

MOSAIC

Simple forms
layered with
detail

The difference
is in the details

> **It's what we do**

Behind every home

> **Our team and our values**

Focused
expressions

> **How it all comes together**



Oversized windows allow natural light and fresh air to effortlessly fill the home.



MOSAIC

The difference is in the details

A perfectly performing home is the sum of many carefully considered details. Proper proportions and scale. Rich exterior features seamlessly layered. A grand sense of entry to every home. It's the careful execution of these details that make a MOSAIC home recognizable — now and for years to come.



Articulated elevations add richness to building exteriors.

It's what we do

Inspired by thoughtful urbane densification, MOSAIC is focused on building apartments and rowhomes throughout Greater Vancouver. But the real story can be found in the homes we build. Where value is added with great design — enduring value that remains long after sales offices close and marketing brochures disappear. It's where homes with authentic stories become sought after, not just sold.



Open plan layouts allow for flexible furniture arrangements.

thought-ful – adjective

1. showing consideration for others; considerate.
2. characterized by or manifesting careful thought: a thoughtful essay.
3. occupied with or given to thought; contemplative; meditative; reflective.

ur-bane – adjective

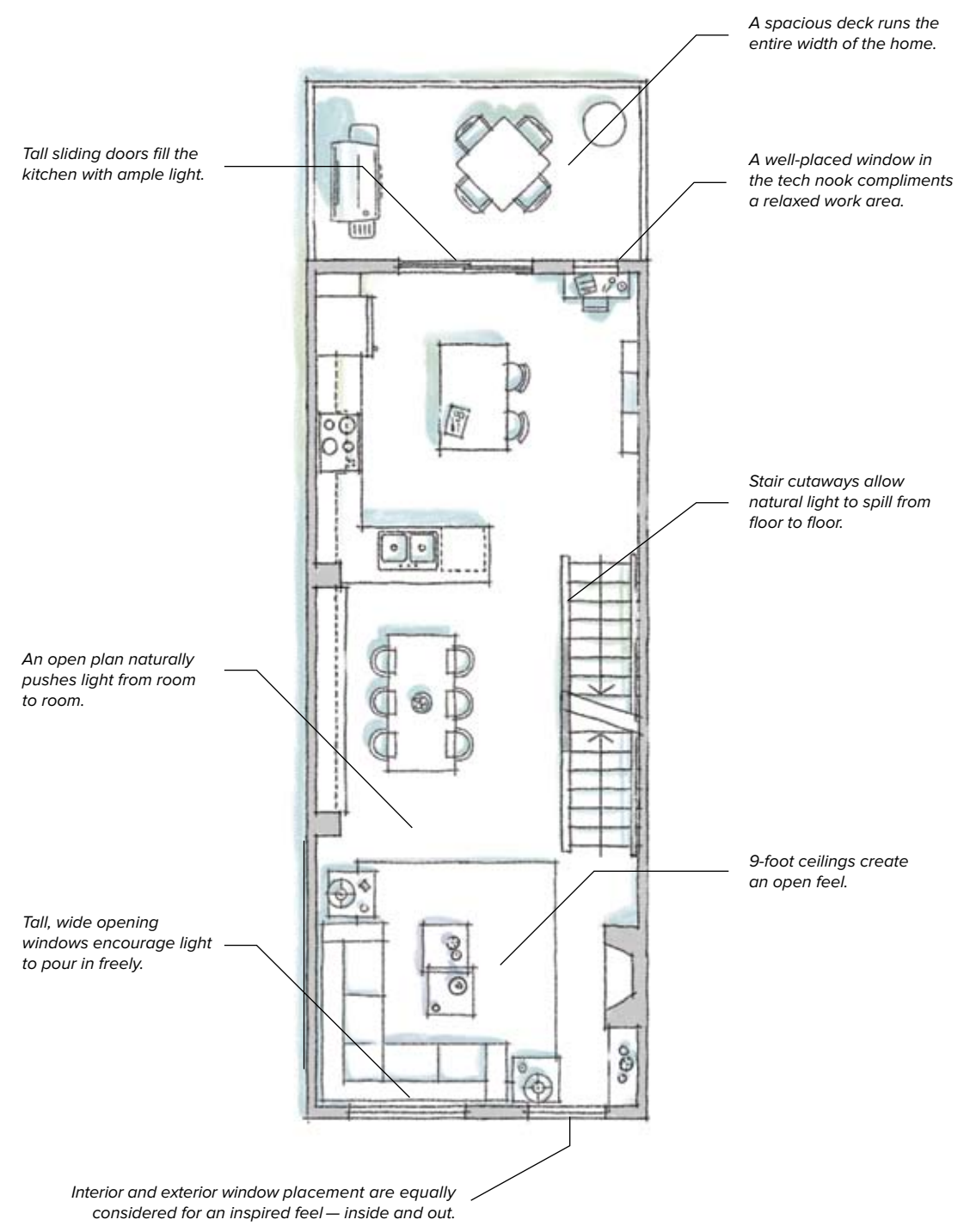
1. characterized by or having refinement, esp. in manner; polite courteous; suave; opposed to rustic.
2. reflecting elegance, sophistication, etc., esp. in expression.



Thoughtful design

If they put so much thought into these seemingly small details, imagine what else they thought about.
- Wayne B., KEW Homeowner

Maximizing space and natural light



Behind every home

Our team and our values



Behind anything truly inspired are the people with the energy and conviction to see their ideas brought to life. Our innovation-through-design strategy is deeply rooted in every MOSAIC colleague. From senior management to the front desk, our people share a passion for housing and a never ending drive to build a better home — it's simply who we are.

At MOSAIC's core are five values. These are the ideals that bind our tribe:

- Do the right thing.*
- Do work to be proud of.*
- Be a great place to work.*
- Be the best.*
- Be profitable.*



A building should always make a timeless contribution to the community.



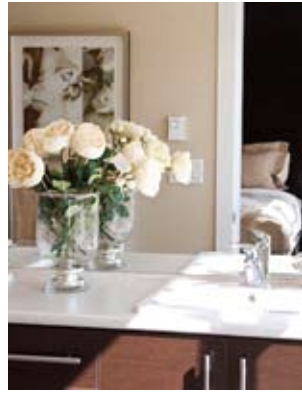
Dedicated to design

The MOSAIC team studies history's most celebrated cities to find inspiration for new homes. Continuous exploration of new ideas and a commitment to research and development allows our team to challenge convention while moving forward.

When the details come together, it just feels right.



2



3



1



4



5



6

In order of number

- 1 Find storage in unexpected places.
- 2 Metal work and trim perfectly accent the roof and chimney.
- 3 Full-length mirrors open the room for a spacious feel.
- 4 Open shelves and a spice rack help organize the countertop.
- 5 Archways define space between rooms.
- 6 Inside and out, you'll fall in love with every detail.

Moving forward by looking back

Borrowing inspiration and ideas from one of history's most influential designers—Dieter Rams—helps set a benchmark for every MOSAIC home. In the early 80s, Rams grew concerned by what he couldn't help but notice in the design space—clashing colours, forms without function, excessive noise. In an effort to create a higher standard for his own work, Rams conceived ten simple principles for designing a product. His words apply as much today as the day they were written.

Dieter Rams' Ten Principles for Good Design

- 1 ***Good design is innovative.***
- 2 ***Good design makes a product useful.***
- 3 ***Good design is aesthetic.***
- 4 ***Good design makes a product understandable.***
- 5 ***Good design is unobtrusive.***
- 6 ***Good design is honest.***
- 7 ***Good design is long lasting.***
- 8 ***Good design is thorough, down to the last detail.***
- 9 ***Good design is environmentally friendly.***
- 10 ***Good design is as little design as possible.***

What is design?

Design is more than just a plan or a look. It's a promise. It is a process that ensures each property is equally flawless in both function and its ability to aesthetically please the homeowner and their guests. When done properly, functional design can evoke a remarkable emotional response — the only real measure of a perfectly performing home.

Homeowner Care

From walkthroughs to warranties, our Homeowner Care team is always on hand to anticipate all of your home-buying needs. Together, we make it our goal to see you smiling every step of the way.



The PRIDE Program

Many builders use the final homeowner orientation as a finishing inspection for your new home. They hand over the keys and together you focus on newly discovered imperfections. At MOSAIC, that's simply not good enough. So we created the PRIDE (Primary Residential Inspection Deficiency Evaluation) program.

The PRIDE program assesses your home in three stages:



1 Before the orientation.



2 During the orientation.



3 After we hand over the keys.

The focus is to make sure there's not a single finishing detail left undone. Why? Because it's our goal to ensure your home is 100% move-in ready before you walk through the door.

Focused expressions

How it all comes together

From the look of our doorbells to the curve of our walkways, MOSAIC's attention to detail is what sets our homes and properties apart. Our design driven mentality not only translates into functional and aesthetically pleasing homes, but also ensures their value matures over time.

Design is never an afterthought — it's where we begin. From our first brainstorming session we consider every aspect of your home, down to the smallest element. It's not just about creating a unique look — it's about identifying a challenge and solving it.

Take something as simple as a window. From concept to completion, every detail is focused from

the start. Can we make the windows as large as possible to maximize natural light? How does the size and placement look on the exterior? In what way will light fill the home? How can the position of the frame create an open feel? All of these details and more are meticulously considered before we even begin a sketch. Because when crafting a high functioning home, the little details make the biggest difference.

1 AutoCAD sketch



2 Watercolour rendering



3 Final execution



Thank you

We appreciate you taking the time to get to know us. But to know our full story, you have to see each and every detail for yourself by visiting one of our homes.

Questions? Suggestions? Please don't hesitate to contact us — we'd love to hear from you.

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