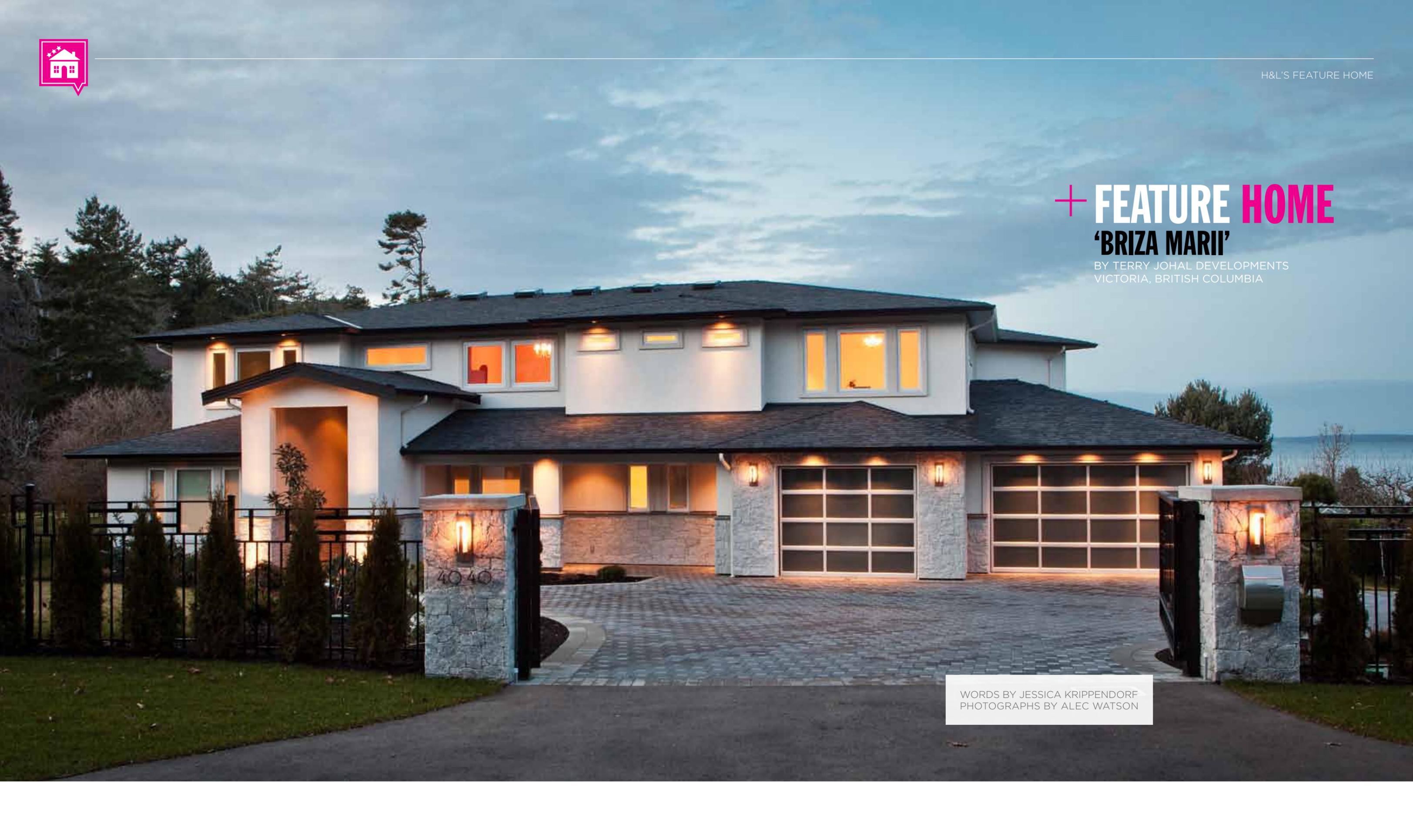




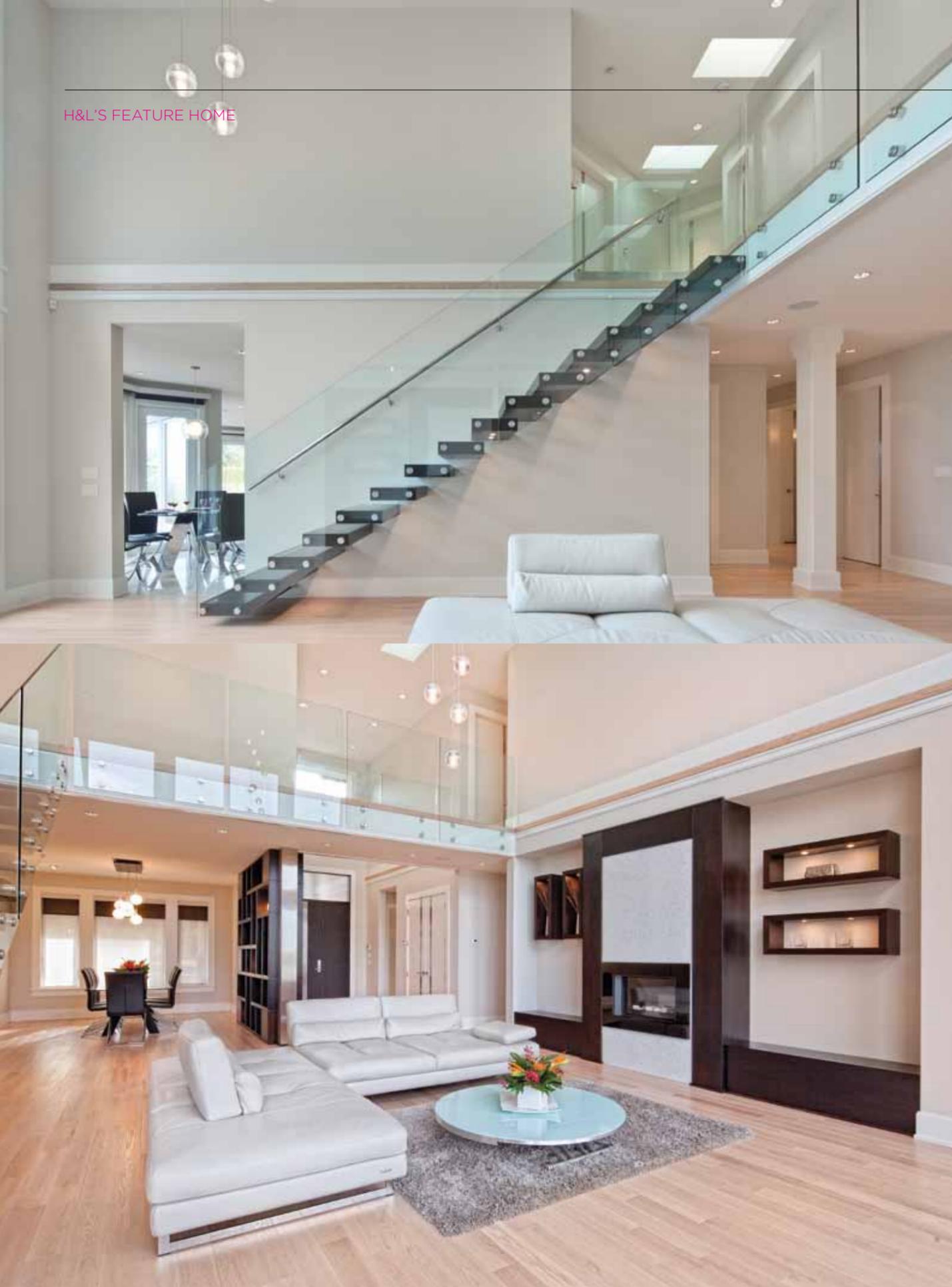
+ FEATURE HOME 'BRIZA MARI'

BY TERRY JOHAL DEVELOPMENTS
VICTORIA, BRITISH COLUMBIA



WORDS BY JESSICA KRIPPENDORF
PHOTOGRAPHS BY ALEC WATSON

H&L'S FEATURE HOME



Deliberate style in a warm liveable space by the sea

HOME BUILDER	Terry Johal Developments Ltd.
ARCHITECT	Java Design Studio
LANDSCAPE DESIGN ARCHITECT	Pat Hicks
INTERIOR DESIGN	Terry Johal Developments Ltd.
STYLE	Contemporary
SQUARE FOOTAGE	5,700 sq ft + 3 car garage on a 1/2 acre lot
BEDROOMS	5
BATHROOMS	5



Thick, stone encased pillars with inset frosted glass and stainless steel sconce lights announce the driveway opening at *Briza Marii*—a dramatic confluence of contemporary styling and European-influenced, old world design and architecture. The name means “Sea Breeze” in Romanian and captures the essence of the home built in an exclusive neighbourhood, tucked into Victoria’s Telegraph Cove.

The exterior of the 5,700-square-foot home presents the first hint of the simple (but oh so grand scale) interior styling. Monochromatic colours and intelligent geometric design components highlight the building shape, and exterior finishing materials like cream stucco and salt and pepper granite stonework create a strong, solid visual impression that fits timelessly within the natural landscape.

General contractor Terry Johal Developments Ltd.’s mission was to deliver on the clients’ vision of their dream home, no matter how unique or difficult, says owner Terry Johal. “Whatever the clients wants are, my team has to be able to fabricate and manufacture at an extremely high quality level while keeping the budget in check.”

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H&L'S FEATURE HOME

FORM MEETS FUNCTION IN 5,700 SQUARE FEET OF SOUTHERN ISLAND LUXURY



The two-storey home pays respect to the neighbourhood height restrictions with low peaked roof lines and creative stepping in the footprint. The exterior stone work surrounds the first of two frosted glass garage doors, which is set flush with the main façade, while the second door is set back, reducing the mass at eye level.

"We would always rather elongate a building than heighten it," says Johal. "Each home has to be individual to its location and it is always nice when it can hug the contours of the land."

Leading up to the main entrance of *Briza Marii*, a ground-to-roofline rectangular opening announces the front door—a key architectural element from which the home's main design themes originate.

The door is a 12 foot high work of art in three-inch thick Black walnut with inset art glass panels in a stacked vertical configuration. These materials, along with stainless steel inserts reappear throughout the home for a subtle, but continuous reminder of what this home is about—contemporary beauty with roots in traditional concepts.

Immediately inside, a floor-to-ceiling shelving unit with irregularly cubed openings creates a partial division between this space and the adjacent dining room. Stainless steel metal accents tie in with similar detail in each of the home's doors, and spherical lights on the shelving assembly offer a soft contrast with the angular openings.

The open concept dining room seats 12 at a glass and stainless steel table that seems to float in the centre of the space. Overhead, staggered lengths of wire suspend blown glass spheres from a walnut base at the ceiling. The result is an airy, elegant gathering place with an unobstructed view to the ocean.




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H&L'S FEATURE HOME



Monochromatic tones throughout the home create a clean, fresh environment that is collected and contemporary but still airy and welcoming. In the great room, cream-coloured leather L-shaped sofas square off with the fireplace, which features a stunning white Arctic marble surround, wrapped in a walnut hearth. Shadow box shelving flanks the fireplace—vertical on one side, horizontal on the other— leaving a deliberate, stylish edge in the warm, liveable space.

A series of wire-suspended glass orbs cascades from the ceiling's 20-foot height, adding sparkle and movement without interrupting the view. The back wall—entirely made of glass— extends through the great room and around the seating area and kitchen creating a sense of connection with the exterior. The feeling is strengthened by the home's low bank waterfront location, a feature that also posed a challenge for the developer.

"The lot is essentially at sea level, creating challenging geotechnical conditions," says Johal. "A high water table required structured engineered fill material used to create stability for the building site, and a complex sub-terrain drainage system was installed around the perimeter of the property to manage the site's water content."

The view to the ocean is left clear from the 1,000 square foot exterior patio with a frameless glass railing that also guards an interior mezzanine and the great room's most dramatic and prized architectural feature—a frameless, floating staircase that connects the two storeys.

"The clients came up with the idea of stairs that come out of the wall and appear to not have any support," says Johal. "This was by all means the most challenging and satisfying element in the home."

The team replaced steel beams and risers with steel treads that extend into the room and are hidden within the wall. Six-inch-high walnut treads cover the steel, and steel insteps keep the aesthetic continuous. Lights are set into the underside of the treads for a hovering effect. Face-mounted steel fasteners connect the frameless glass and the staircase with the rest of the room.

On the main floor beyond the great room is a secondary master bedroom suite that opens to the exterior through a set of glass doors. In the en suite bathroom, double 7x4-foot floating vanities with quartz countertops in black and silver are striking under a walnut-framed mirror. Marble in the shower is decadent while a circular tile inlay is a playful touch. A triangular bath unit saves space and creates interest by tucking into a corner.



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The flooring throughout is a wide plank oak with a white wash that seems to extend straight from the beach. "The home's proximity to the ocean called for beach and ocean references achieved by the contrasting dark and light elements throughout," says Johal.

To the left from the entrance is the office and library where the elaborate elegant beauty of floor-to-ceiling wrap around millwork is captured with an infusion of deep colouring to keep it crisp and contemporary.

The shapes created in the millwork are of varying sizes and lengths, and glass spheres are used decoratively on the shelves. Seating and storage under the window offer a quiet place to curl up and a simple glass and steel desk sits on a deep white throw rug for a functional and highly attractive space.



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H&L'S FEATURE HOME



The homeowners dreamed of a contemporary kitchen—and they weren't disappointed. Endless custom millwork wraps around the space and six-inch white and grey quartz counters both circumvent the room and appear on the island arranged in a nested rectangular configuration. Six stainless stools invite company to the pop-up side of the island, and five molded sphere pendants hang overhead. The backsplash on the perimeter is created from 18 x 1-inch grey glass tiles adding a subtle shine that plays off of the stainless appliances. Floating three-inch-thick shadowbox wall shelves hover above the backsplash.

Adding function to form, double under mounted sinks and a cook top are set into the island and face the exterior through the wall of turn and tilt windows. Plentiful horizontal walnut drawers alternating with stainless vertical pull drawers make the range area a chef's dream. A single slab of glass with a stainless pipe serves as a sleek, contemporary range hood.

High-gloss white porcelain floors extend to a dining nook against the back wall, which hugs a glass and stainless table and six white leather and stainless chairs. Leather furnishings nestled around

a fireplace invite family and guests to an adjacent seating area, subtly separated from the kitchen by pillared half walls. Stainless reveals in the fireplace and floating cabinetry on either side remind visitors to this oasis of its place in the home's design.

Upstairs a spacious walk-in closet precedes a 700 square foot master retreat with glass walls that open up a generous view. A neutral palette offers a brilliant backdrop for carefully selected dark wood pieces. A leather headboard and Italian-made high-gloss acrylic TV hutch—both in white—complete the classic, high-end look.

The ensuite bathroom is a restful spa where earth tones and precious materials including crema marfel marble in the shower and Emperador Dark porcelain on the floors envelop with a rich, calming presence. Double sinks are set into an asymmetrical floating dark wood vanity with a quartz top, while twisted frosted glass fixtures appear to float against the mirrors. The spectacular under mount tub is wrapped in a quartz surround, creating the appearance of a solid, seamless unit.

Across the mezzanine, two girls' bedrooms are princesses' dreams with pink and red styling and are linked by a bathroom with double flower shaped sinks in the vanity, sparkling quartz counters, and large, playful pink mirrors.

The guest bathroom layers subtlety with sophistication—a deep grey quartz top counter and frosted glass vessel sinks are the highlights against three tones and textures of porcelain tiles in shades of grey. A guest room and media room complete the upper floor arrangement.

Terry Johal Developments specializes in efficient and green built homes—*Briza Marii* is heated with in-floor radiant heat and a heat recovery ventilator. Most importantly, the full-service, turnkey company makes dreams come true.

"The homeowners wanted a contemporary space, but also a warm space and a family home," says Johal. "We were challenged to do something special here, and I believe we achieved it."

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