

## APPENDIX 3A

### BEACON 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 Beacon 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 Rear Windows
- 3.2.7 Roof Surface
- 3.2.8 Structure
- 3.2.9 Skylights

#### 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 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 restraint;
      - 3.1.1.2(2) light well and light court skylights; and
      - 3.1.1.2(3) sign cabinets;

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 facade(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 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 reinforce skylight roof structure as required for structural adequacy; and
- 3.3.1.4 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Beacon (Backpackers Inn)" 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 Common Spaces

#### 4.2.1 Project Co will:

- 4.2.1.1 rehabilitate the existing first floor amenity space to accommodate a new amenity space, a reconfigured laundry and an administration office space;
- 4.2.1.2 configure the first floor amenity space noted in Section 4.2.1.1 of this Appendix to accommodate twelve 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;
- 4.2.1.3 provide glazing to the amenity room walls that will allow supervision from the administration office;
- 4.2.1.4 reconfigure the administration office with a control desk at the entry with a security window and a separate program manager's office;
- 4.2.1.5 provide a new, reconfigured residential laundry room on the first floor to accommodate two sets of floor mounted washers and dryers;
- 4.2.1.6 provide glazing to the laundry room walls that will allow supervision from the administration office;
- 4.2.1.7 rehabilitate the existing three common kitchens;
- 4.2.1.8 provide basement storage space; and
- 4.2.1.9 provide a garbage room.

### 4.3 Residential Rooms

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

### 4.4 Commercial Spaces

4.4.1 At a minimum, Project Co will retain as commercial space the front two thirds area of the existing Commercial Space on the ground floor (front means along West Hastings

Street). Project Co may convert the remaining third of the existing Commercial Space to other uses, or Project Co may retain such space 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:

5.2.1.1 remove all existing PEX water piping and replace with new piping; and

5.2.1.2 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].

## **7. FIRE AND LIFE SAFETY**

7.1 Refer to Section 5.2 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will:

7.1.1 provide means to prevent movement of smoke and fire between floor levels at the interconnected floor space; and

7.1.2 infill any window openings along the east and west exterior walls with 1 hour non-combustible wall and cladding.