



DOMINION HOTEL

54 EAST CORDOVA STREET, VANCOUVER, BC

RM	DIVISION	ELEMENT	REQUIREMENT
RESIDENTIAL ROOM	08	<i>OPENINGS</i>	
		Window	Provide a new operable window
		Doors	New pressed metal door, 20 min. FPR, in new metal buck or existing wood frame, made good
		Door Hardware	Proximity access control technology door hardware, closer in protective box/grille to prevent finger ingress and damage, wall-mounted door stop, door peep-hole
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Prepare & paint existing wall finishes.
		Ceiling Finishes	Prepare & paint existing ceiling finishes.
	12	<i>FURNISHINGS</i>	
			Retain existing Ikea sink unit & reconnect to new domestic & sanitary waste systems.
	15	<i>PLUMBING</i>	
			New single lever hot/cold faucet with rotatable gooseneck trim
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
		Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units.	





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RM	DIVISION	ELEMENT	REQUIREMENT
ADMIN/CONTROL DESK	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR in new metal door buck
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Prepare & paint existing wall finishes.
		Ceiling Finishes	Prepare & paint existing ceiling finishes.
	12	<i>FURNISHINGS</i>	
			New millwork computer station with laminate surfaces and convenient and adequate electrical receptacles, integral task lighting and communications outlets. Integral to the workstation millwork should be a higher countertop serving as a sill for vertical or horizontal operating glazed and lockable security window of minimum 1/4" tempered glass and 24 sq.ft. (2.23 sq.m)
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New ventilation as per ASHRAE 62.1. System may be stand-alone or part of the corridor pressurization system. Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units. Temperature control in room.





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RM	DIVISION	ELEMENT	REQUIREMENT
KITCHEN	08	<i>OPENINGS</i>	
		Doors	New metal slab door of the required FPR, with a 12" x 12" wired glass lite, in a steel frame. The top of the window is to be at 5'-10", and it is to be centered on the width of the door.
		Door Hardware	New proximity access control technology door hardware, closer in protective box/grille to prevent finger ingress and damage, wall-mounted door stop, 12" x 12" wired glass lite".
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Prepare & paint existing wall finishes.
		Ceiling Finishes	Prepare & paint existing ceiling finishes.
		Floor Finishes	New sheet vinyl w/ cove edges & cap.
	15	<i>PLUMBING</i>	
			Single lever hot/cold faucet
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
		Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units. New kitchen exhaust and hood c/w MVA for the domestic range or cooktop.	





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RM	DIVISION	ELEMENT	REQUIREMENT
LAUNDRY	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FRR, in new metal buck or existing wood frame, made good
		Door Hardware	New proximity access control technology door hardware
		Interior Glazing	Provide a minimum of 12 sq.ft. (1.12 sq.m) of 1/4" (6 mm) tempered glass oriented to the lunch room or administration office
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Prepare & paint existing wall finishes.
		Ceiling Finishes	Prepare & paint existing ceiling finishes
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	15	<i>PLUMBING</i>	
			Waste standpipe for washers, hot and cold supply to washers and to new laundry sink
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units. Temperature control in room. New dryer exhaust system to connect to new dryers, complete with lint trap.





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54 EAST CORDOVA STREET, VANCOUVER, BC

RM	DIVISION	ELEMENT	REQUIREMENT
NON - ACCESSIBLE W / C	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FRR, in new metal buck or existing wood frame, made good
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	<i>Lower:</i> Abuse resistant GWB to be used from floor level up to approximately 4'-0" above finished floor. Small painted wood trim members to be installed at drywall joint approximately 4'-0" above finished floor level to simulate a wainscoting appearance. <i>Upper:</i> Provide new finished paperless GWB & paint.
		Ceiling Finishes	Provide new finished paperless GWB & paint.
		Floor Finishes	New sheet vinyl w/ cove edges & cap
	12	<i>FURNISHINGS</i>	
			Bench, toilet tissue holder, mirror, towel/clothes hooks, soap dispenser and paper towel dispenser, lockable needle disposal bin
	15	<i>PLUMBING</i>	
			New shower trim with thermostatic single lever shower mixing valve and tamper-proof shower head. New water closet, lavatory and trim.
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units. Radiator temperature control in room.
	16	<i>ELECTRICAL</i>	
		New surface mounted vandal resistant luminaires controlled by occupancy sensor switch. Luminaires will be suitable for the environment where they will be installed.	





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RM	DIVISION	ELEMENT	REQUIREMENT
CORRIDOR/CIRCULATION	08	<i>OPENINGS</i>	
		Doors	As required by code compliance requirements, new pressed metal door, 20 min. FPR, in new metal bucks
		Door Hardware	Hardware tied to fire alarm, and panic bar or paddle latch hardware.
	23	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			New corridor ventilation and pressurization system. Replace existing hydronic heating plant. Retain existing distribution piping system and replace existing cast iron radiators with new hydronic terminal heating units.





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RM	DIVISION	ELEMENT	REQUIREMENT
JANITOR'S CLOSET	08	<i>OPENINGS</i>	
		Doors	New pressed metal door, 20 min. FPR, in new metal door buck
		Door Hardware	New proximity access control technology door hardware
	09	<i>INTERNAL FINISHES</i>	
		Wall Finishes	Prepare & paint existing wall finishes.
		Ceiling Finishes	Prepare & paint existing ceiling finishes.
		Floor Finishes	New sheet vinyl with cove edge and cap
	12	<i>FURNISHINGS</i>	
			Wall mount shelving for cleaning products and janitorial equipment
	15	<i>PLUMBING</i>	
			Floor mount mop sink with separate hot and cold water supplies
	15	<i>HEATING VENTILATING & AIR CONDITIONING</i>	
			Provide new exhaust
	16	<i>ELECTRICAL</i>	
		New surface mounted luminaire controlled by occupancy sensor switch.	
		One new ground fault current interrupter duplex receptacle.	

