

ISSUED DATE:.

MAY.20.25

Shaw Festival

NEW ROYAL
GEORGE THEATRE

PROJECT ADDRESS:

83 Queen Street,
Niagra-on-the-Lake, ON



ARCHITECT:

Unity Design Studio Inc.
138 Simcoe Street, Peterborough, Ontario, K9H 2H5
P.705.743.3311 info@unitydesignstudio.ca

MECHANICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519-286-1494 raed.el-khatib@smithandandersen.com

CIVIL ENGINEER:

Quartek
89-91 St. Paul Street, St. Catharines, ON, K9J 2R8
P.905-984-8676 dpeters@quartekgroup.com

STRUCTURAL ENGINEER

LEA Consulting
40 University Avenue, Suite 503 Toronto, ON, M5J 1T1
P.905-470-0015 JFord@lea.ca

ELECTRICAL ENGINEER

Smith + Andersen
100 Shepard Ave E, North York, ON, M2N 6N5
P.519 963 8889 Brad.Tilson@smithandandersen.com

LANDSCAPE ARCHITECT:

Basterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705 745 3623 kim@basterfield.ca

THEATRE CONSULTANTS

Theatre Consultants Collaborative
6325 Old NC, 86 Chapel Hill, NC, 27516
P.000 006-0000 Other@email.com

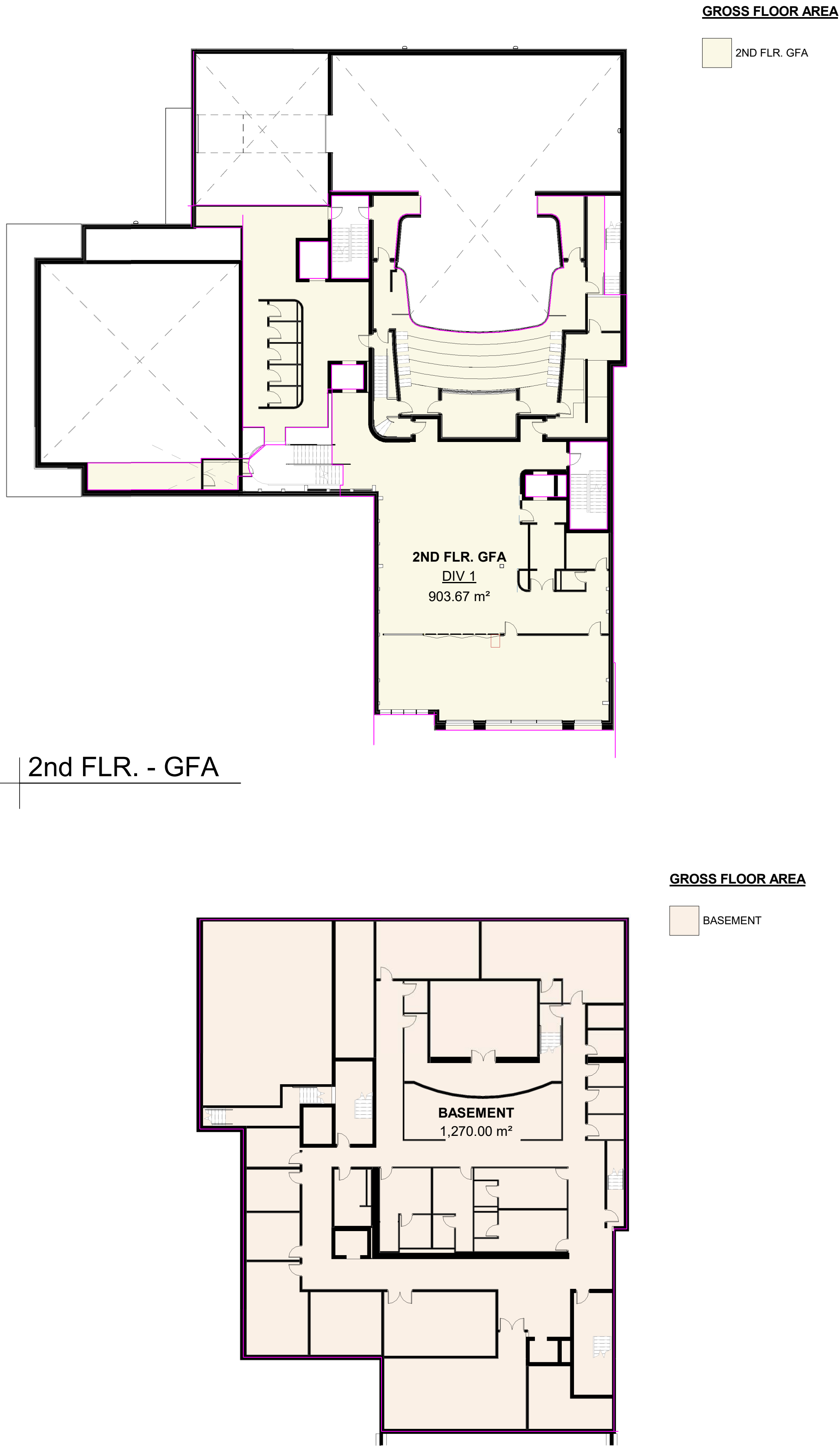
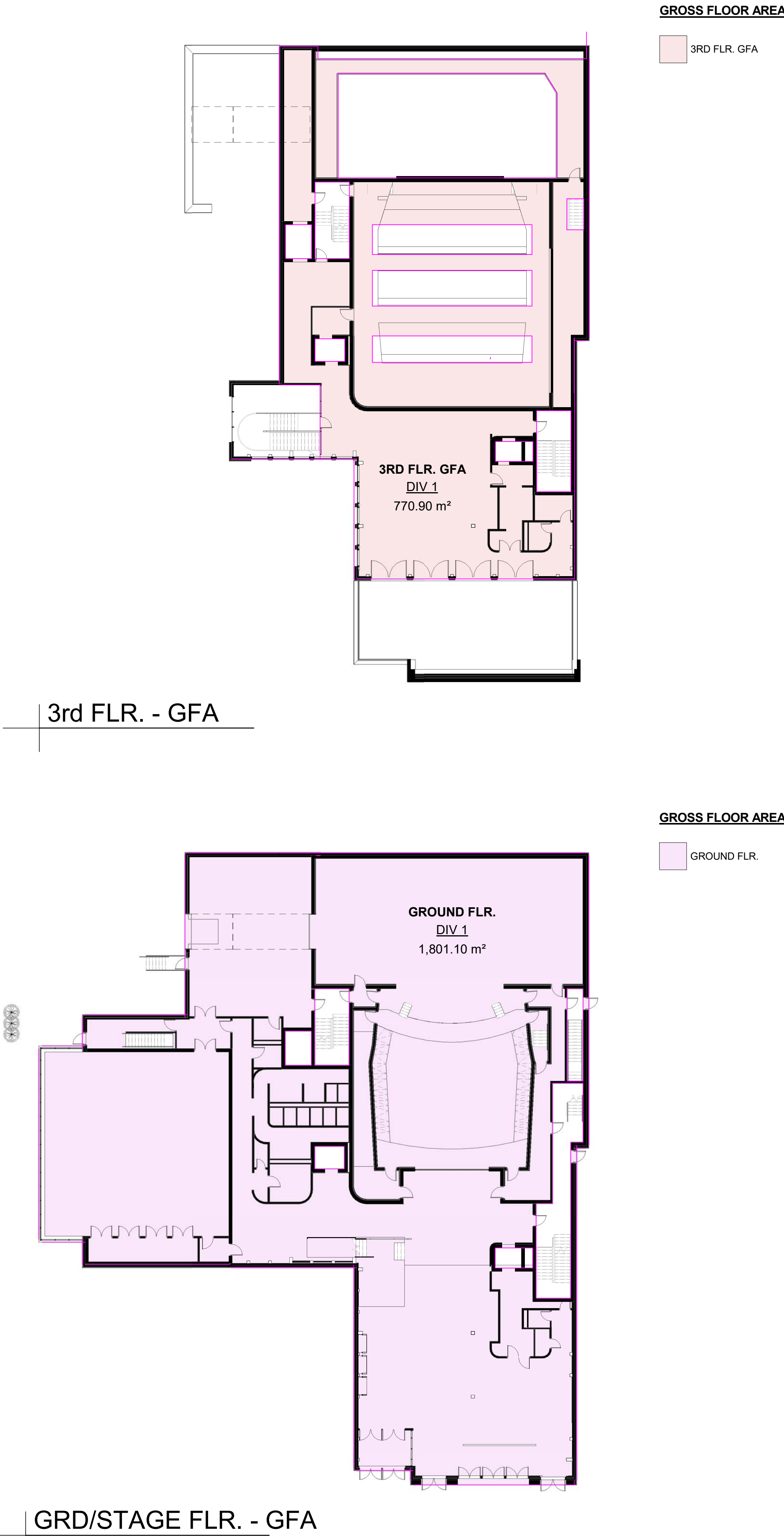
ACOUSTICS

Threshold Acoustics LLC
141 West Jackson Boulevard, Suite 2080 Chicago, IL, 60604
P.312-386-1400 sptfeiffer@thresholdacoustics.com

No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-100	SITE PLAN - EXTENDED CONTEXT
AS-101	SITE PLAN
AS-102	SITE PLAN - EXISTING & REMOVALS
AS-107	SITE PLAN - EXTERIOR LIGHTING
AS-110	EXISTING - SHADOW STUDY - APRIL 21 & JUNE 21
AS-111	EXISTING - SHADOW STUDY - JULY 21 & AUGUST 21
AS-112	EXISTING - SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
AS-122	SHADOW STUDY - APRIL 21 & JUNE 21
AS-123	SHADOW STUDY - JULY 21 & AUGUST 21
AS-124	SHADOW STUDY - SEPTEMBER 21 & DECEMBER
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-190	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS

ISSUED FOR RE-ZONING

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA #2
BASEMENT	DIV 1	1,270.00 m ²	13670.16 SF
GROUND FLR.	DIV 1	1,801.10 m ²	19386.86 SF
2ND FLR. GFA	DIV 1	903.67 m ²	9727 SF
3RD FLR. GFA	DIV 1	770.90 m ²	8297.95 SF
		4,745.67 m ²	51081.96 SF



O.B.C. MATRIX

NAME OF PRACTICE: Lee Architects Inc. 138 Simcoe St. Peterborough, ON K9H 2H5				NAME OF PROJECT: NEW ROYAL GEORGE THEATRE PROJECT LOCATION: 83 Queen St. Niagara-on-the-Lake, ON L0S 1J0			
ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX - PARTS 3 AND 9				OBC REFERENCE		
PROJECT DESCRIPTION				☒ NEW ☐ ADDITION ☐ ALTERATION	☐ CHANGE OF USE ☐ PART 11 11.1 TO 11.4	☐ PART 3 1.1.2 [A]	☐ PART 9
MAJOR OCCUPANCY(S) A1				3.1.2.1. (1) APPENDIX "A"			
BUILDING AREA (m ²)				EXISTING: 0 m ² NEW: 1,996.32 m ² TOTAL: 1,996.32 m ²	1.4.1.2 [A]		
GROSS FLOOR AREA (m ²)				EXISTING: 0 m ² NEW: 4,745.67 m ² TOTAL: 4,745.67 m ²	1.4.1.2 [A]		
MEZZANINE(S) AREA (m ²)				EXISTING: 0 m ² NEW: 0 m ² TOTAL: 0 m ²	3.2.1.1. (3) thru (8)		
MEZZANINE 40% OR MORE UNCLOSED AREA (m ²)				0 m ²	1.4.1.2 [A], 3.2.1.1.		
NUMBER OF STOREYS: ABOVE GRADE: 3 BELOW GRADE: 1				3.2.1.10. & 3.2.1.5.			
BUILDING HEIGHT (m): 9.135 m				3.2.1.5.			
NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2				3.2.2.17.			
BUILDING CLASSIFICATION: Assembly Occupancy Only				3.2.6.			
SPRINKLER SYSTEM PROPOSED:				☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.1.5. 3.2.2.17. INDEX		
STANDPIPE SYSTEM REQUIRED:				☐ YES ☒ NO	3.2.8.		
HOSE CABINET LOCATION:				30.0M MAX. + 3.0M HOSE STRIAM	3.2.8.10.		
FIRE ALARM REQUIRED:				☒ YES ☐ NO	3.2.4.		
WATER SERVICE/SUPPLY IS ADEQUATE:				☒ YES ☐ NO	3.2.5.7.		
HIGH BUILDING:				☐ YES ☒ NO	3.2.6.		
CONSTRUCTION RESTRICTIONS:				REQUIRED: ☐ COMBUSTIBLE PERMITTED PROVIDED: ☐ COMBUSTIBLE	☐ NON-COMBUSTIBLE ☐ BOTH		
HAZARDOUS SUBSTANCES:				☒ YES ☐ NO	3.8.		
BARRIER-FREE DESIGN:				☒ YES ☐ NO (EXPLAIN):	3.8.		
BARRIER-FREE ENTRANCES:				No. OF ENTRANCES NEED TO BE BARRIER FREE: 1	3.8.1.2.		
POWER DOOR OPERATORS REQD.:				☒ YES ☐ NO	3.8.1.3.		
REQUIRED FIRE RESISTANCE RATINGS:				HORIZONTAL ASSEMBLIES FIRE RESISTANCE RATINGS (F.R.R.) FLOOR: _____ ROOF: _____ MEZZANINE: _____ FIRE RESISTANCE RATINGS OF SUPPORTING MEMBERS (F.R.R.) FLOOR: _____ ROOF: _____ MEZZANINE: _____ SPACE NAME: _____ REQUIRED RATING: _____ SUITES: _____ PUBLIC CORRIDORS: _____ JANITOR ROOMS: _____ SERVICE ROOMS: _____ VERTICAL SERVICE SPACES: _____ ELEVATOR - HOISTWAY: _____ ELEVATOR - MACHINE ROOM: _____ EXITS - STAIR TOWERS: _____ EXITS - CORRIDORS: _____ LOBBY SEPARATION TO OTHER EXITS: _____ MAX. TRAVEL DISTANCE: 0 m	3.2.4.1.		
EXITS:				MAX. TRAVEL DISTANCE: 0 m	3.2.3.1.		
PROPOSED BUILDING FACE & SPATIAL SEPARATION:				WALL FACE: _____ AREA OF E.B.F. (m ²): _____ LIMITING DISTANCE (m): _____ RATIO L/H OR H/L (1 : K): _____ PERMITTED MAX. % OF OPENINGS: _____ REQUIRED MAX. % OF OPENINGS: _____ LISTED DESIGN OR DESCRIPTION: _____ NON-COMB. CONSTN. REQD.: _____ NON-COMB. CLADDING REQD.: _____	3.2.3.1.		
OCCUPANT LOAD:				(REFER TO OCCUPANT LOAD CHART FOR SPECIFICS) OCCUPANT LOAD BASED ON: ☐ 46 m ² /PERSON DESIGN OF BUILDING: ☒ PERSONS BASEMENT: TBD LEVEL 01: TBD LEVEL 02: TBD LEVEL 03: TBD TOTAL OCCUPANT LOAD: 488 PEOPLE	3.1.17.		
WASHROOM REQUIREMENTS:				(REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART)	3.7.5.		
OTHER:							

LOCATION PLAN



ISSUE / REVISIONS

1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR RE-ZONING	MAY.20.25

NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general, as approved to proceed, conforming with the design prepared and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.

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All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

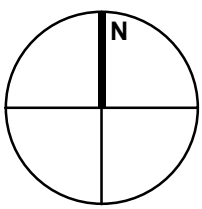
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

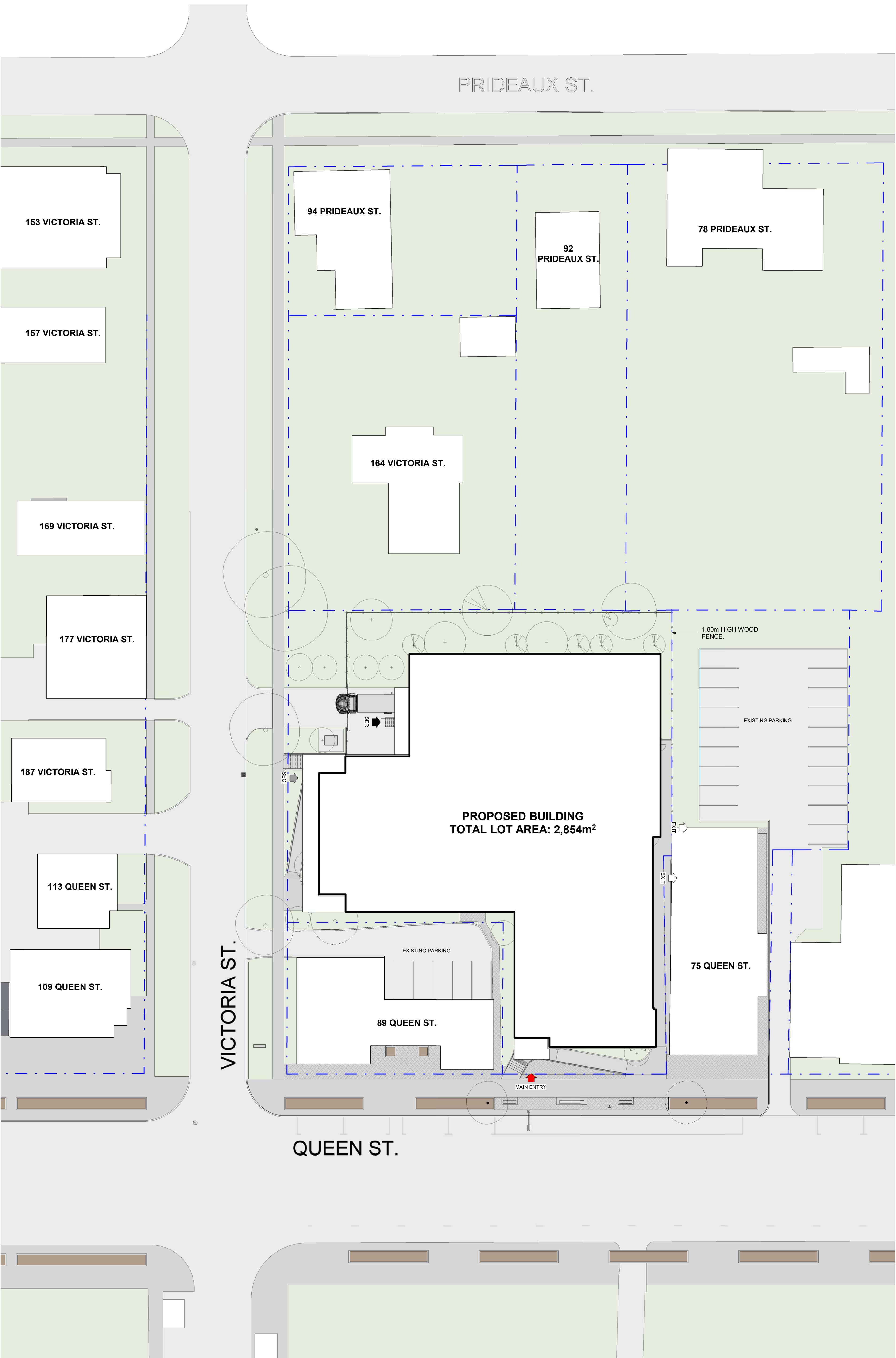
Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING
INFORMATION SHEET



ISSUE / REVISIONS	
1	ISSUED FOR RE-ZONING MAY 20 25



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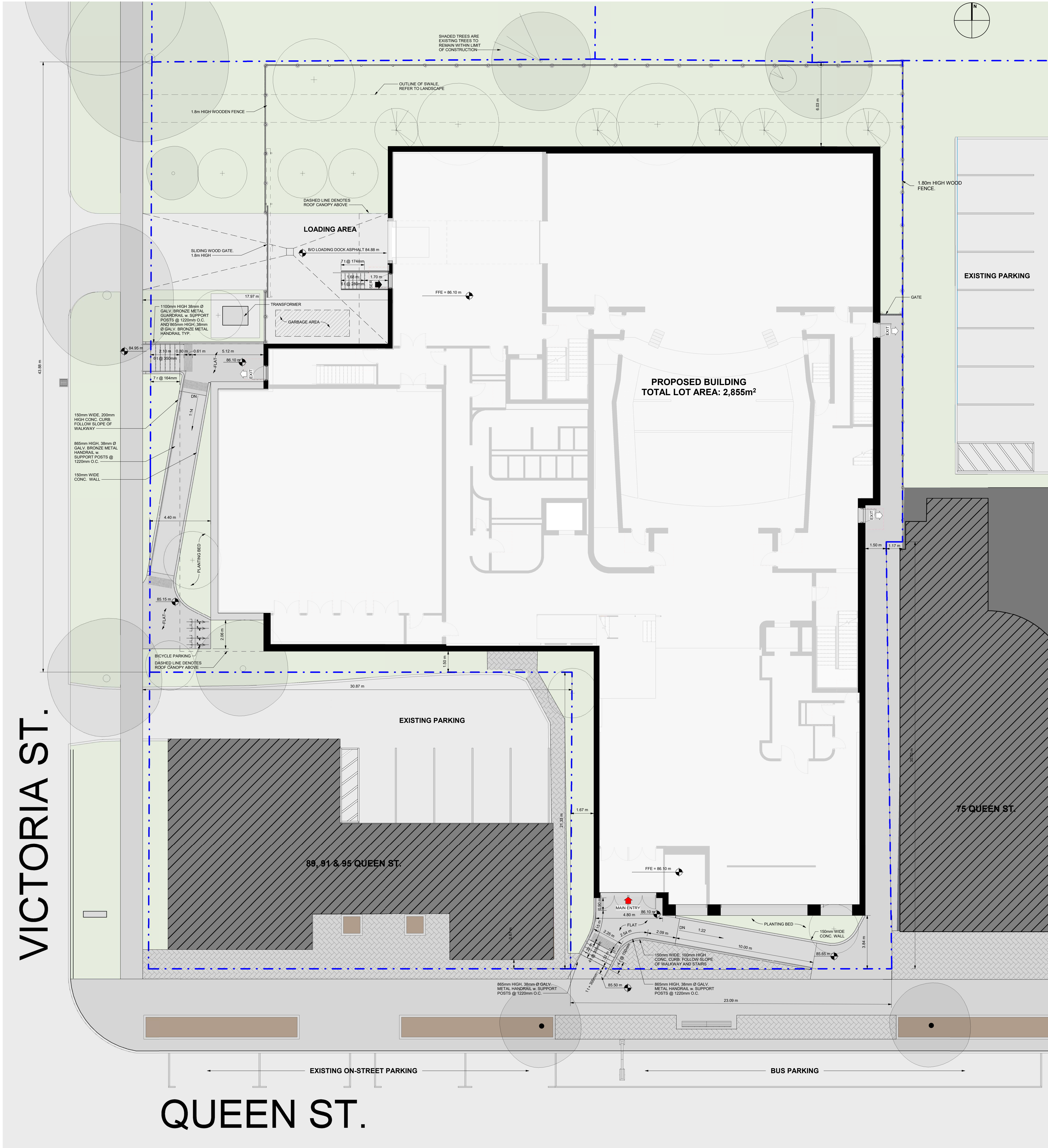
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**CONSTRUCTION
DOCUMENTATION**
PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lake ON



SITE AREA			
Name	Area	Area m2	Comments
SITE	0.28 hectare	2,855 m ²	

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA ft2
GROUND FLR	DIV 1	1,861.10 m ²	19986.86 SF
BASEMENT	DIV 1	1,270.00 m ²	13670.16 SF
END FLR, GFA	DIV 1	303.87 m ²	3272.58 SF
3RD FLR, GFA	DIV 1	170.90 m ²	18297.95 SF
		4,245.87 m ²	45387.56 SF

ISSUE / REVISIONS	
1	ISSUED FOR CM RFP
2	ISSUED FOR RE-ZONING

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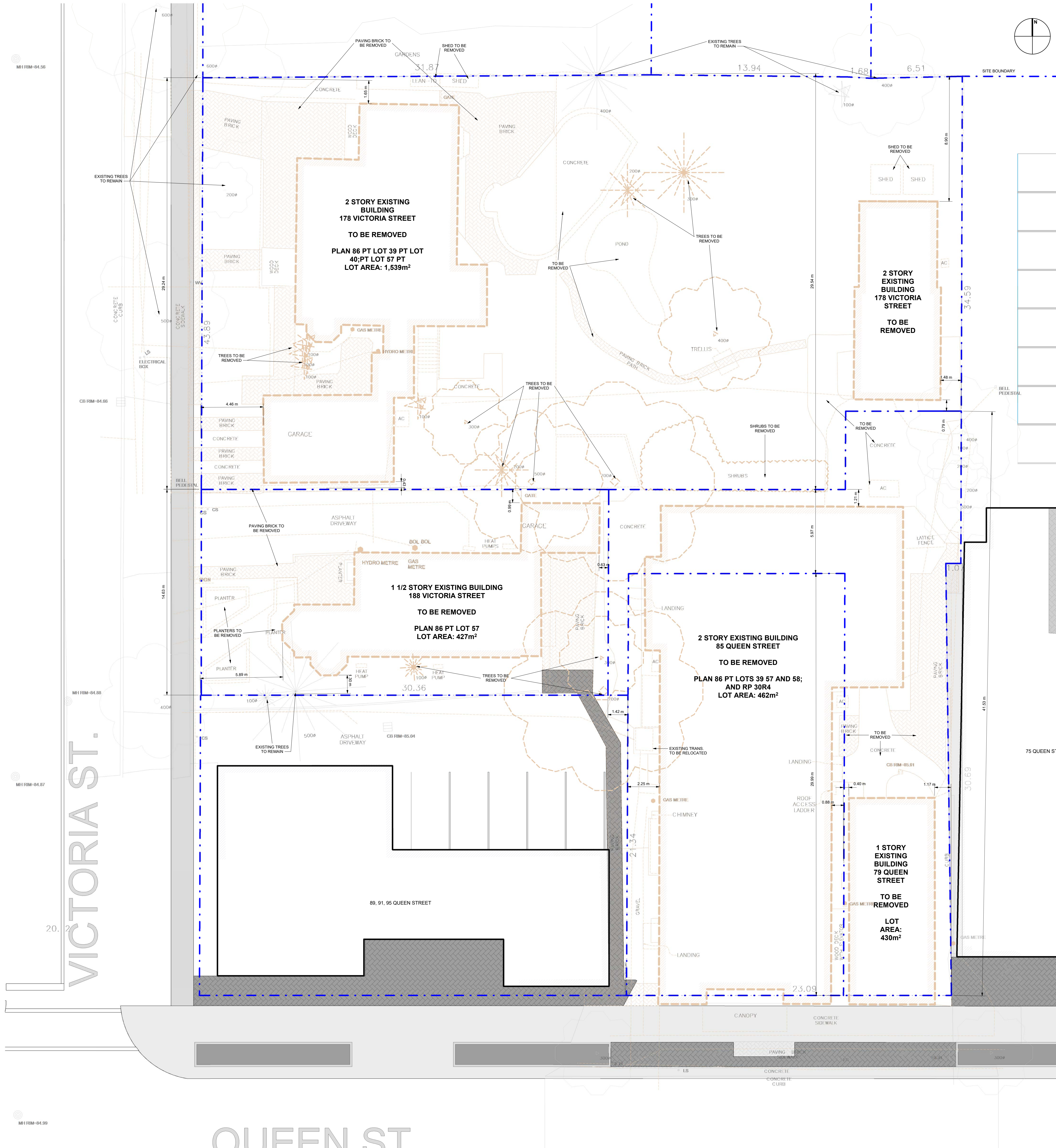
**CONSTRUCTION
DOCUMENTATION**
PROJECT No. 22-140
START DATE JAN. 2023

**SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE**

Address:
Niagara on the Lake ON

SITE PLAN

AS-101



TO BE REMOVED

SITE BOUNDARY
EXTENT OF REMOVAL

ISSUE / REVISIONS

1	HERITAGE PRECONSULT	23.10.04
2	ISSUED FOR RE-ZONING	MAY 20.25

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CONSTRUCTION
DOCUMENTATION

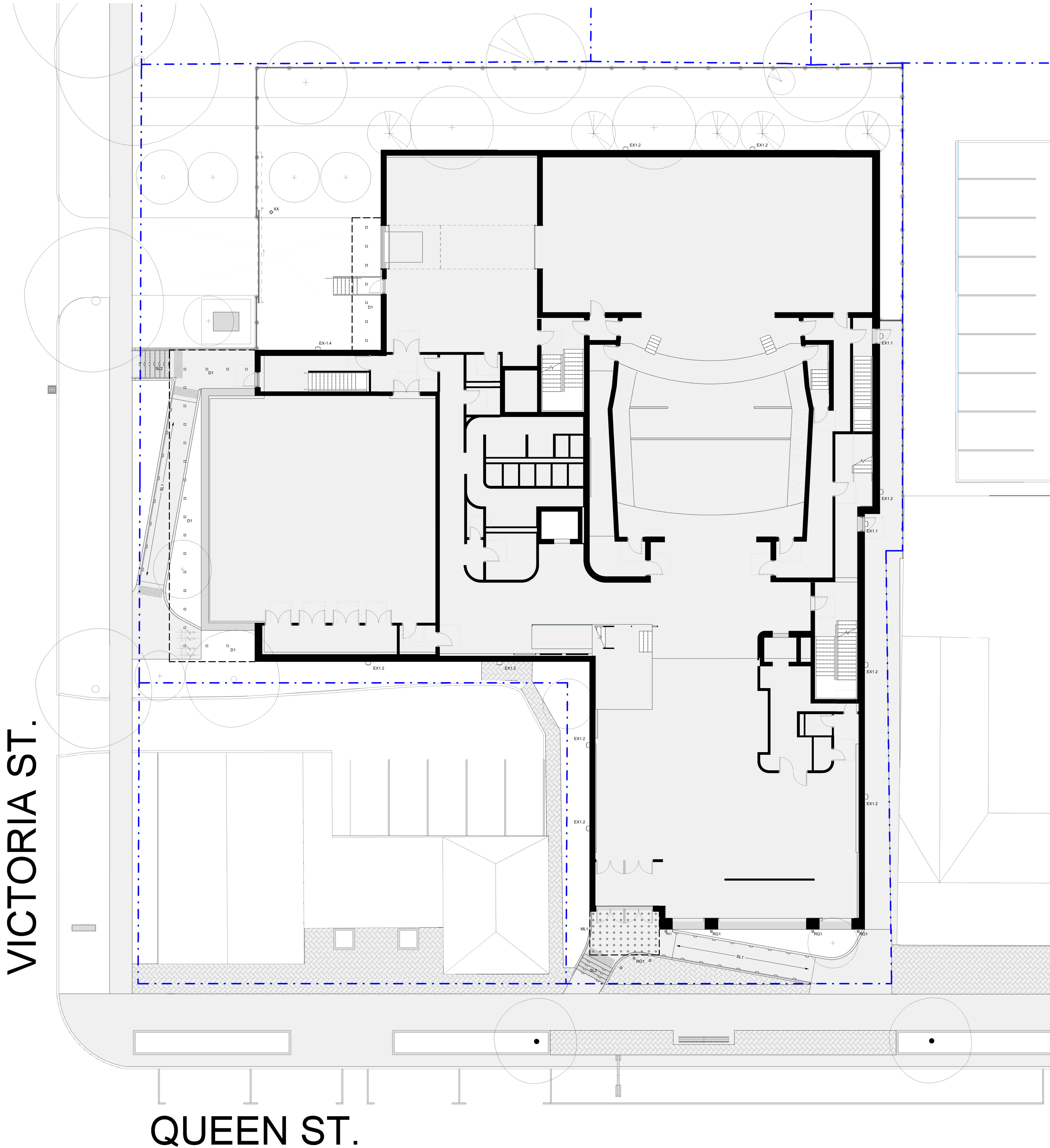
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:
Niagara on the Lake ON

SITE PLAN - EXISTING
& REMOVALS

AS-102



EXTERIOR LIGHTING FIXTURE LEGEND		
XX		BOLLARD LIGHT POLE
D1		RECESSED SOFFIT FIXTURE
ML1		RECESSED MARQUEE FIXTURE
SL1		STAIR LIGHT 1
SL2		STAIR LIGHT 2
EX1.1		EXIT WALL PACK
EX1.2		BACK OF HOUSE WALL PACK
EX1.4		LOADING AREA WALL PACK
RG1		RECESSED GROUND FIXTURE

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	23.10.04
2	ISSUED FOR RE-ZONING	MAY 20.25

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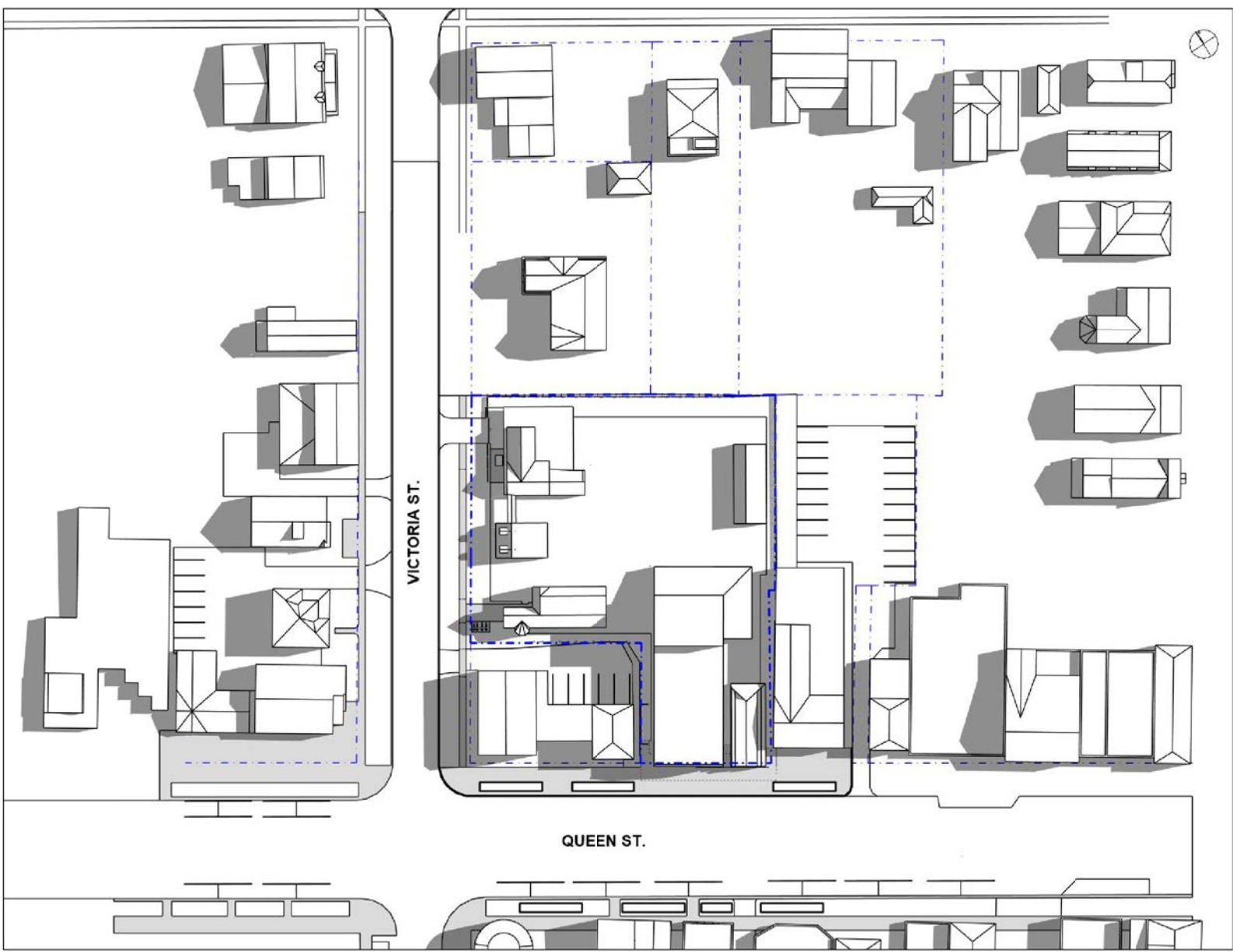
CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE: JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

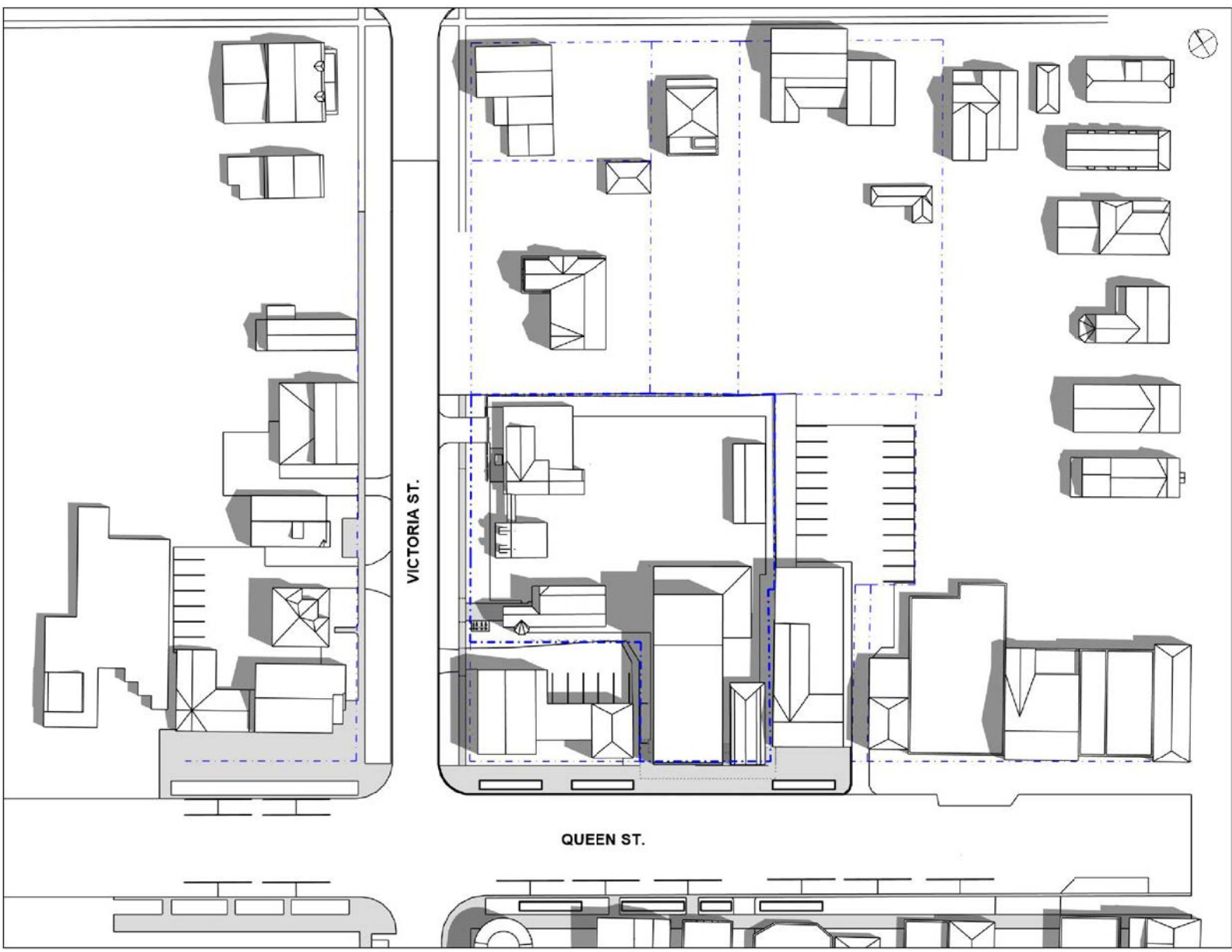
Address:
Niagara on the Lake, ON

SITE PLAN - EXTERIOR
LIGHTING

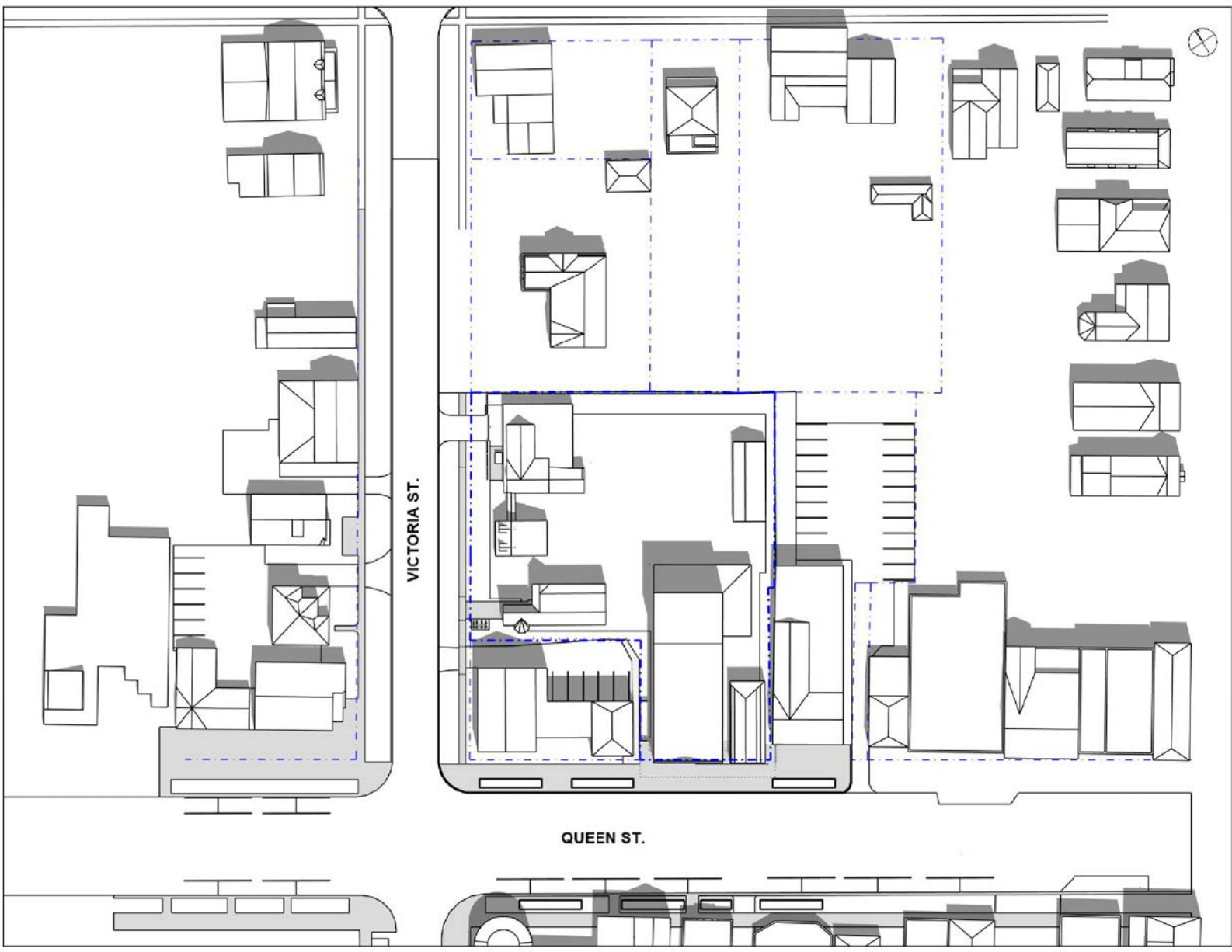
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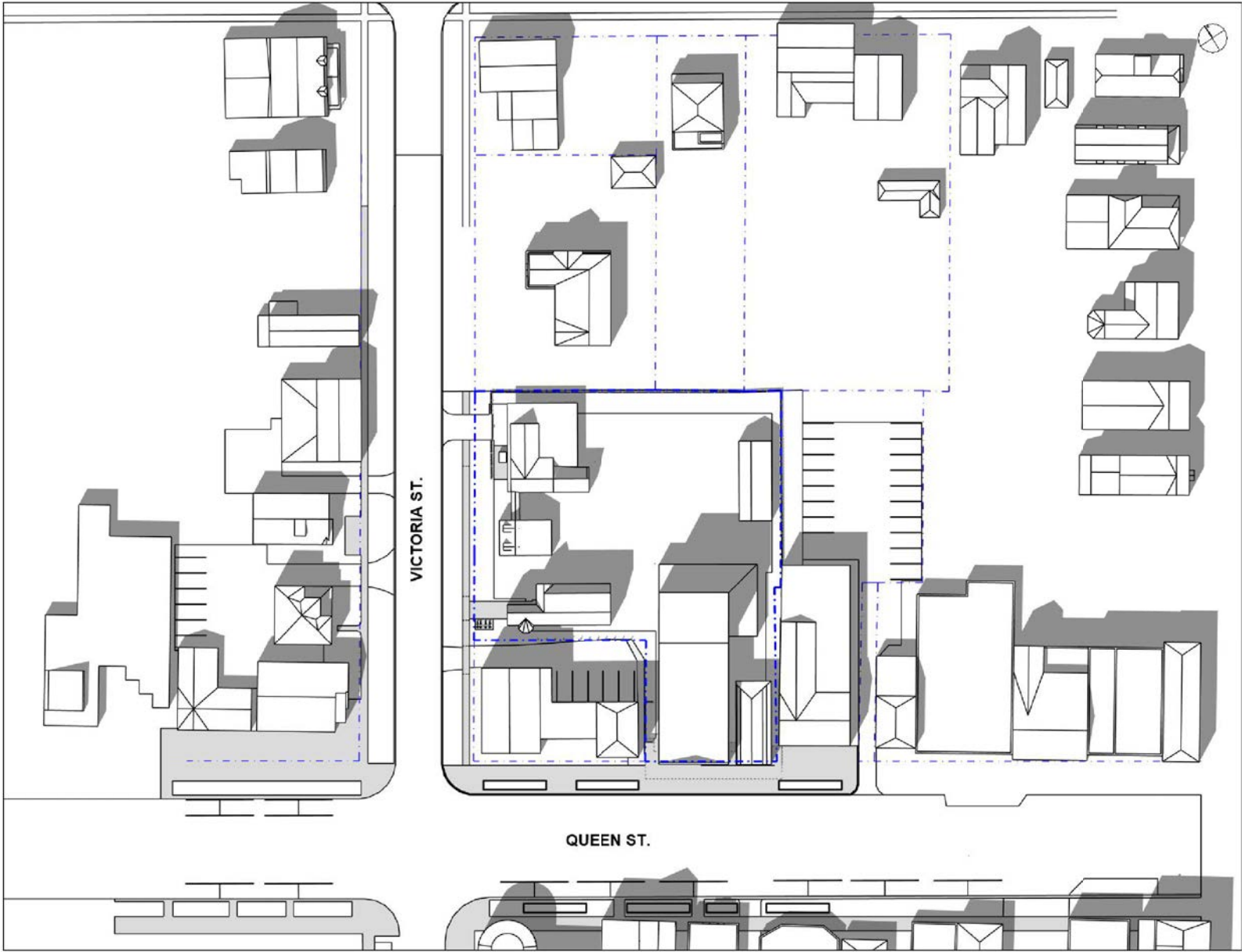
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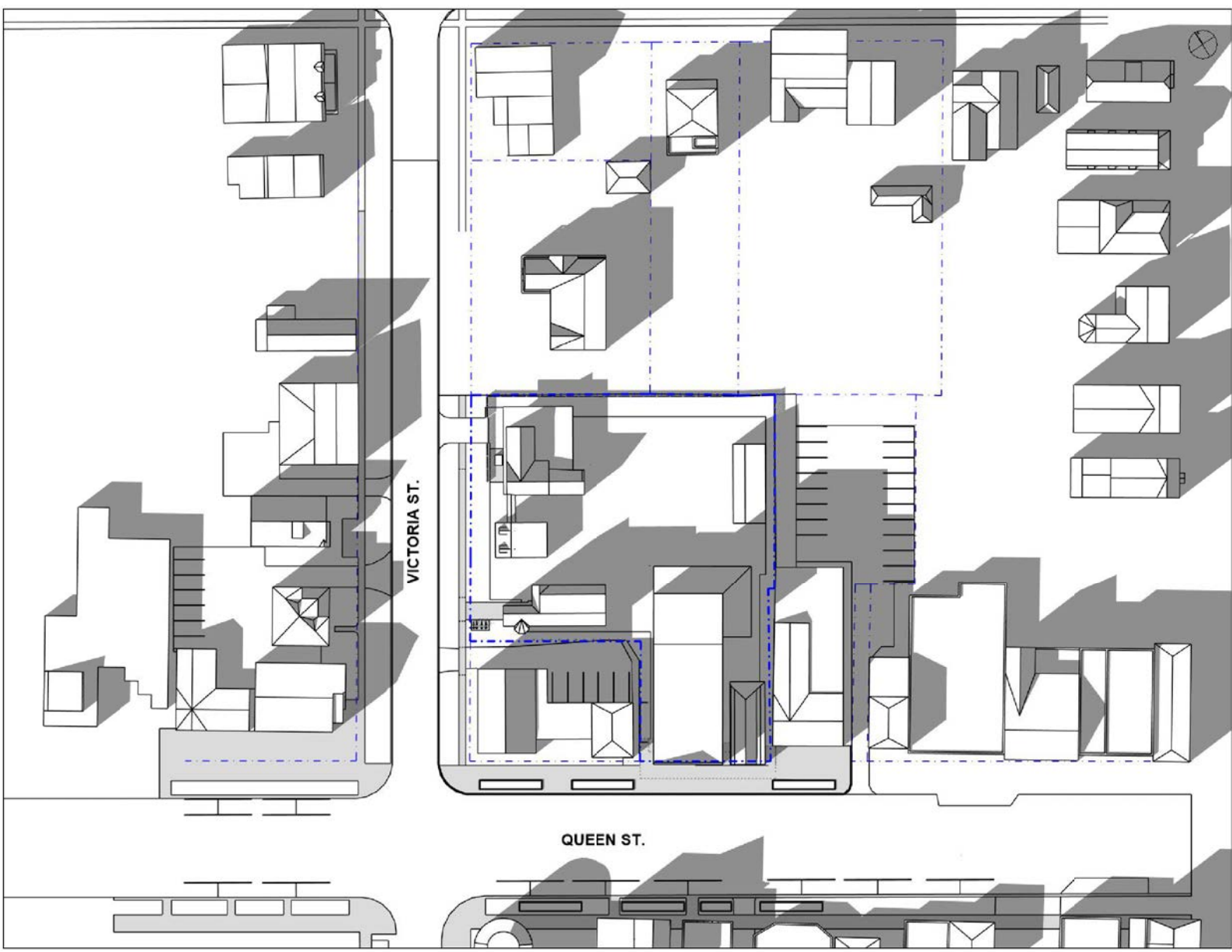
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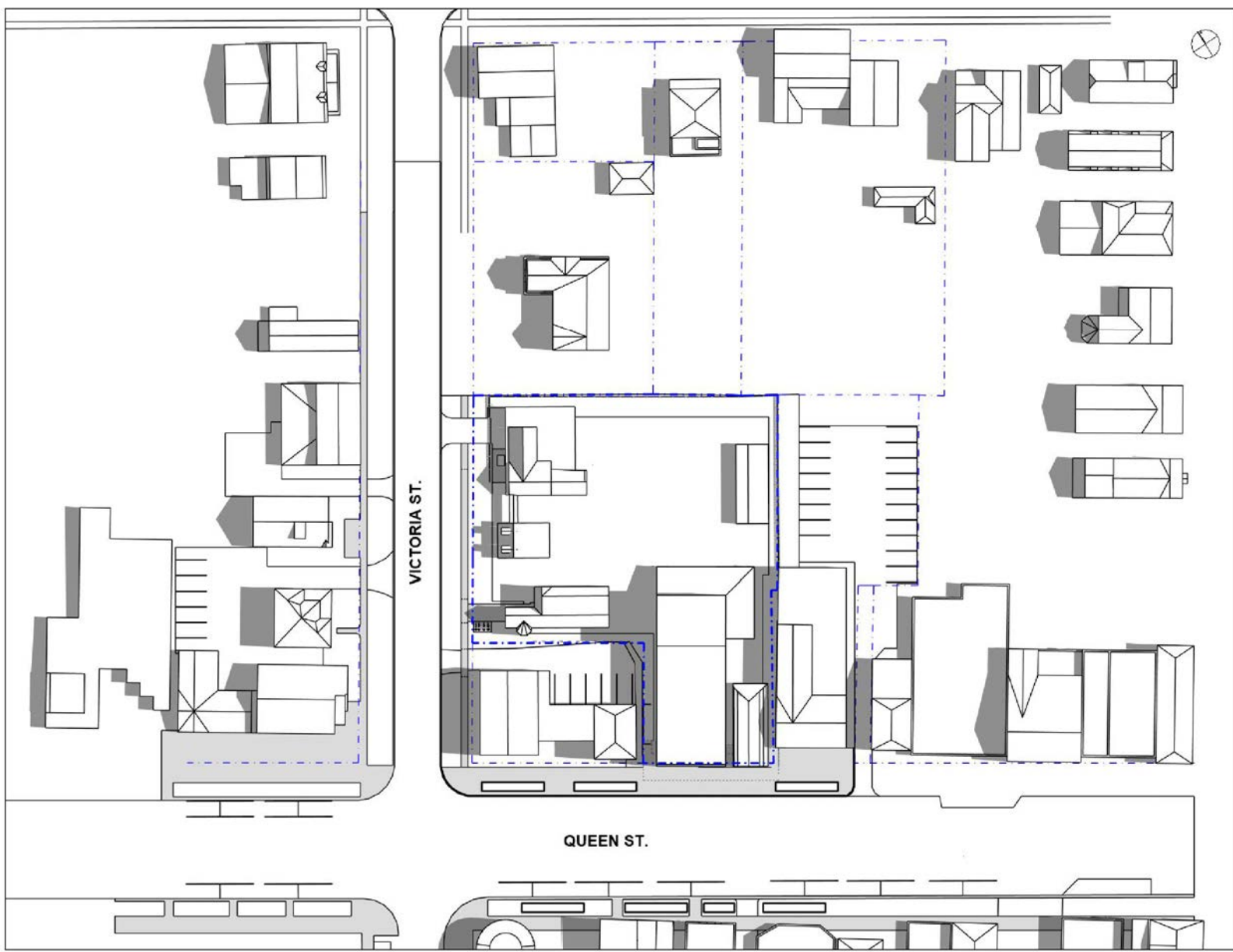
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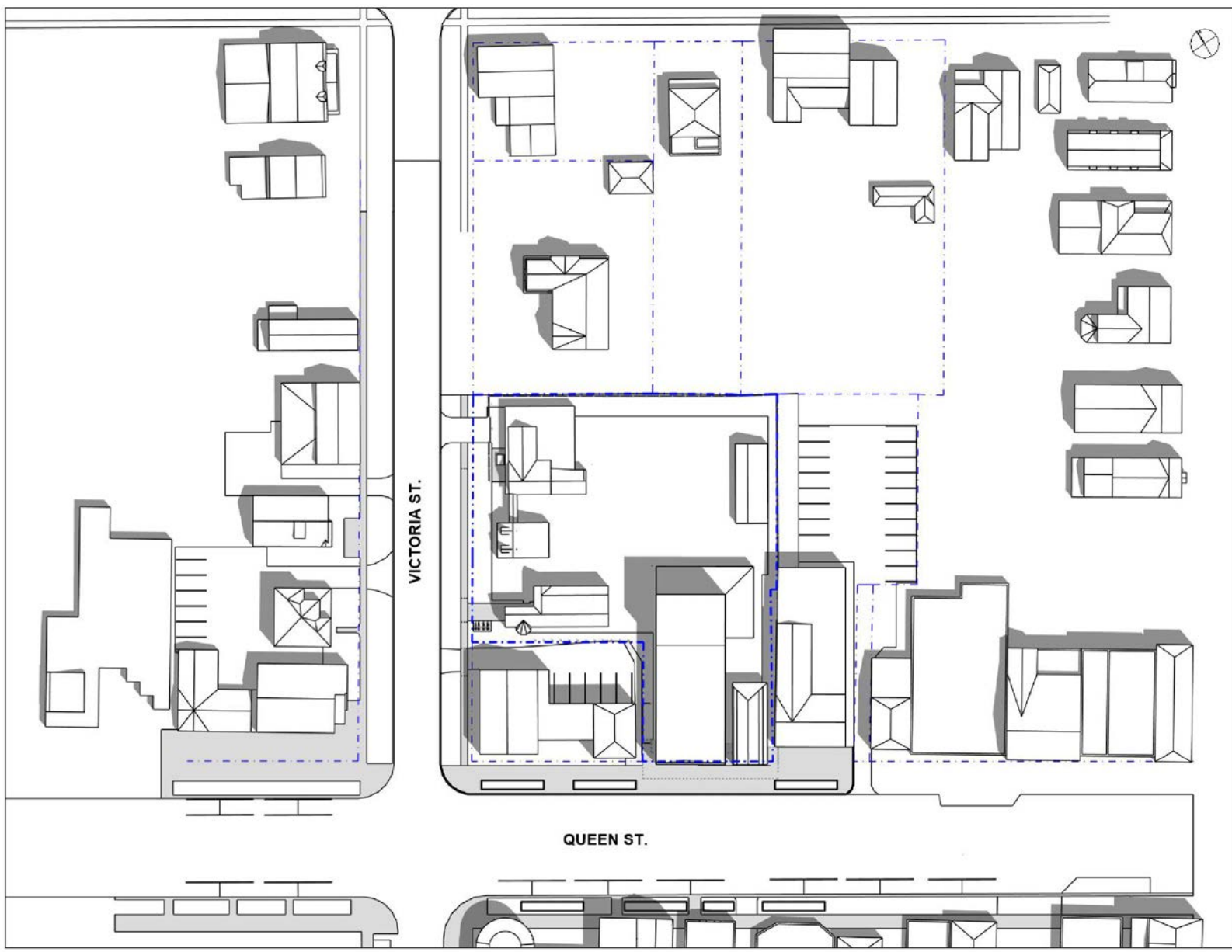
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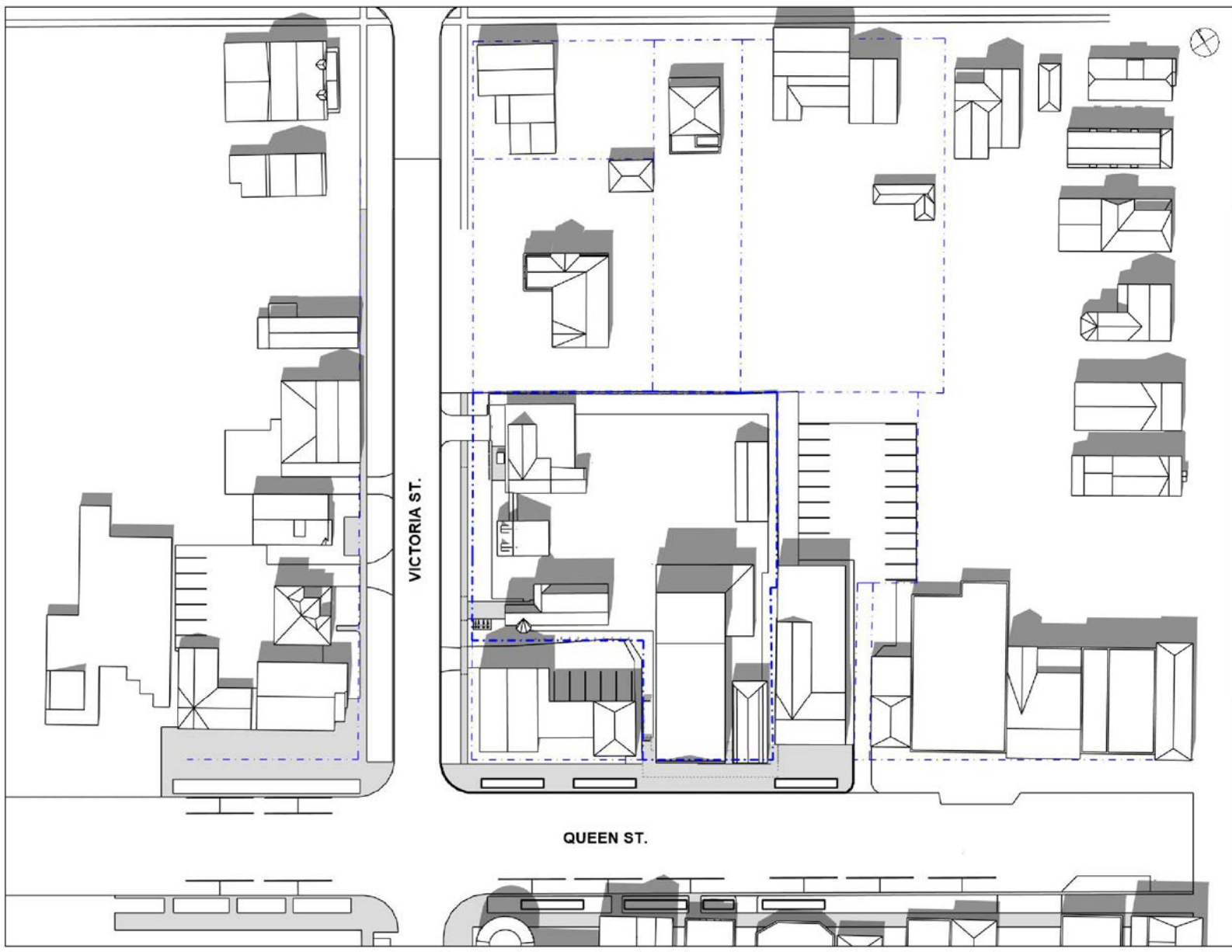
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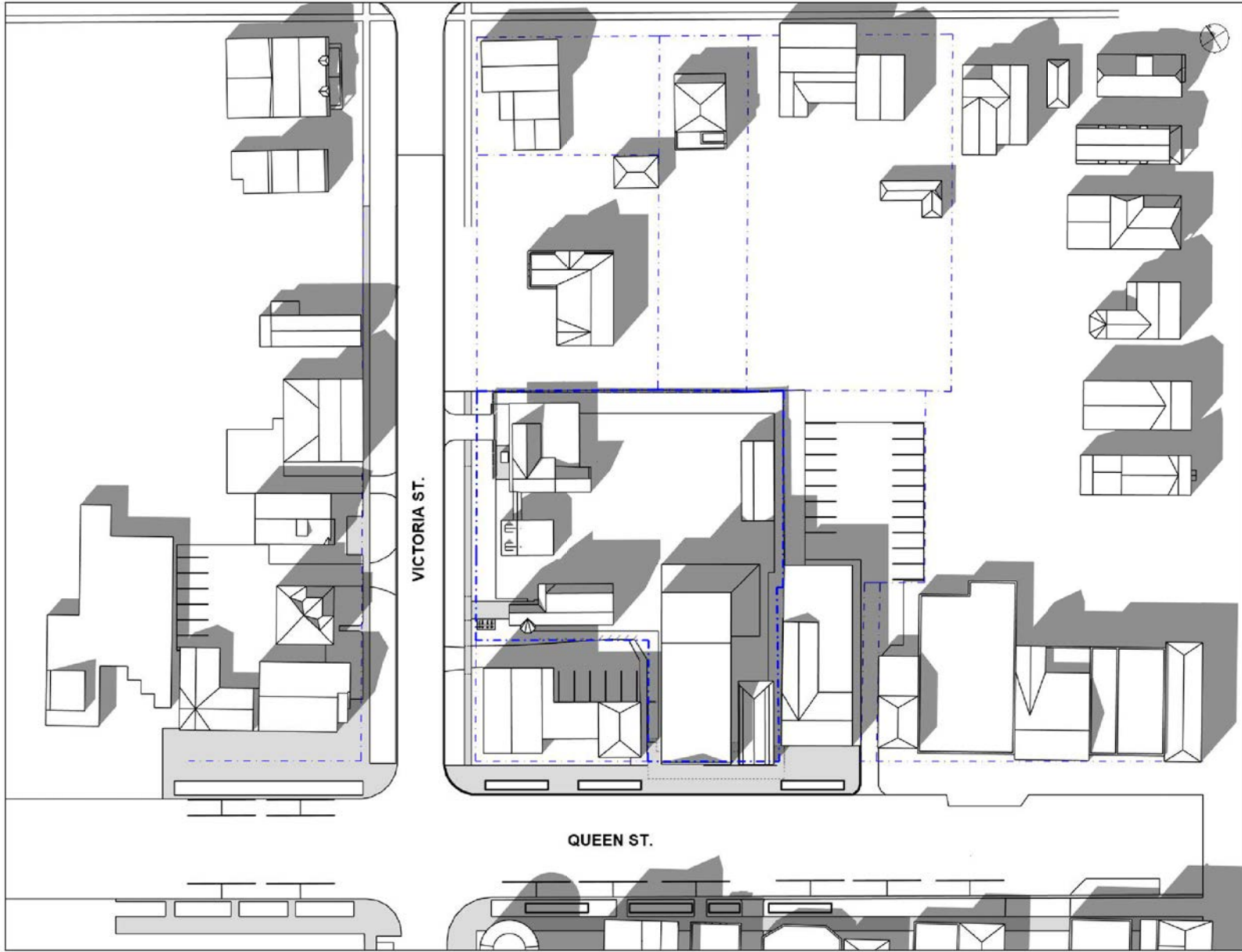
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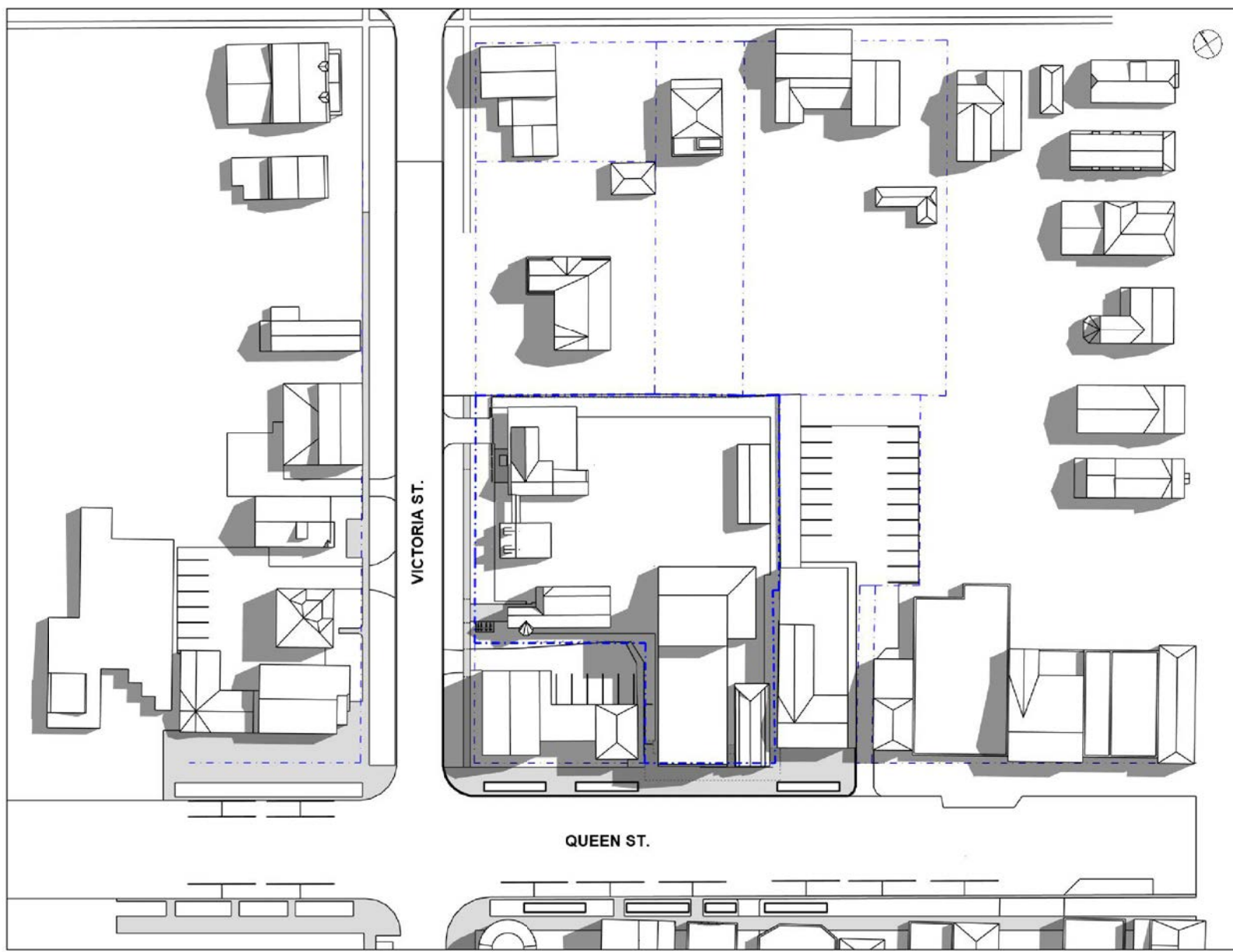
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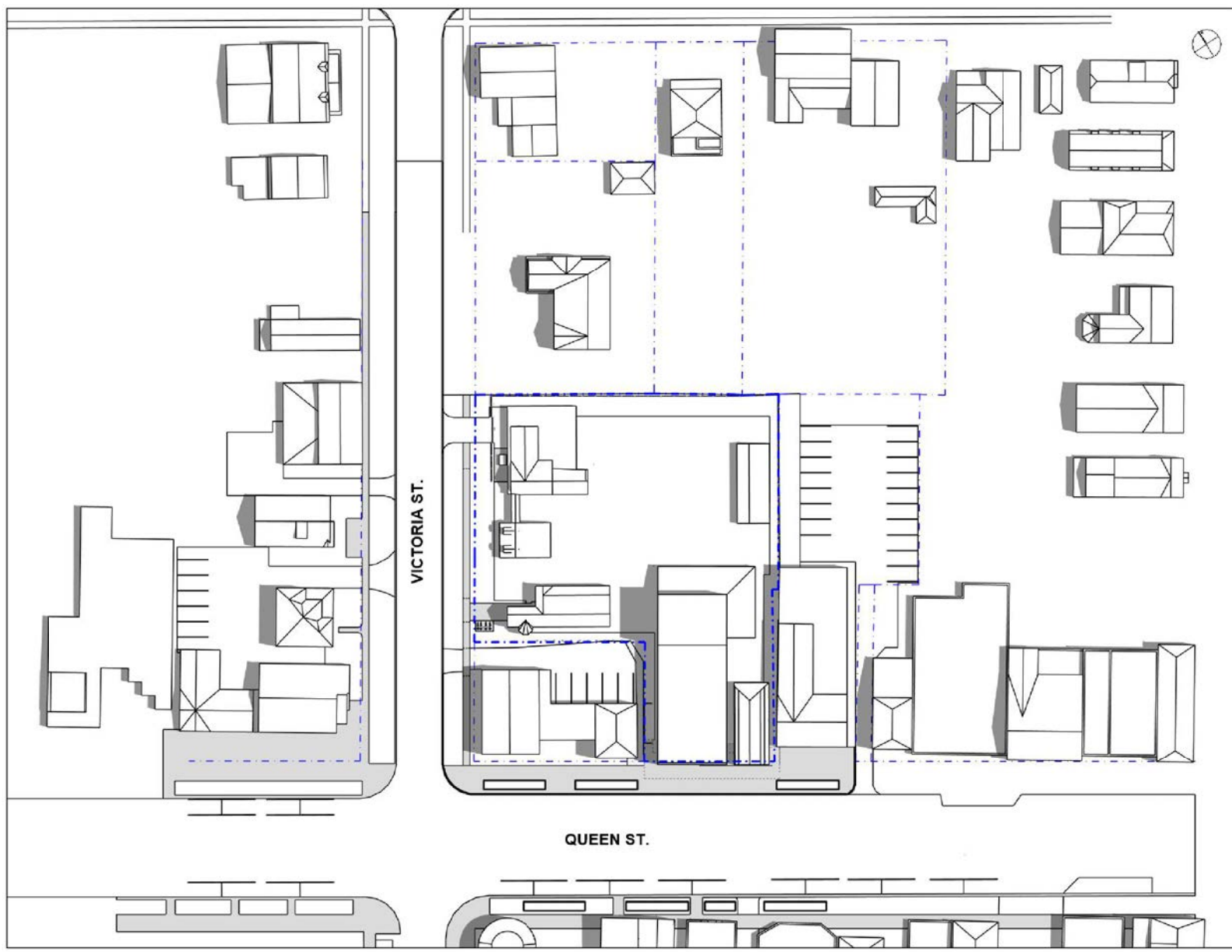
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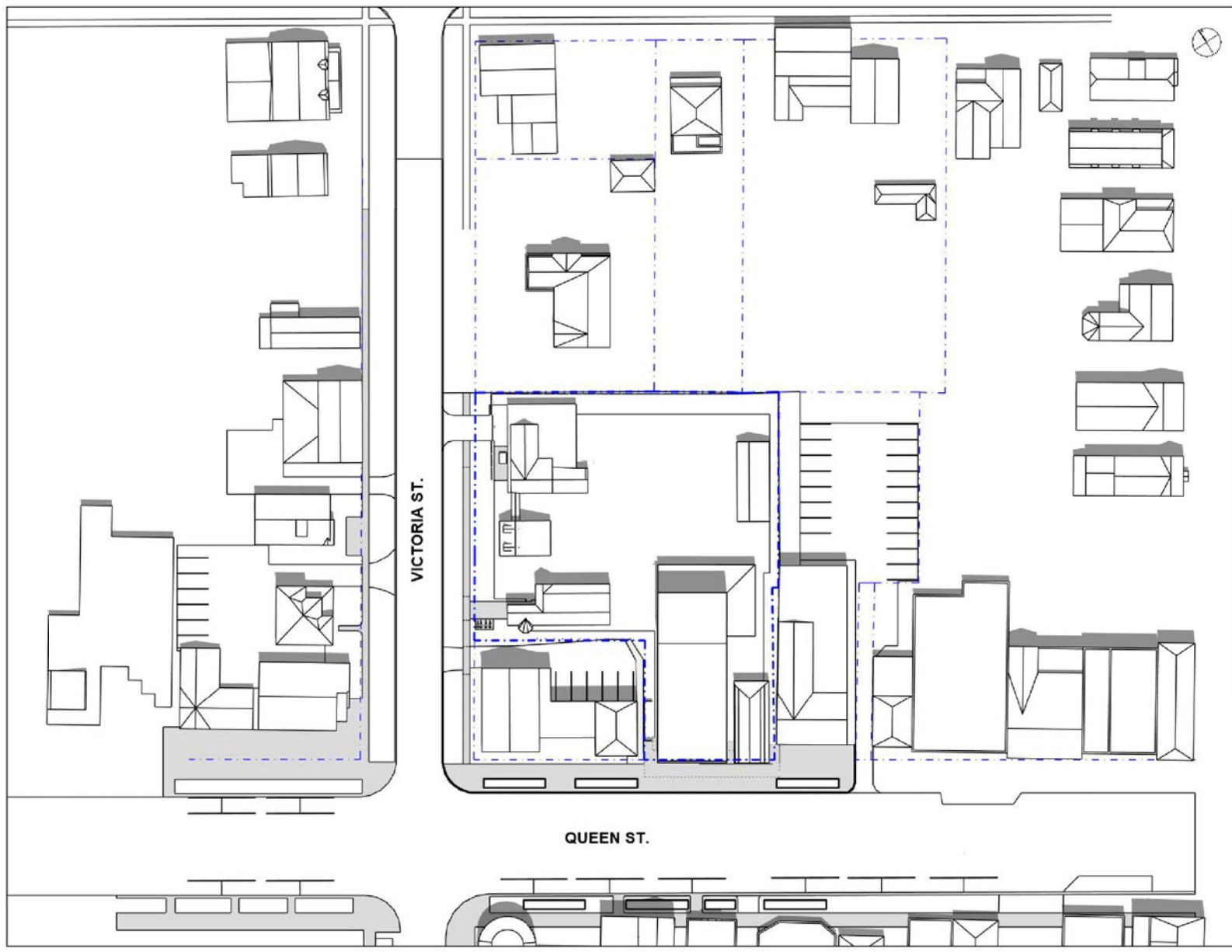
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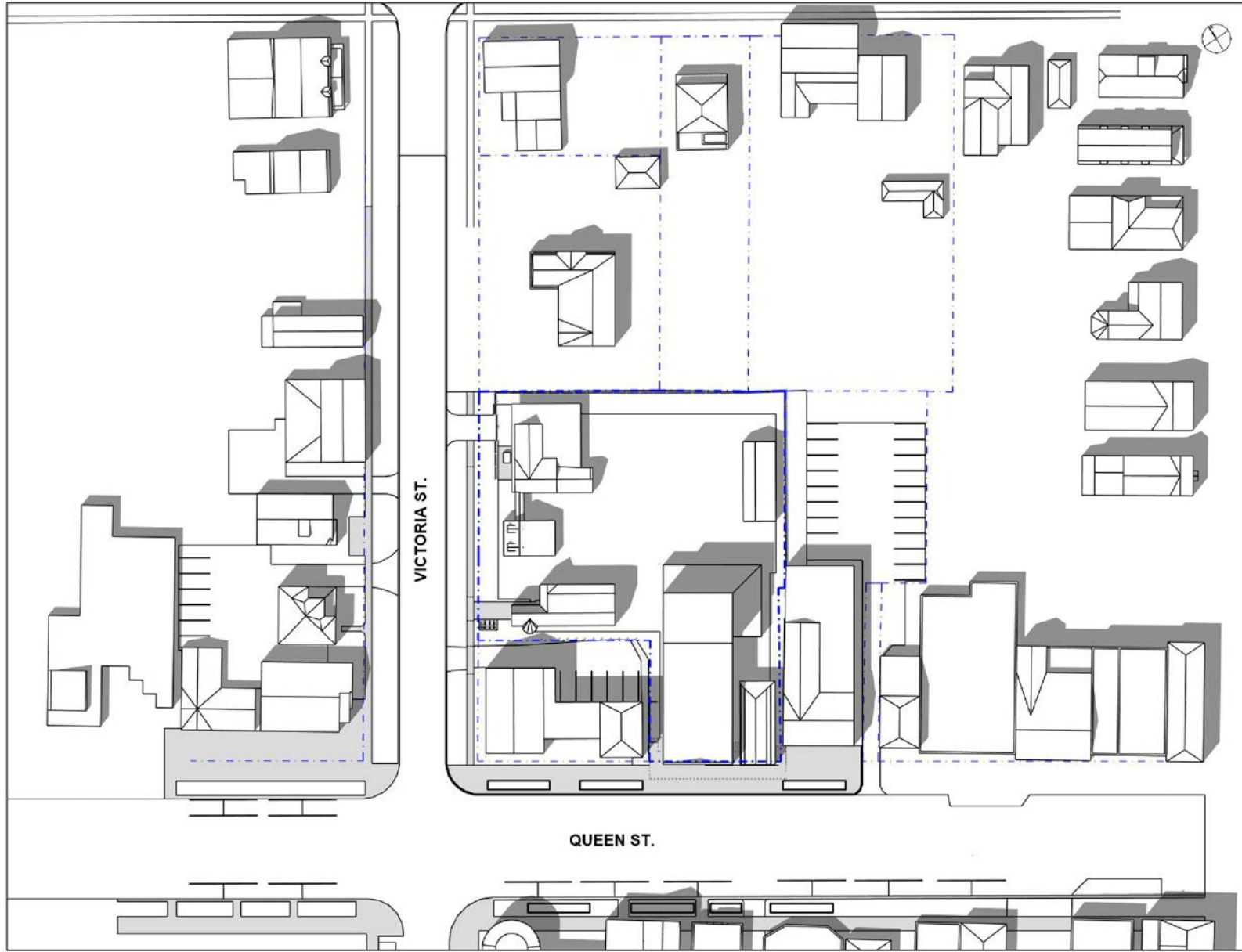
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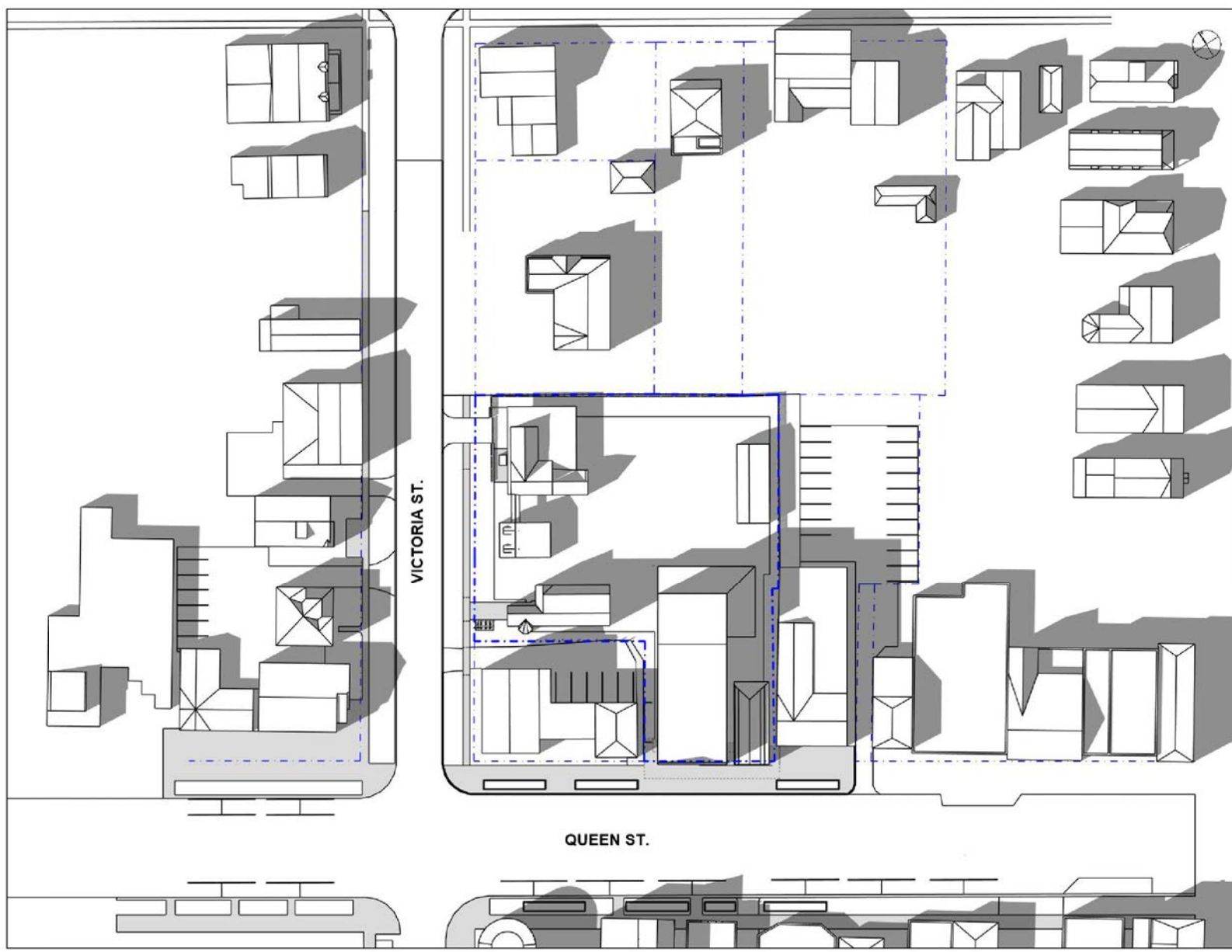
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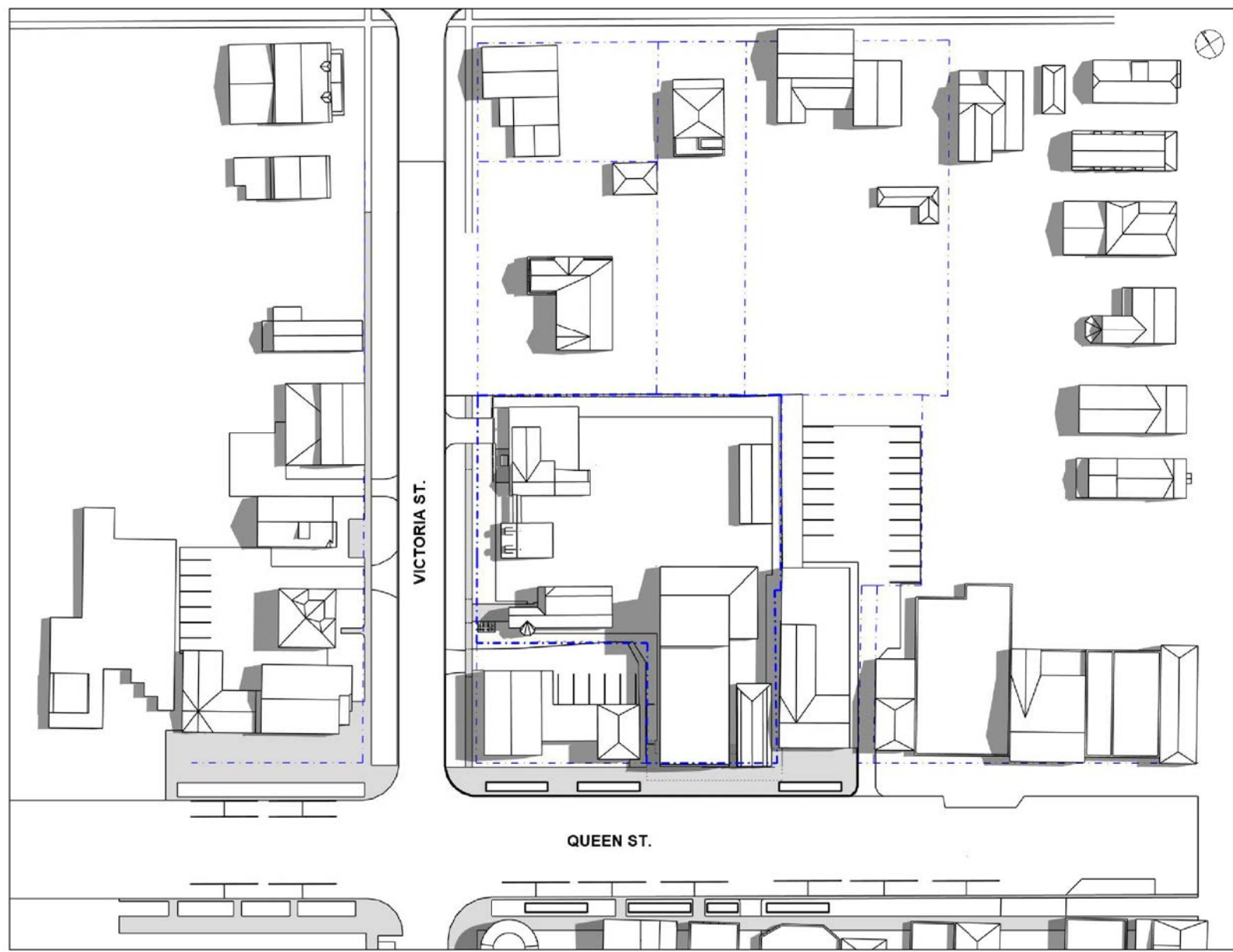
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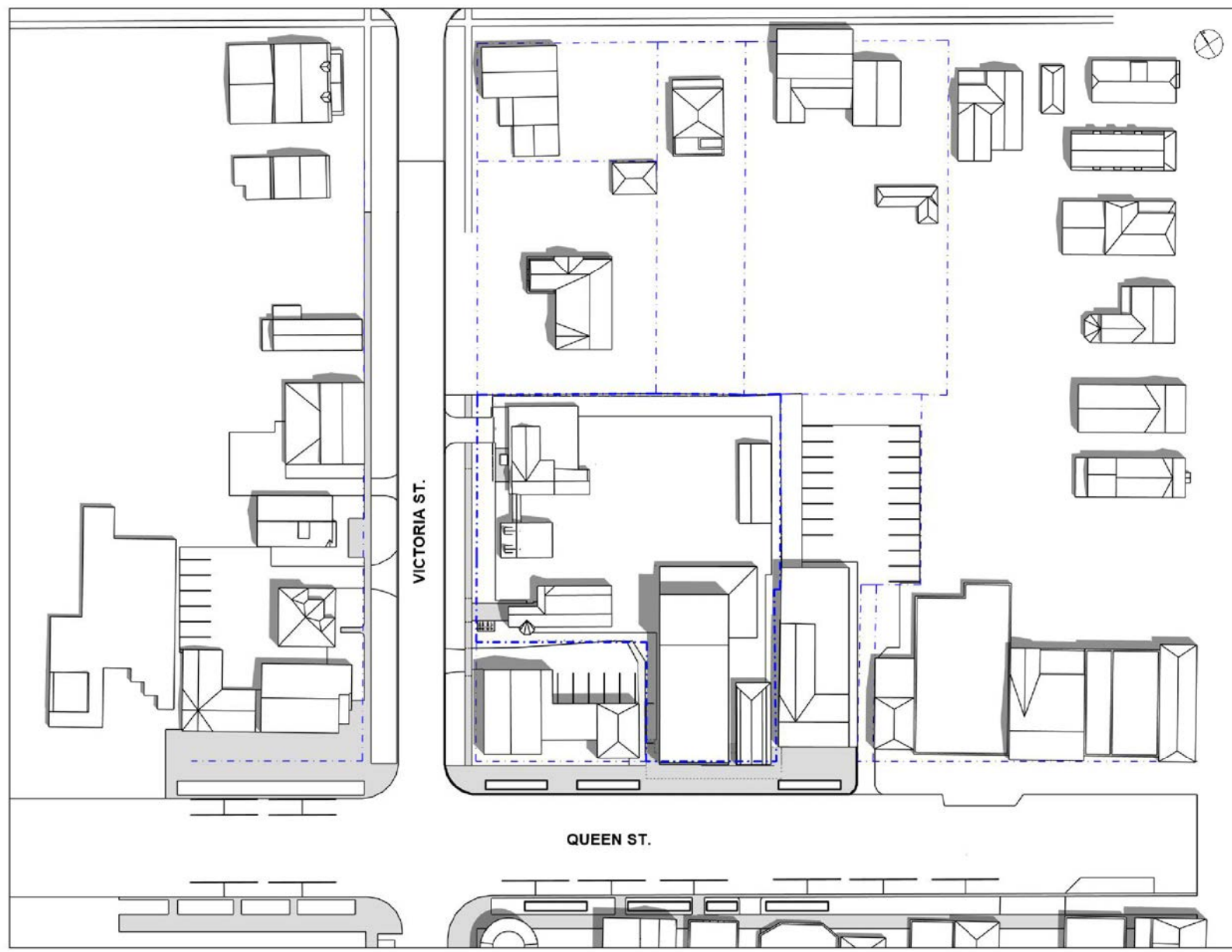
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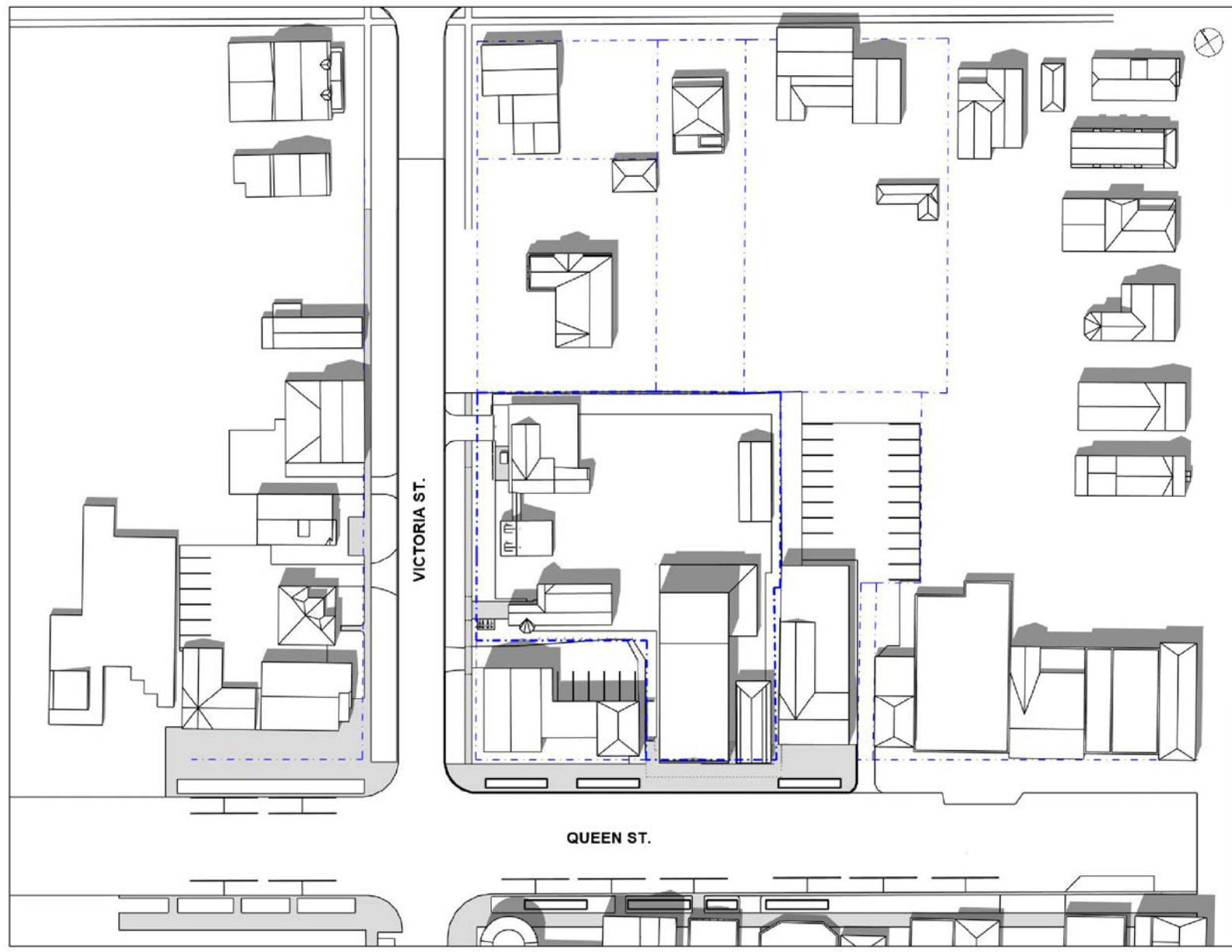
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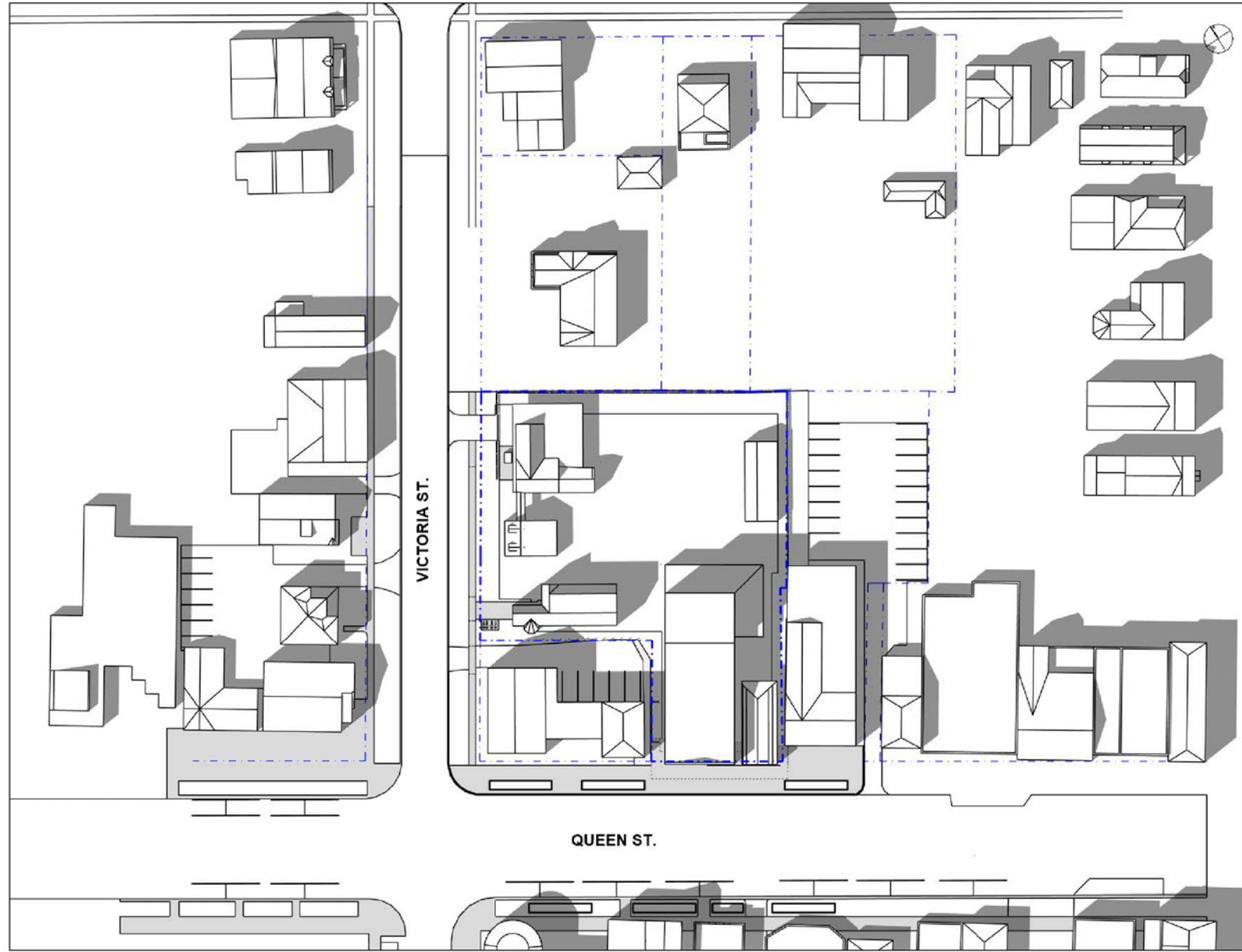
[4 of 9] [June 21, 2023 - 13:00]



[6 of 9] [June 21, 2023 - 15:00]



[8 of 9] [June 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

APRIL

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

JUNE

SUNRISE - 5:36 AM

SUNSET - 9:00 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 23

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

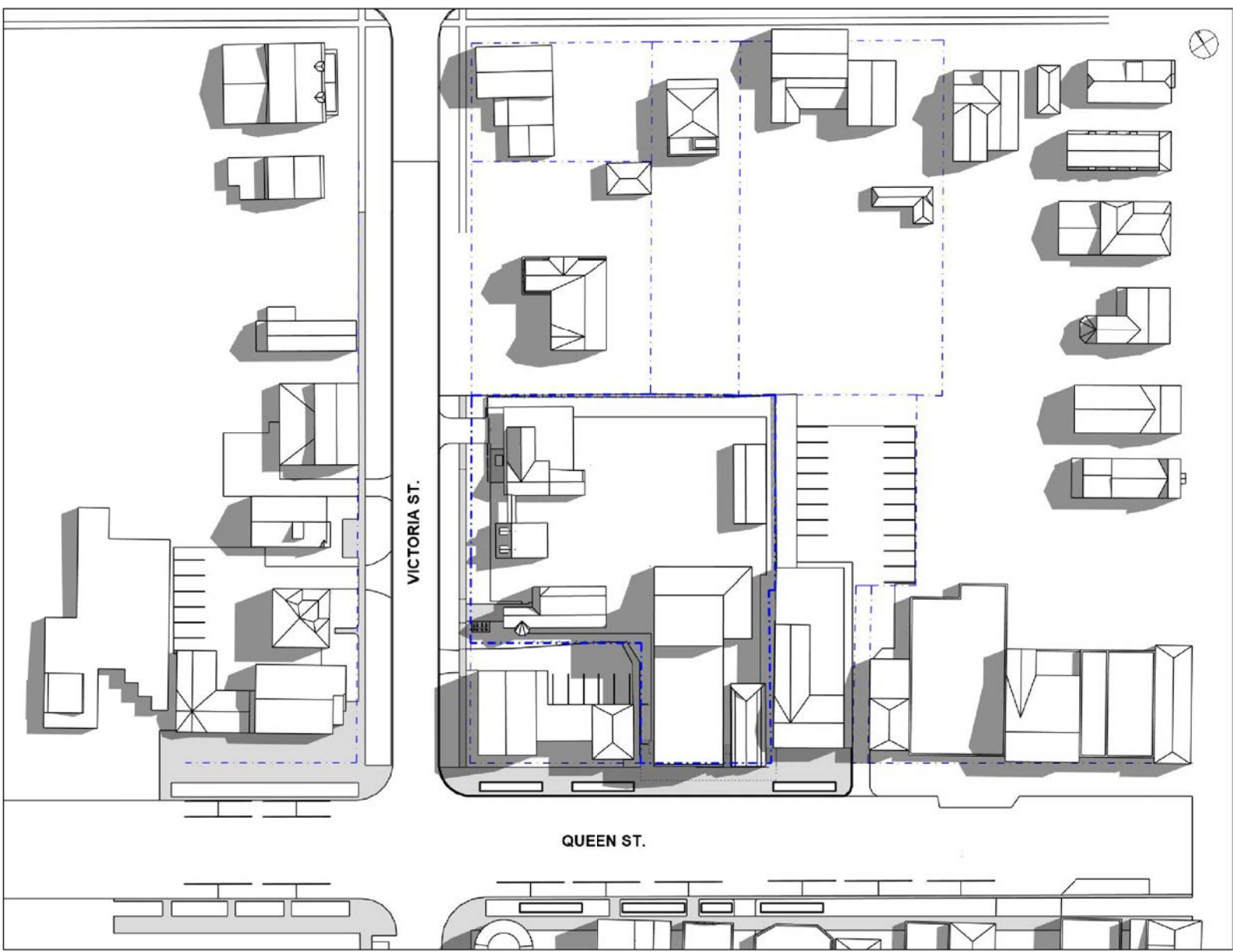
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

Address:

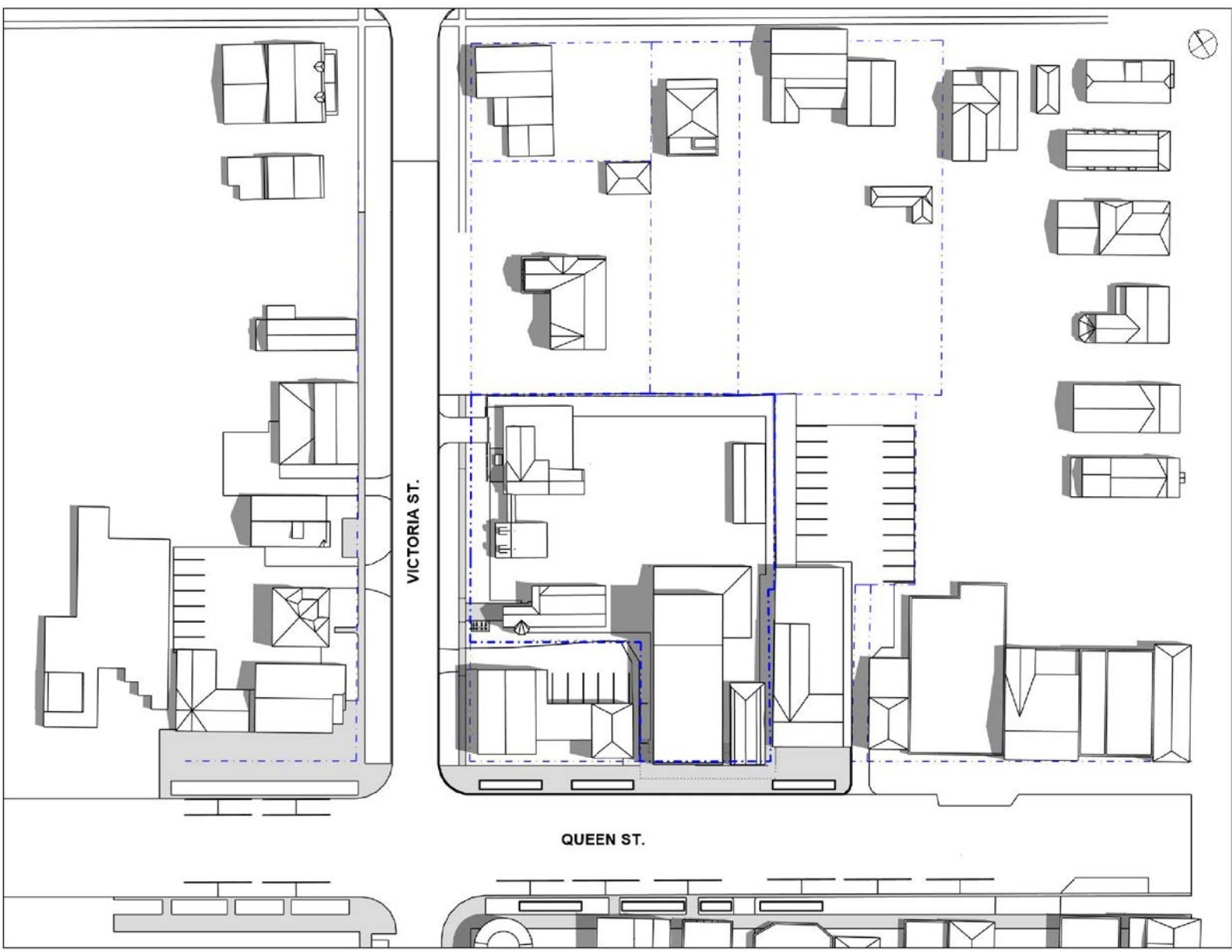
Niagara on the Lake ON

EXISTING - SHADOW
STUDY - APRIL 21 &
JUNE 21

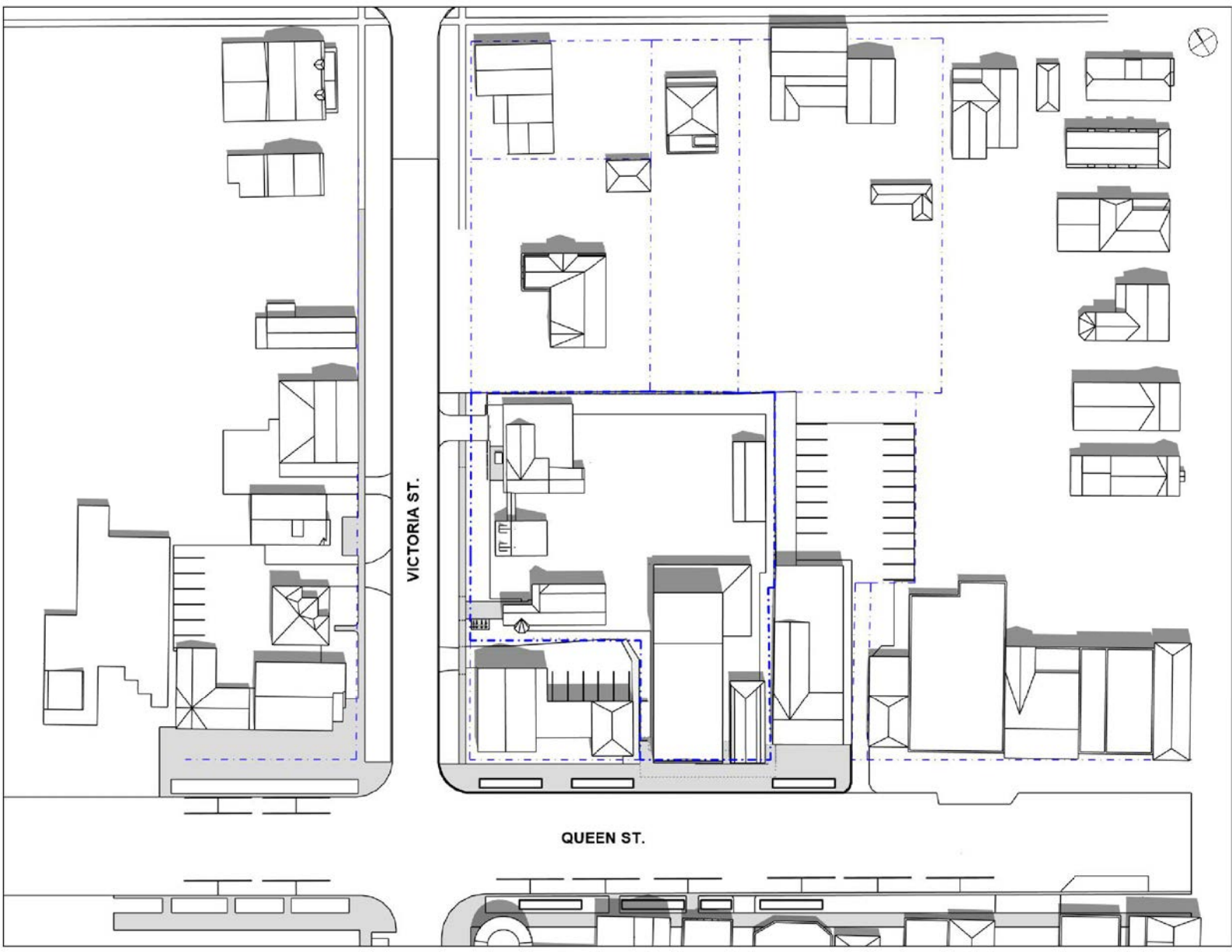
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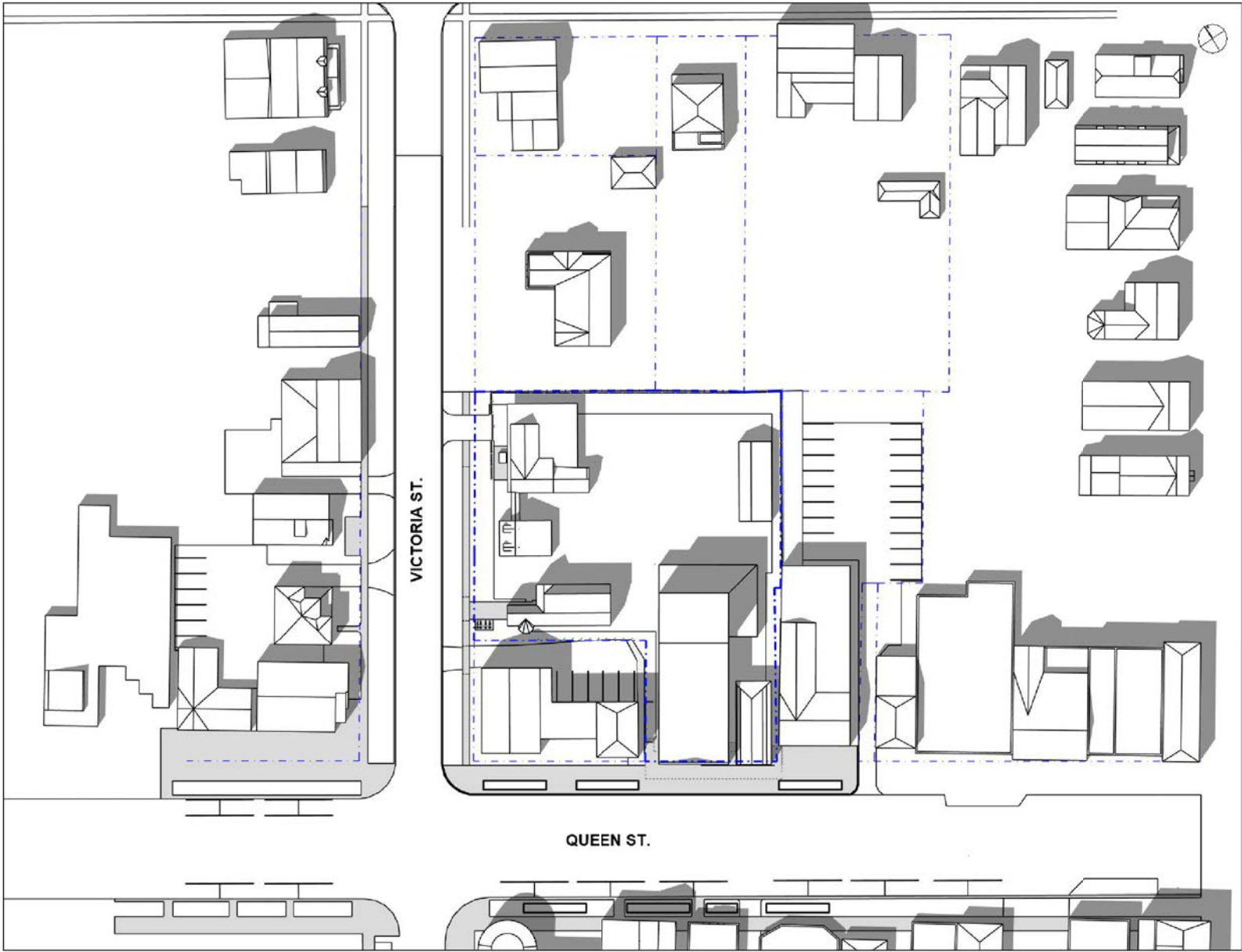
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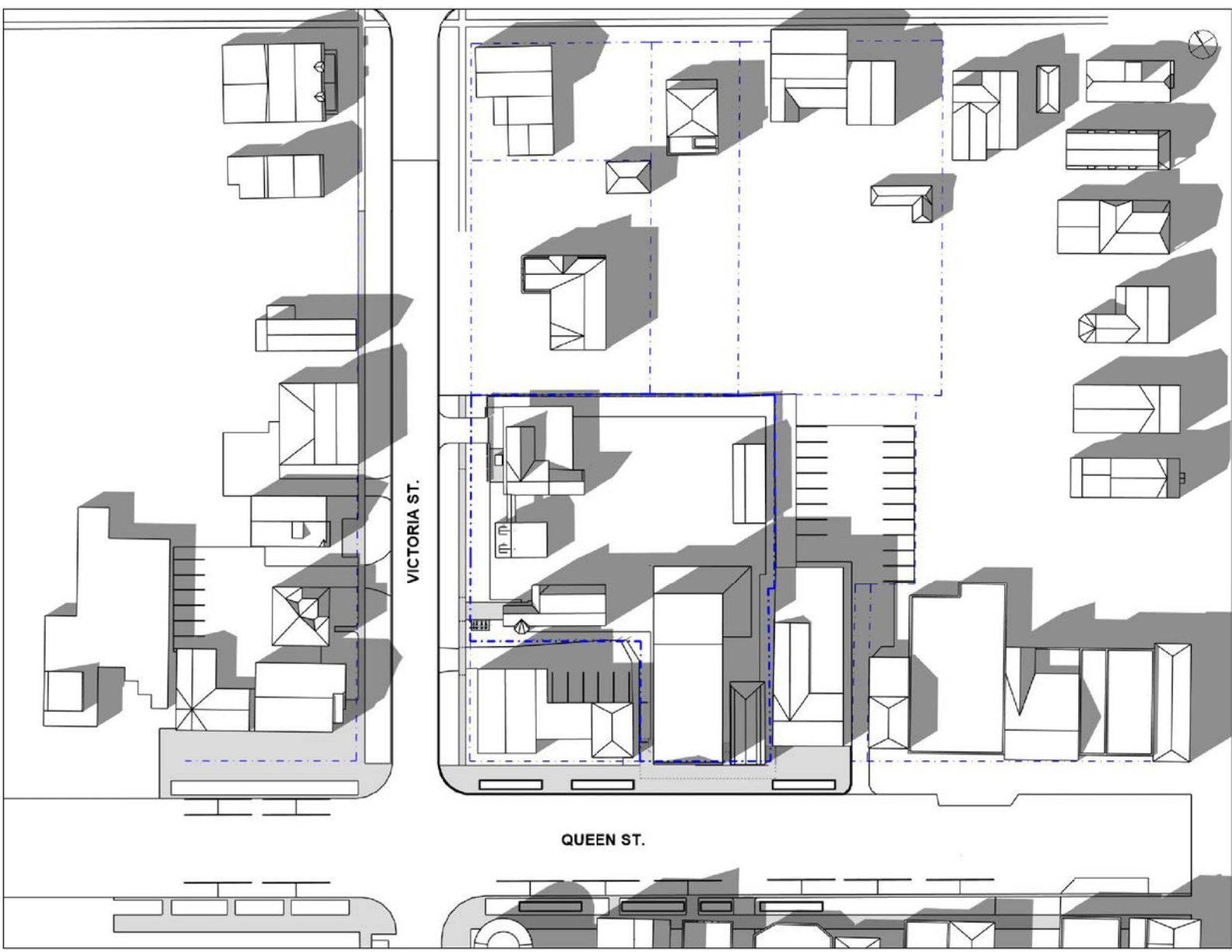
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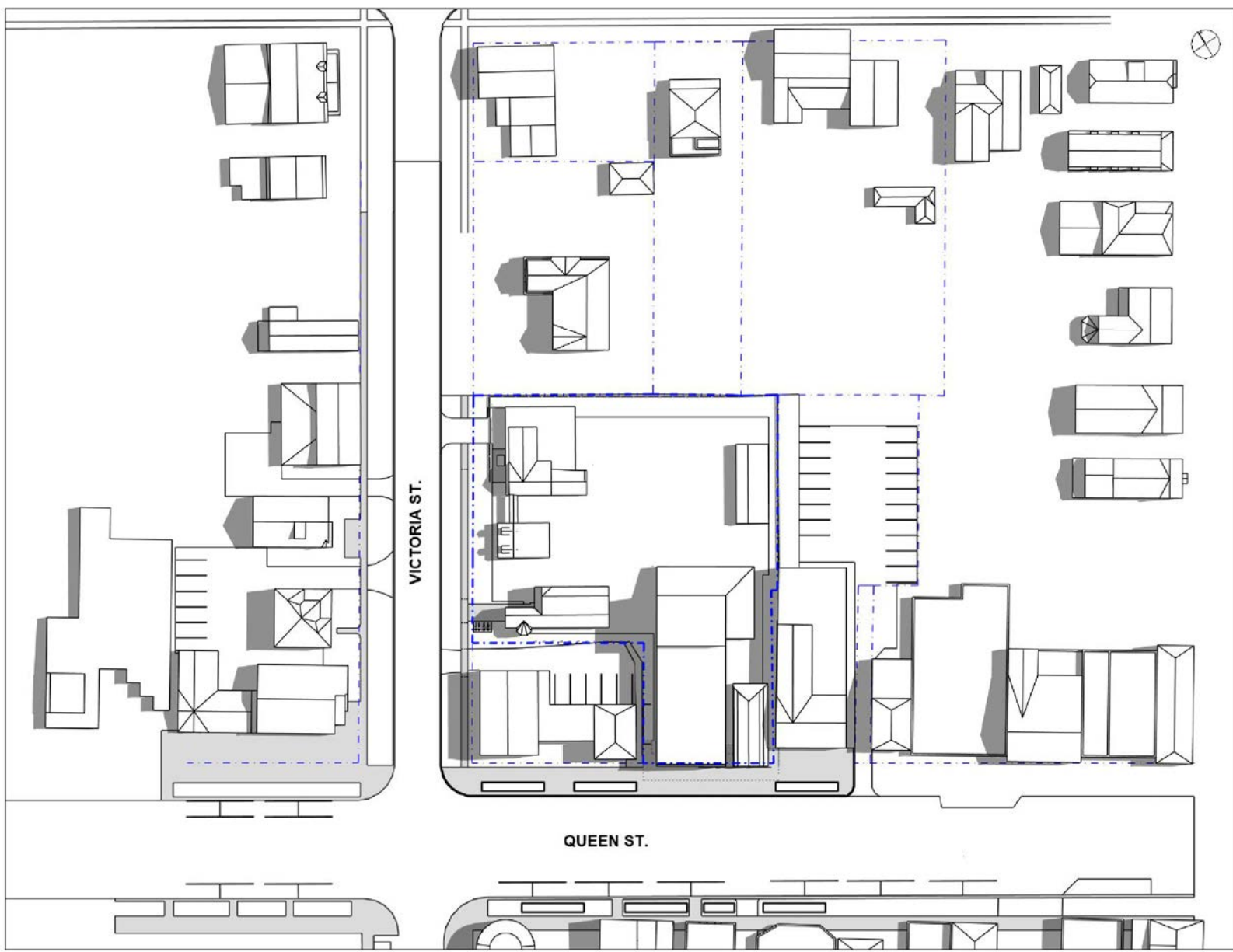
[7 of 9] [July 21, 2023 - 16:00]



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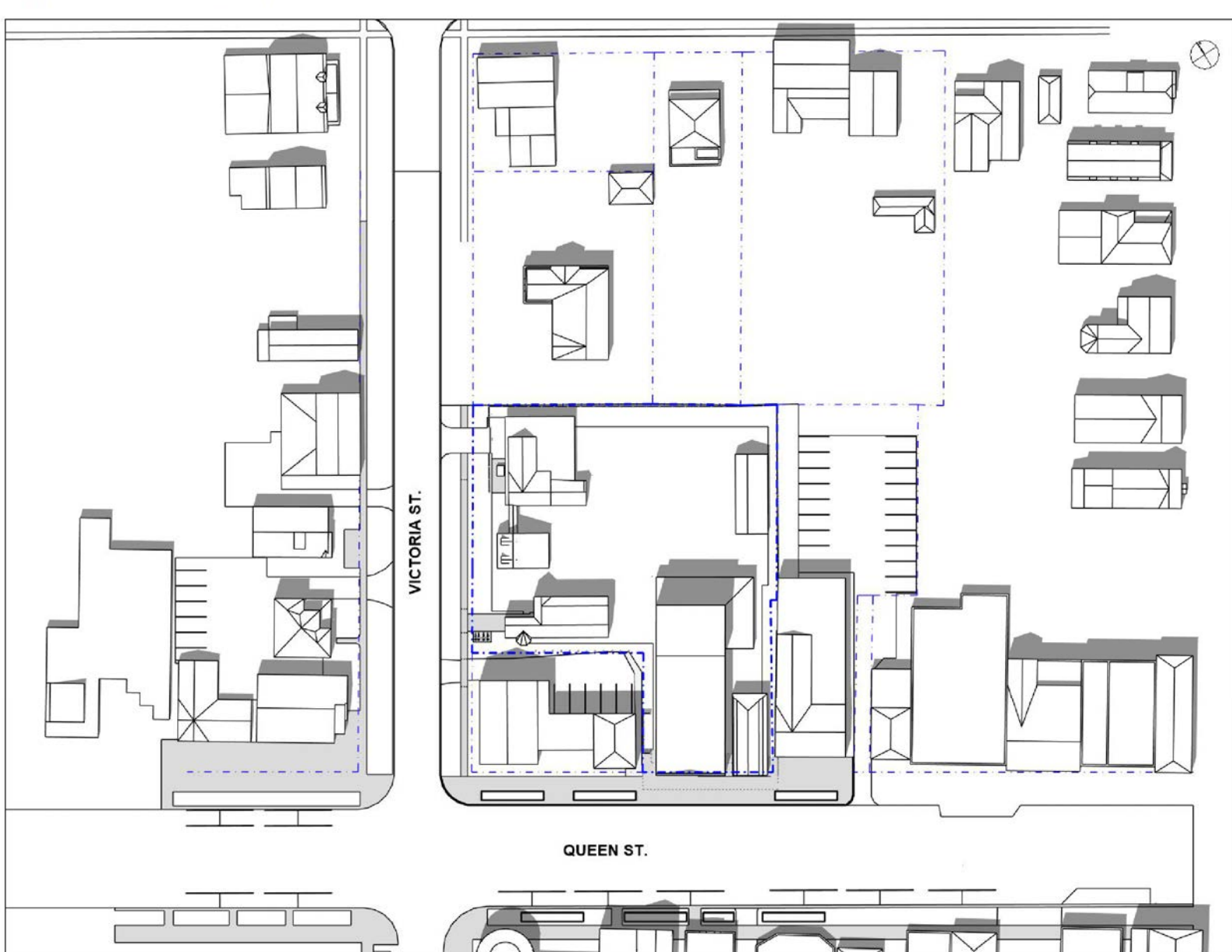
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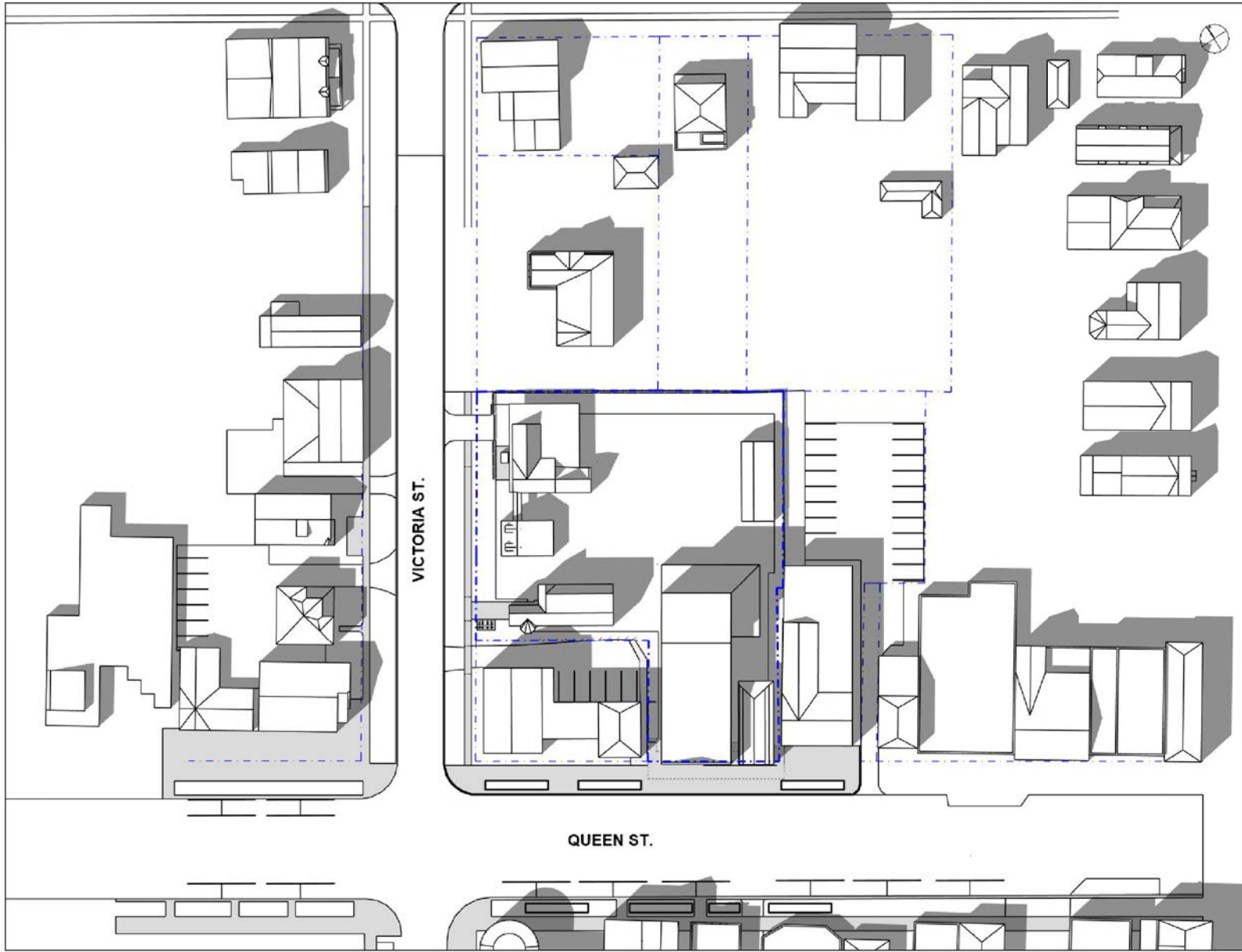
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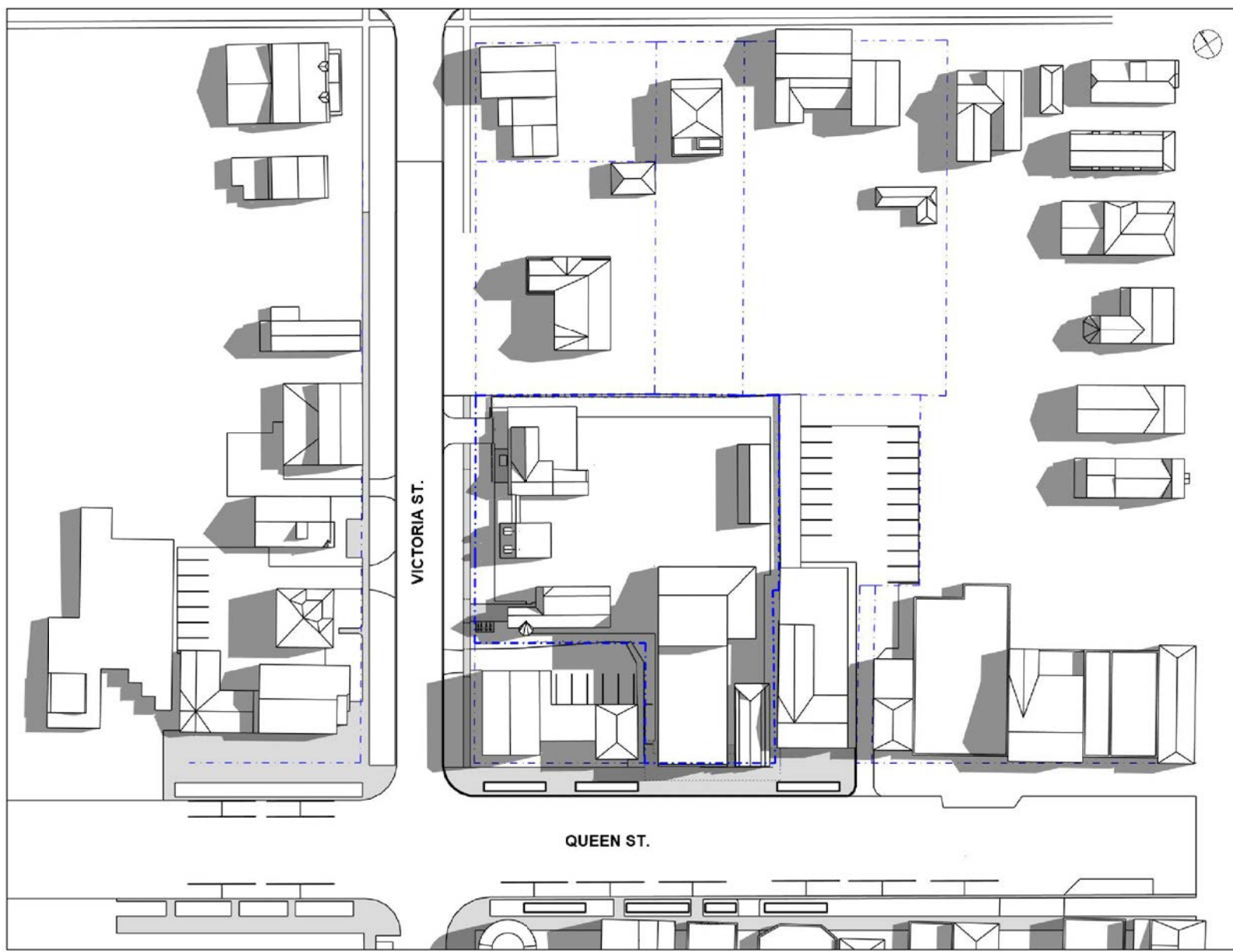
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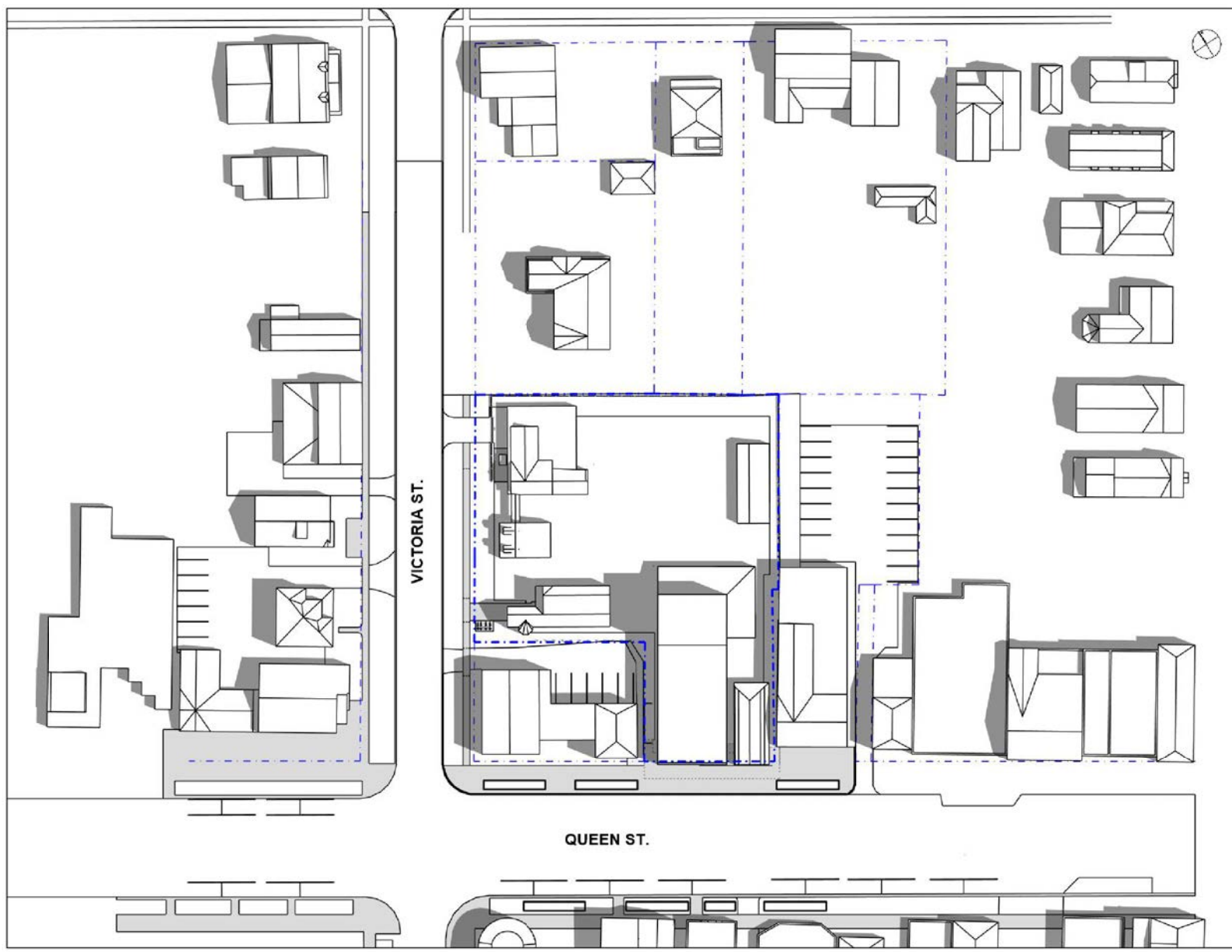
[8 of 9] [July 21, 2023 - 17:00]



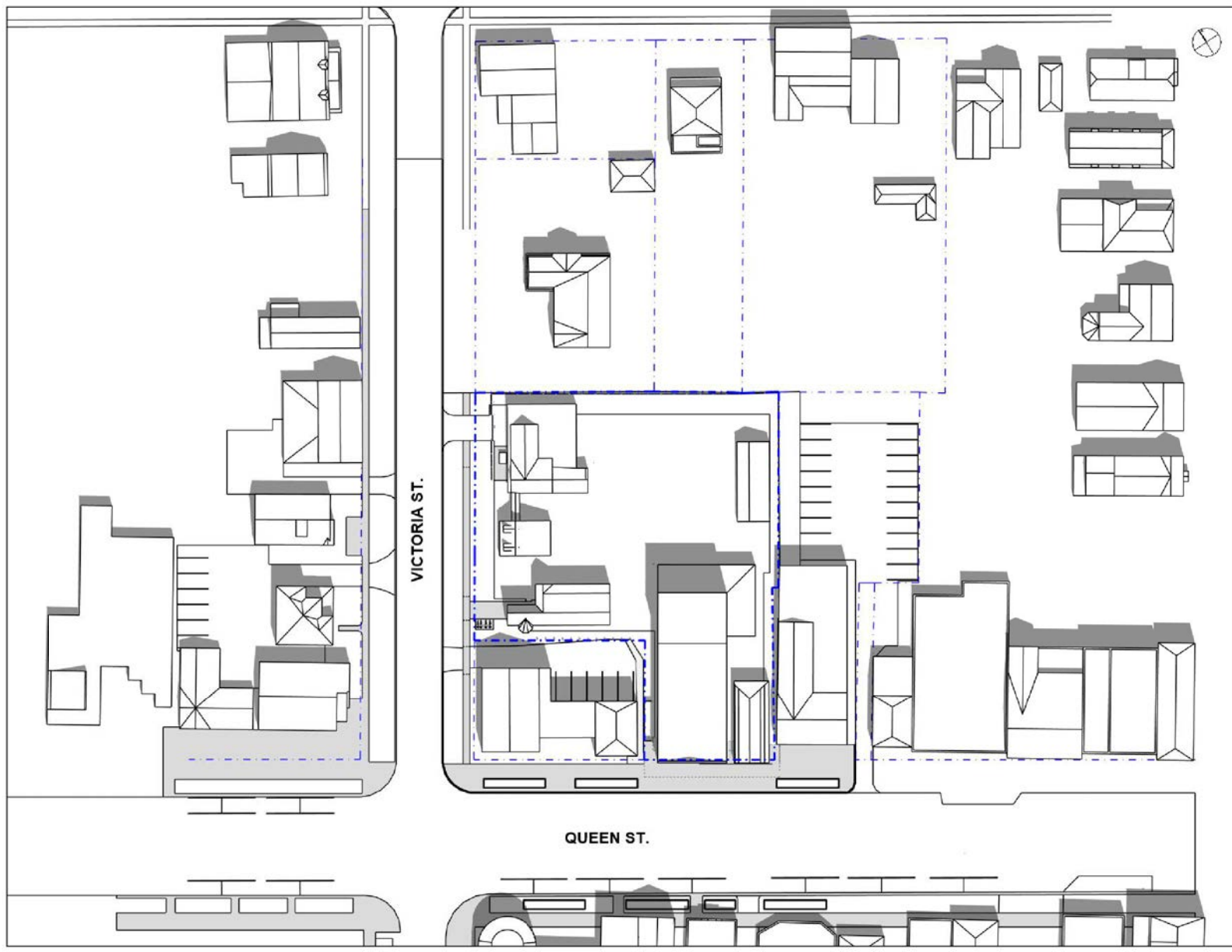
[1 of 9] [August 21, 2023 - 10:00]



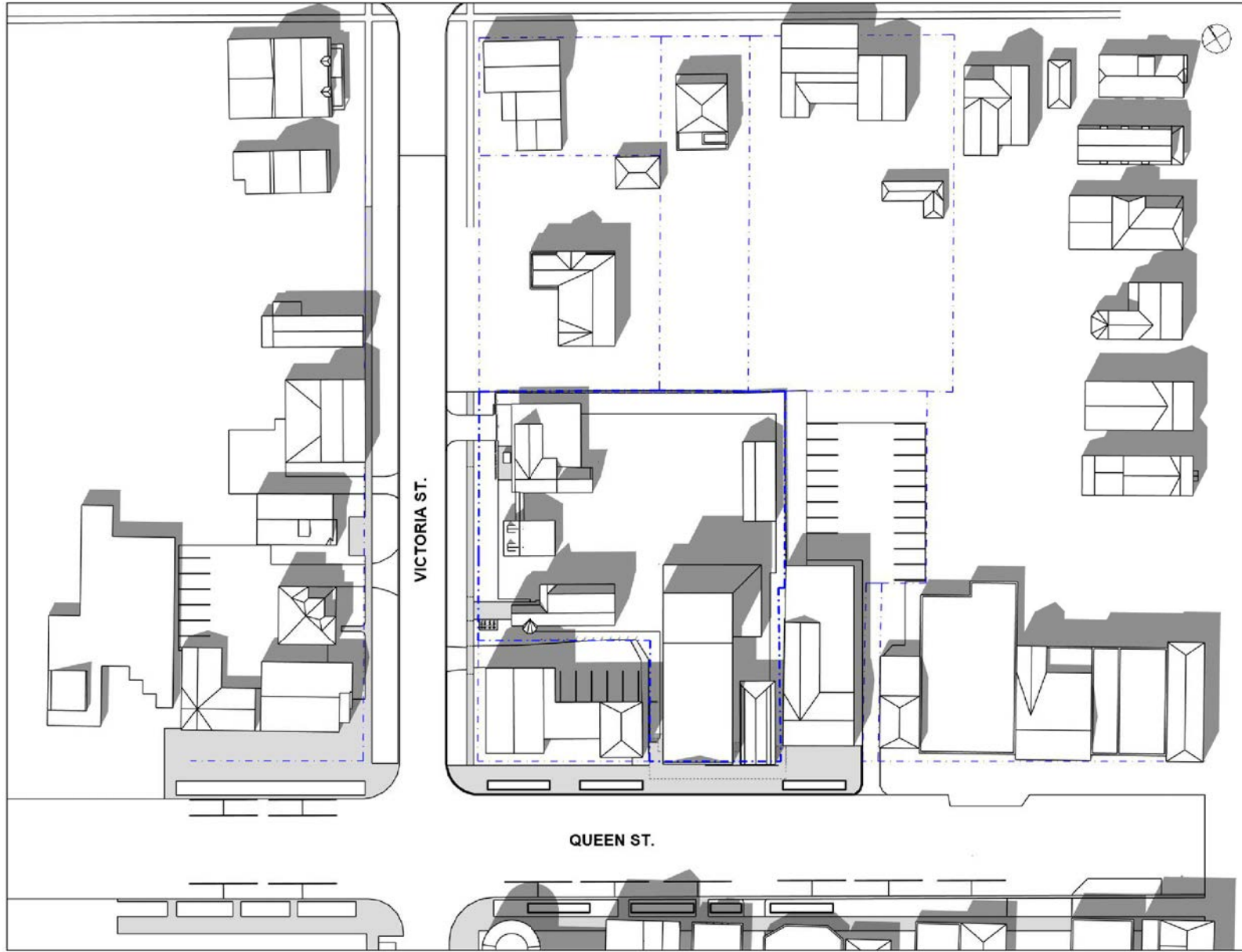
[3 of 9] [August 21, 2023 - 12:00]



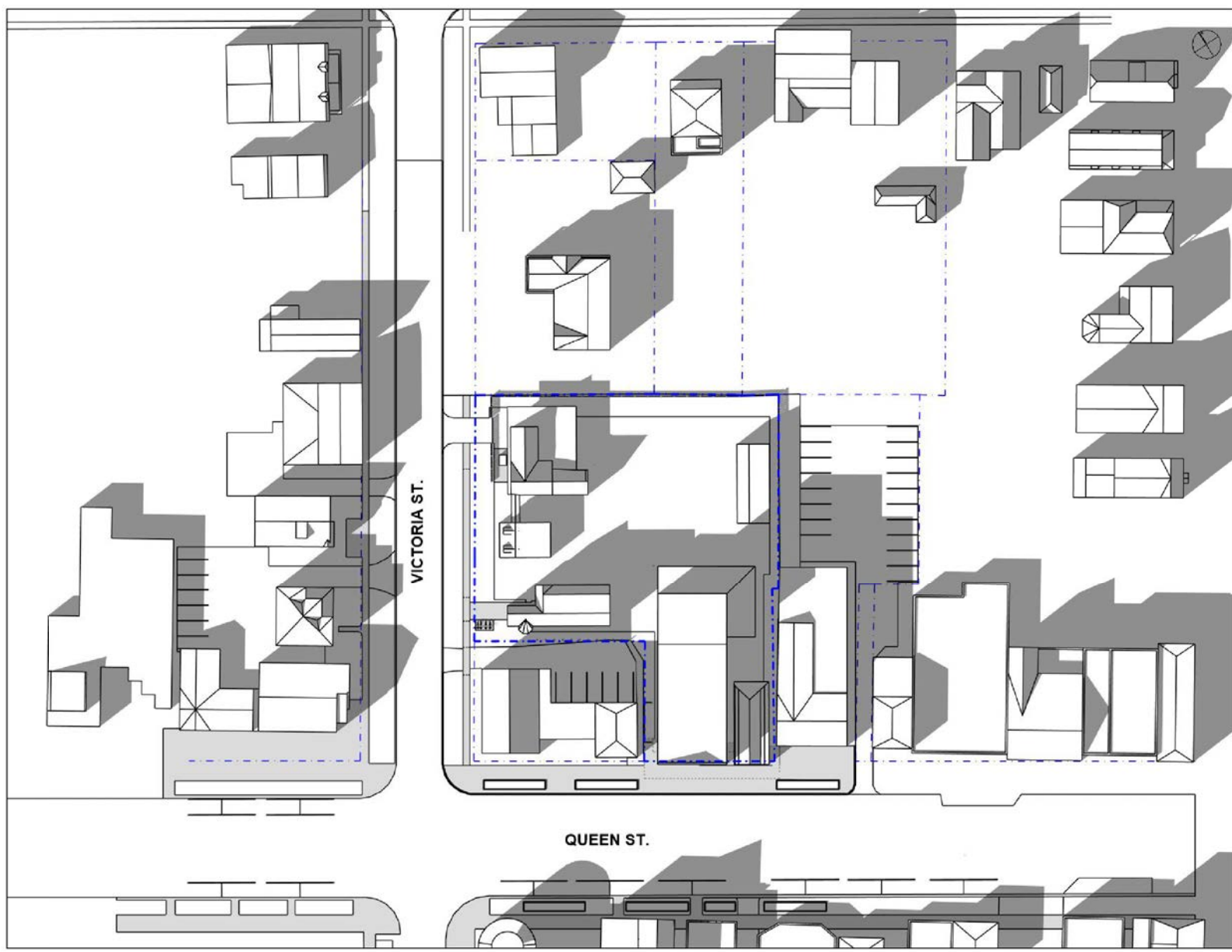
[5 of 9] [August 21, 2023 - 14:00]



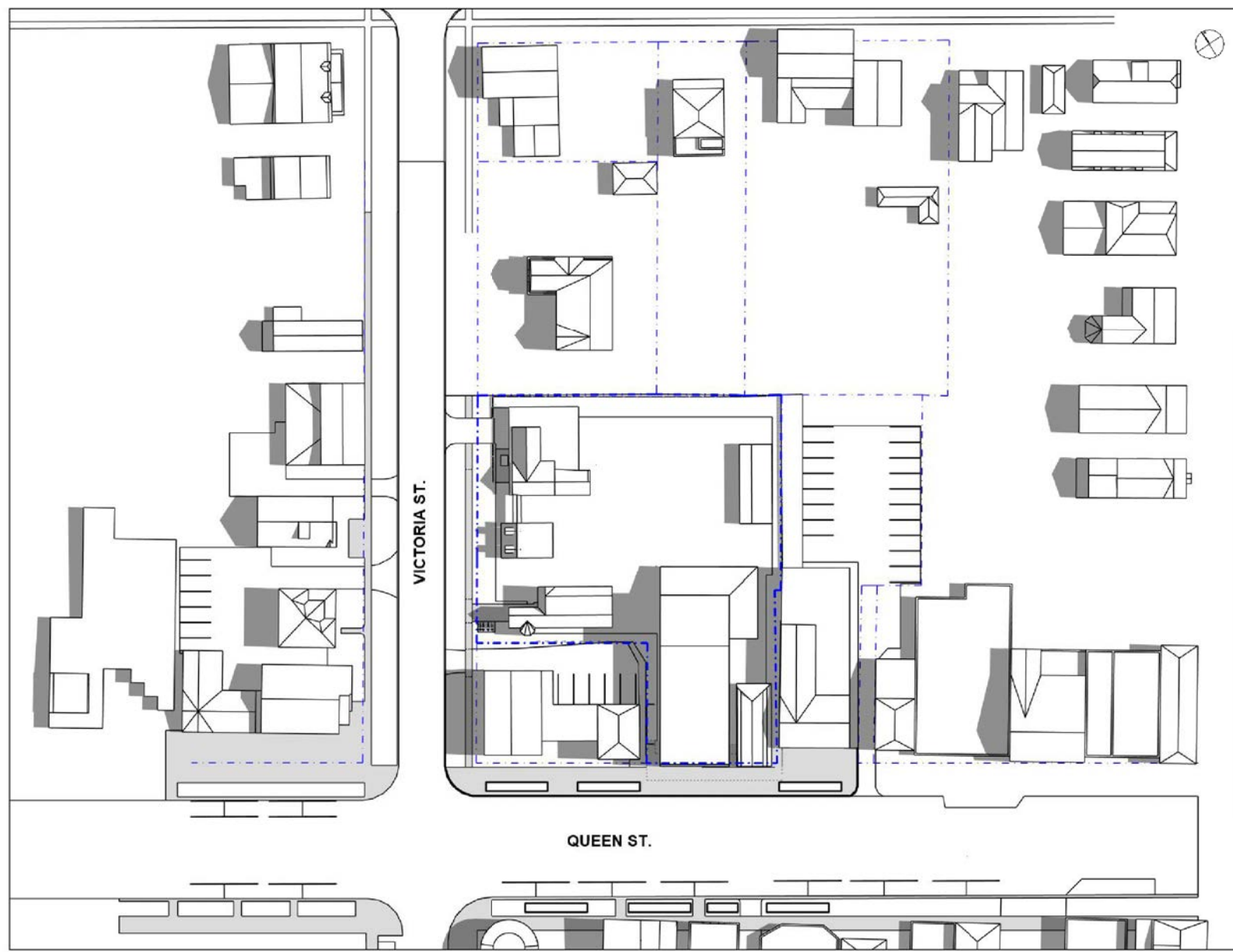
[7 of 9] [August 21, 2023 - 16:00]



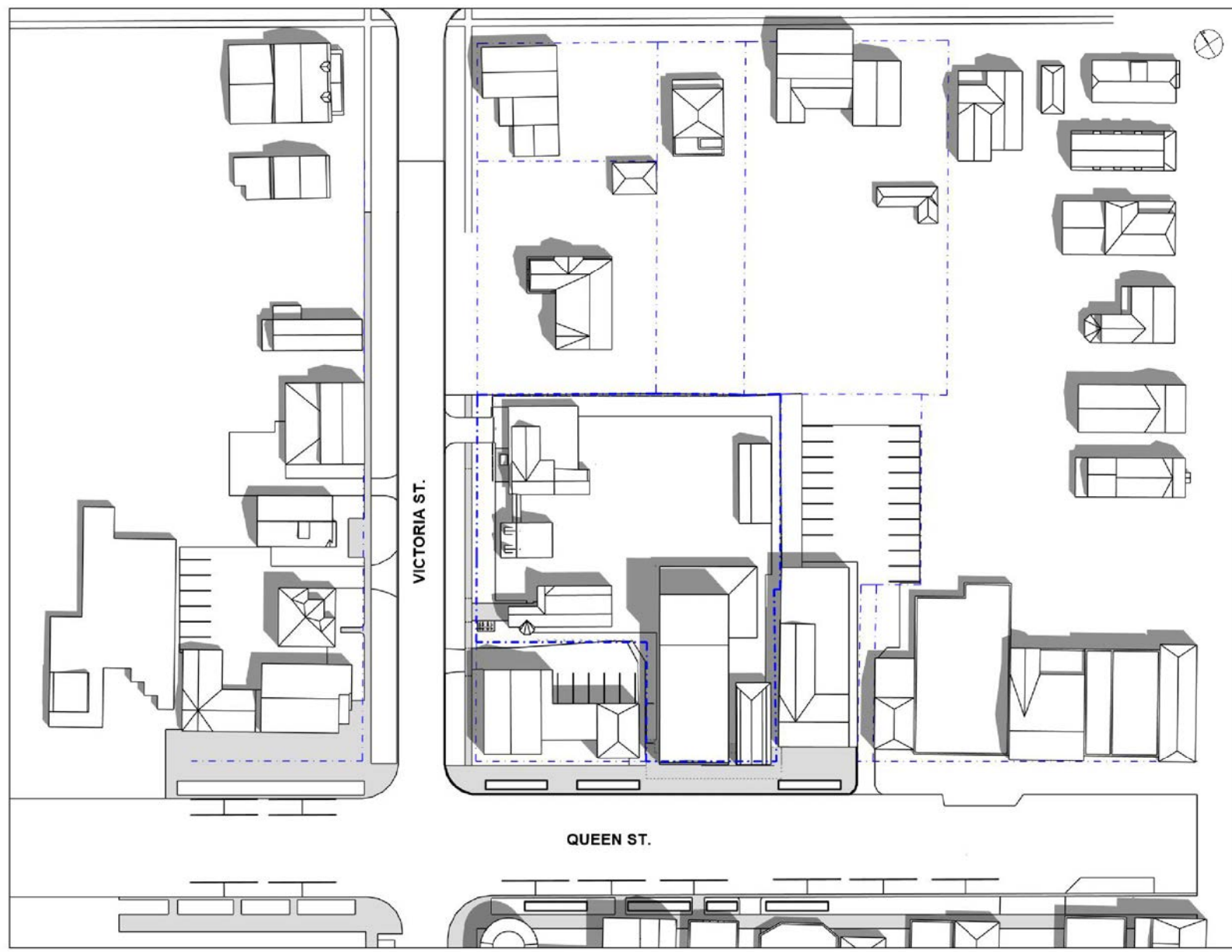
[9 of 9] [August 21, 2023 - 18:00]



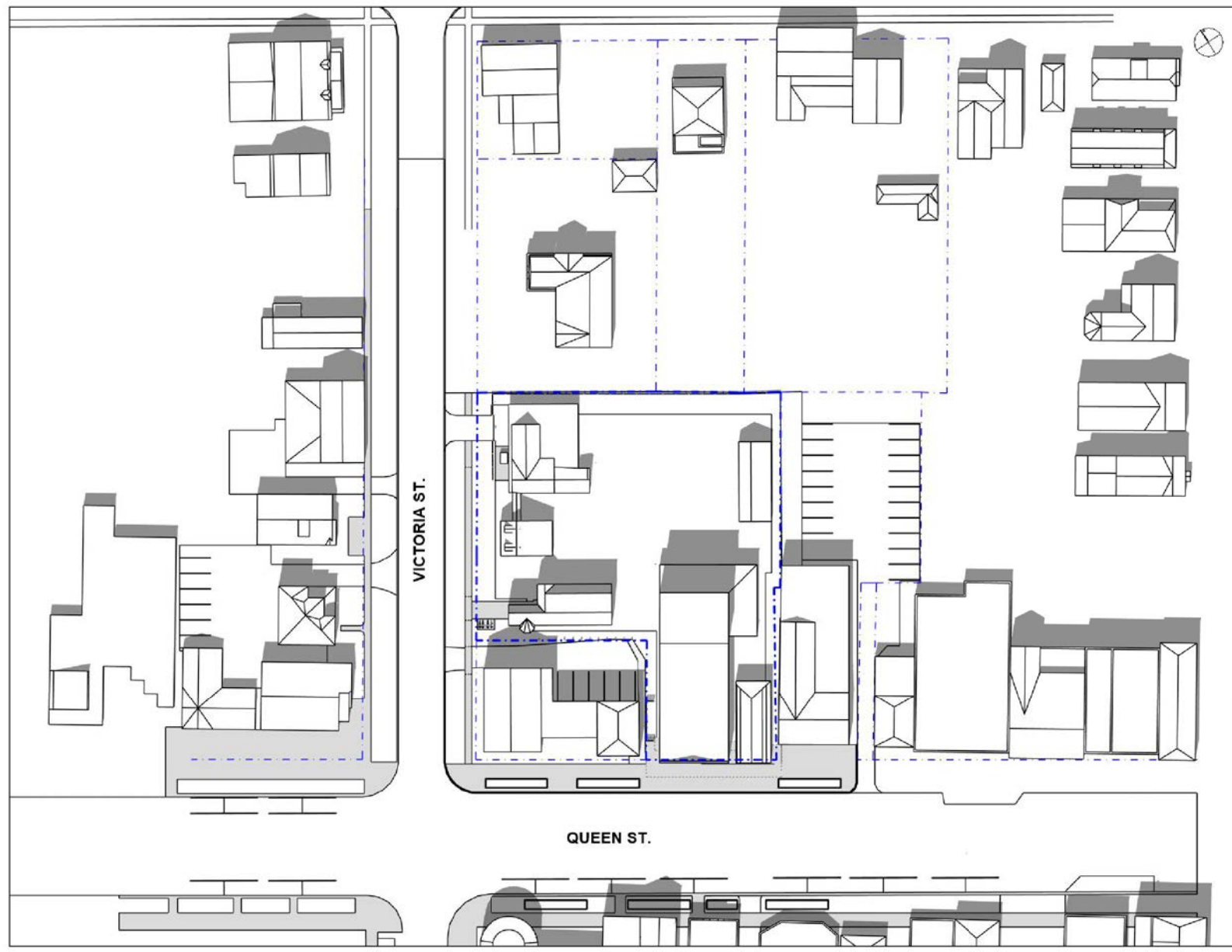
[2 of 9] [August 21, 2023 - 11:00]



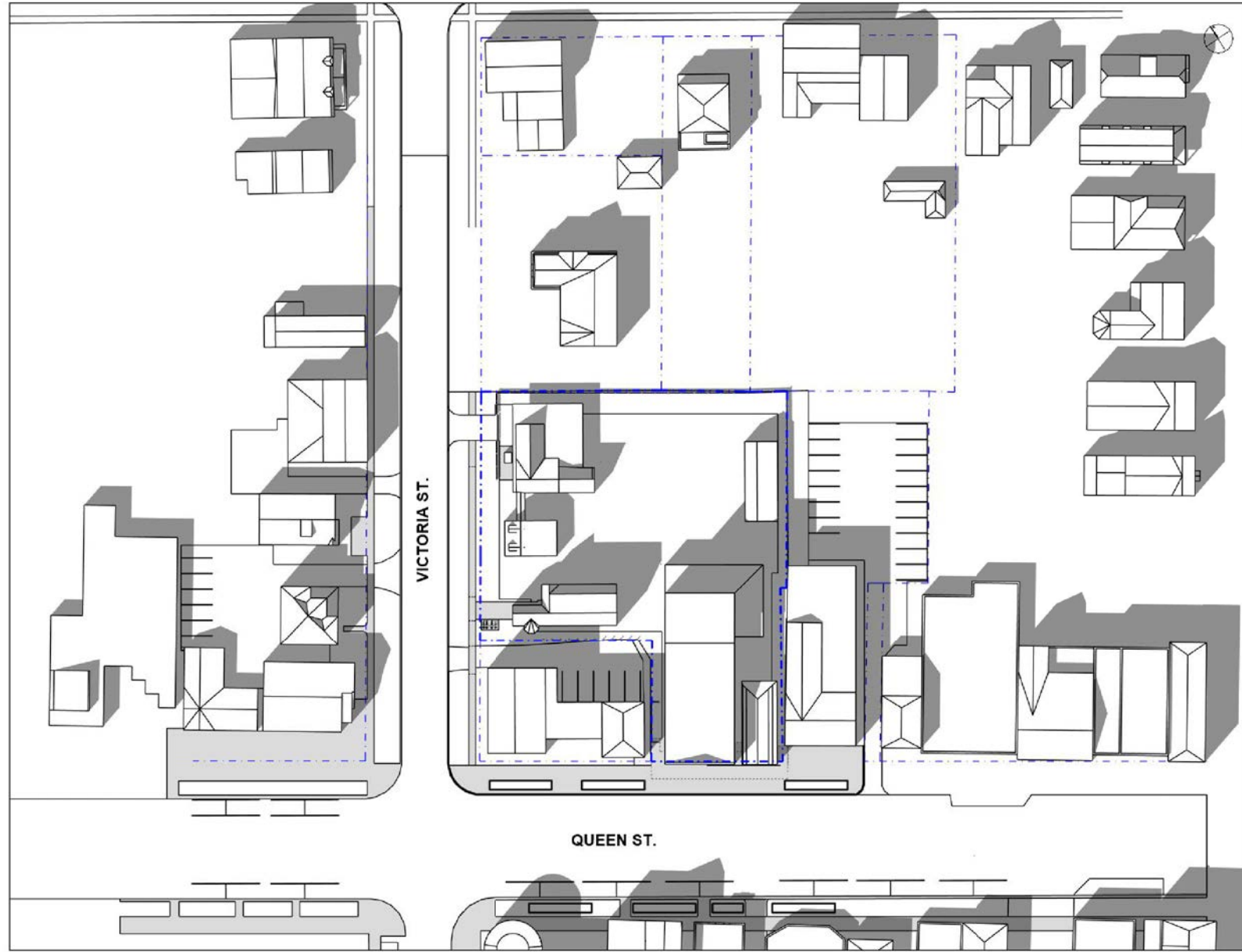
[4 of 9] [August 21, 2023 - 13:00]



[6 of 9] [August 21, 2023 - 15:00]



[8 of 9] [August 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

JULY

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

AUGUST

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 25

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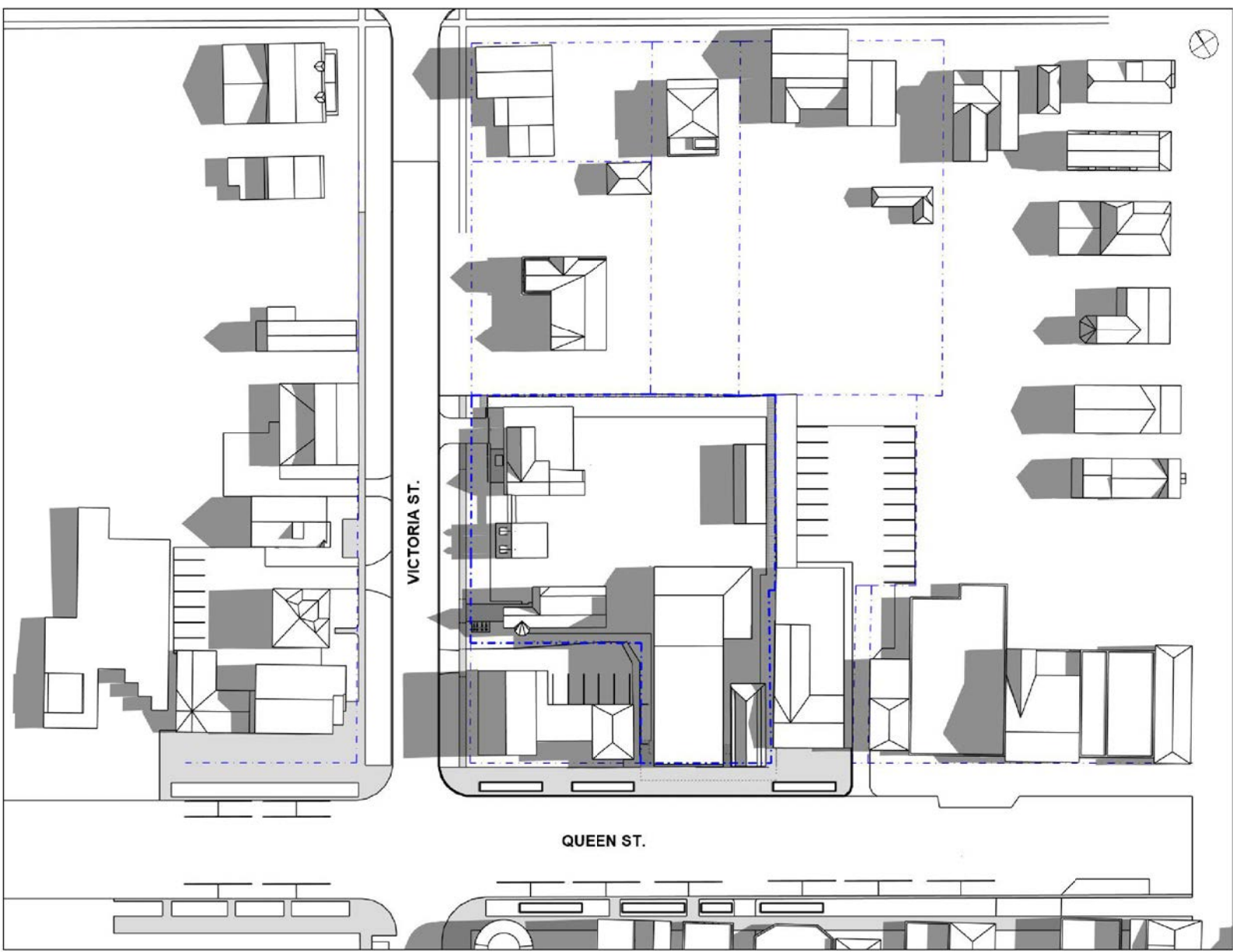
CONSTRUCTION
DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

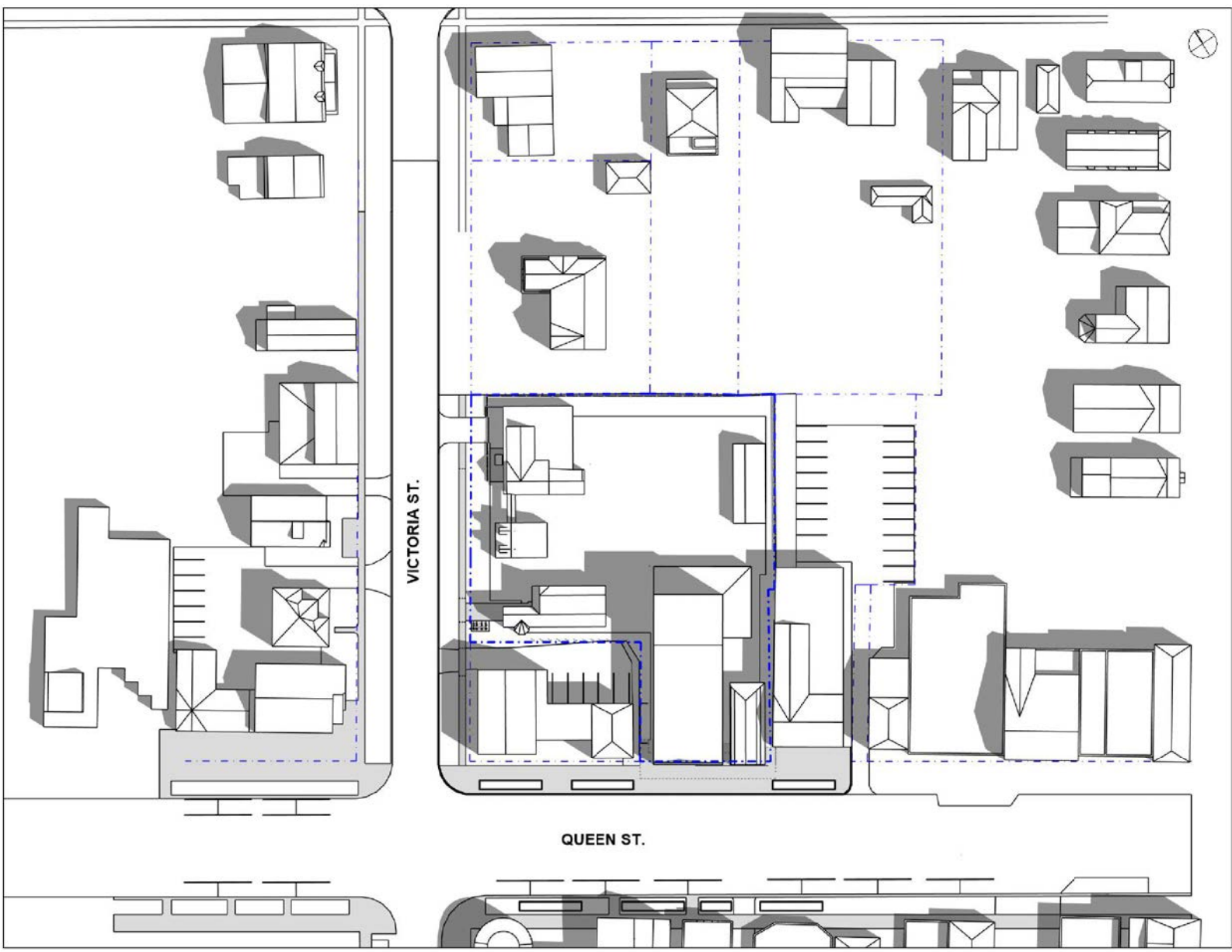
Address:
Niagara on the Lake ON

EXISTING - SHADOW
STUDY - JULY 21 &
AUGUST 21

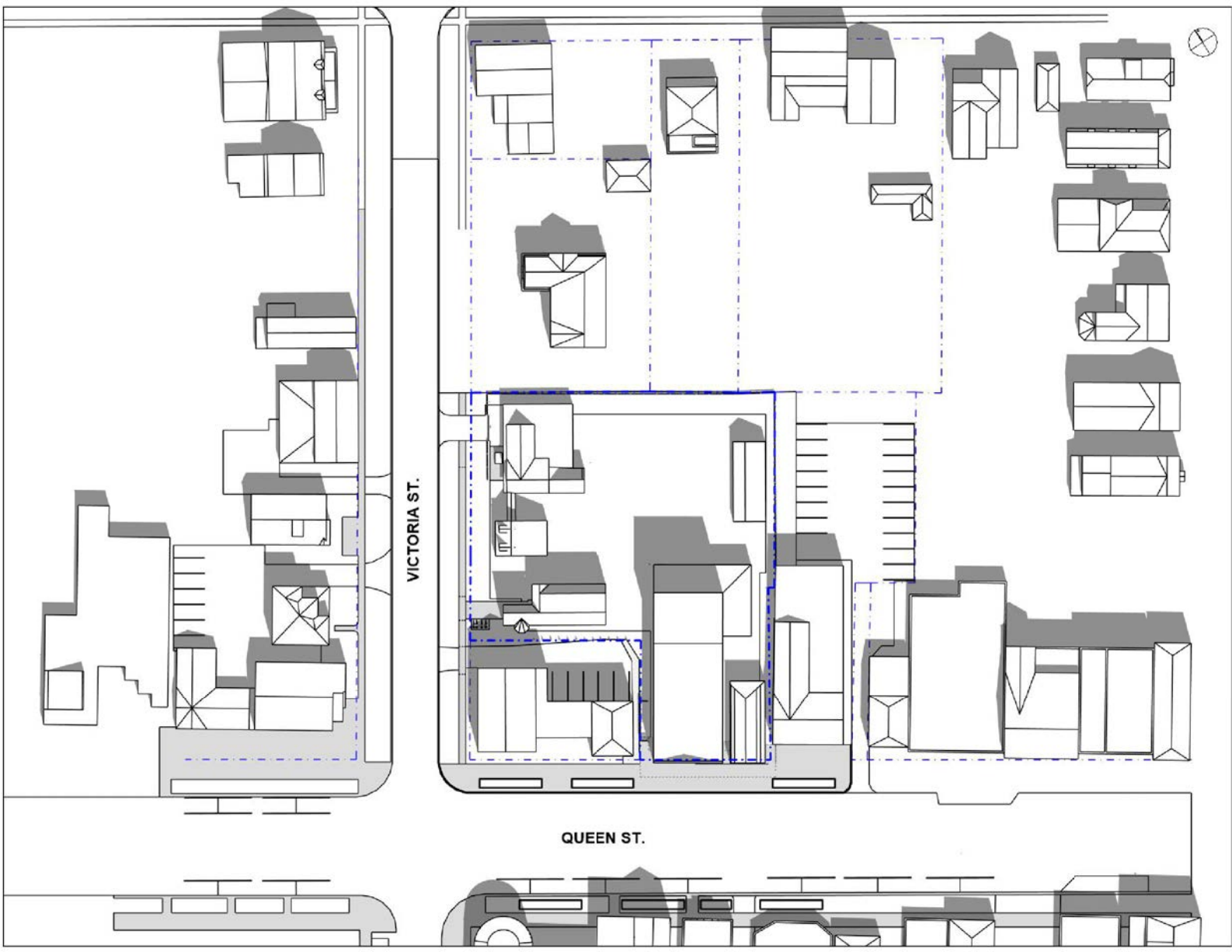
[1 of 9] [September 21, 2023 - 10:00]



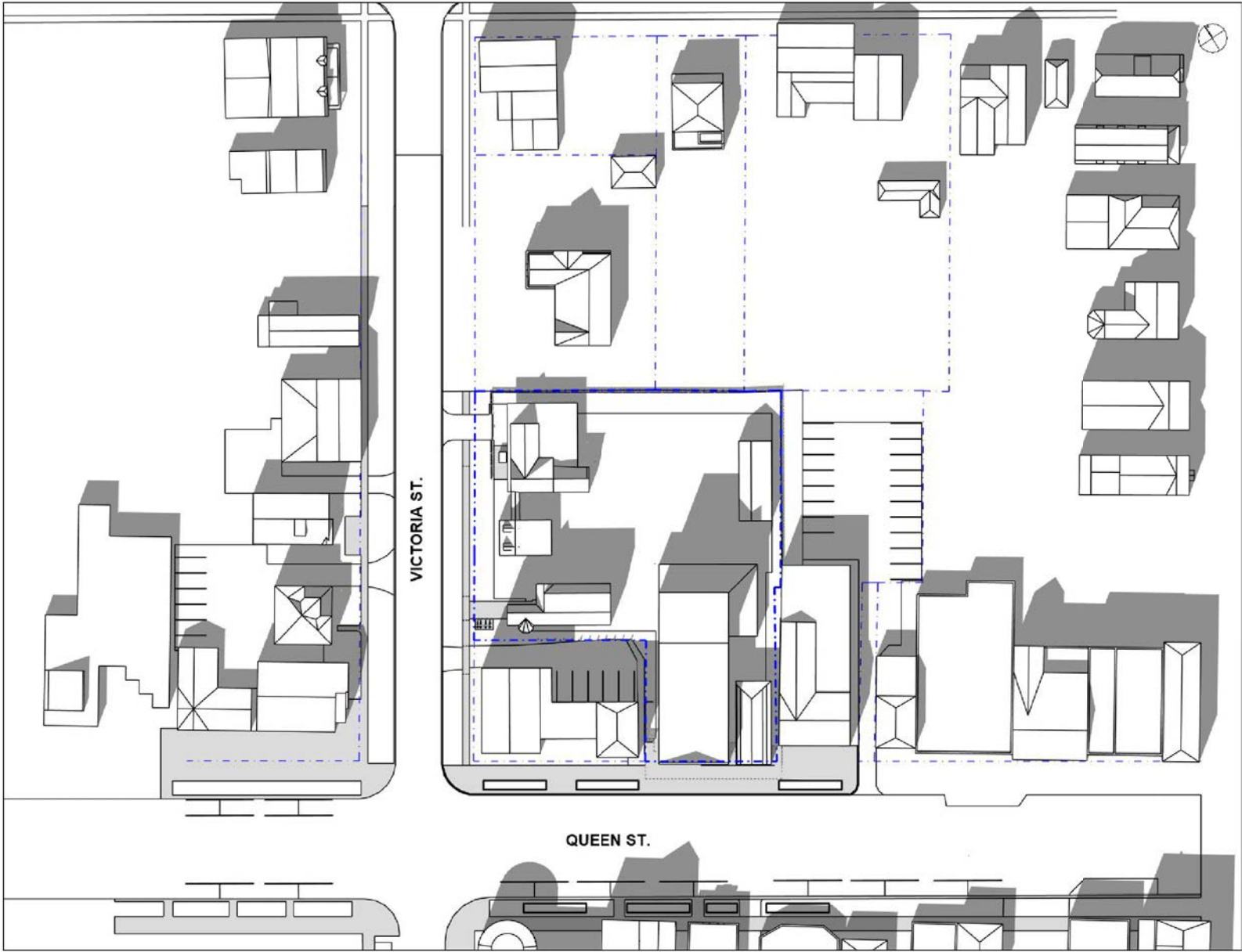
[3 of 9] [September 21, 2023 - 12:00]



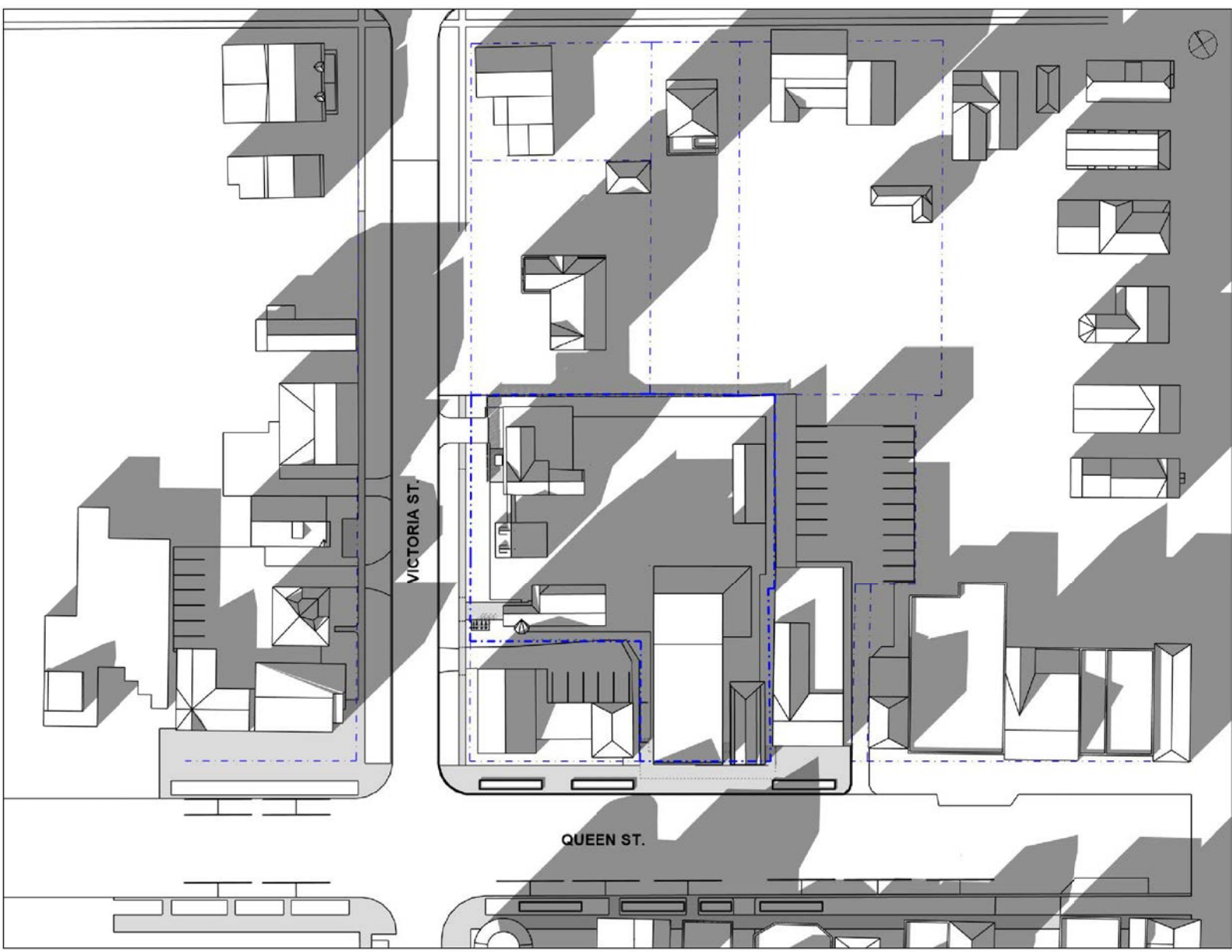
[5 of 9] [September 21, 2023 - 14:00]



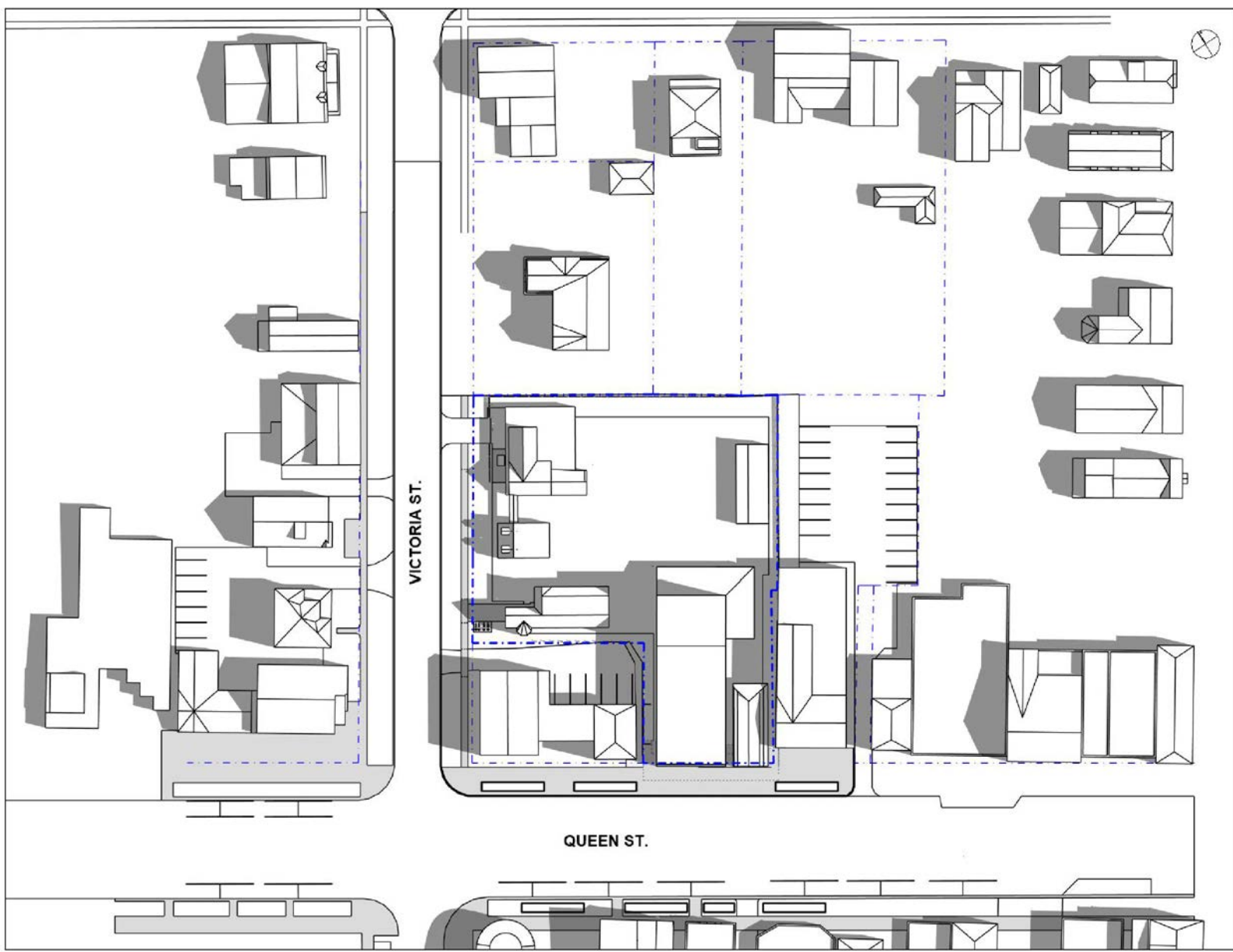
[7 of 9] [September 21, 2023 - 16:00]



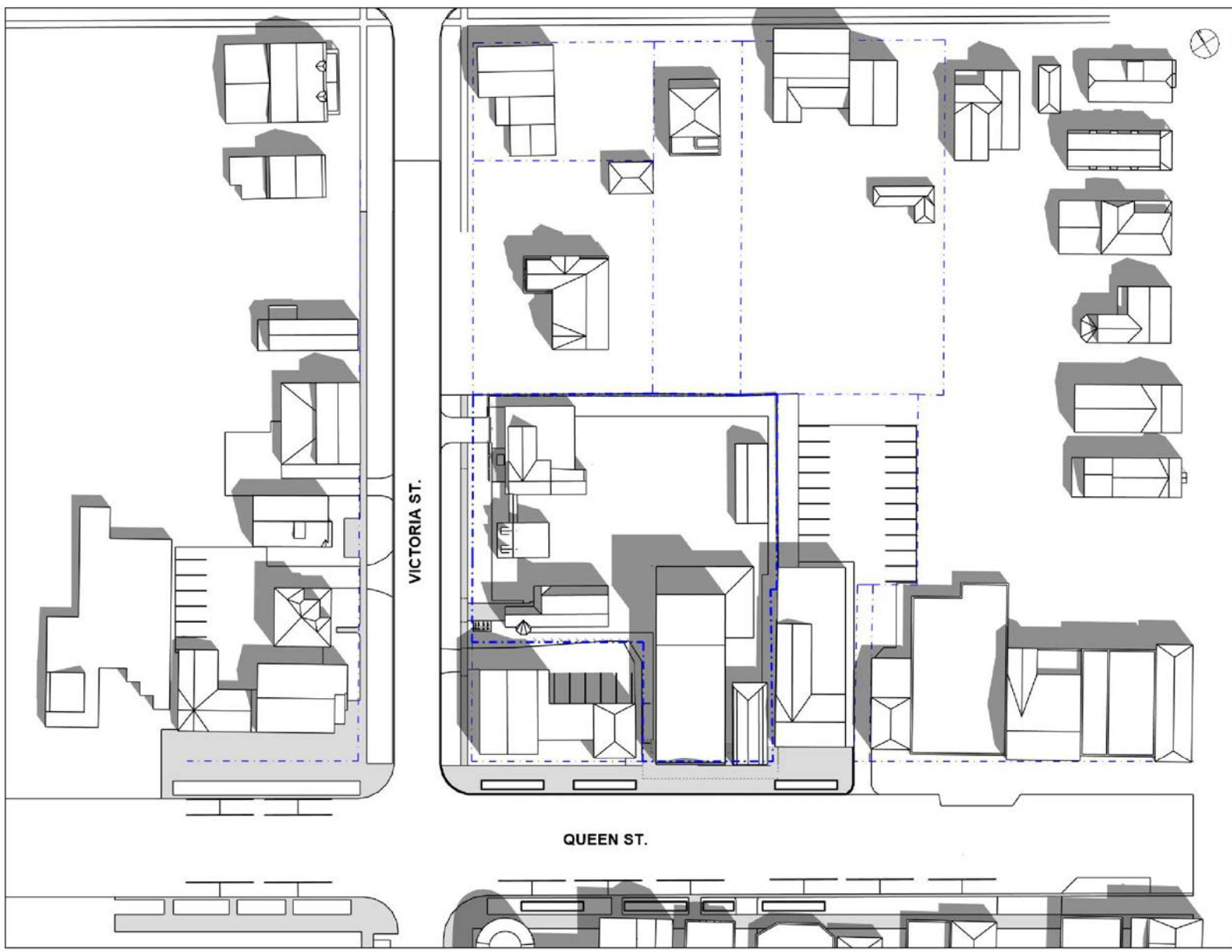
[9 of 9] [September 21, 2023 - 18:00]



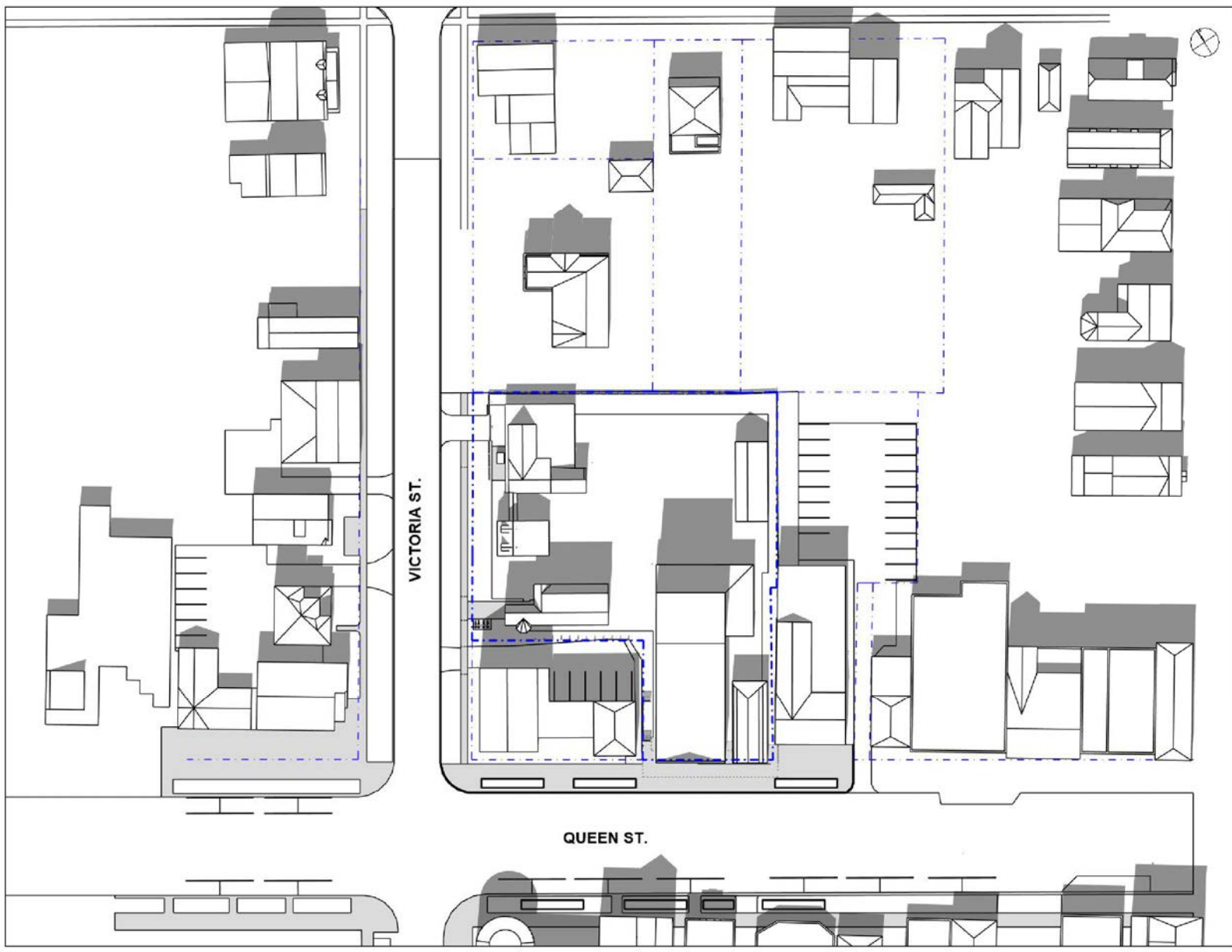
[2 of 9] [September 21, 2023 - 11:00]



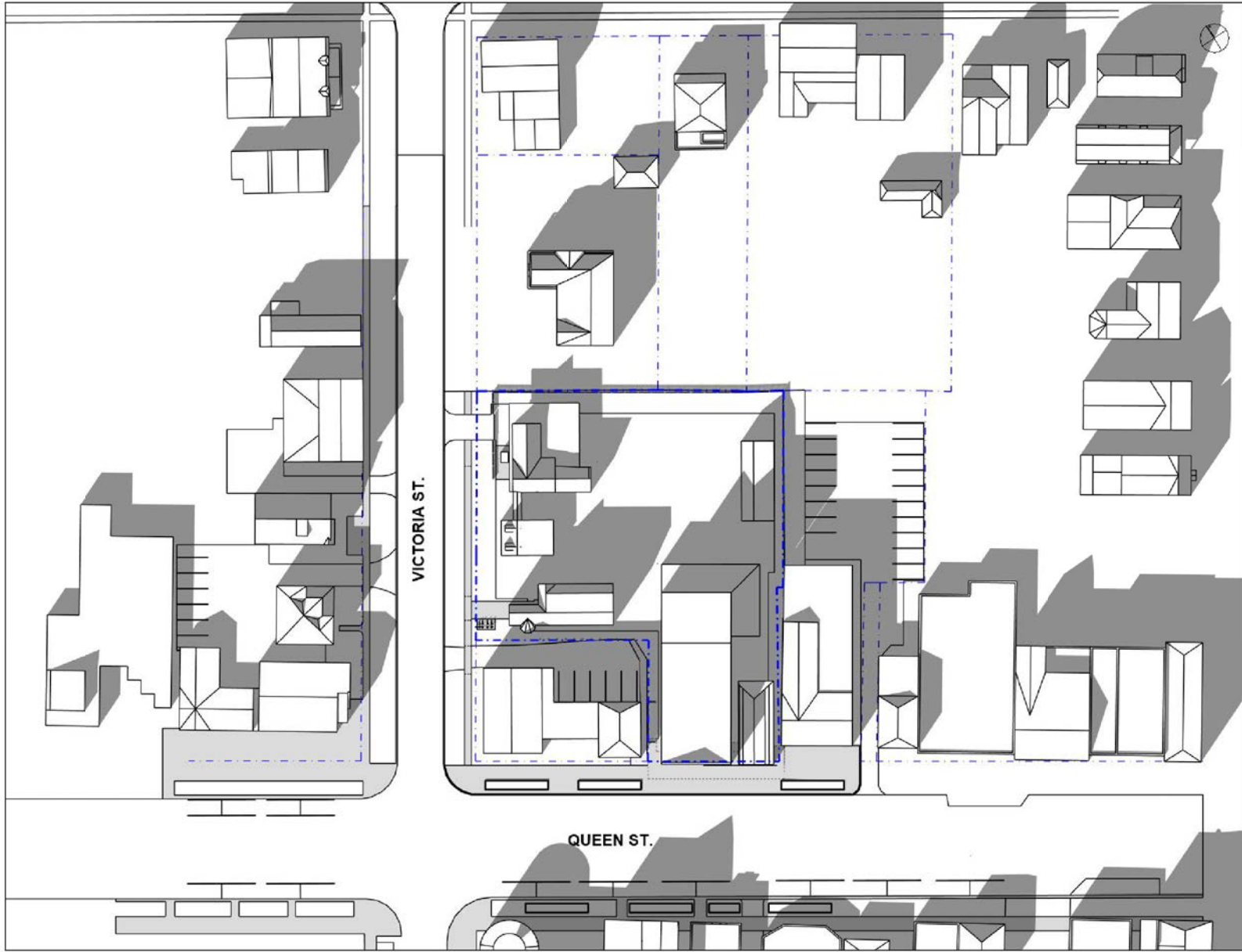
[4 of 9] [September 21, 2023 - 13:00]



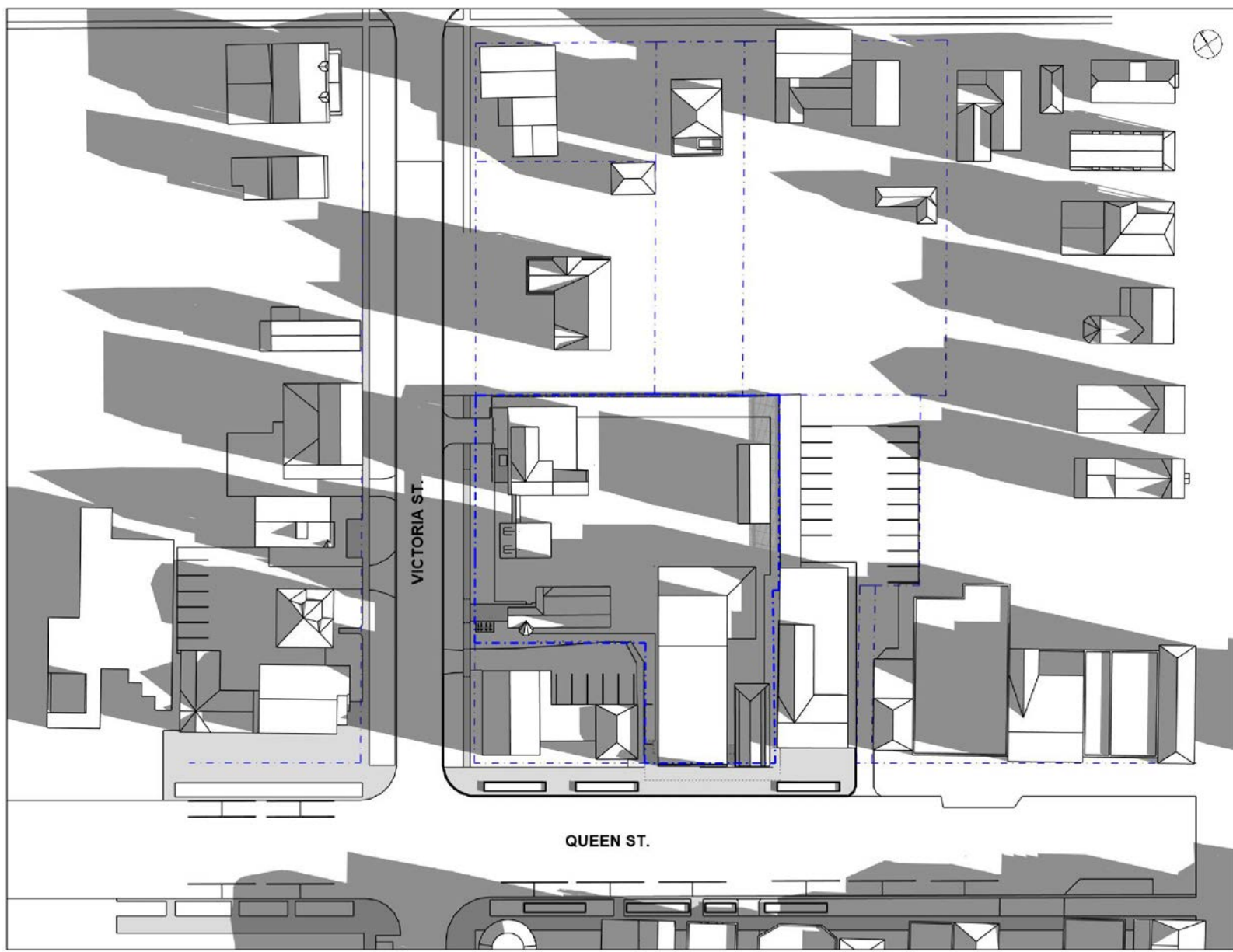
[6 of 9] [September 21, 2023 - 15:00]



[8 of 9] [September 21, 2023 - 17:00]



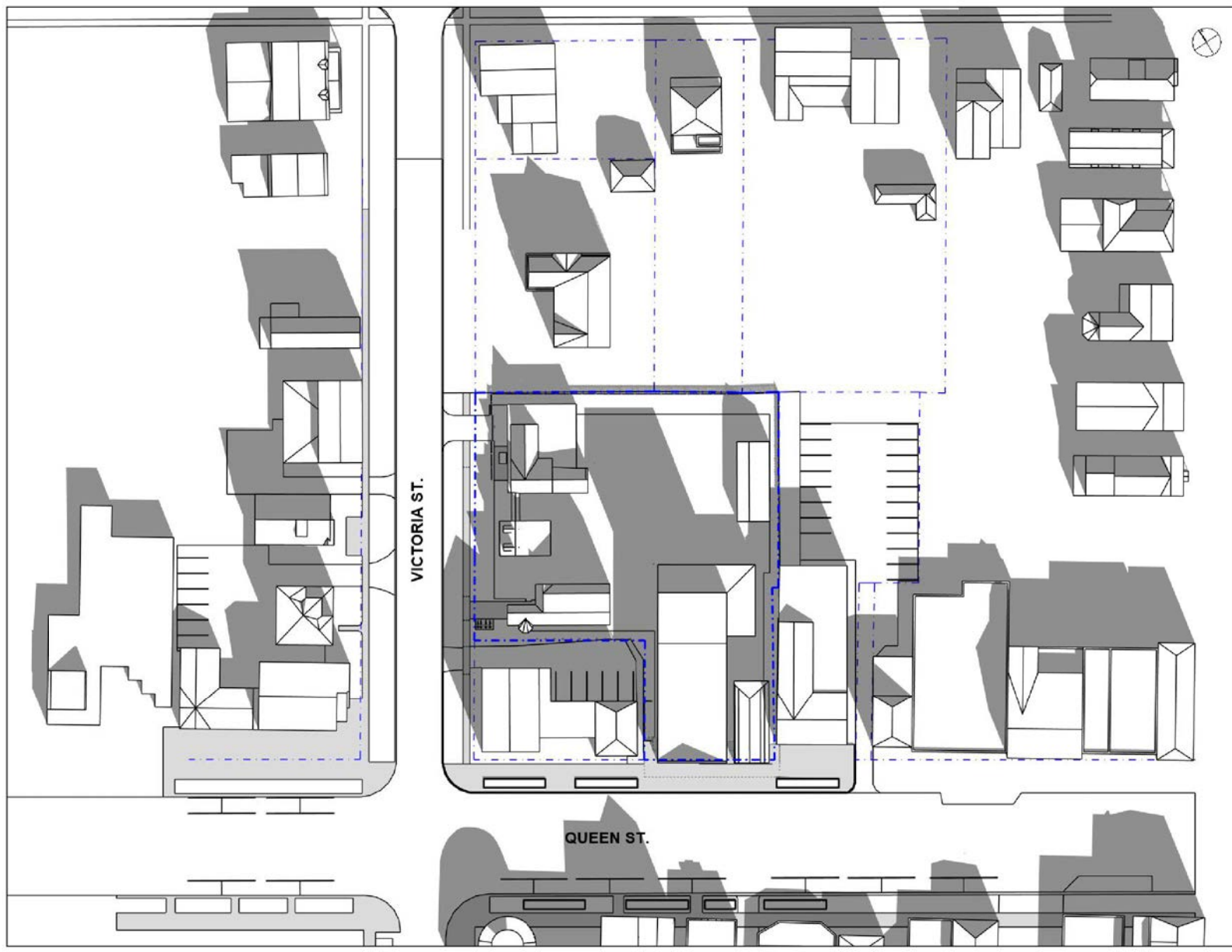
[1 of 9] [December 21, 2023 - 10:00]



[3 of 9] [December 21, 2023 - 12:00]



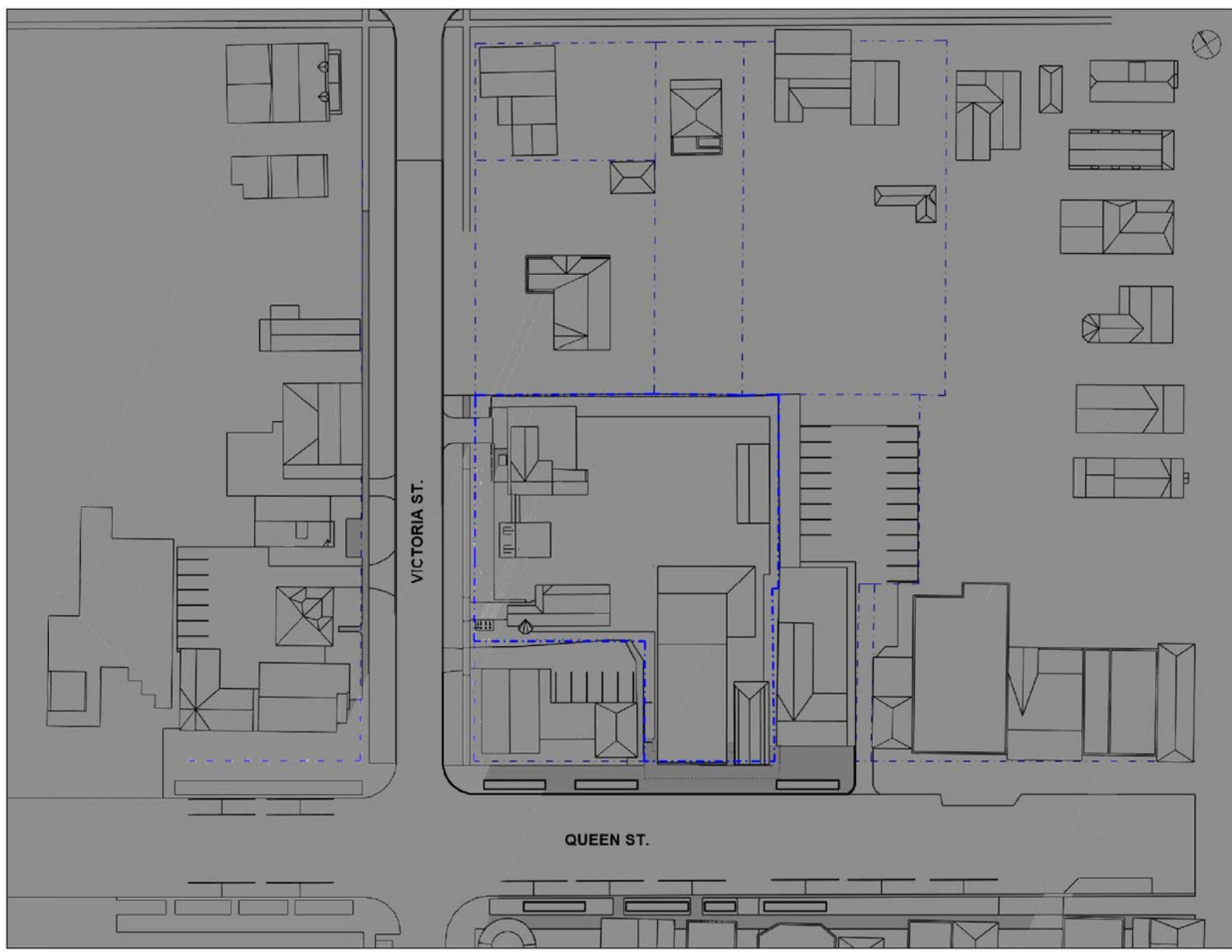
[5 of 9] [December 21, 2023 - 14:00]



[7 of 9] [December 21, 2023 - 16:00]



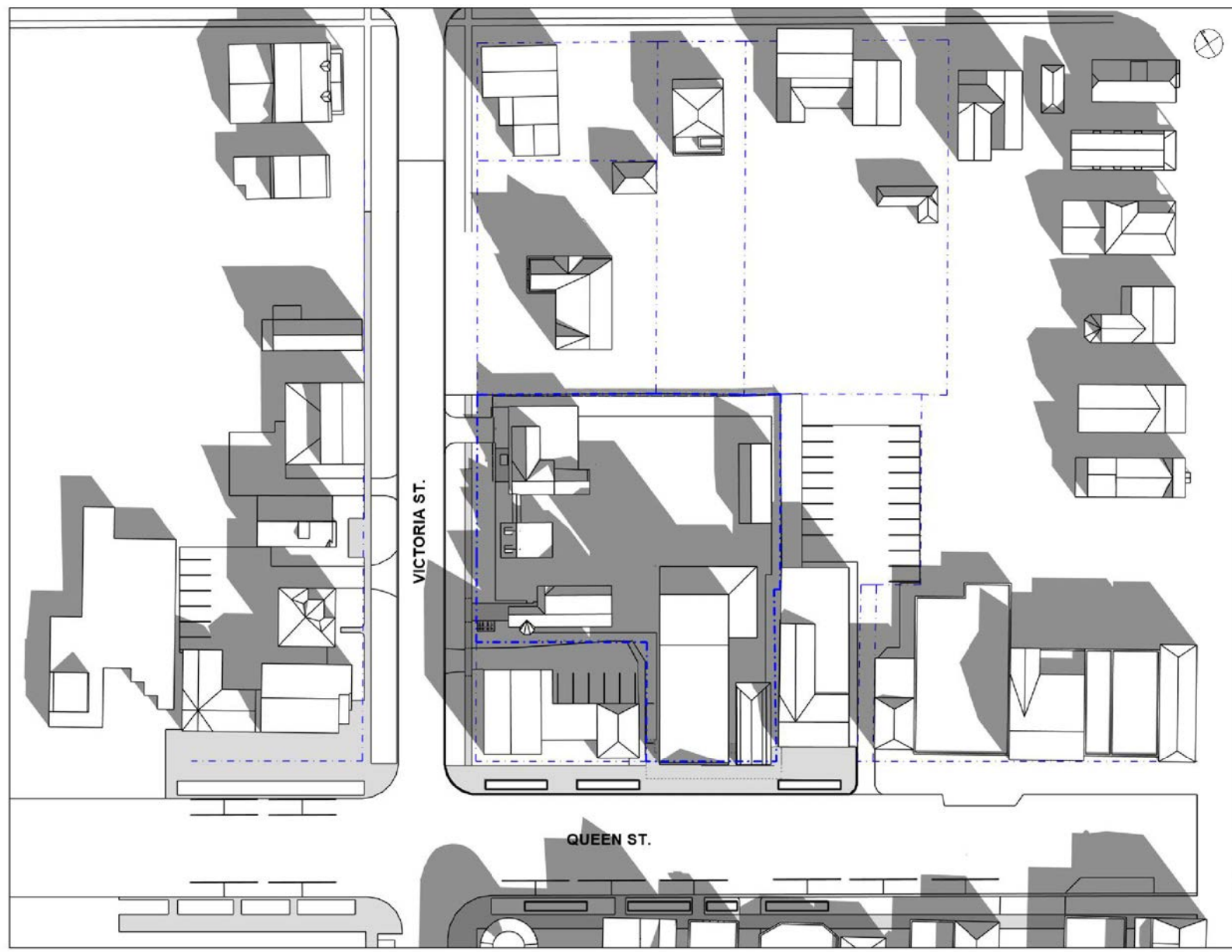
[9 of 9] [December 21, 2023 - 18:00]



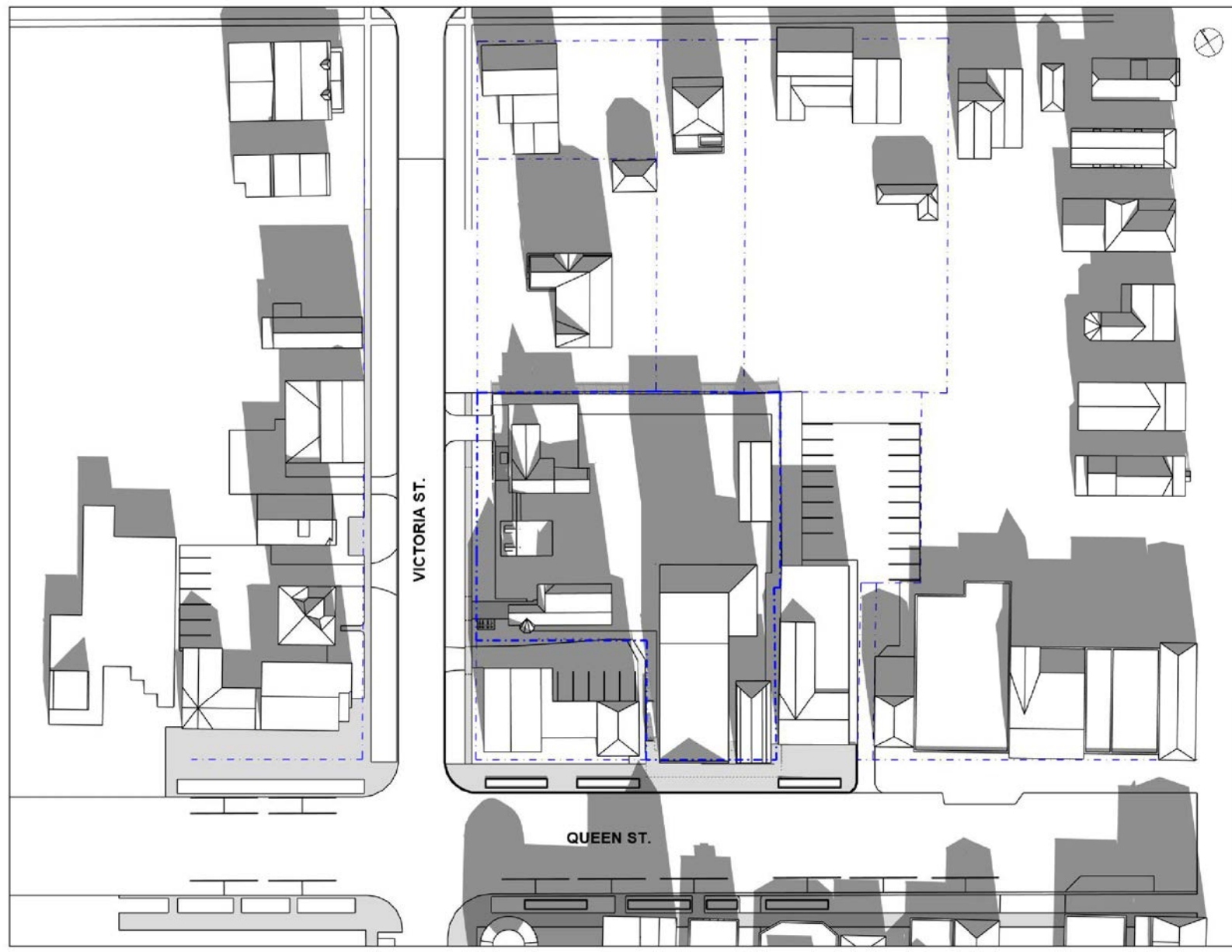
[2 of 9] [December 21, 2023 - 11:00]



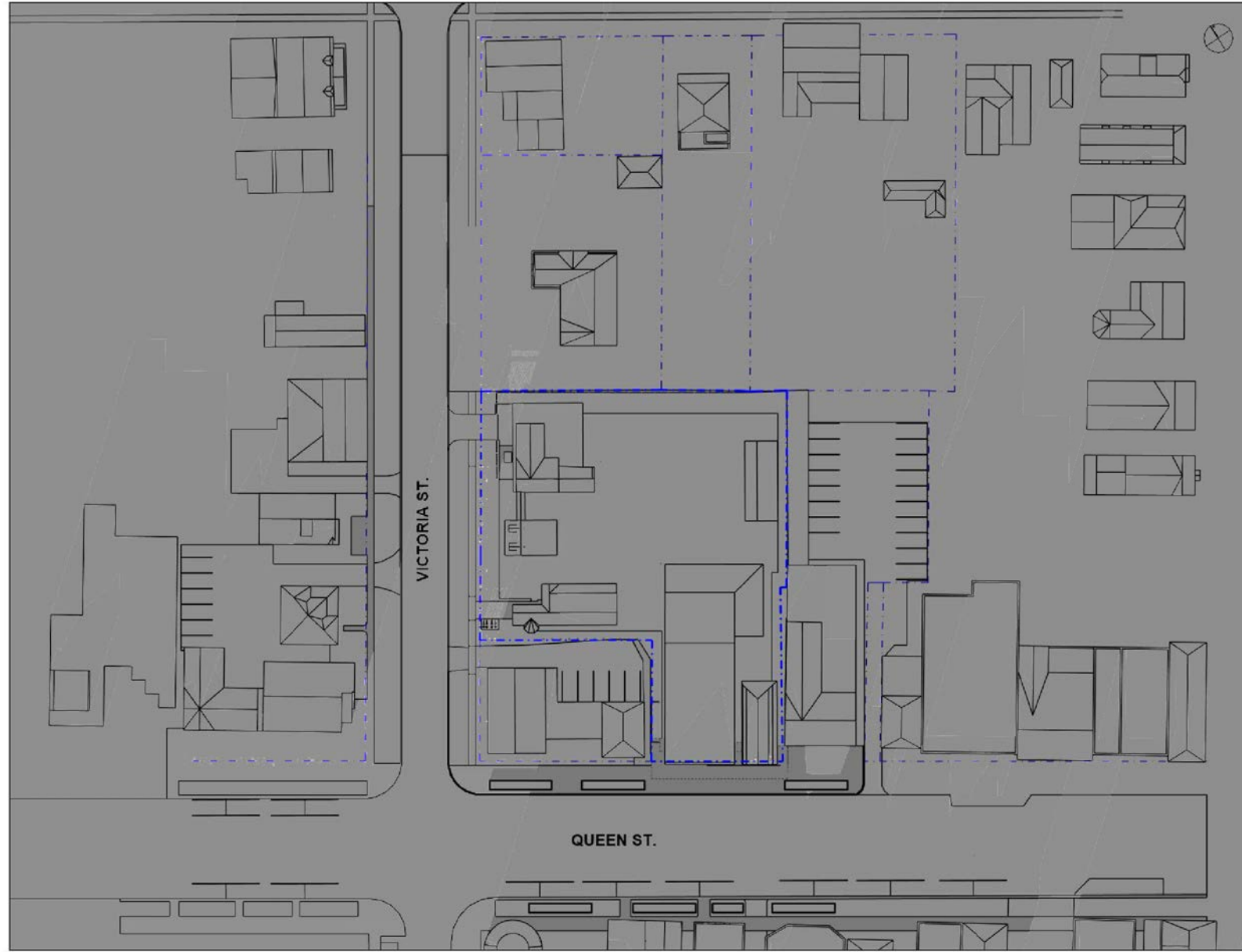
[4 of 9] [December 21, 2023 - 13:00]



[6 of 9] [December 21, 2023 - 15:00]



[8 of 9] [December 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SEPTEMBER

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

DECEMBER

SUNRISE - 7:46 AM

SUNSET - 4:44 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 25

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PRELIMINARY REVIEW NOT FOR DISTRIBUTION

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

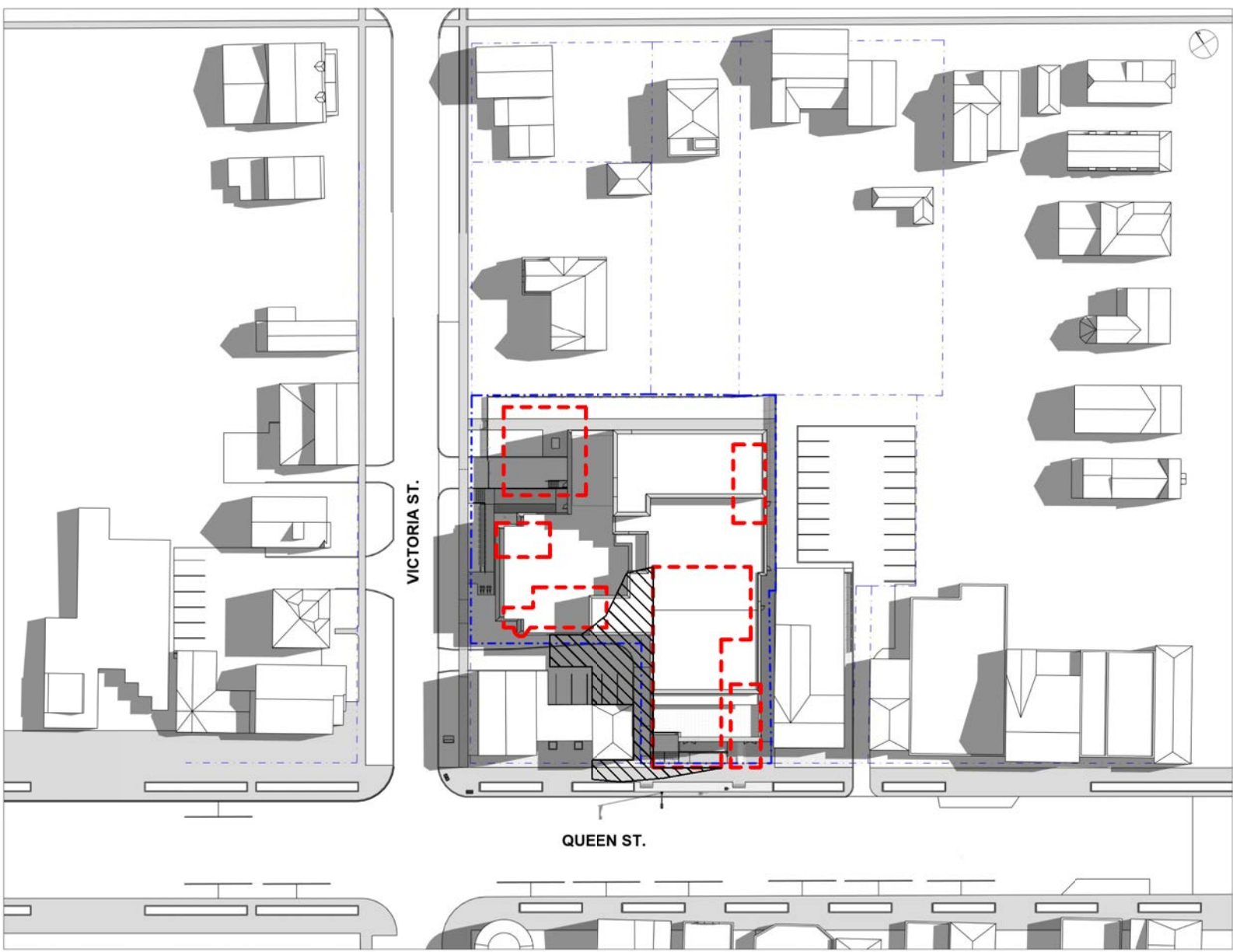
SHAW FESTIVAL NEW ROYAL GEORGE THEATRE

Address,

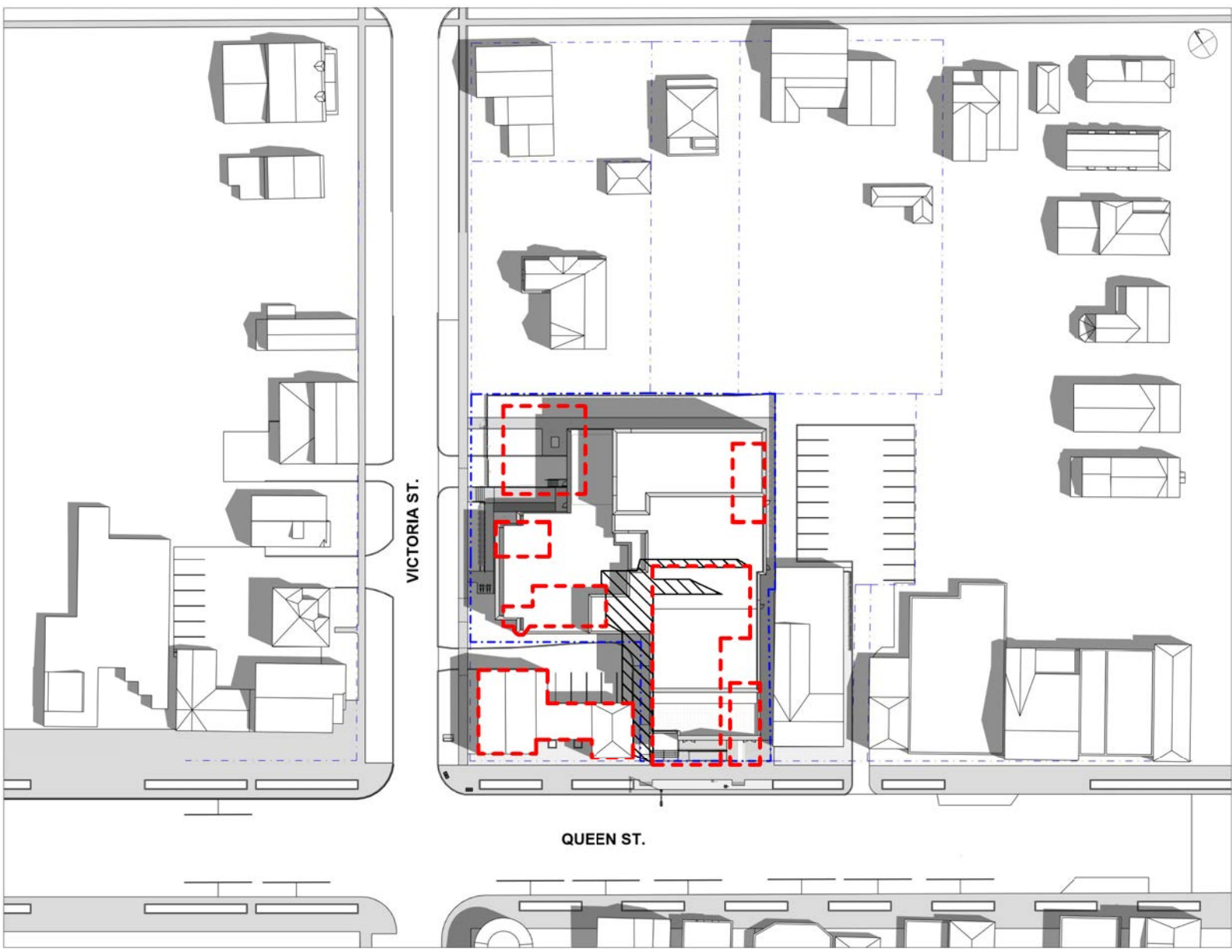
Niagara on the Lake ON.

EXISTING - SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21

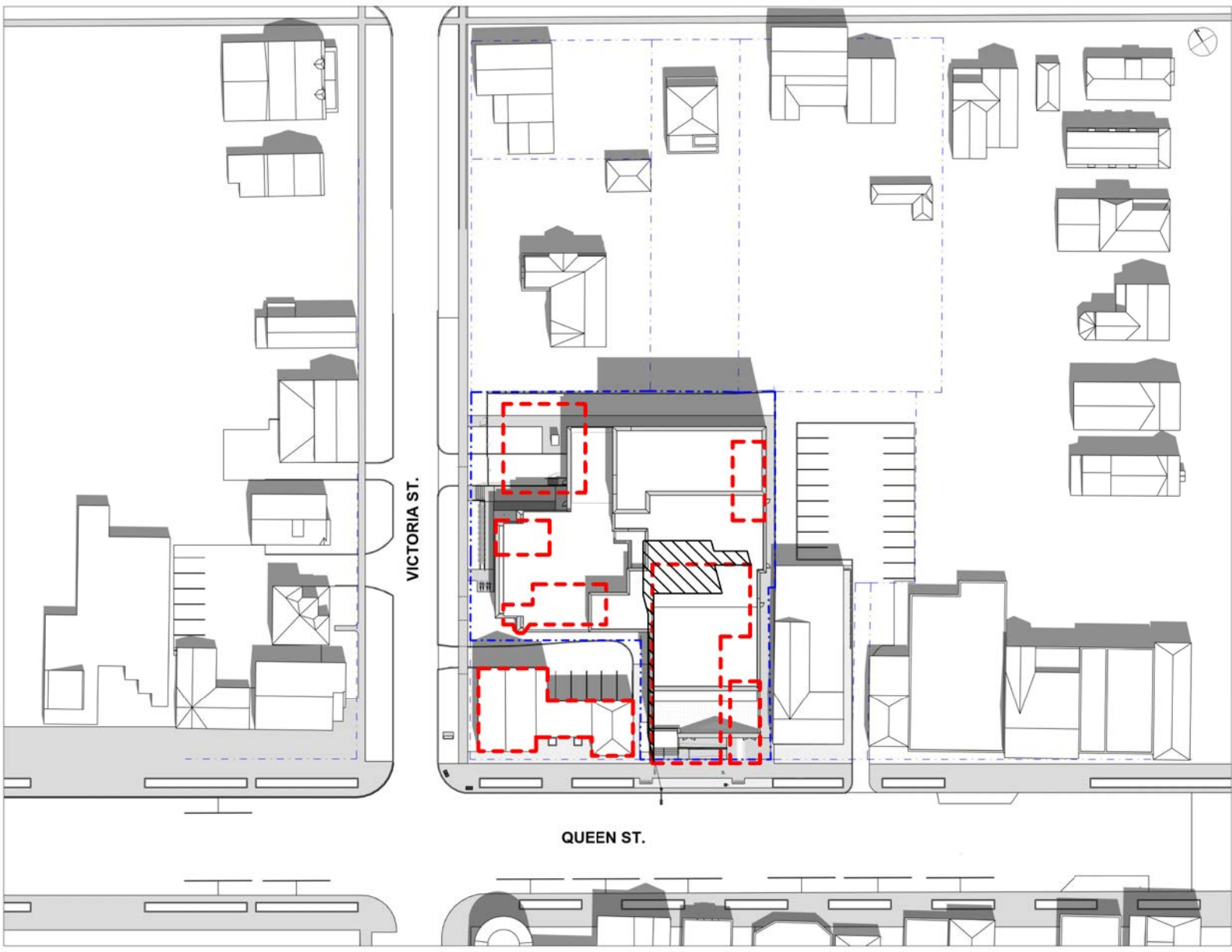
[1 of 9] [April 21, 2023 - 10:00]



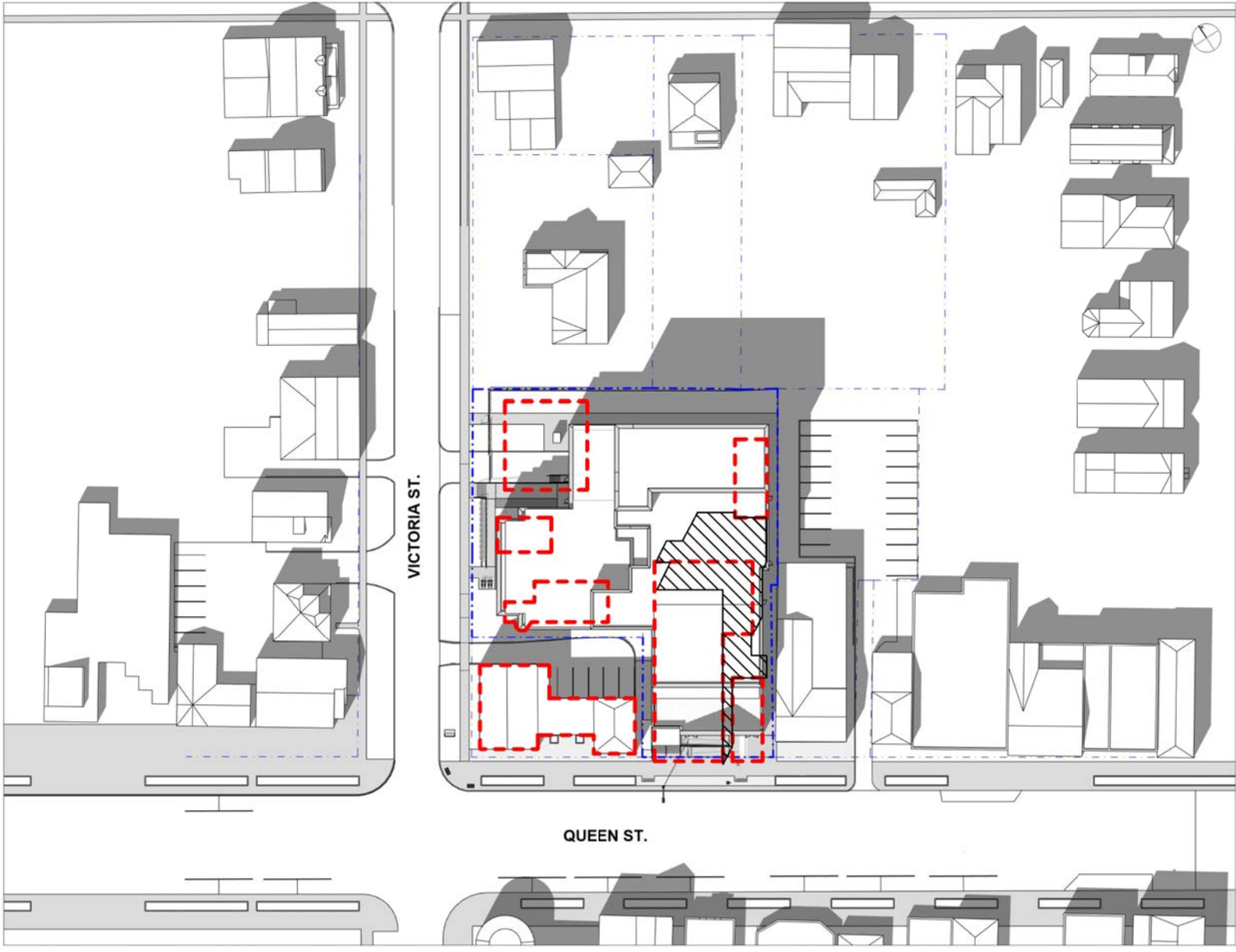
[3 of 9] [April 21, 2023 - 12:00]



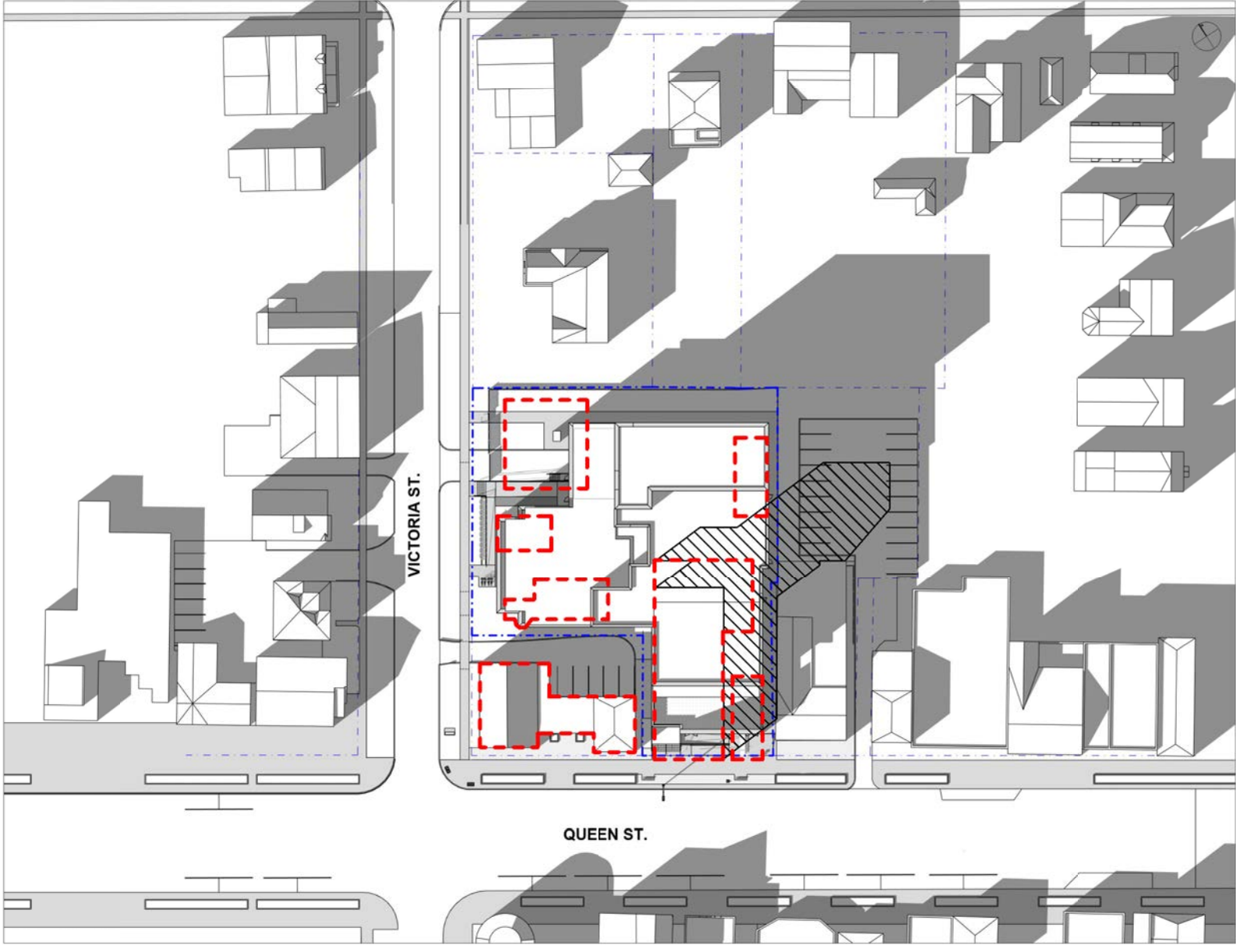
[5 of 9] [April 21, 2023 - 14:00]



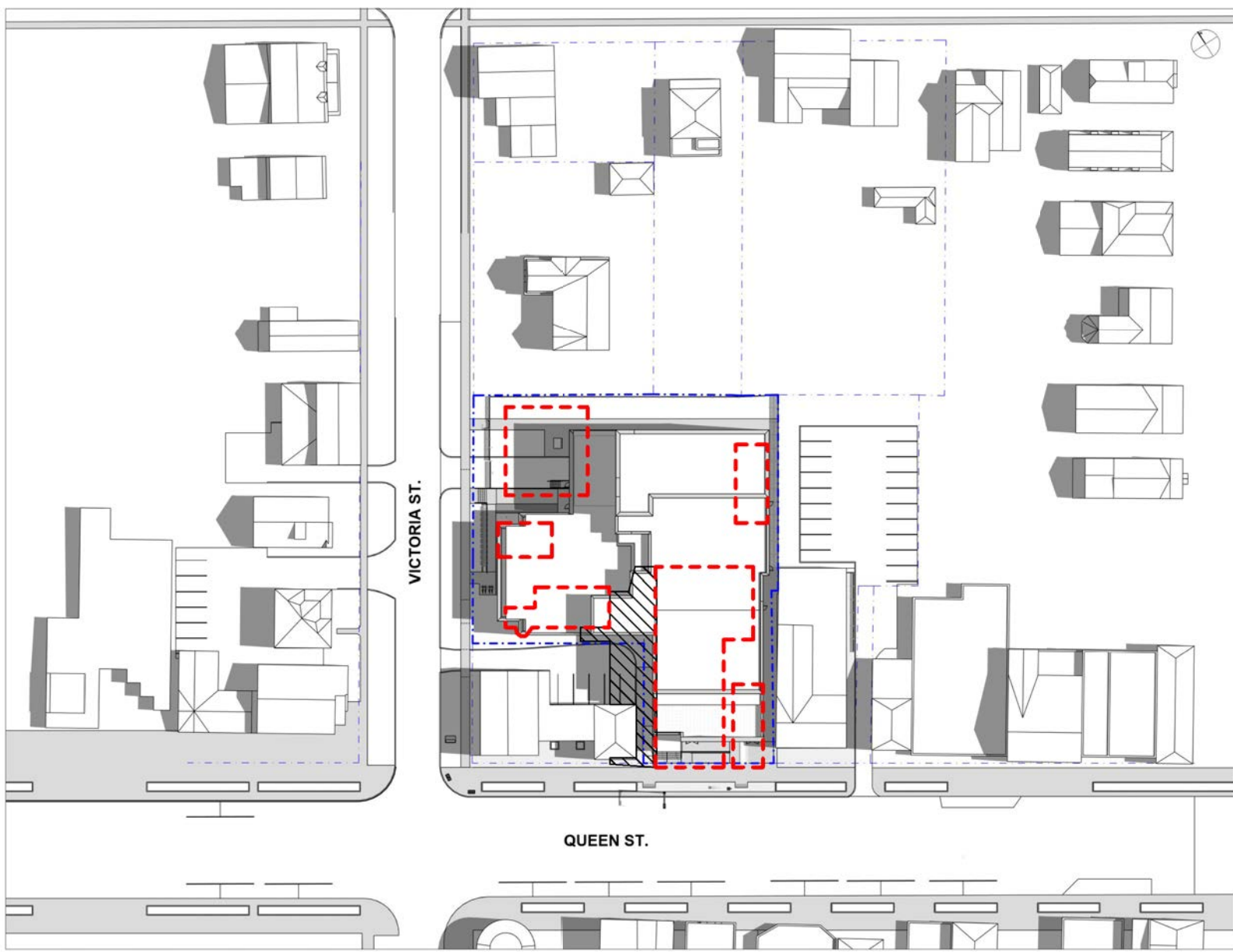
[7 of 9] [April 21, 2023 - 16:00]



[9 of 9] [April 21, 2023 - 18:00]



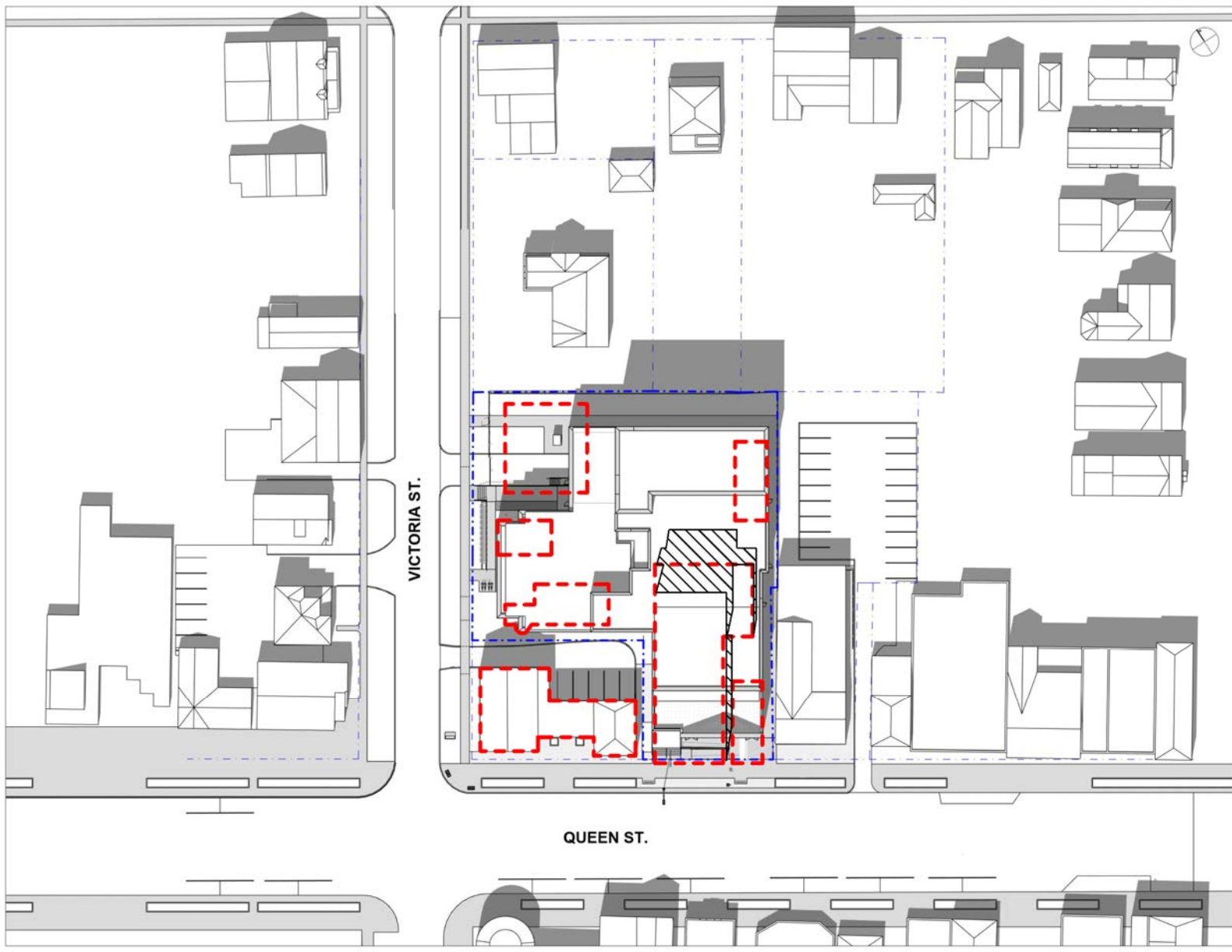
[2 of 9] [April 21, 2023 - 11:00]



[4 of 9] [April 21, 2023 - 13:00]



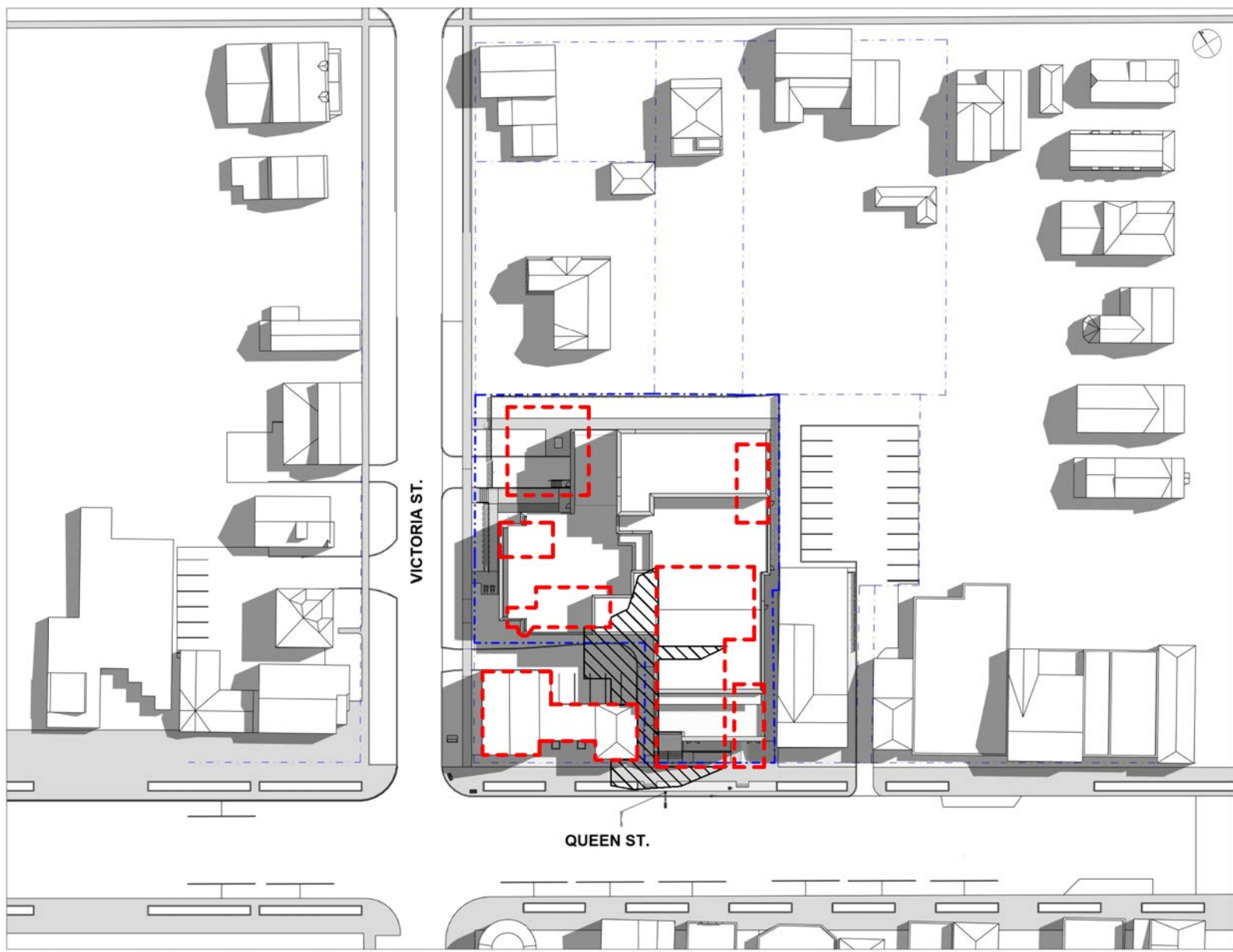
[6 of 9] [April 21, 2023 - 15:00]



[8 of 9] [April 21, 2023 - 17:00]



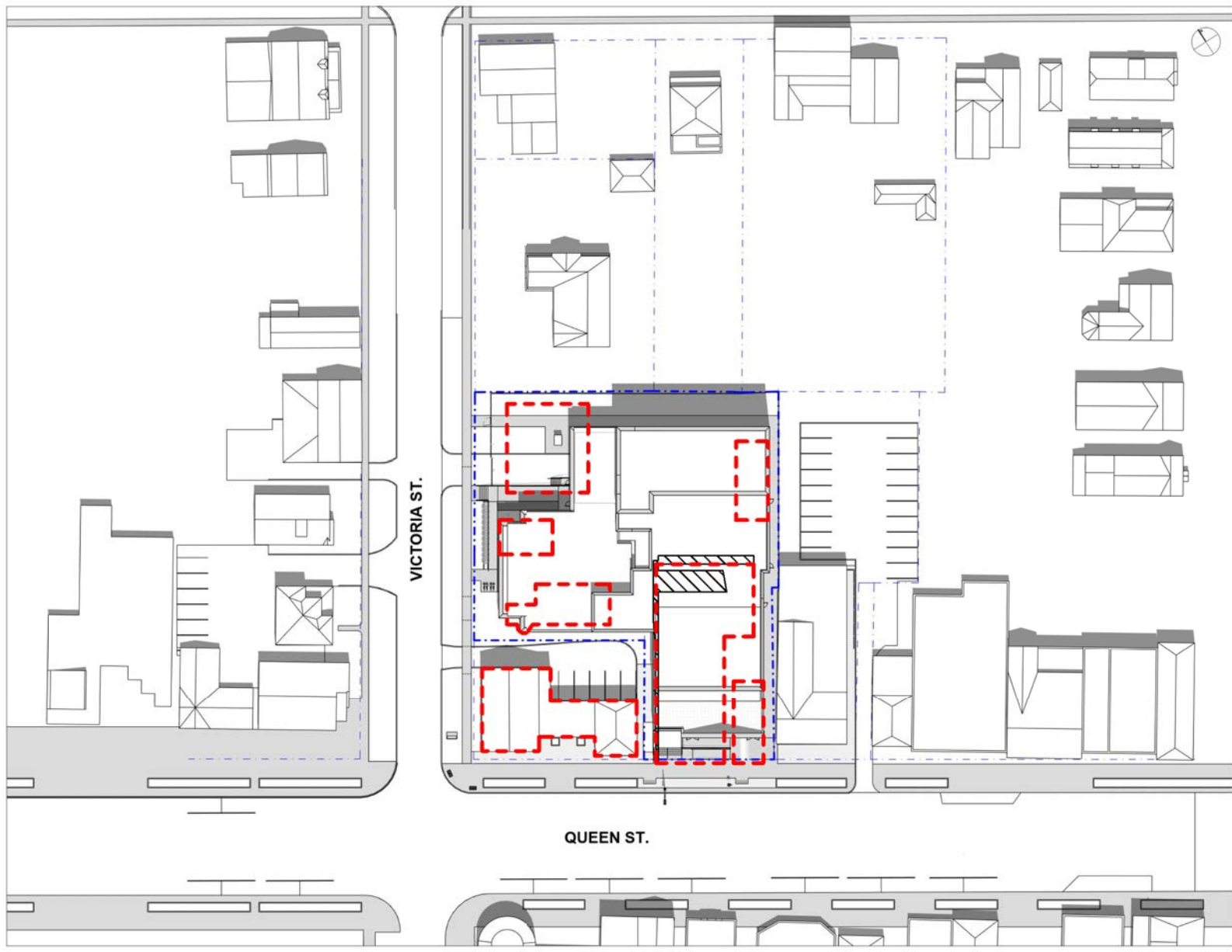
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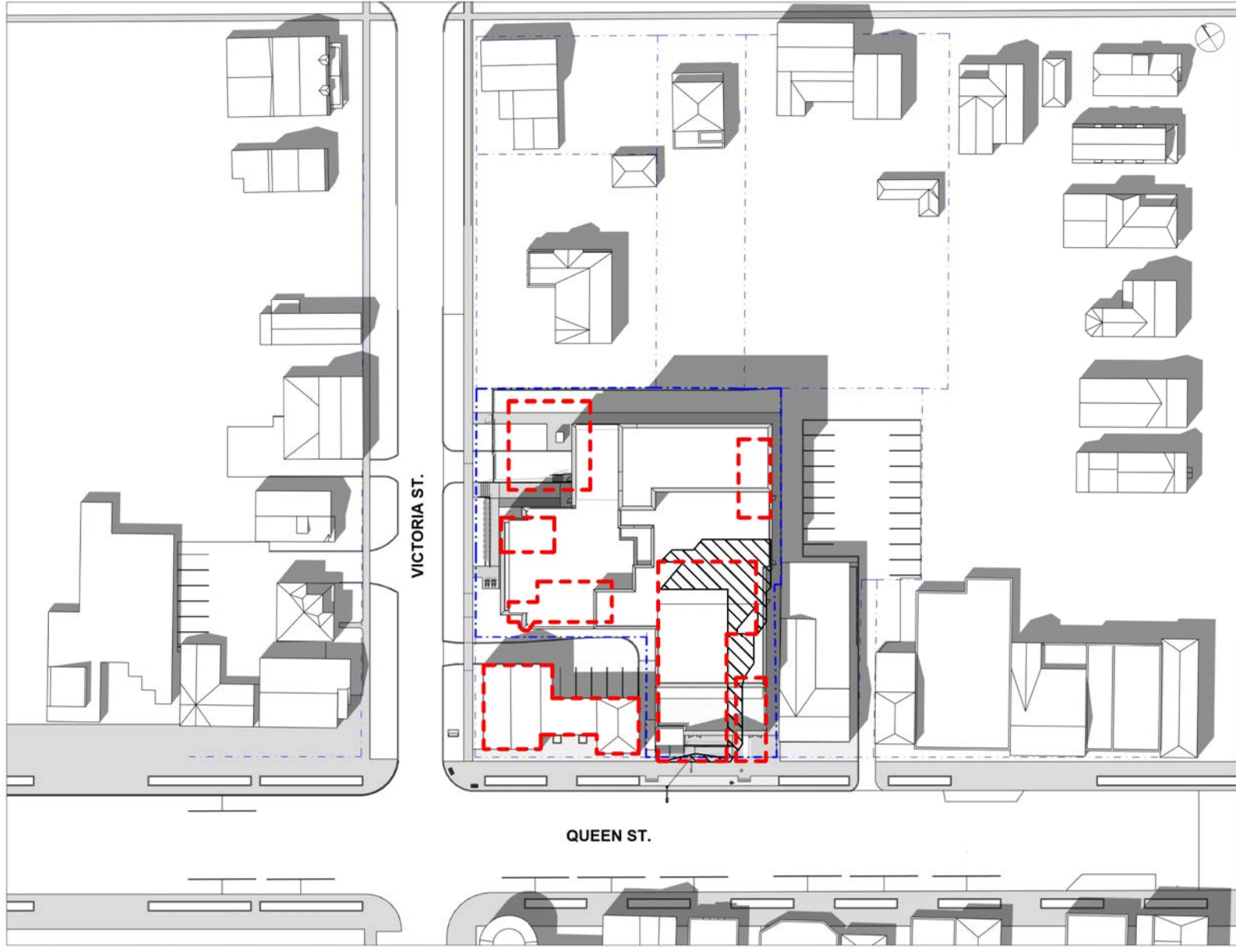
[3 of 9] [June 21, 2023 - 12:00]



[5 of 9] [June 21, 2023 - 14:00]



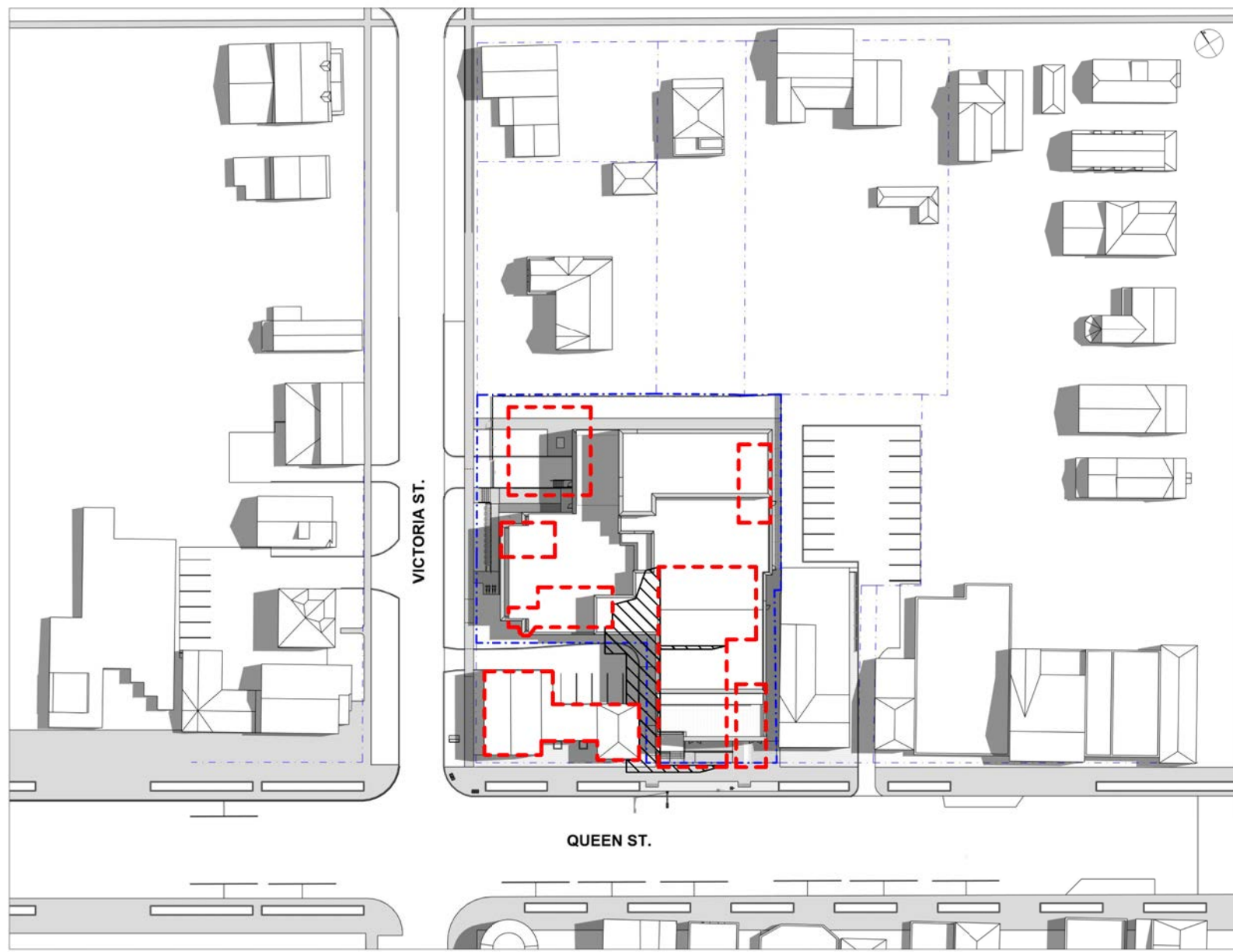
[7 of 9] [June 21, 2023 - 16:00]



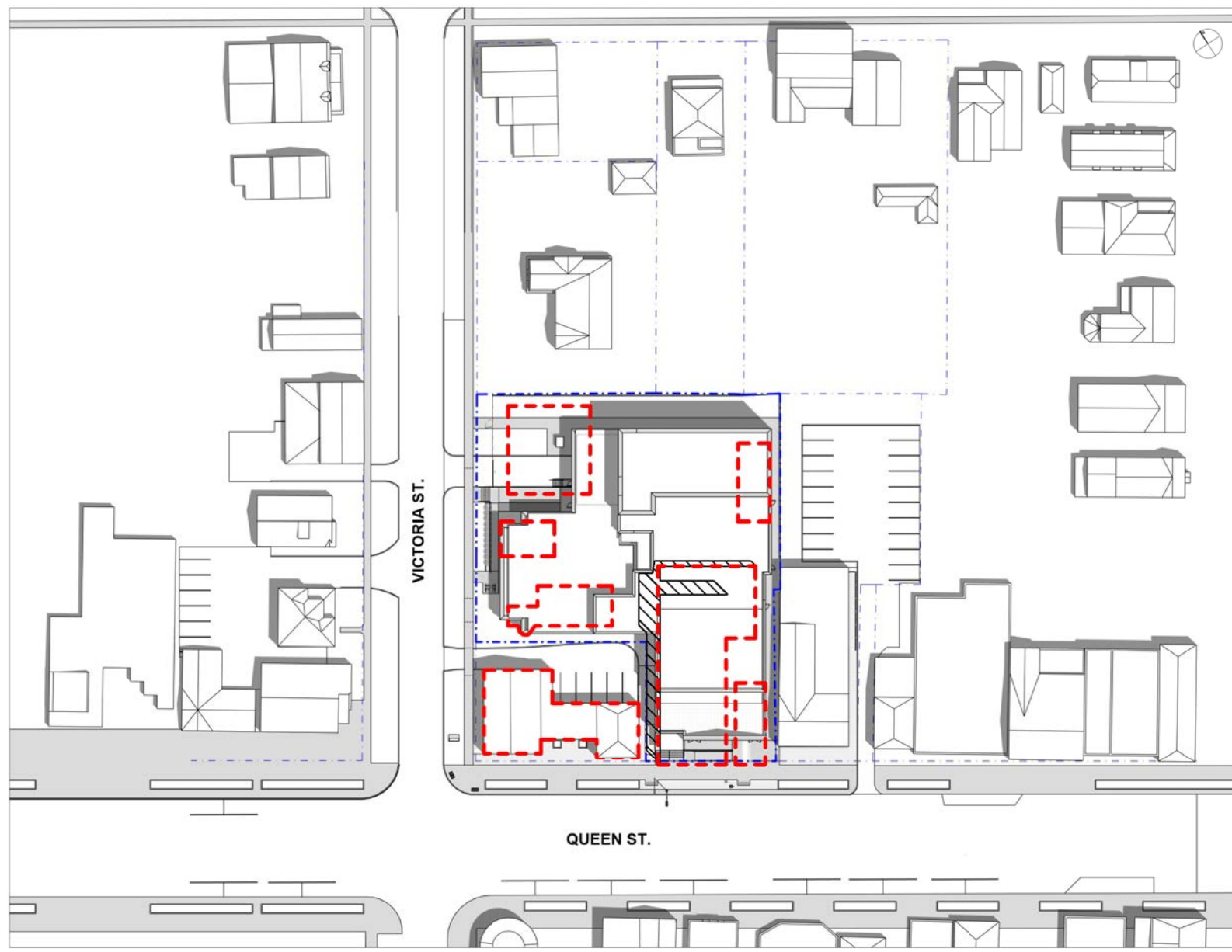
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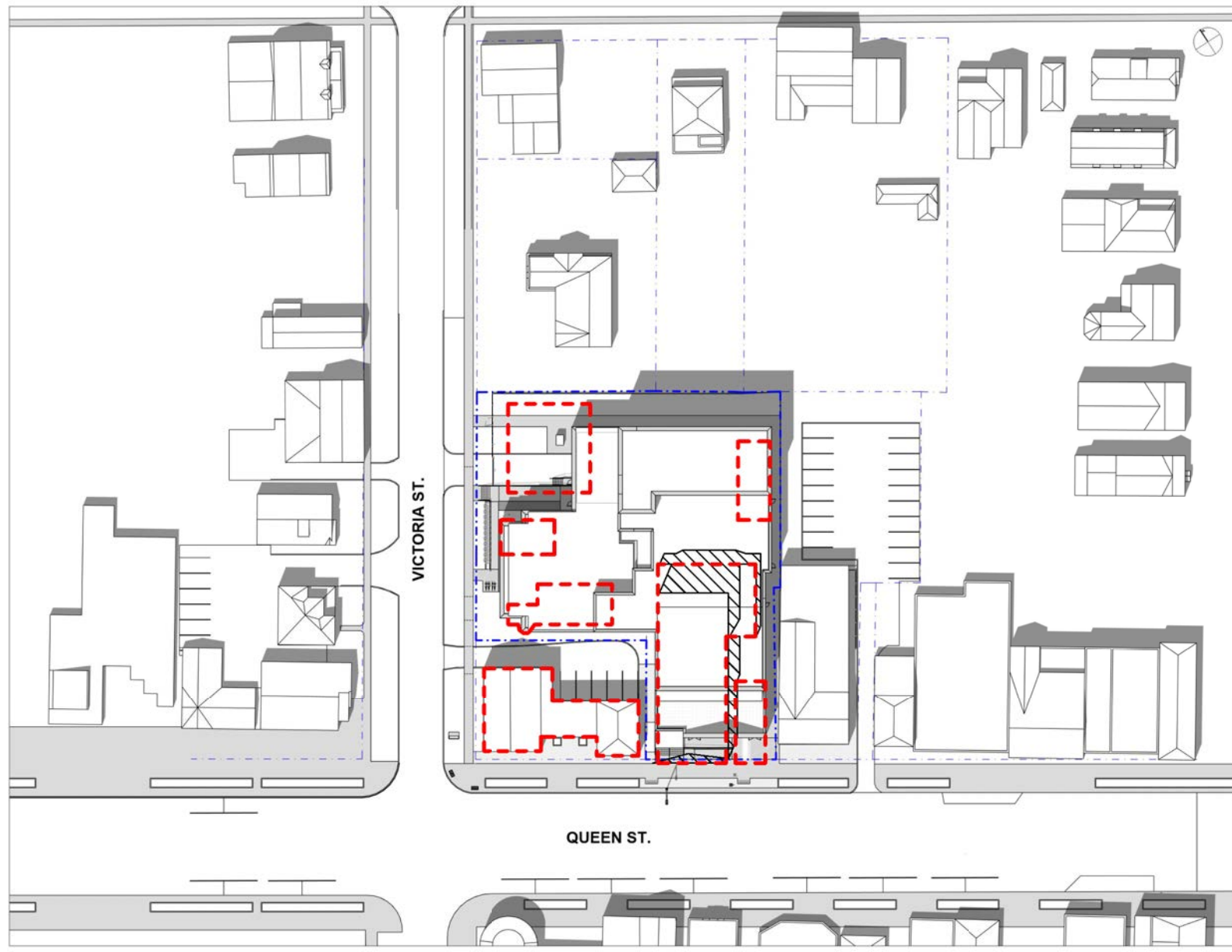
[2 of 9] [June 21, 2023 - 11:00]



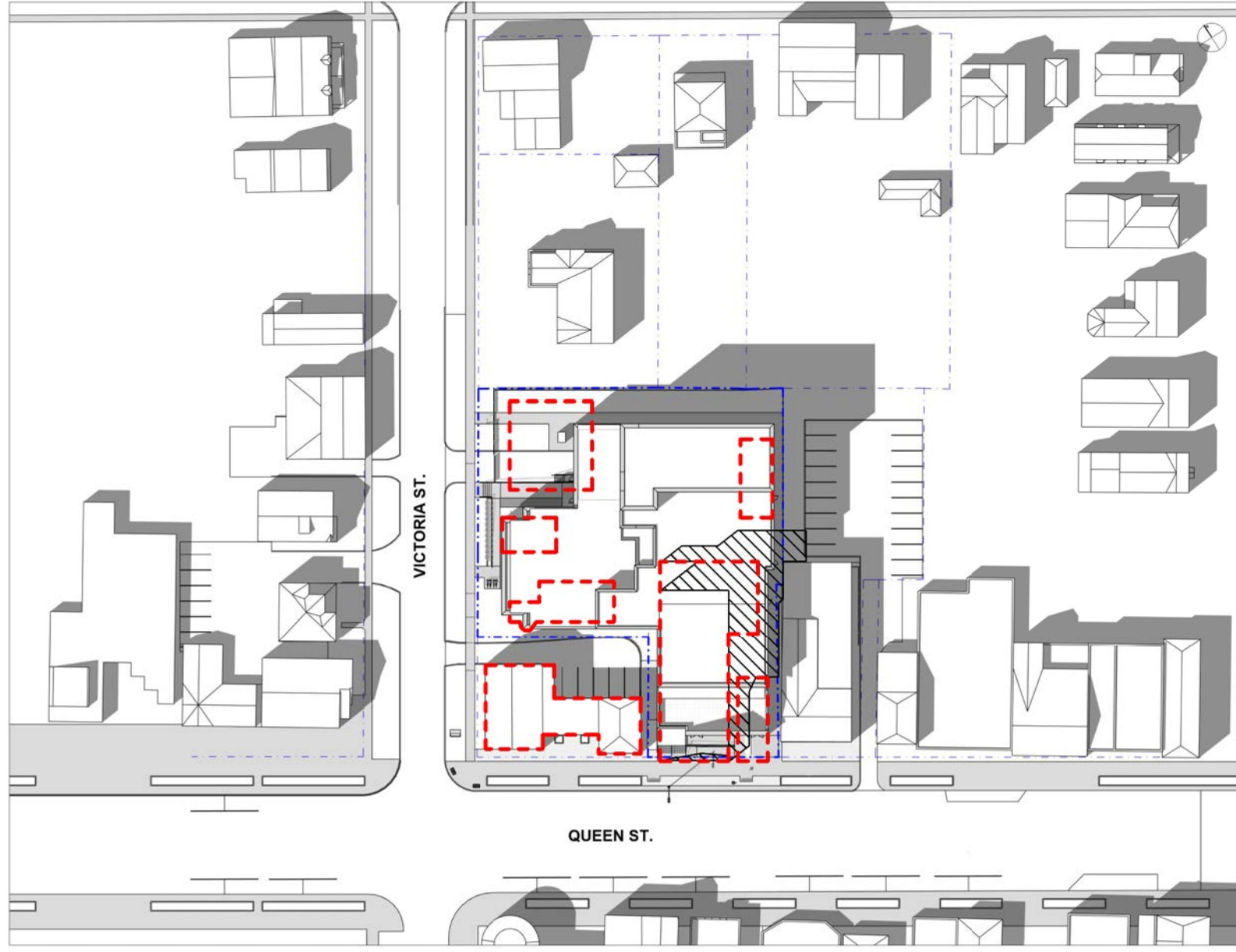
[4 of 9] [June 21, 2023 - 13:00]



[6 of 9] [June 21, 2023 - 15:00]



[8 of 9] [June 21, 2023 - 17:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

APRIL

SUNRISE - 6:25 AM

SUNSET - 8:06 PM

JUNE

SUNRISE - 5:36 AM

SUNSET - 9:00 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 23

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CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

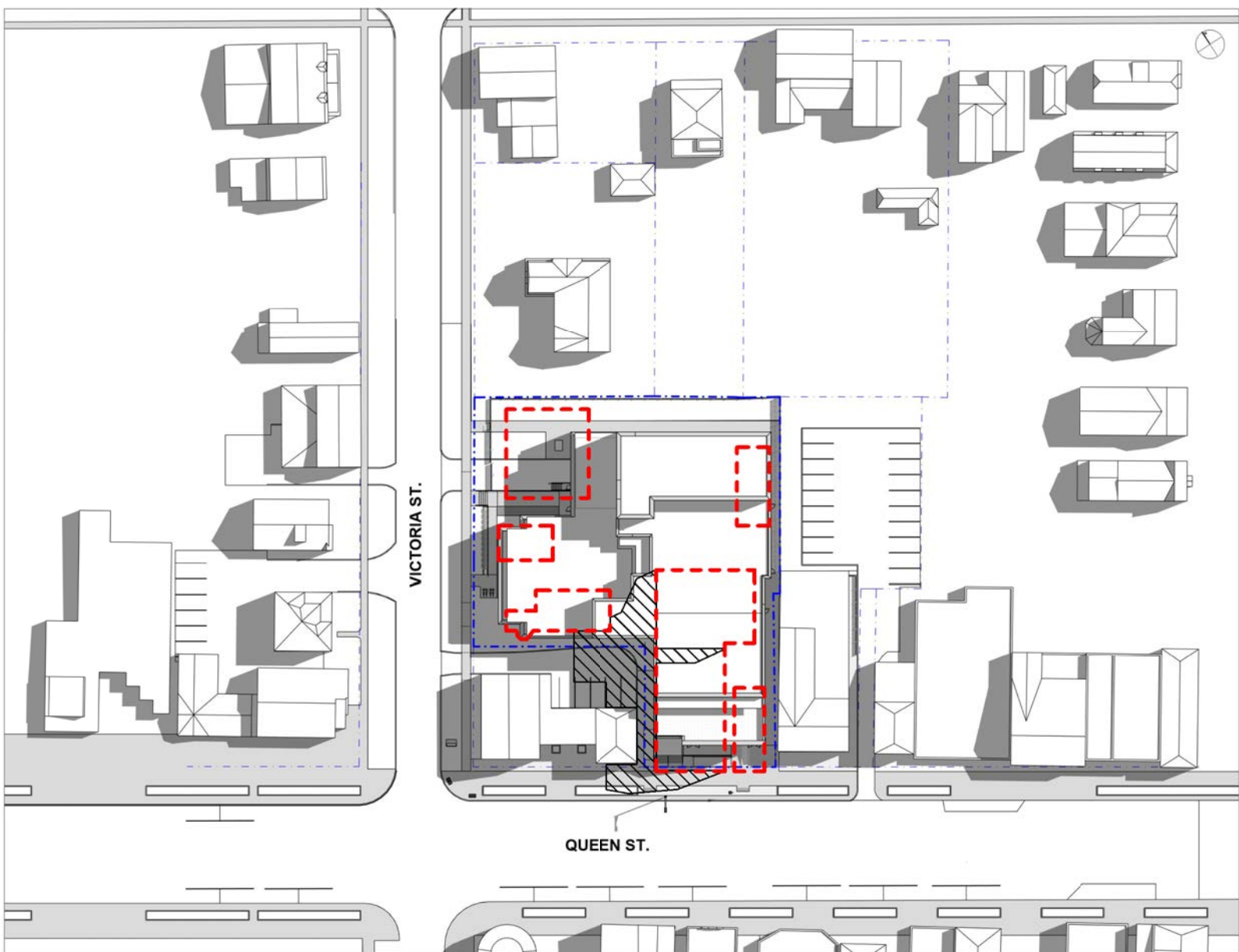
SHAW FESTIVAL NEW ROYAL GEORGE THEATRE

Address,

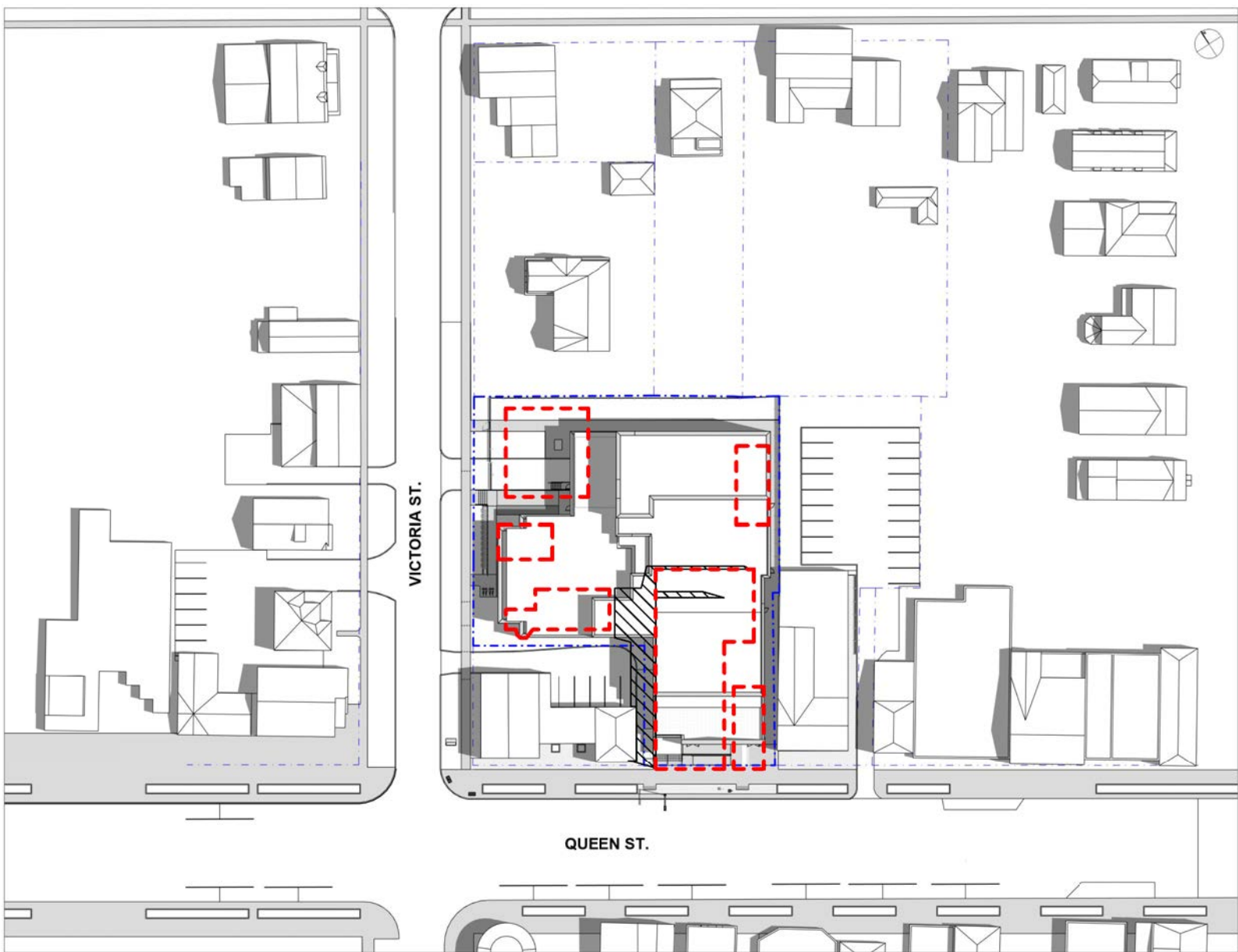
Niagara on the Lake ON.

SHADOW STUDY - APRIL 21 & JUNE 21

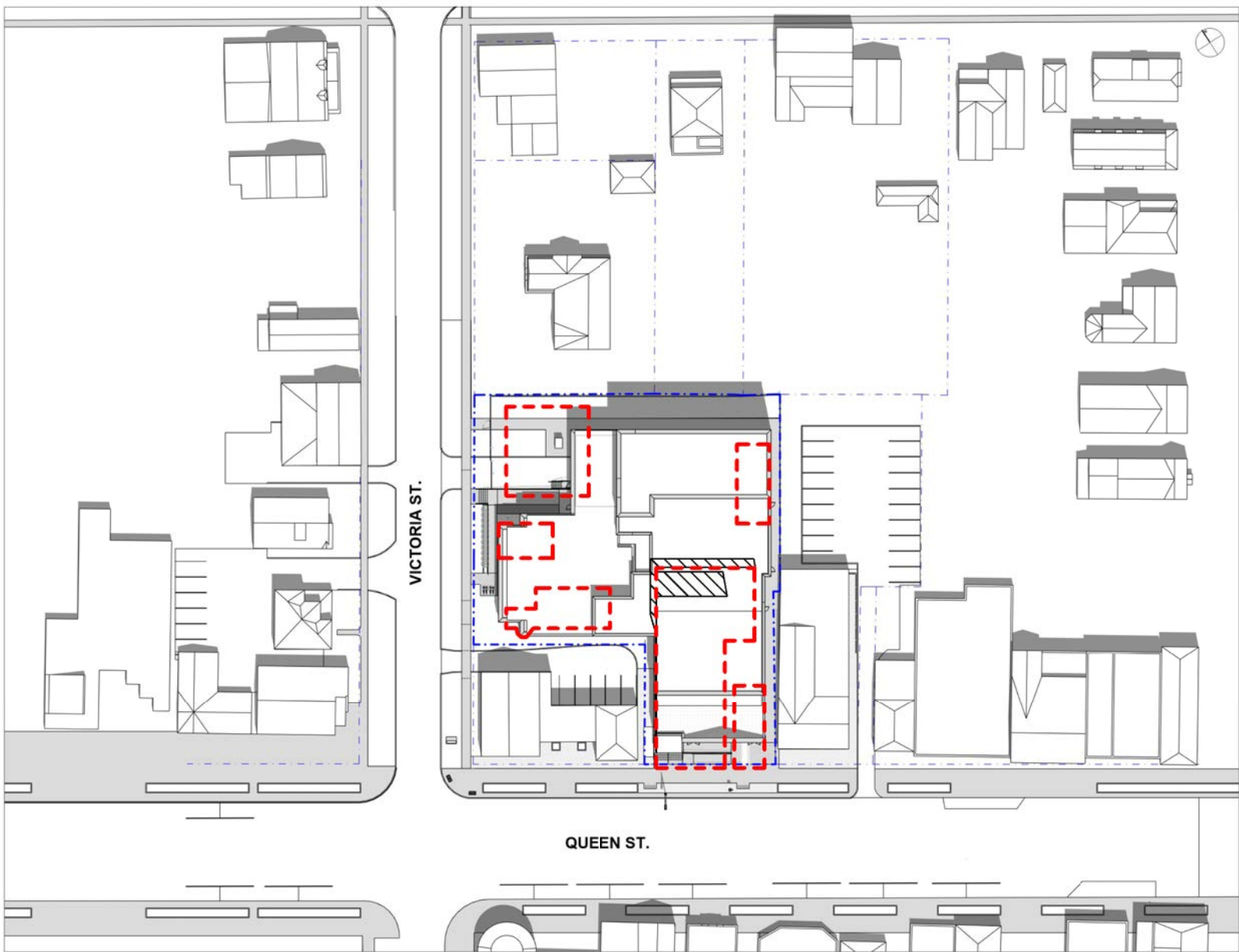
[1 of 9] [July 21, 2023 - 10:00]



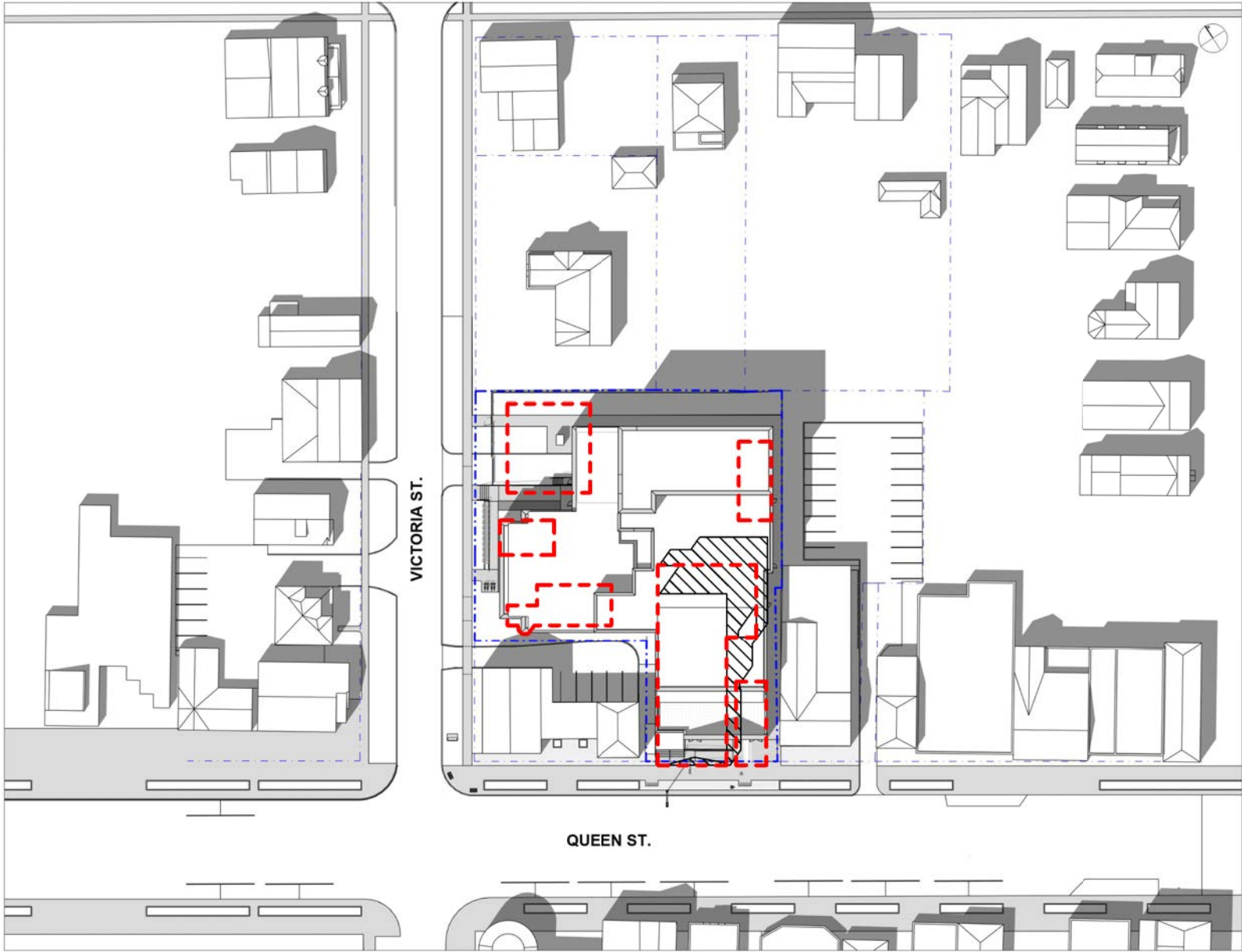
[3 of 9] [July 21, 2023 - 10:00]



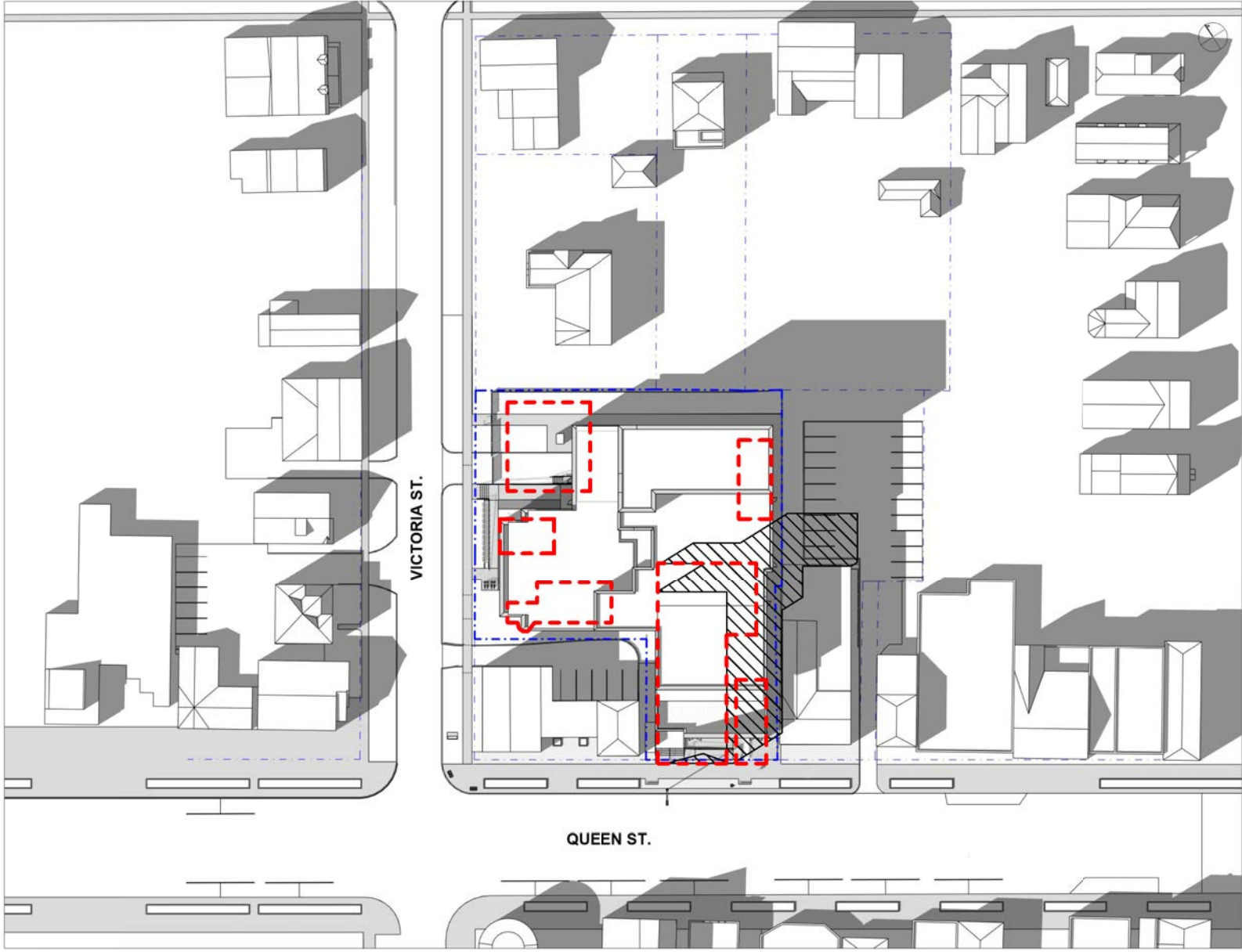
[5 of 9] [July 21, 2023 - 10:00]



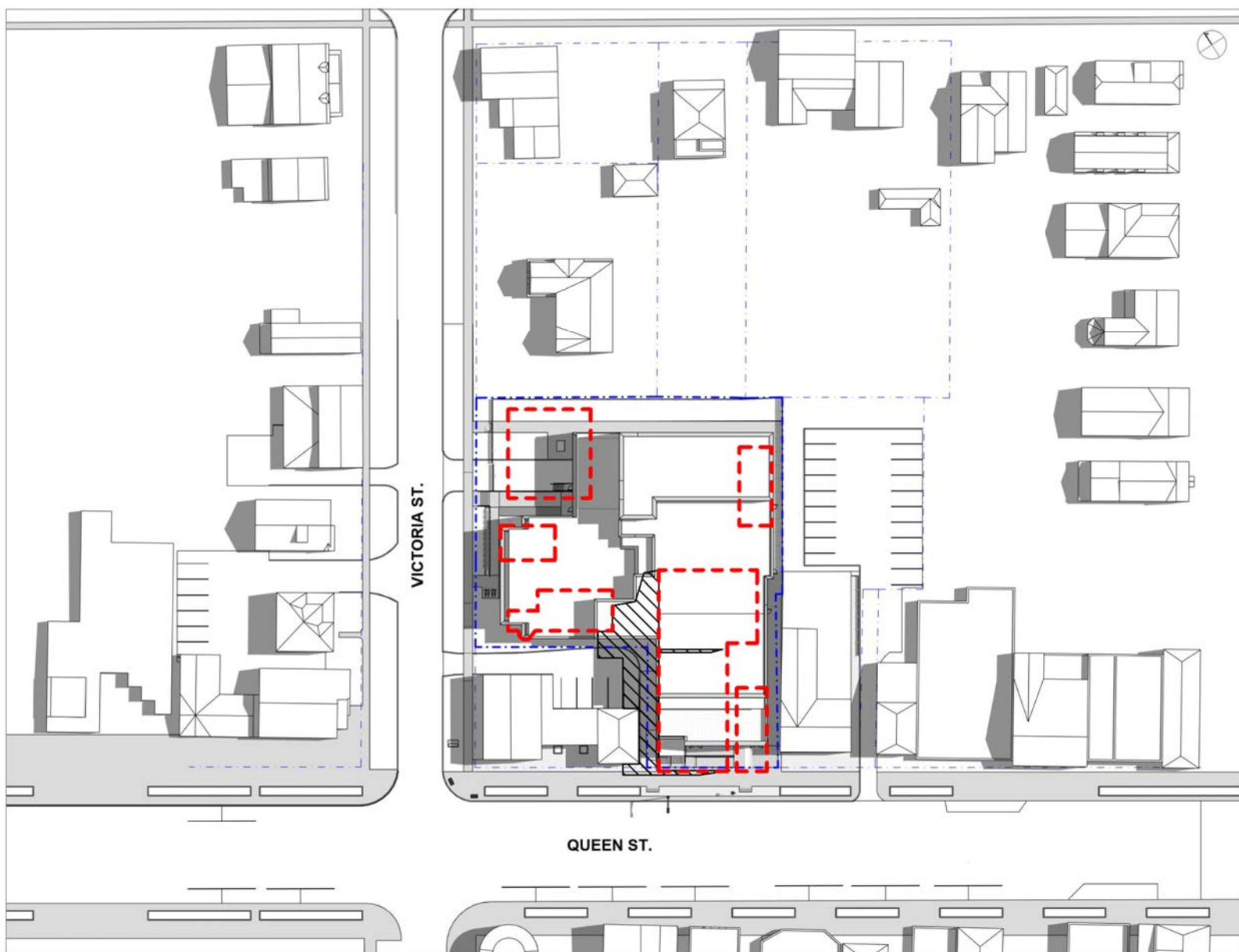
[7 of 9] [July 21, 2023 - 10:00]



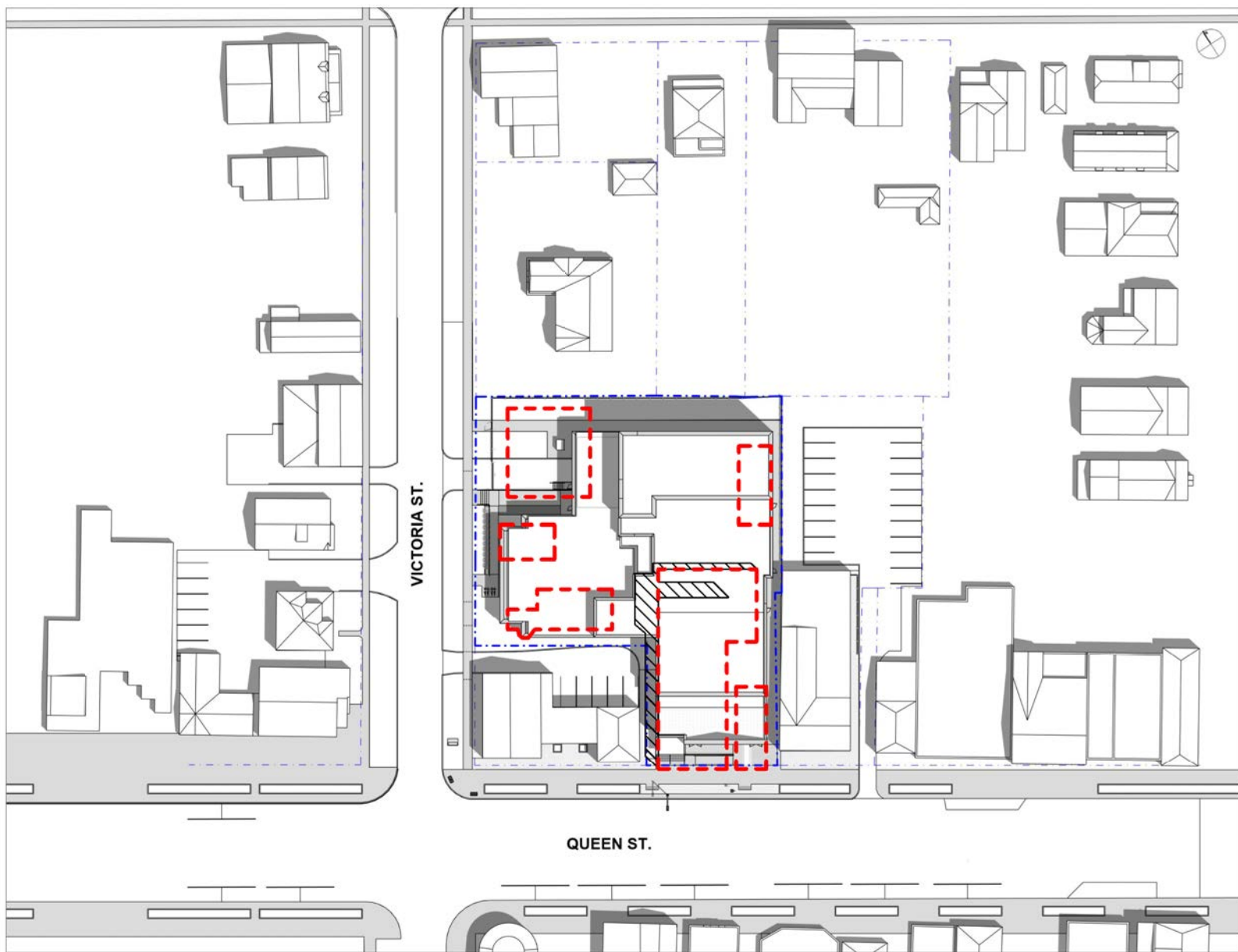
[9 of 9] [July 21, 2023 - 10:00]



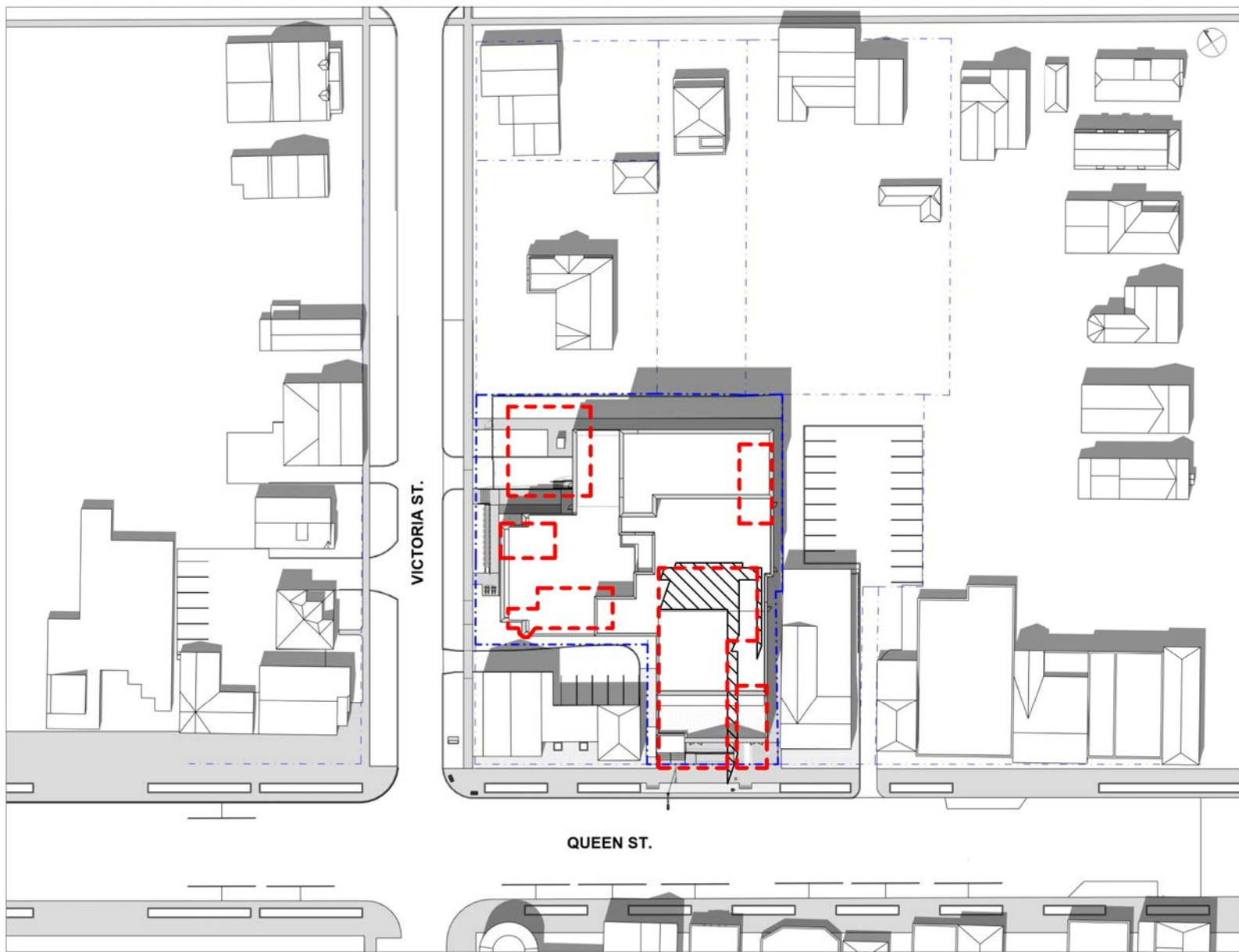
[2 of 9] [July 21, 2023 - 11:00]



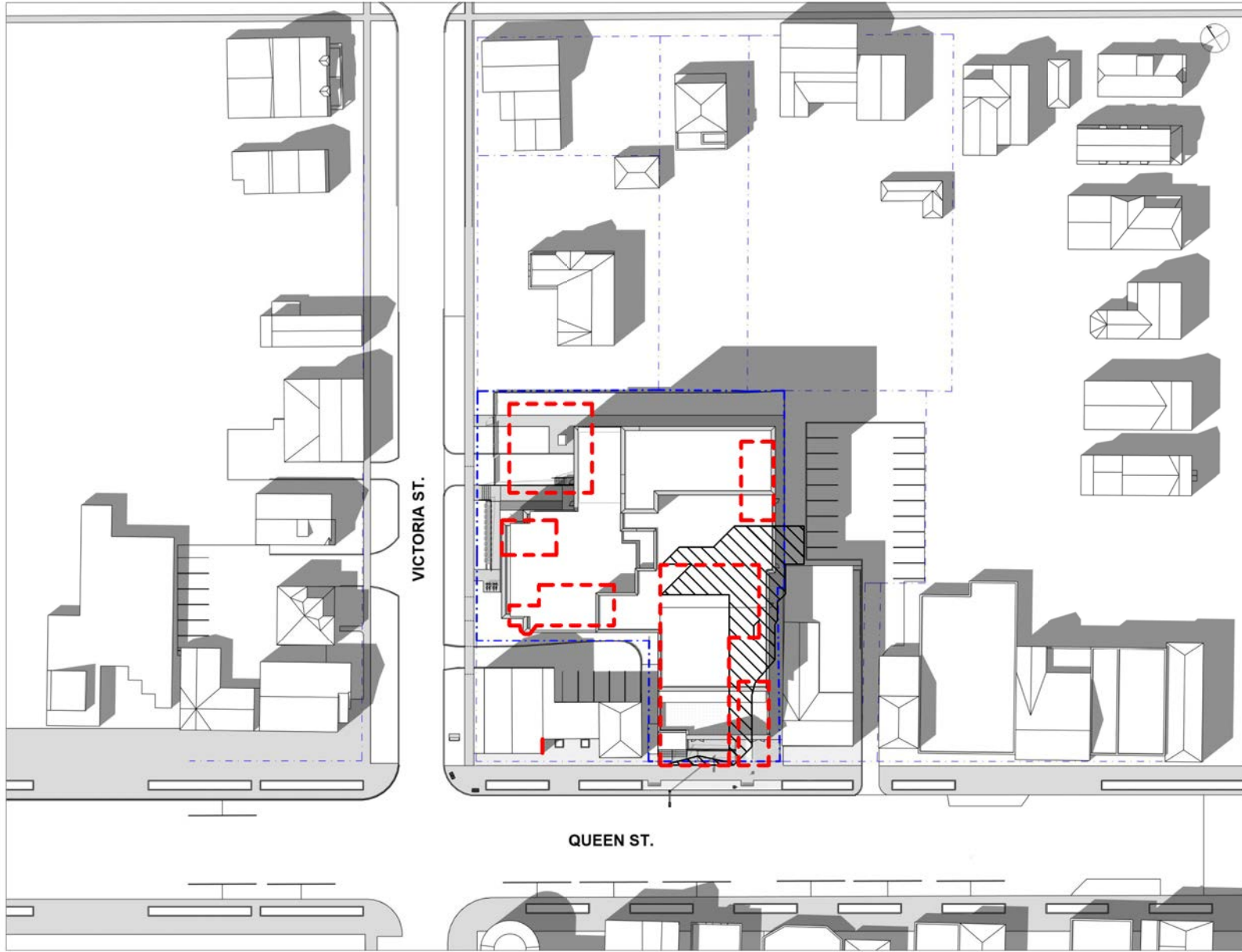
[4 of 9] [July 21, 2023 - 11:00]



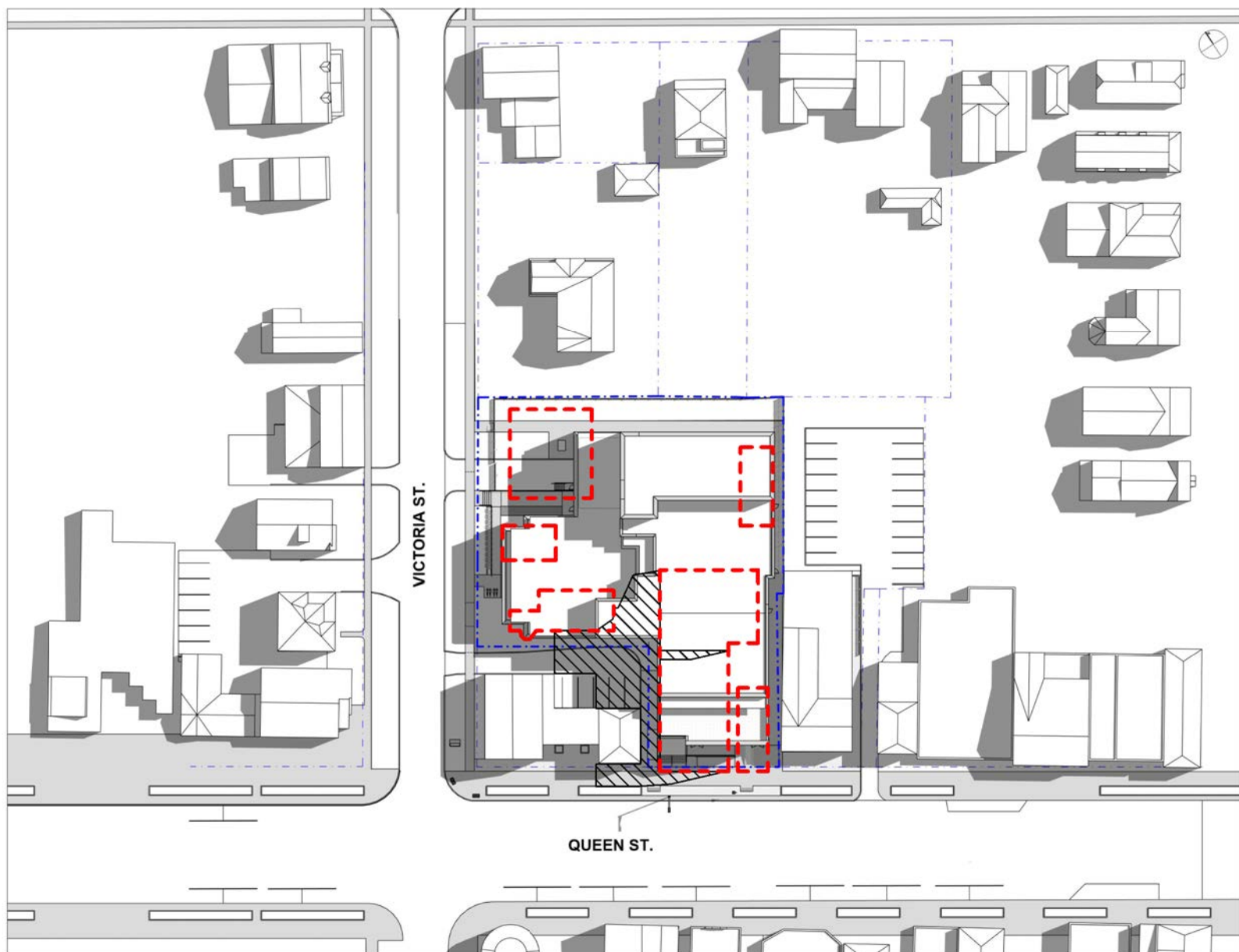
[6 of 9] [July 21, 2023 - 11:00]



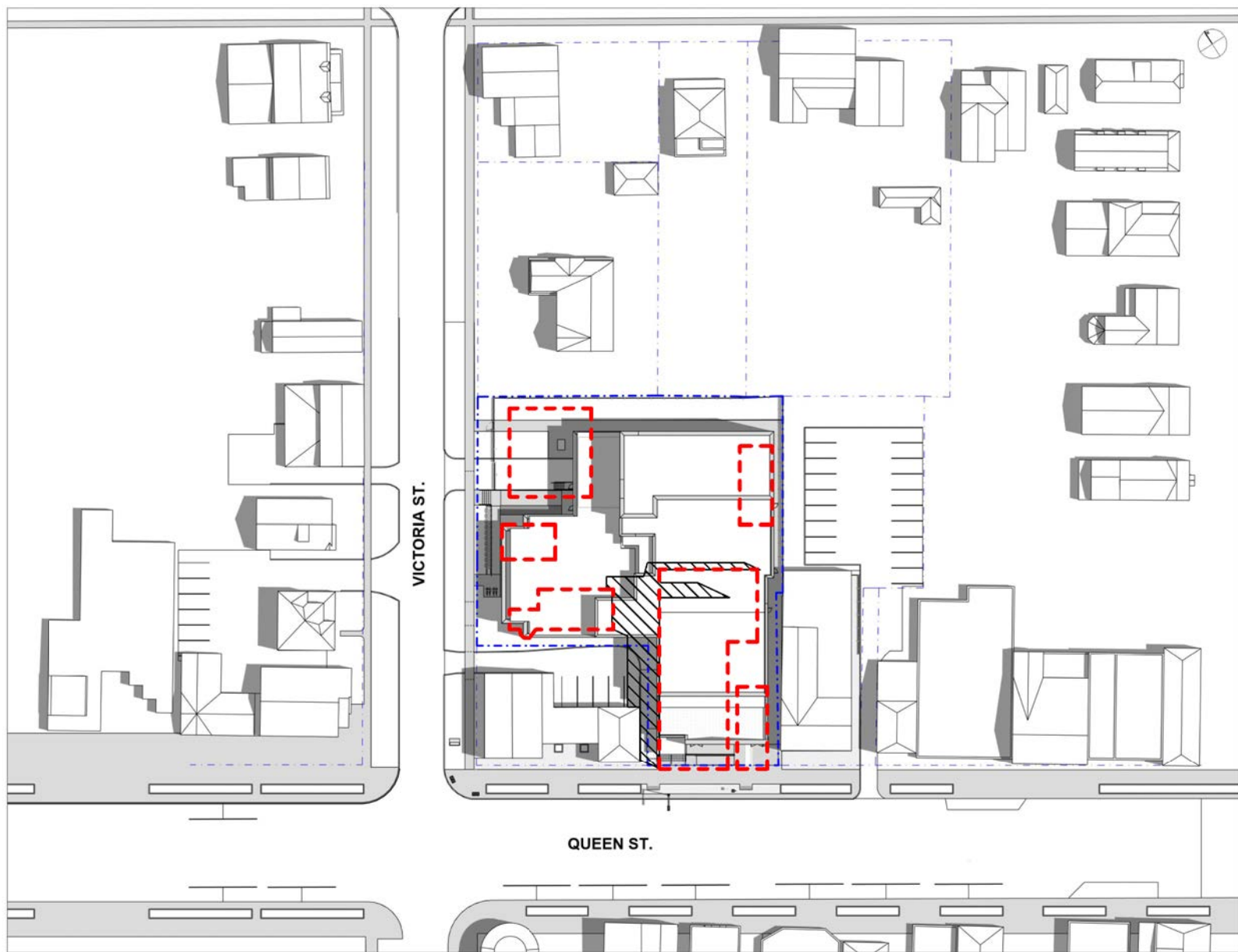
[8 of 9] [July 21, 2023 - 11:00]



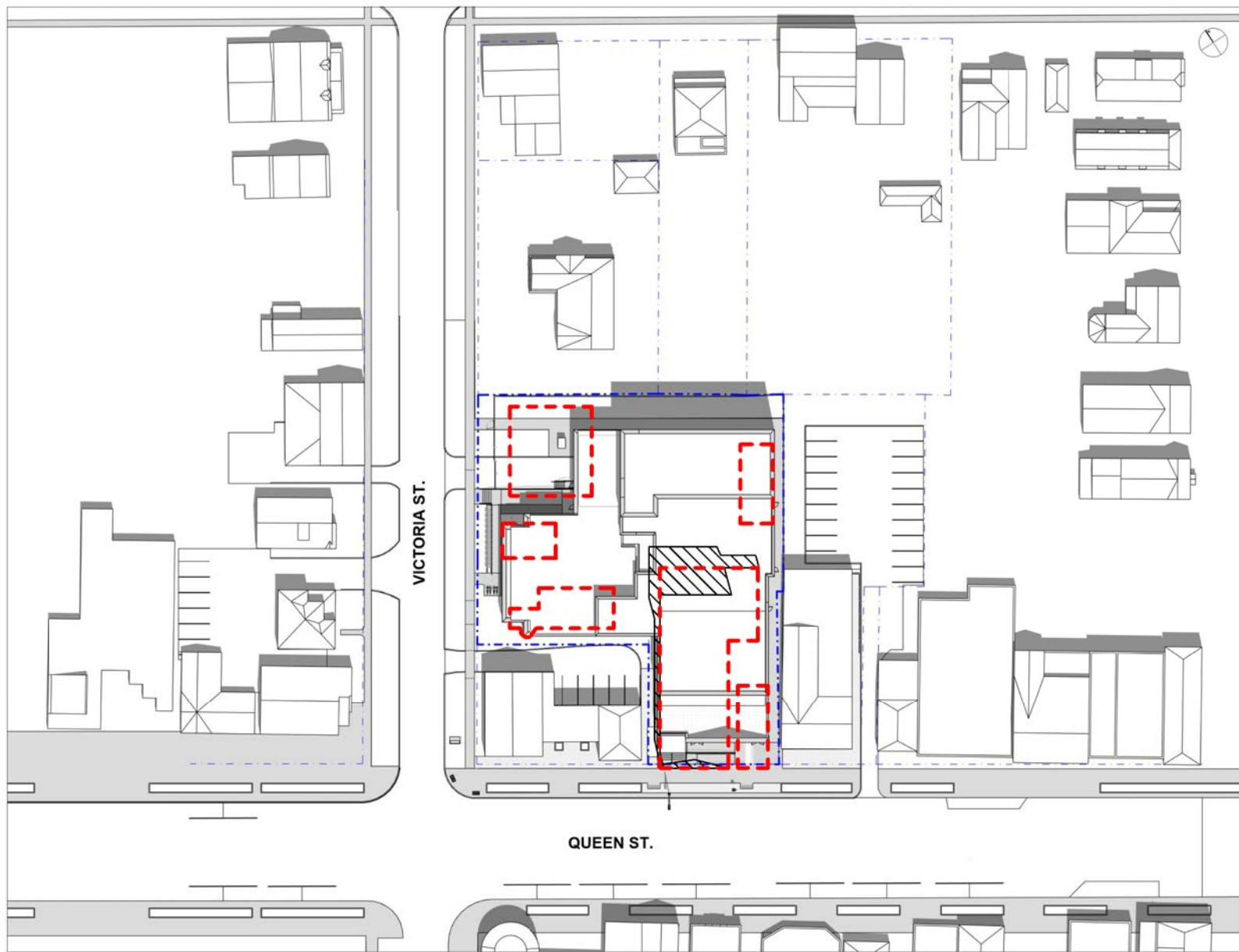
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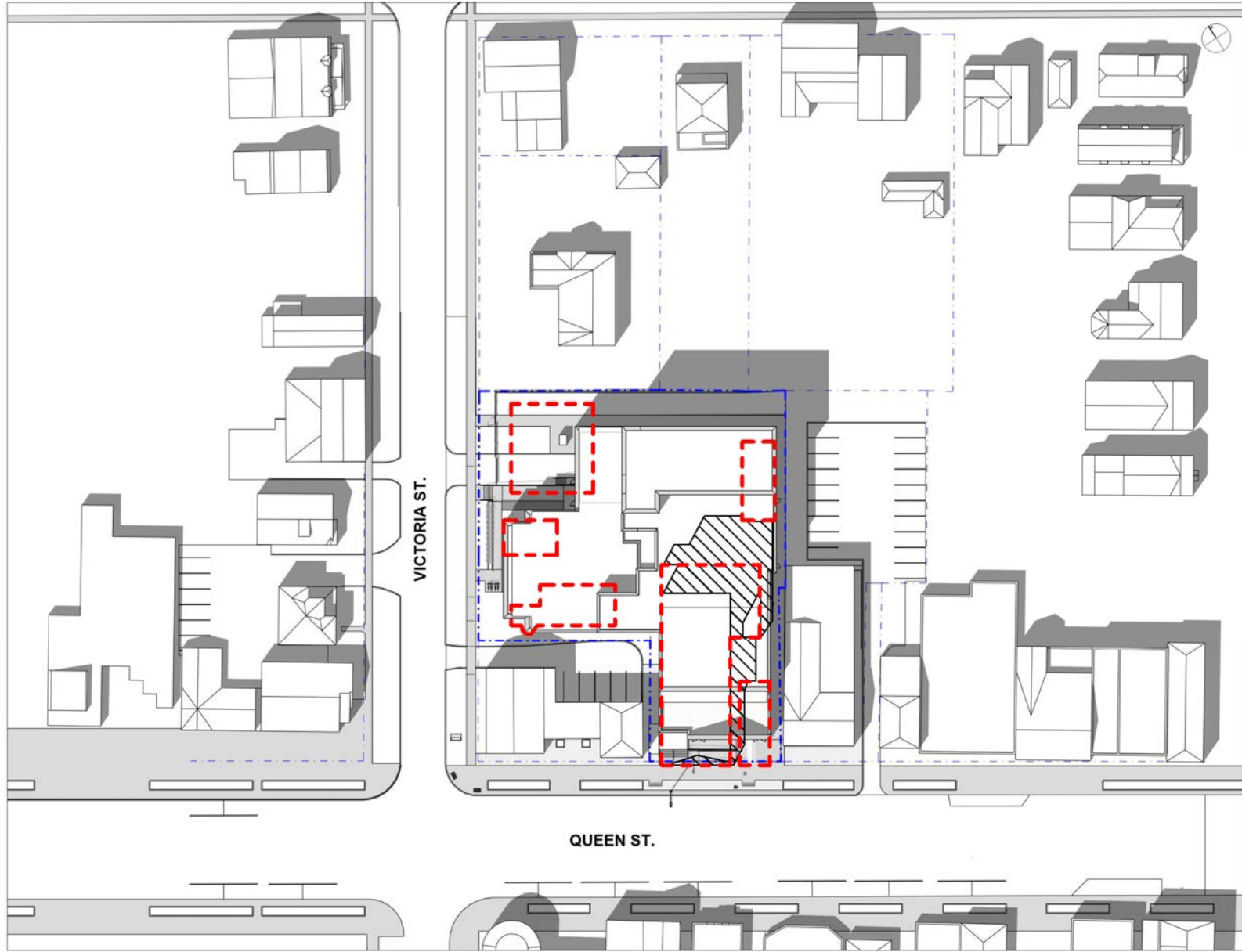
[3 of 9] [July 21, 2023 - 10:00]



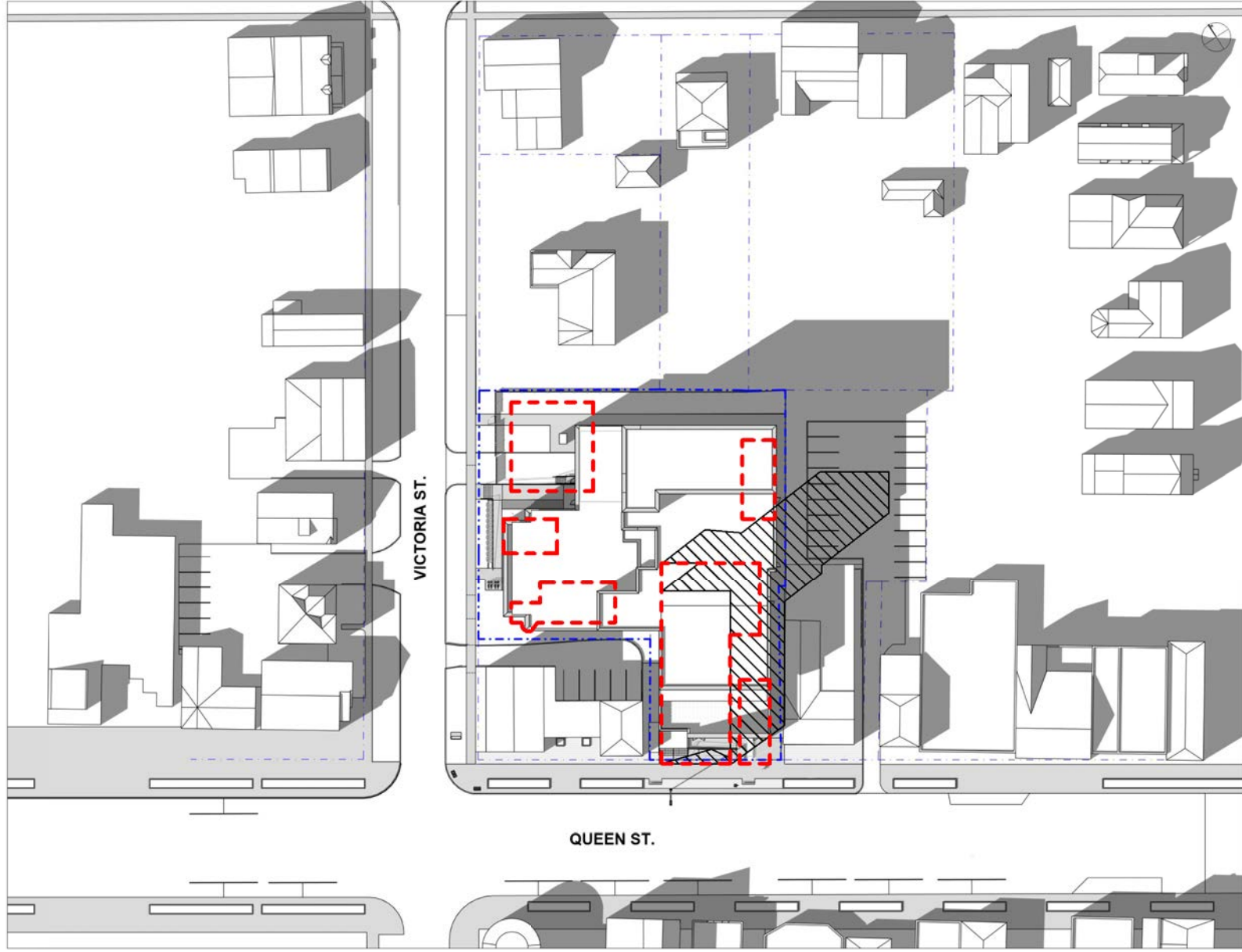
[5 of 9] [July 21, 2023 - 10:00]



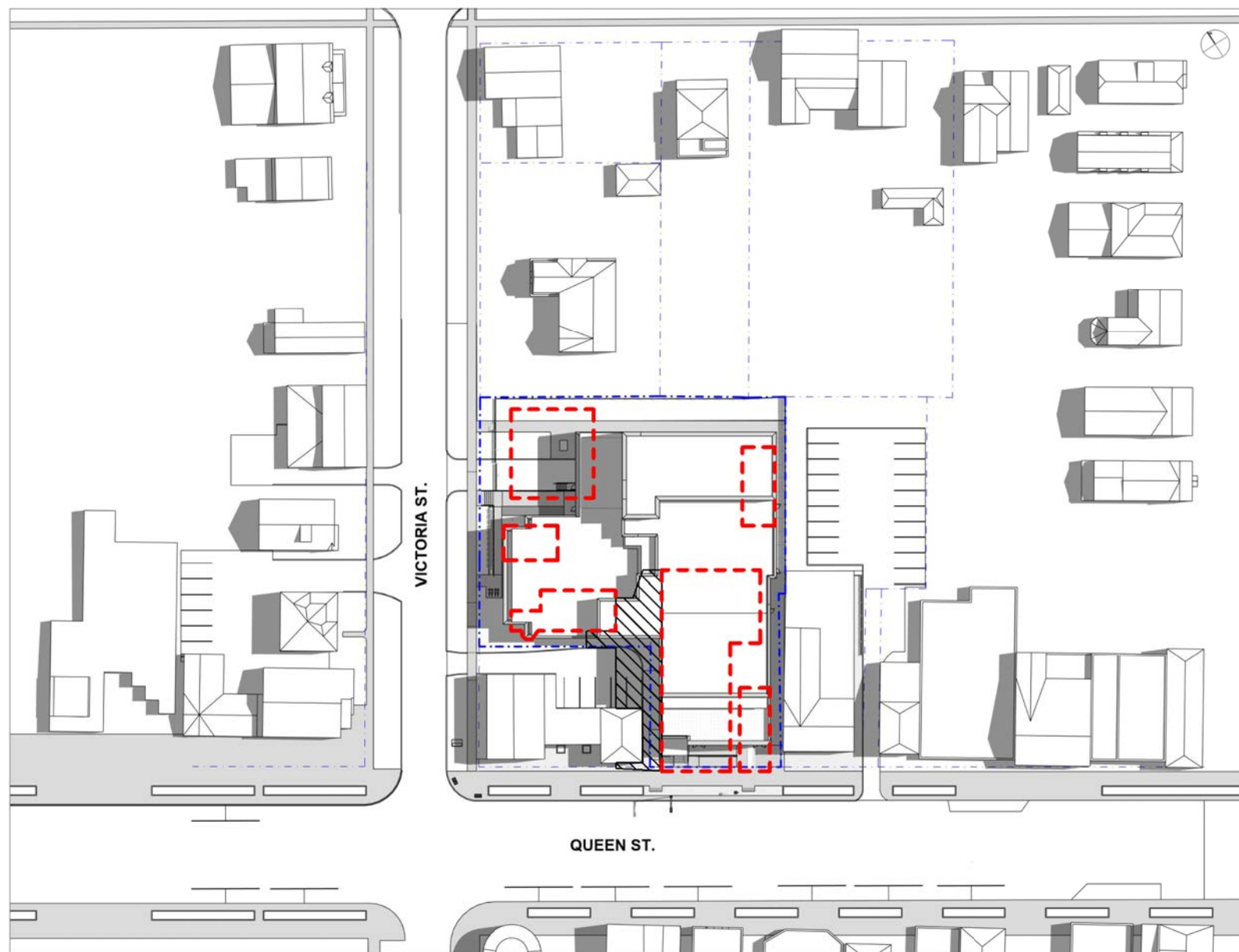
[7 of 9] [July 21, 2023 - 10:00]



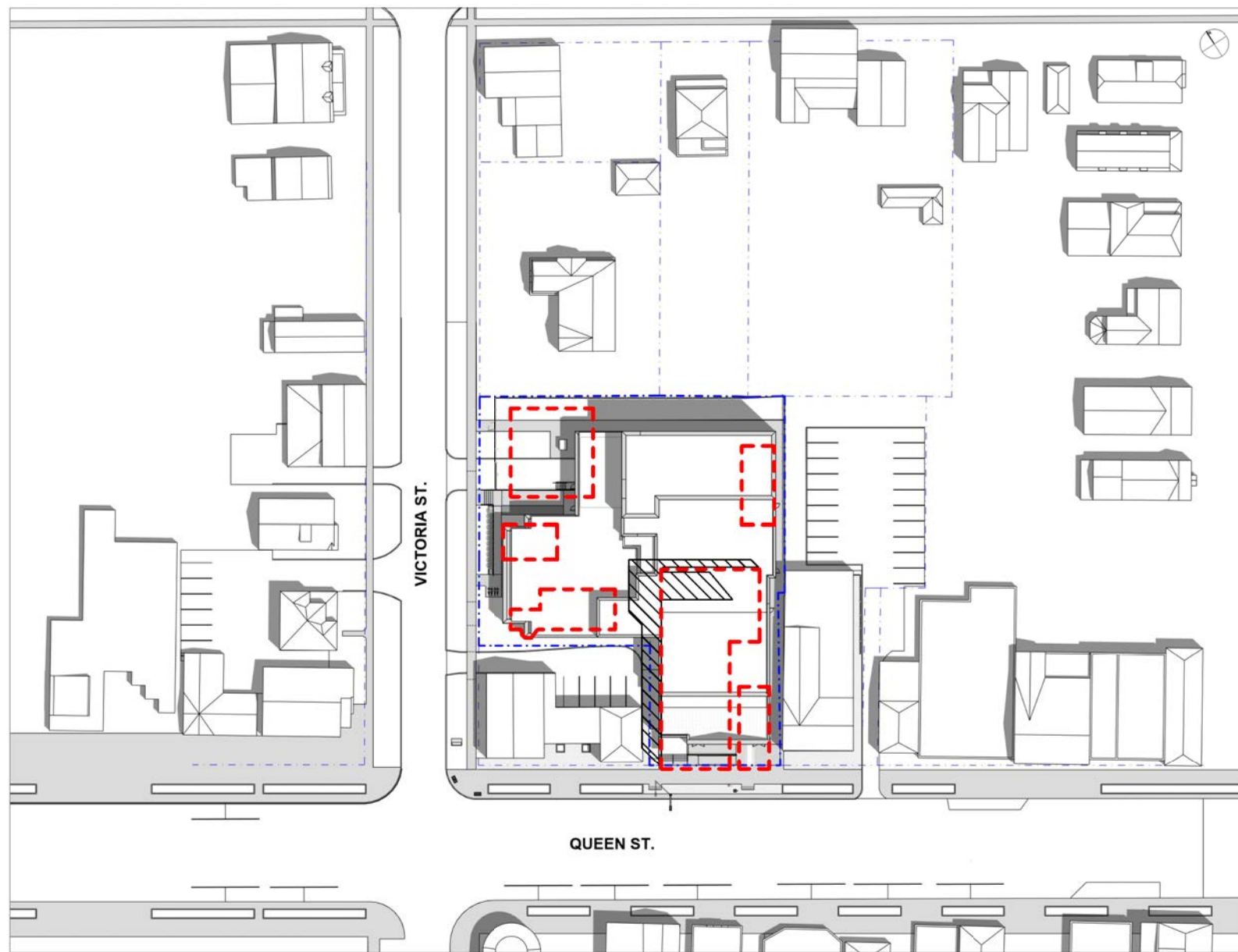
[9 of 9] [July 21, 2023 - 10:00]



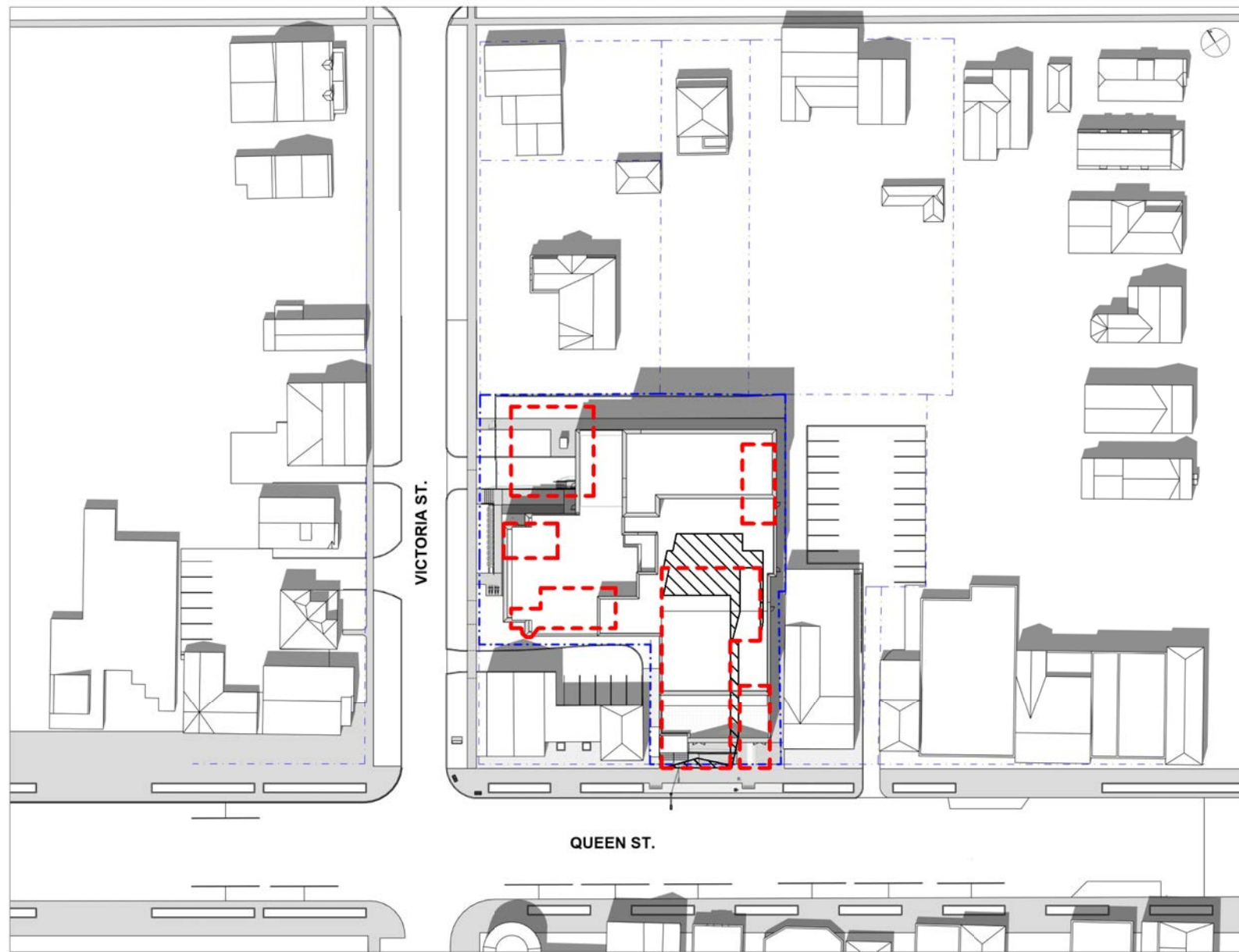
[2 of 9] [July 21, 2023 - 11:00]



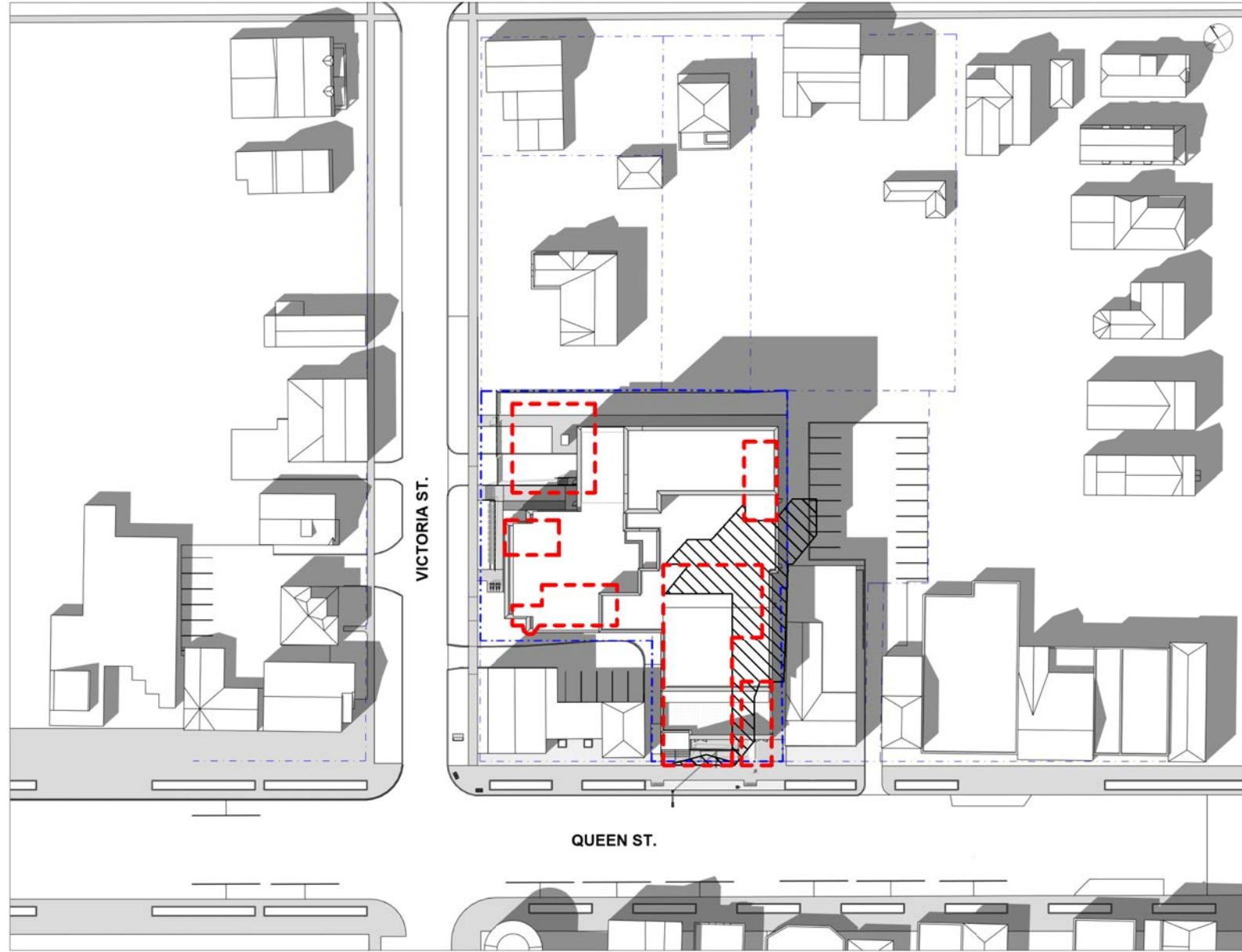
[4 of 9] [July 21, 2023 - 11:00]



[6 of 9] [July 21, 2023 - 11:00]



[8 of 9] [July 21, 2023 - 11:00]



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

JULY

SUNRISE - 5:55 AM

SUNSET - 8:50 PM

AUGUST

SUNRISE - 6:28 AM

SUNSET - 8:10 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

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CONSTRUCTION
DOCUMENTATION

PROJECT No. 22-140

START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

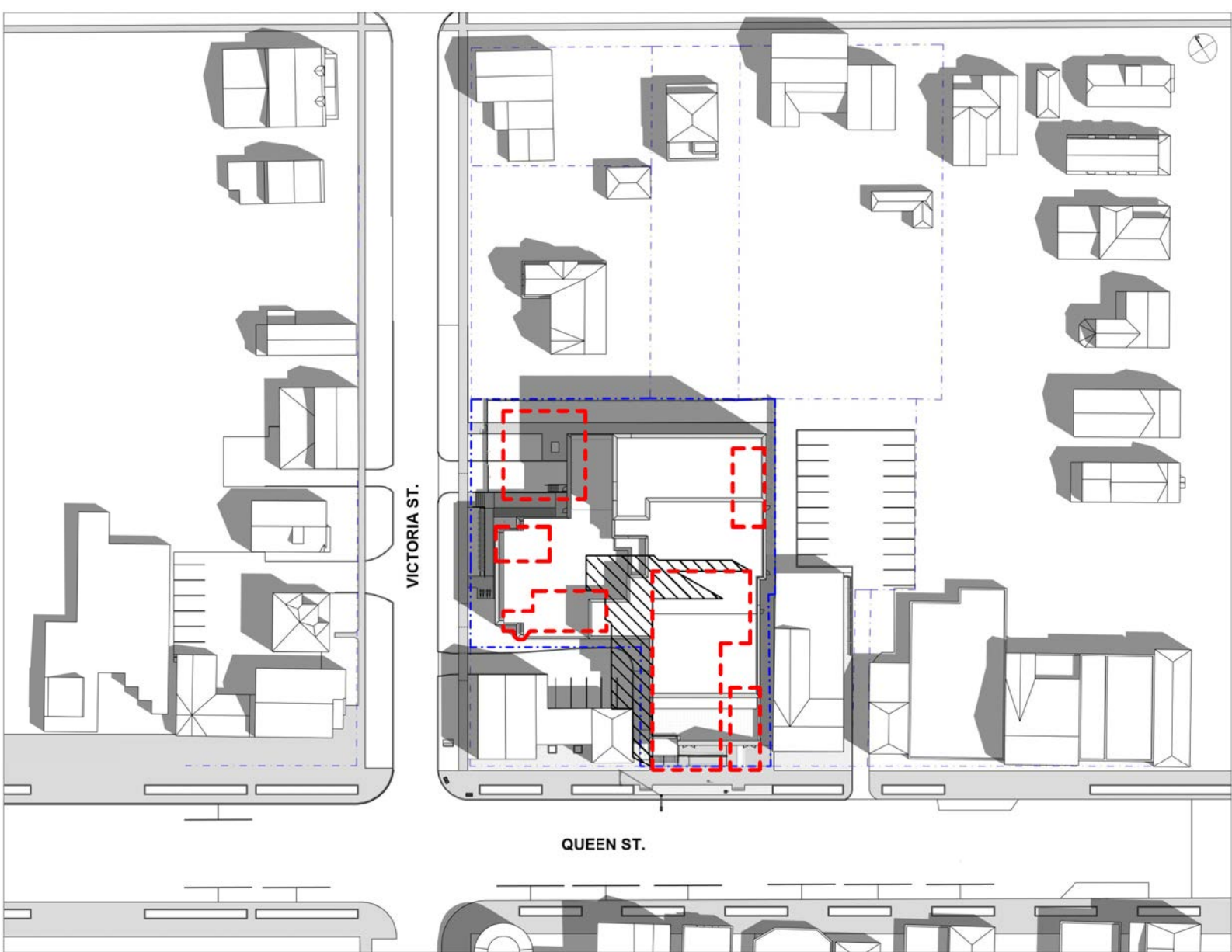
Address,
Niagara on the Lake ON.

SHADOW STUDY -
JULY 21 & AUGUST 21

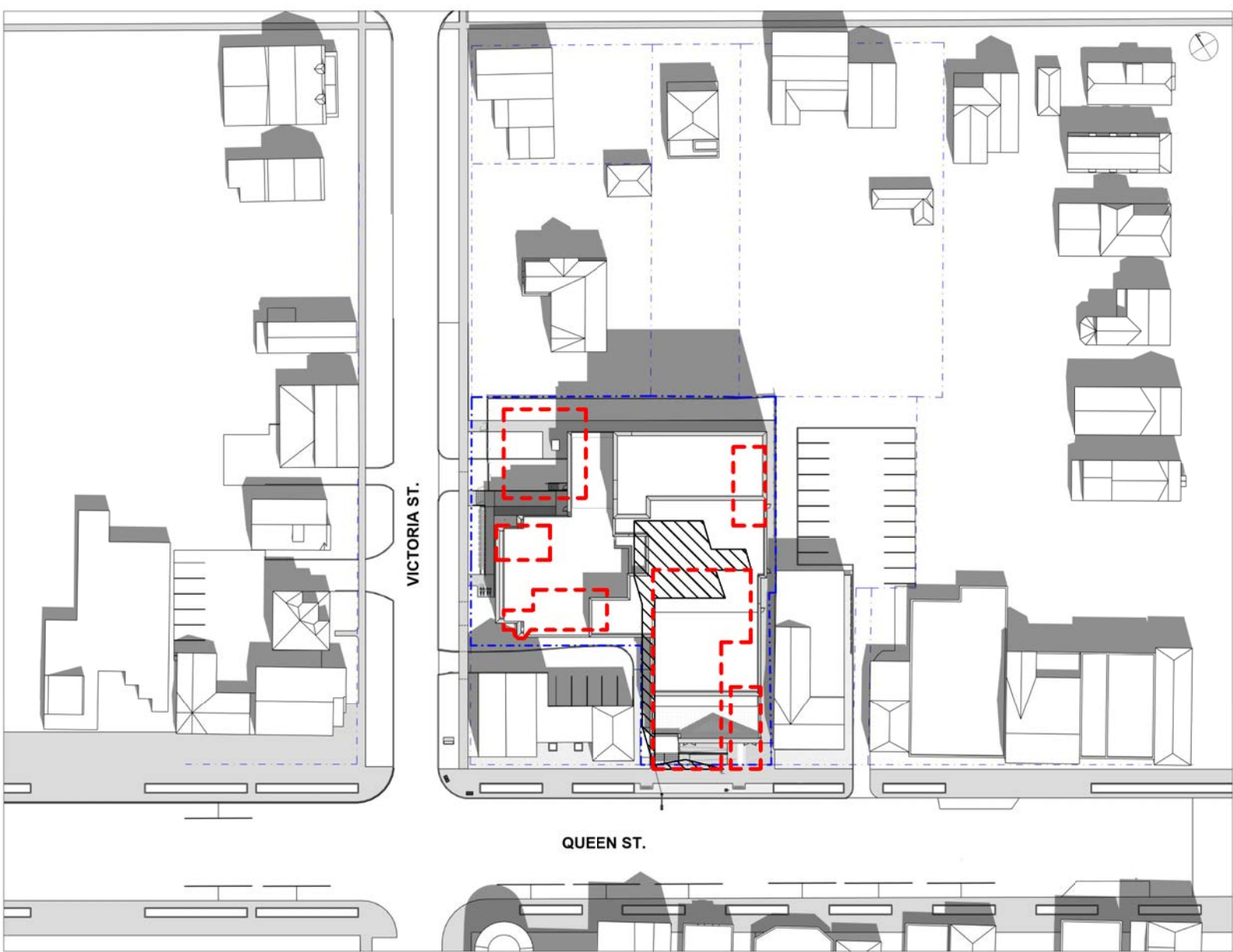
[1 of 9] | September 21, 2023 - 10:00



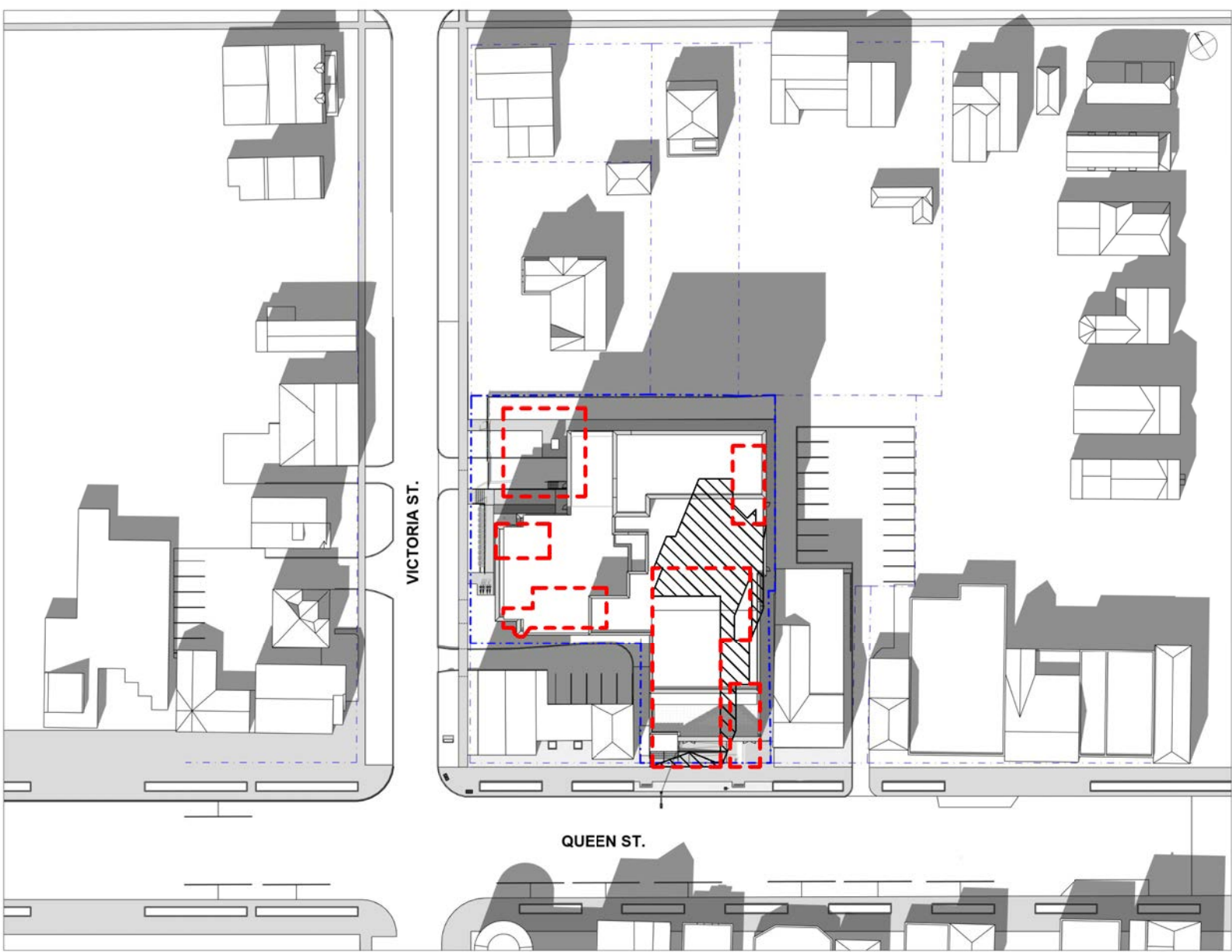
[3 of 9] | September 21, 2023 - 10:00



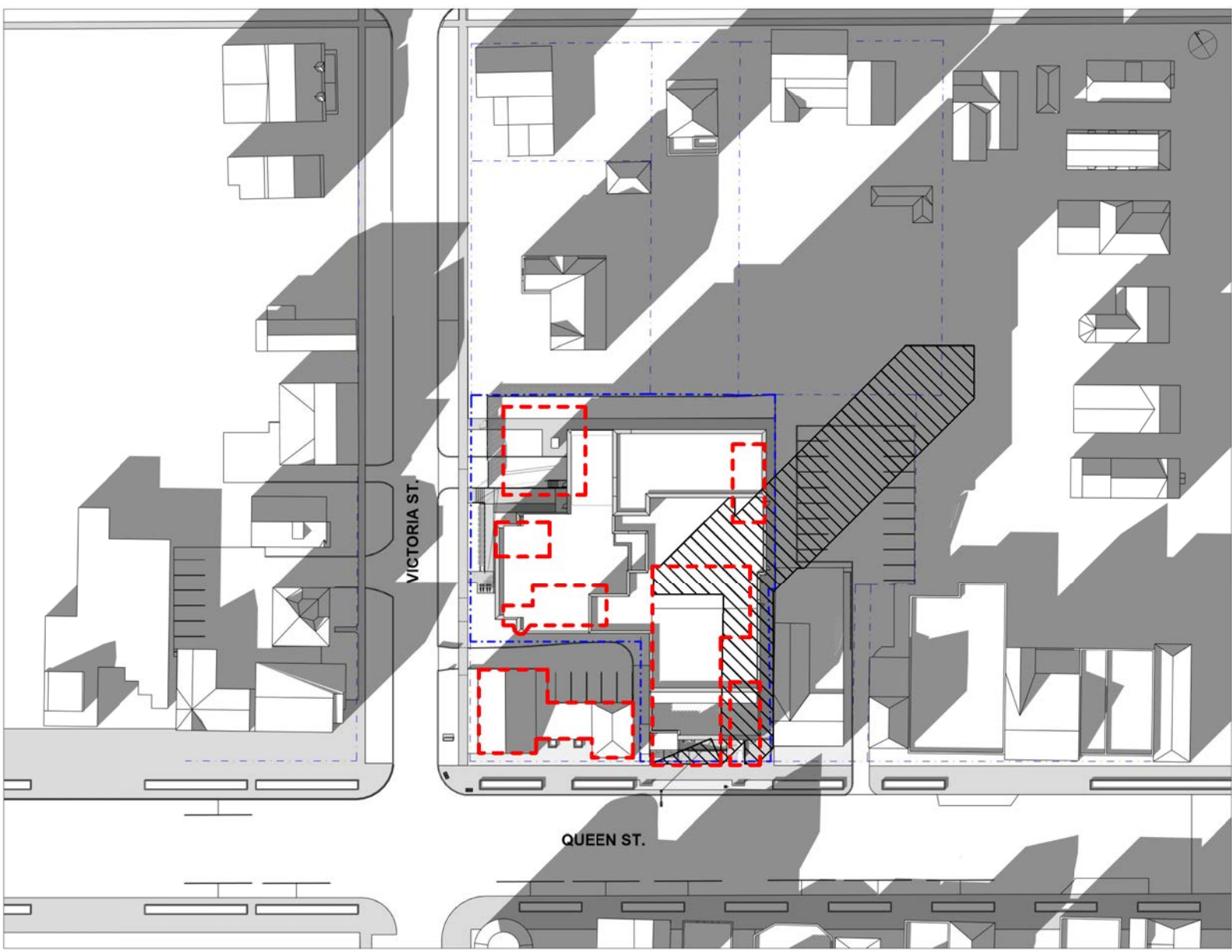
[5 of 9] | September 21, 2023 - 10:00



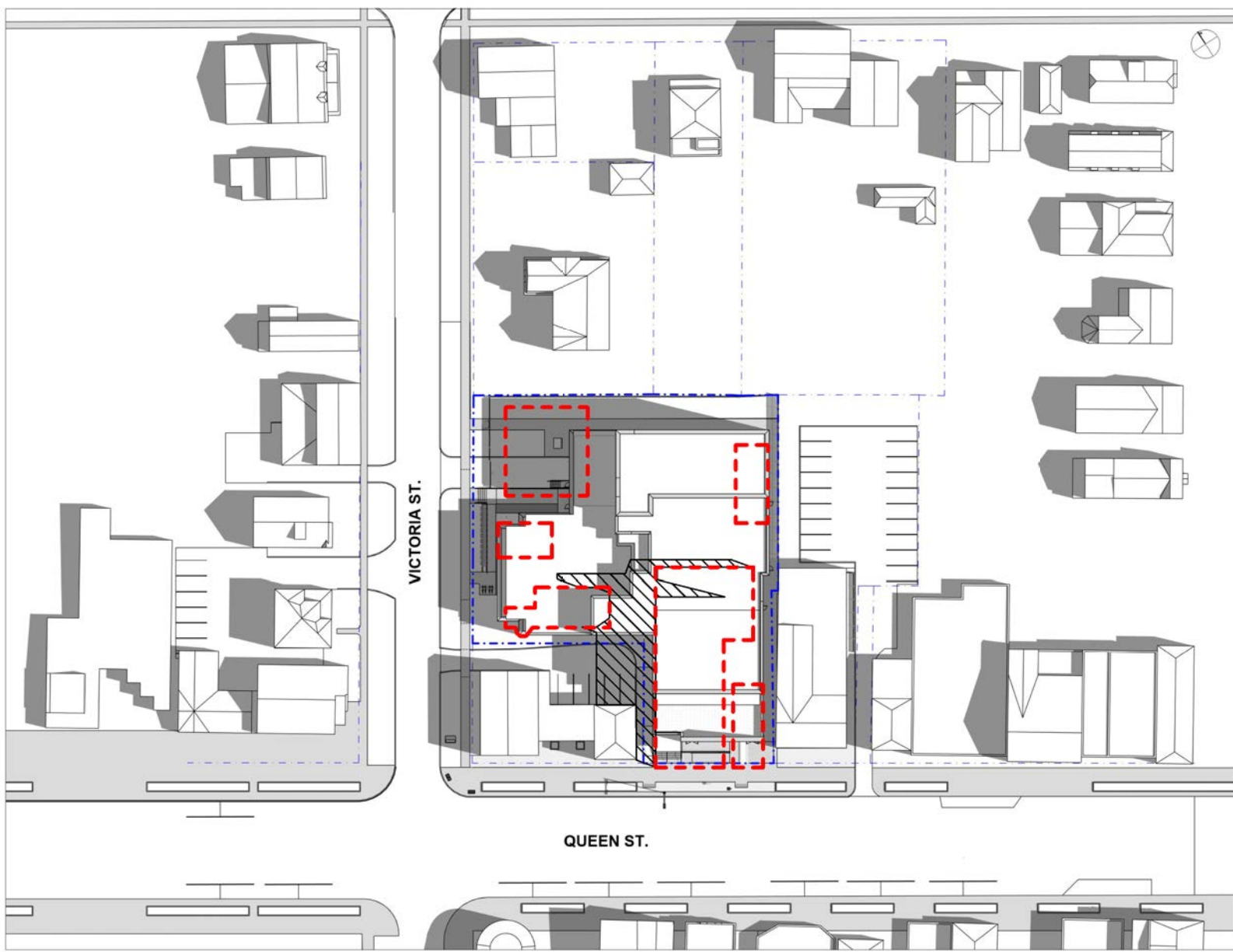
[7 of 9] | September 21, 2023 - 10:00



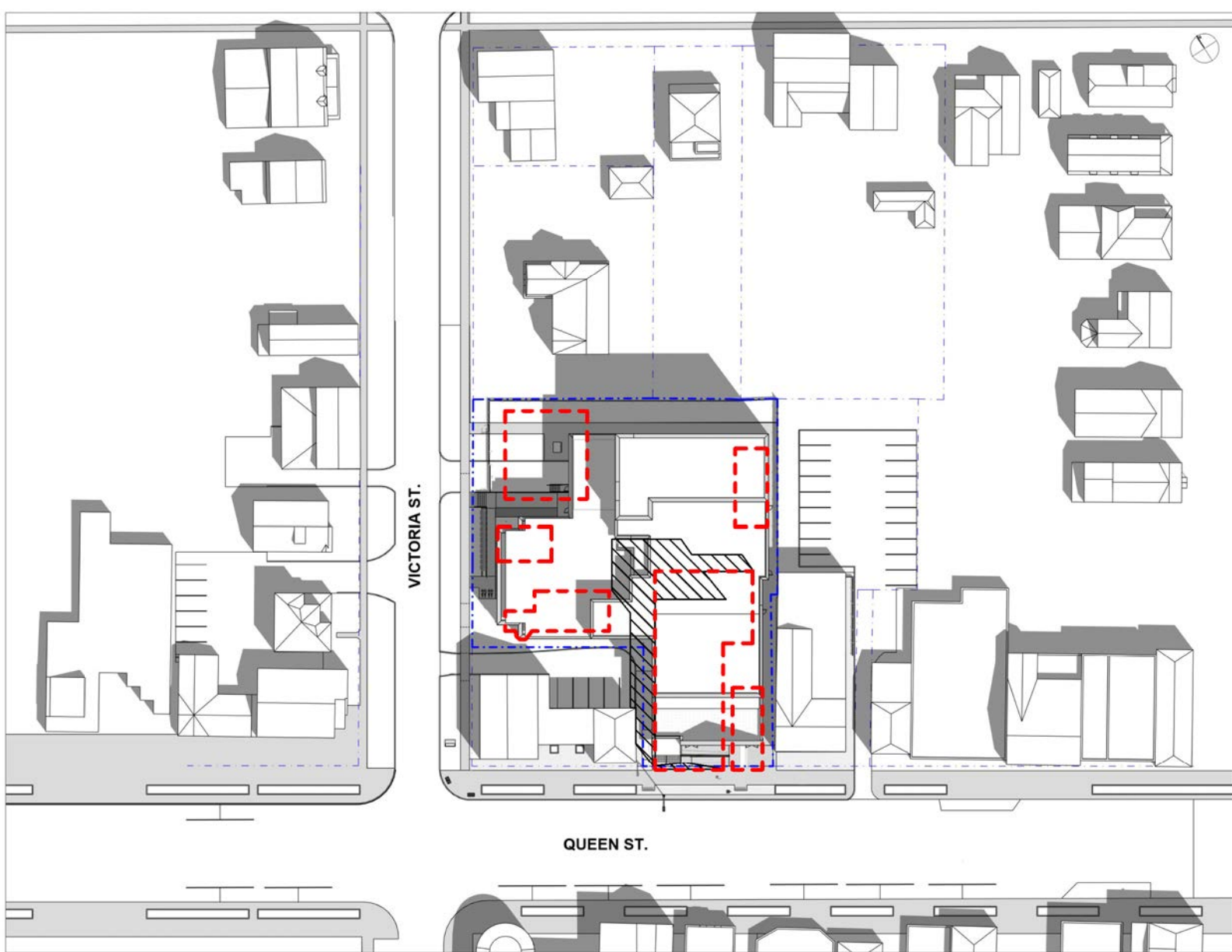
[9 of 9] | September 21, 2023 - 10:00



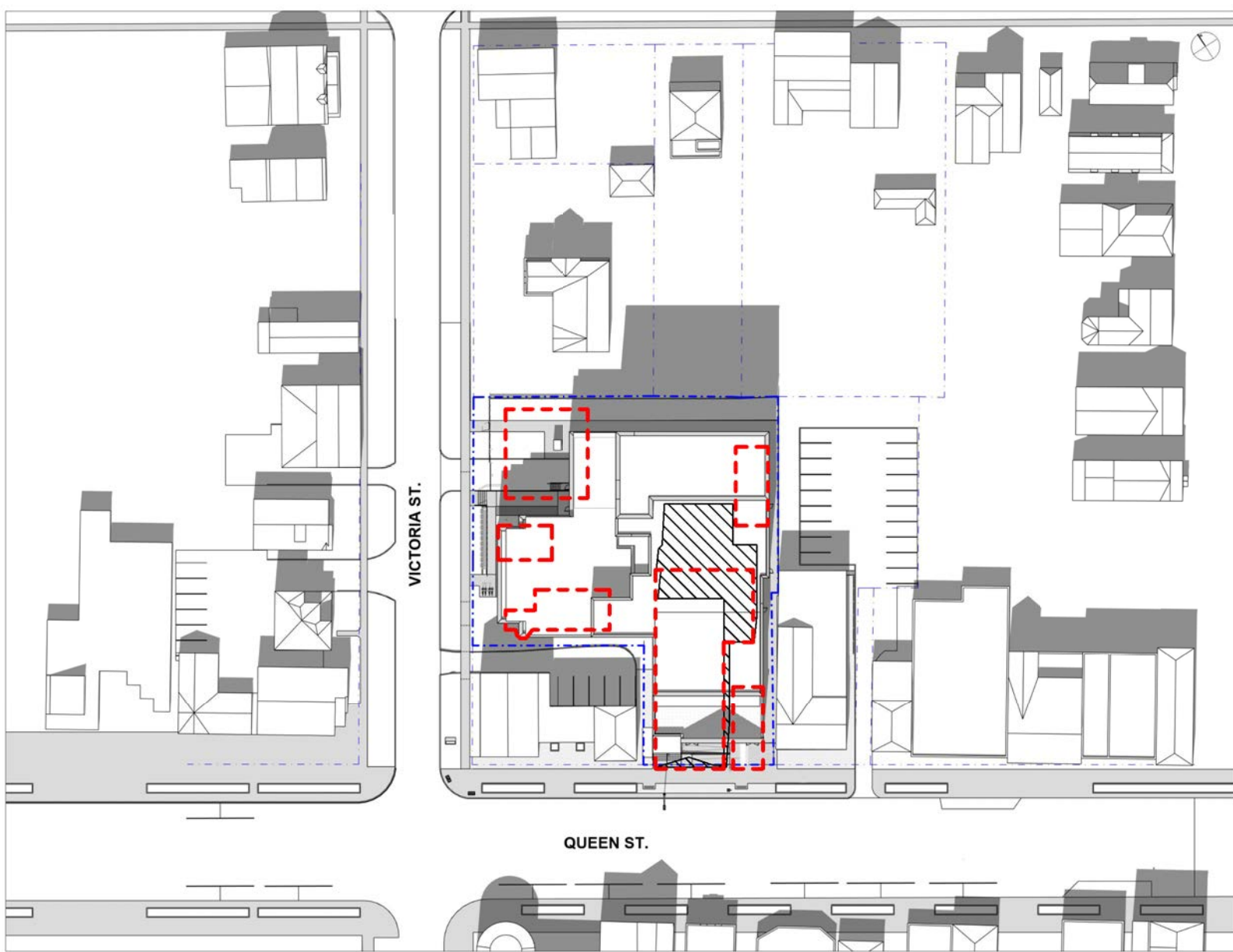
[2 of 9] | September 21, 2023 - 11:00



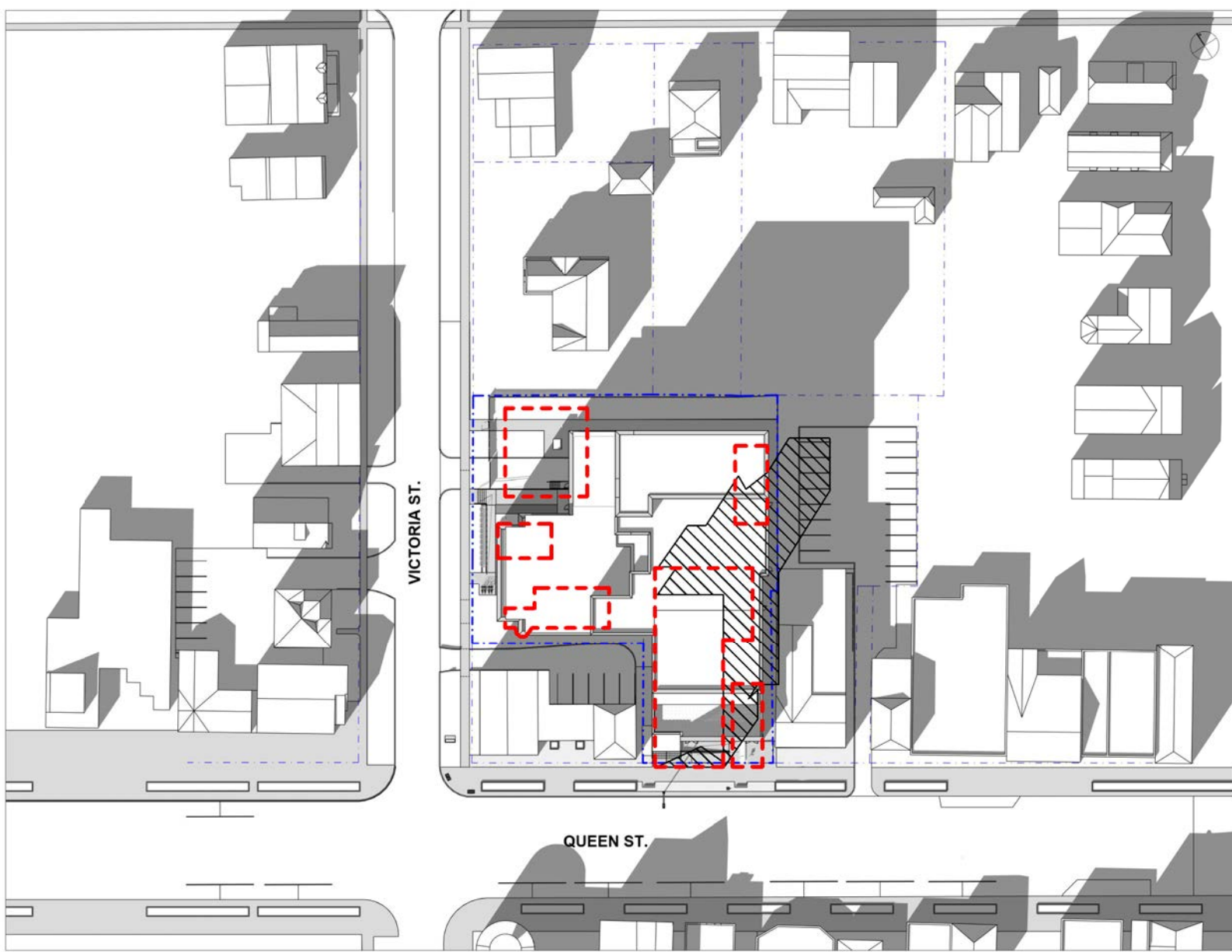
[4 of 9] | September 21, 2023 - 11:00



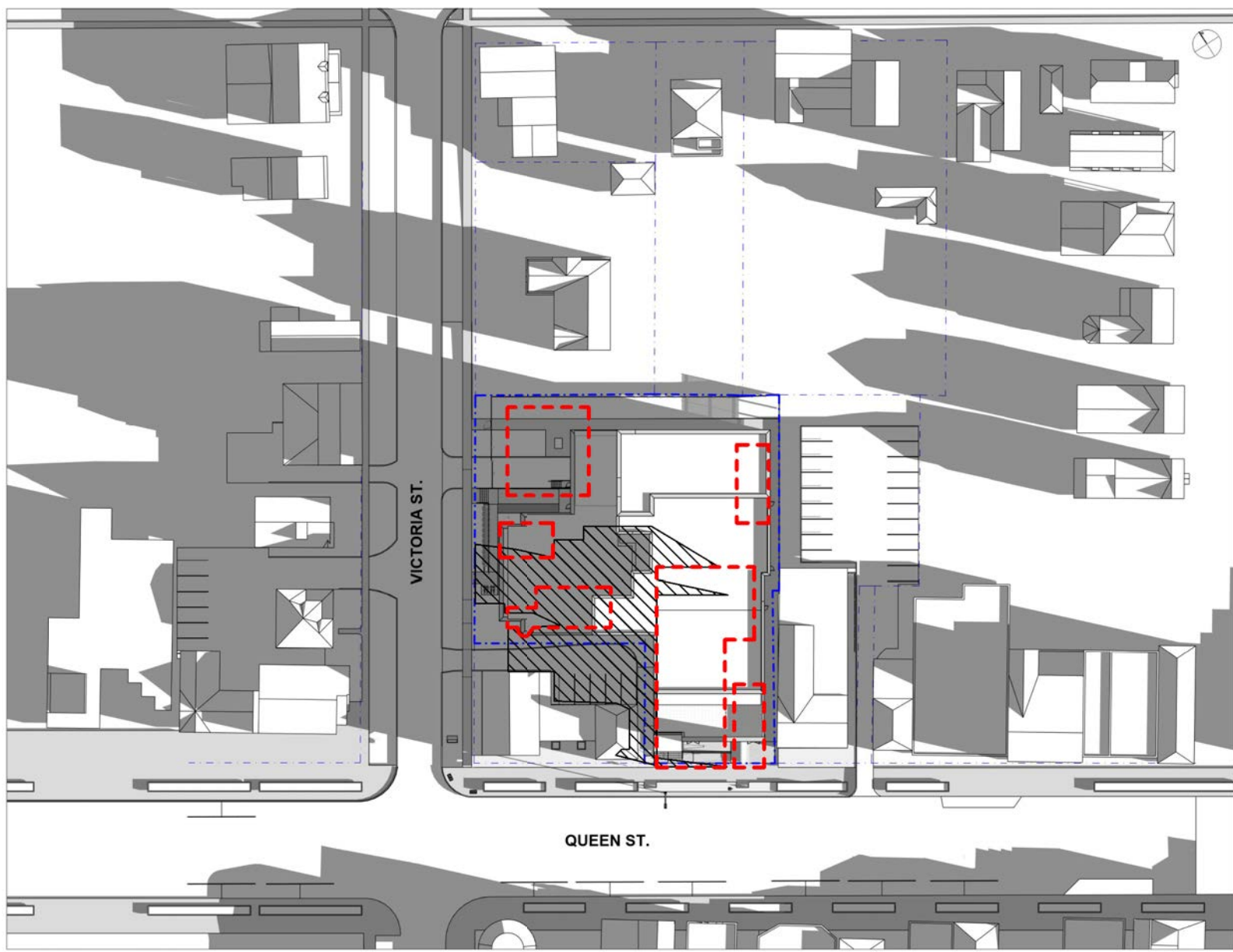
[6 of 9] | September 21, 2023 - 11:00



[8 of 9] | September 21, 2023 - 11:00



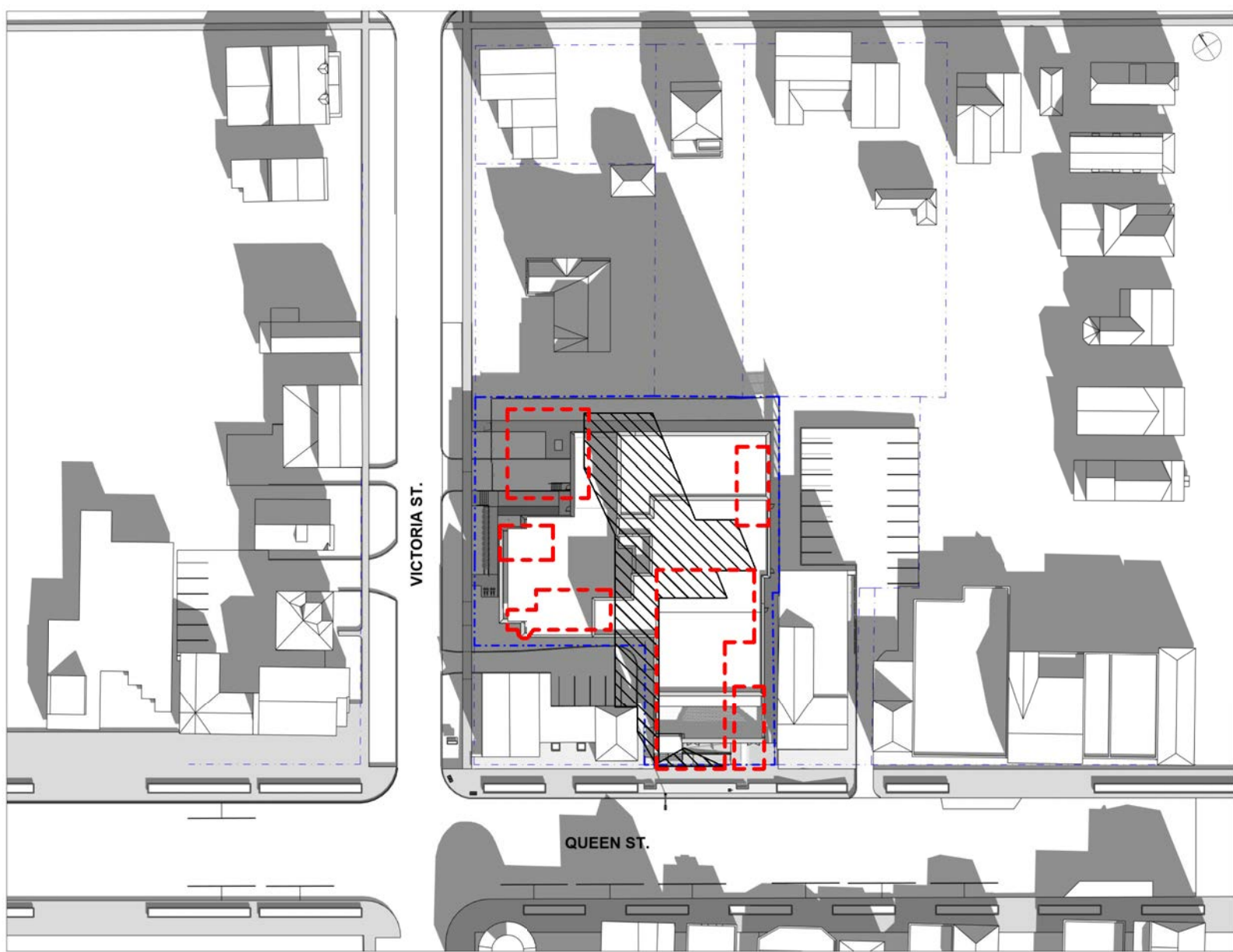
[1 of 9] | December 21, 2023 - 10:00



[3 of 9] | December 21, 2023 - 10:00



[5 of 9] | December 21, 2023 - 10:00



[7 of 9] | December 21, 2023 - 10:00



[9 of 9] | December 21, 2023 - 10:00



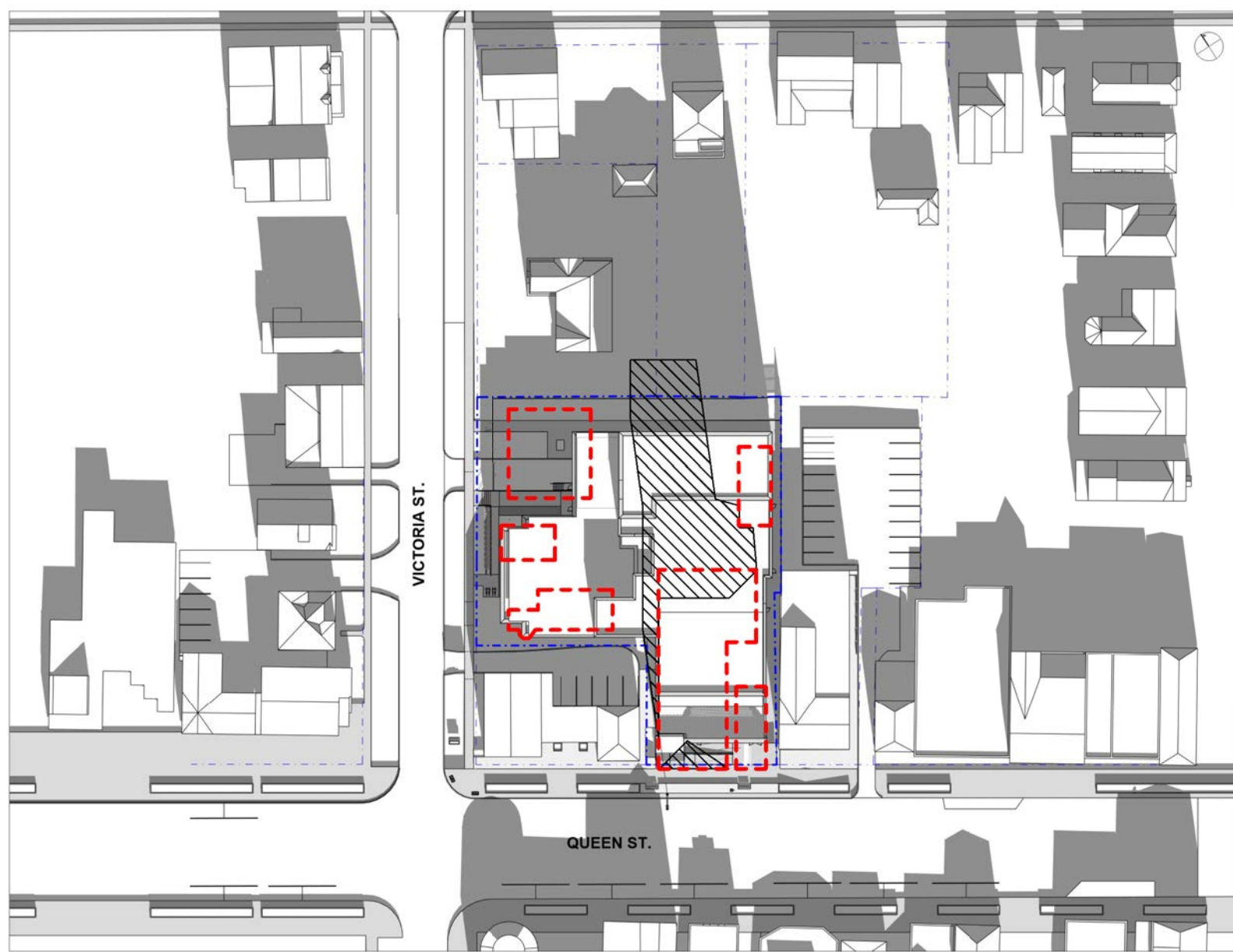
[2 of 9] | December 21, 2023 - 11:00



[4 of 9] | December 21, 2023 - 11:00



[6 of 9] | December 21, 2023 - 11:00



[8 of 9] | December 21, 2023 - 11:00



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET

SEPTEMBER

SUNRISE - 7:02 AM

SUNSET - 7:16 PM

DECEMBER

SUNRISE - 7:45 AM

SUNSET - 4:44 PM

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 25

NOTICE

The issuance of this record drawing is a representation by the architect that the construction, enlargement or alteration of the building is in general as depicted to provide, conformity with the design presented and provided by the architect. It is not a representation that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.

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PRELIMINARY REVIEW NOT FOR DISTRIBUTION

All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

CONSTRUCTION DOCUMENTATION

PROJECT No. 22-140

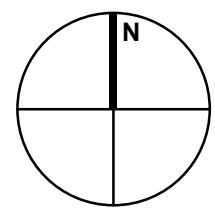
START DATE JAN. 2023

SHAW FESTIVAL NEW ROYAL GEORGE THEATRE

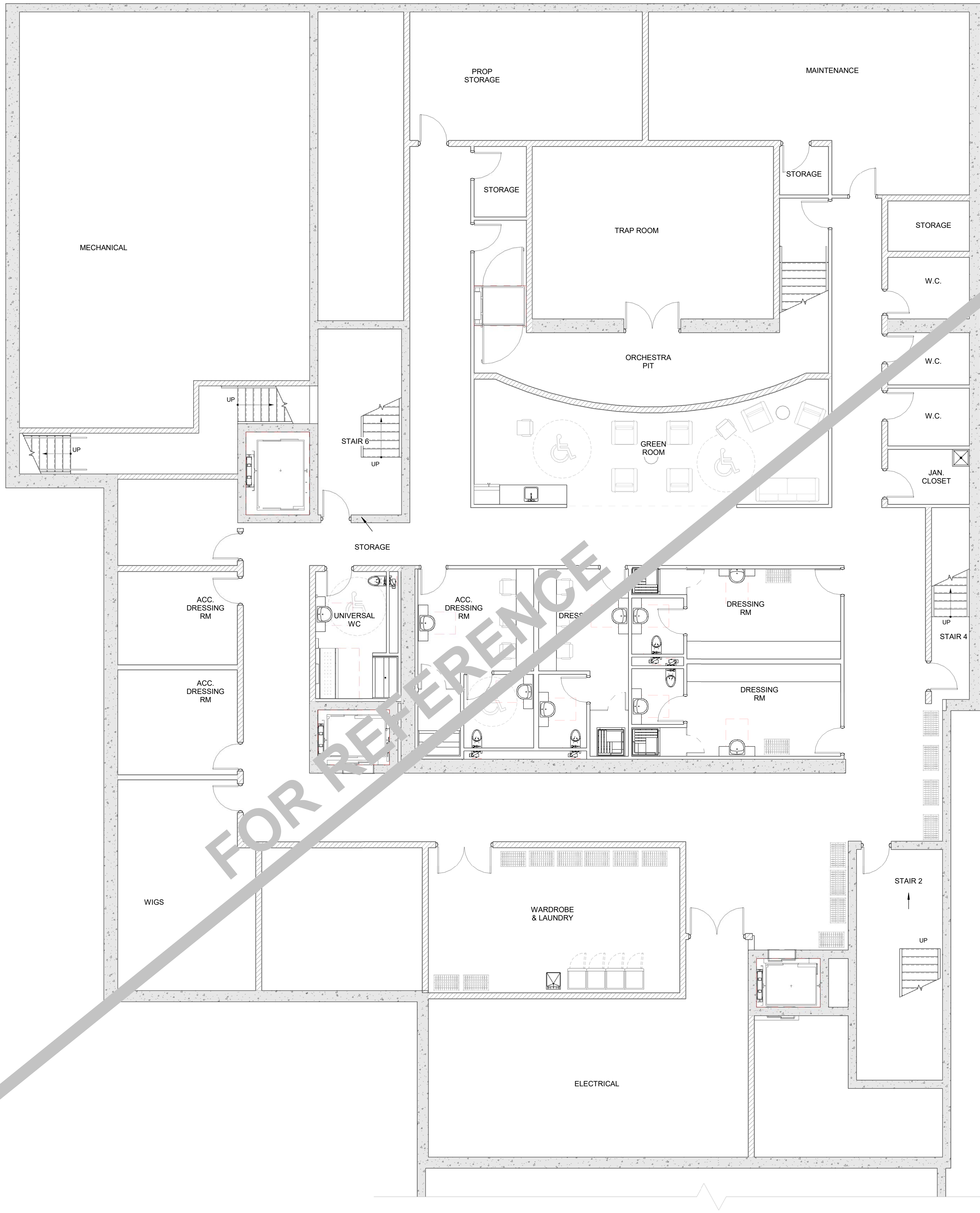
Address,

Niagara on the Lake ON.

SHADOW STUDY - SEPTEMBER 21 & DECEMBER



ISSUE / REVISIONS	
1 HERITAGE PRECONSULT	APR.10.23
2 ISSUED FOR CM RFP	APR.24.25
3 ISSUED FOR RE-ZONING	MAY.23.25



1 | BASEMENT FLOOR PLAN
A-100 REF: A-301 Scale: 1: 75

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DESIGN DEVELOPMENT

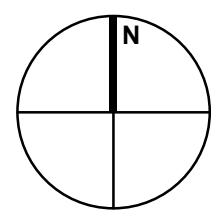
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

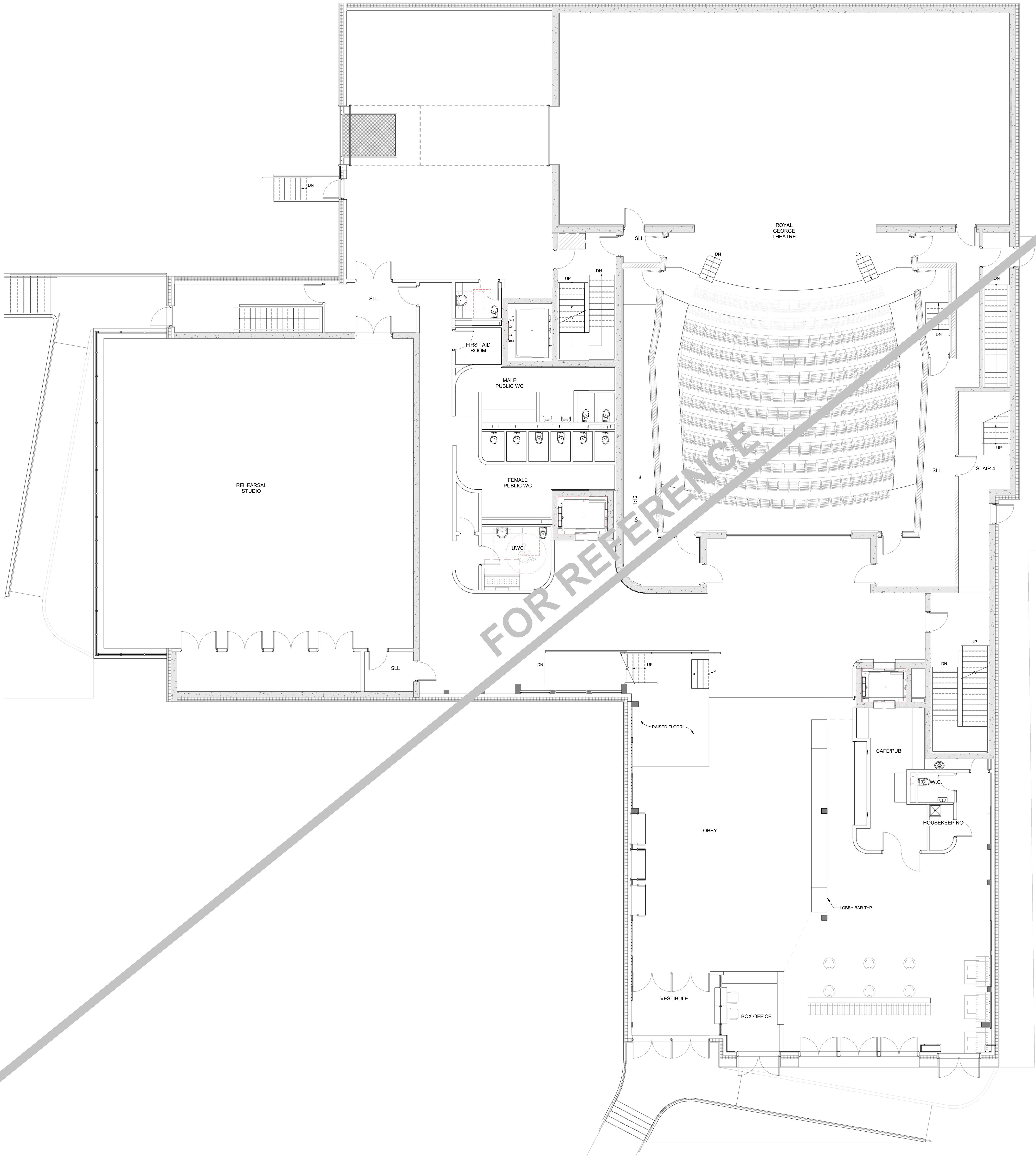
83 Queen Street, Niagara-on-the-Lake, ON

**BASEMENT FLOOR
PLAN**

A-100



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25



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DESIGN DEVELOPMENT

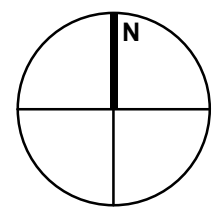
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

GROUND FLOOR PLAN

A-101



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25

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DESIGN DEVELOPMENT

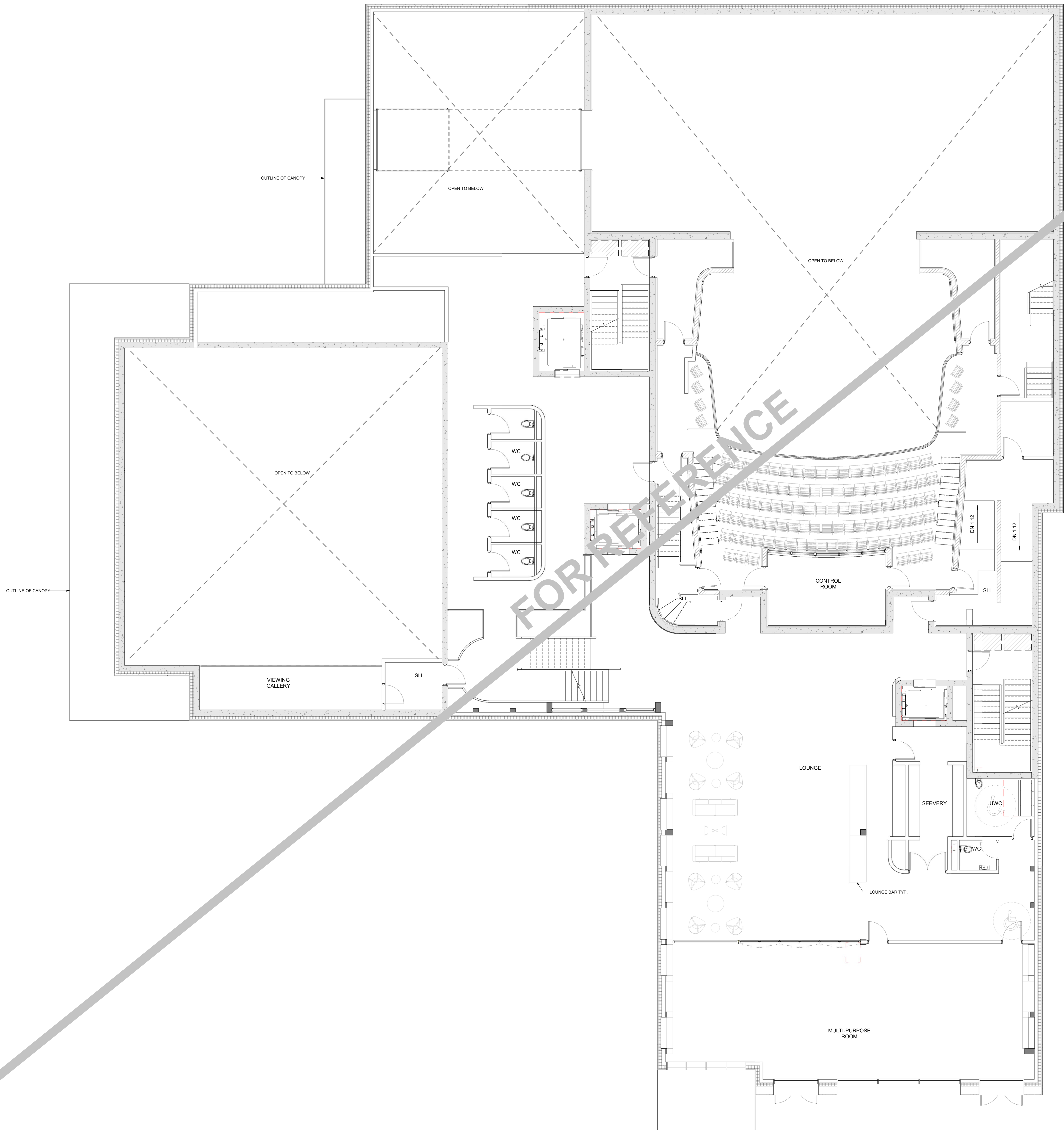
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

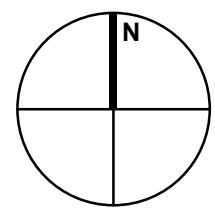
83 Queen Street, Niagara-on-the-Lake, ON

SECOND FLOOR PLAN

A-102



1 | SECOND FLOOR & GALLERY PLAN
A-102 | REF: A-201 Scale: 1 : 75



ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25

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DESIGN DEVELOPMENT

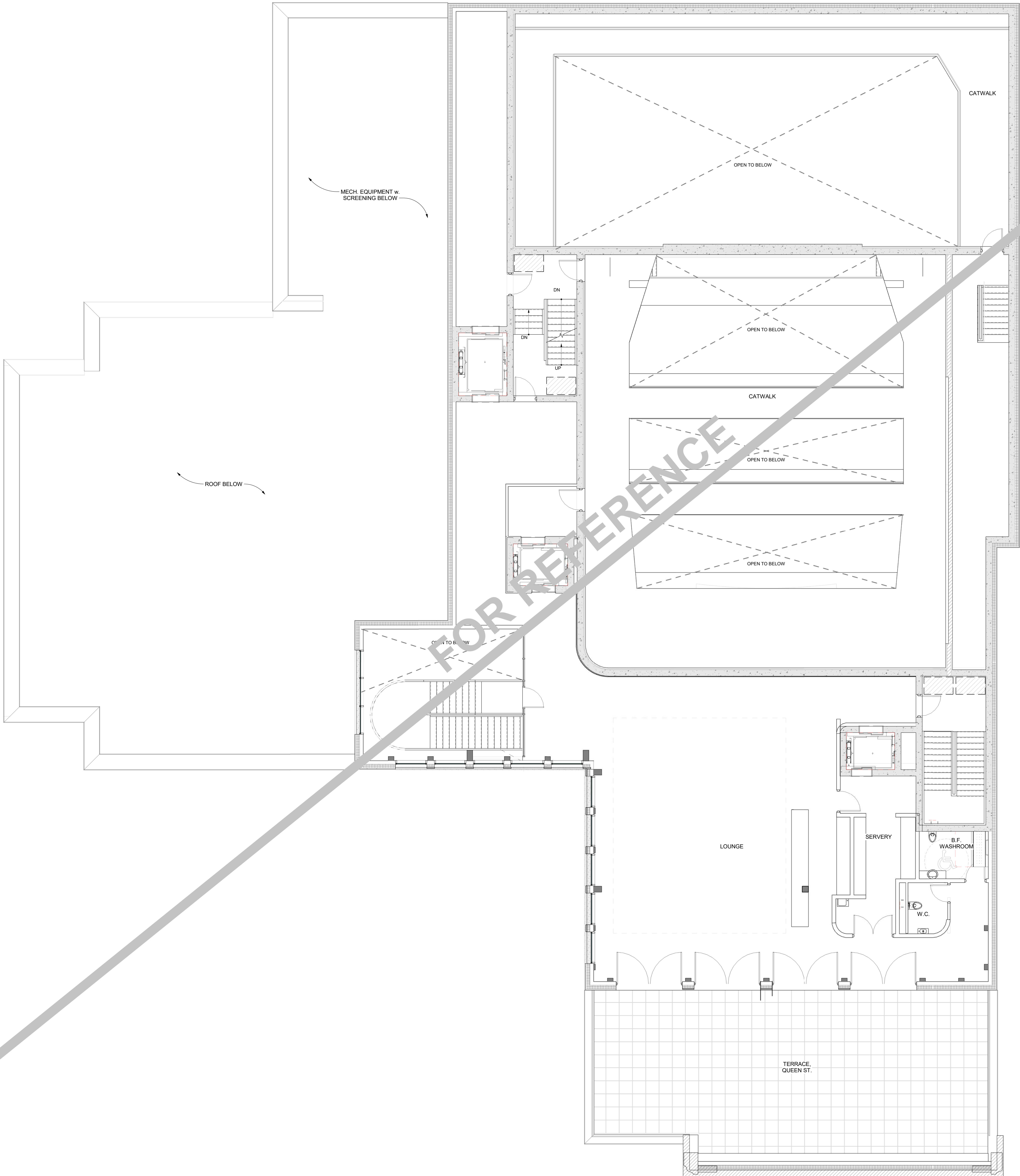
PROJECT No. 25-105
START DATE APR.23

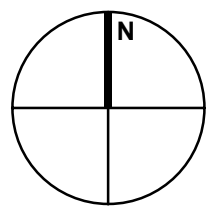
Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

THIRD FLOOR PLAN

A-103





ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR CM RFP	APR.24.25
3	ISSUED FOR RE-ZONING	MAY.23.25

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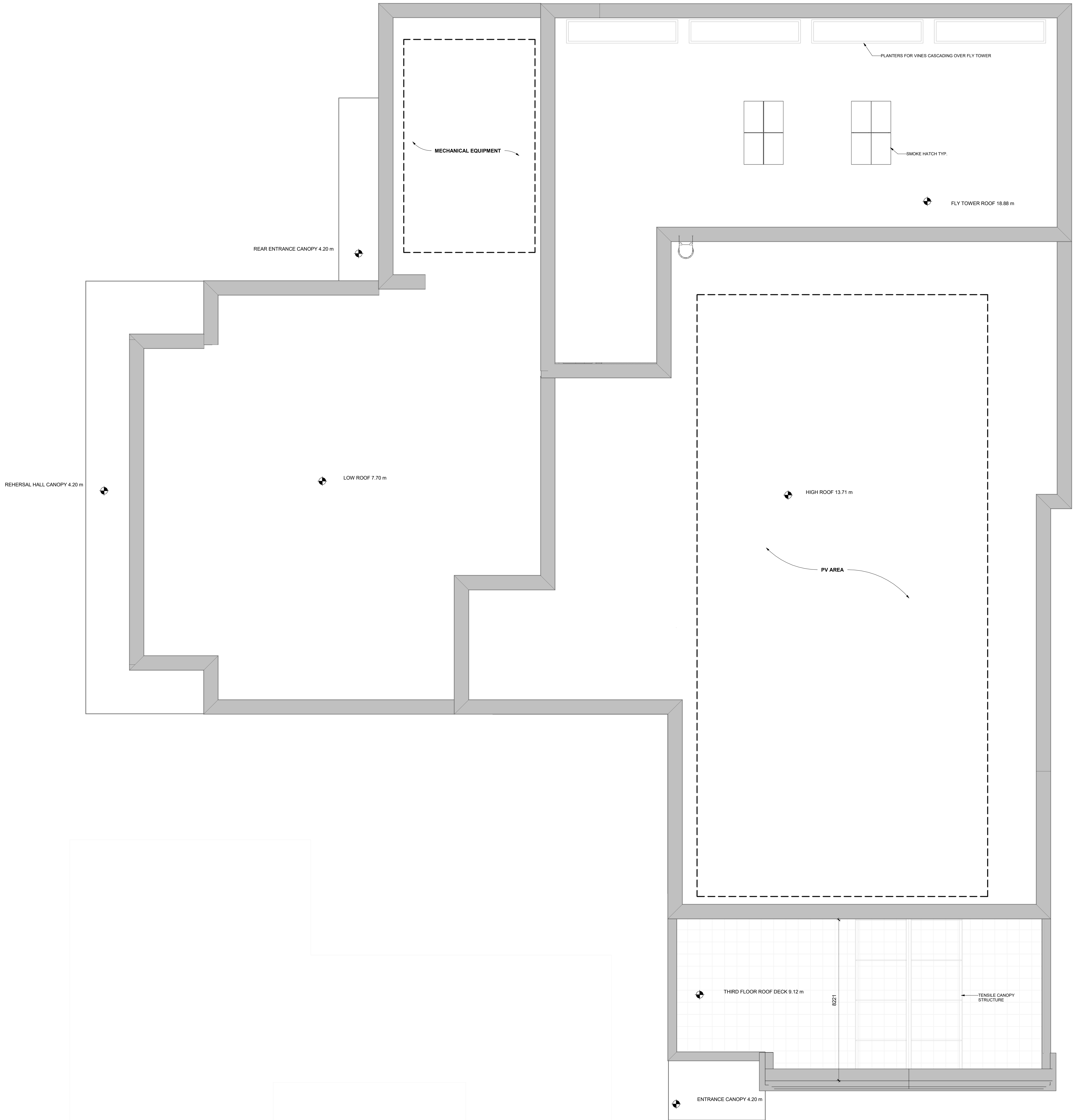
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON

ROOF PLAN OVERALL

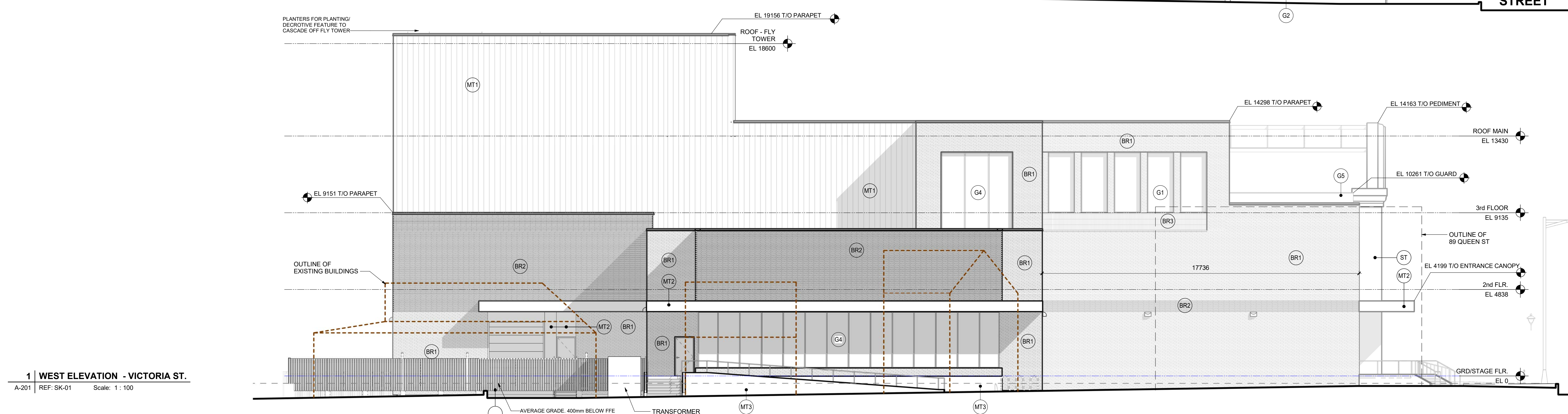
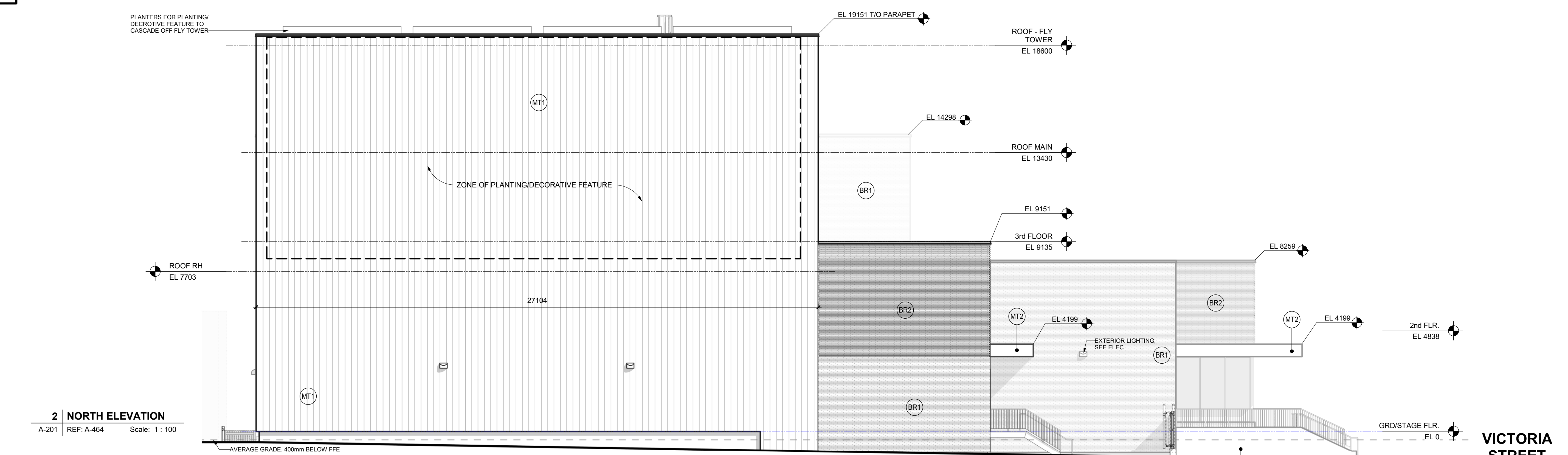
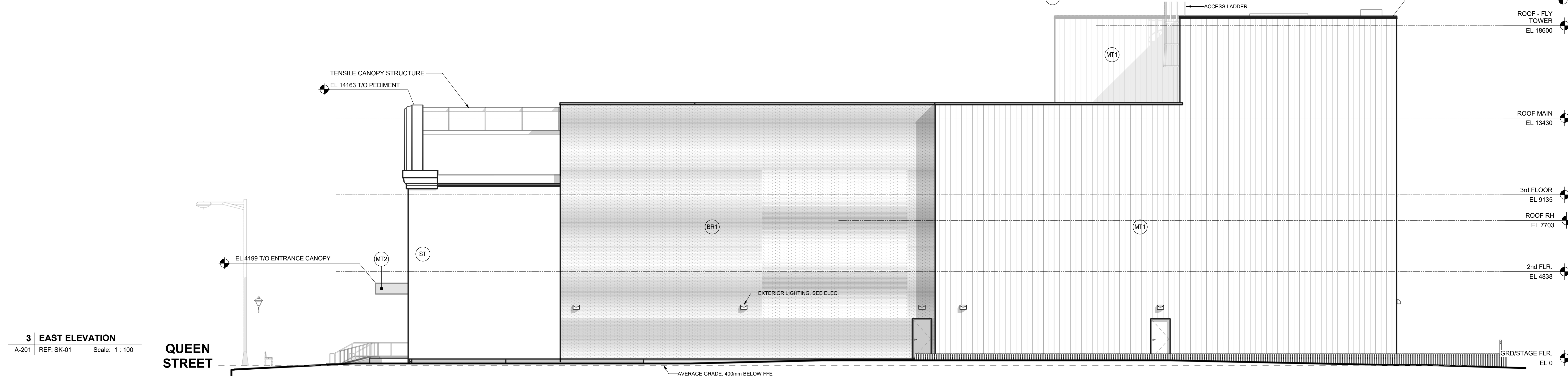
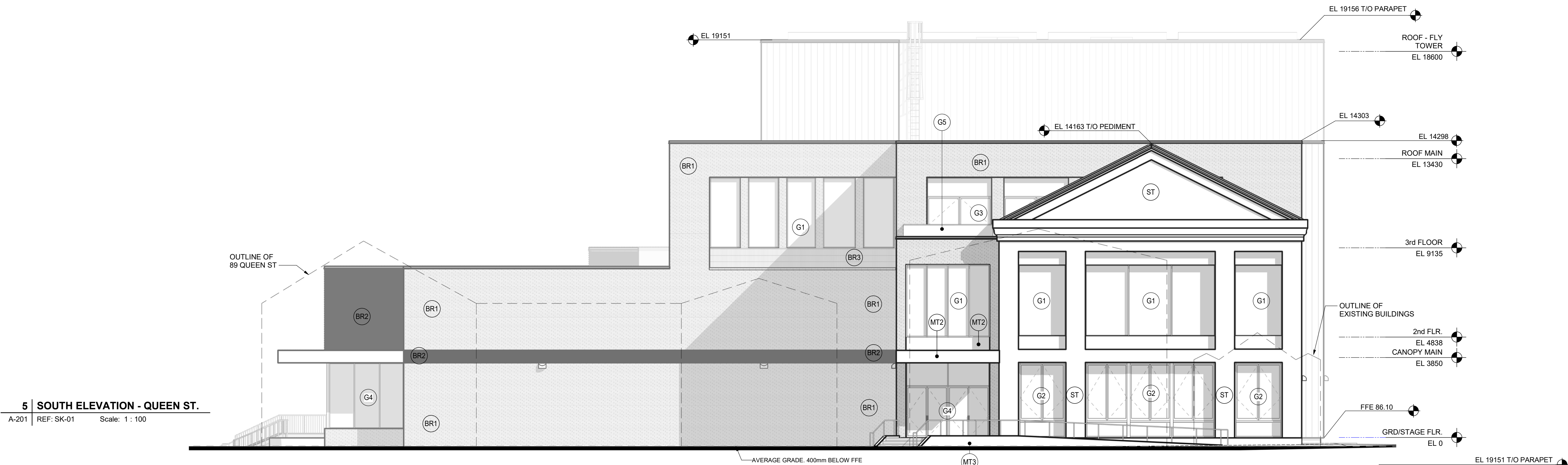
A-190



1 | ROOF PLAN - OVERALL
A-190 | REF: A-201 | Scale: 1: 75

LEGEND	
(ST)	LIMESTONE
(BR1)	HORIZ. LIGHT BRICK
(BR2)	HORIZ. LIGHT TEXTURED BRICK
(BR3)	LIGHT CLAY BRICK
(C)	CONCRETE
(MT1)	METAL PANEL
(MT2)	METAL FLASHING
(MT3)	CORTEN STEEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(G5)	GLAZED GUARD RAIL

ISSUE / REVISIONS	
1	HERITAGE PRECONSULT APR. 10.23
2	ISSUED FOR CM RFP APR. 24.25
3	ISSUED FOR RE-ZONING MAY 23.25



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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS

A-201

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
2	ISSUED FOR RE-ZONING	MAY.20.25



2 SOUTH ELEVATION
0 2500 5000 mm
SCALE: 1:100



1 WEST ELEVATION
0 2500 5000 mm
SCALE: 1:100

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DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS
- COLOURED

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	APR.10.23
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3	ISSUED FOR RE-ZONING	MAY.23.25

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DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Show Festival
NEW ROYAL GEORGE
THEATRE

83 Queen Street, Niagara-on-the-Lake, ON

BUILDING SECTIONS

A-301

