

APPENDIX 3K

SUNRISE 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 Sunrise 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 Street Façade Windows
- 3.2.6 Light Court Windows
- 3.2.7 Rear Windows
- 3.2.8 Rear Façade Rendering
- 3.2.9 Light Court and Light Well Rendering
- 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 Skylights
- 3.2.16 1920s 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 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) new sheet metal upper cornice;
- 3.1.1.2(2) new sheet metal upper beltcourse;
- 3.1.1.2(3) new sheet metal lower cornice;
- 3.1.1.2(4) new south and west sheet metal pediments; 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); 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 Building 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 skylight roof structure for structural adequacy;
- 3.3.1.4 repair existing damaged brick column due to ground settlement at west wall street elevation. Project Co's structural engineer to review this section of existing foundation;
- 3.3.1.5 ensure adequate load carrying capacity and anchorage of new blade sign;
- 3.3.1.6 provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage of new and existing storefront elements;
- 3.3.1.7 provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage of new upper windows and provide reinforcing of structure as required for new storefront elements and upper floor windows;
- 3.3.1.8 ensure structural adequacy of new roof top flag pole; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Sunrise 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 rehabilitate and reconfigure the existing ground floor office and amenity space to accommodate a new larger, more efficient administration space with a separate program manager's office and a new common kitchen, a new amenity/dining space and a new laundry space. Provide the administration space with glazing and positioned so that all other spaces can be supervised from it;

- 4.3.1.2 provide an amenity/dining space as noted in Section 4.2.1.1 that will accommodate twelve seated residents in the most optimal configuration determined in consultation with the Authority, including a wall counter with high stools to accommodate three, and a wall mounted flat screen TV in a location that affords optimal room viewing from both the amenity and dining space;
- 4.3.1.3 provide a new residential laundry space as noted in Section 4.3.1.1 to accommodate two sets of floor mounted washers and dryers. The two existing commercial laundries at the ground floor and 4th floor will remain. The intent is to not modify the two existing commercial laundry spaces and to keep them functional.
- 4.3.1.4 the kitchen noted in Section 4.2.1.1 is to comfortably accommodate 3 persons utilizing the facility at any given time;
- 4.3.1.5 convert an existing Residential Room on each floor to a new accessible shower/toilet room accommodating a toilet, a lavatory and a janitorial closet with a janitors sink;
- 4.3.1.6 provide basement storage; and
- 4.3.1.7 provide a ramped entry at the residential entrance to accommodate accessible entry.

4.4 Residential Rooms

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

4.5 Commercial Spaces

- 4.5.1 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.

7. ELEVATORS

7.1 In accordance with Section 6.14.1.1(2) of Schedule 3 [Design and Construction Specifications], Project Co will:

7.1.1 provide a new MRL traction elevator in the Building to serve all floor levels, including the basement level, and to accommodate emergency response evacuation of residents. Utilize the existing elevator hoistway and make any and all modifications and alterations to provide the necessary pit, overhead clearance and control room;

7.1.2 maximise the size, speed and capacity of the new elevator in the available hoistway area;

7.1.3 upgrade the existing elevator shaft in terms of fire separation FRR, and compliant separation from the machine room and adjacent floor and attic spaces;

7.1.4 upgrade the shaft structure as required for the installation in compliance with all system and code requirements.

7.2 Refer to Section 6.14.1.5 of Schedule 3 [Design and Construction Specifications] with respect to heritage elevator components. Without limiting the general application of that Section, the Authority has determined that this Building contains original elevator components that may have heritage value.