

## APPENDIX 3B

### CORDOVA RESIDENCE SPECIFICATIONS

#### 1. GENERAL

- 1.1 Refer to Section 2.1 of Schedule 3 [Design and Construction Specifications] regarding compliance with Schedule 3 and this Building Specification.
- 1.2 Project Co will perform all work described in this Building Specification in accordance with the applicable standards and specifications set out in Schedule 3 [Design and Construction Specifications].

#### 2. HERITAGE CONSERVATION

- 2.1 Project Co will perform all work required to restore the building in accordance with the Cordova Residence Heritage Conservation Plan attached as Attachment 1 to this Appendix, including the work described in the following sections:

- 3.2.2 Masonry
- 3.2.3 Sheet Metal
- 3.2.4 Storefront
- 3.2.5 Upper Front Façade Windows
- 3.2.6 Light Court Windows
- 3.2.7 Rear Windows
- 3.2.8 Rear Façade Rendering
- 3.2.9 Roof Surface
- 3.2.10 Entry Doors
- 3.2.11 Prism Block Entry Sidewalk Lights
- 3.2.12 Structure
- 3.2.13 Open Stair
- 3.2.14 Interior Features
- 3.2.15 Skylights
- 3.2.16 Heritage Freight Elevator
- 3.2.17 Basement Line Shaft
- 3.2.18 Basement Fire Door to Neighbouring Building
- 3.2.19 Rear Fire Escape
- 3.2.20 East Façade

### 3. STRUCTURAL

#### 3.1 Building Exterior

##### 3.1.1 Project Co will:

- 3.1.1.1 replace damaged and deteriorated brick and re-point in accordance with the Heritage Conservation Plan;
- 3.1.1.2 provide engineered restraint and anchorage of new and/or rehabilitated exterior wall non-structural components located within wall elevations that are adjacent to streets, laneways and secondary exit façade(s), including the following falling hazards:
  - 3.1.1.2(1) existing upper sheet metal cornice;
  - 3.1.1.2(2) new lower sheet metal cornice; and
  - 3.1.1.2(3) light well and light court skylights;
- 3.1.1.3 stabilize the Building's principal street and secondary exit façade(s) to eliminate the potential of falling debris during a seismic event by:
  - 3.1.1.3(1) as required, providing seismic restraint and anchorage of cantilevered parapet walls with a new structural braced frame along the principal street and secondary exit façade(s);
  - 3.1.1.3(2) providing a wood or steel stud framed, plywood sheathed, and sheet metal capped parapet back enclosure, fully vented, to protect any structural steel penetrations of the roof surface on the back of the parapet, ensuring that the repaired roof membrane wraps up the new parapet enclosure up to the continuous linear vent detail; and
  - 3.1.1.3(3) anchoring and restraining the exterior walls to floor and roof diaphragms along the principal street and secondary exit façade(s); and
- 3.1.1.4 brace parapets for new and remediated cornice work in accordance with the Heritage Conservation Plan.

#### 3.2 Building Interior

- 3.2.1 Project Co will restrain and anchor all new and repaired interior non-structural elements that are falling hazards to resist lateral loads due to earthquakes.

### 3.3 Additional Structural Upgrade Requirements

#### 3.3.1 Project Co will:

- 3.3.1.1 reinforce or replace any decayed framing members that are showing excessive deflections, large cracks, decay, damage or spalling at main floor structure, typical floors, walls and roof structure;
- 3.3.1.2 review the existing floor framing and any new amenity spaces for new or existing intended use and occupancy loads and provide reinforcing as required;
- 3.3.1.3 reinforce skylight roof structure as required for structural adequacy;
- 3.3.1.4 reinforce or replace the existing main floor frame at entry alcove for structural adequacy;
- 3.3.1.5 repair areas of spalled concrete in the existing foundations and address structural deficiencies;
- 3.3.1.6 provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage of new storefront elements and provide reinforcing of structure as required for new storefront and/or elements;
- 3.3.1.7 provide structural review and analysis of fire escape stair for structural adequacy and anchorage. Rehabilitate and anchor the existing fire escape stair as required to meet current codes; and
- 3.3.1.8 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Cordova Residences" by Glotman Simpson Group of Companies dated May 6, 2012.

## 4. INTERIOR SPACES

### 4.1 Room Data Sheets

- 4.1.1 Attached as Attachment 2 to this Building Specification are Room Data Sheets. Without limiting any other provision of the Design and Construction Specifications, Project Co will design and construct the renovations to each room and space in the Building so that, at a minimum, the room or space includes the design features and building elements specified on the applicable Room Data Sheet.

### 4.2 Common Spaces

#### 4.2.1 Project Co will:

- 4.2.1.1 Rehabilitate the existing common kitchen, including to comfortably accommodate 3 persons utilizing the facility at any given time;

4.2.1.2 provide a new lunch room by converting a Residential Room adjacent to the existing common kitchen, open-up to the kitchen and, in consultation with the Authority, provide a furniture layout to comfortably accommodate 8 persons; and

4.2.1.3 provide one new men's toilet shower room by converting an existing Residential Room on each floor to accommodate a shower stall, a toilet compartment, a lavatory, and a janitorial closet with janitor sink.

#### 4.3 Residential Rooms

4.3.1 Project Co will ensure that no more than 4 of the existing Residential Rooms are lost.

#### 4.4 Commercial Spaces

4.4.1 At a minimum, Project Co will retain as commercial space the front two thirds area of the existing Commercial Space on the ground floor (front means along East Cordova Street). Project Co may convert the remaining third of the existing Commercial Space to other uses, or Project Co may retain such space as commercial space.

### 5. MECHANICAL

#### 5.1 Fire Protection

5.1.1 Refer to Section 6.15.2 of Schedule 3 [Design and Construction Specifications].

#### 5.2 Plumbing

5.2.1 Refer to Section 6.15.3 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will provide new plumbing fixtures as described in the Room Data Sheets.

#### 5.3 HVAC

5.3.1 Refer to Section 6.15.4 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will:

5.3.1.1 replace all existing heating hot water generating systems with new systems; and

5.3.1.2 refurbish and re-use the existing cast iron radiators that are located within Common Spaces and convert them to hydronic heating.

**6. ELECTRICAL**

6.1 Electrical & Communications

6.1.1 Refer to Section 6.16 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will:

6.1.1.1 remove all existing electrical baseboard heating units; and

6.1.1.2 replace all existing emergency lighting and exit signage with new.

**7. ELEVATORS**

7.1 Project Co will:

7.1.1 de-commission the old heritage elevator that served the basement and main floor levels; and

7.1.2 infill or protect the elevator hoistway and floor openings in a safe and permanent manner.

7.2 Refer to Section 6.14.1.5 of Schedule 3 [Design and Construction Specifications] with respect to heritage elevator components. Without limiting that Section, Project Co will salvage and restore the car sling and platform, overhead rope and cable sheaves and supporting structure.