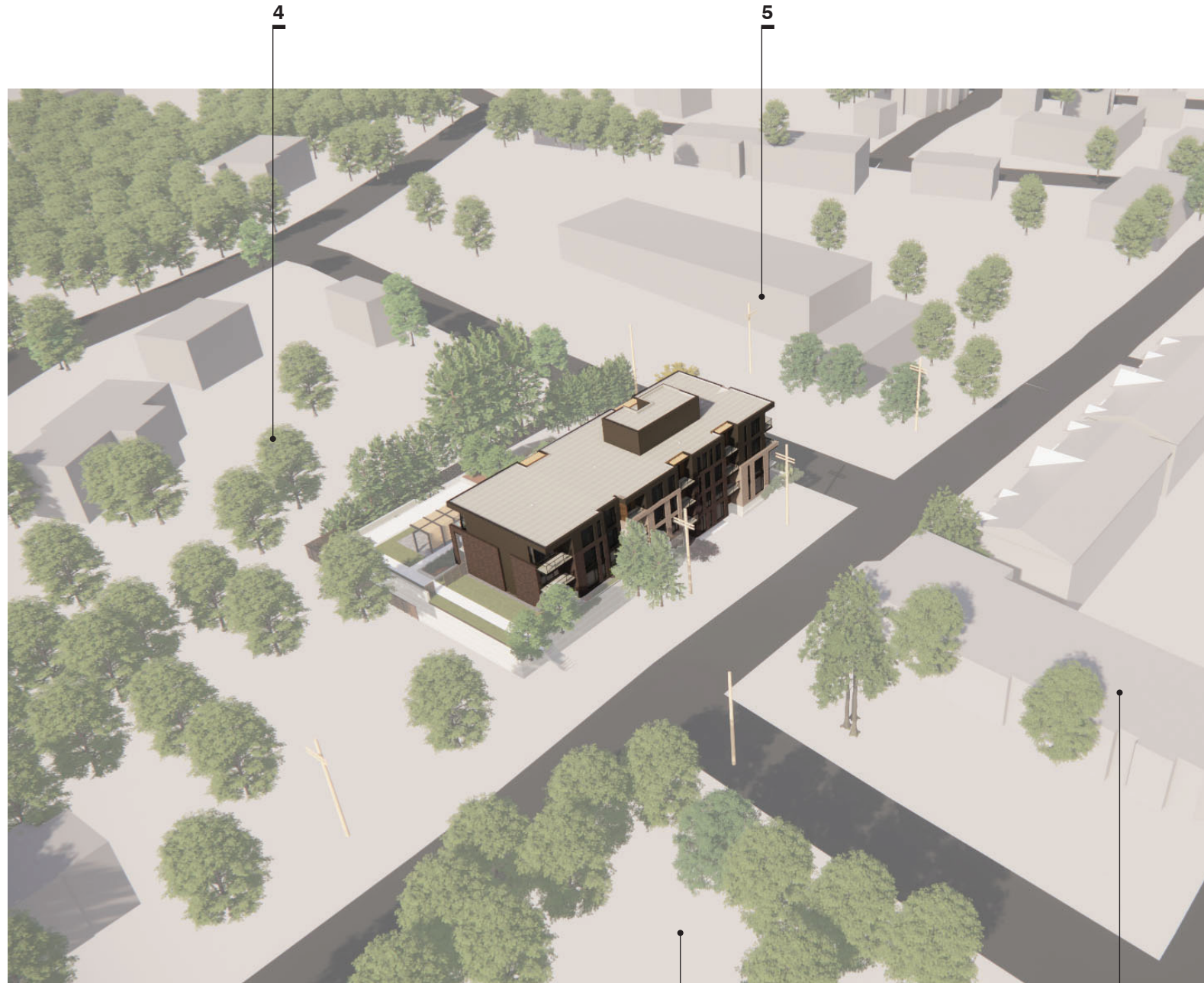


1185 BEAVERWOOD ROAD

DESIGN BRIEF

21 July 2022



View Looking North



View Looking South

LEGEND

- 1 Townhouse Development
- 2 Community Centre
- 3 Public Park
- 4 Low Density Residential
- 5 Commerical Use

1185 BEAVERWOOD ROAD BUILDING MASSING / AERIAL VIEWS

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW LOOKING WEST AT BEAVERWOOD ROAD & SCHARFIELD ROAD

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW LOOKING WEST DOWN BEAVERWOOD ROAD SHOWING EXISTING TOWNHOUSES

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW LOOKING NORTH ALONG BEAVERWOOD ROAD

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW LOOKING EAST ALONG BEAVERWOOD ROAD

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW OF NORTH ELEVATION / BUILDING ENTRANCE

| 2119 | SCALE N.T.S.

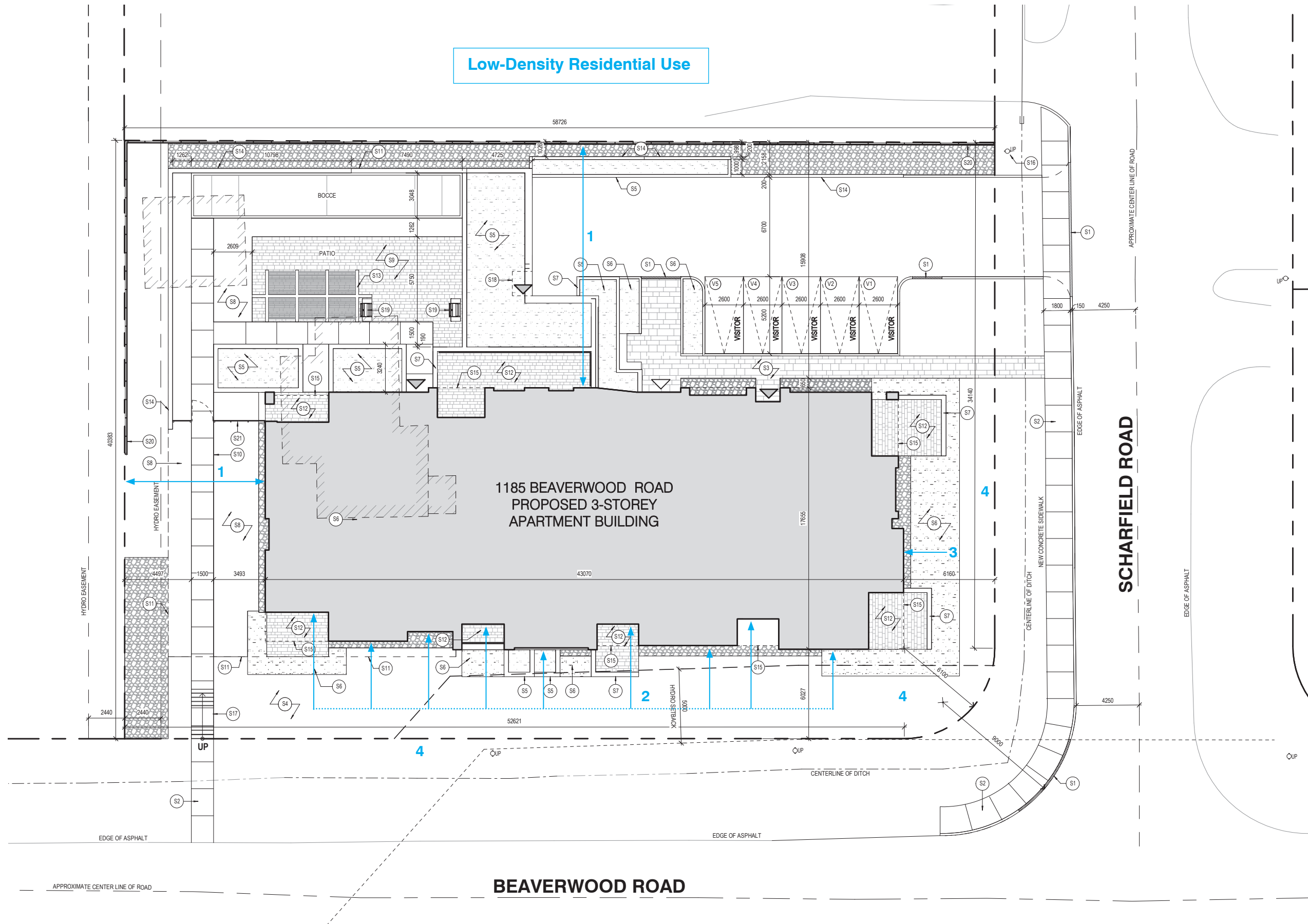
Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



1185 BEAVERWOOD ROAD VIEW OF AMENITY AREA ON NORTH SIDE OF BUILDING

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



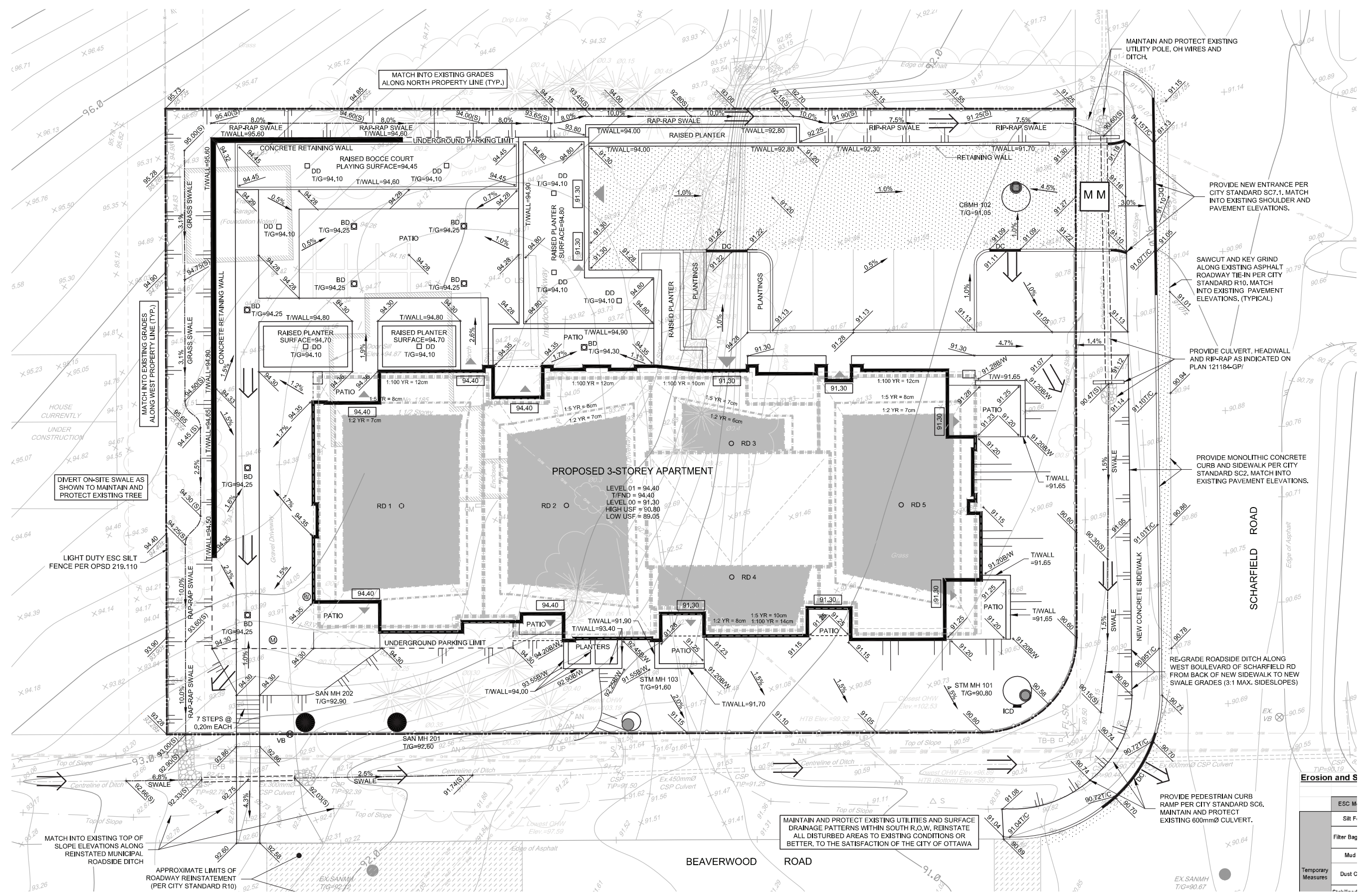
BUILDING TRANSITION
 While the proposed development is only 3 storeys, we are mindful that it represents an increase in density in the area and this being the case, a number of measures have been used to assist with the transitioning of the building to the surrounding properties.

Measure 1
 The building has been set back significantly from the lower density properties to the north and to the west in an effort to provide an increased buffer to the existing houses. This increased setback will reduce or eliminate issues related to privacy and overlook for the rear yards of these properties. Given the topography of the site, the further the proposed building is from the north and west property line the lower it will be relative to the existing houses. The end result of the positioning of the building on the site is that it will feel lower and have less visual impact than a typical three storey building.

Measure 2
 On the South elevation the building has been designed with heavy relief to create a highly articulated massing. This breaks down the south facade into a series of volumes that is more in keeping with the scale of cadence of the townhouses on the south side of the street.

Measure 3
 Use of materials to reduce the impact of height. The corner of the building has the lowest grade on the site, which will have the effect of making the building feel taller. To counteract this, we have changed the cladding material at Level 02 and stepped the building back slightly to have the building feel like two volumes and softening the impact of the building in this area.

Measure 4
 The landscape plan includes tree planting along both street frontages which will assist with the transition of building heights with the neighboring properties. The development is also proposing to retain as many of the existing trees along the south property line as possible. These trees are significant in size, and retaining them will greatly reduce the presence of the building on the street

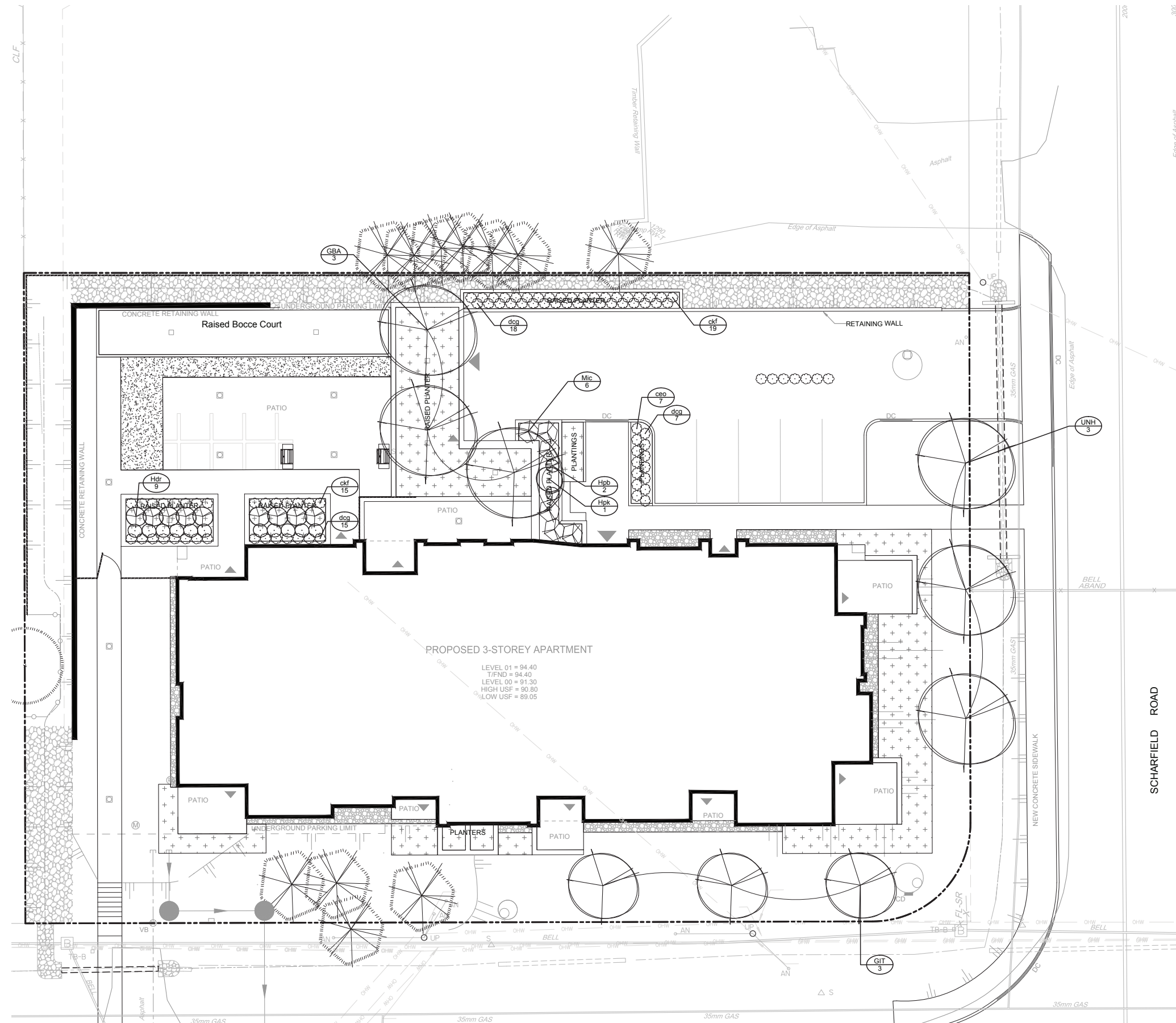


1185 BEAVERWOOD ROAD GRADING PLAN










|2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca





LEGEND

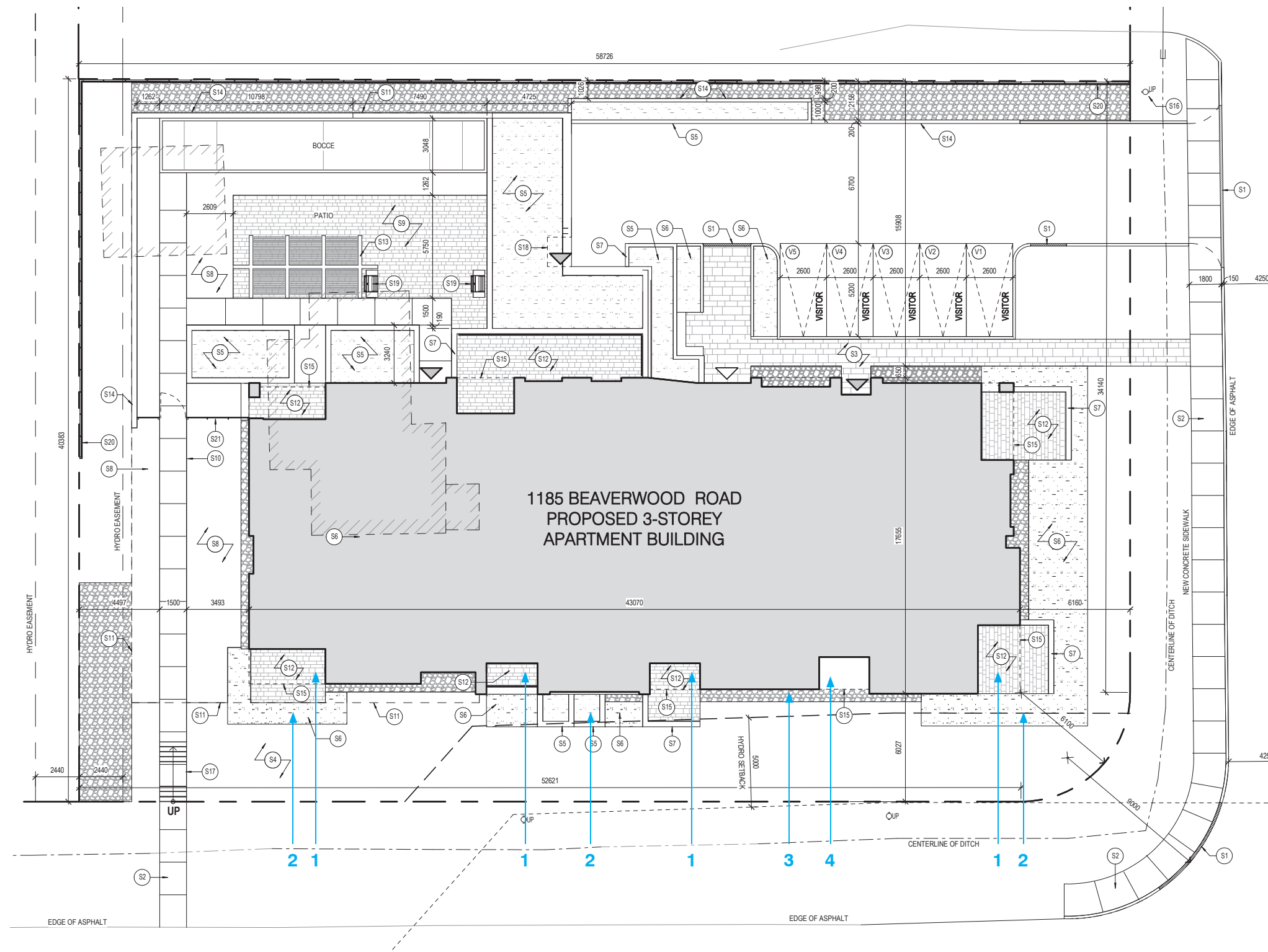
-  PROPOSED DECIDUOUS TREE
-  EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCE
-  PROPOSED SHRUBS
-  PROPOSED ORNAMENTAL GRASS
-  WOOD PRIVACY FENCE 1.8m HT
-  RIVER STONE
-  SYNTHETIC TURF
-  SHRUBS/PERENNIALS

1185 BEAVERWOOD ROAD LANDSCAPE PLAN

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca





PUBLIC REALM

This project has carefully considered the design of the public realm of the building, especially considering the village character of Manotick and the proximity of this site to its commercial centre. While we have made a number of design decisions to enhance the pedestrian experience, it is worth noting that the site is not served with a sidewalk, which does limit some of the pedestrian connections. That said, we have designed a building that is intended to feel like a series of smaller buildings that are more at the scale of the surrounding developments. Design elements considered in improving the public realm include:

- 1 Generous at grade terraces for all units which will provide an actual physical presence on the street.
- 2 Generous landscaping and planting beds to improve the pedestrian experience.
- 3 Varied building massing and cladding materials to break-down the volume of the building.
- 4 Balconies on all levels of the building to further promote 'eyes on the street'

1185 BEAVERWOOD ROAD RELATIONSHIP TO PUBLIC REALM

| 2119 | SCALE N.T.S.



CLADDING LEGEND

- 1 Red/Brown Brick Masonry
- 2 Stone Masonry
- 3 Pre-Finished Wood Siding
- 4 Natural Finish Wood Siding
- 5 Aluminum Composite Panels
- 6 Aluminum & Glass Guard System



SUSTAINABILITY

The project is not targeting any specific goals with respect to sustainability. That said the project will include of number of design features that will offer significant energy efficiency.

- The majority of the parking is underground. By limiting the amount of surface parking we are ensuring a greater amount of soft landscaping which will reduce the surface run-off created by this development. In addition, the flat roof will provide an opportunity for storm water storage, and a cistern is included in the design to ensure a storm water flow-rate that will not overwhelm existing infrastructure.
- The project will include outboard insulation on the exterior walls, which creates a more cohesive thermal barrier and reduces thermal bridges through the exterior walls.
- The project will be using only durable cladding materials, all of which installed using a 'rain screen' design, ensuring that these cladding materials will perform well over the long term and will not require replacement.
- The project will be using high efficiency appliances. All lighting will use LED luminaires which combined will result in a significant reduction in the electrical demand for the building.
- The installation of electric car charging stations is being explored.
- The roofing membrane will have a light colour, increasing reflectivity and reducing heat island effects.
- The project will be retaining as many trees as possible on the South property line, and the proposed development includes significant landscaping and tree planting.



HERTIAGE

We understand the village character of Manotick, and a number of the people involved in the design of the project have spent time in the village. With the design of the building, we made a conscious effort to incorporate elements that speak to the architectural evolution of the village and we make reference to its past in the way that we've detailed elements of the project.

While considering hertiage elements in the design of a project, it is understood that buildings need to be of their time. Integration of 'heritage elements' then becomes about ensuring that references are made to the existing context, both in terms of use and architectural expression, so that it is clear that the legacy of the past is a part of how we move into the future.

With this project, we have identified a number of elements in our exploration of the architectural vernacular of Manotick that we have incorporated into the design.

Cladding Materials

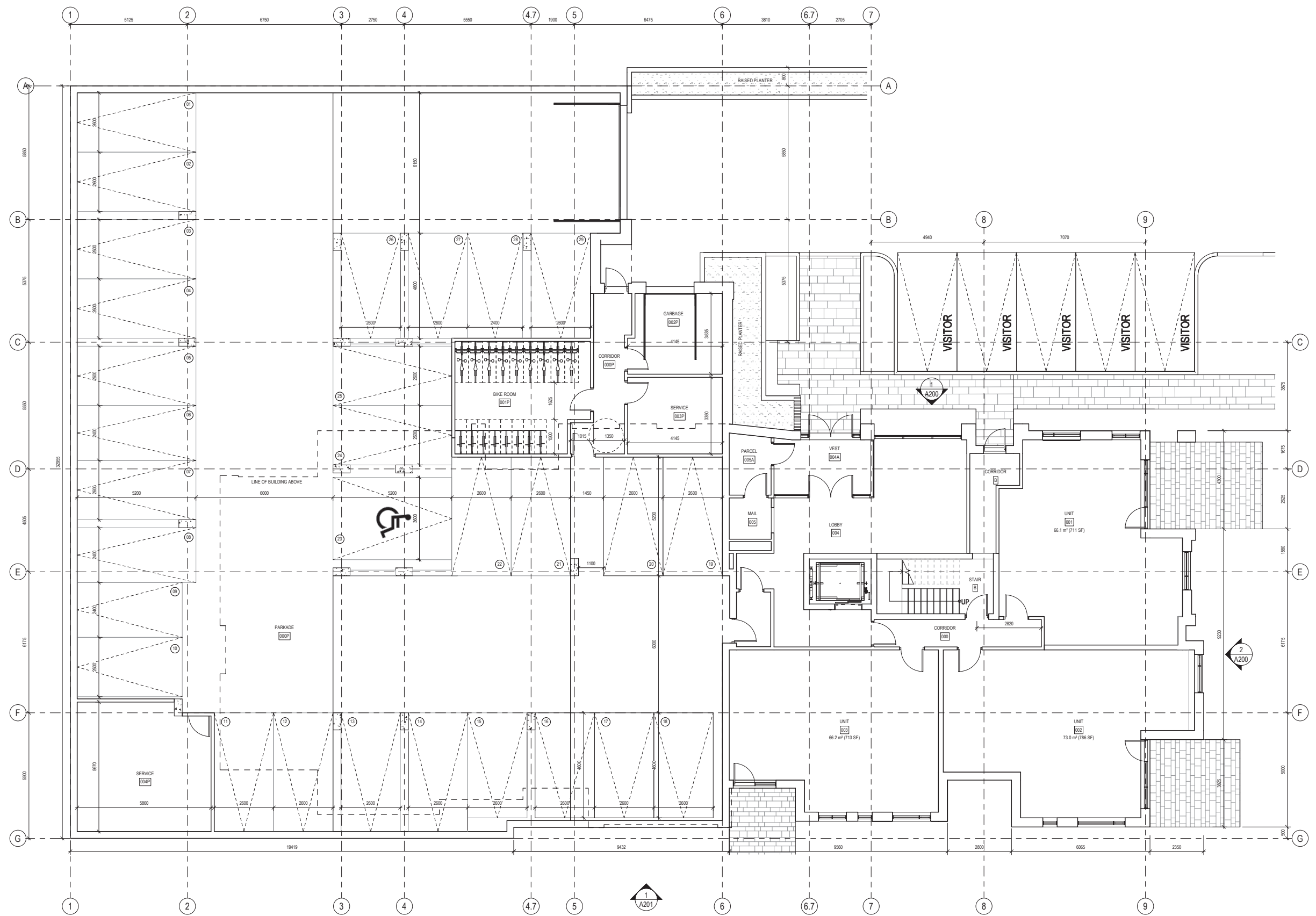
The building is comprised almost entirely of natural and durable building materials. There is strong evidence of the use of stone cladding, as seen in the mill, so we have made use of stone cladding in a number of the volumes of the building. We also see a number of older buildings with red and brown brick, which we've also incorporated into the design. Finally, there are a number of buildings with no masonry at all, and they predominantly use wood lapped siding, so we have made use of this cladding type on the upper levels of the building.

Form and Volume

Manotick does not have many larger buildings, and the character of a village is not about large monolithic structures. With this in mind, we've consciously broken down the elevation of the building both vertically and horizontally to give volumes and forms that are more in keeping with the currently scale and urban cadence found in the neighborhood.

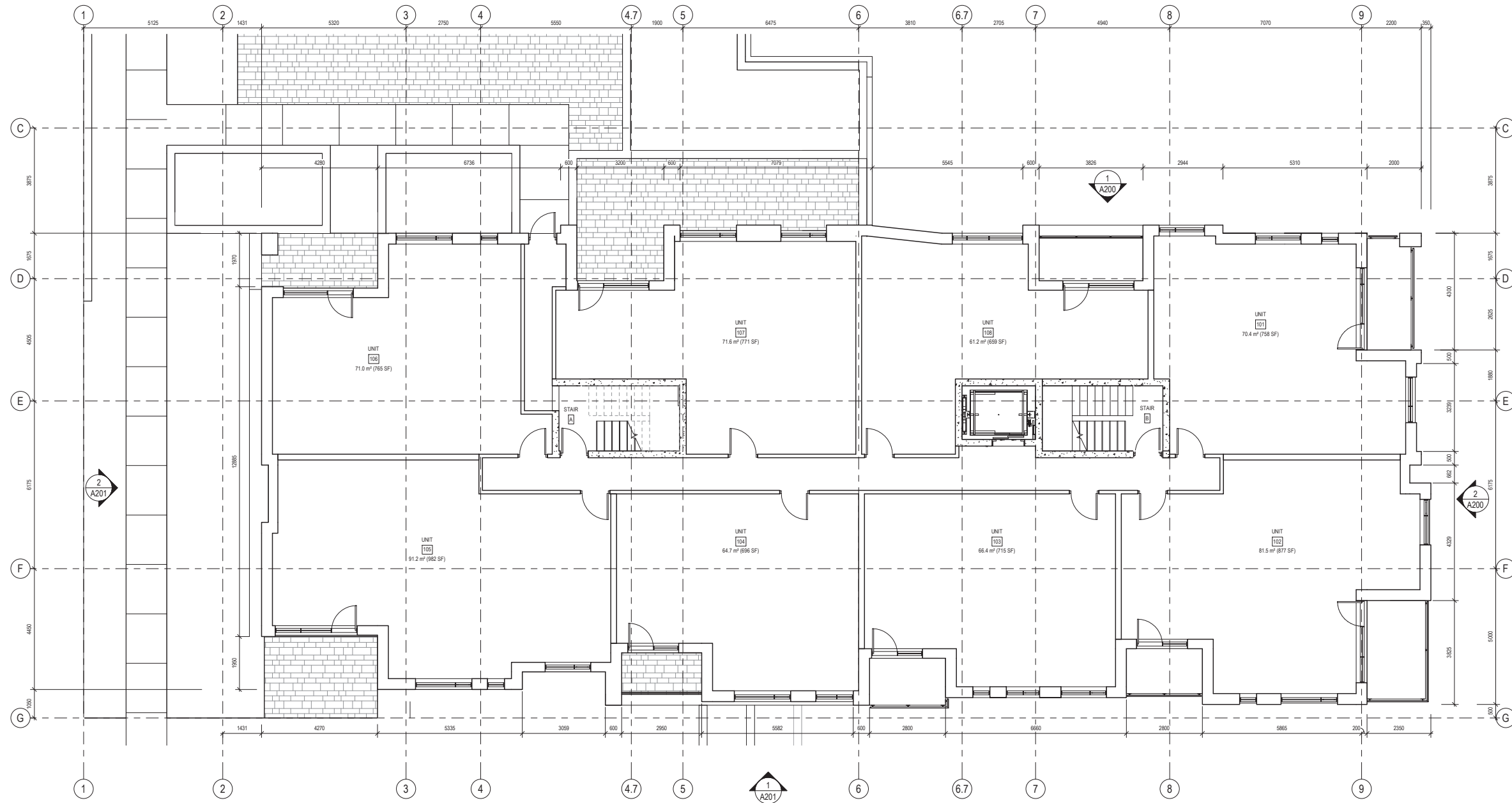
Craftsmanship

The care and dedication to craft is unmistakable in a number of the older buildings in town. We are in a different time and we expect buildings to be built on a much different schedule, but we are able to take care in the details that we propose to make reference to the craft of masonry. With this in mind, we are showing a number of masonry details in the design of the building which include raked treatment in the brick portions, and alternating stone module orientation in the stone areas. The intent here is to emphasize that buildings are things that are crafted by hand with care. Just as it was 100 years ago.



1185 BEAVERWOOD ROAD LEVEL 00 FLOOR PLAN

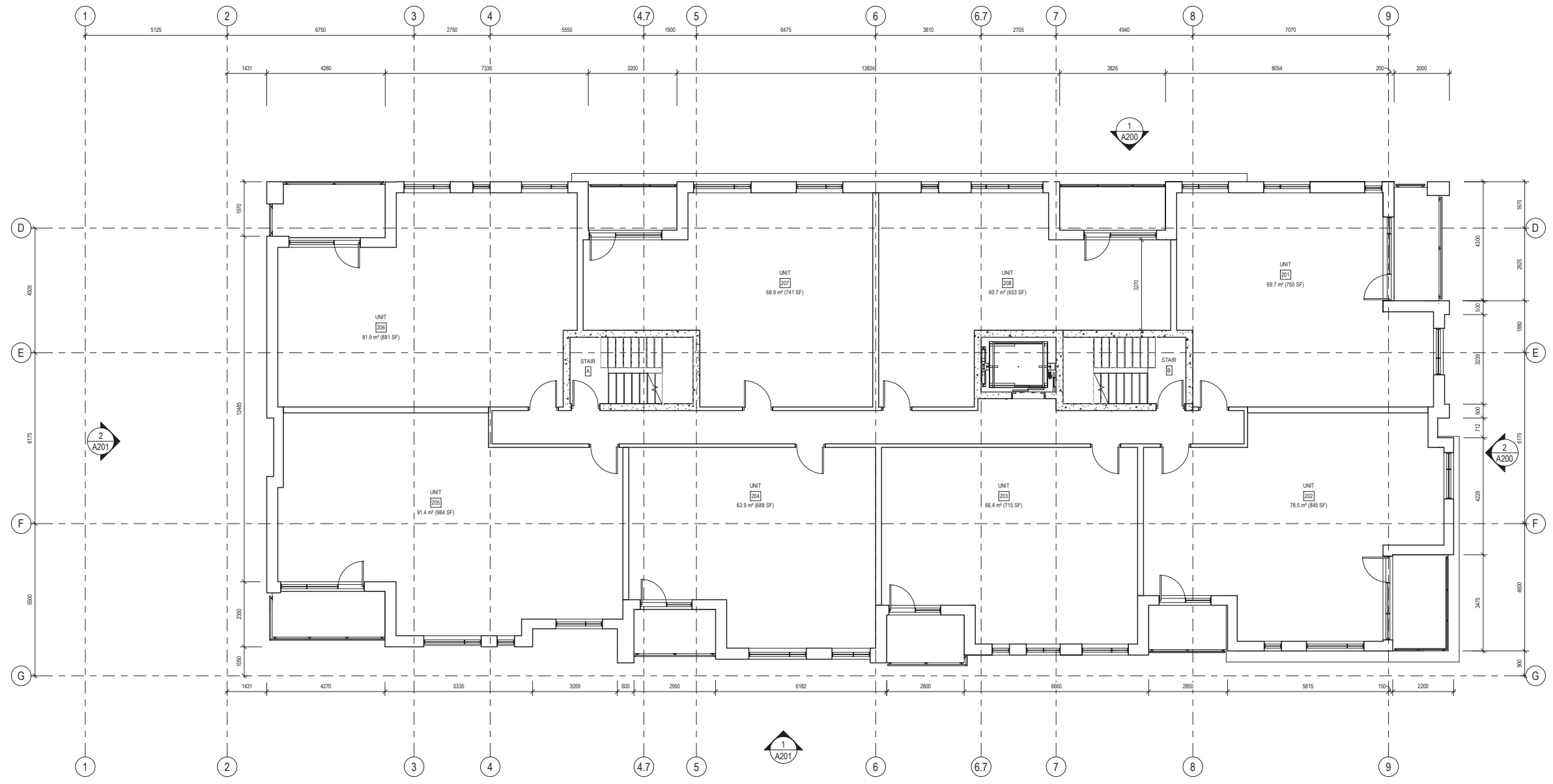
| 2119 | SCALE N.T.S.



1185 BEAVERWOOD ROAD LEVEL 01 FLOOR PLAN

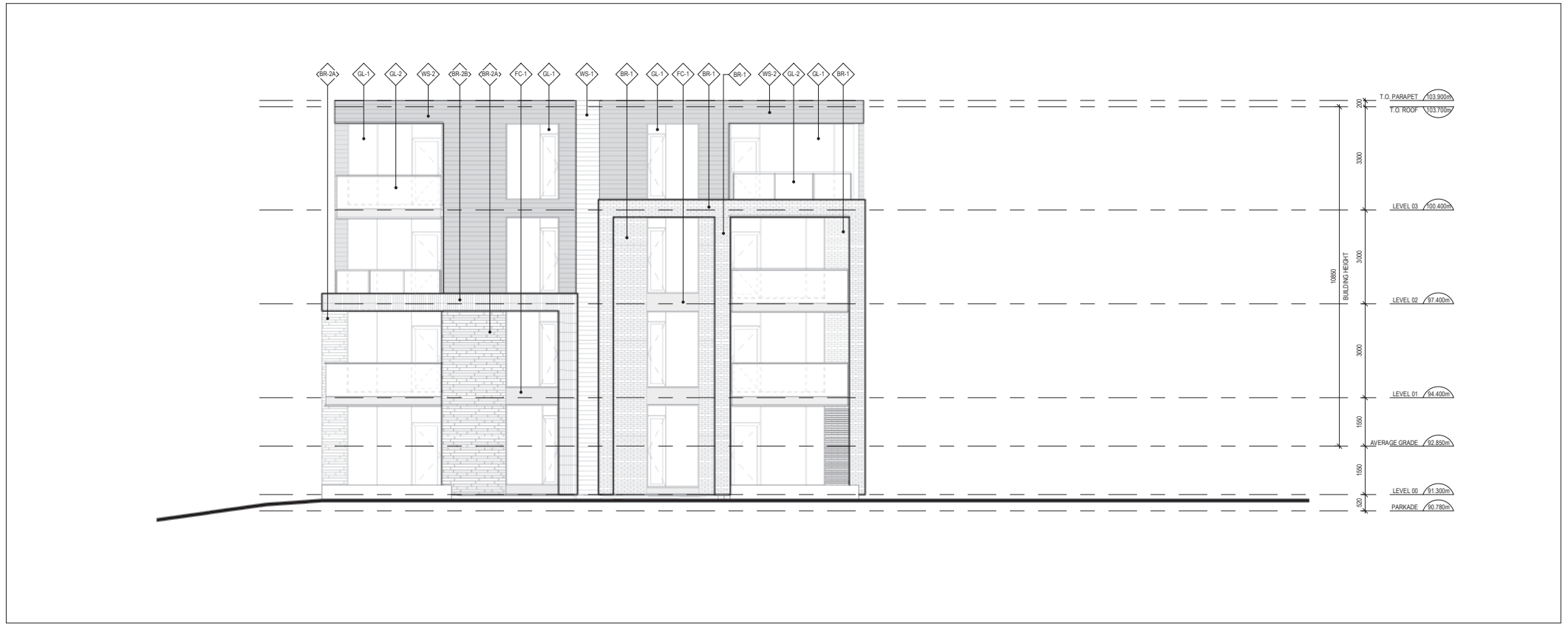
| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca











1185 BEAVERWOOD ROAD LEVEL 02 & LEVEL 03 FLOOR PLANS

| 2119 | SCALE N.T.S.

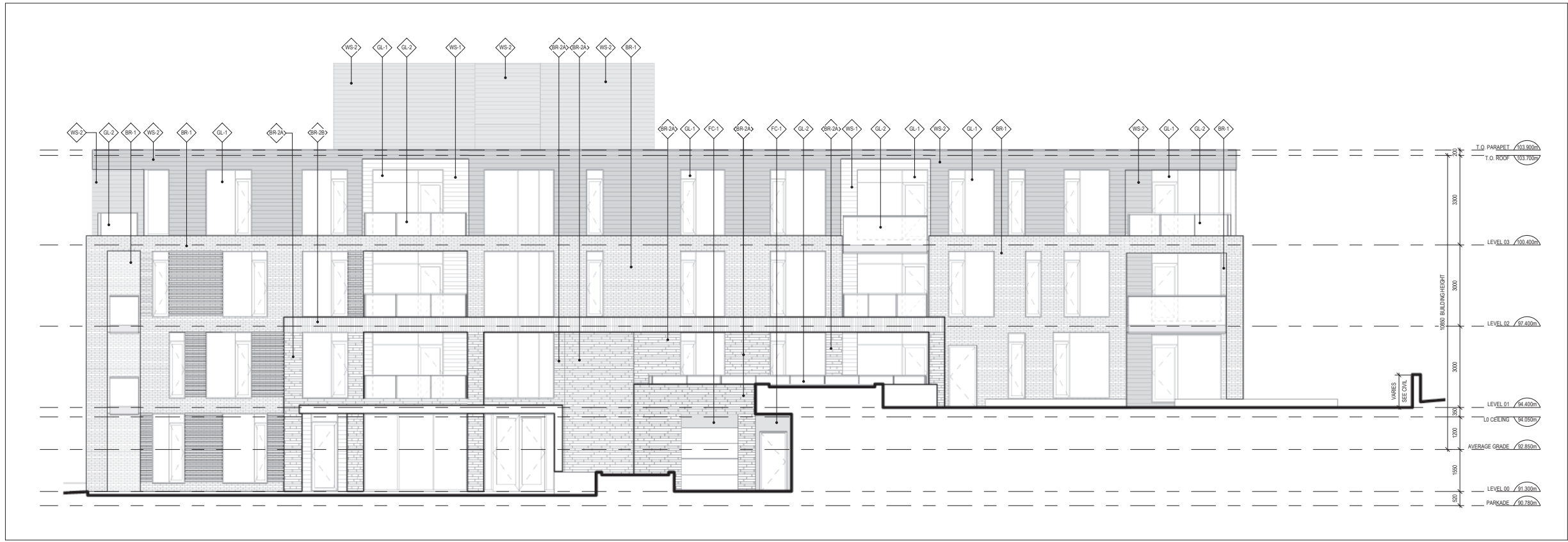


CLADDING LEGEND:

-  RED CLAY BRICK
FORMAT: MODULAR
BOND: RUNNING
-  WHITE SILICATE BRICK
FORMAT: RANDOM LENGTH
BOND: RUNNING
-  WHITE SILICATE BRICK
FORMAT: RANDOM LENGTH
BOND: SOLDIER
-  PRESSED WOOD SIDING
NATURAL STAIN
-  PRESSED WOOD SIDING
COLOUR: DARK GREY
-  FIBRE CEMENT PANEL
COLOUR: DARK GREY
-  ALUMINUM WINDOW SYSTEM
FRAME: DARK GREY
GLASS: CLEAR
-  ALUMINUM GUARD SYSTEM
FRAME: DARK GREY
GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1 : 75

2 EAST ELEVATION
SCALE: 1 : 75



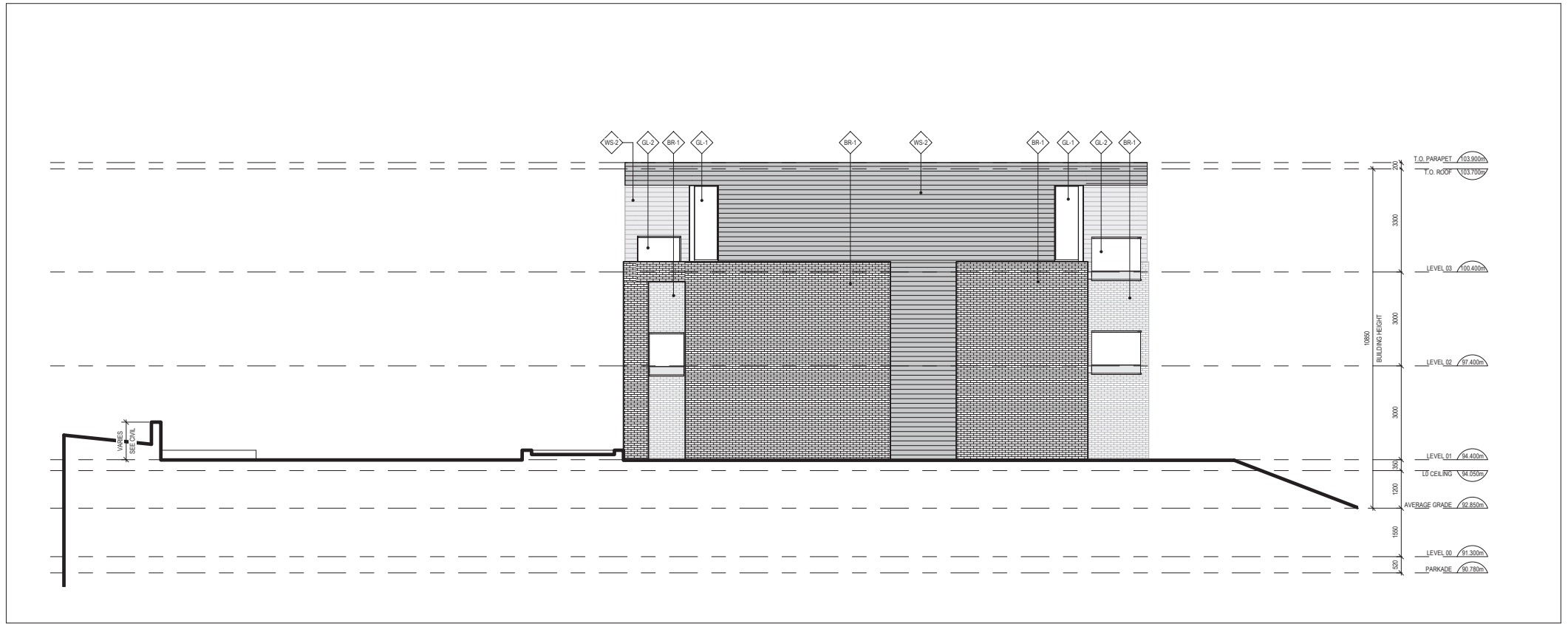
1 NORTH ELEVATION
SCALE: 1 : 75

1185 BEAVERWOOD ROAD BUILDING ELEVATIONS

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca





CLADDING LEGEND:

	BR-1	RED CLAY BRICK FORMAT: MODULAR BOND: RUNNING
	BR-2A	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: RUNNING
	BR-2B	WHITE SILICATE BRICK FORMAT: RANDOM LENGTH BOND: SOLDIER
	WS-1	PRESSED WOOD SIDING NATURAL STAIN
	WS-2	PRESSED WOOD SIDING COLOUR: DARK GREY
	FC-1	FIBRE CEMENT PANEL COLOUR: DARK GREY
	GL-1	ALUMINUM WINDOW SYSTEM FRAME: DARK GREY GLASS: CLEAR
	GL-2	ALUMINUM GUARD SYSTEM FRAME: DARK GREY GLASS PANELS: CLEAR

CLADDING LEGEND
SCALE: 1 : 75

2 WEST ELEVATION
SCALE: 1 : 75



1 SOUTH ELEVATION
SCALE: 1 : 75

1185 BEAVERWOOD ROAD BUILDING ELEVATIONS

| 2119 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca