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18.07.06

572 Church St | 12 Storey Scheme

## ANGULAR PLANE COMPLIANT SCHEME

This drawing set shows the updated 572 Church St proposal that is compliant with the 44° angular plane. The only projections into the angular plane are as follows: the elevator and stair shaft on the 11th floor, elevator overruns, railings, and terrace dividers. The ground floor height has been returned to the previous height of 5.3m floor-to-floor.

572 CHURCH ST

GFA Breakdown

				gross construction area		gross floor area			residential area		parking provided	units						
		floor to floor ht.	floor level (t/o slab)		total GCA	deductions as per 569-2013	retail zoning GFA	res zoning GFA	lobby area	residential saleable area		studio	1bd	1bd+D	2bd	2bd+D	3bd	TOTAL
no.	storey	m	m		sf	sf		sf	sf	sf								
	mechanical	6.00	44.8038.80		2,308.0	2,308.0		0.0										
12	residential	3.50	35.30		3,071.0	153.0		2,918.0		2,956.0								0
11	residential	3.00	32.30		3,871.0	376.0		3,495.0		3,103.0							5	5
10	residential	3.00	29.30		4,061.0	408.0		3,653.0		3,323.0				3	1		1	5
9	residential	3.00	26.30		4,388.0	486.0		3,902.0		3,541.0				3	1		1	5
8	residential	3.00	23.30		5,061.0	545.0		4,516.0		4,101.0				1	1		2	4
7	residential	3.00	20.30		6,247.0	486.0		5,761.0		5,325.0				4	3		1	8
6	residential	3.00	17.30		7,287.0	486.0		6,801.0		6,236.0			1	4	4		1	10
5	residential	3.00	14.30		7,978.0	486.0		7,492.0		7,026.0			1	4	5		1	11
4	residential	3.00	11.30		8,106.0	486.0		7,620.0		7,159.0			3	3	4		1	11
3	residential	3.00	8.30		8,202.0	486.0		7,716.0		7,217.0			3	3	4		1	11
2	residential / amenity	3.00	5.30		8,311.0	1,823.0		6,488.0		5,985.0			3	2	3		1	9
1	lobby / retail	5.30	0.00		6,929.0	1,818.0	3,196.0	1,915.0	660.0									0
-1					11,166.0	10,757.0		409.0										
TOTAL					86,986.0	21,104.0	3,196.0	62,686	660.0	55,972.0	0	0	11	27	26	0	15	79
												14%	34%	33%			19%	

above grade GCA	75,820.0	TOTAL GFA	65,882.0	TOTAL SALEABLE	55,972.0	TOTAL UNITS	79
below grade GCA	11,166.0	SITE AREA	12,111	average unit size	709 sf		
total GCA	86,986.0	FSI	5.44				

GFA Breakdown & Deductions

		residential		retail		allowable deductions								TOTAL GFA deductions per floor sf
		lobby	storage / mech	retail BOH	retail	indoor amenity	elevator	exit stairs	garbage chute	bike parking	parking	loading space	mechanical penthouse	
no.	storey	GFA sf	GFA	GFA	GFA	GFA sf								
P1	P1		3716.0			799.0	170.0	298.0		1507.0	4267.0			10757.0
1	ground floor	660.0	748.0		3196.0		170.0	478.0		486.0		684.0		1818.0
2						1183.0	170.0	438.0	32.0					1823.0
3-9	typical floors						170.0	284.0	32.0					486.0
10-12	typical floors						92.0	284.0	32.0					408.0
13	mech											2266.0		2266.0
		660.0	4,464.0		3,196.0	1,982.0								

Amenity Calculation

	indoor sf	outdoor sf
required	1,701	1,701
provided	1,982	798
surplus (res gfa)	281	-903

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file: 572 Church St v35.1.pln

job title  
572 Church St

client  
Church Welldun  
Developments Limited

sheet title  
Detailed Statistics

drawn by  
RD MJ

checked by  
PJ

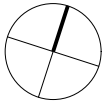
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1531

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file: 572 Church St v28.4.pln

job title

572 Church St

client

Church Wellدون  
Developments Limited

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Basement

drawn by

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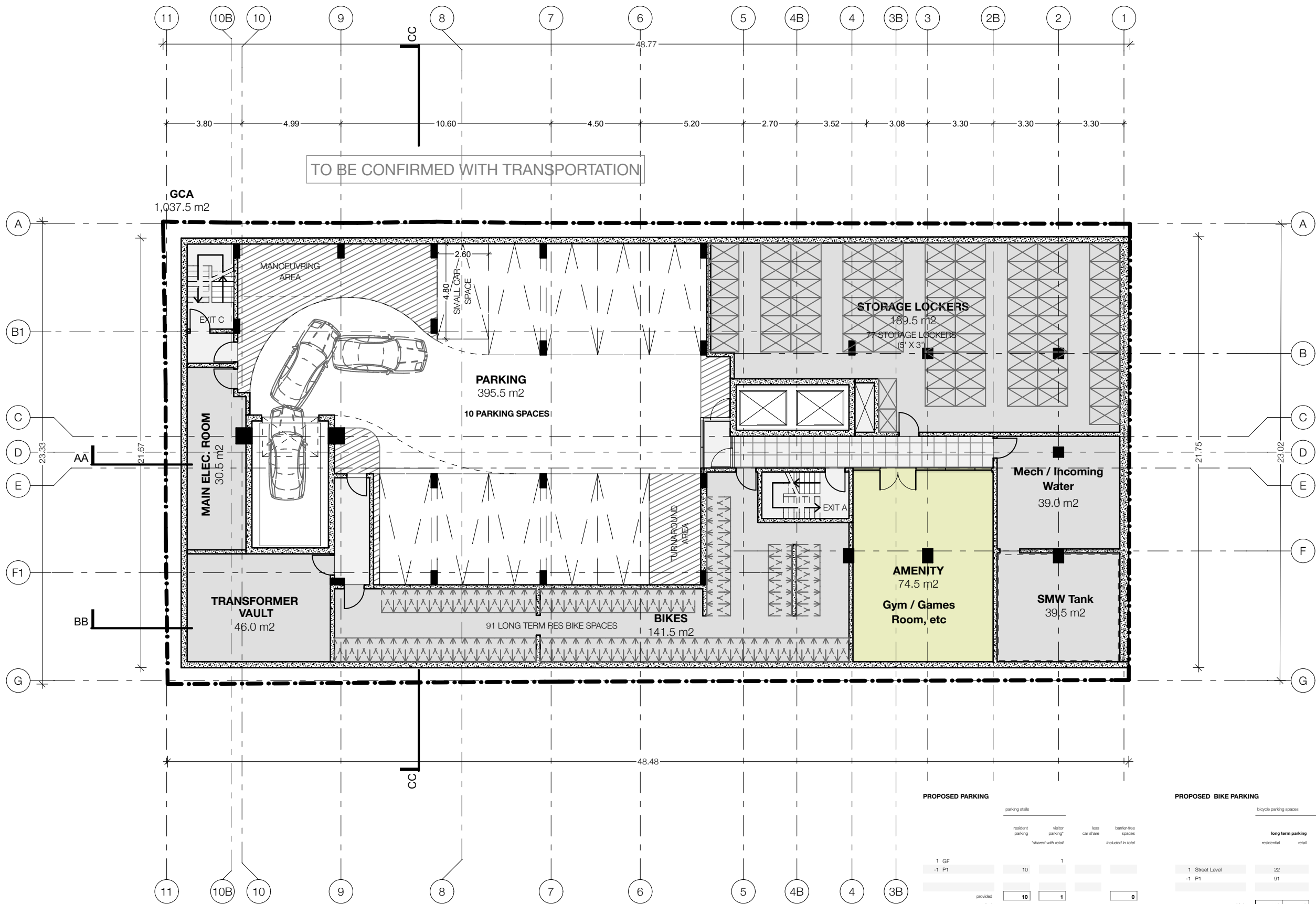
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2017

Scale

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PROPOSED PARKING

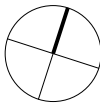
	parking stalls			
	resident parking	visitor parking*	less car share	barrier-free spaces included in total
1 GF		1		
-1 P1	10			
provided	10	1		0
required	60	8		
total provided		11		
total required		68		

PROPOSED BIKE PARKING

	bicycle parking spaces			
	long term parking		short term parking	
	residential	retail	residential	retail
1 Street Level	22		10	
-1 P1	91			
provided	113	0	10	0
required	89	0	9	0
total provided				123
total required				98

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file: 572 Church St v35.1.pln

job title

**572 Church St**

client

**Church Welldun  
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sheet title

**Ground Floor**

drawn by

**RD MJ**

checked by

**PJ**

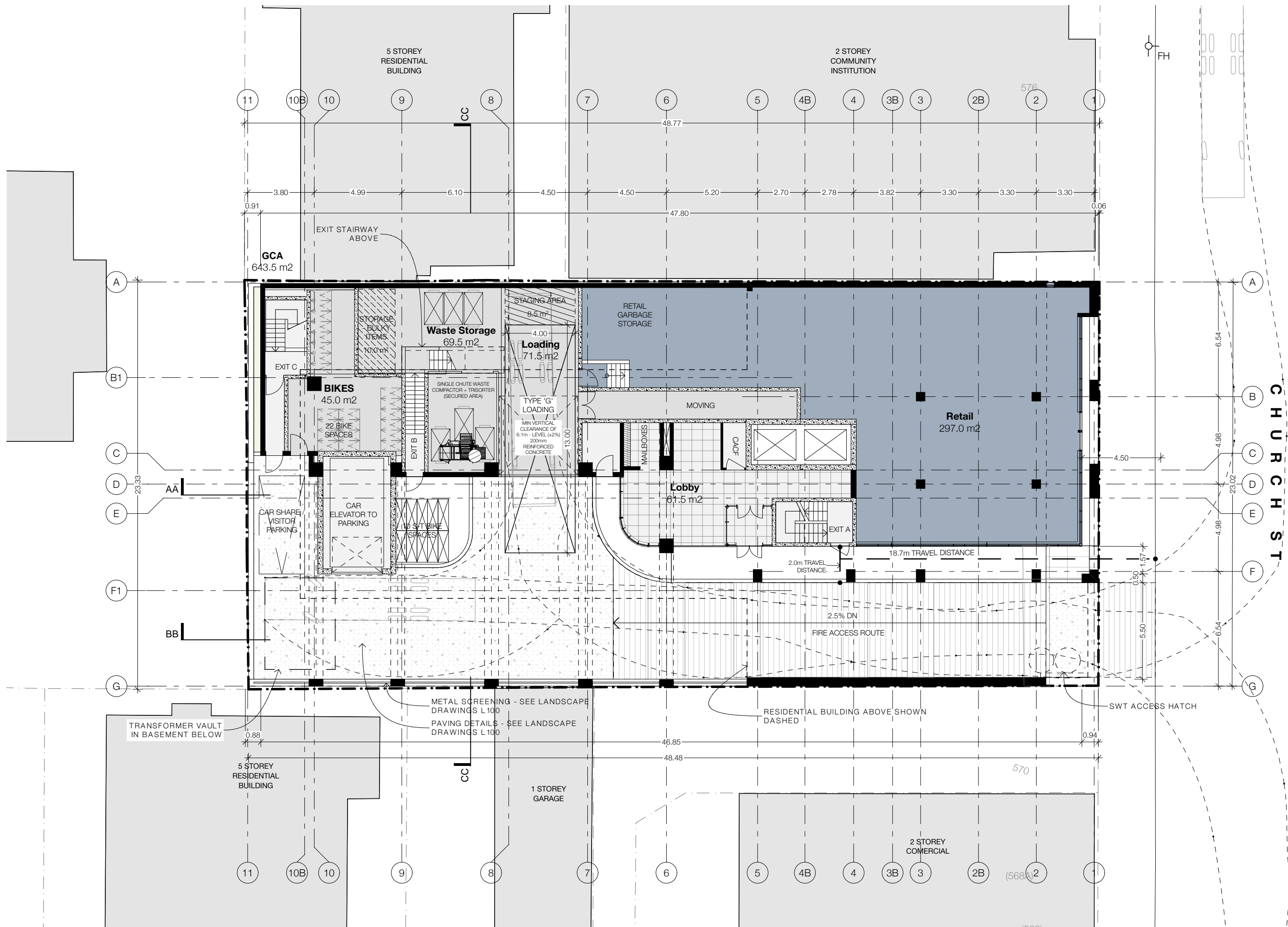
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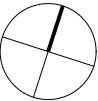
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job title  
**572 Church St**

client  
**Church Welldun  
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sheet title  
**2F**

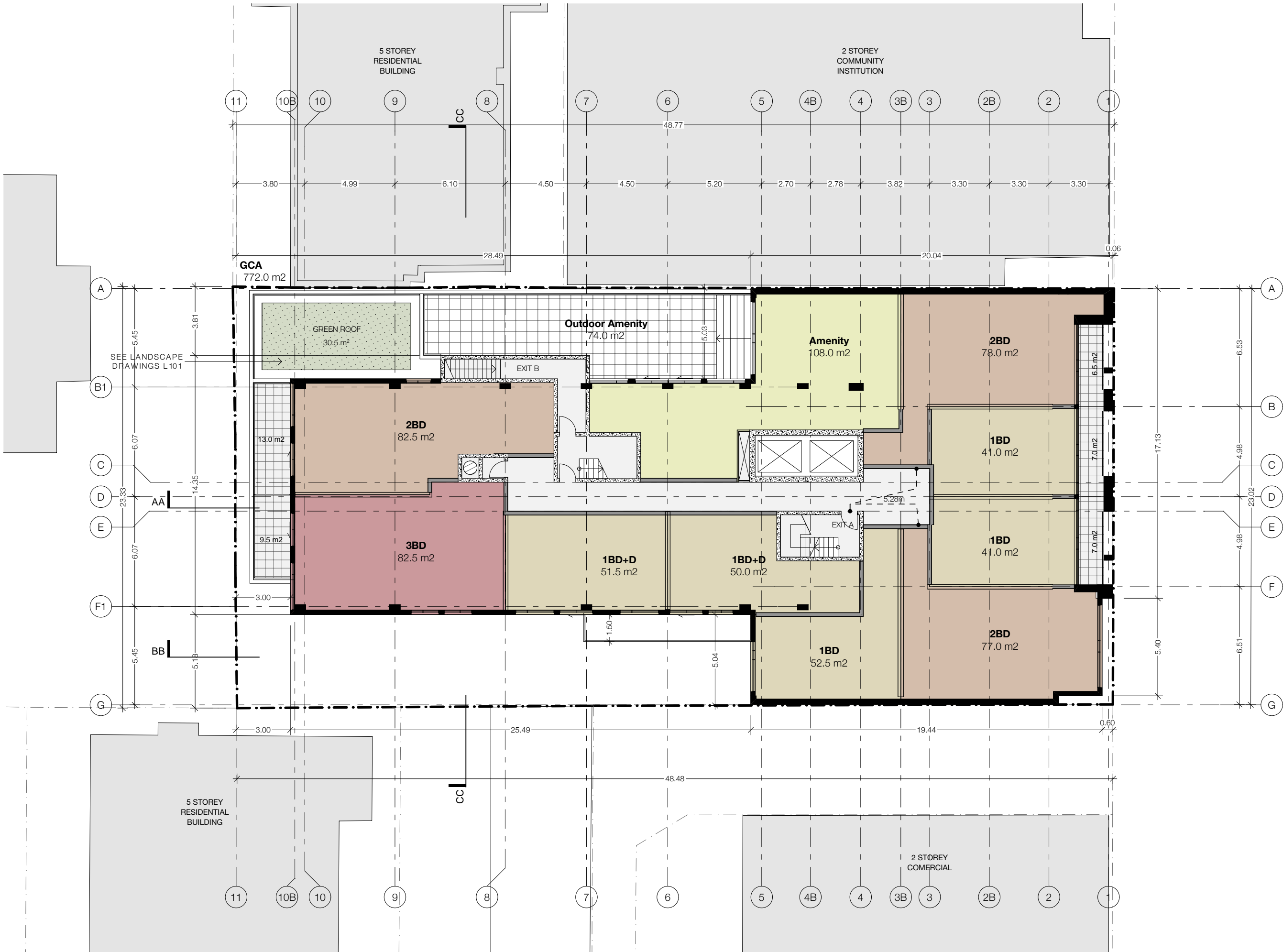
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checked by  
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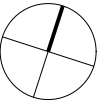
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**572 Church St**

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**Church Welldun  
Developments Limited**

sheet title  
**3F**

drawn by  
**RD MJ**

checked by  
**PJ**

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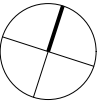
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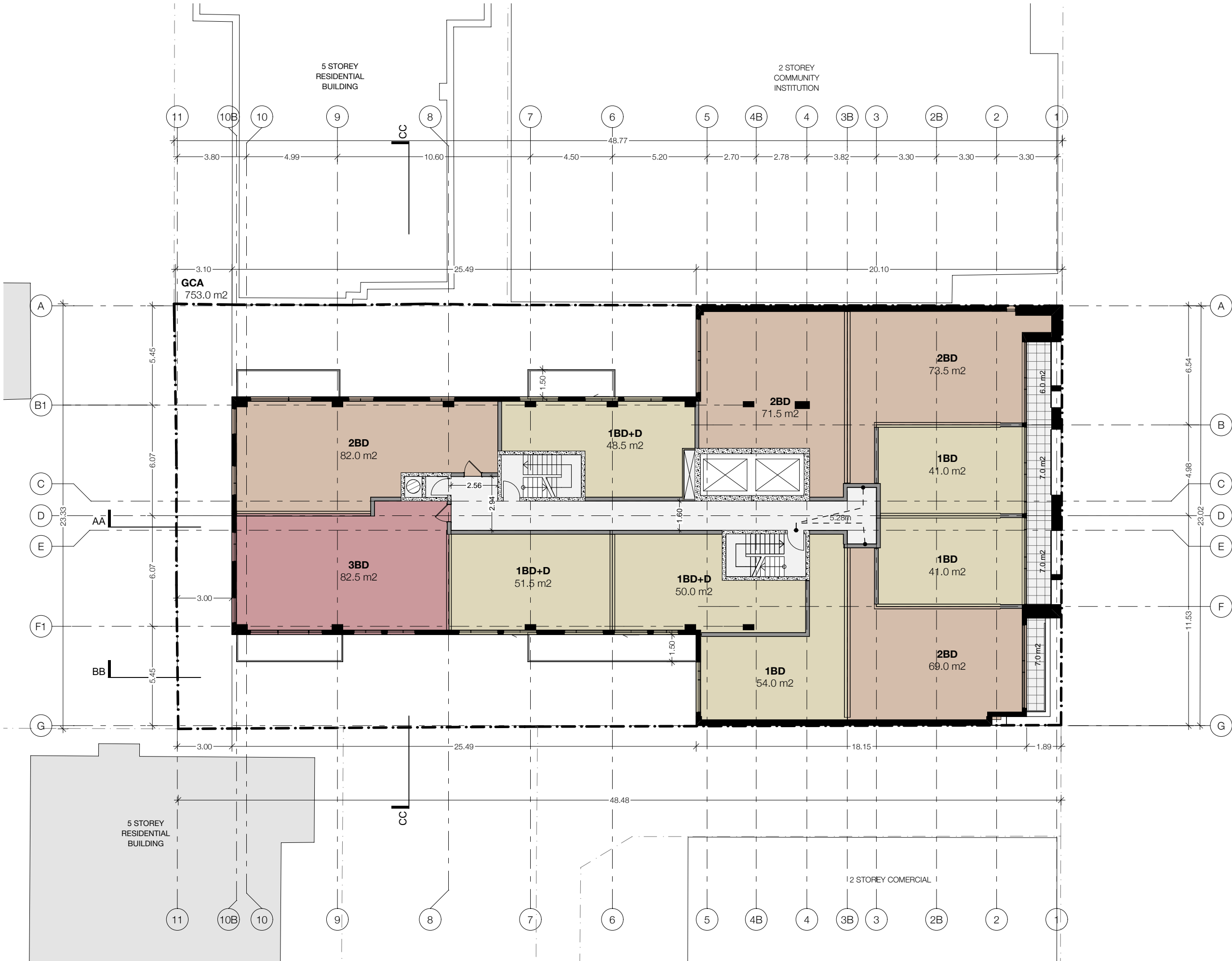
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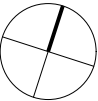
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job title  
**572 Church St**

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**Church Wellدون Developments Limited**

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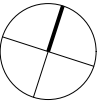
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**572 Church St**

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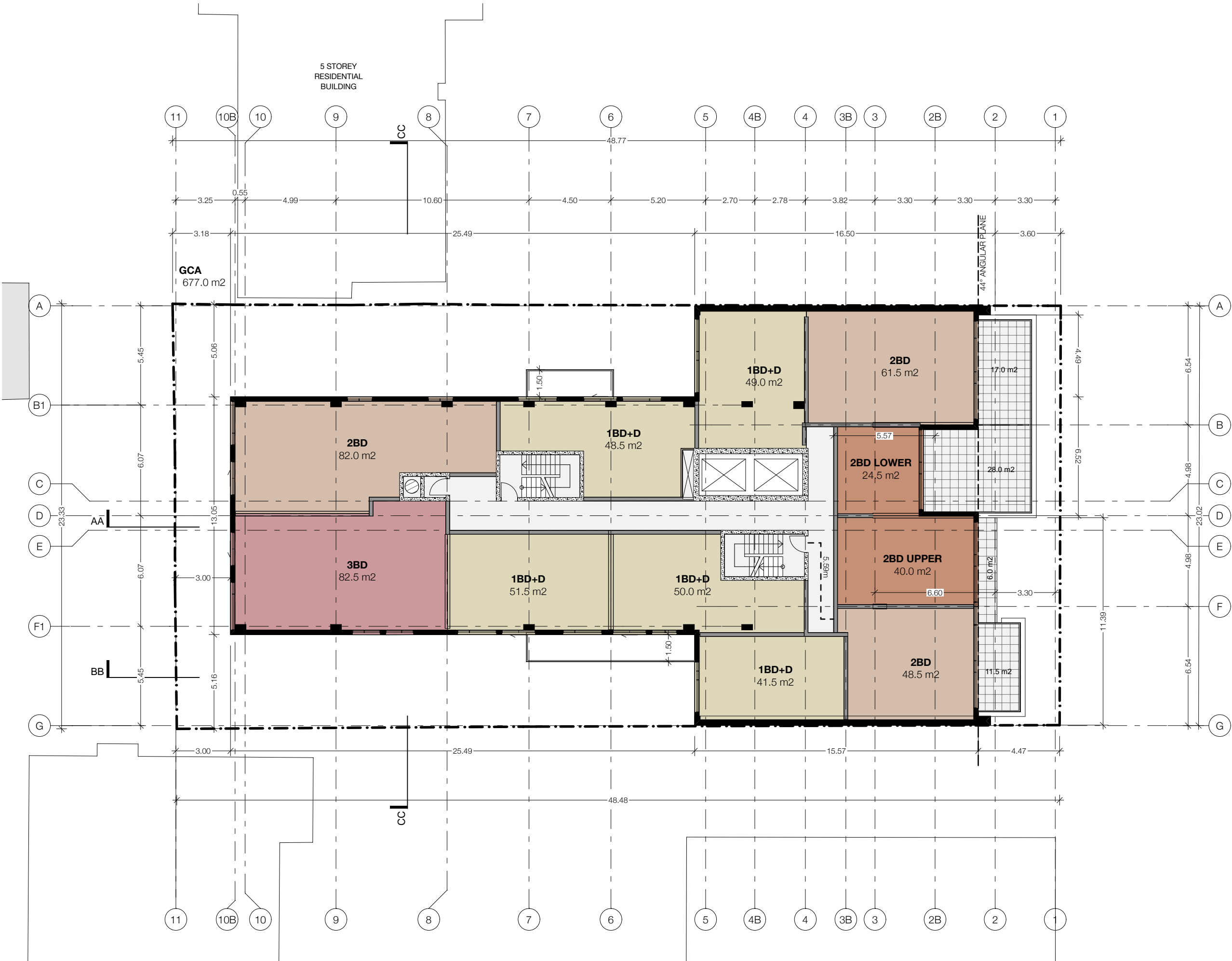
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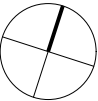
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**572 Church St**

client  
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sheet title  
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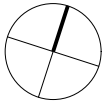
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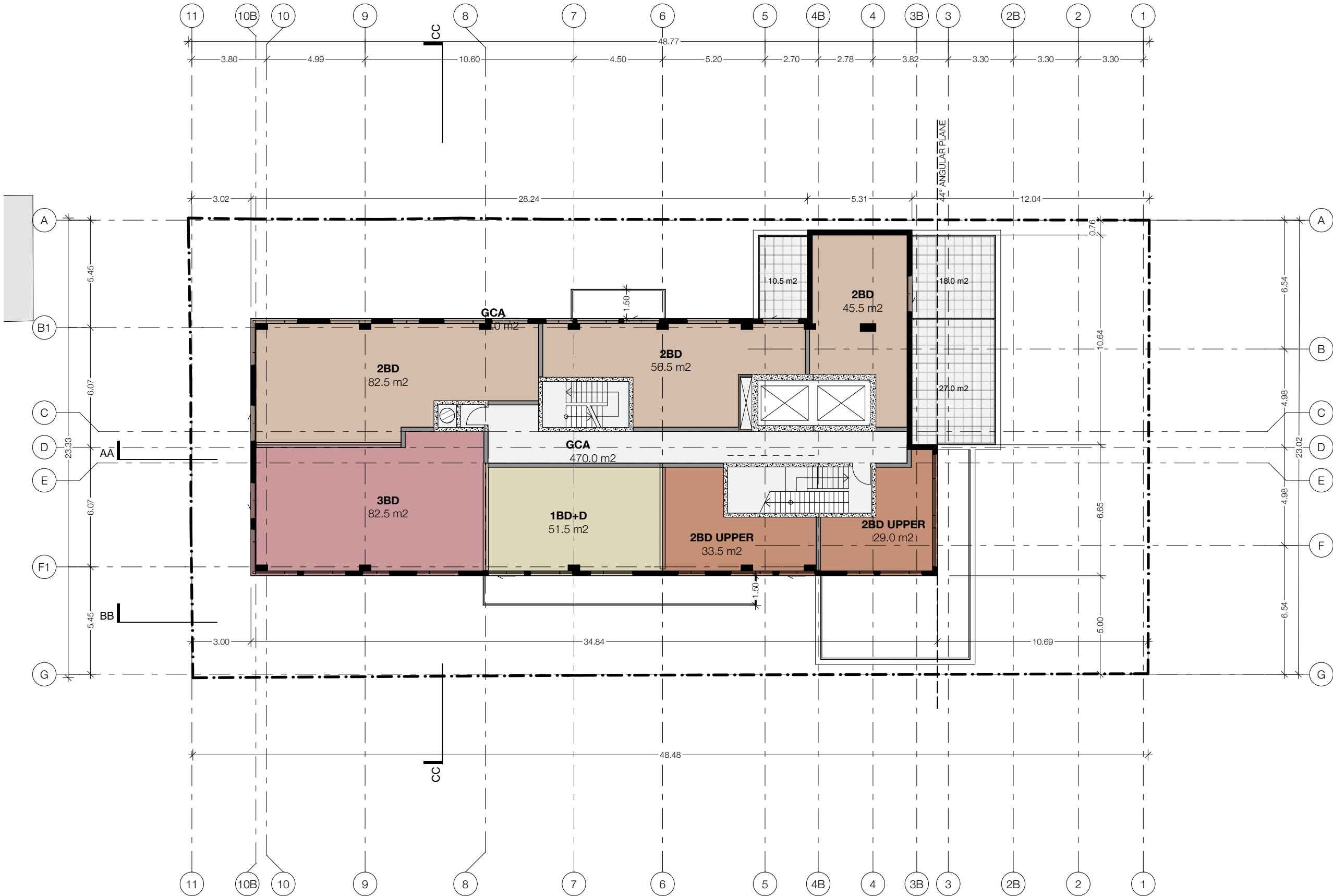
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job title  
**572 Church St**

client  
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sheet title  
**9F**

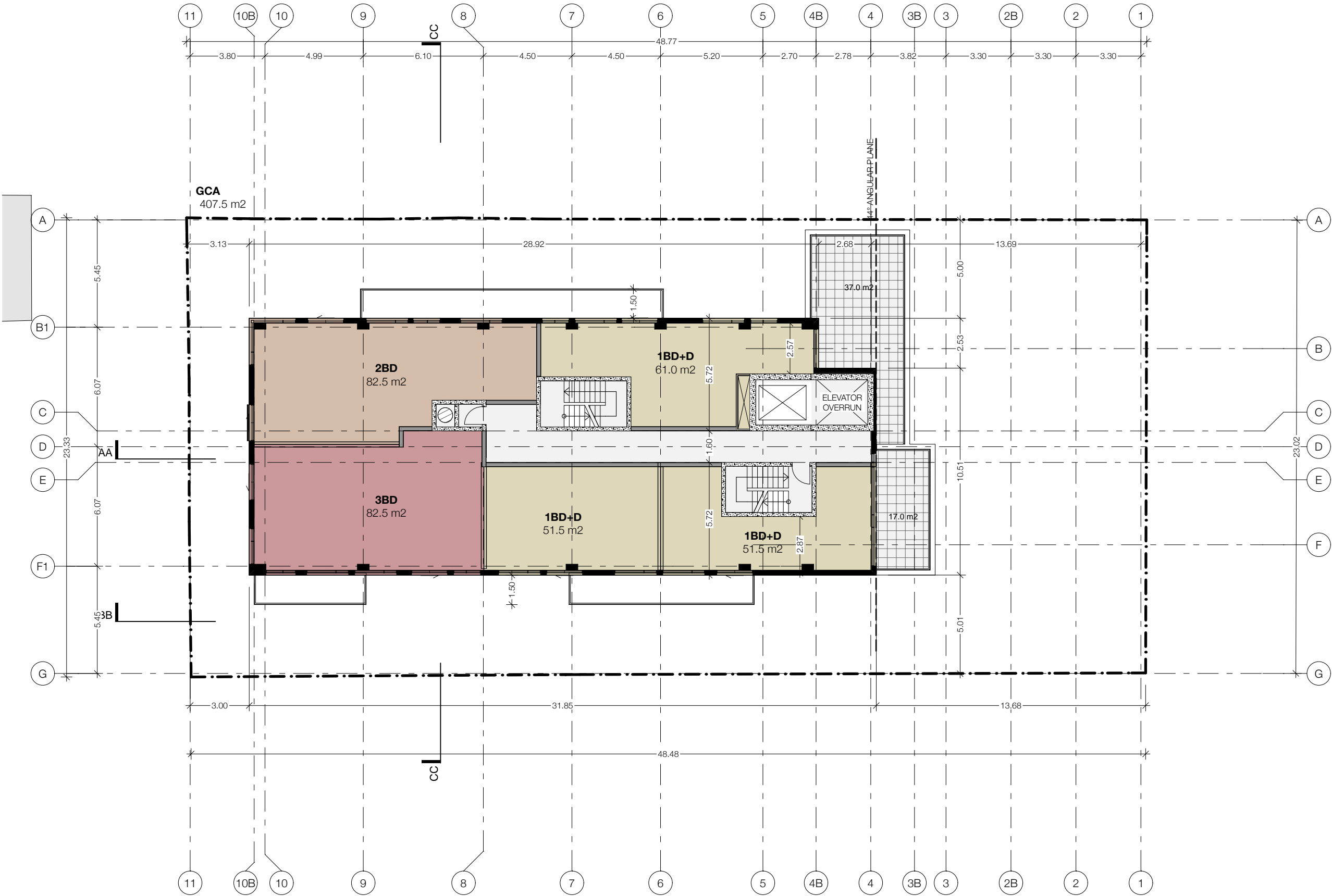
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**1531**



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**572 Church St**

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**10F**

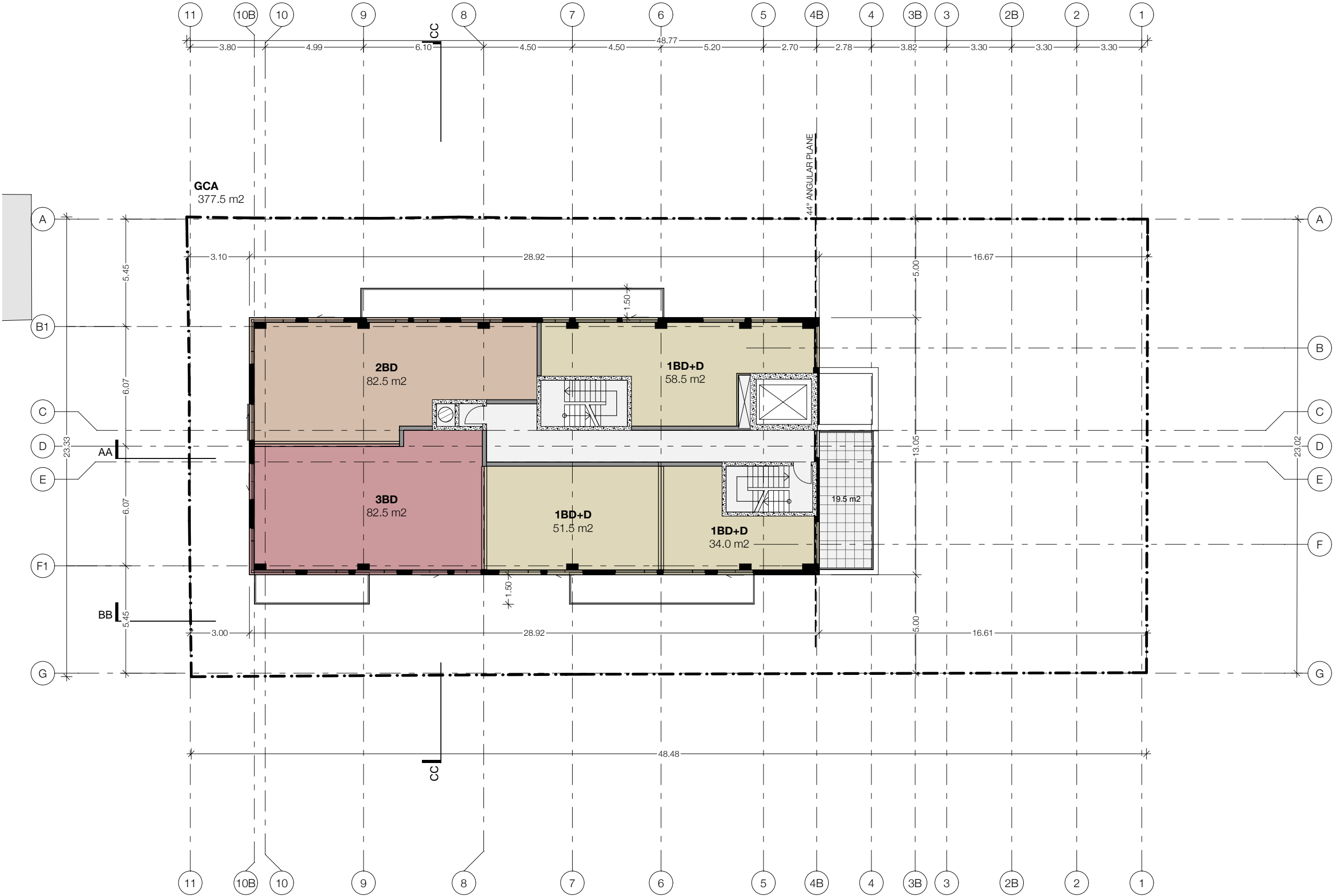
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**572 Church St**

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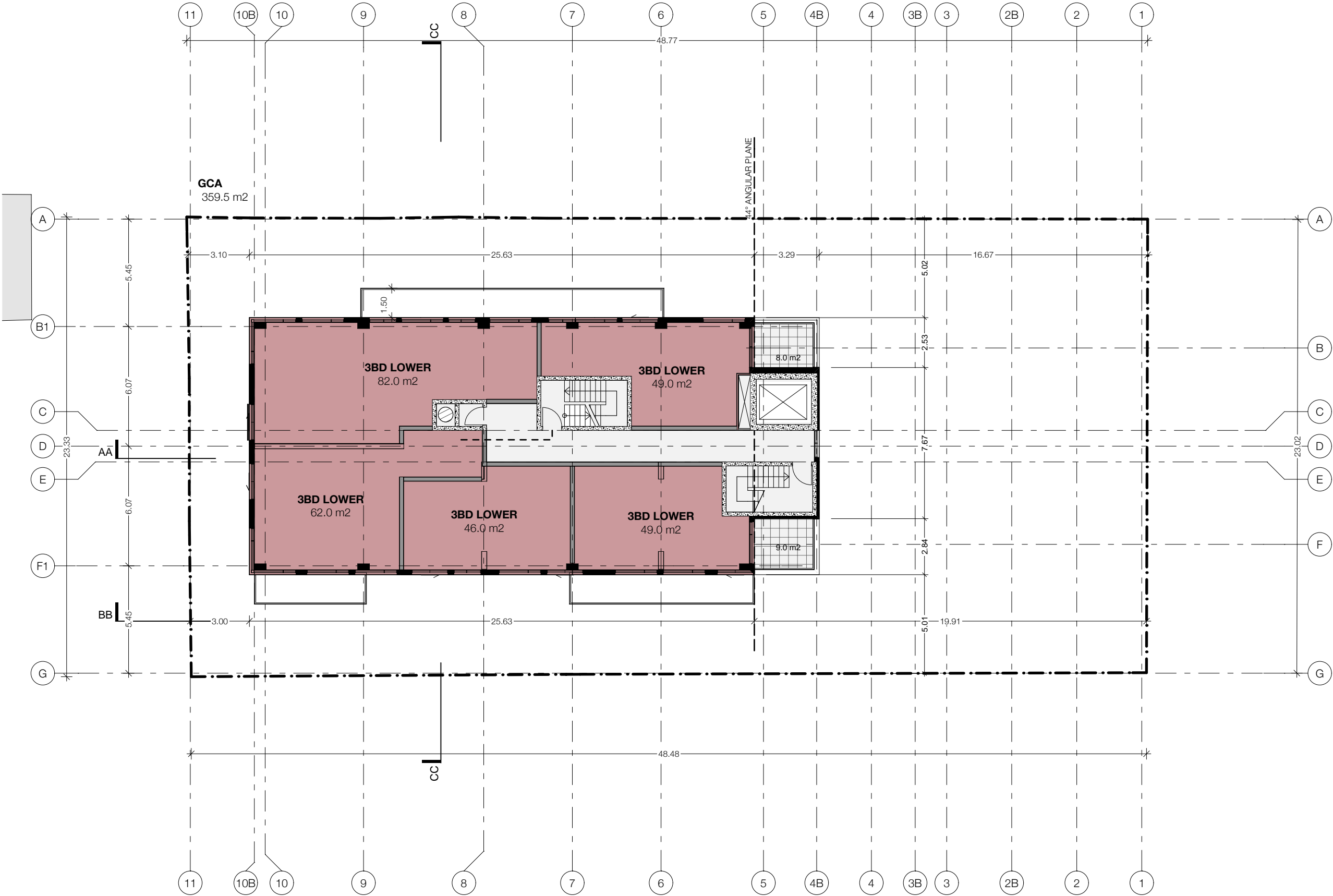
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scale  
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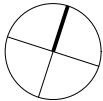
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job title  
**572 Church St**

client  
**Church Welldun Developments Limited**

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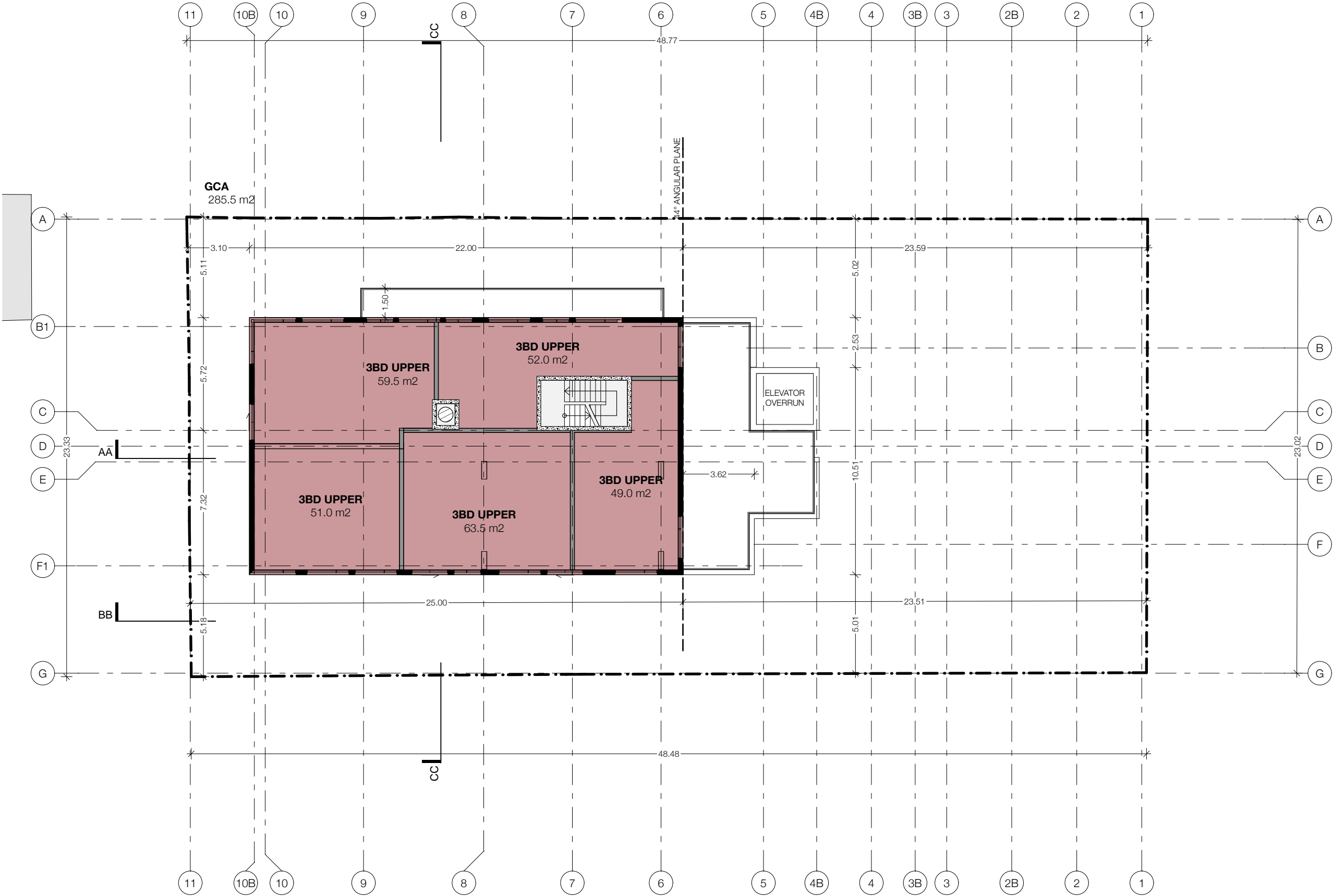
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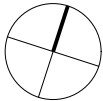
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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Welldun  
Developments Limited**

sheet title  
**Mech**

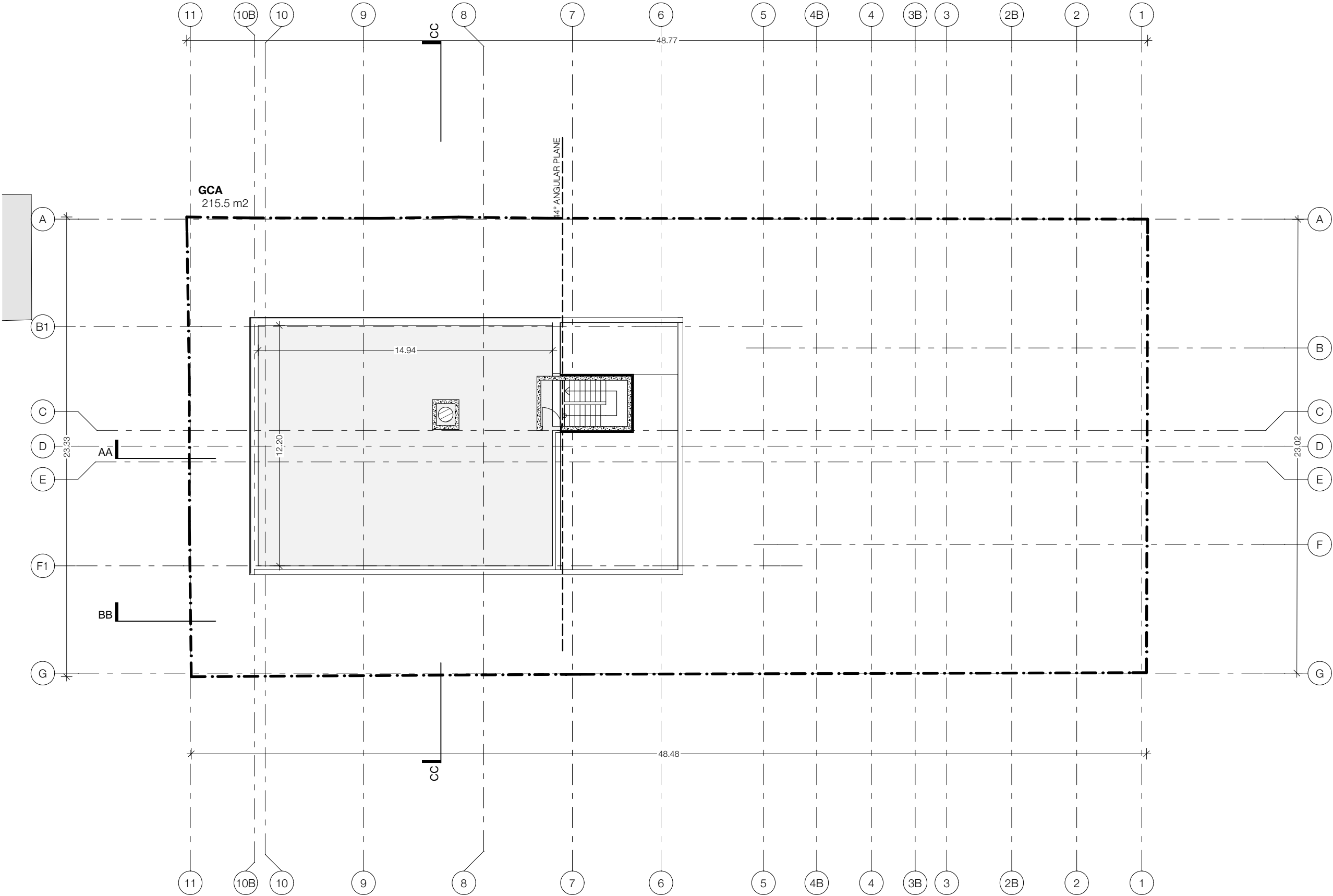
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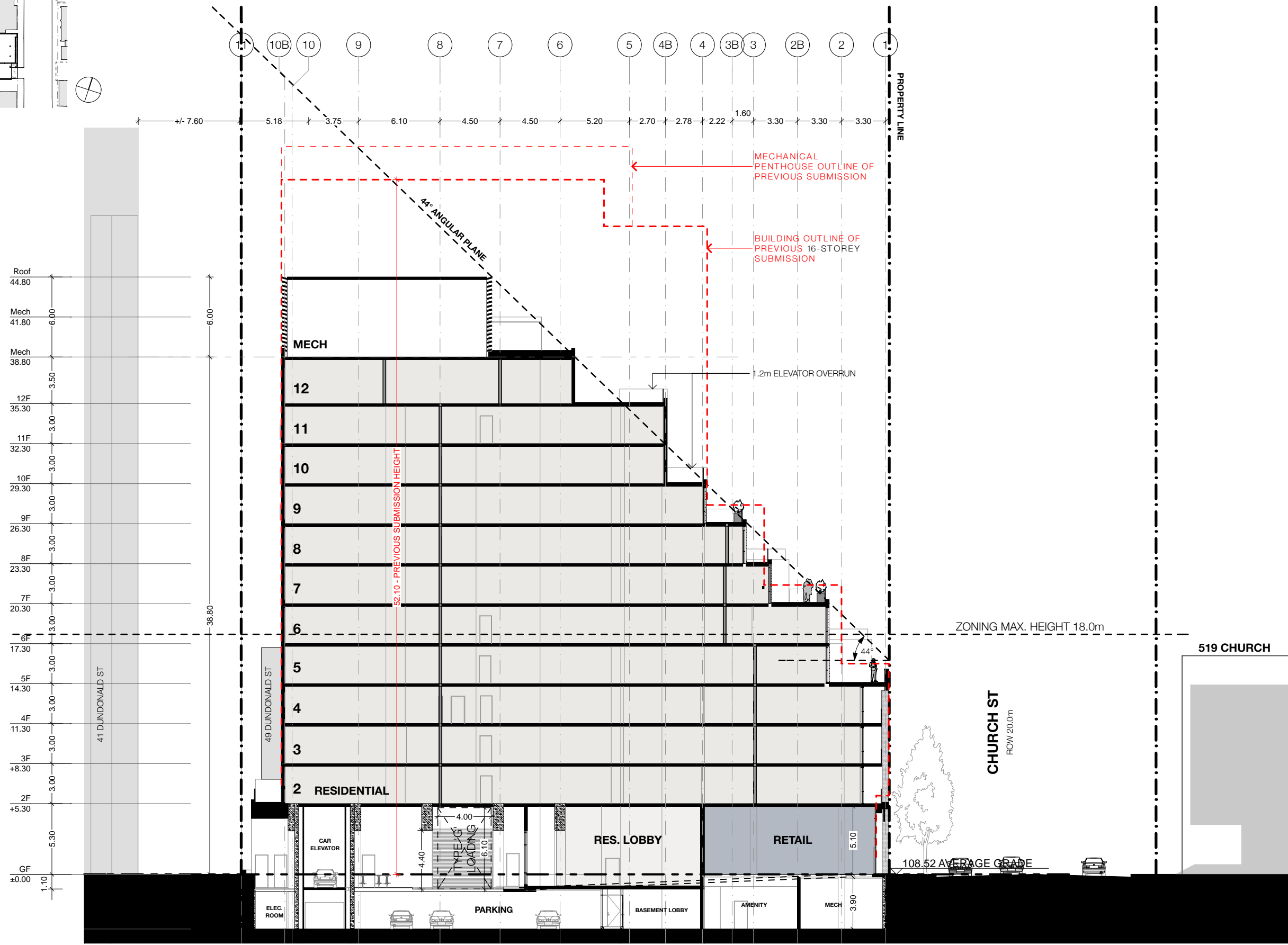
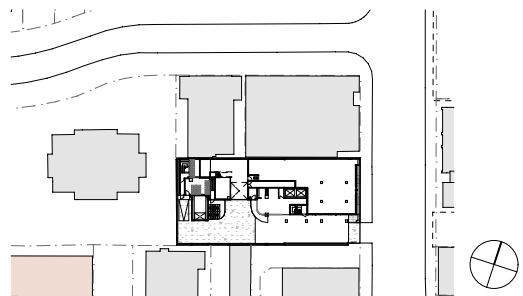
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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Wellhun  
Developments Limited**

sheet title  
**Section AA**

drawn by  
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checked by  
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issue date  
**Friday, July 6, 2018**

scale  
**1:300**

job number  
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## A401

Revision:		
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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Welldun  
Developments Limited**

sheet title  
**View 1**

drawn by  
**RD MJ**

checked by  
**PJ**

issue date  
**Friday, July 6, 2018**

scale

job number  
**1531**



Overall Massing View





Massing View 1

Revision:		
No.	Date	Revision

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file: 572 Church St v35.1.pln  
job title  
**572 Church St**

client  
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Developments Limited**

sheet title  
**View 2**

drawn by  
**RD MJ**

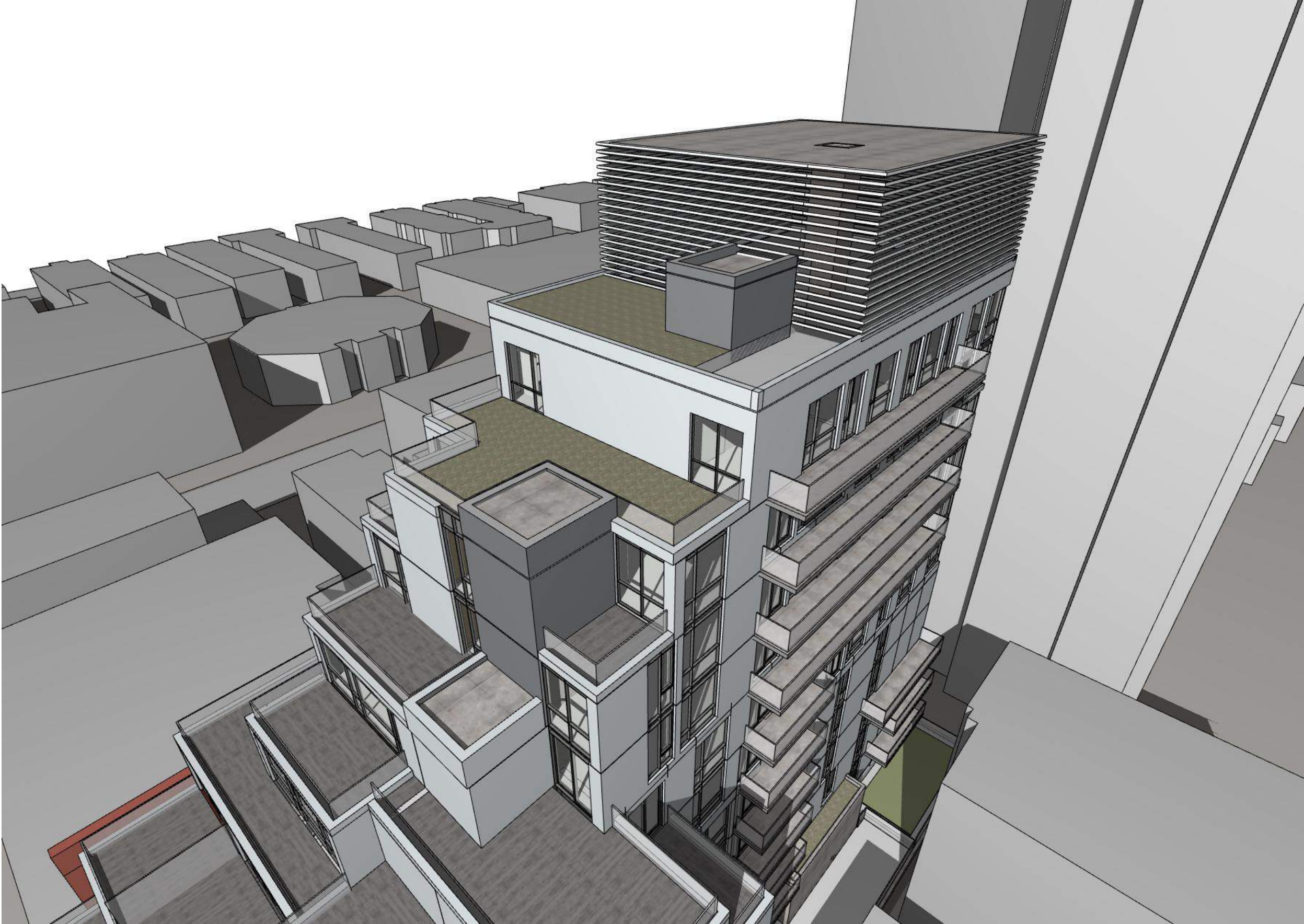
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Top of Building Massing 1

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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Welldun  
Developments Limited**

sheet title  
**View 3**

drawn by  
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Street View

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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Welldun  
Developments Limited**

sheet title  
**View 4**

drawn by  
**RD MJ**

checked by  
**PJ**

issue date  
**Friday, July 6, 2018**

scale

job number  
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Street View 2

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file: 572 Church St v35.1.pln

job title  
**572 Church St**

client  
**Church Welldun  
Developments Limited**

sheet title  
**View 5**

drawn by  
**RD MJ**

checked by  
**PJ**

issue date  
**Friday, July 6, 2018**

scale

job number  
**1531**