

## BLUEPRINT

# CONDOMINIUM RESIDENCES AT 737 PARK AVENUE NEW YORK, NY

### PROJECT INFORMATION

**Building Type:** Multi-Family – Condominiums

**Square Feet:** 220,000 sq. ft.

**Rooms:** 56 Residences

**Floors:** 20

**Architect Engineer:**

Handel Architects, LLP  
New York, NY

**Mechanical  
Engineering Firm:**

Cosentini Associates  
New York, NY

**Developer:**

Macklowe Properties  
New York, NY

**HVAC Contractor:**

Power Air  
Brooklyn, NY

**Construction  
Manager:**

Hailey Development  
Corporation  
New York, NY



## Challenge:

*Retrofitting an older landmark building in New York City is never easy. Ceiling height restrictions, architectural design and logistical issues of transporting equipment in a R10 zone, the highest residential density in the city, were some of the key considerations and challenges for this project. These residences required an unobtrusive, quiet and individually controlled HVAC system that could match the luxurious architectural design of the 220,000 ft<sup>2</sup>, 20-story Upper East Side building that includes 56 residences and numerous amenities.*

## The Solution:

*Water-Cooled VRV was chosen over chilled water systems or water-source heat pump systems due to the indoor units and condensing units' low sound levels, energy efficiency and space saving design, including Daikin's indoor ducted fan coil units that satisfy the interior architectural requirements and space constraints of the individual condominiums. In addition, Daikin VRV offers individual zone temperature control for each condominium which was an important specification from Macklowe Properties, the developer.*

The Condominium Residences at 737 Park Avenue is a remarkable property built in 1940. Located at the corner of 71st Street, amidst some of Manhattan's most storied apartment houses, the building has been thoughtfully redesigned by Handel Architects, LLP and reconstructed by Hailey Development Corporation to meet today's modern lifestyle. Offering graciously proportioned two to five bedroom condominium residences and a level of service and amenities befitting an iconic Park Avenue apartment building. Originally designed as a rental building, the HVAC system of choice were window units, very common in NYC in the past. With 20 floors and approximately 104 units, the building was purchased in 2011 for conversion to condos.



The new developer had a vision to offer a high-end penthouse and use the rooftop as an outdoor living area with incredible views over the city. Therefore, Handel Architects, LLP had to get creative with the building HVAC design so that they didn't use the valuable rooftop area for HVAC equipment. Daikin Water Cooled VRV-WIII condensing units were selected so that installation of the small footprint, light-weight equipment could be cost-effectively installed in an indoor mechanical room (See picture) with a cooling tower concealed in a turret. Refrigerant piping was connected from the condensers to small, low sound level ducted fan coil units serving all floors, satisfying the ceiling height constraints, which differs from floor to floor and added to the challenge.

The upscale condominium building features include rift and quartered solid oak flooring, custom casement windows, marble floors, countertops with backsplash and contemporary aluminum with glass cabinetry. The HVAC system selected also conditions many of the amenity areas in the building including a fitness center and a children's playroom.

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- Daikin units are compact and lightweight
  - Compact lightweight casing
  - Height: 39-3/8"
  - Weight: 330 lbs.
  - Installed in a mechanical room, stacked

### DAIKIN EQUIPMENT

- VRV W-III Heat Pump Unit
  - 20 RWEYQ72PTJU
  - 16 RWEYQ84PTJU
  - 14 RWEYQ144PTJU
  - 1 RWEYQ216PTJU
- Wall Mounted Unit
  - 2 FXAQ\_PVJU
- Slim Duct Concealed Ceiling Unit
  - 15 FXDQ18MVJU
- Slim Duct Concealed Ceiling Unit
  - 15 FXDQ18MVJU
- DC-Ducted Concealed Ceiling Unit
  - 339 FXMQ\_PVJU
- 4-way Ceiling Cassette Unit
  - 1 FXFQ18MVJU
- Vertical Air Handling Unit
  - 2 FXTQ30PAVJU
- Navigation Controller
  - 380 BRC1E

**FIND OUT MORE ABOUT DAIKIN VRV.**  
Contact your local dealer or manufacturer's representative.

### Additional information

Before purchasing this appliance, read important information about its estimated annual energy consumption, yearly operating cost, or energy efficiency rating that is available from your retailer.

Actual savings and costs will vary. Cost and savings statements are applicable solely to the installation indicated. For additional information please contact the installing contractor, distributor or factory representatives.

**DAIKIN**

Our continuing commitment to quality products may mean a change in specifications without notice.

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