

No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND & LOWER BALCONY FLOOR PLAN
A-103	THIRD & TECH. GALLERY FLOOR PLAN
A-190	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS

ISSUED DATE:.

**AUG.08.25**

**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

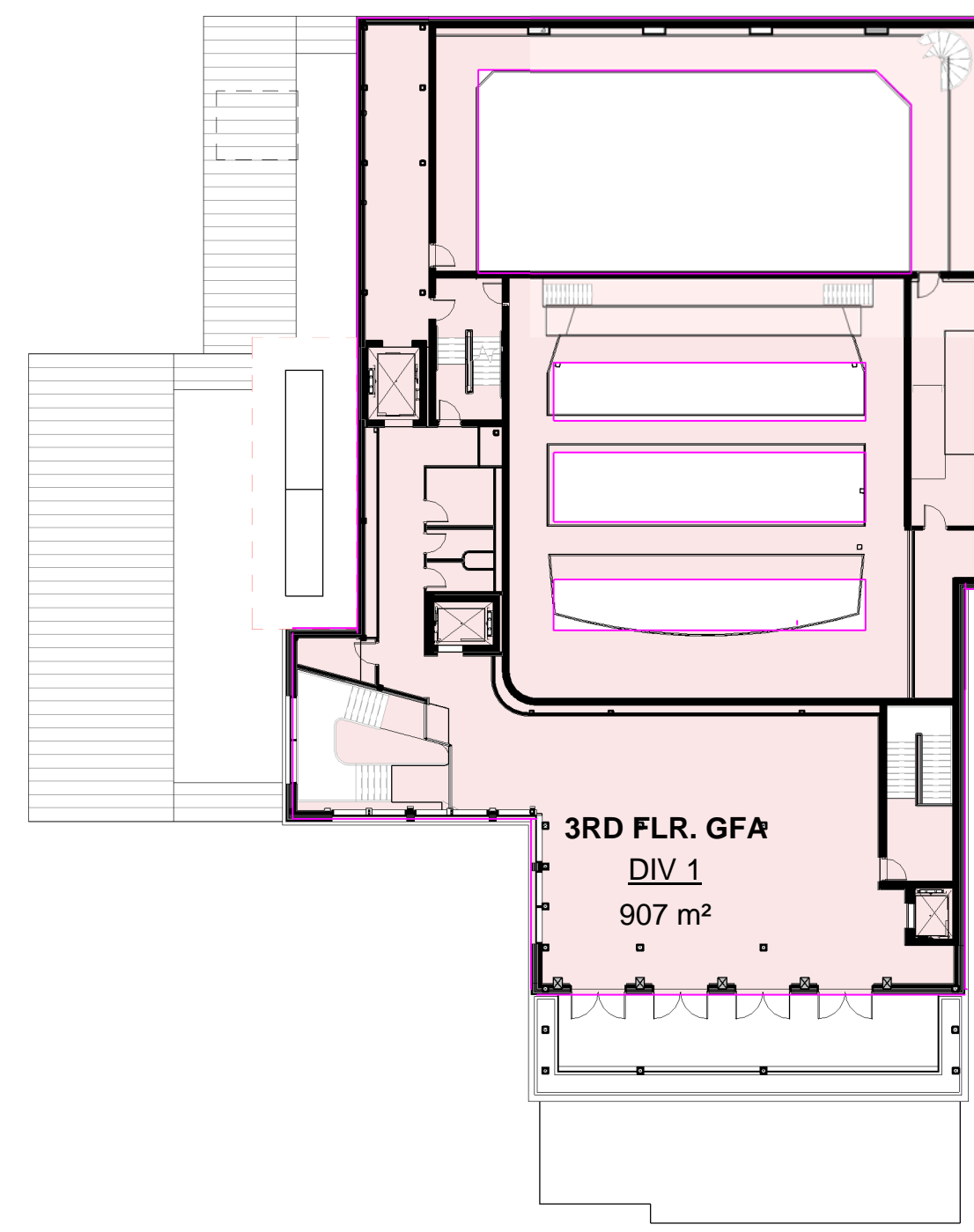
#### THEATRE CONSULTANTS

**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 spfeiffer@thresholdacoustics.com

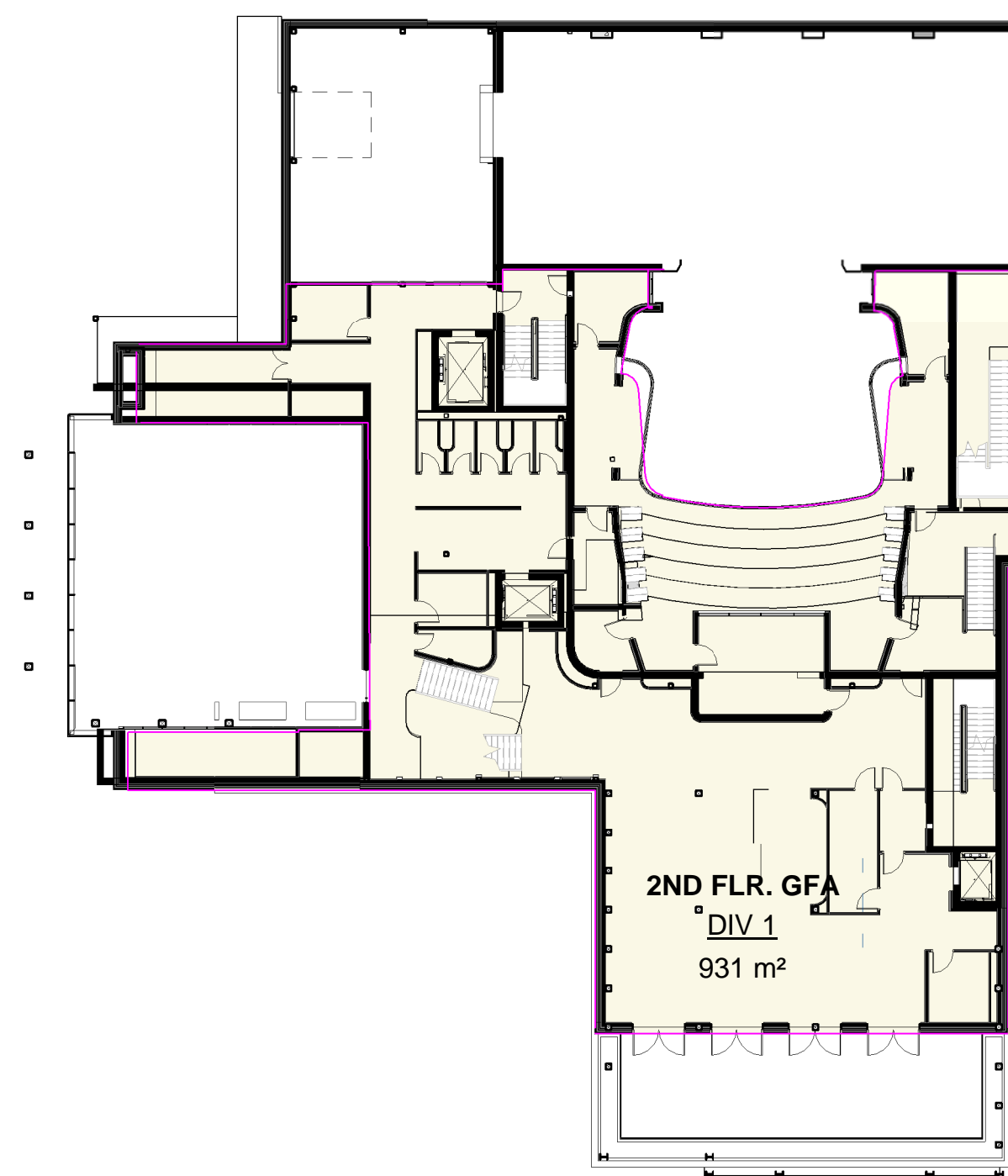
# RE-ZONING RE-SUBMISSION



3rd FLR. - GFA PER NoTL ZONING BY-LAW

GROSS FLOOR AREA

3RD FLR. GFA



2nd FLR. - GFA PER NoTL ZONING BY-LAW

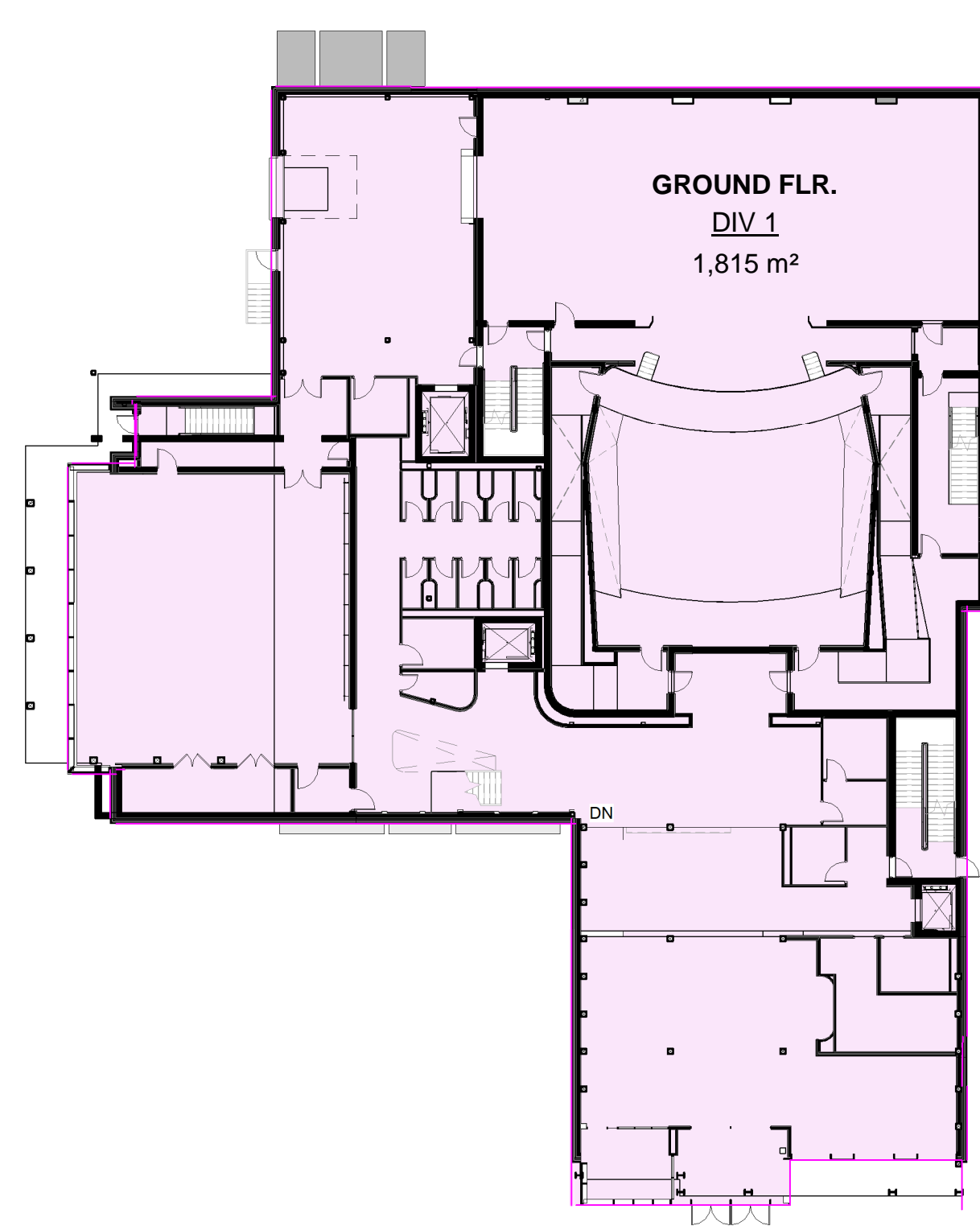
GROSS FLOOR AREA

2ND FLR. GFA

LOCATION PLAN



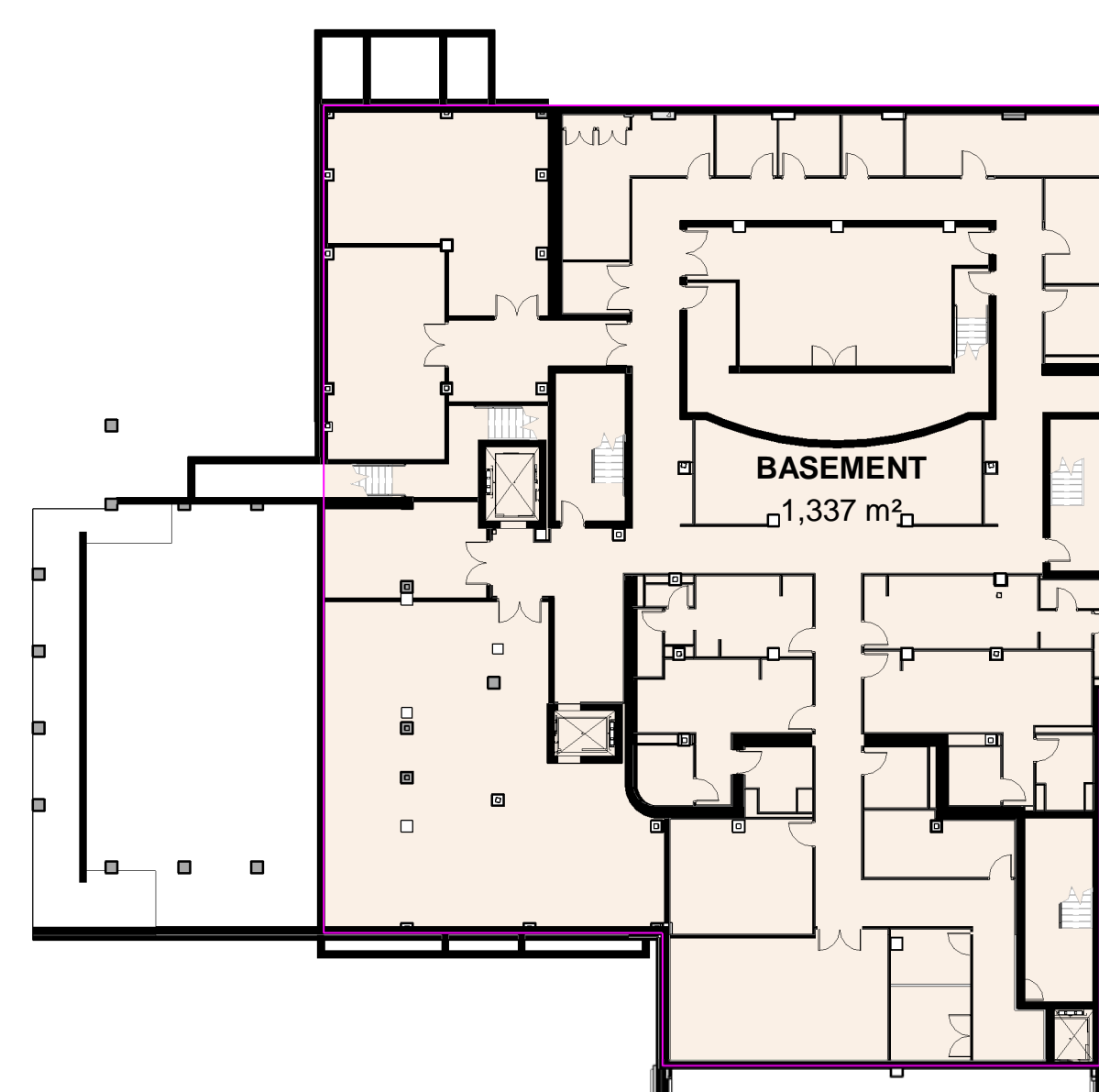
GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA (2)
BASEMENT	DIV 1	1,337 m <sup>2</sup>	14391.15 SF
GROUND FLR.	DIV 1	1,815 m <sup>2</sup>	19634.79 SF
2ND FLR. GFA	DIV 1	931 m <sup>2</sup>	10022.97 SF
3RD FLR. GFA	DIV 1	907 m <sup>2</sup>	9767.76 SF
		4,990 m <sup>2</sup>	53706.63 SF



GRD/STAGE FLR. - GFA PER NoTL ZONING BY-LAW

GROSS FLOOR AREA

GROUND FLR.



BASEMENT - GFA PER NoTL ZONING BY-LAW

GROSS FLOOR AREA

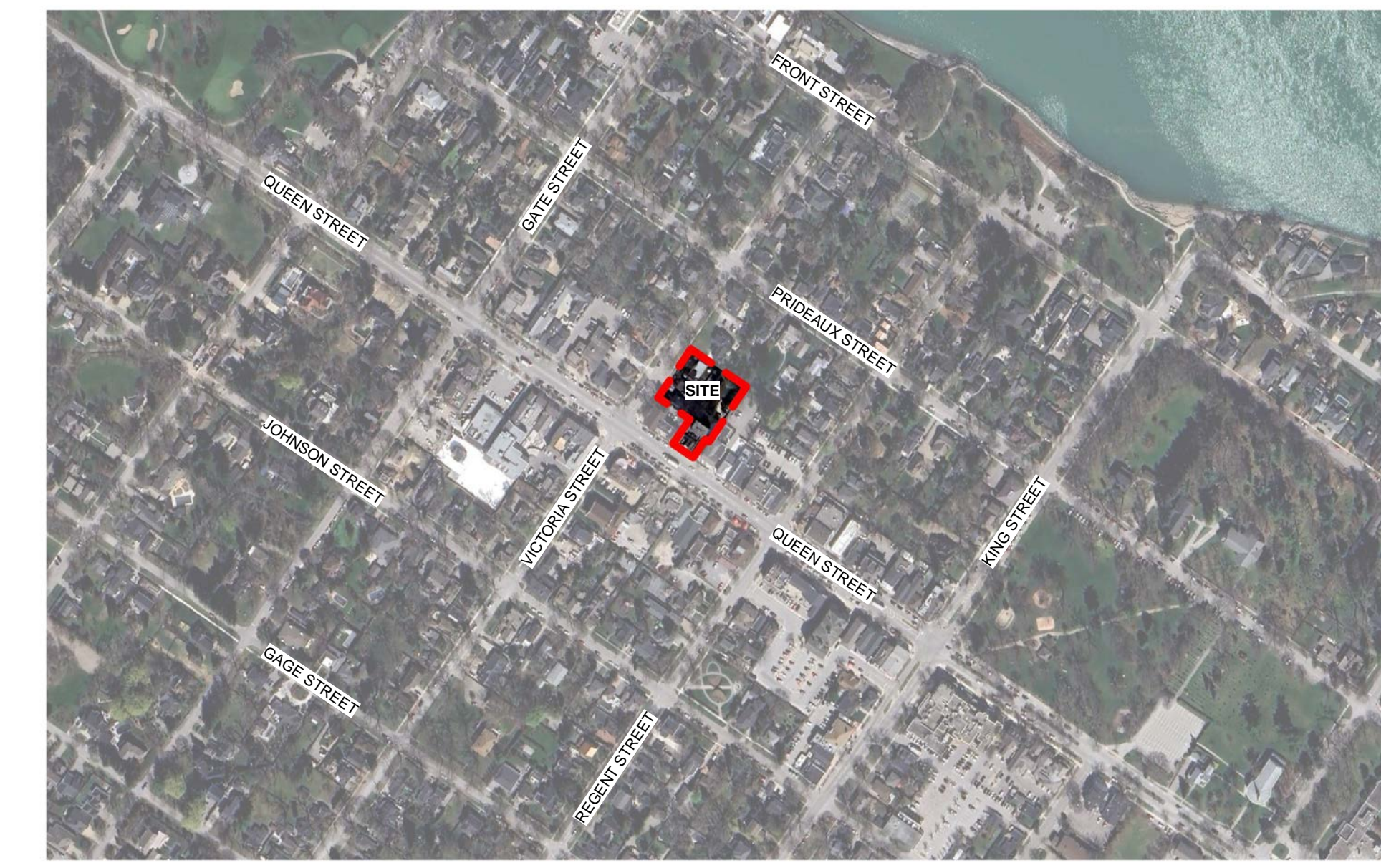
BASEMENT

OBC MATRIX

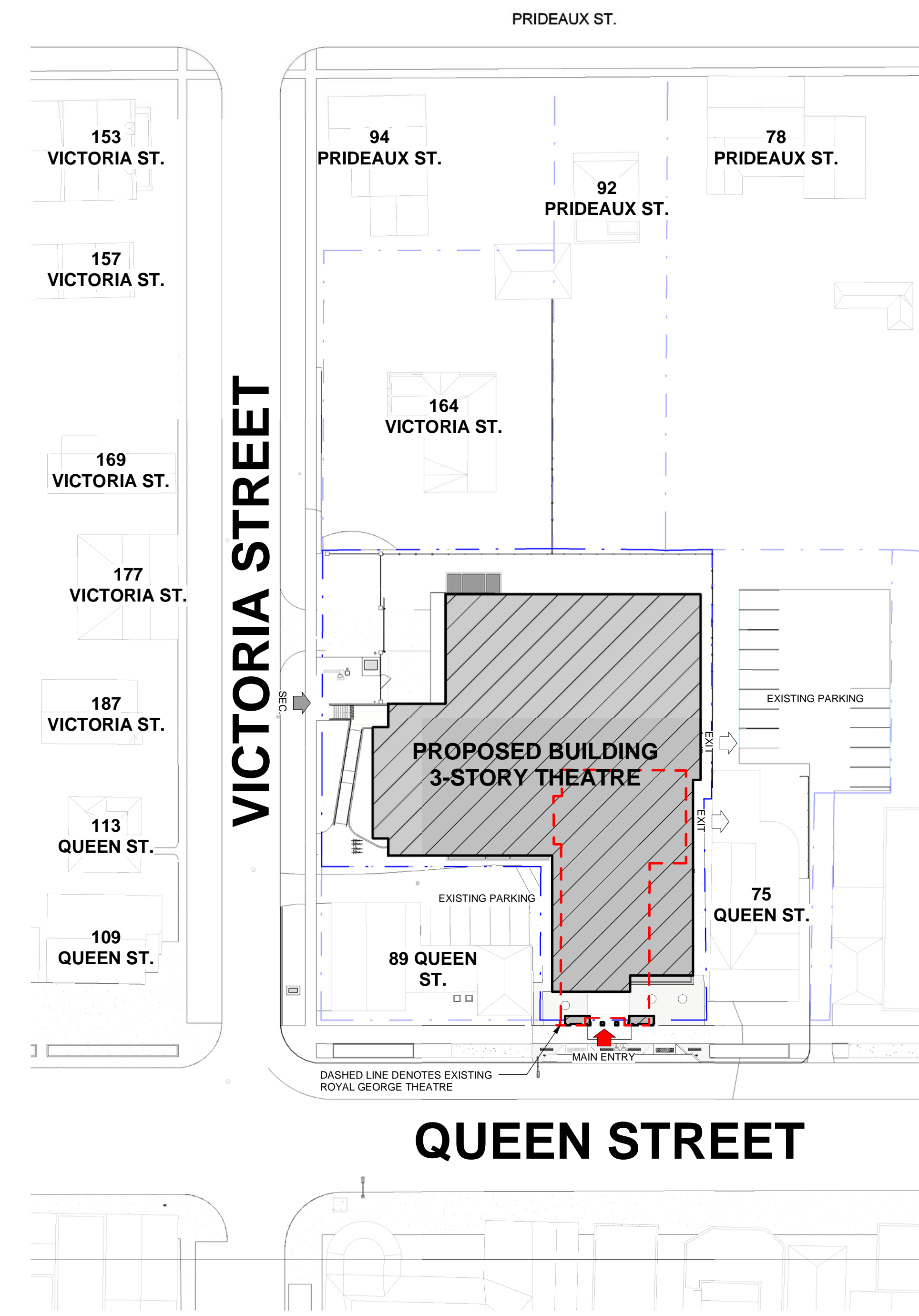
2024 Ontario Building Code Data Matrix Part 3 – Fire Protection, Occupant Safety and Accessibility				Building Code Reference <sup>1</sup>
3.00	Building Code Version: <b>D_Reg_161024</b>	Last Amendment: <b>O_Reg_447024</b>		
3.01	Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Addition and Renovation <input type="checkbox"/> Renovation	Change of Use Description: <input type="checkbox"/> Change of Use		[A] 1.3.3.2
3.02	Major Occupancy Classification: <b>GROUP A DIVISION 1 - Assembly occupancies intended for the production and viewing of the performing arts</b>			3.1.2.
3.03	Superimposed Major Occupancies: <input type="checkbox"/> No <input type="checkbox"/> Yes	Description: _____		3.2.2.7.
3.04	Building Area (m <sup>2</sup> ): Existing: 0 m <sup>2</sup> New: 1,690 m <sup>2</sup> Total: 1,690 m <sup>2</sup>			[A] 1.4.1.2.
3.05	Gross Area (m <sup>2</sup> ): Existing: 0 m <sup>2</sup> New: 4,617 m <sup>2</sup> Total: 4,617 m <sup>2</sup>			[A] 1.4.1.2.
3.06	Mezzanine Area (m <sup>2</sup> ): Existing: 0 m <sup>2</sup> New: 0 m <sup>2</sup> Total: 0 m <sup>2</sup>			3.2.1.1.
3.07	Building Height: 3 Storeys above grade 13.83 (m) Above Grade 1 Storeys below grade			[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building: <input type="checkbox"/> No <input type="checkbox"/> Yes			3.2.6.
3.09	Number of Streets/ Firefighter Access: 2 streets(s)			3.2.2.10. & 3.2.3.
3.10	Building Classification: (Size & Construction Relative to Occupancy) <b>3.2.2.20. Group A, Division 1, Any Height, Any Area, Sprinklered</b>			3.2.2.20 - 93.
3.11	Sprinkler System: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Provided: <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> None	Description: _____		3.2.1.5. & 3.2.2.18., 21., 22., 29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to 14.
3.12	Standpipe System: <input type="checkbox"/> Not Required <input type="checkbox"/> Required			3.2.5.8 - 11.
3.13	Fire Alarm System: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Type Provided: <input type="checkbox"/> Single Stage <input type="checkbox"/> Two Stage <input type="checkbox"/> None			3.2.4.
3.14	Water Service / Supply is Adequate: <input type="checkbox"/> No <input type="checkbox"/> Yes			3.2.5.7.
3.15	Construction Type: <input type="checkbox"/> Combustible Permitted <input checked="" type="checkbox"/> Non-Combustible Required <input type="checkbox"/> Encapsulated Mass Timber Permitted Actual: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated Mass Timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			3.2.2.20 - 93. & 3.1.6. 3.1.4.6., 7., 3.2.2.16.
3.16	Importance Category: <input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post Disaster <input checked="" type="checkbox"/> Low Human Occupancy <input checked="" type="checkbox"/> Post Disaster Shelter <input type="checkbox"/> Minor Building Storage <input checked="" type="checkbox"/> Explosive or hazardous substances			4.1.2.1 (3) & 74.1.2.1
3.17	Seismic Category: Seismic Category: _____ Site Class: _____ Seismic design for Table 4.1.8.18 items 6 to 22: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Reasons: _____			4.1.8.4 (1) T-4.1.8.5-9 4.1.8.18.
3.18	Occupant Load: _____ DESIGN OF BUILDING	Occupant Load (Person): 488 Person Required		3.1.17.
<b>TO BE COMPLETED FOR BUILDING PERMIT SUBMISSION</b>				
3.19	Barrier-Free Entrances: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Number: 2			3.8. 3.8.1.2.
3.20	Hazardous Substances: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.3.1.2.
3.21	Required Fire Resistance Ratings: Horizontal Assembly (H) Rating Supporting Assembly (S) Non-combustible in lieu of rating? Stairs below grade: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Floor over basement: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Floor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Mezzanine: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A Roof: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A			3.2.2.20 - 93. 3.2.1.2. 3.2.1.4. 3.2.2.15. 3.3.2.1.
3.22	Spatial Separation: Refer to Table 22: Spatial Separation & Exposure Protection			3.2.3.
3.23a	Plumbing Fixture Requirements: Ratio: <b>M:F = 50:50</b> (not an otherwise noted) Floor Level/Area: _____ Occupant Load: _____ OBC Reference: _____ WCS Required: _____ WCS Provided: _____			3.7.4., 3.8.2.3.
3.23b	Plumbing Fixture Requirements Continued: Floor Level/Area (occupied): _____ Barrier-Free: <input type="checkbox"/> Required <input type="checkbox"/> Provided WCS Required: _____ WCS Provided: _____ Universal Washrooms: <input type="checkbox"/> Required <input type="checkbox"/> Provided Universal Washrooms: <input type="checkbox"/> Required <input type="checkbox"/> Provided			Tables 3.8.2.3.A and 3.8.2.3.B
3.24	Energy Efficiency: Compliance Path: _____ Climate Zone: _____ Design Days Below 18C: _____			12.2.1.2 SB-1 Table 2
3.25	Sound Transmission Design: Is there more than 1 dwelling unit per building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Option Implemented: _____			SB-3. 5.8.1.2 (2), 5.8.1.4., & 5.8.1.5.
3.26	Alternate Solutions: Notes: _____			1.2.1.1., and 1.2.1.1.
3.27	Notes: _____			

<sup>1</sup> All references are to Division B of the OBC, unless preceded by [A] for Division A and [C] for Division C.  
Ontario Building Code Data Matrix, Part 3  
© Ontario Association of Architects January 2025

LOCATION PLAN



KEY PLAN



LEGAL DESCRIPTION & SITE STATISTICS

**GENERAL:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
 SURVEY INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN PREPARED BY CHAMBERS AND ASSOCIATES SURVEYING LTD., ONTARIO LAND SURVEYORS.  
 DATED: MAY 22, 2019  
 THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS RESULTING FROM INFORMATION TAKEN FROM THESE DRAWINGS.  
 1. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.  
 2. CONTRACTOR SHALL MAKE GOOD ANY DAMAGE TO EXISTING PAVED AREAS, CURBS, WALKWAYS AND OTHER SITE FEATURES (DISTURBED OR DAMAGED) BY THE WORK.  
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS RELATING TO SITE PLANS

**SCOPE OF PROJECT:**  
 THIS PROJECT WILL INCLUDE THE DEMOLITION OF SEVERAL BUILDINGS, LANDSCAPING, AND OUT BUILDINGS ON PLAN 86 PT LOTS 36, 37, AND 38.  
 ONCE DEMOLITION IS COMPLETE THERE WILL BE CONSTRUCTION OF A NEW THREE-STORY BUILDING WITH BASEMENT AND THEATRE FLY TOWER. THE PROGRAM OF THIS BUILDING WILL CONSIST OF A THEATRE WITH SUPPORTING ANCILLARY SPACES.  
 THE BASEMENT WILL HOUSE THE THEATRE SUPPORT SPACES INCLUDING: DRESSING ROOMS, WARDROBE AND OFFICES. IT WILL ALSO INCLUDE BUILDING SERVICES, SUCH AS: THE MECHANICAL AND ELECTRICAL SPACES.  
 FIRST AND SECOND FLOOR WILL HOUSE A REHEARSAL SPACE AND THE PUBLIC SPACES RELATED TO THE THEATRE, AS WELL AS A MULTI-PURPOSE SPACE. EACH FLOOR WILL INCLUDE LOUNGE AREAS TO SUPPORT EACH SPACE.  
 THE THIRD FLOOR WILL INCLUDE A LOUNGE AND A ROOFTOP GARDEN.

**LOCATION:**  
 ADDRESS: 83 QUEEN STREET, NIAGARA-ON-THE-LAKE, ONTARIO, L0G 1J0  
 LOT: PART OF LOT 37 & 38, REGISTERED PLAN 86  
 NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA

**CONCESSION:** N/A  
**NEAREST INTERSECTION:** QUEEN STREET & VICTORIA STREET  
**EXISTING EASEMENTS:** N/A

REGISTERED PLAN 86  
 SURVEY PREPARED BY CHAMBERS AND ASSOCIATES SURVEYING LTD.  
 MAY 22, 2019  
 12 THORNHOLD ROAD EAST, WELAND, ONTARIO, L3C 3T2  
 P: (905) 735-7841

DESCRIPTION:	P.I.N.	AREA
PART OF LOT 37 & 38 NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA		
REGISTERED PLAN 86		

ZONING BY-LAW 4316-09:

ZONING TIED TO RE-ZONING APPLICATION: OPA-05-2025, AND ZBA-07-2025 - 178-188 VICTORIA STREET, 79-83 QUEEN STREET (ROYAL GEORGE THEATRE)

**MINIMUM LOT WIDTH:**  
 PROVIDED: 23.00 m  
 REQUIRED: 15.00 m

**MINIMUM LOT DEPTH:**  
 PROVIDED: N/A  
 REQUIRED: N/A

**MAXIMUM BUILDING COVERAGE (BUILDING FLOOR AREA):**  
 PROVIDED: 64% OF TOTAL LOT AREA  
 REQUIRED: 50% OF TOTAL LOT AREA

**SITE STATISTICS:**

TOTAL HECTARES:	0.28 Ha
TOTAL SITE:	2854 SQ. m (30718 SQ. ft)
BUILDING AREA:	1820 SQ. m (19890 SQ. ft)
TOTAL COVERAGE:	64% OF TOTAL LOT AREA
PAVED AREA:	461 SQ. m (4962 SQ. ft)
TOTAL COVERAGE:	16% OF TOTAL LOT AREA
LANDSCAPED AREA:	573 SQ. m (6168 SQ. ft)
TOTAL COVERAGE:	20% OF TOTAL LOT AREA

**BUILDING STATISTICS:**

GROSS AREAS:	
BASEMENT:	1337 SQ. m (14491 SQ. ft)
GROUND FLOOR:	1786 SQ. m (19257 SQ. ft)
SECOND FLOOR:	930 SQ. m (10010 SQ. ft)
THIRD FLOOR:	900 SQ. m (9743 SQ. ft)
FOURTH FLOOR:	N/A
TOTAL GROSS AREA:	4953 SQ. m (53371 SQ. ft)
BUILDING HEIGHT:	19.27m (63.22 ft)

**SITE AREA**

Name	Area Ha	Area SQ m	Area SQ ft
SITE	0.29	2,854	30718

**GROSS FLOOR AREA**

NAME	IBC CLASSIFICATION	AREA SQ m	AREA SQ ft
BASEMENT	DIV.1	1,336.88 m <sup>2</sup>	14,391.15 SF
GROUND FLR	DIV.1	1,814.84 m <sup>2</sup>	19,634.76 SF
2ND FLR GFA	DIV.1	891.18 m <sup>2</sup>	9,592.87 SF
3RD FLR GFA	DIV.1	900.53 m <sup>2</sup>	9,727.76 SF
		4,939.53 m <sup>2</sup>	53,296.63 SF



Unity Design Studio Inc.  
 72 Victoria Street S., Suite B1  
 Niagara-on-the-Lake, ON N2S 4Y9  
 705.743.2311  
 info@unitydesignstudio.ca

ISSUE / REVISIONS

1	ISSUED FOR RE-ZONING	MAY 20 2025
2	CLASS 0 ESTIMATE	JUN 04 2025
3	PROGRESS SET ISSUED FOR SPORING AND GEOTHERMAL DESIGN ASSET	JUL 19 2025

OWNER'S NAME \_\_\_\_\_  
 OWNER'S SIGNATURE \_\_\_\_\_  
  
 LORD MAYOR \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_  
 DATE \_\_\_\_\_

PRELIM. 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.

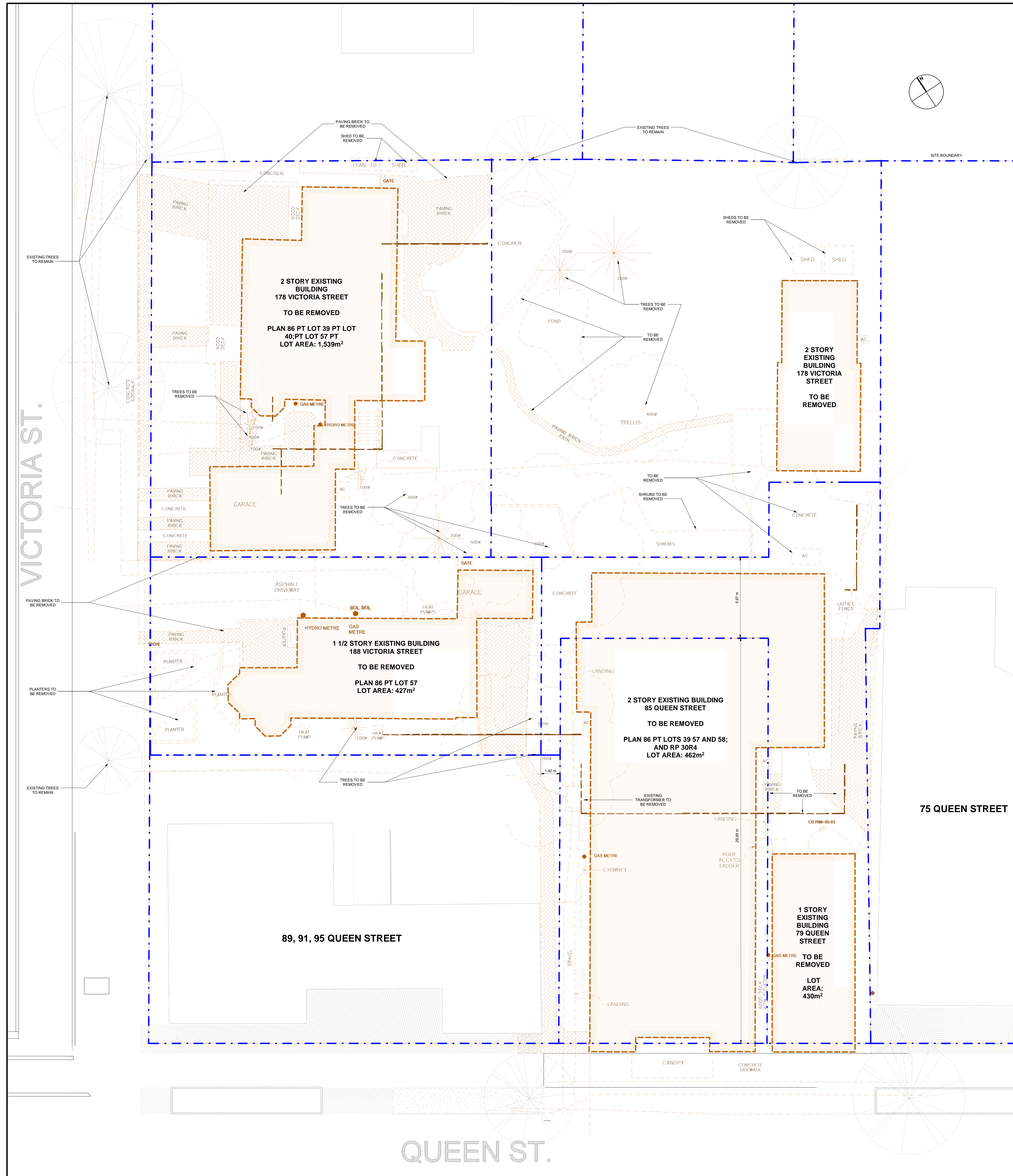
CONSTRUCTION DOCUMENTATION  
 PROJECT No. 22-140  
 START DATE JAN. 2023

SHAW FESTIVAL  
 NEW ROYAL GEORGE THEATRE

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

KEY PLAN & SITE STATISTICS

AS-100



REMOVALS LEGEND	
EX BUILDINGS TO BE REMOVED:	
TO BE REMOVED:	
SITE BOUNDARY EXTENT OF REMOVAL:	

ISSUE / REVISIONS	
1 HERITAGE PRECONSULT	23.10.04
2 ISSUED FOR RE ZONING	MAY 20.25
3 CLASS PRESTIMATE	JUN 04.25
4 PROGRESS SET ISSUED FOR SHEDS AND GEOTHERMAL DESIGN ASSIST	JUL 18.25

OWNER'S NAME \_\_\_\_\_  
OWNER'S SIGNATURE \_\_\_\_\_  
  
LORD MAYOR \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_  
DATE \_\_\_\_\_

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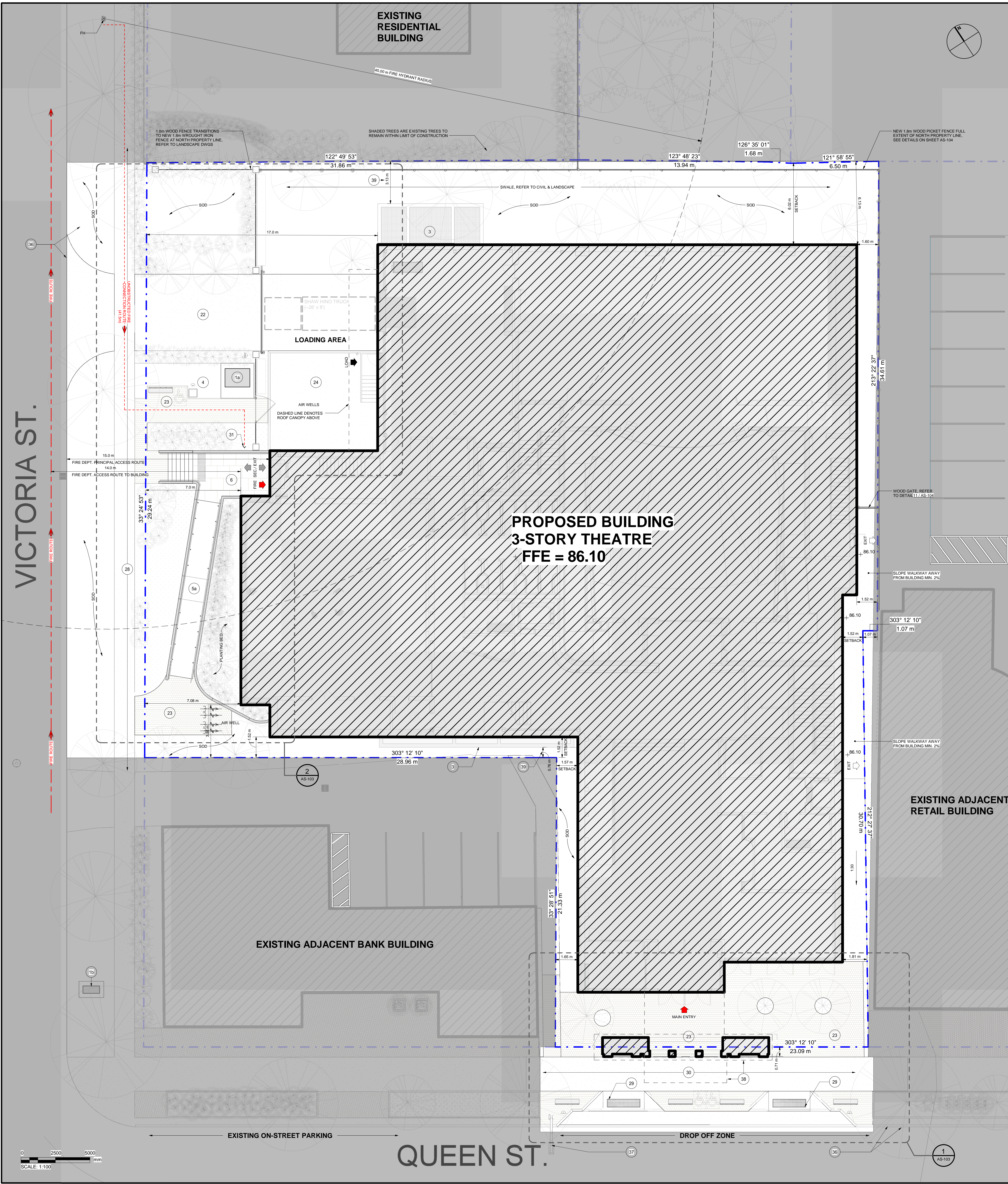
CONSTRUCTION DOCUMENTATION  
PROJECT No. 22-140  
START DATE JAN. 2023

**SHAW FESTIVAL**  
**NEW ROYAL GEORGE**  
**THEATRE**

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

**SITE PLAN - EXISTING & REMOVALS**

**AS-101**



SITE PLAN LEGEND			
<b>SYMBOLS:</b>			
MAIN ENTRANCE	MAIN	PRINCIPAL FIRE ACCESS	FIRE
EXIT ONLY	EXIT	LOADING DOCK ENTRANCE	LOAD
SECONDARY ENTRANCE / EXIT	SEC. / EXIT	KEYNOTE SYMBOL	X
<b>LINE:</b>			
PROPERTY LINE	---		
FIRE ROUTE	---		
FIRE DEPT. CONNECTION CLEAR PATH	---		
<b>MATERIALS:</b>			
CONCRETE PAVING	■	PLANTING	■
150x150 LIMESTONE PAVERS	■		
900x900 LIMESTONE SLABS	■		

KEYNOTE LEGEND	
No.	DESCRIPTION
15	NEW TRANSFORMER REFER TO ELECTRICAL DWGS
16	EXISTING TRANSFORMER REFER TO ELECTRICAL DWGS
3	MISC GROUND AIR WELLS REFER TO MECHANICAL & STRUCTURAL DWGS
4	SERVICE DOG REFUGEL AREA
5a	100 x 100mm LIMESTONE PAVES RAMP w UNDER SLAB SLOPE MELTING w 50mm COLOUR CONTRAST SLIP-RESISTANT STRIP ON FLAT SURFACE BEFORE SLOPE
6	900 x 900mm LIMESTONE PAVER LANDING w UNDER SLAB SNOW MELTING
22	CONCRETE DRIVEWAY SLOPE TO STREET & DRAIN BASIN REFER TO CIVIL DWGS
23	150 x 150mm LIMESTONE PAVERS
25	ASPHALT PAVING SLOPE TO DRAIN BASIN REFER TO CIVIL DWGS
28	NEW 1.5m WIDE CAST-IN-PLACE CONCRETE SIDEWALK
29	NEW PROPOSED IMPROVED CONCRETE CURB
30	NEW CAST-IN-PLACE CONCRETE SIDEWALK MATCH TO EXISTING ADJACENT SIDEWALKS MAKE GOOD ANY ADJUSTMENTS TO EXISTING SIDEWALK
31	FREESTANDING FIRE DEPARTMENT CONNECTION AT GROUND
36	BOULEVARD CURB PARKING LINES & ASPHALT TO BE RESTORED
37	EXISTING STREET LIGHT TO BE RELOCATED TO NEW BOULEVARDS
38	CANOPY ABOVE
39	SETBACK COMPRESSION FROM PROPERTY LINE TO THE FACE OF THE CONCRETE CURB SLIGHTLY ABOVE THE GRADE FORMING THE MECHANICAL AIR WELL

ISSUE / REVISIONS	
1	ISSUED FOR CM RFP APR 24 25
2	ISSUED FOR RE ZONING MAY 20 25
3	CLASS PRELIMINARY JUN 04 25
4	PROGRESS SET ISSUED FOR SHEDDING AND GEOTHERMAL DESIGN ASSIST JUL 18 25

OWNER'S NAME \_\_\_\_\_  
 OWNER'S SIGNATURE \_\_\_\_\_  
  
 LORD MAYOR \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_  
 DATE \_\_\_\_\_

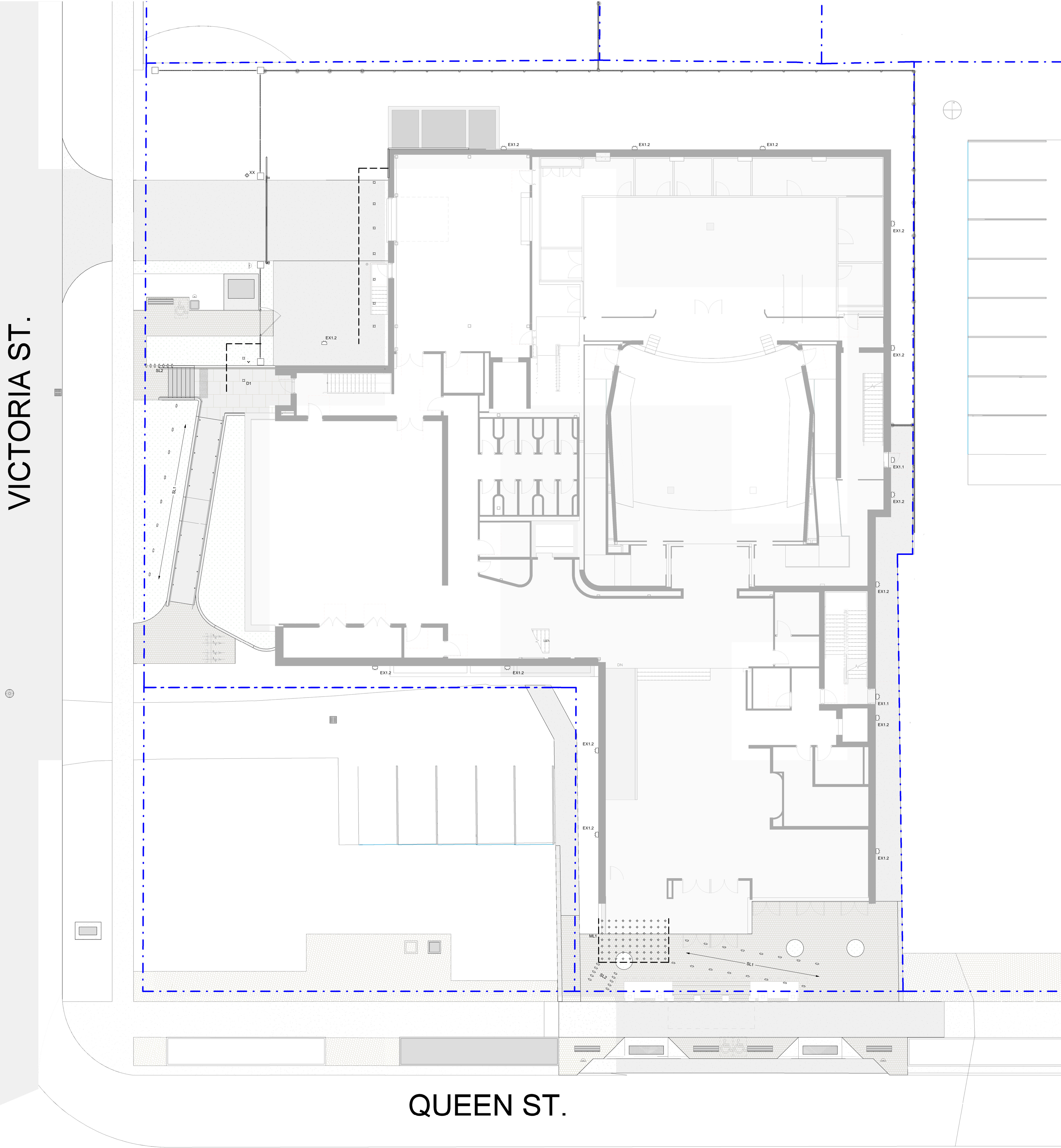
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**CONSTRUCTION DOCUMENTATION**  
 PROJECT No. 22-140  
 START DATE JAN. 2023

**SHAW FESTIVAL  
 NEW ROYAL GEORGE  
 THEATRE**

83 Queen Street,  
 Niagara on the Lake ON.



EXTERIOR LIGHTING FIXTURE LEGEND		
XX		BOLLARD LIGHT POLE
D1		RECESSED SOFFIT FIXTURE
ML1		MARQUEE FIXTURE
SL1		STAR LIGHT 1
SL2		STAR LIGHT 2
EX1.1		EXIT WALL PACK
EX1.2		BACK OF HOUSE WALL PACK
EX1.2		ED-ON/PARREN/WEL PACK
RG1		RECESSED GROUND FIXTURE

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	23.10.04
2	ISSUED FOR RE-ZONING	MAY 20.25
3	CLASS D ESTIMATE	JAN 04.25

OWNER'S NAME \_\_\_\_\_  
 OWNER'S SIGNATURE \_\_\_\_\_  
  
 LORD MAYOR \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_  
 DATE \_\_\_\_\_

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START DATE JAN. 2023

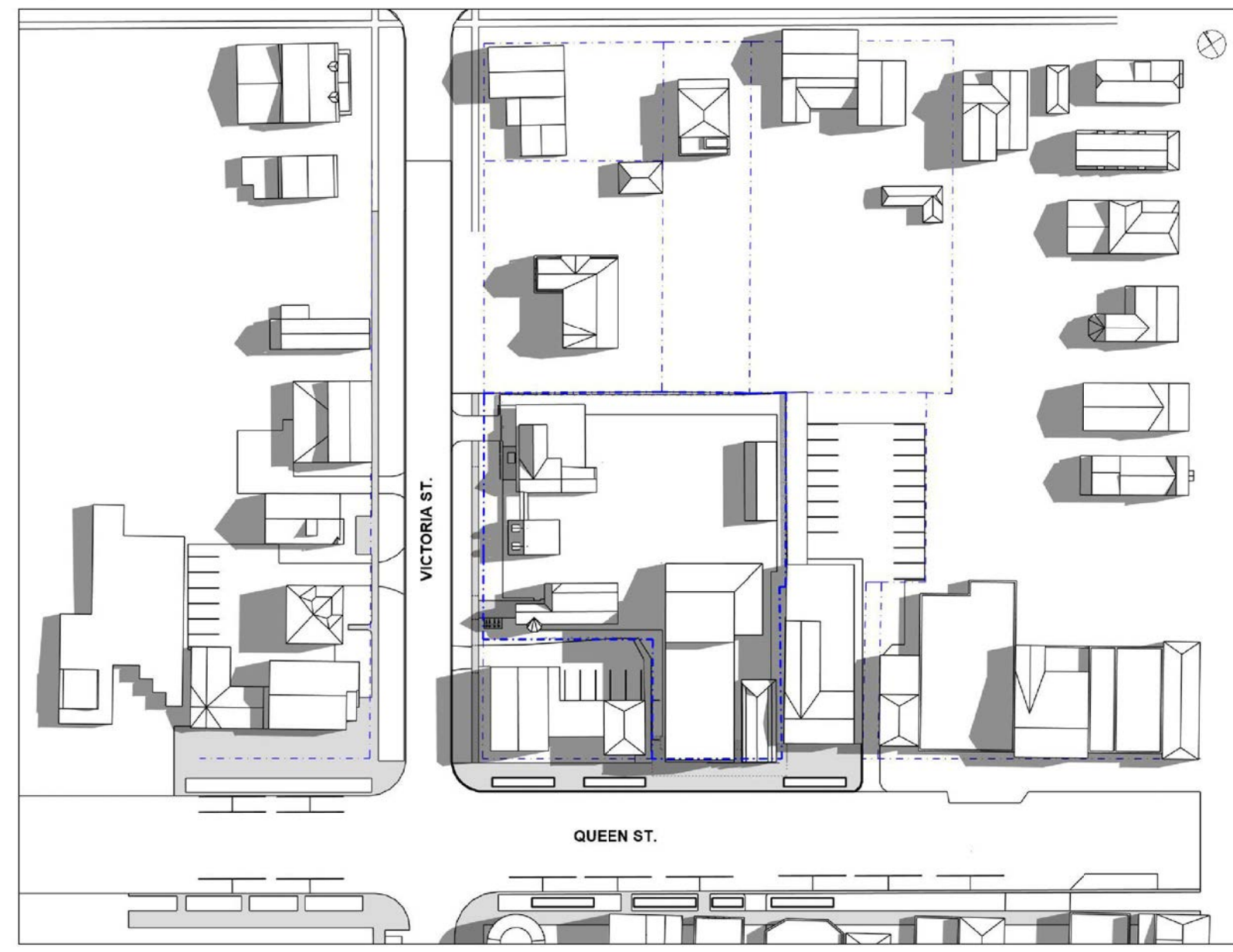
SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON

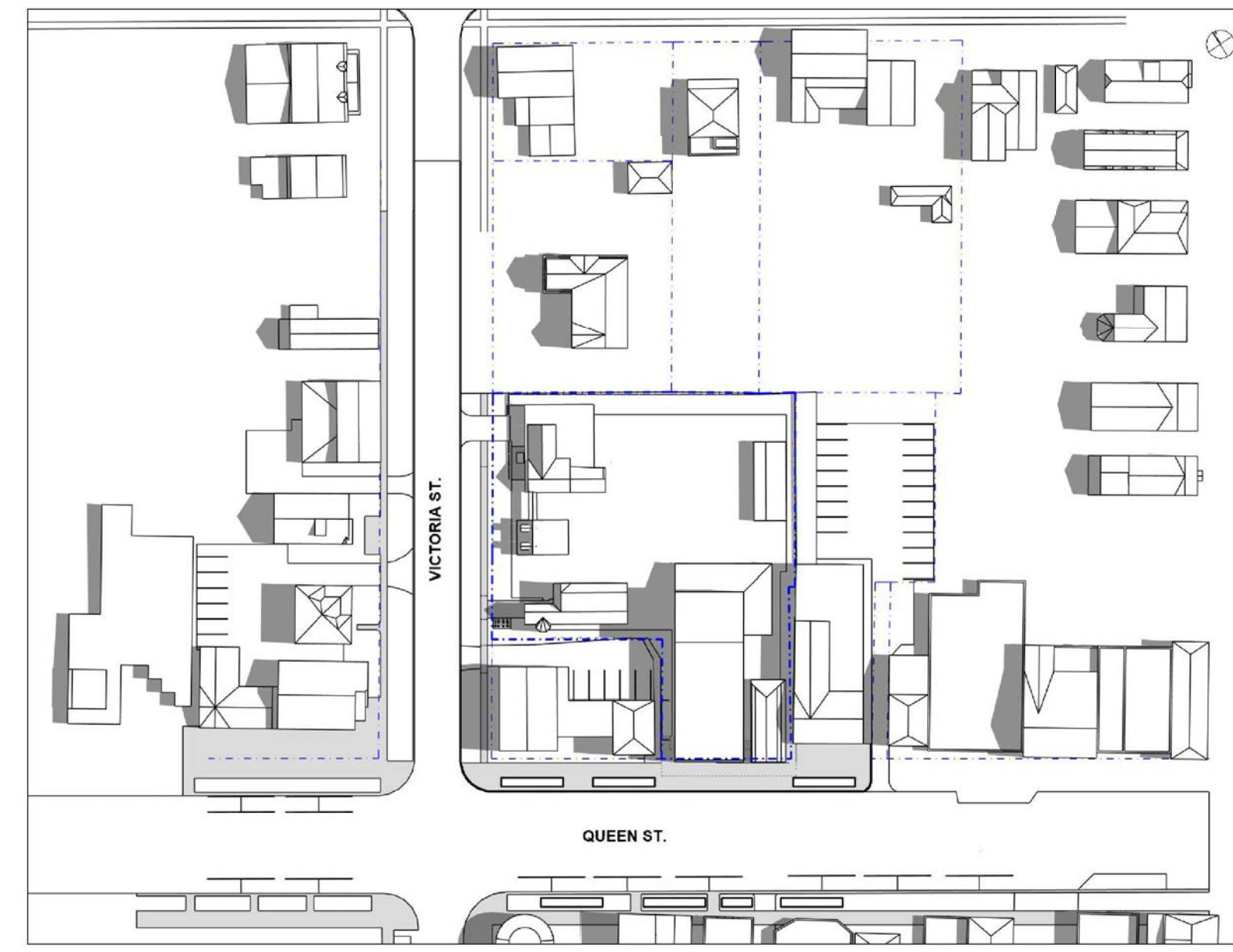
SITE PLAN - EXTERIOR LIGHTING

AS-107

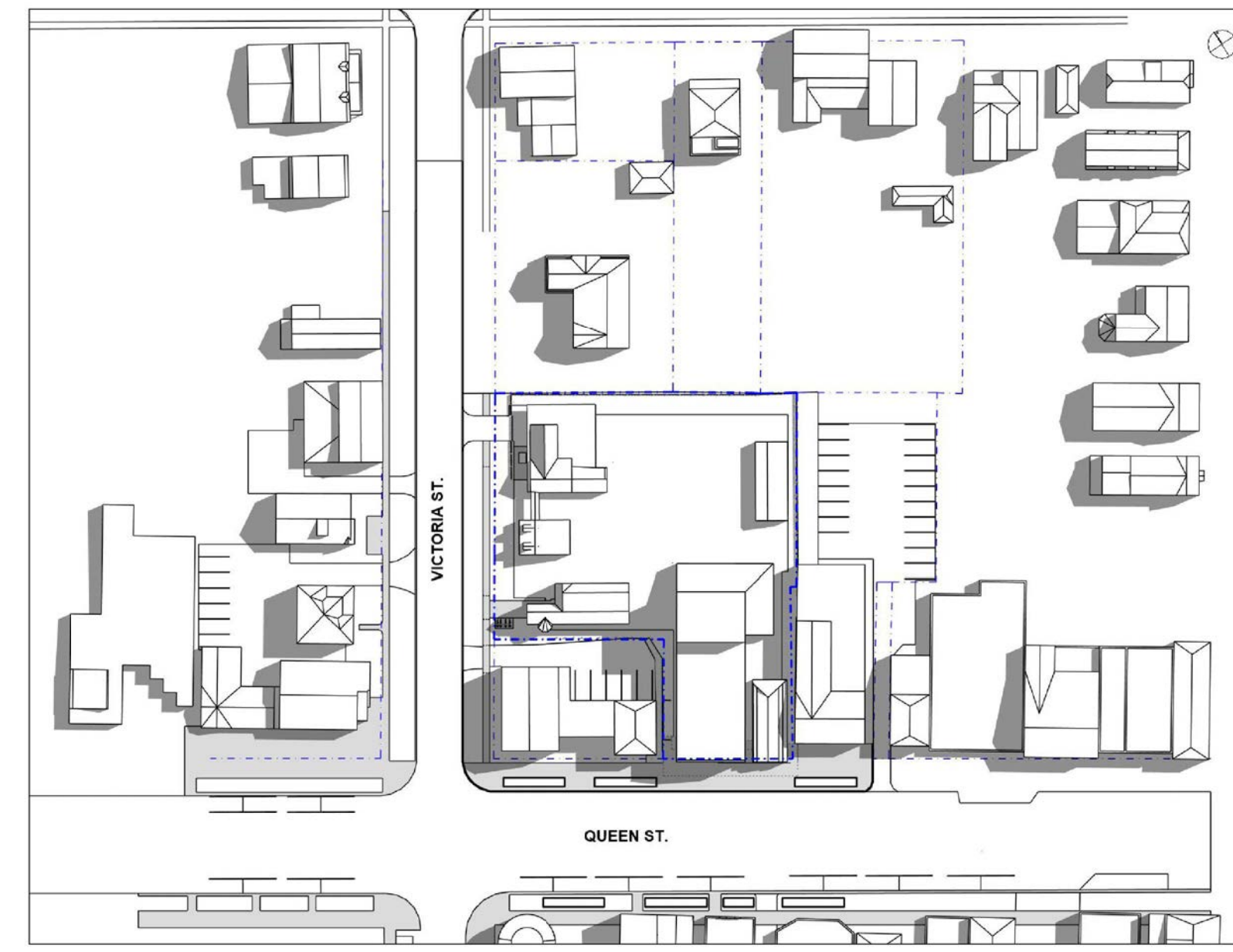
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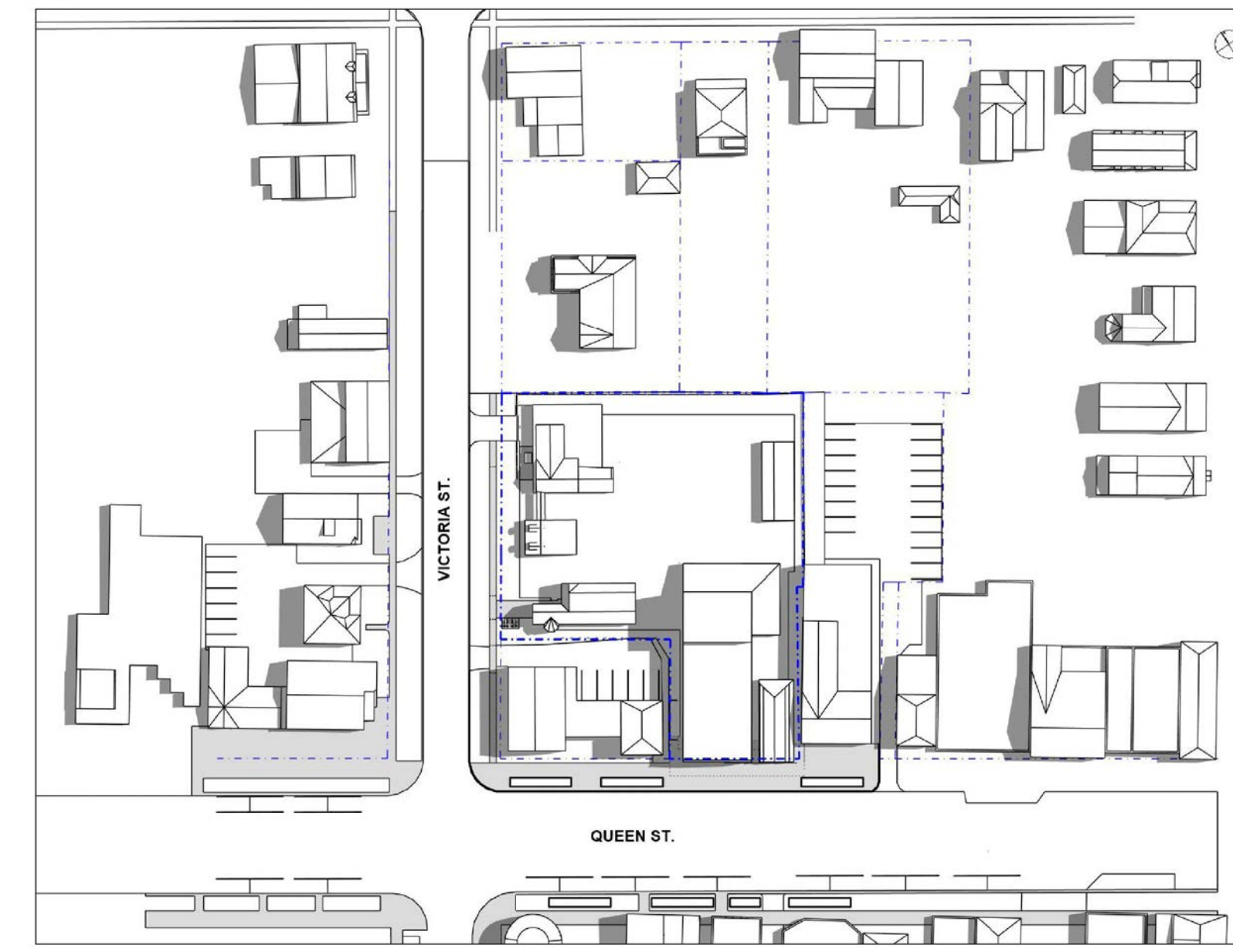
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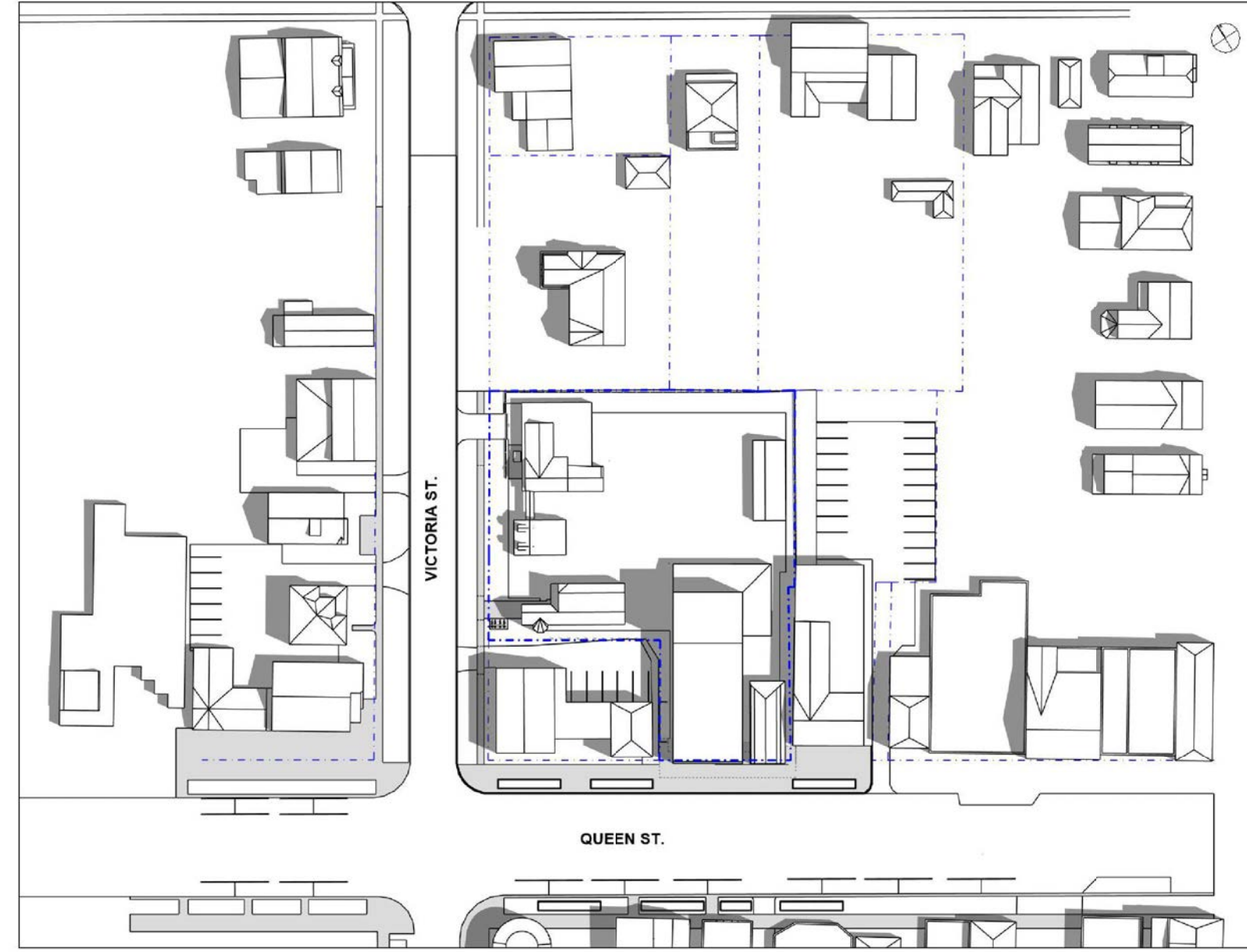
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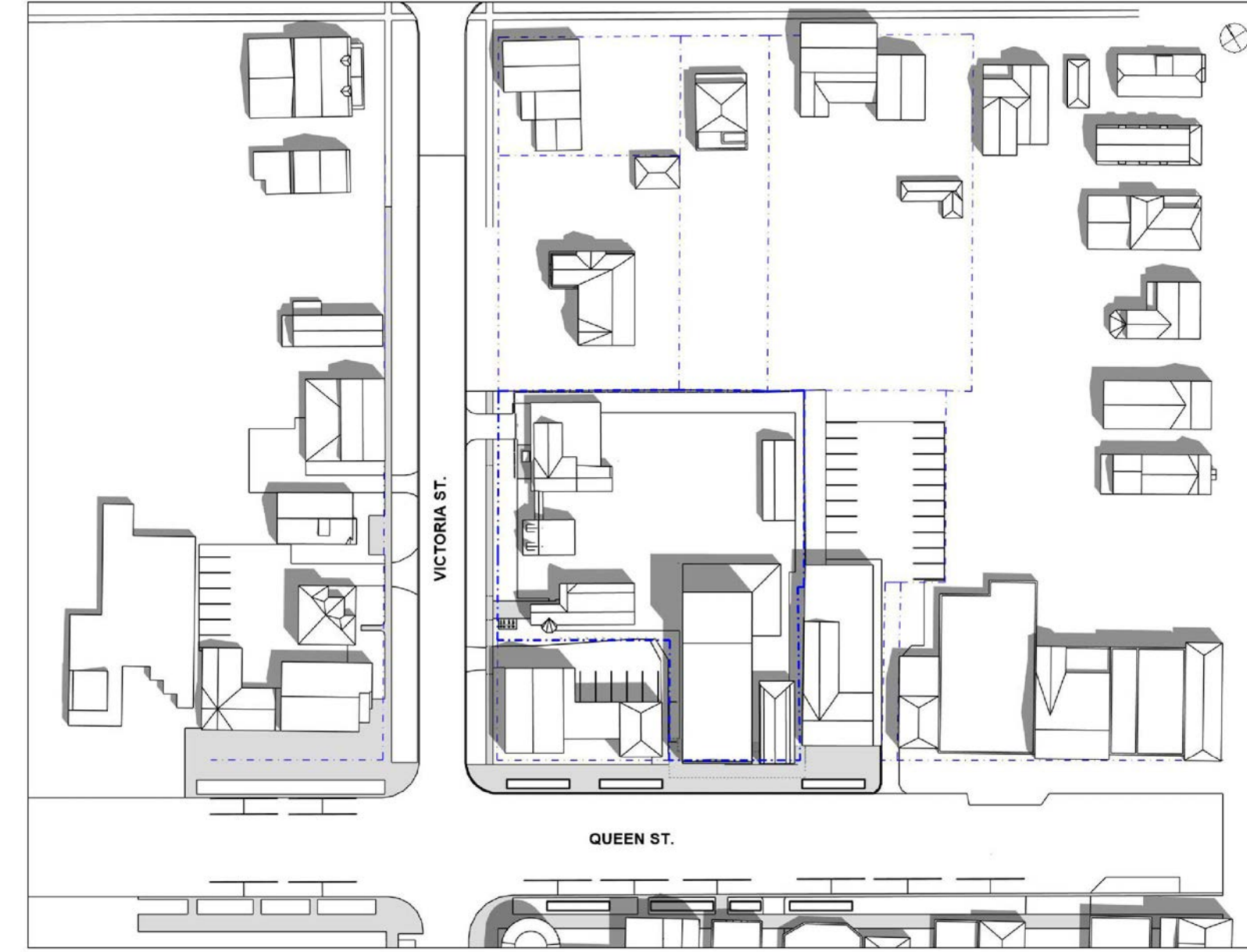
[ 2 of 9 ] [ June 21, 2023 - 11:00 ]



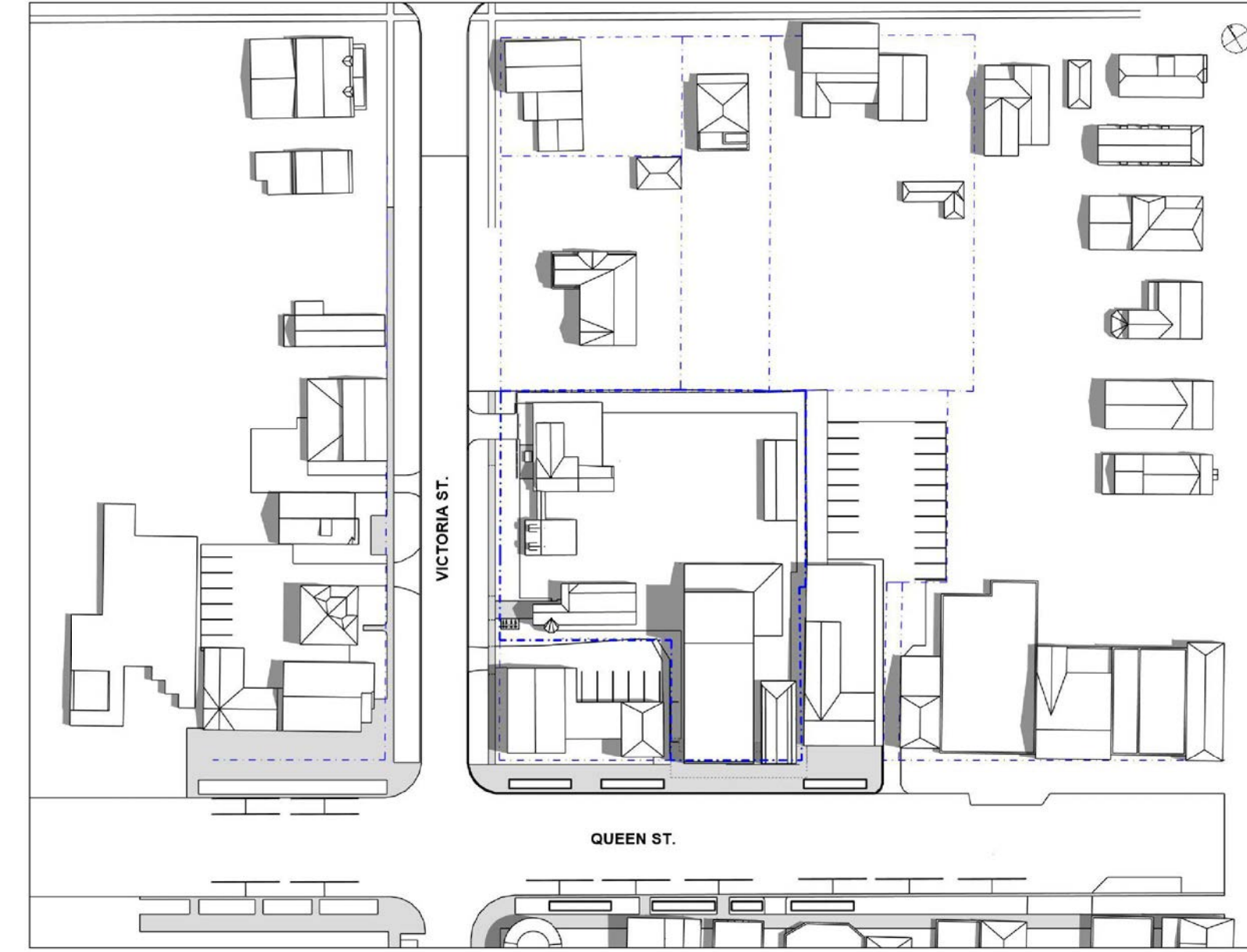
[ 3 of 9 ] [ April 21, 2023 - 12:00 ]



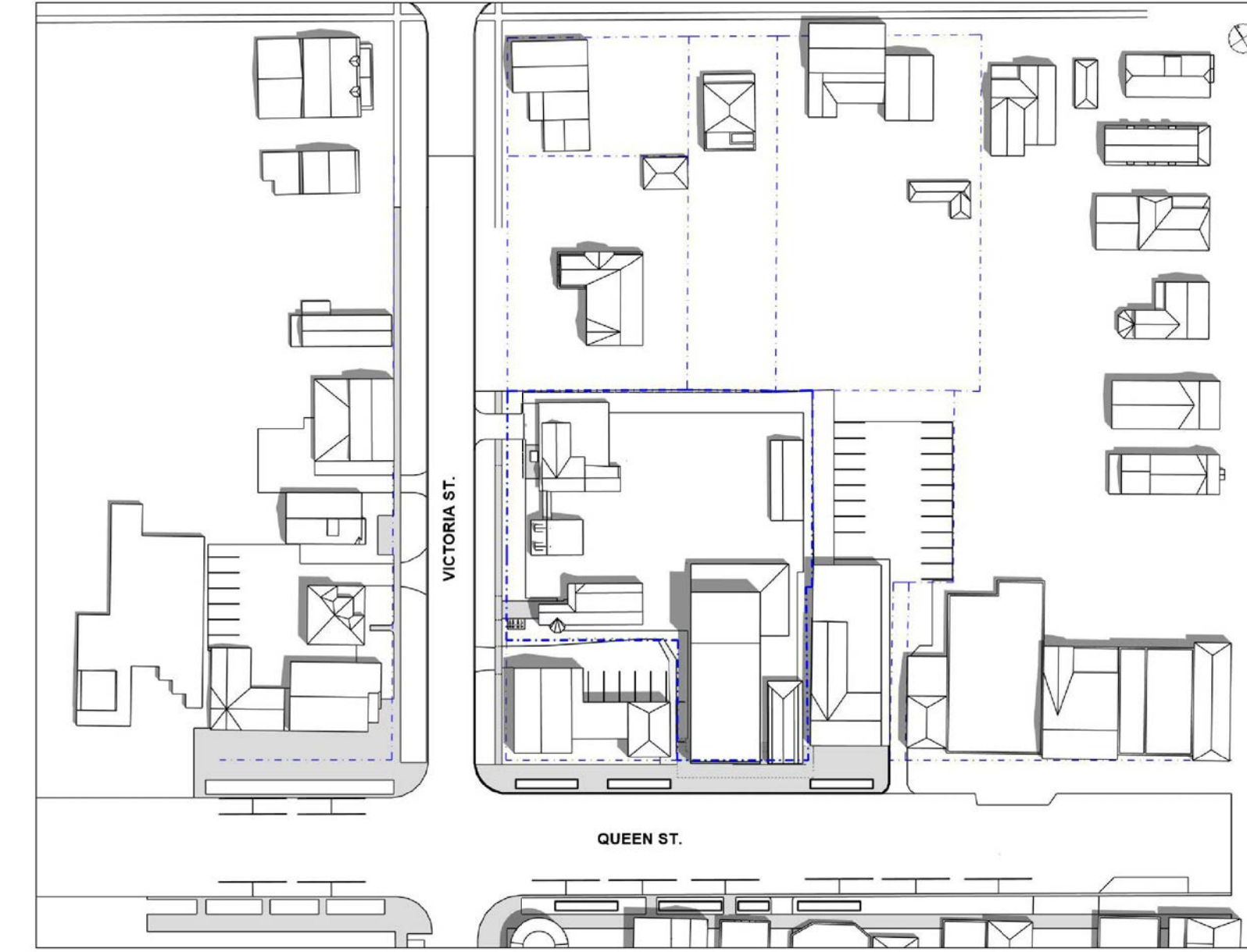
[ 4 of 9 ] [ April 21, 2023 - 13:00 ]



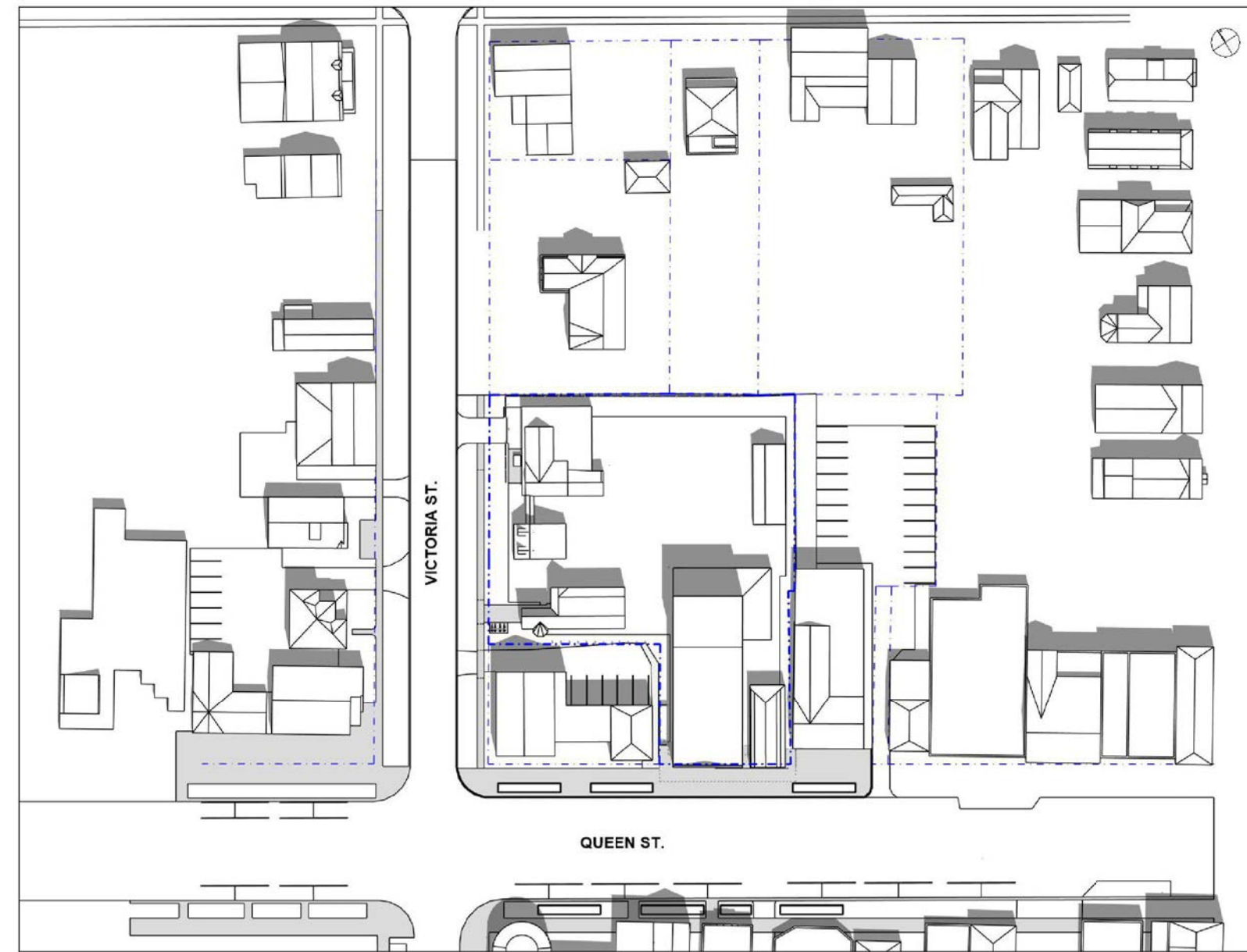
[ 3 of 9 ] [ June 21, 2023 - 12:00 ]



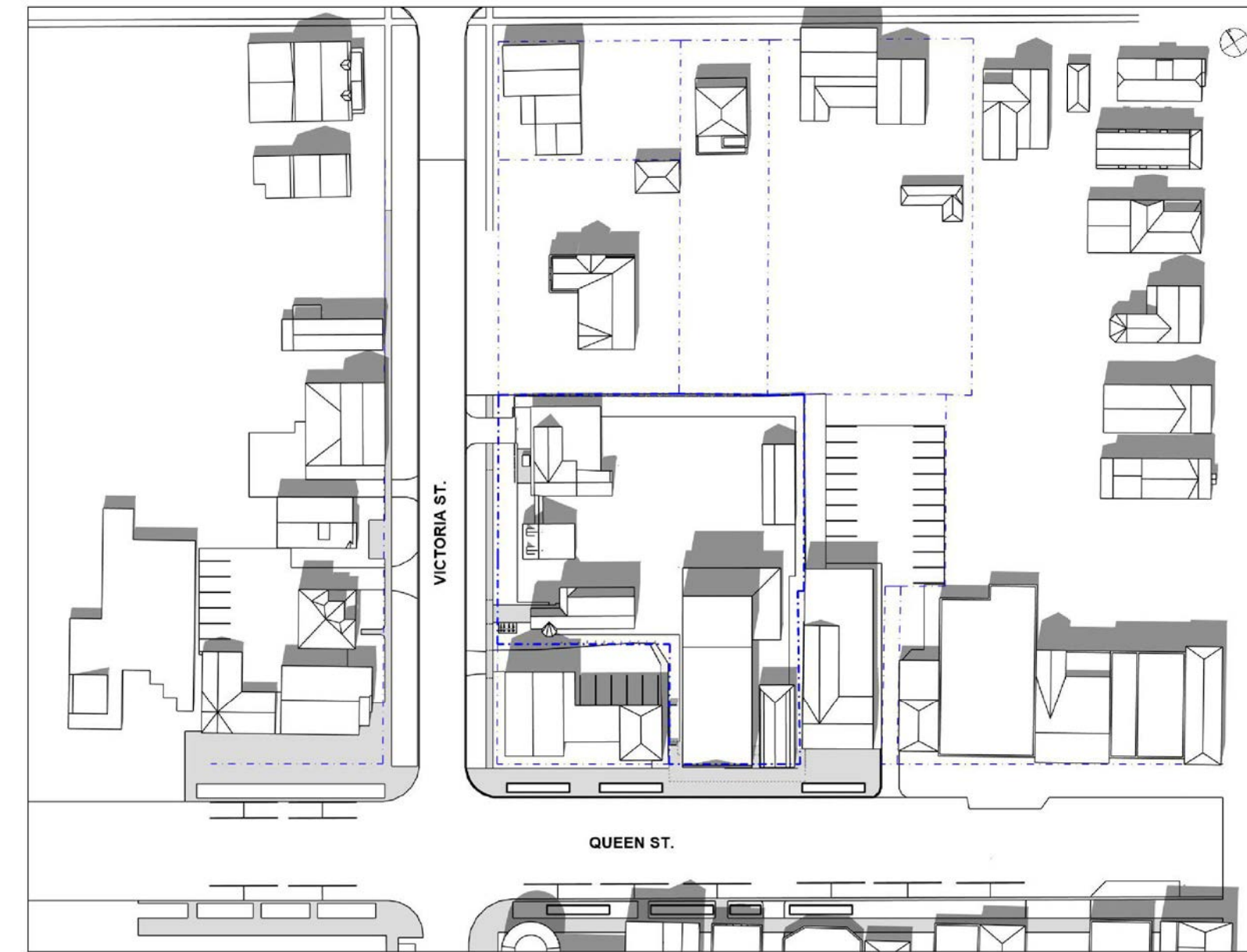
[ 4 of 9 ] [ June 21, 2023 - 13:00 ]



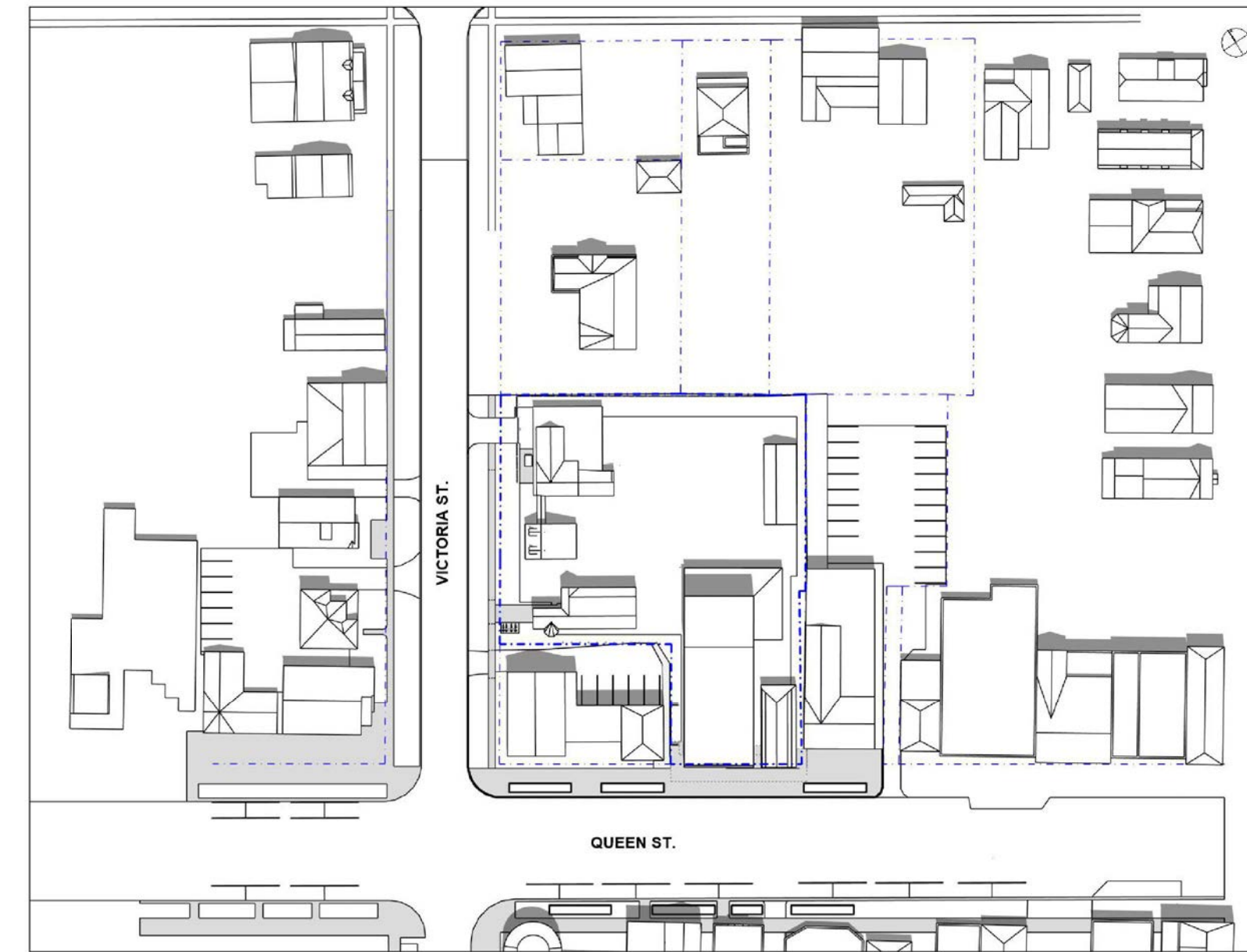
[ 5 of 9 ] [ April 21, 2023 - 14:00 ]



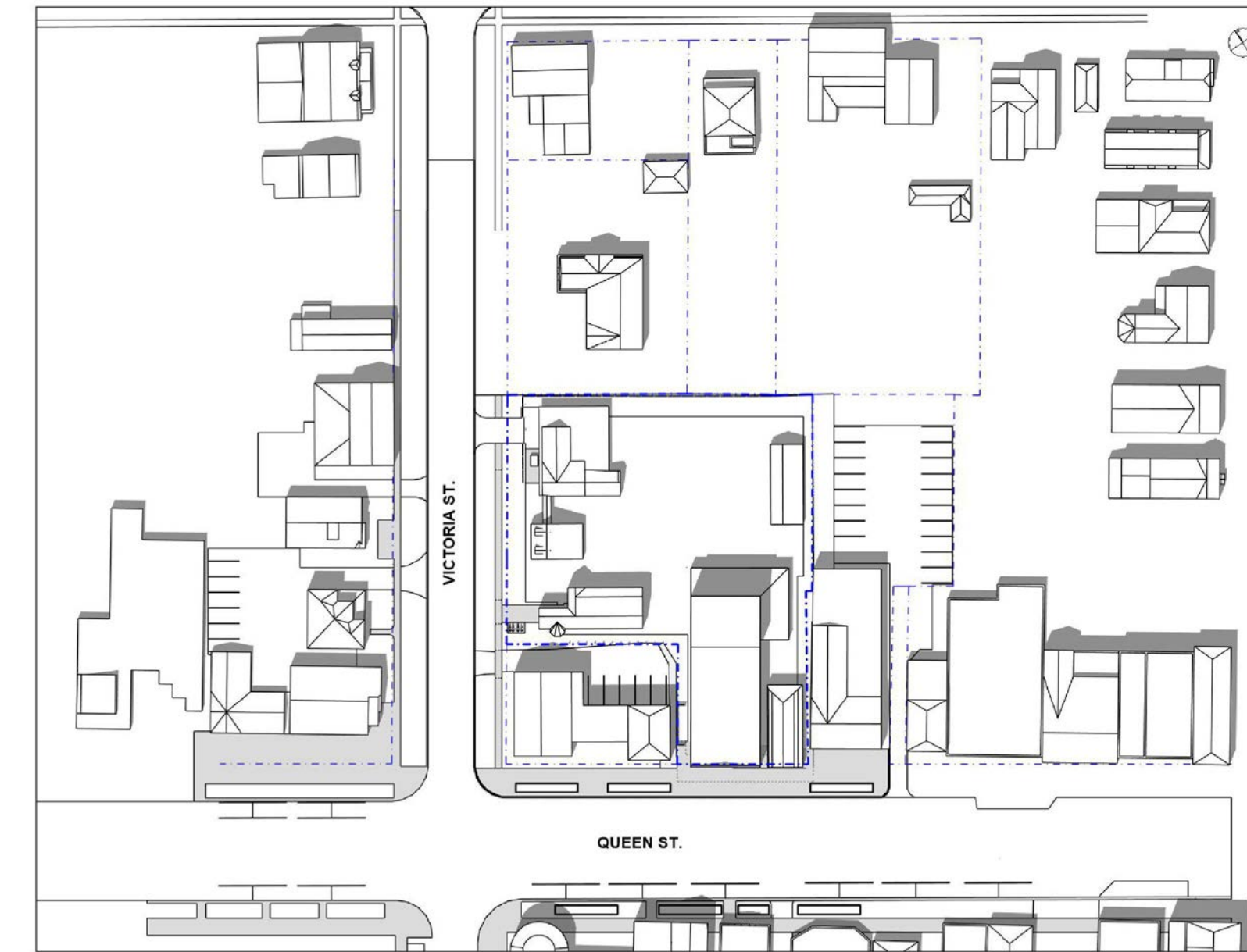
[ 6 of 9 ] [ April 21, 2023 - 15:00 ]



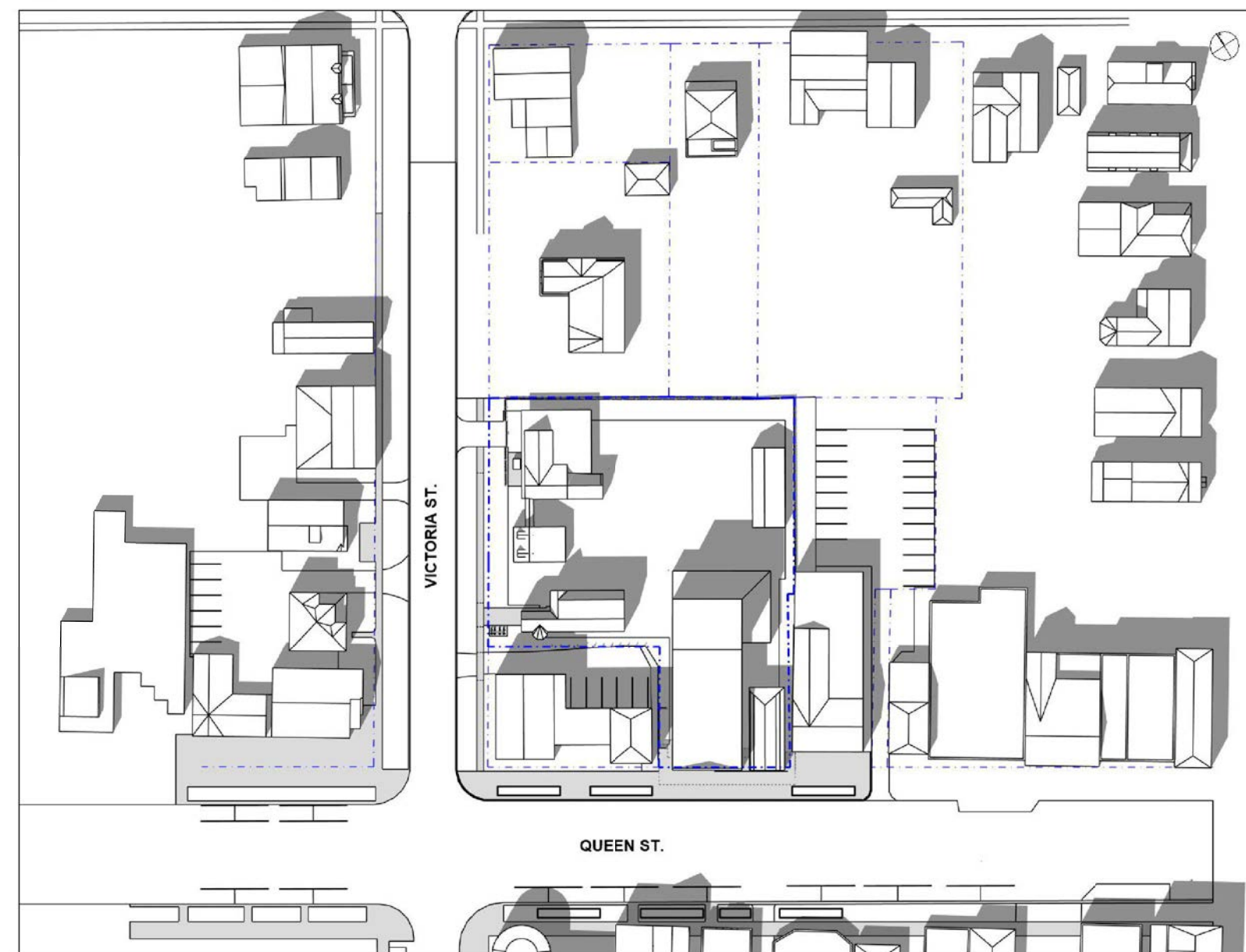
[ 5 of 9 ] [ June 21, 2023 - 14:00 ]



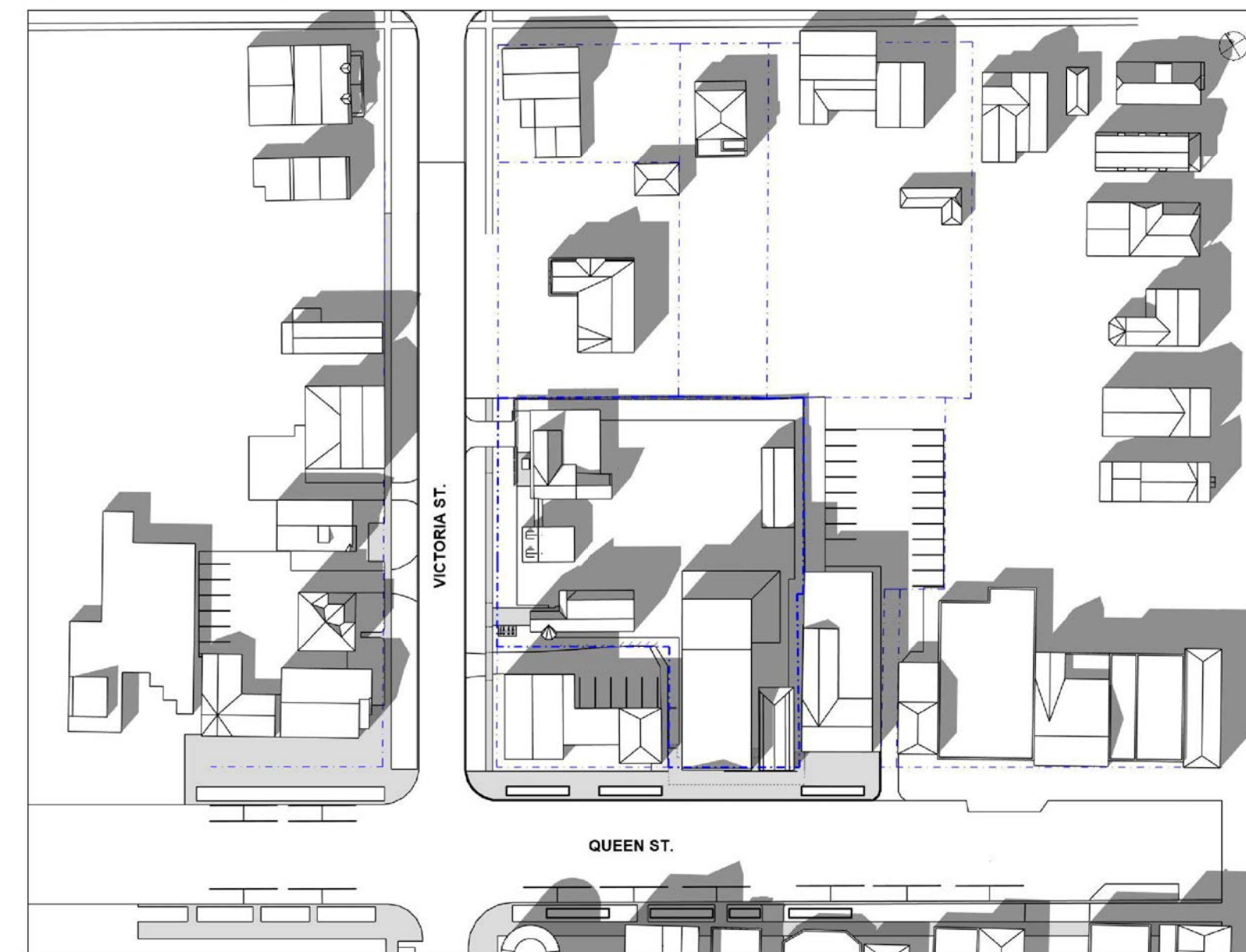
[ 6 of 9 ] [ June 21, 2023 - 15:00 ]



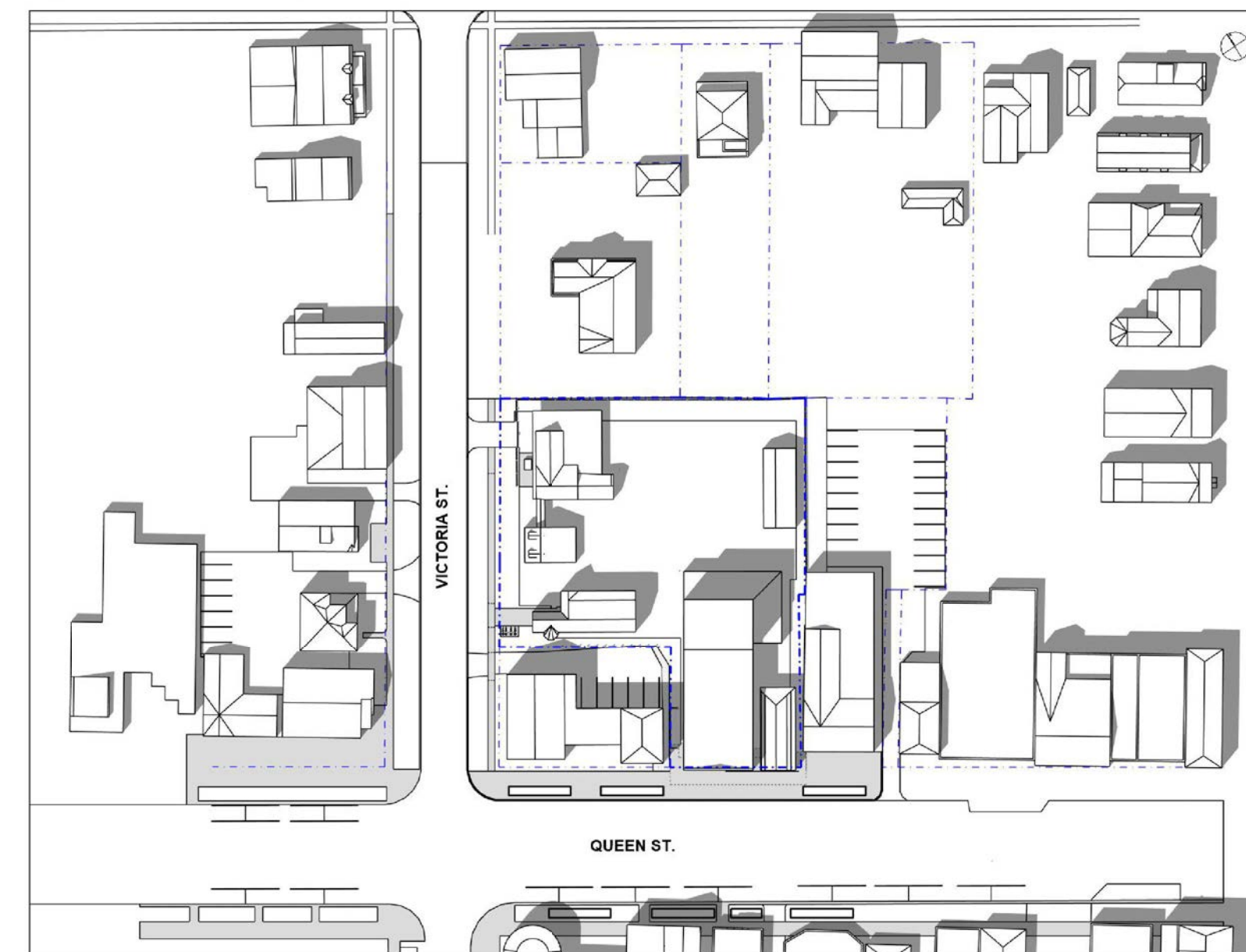
[ 7 of 9 ] [ April 21, 2023 - 16:00 ]



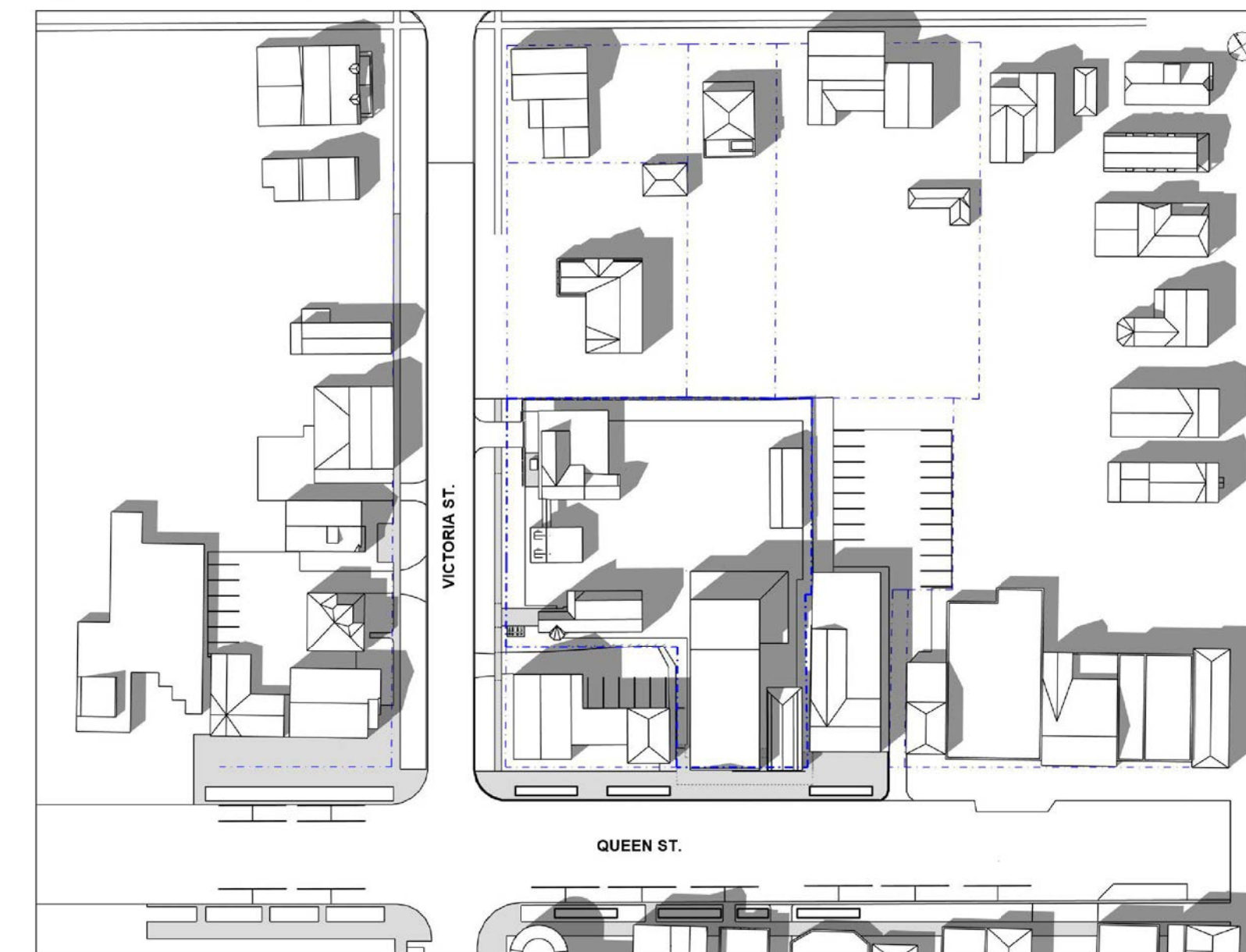
[ 8 of 9 ] [ April 21, 2023 - 17:00 ]



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



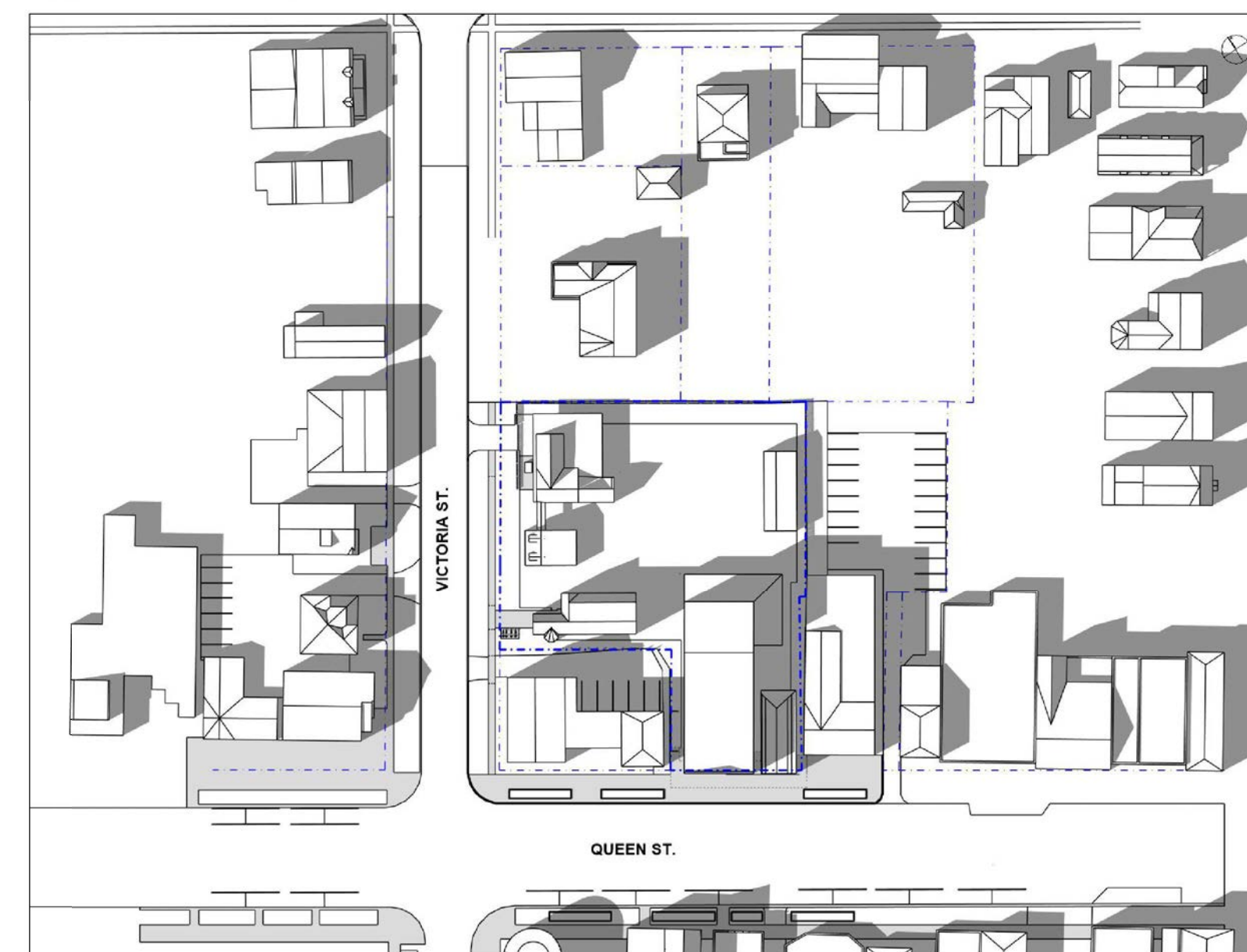
[ 8 of 9 ] [ June 21, 2023 - 17:00 ]



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



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



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

OWNER'S NAME
OWNER'S SIGNATURE

LORD MAYOR
TOWN CLERK
DATE

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

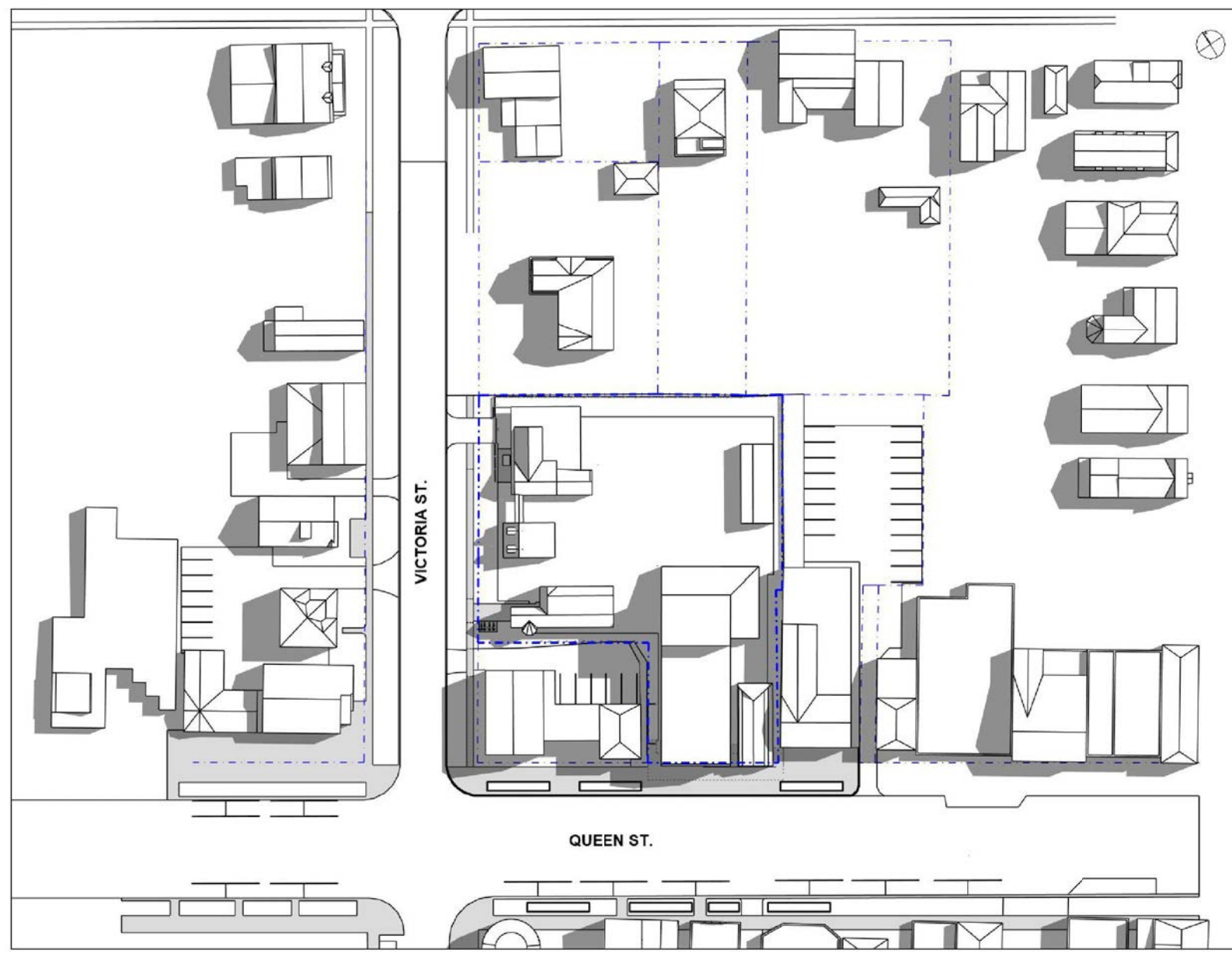
SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON.

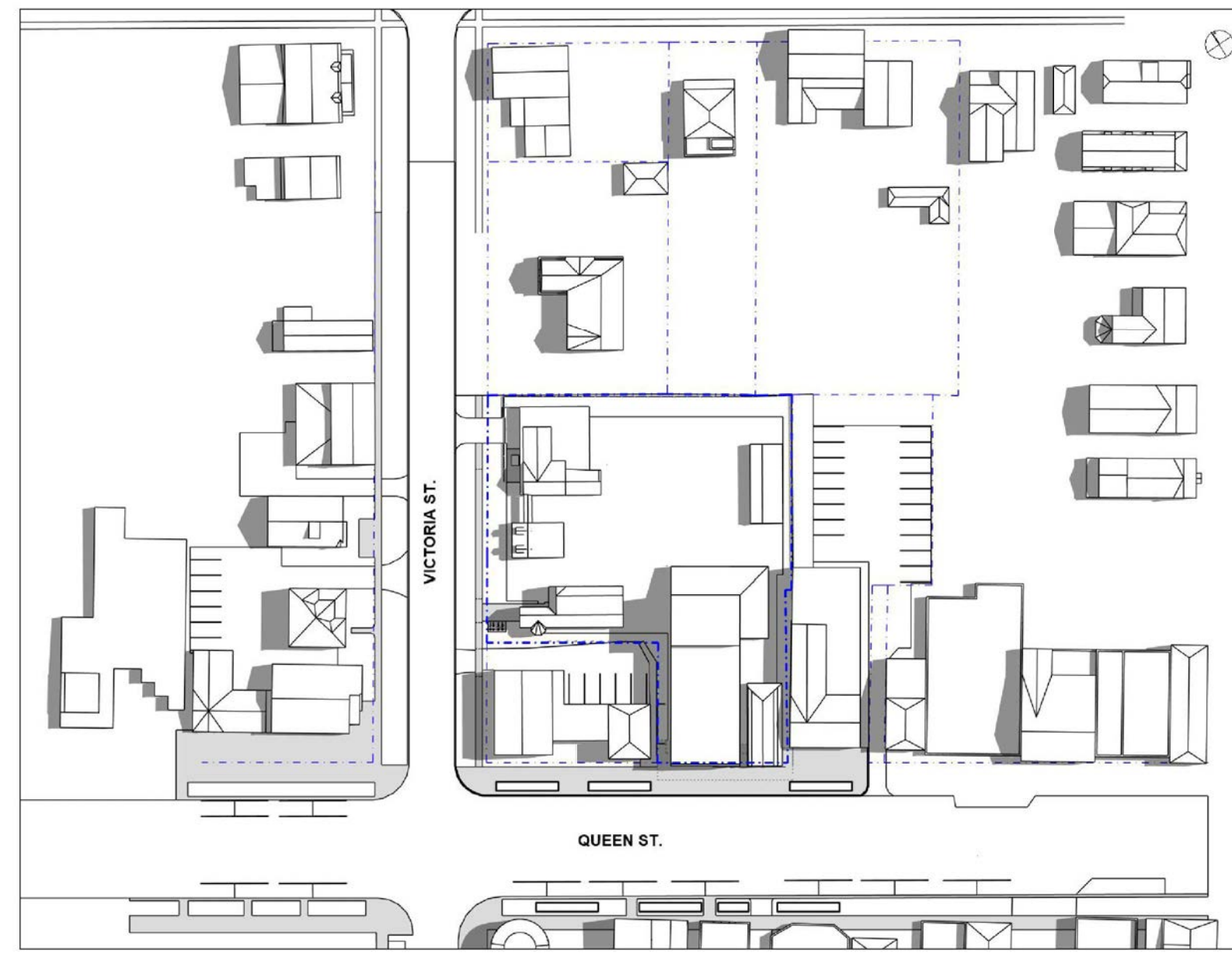
EXISTING - SHADOW  
STUDY - APRIL 21 &  
JUNE 21

SK-03

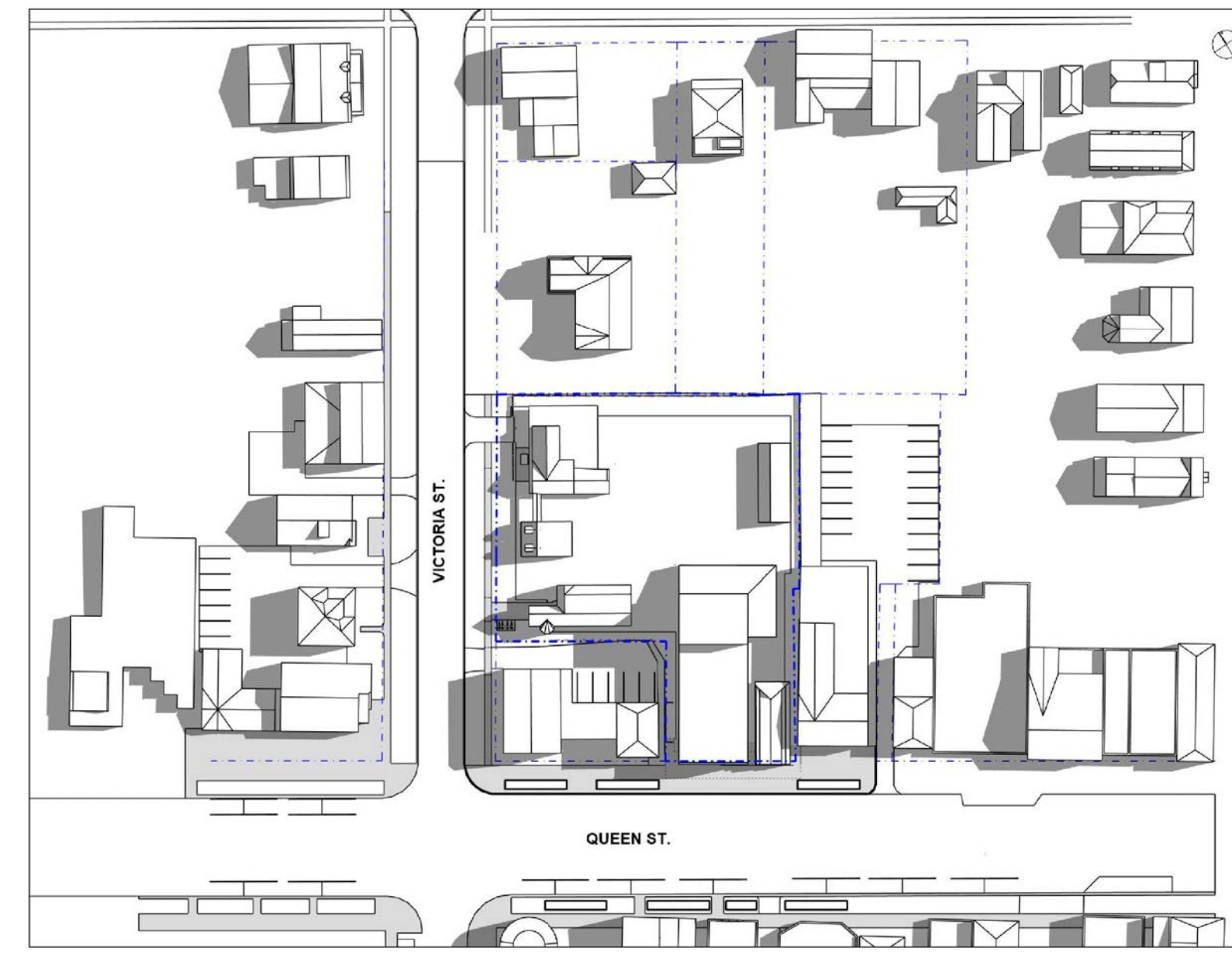
[ 1 of 9 ] [ July 21, 2023 - 10:00 ]



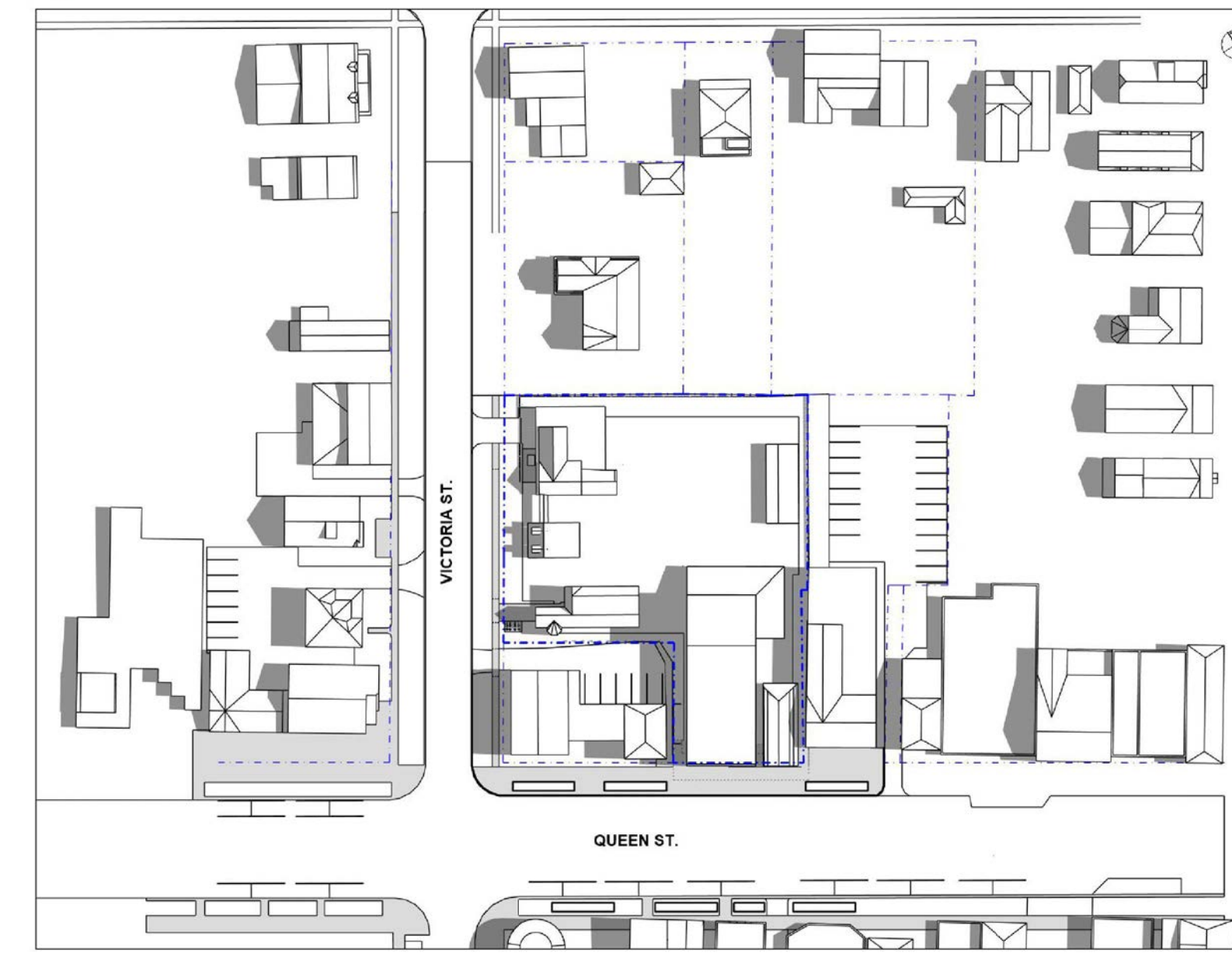
[ 2 of 9 ] [ July 21, 2023 - 11:00 ]



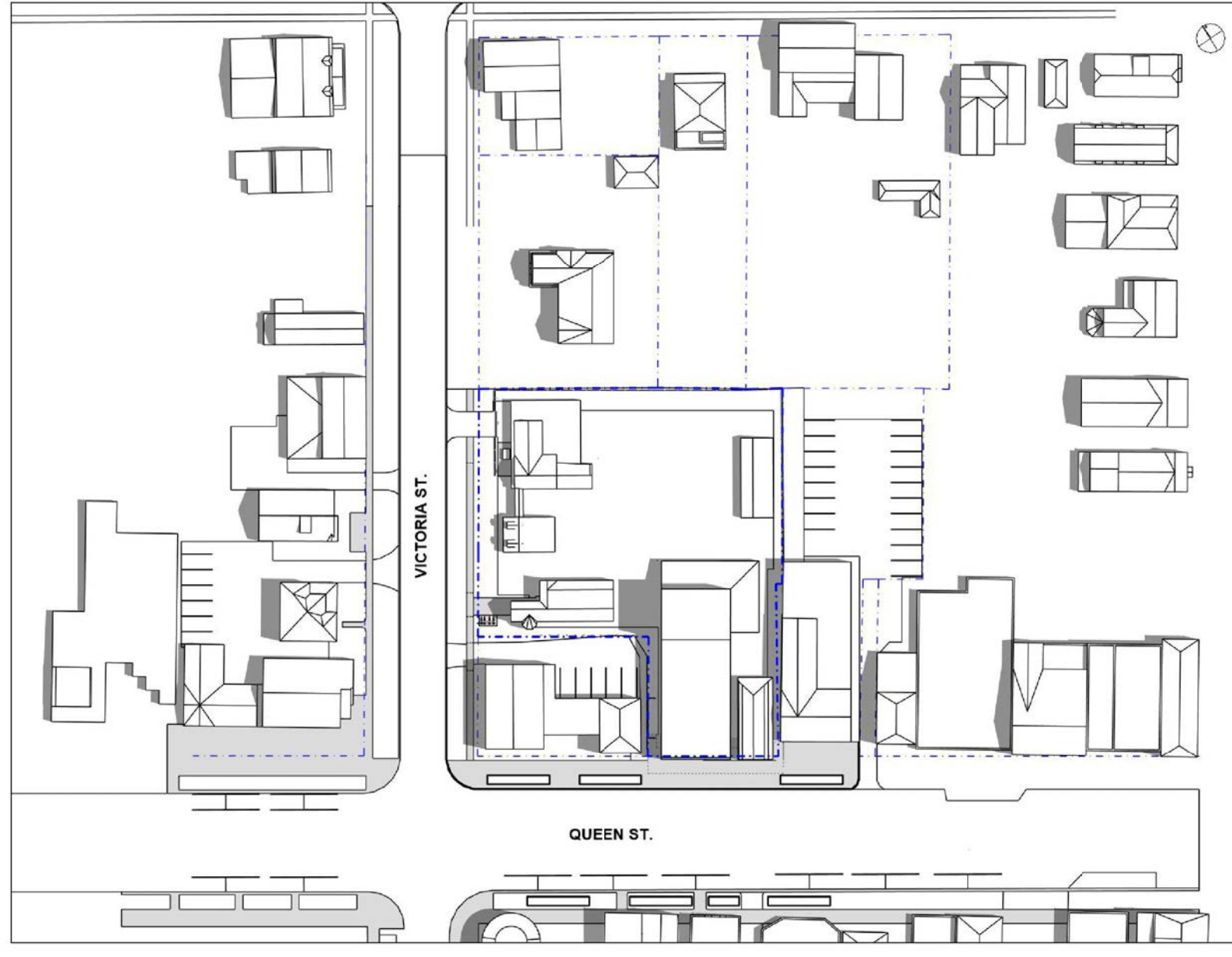
[ 3 of 9 ] [ August 21, 2023 - 10:00 ]



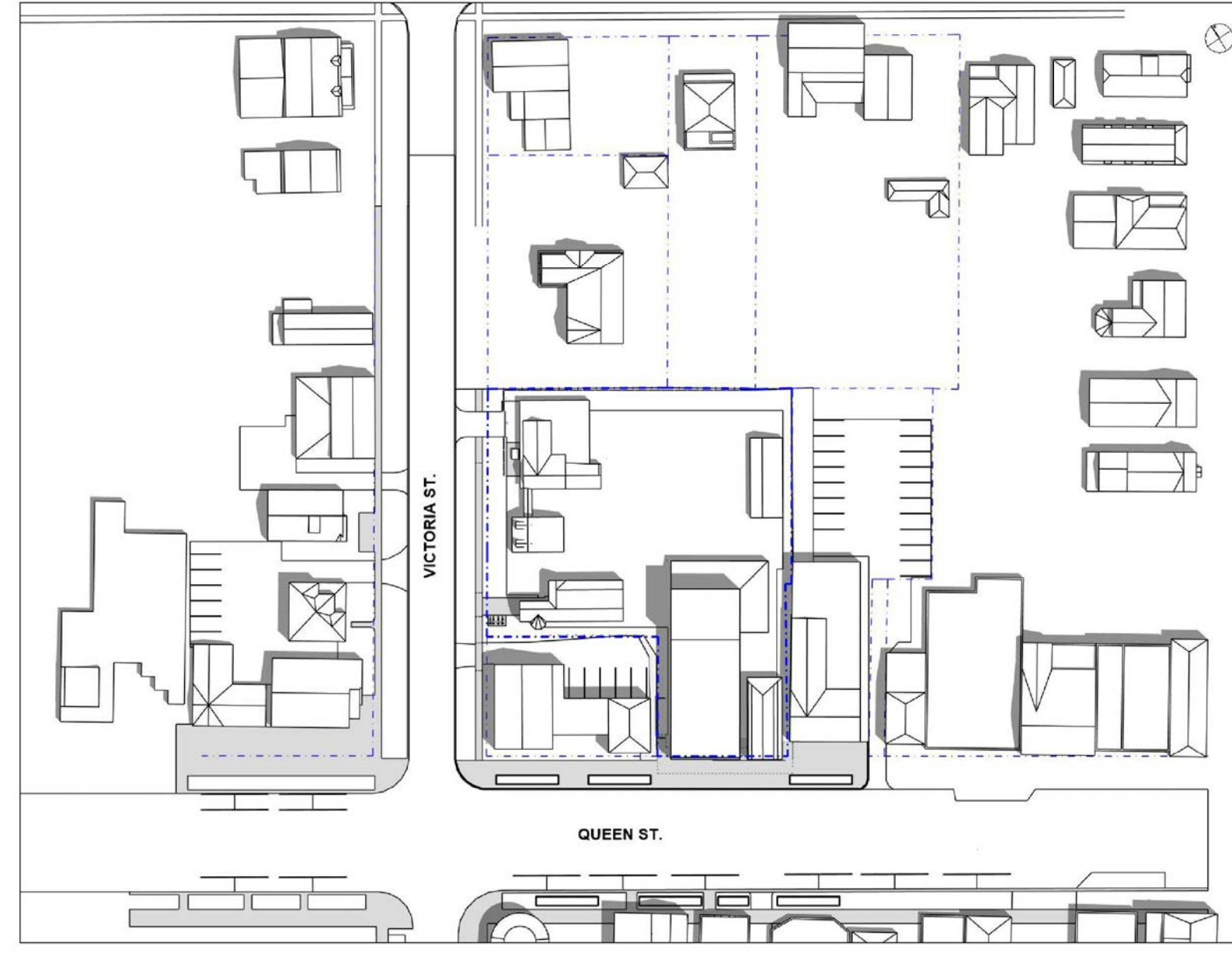
[ 2 of 9 ] [ August 21, 2023 - 11:00 ]



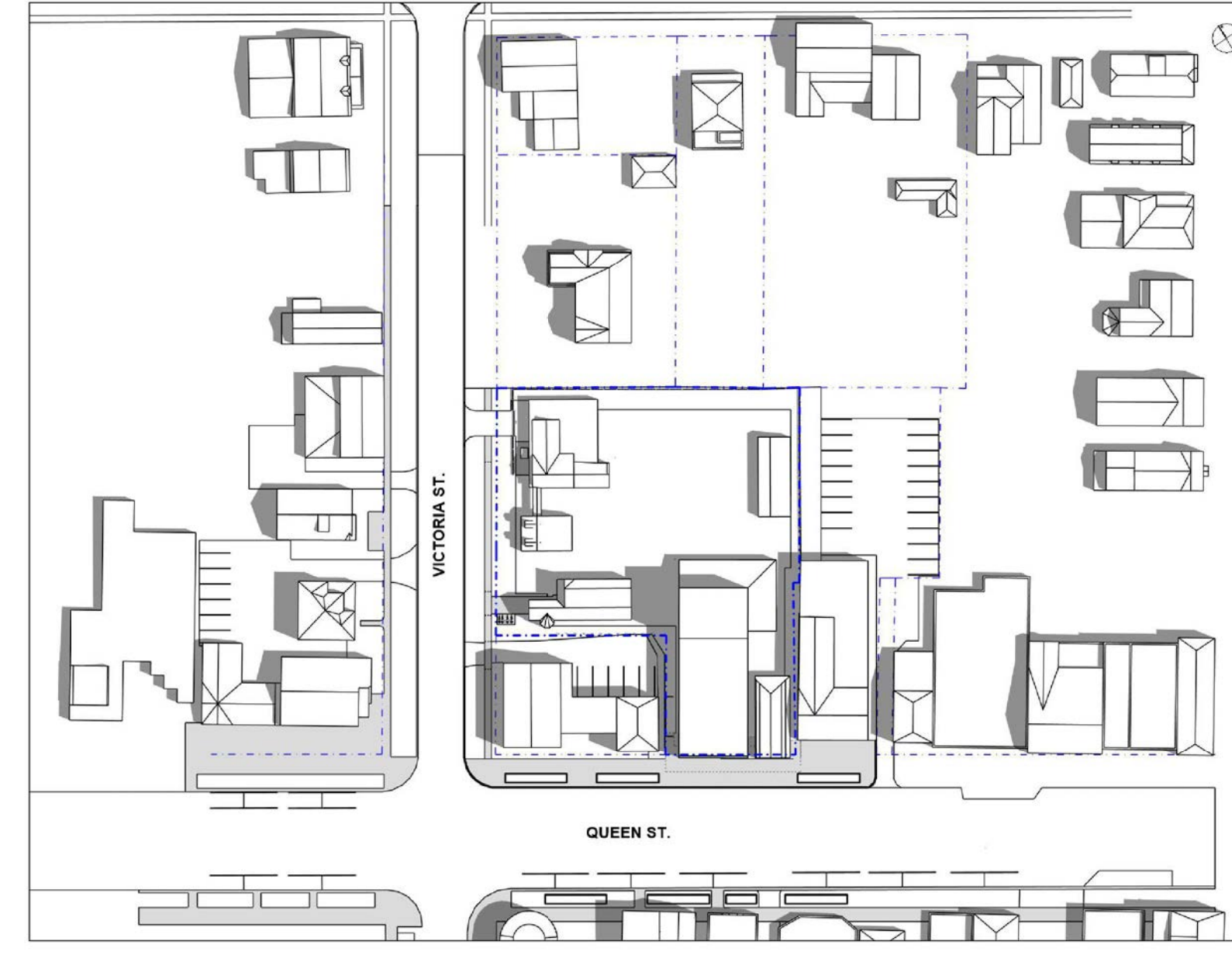
[ 3 of 9 ] [ July 21, 2023 - 12:00 ]



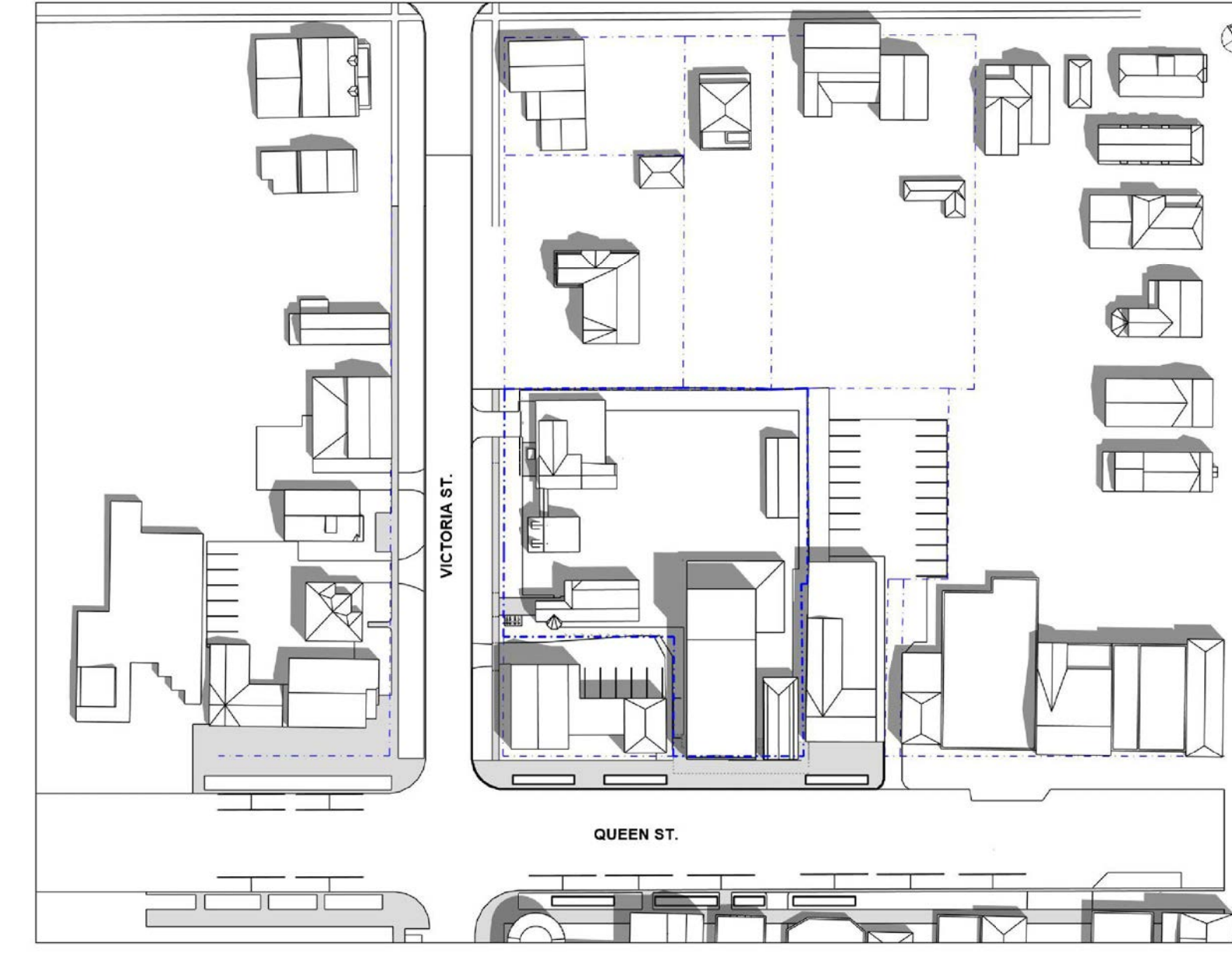
[ 4 of 9 ] [ July 21, 2023 - 13:00 ]



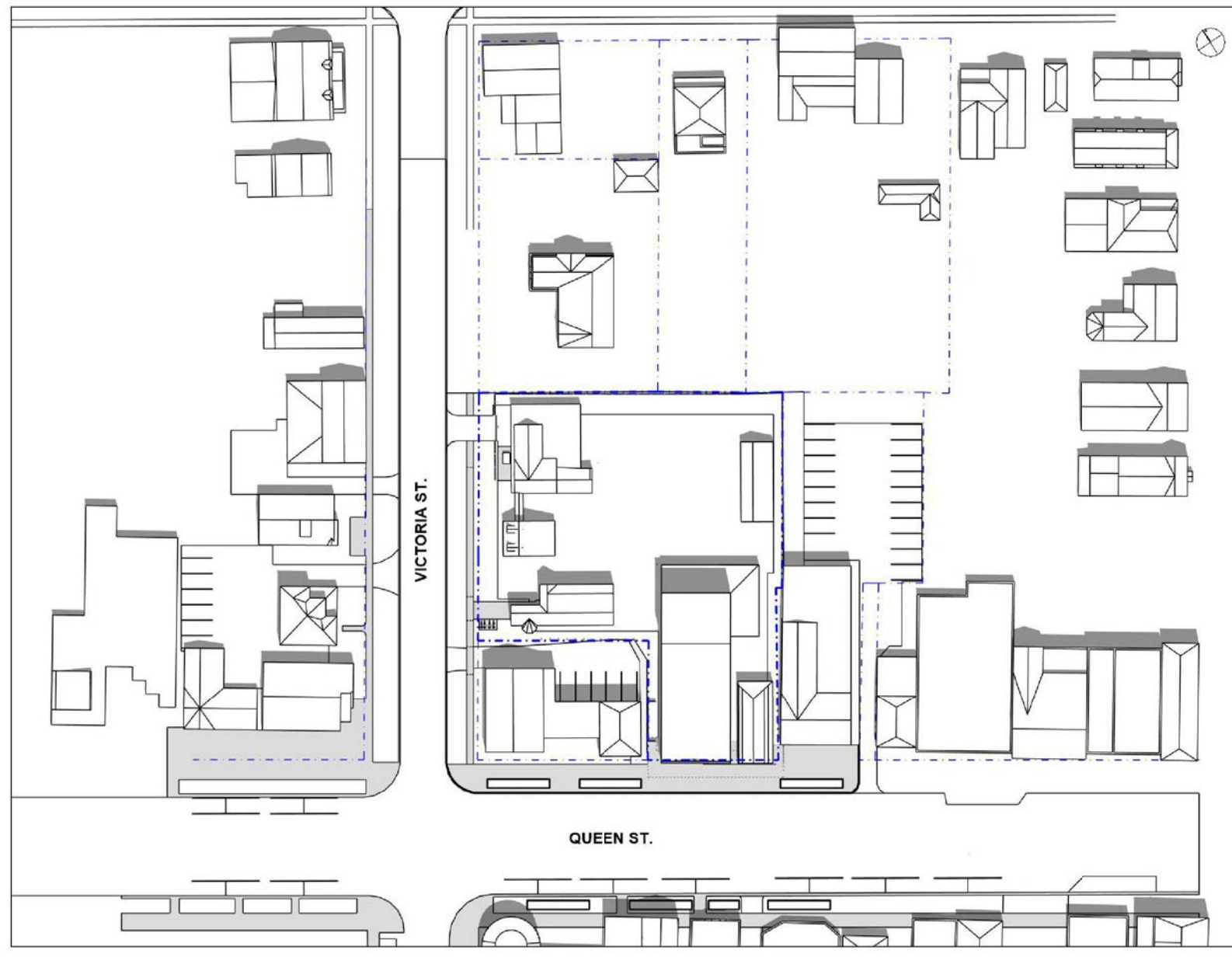
[ 3 of 9 ] [ August 21, 2023 - 12:00 ]



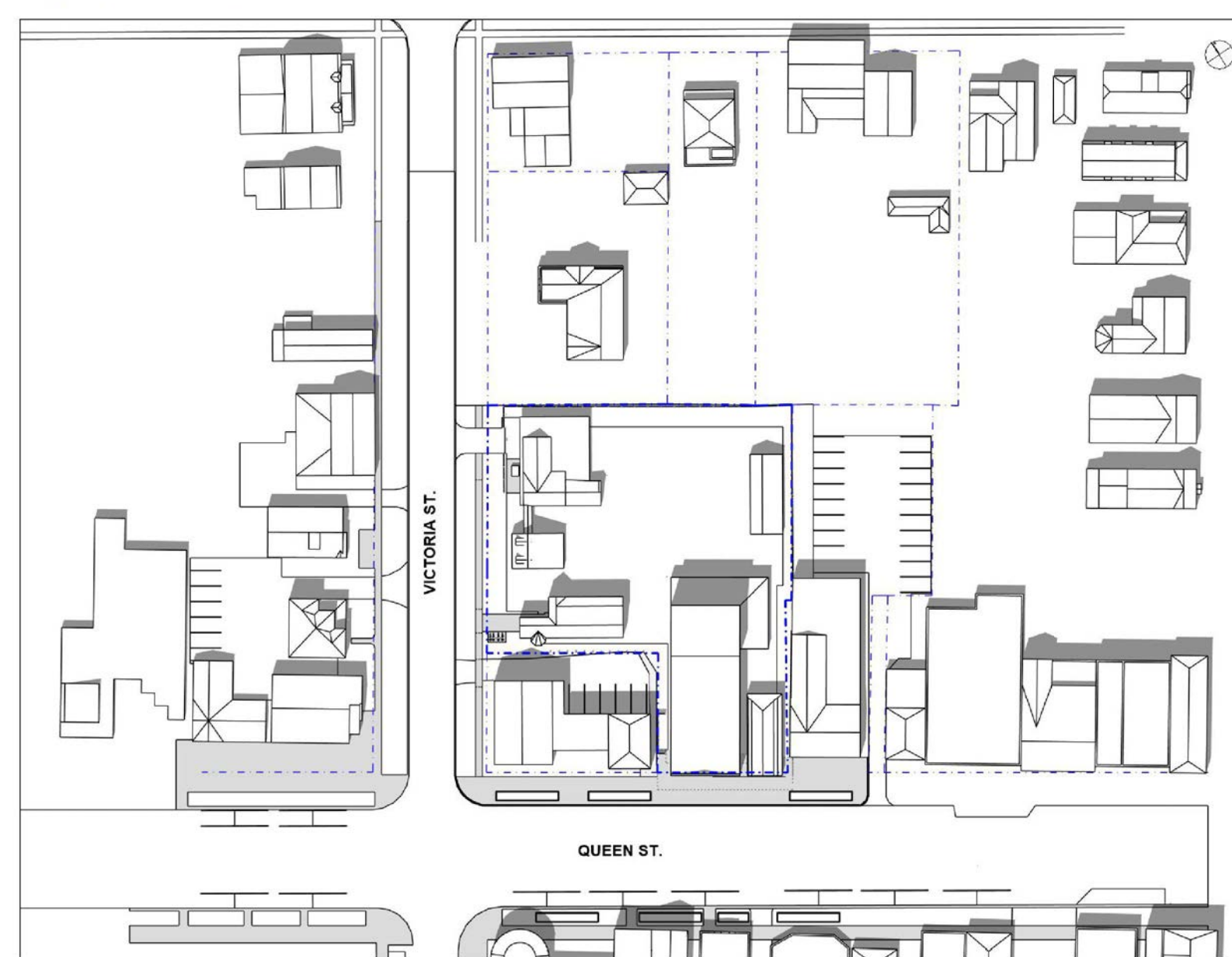
[ 4 of 9 ] [ August 21, 2023 - 13:00 ]



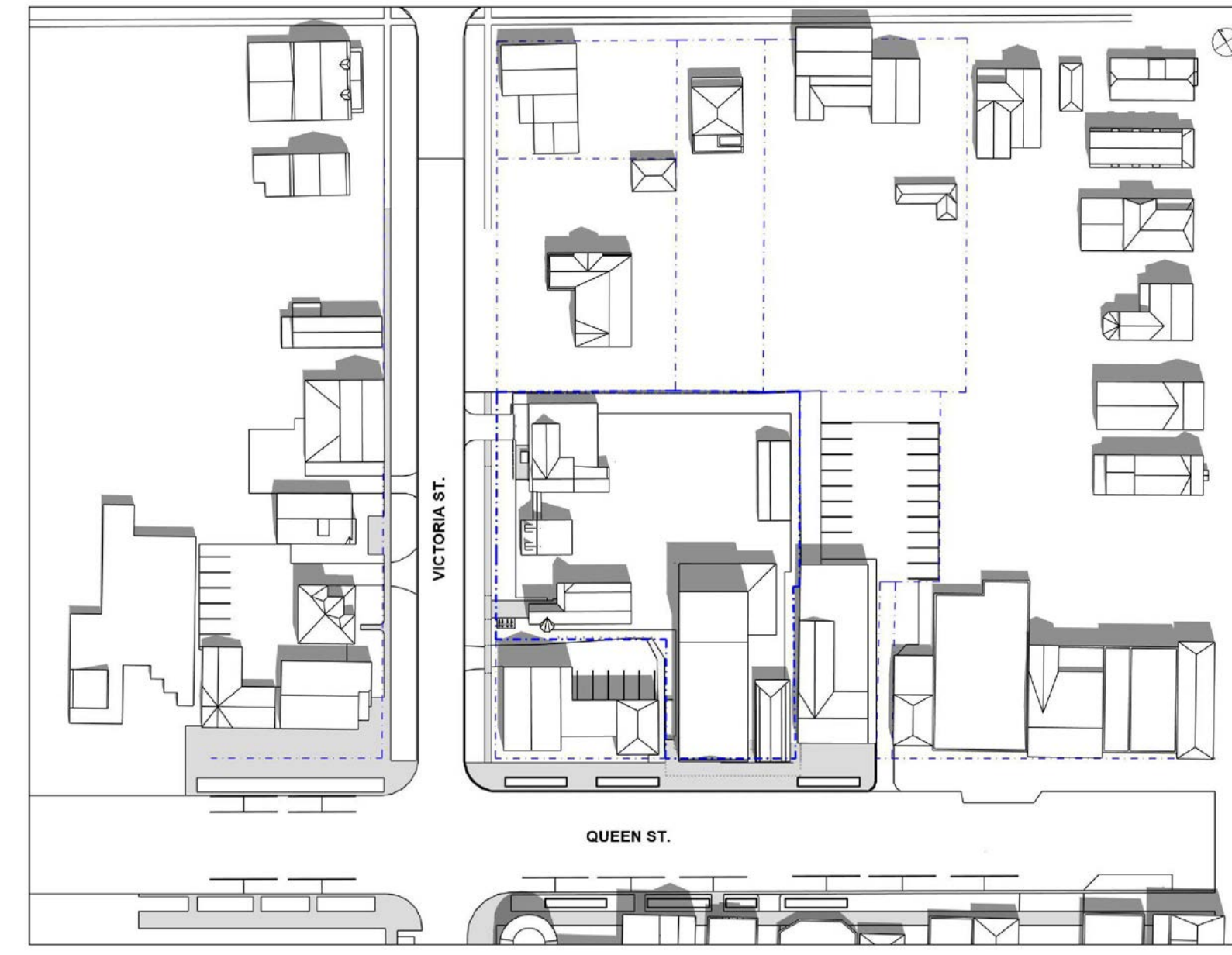
[ 5 of 9 ] [ July 21, 2023 - 14:00 ]



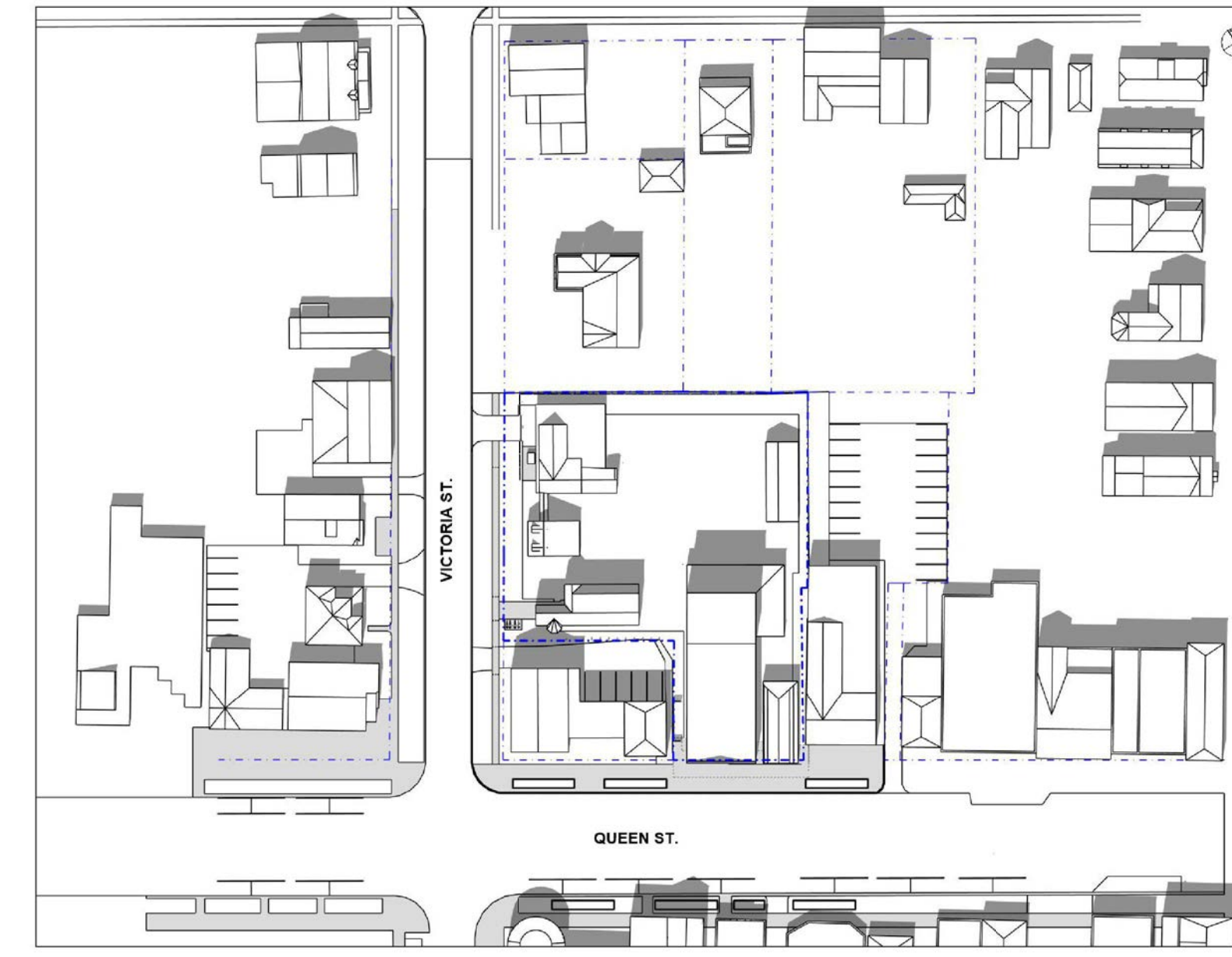
[ 6 of 9 ] [ July 21, 2023 - 15:00 ]



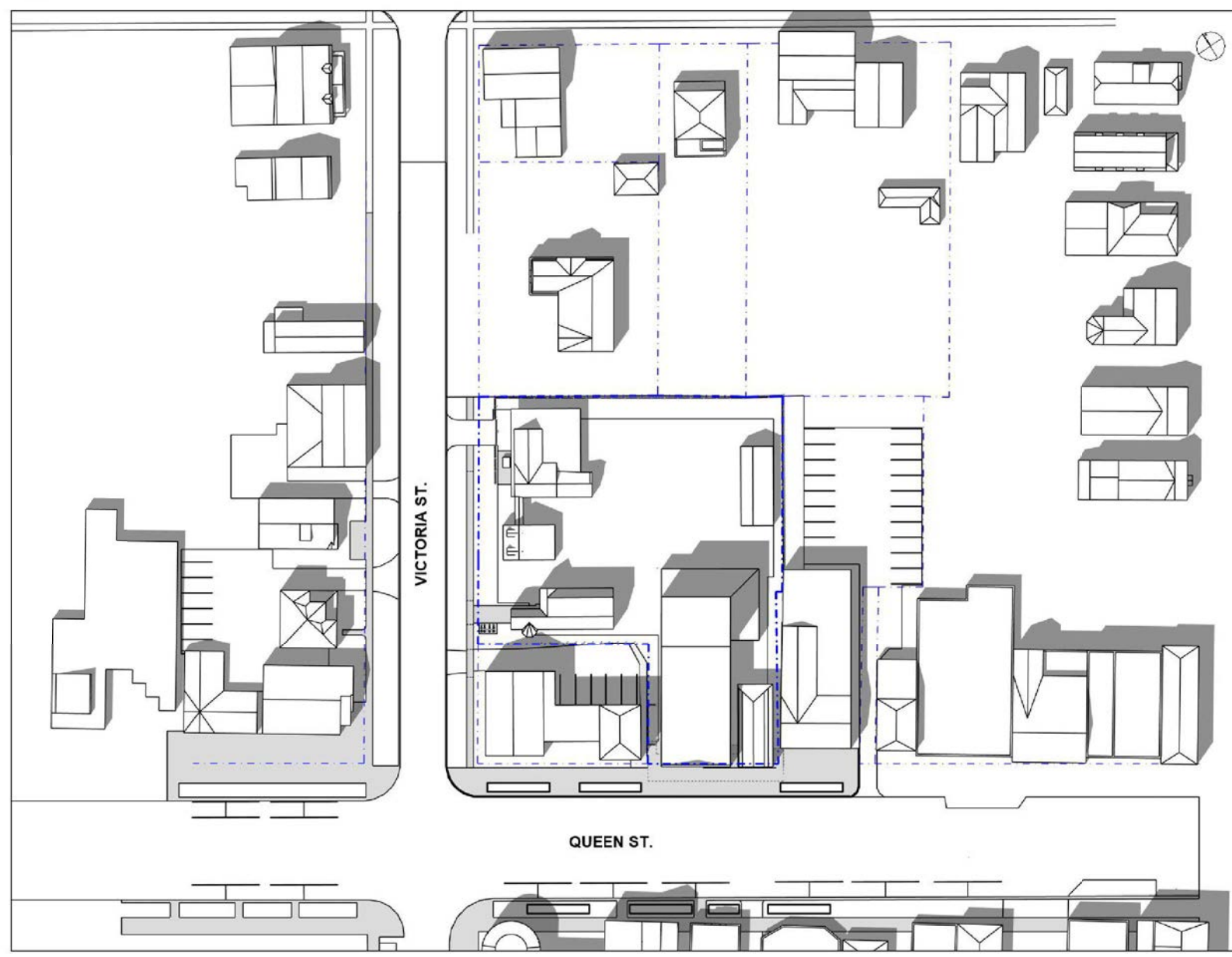
[ 5 of 9 ] [ August 21, 2023 - 14:00 ]



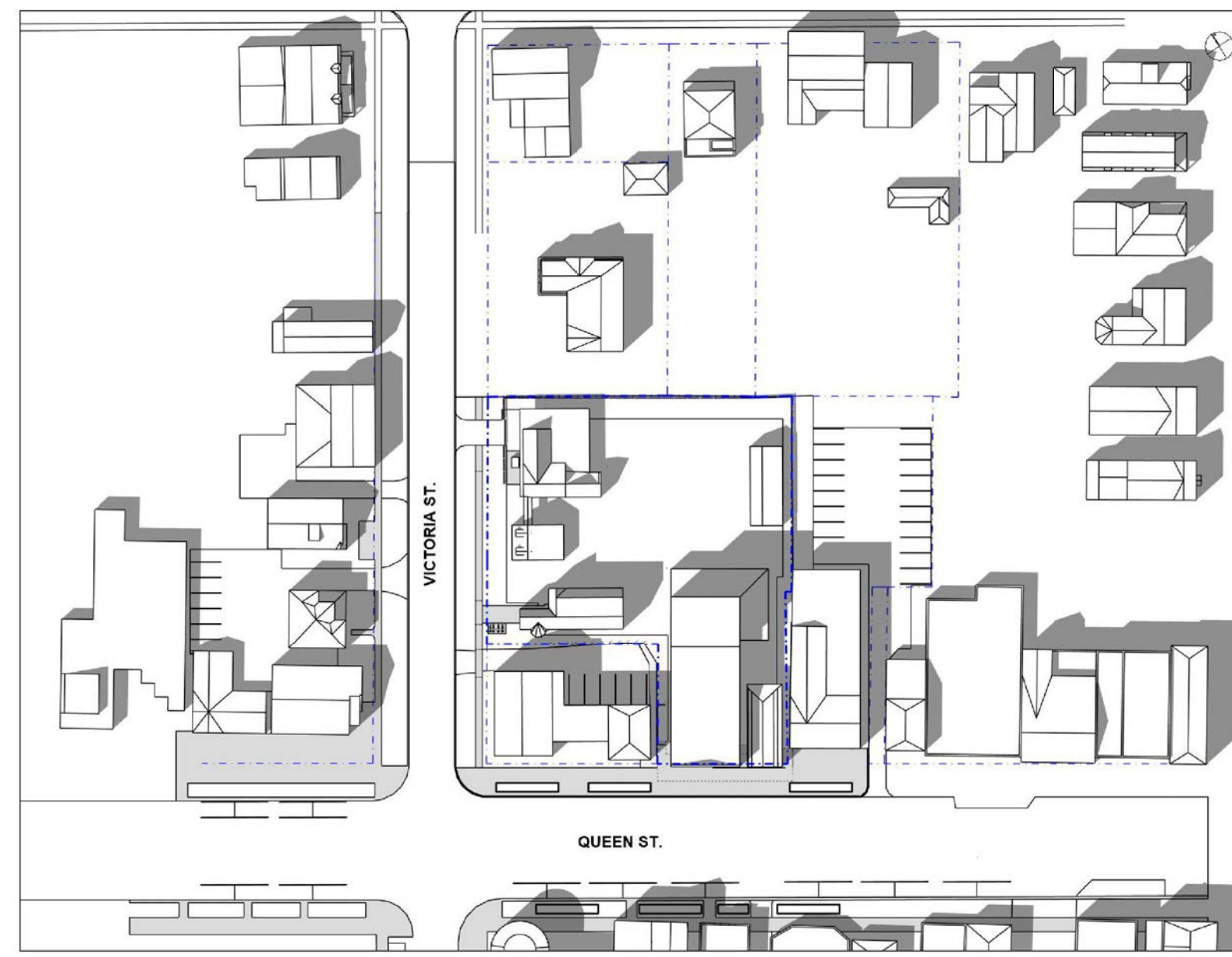
[ 6 of 9 ] [ August 21, 2023 - 15:00 ]



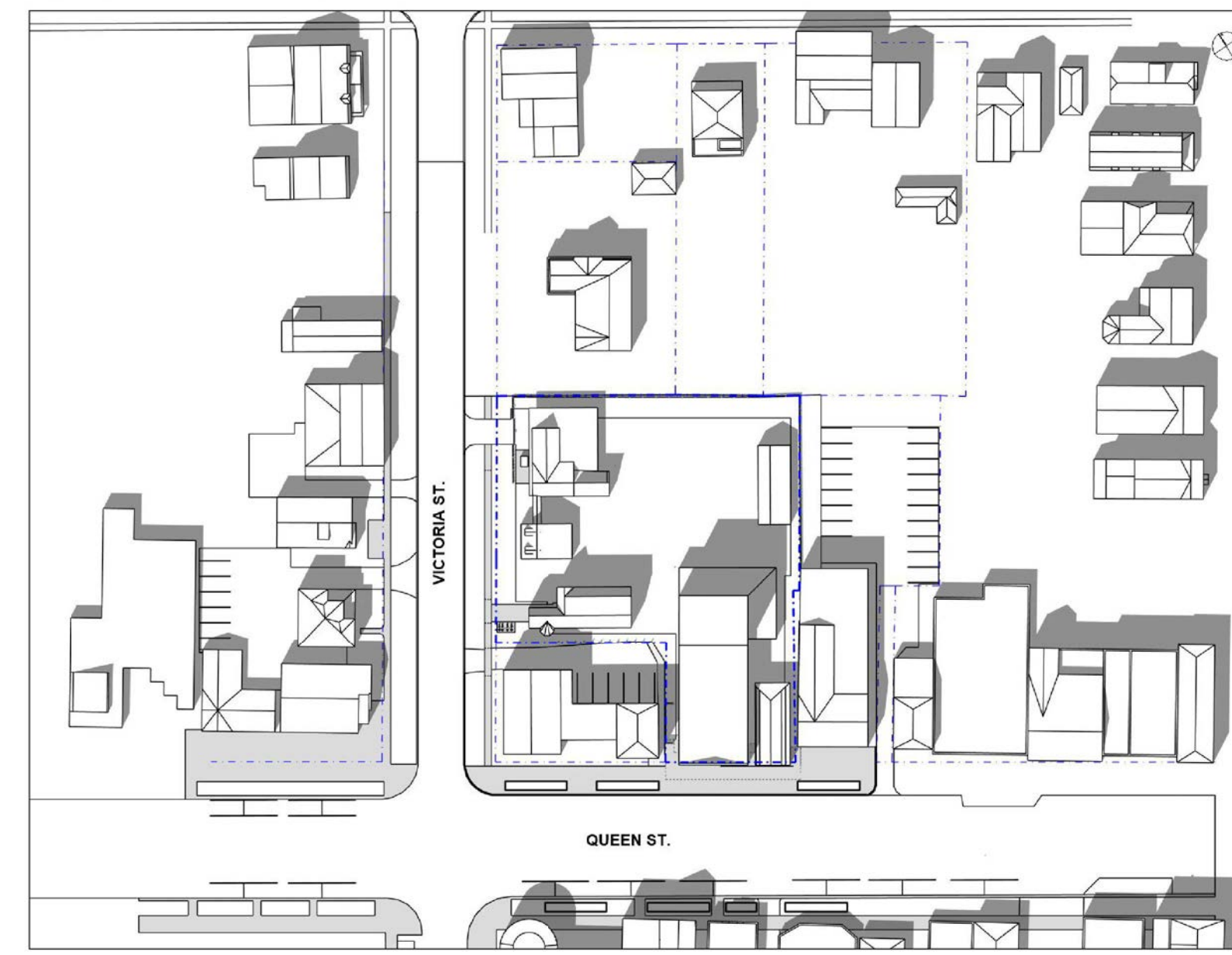
[ 7 of 9 ] [ July 21, 2023 - 16:00 ]



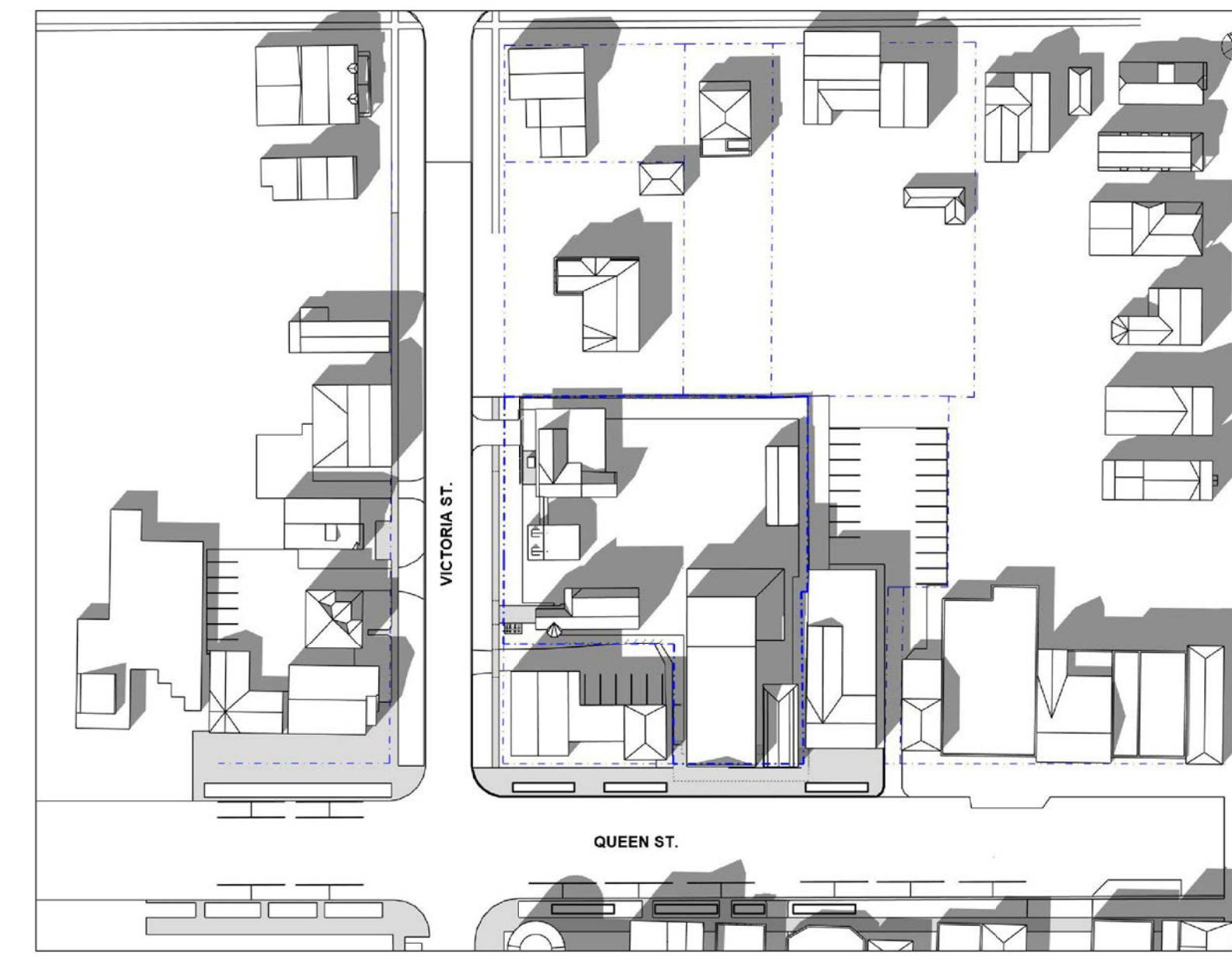
[ 8 of 9 ] [ July 21, 2023 - 17:00 ]



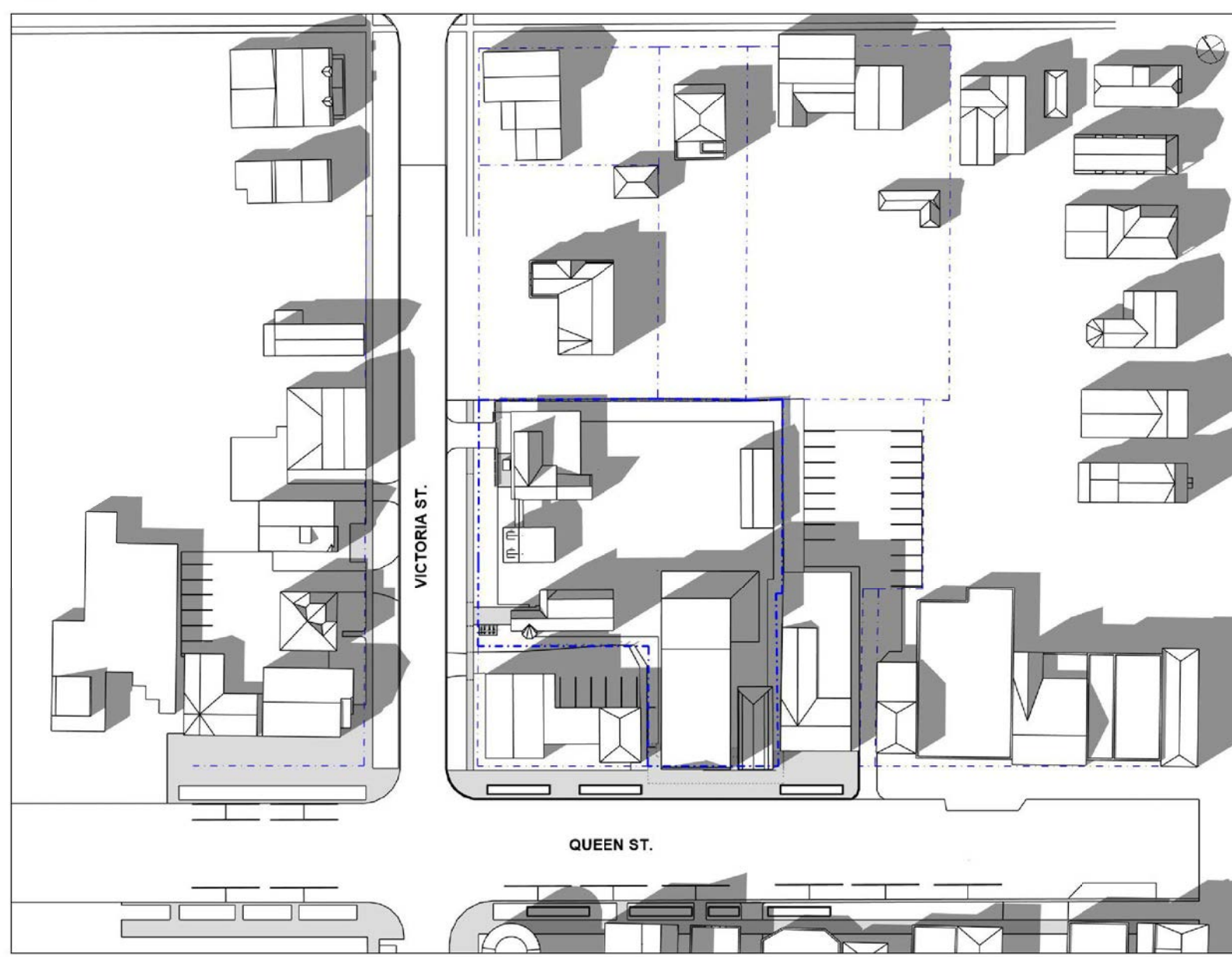
[ 7 of 9 ] [ August 21, 2023 - 16:00 ]



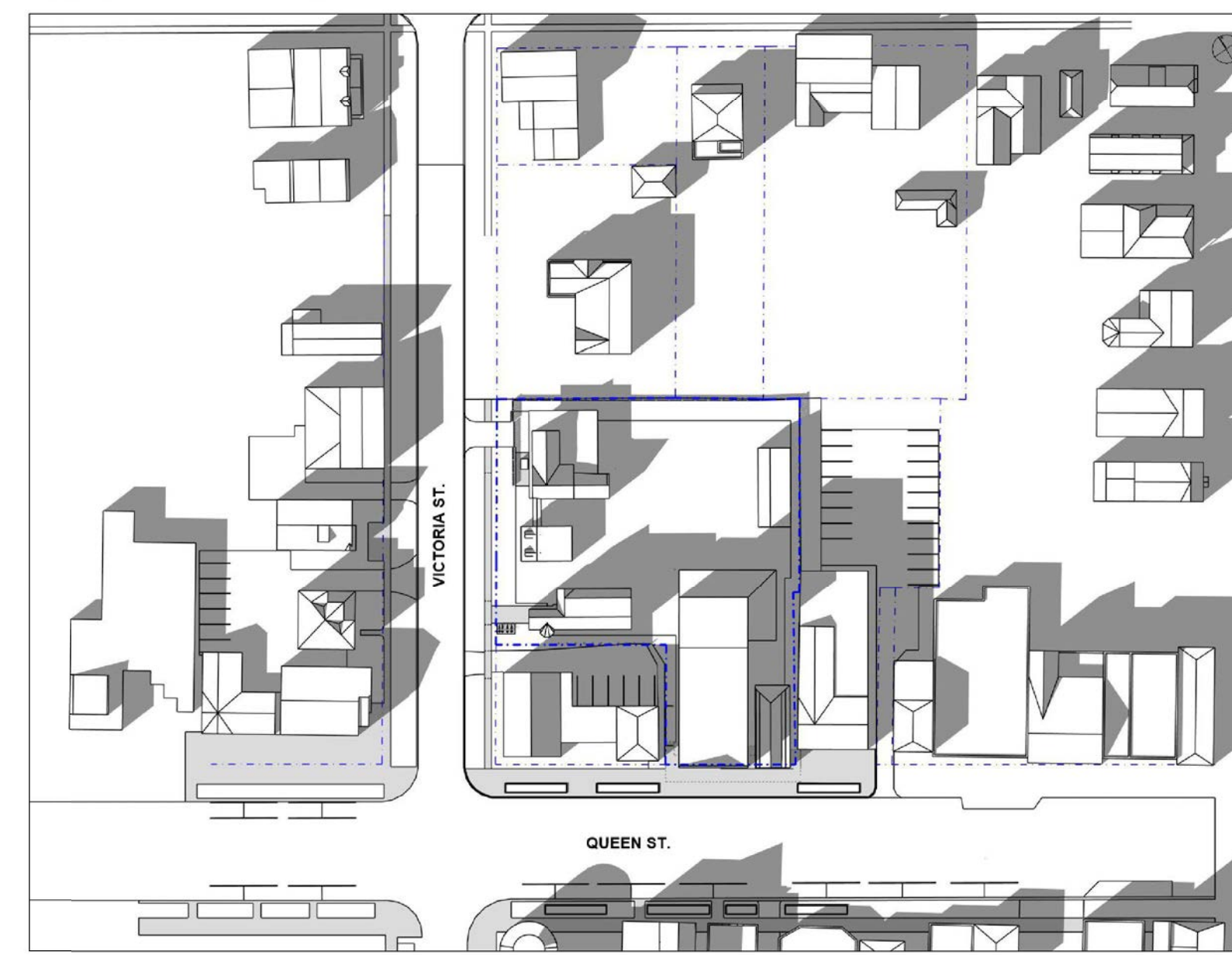
[ 8 of 9 ] [ August 21, 2023 - 17:00 ]



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



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



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET


JULY                      AUGUST

SUNRISE - 5:55 AM      SUNRISE - 6:28 AM

SUNSET - 8:50 PM      SUNSET - 8:10 PM

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING      MAY 20 25

OWNER'S NAME
OWNER'S SIGNATURE

LORD MAYOR
TOWN CLERK
DATE

PRELIM. REVIEW NOT FOR DISTRIBUTION

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

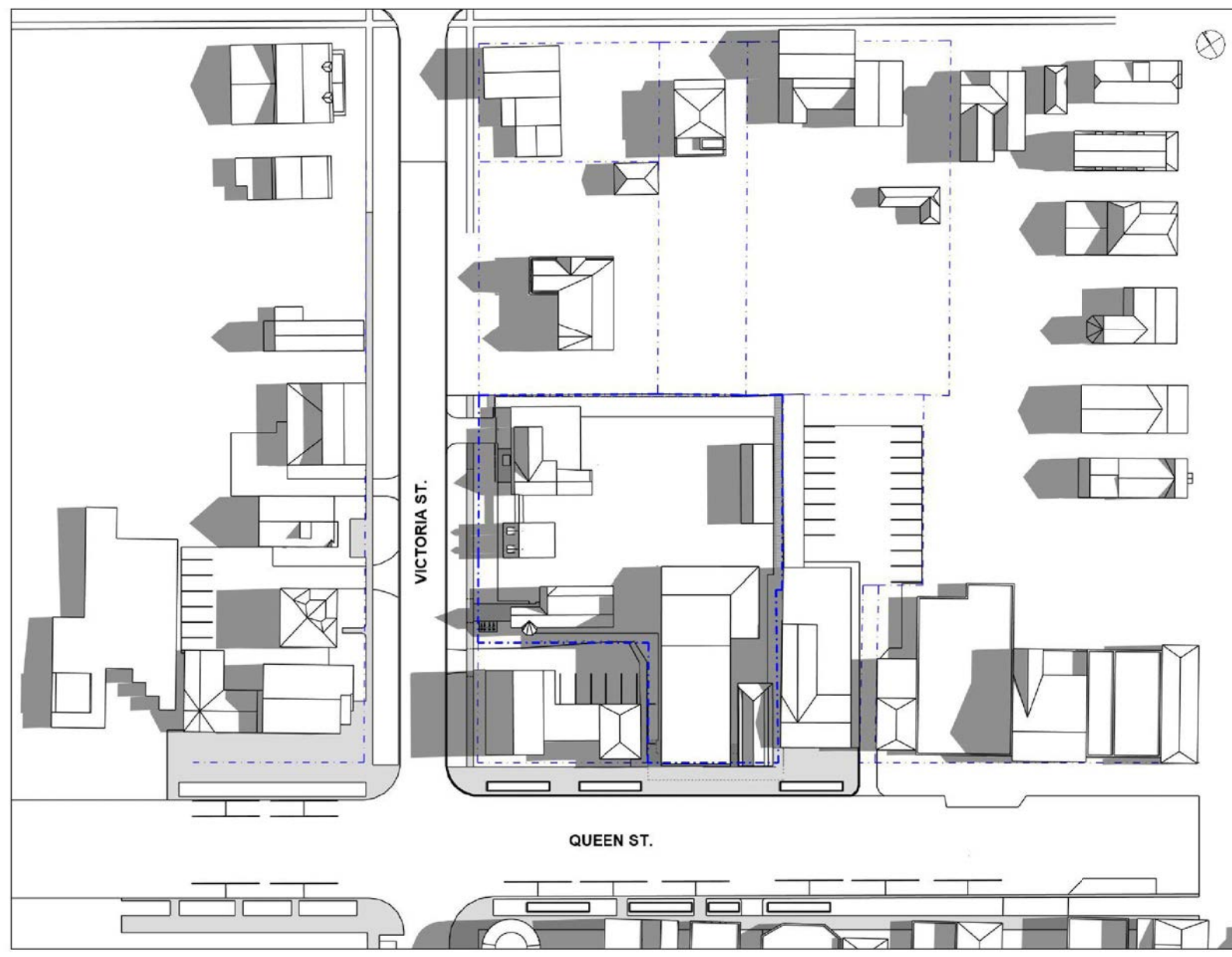
SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON.

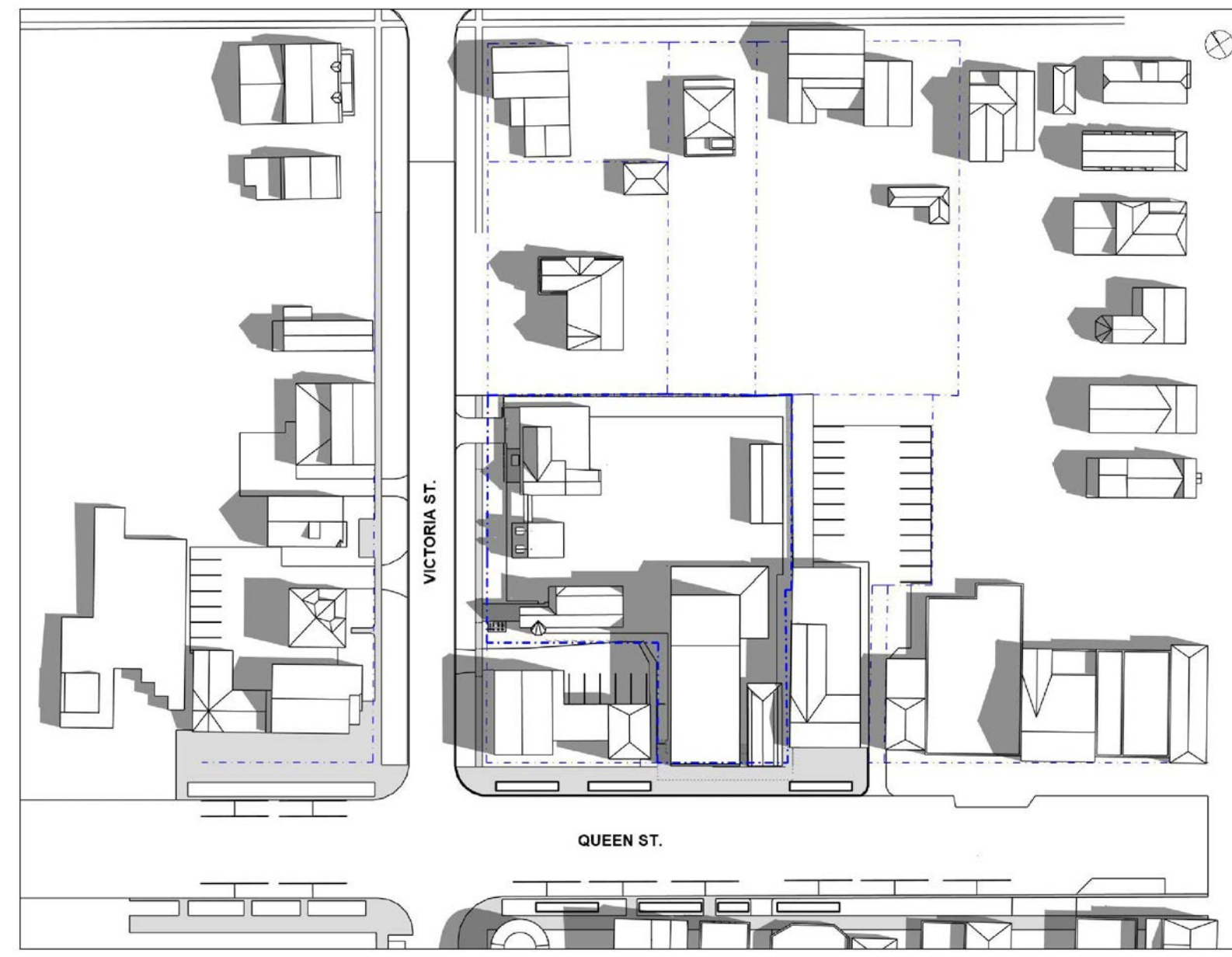
EXISTING - SHADOW  
STUDY - JULY 21 &  
AUGUST 21

SK-04

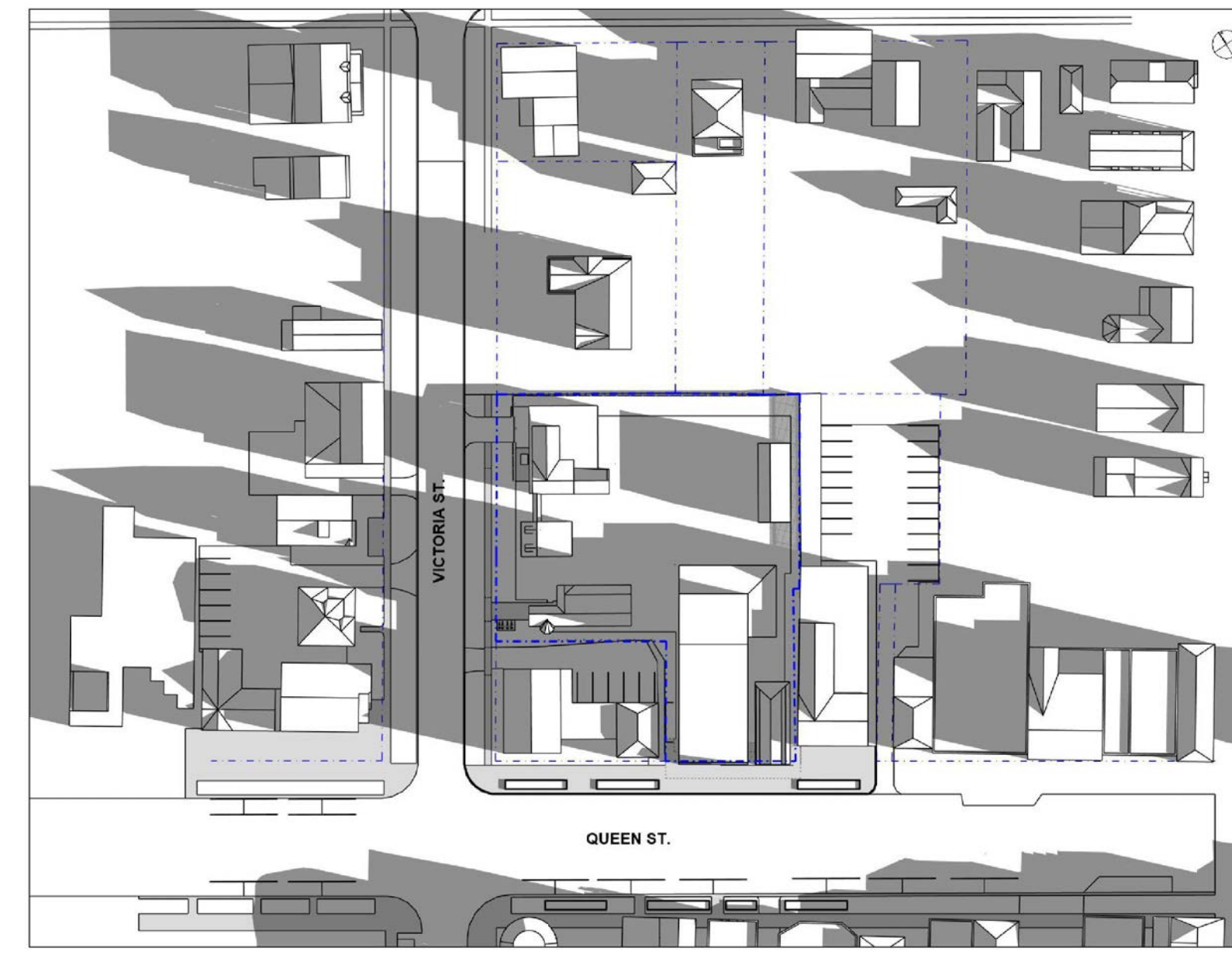
[ 1 of 9 ] [ September 21, 2023 - 10:00 ]



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



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



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



**NOTE**

**TIME DURATION**

10:00 AM - 6:00 PM

**SUNRISE/SUNSET**

SEPTEMBER      DECEMBER

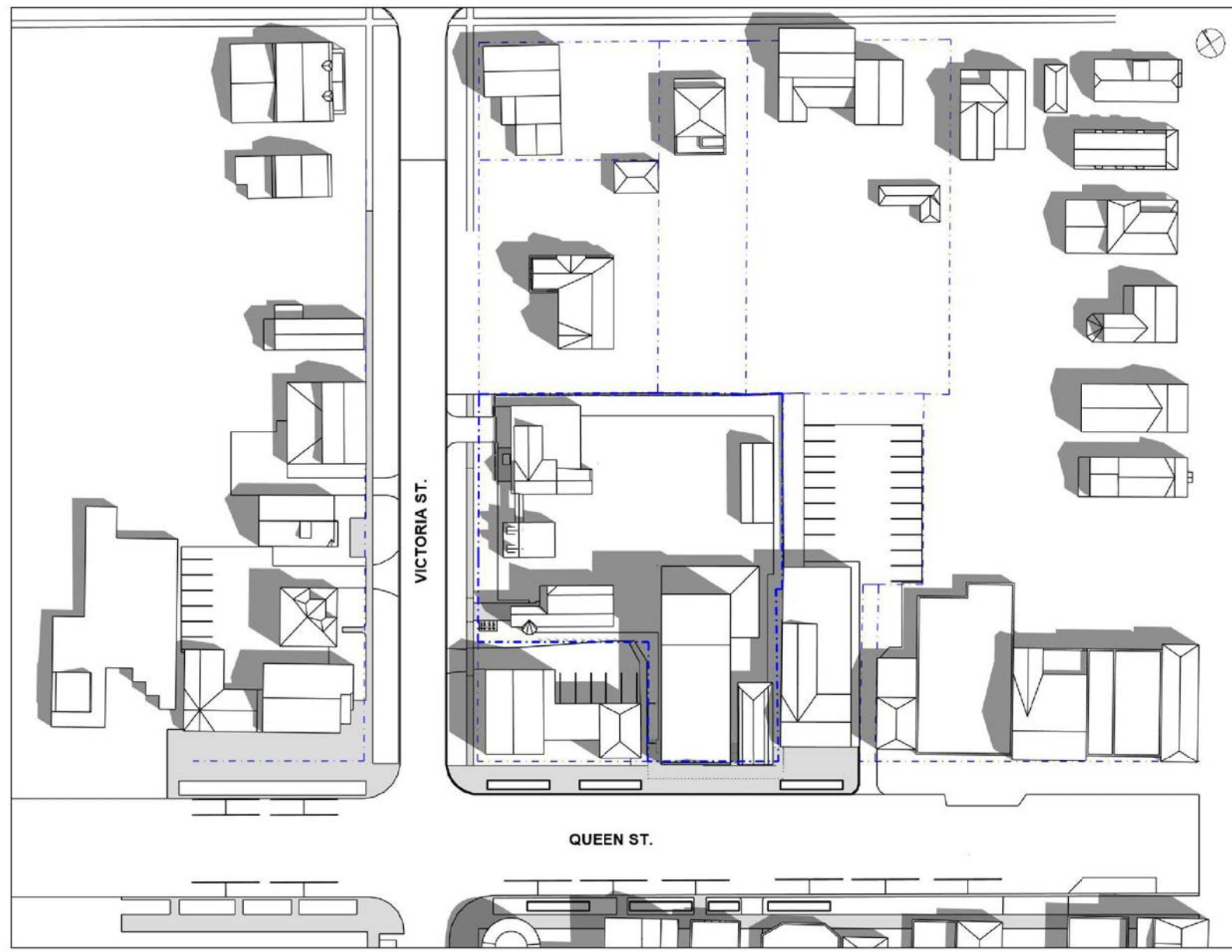
SUNRISE - 7:02 AM      SUNRISE - 7:35 AM

SUNSET - 7:16 PM      SUNSET - 4:44 PM

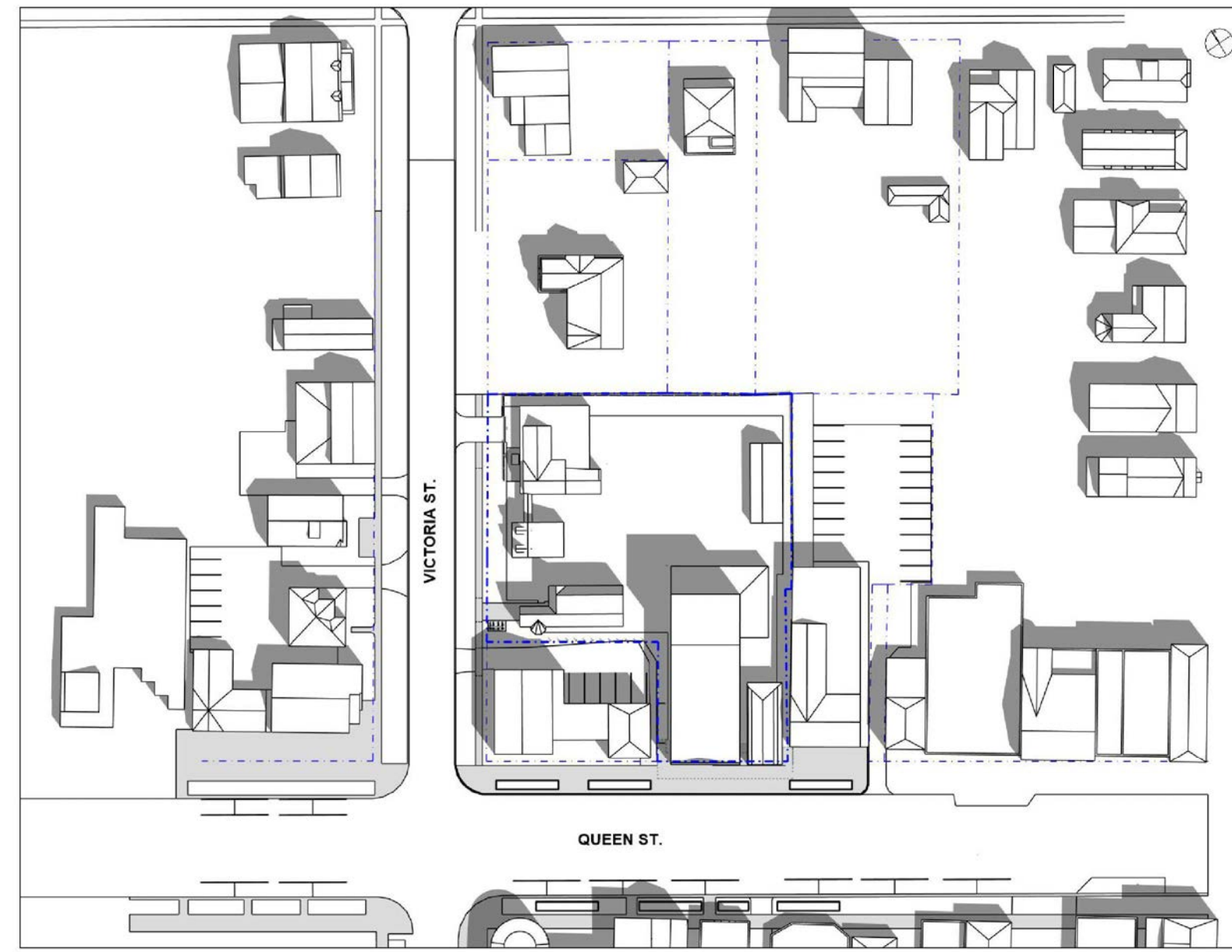
**ISSUE / REVISIONS**

1 ISSUED FOR RE-ZONING      MAY 20 25

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



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



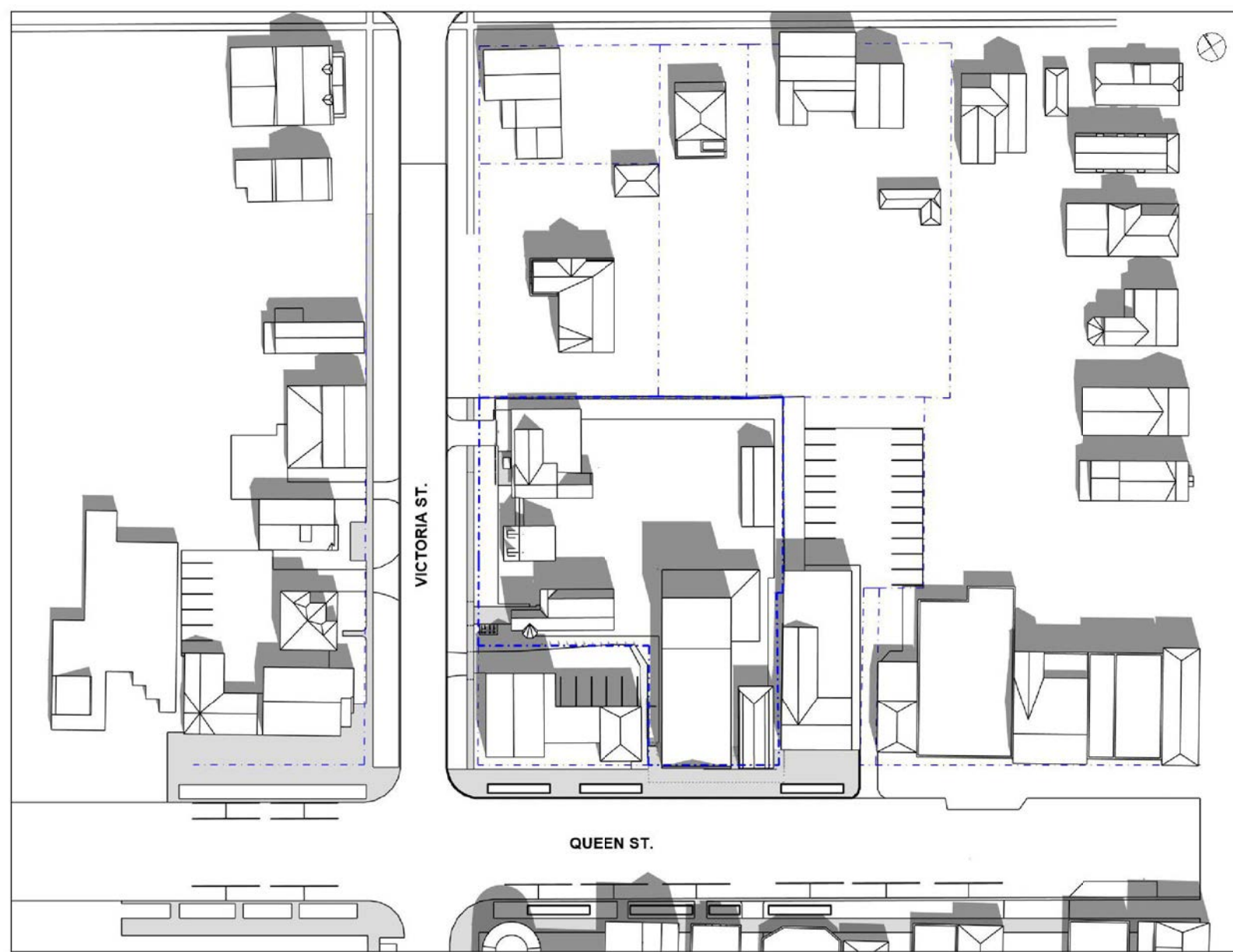
[ 3 of 9 ] [ December 21, 2023 - 12:00 ]



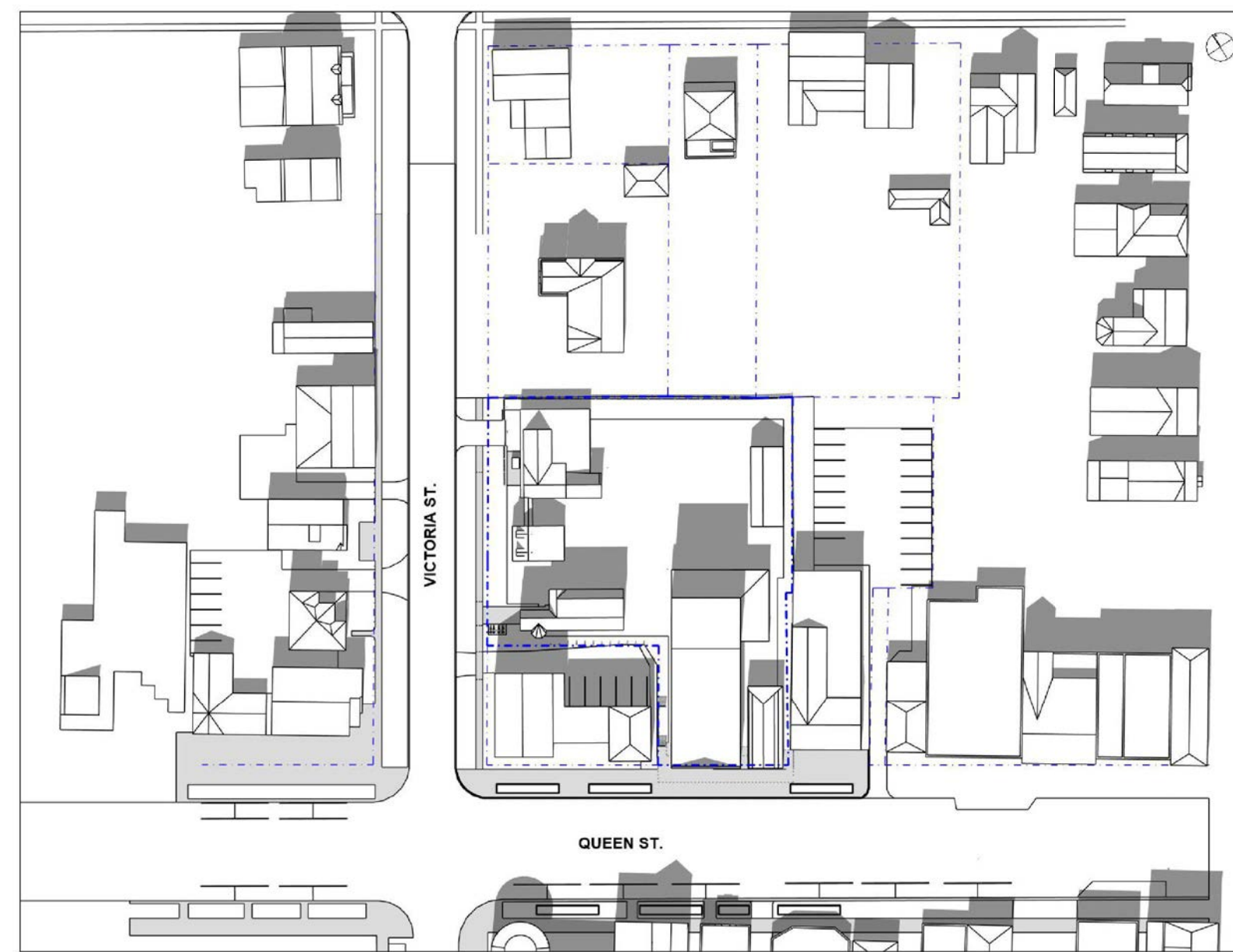
[ 4 of 9 ] [ December 21, 2023 - 13:00 ]



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



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



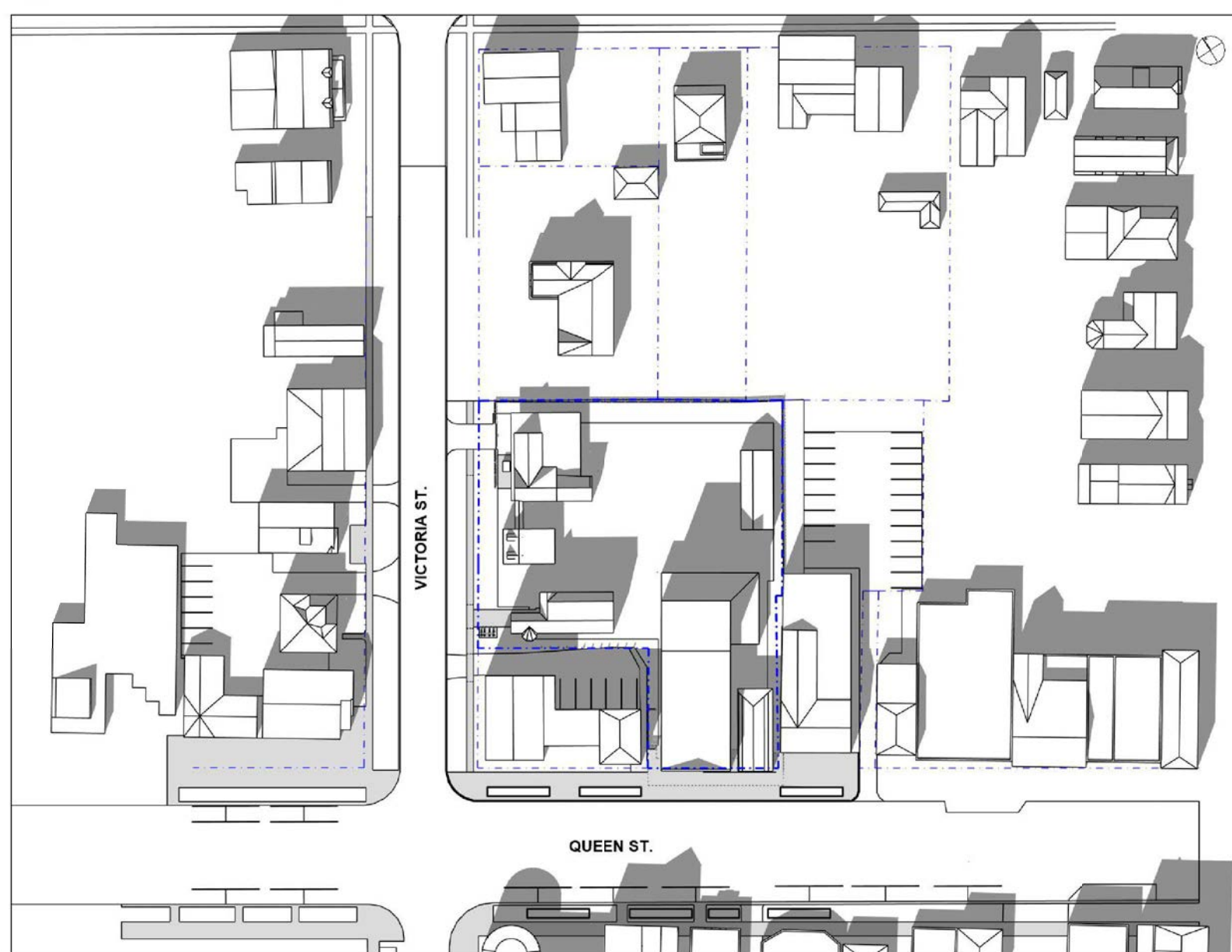
[ 5 of 9 ] [ December 21, 2023 - 14:00 ]



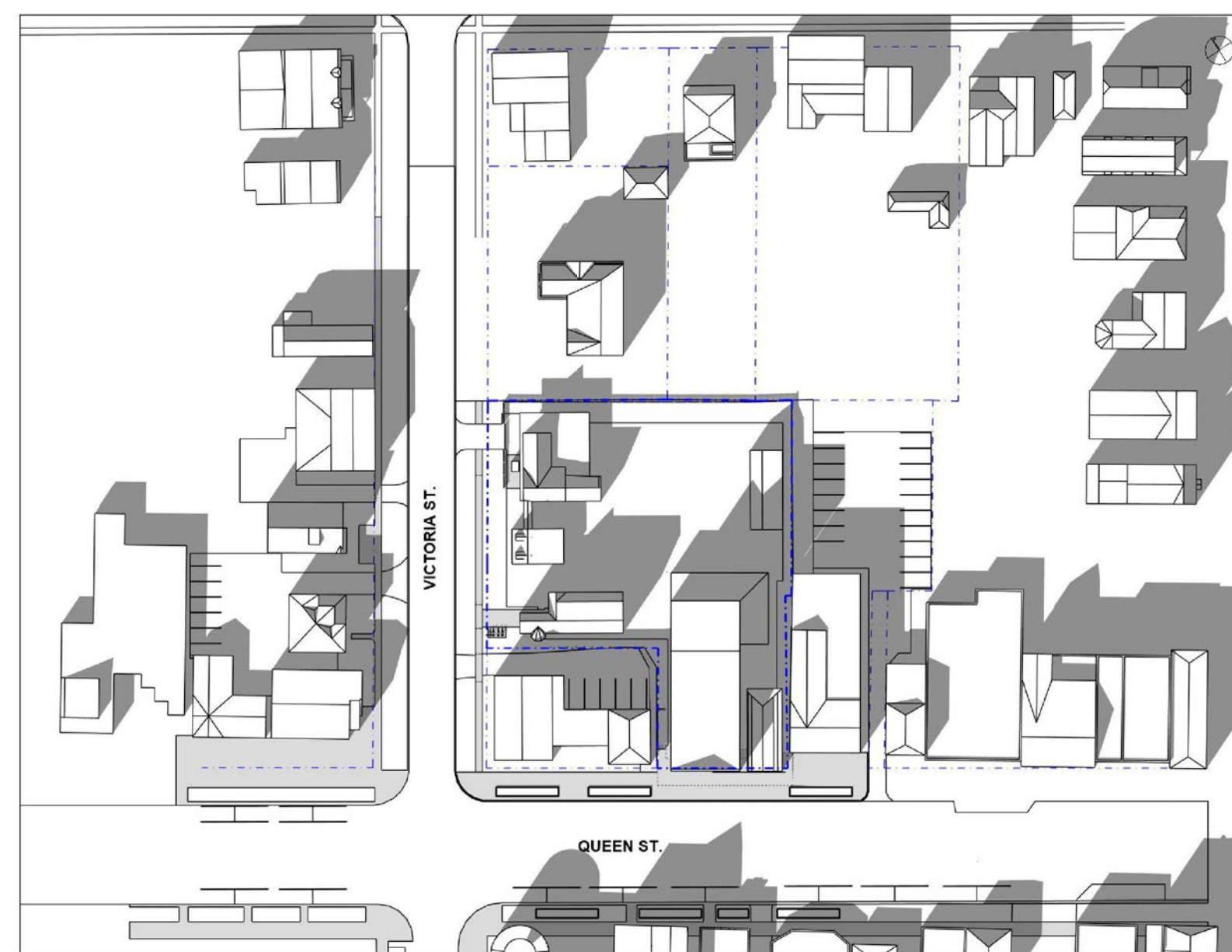
[ 6 of 9 ] [ December 21, 2023 - 15:00 ]



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



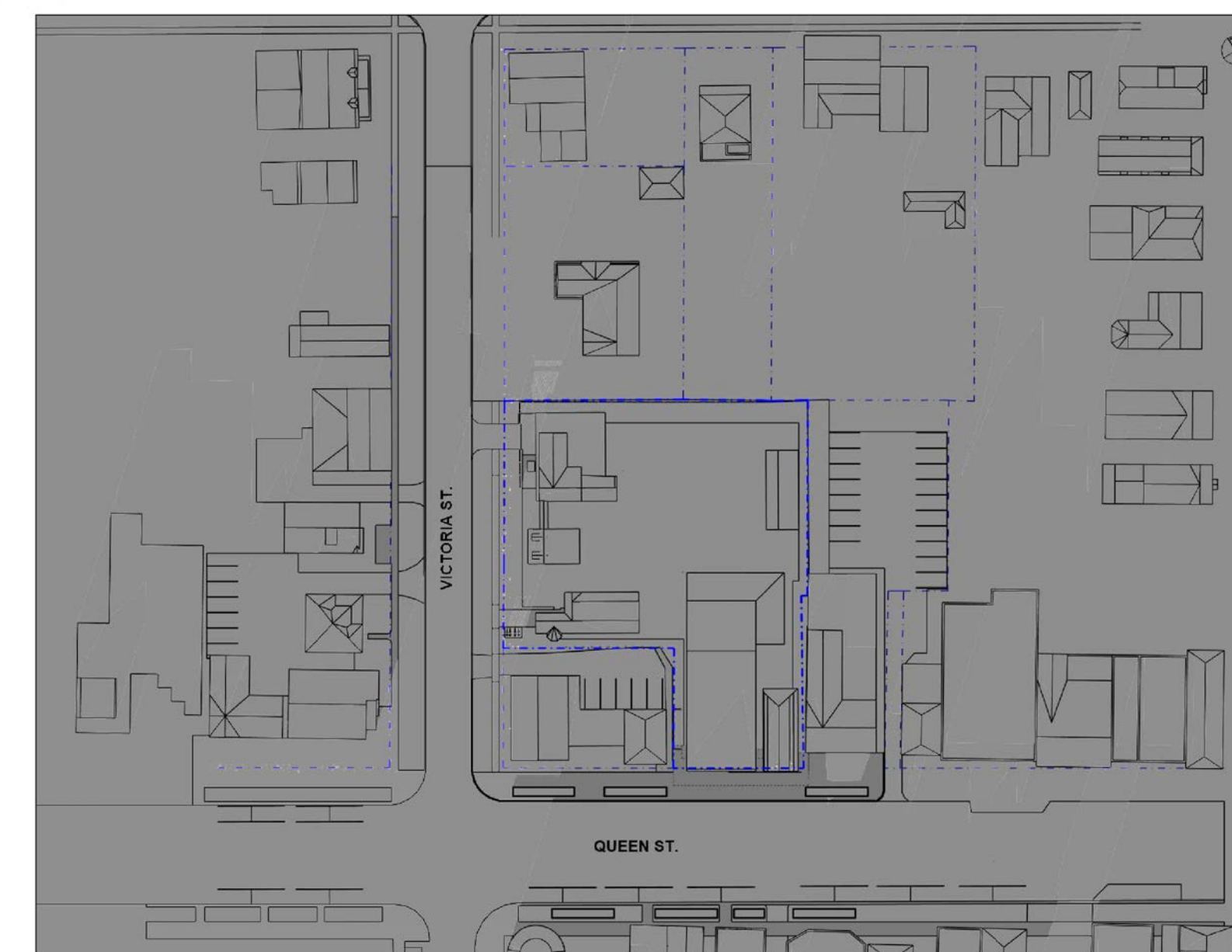
[ 8 of 9 ] [ September 21, 2023 - 17:00 ]



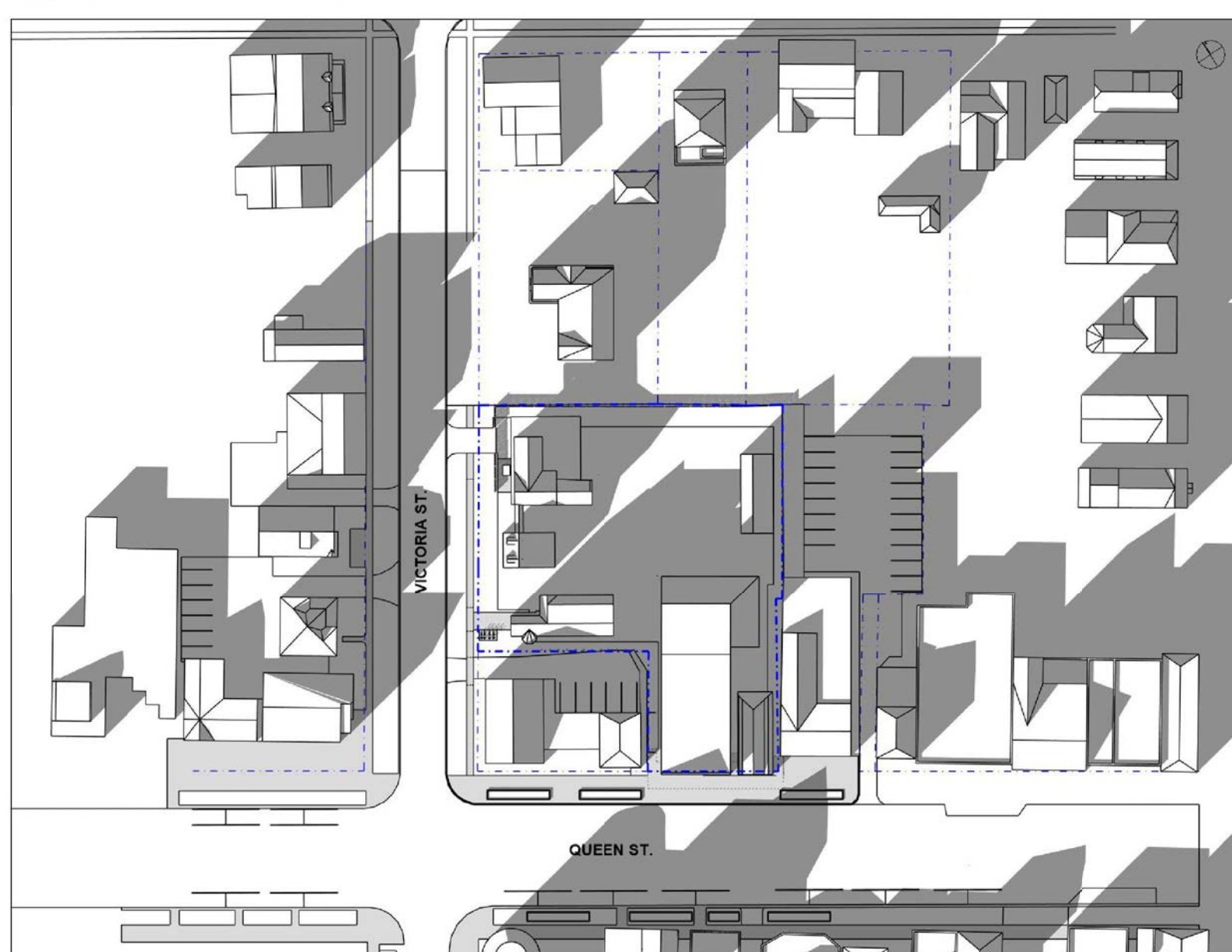
[ 7 of 9 ] [ December 21, 2023 - 16:00 ]



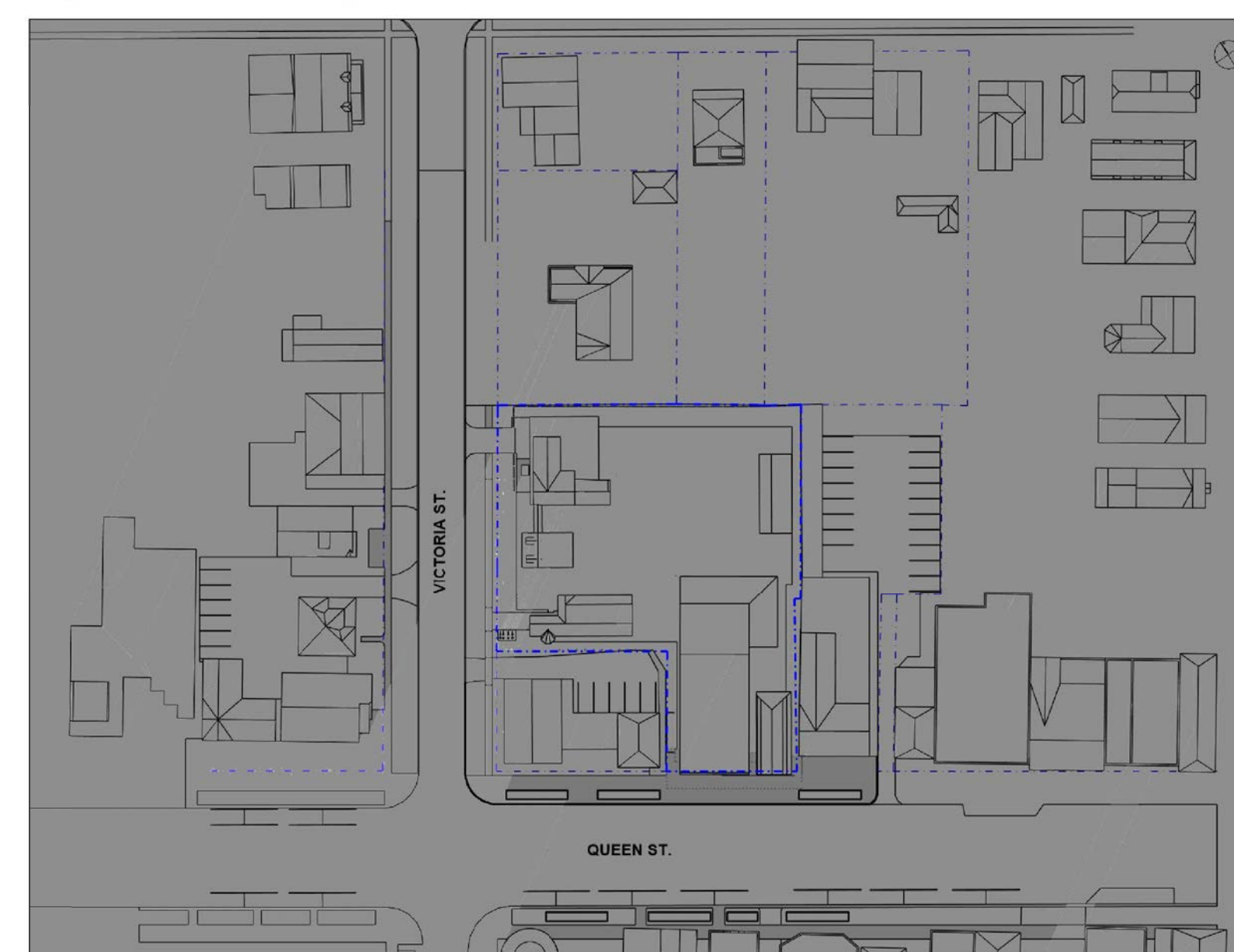
[ 8 of 9 ] [ December 21, 2023 - 17:00 ]



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



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



OWNER'S NAME
OWNER'S SIGNATURE

LORD MAYOR
TOWN CLERK
DATE

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

**SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE**

83 Queen Street,  
Niagara on the Lake ON.

**EXISTING - SHADOW  
STUDY - SEPTEMBER  
21 & DECEMBER 21**

**SK-05**



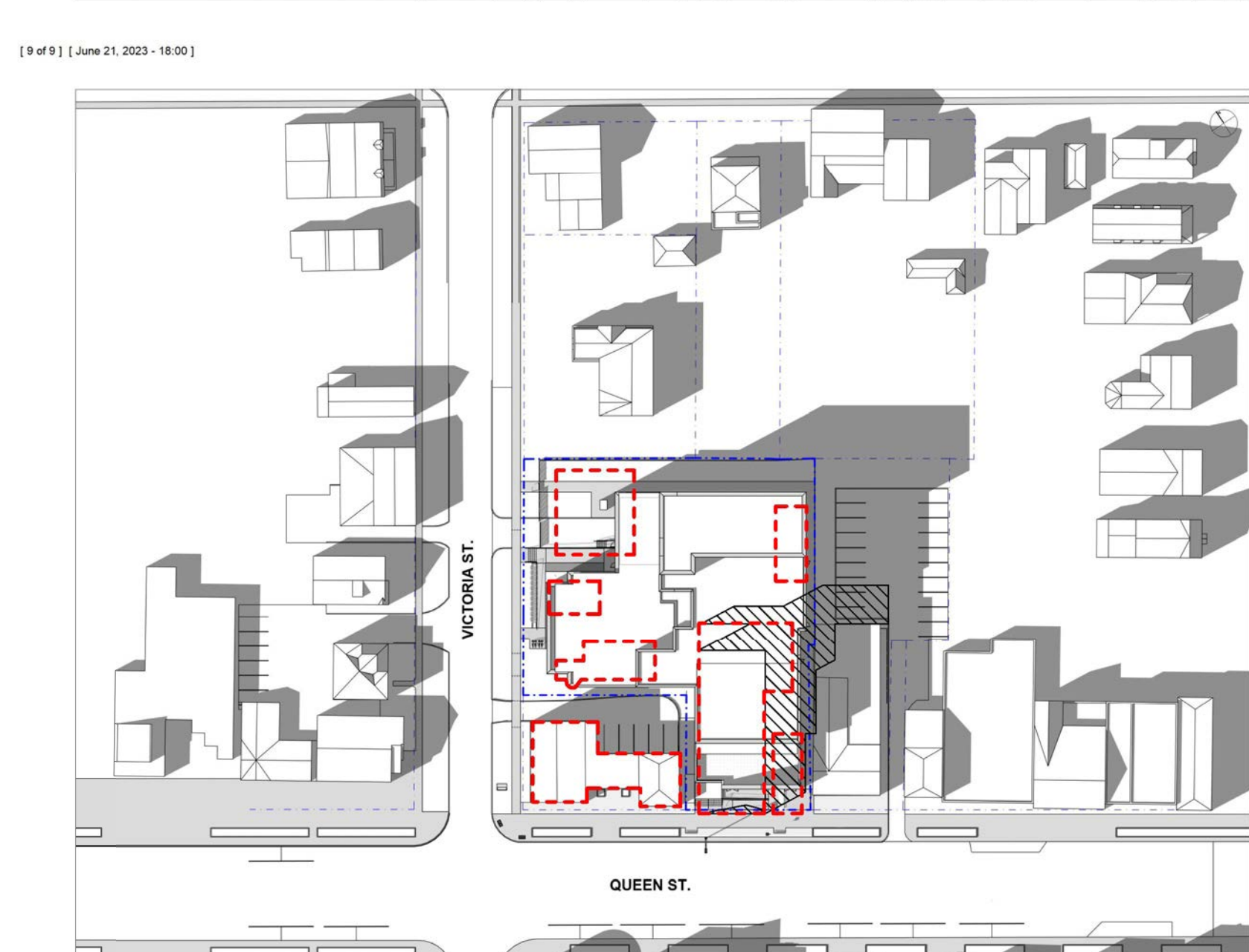
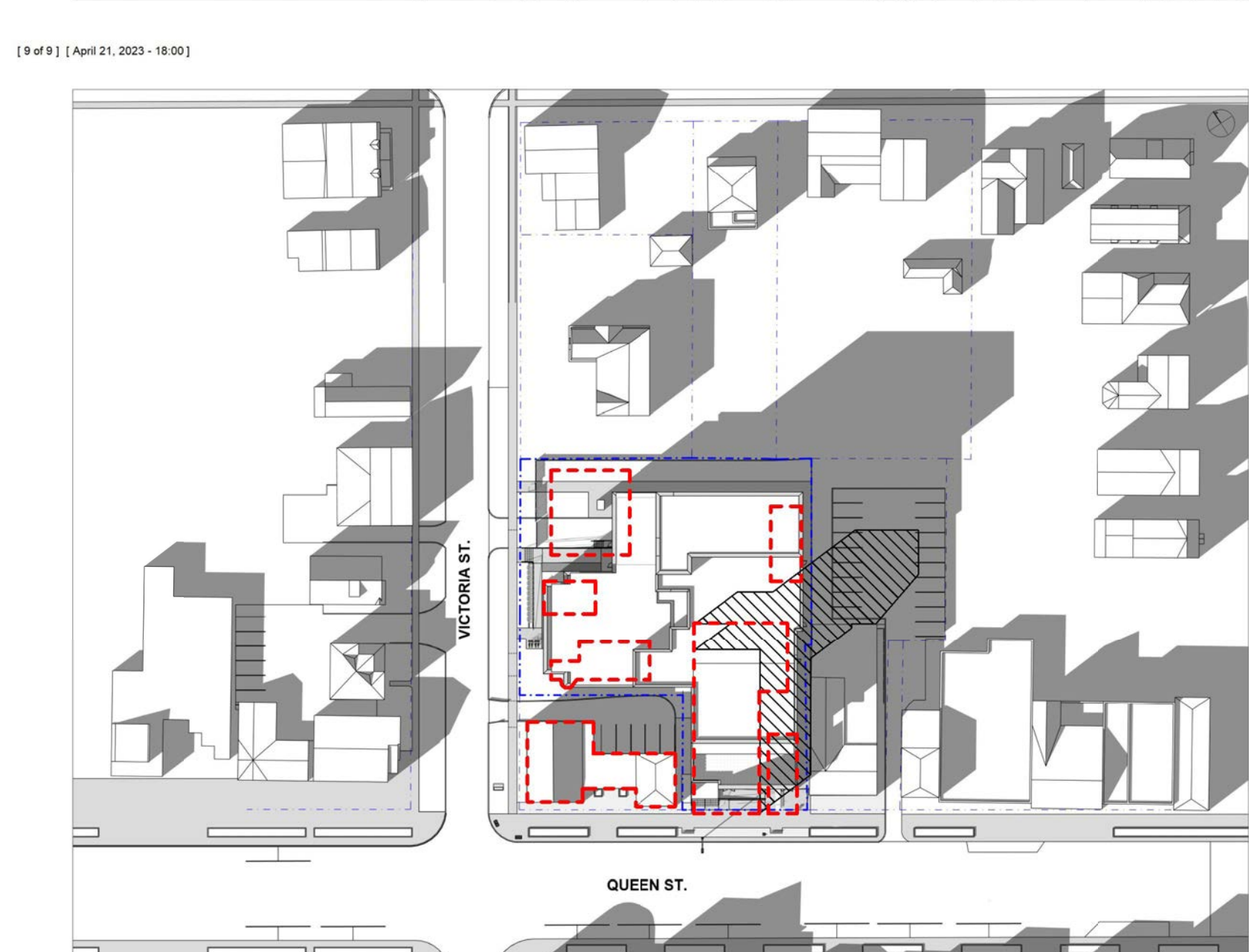
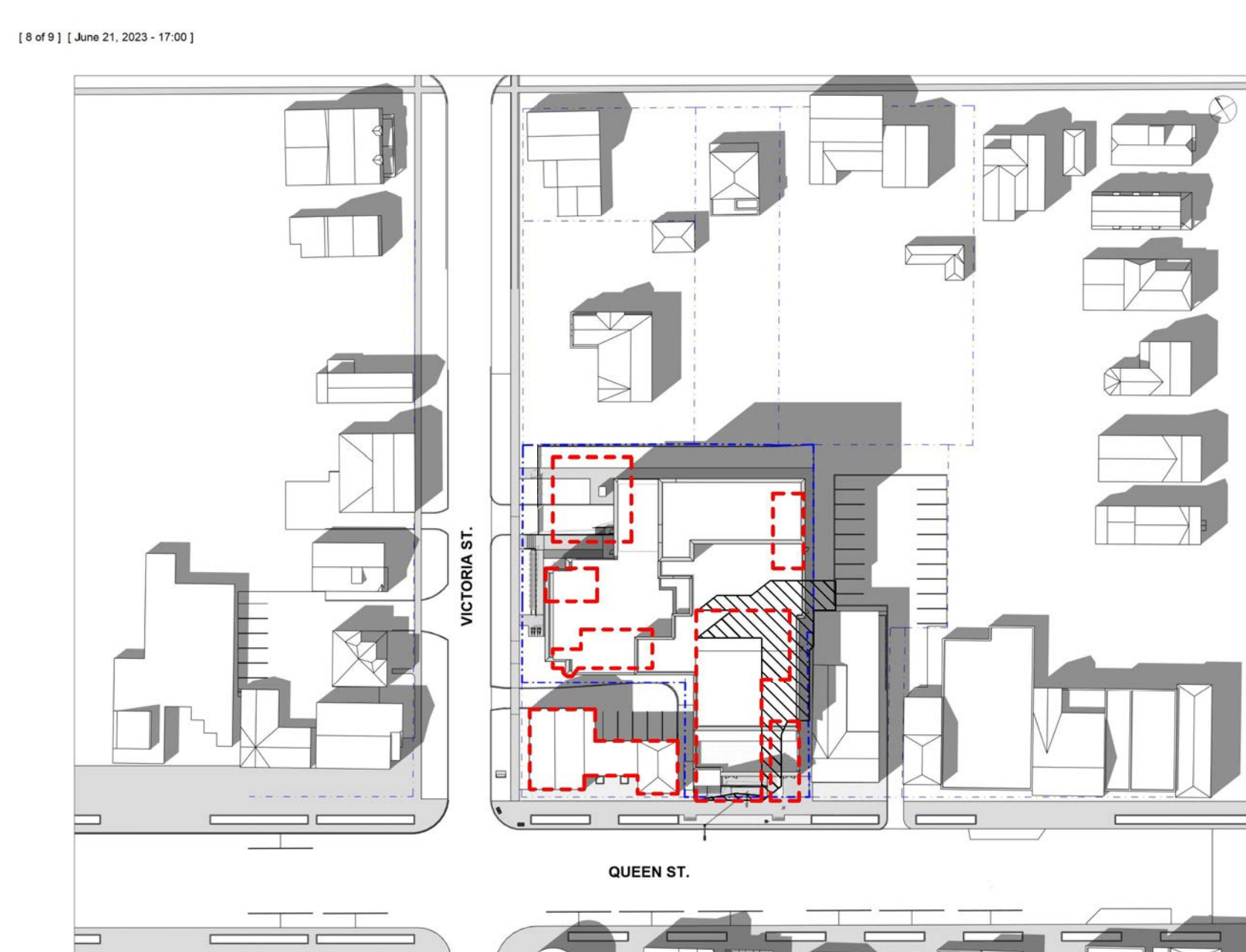
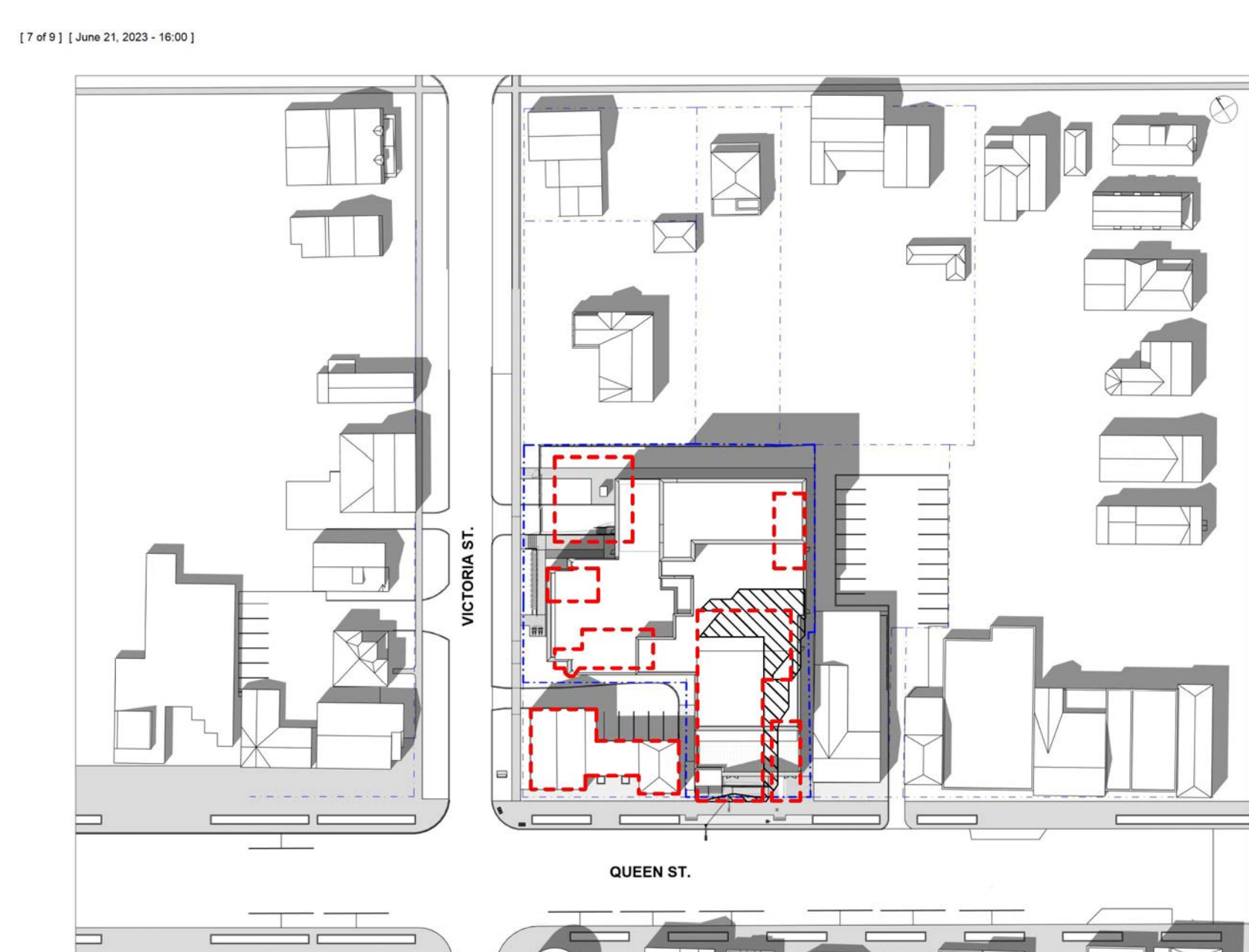
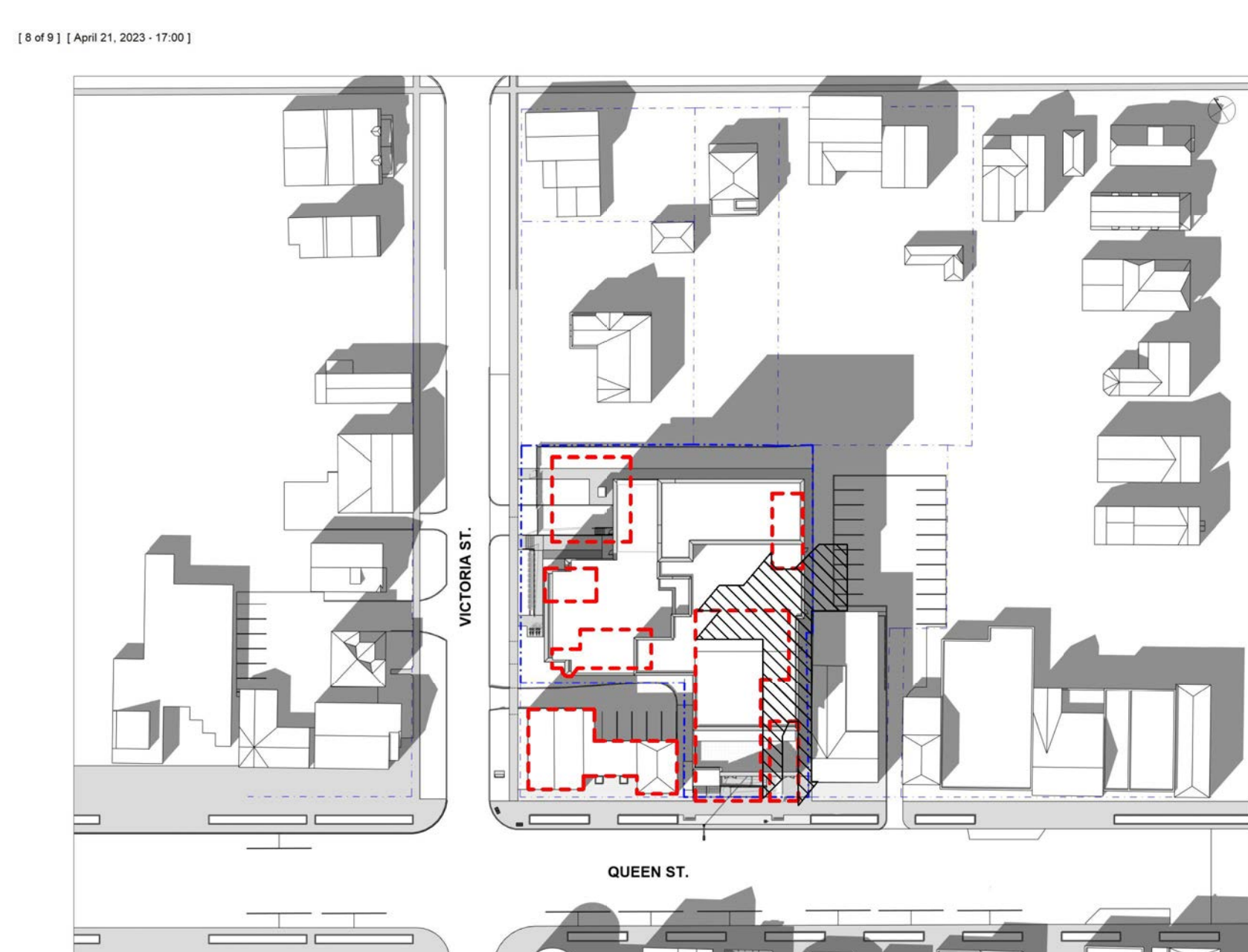
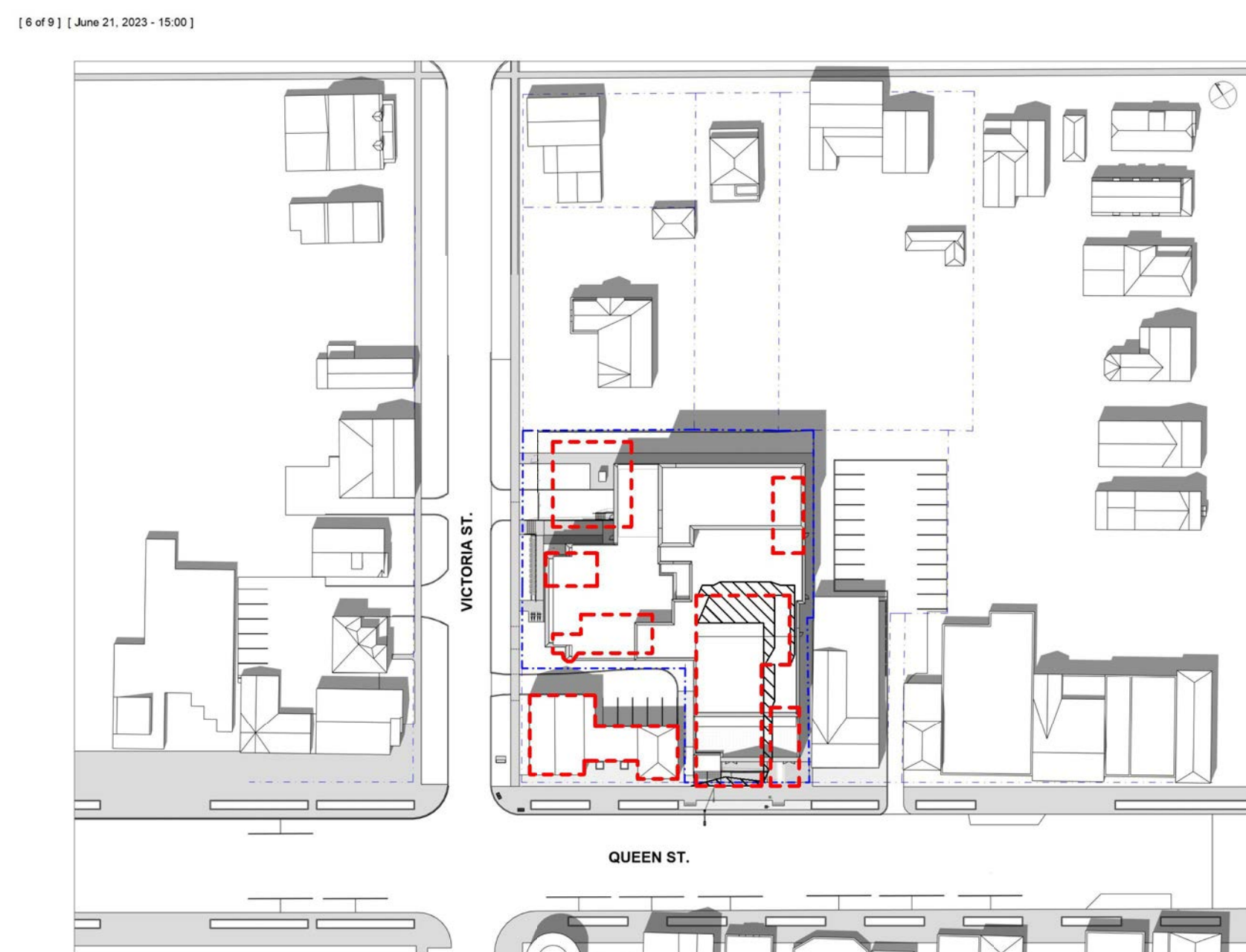
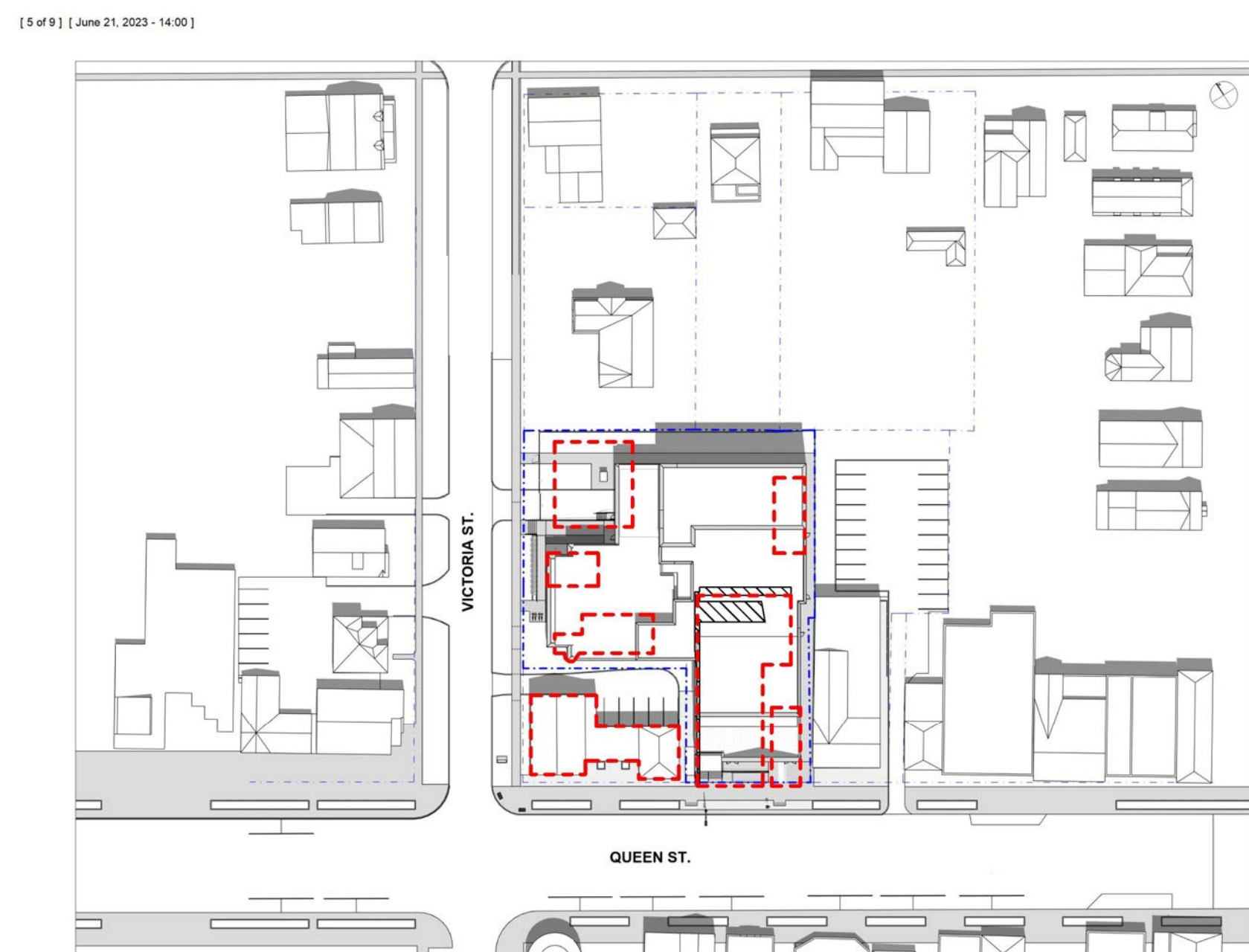
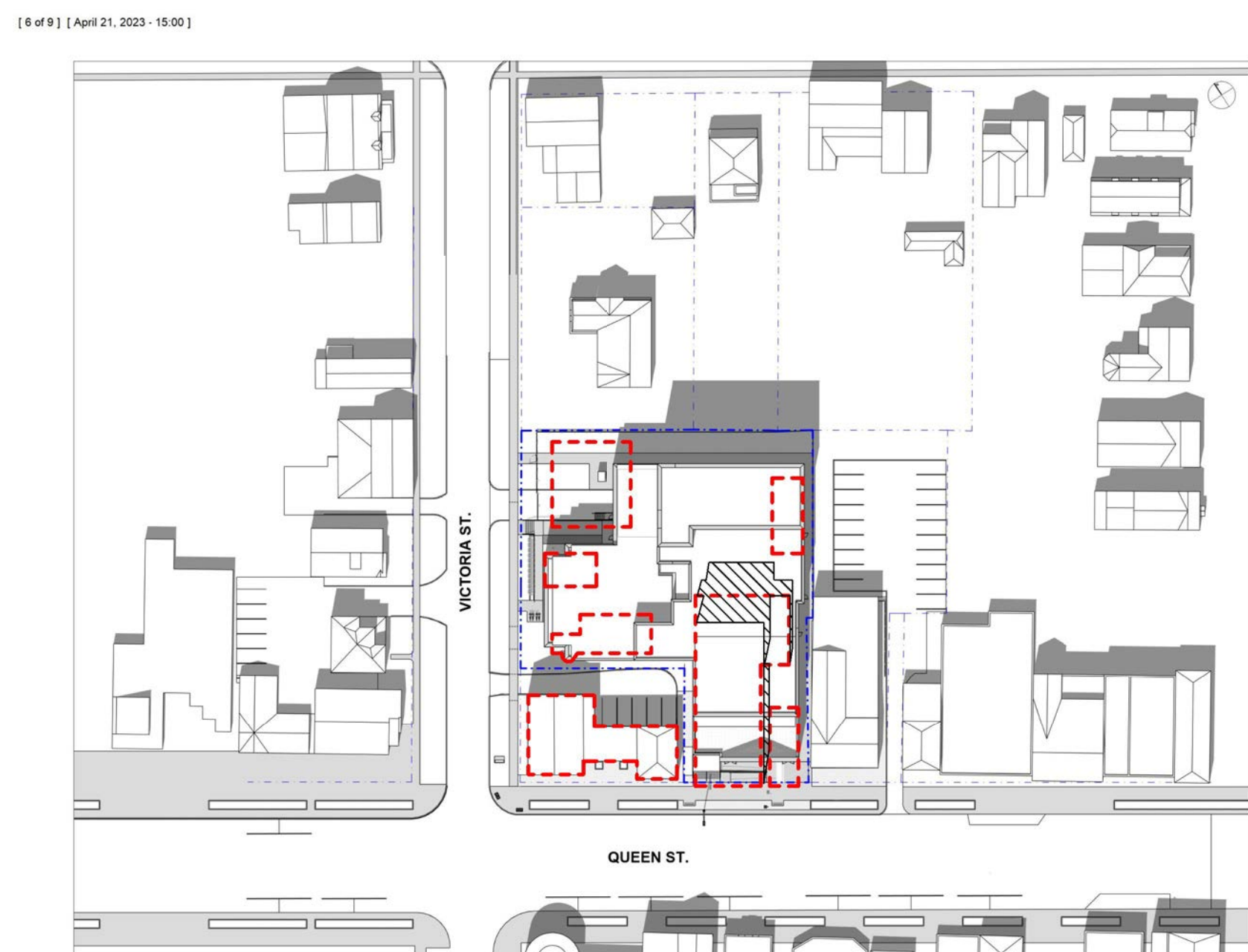
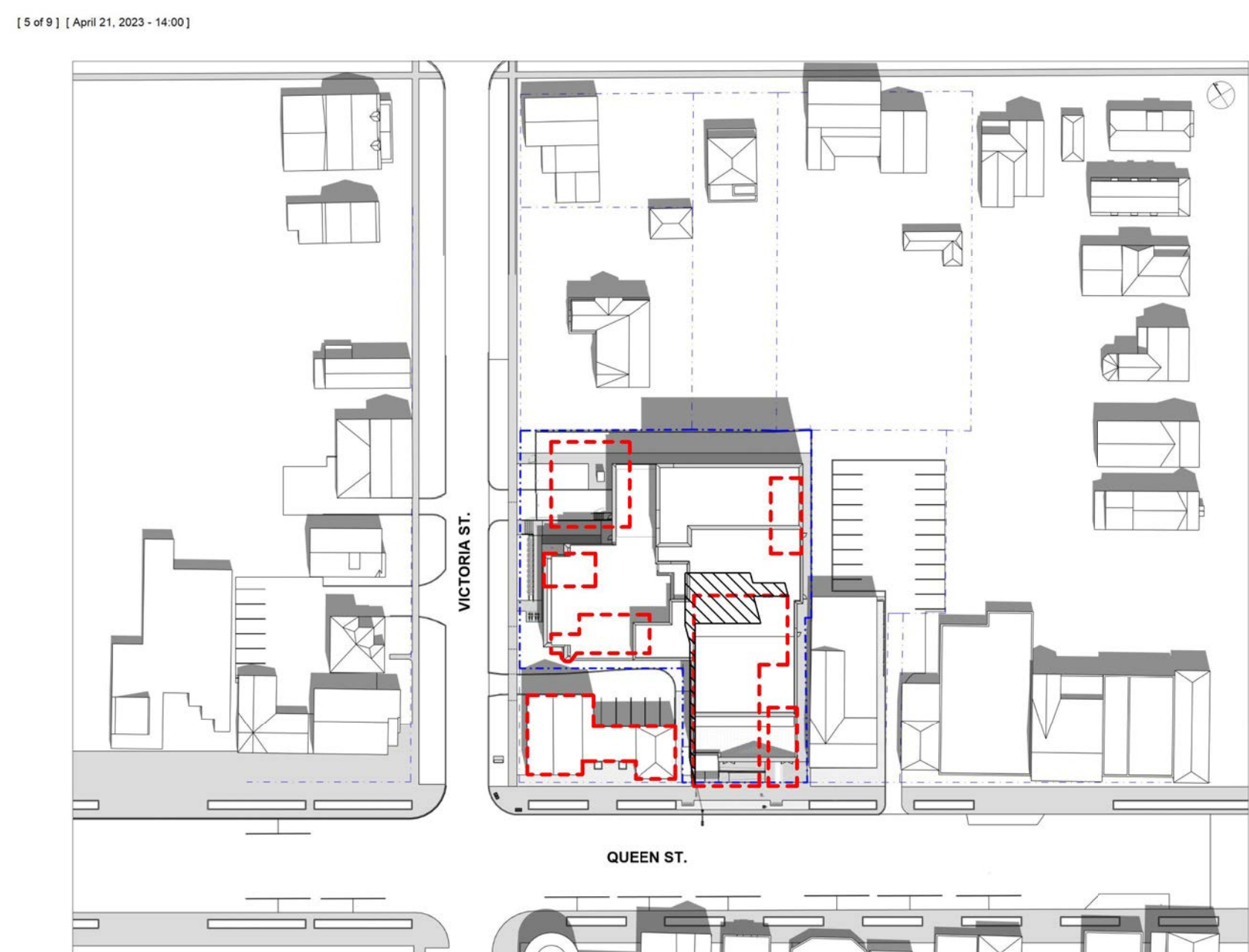
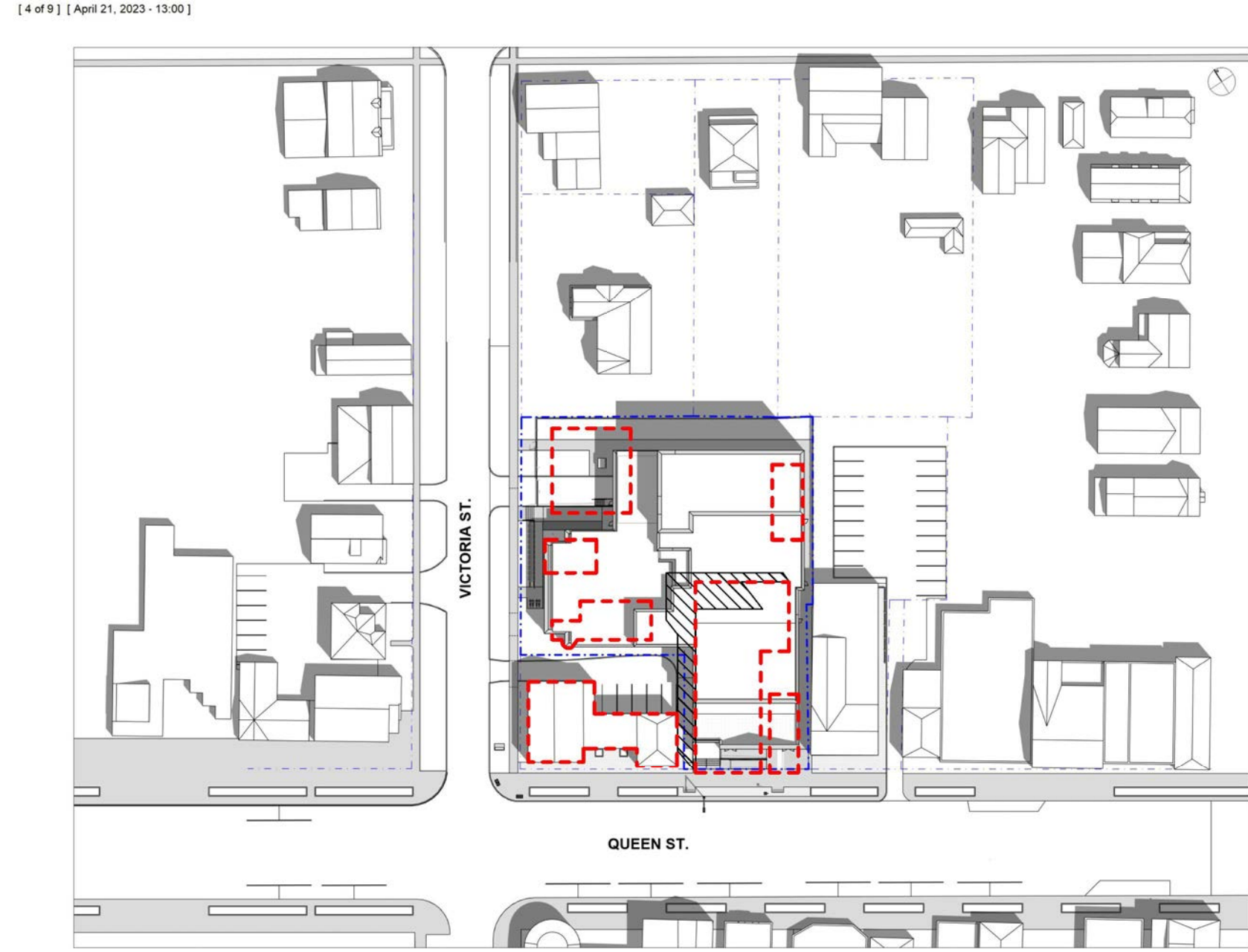
**NOTE**

**TIME DURATION**  
10:00 AM - 6:00 PM

**SUNRISE/SUNSET**

APRIL	JUNE
SUNRISE - 6:25 AM	SUNRISE - 5:36 AM
SUNSET - 8:06 PM	SUNSET - 9:00 PM

--- EXISTING BUILDING OUTLINE  
 [Hatched] EXISTING SHADOW OUTLINE



OWNER'S NAME \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_



LORD MAYOR \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

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

SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON.

SHADOW STUDY -  
APRIL 21 & JUNE 21

SK-06



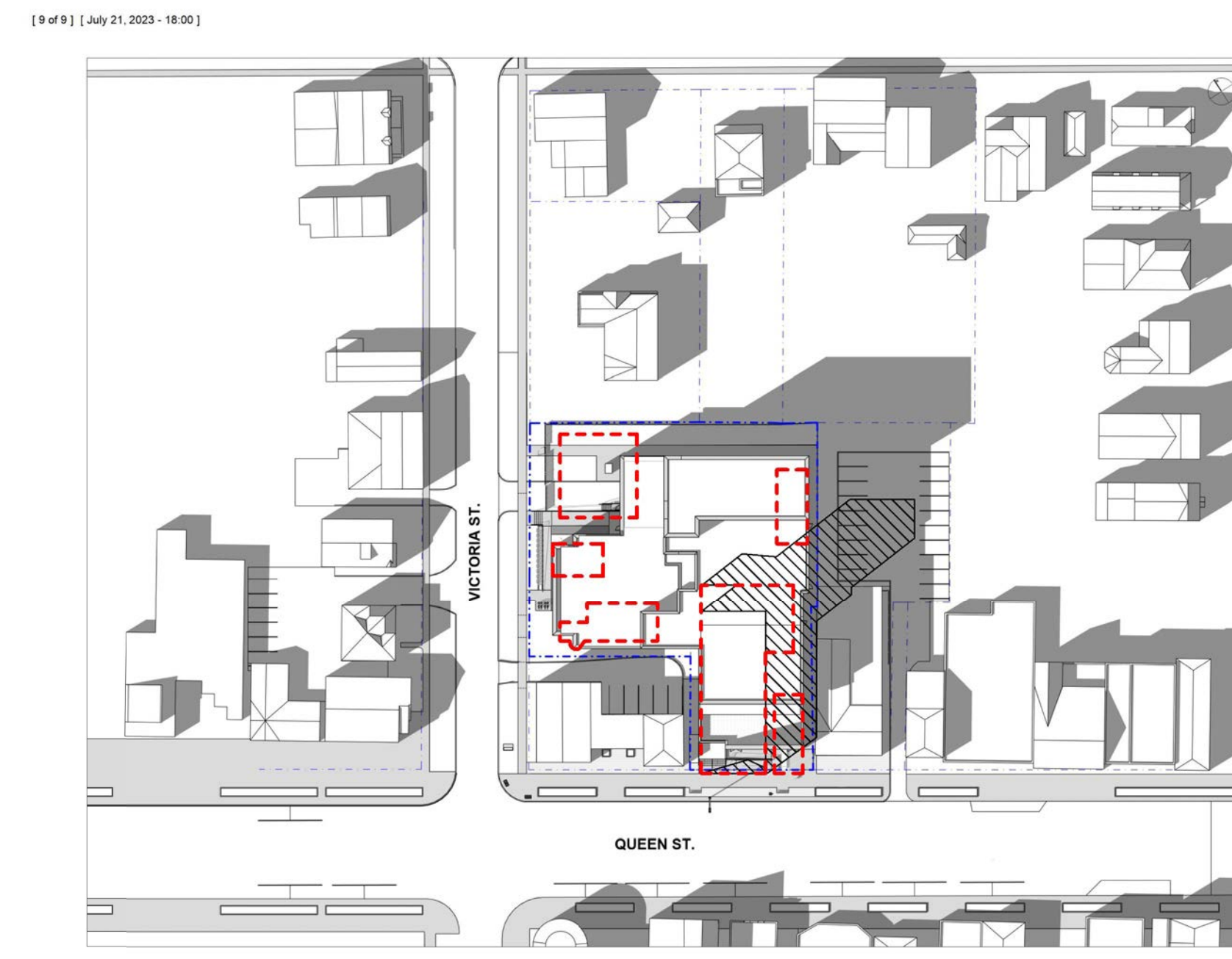
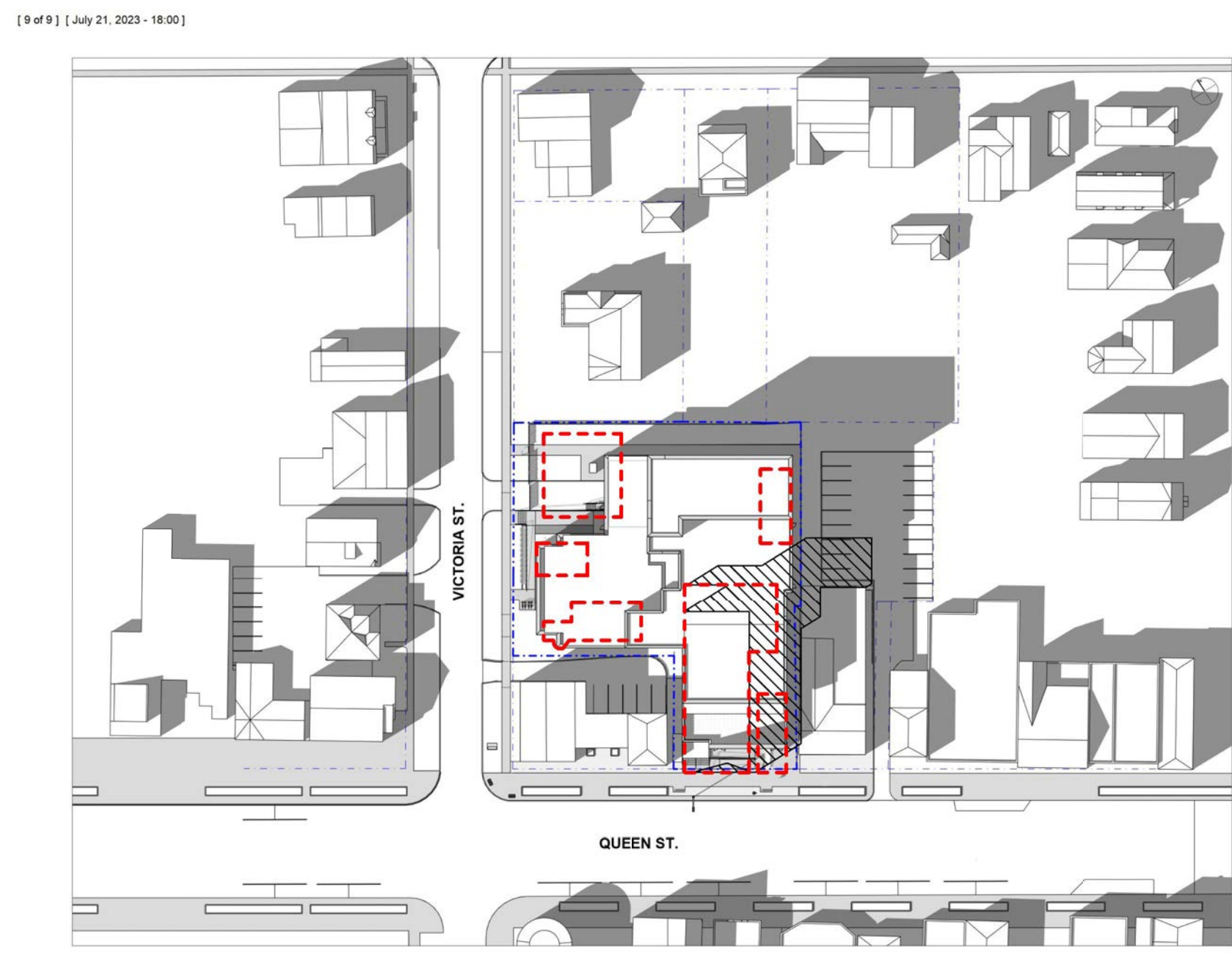
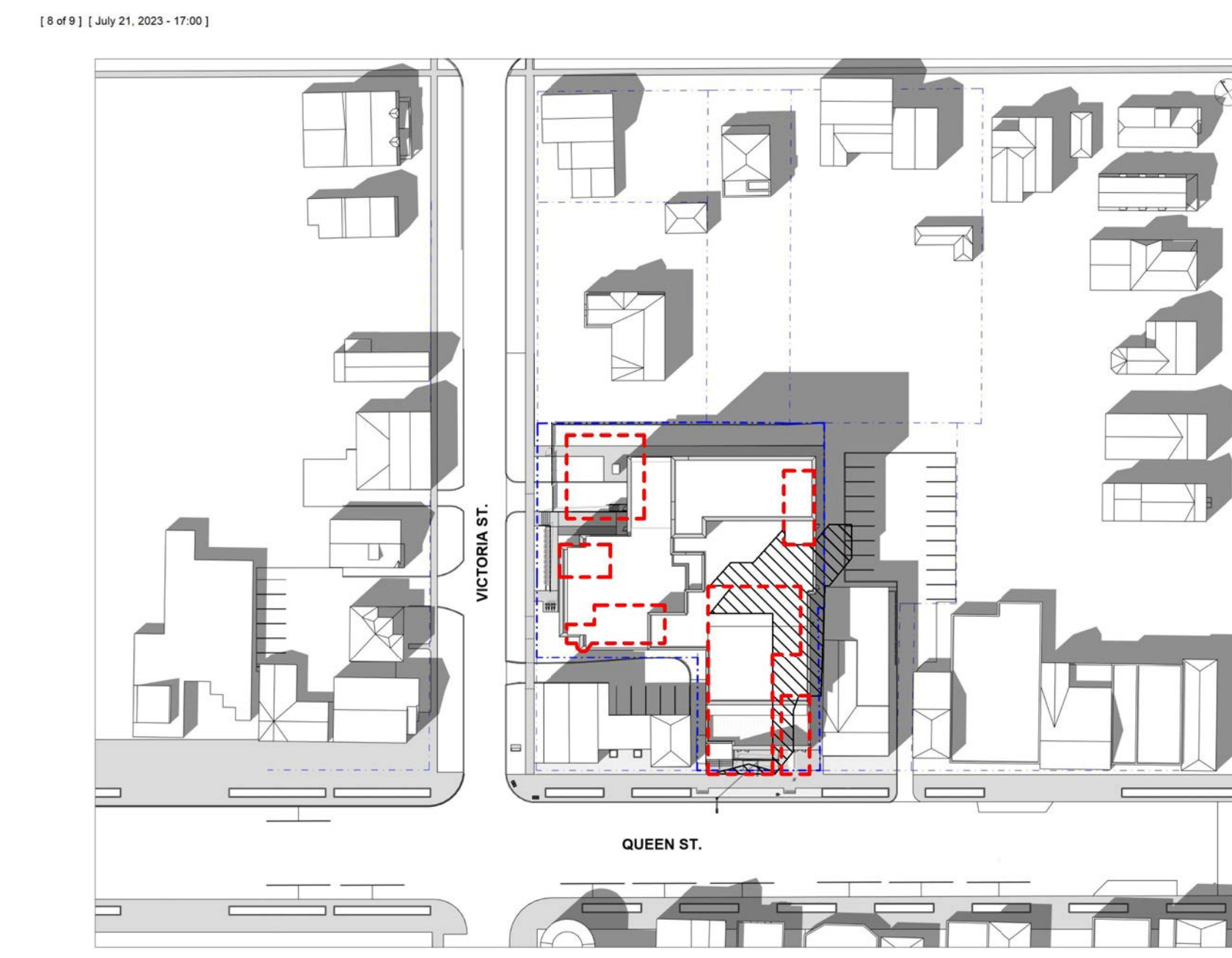
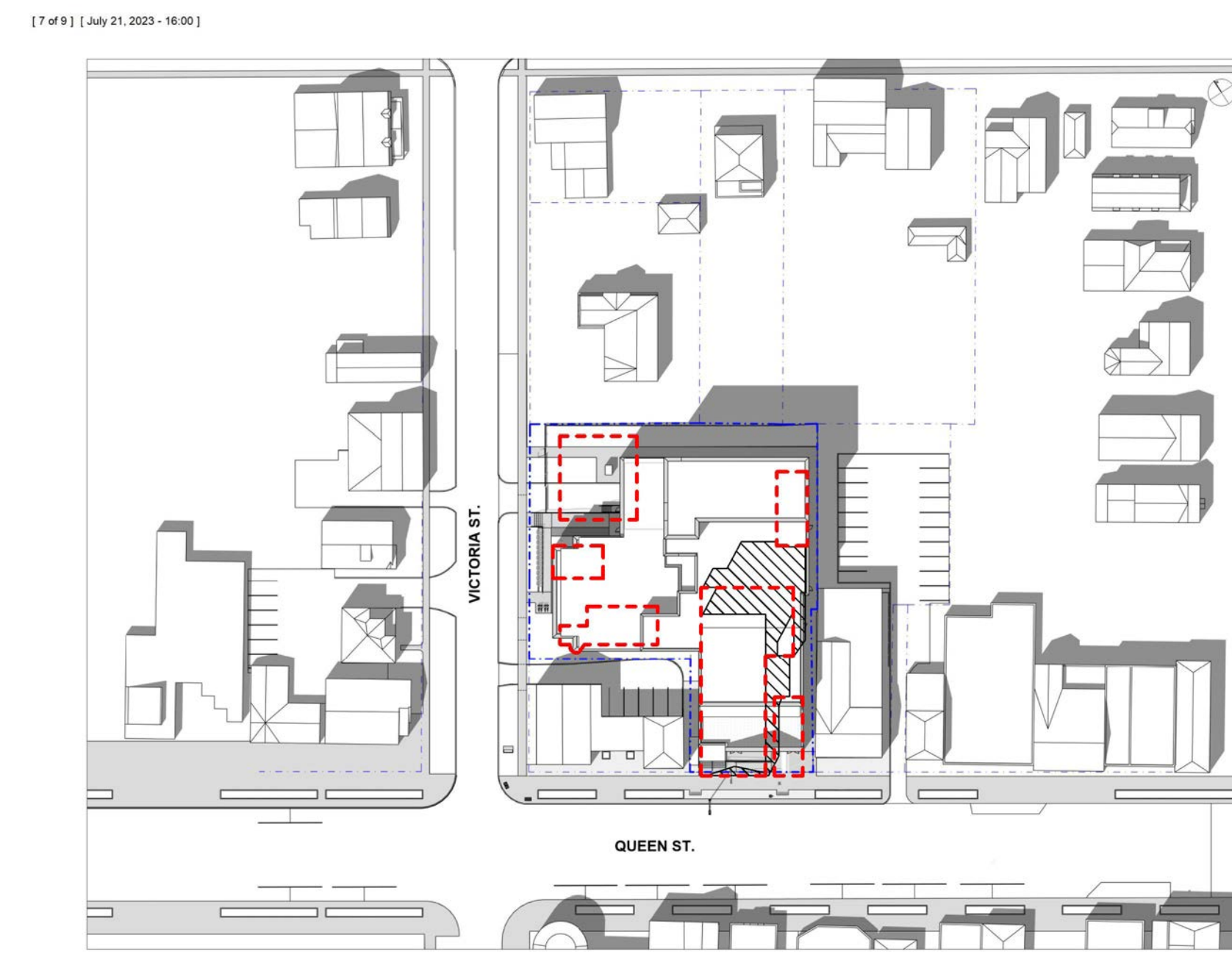
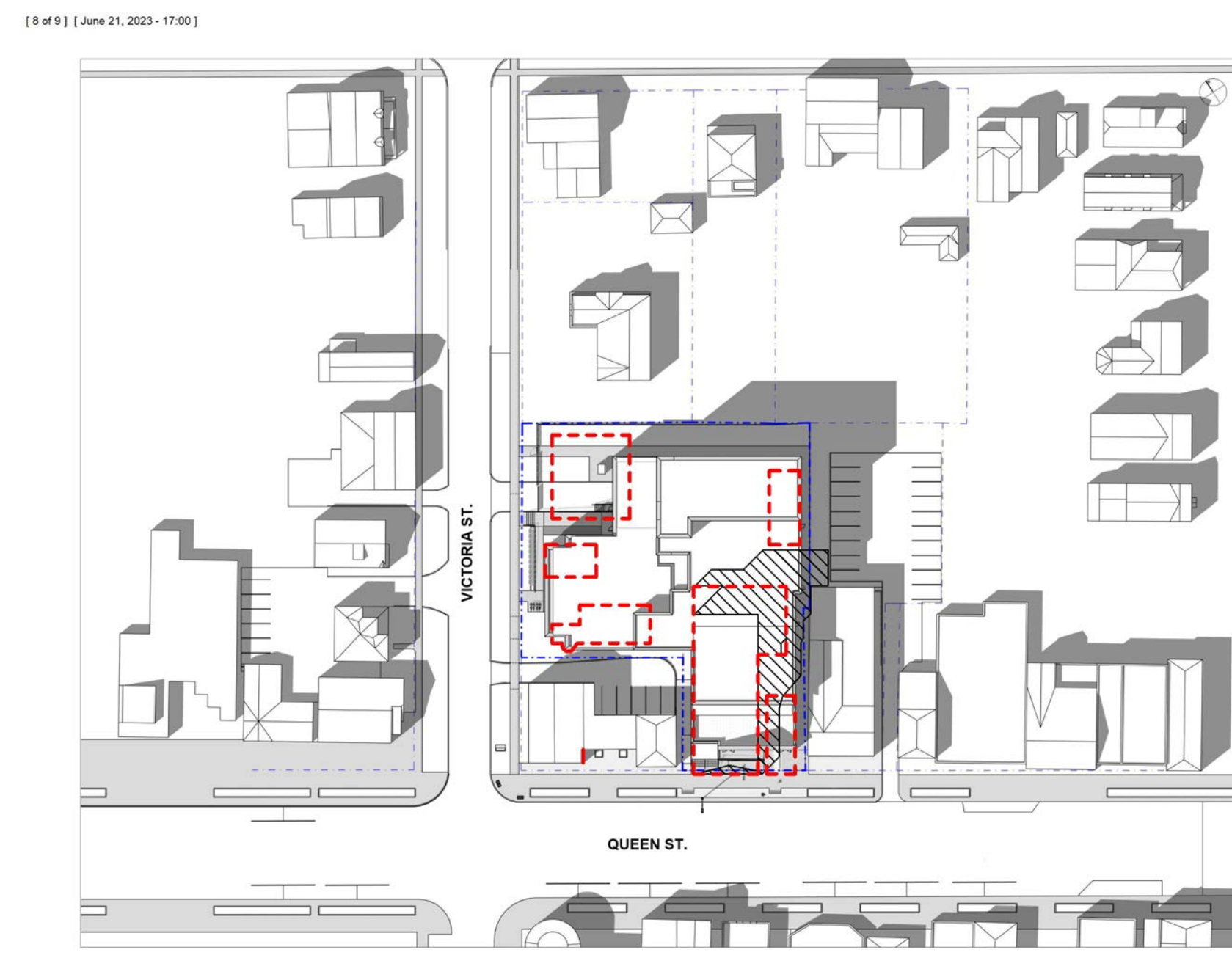
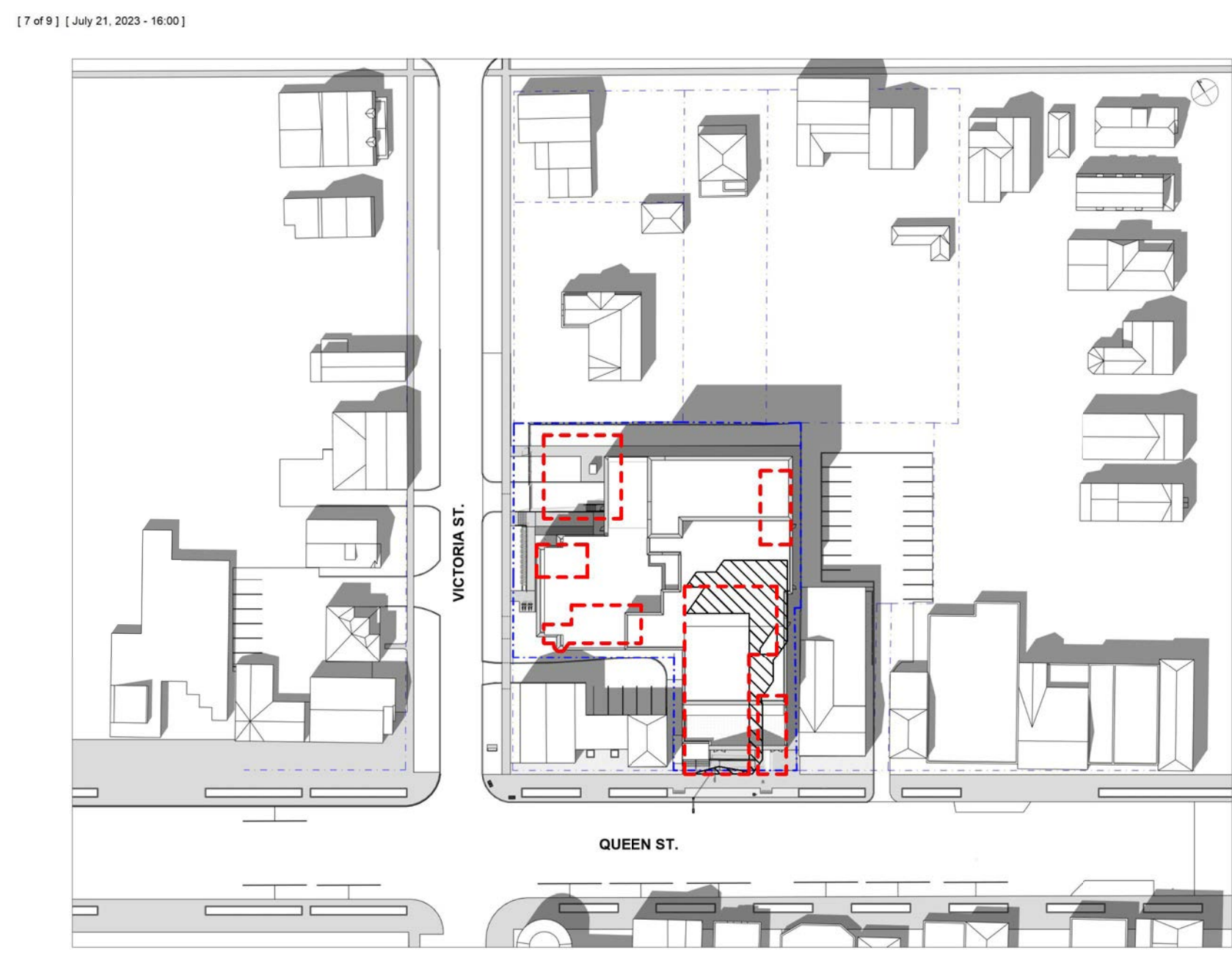
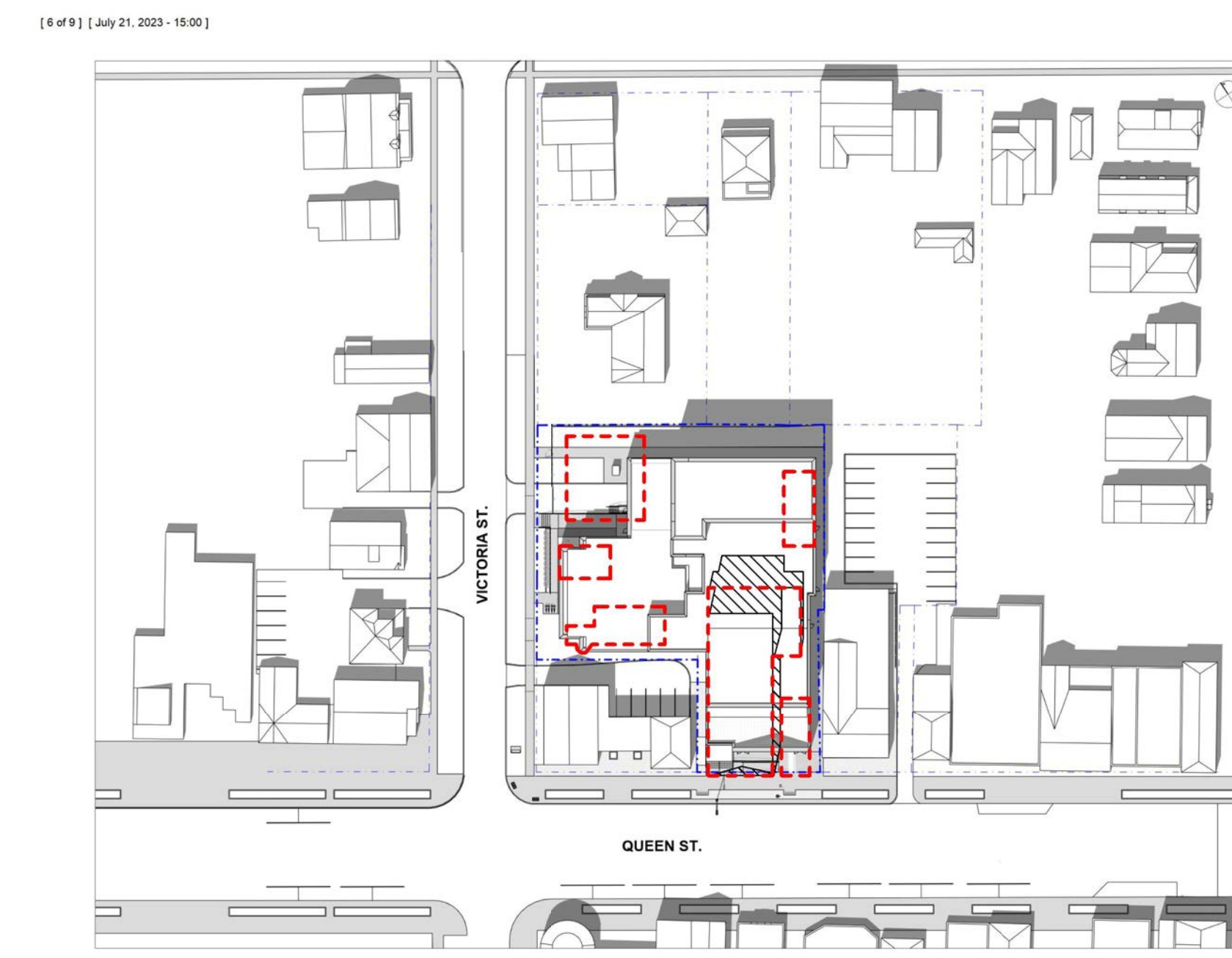
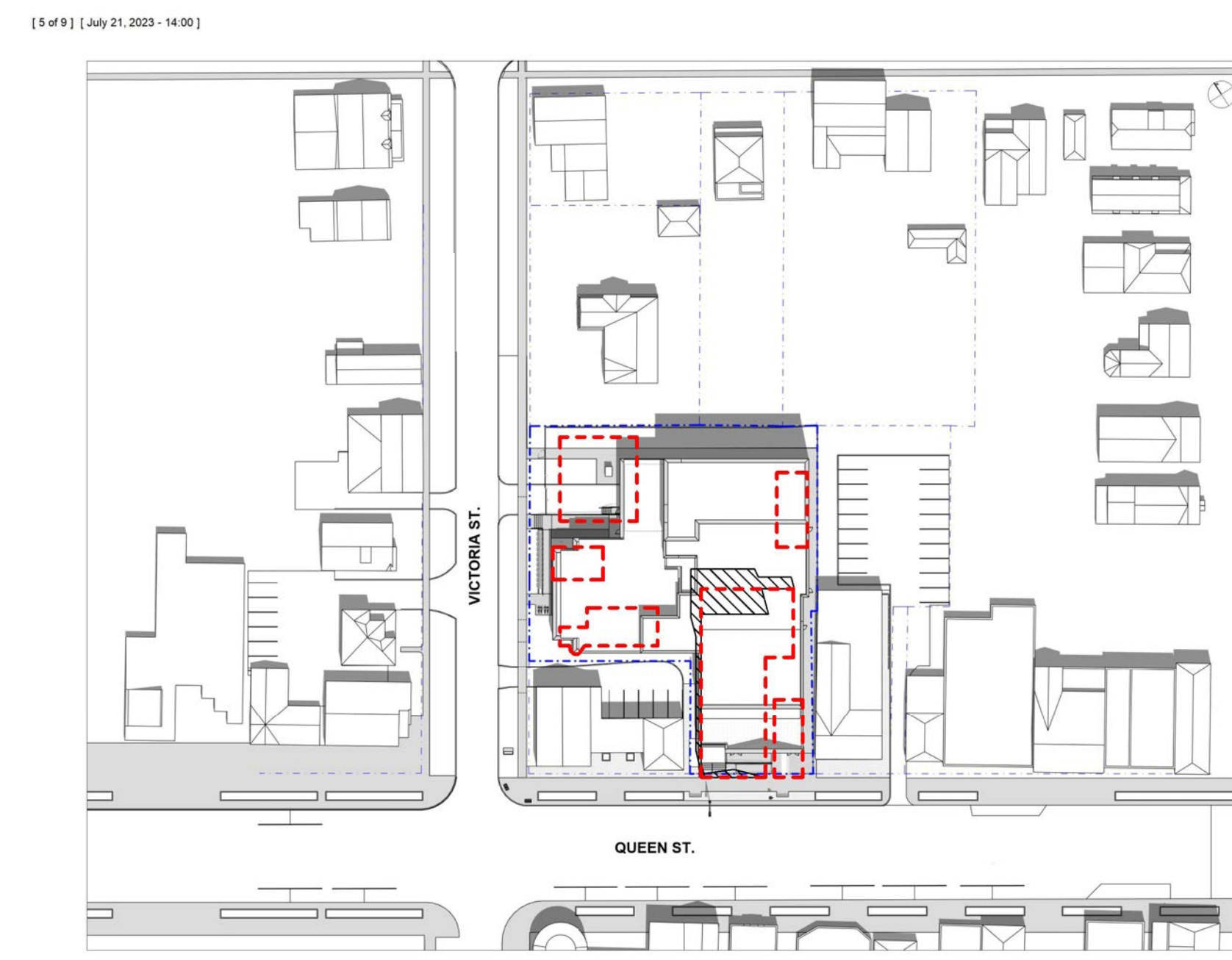
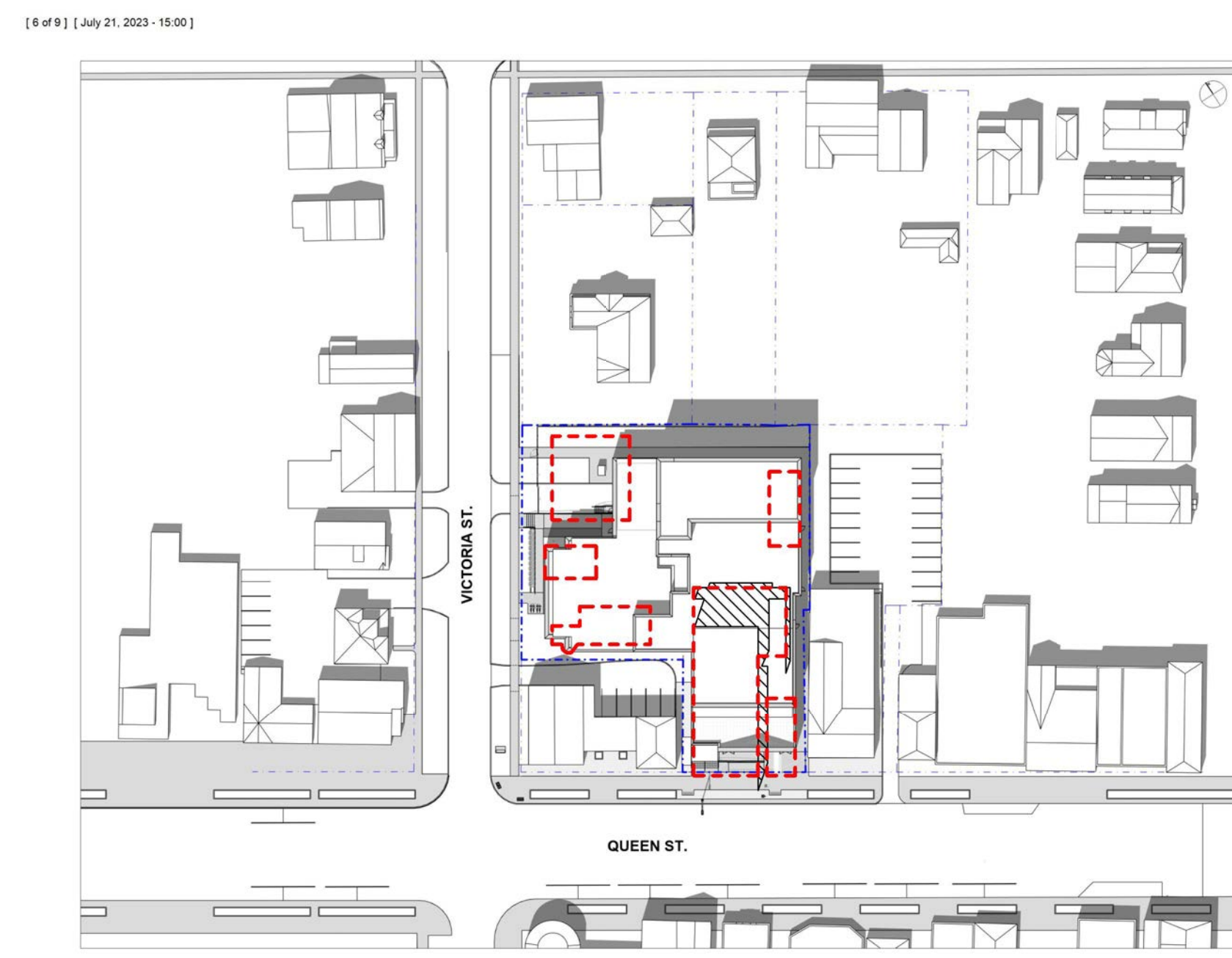
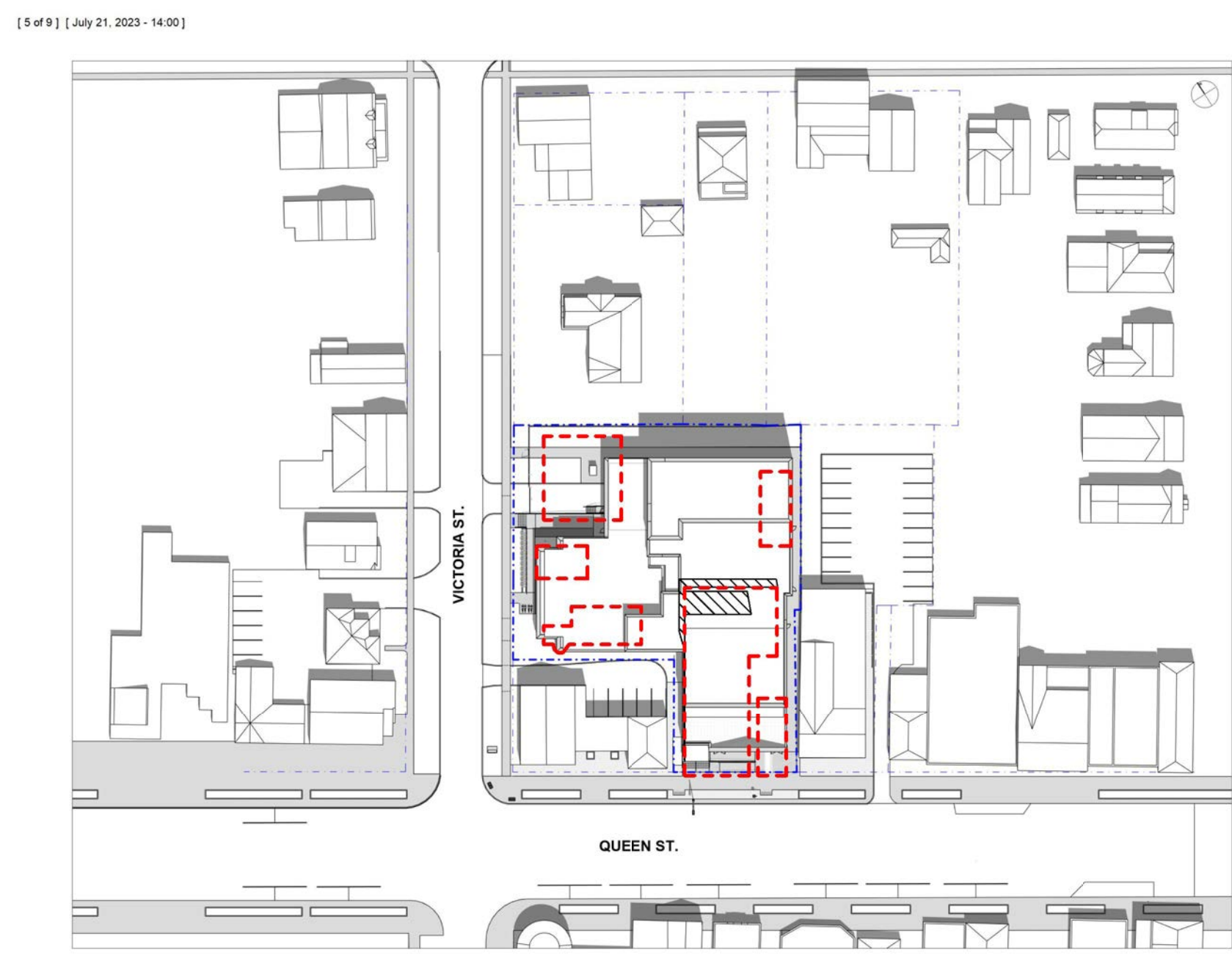
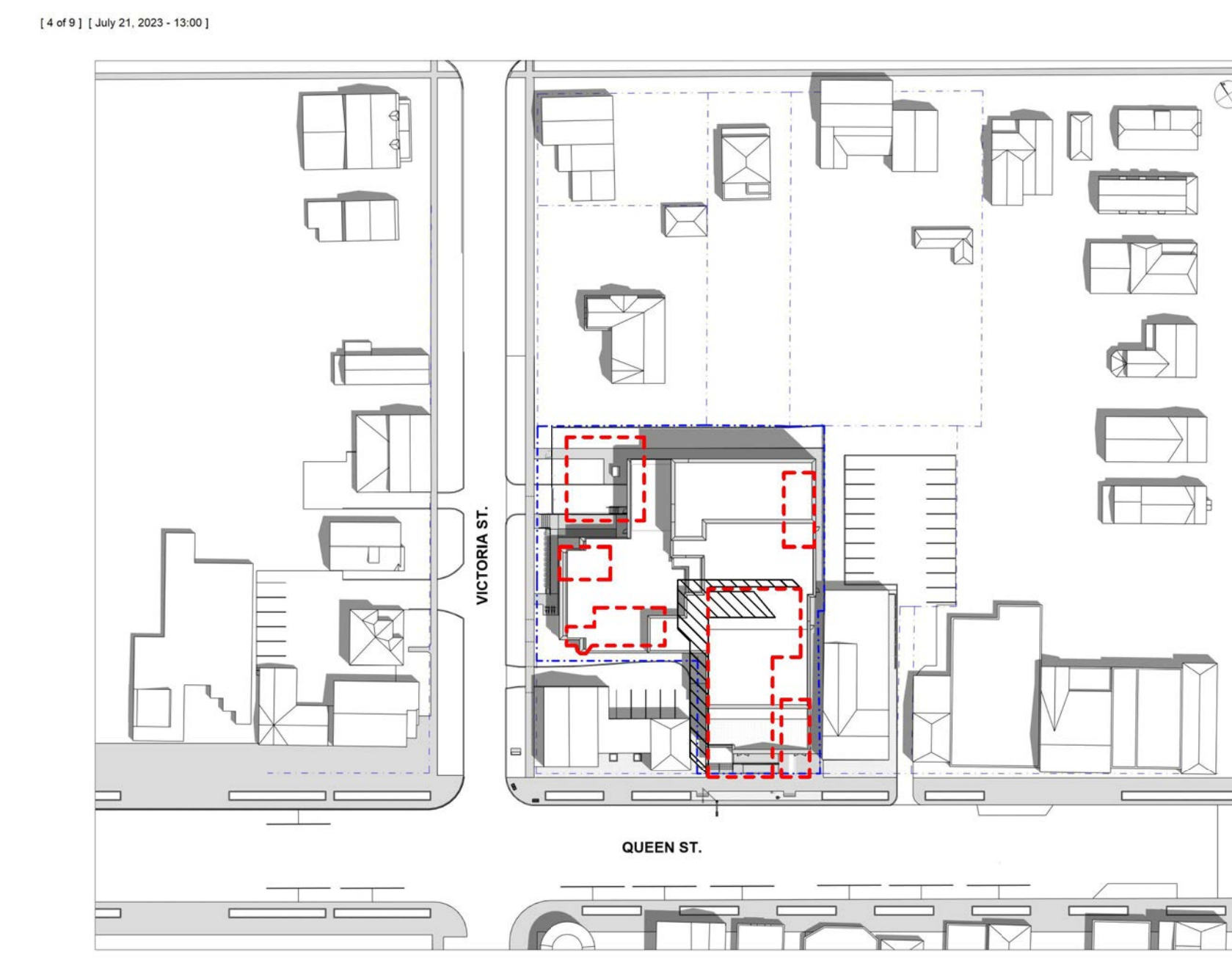
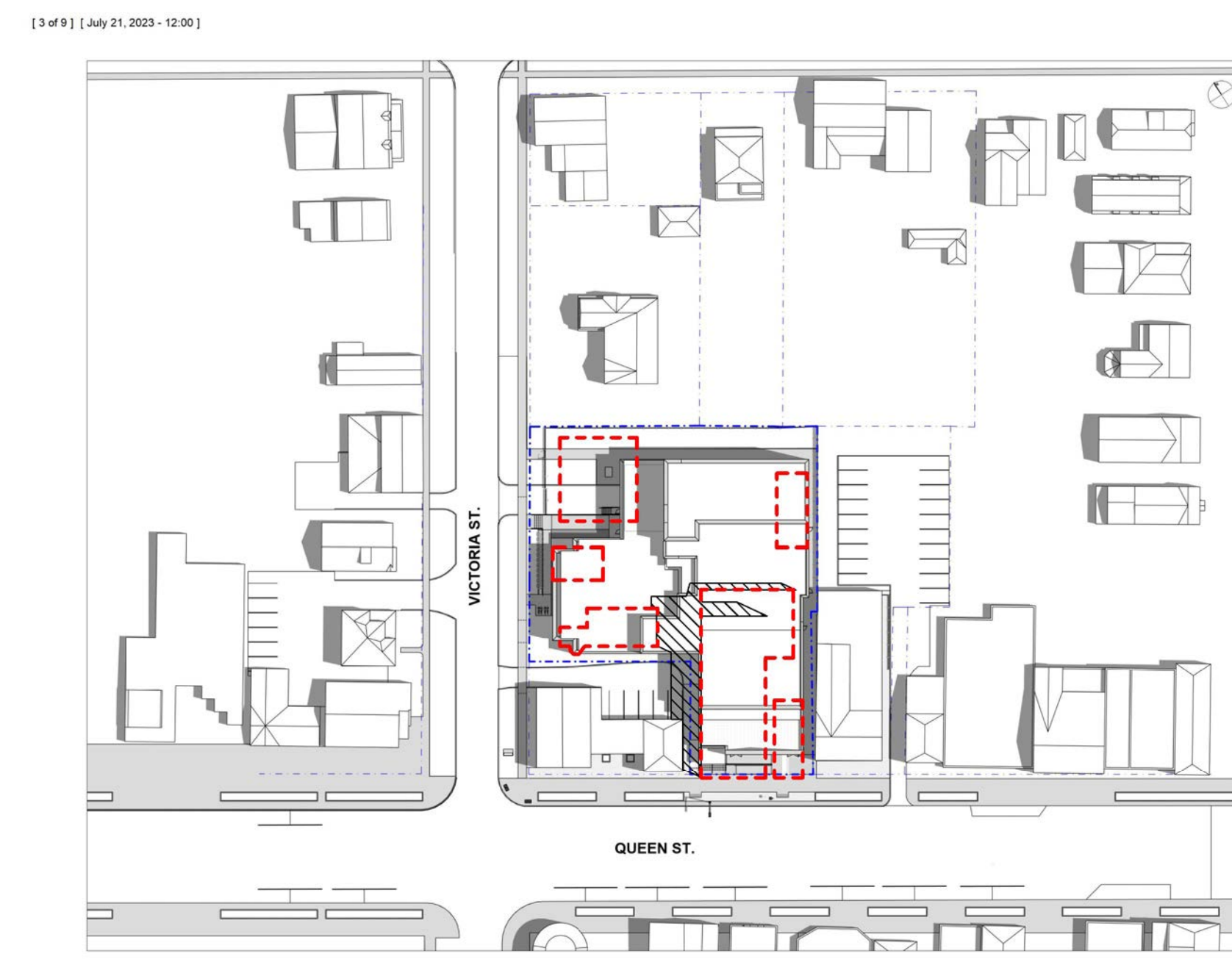
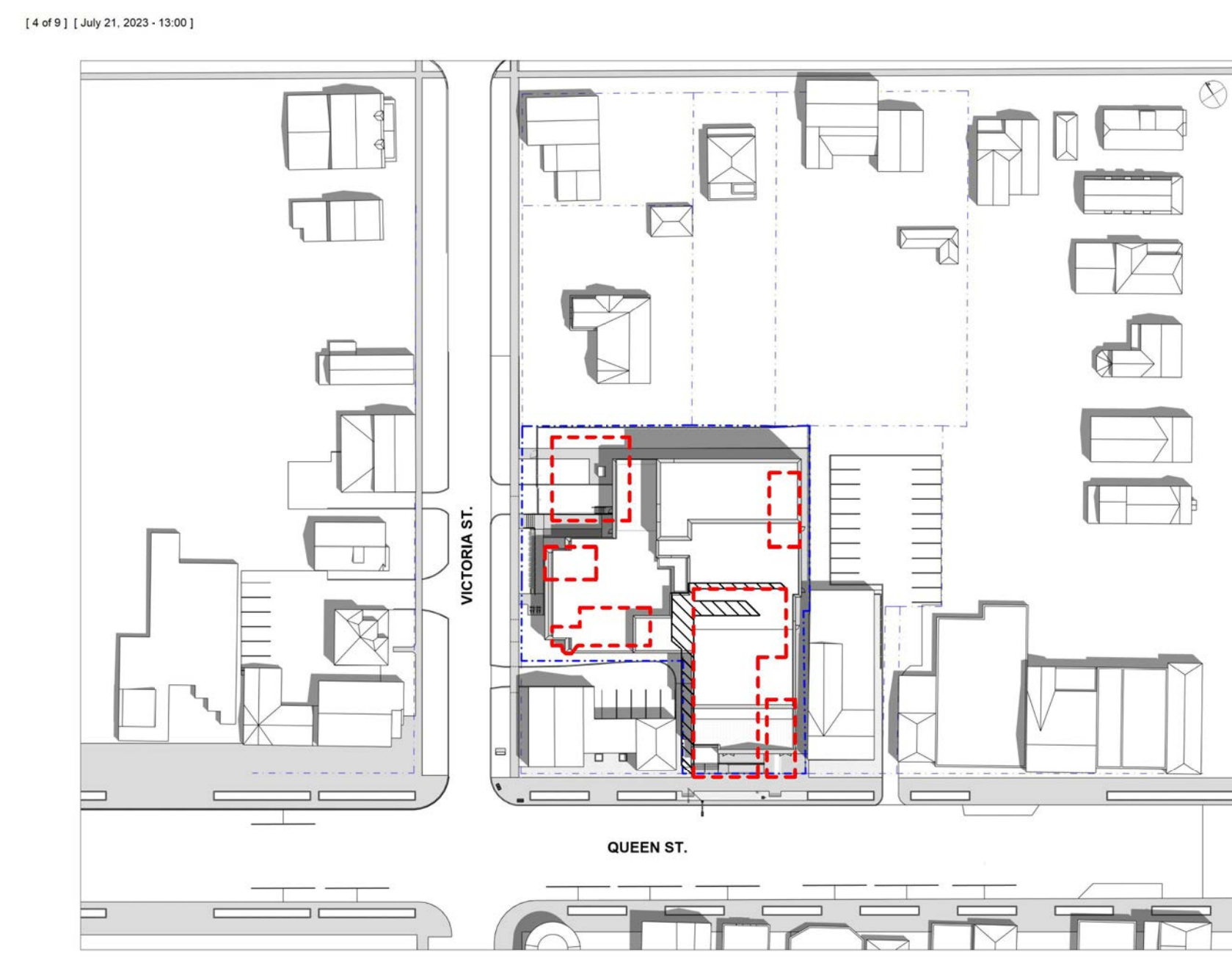
**NOTE**

**TIME DURATION**  
10:00 AM - 6:00 PM

**SUNRISE/SUNSET**

JULY	AUGUST
SUNRISE - 5:55 AM	SUNRISE - 6:28 AM
SUNSET - 8:50 PM	SUNSET - 8:10 PM

--- EXISTING BUILDING OUTLINE  
 [Hatched Box] EXISTING SHADOW OUTLINE



OWNER'S NAME \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_



TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

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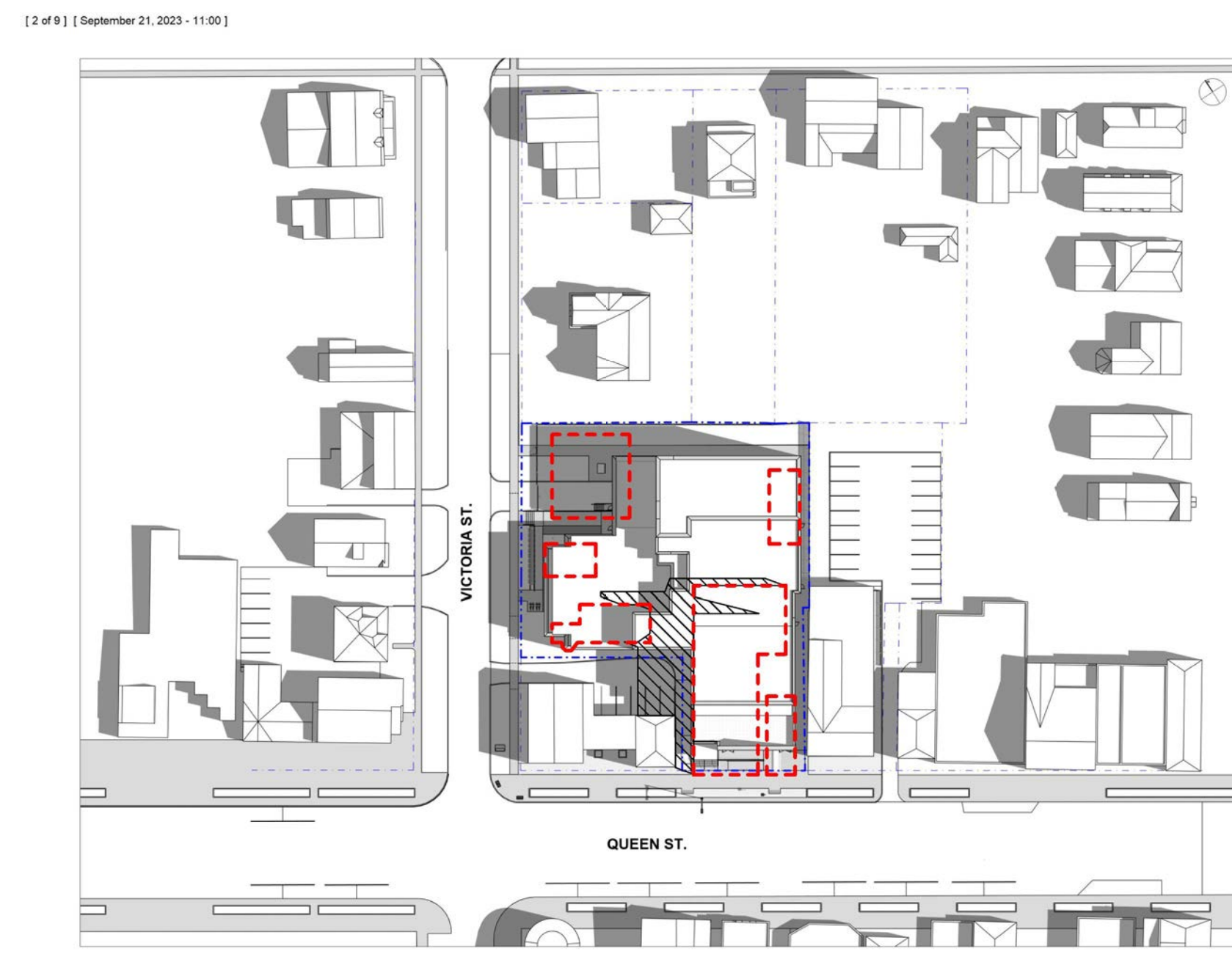
CONSTRUCTION DOCUMENTATION  
PROJECT No. 22-140  
START DATE JAN. 2023

SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON.

SHADOW STUDY -  
JULY 21 & AUGUST 21

SK-07



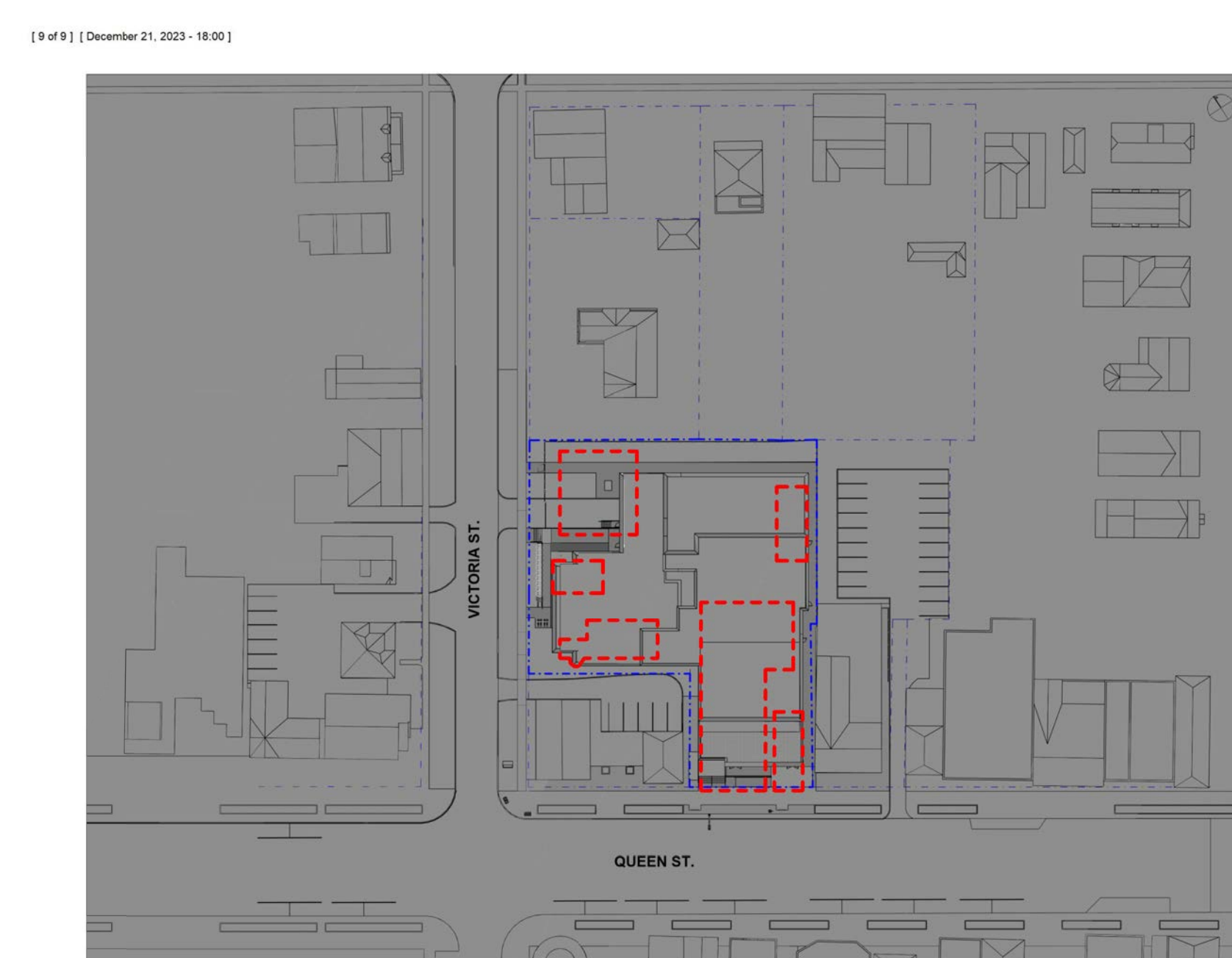
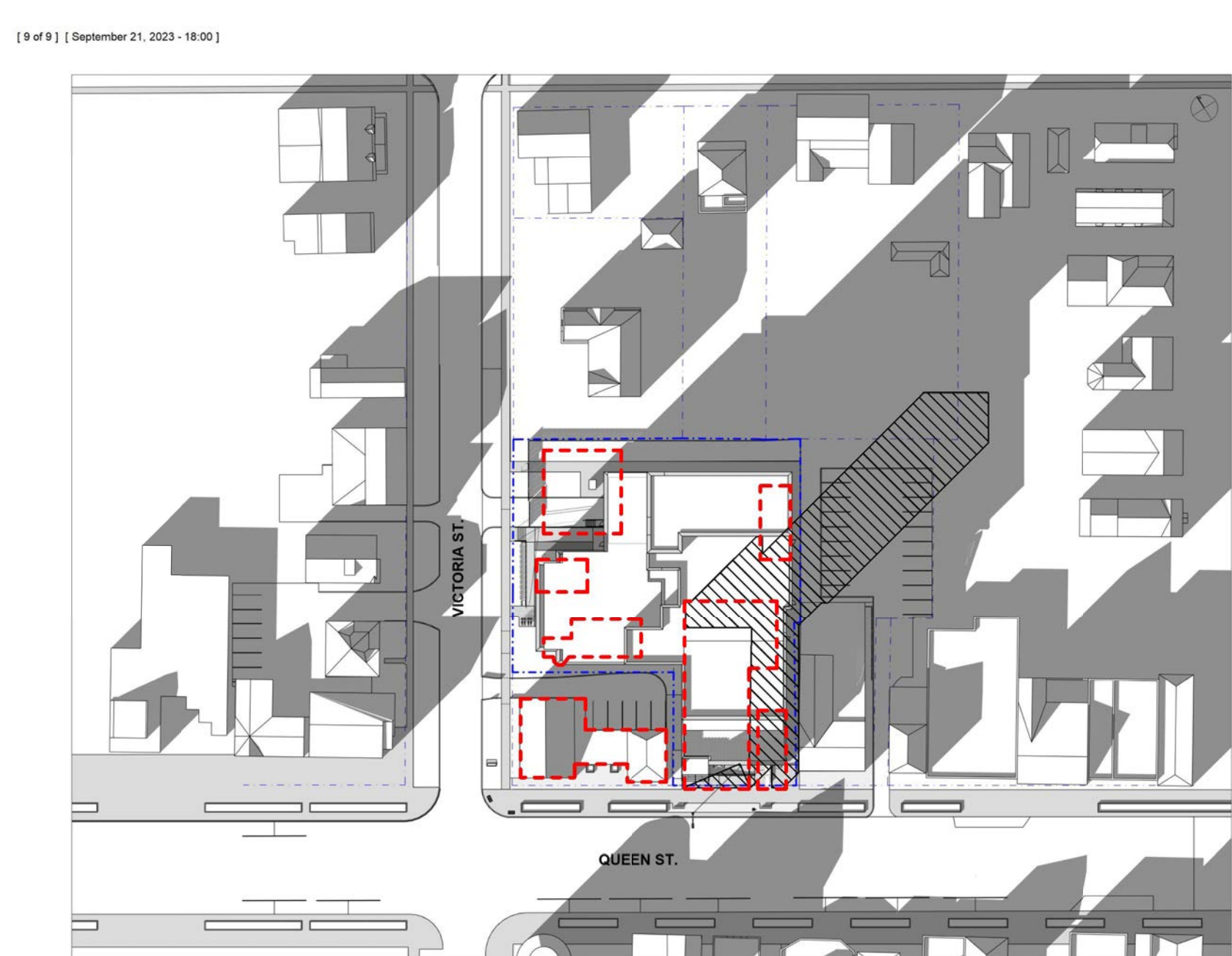
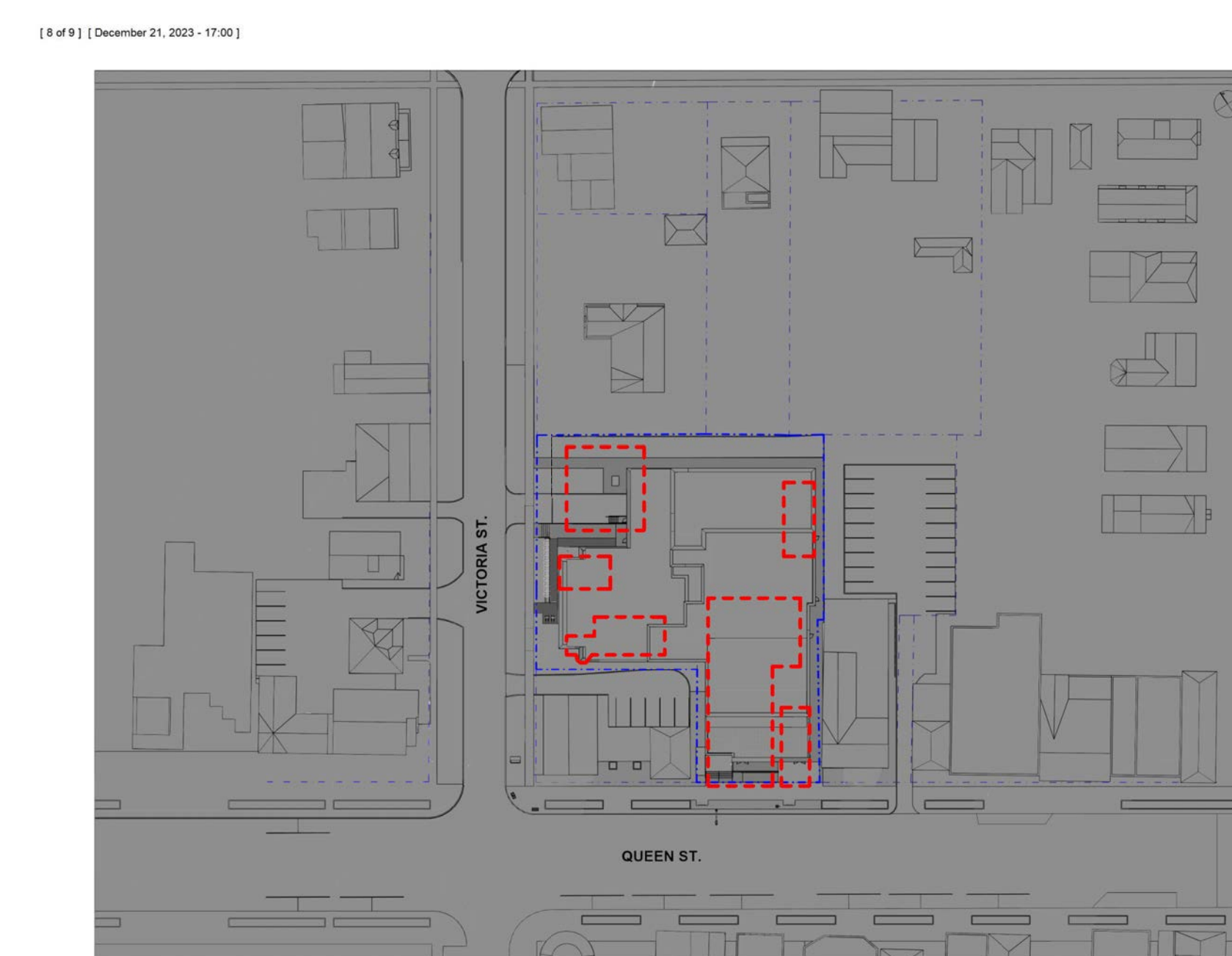
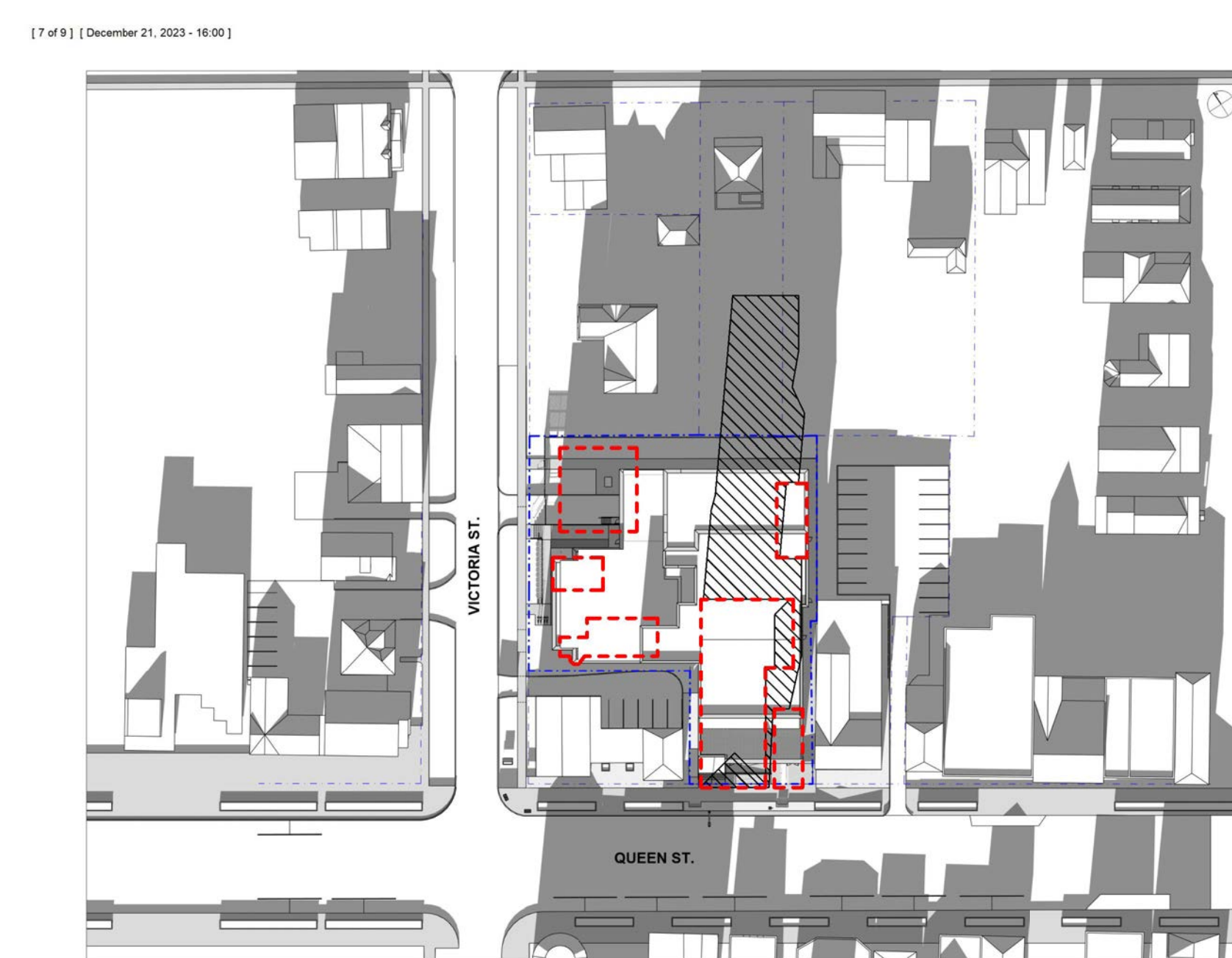
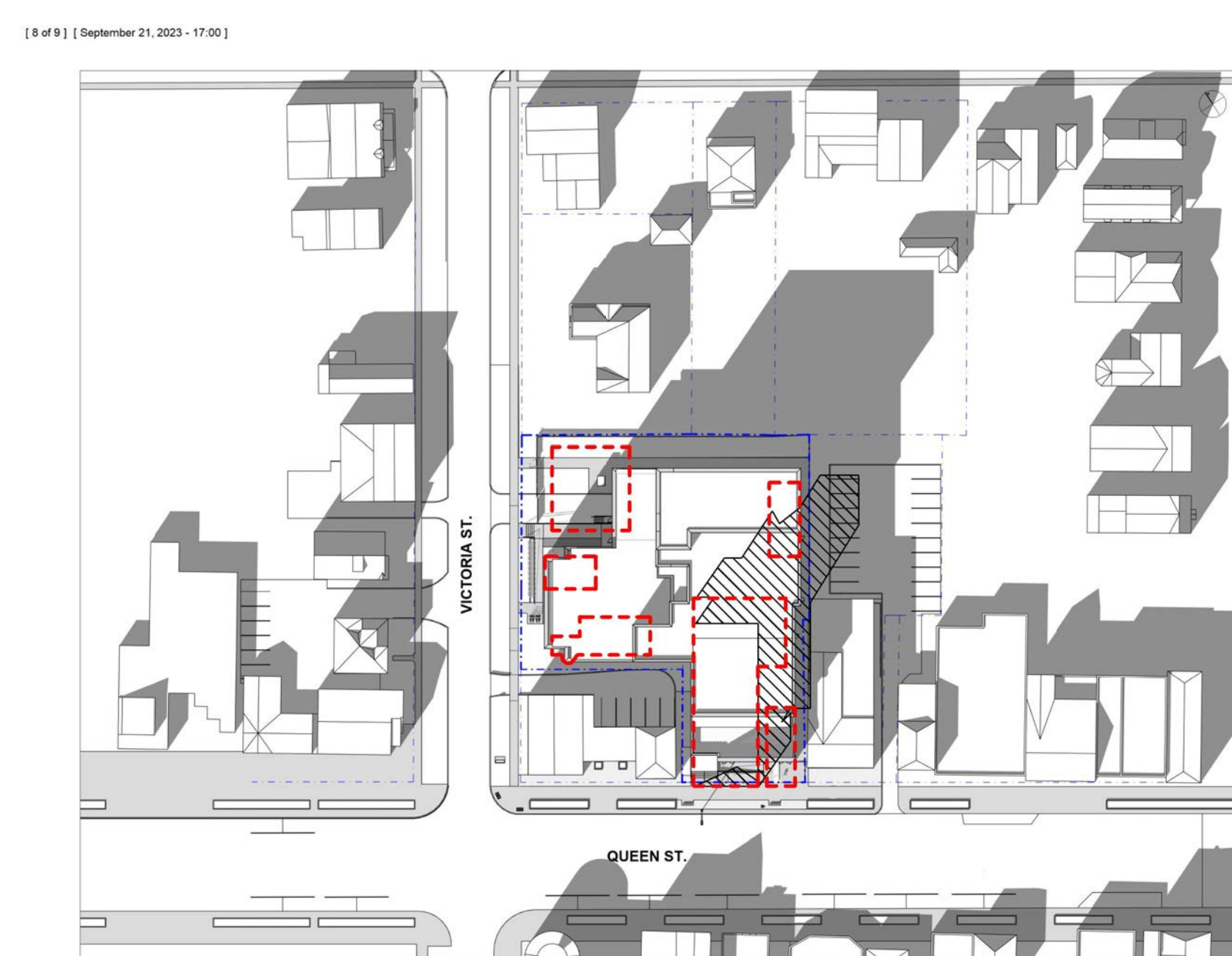
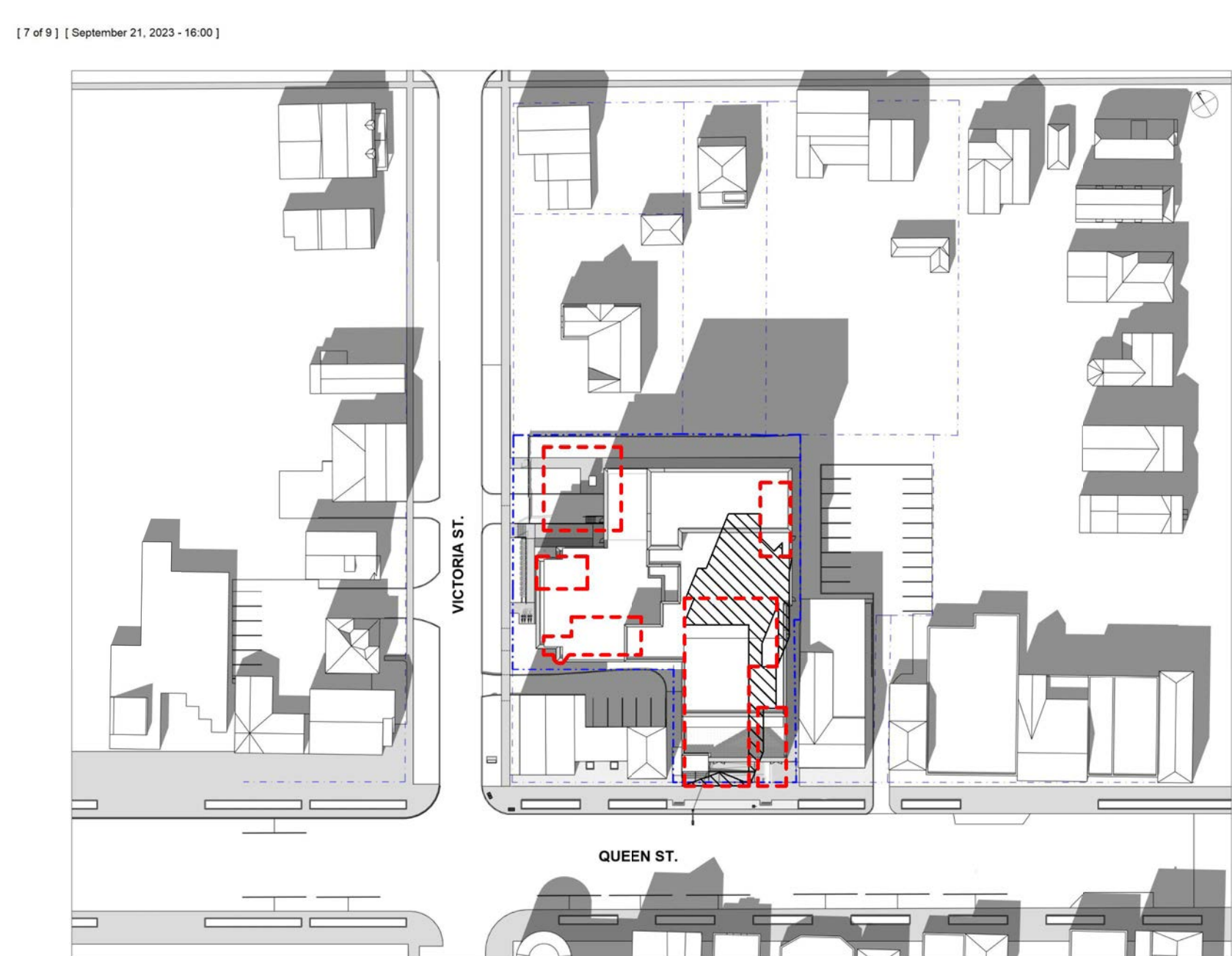
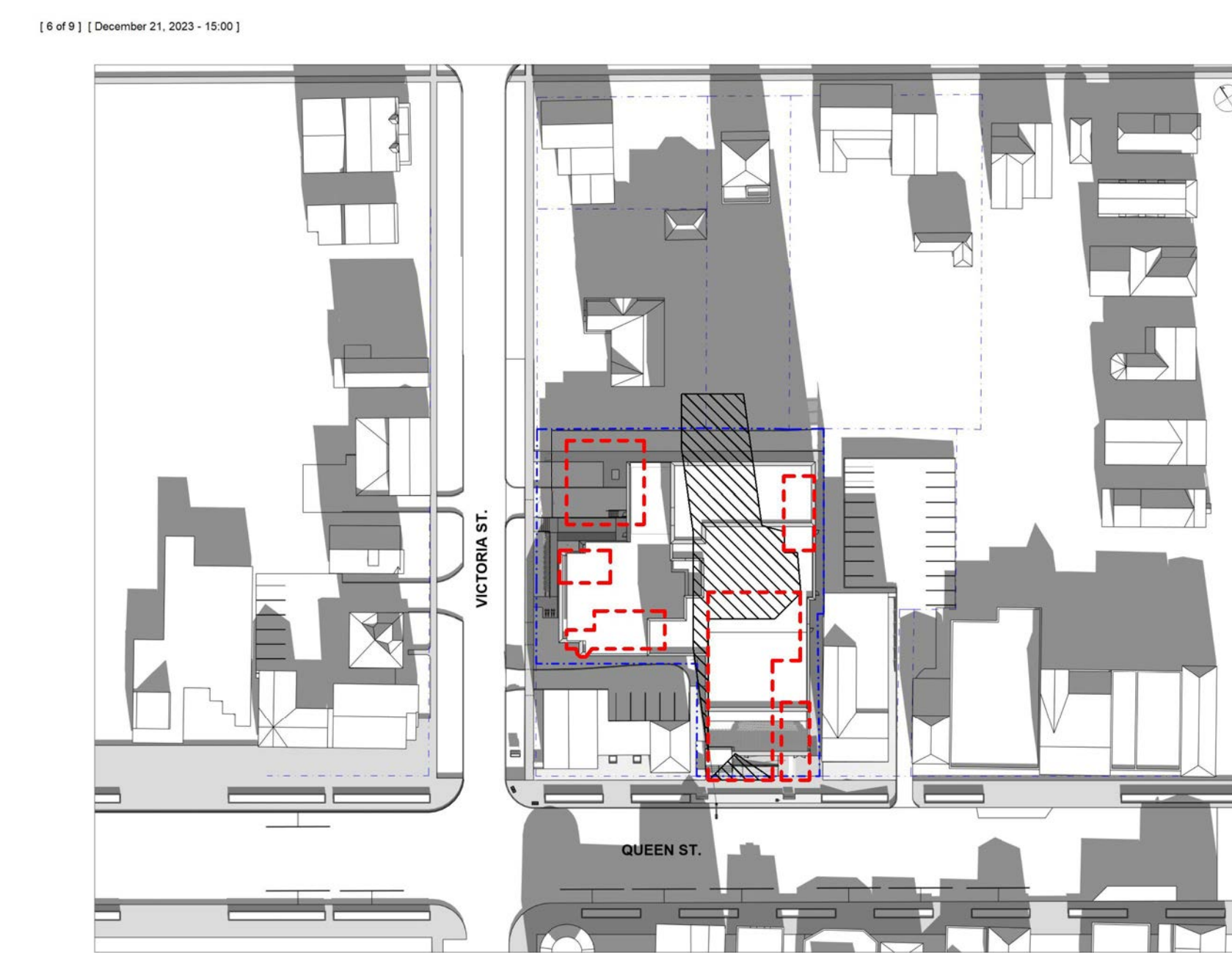
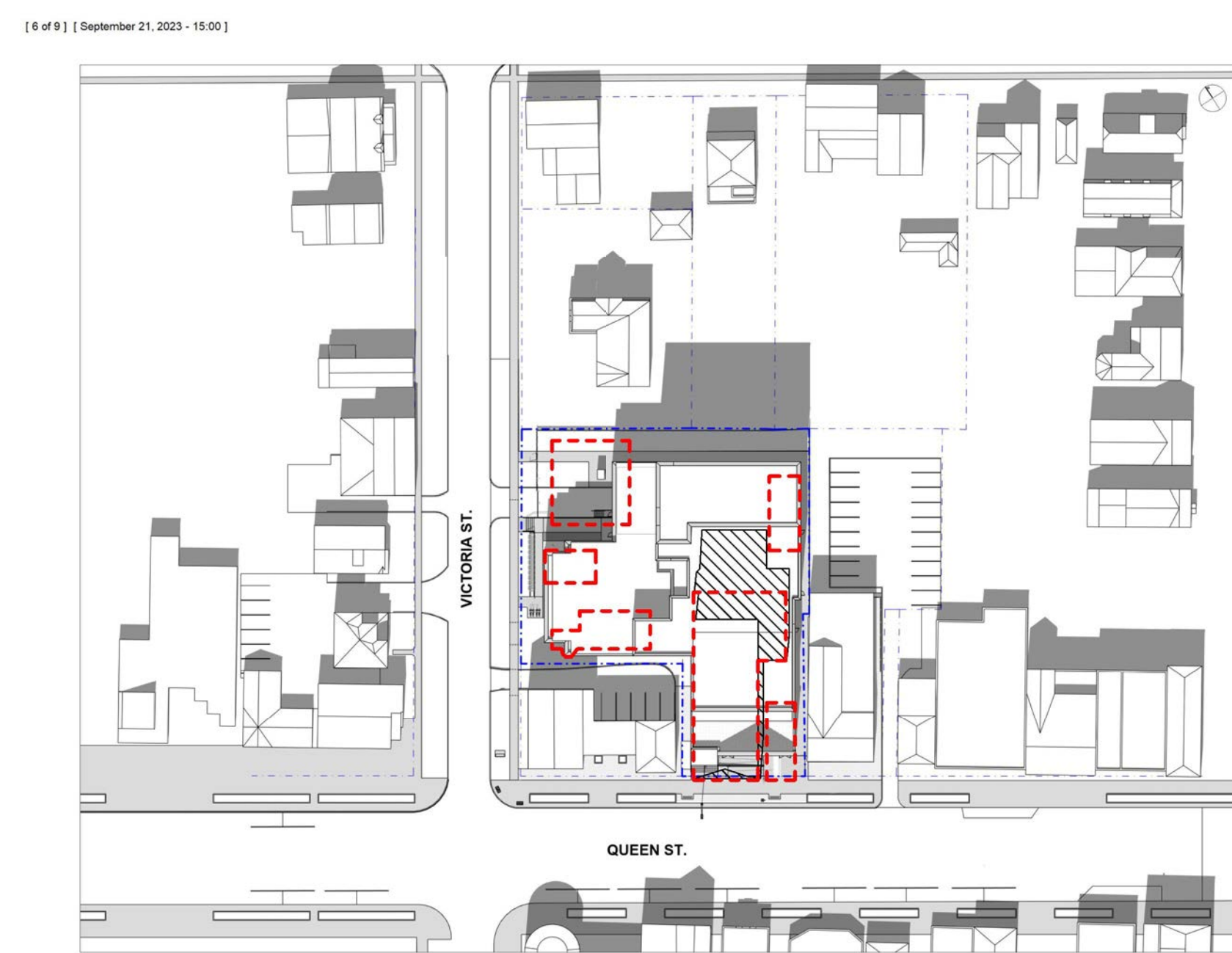
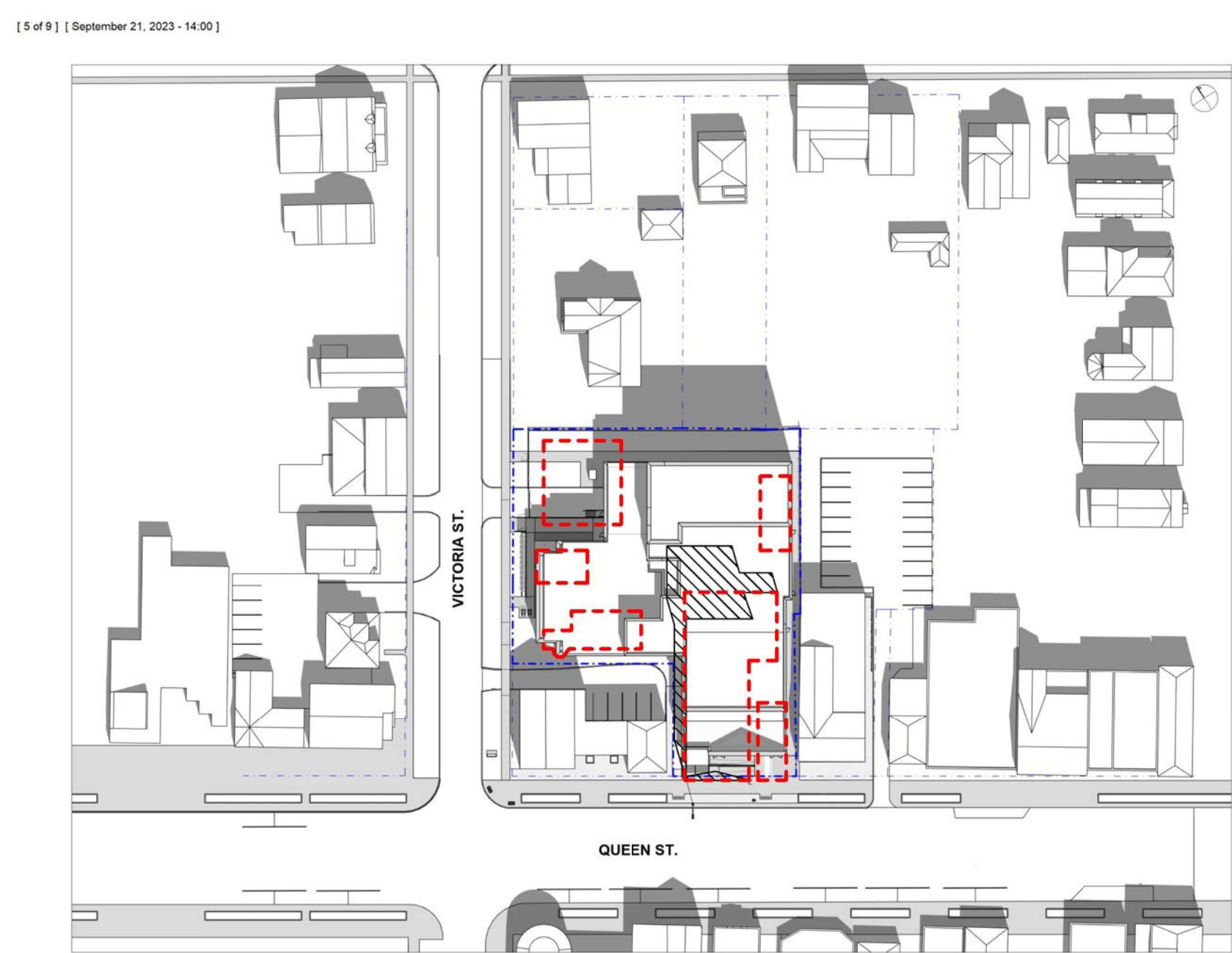
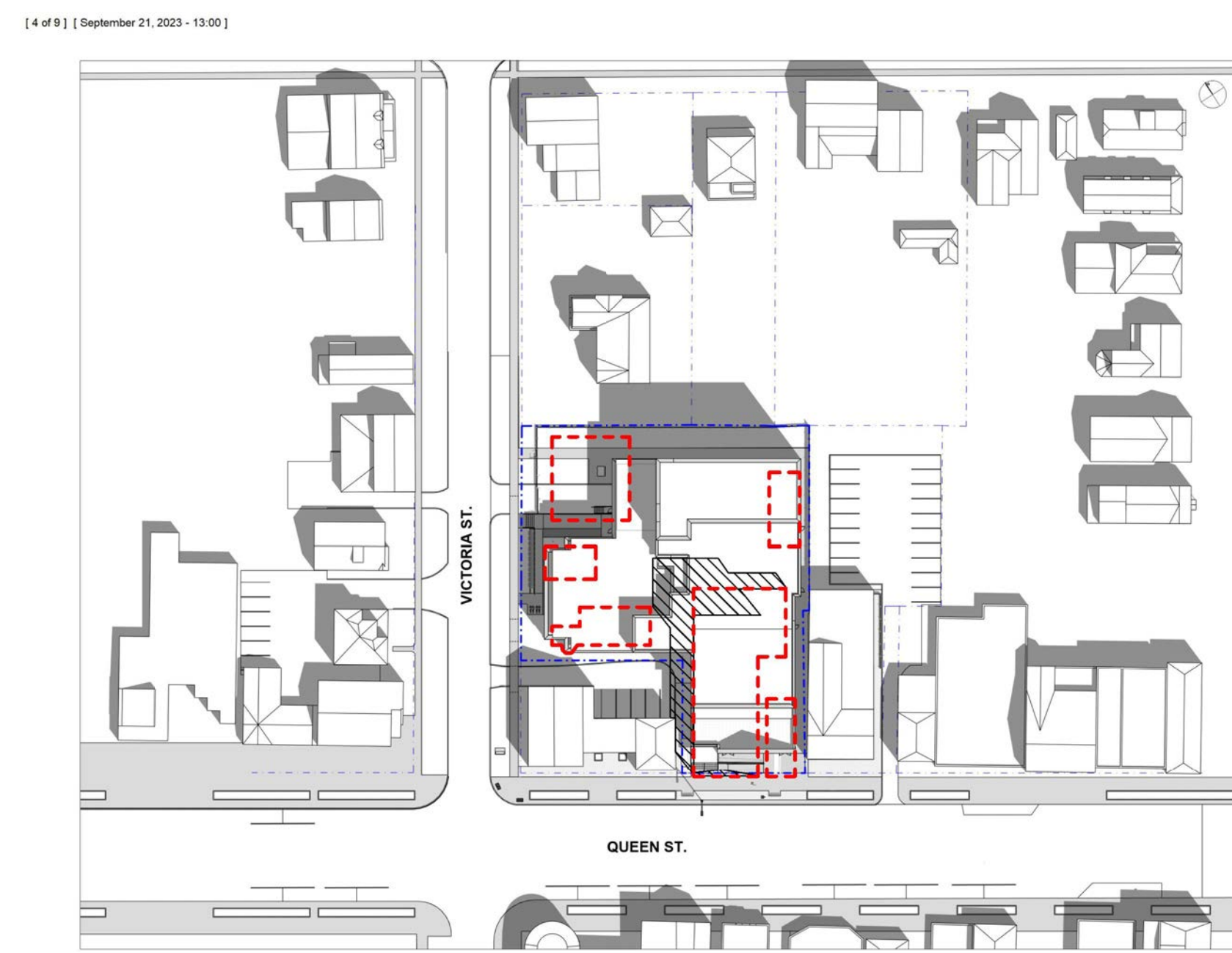
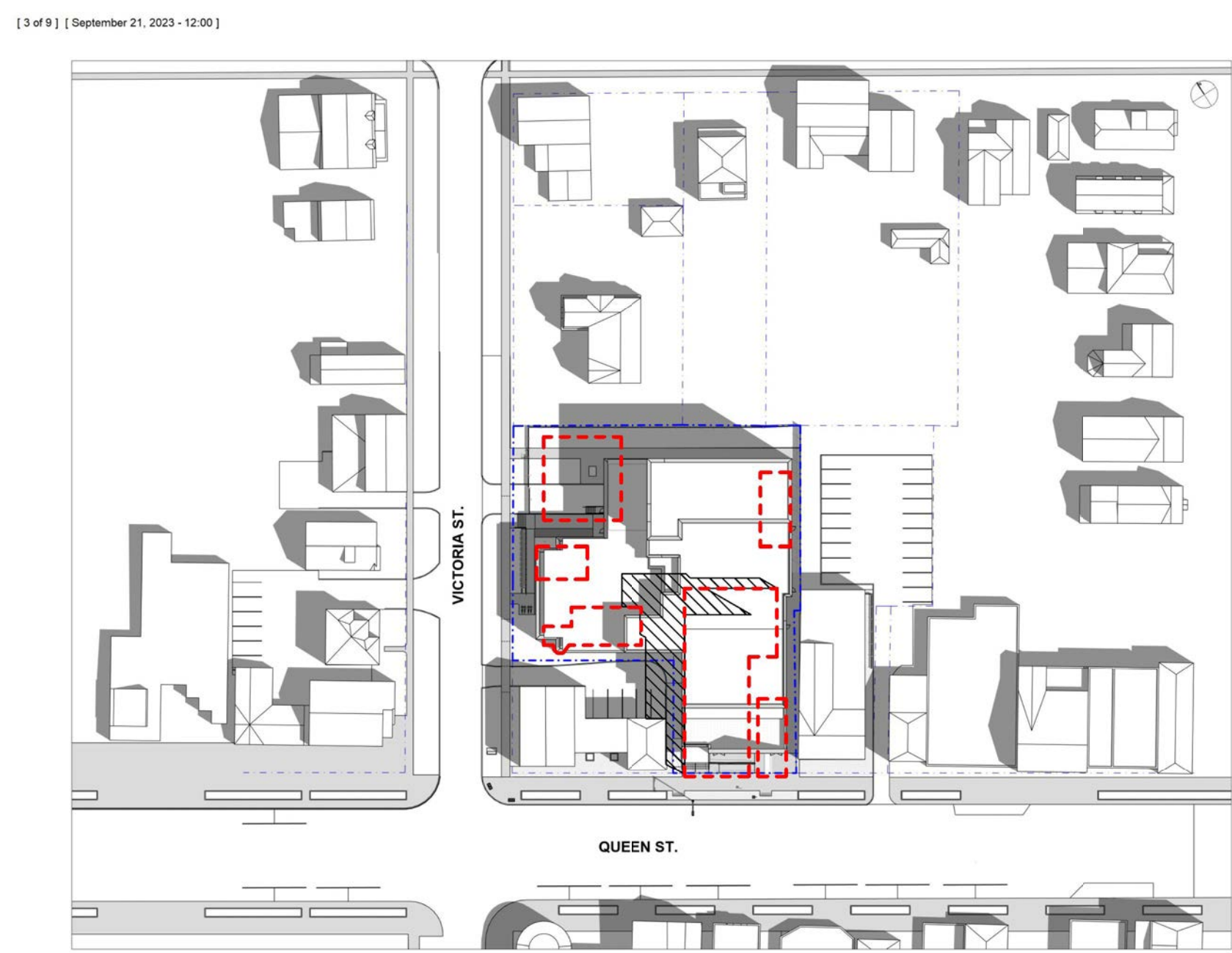
**NOTE**

**TIME DURATION**  
10:00 AM - 6:00 PM

**SUNRISE/SUNSET**


SEPTEMBER	DECEMBER
SUNRISE - 7:02 AM	SUNRISE - 7:35 AM
SUNSET - 7:16 PM	SUNSET - 4:44 PM

--- EXISTING BUILDING OUTLINE  
--- EXISTING SHADOW OUTLINE



OWNER'S NAME \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_



TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

PRELIM. REVIEW NOT FOR DISTRIBUTION

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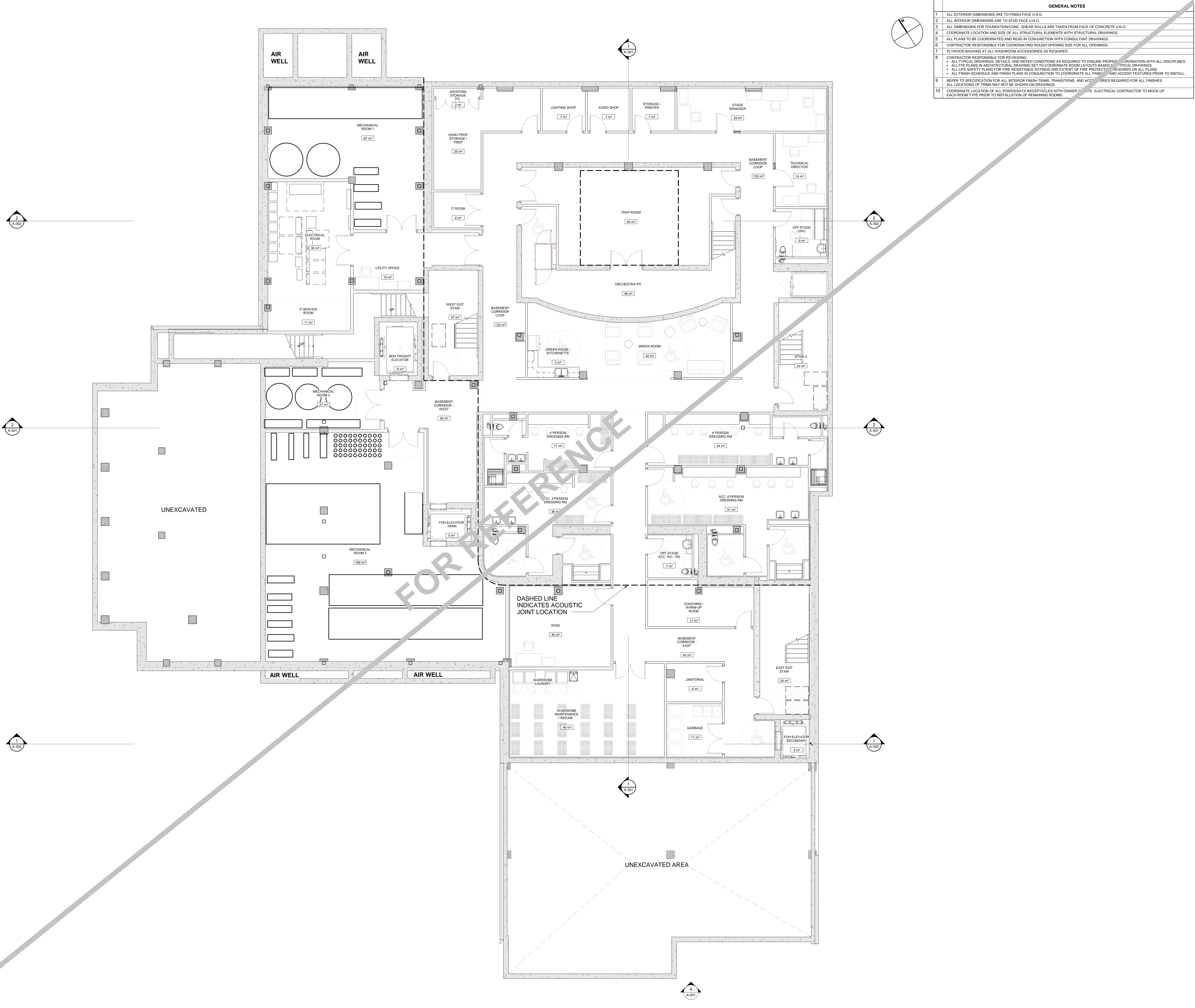
CONSTRUCTION DOCUMENTATION  
PROJECT No. 22-140  
START DATE JAN. 2023

SHAW FESTIVAL  
NEW ROYAL GEORGE  
THEATRE

83 Queen Street,  
Niagara on the Lake ON.

SHADOW STUDY -  
SEPTEMBER 21 &  
DECEMBER

SK-08



GENERAL NOTES	
1	ALL EXTERIOR DIMENSIONS ARE TO FINISH FACE U.N.O.
2	ALL INTERIOR DIMENSIONS ARE TO STUD FACE U.N.O.
3	ALL DIMENSIONS FOR FOUNDATION/CONC. SHEAR WALLS ARE TAKEN FROM FACE OF CONCRETE U.N.O.
4	COORDINATE LOCATION AND SIZE OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
5	ALL PLANS TO BE COORDINATED AND READ IN CONJUNCTION WITH CONSULTANT DRAWINGS.
6	CONTRACTOR RESPONSIBLE FOR COORDINATING ROUGH OPENING SIZE FOR ALL OPENINGS.
7	PLYWOOD BACKING AT ALL WASHROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: <ul style="list-style-type: none"> <li>ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES.</li> <li>ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS.</li> <li>ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION AS REQUIRED ON ALL PLANS.</li> <li>ALL FINISH SCHEDULE AND FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.</li> </ul>
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES.
10	ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
11	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER CONSULT THE ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

ISSUE / REVISIONS		
2	HERITAGE PRECONSULT	APR.10.23
3	ISSUED FOR CM REF.	APR.24.23
4	ISSUED FOR RE-ZONING	MAY.01.23
5	CLASS B ESTIMATE	JUN.04.23
6	PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.10.23
7	RE-ZONING RE-SUBMISSION	AUG.08.23

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



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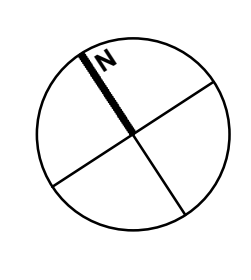
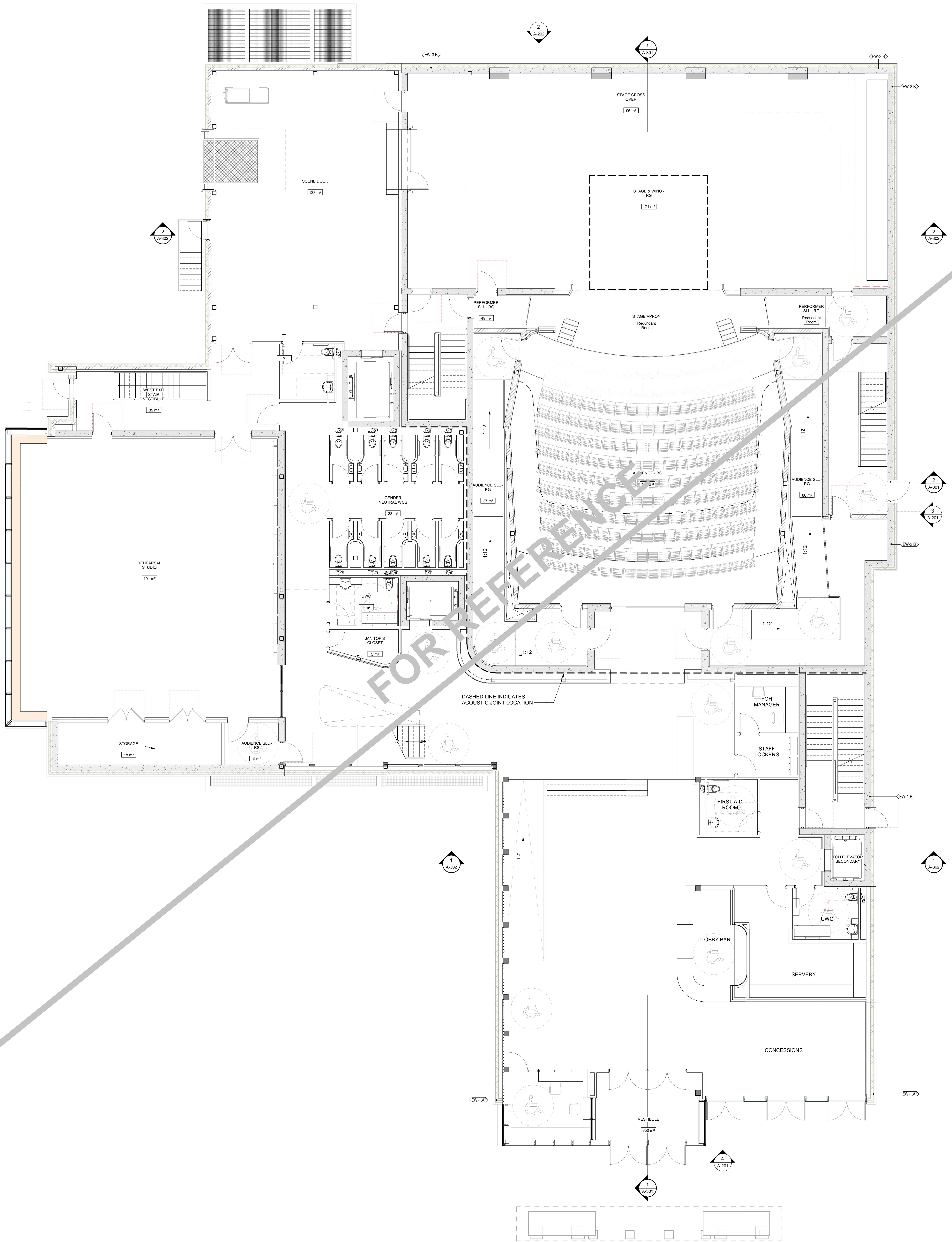
**DESIGN DEVELOPMENT**  
 PROJECT No. 25-105  
 START DATE APR.23

**Shaw Festival**  
**NEW ROYAL GEORGE THEATRE**

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

**BASEMENT FLOOR PLAN**

**A-100**



GENERAL NOTES	
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EXTERIOR WALL ASSEMBLIES		
TYPE	DESCRIPTION	COMMENTS
EW-1A	FULL BED BRICK ON METAL STUDS: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 150mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 150mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm 3-PLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC.: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 150mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm 3-PLY CLT FINISH PANEL	
EW-1C	FULL BED BRICK ON CMU: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 150mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm 3-PLY CLT FINISH PANEL	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 400mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 12mm RIGID INSULATION • SELF-ADHERED AIR-VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: • 130mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 400mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	METAL CLADDING ON 300mm CIP CONC.: • 130mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 400mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3C	METAL CLADDING ON 150mm CMU: • 130mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 400mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4A	METAL CLADDING ON METAL STUD: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 400mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON CIP CONC.: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 400mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 400mm O.C. • 16mm GYPSUM WALL BOARD	

ISSUE / REVISIONS	
2	HERITAGE PRECONSULT APR.10.23
3	ISSUED FOR CM REVIEW APR.24.23
4	ISSUED FOR RE-ZONING MAY.21.23
5	CLASS B ESTIMATE JUN.04.23
6	PROGRESS ESTIMATES FOR SHORING AND GEOTHERMAL DESIGN JUL.11.23
7	RE-ZONING RE-SUBMISSION AUG.08.23



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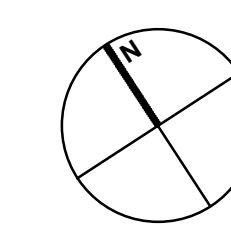
**DESIGN DEVELOPMENT**  
PROJECT No. 25-105  
START DATE APR.23

**Shaw Festival**  
**NEW ROYAL GEORGE THEATRE**

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

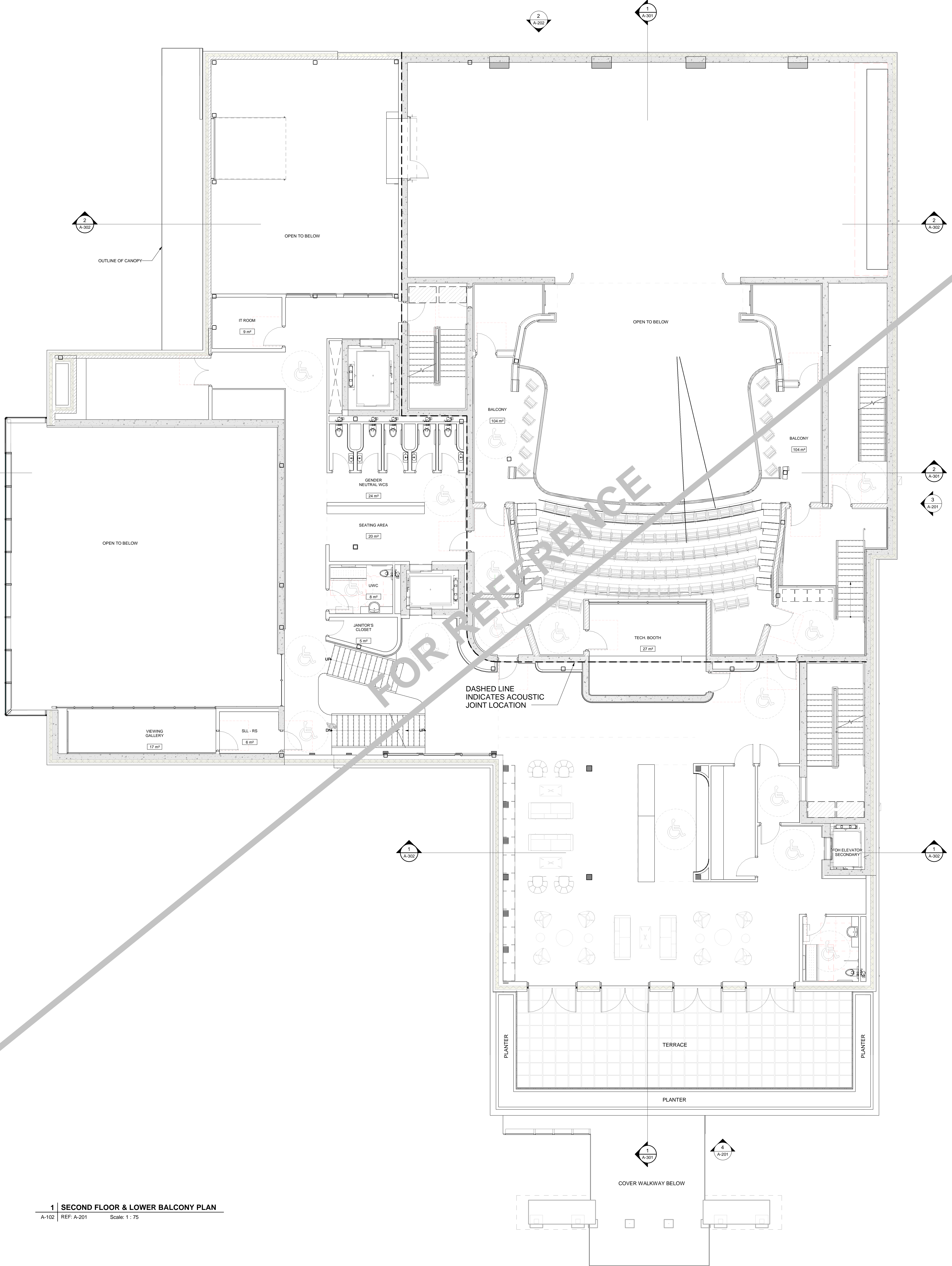
**GROUND FLOOR PLAN**

**A-101**



GENERAL NOTES	
1	ALL EXTERIOR DIMENSIONS ARE TO FINISH FACE U.N.O.
2	ALL INTERIOR DIMENSIONS ARE TO STUD FACE U.N.O.
3	ALL DIMENSIONS FOR FOUNDATION CONC. SHEAR WALLS ARE TAKEN FROM FACE OF CONCRETE U.N.O.
4	COORDINATE LOCATION AND SIZE OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
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ISSUE / REVISIONS	
2	HERITAGE PRECONSULT APR.10.23
3	ISSUED FOR CM RFP APR.23.25
4	ISSUED FOR RE-ZONING MAY.23.25
5	CLASS D ESTIMATE JUN.04.25
6	PROGRESS EST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.16.25
7	RE-ZONING RE-SUBMISSION AUG.08.25



EXTERIOR WALL ASSEMBLIES		
TYPE	DESCRIPTION	COMMENTS
EW-1A	FULL BED BRICK ON METAL STUDS: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC.: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm CLT FINISH PANEL	
EW-1C	FULL BED BRICK ON CMU: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm CLT FINISH PANEL	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 400mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 12mm RIGID INSULATION • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3A	METAL CLADDING ON METAL STUD: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC.: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3C	38mm METAL CLADDING ON 150mm CMU: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4A	METAL CLADDING ON METAL STUD: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
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1 | SECOND FLOOR & LOWER BALCONY PLAN  
A-102 | REF: A-201 | Scale: 1 : 75



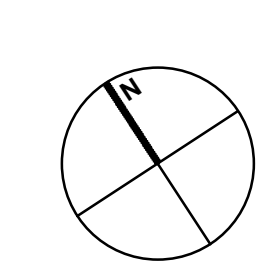
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DESIGN DEVELOPMENT  
PROJECT No. 25-105  
START DATE APR.23

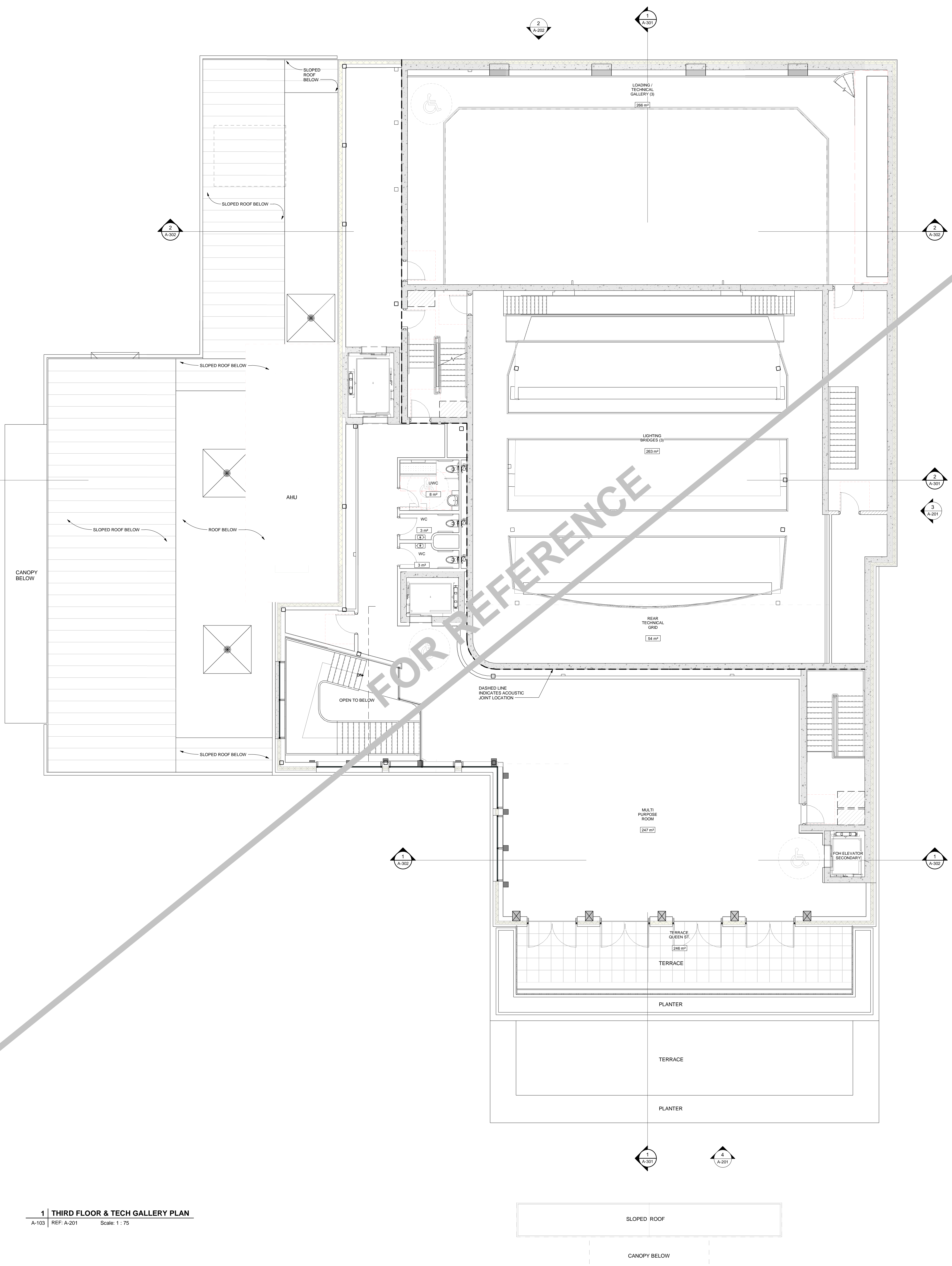
Shaw Festival  
NEW ROYAL GEORGE  
THEATRE

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

SECOND & LOWER  
BALCONY FLOOR  
PLAN



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EXTERIOR WALL ASSEMBLIES		
NOTES: • CLIP SYSTEM FOR ALL EXTERIOR WALL ASSEMBLIES TO ALIGN WITH STUD SPACING • INSULATION R VALUES FOR THERMAL BARRIERS ARE TO BE PER AS SPECIFIED PRODUCTS • R VALUES TO BE CALCULATED FOR ENTIRE WALL ASSEMBLY COMPOSITION • ALL EXTERIOR OUTBOARD WALL INSULATION TO BE SEMI-RIGID MINERAL WOOL INSULATION AS SPECIFIED		
TYPE	DESCRIPTION	COMMENTS
EW-1A	FULL BED BRICK ON METAL STUDS: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm 3-PLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC.: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • 300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: • 400mm FULL BED BRICK • 25mm AIR SPACE • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 175mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR-VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 400mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 127mm RIGID INSULATION • SELF-ADHERED AIR-VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC.: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 300mm CAST-IN-PLACE CONCRETE WALL	
EW-3C	38mm METAL CLADDING ON 140mm CMU: • 138mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: • 140mm UNKNOWNSOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 150mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON CIP CONC.: • 140mm UNKNOWNSOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 150mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 150mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR-VAPOUR BARRIER • 300mm CAST-IN-PLACE CONCRETE WALL	

ISSUE / REVISIONS	
2	HERITAGE PRECONSULT APR.10.23
3	ISSUED FOR CM REF. APR.20.23
4	ISSUED FOR RE-ZONING MAY.20.23
5	CLASS B ESTIMATE JUN.04.23
6	PROGRESS ESTIMATES FOR SHORING AND GEOTHERMAL DESIGN ASSIST. JUL.10.23
7	RE-ZONING RE-SUBMISSION AUG.08.23

**1 | THIRD FLOOR & TECH GALLERY PLAN**  
A-103 | REF: A-201 | Scale: 1:75



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.

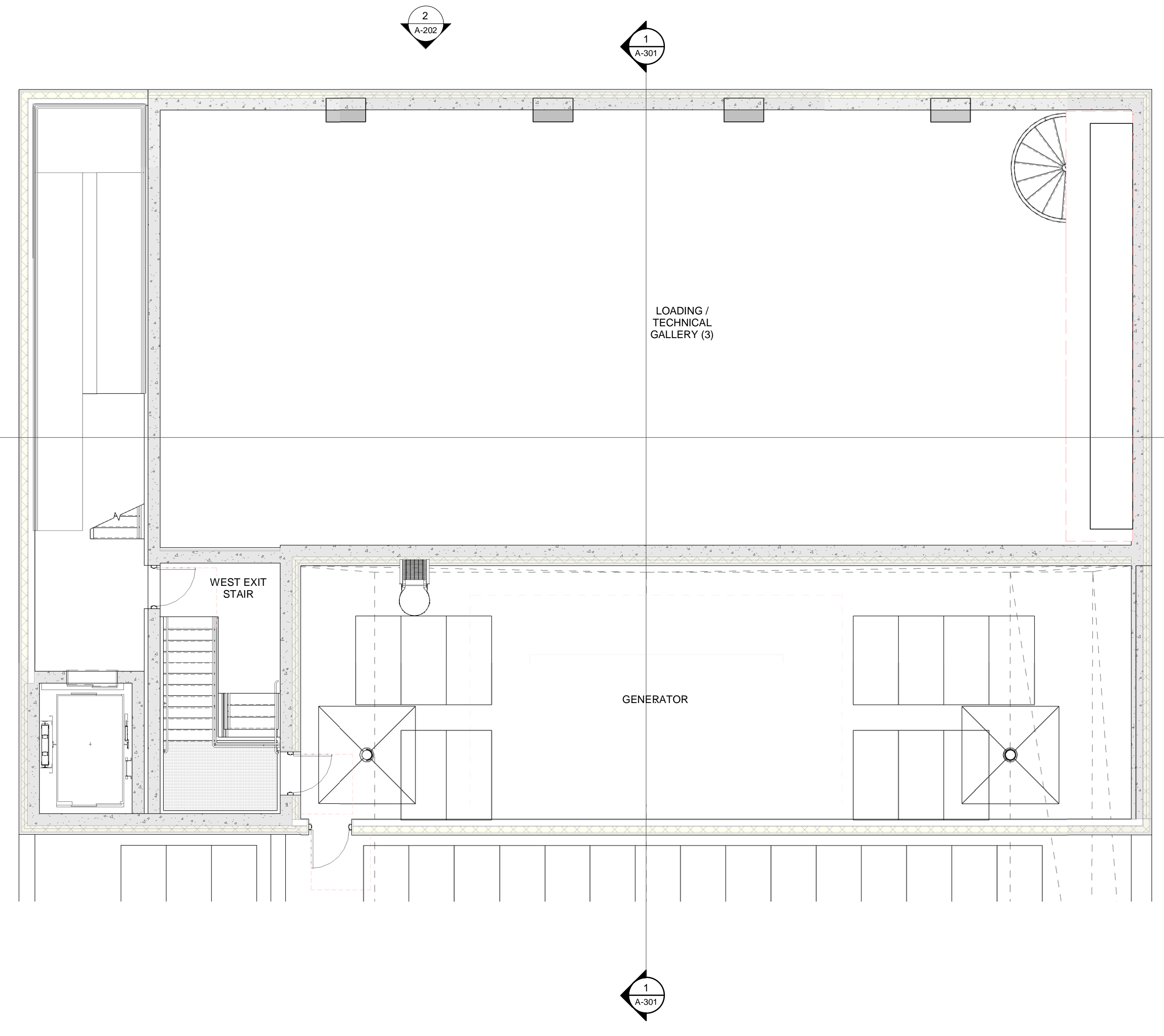
**DESIGN DEVELOPMENT**  
PROJECT No. 25-105  
START DATE APR.23

**Shaw Festival  
NEW ROYAL GEORGE  
THEATRE**

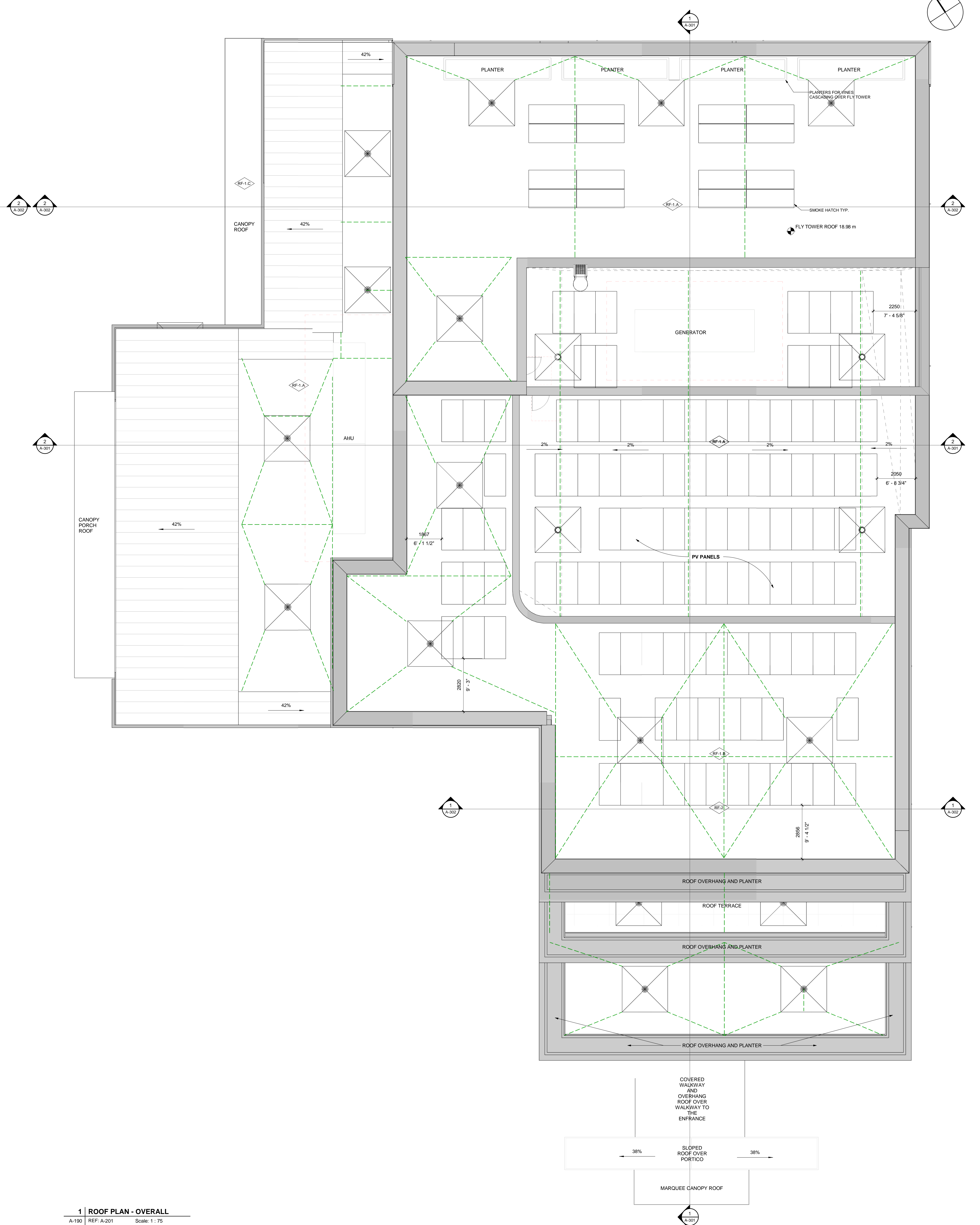
83 Queen Street, Niagara-on-the-Lake, ON

**THIRD & TECH.  
GALLERY FLOOR  
PLAN**

ISSUE / REVISIONS	
2	HERITAGE PRECONSULT APR.10.23
3	ISSUED FOR CM RFP APR.24.23
4	ISSUED FOR RE-ZONING MAY.25.23
5	CLASS D ESTIMATE JUN.04.23
6	PROGRESS EST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.10.23
7	RE-ZONING RE-SUBMISSION AUG.08.23



**2 | MAIN ROOF LEVEL PLAN**  
A-190 | REF: A-201 | Scale: 1:75



**1 | ROOF PLAN - OVERALL**  
A-190 | REF: A-201 | 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, Niagra-on-the-Lake, ON

**ROOF PLAN OVERALL**

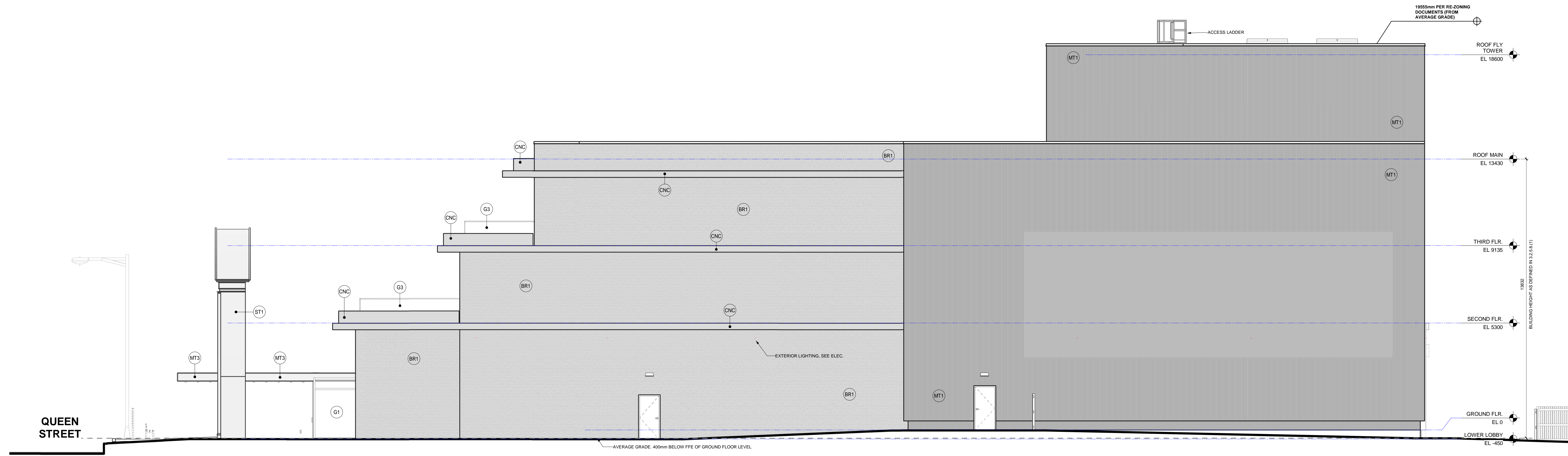
**A-190**

EXTERIOR MATERIALS LEGEND	
ID	DESCRIPTION
(ST1)	LIMESTONE - QUEENSTONE QUARRIED STONE OF VARIOUS SIZES
(BR1)	HORIZONTAL BRICK - WEATHERED OPAL (80mm x RANDOM WIDTH)
(CNC)	CIP CONCRETE
(MT1)	VERTICAL METAL PANEL - LIGHT GRAY (200mm WIDTH)
(MT2)	METAL CLADDING/FLASHING - SEPIA BROWN (FLAT STOCK)
(MT3)	METAL CLADDING/FLASHING - PATINATED COPPER (FLAT STOCK)
(G1)	TIMBER FRAME CURTAIN WALL
(G2)	GLAZED PATIO DOOR
(G3)	GLAZED GUARD RAIL

ISSUE / REVISIONS	
2	HERITAGE PRECONSULT APR.10.23
3	ISSUED FOR CM RFP APR.24.23
4	ISSUED FOR RE-ZONING MAY.25.23
5	CLASS D ESTIMATE JUN.04.23
6	PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.10.23
7	RE-ZONING RE-SUBMISSION AUG.08.23



4 | SOUTH ELEVATION - QUEEN ST.  
A-201 | REF: A-100 | Scale: 1 : 75



3 | EAST ELEVATION  
A-201 | REF: A-101 | Scale: 1 : 75



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

Shaw Festival  
NEW ROYAL GEORGE  
THEATRE

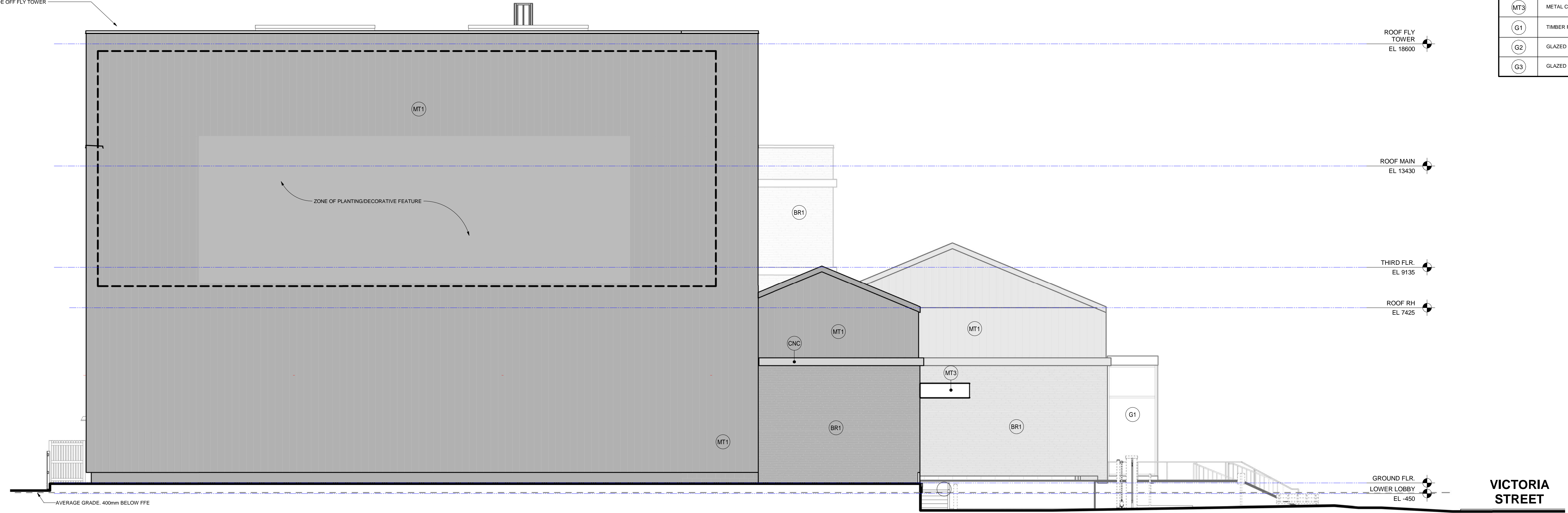
83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS

EXTERIOR MATERIALS LEGEND	
ID	DESCRIPTION
(ST1)	LIMESTONE - QUEENSTONE QUARRIED STONE OF VARIOUS SIZES
(BR1)	HORIZONTAL BRICK - WEATHERED OPAL (80mm x RANDOM WIDTH)
(CNC)	CIP CONCRETE
(MT1)	VERTICAL METAL PANEL - LIGHT GRAY (200mm WIDTH)
(MT2)	METAL CLADDING/FLASHING - SEPIA BROWN (FLAT STOCK)
(MT3)	METAL CLADDING/FLASHING - PATINATED COPPER (FLAT STOCK)
(G1)	TIMBER FRAME CURTAIN WALL
(G2)	GLAZED PATIO DOOR
(G3)	GLAZED GUARD RAIL

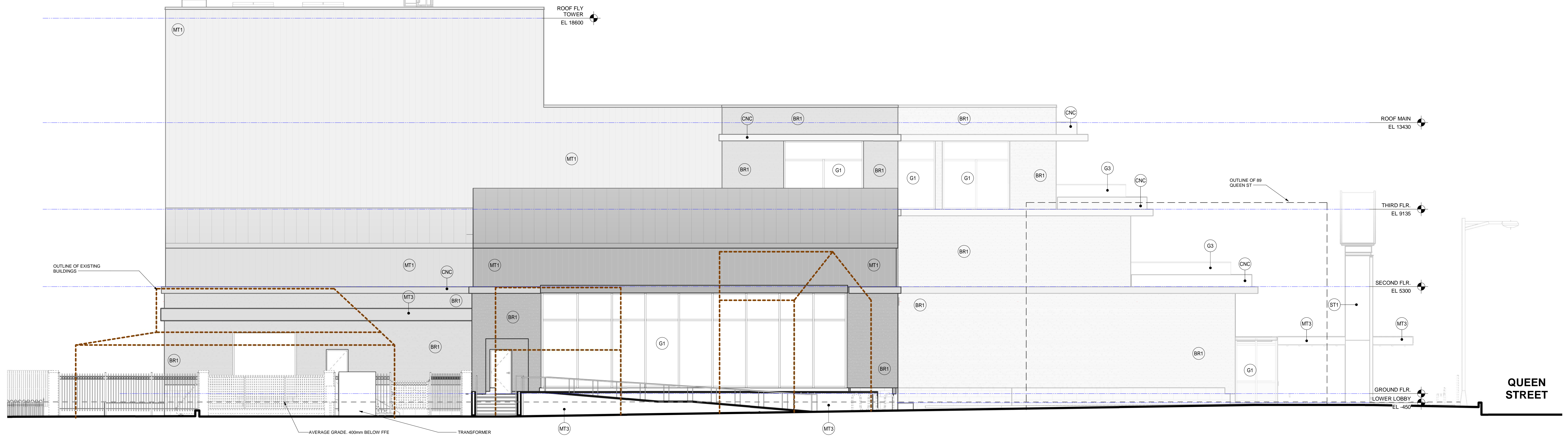
ISSUE / REVISIONS	
1 CLASS D ESTIMATE	APR.19.23
5 CLASS D ESTIMATE	JUN.04.25
6 PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.11.25
7 RE-ZONING RE-SUBMISSION	AUG.04.25

PLANTERS FOR PLANTING/ DECORATIVE FEATURE TO CASCADE OFF FLY TOWER



2 NORTH ELEVATION  
A-202 REF: A-101 Scale: 1:75

PLANTERS FOR PLANTING/ DECORATIVE FEATURE TO CASCADE OFF FLY TOWER



1 WEST ELEVATION - VICTORIA ST.  
A-202 REF: A-101 Scale: 1:75



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DESIGN DEVELOPMENT

PROJECT No. 25-105  
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Shaw Festival  
NEW ROYAL GEORGE  
THEATRE

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

BUILDING ELEVATIONS

ISSUE / REVISIONS

2	HERITAGE PRECONSULT	APR.10.23
4	ISSUED FOR RE-ZONING	MAY.20.23
7	RE-ZONING RE-SUBMISSION	AUG.04.23



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



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



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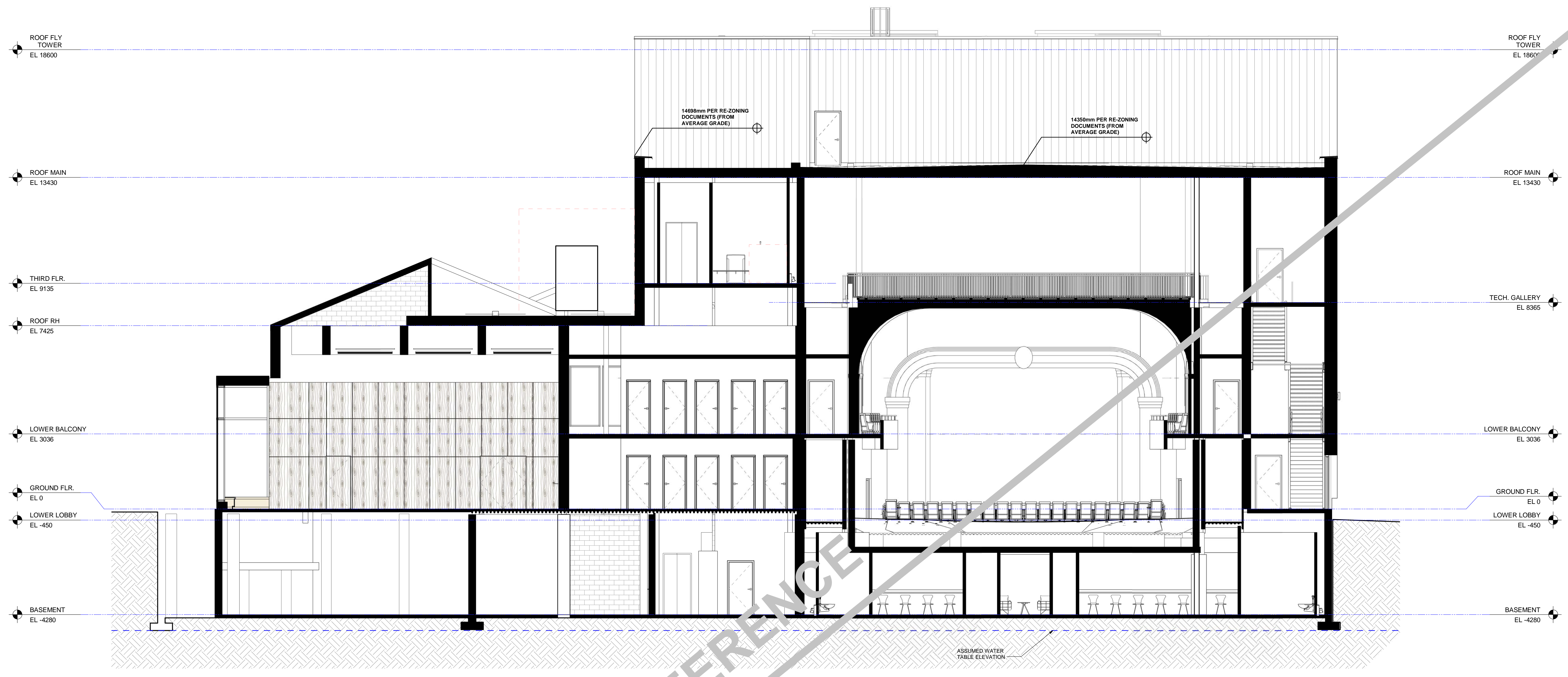
DESIGN DEVELOPMENT

PROJECT No. 25-105  
START DATE APR.23

**Shaw Festival  
NEW ROYAL GEORGE  
THEATRE**

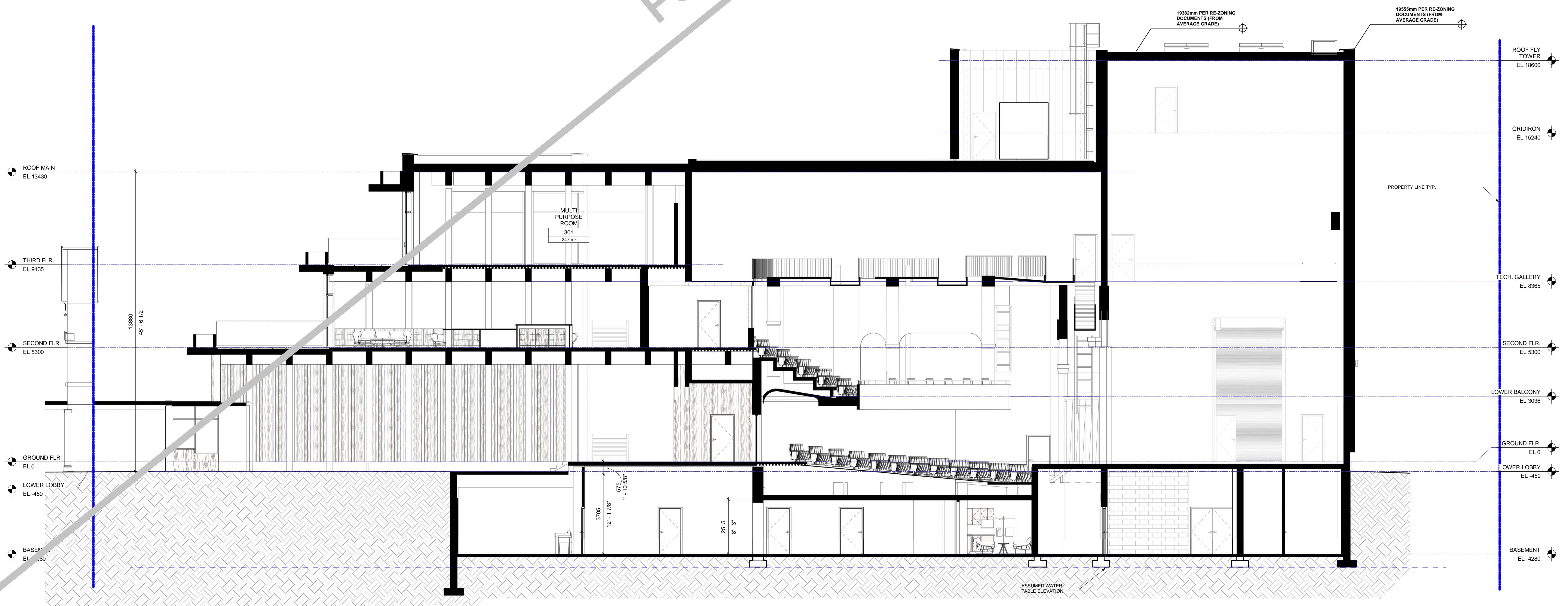
83 Queen Street, Niagra-on-the-Lake, ON

**BUILDING ELEVATIONS  
- COLOURED**



2 | BUILDING SECTION - EAST/WEST @ REHEARSAL HALL & RG THEATRE  
A-301 REF: A-100 Scale: 1 : 75

FOR REFERENCE



1 | BUILDING SECTION - NORTH/SOUTH @ RG THEATRE & LOBBY  
A-301 REF: A-100 Scale: 1 : 75

ISSUE / REVISIONS

2	HERITAGE PRECONSULT	APR.10.23
3	ISSUED FOR CM RFP	APR.24.23
4	ISSUED FOR RE-ZONING	MAY.20.23
5	CLASS D ESTIMATE	JUN.04.23
6	PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.10.23
7	RE-ZONING RE-SUBMISSION	AUG.08.23



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DESIGN DEVELOPMENT

PROJECT No. 25-105  
START DATE APR.23

Shaw Festival  
NEW ROYAL GEORGE  
THEATRE

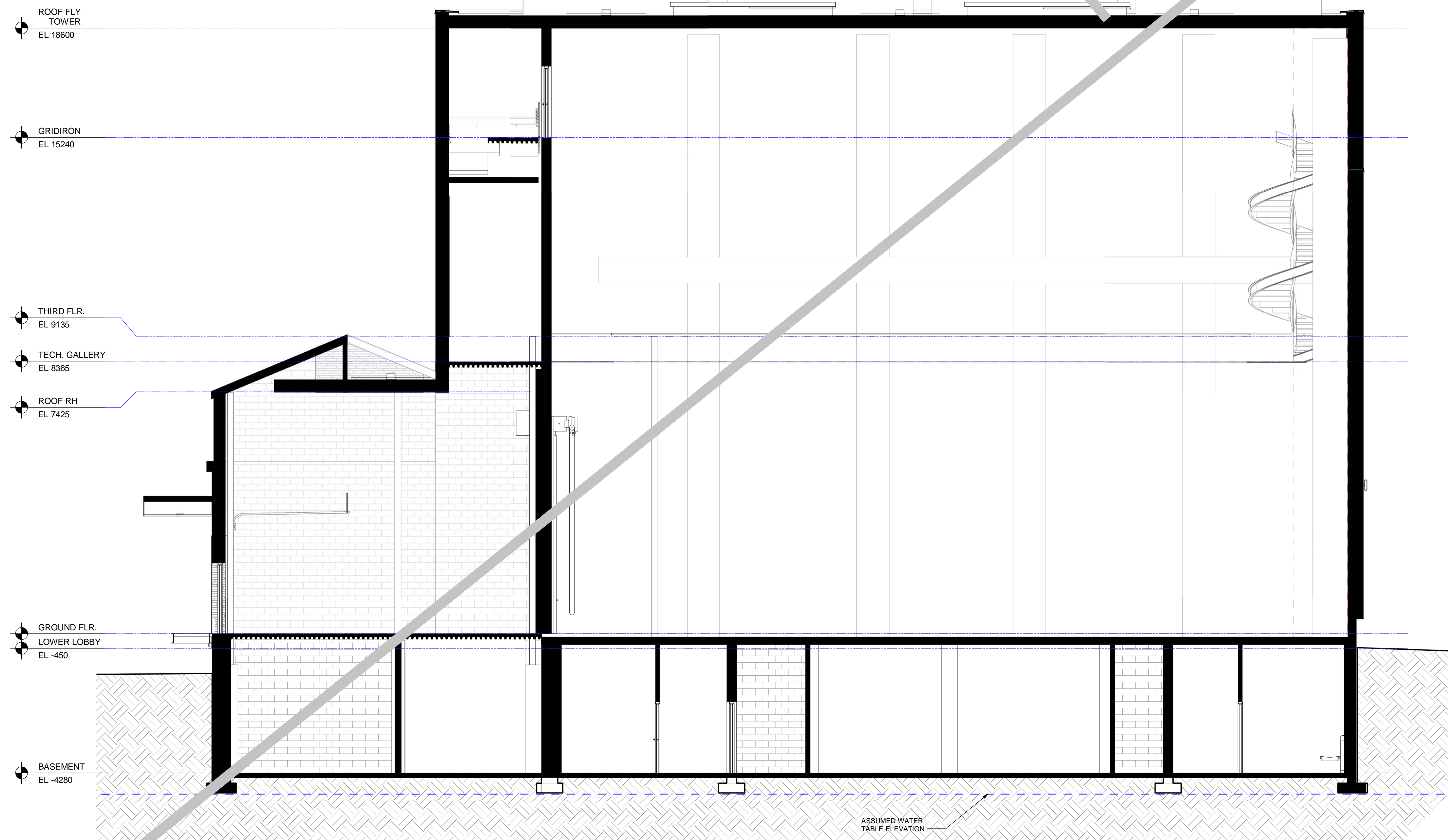
83 Queen Street, Niagra-on-the-Lake, ON

BUILDING SECTIONS

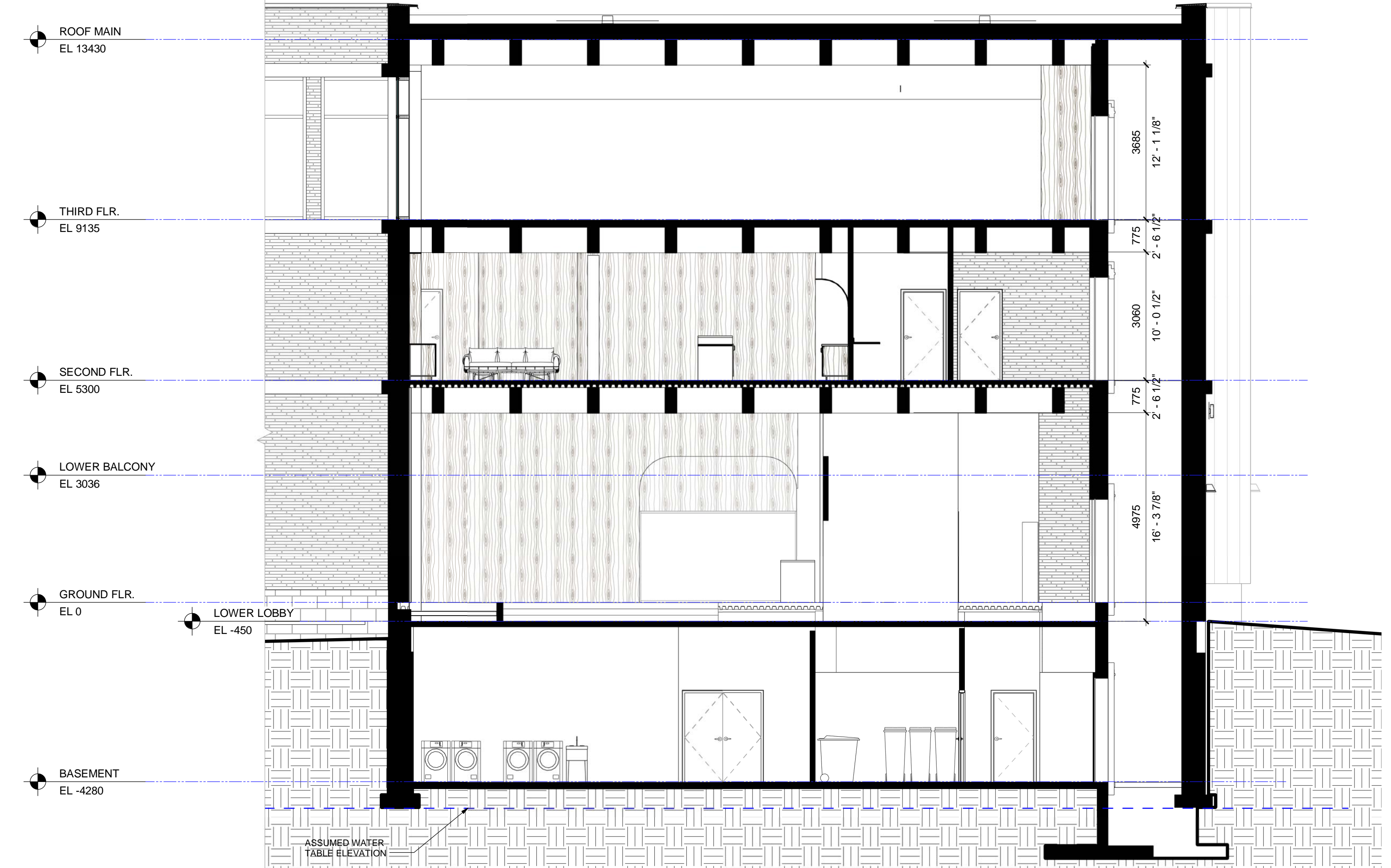
ISSUE / REVISIONS

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FOR REFERENCE



2 | BUILDING SECTION - EAST/WEST @ RG THEATRE BACKSTAGE & LOADING BAY  
A-302 | REF: A-100 | Scale: 1: 75



1 | BUILDING SECTION - EAST/WEST @ LOBBY & LOUNGE  
A-302 | REF: A-100 | 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, Niagra-on-the-Lake, ON

BUILDING SECTIONS