

# 707 North Western Avenue, Chicago



## MULTI-UNIT BUILDING: 9 RESIDENTIAL UNITS

USGBC registered, anticipated LEED Gold  
Smart home automation  
High-efficiency insulation and windows  
Energy Star appliances  
3 bedrooms, 2 bathrooms  
Custom Copat Italian kitchen  
Heated indoor garage  
1,650 - 1,800 square feet

Units A 201, 301, 401  
Units B 202, 302  
Units C 203, 303, 403

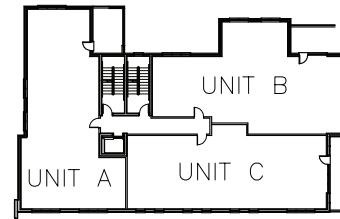
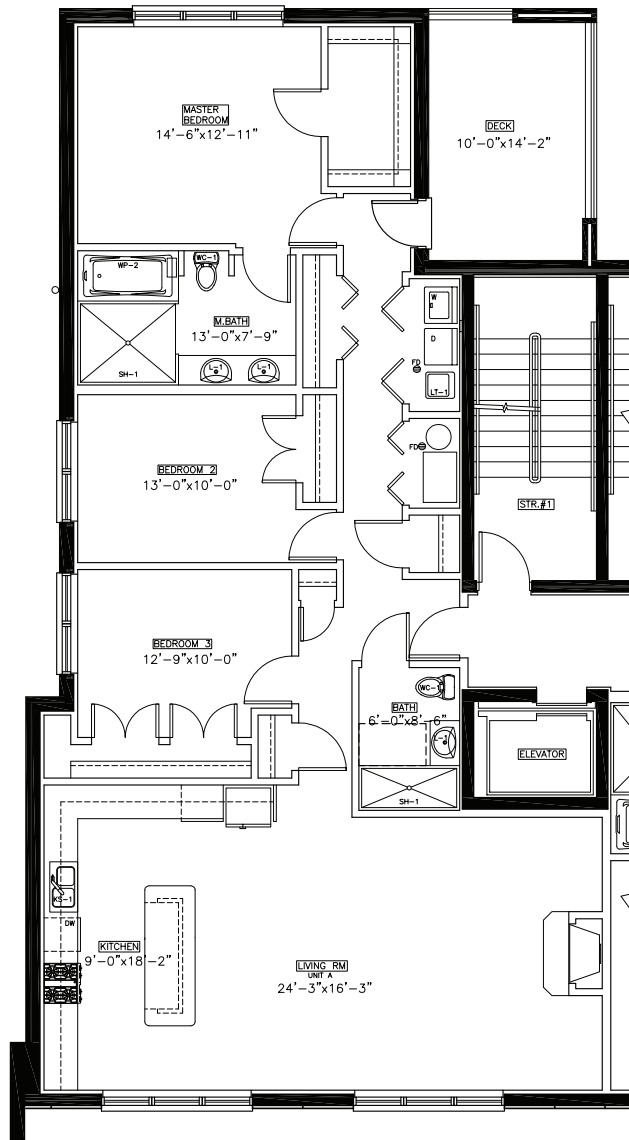


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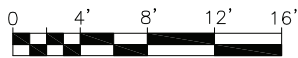
# Unit A



WESTERN AVE

**KEY PLAN**

**2nd THRU 4th FLOOR - UNIT A**



**707 N. WESTERN AVE**

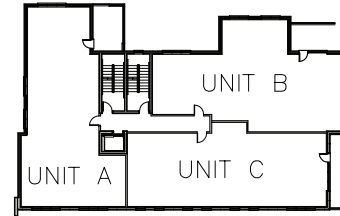


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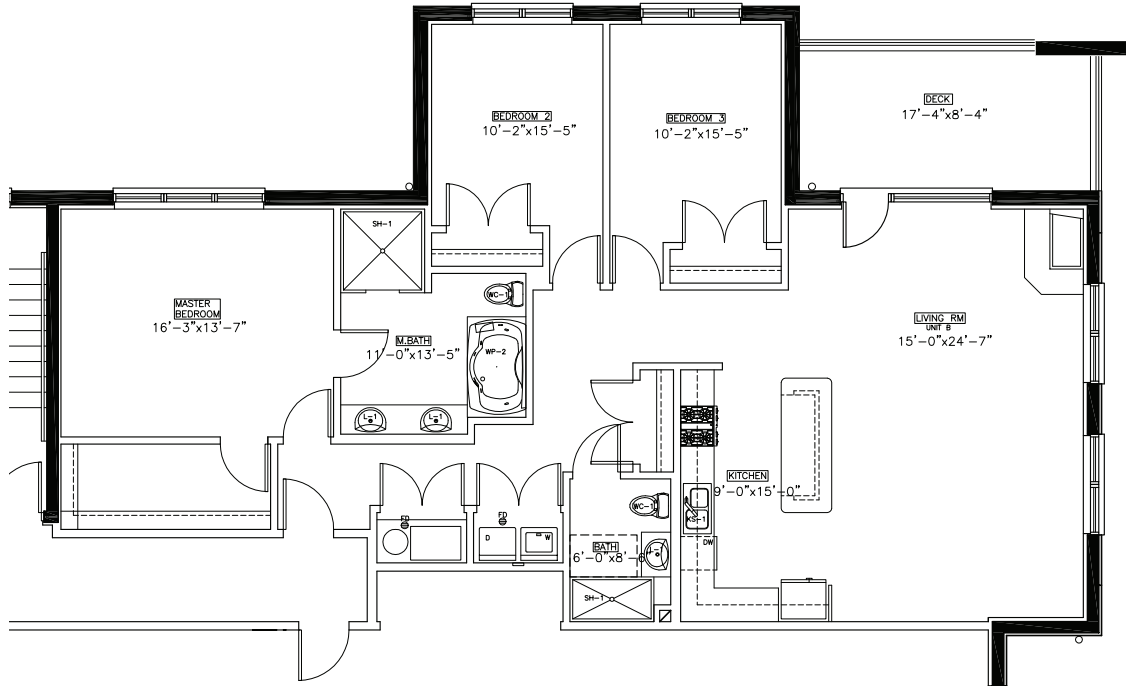


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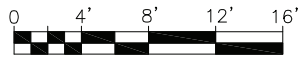


WESTERN AVE

## KEY PLAN



## 2nd THRU 4th FLOOR - UNIT B



707 N. WESTERN AVE

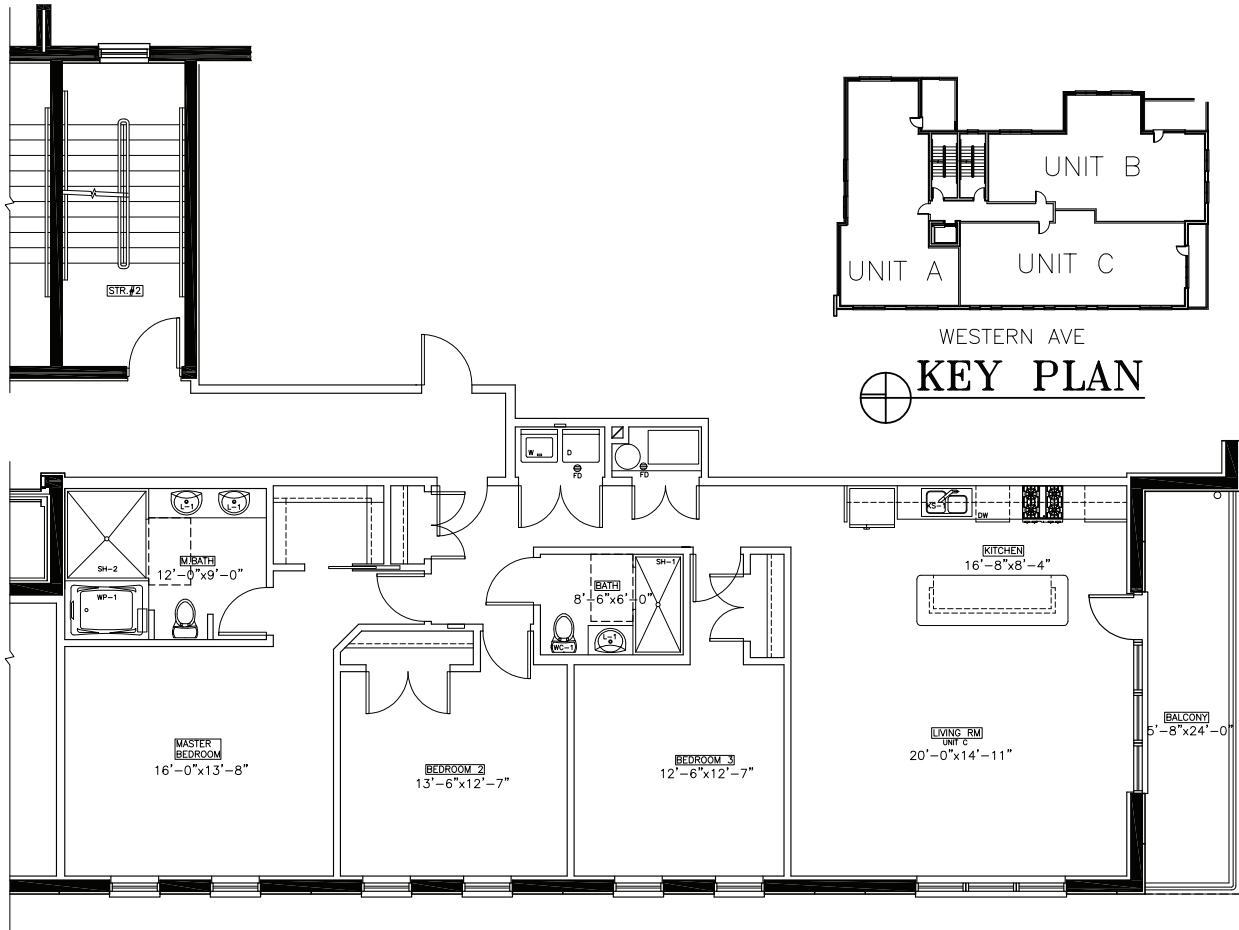


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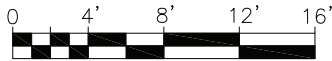
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# Unit C



2nd THRU 4th FLOOR – UNIT C



707 N. WESTERN AVE



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## 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. *Our 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.

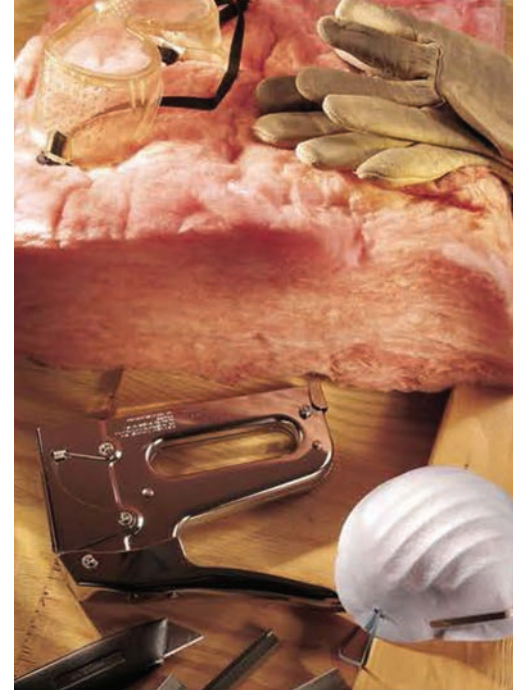
Additionally, we use closed-cell foam in the basement and open-cell foam insulation on the upper floors, creating a home that's almost 3 times more.

### 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 Reduction / 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-reduction 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.



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## The Difference: HVAC

Our HVAC systems are not only more efficient, but also provide much cleaner air quality and consistency throughout the home. All of our HVAC systems use ERVs, or air exchangers. ERVs 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.

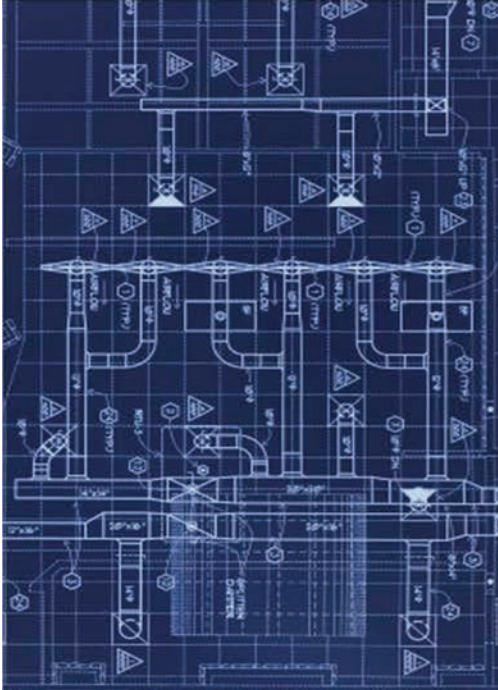
### Testing Process / 02

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 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.



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## The Difference: Energy Production

The efficiency of a building envelope and mechanical systems are extremely important, but there's only one way to make your meter spin backwards and achieve NetZero energy production. All of our homes include 6kw solar arrays on the roof which can contribute up to \$200 a month in additional saving. In many cases, when solar is coupled with smart home automation, a sealed-shell structure, and high-efficiency HVAC systems, the result is a home that can generate as much energy as it consumes.

### Solar Array / 01 (optional)

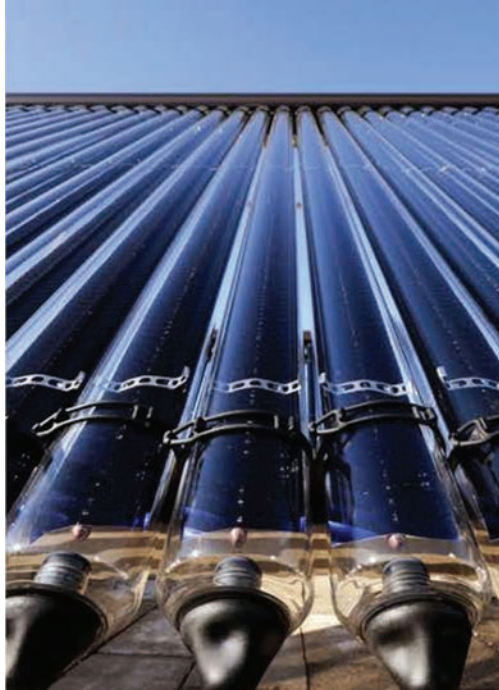
Every home is fitted with solar array on the roof. These arrays tie into the grid directly and generate energy which offsets the utility bill for the home.

### Solar Thermal / 02

Our homes offer optional solar thermal systems. Solar thermal units are glass water pipes fitted on the roof that allows the sun to heat water from the home during the day, reducing the load on the water heater.

### Electric Car Wiring / 03

The garage includes pre-wiring for an electric car charging station that ties in directly to the solar panels. This allows for free charging of electric cars from the sun, and eliminates the energy costs associated with powering an electric vehicle. Simply put, you can charge your car from the power generated from your home.



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## 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 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 homeowner. *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 homeowner easily. Upgrades such as occupancy sensors will automatically shut off the lights when people are not present, reducing energy consumption.

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



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## Specifications

### Lights

Every light in the home is controlled through smart home automation. We also include motion sensors to help reduce electricity consumption as a standard. Fixtures From developer's standard selection or Allowance of \$700.

### Nest Thermostat

We connect the HVAC to your smart home automation through the award-winning Nest Thermostat. Easily control and monitor the heating and cooling in your home.

### Schlange Locks

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

### Insulation and Noise Reduction

- 4" open cell spray foam all exterior walls
- Double open cell spray foam and walls between units with foam and rockwool insulation
- Between floors 3" open cell spray foam and 6" rockwool
- Double drywall with no light penetrating

### Drywall

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

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

### Electrical

Electrical is wired for new, 200 amp service 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.

### HVAC

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

- Energy Recovery Ventilation (ERV)
- 95% efficient, 60k BTU, dual stage furnace
- 12 mil electric filter and UV lamp coil
- Rheem A.C. 2 ton



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# Standard Appliances

**Bosch Dishwasher**  
SHX53T55UC



**Bosch Refrigerator**  
B22CS50SNSS



**Bosch Oven/Cooktop**  
HGS5L53UC



**Bosch Microwave**  
HMB5051



**Best 28" Oven Hood**  
P195P2M70SB



**Frigidaire**  
FFLG1011WH



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## Finishes

### Italian Cabinets

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

### Countertops

The kitchen countertops are made of a beautiful 1 1/4" quartz stone, giving a clean and natural finish to the space. For the backsplash tile, we use a Luna ceramic tile.

### White Oak Flooring

The kitchen flooring is done in a 3 1/4" oak with stain as buyer's choice from developers standard selection.

### Kitchen

The sink is a developer's standard with a width of 30"

Faucet professional grade polished chrome

Full tile backsplash from developers standard selection or allowance \$3.50 per sqft

### Bathrooms

- All plumbing trim to be HansGrohe developer's standard or credit for value
- White under mount sinks
- Master bath with free standing soaking tub
- Separate shower with approx 7ft glass
- Toilets dual flush white developer's standard
- Tile from developer's standard selection or allowance \$3.50 per sqft allowance
- Second bath- tub –shower combo with tile allowance of \$3.50 per sqft
- Mirrors flat glued to the wall width of the vanity to lights

### Closets

Developers standard starter closet one white wire shelve per closet or credit \$500



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