

PRELIMINARY DEVELOPMENT DATA SUMMARY:
20411 WESTMINSTER HWY. - CoR Website April 7/20

Total Site Area	= 4.3466(2) ac = 187224.12 sq ft	
Total Floor Space Ratio AS1	Permitted (Greenhouse) 26.26(4) R2	Existing Condition (Greenhouse) = 144.12
Total Floor Space Ratio AS1	Permitted (House) 43.05(1) R2	Existing Condition (Greenhouse) = 144.12
Height	Permitted 24.5(2) Existing 24.5(2)	
Front Yard - Westminister Hwy.	Required (min. 6.0 m) R2	Existing Condition -
Side Yard West	Required (min. 6.0 m) R2	Existing Condition -
Side Yard East	Required (min. 1.2 m) 4	Existing Condition -
Rear Yard	Required (min. 10 m) R2	Existing Condition -
Parking Spaces	Existing 20	Proposed 20
Existing Spaces	Existing 0	Proposed 1

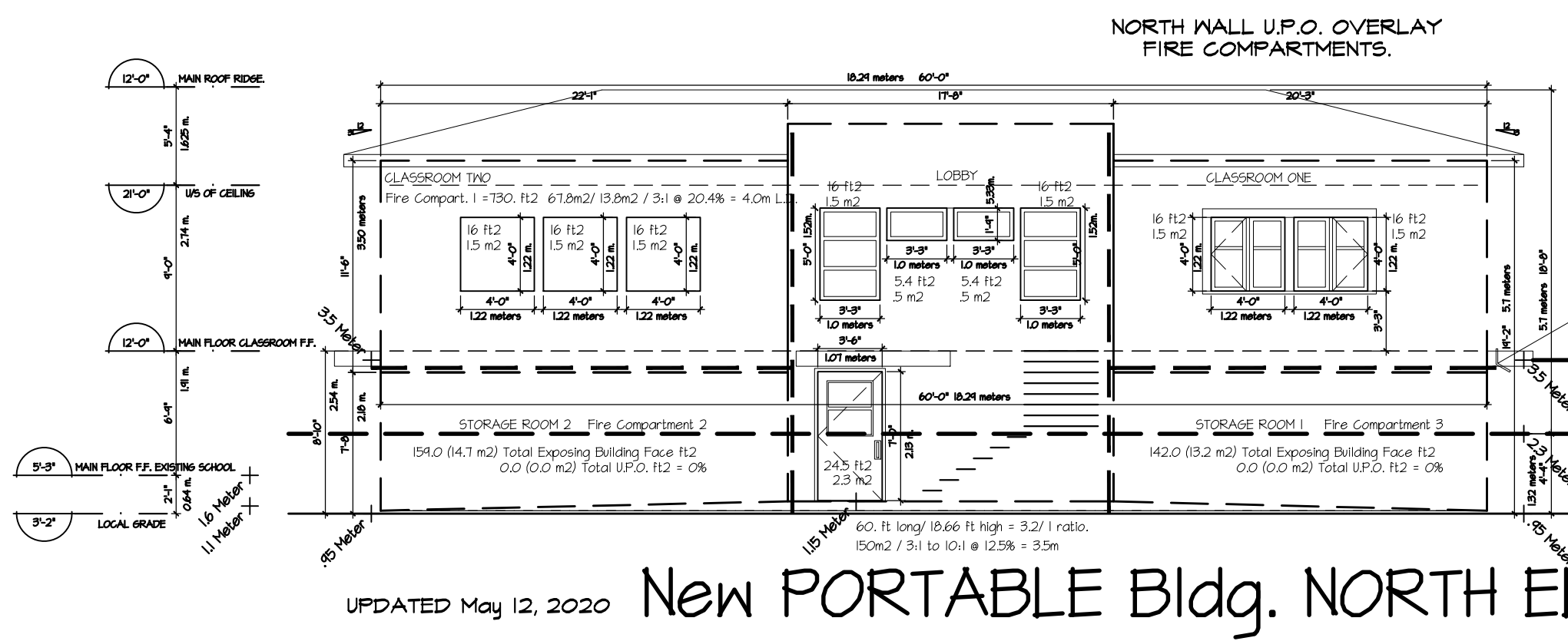
CHOICE SCHOOL PARKING CALCULATION SUMMARY FOR BOTH
20411 & 20451 WESTMINSTER HWY.

NOTE: When in session Choice School has approximately 12 students enrolled but has plans to have up to 15 students if the new classroom are approved and built as proposed. This parking calculation is determined for the maximum 15 students and related staff intended on site.

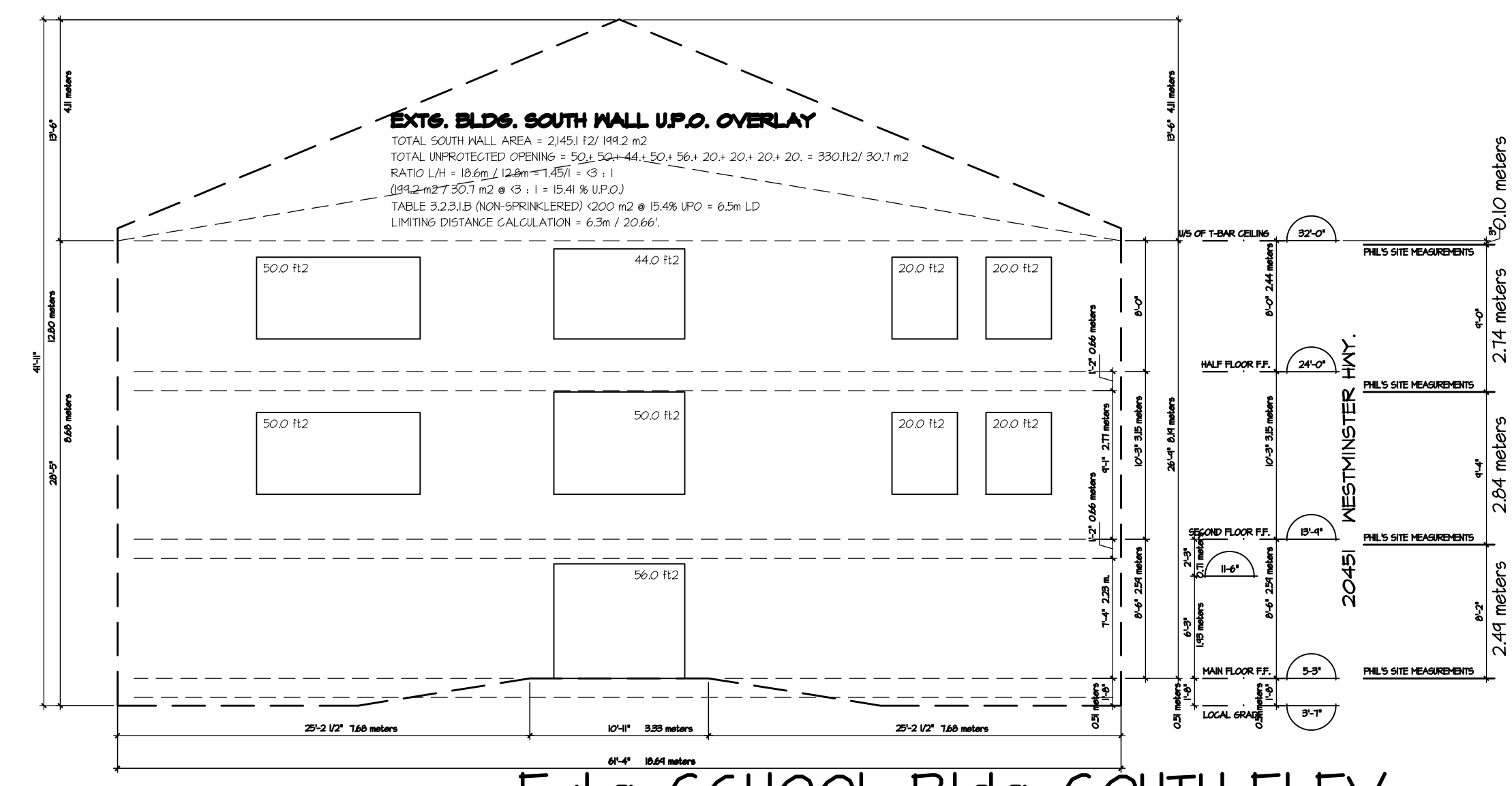
Choice School students	City of Richmond Parking Policy requirements		
On-site car stalls req'd.	Minimum number of Parking Spaces required		
Full-time staff members	4	11	
Part-time staff members	2	5	
TOTAL STAFF	6	16	
Elementary Students	40	4 spaces per 10 students	3.0
Secondary School Students	20	1.0 space per 10 students	2.0
TOTAL STUDENTS	60		5.0
TOTAL SITE PARKING SPACES REQ'D.	66		
On-site Loading Spaces Req'd.	On-site designated loading stalls		1
On-site Bicycle Spaces Req'd.	Minimum number of Bicycle Spaces required		
Full-time staff members	1 space per 3 staff members	Class 1 Spaces	6.0
Part-time staff members	1 space per 3 staff members	Class 2 Spaces	2.0
Elementary Students	2 spaces per 10 students	Class 2 Spaces	8.0
Secondary School Students	2 spaces per 10 students	Class 2 Spaces	4.0

PRELIMINARY DEVELOPMENT DATA SUMMARY:
20451 WESTMINSTER HWY. - ASSEMBLY - CoR Website April 7/20

Total Site Area	= 0.711(2) ac = 30824.12 sq ft	
Total Floor Space Ratio AS1	Permitted (c. 50) AS1	Proposed 0.64(0) + 1.45(0) + 1.0(0) R2
Height	Permitted 24.5(2)	Existing 24.5(2)
Front Yard - Westminister Hwy.	Required (min. 6.0 m) R2	Existing Condition 14.0(2)
Side Yard West	Required (min. 1.2 m) 4	Existing Condition 0.75(2)
Side Yard East	Required (min. 1.5 m) 24(2)	Existing Condition 28.0(2)
Rear Yard	Required (min. 1.5 m) 24(2)	Existing Condition 25.0(2)
Site Coverage	Permitted (c. 50) AS1	Proposed 1.0(0) R2
Impervious Material Site Coverage	Existing (Landscaped) 1.0(0) R2	Proposed Condition (includes gravel parking) = 0.4(0) R2
Parking Spaces	Existing 11	Proposed 11



UPDATED May 12, 2020 New PORTABLE Bldg. NORTH ELEV.

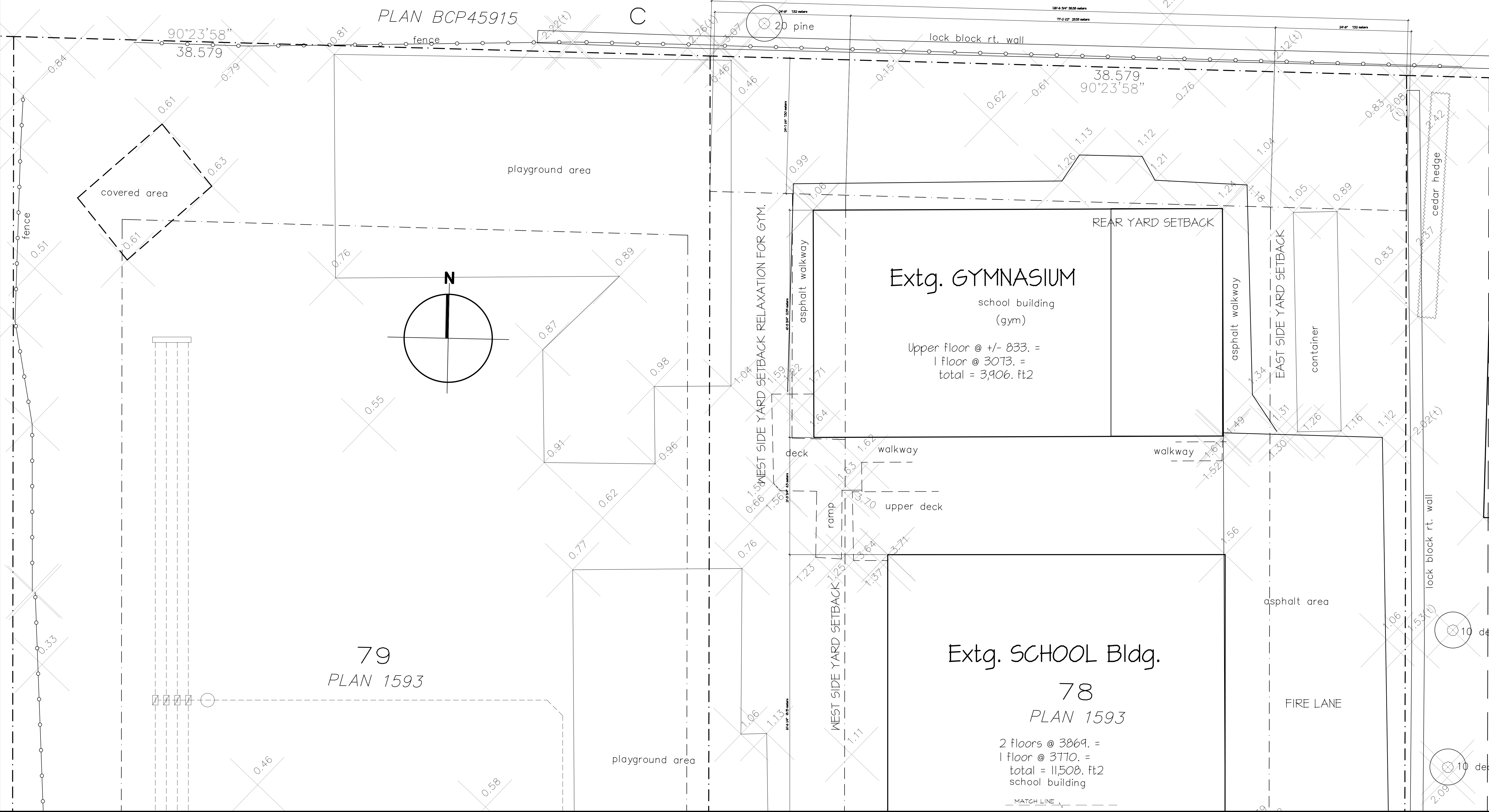


UPDATED May 12, 2020 Extg. SCHOOL Bldg. SOUTH ELEV.

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architects shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architects for review before proceeding with fabrication.

No./Date/Issued	Details
3	AUG 13 2014 ISSUED FOR CLIENT REVIEW
4	AUG 21 2014 ISSUED FOR CODE CONSULTANT REVIEW
6	NOV. 08 2014 ISSUED FOR RICHMOND PLANNING COMMENTS
7	DEC. 03 2014 ISSUED FOR ALG NON-FARM-USE APPLICATION
8	DEC. 20 2014 REVISED FOR C. of R. NON-FARM-USE APPLICATION
9	MAR. 17 2020 REVISED FOR BUILDING CODE LIMITING DISTANCE #15
11	APR. 21 2020 ISSUED FOR CoR FIRE DEPT. COMMENTS
12	APR. 22 2020 ISSUED FOR ARBORIST FEE PROPOSAL
13	MAY 13 2020 ISSUED FOR CLIENT REVIEW



No./Date/Revisions

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Seal

buildi

Consultant

Project Title

**20451 WESTMINSTER,
20411 WESTMINSTER,
RICHMOND, BC
PROPOSED NEW
PORTABLES.**

Drawing Title

**PRELIMINARY
SITE PLAN,
LIMITING DISTANCE
CALCULATIONS.**

PLA Date JULY 10/19

Scale 1/8" = 1'-0"

Drawn JK

Approved JK

Project Number 19147-C5

Drawing Number **A-101-a**