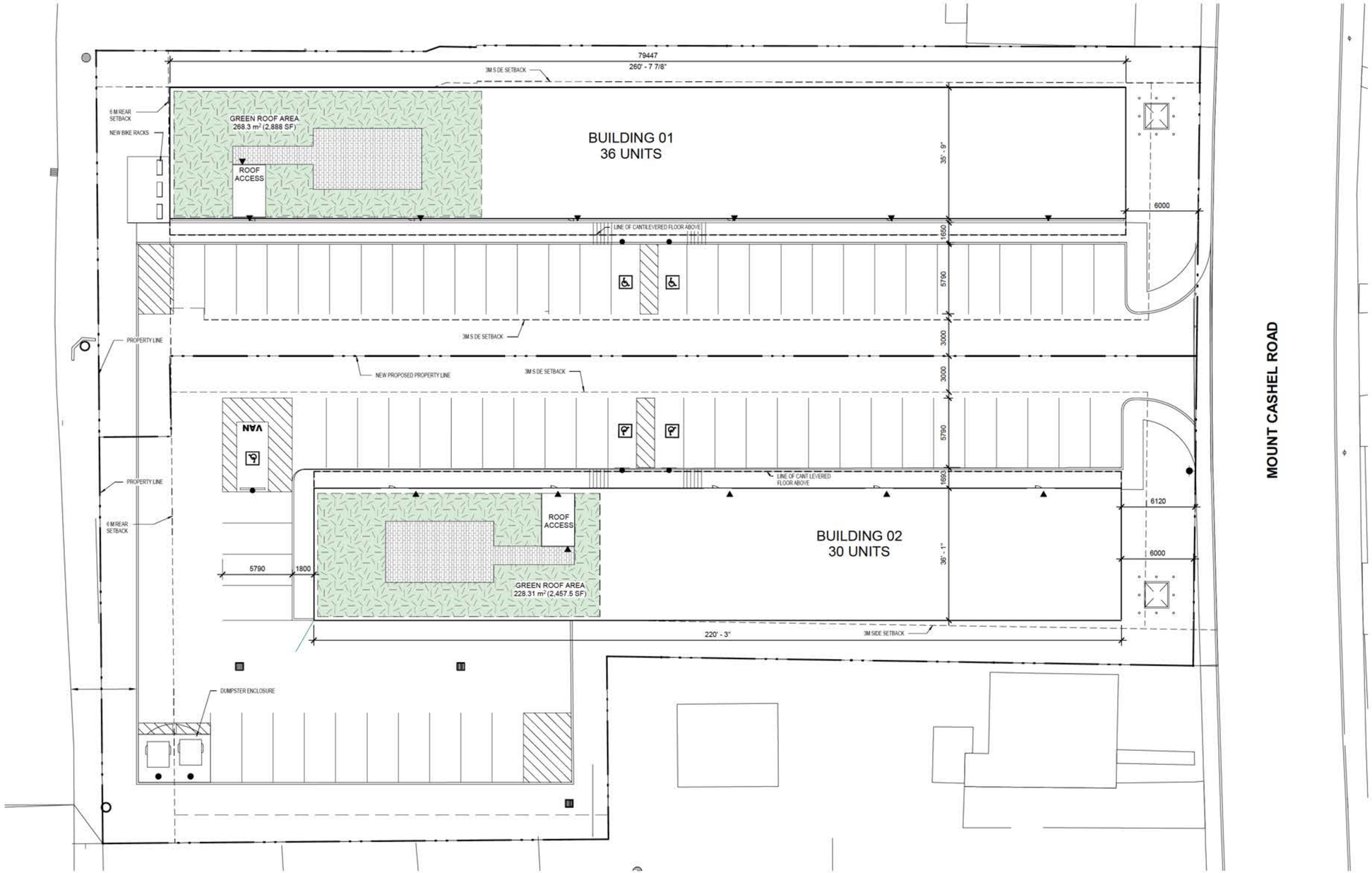
APPENDIX 5

Site Concept Plan

SITE PLAN - OPTION 1

MOUNT CASHEL - PROPOSED SITE PLAN - 66 UNITS | SURFACE PARKING - 71 STALLS | ZONE: A1 | SCALE: 1 : 175



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

MOUNT CASHEL APARTMENTS

A PROJECT FOR

KMK CAPITAL

ST. JOHN'S | 3/26/2025 | NEWFOUNDLAND | CBS | 233081

powers brown architecture

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SITE STATISTICS

TOTAL SITE AREA	= 5285.83m^2
- SITE A	= 2664.23m^2
- SITE B	= 2621.60m^2
LANDSCAPED AREA	= 1089.14m^2 (30% REQUIRED)
- SITE A	= 570.96m^2 21% (GROUND)
- SITE B	= 518.18m^2 19% (GROUND)
- SITE A	= 228.31m^2 9% (ROOF)
- SITE B	= 268.30m^2 11% (ROOF)
LOT COVERAGE (MAX 50%)	= 1596.84m^2 30%

PARKING PROVIDED

EXTERIOR PARKING	= 71
BARRIER FREE	= 5 (1 VAN)
BIKE PARKING	= 33 TOTAL

CIVIC # 97
CIVIC # 95
CIVIC # 93
CIVIC # 91
CIVIC # 22
CIVIC # 20
CIVIC # 18
CIVIC # 16
CIVIC # 14
CIVIC # 12
CIVIC # 10
CIVIC # 8
CIVIC # 30
CIVIC # 28
CIVIC # 26
CIVIC # 22
CIVIC # 10
CIVIC # 8
CIVIC # 6
CIVIC # 2-4
CIVIC # 1
CIVIC # 5
CIVIC # 3
TIFFANY LANE
MOUNT CASHEL ROAD
EX SIDEWALK
EX. SHED
NEW PRIVACY FENCE
NEW BUMPER PAD/PIN CURB
LINE OF CANTILEVERED FLOOR ABOVE
LINE OF CANTILEVERED FLOOR ABOVE
VAN
PROPOSED BUILDING 721.0m^2 (SPRINKLERED)
SITE 'A' AREA=2664.23m^2
PROPOSED BUILDING 881.0m^2 (SPRINKLERED)
SITE 'B' AREA=2621.60m^2
SITE 'A' FRONTAGE=25.76m
SITE 'A' FRONTAGE=25.71m
5.05m
3.00m
7.00m
13.80m
2.60m (TYP.)
1.80m
5.79m
7.69m
4.60m
2.00m
3.00m
2.60m
2.60m
7.00m
5.79m
5.79m
1.80m
1.80m
2.48m
2.54m
6.12m
3.39m
8.03m
3.68m
6.00m
6.15m
6.14m
6.30m
1mR
1mR
4.60m
6.07m
6.01m
3.73m
6.14m

PINNACLE ENGINEERING

18 MOUNT CASHEL ROAD
CONCEPT SITE PLAN

Date: 08 JULY 2026
Scale: 1 : 250

08006-F056 REV E