



www.dmanddesign.com  
(604) 597 1838

14658 84 AVENUE  
SURREY, BC V3S9K7  
V3S 9K7

THESE PLANS CONFORM TO BCRC 2024  
\*\*\*DO NOT SCALE DRAWINGS\*\*\*  
CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/DRAWER'S RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL REQUIREMENTS PRIOR TO CONSTRUCTION.

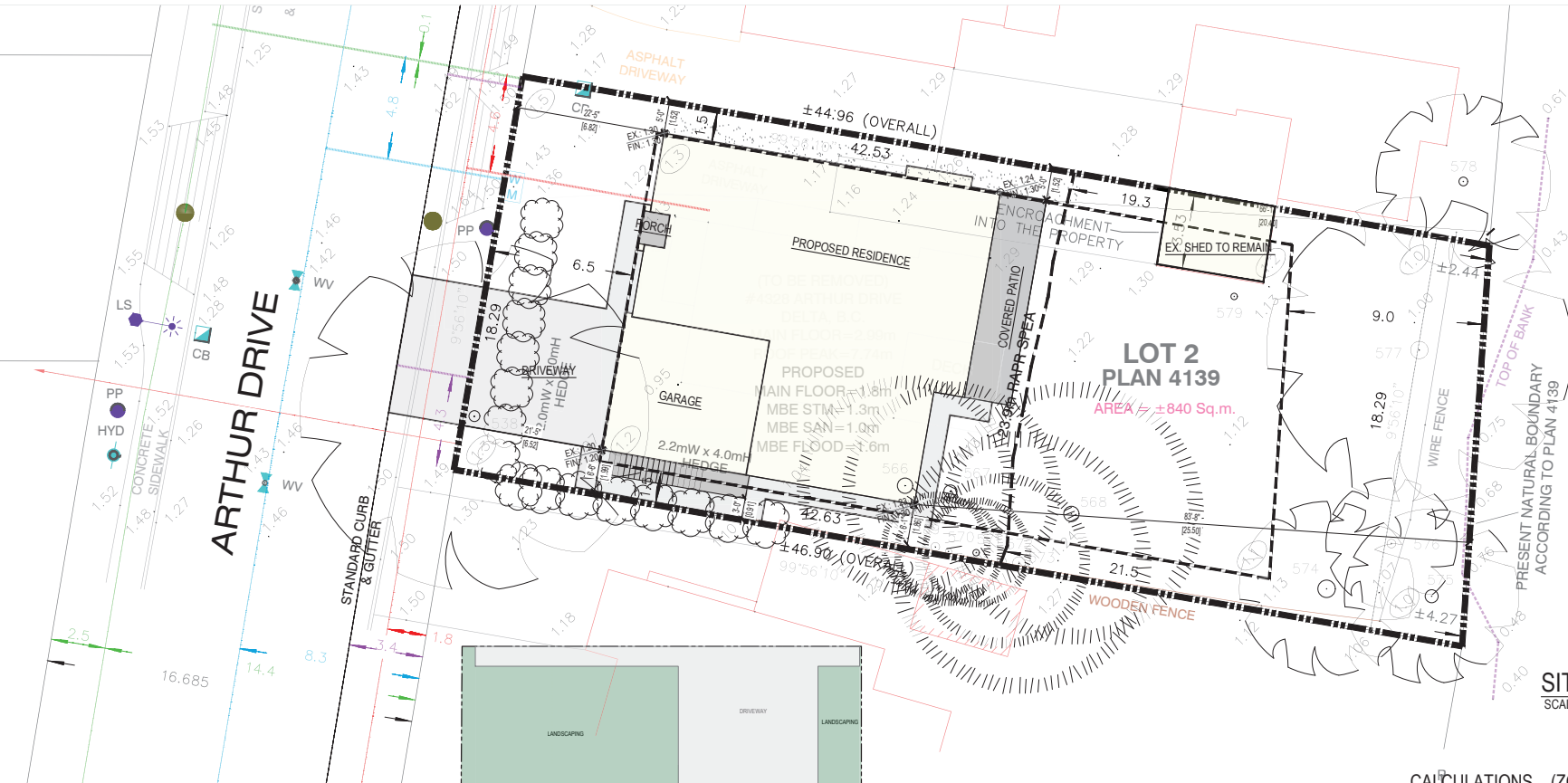
BUILDER'S NOTES:  
THE OWNER/BUILDER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS. SQUARE FOOTAGE SHOWN IS APPROXIMATE. THE BUILDER RESERVES THE RIGHT TO MAKE UNUSING CHANGES AND ADJUSTMENTS. FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS.

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CHILUKTHAN SLOUGH

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



**FRONT YARD LANDSCAPING**  
TOTAL FRONT YARD: 1,285 sq ft  
LANDSCAPED AREA: 726 sq ft

**GENERAL NOTES:**

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD., TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2024). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS. DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:  
- JOISTS: DOUGLAS FIR #2 OR BETTER.  
- LINTELS: DOUGLAS FIR #2 OR BETTER.  
- BEAMS: DOUGLAS FIR #2 OR BETTER.  
- HEADERS: DOUGLAS FIR #2 OR BETTER.  
- RAFTERS: DOUGLAS FIR #2 OR BETTER.  
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.  
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.  
UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C. RESIDENTIAL STANDARDS AND THE SPAN BOOK CURRENT EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELL, SILT, GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH H ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:  
- FOUNDATION WALL: R-12  
- ROOF: R-40  
- 2" X 4" WALLS: R-14  
- 2" X 6" WALLS: R-20  
- CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28  
WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

PROVIDE A COPY OF SIGNED ANS SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.

**CALCULATIONS (ZONE RS-1):**

LOT SIZE:	9,042 sq ft
FLOOR AREA RATIO:	
PERMITTED:	3,713 sq ft
ACTUAL:	
MAIN FLOOR:	1,991 sq ft
UPPER FLOOR:	1,722 sq ft
TOTAL:	3,713 sq ft
GARAGE AREA:	
PERMITTED:	452 sq ft
ACTUAL:	452 sq ft
ACCESSORY BUILDING:	
PERMITTED:	215 sq ft
EXISTING:	187 sq ft
LOT COVERAGE:	
PERMITTED:	4,068 sq ft
ACTUAL:	3,019 sq ft
IMPERMEABLE CALCULATIONS:	
PERMITTED:	5,425 sq ft
ACTUAL:	
PRINCIPAL BUILDING:	2,444 sq ft
PORCH:	22 sq ft
PATIO:	282 sq ft
DRIVEWAY AREA:	449 sq ft
WALKWAY AREA:	663 sq ft
ACCESSORY BUILDING:	187 sq ft
TOTAL:	4,047 sq ft

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**JOB DESCRIPTION:**  
NEW SF DWELLING WITH SEC. SUITE

**ADDRESS:**  
4328 ARTHUR DR.  
DELTA, BC

**LEGAL DESCRIPTION:**  
LOT 2, DL 115, GRP 2,  
NWD, PLAN 4139

**CLIENT:**  
KIJEE CUSTOM HOMES  
AMAR BATH  
(604) 377-0637  
kijeecustomhomes@gmail.com

**DATE:**  
AUGUST 2025

**SCALE:**  
1/4" = 1'-0" (LIND)



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**2**

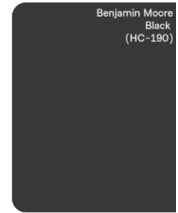
**MATERIALS/COLOURS**

ITEM	COLOUR
ASPHALT SHINGLE ROOF	BLACK
TRIM	BLACK HC 190
GUTTERS /DOWNPIPES	TRICORN BLACK SW 6258
HARDIE BOARD	TUDOR BROWN
BOARD AND BATTEN	BLACK HC 190
FRONT DOOR	TUDOR BROWN
GARAGE DOOR	BLACK HC 190
METAL FLASHING	TRICORN BLACK SW 6258
GUARDS/RAILING	TRICORN BLACK SW 6258

Asphalt Shingles  
Colour is Dual Black



TRIM  
BOARD AND BATTEN  
GARAGE DOOR

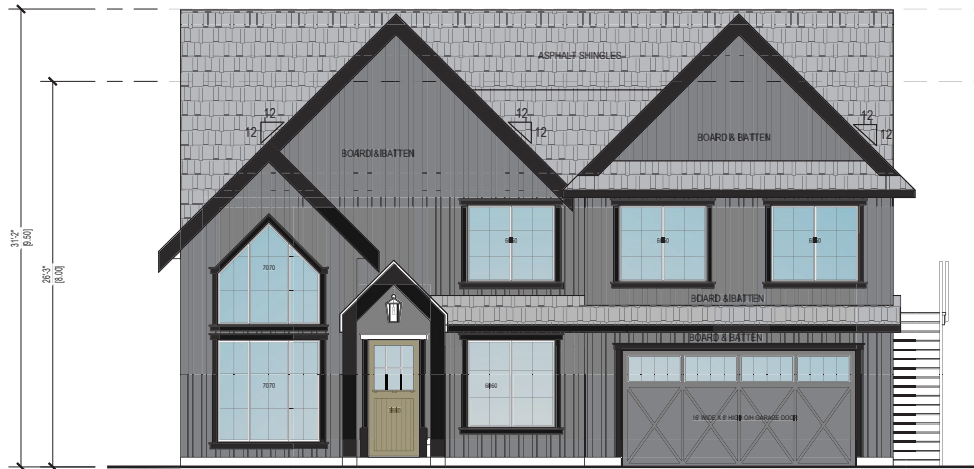


HARDIE BOARD  
FRONT DOOR

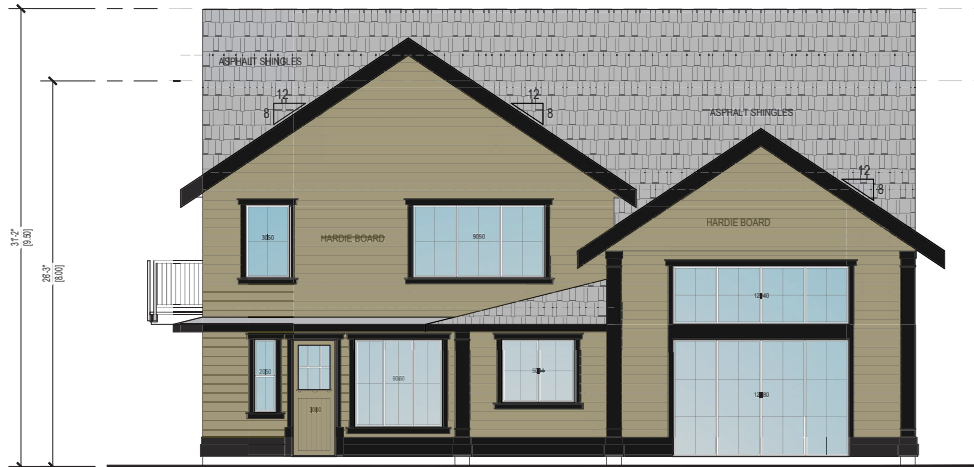
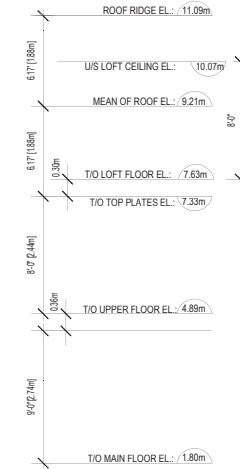


GUTTERS /DOWNPIPES  
METAL FLASHING  
GUARDS/RAILING

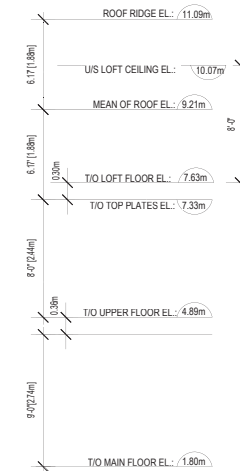
SW 6258  
Tricorn Black



**WEST ELEVATION**



**EAST ELEVATION**





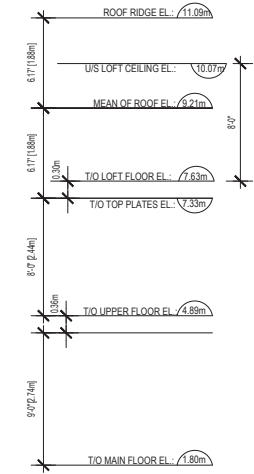
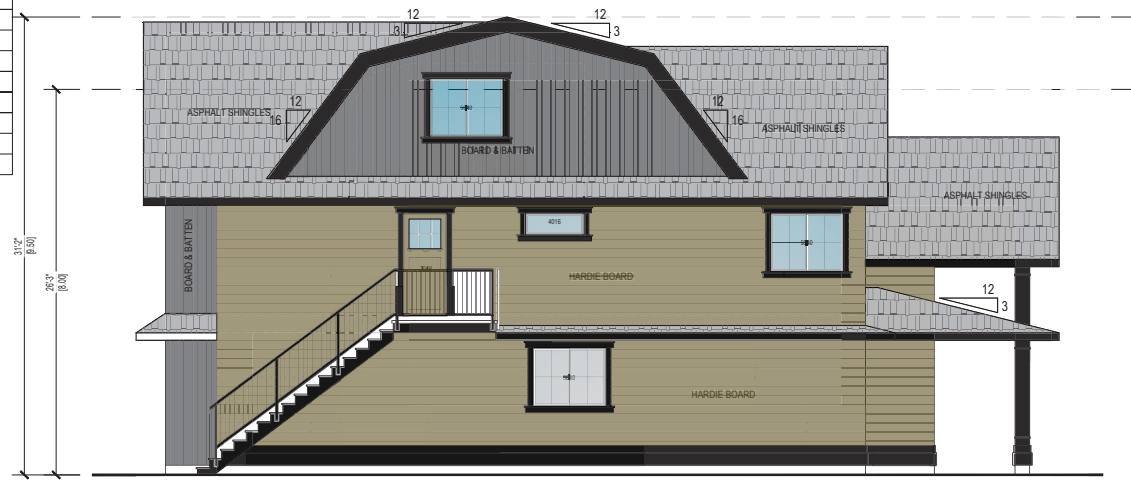
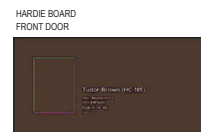
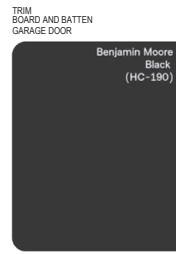
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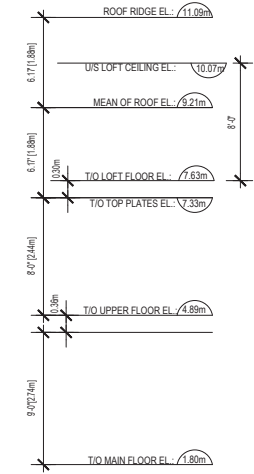
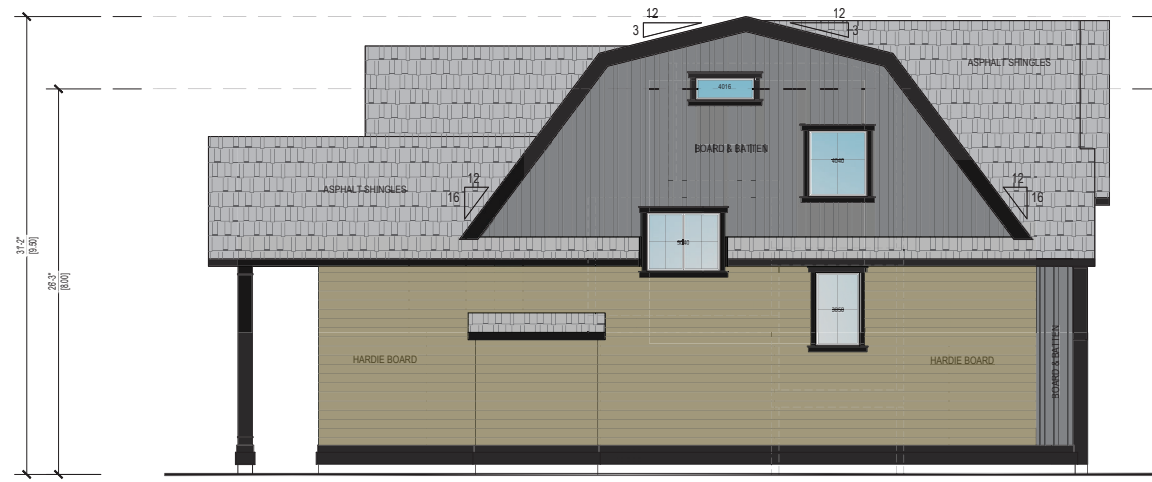
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METAL FLASHING	SOLID BLACK
GUARDS/RAILING	SOLID BLACK



SOUTH ELEVATION



NORTH ELEVATION

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