

## APPENDIX 3C

### DOMINION 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 Dominion Hotel 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/Roofs
- 3.2.4 Storefront
- 3.2.5 Upper Façade Windows
- 3.2.6 Roof Surface
- 3.2.7 Structure
- 3.2.8 Skylights

#### 3. STRUCTURAL

- 3.1 Building Envelope 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) existing upper sheet metal cornice; and

- 3.1.1.2(2) light well and light court windows.

- 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

3.1.1.4 brace parapets for new and 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 for all areas where framing will be exposed due to the work described in this Appendix, 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 as required for structural adequacy;

3.3.1.4 rehabilitate the light court fire escape as required to meet the VBBL and structural requirements; and

3.3.1.5 perform the work described in the “Conclusions and Recommendations” section of the report entitled “Structural Survey – Dominion Hotel” by Glotman Simpson Group of Companies dated May 30, 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 convert an existing Residential Room that is adjacent to the existing kitchen into a dining room that is open to the kitchen and, in consultation with the Authority, provide a layout to comfortably accommodate 9 persons in the optimal layout.

#### 4.3 Residential Rooms

4.3.1 Project Co will ensure that no more than 1 of the existing Residential Rooms is 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 Project Co will review the existing sprinkler system for compliance with all requirements of NFPA 13 and the City and Project Co will upgrade the system as required so that the system meets those requirements. In addition, Project Co will:

5.1.1.1 replace sprinkler heads with new heads.

5.1.1.2 provide new fire extinguishers throughout Building.

#### 5.2 Plumbing

5.2.1 Refer to Section 6.15.3 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will:

5.2.1.1 replace existing plumbing fixtures with new fixtures in kitchen and all washrooms.

5.2.1.2 provide new plumbing fixtures as described in Room Data Sheets.

5.2.1.3 repair or replace all existing domestic water piping with new piping. Upgrade existing water entry station, including new water meter(s) and pressure reducing valves. Remove existing PEX piping and replace with new.

5.2.1.4 replace all existing domestic hot water generating systems with new systems. Provide separate domestic hot water systems for commercial (restaurant/bar) tenants. Existing commercial hot water heaters are fairly new. Project Co to review and repair or replace based on assessment.

5.2.1.5 conduct targeted visual review of existing failed sanitary piping area and perform targeted repairs of failed piping.

5.2.1.6 Upgrade natural gas service and piping to serve new heating equipment, and other gas fired equipment as required. Provide new domestic water, vents, and natural gas as required for new plumbing fixtures and kitchen equipment. Provide sanitary drainage as required for new plumbing fixtures and kitchen equipment.

### 5.3 HVAC

5.3.1 Notwithstanding Section 6.15.4 of Schedule 3 [Design and Construction Specifications], Project Co will only be required to perform the following work respecting the Building's HVAC system:

5.3.1.1 replace existing single-pipe steam system with new hot water generating and distribution system in accordance with the following:

- (1) remove existing steam boiler;
- (2) remove existing steam distribution system where exposed and where removal may be undertaken with minimal damage to walls or ceilings;
- (3) remove existing steam radiators and remove existing piping where practical (or cut and cap piping as close to flush as reasonably possible and plug with fire-stopping where required). Any holes in or damage to the residential room floors or baseboard will be patched with floor tile, sheet vinyl or baseboard to match the colour of the existing tile, vinyl or baseboard as close as reasonably possible. Burn marks or indentations from existing radiators on the floors will be addressed. Baseboard that do not exist behind radiators will not be replaced if covered by a new radiator;
- (4) commercial units will be independent from the new heating/domestic water system; and
- (5) New hot water distribution system piping will be covered with ASJ insulation and run exposed in all areas. Horizontal piping in the Residential Rooms will be run at the ceiling level and will be suspended from the ceiling or wall while vertical piping will be run in the corner with all vertical runs protected by an angled metal panel to the walls. Each radiator will have an integral temperature control valve enclosed within a vandal resistant radiator cabinet;

5.3.1.2 provide new corridor and amenity area ventilation systems;

5.3.1.3 provide new washroom exhaust systems in all washrooms;

5.3.1.4 provide a new kitchen ventilation and make-up air system; and

5.3.1.5 upgrade the existing mechanical room.

**6. ELECTRICAL**

6.1 Electrical and Communications

6.1.1 Notwithstanding Section 6.16 of Schedule 3 [Design and Construction Specifications] Project Co will only be required to perform the following work respecting the Building's electrical system:

6.1.1.1 undertake all electrical work associated with or resulting from upgrades to the kitchen and dining area.