

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

TYPE	UNITS PER FLOOR	STORIES	UNITS
SINGLE FAMILY			4
MULTI UNIT	12	4	48
	10	5	50
TOTAL		9	102

339572 9 acres

Site Area	PID 40092421	2.3	acres
Site Area	PID 00339572	2.5	acres
Site Area	PID 00339564	2.19	acres
Site Area	Estimated ROW	1.5	acres

8.49 acres

Density	25.8	ppa
Person Count	219.3	people

	People	%	units	people
3-Bedroom	4	5%	5.1	20.4
2-Bedroom	3	20%	20.4	61.2
1-Bedroom	2	60%	61.2	122.4
Bachelor	1	15%	15.3	15.3
Units assumed	102			219.3

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

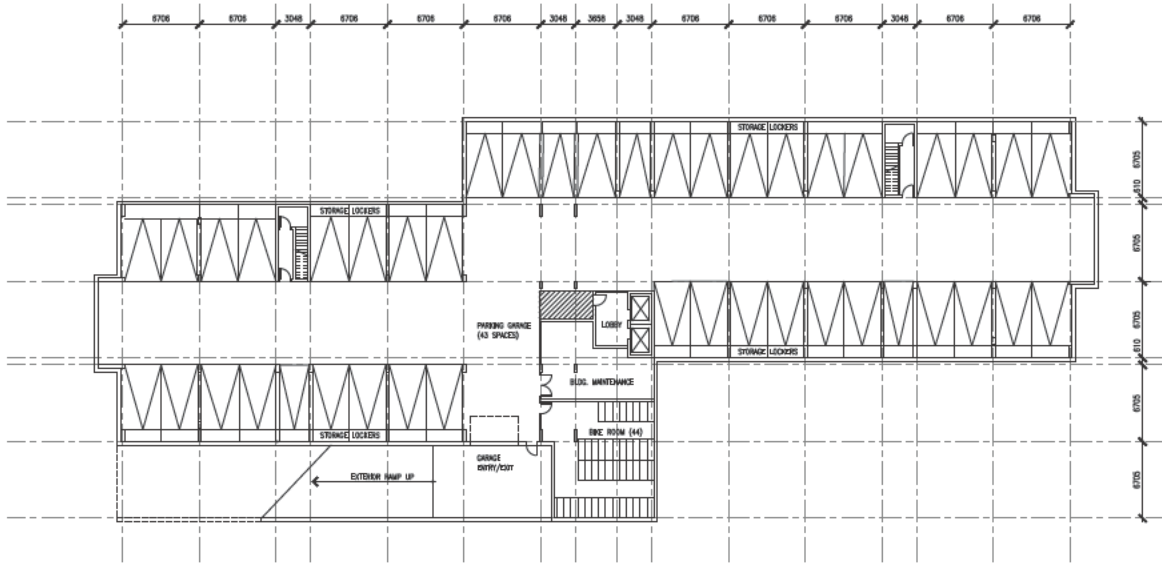
INDOOR PARKING

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



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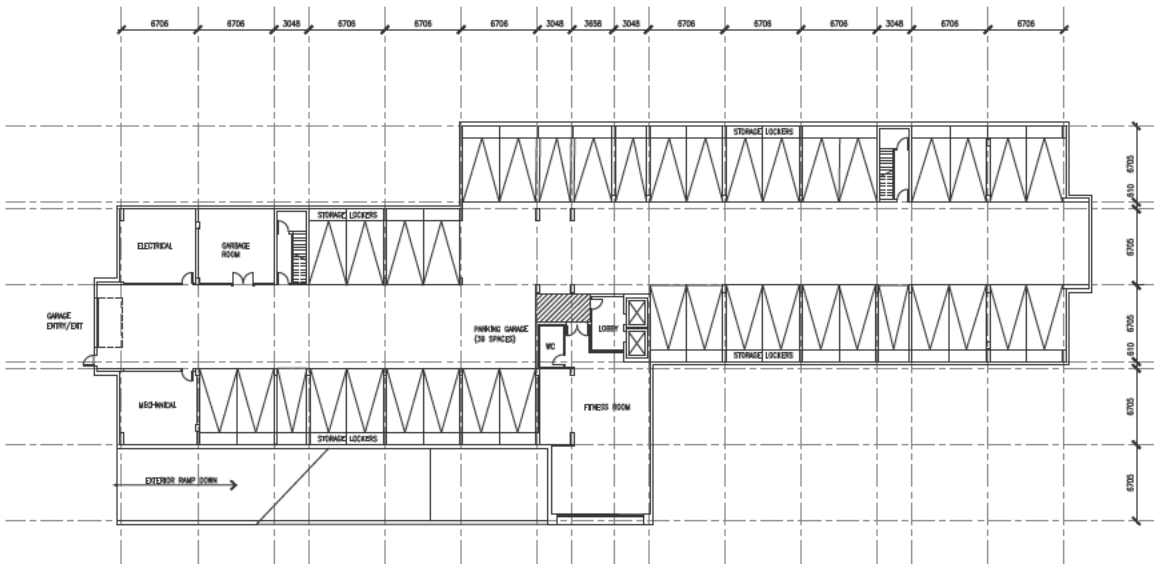
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PROJECT NAME:
189 KEARNEY LAKE ROAD
DEVELOPMENT

DATE: 2024.10.24
SCALE: 1:300
PROJ.#: 24010

DRAWING TITLE:
P2
FLOOR PLAN

A1



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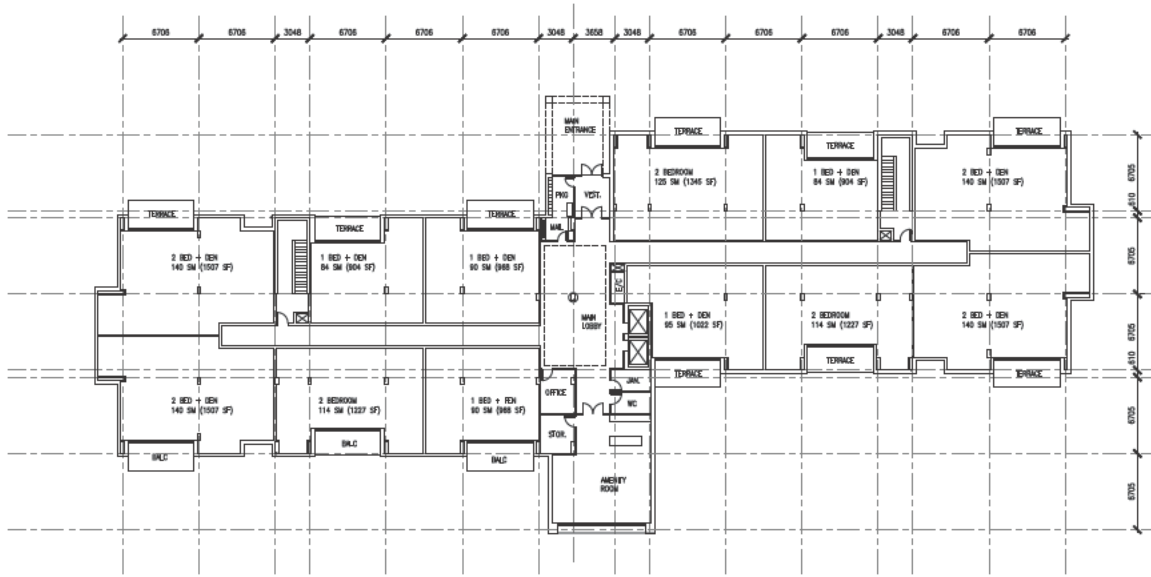
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DRAWING TITLE:
P1
FLOOR PLAN

A2



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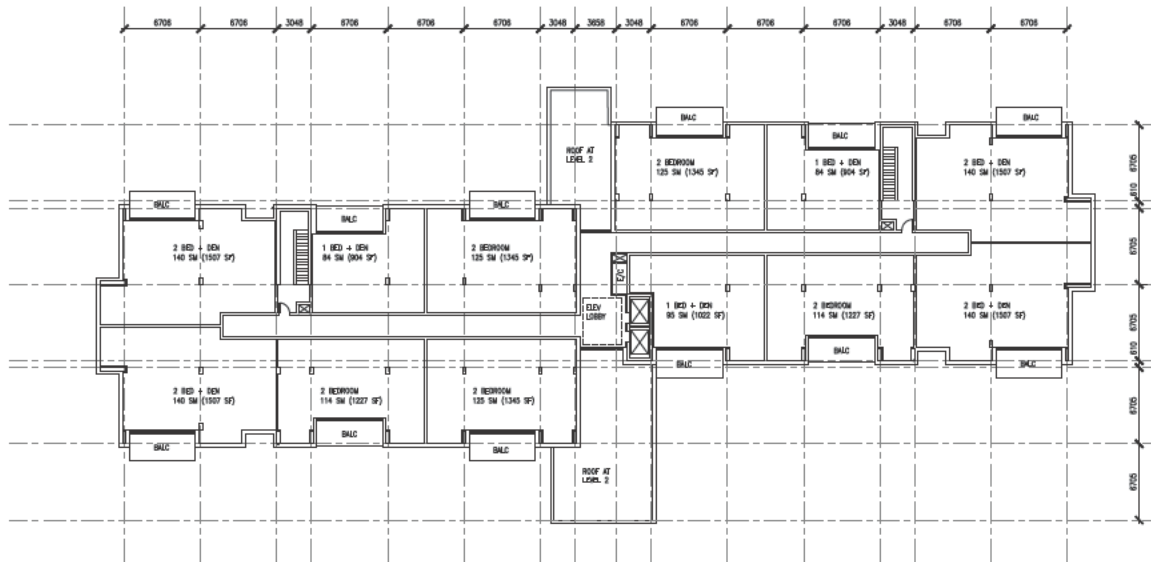
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DRAWING TITLE:
LEVEL 1
FLOOR PLAN

A3



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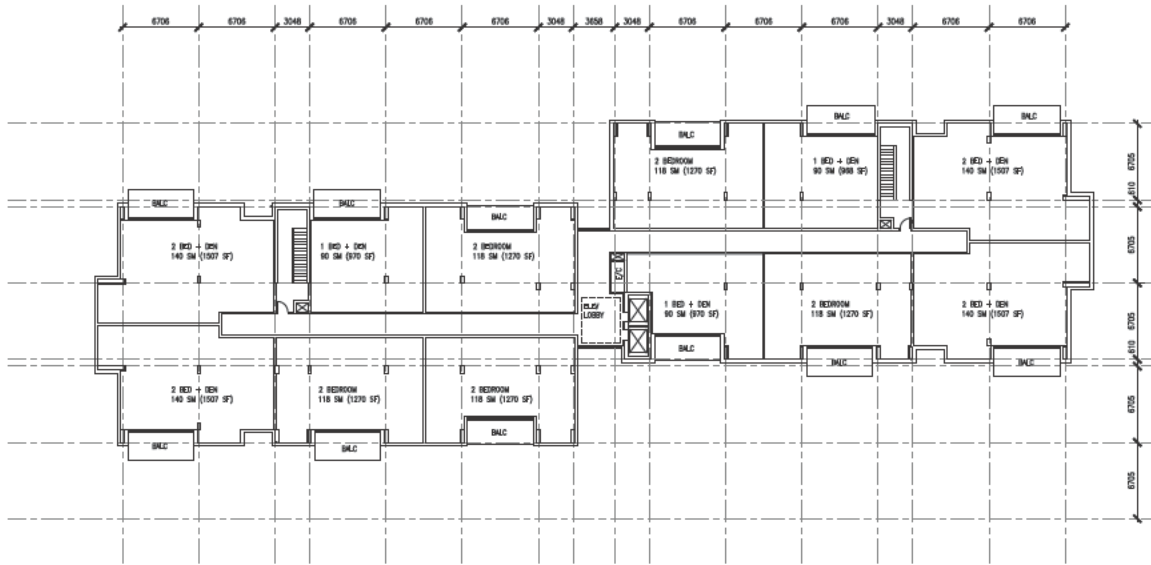
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DRAWING TITLE:
LEVELS 2/3
FLOOR PLAN

A4



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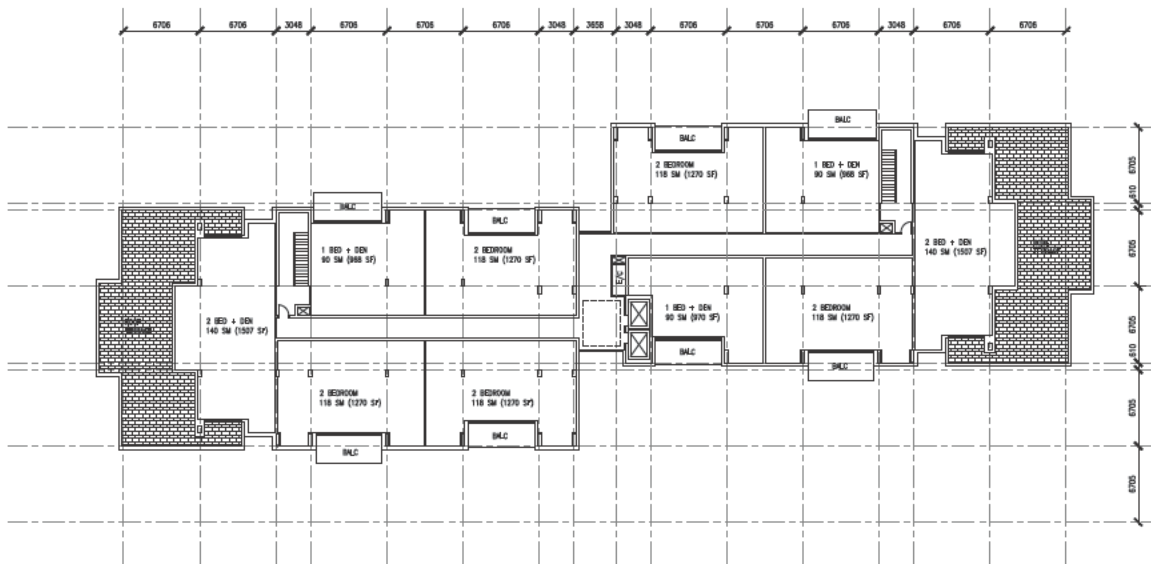
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DRAWING TITLE:
LEVEL 4
FLOOR PLAN

A5



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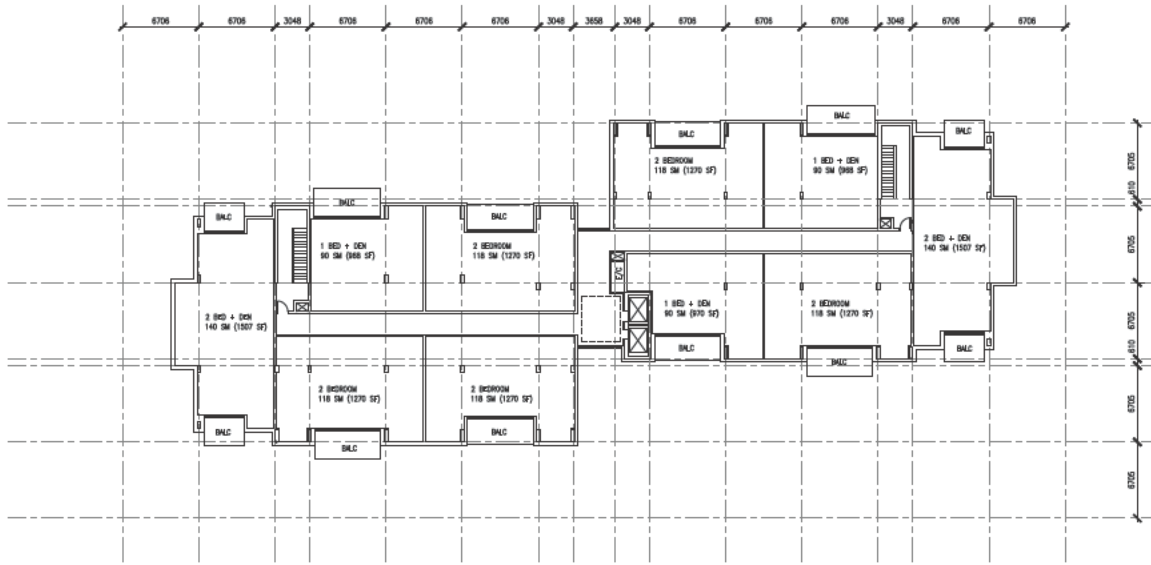
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DRAWING TITLE:
LEVEL 5
FLOOR PLAN

A6



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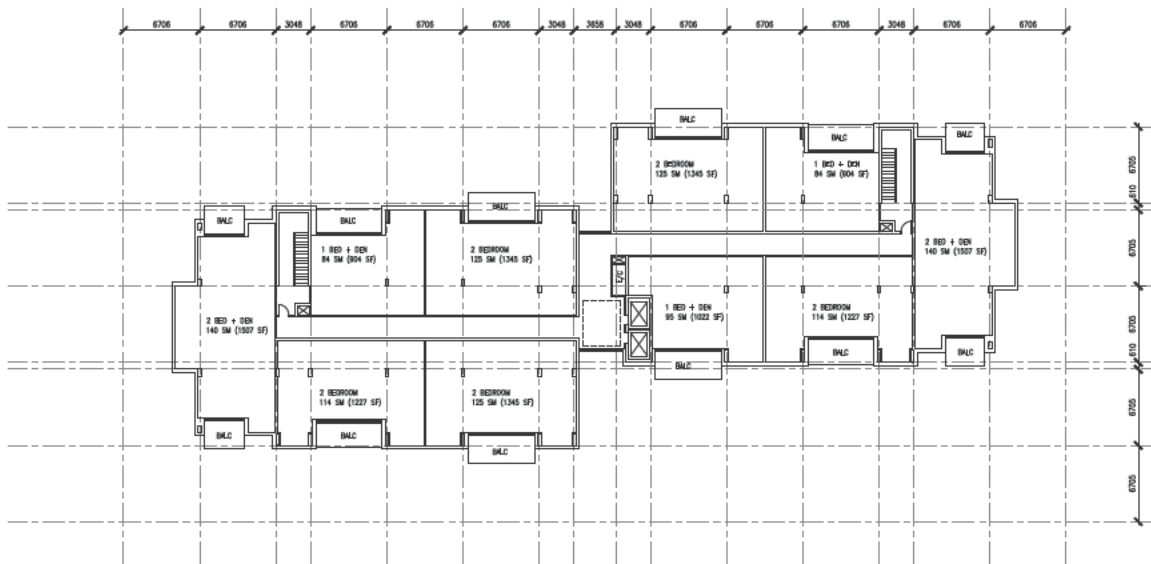
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DRAWING TITLE:
LEVEL 6
FLOOR PLAN

A7



LYDON LYNCH

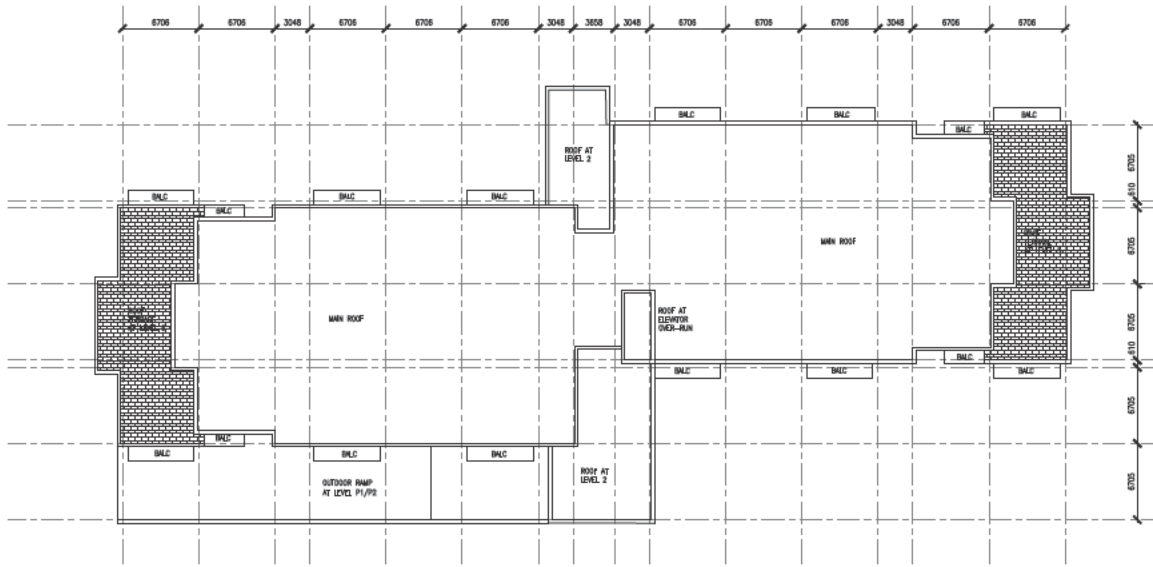
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DRAWING TITLE:
LEVELS 7/8/9
FLOOR PLAN

A8



LYDON LYNCH

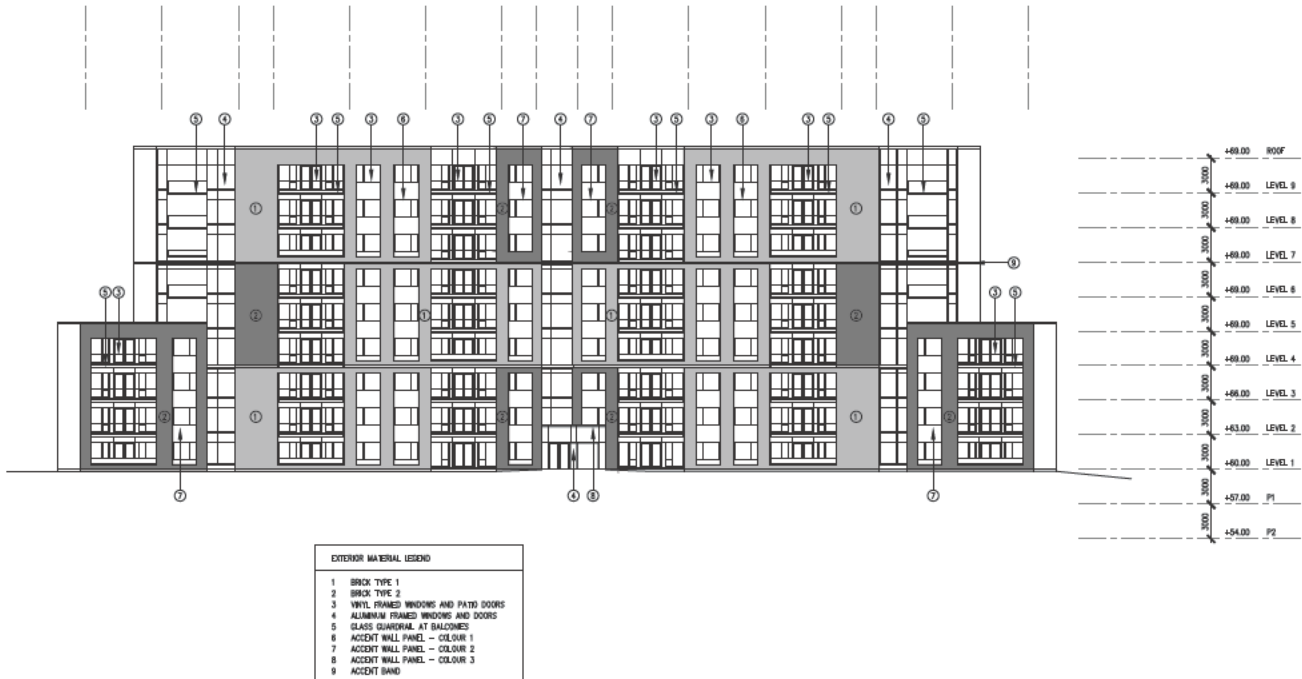
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DRAWING TITLE:
ROOF PLAN

A9



LYDON LYNCH

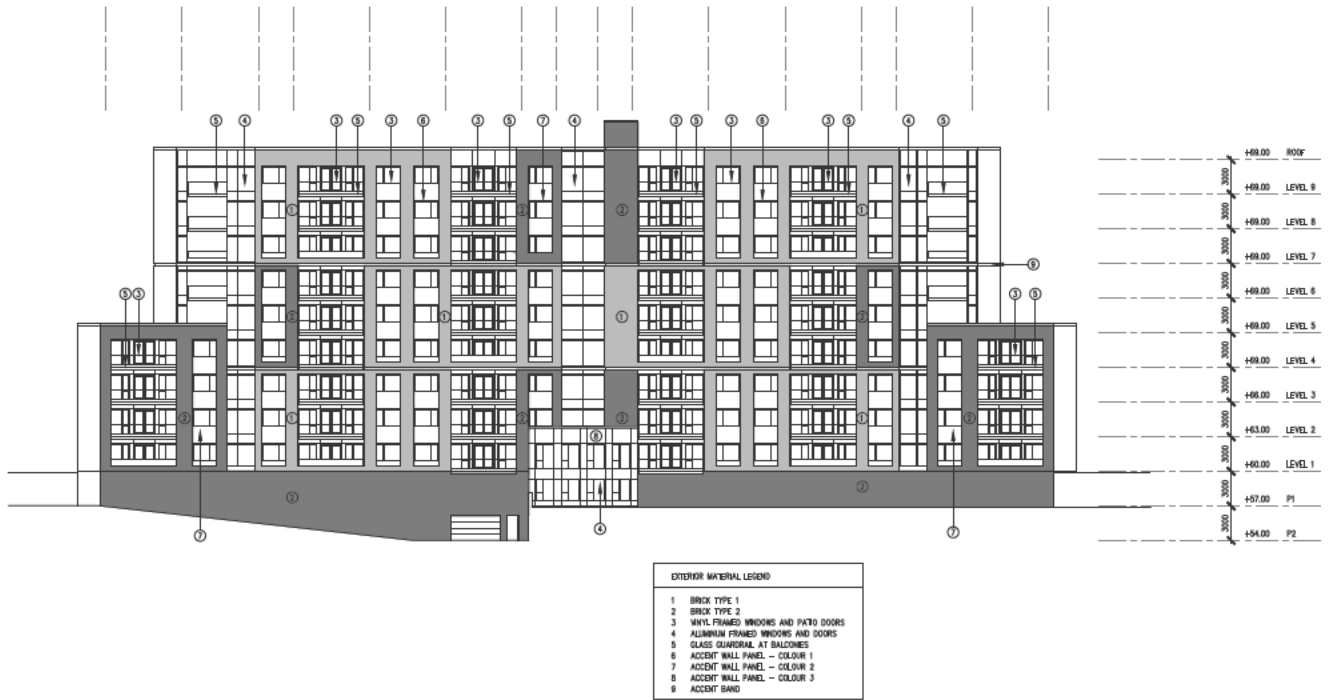
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DRAWING TITLE:
EAST
ELEVATION

A10



LYDON LYNCH

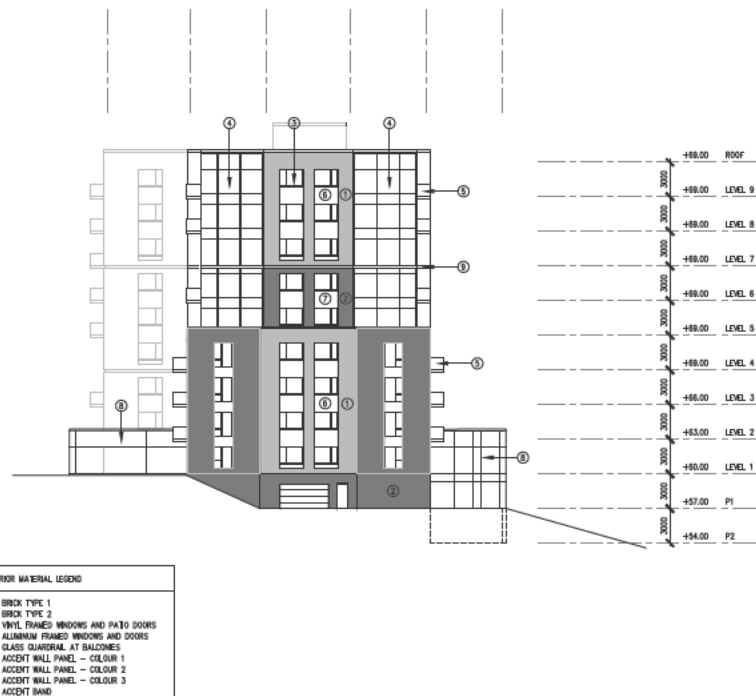
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DRAWING TITLE:
WEST
ELEVATION

A11



LYDON LYNCH

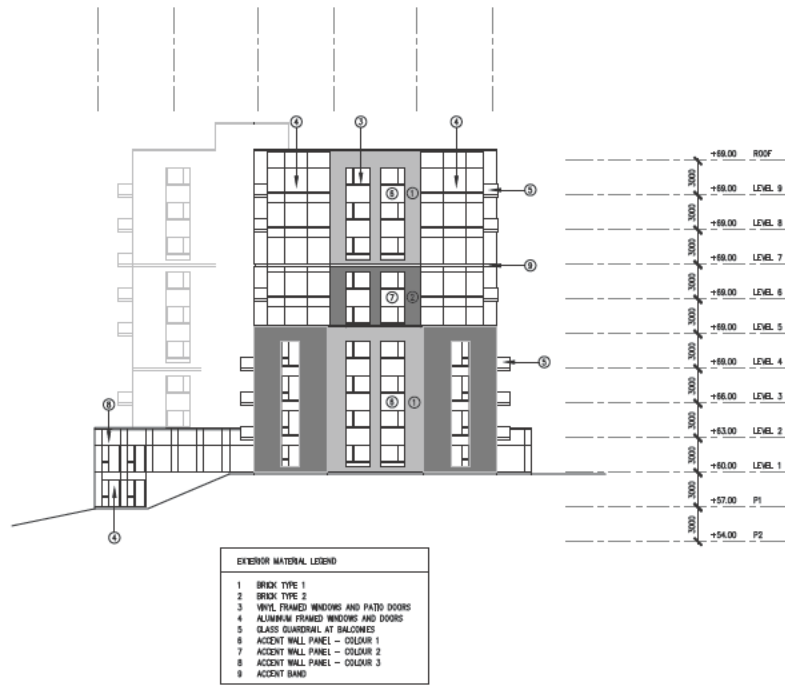
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DRAWING TITLE:
NORTH
ELEVATION

A12



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DRAWING TITLE:
SOUTH
ELEVATION

A13



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SCALE: NTS
PROJ.#: 24010

DRAWING TITLE:
3D VIEW

A14