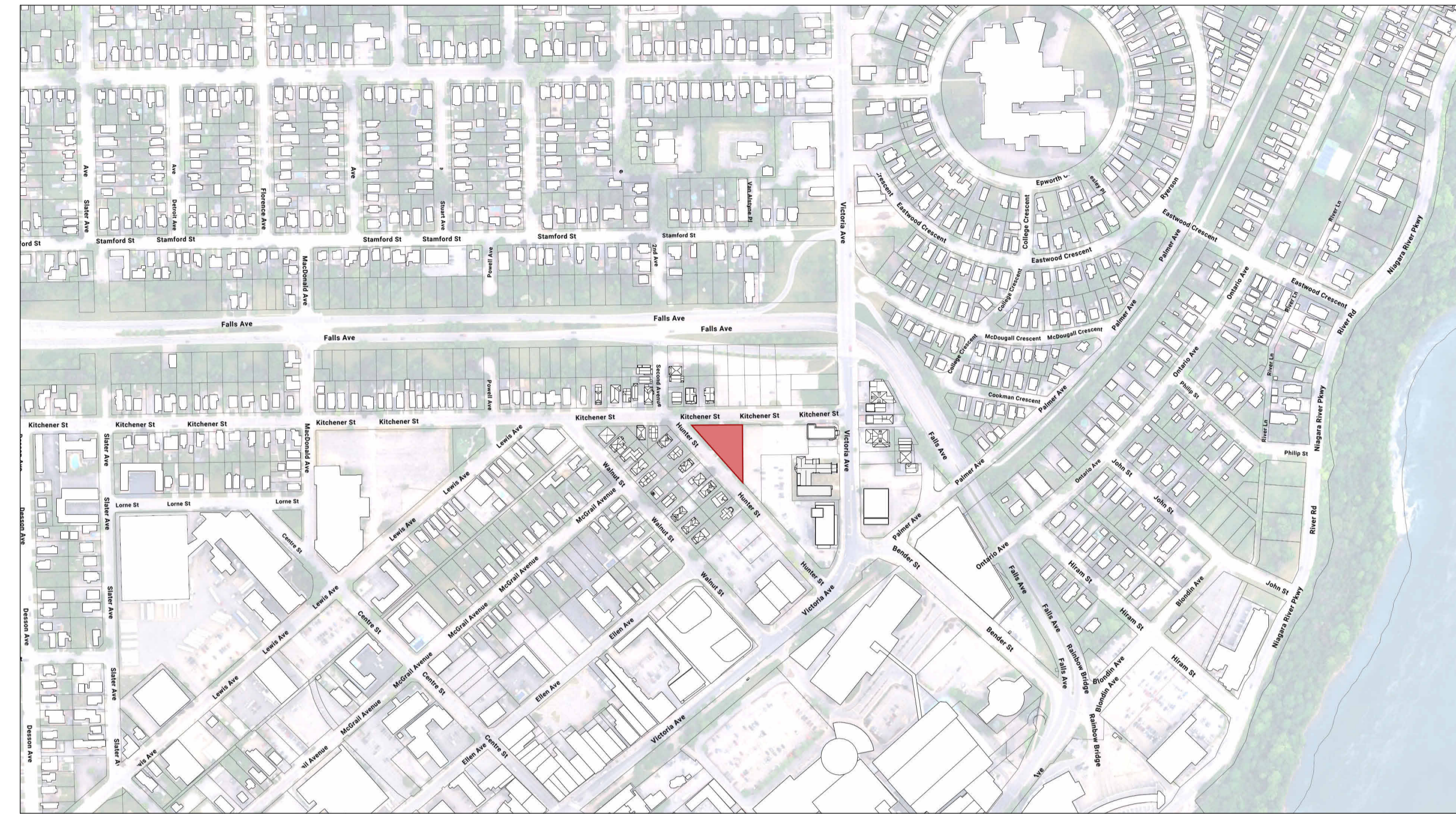


MUSIC CITY HOTEL

4898 KITCHENER ST, NIAGARA FALLS, ON



LOCATION PLAN / NTS

Floor Areas

		Total Enclosed Area		Core/Mechanical Area		Net Area		# of Levels	Gross Area for Range		Net Area for Range	
		ft ²	m ²	ft ²	m ²	ft ²	m ²		ft ²	m ²	ft ²	m ²
Hotel Basement	Service	8890	825.9	3331	309.5	5559	516.4	1	8890	825.9	5559	516.4
Performance Hall Basement	Service	3357	311.9	0	0.0	3357	311.9	1	3357	311.9	3357	311.9
Level 1	Lobby + Music	9076	843.2	870	80.8	8206	762.4	1	9076	843.2	8206	762.4
Level 2	Admin + Music	6667	619.4	870	80.8	5797	538.6	1	6667	619.4	5797	538.6
Level 3	Amenity	7211	669.9	870	80.8	6341	589.1	1	7211	669.9	6341	589.1
Level 4	Events	6785	630.3	870	80.8	5915	549.5	1	6785	630.3	5915	549.5
Level 5	Offices	5520	512.8	870	80.8	4650	432.0	1	5520	512.8	4650	432.0
Level 6	Recording Studios	5520	512.8	870	80.8	4650	432.0	1	5520	512.8	4650	432.0
Level 7-8	Hotel	5570	517.5	870	80.8	4700	436.6	2	11140	1034.9	9400	873.3
Level 9-10	Hotel	5604	520.6	870	80.8	4734	439.8	2	11208	1041.3	9468	879.6
Level 11-12	Hotel	5228	485.7	870	80.8	4358	404.9	2	10456	971.4	8716	809.7
Level 13-39	Hotel	5667	526.5	870	80.8	4797	445.7	27	153009	14215.0	129519	12032.7
Level 40-42	Hotel	5525	513.3	870	80.8	4655	432.5	3	16575	1539.9	13965	1297.4
Level 43-45	Hotel	4754	441.7	870	80.8	3884	360.8	3	14262	1325.0	11652	1082.5
Level 46-47	Hotel	5062	470.3	870	80.8	4192	389.4	2	10124	940.5	8384	778.9
Level 48-49	Hotel	4789	444.9	870	80.8	3919	364.1	2	9578	889.8	7838	728.2
Level 50	Restaurant / Bar	4592	426.6	760	70.6	3832	356.0	1	4592	426.6	3832	356.0
Level 51-52	Mechanical Penthouse	4592	426.6	4592	426.6	0	0.0	2	9184	853.2	0	0.0
TOTALS								54	303,154	28,164	247,249	22,970

Includes 2 sub levels and 2 mechanical penthouse levels

Hotel Key Schedule

Levels	# of levels	Standard Room / Floor	Total Standard Rooms In Range	Junior Suites / Floor	Total Junior Suites In Range	Deluxe Suites / Floor	Total Deluxe Suites In Range	Premiere Suites / Floor	Total Premiere Suites In Range	Total Rooms Per Floor	Total Rooms Per Range
Level 7-8	2	9	18	1	2	0	0	0	0	10	20
Level 9-10	2	11	22	0	0	0	0	0	0	11	22
Level 11-12	2	9	18	1	2	0	0	0	0	10	20
Level 13-39	27	9	243	1	27	0	0	0	0	10	270
Level 40-42	3	9	27	1	3	0	0	0	0	10	30
Level 43-45	3	6	18	0	0	0	0	1	3	7	21
Level 46-48	3	5	15	1	3	2	6	0	0	8	24
Level 49	1	3	3	0	0	1	1	1	1	5	5
Total	43		364		37		7		4		412
			88.3%		9.0%		1.7%		1.0%		100.0%

Total Rooms 412
Total Sleeping Rooms 416

Project Statistics

	Required		Existing		Proposed	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
*Min. Lot Area	4,306 ft ²	400 m ²	15,848 ft ²	1,472 m ²	15,384 ft ²	1,429 m ²
Building Area	-	-	8,229 ft ²	764 m ²	11,449 ft ²	1,064 m ²
**Gross Floor Area	-	-	-	-	303,154 ft ²	28,164 m ²
Min. Lot Frontage	19.7 ft	6.00 m	166.4 ft	50.72 m	163.9 ft	49.97 m
Min. Front Yard Depth	39.4 ft	12.00 m	0.0 ft	0.00 m	0.0 ft	0.00 m
Min. Interior Side Yard Depth	0.0 ft	0.00 m	0.3 ft	0.09 m	0.0 ft	0.00 m
Min. Exterior Side Yard Depth	0.0 ft	0.00 m	0.0 ft	0.00 m	0.0 ft	0.00 m
Min. Rear Yard Depth	9.8 ft	3.00 m	50.1 ft	15.26 m	21.4 ft	6.51 m
Max Lot Coverage	70%		52%		74%	
Max Building Height	39.4 ft	12.00 m	65.0 ft	19.80 m	528.0 ft	161 m
Parking Spaces	429.6		2		485 (@ 4873 KITCHENER)	
Accessible Parking Spaces	12.0		0		12 (@ 4873 KITCHENER)	
Loading Bays	4		0		2	
Number of Storeys	-		-		50	
Number of Levels	-		-		51	
Number of Hotel Rooms	-		-		412	

*Lot Area as measured after road widening
**Gross Floor Area is the total enclosed area on all levels of the building, including the mechanical penthouse and below grade in both the Music Hall (former Church) and Hotel buildings.

SHEET LIST

Sheet Number	Sheet Name
A000	COVER SHEET
A001	SURVEY
A002	CONTEXT PLAN
A003	HOTEL SITE PLAN
A004	3D VIEWS
A005	3D VIEWS
A006	3D VIEWS
A100-A	HOTEL BASEMENT
A100-B	MUSIC HALL BASEMENT
A101	LEVEL 1
A102	LEVEL 2
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	LEVELS 7 - 8
A108	LEVELS 9 - 10
A109	LEVELS 11 - 12
A110	LEVELS 13 - 39
A111	LEVELS 40 - 42
A112	LEVELS 43 - 45
A113	LEVELS 46 - 47
A114	LEVELS 48 - 49
A115	LEVEL 50
A116	LEVEL 51 - 52
A117	ROOF
A300	BUILDING ELEVATIONS

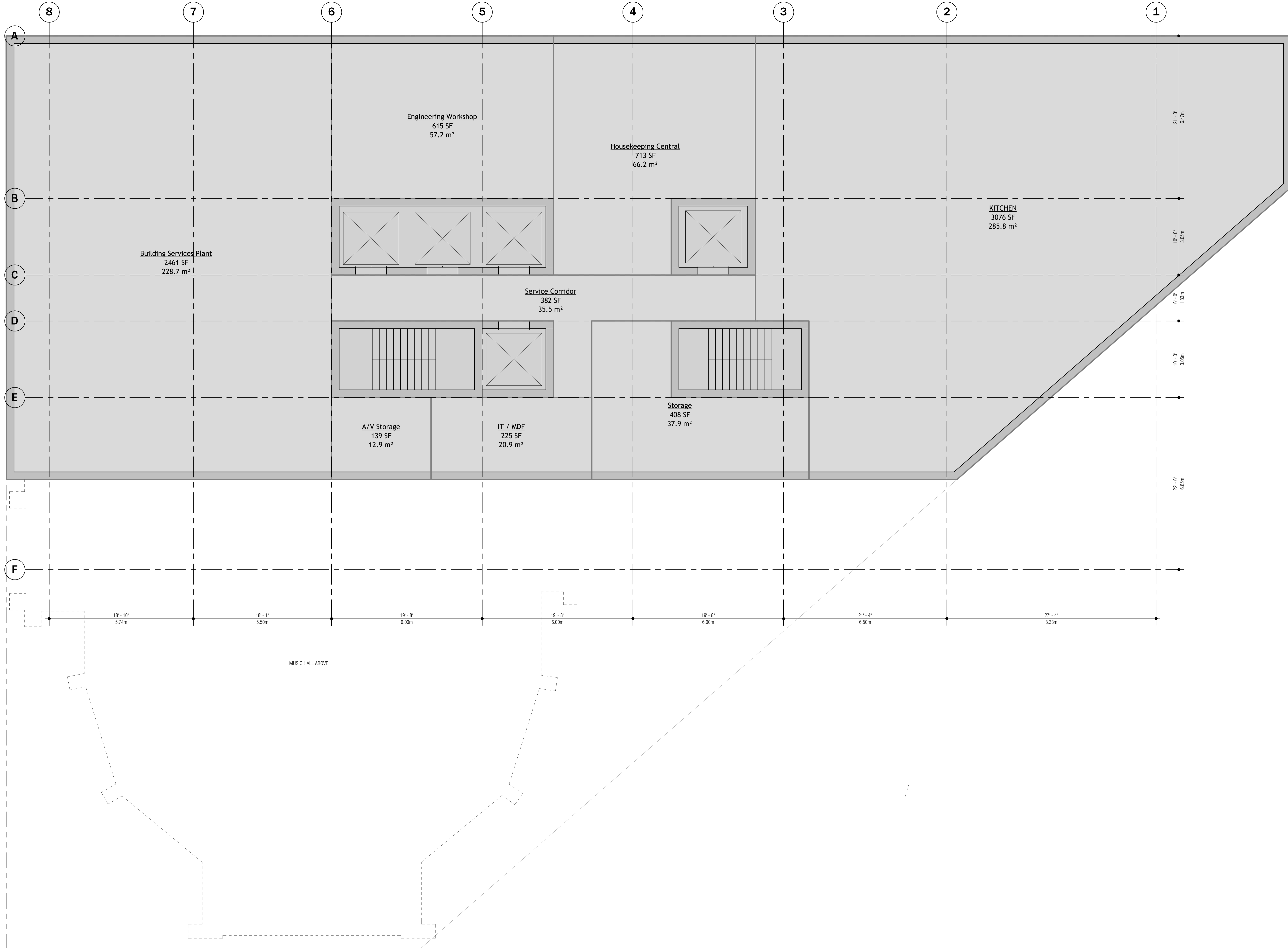
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COVER SHEET

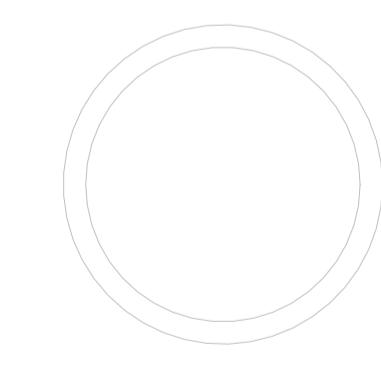
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A000

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HOTEL BASEMENT



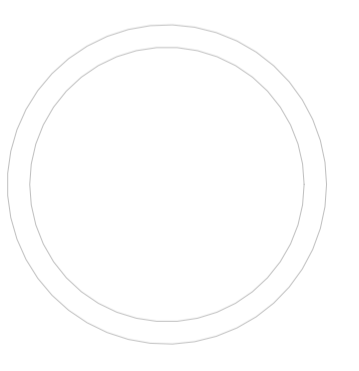
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A100-A

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NOT FOR CONSTRUCTION



MUSIC HALL BASEMENT

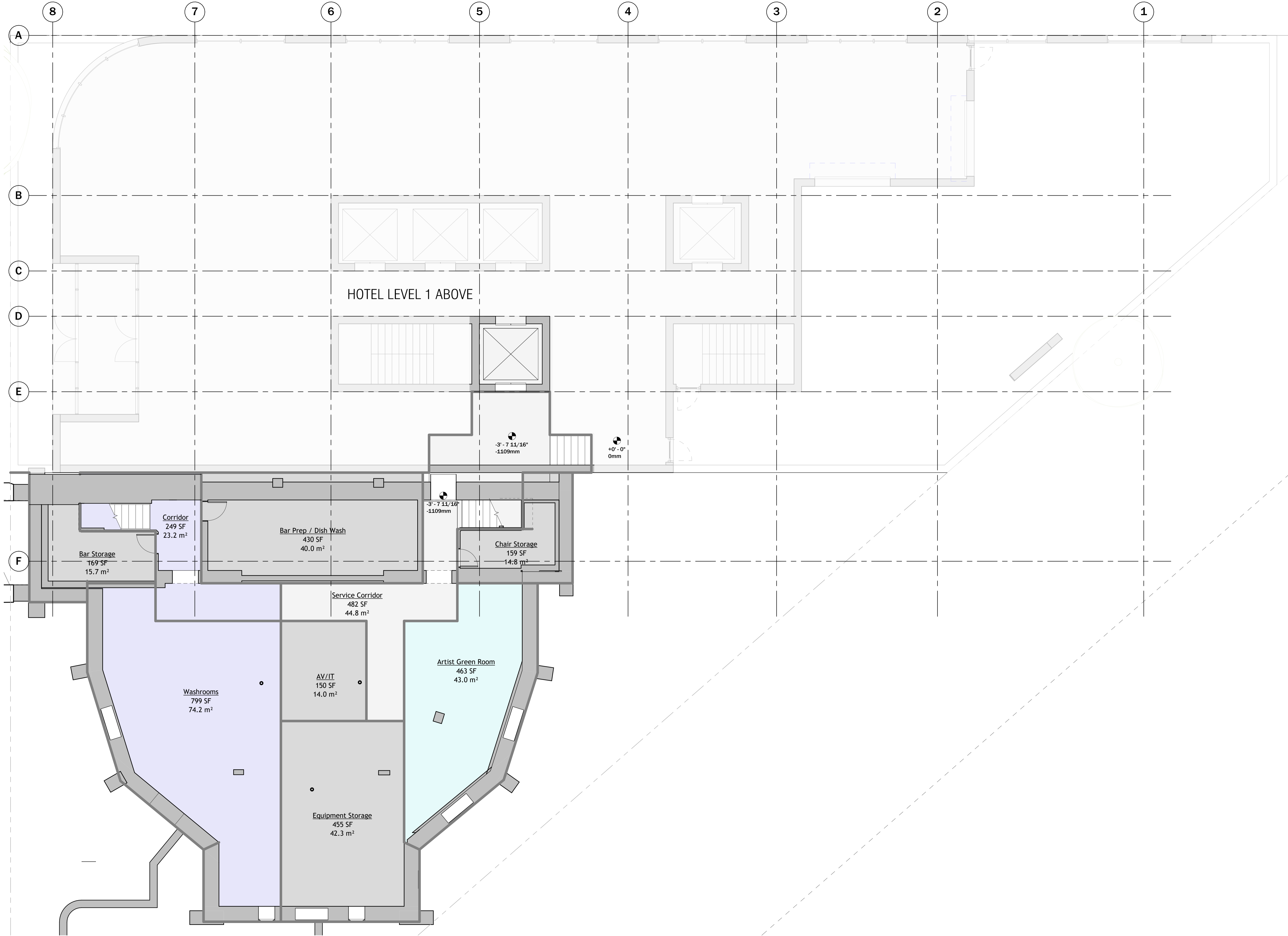


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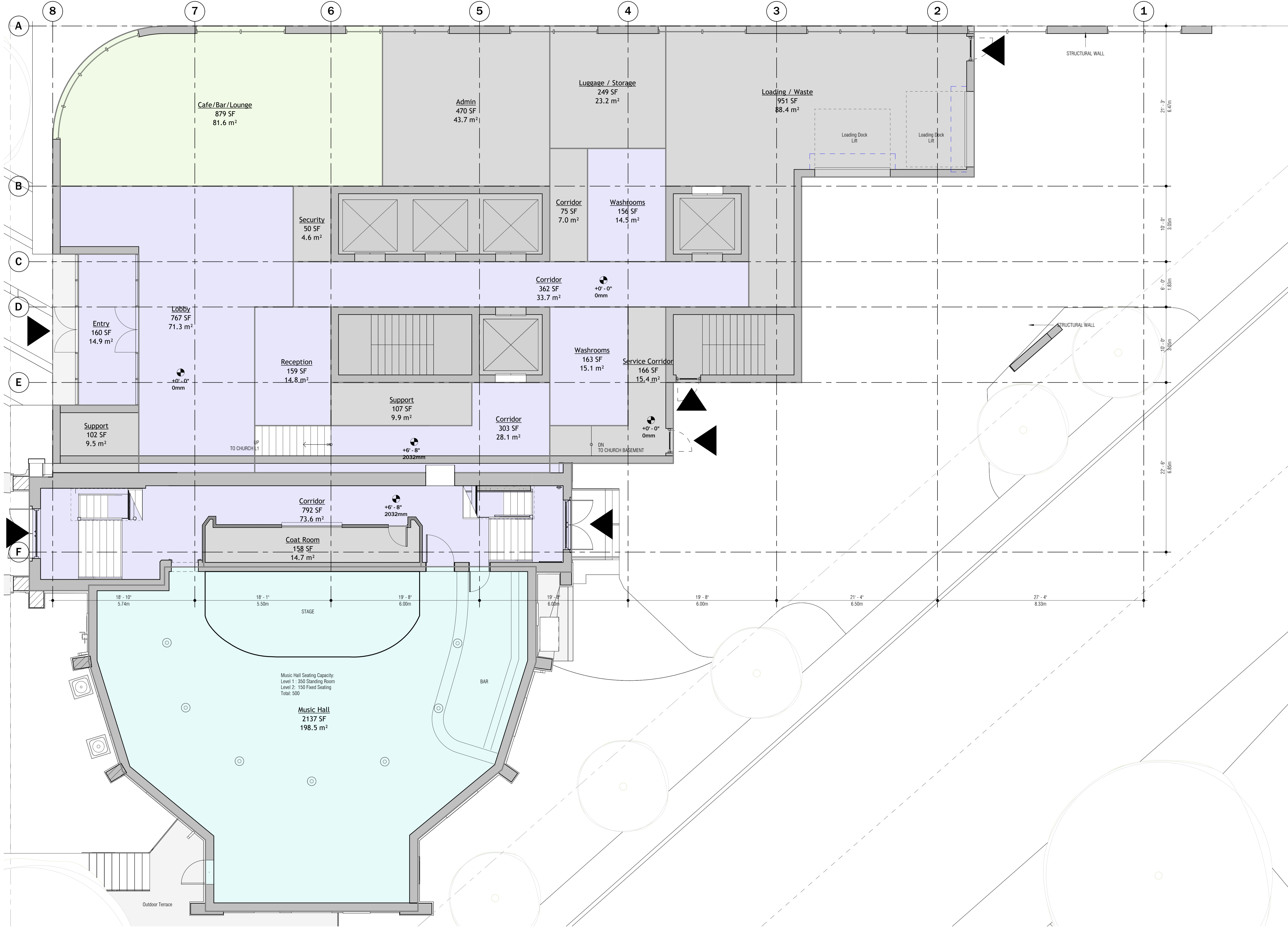
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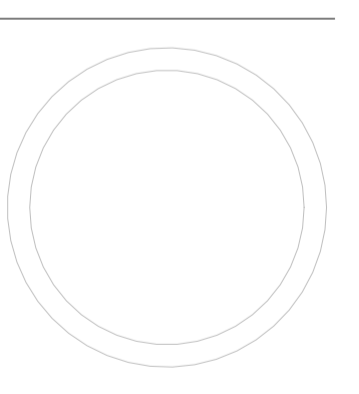


HOTEL LEVEL 1 ABOVE

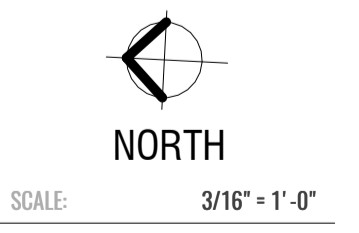
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Music Hall Seating Capacity:
 Level 1 : 350 Standing Room
 Level 2 : 150 Fixed Seating
 Total: 500

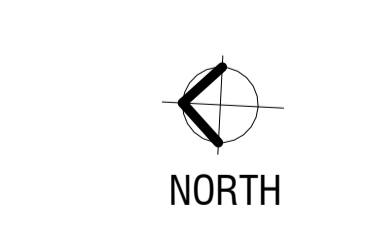
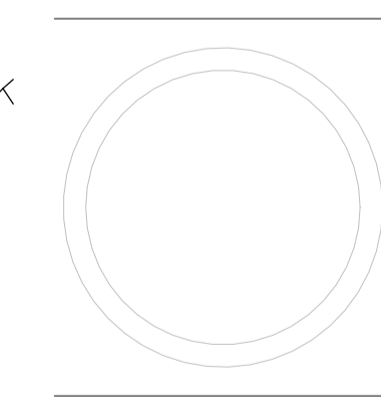
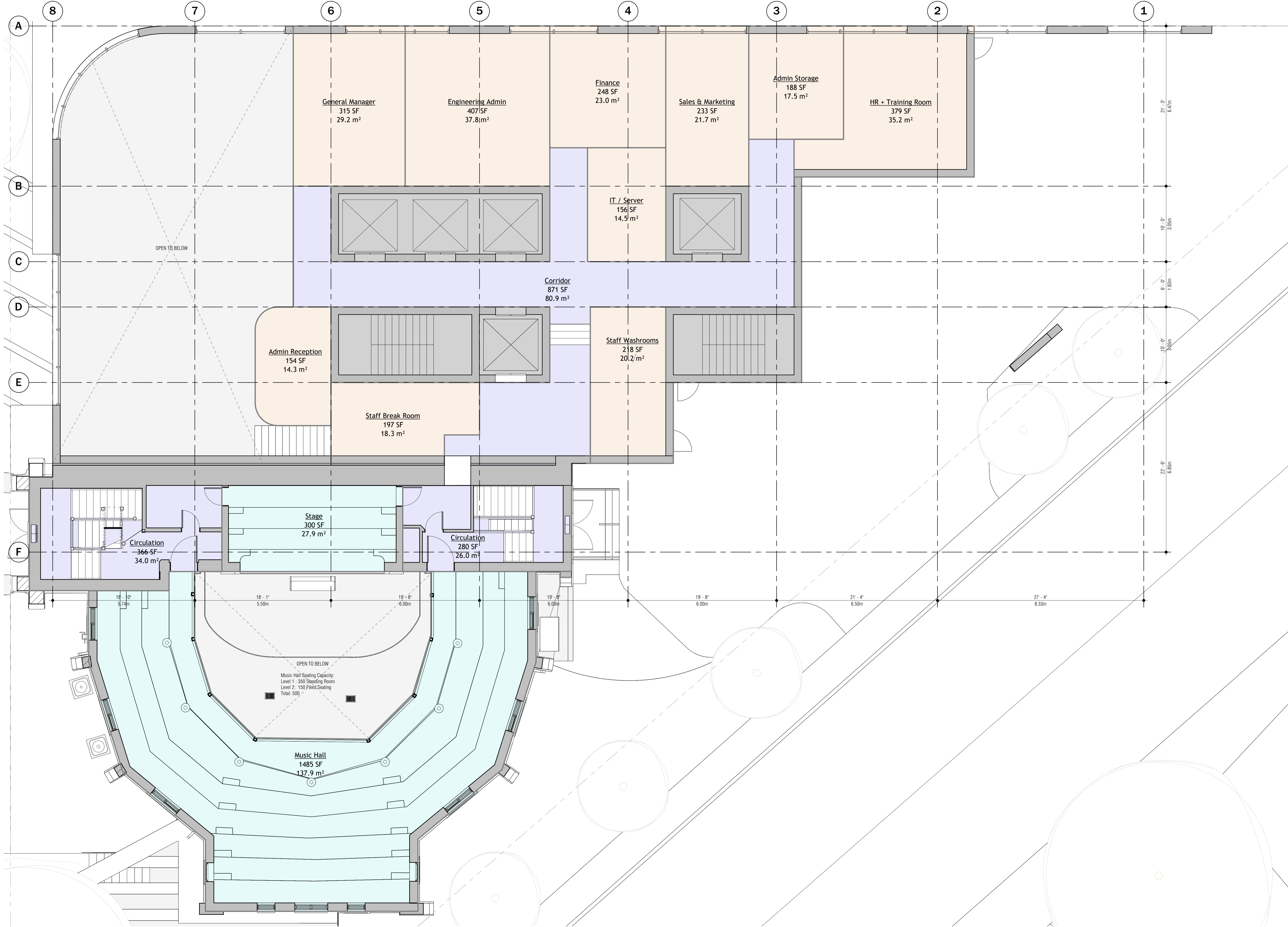


LEVEL 1



A101

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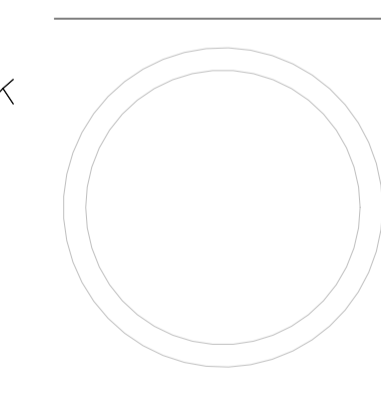
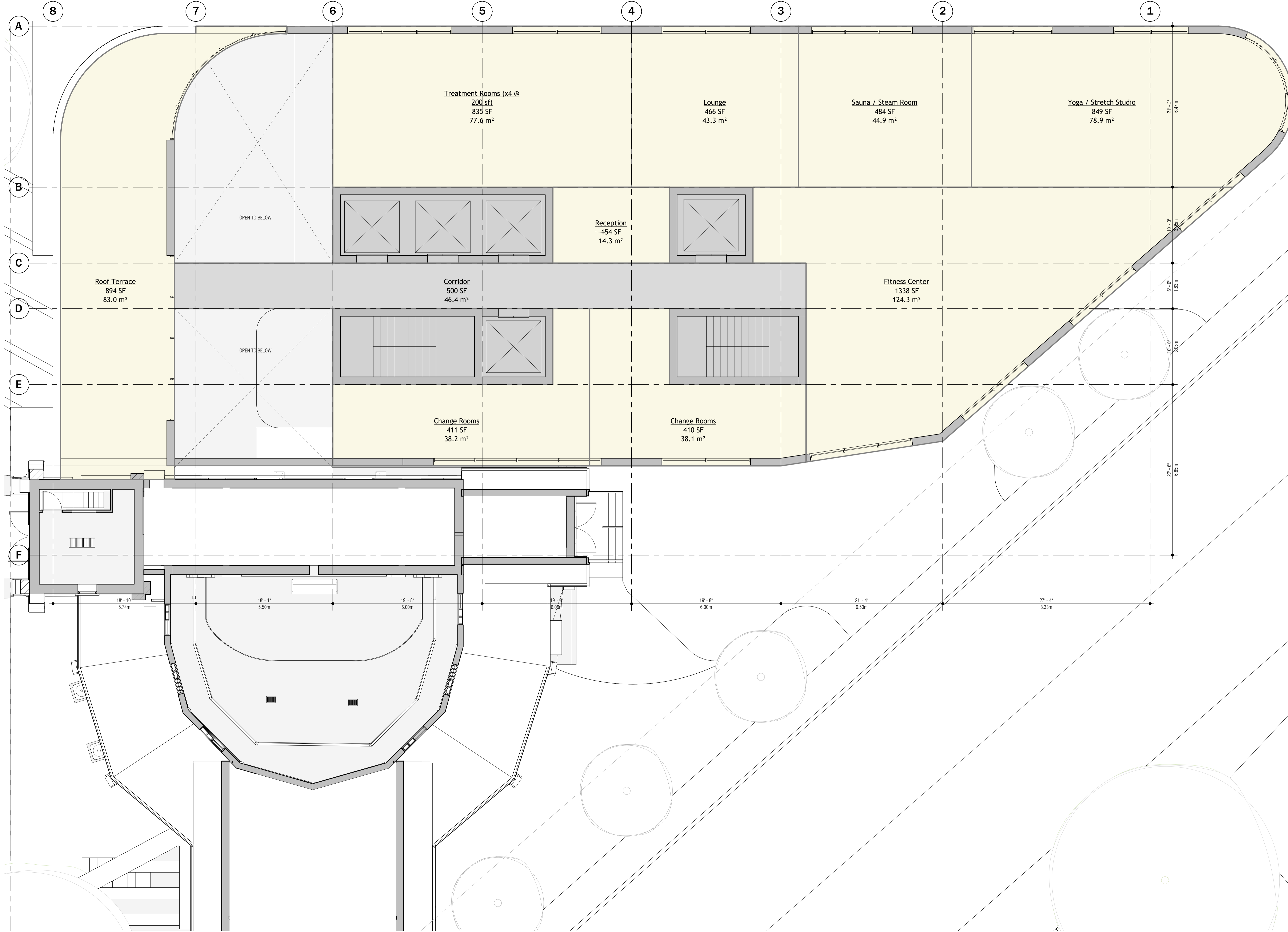


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A102

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NOT FOR CONSTRUCTION



LEVEL 3



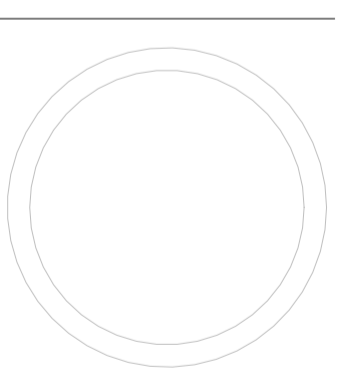
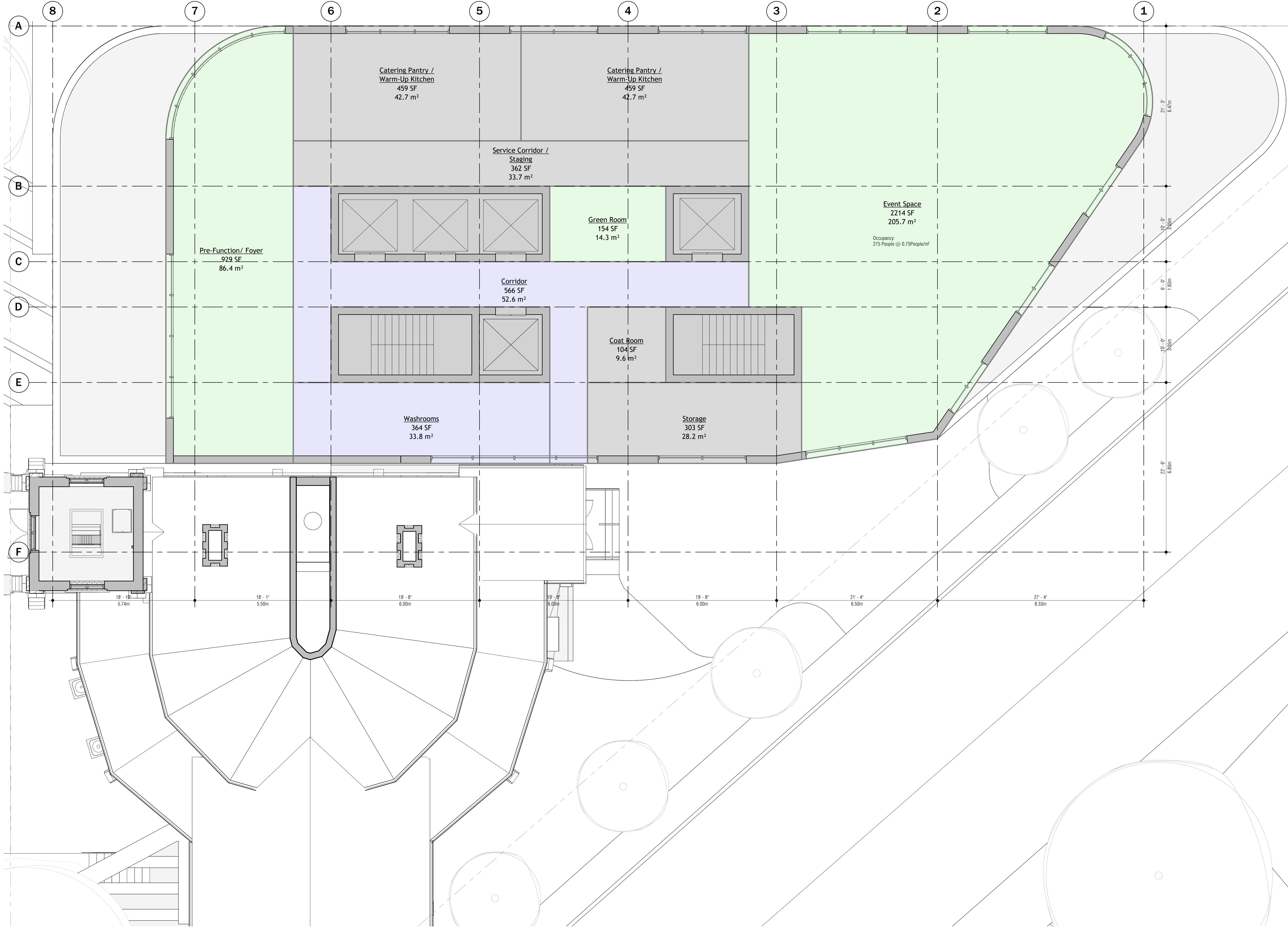
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A103

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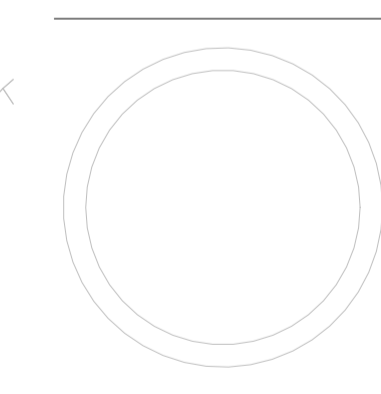
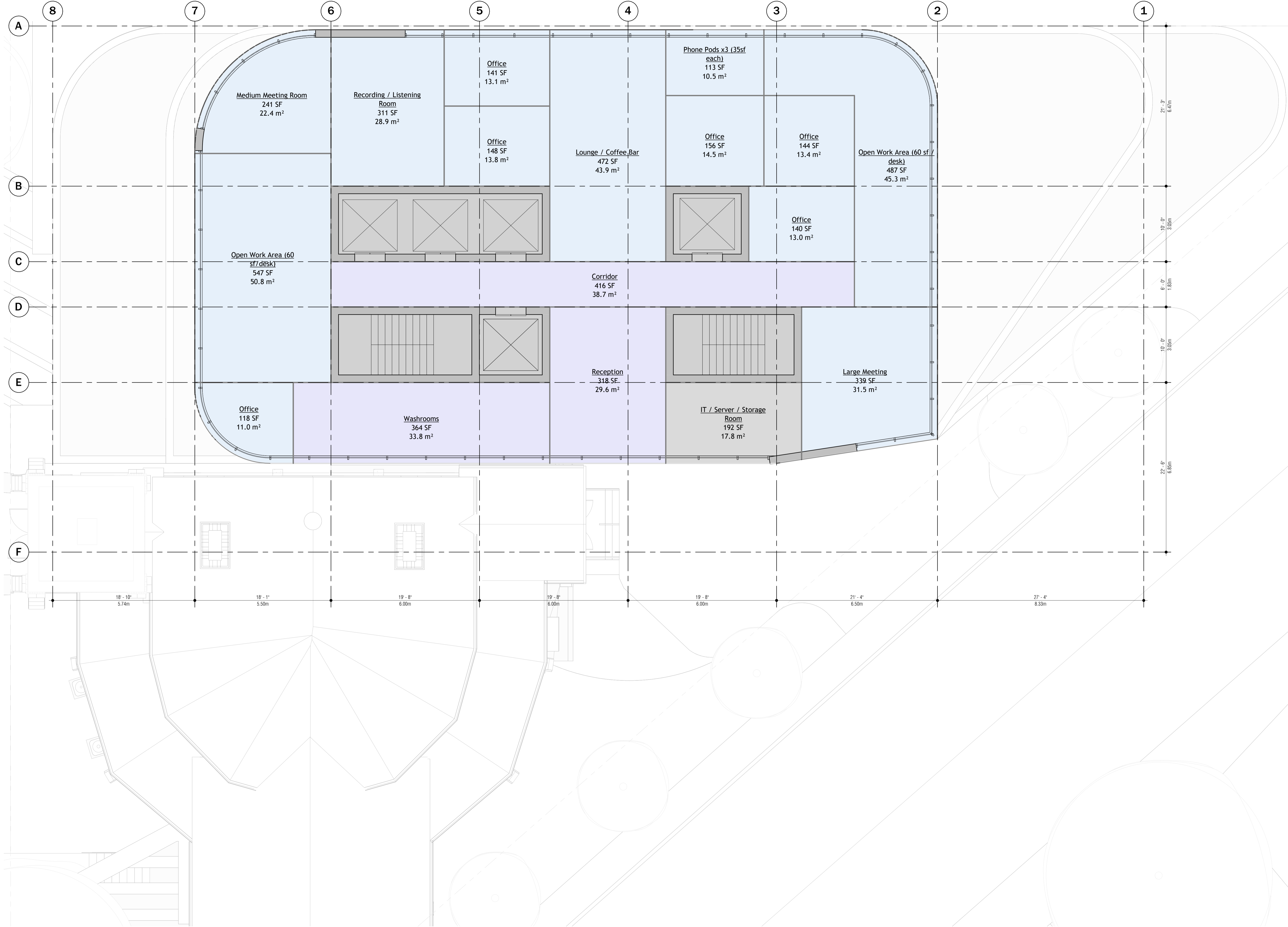
LEVEL 4

NORTH
 SCALE: 3/16" = 1'-0"

A104

DRAWN BY:

NOT FOR CONSTRUCTION



LEVEL 5

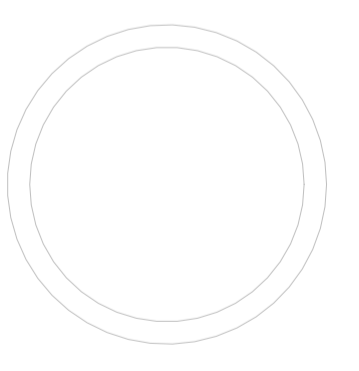
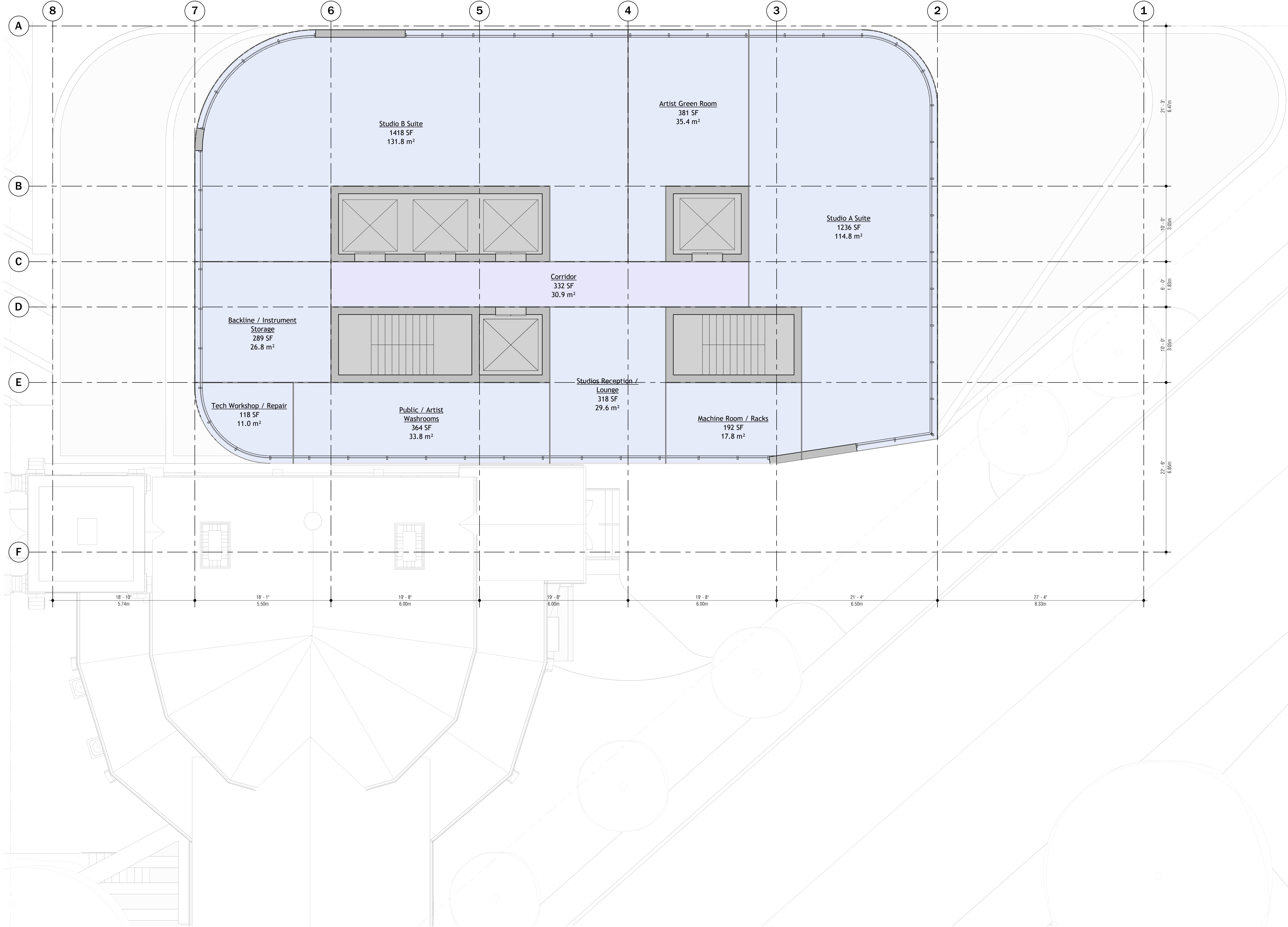
NORTH

SCALE: 3/16" = 1'-0"

A105

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LEVEL 6



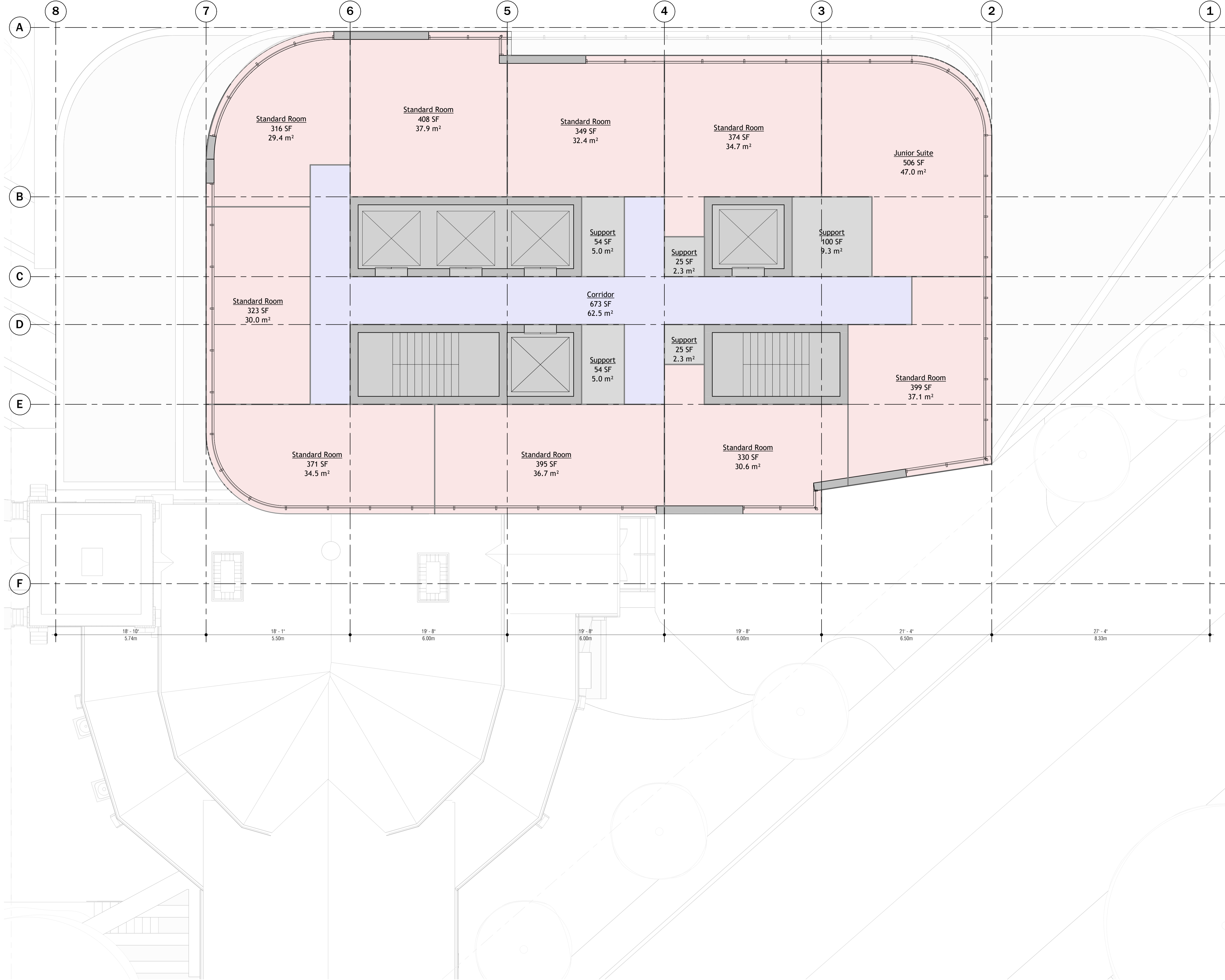
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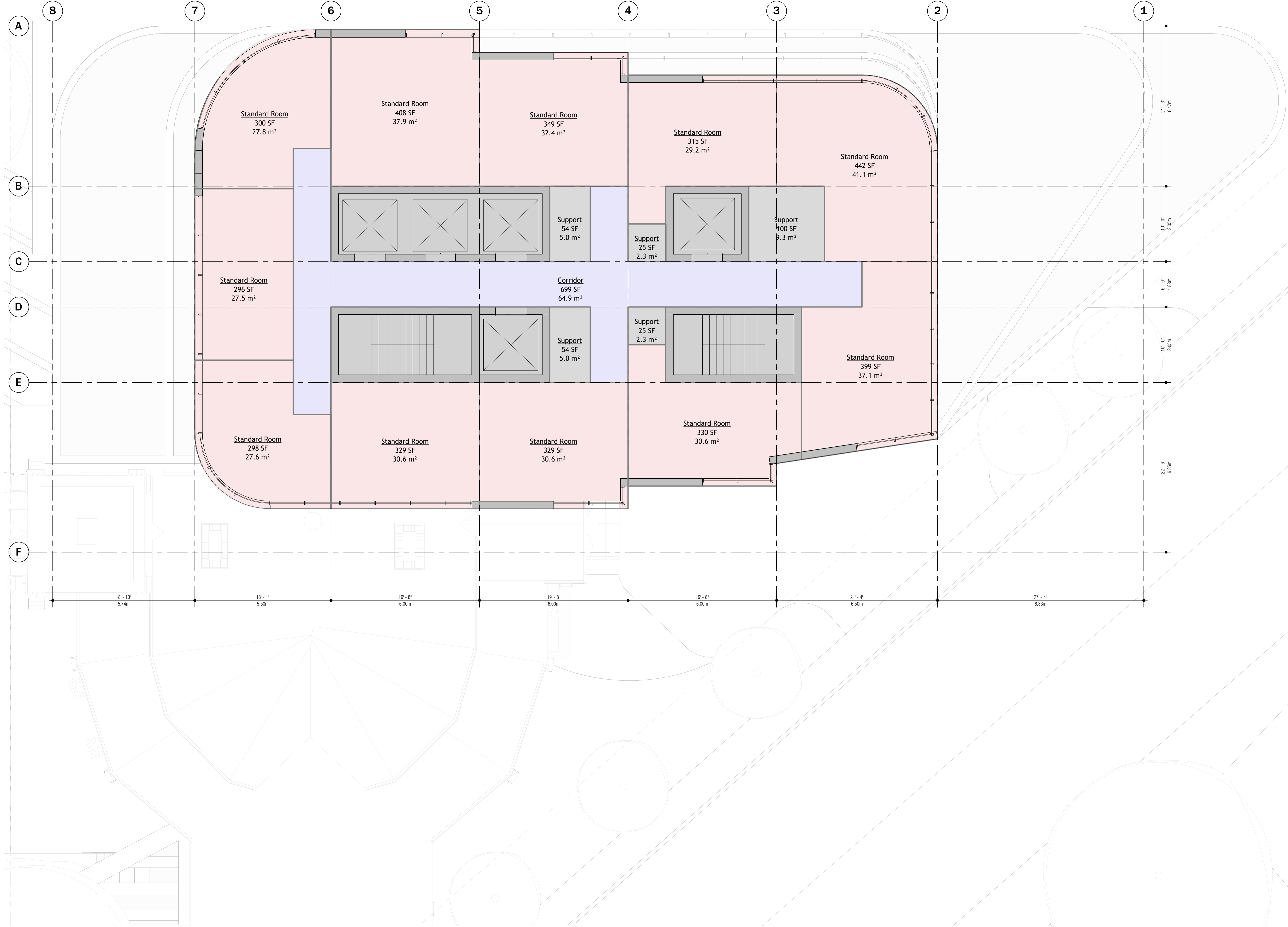
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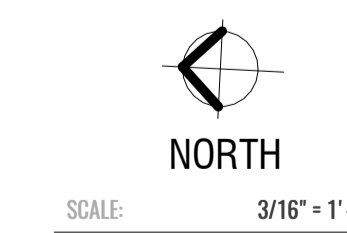
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NOT FOR CONSTRUCTION



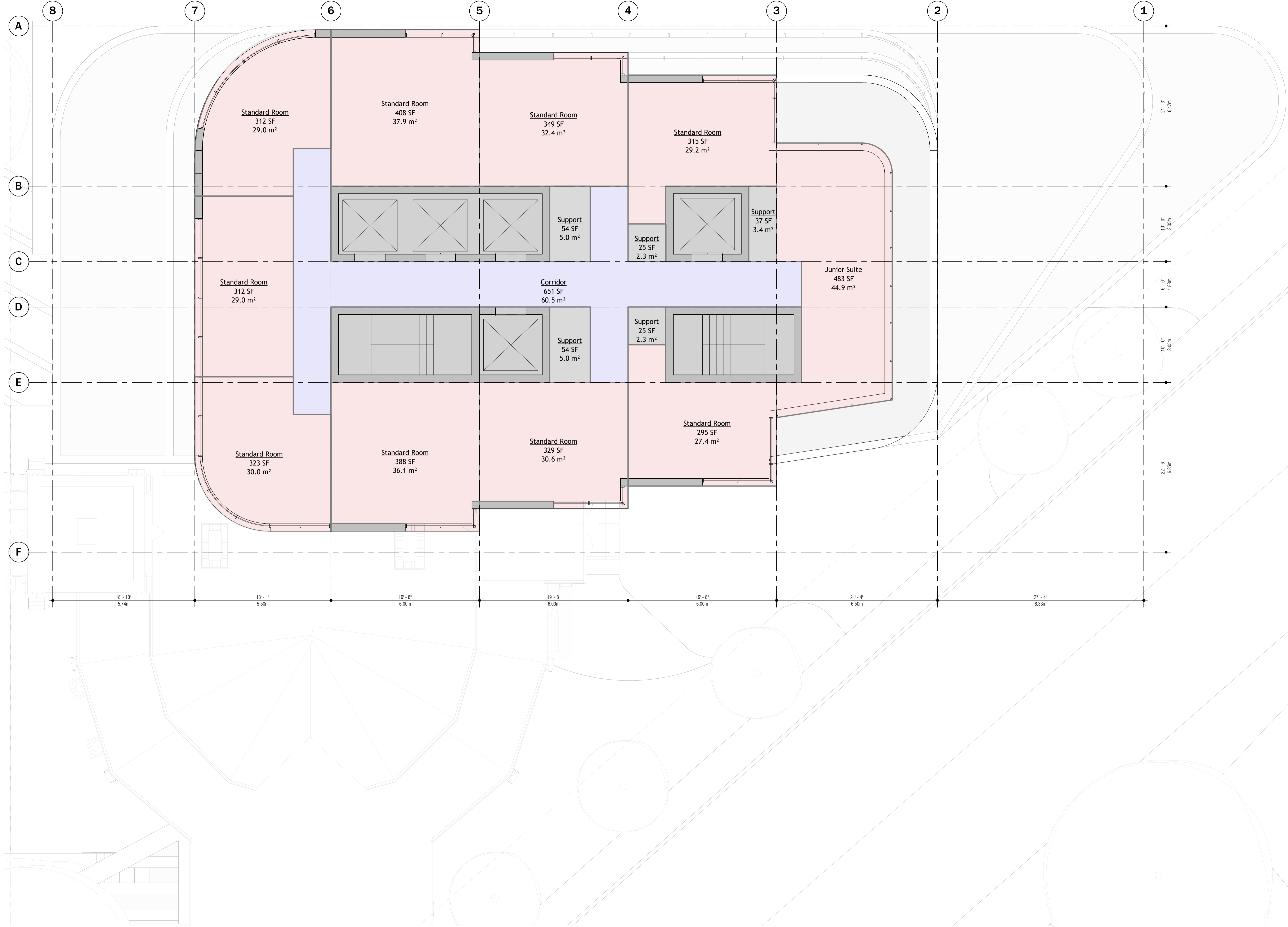
LEVELS 9 - 10



A108

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NOT FOR CONSTRUCTION



LEVELS 11 -

12

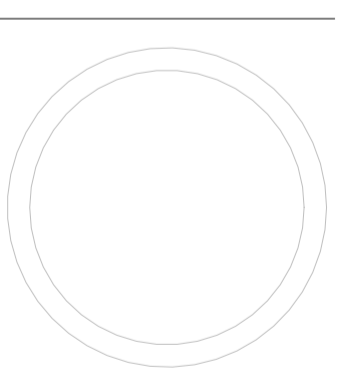
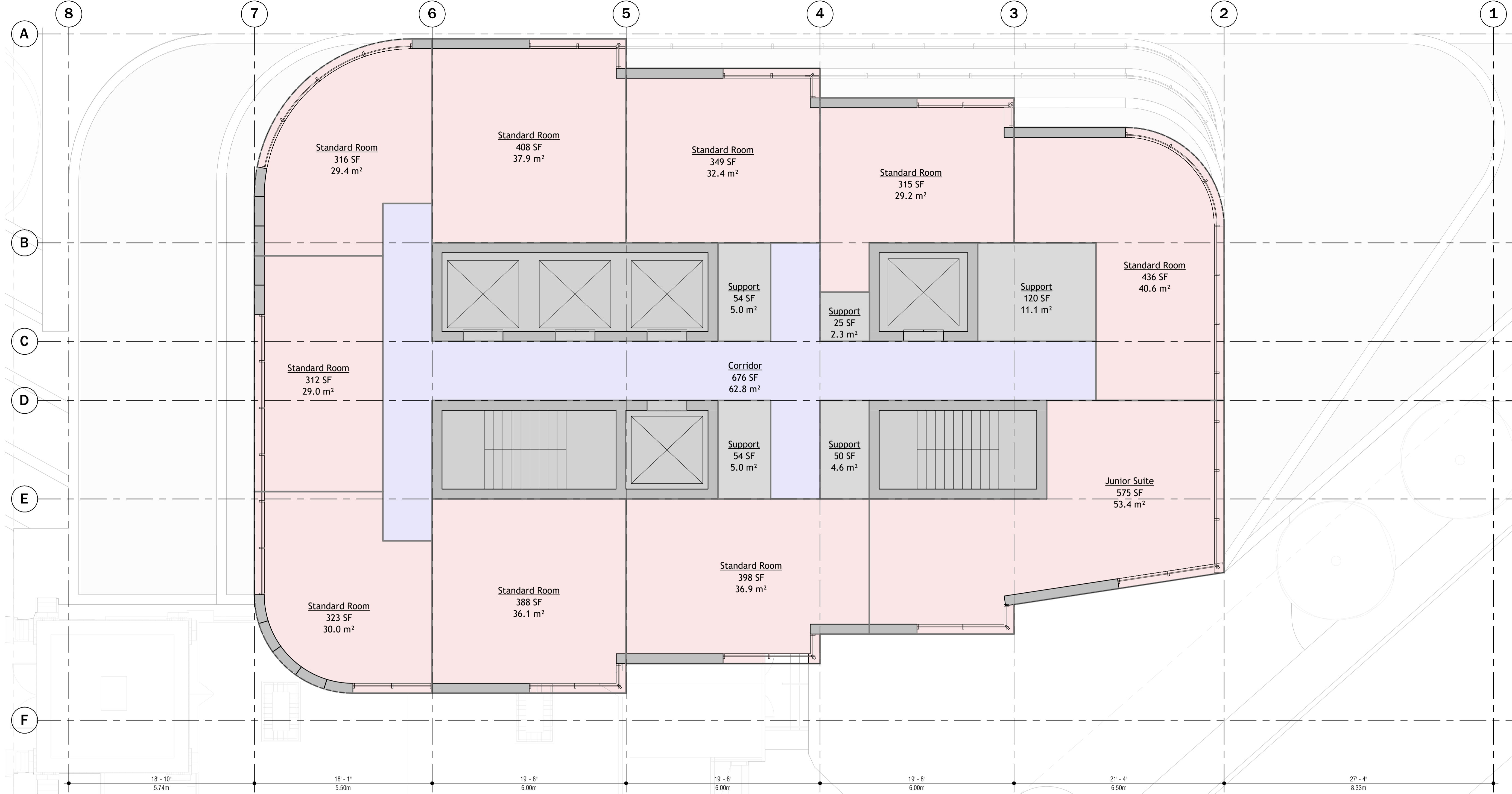


NORTH

SCALE: 3/16" = 1'-0"

A109

NOT FOR CONSTRUCTION



LEVELS 13 - 39

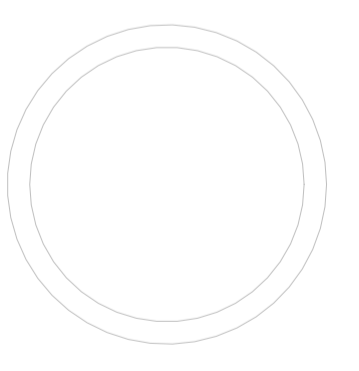
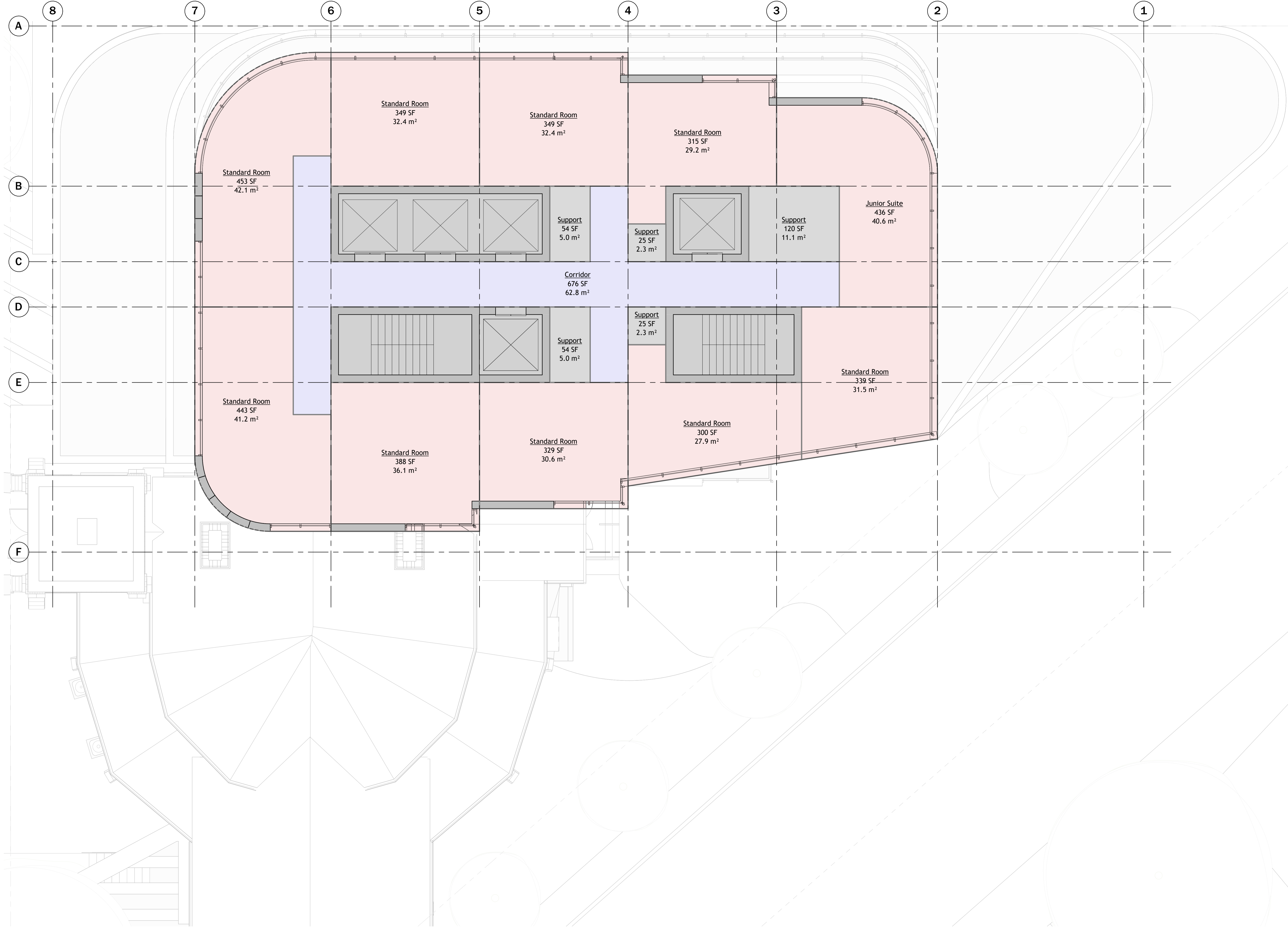
NORTH

SCALE: 3/16" = 1'-0"

A110

DRAWN BY:

NOT FOR CONSTRUCTION



LEVELS 40 -
 42

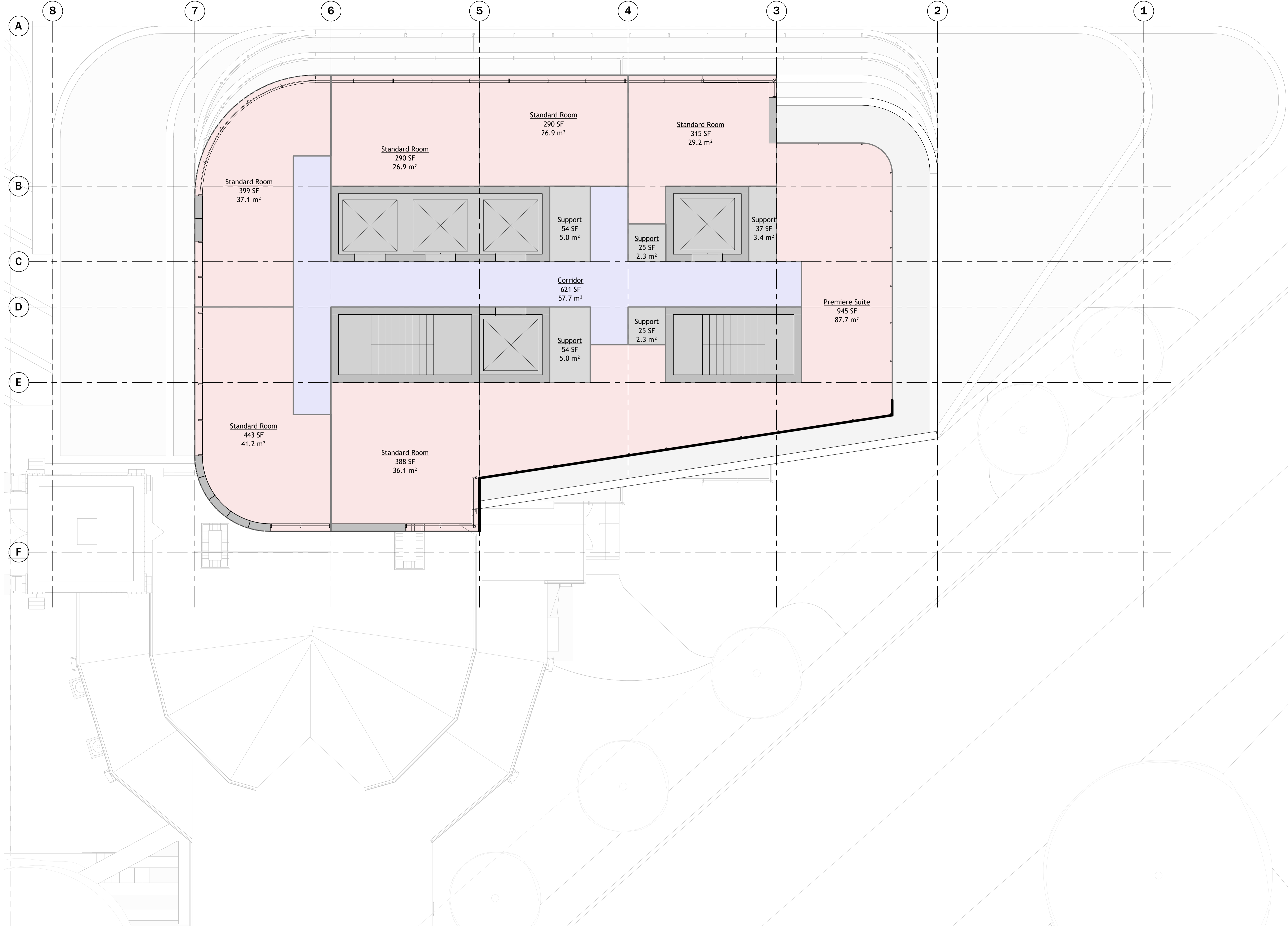
NORTH

SCALE: 3/16" = 1'-0"

A111

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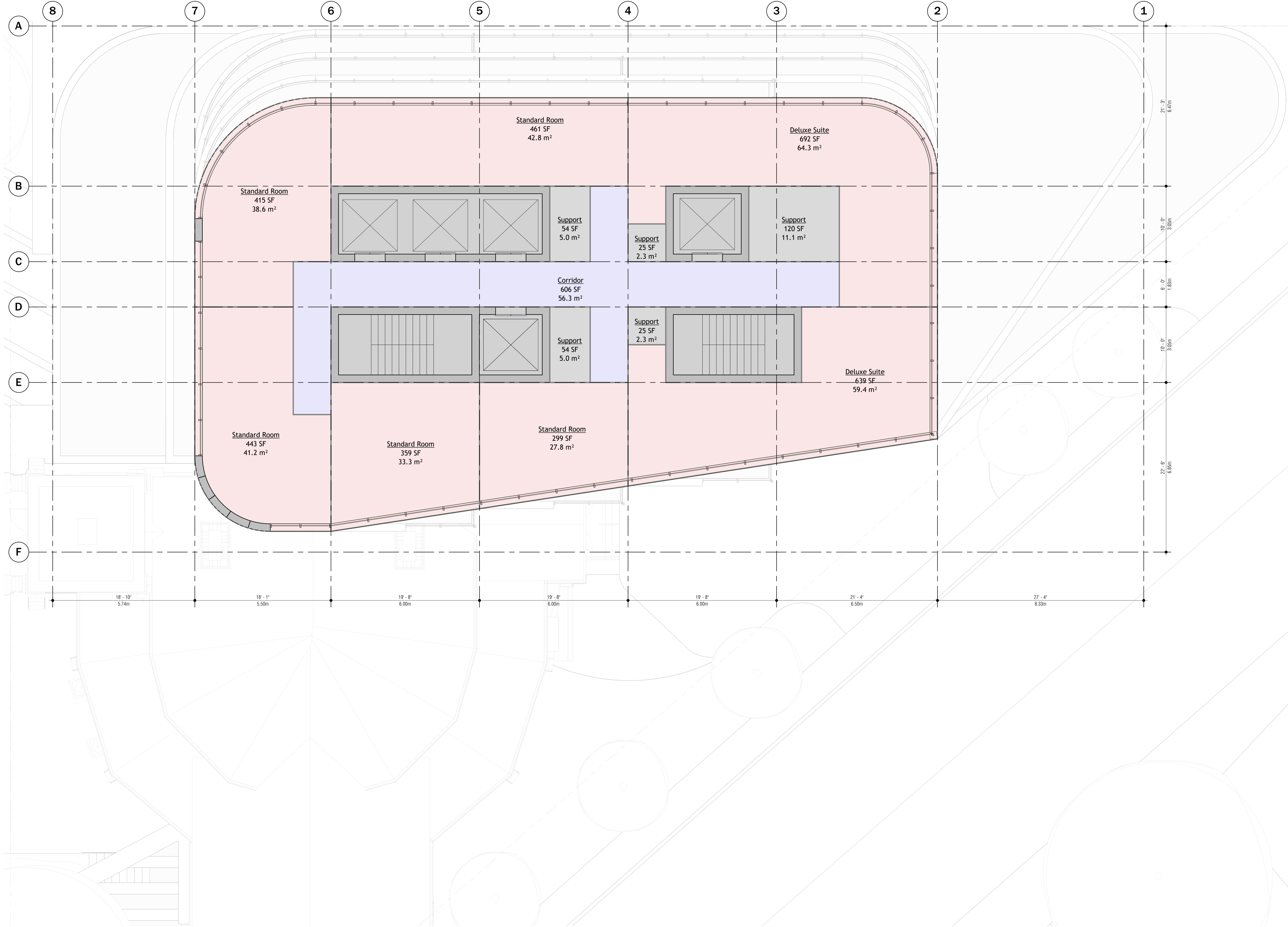
LEVELS 43 - 45



SCALE: 3/16" = 1'-0"

A112

NOT FOR CONSTRUCTION



LEVELS 46 - 47



SCALE: 3/16" = 1'-0"

A113

NOT FOR CONSTRUCTION

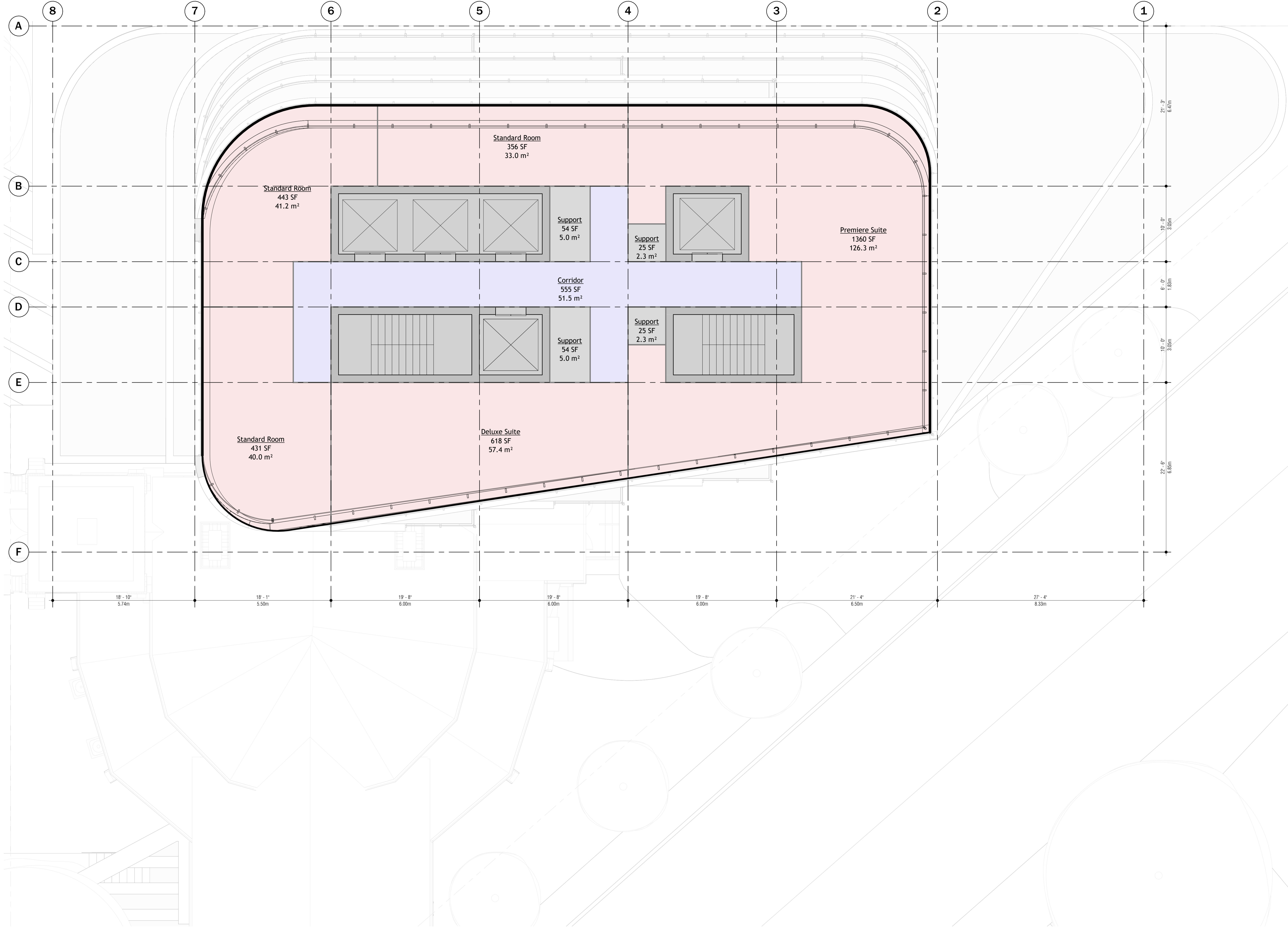
LEVELS 48 - 49



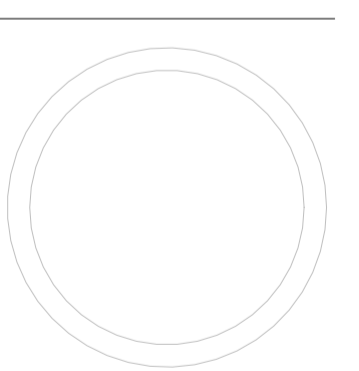
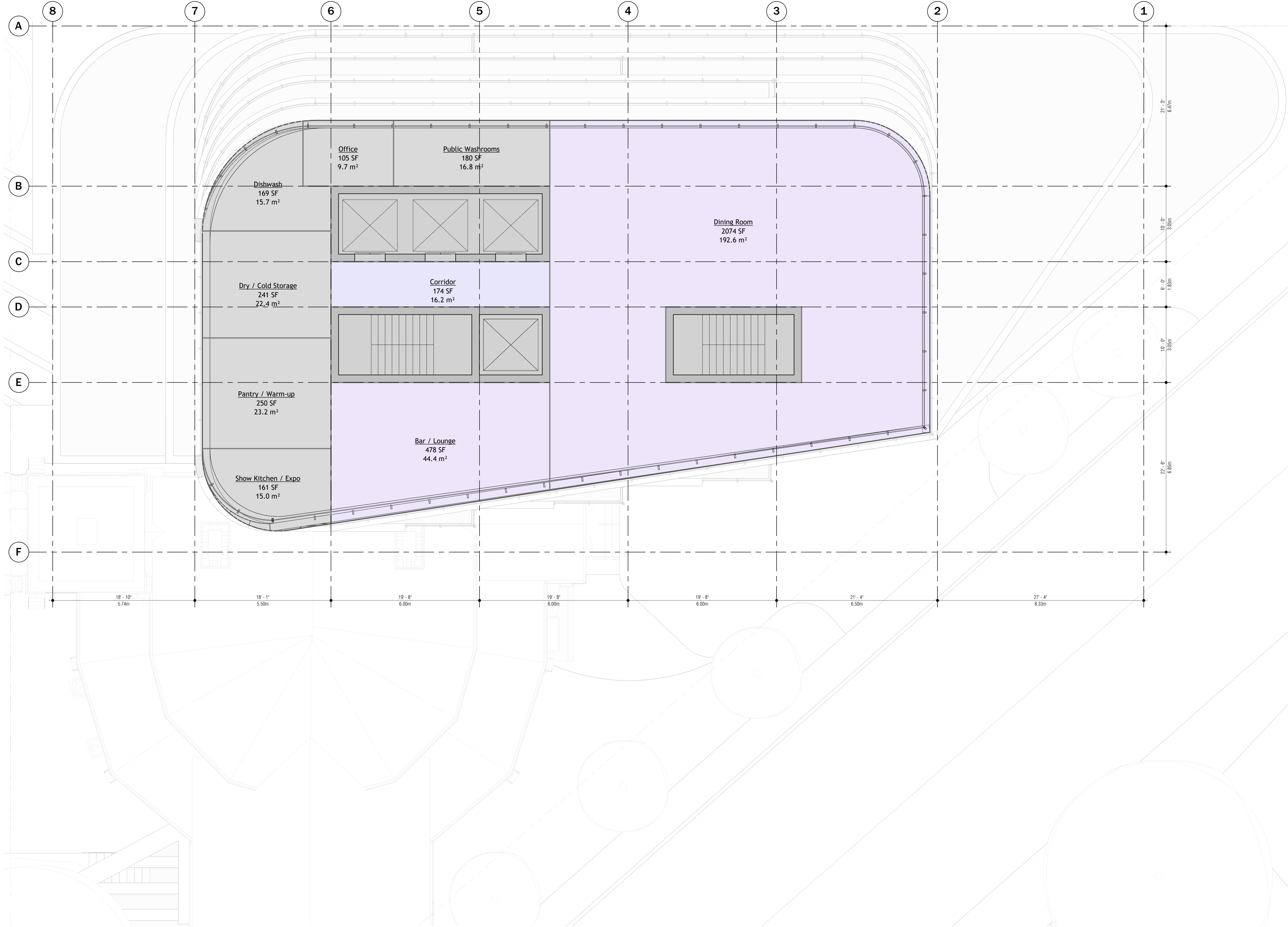
SCALE: 3/16" = 1'-0"

A114

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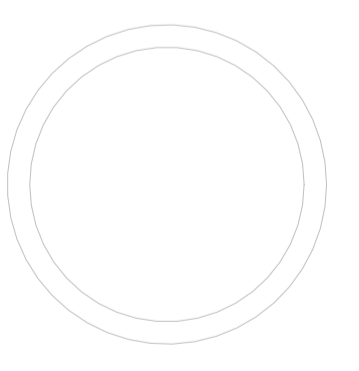
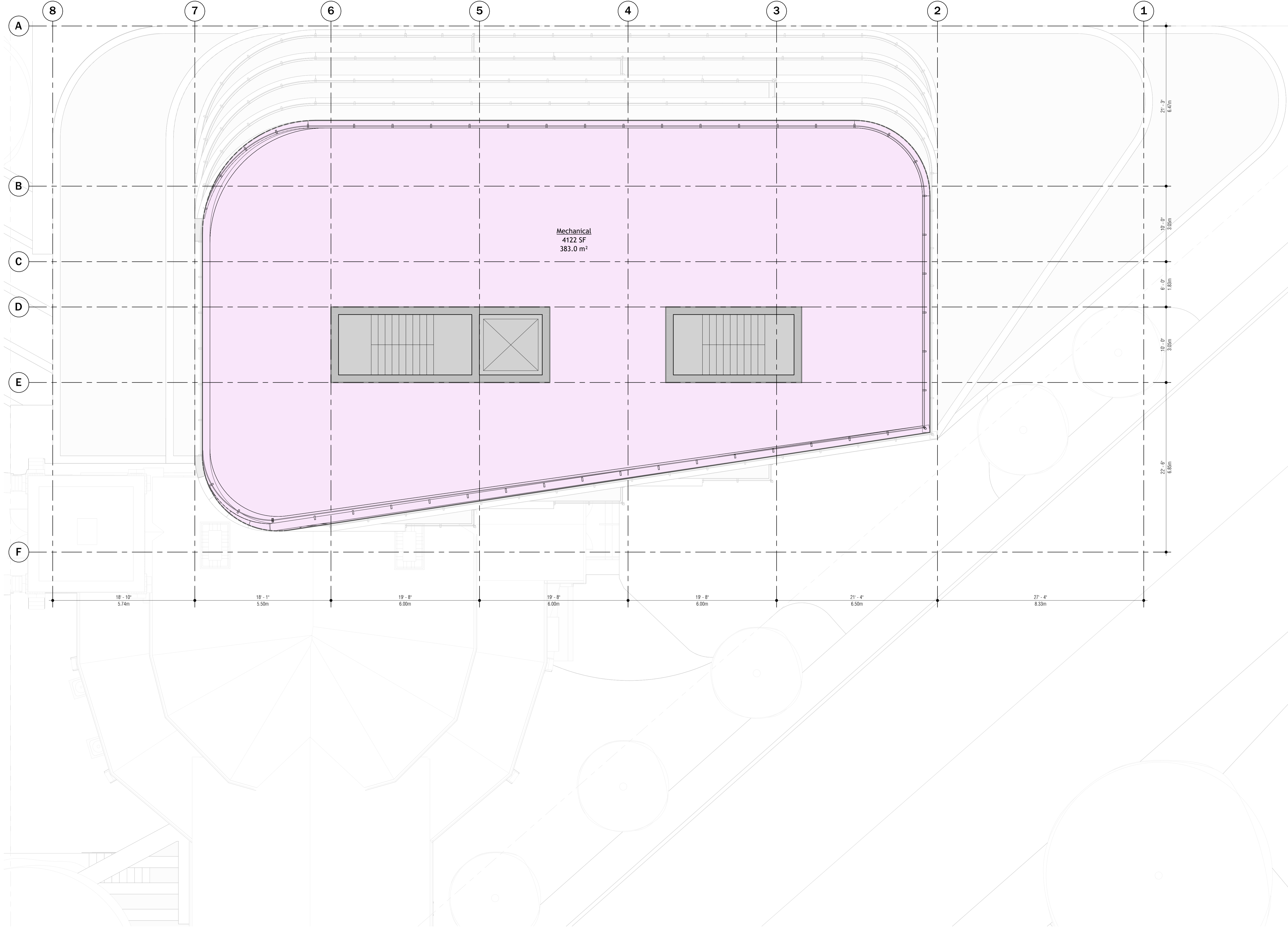
LEVEL 50

NORTH
SCALE: 3/16" = 1'-0"

A115

DRAWN BY:

NOT FOR CONSTRUCTION



LEVEL 51 - 52

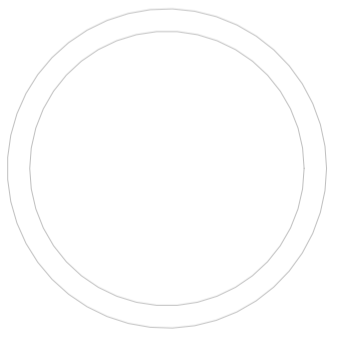


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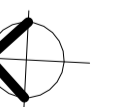
A116

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ROOF

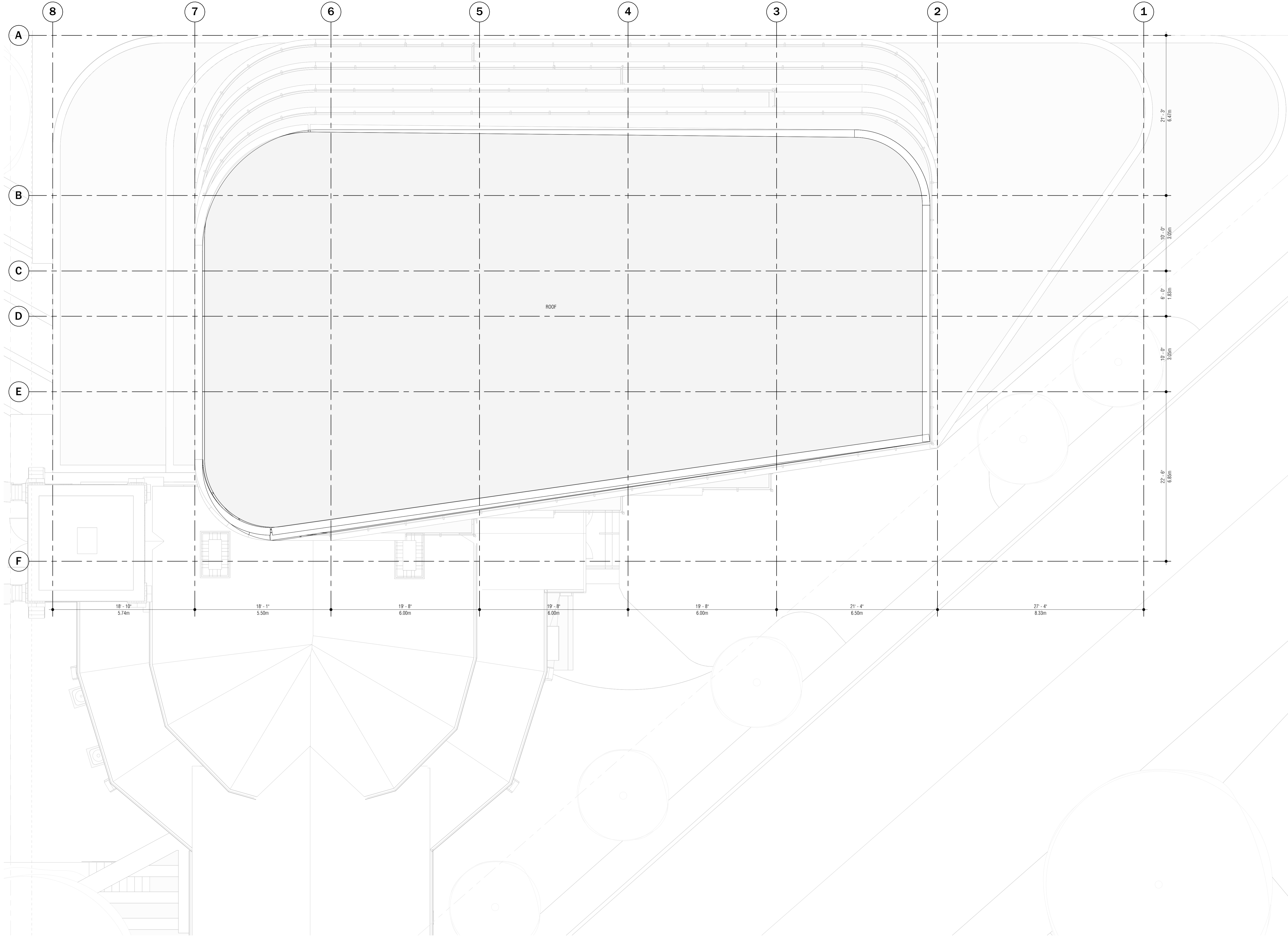


NORTH

SCALE: 3/16" = 1'-0"

A117

DRAWN BY:



ROOF

18'-10"
5.74m

18'-1"
5.50m

19'-8"
6.00m

19'-8"
6.00m

19'-8"
6.00m

21'-4"
6.50m

27'-4"
8.33m

21'-3"
6.47m

10'-0"
3.00m

6'-0"
1.83m

10'-0"
3.00m

22'-6"
6.86m