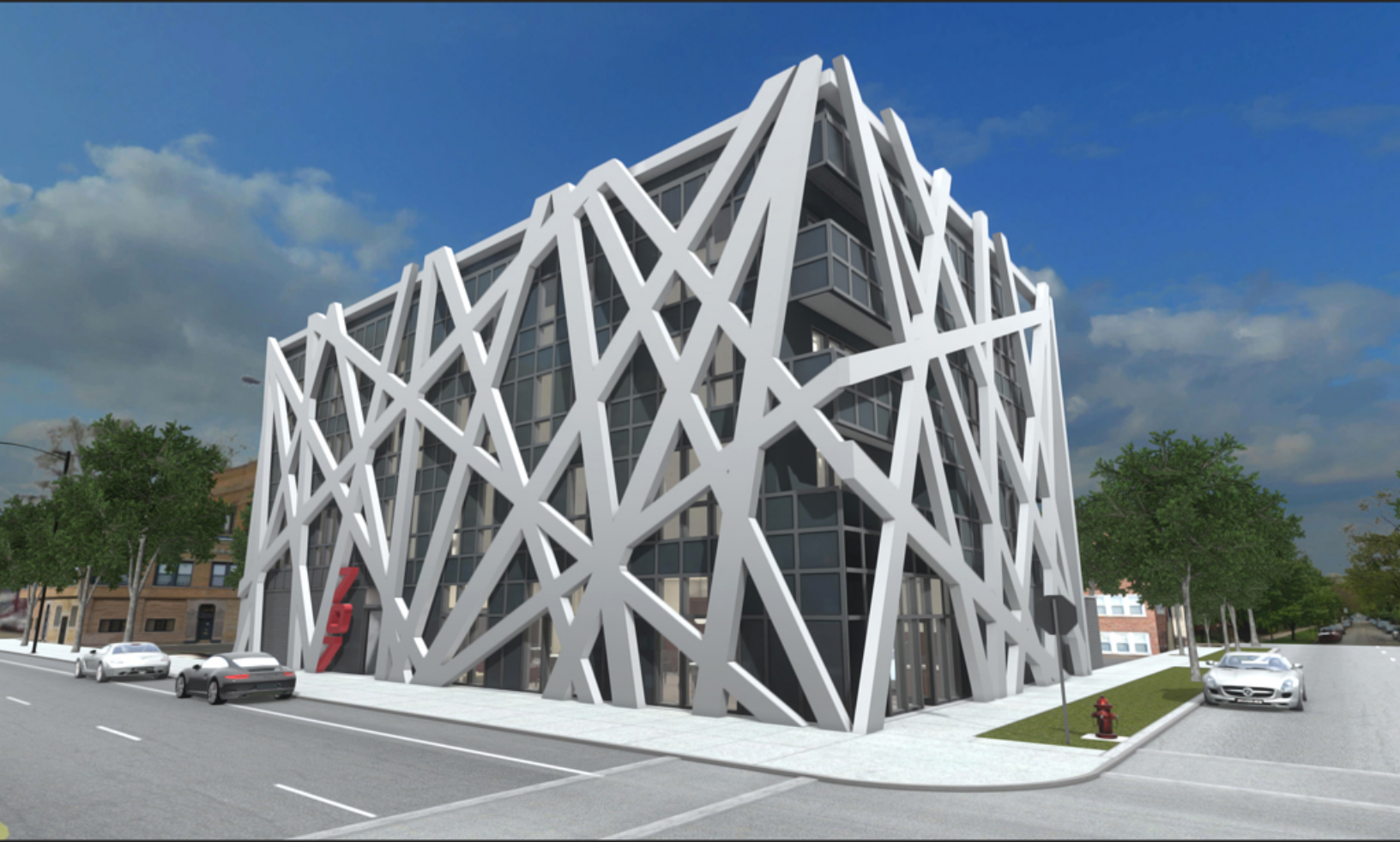


707 WESTERN AVE., CHICAGO



MULTI-UNIT BUILDING: 9 RESIDENTIAL UNITS

Sustainability Profile:

- USGBC Registered, anticipated LEED Gold
- Smart Home Automation
- High-efficiency Insulation and Windows
- Energy Star Appliances

Basic Specifications:

- 3 Bedrooms -
- 2 Bathrooms -
- Custom Copat Italian Kitchen -
- Heated Indoor Garage -
- 1,500 - 1,800 Sq Ft. -

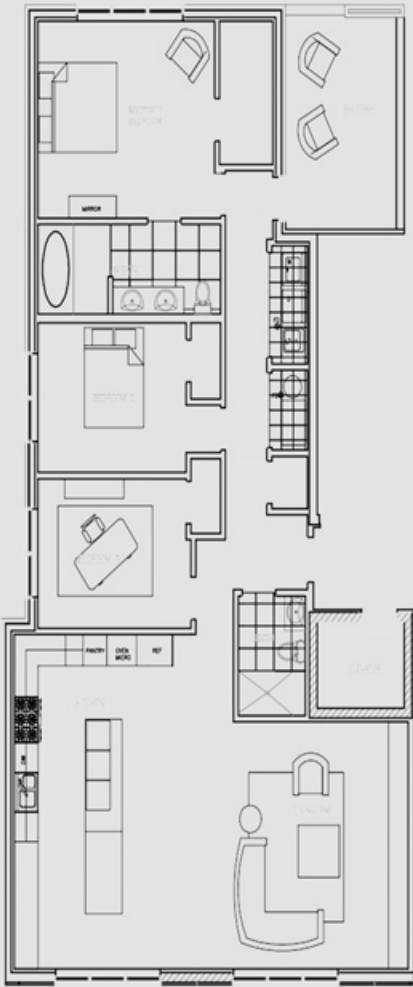
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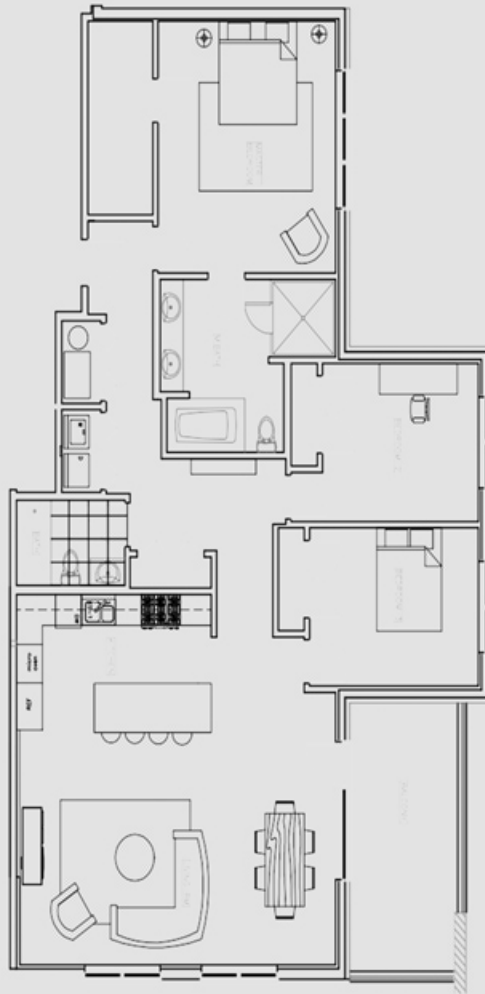
PANOPTIC GROUP

FLOOR PLANS

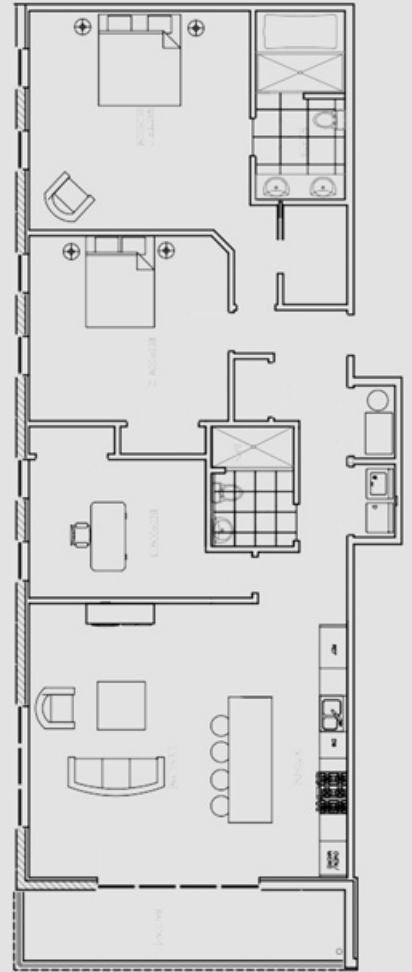
UNITS 101, 201, 301



UNITS 102, 202, 302



UNITS 103, 203, 303



PANOPTIC GROUP

The Difference: *Insulation*

A major difference in the way we construct our homes reside in the sealed-shell structure, or more specifically, the insulation. We use multiple types of insulation to not only ensure that home has an efficient and airtight envelope, but is also comfortable and quiet to live in. To accomplish this we use 4.5" open cell and 2" closed cell foam in the shell of the home. As a way to reduce noise throughout the home, we install quiet zone insulation and a combination of 3" open cell foam for airborne noise and 6" blow cellulose for vibration sound. *Are homes are quieter, more comfortable, and better sealed.*

Sealed-Shell /01

The sealed-shell structure starts with the foundation. We insulate the foundations of all our homes with a continuous rigid 2" foam insulation to create a thermal break and insulate the homes concrete from the cold earth below.

Additionally, we use closed-cell foam in the basement and open-cell foam insulation on the upper floors, creating a home that's almost 3 times more

Insulated Floors /02

Comfort level and noise control are extremely important to us. Most city homes have the sleeping area directly above the living area. Those going to sleep should not have to listen to the noise from the rest of the house. This is the reason we install multiple layers of spray foam between floors to ensure that sound and vibration doesn't resonate between any of the floors.

Sound Deadening /03

Lastly, we take our time on all of our interior wall insulation to ensure the highest quality possible. As a standard, we insulate the walls of the bathrooms, bedrooms, and closets with sound-deadening insulation. The home should be quiet not only vertically, but also horizontally. The result is the quiet and comfort you would expect in a high-performance home.



PANOPTIC GROUP

Property Spec Sheet

The Difference: HVAC

Another major difference in our homes are the HVAC systems, which are not only more efficient, but also provide much cleaner air quality and consistency throughout the home. All of our HVAC systems use ERV's, or air to air exchangers. ERV's pre-condition outside air, improving indoor air quality and reduce the load on the HVAC. We also custom-engineer every HVAC system specifically to the home, ensuring adequate sized ducts and optimizing consistent air flow in every space. UV bacterial filtration lamps add additional air purification and are ideal for families with small children to provide cleaner air. *Simply put, our systems are half the size, double the efficiency, and twice the savings.*

Custom Engineering /01

With every HVAC system, we create an energy model, taking into consideration the building envelope, floor plan, and air flow requirements, to determine the accurate size furnace needed for optimal efficiency.

Not only is it important to have the right furnace, but to have the appropriate ductwork. We create a custom ductwork layout to ensure appropriate airflow in all parts of the home.

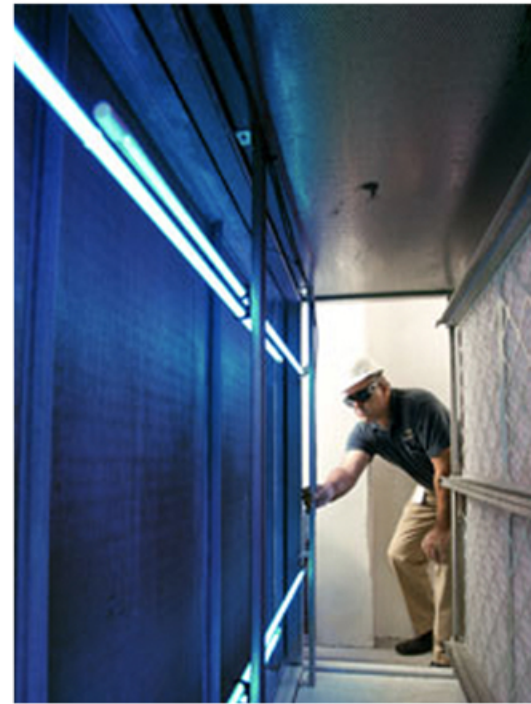
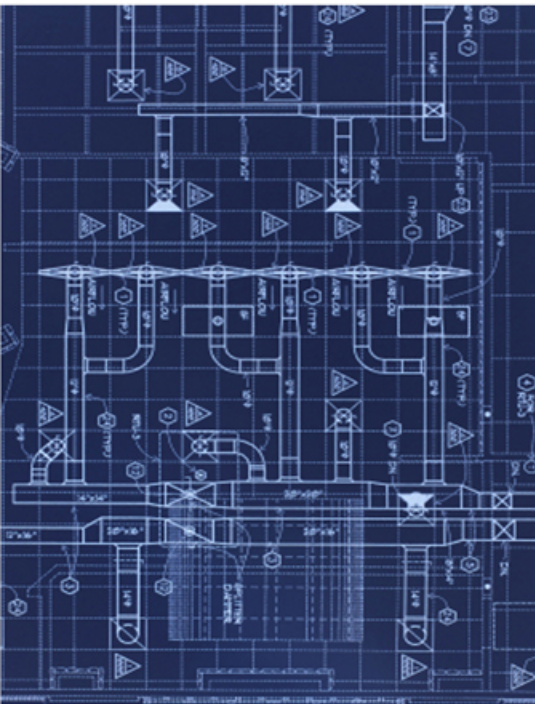
Testing Process /02

Testing is another important aspect of our custom HVAC system. Before the walls go up, we run the system and perform a pressure test. After construction is complete, we do final testing where we test the system with a flow meter and adjust the dampers to ensure consistent and even airflow throughout the entire home.

Hardware /03

By using medical-grade air filtration and UV bacterial filtration, we can create a anti-allergen, bacteria-free living environment.

We also install ERV systems, also known as air to air exchangers, in our homes. These systems extract the heat, pre-condition air from the outdoors and reduce the need for the HVAC to run.



The Difference: *Smart Home Automation*

Smart Home Automation functions as the brain of your home. It's a system that integrates every controllable aspect of the home together so you can monitor and control your home from any mobile device. Everything from the lights to energy consumption can be monitored, automated, and controlled, making sure your home is functioning to the highest performance possible. With countless upgrade options, these systems can be completely customized to fit the needs of any home owner. *Smart home automation will revolutionize your living*

Pre-wired Standard /01

Wiring is one of the hardest things to change when the home is complete. We provide a comprehensive pre-wire package that would address any current and future needs the homeowner might have in regards to automation. This includes HD video, , audio, and high speed internet in all rooms.

Additionally, we pre-wire speakers for every room in the home, using 7.1 audio for the media rooms.

Robust Functionality /02

Once installed, the smart home automation is capable of controlling lights, HVAC, security, cameras, doors locks, and energy monitoring from any mobile device, anywhere with an internet connection in the world.

Customizable Systems /03

Smart Home Automation can be customized to the needs of the home owner easily. Upgrades such as occupancy sensors will automatically shut off lights when people are not present, reducing energy consumption.

Customized programming is another great feature of these systems. They can be programed to automatically shut down the house when you leave for work, and turned on again when you return.



PANOPTIC GROUP

Property Spec Sheet



PANOPTIC GROUP

Smart Home Automation

As a standard, we include a robust smart home automation package into our homes. Besides the comfort benefits that smart home automation is known for, these systems also help monitor and reduce utilities in the home.

Our standard package includes the award winning Nest Thermostat, automated lights, Yale Smart Locks, and a new Nexus 7 Tablet to control it all.



Scan For More Information

LIGHTS /01

Every light in the home is controlled through smart home automation. We also include motion sensors to help reduce electricity consumption as a standard.



NEST THERMOSTAT /02

We connect the HVAC to your smart home automation through the award winning Nest Thermostat. Control and monitor the heating and cooling in your home easily, saving money, and having more control over your comfort.



SCHLANGE LOCKS /04

These Smart Locks provide convenience and protection by allowing the user to lock and unlock doors remotely through smart home automation.



NEXUS 7 TABLET /04

Every home comes standard with a wall mounted Nexus 7 tablet to control your home. Every standard and upgrade smart home automation feature will function seamlessly through this tablet and any smartphone you choose to connect.





PANOPTIC GROUP

Interior Elements

The properties of the interior elements of our homes go a long way in providing comfort and efficiency. From the spray foam insulation, to sound deadening between floors, and even the type of paint we use, we can improve the efficiency and living quality for the homeowner. We incorporate both closed cell and open cell insulation in the walls, which greatly improve the insulating properties. The average blower test rating in our homes is 1.75 ACH, which is almost 3 times lower than the new building standard of 5. This means less air enters or leaves the home, improving efficiency.



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INSULATION /01

Our homes are 50% more efficient than a structure built to code. A big reason for this is the insulation we use.

Exterior Insulation

Above grade: 5" open cell spray foam
Below grade: 2" closed cell spray foam

Roof

8" open cell spray foam



SOUND DEADENING /02

Between the floors on our home, we use 3" of open and 6" of closed cell spray foam insulation to prevent sound from the adjacent floors. We also fiberglass sound batt the perimeter of all bathroom walls.



DRYWALL /03

The exterior drywall is 5/8" gypsum boards. On the interior, we use 1/2" gypsum boards.

The bathrooms use a combination of 1/2" cement boards and 1/2" waterproof gypsum boards.



DOORS /04

We install solid core European doors into our homes to give a gorgeous contemporary look. All of the interior doors in the home are 8 feet tall by 36 inches wide.





PANOPTIC GROUP

Mechanical Systems

The mechanical systems of a home is one of the most important aspects to consider when attempting to reduce the cost of utilities, and improve comfort, air quality, and efficiency. Our homes come standard with a completely custom-engineered HVAC system that perfectly matches the square footage and heating and cooling needs of the home. In addition to high-efficiency, we also greatly improve the air quality by incorporating UV bacterial filtration and medical grade air filters. When this is coupled with smart home automation, it gives the homeowner the ability to monitor the efficiency of the home, and adjust their habits to reduce cost and improve efficiency.



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PLUMBING /01

The basement floor of this home is pre-piped for radiant heating in the floors (radiant heating unit sold separately). The plumbing system includes a 8GMP tankless water heater, sump pump, and ejector pump with monitor.



ELECTRICAL /02

The Electrical is wired for new, 200 amp service as per code. All decks on the home are wired with an electrical outlet and exterior lighting. The home is hard-wired for fire and carbon-monoxide detectors as well as pre-wiring for a speaker system.

Each floor is wired as follows:

1st Floor: Living room-7 points
dining room-2 points
back deck-2 points.

2nd floor: Each bedroom-2 points, Master bath-2 points
Hall bath-2 points

Lower Level: Recreation room-7 points
Bedroom-2 points



HVAC /03

We custom engineer every HVAC for our homes. These systems include the following:

Energy Recovery Ventilation (ERV)
95% efficient, 45k BTU, dual stage furnace
12 mil electric filter and UV lamp coil
Rheem A.C. 2 ton





PANOPTIC
GROUP

Standard Appliances

The kitchen is one of the most used spaces in a home. It's important for this space to function as well as it looks, which is why we include Viking appliances as a standard on our homes. Viking is known for having a high quality product, but what a lot of people don't know is that most of their lines are ENERGY STAR rated, and have a much lower energy requirement than most other appliances. It's a win-win situation of our homewoners. You get the highest-quality appliances that actually contribute to the efficiency of your home and give you LEED points.



Scan For More Information

BOSCH DISHWASHER /01

SHX53T55UC

Stainless Steel Tub/ Quietest In Its Class At 44dB/ 6 Wash Cycles And 5 Options/ Variable Spray Pressure/ Half Load Option/ 15 Place Setting Capacity/ Premium Racks



BOSCH REFRIGERATOR /02

B22CS50SNSS

Counter Depth/ 22 Cu. Ft. Capacity/ Multi-Flow Shower Cooling System/ Frameless Exterior Ice And Water Dispenser With LED Illumination/ Spill Proof Glass Shelves/ Adjustable Door Bins/ Humidity Control Drawer/ Door Open Alarm/ AntiBacterial Wall Linings/ Energy Star Qualified/ Stainless Steel Finish



BOSCH OVEN/COOKTOP /03

HGS5L53UC

5.0 Cu. Ft. Capacity/ Two Racks And Six Different Rack Positions/ Continuous Grates/ Sealed Burners/ True Hidden Bake Element/ Self Clean Cycle/ Wide View Oven Window/ Stainless Steel Finish



BOSCH MICROWAVE /04

HMB5051

Large Cooking Interior Adds The Flexibility For A Variety Of Meal Options/ Built-In Microwave With Trim Kit Profile Is Flush To Cabinet Doors/ White Touch Control LCD Matches





PANOPTIC

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BEST OVEN HOOD /01

28" Hood with 1,200 CFM Internal Blower, 4 Speed Push Button Control, 2 Halogen Lamps and Stainless Steel Mesh filters.



SAMSUNG WASHER /02

WF42H5000WH

4.2 Cu Ft Capacity. Fit More Laundry, Do Fewer Loads/ VRT Technology Reduces Noise And Vibration To An Incredibly Low-Level/ Self Clean+ Keeps Washer Tub Fresh And Clean Without Additives/ Diamond Drum Extends Clothing Life By Treating Fabrics Gently/ White Finish



SAMSUNG DRYER /03

DV42H5000GW

Properly dry your laundry with this 7.5 cu. ft. Samsung DV42H5000GW gas dryer, which features a sensor-drying system that measures the amount of moisture in loads and then adjusts the drying times to ensure your clothes are thoroughly dried.





PANOPTIC GROUP

Kitchen Finishes

The kitchen is the most used space in any home, so we always set out to make it beautiful. We incorporate the finest materials and finishes, including custom Copat Italian Cabinets, quartz stone countertops, and natural oak floors. The result is a gorgeous space that can be customized to fit the styles of any homeowner.

Besides our standard package, we also include multiple upgrade packages for the kitchen which include lighting fixtures, trim, faucets, and more.

ITALIAN CABINETS /01

Our homes feature custom Copat Italian cabinets with UNI EN ISO 9001 quality system certification and UNI ES ISO 14001 ecological management certification.



CABINET COLORS /02

The cabinets and pantry are finished in a variety of Copat's finishes, depending on the home.



COUNTERTOPS /03

The kitchen countertops are made of a beautiful 2" quartz stone, giving a clean and natural finish to the space. For the back splash tile, we use a Luna ceramic tile.



OAK FLOORING /04

The kitchen flooring is done in a 3 1/4 oak with a Jacobean finish, laid straight.



KITCHEN SINK /05

The sink is a developer standard 16 gauge sink with a width of 30".



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PANOPTIC GROUP

Bathroom Features

The standard plumbing fixtures in our homes are thoughtfully designed and picked to add character and comfort into any space. Our experienced designer, Ingrid Baltasi, incorporates our standard fixtures into the space flawlessly by matching tile, paint, countertops, and vanities with the styles of our fixtures.

In addition to style, our standard fixtures also have properties that contribute to LEED points for your home. From our dual flush low flow toilets, to water-saving faucets, these plumbing fixtures will reduce the overall water consumption by up to 50%.



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RAINFALL SHOWER /01

12" rainfall showerhead in the master bathroom.



HANSGROHE TRIM /02

All of the bathrooms features designer trim and faucets from Hansgrohe.



MASTER BATH /03

Developer standard designer bathtub.



BATHROOM SINK /04

Developer standard undermount ceramic sink.





PANOPTIC
GROUP

Lighting Fixtures

We choose a variety of designer lighting fixtures for every room in the home. These contemporary fixtures work with the materials and finishes chosen by our interior designers to create a unique and comfortable space.



Scan For More Information

MASTER BATH /01



HALL BATH /02



MASTER BEDROOM /03



2ND BEDROOM /04



3RD BEDROOMS /05





PANOPTIC
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Lighting Fixtures Cont.

We choose a variety of designer lighting fixtures for every room in the home. These contemporary fixtures work with the materials and finishes chosen by our interior designers to create a unique and comfortable space.



Scan For More Information

KITCHEN /01



DINING ROOM /02



SCONCES /03

