

## APPENDIX 3L

### TAMURA HOUSE 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 Tamura House 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 Hotel Entry Canopy

#### 3 STRUCTURAL

- 3.1 Building Envelope Seismic Stabilization
  - 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) upper and lower sheet metal cornices;
- 3.1.1.2(2) existing and new lower sheet metal pediments;
- 3.1.1.2(3) corner sheet metal columns;
- 3.1.1.2(4) new roof top sheet metal pediments and urns;
- 3.1.1.2(5) new glazed entry canopy;
- 3.1.1.2(6) exterior roof access ladder, anchorage to be reviewed and upgraded as required to meet the VBBL; and
- 3.1.1.2(7) exterior upper floor steel ladder platform;

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 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 and address structural deficiencies;
- 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 replace skylight and skylight framing over the interior courtyard;
- 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 ensure structural adequacy of new roof-top flag pole;
- 3.3.1.8 provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage of all pediments, canopies, and cornices; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey –Tamura House" by Glotman Simpson Group of Companies dated May 7, 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 accommodate 4 persons comfortably), an amenity room and an adjoining dining space. Provide direct openings to conjoin the new kitchen and dining space with the amenity space;
- 4.2.1.2 provide a new laundry room to accommodate three sets of stacked or floor mounted washers and dryers;
- 4.2.1.3 upgrade the remaining 5 existing kitchens, including to accommodate 3 persons comfortably;
- 4.2.1.4 ensure that the amenity room and dining space noted in Section 4.2.1.1 accommodate fifteen seated residents in the most optimal layout (determined in consultation with the Authority) and provide a wall mounted flat screen TV in a location that affords optimal room viewing from both the amenity and dining space. Provide 15 sq.ft. (1.4 sq.m) of glazing between the dining space and the corridor or program manager's office. Provide 15 sq.ft. (1.4 sq.m) of glazing between the conjoined existing/refurbished amenity space and the corridor or program manager's office;
- 4.2.1.5 convert the existing southwest corner storage room on each floor to a shower/ toilet room that will accommodate a shower stall, toilet compartment and a lavatory; and
- 4.2.1.6 provide a garbage room.

#### 4.3 Residential Rooms

- 4.3.1 Project Co will ensure that no more than 2 of the existing Residential Rooms are lost.

#### 4.4 Commercial Spaces

- 4.4.1 At a minimum, Project Co will retain as commercial space all of the Commercial Spaces that face Powell Street. Project Co may convert the Commercial Spaces facing Dunlevy Street to other uses, or Project Co may retain them 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 retain existing electric heating and, where required, provide new electric heating system.

**6 ELECTRICAL**

6.1 Electrical & Communications

6.1.1 Refer to Section 6.16 of Schedule 3 [Design and Construction Specifications].