



Lormier House and the Copper Lofts

Mixed-Use Residential

EP Engineering is proud to present its comprehensive engineering services provided for Loketch Group's latest residential mixed-use development situated in the vibrant neighborhood of South Williamsburg/Broadway Triangle in Brooklyn, NY. Key aspects of the project include its energy efficient MEP (Mechanical, Electrical, and Plumbing) systems, utility coordination, and compliance with regulatory requirements. The project entails the construction of two 8-story buildings, each with distinct functionalities, at 28 Boerum Street and 255 Lorimer Street. The development incorporates a total of 325 market-rate rental units, ground-level commercial retail spaces, and an indoor parking garage. Notably, each building operates autonomously, necessitating separate filings and utility arrangements.

LOCATIONS

28 Boerum St
Brooklyn, NY

255 Lorimer St
Brooklyn, NY

BUILDING SIZE

28 Boerum:
8-story
251,000 SF

255 Lorimer St:
8-story
67,000 SF

CHALLENGES

- Given the project's location in a flood zone and the 30' easement between the buildings, meticulous coordination was essential for utility placement and compliance with regulatory standards.

ACHIEVEMENTS

- Storm water Management:** A comprehensive storm water detention system was designed to manage runoff effectively. This included roof overflow drains and detention tanks in the basement, meticulously calculated and coordinated with DEP (Department of Environmental Protection) requirements to comply with updated regulations.
- Utility Services:** New water and fire services, along with a combined sewer service, were provided with appropriate backflow prevention measures and booster pumping systems to ensure reliable utility supply.
- EP Engineering's involvement in Loketch Group's residential mixed-use development exemplifies our commitment to delivering comprehensive engineering solutions tailored to the unique needs of each project. Through meticulous planning, innovative design, and adherence to regulatory standards, we have contributed to the creation of a sustainable, efficient, and safe urban environment in the heart of Brooklyn's Broadway Triangle.

