



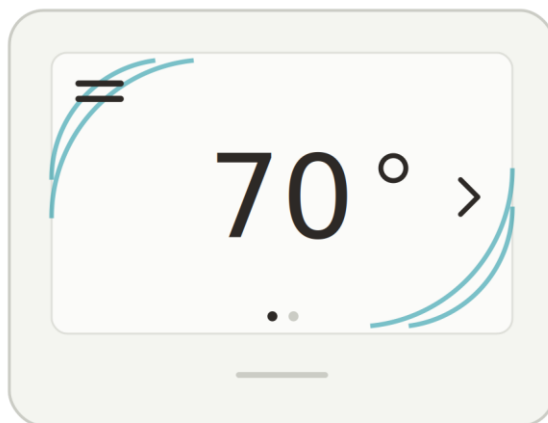
100 SOUTH CAMPUS DRIVE RESIDENT GUIDE - THERMOSTAT OPERATION

Your apartment is equipped with fan coil systems for heating and cooling of bedrooms and living areas. Each fan coil is connected to a touchscreen thermostat that controls the system operation. Each fan coil has its own thermostat and is controlled individually. The thermostat handles the switch between heating and cooling for you — you set the temperature you want and choose a fan speed.

100 South Campus Drive is built to Passive House standards, which means a highly airtight, well-insulated envelope. Your apartment holds its temperature well, meaning heating and cooling do not need to operate continuously to maintain space temperature and changes to your setting take effect gradually. In addition, there may be long periods when the system is idle when the fan coil system is not required to maintain space temperature.

In addition to the fan coil system controls outlined here, your unit is also supported by a separate high-efficiency ventilation system that continuously exhausts air and supplies conditioned fresh air back to your apartment. The system runs on its own and no adjustments are required.

01 HOME SCREEN



Home screen. The large number is the temperature in your apartment right now.

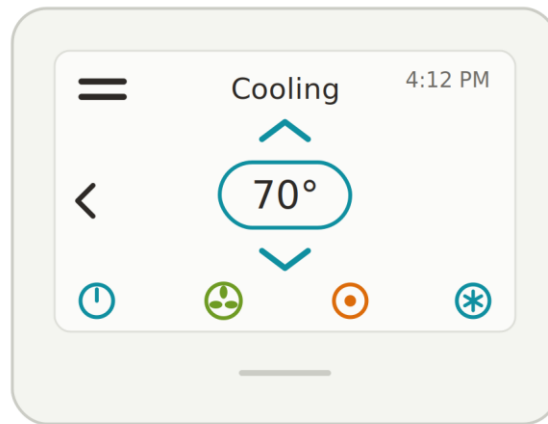
The screen dims and turns off after a few minutes to save energy. **Touch it anywhere to bring it back.**

The large number is the current temperature in your apartment, not the temperature you asked for.

- **Blue curves** mean the system is cooling. **Orange curves** mean it's heating.
- **The arrow on the right** takes you to the controls, where you set your temperature and fan speed.
- **The dots at the bottom** show which page you're on.
- **The lines at the top left** are a password protected configuration menu for maintenance use only.



02 SETTING YOUR TEMPERATURE



Control screen. The number inside the outline is the temperature you're asking for.

From the home screen, tap the **arrow on the right side** to reach the controls.

The number inside the rounded outline is **your set point** or the temperature you want. Tap the up arrow above it to go warmer, below it to go cooler. It changes one degree at a time.

The word at the top tells you what the system is doing right now: **Cooling, Heating**, or idle when your apartment is already comfortable.

GIVE IT TIME

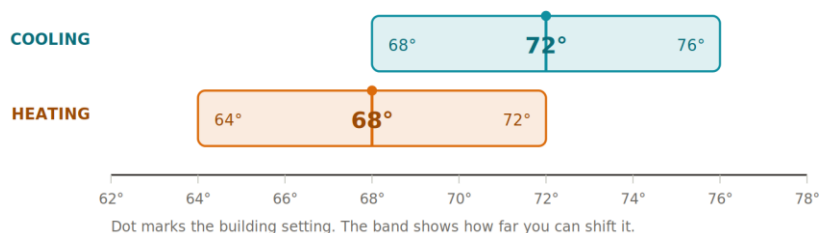
After you change the setting, the equipment takes time to adjust and reach the desired temperature. Setting the thermostat much colder than you want does not cool the room faster and vice versa for heating. The system operates more efficiently and effectively if you set the temperature you actually want and leave it.

03 HOW MUCH YOU CAN ADJUST

The building establishes an energy efficient comfort set point for heating and cooling mode, and you shift it from there:

- **When the system is cooling**, the target set point is **72°**.
- **When the system is heating**, the target set point is **68°**.

The arrows let you move up to **4 degrees in either direction** from whichever setting is active:





If you tap an up or down arrow and the number stops moving, you've reached the 4-degree limit. Your adjustment stays in place until you change it again.

There's no heat/cool switch to flip. Set the temperature you want, and the system heats or cools as needed to reach it. The word at the top of the control screen tells you which one it's doing.

Heating and cooling are available year round if either is required to meet the target setpoints.

04 FAN SPEED

Tap the **fan icon** along the bottom of the control screen to cycle through the options. Please note the difference between Auto and the three fixed speeds:

			
Low	Medium	High	Auto
Quietest. Gentle airflow.	A good balance of comfort and quiet.	Most airflow. Noticeably louder. Less effective cooling.	The thermostat picks the speed based on demand. RECOMMENDED
Runs continuously	Runs continuously	Runs continuously	Starts and stops

Low, Medium, and High run the fan all the time — even once your apartment has reached the temperature you set. Some people prefer that for the steady background noise and constant air movement. **On Auto, the fan starts and stops with demand** and speeds up or slows down on its own.

A NOTE ON HIGH

Running the fan speed on High pushes air through the system faster than the system is optimized for. In summer that can leave the apartment feeling clammy even when the temperature reads correctly. If you prefer continuous airflow, **Medium is the optimal setting if you prefer the fan to run continuously.**

05 ENERGY CONSERVATION

As outlined in your welcome package, sustainability is a core component of 100 South Campus Drive and energy efficiency is central to that strategy.

Because the envelope is well insulated, your apartment holds its temperature for a long time — short absences don't need any action. When you're away for a day or more, shift the temperature as far as it will go: **4° warmer in cooling season, 4° cooler in heating season.**

If you'll be away for several days or more, you can switch the system off entirely using the **power button on the control screen** — the leftmost icon along the bottom. Ventilation continues either way, so your apartment keeps getting fresh air.

When you return, set it back and allow a few hours for the apartment to come back to temperature.

Please turn the system to off when your windows are open.

06 QUICK REFERENCE



WHAT YOU'RE SEEING	WHAT TO DO
The screen is dark	Touch it. The screen sleeps after a few minutes.
The number won't go any higher or lower	You've reached the end of the available ranges outlined in section 03.
A keypad appeared asking for a password	You've opened the installer menu. Tap the back arrow.
The fan runs constantly	You're on Low, Medium, or High. Switch to Auto if you want it to start and stop.
I changed the setting and nothing happened	Give it an hour. Apartments change temperature slowly and the fan does not turn on immediately.
My apartment is uncomfortable even within the range or does seem to be achieving the requested temperature	Submit a work order and describe the condition.
I see water on the floor, the system won't come on, or there is an unusual noise	Submit a work order and describe the condition.
The thermostat is warm to the touch	This is normal. The display generates a little heat.

PLEASE DON'T

Cover the thermostat, hang anything on it, or block it with furniture. It reads the air temperature of the room, and anything in front of it will make your apartment uncomfortable. Don't remove the cover — there's a security screw at the top, and opening it will take your heating and cooling out of service.