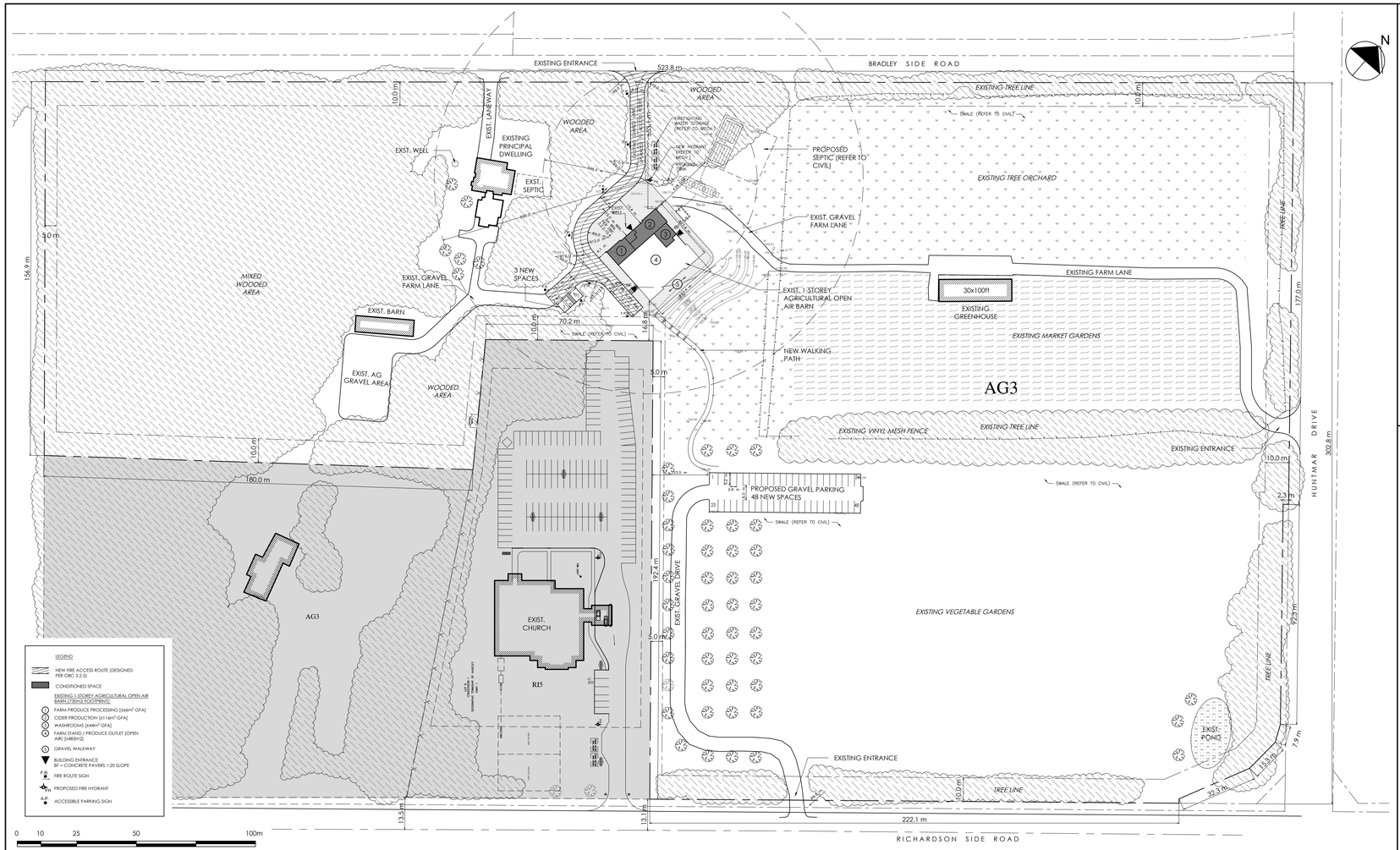
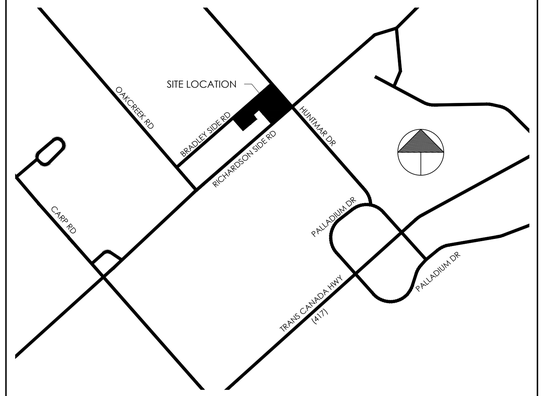


1 A001 SITE PLAN



2 A001 LOCATION PLAN
NTS

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	2024-11-27
2	ISSUED FOR COORDINATION	2024-12-04
3	ISSUED FOR BUILDING PERMIT	2025-01-08
4	RE-ISSUED FOR BUILDING PERMIT	2025-02-05

ZONING TABLE

ZONING INFORMATION TABLES:
CITY OF OTTAWA
AG3 - AGRICULTURAL SUBZONE 3

AGRICULTURAL USE PROVISIONS:

ZONING MECHANISMS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	36 ha	11.7 hc
MIN. LOT WIDTH	90 m	302.8 m
MIN. FRONT YARD SETBACK:	10 m	10 m
MIN REAR YARD SETBACK:	10 m	10 m
MIN. INTERIOR SIDE YARD:	5 m	5 m
MIN. CORNER SIDE YARD:	10 m	10 m
MAX. HEIGHT:	12 m	8 m
MAX LOT COVERAGE:	20 %	0.006%

PARKING CALCULATIONS (TABLE 101):

LAND USE:	PARKING SPACE RATES:	REQUIRED:
AGRICULTURAL	2+3/100m²xGFA FARM STAND	2+0.03x478 = 17
		TOTAL REQ.= 17
		NEW SPACES PROVIDED = 51

CONSTRUCTION ASSEMBLY NOTES:

WALLS:

W1

W1 - EXTERIOR WALL :

- HORZ. CORRUGATED METAL PANEL SIDING (PREFIN WHITE)
- VERT. STRAPPING
- 1.5" MINERAL WOOL OUTBOARD INSULATION
- AIR BARRIER MEMBRANE (TYVEK COMMERCIALWRAP OR EQUIV.)
- 1/2" EXTERIOR SHEATHING
- 2x6 WOOD STUDS @ 16" o.c.
- [R22] MINERAL WOOL BATT INSULATION
- VAPOUR RETARDER
- FINISH:
  - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.)
  - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA

TOTAL U -VALUE = 0.044

W2*

W2 - EXTERIOR WALL 1HR F.R.R. (SB-2 TABLE 2.3.5.A, E, G):

- CEDAR T&G SIDING (V-JOINT)
- CORRUGATED METAL PANEL (PREFIN WHITE) - BEHIND SERVERY
- VERT. STRAPPING
- 1.5" MINERAL WOOL OUTBOARD INSULATION
- AIR BARRIER MEMBRANE (TYVEK COMMERCIALWRAP OR EQUIV.)
- GLASROC SHEATHING EXTERIOR TYPE X (OR APPROVED EQUIV.)
- 2x6 WOOD STUDS @ 16" o.c.
- [R22] MINERAL WOOL BATT INSULATION
- VAPOUR RETARDER
- 1/2" TYPE X GYPSUM BD.
- FINISH:
  - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.)
  - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA

TOTAL U -VALUE = 0.0435

W3

W3 - EXTERIOR WINDBREAK WALL (UN-INSULATED):

- HORZ. CORRUGATED METAL PANEL SIDING (PREFIN WHITE)
- 2x6 WOOD STUDS
- CEDAR T&G SIDING (V-JOINT)

P1

P1 - PARTITION WALL: TYPICAL

- 1/2" GYPSUM BD. EACH SIDE
- 2x4 WOOD STUDS @ 16" o.c. (2x6 WERE REQ. FOR MECH.)

P2*

P2 - PARTITION WALL: RATED (1HR F.R.R. - SB-2 TABLE 2.3.5.A, E, G)

- 2x6 WOOD STUDS @ 16" o.c.
- MINERAL WOOL BATT INSULATION
- 1/2" TYPE X GYPSUM BD. EACH SIDE

OR:

- 2x6 WOOD STUDS @ 16" o.c.
- 5/8" TYPE X GYPSUM BD. EACH SIDE

FINISH:
  - HORZ. CORRUGATED METAL PANEL (WITH STRAPPING AS REQ.)
  - FIBERGLASS REINFORCED PANELS (FRP) IN PROCESSING AREA

ROOFS:

R1

R1 - LOW-SLOPE MEMBRANE ROOFING - STEEL DECK:

- APPROVED TORCH ON ROOFING MEMBRANE
- 1/8" FIBERGLASS PROTECTION/COVER BD (MECHANICALLY FASTENED)
- 2% SLOPED INSULATION BD (1/2" MIN.)
- [R35 ci] 2 LAYERS OF POLYISO INSULATION BD
- VAPOUR RETARDER
- APPROVED FLUTE FILLER
- STEEL DECK (EXISTING)
- OPEN WEB STEEL JOISTS (EXISTING)

R2

R2 - SLOPED METAL ROOF (CIDER PRODUCTION):

- PRE-FINISHED METAL ROOFING
- SYNTHETIC FELT SHEET UNDERLAYMENT
- SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS)
- ROOF SHEATHING
- 2x8 ROOF RAFTERS (EXISTING)
- [R50] 7.25" SPRAY FOAM INSULATION [CLOSED CELL]
- LIGHT GAUGE STEEL FRAMING @ 16" o.c. [PERPENDICULAR]
-[R14] 3.5" STONE WOOL BATT INSULATION
- STEEL BEAMS (EXISTING)
- WOOD STRAPPING @ 16" O.C.
- 5/8" GYPSUM BD. FINISH

R3

R3 - EXISTING SLOPED ROOF (UN-INSULATED)

- PRE-FINISHED METAL ROOFING
- SYNTHETIC FELT SHEET UNDERLAYMENT
- SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS)
- ROOF SHEATHING
- 2x8 ROOF RAFTERS (EXISTING)
- STEEL SUPPORTING BEAMS (EXISTING)

R4

R4 - SLOPED METAL ROOF (PROCESSING AREA):

- PRE-FINISHED METAL ROOFING
- SYNTHETIC FELT SHEET UNDERLAYMENT
- SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS)
- ROOF SHEATHING
- 2x8 ROOF RAFTERS (EXISTING)
- [R50] 7.25" SPRAY FOAM INSULATION [CLOSED CELL]
- LIGHT GAUGE STEEL FRAMING @ 16" o.c. [PERPENDICULAR]
- [R14] 3.5" STONE WOOL BATT INSULATION
- STEEL BEAMS (EXISTING)
- 1/2" OSB or GYPSUM BD.
- ATTIC SPACE (CONDITIONED)
- DROPPED WOOD FRAME CEILING
- WOOD STRAPPING @ 16" O.C.
- 5/8" GYPSUM BD.
- FIBERGLASS REINFORCED PANELS (FRP) FINISH

R5

R5 - SLOPED METAL ROOF (WASHROOM):

- PRE-FINISHED METAL ROOFING
- SYNTHETIC FELT SHEET UNDERLAYMENT
- SELF-ADHERED RUBBERIZED HIGH-TEMP MEMBRANE (EAVE PROTECTION, VALLEYS, PENETRATIONS)
- ROOF SHEATHING
- 2x8 ROOF RAFTERS (EXISTING)
- STEEL BEAMS (EXISTING)
- ATTIC SPACE (UN-CONDITIONED)
- DROPPED WOOD FRAME CEILING
- [R60] BLOWN-IN INSULATION
- WOOD STRAPPING @ 16" O.C.
- 5/8" GYPSUM BD.

FLOORS:

F1

F1 - SLAB-ON-GRADE (UN-HEATED)
PERMITTED WITH INITIAL AGRICULTURAL OPEN AIR BARN PERMIT

- FLOOR FINISH TBD.
- CONCRETE SLAB-ON-GRADE (SEE STRUCT.)
- 10 MIL SHEET POLY UNDERSLAB VAPOUR BARRIER (INSTALL TO ASTM E 1643)
- [R-15] XPS TYPE 4 RIGID INSULATION 48" IN FROM FACE OF FOUNDATION
- COMPACTED GRANULARS (PER GEOTECH)
- UNDISTURBED SOIL (AS APPROVED BY GEOTECH)

NOTE: PROVIDE UNDERSLAB DRAINAGE WHERE SPECIFIED IN GEOTECH REPORTS

CONSTRUCTION

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•THE OLD STONE LODGE • 160 FLAMBOROUGH WAY • OTTAWA (GANATA) • ONTARIO • K2K 3H9 •

PROJECT TITLE
1818 FARM PRODUCE OUTLET - PHASE 1
1818 BRADLEY SIDE RD, CARP, ON

DRAWING TITLE
SITE PLAN

DESIGNED BY:	MW
DRAWN BY:	RP
START DATE:	12–2022
SCALE:	AS SHOWN
PROJECT NO.	2300

DRAWING No. A001

PLOT DATE: February 5, 2025