

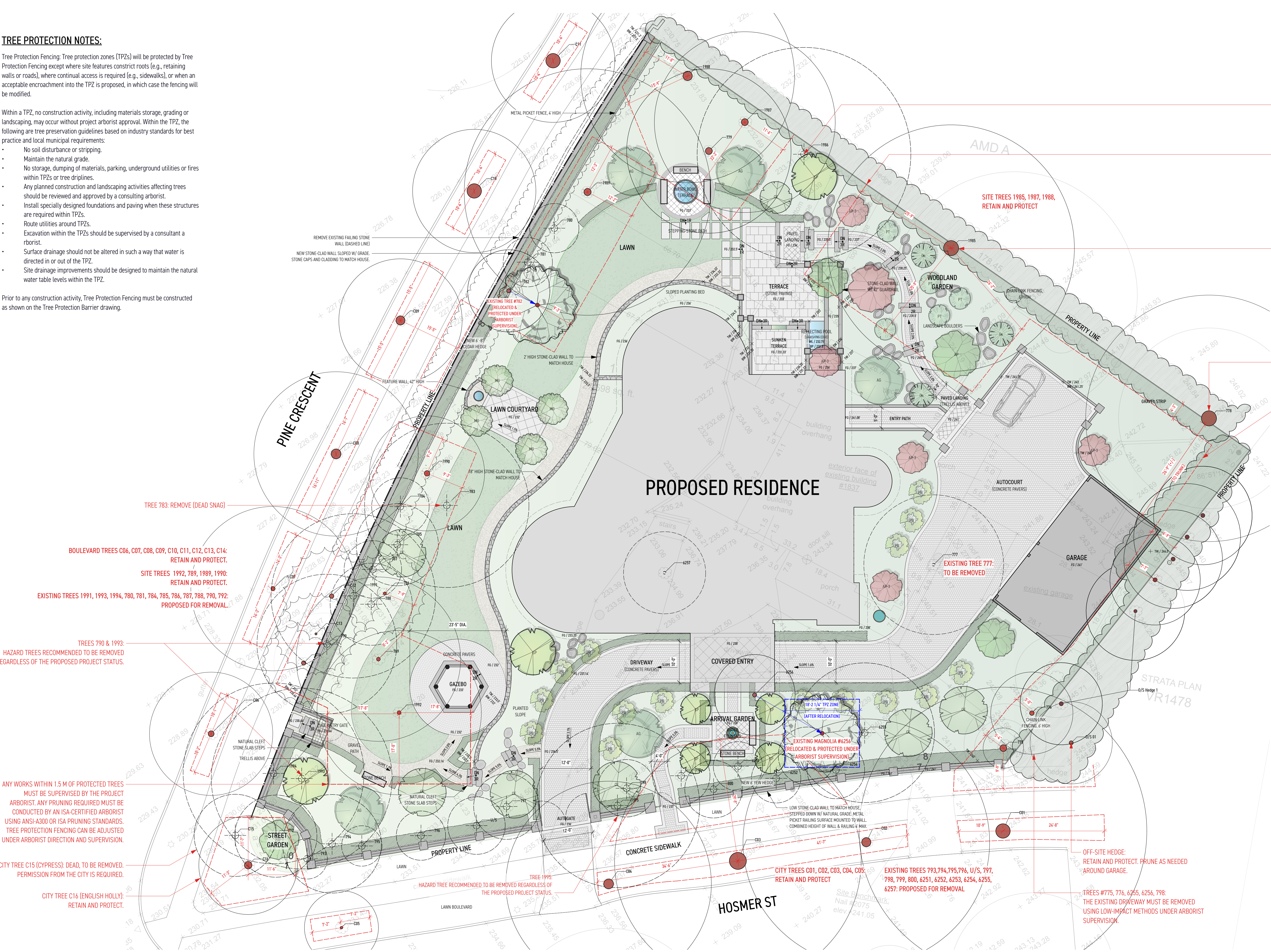
TREE PROTECTION NOTES:

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:

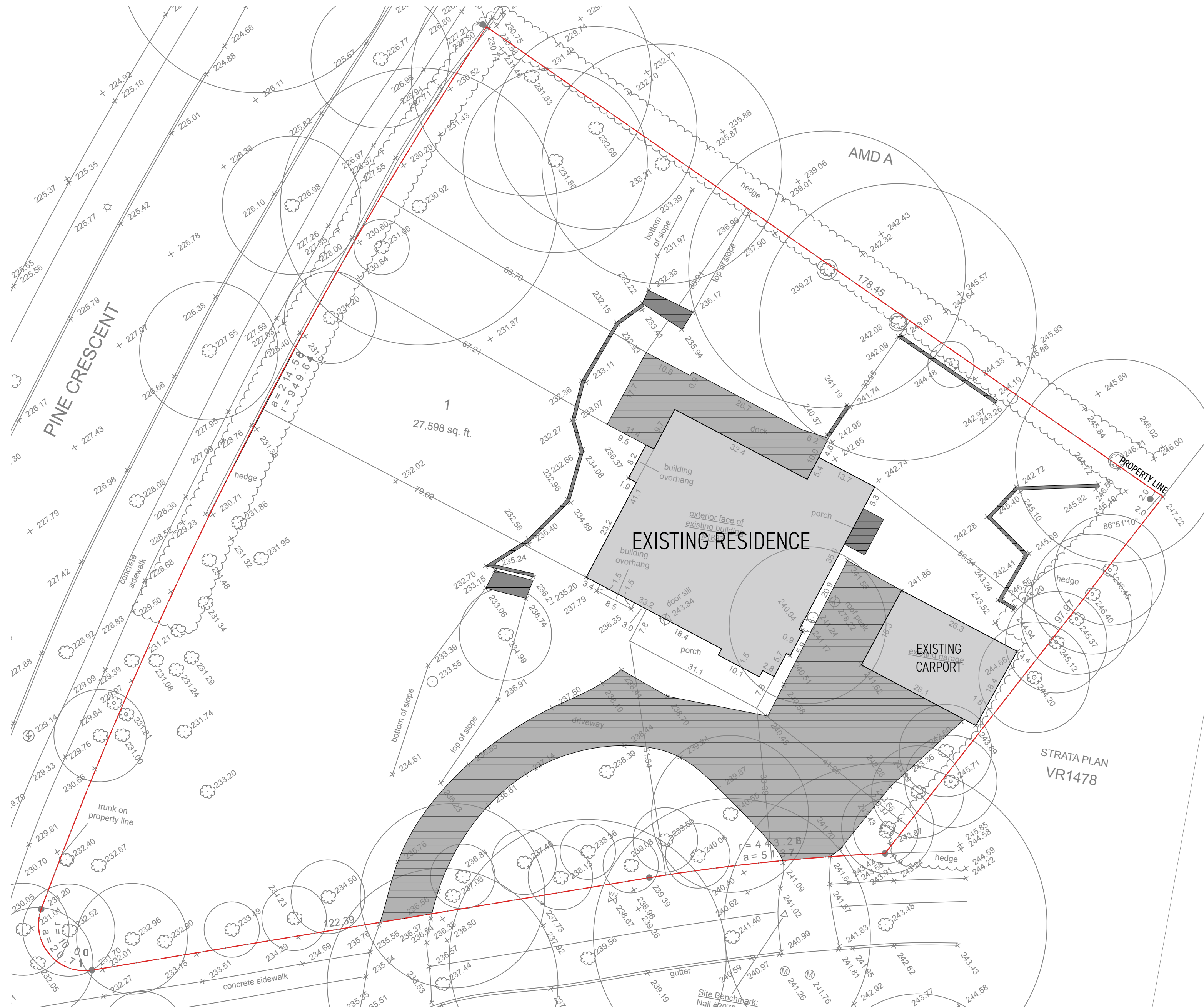
- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- 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 arborist.
- 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.





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
2024-05-01	ISSUED FOR DEVELOPMENT PERMIT
2024-05-25 R1	REPOSITIONED GARAGE TO RETAIN TREE #778, RE-ISSUED FOR DP
2024-06-05	UPDATED W/ ARBORIST COMMENTS
2024-09-24 R2	REVISED W/ NEW GARAGE LOCATION

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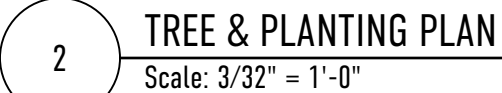
PRIVATE RESIDENCE
1837 Hosmer Ave
Vancouver, BC



PERMEABILITY PLAN

DRAWING DATE: 2024-09-24
START DATE: April 7, 2024
JOB #: 2405
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: --

LDP1-02_R2

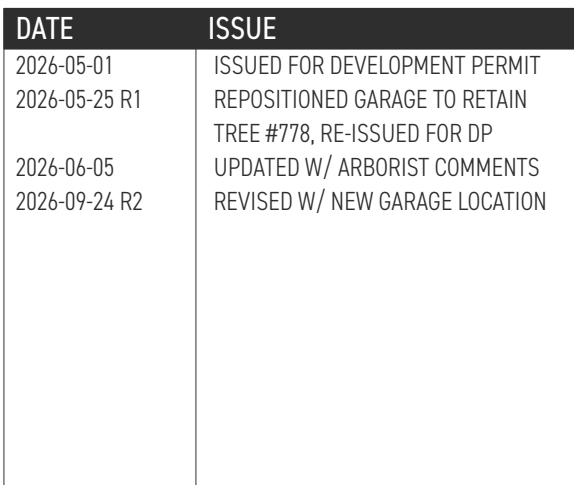


TOTAL REPLACEMENT TREES FROM PART 1:	15
TOTAL REPLACEMENT TREES FROM PART 2:	41

TOTAL EXISTING TREES PROPOSED FOR REMOVAL (REQUIRING REPLACEMENT AS PER BYLAW):	31
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[illegible]

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

LDP1-03_{R2}

X1 Page 2 Affix only



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

EXISTING STREETScape:



SOUTHWEST CORNER, PINE CRESCENT VISIBLE BEHIND



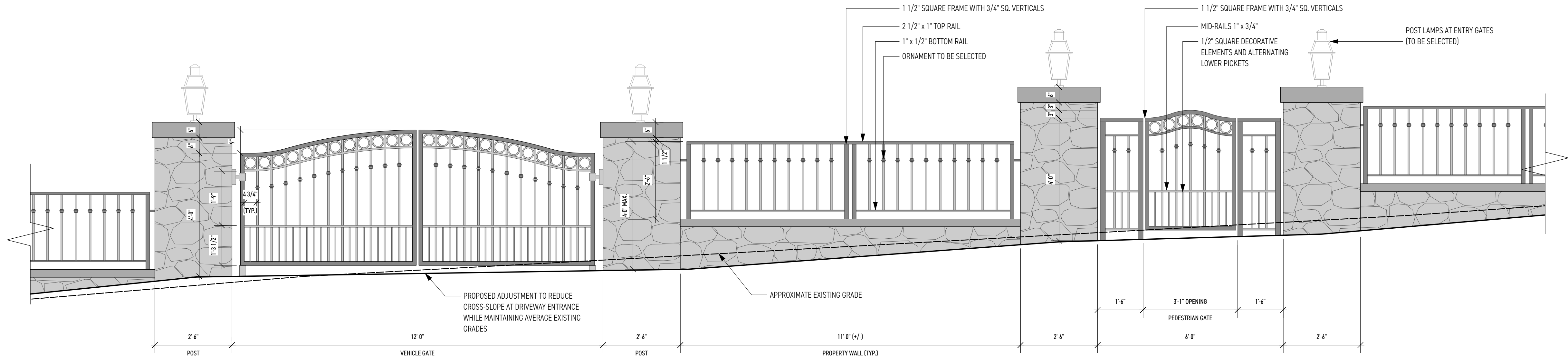
EXISTING WEST DRIVEWAY ENTRANCE



EXISTING FENCELINE BETWEEN DRIVEWAY ENTRANCES



EAST DRIVEWAY ENTRANCE.



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

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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 Sheet 2026-09-24



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.

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STREETScape & ELEVATIONS

DRAWING DATE: 2026-09-24
START DATE: April 7, 2026
JOB #: 2805
SCALE: AS NOTED
DRAWN BY: JT
CHECKED BY: --

LDP1-05 R2

XL Sheet 2/28 mm