

APPENDIX 3E

HAZELWOOD 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 Hazelwood 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 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 Structure
- 3.2.12 Open Stair
- 3.2.13 Interior Features
- 3.2.14 Skylights
- 3.2.15 Light Court/End Wall Cladding
- 3.2.16 Rear Fire Escape
- 3.2.17 1940s Era Neon Sign

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;
- 3.1.1.2(3) new storefront elements;
- 3.1.1.2(4) window lintels; and
- 3.1.1.2(5) blade sign, provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage;

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);

3.1.1.4 rehabilitate the rear fire escape, including providing anchorage as required to meet the VBBL; and

3.1.1.5 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 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 all three skylight roof structures as required for structural adequacy;
- 3.3.1.4 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;
- 3.3.1.5 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;
- 3.3.1.6 provide structural review and analysis of fire escape stair for structural adequacy and anchorage and rehabilitate the fire escape stair as required;
- 3.3.1.7 reinforce the east wall where it shows signs of buckling, as required; and
- 3.3.1.8 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Hazelwood Hotel" 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 Accessible Building

- 4.2.1 The Authority has designated this Building as an accessible building.

4.3 Common Spaces

4.3.1 Project Co will:

- 4.3.1.1 provide an accessible kitchen as per room data sheets to comfortably accommodate 4 persons utilizing the facility at any given time;
- 4.3.1.2 provide a dining space and an amenity space and provide direct openings between kitchen, dining and amenity space;
- 4.3.1.3 in consultation with the Authority, configure the dining and amenity space described in Section 4.3.1.2 to accommodate twelve seated residents in the most optimal layout and provide a table and a wall counter to accommodate four high stools. The amenity space will be in proximity to the administration office or program manager's office, close enough that it will allow supervision;
- 4.3.1.4 provide a nurse's room;
- 4.3.1.5 provide an accessible shower/toilet room on the second floor, and convert one existing Residential Room on two of the three remaining upper floors to a shower/toilet room;
- 4.3.1.6 provide a new accessible residential laundry to accommodate two sets of floor mounted washer and dryers. Locate the laundry room to best accommodate surveillance by the building operator and accessibility for Residential Tenants;
- 4.3.1.7 provide new basement storage; and
- 4.3.1.8 provide a garbage room.

4.4 Residential Rooms

- 4.4.1 Project Co will ensure no more than 5 of the existing Residential Rooms are lost, subject to:
 - (a) approval by the City of Project Co's proposal to move the existing amenity space to the ground floor; or
 - (b) if the City does not approve Project Co's proposal to move the existing amenity space, the Authority being flexible regarding the size and layout of the amenity space and program space.

4.5 Commercial Spaces

- 4.5.1 At a minimum, Project Co will retain as commercial space approximately half the area of the existing Commercial Space on the ground floor as described in the Proposal Extracts (Design and Construction). Project Co may convert the remaining half 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:

5.2.1.1 remove existing plastic piping and replace with new;

5.2.1.2 provide new plumbing fixtures as described in the Room Data Sheets;

5.2.1.3 provide separate domestic hot water systems for Commercial (restaurant/bar) Tenants; and

5.2.1.4 revise gas piping as required to provide separate service to commercial tenants, complete with sub-meters.

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 replace or repair and refurbish the elevator hoisting machine. If retaining the hoist machine provide a new AC hoist motor and flexible motor coupling;
 - 7.1.2 provide new controls and motor drive for the elevator including all new car, machine room and hoistway wiring including travelling cables;
 - 7.1.3 provide a new door operator, clutch and landing door interlocks plus related hardware;
 - 7.1.4 upgrade elevator landing doors with top and bottom safety retainers, car door restrictor and hoistway door unlocking devices;
 - 7.1.5 provide an auxiliary braking device for uncontrolled motion and over-speed in the up direction protection;
 - 7.1.6 provide new cab finishes, including cab flooring;
 - 7.1.7 provide new car and hall signal fixtures including elevator telephone equipment; and
 - 7.1.8 repair the elevator pit by sealing and waterproofing it to ensure no water seepage into the pit.