

Part Three (of Six)



CULTURAL HERITAGE IMPACT ASSESSMENT

Town of Niagara-on-the-Lake | Royal George Theatre



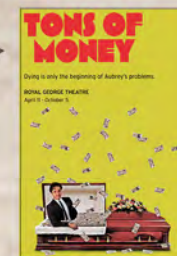
The image is an architectural rendering of the Royal George Theatre facade. It features a classical building with a pediment and columns, and a modern extension with a flat roof and large windows. The rendering includes landscaping like trees and a street lamp, and people walking on the sidewalk. The text 'Unity' is in the top right, 'SHAW Festival Royal George Theatre' is below it, 'Streetscape Study' is to the right of the modern extension, and 'August 8th, 2025' is below that. Two posters are on the classical facade: 'MURDER-ON-THE-LAKE' and 'TONS OF MONEY'. A sign above the entrance reads 'THE ROYAL GEORGE'. A small 'FFE 86' is in the bottom right corner.

Unity

SHAW Festival
Royal George Theatre

Streetscape Study

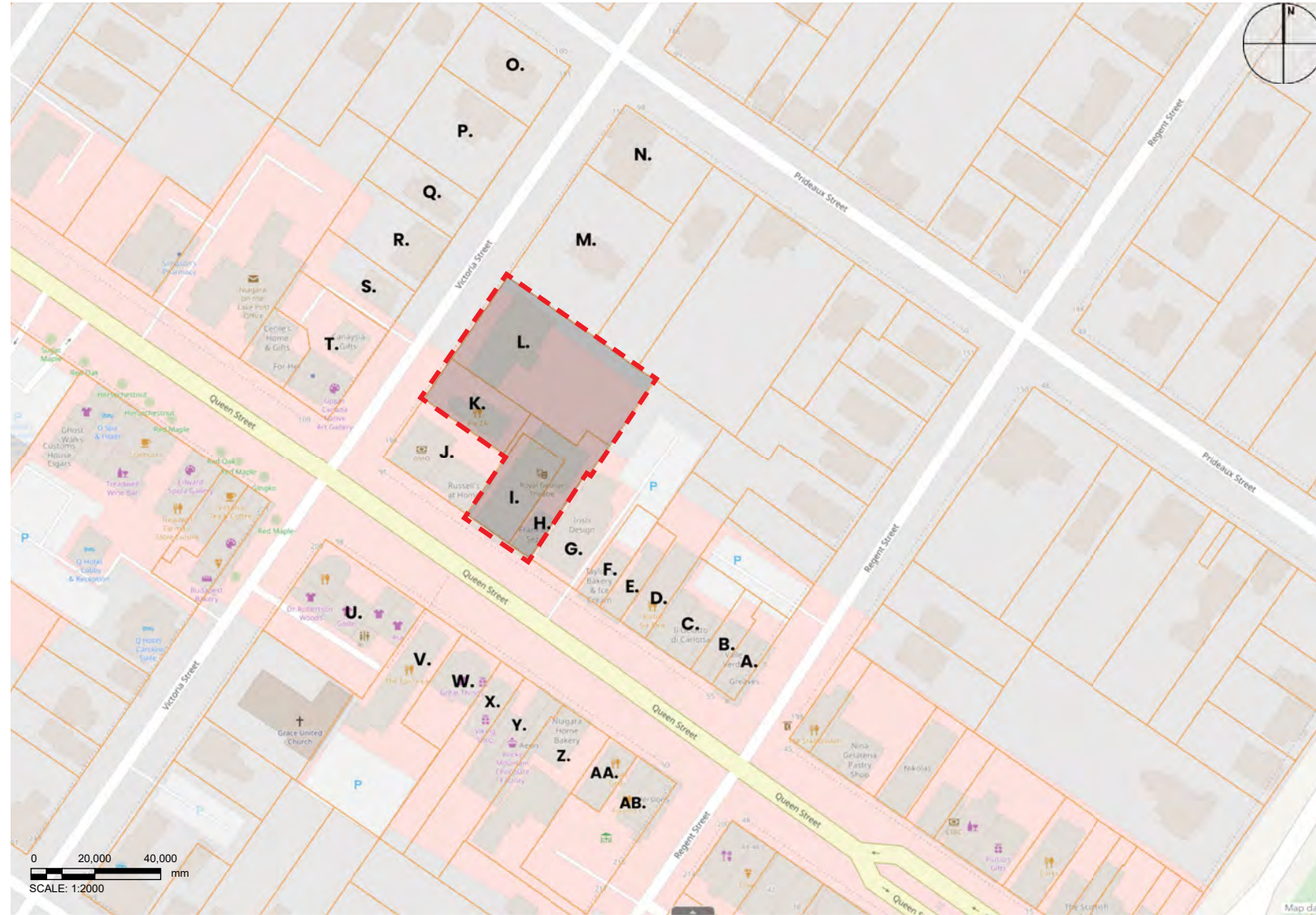
August 8th, 2025



THE ROYAL GEORGE

Streetscape Study

Study Area



Context Plan

	MUNICIPAL ADDRESS	LEGAL TEXT	LOT AREA (sq. m.)	LOT FRONTAGE (m)
A	55 Queen St	-	249.7	8.13
B	57 Queen St	-	220	7.76
C	59 Queen St	PLAN 86 PT LOT 59 PT LOT 60;RP 30R7556 P	489	16.6
D	61 Queen St	PLAN 86 PT LOT 59	590.7	9.24
E	65 Queen St	PLAN 86 PT LOT 59	221	7.33
F	69 Queen St	PLAN 86 PT LOT 59 RP 30R3197;PART 2	260	8.61
G	75 Queen St	NIVEN PLAN 86 PTS LOT 58 59;38 AND 39 RP	1395	17.2
H	79 Queen St	-	430	7.8
I	83 Queen St	PLAN 86 PT LOTS 39 57 AND 58;AND RP 30R4	462	15.4
J	89 Queen St	PLAN 86 PT LOT 57	654.5	30.4
K	188 Victoria St	PLAN 86 PT LOT 57	427	14.6
L	178 Victoria St	PLAN 86 PT LOT 39 PT LOT 40;PT LOT 57 PT	1539	29.2
M	164 Victoria St	PLAN 86 PT LOT 40	1324.8	41.4
N	94 Prideaux St	PLAN 86 PT LOT 40	1004.7	21.3
O	153 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	72.72	22.2
P	157 Victoria St	PLAN 86 PT LOTS 41 & 42 RP;30R3519 PARTS	857.4	26.3
Q	169 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	459.7	14.1
R	177 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;PT LOT 55 PT	633.8	19.5
S	183 Victoria St	PLAN 86 PT LOT 55 PT LOT 56;RP 30R7609 P	462.9	14.2
T	109 Victoria St	PLAN 86 PT LOT 56 RP;30R10502 PT PART 1	761.73	32.1
U	92 Queen St	PLAN 86 PT LOT 68	1197.9	36.3
V	84 Queen St	PLAN 86 PT LOT 68	1397.5	13.6
W	80 Queen St	PLAN 86 PT LOT 68	457.24	14.2
X	76 Queen St	PLAN 86 PT LOT 67	550.84	8.58
Y	68 Queen St	PLAN 86 PT LOTS 67 AND 102;RP 30R3840 PA	835.8	14.4
Z	66 Queen St	PLAN 86 PT LOT 67	970.5	16.8
AA	62 Queen St	PLAN 86 PT LOT 67	207.1	10.1
AB	58 Queen St	PLAN 86 PT LOT 67	951.8	14.4
AC	83 Queen St (Proposed)	-	2854	23.1

* Site information indicated in red

Streetscape Study

Photographs



AB
58 Queen St.



AA
62 Queen St.



Z
66 Queen St.



Y
68 Queen St.



X
76 Queen St.



V
80 Queen St.



W
84 Queen St.



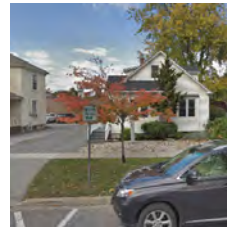
U
92 Queen St.



T
109 Queen St.



S
177 Victoria St.



R
177 Victoria St.



Q
169 Victoria St.



P
157 Victoria St.



O
153 Victoria St.



N
94 Prideaux St.



M
164 Victoria St.



L
178 Victoria St.



K
188 Victoria St.



J
89 Queen St.



J
89 Queen St.



I
83 Queen St.



H
79 Queen St.



G
75 Queen St.



F
69 Queen St.



E
65 Queen St.



D
61 Queen St.



C
59 Queen St.



B
57 Queen St.



A
55 Queen St.

Streetscape Study

Aerial Images

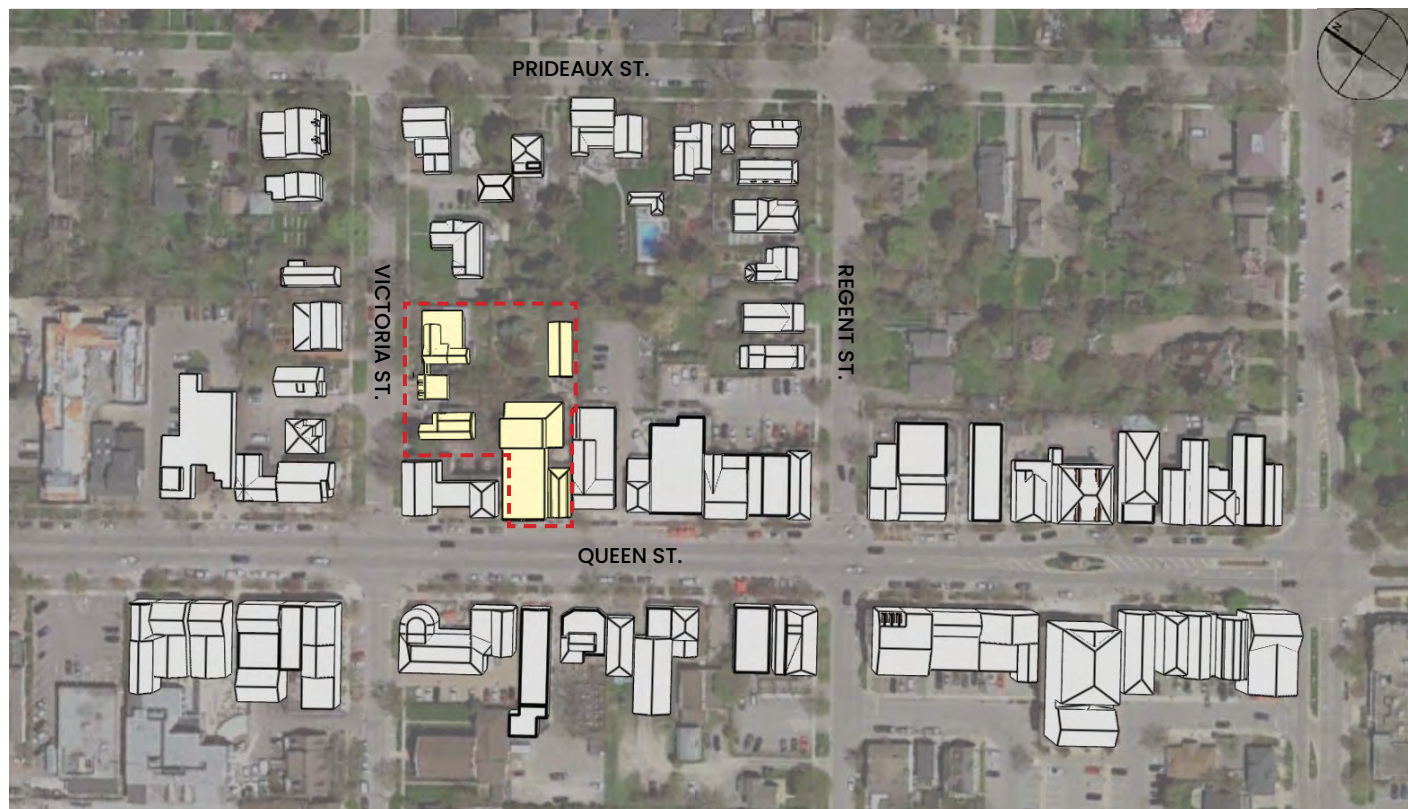
Streetscape Study



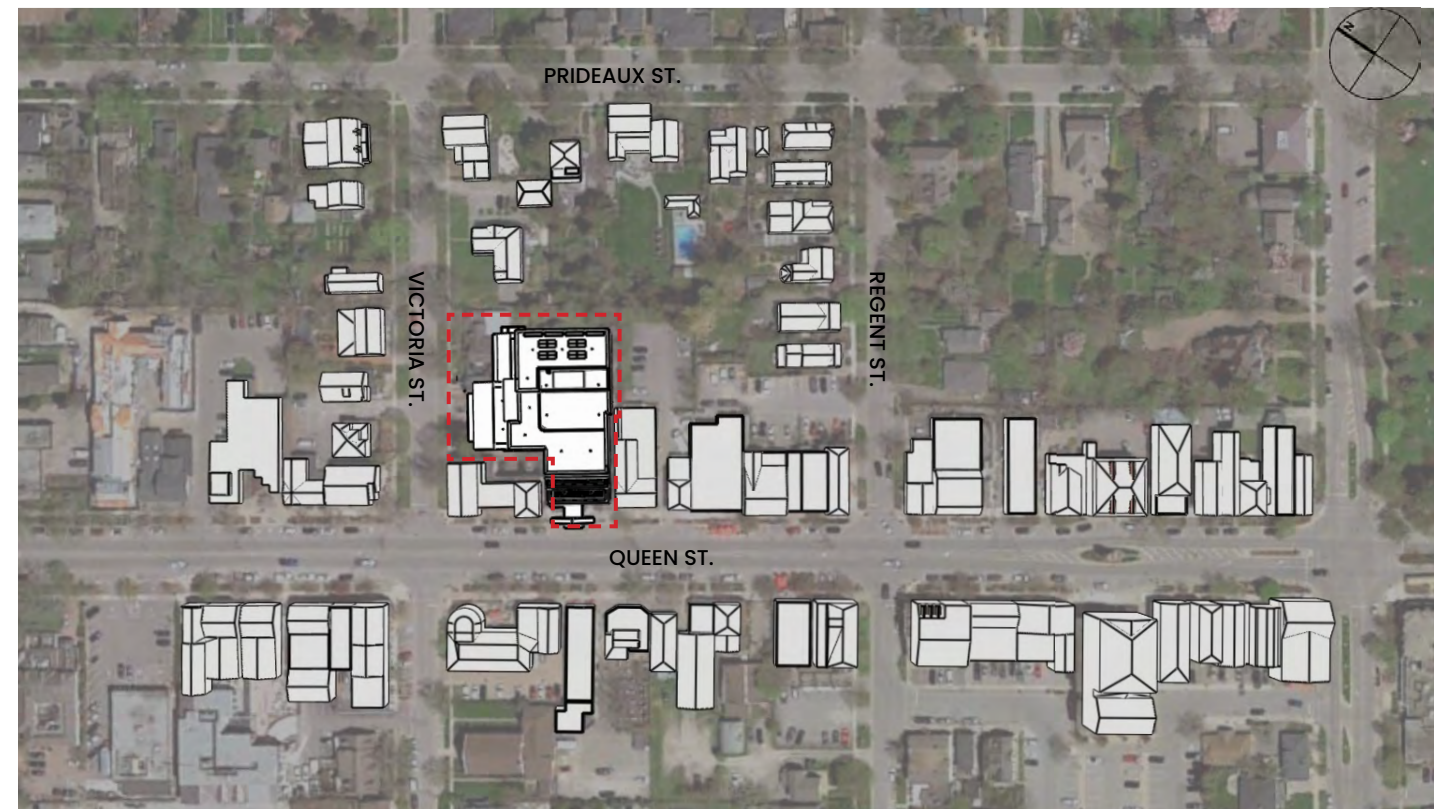
Existing Aerial View



Proposed Aerial View



Existing Aerial Plan



Proposed Aerial Plan

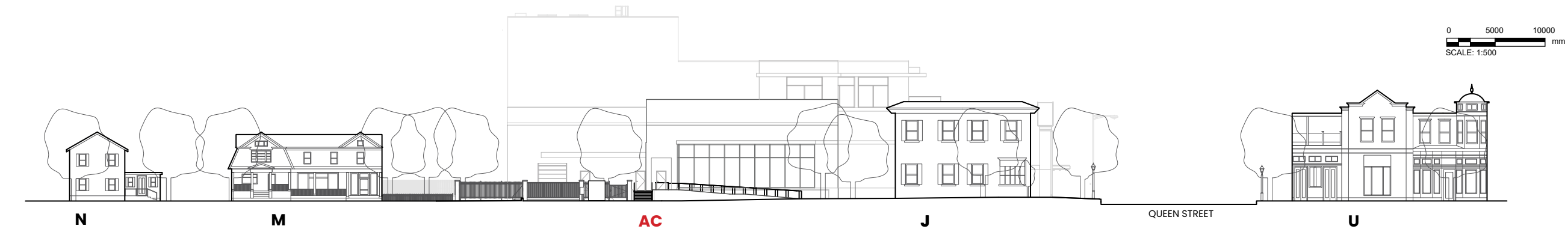
Unity Design Studio Inc.



Queen Street Elevation - South Side



Victoria Street Elevation - West Side



Victoria Street Elevation - East Side



Queen Street Elevation - North Side

Streetscape Study

Aerial Images

Streetscape Study



Victoria Street Elevation - East Side Existing

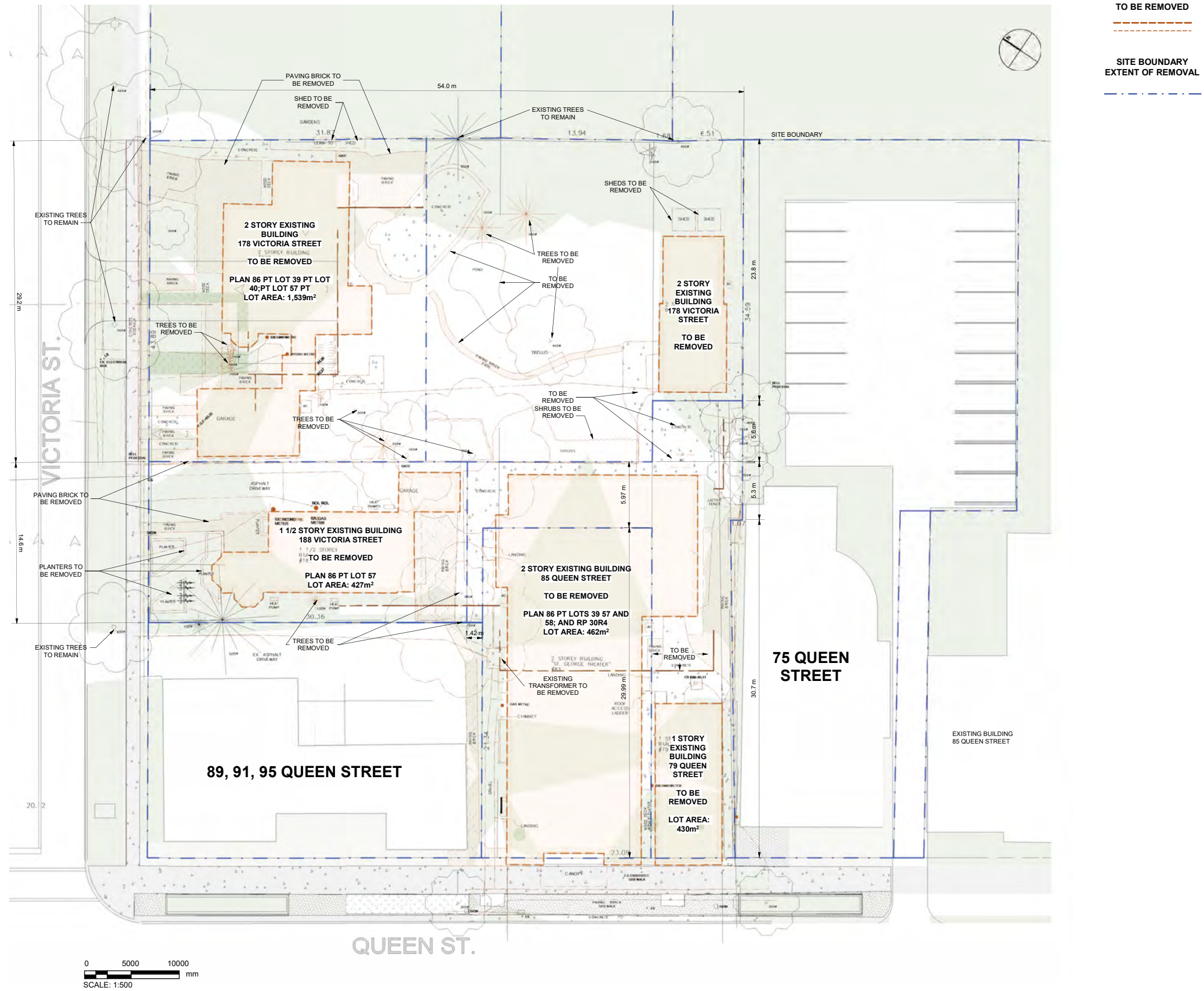


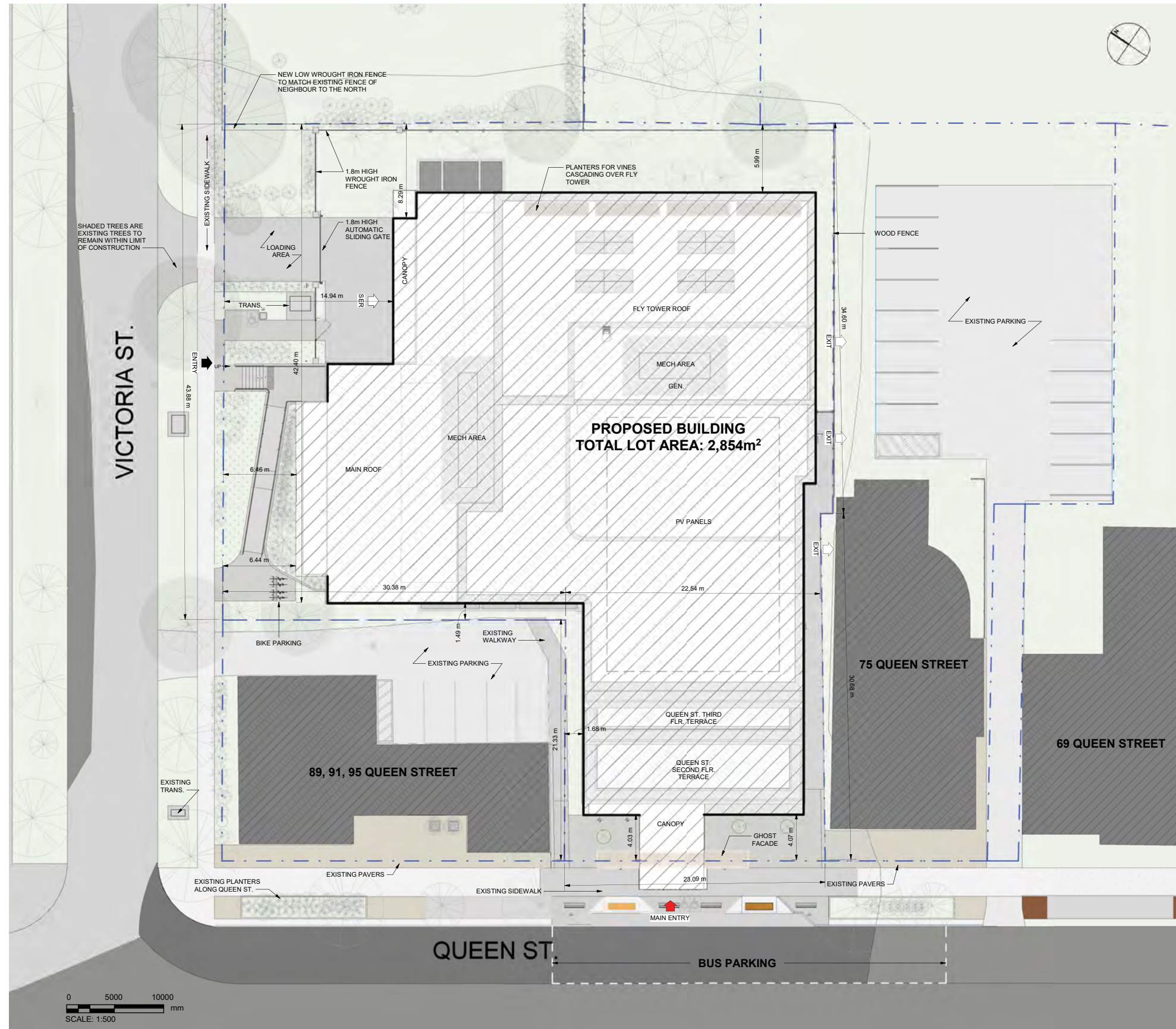
Victoria Street Elevation - East Side Proposed

Unity Design Studio Inc.

Streetscape Study

Site Plan - Demo





Streetscape Study

Character Attribute Table

	MUNICIPAL ADDRESS	LEGAL TEXT	LOT AREA (sq. m.)	LOT FRONTAGE (m)	SETBACKS					
					FRONT YARD (m)	REAR YARD (m)	WEST SIDE YARD (m)	EAST SIDE YARD (m)	NORTH SIDE YARD (m)	SOUTH SIDE YARD (m)
A	55 Queen St	-	249.7	8.13	-	8.12	-	-	-	-
B	57 Queen St	-	220	7.76	-	8.68	-	-	-	-
C	59 Queen St	PLAN 86 PT LOT 59 PT LOT 60;RP 30R7556 P	489	16.6	-	10.1	-	-	-	-
D	61 Queen St	PLAN 86 PT LOT 59	590.7	9.24	-	18.2	-	-	-	-
E	65 Queen St	PLAN 86 PT LOT 59	221	7.33	-	6.2	-	-	-	-
F	69 Queen St	PLAN 86 PT LOT 59 RP 30R3197;PART 2	260	8.61	-	13.6	-	1	-	-
G	75 Queen St	NIVEN PLAN 86 PTS LOT 58 59;38 AND 39 RP	1395	17.2	3	31.5	-	3.4	-	-
H	79 Queen St	-	430	7.8	-	1.2	0.4	1.2	-	-
I	83 Queen St	PLAN 86 PT LOTS 39 57 AND 58;AND RP 30R4	462	15.4	-	-	2.25	0.9	-	-
J	89 Queen St	PLAN 86 PT LOT 57	654.5	30.4	-	4.5	1	1	-	-
K	188 Victoria St	PLAN 86 PT LOT 57	427	14.6	5.9	0.6	-	-	1	1.3
L	178 Victoria St	PLAN 86 PT LOT 39 PT LOT 40;PT LOT 57 PT	1539	29.2	4.5	1.5	-	-	1.7	0.4
M	164 Victoria St	PLAN 86 PT LOT 40	1324.8	41.4	9.5	6.8	-	-	17	17.8
N	94 Prideaux St	PLAN 86 PT LOT 40	1004.7	21.3	-	16.7	-	-	-	0.6
O	153 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	72.72	22.2	7	8.7	-	-	5.8	4.8
P	157 Victoria St	PLAN 86 PT LOTS 41 & 42 RP;30R3519 PARTS	857.4	26.3	7	9	-	-	0.6	13.2
Q	169 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;RP 30R3519 P	459.7	14.1	4.2	11.3	-	-	2.2	3.6
R	177 Victoria St	PLAN 86 PT LOT 41 PT LOT 42;PT LOT 55 PT	633.8	19.5	0.8	20	-	-	3.8	0.7
S	183 Victoria St	PLAN 86 PT LOT 55 PT LOT 56;RP 30R7609 P	462.9	14.2	4	16.4	-	-	1.5	4.8
T	109 Victoria St	PLAN 86 PT LOT 56 RP;30R10502 PT PART 1	761.73	32.1	4.9 & 1.7	18.5	-	-	3.4	2.1
U	92 Queen St	PLAN 86 PT LOT 68	1197.9	36.3	-	13.1	0.62	0.8	-	-
V	84 Queen St	PLAN 86 PT LOT 68	1397.5	13.6	2.6	23.4	1.2	3.8	-	-
W	80 Queen St	PLAN 86 PT LOT 68	457.24	14.2	2	14.5	-	0.3	-	-
X	76 Queen St	PLAN 86 PT LOT 67	550.84	8.58	3.3	41.7	0.5	-	-	-
Y	68 Queen St	PLAN 86 PT LOTS 67 AND 102;RP 30R3840 PA	835.8	14.4	20	29.8	4.8	-	-	-
Z	66 Queen St	PLAN 86 PT LOT 67	970.5	16.8	-	1.8	-	0.3	-	-
AA	62 Queen St	PLAN 86 PT LOT 67	207.1	10.1	-	1	0.7	1	-	-
AB	58 Queen St	PLAN 86 PT LOT 67	951.8	14.4	-	25.2	0.6	-	-	-
AC	83 Queen St (Proposed)	-	2854	23.1	-0.5	6	7	1.5	1.5	1.7

* Site information indicated in red

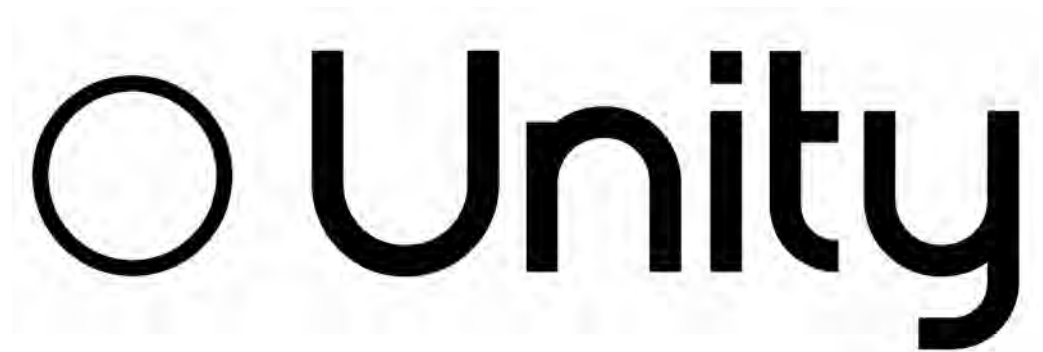
Streetscape Study

Character Attributes Table

	BUILDING HEIGHT (m)	ROOF PROFILE	DRIVEWAY LOCATIONS	GARAGE			FRONT PORCH	FRONT YARD FENCE	LANDSCAPING	MAIN DOOR ORIENTATION	
					ACCESS THROUGH DRIVEWAY	IN FRONT OF BUILDING FAÇADE					WIDTH (m)
A	7.3	Hip	Rear	-	-	-	-	-	Hardscaping	Front	
B	7.3	Flat	Rear	-	-	-	-	-	Hardscaping	Front	
C	7.3	Flat and Gable	Rear	-	-	-	-	-	Hardscaping	Front	
D	3.7	Flat	Rear	-	-	-	-	-	Hardscaping	Front	
E	7.3	Gable	Rear	-	-	-	-	-	Hardscaping	Front	
F	7.3	Hip	West side	-	-	-	-	-	Hardscaping	Front	
G	6.7	Gable	East side	-	-	-	-	-	Hardscaping	Front	
H	5.4	Gable	-	-	-	-	-	-	Hardscaping	Front	
I	10.5	Flat	-	-	-	-	-	-	Hardscaping	Front	
J	7.3	Gable	Rear	-	-	-	-	-	Hardscaping	Front	
K	7.9	Gable	South side	Attached	Yes	No	3.5	-	-	Softscaping	Front
L	6.3	Gable	North side	Attached	Yes	Yes	7.5	Covered	-	Hardscaping	Front
M	8.5	Gambrel	North side	Detached	Yes	No	6	Covered	Metal Fence	Softscaping	Front
N	7.3	Gable	South side	Attached	Yes	No	3.5	-	-	Softscaping	North side
O	7.3	Gambrel	Rear	-	-	-	-	Covered	Wooden Fence	Softscaping	Front
P	7.3	Gambrel	South side	Detached	Yes	No	7	-	-	Softscaping	Front
Q	6.1	Gable	North side	-	-	-	-	Covered	-	Softscaping	Front
R	6.7	Gable	South side	Detached	Yes	No	5.5	-	-	-	Front
S	6.1	Gable	South side	-	-	-	-	-	-	Hardscaping	South side
T	8.5 & 7.3	Gable	North side	-	-	-	-	Covered	-	Hardscaping	Front
U	7.3	Gable	Rear	-	-	-	-	-	Wooden Fence	Hardscaping	Front
V	4.6	Flat	East side	-	-	-	-	-	Wooden Fence	Hardscaping	Front
W	3.7	Flat	West side	-	-	-	-	-	-	Hardscaping	Front
X	4.6	Hip	Rear	-	-	-	-	Covered	-	Hardscaping	Front
Y	3.7	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
Z	6.1	Hip	Rear	-	-	-	-	-	-	Hardscaping	Front
AA	3.7	Flat	Rear	-	-	-	-	-	-	Hardscaping	Front
AB	7.3	Hip	Rear	-	-	-	-	-	-	Hardscaping	Front
AC	19.1	PITCHED	REAR WEST SIDE	-	-	-	-	-	-	Hardscaping	Front

* Site information indicated in red

* Unable to determine the driveway setbacks



Architecture for
the human spirit

Peterborough

138 Simcoe Street
Peterborough, ON, K9H 2H5

Collingwood

43A Hurontario Street
Collingwood, ON, L9Y 2L7

Kitchener

72 Victoria Street S, Suite B1
Kitchener, ON N2G 4Y9

Confidentiality

This proposal and its supporting materials contain confidential and privileged information. They have been prepared exclusively for the intended recipient(s). These materials may only be printed or photocopied for the purpose of evaluating the proposed project, but they shall not be reproduced or shared with other parties, in whole or in part, without the expressed written permission of Unity Design Studio Inc. or its agents.

No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-100	KEY PLAN & SITE STATISTICS
AS-101	SITE PLAN - EXISTING & REMOVALS
AS-102	SITE PLAN
AS-103	SITE PLAN - ENLARGED PLANS & DETAILS
AS-107	SITE PLAN - EXTERIOR LIGHTING
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
FIGURE-SKETCH	
SK-03	EXISTING - SHADOW STUDY - APRIL 21 & JUNE 21
SK-04	EXISTING - SHADOW STUDY - JULY 21 & AUGUST 21
SK-05	EXISTING - SHADOW STUDY - SEPTEMBER 21 & DECEMBER 21
SK-06	SHADOW STUDY - APRIL 21 & JUNE 21
SK-07	SHADOW STUDY - JULY 21 & AUGUST 21
SK-08	SHADOW STUDY - SEPTEMBER 21 & DECEMBER



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

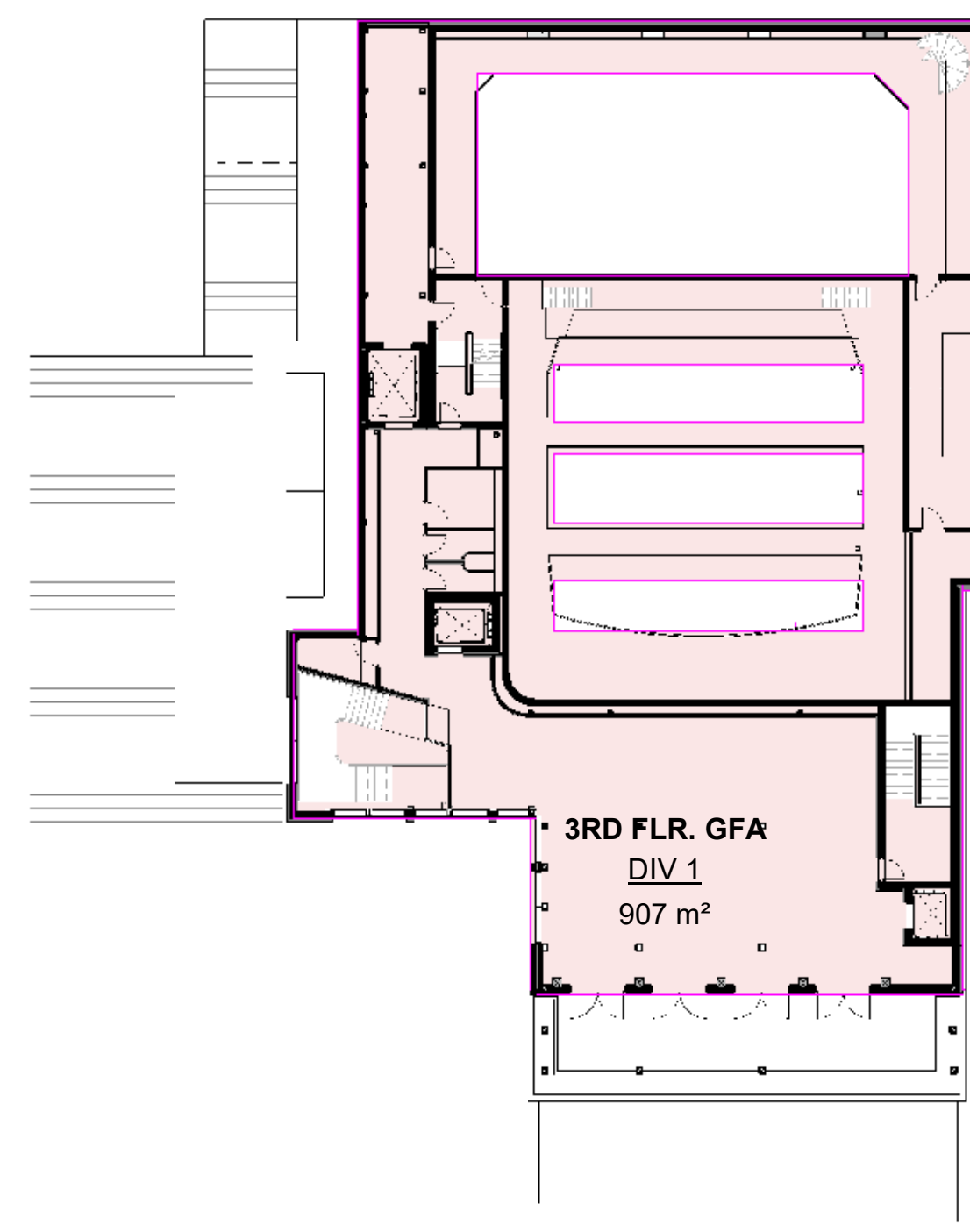
ACOUSTICS

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

RE-ZONING RE-SUBMISSION

GROSS FLOOR AREA

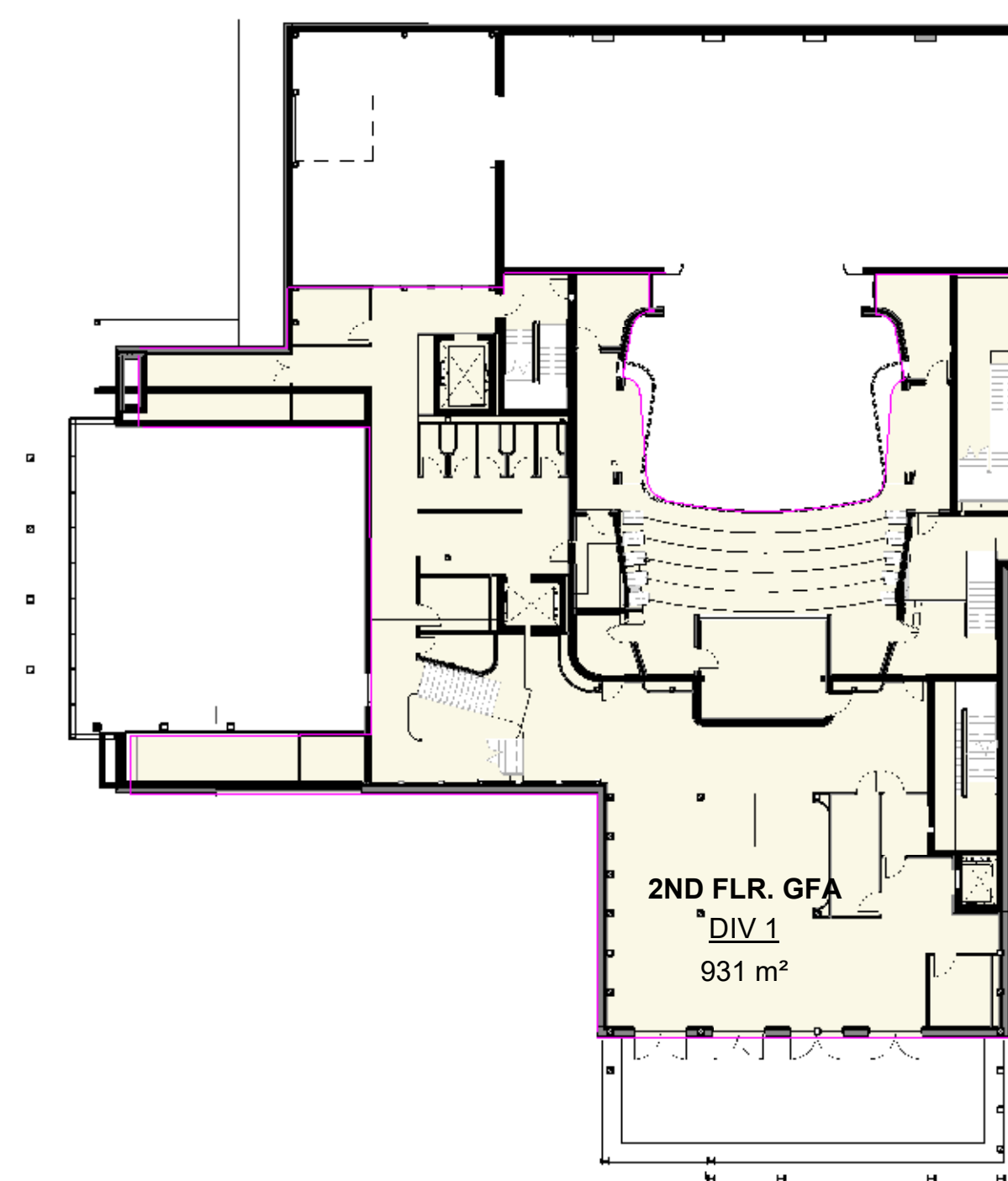
3RD FLR. GFA



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

GROSS FLOOR AREA

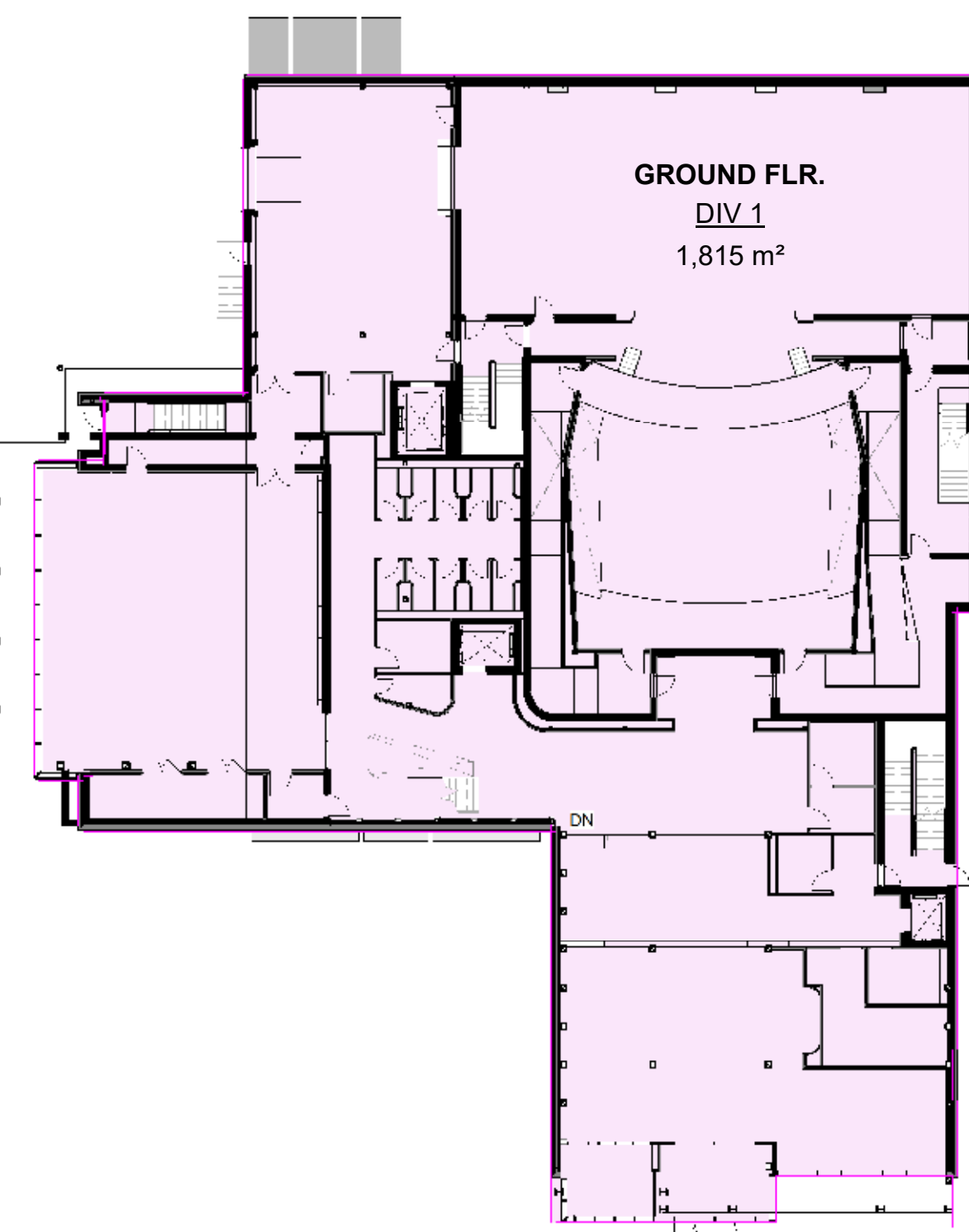
2ND FLR. GFA



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

GROSS FLOOR AREA

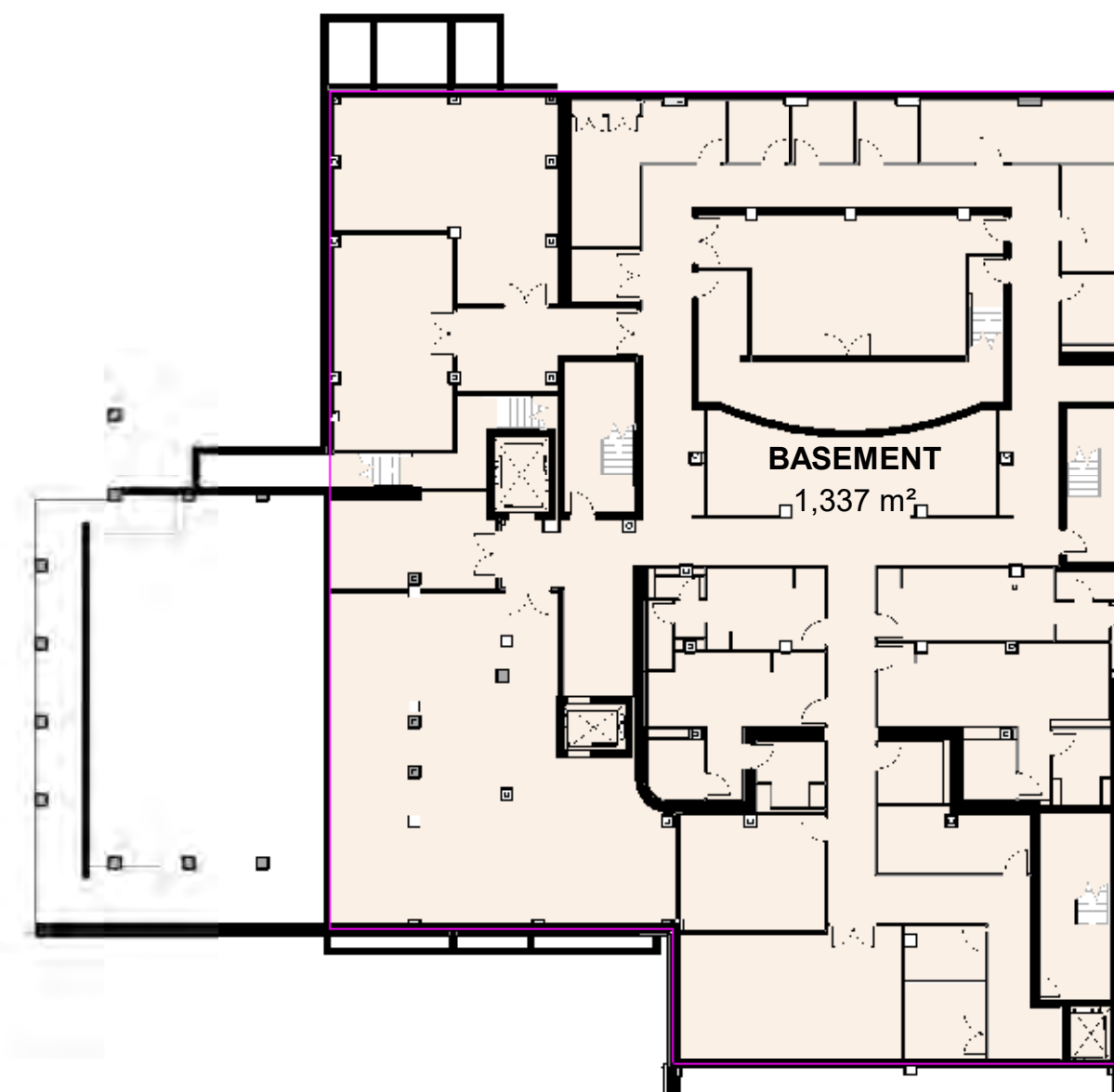
GROUND FLR.



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

GROSS FLOOR AREA

BASEMENT



BASEMENT - GFA PER NoTL ZONING BY-LAW

LOCATION PLAN



GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA #2
BASEMENT	DIV 1	1,337 m²	14201.19 SF
GROUND FLR.	DIV 1	1,815 m²	19534.76 SF
2ND FLR. GFA	DIV 1	931 m²	10022.97 SF
3RD FLR. GFA	DIV 1	907 m²	9757.76 SF
		4,990 m²	53706.63 SF

OBC MATRIX

2024 Ontario Building Code Data Matrix Part 3 – Fire Protection, Occupant Safety and Accessibility		Building Code Reference ¹
3.00 Building Code Version:	O. Reg. 183/24 Last Amendment: O. Reg. 447/24	
3.01 Project Type:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition and Renovation <input type="checkbox"/> Renovation	[A] 1.3.3.2
3.02 Major Occupancy Classification:	GROUP A DIVISION 1 - Assembly occupancies intended for the production and viewing of the performing arts	3.1.2.
3.03 Superimposed Major Occupancies:	<input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.7.
3.04 Building Area (m²):	Existing: 0 m² New: 1,686 m² Total: 1,686 m²	[A] 1.4.1.2.
3.05 Gross Area (m²):	Existing: 0 m² New: 4,617 m² Total: 4,617 m²	[A] 1.4.1.2.
3.06 Mezzanine Area (m²):	Existing: 0 m² New: 0 m² Total: 0 m²	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 street(s)	3.2.2.10. & 3.2.5.
3.10 Building Classification (Size & Construction Relative to Occupancy):	3.2.2.20. Group Div. Group A, Division 1, Any Height, Any Area, Sprinklered	3.2.2.20 - 93.
3.11 Sprinkler System:	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <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	3.2.1.5. & 3.2.2.18. 21.1.22. 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 checked="" type="checkbox"/> Yes	3.2.5.7.
3.15 Construction Type:	Restriction: <input type="checkbox"/> Combustible Permitted <input checked="" type="checkbox"/> Non-Combustible Required 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 type="checkbox"/> Minor Building Storage <input type="checkbox"/> Post Disaster <input checked="" type="checkbox"/> Explosive or hazardous substances	4.1.2.1 (3) & 14.1.2.1
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 #88	3.1.17.
TO BE COMPLETED FOR BUILDING PERMIT SUBMISSION		
3.19 Barrier-Free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Barrier-Free Entrances: Number: 2	3.8. 3.8.1.2.
3.20 Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2.
3.21 Required Fire Resistance Ratings:	Horizontal Assembly Rating (H) Supporting Assembly (M) Non-combustible in lieu of rating? Boys 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: M.F. = 50/50 Floor Level/Area: <input type="checkbox"/> Not as otherwise noted. <input type="checkbox"/> OBC Reference. <input type="checkbox"/> WCA Required. <input type="checkbox"/> WCA Provided.	3.7.4. 3.8.2.3.
3.23b Plumbing Fixture Requirements Continue:	Floor Level/Area (unpeeled): <input type="checkbox"/> Barrier-Free Required. <input type="checkbox"/> Barrier-Free Provided. <input type="checkbox"/> Universal Washrooms Required. <input type="checkbox"/> Universal Washrooms Provided.	Tables 3.8.2.3.A and 3.8.2.3.B
3.24 Energy Efficiency:	Compliance Path: Climate Zone: Degree 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 3.2.1.1.
3.27 Notes:		

¹ 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

ISSUE / REVISIONS

2 HERITAGE PRECONSULT	APR.10.23
4 ISSUED FOR RE-ZONING	MAY.20.25
5 CLASS ESTIMATE	JUN.02.25
7 RE-ZONING RE-SUBMISSION	AUG.08.25



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

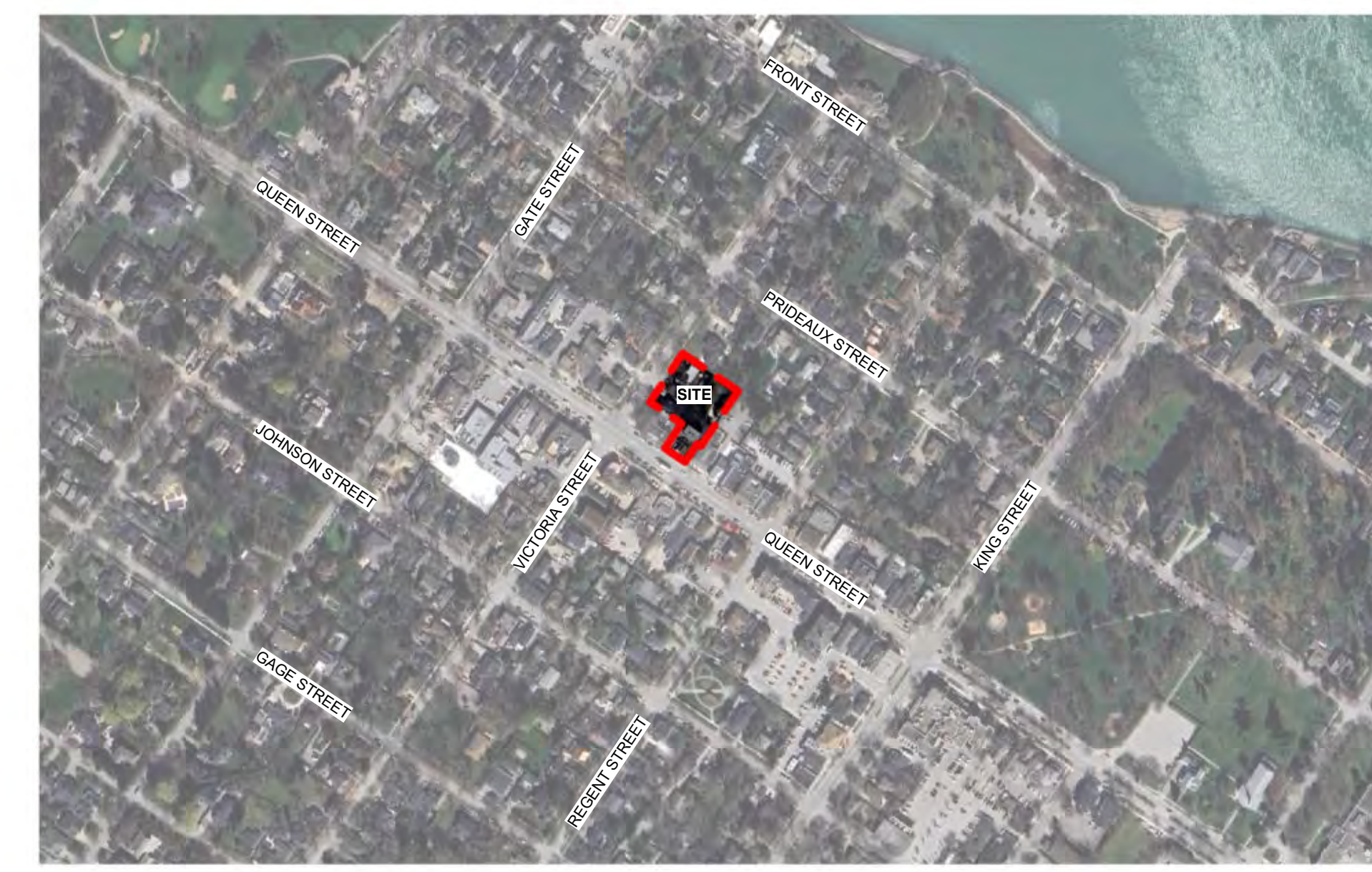
Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

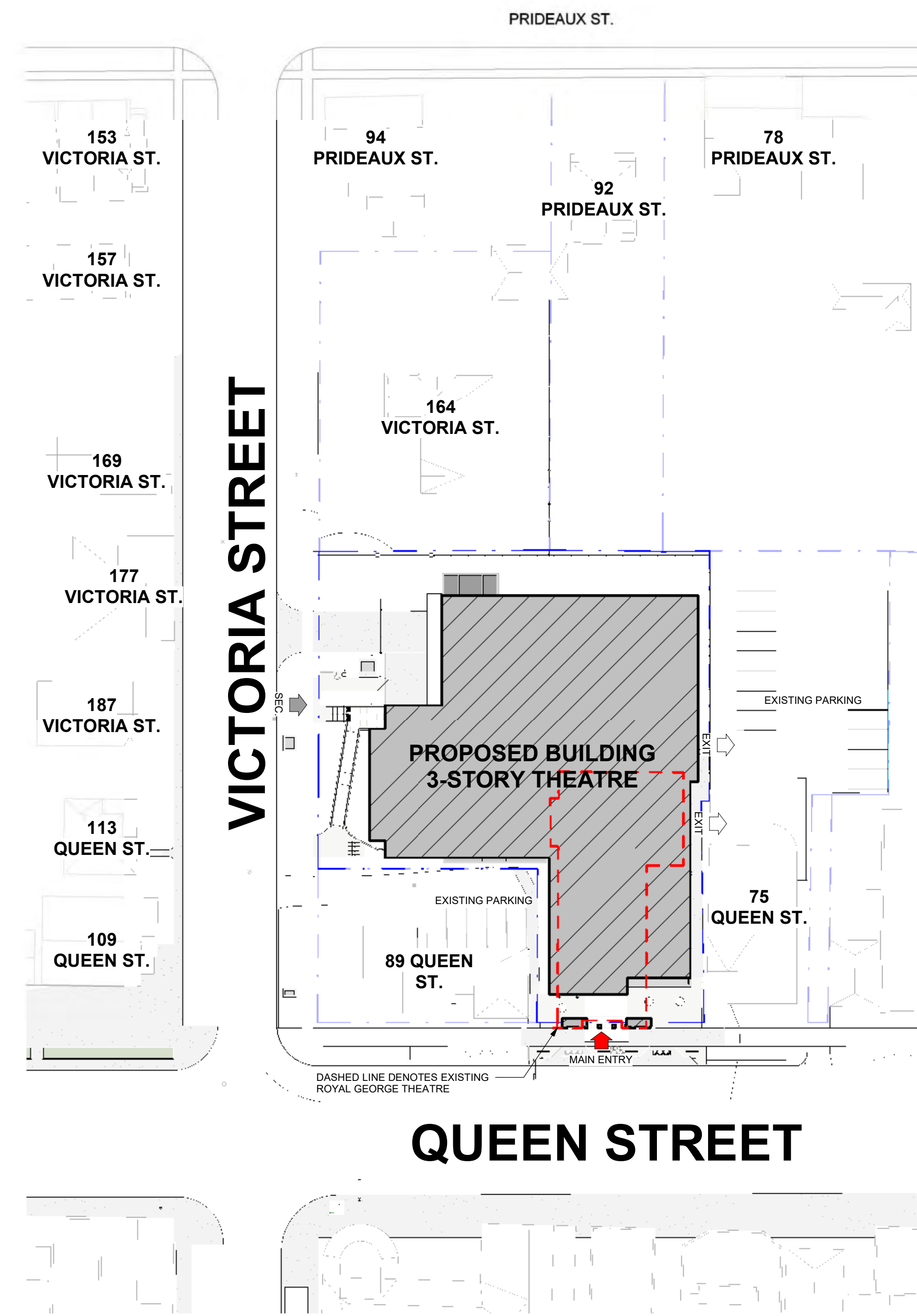
BUILDING
INFORMATION SHEET

G-001

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 39, 57, AND 58
 ONCE DEMO 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, L0S 1J0
 LOT: PART OF LOT 57 & 58, 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) 736-7841

DESCRIPTION:	P.I.N.	AREA
PART OF LOT 57 & 58 NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA		
REGISTERED PLAN 86		

ZONING BY-LAW 4316-09:

ZONING TIED TO RE-ZONING APPLICATION: OPA-05-2005, AND 28A-07-2005, 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: 65.40 m
 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:	1815 SQ. m (19534 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:	PER NRTL ZONING BY-LAW DEFINITIONS
BASEMENT:	1337 SQ. m (14491 SQ. Ft)
GROUND FLOOR:	1815 SQ. m (19534 SQ. Ft)
SECOND FLOOR:	931 SQ. m (10023 SQ. Ft)
THIRD FLOOR:	907 SQ. m (9758 SQ. Ft)
FOURTH FLOOR:	N/A
TOTAL GROSS AREA:	4990 SQ. m (53707 SQ. Ft)
BUILDING HEIGHT:	13.83m (45.37 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 ²	14,391.12 SF
GROUND FLR	DIV 1	1,814.84 m ²	19,534.76 SF
2ND FLR GFA	DIV 1	931.16 m ²	10,022.87 SF
3RD FLR GFA	DIV 1	906.53 m ²	9,772.76 SF
		4,089.51 m ²	43,761.63 SF



Unity Design Studio Inc.
 72 Victoria Street S, Suite B1
 Niagara-on-the-Lake, ON N2G 4Y9
 705.743.3311
 info@unitydesignstudio.ca

ISSUE / REVISIONS

ISSUE / REVISIONS	DATE
1. ISSUED FOR RE-ZONING	MAY 20 25
2. CLASS 0 ESTIMATE	JUN 04 25
3. PROGRESS SET ISSUED FOR SHOPPING AND GEOTHERMAL DESIGN ASSIST	JUL 19 25
4. RE-ZONING RE-SUBMISSION	AUG 08 25



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.

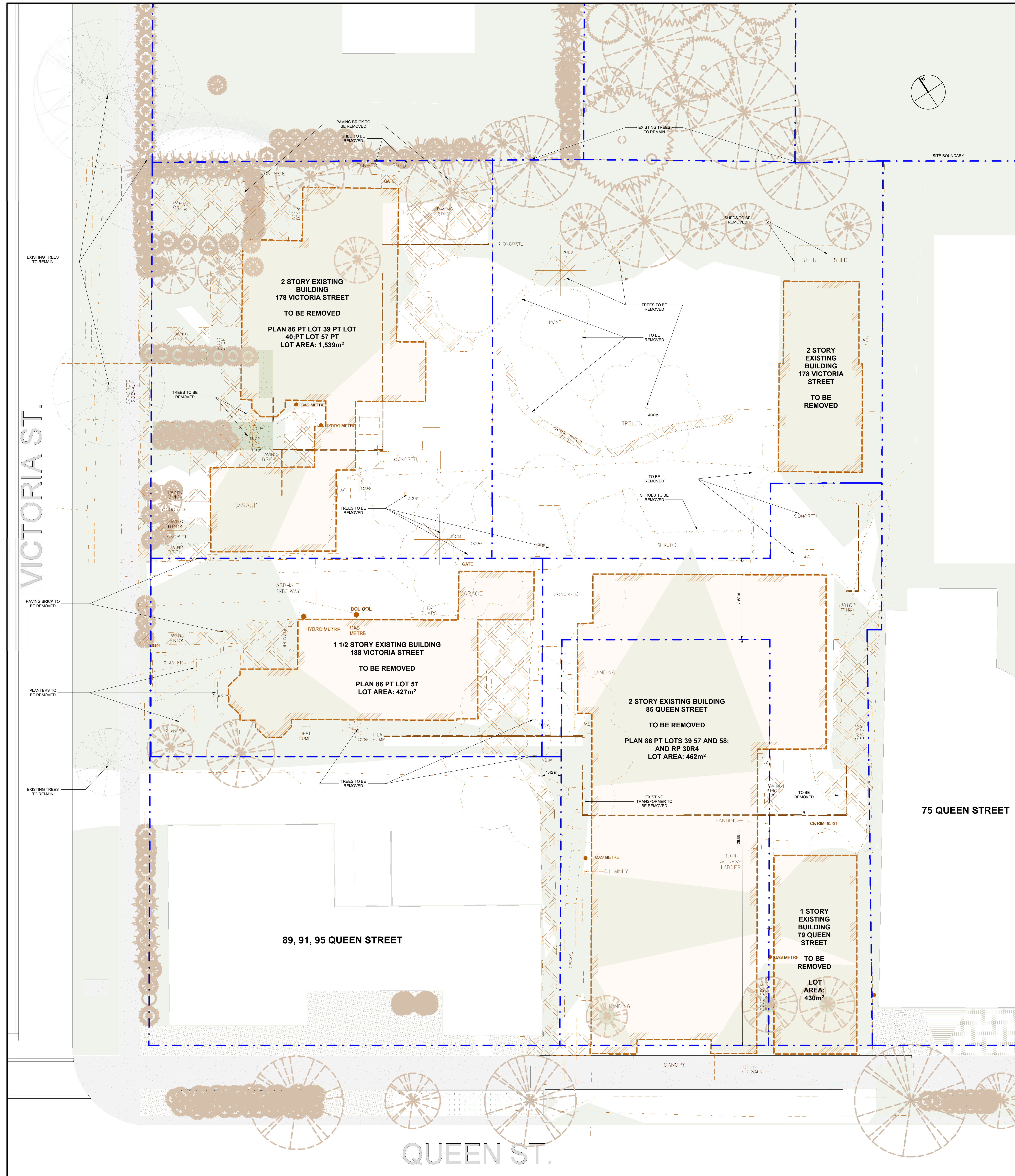
CONSTRUCTION DOCUMENTATION
 PROJECT No. 22-140
 START DATE JAN. 2023

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 ESTIMATE	JUN 09.25
4 PROGRESS SET ISSUED FOR SHERRINGHAM GEOTECHNICAL DESIGN ASSIST	JUL 18.25
5 RE-ZONING RE-SUBMISSION	AUG 08.25

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.

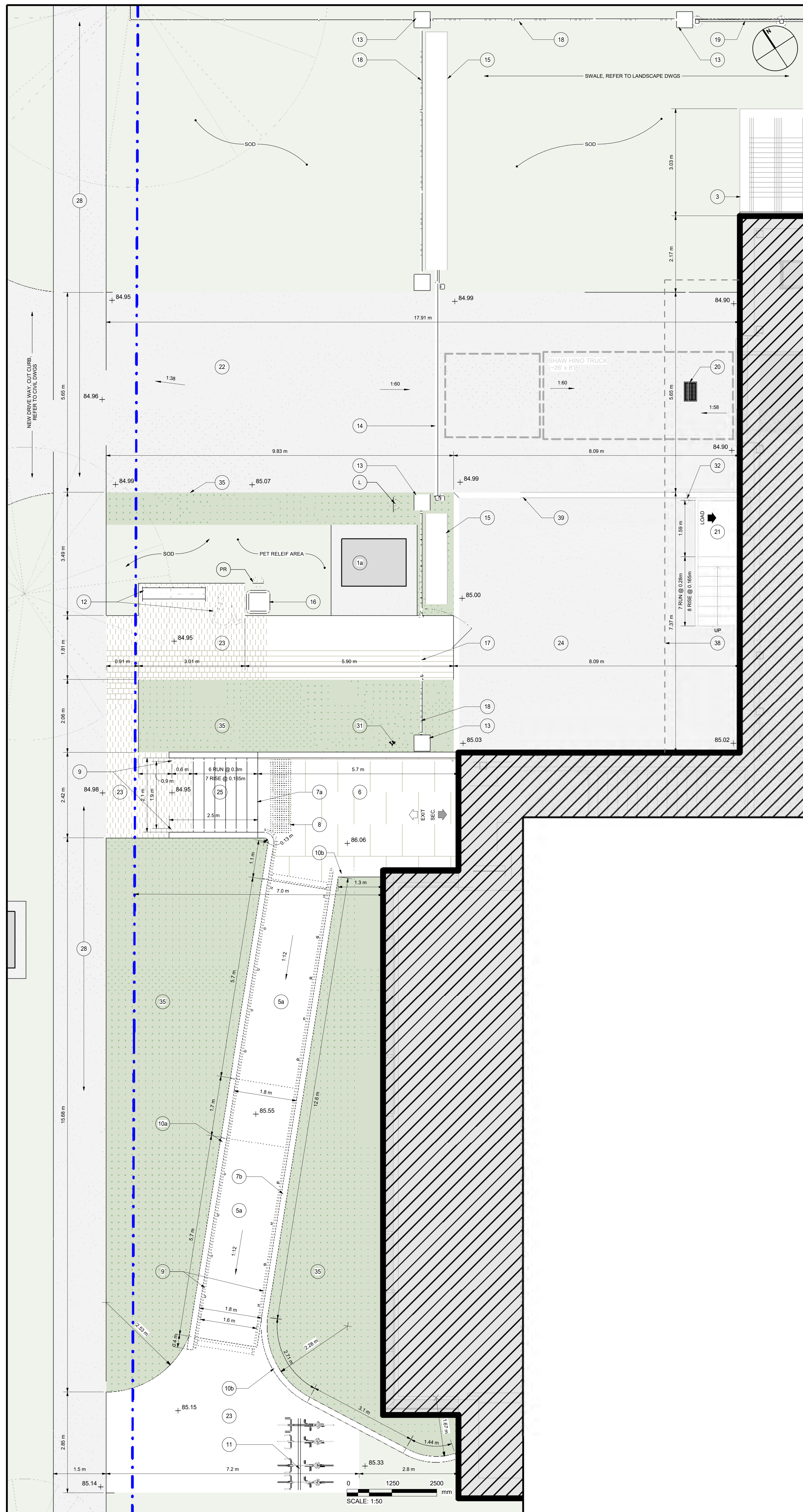
CONSTRUCTION DOCUMENTATION
 PROJECT No. 22-140
 START DATE JAN. 2023

**SHAW FESTIVAL
 NEW ROYAL GEORGE
 THEATRE**

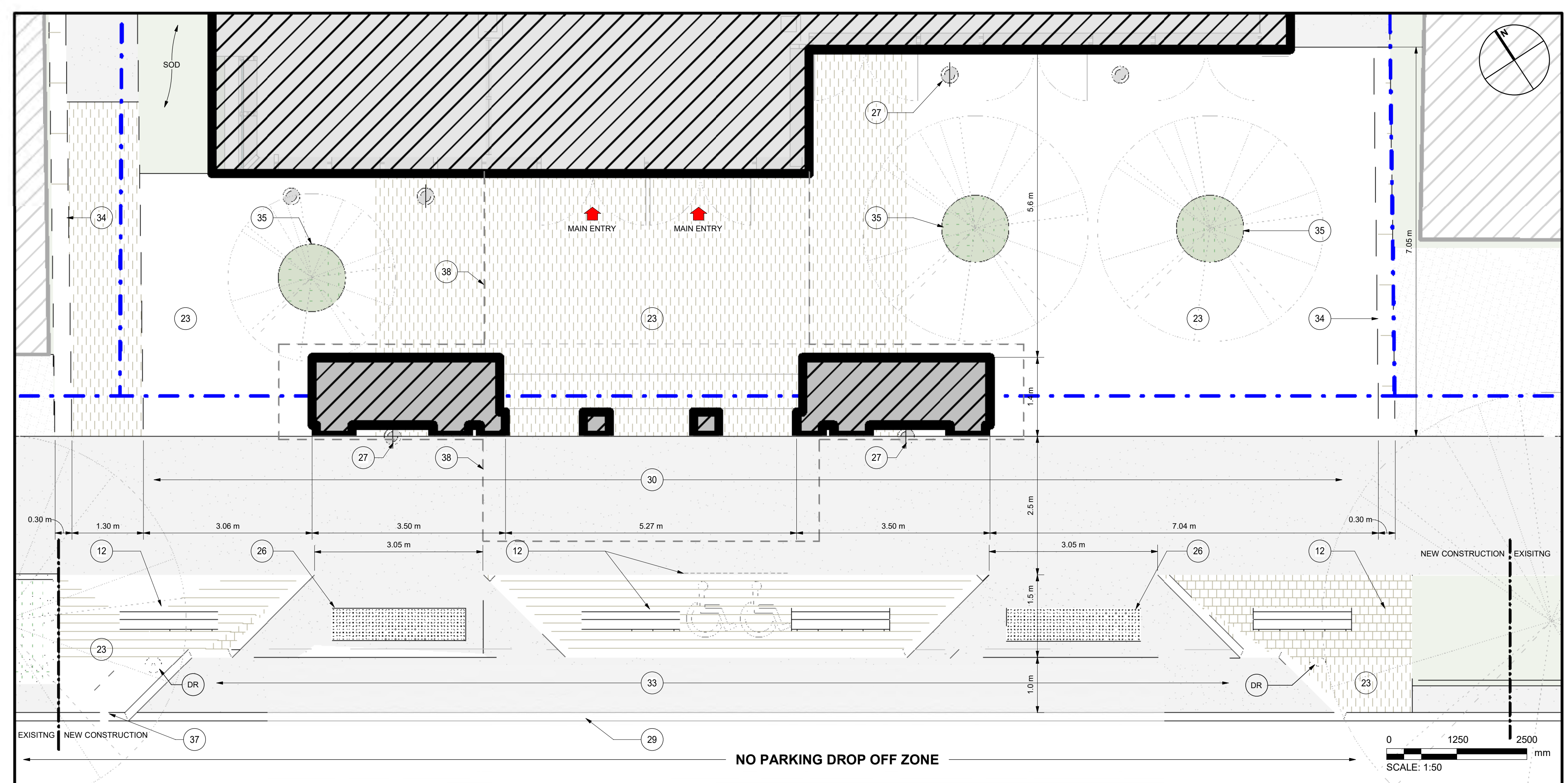
83 Queen Street,
 Niagara on the Lake ON.

SITE PLAN - EXISTING
 & REMOVALS

AS-101



2 ENLARGED PLAN - SECONDARY ENTRANCE & LOADING
 AS-103 REF: AS-102 Scale: 1:50



1 ENLARGED PLAN - FRONT ENTRANCE
 AS-103 REF: AS-102 Scale: 1:50

SITE PLAN LEGEND			
SYMBOLS:			
MAIN ENTRANCE	EXIT	PRINCIPAL FIRE ACCESS	FIRE
EXIT ONLY	SEC / EXIT	LOADING DOCK ENTRANCE	LOAD
SECONDARY ENTRANCE / EXIT	KEYNOTE SYMBOL		KEYNOTE SYMBOL
LINES:			
PROPERTY LINE			
FIRE ROUTE			
FIRE DEPT. CONNECTION CLEAR PATH			
MATERIALS:			
CONCRETE PAVING	PLANTING		
150x150 LIMESTONE PAVERS	SOD		
900x600 LIMESTONE SLABS			

KEYNOTE LEGEND	
No.	DESCRIPTION
1a	NEW TRANSFORMER REFER TO ELECTRICAL DWGS
3	IN/AC GROUND AIR WELLS REFER TO MECHANICAL & STRUCTURAL DWGS
5a	150 x 150mm LIMESTONE PAVER LANDING w UNDER SLAB SNOW MELTING CONTRAST SLIP-RESISTANT STRIP ON FLAT SURFACE BEFORE SLOPE
6	900 x 600mm LIMESTONE PAVER LANDING w UNDER SLAB SNOW MELTING
7a	(S-1) RECESSED RISE MOUNTED LIGHTING FIXTURE, TYP. EACH RISER, REFER TO ELECTRICAL DWGS
7b	(S-1) RECESSED CURB MOUNTED LIGHTING FIXTURE, TYP. REFER TO ELECTRICAL DWGS
8	(110 x 200mm) INDIVIDUALLY EMBEDDED CONTRASTING METAL TACTILE INDICATOR STUDS
9	900mm HIGH 30mm Ø BRASS HANDRAIL w SUPPORT POSTS @ 1200mm O.C.
10a	150mm WIDE 100mm HIGH CONC. CURBS w OIL RUBBED BRASS METAL FLASHING, FOLLOW SLOPE OF WALKWAY & LANDING REFER TO DETAIL SA0-104
10b	150mm WIDE CONC. WALL w OIL RUBBED BRASS METAL FLASHING FULL LENGTH OF PLANTING
11	BICYCLE PARKING
12	NEW BRICK AS PER N.B.T. STANDARDS w SPACE FOR WHEELED MOBILITY DEVICE
13	300 x 300mm STONE PILLAR (6) REFER TO DETAIL TSA-104
14	6m PREFIN. METAL SLIDING PRIVACY GATE
15	BOOKENODE, REFER TO LANDSCAPE DWGS
16	WASTE RECEPTACLE FOR PET RELIEF AREA
17	WROUGHT IRON PERSONNEL GATE
18	1.8m WROUGHT IRON FENCE, REFER TO LANDSCAPE DWGS
19	1.8m WROUGHT FRONT FENCE, FOR FULL EXTENT SEE DETAILS ON SHEET AS-104
20	DRAIN BASIN, REFER TO CIVIL DWGS
21	GALVANIZED METAL GRATE STAIR
22	CONCRETE DRIVEWAY SLOPE TO STREET & DRAIN BASIN, REFER TO CIVIL DWGS
23	150 x 150mm LIMESTONE PAVERS
24	ASPHALT PAVING, SLOPE TO DRAIN BASIN, REFER TO CIVIL DWGS
25	CONCRETE STAIR w LIMESTONE SLAB TREAD & BRUSHED BRASS METAL RISER w IN SLAB SNOW MELTING
26	REMOVABLE CAST IRON TACTILE INDICATOR PLATES
27	(R5-1) RECESSED GROUND LIGHTING FIXTURE, TYP. REFER TO ELECTRICAL DWGS
28	NEW 1.5m WIDE CAST-IN-PLACE CONCRETE SIDEWALK
29	NEW PREPARED EXPRESSED CONCRETE CURB
30	NEW CAST-IN-PLACE CONCRETE SIDEWALK MATCH TO EXISTING ADJACENT SIDEWALKS
31	MAKE GOOD ANY ABUTMENTS TO EXISTING SIDEWALK
32	FRESHENING FIRE DEPARTMENT CONNECTION AT GROUND
33	DECORATIVE BOLLARD, REFER TO DETAIL TSA-104
34	NEW CONCRETE CURB AS PER N.B.T. STANDARDS w BENCH CURB AND NO PARKING ZONE LINES
35	300 x 600mm LIMESTONE PAVER LANDING w UNDER SLAB SNOW MELTING
36	PLANTING, REFER TO LANDSCAPE DRAWINGS
37	EXISTING STREET LIGHT TO BE RELOCATED TO NEW BOULEVARD
38	CANDY ABOVE
39	CAST-IN-PLACE CONCRETE CURB



Unity Design Studio Inc.
 72 Victoria Street S, Suite B1
 Kitchener, ON N2G 4V9
 705.743.3311
 info@unitydesignstudio.ca

ISSUE / REVISIONS
 1 PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST

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

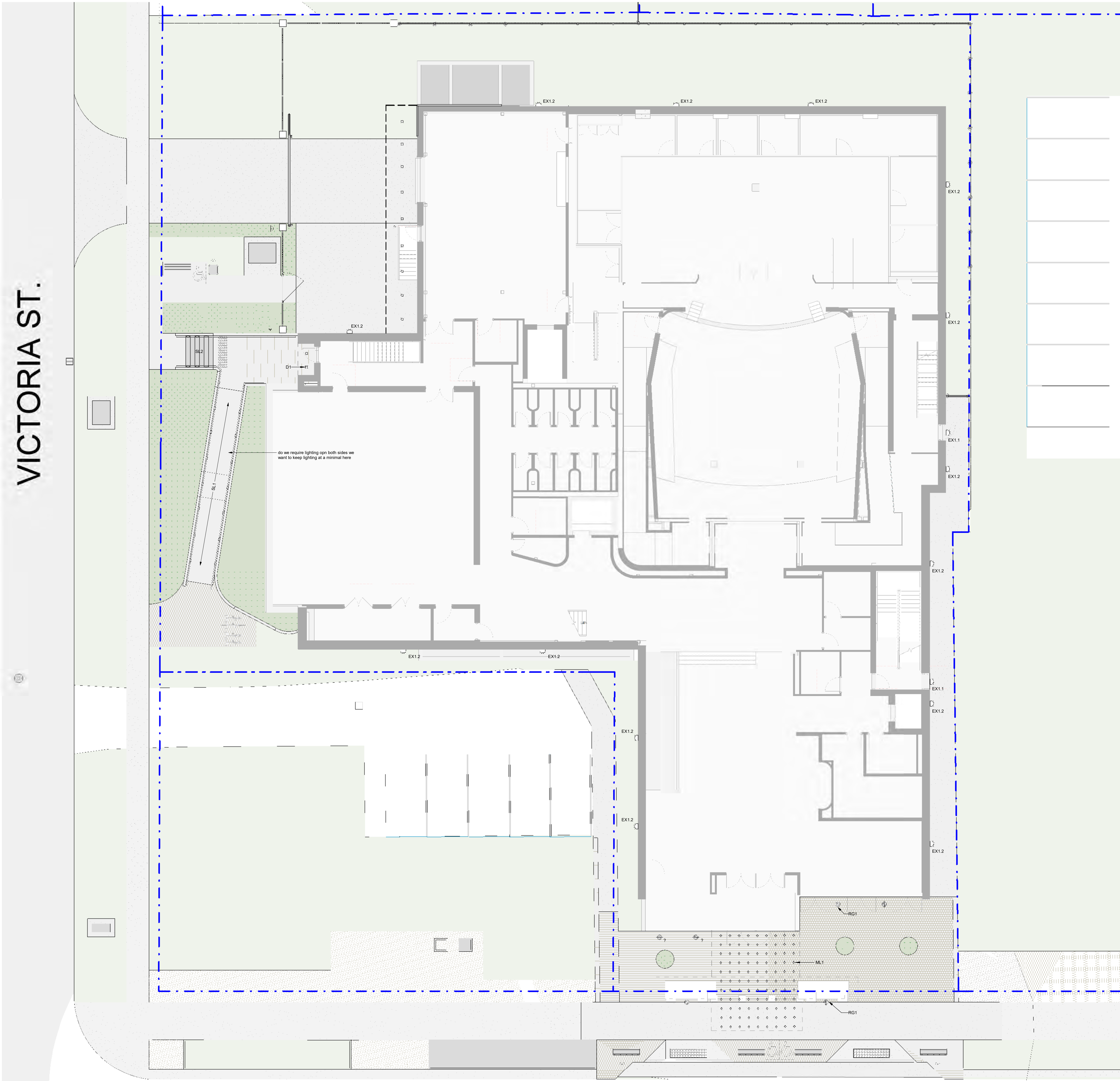
83 Queen Street,
 Niagara on the Lake ON.

SITE PLAN -
 ENLARGED PLANS &
 DETAILS

AS-103

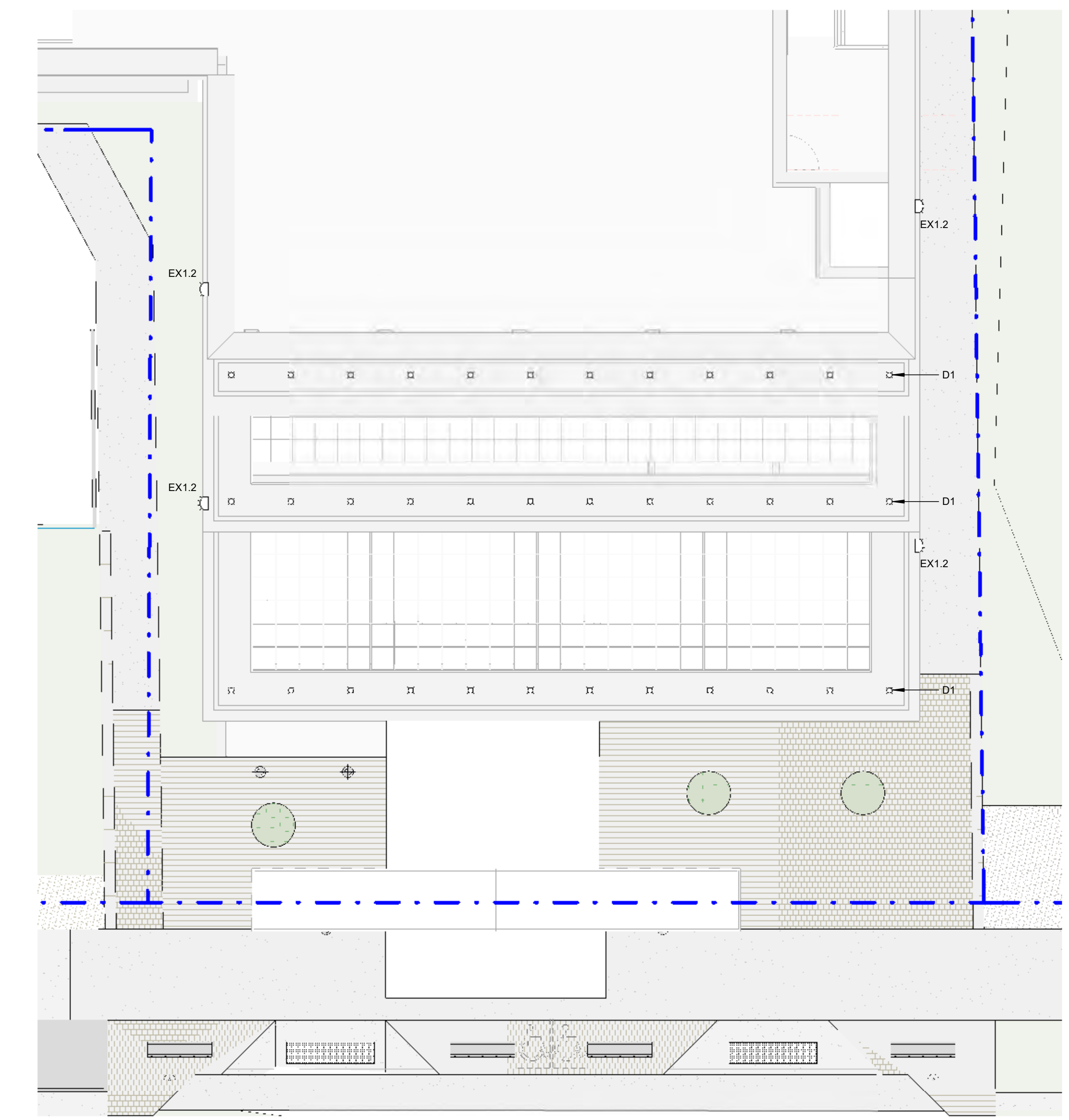
EXTERIOR LIGHTING FIXTURE LEGEND	
XX	BOLLARD LIGHT POLE
D1	RECESSED SOFFIT FIXTURE
ML1	MARQUEE FIXTURE
SL1	STAR LIGHT 1
SL2	STAR LIGHT 2
EX1.1	EXIT WALL PACK
EX1.2	BACK OF HOUSE WALL PACK
EX1.3	EDGE-ON-PARALLEL PACK
RG1	RECESSED GROUND FIXTURE

ISSUE / REVISIONS		
1	HERITAGE PRECONSULT	23.10.04
2	ISSUED FOR RE-ZONING	MAY 20.25
3	CLASS ESTIMATE	JUN 09.25
4	RE-ZONING RE-SUBMISSION	AUG 08.25



QUEEN ST.

1 | SITE PLAN - EXTERIOR LIGHTING
AS-107 REF: Scale: 1:100



ST.

2 | SITE PLAN - EXTERIOR LIGHTING @ TERRACES
AS-107 REF: Scale: 1:100

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

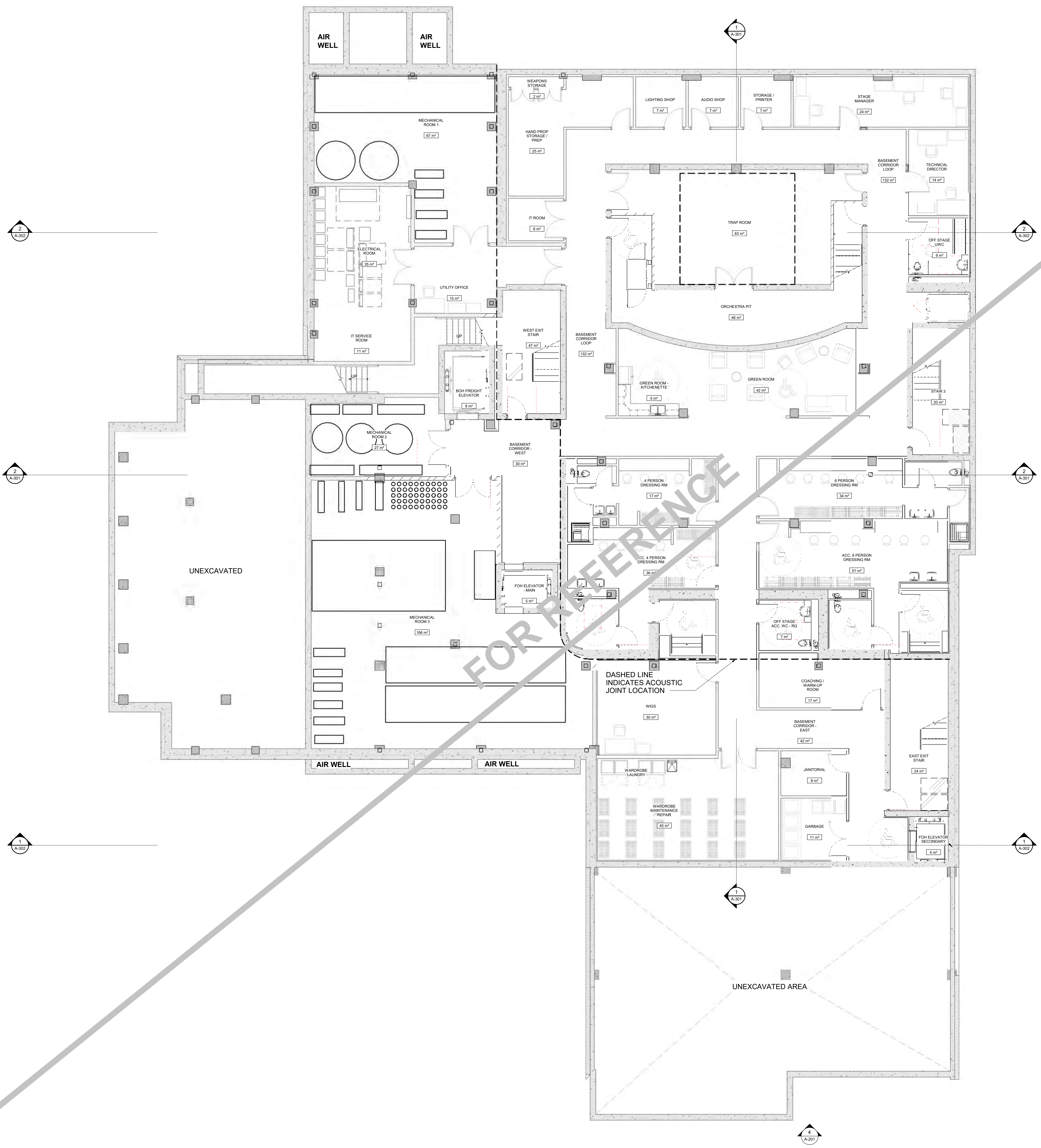
83 Queen Street,
Niagara on the Lake ON.

SITE PLAN - EXTERIOR LIGHTING

AS-107

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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: <ul style="list-style-type: none"> • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FEE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION SECURED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER DATA RECEPTACLES WITH OWNER CONSULTANTE. 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 RFP	APR. 25.23
4	ISSUED FOR RE-ZONING	MAY. 23.23
5	CLASS 5 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



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

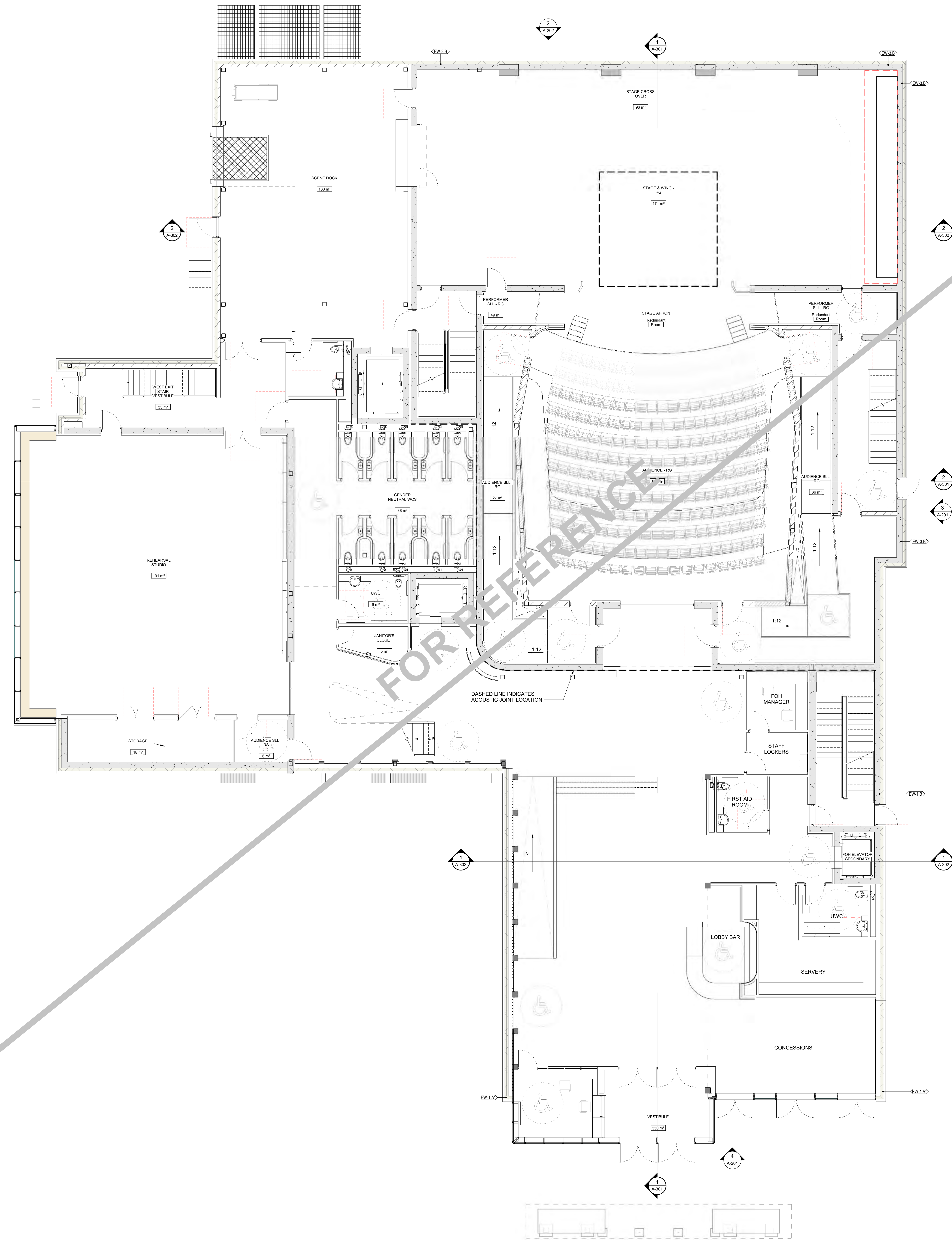
Shaw Festival
NEW ROYAL GEORGE THEATRE

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

BASEMENT FLOOR PLAN

A-100

GENERAL NOTES	
1	ALL EXTERIOR DIMENSIONS ARE TO FINISH FACE U.O.
2	ALL INTERIOR DIMENSIONS ARE TO STUD FACE U.O.
3	ALL DIMENSIONS FOR FOUNDATION/CONC. SHEAR WALLS ARE TAKEN FROM FACE OF CONCRETE U.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	FIN WOOD BAKING AT ALL WORKROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION SECURED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS TO COORDINATE ALL FINISH AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES.
10	ALL LOCATIONS OF TRIM MAY NOT BE SHOWN ON DRAWINGS. COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER CONSULTANT ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.



EXTERIOR WALL ASSEMBLIES		
TYPE	DESCRIPTION	COMMENTS
EW-1A	FULL BED BRICK ON METAL STUDS: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON GIP CONC: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •90mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm GIP CONC: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: •CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON GIP CONC: •CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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 RFP	APR.25.23
4	ISSUED FOR RE-ZONING	MAY.23.23
5	CLASS 5 ESTIMATE	JUN.04.23
6	PROGRESS TEST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.19.23
7	RE-ZONING RE-SUBMISSION	AUG.08.23



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.

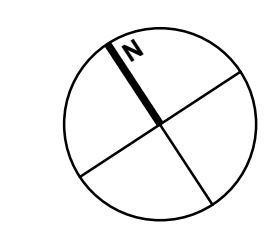
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

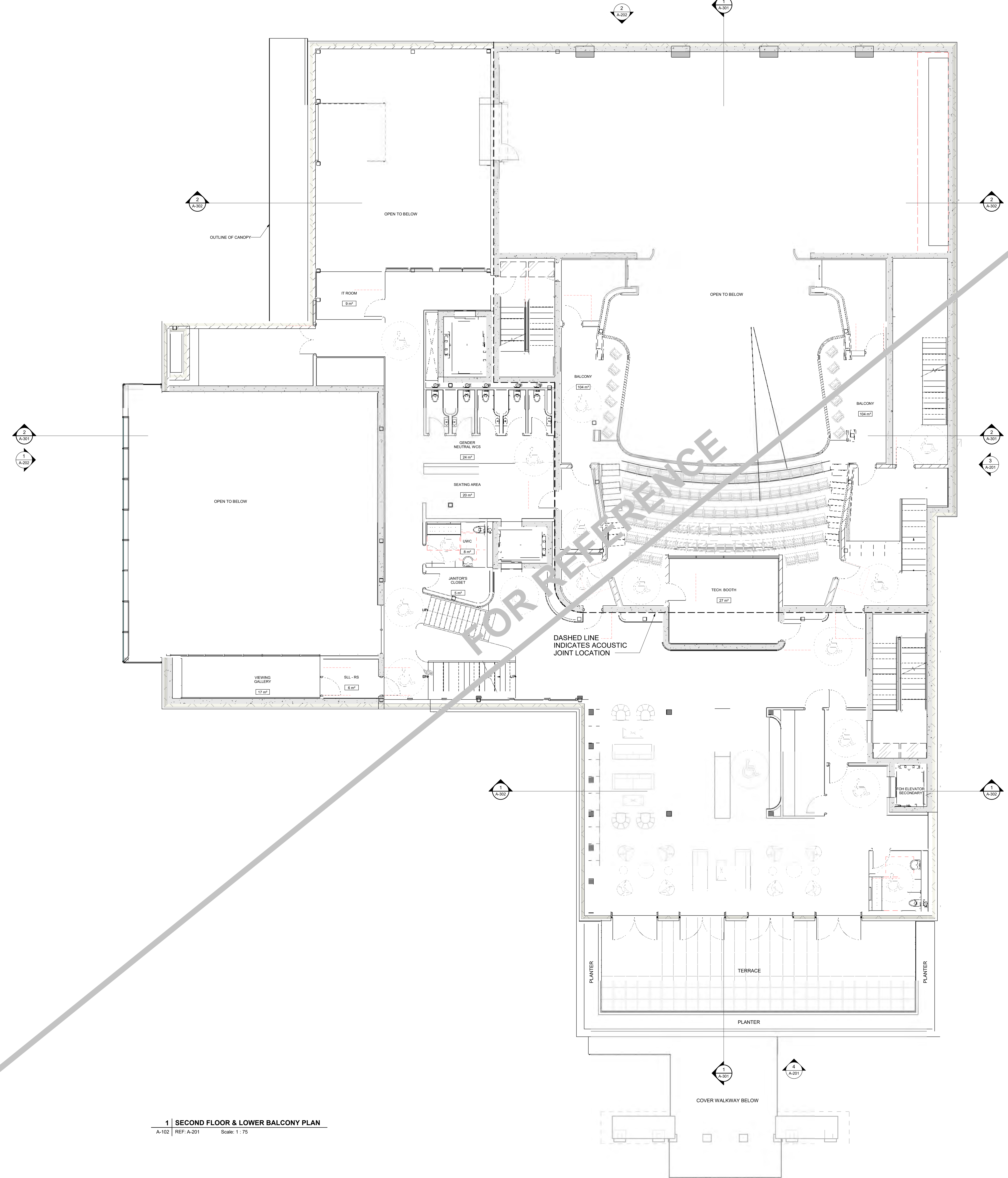
83 Queen Street, Niagra-on-the-Lake, ON

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.
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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FINE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION AS REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH TO COORDINATE ALL FINISH AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER CONSULTANT. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.



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: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON GIP CONC: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •90mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm GIP CONC: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: •CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON GIP CONC: •CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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 RFP APR.23.25
4	ISSUED FOR RE-ZONING MAY.23.25
5	CLASS 0 ESTIMATE JUN.04.25
6	PROGRESS TEST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.10.25
7	RE-ZONING RE-SUBMISSION AUG.08.25

1 | SECOND FLOOR & LOWER BALCONY PLAN
 A-102 | 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.

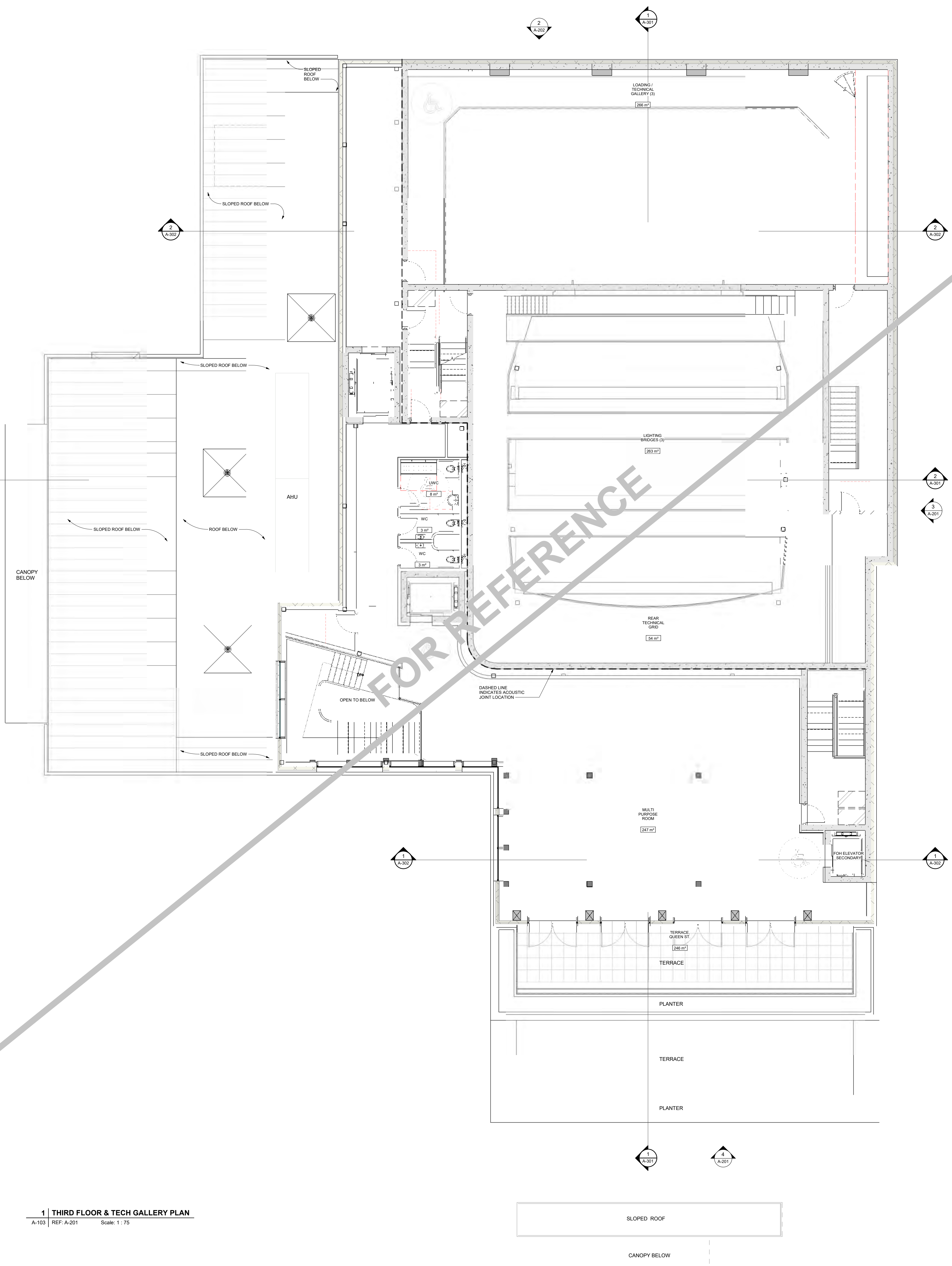
DESIGN DEVELOPMENT
 PROJECT No. 25-105
 START DATE APR.23

**Shaw Festival
 NEW ROYAL GEORGE
 THEATRE**

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

**SECOND & LOWER
 BALCONY FLOOR
 PLAN**

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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FINE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION SECURED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS IN CONSTRUCTION TO COORDINATE ALL FINISH AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIM/HAT CHANNELS NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER CONSULTANT ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.



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: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 160mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 90mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 127mm RIGID INSULATION • SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm 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: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm 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. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm 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 RFP APR. 23.25
4	ISSUED FOR RE-ZONING MAY. 23.25
5	CLASS 2 ESTIMATE JUN. 04.25
6	PROGRESS NOT ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL. 18.25
7	RE-ZONING RE-SUBMISSION AUG. 08.25



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

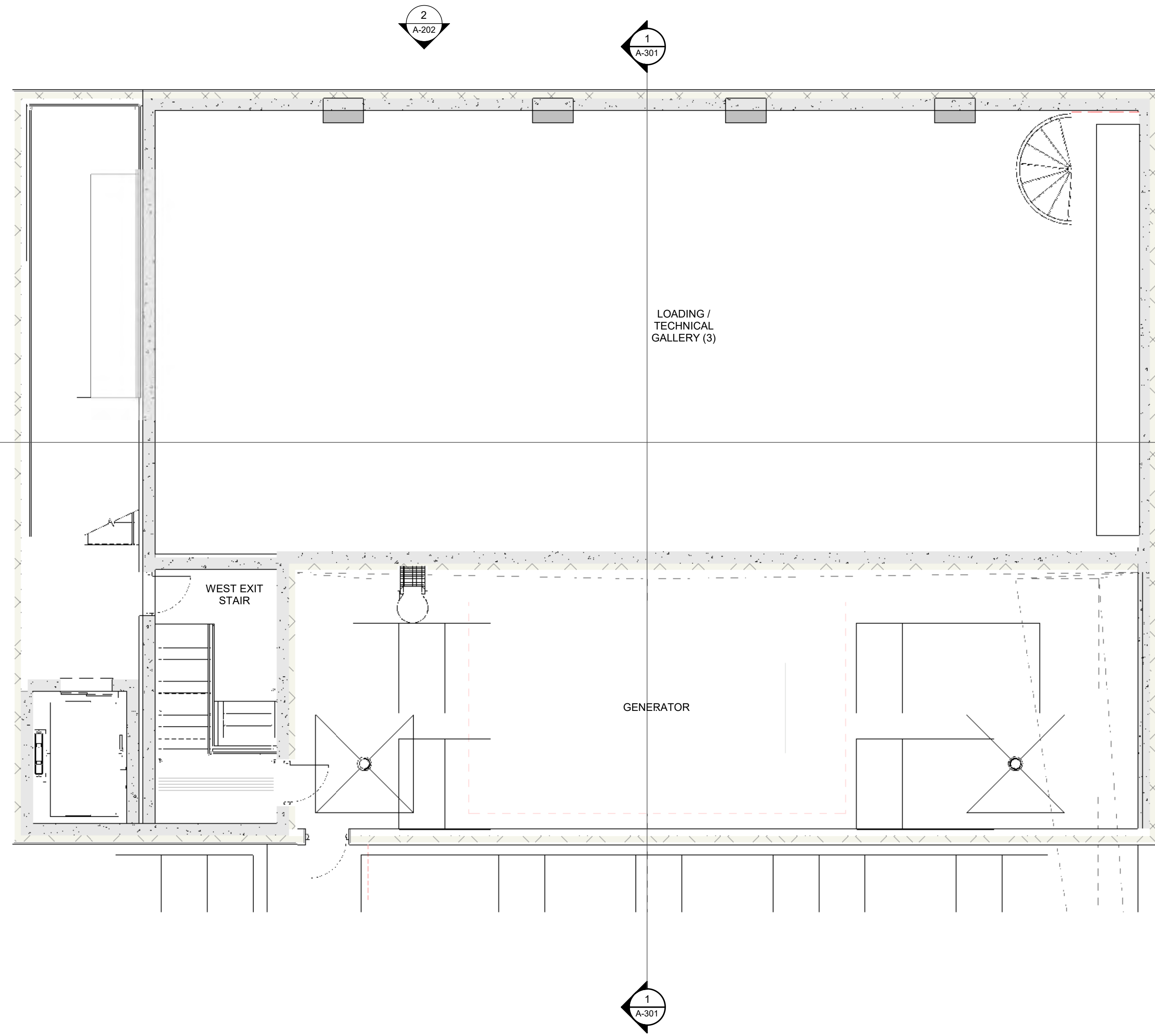
**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

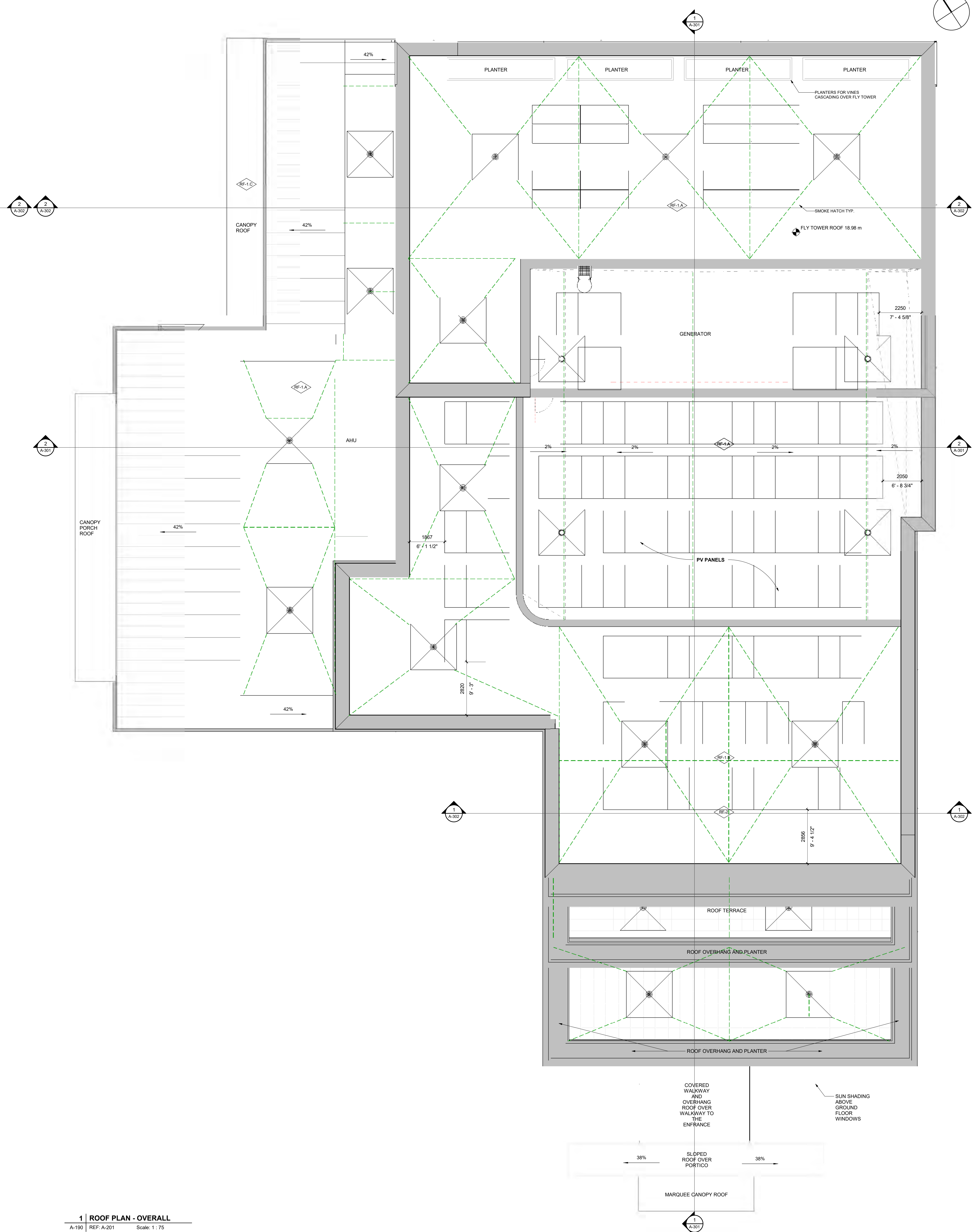
**THIRD & TECH.
GALLERY FLOOR
PLAN**

1 | THIRD FLOOR & TECH GALLERY PLAN
A-103 | REF: A-201 | 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. 23.23
5	CLASS 5 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



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



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, Niagra-on-the-Lake, ON

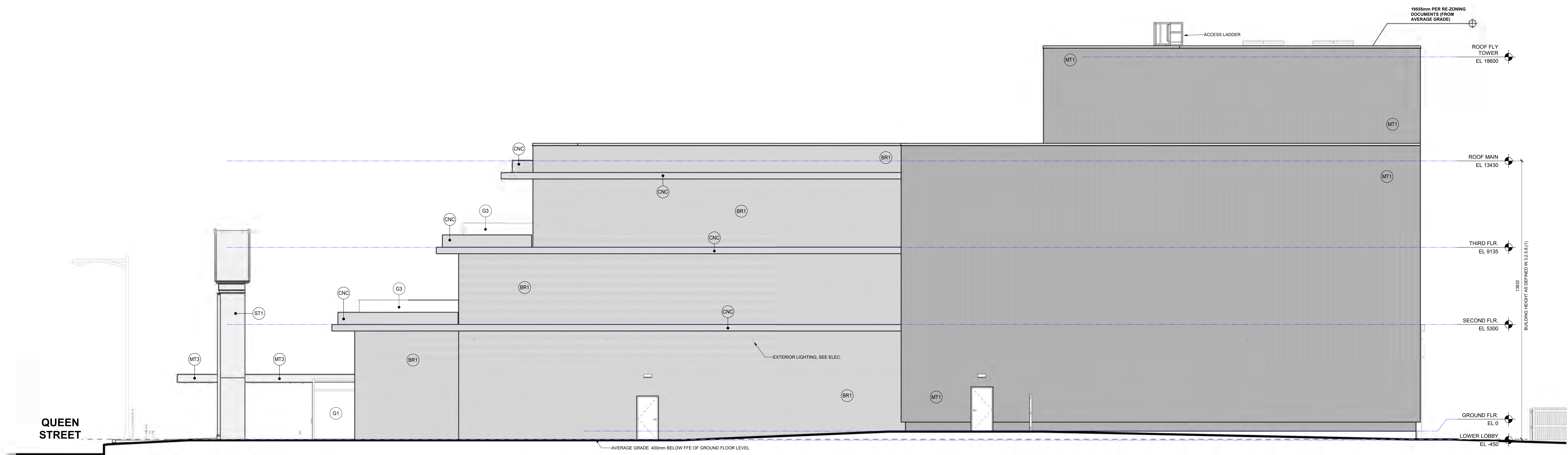
ROOF PLAN OVERALL

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 - SEPA BROWN (FLAT STOCK)
(MT3)	METAL CLADDING/FLASHING - PATINATED COPPER (FLAT STOCK)
(G1)	TIMBER FRAME CURTAIN WALL
(G2)	GLAZED PAIRO 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. 23.23
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



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

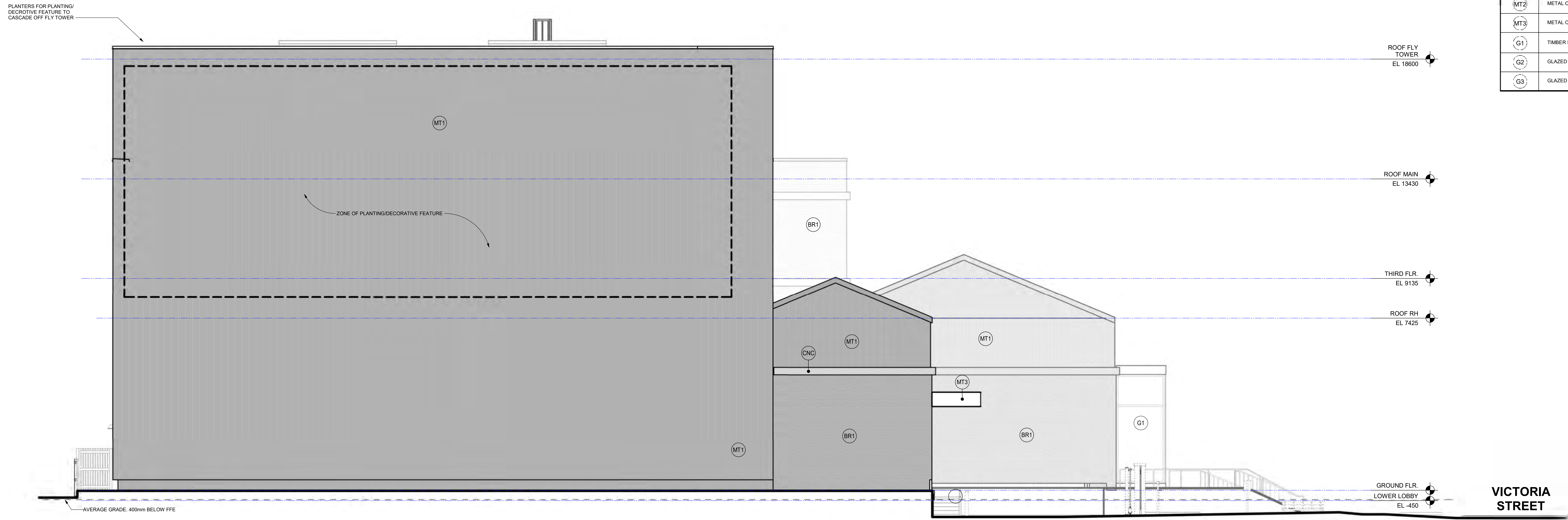
83 Queen Street, Niagra-on-the-Lake, ON

BUILDING ELEVATIONS

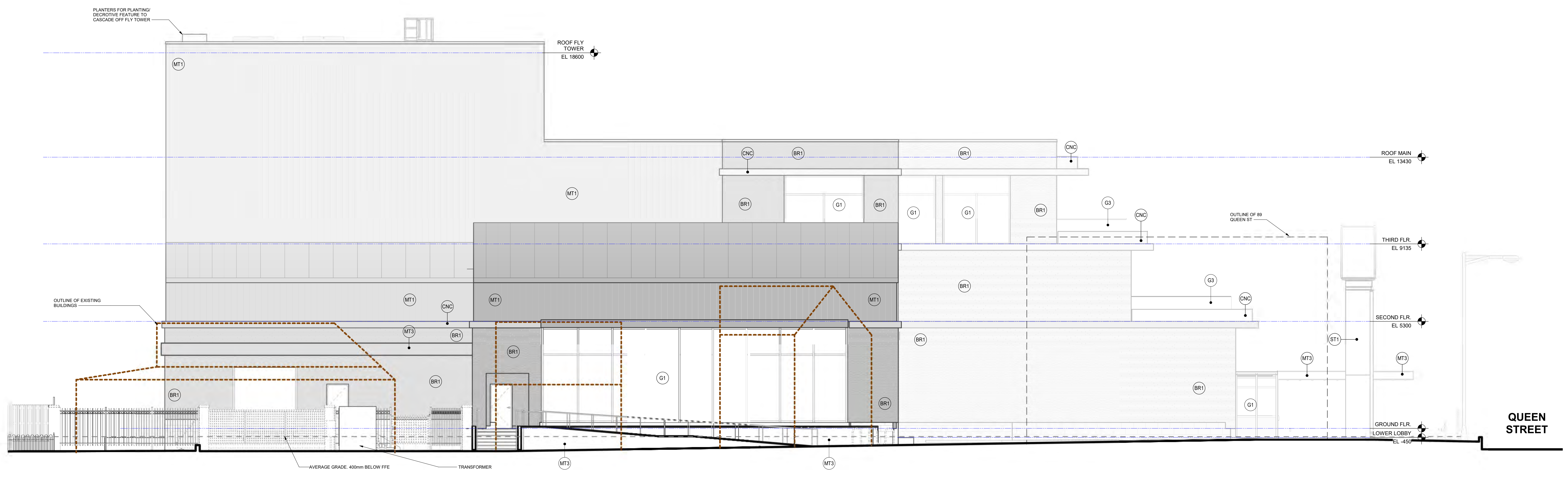
ID	DESCRIPTION
(ST1)	LIMESTONE - QUEENSTONE QUARRIED STONE OF VARIOUS SIZES
(BR1)	HORIZONTAL BRICK - WEATHERED OPAL (80mm x RANDOM WIDTH)
(CNC)	CIP CONCRETE
(MT1)	VERTICAL METAL PANEL - LIGHT GRAY (200mm WIDTH)
(MT2)	METAL CLADDING/FLASHING - SEPA BROWN (FLAT STOCK)
(MT3)	METAL CLADDING/FLASHING - PATINATED COPPER (FLAT STOCK)
(G1)	TIMBER FRAME CURTAIN WALL
(G2)	GLAZED PAIRO 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 19 25
7 RE-ZONING RE-SUBMISSION	AUG 08 25



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



1 WEST ELEVATION - VICTORIA ST.
A-202 REF: A-101 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, 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. 08/23



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



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



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.

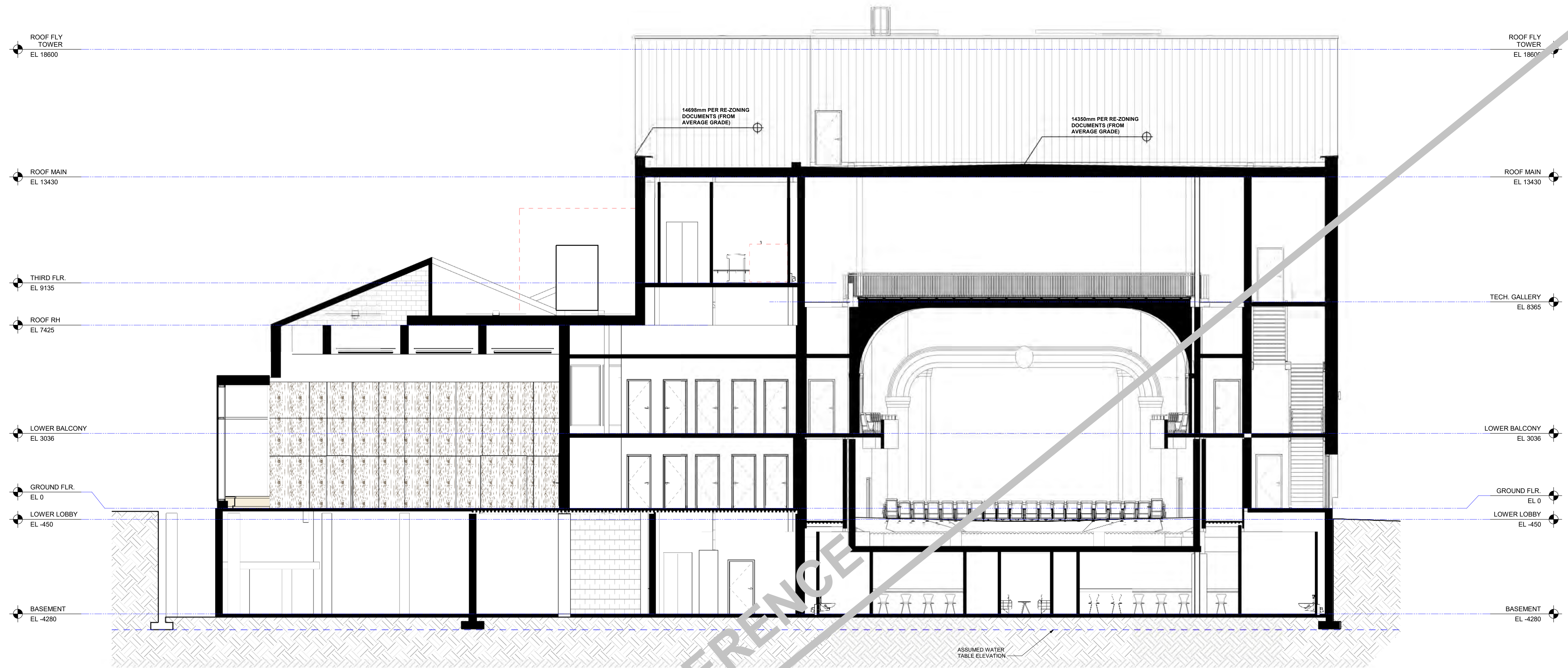
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR. 23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

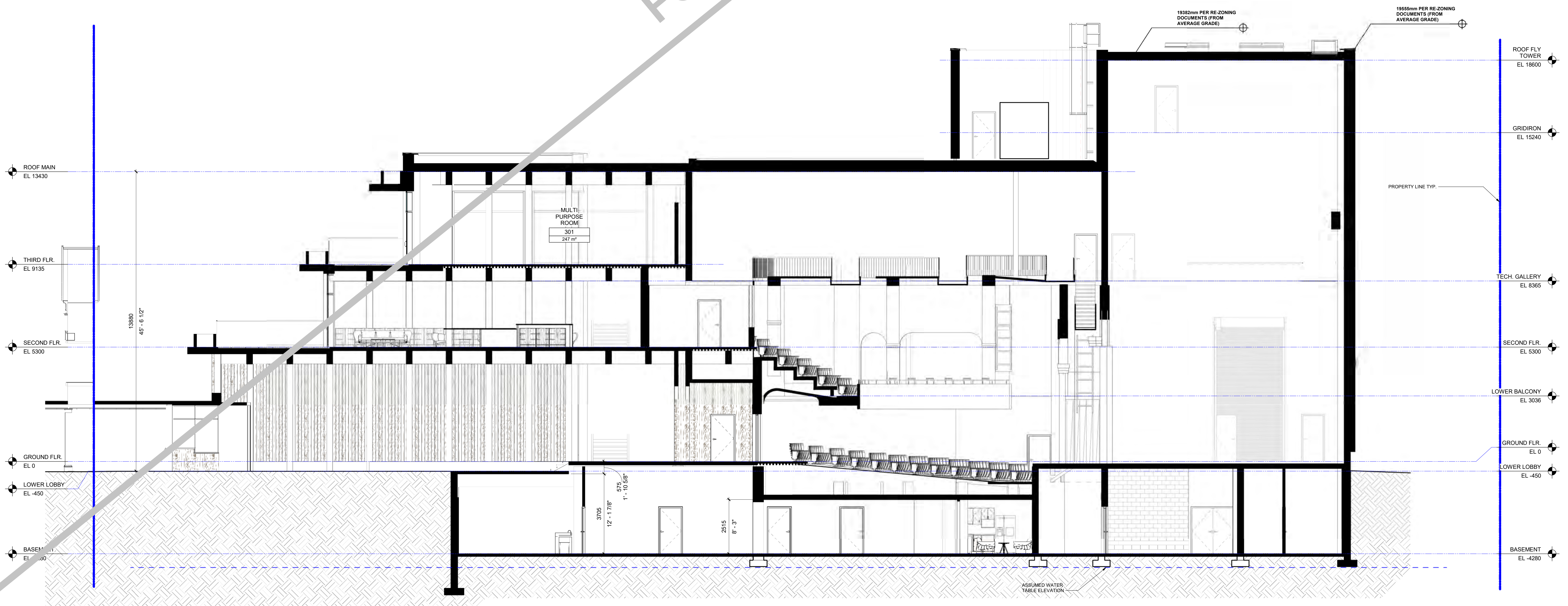
**BUILDING ELEVATIONS
- COLOURED**



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

FOR REFERENCE

ISSUE / REVISIONS	
2 HERITAGE PRECONSULT	APR.10.23
3 ISSUED FOR CM RFP	APR.24.23
4 ISSUED FOR RE-ZONING	MAY.23.23
5 CLASS 0 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 | BUILDING SECTION - NORTH/SOUTH @ RG THEATRE & LOBBY
A-301 REF: A-100 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

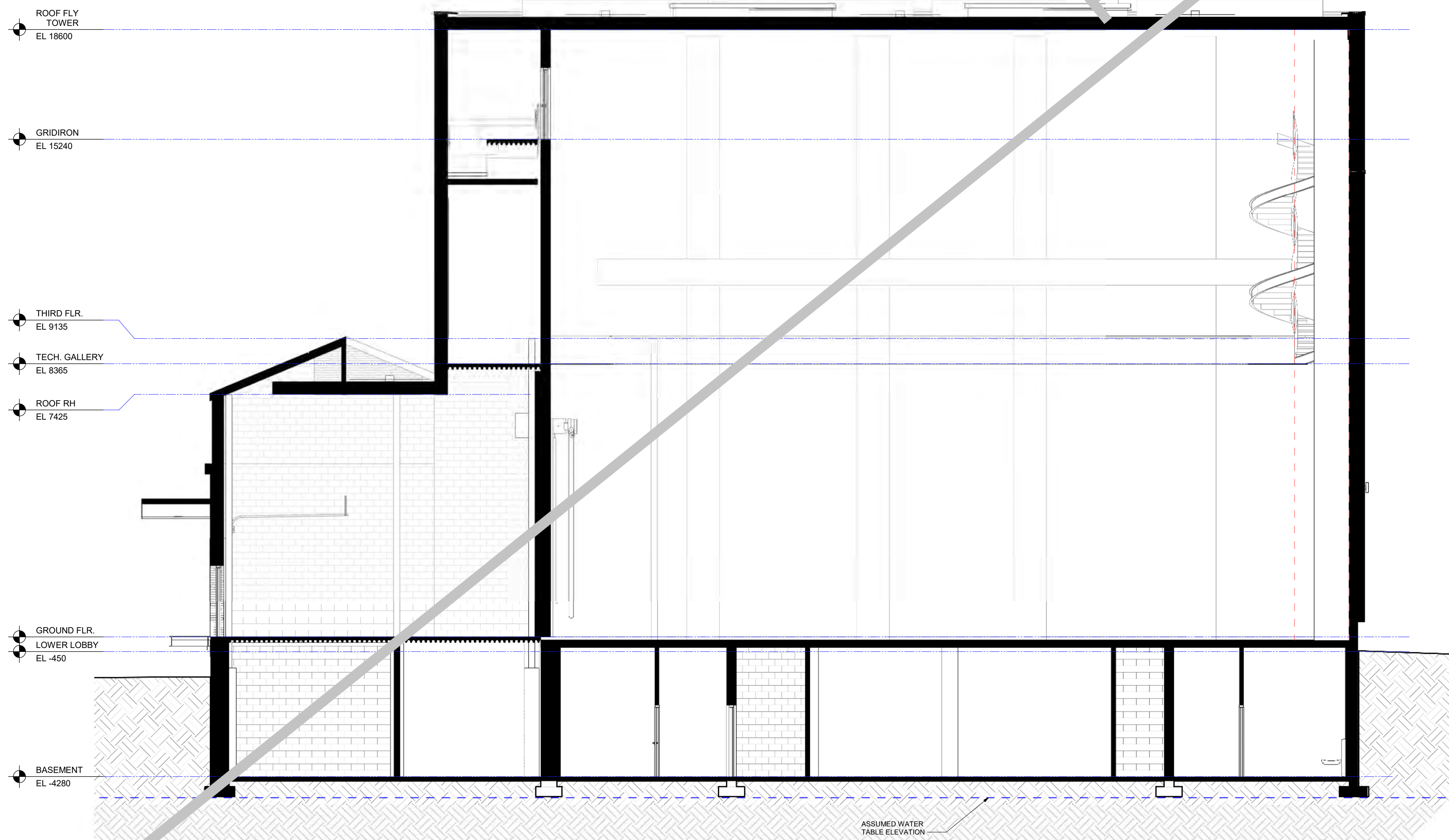
83 Queen Street, Niagara-on-the-Lake, ON

BUILDING SECTIONS

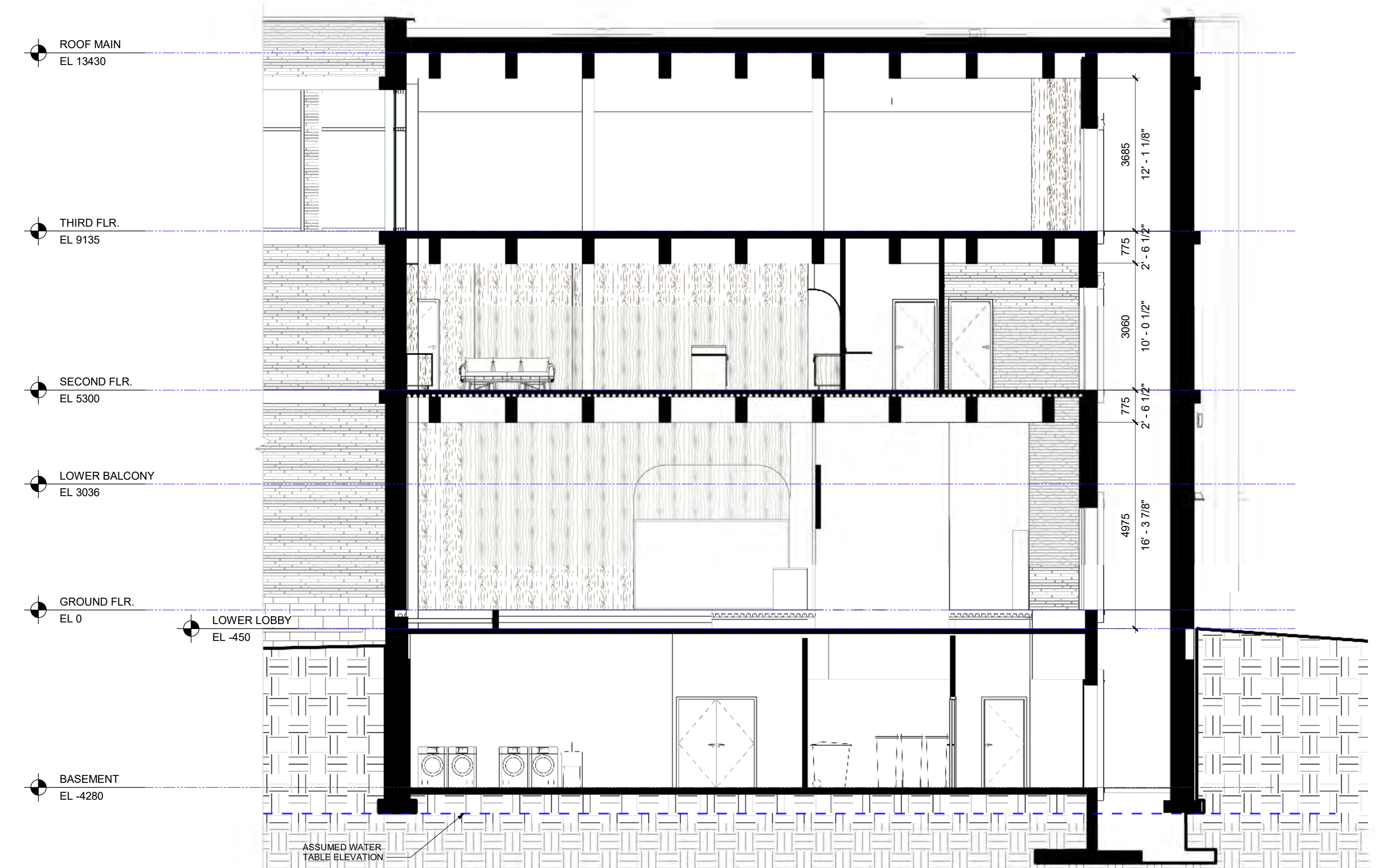
ISSUE / REVISIONS

2	HERITAGE PRECONSULT	APR.10.23
3	ISSUED FOR CM RFP	APR.24.23
4	ISSUED FOR RE-ZONING	MAY.23.23
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

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



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.

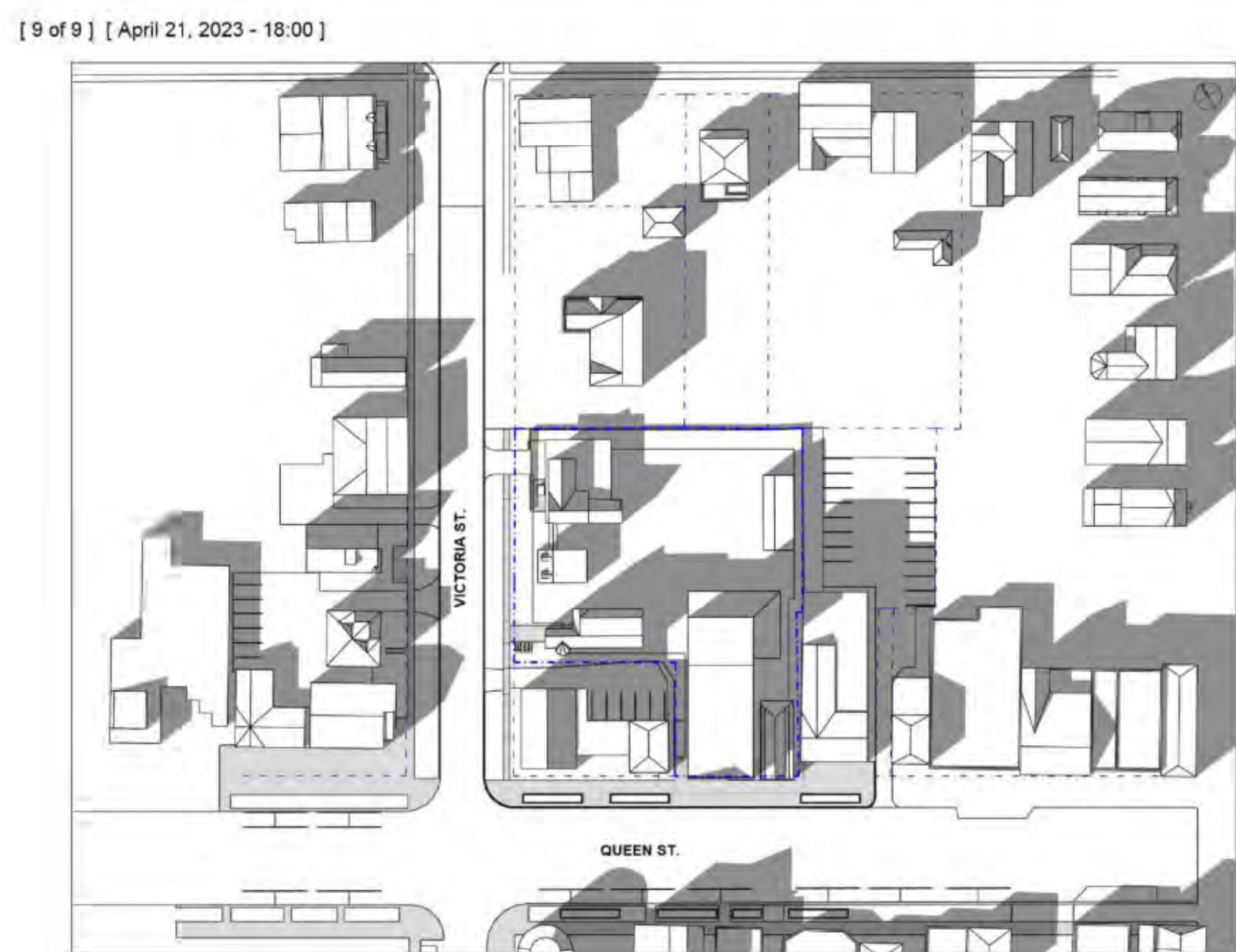
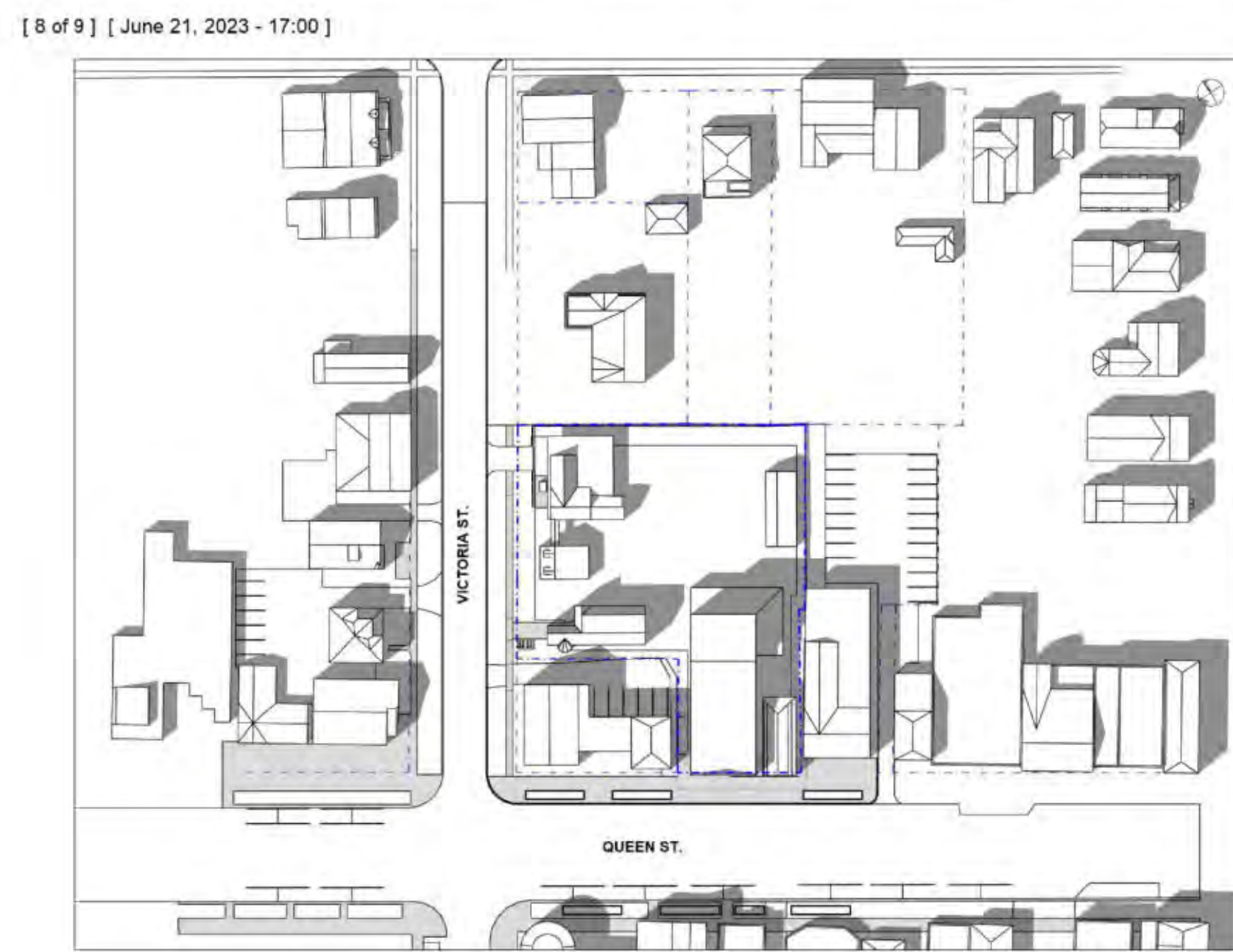
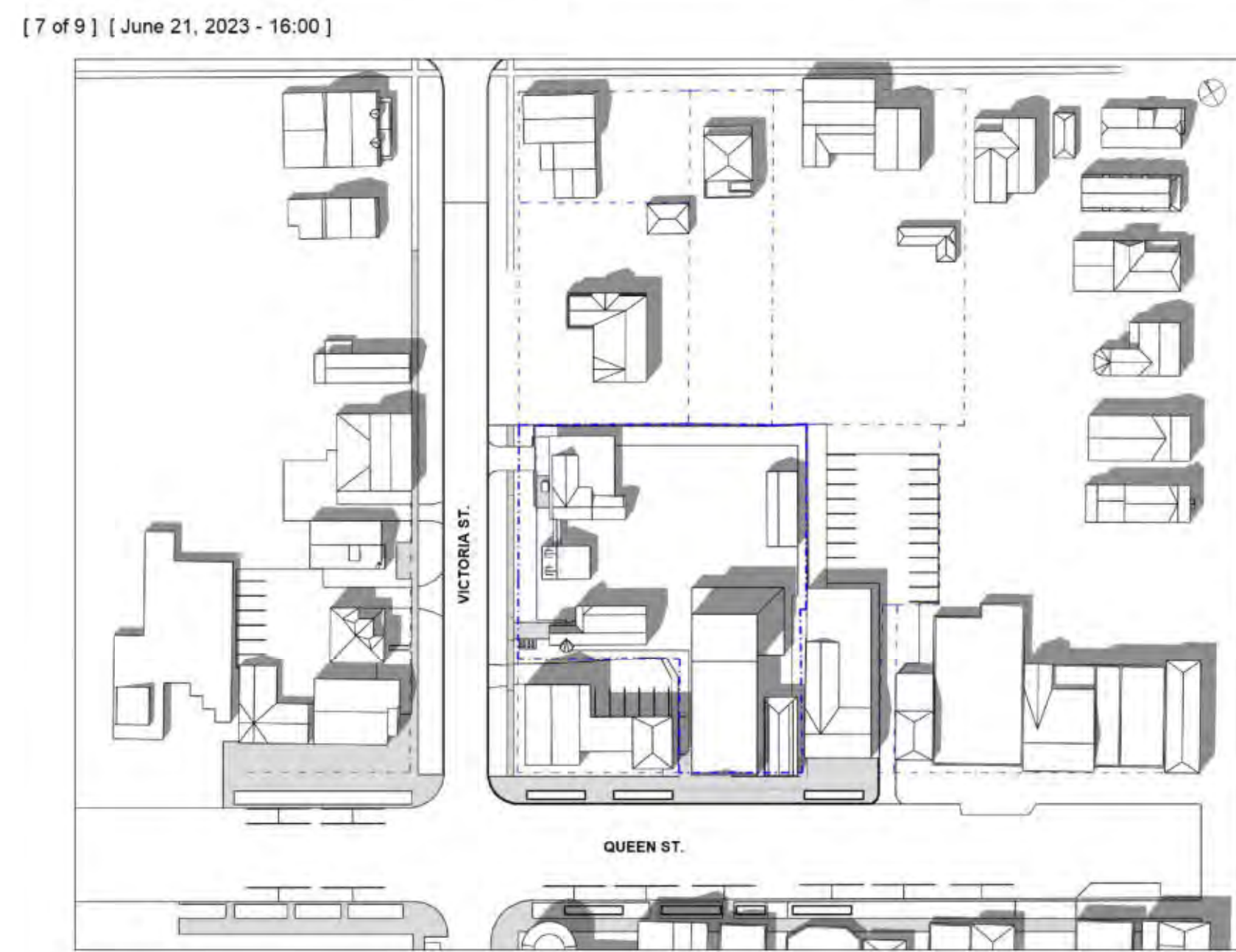
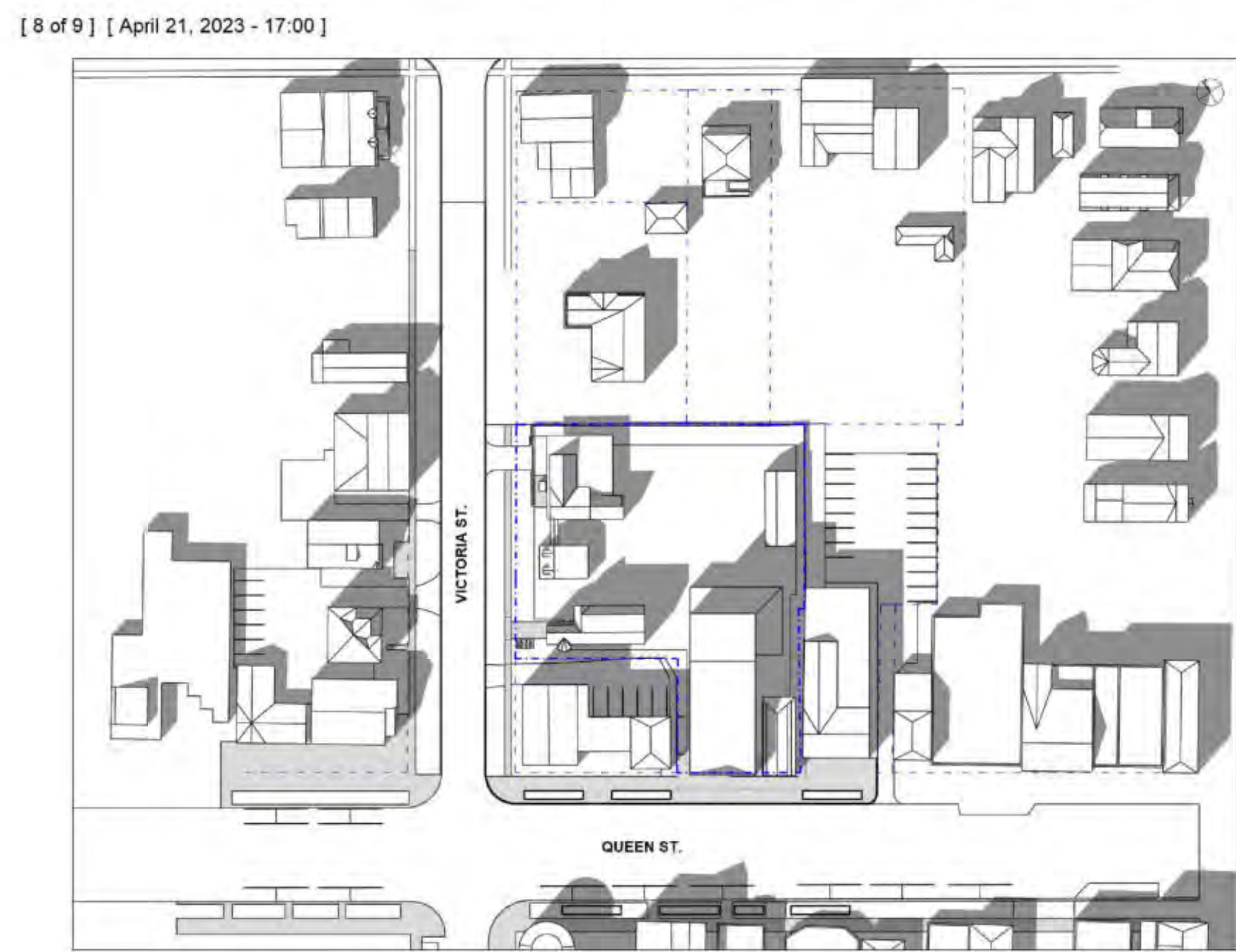
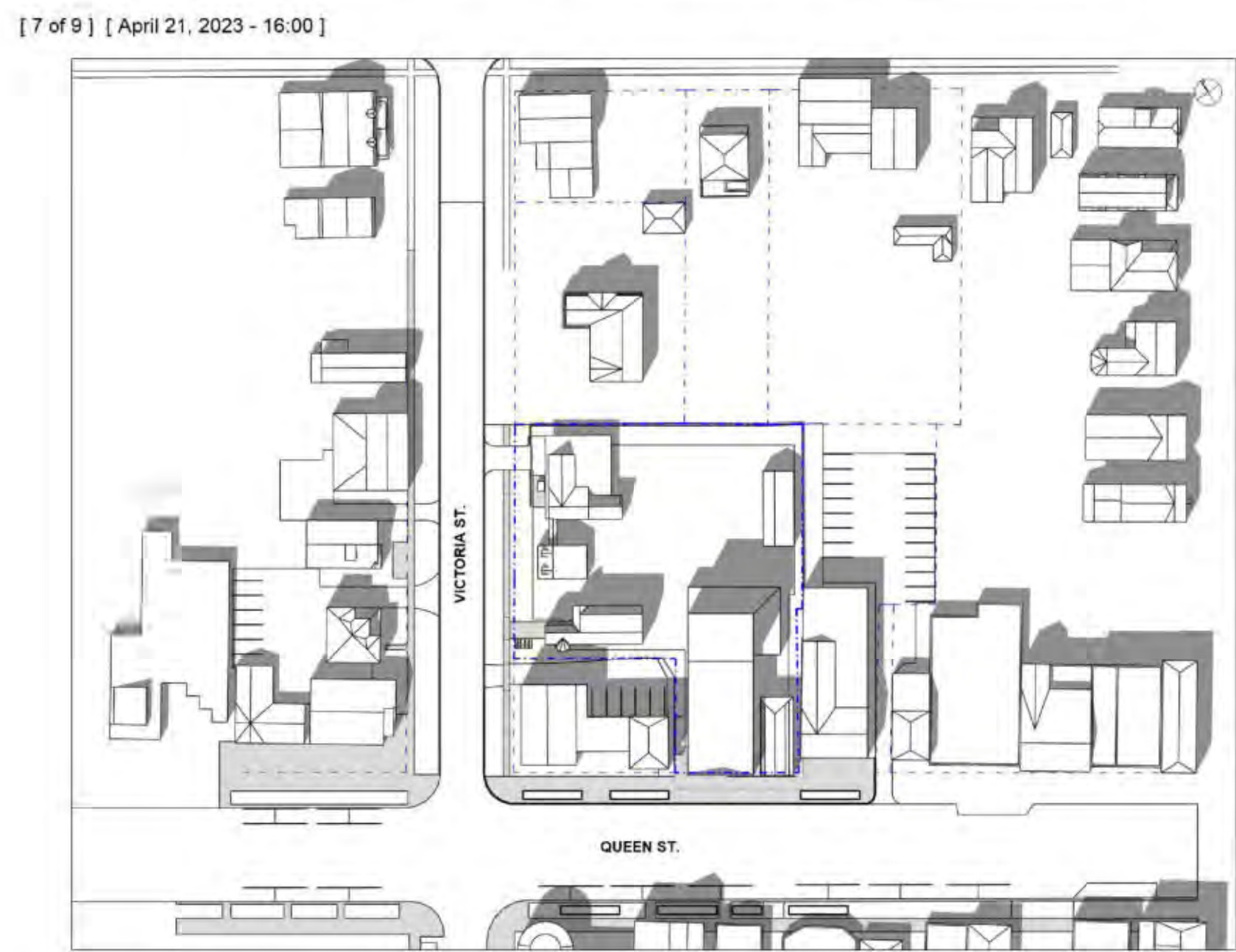
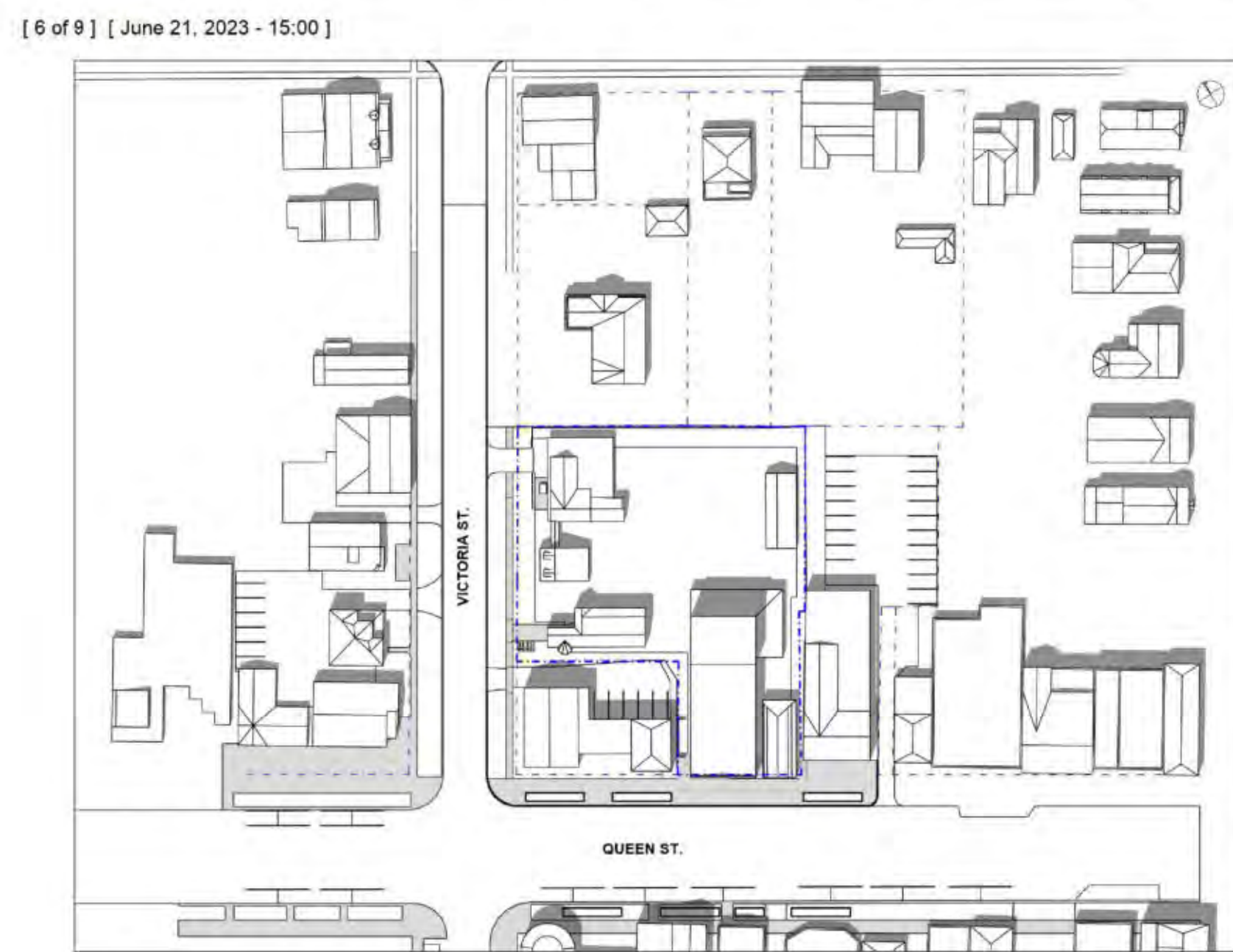
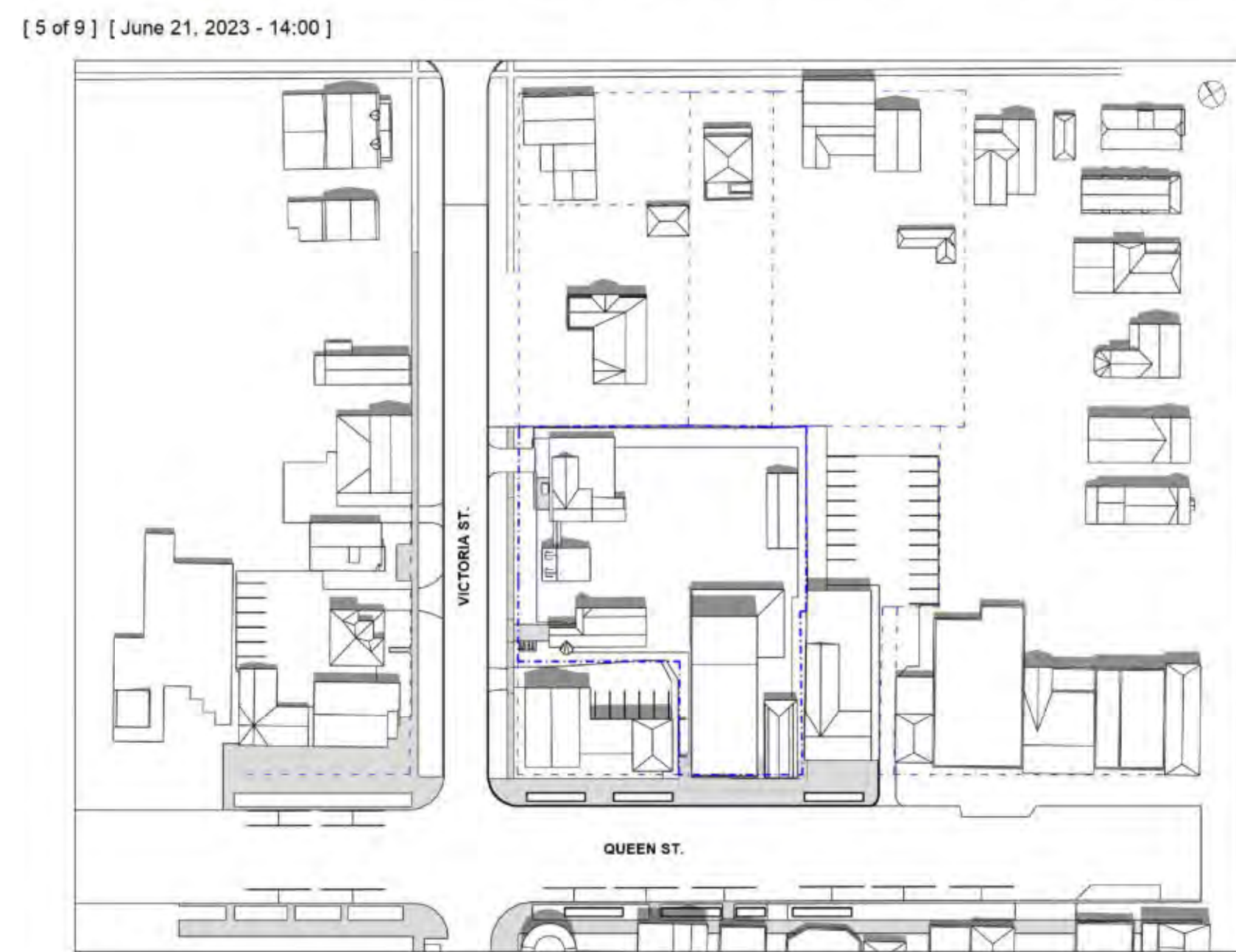
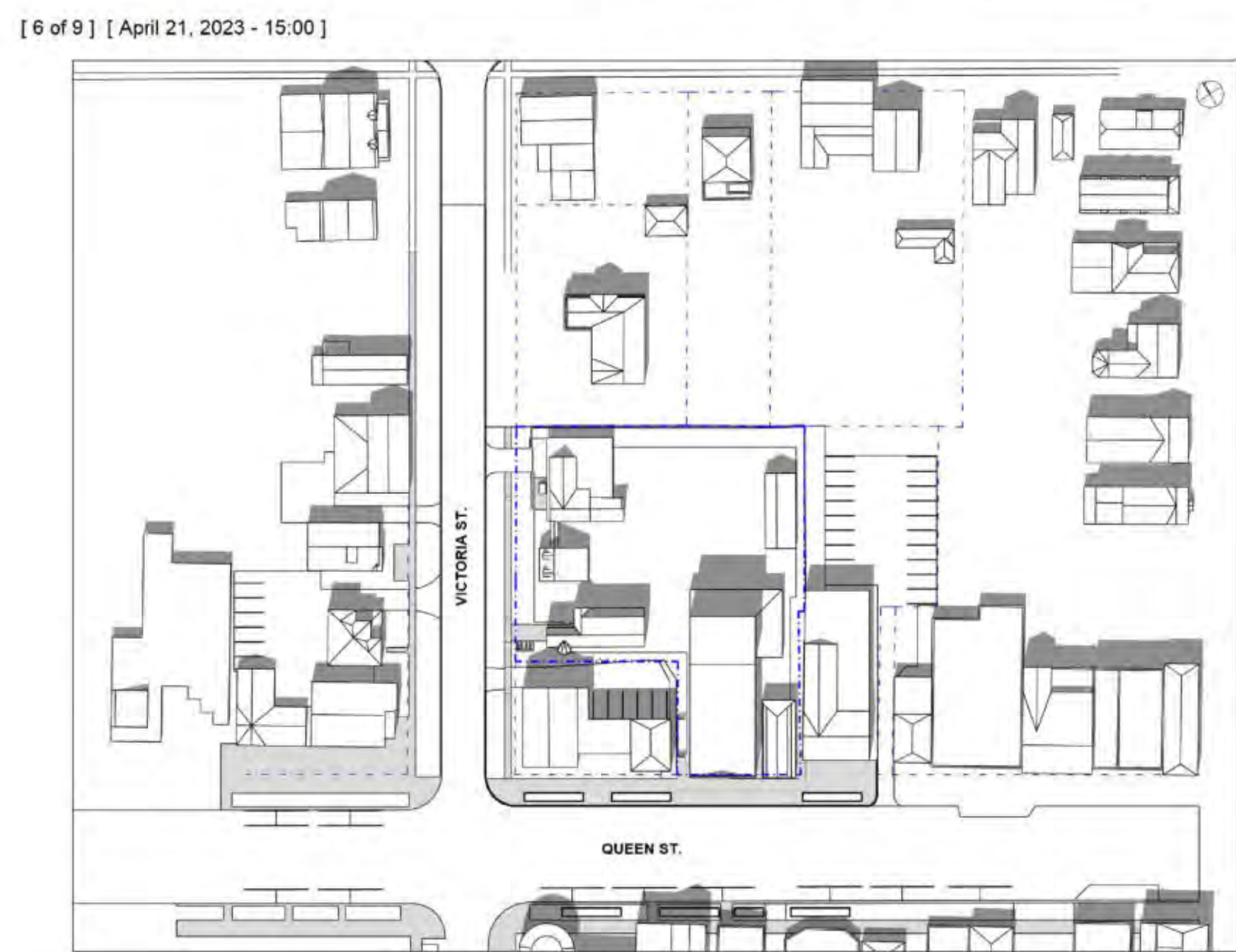
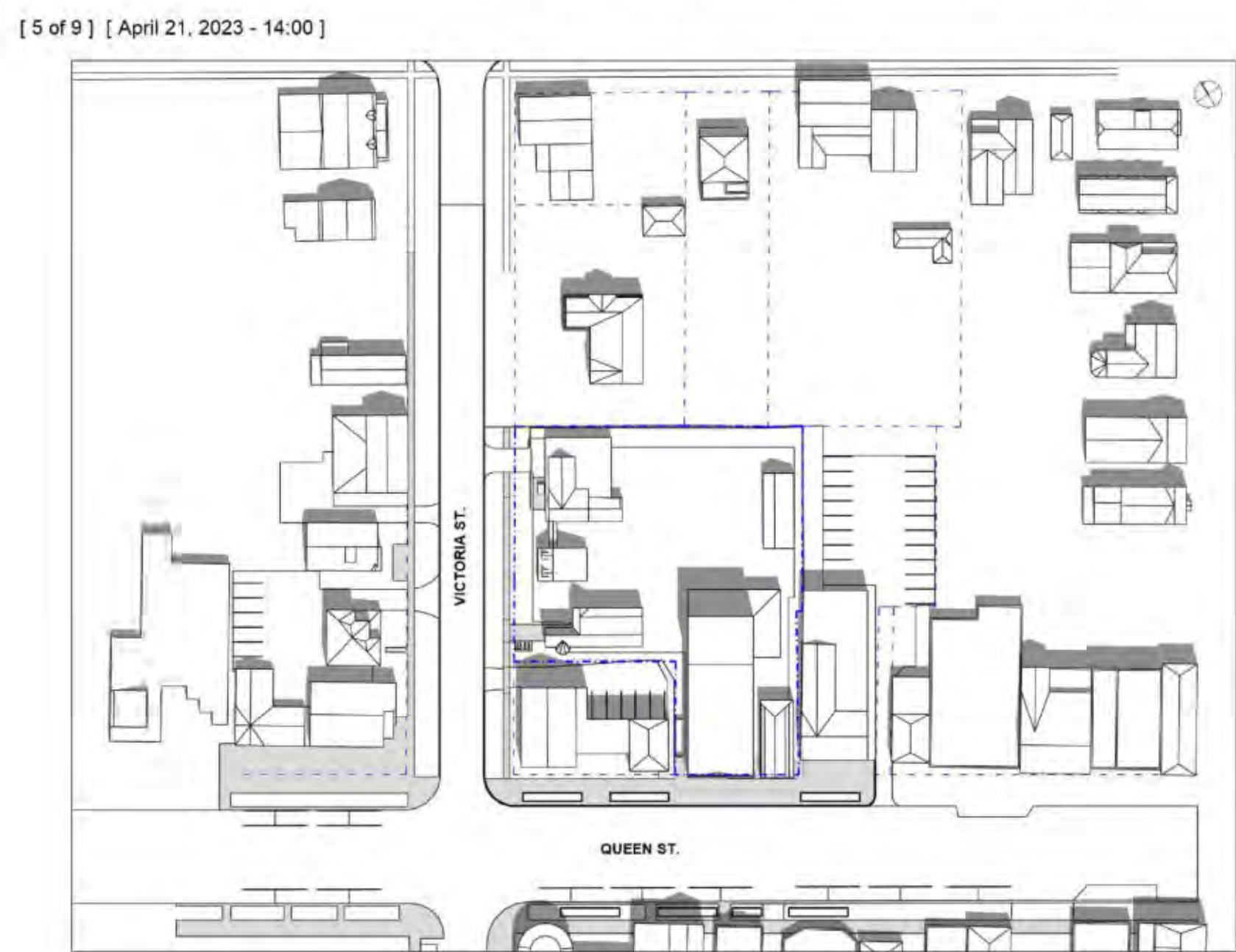
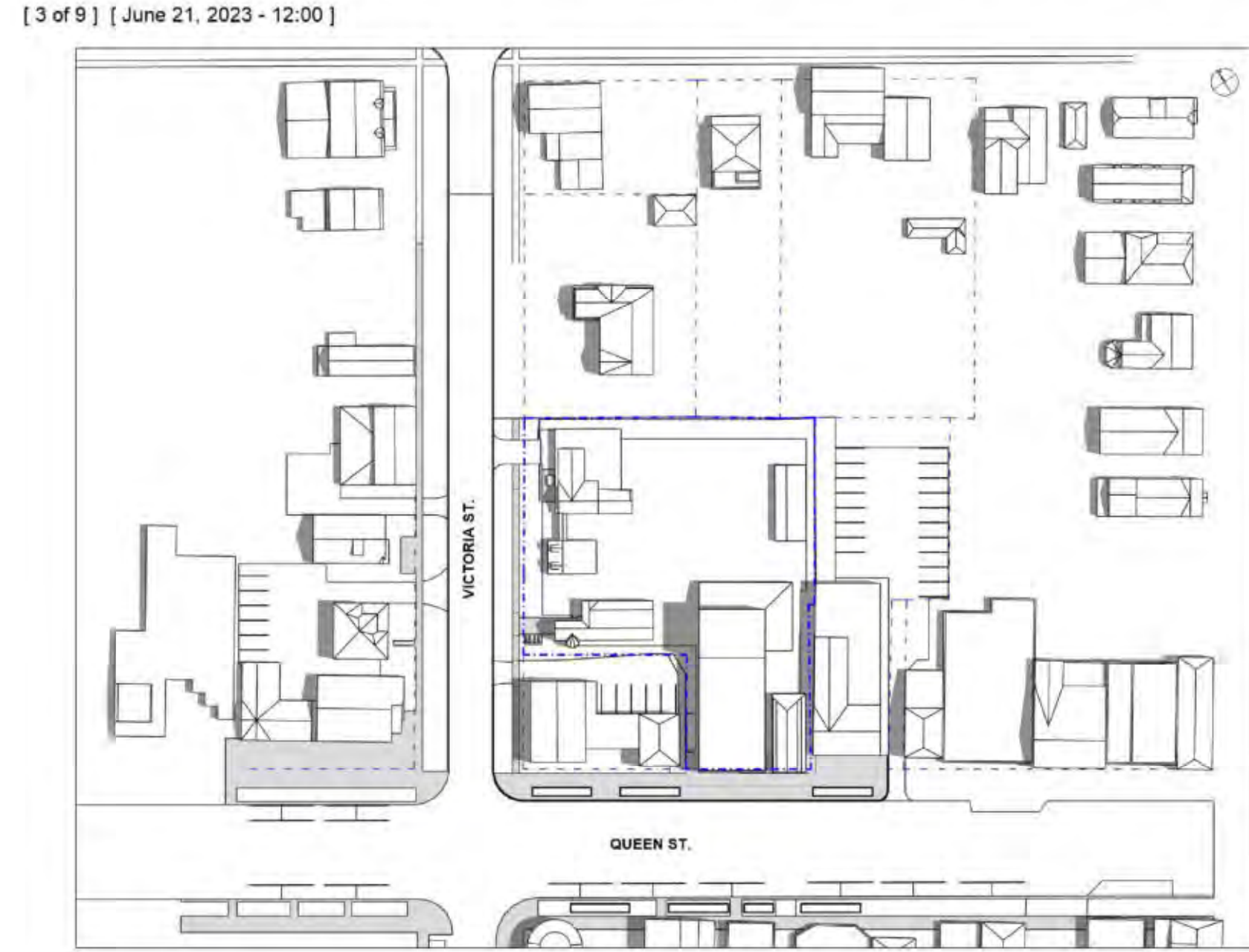
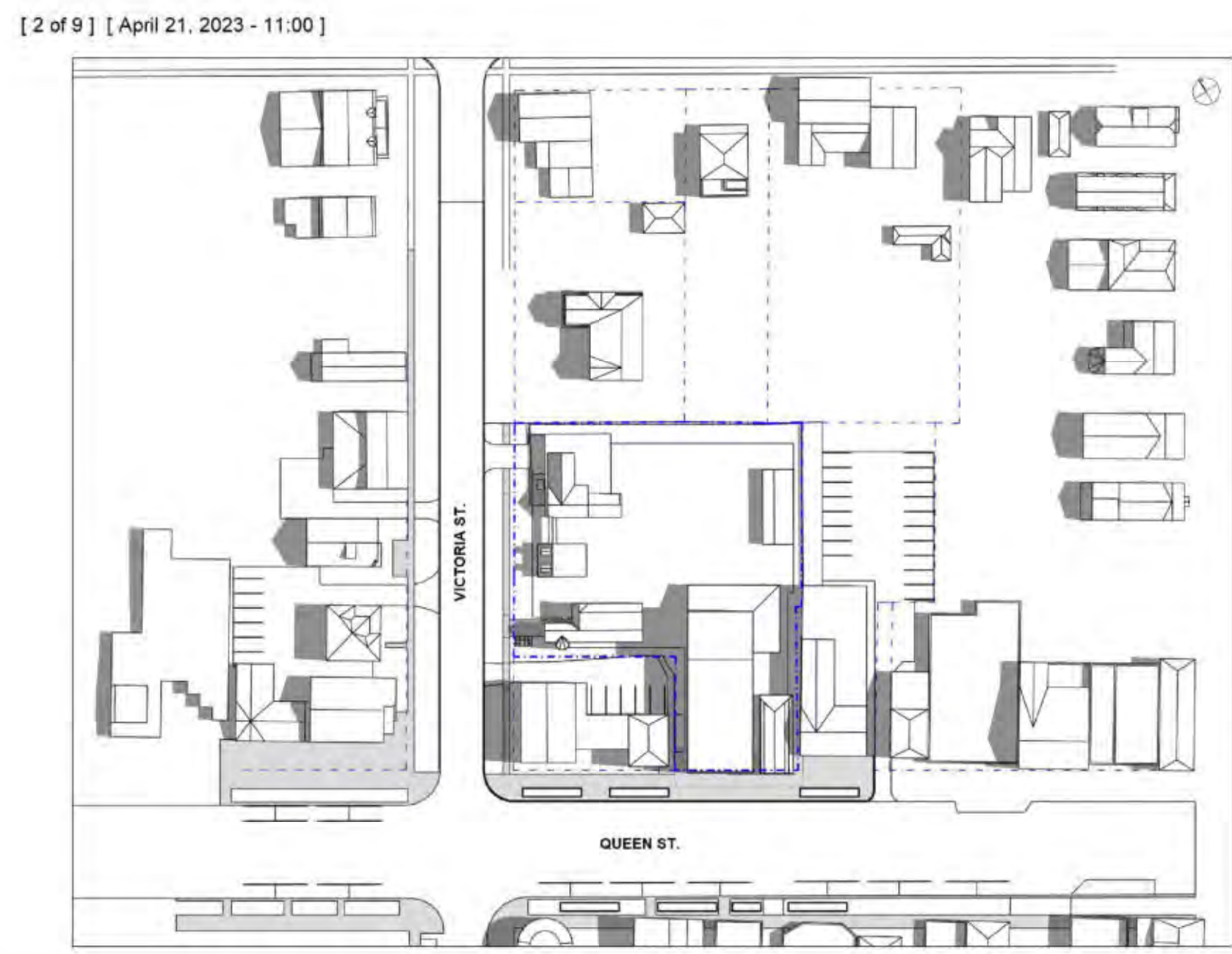
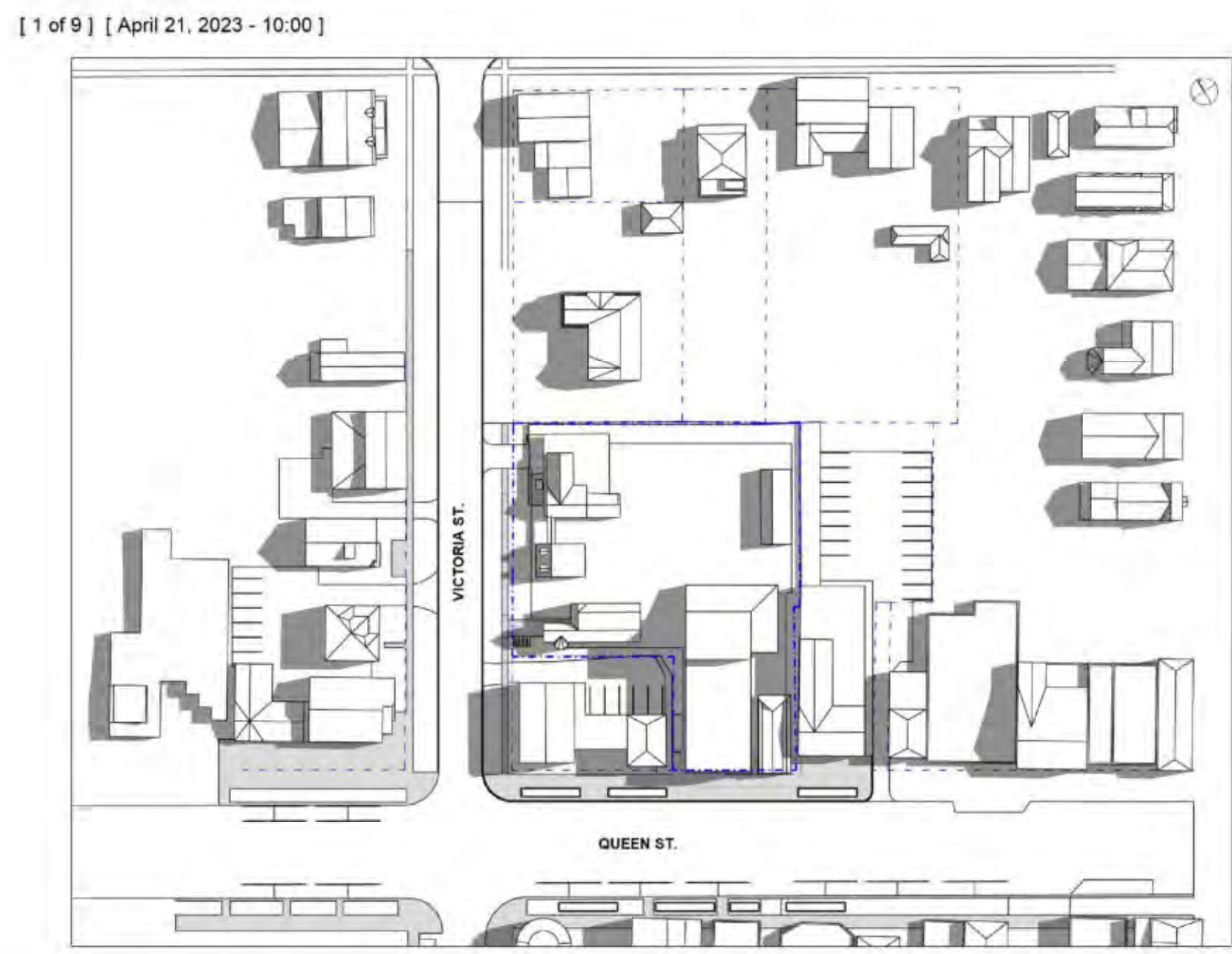
DESIGN DEVELOPMENT

PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

BUILDING SECTIONS



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

Unity
Unity Design Studio Inc.
72 Victoria Street S, Suite B1
Kitchener, ON N2G 4J9
705.743.3311
info@unitydesignstudio.ca

ISSUE / REVISIONS
1 ISSUED FOR RE-ZONING MAY 20 23

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

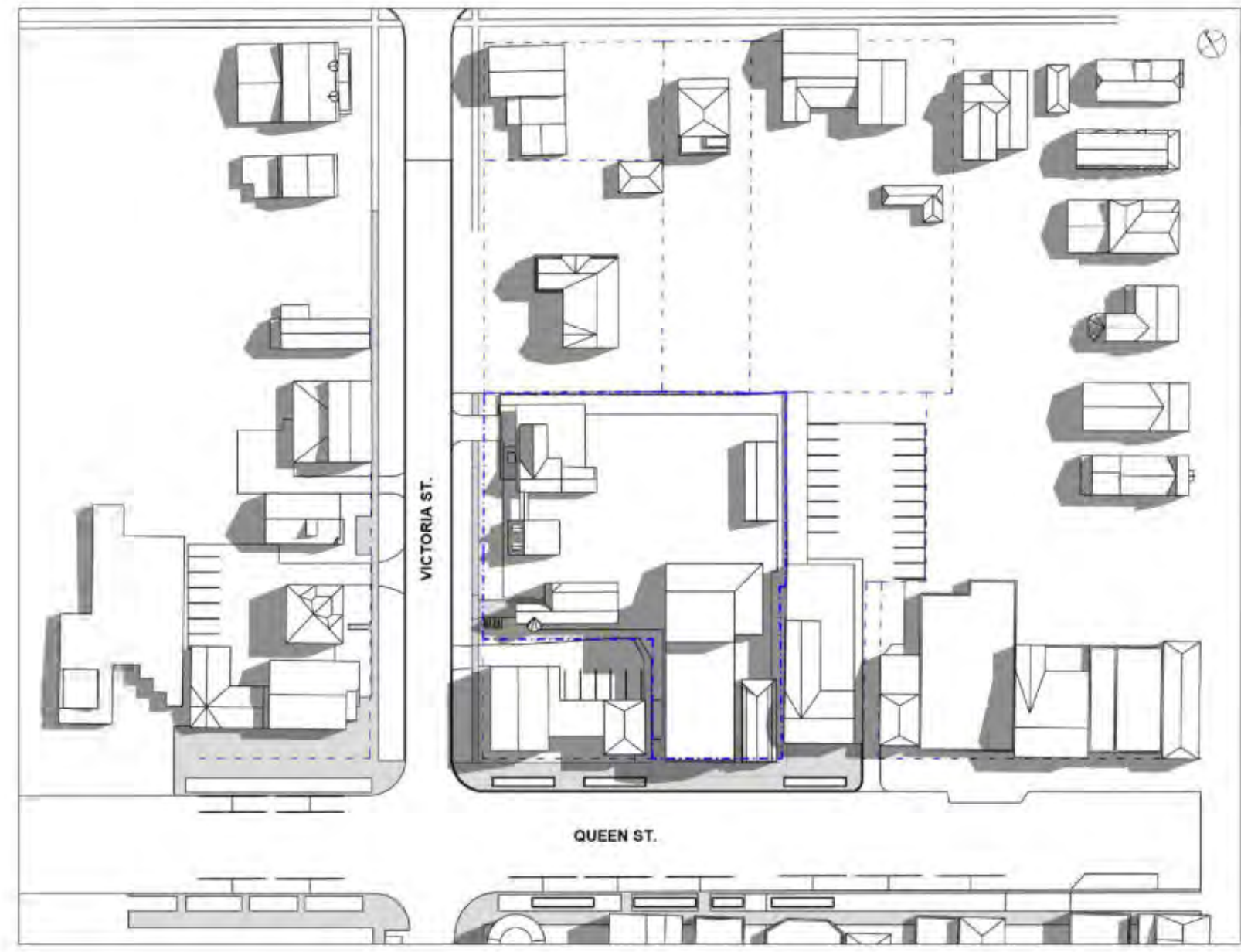
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

83 Queen Street,
Niagara on the Lake ON.

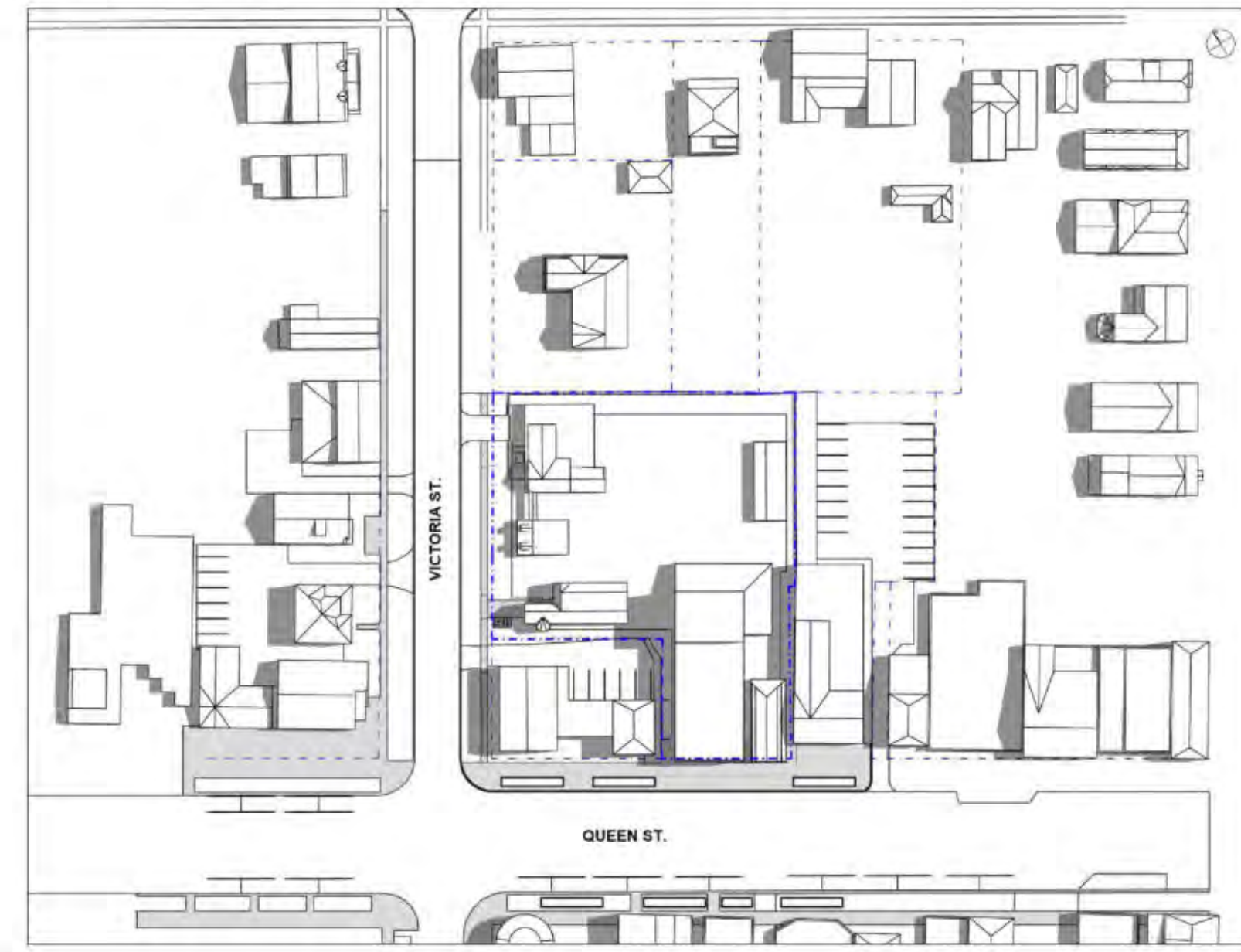
EXISTING - SHADOW
STUDY - APRIL 21 &
JUNE 21

SK-03

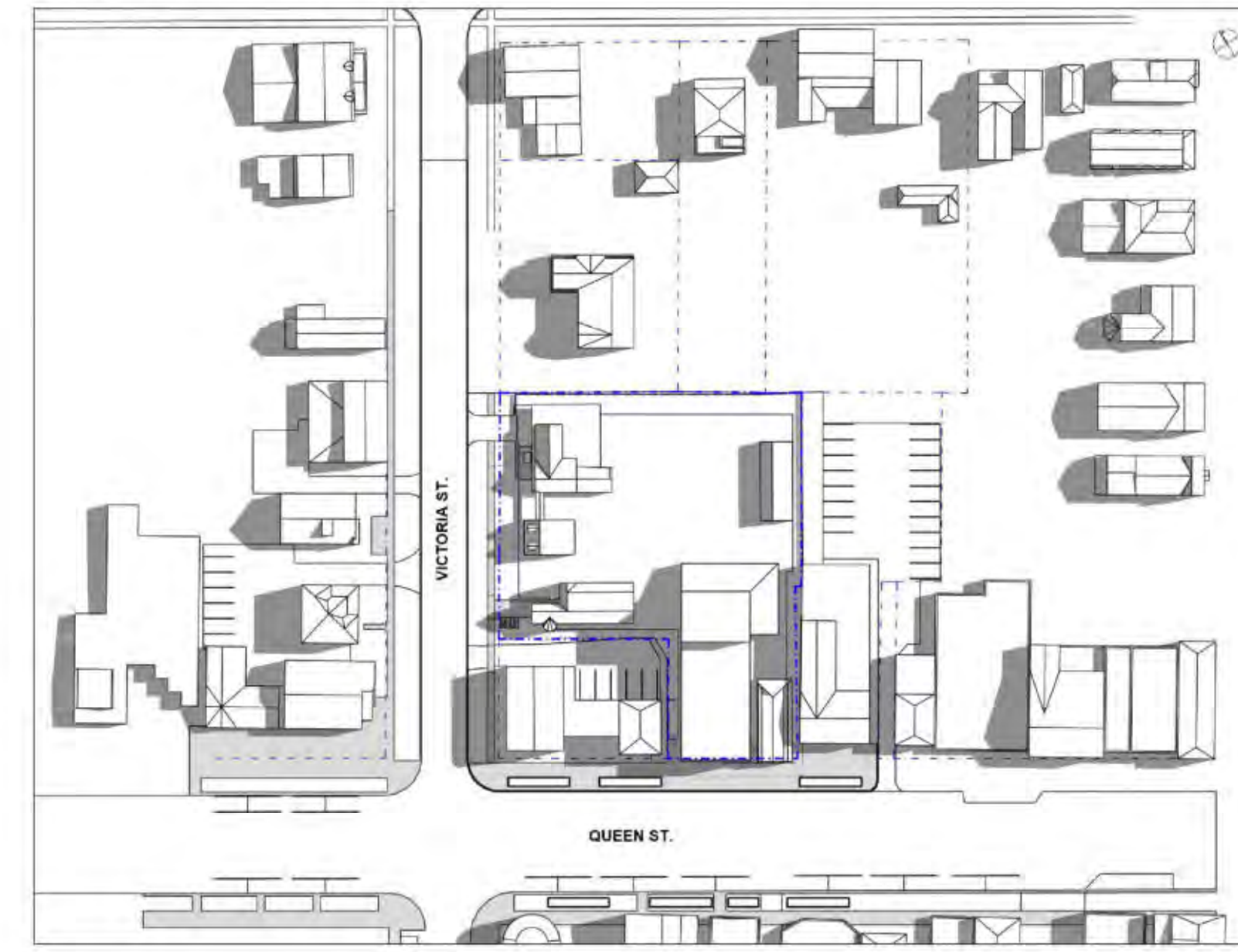
[1 of 9] [July 21, 2023 - 10:00]



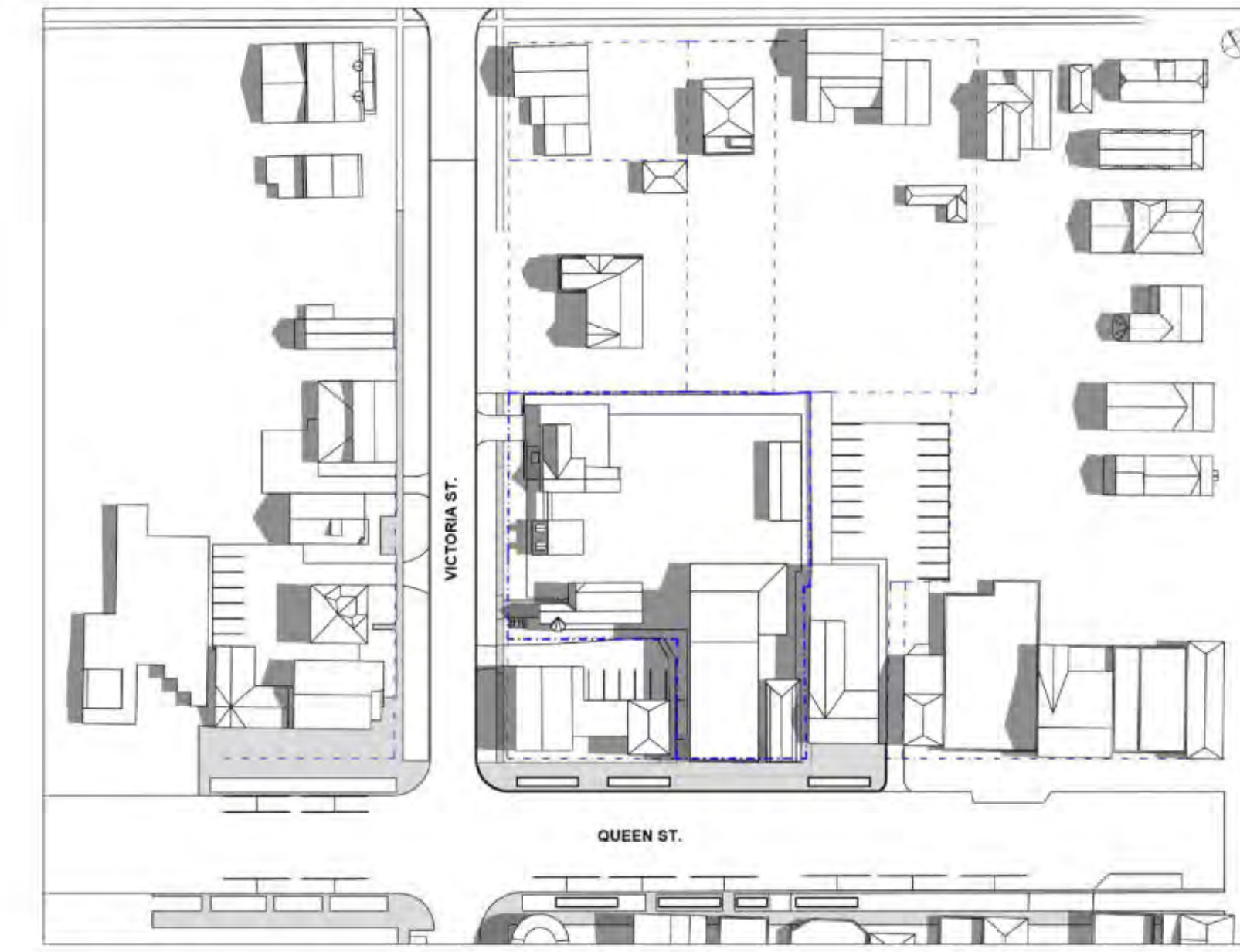
[2 of 9] [July 21, 2023 - 11:00]



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



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



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



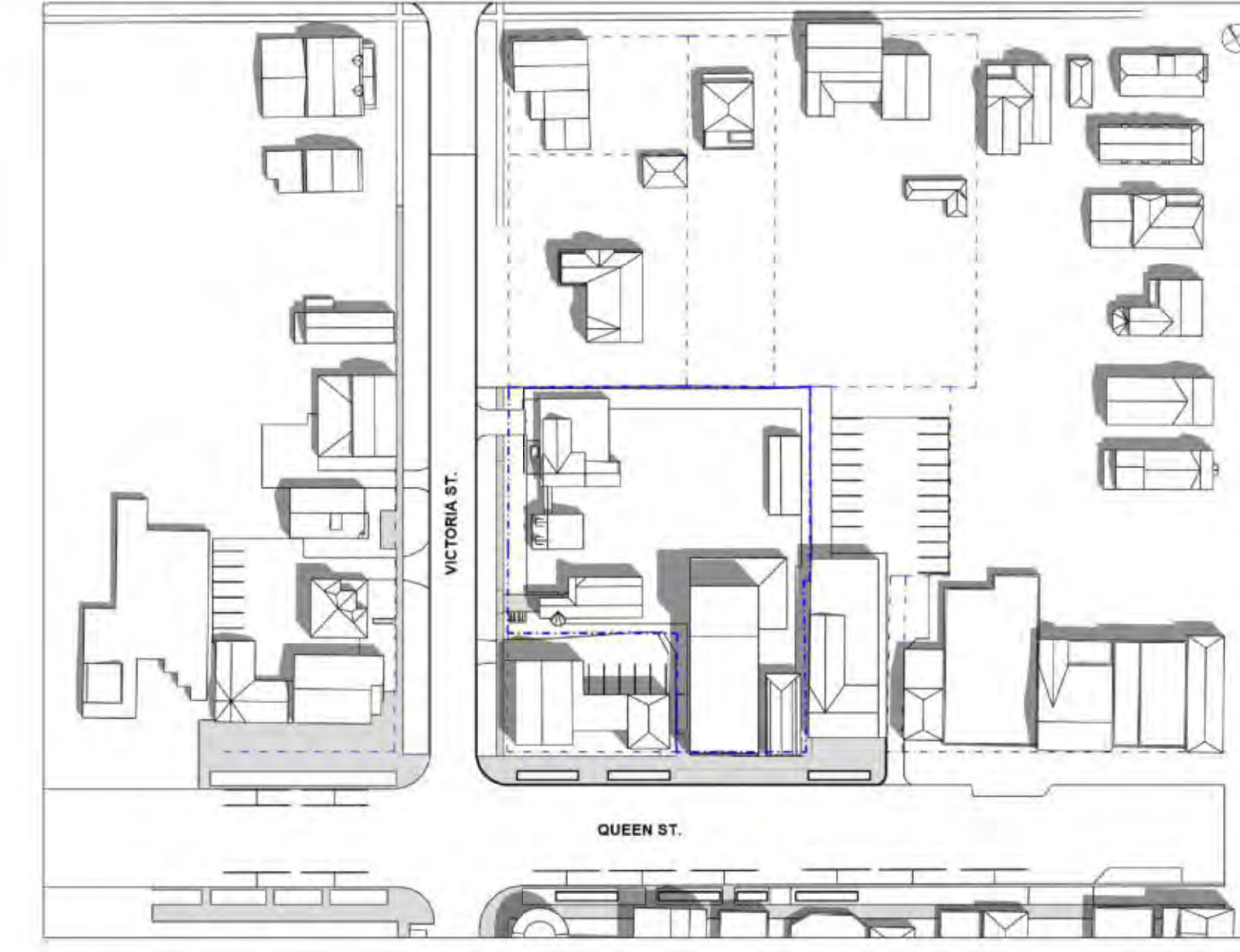
[4 of 9] [July 21, 2023 - 13:00]



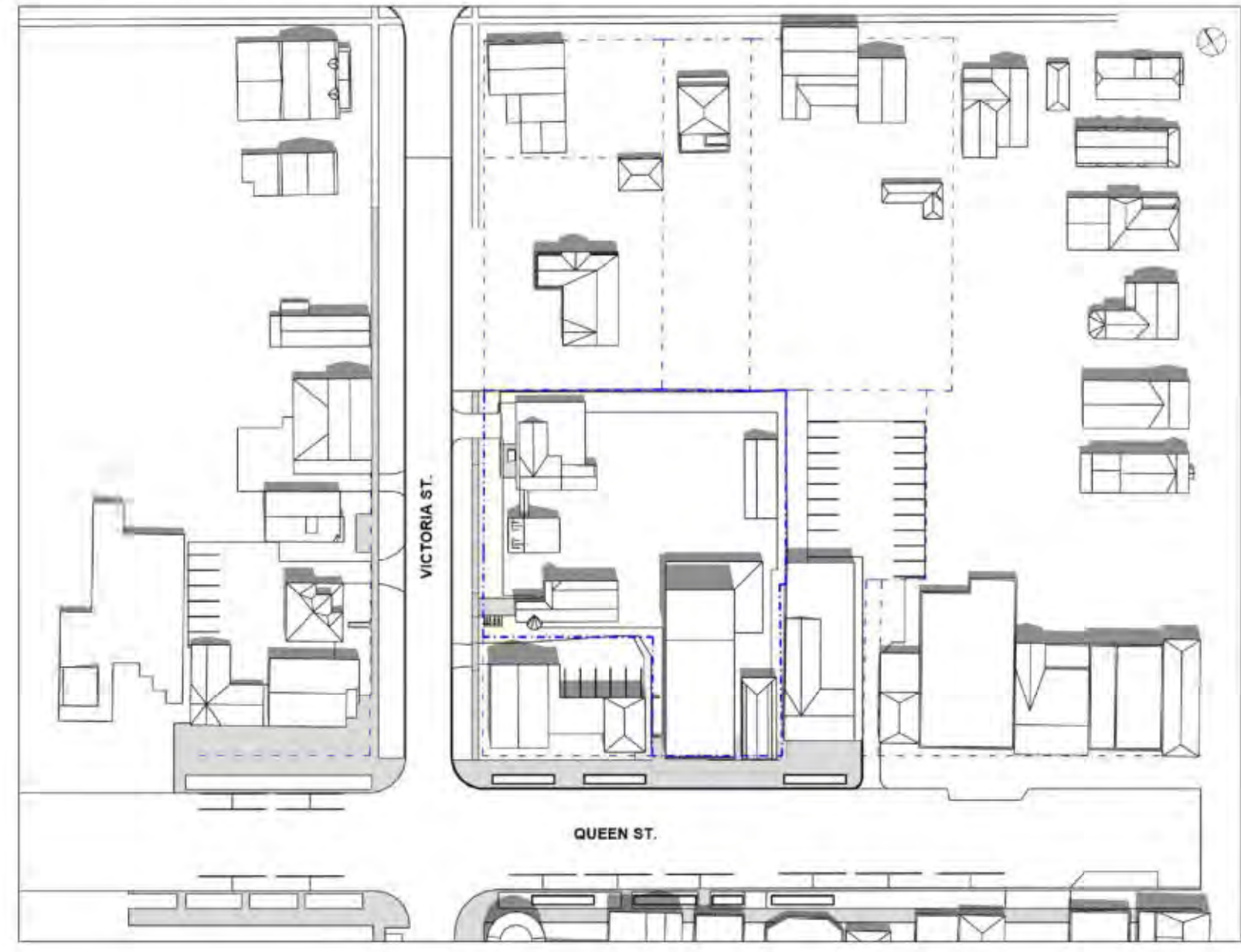
[3 of 9] [August 21, 2023 - 12:00]



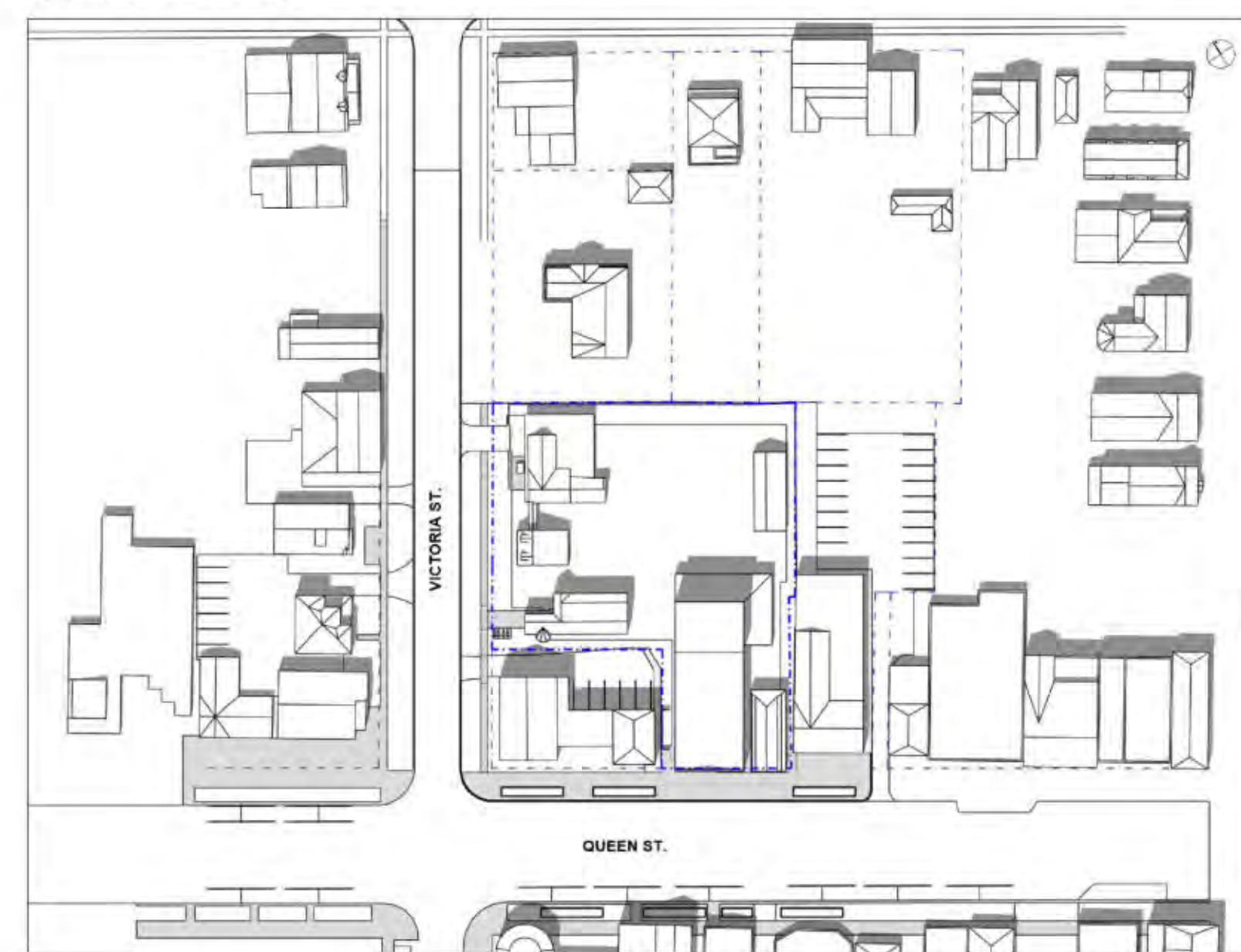
[4 of 9] [August 21, 2023 - 13:00]



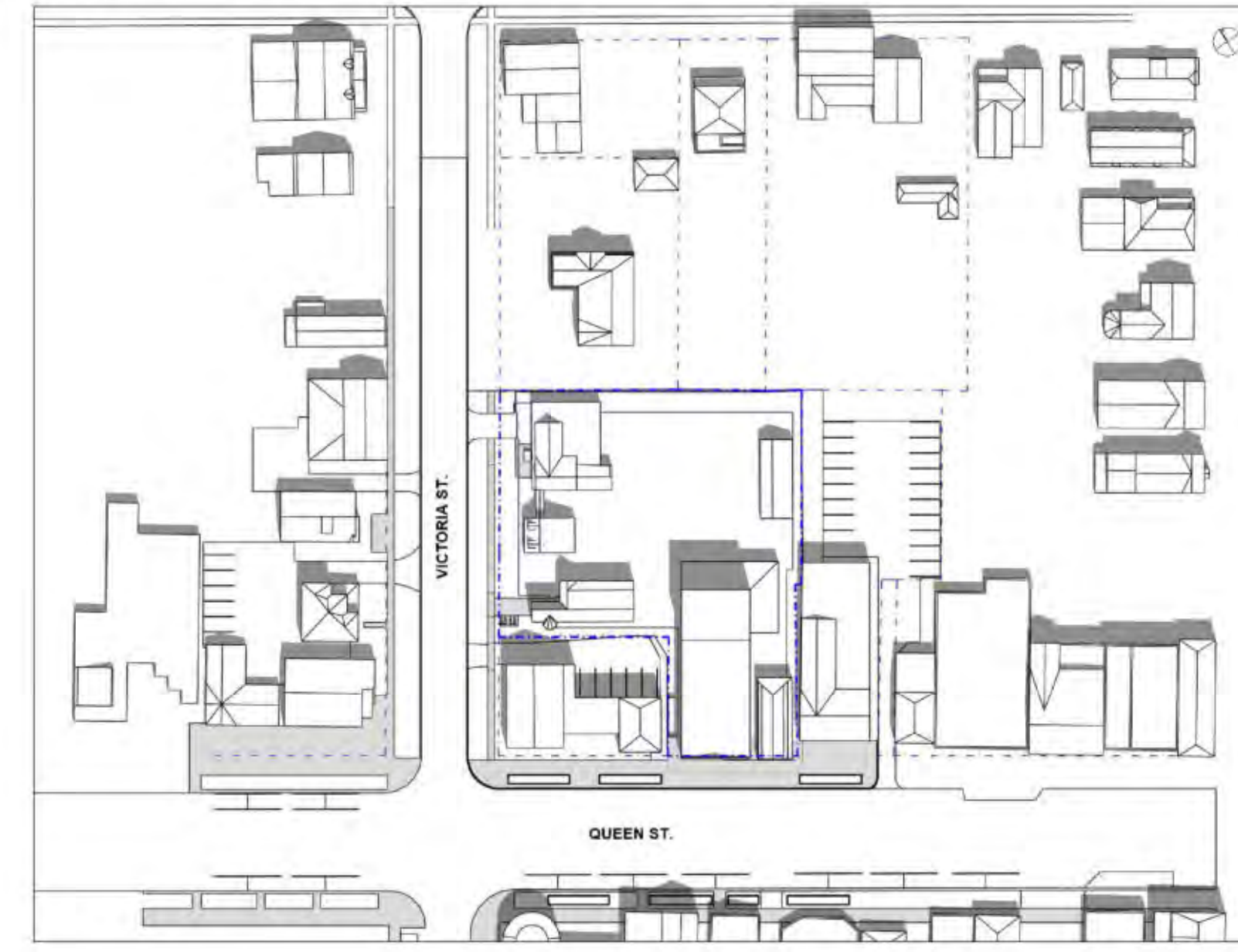
[5 of 9] [July 21, 2023 - 14:00]



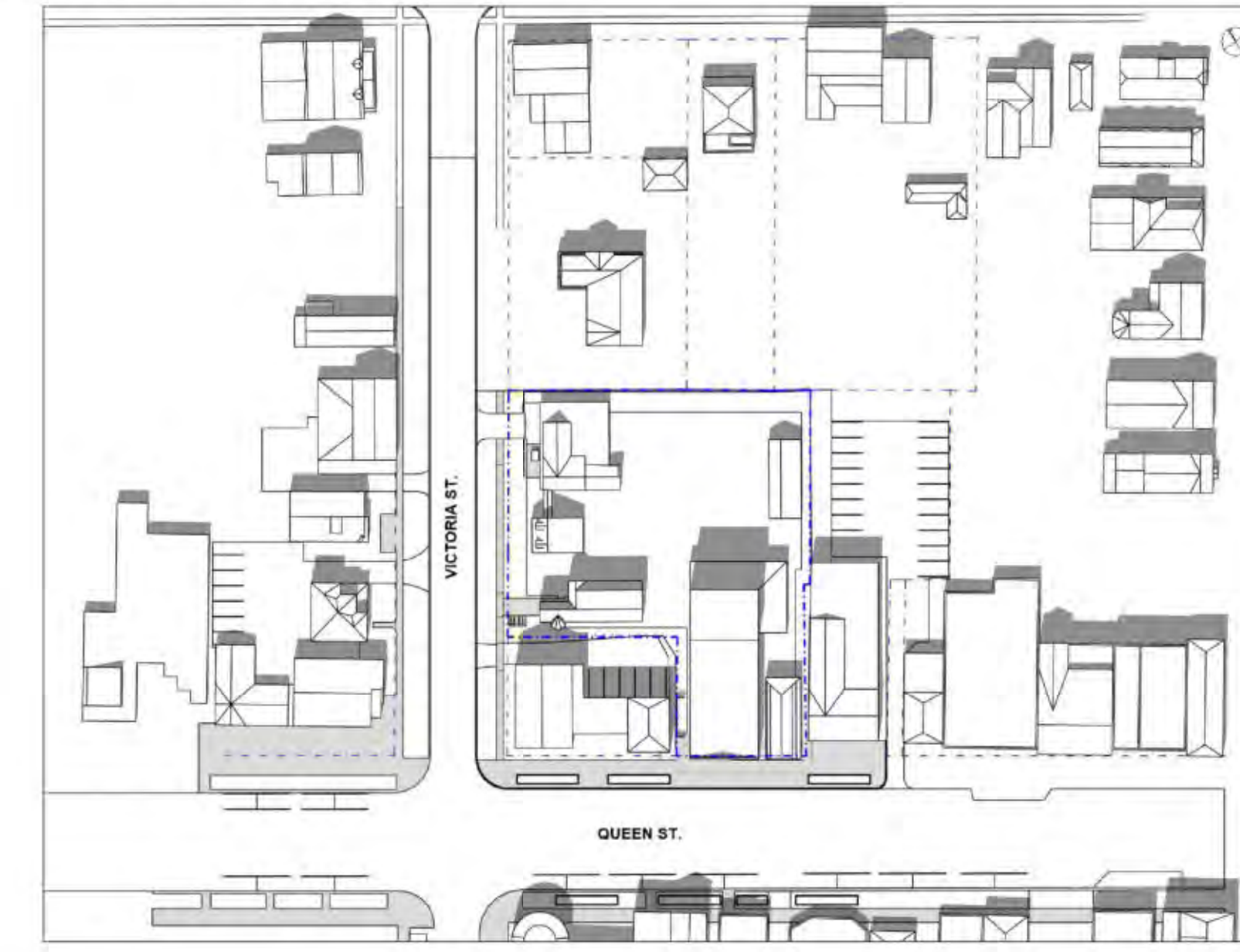
[6 of 9] [July 21, 2023 - 15:00]



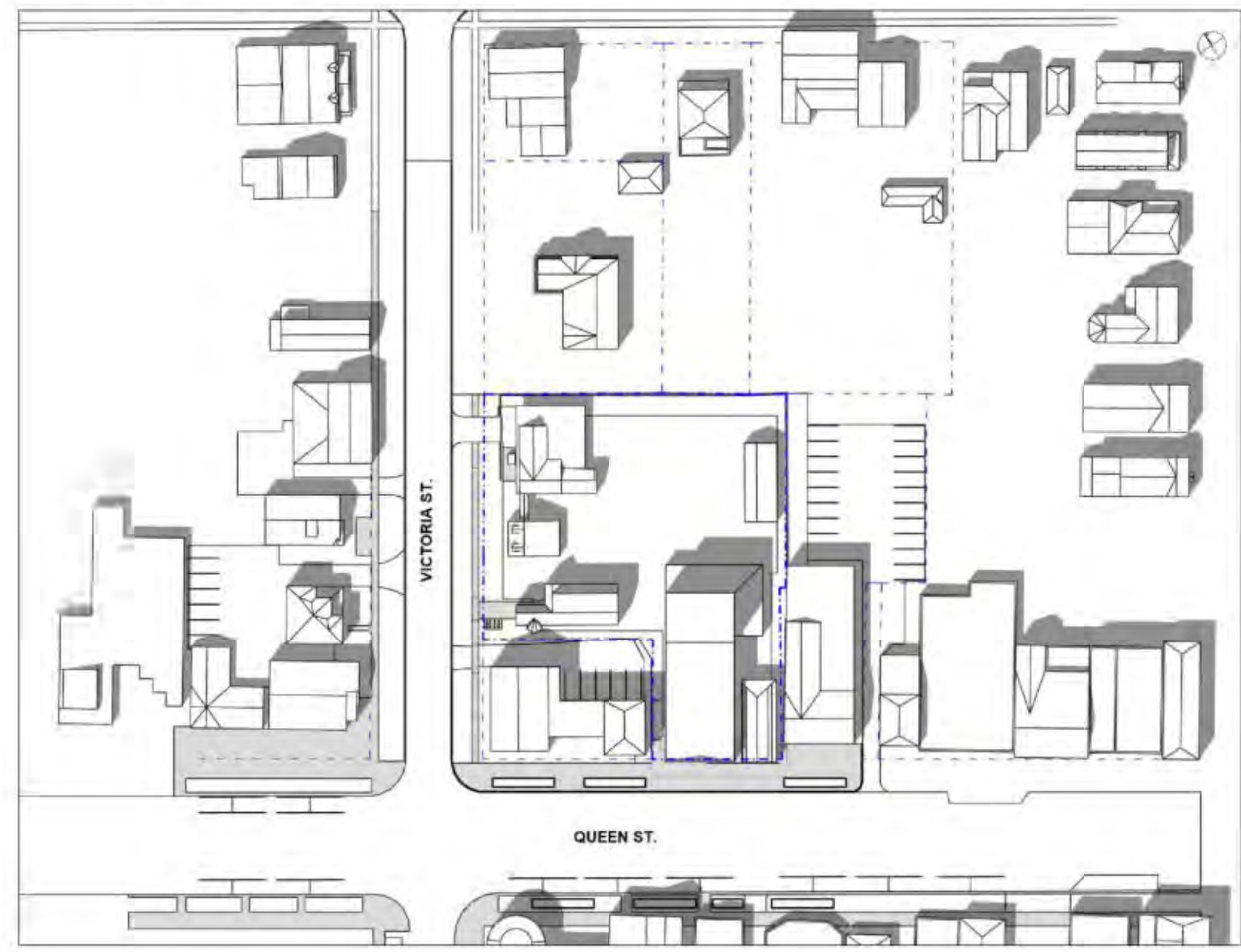
[5 of 9] [August 21, 2023 - 14:00]



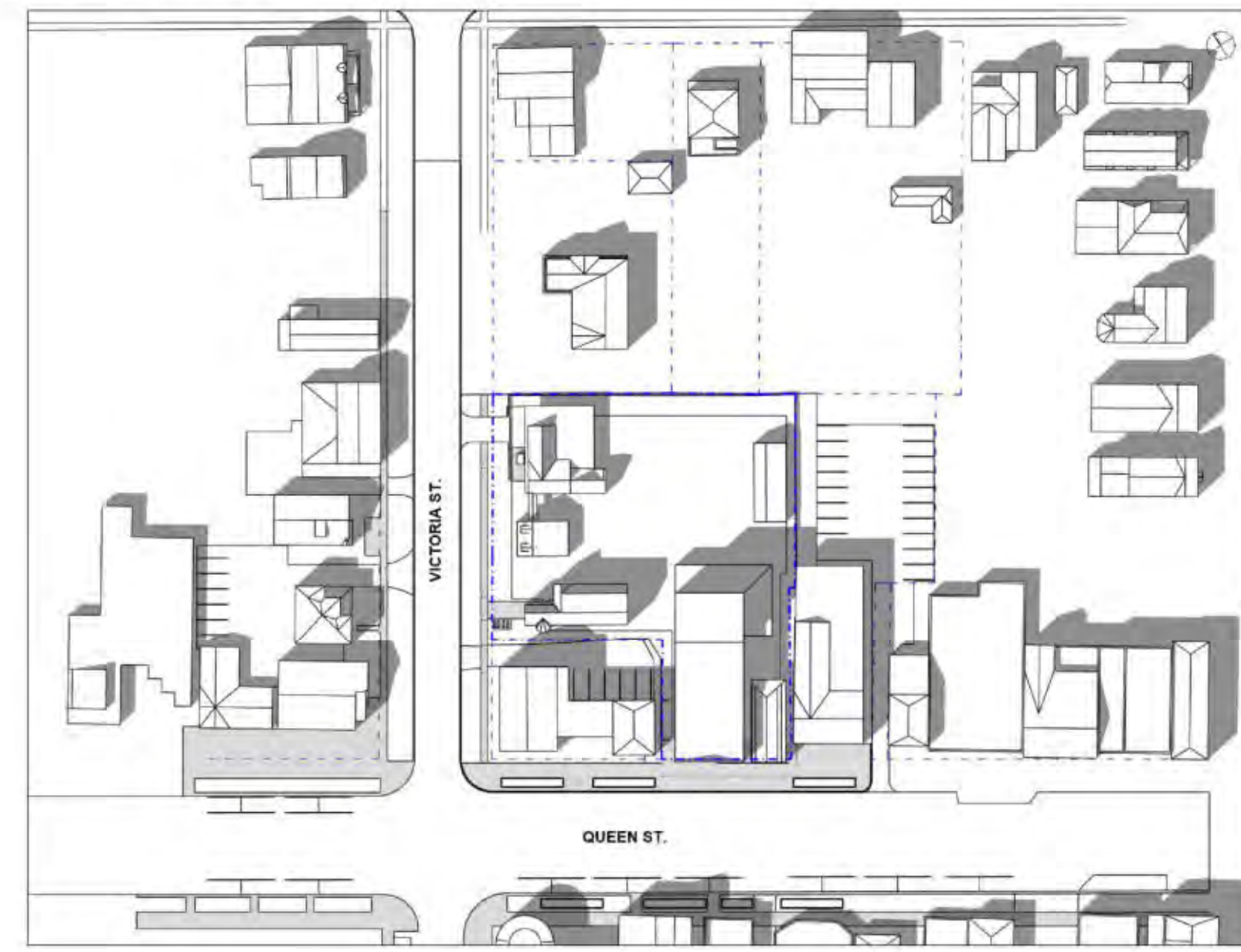
[6 of 9] [August 21, 2023 - 15:00]



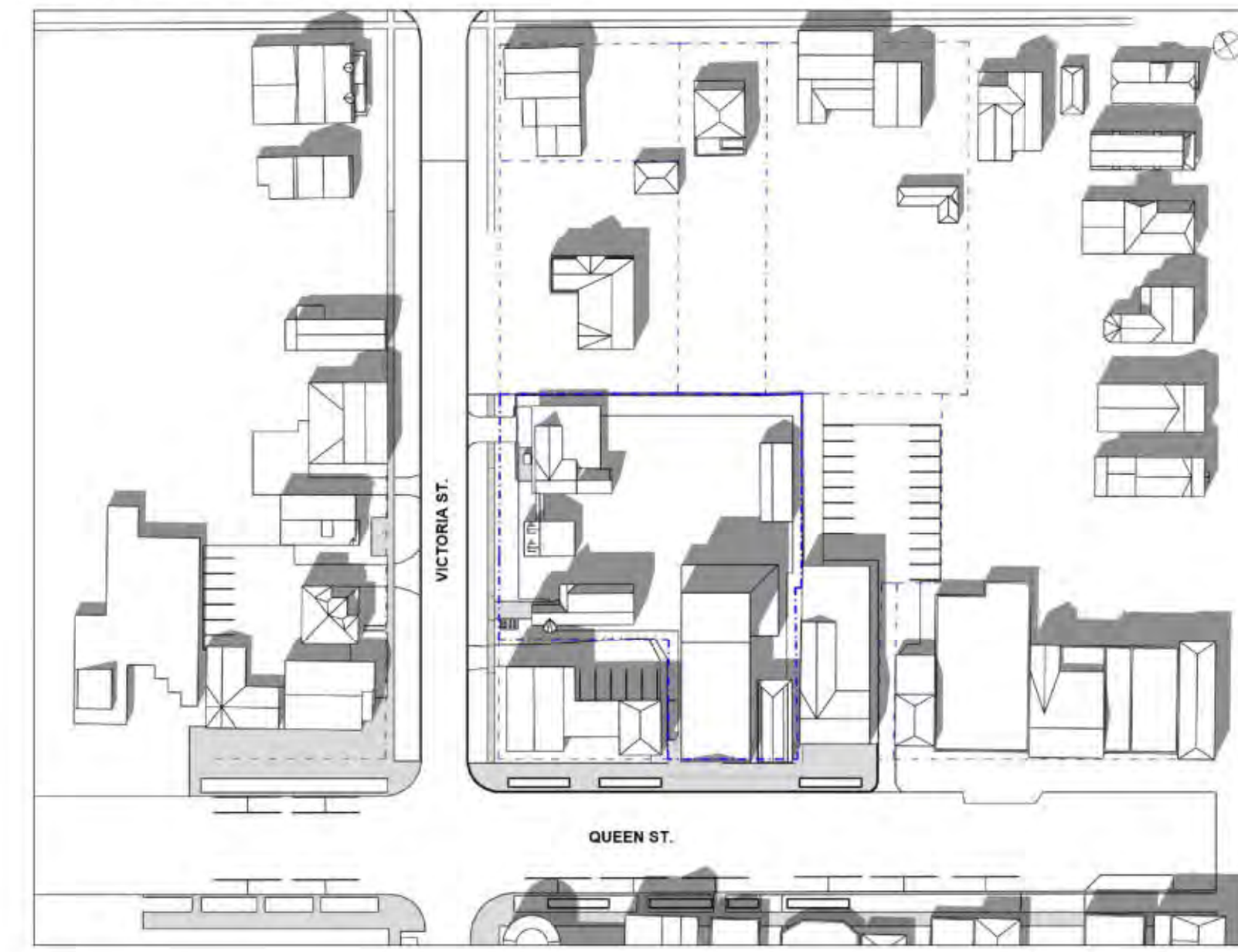
[7 of 9] [July 21, 2023 - 16:00]



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



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



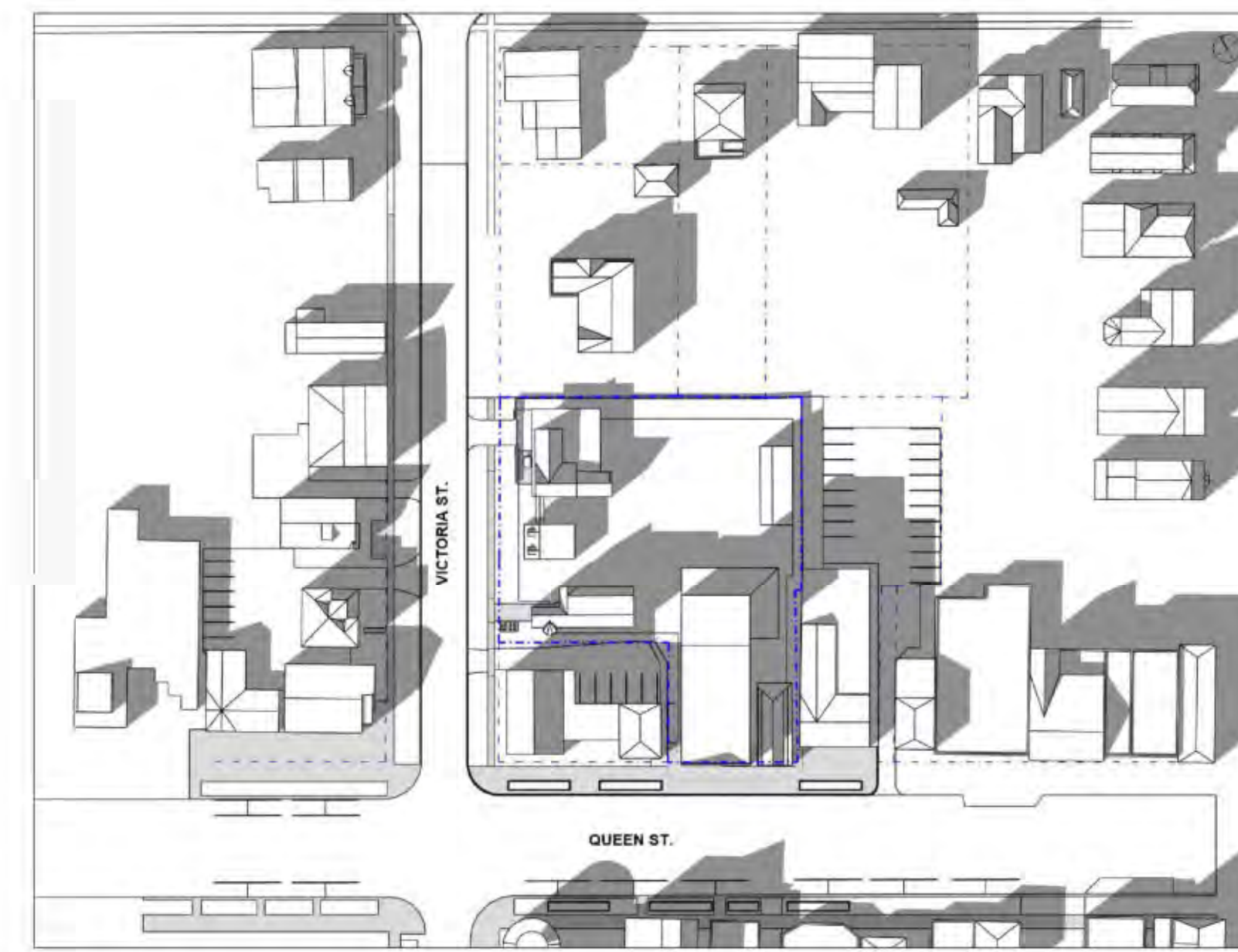
[8 of 9] [August 21, 2023 - 17:00]



[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 23

OWNER'S NAME
OWNER'S SIGNATURE
Town of Niagara-on-the-Lake
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

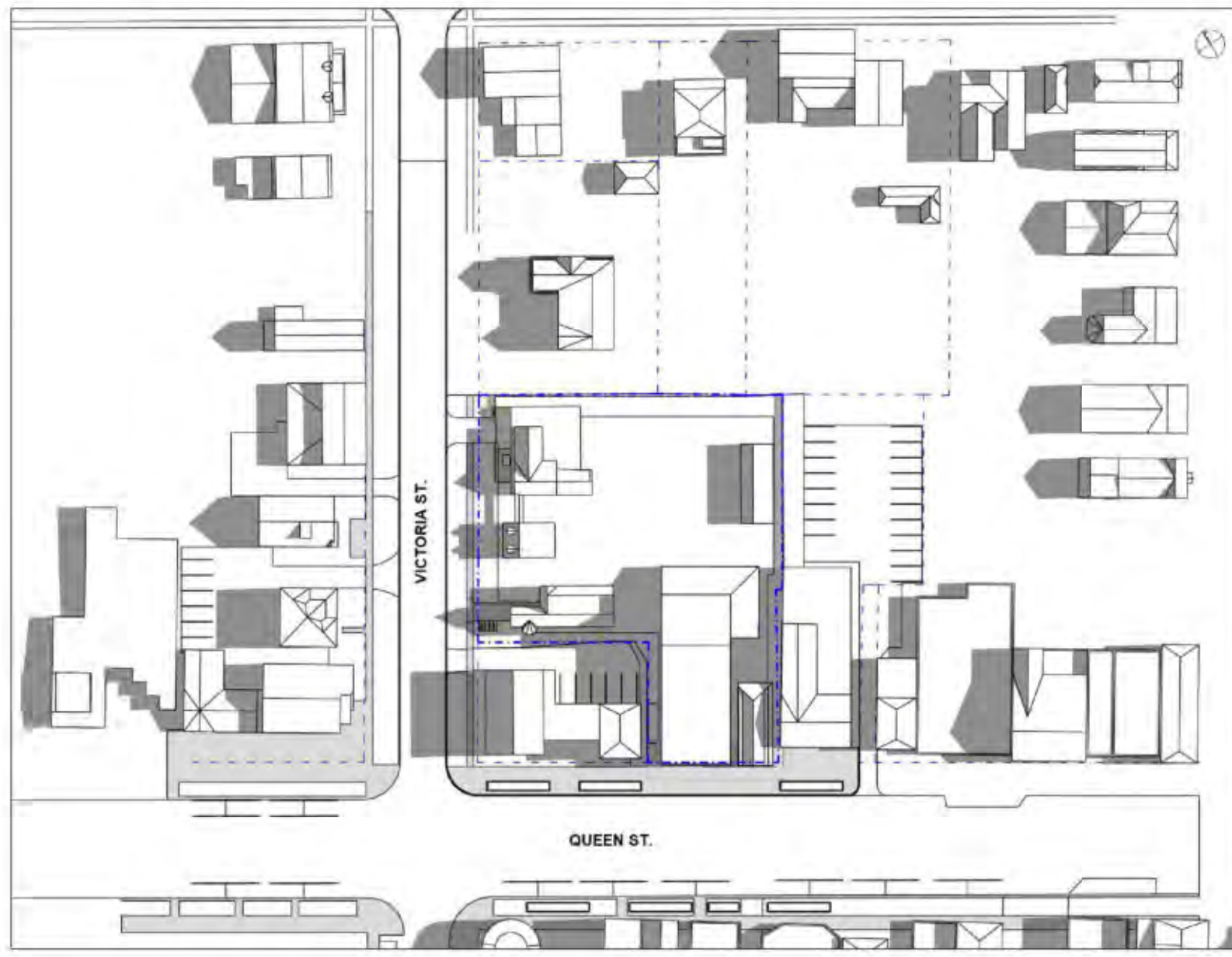
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

83 Queen Street,
Niagara on the Lake ON.

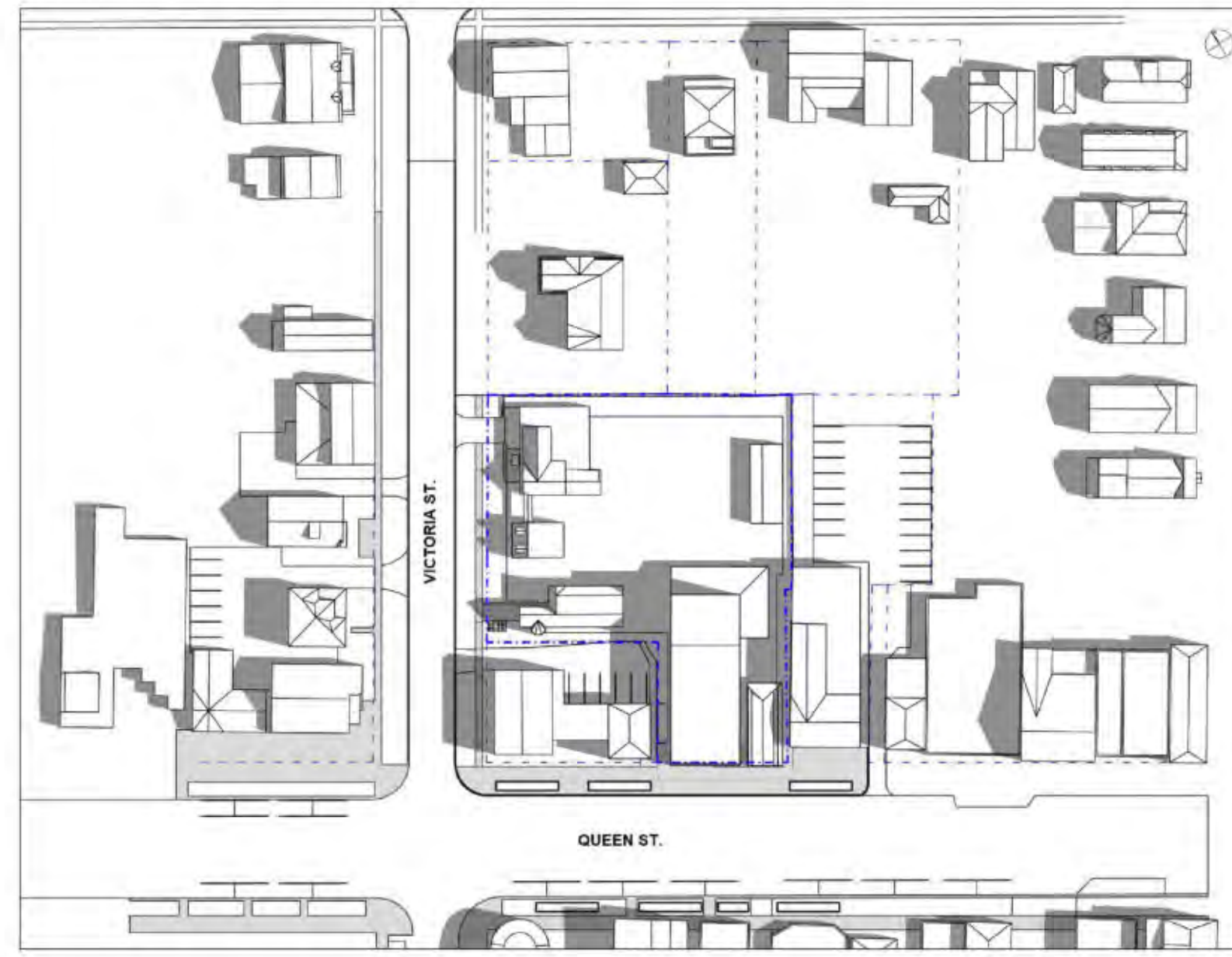
EXISTING - SHADOW
STUDY - JULY 21 &
AUGUST 21

SK-04

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



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



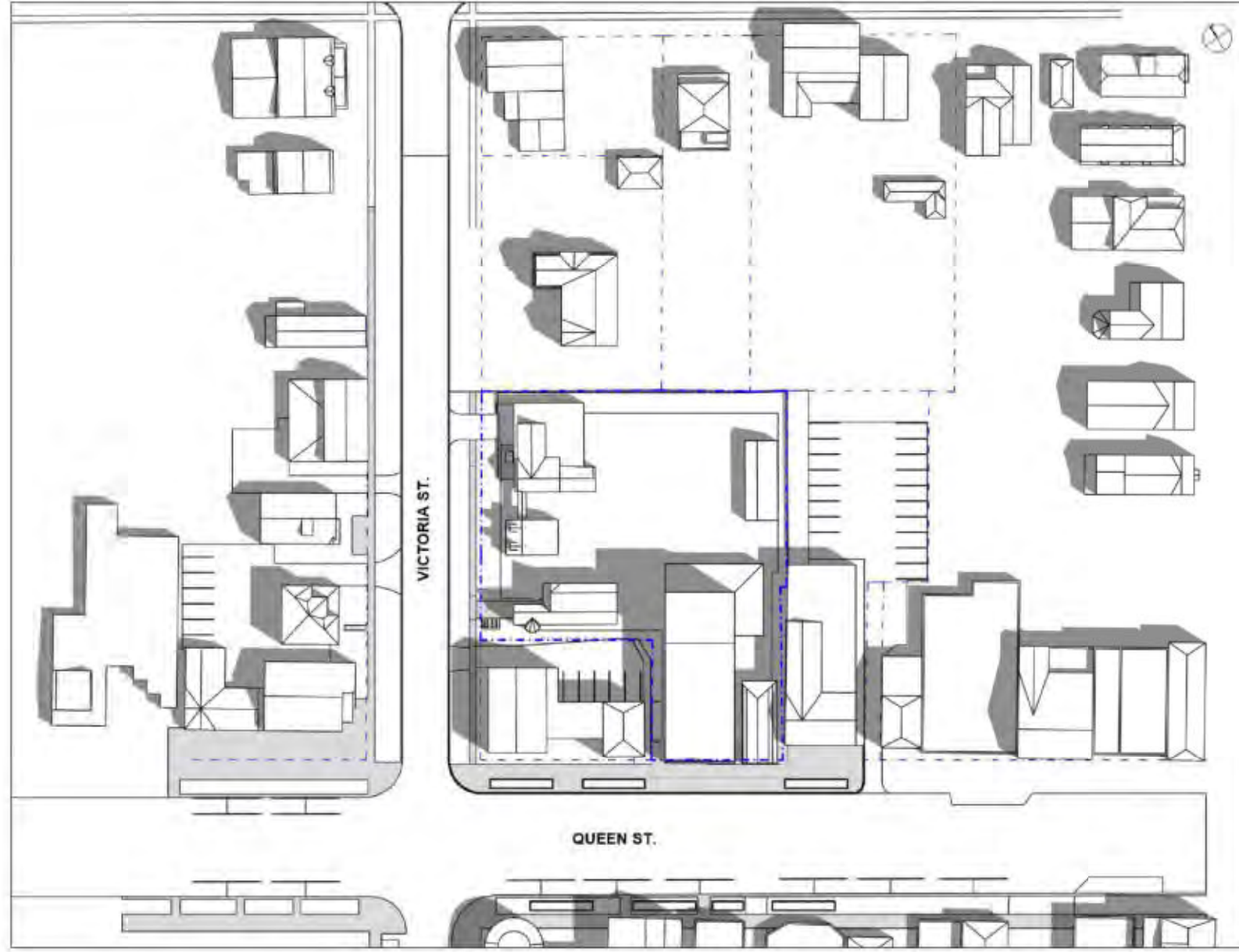
[1 of 9] [December 21, 2023 - 10:00]



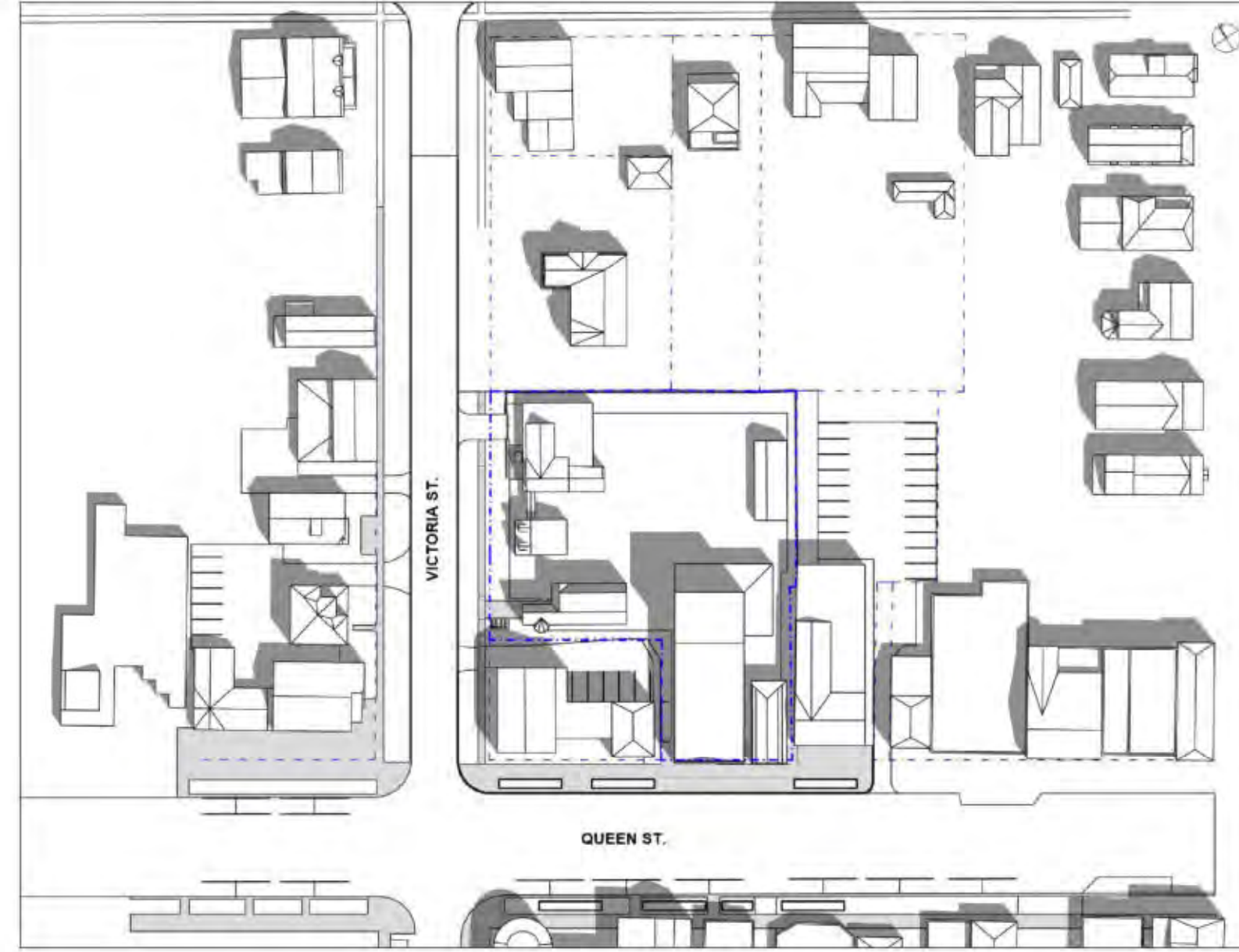
[2 of 9] [December 21, 2023 - 11:00]



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



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



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



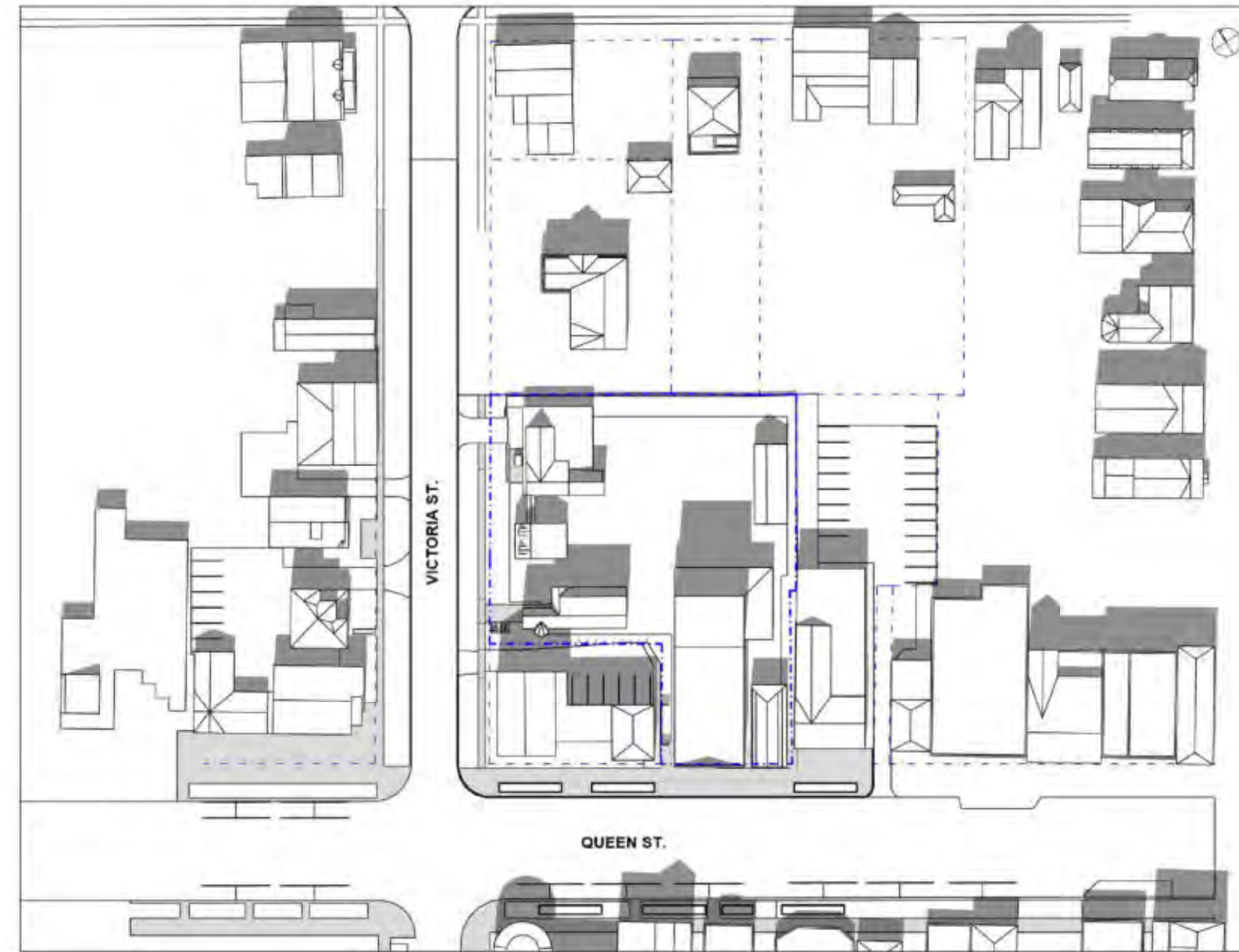
[4 of 9] [December 21, 2023 - 13:00]



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



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



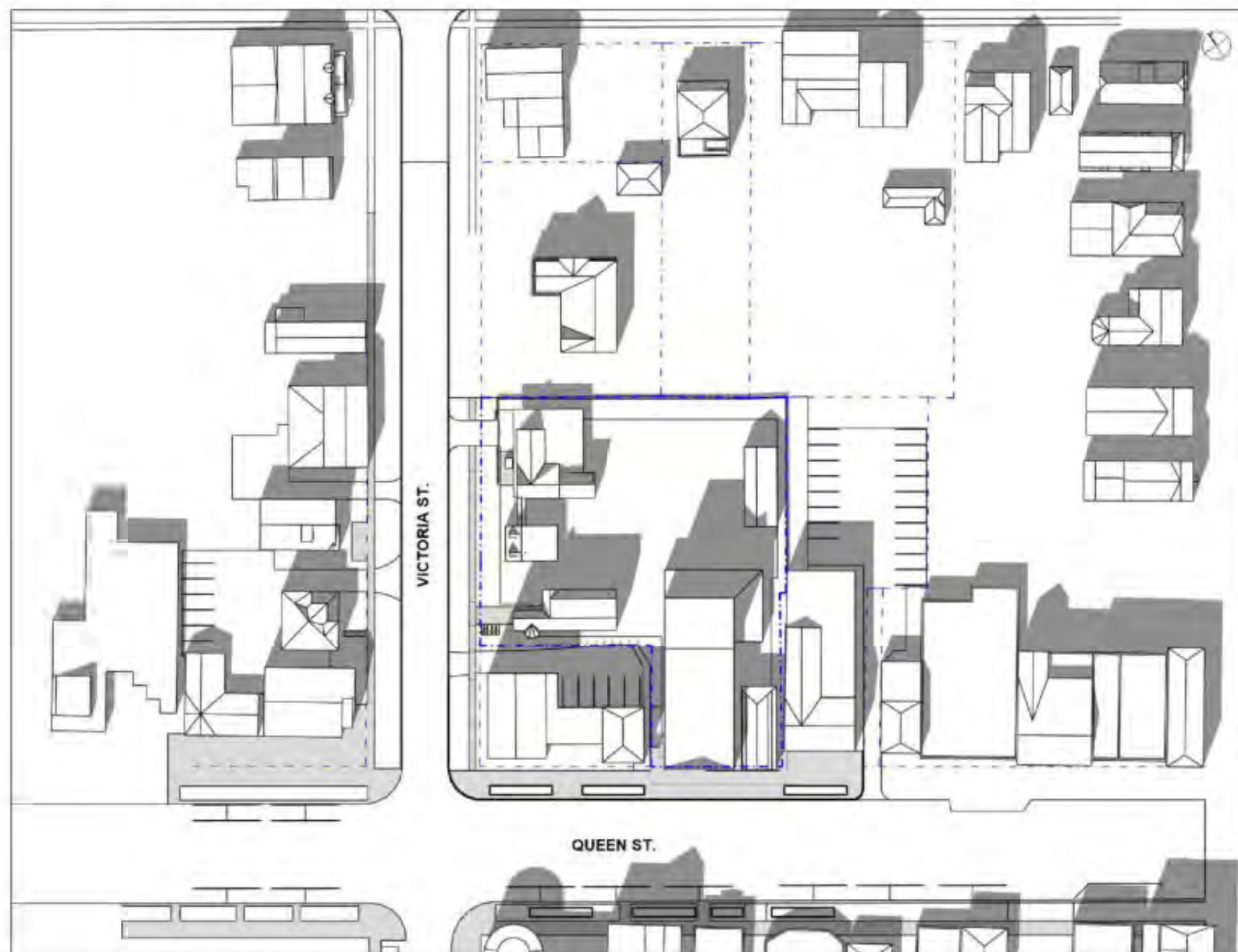
[5 of 9] [December 21, 2023 - 14:00]



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



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



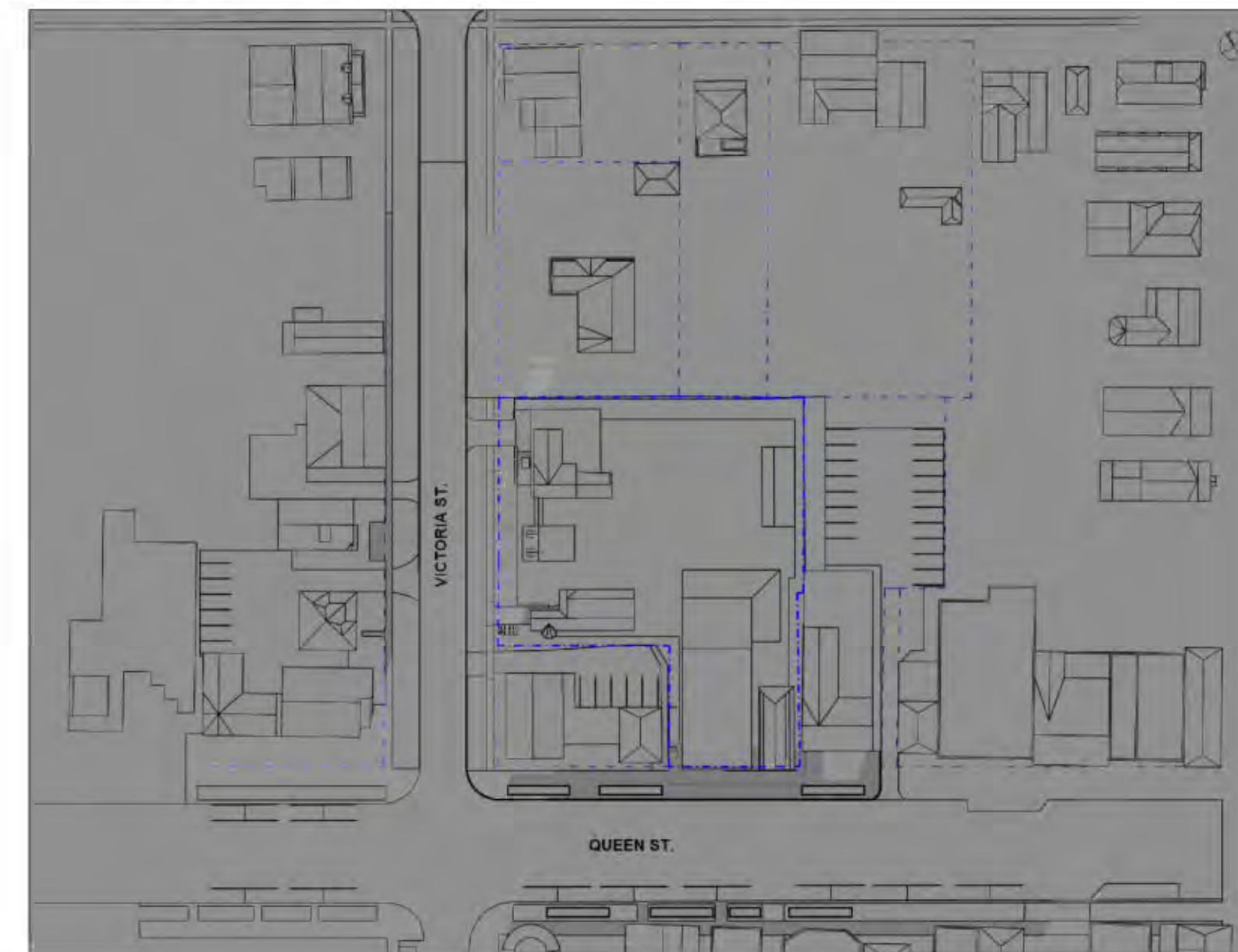
[8 of 9] [September 21, 2023 - 17:00]



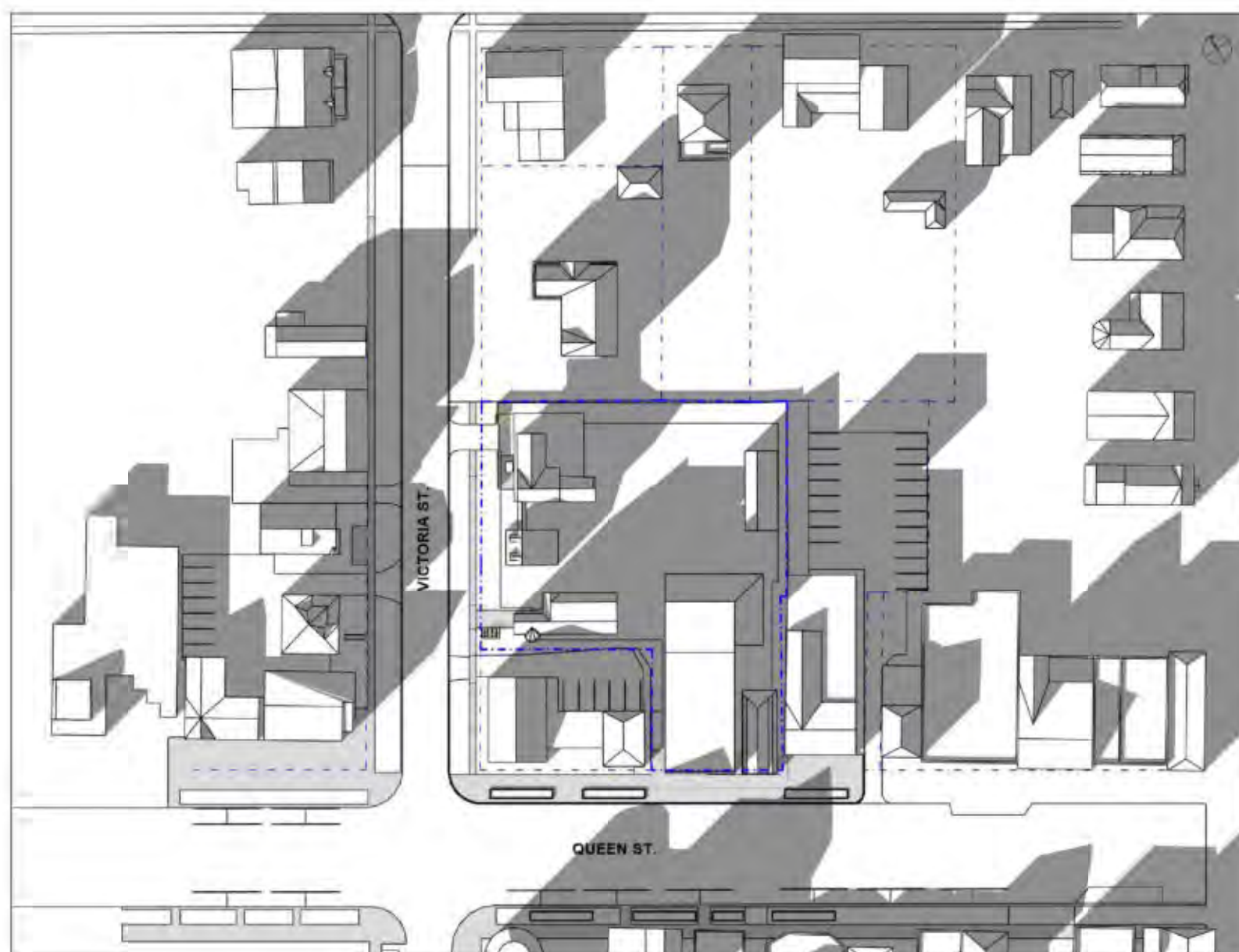
[7 of 9] [December 21, 2023 - 16:00]



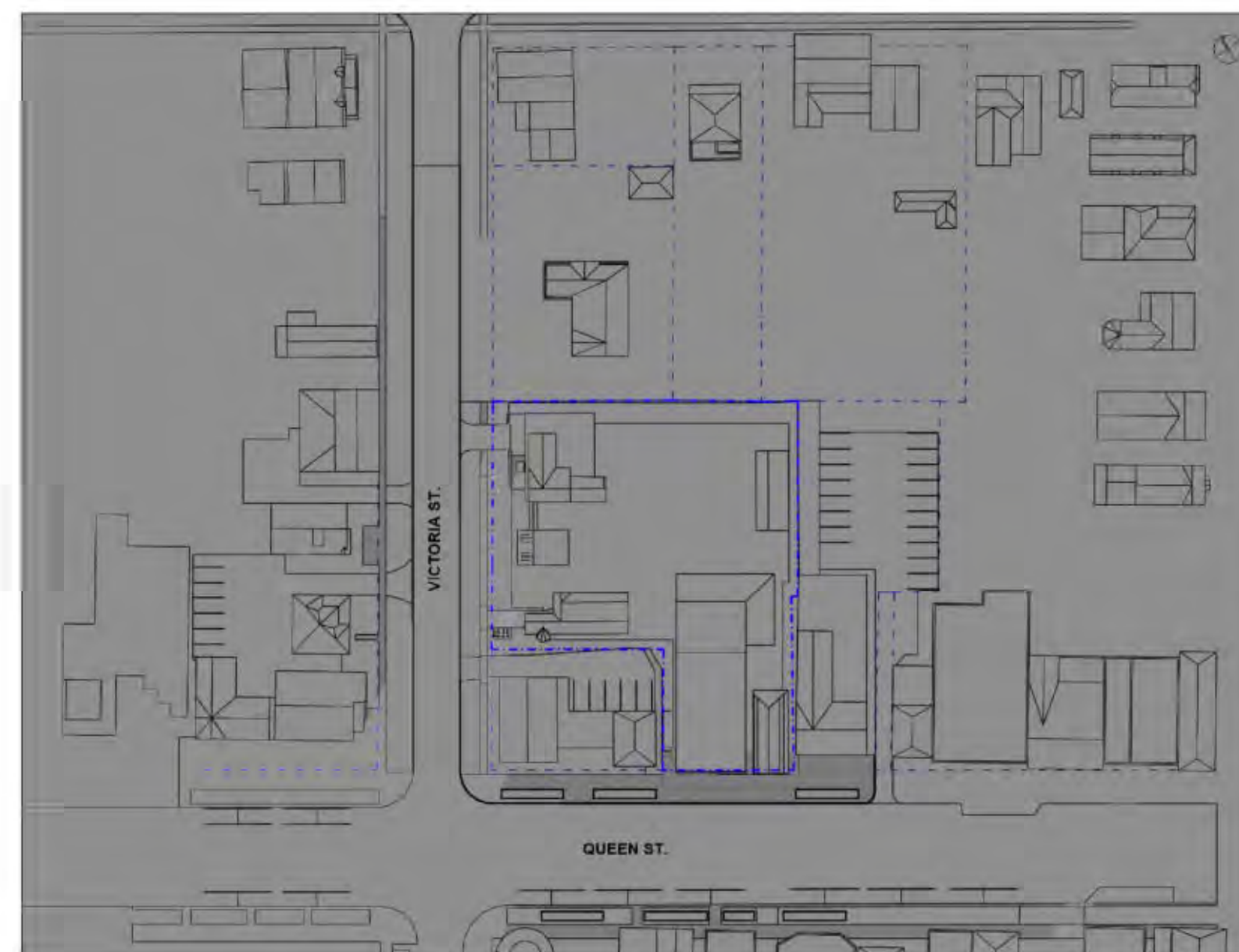
[8 of 9] [December 21, 2023 - 17:00]



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



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



NOTE

TIME DURATION

10:00 AM - 6:00 PM

SUNRISE/SUNSET


SEPTEMBER DECEMBER

SUNRISE - 7:02 AM SUNRISE - 7:45 AM

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

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 23

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

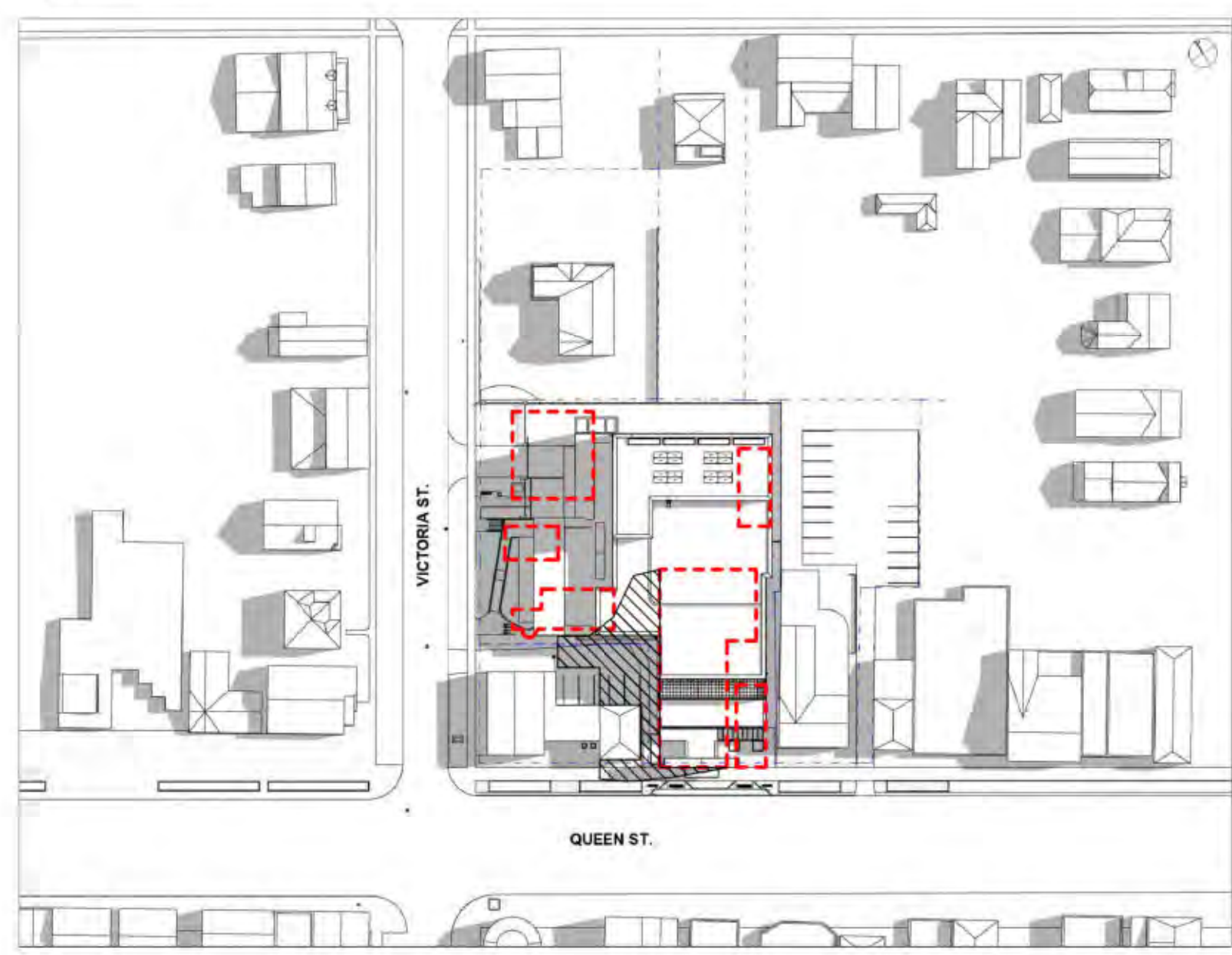
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

83 Queen Street,
Niagara on the Lake ON.

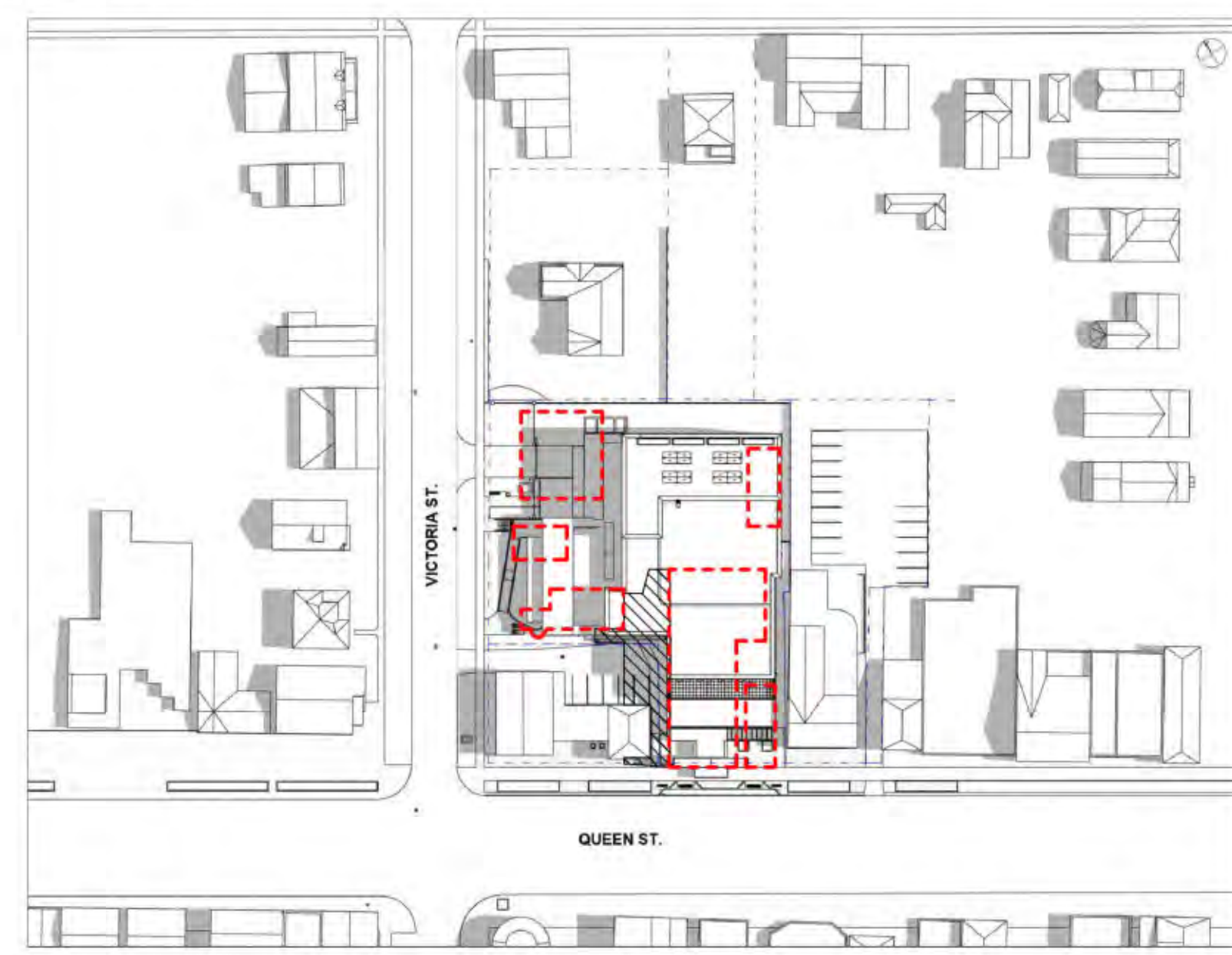
EXISTING - SHADOW
STUDY - SEPTEMBER
21 & DECEMBER 21

SK-05

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



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



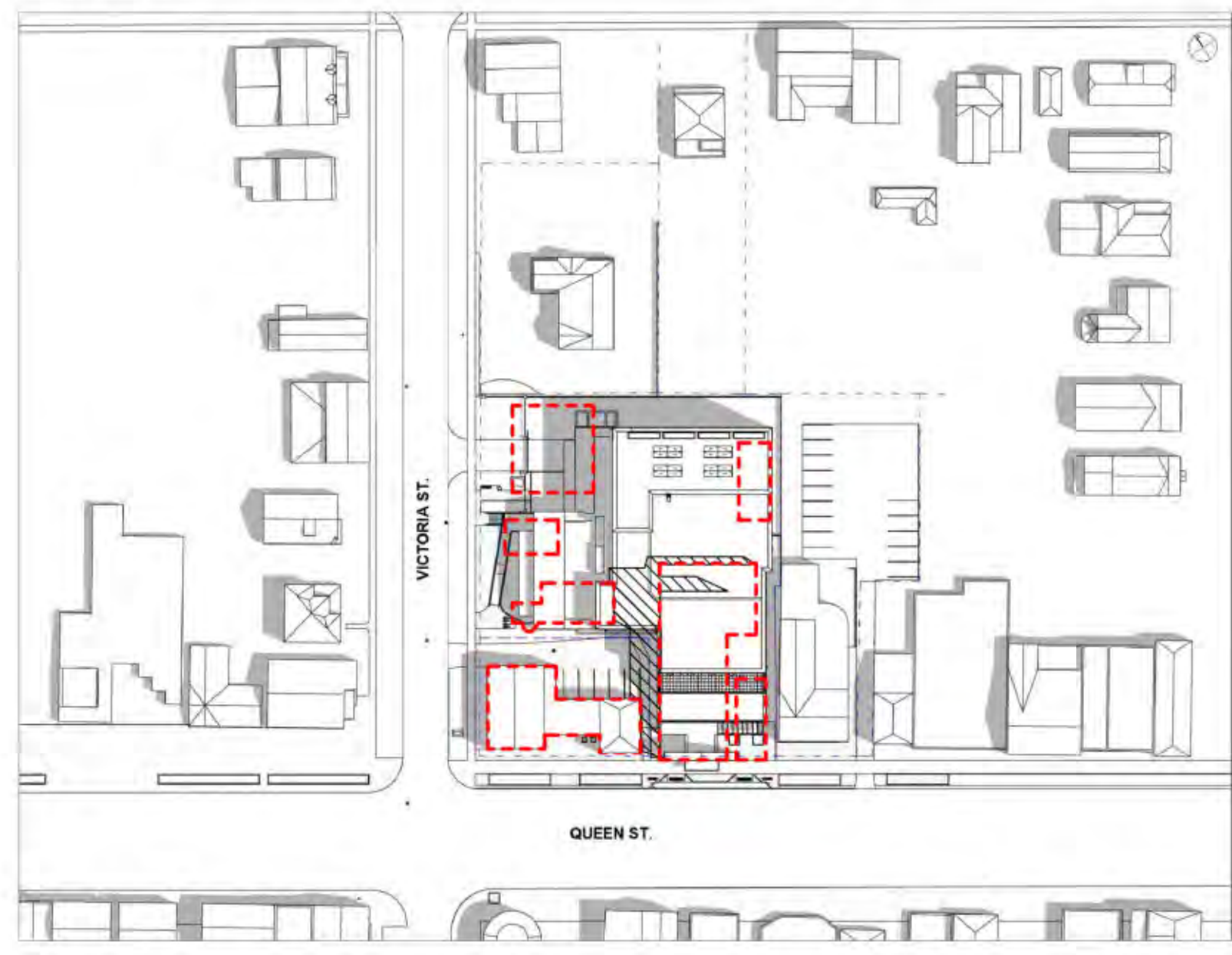
[1 of 9] | June 21, 2023 - 10:00



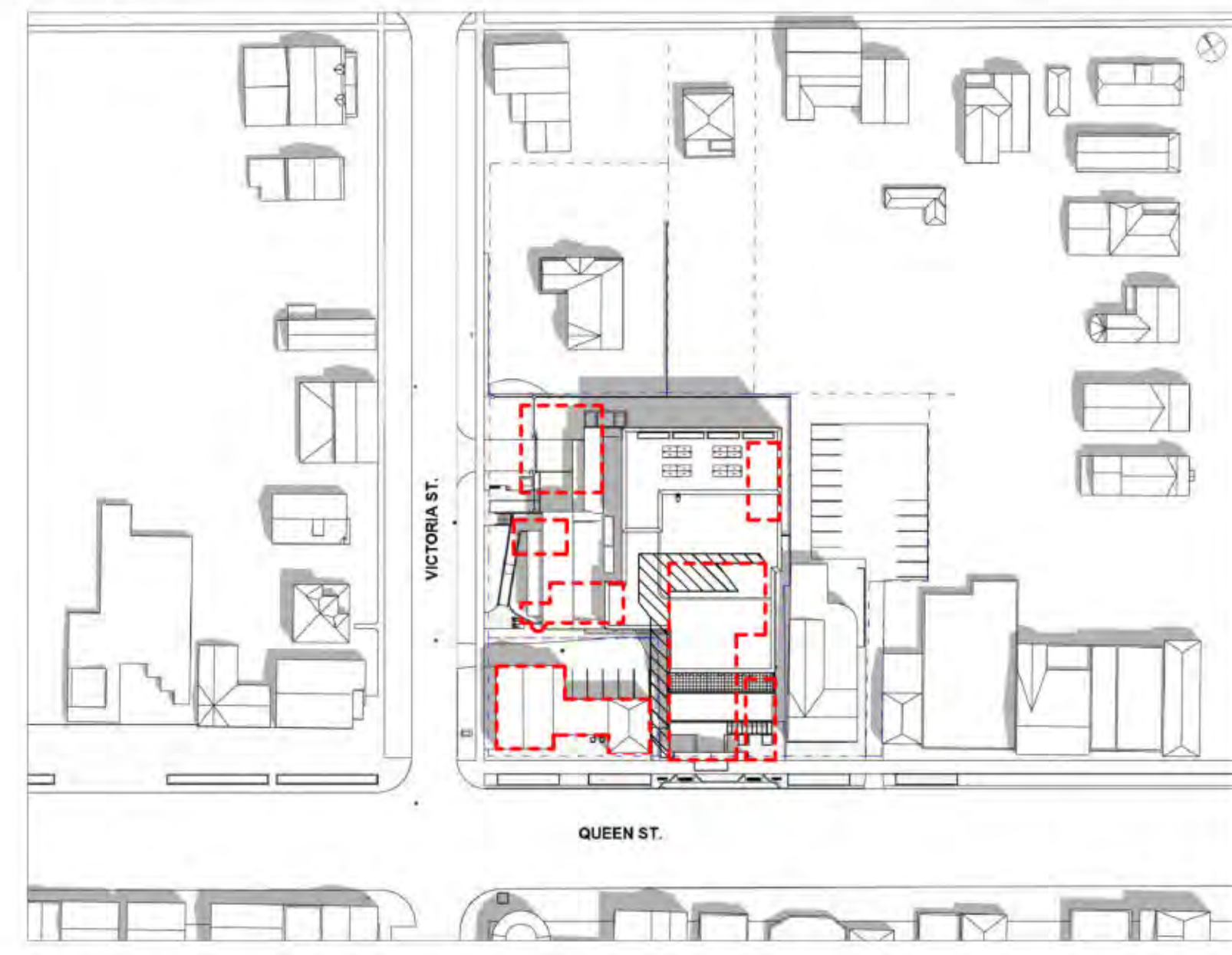
[2 of 9] | June 21, 2023 - 11:00



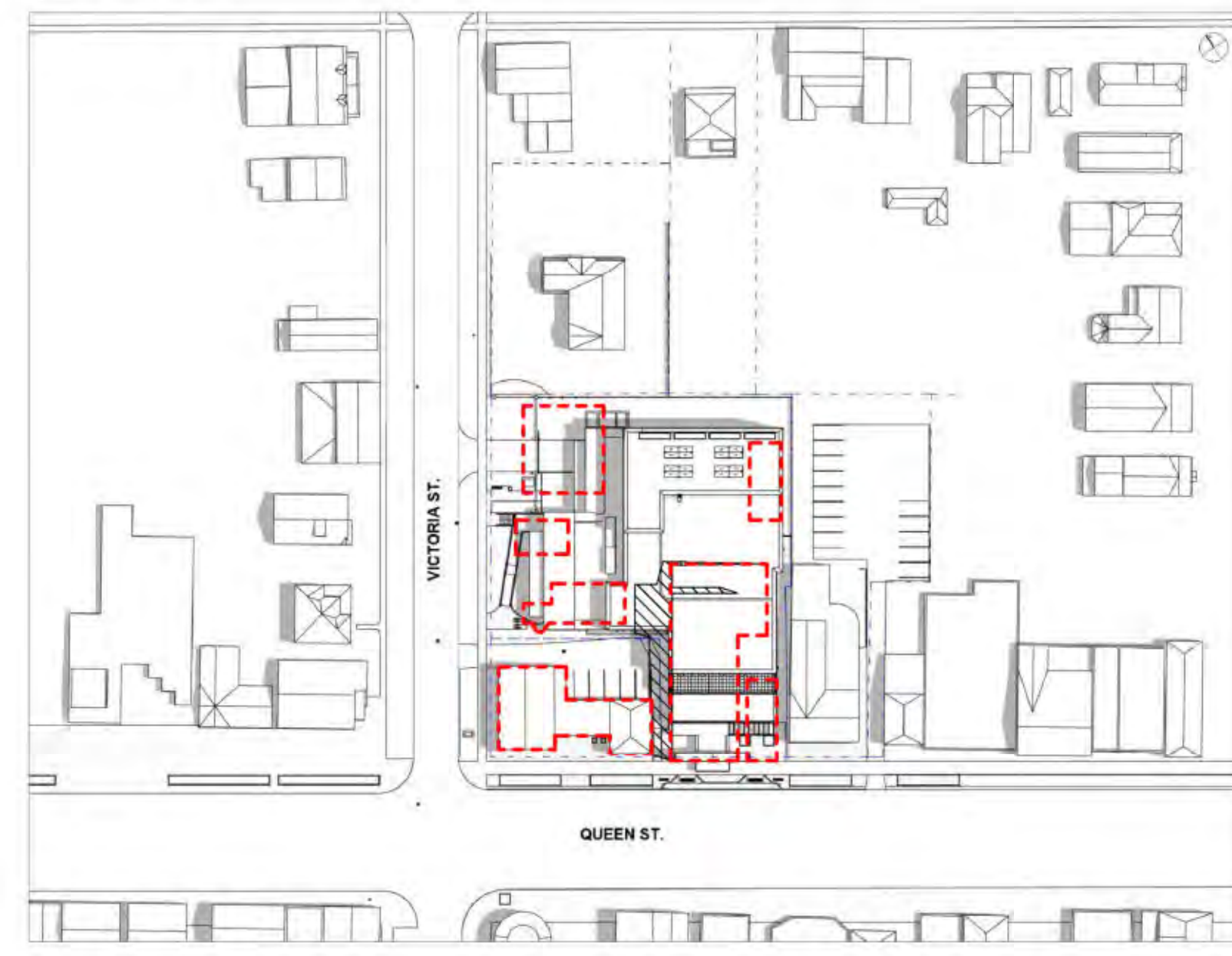
[3 of 9] | April 21, 2023 - 12:00



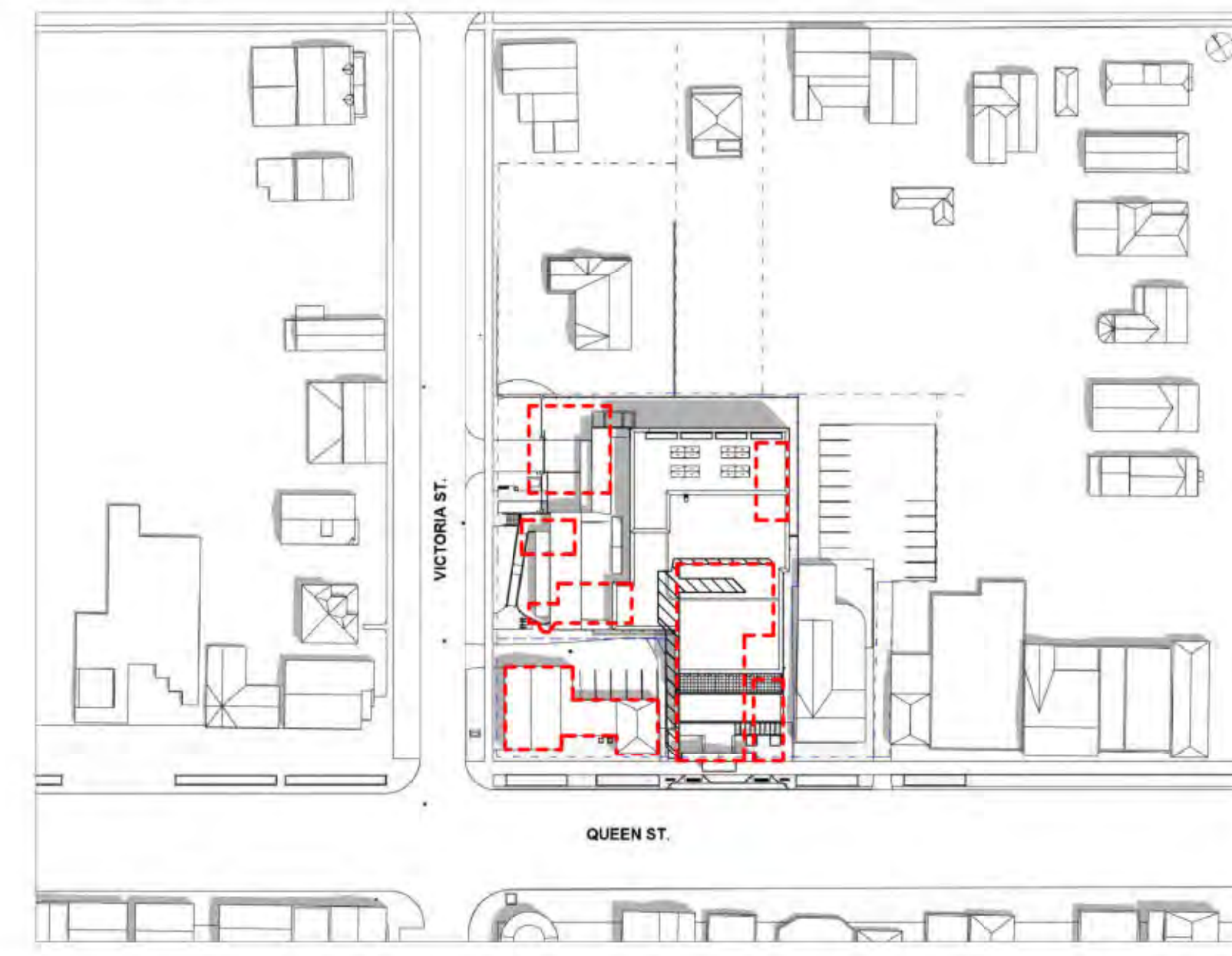
[4 of 9] | April 21, 2023 - 13:00



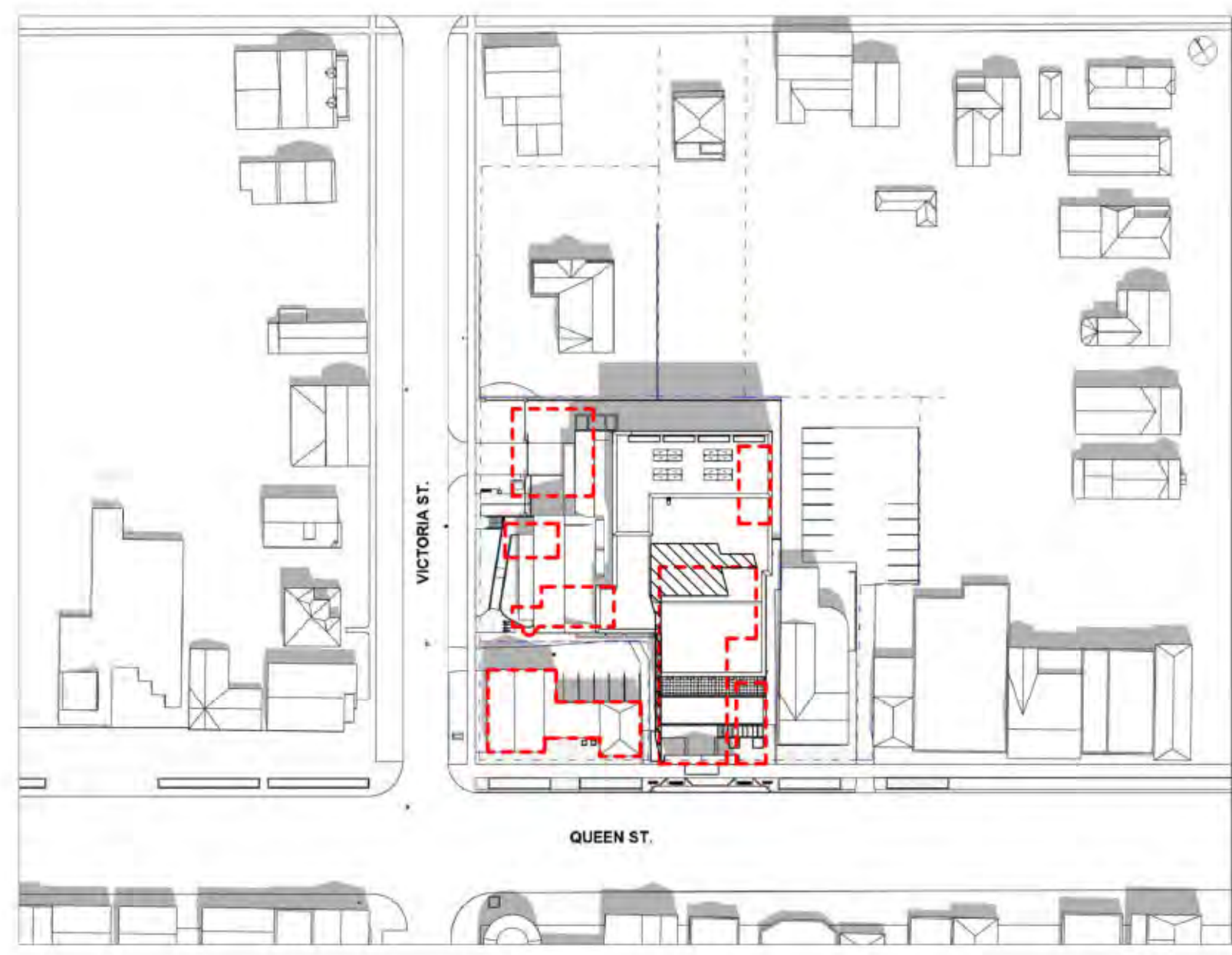
[3 of 9] | June 21, 2023 - 12:00



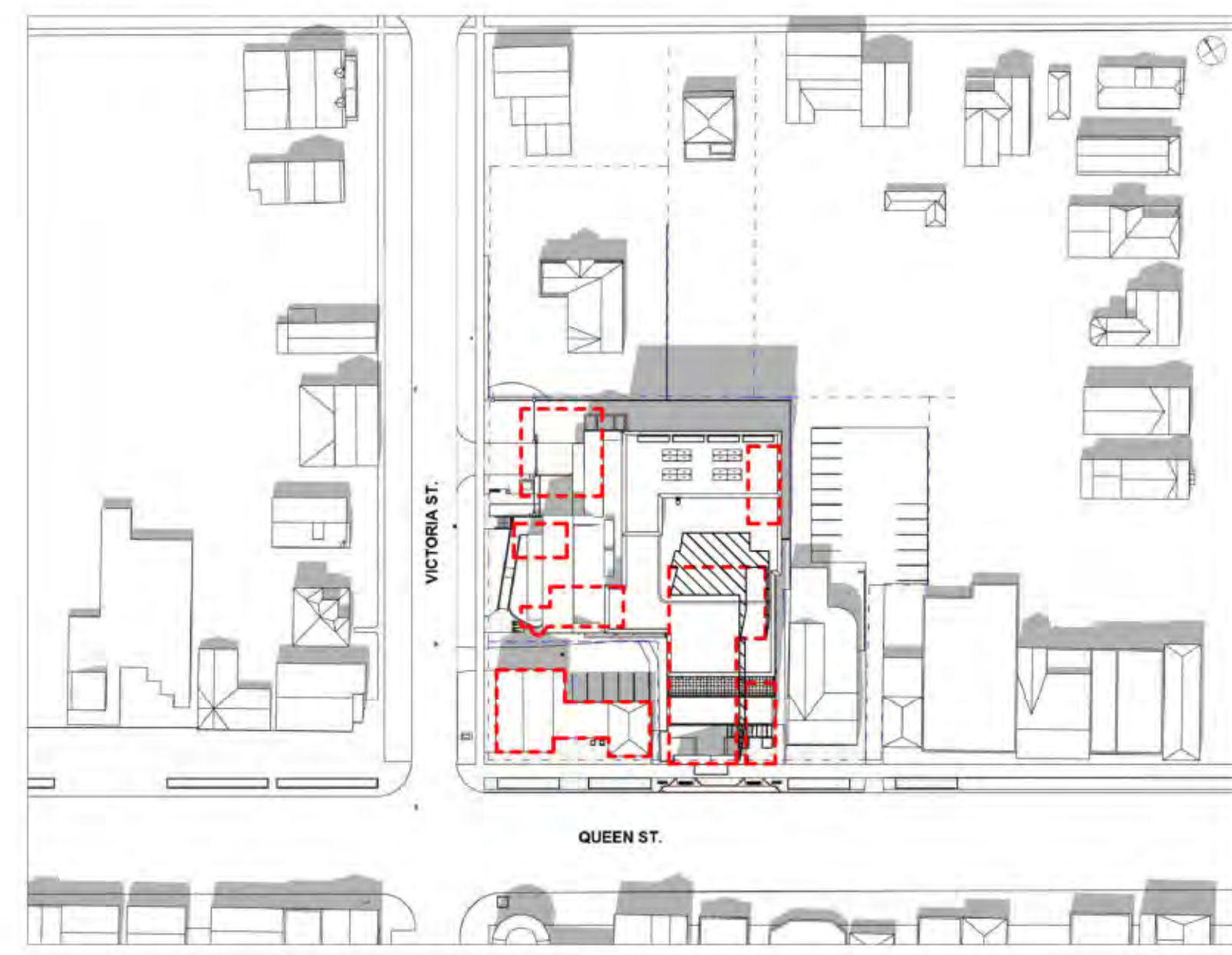
[4 of 9] | June 21, 2023 - 13:00



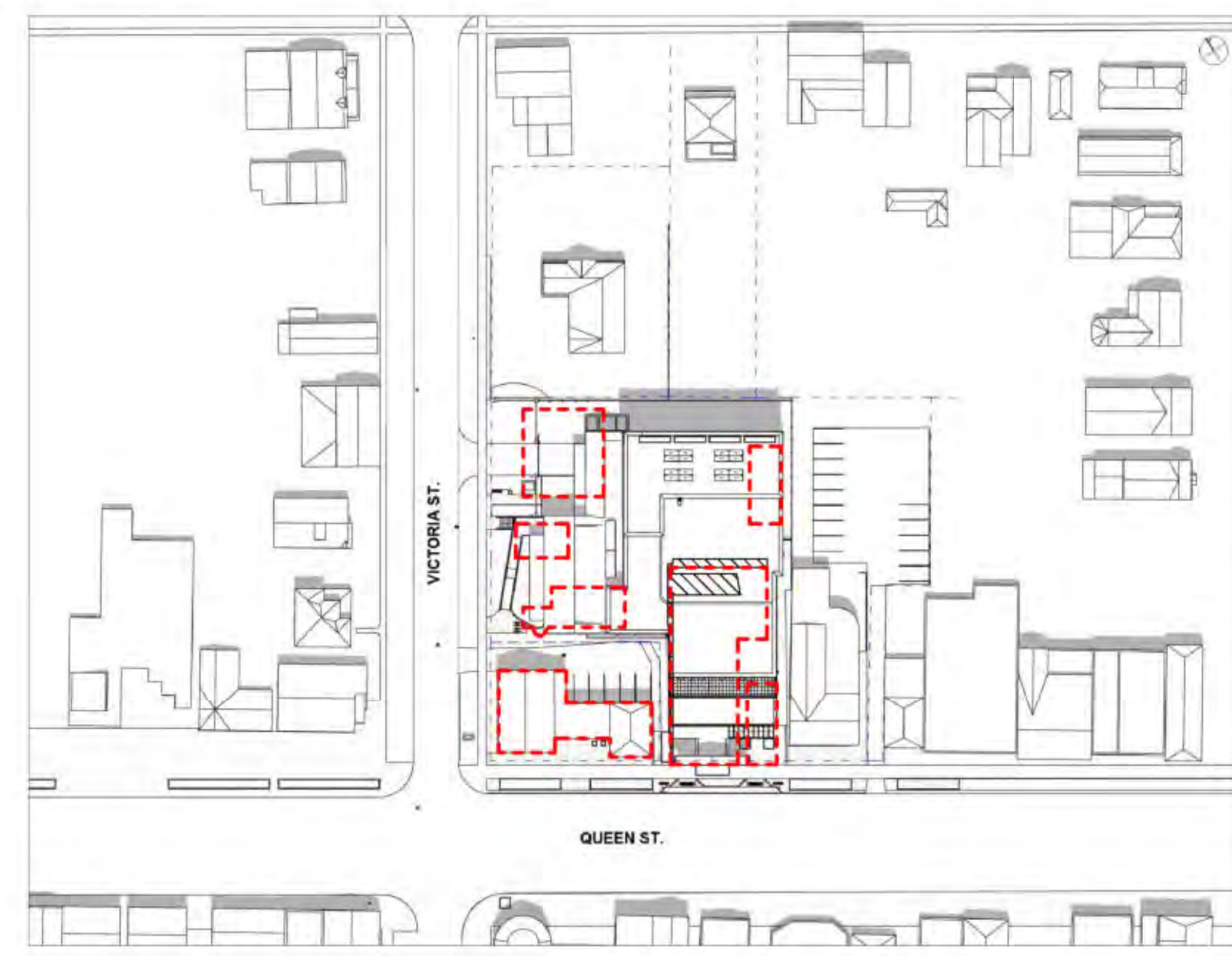
[5 of 9] | April 21, 2023 - 14:00



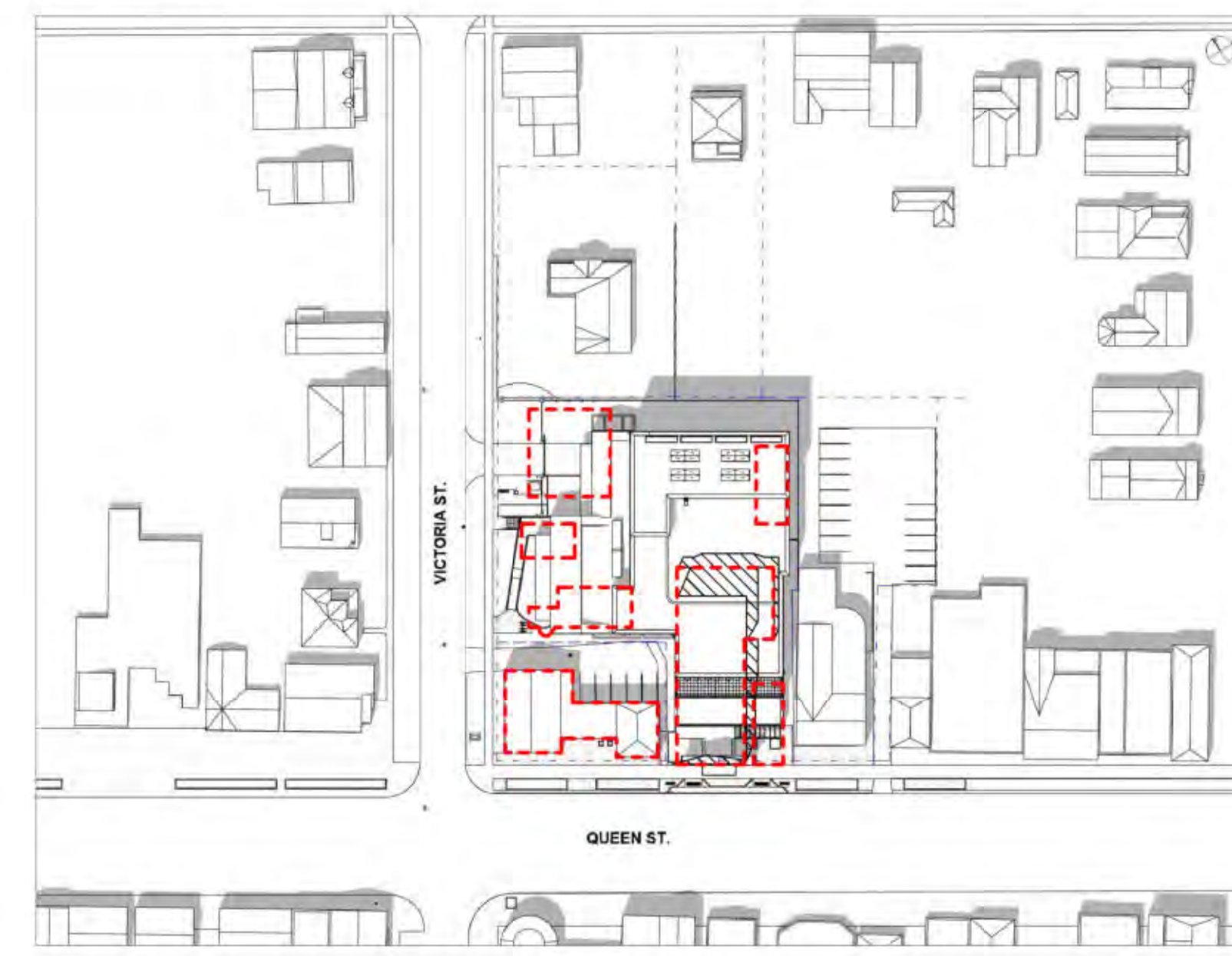
[6 of 9] | April 21, 2023 - 15:00



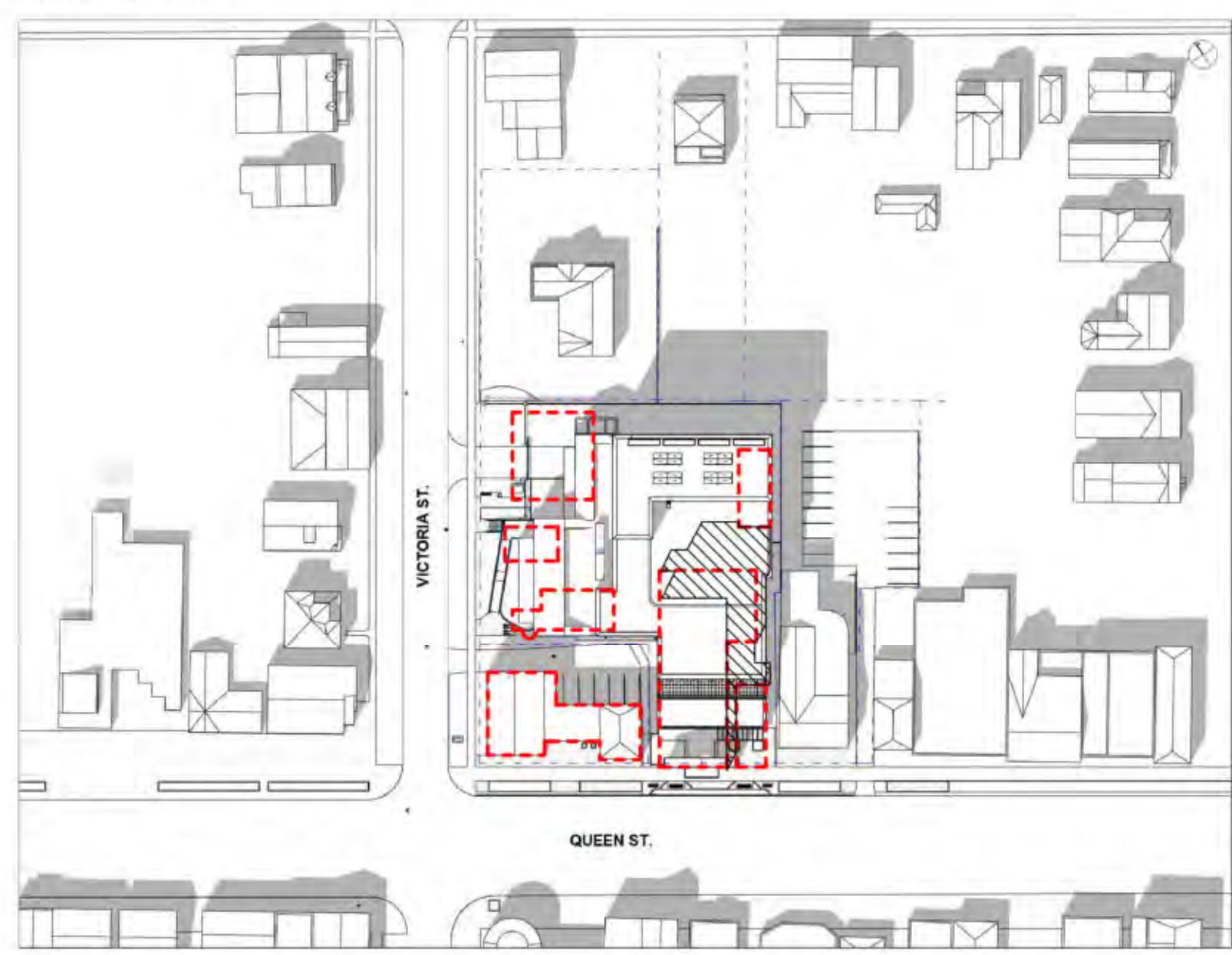
[5 of 9] | June 21, 2023 - 14:00



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



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



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



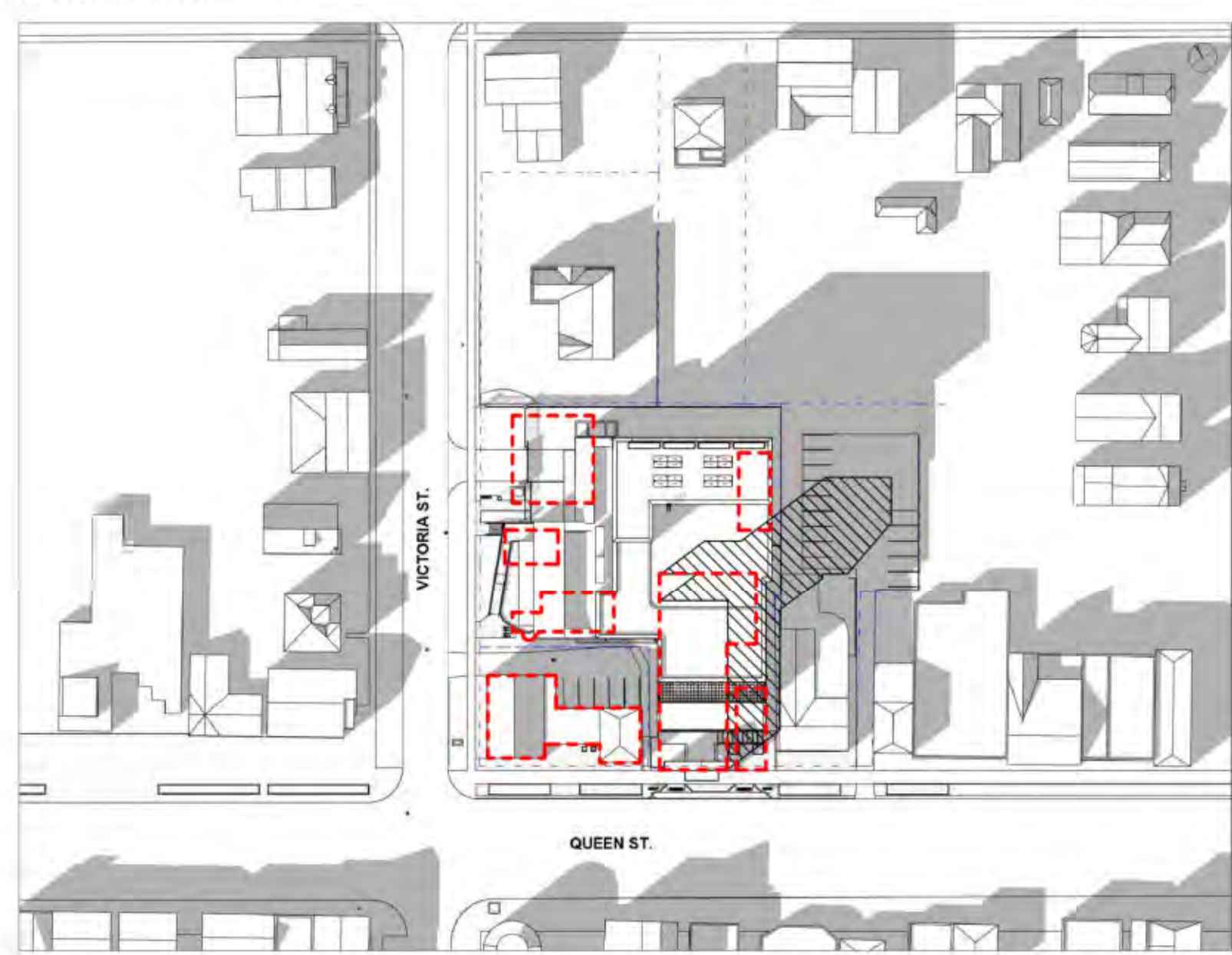
[7 of 9] | June 21, 2023 - 16:00



[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

EXISTING BUILDING OUTLINE

EXISTING SHADOW OUTLINE

ISSUE / REVISIONS

1 ISSUED FOR RE-ZONING MAY 20 23

OWNER'S NAME
OWNER'S SIGNATURE
Town of Niagara-on-the-Lake
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.

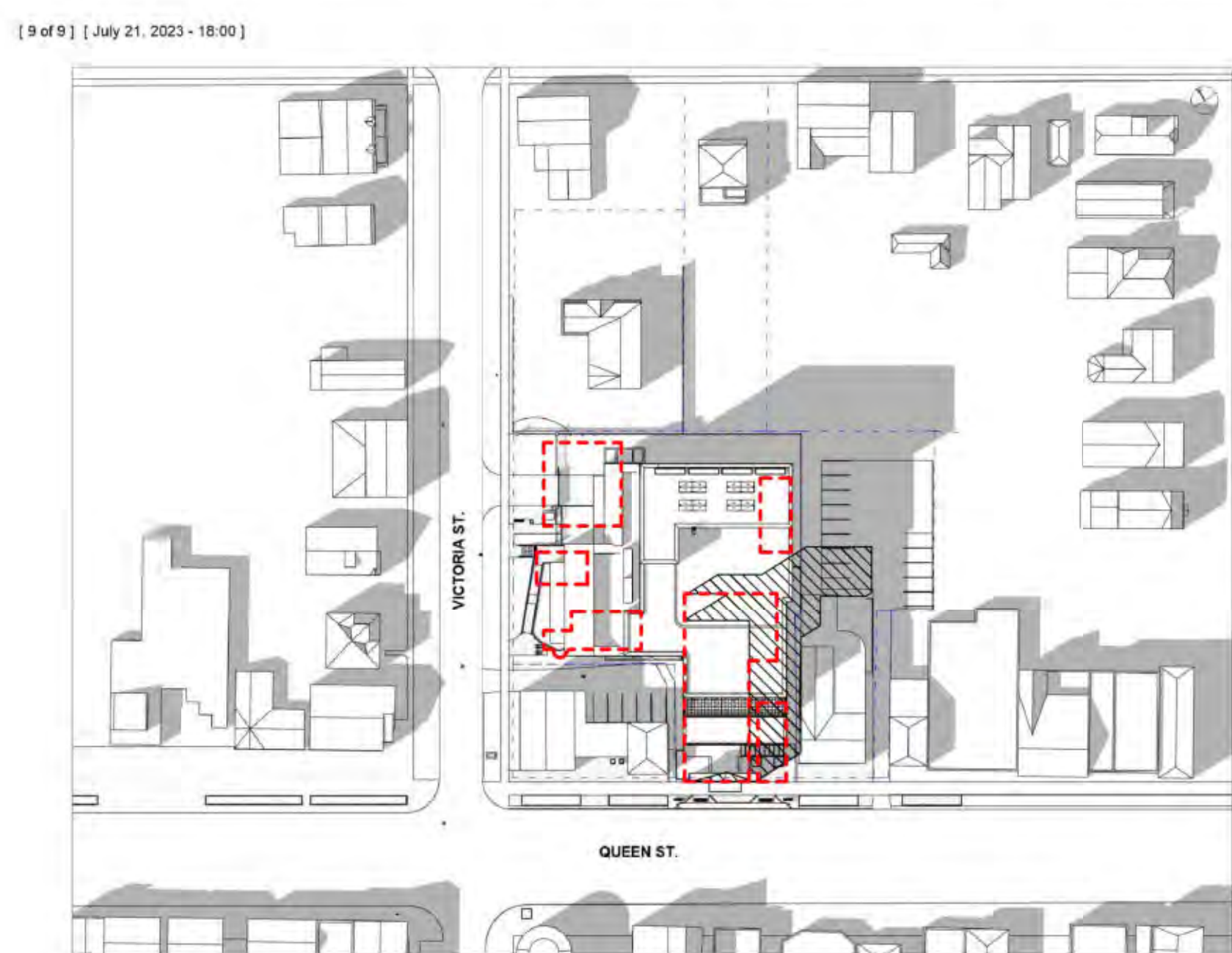
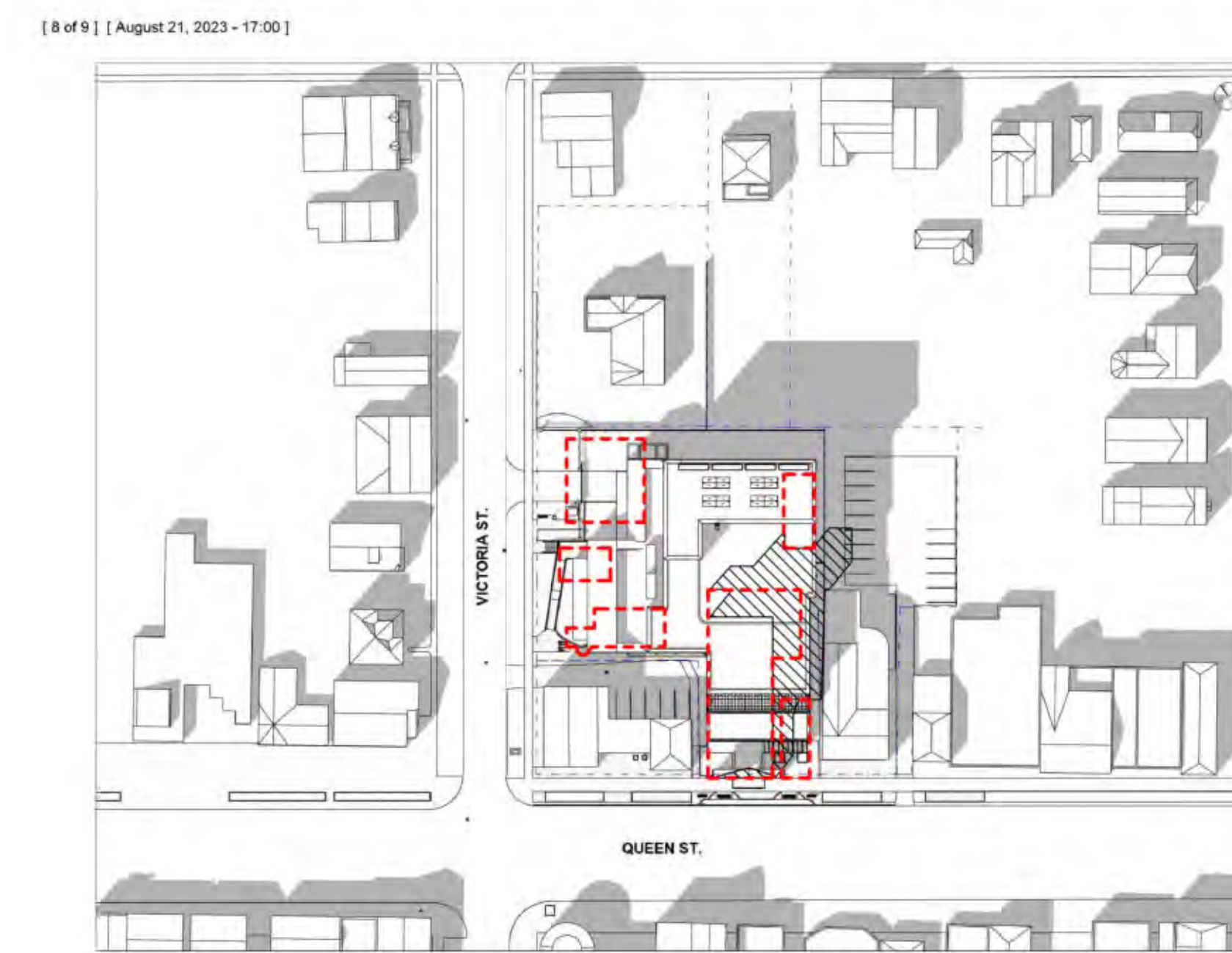
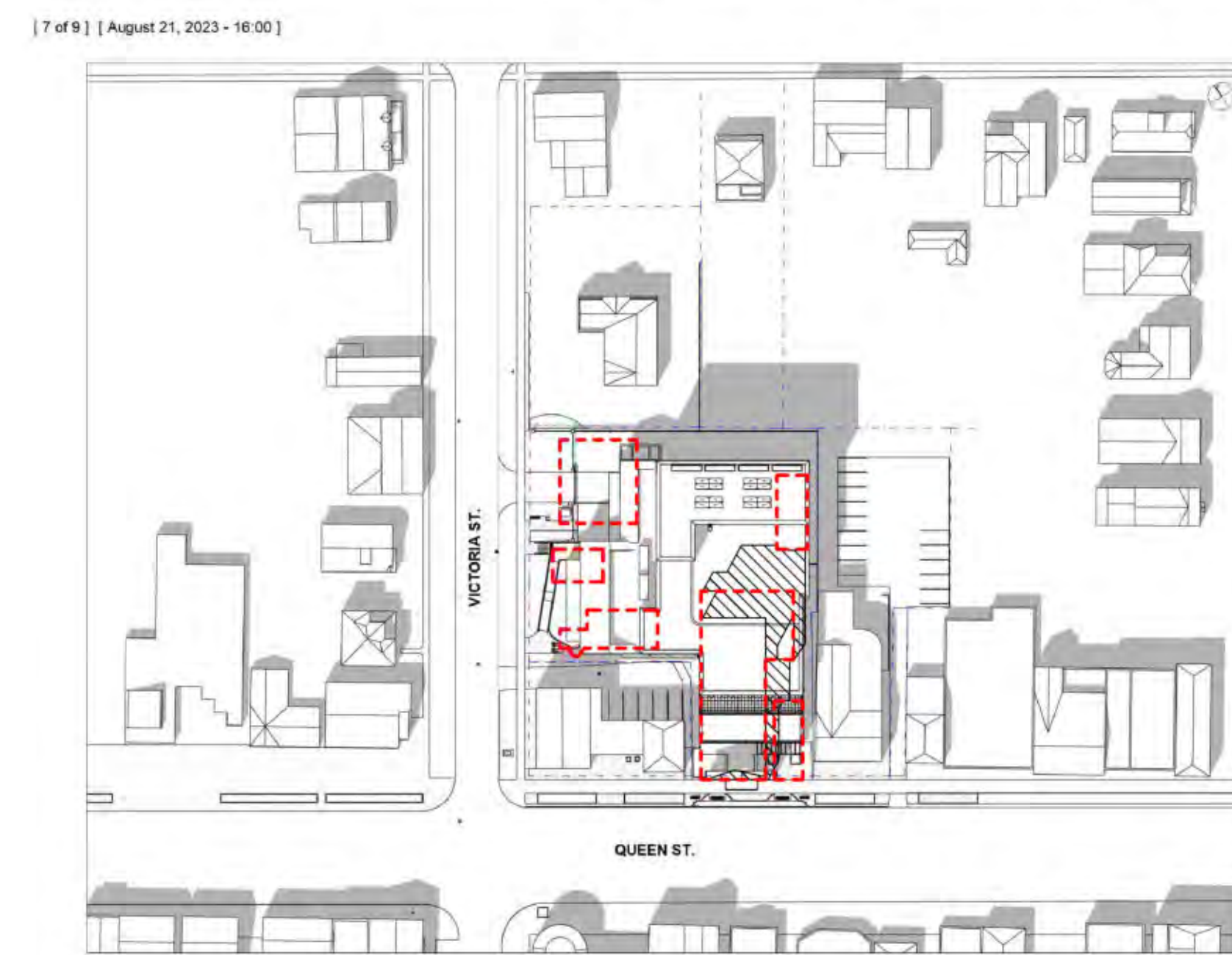
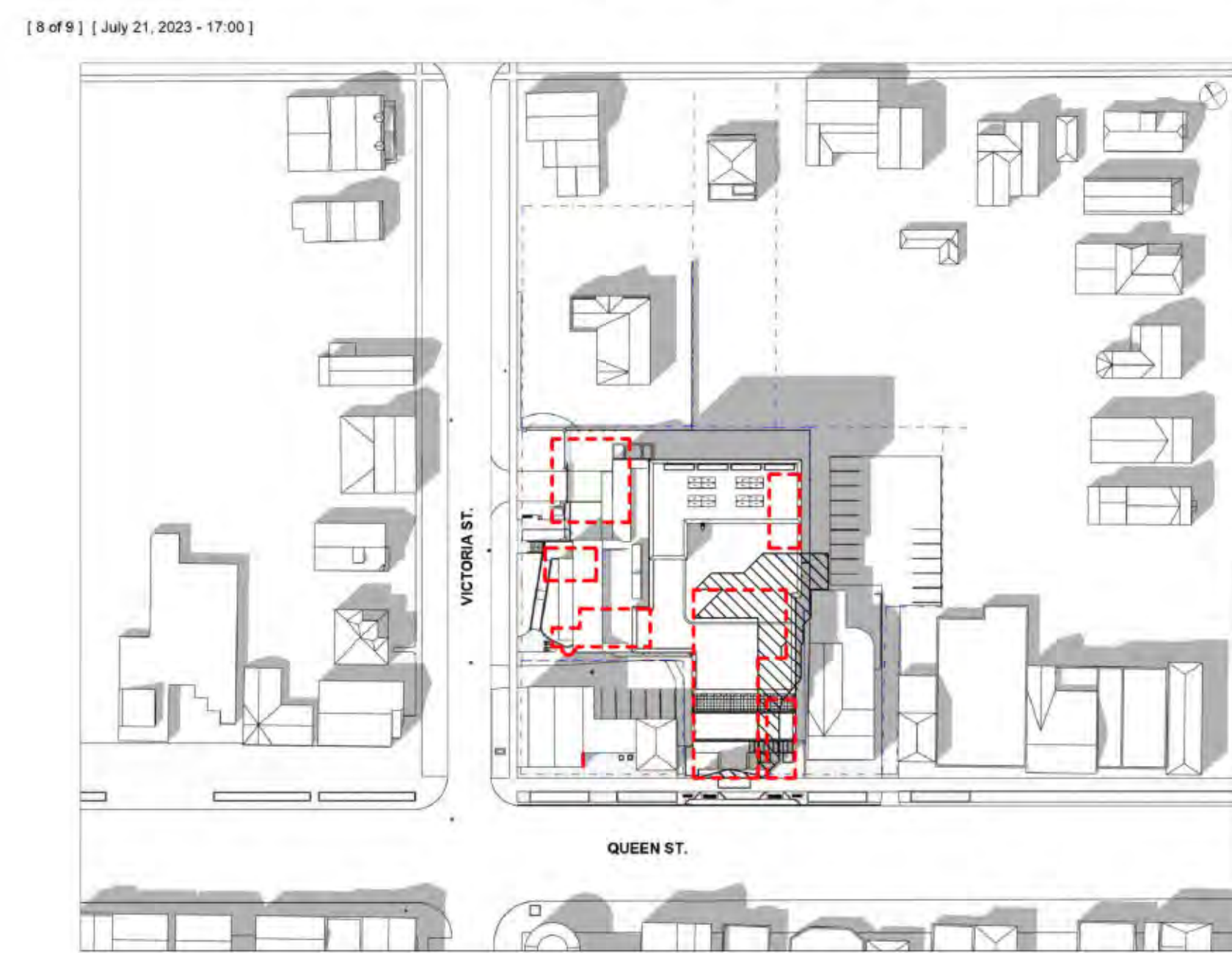
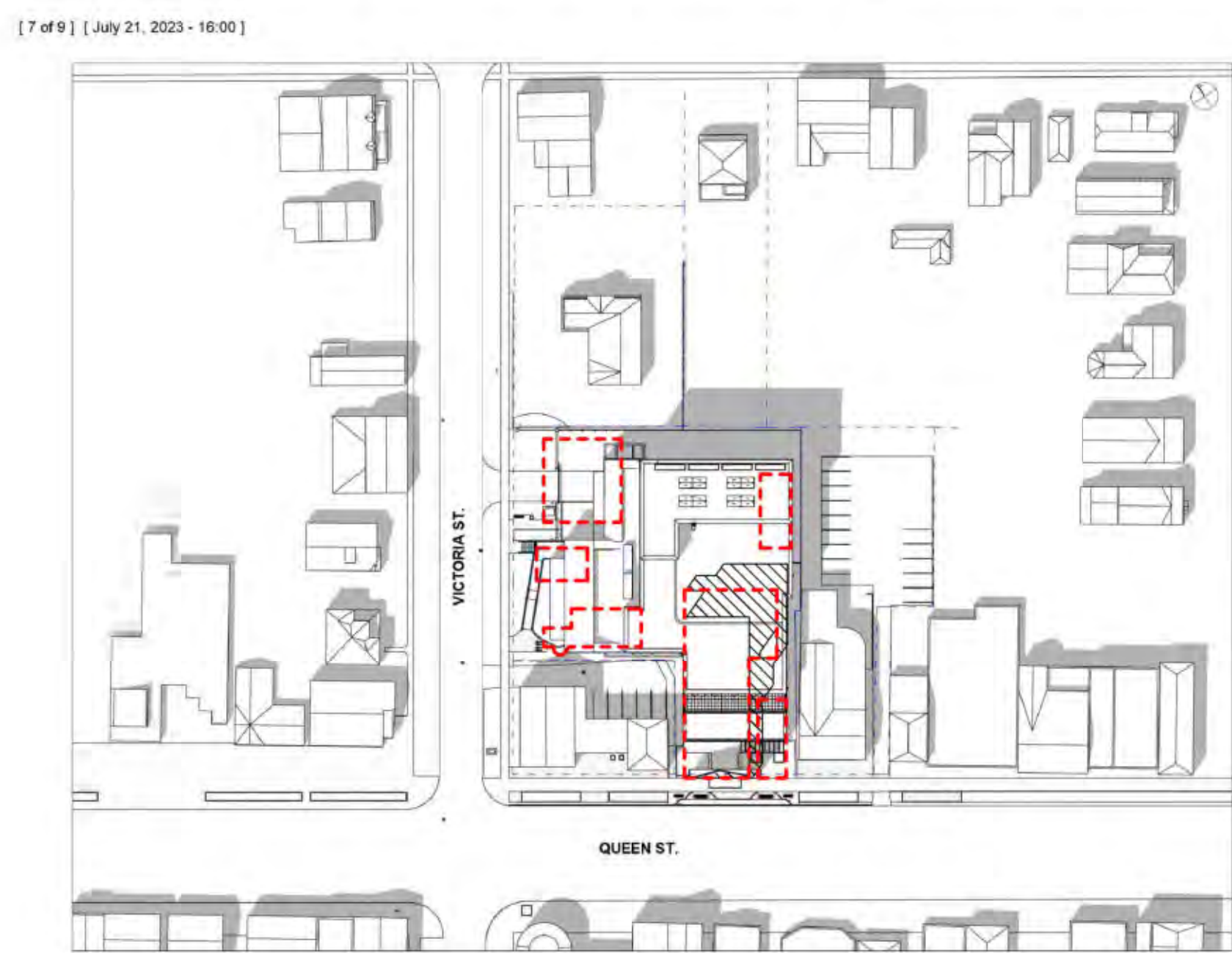
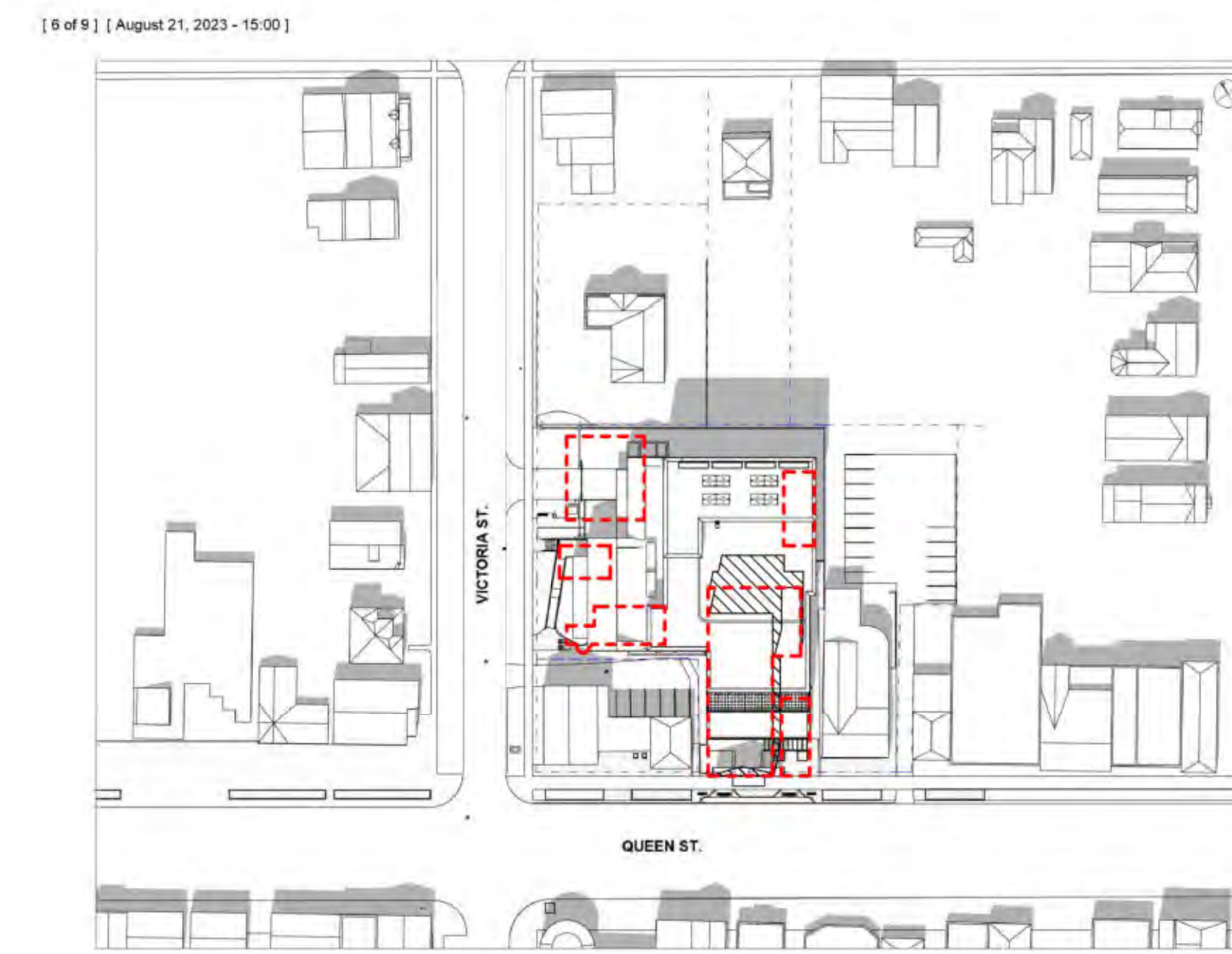
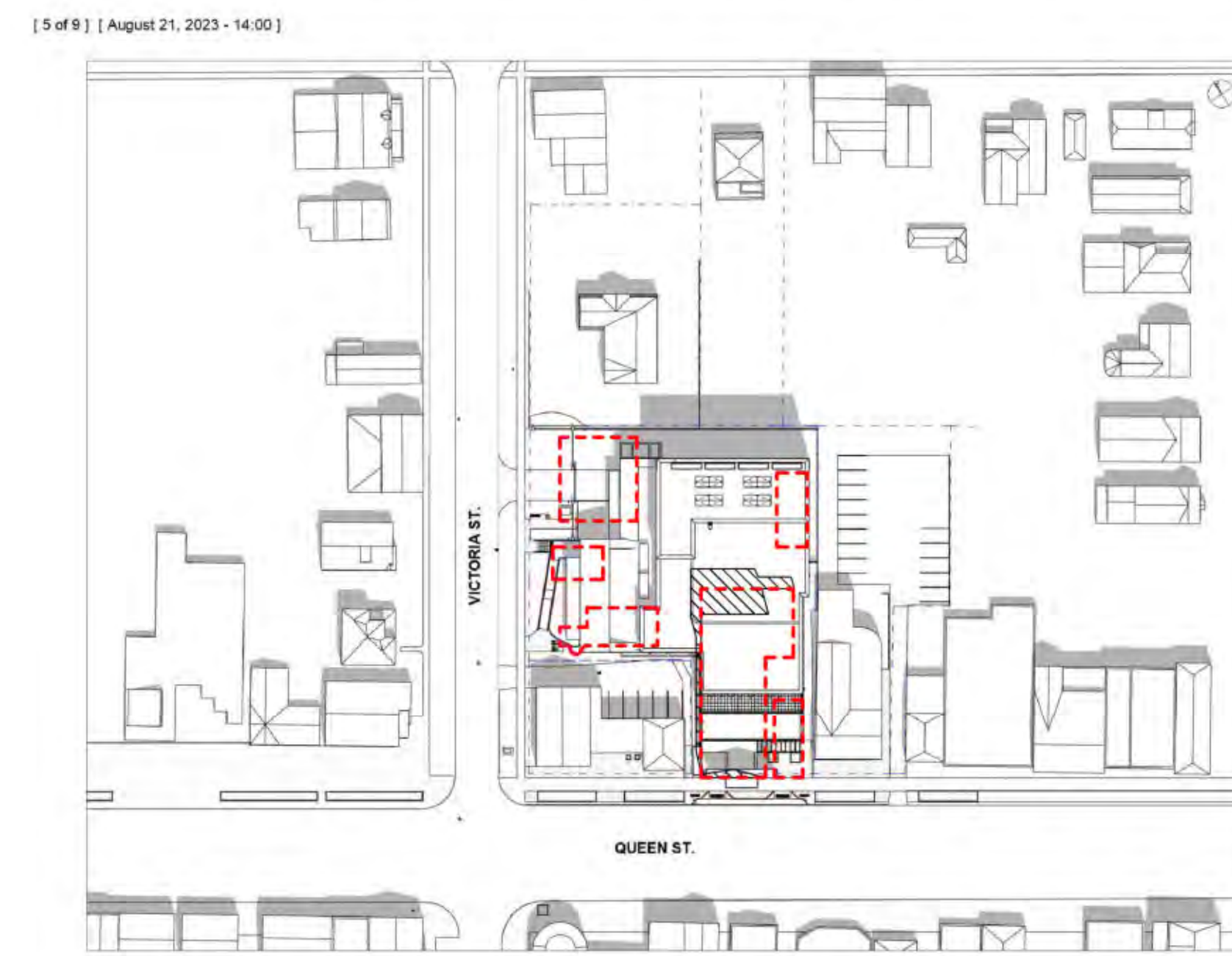
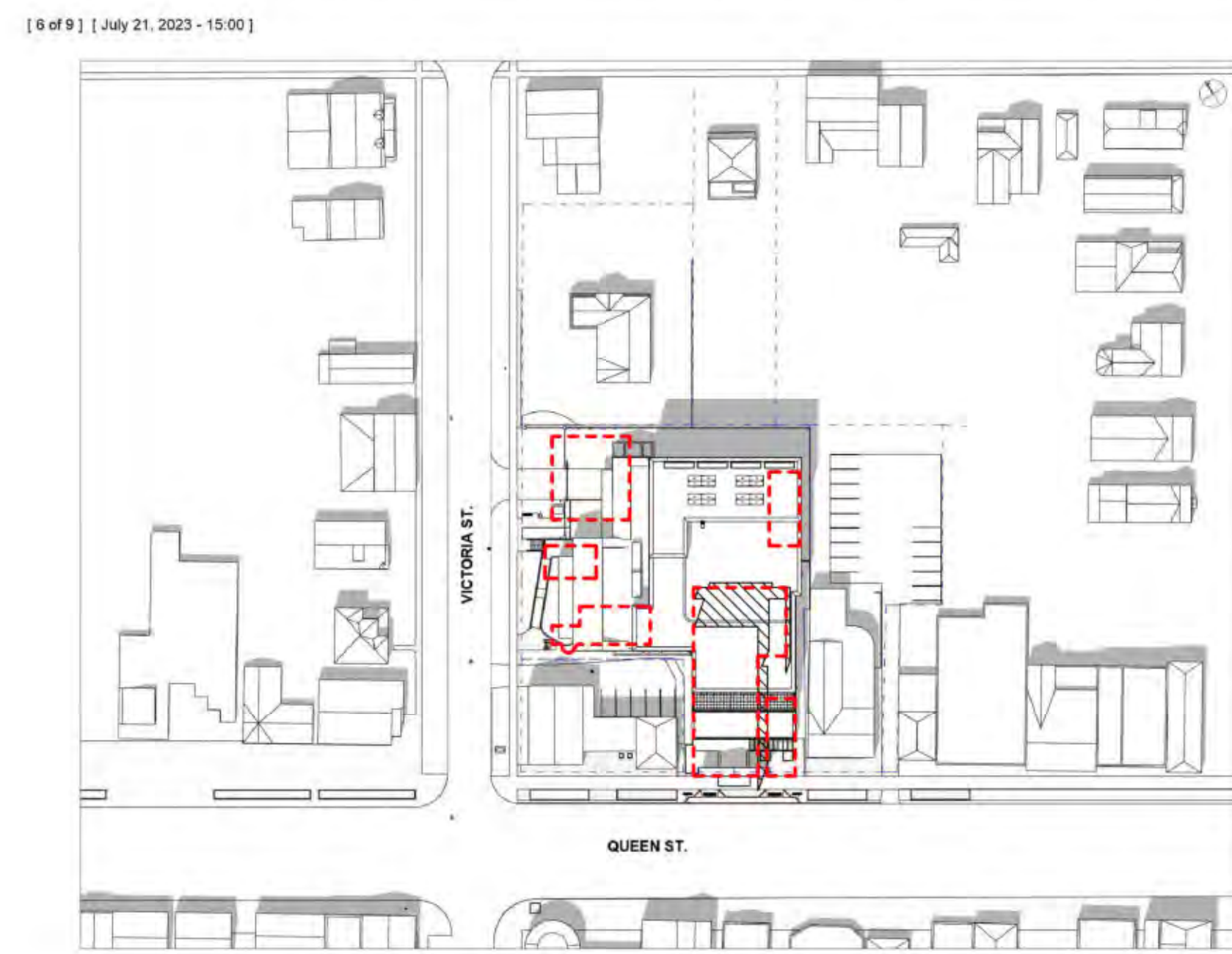
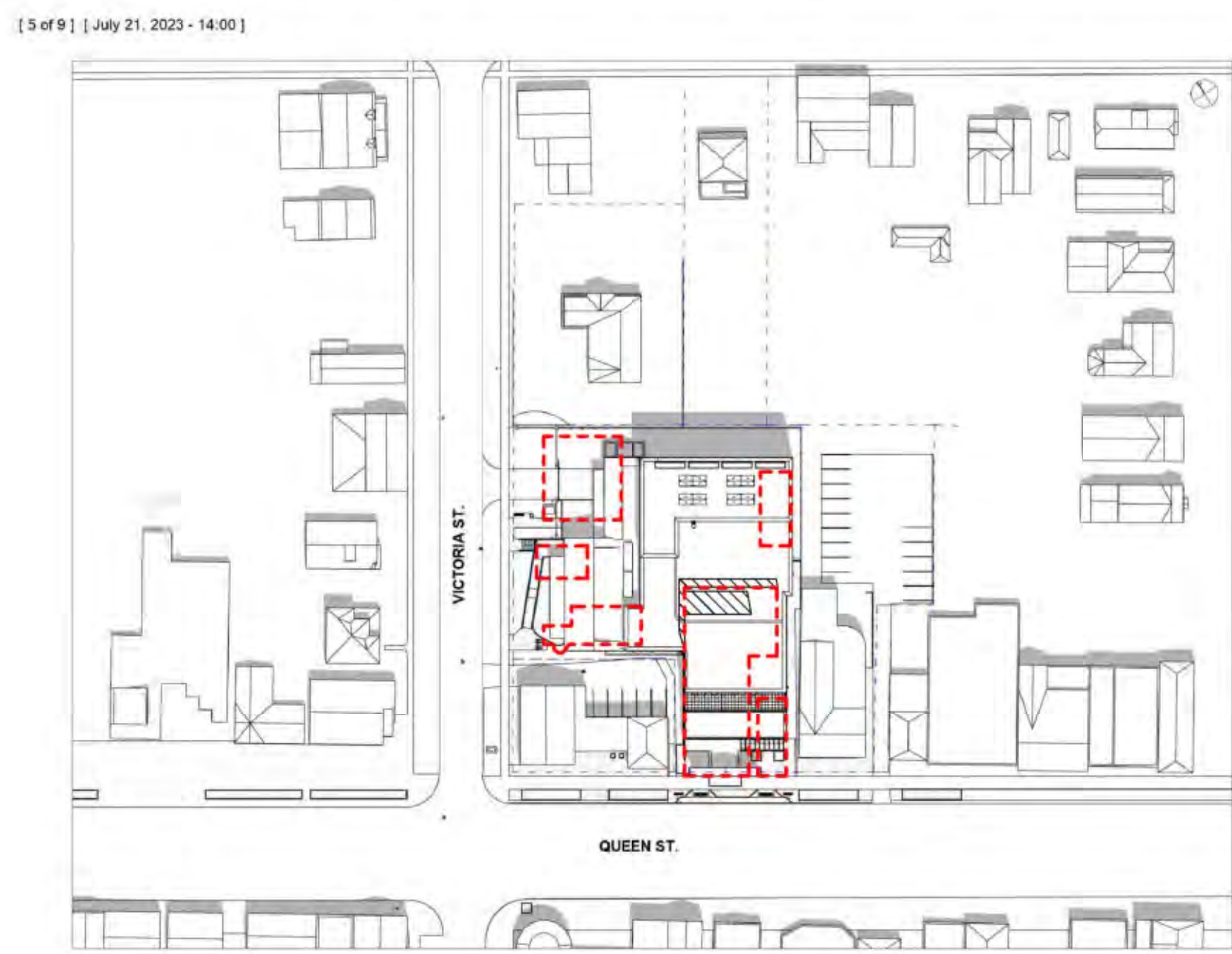
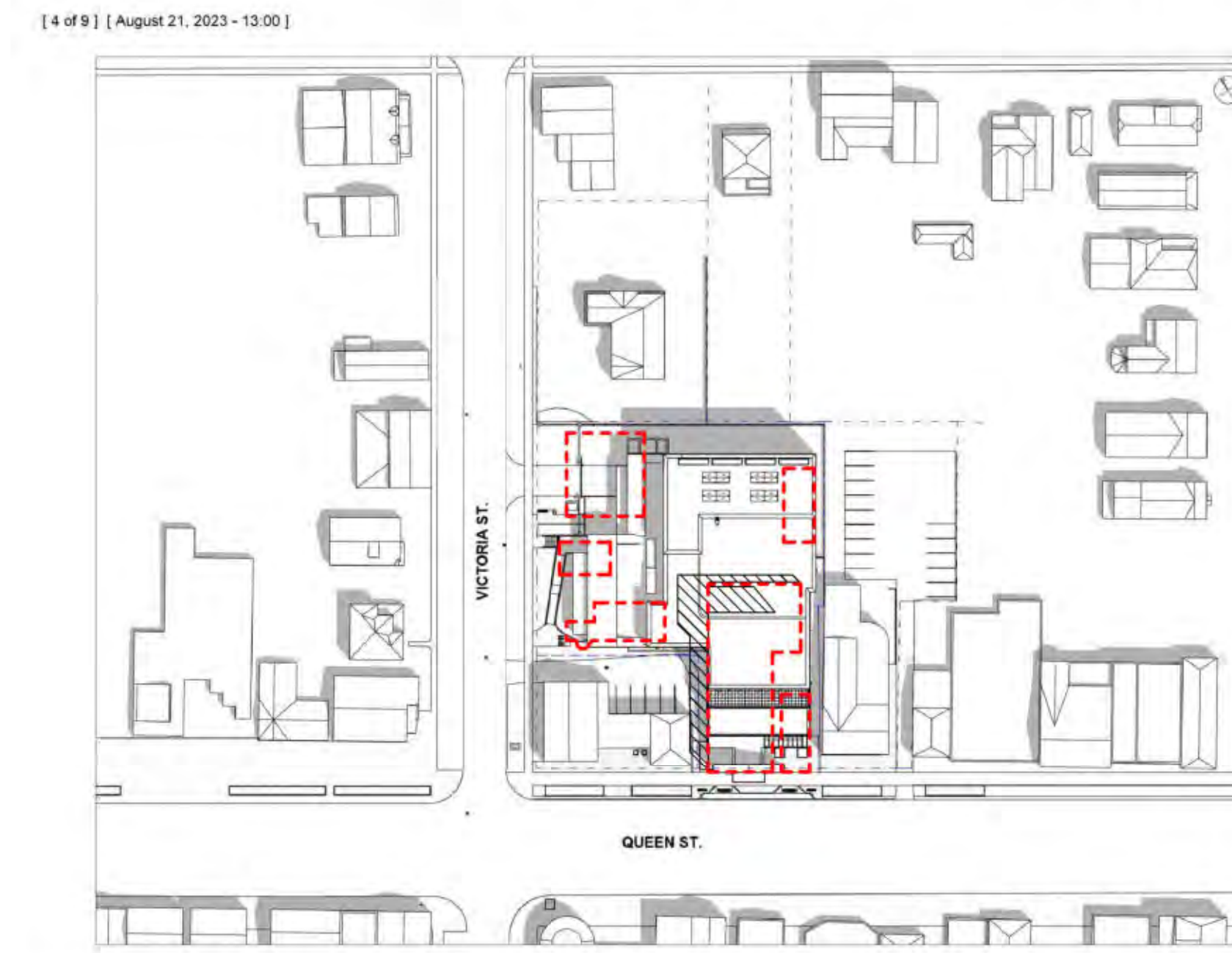
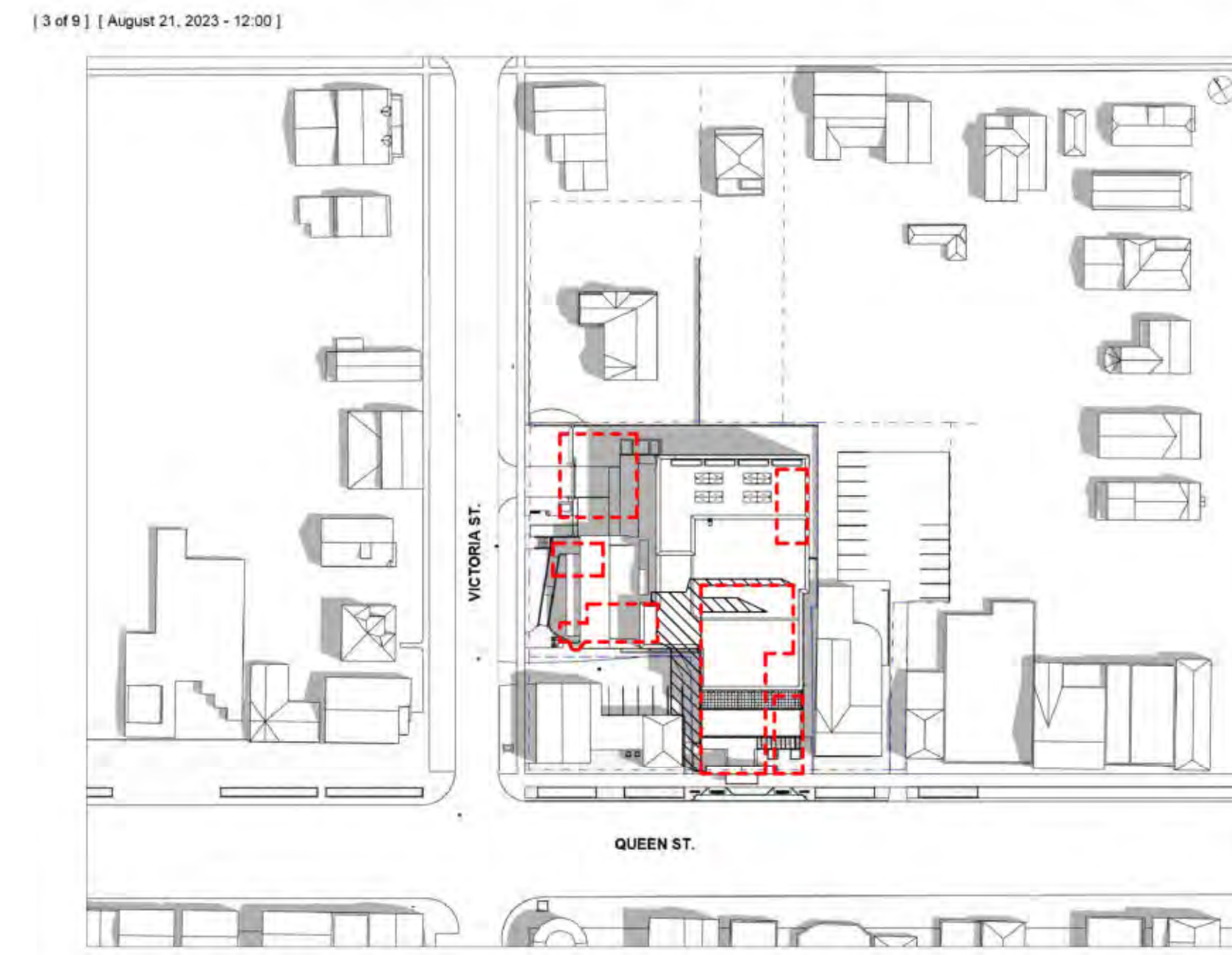
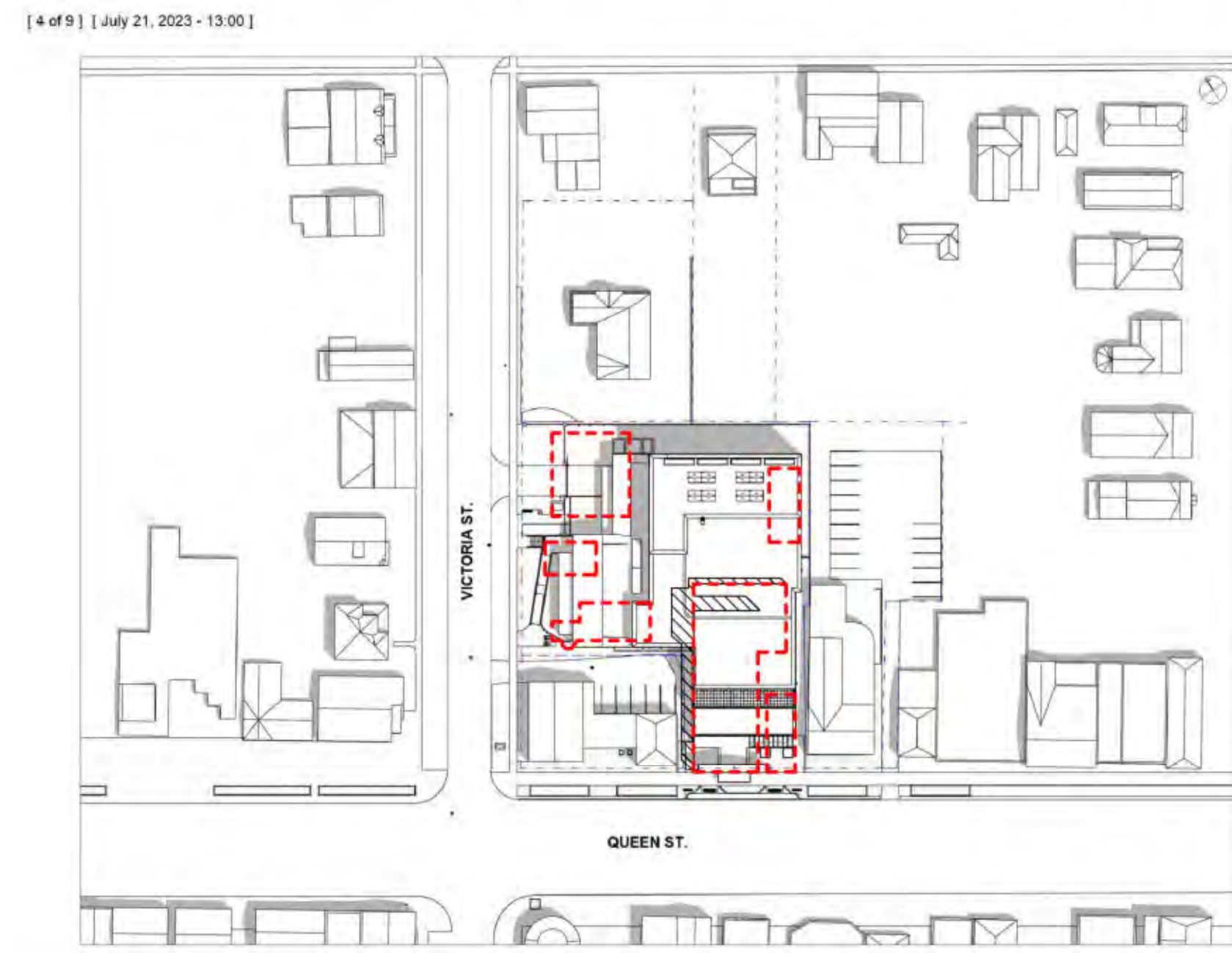
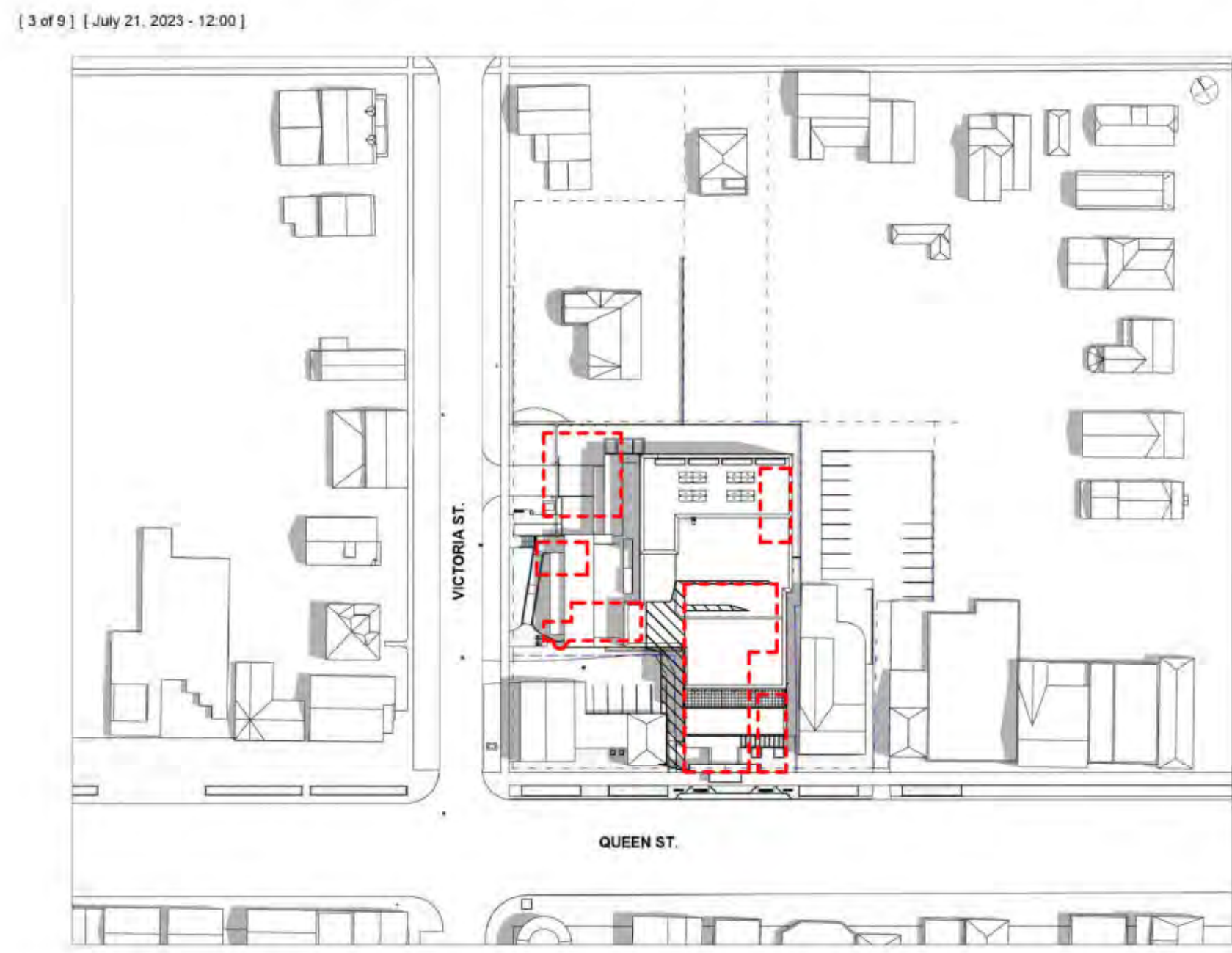
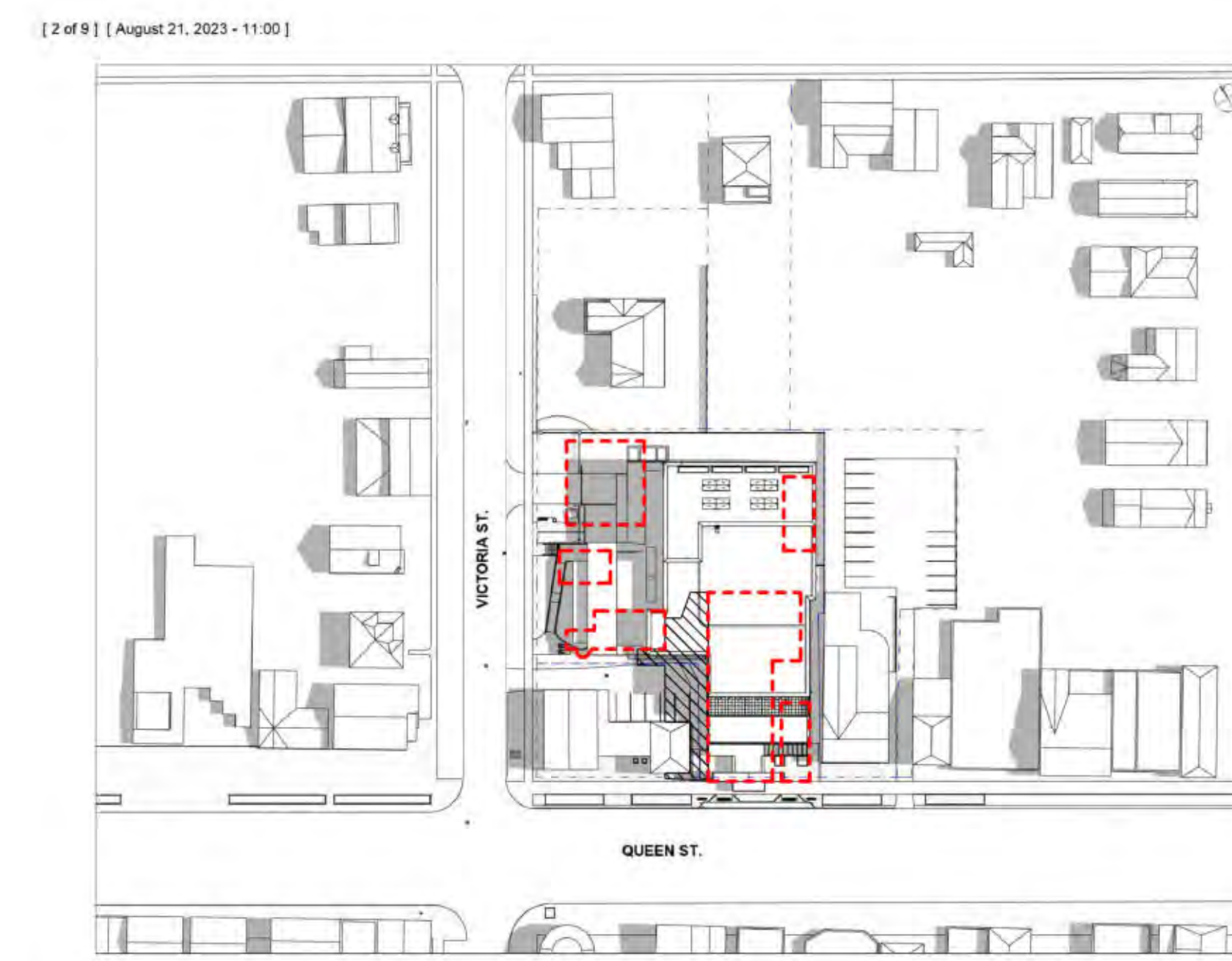
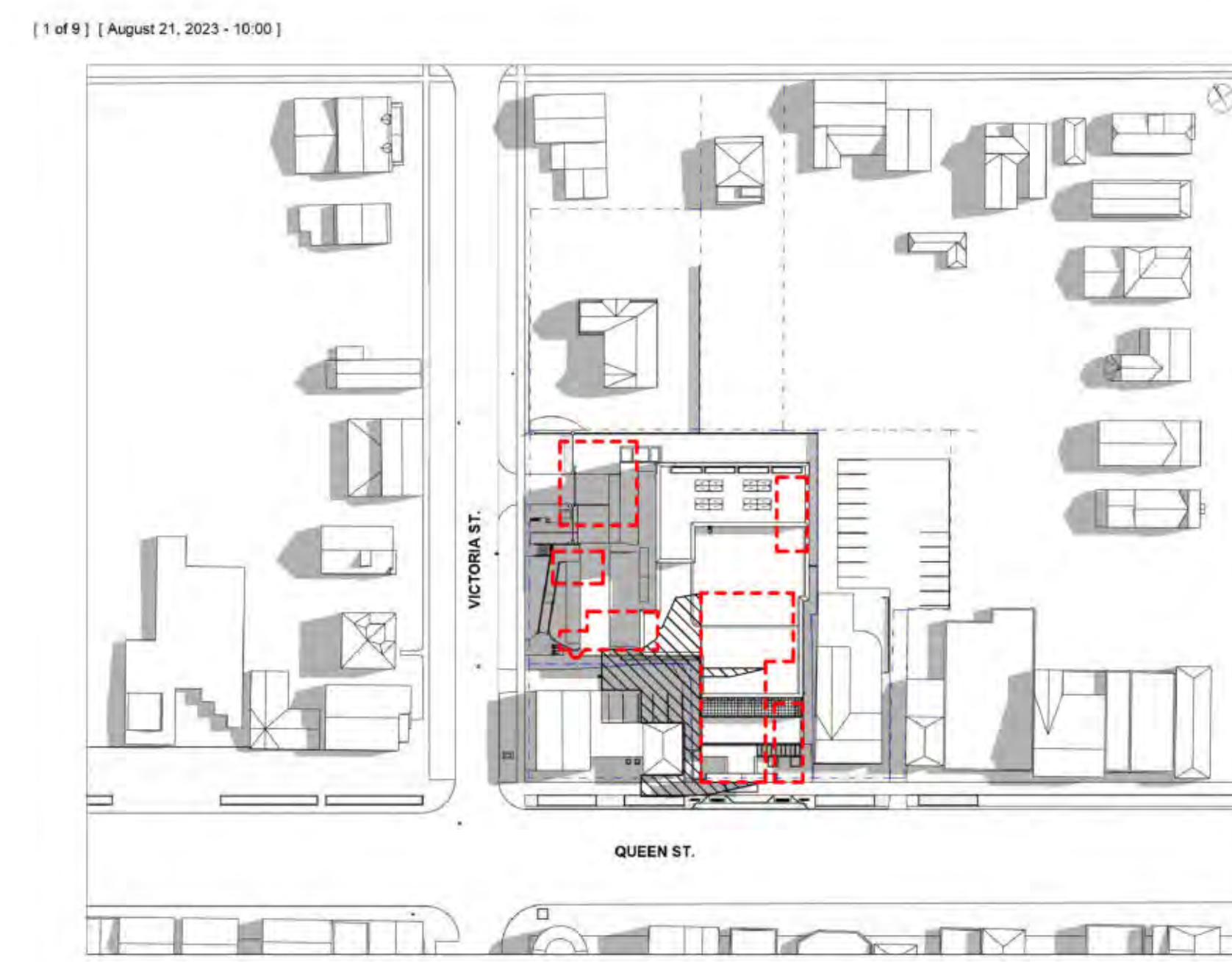
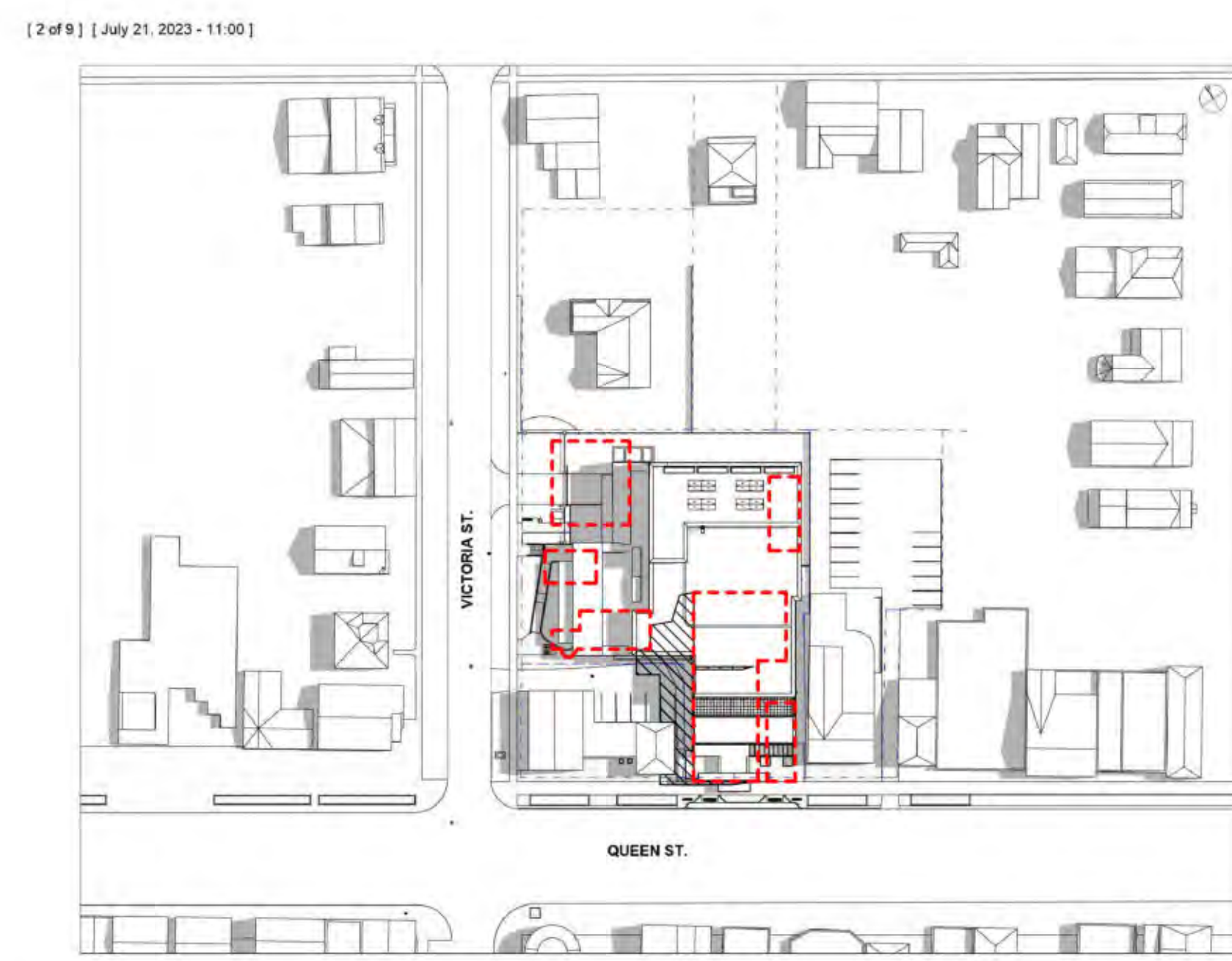
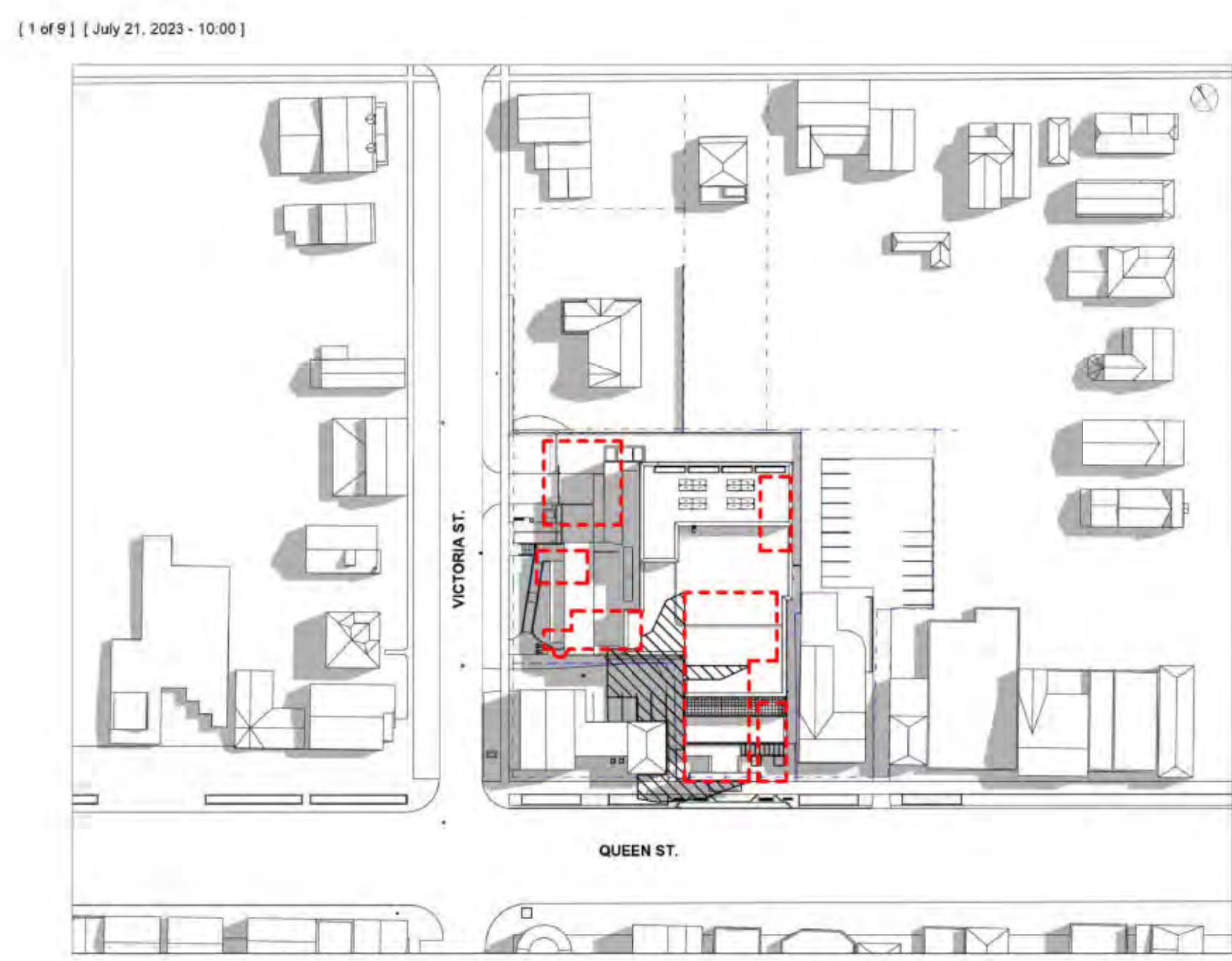
CONSTRUCTION DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

83 Queen Street,
Niagara on the Lake ON.

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
--- EXISTING SHADOW OUTLINE

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

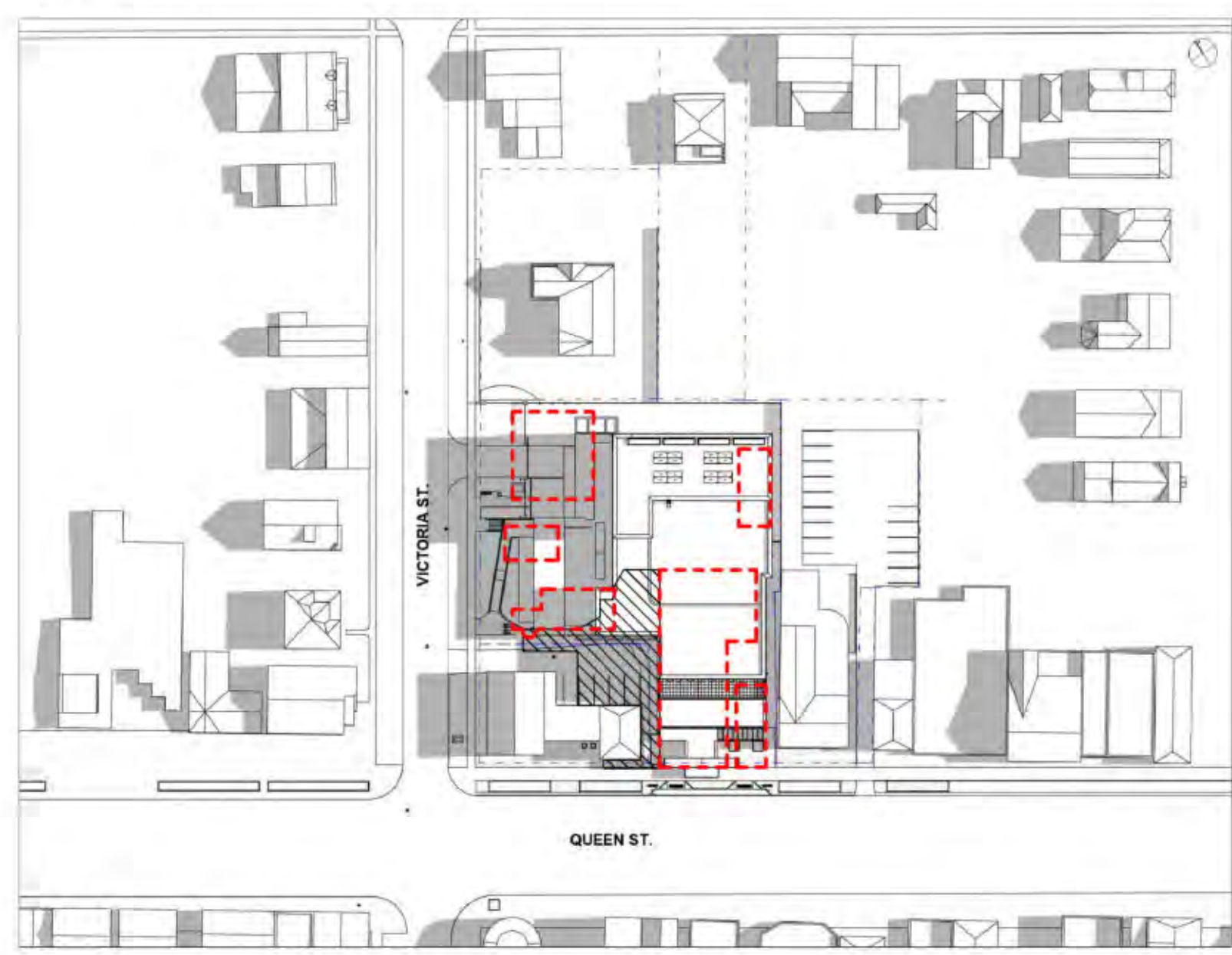
SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

83 Queen Street,
Niagara on the Lake ON.

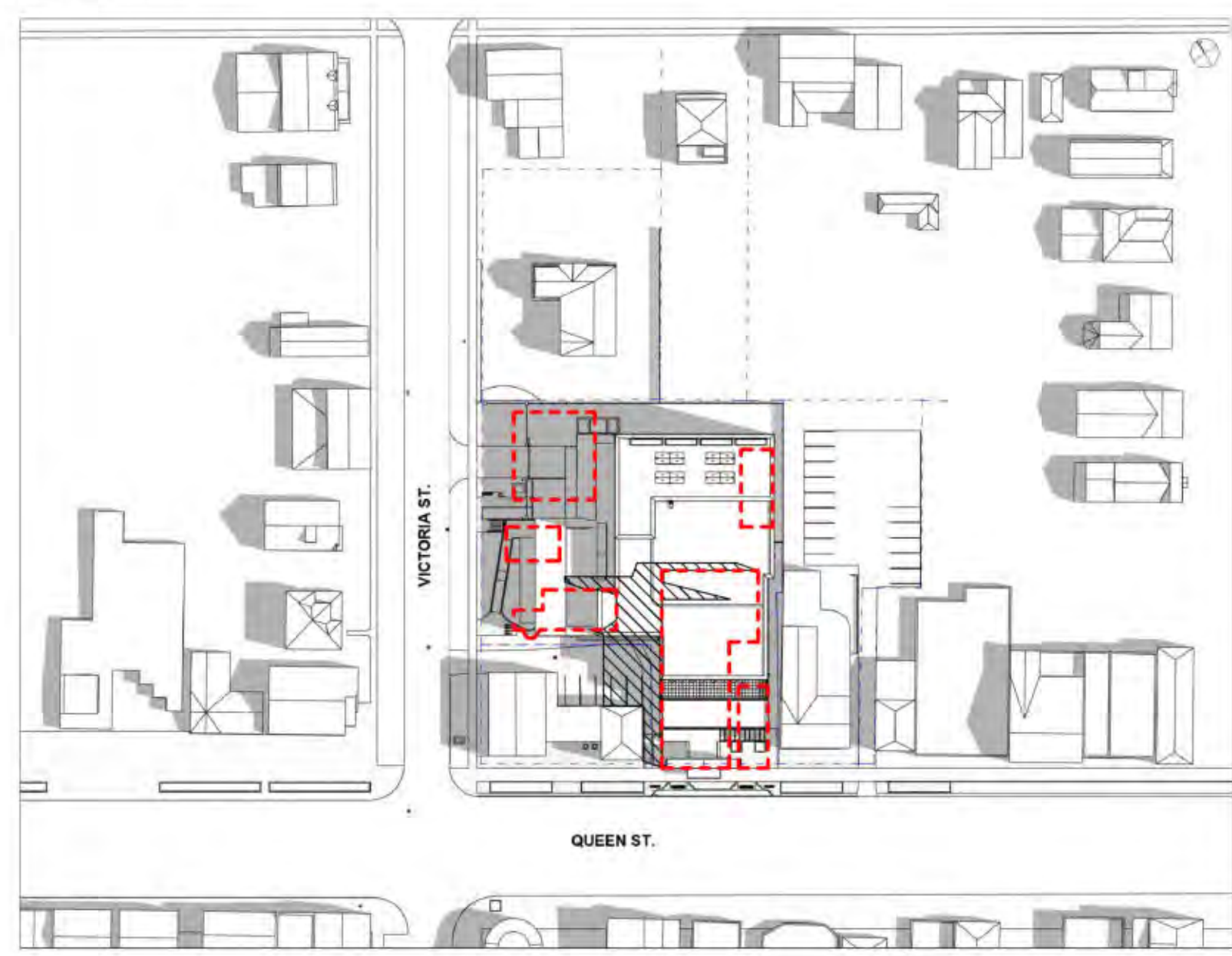
SHADOW STUDY -
JULY 21 & AUGUST 21

SK-07

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



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



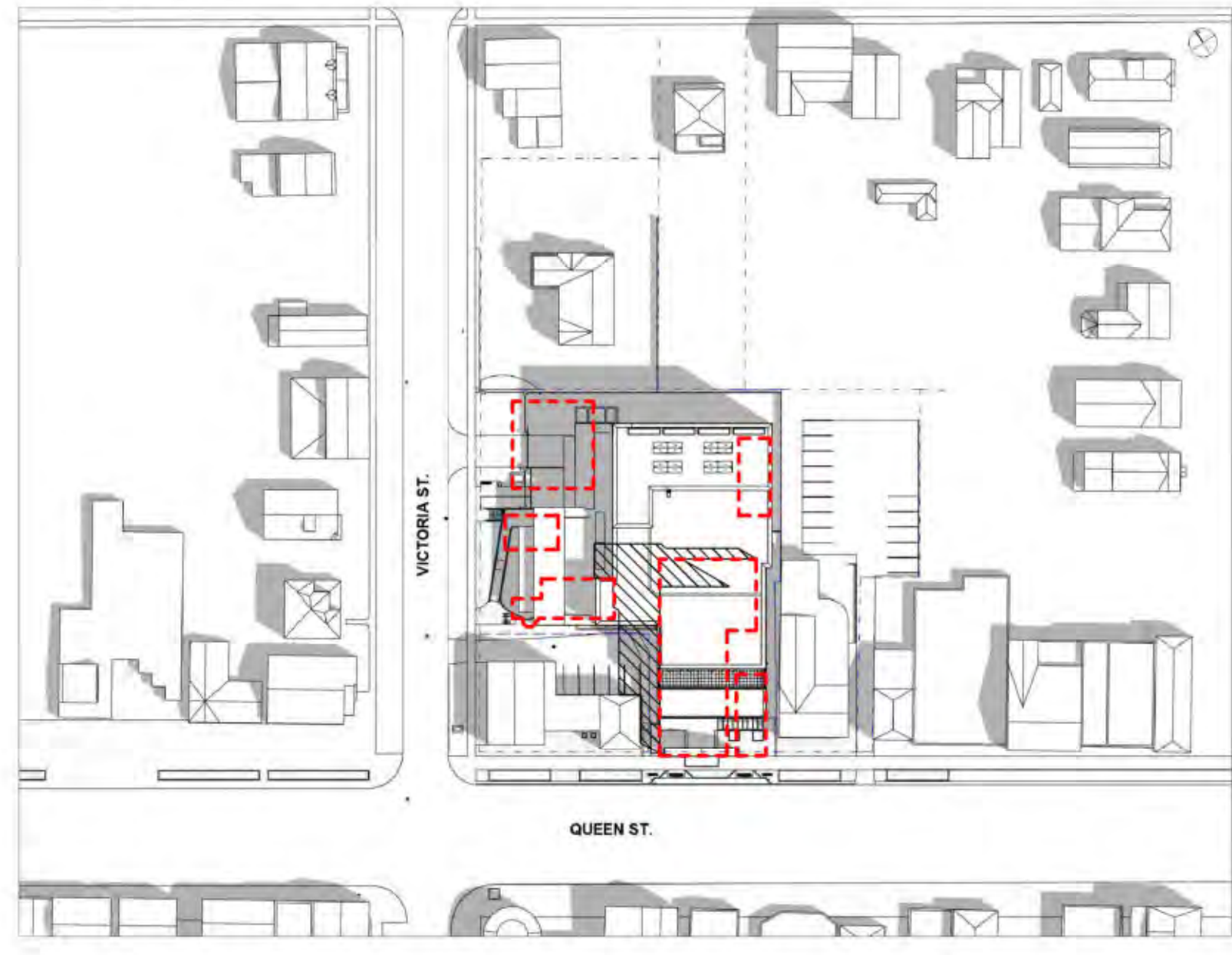
[3 of 9] [September 21, 2023 - 10:00]



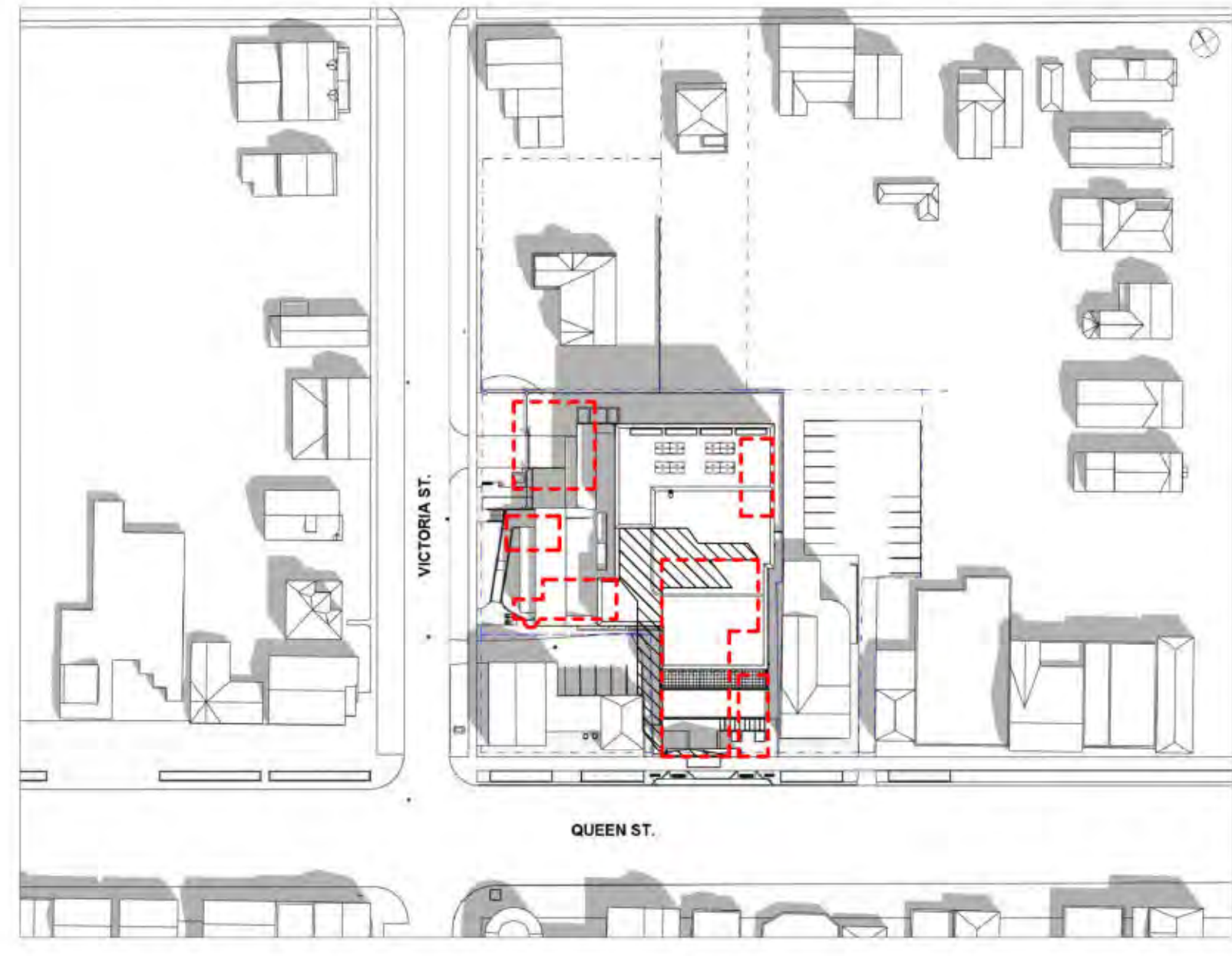
[4 of 9] [December 1, 2023 - 11:00]



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



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



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



[8 of 9] [December 1, 2023 - 11:00]



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



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



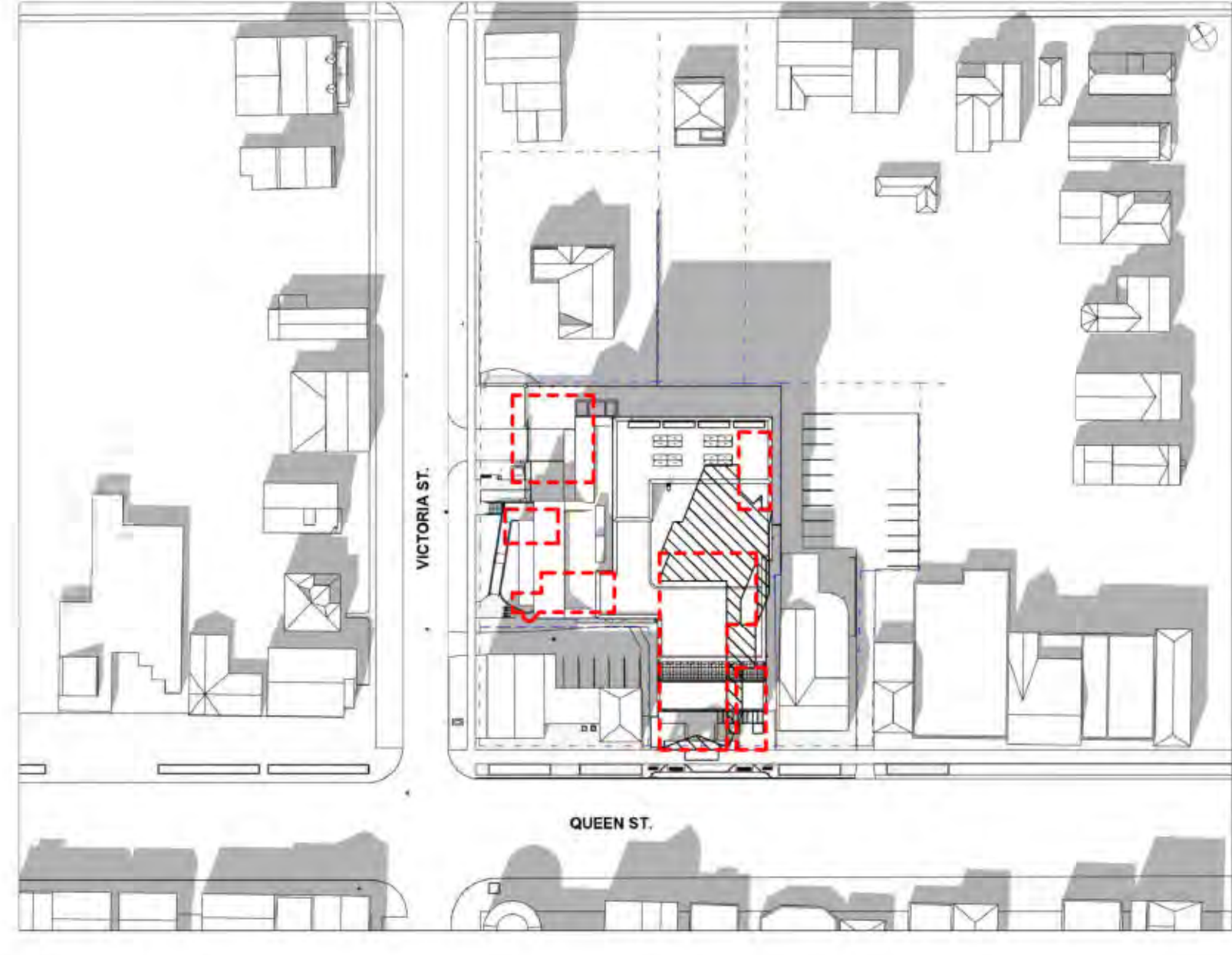
[11 of 9] [December 1, 2023 - 10:00]



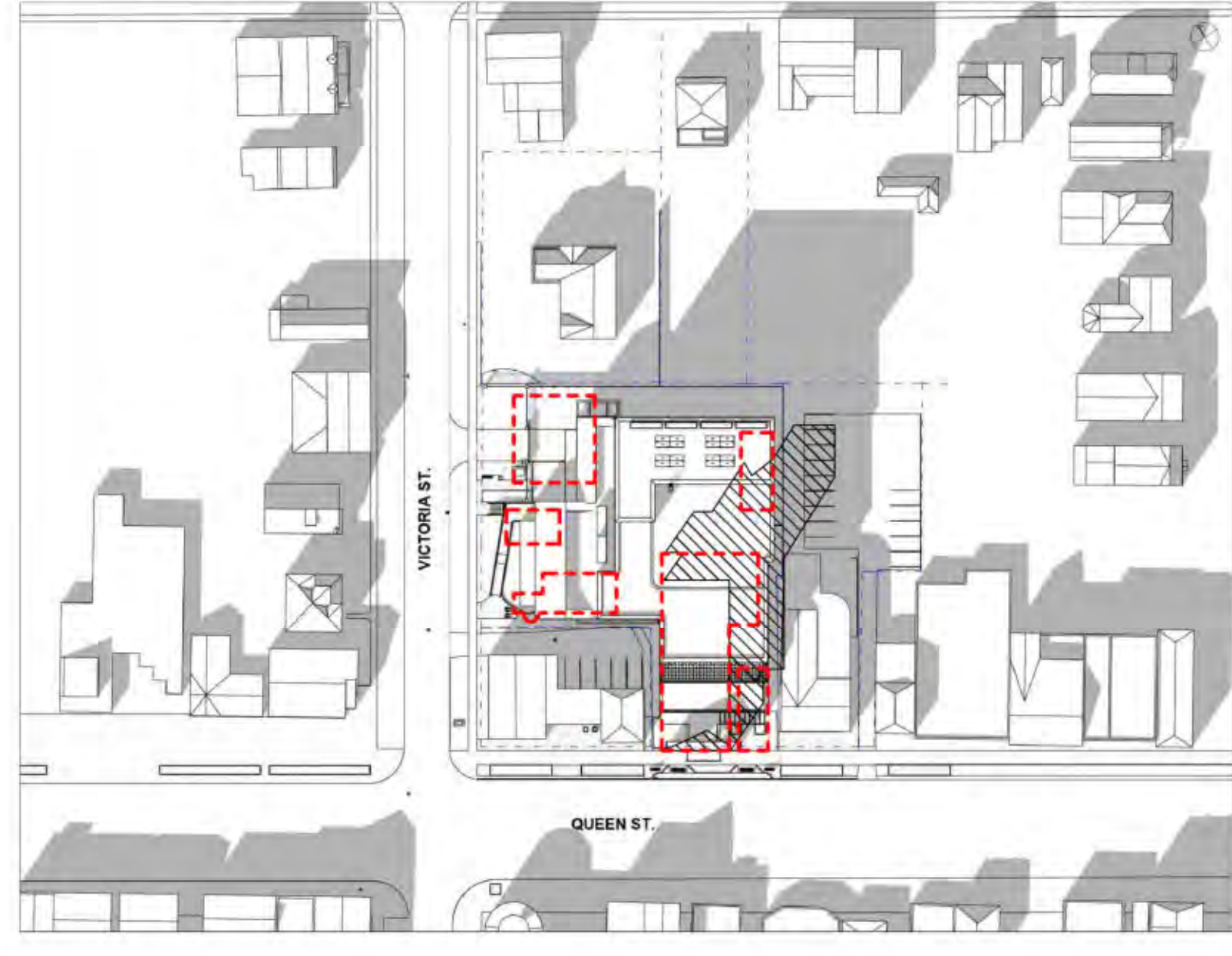
[12 of 9] [December 1, 2023 - 15:00]



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



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



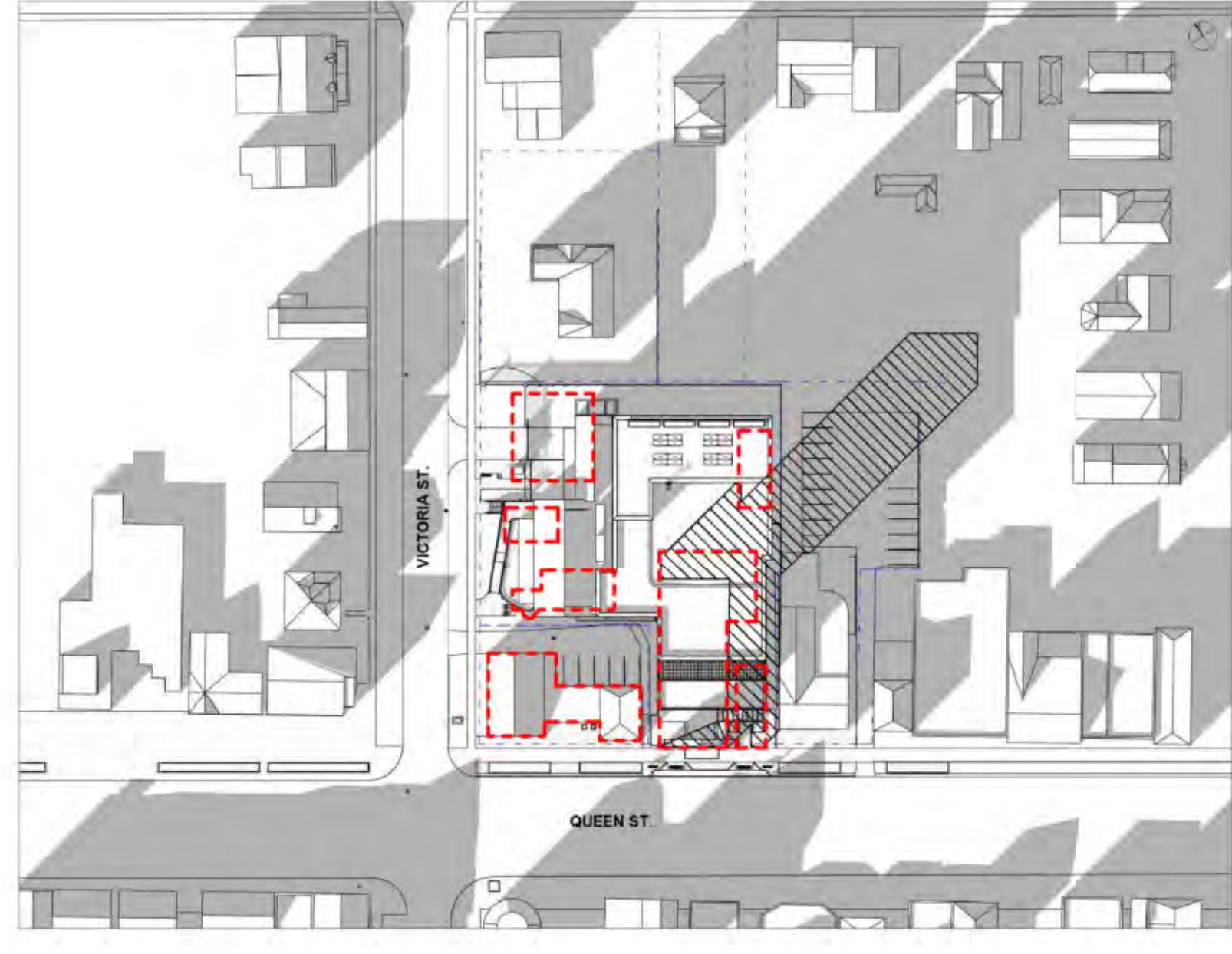
[15 of 9] [December 1, 2023 - 10:00]



[16 of 9] [December 1, 2023 - 17:00]



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



[18 of 9] [December 1, 2023 - 18:00]



NOTE

TIME DURATION
10:00 AM - 6:00 PM

SUNRISE/SUNSET

SEPTEMBER	DECEMBER
SUNRISE - 7:02 AM	SUNRISE - 7:45 AM
SUNSET - 7:16 PM	SUNSET - 4:44 PM

--- EXISTING BUILDING OUTLINE
▨ EXISTING SHADOW OUTLINE

OWNER'S NAME
OWNER'S SIGNATURE

LORD MAYOR
TOWN CLERK
DATE

PRELIM. REVIEW NOT FOR DISTRIBUTION

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL BELLAIR
LICENSED
REA

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.

SHADOW STUDY -
SEPTEMBER 21 &
DECEMBER

SK-08

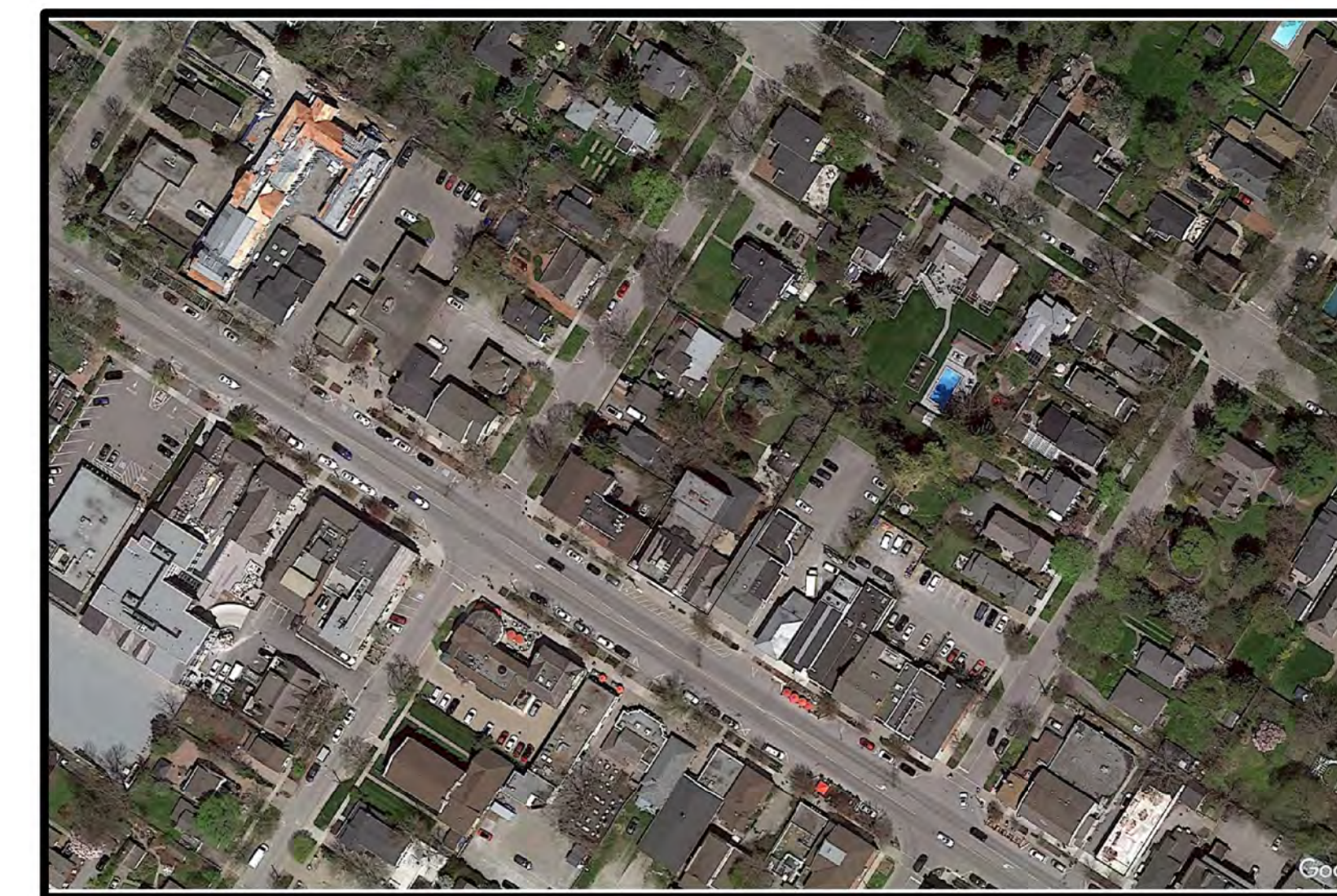
O.B.C. MATRIX

ITEM	2012 ONTARIO BUILDING CODE DATA MATRIX - PARTS 3 AND 9				OBC REFERENCE	
	PROJECT DESCRIPTION:	NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	CHANGE OF USE <input type="checkbox"/> 11.1 TO 11.4	PART 11 <input type="checkbox"/> PART 3	PART 3 <input type="checkbox"/> PART 9	REFERENCES ARE TO DIVISION B UNLESS NOTED IN FOOTNOTES OR FOR DIVISION C
01	PROJECT DESCRIPTION:	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	<input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> 11.1 TO 11.4	<input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3	<input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9	
02	MAJOR OCCUPANCY:	A1				3.1.3.1. (1) APPENDIX "A"
03	BUILDING AREA (m ²):	EXISTING: 0 m ² NEW: 1,956.32 m ² TOTAL: 1,956.32 m ²	1.4.1.2(A)			
04	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)			
05	MEZZANINE 10% OR LESS ENCLOSED AREA (m ²):	EXISTING: 0 m ² NEW: 0 m ² TOTAL: 0 m ²	3.2.1.1. (3) (b)(ii) (B)			
06	MEZZANINE 40% OR MORE UNCLOSED AREA (m ²):	EXISTING: 0 m ² NEW: 0 m ² TOTAL: 0 m ²	3.2.1.1. (3) (b)(ii) (B)			
07	NUMBER OF STOREYS: ABOVE GRADE: 3 BELOW GRADE: 1	1.4.1.2(A), 3.2.1.1.				
08	BUILDING HEIGHT (m):	13.83 m (AVERAGE INCLUDING MEZZANINE AND ROOF FLOOR)	3.2.1.10. & 3.2.1.5.			
09	NUMBER OF STOREYS: FIRE FIGHTER ACCESS: 3	3.2.1.10. & 3.2.1.5.				
10	BUILDING CLASSIFICATION:	Assembly Occupancy Only				
11	SPRINKLER SYSTEM PROPOSED:	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED				3.2.1.5. 3.2.2.7. INDEX INDEX
12	STANDPIPE SYSTEM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.9.
13	HOSE CABINET LOCATION:	30.0M MAX. + 3.0M HOSE STREAM				3.2.4.
14	FIRE ALARM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.4.
15	WATER SERVICE SUPPLY IS ADEQUATE:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.4.1.
16	HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.2.4.
17	CONSTRUCTION RESTRICTIONS:	REQUIRED: <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH PROVIDED <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH				3.8.
18	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.8.
19	BARRIER-FREE DESIGN:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN):				3.8.
20	BARRIER-FREE ENTRANCES:	NO. OF ENTRANCES REQD TO BE BARRIER FREE: 1 POWER DOOR OPERATORS REQD: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.8.1.2. 3.8.3.3.
21	REQUIRED FIRE RESISTANCE:	HORIZONTAL ASSEMBLIES FIRE RESISTANCE RATINGS (F.R.R.): FLOOR: FLOOR: LISTED DESIGN NO. (IULC) OR ASSEMBLY DESCRIPTION (SB-2) ROOF: ROOF: MEZZANINE: MEZZANINE: FIRE RESISTANCE RATINGS OF SUPPORTING MEMBERS OF SUPPORTING MEMBERS (F.R.R.): LISTED DESIGN NO. (IULC) OR ASSEMBLY DESCRIPTION (SB-2)				3.2.4.1.
22	REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	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				3.2.3.1.
23	EXPOSED BUILDING FACE & SPATIAL SEPARATION:	REFER TO TABLE 22 - SPATIAL SEPARATION & EXPOSURE PROTECTION				
24	OCCUPANT LOAD:	REFER TO OCCUPANT LOAD CHART FOR SPECIFICS: OCCUPANT LOAD BASED ON: OCCUPANCY: LOAD: PERSONS: BASEMENT: TBD LEVEL 01: TBD LEVEL 02: TBD LEVEL 03: TBD TOTAL OCCUPANT LOAD: 488 PEOPLE				3.1.17.
25	WASHROOM REQUIREMENTS:	REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART				
26	OTHER:					

OBC MATRIX

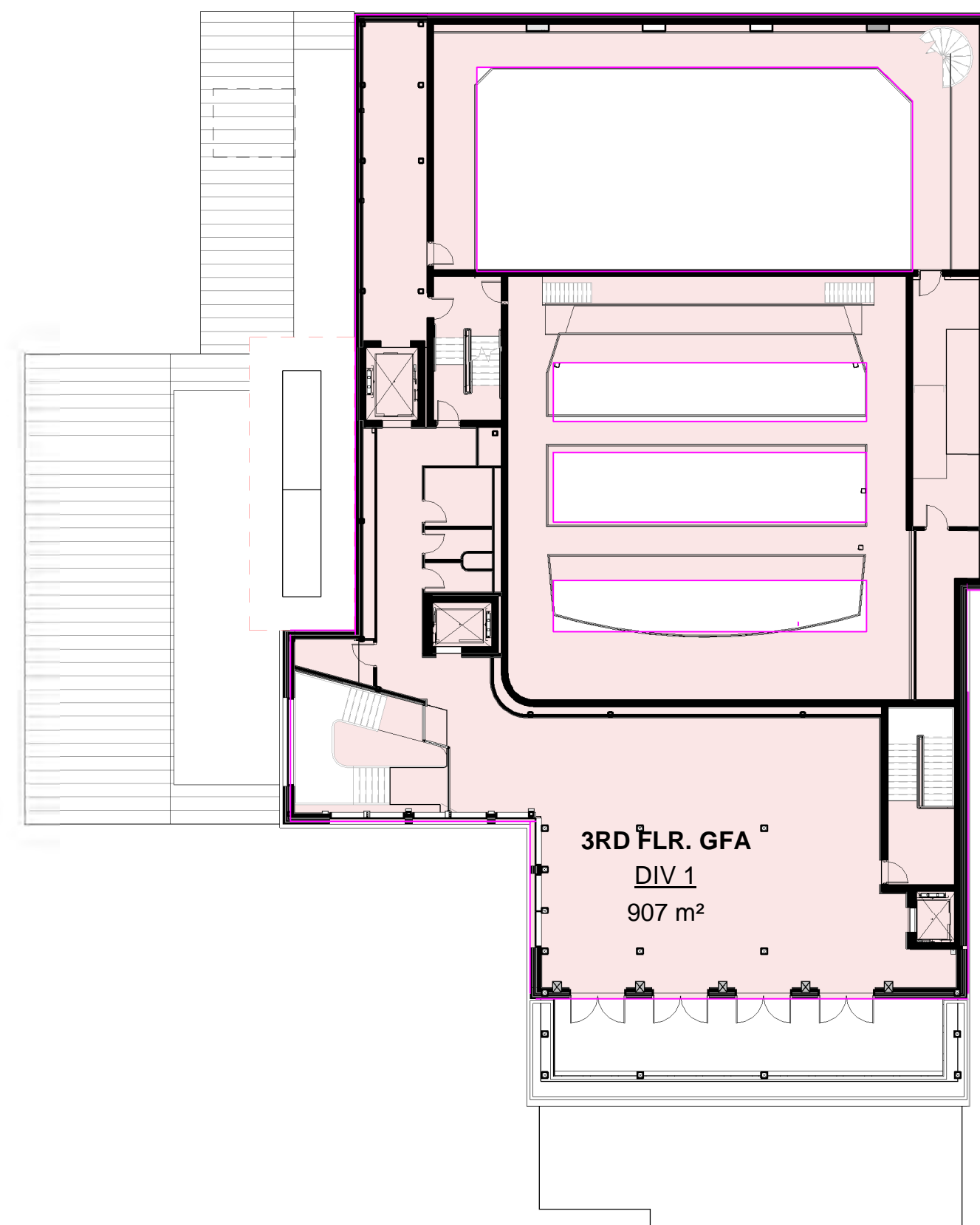
2024 Ontario Building Code Data Matrix Part 3 - Fire Protection, Occupant Safety and Accessibility				Building Code Reference ¹	
3.00	Building Code Version:	O. Reg. 183/24	Last Amendment: O. Reg. 447/24		
3.01	Project Type:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Change of Use Description: <input type="checkbox"/> Addition and Renovation <input type="checkbox"/> Renovation		[A] 1.3.3.2.	
3.02	Major Occupancy Classification:	GROUP A DIVISION 1 - Assembly occupancies intended for the production and viewing of the performing arts			
3.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input type="checkbox"/> Yes Description:			
3.04	Building Area (m ²):	Existing: 0 m ² New: 1,956 m ² Total: 1,956 m ²	[A] 1.4.1.2.		
3.05	Gross Area (m ²):	Existing: 0 m ² New: 5,265 m ² Total: 5,265 m ²	[A] 1.4.1.2.		
3.06	Mezzanine Area (m ²):	Existing: 0 m ² New: 0 m ² Total: 0 m ²	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 checked="" type="checkbox"/> Yes	3.2.6.		
3.09	Number of Storeys/Firefighter Access:	2 street(s)	3.2.2.10. & 3.2.5.		
3.10	Building Classification (Size & Construction Relative to Occupancy):	3.2.2.20. Group Div. 1, Any Height, Any Area, Sprinklered	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"/> In Lieu of Roof Rating <input type="checkbox"/> None	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	3.2.5.6 - 11.		
3.13	Fire Alarm System:	<input type="checkbox"/> Not Required <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Yes	3.2.5.7.		
3.15	Construction Type:	Restriction: <input type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-Combustible Required <input type="checkbox"/> Encapsulated Mass Timber Permitted Actual: <input type="checkbox"/> Combustible <input 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 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 type="checkbox"/> Low Human Occupancy <input type="checkbox"/> Minor Building Storage <input type="checkbox"/> Explosive or hazardous substances <input checked="" type="checkbox"/> Post Disaster Shelter	4.1.2.1 (3) & 14.1.2.1		
3.17	Seismic Category:	Seismic Category: <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post Disaster Site Class: Seismic design for Table 4.1.8.18 items 6 to 22: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Reasons:	4.1.8.4 (1) T-4.1.8.5-9 4.1.8.18.		
3.18	Occupant Load:	Floor Level/Area: Occupancy Type: Based On: Occupant Load (Persons): Posted Limit Required: (Table 3.1.17)	3.1.17.		
3.19	Barrier-Free Design:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Number: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.8. 3.8.1.2.		
3.20	Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2.		
3.21	Required Fire Resistance Ratings:	Horizontal Assembly Rating (H): Supporting Assembly (H): Non-combustible in lieu of rating: Storeys below grade: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Floors over basement: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" 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	Pumbing Fixture Requirements:	Ratio: M.F. 50-50 Except as otherwise noted. Floor Level/Area: Occupant Load: OBC Reference: WCs Required: WCs Provided:	3.7.4., 3.8.2.3.		
3.23b	Pumbing Fixture Requirements Continue:	Floor Level/Area (Unpeaked): Barrier-free WCs Required: Barrier-free WCs Provided: Universal Washrooms Required: Universal Washrooms Provided:	Tables 3.8.2.3.A and 3.8.2.3.B		
3.24	Energy Efficiency:	Compliance Path: Climate Zone: Degree 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 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:			[A] 1.2.1.1., and [C] 2.1.
3.27	Notes:				

LOCATION PLAN



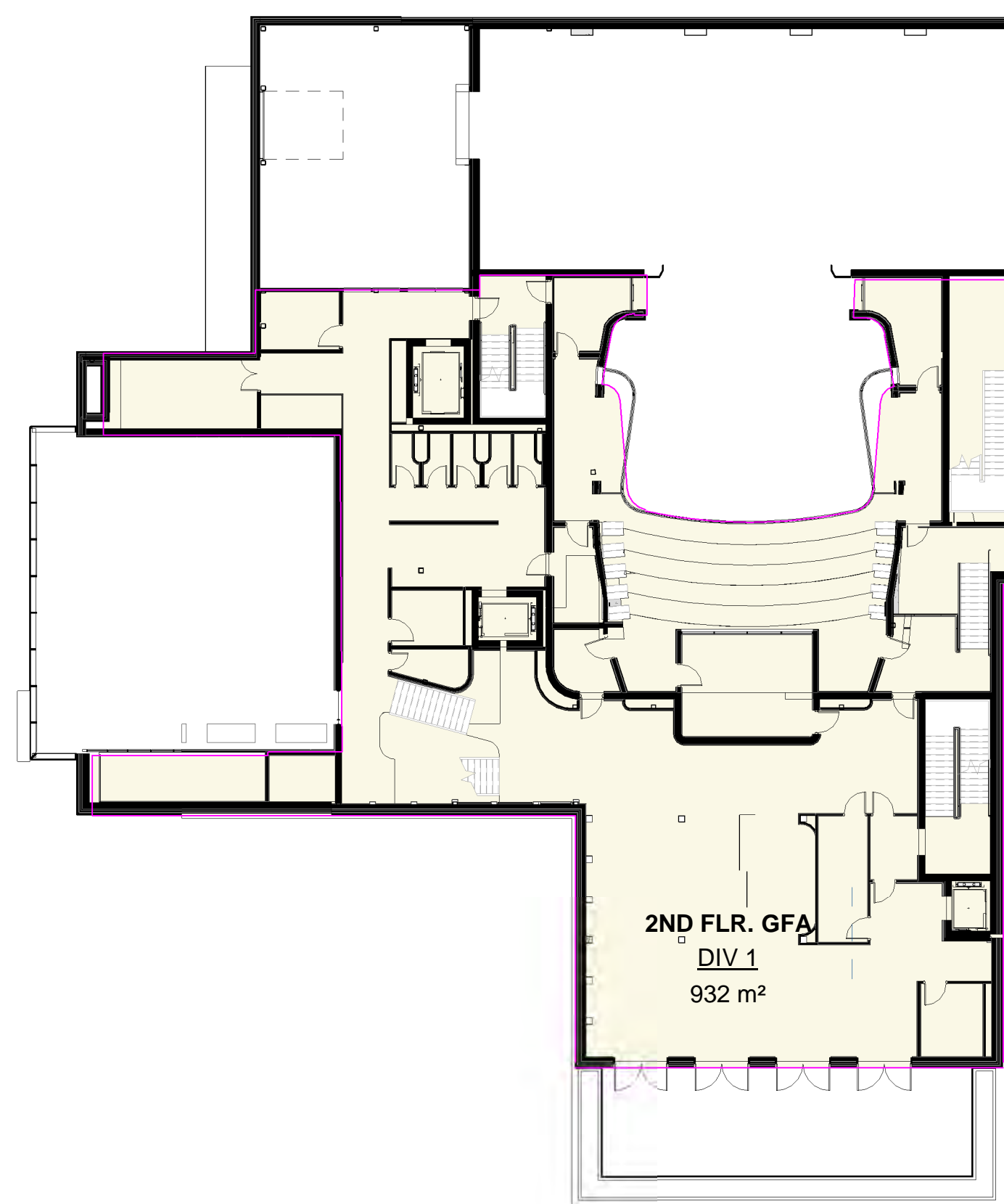
GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA (sq ft)
BASEMENT	DIV 1	1,337 m ²	14391.15 SF
GROUND FLR.	DIV 1	1,787 m ²	19235.64 SF
2ND FLR. GFA	DIV 1	932 m ²	10030.82 SF
3RD FLR. GFA	DIV 1	907 m ²	9767.84 SF
		4,963 m ²	53425.44 SF

GROSS FLOOR AREA



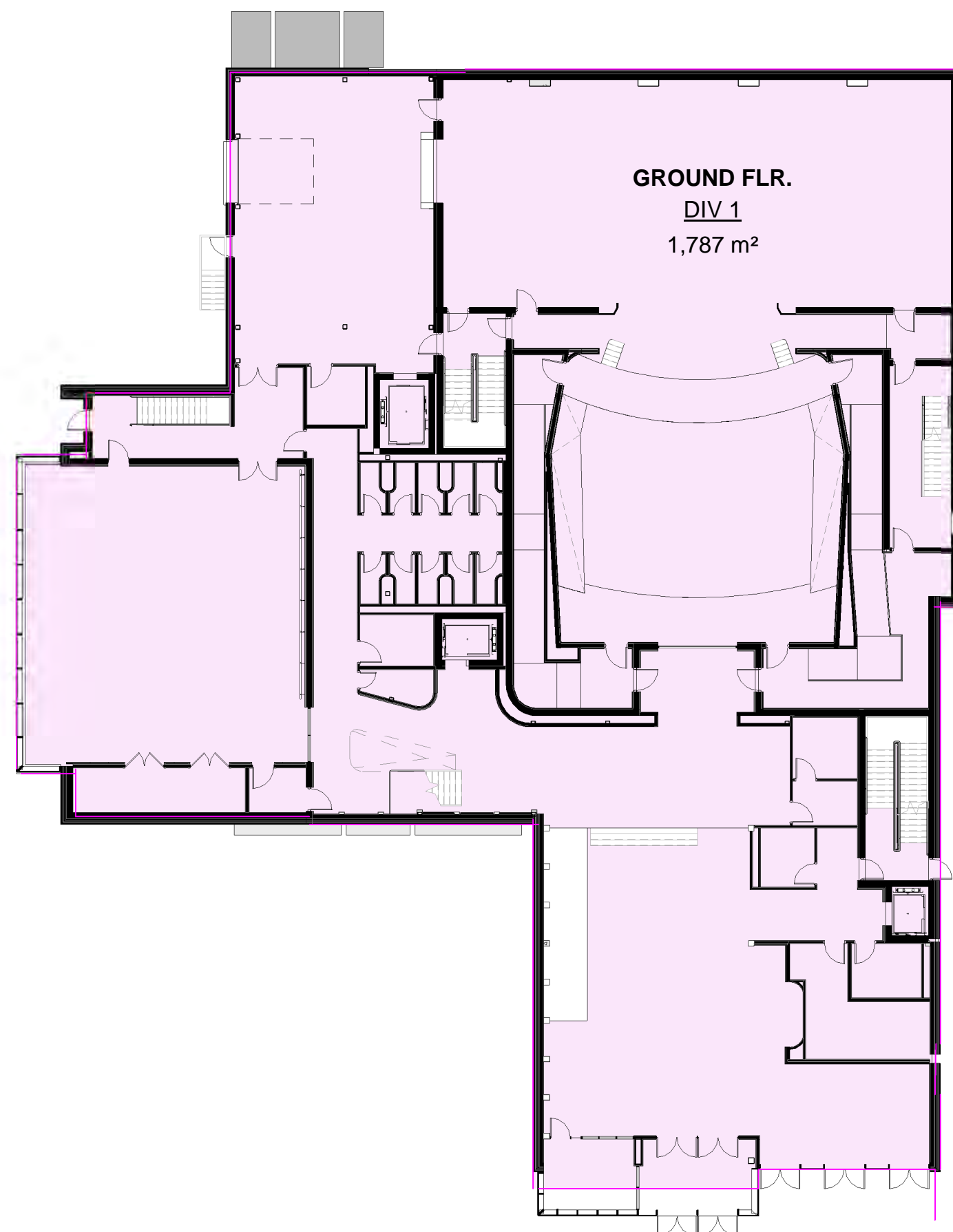
3rd FLR. - GFA

GROSS FLOOR AREA



2nd FLR. - GFA

GROSS FLOOR AREA



GRD/STAGE FLR. - GFA

GROSS FLOOR AREA



BASEMENT - GFA

ISSUE / REVISIONS	
2 HERITAGE PRECONSULT	APR.10.23
4 ISSUED FOR RE-ZONING	MAY.20.25
5 CLASS 0 ESTIMATE	JUN.10.25

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

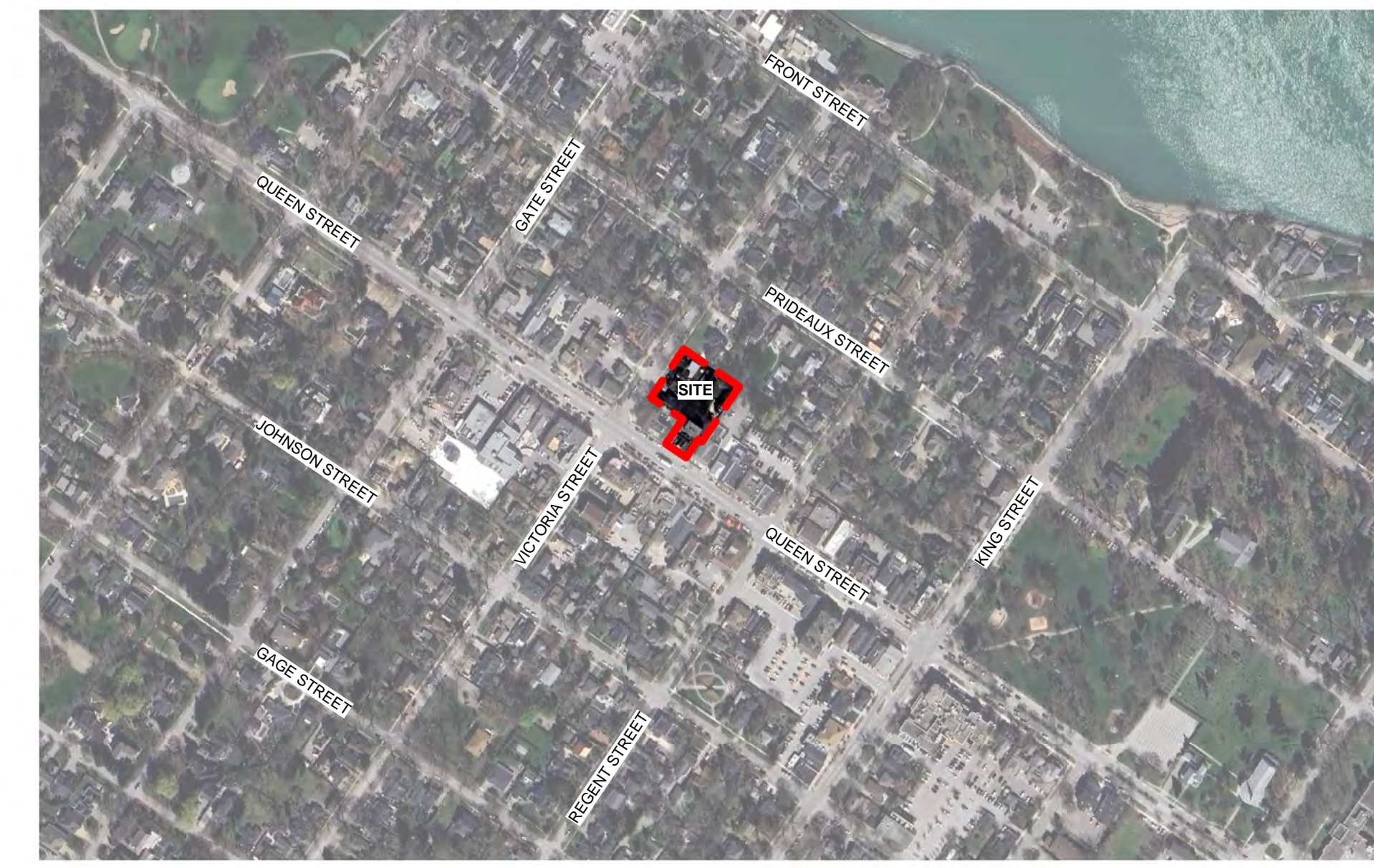
83 Queen Street, Niagra-on-the-Lake, ON

BUILDING
 INFORMATION SHEET

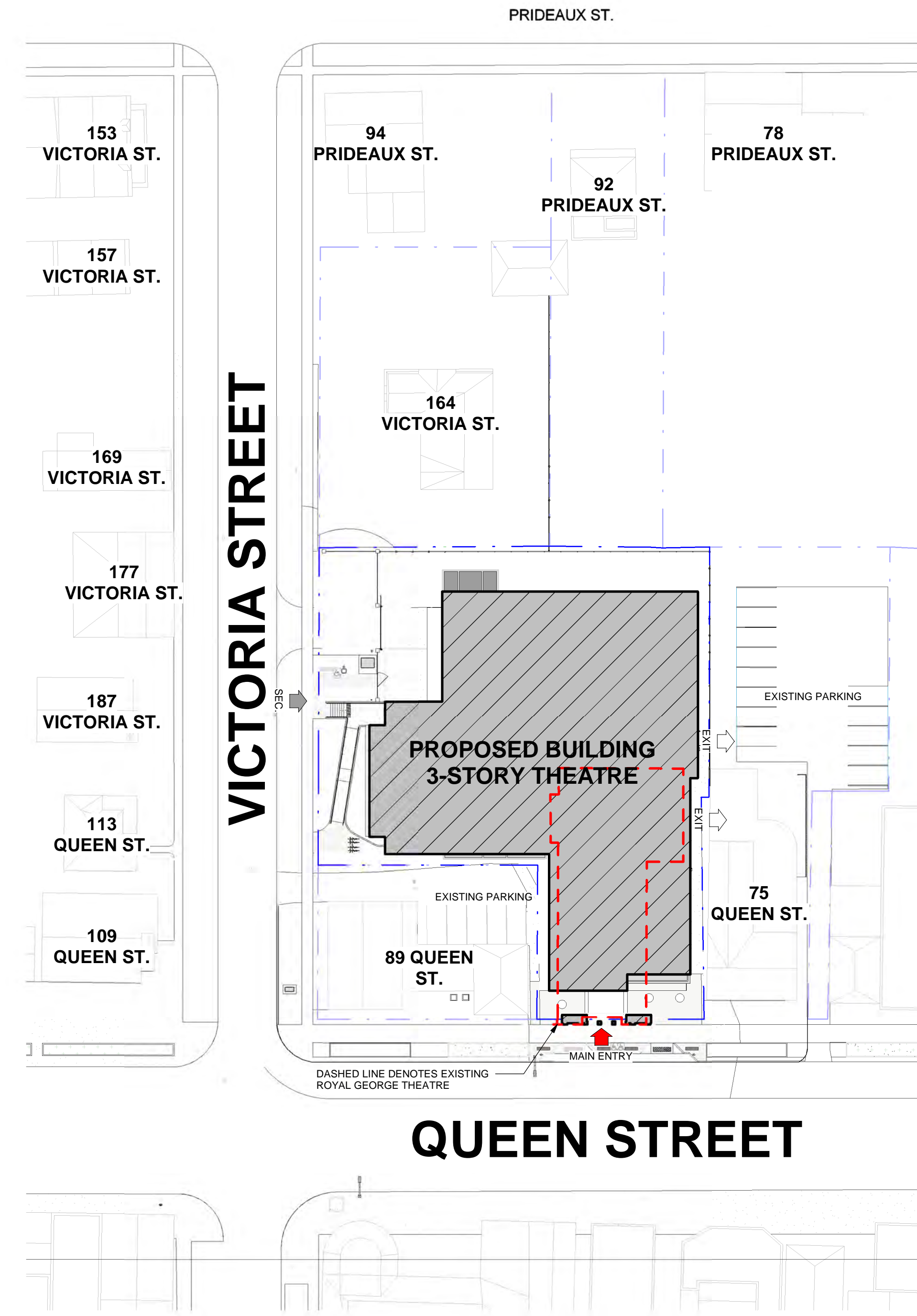
G-001

¹ 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 11
 © 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 39, 57, AND 58		
ONCE DEMOS 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 INCLINARY 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 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 57 & 58, 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) 736-7841		
DESCRIPTION:	P.I.N.	AREA
PART OF LOT 57 & 58 NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA		
REGISTERED PLAN 86		
ZONING BY-LAW 4316-09:		
ZONING TIED TO RE-ZONING APPLICATION: OPA-05-2005, AND 284-07-2005, 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 (19850 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 (14391 SQ. Ft)	
GROUND FLOOR:	1766 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:	4958 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	1,336.98 m ²	14,391.12 SF
GROUND FLR	DIV 1	1,765.95 m ²	19,227.81 SF
2ND FLR GFA	DIV 1	930.28 m ²	10,013.48 SF
3RD FLR GFA	DIV 1	900.19 m ²	9,743.43 SF
		4,958.31 m ²	53,370.86 SF



Unity Design Studio Inc.
72 Victoria Street S, Suite B1
Niagara-on-the-Lake, ON N2G 4Y9
705.743.3311
info@unitydesignstudio.ca

ISSUE / REVISIONS

1	ISSUED FOR RE-ZONING	MAY 20 2023
2	CLASS 0 ESTIMATE	JUN 04 2023
3	PROGRESS SET ISSUED FOR SHOPPING AND GEOTHERMAL DESIGN ASSET	JUL 19 2023

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.

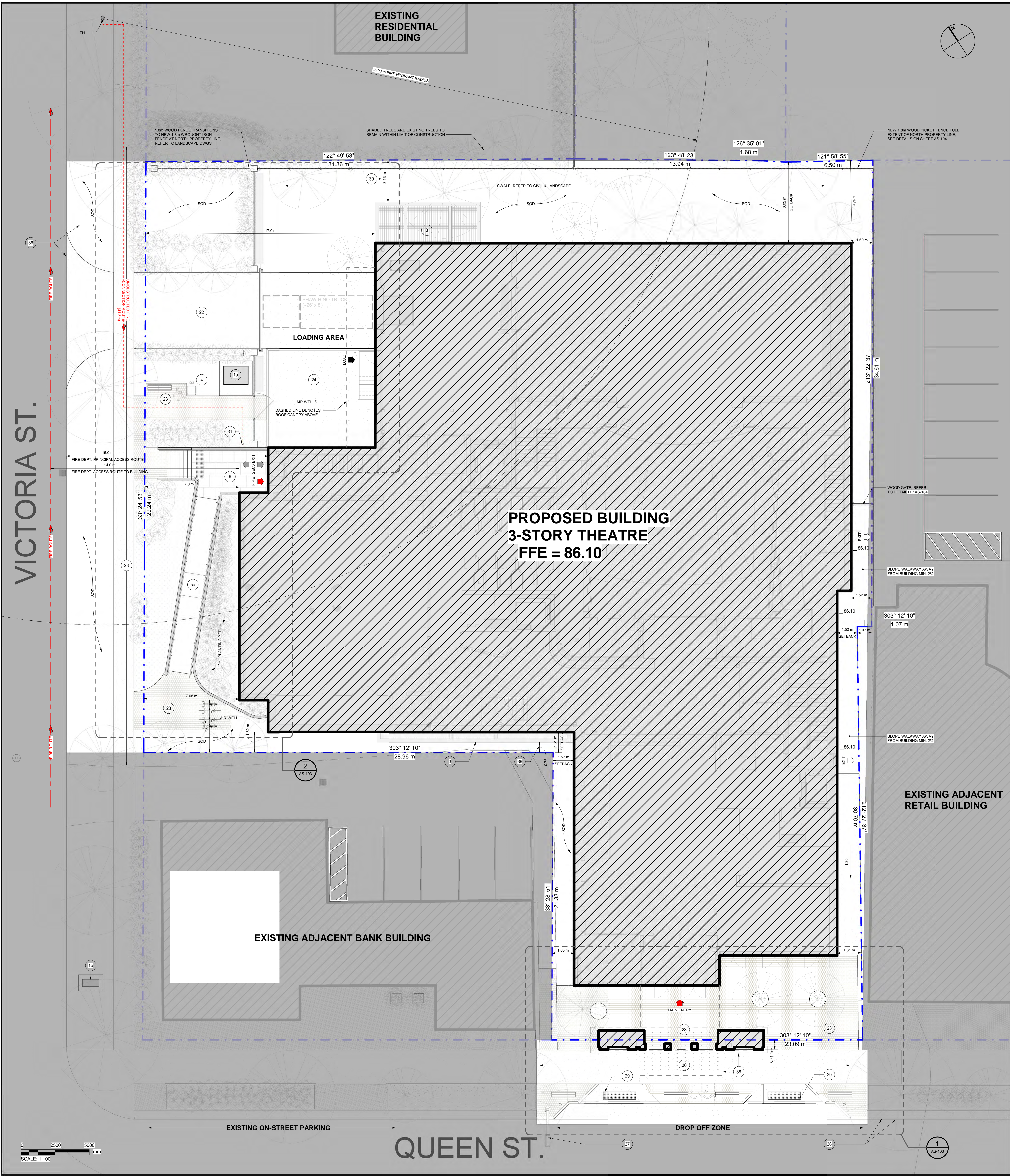
CONSTRUCTION DOCUMENTATION
PROJECT No. 22-140
START DATE JAN. 2023

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

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

KEY PLAN & SITE STATISTICS

AS-100



SITE PLAN LEGEND			
SYMBOLS:			
MAIN ENTRANCE	EXIT	PRINCIPAL FIRE ACCESS	FIRE LOAD
EXIT ONLY	SEC. / EXIT	LOADING DOCK ENTRANCE	KEYNOTE SYMBOL
SECONDARY ENTRANCE / EXIT			
LINE:			
PROPERTY LINE			
FIRE ROUTE			
FIRE DEPT. CONNECTION CLEAR PATH			
MATERIALS:			
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	FINAL GROUND AIR WELLS. REFER TO MECHANICAL & STRUCTURAL DWGS
4	SERVICE DOOR REFLECT AREA
5a	150 x 150mm LIMESTONE PAVER RAMP w. UNDER SLAB SNOW MELTING w. 50mm COLOUR CONTRAST SLIP-RESISTANT STRIP ON AT 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
24	ASPHALT PAVING. SLOPE TO DRAIN BASIN. REFER TO CIVIL DWGS
28	NEW 1.5m WIDE CAST-IN-PLACE CONCRETE SIDEWALK
29	NEW PROPOSED DEPRESSED CONCRETE CURB
30	NEW CAST-IN-PLACE CONCRETE SIDEWALK MATCH TO EXISTING ADJACENT SIDEWALKS
31	IF FREESTANDING FIRE DEPARTMENT CONNECTION AT GROUND
36	BOULEVARD CURB, PARKING LINES & ASPHALT TO BE RESTORED
37	EXISTING STREET LIGHT TO BE RELOCATED TO NEW BOULEVARD
38	CANOPY ABOVE
39	SETBACK CONVERSION 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
2	ISSUED FOR RE-ZONING
3	CLASS 2 ESTIMATE
4	PROGRESS SET ISSUED FOR SHIRING AND GEOTECHNICAL DESIGN ASSIST

OWNER'S NAME _____
 OWNER'S SIGNATURE _____

 LORD MAYOR _____
 TOWN CLERK _____
 DATE _____

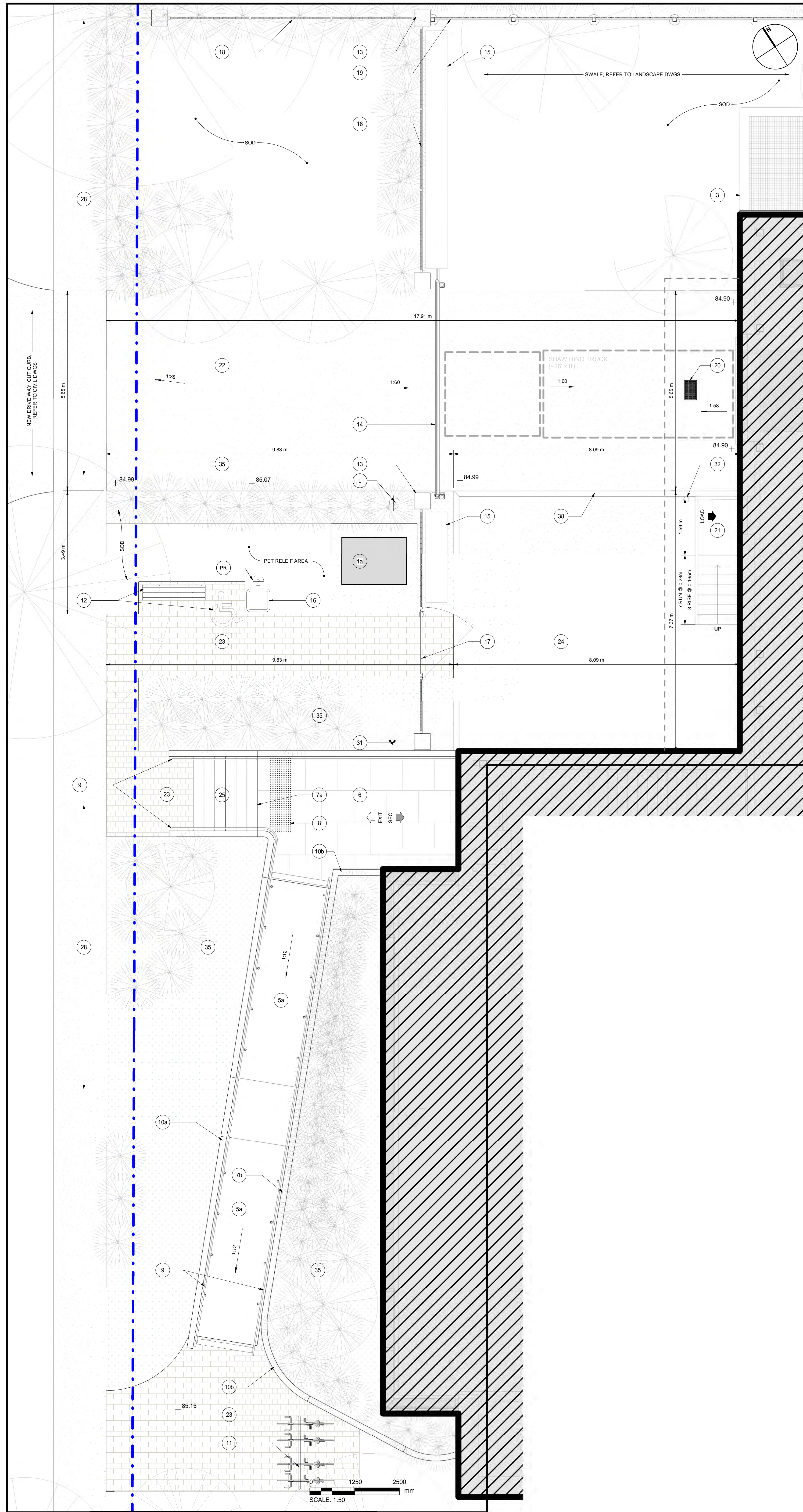
PRELIM. REVIEW NOT FOR DISTRIBUTION

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

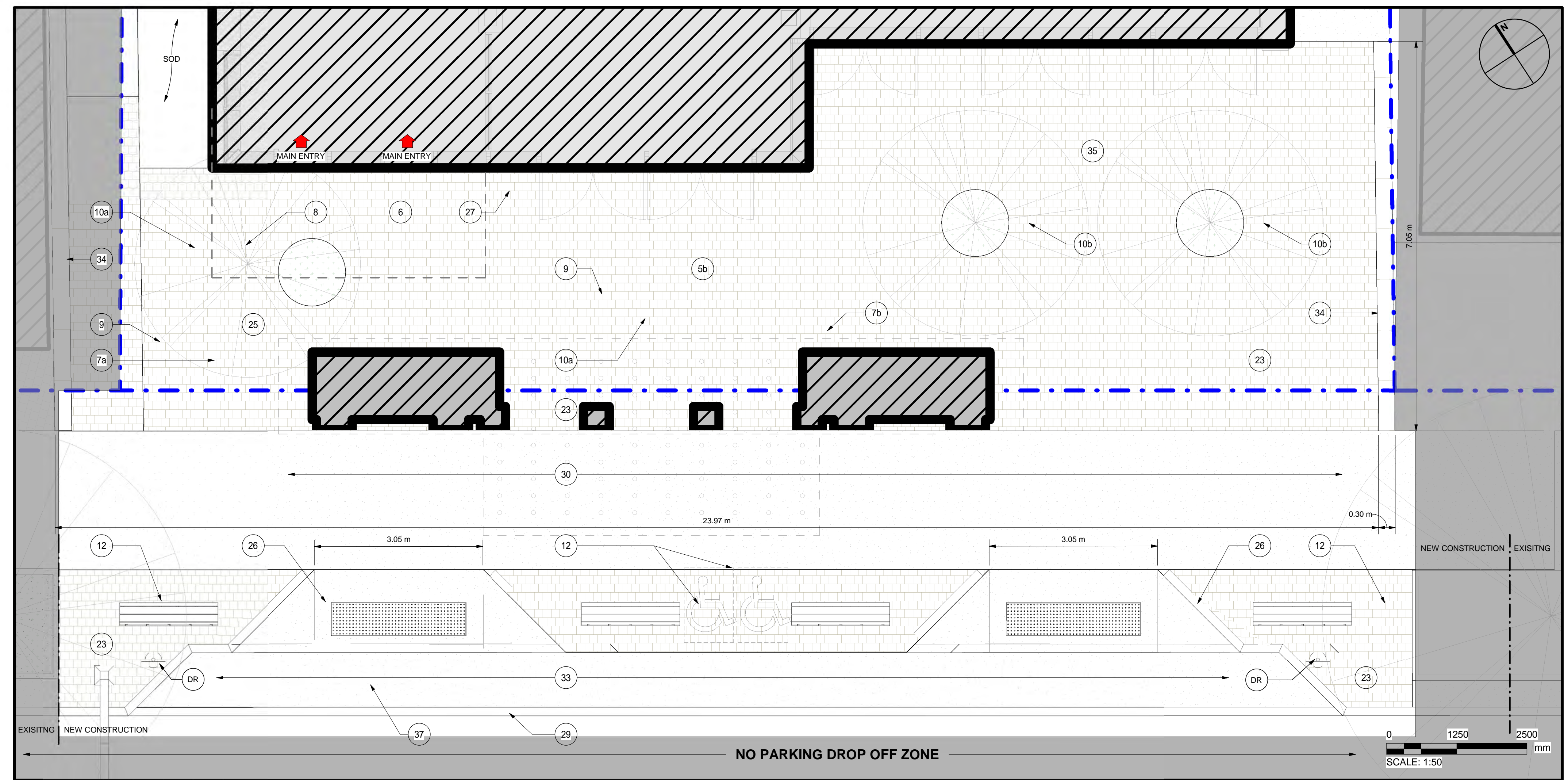
**SHAW FESTIVAL
 NEW ROYAL GEORGE
 THEATRE**

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



2 ENLARGED PLAN - SECONDARY ENTRANCE & LOADING

AS-103 REF: AS-102 Scale: 1:50



1 ENLARGED PLAN - FRONT ENTRANCE

AS-103 REF: AS-102 Scale: 1:50

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

KEYNOTE LEGEND	
No.	DESCRIPTION
18	NEW TRANSFORMER REFER TO ELECTRICAL DWGS
3	HVAC GROUND AIR WELLS REFER TO MECHANICAL & STRUCTURAL DWGS
5a	150 x 150mm LIMESTONE PAVEMENT W/ UNDER SLAB SNOW MELTING w/ 50mm COLOUR CONTRAST SLIP RESISTANT STRIP ON FLAT SURFACE BEFORE SLOPE
5b	150 x 150mm LIMESTONE PAVEMENT SLOPED WALKWAY w/ UNDER SLAB SNOW MELTING
6	900 x 900mm LIMESTONE PAVEMENT LANDING w/ UNDER SLAB SNOW MELTING
7a	(IS-1) RECESSED RISER MOUNTED LIGHTING FIXTURE, TYP. EACH RISER, REFER TO ELECTRICAL DWGS
7b	(IS-1) RECESSED CURB MOUNTED LIGHTING FIXTURE, TYP. REFER TO ELECTRICAL DWGS
8	(IS-1) 200mm INDIVIDUALLY EMBEDDED CONTRASTING METAL TACTILE INDICATOR STRIPS
9	900mm HIGH 38mm Ø BRASS HANDRAIL w/ SUPPORT POSTS @ 1200mm O.C.
10a	150mm WIDE 100mm HIGH CONC. CURB w/ OIL RUBBED BRASS METAL FLASHING, FOLLOW SLOPE OF WALKWAY & LANDING, REFER TO DETAIL 5A5-104
10b	150mm WIDE CONC. WALL w/ OIL RUBBED BRASS METAL FLASHING, FULL LENGTH OF PLANTING
11	BI-CYCLE PARKING
12	NEW BENCH AS PER NITL STANDARDS w/ SPACE FOR WHEELED MOBILITY DEVICE
13	300 x 300mm STONE PILLAR (4), REFER TO DETAIL 13A-104
14	8m RISER, METAL SLIDING PRIVACY GATE
15	BI-CYCLE REFER TO LANDSCAPE DWGS
16	WASTE RECIPIENT FOR PET RELIEF AREA
17	WROUGHT IRON PERSONNEL GATE
18	1.8m WROUGHT IRON FENCE, REFER TO LANDSCAPE DWGS
19	1.8m WOOD PICKET FENCE, FOR FULL EXTENT SEE DETAILS ON SHEET AS-104
20	DRAIN BASIN, REFER TO CIVIL DWGS
21	ADVANCED METAL DRIVE STAIR
22	CONCRETE DRIVEWAY, SLOPE TO STREET & DRAIN BASIN, REFER TO CIVIL DWGS
23	150 x 150mm LIMESTONE PAVERS
24	ASPHALT PAVING, SLOPE TO DRAIN BASIN, REFER TO CIVIL DWGS
25	CONCRETE STAIR w/ LIMESTONE SLAB TREAD & BRUSHED BRASS METAL RISER w/ IN SLAB SNOW MELTING
26	REMOVABLE CAST IRON TACTILE INDICATOR PLATES
27	(IS-1) RECESSED GROUND LIGHTING FIXTURE, TYP. REFER TO ELECTRICAL DWGS
28	NEW 1.8m WIDE CAST-IN-PLACE CONCRETE SIDEWALK
29	NEW PROPOSED DEPRESSIONED CONCRETE CURB
30	NEW CAST-IN-PLACE CONCRETE SIDEWALK, MATCH TO EXISTING ADJACENT SIDEWALKS. MAKE GOOD ANY ABUTMENTS TO EXISTING SIDEWALK
31	FREESTANDING FIRE DEPARTMENT CONNECTION AT GROUND
32	DECORATIVE BOLLARD, REFER TO DETAIL 10A-104
33	NEW CONCRETE ZONE AS PER NITL STANDARDS w/ BENCH CURB AND NO PARKING ZONE LINES
34	300 x 900mm LIMESTONE PAVEMENT LANDING w/ UNDER SLAB SNOW MELTING
35	PLANTING, REFER TO LANDSCAPE DWGS
37	EXISTING STREET LIGHT TO BE RELOCATED TO NEW BOULEVARD
38	CANOPY ABOVE

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.

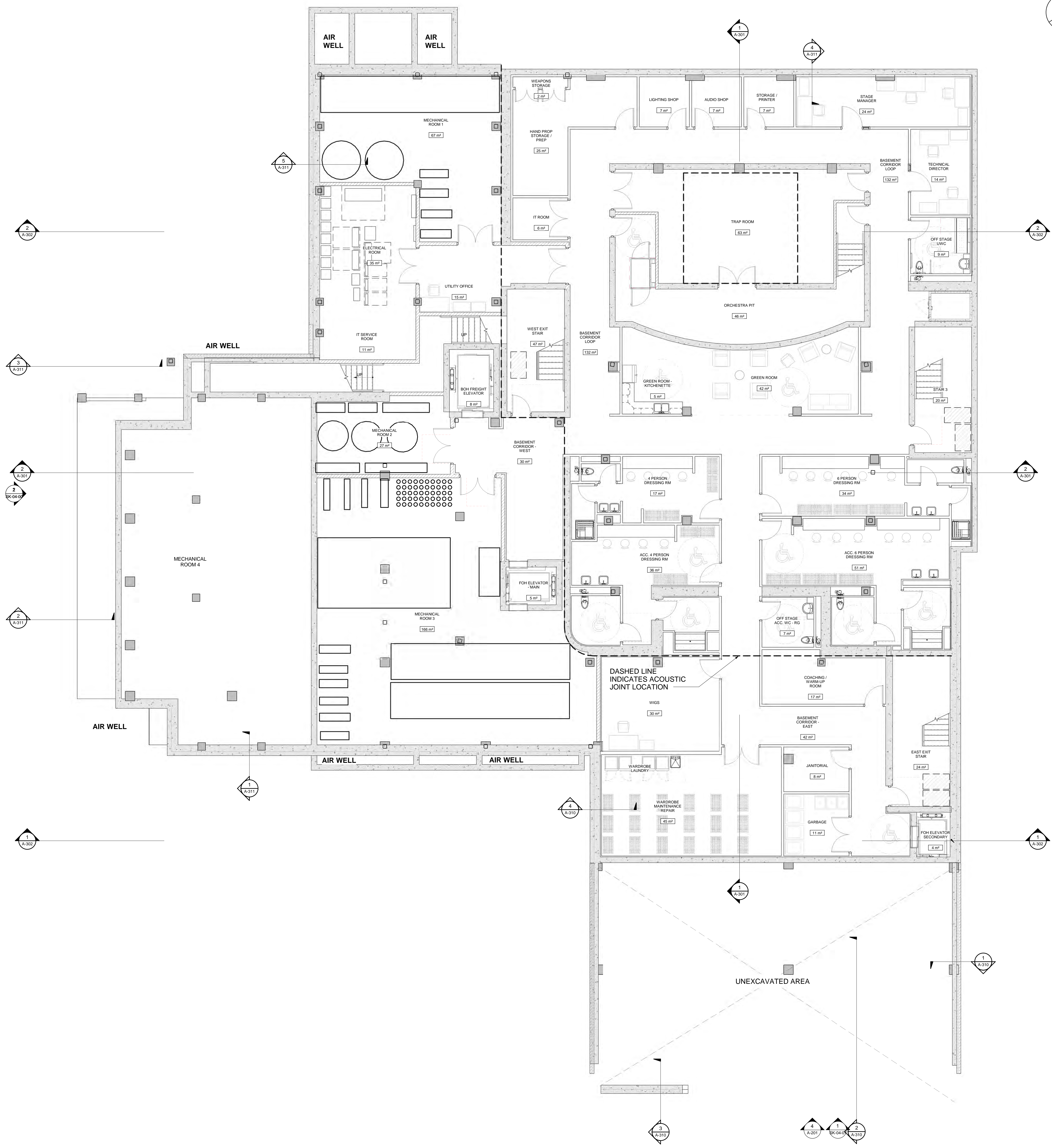
SITE PLAN - ENLARGED PLANS & DETAILS

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"> ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. ALL FINISH SCHEDULE AND FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.



Unity Design Studio Inc.
138 Simcoe Street
Peterborough, ON K9H 2H5
705.743.2311
info@unitydesignstudio.ca

ISSUE / REVISIONS		
2	HERITAGE PRECONSULT	APR.10.23
3	ISSUED FOR CM RFP	APR.24.23
4	ISSUED FOR RE-ZONING	MAY.23.23
5	CLASS D ESTIMATE	JUN.04.23
6	PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.10.23



1 | BASEMENT FLOOR PLAN
A-100 | REF: A-301 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, Niagra-on-the-Lake, ON

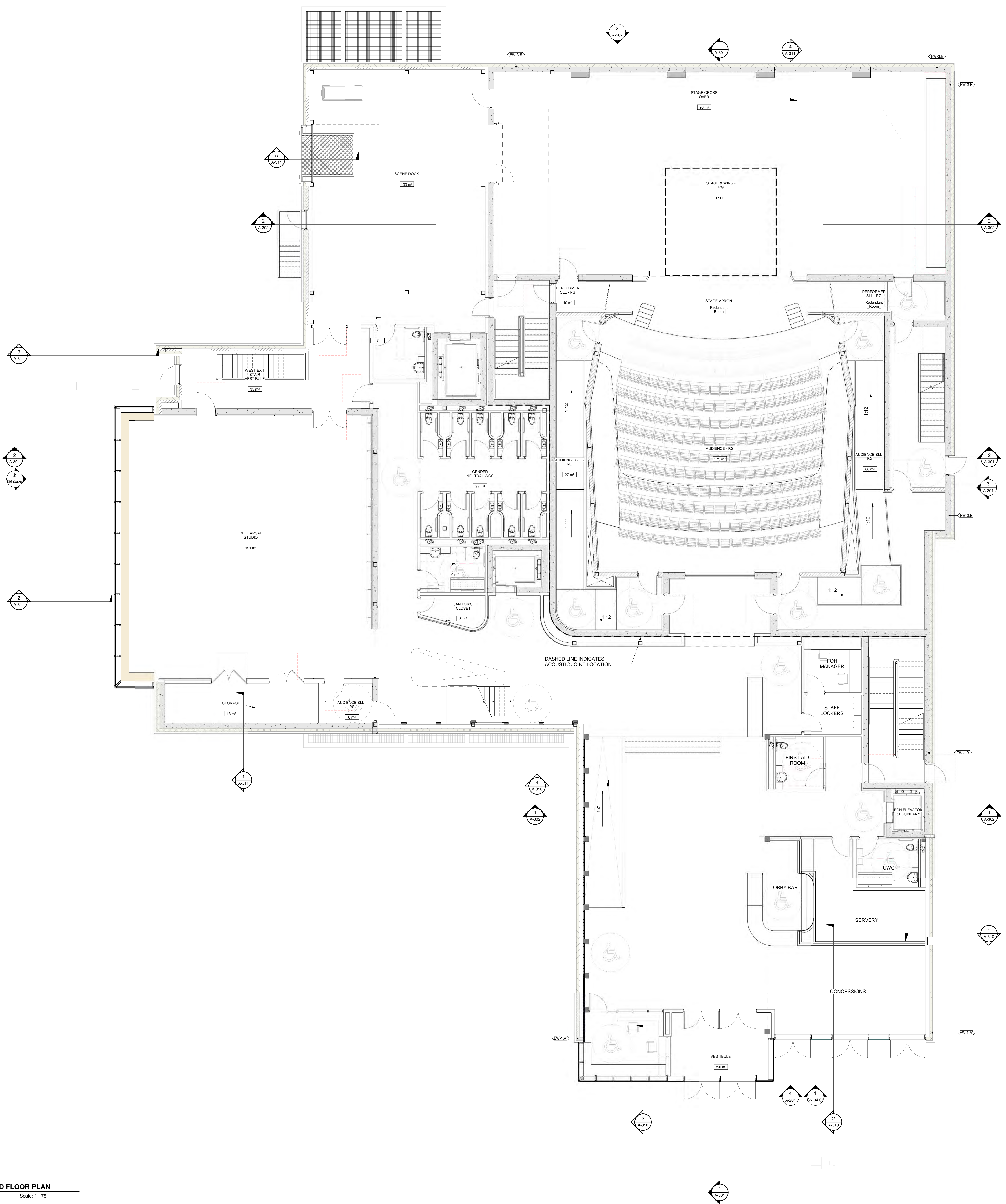
BASEMENT FLOOR
PLAN

A-100

GENERAL NOTES	
1	ALL EXTERIOR DIMENSIONS ARE TO FINISH FACE U.O.C.
2	ALL INTERIOR DIMENSIONS ARE TO STUD FACE U.O.C.
3	ALL DIMENSIONS FOR FOUNDATION/CONC. SHEAR WALLS ARE TAKEN FROM FACE OF CONCRETE U.O.C.
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	FIN WOOD BAKING AT ALL WORKROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FINE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS SHALL BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

EXTERIOR WALL ASSEMBLIES		
NOTES: • CLIP SYSTEM FOR ALL EXTERIOR WALL ASSEMBLIES TO ALIGN WITH STUD SPACING • INSULATION R-VALUES FOR THERMAL BARRIERS TO BE PER 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: • 40mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 40mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON GIP CONC: • 40mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: • 40mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 40mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 127mm RIGID INSULATION • SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm GIP CONC: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 12mm 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: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON GIP CONC: • CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 12mm 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 RFP APR.25.23
4	ISSUED FOR CE ZONING MAY.25.23
5	CLASS 5 ESTIMATE JUN.04.23
6	PROGRESS EST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.10.23



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, Niagra-on-the-Lake, ON

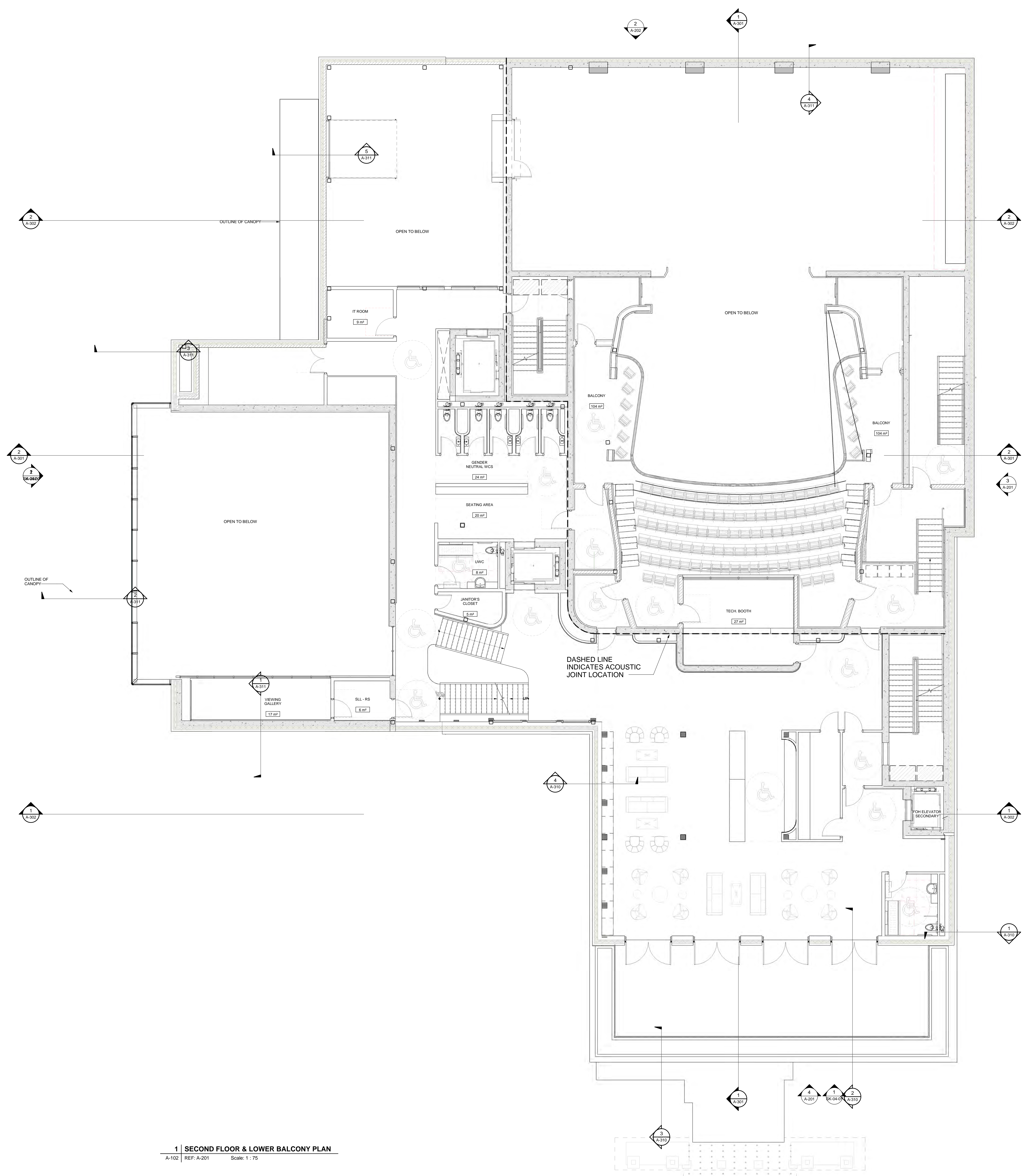
GROUND FLOOR PLAN

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.
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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: <ul style="list-style-type: none"> ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. ALL FINE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. ALL FINISH SCHEDULE AND FINE PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

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: •40mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR-VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •40mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR-VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC: •40mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR-VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •40mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR-VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •40mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR-VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR-VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR-VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: •CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR-VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm 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. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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 RFP	APR.20.25
4	ISSUED FOR CE ZONING	MAY.20.25
5	CLASS 5 ESTIMATE	JUN.04.25
6	PROGRESS EST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL.10.25



1 SECOND FLOOR & LOWER BALCONY PLAN
 A-102 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

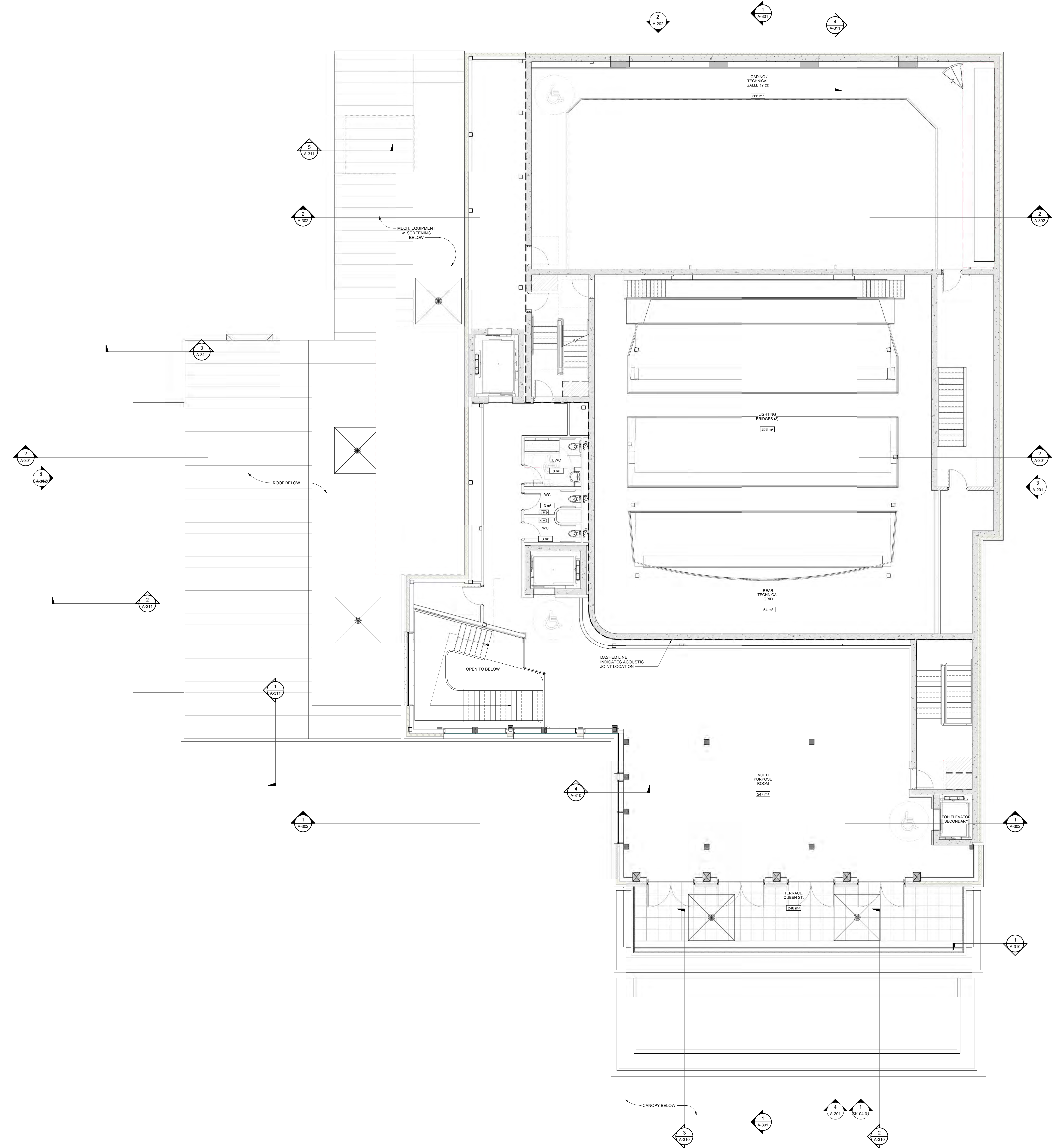
83 Queen Street, Niagra-on-the-Lake, ON

SECOND & LOWER
 BALCONY FLOOR
 PLAN

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 WORKROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FEE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS IN CONSTRUCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

EXTERIOR WALL ASSEMBLIES		
NOTES: • CLIP SYSTEM FOR ALL EXTERIOR WALL ASSEMBLIES TO ALIGN WITH STUD SPACING • INSULATION R VALUES FOR THERMAL BARRIERS 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: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: • 90mm FULL BED BRICK • 25mm AIR SPACE • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 178mm THERMALLY BROKEN MASONRY TIES • SELF-ADHERED AIR VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: • 90mm FULL BED LIMESTONE • 25mm AIR SPACE FILLED w/ GROUT • 127mm RIGID INSULATION • SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm 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: • 38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO • 25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 140mm CONCRETE MASONRY UNIT	
EW-4A	METAL CLADDING ON METAL STUD: • CUSTOM UNFINISH SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. • SELF-ADHERED AIR VAPOUR BARRIER • 16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD • 152mm METAL STUD @ 406mm O.C. • 16mm GYPSUM WALL BOARD	
EW-4B	METAL CLADDING ON CIP CONC: • CUSTOM UNFINISH SOLUTION w/ CONCEALED FASTENERS SECURED TO • 25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. • 152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN • 152mm 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 RFP APR.20.23
4	ISSUED FOR RE-ZONING MAY.20.23
5	CLASS 0 ESTIMATE JUN.04.23
6	PROGRESS EST ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL.10.23



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.

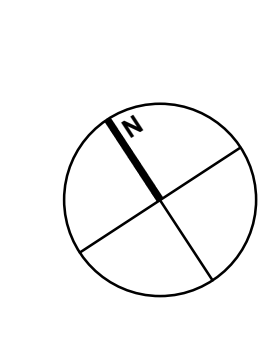
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

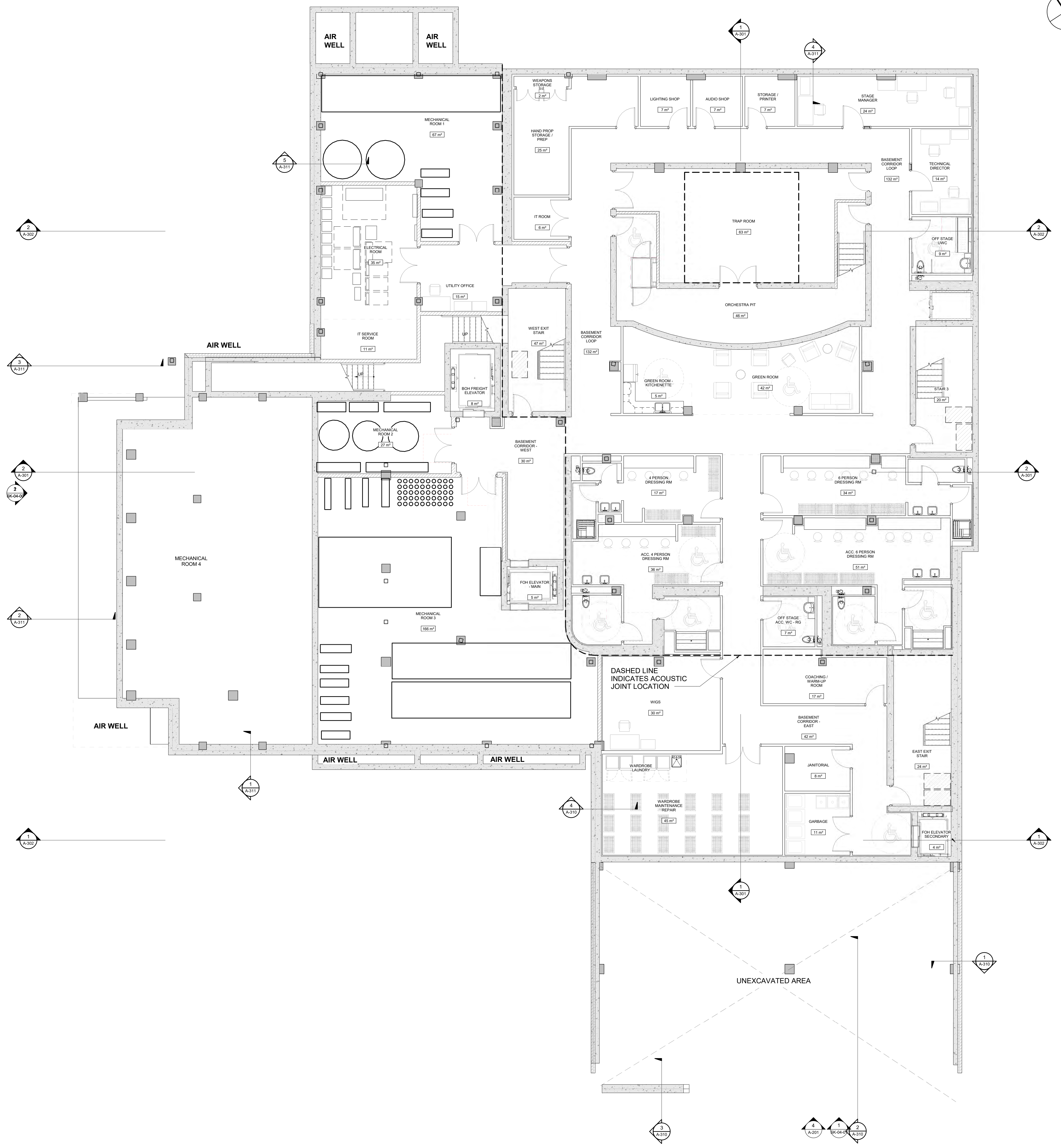
THIRD & TECH.
GALLERY FLOOR
PLAN

A-103



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: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FEE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. 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 RFP	APR 24 23
4	ISSUED FOR PERMITTING	MAY 23 23
5	CLASS D ESTIMATE	JUN 04 23
6	PROGRESS SET ISSUED FOR SHORING AND GEOTHERMAL DESIGN ASSIST	JUL 10 23



1 | BASEMENT FLOOR PLAN
A-100 | REF: A-301 | 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, Niagra-on-the-Lake, ON

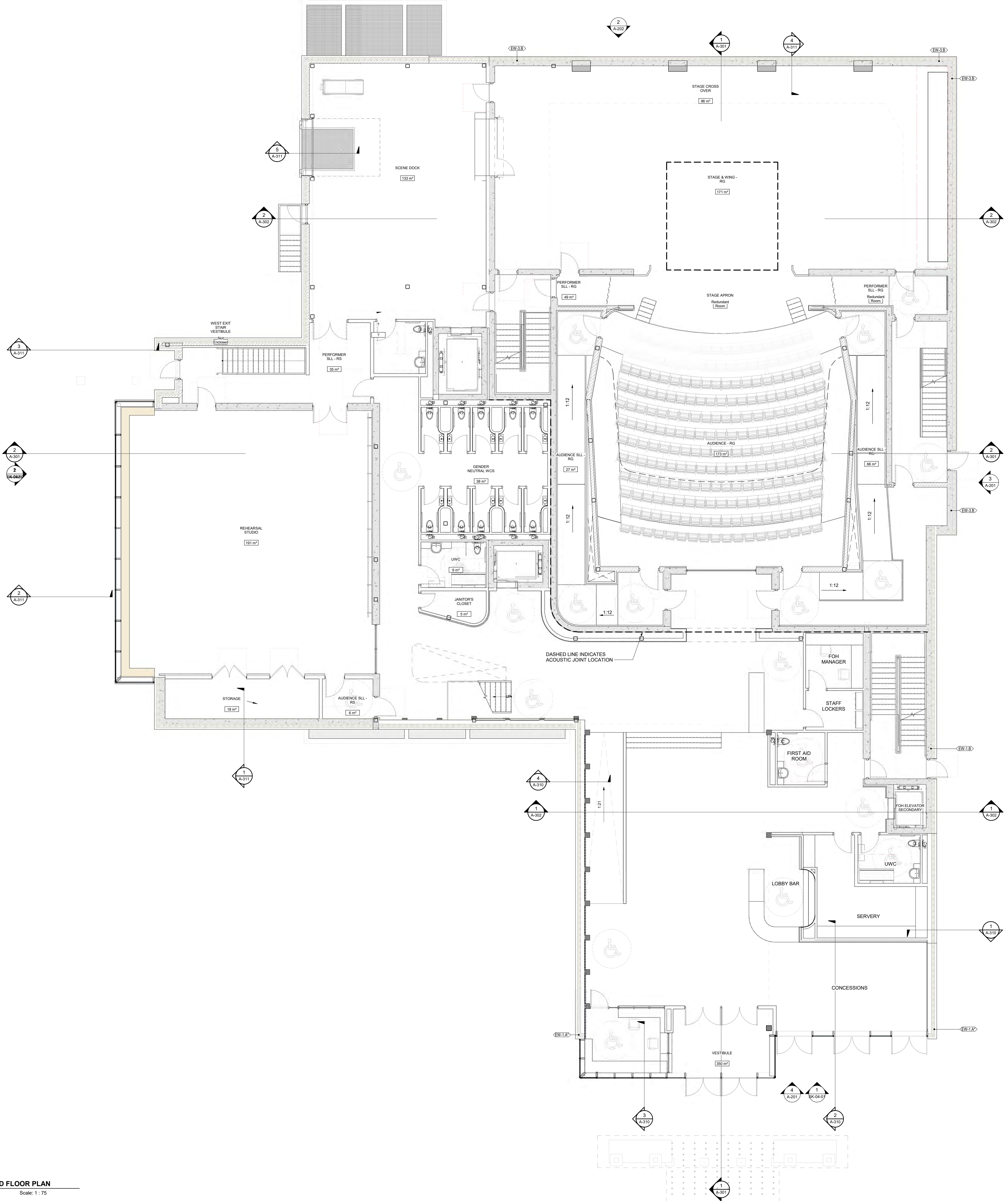
**BASEMENT FLOOR
PLAN**

A-100

GENERAL NOTES	
1	ALL EXTERIOR DIMENSIONS ARE TO FINISH FACE U.O.
2	ALL INTERIOR DIMENSIONS ARE TO STUD FACE U.O.
3	ALL DIMENSIONS FOR FOUNDATION/CONC. SHEAR WALLS ARE TAKEN FROM FACE OF CONCRETE U.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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH LINE IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

EXTERIOR WALL ASSEMBLIES		
NOTES: • CLIP SYSTEM FOR ALL EXTERIOR WALL ASSEMBLIES TO ALIGN WITH STUD SPACING • INSULATION R VALUES FOR THERMAL BARRIERS TO BE PER 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: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC.: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •90mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 810mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC.: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 810mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 810mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 810mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm 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 @ 810mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm 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 RFP APR. 25/25
4	ISSUED FOR RE-ZONING MAY 22/25
5	CLASS 5 ESTIMATE JUN 04/25
6	PROGRESS ISSUES FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL. 10/25



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.

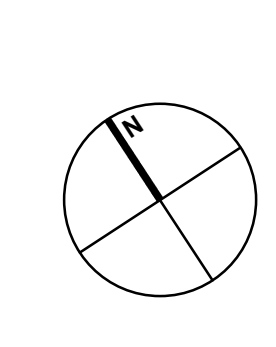
DESIGN DEVELOPMENT
PROJECT No. 25-105
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

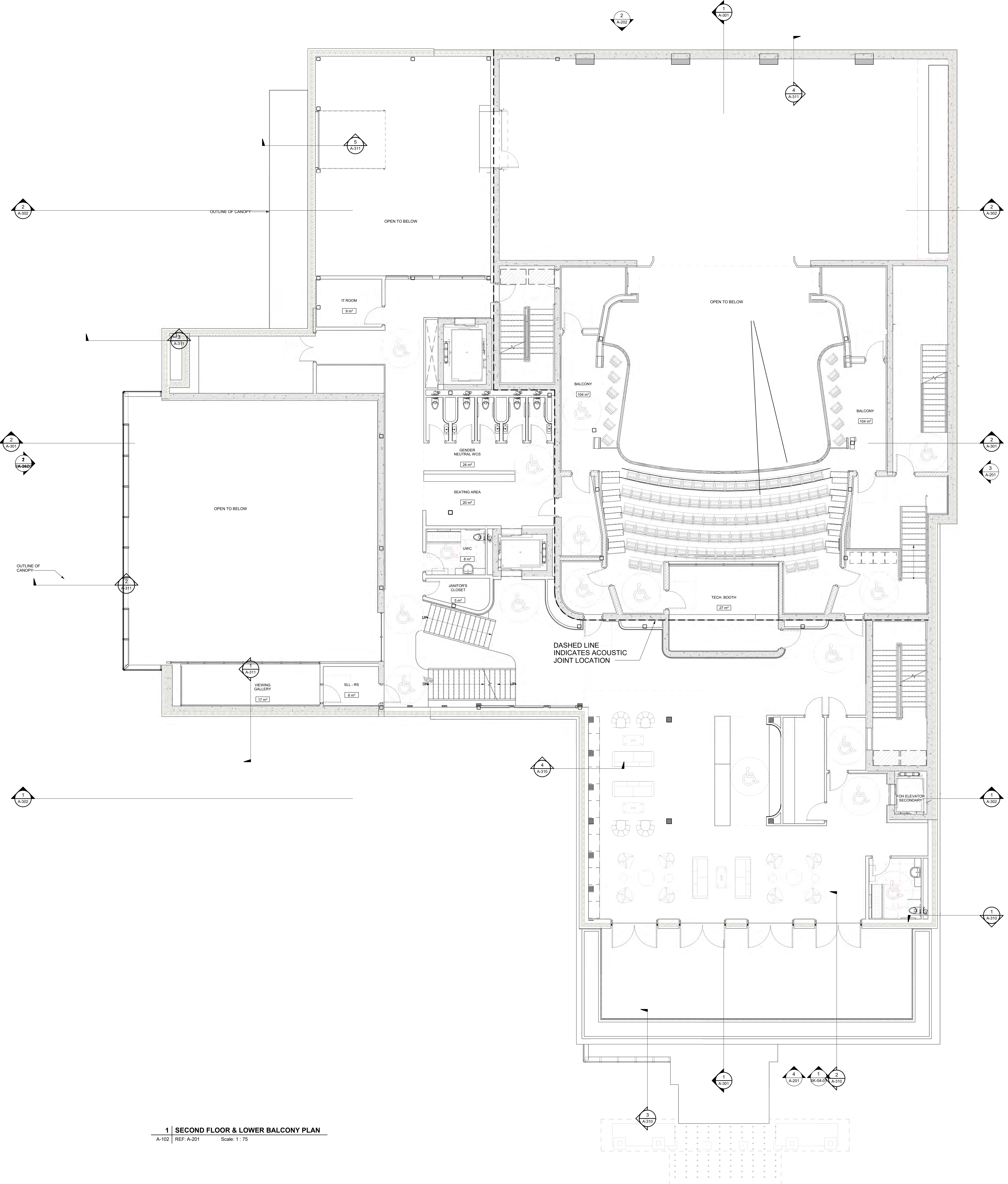
83 Queen Street, Niagara-on-the-Lake, ON

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.
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	FIN WOOD BACKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND/OR FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS SHALL BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.



EXTERIOR WALL ASSEMBLIES		
TYPE	DESCRIPTION	COMMENTS
EW-1A	FULL BED BRICK ON METAL STUDS: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC.: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •90mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR VAPOUR BARRIER	
EW-3A	METAL CLADDING ON METAL STUD: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	38mm METAL CLADDING ON 300mm CIP CONC.: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	•CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm 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. •152mm SEM-RIGID MINERAL WOOL INSULATION NESTED IN •12mm 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 RFP APR. 25/23
4	ISSUED FOR RE-ZONING MAY. 22/23
5	CLASS 5 ESTIMATE JUN. 04/23
6	PROGRESS ISSUES FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL. 10/23

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

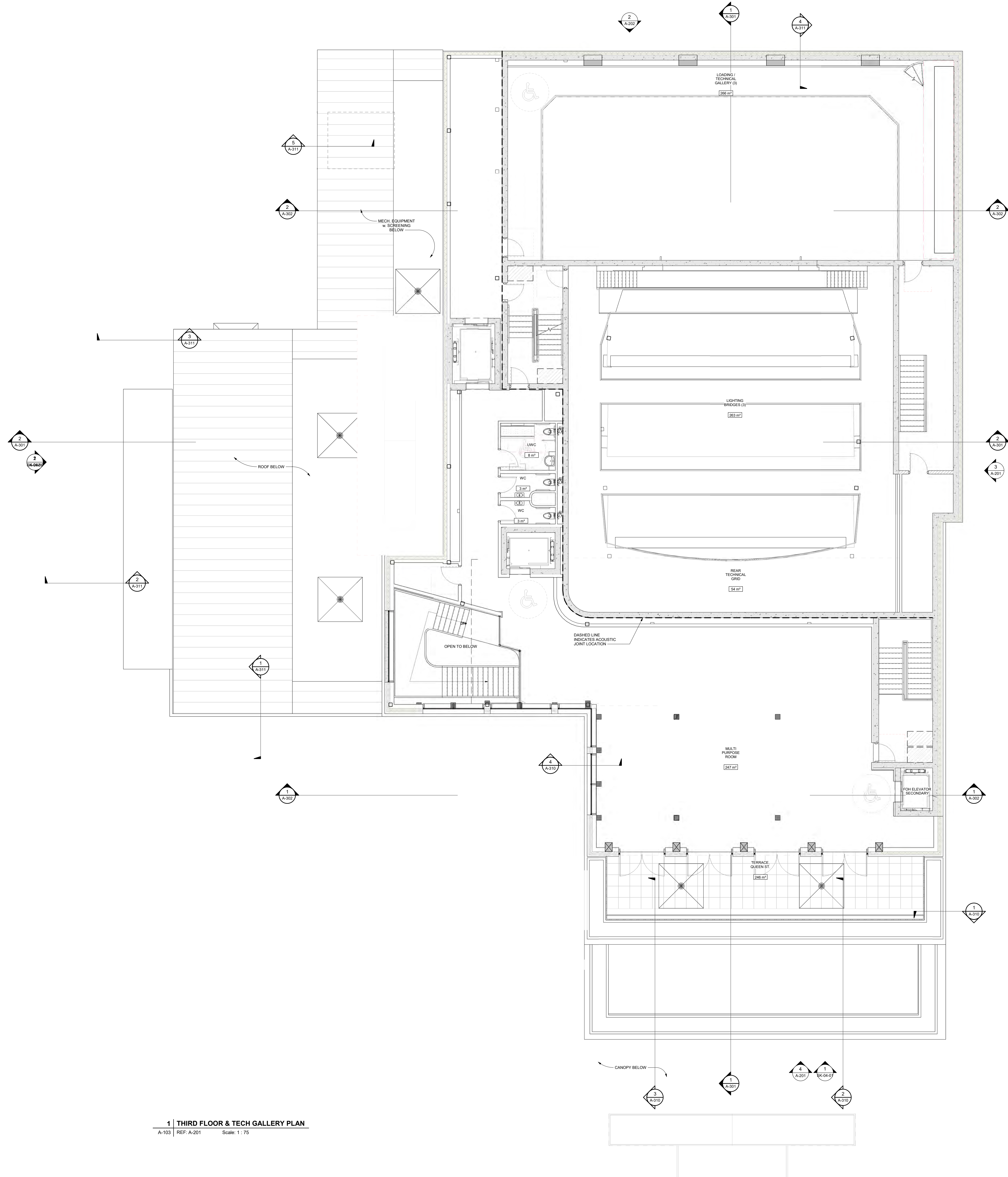
All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

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

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

**SECOND & LOWER
BALCONY FLOOR
PLAN**



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	FIN WOOD BAKING AT ALL WARDROOM ACCESSORIES AS REQUIRED.
8	CONTRACTOR RESPONSIBLE FOR REVIEWING: • ALL TYPICAL DRAWINGS, DETAILS, AND NOTED CONDITIONS AS REQUIRED TO ENSURE PROPER COORDINATION WITH ALL DISCIPLINES. • ALL FIRE PLANS IN ARCHITECTURAL DRAWING SET TO COORDINATE ROOM LAYOUTS BASED ON TYPICAL DRAWINGS. • ALL LIFE SAFETY PLANS FOR FIRE RESISTANCE RATINGS AND EXTENT OF FIRE PROTECTION REQUIRED ON ALL PLANS. • ALL FINISH SCHEDULE AND FINISH PLANS IN CONJUNCTION TO COORDINATE ALL FINISHES AND ACCENT FEATURES PRIOR TO INSTALL.
9	REFER TO SPECIFICATION FOR ALL INTERIOR FINISH TRIMS, TRANSITIONS, AND ACCESSORIES REQUIRED FOR ALL FINISHES. ALL LOCATIONS OF TRIMS MAY NOT BE SHOWN ON DRAWINGS.
10	COORDINATE LOCATION OF ALL POWER/DATA RECEPTACLES WITH OWNER ON-SITE. ELECTRICAL CONTRACTOR TO MOCK-UP EACH ROOM TYPE PRIOR TO INSTALLATION OF REMAINING ROOMS.

EXTERIOR WALL ASSEMBLIES		
NOTES: • CLIP SYSTEM FOR ALL EXTERIOR WALL ASSEMBLIES TO ALIGN WITH STUD SPACING • INSULATION R-VALUES FOR THERMAL BARRIERS 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: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-1A'	FULL BED BRICK ON METAL STUDS w/ CLT FINISH PANEL: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm SPLY CLT FINISH PANEL	
EW-1B	FULL BED BRICK ON CIP CONC: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •300mm CAST-IN-PLACE CONCRETE WALL	
EW-1C	FULL BED BRICK ON CMU: •90mm FULL BED BRICK •25mm AIR SPACE •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •178mm THERMALLY BROKEN MASONRY TIES •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-2F	FULL BED LIMESTONE ON RIGID INSULATION: •90mm FULL BED LIMESTONE •25mm AIR SPACE FILLED w/ GROUT •127mm RIGID INSULATION •SELF-ADHERED AIR VAPOUR BARRIER METAL CLADDING ON METAL STUD	
EW-3A	•38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm O.C. •16mm GYPSUM WALL BOARD	
EW-3B	•38mm METAL CLADDING ON 300mm CIP CONC: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm 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: •38mm VERT METAL PANEL w/ CONCEALED FASTENERS SECURED TO •25mm PERFORATED HORIZ. METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •140mm CONCRETE MASONRY UNIT	
EW-4A	•CUSTOM UNKNOWN SOLUTION w/ CONCEALED FASTENERS SECURED TO •25mm VERTICAL METAL HAT CHANNELS @ 610mm O.C. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm THERMALLY BROKEN CLIP & RAIL SYSTEM @ 406mm O.C. •SELF-ADHERED AIR VAPOUR BARRIER •16mm EXTERIOR GRADE GYPSUM SHEATHING BOARD •152mm METAL STUD @ 406mm 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. •152mm SEMI-RIGID MINERAL WOOL INSULATION NESTED IN •127mm 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 RFP APR. 25/23
4	ISSUED FOR ZONING MAY 22/23
5	CLASS 5 ESTIMATE JUN 04/23
6	PROGRESS ISSUES FOR SHORING AND GEOTHERMAL DESIGN ASSIST JUL. 10/23

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, Niagra-on-the-Lake, ON

**THIRD & TECH.
 GALLERY FLOOR
 PLAN**

A-103

ISSUED DATE:

23.10.04

Shaw Festival

NEW ROYAL GEORGE THEATRE

PROJECT ADDRESS:

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



No.	SHEET NAME
GENERAL	
G-001	BUILDING INFORMATION SHEET
ARCHITECTURAL SITE	
AS-101	SITE PLAN
ARCHITECTURAL	
A-100	BASEMENT FLOOR PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-102.1	RS TECH. GALLERY
A-103	THIRD FLOOR PLAN
A-190	ROOF PLAN OVERALL
A-201	BUILDING ELEVATIONS
A-204	BUILDING ELEVATIONS - COLOURED
A-301	BUILDING SECTIONS
A-903	COLOURED ELEVATIONS
A-904	STREET ELEVATIONS

ARCHITECT:

Lett Architect Inc.
138 Simcoe Street, Peterborough, Ontario, K9H 2H5
P.705.743.3311 studio@lett.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:

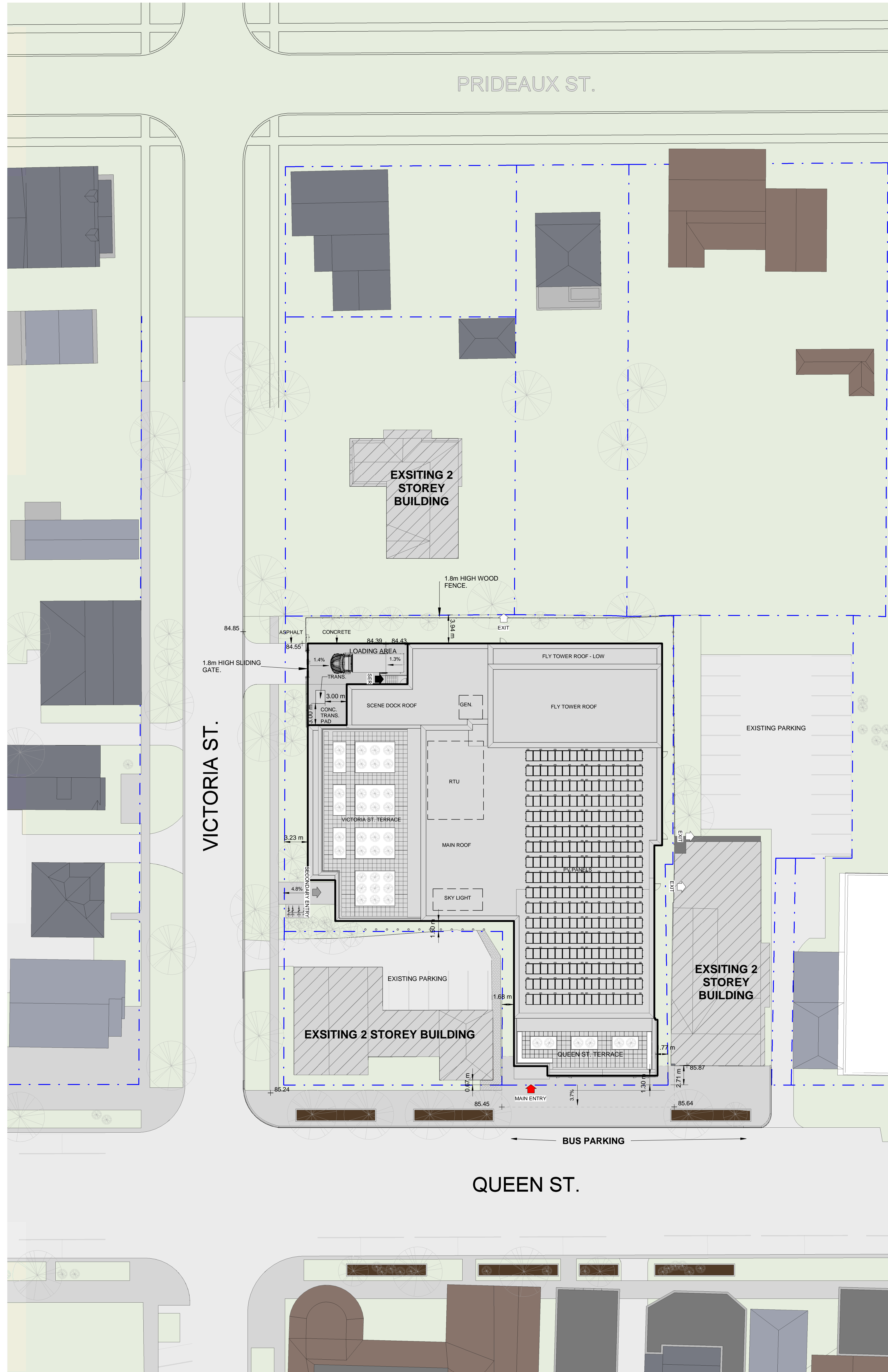
Basterfield & Associates
416 Chambers Street, Peterborough, Ontario, K9H 3V1
P.705 745 3623 kim@basterfield.ca

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



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

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

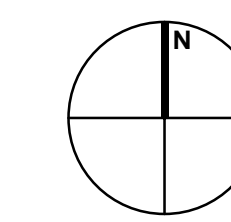
**PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION**

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**

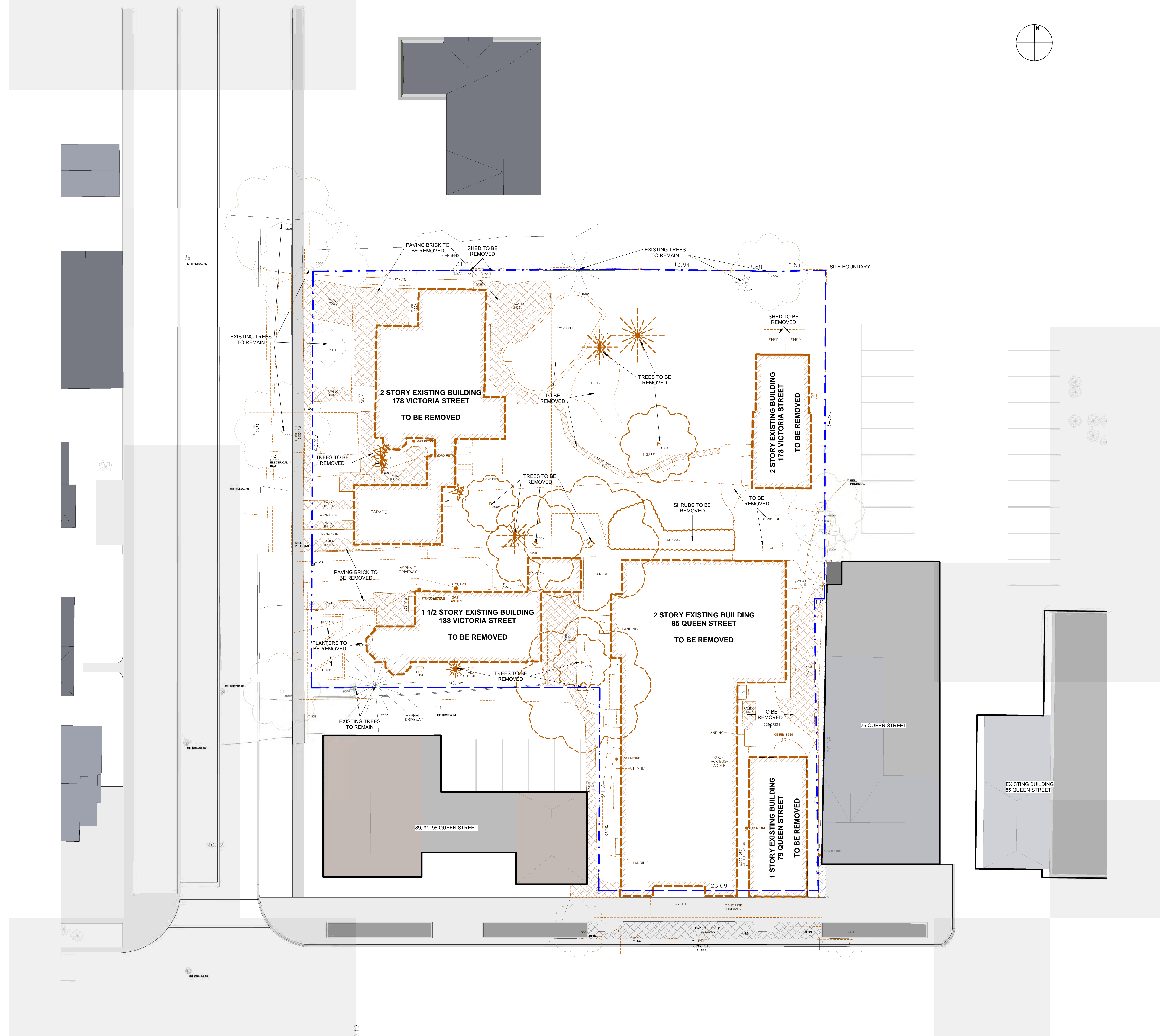
Address:
Niagara on the Lake ON



TO BE REMOVED



SITE BOUNDARY
EXTENT OF REMOVAL



NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, measurement or alteration of the building is in general as depicted to provide, conformity with the design prepared and provided to the contractor. It is not a representation that the construction, measurement or alteration of the building is in conformity with a design that has been prepared or provided by others.
The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

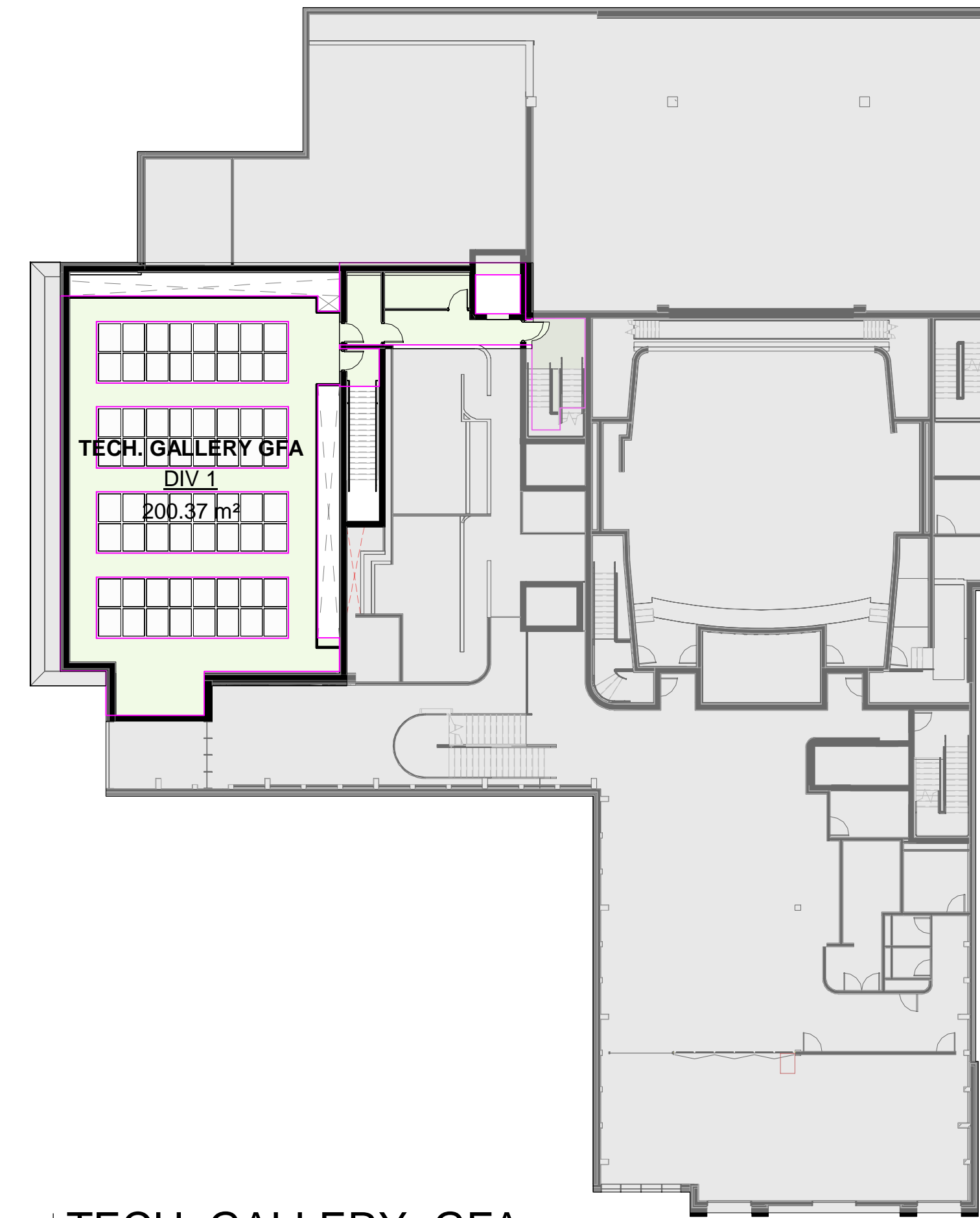
All dimensions to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

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

SHAW FESTIVAL
NEW ROYAL GEORGE
THEATRE

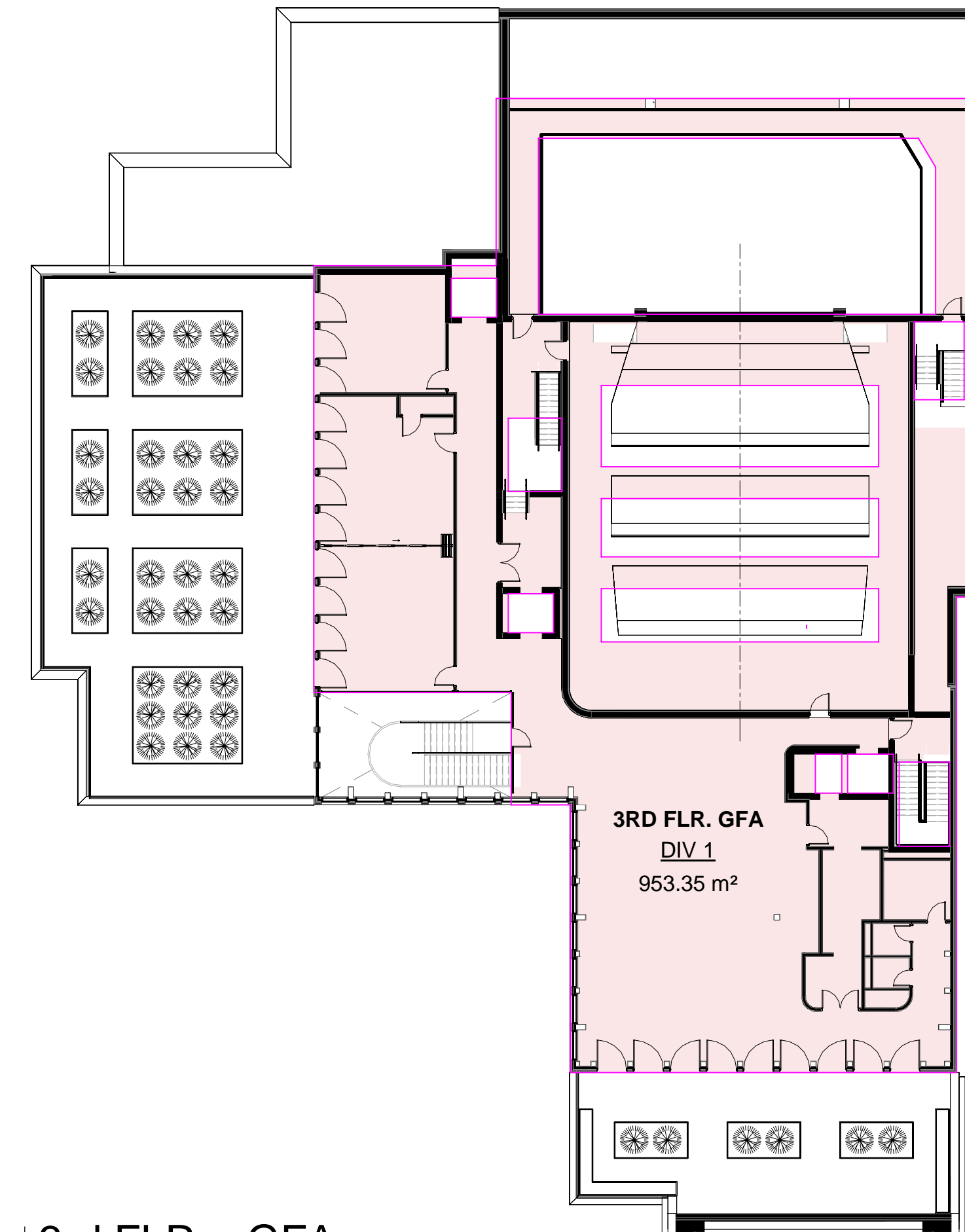
Address:
Niagara on the Lake ON

GROSS FLOOR AREA			
NAME	OBC CLASSIFICATION	AREA	AREA #2
BASEMENT	DIV 1	1,757.83 m ²	18921.08 SF
GROUND FLR.	DIV 1	2,100.68 m ²	22611.52 SF
2ND FLR. GFA	DIV 1	1,201.02 m ²	12927.66 SF
TECH. GALLERY GFA	DIV 1	200.37 m ²	2156.76 SF
3RD FLR. GFA	DIV 1	953.35 m ²	10261.79 SF
		6,213.24 m ²	66879.8 SF



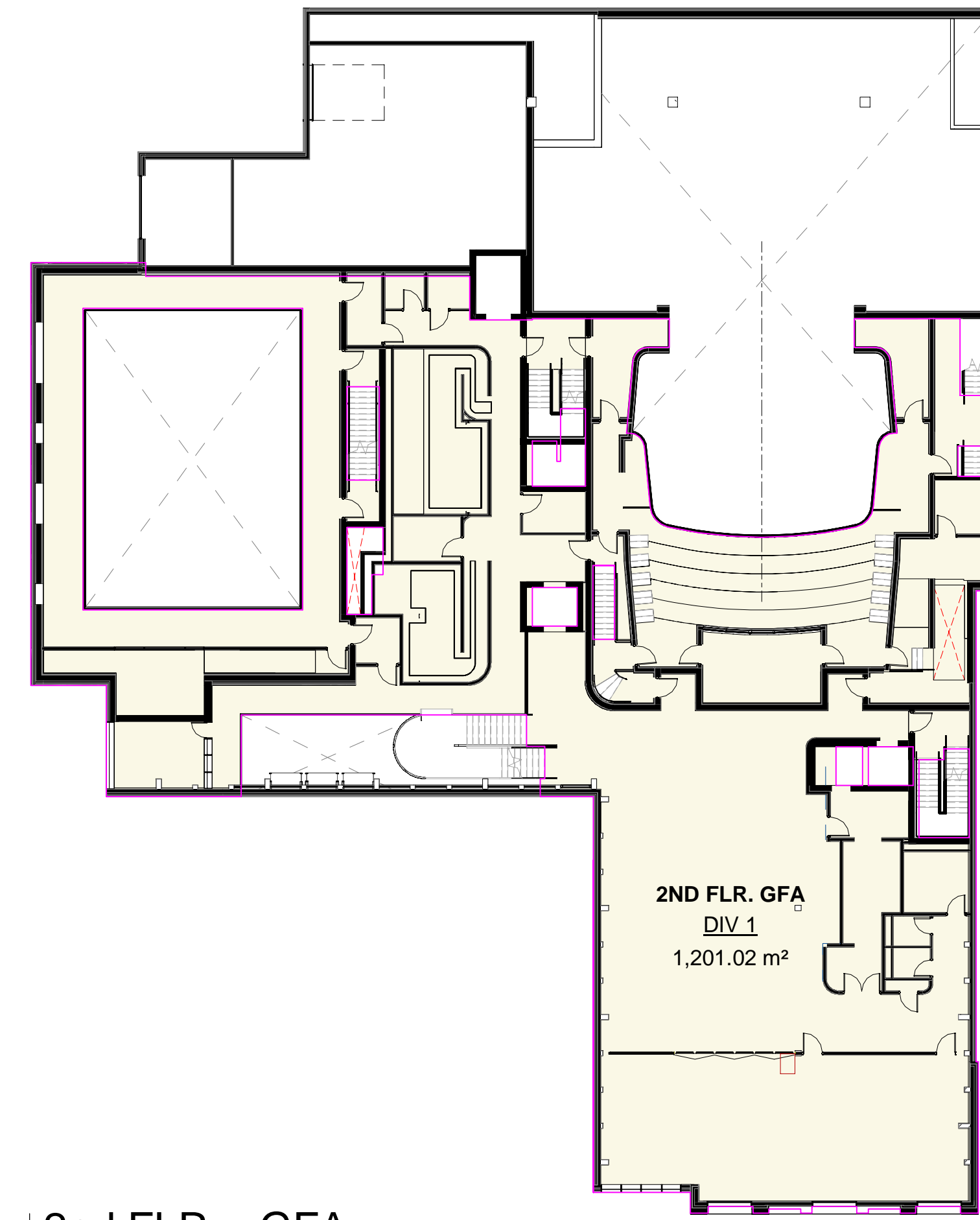
TECH. GALLERY - GFA

GROSS FLOOR AREA
 TECH. GALLERY GFA



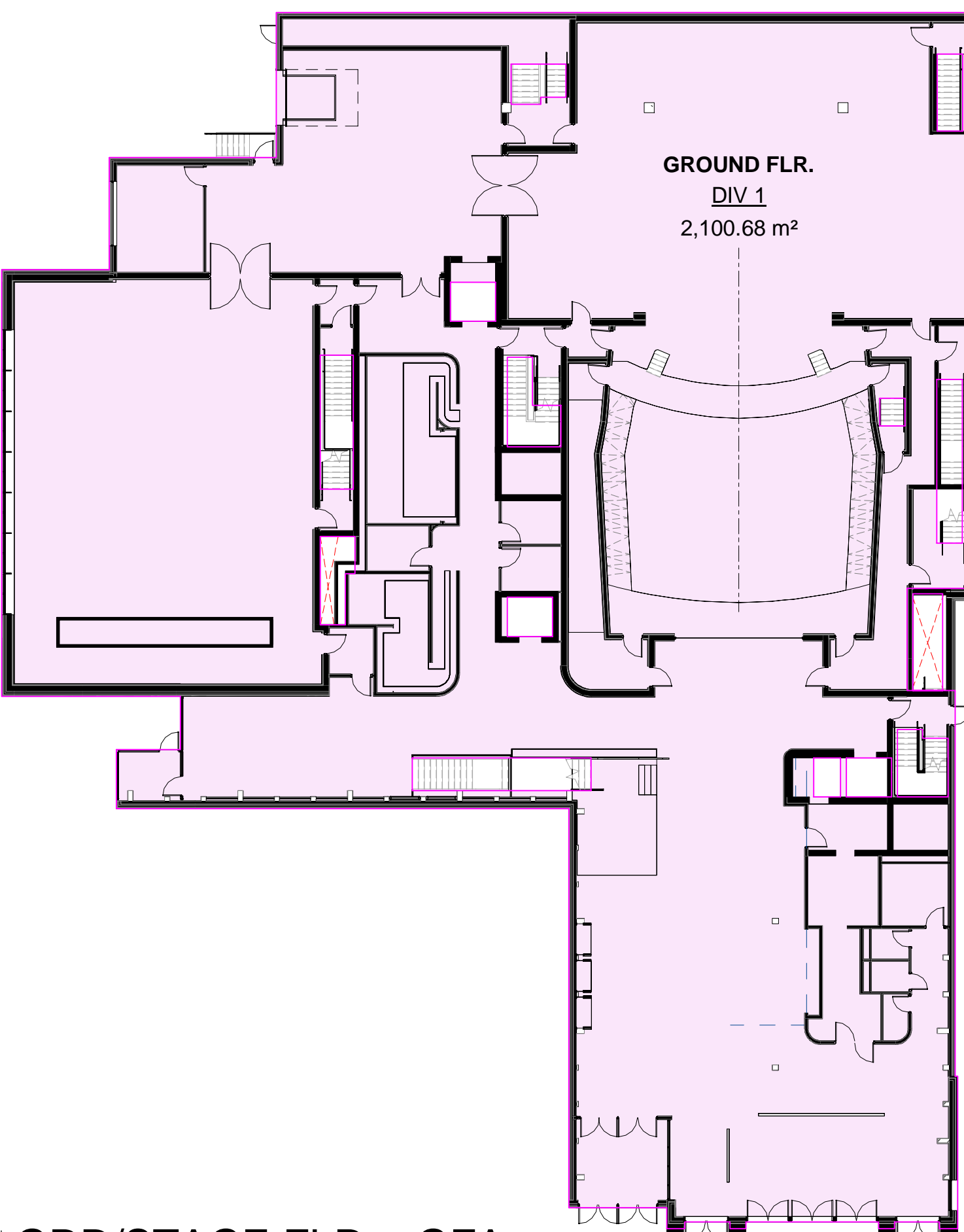
3rd FLR. - GFA

GROSS FLOOR AREA
 3RD FLR. GFA



2nd FLR. - GFA

GROSS FLOOR AREA
 2ND FLR. GFA



GRD/STAGE FLR. - GFA

GROSS FLOOR AREA
 GROUND FLR.



BASEMENT - GFA

GROSS FLOOR AREA
 BASEMENT

O.B.C. MATRIX

NAME OF PRACTICE:		NAME OF PROJECT:	
138 Simcoe St. Peterborough, ON K9H 2H5		NEW ROYAL GEORGE THEATRE	
2012 ONTARIO BUILDING CODE		OBC REFERENCE	
DATA MATRIX - PARTS 3 AND 9		REFERENCE: SEE THE OBC PART 3 AND 9 FOR THE OBC CLASSIFICATION OF THE WORK.	
01 PROJECT DESCRIPTION:	<input type="checkbox"/> NEW <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 11.1 TO 11.4 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9	1.1.2(A)	
02 MAJOR OCCUPANCY(S):	<input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	3.1.2.1. (1) APPENDIX "A"	
03 BUILDING AREA (m ²):	EXISTING: 0 m ² NEW: 2,100.68 m ² TOTAL: 2,100.68 m ²	1.4.1.2(A)	
04 GROSS FLOOR AREA (m ²):	EXISTING: 0 m ² NEW: 6,213.24 m ² TOTAL: 6,213.24 m ²	1.4.1.2(A)	
05 MEZZANINE(S) AREA (m ²):	EXISTING: 0 m ² NEW: 0 m ² TOTAL: 0 m ²	3.2.1.1. (3) thru (8)	
06 MEZZANINE 10% OR LESS ENCLOSED AREA (m ²):	0 m ²		
07 MEZZANINE 40% OR MORE UNCLOSED AREA (m ²):	0 m ²		
08 NUMBER OF STORES: ABOVE GRADE: 3 BELOW GRADE: 1		1.4.1.2(A), 3.2.1.1.	
09 BUILDING HEIGHT (m):	9.135 m	MEASURED BETWEEN FINISHED FLOOR AND ROOF FINISH FLOOR LEVEL, INCLUDING ROOFS, TOWER, TOWER, TOWER, TOWER	
10 NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2		3.2.2.10. & 3.2.5.	
11 BUILDING CLASSIFICATION:	Assembly Occupancy Only		
12 SPRINKLER SYSTEM PROPOSED:	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED	3.2.1.5. 3.2.2.17. INDEX	
13 STANDPIPE SYSTEM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8. 3.2.8.1.	
14 HOSE CABINET LOCATION:	30.0M MAX. x 3.0M HOSE STREAM	3.2.4.	
15 FIRE ALARM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.5.7.	
16 WATER SERVICE/SUPPLY IS ADEQUATE:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.	
17 HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.	
18 CONSTRUCTION RESTRICTIONS:	REQUIRED <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH PROVIDED: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH		
19 HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8.	
20 BARRIER-FREE DESIGN:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)	3.8.	
21 BARRIER-FREE ENTRANCES:	NO OF ENTRANCES REQUIRED TO BE BARRIER FREE: 1 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8.1.2. 3.8.3.3.	
22 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:	LISTED DESIGN No. (I.L.C.) OR ASSEMBLY DESCRIPTION (S.R-2): FLOOR: ROOF: MEZZANINE:	3.2.4.1.
23 REQUIRED SEPARATION FIRE RESISTANCE RATINGS:	SPACE NAME: REQUIRED RATING:		
24 EXITS:	MAX. TRAVEL DISTANCE: 0 m		3.2.3.4.
25 EXPOSED BUILDING FACE & SPITAL SEPARATION:	WALL AREA OF FACE (M ²): AREA OF U.P.O. (M ²): LIMITING DISTANCE (M): RATIO (L:H): PERMITTED MAX. % OF OPENINGS: PROPOSED MAX. % OF OPENINGS: REQUIRED R.F.R. OF WALL: LISTED DESIGN OR DESCRIPTION: NON-COMB. CONSTR. REQ'D: NON-COMB. CLADDING REQ'D:		
26 OCCUPANT LOAD:	(REFER TO OCCUPANT LOAD CHART FOR SPECIFICS) OCCUPANT LOAD-BASED ON: <input type="checkbox"/> 46 m ² /PERSON <input type="checkbox"/> DESIGN OF BUILDING OCCUPANCY: LOAD: PERSONS:		3.1.17.
27 WASHROOM REQUIREMENTS:	(REFER TO WASHROOM AND HEALTH REQUIREMENTS CHART)		3.7.5.
28 OTHER:			

LOCATION PLAN



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 by the architect, and that the design prepared and provided by the architect, but not the contractor, is in accordance with the requirements of the Building Code and that the construction, enlargement or alteration of the building is in conformity with a design that has been prepared or provided by others.
 The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

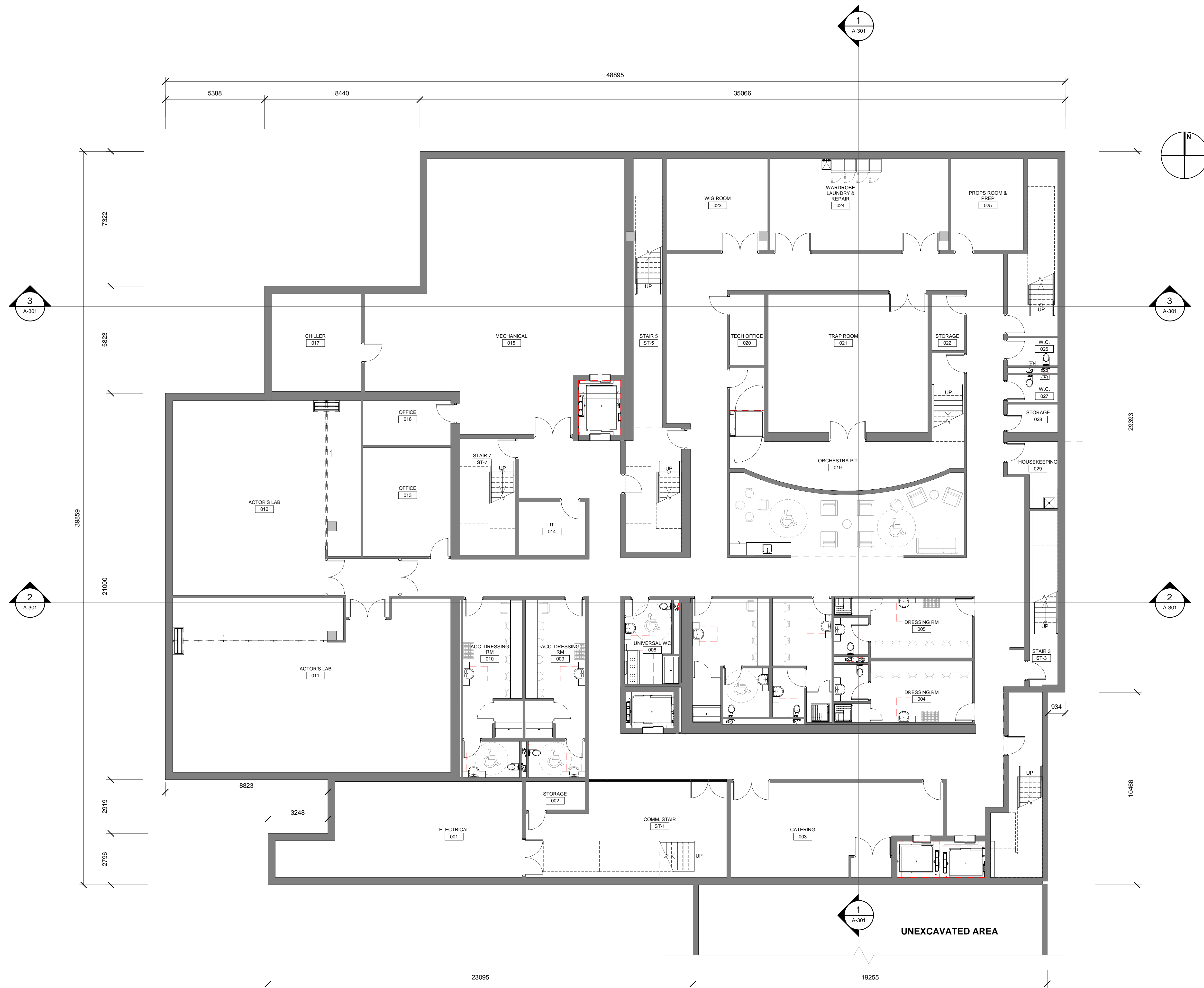
DESIGN DEVELOPMENT
 PROJECT No. 22-140
 START DATE APR.23

Shaw Festival
 NEW ROYAL GEORGE THEATRE

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

BUILDING INFORMATION SHEET

G-001



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

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 proposed to proceed, conforming with the design prepared and provided by the architect, but 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.

The revisions to these contract documents, reflecting significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

DESIGN DEVELOPMENT

PROJECT No. 22-140
START DATE APR.23

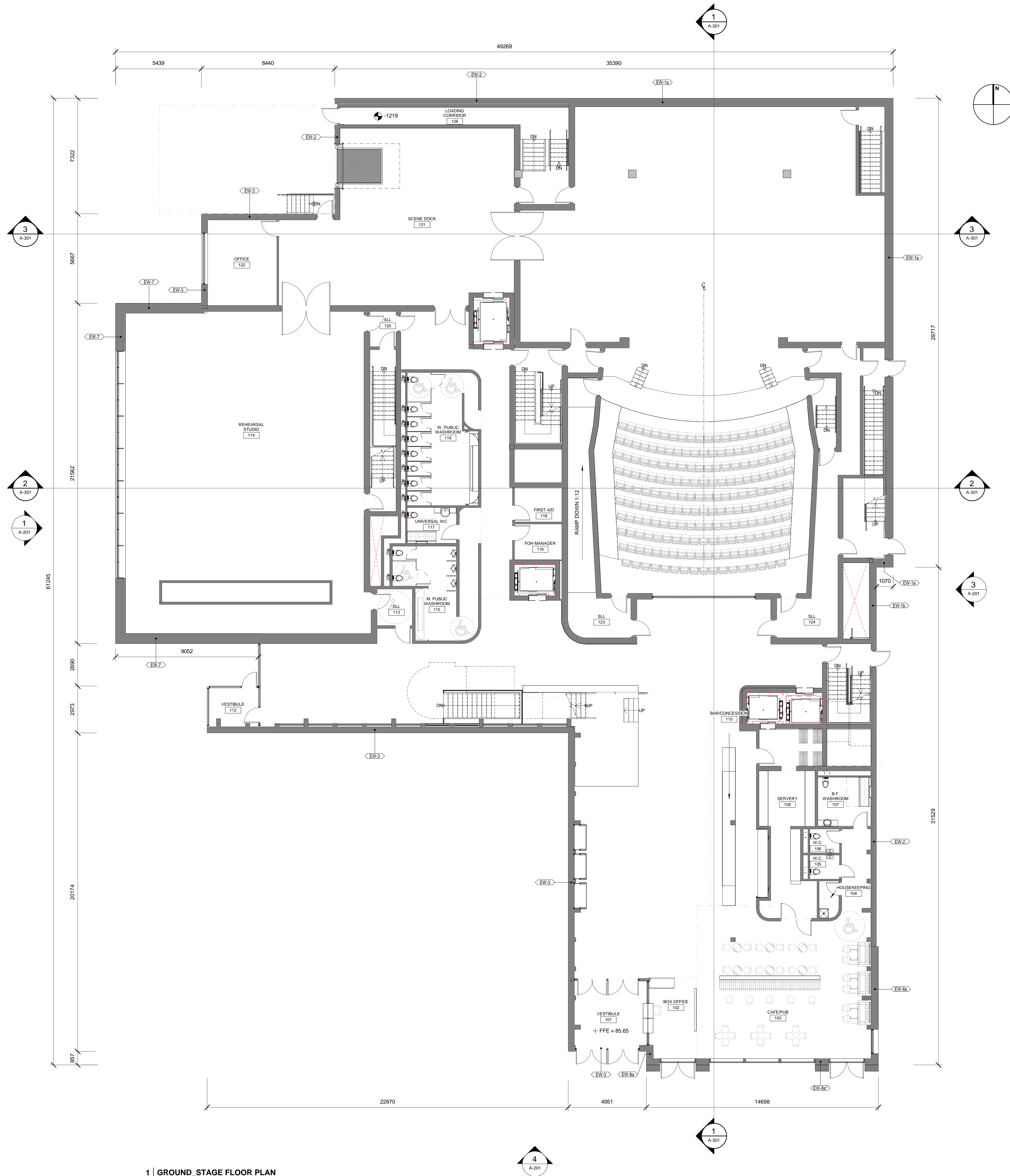
Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

BASEMENT FLOOR
PLAN

A-100

ISSUE / REVISIONS	DATE
1 HERITAGE PRECONSULT	23.10.04



1 | GROUND_STAGE FLOOR PLAN
A-101 | REF: A-201 | Scale: 1:100

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 proposed to proceed, conforming with the design prepared and provided by the architect, but 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

**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.

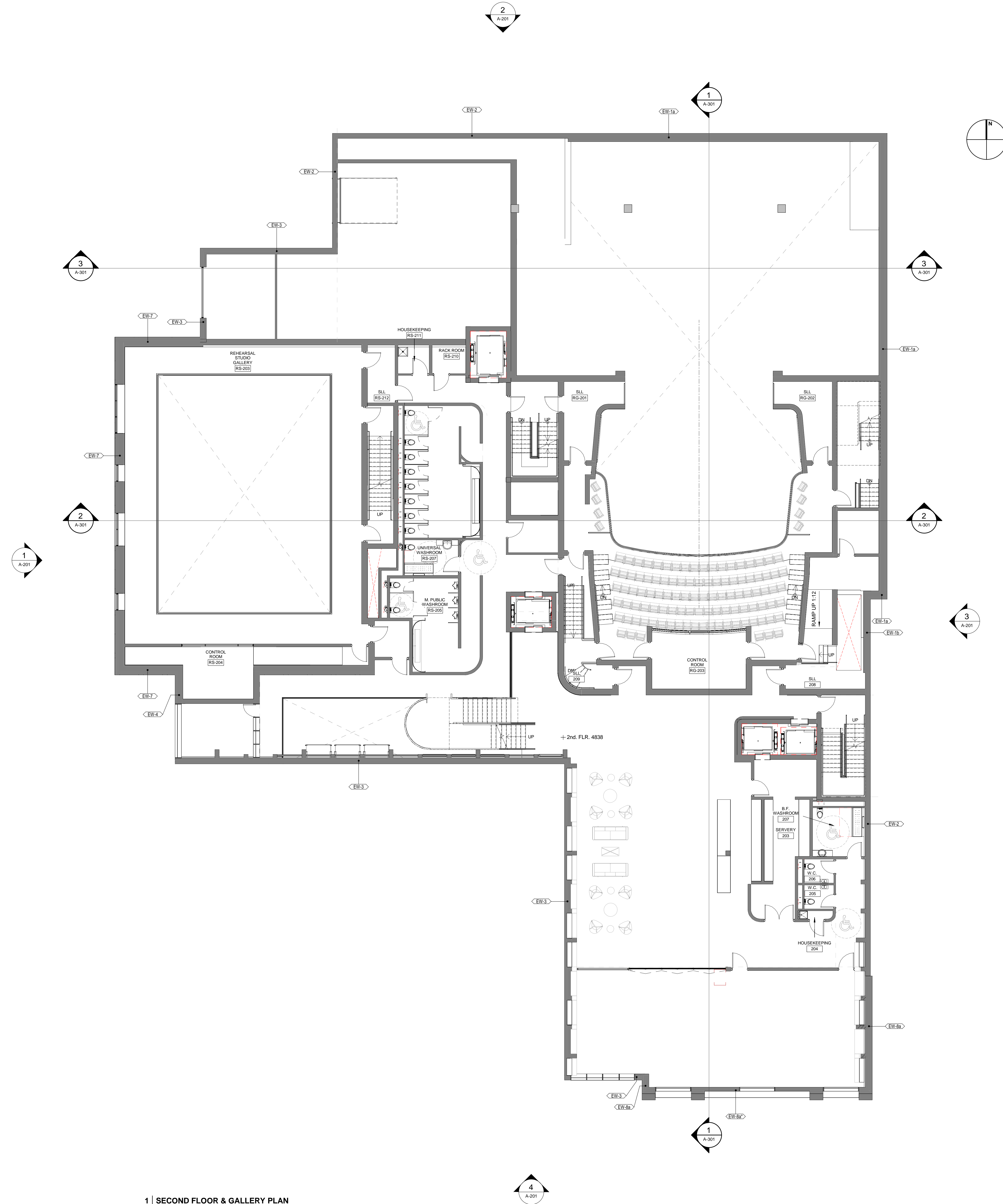
DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

**Show Festival
NEW ROYAL GEORGE
THEATRE**

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

GROUND FLOOR PLAN

A-101



1 | SECOND FLOOR & GALLERY PLAN
A-102 | REF: A-201 | Scale: 1:100

NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, placement or alteration of the building is in general as proposed to proceed, conforming with the design prepared and provided by the architect, but is not a representation that the construction, placement or alteration of the building is in conformity with a design that has been prepared or provided by others.
The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

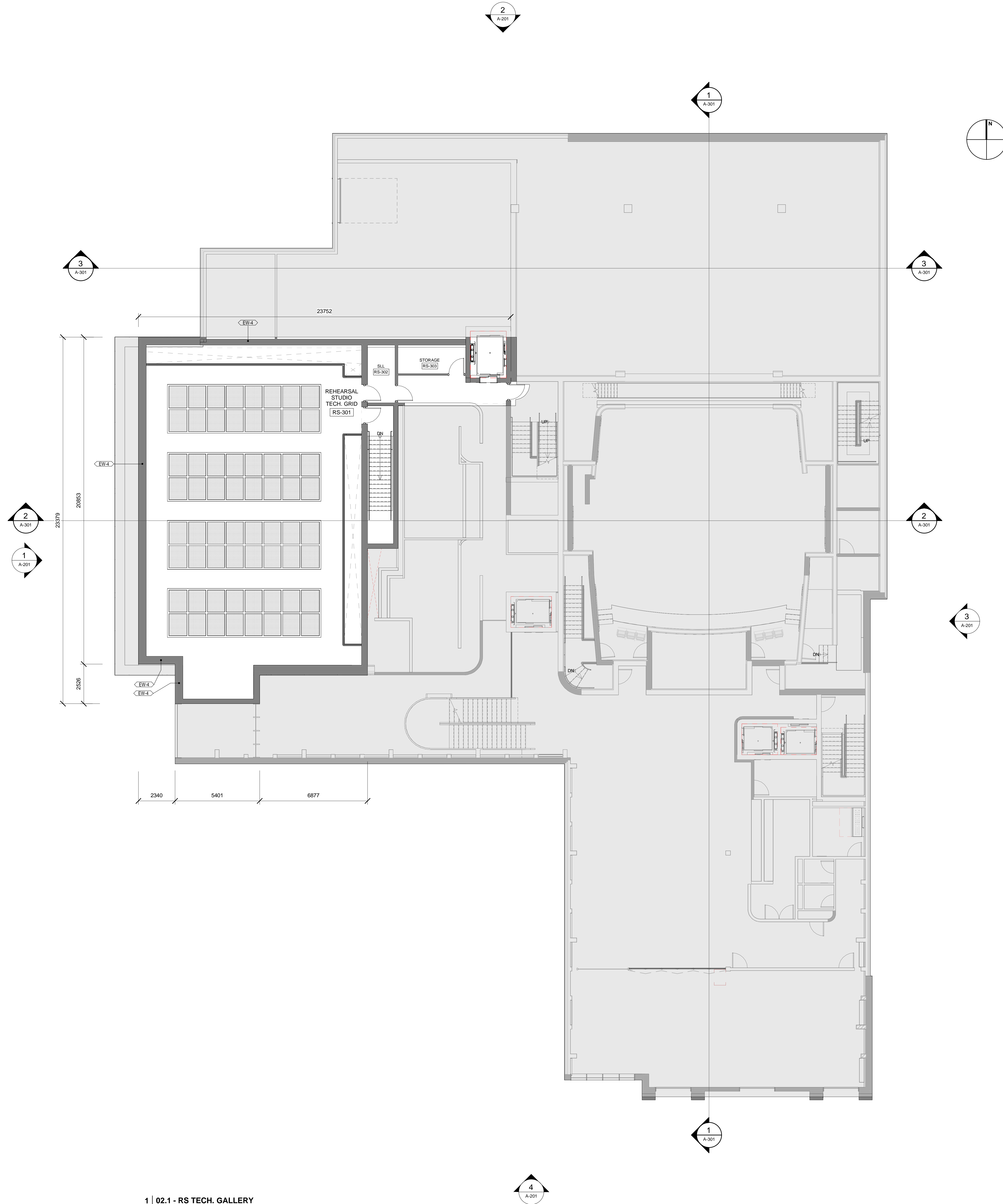
DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

Shaw Festival
NEW ROYAL GEORGE
THEATRE

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

SECOND FLOOR PLAN

A-102



1 | 02.1 - RS TECH. GALLERY
A-102.1 | REF: A-301 | Scale: 1:100

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 proposed to proceed, conforming with the design prepared and provided by the architect, but 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

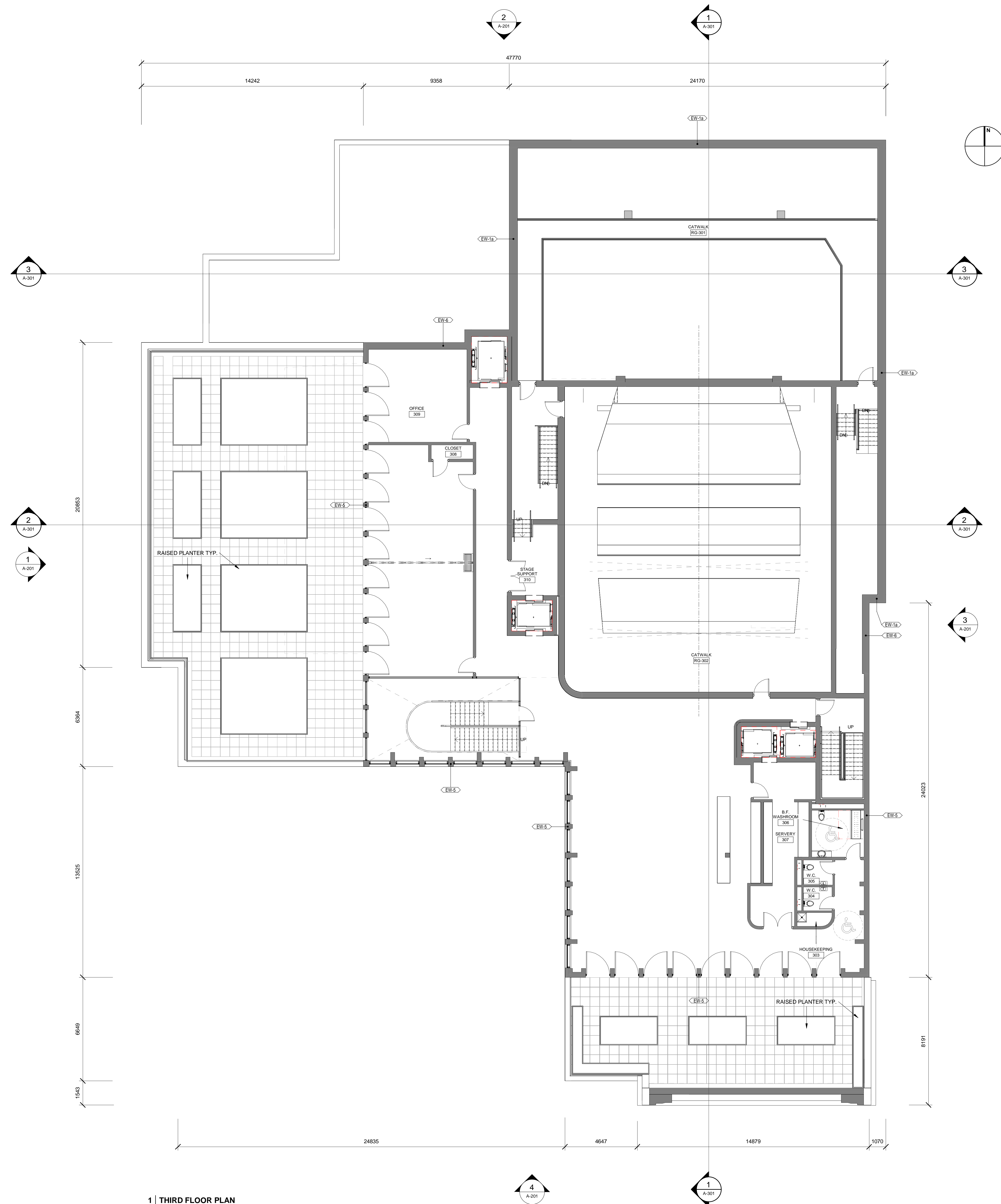
DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

RS TECH. GALLERY

A-102.1



1 | THIRD FLOOR PLAN
A-103 | REF: A-201 | Scale: 1:100

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 proposed to proceed, conforming with the design prepared and provided by the architect, but as 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

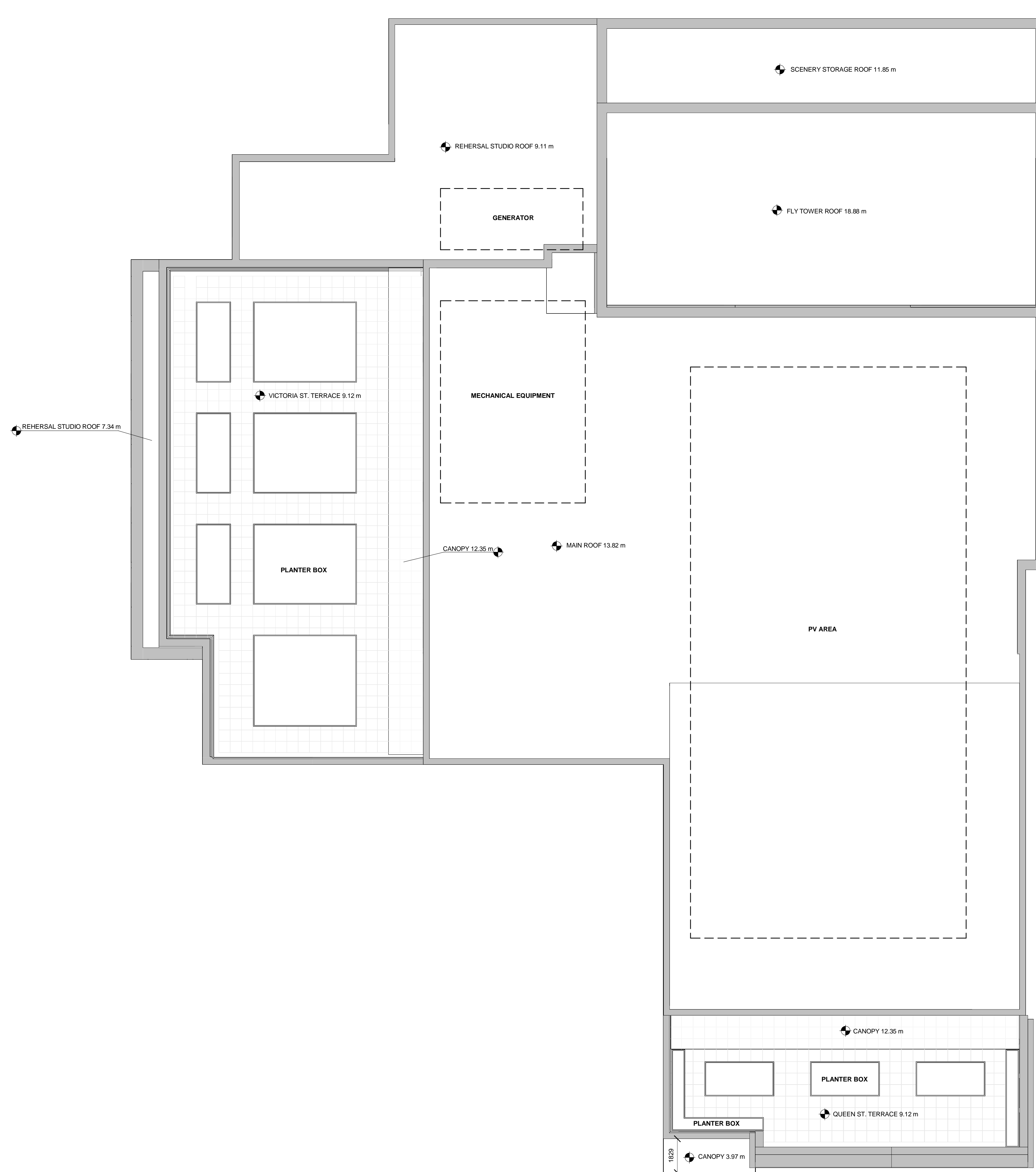
PRELIMINARY
REVIEW NOT FOR
DISTRIBUTION

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.

DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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



1 | ROOF PLAN - OVERALL
A-190 | REF: A-201 Scale: 1 : 100

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 proposed to proceed, conforming with the design prepared and provided by the architect, but 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

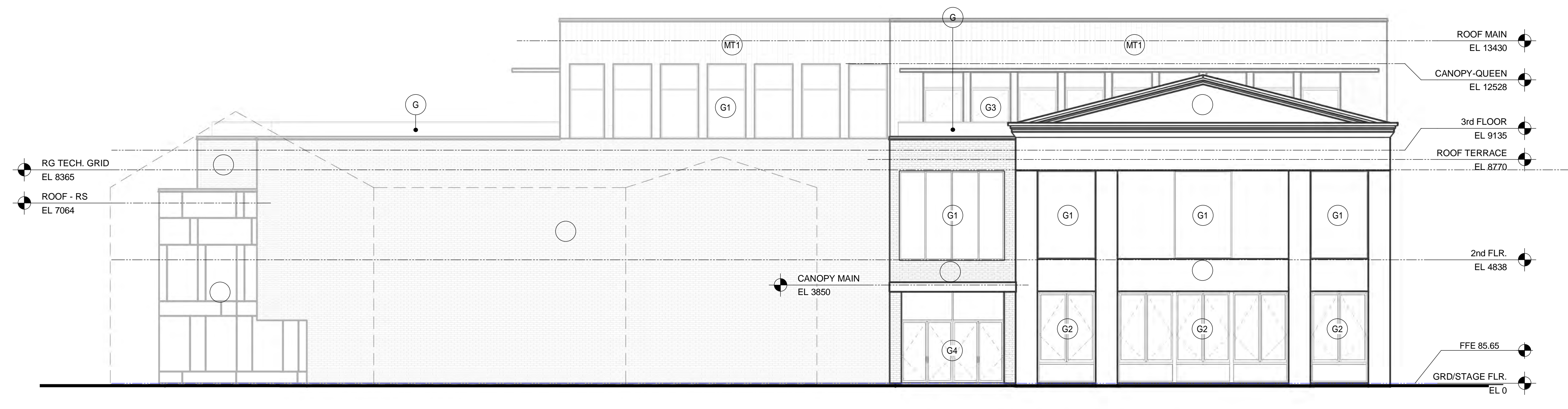
**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

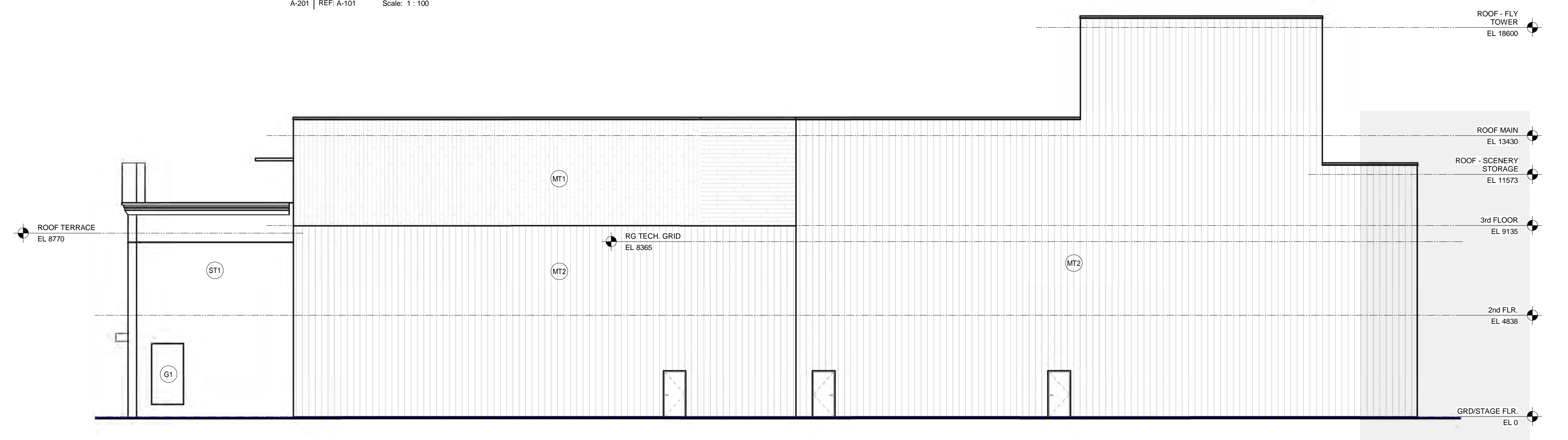
ROOF PLAN OVERALL

A-190

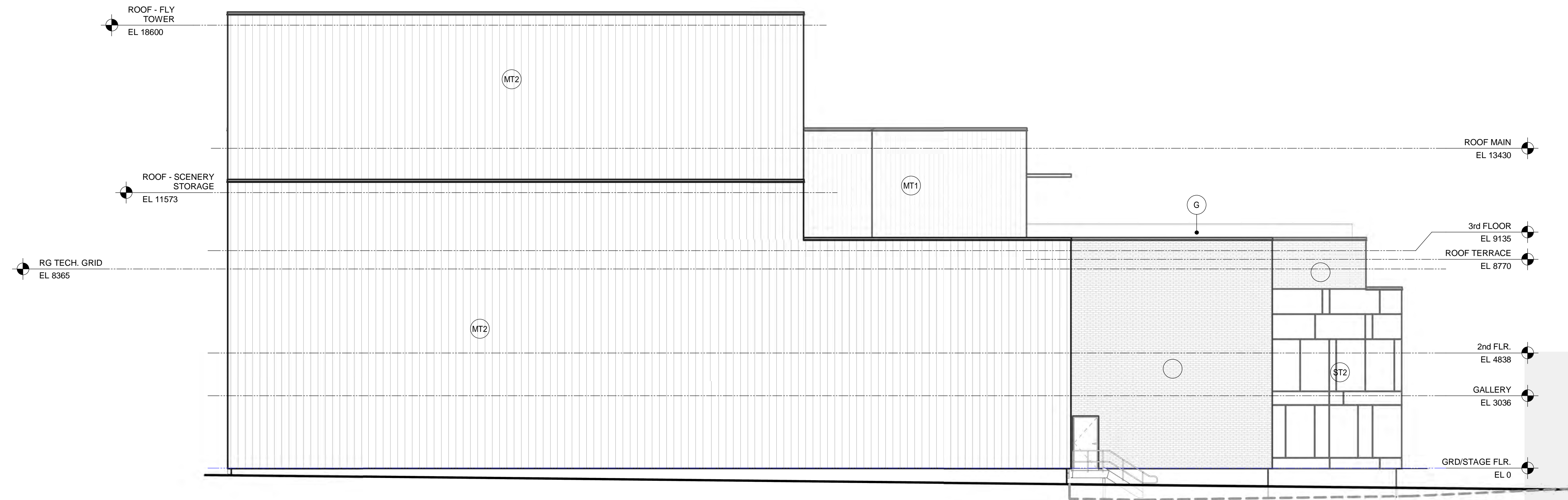
LEGEND	
(ST)	LIMESTONE
(BR)	RED CLAY BRICK
(WD)	WOOD
(MT1)	COPPER PANEL
(MT2)	METAL PANEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(G5)	GLAZED GUARD RAIL



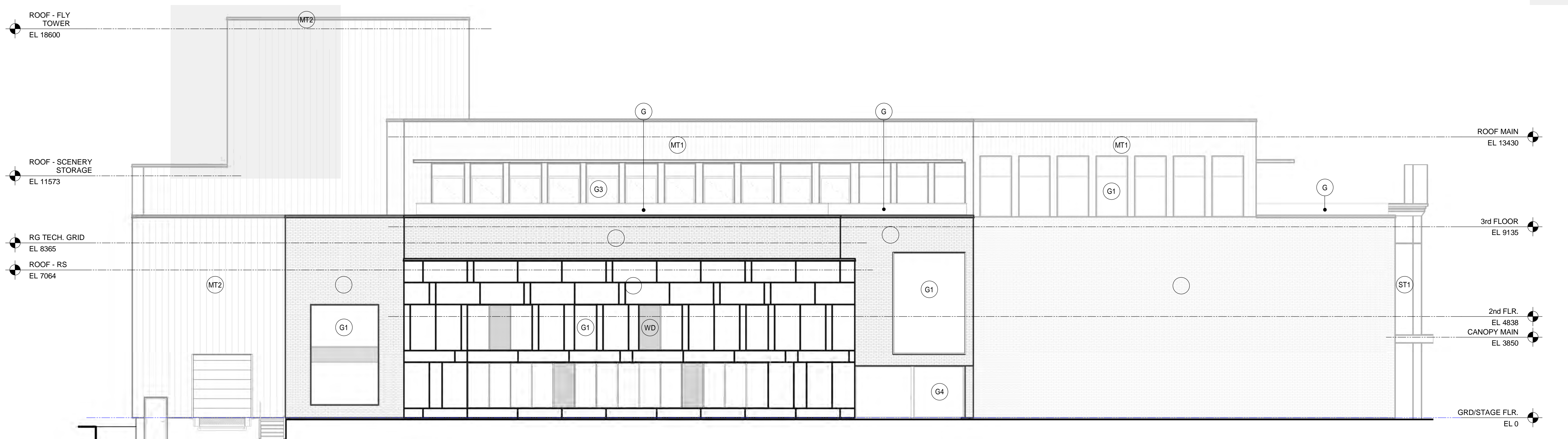
4 | SOUTH ELEVATION - QUEEN ST.
A-201 | REF: A-101 | Scale: 1:100



3 | EAST ELEVATION
A-201 | REF: A-101 | Scale: 1:100



2 | NORTH ELEVATION
A-201 | REF: A-102 | Scale: 1:100



1 | WEST ELEVATION - VICTORIA ST.
A-201 | REF: A-101 | Scale: 1:100

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 in principle, conforming with the design prepared and provided by the architect, but 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

DESIGN DEVELOPMENT

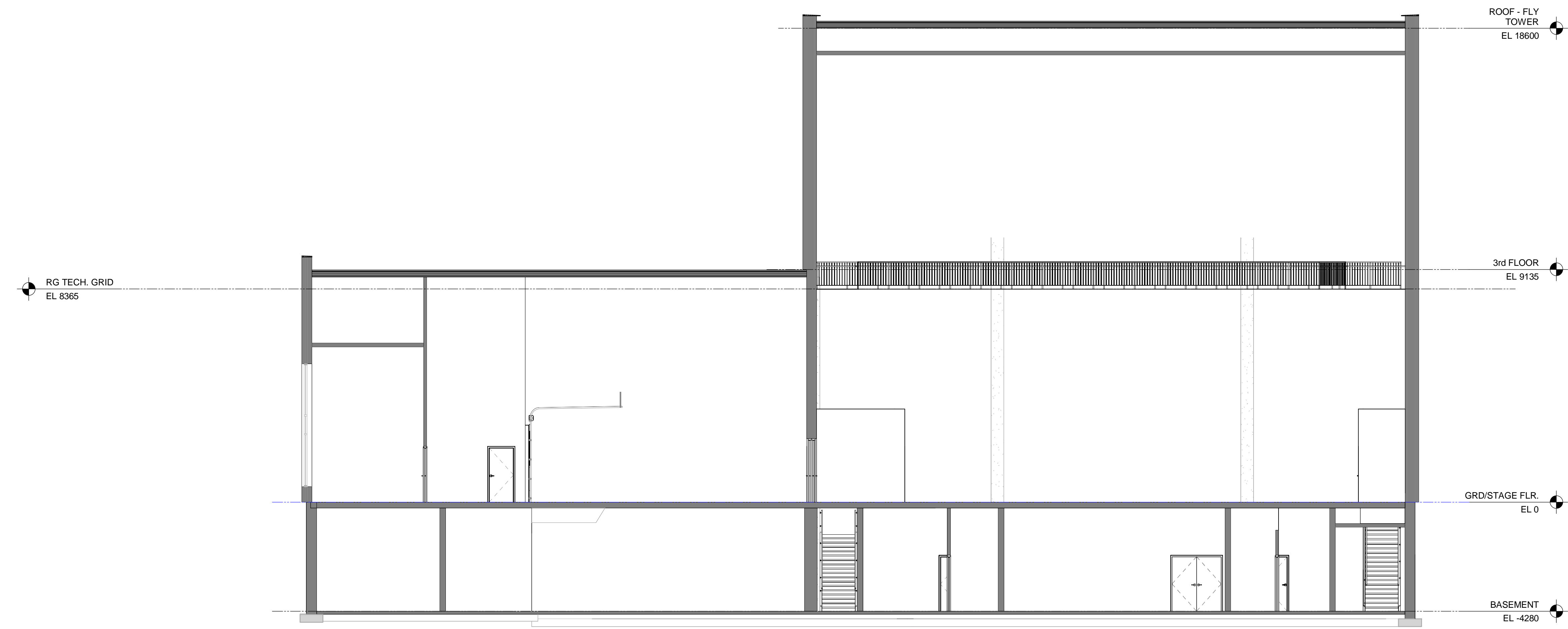
PROJECT No. 22-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

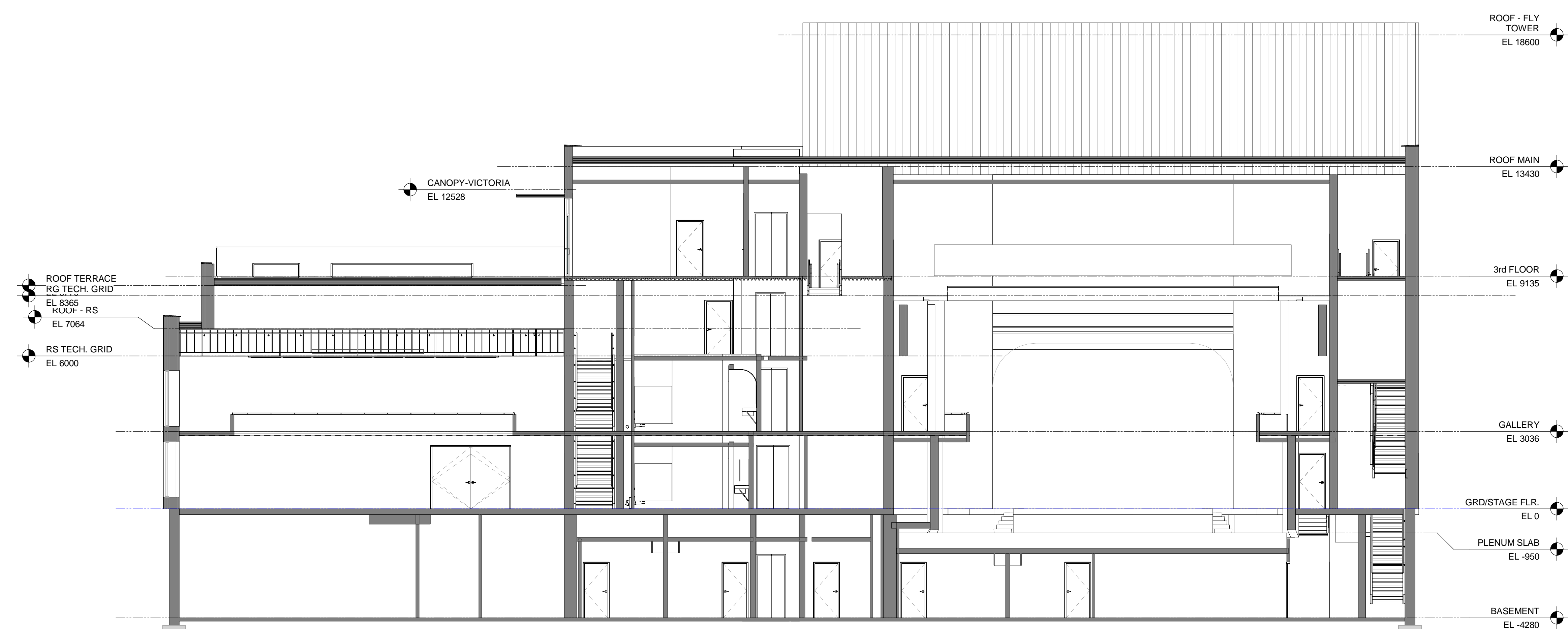
83 Queen Street, Niagara-on-the-Lake, ON

BUILDING ELEVATIONS

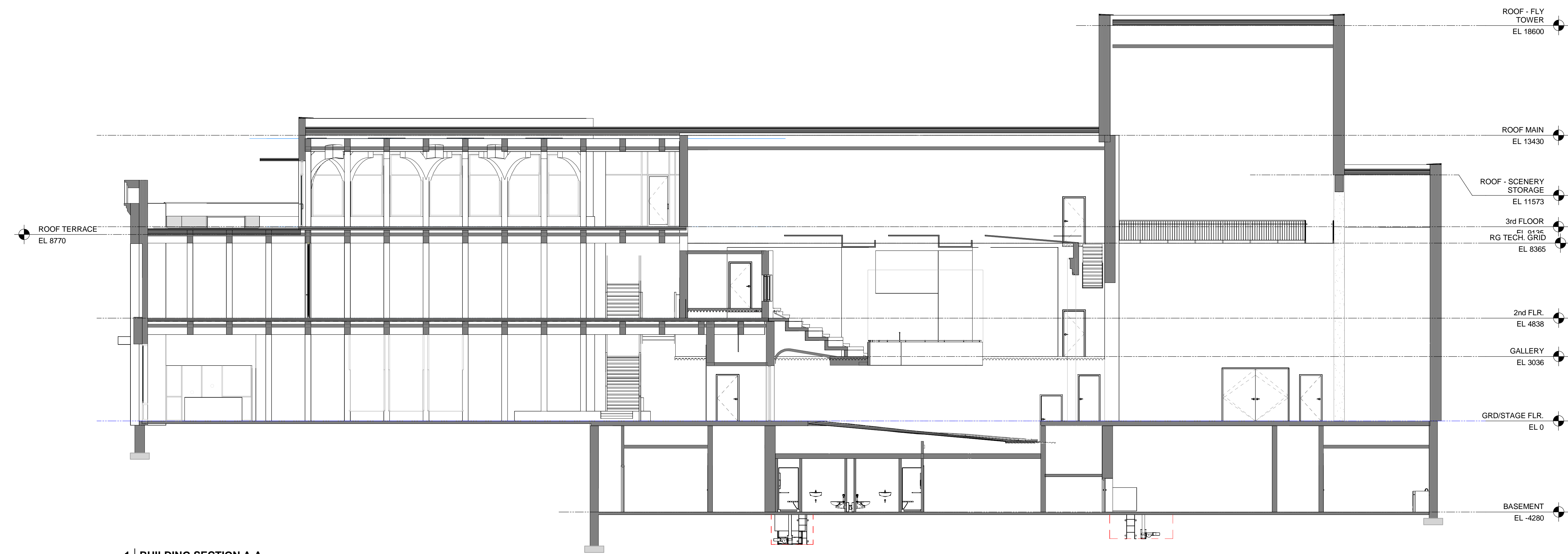
A-201



3 BUILDING SECTION - X-2
A-301 REF: A-100 Scale: 1:100



2 BUILDING SECTION - X-1
A-301 REF: A-100 Scale: 1:100



1 BUILDING SECTION A-A
A-301 REF: A-100 Scale: 1:100

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 or provided by the architect, but as 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.

The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

BUILDING SECTIONS

A-301



LEGEND	
(ST)	LIMESTONE
(BR)	RED CLAY BRICK
(WD)	WOOD
(MT1)	COPPER PANEL
(MT2)	METAL PANEL
(G1)	FIXED WINDOW
(G2)	OPERABLE WINDOW
(G3)	GLAZED PATIO DOOR
(G4)	STOREFRONT
(G5)	GLAZED GUARD RAIL

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



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

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 by council, conformity with the design prepared and provided by the architect, but does not represent a guarantee of the construction, management or alteration of the building as it conforms with a design that has been prepared or provided by others.
The revisions to these contract documents, reflecting the significant changes in the Work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

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.

DESIGN DEVELOPMENT
PROJECT No. 22-140
START DATE APR.23

**Shaw Festival
NEW ROYAL GEORGE
THEATRE**

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

**COLOURED
ELEVATIONS**

A-903