

# ***Conceptual Plans - 4798 The Highway***

# **Schedule A**



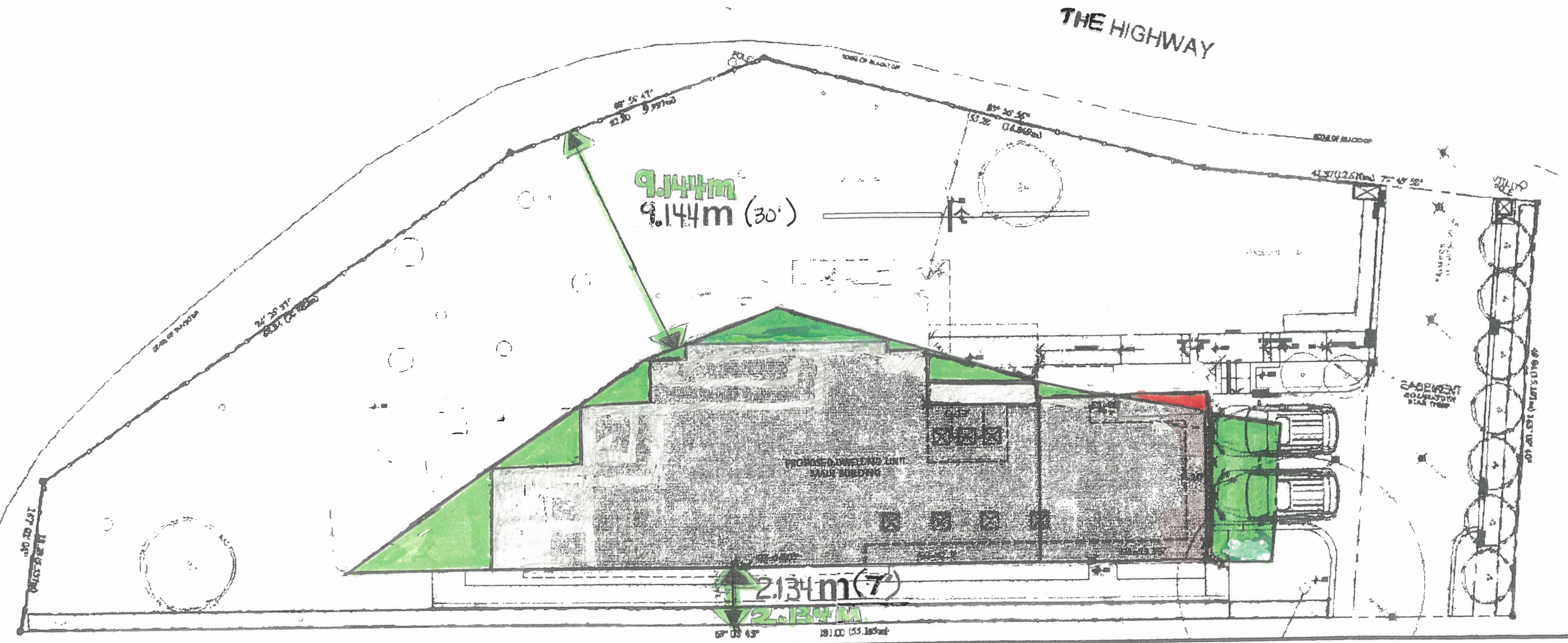
Rendering of residence (viewed from the street)





Rendering of residence (when viewed from southern neighbour)

NEW REVISED PLAN - VARIANCE FOR DOUBLE GARAGE and UNUSED BUILDING ENVELOPE

# Site Plan



-  ALLOWABLE SPACE HASN'T BEEN USED
-  GARAGE CORNER GOING BEYOND SETBACK

Conceptual Landscape Plan (siting of residence determined by site plan)



3 of 65

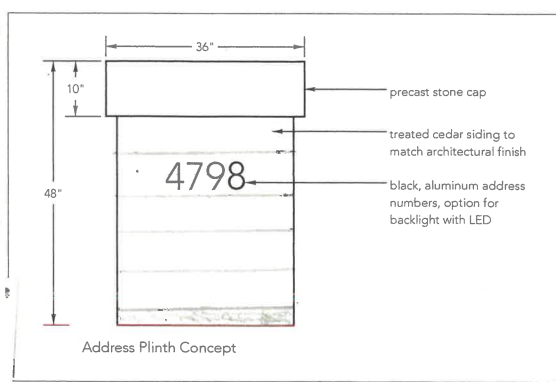
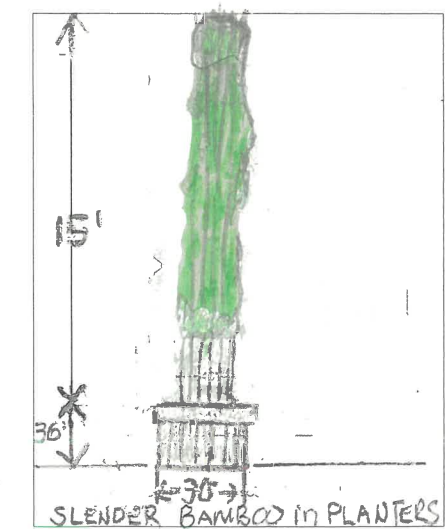
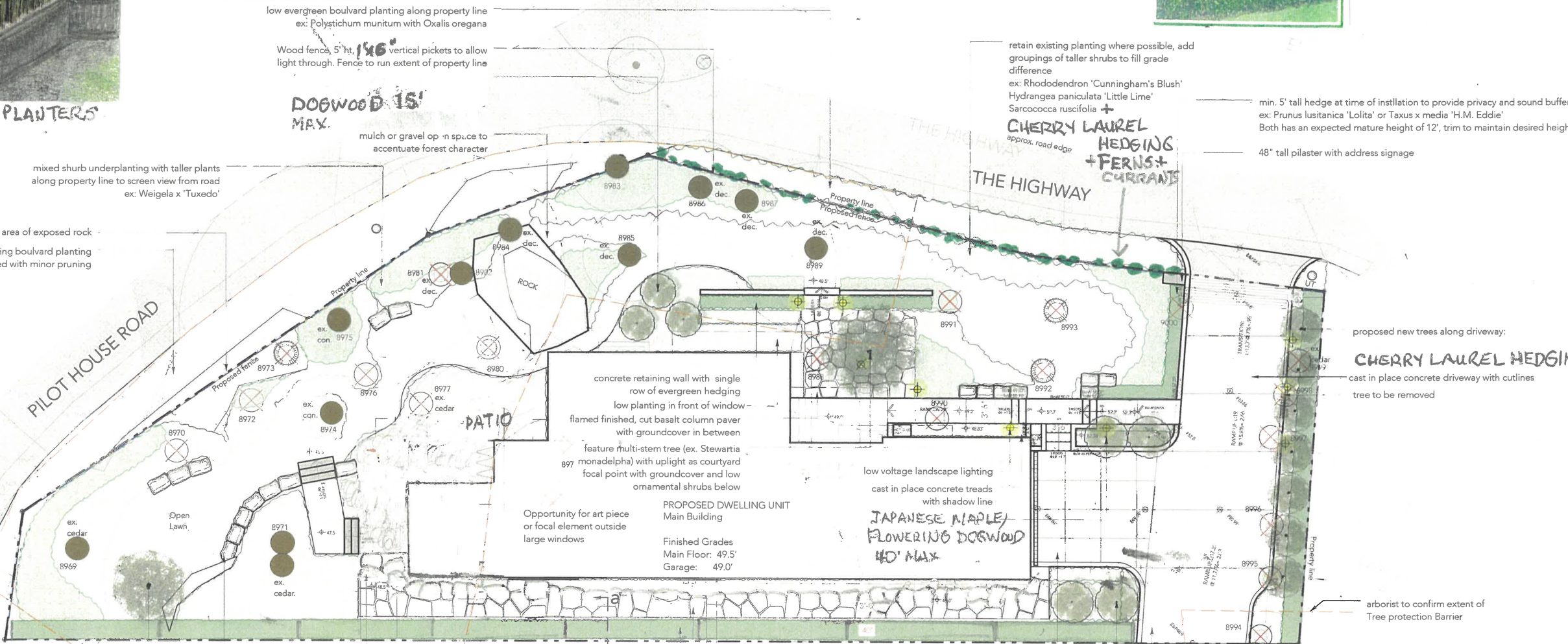
SLENDER BAMBOO IN PLANTERS



DOGWOOD 15' MAX.

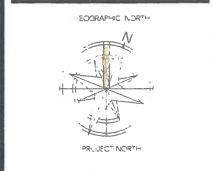


CHERRY LAUREL



Legend

- Trees retained
- Tree to be removed
- Proposed trees
- Property line
- Setback line
- Proposed fence line
- Tree Protection Barrier
- Overhang
- Tall planting
- Medium tall planting
- Low planting
- Mulch or gravel
- Lawn
- Landscape lighting
- Stone Boulder
- Cut basalt column paver



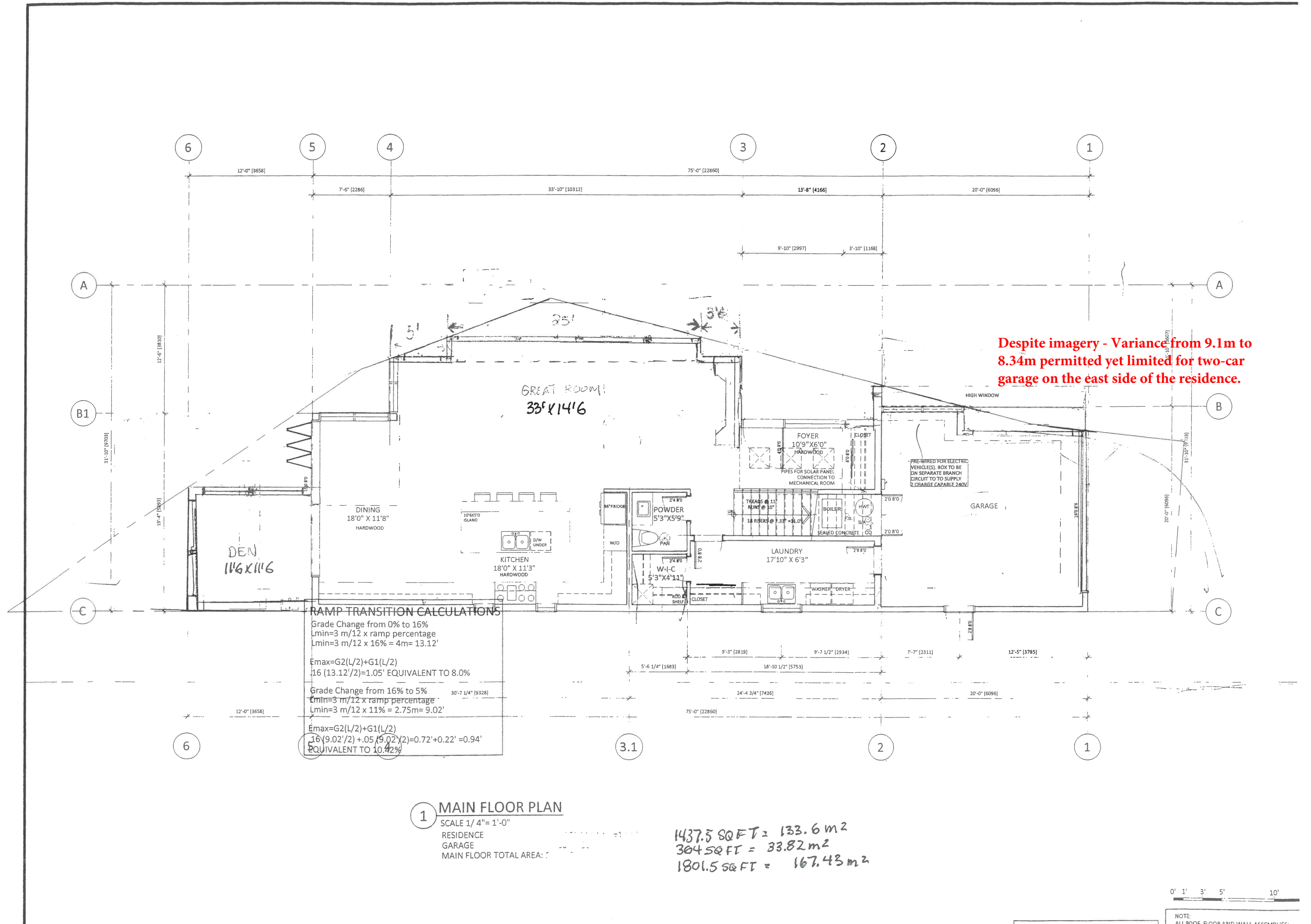
No	Date	Revision

No	Date	Issues
1	Feb 11 2025	Rev
2	Mar 11 2025	Rev
3	Apr 11 2025	Rev
4	May 12 2025	Rev
5	Jun 29 2025	Rev
6	Jul 22 2025	Rev
7	Aug 11 2025	Rev
8	Aug 11 2025	Rev
9	Aug 11 2025	Rev
10	Aug 11 2025	Rev

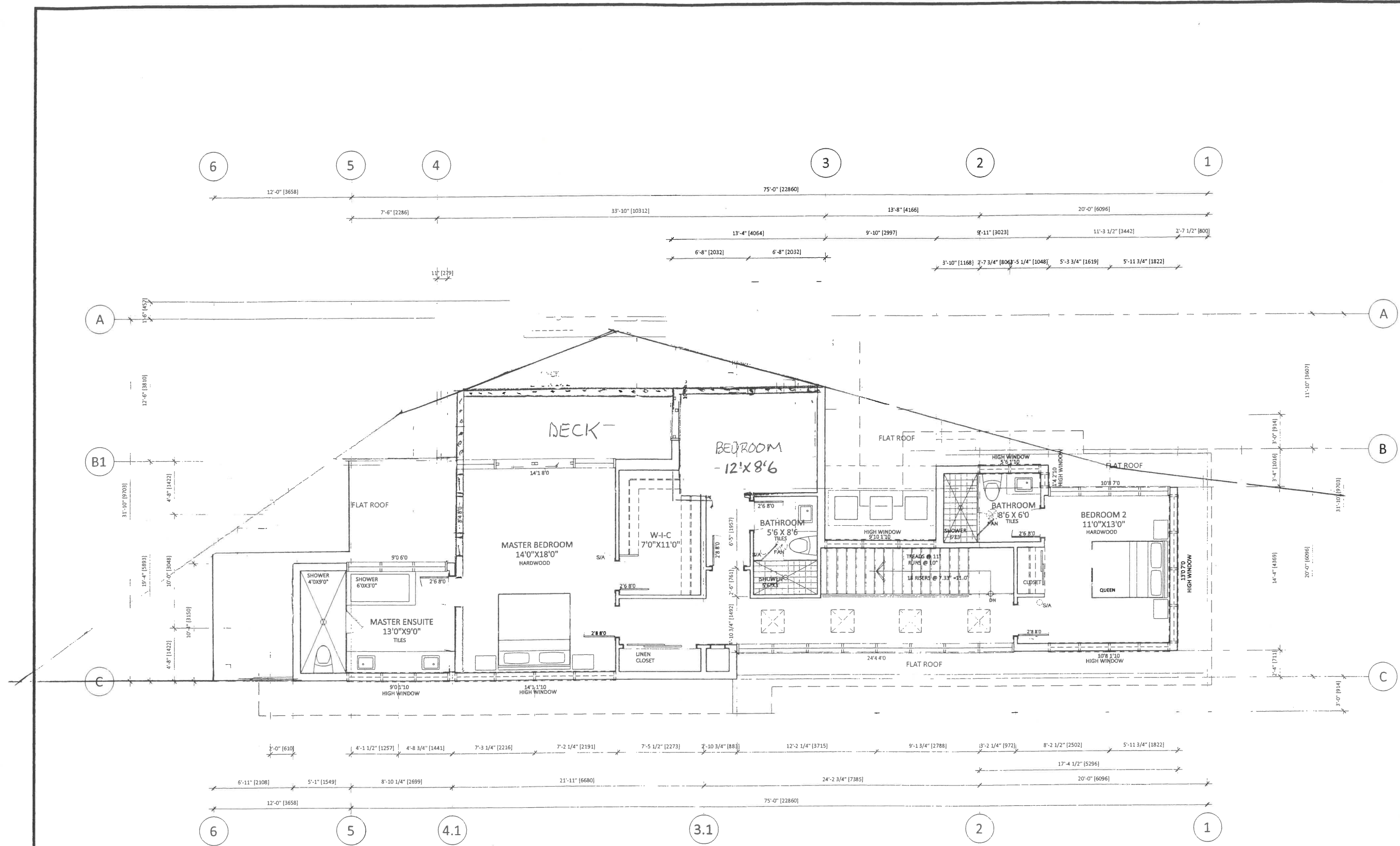
Project  
Saniuk Residence  
4798 The Highway  
West Vancouver, B.C.

LANDSCAPE CONCEPTUAL PLAN

Drawn	Job No
APJ/JW	
Checked	Date
MT	October, 2025
Scale	Drawing No
1/8" = 1'	L-01
Plot Size	36" x 24"

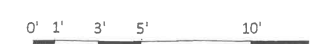


NOTE:  
 ALL ROOF, FLOOR AND WALL ASSEMBLIES;  
 WINDOW GLASS DOORS AND ROOF



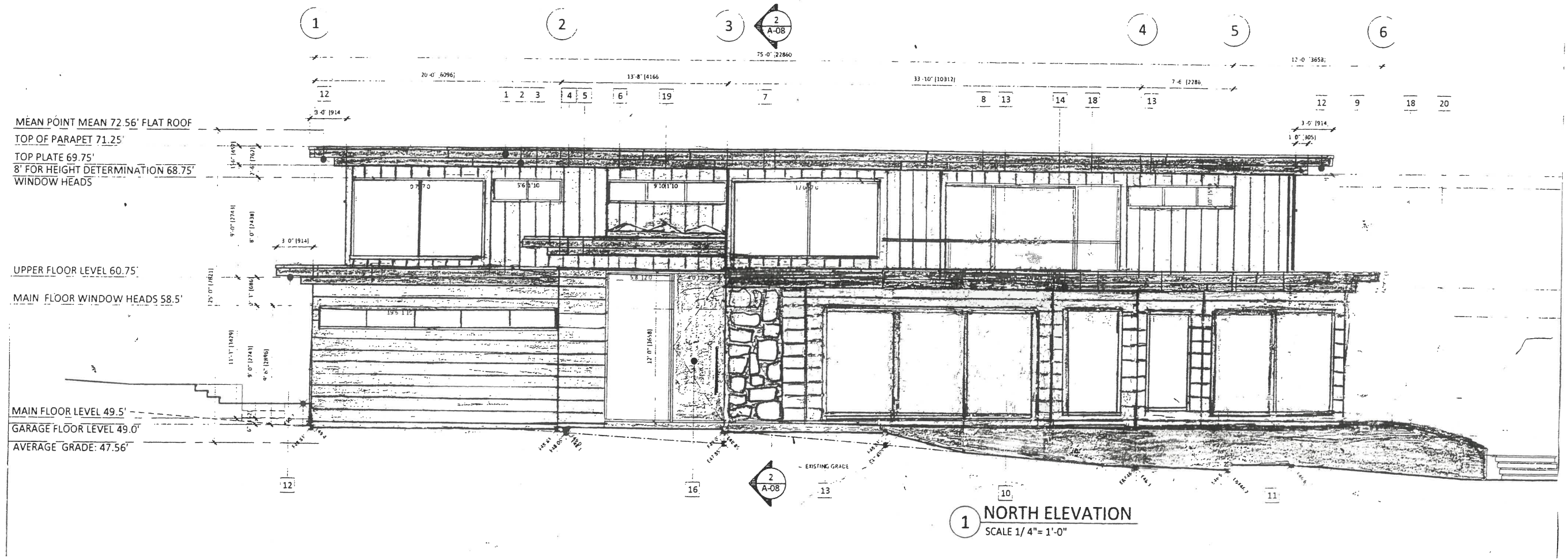
**1** UPPER FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 RESIDENCE

1272 SQFT =  
 118.21 m<sup>2</sup>



NOTE:

NOTE:  
 ALL ROOF, FLOOR AND WALL ASSEMBLIES;  
 WINDOWS, GLASS DOORS AND DOORS

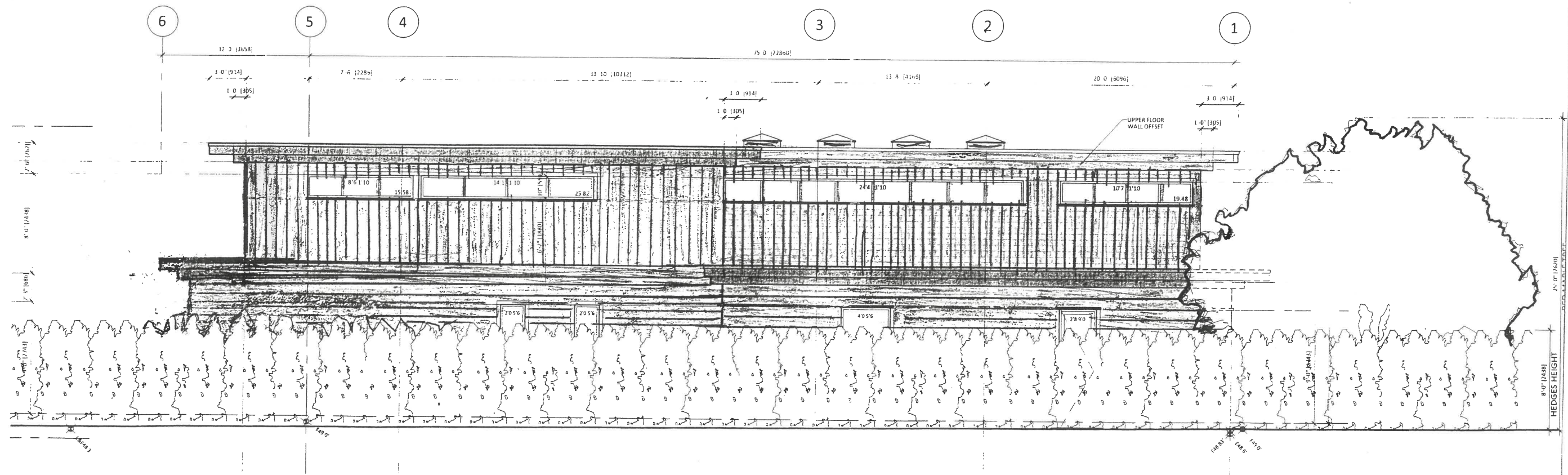


MEAN POINT MEAN 72.56' FLAT ROOF  
 TOP OF PARAPET 71.25'  
 TOP PLATE 69.75'  
 8' FOR HEIGHT DETERMINATION 68.75'  
 WINDOW HEADS

UPPER FLOOR LEVEL 60.75'  
 MAIN FLOOR WINDOW HEADS 58.5'

MAIN FLOOR LEVEL 49.5'  
 GARAGE FLOOR LEVEL 49.0'  
 AVERAGE GRADE: 47.56'

**1** NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"