

## STANDARD SPECIFICATION

|       |                          |
|-------|--------------------------|
| MODEL | float5                   |
| SIZE  | 250sqft/23m <sup>2</sup> |

### Dimensions

Overall length 10.4m  
 Accommodation length 7.25m  
 Width/Beam 4.5m  
 Draught 0.4m  
 Air Draught 3.6m  
 Freeboard 0.5m

### Exterior Finish/Cladding

Metal Standing Seam (Various)

### Services

Fully compliant WC, Wash Hand Basin & Shower  
 Foul – Mains Fed/Pump  
 Onboard Foul – Holding Tank & Pump  
 LED Lighting throughout  
 Stainless Steel Sockets & Switches

### Utilities

Gas (optional)  
 Electricity – 32Amp (75% diversity)  
 Water – Mains (1 bar)  
 Data (optional)

### Kitchen

Fitted kitchen  
 (Microwave, Hob & Fridge)

### Windows

PVC (dark grey)

### Heating

Electric Panel Heaters (white)  
 Electric Towel Rail

### Internal Finishes

Engineered Timber Flooring  
 Plaster & Painted Walls  
 Moulded Architraves and Skirting  
 Shower Panels

### Floatation System

Concrete Pontoon  
 Constructed to Eurocode 2 BS EN 1992  
 Engine Bracket

### Balcony

4.5m x 2m at rear  
 1m at perimeter  
 Anti-Slip Glass Reinforced Plastic (grey)

### Handrail & Guarding

Post & Wire to Match Cladding

### Structure

Fully Insulated Frame  
 Acoustic Internal Partitions  
 U-Values to meet Building Regulations

### Joinery

Solid core internal doors, with rebate  
 150mm skirting, with rebates  
 100mm architraves, with rebates

### Ironmongery

Chrome handles, hinges and floor furniture

### Assembly

Precision Prefabricated in Controlled Factory Conditions  
 Assembled on site

### Roof

Finish – durable membrane with guarantee

### Warranty

12 Month Defects Period  
 25 Year Warranty on Pontoon  
 20 Year Warranty on Structure  
 10 Year Life on Cladding (subject to reasonable maintenance)

### Mooring

Rope & Cleat / Anchor Arms  
 (gangway optional)

## FINISHES SCHEDULE

| REF | ROOM    | DESCRIPTION                              | CEILING          | FLOOR                                  | WALL                                  | OTHER                 |
|-----|---------|--|------------------|--|---------------------------------------|-----------------------|
| 01  | Living  | Open plan living, kitchen & dining space | White Vinyl Matt | Engineered Wooden Flooring – Light Oak | Farrow Ball – Strong White Vinyl Matt |                       |
| 02  | Ensuite | Shower room                              | White Vinyl Matt | Engineered Wooden Flooring – Light Oak | Farrow Ball – Strong White Vinyl Matt | Shower Screen & Panel |
| 03  | Bedroom | Bedroom                                  | White Vinyl Matt | Engineered Wooden Flooring – Light Oak | Farrow Ball – Strong White Vinyl Matt |                       |

## SCHEDULE OF ACCOMMODATION

| REF | ROOM                  | DIMENSIONS    | AREA                        |
|-----|-----------------------|---------------|-----------------------------|
| 01  | Living/Kitchen/Dining | 4785 x 2700mm | 10.3m <sup>2</sup> /111sqft |
| 02  | Ensuite               | 1800 x 1300mm | 2.3m <sup>2</sup> /25sqft   |
| 03  | Bedroom               | 1900 x 2700mm | 5.2m <sup>2</sup> /56sqft   |

## ROOM DATA

| REF                                 | ROOM NAME  |
|-------------------------------------|--|
| <b>Walls</b>                        | One mist and two full coats, farrow ball strong white vinyl matt<br>Shower panel and screen – grey   |
| <b>Ceilings</b>                     | One mist and two full coats, white vinyl matt emulsion   |
| <b>Floors</b>                       | Engineered wooden floor – light oak  |
| <b>Skirting &amp; Architraves</b>   | Skirting 6" chamfered with rebate, architraves 4" chamfered with rebate. 1 coat primer, 2 coat undercoat. Gloss brilliant white.   |
| <b>Doors</b>                        | Interior – white (satin finish), solid core, with rebate.  |
| <b>Ironmongery</b>                  | Satin chrome handles. Handles DDA compliant for contrast and grip, fixed at appropriate height. 1 ½ pair hinges.   |
| <b>Fixtures (Loose &amp; Fixed)</b> | Heat & smoke detectors<br>Fitted kitchen with laminate worktop<br>Kitchen appliances – 2 ring gas hob, microwave, fridge   |
| <b>Heating</b>                      | 2 No. panel heaters – white<br>1 No. towel rail – chrome<br>DHW storage heater /boiler   |
| <b>Lighting</b>                     | 5 No. light switches for living area spotlights (8 No.)<br>1 No. light switch for shower room and spotlights (2 No.)<br>2 No. External lights to front (dark grey, up/down LED lights)<br>All stainless steel finish |
| <b>Power</b>                        | 4 No. double docketts with USB ports<br>2 No. fuse points to suit kitchen appliances<br>2 No. extractor fans – kitchen and shower room<br>All stainless steel finish   |
| <b>Data</b>                         | None (optional)  |

