

**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: Part of 3700 Twin Falls Place (100 Gastops Street)

File No.: D07-12-24-0170

Date of Application: December 20, 2024 (Deemed Complete on March 3, 2025)

This SITE PLAN CONTROL application submitted by Bridgette Alchawa, on behalf of Gastops Ltd., is APPROVED upon resolution of the conditions stated in this report

And the following plans are approved:

1. Site Plan, A100, prepared by CSV Architects, revision 13 dated 2025-05-21.
2. Elevations, A300, prepared by CSV Architects, revision 11 dated 2025-04-14.
3. Gastops HQ Landscape Plan, L1.1 prepared by Urbantypology, revision 5 dated May 23, 2025.
4. Gastops HQ Landscape Details, L1.2, prepared by Urbantypology, revision 5 dated May 23, 2025.
5. Gastops HQ Tree Canopy Projections, L1.3, prepared by Urbantypology, revision 5 dated May 23, 2025.
6. Site Grading Plan, C101, prepared by Egis Canada Ltd., revision 5 dated 05.22.2025
7. Site Servicing Plan, C102, prepared by Egis Canada Ltd., revision 5 dated 05.22.2025

And as detailed in the following report(s):

1. Environmental Noise Control Study Proposed Commercial Development 3700 Twin Falls Place, Block 2, Ottawa Ontario, Report No. PPG7255-1, prepared by Paterson Group, dated November 20, 2024.
2. Phase 1 Environmental Site Assessment Vacant Land, Part of 3700 Twin Falls Place Ottawa, Ontario, Report No. PE6677-1, prepared by Paterson Group, dated November 4, 2024

3. Site Servicing & Stormwater Management Report Gastops Ltd. Headquarters, Project No.: CC0-27-2748, prepared by Egis Canada Ltd., Revision 4, dated 5/21/2025
4. Geotechnical Investigation Proposed Commercial Development 3700 Twin Falls Place, Block 2 Ottawa, Ontario, Report PG7255-1, Prepared by Paterson Group, dated October 7, 2024.
5. Memorandum Geotechnical Responses to City Comments, prepared by Paterson Group, dated April 7, 2025.

And subject to the following Requirements, Scoped Site Plan Agreement Conditions, and General and Special Conditions through a Letter of Undertaking:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

Scoped Site Plan Agreement Conditions:

1. Execution of Agreement within One Year

The Owner shall enter into a Scoped Site Plan Agreement, limited to the following conditions, list of approved plans and reports, financial and otherwise, as required by the City. If the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within three (3) years of Site Plan approval, the approval shall lapse.

2. Notice on Title – Noise Control Attenuation Measures

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type D – Central Air Conditioning

"The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has

been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria."

Letter of Undertaking Conditions:

General Conditions

1. Execution of Letter of Undertaking

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Site Plan Approval Report. In the event the Owner fails to execute the required Letter of Undertaking, submit any required fees and/or securities within three (3) years, and attain permits, this approval shall lapse.

2. Permits

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

3. Works on City Road Allowances

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

4. Video Examination

Video examination of storm and sanitary sewers 200mm or larger in diameter shall be required by the General Manager, Planning, Development and Building Services, at the Owner's expense, before final Acceptance or Approval of the Works.

5. Testing

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

6. Provision of As-Built Drawings

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a

Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

7. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

8. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

9. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

10. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

11. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

12. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the

General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

13. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

Special Conditions

14. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

15. Trans Northern Pipelines Inc.

The Owner acknowledges and agrees to obtain the consent of Trans Northern Pipelines Inc. prior to the registration of this Agreement or the issuance of a Commence Work Notification. If changes any changes to the existing easement are required, the owner agrees to provide a copy of such agreement with the General Manager, Planning, Development and Building Services.

16. Ottawa Macdonald-Cartier International Airport – Legal Survey and Plan and Profile

The Owner acknowledges and agrees that a legal land survey, plan and profile, prepared and signed by an Ontario Land Surveyor (OLS), with an attestation that confirms the location and height of each structure and all appurtenances comply with the Airport Zoning Regulations (AZR) and an aeronautical assessment form for

obstacle evaluation must be deposited to Transport Canada and the Ottawa Macdonald-Cartier International Airport Authority prior to the registration of the site plan agreement and/or the issuance of a building permit.

The Owner acknowledges and agrees that no person shall erect or construct, on land in respect of which the Airport Zoning Regulations (AZR) apply, a building, structure or object, or an existing building, structure or object, any part of which would, at the location of that part of the building, structure, object or addition, exceed in elevation the takeoff/approach surface, outer surface, transitional surface or strip surface.

17. Ottawa Macdonald-Cartier International Airport – Zoning Regulations

The Owner acknowledges and agrees that the Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR) apply to temporary construction equipment, such as cranes. The Owner further acknowledges and agrees that if a crane is intended for use on the site, the Owner will notify Transport Canada in Toronto a minimum of ninety (90) days in advance to determine if it will cause a safety hazard to pilots maneuvering in the area.

18. Ottawa Macdonald-Cartier International Airport – Bird Attractions

The Owner acknowledges and agrees that there will not be any present or future action, nor development undertaken, that may result in any bird attraction conditions and therefore a hazard to aircraft flying in the area. The Owner further acknowledges and agrees to maintain the site in a clean state and that any litter on the lands will be removed expeditiously. The Owner acknowledges and agrees to provide enclosed garbage areas and covered containers as shown on the approved Site Plan, referenced in Schedule “E” herein.

The Owner acknowledges and agrees to only place on the lands plant/vegetation species that are not attractive as a food source to birds. If bird activity increases as a result of this development, the Owner shall be prepared to implement mitigation measures to address this operational hazard.

19. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City’s Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City’s “Curb Return Entrances – Uncontrolled Intersections” Plan, Drawing No. SC7.1, dated March 2007 and revised March 2021, and the Owner shall comply with the City’s Private Approach By-law, being No. 2003-447, as amended.

20. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

21. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

22. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation - Proposed Commercial Development, 3700 Twin Falls Place, Block 2, prepared by Paterson Group, dated October 7, 2024 and Geotechnical Memos PG7255-MEMO.01 and 7255-MEMO.02 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

23. Spill Contingency and Pollution Prevention Plan

The Owner shall, within six (6) months of signing this Agreement, develop and implement a spill contingency and pollution prevention plan, which plan, at a minimum, will include a set of written procedures describing how to prevent and/or mitigate the impacts of a spill within the area serviced by the Works:

- (c) the name, job title and location (address) of the Owner, person in charge, management or person(s) in control of the buildings;

- (d) the name, job title and 24-hour telephone number of the person(s) responsible for activating the spill contingency and pollution prevention plan;
- (e) a site plan drawn to scale showing the facility, nearby buildings, streets, catch basins and manholes, drainage patterns (including direction of flow in storm sewers), and receiving water course that could potentially be significantly impacted by a spill and any features which need to be taken into account in terms of potential impacts on access and response (including physical obstructions and location of response and clean-up equipment);
- (f) steps to be taken to report, contain, clean up and dispose of contaminants following a spill;
- (g) a listing of telephone numbers for local clean-up companies who may be called upon to assist in responding to spills, local emergency responders including health institution(s), and the Ministry of the Environment, Conservation and Parks Spills Action Centre;
- (h) Materials Safety Data Sheets (MSDS) for each hazardous material which may be transported or stored in the said building;
- (i) the means (internal corporate procedures) by which the spill contingency and pollution prevention plan is activated;
- (j) a description of the spill response training provided to employees assigned to work in the said building, the date(s) on which the training was provided and by whom;
- (k) an inventory of response and clean-up equipment available to implement the spill contingency and pollution prevention plan, location and date of maintenance/replacement if warranted; and
- (l) the dates on which the spill contingency and pollution prevention plan was prepared and subsequently, amended.

The Owner covenants and agrees to maintain the spill contingency and pollution prevention plan up to date through revisions undertaken from time to time as required by changes to the general operations of the site. The Owner further covenants and agrees to retain a copy of the spill contingency and pollution prevention plan in a conspicuous, readily accessible location on-site such that it can be used as a reference by employees assigned to work in the said building. The Owner further covenants and agrees that it will make available, for inspection and copying by City personnel, the spill contingency and pollution prevention plan.

24. Re-Grading and Maintenance of Ditch

The Owner acknowledges and agrees it shall be responsible for various grading and maintenance measures along Gastops Street, which include the following:

- (m) Re-grade the shoulders of the ditch within the road allowance(s) of Gastops Street and Mosquito Drive abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department;

- (n) Obtain utility clearances prior to the re-grading of any ditch;
- (o) Obtain approval from the City's Roads Services Branch of the Public Works Department if the grade of any ditch bottom is to change; and
- (p) Maintain a grass cover within the road allowance(s) of Gastops Street and Mosquito Drive abutting the subject lands, to the satisfaction of the General Manager, Planning, Development and Building Services Department.

25. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

26. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

27. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the two required stormwater inlet control devices located at the outlets of the two dry ponds, as shown on the approved servicing plan, as recommended in the approved Design Brief, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

28. Infiltration Pipes

The Owner acknowledges and agrees to install and maintain in good working order the infiltration perforated pipes, as shown on the approved servicing plan, as recommended in the approved Design Brief, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of

inspection and maintenance in perpetuity and shall provide said records to the City upon its request.

29. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

30. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services and agreed to by both the Owner and the City prior to the implementation of such changes. No amendment to this Agreement shall be required.

31. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

June 5, 2025



Date

Lily Xu
Manager, Development Review South,
Planning, Development and Building
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0170

SITE LOCATION

Part of 3700 Twin Falls Place (100 Gastops Street), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is a 2.41-hectare vacant lot located west of Limebank Road and north of future realigned Leitrim Road in the Riverside South Employment Lands subdivision. Surrounding land uses include vacant employment lands to the north, south and west, and agricultural lands and St. Francis Xavier High School to the east.

The purpose of the site plan control application is to permit the development of a two-storey, 4,605 square metre industrial facility with manufacturing, labs and office space for Gastops Ltd. – an aerospace manufacturing company. Vehicular access to the site will be provided by two access on Gastops Street that led to a surface parking lot with 178 surface parking spaces, 13 bicycle parking spaces, and 2 loading spaces. The building's exteriors are inspired by the aviation industry as shown with the glass curtain walls, prefabricated metal panels, dark masonry, and the entrance canopies that were designed to resemble air turbines. The proposed landscape plan includes extensive tree planting along Limebank Road and the northern property line.

As proposed, the watermain and sanitary services will connect to the to the existing watermain and sanitary stubs from Limebank Road. Storm sewers will convey stormwater from the catch basins in the parking lot to the proposed dry ponds and will then be directed to the roadside ditch along Gastops Street. For quality control, the applicant proposed two Oil and Grit Separator (OGS) units with treatment train upstream for each dry pond to provide a total suspended solids (TSS) removal rate of 80%. The Rideau Valley Conservation Authority (RVCA) previously identified the need to increase infiltration on site and city staff is satisfied with the effort provided to increase infiltration.

The site is located within the Airport Operating Influence Zone and subject to the Airport Zoning Regulations. Conditions 13, 14, 15, address specific requirements for developments in proximity to the Ottawa Macdonald-Cartier International Airport, including the requirement to submit an aeronautical assessment form for obstacle evaluation to Transport Canada and the Ottawa Macdonald-Cartier International Airport Authority prior to a building permit.

Related Applications

The following applications are related to this proposed development:

- Plan of Subdivision – D07-16-22-0014

A Draft Plan of Subdivision application to create 18 blocks, four public streets, one park block, one natural heritage block, and a stormwater drainage block as part of

an industrial subdivision referred to as the Riverside South Employment Lands. The subdivision was draft approved on October 3, 2023 and registered on

- Zoning By-law Amendment – D02-02-22-0070

A Zoning By-law Amendment application to rezone 13 of the 18 blocks created through the above noted subdivision from Development Reserve (DR) to Light Industrial (IL). City Council approved the application on November 8, 2023.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Provincial Planning Statement.
- The application conforms with the Official Plan and the Riverside South Secondary Plan. The Riverside South Secondary Plan designates the site Industrial and Logistics, which is intended for employment uses that are compatible with aircrafts and the operations of the Ottawa Macdonald-Cartier International Airport.
- Staff included special conditions of approval to address outstanding comments that were not resolved during the review:
 - Condition 15 requires consent from Trans-Northern Pipeline Inc prior to any excavation, drilling, installation, or erection of a pit, well, foundation, pavement, building or other structure within the easement.
 - Condition 16 requires the applicant to submit the land survey, plan and profile and an aeronautical assessment form for obstacle evaluation to Transport Canada and the Ottawa Macdonald-Cartier International Airport Authority.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, was previously satisfied through the related plan of subdivision approval.

CONSULTATION DETAILS

Councillor's Comments

Councillor Steve Desroches was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Four hundred and fifty-two (452) public submissions were received opposing the application due to concerns that the company of the proposed facility manufactures

engine sensors for certain aircraft which are reportedly being used in ongoing international military operations.

Response to Comments

The review and approval of the Site Plan Control Application is governed by planning legislation, land use planning policies and zoning regulations. The site plan review process is to ensure that the proposed development aligns with the applicable planning framework, including conformity with the Official Plan and the Riverside South Industrial and Logistics designation and compliance with zoning by-law. After a thorough review, staff have confirmed that the proposed office and manufacturing facility meet all land use and planning requirements for the site. As such, the application is deemed appropriate for this location.

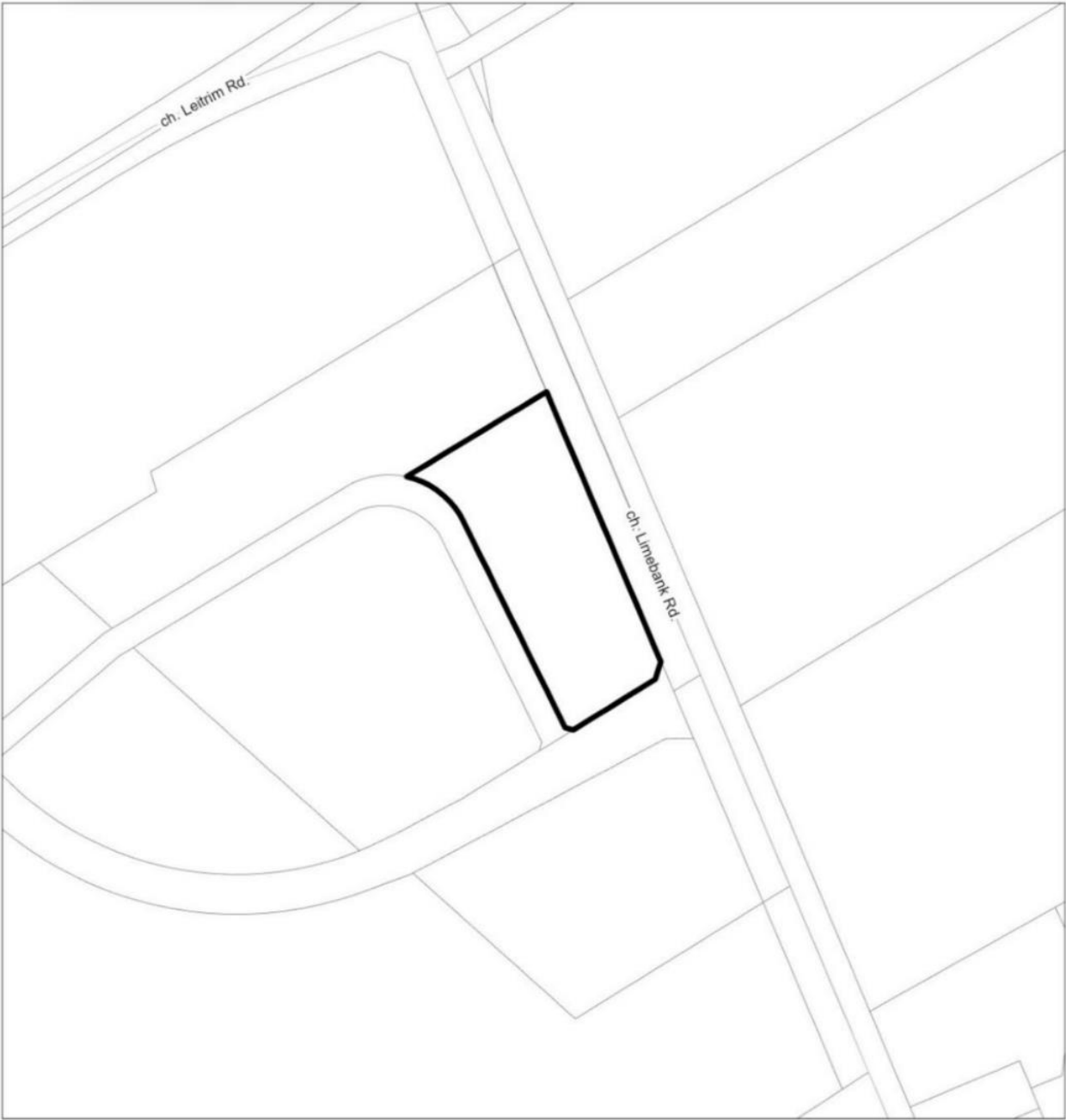
Technical Agency/Public Body Comments




All technical comments have been resolved or addressed through conditions.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was processed by the Council approved Bill 185 timelines but was not processed by the 60-day Planning Act timeline as the applicant opted to resubmit the plans and studies in April 2025 to address technical comments.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-24-0170	24-1427-R		3700 pl. Twin Falls Pl. Block/îlot 2, Plan 4M-1746
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REVISION / RÉVISION - 2024 / 12 / 17		 <small>NOT TO SCALE</small>	