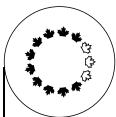


Public			
 NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE		No.	2024-P290
		To	Board of Directors
For	DECISION	Date	2026-10-06
Subject/Title			
Federal Design Approval –Public Services and Procurement Canada (PSPC) National Research Council Canada (NRC) Campus Transportation Safety and Technology Science (TSTS) Hub Facility – Urban Lands – 1191 Montreal Road, Ottawa ON – Developed Design 100%			
Summary			
• The purpose of this submission is to recommend approval of the 100% Developed Design of the TSTS Hub Facility at 1191 Montreal Road, Ottawa, by the NCC Board of Directors. • The project is proposed by PSPC on behalf of Laboratories Canada (Labs Canada) to create a national Centre of Excellence to advance transportation safety and science research. The Hub incorporates the Transportation Safety Board of Canada (TSB) Engineering Lab, the TSB Head Office, and NRC Structures and Material Performance Laboratory science program personnel and resources, into a new single purpose building at the north side of the NRC Montreal Road Campus. • The NRC Campus Master Plan was approved by the Board of Directors in April 2024 and the TSTS Hub 100% Schematic Design was approved in October 2024. • Early works for the TSTS Hub were also approved as Level 1 and 2 proposals including site preparation, mobilization, excavation and construction of underground site servicing in July 2025 and June 2026 to allow the continued fast-tracking of this project’s implementation while the design advanced to 100% Developed Design. • The Proposal is in alignment with the NCC’s Plan for Canada’s Capital, Capital Urban Lands Plan and the NRC Campus Master Plan. • Complex projects are reviewed and approved by the NCC in a sequential order to confirm the progress of the project in conformity with the <i>NCC federal approvals review framework</i>, substantially reducing project and procurement risk to the proponent.			
Risk Summary			
• No significant risks have been identified in relation to this Proposal. The Proposal is consistent with the NCC-approved NRC Montreal Campus Master			

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Plan and responds to the advice provided by NCC staff and the comments received from the Advisory Committee on Planning, Design and Realty (ACPDR).

Recommendation

- That the Federal Design Approval for the Construction – NRC Campus Transportation Safety and Technology Science Hub Facility – 1191 Montreal Road, Ottawa ON- 100% Developed Design be granted, pursuant to section 12 of the *National Capital Act*.
- That the preparation and signature of the Federal Approval documents be delegated to the Vice-President, Capital Planning Branch.

Submitted by:

DocuSigned by:



2026-Sep-28

BE B319D91759427...

Alain Miguez,
Vice President Capital Planning Branch and Chief Planner

1. Strategic Priorities

- NCC Corporate Plan 2025-2026 to 2029-2030
 - Strategic Direction #1: Foster an inclusive and meaningful National Capital Region of national significance, reflective of all Canadians, including Indigenous Peoples.
 - Priority #4: Demonstrate national leadership in achieving an environmentally sustainable and climate-resilient National Capital Region.
- Federal Government initiatives:
 - Laboratories Canada – A federal government initiative (2018)
 - Laboratories Canada Long Term Vision and Plan (2020)
 - Federal Sustainable Development Strategy, 2022-2026 (2022)
 - Greening Government Strategy: A Government of Canada Directive (2020)
 - Pan-Canadian Framework on Clean Growth and Climate Change (2016)
 - Public Services and Procurement Canada (PSPC) Real Property Sustainable Development and Environmental Strategy: 2020-2023 (2023)
 - PSPC Placemat - Baseline Greening Commitments (2021)
 - PSPC National Carbon Neutral Portfolio Plan (2017)

2. Authority

National Capital Act, section 12.

3. Context

Project Background:

Labs Canada is a federal government initiative establishing a 25-year strategy to deliver on its vision to strengthen federal science in Canada. The strategy focuses on achieving scientific excellence through creating a national network of modern, multipurpose, scientific infrastructure. The initiative involves innovative delivery models to renew aging science infrastructure, creating a modern platform to support evidence-based policy, and enable cost-effective scientific program delivery. New facilities will house modern laboratories and collaborative spaces that are environmentally sustainable, accessible, and fitted with technology tailored to meet the needs of federal scientists. New labs will bring together science-based departments and strengthen their research through enhanced interdisciplinary work, collaboration, and shared facilities and equipment.

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The TSTS Hub project incorporates the TSB Engineering Lab, currently based at 1901 Research Private, the TSB Head Office, and NRC Structures and Material Performance Laboratory science program personnel and resources, into a new single purpose building at the north side of the NRC Montreal Road Campus. This location was identified by PSPC in 2021 through a Siting Options Analysis.

The TSTS Hub aims to reduce safety risks for Canadians by encouraging collaboration and integrated innovation within a co-located community of scientists, engineers and technologists working on the design, development and integrity of transportation systems. TSTS will also enhance the development of safety certification, accident investigations and help sustain transportation platforms. Greater collaboration means that the latest research and technical developments investigated by NRC scientists can be shared with TSB engineers, who in turn can provide information to NRC, to help define new research projects related to improving transportation safety. Facilitating this two-way exchange of ideas, skills, knowledge, and resources is a critical consideration while designing the new TSTS Hub.

NRC, as site custodian, has engaged PSPC to implement the initiative. PSPC subsequently retained a multi-disciplinary team led by Architecture49 Inc., B+H Architects Corp. and engineering partners at WSP.

The TSTS Hub 100% Schematic Design was approved by the NCC Board in October 2024. Early works have already started under separate Board approvals. This submission is for the 100% Developed Design and will be the last approval sought to enable full implementation. Construction is expected to be complete in 2031.

Campus Master Plan:

Development of the TSTS Hub is guided by the new NRC Montreal Road Campus Master Plan, approved by the NCC Board in April 2024. The new Master Plan reflects a campus that is people-focused, connected, and engaged with nature and the surrounding communities. It outlines planning strategies and phased implementation over a 30-year horizon. The new vision is representative of a 21st century science

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campus that builds upon the NRC legacy as a primary research hub and provides a framework to create an attractive top tier workplace for researchers and scientists in pursuit of leading-edge discoveries.

Site:

The site is approximately 90 metres by 266 metres (23,940 m²) and located within the northern portion of the NRC Campus. The subject lands are within the Capital Urban Lands Plan (2015) study area. The TSTS Hub will occupy what is currently a large central lawn bordered by Legget Avenue to the south and west, Howlett Street to the east, and Hutcheon Road to the north. The project site has served as the location of building M-21 (built in 1954) and the central greenspace for the campus since its inception. In recent years, the site evolved with the addition of a parking lot on the southeast corner (56 spaces) and the removal of a baseball/softball diamond. The TSTS Hub will be situated south of the northernmost portion of the site, which contains an underground service tunnel, minimal trees and vegetation, and building M-21 (to be retained), to minimize the complexity of construction.

Program/Functional Requirements:

The Developed Design has been informed by the needs defined in the Functional Program (FP) and shaped by earlier Pre-Design, Siting Option, Test Fit reports and Schematic Design phase. The FP identified key functional, operational, and spatial requirements for the project's design program.

The Hub must provide sufficient and appropriate accommodations to renew science infrastructure and fulfill program requirements for 261 employees: 70 from NRC, 28 from TSB engineering laboratory and 148 from the TSB Head Office, with provision for an additional 15 employees for growth.

The 20,800 m² facility is organized across four levels. The ground floor contains the high bay, mid bay laboratories and support spaces, as well as public spaces to accommodate visitors and facilitate public engagement. The second floor contains additional laboratory and support spaces, offices and shared public areas, as well as mechanical and electrical service spaces. The third and fourth floors house

Public

laboratories, office and support spaces, as well as mechanical and electrical penthouse.

Exterior operational spaces include:

- Yard for exterior wreckage storage with outdoor canopy.
- Enclosed storage, garbage and recycling with hazardous waste area.
- Fuel farm and fuel storage.
- Loading area.

The interior spaces of science facilities are organized into neighbourhood groups representing the diverse scientific and investigatory operations undertaken by TSB and NRC. Neighbourhood groups, or functional science areas, include the following categories: High Temperature Materials Research and Development, Structural Integrity Science, Non-Destructive Evaluation, Metallography and Microscopy Analysis, Extraction and Analysis of Vehicle Data, Electrical and Electronic System Failure Analysis, Mechanical System Failure Analysis, and Image Analysis and Simulation. The layout prioritizes functional adjacencies, ensuring operational flexibility and optimizing resource management.

The existing 56-space parking lot will be removed, and 24 new parking spots will be provided on-site with the remaining needs for parking addressed by the existing campus parking lots. A total of 16 visitor spaces will be provided in the existing lot north of building M-21 along Hutcheon Ave, four accessible spaces are located along the east entrance, and four spaces for fleet vehicles are within the secure fenced exterior storage area. The fleet parking spaces, accessible spaces, and seven of the visitor spaces were identified as program requirements and will be dedicated to TSTS Hub.

The project is targeting and tracking towards both LEED® GOLD and Fitwel v3 two-star certifications.

Developed Design Proposal

Design Vision Statement and Principles

The design vision for the TSTS Hub reflects the commitment to innovation, collaboration and inclusivity. It is a place where scientists push the boundaries of human knowledge where the building itself acts as a catalyst for discoveries.

Seven design principles have been established by Labs Canada to guide all laboratory projects across Canada, including the TSTS Hub. The design principles included in the Labs Canada Repeatable Laboratory Design Framework (RLDF) are:

- Design Excellence
- Collaboration
- Flexibility
- Functional Suitability and Expandability
- Sustainability
- Universal Accessibility
- Intelligent Building Infrastructure

NRC Campus Master Plan (2024) Guidance

The Master Plan envisions a community-oriented environment with plazas connected to a central green spine along Howlett/McCallum Streets, which link the North and South NRC campus with the TSTS building.

Master Plan Guiding Principles that have influenced the design include:

- Be the Aspiration: Bold and iconic landscape architectural designs provide a desirable and inspiring working environment.
- People-focused Design: Providing accessible and comfortable outdoor plazas and sitting areas.
- We are a Laboratory: The exterior amenities provided in the landscape supports the functions of the building as a lab and workspace.
- Future Flex: The landscape is designed to adapt to future growth and change including initiatives identified in the master plan.
- Resilient Thinking: Using bioswales and native plant materials. Introducing green roofs.
- Nature by Design: Introducing natural systems such as bioswales, tree planting. Preserving existing trees and planting beds.
- Secure the Future: The landscape responds to the site security requirements and Crime Prevention Through Environmental Design (CPTED) principles.

- Tell our story: Creating unique storytelling design features that relate to the functions of the TSTS Lab facility.

Architecture

Building upon the campus modernist industrial architectural heritage, the TSTS Hub endeavors to articulate a contemporary architectural expression that complements the existing architectural ethos. The collection of boxed geometries creates volumetric expressions which help to break up the large scale of the building. This effect is further enhanced by the application of alternating materials giving character and identity to the building.

From North to South, the grade layout aligns with the materials yard and deliveries area, leading to multi-storey labs for both the NRC and TSB teams. These areas and adjacent support rooms transition into the mid-section of the building, housing workshops and other smaller labs. The majority of science labs and materials facilities are situated in the "South Block," facilitating a linear flow of materials and people. This design accounts for adjacency requirements, functionally appropriate flows, and workshop efficiencies. The second floor predominantly houses the science office accommodations and TSB offices, featuring shared spaces to enhance collaborative capabilities. The building design includes an atrium and central entry, providing public functionality with an auditorium and access to most facility workspaces, shared areas, and collaborative zones. The program and layout comprehensively address the integration of design, physical security, and IT, as well as mechanical and electrical infrastructure.

The building envelope exterior wall assembly includes precast sandwich panels, a variation of metal panels and opaque and coloured fritted glass. Windows consist primarily of aluminum frame curtain walls. Roofing consists of conventional Styrene-Butadiene-Styrene modified-bitumen roof systems and stone ballast treatment (decorative aggregate) over two areas. A roof amenity area accessed from the third level provides outdoor space and planting beds.

The design prioritizes minimizing secondary structures strategically integrating building elements such as external shades, screens, grilles, shutters, and louvres.

The building structure will have deep pile foundations and a steel superstructure.

Landscape Architecture

The landscape architectural design establishes a public realm that supports the building's role as a forward-looking research facility while creating a welcoming, accessible, and ecologically responsive campus landscape. The intent is to support both the building and campus through pedestrian/cyclist circulation, gathering / rest areas, stormwater management, visual identity, and user well-being. The landscape is an expression of multiple themes: indigeneity through the land, sky and water (Air, Land, Sea) and the transportation functions of the TSTS labs through railways, canoes and windsocks.

The design has been developed to align closely with the Campus Master Plan while accommodating the challenging spatial, operational and security requirements of the new TSTS facility. The TSTS landscape reinforces the Master Plan's vision for a connected, people-focused, and sustainable campus through the introduction of enhanced pedestrian corridor on Howlett Avenue, featuring a green promenade, bioswale infrastructure, expanded public gathering spaces, and a framework that enables future campus growth.

The South Gateway Plaza has been envisioned as the first phase of a broader long-term public realm strategy, supporting future open space enhancements and strengthening the relationship between the TSTS Lab and the evolving campus environment.

The landscape provides tree planting, planters with native planting, bioswales, plaza spaces with seating and tables, accessible pathways, and rooftop amenity space. The design also preserves and transplants existing trees where feasible, introduces new vegetation to strengthen canopy and biodiversity, and integrates all-season resilience through durable materials, snow storage areas, bioswales promoting infiltration, salt and drought tolerant plant material, and low-salt maintenance strategies. This space combines hard and soft surfaces to support informal gathering, quiet contemplation, outdoor programming, seasonal use, and stormwater infiltration.

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Bird Friendly Design

The design of the building and site strive to provide a bird-safe environment, reduce risks to birds and prevent bird collisions, in line with the NCC Guidelines and Canadian Standards Association Standard A460:19 – Bird-Friendly Building Design with the following:

- The building uses windows and glazed walls to offer views inwards with a maximum window-to-wall ratio of 40%.
- The design uses non-reflective or low-reflecting glass or coatings and patterned etching or fritting.
- Mechanical services are enclosed and louvers have bird/insect mesh to prevent entrapment.
- Exterior architectural elements are all fixed and not movable.
- Landscape features that attract birds are placed at safe distances from the building and any reflective surfaces.
- Landscape and tree placement is strategic to deter collisions.

Security

Crime Prevention Through Environmental Design (CPTED) has been incorporated into the landscape design to eliminate or reduce criminal behaviour, and prioritizes the safety and the safe use of space in the public realm with the following:

- The placement and location of benches and planters and the use of strategic site grading will serve as anti-ramming features.
- Pedestrian-scaled landscape lighting will be integrated along pathways and within the plaza areas to provide site visibility.
- Solid fencing and gates are provided around the exterior storage area.
- The landscape design promotes natural surveillance and clear views from the building and within public spaces to roads, neighbouring buildings, open spaces, entrances, etc.
- Bioswales and below and above grade initiatives are used instead of bollards as natural security barriers and vehicle protection measures around the perimeter of the building.
- Required distances from trees to buildings are maintained and tree species selected for visual transparency.
- Public spaces are well lit and wayfinding and signage are clear and accessible.

Universal Accessibility

The design adheres to the guidelines and best practices for accessible design for the built environment, including:

- The inclusion of pedestrian pathway connections to all building entrances and open spaces at-grade and at rooftop levels.
- All at-grade crossings at road intersections have tactile walking surface indicators and curb depressions.
- Where there are changes in grade for walking surfaces such as pathways and curbs, design accommodates a less than a 5% slope to reduce the need for stairs and ramps. Where ramps and stairs are necessary, railings and tactile walking surface indicators are provided.
- A wayfinding and signage strategy will be implemented to provide clear and universally accessible circulation and orientation guidance to and through the building site.
- All building entrances are universally accessible.

Transportation

- A Traffic Management Plan was developed to ensure campus navigation, with designated routes for construction vehicles to minimize disruption, temporary road closures and detours within the campus, and enhanced signage and safety measures for vulnerable users.
- Site grading along Leggett Avenue accommodates large-truck access to the wreckage yard, fuel farm, and high-bay area. Existing parking facilities reduce the need for new parking areas, while accessible spaces are located near the main entrance.
- The building and site accommodate indoor and outdoor, short and long-term bicycle parking storage along with showers and change facilities for users. Key connections will be made from the site to the existing NRC Campus pathway network that leads to bike routes and to the Montreal Road transit stops.
- Pedestrian crossings are provided to access the major pathway network. Pedestrian pathways are provided to access building entrances on the east, south and west sides of the project site, and to the parking area to the north.

4. Options Analysis / NCC Staff Analysis

The Regulator Advocate (FLUDTA team) has guided the Proponent to ensure the Proposal is compatible and in alignment with the applicable planning policies:

- Plan for Canada's Capital, 2017–2067 (2017)
 - Goals:
 - Thriving and Connected: Support a liveable, attractive, resilient, accessible and economically competitive Capital Region. Promote sustainable mobility and support transit-oriented development in the Capital Region.
 - Milestones:
 - Milestone 3: National Cultural and Scientific Institutions
 - Milestone 14: Improved Urban Integration of Federal Employment Areas
- Capital Urban Lands Plan (2015)
 - The site is designated as a Major Federal Employment Area in the Capital Urban Lands Plan. Plan policies support:
 - Integrating federal employment areas into their urban context.
 - Encouraging improvements to the public realm.
 - A welcoming public-facing presence at headquarters buildings.
 - Pedestrian, cycling and transit-supportive improvements.
- NRC Montreal Road Campus Master Plan (2024)
 - The site is designated as a Future Buildable Area. Site-specific guidelines are included in the Master Plan.

The 50% Developed Design was presented to the NCC's Advisory Committee on Planning, Design, and Realty (ACPDR) on December 11 2025., The ACPDR comments informed the Regulator Advocate's final review. All comments and recommendations have been addressed.

Overall, the proposal aligns with the Campus Master Plan and the Labs Canada Repeatable Laboratory Design Framework. The building addresses functional and scientific program requirements through flexible laboratory spaces, massing and façade treatments compatible with the campus context, colour accents that support orientation, and landscape elements that reflect Indigenous knowledge and cultural references.

5. Financial Details

- Not Applicable for this submission – external project.

6. Opportunities and Expected Results

- Approval of this Proposal will allow the construction of the project in alignment with the Proponent’s timelines to deliver on the commitments of the Labs Canada initiative.
- The Proposal promotes design excellence and innovation in the National Capital Region.
- The NRC and PSPC’s development of the Labs Canada TSTS Hub facility will be a key step in the implementation of the NRC Montreal Road Master Plan and will support the implementation of relevant policies and objectives identified in the NCC’s planning framework.

7. Alignment with Government and NCC Policies

An Environmental Effects Evaluation was signed on July 29th, 2026 for this project as part of the determination under the *Impact Assessment Act* prior to implementation.

The Proposal aligns with the following federal government regulations and policies, as well as guidelines specific to the Labs Canada initiative:

- Treasury Board Standards (March 2022)
- Directive on the Management of Real Property, including National Building Code, National Fire Code, barrier-free access (CAN/CSA B651-23)
- Laboratories Canada: RLDF (including Federal Identity Program, GBA+ analysis, universal accessibility in laboratory spaces) and Long-term vision plan (LTVP)
- Federal Sustainable Development Strategy, 2022–2026 (2022).

8. Risks and Mitigation Measures

Risk	Likelihood	Impact	Mitigation Measure
Any delay in receiving approval	Low	Medium/High	• Proceeding with the approval of the Developed Design will allow

Public			
will impact the project schedule and related PSPC project agreements			the construction to advance as planned.

9. Public Engagement and Communications

- The Proponent consulted stakeholders under a joint engagement plan for the TSTS and Terra Canada facilities. Participants included Indigenous communities, campus employees, residents and community associations, the City of Ottawa, the NCC, La Cité Collégiale, and the broader science community.
- The Proponent provided project updates to the AANTC, Kitigan Zibi Anishinabeg, and the Algonquins of Pikwàkanagàn First Nation in June 2024, February 2025, and April 2026. These discussions explored Indigenous design elements and cultural values that were incorporated into the project.
- Public notices for the TSTS Hub were posted on the Canadian Impact Assessment Registry on April 11 and November 21, 2025.
- The City of Ottawa approved the Site Plan Control application on November 12, 2025. The Proponent plans to obtain a building permit by November 2028.

10. Next Steps

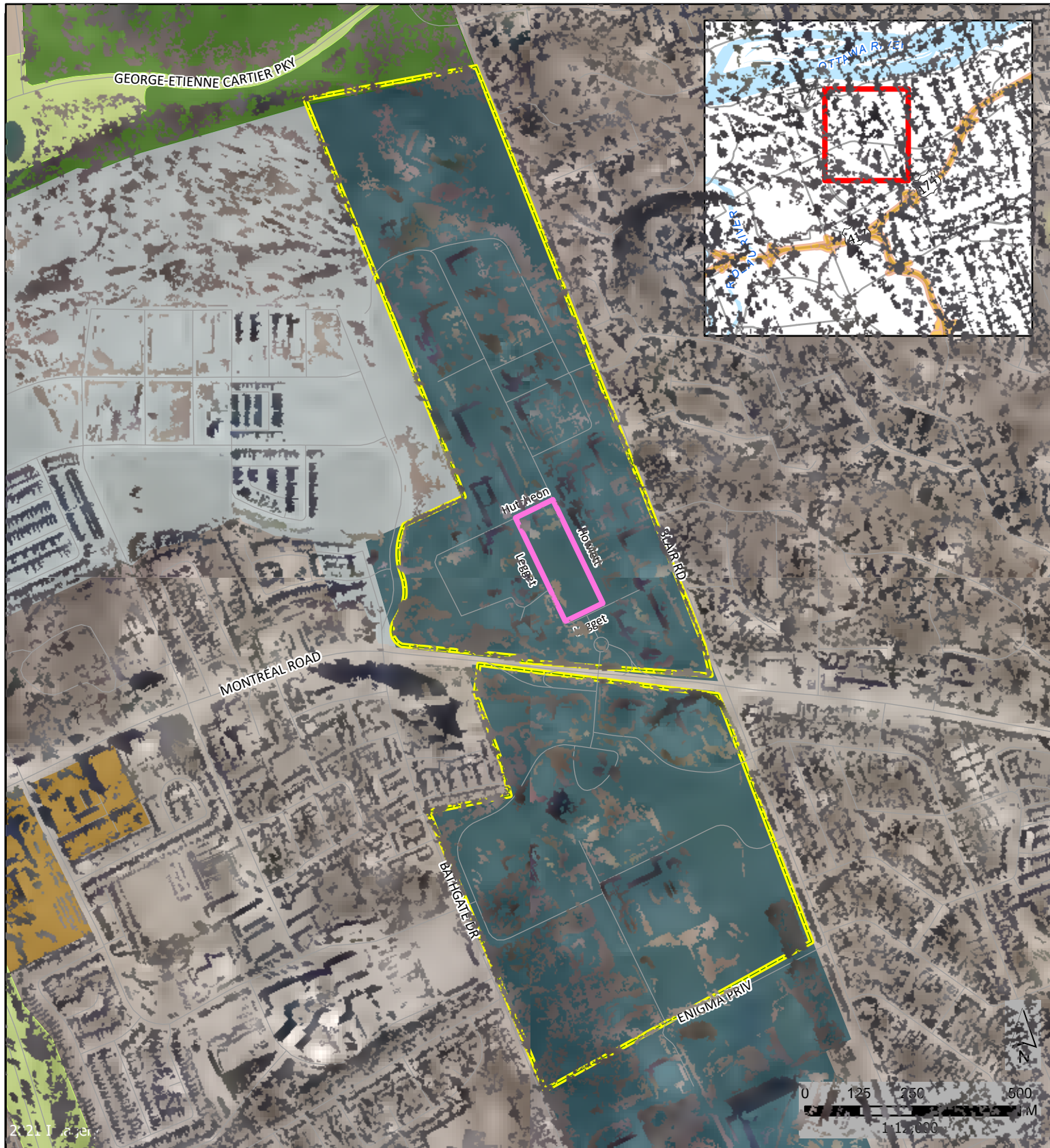
- Spring 2027 – Start of above grade project implementation
- Spring 2031 – Substantial Completion

11. List of Appendices

- Appendix A – Location Map
- Appendix B – Architecture drawings excerpt
- Appendix C – Landscape architecture drawings excerpt
- Appendix D – Renderings

12. Authors of the Submission

- Alain Miguelez, Vice-President, Capital Planning Branch (CP)
- Isabel Barrios, Director, Federal Approvals and Conservation Programs (FACP), CP
- Kate-Issima Francin, Chief, Federal Approvals and Environmental Compliance, FACP, CP



Location Map: 1200 Montréal Road

Carte de localisation: 1200, chemin de Montréal



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

Préparé par les Services Géomatiques / Prepared by the Geomatics Services

 Site Boundary / Limites du Site

 Property Boundary / Limites de la propriété

Capital Urban Lands Designations (2015) / Désignations des terrains urbains de la capitale (2015)

-  Major Federal Employment Area / Principale zone d'emploi fédérale
-  Other Federal Facility / Autre installation fédérale
-  Valued Natural Habitat / Habitat naturel valorisé
-  Capital Urban Greenspace / Espaces verts urbains de la capitale
-  Urban Redevelopment / Urban Redevlopment

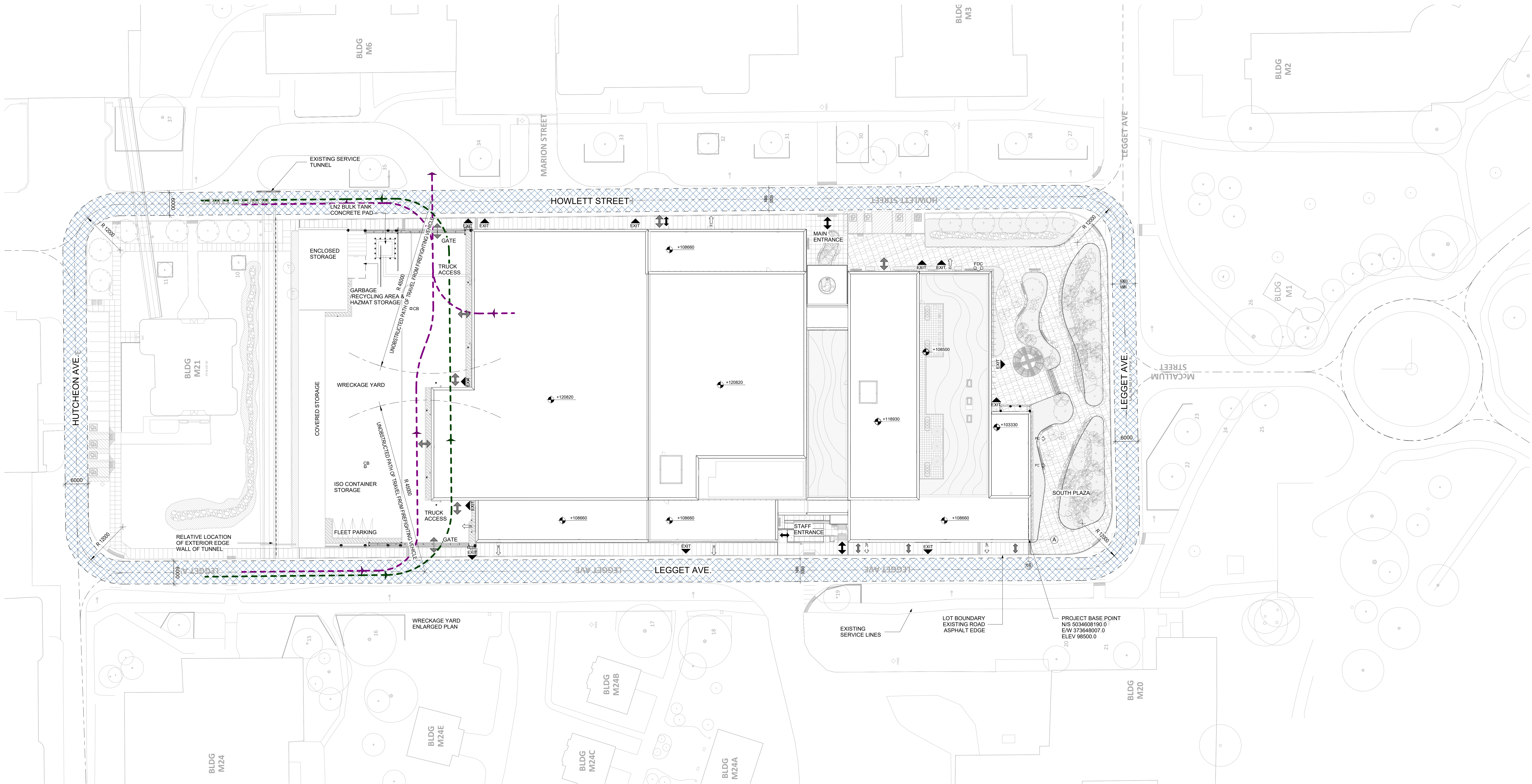
2024-04-23

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND REPORTS

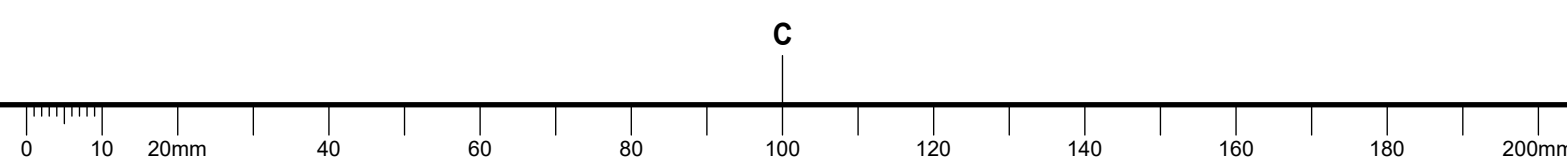
- REFERENCE TO TRAFFIC CONSULTANTS DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION
- REFERENCE TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING INFORMATION, AND OUTDOOR AMENITY SPACES
- REFERENCE TO SITE SERVICING/CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICING, GRADING, UTILITY INFORMATION AND ENABLING WORKS DRAWINGS REFERENCE TO THE LATEST CIVIL DRAWINGS
2. FIRE ROUTES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE RADII OF 12m, INTERIOR RADII OF 9m AND OUTSIDE TURNING RADII OF 15m
3. FIRE ROUTES SHALL BE DESIGNED TO SUPPORT EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, AND SHALL BE SURFACES IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.
4. SITE BOUNDARIES, TOPOGRAPHIC INFORMATION AND EASEMENTS REFERENCED FROM PEARLEY, SMITH & DENIS SURVEY LTD. SURVEY DRAWING DATED JULY 27, 2023 AND SURVEY REPORT DATED JULY 27, 2023
- AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CONFIRMATION BY UP-TO-DATE SURVEY.

PROPOSED ELEVATION	
	6M FIRE ROUTE (CROSS HATCHED)
	FIRE HYDRANT - NEW
	FIRE HYDRANT - EXISTING
	LIGHT POST
	CATCH BASIN
	MAN-HOLE COVER
	FIRE DEPT. CONNECTION
	EXTENT OF PROJECT SITE REFER TO LATEST SURVEY AND CIVIL DRAWINGS
	EXTENT OF ENABLING WORKS REFER TO LATEST SURVEY AND CIVIL DRAWINGS

- | | |
|---|---------------------------------|
|  | EGRESS ONLY |
|  | PRESSURE RELIEF PANEL |
|  | BUILDING MAIN ACCESS/EXIT |
|  | BUILDING SECONDARY ACCESS/EXIT |
|  | EQUIPMENT ACCESS/REMOVAL |
|  | YARD VEHICULAR ACCESS/EXIT |
|  | OVERSIZED DOOR VEHICULAR ACCESS |
|  | OVERHEAD DOOR MAN ACCESS |



1 LEVEL 1 - SITE PLAN
A032 1:400



**NOT FOR
CONSTRUCTION**

Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies

L'entrepreneur doit vérifier toutes les dimensions et conditions sur le site et aviser immédiatement le représentant du ministère de toute divergence.

4	ISSUED FOR FLUDTA L3 READINESS CHECK	26.07.30
3	ISSUED FOR 90% DO (Q/OC)	26.07.29
2	ISSUED FOR SPA / FLUDTA L1	26.05.2
1	ISSUED FOR SPA RESPONSE PACKAGE	26.04.02

revisions	description	date
	A detail no. no. du dessin B location drawing no. sur dessin no. C drawing no. dessin no.	

project

TSTS HUB PROJECT

drawing dessin

SITE PLAN

Designed By	L. Abrosimov/D. Stavros 2024 / 06 / 06	Conçu par	(yyyy/mm/dd)
Date	A49/B+H	Dessiné par	(yyyy/mm/dd)
Reviewed By	L. Abrosimov 2024 / 06 / 06	Examiné par	(yyyy/mm/dd)
Approved By	J. Gupta 2024 / 06 / 06	Approuvé par	(yyyy/mm/dd)
Tender		Soumission	
Project Manager	SOPHIE HARVEY	Administrateur de projet	
Project no.		No. du projet	

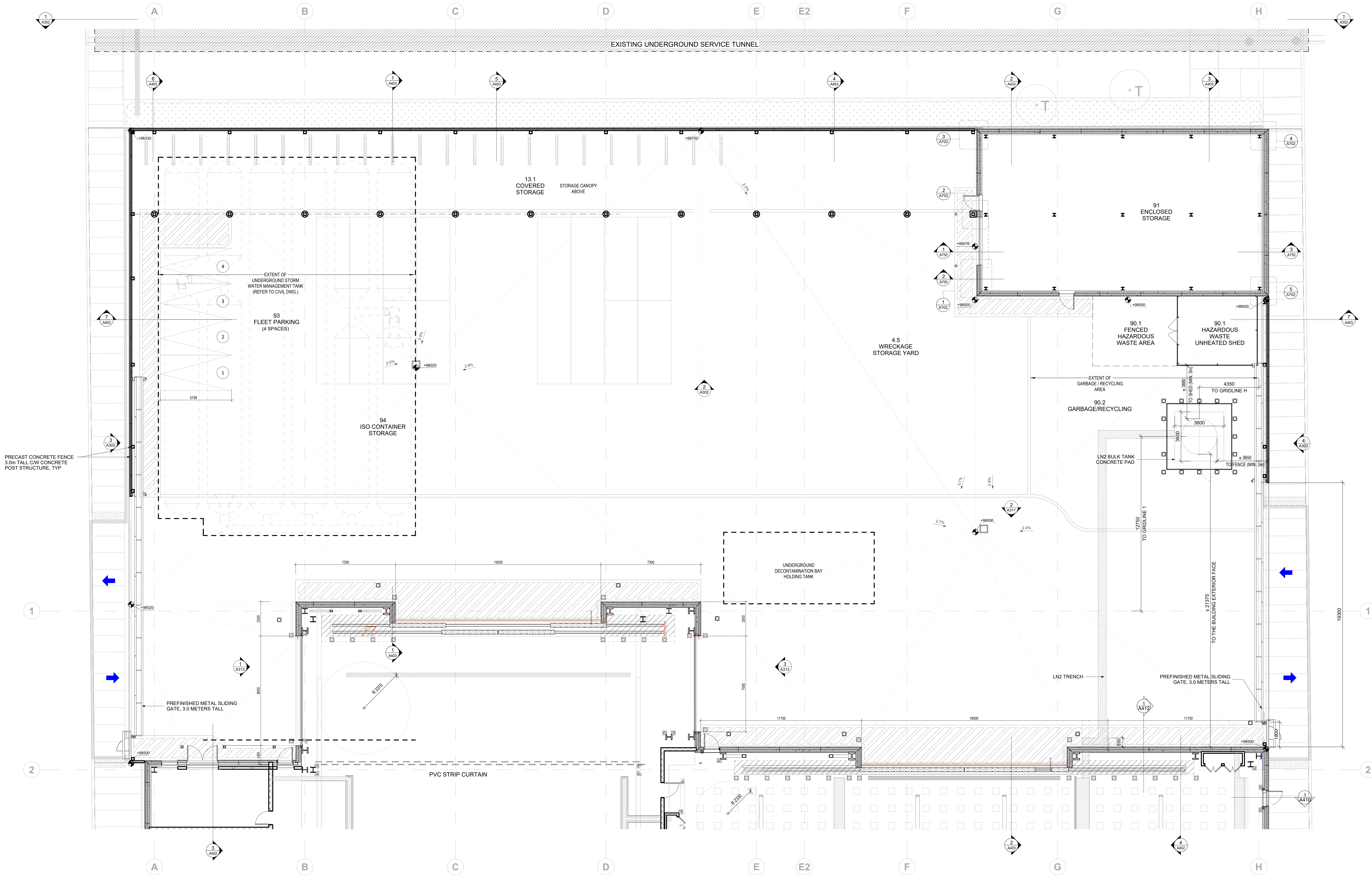
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A000		1

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DIRECTIONAL ARROW LEGEND:

- OVH-DOOR EQUIPMENT ACCESS
- EQUIPMENT REMOVAL
- BUILDING ACCESS
- PRESSURE RELIEF PANEL
- EXIT ONLY
- YARD ACCESS



Canada

Public Works and
Government Services
Canada
Real Property
Branch

Travaux publics et
services
gouvernementaux
Canada
Direction générale des
biens immobiliers

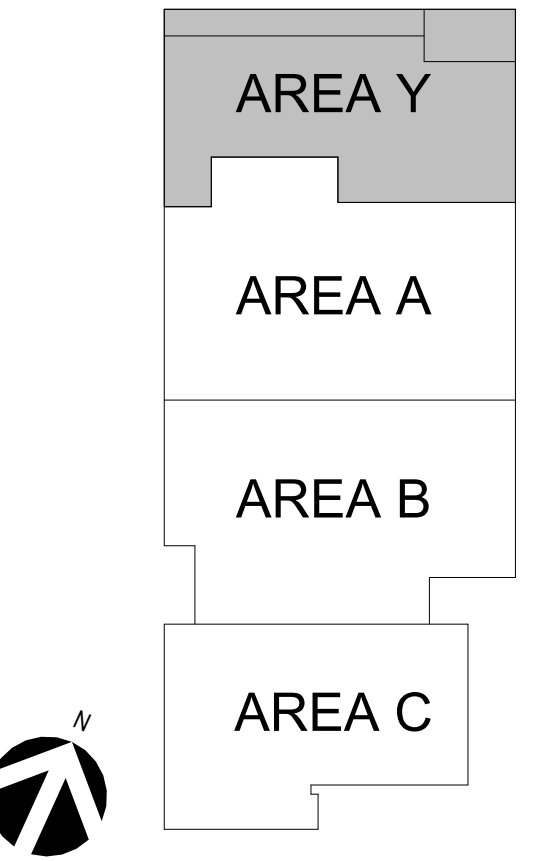
In Association with

A49 | B+H

wsp

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Key Plan



Professional Seals

Contractor to verify all dimensions & conditions on
site and immediately notify the engineer of all
discrepancies

L'entrepreneur doit vérifier toutes les dimensions et
conditions sur le site et aviser immédiatement le
représentant du ministère de toute divergence.

4	ISSUED FOR FLUIDATA L3 READINESS CHECK	26.07.30
3	ISSUED FOR 90% D2 (DA/DC)	26.07.20
2	ISSUED FOR SPA / FLUIDATA L1	26.05.21
1	ISSUED FOR SPA RESPONSE PACKAGE	26.04.02

revisions	A detail no. no. du dessin	A
	B location drawing no. sur dessin no.	A
	C drawing no. dessin no.	B C

project
TSTS HUB PROJECT

drawing
LEVEL 1 - PARTIAL
FLOOR PLAN - AREA Y

Designed By	Designer	Conçu par	
Date		(yyyy/mm/dd)	
Drawn By	Author	Dessiné par	
Date		(yyyy/mm/dd)	
Reviewed By		Examiné par	
Date		(yyyy/mm/dd)	
Approved By	Approver	Approuvé par	
Date		(yyyy/mm/dd)	
Tender		Soumission	

SOPHIE HARVEY
Project Manager
Administrateur de projets

Project no.
No. du projet

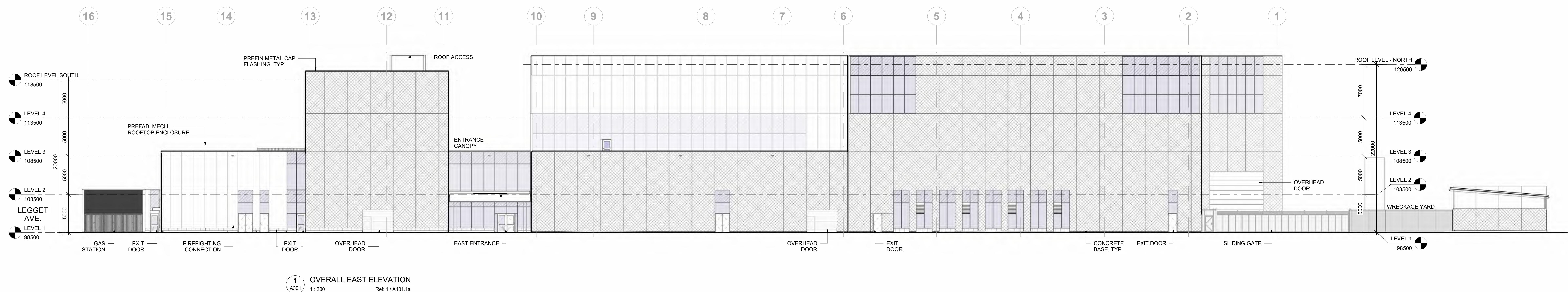
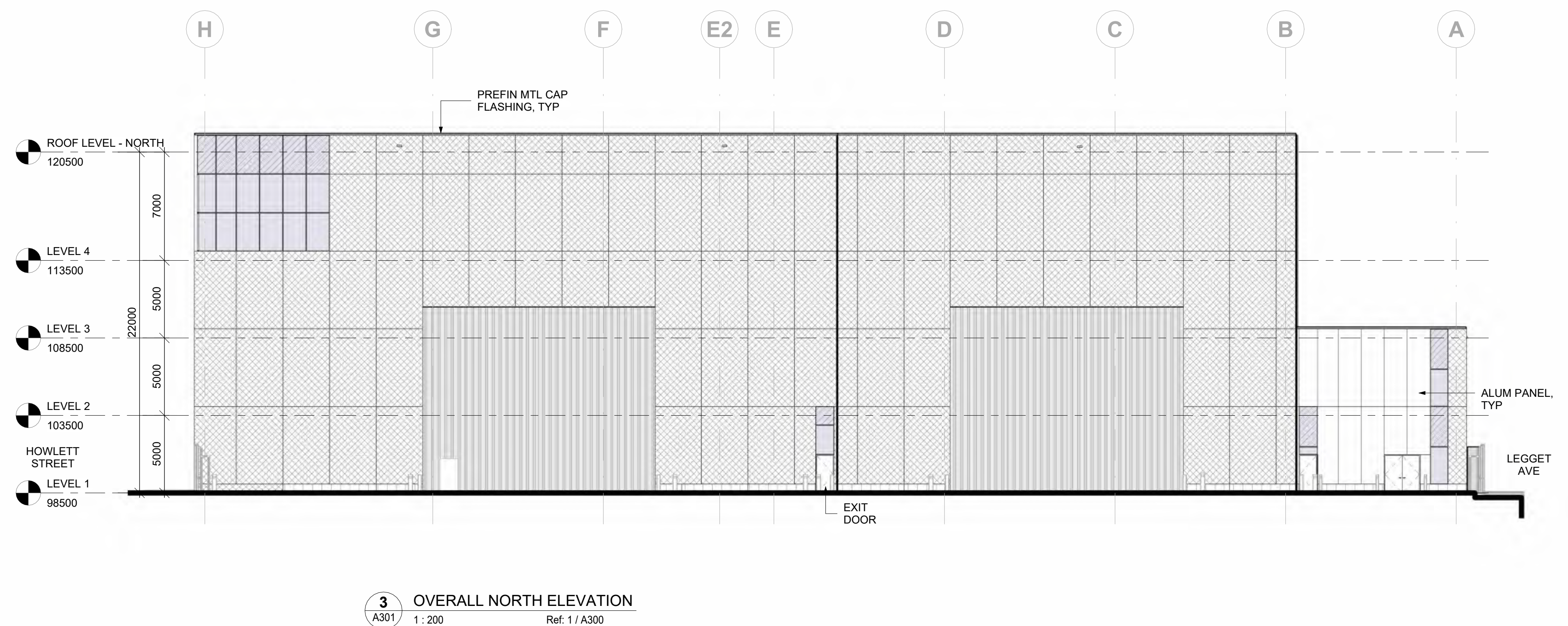
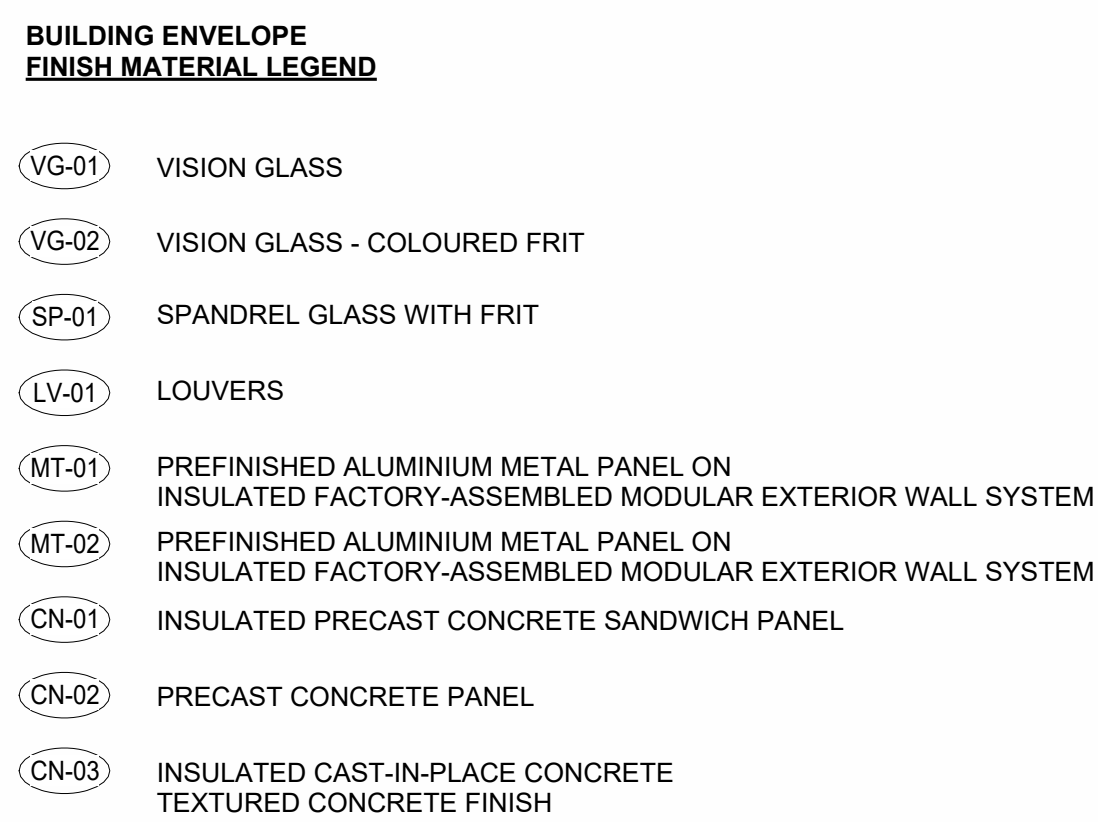
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Drawing no.
No. du dessin

A101.0

Rev #
4

1. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING ORIENTATION, DATUM ELEVATIONS, AND OFFICIAL FINISHED GRADE LEVELS.
2. LEVELS ELEVATION IS BASED ON THE SURVEY POINT. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. SEE SACS FOR DIMENSIONS OF THE EXISTING ELEVATING DISCIPLINES.
4. ALL EXISTING AIR AND VAPOR BARRIERS TO BE MAINTAINED AT ALL TRANSITIONS BETWEEN DIFFERENT WALL ASSEMBLIES (E.G., PRECAST TO CURTAIN WALL).
5. ALL EXISTING WALLS TO BE DEMOLISHED AS A HIGH-PERFORMANCE ASSEMBLY TO MEET OR EXCEED NBC 2022 & NBC 2020 STANDARDS.
6. ALL EXTERIOR ASSEMBLIES TO BE DESIGNED/MANUFACTURED FOR OTTAWA CLIMATE ZONE 6, EMPHASIZING THERMAL RESISTANCE AND AIR-TIGHTNESS.
7. EXTERIOR SYSTEMS TO BE COORDINATED WITH RESPECTED CONSULTANTS FOR SECURITY AND BLAST-RESISTANCE REQUIREMENTS WHERE INDICATED.
8. ALL FINISHES (E.G., PRECAST, METAL PANEL, COATING) ARE SUBJECT TO PHYSICAL MOCKUP REVIEW AND APPROVAL FOR COLOR, TEXTURE, AND JOINTING.



Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies

L'entrepreneur doit vérifier toutes les dimensions et conditions sur le site et aviser immédiatement le représentant du ministère de toute divergence.

3	ISSUED FOR FLUOTA L3 READINESS CHECK	26.07.30
2	ISSUED FOR 90% DD (QA/QC)	26.07.20
1	VO DESIGN UPDATE	26.04.09

A detail no.
no. du dessin

B location drawing no.
sur dessin no.

C drawing no.
dessin no.

project project

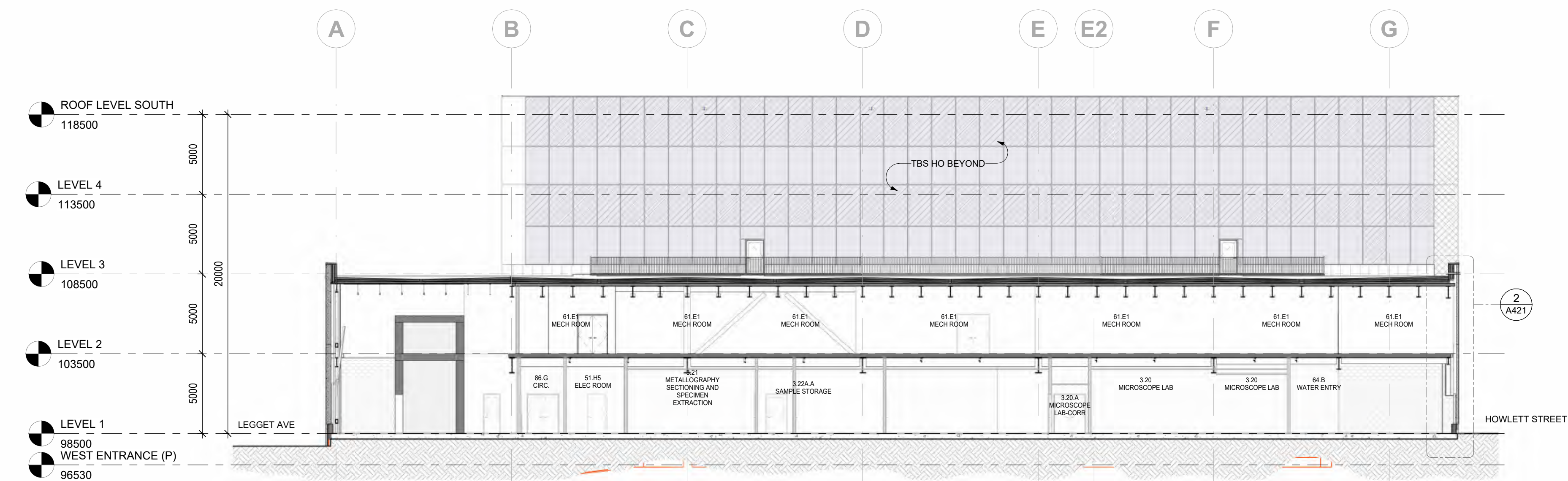
TSTS HUB PROJECT

drawing	dessin
OVERALL ELEVATIONS	

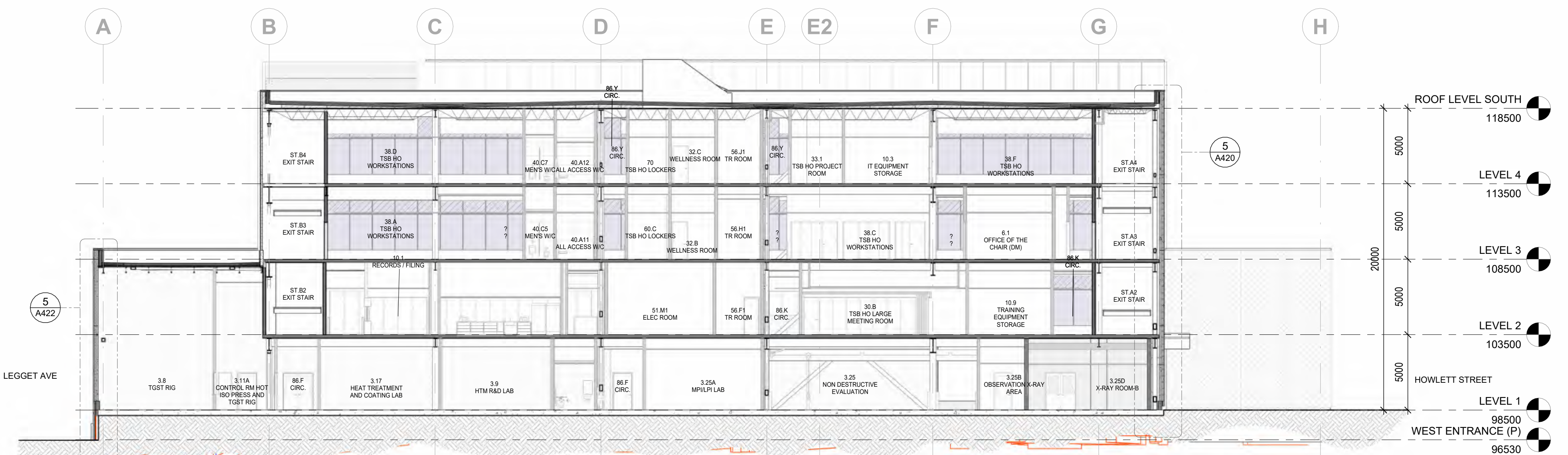
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Date	2024 / 06 / 06	(yyyy/mm/dd)
Drawn By	A49/B+H	Dessiné par
Date	2024 / 06 / 06	(yyyy/mm/dd)
Reviewed By	L. Atrosimov	Examiné par
Date	2024 / 06 / 06	(yyyy/mm/dd)
Approved By	J. Gupta	Approuvé par
Date	2024 / 06 / 06	(yyyy/mm/dd)
Tender	Soumission	
SOPHIE HARVEY		
Project Manager	Administrateur de projets	
Project no.	No. du projet	
R.107402		

7/20/2026 4:17:24 PM

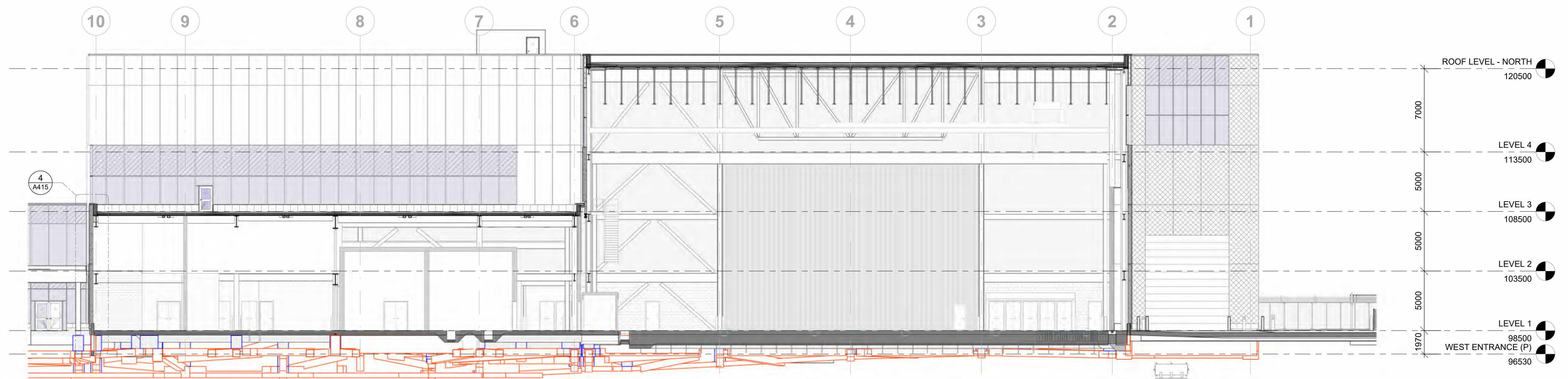
TPSGC-PWGS&C A0 (1189&41)



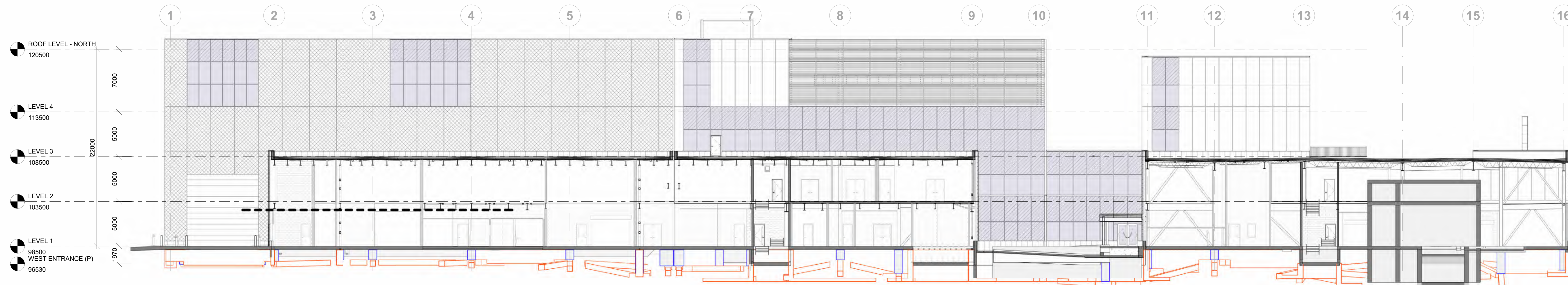
6 BUILDING SECTION - LAB E/W
1:200



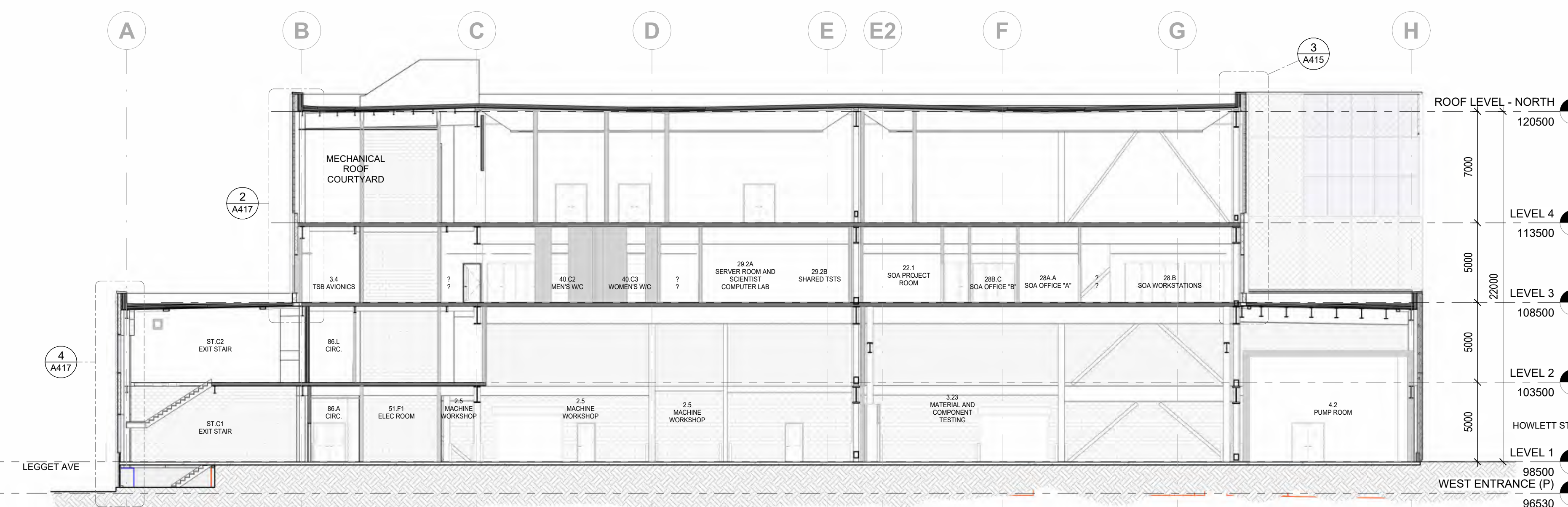
5 BUILDING SECTION - AUDITORIUM E/W
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Ref: 1/A101.3c



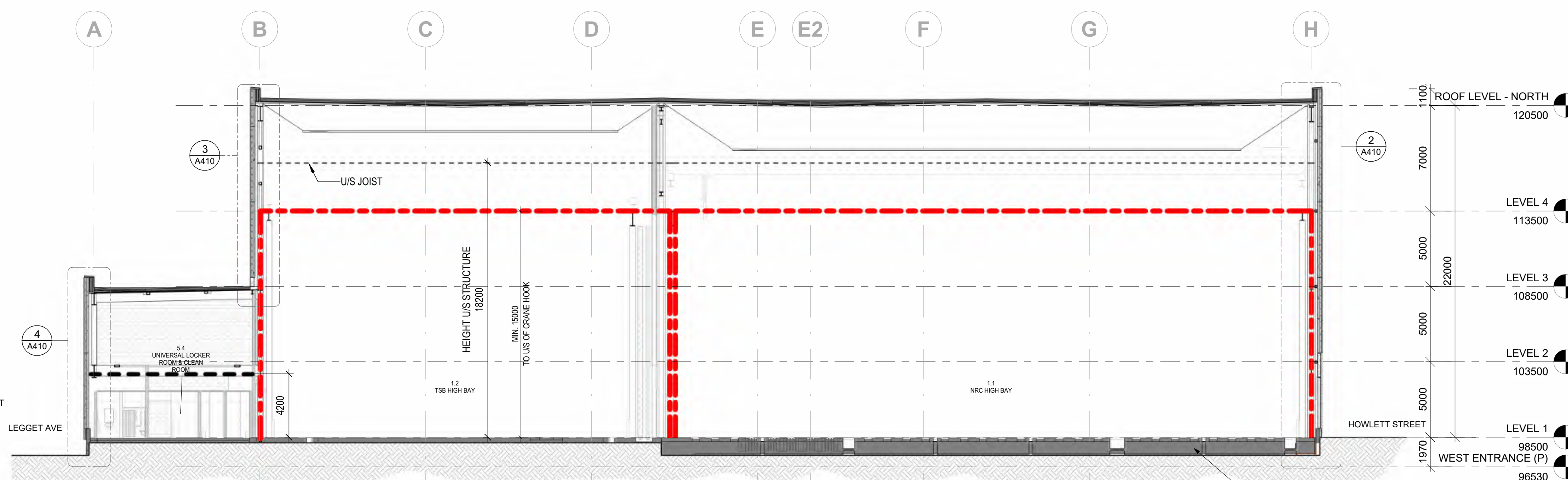
4 BUILDING SECTION - HIGH BAY N/S
1:200
Ref: 1/A101.0



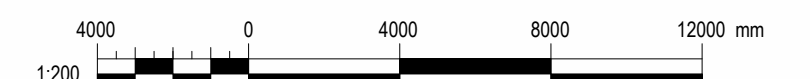
3 Building Section - Workshops/Labs - NS
1:200
Ref: 1/A101.0



2 BUILDING SECTION - WORKSHOP E/W
1:200
Ref: 1/A101.2b



1 BUILDING SECTION - BAY AREA
1:200
Ref: 1/A101.1a



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biens immobiliers

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A49 B+H

wsp

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Key Plan



Professional Seals

NOT FOR
CONSTRUCTION

Contractor to verify all dimensions & conditions on
site and immediately notify the engineer of all
discrepancies

L'entrepreneur doit vérifier toutes les dimensions et
conditions sur le site et aviser immédiatement le
représentant du ministère de toute divergence.

3 ISSUED FOR FLUOTA L3 READINESS 26.07.30

2 ISSUED FOR 90% DO (QA/QC) 26.07.20

1 VO DESIGN UPDATE 26.04.09

revisions description

A detail no.
no. du dessin

B location drawing no.
sur dessin no.

C drawing no.
dessin no.

project

TSTS HUB PROJECT

drawing

design

OVERALL BUILDING
SECTIONS

Designed By D. Stavros/G. Keith Conçu par

Date 2024 / 06 / 06 (yyyy/mm/dd)

Drawn By A49/B+H Dessiné par

Date 2024 / 06 / 06 (yyyy/mm/dd)

Reviewed By L. Abrosimov Examiné par

Date 2024 / 06 / 06 (yyyy/mm/dd)

Approved By J. Gupta Approuvé par

Date 2024 / 06 / 06 (yyyy/mm/dd)

Tender Submission

SOPHIE HARVEY Administrateur de projets

Project no. No. du projet

R.107402

Drawing no. No. du dessin

A402

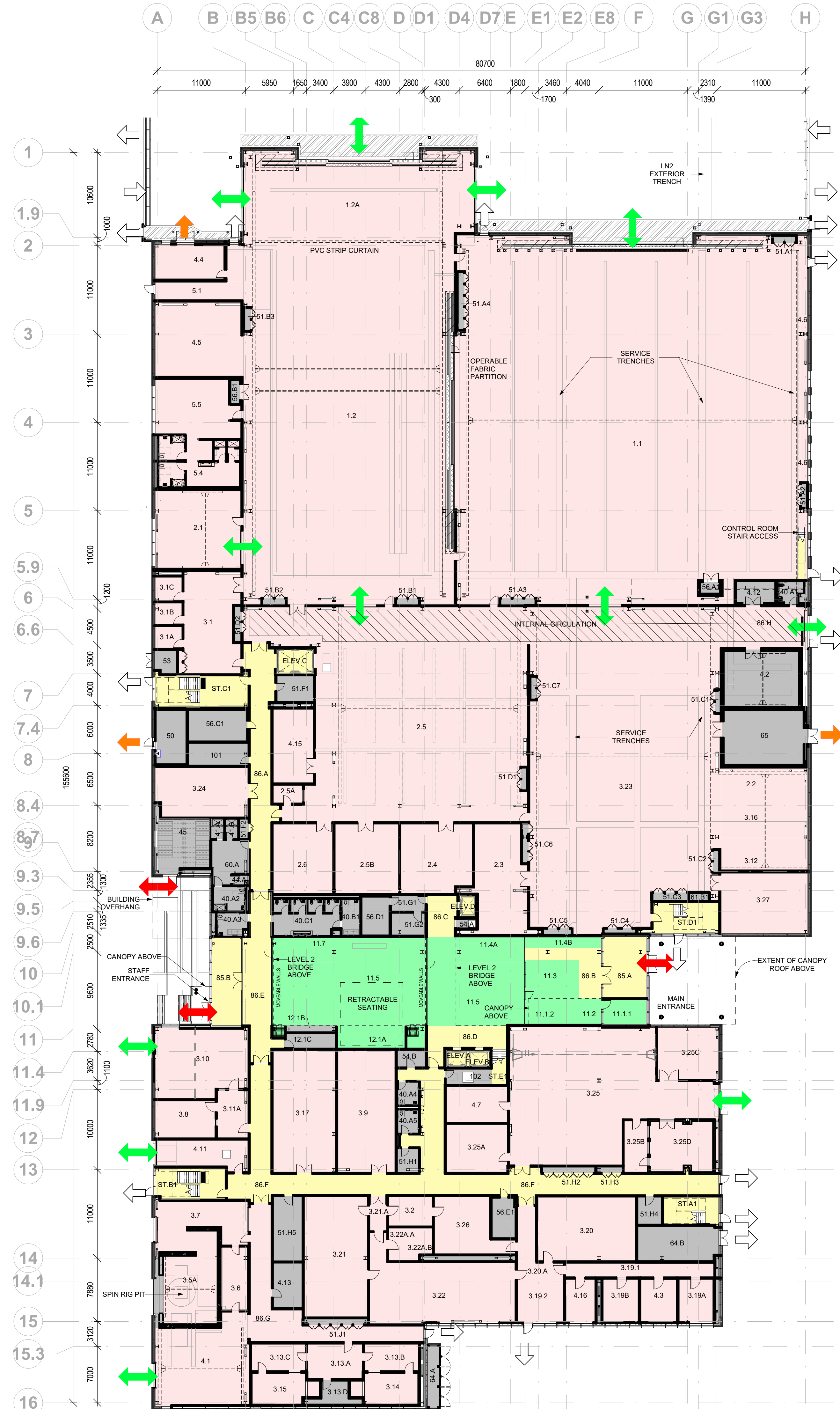
Rev #

3

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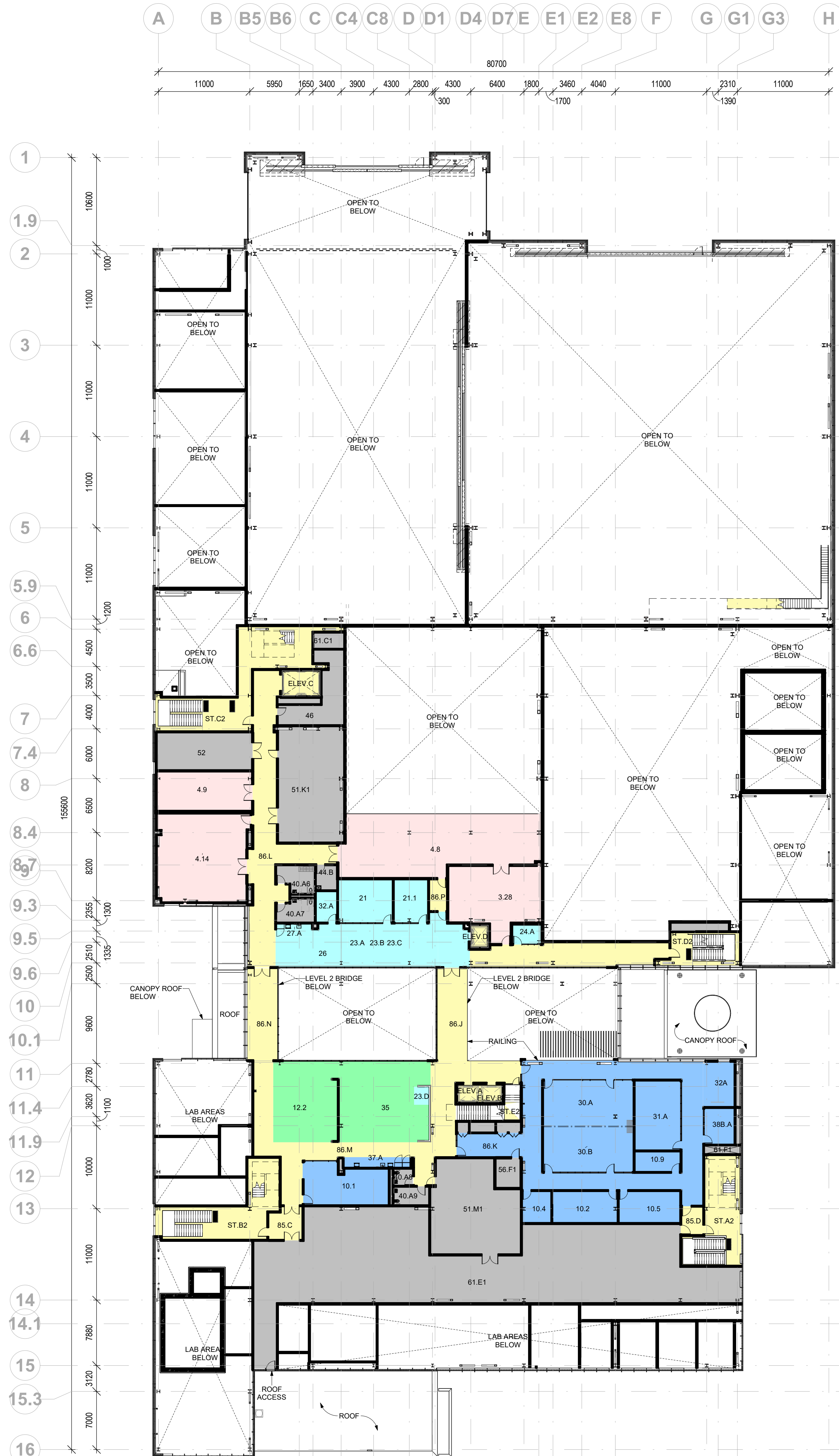
TPSGC-PWSC-A0 (1189x841)

LEVEL 1 - ROOM NUMBER / ROOM NAME			
LEVEL	ROOM NUMBER	SPACE ID No.	NAME
LEVEL 1	3.13.E1	3.13.E	BURNER RIG CHIMNEY
LEVEL 1	3.13.E2	3.13.E	BURNER RIG CHIMNEY
LEVEL 1	51.C4	51	ELEC CLOSET
LEVEL 1	51.C5	51	ELEC CLOSET
LEVEL 1	51	53	ELEC ROOM
LEVEL 1	61.A1	61	MECH SHAFT
LEVEL 1	61.A2	61	MECH SHAFT
LEVEL 1	61.A3	61	MECH SHAFT
LEVEL 1	61.A4	61	MECH SHAFT
LEVEL 1	61.A5	61	MECH SHAFT
LEVEL 1	61.A6	61	MECH SHAFT
LEVEL 1	61.B2	61	MECH SHAFT
LEVEL 1	102	85	STORAGE
LEVEL 1	ST.HB1	ST	HIGH BAY STAIR
Area A			
LEVEL 1	1.1	1.1	NRC HIGH BAY
LEVEL 1	1.2	1.2	TSB HIGH BAY
LEVEL 1	1.2A	1.2A	TSB DECONTAMINATION BAY
LEVEL 1	2.1	2.1	TEAR DOWN WORKSHOP
LEVEL 1	4.4	4.4	BATTERY TEST ROOM
LEVEL 1	4.5	4.5	WRECKAGE STORAGE
LEVEL 1	4.6	4.6	FULL SCALE TESTING EQUIPMENT STORAGE
LEVEL 1	4.12	4.12	OIL STORAGE ROOM
LEVEL 1	5.1	5.1	TSIS SHIPPING AND RECEIVING
LEVEL 1	5.4	5.4	UNIVERSAL LOCKER ROOM & CLEAN ROOM
LEVEL 1	5.5	5.5	PROTECTIVE PERSONAL EQUIPMENT STORAGE
LEVEL 1	51.A1	51	ELEC CLOSET
LEVEL 1	51.A2	51	ELEC CLOSET
LEVEL 1	51.A3	51	ELEC CLOSET
LEVEL 1	51.A4	51	ELEC CLOSET
LEVEL 1	51.B1	51	ELEC CLOSET
LEVEL 1	51.B2	51	ELEC CLOSET
LEVEL 1	51.B3	51	ELEC CLOSET
LEVEL 1	51.C1	51	ELEC CLOSET
LEVEL 1	51.C2	51	ELEC CLOSET
LEVEL 1	51.C7	51	ELEC CLOSET
Area B			
LEVEL 1	2.2	2.2	MATERIAL TESTING PREP SHOP
LEVEL 1	2.3	2.3	INSTRUMENTATION WORKSHOP
LEVEL 1	2.4	2.4	WOOD WORKSHOP
LEVEL 1	2.5	2.5	MACHINE WORKSHOP
LEVEL 1	2.5A	2.5A	MACHINE SHOP OFFICE
LEVEL 1	2.5B	2.5B	WORKSHOPS
LEVEL 1	2.6	2.6	WELDING WORKSHOP
LEVEL 1	3.1	3.1	PHOTO LAB
LEVEL 1	3.1A	3.1	PHOTO LAB
LEVEL 1	3.1B	3.1	PHOTO LAB
LEVEL 1	3.1C	3.1	PHOTO LAB
LEVEL 1	3.12	3.12	HTM PREP ROOM
LEVEL 1	3.16	3.16	FULL SCALE TESTING PREP ROOM
LEVEL 1	3.23	3.23	MATERIAL AND COMPONENT TESTING
LEVEL 1	3.24	3.24	EXPERIMENTAL MECHANICS LAB
LEVEL 1	3.27	3.27	MATERIAL TESTING AND EVALUATION
LEVEL 1	4.2	4.2	PUMP ROOM
LEVEL 1	4.15	4.15	MACHINE SHOP TOOL ROOM
LEVEL 1	11.1.1	11.1.1	SECURITY ROOM
LEVEL 1	11.1.2	11.1.2	SECURITY AREA
LEVEL 1	11.2	11.2	WAITING AREA
LEVEL 1	11.3	11.3	RECEPTION
LEVEL 1	11.4A	11.4	LOBBY
LEVEL 1	11.4B	11.4	LOBBY
LEVEL 1	11.5	11.5	INFORMAL GATHERING
LEVEL 1	11.7	11.7	DISPLAY INTERPRETATIVE CENTRE
LEVEL 1	40.A2	40	ALL ACCESS W/C
LEVEL 1	40.A3	40	ALL ACCESS W/C
LEVEL 1	40.B1	40	ALL ACCESS W/C
LEVEL 1	40.C1	40	ALL ACCESS W/C
LEVEL 1	41A	41	SHOWER
LEVEL 1	41B	41	SHOWER
LEVEL 1	44A	44	JANITOR ROOM
LEVEL 1	45	45	BIKE PARKING
LEVEL 1	50	50	EFIMER
LEVEL 1	51.C3	51	ELEC CLOSET
LEVEL 1	51.D2	51	ELEC CLOSET
LEVEL 1	51.D1	51	ELEC CLOSET
LEVEL 1	51.D3	51	ELEC CLOSET
LEVEL 1	51.F1	51	ELEC ROOM
LEVEL 1	51.F2	51	ELEC ROOM
LEVEL 1	51.G1	51	ELEC ROOM
LEVEL 1	51.G2	51	ELEC ROOM
LEVEL 1	54A	54	ELEVATOR CONTROL ROOM
LEVEL 1	54B	54	ELEVATOR CONTROL ROOM
LEVEL 1	56A1	56	TR ROOM
LEVEL 1	56B1	56	TR ROOM
LEVEL 1	56.C1	56	TR ROOM
LEVEL 1	56.D1	56	TR ROOM
LEVEL 1	60.A	60	SOA LOCKERS
LEVEL 1	61.B1	61	MECH SHAFT
LEVEL 1	65	65	MAIN SWITCHGEAR
LEVEL 1	85A	85	VEST
LEVEL 1	86A	86	CIRC
LEVEL 1	86B	86	CIRC
LEVEL 1	86C	86	CIRC
LEVEL 1	86E	86	CIRC
LEVEL 1	86H	86	CIRC LOADING BAY
LEVEL 1	101	101	SPIN RIG
LEVEL 1	ELEV.C	ELEV	SERVICE ELEVATOR
LEVEL 1	ELEV.D	ELEV	PASSENGER ELEVATOR
LEVEL 1	ST.C1	ST	EXIT STAIR
LEVEL 1	ST.D1	ST	EXIT STAIR
Area C			
LEVEL 1	3.2	3.2	CHEMICAL LAB
LEVEL 1	3.5A	3.5A	SPIN RIG TEST CELL
LEVEL 1	3.6	3.6	CONTROL ROOM SPIN RIG
LEVEL 1	3.7	3.7	SPIN RIG PREP ROOM
LEVEL 1	3.8	3.8	TOST RIG
LEVEL 1	3.9	3.9	HTM RIG LAB
LEVEL 1	3.10	3.10	HOT ISOSTATIC PRESS
LEVEL 1	3.11A	3.11A	CONTROL RM HOT ISO PRESS AND TOST RIG
LEVEL 1	3.13A	3.13	BURNER RIG PREPCTR ROOM
LEVEL 1	3.13B	3.13	BURNER RIG CONTROL ROOM
LEVEL 1	3.13C	3.13	BURNER RIG CONTROL ROOM
LEVEL 1	3.13D	3.13D	BURNER RIG EQUIPMENT SUPPORT
LEVEL 1	3.14	3.14	BURNER RIG #1
LEVEL 1	3.15	3.15	BURNER RIG #2
LEVEL 1	3.17	3.17	HEAT TREATMENT AND COATING LAB
LEVEL 1	3.19.1	3.19.1	SEM ACCESS CORRIDOR
LEVEL 1	3.19.2	3.19.2	SEM PRE PLANNING AND POST ANALYSIS
LEVEL 1	3.19A	3.19A	SEM LAB - A
LEVEL 1	3.19B	3.19B	SEM LAB - B
LEVEL 1	3.20	3.20	MICROSCOPE LAB
LEVEL 1	3.20A	3.20	MICROSCOPE LAB-CORR
LEVEL 1	3.21	3.21	METALLOGRAPHY SECTIONING AND SPECIMEN EXTRACTION
LEVEL 1	3.21A	3.21	VEST
LEVEL 1	3.22	3.22	METALLOGRAPHIC SAMPLE PREPARATION
LEVEL 1	3.22A	3.22A	SAMPLE STORAGE
LEVEL 1	3.22B	3.22B	SAMPLE STORAGE
LEVEL 1	3.25	3.25	NON DESTRUCTIVE EVALUATION
LEVEL 1	3.25A	3.25A	MPLP LAB
LEVEL 1	3.25B	3.25B	OBSERVATION X-RAY AREA
LEVEL 1	3.25C	3.25C	X-RAY ROOM A
LEVEL 1	3.25D	3.25D	X-RAY ROOM B
LEVEL 1	3.26	3.26	PHYSICAL AND FRACTO ANALYSIS ROOM
LEVEL 1	4.1	4.1	SPIN AND BURNER RIG EQUIPMENT SUPPORT
LEVEL 1	4.3	4.3	SEM LAB SUPPORT ROOM
LEVEL 1	4.7	4.7	NDE EQUIPMENT STORAGE
LEVEL 1	4.11	4.11	GAS CYLINDER STORAGE
LEVEL 1	4.13	4.13	BURNER RIG STORAGE
LEVEL 1	4.16	4.16	SEM PREP ROOM
LEVEL 1	12.1A	12.1A	ASSEMBLY HALL
LEVEL 1	12.1B	12.1B	SERVERY
LEVEL 1	12.1C	12.1C	STORAGE ROOM
LEVEL 1	40.A4	40	ALL ACCESS W/C
LEVEL 1	40.A5	40	ALL ACCESS W/C
LEVEL 1	51.H1	51	ELEC ROOM
LEVEL 1	51.H2	51	ELEC CLOSET
LEVEL 1	51.H3	51	ELEC CLOSET
LEVEL 1	51.H4	51	ELEC ROOM
LEVEL 1	51.H5	51	ELEC ROOM
LEVEL 1	51.J1	51	ELEC CLOSET
LEVEL 1	56.E1	56	TR ROOM
LEVEL 1	64A	64	GAS ENTRY
LEVEL 1	64B	64	WATER ENTRY
LEVEL 1	85B	85	VEST
LEVEL 1	86D	86	ELEVATOR LOBBY
LEVEL 1	86.F	86	CIRC
LEVEL 1	86.G	86	CIRC
LEVEL 1	ELEV.A	ELEV	PASSENGER ELEVATOR
LEVEL 1	ELEV.B	ELEV	PASSENGER ELEVATOR
LEVEL 1	ST.A1	ST	EXIT STAIR
LEVEL 1	ST.B1	ST	EXIT STAIR
LEVEL 1	ST.E1	ST	NON-EXIT STAIR



1 LEVEL 1
A100a 1:300

LEVEL 2 - ROOM NUMBER / ROOM NAME			
LEVEL	ROOM NUMBER	SPACE ID No.	NAME
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	0	0	UNUSED SPACE
LEVEL 2	28.D	23	SOA HIDDLE
LEVEL 2	28	28	SOA LOUNGE
LEVEL 2	27.A	27	SOA KITCHENETTE
LEVEL 2	37.A	37	TSB HO KITCHENETTE
LEVEL 2	46	46	CUSTODIAL & MAINTENANCE
LEVEL 2	51.H2	51	ELEC RISER
LEVEL 2	51.L1	51	STORAGE
LEVEL 2	51.L2	51	ELEC RISER
LEVEL 2	51.L3	51	ELEC CLOSET
LEVEL 2	61.D1	61	MECH SHAFT
LEVEL 2	61.D2	61	MECH SHAFT
LEVEL 2	61.F2	61	MECH SHAFT
LEVEL 2	ST.HB2	ST	HIGH BAY STAIR
Area B			
LEVEL 2	3.28	3.28	ENVIRONMENTAL ROOM
LEVEL 2	4.8	4.8	MATERIAL TESTING EQUIPMENT STORAGE
LEVEL 2	4.9	4.9	HTM TESTING EQUIPMENT STORAGE
LEVEL 2	4.14	4.14	SECURED STORAGE FOR CONTROL GOODS
LEVEL 2	21	21	SOA MEDIUM MEETING ROOM
LEVEL 2	21.1	21.1	SOA SMALL MEETING ROOM
LEVEL 2	23.A	23	SOA HIDDLE
LEVEL 2	23.B	23	SOA HIDDLE
LEVEL 2	23.C	23	SOA HIDDLE
LEVEL 2	24.A	24	SOA PHONE BOOTH
LEVEL 2	40.A6	40	ALL ACCESS W/C
LEVEL 2	40.A7	40	ALL ACCESS W/C
LEVEL 2	44.B	44	JAN RM
LEVEL 2	51.K1	51	ELEC ROOM
LEVEL 2	52	52	EMERGENCY POWER ROOM
LEVEL 2	61.C1	61	MECH SHAFT
LEVEL 2	61.F1	61	MECH SHAFT
LEVEL 2	86.J	86	CIRC
LEVEL 2	86.L	86	CIRC
LEVEL 2	86.N	86	CIRC
LEVEL 2	86.P	86	CIRC
LEVEL 2	86.Q	86	CIRC
LEVEL 2	86.R	86	CIRC
LEVEL 2	ST.C2	ST	EXIT STAIR
LEVEL 2	ST.D2	ST	EXIT STAIR
Area C			
LEVEL 2	10.1	10.1	RECORDS / FILM
LEVEL 2	10.2	10.2	SPECIAL CLOTHING EQUIPMENT STORAGE
LEVEL 2	10.4	10.4	COMMS EQUIPMENT STORAGE
LEVEL 2	10.5	10.5	ADMIN EQUIPMENT STORAGE
LEVEL 2	10.9	10.9	TRAINING EQUIPMENT STORAGE
LEVEL 2	12.2	12.2	RESOURCE CENTRE
LEVEL 2	30.A	30	TSB HO LARGE MEETING ROOM
LEVEL 2	30.B	30	TSB HO LARGE MEETING ROOM
LEVEL 2	31.A	31	TSB HO MEDIUM MEETING ROOM
LEVEL 2	32.A	32	WELLNESS ROOM
LEVEL 2	32A	32A	TSB HO TEAMS
LEVEL 2	38	38	LUNCH ROOM
LEVEL 2	38B.A	38B	TSB HO WORK ROOM
LEVEL 2	40.AB	40	ALL ACCESS W/C
LEVEL 2	40.A9	40	ALL ACCESS W/C
LEVEL 2	51.M1	51	ELEC ROOM
LEVEL 2	56.F1	56	TR ROOM
LEVEL 2	61.E1	61	MECH ROOM
LEVEL 2	85.C	85	VEST
LEVEL 2	85.D	85	VEST
LEVEL 2	86.K	86	CIRC
LEVEL 2	86.M	86	CIRC
LEVEL 2	ST.E2	ST	EXIT STAIR
LEVEL 2	ST.F2	ST	EXIT STAIR
LEVEL 2	ST.G2	ST	NON-EXIT STAIR



2 LEVEL 2
A100b 1:300

BUILDING DEPARTMENTS:

- BASE BUILDING
- CIRCULATION
- LABORATORY SPACES & SUPPORT
- SHARED (TSIS-TSB HD)
- SOA
- TSB HD

DIRECTIONAL ARROW LEGEND:

- OVH DOOR EQUIPMENT ACCESS
- EQUIPMENT REMOVAL
- BUILDING ACCESS
- PRESSURE RELIEF PANEL
- EXIT ONLY
- YARD ACCESS

GENERAL NOTES

- ALL STUD PARTITIONS ARE DIMENSIONED TO FACE OF STEEL STUD UNLESS NOTED OTHERWISE.
- ALL CONCRETE MASONRY PARTITIONS ARE DIMENSIONED TO FACE OF CONCRETE MASONRY UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- STO RATED DOORS IN STOKAS PARTITIONS ARE NOT REQUIRED FOR OFFICES, FOCUS ROOMS, PHONE BOOTHS, AND COLLABORATIVE SPACES LOCATED WITHIN GENERAL OFFICE SPACE, SOA & TSB HD.

Canada

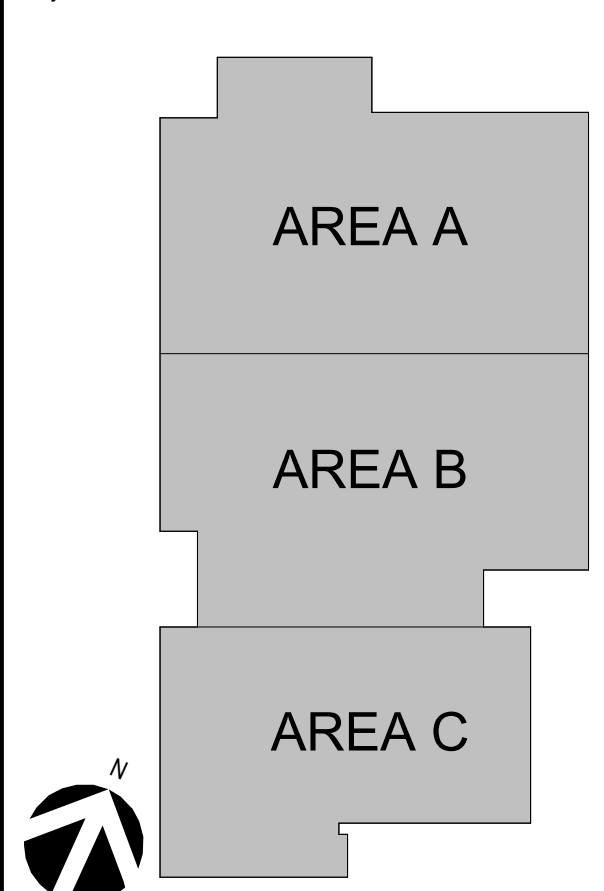
Public Works and Government Services Canada
Travaux publics et services gouvernementaux Canada
Real Property Branch
Direction générale des biens immobiliers

A49 B+H

wsp

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Key Plan



Professional Seals

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1 ISSUED FOR FLUIDA L3 READINESS CHECK 26.07.30

revisions	description	date
A	A detail no.	
B	B location drawing no.	
C	C drawing no.	

project TSTS HUB PROJECT

drawing OVERALL FLOOR PLANS - LEVEL 1 & LEVEL 2

Designed By	L. Abrosimov/D. Stavros	Conçu par
Date	2024 / 06 / 05	(yyyy/mm/dd)
Drawn By	A49/B+H	Dessiné par
Date	2024 / 06 / 05	(yyyy/mm/dd)
Reviewed By	L. Abrosimov	Examiné par
Date	2024 / 06 / 05	(yyyy/mm/dd)
Approved By	J. Gupta	Approuvé par
Date	2024 / 06 / 05	(yyyy/mm/dd)
Tender	SOPHIE HARVEY	Soumission
Project Manager	Administrateur de projets	
Project no.	R.107402	No. du projet

Drawing no. A100a No. du dessin 1

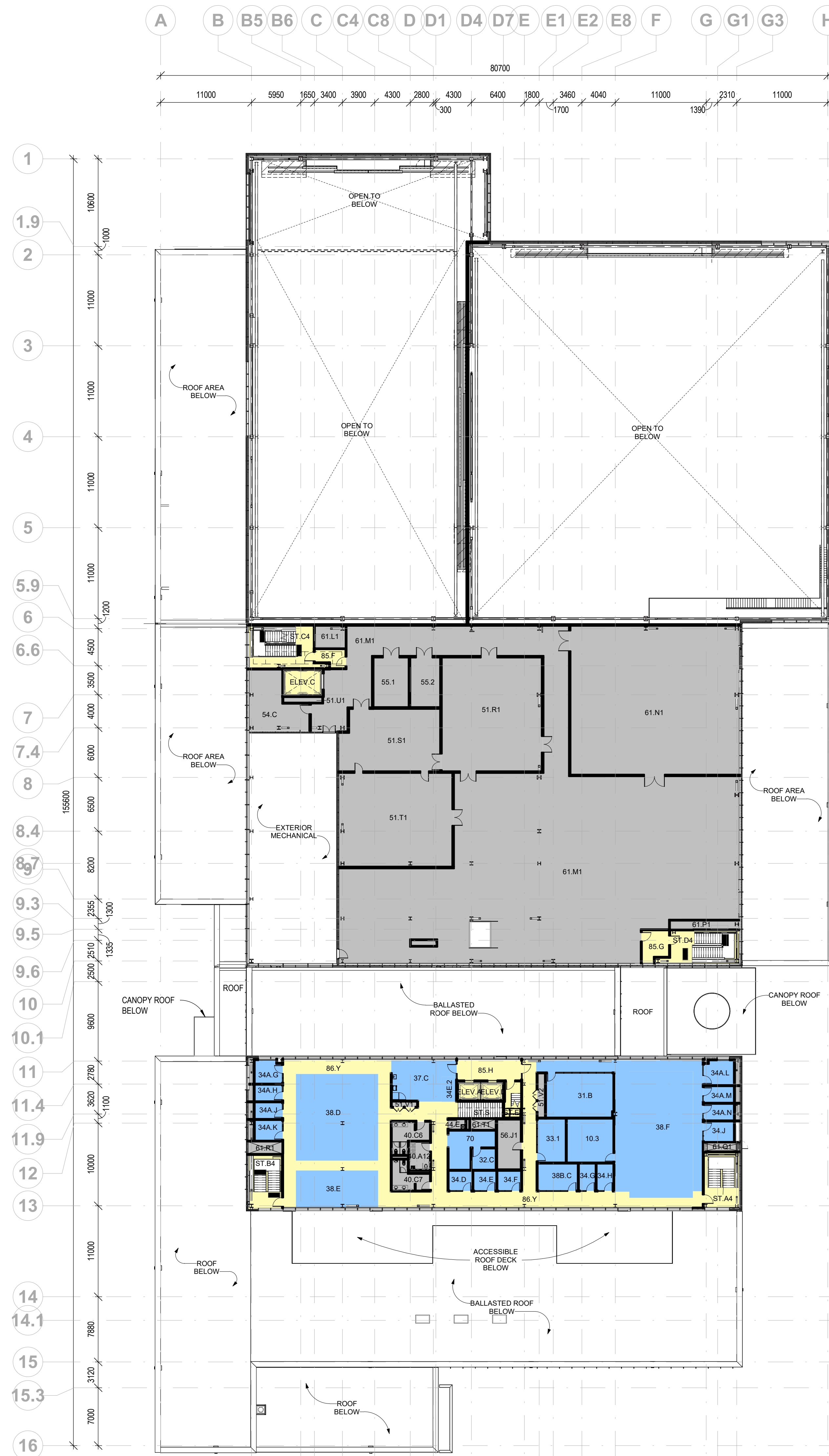
- BASE BUILDING
- CIRCULATION
- LABORATORY SPACES & SUPPORT
- SOA
- TSB HQ

Area C			
LEVEL 1	6.1		OFFICE OF THE CHAIR (CM)
LEVEL 1	6.1AA	6.1A	DOOT WAITING AREA
LEVEL 1	6.1AB	6.1A	DOOT COAT CLOSET
LEVEL 1	6.1B		CHIEF OPERATING OFFICER (COO) OFFICE
LEVEL 1	6.2A		WGC
LEVEL 1	6.3		DOOT MEETING ROOM
LEVEL 1	6.3B	32	WELLNESS ROOM
LEVEL 1	34A	34	TSS BOY PHONE BOOTH
LEVEL 1	34B	34	TSS GIRL PHONE BOOTH
LEVEL 1	34C	34	TSS BOY PHONE BOOTH
LEVEL 1	34A	34A	TSS BOY FOCUS ROOM
LEVEL 1	34A	34A	TSS GIRL FOCUS ROOM
LEVEL 1	34AC	34A	TSS BOY FOCUS ROOM
LEVEL 1	34AD	34A	TSS GIRL FOCUS ROOM
LEVEL 1	34AE	34A	TSS BOY FOCUS ROOM
LEVEL 1	34F	34A	TSS BOY FOCUS ROOM
LEVEL 1	37B	37	TSS NICHOLETTE
LEVEL 1	38A	38	TSS WORKSTATIONS
LEVEL 1	38B	38	TSS WORKSTATIONS
LEVEL 1	38C	38	TSS WORKSTATIONS
LEVEL 1	38A	38A	GC 1
LEVEL 1	38B	38B	GC 2
LEVEL 1	38AC	38A	GC 3
LEVEL 1	38AD	38A	GC 4
LEVEL 1	38B	38B	TSS WORK ROOM
LEVEL 1	38A	38A	TSS EQUIPMENT ROOM
LEVEL 1	38E	38E	DOOT EQUIPMENT ROOM
LEVEL 1	40A11	40	ALL ACCESS WVC
LEVEL 1	40A2	40	WOMEN'S WVC
LEVEL 1	40C3	40	JEN'S WVC
LEVEL 1	44D	44	MAN WVC
LEVEL 1	51D3	51	ELEC CLOSET
LEVEL 1	51D2	51	ELEC RISER
LEVEL 1	51D3	51	ELEC CLOSET
LEVEL 1	56H1	56	TR CLOSET
LEVEL 1	60C	60	TSS LOCKERS
LEVEL 1	65	65	MECH SHAFT
LEVEL 1	85E	85	VEST
LEVEL 1	86S	86	CIRC
LEVEL 1	86T	86	CIRC
LEVEL 1	86U	86	CIRC
LEVEL 1	86V	86	CIRC
LEVEL 1	86X	86	CIRC
LEVEL 1	ST A3	ST	EXIT STAIR
LEVEL 1	ST B3	ST	EXIT STAIR
LEVEL 1	ST C3	ST	NON-EXIT STAIR



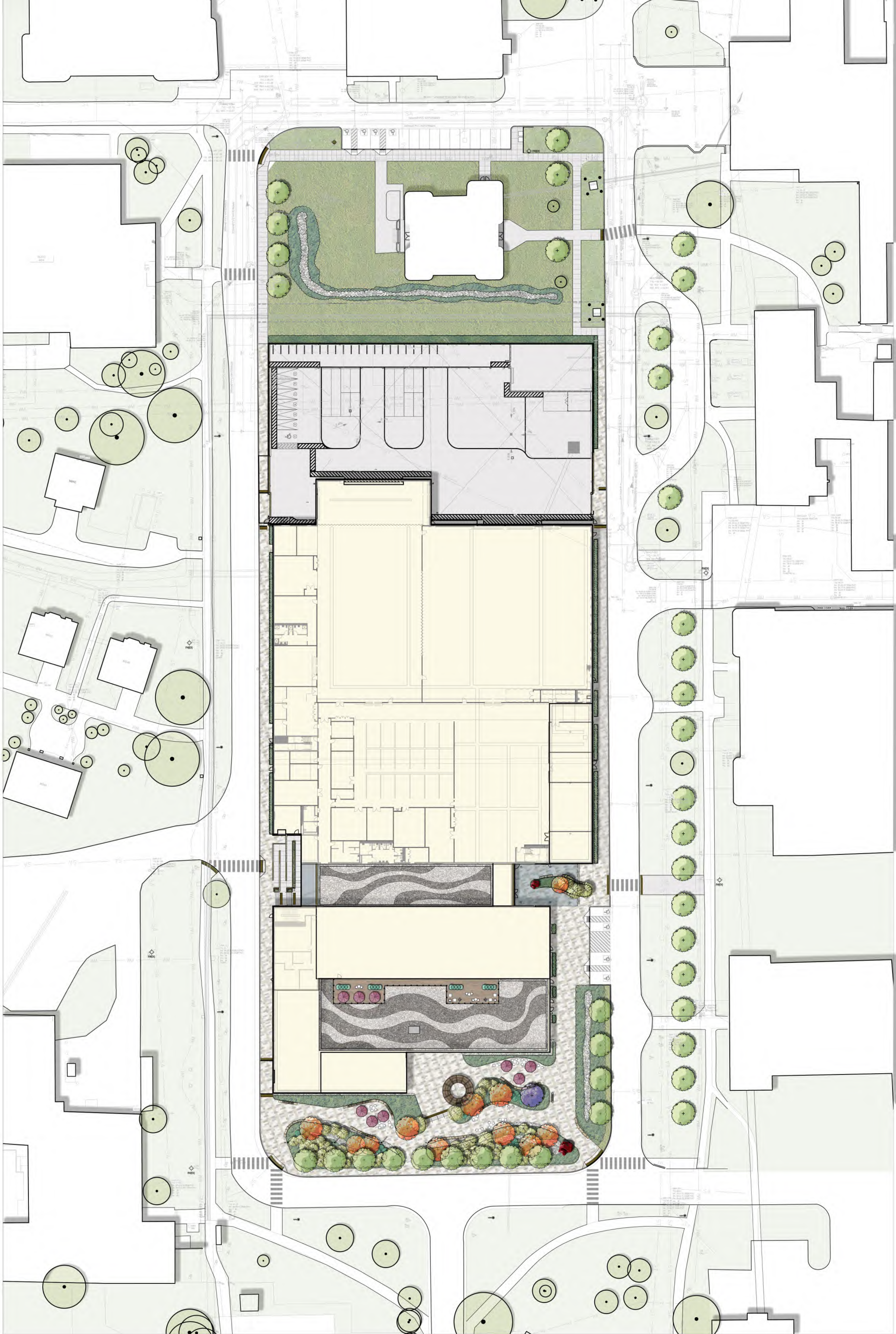
1 LEVEL 3
A100b 1 : 300

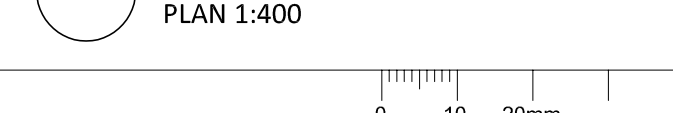
LEVEL 4	34A L	34A	TSB HO FOCUS ROOM
LEVEL 4	34A M	34A	TSB HO FOCUS ROOM
LEVEL 4	34A N	34A	TSB HO FOCUS ROOM
LEVEL 4	37C 37	37	TSB HO KITCHENETTE
LEVEL 4	38D 38	38	TSB HO WORKSTATIONS
LEVEL 4	38E 38	38	TSB HO WORKSTATIONS
LEVEL 4	38F 38	38	TSB HO WORKSTATIONS
LEVEL 4	38B C	38B	TSB HO WORK ROOM
LEVEL 4	40A12 40	40	ALL ACCESS W/C
LEVEL 4	40C2 40	40	WORKSTATION
LEVEL 4	40C7 40	40	MEM'S W/C
LEVEL 4	40M 40	40	LAN ROOM
LEVEL 4	51V1 51	51	ELEC CLOSET
LEVEL 4	51V2 51	51	ELEC CLOSET
LEVEL 4	56L1 56	56	TRR CLOSET
LEVEL 4	61Q1 61	61	MESH SHAF
LEVEL 4	61R1 61	61	MESH SHAF
LEVEL 4	61T1 61	61	MESH SHAF
LEVEL 4	70 70	70	TSB HO LOCKERS
LEVEL 4	85 85	85	TSB HO
LEVEL 4	86Y 86	86	CIRC.
LEVEL 4	86Z 86	86	CIRC.
LEVEL 4	87A 87	87	EXIT STAIR
LEVEL 4	87B4 87	87	EXIT STAIR
LEVEL 4	87C 87	87	EXIT STAIR
LEVEL 4	87S 87	87	SERVICE STAIR

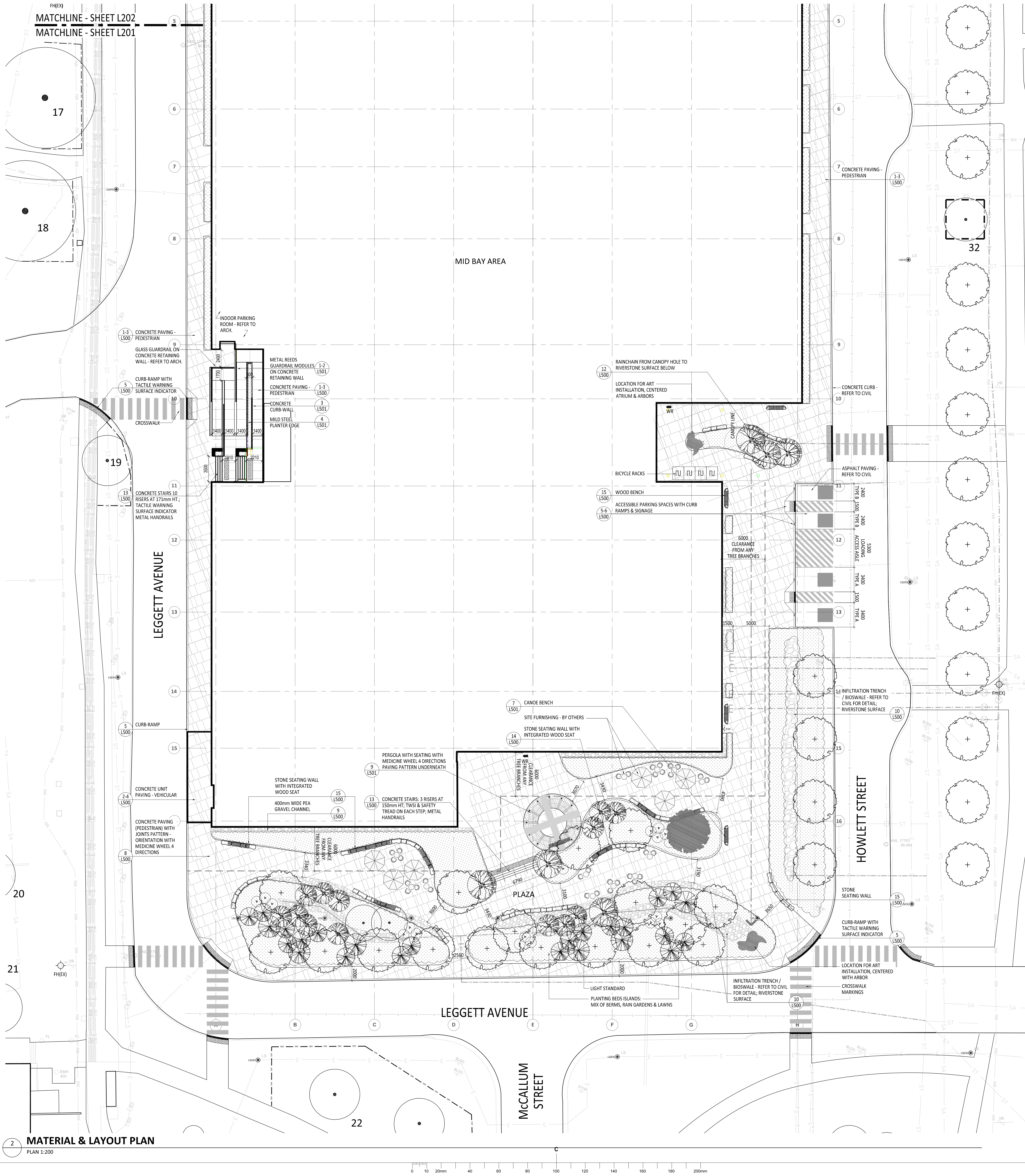


2 LEVEL 4
A100b 1 : 300









- LEGEND**
- TPF TREE PROTECTION FENCE (TPF) - HOARDING TO ADHERE TO MIN. TPZ DIMENSIONS PER CITY OF OTTAWA STANDARDS & ARBORIST REPORT EXISTING TREE TO REMAIN & PROTECT
 - DECIDUOUS TREES (SINGLE TRUNK & MULTI-STEM)
 - EVERGREEN TREE
 - MEDIUM TO LARGE SHRUBS
 - UNDERSTOREY PLANT MATERIAL
 - RIVERSTONE SURFACE AT GRADE OR STONE BALLAST ON ROOFS
 - COLOURED GRANULAR SURFACE - ROOFS
 - WASTE RECEPTACLE
 - EXISTING HYDRO POLE
 - LIGHT STANDARD - REFER TO ELECT.
 - HOSE BIB - REFER TO MECHANICAL
 - EXISTING FIRE HYDRANT - REFER TO CIVIL
 - FIRE DEPARTMENT CONNECTIONS
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED BOTTOM OF CURB ELEVATION

- LAYOUT & MATERIALS NOTES**
- EXISTING CONDITIONS ARE FROM TOPOGRAPHIC SURVEY BY: FARLEY, SMITH & DENIS SURVEYING LTD., ONTARIO LAND SURVEYORS, UNIT 275, 30 COLONNADGE ROAD, OTTAWA, ON K2E 7J6; T: 613.727.8226, E: fidsurvey@bellnet.ca; PLAN NO. NCA-23-3578; JULY 20th 2023.
 - THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO SATISFY HIM OR HERSELF AS TO THE ACTUAL SITE CONDITIONS PRIOR TO SUBMISSION OF BIDS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
 - ALL PROPOSED WORK LINES ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL SITE ELEMENTS TO BE RESET IN THEIR SAME HORIZONTAL LOCATION.
 - ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
 - REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAID OUT VERIFICATION BY THE CONTRACTOR.
 - WHERE APPLICABLE THE LIMIT OF WORK LINE IS THE FACE OF THE BUILDING AND AS OTHERWISE NOTED ON THE PLANS.
 - ALL LINE AND GRADE WORK PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE GENERAL CONTRACTOR.
 - STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE IN AND WITHIN LIMITS OF WORK AS SHOWN ON PLANS AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL LAYOUTS FOR WALLS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW.
 - DIMENSION ON ROADS, SIDEWALKS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS TO SITE FROM BUILDING ARE FROM OUTSIDE (EXPOSED) FACE OF WALL UNLESS OTHERWISE NOTED.
 - EXPANSION JOINT FILLER SHALL BE PLACED WHERE PAVEMENT MEETS STRUCTURES - INCLUDING WALLS, LIGHT POLES, HYDRANTS, BUILDINGS AND BUILDING COLUMNS, STAIRS AND AT OTHER CONDITIONS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REQUEST THE PRESENCE OF THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT OF EXPANSION JOINTS AND CONTROL JOINTS PRIOR TO PLACING FINISHED WORK.
 - EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES AND WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE UTILITY COMPANIES OR THE OWNER.
 - ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS OR ADJUTING PROPERTY.
 - SEE CIVIL FOR UNDERGROUND UTILITIES.

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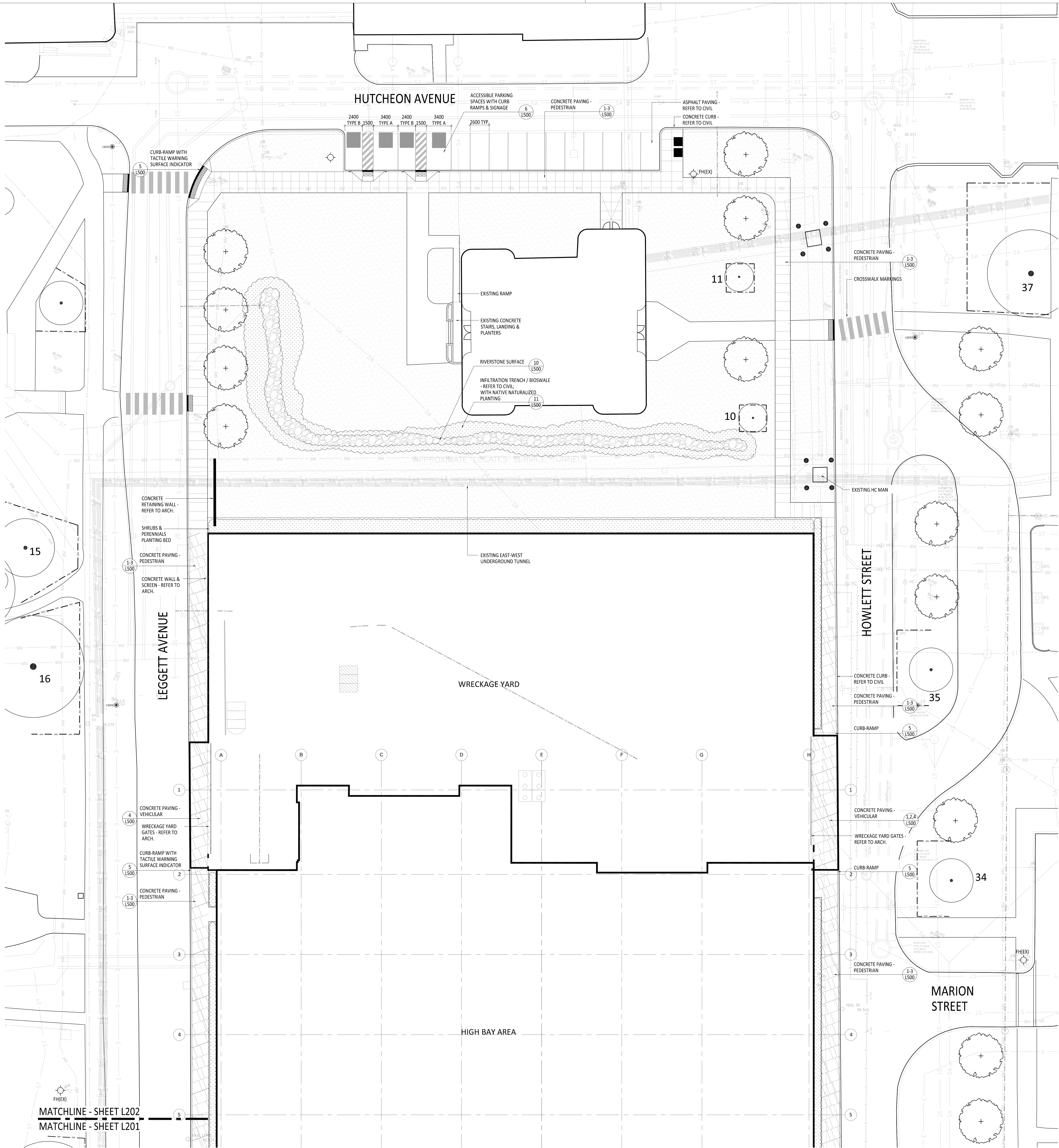
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- LEGEND**
- TPF TREE PROTECTION FENCE (TPF) - HOARDING TO ADHERE TO MIN. TPZ DIMENSIONS PER CITY OF OTTAWA STANDARDS & ARBORIST REPORT EXISTING TREE TO REMAIN & PROTECT
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 - WASTE RECEPTACLE
 - EXISTING HYDRO POLE
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 - HOSE BIB - REFER TO MECHANICAL
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 - FIRE DEPARTMENT CONNECTIONS
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
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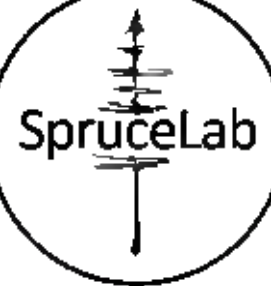


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Real Property Branch
Direction générale des biens immobiliers

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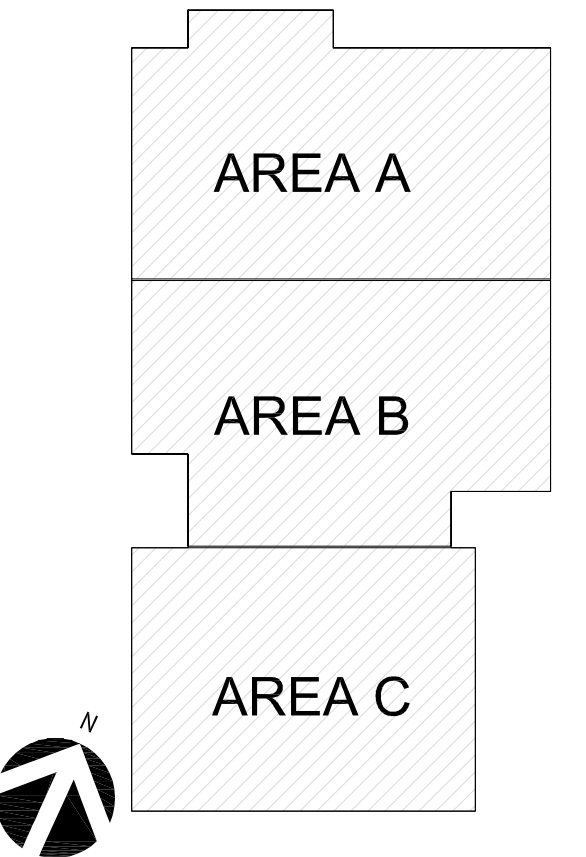




SpruceLab Inc.
908 Dundas Ave.
Toronto, ON, M4J 1J6
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www.sprucelab.ca

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Key Plan



Professional Seals

NOT FOR CONSTRUCTION

Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies

L'entrepreneur doit vérifier toutes les dimensions et conditions sur le site et aviser immédiatement le représentant du ministère de toute divergence.

Revisions	Revised description	Date
5	ISSUED FOR 90% I/O (QA/QC)	2026.07.20
4	ISSUED FOR SPA / FLUOTIA L1	2026.05.21
3	ISSUED FOR SPA RESPONSE PACKAGE	2026.04.02
2	ISSUED FOR 50% I/O	2025.09.09
1	ISSUED FOR 50% I/O	2025.09.09

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project

TSTS HUB PROJECT

design

LAYOUT & MATERIAL PLAN

GROUND LEVEL

Designed By
S. Boudreau / N. Sanschagrin
Date
2026 / 05 / 21

Conçu par
S. Boudreau / N. Sanschagrin
Date
2026 / 05 / 21

Drawn By
N. Sanschagrin
Date
2026 / 05 / 21

Dessiné par
N. Sanschagrin
Date
2026 / 05 / 21

Reviewed By
S. Boudreau / N. Sanschagrin
Date
2026 / 05 / 21

Examiné par
S. Boudreau / N. Sanschagrin
Date
2026 / 05 / 21

Approved By
A. Hirds
Date
2026 / 05 / 21

Approuvé par
A. Hirds
Date
2026 / 05 / 21

Tender

Soumission

Project Manager
Project no.

Administrateur de projets
No. du projet

229-00295-00

Drawing no.

No. du dessin

Rev #

L202

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TPSGC-PWGSC A0 (1189x841)

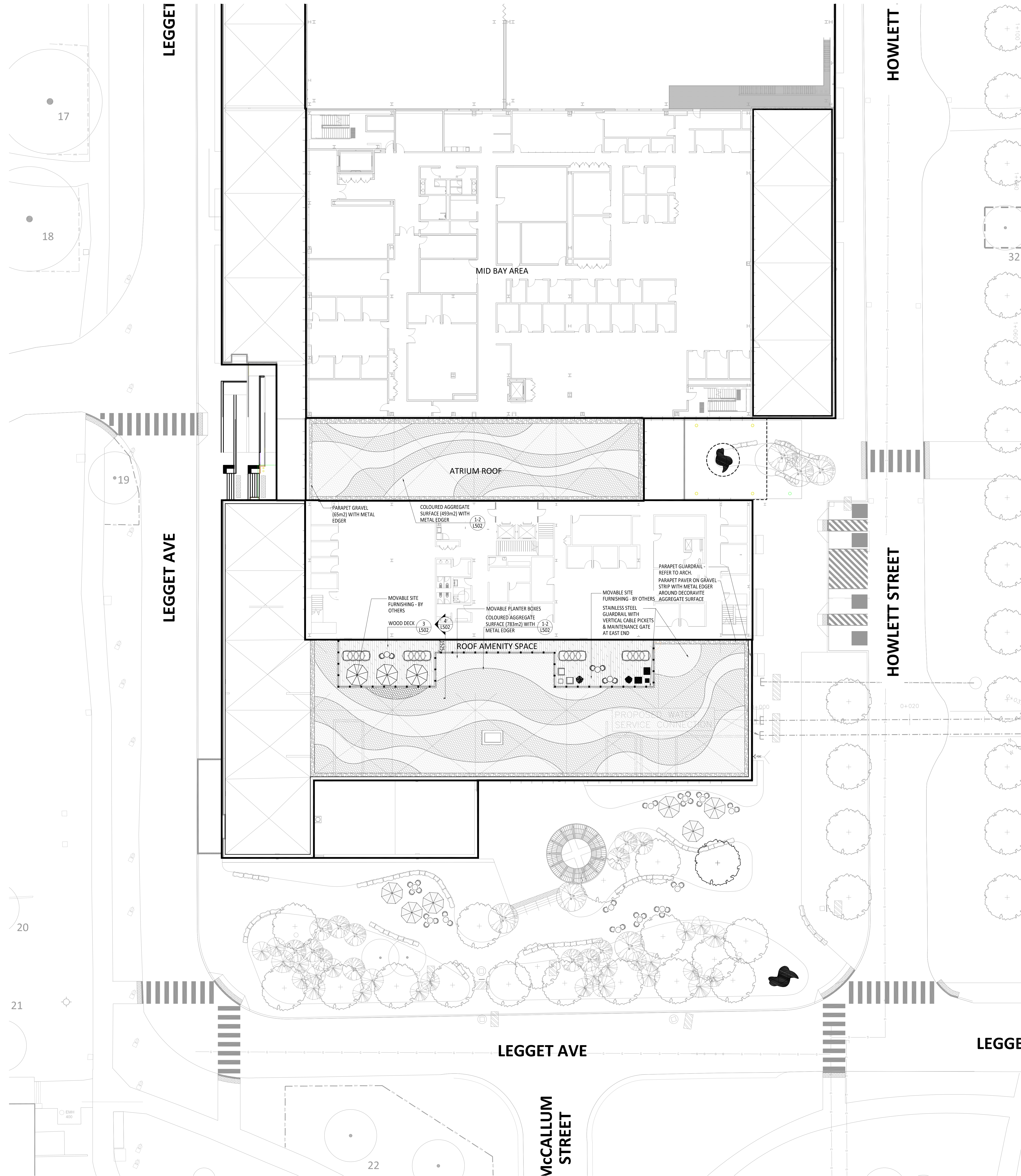
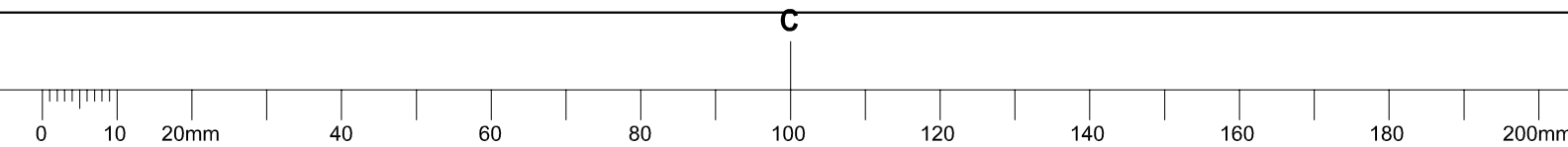
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TPSGC-PWGC AD (1189x841)

1 MATERIAL & LAYOUT PLAN
PLAN 1:200



- LEGEND
- TPF TREE PROTECTION FENCE (TPF) - HOARDING TO ADHERE TO MIN. TPZ DIMENSIONS PER CITY OF OTTAWA STANDARDS & ARBORIST REPORT EXISTING TREE TO REMAIN & PROTECT
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 - WR WASTE RECEPTACLE
 - HP(IX) EXISTING HYDRO POLE
 - LS LIGHT STANDARD - REFER TO ELECT.
 - HB HOSE BIB - REFER TO MECHANICAL
 - PH(IX) EXISTING FIRE HYDRANT - REFER TO CIVIL
 - FDC FIRE DEPARTMENT CONNECTIONS
 - EXISTING ELEVATION
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 - PROPOSED BOTTOM OF CURB ELEVATION

Public Works and Government Services Canada

Travaux publics et services gouvernementaux Canada

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Direction générale des biens immobiliers

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SpruceLab Inc.

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Key Plan

AREA A

AREA B

AREA C

Professional Seals

NOT FOR CONSTRUCTION

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revision	no.	description	date
5			
4			
3		ISSUED FOR SPA / FLUOTA L1	2026.05.21
2		ISSUED FOR SPA RESPONSE PACKAGE	2026.04.02
1		ISSUED FOR SP/NO	2025.09.09

A

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A

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project

project

TSTS HUB PROJECT

drawing

dessin

LAYOUT & MATERIAL PLAN
ROOF LEVEL

Designed By

S. Boudreau / N. Sanschagrin

Conçu par

Date

2026 / 05 / 21

Drawn By

N. Sanschagrin

Dessiné par

Date

2026 / 05 / 21

Reviewed By

S. Boudreau / N. Sanschagrin

Examiné par

Date

2026 / 05 / 21

Approved By

A. Hirds

Approuvé par

Date

2026 / 05 / 21

Tender

Soumission

Project Manager

Administrateur de projets

Project no.

No. du projet

229-00295-00

Drawing no.

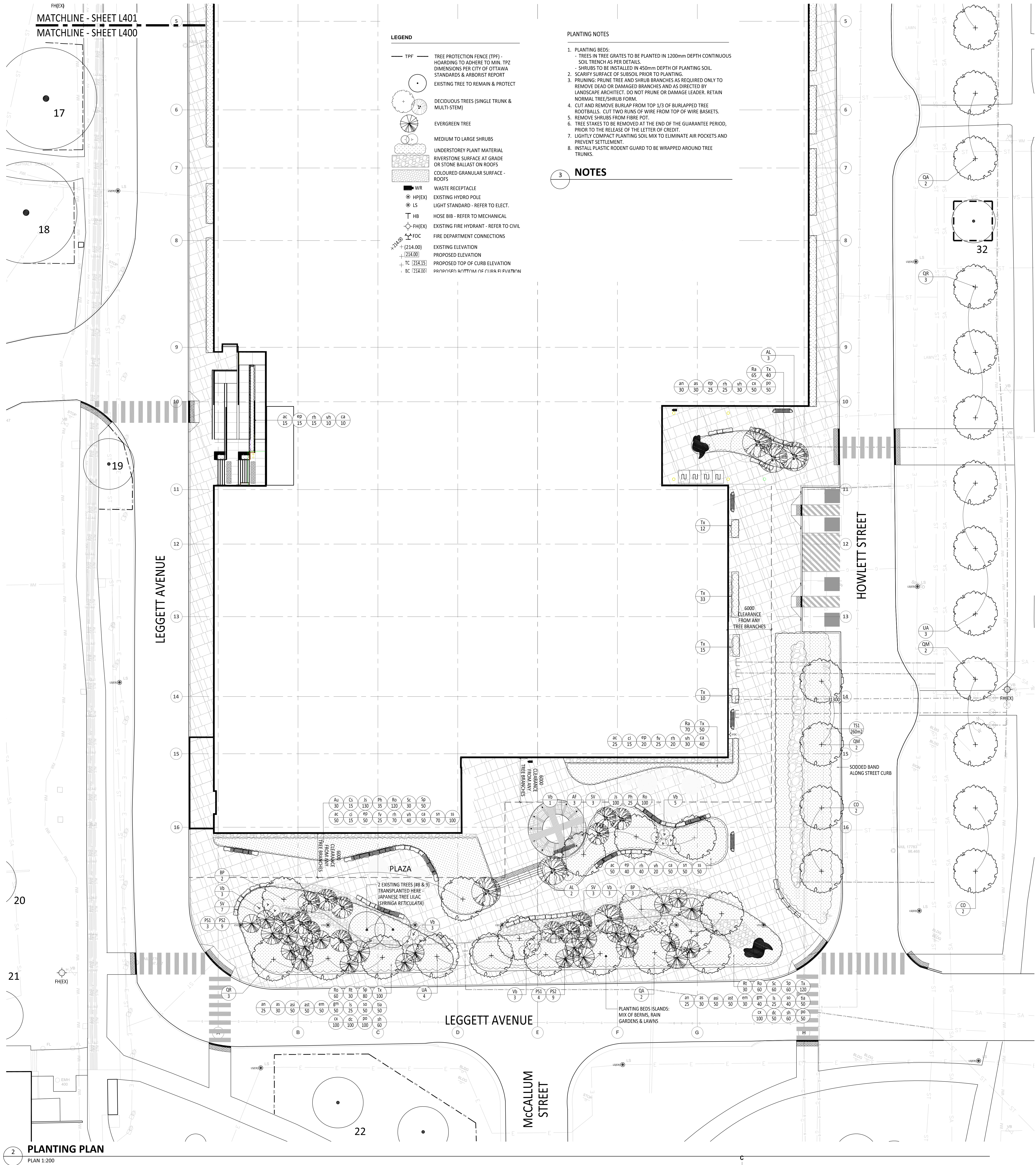
No. du dessin

L203

Rev #

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TPSGC-PWGSC A0 (1189x841)



PLANT LIST - AT GRADE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
PS1	<i>Pinus strobus</i>	Eastern White Pine	7	250cm ht.		WB	X	X		
PS2	<i>Pinus strobus</i>	Eastern White Pine	18	150cm ht.		WB	X			X

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	3	80mm cal.		WB, specimen	X	X		
BP	<i>Betula papyrifera</i>	Paper Birch	5	50mm cal.	2.0m C@C	WB, multi-stem, specimen	X	X	X	X
PH	<i>Cornus occidentalis</i>	Common Hackberry	6	70mm cal.		WB, specimen	X	X	X	X
QA	<i>Quercus alba</i>	White Oak	5	50mm cal.		WB, specimen	X	X	X	X
QM	<i>Quercus macrocarpa</i>	Burr Oak	4	70mm cal.		WB, specimen	X	X	X	X
QR	<i>Quercus rubra</i>	Red Oak	11	60mm cal.		WB, specimen	X	X	X	X
UA	<i>Ulmus davidiana var. japonica 'Accolade' ('Morton')</i>	Accolade Elm	9	70mm cal.		WB, specimen	X	X		

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	5	150cm ht.	2000mm C@C	WB, multi-stem, specimen	X			X
SV	<i>Syringa x vulgaris</i>	Common Lilac	13	150cm ht.	2000mm C@C	WB, multi-stem, specimen				

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
Au	<i>Arctostaphylos uva ursi</i>	Bearberry / Kinnikinnick	30	40cm ht.	450mm C@C	2 gal. cont., full form	X	X	X	X
Cs	<i>Cornus sericea</i>	Red Osier Dogwood	65	60cm ht.	1000mm C@C	3 gal. cont., full form	X	X	X	X
Dv	<i>Dierilla lonicera</i>	Bush Honeysuckle	75	60cm ht.	500mm C@C	3 gal. cont., full form	X	X		X
Js	<i>Juniperus sabinia 'Arcadia'</i>	Arcadia Juniper	230	30cm ht.	600mm C@C	3 gal. cont., full form	X	X	X	
Ph	<i>Physocarpus opulifolius</i>	Common Ninebark	60	50cm ht.	800mm C@C	3 gal. cont., full form	X	X	X	X
Ra	<i>Rhus aromatica</i>	Fragrant Sumac	210	50cm ht.	500mm C@C	2 gal. cont., full form	X	X	X	X
Rt	<i>Rhus typhina</i>	Staghorn Sumac	60	80cm ht.	1000mm C@C	3 gal. cont., full form	X	X	X	X
Ro	<i>Rosa acicularis</i>	Prickly Wild Rose	340	x	500mm C@C	3 gal. cont., full form	X	X	X	X
Sc	<i>Sherpherdia canadensis</i>	Soapberry / Buffaloberry	90	50cm ht.	400mm C@C	2 gal. cont., full form	X	X		X
Sp	<i>Spiraea alba</i>	White Meadow-Sweet	190	80cm ht.	400mm C@C	3 gal. cont., full form	X			X
Tx	<i>Taxus canadensis</i>	Canada Yew	580	40cm ht.	400mm C@C	3 gal. cont., full form	X	X		X
Vb	<i>Viburnum lentago</i>	Nannyberry	18	125cm ht.	1000mm C@C	7 gal. cont., multi-stem, full form	X			X

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
Pq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	25	x		1 gal. cont.				X

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
ac	<i>Achillea millefolium</i>	Common Yarrow	140	x	300mm C@C	1 gal. cont.	X	X	X	X
an	<i>Anemone canadensis</i>	Canada Anemone	80	x	300mm C@C	1 gal. cont.	X	X	X	
as	<i>Asarum canadense</i>	Wild Ginger / Snake-root	80	x	300mm C@C	1 gal. cont.	X			X
asi	<i>Asclepias incarnata</i>	Swamp Milkweed	100	x	400mm C@C	1 gal. cont.	X			X
ast	<i>Asclepias tuberosa</i>	Butterfly Milkweed	100	x	300mm C@C	1 gal. cont.	X	X		X
ci	<i>Cimicifuga racemosa</i>	Black Snakeroot	30	x	500mm C@C	1 gal. cont.	X			X
ep	<i>Echinacea purpurea</i>	Purple Coneflower	150	x	300mm C@C	1 gal. cont.	X	X		X
em	<i>Eupatorium maculatum</i>	Joe Pye Weed	80	x	600mm C@C	1 gal. cont.	X	X		X
fv	<i>Fragaria virginiana</i>	Wild Strawberry	50	x	300mm C@C	1 gal. cont.	X	X		X
gm	<i>Geranium maculatum</i>	Wild Geranium	90	x	300mm C@C	1 gal. cont.	X			X
ls	<i>Liatris spicata</i>	Dense Blazing Star	50	x	300mm C@C	1 gal. cont.	X	X		X
rh	<i>Rudbeckia hirta</i>	Black Eyed Susan	170	x	300mm C@C	1 gal. cont.	X	X		X
so	<i>Solidago nemoralis</i>	Old Field Goldenrod	90	x	300mm C@C	1 gal. cont.	X	X		X
tia	<i>Tiarella cordifolia</i>	Foam Flower	100	x	300mm C@C	1 gal. cont.	X			X
vh	<i>Verbena hastata</i>	Blue Vervain	130	x	300mm C@C	1 litre cont.	X	X		X

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
ca	<i>Calamagrostis canadensis</i>	Canada Bluejoint	150	x	400mm C@C	1 gal. cont.	X	X		
cx	<i>Carex pensylvanica</i>	Oak Sedge	5 trays (250)		250mm C@C	tray of 50 cuttings, spread evenly in area	X			
dc	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	3 trays (150)	x	400mm C@C	tray of 50 cuttings, spread evenly in area	X	X	X	
ss	<i>Schizachyrium scoparium</i>	Little Bluestem	3 trays (150)	x	300mm C@C	tray of 50 cuttings, spread evenly in area	X	X		
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	120	x	400mm C@C	1 gal. cont.	X			X
sn	<i>Sorghastrum nutans</i>	Indian Grass	120	x	300mm C@C	1 gal. cont.	X	X	X	

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT	MEDICINAL PROPERTIES
po	<i>Polystichum acrostichoides</i>	Christmas Fern	200	x	300mm C@C	1 gal. cont.	X	X		X

KEY	NAME	NO.	BOTANICAL NAME	% COVERAGE AREA	SOWN RATE	SEEDING SCHEDULE
TS1	BIOGRAVES	1	OSC #B340 Native Upland Forage and Meadow (more dry than wet)	50	510m2	To be sown at a rate of 22-25 kg/ha. Between October 15 and November 15, followed by mid-May to early April to early June.
		2	OSC #B681 Canadian Wild Rye or oat nurse crop (Avena sativa)	50	510m2	To be sown at a rate of 20kg/ha. Between October 15 and November 15, followed by mid-May to early April to early June.

IRRIGATION AT GRADE:

- IRRIGATION TO BE PERFORMED MANUALLY.
- TREES WATERING PROGRAM:
 - 1. ALL TREES TO BE REGULARLY MONITORED AND MANUALLY WATERED FOR 2 YEARS AFTER PLANTING.
 - 2. ALL TREES TO BE INSTALLED WITH SLOW RELEASE WATERING BAG.

PLANTING PLAN

GROUND LEVEL

OVERALL SITE PLAN

PLAN 1:1000

Canada

Public Works and Government Services Canada

Travaux publics et Services gouvernementaux Canada

Réal Property Branch

Direction générale des biens immobiliers

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SpruceLab Inc.

800 Dundas Ave. Toronto, ON, M4J 1J6 Telephone: (647) 899-5891 www.sprucelab.ca

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Key Plan

AREA A

AREA B

AREA C

Professional Seals

NOT FOR CONSTRUCTION

Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies

L'entrepreneur doit vérifier toutes les dimensions et conditions sur le site et aviser immédiatement le représentant du ministère de toute divergence.

5

4

3

2

1

ISSUED FOR 90% (OACG)

ISSUED FOR SPA / FLUOTA / L

ISSUED FOR SPA RESPONSE PACKAGE

ISSUED FOR SPA

2026.07.20

2026.05.21

2026.04.02

2026.03.09

revisions

Issue description

date

A

C

A

B

C

project

projet

TSTS HUB PROJECT

drawing

dessin

PLANTING PLAN

GROUND LEVEL

Designed By

S. Boudreau / N. Sanschagrin

Conçu par

S. Boudreau / N. Sanschagrin

Date

2026 / 05 / 21

Date

2026 / 05 / 21

Drawn By

N. Sanschagrin

Dessiné par

N. Sanschagrin

Date

2026 / 05 / 21

Date

2026 / 05 / 21

Reviewed By

S. Boudreau / N. Sanschagrin

Examiné par

S. Boudreau / N. Sanschagrin

Date

2026 / 05 / 21

Date

2026 / 05 / 21

Approved By

A. Hirds

Approuvé par

A. Hirds

Date

2026 / 05 / 21

Date

2026 / 05 / 21

Tender

Soumission

Project Manager

Administrateur de projets

Project no.

No. du projet

229-00295-00

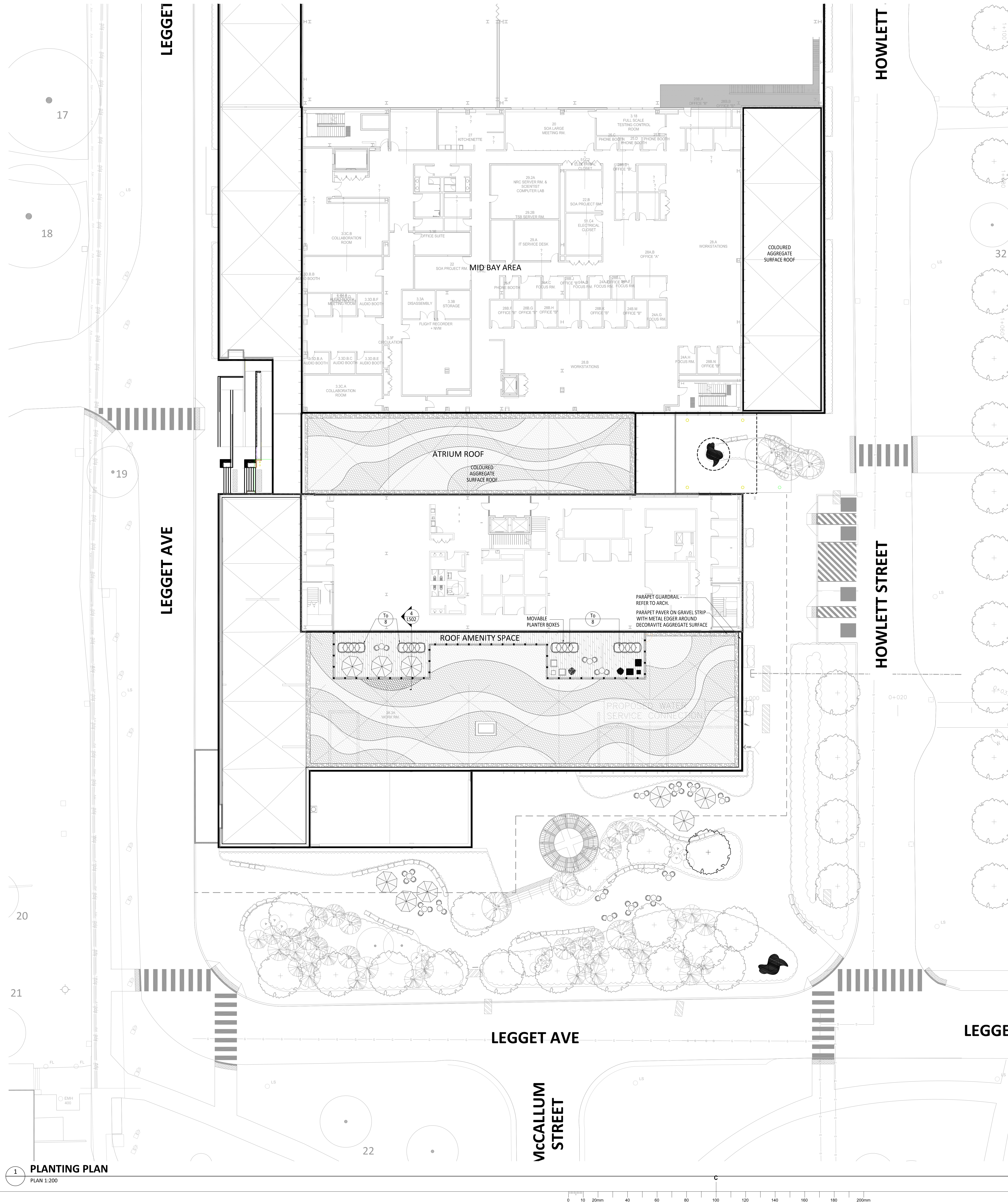
Drawing no.

No. du dessin

L400

Rev #

1 PLANTING PLAN
PLAN 1:200



LEGEND

— TPF — TREE PROTECTION FENCE (TPF) - HOARDING TO ADHERE TO MIN. TPZ DIMENSIONS PER CITY OF OTTAWA STANDARDS & ARBORIST REPORT EXISTING TREE TO REMAIN & PROTECT

DECIDUOUS TREES (SINGLE TRUNK & MULTI-STEM)

EVERGREEN TREE

MEDIUM TO LARGE SHRUBS

UNDERSTOREY PLANT MATERIAL

RIVERSTONE SURFACE AT GRADE OR STONE BALLAST ON ROOFS

COLOURED GRANULAR SURFACE - ROOFS

WASTE RECEPTACLE

EXISTING HYDRO POLE

LIGHT STANDARD - REFER TO ELECT.

HOSE BIB - REFER TO MECHANICAL

EXISTING FIRE HYDRANT - REFER TO CIVIL

FIRE DEPARTMENT CONNECTIONS

EXISTING ELEVATION

PROPOSED ELEVATION

PROPOSED TOP OF CURB ELEVATION

PROPOSED BOTTOM OF CURB ELEVATION

PLANT LIST - ROOF

SHRUBS									
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT
To	Thuya occidentalis	Eastern White Cedar	16	40cm ht.	400mm C@C	3 gal. cont., full form	X	X	X

MULCH IN ALL PLANTING BEDS 100mm THICK, AS PER SPECIFICATIONS.
ALL ROWS OF SHRUBS, PERENNIALS & ORNAMENTAL GRASSES TO BE PLANTED IN QUINCLINX (STAGGERED ARRANGEMENT).

IRRIGATION ON ROOFS:
• IRRIGATION TO BE PERFORMED MANUALLY.

- PLANTING NOTES**
- PLANTING BEDS:
 - TREES IN TREE GRATES TO BE PLANTED IN 1200mm DEPTH CONTINUOUS SOIL TRENCH AS PER DETAILS
 - SHRUBS TO BE INSTALLED IN 450mm DEPTH OF PLANTING SOIL.
 - SCAFFY SURFACE OF SUBSOIL PRIOR TO PLANTING.
 - PRUNING: PRUNE TREE AND SHRUB BRANCHES AS REQUIRED ONLY TO REMOVE DEAD OR DAMAGED BRANCHES AND AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT PRUNE OR DAMAGE LEADER. RETAIN NORMAL TREE/SHRUB FORM.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BURLAPPED TREE ROOTBALLS. CUT TWO RUNS OF WIRE FROM TOP OF WIRE BASKETS.
 - REMOVE SHRUBS FROM FIBRE POT.
 - TREE STAKES TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD, PRIOR TO THE RELEASE OF THE LETTER OF CREDIT.
 - LIGHTLY COMPACT PLANTING SOIL MIX TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
 - INSTALL PLASTIC RODENT GUARD TO BE WRAPPED AROUND TREE TRUNKS.

3 NOTES

Canada

Public Works and Government Services Canada
Travaux publics et services gouvernementaux Canada
Real Property Branch
Direction générale des biens immobiliers

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Key Plan

AREA A
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AREA C

Professional Seals

NOT FOR CONSTRUCTION

Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies
L'entrepreneur doit vérifier toutes les dimensions et conditions sur le site et aviser immédiatement le représentant du ministère de toute divergence.

Revisions	Revised description	Date
5		
4		
3	ISSUED FOR SPA / FLUIDITY L1	2026.05.21
2	ISSUED FOR SPA RESPONSE PACKAGE	2026.04.02
1	ISSUED FOR 50% RCD	2025.09.09

A
C

A
B
C

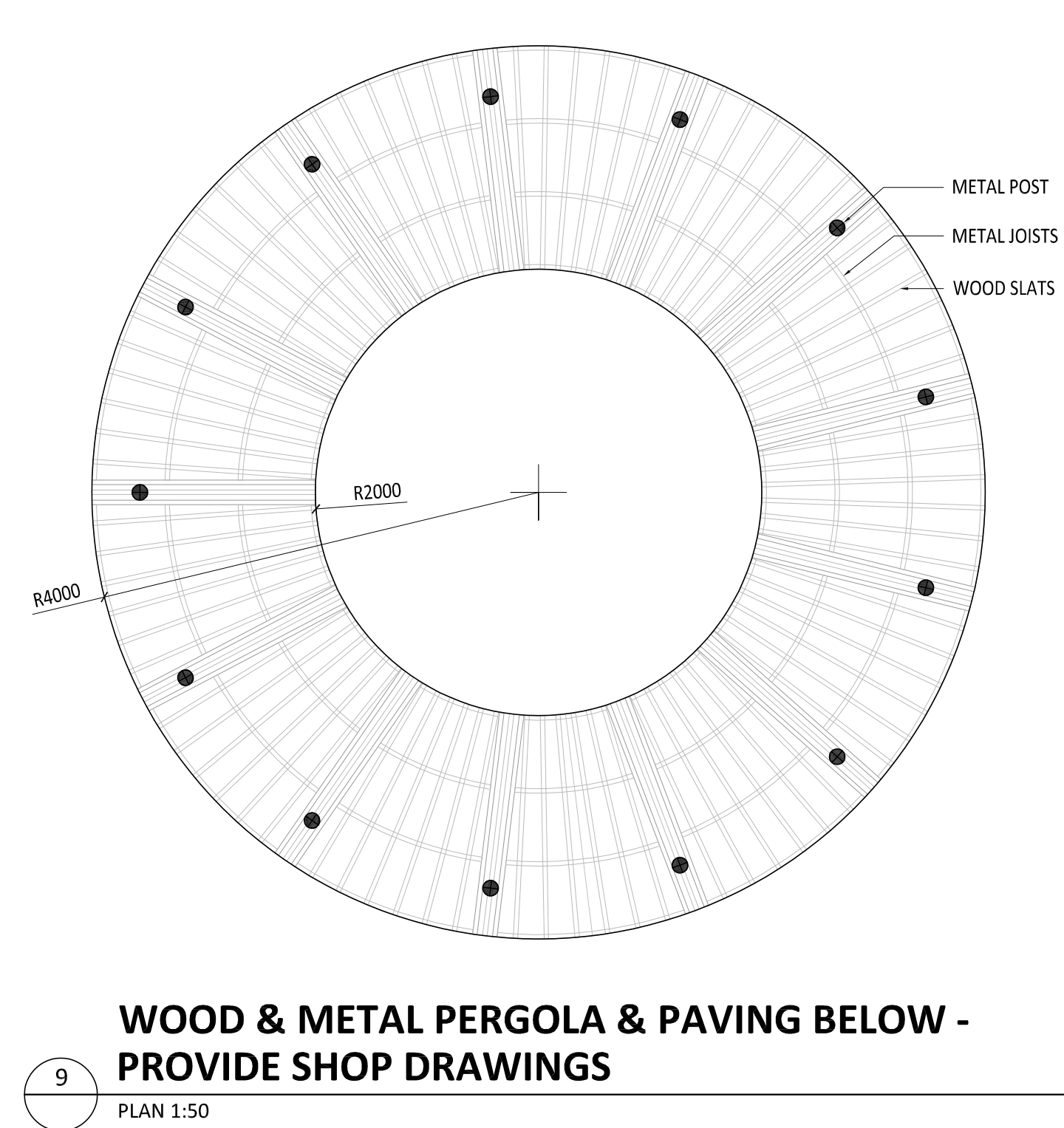
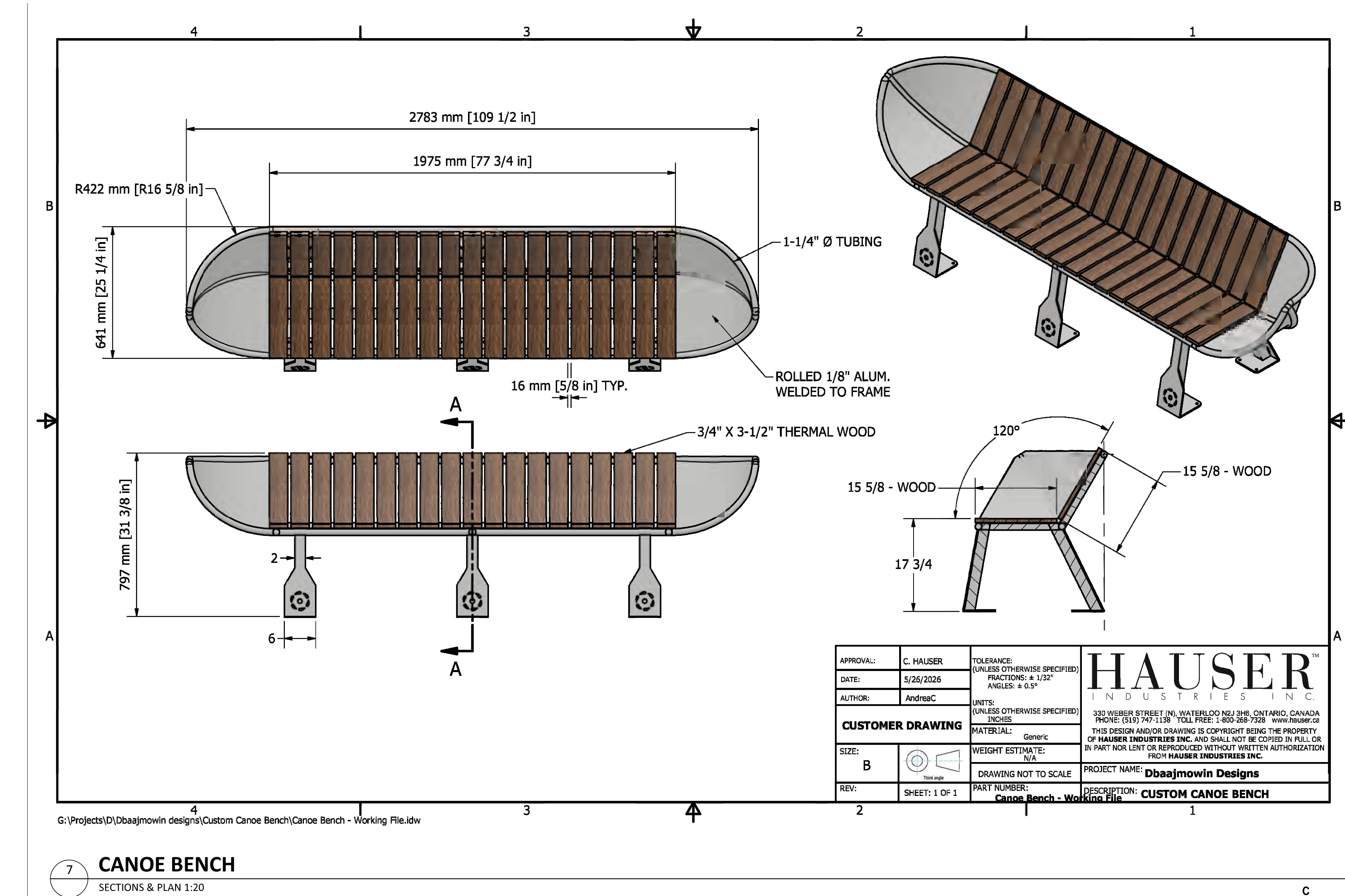
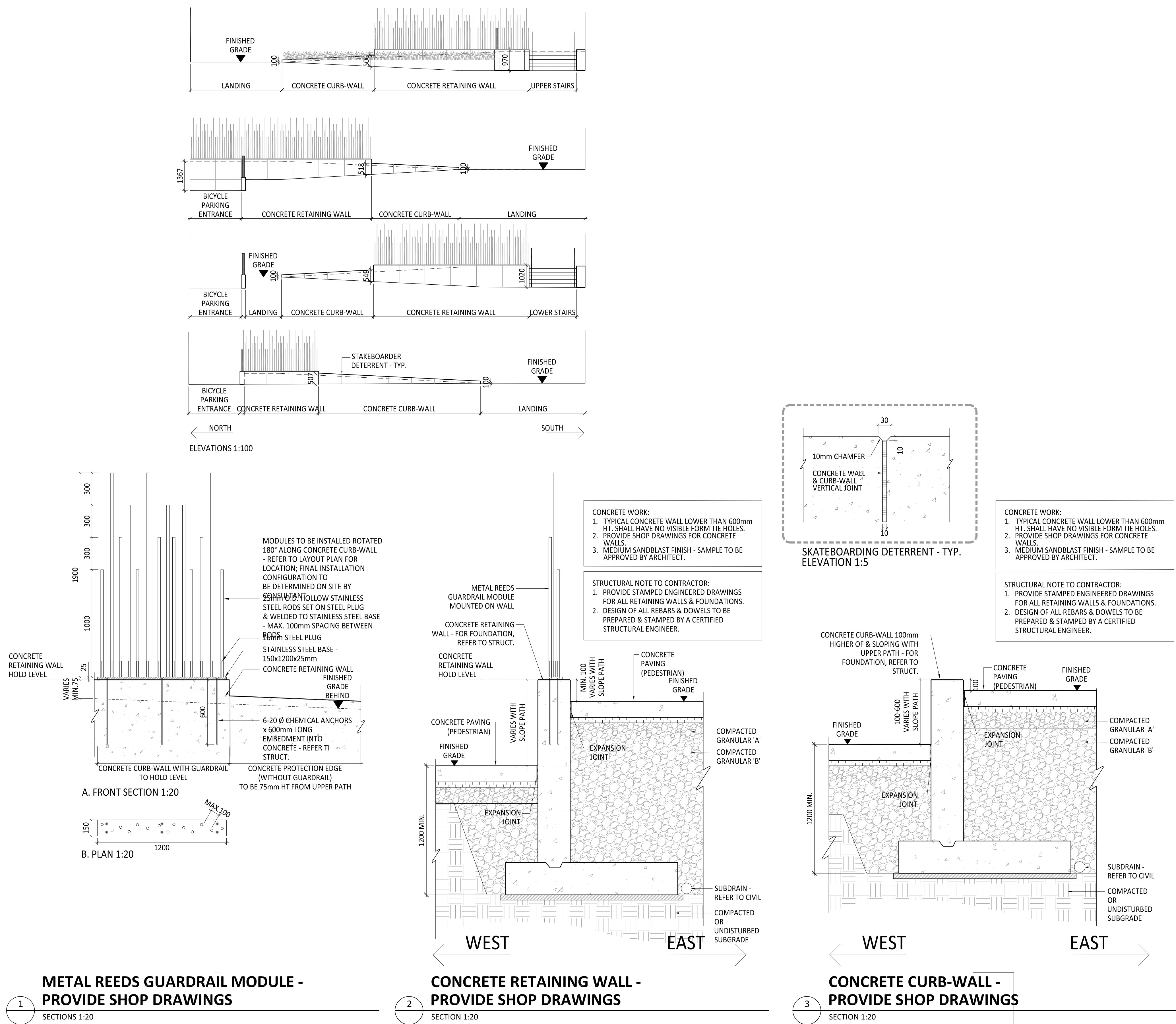
project project

TSTS HUB PROJECT

drawing dessin

PLANTING PLAN
ROOF LEVEL

Designed By	S. Boudreau / N. Sanschagrin	Conçu par
Date	2026 / 05 / 21	
Drawn By	N. Sanschagrin	Dessiné par
Date	2026 / 05 / 21	
Reviewed By	S. Boudreau / N. Sanschagrin	Examiné par
Date	2026 / 05 / 21	
Approved By	A. Hirds	Approuvé par
Date	2026 / 05 / 21	
Tender		Soumission
Project Manager	Administrateur de projets	
Project no.	No. du projet	
	229-00295-00	
Drawing no.	No. du dessin	Rev #
	L402	



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Key Plan
AREA A
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Contractor to verify all dimensions & conditions on site and immediately notify the engineer of all discrepancies
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revision	Issue description	Date
5		
4	ISSUED FOR 90% I/O (QA/QC)	2026.07.20
3	ISSUED FOR SPA / FLUOTA / L1	2026.05.21
2	ISSUED FOR SPA / RESPONSE PACKAGE	2026.04.02
1	ISSUED FOR 50% I/O	2025.09.09

revision	Issue description	Date
5		
4		
3		
2		
1		

revision	Issue description	Date
5		
4		
3		
2		
1		

project
TSTS HUB PROJECT

drawing
LANDSCAPE DETAILS

Designed By	Conçu par
S. Boudreau / N. Sanschagrin	

Date	
2026 / 05 / 21	

Drawn By	Dessiné par
N. Sanschagrin	

Date	
2026 / 05 / 21	

Reviewed By	Examiné par
S. Boudreau / N. Sanschagrin	

Date	
2026 / 05 / 21	

Approved By	Approuvé par
A. Hirds	

Date	
2026 / 05 / 21	

Tender	Soumission

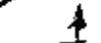
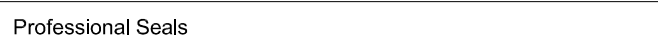
Project Manager	Administrateur de projets

Project no.	No. du projet
229-00295-00	

Drawing no.	No. du dessin	Rev #
L501		



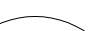
Key Plan



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5		
4	ISSUED FOR 90%DO (QA/QC)	2026.07.20
3	ISSUED FOR SPA / FLUOTA L1	2026.05.21
2	ISSUED FOR SPA RESPONSE PACKAGE	2026.04.02
1	ISSUED FOR 50%DO	2026.09.09
Provisions	Issue description	date

versions	Issue description	date
	A detail no. no., du dessin B location drawing no. sur dessin no. C drawing no. dessin no.	

drawing	dessin
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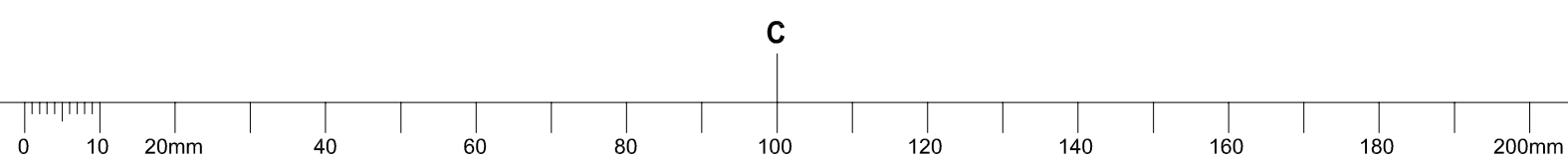
Designé by Date	S. Boudreau / N. Sanschagrin 2026 / 05 / 21	Conçu par
Drawn By Date	N. Sanschagrin 2026 / 05 / 21	Dessiné par
Reviewed by Date	S. Boudreau / N. Sanschagrin 2026 / 05 / 21	Examiné par
Approved By Date	A. Hirota 2026 / 05 / 21	Approuvé par
Sender	Soumission	
Project Manager	Administrateur de projets	
Project no.	No. du projet	

229-00295-00

Drawing no.	No. du dessin	Rev #
	L502	



B. FRONT SECTION



5		
4	ISSUED FOR 90%DD (QA/QC)	2026.07.20
3	ISSUED FOR SPA / FLUDTA L1	2026.05.21
2	ISSUED FOR SPA RESPONSE PACKAGE	2026.04.02
1	ISSUED FOR 50%DO	2025.09.09

revisions	issue description	date
	A detail no. no. du dessin B location drawing no. sur dessin no. C drawing no. dessin no.	

project	projet
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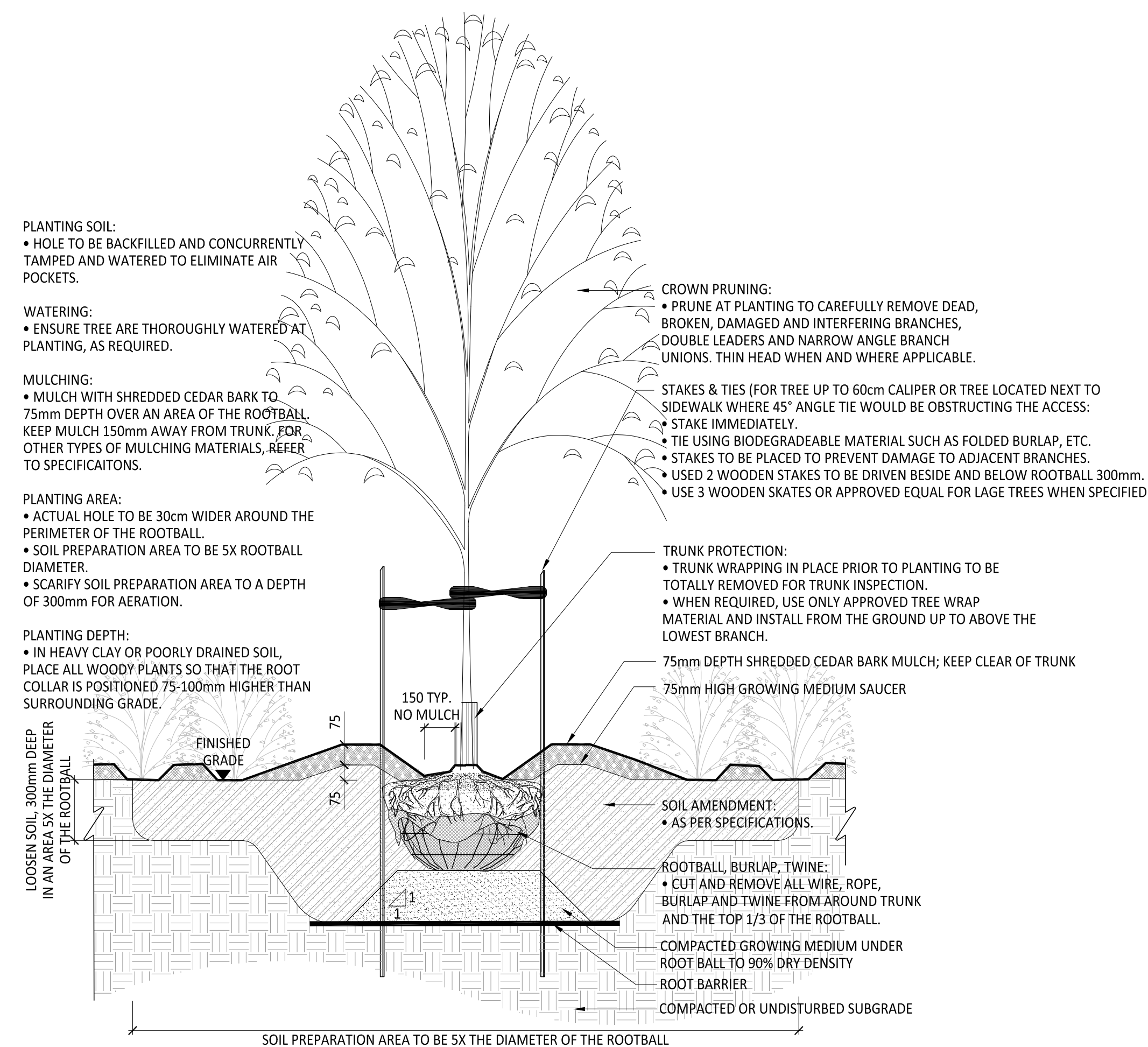
TSTS HUB PROJECT

drawing	dessin
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PLANTING DETAILS

Designed By	S.Boudreau / N. Sanschagrin		Conçu par
Date	2026 / 05 / 21		
Drawn By	N. Sanschagrin		Dessiné par
Date	2026 / 05 / 21		
Reviewed By	S. Boudreau / N. Sanschagrin		Examiné par
Date	2026 / 05 / 21		
Approved By	A. Hirota		Approuvé par
Date	2026 / 05 / 21		
Tender			Soumission
Project Manager		Administrateur de projets	
Project no.		No. du projet	

Drawing no.	No. du dessin	Rev #
	L503	

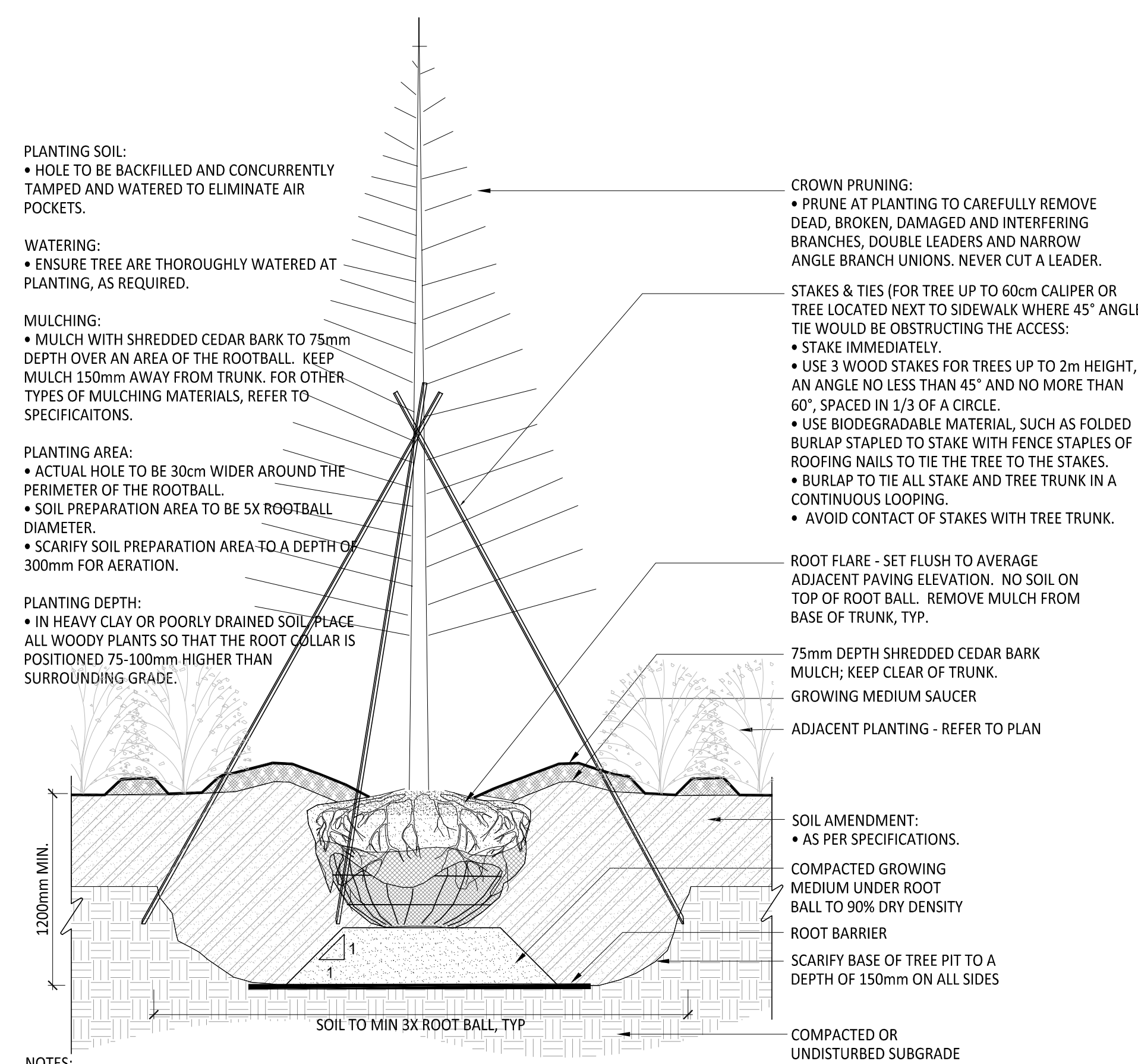


NOTES:
1. ALL DIMENSIONS SHOWN IN MILLIMETRES
2. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH SPECIFICATION
3. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES

A. AT GRADE 1:20

1 DECIDUOUS TREE PLANTING

SECTION 1:20



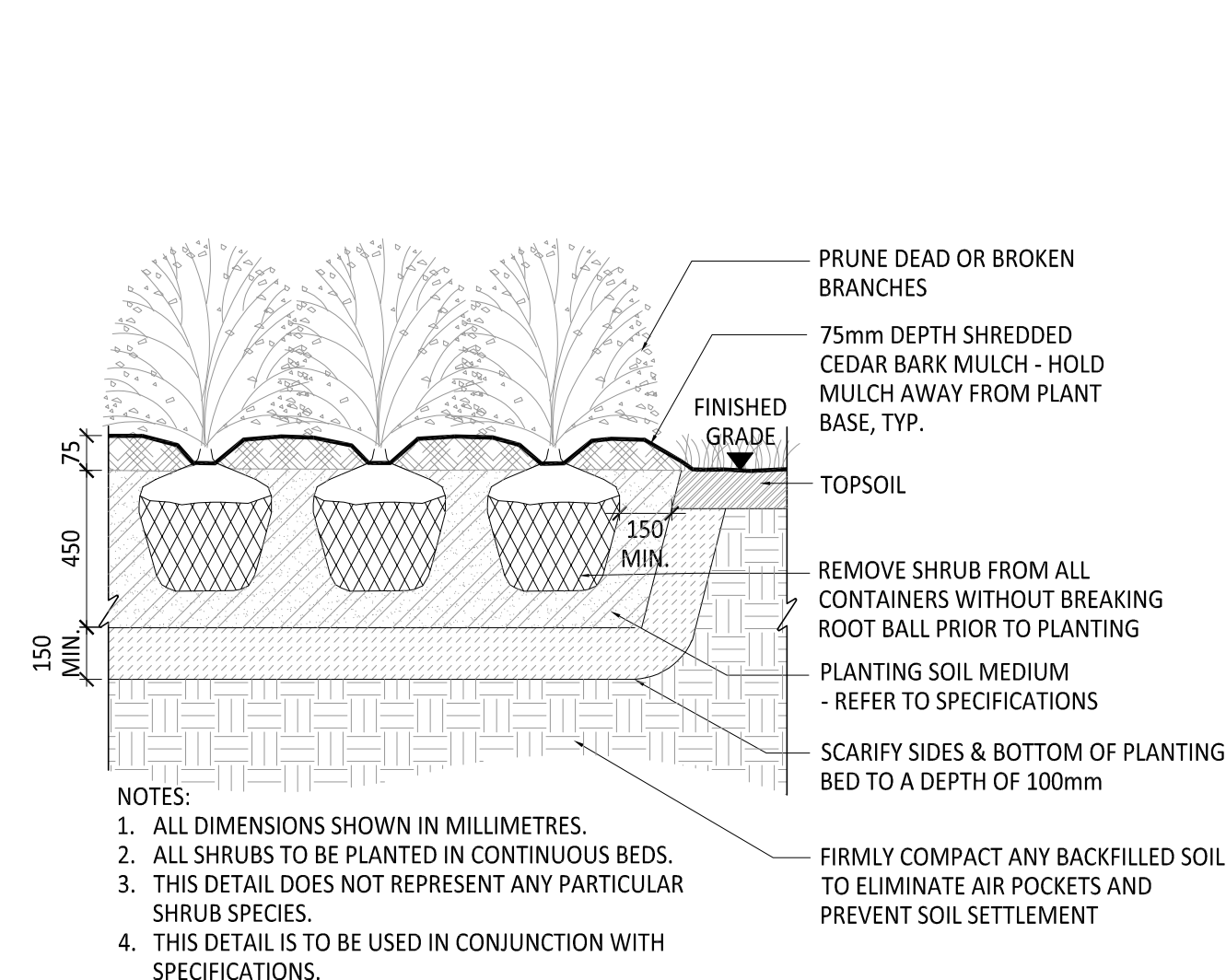
NOTES:

1. ALL DIMENSIONS SHOWN IN MILLIMETRES
2. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH SPECIFICATION.
3. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES

A. AT GRADE 1:20

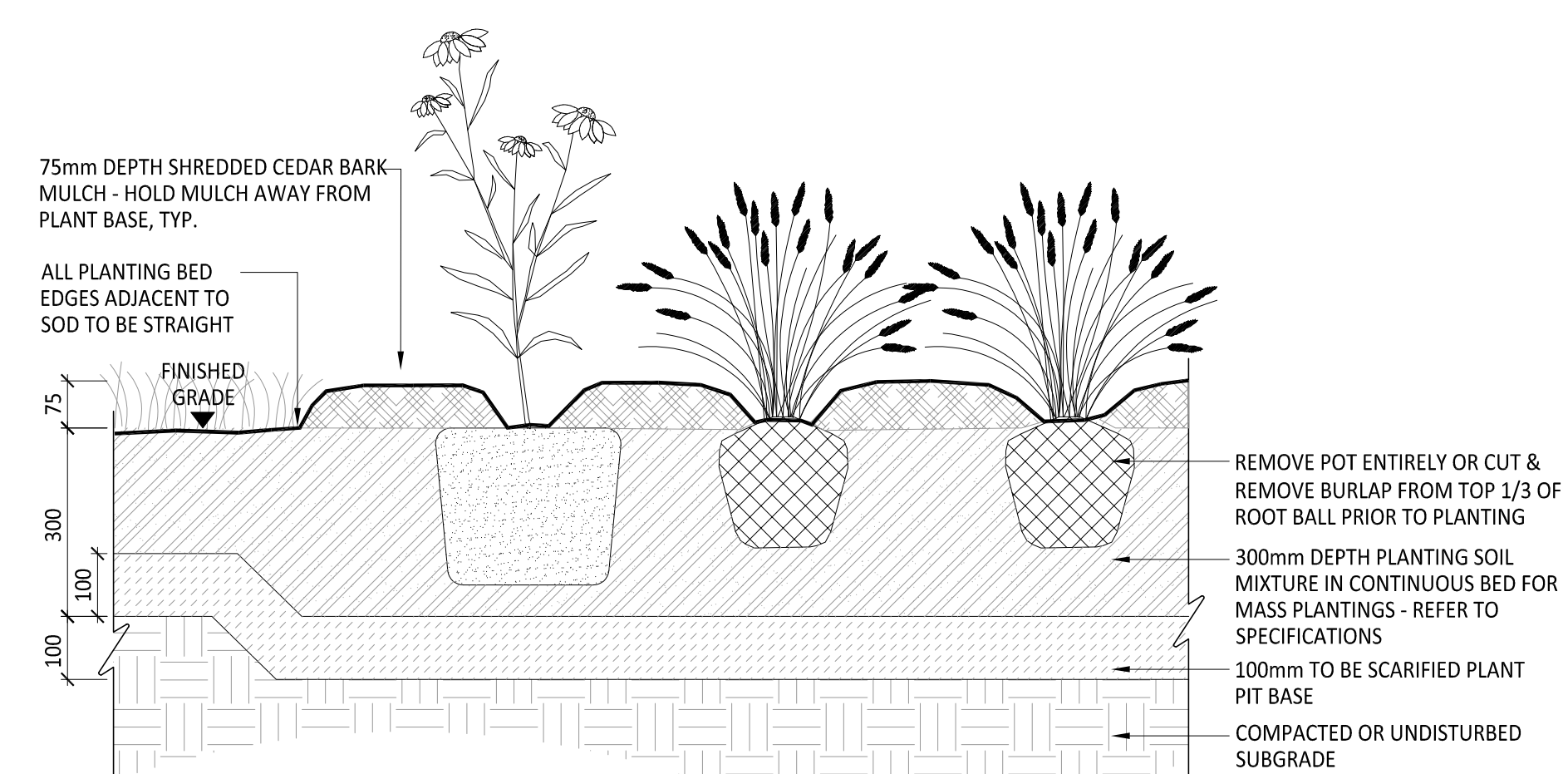
2 CONIFEROUS TREE PLANTING

SECTION 1:20

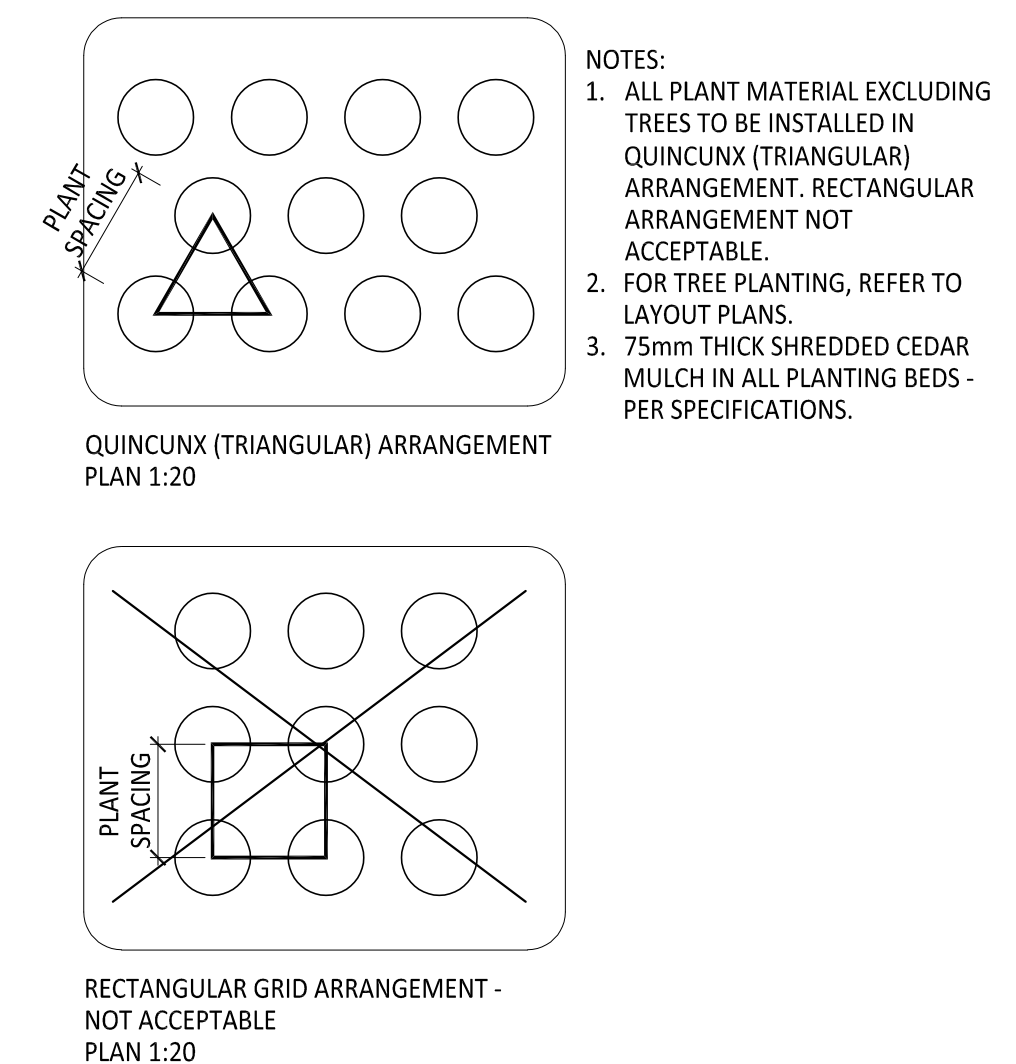


SHRUB PLANTING

SECTION 1:20

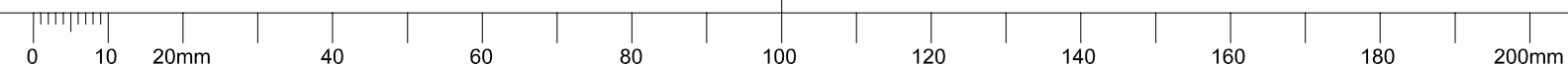
**HERBACEOUS PLANTING**

SECTION 1:10



PLANTING LAYOUT

SECTION 1:10





SIGNAGE + WAYFINDING

LABORATORIES CANADA

TRANSPORTATION SAFETY AND TECHNOLOGY SCIENCE HUB

ISSUED FOR FLUDTA L3 JULY 24, 2026



B+H Architects
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PRELIMINARY SIGN TYPE LIST

PRELIMINARY EXTERIOR SIGN TYPE LIST

Preliminary Exterior Sign Type List

Identification	A1	Primary Identification Sign (Free Standing)
	A2	Primary Identification Sign (Wall Mounted)
	A3	Bay Entrance ID
	A4	Service Entrance ID

Directional	B1	Advance Signs (Directional)
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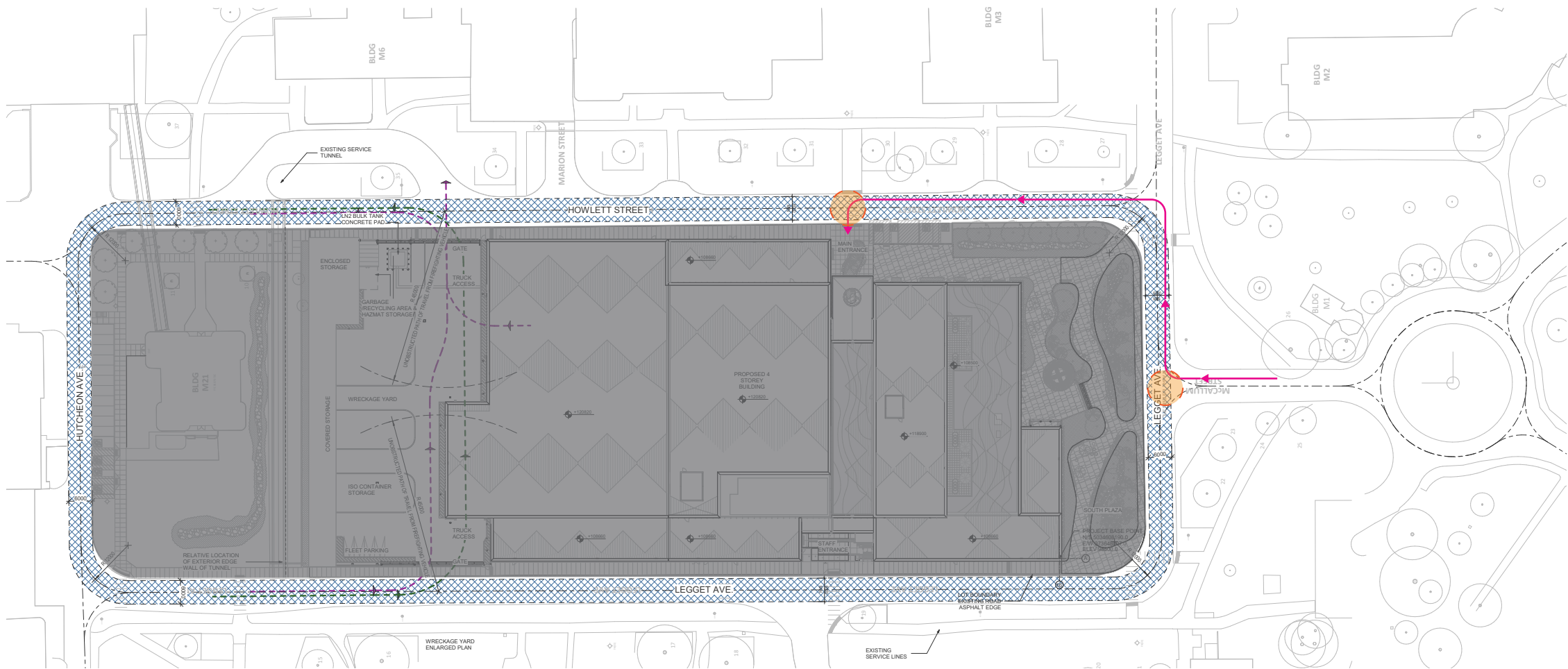
 an  company	PROJECT Laboratories Canada Transportation Safety and Technology Science Hub	DATE 2026/07/24	Preliminary Exterior Sign Type List
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PRELIMINARY SITE PLAN

PRELIMINARY SITE LOCATION PLAN - VISITORS FLOW

Legend

- Employees Flow
- Service/Trucks Flow
- Visitors Flow
- Decision Point



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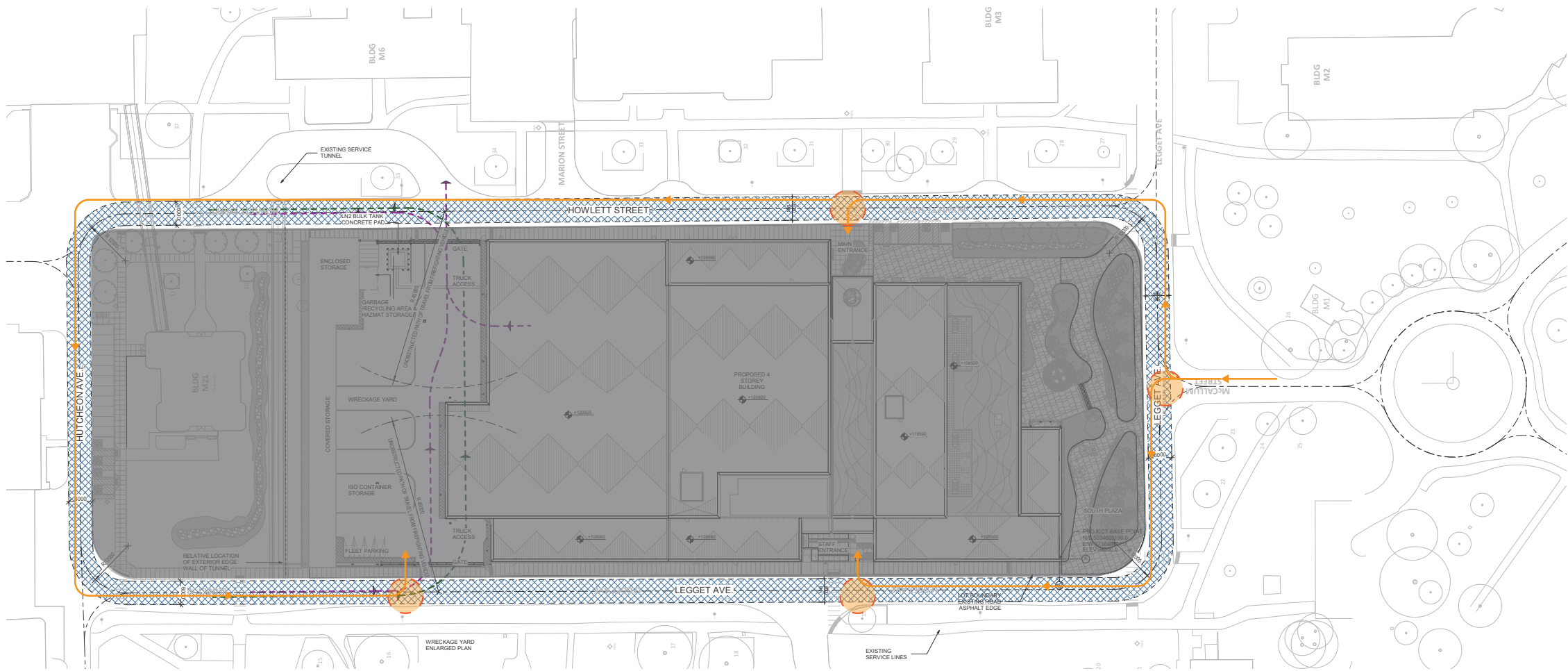
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2026/07/24

Preliminary Site Location Plan - Visitors Flow

PRELIMINARY SITE LOCATION PLAN - EMPLOYEES FLOW

Legend

- Employees Flow
- Service/Trucks Flow
- Visitors Flow
- Decision Point



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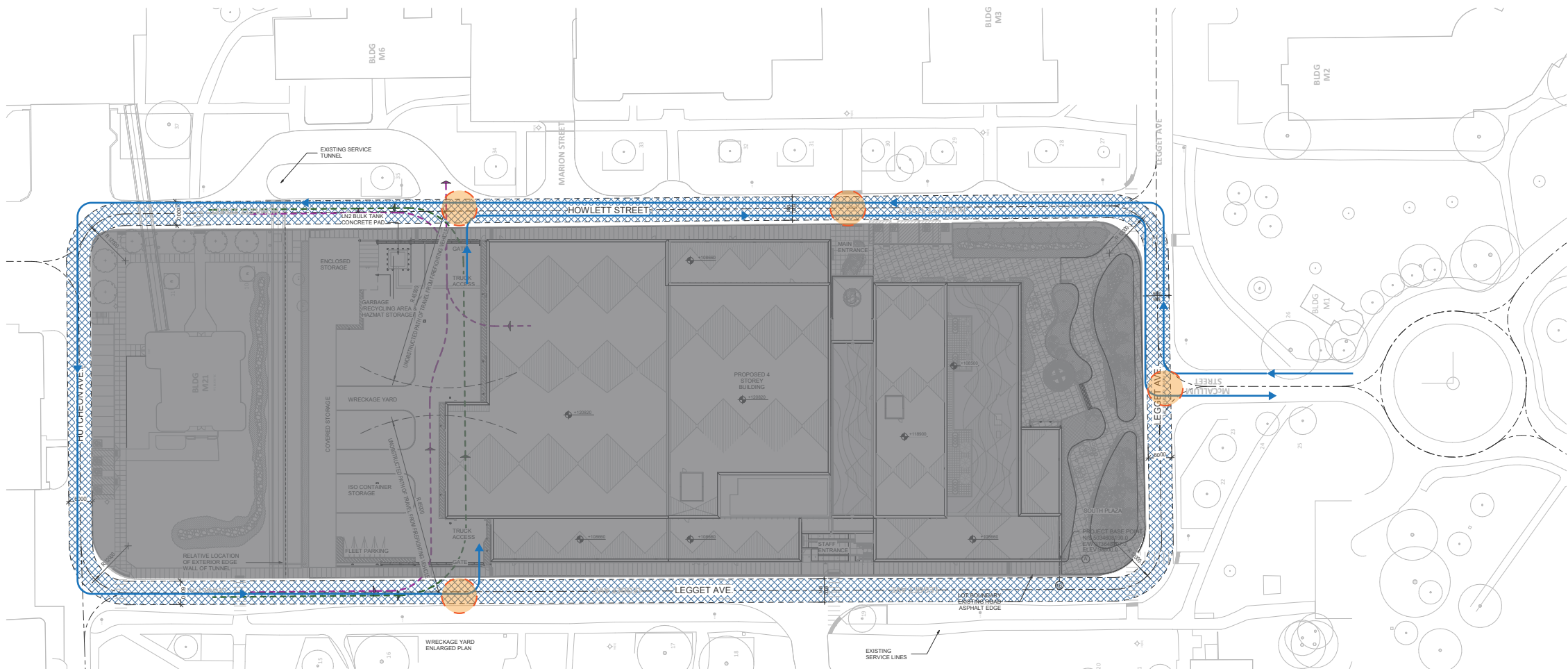
DATE
2026/07/24

Preliminary Site Location Plan - Employees Flow

PRELIMINARY SITE LOCATION PLAN - SERVICE/TRUCK FLOW

Legend

- Employees Flow
- Service/Trucks Flow
- Visitors Flow
- Decision Point

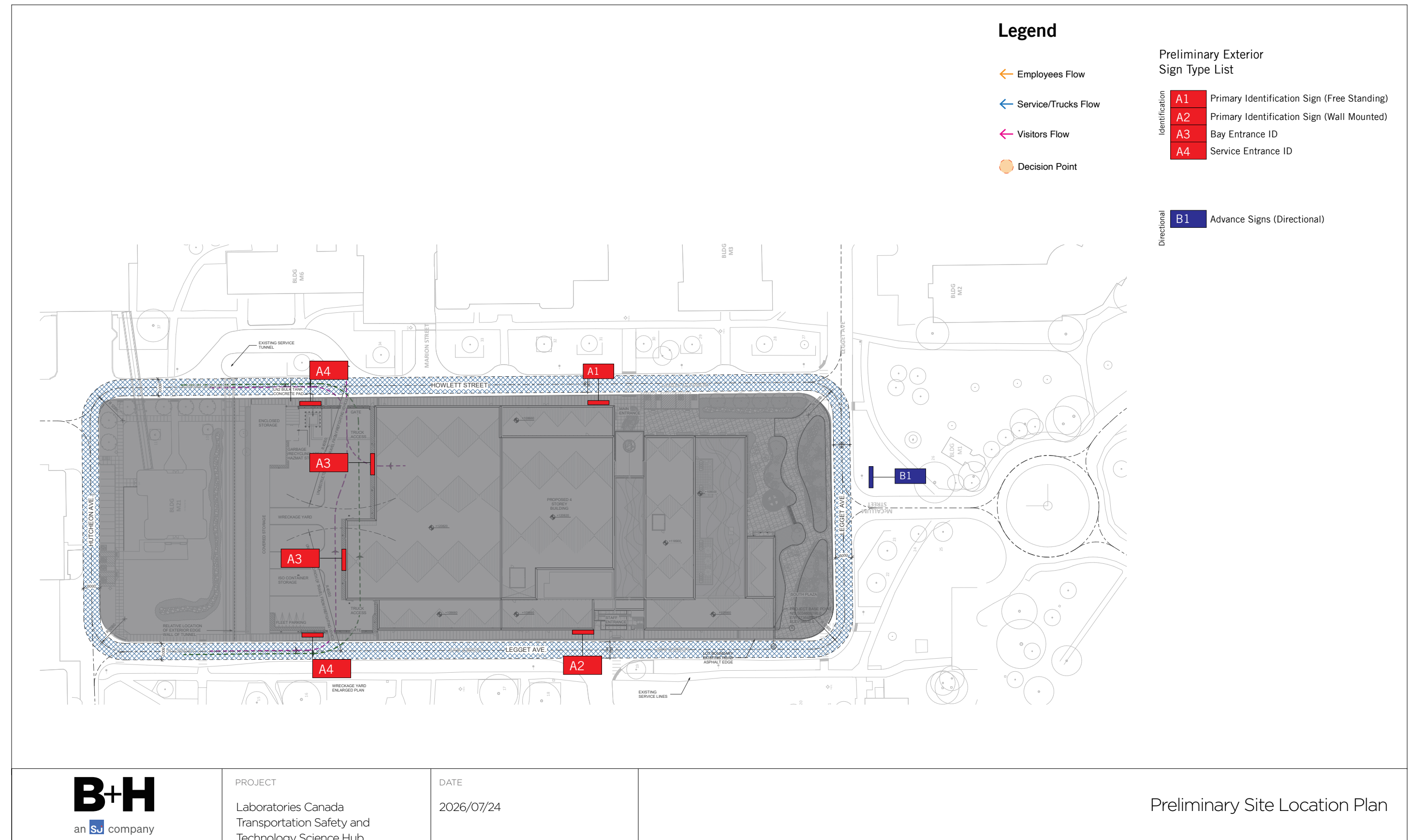


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Laboratories Canada
Transportation Safety and
Technology Science Hub

DATE
2026/07/24

Preliminary Site Location Plan - Service/Truck Flow

PRELIMINARY SITE LOCATION PLAN



PRELIMINARY EXTERIOR SIGNAGE

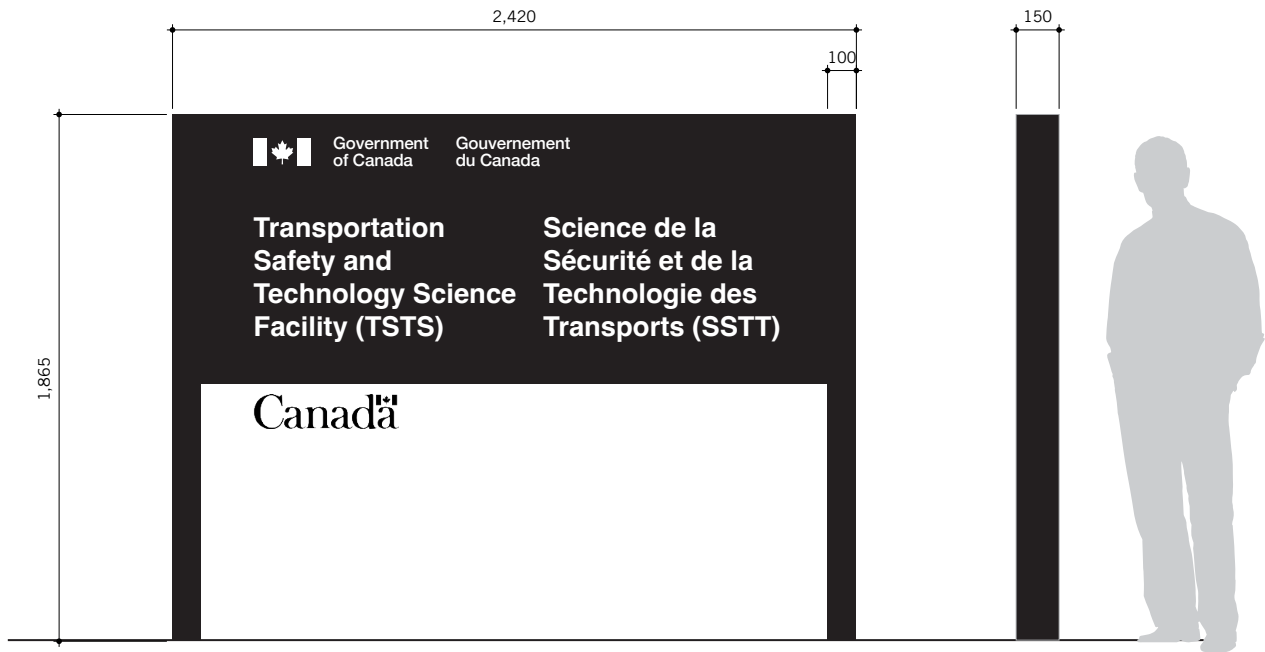
A1 PRIMARY IDENTIFICATION SIGN FREE STANDING

GENERAL NOTES:
Fabricator to verify all site conditions and dimensions prior to production; coordinate with General Contractor as required.

Installer must ensure appropriate fasteners, and/or adhesives used, are in accordance with individual locations to ensure secure installations, with security and safety.

Samples are to be provided by Fabricator for client and B+H review.

All drawings are for design intent purposes only.



Elevation View
Scale 1:20



Placement Elevation View
Scale 1:100

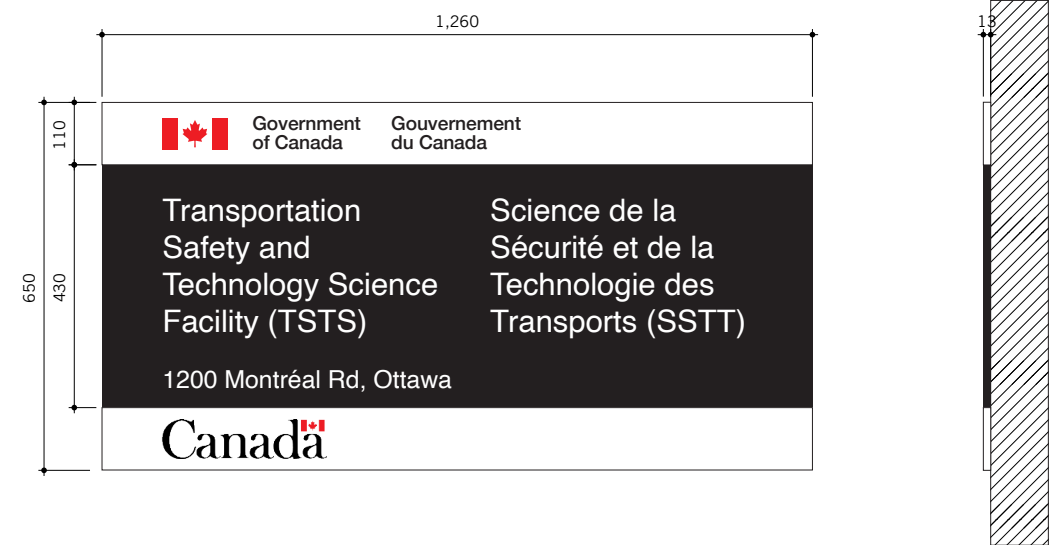


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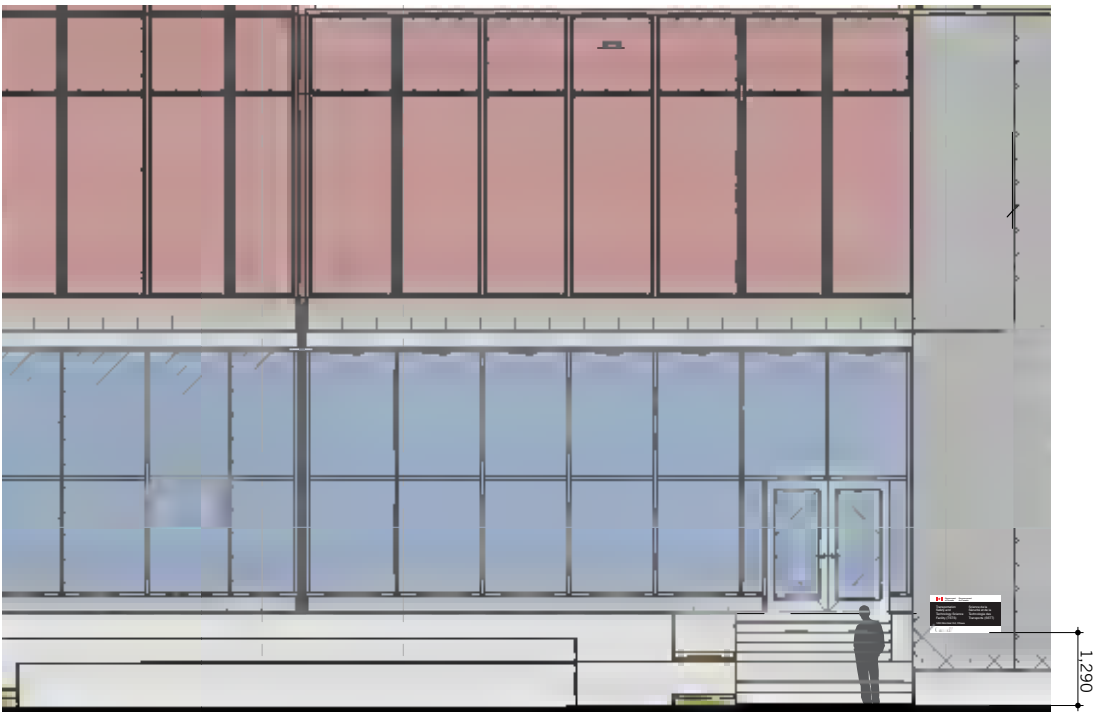
DATE
2026/07/24

A1 Primary Identification Sign Free Standing

A2 PRIMARY IDENTIFICATION SIGN WALLMOUNTED



Elevation View
Scale 1:20



Placement Elevation View
Scale 1:100

GENERAL NOTES:
Fabricator to verify all site conditions and dimensions prior to production; coordinate with General Contractor as required.

Installer must ensure appropriate fasteners, and/or adhesives used, are in accordance with individual locations to ensure secure installations, with security and safety.

Samples are to be provided by Fabricator for client and B+H review.

All drawings are for design intent purposes only.

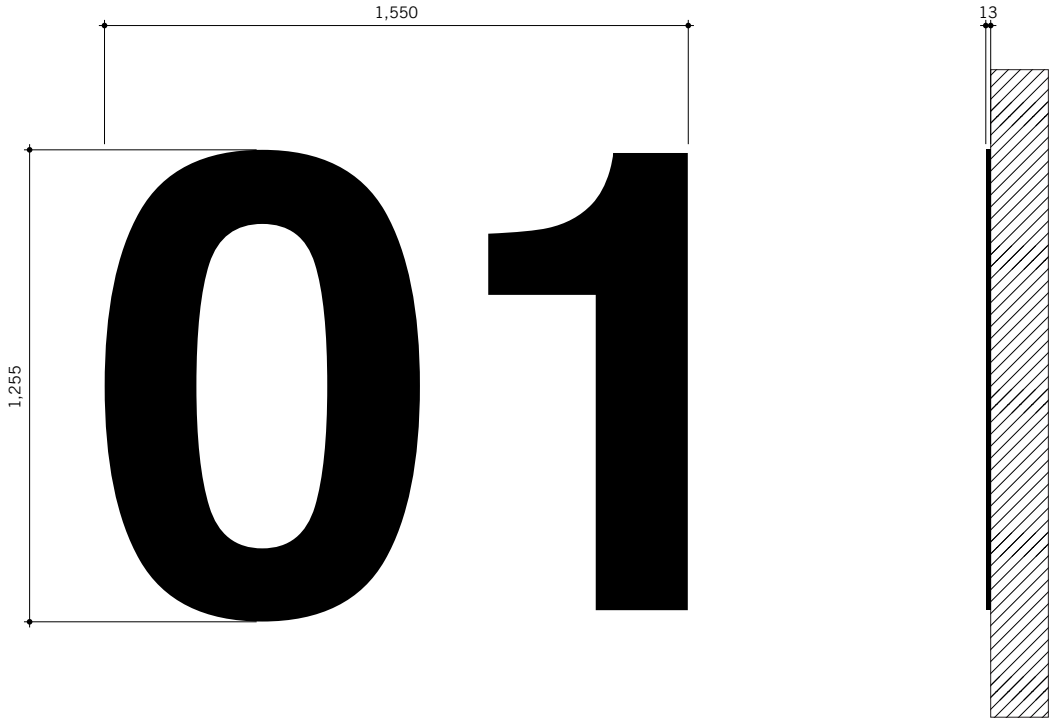


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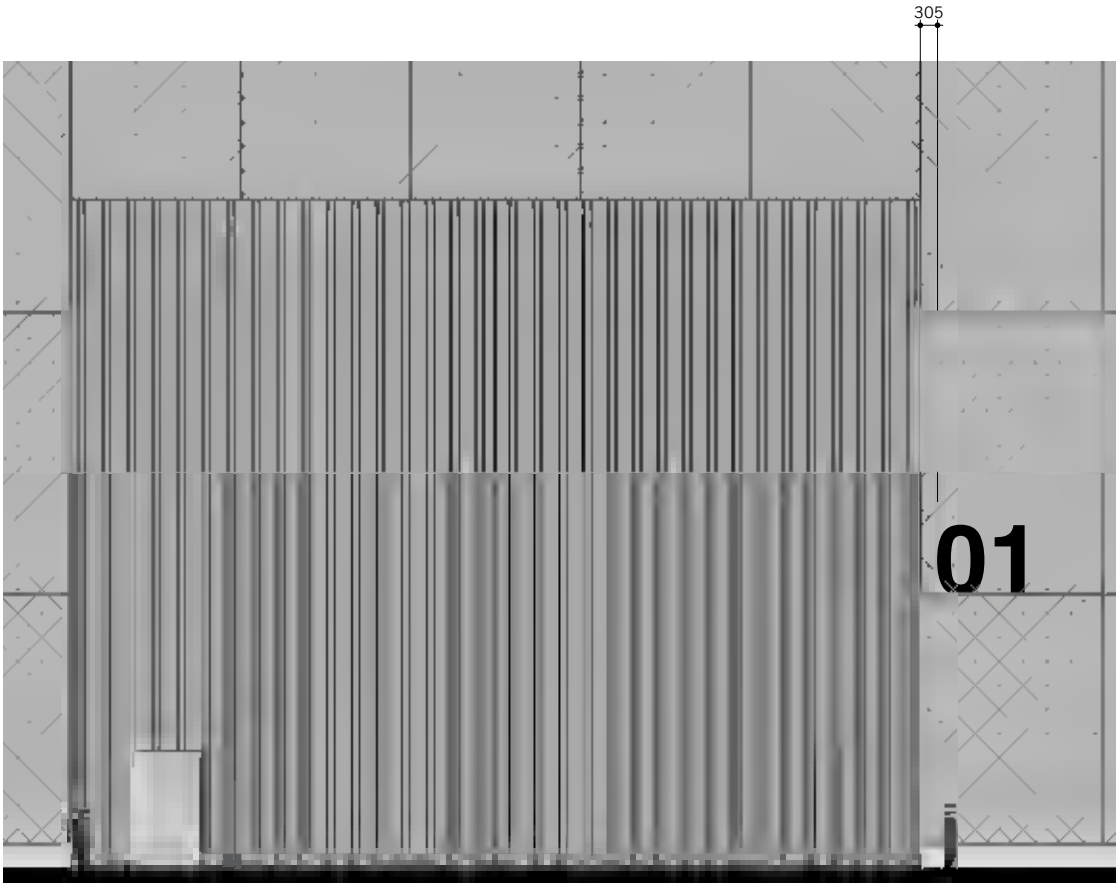
DATE
2026/07/24

A2 Primary Identification Sign Wall Mounted

A3 BAY ENTRANCE ID



Elevation View
Scale 1:20



Placement Elevation View
Scale 1:100

GENERAL NOTES:
Fabricator to verify all site conditions and dimensions prior to production; coordinate with General Contractor as required.

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A3 Bay Entrance ID

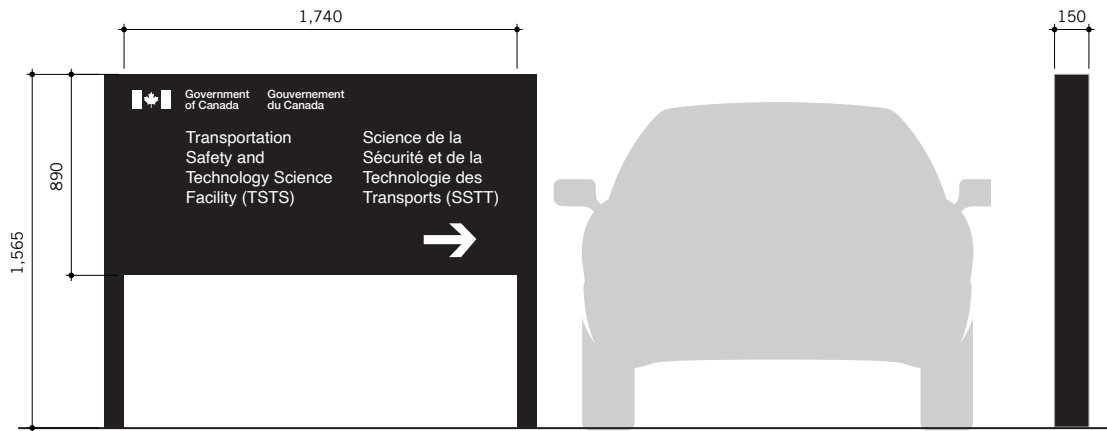
B1 ADVANGE SIGN DIRECTIONAL

GENERAL NOTES:
Fabricator to verify all site conditions and dimensions prior to production; coordinate with General Contractor as required.

Installer must ensure appropriate fasteners, and/or adhesives used, are in accordance with individual locations to ensure secure installations, with security and safety.

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Elevation View
Scale 1:25



Placement Elevation View
Scale 1:100



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B1 Advance Sign Directional



Thank you

TSTS HUB

FAÇADE MATERIALS

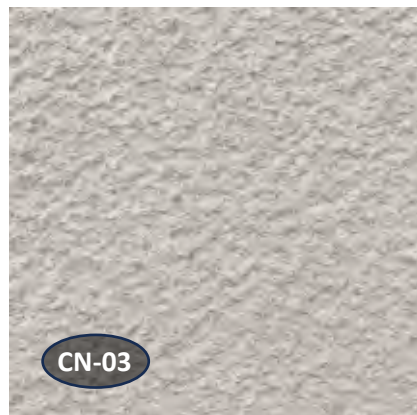
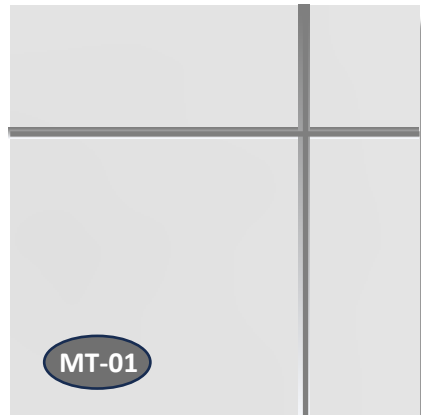
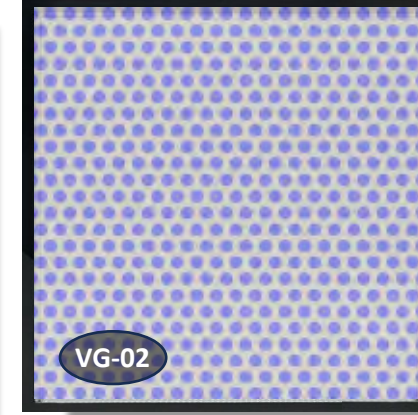
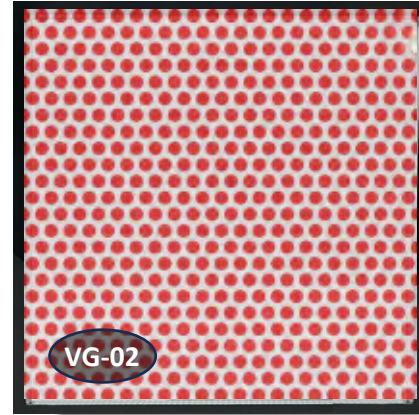


Public Services and
Procurement Canada

Services publiques et
Approvisionnement Canada

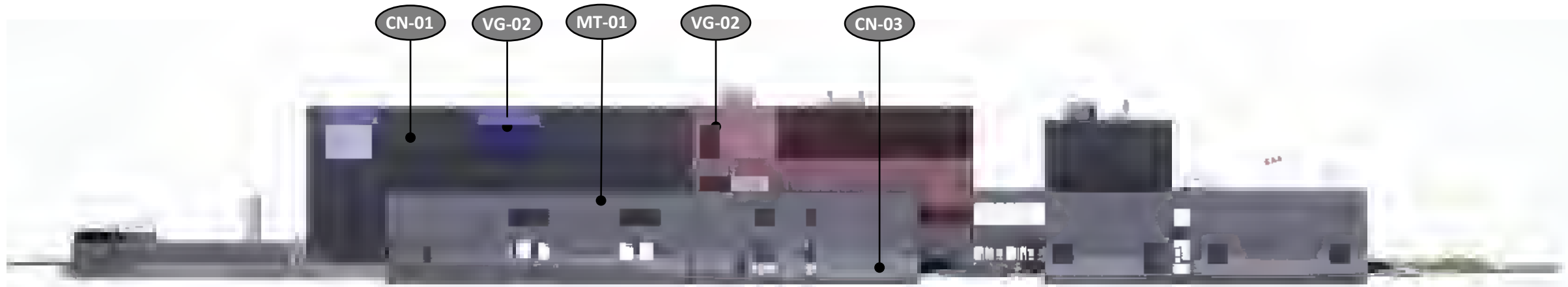


Materials & finishes

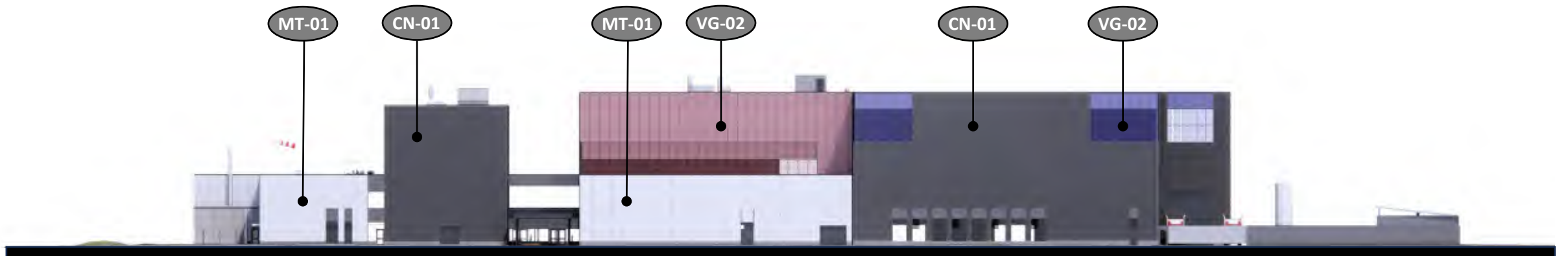


BUILDING ENVELOPE FINISH MATERIAL LEGEND

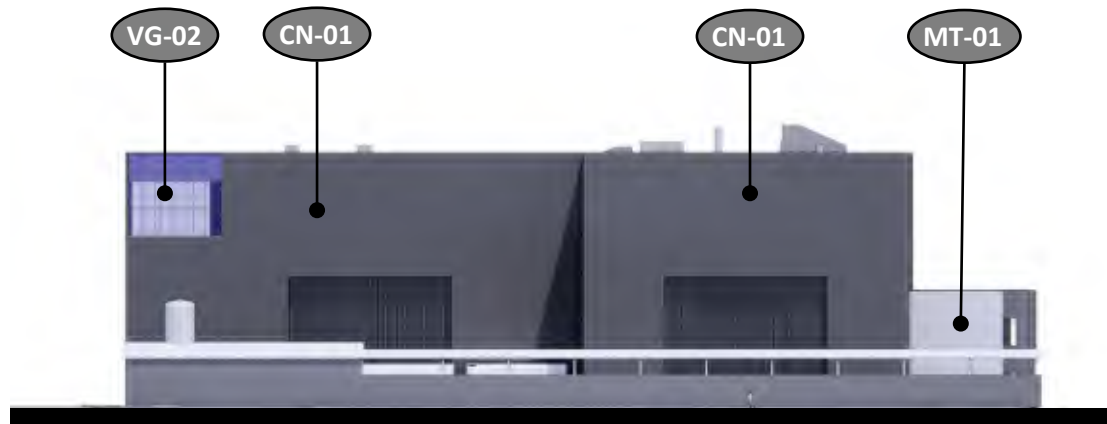
- (VG-01) VISION GLASS
- (VG-02) VISION GLASS - COLOURED FRIT
- (SP-01) SPANDREL GLASS WITH FRIT
- (MT-01) PREFINISHED ALUMINIUM METAL PANEL ON INSULATED FACTORY-ASSEMBLED MODULAR EXTERIOR WALL SYSTEM
- (CN-01) INSULATED PRECAST CONCRETE SANDWICH PANEL
- (CN-02) PRECAST CONCRETE PANEL
- (CN-03) INSULATED CAST-IN-PLACE CONCRETE TEXTURED CONCRETE FINISH



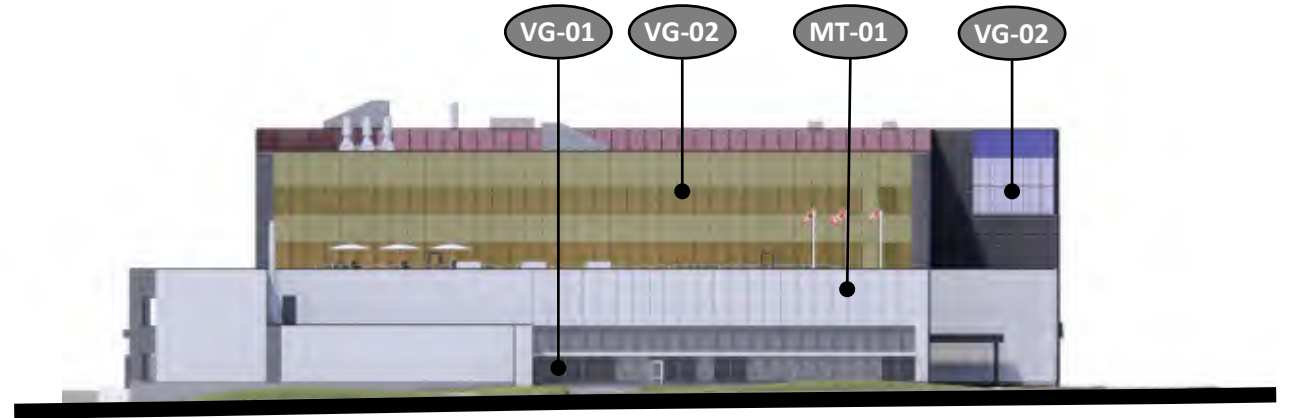
West Elevation



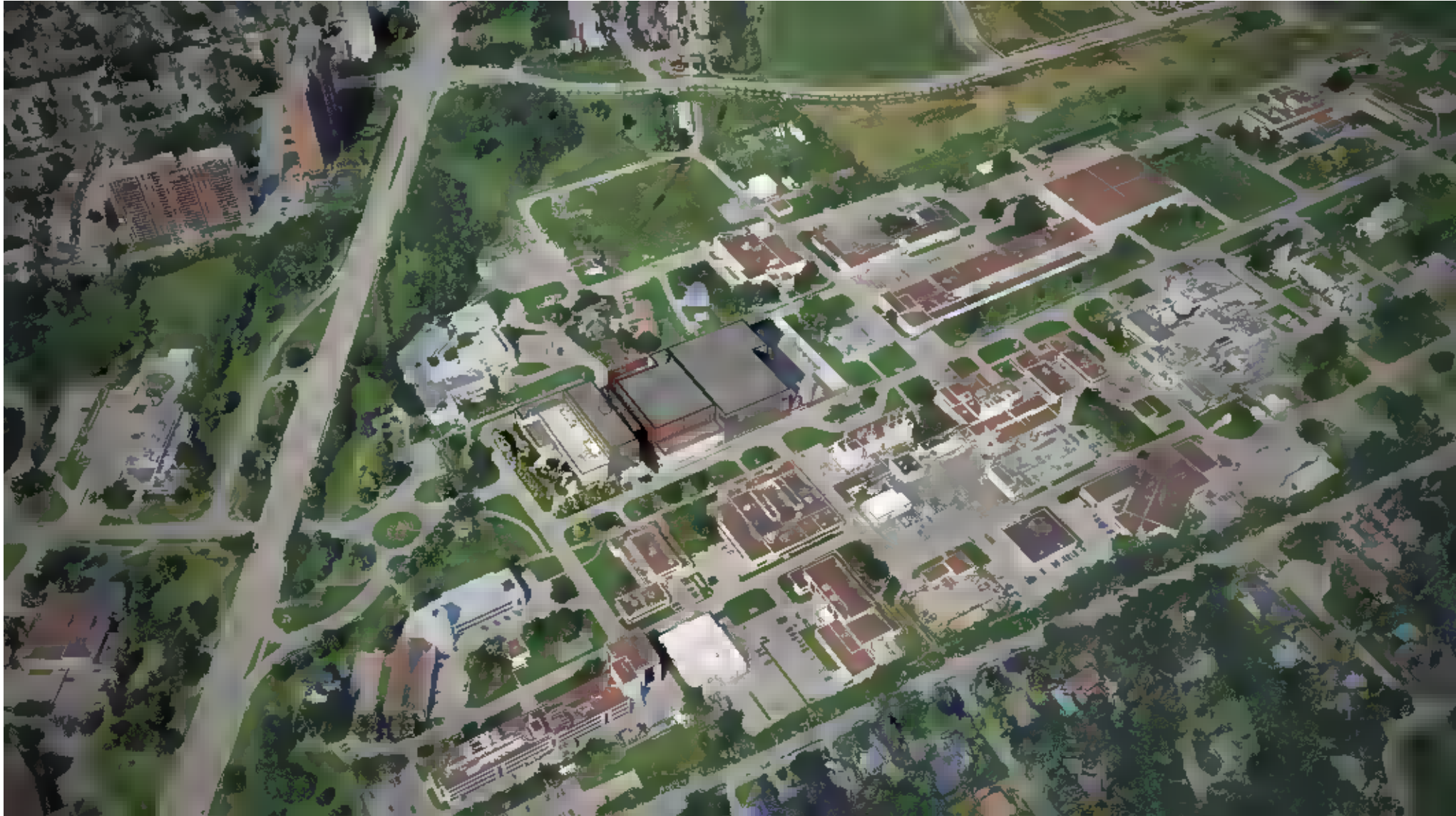
East Elevation



NORTH ELEVATION ·



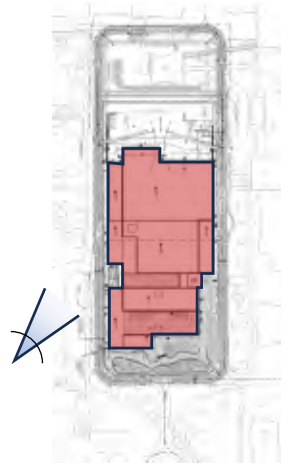
SOUTH ELEVATION ·



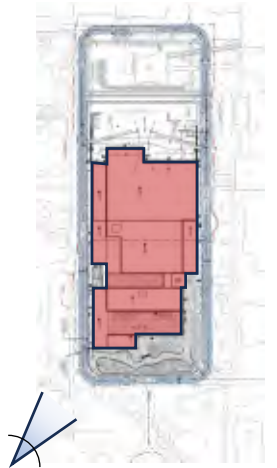
Aerial View Looking North-West



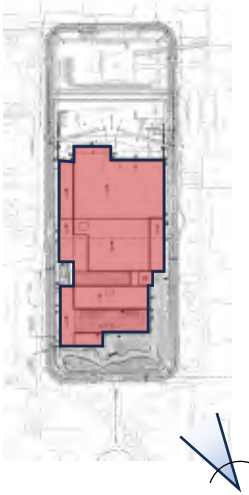
Aerial View Looking South-East



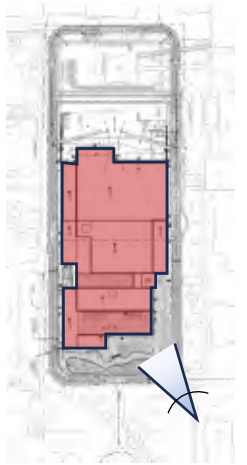
West Entrance View (Legget Ave)



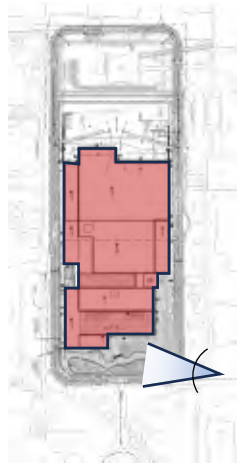
South-West Corner View (Legget Ave)



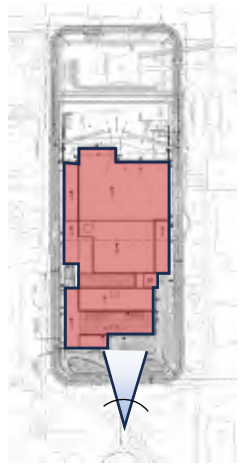
South-East View (Corner of Legget Ave and Howlett St.)



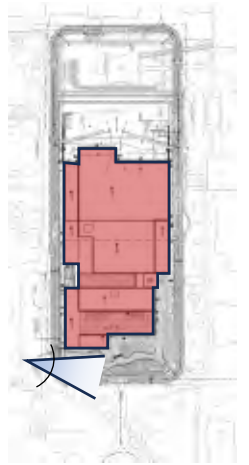
South-East Plaza Entrance View



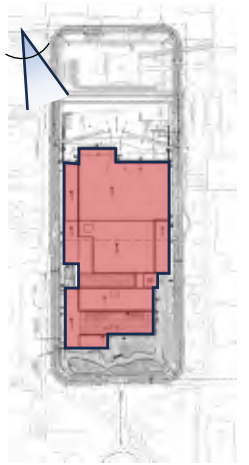
South Plaza View From Howlett St. Entrance



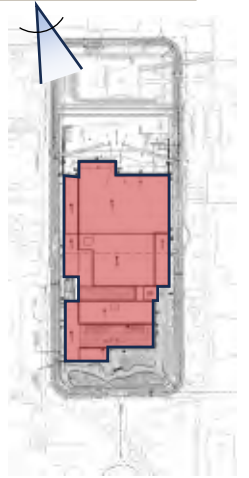
South Plaza View looking North



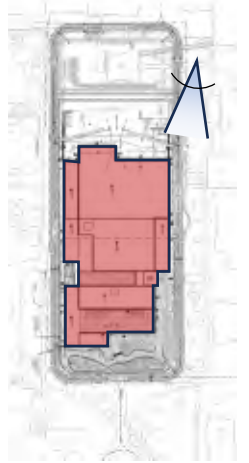
South Plaza View looking East



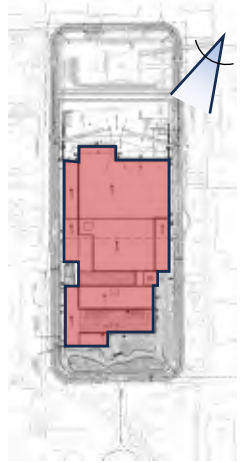
View of MidBay Along Legget



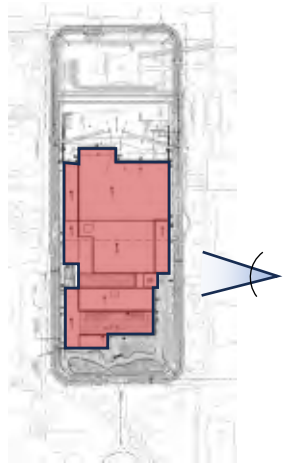
Looking South At The Wreckage Yard



Looking South on Howlett St.



View of HighBay



East Entrance off of Howlett St.