

## APPENDIX 3G

### MARR 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 Marr Hotel Heritage Conservation Plan attached as Attachment 1 to this Appendix, including the work described in the following sections:

- 3.2.2 Stucco Façade Rendering
- 3.2.3 Sheet Metal & Wood Cornice
- 3.2.4 Storefront
- 3.2.5 Upper Sheet Façade Windows
- 3.2.6 Roof Surface
- 3.2.7 Brick Chimney
- 3.2.8 Structure
- 3.2.9 Rear Exit Stair
- 3.2.10 Fire Escape
- 3.2.11 Interior Features

#### 3. STRUCTURAL

##### 3.1 Building Exterior

###### 3.1.1 Project Co will:

- 3.1.1.1 provide engineered restraint and anchorage of new and/or rehabilitated exterior wall non-structural components located within wall elevations that are adjacent to streets and laneways, including the following falling hazards:

- 3.1.1.1(1) canopies;

- 3.1.1.1(2) fire exit stair and fire escape on Dunlevy Street, anchorage to be reviewed and upgraded as required to meet the VBBL; and

- 3.1.1.1(3) sign cabinets;

- 3.1.1.2 rehabilitate the existing upper wood frame/clad cornice; and

3.1.1.3 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 provide structural review and analysis of fire escape stair for structural adequacy and anchorage and reinforce or replace fire escape stair as required;

3.3.1.4 review buckled exterior wall at steel stair location and reinforce wall as required.

3.3.1.5 repair discontinuous foundation wall where soil is migrating through foundation wall in basement and provide new infill reinforced section of concrete foundation wall;

3.3.1.6 replace support infill timbers within perimeter foundation walls as required; and

3.3.1.7 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Marr Hotel" 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 reconfigure the second floor administration office, including converting one Residential Room, to allow for expansion of the administration area, a separate program manager's office and an expanded amenity room;
- 4.2.1.2 provide the administration office with control/ security windows that allow direct supervision of the amenity space. If direct supervision is not possible due to layout, provide security cameras to allow supervision of the amenity space from the administration office;
- 4.2.1.3 rehabilitate the existing kitchen, including to comfortably accommodate three persons utilizing the facility at any given time;
- 4.2.1.4 in consultation with the Authority, configure the amenity space described in Section 4.2.1.1 to accommodate ten seated residents in the most optimal configuration and provide a wall mounted flat screen TV in a location that affords optimal room viewing;
- 4.2.1.5 decommission the third floor kitchen and rehabilitate it for use as a Residential Room;
- 4.2.1.6 provide a new basement storage area; and
- 4.2.1.7 provide an external garbage enclosure.

#### 4.3 Residential Rooms

- 4.3.1 Project Co will ensure that none of the existing Residential Rooms are 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 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 replace all existing heating hot water generating systems with new systems;

5.3.1.2 remove existing baseboard heaters and replace with new heating systems or terminal units; and

5.3.2 There is an existing heat recovery ventilating system installed in the basement.

**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.