

Project: Bayview Tennant Improvements

Location: Bellingham, WA

From Retail to Residential: Maximizing Livable Space with Daikin AC Multi-Zone Systems

The Challenge:

The building owner wanted to convert Bayview's 4 small retail spaces to residential units, but there was no room for conventional individual comfort systems.



The Solution:

Wall mount ductless and slim-duct indoor units with Daikin heat pumps minimized installation requirements for comfort systems, providing maximum comfort levels and energy efficiency.

Built in 2009 on a hillside overlooking Bellingham Bay in Washington state, this smaller urban mixed-use development originally included 8 residences in two upper levels, a below-grade parking garage and 4 small retail spaces at ground level. The owner wanted to convert the retail spaces to two-bedroom residential units, but the concrete construction left little room for mechanical equipment or expensive structural changes. Smith Mechanical from Bellingham got involved at the request of the general contractor, and after assessing the situation, recommended Daikin AC.

"We were able to install the Daikin 3MXS system with no impact on livable space", says Jeff VanderYacht from Smith. "We installed the CDX18 slim line ducted unit above the bathroom and ran small diameter ductwork to diffusers in the ceiling over the main living area." They mounted compact wall-mount units for individual zone control above each bedroom door, out of sight from the main living area. "And, we were able to install the 2-ton outdoor units on the exterior parking garage walls directly below the back deck of each residence, because the units are so quiet." says VanderYacht. "That's important, what with the tranquil view and sounds of the Bay being important to the residents here."

The standard wireless remote controllers were used for all units in the installation, and helped keep construction costs down. The general contractor is pleased with the end result, as are the residents. Using Daikin multi-zone heat pump systems, Smith Mechanical was able to maintain a high end apartment design with a high end efficiency HVAC system, and without expensive structural changes.

And you can hear the sound of ducks on the water.



Daikin AC Equipment

- 4 (Model # CTXS07LVJU) Wall Mounted Indoor Unit
- 4 (Model # CTXS09HVJU) Wall Mounted Indoor Unit
- 4 (Model # CDXS18LVJU) Slim Duct Indoor Unit
- 4 (Model # 3MXS24JVJU) Outdoor Unit

Project information

Contractor: Brandon Passe
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Contractor: Jeff VanderYacht
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