



Hello Nostrand

EP Engineering designed the MEP systems for another mixed use development for luxury condo developers, HelloLiving. The site, located in the Prospect Lefferts Gardens section of Brooklyn, will consist of (2) buildings. The first is a new 6-story, 94,000 SF facility that will contain a mixture of 1, 2, 3 Bedroom Units and Studios, totaling (54) units. The first two floors will be for Community Facility and Commercial Use. The second building will be 7-stories, 116,000 SF, and will consist of a Parking Garage, Ground Floor Commercial Space and (84) residential units. The MEP systems include high efficiency multi-zone conditioning systems, condenser water system, domestic hot water heating plants, new electrical service, fire/standpipe service and fire alarm system.

LOCATION

1580 Nostrand Ave.
Brooklyn, NY 11226

PROJECT SIZE

Building A Size:
6 story
94,000 SF

Building B Size:
7 story
116,000 SF

CHALLENGES

- Working with utility companies to design the incoming electrical service location, while avoiding the nearby subway.
- Maintain maximum ceiling height throughout the apartments.

ACHIEVEMENTS

- A Variable Refrigerant Volume (VRV) heat pump system was provided for each tenant. Condensing units were located on upper roof and bulk-heads. Wall mounted ductless units were utilized in order to keep ceiling heights as high as possible.
- The electrical service location and transformer vault was closely coordinated with ConEdison in an effort to minimize the feeder lengths and equipment room sizing by sharing required clearance areas, thus saving the developer on future installation costs.

