

## APPENDIX 3J

### RICE BLOCK 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 Rice Block 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 Street Façade Windows
- 3.2.6 Light Court Windows
- 3.2.7 Rear Window
- 3.2.8 Rear Façade Rendering
- 3.2.9 East Elevation Rendering/Cladding
- 3.2.10 Light Court Rendering
- 3.2.11 Roof Surface
- 3.2.12 Entry Doors
- 3.2.13 Structure
- 3.2.14 Open Stair
- 3.2.15 Interior Features
- 3.2.16 Skylights

#### 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) window lintels;
- 3.1.1.2(2) metal sill caps;
- 3.1.1.2(3) rehabilitate existing fire escape, including anchorage and functional upgrades to be reviewed and upgraded as required to meet code; and
- 3.1.1.2(4) new restored upper and lower sheet metal cornices;

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 all wall elevations; and

3.1.1.4 brace parapets for new and/or 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 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;
- 3.3.1.4 provide structural review and analysis of fire escape stair for structural adequacy and anchorage and rehabilitate the fire escape stair as required;
- 3.3.1.5 reinforce/ rebuild existing ventilator/skylight as required;
- 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 reinforce the existing roof top deck as required; and
- 3.3.1.8 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Rice Block" 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 open the stair up to the skylight through new corridor separations or an alternative code compliance approach;
- 4.2.1.2 convert an existing Residential Room on each floor to a new women's shower room accommodating two new shower stalls with separate enclosure and benches;
- 4.2.1.3 reinstate operable windows in interior rooms that originally opened into the light/ventilation shaft and reinstate the light/ventilation shaft;
- 4.2.1.4 provide basement storage; and
- 4.2.1.5 not rehabilitate the kitchen and laundry, as these have recently been rehabilitated.

#### 4.3 Residential Rooms

4.3.1 Project Co will ensure that no more than 3 of the existing Residential Rooms are lost.

#### 4.4 Commercial Spaces

4.4.1 Project Co will retain all existing Commercial Spaces 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.