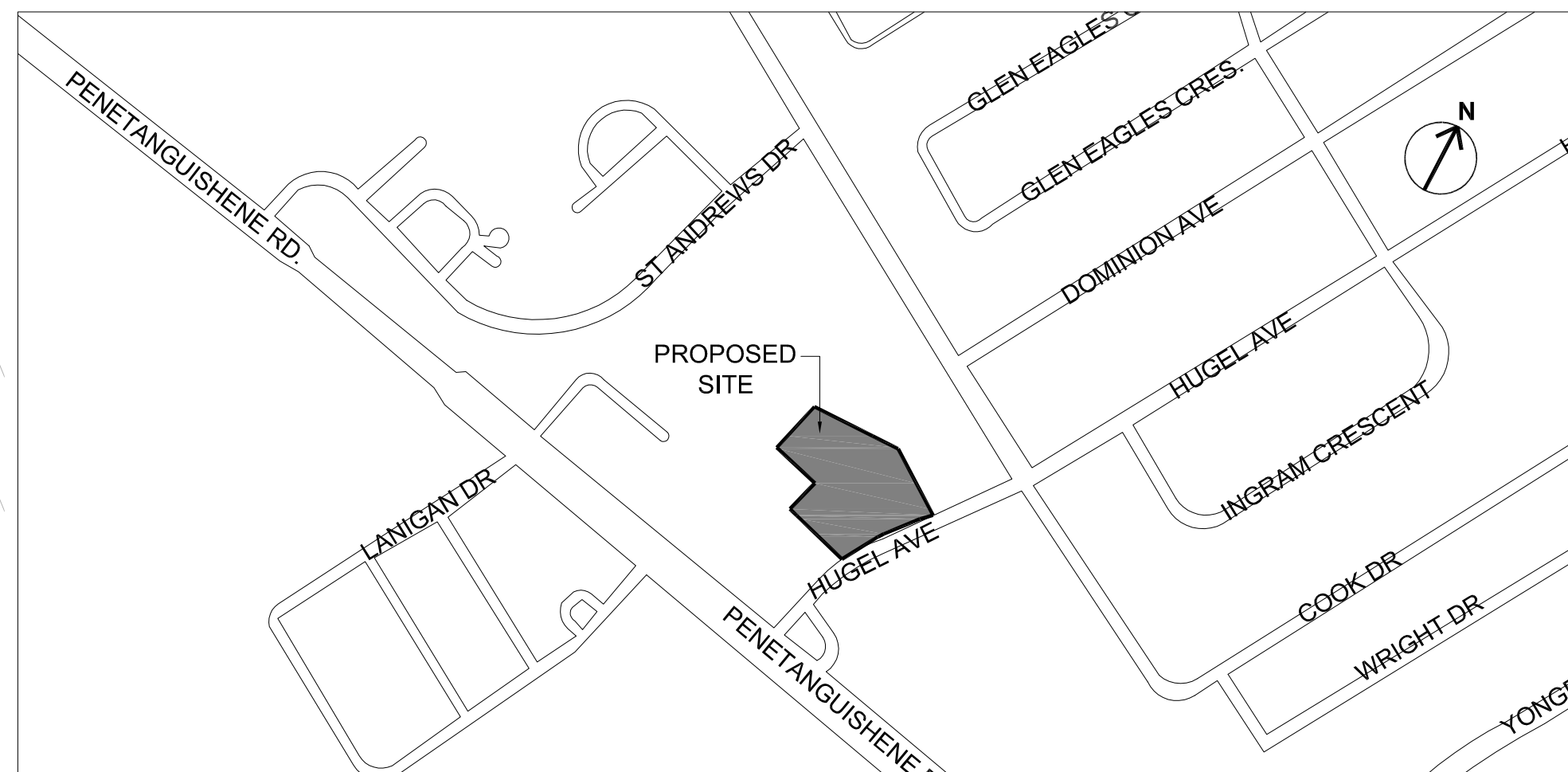
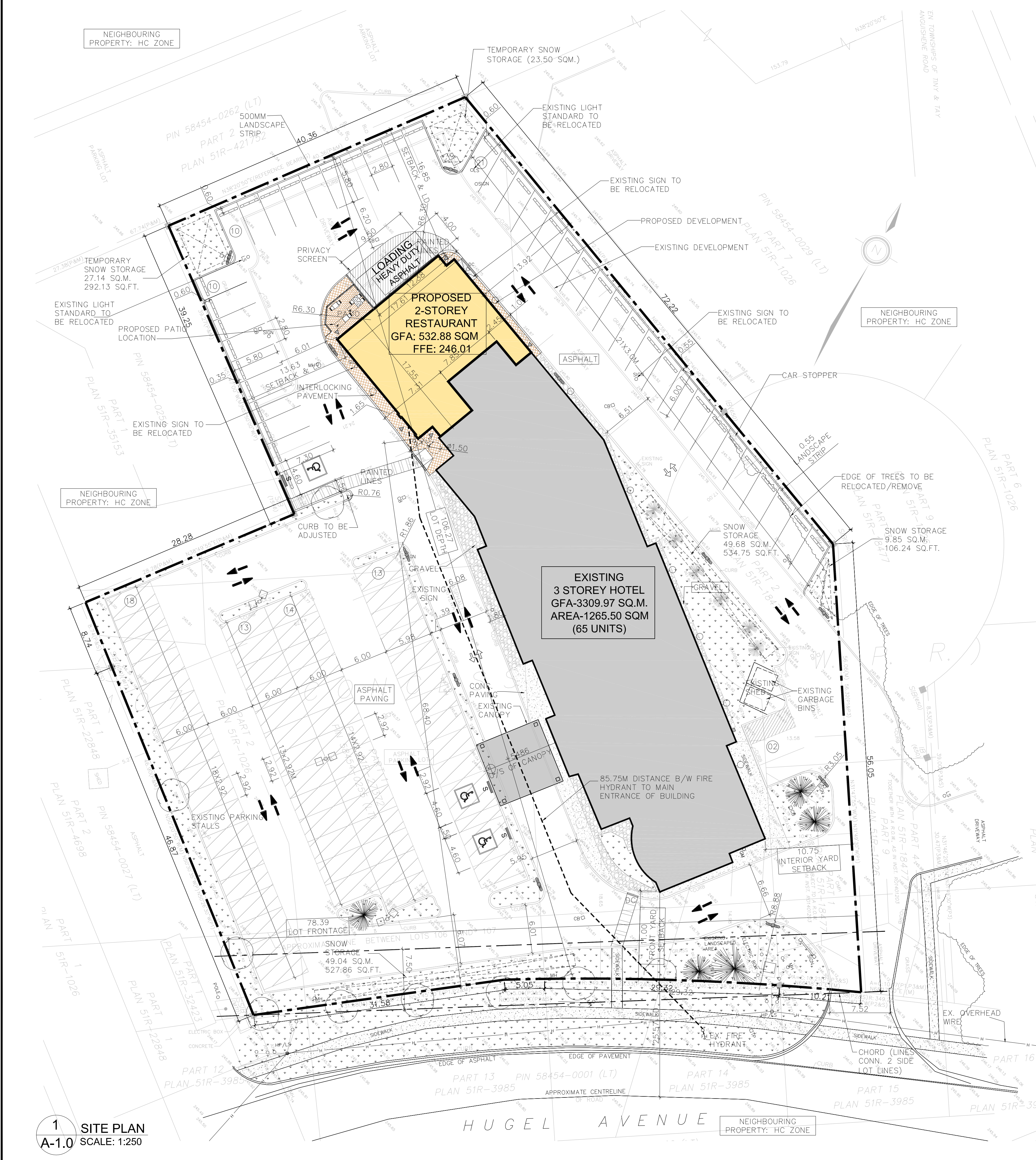




KEY PLAN

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.

PARKING REQUIREMENT

	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

SETBACK

	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

RESTAURANT AREA CHART

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

SEATING CAPACITY OF RESTAURANT

INDOOR SEATING	119
PATIO SEATING	8
TOTAL SEATING	127

LOADING REQUIREMENT (PROPOSED DEVELOPMENT)

	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.

n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
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E: info@narchitecture.com
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ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENCE 6211
PROJECT NORTH
30 MAY 2025

30th MAY 2025
ISSUED FOR SPA

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
No.	Date	Version	Dwn.

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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