

# Project Information Sheet - Basic Requirements

**Client Name**

**Project Location** Lot 2, 144th Street & 34th Avenue, Surrey

**Project Type** New Custom

**City Zone** RF

<b>Building Setbacks (Permitted)</b>		<b>Front</b>	<b>Rear</b>	<b>Side Int.</b>	<b>Side Ext.</b>	
Main Building	ft	32.808	49.212	5.905	n/a	left side setback 14.764'
Acc. Building	ft	59.058	5.906	3.281	24.608	left side setback 14.764'
<b>Encroachments</b>		ft				
F/P, Chimney	ft	2.00	2.00	2.00	2.00	max 8.0' wide
Hutches	ft	2.00	2.00	2.00	2.00	max 8.0' wide
Boxed Windows	ft	2.00	2.00	2.00	2.00	max 8.0' wide
Bay windows	ft	2.00	2.00	2.00	2.00	max 8.0' wide
Eaves	ft	2.00	2.00	2.00	2.00	
Veneer	ft	no mention	no mention	no mention	no mention	
Deck / Porch	ft	2.00	2.00	2.00	2.00	
Stairs	ft	no limit	no limit	no limit	no limit	Must be less than 3 risers
<b>Special Notes:</b>		~ The side yard setback may be reduced to 3.937' provided that the opposite side yard be 7.874'. ~ Front and rear yard averaging are not applicable to this lot.				

**Lot Area** sf 9,053.26

		<b>Permitted</b>	<b>Proposed</b>			<b>Permitted</b>	<b>Proposed</b>
<b>Site Coverage</b>	ratio			<b>Floor Area</b>	cap	sf	3,550.00
<b>Included</b>	40%	3,621.30		Garage	Min.	sf	-400.00
Floor Area	sf			Accessory Bldg		sf	0.00
Garage				<b>Net Floor Area</b>		sf	<b>3,150.00</b>
Accessory Building				<b>Included</b>			<b>0.00</b>
Covered Decks/Porches				Floor area			
Supported Decks				Cant'd floors			
Cant'd floors (u.n.o.)				<b>Not Included</b>			
Roof overhangs exceeding 24"				Cant'd fireplaces			
<b>Not Included</b>				Boxed windows w/ sills			
Cant'd fireplaces				Decks or porches			
Boxed windows w/ sills				Interior stairs @ upper floor			
Deck/porch stairs				Basements/Crawlspaces if more than 1/2 in-ground			
<b>Special Notes:</b>				~ Crawlspaces are max 1.5m or 5.0' ~ Accessory building area in excess of 105.00 sf shall be included in the FAR calculation. ~ Upper floor can be a maximum of 80% of the main floor area including the attached garage.			

