



2025-03-23	DP Rev- revised arch. coord.
2025-03-06	DP REV- Impermeable Table
2024-12-09	DP Revision
2024-11-27	DP Revision
Date	Issued For

client  
**Richardson  
Residence**  
4437 Stone Crescent  
West Vancouver, BC

project information

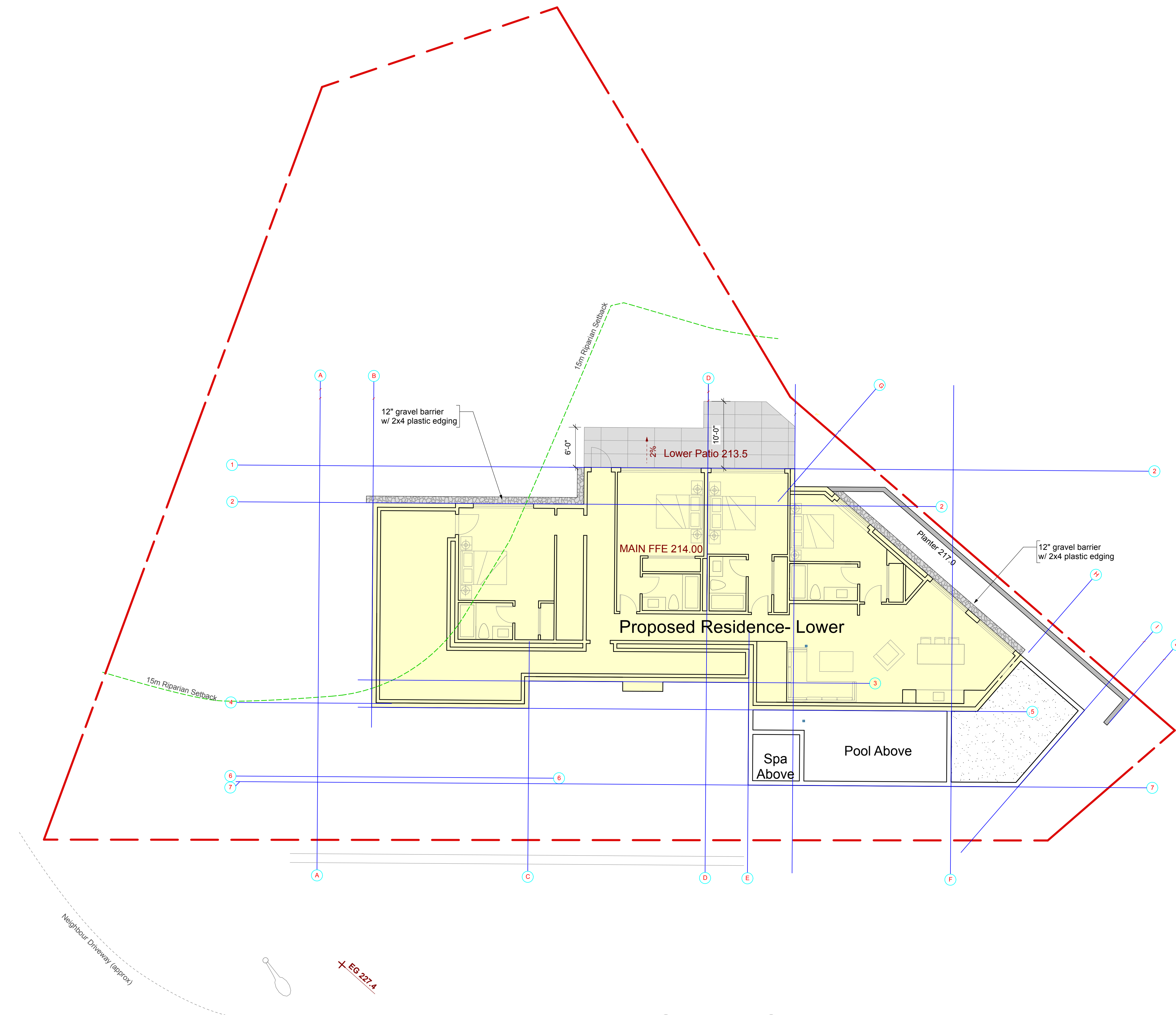
**Hardscape Plan  
- Lower Level**  
drawing title

scale: 1/8"= 1'-0"

project no. 1602

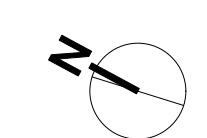
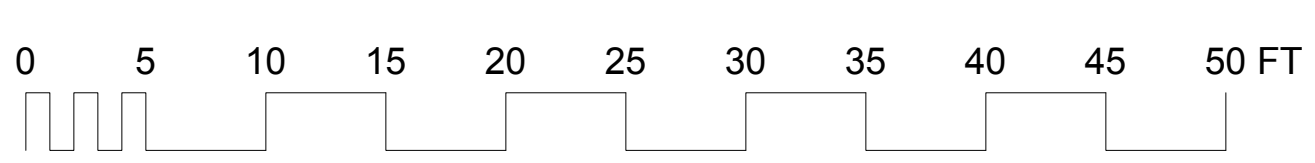
**L1.0**  
drawing no.

L1.0 Hardscape Plan  
- Lower Level



# Stone Crescent

- NOTES:**
1. See Architectural Drawings for all building and setback information.
  2. See Arborist Report for tree retention and removal
  3. See Environmental Report for riparian area
  4. See Wildfire Hazard Report for recommendations



EG 227.4



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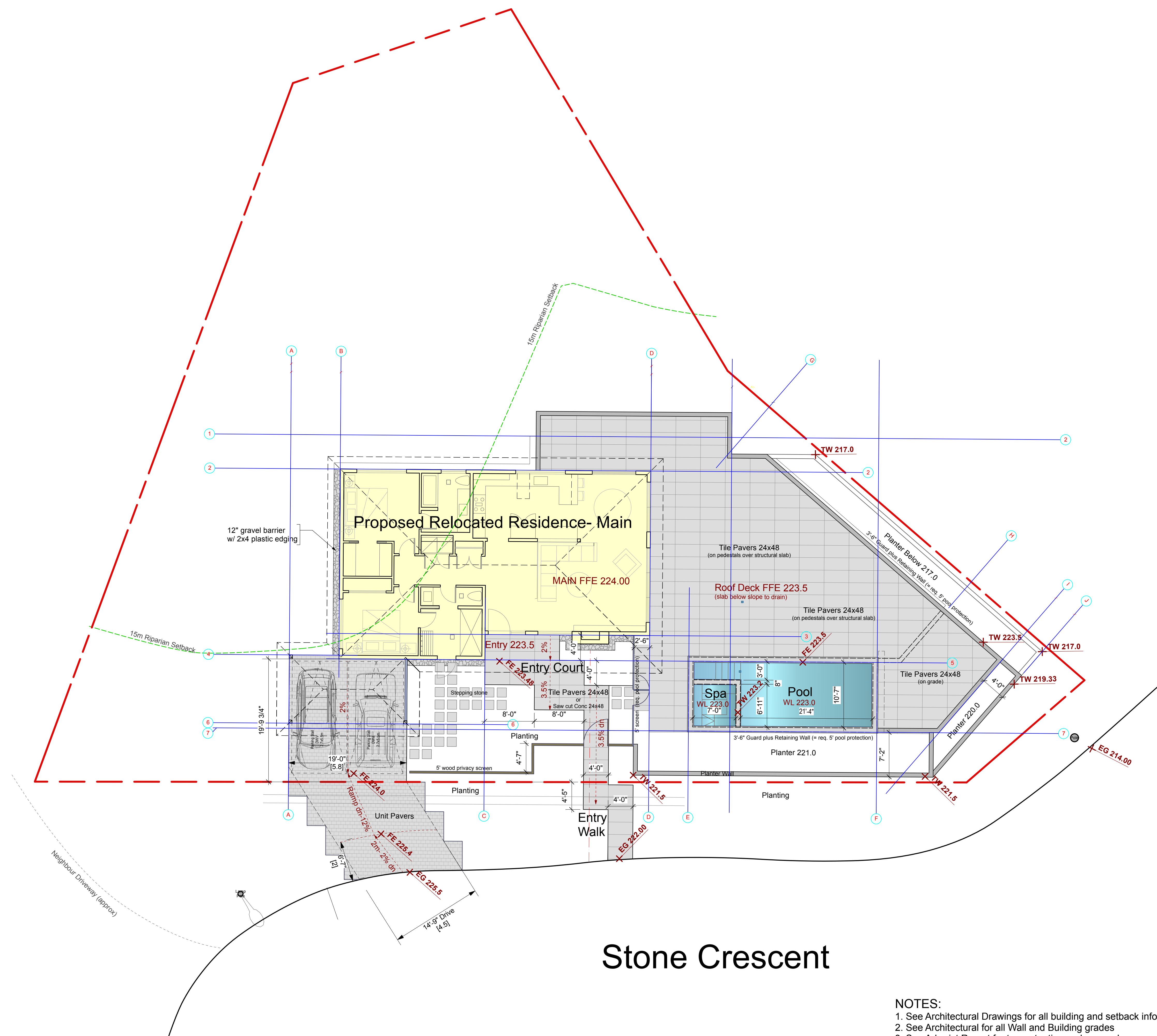
**Hardscape Plan  
- Main Level**

drawing title

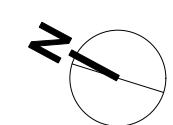
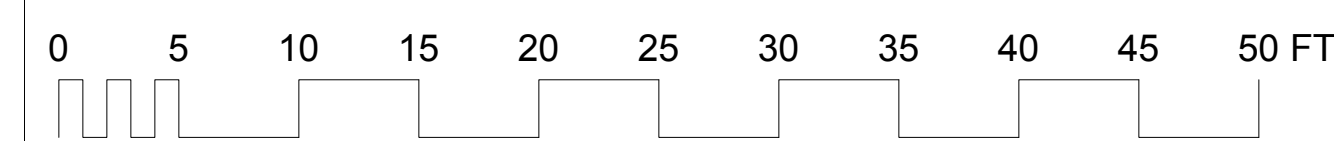
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**L1.1**  
drawing no.



**Stone Crescent**

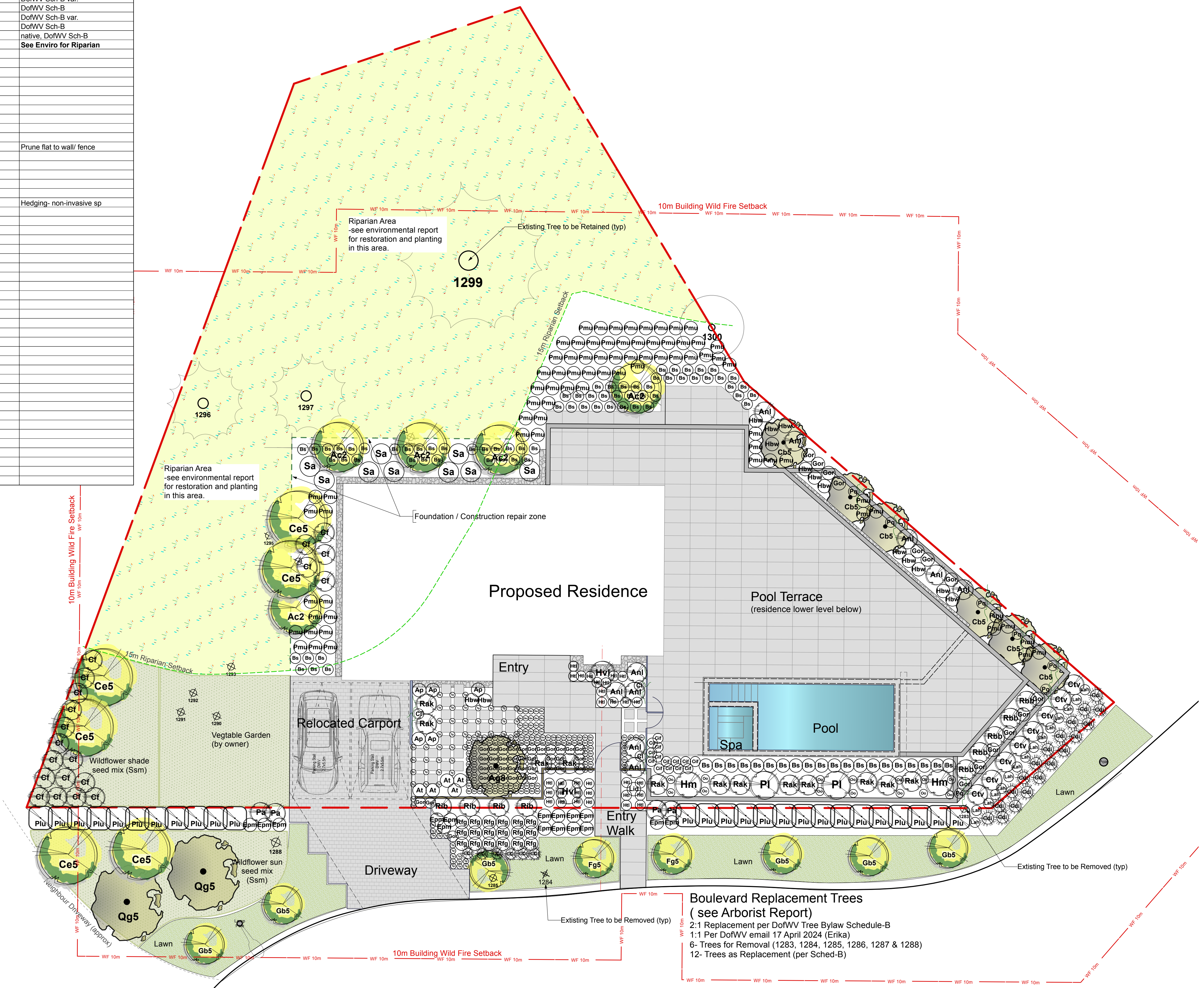
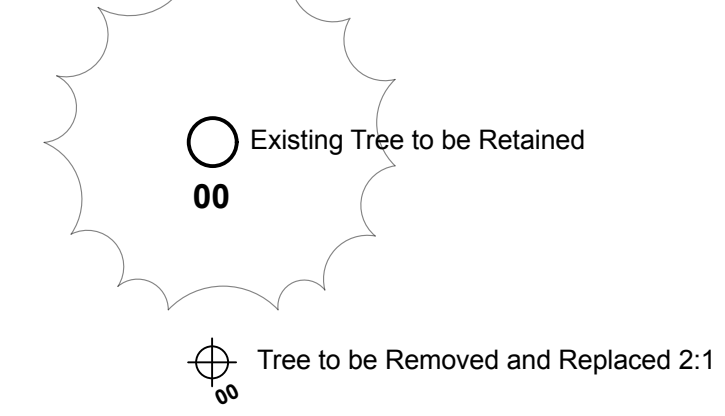


**NOTES:**

1. See Architectural Drawings for all building and setback information.
2. See Architectural for all Wall and Building grades
3. See Arborist Report for tree retention and removal
4. See Environmental Report for riparian area
5. See Wildfire Hazard Report for recommendations
6. See Survey for existing grades and locations

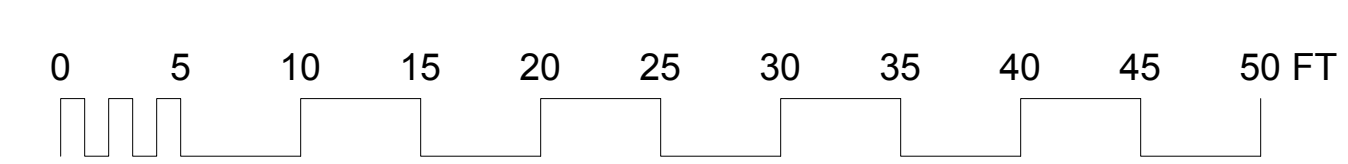
L1.1 Hardscape Plan  
- Main Level

PROJECT: Richardson Residence; 4435 Stone Crescent West Vancouver, BC					
Crosland Doak Design					
PLANT LIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
Ac2	5	Acer circinatum	Vine Maple	2 m ht. 5cm total	native, 3 trunk min DoFWV Sch-B
Ag8	1	Acer griseum	Paper Bark Maple	8 cm cal.	Specimen, DoFWV Sch-B
Cb5	6	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	5 cm cal.	DoFWV Sch-B var.
Ce5	6	Cornus 'Eddie's White Wonder'	Pacific Dogwood Var.	5 cm cal.	DoFWV Sch-B
Fg5	2	Fagus sylvatica 'Dawycii Gold'	Columnar Gold Beech	5 cm cal.	DoFWV Sch-B var.
Gg5	6	Ginkgo biloba	Maidenhair Tree	5 cm cal.	DoFWV Sch-B
Qg5	2	Quercus garryana	Gary Oak	5 cm cal.	native, DoFWV Sch-B
	28	<b>Total Trees # (incl non riparian replace)</b>			<b>See Enviro for Riparian</b>
<b>TREES TO BE REMOVED ( Non Riparian)</b>					
	10	1283-1292= 10			
	1	1300= 1			
	11	<b>Total Removed # (non riparian)</b>			
<b>SHRUBS &amp; VINES</b>					
Anl	10	Azalea NL 'Golden Lights'	Golden Lights Azalea	#2	
Cf	20	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	#2	
Ctv	8	Ceanothus l. 'Victoria'	California Lilac	#2	
Cl	3	Clematis 'Comtesse de Bouchaud'	Comtesse de Bouchaud Clematis	#1	
Hvl	2	Hamamelis virginiana 'Little Suzie'	Witch Hazel	#5	Prune flat to wall/ fence
Hm	2	Hydrangea macrophylla 'Lets Dance'	Lacecap Hydrangea- blue	#2	
Lah	15	Lavandula angustifolia 'Hidcote'	Lavender	#1	
Pq	7	Parthenocissus quinquefolia	Virginia Creeper	#1	
Pa	4	Paxistima myrtifolia	Oregon Boxwood	#2	
Pl	2	Philadelphus lewisii	Mock-orange	#2	
Plu	26	Prunus lusitanica	Portuguese Laurel	B&B, 5' ht	Hedging- non-invasive sp
Rib	4	Rosa 'Iceberg'	Iceberg Climbing Rose	#2	
Ro	0	Rosemarinus officinalis	Rosemary	#2	
Rak	12	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhodo	#5	
Rbb	5	Rhododendron 'Blue Baron'	Blue Baron Azalea	#5	
Sa	9	Symphoricarpos albus	Common Snowberry	#2	
<b>PERENNIALS</b>					
Ap	5	Adiantum pedatum	Maidenhair Fern	#1	
At	5	Astilbe thunbergii 'Ostrich Plume'	Japanese Astilbe	#1	
Bs	91	Blechnum spicant	Deer Fern	#1	
Epm	16	Echinacea purpurea 'Magnus'	Purple Coneflower	#1	
Go	130	Galium odoratum	Sweet Woodruff	SP3	
Gor	51	Geranium 'Orion'	Hardy Geranium	#1	
Htl	31	Heuchera 'Twist of Lime'	Twist of Lime Coral bells	#1	
Hbw	14	Hosta 'Blue Wedgewood'	Blue Wedgewood Hosta	#1	
Lid	1	Ligularia dentata 'Britt M. Crawford'	Leopard Plant	#1	
Oo	14	Oxalis oregana	Oregon Sorrel	SP3	
Pmu	77	Polystichum munitum	Sword Fern	#1	
Rfg	18	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1	
Tp	58	Thymus pseudolanuginosus	Wooly Thyme	SP3	
<b>GRASSES &amp; SEDGES</b>					
Cdi	25	Carex dipsacea	Autumn Sedge	#1	
Cif	14	Carex muskingumensis 'Ice Fountains'	Variagated Palm Sedge	#1	
<b>LAWN &amp; SEEDING</b>					
Sod Lawn	901 sf	Sod Lawn	#1 Turf Grass	sod	
Ssm	840 sf	Meadow Mix- native grasses & wildflowers	Native seed mix	seed	
Veg Garden	415 sf	Vegetables by owner			



# Stone Crescent

- NOTES:**
1. See Architectural Drawings for all building and setback information.
  2. See Arborist Report for tree retention and removal
  3. See Environmental Report for riparian area
  4. See Wildfire Hazard Report for recommendations
  5. All landscape construction materials with 10m of the dwelling to be non combustible
  6. All plant material within 10m of the dwelling to be fire-resistant as per BC Firesmart Guidelines



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**Planting Plan**  
 drawing title

scale: 1/8"= 1'-0"

project no. 1602

**L2.1**  
 drawing no.

L2.1 Planting Plan

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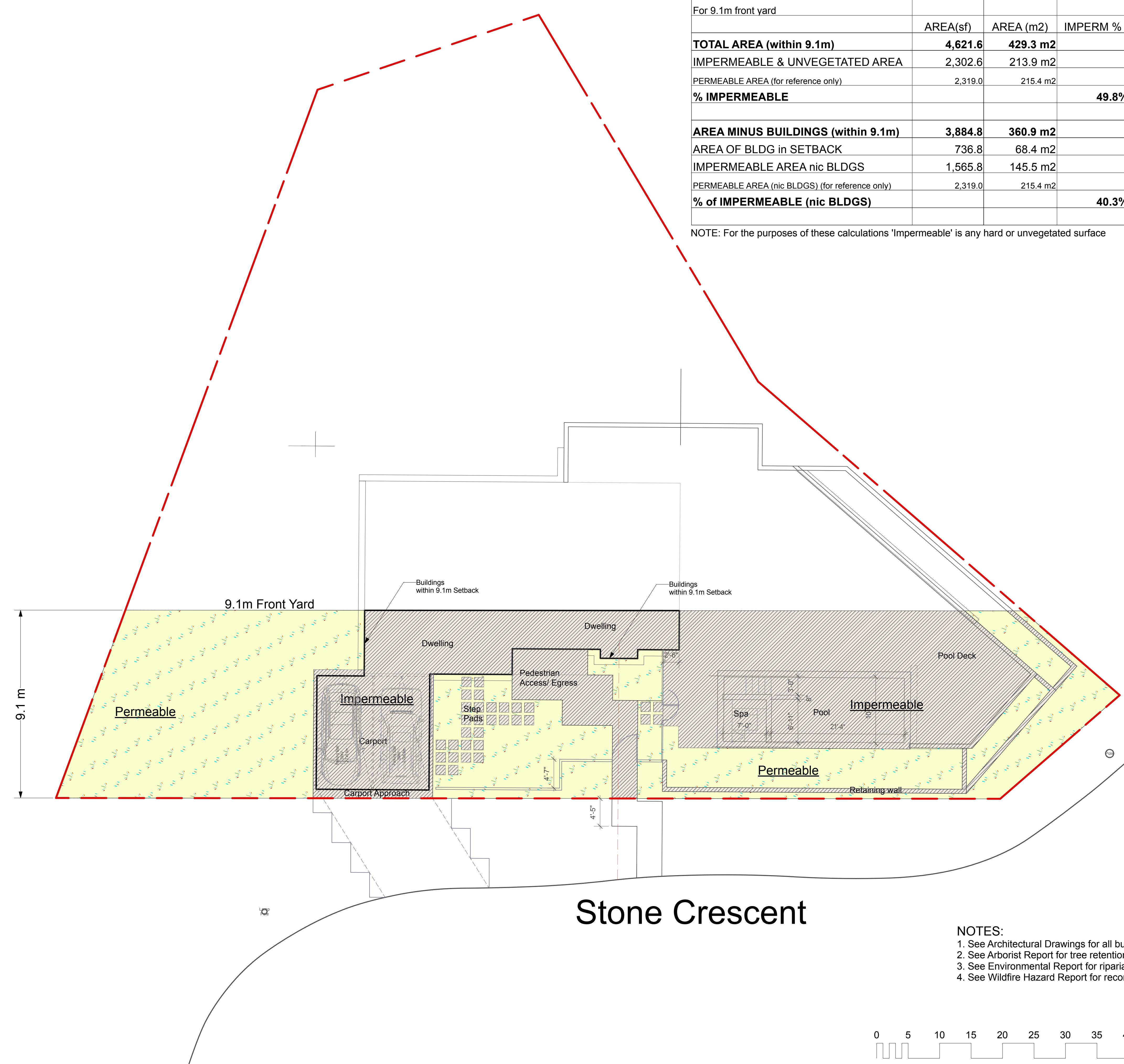
project information  
**Permeability Plan**  
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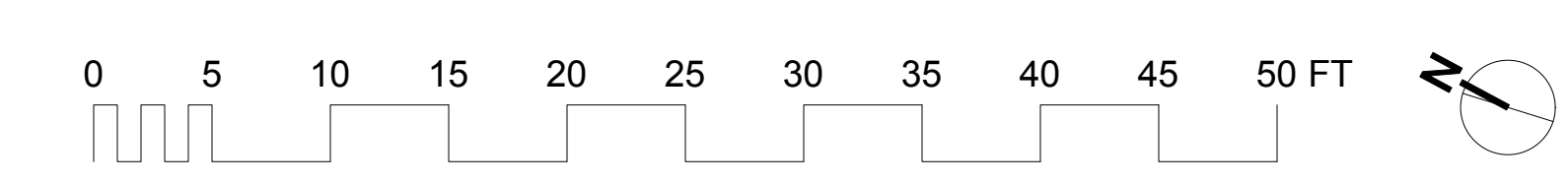
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FRONT YARD IMPERMEABLE AND UNVEGETATED SURFACES CALCULATIONS				
For 9.1m front yard				
	AREA(sf)	AREA (m2)	IMPERM %	NOTES
<b>TOTAL AREA (within 9.1m)</b>	<b>4,621.6</b>	<b>429.3 m2</b>		<b>Including Buildings</b>
IMPERMEABLE & UNVEGETATED AREA	2,302.6	213.9 m2		
PERMEABLE AREA (for reference only)	2,319.0	215.4 m2		
<b>% IMPERMEABLE</b>			<b>49.8%</b>	Imperm. Including Blgds
<b>AREA MINUS BUILDINGS (within 9.1m)</b>	<b>3,884.8</b>	<b>360.9 m2</b>		<b>Excluding Buildings</b>
AREA OF BLDG in SETBACK	736.8	68.4 m2		
IMPERMEABLE AREA nic BLDGS	1,565.8	145.5 m2		
PERMEABLE AREA (nic BLDGS) (for reference only)	2,319.0	215.4 m2		
<b>% of IMPERMEABLE (nic BLDGS)</b>			<b>40.3%</b>	Imperm. Excluding Blgds

NOTE: For the purposes of these calculations 'Impermeable' is any hard or unvegetated surface



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L2.2 Permeability Plan