



# 98 ALBERT STREET

WINNIPEG, MB



## QUICK FACTS

- + Residential/Office Spaces
- + Heritage Building
- + Construction Management Delivery
- + 2,400 square feet
- + Smith + Andersen Mechanical and Electrical
- + Sustainability Services (Footprint)



RENDERINGS COURTESY OF ATLRG ARCHITECTURE



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## ABOUT THIS PROJECT

- + Three-storey addition to an existing heritage building located in the heart of the historical Exchange District.
- + Mixed-use residential building includes a restaurant on the ground floor, two floors of residential space, and a mechanical penthouse.
- + Mechanical and electrical design complements the architect's "intentional contrast" approach, with a design which demonstrates strong art and architectural culture while blending into the surrounding 1900s neighbourhood.
- + Strategically placed external louvers to maintain the clean facade, which includes perforated brass panels floating atop an all-glass ground floor.
- + Implemented trench fan coils around the building's perimeter for optimal thermal comfort, with grill material that was integrated to match the wood floor finish and other architectural elements.
- + Sustainable design includes a variable flow hydronic system with high efficiency condensing boilers, low voltage trench fan coils to reduce power consumption, and high efficiency condensing domestic hot water heaters with low flow fixtures.
- + Implemented efficient mechanical systems to compensate for the high percentage of glazing.

**LOCATION**  
Winnipeg, MB

**SMITH + ANDERSEN**  
**SERVICES PROVIDED**  
Mechanical, Electrical,  
Sustainability (Footprint)

**KEY TEAM MEMBERS**  
ATLRG Architecture  
Wolfrom Engineering  
0812 Building Solutions

**SIZE**  
2,400 sq. ft. (200 sq. m.)

**BUDGET**  
Confidential

**COMPLETION YEAR**  
2021

## HOT BUTTONS

HERITAGE

SUSTAINABLE DESIGN

MIXED-USE

RESTAURANT

MECHANICAL DESIGN

CM DELIVERY

RESIDENTIAL

ELECTRICAL DESIGN



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