

## APPENDIX 3F

### MARBLE ARCH 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 Marble Arch 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 North Elevation Windows
- 3.2.7 Rear Windows
- 3.2.8 Roof Surface
- 3.2.9 Entry Doors
- 3.2.10 Structure
- 3.2.11 Interior Features
- 3.2.12 Skylights
- 3.2.13 Rear Fire Escape
- 3.2.14 Original 1908 Building Sign
- 3.2.15 Flag Pole
- 3.2.16 Glazed Canopy

#### 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 to 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;
  - 3.1.1.2(2) new lower sheet metal cornice;
  - 3.1.1.2(3) window lintels;
  - 3.1.1.2(4) new store front elements;
  - 3.1.1.2(4) canopies; and
  - 3.1.1.2(5) engineered 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 facade(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 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 remove existing skylights and provide a new roof assembly;
- 3.3.1.4 reinstate the skylight at the light court roof;
- 3.3.1.5 ensure structural adequacy of new roof-top flag pole;
- 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 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; and
- 3.3.1.8 ensure structural adequacy of the anchorage and connection of a new canopy that is to be added and provide engineered shop drawings confirming the adequacy of the canopy, the supporting chain struts and the anchorage into the Building; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Marble Arch Hotel" by Glotman Simpson Group of Companies dated May 8, 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 Hotel as an accessible building.

### 4.3 Common Spaces

#### 4.3.1 Project Co will:

- 4.3.1.1 rehabilitate the existing ground floor administration/day room to a new common kitchen, an amenity space, a secured nurse's office and a reconfigured existing laundry and administration/office space;
- 4.3.1.2 in consultation with the Authority, configure the new amenity space described in Section 4.3.1.1 to accommodate twenty seated residents in the most optimal configuration, including a wall counter with five high stools;
- 4.3.1.3 provide glazing to the amenity room walls that will allow supervision from the administration office;
- 4.3.1.4 configure the new common kitchen described in Section 4.3.1.1 to comfortably accommodate 5 persons utilizing the facility at any given time;
- 4.3.1.5 provide the administration office with a control desk at the entry with a security window and a separate program manager's office;
- 4.3.1.6 provide a separate counselling room, which could be on a residential floor;
- 4.3.1.7 re-instate the rear exit stair with a contiguous exit passage to the lane;
- 4.3.1.8 expand the existing laundry room to accommodate three sets of floor mounted washers and dryers;
- 4.3.1.9 provide glazing to the laundry room walls that will allow supervision from the administration office;
- 4.3.1.10 provide a new rear garbage room;
- 4.3.1.11 upgrade the basement for storage; and
- 4.3.1.12 provide a toilet room consisting of a water closet and a lavatory adjacent to the new amenity space.

#### 4.4 Residential Rooms

4.4.1 Project Co will ensure that none of the existing Residential Rooms are lost.

#### 4.5 Commercial Spaces

4.5.1 Refer to Section 8 of this Appendix (Ground Floor and Basement Renovation Design).

### 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:

5.3.1.1 remove all existing radiators and associated piping and valves in north side Residential Rooms;

5.3.1.2 de-commission and remove existing heating hot water boiler, pumps, and associated piping and valves; and

5.3.1.3 provide new HVAC systems for Commercial Spaces.

### 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 replace all existing emergency lighting and exit signage with new.

### 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 a new in-car direction lantern;

- 7.1.2 upgrade elevator landing doors with top and bottom safety retainers, car door restrictor and hoistway door unlocking devices;
- 7.1.3 provide an elevator pit ladder for safe access to the pit;
- 7.1.4 if the building is classified as a "high" building, then designate the elevator for use by firefighters with classification "C" converted designation.;
- 7.1.5 provide new cab finishes, including cab flooring;
- 7.1.6 remove and cover the old car position indicator in the cab door header;
- 7.1.7 provide elevator door jamb tactile and Braille markings; and
- 7.1.8 replace the machine room door on the roof with a new door that is self-locking and self-closing.