

Site Plan: Proposed

Sc: 1/8" = 1' 0"

Project Description:

The project involves a minor addition to the primary unit to revise the powder room layout and enhance the separation between the kitchen and powder room. The proposed extension will be constructed over the existing skylight curb, with no impact on the existing landscape.

A floor area variance of **33.13 sq. ft.** is requested as part of this proposal.

Project Name Marshall Residence Renovation	
Client Name James Marshall	Project Address 221 Maple Lane, West Vancouver, BC
Sheet Number A0.0	Sheet Title Site Plan

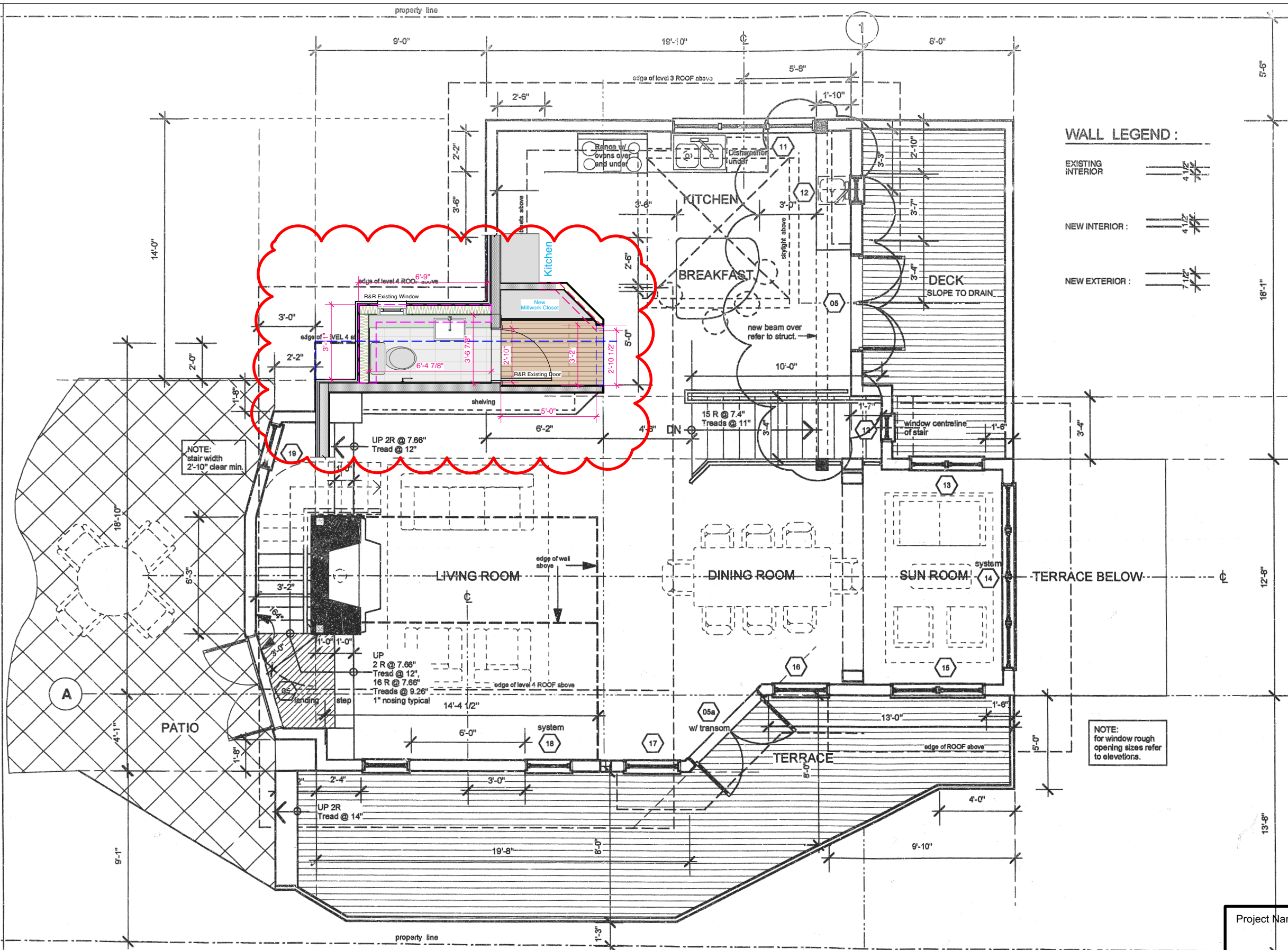


Photo #1 – Area of addition (33.13 ft²) – foundation around skylight (7ft X 4ft) and below upper floor living space.



Photo #2 – View from upstairs balcony - looking down at gravel patio and into lower floor bathroom.

Project Name Marshall Residence Renovation	
Client Name James Marshall	Project Address 221 Maple Lane, West Vancouver, BC
Sheet Number A0.1	Sheet Title Site Photos

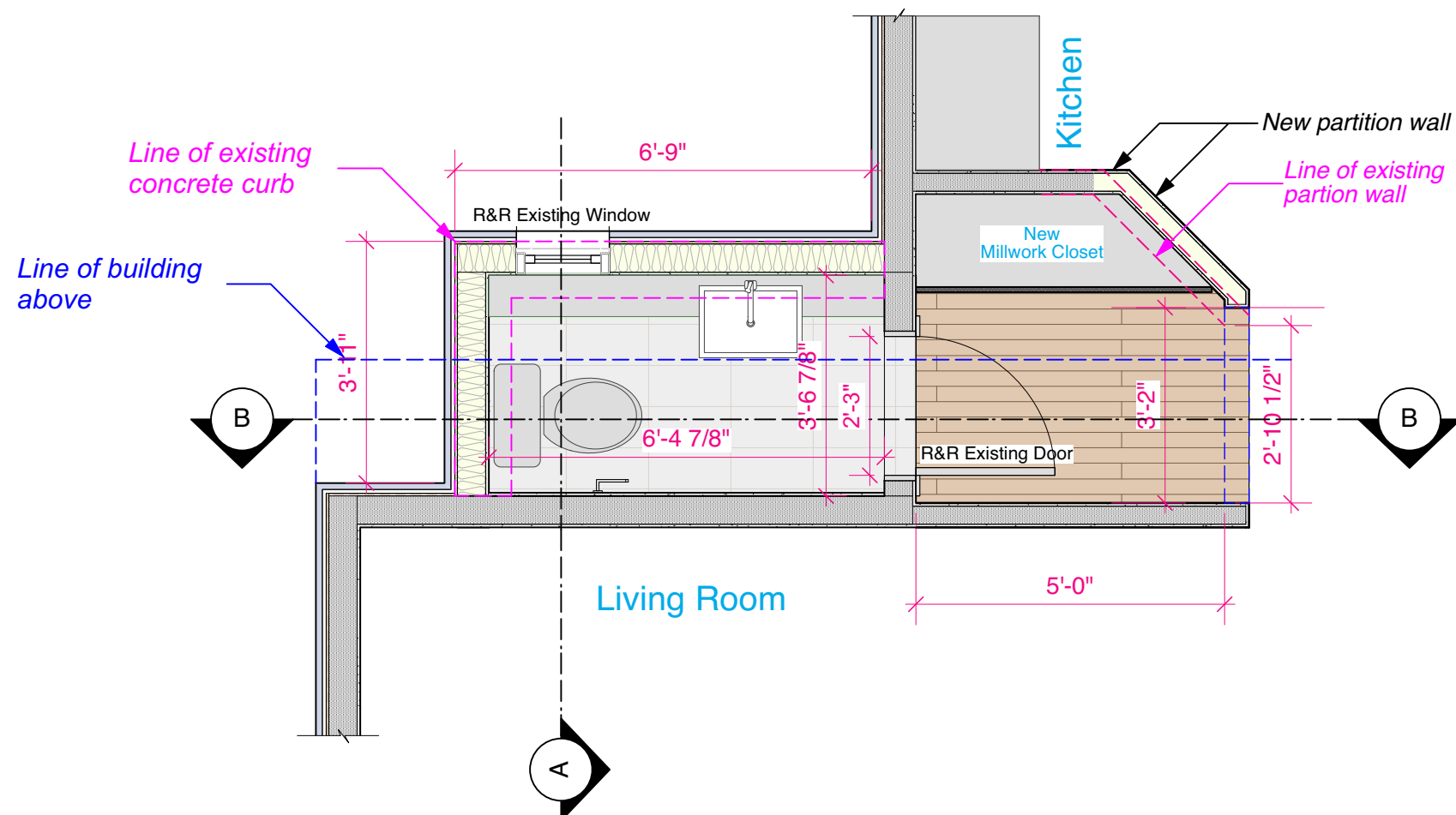


Plan Level 1: Proposed Powderroom Layout

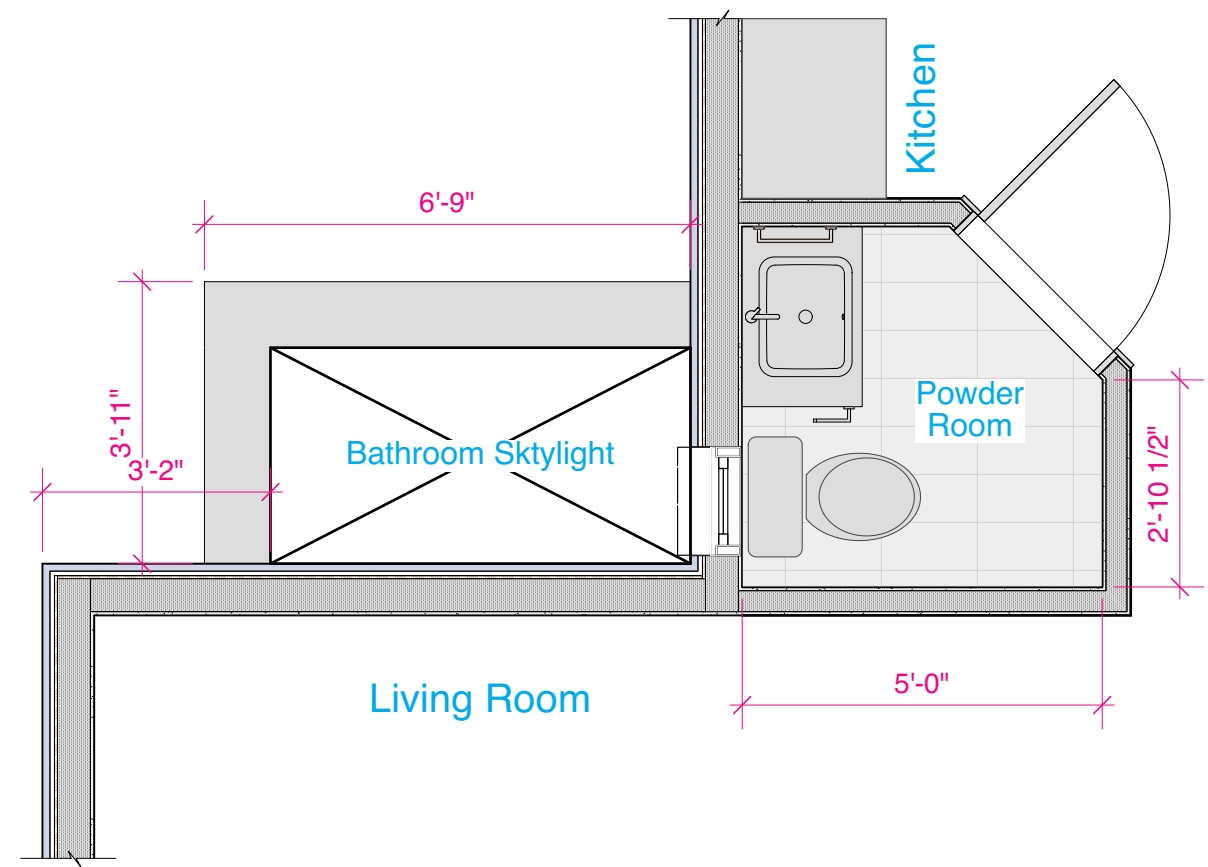
Sc: 3/16" = 1' 0"

A floor area variance of **33.13 sq. ft.** is requested as part of this proposal.

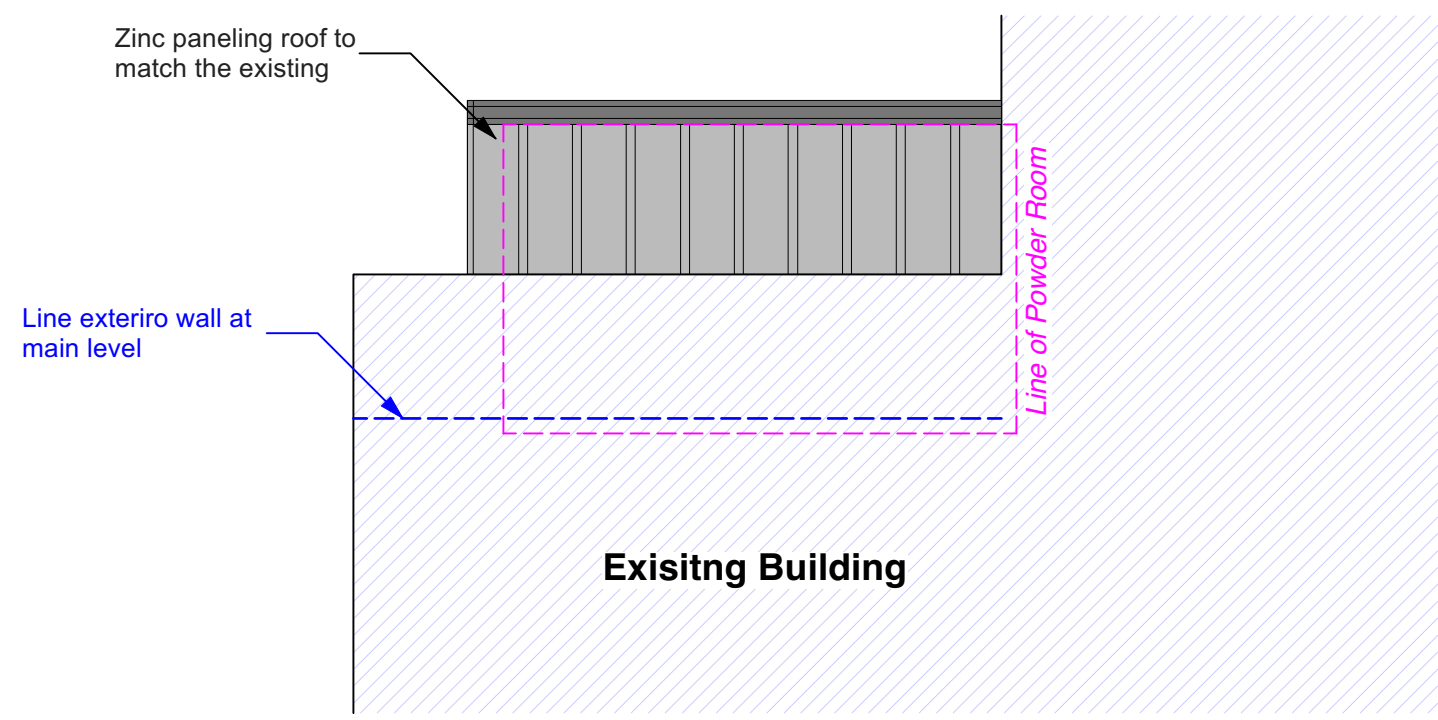
Project Name Marshall Residence Renovation	
Client Name James Marshall	Project Address 221 Maple Lane, West Vancouver, BC
Sheet Number A0.2	Sheet Title Plan: Level One



Proposed Powderroom Layout
Sc: 3/8" = 1' 0"



Existing Plan
Sc: 3/8" = 1' 0"



Proposed Powderroom Roof Plan
Sc: 3/8" = 1' 0"

A floor area variance of **33.13 sq. ft.** is requested as part of this proposal.

Project Name Marshall Residence Renovation	
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Sheet Number A1.1	Sheet Title Powder Room Layout

ROOF CONSTRUCTION

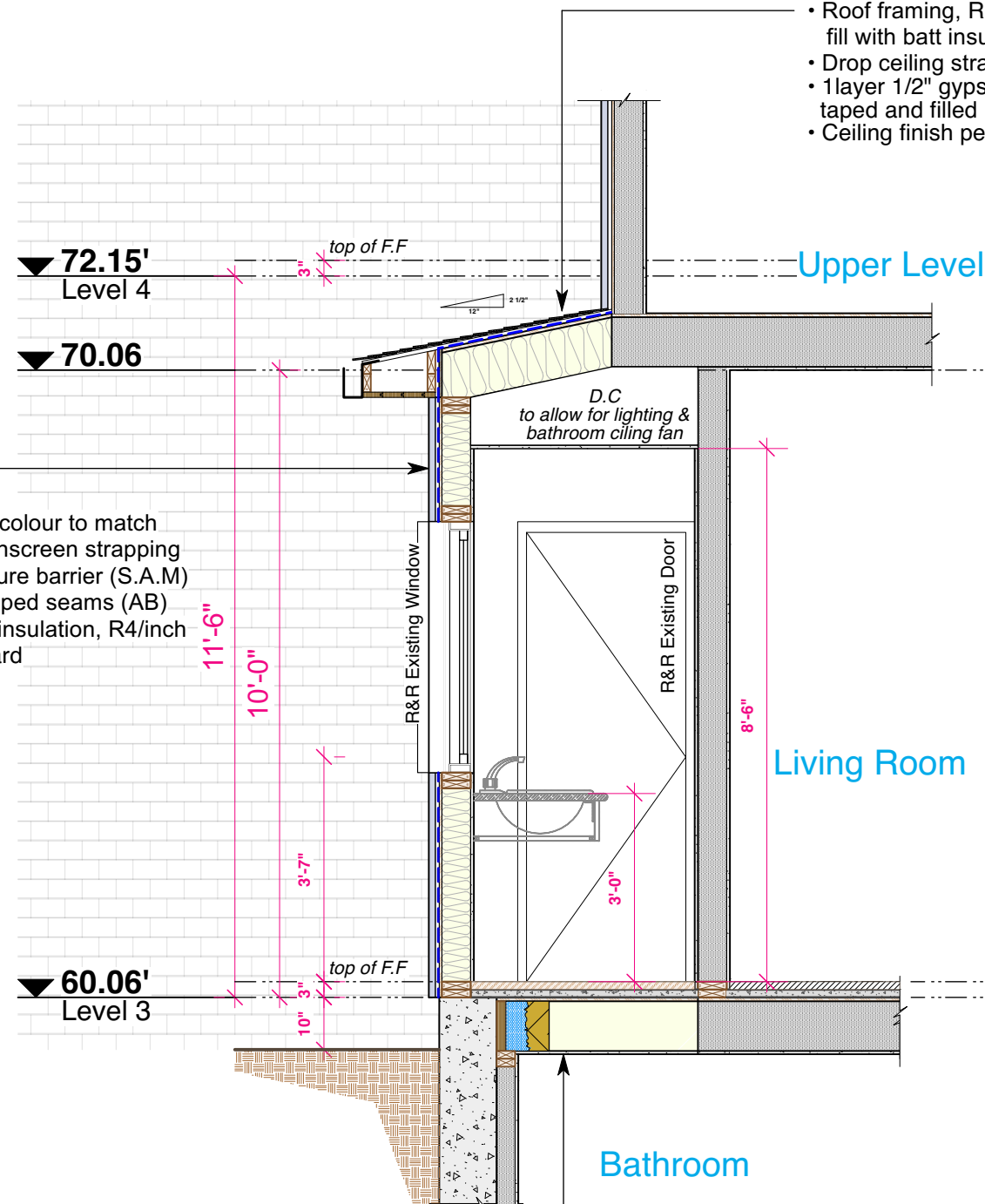
- Zinc paneling matching the existing building
- 3/4" Strapping @ 16" for venting
- Moisture barrier (Self-adhered membrane)
- 1/2" plywood sheathing
- Roof framing, Refer to Structural Spec. for Size, Spacing & Connection Detail fill with batt insulation, R4/inch
- Drop ceiling strapping for services
- 1 layer 1/2" gypsum board ceiling, outer layer joints taped and filled
- Ceiling finish per the Interior Designer's Spec.

WALL CONSTRUCTION

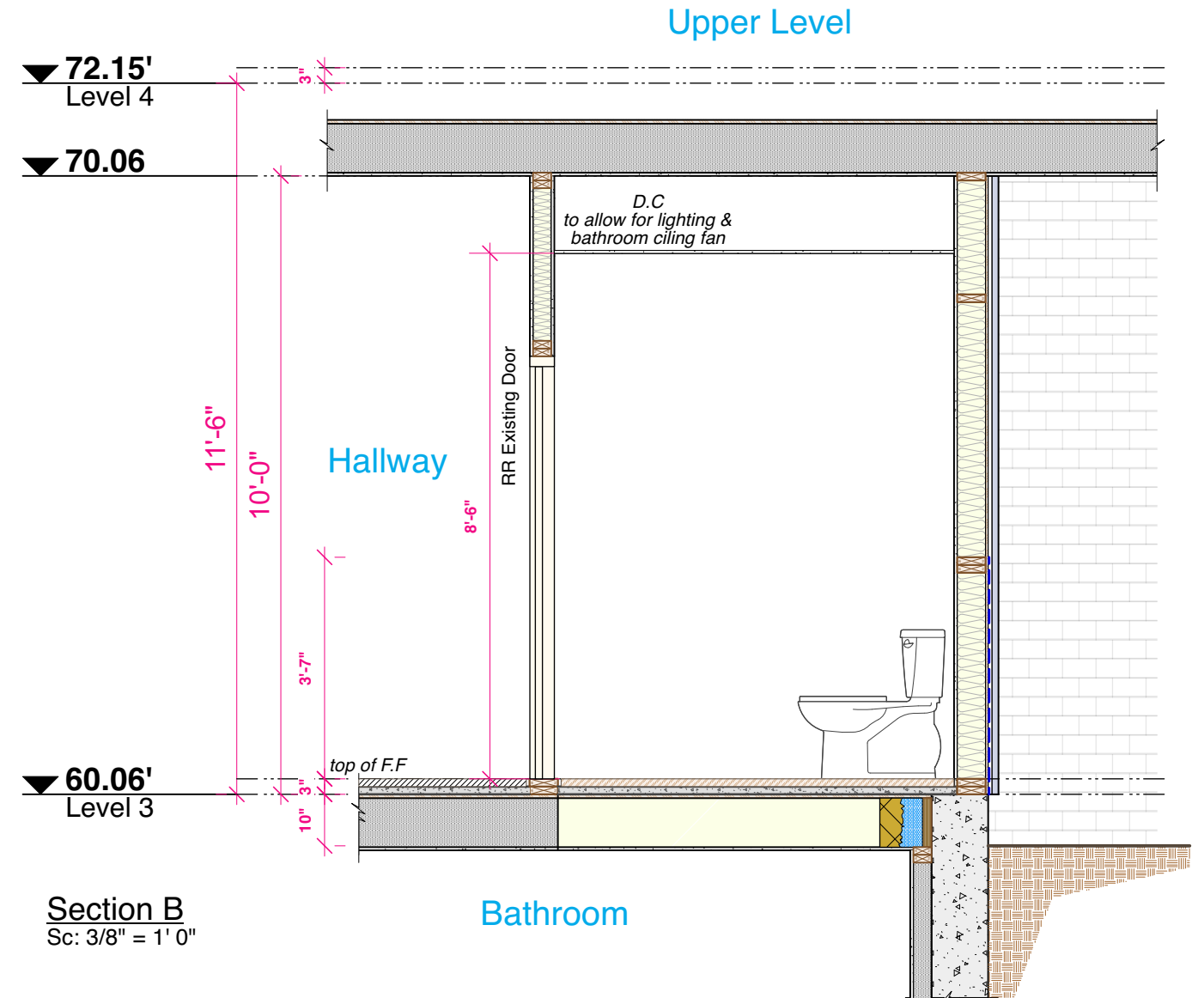
- Shingles similar to existing, colour to match
- 3/4"x 2" plywood vertical rainscreen strapping
- Vapour permeable air/moisture barrier (S.A.M)
- 1/2" plywood sheathing w taped seams (AB)
- 2x6 @ 16" OC filled w/ batt insulation, R4/inch
- 1 layer 1/2" gypsum wall board
- Finish as per ID's Spec.

FLOOR CONSTRUCTION

- Finished flooring ID's Spec.
- 1 1/2" concrete topping
- 1/2" Plywood Sheathing
- Floor joists, Refer to Structural Spec. for Size, Spacing & Connection Detail
- 1 layer 1/2" gypsum board ceiling, outer layer joints taped and filled
- Ceiling finish per the Interior Designer's Spec.



Section A
Sc: 3/8" = 1' 0"



Section B
Sc: 3/8" = 1' 0"

Project Name Marshall Residence Renovation	
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Sheet Number A1.3	Sheet Title Powder Room Sections