

## APPENDIX 3D

### GASTOWN HOTEL 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 Gastown Hotel 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 Lower Storefront
- 3.2.5 Upper Storefront
- 3.2.6 Upper Front Façade Windows
- 3.2.7 Light Court Windows
- 3.2.8 Rear Windows
- 3.2.9 Concrete Sills
- 3.2.10 Roof Surface
- 3.2.11 Entry Doors
- 3.2.12 Entry Tiled Alcove
- 3.2.13 Structure
- 3.2.14 Open Stair

#### 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 as required, review and reinforce the existing rear exterior wall at the lane for anchorage and seismic restraint of the wall;
    - 3.1.1.3 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:

3.1.1.3(1) existing upper sheer metal cornice; and

3.1.1.3(2) existing lower sheet metal cornice;

3.1.1.4 stabilize the Building's principal street and secondary exit façade(s) to eliminate the potential of falling debris during a seismic event by:

3.1.1.4(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);

3.1.1.4(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

3.1.1.4(3) anchoring and restraining the exterior walls to floor and roof diaphragms along all wall elevations; and

3.1.1.5 brace parapets for new and/or remediated cornice work in accordance with the Heritage Conservation Plan.

3.1.2 Note that the fire escape has already been rehabilitated and been accepted by the City.

## 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 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 repair areas of spalled concrete;

- 3.3.1.4 replace corroded existing steel lintels that are inducing stresses and displacement/damage in the building veneer and provide new steel lintels as required where structurally inadequate;
- 3.3.1.5 reinforce lower roof (light-well) framing for structural adequacy;
- 3.3.1.6 reinforce damaged concrete corbels at main floor frame;
- 3.3.1.7 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;
- 3.3.1.8 reinstate existing skylights at the two existing light courts and reinforce or replace skylight framing as required; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Gastown Hotel" by Glotman Simpson Group of Companies dated May 8, 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 provide the following:

4.2.1.1(1) a new common kitchen, including to comfortably accommodate five persons using the facility at any given time; and

4.2.1.1(2) an amenity space adjacent to the kitchen to comfortably accommodate fifteen persons, including four at a wall mounted counter with high stools, in the most optimal configuration and in consultation with the Authority;

4.2.1.2 provide one new 2-piece toilet room adjacent to the new common kitchen/amenity space;

4.2.1.3 provide a new residential laundry on the second floor;

4.2.1.4 provide new administration and office space on the 2nd floor with glazing for supervision of common areas and a new control security window; and

4.2.1.5 by converting one existing Residential Room on each floor, provide a new men's shower/bathroom on each floor to accommodate two shower stalls and a two suite toilet compartment.

#### 4.3 Residential Rooms

4.3.1 Project Co will ensure that no existing Residential Rooms in the Gastown Hotel 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 Water 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 rehabilitate, upgrade and modernize the existing elevator in accordance with Section 6.14.1.1(1) of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will:

7.1.1 if the building is classified as a “high” building, designate the elevator for use by firefighters with classification “C” converted designation; and

7.1.2 restore the elevator safety zone at the 3rd floor by removing the closet adjacent to the elevator landing and restoring all finishes in this area.