



QUICK FACTS

- + Originally built in 1885
- + Five-storey addition
- + Mixed-use residential
- + 21,330 square feet
- + Smith + Andersen Mechanical and Electrical
- + Sustainability Services (Footprint)





WAREHOUSE 1885

ABOUT THIS PROJECT

- + Five-storey, mixed-use addition to an existing brick building, including 38 residential units, ground floor commercial space, and below-grade parking.
- + Existing building was originally built in 1885 as a warehouse.
- + Mechanical and electrical design complemented the architect’s “abstract reference” design, which inserted a modern addition featuring a grid of large steel beams and columns that appear to weave together the two adjacent heritage facades.
- + Strategically laid out mechanical systems to avoid impacting the brick exterior while also providing a comfortable environment for occupants.
- + Mechanical design included a centralized air side heat recovery system.
- + Electrical design included energy efficient LED lighting systems controlled by occupancy sensors.
- + Sustainable design featured high SEER rating direct expansion (DX) cooling, perimeter electric baseboard heating, and an air handling system equipped with dual core energy recovery with high thermal efficiency.
- + Heating for the entire building provided electrically, contributing to a low carbon footprint.

LOCATION
Winnipeg, MB

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

KEY TEAM MEMBERS
5468796 Architecture
Legatum Development
LDA Structural Engineers

SIZE
21,330 sq. ft. (1,982sq. m.)

BUDGET
Confidential

COMPLETION YEAR
2020

HOT BUTTONS

RESIDENTIAL

HERITAGE

MECHANICAL

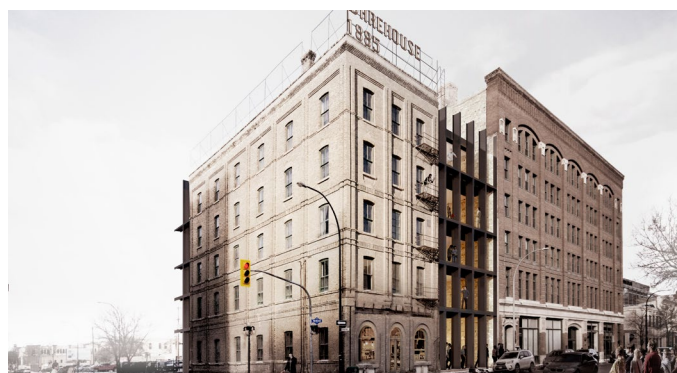
SUSTAINABLE

DESIGN-BUILD

ADDITION

ELECTRICAL

MIXED-USE



RENDERINGS COURTESY OF 5468796 ARCHITECTURE