



MODEL: DEMI

Product Features and Specifications

650 ft² / 2 bedroom unit

250 ft² / 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.

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 / ft²
 - **Switchable glass:** upgrade applies + \$145 / ft²
 - **Spandrel glass panels:** upgrade applies + \$3 / ft²
 - **ULtra Clear glass (Low Iron):** upgrade applies + \$4 / ft²

■ Deck surfacing

- **Non-skid paint:** Standard
- **Faux decking:** upgrade applies + \$120 / ft²
- **Teak decking:** upgrade applies + \$ 155 / ft²