

APPENDIX 3H

MOLSON'S BANK BUILDING 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 Molson's Bank Building Heritage Conservation Plan attached as Attachment 1 to this Appendix, including the work described in the following sections:

- 3.2.2 Storefront Masonry
- 3.2.3 Original Bank Entry
- 3.2.4 Storefront Windows
- 3.2.5 Mid-height Brick and Terra Cotta Masonry
- 3.2.6 Attic Level Terra Cotta and Brick Masonry
- 3.2.7 Upper Principal Façade Windows
- 3.2.8 Rear Windows
- 3.2.9 Rear Façade Masonry
- 3.2.10 Roof Surface
- 3.2.11 Entry Doors
- 3.2.12 Structure
- 3.2.13 Open Stair
- 3.2.14 Interior Features
- 3.2.15 Vestibule Rehabilitation
- 3.2.16 Skylights
- 3.2.17 Rear Fire Escape
- 3.2.18 Flag Pole
- 3.2.19 Front Entry Exterior Luminaires

3. STRUCTURAL

- 3.1 Building Exterior

- 3.1.1 Project Co will:

- 3.1.1.1 replace damaged and deteriorated brick/terracotta 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) terracotta window sills, attic level wall terra cotta cladding and storefront level terra cotta wall cladding, including the lower cornice, upper terra cotta cornice, and the terra cotta parapet cap; and

3.1.1.2(2) window lintels;

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.

3.1.2 The Authority understands that the fire escape may have been previously rehabilitated and accepted by the City. Project Co will review and assess the fire escape, including the anchorage, and will upgrade it as required to meet the VBBL.

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 ensure new skylight roof structure is structurally adequate;
- 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 ensure adequate structural capacity of new roof top flag pole;
- 3.3.1.6 ensure structural adequacy and repair spalled concrete beam in basement;
- 3.3.1.7 ensure structural adequacy and repair spalled concrete slab in basement;
and
- 3.3.1.8 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Molson's Bank (Roosevelt)" 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 provide a new kitchen to comfortably accommodate four persons utilizing the facility at any given time;
- 4.2.1.2 expand the existing amenity space to include for a new dining area that directly interconnects with the new kitchen required in Section 4.2.1.1. In consultation

with the Authority, configure the amenity/dining space to accommodate ten seated residents in the most optimal configuration and provide a wall mounted flat screen TV in a location that affords optimal room viewing;

- 4.2.1.3 provide one new women's toilet shower room within the abandoned toilet room on each floor to accommodate a shower stall, a toilet compartment and a lavatory;
- 4.2.1.4 provide a new laundry room to accommodate two sets of floor mounted washers and dryers;
- 4.2.1.5 provide a new street nurse's office;
- 4.2.1.6 provide a new program manager's office; and
- 4.2.1.7 provide new basement storage.

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 Hastings 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 remove all existing electrical baseboard heating units.

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 upgrade elevator landing doors with a new car door restrictor and hoistway door unlocking devices;

7.1.2 if the Building is classified as a "high" building, then designate the elevator for use by firefighters with classification "C" converted designation.