

# 2440, 42, 46 WEST OHIO



## Sustainability Profile:

- USGBC Registered, anticipated LEED Gold
- HERS Rating: 28
- Smart Home Automation
- Estimated Annual Utility Cost: \$950
- Estimated Annual Utility Savings: \$2,500
- 6 kw LG Solar Arrays

## Basic Specifications:

- 5 Bedrooms -
- 3.5 Bathrooms -
- Custom Copat Italian Kitchen -
- 2 Car Detached Garage -
- Roof Top Deck -
- 3,000 Sq Ft. -

Marketed By  
ProDan Realty



PRODAN

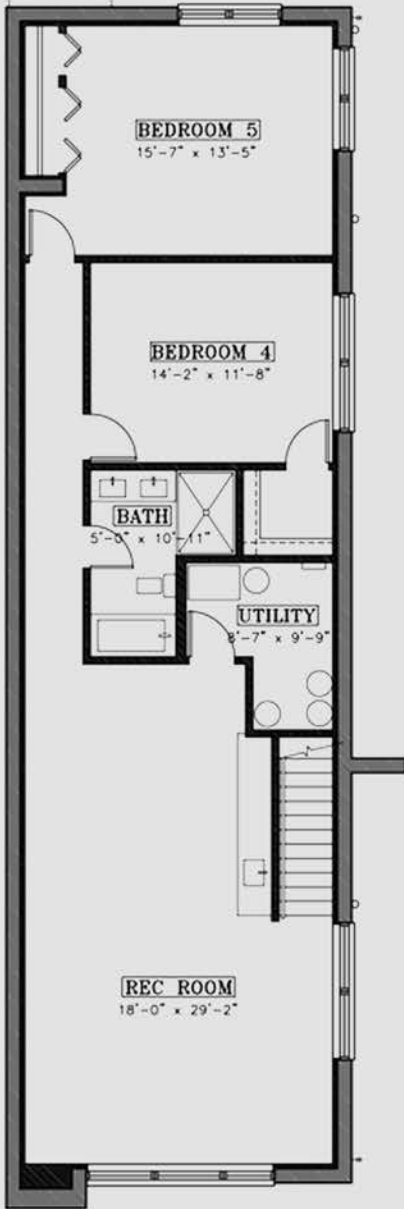
PANOPTIC GROUP

Property Spec Sheet

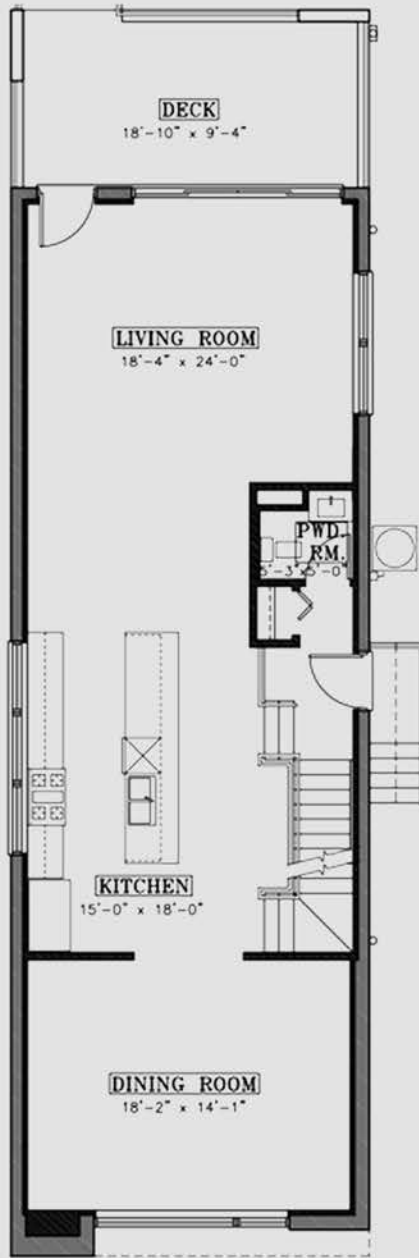
West Ohio St., Chicago Illinois

# FLOOR PLANS

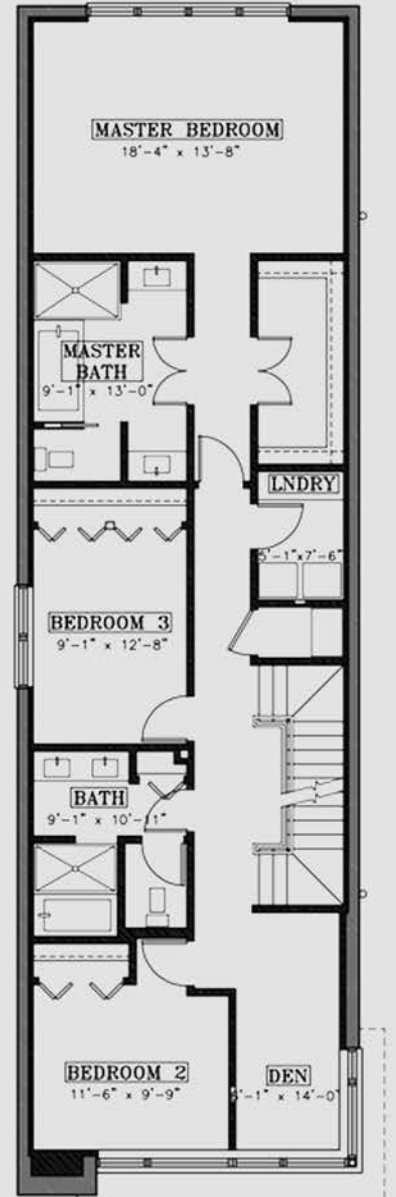
## BASEMENT



## FIRST FLOOR



## SECOND FLOOR





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## Exterior Elements

With every home we build, we try to incorporate the highest quality materials that couple functionality with design. The exterior of a home is the first impression, so we make sure to incorporate this philosophy in every project we take on. We make sure all of our materials contribute to the performance of the home and contribute to the reduction of energy consumption. It's why we add important details like pre-wiring for electric car charging stations in every garage, or using high quality windows and doors. When these elements are combined, the end result is a truly unique home.



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## HOME FACADE /01

The front elevation of the home is a combination of brick veneer and glass with the sides and rear of home finished with 4ft x 8ft Hardie Board Panels.



## STAIRS & FENCE /02

The front entry stairs are made of a metal frame with concrete steps. The rear stairs and garage rooftop stairs are made of pressured lumber.



## 6KW SOLAR ARRAY /03

We provide a 6KW solar array on every premium home. These systems tie into the grid, and can provide up to \$200 a month in additional energy. This energy generation is subtracted from your utility bill, or credited back to the home-owner.



## GARAGE /04

The home features a two-car garage with overhead remote controlled door. The garage is pre-wired for an electric car charging station and will feature 4ft x 8ft Hardie board panels on the facade.



## WINDOWS & DOORS /05

The windows are aluminum wrapped, energy star rated, wood-frame white windows. Main and rear doors are metal with glass inserts by Pella windows. All hardware is polished chrome.





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## 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.



## PAINT /04

We use low VOC paint on all the surfaces of our homes. This provides cleaner air in the home, and contributes to our LEED certification by giving additional LEED points.





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## 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.

An ipad is built into the wall and acts as a remote control for the home. All of our standard Smart Home Automation features and monitoring are available from the ipad.

With features like smart light switches and occupancy sensors, you have the ability to program lights to automatically shut off, reducing your energy bill.



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## RTI PROCESSOR /01

The RTI processor acts as the brain to your Smart Home Automation system. It not only controls all the aspects of the system, but also monitors and automates programmable functions.



## MOUNTED IPAD /02

We wall-mount a 4th generation ipad to function as the control station for the Smart Home Automation system.

Everything in the home can be controlled and monitored from the ipad.



## THERMOSTAT & HVAC /03

The HVAC and Thermostats in the home are all controlled and monitored from Smart Home Automation as a standard.



## SMART SWITCHES /04

All light switches and dimmers in the home are controlled from the ipad.

In addition, we set up occupancy sensors to automatically turn off lights and electronics when people are not present, saving significant money on utilities.



## DOOR LOCKS /05

All door locks are incorporated into the system, and can be accessed from the ipad or cellphone app.



\*The developer maintains the right to change any features of the home if deemed necessary.



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## Plumbing Fixtures

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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## SHOWER PANEL /01

Our standard model shower panel includes body sprayers and an overhead shower in a bold, contemporary design.



## BATHROOM SINK /02

Our bathrooms feature a contemporary ceramic undermount sink with chrome finishes.



## MASTER SHOWER /03

We install a 16" stainless steel rainfall showerhead in our bathroom ceilings in addition to a handheld shower in the master bathroom.



## TOILET /04

Featuring our one-piece, high-efficiency dual flush toilet. This toilet is consistent with the water savings standards of LEED Certification, and will save money on overall water bills.



## FAUCET & BATH SPOUT /05

Our bathroom faucets are all chrome finished, contemporary, low flow faucets.





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## 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.

## CUSTOM KITCHEN /01

Copat Italian cabinets with UNI EN ISO 9001 quality system certification and UNI ES ISO 14001 ecological management certification.  
1-1/4" Quartz countertops.



## CABINET COLORS /02

The cabinets and pantry are finished in Copat's Natura color, while the base cabinets are finished in Copat's Carbone color as standard.



## KITCHEN SINK /03

The sink is a large, 30" square, 16 gauge under mount, stainless steel sink.



## FAUCET /04

This faucet has all of the features you need to work in your sink. Pull the faucet from its holder to direct water for cleaning or cooking. Faucet body constructed from Low-Lead solid brass. High quality corrosion and rust resistant plated finish. Hi-arc pull-down spray head with an



## OAK FLOORING /05

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



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## 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 homeowners. You get the highest-quality appliances that actually contribute to the efficiency of your home and give you LEED points.



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## VIKING DISHWASHER /01

VDW100

100 Series dishwashers provide spotless dishes with three wash arms and a triple filtration system. A turbidity sensor monitors soil level of dishes in each load. Quiet Clean™ insulation ensures near-silent operation. Adjustable racks with stemware cradles accommodate up to 12 place settings. FDW101WS also features built-in water softener. ENERGY STAR® qualified.



## VIKING REFRIGERATOR /02

VCCF236

The French-door model opens wide to reveal features like an adjustable Cold Zone™ drawer and internal filtered water dispensing. Tri-level slide-out freezer baskets include a separate ice drawer with scoop. ENERGY STAR® qualified.



## VIKING ELECTRIC OVEN /03

RVDOE330SS

The main features of Viking RVDOE330 include 10-pass broiler with Heat Reflector Go with wide range of settings, convection system with 2 speeds, digital clock/timer, meat probe, and TruGlide oven racks. Durable metal cast-iron control knobs allow easy operations.



## VIKING 36" COOKTOP /04

RVGC336-5 BSS

The stylish 5 burner continuous grate cooktops allow easy movement of cookware. The cooktops feature a one-piece steel top, providing elegant curves and a seamless, easy-to-clean surface.







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## VIKING MICROWAVE /01

RVM320SS

The Viking microwave provides an array of powerful settings. In addition to an extra-large capacity, it also offers exceptional features like Keep Warm Plus and sensor cooking.



## BEST OVEN HOOD /02

U10236SBIZ

36" Custom Hood Insert with 500 CFM Internal Blower, 4 Speed Push Button Control, 2 Halogen Lamps and Stainless Steel Mesh Filters: Stainless Steel



## SAMSUNG WASHER /03

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 /04

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.





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## 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

