



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 25, 2020

From: Wayne Craig
Director, Development

File: DP 17-771210
(via DP 20-906520)

Re: **Application by Hamilton Village Care Centre Holdings Ltd. for a General Compliance Ruling to Development Permit (DP 17-771210) at 23111 Garripie Avenue**

Staff Recommendation

That the attached plans involving changes to the design of the proposed landscaping and to the approved ESA compensation area be considered to be in General Compliance with the approved Development Permit (DP 17-771210).

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:rp
Att. 4

Staff Report

Origin

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling regarding a minor change to the issued Development Permit (DP 17-771210) for a senior's care facility building at 23111 Garripie Avenue in Hamilton Village. The Director of Hamilton Village Care Centre Holdings Ltd. is Mary McDougal. A location map for the subject property is provided (Attachment 1).

The rezoning for the project (RZ 16-738480), to the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, was adopted by Council on January 15, 2018. Subsequently, a Development Permit (DP 17-771210) was issued on January 29, 2018. The subject site currently contains a nearly-completed senior's care facility.

The proposed modifications to the Development Permit include changes to landscaping and also the ESA compensation area that was approved via Development Permit DP 17-771210. A Servicing Agreement (SA 17-773932) for off-site works was previously approved, and the proposed changes do not necessitate any changes to that agreement.

Background

Development surrounding the subject site is as follows:

- To the north, low density residential lots zoned "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the east, low density residential lots zoned "Single Detached (RS1/F)" which contain a single-family dwelling. This area has been designated by the Hamilton Area Plan for future stacked townhouse development.
- To the south, a private road (Garripie Avenue, over which a Public Right-of-Passage (PROP) has been secured), across from which is located a 130-unit senior's housing building under construction (as of the date of this report). The Development Permit for that site (DP 15-716274) was issued on January 29, 2018.
- To the west, across Westminster Highway, a vacant former fire hall site is zoned "School and Institutional (SI)" and low density residential lots zoned "Single Detached (RS1/F)" which contain a single family dwelling. This area has been designated by the Hamilton Area Plan for townhouse development.

Staff Comments

The proposed changes to the plans attached to this report are in general compliance with the issued Development Permit for this project (see Attachment 2 for the relevant approved drawings). In addition, the proposed changes (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone.

Analysis

The Removal of Tree #869:

- A Western Red cedar tree (#869) has been removed along the Westminster Highway frontage, following unlawful excavation within the tree protection zone and the resulting destruction of its critical root system and significantly impacting its structural stability.
- The location of tree #869 is shown in a red bubble in Attachments 2 & 3, on Plan L-02 in both cases.
- Tree Preservation staff fined the owner and the offending contractor in accordance with Tree Protection Bylaw No. 8057 for the damage caused to tree #869.
- Tree #869 was subsequently authorized for removal by Tree Preservation staff, who recommended that the tree be removed immediately by the project arborist, as it was deemed to be at high risk of failure following the unlawful excavation.
- Tree #869 would be replaced by two new 3.5m (11 ft) high Western Red Cedar trees, in accordance with the City's tree compensation strategy (Attachment 3, Plan L-03B). The plantings proposed under and around the area of the new trees would use the same flora pallet (all of which are native species and included in the ESA planting list), but rearranged slightly to accommodate the new trees.

The introduction of a Gabion Wall:

- A gabion wall, which is a wall composed of rocks encased in a wire mesh, is proposed at the northwest corner of the site in order to protect two existing trees (#871 & 872) from the raised grades required on-site (which are impacted by an unanticipated finished grade along Garripie Avenue).
- Several other proposed trees, approved via DP 17-771210, are relocated slightly to accommodate the gabion wall.
- The plantings proposed around the new wall would use the same flora pallet (all of which are native species and included in the ESA planting list).

The Relocation of a Pad Mounted Transformer

- A Pad Mounted Transformer (PMT), as required by BC Hydro, has been constructed along the Westminster Highway frontage.
- At the time of Development Permit, the PMT was anticipated to be located inside the loading bay (atop the suspended slab). Following Development Permit issuance, it was relocated by BC Hydro based on requirements for it to be located along Westminster Highway and founded on soil, and the constructed location was concluded to be the least intrusive option.
- Plantings around the new PMT (but within the ESA-exclusion area noted below) would be updated to coordinate with the planting patterns and flora pallet (all of which are native species and included in the ESA planting list).

Reallocation of ESA compensation area:

- A roughly 31 m² (334 ft²) portion of the DP-approved ESA compensation area along the Westminster Highway frontage has been claimed by the above-noted PMT. As a result, the PMT and surrounding area should be excluded from the ESA compensation area.

- A 31.8 m² (342 ft²) area along the Garripie Avenue frontage at the south side of the building, contiguous with the existing approved ESA area, would be added into the ESA compensation area, in order to offset the loss noted above (Attachment 3, Plan L-05).
- Plantings in both the area around the PMT (which is proposed to be excluded from the ESA) and the proposed ESA addition area along the Garripie Avenue would be updated to coordinate with the surrounding planting patterns and flora pallet.
- A recent survey (Attachment 4) demonstrates a provision of 1,099.1 m² of ESA compensation area, which meets the minimum requirement for 1099 m², as approved via DP 17-771210. For comparison, the previously-approved ESA is demonstrated in Attachment 2, Plan L-05).
- The applicant has confirmed that the revised compensation strategy is consistent with the DP-approved ESA compensation plan.
- City staff have reviewed the revised ESA compensation plan and support the relocation.
- An amendment to the ESA Agreement would be required in order to update it with the new survey of the ESA compensation area to describe the new ESA compensation area (Schedule A of the Agreement) and the SRW area that permits City staff to access the ESA compensation area (Schedule B of the Agreement)

Other Landscaping Changes

- A small (7.3 m²; 79 ft²) triangular planting area on the Garripie Avenue frontage (located between the parallel parking spaces and the driveway loop) is proposed to be replaced with paved sidewalk, in order to accommodate a new crosswalk proposed across Garripie Avenue and a PROP statutory right-of-way (SRW) on the subject property.
- A screening fence for the solid waste staging area at the southeast corner of the site is proposed to be removed from the Landscape Plan set. The applicant has noted that there had been coordination issues between the architect and the landscape architect during preparation of the drawing package for DP 17-771210, resulting in the screening fence being erroneously included in the DP-approved landscape drawings. The applicant has confirmed that the solid waste is stored within the building and is staged outside in this area for a limited time only on collection days. The applicant now seeks its removal of the screening fence from the Landscape Plans.

Landscaping Security

- A \$52,878 Letter of Credit was taken as a security for landscaping in the ESA at the time of the original Development Permit.
- In addition, a \$283,376 Letter of Credit was taken as a security for non-ESA landscaping at the time of the original development permit.
- As of the date of this report, the City of Richmond still holds both Letters of Credit in their entirety. Given the nature of the proposed changes, additional securities are not required.

August 25, 2020

DP 17-771210

Conclusions

Hamilton Village Care Centre Holdings Ltd. has requested a General Compliance ruling for proposed changes to landscaping. The proposed modifications are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Robin Pallett
Planner 2
(604-276-4200)

RP:blg

Attachments:

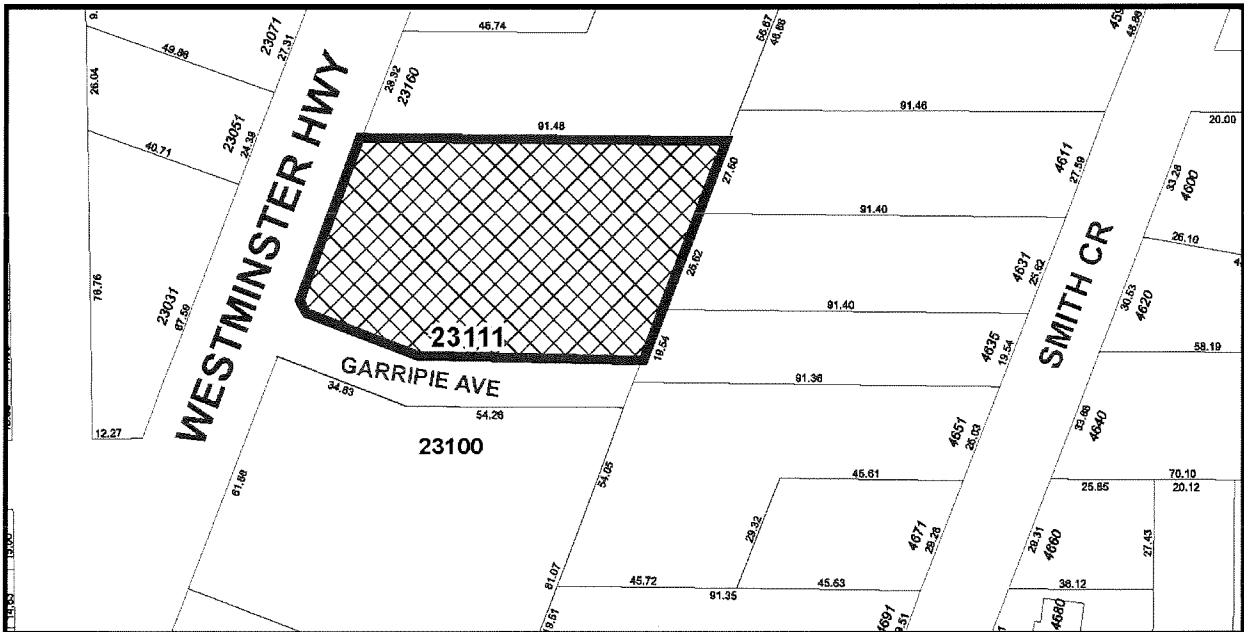
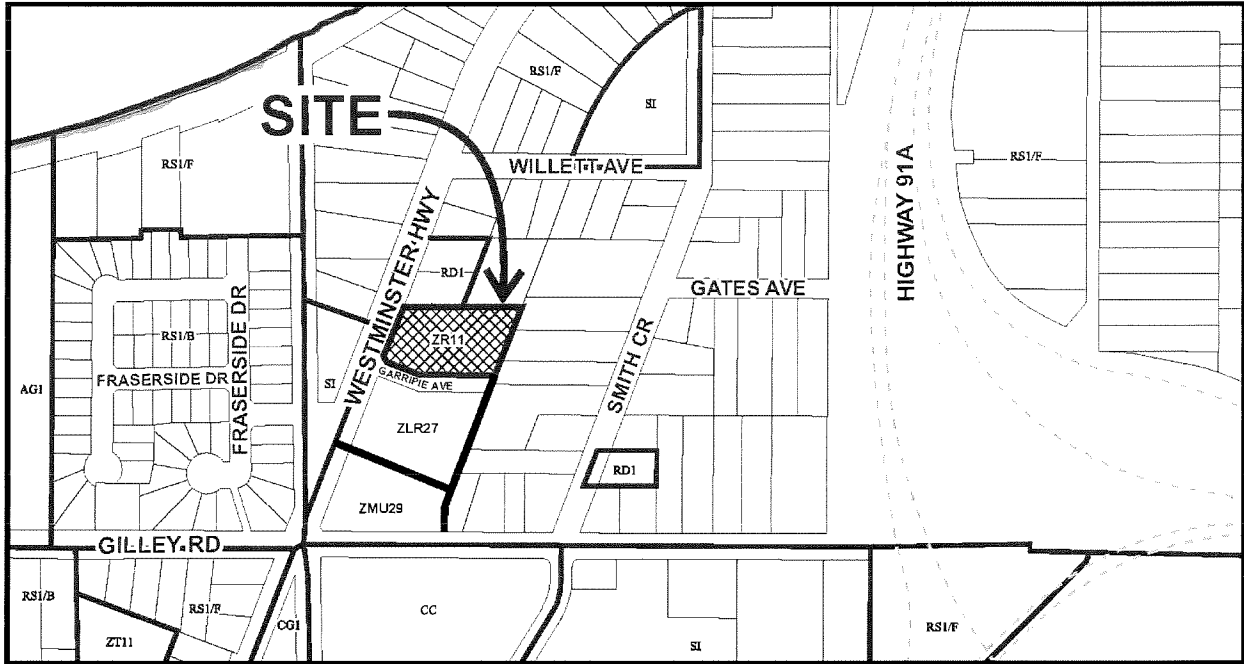
- Attachment 1: Location Map
- Attachment 2: Approved Design via DP 17-771210
- Attachment 3: Proposed Design
- Attachment 4: Survey of the proposed ESA


The following are to be met prior to forwarding this application to Council for consideration:

- Register an amendment to, or replacement of, the ESA covenant that is registered on the title of the subject property to replace its Schedule "A" Plan EPP75559 and Schedule "B" Plan EPP75726 with Plan EPP99756 in order to accommodate the proposed reallocation of ESA compensation area.



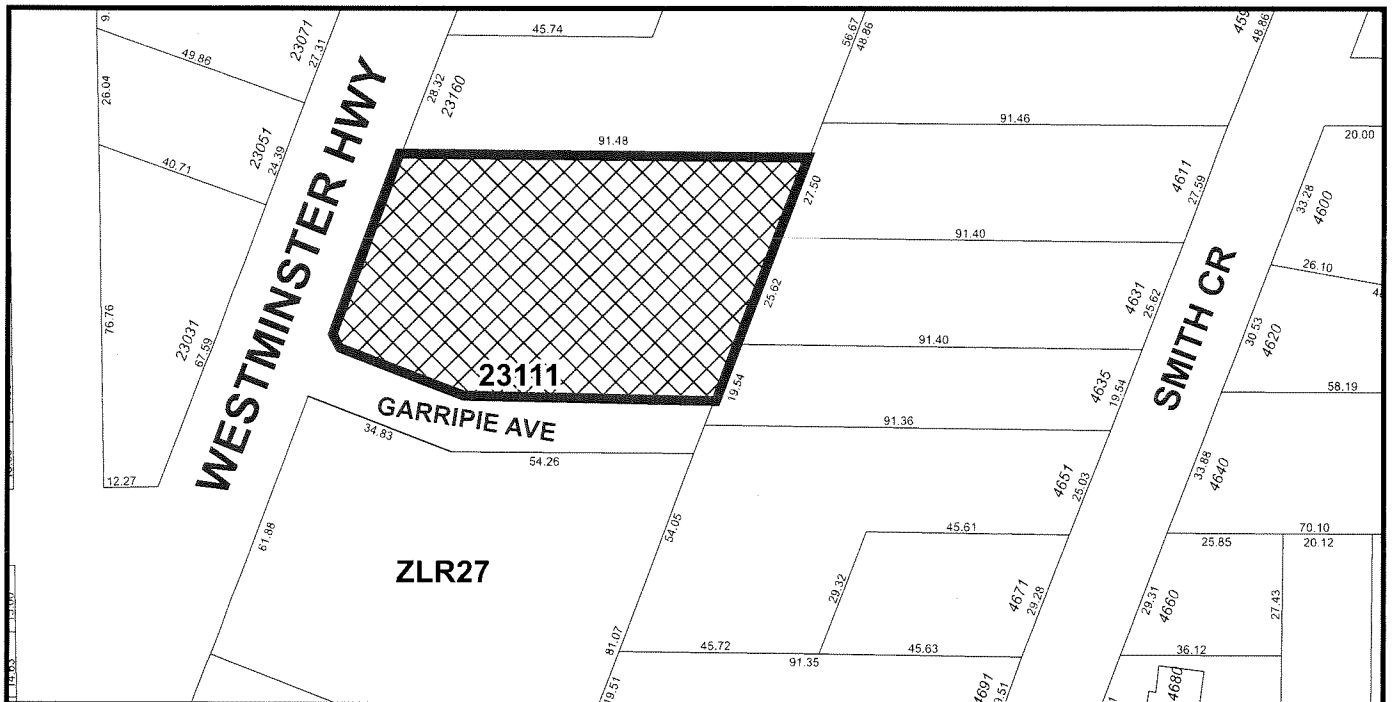
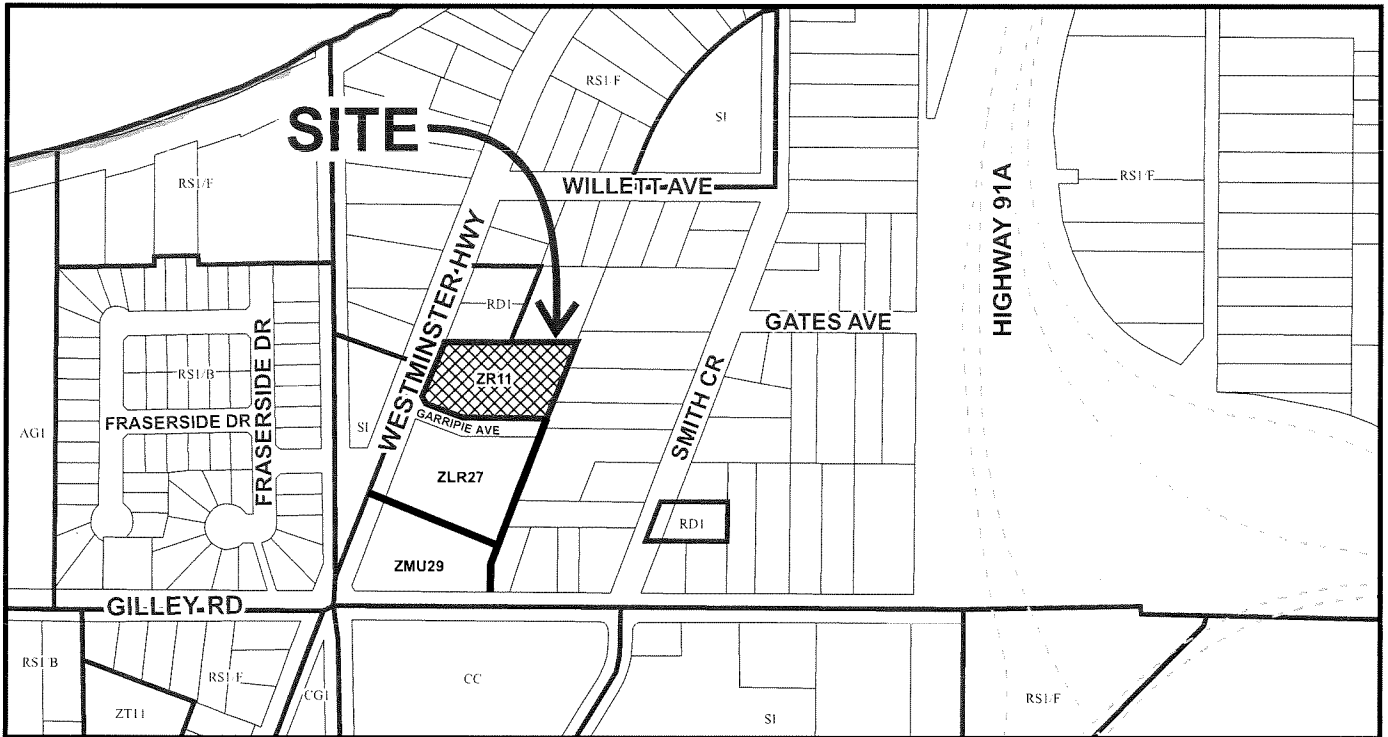
City of Richmond



	<h2>DP 17-771210</h2>	<p>Original Date: 05/15/17 Revision Date: 07/14/20 Note: Dimensions are in METRES</p>
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City of Richmond



DP 17-771210
SCHEDULE "A"

Original Date: 05/15/17

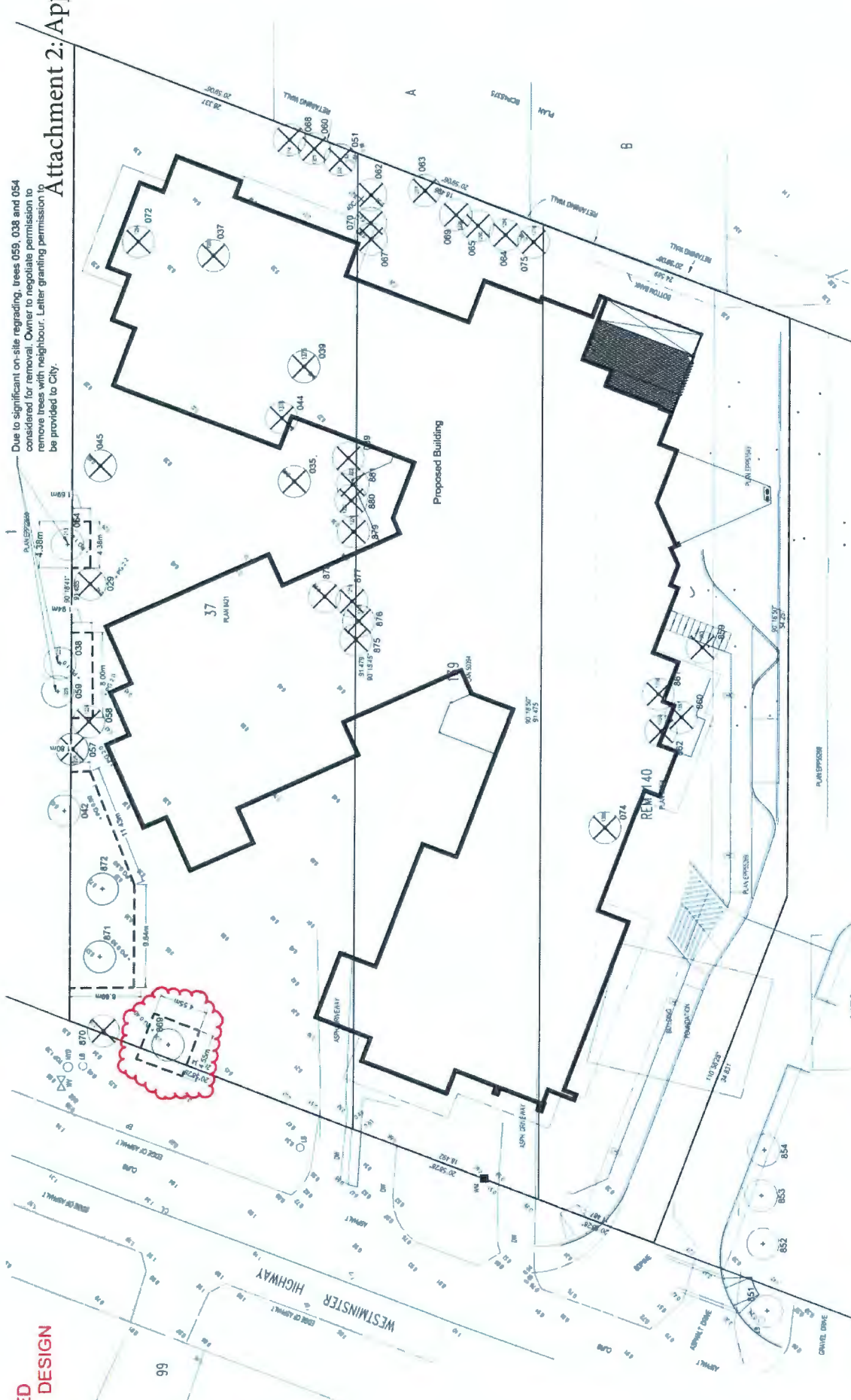
Revision Date: 07/14/20

Note: Dimensions are in METRES

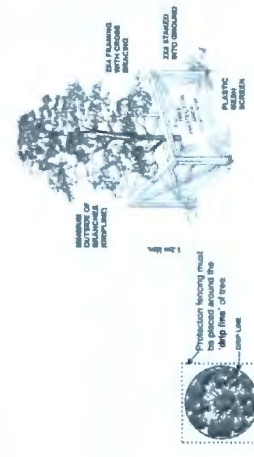
**DP APPROVED
LANDSCAPE DESIGN**

Due to significant on-site regrading, trees 059, 038 and 054 considered for removal. Owner to negotiate permission to remove trees with neighbour. Letter granting permission to be provided to City.

Attachment 2: Approved Design via DP 17-771210

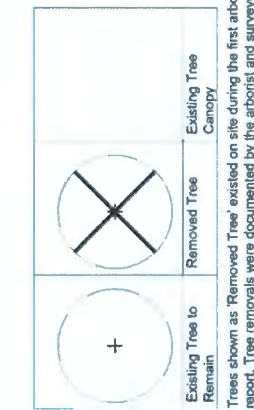


1 TREE RETENTION PLAN
1:500



Tree Protection Dimension Table

Tree Diameter (cm)	Tree Protection Radius (cm)	Tree Protection Diameter (cm)
10	15	30
15	20	40
20	25	50
25	30	60
30	35	70
35	40	80
40	45	90
45	50	100
50	55	110
55	60	120
60	65	130
65	70	140
70	75	150
75	80	160
80	85	170
85	90	180
90	95	190
95	100	200
100	105	210
105	110	220
110	115	230
115	120	240
120	125	250
125	130	260
130	135	270
135	140	280
140	145	290
145	150	300
150	155	310
155	160	320
160	165	330
165	170	340
170	175	350
175	180	360
180	185	370
185	190	380
190	195	390
195	200	400
200	205	410
205	210	420
210	215	430
215	220	440
220	225	450
225	230	460
230	235	470
235	240	480
240	245	490
245	250	500



Trees shown as 'Removed Tree' existed on site during the first arborist review and report. Tree removals were documented by the arborist and surveyor in January 2017.

KEY	REF.	DESCRIPTION
---	2	TREE PROTECTION FENCE
---	L-02	

Note:

- Contact Arborist (Austin Peterson, 604-882-0024, austin@wdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
- Read this plan together with the arborist report prepared by Austin Peterson. Revision 3, February 2, 2017.



1:500 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

CONSULTANT
VAN DER ZAHN ASSOCIATES INC.
1777 West Broadway, Suite 100
Vancouver, BC V6J 1A8
Tel: 604-681-1111
Fax: 604-681-1112
www.vdz.com

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604 688 8370 F: 604 688 8371 E: info@dc-arch.ca W: www.dc-arch.ca

L-02

DRAWING TITLE:
ARBORIST PLAN

CLIENT:
TRELLIS
SENIORS SERVICES

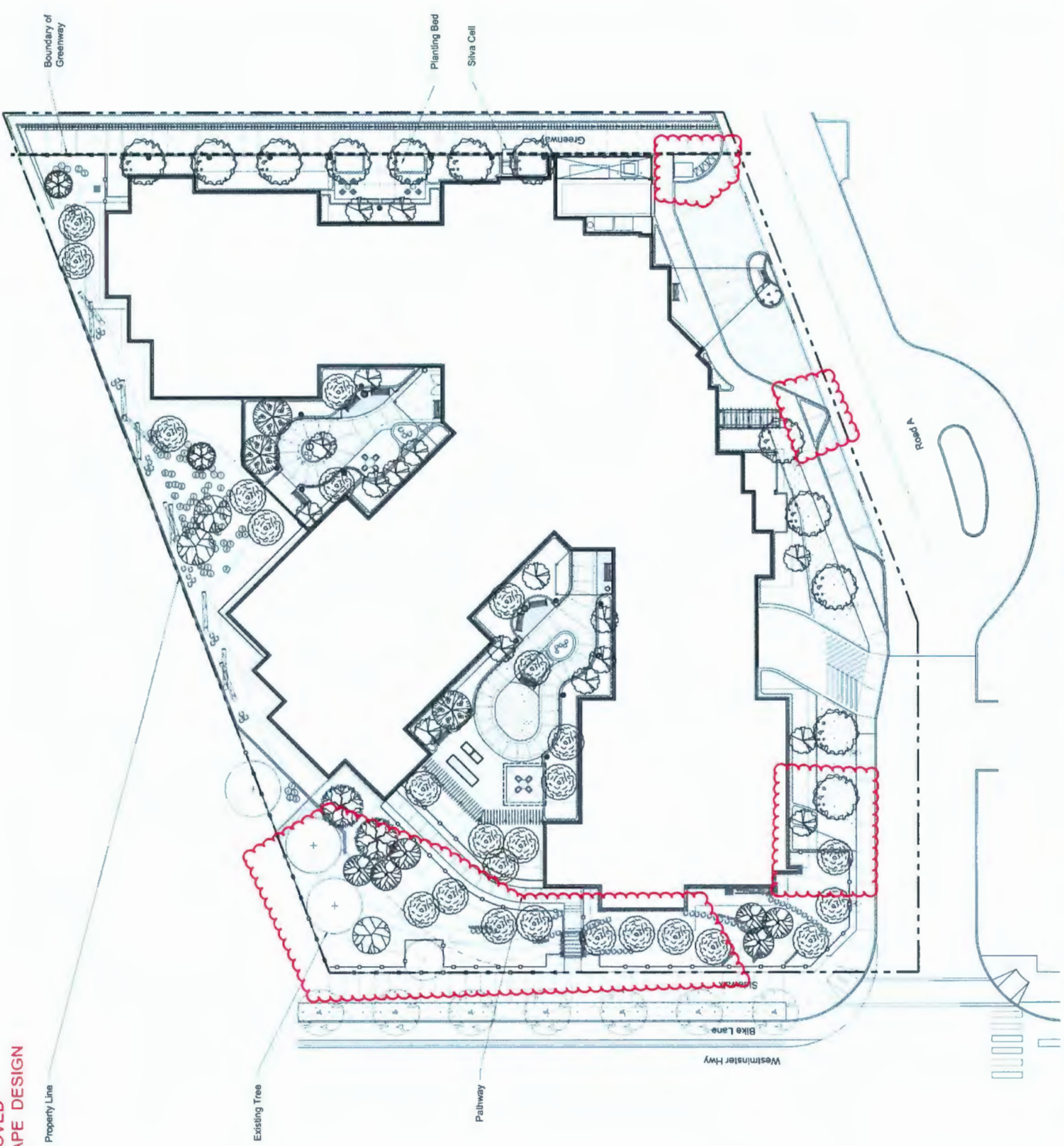
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
8	July 14/17	DP Re-submission
7	July 15/17	DP Submission
6	April 24/17	DP Submission
5	Feb 22/17	Arborist Plan Re-submission
4	Dec 20/16	Arborist Plan Re-submission

NOTES:
1. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
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2 TREE PROTECTION - CITY OF RICHMOND
Scale: NTS

DP APPROVED
LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
AI	Asplenium nidus	Philodendron	1.0m x 1.0m	1.0m x 1.0m
AP	Asplenium nidus	Philodendron	1.0m x 1.0m	1.0m x 1.0m
CI	Clusia rosea	Clusia	1.0m x 1.0m	1.0m x 1.0m
DI	Dioscorea alata	Philodendron	1.0m x 1.0m	1.0m x 1.0m
FI	Ficus religiosa	Fig	1.0m x 1.0m	1.0m x 1.0m
GI	Ginkgo biloba	Ginkgo	1.0m x 1.0m	1.0m x 1.0m
HI	Hedera helix	Ivy	1.0m x 1.0m	1.0m x 1.0m
LI	Liriodendron tulipifera	Tulip Tree	1.0m x 1.0m	1.0m x 1.0m
MI	Magnolia grandiflora	Magnolia	1.0m x 1.0m	1.0m x 1.0m
NI	Nerium oleander	Oleander	1.0m x 1.0m	1.0m x 1.0m
PI	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
RI	Rosa rugosa	Rose	1.0m x 1.0m	1.0m x 1.0m
SI	Syringa vulgaris	Lilac	1.0m x 1.0m	1.0m x 1.0m
TI	Taxus canadensis	White Pine	1.0m x 1.0m	1.0m x 1.0m
VI	Viburnum acerifolium	Viburnum	1.0m x 1.0m	1.0m x 1.0m
WI	Wisteria sinensis	Wisteria	1.0m x 1.0m	1.0m x 1.0m
YI	Yucca filamentosa	Yucca	1.0m x 1.0m	1.0m x 1.0m

TREES SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
1	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
2	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
3	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
4	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
5	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
6	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
7	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
8	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
9	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
10	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
11	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
12	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m

ESA PLANT SCHEDULE - Westminster Frontage

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
1	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
2	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
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7	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
8	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
9	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
10	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
11	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
12	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m

TREES SCHEDULE

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ESA PLANT SCHEDULE - North Yard

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	ULTI. SIZE	SPACING
1	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
2	Platanus acerifolia	Sycamore	1.0m x 1.0m	1.0m x 1.0m
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TREES SCHEDULE

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CONSULTANT
VAN DER ZANDT + ASSOCIATES INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.8370 F: 604.688.8371 E: info@vdz-arch.ca W: www.vdz-arch.ca

DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.8370 F: 604.688.8371 E: info@dc-arch.ca W: www.dc-arch.ca

L-03B

DRAWING TITLE:
OVERALL TREE PLAN

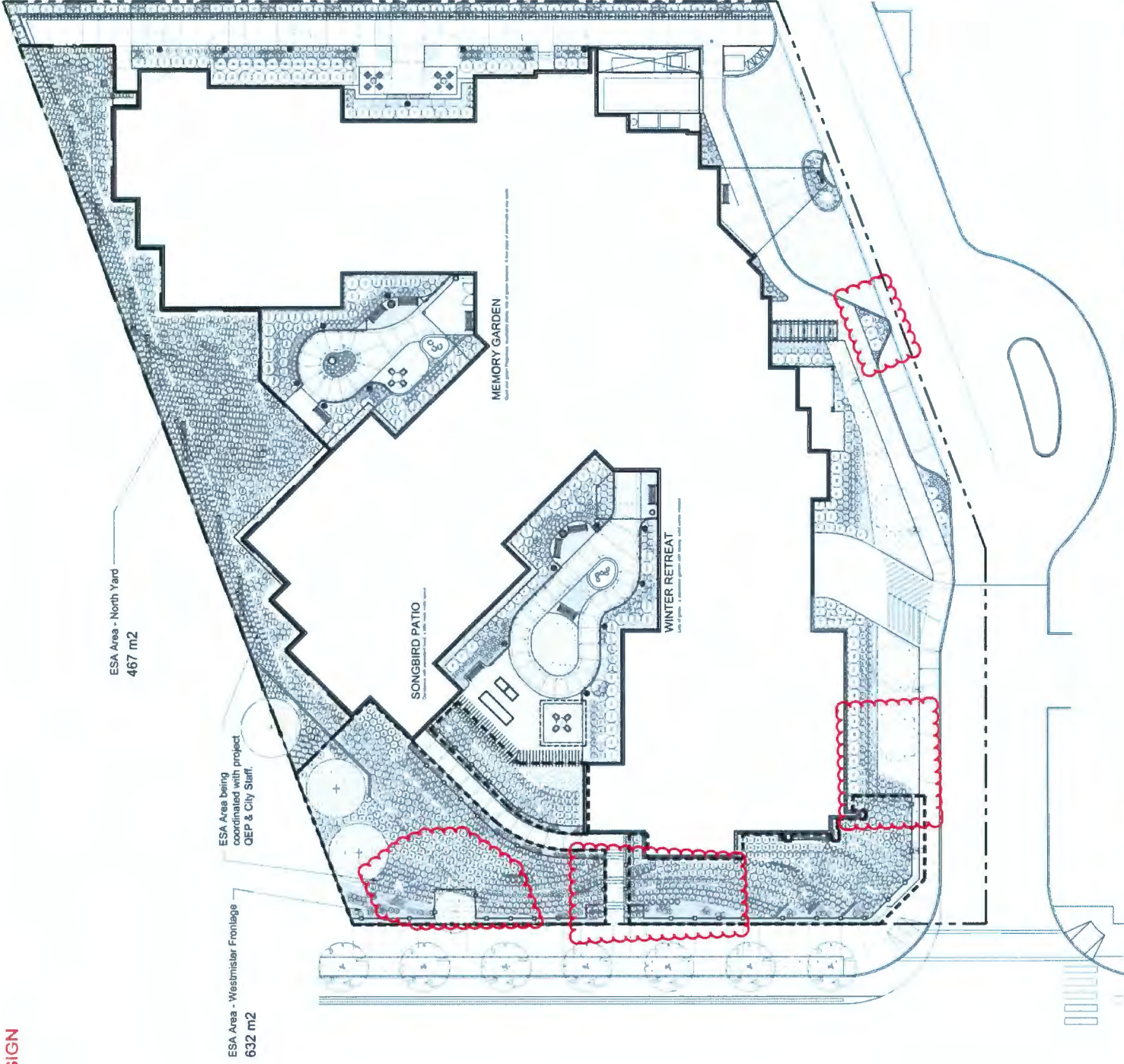
CLIENT:
TRELIS
SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care
Facility

NO.	DATE	REVISION
8	July 14/17	DP Re-submission
7	May 24/17	DP Re-submission
6	April 24/17	DP Submission
5	Feb 22/17	Advanced Plan Re-submission
4	Dec 20/16	Receiving Re-submission

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND THE PROPERTY OWNER AND THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

1 OVERALL SITE PLAN
Scale 1:200



NOTES:

1. ALL PLANTING SPECIFICATIONS AND QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE PROVINCE OF SASKATCHEWAN. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NURSERY ASSOCIATION STANDARDS FOR NURSERY STOCK AND THE CANADIAN NURSERY ASSOCIATION STANDARDS FOR PLANTING AND MAINTENANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NURSERY ASSOCIATION STANDARDS FOR PLANTING AND MAINTENANCE. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NURSERY ASSOCIATION STANDARDS FOR PLANTING AND MAINTENANCE.

NO.	DATE	REVISION
8	July 14/17	DP Re-submission
7	May 25/17	DP Re-submission
6	April 24/17	DP Submittal
5	Feb 20/17	Final Plan Re-submission
4	Dec 20/16	Receiving Re-submission

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
PLANTING PLAN

L-05

REGULAR PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G1	<i>Poa annua</i>	Common Grass	81	#1 Pot	800mm O.C.
G2	<i>Festuca ovina</i>	Sheep Fescue	138	#1 Pot	450mm O.C.
G3	<i>Lolium perenne</i>	Perennial Ryegrass	133	#1 Pot	450mm O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S1	<i>Salix caprea</i>	Common Willow	13	#2 Pot	1500mm O.C.
S2	<i>Salix glauca</i>	Blue Willow	168	#2 Pot	800mm O.C.
S3	<i>Salix purpurea</i>	Purple Willow	38	#2 Pot	800mm O.C.
S4	<i>Salix viminalis</i>	Common Willow	79	#3 Pot	1200mm O.C.
S5	<i>Salix purpurea</i>	Purple Willow	37	#2 Pot	800mm O.C.
S6	<i>Salix purpurea</i>	Purple Willow	25	#3 Pot	1000mm O.C.
S7	<i>Salix purpurea</i>	Purple Willow	26	#3 Pot	1000mm O.C.
S8	<i>Salix purpurea</i>	Purple Willow	49	#2 Pot	800mm O.C.
S9	<i>Salix purpurea</i>	Purple Willow	56	#2 Pot	800mm O.C.
S10	<i>Salix purpurea</i>	Purple Willow	79	#5 Pot	1500mm O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
P1	<i>Phacelia sibirica</i>	Siberian Bluebell	94	#1 Pot	450mm O.C.
P2	<i>Phacelia sibirica</i>	Siberian Bluebell	18	15cm Pot	450mm O.C.
P3	<i>Phacelia sibirica</i>	Siberian Bluebell	64	#1 Pot	450mm O.C.
P4	<i>Phacelia sibirica</i>	Siberian Bluebell	21	#1 Pot	750mm O.C.
P5	<i>Phacelia sibirica</i>	Siberian Bluebell	17	#1 Pot	450mm O.C.
P6	<i>Phacelia sibirica</i>	Siberian Bluebell	3	#1 Pot	450mm O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G1	<i>Poa annua</i>	Common Grass	81	#1 Pot	450mm O.C.
G2	<i>Festuca ovina</i>	Sheep Fescue	45	#1 Pot	450mm O.C.

ESA PLANT SCHEDULE - North Yard

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S1	<i>Salix caprea</i>	Common Willow	274	#1 Pot	800mm O.C.
S2	<i>Salix glauca</i>	Blue Willow	74	#1 Pot	800mm O.C.
S3	<i>Salix purpurea</i>	Purple Willow	150	#1 Pot	800mm O.C.
S4	<i>Salix viminalis</i>	Common Willow	113	#1 Pot	1000mm O.C.
S5	<i>Salix purpurea</i>	Purple Willow	35	#1 Pot	1000mm O.C.
S6	<i>Salix purpurea</i>	Purple Willow	84	Plugs	1000mm O.C.
S7	<i>Salix purpurea</i>	Purple Willow	42	#1 Pot	750mm O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G1	<i>Poa annua</i>	Common Grass	84	#1 Pot	750mm O.C.
G2	<i>Festuca ovina</i>	Sheep Fescue	37	15cm Pot	750mm O.C.

ESA PLANT SCHEDULE - Westminster Frontage

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
S1	<i>Salix caprea</i>	Common Willow	204	#1 Pot	800mm O.C.
S2	<i>Salix glauca</i>	Blue Willow	99	#1 Pot	1000mm O.C.
S3	<i>Salix purpurea</i>	Purple Willow	149	#1 Pot	1200mm O.C.
S4	<i>Salix viminalis</i>	Common Willow	76	#1 Pot	1000mm O.C.
S5	<i>Salix purpurea</i>	Purple Willow	133	#1 Pot	1000mm O.C.
S6	<i>Salix purpurea</i>	Purple Willow	42	#1 Pot	1500mm O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
G1	<i>Poa annua</i>	Common Grass	210	Plugs	800mm O.C.
G2	<i>Festuca ovina</i>	Sheep Fescue	54	15cm Pot	800mm O.C.

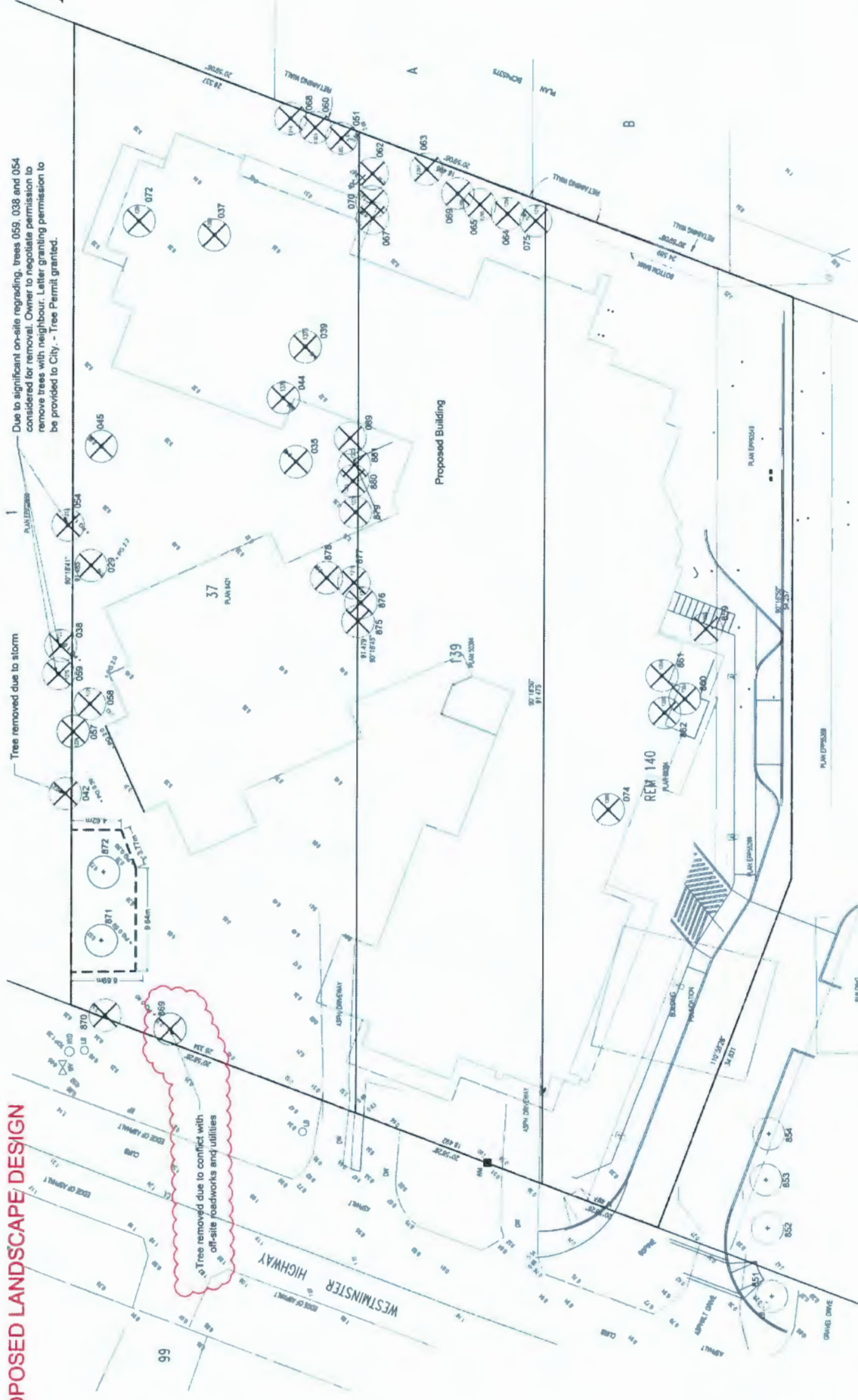
- Plants in this plan are specified according to the Canadian Nursery Landscape Association (CNLA) standards for nursery stock and planting.
- Plants in this plan are specified according to the Canadian Nursery Landscape Association (CNLA) standards for nursery stock and planting.
- Topsoil should be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, subject to the landscape contractor's approval.
- Establishment irrigation should be installed in both regular landscape and ESA planted areas.
- Topsoil should be from a reputable source.
- Plants in this plan are specified according to the Canadian Nursery Landscape Association (CNLA) standards for nursery stock and planting.
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CONSULTANT
VAN DER ZANDT + ASSOCIATES INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.8371 F: 604.688.8371 E: info@vdz.ca www.vdz.ca

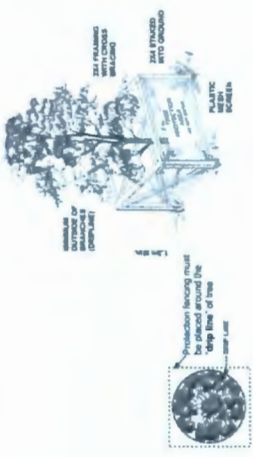
DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604.688.8371 F: 604.688.8371 E: info@dc-arch.ca www.dc-arch.ca

PROPOSED LANDSCAPE DESIGN

Attachment 3: Proposed changes

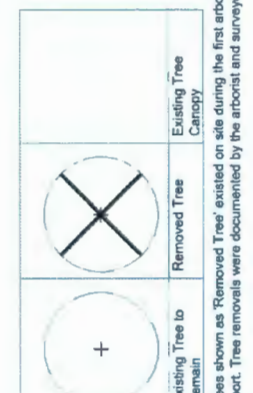


1 TREE RETENTION PLAN



Tree Protection Distance Table

Tree Diameter (cm)	Protection Distance (m)
10	1.0
15	1.5
20	2.0
25	2.5
30	3.0
35	3.5
40	4.0
45	4.5
50	5.0
55	5.5
60	6.0
65	6.5
70	7.0
75	7.5
80	8.0
85	8.5
90	9.0
95	9.5
100	10.0



Trees shown as 'Removed Tree' existed on site during the first arborist review and report. Tree removals were documented by the arborist and surveyor in January 2017.

KEY	REF.	DESCRIPTION
---	2	TREE PROTECTION FENCE

Note:
 1. Contact Arborist (Austin Peterson, 604-892-0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (Typ)
 2. Read this plan together with the arborist report prepared by Austin Peterson. Revision 3, February 2, 2017



2 TREE PROTECTION - CITY OF RICHMOND

CONSULTANT
 von der Zahn + associates inc
 Suite 1, 2075 West Beaver Creek Rd, Richmond BC V6X 3L9
 Tel: 604.273.8888 Fax: 604.273.8889
 Email: info@vdz.ca Website: www.vdz.ca

DEREK CRAWFORD ARCHITECT INC.
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 Tel: 604.808.8370 Fax: 604.808.8371
 Email: info@dcarch.ca Website: www.dc-arch.ca

CLIENT: TRELIS SENIORS SERVICES

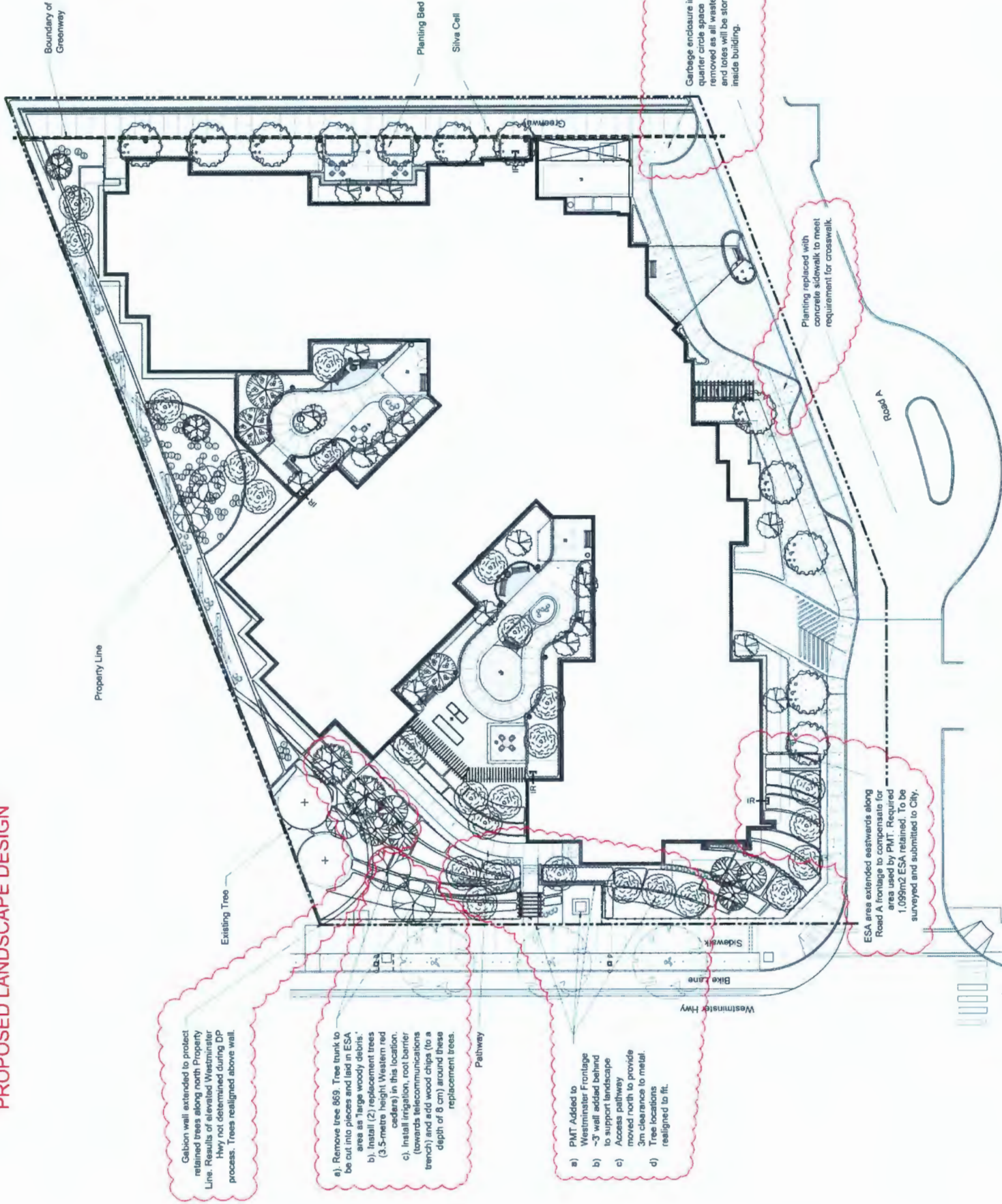
DRAWING TITLE: ARBORIST PLAN

PROJECT: HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
16	JUL 14 2020	Compliance Application (Rev 1)
17	JAN 15 2020	Compliance Application
18	APR 05 20	LSM3 - Main Entrance Plaza paving
15	MAR 25 20	LSM2 - Entrance path on Westminster Hwy
14	APR 07 19	For Posts

NOTES:
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PROPOSED LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis obtusa	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella virginiana	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

ESA PLANT SCHEDULE - Westminster Frontage

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis obtusa	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella virginiana	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

ESA PLANT SCHEDULE - North Yard

TREE LEGEND

AI	AP	CH	CI	PI	MD	ST

TREES SCHEDULE

SYMBOL	TREE NAME	CITY RATE	SPACING
AI	Amelanchier canadensis	1	10m x 10m
AP	Amelanchier canadensis	1	10m x 10m
CH	Chamaecyparis obtusa	1	10m x 10m
CI	Cornus canadensis	1	10m x 10m
PI	Prunella virginiana	1	10m x 10m
MD	Malus domestica	1	10m x 10m
ST	Staphylea trifolia	1	10m x 10m

1 OVERALL SITE PLAN
Scale 1:200

NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WINDHAM.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WINDHAM.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WINDHAM.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WINDHAM.

NO.	DATE	REVISION
18	Jul 14/2020	Compliance Assessment (Rev. 1)
17	Jun 15/2020	City of Windham
16	Mar 26/20	City of Windham
15	Mar 26/20	City of Windham
14	Aug 07/19	Rev. Perks

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
OVERALL TREE PLAN

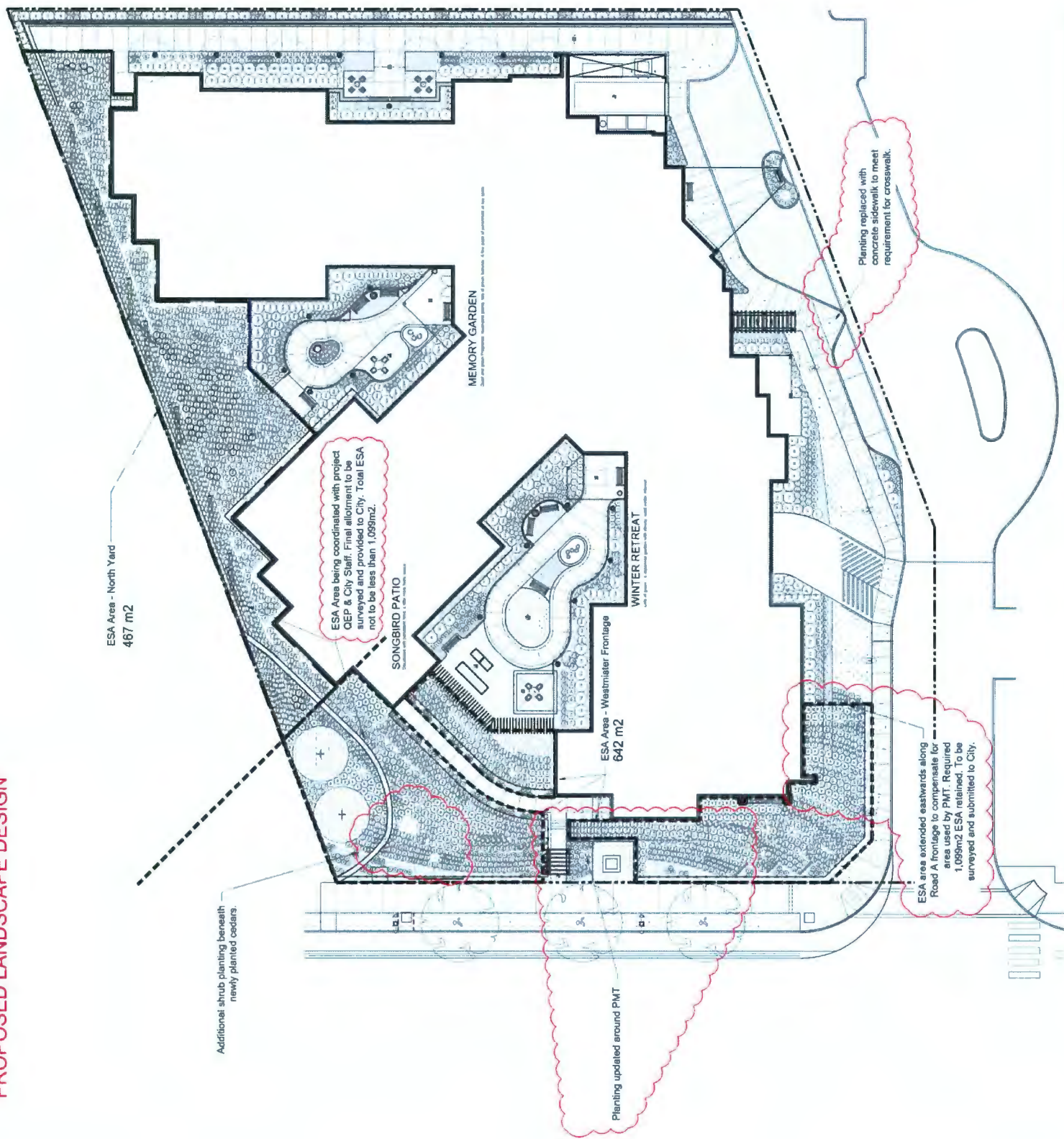
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CONSULTANT:
with der Zahn + associates inc.
1727 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 804 688 8370 F: 804 688 8371 E: info@dzai.ca W: www.dzai.ca

DEREK CRAWFORD ARCHITECT INC.
1727 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 804 688 8370 F: 804 688 8371 E: info@dc-arch.ca W: www.dc-arch.ca



PROPOSED LANDSCAPE DESIGN



REGULAR PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
GRASSES					
Dc	<i>Dichanthus tenuis</i> 'Goldberg'	Tufted Hair Grass	232	# 1 Pot	800mm O.C.
Dc	<i>Lolium perenne</i> 'Super Star'	Black Lily Tuft	280	# 1 Pot	450mm O.C.
O	<i>Lycopodium obscurum</i>	Green Mondo Grass	131	# 1 Pot	450mm O.C.
SHRUBS SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
A	<i>Amelanchier alnifolia</i>	Shadblow	13	# 2 Pot	1500mm O.C.
Ce	<i>Cornus alternifolia</i>	Spice Dogwood	127	# 1 Pot	800mm O.C.
Pr	<i>Prinosida rubra</i> 'Abraham Wood'	Cherrydogwood	33	# 2 Pot	800mm O.C.
Pr	<i>Prinosida rubra</i> 'Abraham Wood'	Buzzard Macranthys	75	# 3 Pot	1000mm O.C.
EVERGREEN SHRUBS					
Ms	<i>Microseris frutescens</i>	Red Cedar	191	# 2 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Microseris Laurel	26	# 2 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Swiss Olive	36	# 3 Pot	1200mm O.C.
Ms	<i>Microseris frutescens</i>	Western Sword Fern	48	# 2 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Western Rhododendron	7	# 2 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Smart Senebier	56	# 2 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Emerald Nictitans	63	# 3 Pot	1500mm O.C.
PERENNIALS					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS					
A	<i>Asplenium nidus</i>	Common Fern	16	# 1 Pot	450mm O.C.
A	<i>Asplenium nidus</i>	Common Yarrow	64	# 1 Pot	450mm O.C.
C	<i>Campanula medium</i>	Common Bell	64	# 1 Pot	450mm O.C.
C	<i>Campanula medium</i>	Call Iron Plant	21	# 1 Pot	750mm O.C.
Dc	<i>Doronicum aegyptium</i>	Blackthorn	17	# 1 Pot	450mm O.C.
H	<i>Hedera helix</i>	Linden Rose	17	# 1 Pot	450mm O.C.
Pa	<i>Panicum polyanthemum</i>	Woodland Pheny	8	# 1 Pot	450mm O.C.
GROUNDCOVERS/VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
K	<i>Kalmia latifolia</i>	Kalmia	52	# 1 Pot	450mm O.C.
Pa	<i>Panicum polyanthemum</i>	Search Strawberry	35	# 1 Pot	450mm O.C.
Pa	<i>Panicum polyanthemum</i>	White Star	1	# 2 Pot	450mm O.C.
Pa	<i>Panicum polyanthemum</i>	White Star	1	# 2 Pot	450mm O.C.
GROUNDCOVERS/VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Ce	<i>Cornus alternifolia</i>	Red Cedar Dogwood	272	# 1 Pot	800mm O.C.
Ce	<i>Cornus alternifolia</i>	Black Hawthorn	94	# 1 Pot	800mm O.C.
Fm	<i>Fern</i>	Sword Fern	127	# 1 Pot	750mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Red Cedar	191	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Swiss Olive	36	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Western Sword Fern	48	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Western Rhododendron	7	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Smart Senebier	56	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Emerald Nictitans	63	# 1 Pot	1500mm O.C.
GROUNDCOVERS/VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Fm	<i>Fern</i>	Sword Fern	57	# 1 Pot	750mm O.C.
Fm	<i>Fern</i>	Broken Fern	57	# 1 Pot	750mm O.C.

ESA PLANT SCHEDULE - North Yard

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
SHRUBS SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
Ce	<i>Cornus alternifolia</i>	Red Cedar Dogwood	272	# 1 Pot	800mm O.C.
Ce	<i>Cornus alternifolia</i>	Black Hawthorn	94	# 1 Pot	800mm O.C.
Fm	<i>Fern</i>	Sword Fern	127	# 1 Pot	750mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Red Cedar	191	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Swiss Olive	36	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Western Sword Fern	48	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Western Rhododendron	7	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Smart Senebier	56	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Emerald Nictitans	63	# 1 Pot	1500mm O.C.
GROUNDCOVERS/VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Fm	<i>Fern</i>	Sword Fern	57	# 1 Pot	750mm O.C.
Fm	<i>Fern</i>	Broken Fern	57	# 1 Pot	750mm O.C.

ESA PLANT SCHEDULE - Westminster Frontage

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
SHRUBS SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
Ce	<i>Cornus alternifolia</i>	Red Cedar Dogwood	272	# 1 Pot	800mm O.C.
Ce	<i>Cornus alternifolia</i>	Black Hawthorn	94	# 1 Pot	800mm O.C.
Fm	<i>Fern</i>	Sword Fern	127	# 1 Pot	750mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ho	<i>Hosta</i>	Hosta	133	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Red Cedar	191	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Swiss Olive	36	# 1 Pot	1000mm O.C.
Ms	<i>Microseris frutescens</i>	Western Sword Fern	48	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Western Rhododendron	7	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Smart Senebier	56	# 1 Pot	800mm O.C.
Ms	<i>Microseris frutescens</i>	Emerald Nictitans	63	# 1 Pot	1500mm O.C.
GROUNDCOVERS/VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
DECIDUOUS SHRUBS					
Fm	<i>Fern</i>	Sword Fern	57	# 1 Pot	750mm O.C.
Fm	<i>Fern</i>	Broken Fern	57	# 1 Pot	750mm O.C.

1. Plants in the list are specified according to the candidate nursery landscape association standards for nursery stock and section 12, container grown plants of the local landscape standard, current edition.
2. All plant material shall meet or exceed standards required by local or state government.
3. All plant material shall be inspected and approved by the City of Richmond.
4. Approved topsoil per soil analysis recommendations shall be used. Rejected topsoil shall be removed off site immediately at the contractor's expense.
5. Topsoil depths for planting shall be:
 - a. Shrubs: 450mm
 - b. Trees: 1000mm
 - c. Tree pits: 1000mm (below root ball)
6. 1" mulch compost must be installed in all shrub planting areas.
7. All plant material shall be inspected and approved by the City of Richmond.
8. Establishment irrigation consisting of high efficiency drip irrigation shall be installed in both regular landscape and ESA plant areas.
9. For topsoil and final grading specifications refer to City of Richmond specification section 32.91.21 - Topsoil and Final Grading.

NO.	DATE	REVISION
18	Jul 14/2020	Compliance Approval (Rev 1)
17	Jun 14/2020	Compliance Approval
16	Apr 06/20	LSM2 - Main Entrance Plaza paving
15	Mar 26/20	LSM2 - Entrance path on Westminster Hwy
14	Aug 07/19	For Forms

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
PLANTING PLAN

L-05

DEREK CRAWFORD ARCHITECT INC.
177 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604 658 8370 F: 604 658 8371 E: info@dc-arch.ca W: www.dc-arch.ca

CONSULTANT
vin der Zalm + associates inc.
1000 West Beaver Creek
Richmond BC V6X 3E9
Tel: 604 273 8888
www.vdzalm.com

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