



## MODEL: DEMI

### Product Features and Specifications

650 ft<sup>2</sup> / 2 bedroom unit

250 ft<sup>2</sup> / exterior deck

#### STANDARD:

- Ready for delivery FOB Belfast, Maine. Approx. 28,000 lbs. ship wt.
- Standard hookup to civic utility: 120 VAC, city/town supplied water/sewer.
- Delivered unfurnished. Guidelines available for recommended furniture dimensions.
- All electric, water, sewage and HVAC systems operational -- base specification.
- All cabinetry, fixtures, appliances installed and operational -- base specification.
- Mooring/docking hardware fixtures -- confirmation of installation details by owner.
- Fully painted exterior, linear poly-urethane paint.
- 1 year warranty, includes workmanship only. Refer to literature for each appliance or system component for applicable warranty guidelines.

#### GENERAL NOTES ON CONSTRUCTION:

- **Floating foundation:**
  - Overall footprint: 53 ft. - 4 in. x 18 ft. - 0 in.
  - Molded, fiber reinforced plastic (FRP) hull, all composite FRP-based internal structures bonded and encapsulated for watertightness and protection from the environment.
- **External decks and structural walls:**
  - 6.5 in. thick structural panels of EPS foam and plywood (SIPS)(R-value: 30).
  - Exterior sheathed in FRP laminate, encapsulated for watertightness and protection from the environment.
- **Binding structures:**
  - Pultruded FRP structural framework combines SIPS panel system into unified elements.
  - Aluminum structural tubing and plate fabricated as internal structural support.
- **Lifting points configured for launching / hauling via crane.**

#### GLASS SURROUND, CURTAIN WALL AND PRIVACY:

- **Kawneer 451T thermally broken Front Glazed Storefront framing system.**
  - Anodized finish.
  - Kawneer: zero sightline project-out awnings.
  - Glass: Solarban 60, Low E, dbl glazed panels.
  - Sliding doors: Record 4500 series.
- **Privacy:**
  - Floor-to-ceiling roller shade system.



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## SYSTEMS

### **ELECTRICAL:**

- 120 VAC Utility service, standard.
- Utilities provider supplied meter and connection.
- 30 slot breaker panel.
- Wired outlets, light switching, appliance, HVAC, std.

### **EFFLUENT AND POTABLE WATER:**

- Expected delivery from local city/town supplied service.
  - **Sewage, std install:**
    - Plumbing arranged to sump-style tank, configured with assisted lift-pump to hookup fittings on endwall of residence.
  - **Potable water:**
    - Bib hookup fitting on endwall of residence.
- PEX-style plumbing to baths, vanities, toilets, kitchen sink, dishwasher, exterior hose bib.
- **Water Heater:**
    - Bosch Tronic 6000C -- 120 VAC, on-demand.

### **HVAC:**

- 30,000 BTU mini-split ductless heating/cooling.

## INTERIOR

### **INTERIOR CABINETRY AND SURFACING:**

- **Bath:** Vanity cab. 18 in. x 24 in.
- **Kitchen:** Galley-style arrangement.
  - One 60 in. base, one 48 in. base, one 15 in. base.
  - One 36 in. x 12 in. Upper.
- **Bedrooms:** Closet, hanging storage.
- **Flooring:** Engineered, click installation.
- **Ceiling:** Fabric tiles.
- **Walls:** Painted.
- **Interior doors:** Sliding, solid core, painted.
- **Spiral stair:** The Stairway Shop -- Black anodized aluminum: 114 in. x 12 step.

### **FIXTURES / APPLIANCES**

#### **Bathroom fixtures**

- **Vanity sinks:** Kohler Vox Square -- K-2661-0
- **Vanity fixtures:** Kohler Stance -- K-14761-4-CP
- **Toilets:** Kohler San Souci -- K-4007-0

#### ■ **Shower stalls**

- Kohler base Rely -- 48 x 32 K-8639-0
- Kohler Choreograph wall Kit -- K-97612
- Kohler Torsion sliding glass door -- K-706102

#### ■ **Shower fixtures:** Kohler HydroRail-R -- K-76475-CP

#### ■ **Kitchen sink:** Kohler Strive undermount SS -- K-5284-NA

#### ■ **Kitchen fixture:** Kohler Simplice SS -- K-22034-CP

### **Galley appliances**

- **Refrigerator** (compact & counter depth): Bosch 500 series -- SS --B111CB50SSS
- **Dishwasher** (compact 18 in): Bosch 800 series -- SS -- SPX68U55UC
- **Range:** Bosch 800 series -- SS -- HEI8054U

### **Interior Appliances**

- **Washer/Dryer:** Bosch 800 series 24 in. Compact -- WTG86402UC

## UPGRADES / SUBSTITUTIONS

### **INTERIOR**

#### ■ **Interior style option, by owner.**

- 1
- 2
- 3

### **EXTERIOR**

#### ■ **Exterior paint color**

#### ■ **Window curtain wall**

- **Anodizing color:** By owner
- **High perf glass Solarban 60 w/ Tint & Argon:** upgrade applies + \$3 / ft<sup>2</sup>
  - **Switchable glass:** upgrade applies + \$145 / ft<sup>2</sup>
  - **Spandrel glass panels:** upgrade applies + \$3 / ft<sup>2</sup>
  - **ULtra Clear glass (Low Iron):** upgrade applies + \$4 / ft<sup>2</sup>

#### ■ **Deck surfacing**

- **Non-skid paint:** Standard
- **Faux decking:** upgrade applies + \$120 / ft<sup>2</sup>
- **Teak decking:** upgrade applies + \$ 155 / ft<sup>2</sup>