TREE PROTECTION NOTES:

Tree Protection Fencing: Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified.

Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant a rborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.
- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Protection Barrier drawing.

TREE 783: REMOVE (DEAD SNAG)

BOULEVARD TREES C06, C07, C08, C09, C10, C11, C12, C13, C14: RETAIN AND PROTECT.

SITE TREES 1992, 789, 1989, 1990: RETAIN AND PROTECT.

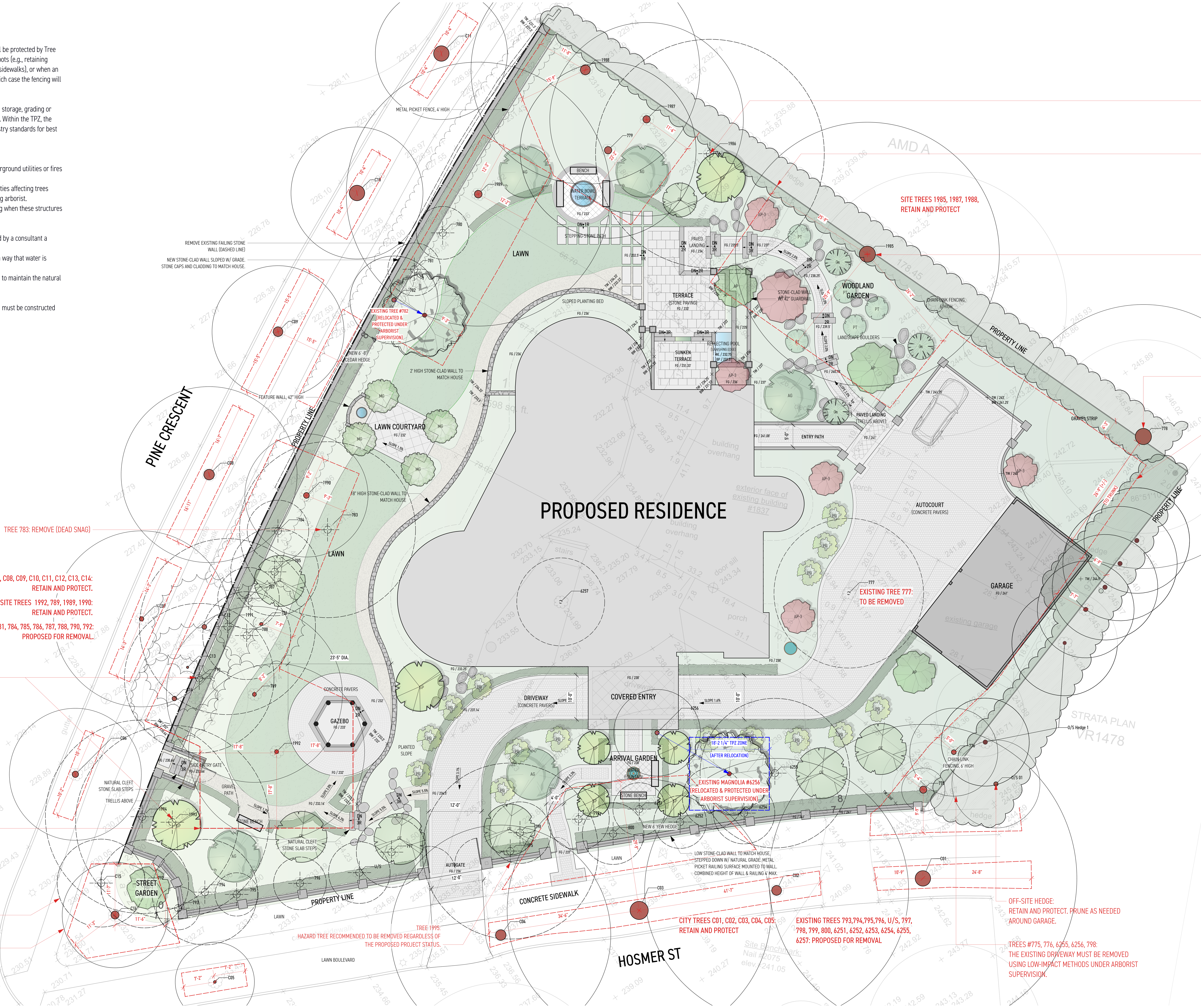
EXISTING TREES 1991, 1993, 1994, 780, 781, 784, 785, 786, 787, 788, 790, 792: PROPOSED FOR REMOVAL.

TREES 790 & 1993: HAZARD TREES RECOMMENDED TO BE REMOVED REGARDLESS OF THE PROPOSED PROJECT STATUS.

ANY WORKS WITHIN 1.5 M OF PROTECTED TREES MUST BE SUPERVISED BY THE PROJECT ARBORIST. ANY PRUNING REQUIRED MUST BE CONDUCTED BY AN ISA-CERTIFIED ARBORIST USING ANSI-A300 OR ISA PRUNING STANDARDS. TREE PROTECTION FENCING CAN BE ADJUSTED UNDER ARBORIST DIRECTION AND SUPERVISION.

CITY TREE C15 (CYPRESS): DEAD, TO BE REMOVED. PERMISSION FROM THE CITY IS REQUIRED.

CITY TREE C16 (ENGLISH HOLLY): RETAIN AND PROTECT.



TREE 1986: HAZARD TREE RECOMMENDED TO BE REMOVED REGARDLESS OF THE PROPOSED PROJECT STATUS.

ANY WORKS WITHIN 1.5 M OF PROTECTED TREES MUST BE SUPERVISED BY THE PROJECT ARBORIST. ANY PRUNING REQUIRED MUST BE CONDUCTED BY AN ISA-CERTIFIED ARBORIST USING ANSI-A300 OR ISA PRUNING STANDARDS. TREE PROTECTION FENCING CAN BE ADJUSTED UNDER ARBORIST DIRECTION AND SUPERVISION.

TREE #1985: THE PROPOSED WALKWAYS WITHIN THE TPZ MUST BE BUILT ABOVE GRADE USING LOW-IMPACT METHODS UNDER ARBORIST SUPERVISION.

OFF-SITE TREE #778 (MAPLE): RETAIN & PROTECT

TREE PROTECTION: GARAGE WALLS 1 & 2 TO BE BEAM ON GRADE WITH POST FOOTING. GARAGE FLOOR TO BE SLAB ON GRADE.

OFF-SITE HEDGE: RETAIN AND PROTECT. PRUNE AS NEEDED AROUND GARAGE.

TREES #775, 776, 6255, 6256, 798: THE EXISTING DRIVEWAY MUST BE REMOVED USING LOW-IMPACT METHODS UNDER ARBORIST SUPERVISION.

1 LANDSCAPE SITE PLAN
Scale: 3/32" = 1'-0"

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

TW - TOP OF WALL
BW - BOTTOM OF WALL
WL - WATER LINE
BP - BOTTOM OF POND
FG - FINISHED GRADE
EX - EXISTING GRADE

TREE PROTECTION FENCING

ARBORIST NOTES:

- ANY WORKS WITHIN 1.5 M OF PROTECTED TREES MUST BE SUPERVISED BY THE PROJECT ARBORIST.
- ANY PRUNING REQUIRED MUST BE CONDUCTED BY AN ISA-CERTIFIED ARBORIST USING ANSI-A300 OR ISA PRUNING STANDARDS.
- TREE PROTECTION FENCING CAN BE ADJUSTED UNDER ARBORIST DIRECTION AND SUPERVISION.

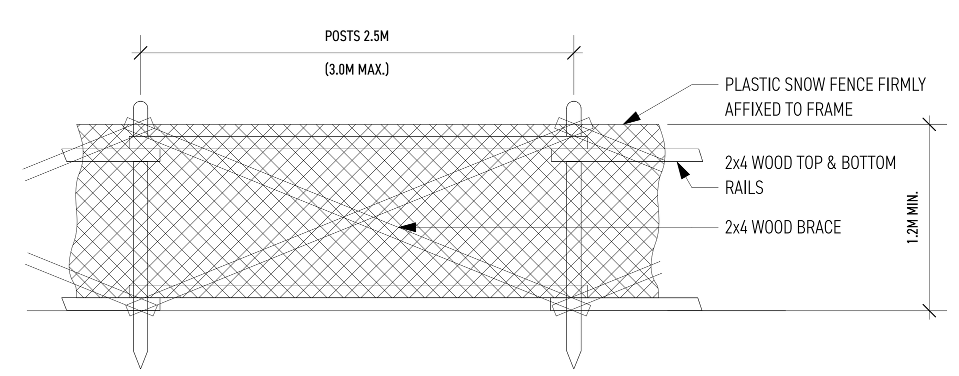
TREES #775, 776, 6256:
- THE EXISTING DRIVEWAY MUST BE REMOVED USING LOW-IMPACT METHODS UNDER ARBORIST SUPERVISION.
- FENCING MUST BE EXTENDED TO THE PINK FENCING AFTER THE EXISTING DRIVEWAY REMOVAL.

TREES #1989 AND 1985:
- THE PROPOSED WALKWAYS WITHIN THE TPZS MUST BE BUILT ABOVE GRADE USING LOW-IMPACT METHODS UNDER ARBORIST SUPERVISION.

TREES #1986, 790, 1993, 1995:
- HAZARD TREES RECOMMENDED TO BE REMOVED REGARDLESS OF THE PROPOSED PROJECT STATUS.

TREE PROTECTION BARRIER: SAMPLE DETAIL

TREE PROTECTION BARRIERS MUST BE INSTALLED AS SPECIFIED BY THE LANDSCAPE SITE PLAN OR PROJECT ARBORIST



2 TREE PROTECTION BARRIER
Scale: NTS

DATE	ISSUE
2026-05-01	ISSUED FOR DEVELOPMENT PERMIT
2026-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2026-06-05	UPDATED W/ ARBORIST COMMENTS
2026-09-24 R2	REVISED W/ NEW GARAGE LOCATION

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE LANDSCAPE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THE OFFICE OF ANY VARIATION FROM THE DRAWING.

161 DESIGN STUDIO
LANDSCAPE CONSULTANTS

50-1091 BROUGHTON ST
VANCOUVER, BC V6G 2A9
(604) 562-2955
INFO@161DESIGNSTUDIO.COM
161DESIGNSTUDIO.COM

PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC

N

LANDSCAPE SITE PLAN

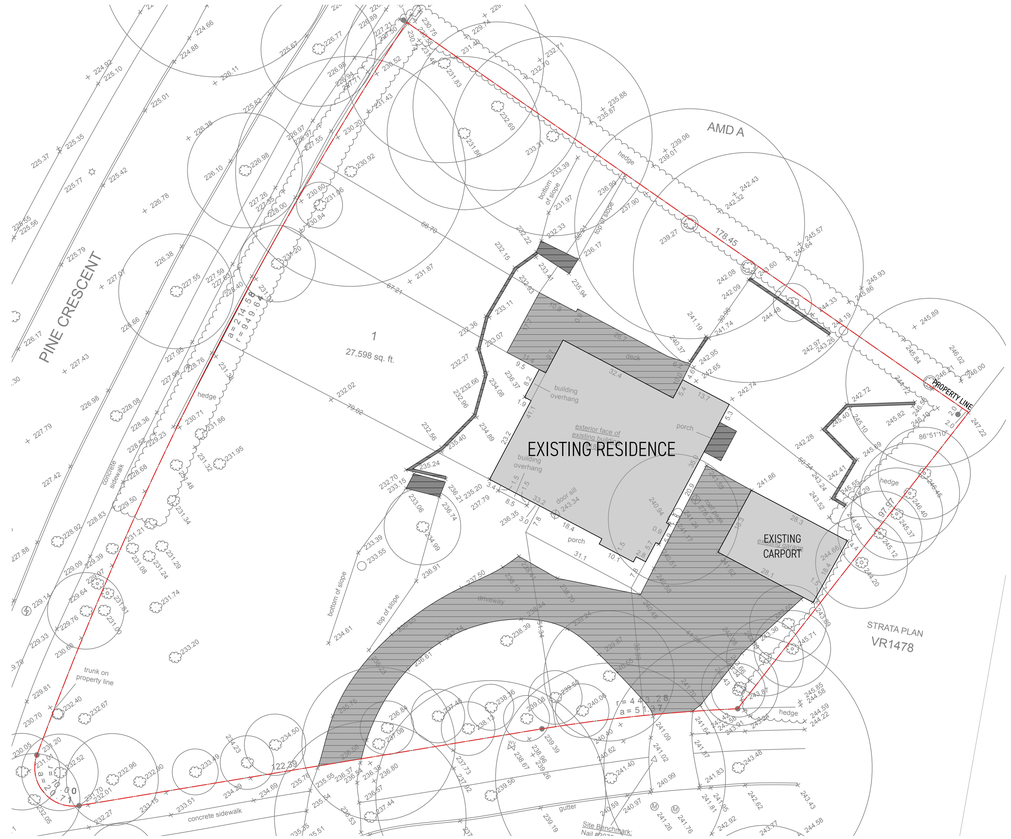
DRAWING DATE: 2026-09-24
START DATE: April 7, 2026
JOB #: 2605
SCALE: 3/32" = 1'-0"
DRAWN BY: JT
CHECKED BY: - -

LDP1-01 R2

XL Base-2605.vwx



1 PROPOSED IMPERMEABLE AREA
Scale: 1/16" = 1'-0"



2 EXISTING IMPERMEABLE AREA
Scale: 1/16" = 1'-0"

IMPERMEABLE AREA CALCULATION

TOTAL SITE AREA	=	27,597	SF
TOTAL ALLOWABLE IMPERMEABLE AREA	=	16,558	SF (60.00%)
PROPOSED RESIDENCE AREA	=	5,128	SF
PROPOSED GARAGE AREA	=	872	SF

HARD LANDSCAPE SURFACE AREA CALCULATION

DRIVEWAY & PARKING	=	2,889	SF
TERRACES, STAIRS & WALKWAYS	=	2,197	SF
WALLS & LANDSCAPE BOULDERS	=	974	SF
TOTAL PROPOSED HARD LANDSCAPE AREA	=	**6,060**	SF
TOTAL PROPOSED IMPERMEABLE AREA	=	**12,060**	SF (43.7%)
TOTAL EXISTING IMPERMEABLE AREA	=	**5,946**	SF (21.5%)
CHANGE IN IMPERMEABLE AREA	=	**6,114**	SF. (+22.2%)

DATE	ISSUE
2026-05-01	ISSUED FOR DEVELOPMENT PERMIT
2026-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2026-06-05	UPDATED W/ ARBORIST COMMENTS
2026-09-24 R2	REVISED W/ NEW GARAGE LOCATION

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE LANDSCAPE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THE OFFICE OF ANY VARIATION FROM THE DRAWING.

161 DESIGN STUDIO
LANDSCAPE CONSULTANTS

50-1091 BROUGHTON ST
VANCOUVER, BC V6G 2A9
(604) 562-2955

INFO@161DESIGNSTUDIO.COM
161DESIGNSTUDIO.COM

PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC

N

PERMEABILITY PLAN

DRAWING DATE: 2026-09-24
START DATE: April 7, 2026
JOB #: 2625
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: - -

LDP1-02 R2

A1 Sheet 2000 mm



2 TREE & PLANTING PLAN
Scale: 3/32" = 1'-0"

REPLACEMENT TREE SCHEDULE

ID	Qty	Botanical Name	Common Name	Scheduled Size	COV SCHEDULE 'D' CATEGORY
AG	5	Acer griseum	Paperbark Maple	10-14' HT, B&B	PART 2
AP	4	Acer palmatum	Japanese Maple	10-12' HT, B&B	PART 2
AP-3	6	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6-8' HT, B&B	PART 2
CE	7	Cornus 'Eddie's White Wonder'	Eddie's White Wonder	10' - 12' HT, B&B	PART 1
Co	3	Chamaecyparis obtusa	Hinoki Cypress	6' HT, B&B	PART 1
MG	4	Magnolia grandiflora	Southern Magnolia	10'-12' HT, B&B	PART 2
PD	15	Prunus triloba	Double Flowering Plum	3'-4' STD, 6'-8' HT, B&B	PART 2
PT	5	Pinus thunbergii	Japanese Black Pine	8'-9' HT, CLOUD PRUNED, B&B	PART 1
SP	7	Stewartia pseudocamellia	Japanese Stewartia	10-12' HT, B&B	PART 2
TOTAL REPLACEMENT TREES FROM PART 1:				15	
TOTAL REPLACEMENT TREES FROM PART 2:				41	

EXISTING TREES TO BE REMOVED (REQUIRING REPLACEMENT)

ID	Botanical Name	Common Name	Condition	ID
777		Unknown deciduou	Poor	Conflicts with the proposed building envelope.
780	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
781	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
783	Robinia pseudoacacia	Black Locust	Dead	Due to its existing condition.
784	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
785	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
787	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
788	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
790	Prunus emarginata	Bitter Cherry	High Risk	High risk.
792	Crataegus douglasii	Black Hawthorn	Very Poor	Very poor health.
793	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
794	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
795	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
796	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
797	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
798	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
799	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
800	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
1986	Aesculus hippocastanum	Horsechestnut	High Risk	High risk.
1991	Prunus emarginata	Bitter Cherry	Poor	High risk.
1993	Prunus emarganita	Bitter Cherry	High Risk	Suppressed by adjacent trees. Conflicts with proposed retaining wall.
1994	Tilia spp.	Linden	Fair	Suppressed by adjacent trees. Conflicts with proposed retaining wall.
1995	Ulmus americana	American Elm	High Risk	High Risk. Refer to arborist report.
6251	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
6252	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
6253	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
6254	Ilex aquifolium	English Holly	Poor	Poor health / undesirable species.
6255	Cornus kousa	Kousa Dogwood	Poor	Poor health.
6257	Ilex aquifolium	English Holly	Fair	Conflicts with the proposed building envelope.
C15	Chamaecyparis lawsoniar	Lawson Cypress	Dead	Permission from the city is required.
U/S	Ilex aquifolium	English Holly	Not Set	Poor health / undesirable species.
TOTAL EXISTING TREES PROPOSED FOR REMOVAL (REQUIRING REPLACEMENT AS PER BYLAW):				31

1

PLANT SCHEDULE

	ID	Qty	Common Name	Botanical Name	Scheduled Size
Groundcover					
	tc	123	Creeping Thyme	Thymus praecox	10 cm @ 1'-6" OC
	ss	84	Irish Moss	Sagina subulata	10 cm pot @ 1'-0" OC
Perennials					
	hn	92	"Honeyhill Joy" Hellebore	Helleborus nigercors 'Honeyhill Joy'	#1 @ 1'-6" OC
	Rop	114	Creeping Rosemary	Rosmarinus officinalis Prostratus	#1 @ 1'-6" OC
	bs	206	Deer Fern	Blechnum spicant	#1 @ 1'-6" OC
	ci	200	Dwarf Mondo Grass	Ophiopogon japonicus	10 CM @ 8" OC
	La	230	English Lavender	Lavandula angustifolia 'Munstead'	#1 @ 1'-0" OC
	hh	292	Halycon Hosta	Halcyon Hosta	#1 POT @ 1'-6" OC
	ah	135	Honorine Jobert Japaneise Anemo	Anemone x hybrida 'Honorine Jobert'	#1 @ 1'-6" OC
	cw	143	Ice Dance Japanese Sedge	Carex morrowii 'Ice Dance'	#1 @ 1'-6" OC
	hm	430	Japanese Forest Grass	Hakonechloa macra 'Beni Kaze'	#1 @ 1'-6" OC
	go	174	Sweet Woodruff	Galium odoratum	#1 @ 1'-0" OC
	dc	259	Tufted Hair Grass	Deschampsia caespitosa	#1 @ 1'-0" OC
	Ro	18	Tuscan Blue Rosemary	Rosmarius officinalis	#1 @ 1'-6" OC
	nr	73	Walker's Low Catmint	Nepeta racemosa 'Walker's Low'	#1 @ 1'-6" OC
	Pmu	73	Western Swordfern	Polystichum munitum	#1 @ 2'-6" OC
Shrubs					
	Dxt	31	'Eternal Fragrance' Daphne	Daphne x transatlantica 'Eternal Fragrance'	#3 @ 3'-0" OC
	Ct	38	Aztec Pearl Mexican Orange	Choisya ternata 'Aztec Pearl'	#3 @ 3'-6" OC
	Ln	75	Box Honeysuckle	Lonicera nitida	#1 @ 2'-6" OC
	Bse	132	Common Boxwood	Buxus sempervirens	#2 POT @ 2'-0" OC
	rc	45	Creeping Raspberry	Rubus calycinoides	#1 @ 1'-6" OC
	Mn	23	Dwarf Oregon Grape	Mahonia nervosa	#1 POT @ 2'-6" OC
	Sh	14	Dwarf Sweetbox	Sarcococca hookeriana 'Humilis'	#1 @ 1'-6" OC
	Sq-1	33	Goldflame Spirea	Spiraea japonica 'Goldflame'	#2 POT @ 2'-0" OC
	Tm	74	HM Eddie Yew	Taxus media 'HM Eddie'	6' HT
	Pm	9	Jakobsen Mugo Pine	Pinus mugo	#1 POT @ 2'-6" OC
	Sk	184	Japanese Skimmia	Skimmia japonica 'Kew's White'	#3 POT @ 3'-0" OC
	Sr	125	Large Sarcococca	Sarcococca ruscifolia	#3 @ 2'-6" OC
	Hpl	7	Limelight Hydrangea	Hydrangea paniculata	#3 @ 3'-6" OC
	Hpll	12	Limelight Hydrangea 'Little Lime'	Hydrangea paniculata 'Little Lime'	#3 @ 3'-0" OC
	Rn	13	Nootka Rose	Rosa Nutkana	#2 @ 3'-0" OC
	Pll	6	Portuguese Laurel (STD)	Prunus lusitanica 'Lolita'	2"-4" STD, 6' HT, B&B
	Rra	43	Ramopo Rhododendron	Rhododendron 'Ramopo'	#1 @ 2'-6" OC
	Gs	46	Salal	Gaultheria shallon	#1 @ 2'-0" OC
	Hp	67	Sutherland Hebe	Hebe pinguifolia 'Sutherlandii'	#1 @ 1'-6" OC
	Od	45	Sweet Olive	Osmanthus x burkwoodii	#3 @ 2'-6" OC
	Cv	18	Victoria California Lilac	Ceanothus 'Victoria'	#3 POT @ 3'-6" OC
	Tp	73	Western Red Cedar	Thuja plicata	6'-8" HT
	Ry	53	Yaku Princess Rhododendron	Rhododendron x 'Yaku Princess'	#1 POT @ 2'-0" OC
Bulbs					
	al	212	Ornamental Onion	Allium 'Millenium'	Bulb

1

Landscape Scenario	Recommended Minimum Depth (mm)																		
	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000
At Grade Landscape Areas																			
Low-traffic lawn (non-irrigated)		■	■	■	■	■													
Low-traffic lawn (irrigated)		■	■	■															
High-traffic Lawn		■	■																
Ground Cover Areas							■	■	■	■									
Shrub Areas									■	■	■	■							
Trees													■	■	■	■	■	■	■

GENERAL NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND MATERIALS TO CONFORM WITH OR EXCEED BCSLA LANDSCAPE STANDARD.

2. TYPICAL SUB-BASE FOR HARDSCAPE TO BE MIN. 6" COMPACTED 3/4" MINUS CRUSHED ROCK BASE ON COMPACTED EXISTING SUB-GRADE.

3. INSTALL MIN. 3" DIAMETER IRRIGATION AND LIGHTING CONDUIT UNDER NEW HARDSCAPE AREAS SO THAT ALL PLANTING BEDS AND CONTAINERS ARE ACCESSIBLE FOR IRRIGATION AND LIGHTING. MARK SLEEVE ENDS WITH A FLAG.

4. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. LAYOUT TO BE APPROVED BY LANDSCAPE DESIGNER.

5. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD SURFACES TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND EXISTING STRUCTURES.

6. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION MUST BE NOTED TO THE LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. ALL PLANT MATERIAL TO BE NURSERY GROWN, TRUE TO NAME, SIZE, AND FORM SPECIFIED.

2. PLANTING HOLES TO BE TWICE THE WIDTH OF THE ROOT BALL; ROOT FLARE SET 25-50 MM ABOVE FINISHED GRADE.

3. REMOVE ALL BURLAP, WIRE BASKETS, AND NON-COMPOSTABLE CONTAINERS BEFORE BACKFILLING.

4. GROWING MEDIUM TO CONFORM TO CLS SPECIFICATIONS; FREE OF INVASIVE SPECIES, DEBRIS, AND CONTAMINANTS.

5. APPLY 75 MM DEPTH COMPOSTED BARK MULCH TO PLANTING BEDS UNLESS OTHERWISE SPECIFIED.

6. WATER PLANTS IMMEDIATELY AFTER INSTALLATION; ENSURE ESTABLISHMENT WATERING UNTIL ACCEPTANCE.

7. QUANTITIES IN PLANT LIST TAKE PRECEDENCE OVER PLAN GRAPHICS.

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

AP PROPOSED TREES

DATE	ISSUE
2026-01	ISSUED FOR DEVELOPMENT PERMIT
2026-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2026-06-05	UPDATED W/ ARBORIST COMMENTS
2026-09-24 R2	REVISED W/ NEW GARAGE LOCATION

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE LANDSCAPE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THE OFFICE OF ANY VARIATION FROM THE DRAWING.

161 DESIGN STUDIO
LANDSCAPE CONSULTANTS

50-1091 BROUGHTON ST
VANCOUVER, BC V6G 2A9
(604) 562-2955

INFO@161DESIGNSTUDIO.COM
161DESIGNSTUDIO.COM

PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC

N

TREE & PLANTING PLAN

DRAWING DATE: 2026-09-24
START DATE: April 7, 2026
JOB #: 2625
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: - -

LDP1-03 R2

R. Base 2025.mwx



1 STREETSCAPE ELEVATION - HOSMER AVE
Scale: 1/8" = 1'-0"

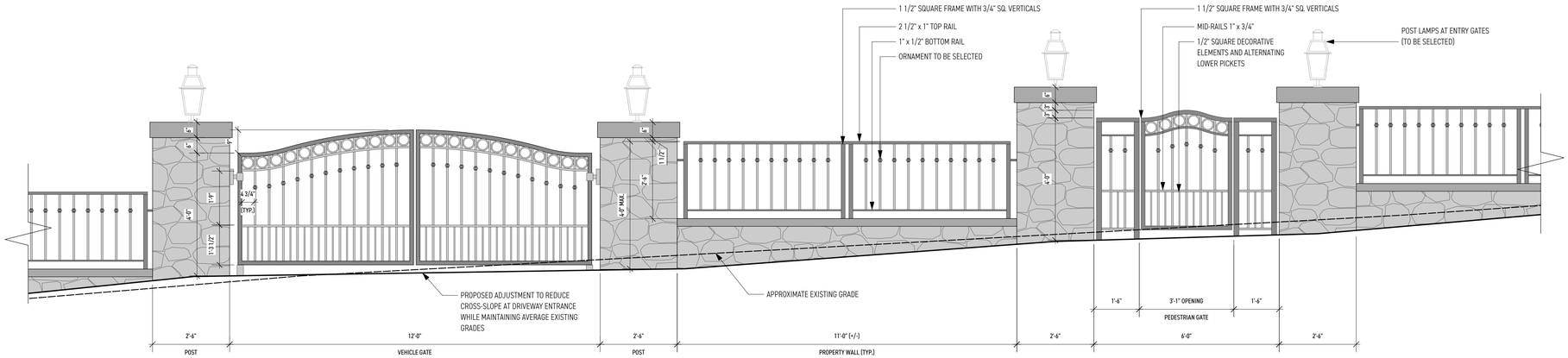
EXISTING STREETSCAPE:


SOUTHWEST CORNER, PINE CRESCENT VISIBLE BEHIND


EXISTING WEST DRIVEWAY ENTRANCE


EXISTING FENCELINE BETWEEN DRIVEWAY ENTRANCES


EAST DRIVEWAY ENTRANCE.



2 FENCE, WALL AND GATE DETAIL
Scale: 1/2" = 1'-0"

DATE	ISSUE
2026-05-01	ISSUED FOR DEVELOPMENT PERMIT
2026-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2026-06-05	UPDATED W/ ARBORIST COMMENTS
2026-09-24 R2	REVISED W/ NEW GARAGE LOCATION

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE LANDSCAPE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THE OFFICE OF ANY VARIATION FROM THE DRAWING.

161 DESIGN STUDIO
LANDSCAPE CONSULTANTS

50-1091 BROUGHTON ST
VANCOUVER, BC V6G 2A9
(604) 562-2955

INFO@161DESIGNSTUDIO.COM
161DESIGNSTUDIO.COM

PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC

STREETSCAPE & ELEVATIONS

DRAWING DATE: 2026-09-24
START DATE: April 7, 2026
JOB #: 2605
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: - -

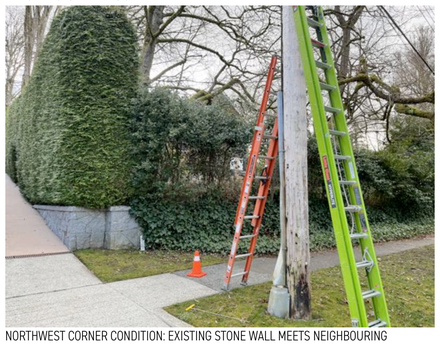
LDP1-04R2

XL Base 2605.vwx



1 STREETSCAPE ELEVATION - PINE CRESCENT
Scale: 1/8" = 1'-0"

EXISTING STREETSCAPE:


NORTHWEST CORNER CONDITION: EXISTING STONE WALL MEETS NEIGHBOURING STONE WALL AND CEDAR HEDGE


COLLAPSE IN EXISTING STONE WALL


STONE WALL AND DENSE HOLLY TREES ALONG WEST PROPERTY LINE


INTACT PORTION OF EXISTING WALL. HOLLY HEDGE BEHIND.


APPROACHING HOSMER AVE INTERSECTION. DEAD TREE (C15) VISIBLE, AND EXISTING FENCE BEHIND.

EAST DRIVEWAY ENTRANCE.

DATE	ISSUE
2026-05-01	ISSUED FOR DEVELOPMENT PERMIT
2026-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2026-06-05	UPDATED W/ ARBORIST COMMENTS
2026-09-24 R2	REVISED W/ NEW GARAGE LOCATION

COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE LANDSCAPE DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THE OFFICE OF ANY VARIATION FROM THE DRAWING.

161 DESIGN STUDIO
LANDSCAPE CONSULTANTS

50-1091 BROUGHTON ST
VANCOUVER, BC V6G 2A9
(604) 562-2955

INFO@161DESIGNSTUDIO.COM
161DESIGNSTUDIO.COM

PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC

STREETSCAPE & ELEVATIONS

DRAWING DATE: 2024-09-24
START DATE: April 7, 2026
JOB #: 2605
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: - -

LDP1-05R2

R:\ Base\2605.vwx