



Tantalus Gardens Sample Board



PROJECT TITLE:	
TANTALUS GARDENS WEST VANCOUVER, B.C.	
SHEET TITLE:	
SAMPLE BOARD	
JOB NO.:	2101 - 00
DATE:	JULY 28, 2021
SCALE:	1/8" = 1'-0"
DRAWN BY:	--
CHECKED BY:	--
REVISION NO.:	NONE
SHEET NO.:	A5.01

Architectural Design

ARCHITECTURAL DESIGN BRIEF

The architectural language of Tantalus Gardens is West Coast with the added funky character of Horseshoe Bay – with varied building form, roof lines, textures, and the integration of design features from St. Monica's. Elements of the homes highlight the generous use of natural materials including stone, timbers and ample glazing. While they are cohesive, special care and attention to quality and craftsmanship will bring a unique character to each home. With such detailing, Tantalus Gardens will bring a classic West Coast expression. A natural yet playful colour palette will be used to ensure that the homes fit within their neighbourhood context.

SITE DESIGN

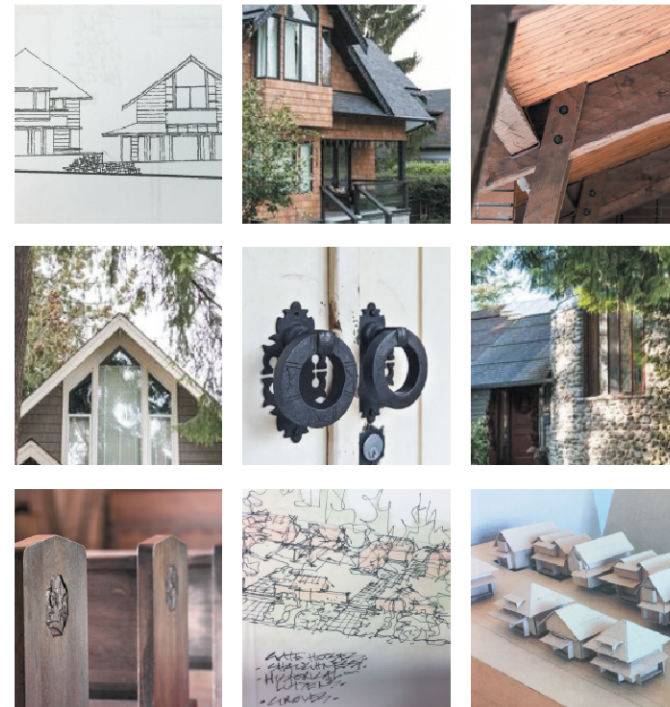
- Homes will include a one-car garage,
- Extensive outdoor green space and areas of communal outdoor gathering space,
- Eleven off-site parking stalls to be provided,
- Exterior green space is rich with lush landscaping at-grade,
- Stone screening walls and landscaping between units maximize individual private space.

HOME DESIGN (EXTERIOR)

- Steep pitched main roofs with varying secondary shed and gable roofs mimic the original Horseshoe Bay cottages respecting existing neighbourhood form and character,
- Second floors "buried" into roof slopes with large overhangs reduce the appearance of height,
- Varying and alternating unit layouts, shapes and elevations make each home unique,
- Extensive use of glazing, corner windows and skylights maximize natural light,
- Multiple exterior cladding finishes like; siding, shakes and stone provide texture and architectural appeal.

HOME DESIGN (INTERIOR)

- 1,700 sf of above grade living with three- to four-bedroom layouts provide options for a varied demographic,
- 9 ft main floor ceilings and vaulted upper floor ceilings bring volume to well-designed floor plans, large unfinished lower levels give options for use and finish and ultimately cost control,
- Provisions for stair lifts in all units to provide options for those with mobility challenges. This inclusive design accommodation supports accessibility for everyone.



Tantalus Gardens Architectural Design Brief

Tantalus Gardens Landscape Design Brief

Landscape Design

LANDSCAPE DESIGN BRIEF

The landscape design strategy for Tantalus Gardens is to create a lush natural garden environment for residents and visitors.

The public realm will have a slightly more ornamental character, taking cues from the surrounding community and will be completed with a new public sidewalk, street trees and off-site parking. The rear yard responds directly to the next door neighbours. An arborist report was completed for the site which reveals that most of the on-site trees are in compromised health or will be directly impacted by construction. Every effort will be made to retain trees where possible along the rear property line and at the corner of Wellington Avenue and Rosebery Avenue. Additionally, a magnolia tree (circa 1986) will be transplanted in the parkette at the corner of Nelson Avenue and Rosebery Avenue. These strategies comply with the OCP to minimize or mitigate environmental impact through proactive land use design, construction and restoration. Particular attention will be paid along the rear property line to address screening between the project and adjacent homes.

Open and gathering spaces have been provided for residents that offer connectivity to the neighbourhood. These spaces include unique character and respond to solar orientation and shading. At-grade patios are provided that connect each unit to the central gathering areas, the street and ultimately each other. The covered and heated outdoor patios accessed through the folding glass panel wall also maximizes the overall indoor/outdoor living space. Stone-faced walls, stone pavers, wrought iron fences & gates and a playful colour palette round out and add warmth to the overall design.

Sustainability is further addressed through the use of native and drought tolerant plants and through the integration of storm water management strategies including a rain garden to detain storm flows.



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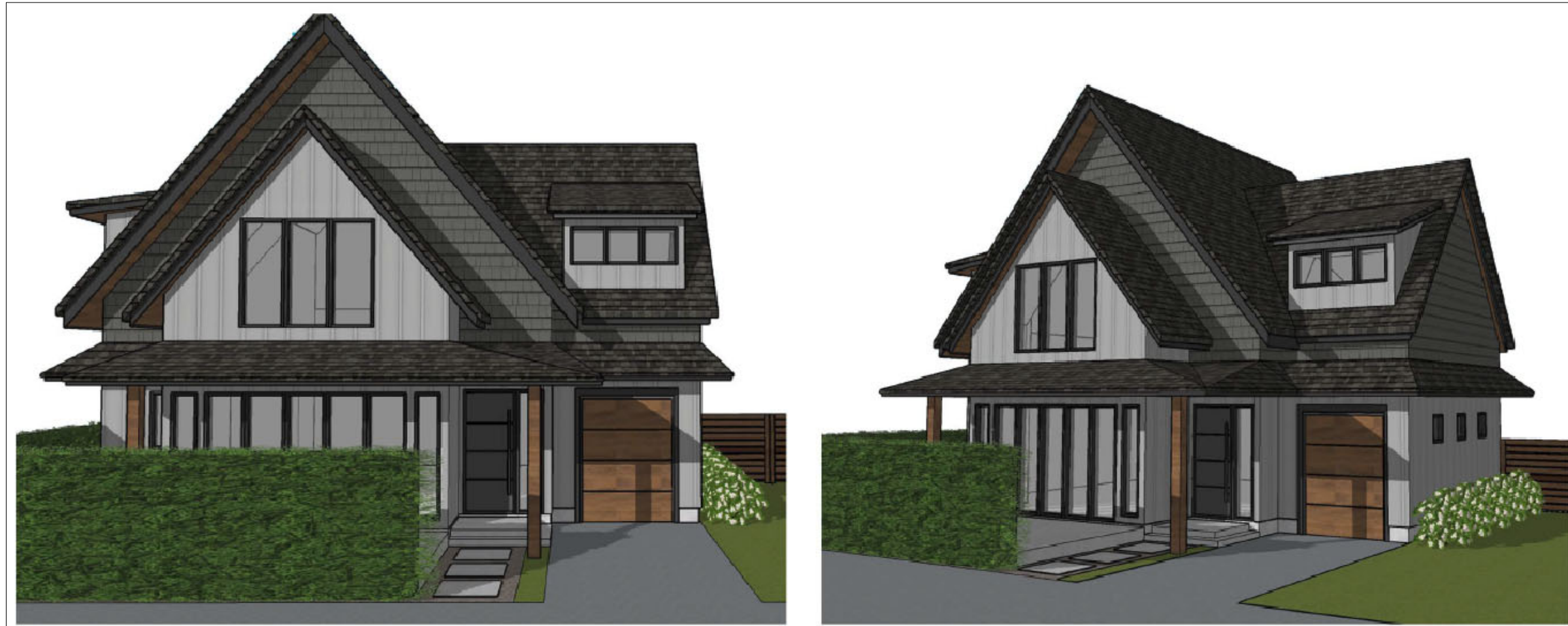
**TANTALUS GARDENS
WEST VANCOUVER, B.C.**

SHEET TITLE:

**ARCHITECTURAL DESIGN BRIEF
LANDSCAPE DESIGN BRIEF**

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SHEET NO.:

A5.02



Tantalus Gardens Exterior Rendering



PROJECT TITLE:
**TANTALUS GARDENS
WEST VANCOUVER, B.C.**

SHEET TITLE:
EXTERIOR RENDERING

JOB NO.: 2101 - 00
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