

MacQueen Systems Inc.

45774 Timothy Avenue
Chilliwack, BC V2R 2S3
780-830-8599

Property Owner/Resident
10086 Dublin Drive
Chilliwack, BC V2P 6K7

January 27, 2023

To Whom It May Concern,

We are writing this letter to inform you of proposed residential changes to 10105 Kent Road, Chilliwack, BC. These changes include addition/renovation to the existing building as outlined in the attached site plan and other documentation.

There will be construction work at the above-mentioned address from Monday to Friday, between the hours of 7:30 am to 5:30 pm, starting sometime in May 2023.

Due to construction, there might be some disturbance/ noise around the area. We might also require occasional access to your property for building work. Therefore, I am extremely sorry if the process causes you any inconvenience or disturbance.

Also, if any damage is done to your property, I shall be liable for the cause. I will be grateful for your support during this time. If you have any questions regarding the same, feel free to contact me at the below-mentioned contact details.

Warm Regards,

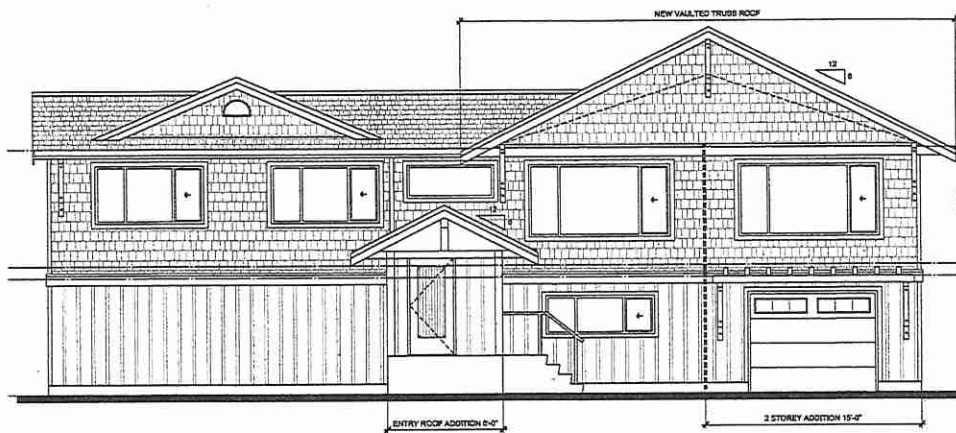
MACQUEEN SYSTEMS INC.

Craig MacQueen
CEO

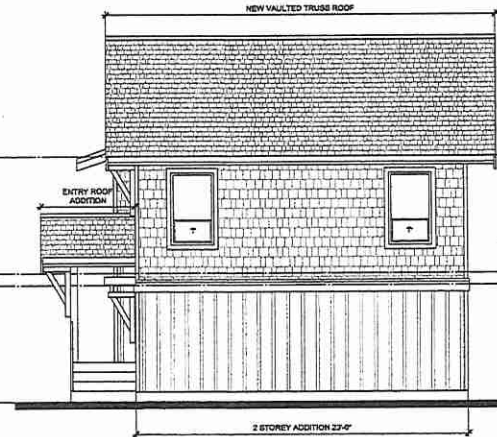
Date Received: Feb 3rd / 23
Received From: Craig MacQueen
Folder Number: DVP01304
Subject Property: 10105 Kent Road
Council Date: Feb. 21 / 23

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macqueensystems@gmail.com



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

Date Received: Feb 3rd /23
 Received From: Craig MacQueen
 Folder Number: DVPO1304
 Subject Property: 10105 Kent Road
 Council Date: Feb. 21 /23
 2 of 5

REVISION 1 P/A
2022-07-14
PRELIMINARY P
2022-07-09

EDITION

CONSULTANTS

PROJECT

THEISSEN
HOME ADDITION
RENOVATION

LOCATION

10105 KENT RD.
CHILLIWACK BC

DRAWING TITLE

PROPOSED
ELEVATIONS

DRAWN

PH

CHECKED

BC

DATE

2022-07-14

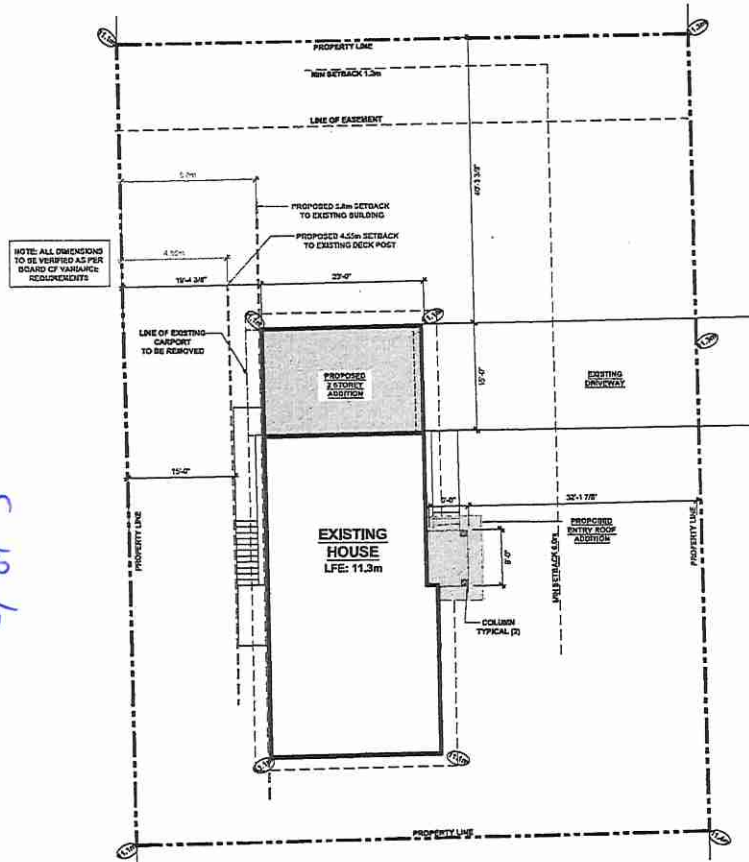


PAUL H.
DRAFTING AND

phdrafting@
MOBILE: 604

SHEET NO. A-1

Date Received: Feb. 3/23
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 Subject Property: 10105 Kent Road
 Council Date: Feb. 21/23
4 of 5



NOTE: ALL DIMENSIONS TO BE VERIFIED AS PER BOARD OF VARIANCE REQUIREMENTS



SITE PLAN
 SCALE: 1/8"=1'-0"

PROPOSED SCOPE OF WORK
 OWNER PROPOSES TO REMOVE EXISTING SINGLE CARPORT AND CONSTRUCT 2 STOREY ADDITION, CONSISTING OF GARAGE ON LOWER FLOOR AND LIVING SPACE ABOVE. ALSO PROPOSE TO ALTER SOME INTERIOR SPACES AS PER PROPOSED PLAN, AND CONSTRUCT A ROOF OVER FRONT ENTRY PORCH.

KENT RD.

DRAWING INDEX

- A-01 SITE PLAN, ZONING COMPLIANCE, GENERAL NOTES & CODE ANALYSIS
- A-02 EXISTING PLANS AND ELEVATIONS
- A-03 PROPOSED PLANS
- A-04 PROPOSED ELEVATIONS
- A-05 SECTIONS, CONSTRUCTION ASSEMBLIES AND ETR TABLE
- A-06 CONSTRUCTION DETAILS

ZONING COMPLIANCE

ZONING: R1-B
 LOT SIDE SETBACK
 LOT COVERAGE: NO CHANGE FROM EXISTING
 FLOOR AREA ALLOWED: 3.8
 CALC: 607.78 x 6.2148
 FLOOR AREA PROPOSED: 2803 SF = 228.0m²
 BUILDING HT ALLOWED: 15.0m
 PROPOSED: 14.0m

SETBACKS ALLOWED:
 1.5m MIN TO SIDE LOT LINE
 3.0m REAR LOT LINE TO BUILDING 4.5m TO DECK POSTS (VARIANCE REQUIRED)
 1.5m FRONT LOT LINE
 (SETBACKS WILL ONLY CHANGE FROM EXISTING)

LEGAL DESCRIPTION:
 LOT 164 DISTRICT LOT 373 GROUP 2 1/2ND PLAN 68188

GENERAL NOTES

1. ALL WORK IS SUBJECT TO THE REGULATIONS FOR PUBLIC SAFETY, FIRE SAFETY, STRUCTURAL SUFFICIENCY, QUALITY AND DURABILITY AS PER B.C. CURRENT BUILDING CODE
2. ALL WORK TO COMPLY WITH LOCAL CODES AND BYLAWS OF THE JURISDICTION APPLYING
3. CONTRACTOR AND ALL SUBTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL DRAWINGS AND SITE CONDITIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER IMMEDIATELY PRIOR TO START OF WORK AND ORDERING OF MATERIALS AND SERVICES NOT NOTIFIED BEFORE THE RESPONSIBILITY OF THE CONTRACTOR
4. WELLS, ROCK PILES AND DISPOSAL SYSTEMS TO BE LOCATED IN ACCORDANCE WITH THE LOCAL AUTHORITY WRITING JURISDICTION
5. ANY ELEVATIONS IN EXISTING OR DRAWINGS ARE ESTIMATED AND MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS
6. SETTING OF BEARINGS TO BE VERIFIED BY LEGAL LAND SURVEYOR PRIOR TO POURING & PLACING OF CONCRETE
7. ALL CIVIL, MECHANICAL & ELECTRICAL DESIGN & PLANS TO BE DONE BY OTHERS
8. CONTRACTOR, SUPPLIER AND ALL OTHER SUBTRACTORS ARE TO VERIFY THAT THEY ARE WORKING WITH THE LATEST CURRENT DRAWINGS AND DOCUMENTS
9. DRAWINGS ARE NOT TO BE SCALE, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
10. SHOWER PANES TO BE LOCATED AND INSTALLED AS PER B.C.B.C. (S.14.12.1)
11. DRINKING ARE FROM OUTSIDE FACE OF EXTERIOR OPERABLES TO THE CENTRE OF PARTITION STUDS, THE OUTSIDE FACE OF EXTERIOR OPERABLES IS TO BE FLUSH WITH OUTSIDE FACE OF CONCRETE FOUNDATION WALL
12. DOOR FRAMES TO OPENING FOR ENTRANCE & EXTERIOR DOORS AND DOORS WHICH DIRECTLY OR INDIRECTLY PROVIDE ACCESS FROM A GARAGE TO THE DWELLING SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND WALL FRAMING AT LOCK HEIGHT SO THAT THE FRAME WILL FEEL SPREADING BY FORCE. GLASS IN SUCH DOORS SHALL BE SAFETY GLASS. EXTERIOR HINGED DOORS AND HINGED DOORS BETWEEN DWELLING AND GARAGE WHICH ARE NOT HINGED SHALL BE PROVIDED WITH Hinges AND WAS SUCH THAT THE DOORS CAN BE CLOSED WHEN THEY ARE IN THE CLOSED POSITION.
13. WHERE OPENINGS FOR EXTERIOR HINGED OR ALUMINUM DOORS ARE LOCATED IN WOOD STUD WALLS, SEEN HORIZONTAL BEARING SHALL BE PROVIDED AT BOTH SIDES OF EACH OPENING FOR TWO STUD SPACES AND SHALL BE LOCATED AT LOCK HEIGHT EXCEPT WHERE SEALS OR ISOLATION OCCUR. ALL QUALIFIED ROOF SPACES SHALL BE VENTILATED WITH ROOF, ROOF OR GABLE VENTS. IN COMBINATION REALLY EXTENDED BY THE TOP OF ROOF SPACES AND ROOFS
14. ATTIC OF ROOF SPACES TO BE VENTED MINIMUM 10% OF AREA FOR TRUSSED ROOFS AND 1% FOR ROOFS BUILT UP ROOF JOISTS.
15. ALL INSTALLATION OF ADDITIONAL HEATING MUST COMPLY WITH MANUFACTURERS DIRECTIONS, MANIRE APPLICABLE, ENGINEERS DRAWINGS, LOCAL CODES AND ALL OTHER REGULATIONS IN ALL RESPECTS.

ABBREVIATIONS

SYMBOL	DESCRIPTION	P.T.	UNIT	PREVIOUS TITLED
ADL	ADJUSTABLE			FRONT
BU	BURST			RANGE / OVEN / STOVE
B	BOP	RES.		REFRIGERATOR
DP	DISH	RES.		ROD & SHIRT
DW	DISH WASHER	S		ROCK
DND	DWELLER	S.A.		SMOKE ALARM
F.P.	FIRE PLACE	SH		SHOWER
F.R.	FIRE RESISTANCE RATING	SP		SQUARE FEET
H	HOUR	SO. M.		SQUARE METERS
H	HEIGHT	TYR.		TYPICAL
INDL	INDUSTRIAL	UNCL.		UNLESS NOTED OTHERWISE
INCL	INCHES	IP		IP
ML	MILLIMETER	UNCL.		UNLESS NOTED OTHERWISE
MV	MICROMETER	UNCL.		UNLESS NOTED OTHERWISE
MW	MICROWAVE	W.		WASHER
O.C.	ON CENTRE	WC		WATER CLOSET
OSL	OUTSIDE OF	WD		STACKED WASHED DRYER UNIT
OSB	ORIENTED STRAND BOARD	W.L.C.		WALK IN CLOSET

CODE ANALYSIS - B.C.B.C. 2018 - PART 9

REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
DESIGN TO COMPLY TO ALL REQUIREMENTS OF B.C.B.C. 2018	2.0	2.0	2.0
COLLAPSE HEIGHTS OF ROOM OR SPACES	3.1	3.1	3.1
KITCHEN AND BATHROOM EXHAUST FANS	3.2	3.2	3.2
EXTERIOR WINDOWS OR DOORS FOR RESIDENCES	4.1	4.1	4.1
DRINK AND CATION HORIZONTAL ALLOWED REQUIRED	4.2	4.2	4.2
REQUIRED VENTILATION FOR DWELLING UNITS	5.1	5.1	5.1
OPTIMAL EXHAUSTION - UNLESS AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES	5.2	5.2	5.2
COMPLIANCE WITH ENERGY EFFICIENCY FOR RESIDENTIAL BUILDINGS	6.1	6.1	6.1

ISSUE FOR VARIANCE
 2022-09-16
 ISSUE FOR BUILDING
 2023-01-18
 REVISION 1 PLAN
 2022-07-14
 PRELIMINARY PLAN
 2022-07-09

EDITIONS

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 HOME ADDITION &
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LOCATION
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 CHELLYWACK BC

DRAWING TITLE
 SITE PLAN
 ZONING DATA &
 CODE ANALYSIS

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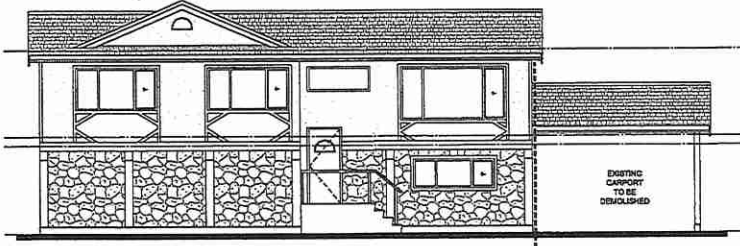
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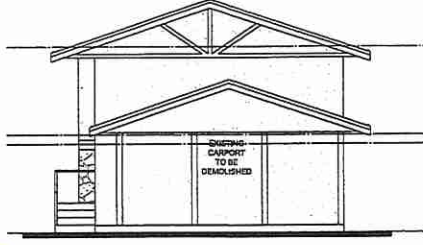
PAUL HO
 DRAFTING AND DESIGN

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 MOBILE: 604 678 1111

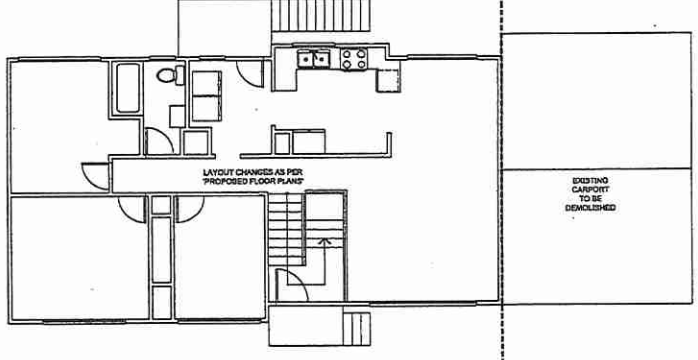
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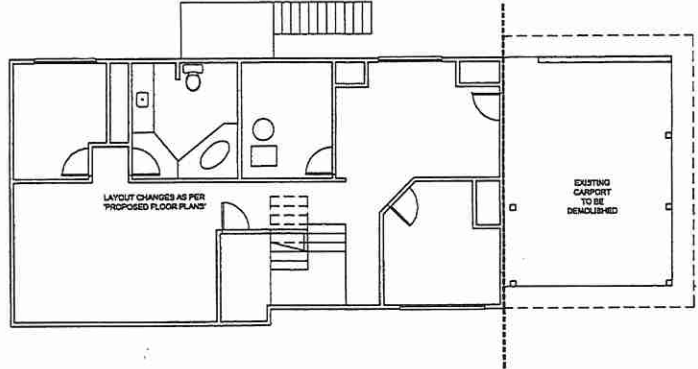
EXISTING EAST ELEVATION
SCALE: 3/16"-1'-0"



EXISTING NORTH ELEVATION
SCALE: 3/16"-1'-0"



EXISTING MAIN FLOOR PLAN
SCALE: 3/16"-1'-0"
AREA: 1095 SQ. FT.



EXISTING LOWER FLOOR PLAN
SCALE: 3/16"-1'-0"
AREA: 1082 SQ. FT.

NORTH

REVISION 1 PLAN
2023-07-14
PRELIMINARY PLAN
2022-07-05
EDITION
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2022-07-14
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