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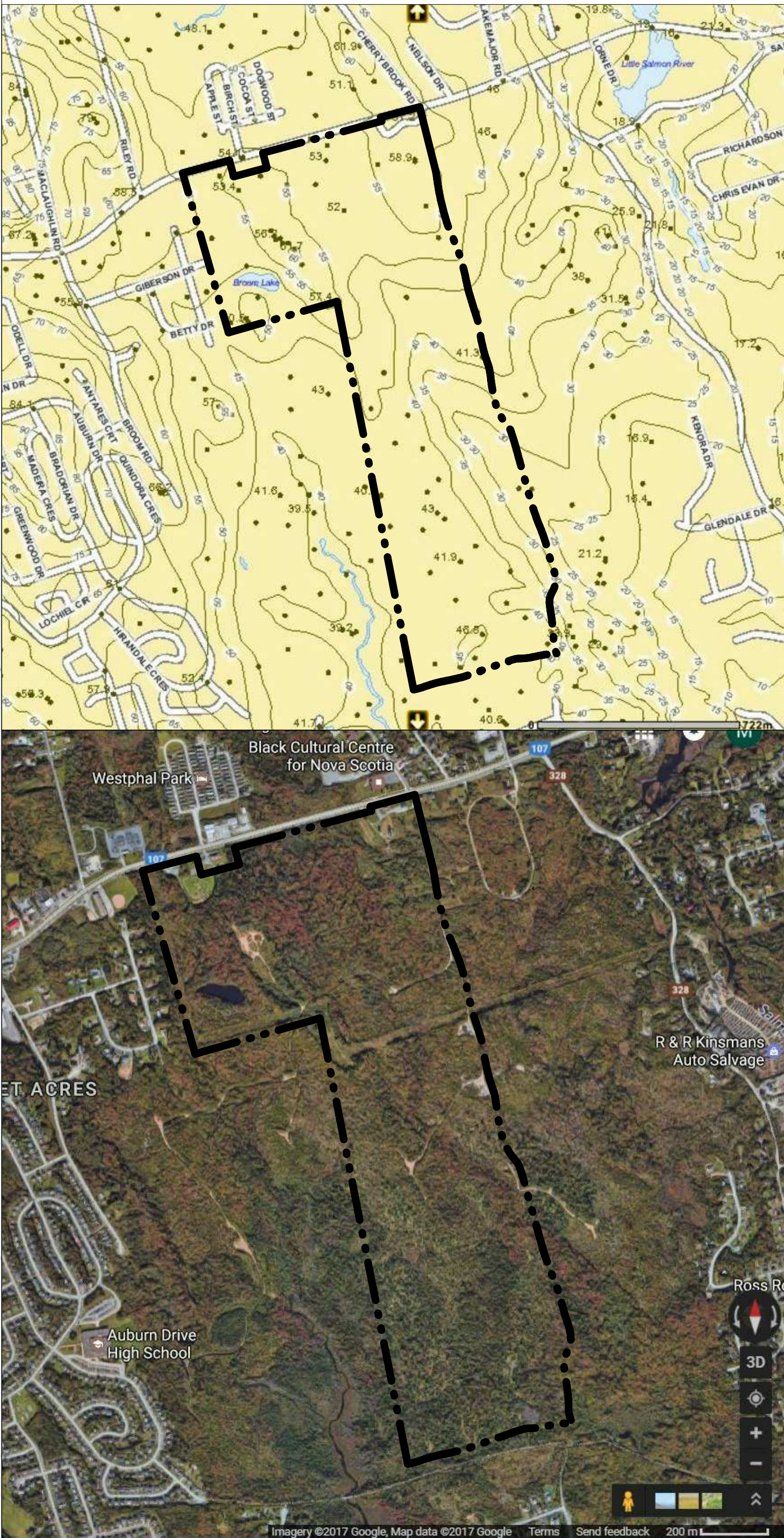
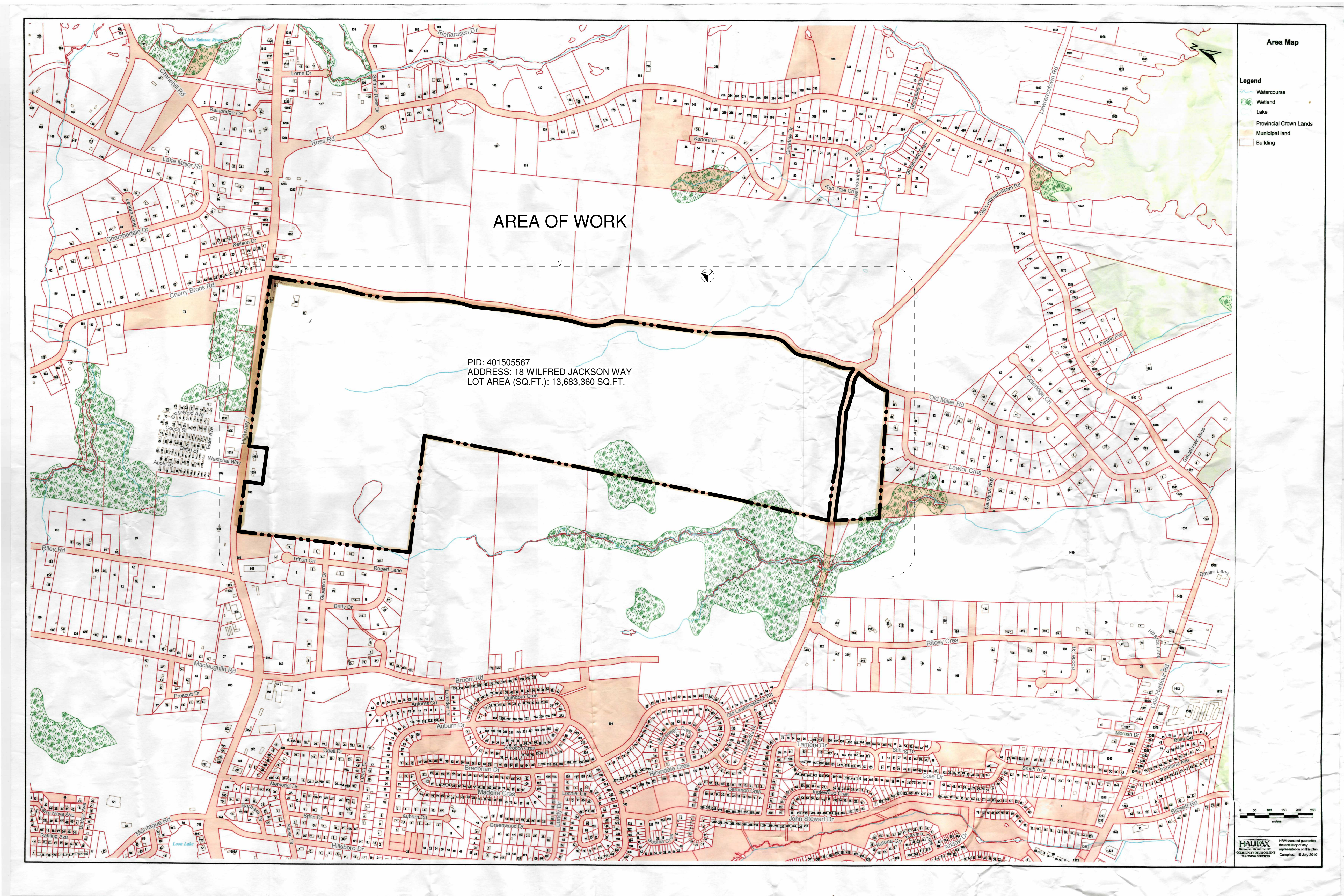
Akoma Holdings Inc. - Development



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DRAWING INSPIRATION

KEYPLAN

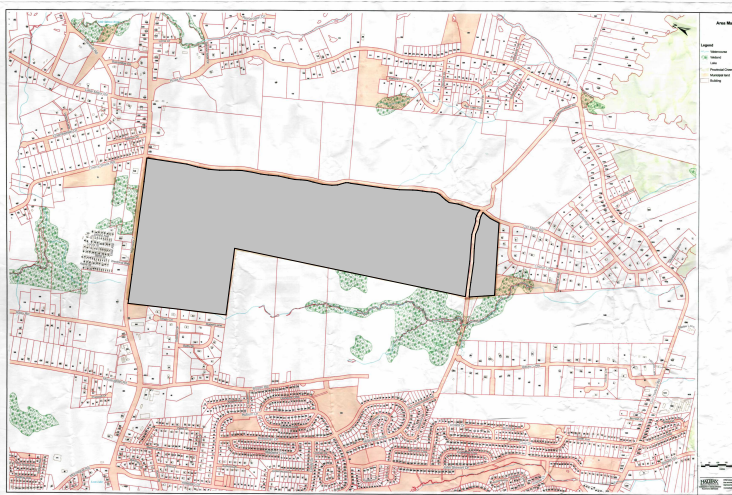
A-00	
Project Number	18-077
Date	2020.01.02
2	ISSUED FOR CLIENT REVIEW 2019.03.14
1	ISSUED FOR ZONING APPLICATION 2019.02.04





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4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

**Akoma Holdings
Inc. -
Development**

Project Address 18 Wilfred Jackson Way

Project PID 40150567

Suvery by HRM

Project Number 18-077

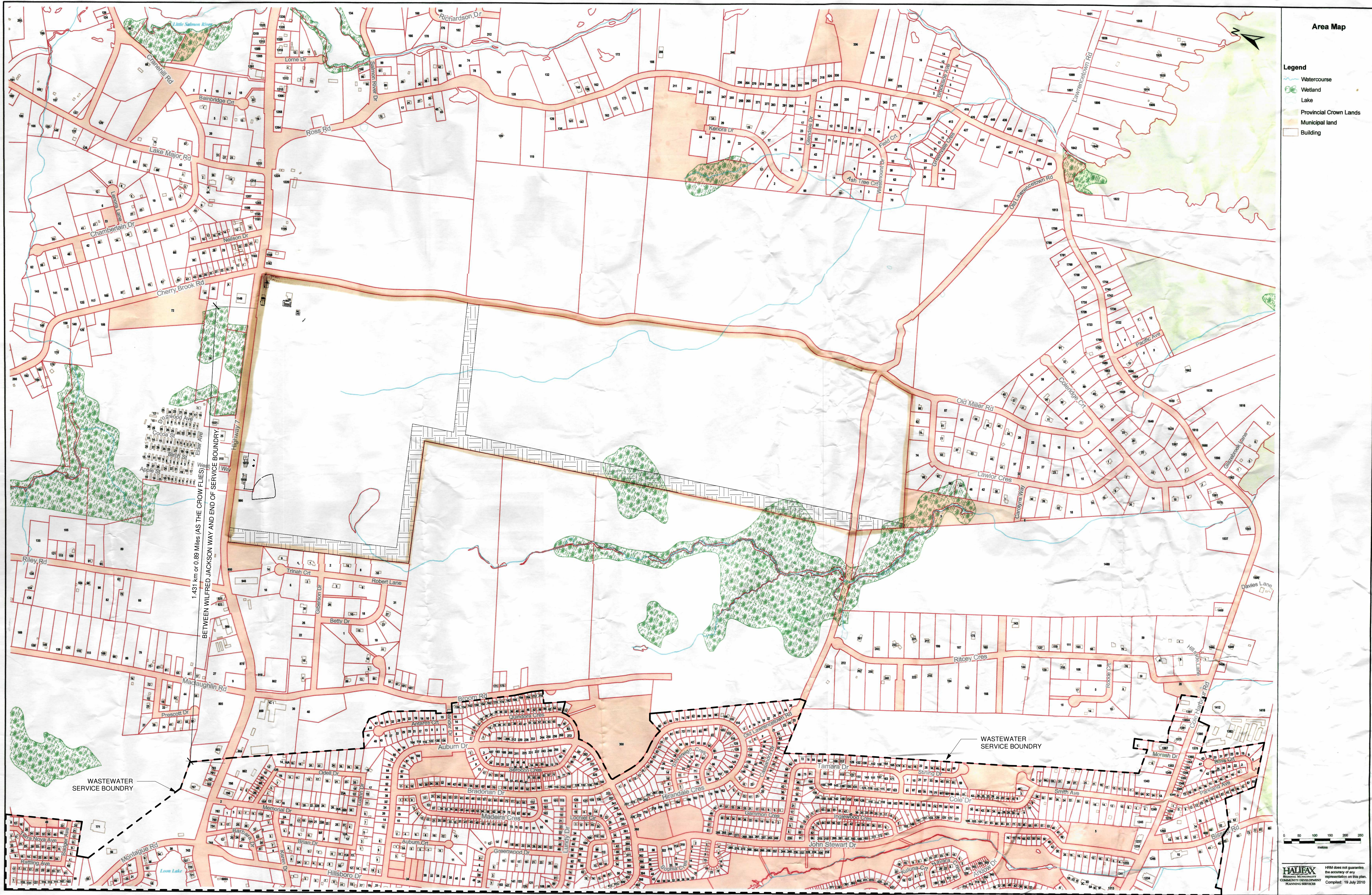
Date 2020.01.02

Drawn By JTP

Checked By TAS

A-001

Scale 1 : 6000



1 Site Plan - Survey by HRM
1 : 6000

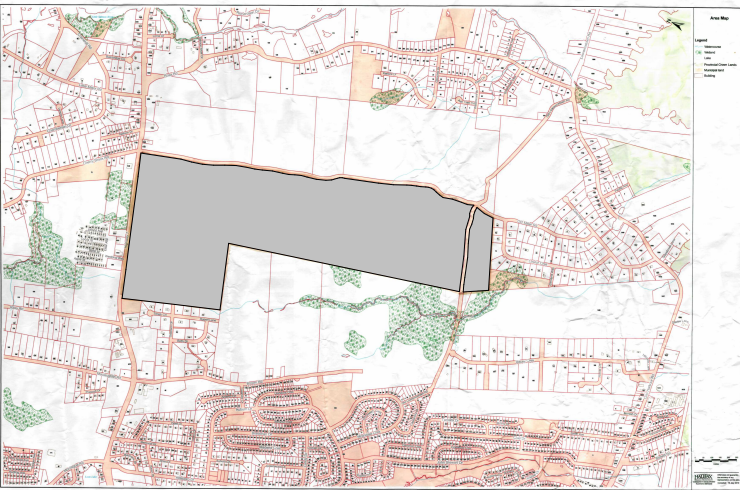
NOTEWELL:

1. WASTEWATER TREATMENT SERVICE BOUNDARY IS SHOWN ABOVE AS A THICK DASHED LINE.
2. THE DISTANCE "AS THE CROW FLIES" BETWEEN EXISTING AKOMA DRIVEWAY (WILFRED JACKSON WAY) AND END OF SERVICE BOUNDARY ALONG THE BACKSIDE OF PROPERTIES LOCATED ON ODELL DR. IS ROUGHLY 1.431 km (0.89 miles)



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Revision Schedule		

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Project Address 18 Wilfred Jackson Way

Project PID 40150567

Site Plan -
Existing

Project Number 18-077

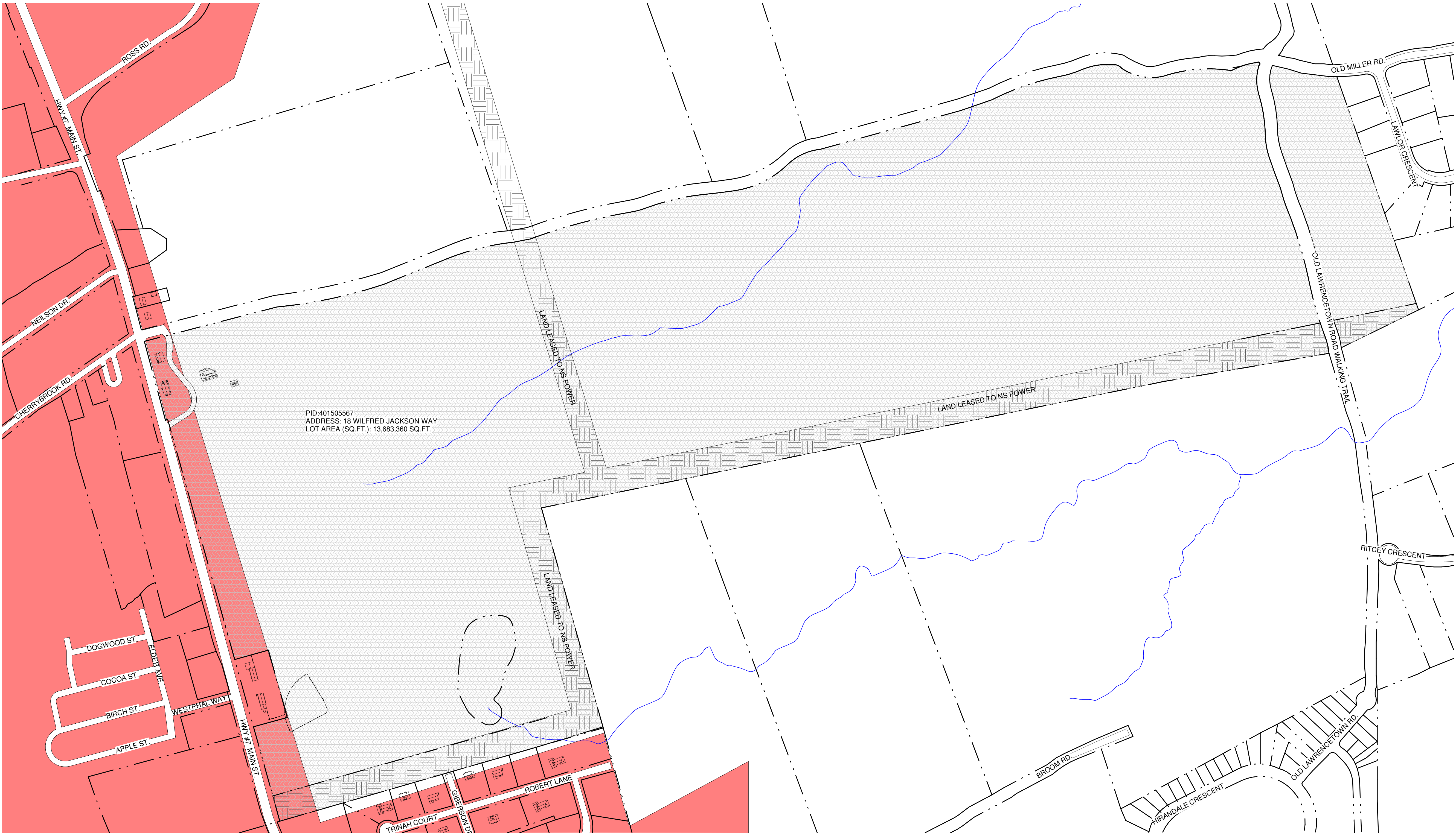
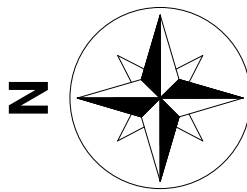
Date 2020.01.02

Drawn By JTP

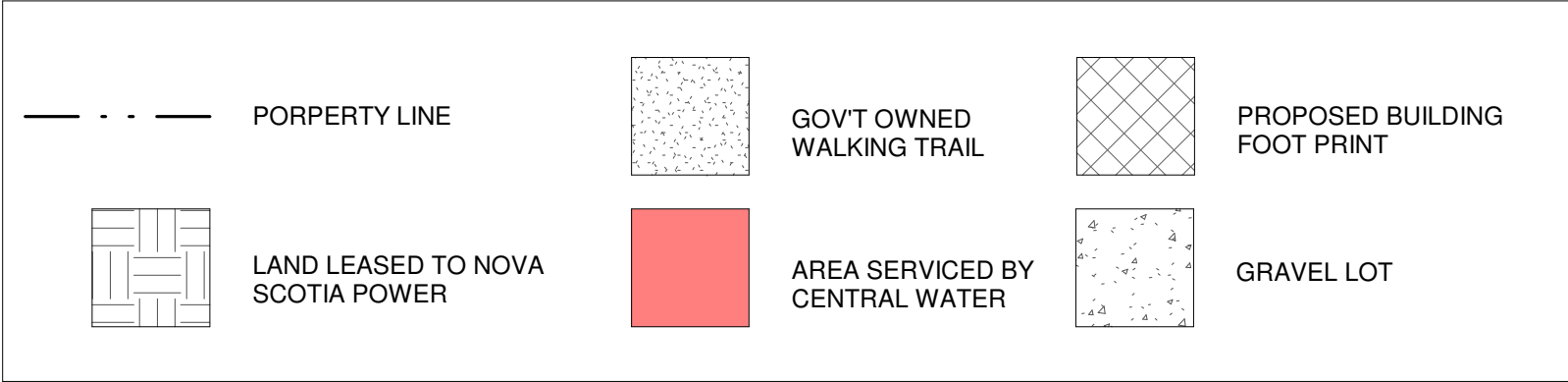
Checked By TAS

A-100

Scale As indicated



1 Site Plan - Existing
1" = 300'-0"

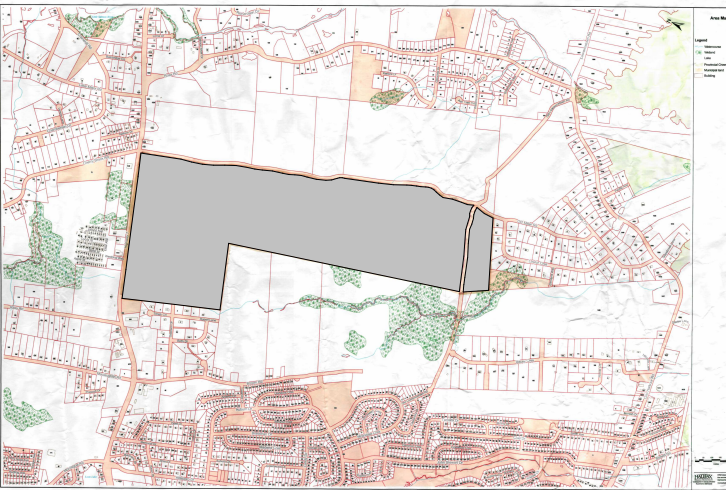


Site Plan Legend
1" = 200'-0"



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Keyplan



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

**Akoma Holdings
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Project Address 18 Wilfred Jackson Way

Project PID 40150567

Site Plan - New

Project Number 18-077

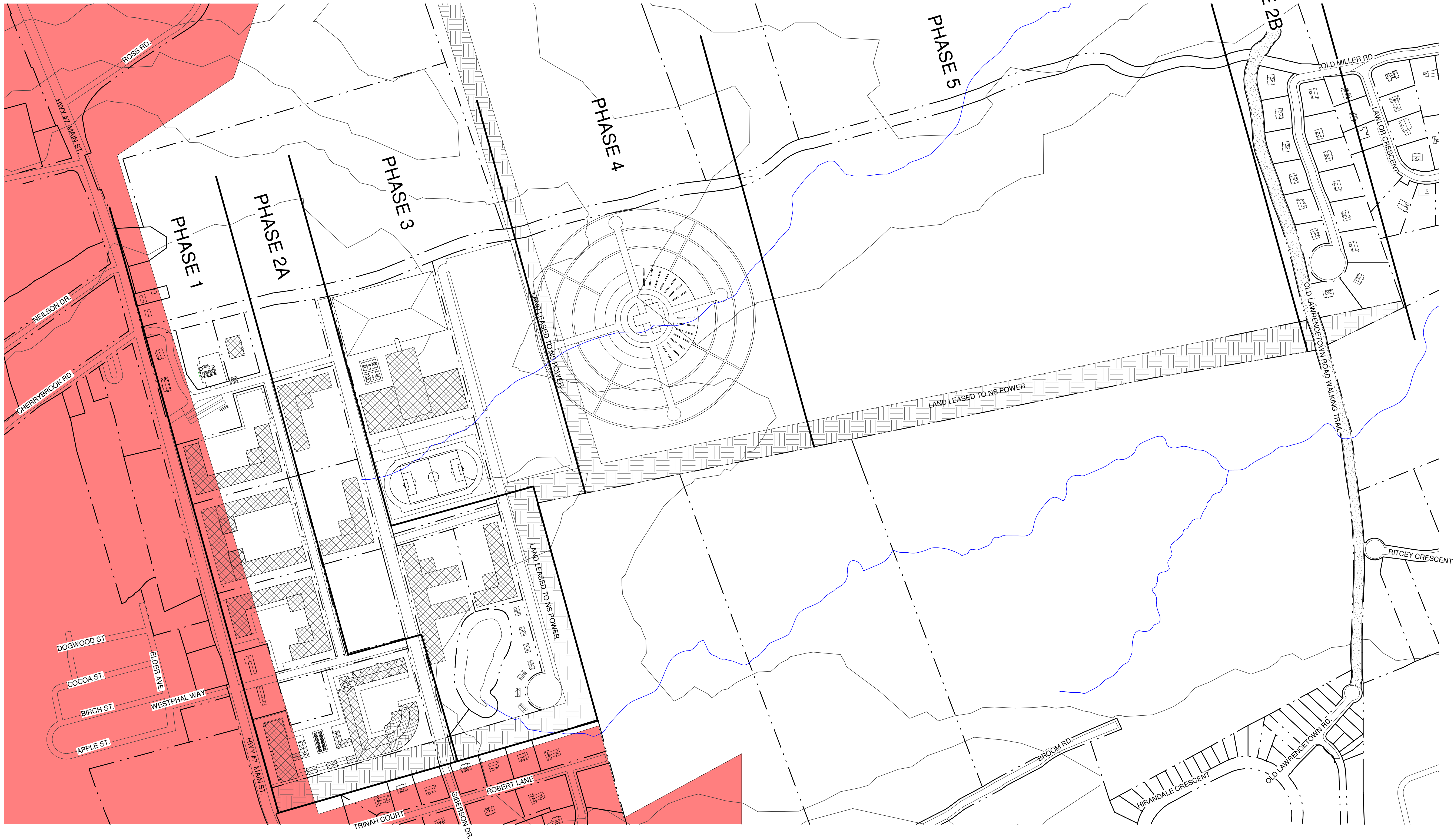
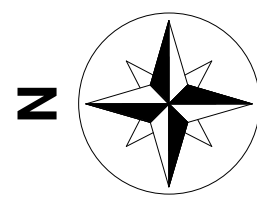
Date 2020.01.02

Drawn By JTP

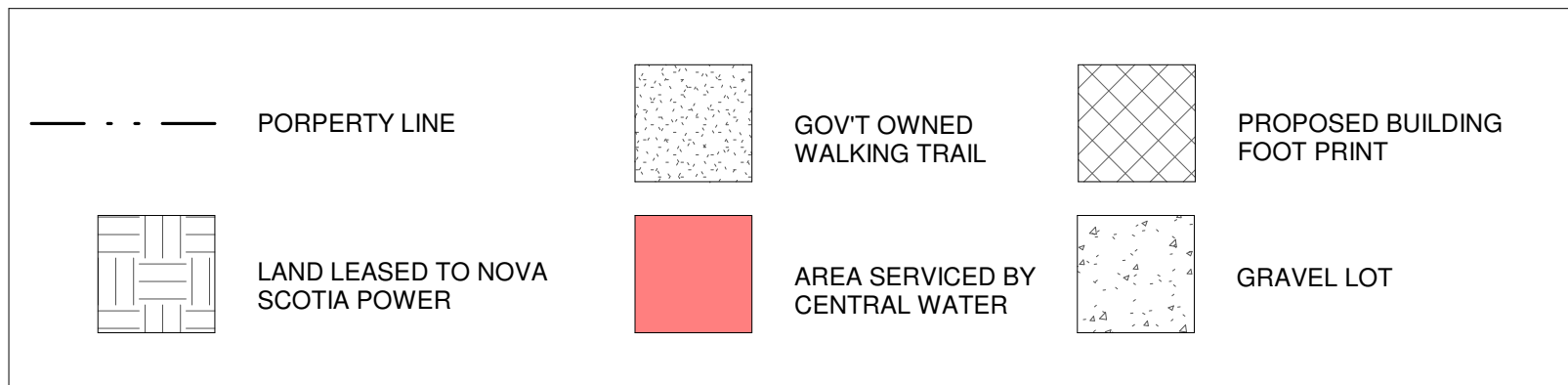
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A-101

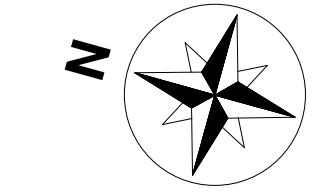
Scale As indicated



① Site Plan - New
1" = 300'-0"



○ Site Plan Legend
1" = 200'-0"

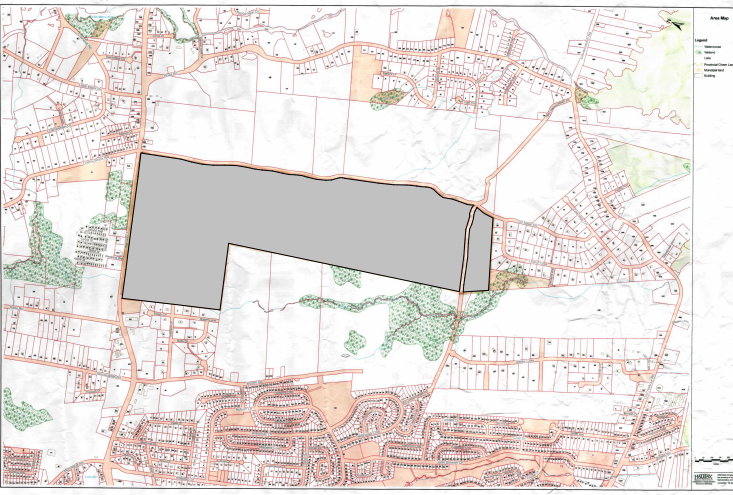


1 Site Plan - Presentable
1" = 300'-0"



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings
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Development

Project Address 18 Wilfred Jackson
Way

Project PID 40150567

Site Plan -
Graphical Display

Project Number 18-077

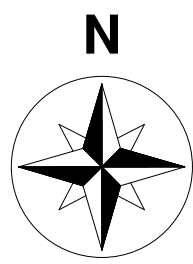
Date 2020.01.02

Drawn By JTP

Checked By TAS

A-101.1

Scale 1" = 300'-0"



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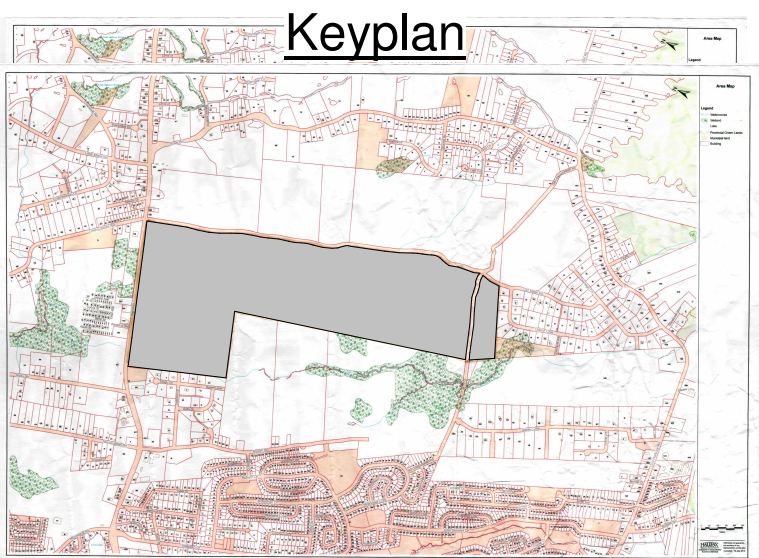


Site Plan - Phase 1.1 - Re-Zoning of
Heritage Home Property
1" = 40'-0"

NOTE WELL:
1. SEPTIC FIELD AND DRAINAGE BERM SHOWN ARE BASED OFF PROPOSED AREA PROVIDED IN TENDER PACKAGE BY CBCL FOR SITE WORK IN THIS AREA. PLEASE REFERE TO THE ABOVE MENTIONED PACKAGE FROM CBCL FOR MORE INFORMATION.

	PROPERTY LINE		GOV'T OWNED WALKING TRAIL		PROPOSED BUILDING FOOT PRINT
	LAND LEASED TO NOVA SCOTIA POWER		AREA SERVICED BY CENTRAL WATER		GRAVEL LOT

Site Plan Legend
1" = 200'-0"



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No.	Description	Date

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Project Address 18 Wilfred Jackson Way

Project PID 40150567

Phase 1.1 - Re-Zoning of Heritage Home

Project Number 18-077

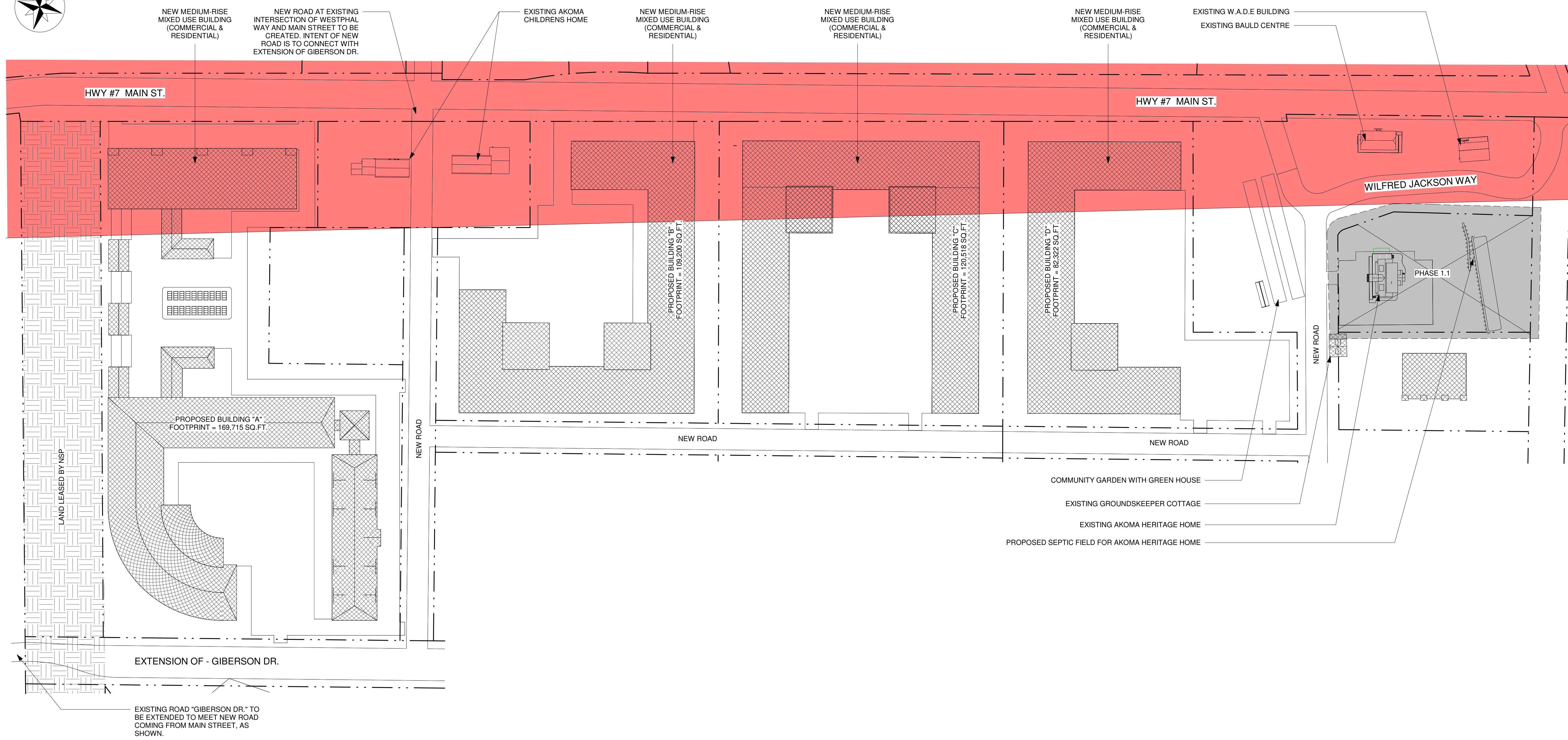
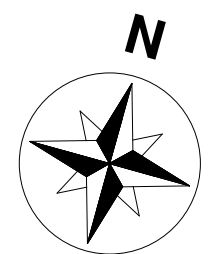
Date 2020.01.02

Drawn By JTP

Checked By TAS

A-102

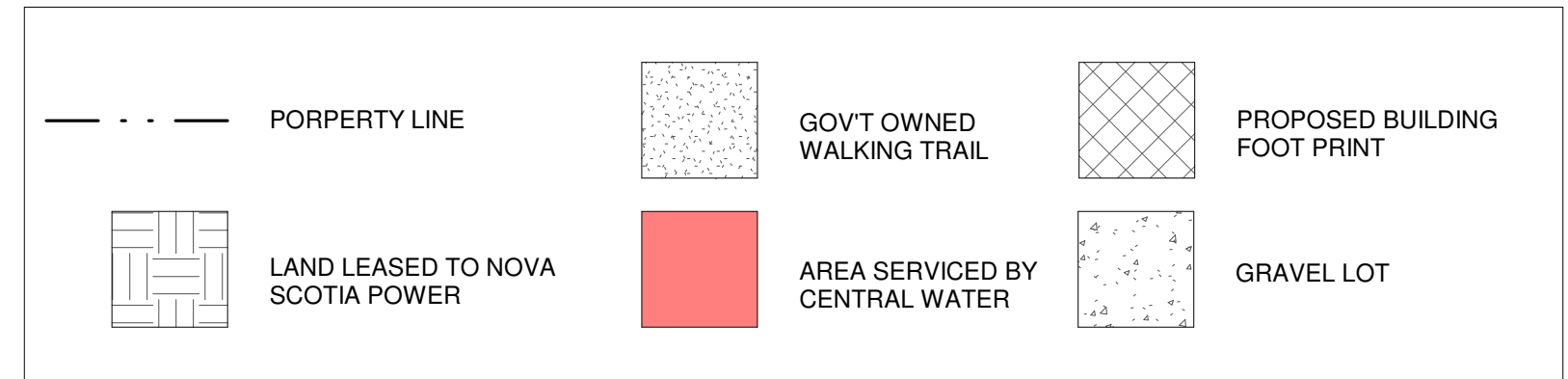
Scale As indicated



1 Site Plan - Phase 1.2
1" = 100'-0"

NOTE WELL:

- EXISTING INTERSECTION AT WESTPHAL WAY AND MAIN STREET TO BE UPGRADED AS REQUIRED TO ALLOW FOR NEW ROAD TO BE CREATED LEADING INTO AKOMA PROPERTY.
- EXISTING "GIBERSON DR." TO BE EXTENDED INTO AKOMA PROPERTY WITH INTENT OF CONNECTING WITH NEW ROAD COMING FROM MAIN STREET, AS SHOWN.
- ALL NON-EXISTING ROAD WAYS SHOWN IN THIS SITE PLAN ARE TO BE CREATED AS PART OF PHASE 1.
- MEDIUM-RISE MIXED USE BUILDINGS TO BE CREATED IN PHASE 1.

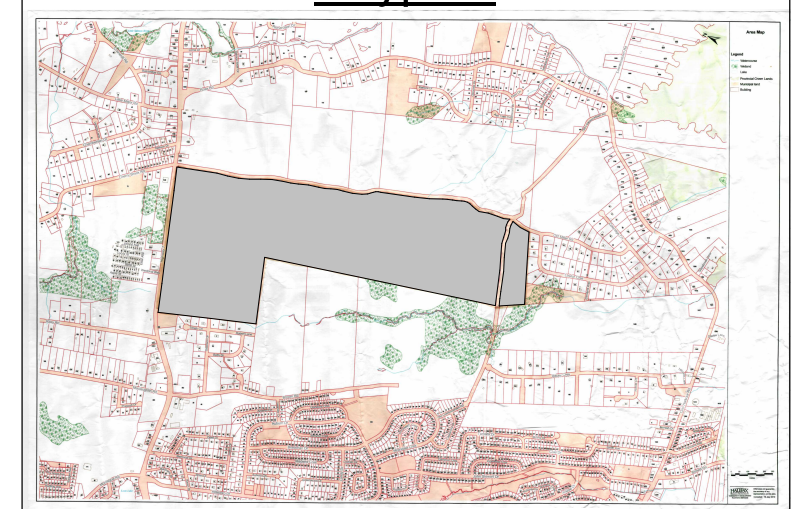


Site Plan Legend
1" = 200'-0"



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Issue Schedule		

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Revision Schedule		

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Project Address 18 Wilfred Jackson Way

Project PID 40150567

Phase 1.2 - Mixed Use Highway Developments

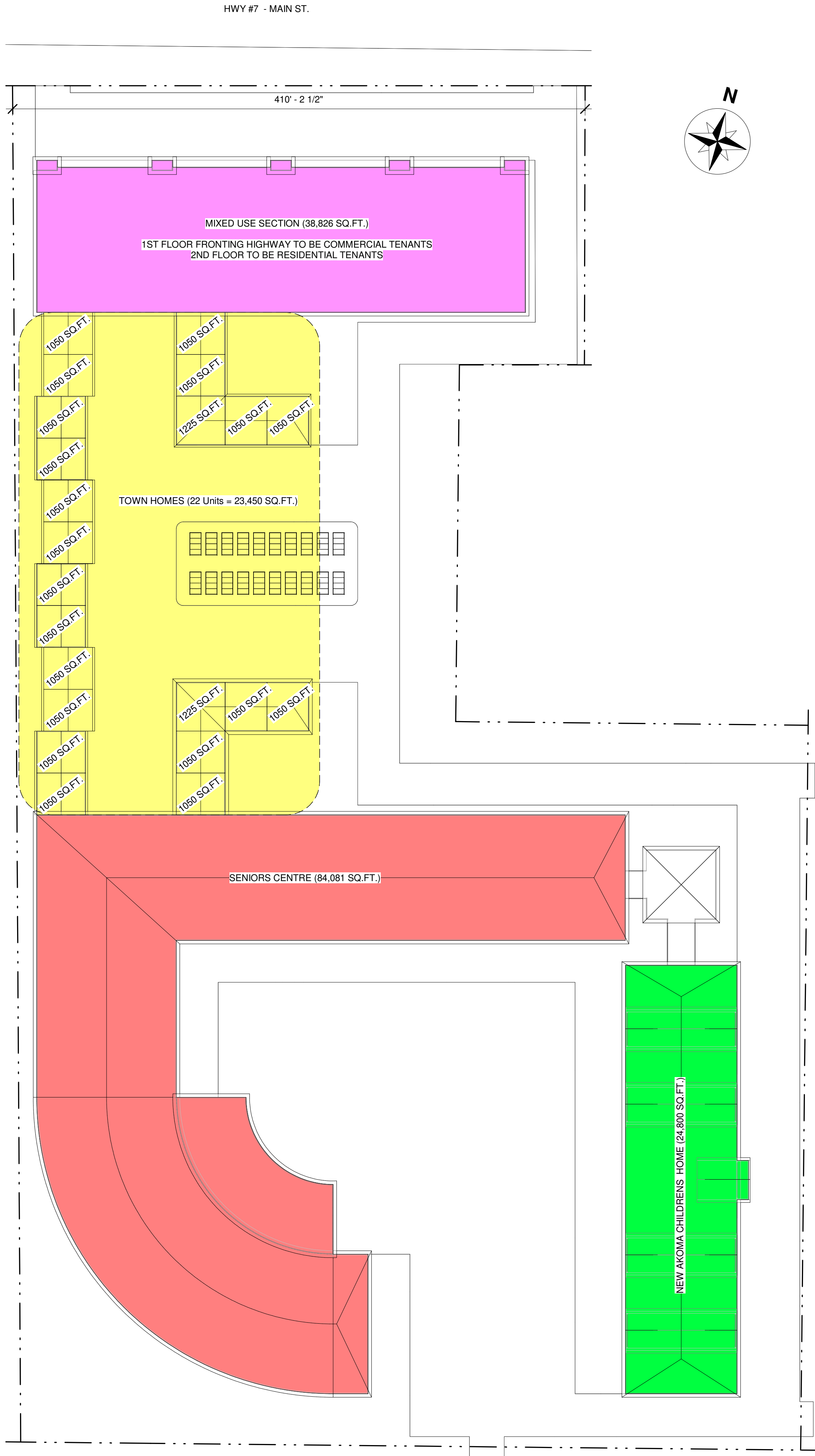
Project Number 18-077

Date 2020.01.02

Drawn By JTP

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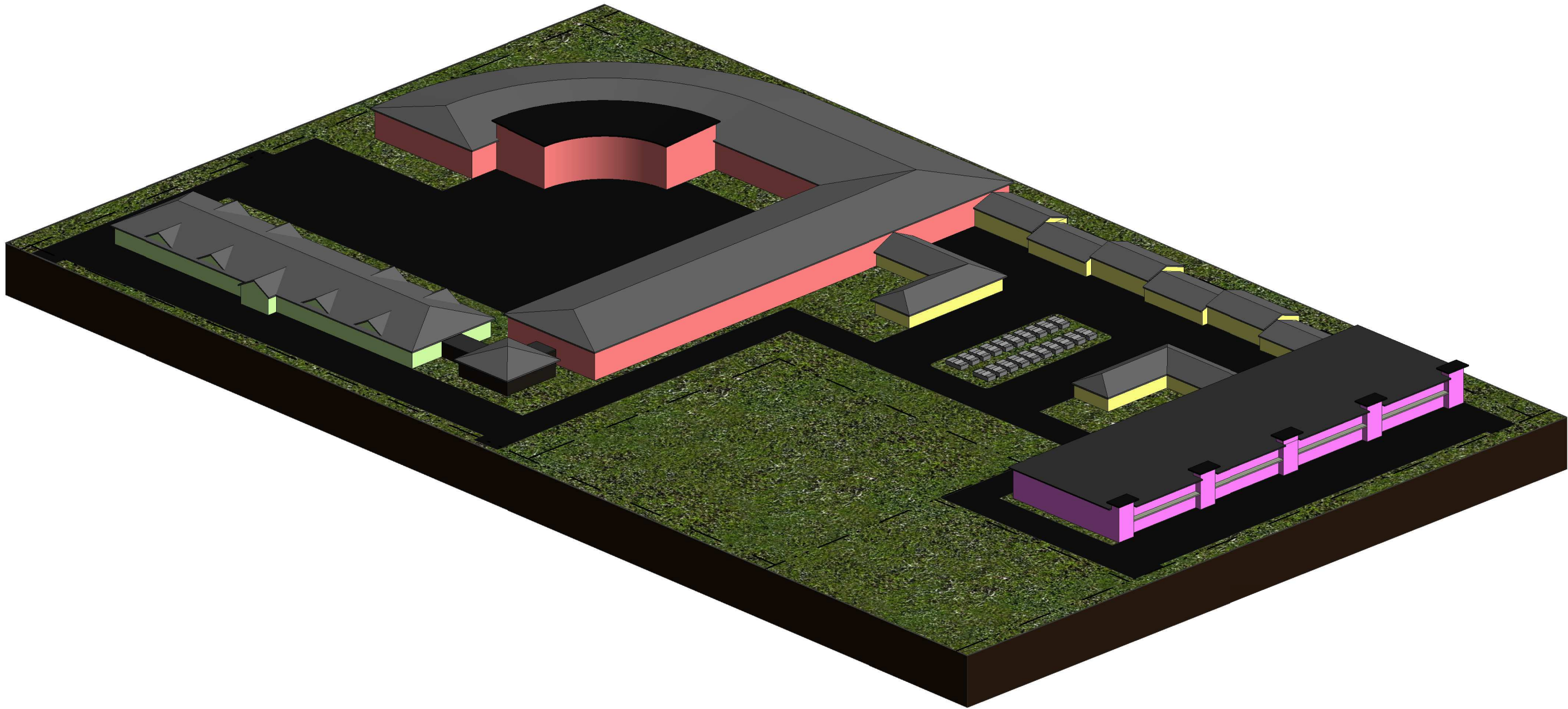
A-103
Scale As indicated



1 Plan View - Building "A" - New
Multi-Purpose Complex
1" = 50'-0"

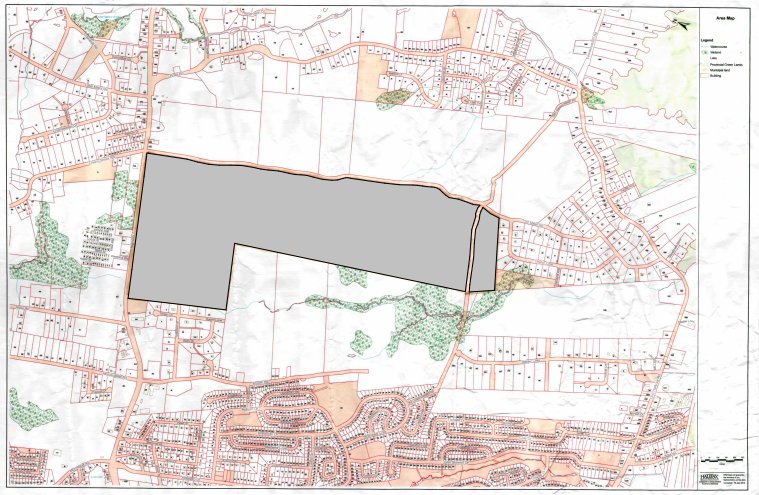
EXPECTED OCCUPANCY FOR MIXED USE SECTION:	
1ST FLOOR COMERCIAL:	- 38,826 ft ² - 20% (FOR HALLWAYS AND STAIRS) = 31,060 ft ² 31,060 ft ² ÷ 4 TENANTS = 7,765 SQ.FT / TENANT
2ND FLOOR RESIDENTIAL:	- 38,826 ft ² - 20% (FOR HALLWAYS AND STAIRS) = 31,060 ft ² 31,060 ft ² ÷ 800 ft ² / UNIT = 38.8 = 38 UNITS
EXPECTED OCCUPANCY FOR TOWN HOME SECTION:	
- 20 (1050 ft ²) UNITS - 2 (1225 ft ²) UNITS	
EXPECTED OCCUPANCY FOR SENIORS CENTRE SECTION:	
PER INDIVIDUAL FLOOR:	- 84,081 ft ² - 20% (FOR HALLWAYS AND STAIRS) = 67,265 ft ² 67,265 ft ² ÷ 900 ft ² / RESIDENT = 74.7 = 74 RESIDENTS / FLOOR 74 RESIDENTS / FLOOR x 3 FLOOR = 222 RESIDENTS
EXPECTED OCCUPANCY FOR NEW AKOMA CHILDRENS HOME SECTION:	
EXISTING FACILITY	- HOME TO 12 CHILDREN PLUS AMENITY SPACE AND SPACE FOR CARE GIVERS
NEW FACILITY	- TO PROVIDE SPACE FOR ORIGINAL 12 CHILDREN PLUS 12 MORE AND THE REQUIRED ADDITIONAL AREA FOR AMENITY SPACE AND CARE GIVERS - TOTAL PERMINANT RESIDENTS = 12 + 12 = 24
TOTAL EXPECTED RESIDENTIAL OCCUPANCY FOR NEW BUILDING:	
MIXED USE SECTION	= 38 UNITS
TOWN HOME SECTION	= 22 UNITS
SENIORS CENTRE SECTION	= 222 UNITS
NEW AKOMA CHLDRENS HOME SECTION	= 24 UNITS
TOTAL	= 38 + 22 + 222 + 24 = 306 UNITS

ORENCO ADVANTECH AX100 TREATMENT SYSTEM	
Flow capacity for 1 AX100 Tank	= 25 - 50 gpd / ft ² x 128 ft ² = 3,200 - 6,400 gpd
# of Tanks Required for Building "A"	= 57,704 gpd ÷ 6,400 gpd / tank = 9.01 = 10 tanks = 57,704 gpd ÷ 3,200 gpd / tank = 18.03 = 19 tanks = 10 - 19 AX100 tanks could service the Average Daily Flow Rate produced by building "A"
Area Required for 9-17 AX100 Tanks	= (10 x 128 ft ²) - (19 x 128 ft ²) = 1,280 ft ² - 2,432 ft ²



2 3D View - New Building "A"

Keyplan



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No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

**Akoma Holdings
Inc. -
Development**

Project Address 18 Wilfred Jackson
Way

Project PID 40150567

**Enlarged View -
Building "A"**

Project Number 18-077

Date 2020.01.02

Drawn By JTP

Checked By TAS

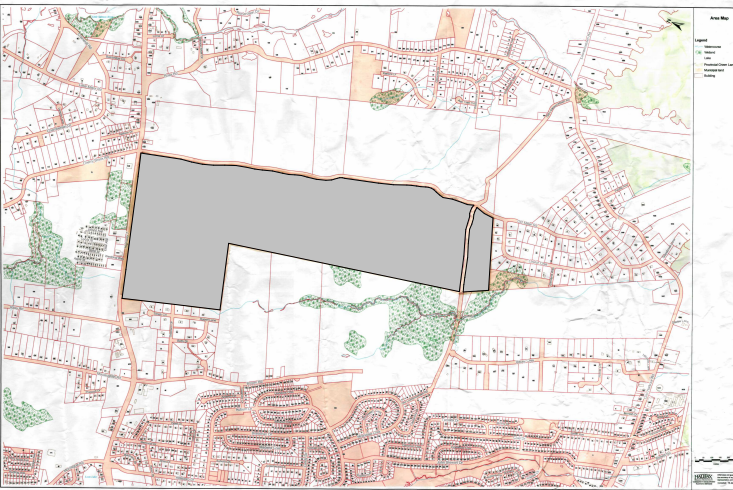
A-400

Scale 1" = 50'-0"



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Keyplan



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1.	ISSUED FOR ZONING APPLICATION	2019.02.04

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings
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Development

Project Address 18 Wilfred Jackson
Way

Project PID 40150567

Enlarged View -
Building "B"

Project Number 18-077

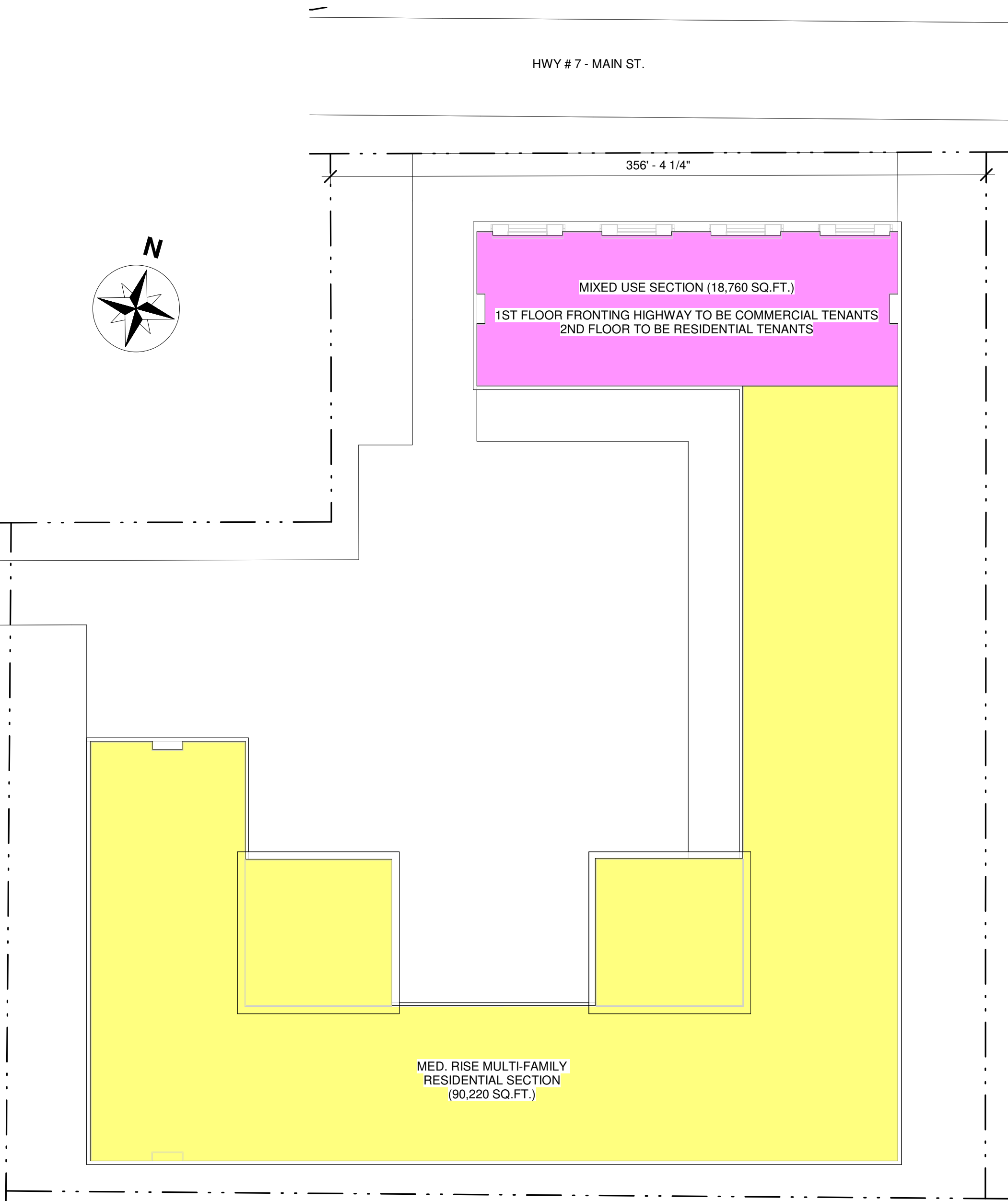
Date 2020.01.02

Drawn By JTP

Checked By TAS

A-401

Scale 1" = 50'-0"



1 Plan View - Building "B" - New Med. Rise
Multi-Use Building
1" = 50'-0"

EXPECTED OCCUPANCY FOR MIXED USE SECTION:

1ST FLOOR COMERCIAL: - 18,760 ft² - 20% (FOR HALLWAYS AND STAIRS) = 15,008 ft²
15,008 ft² ÷ 4 TENANTS = 3,752 ft² / TENANT

2ND FLOOR RESIDENTIAL: - 18,760 ft² - 20% (FOR HALLWAYS AND STAIRS) = 15,008 ft²
15,008 ft² ÷ 800 ft² / UNIT = 18.76 = 18 UNITS

EXPECTED OCCUPANCY FOR MULTI-FAMILY RESIDENTIAL SECTION:

PER INDIVIDUAL FLOOR: - 90,220 ft² - 20% (FOR HALLWAYS AND STAIRS) = 72,176 ft²
72,176 ft² ÷ 800 ft²/UNIT = 90.22 = 90 UNITS / FLOOR
90 UNITS / FLOOR x 2 FLOORS = 180 UNITS

TOTAL EXPECTED RESIDENTIAL OCCUPANCY FOR NEW BUILDING:

MIXED USE SECTION = 18 UNITS
MULTI-FAMILY RESIDENTIAL SECTION = 180 UNITS
TOTAL = 198 UNITS

ORENCO ADVANTECH AX100 TREATMENT SYSTEM

Flow capacity for 1 AX100 Tank = 25 - 50 gpd / ft² x 128 ft²
= 3,200 - 6,400 gpd

of Tanks Required for Building "A" = 52,059 gpd ÷ 6,400 gpd / tank
= 8.13 = 9 tanks

= 52,059 gpd ÷ 3,200 gpd / tank
= 16.26 = 17 tanks

= 9 - 17 AX100 tanks could service the Average Daily
Flow Rate produced by building "B"

Area Required for 9-17 AX100 Tanks = (9 x 128 ft²) - (17 x 128 ft²)
= 1152 ft² - 2176 ft²

ESTIMATED FLOW RATE FOR BUILDING "B"

- 198 RESIDENTIAL UNITS (2.8 PEOPLE ON AVG. PER UNIT)
- 4 COMMERCIAL UNITS

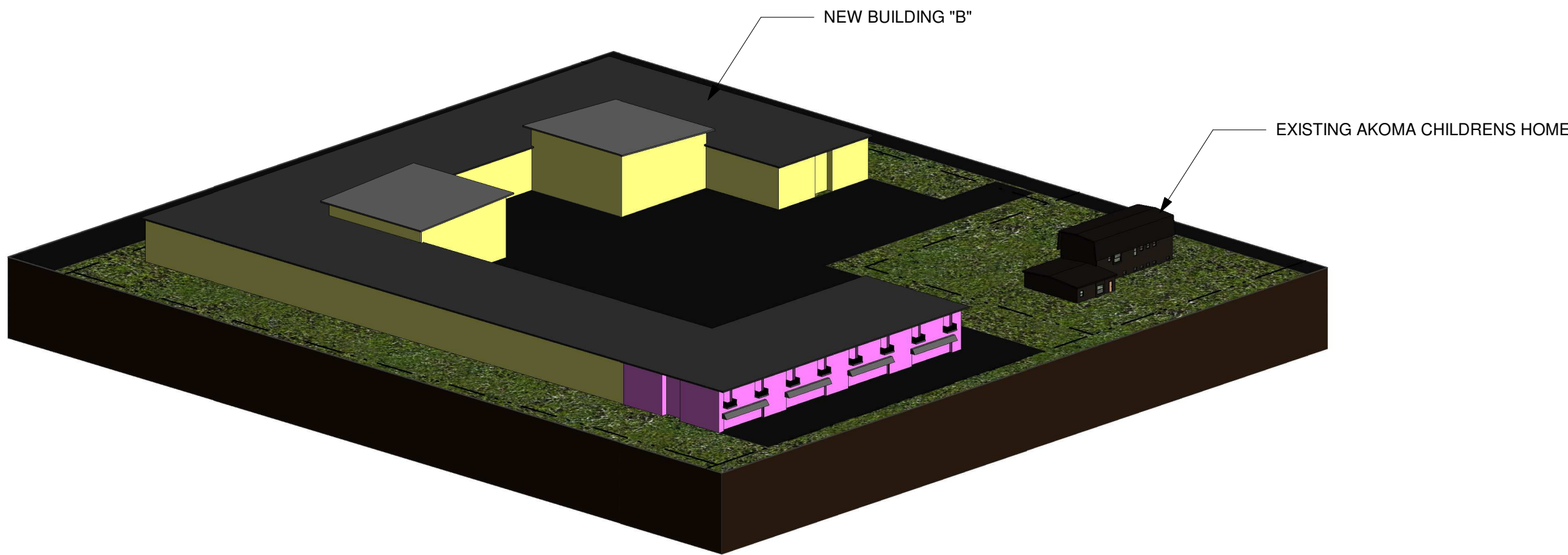
UNIT TYPE AVG. L / DAY
RESIDENTIAL 340 PER PERSON
COMMERCIAL 6 PER m²

FR RESIDENTIAL = 198 units x 2.8 persons per unit = 555 persons
= 340 L / day / person x 555 persons
= 188,700 L / day

FR COMMERCIAL = 1394 m² x 6 L / day / m²
= 8364 L / day

FR TOTAL = 188,700 + 8364
= 197,064 L / day
= 52,059 gpd

NOTE: - FLOW RATES SHOWN ARE ESTIMATES ONLY.
CALCULATIONS ARE TO BE CONFIRMED BY CIVIL
ENGINEER.

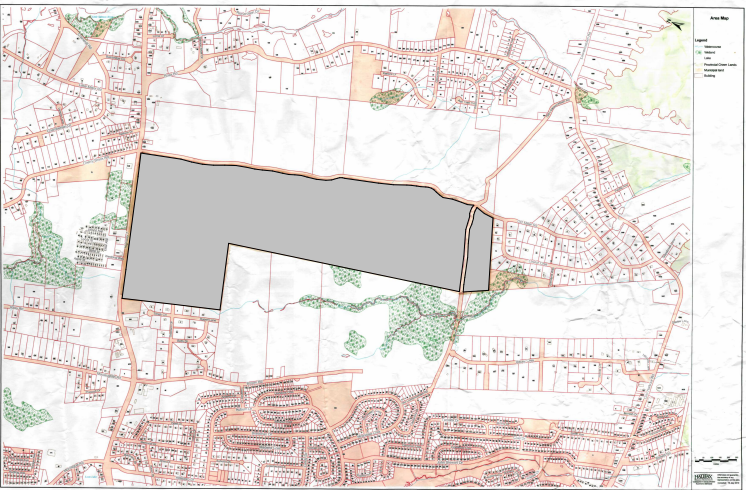


2 3D View - New Building "B"



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Akoma Holdings
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Project Address 18 Wilfred Jackson
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Project PID 40150567

Enlarged View -
Building "C"

Project Number 18-077

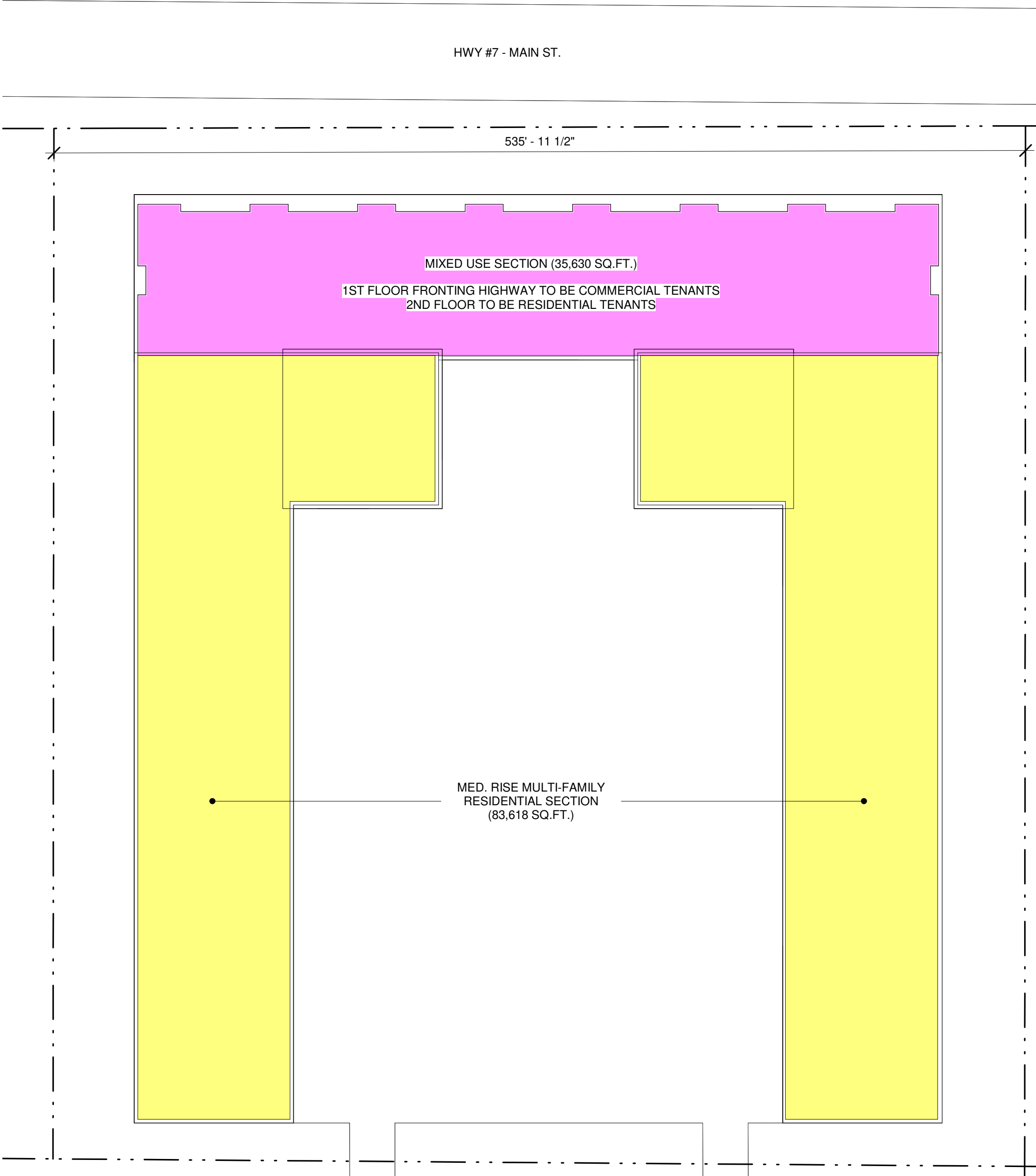
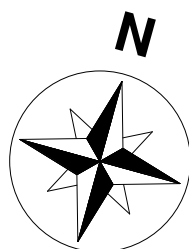
Date 2020.01.02

Drawn By JTP

Checked By TAS

A-402

Scale 1" = 50'-0"



① Plan View - Building "C" - New Med. Rise
Multi-Use Building
1" = 50'-0"

EXPECTED OCCUPANCY FOR MIXED USE SECTION:

1ST FLOOR COMERCIAL: - 35,630 ft² - 20% (FOR HALLWAYS AND STAIRS) = 28,504 ft²
28,504² ÷ 7 TENANTS = 4,072 ft² / TENANT

2ND FLOOR RESIDENTIAL: - 35,630 ft² - 20% (FOR HALLWAYS AND STAIRS) = 28,504 ft²
28,504 ft² ÷ 800 ft² / UNIT = 35.63 = 36 UNITS

EXPECTED OCCUPANCY FOR MULTI-FAMILY RESIDENTIAL SECTION:

PER INDIVIDUAL FLOOR: - 83,618 ft² - 20% (FOR HALLWAYS AND STAIRS) = 66,895 ft²
66,895 ft² ÷ 800 ft²/UNIT = 83.62 = 84 UNITS / FLOOR
84 UNITS / FLOOR x 3 FLOORS = 252 UNITS

TOTAL EXPECTED RESIDENTIAL OCCUPANCY FOR NEW BUILDING:

MIXED USE SECTION = 36 UNITS
MULTI-FAMILY RESIDENTIAL SECTION = 252 UNITS
TOTAL = 288 UNITS

ORENCO ADVANTEX AX100 TREATMENT SYSTEM

Flow capacity for 1 AX100 Tank = 25 - 50 gpd / ft² x 128 ft²
= 3,200 - 6,400 gpd

of Tanks Required for Building "A" = 76,681 gpd ÷ 6,400 gpd / tank
= 11.98 tanks = 12 tanks

= 76,681 gpd ÷ 3,200 gpd / tank
= 23.96 = 24 tanks

= 12 - 24 AX100 tanks could service the Average Daily
Flow Rate produced by building "C"

Area Required for 6-11 AX100 Tanks = (12 x 128 ft²) - (24 x 128 ft²)
= 1536 ft² - 3072 ft²

ESTIMATED FLOW RATE FOR BUILDING "C"

- 288 RESIDENTIAL UNITS (2.8 PEOPLE ON AVG. PER UNIT)
- 7 COMMERCIAL UNITS

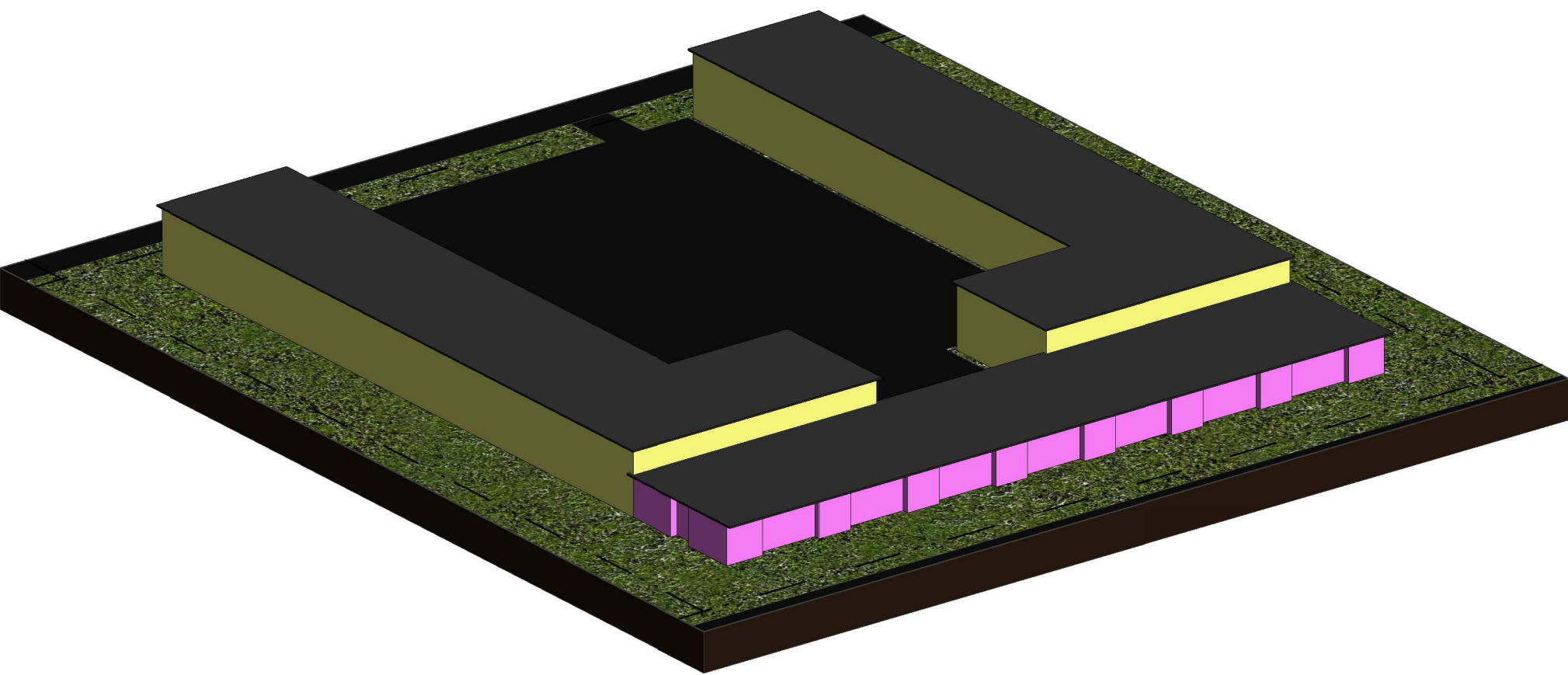
UNIT TYPE	AVG. L / DAY
RESIDENTIAL	340 PER PERSON
COMMERCIAL	6 PER m ²

FR RESIDENTIAL = 288 units x 2.8 persons per unit = 807 persons
= 340 L / day / person x 807 persons
= 274,380 L / day

FR COMMERCIAL = 2648 m² x 6 L / day / m²
= 15,888 L / day

FR TOTAL = 274,380 + 15,888
= 290,268 L / day
= 76,681 gpd

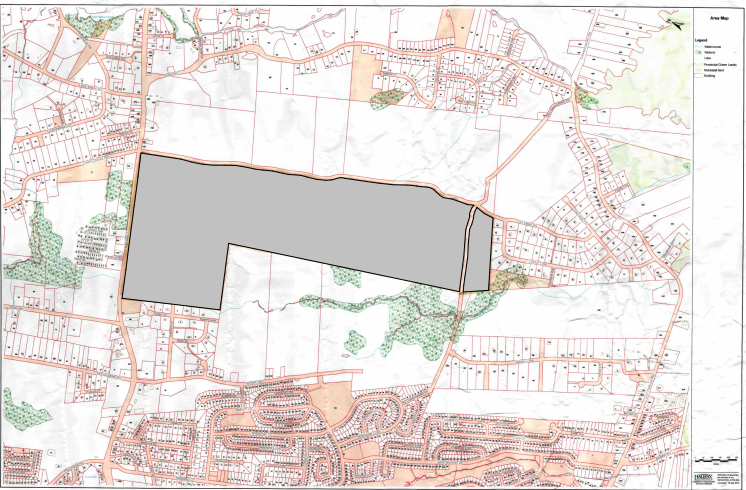
**NOTE: - FLOW RATES SHOWN ARE ESTIMATES ONLY.
CALCULATIONS ARE TO BE CONFIRMED BY CIVIL
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② 3D View - New Building "C"



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Akoma Holdings
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Project Address 18 Wilfred Jackson
Way

Project PID 40150567

Enlarged View -
Building "D"

Project Number 18-077

Date 2020.01.02

Drawn By JTP

Checked By TAS

A-403

Scale 1" = 50'-0"

HWY # 7 - MAIN STREET

358' - 5 3/4"

MIXED USE SECTION (23,360 SQ.FT.)
1ST FLOOR FRONTING HIGHWAY TO BE COMMERCIAL TENANTS
2ND FLOOR TO BE RESIDENTIAL TENANTS

MED. RISE MULTI-FAMILY
RESIDENTIAL SECTION
(58,504 SQ.FT.)

Plan View - Building "D"- New Med. Rise
Multi-Use Building
1" = 50'-0"

EXPECTED OCCUPANCY FOR MIXED USE SECTION:

1ST FLOOR COMERCIAL: - 23,360 ft² - 20% (FOR HALLWAYS AND STAIRS) = 18,688 ft²
18,688 ft² ÷ 5 TENANTS = 3,738 ft² / TENANT

2ND FLOOR RESIDENTIAL: - 23,360 ft² - 20% (FOR HALLWAYS AND STAIRS) = 18,688 ft²
18,688 ft² ÷ 800 ft² / UNIT = 23.36 = 24 UNITS

EXPECTED OCCUPANCY FOR MULTI-FAMILY RESIDENTIAL SECTION:

PER INDIVIDUAL FLOOR: - 58,504 ft² - 20% (FOR HALLWAYS AND STAIRS) = 46,803 ft²
46,803 ft² ÷ 800 ft²/UNIT = 58.5 = 55 UNITS / FLOOR
55 UNITS / FLOOR x 2 FLOORS = 110 UNITS

TOTAL EXPECTED RESIDENTIAL OCCUPANCY FOR NEW BUILDING:

MIXED USE SECTION = 24 UNITS
MULTI-FAMILY RESIDENTIAL SECTION = 110 UNITS
TOTAL = 134 UNITS

ORENCO ADVANTEX AX100 TREATMENT SYSTEM

Flow capacity for 1 AX100 Tank = 25 - 50 gpd / ft² x 128 ft²
= 3,200 - 6,400 gpd

of Tanks Required for Building "A" = 36,524 gpd ÷ 6,400 gpd / tank
= 5.71 = 6 tanks

= 36,524 gpd ÷ 3,200 gpd / tank
= 11.41 = 12 tanks

= 6 - 12 AX100 tanks could service the Average Daily
Flow Rate produced by building "C"

Area Required for 6-11 AX100 Tanks = (6 x 128 ft²) - (12 x 128 ft²)
= 768 ft² - 1536 ft²

ESTIMATED FLOW RATE FOR BUILDING "D"

- 134 RESIDENTIAL UNITS (2.8 PEOPLE ON AVG. PER UNIT)
- 5 COMMERCIAL UNITS

UNIT TYPE AVG. L / DAY

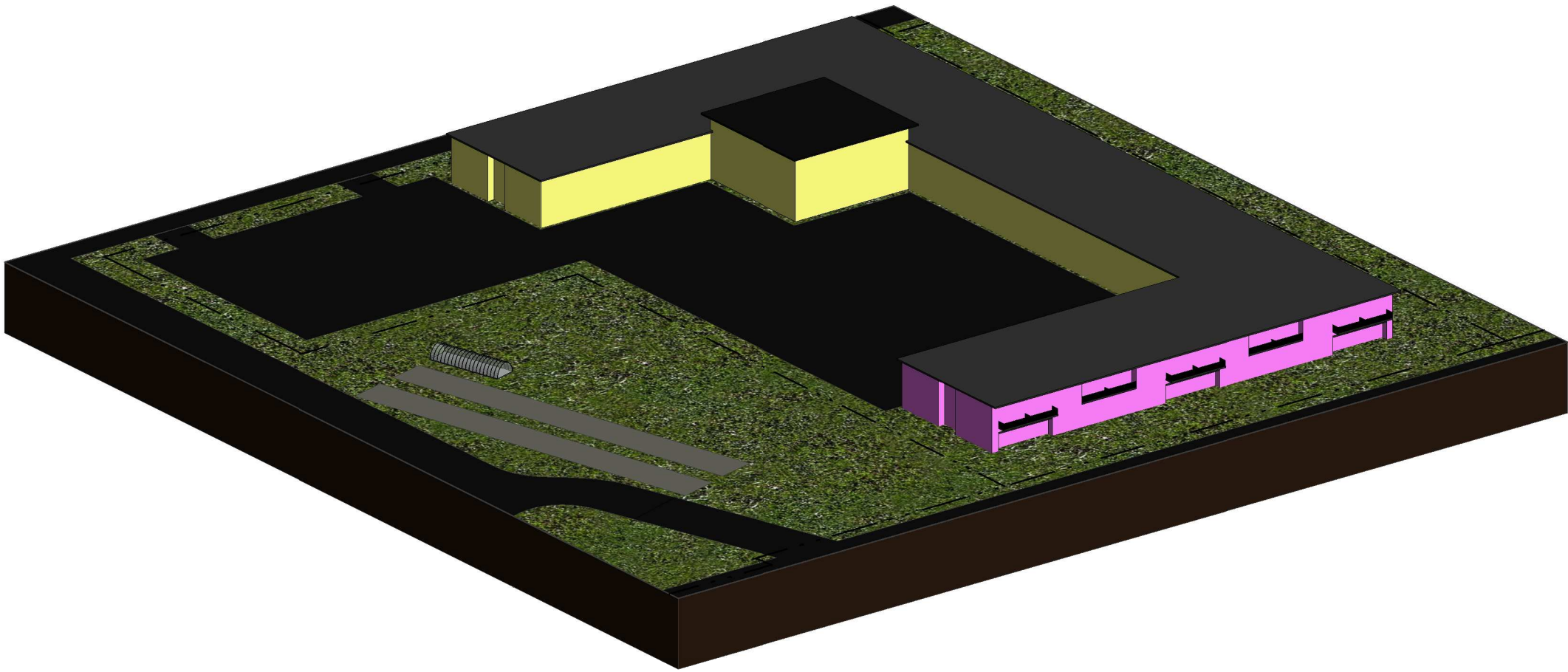
RESIDENTIAL 340 PER PERSON
COMMERCIAL 6 PER m²

FR RESIDENTIAL = 134 units x 2.8 persons per unit = 376 persons
= 340 L / day / person x 376 persons
= 127,840 L / day

FR COMMERCIAL = 1736 m² x 6 L / day / m²
= 10,416 L / day

FR TOTAL = 127,840 + 10,416
= 138,256 L / day
= 36,524 gpd

NOTE: - FLOW RATES SHOWN ARE ESTIMATES ONLY.
CALCULATIONS ARE TO BE CONFIRMED BY CIVIL
ENGINEER.



3D View - New Building "D"