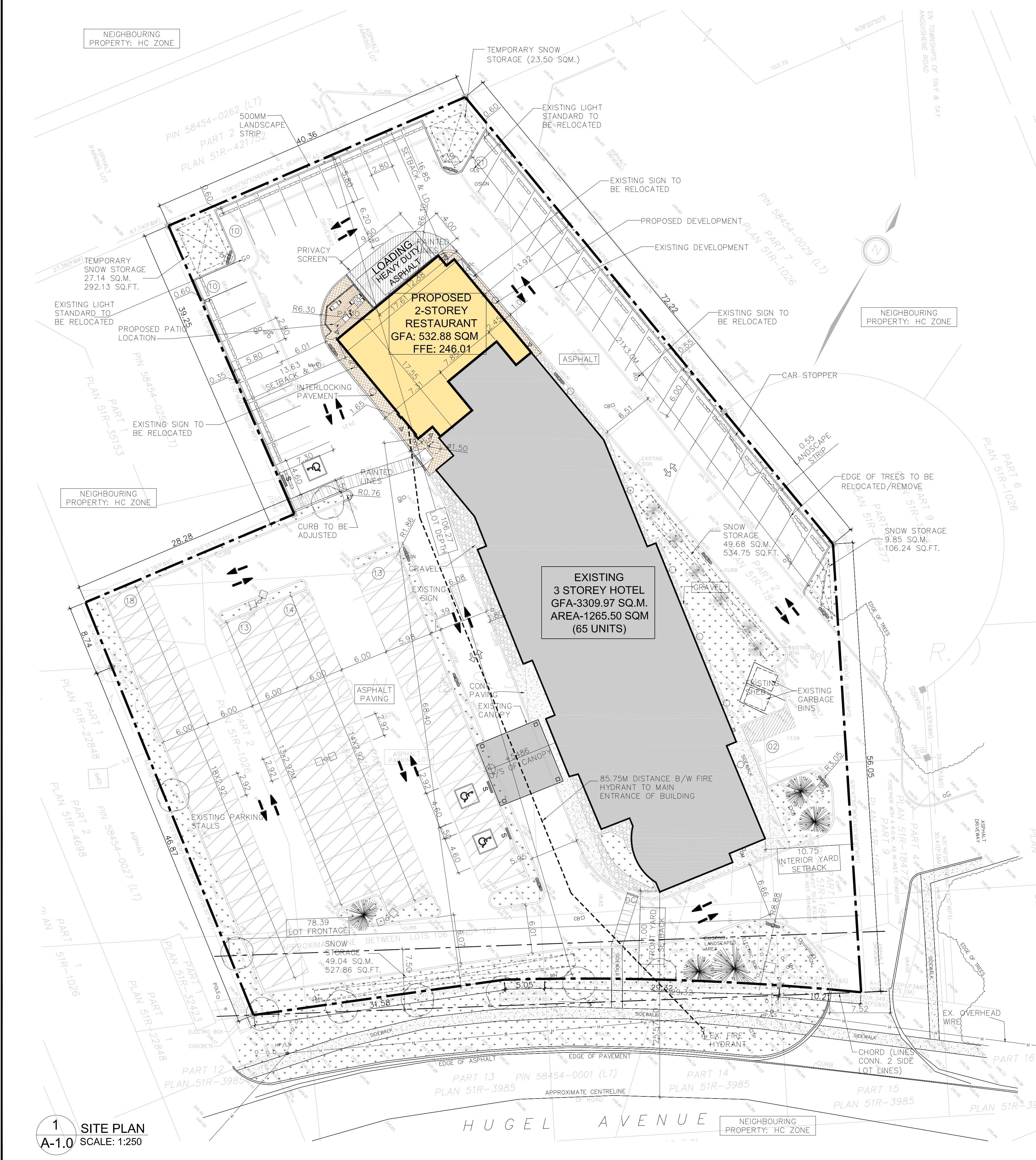




KEY PLAN

APPLICANT INFORMATION
n ARCHITECTURE INC.
9120 Leslie Street, Suite-208
Richmond Hill, ON. L4B3J9
T: 416.303.4821
F: 1.866.340.5265
E: Info@narchitecture.com
www.narchitecture.com

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 2G2
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 RAMP
 - CURB
 - MAIN DOOR ENTRANCE
 - OVERHEAD DOOR
 - LOADING
 - DEMO LINE
 - EXISTING PARKING
 - FIRE ROUTE SIGN
 - PRECAST CONCRETE CURB AS PER STD OPSD 603.020
 - EXISTING CATCH BASIN
 - BARRIER FREE PARKING SIGN
 - EXISTING LIGHT STANDARD
 - EXISTING SIGN
 - EXISTING TREE
 - EXISTING GAS METER
 - PROPOSED LIGHTING
 - PROPOSED WALL LIGHT
 - DEPRESSED CURB
 - 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	-	-	3309.97 SQ.M.
EXISTING GUEST ROOMS	-	-	65
PROPOSED RESTAURANT GFA	-	532.88 SQ.M.	-
TOTAL GFA (HOTEL+RESTAURANT)	-	3842.85 SQ.M.	
COVERAGE	265.08 SQ.M. (3.55%)	1265.50 SQ.M. (16.97%)	
TOTAL LOT COVERAGE	50% (MAX.)	1530.58 SQ.M. (20.52%)	
LANDSCAPED AREA	-	946.07 SQ.M. (12.71%)	
PAVED AREA	-	4867.5 SQ.M. (65.26%)	
GRAVEL AREA	-	113.33 SQ.M. (1.51%)	
MIN. LOT FRONTAGE	30 M.	78.39 M.	
MIN. LOT DEPTH	-	106.27 M.	
MAX. BUILDING HEIGHT	11 M.	9.71 M.	10.65 M.

	REQUIRED	EXISTING	PROPOSED
HOTEL (65 UNITS) (1.25 PER UNIT) REGULAR PARKING SPACES (2.80MX5.80M) AND 2 ACCESSIBLE PARKING SPACES (4.60MX7.30M)	81.25	79	-
RESTAURANT (1/EVERY 4-PERSON EATING CAPACITY, 127 INDOOR & OUTDOOR SEATS) REGULAR PARKING SPACES (2.80MX5.80M) AND 1 ACCESSIBLE PARKING SPACE (4.60MX7.30M)	31.75	-	22
TOTAL	113	79	101 (INCL. 3 BF)
DIFFERENCE (APPROVED APPLICATION NO. ZBA-05-23 1144 HUGEL AVENUE)			-12

	REQUIRED	PROPOSED
MINIMUM FRONT YARD (SOUTH)	7.5 M.	11.00M(EXISTING)
MINIMUM REAR YARD (NORTH)	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

	PROPOSED
FIRST FLOOR GFA	265.08 SQ.M.
SECOND FLOOR GFA	267.80 SQ.M.
TOTAL GFA :	532.88 SQ.M.

INDOOR SEATING	119
PATIO SEATING	8
TOTAL SEATING	127

	REQUIRED	PROPOSED
301 m2 up to and including 2000m2	1	1 (9.50MX4.00M)

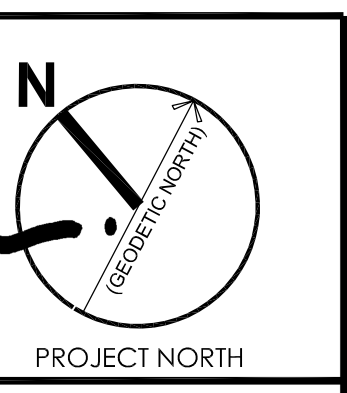
NOTE : LOT FRONTAGE IS MEASURED 7.5M BACK FROM THE CHORD. CHORD IS THE LINE LINE THAT JOINS THE 2 SIDE LOT LINES WHERE THEY INTERSECT, THAT IS THE FRONTAGE.



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30th MAY 2025
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No.	Date	Version	Dwn.
4.	30 MAY 2025	ISSUED FOR SPA	MG
3.	24 JUNE 2024	ISSUED FOR REVIEW	JB
2.	29 MAY 2023	ISSUED FOR SPA/ZBA	JB
1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

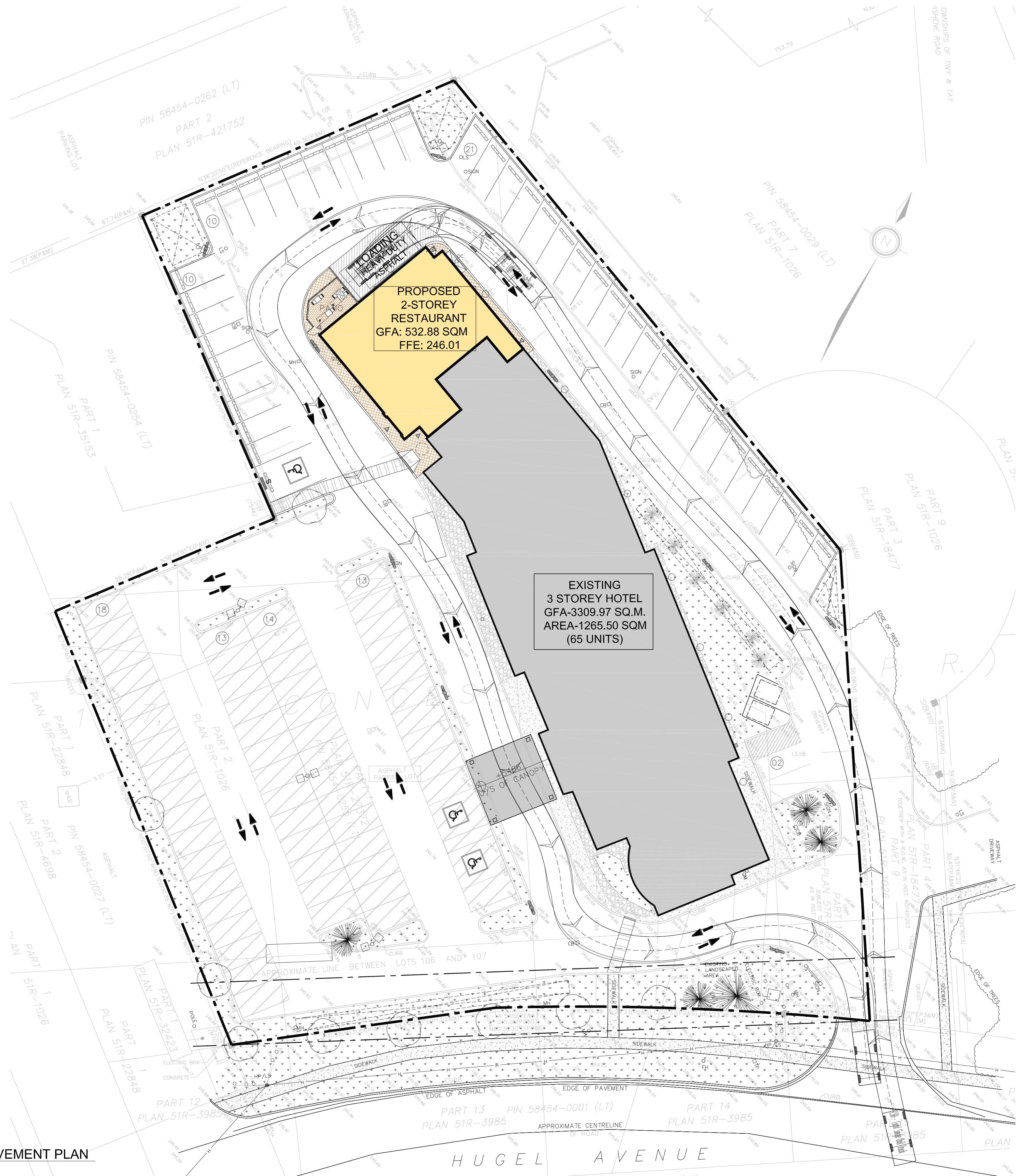
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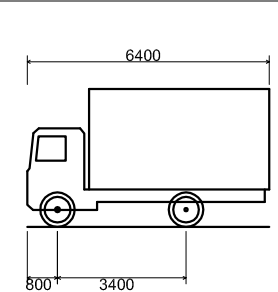
PROJECT:
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

DRAWING TITLE:
SITE PLAN
(AT GROUND LEVEL)

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 **A-1.0**



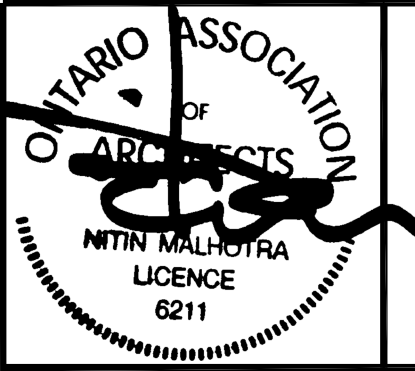


LSU - Light Single Unit Truck
Overall Length 6400mm
Overall Width 2600mm
Overall Body Height 3650mm
Min Body Ground Clearance 445mm
Track Width 2600mm
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6300mm

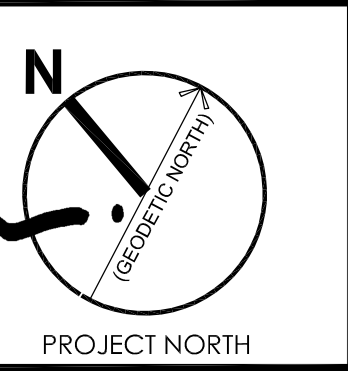
6400mm
2600mm
3650mm
445mm
2600mm
4.00s
6300mm



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ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENCE 6211



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1.	16 AUG 2021	ISSUED FOR PRE-CON	JB
No.	Date	Version	Dwn.

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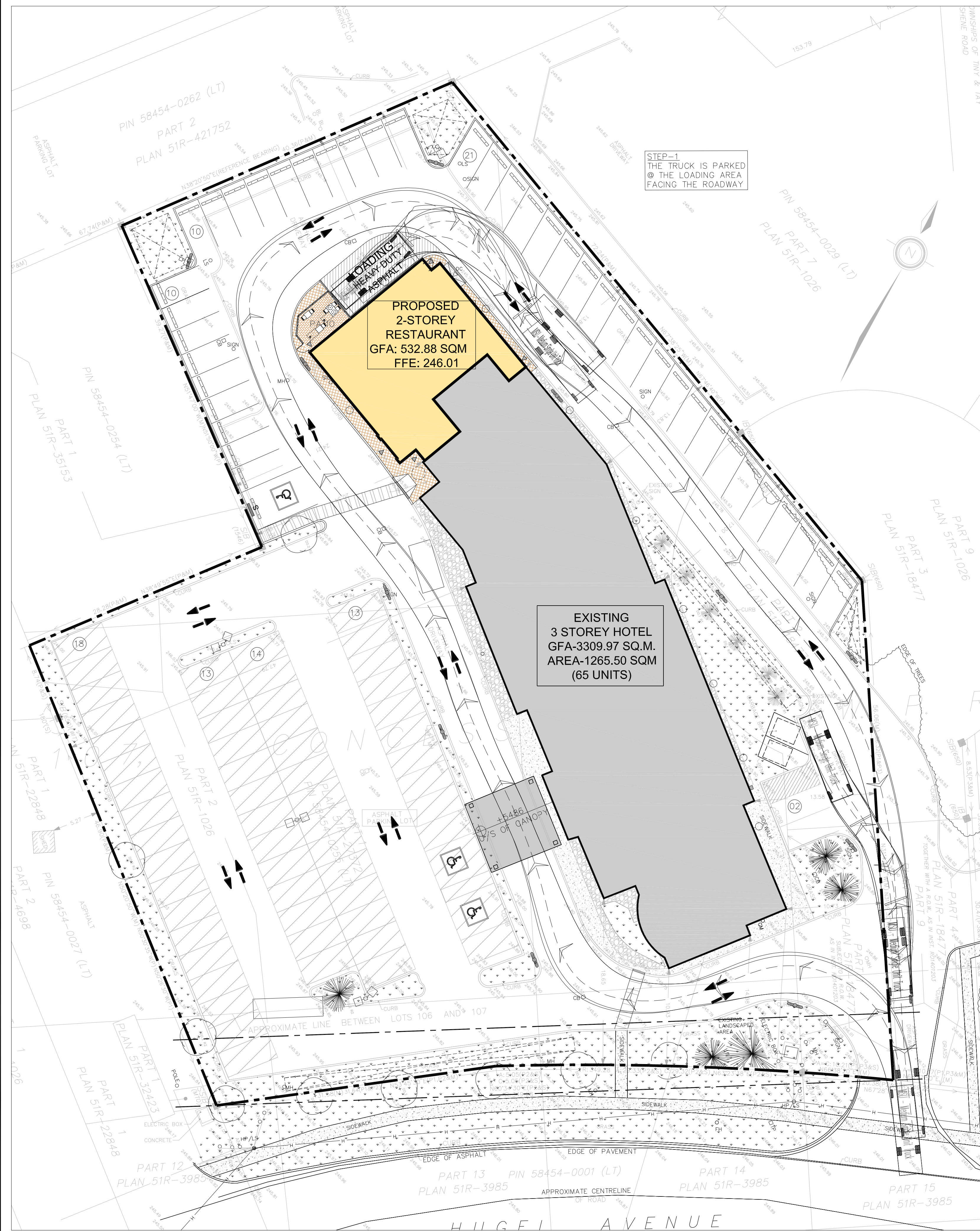
PROJECT:

SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

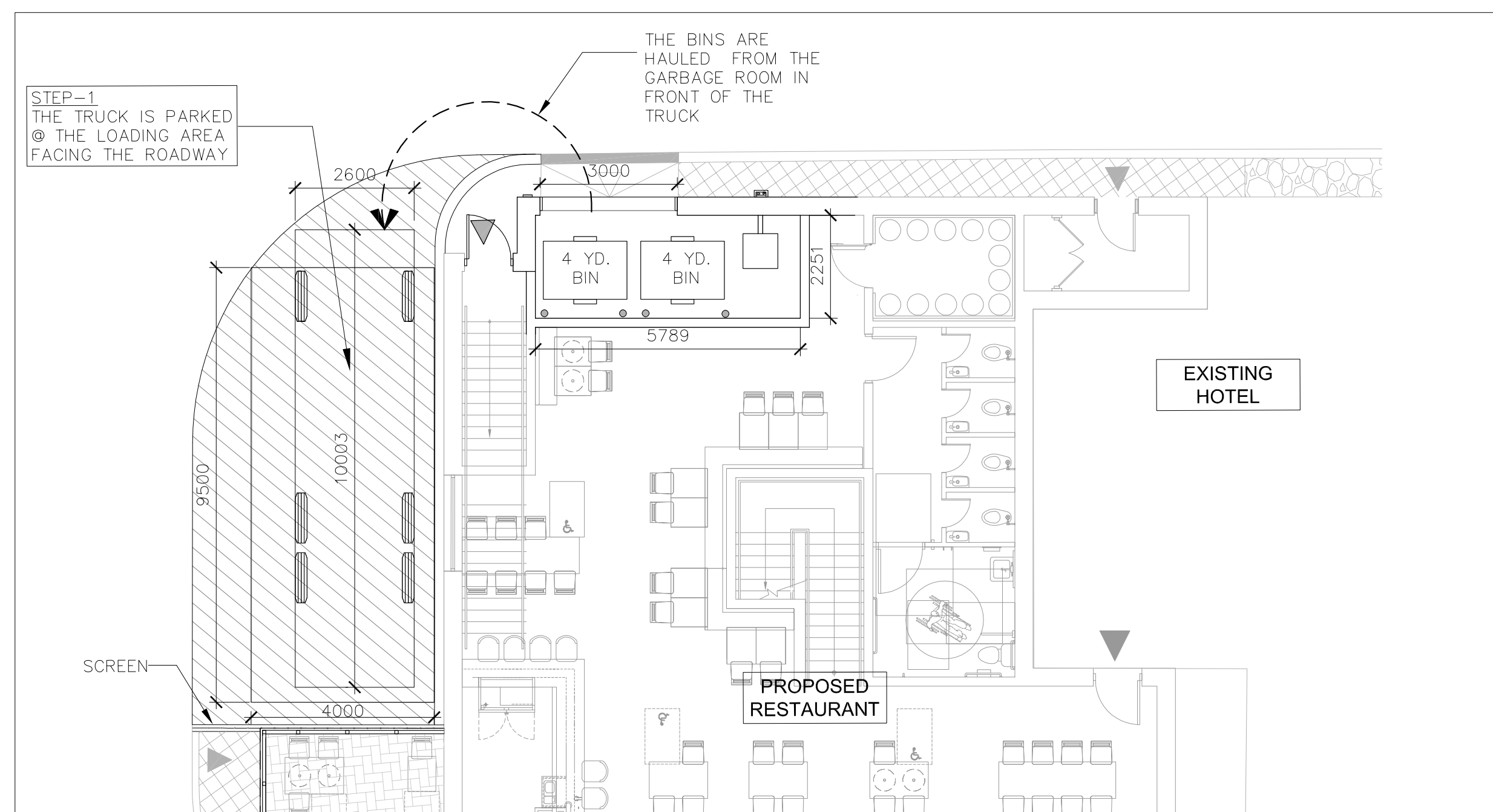
DRAWING TITLE:

**LOADING TRUCK
TURNING
MOVEMENT PLAN**

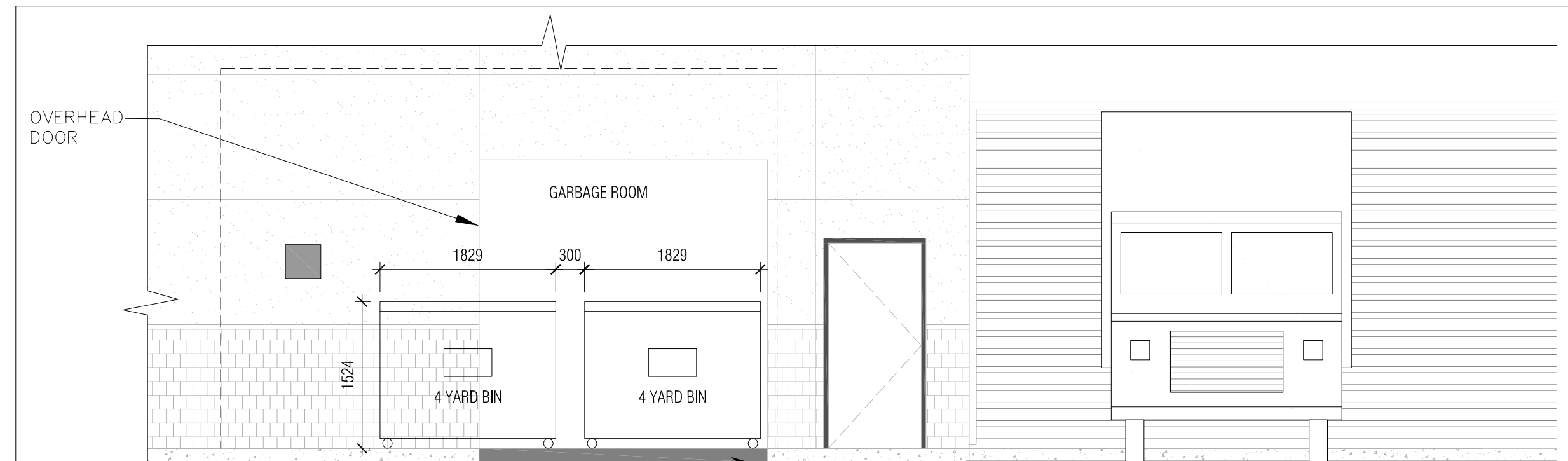
DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
21-37	A-1.2



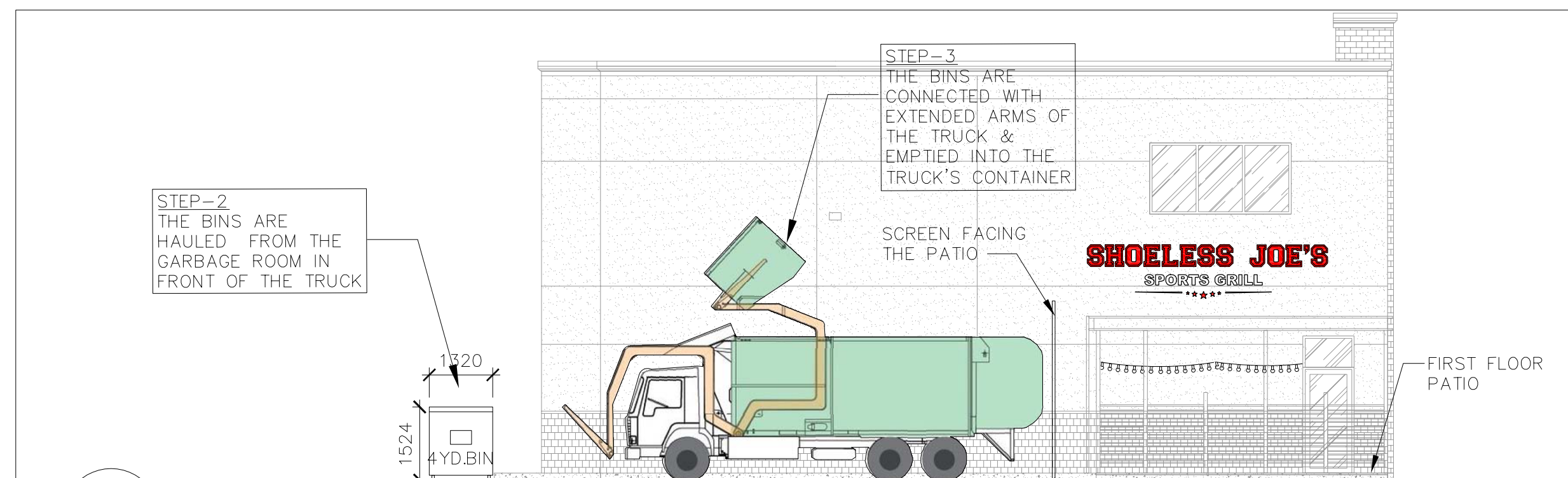
1 SOLID WASTE MANAGEMENT PLAN
A-1.3 SCALE: 1:250



2 PLAN OF GARBAGE PICKUP
A-1.3 SCALE: 1:100



3 EAST ELEVATION VIEW OF GARBAGE PICKUP
A-1.3 SCALE: 1:50



4 NORTH ELEVATION VIEW OF GARBAGE PICKUP
A-1.3 SCALE: 1:100

MSU - Medium Single Unit Truck/ Front Loader	10000mm
Overall Length	2600mm
Overall Width	3650mm
Overall Body Height	445mm
Min Body Ground Clearance	2600mm
Track Width	4.0m
Lock-to-lock time	11100mm
Curb to Curb Turning Radius	

REFERENCES:

4 YARD BINS AS REQUIRED BY SHOELESS RESTAURANT
(SHOELESS VICE PRESIDENT NOV. 21, 2021
nick@shoelessjoes.ca)

DWG-3/A-1.4

4YARD BIN ILLUSTRATION :
G.F.L.(N.D.) 4 YARD GARBAGE DUMPSTER
GREEN FOR LIFE (FEBRUARY 27, 2022)

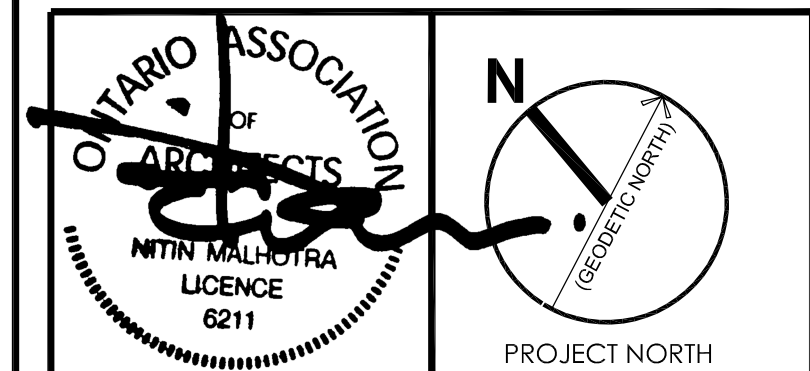
DWG-4/A-1.4

G.F.L.(N.D.) ILLUSTRATION OF 4 YARD PICKUP
GREEN FOR LIFE (FEBRUARY 27, 2022)



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1.	16 AUG 2021	ISSUED FOR PRE-CON	JB

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PROJECT:

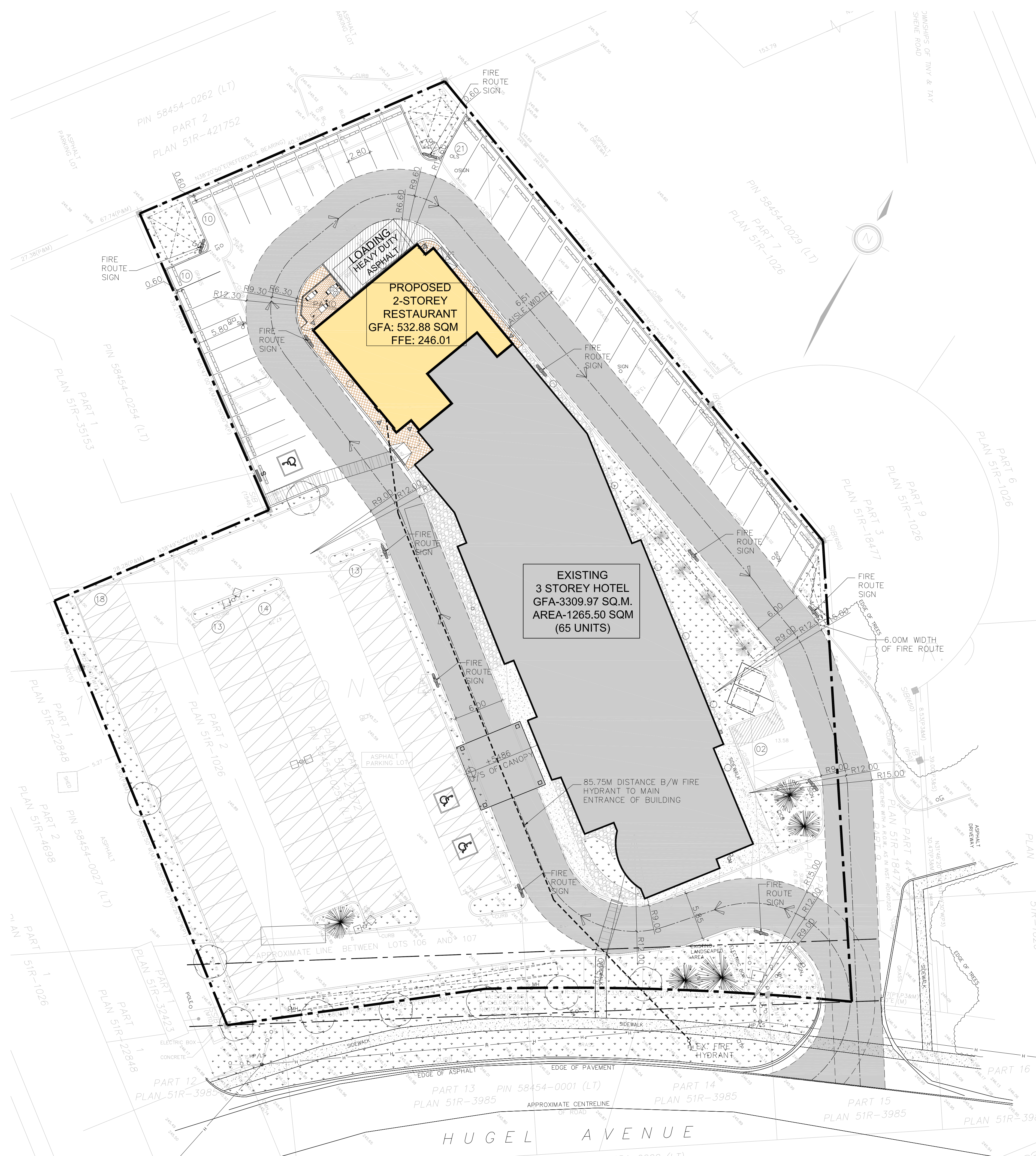
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

DRAWING TITLE:

SOLID WASTE
MANAGEMENT PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 **A-1.3**



Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

11887mm
2489mm
2286mm
229mm
2489mm
5.00s
45.00°

1 FIRE ROUTE PLAN
A-1.4 SCALE: 1:250

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No.	Date	Version	Dwn.

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PROJECT:

SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

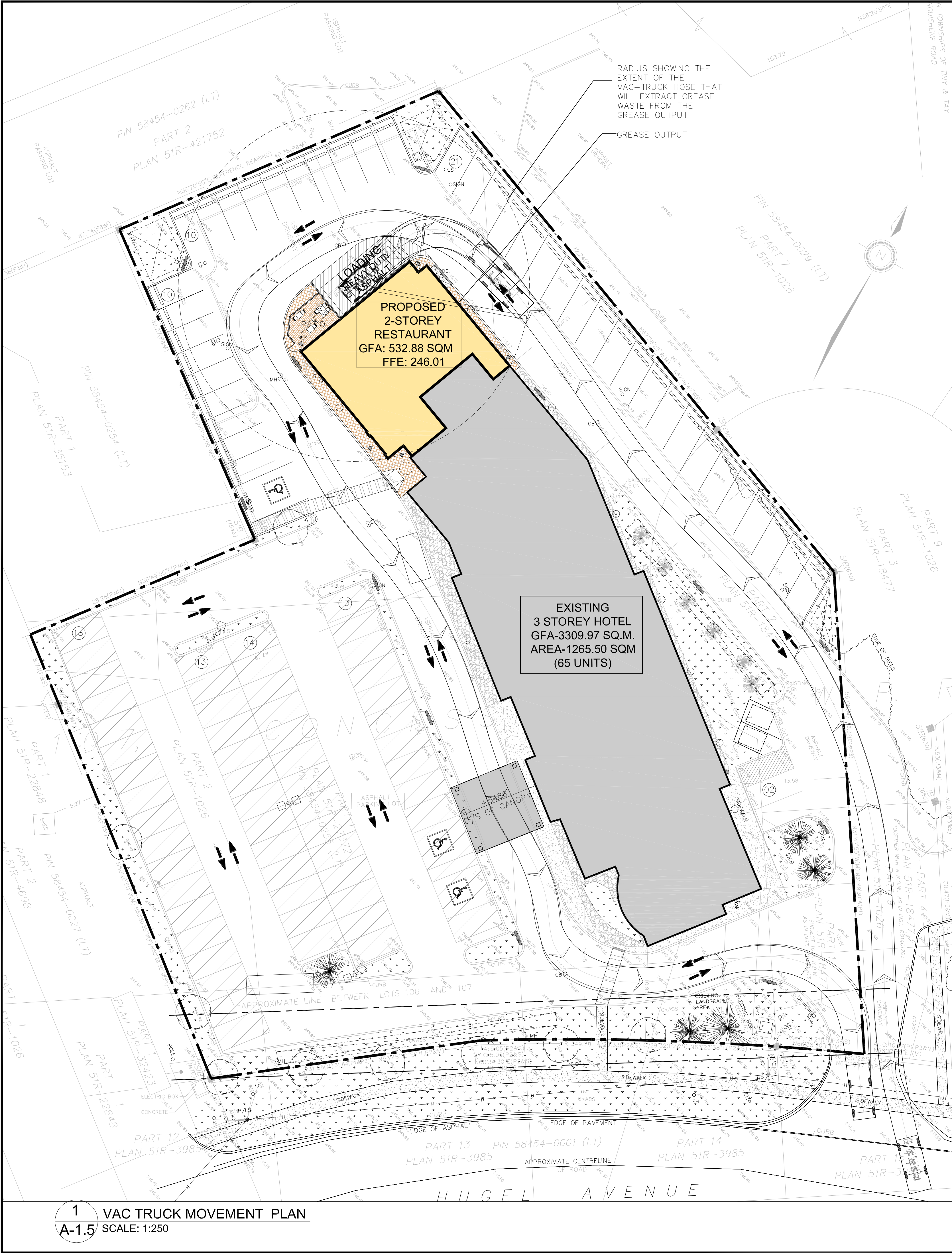
DRAWING TITLE:

FIRE ROUTE PLAN

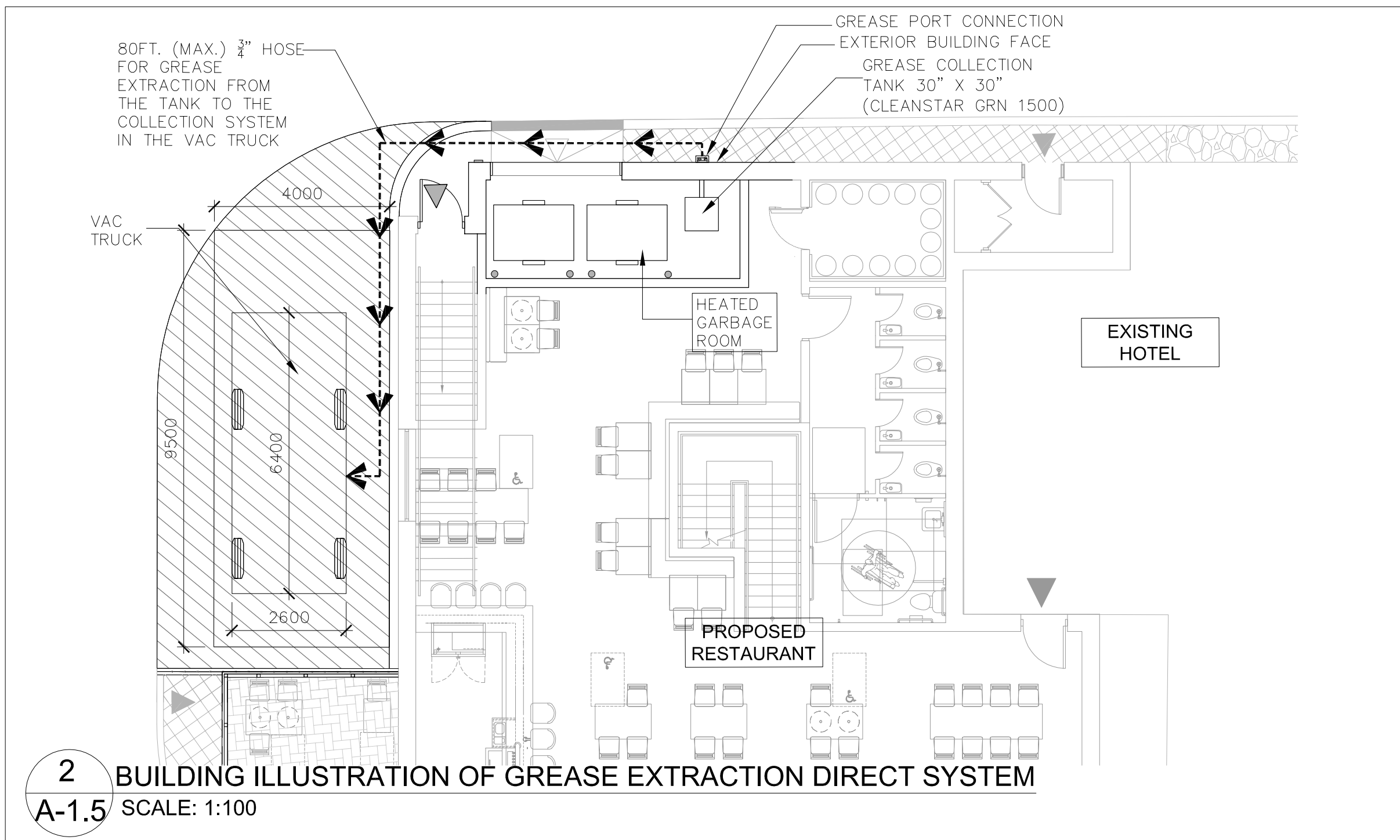
DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37

A-1.4



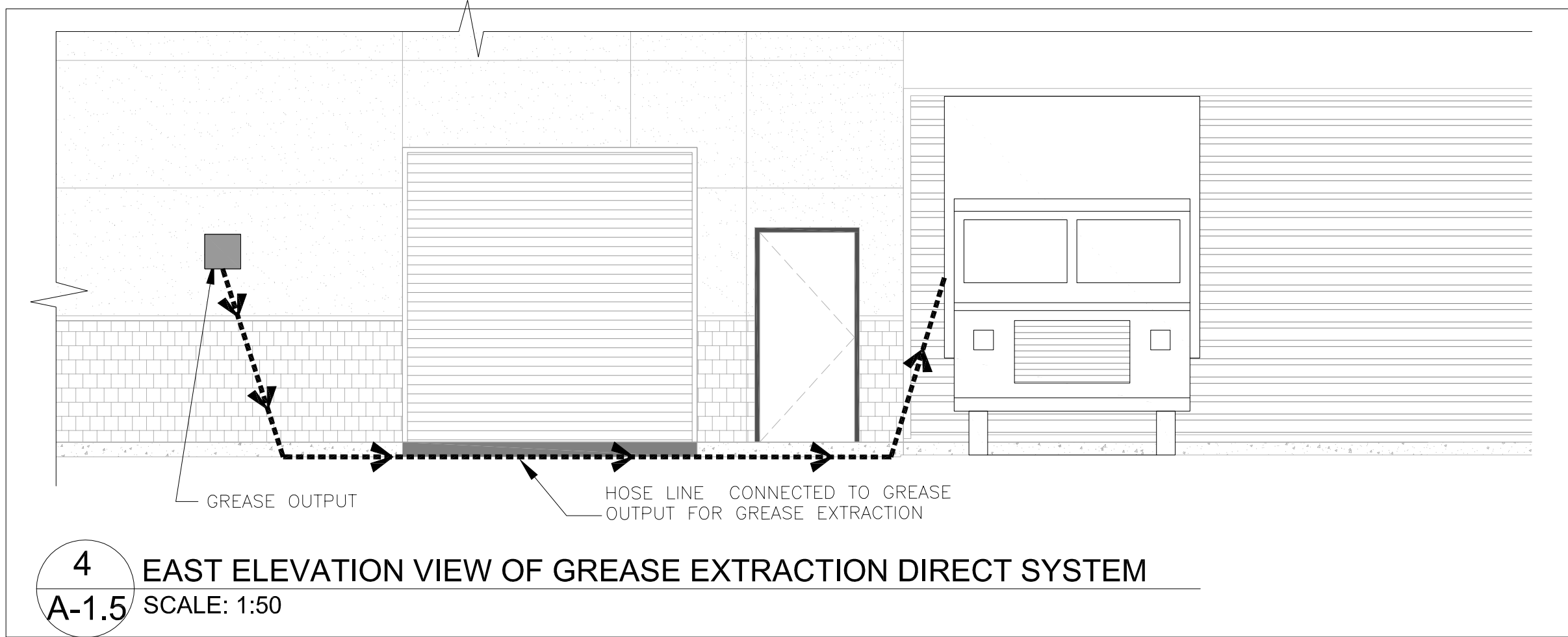
1 VAC TRUCK MOVEMENT PLAN
A-1.5 SCALE: 1:250



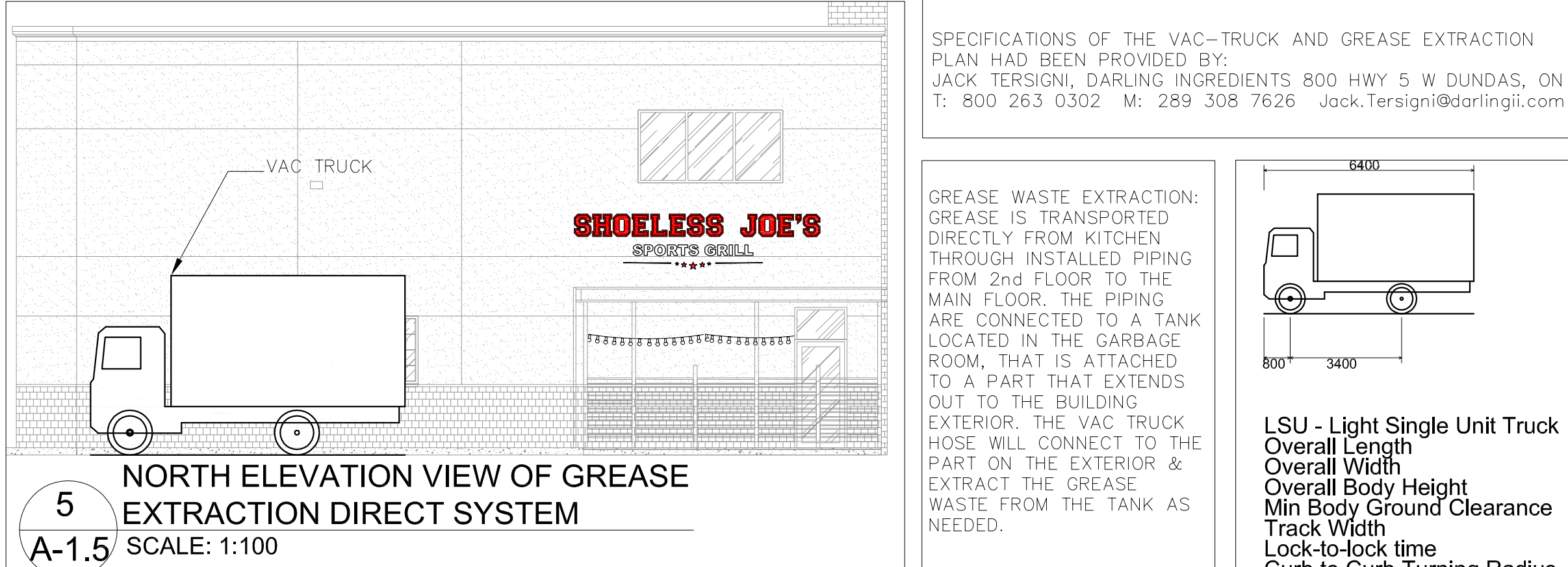
2 BUILDING ILLUSTRATION OF GREASE EXTRACTION DIRECT SYSTEM
A-1.5 SCALE: 1:100



3 DIRECT PUMP
A-1.5 GREASE EXTRACTION
ILLUSTRATION



4 EAST ELEVATION VIEW OF GREASE EXTRACTION DIRECT SYSTEM
A-1.5 SCALE: 1:50



5 NORTH ELEVATION VIEW OF GREASE
A-1.5 EXTRACTION DIRECT SYSTEM
SCALE: 1:100

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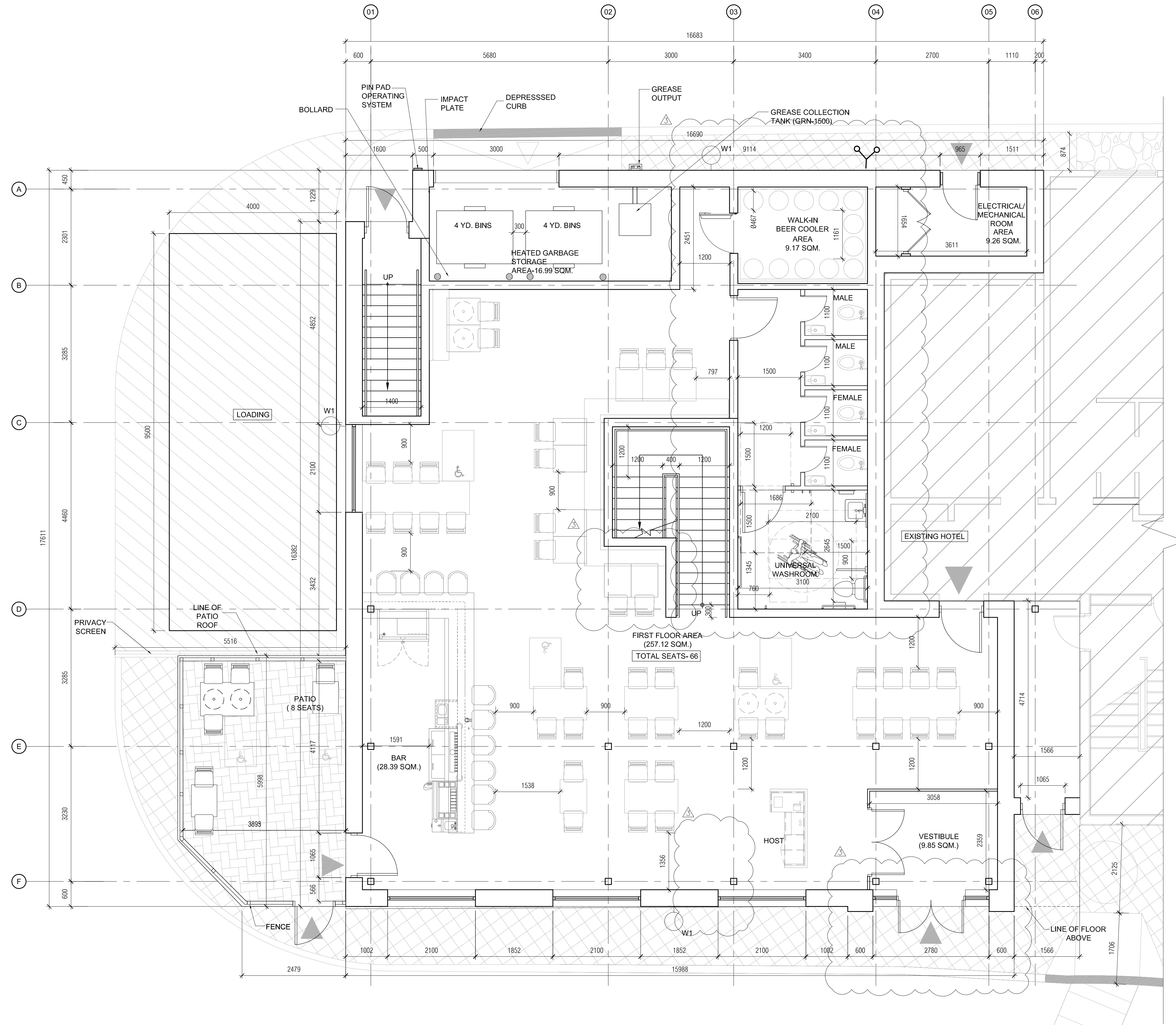
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE
MIDLAND, ONTARIO

DRAWING TITLE:

**GREASE WASTE
MANAGEMENT PLAN**

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

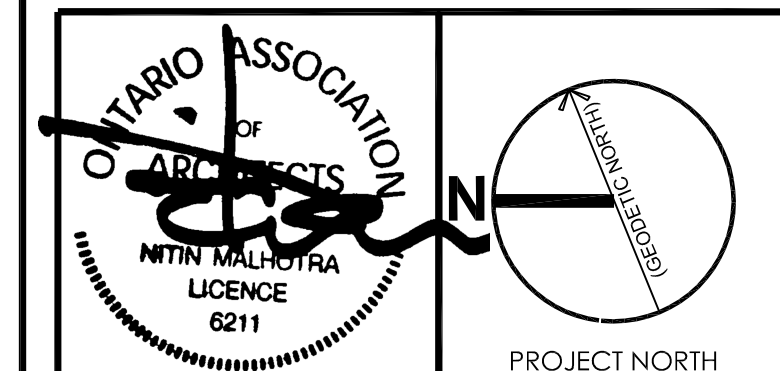
21-37 **A-1.5**



1 RESTAURANT FIRST FLOOR PLAN
A-2.0 SCALE: 1:50



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PROJECT:

SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE.
MIDLAND, ONTARIO

DRAWING TITLE:

RESTAURANT
FIRST FLOOR PLAN

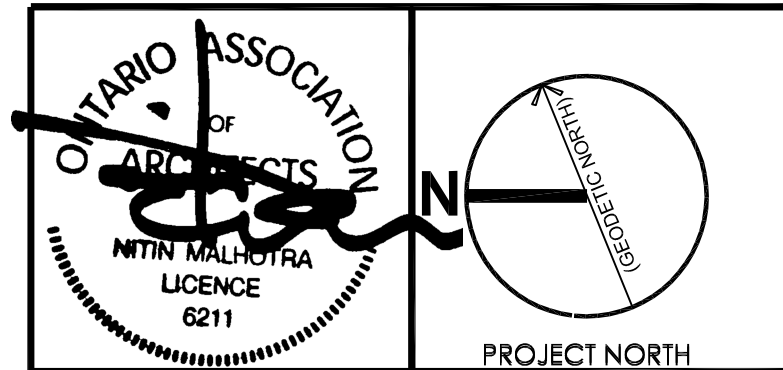
DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 **A-2.0**



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2.	29 MAY 2023	ISSUED FOR ZBA	JB
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No.	Date	Version	Dwn.

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PROJECT:

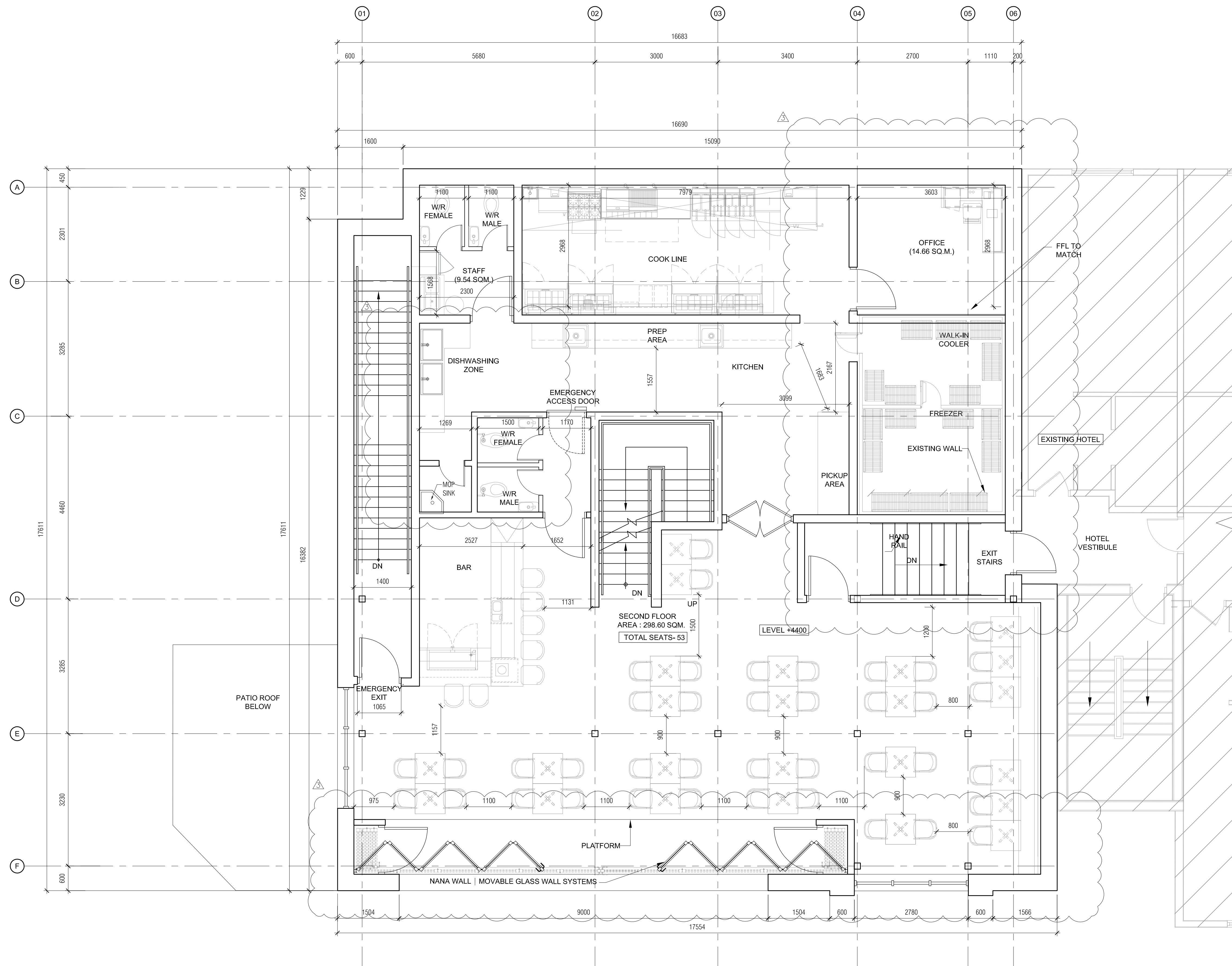
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE.
MIDLAND, ONTARIO

DRAWING TITLE:

RESTAURANT
SECOND FLOOR PLAN

DRAWN BY: JB	DATE: 01 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37 **A-2.1**



1 RESTAURANT SECOND FLOOR PLAN
A-2.1 SCALE: 1:50



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1.	19 AUG 2021	ISSUED FOR PRE-CON	JB

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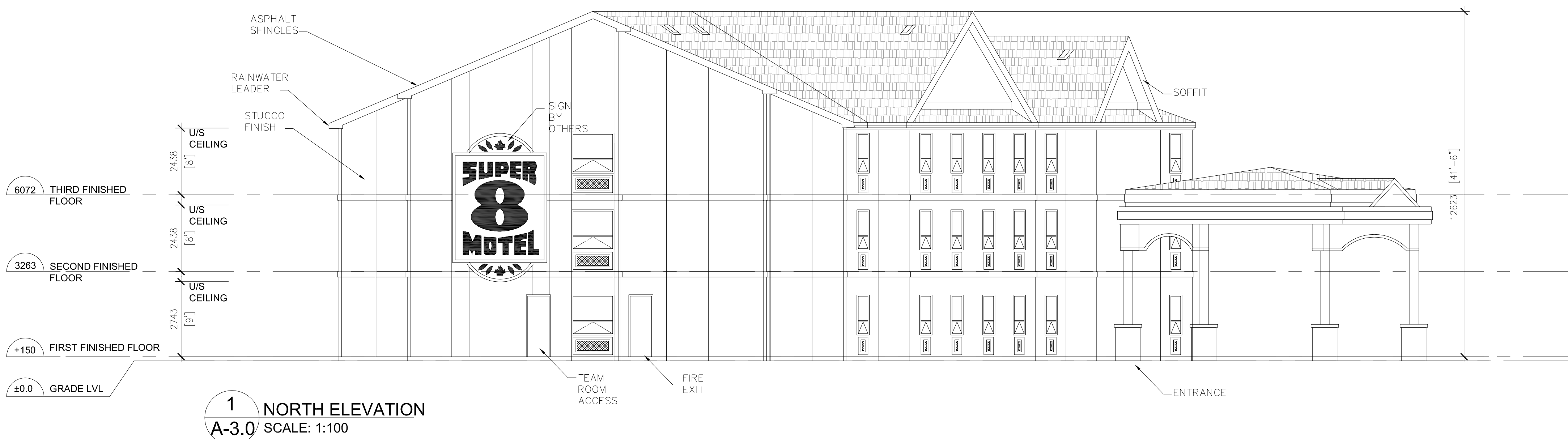
PROJECT:
SHOELESS JOE'S RESTAURANT
1144 HUGEL AVE.
MIDLAND, ONTARIO

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWN BY: JB	DATE: 14 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

21-37

A-3.0





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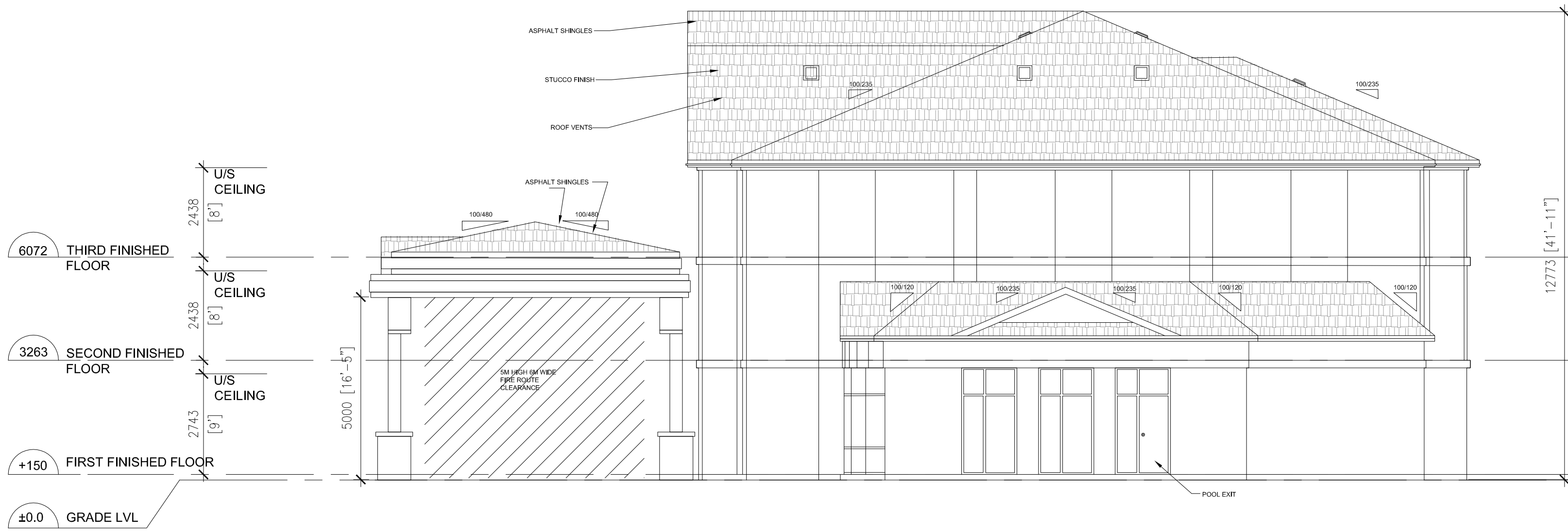
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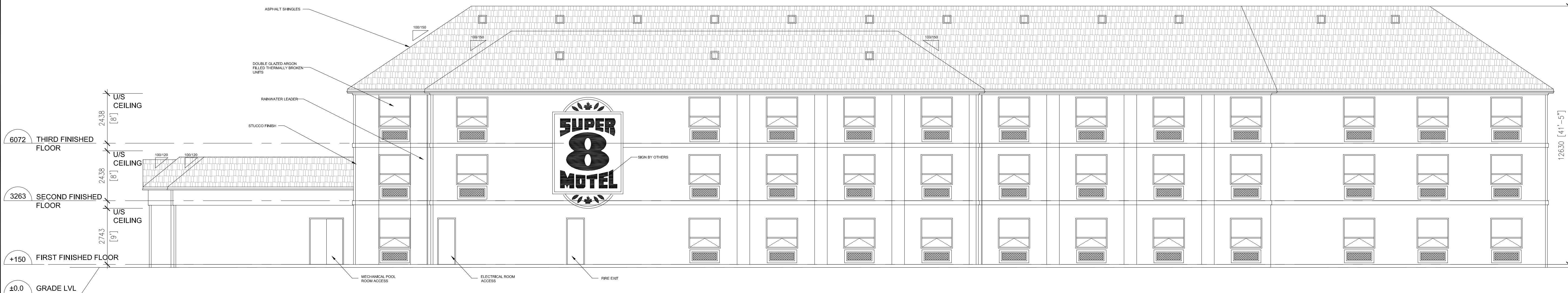
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EXISTING ELEVATIONS

DRAWN BY: JB	DATE: 14 JUNE 2021
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

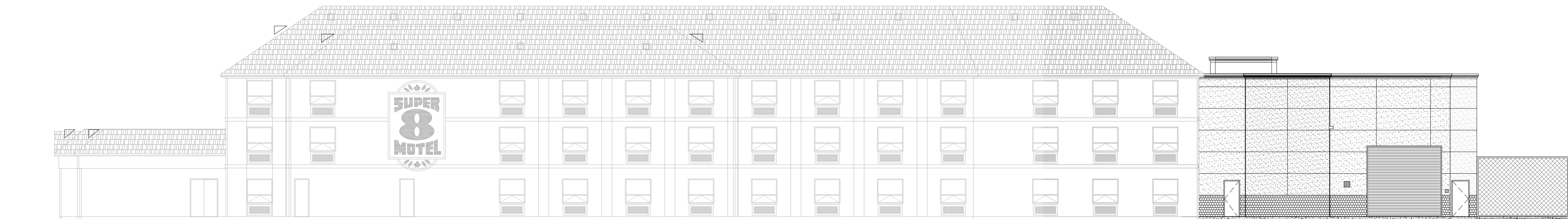
21-37 **A-3.1**



1 SOUTH ELEVATION
A-3.1 SCALE: 1:100



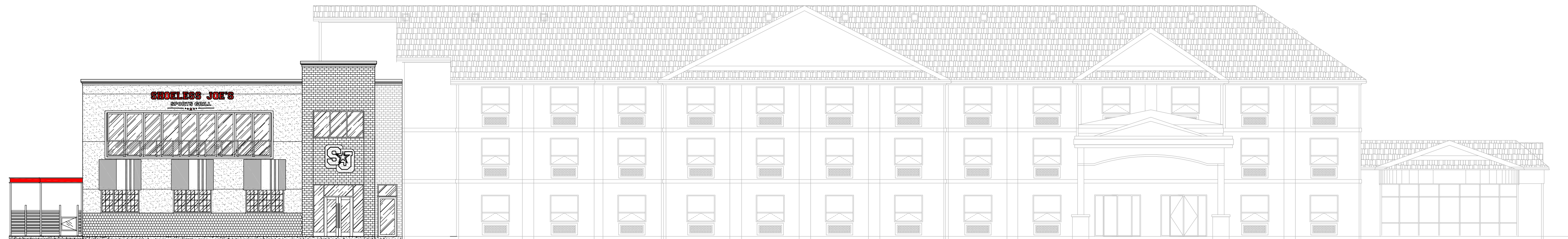
2 EAST ELEVATION
A-3.1 SCALE: 1:100



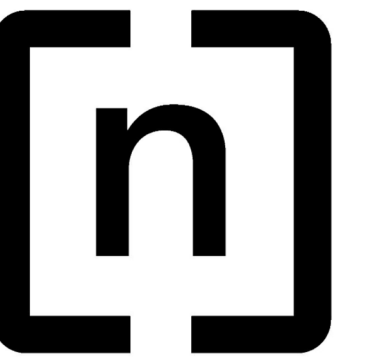
1 EAST ELEVATION
A-3.2 SCALE: 1:150



2 NORTH ELEVATION
A-3.2 SCALE: 1:150

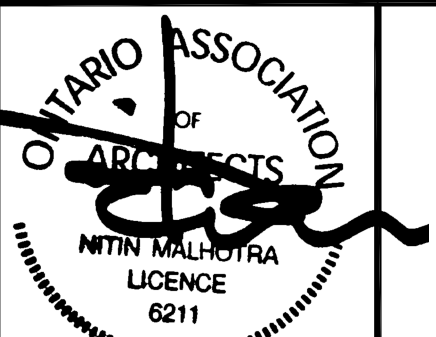


3 WEST ELEVATION
A-3.2 SCALE: 1:150



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PROJECT:

SHOELESS JOE'S RESTAURANT
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MIDLAND, ONTARIO

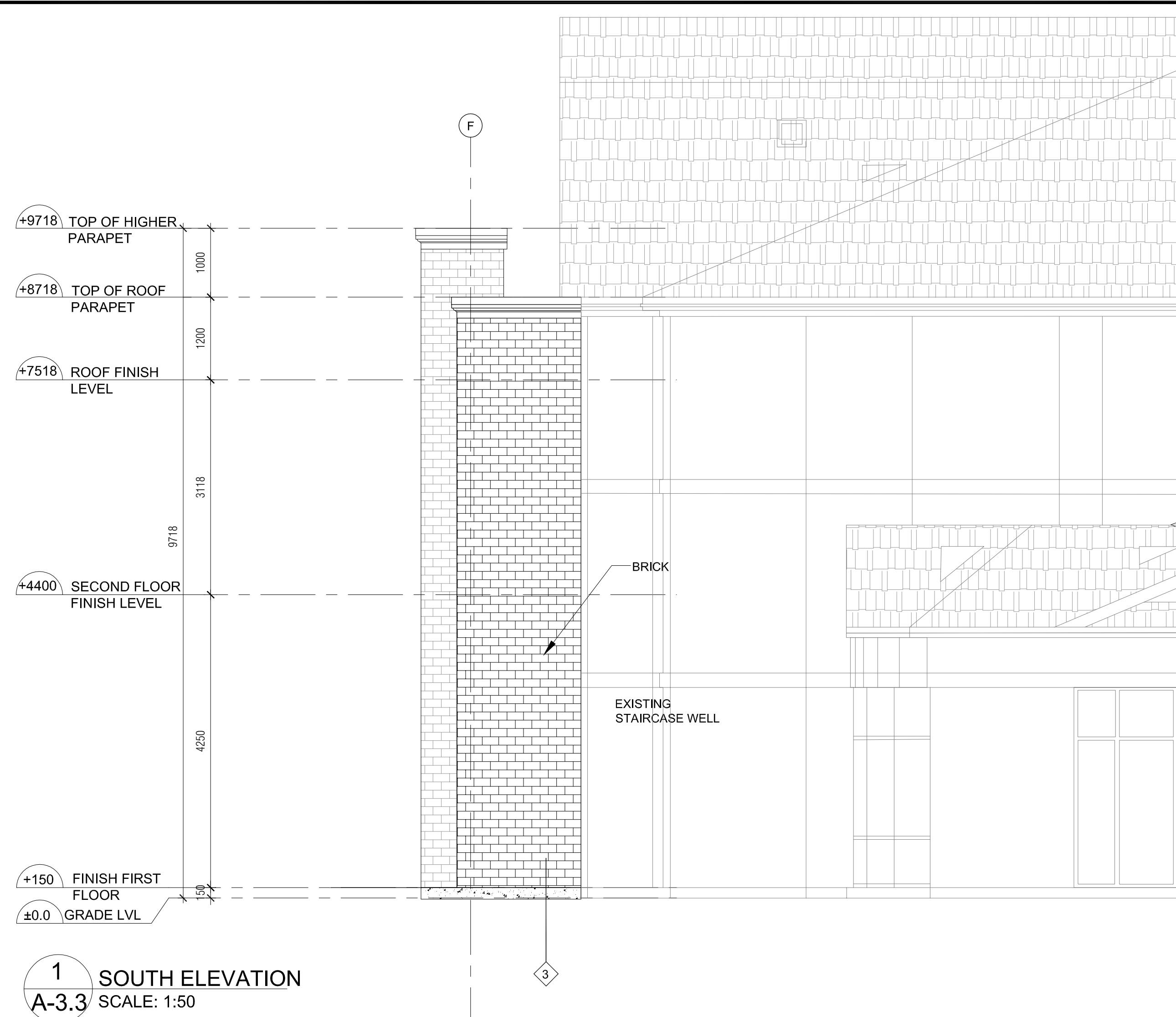
DRAWING TITLE:

RESTAURANT
ELEVATIONS WITH
EXISTING HOTEL

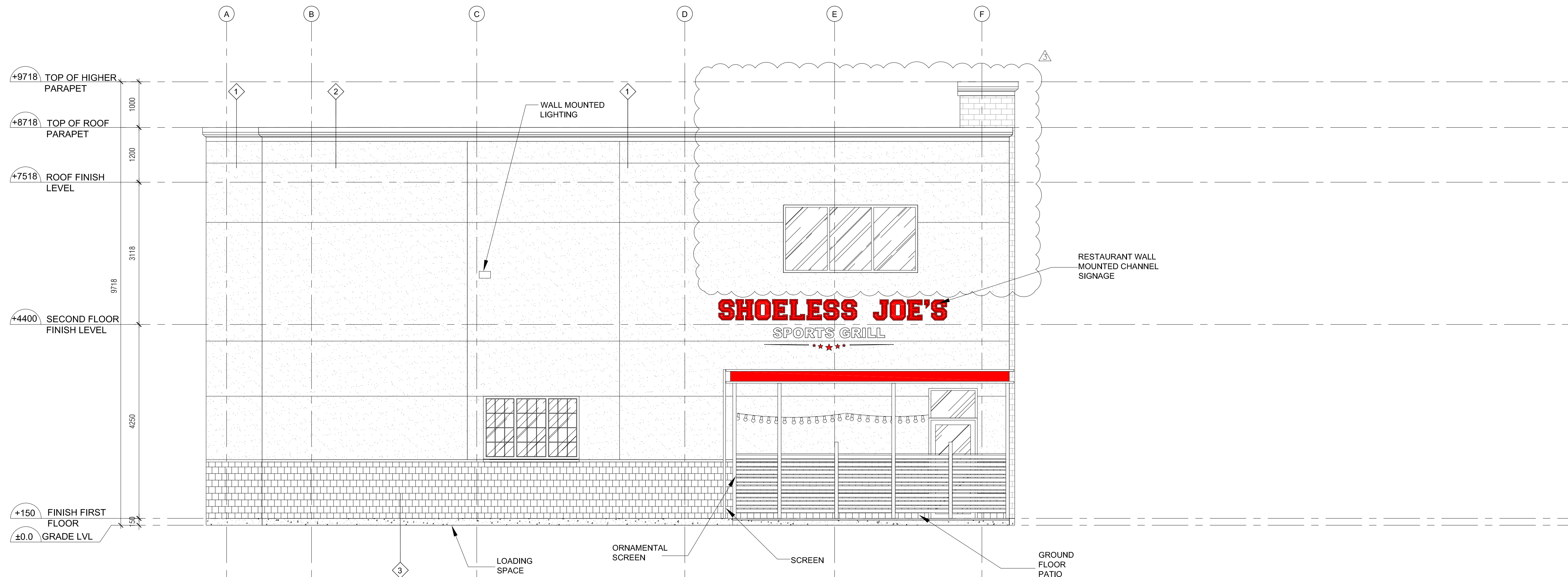
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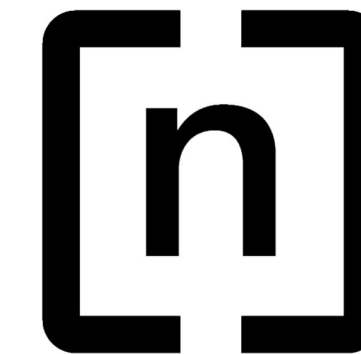
A-3.2



1 SOUTH ELEVATION
A-3.3 SCALE: 1:50



2 NORTH ELEVATION
A-3.3 SCALE: 1:50



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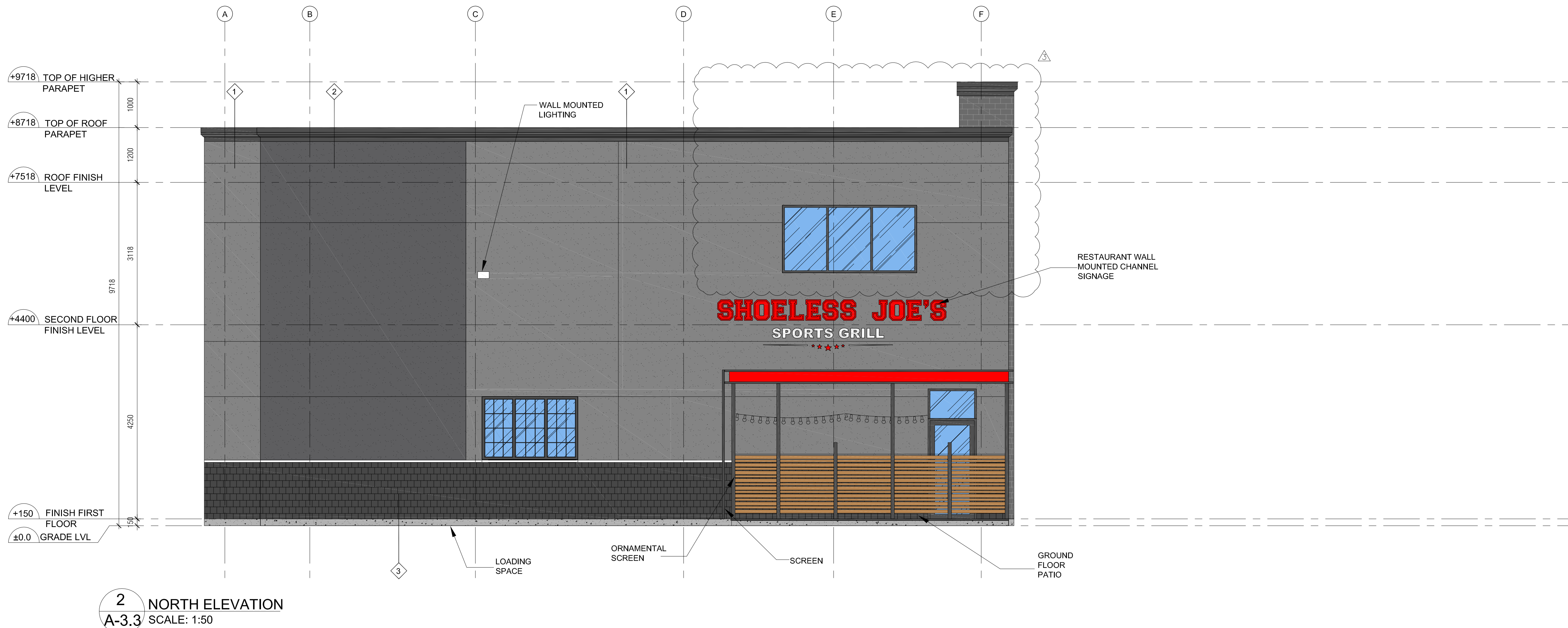
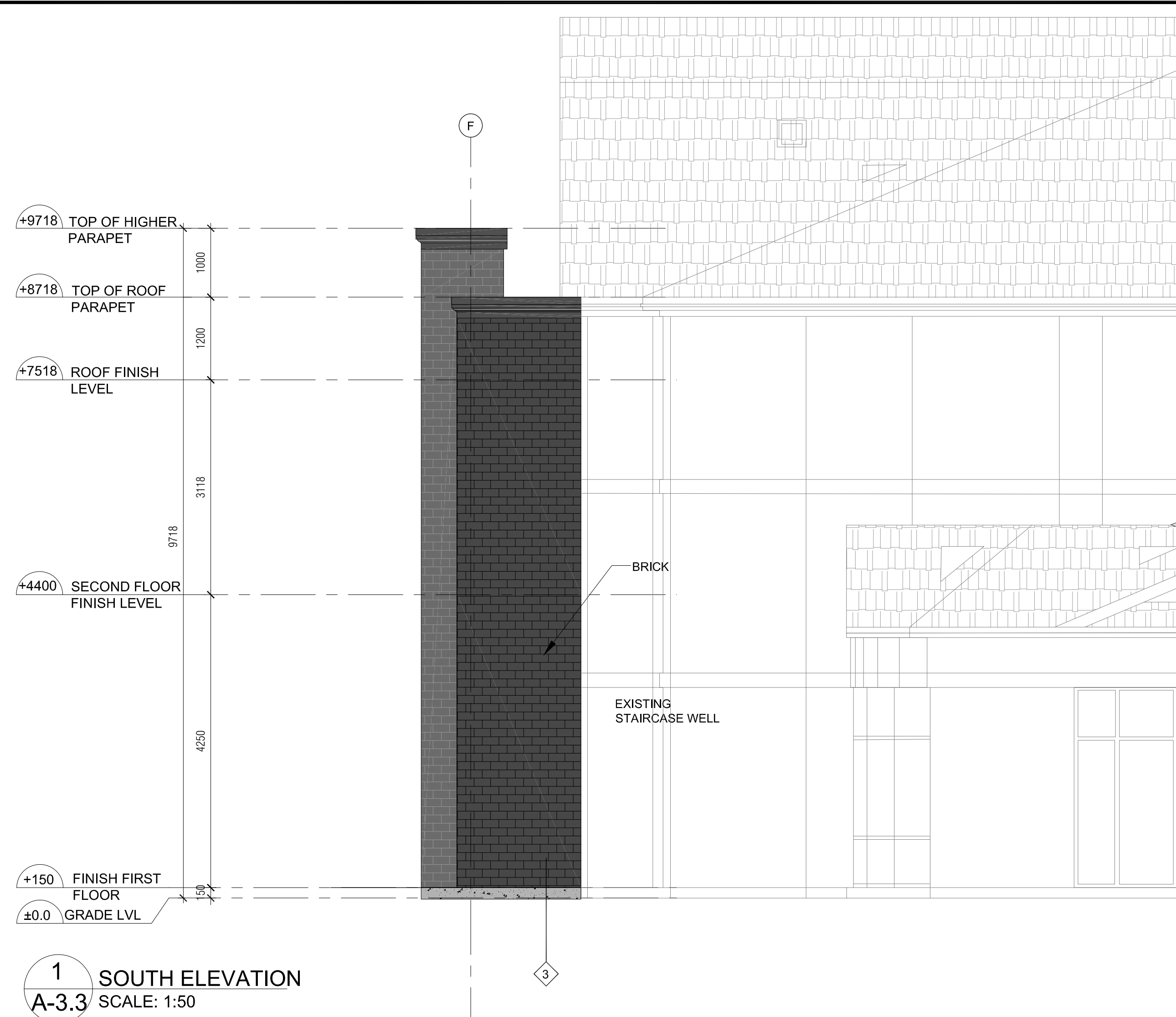
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MIDLAND, ONTARIO

DRAWING TITLE:

**RESTAURANT
ELEVATIONS**

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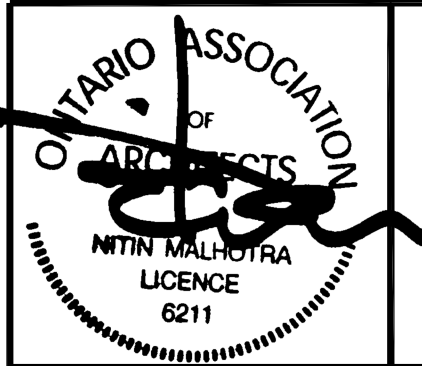
21-37 **A-3.3**



FINISHES LEGEND	
1	GREY EIFS
2	BLACK EIFS
3	BLACK BLOCK FINISH
4	GREY BRICK



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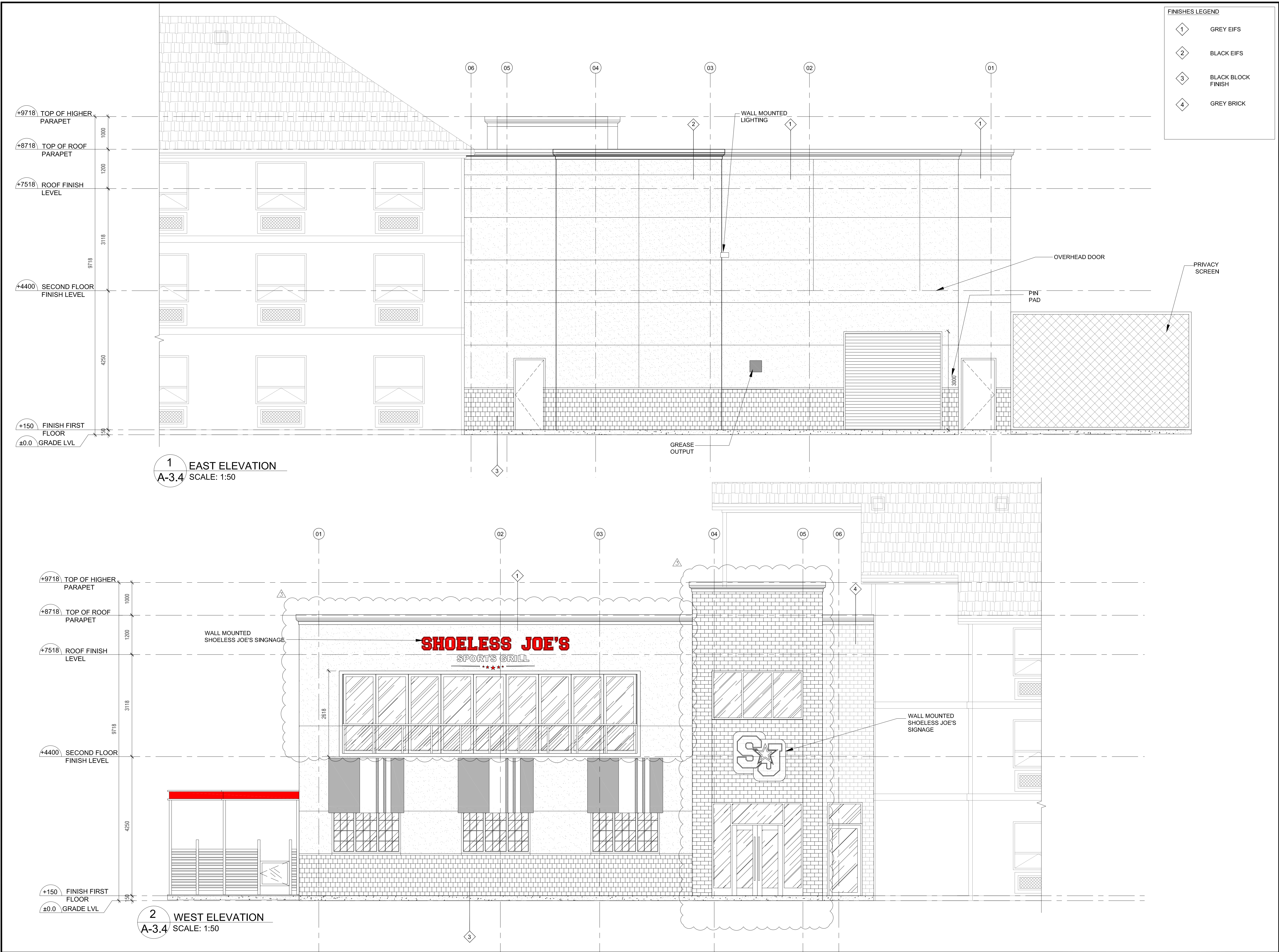
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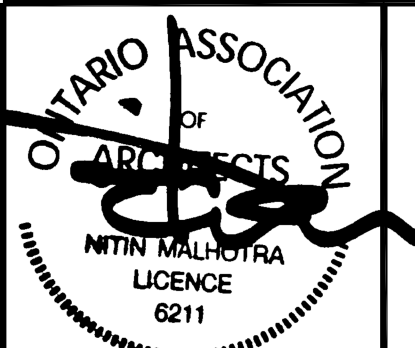
21-37

A-3.4





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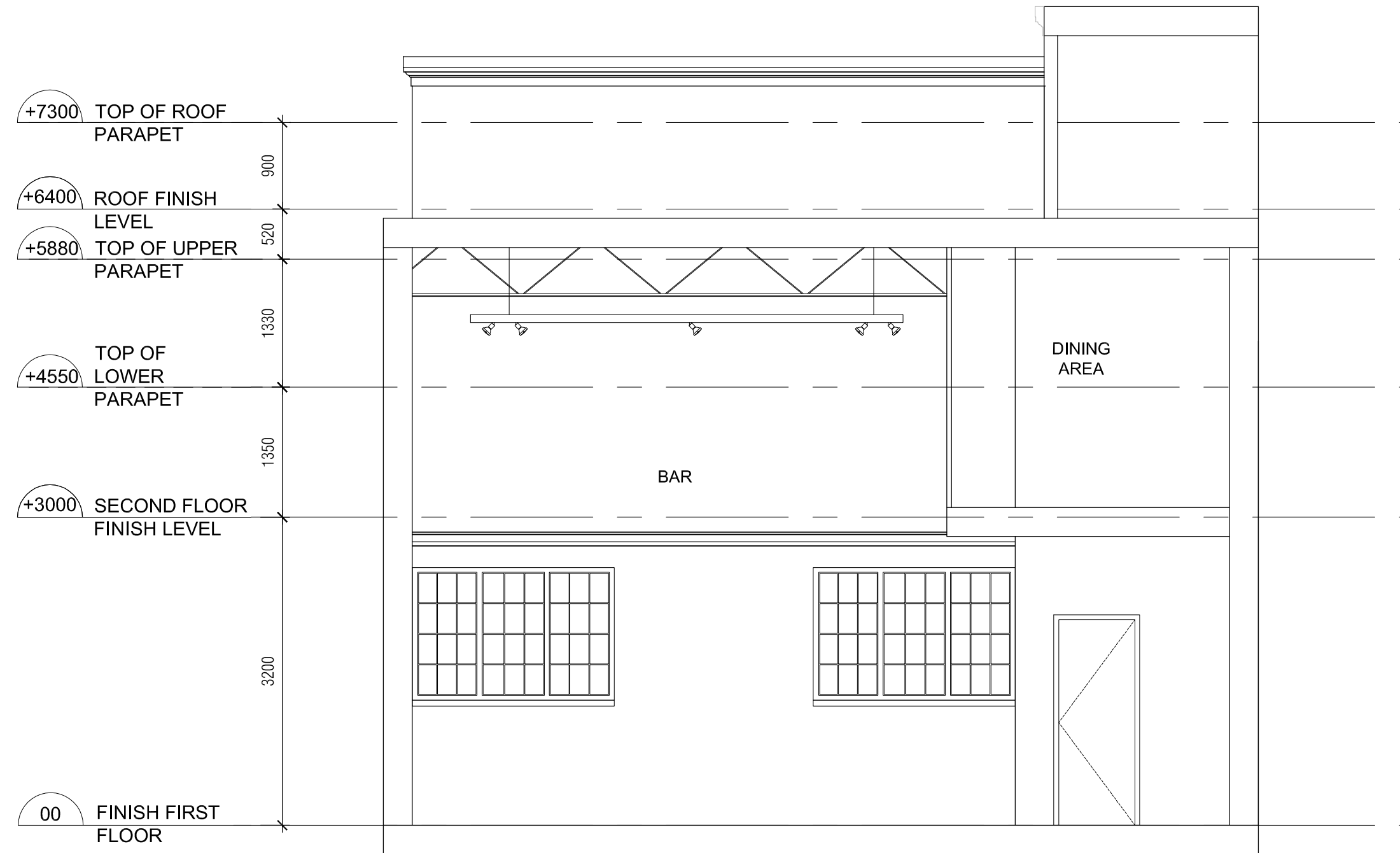
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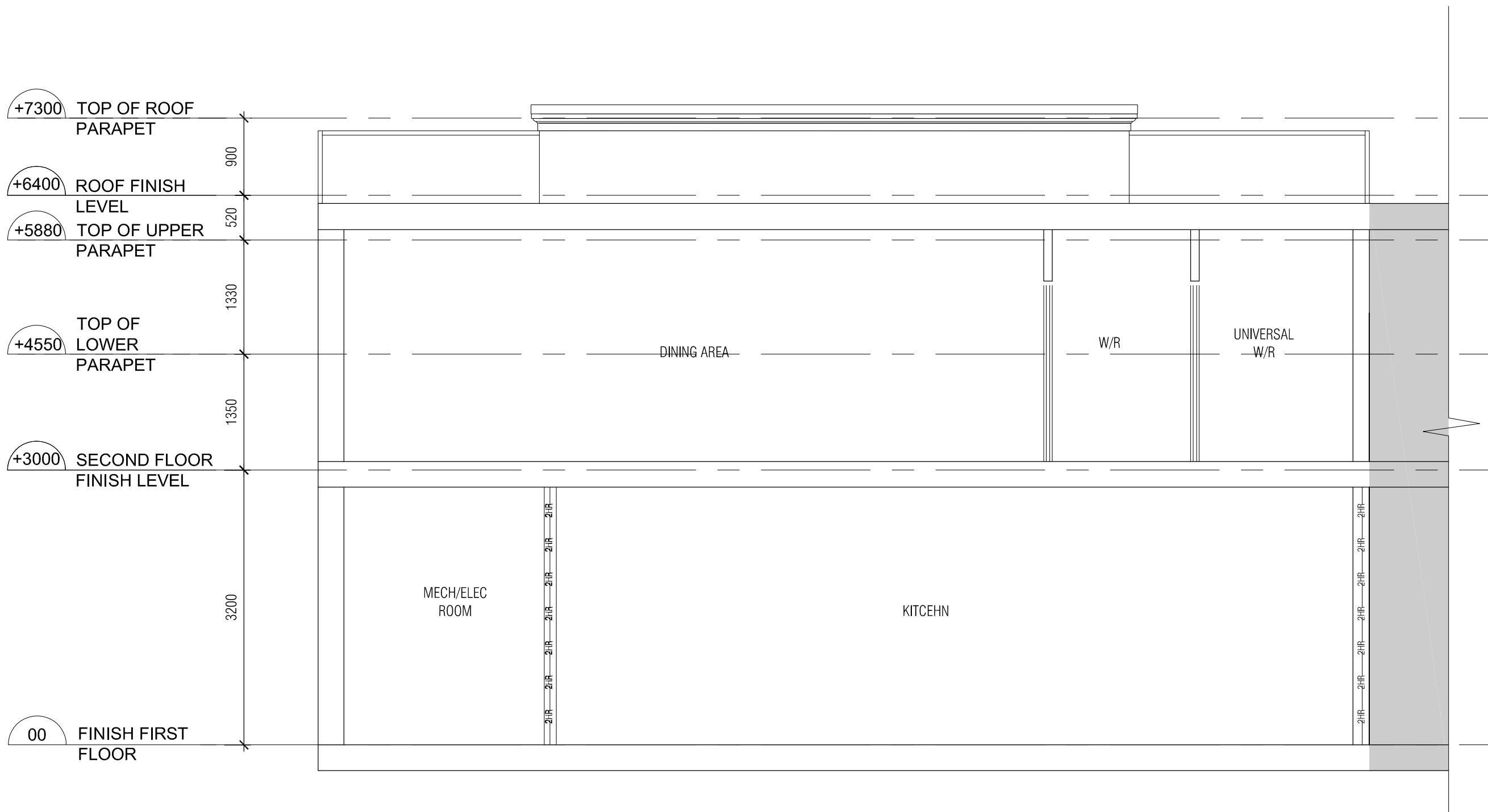
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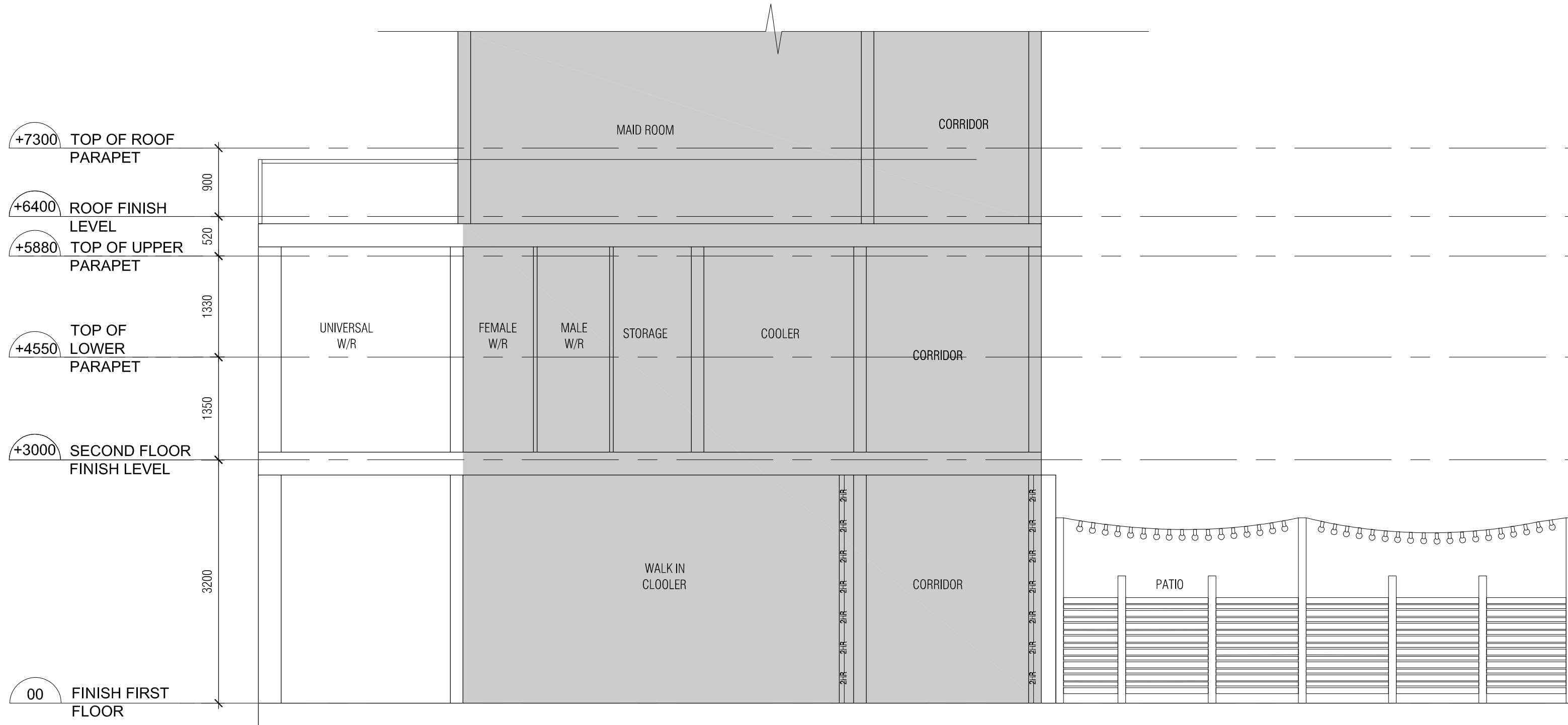
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A-4.0 SCALE: 1:50



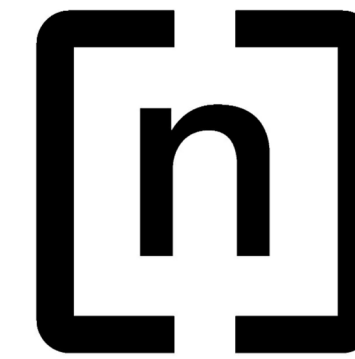
2 BUILDING SECTION
A-4.0 SCALE: 1:50



3 BUILDING SECTION
A-4.0 SCALE: 1:50

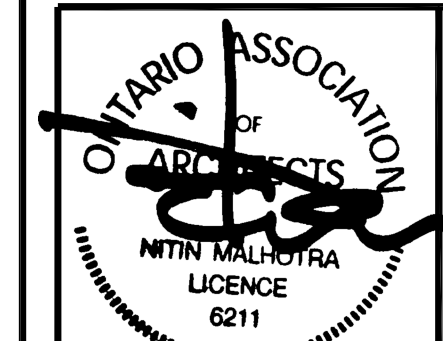


4 BUILDING SECTION
A-4.0 SCALE: 1:50



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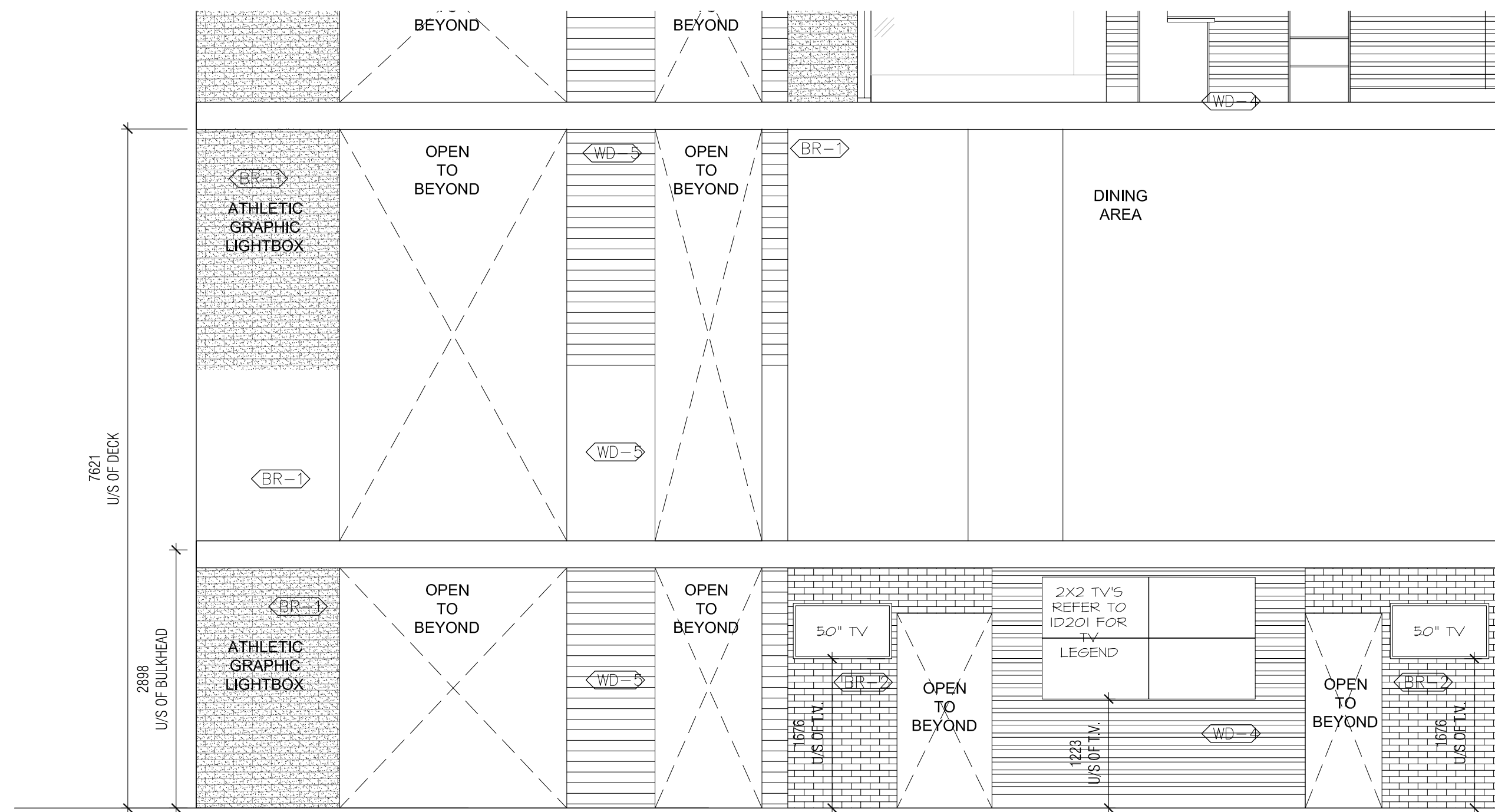
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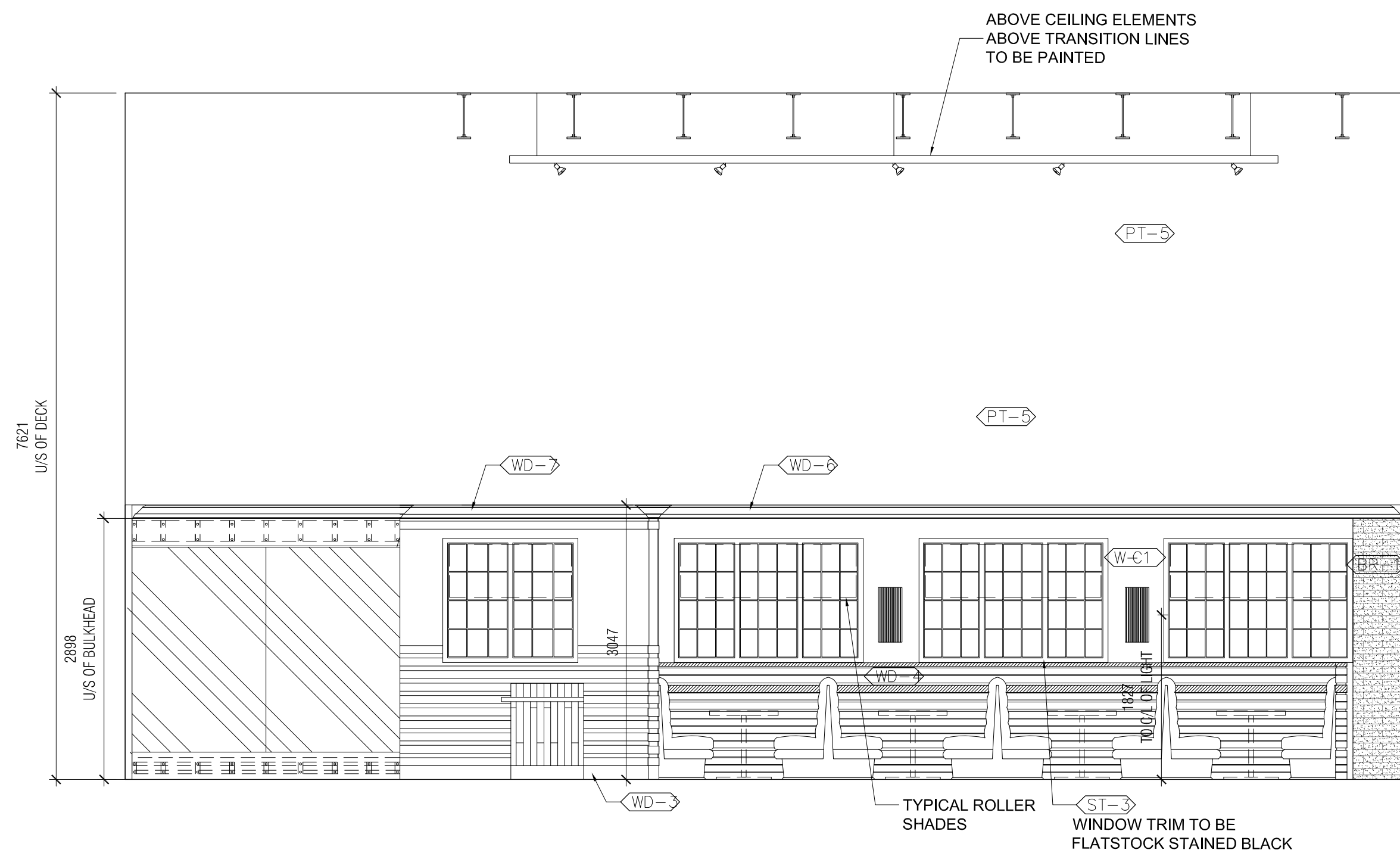
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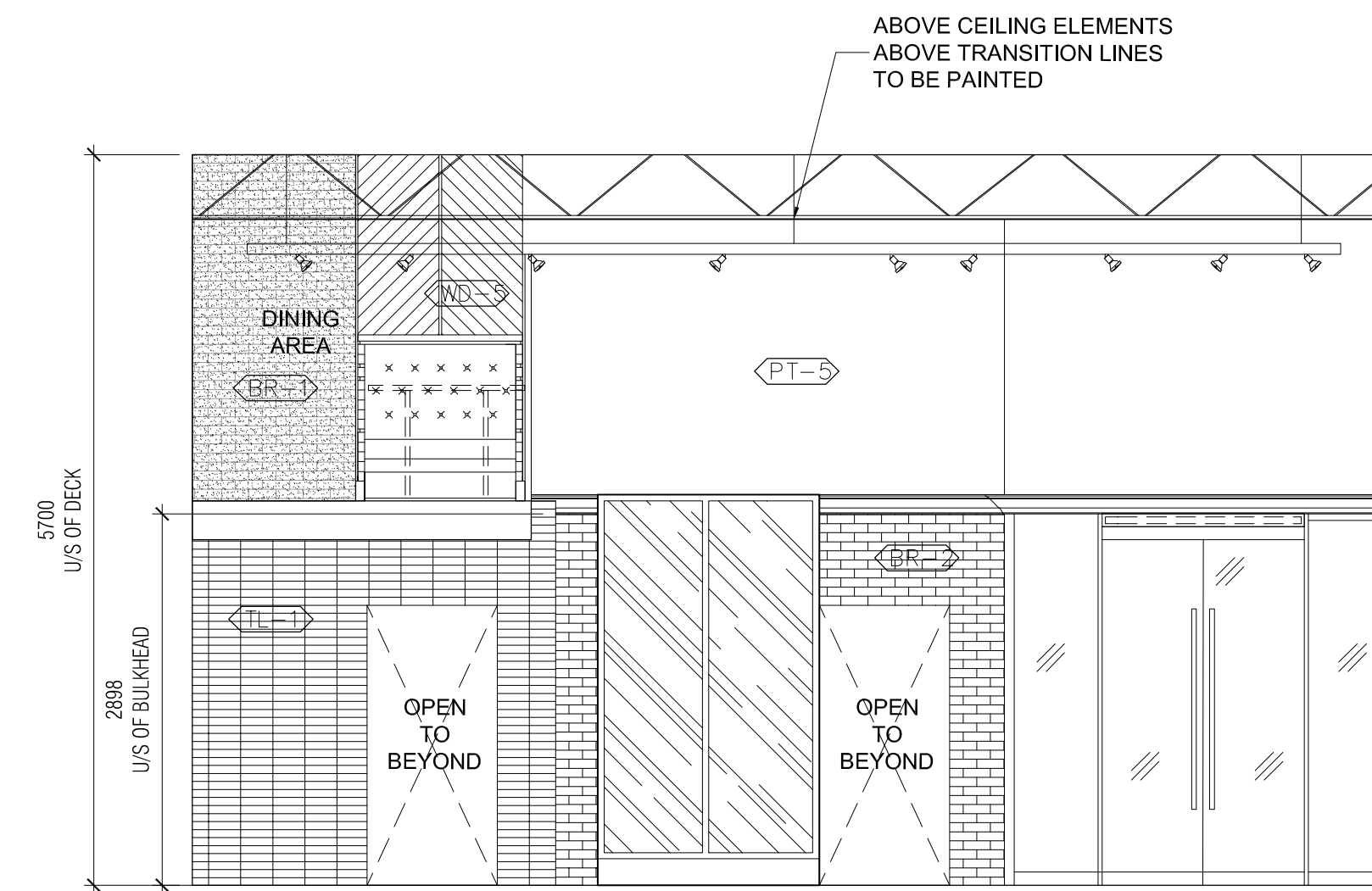
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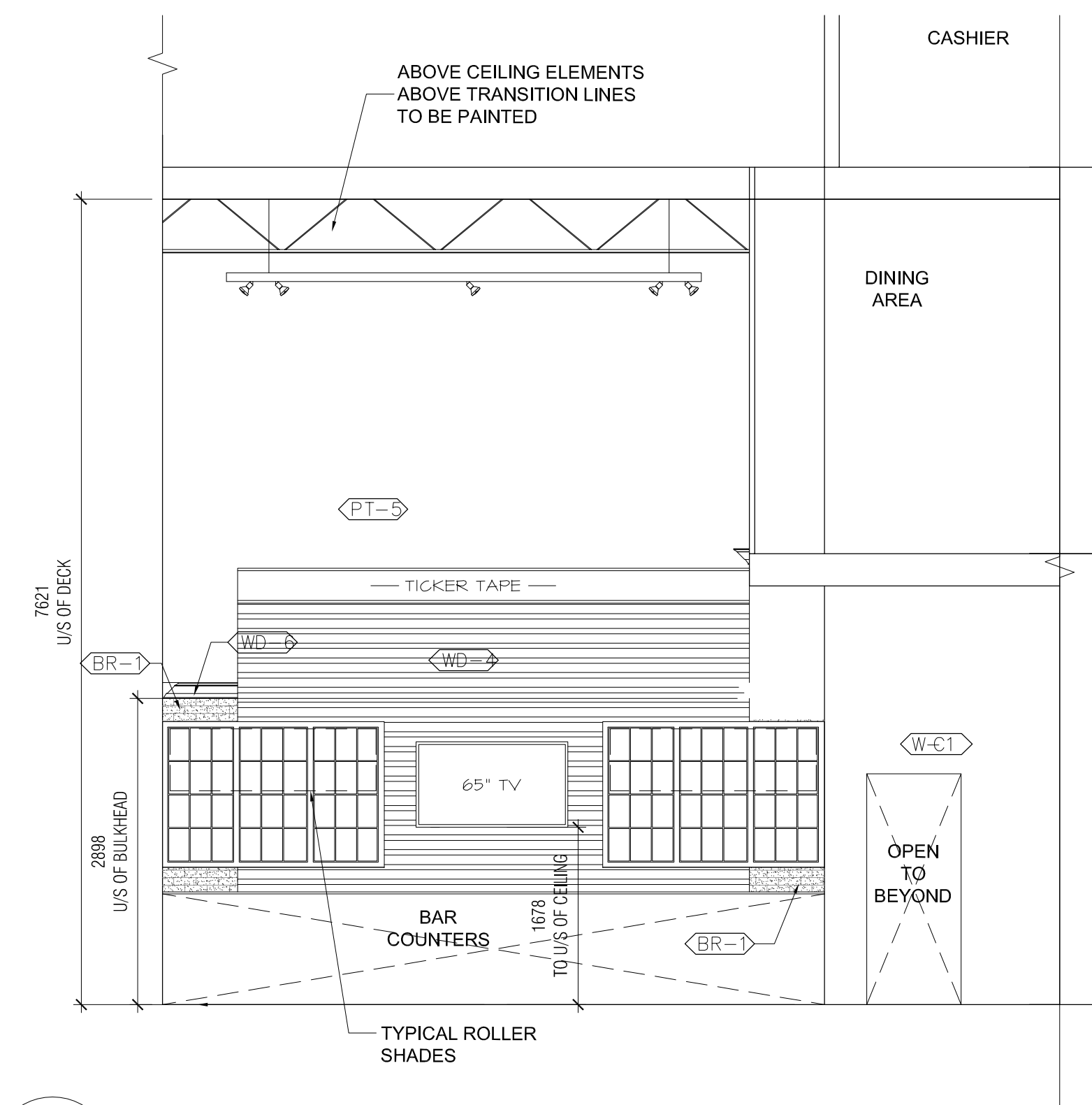
1 ELEVATION
A-4.1 SCALE: 1:50



3 ELEVATION
A-4.1 SCALE: 1:50



2 ELEVATION
A-4.1 SCALE: 1:50



4 ELEVATION
A-4.1 SCALE: 1:50



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A-4.1