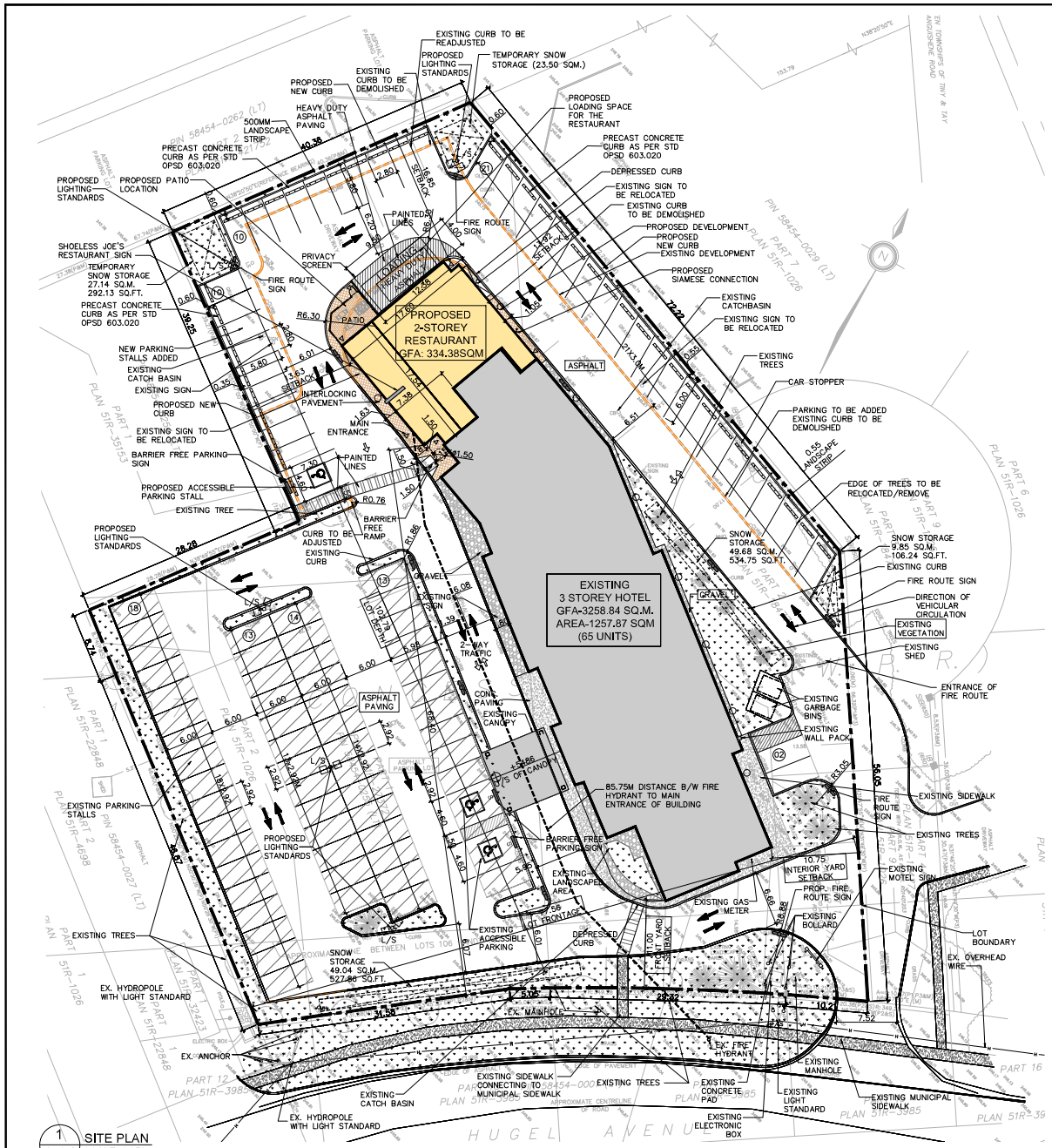
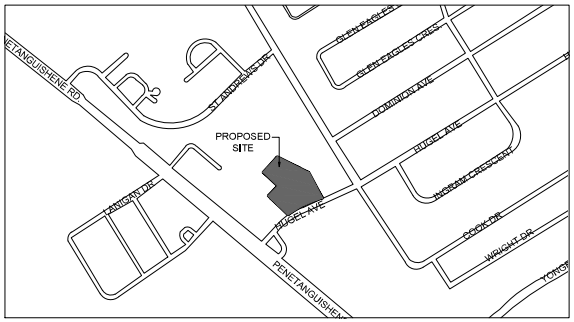


1 SITE PLAN
A-1.0 SCALE: 1:250



KEY PLAN

MUNICIPAL ADDRESS & LEGAL DESCRIPTION
1144 HUGEL AVE. MIDLAND, ON. PART OF EAST-HALF LOT 106 & PART OF LOT 107. CONCESSION 1 FORMERLY THE TOWNSHIP OF TINY NOW TOWN OF MIDLAND (COUNTY OF SIMCOE)

SURVEYOR INFORMATION
SURVEY PLAN ON DATED: F.S SURVEYING INC. 7 Colwick Drive, North York, ON M2K 2S2 T: 416.786.8080 E: info@fssurveying.com

OWNER INFORMATION
SONU DHILLON SUPER 8 HOTEL, 1144 HUGEL AVE 14R 0B1 E: GSM@SUPER8 MIDLAND.COM

LEGEND

- PROPERTY LINE
- NEW BUILDING
- EXISTING BUILDING
- LANDSCAPE
- CONC. PAVEMENT,150MM RAISED
- ASPHALT
- BARRIER FREE PARKING
- BARRIER FREE CURB
- BARRIER CURB
- MAIN DOOR ENTRANCE
- OVERHEAD DOOR
- LOADING
- DEMO LINE
- EXISTING PARKING
- FIRE ROUTE SIGN

PROJECT STATISTICS

ADDRESS: 1144 HUGEL AVE MIDLAND, ON			
ZONING: HIGHWAY COMMERCIAL, HC			
	REQUIRED	PROPOSED	EXISTING
TOTAL LOT AREA (m^2)	0.3ha	0.74ha (1.84 Acres)	
EXISTING HOTEL GFA	–	–	3258.84 SQ.M.
EXISTING GUEST ROOMS	–	–	65
PROPOSED RESTAURANT GFA	–	334.38 SQ.M.	–
TOTAL GFA (HOTEL+RESTAURANT)	–	3593.22 SQ.M.	
COVERAGE		265.55 SQ.M. (3.56%)	1257.87 SQ.M. (15.3%)
MAX. LOT COVERAGE	50%	1397.75 SQ.M. (18.77%)	
LANDSCAPED AREA	–	944.94 SQ.M. (12.69%)	
PAVED AREA	–	5103.53 SQ.M. (65.63%)	
MIN. LOT FRONTAGE	30 M.	77.56 M.	
MIN. LOT DEPTH	–	102.79 M.	
MAX. BUILDING HEIGHT	11 M.	9.36 M.	10.18 M.

PARKING REQUIREMENT

	REQUIRED	EXISTING	PROPOSED
HOTEL (65 UNITS) (1.25 PER UNIT) INCLUDING 2 ACCESSIBLE PARKING SPACES	81.25	79	101 (INCL. 3 BF)
RESTAURANT (1/EVERY 4-PERSON EATING CAPACITY, 127 INDOOR & OUTDOOR SEATS) INCLUDING 1 ACCESSIBLE PARKING SPACE	31.75	–	
TOTAL	113	79	
DIFFERENCE			-12

SETBACK

	REQUIRED	PROPOSED
MINIMUM FRONT YARD	7.5 M.	11.00M(EXISTING)
MINIMUM REAR YARD	3.3 M.	16.85 M
MINIMUM INTERIOR SIDE (EAST)	0.0 M.	10.75M(EXISTING)
MINIMUM INTERIOR SIDE (WEST)	0.0 M.	13.63 M

RESTAURANT AREA CHART

	PROPOSED
FIRST FLOOR GFA	176.82 SQ.M.
SECOND FLOOR GFA	157.56 SQ.M.
TOTAL GFA :	334.38SQ.M.

SEATING CAPACITY OF RESTAURANT

INDOOR SEATING	75
PATIO SEATING	52
TOTAL SEATING	127

LOADING REQUIREMENT (PROPOSED DEVOLOPMENT)

	REQUIRED	PROPOSED
FOR NON-RESIDENTIAL(500SQM. OR LESS)	0	1 (9.50MX4.00M)

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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T : 4 1 6 . 2 5 6 . 9 7 4 1
E: info@narchitecture.com
www.narchitecture.com

ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENCE 6211

PROJECT NORTH

29th MAY 2023

29th MAY 2023
ISSUED FOR SPA
NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
2.	29 MAY 2023	ISSUED FOR SPA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

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PROJECT:

SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

DRAWING TITLE:

SITE PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 21-37	DRAWING NO.: A-1.0