APPENDIX 13

NL Power Correspondence

[redacted]

Subject: RE: Mount Cashell - Transformer Locations

[redacted]

Based off the original layout and the potential revisions to the layout for the area, I can offer the following:

1. Newfoundland power is ok with the suggested transformer locations in reference to the road, approximately 4m from the front of the existing curb, as it pertains to snow clearing the road
2. The current design does show bollards as protection from vehicular impact to the transformer
3. New 3-phase transformers that contain a pressure relief valve and current limiting fuse as part of the internal protection, can be installed closer to a building than what is currently proposed giving more space between the road and the bollards for placing snow
4. As a final design is achieved, transformer size and final location can be maneuvered in such a way to maximize the transformer distance from the road thus maximizing the snow placement area.

I hope this helps in satisfying the city's requirements.

[redacted]

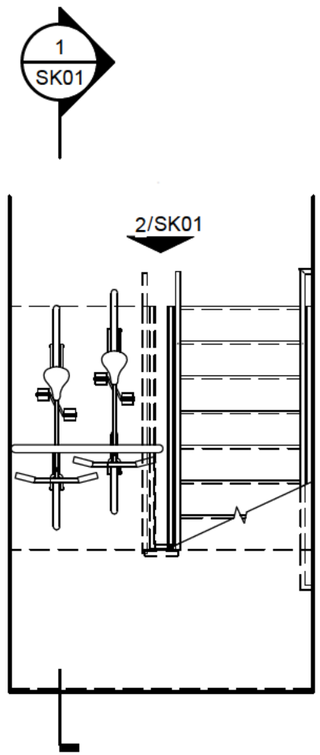
APPENDIX 14

Sketch at Stair

SK01

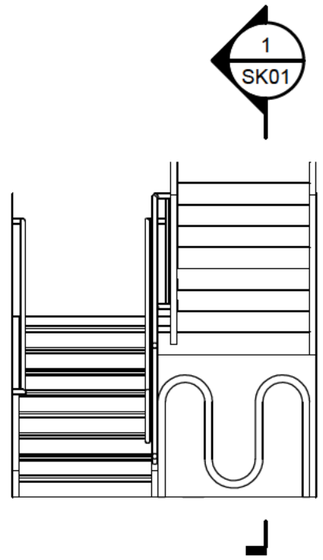
CONCEPT STAIR PLAN

SCALE: 1/4" = 1'-0"



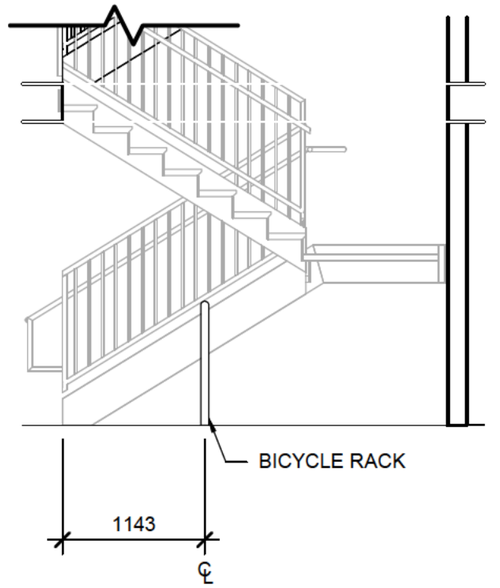
TYPICAL STAIR PLAN

SCALE: **1/4" = 1'-0"**



ELEVATION AT BICYCLE RACK

SCALE: **1/4" = 1'-0"**



SECTION AT BICYCLE RACK

SCALE: 1/4" = 1'-0"

COPYRIGHT © 2023 POWERS BROWN ARCHITECTURE. THIS DRAWING AND THE ARCHITECTURAL WORK DEPICTED THEREIN ARE THE SOLE PROPERTY OF POWERS BROWN ARCHITECTURE. NO PORTION OF THIS DRAWING MAY BE COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

*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.

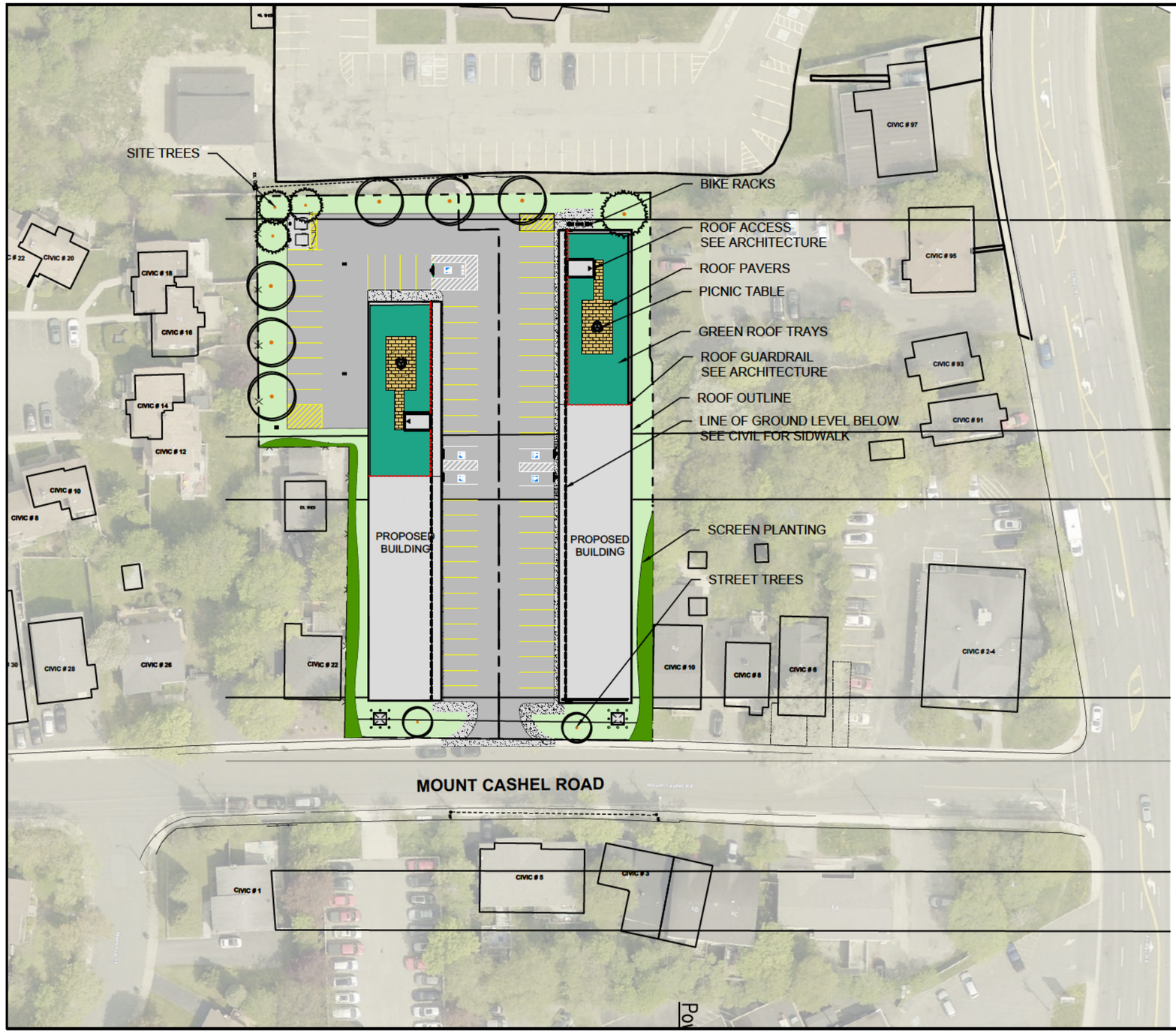
MOUNT CASHEL APARTMENTS
A PROJECT FOR
KMK CAPITAL

powers brown archit ecture

HOUSTON 04/28/25 TEXAS 233081

APPENDIX 15

Landscape Concept Plan



LANDSCAPE LEGEND:

APPROX. LIMIT OF WORK-
MAKE GOOD ALL DAMAGE CAUSED
BY CONSTRUCTION WITHIN
AND OUTSIDE THIS LIMIT

PROPOSED STREET TREE
8 m O.C. AS PER CITY OF ST. JOHN'S
LANDSCAPE DEVELOPMENT POLICY

PROPOSED CONIFEROUS TREE

GREEN ROOF GUARDRAIL
-SEE ARCHITECTURE

GREEN ROOF TRAYS
-TBD MIX OF LOW PERENNIALS AND SEDUM

ROOF PAVERS
- PAVERS TBD

150mm TOPSOIL AND SOD

GROUND LEVEL SCREEN PLANTING
-SHRUBS

PICNIC TABLE
-TBD

BIKE RACKS
4 CAPACITY PER RACK

TREE REQUIREMENTS:

Location	Requirement	Lot Frontage Length (m)	QTY Req.	Shown on Plan
Street Tree				
Mount Cashel Road	1 tree per 8m	51.4	6	2
Site Additions				
Coniferous Trees				4
Deciduous trees				10
Totals			6	16

MILLS & WRIGHT
LANDSCAPE ARCHITECTURE
55 Bond Street
Suite 301
St. John's, NL A1C 1S9
(709) 770-5035
(709) 770-8381
millsandwright.ca

PROJECT
18 MOUNT CASHEL ROAD DEVELOPMENT

DRAWING
LANDSCAPE CONCEPT PLAN

NOT FOR CONSTRUCTION

DESIGNED M.CLARKE	DATE 05/27/2025
DRAWN M.CLARKE	SCALE 1 : 750
PROJECT NO. 25-29-KMK	SHEET NO. L1