

## Our Plan

Avenue Building  
261 Portage Avenue  
Winnipeg, MB

### Selection Demolition

The existing conditions within the Building will require a complete interior demolition of all the current mechanical, electrical, plumbing and interior partitioning systems. The demolition will be selective in that it will preserve the historic staircase and other elements of the Building deemed to be of historic value. One (1) of the two (2) elevators will be removed and the shaft reused for the introduction of a new stairway from the basement level to the roof. A second means of egress to/from the basement will be introduced at the rear of the first floor to satisfy the building code requirements.

### LEED Standard of Energy Efficiency

The reengineering of the electrical, structural and mechanical components will be designed to comply with the criteria necessary to achieve a LEED Silver Accreditation in energy efficiency.

Rain water from the roof area will be collected and stored in tanks in the basement and reused in the washroom waste system as a measure of water conservation.

The interior surfaces of the exterior walls will receive an application of icynene insulation similar to that applied in the Birks Building, 276 Portage Avenue.

The existing windows will be replaced with energy efficient low E quality windows in the same size and design as the existing windows so as not to alter the exterior appearance of the Building.

Ceilings on each floor will be coffered at the exterior walls to allow the maximum natural light to penetrate the interior spaces of the floor plates.

All new framing materials will be LEED certified and all interior finishes including paint will be low VOC in content.

A new roof membrane together with rigid insulation will be applied to ensure the Building envelope is water tight.