

Brunello 18th Hole Spa Safety Assessment

Dear Andrew,

Issued
Nov 1, 2024

As I understand, HRM would like better certainty on the safety aspects of the proposed changes around the edge of the golf course, in the area where the new Nordic spa will be located close to golf hole 10 and 18. Staff at HRM, who know me as a planner may not know that I am also a practicing golf course architect with design certificates from Harvard University and dozens of golf course, designs, renovations, and master plans to my credit. I have worked on golf course designs, in Russia, Morocco, Egypt, Libya, and of course, Canada. My most recent course opened at Aspen Ridge (nine hole with plans for future nine). I've also worked on several safety audits for several courses and as an expert witness on two course legal issues regarding safety.

This letter outlines how the proposed Nordic spa Brunello can be accommodated with some specific changes along the golf course. As I understand from our discussion and the maps provided, the intent is to create a Nordic spa in the area between golf Holes 10 and 18. Golf safety assessments is an inexact science and safety can be influenced by wind, temperature, topography, vegetation, out of bounds and turf conditions. Statistics can help narrow down the safety margins for average golfers and both the American and European Institute of golf course architects have some rules of thumb and guidelines, which are useful to follow when doing safety audits. Some of the considerations include:

1. Since most golfers are right-handed (90 to 93% in Canada) and most tend to slice (right sided shot for right hand golfer, and a left-hand left sided shot for a left-handed golfer) architects must provide a greater safety margin on the right side of a golf hole than the left side
2. The longer the distance a ball is struck the greater the chance for a miss shot misaligned from the center of the fairway or the green
3. The generally accepted rule of thumb is that "15° on either side of apparent line of play will count for 92% of the golf shots." (M Hurdzan, 2006. Golf Course Architecture ")

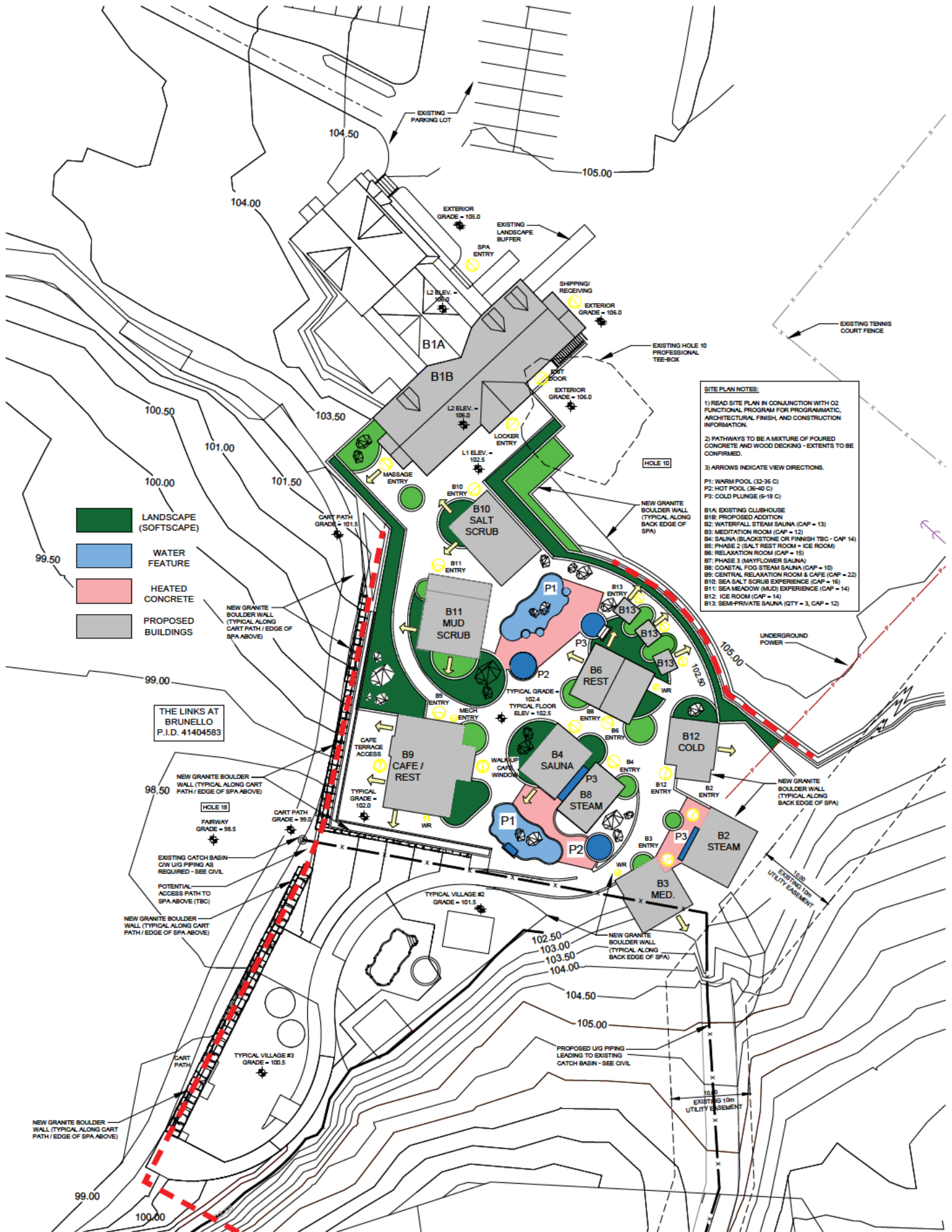
The proposed Nordic spa for the Links At Brunello is shown on the attached site plan and will include a Rockwall approximately 2.5 m high with a 9.1 m high safety net placed on top of the wall along holes 10 and 18. With these proposed improvements, the safety margin for the golf course for these locations will coincide with the proposed wall and netting putting the spa area and associated buildings outside the golf safety margin for these 2 holes. Implementing the recommended improvement in this letter will significantly reduce impacts from golf on the Spa. In closing, based on current accepted guidelines and standards for golf course design to proposed changes and recommendations for holes 10 and 18 will allow for adequate safety measures to minimize the risk of stray golf balls between the golf course and the proposed spa providing a safe golf and Nordic spa experience for those on the property.

If you have any questions, please feel free to reach out to me at your convenience.

Sincerely,

A black rectangular redaction box covering the signature of Rob LeBlanc.

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SITE PLAN NOTES:

- 1) READ SITE PLAN IN CONJUNCTION WITH 02 FUNCTIONAL PROGRAM FOR PROGRAMMATIC, ARCHITECTURAL FINISH, AND CONSTRUCTION INFORMATION.
- 2) PATHWAYS TO BE A MIXTURE OF Poured CONCRETE AND WOOD DECKING - EXTENTS TO BE CONFIRMED.
- 3) ARROWS INDICATE VIEW DIRECTIONS.

P1: WARM POOL (32-36 C)
P2: HOT POOL (36-40 C)
P3: COLD PLUNGE (6-18 C)

B1A: EXISTING CLUBHOUSE
B1B: PROPOSED ADDITION
B2: WATERFALL STEAM SAUNA (CAP = 13)
B3: MEDITATION ROOM (CAP = 12)
B4: SAUNA (BLACKSTONE OR FINNISH TBC - CAP 14)
B5: PHASE 2 (SALT REST ROOM = ICE ROOM)
B6: RELAXATION ROOM (CAP = 15)
B7: PHASE 3 (MAYFLOWER SAUNA)
B8: COASTAL FOG STEAM SAUNA (CAP = 10)
B9: CENTRAL RELAXATION ROOM & CAFE (CAP = 22)
B10: SEA SALT SCRUB EXPERIENCE (CAP = 16)
B11: SEA MEADOW (MUD) EXPERIENCE (CAP = 14)
B12: ICE ROOM (CAP = 14)
B13: SEMI-PRIVATE SAUNA (QTY = 3, CAP = 12)

- LANDSCAPE (SOFTSCAPE)
- WATER FEATURE
- HEATED CONCRETE
- PROPOSED BUILDINGS

THE LINKS AT BRUNELLO P.I.D. 41404583

NEW GRANITE BOULDER WALL (TYPICAL ALONG CART PATH / EDGE OF SPA ABOVE)

HOLE 18 FARWAY GRADE = 98.5

EXISTING CATCH BASIN C/W U/G PIPING AS REQUIRED - SEE CIVIL

POTENTIAL ACCESS PATH TO SPA ABOVE (TBC)

NEW GRANITE BOULDER WALL (TYPICAL ALONG CART PATH / EDGE OF SPA ABOVE)

CART PATH TYPICAL VILLAGE #3 GRADE = 100.5

EXISTING PARKING LOT

EXTERIOR GRADE = 105.0

EXISTING LANDSCAPE BUFFER

L2 ELEV. = 106.0

SPA ENTRY

SHIPPING/RECEIVING

LOBBY

EXTERIOR GRADE = 105.0

L2 ELEV. = 106.0

LOCKER ENTRY

L1 ELEV. = 102.5

B10 SALT SCRUB

B11 MUD SCRUB

B9 CAFE / REST

MECH ENTRY

B4 SAUNA

B8 STEAM

B3 MED.

TYPICAL GRADE = 102.4

TYPICAL FLOOR ELEV. = 102.5

WALK-UP CAVE WINDOW

B6 REST

B2 STEAM

B12 COLD

B13

HOLE 10

NEW GRANITE BOULDER WALL (TYPICAL ALONG BACK EDGE OF SPA)

UNDERGROUND POWER

EXISTING 10" UTILITY EMBELEMNT

NEW GRANITE BOULDER WALL (TYPICAL ALONG BACK EDGE OF SPA)

PROPOSED U/G PIPING LEADING TO EXISTING CATCH BASIN - SEE CIVIL

EXISTING 10" UTILITY EMBELEMNT