

Heating

2-pipe fan coil with low temperature from condensing boiler.

Cooling

2-pipe fan coil with chilled water from central engine-driven high efficiency chiller.

Natural Ventilation

When windows are open, fan in fan coil unit is off, unless apartment temperatures go below a minimum safe level.

Energy Recovery Ventilation

Energy recovery unit with 2 speed fan.
Continuous fresh air with 2 speed fan with no additional conditioning at the unit. Plate and frame resin core for latent recovery.

Bathroom exhaust only with constant airflow.
Regulators to ensure balanced systems.

Fresh air supply shaft to pressurize dropped ceiling. Air supplied behind fan coil unit. No kitchen exhaust shaft - \$ to be used for fresh air shaft.

Balanced apartment ventilation! Maybe slightly negative pressure.

Apartment Energy Control

Key-based (non-copiable key) electronic control with key switch inside apartment.
Sub-metered electrical usage.
BTU metering for heating and cooling (?)
Energy star lighting and appliances.

