

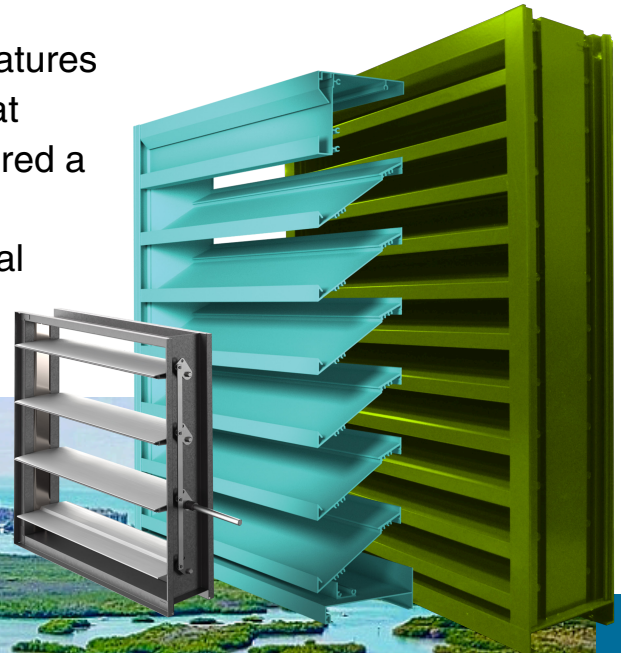
POTTORFF

PROJECT SPOTLIGHT

Kalea Bay Tower 500 Naples, FL

Project Overview

Kalea Bay Tower 500 is a 22-story ultra-luxury residential high-rise located along the Gulf of Mexico in Naples, Florida. Developed as a premium coastal condominium, the tower features 120 residences, with unit pricing beginning at approximately \$3.5 million. The project required a balance of architectural elegance, life-safety performance, and resilience to severe coastal weather conditions.



Products included ECD-545-MD mechanical louvers paired with CD-51 dampers, EFD-635-MD condenser landing louvers

Architect: Van Auken Miller Architect LLC | **Engineer:** Eric Isenhoff, P.E., PhD |
Developer / End User: Soave Enterprises | **General Contractor:** Soave Development Company |
Mechanical Contractor: JND Mechanical | **Pottorff Representative:** CAVH HVAC

Design Challenges & Solutions

Each floor of Kalea Bay Tower 500 contains six condominium units, with paired units sharing a condenser landing for the VRF system. The developer required a solution that concealed condensers while maintaining airflow, performance, and compliance with strict coastal wind and hurricane codes. The Pottorff EFD-635-MD condenser landing louver was selected to meet these requirements. This solution provides the required free area for VRF condenser operation while delivering a clean architectural appearance. The louver is AMCA 540 certified and Miami-Dade approved, offering reliable performance under extreme wind conditions.

Project Significance

Kalea Bay Tower 500 demonstrates how certified HVAC dampers and hurricane-rated louver solutions can support both architectural design intent and demanding coastal performance requirements. The project highlights a comprehensive approach to safety, durability, and aesthetics in ultra-luxury residential construction.



Results & Project Highlights

- Integrated life-safety and control dampers throughout a 22-story residential tower
- Hurricane-rated louver solutions supporting coastal code compliance
- Concealed mechanical systems preserving luxury architectural aesthetics
- Reliable airflow performance for shared VRF condenser landings