

189 KEARNEY LAKE ROAD
MULTI-UNIT RESIDENTIAL BUILDING
 LYDON LYNCH ARCHITECTS

October 24, 2024

GROSS FLOOR AREA

FLOOR LEVEL	GROSS FLOOR AREA (SM)	GROSS FLOOR AREA (SF)
P2	2,008	21,615
P1	2,008	21,615
1	1,806	19,440
2	1,670	17,976
3	1,670	17,976
4	1,670	17,976
5	1,370	14,747
6	1,370	14,747
7	1,370	14,747
8	1,370	14,747
9	1,370	14,747
TOTAL	17,682	190,334

UNIT MATRIX

FLOOR LEVEL	1 BR + DEN	2 BEDROOM	2 BR + DEN	TOTAL
1	5	3	4	12
2	3	5	4	12
3	3	5	4	12
4	3	5	4	12
5	3	5	2	10
6	3	5	2	10
7	3	5	2	10
8	3	5	2	10
9	3	5	2	10
TOTAL	29	43	26	98
PERCENTAGE	30%	44%	27%	100%

AMENITY SPACES

TYPE OF AMENITY SPACE	GROSS FLOOR AREA (SM)	GROSS FLOOR AREA (SF)
FITNESS ROOM	125	1,346
AMENITY ROOM	75	807
TERRACES	120	1,292
BALCONIES	1185	12,756
TOTAL	1505	16,200

INDOOR PARKING

FLOOR LEVEL	PARKING SPACES
P1	39
P2	43
TOTAL	82

BICYCLE PARKING

0.5 SPACES PER UNIT REQUIRED = 49
 80% CLASS A = 39 SPACES
 20% CLASS B = 10 SPACES

44 CLASS A SPACES PROVIDED IN BIKE ROOM LOCATED ON LEVEL P2
 REFER TO SITE PLAN FOR CLASS B SPACES