



**re: Grading Plan Review**  
**Proposed Project X Development**  
**99 Bill Leathem Drive, 2 & 20 Leikin Drive & 11 Beckstead Road - Ottawa, Ontario**

**to:** Broccolini – **Mr. Russell Beach** – [russell.beach@broccolini.com](mailto:russell.beach@broccolini.com)

**date:** January 15, 2025

**file:** PG5876-MEMO.07

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Further to your request, Paterson Group (Paterson) prepared this memo to document our Grading Plan Review for the proposed development at the subject site. This memo should be read in conjunction with the current Geotechnical Investigation Report (No. PG5876-2 Revision 3 dated November 18, 2024).

In summary, Section 5.3 of this report provides a permissible grade restriction (PGR) of **0.4 m** inside and within 3 m of the proposed building footprint, and a PGR of **2.0 m** for the remainder of the site.

### **Available Information**

During the preparation of this memo, Paterson reviewed the following documents prepared by Novatech:

- Grading Plan Overall – Drawing No. 124123-GR0 Revision 4 dated Dec. 11, 2024.
- Grading Plan North Western Quadrant– Drawing No. 124123-GR1 Revision 4 dated Dec. 11, 2024.
- Grading Plan North Eastern Quadrant– Drawing No. 124123-GR2 Revision 4 dated Dec. 11, 2024.
- Grading Plan South Eastern Quadrant– Drawing No. 124123-GR3 Revision 4 dated Dec. 11, 2024.
- Grading Plan South Western Quadrant– Drawing No. 124123-GR4 Revision 4 dated Dec. 11, 2024.

### **Grading Plan Review**

Based on our review of these Grading Plans, the finished floor elevation of the proposed building will be 92.15 m, which is approximately 1.65 m above the current site grade at geodetic elevation 90.5 m.

This exceeds the permissible grade raise restriction of 0.4 m for the proposed building by about 1.2 m. Accordingly, a 1.2 m thickness of lightweight fill (LWF) is required under the slab-on-grade for the warehouse portion of the structure, and a 0.9 m thickness of LWF is required under the slab-on-grade of the more lightly-loaded office portion of the





structure. Some additional LWF is also required immediately around portions of the proposed building.

For the remainder of the site, the proposed grade raises are within the permissible grade raise restriction of 2.0 m.

The LWF details are shown on the attached drawing PG5876-G1, and which is also provided in Appendix 2 of the current Geotechnical Investigation Report, referenced above.

We trust that this information satisfies your immediate requirements.

Best Regards,

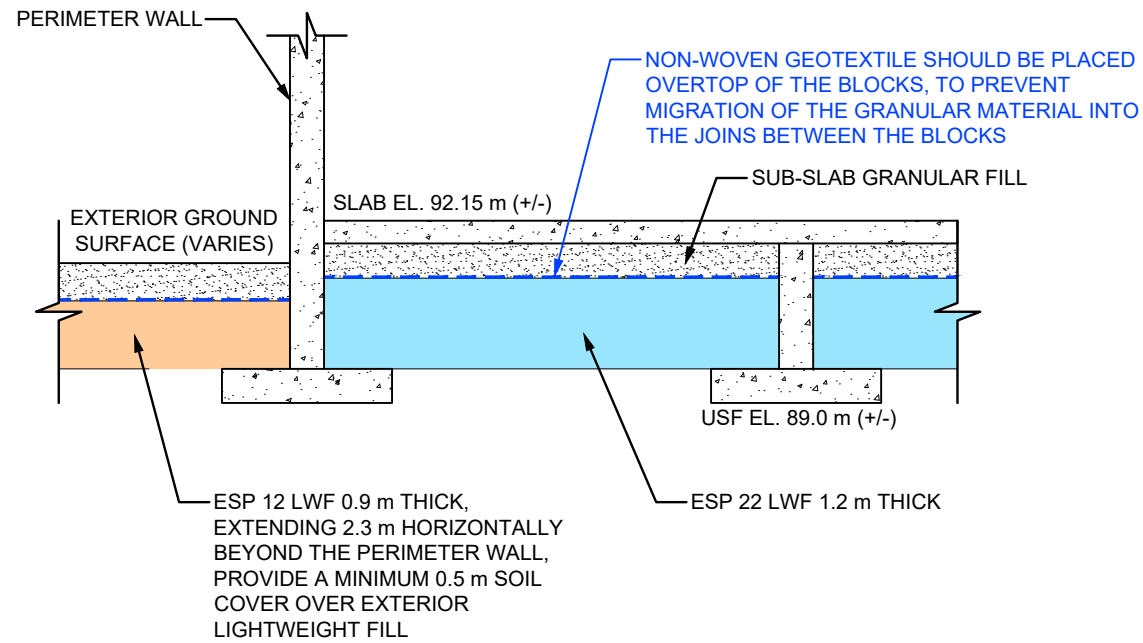
**Paterson Group Inc.**

Scott S. Dennis, P.Eng.



# CROSS-SECTION A-A'

SCALE: NTS

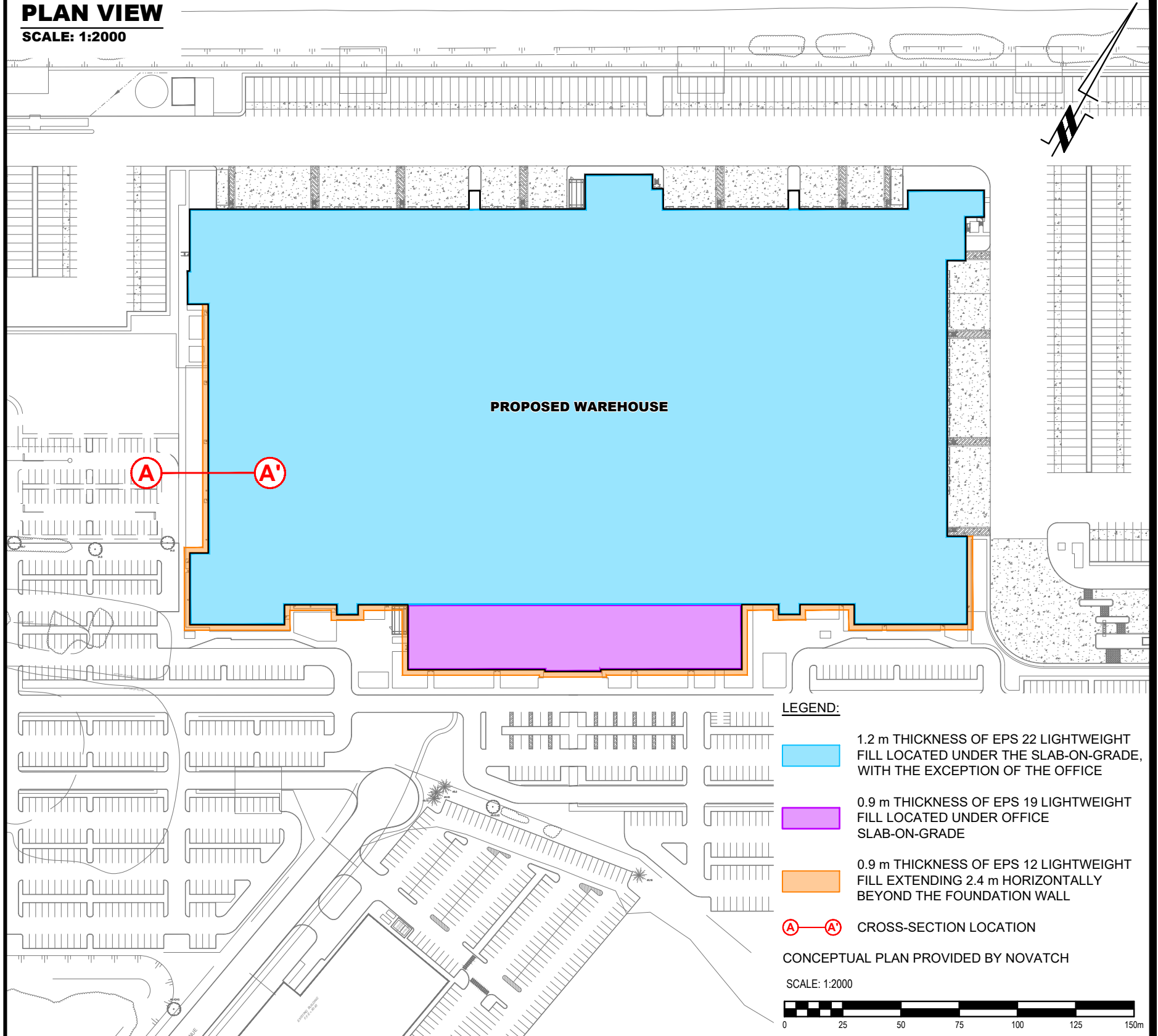


**NOTE:**

PLACEMENT OF LWF SHOULD BE ON A LEVELED SURFACE. SAND CAN BE USED TO PROVIDE AN ADEQUATE LEVELING SURFACE, WHERE REQUIRED.

# PLAN VIEW

SCALE: 1:2000



**LEGEND:**

- 1.2 m THICKNESS OF EPS 22 LIGHTWEIGHT FILL LOCATED UNDER THE SLAB-ON-GRADE, WITH THE EXCEPTION OF THE OFFICE
- 0.9 m THICKNESS OF EPS 19 LIGHTWEIGHT FILL LOCATED UNDER OFFICE SLAB-ON-GRADE
- 0.9 m THICKNESS OF EPS 12 LIGHTWEIGHT FILL EXTENDING 2.4 m HORIZONTALLY BEYOND THE FOUNDATION WALL
- CROSS-SECTION LOCATION

CONCEPTUAL PLAN PROVIDED BY NOVATCH

SCALE: 1:2000



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NO.	REVISIONS	DATE	INITIAL

**BROCCOLINI**

**PROJECT X DEVELOPMENT - 90 BILL LEATHAM DRIVE,  
2 & 20 LEIKIN DRIVE & 11 BECKSTEAD ROAD**

OTTAWA, ONTARIO

**Title: LIGHT WEIGHT FILL (LWF) PLAN**

Scale:	AS SHOWN	Date:	11/2024
Drawn by:	ZS	Report No.:	PG5876-2
Checked by:	FC	Dwg. No.:	<b>PG5876-G1</b>
Approved by:	SD	Revision No.:	