

APPENDIX 3M

WASHINGTON 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 Washington 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 Market Alley Windows
- 3.2.7 Rear Windows
- 3.2.8 Rear/West Façade Masonry
- 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 Rear Fire Escape
- 3.2.17 1930s 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 as per 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) new upper sheet metal cornice;
- 3.1.1.2(3) window lintels; and
- 3.1.1.2(4) 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.

3.1.2 Note that the fire escape has already been rehabilitated and been accepted by the City.

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 skylight roof structures for structural adequacy;
- 3.3.1.4 ensure adequate lateral load carrying capacity and anchorage for new blade sign;
- 3.3.1.5 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;
- 3.3.1.6 provide structural review of the sagging floors at the main floor entry below the existing sidewalk and replace or reinforce as required;
- 3.3.1.7 ensure structural adequacy of new roof-top flag pole;
- 3.3.1.8 review the roof attic frame and provide reinforcing details as required for vertical loads; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Washington Hotel" 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 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 offices, administration space, a nurse's office and a laundry room. Provide security camera(s) at laundry room to allow supervision from the administration office;
 - 4.3.1.2 convert the existing basement storage room to accommodate a new resident's laundry with three sets of floor mounted washers and dryers;

4.3.1.3 convert an existing Residential Room on every other floor to a new accessible toilet/shower room accommodating two accessible shower stall enclosures, a toilet and a lavatory. A total of 3 Residential Rooms to be converted; and

4.3.1.4 not provide an accessible kitchen, as an accessible kitchen has recently been provided for in this Building.

4.4 Residential Rooms

4.4.1 Project Co will ensure that no more than 3 of the existing 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 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 provide and install a new hoisting machine, motor and brake for the elevator;

- 7.1.2 provide a new car door restrictor device;
- 7.1.3 if the building is classified as a “high” building, then designate the elevator for use by firefighters with classification “C” converted designation; and
- 7.1.4 provide appropriate fire separation between elevator hoistway and other areas of the Building, specifically:
 - 7.1.4.1 upgrade the existing elevator shaft fire separation around the elevator entrance on each floor;
 - 7.1.4.2 provide a $\frac{3}{4}$ FRR complete fire separation of elevator machine room from adjacent building spaces, including the attic and access stair; and
 - 7.1.4.3 provide a fire separation to the underside of the elevator machine room, where exposed to the elevator shaft.