Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

Project Name: SFU Lot 24

Rezoning Reference Number: REZ20-29

Address: 8955 University Crescent, Burnaby, BC

Legal: Lot 24 District Lot 211, Group 1 New Westminster District Plan BCP45523

Architect / CRP	Bob Worden	Ramsay Worden Architects	(604)970-2015	bworden@rwa.ca

Structural	Glotman Simpson	Levi Stoelting	(604)734-8822	lstoelting@glotmansimpson.com
Mechanical	MCW Consultants	Karen Stoelting	(604)687-1821	kspoelstra@mcw.com
Electrical	MCW Consultants	Erik Mak	(604)687-1821	emak@mcw.com
Landscape	VDZ + associates inc.	David Jerke	(604)882-0024	davidj@vdz.ca
Survey	Olsen Associates	Gary Rowbotham	(604)531-4067	info@olsensurveying.ca
Geotechnical	GeoPacific Consultants	Matt Kokan	(604)439-0922	kokan@geopacific.ca
Civil	WSP	Gehad Ramadan	(604)685-9381	gehad.ramadan@wsp.com
Envelope	JRS Engineering Limted	Chris Lung	(604)729-6248	clung@jrsengineering.com

Design in Conformance to BCBC 2018

Adaptable Units	Unit Type D1, D1a, D1b, D4, B3, B4, B6,	48 Units	Level 2-17

REFERENCE

Architectural Details	- RWA Group Architecture LTD.
Architectural Specifications	- RWA Group Architecture LTD.

Applicable Codes and Standards

City Bylaws	- Burnaby Zoning Bylaw
Building Code	- BC Building Code 2018

DRAWING LIST

A0.00	Cover - Table of Content
A0.01	Project Stats
DESIGN RATIONALE	
1	Design rationale Cover
4 - 5	Urban Context
6 - 7	Site Description & Circulation
8 - 9	Context & Site Plans
10 - 11	Project Overview and Massing Proportion
12 - 14	Streetscape
15	Rooftop Amenity
16 - 17	Materials
18 - 19	Precedents
20 - 25	Landscape Design Rationale
26 - 27	Renderings & Photomontage
ARCHITECTURAL SET	
A0.02	Perspectives
A1.01	Context Plan
A1.02	Site Plan
A2.01	BLDG Plan - P3
A2.02	BLDG Plan - P2
A2.03	BLDG Plan - P1
A2.04	BLDG Plan - L1
A2.05	BLDG Plan - L2 - L3
A2.06	BLDG Plan - L4 - L6
A2.07	BLDG Plan - L7
A2.08	BLDG Plan - L8 - L17
A2.09	BLDG Plan - Roof
A3.01	BLDG Elevation - South
A3.02	BLDG Elevation - North
A3.03	BLDG Elevation - East
A3.04	BLDG Elevation - West
A4.01	BLDG Section 1
A4.02	BLDG Section 2
A4.03	BLDG Section 3 & A
A5.01	Adaptability approach
A5.02	Unit Plans - Type B & C
A5.03	Unit Plans - Type B2, B2a & B3
A5.04	Unit Plans - Type B4, B5 & B6
A5.05	Unit Plans - Type D, D1 & D1a
A5.06	Unit Plans - Type D1b, D3 & D4
A5.07	Unit Plans - Type E, E1 & E2
A7.01	FAR Overlays L1 - L6
A7.02	FAR Overlays L7-L18Roof
A8.01	Survey
A8.02	Shadow Study
A8.03	Fire Truck Access Plan
A8.04	Traffic Plans
LANDSCAPE SET	
L-00	Cover Page
L-01	Overall Site Plan
L-02	Landscape Plan - Level 2
L-03	Landscape Plan - Level 7
L-04	Planting Palette
LS-01	Sections
LS-02	Sections
LS-03	Sections
LD-01	Details
LD-02	Details
LD-03	Details
LD-04	Details

RWA GROUP ARCHITECTURE LTD.
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8059
E. info@rwa.ca
W. www.rwa.ca

CLIENT
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/17/23	SU,GM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,GM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	SU,GM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,GM

Issued For Public Hearing - August 30, 2022

STAMP:

DATE:

KEYPLAN:

DRAWING TITLE:
Cover

SFU LOT 24, 8955 UNIVERSITY HIGH STREET, BURNABY, BC

REZONING REFERENCE #20-29

NORTH ARROW:

SCALE:
JOB NO.: 2009
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A0.00

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

A. Project Description:
17 Storey Tower & 6 Storey Podium
L1 Commercial

B. Civic Address(es) and Alias:
8955 University Crescent
Legal Address(es):
Lot 24 District Lot 211
Group 1 New Westminster District Plan BCP45523

C. Zoning
From: *CD Comprehensive Development District* (based on P1 Ie SFU Neighbourhood District and C3 General Commercial District)
To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District, P2 Administration and Assembly District and SFU Community Plan as guidelines)
and in accordance with the development plan entitled "SFU Lot 24, 8955 University High Street, Burnaby, BC" prepared by RWA Architecture
Adjacent: C3,C3a, CD/
RM4, RM5
P1, P3, P6, P8, P11e

D. Vehicular Access From:
University Crescent and/or Highland Court

E. Site Area

	(m2)	(sq.ft)	Total(sq.ft):
Gross Site Area:	8296.9	89307	**89307**
Site Area for calculation of density:			89307
Dedication Area:	418	4499	4499
Road Closure Area:	0	0	0
Net Site Area:	7879	84808	84808
Minimum Lot Area:			
Subdivided Lot Area:			84808
South Lot	4247	45710	
North Lot	3632	39098	

G. Site Coverage Calculations

	Metric (m)	Imperial (f)
Total Lot Area (South)	4247	45710
Building Foot Print	6509	21354
Site Coverage %		**47%**
Max. Permitted Lot Coverage %		

H. Site Elevations
F.X.G: Existing Grade
DG: Design Grade

	Natural Grade (EX.G)		Finished Grade (DG)	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
Point 1(NE)	**357.66**	1173.42	357.40	1172.57
Point 2(SE)	**353.98**	1161.35	354.10	1161.75
Point 3(SW)	**353.45**	1159.61	353.33	1159.22
Point 4(NW)	**352.00**	1154.85	351.22	1152.29

F. Floor Area Ratio (FAR)

By Use:	Permitted			Proposed		
RM5 Calculation	**FAR**	**m^2**	**sq.ft.**	**FAR**	**m^2**	**sq.ft.**
Base:	2.2	18253	196476	2.12	17577	189198
Base Bonus:						
Supplementary Base:						
Supplementary Bonus:						
RM5 Required Rental:			N/A			N/A
CMHC Median Rental:						
Market Rental:						
Off-Set:						
TII Residential RM5 & r:						
Commercial C3:	0.14	1163	12523	0.14	1163	12523
Rental C3:						
Total Residential RM5:					17577	189198
Total Rental RM5:					N/A	N/A
Industrial M/B7:						
Institutional P7:						
Total FAR:	2.34	19417	208999	2.26	18741	201721
By Lot/Phase:						

re

I. Site Dimensions

	Width		Depth	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
Gross	103.78	340.5	80.47	264
Net	98.60	323.5	80.47	264

J. Building A Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (f)	
Levels P3 - P1	10.06	33'-0"	**3**
Level 1	5.79	19'-0"	1
Level 2 - Level 5	2.95	9'-8"	4
Level 6	3.35	11'-0"	1
Level 7 - Level 17	2.95	9'-8"	11
Roof	**5.4**	**17'-7"**	**1**
Overall Height From Finished Grade			
Proposed		190'-0"	17
Permitted			16

K. Building A Setbacks

Property Line	Required		Proposed	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
North RM5	4.57	15	3.0	10
C3	3	9.84		
South RM5	4.57	15	6.1	20
C3	2	6.5		
East RM5	4.57	15	3.0	10
C3	3.5	11.48		
West RM5	4.57	15	3.0	10
C3	3.5	11.48		

N. Vehicle Parking - Proposed (Required)
Building A Strata

Use	Resident	Residential Visitor	Small Car 35%	H/C			Car Wash	Car Share	Total
				3/100 (non-adaptable)	1/2 (adaptable)		1/100	1/100	
	1	0.2			2/3 Car	1/3 Van			
Proposed (Required)									
Apartment	247 (246)	24 (47)*	104 (104)	10 (4)	14 (14)	10 (10)	2 (2)	N/A	
Total	247 (246)	24 (47)*	104 (104)	10 (4)	14 (14)	10 (10)	2 (2)	N/A	271 (293)*

Combined

Use	Resident/Occupant	Residential Visitor	Small Car 35%	H/C			Car Wash	Car Share	Total
				3/100 (non-adaptable)	1/2 (adaptable)		1/100	1/100	
					2/3 Car	1/3 Van			
Apartment	247 (246)	24 (47)*	104 (104)	10 (4)	14 (14)	10 (10)	2 (2)	N/A	271 (293)*
Req./Perm.	**1**	**0.1**					**1/100**	**1/100**	
Rental	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Req./Perm.	**0.5**	**0.1**					**1/100**	**1/100**	
Townhouse	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Req./Perm.							**1/100**	**1/100**	
Retail	N/A	25 (25)**							25 (25)**
Req./Perm.									
Office (Transink)	N/A	2 ***							2***
Req./Perm.									
Manufacturing	N/A	N/A							N/A
Req./Perm.									
Warehouse	N/A	N/A							
Req./Perm.									
Manufacturing	N/A	N/A							N/A
Req./Perm.									
Institutional									
Req./Perm.									
Other	N/A	N/A							
Req./Perm.									
Total	**247 (246)**	**51 (72)**	**104 (104)**	**10 (4)**	**14 (14)**	**10 (10)**	**2 (2)**	**N/A**	**298 (318)**

*Remaining 23 stalls to be provided off-site
**SFU to provide additional required parking stalls off-site throughout University
*** Additional 2 stalls to be provided for Transink office on the North Lot

L. Gross Floor Area & Permitted FAR/GFA exemptions
Residential GFA Calculations:

Building A				GFA (Proposed) Calculation						FAR Exclusions				
Level(s)	Number of Floors	Unit Area Per Floor (sq.ft)	Total Unit Area (sq.ft)	Common Area Per Floor (sq.ft)	Total Common Area (sq.ft)	Total FAR Exclusions (sq.ft)	Gross Area Per Floor (sq.ft)	Total Gross Area (sq.ft)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (sq.ft)	Mechanical Area Exemption (sq.ft)	Adaptable Units Exemption (sq.ft)	Total FAR Exemption (sq.ft)	Total FAR Area (sq.ft)
L1	1	0	0	9191.12	**9191.12**	**7806.12**	9191.12	**9191.12**	0.00%	1279	6527.12	0	**7806.12**	**1385**
L2 - L3	2	14424.81	28849.62	2389.27	**4778.54**	**513.52**	16814.08	**33628.16**	85.79%	0	153.52	360	**513.52**	**33114.64**
L4-L6	3	14123.26	42369.78	2390.58	**7171.74**	**740.28**	16513.84	**49541.52**	85.52%	0	230.28	510	**740.28**	**48801.24**
L7	1	8201.5	8201.5	2032.63	**2032.63**	**420.78**	10234.13	**10234.13**	80.14%	350	50.78	20	**420.78**	**9813.35**
L8-L17	10	8428.22	84282.2	1250.92	**12509.2**	**707.8**	9679.14	**96791.4**	87.08%	0	507.8	200	**707.8**	**96083.6**
ELV. Mech. Rm.	1	0	0	766.18	**766.18**	**766.18**	766.18	**766.18**		0	0	766.18	**766.18**	**0**
Total	**18**		**163703.1**		**27258.29**	**3148.56**		**200152.51**	81.79%	**1629**	**7469.5**	**1856.18**	**10954.68**	**189197.83**

Combined Buildings	GFA Number of Floors		Total Unit Area (sq.ft)		Total Common Area (sq.ft)	Total FAR Exclusions (sq.ft)		Total Gross Area (sq.ft)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions Lobby/ Amenity Area Exemption (sq.ft)	Mechanical Area Exemption (sq.ft)	Adaptable Units Exemption (sq.ft)	Total FAR Exemption (sq.ft)	Total FAR Area (sq.ft)
Building A	18		163703.1		**27258.29**	**3148.56**		**200152.51**	81.79%	1629	7469.5	1856.18	**10954.68**	**189197.83**
Comm. 1	1							**12523.35**						**12523.35**
Total								**212675.86**						**201721.18**

M. Unit Count
Building A Strata Unit Count (P11e)

Type	Studio	P11e 1 bed	1 bed	P11e 1 bed+Den	P11e 2 bed	P11e 2 bed+Den	3 bed	3 bed + Den	3 + bed	Total	% Total
Minimum Size	37 m2 (398.28 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (669.68 ftsq)	70 m2 (753.50 ftsq)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)		
Proposed Size		50.91 - 58.25 m2 (548 - 627 sqft)		64.8 m2 (698 sqft)	65.78 - 79.25 m2 (708 - 853 sqft)	77.20 - 77.39 m2 (831 - 833 sqft)					
Standard Strata		49		32	90	15				**186**	**79%**
Adaptable Strata		35		0	13	0				**48**	**21%**
Total		84	0	32	103	15	0	0	0	**234**	
Distribution	0%	36%	0%	14%	44%	6%	0%	0%	0%		**100%**

Combined Unit Count

Type	Studio P11e	Studio	1 bed P11e	1 bed	1 bed + Den P11e	1 bed + Den	2 bed P11e	2 bed	2 bed + Den P11e	2 bed + Den	3 bed P11e	3 bed	3 bed + Den P11e	3 bed + Den	P11e 3 + bed	3 + bed	Total	% Total
Minimum Size	30 m2 (322.93 sqft)	37 m2 (398.28 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 ftsq)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	80 m2 (861.14 sqft)	84 m2 (904.20 sqft)	80 m2 (861.14 sqft)	84 m2 (904.20 sqft)	80 m2 (861.14 sqft)	84 m2 (904.20 sqft)		
Proposed Size			50.91 - 58.25 m2 (548 - 627 sqft)	0	64.8 m2 (698 sqft)		65.78 - 79.25 m2 (708 - 853 sqft)		77.20 - 77.39 m2 (831 - 833 sqft)									
Standard Strata		0	49	0	32	0	90	0	15	0		0		0		0	**186**	**79%**
Adaptable Strata		0	35	0	0	0	13	0	0	0		0		0		0	**48**	**21%**
Req. 20% Below Rental	0		0		0		0		0		0		0		0		**0**	**0%**
Req. Adapt. 20% Below Rental	0		0		0		0		0		0		0		0		**0**	**0%**
CMHC Med. Rental	0		0		0		0		0		0		0		0		**0**	**0%**
CMHC Med. Adapt. Rental	0		0		0		0		0		0		0		0		**0**	**0%**
Market Rental*																		
Adapt. Market Rental																		
																	234	
Distribution	0%	0%	36%	0%	14%	0%	44%	0%	6%	0%	0%	0%	0%	0%	0%	0%		**100%**

***Per PPA#19-217, the Rental use Zoning Policy requirement of 47 units (20%) will be accommodated for in the SFU Student Residence Phase 2 development.**

Use	Permitted GFA		Proposed GFA	
	Metric	Imp.	Metric	Imp.
Residential:			18595	200153
Commercial:			1163	12523.35
Retail:				
Office:				
Industrial:				
Office:				
Manufacturing:				
Warehouse:				
Institutional:				
Total:				
By Floor:				
By Lot/Phase:				

Permitted Amenity GFA

Use	Permitted		Proposed	
	Metric	Imperial	Metric	Imperial
Residential:	930	10008	151	1629
Rental Residential:				
Commercial:				
Industrial:				
Institutional:				

O. Screening & Landscaping

	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Landscaping (sqm)			1157.01	12454
Screening (sqm)			1267.94	13648
Open Space (sqm)			1282.99	13810
Garden Plots (sqm)			0.00	0
Active Play Area (sqm)			56.02	603
Active lawn Area (sqm)			390.01	4198

Exempt Underground GFA

Use	Proposed GFA		
	Metric	Imp.	Number
Parking & Maneuvering	11179.0	120330	N/A
Loading	N/A	N/A	N/A
Bike Storage	223.8	2409	N/A
Storage Lockers	0.0	0	
Other			
Total:	**11402.8**	**122739**	
By Floor:	3800.9	40913	3
By Lot/Phase:			

P. Green Building & Principle Building Technology

	Required	Proposed
BCBC Step:	Step 2 with a low-carbon energy system and GHG limits	Step 2 with a low-carbon energy system and GHG limits
Primary Energy Source:	DES	DES
District Energy Ready:	Y	Y
Geoexchange Ready:	N	N
Timber	N	N
Mass Timber	N	N
Steel	Y	Y
Concrete	Y	Y
Other Material	N/A	N/A

Reserve for City of Burnaby Stamps & Comments

Q. Declaration:
I attest that
I confirm
Dated:
Signed:
Architect
(Co-signed by Applicant

R. Bicycle Parking - Proposed (Required)

Use	Residential	Residential Visitor	Bike Wash	Bike Share	Commercial Class A	Commercial Class B	Total Locker	Total Rack
Apartment	237 (234)	47 (47)	1 (1)	N/A			237 (234)	47 (47)
Townhouse	N/A	N/A	N/A	N/A			N/A	N/A
Commercial			N/A		3 (3)	17 (17)	3 (3)	17 (17)
Industrial								N/A
Total	237 (234)	47 (47)	1 (1)	N/A	3 (3)	17 (17)	240 (237)	64 (64)
Other Bicycle								
Shower Stalls					0 (0)			
Clothes Lockers					0 (0)			
Repair sq.ft	162				0			

S. Loading

Use	Requirement		Units	GFA	Bays
Residential	**1/200 Units**		234	163703.1	2
Commercial	**1/460 m2**	**1/4951 sq.ft**		12523.35	2
Industrial	**3/4,600 m2**				X

T. Solid Waste and Recycling

Use	Requirement	Units	GFA (sq.ft)	Storage	Staging
Residential:		234	163703	154.4 m2 (1662 sq.ft.)	69.48 m2 (747.2 sq.ft.)
(Waste+Bulky Items)					
Commercial:			12523.35	17.46 m2 (188 sq.ft.)	7.88 m2 (84.6 sq.ft.)
Total:				171.86 m2 (1850 sq.ft.)	77.36 m2 (832.7 sq.ft.)

Note: Please show all metric calculations in meters to the second decimal

**** Please fill in all "?" and "X" with correct numbers**

RWA ARCHITECTURE INC
355 Kingsway T. 604.736.8059
Vancouver BC E. info@rwa.ca
Canada V5T 3J7 W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/17/23	DL/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	DL/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	DL/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	DL/JW

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Statistics

NORTH ARROW: SCALE: -
JOB NO.: 2018
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A0.01

SFU LOT 24 - 8955 UNIVERSITY CRESCENT

DESIGN RATIONALE | PUBLIC HEARING | AUGUST 30, 2022

PROJECT TEAM

MOSAIC Homes	Developer
RWA Group Architecture Ltd.	Architect
Van Der Zalm + Associates	Landscape
MCW Consultants	Mechanical Engineer
Glotman Simpson	Structural Engineer
MCW Consultants	Electrical Engineer
WSP	Civil Engineer
Geopacific Consultants Ltd.	Geotechnical Engineer
E3 Eco Group	Green Building / Energy Model

CONTENTS

Urban Context 4-5

Site Description & Circulation 6-7

Context & Site Plans 8-9

Design Rationale

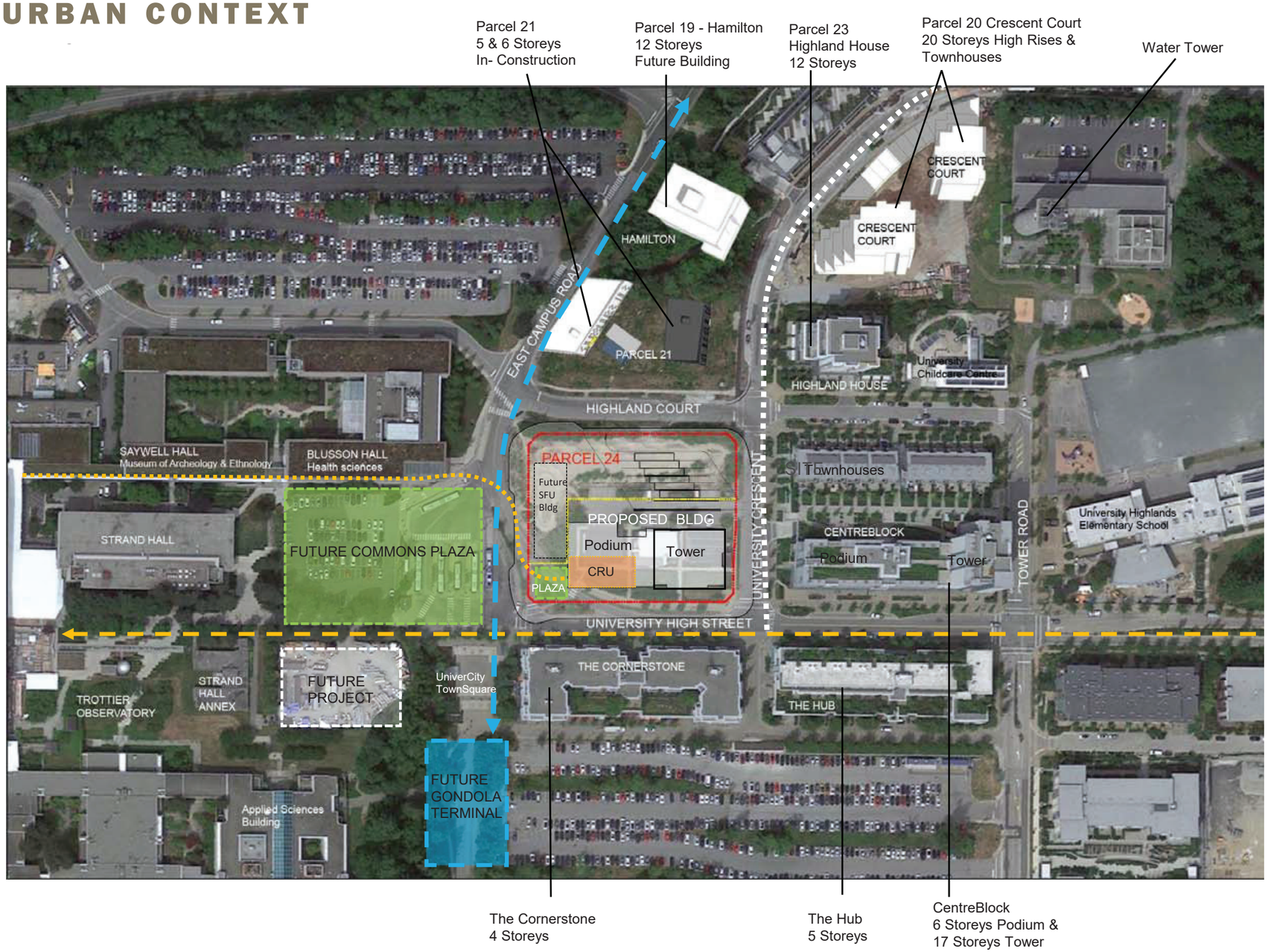
- Project Overview 10
- Massing and Proportion 11
- Streetscape 12-14
- Rooftop Amenity 15
- Materials 16-17

Precedents 18-19

Landscape Design 20-25

Renderings & Photomontage 26-27

URBAN CONTEXT



Parcel 24 is located at the boundary of the Univer-City district and Simon Fraser University campus.

LEGEND

- Public Transit Axis
- Retail street & Access to SFU Campus
- Residential Axis
- Indoor/Outdoor Pedestrian Connection to Spirit Store
- Plaza and Public spaces

N

A - UniverCity Townsquare

B - Cornerstone

C - The Hub

D - Center Block

E - University High Street

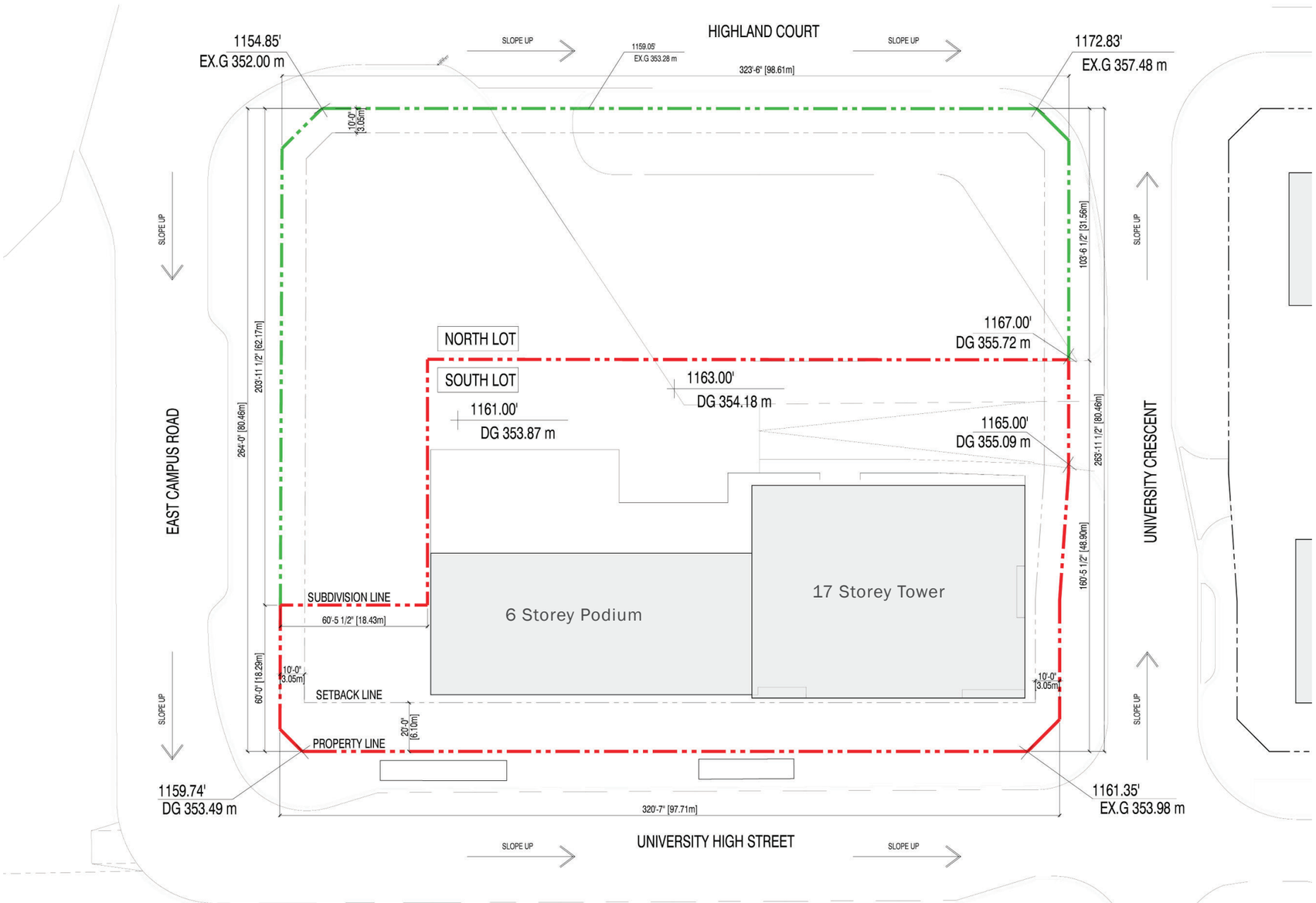
F - Centre Block Parking Entrance on University Crescent

G - Highland House

H - Parcel 21

I - Blusson Hall

SITE DESCRIPTION



The project site is subdivided into 2 separate lots. The North lot remains SFU property while the proposed building occupies the South lot.

North Lot

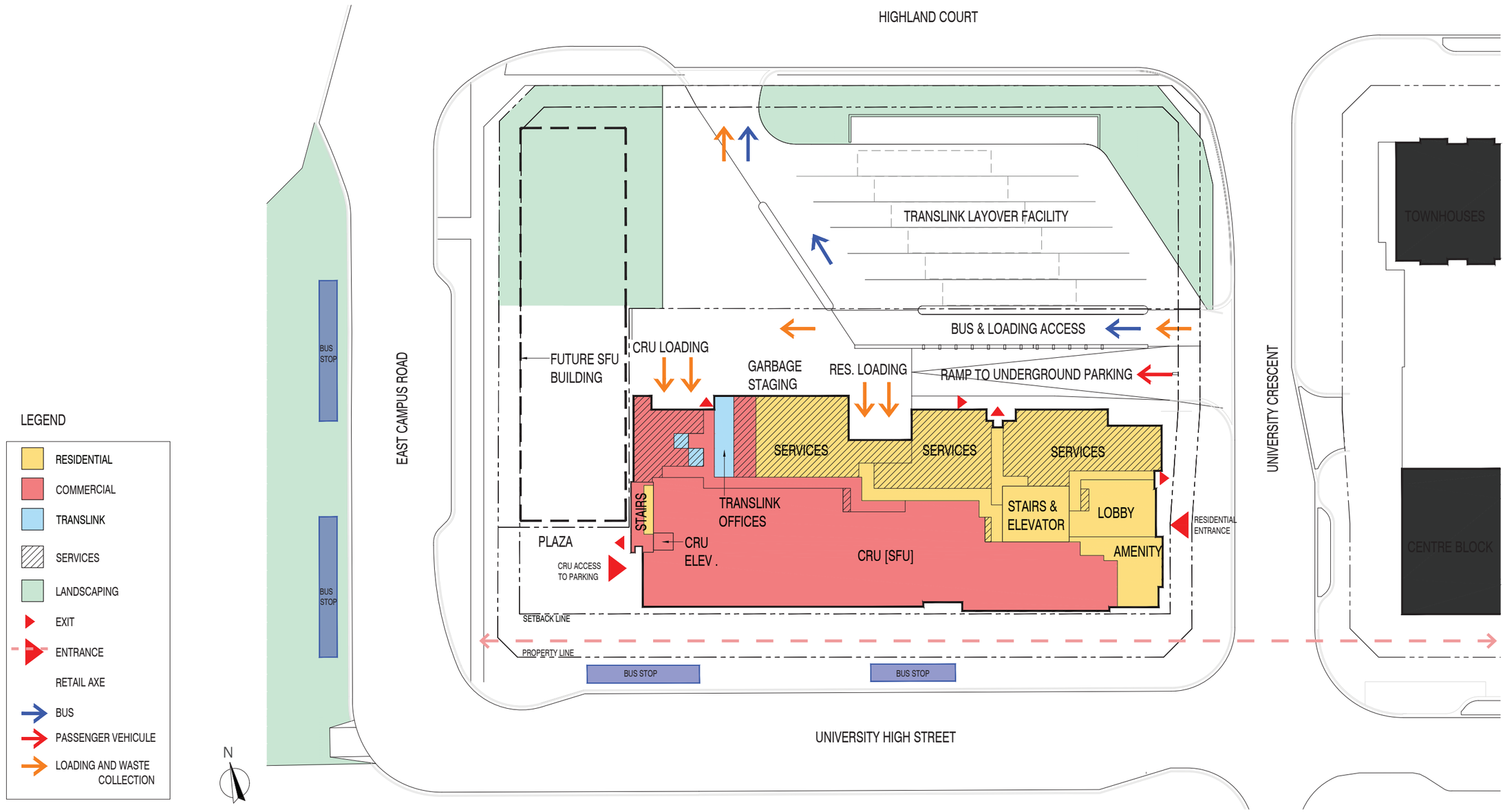
The Translink bus layover facility is to be relocated to the North East portion of the site and the North West area will welcome a future SFU building. In the meantime, an interim landscaping is proposed to shield the bus facility.

South Lot

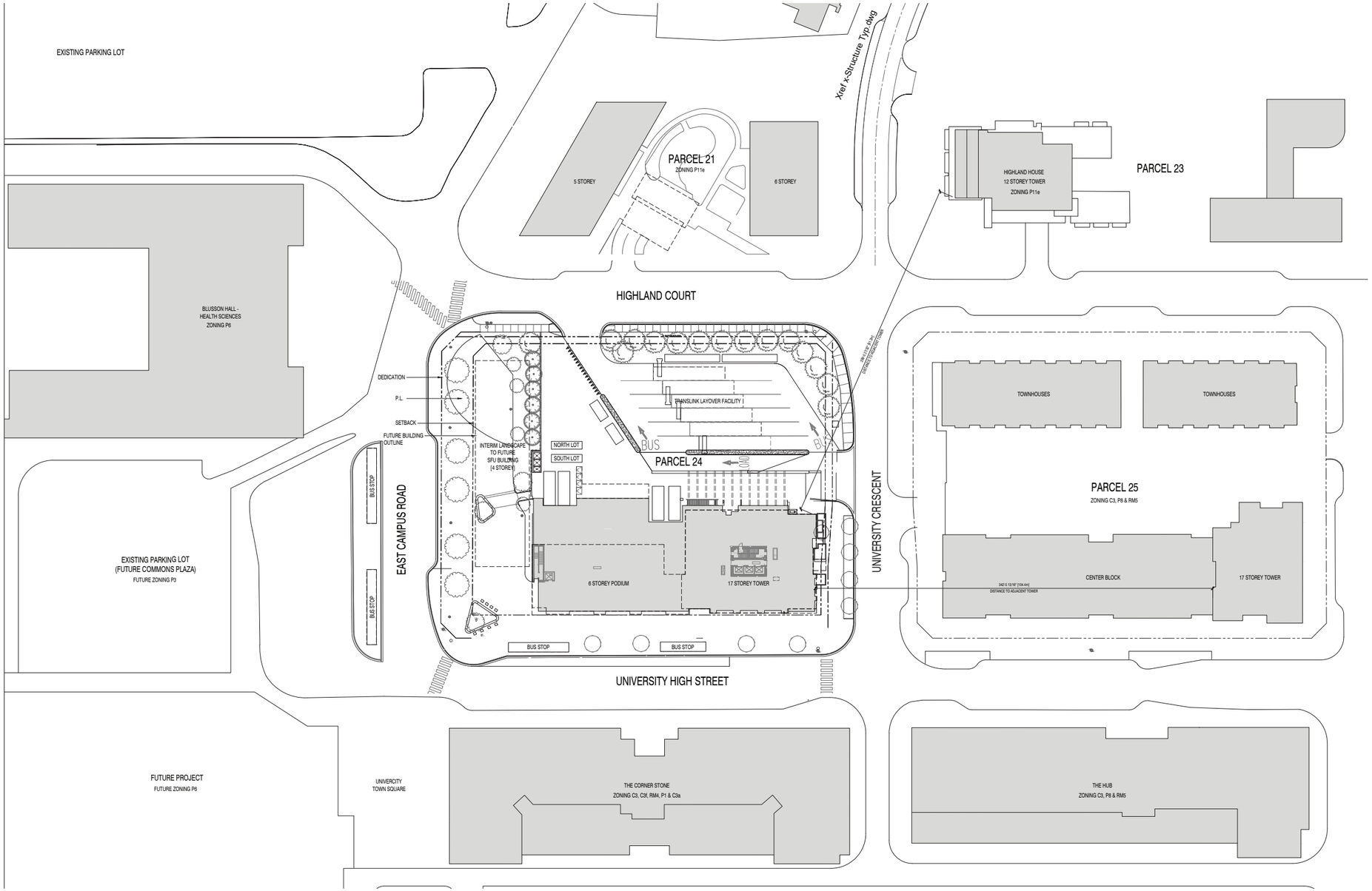
On the ground floor, the commercial spaces are distributed along University High Street to provide continuity of the retail frontage. The amenity at the South East corner will provide a transition to the residential entry on University Crescent. All service spaces are located on the North side to tie in with the loading lane shared with the bus facility. A separate ramp gives access to the underground residential, visitor and commercial parking.

A Plaza is located on the South West portion of the site to provided a transition space between the SFU Campus, the retail street of UniverCity District and the Univercity Townsquare.

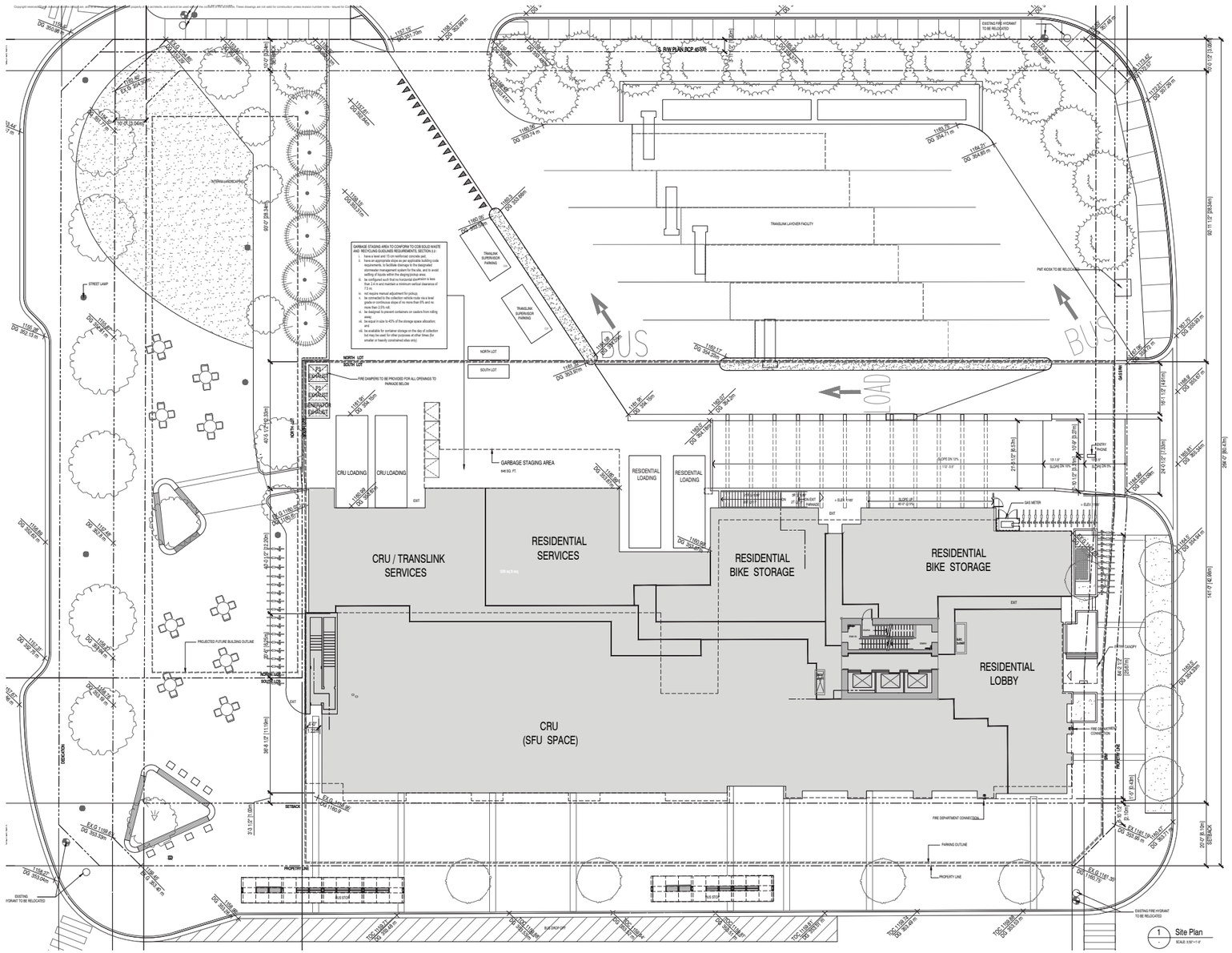
SITE CIRCULATION



CONTEXT PLAN



SITE PLAN



N

MOSAIC

SFU LOT 24

AUGUST 30, 2022

VDZ+A

RWA ARCHITECTURE LTD GROUP

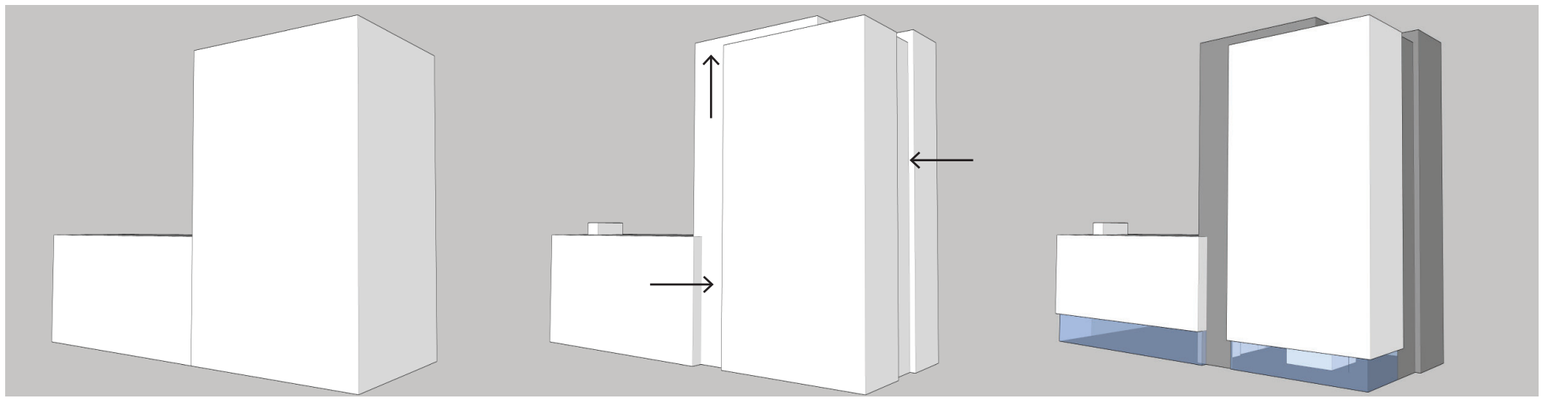
PROJECT OVERVIEW

The proposal is for a 17-storey high rise with a 6-Storey podium, forming a total of 234 residential units over a commercial ground level and 3 levels of underground parking. A variety of apartment types is provided to ensure the growth of the SFU neighbourhood into a complete and diversified community. The project also aspires to promote sustainable practices through the design of a durable and energy efficient building responding to the characteristics of the site and the climate of the Burnaby mountain. Underlying project principles support the UniverCity East Neighbourhood Plan sustainability goals. The overall design intend for this important site is to support the existing neighbourhood pattern while proposing a unique and thoughtful architecture identity.

	PROPOSED CD COMPREHENSIVE DEVELOPMENT
Zoning	P11e District Guidlines RM5 (Density) C3 Commercial
OCP	Univercity East Neighbourhood Plan
FAR	2.2
Land use	Mixed use - Residential & Commercial
Housing Mix	100% Standard Strata
Unit Count	234 Units
Building Height	17 Storeys Tower& 6 Storeys Podium
Setbacks	
University High Street	6.1m (20ft.)
University Crescent	3.0m (10 ft.)
East Campus Road	3.0m (10 ft.)
Highland Court	3.0m (10 ft.)
Sustainability	Step Code 2 with a low-carbon energy system and GHG limits

MASSING AND PROPORTION

SOUTH ELEVATION



1 - Simple & Efficient Massing

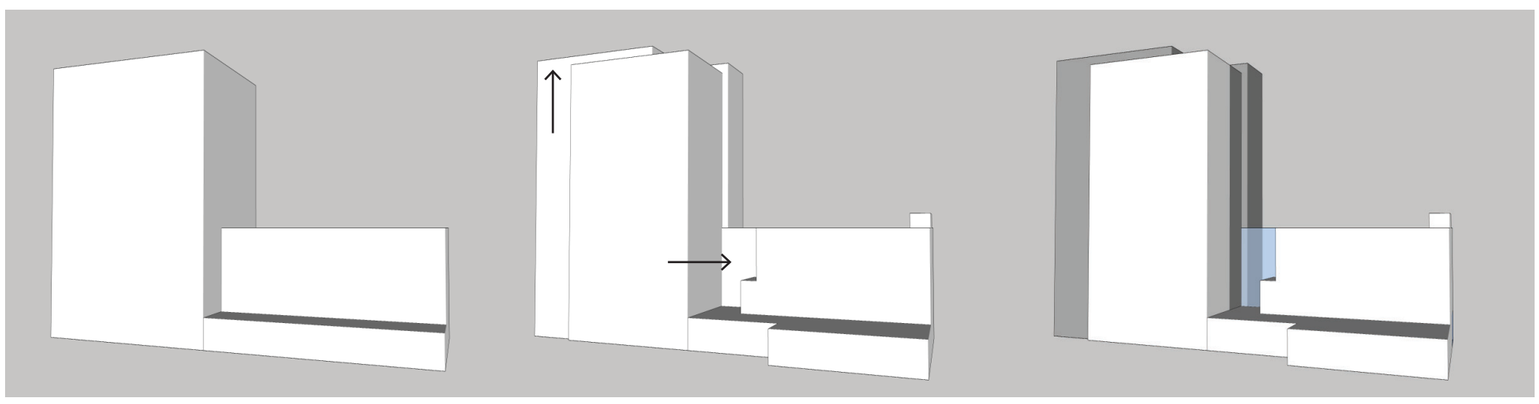
2 - Separation of Podium and Tower

Setbacks and roofline variations create a collection of well proportioned rectangular volumes.

3 - Use of distinct Materials

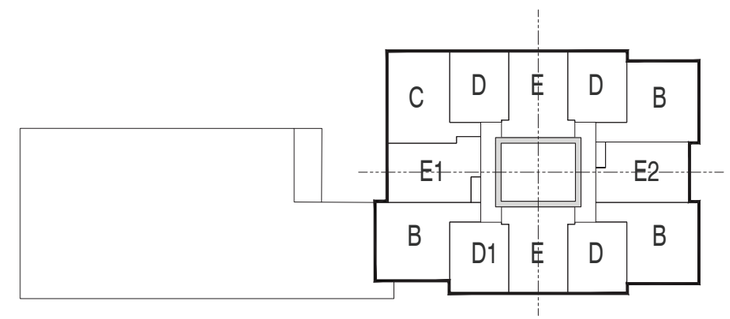
Contrasting colours further distinguish vertical elements.

NORTH ELEVATION

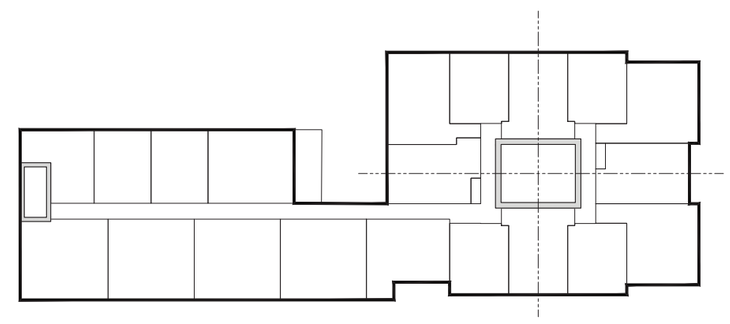


Energy efficiency

Carefully articulated floor plates limit the proportion of floor to wall ratio and provides an energy efficient starting point for the design. Balconies will be kept to a modest size.



Tower Floor plate



Podium Floor plate

STREETSCAPE

Animated Corner Plaza

The entrance to the CRU and the commercial underground parking will face the plaza to encourage pedestrian traffic and animate this public corner. Planters with benches will enclose the space to make it a comfortable place to pause.

2.2.6
Foster a sense of community through development that animates public streets.

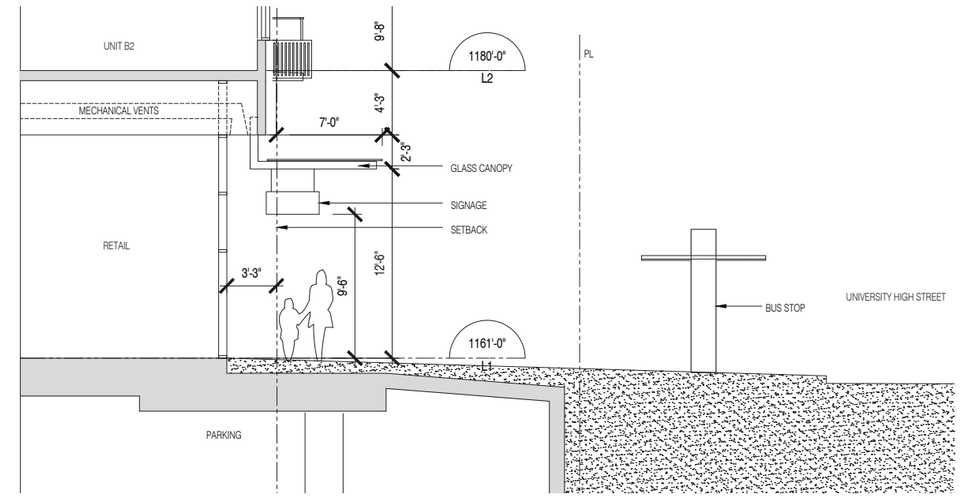
Definition of retail street

The storefront glazing will be 14 feet and will be set back from the podium to allow all mechanical vents to be located in the soffit. This creates a tall floor to ceiling retail facade with full height glazing.

2.3.1 Mixe of use & 2.3.2 Central shopping area
A variety of commercial spaces will be provided to insure vitality and diversity in the community.

2.4.16 Weather protection
A continuous 7 foot wide glass canopy will be provided along the retail spaces to ensure good weather protection.

4.2.3 Signage
Hanging signs will allow for a minimum headroom of 9’-6”.



SECTION @ L1 - PODIUM

Storefront Streetscape

2.4.15
The retail character will vary along University High to enliven the Street . The tower is anchored to the ground floor by intermittent brick columns while the podium is floating above the transparent commercial space.

The tall height of the commercial space and the large horizontal band above the glass canopy establish a comfortable relationship with the balconies on L2.

STREETSCAPE

Residential Entrance

2.5.6 Building Entrance
The continuous retail frontage will stretch along University High Street and tie into the residential amenity and the entrance located along University Crescent. The shared amenity work space on the corner will establish the transition between the busy commercial High Street and the more private entrance. A unique canopy structure will frame the residential entry.

2.4.13 Parking Entrance

The parking access located along University Crescent is partially covered by a trellis to provide screening for the units above.

ROOFTOP AMENITY

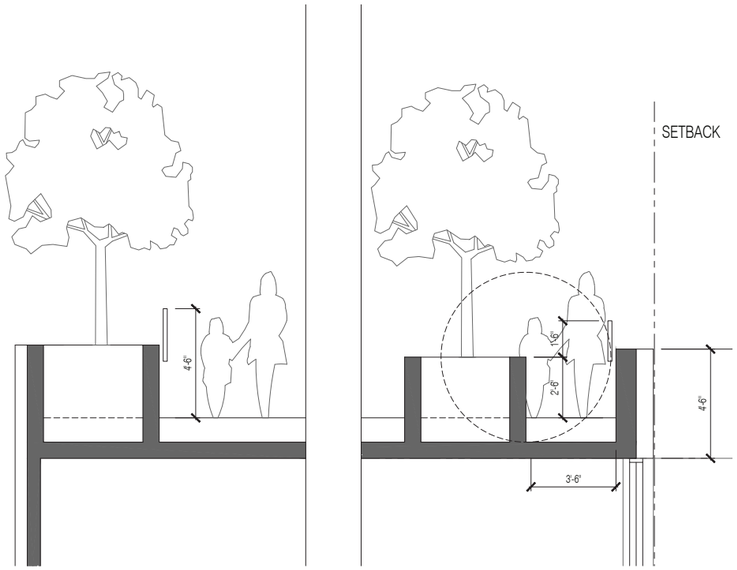
Rooftop Amenity on L7

2.3.5 Amenity spaces & 2.4.10 Usable outdoor space
A large amenity will occupy the roof of the podium where residents can enjoy the views and multiple outdoor activities:
- Fire pit
- Picnic table and BBQ
- Benches and seating area

2.6.2 Children's play area
A play area with lots of natural sunlight throughout the day is provided on the rooftop.

Screening and Privacy

3.2.2 Visual buffers
Planters with trees along the roof edge on L2 provide a visual buffer between the Translink facility and the units located on the North side of the podium. Privacy screens or planters are located between each private patios for privacy.



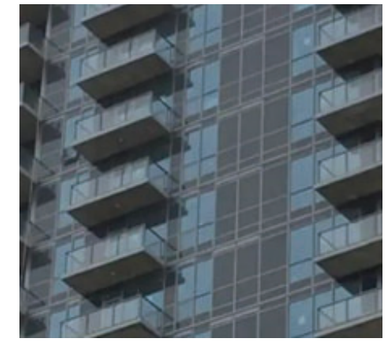
MATERIAL- CLADDING

North Elevation

South Elevation

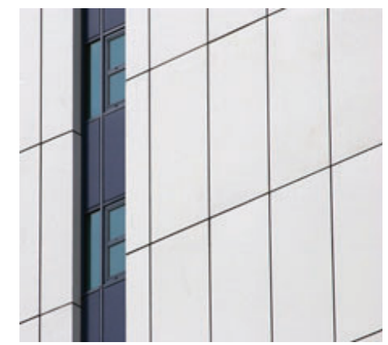
Separation
The dark vertical elements serve as a backdrop to the layered composition.

Material: Charcoal window-wall system



Tower
The articulation of the tower enhances the expression of vertical lines, with a continuous horizontal band every two storeys.

Material : White metal panels



Podium
The language of the podium echoes that of the tower with a pattern that emphasise the horizontal lines.

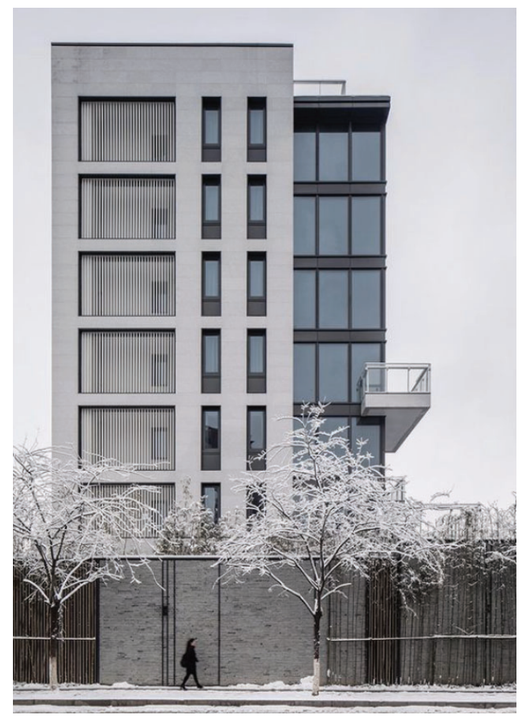
Material: White masonry

MATERIAL- BALCONIES

PRECEDENTS

Use of materials and roof lines to create discrete volumes

Careful proportions



Layered and contrasting material

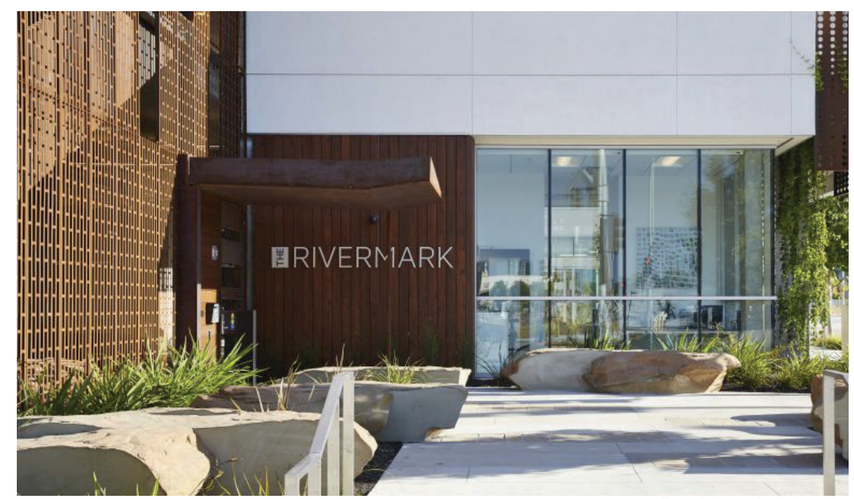
RETAIL

Floating podium

RESIDENTIAL ENTRY

Procession

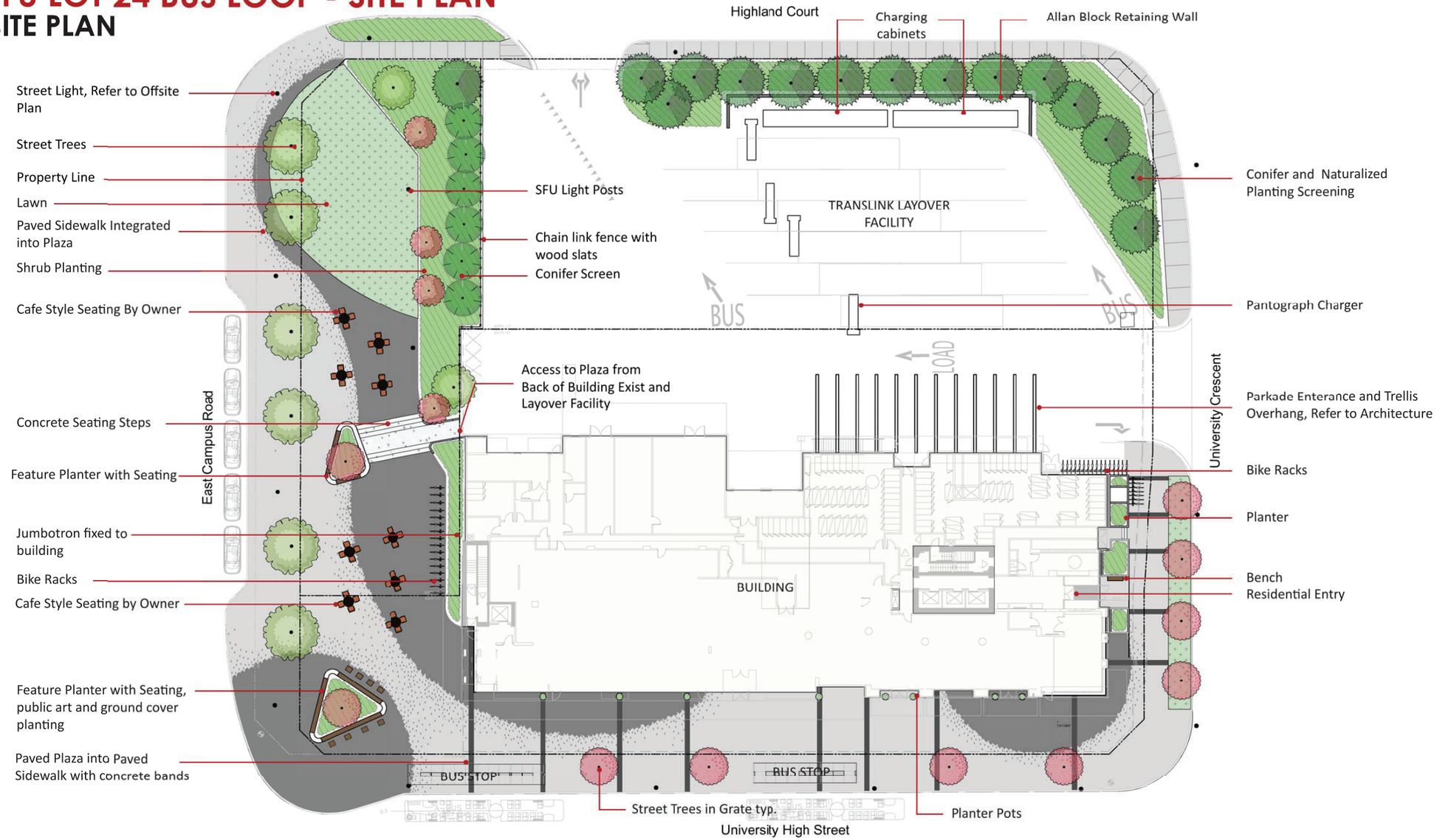
Tall full height glazing



Residential Scale

SFU LOT 24 BUS LOOP - SITE PLAN

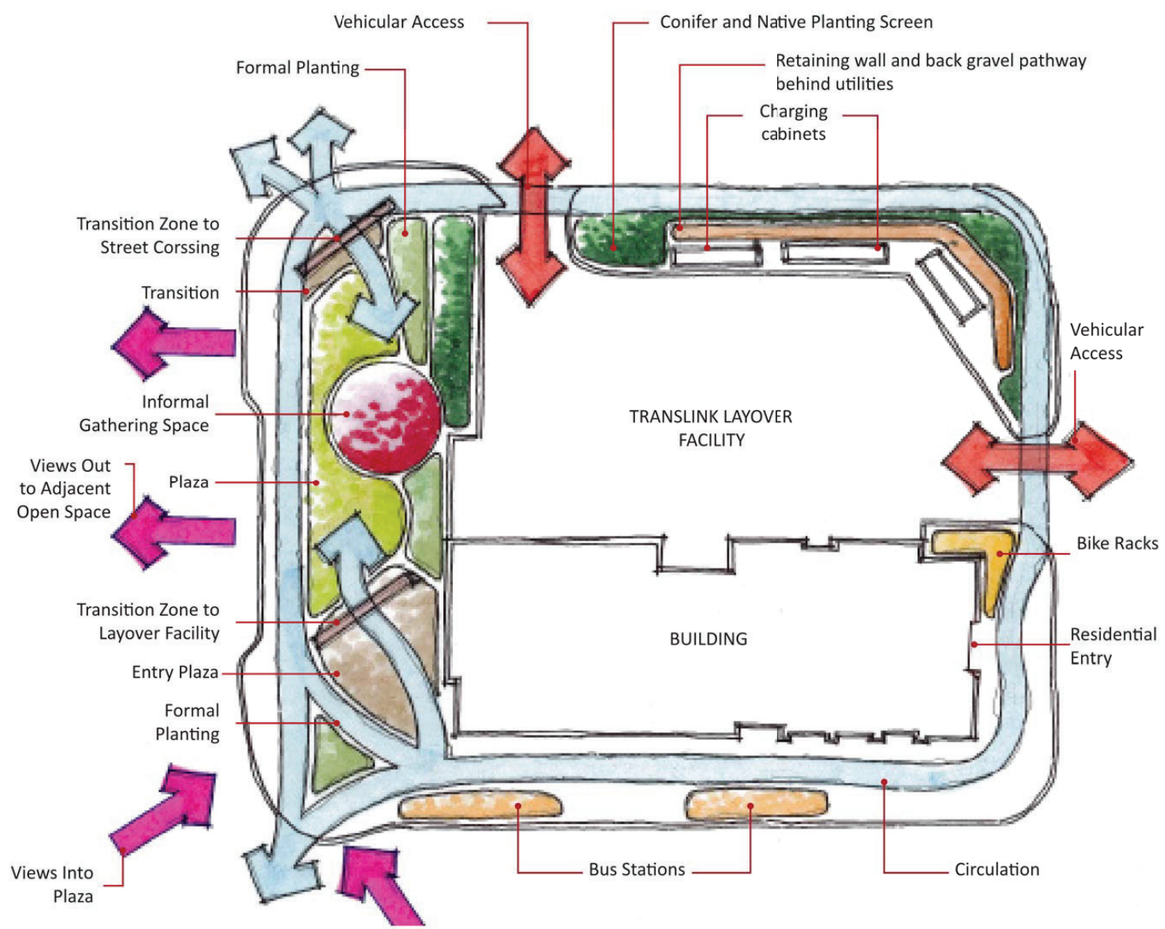
SITE PLAN



SFU LOT 24 BUS LOOP - FUNCTIONAL DIAGRAM

SFU - LOT 24 Design Rational

Functional Diagram



The landscape design for SFU Lot 24 was developed closely with the architectural form creating a variety of social seating areas and gathering areas for general student use and resident use.

VDZ+A's approach to the design takes the concept of gathering and dispersing and translates it into a paving pattern. The darker paving concentrates around entrances and main gathering areas and then disperses into the lighter surrounding paving.

The plaza is a flexible space with seating stair access to the layover facility acting as a break between the more active front plaza and a more informal back plaza. The potential introcution of cafe style tables allows for dwelling spaces for students when the area is not in use for other campus events.

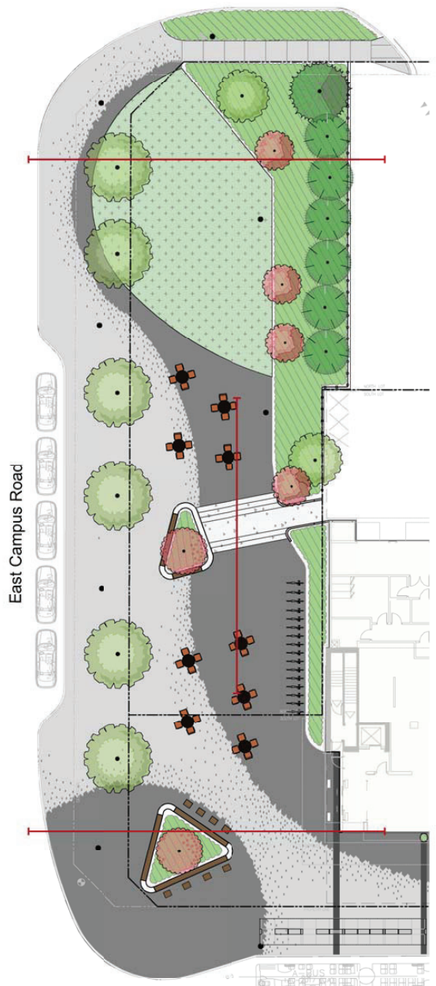
An informal massing of native shrubs and an collection of evergreen trees to screen the bus depot. This planting transitions into organized ornamental planting around the building and key pedestrian and gathering areas.

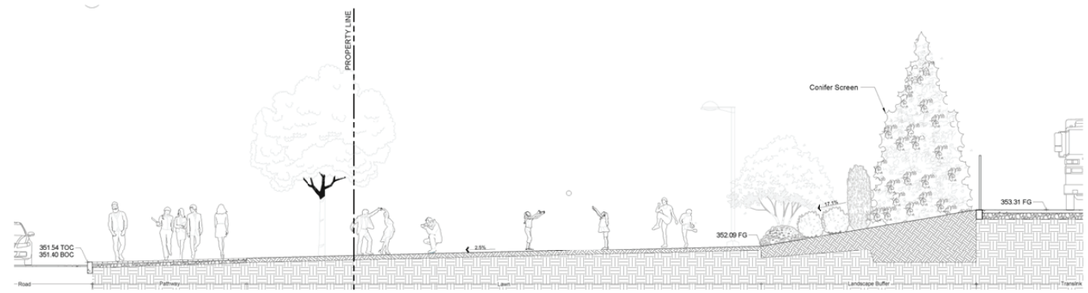
Level 2 follows SFU guidelines of creating privacy in outdoor spaces by screening an dproviding landscape buffers for outdoor patios.

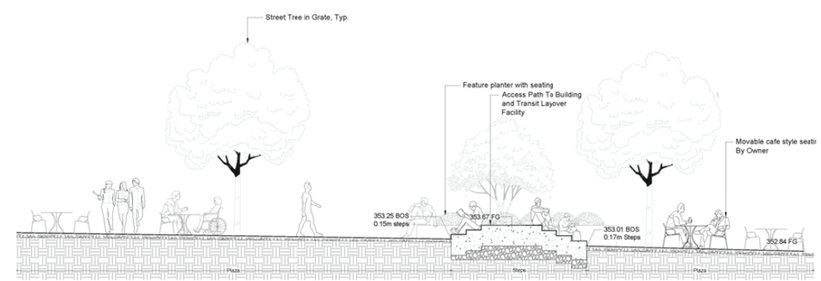
On level 7 an outdoor amenity space has been designed with an active play area, social seating, outdoor eating and gathering spaces, and ample outdoor study areas.

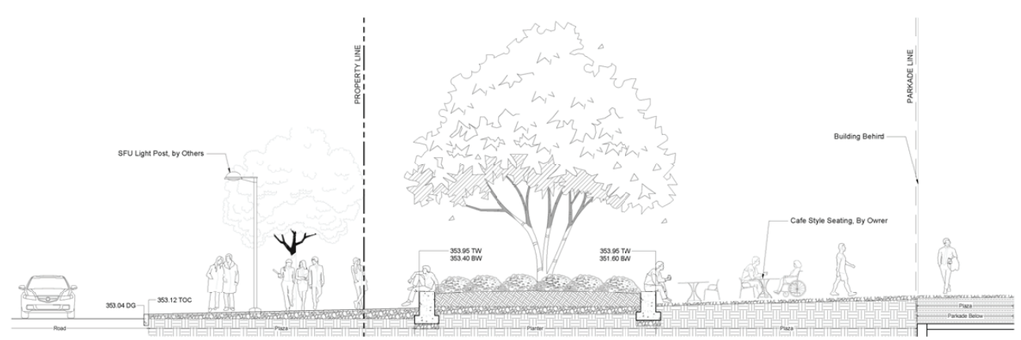
On the ground floor a majority of proposed trees are native. Floors 2, 4, and 7 use adaptive trees that are more tolerant of roof top conditions. Conifers act as evergreen buffers to screen the bus depot, while native hybrids are placed as urban condition tolerant steet trees with seasonal interest.

SFU LOT 24 BUS LOOP - SECTIONS

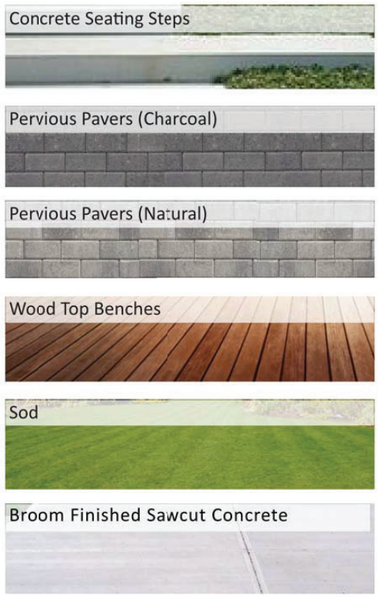


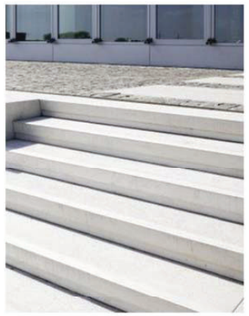


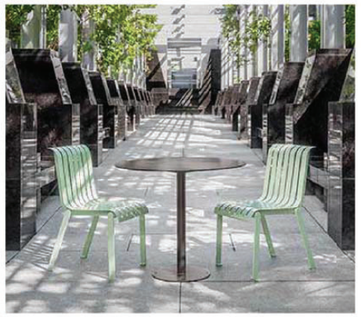


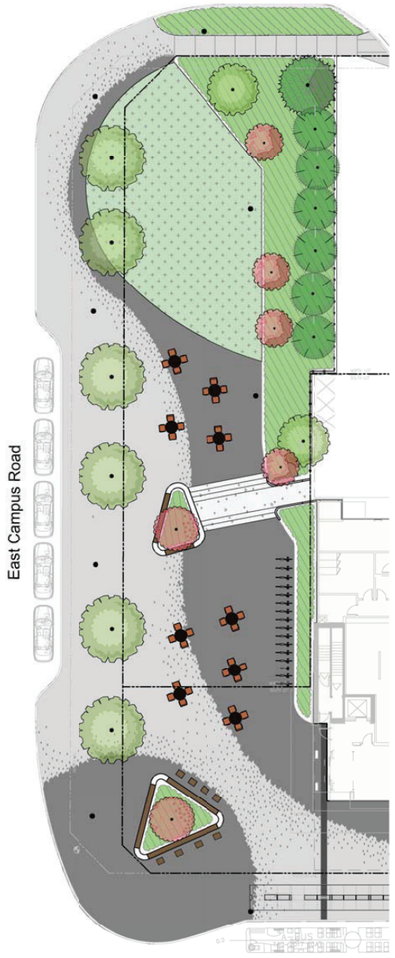


SFU LOT 24 BUS LOOP - MATERIALS









SFU LOT 24 BUS LOOP - PLANTING PALLET

Working Plant Palette

Urban Native Forest

POLYSTICHUM MUNITUM

PHYSOCARPUS CAPITATUS

CORNUS 'KELSEYI'

CORYLUS CORNUTA

LUPINUS PERENNIS

DRYOPTERIS ERYTHROSORA

TIARELLA CORDIFOLIA

ACHLYS TRIPHYLLA

GAULTHERIA SHALLON

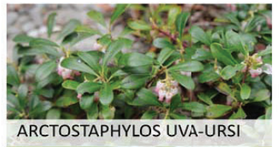
ROSA NUTKANA

CORNUS 'FLAVIRAMEA'

BLECHNUM SPICANT

CAMASSIA QUAMASH

TELLIMA GRANDIFLORA


ARCTOSTAPHYLOS UVA-URSI

YARROW

RUSSIAN SAGE

CORNUS 'EDDIES WHITE W.'

ACER CIRCINATUM

OEMLERIA CERASIFORMIS

TSUGA MERTENSIANA

TSUGA HETEROPHYLLA

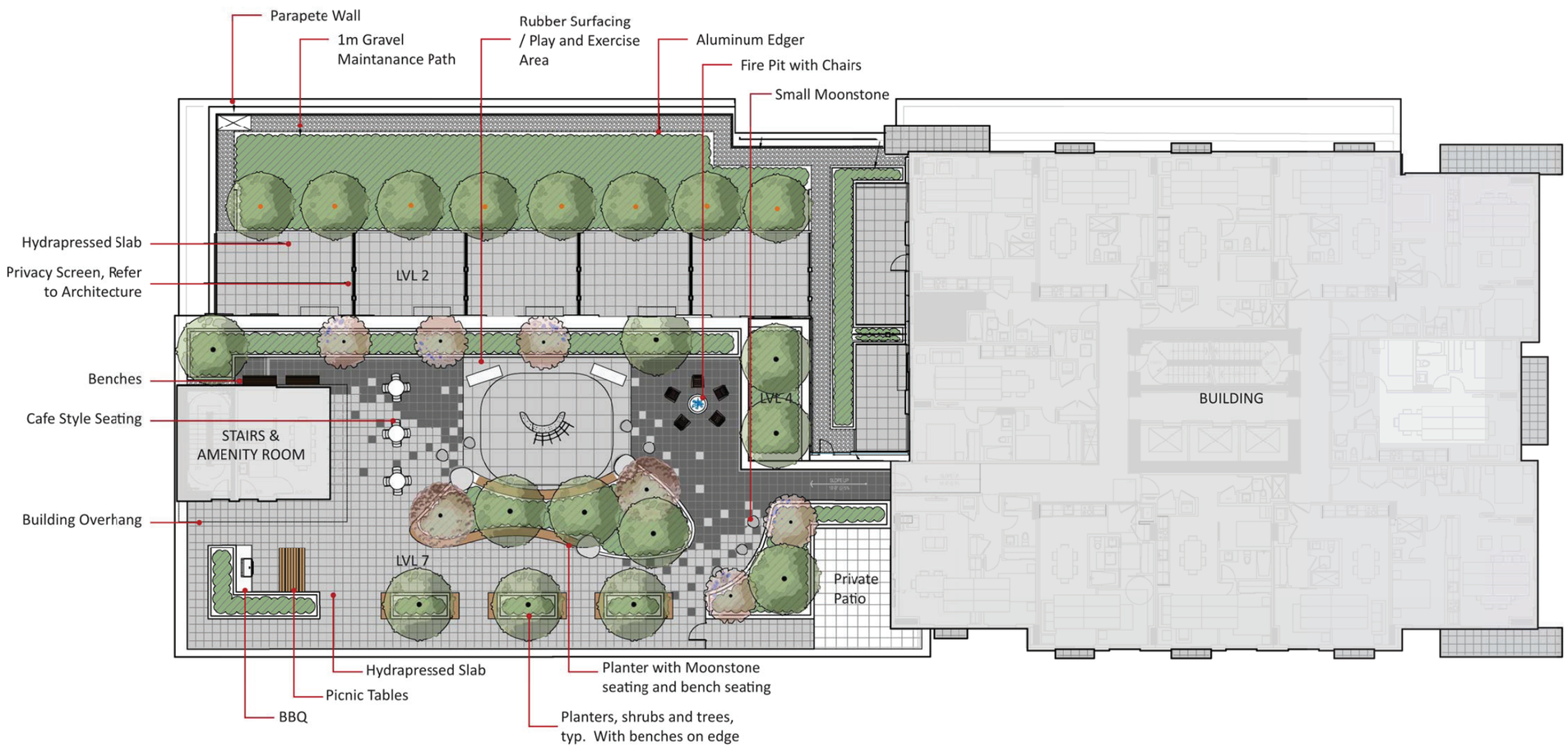
CHAMAECYPARIS NOOTKA.

Planting Scheme Description

A pocket forest acting as a screen between the Translink layover facility and the open lawn and informal seating area is to be primarily native species that can naturalize over time. Areas closer to student and resident use are to be more ornamental and structured planting.

These more ornamental areas are to still primarily utilize native plants but in a more intentional manner to subtly reference the pocket forest into other ares of the design with pops of regionally appropriate species for greater hardiness, pollinator value, and seasonal interest.

SFU LOT 24 BUS LOOP - LEVEL 2, 4, and 7



RENDERINGS

View facing East along University High Street

View of the North Elevation

View facing West along University High Street

View facing South along University Crescent

PHOTOMONTAGE

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

View facing East along University High Street

View facing South along University Crescent

Residential Entry and Amenity

Parking Entry

View facing West along University High Street

View of the North Elevation

View of the Residential Entrance

View of the Residential Entrance

View facing East along University High Street

View facing East along University High Street

View facing West along University High Street

Corner Plaza

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	DuJW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	DuJW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/24	DuJW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	DuJW

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

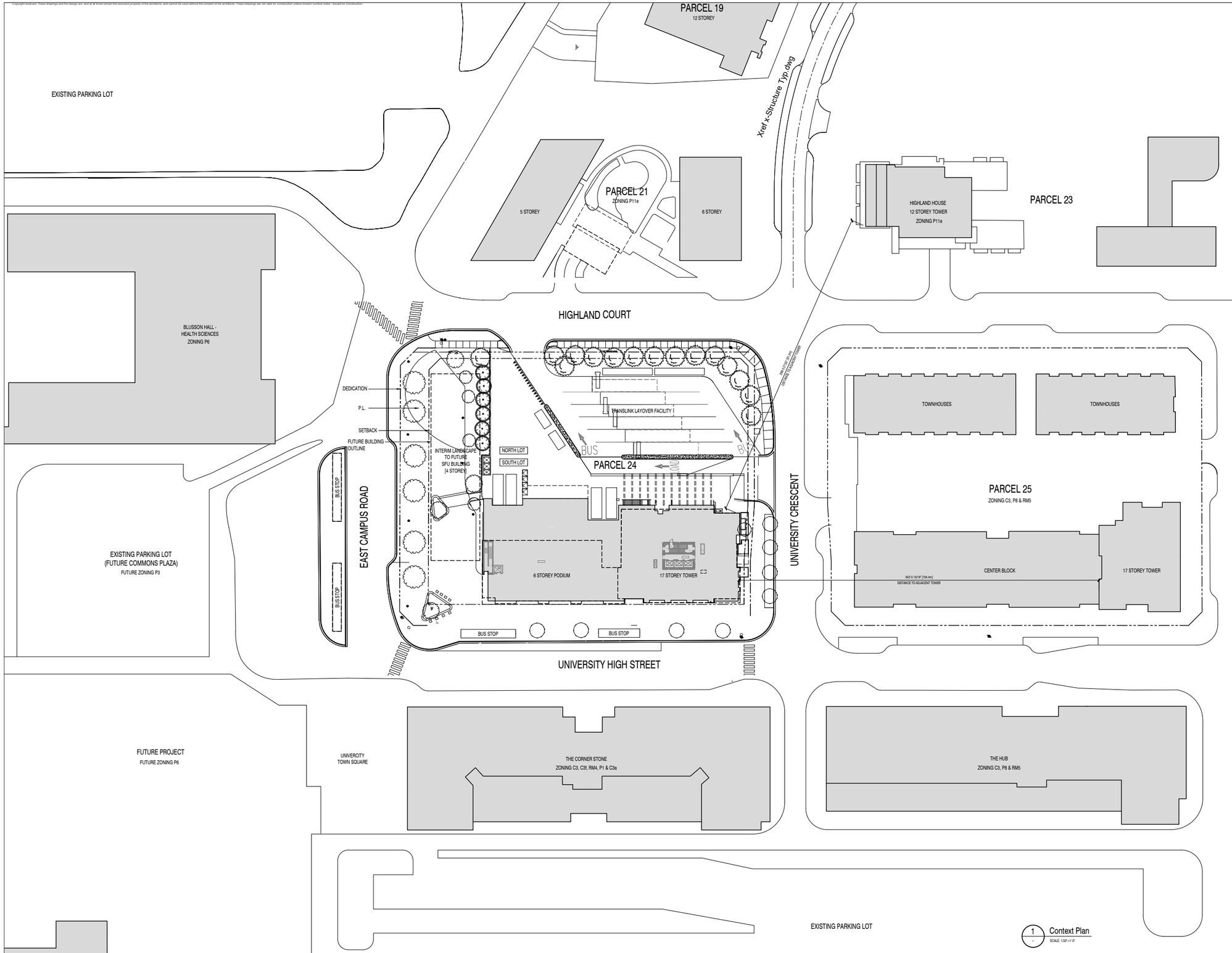
DRAWING TITLE:
Perspectives

NORTH ARROW:

SCALE: -
JOB NO.: 2008
DRAWN BY: -
REVISION NO.: -
SHEET NO.:

A0.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - issued for construction.



1 Context Plan
SCALE: 1:32"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8659
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8855 University Crescent, Burnaby, BC

NO.	DESCRIPTION:	DATE:	BY:
01	ISSUED FOR CD REZONING	2021/11/23	SK/JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/24	SK/JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	SK/JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SK/JM

STAMP:

DATE:

KEYPLAN:

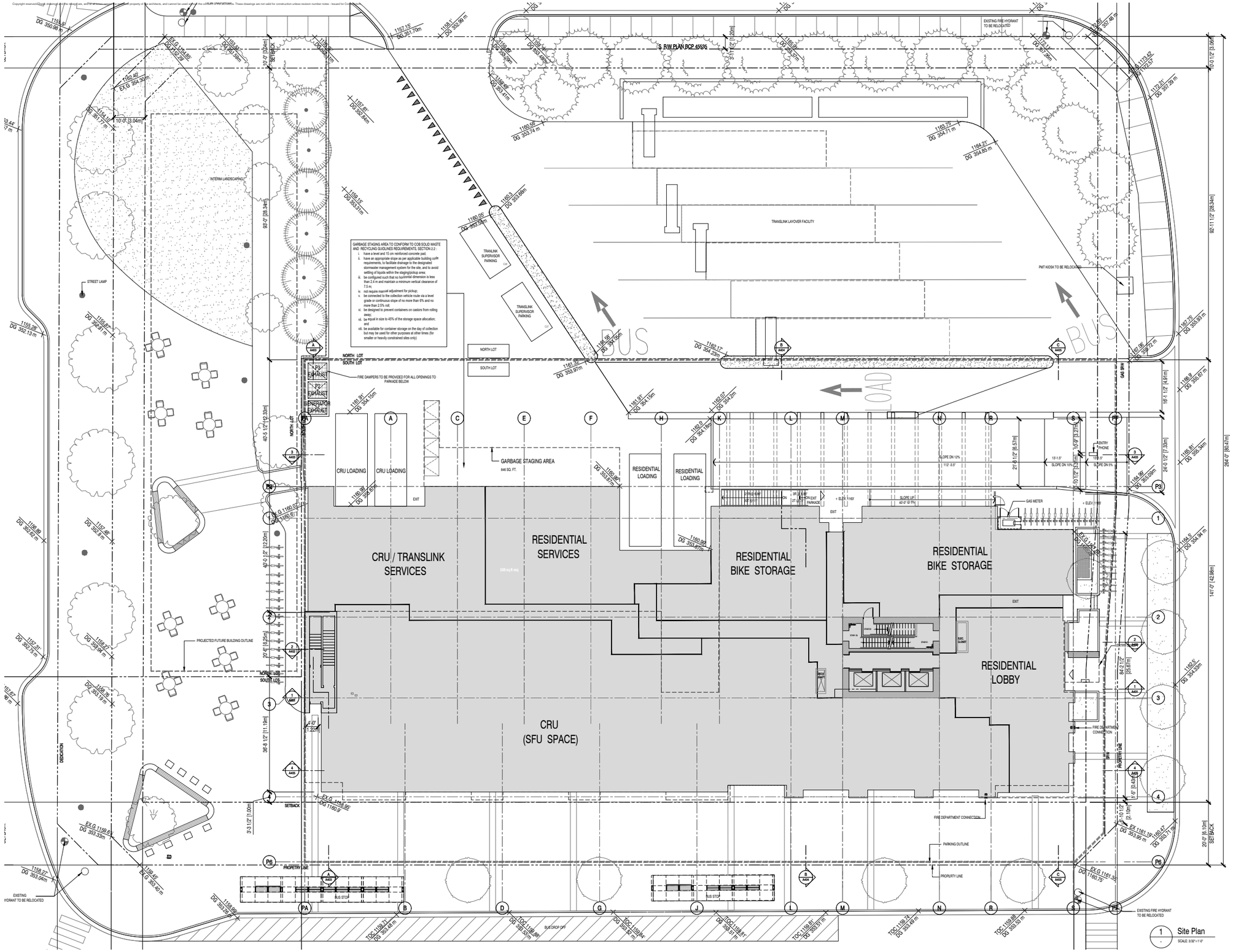
Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Context Plan

NORTH ARROW:

SCALE:
JOB NO.: 2208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A1.01

Copyright reserved. This drawing and the design herein, are the exclusive property of RWA Architects, and cannot be used or reproduced without permission. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 Site Plan
SCALE: 3/32" = 1'-0"

RWA ARCHITECTURE INC.
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8059
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/17/23	DLUM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	DLUM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022./16/24	DLUM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	DLUM

STAMP:

DATE:

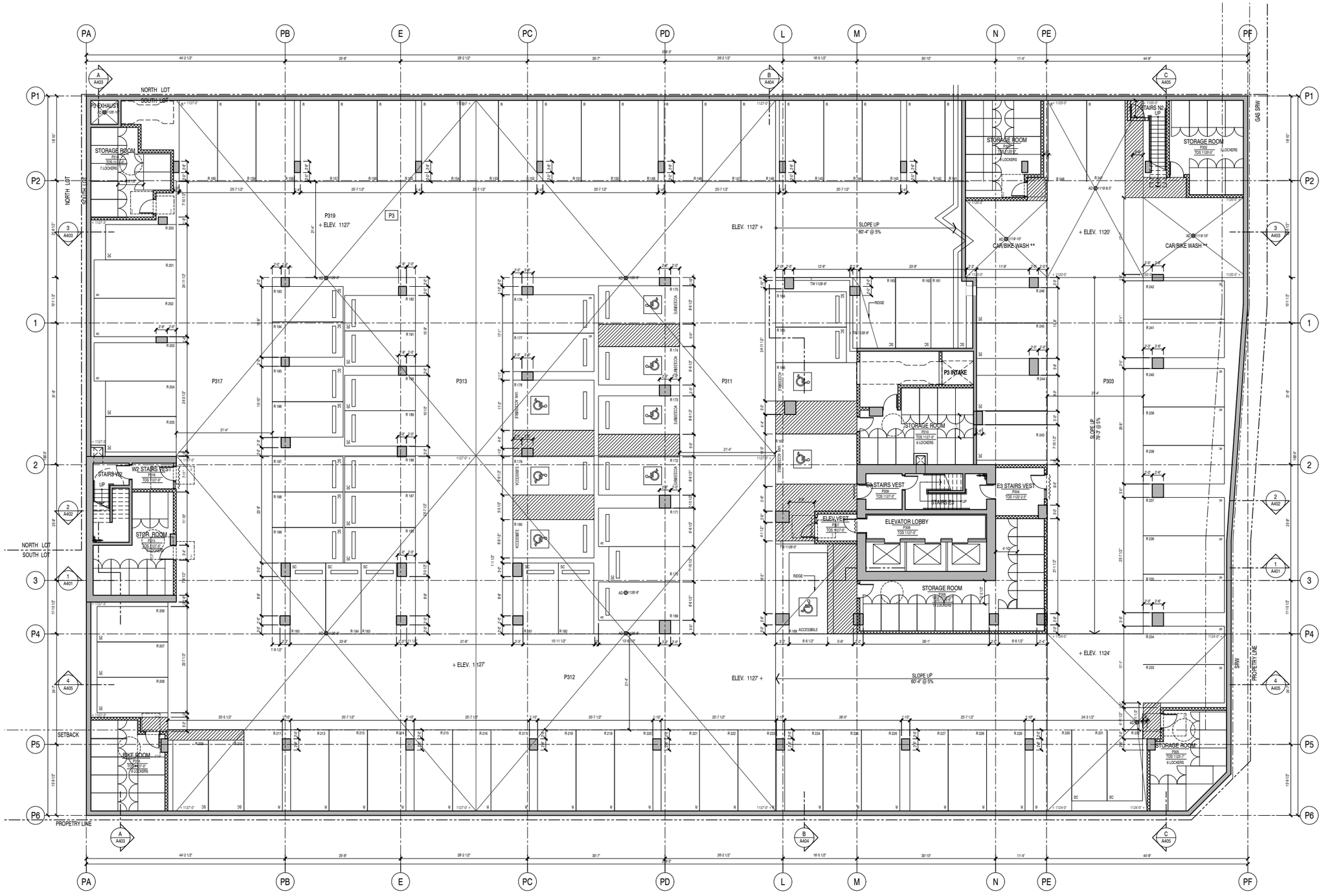
KEYPLAN:

DRAWING TITLE:
Site Plan

Issued For Public Hearing - August 30, 2022

NORTH ARROW:
SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A1.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



Required Vehicle and Bicycle Parking in the Project:

		Required Bicycle Stalls	Provided Bicycle Stalls
Residential			
Class A	1 per unit	234 x 1 = 234	237
Class B	0.2 per unit	234 x 0.2 = 47	47
CRU			
Commercial			
Class A	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Class B	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Cultural & Rec.			
Class A	1 x 20 employee	1 x 20 employee = 2	2
Class B	1 x 20 occupant	312 / 20 = 16	16

	Required Parking Stalls	
1 Bed	116 x 1.0 = 116	1.0 per 1 Bed unit
2 Bed	118 x 1.1 = 130	1.1 per 2 Bed unit
Visitors	234 x 0.2 = 47	0.2 per unit
Resident Total	*293*	
Commercial Total	12,523/ 495.16 = 25	1 per 495.16 sq.ft
TOTAL REQUIRED	318	

	Provided Parking Stalls *(max 35% small cars)*
Resident	247
Visitors	24
CRU P1	25
Underground Parking Total	*296 (104)*
Off-Site Visitor	23*
Off-Site CRU (SFU)	**
Translink @ L1	2
TOTAL PROVIDED	321

*50% residential visitor parking to be provided off-site within 400m
** Additional parking provided throughout the University to serve campus need (assembly proposed CRU spaces)

	Required Accessible Stalls	
Adaptable Units	48 x 0.5 = 24	0.5 stall / req adapt. unit
Non-adaptable Units	3+1 = 4	3 per 51-100 required and 1 additional for every 100 in excess
Total	28	
Van accessible	10	1 Van accessible for every 3 accessible stall
Reg. accessible	18	

GENERAL NOTE
- All parking stalls to be ready for EV.
- Hose bib required for each carwash in P3.
- All walls and ceilings to be painted or stained white. (CPTED)

1 P3 Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

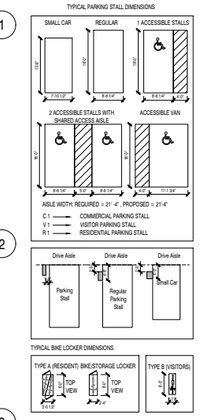
CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	SU,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,JM

TYPICAL PARKING STALL DIMENSIONS



TYPICAL BIKE LOCKER DIMENSIONS

STAMP:

DATE:

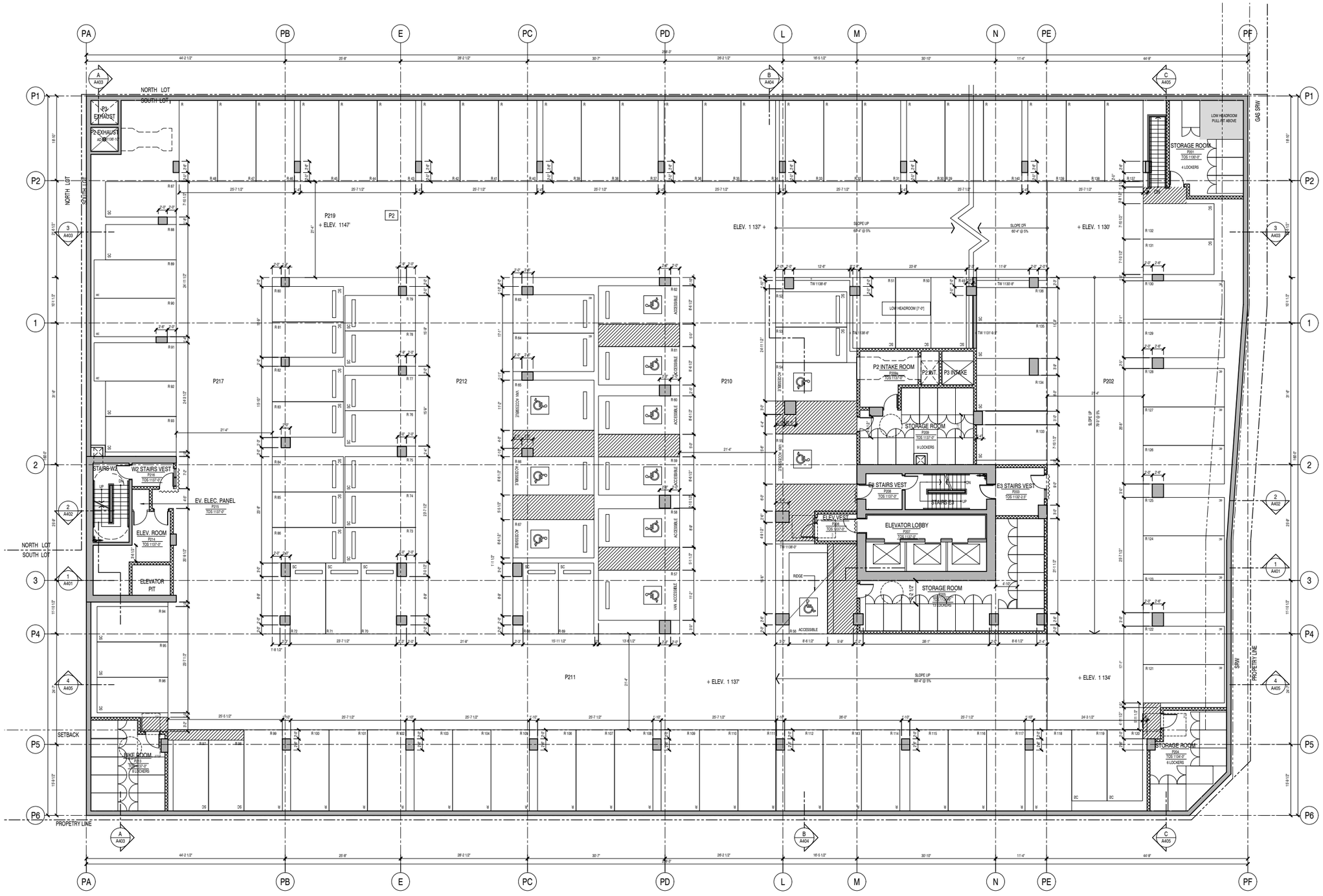
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level P3

NORTH ARROW:
SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.01

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



Required Vehicle and Bicycle Parking in the Project:

		Required Bicycle Stalls	Provided Bicycle Stalls
Residential			
Class A	1 per unit	234 x 1 = 234	237
Class B	0.2 per unit	234 x 0.2 = 47	47
CRU			
Commercial			
Class A	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Class B	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Cultural & Rec.			
Class A	1 x 20 employee	1 x 20 employee = 2	2
Class B	1 x 20 occupant	312 / 20 = 16	16

	Required Parking Stalls	
1 Bed	116 x 1.0 = 116	1.0 per 1 Bed unit
2 Bed	118 x 1.1 = 130	1.1 per 2 Bed unit
Visitors	234 x 0.2 = 47	0.2 per unit
Resident Total	293	
Commercial Total	12,523/ 495.16 = 25	1 per 495.16 sq.ft
TOTAL REQUIRED	318	

	Provided Parking Stalls *(max 35% small cars)*
Resident	247
Visitors	24
CRU P1	25
Underground Parking Total	*296 (104)*
Off-Site Visitor	23*
Off-Site CRU (SFU)	**
Translink @ L1	2
TOTAL PROVIDED	321

*50% residential visitor parking to be provided off-site within 400m
** Additional parking provided throughout the University to serve campus need (assembly proposed CRU spaces)

	Required Accessible Stalls	
Adaptable Units	48 x 0.5 = 24	0.5 stall / req adapt. unit
Non-adaptable Units	3+1 = 4	3 per 51-100 required and 1 additional for every 100 in excess
Total	28	
Van accessible	10	1 Van accessible for every 3 accessible stall
Reg. accessible	18	

GENERAL NOTE
- All parking stalls to be ready for EV.
- Hose bib required for each carwash in P3.
- All walls and ceilings to be painted or stained white. (CPTED)

1 P2 Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

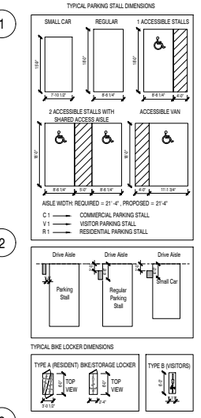
CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	SU,JM
04	ISSUED FOR PUBLIC HEARING	2022/06/30	SU,JM

TYPICAL PARKING STALL DIMENSIONS



TYPICAL BIKE LOCKER DIMENSIONS

STAMP:

DATE:

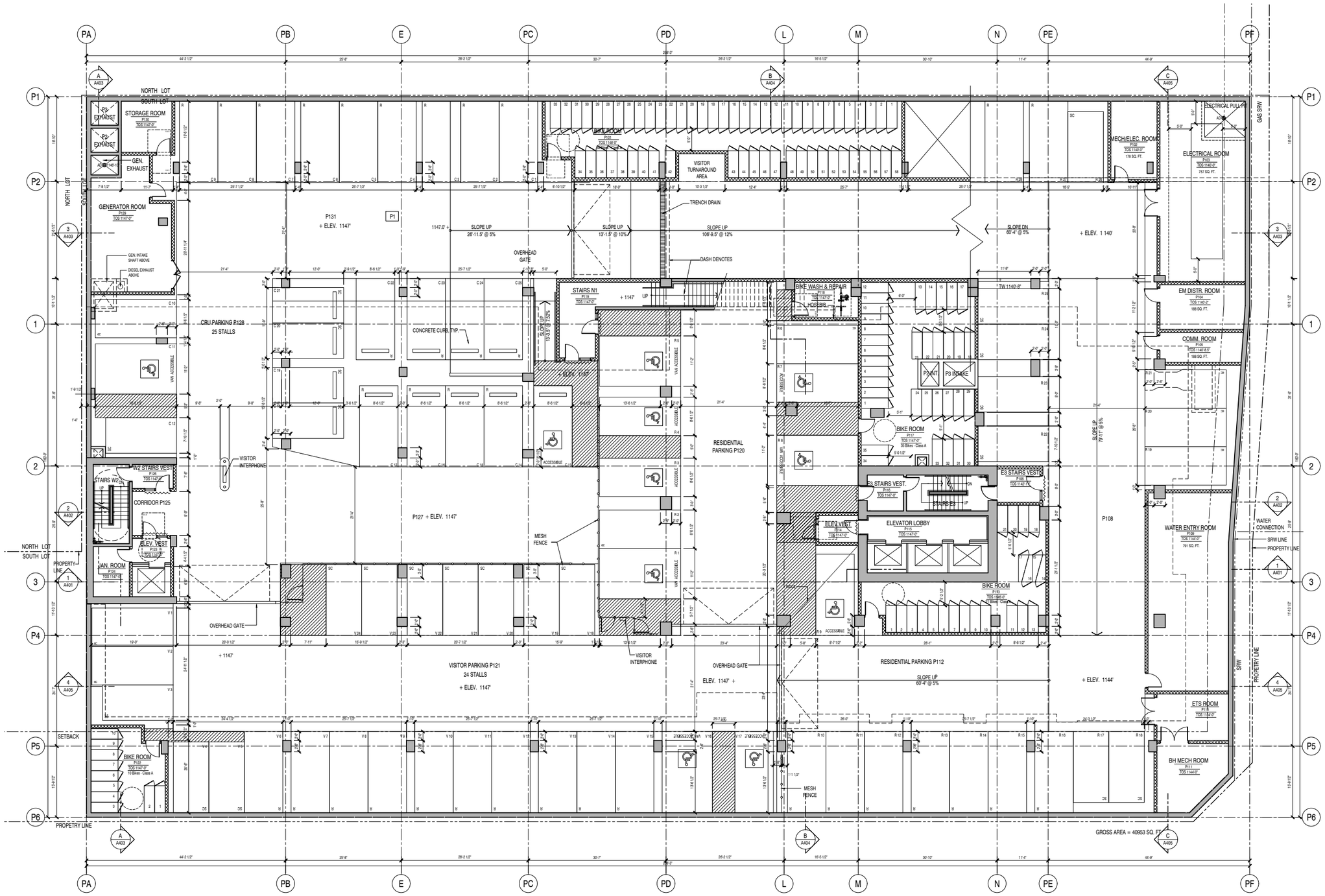
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level P2

NORTH ARROW:
SCALE:
JOB NO.: 2208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



Required Vehicle and Bicycle Parking in the Project:

		Required Bicycle Stalls	Provided Bicycle Stalls
Residential			
Class A	1 per unit	234 x 1 = 234	237
Class B	0.2 per unit	234 x 0.2 = 47	47
CRU			
Commercial			
Class A	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Class B	1 per 5382 sf. GFA	3830 / 5382 = 1	1
Cultural & Rec.			
Class A	1 x 20 employee	1 x 20 employee = 2	2
Class B	1 x 20 occupant	312 / 20 = 16	16

	Required Parking Stalls	
1 Bed	116 x 1.0 = 116	1.0 per 1 Bed unit
2 Bed	118 x 1.1 = 130	1.1 per 2 Bed unit
Visitors	234 x 0.2 = 47	0.2 per unit
Resident Total	293	
Commercial Total	12 523/ 495.16 = 25	1 per 495.16 sq.ft
TOTAL REQUIRED	318	

	Provided Parking Stalls *(max 35% small cars)*
Resident	247
Visitors	24
CRU P1	25
Underground Parking Total	296 *(104)*
Off-Site Visitor	23*
Off-Site CRU (SFU)	**
Translink @ L1	2
TOTAL PROVIDED	321

*50% residential visitor parking to be provided off-site within 400m
** Additional parking provided throughout the University to serve campus need (assembly purposed CRU space)

	Required Accessible Stalls	
Adaptable Units	48 x 0.5 = 24	0.5 stall / req adapt. unit
Non-adaptable Units	3+1 = 4	3 per 51-100 required and 1 additional for every 100 in excess
Total	28	
Van accessible	10	1 Van accessible for every 3 accessible stall
Reg. accessible	18	

GENERAL NOTE
- All parking stalls to be ready for EV.
- Hose bib required for each carwash in P3.
- All walls and ceilings to be painted or stained white. (CPTED)

CPTED MEASURES
1- ANTI-TAMPER SLEEVES TO BE INSTALLED ON THE LOCK AND HANDLE OF ALL COMMON EXTERIOR DOORS LEADING INTO THE BUILDING OR UNDERGROUND PARKADE
2- FULL LENGTH ASTRAGALS TO BE INSTALLED ON ALL COMMON EXTERIOR DOORS LEADING INTO THE BUILDING OR UNDERGROUND PARKADE
3- PARKADE GATES TO HAVE NARROWLY SPACED BAR OR TRANSPARENT MESH TO PREVENT ARM PENETRATION AND TAMPERING WITH THE GATE'S SENSOR.

1 P1 Plan
SCALE: 1/8" = 1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

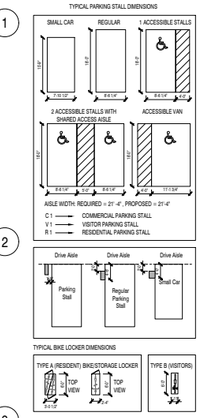
CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022 /16/24	SU,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,JM

TYPICAL PARKING STALL DIMENSIONS



TYPICAL BIKE LOCKER DIMENSIONS

STAMP:

DATE:

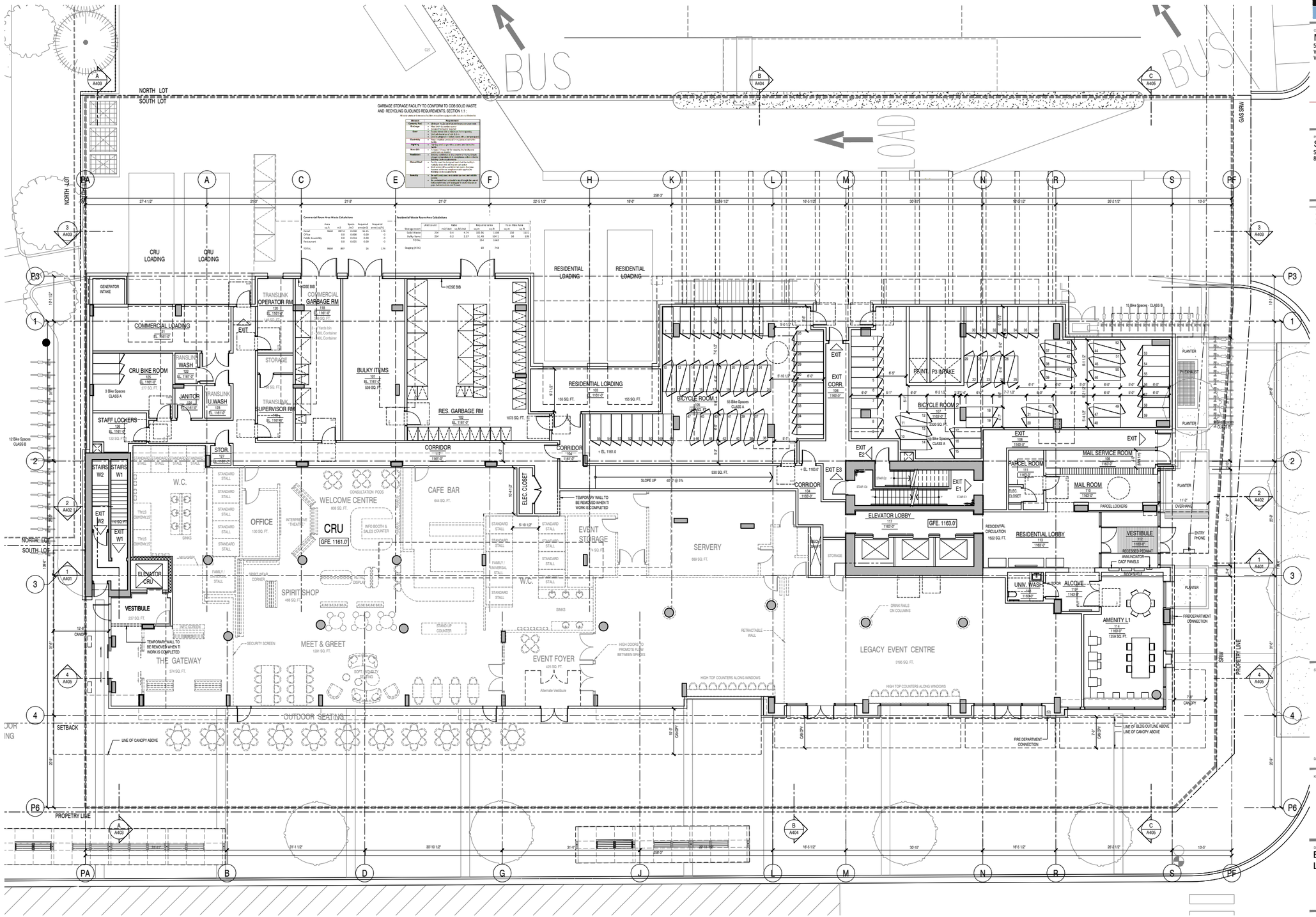
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level P1

NORTH ARROW:
SCALE:
JOB NO.: 2108
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.03

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 L1 Plan
SCALE: 1/8" = 1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SK/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SK/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SK/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SK/JW

STAMP:

DATE:

KEYPLAN:

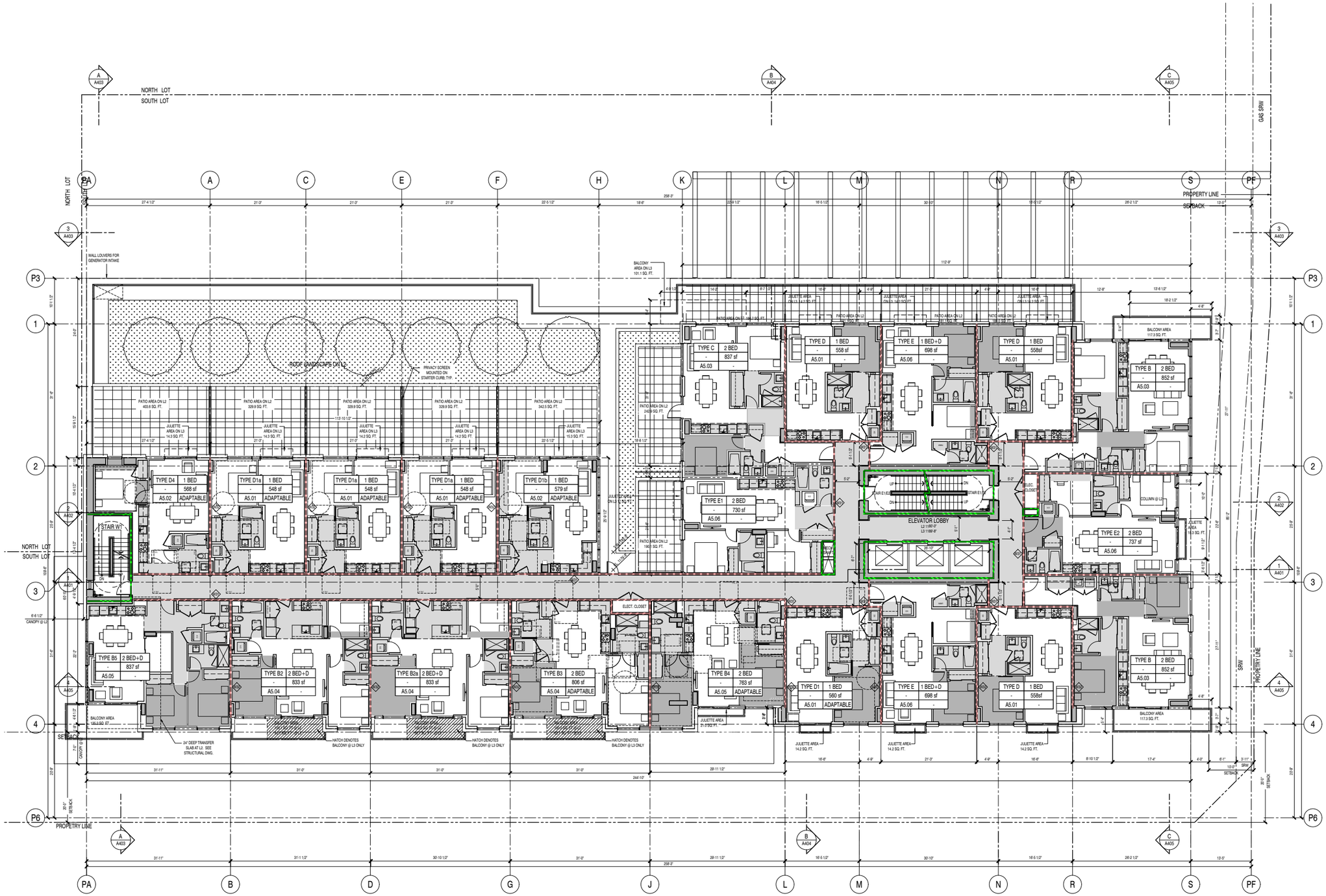
Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level L1

NORTH ARROW:

SCALE:
JOB NO.: 2208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.04

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 L2-L3 Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ 04/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

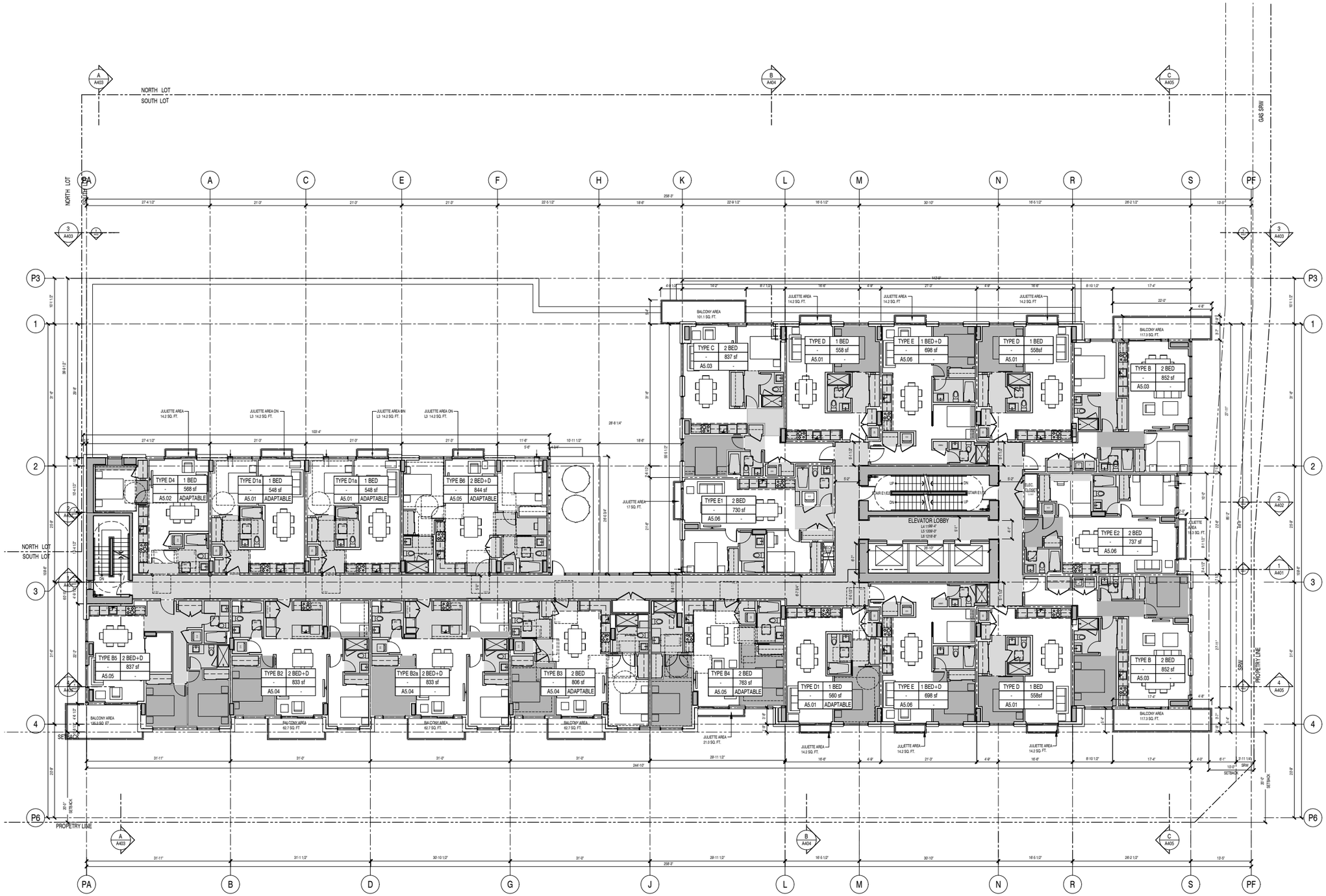
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level L2 - L3

NORTH ARROW:
SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.05

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 L4-L6 Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ 04/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level L4 - L6

NORTH ARROW:

SCALE:

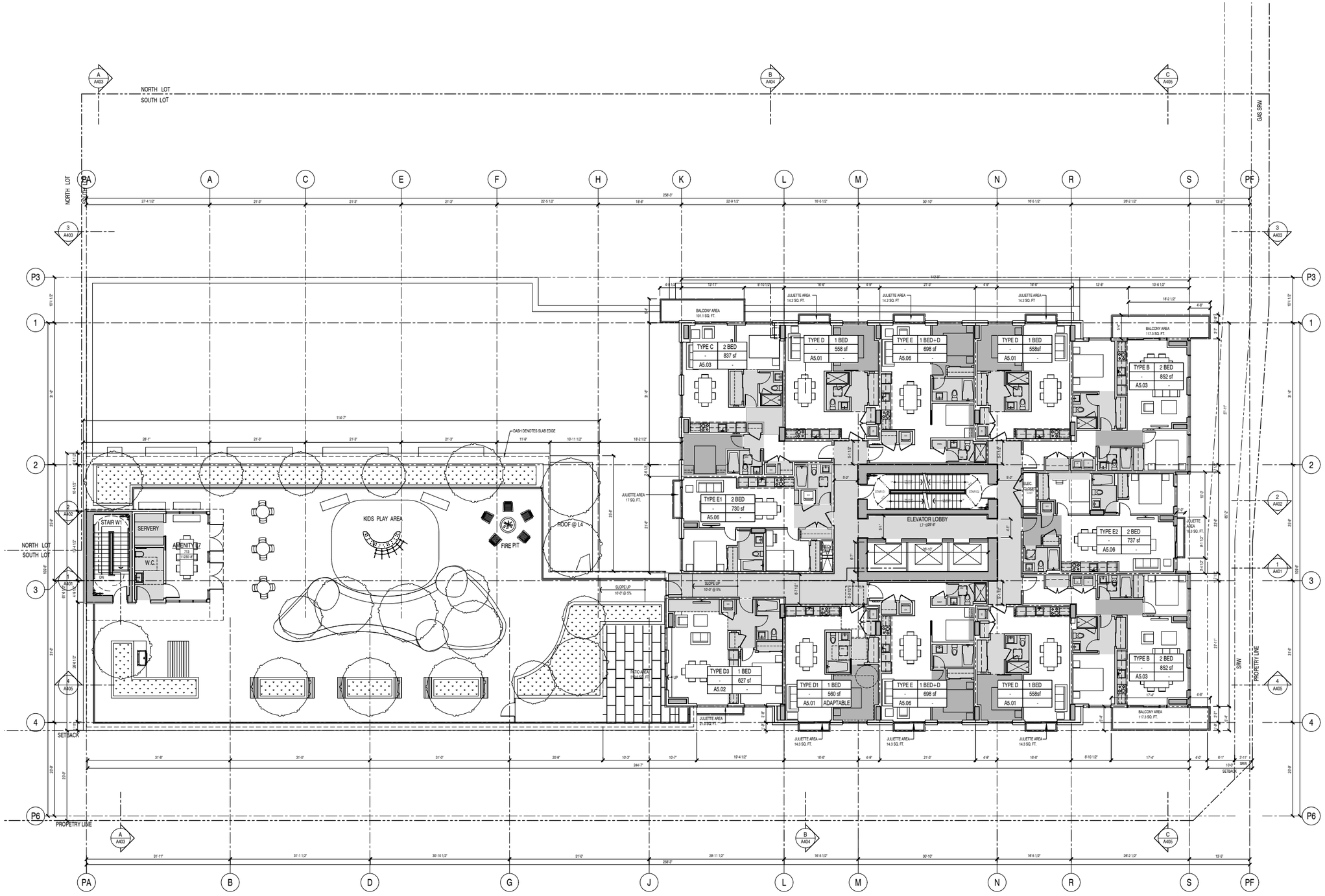
JOB NO.: 2108

DRAWN BY:

REVISION NO.:

SHEET NO.:
A2.06

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 L7 Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ 04/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level L7

NORTH ARROW:

SCALE:

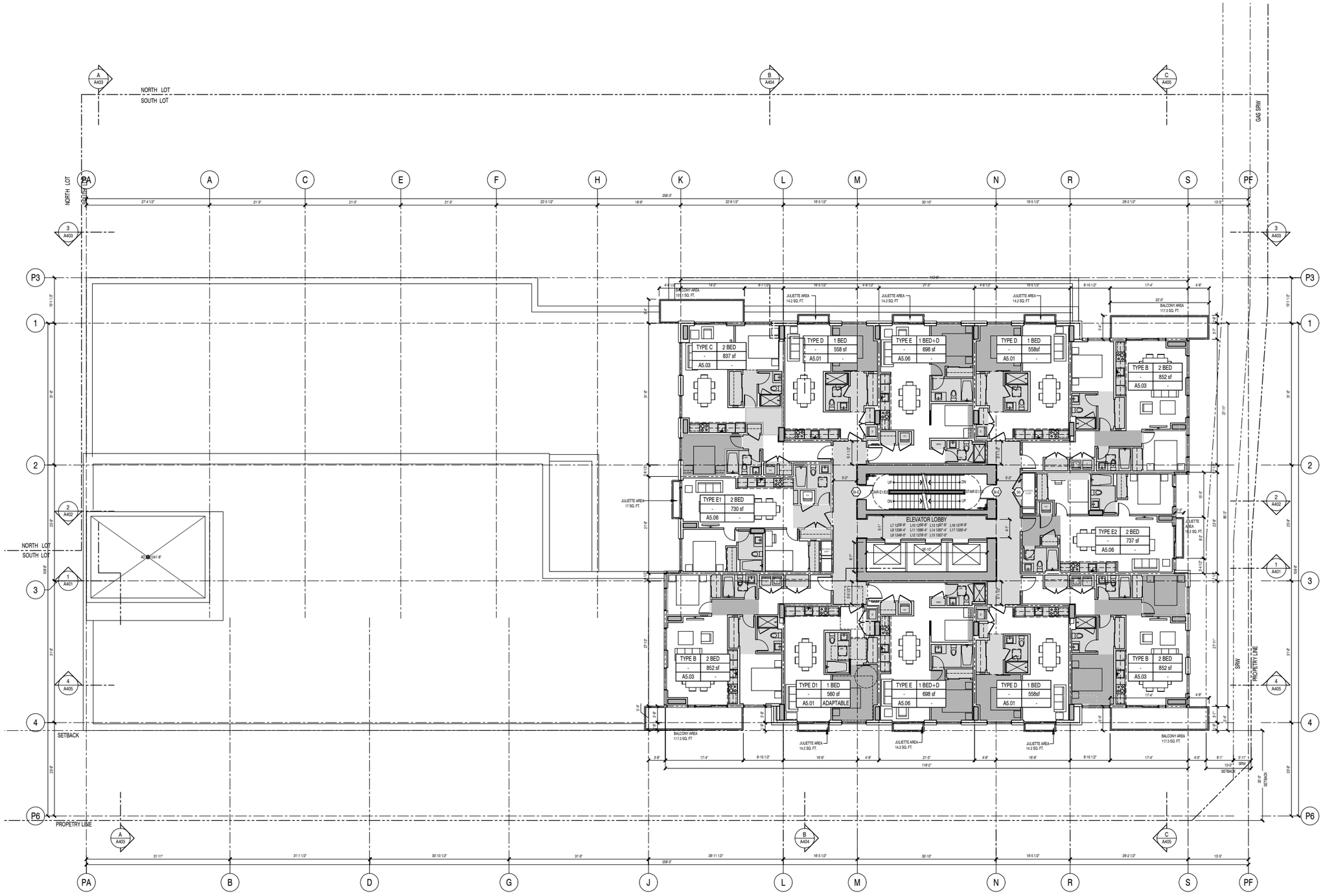
JOB NO.: 2108

DRAWN BY:

REVISION NO.:

SHEET NO.:
A2.07

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,MI
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,MI
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ 04/24	SU,MI
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,MI

STAMP:

DATE:

KEYPLAN:

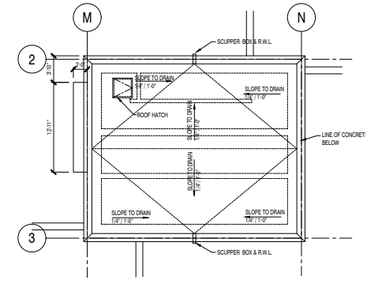
Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Level L8 - L17

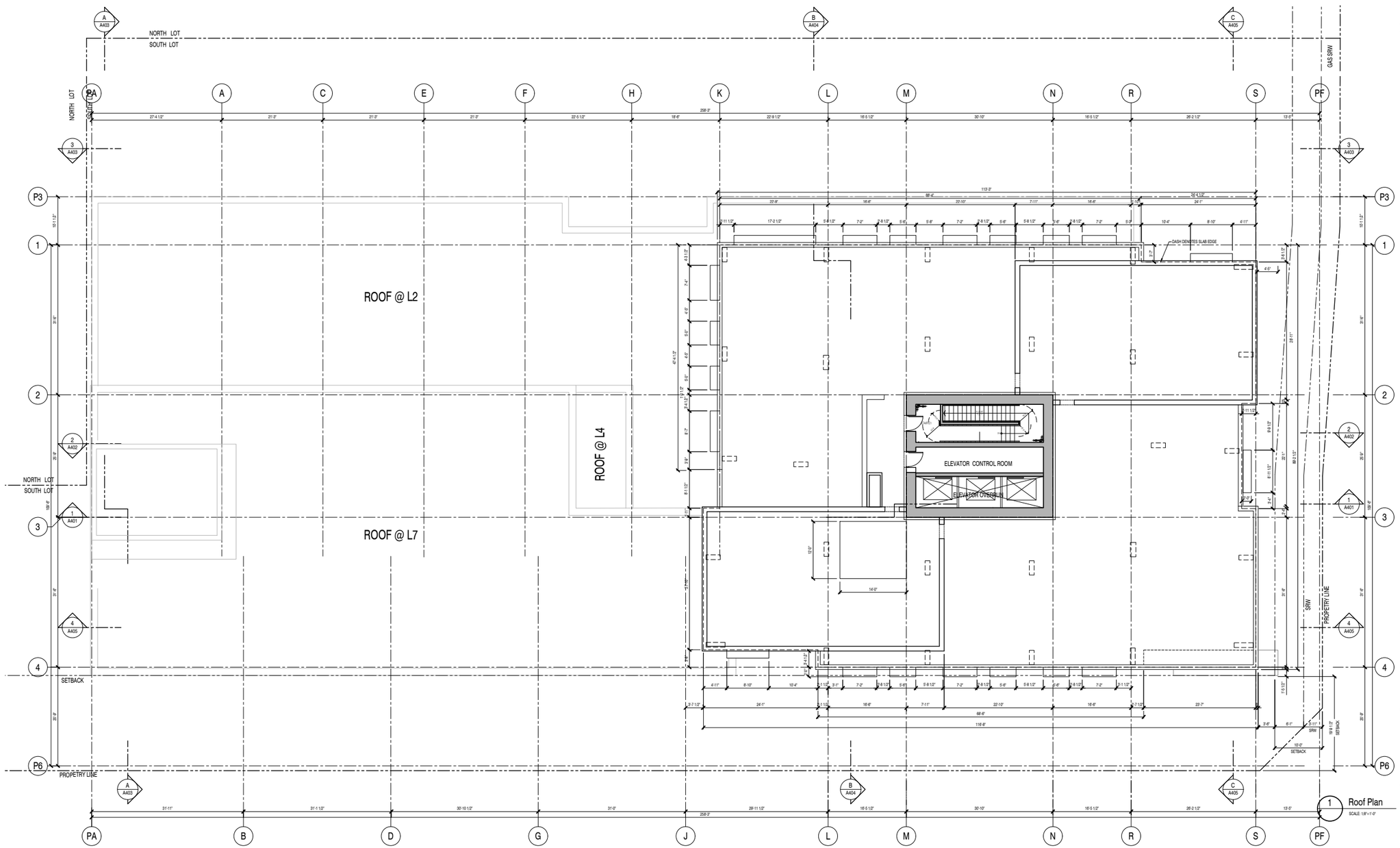
1 L8-L17 Plan
SCALE: 1/8"=1'-0"

NORTH ARROW:
SCALE:
JOB NO.: 21208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.08

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



2 Elevator Control Room Roof Plan
SCALE: 1/8"=1'-0"



1 Roof Plan
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Plan
Roof

NORTH ARROW:

SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A2.09

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/29	SU,MI
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,MI
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SU,MI
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,MI

A
A4.03

MATERIAL LEGEND

1	COMPOSITE METAL PANEL
2	INSULATED METAL PANEL
3	MASONRY CLADDING
4	WINDOW WALL
5	METAL GUARDRAIL
6.1	GLASS GUARDRAIL
6.2	GLASS GUARDRAIL W/ METAL PANEL
7	CURTAIN WALL
8	GLASS CANOPY
9	ENTRY CANOPY
10	METAL TRELLIS
11	INTERIM GREEN WALL

1 South Elevation
SCALE: 1/8"=1'-0"

Issued For Public Hearing - August 30, 2022

STAMP:

DATE:

KEYPLAN:

DRAWING TITLE:
BLDG Elevation South

NORTH ARROW:
SCALE:
JOB NO.: 2109
DRAWN BY:
REVISION NO.:
SHEET NO.:
A3.01

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

A
A4.03

MATERIAL LEGEND

1	COMPOSITE METAL PANEL
2	INSULATED METAL PANEL
3	MASONRY CLADDING
4	WINDOW WALL
5	METAL GUARDRAIL
6.1	GLASS GUARDRAIL
6.2	GLASS GUARDRAIL W/ METAL PANEL
7	CURTAIN WALL
8	GLASS CANOPY
9	ENTRY CANOPY
10	METAL TRELLIS
11	INTERIM GREEN WALL

1 North Elevation
SCALE: 1/8" = 1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ /16/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Elevation
North

NORTH ARROW:

SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A3.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

MATERIAL LEGEND

1	COMPOSITE METAL PANEL
2	INSULATED METAL PANEL
3	MASONRY CLADDING
4	WINDOW WALL
5	METAL GUARDRAIL
6.1	GLASS GUARDRAIL
6.2	GLASS GUARDRAIL W/ METAL PANEL
7	CURTAIN WALL
8	GLASS CANOPY
9	ENTRY CANOPY
10	METAL TRELLIS
11	INTERIM GREEN WALL

1 - West Elevation - Podium
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION:	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Elevation
West

NORTH ARROW:
SCALE: -
JOB NO.: 2208
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A3.03

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

MATERIAL LEGEND

1. COMPOSITE METAL PANEL
2. INSULATED METAL PANEL
3. MASONRY CLADDING
4. WINDOW WALL
5. METAL GUARDRAIL
6.1. GLASS GUARDRAIL
6.2. GLASS GUARDRAIL W/ METAL PANEL
7. CURTAIN WALL
8. GLASS CANOPY
9. ENTRY CANOPY
10. METAL TRELLIS
11. INTERNAL GREEN WALL

1 East Elevation
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/ /16/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

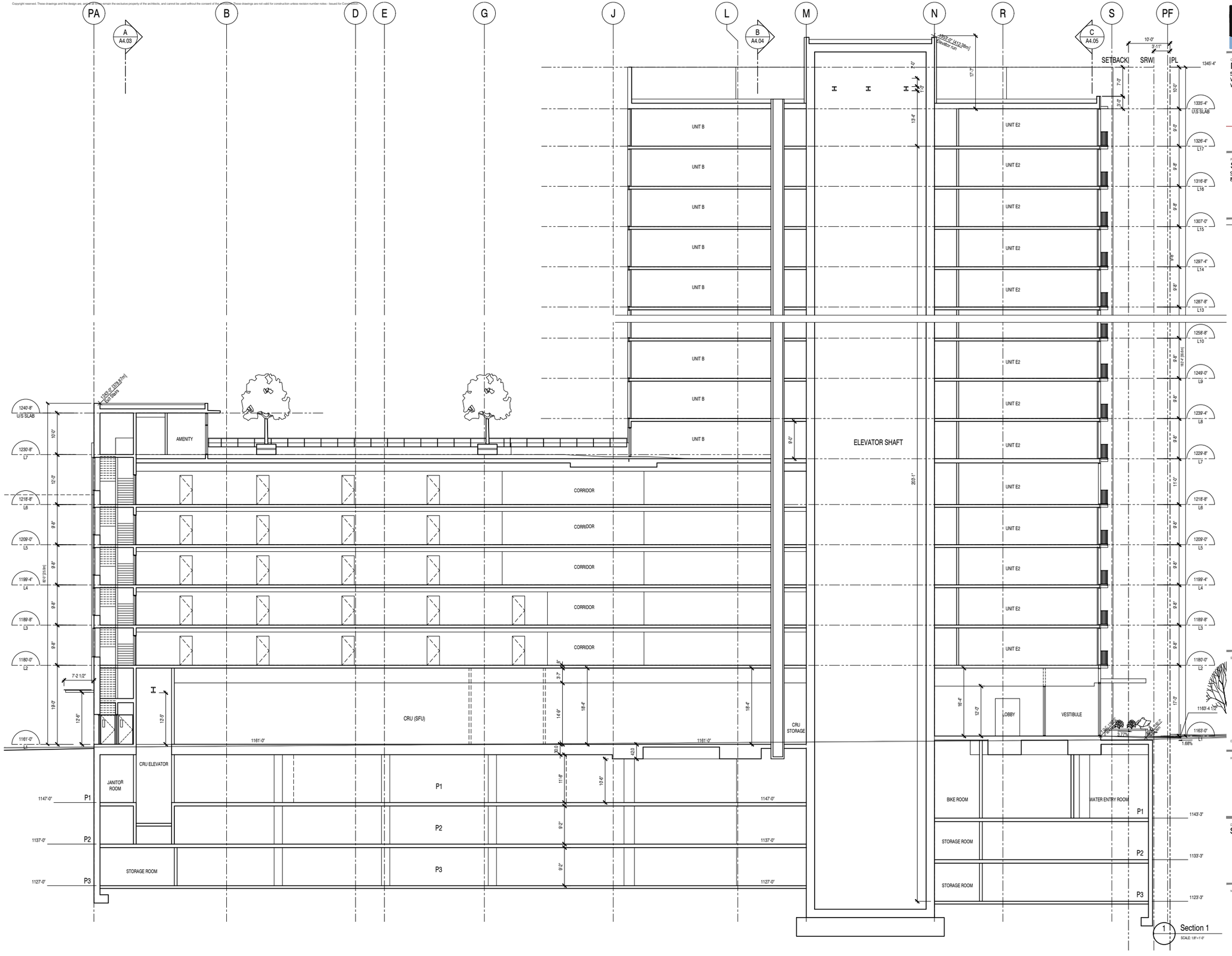
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
BLDG Elevation
East

NORTH ARROW:
SCALE: -
JOB NO.: 2109
DRAWN BY: -
REVISION NO.: -
SHEET NO.
A3.04

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



Section 1
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T: 604.736.8959
E: info@rwa.ca
W: www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SVJ/MI
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SVJ/MI
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/04	SVJ/MI
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SVJ/MI

STAMP:

DATE:

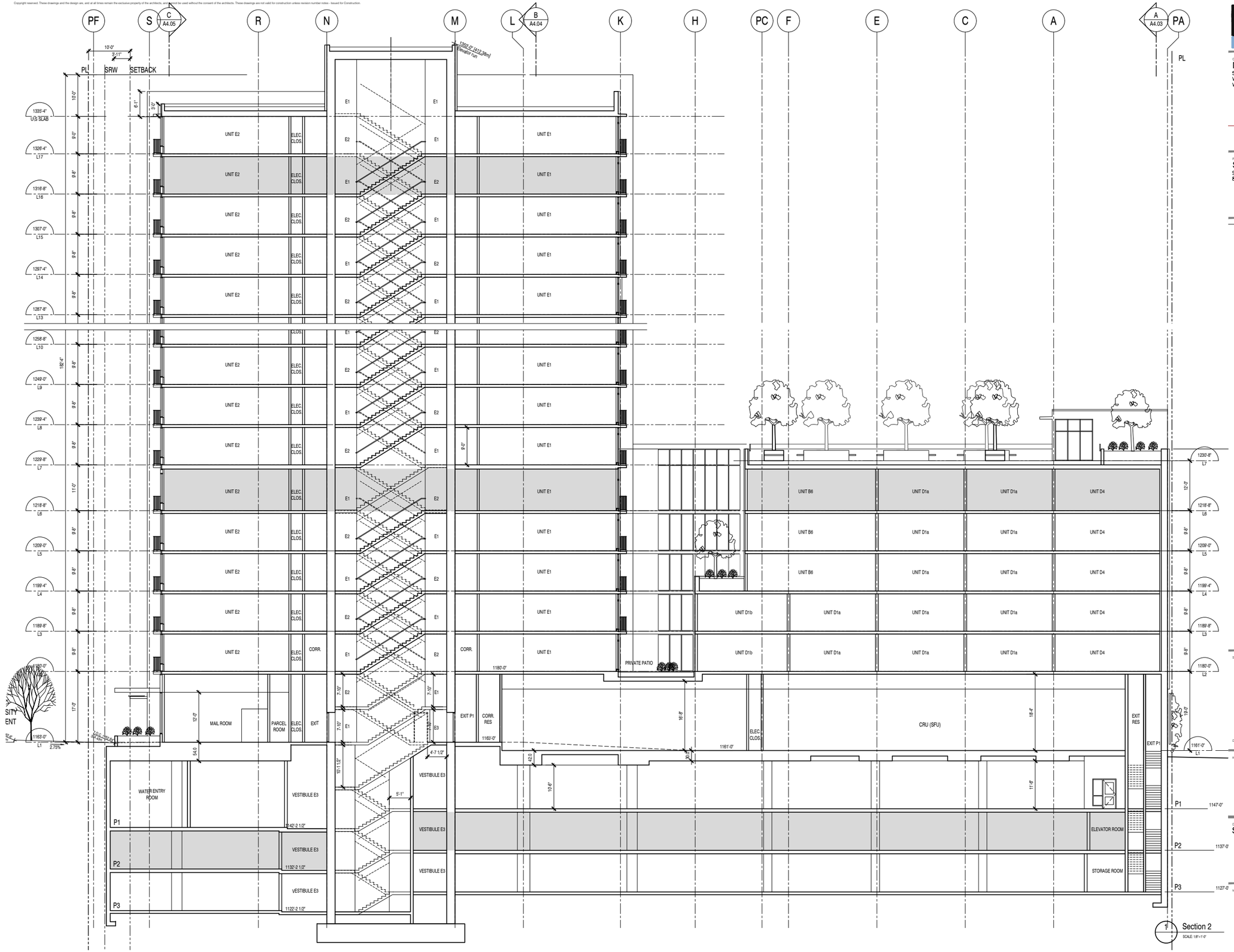
KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Section 1

NORTH ARROW:
SCALE: -
JOB NO.: 2008
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A4.01

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SVJ/BI
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SVJ/BI
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/04	SVJ/BI
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SVJ/BI

STAMP:

DATE:

KEYPLAN:

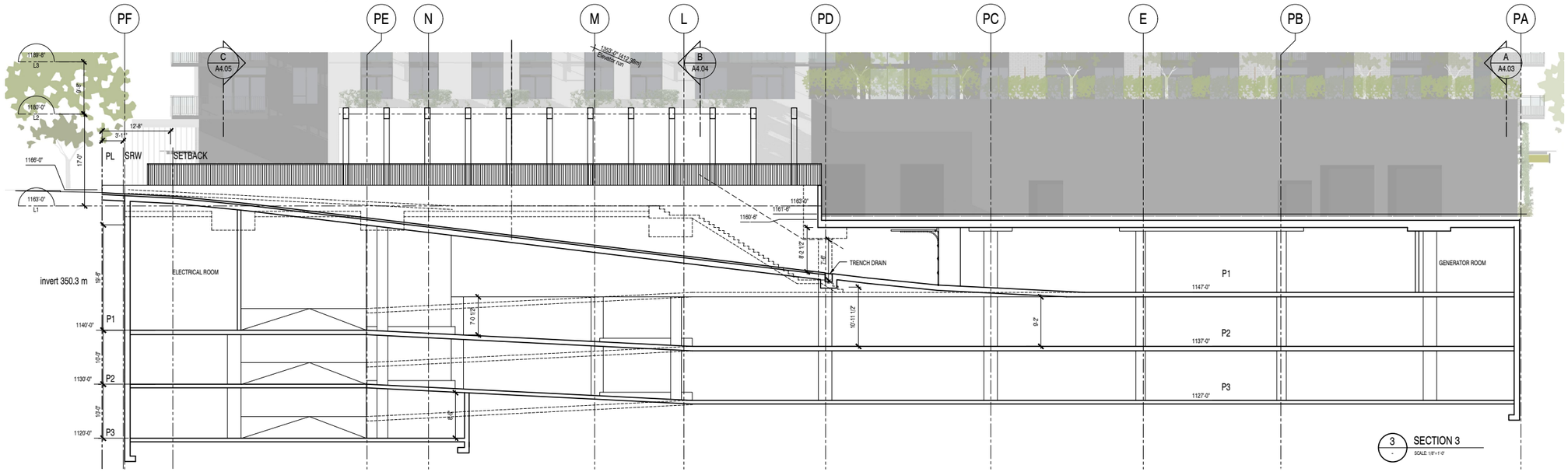
DRAWING TITLE:
Section 2

NORTH ARROW:

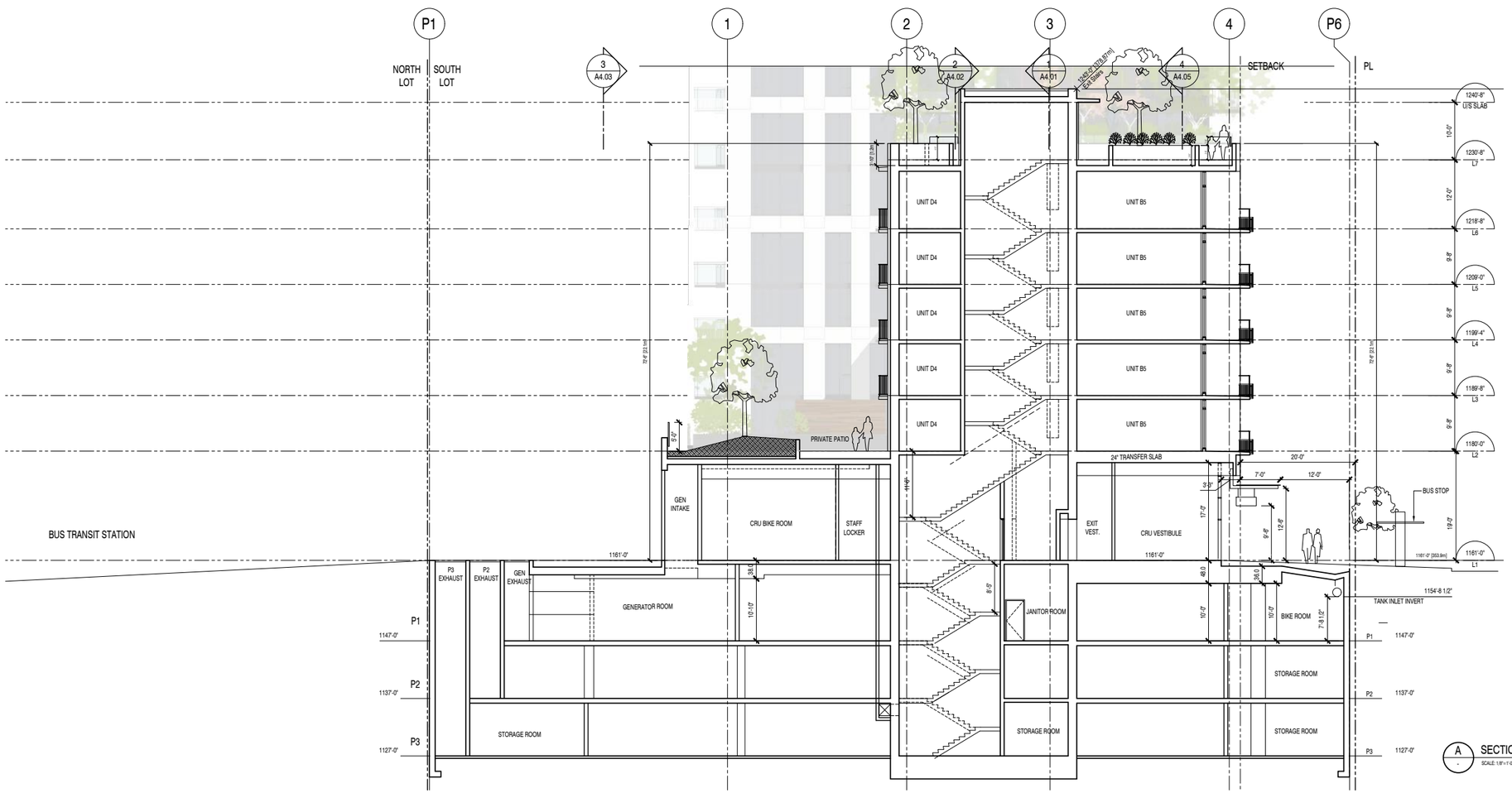
SCALE: -
JOB NO.: 2008
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A4.02

Issued For Public Hearing - August 30, 2022

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



3 SECTION 3
SCALE: 1/8"=1'-0"



A SECTION A
SCALE: 1/8"=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/29	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Section 3 & Section A

NORTH ARROW:

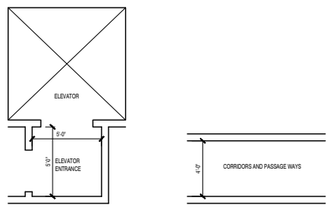
SCALE:
JOB NO.: 2208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A4.03

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

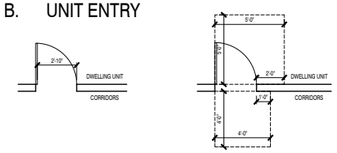
ADAPTABLE DWELLING UNIT DESIGN GUIDLINES FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS

BCBC 2018

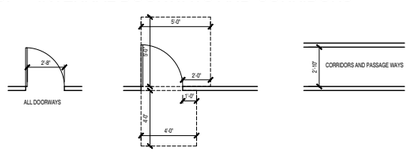
A. BUILDING ENTRY AND CIRCULATION



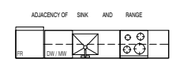
B. UNIT ENTRY



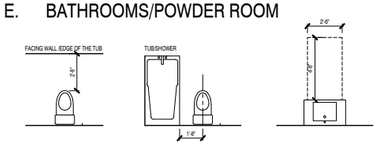
C. INTERNAL DOORWAYS AND CORRIDORS



D. KITCHENS

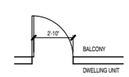


E. BATHROOMS/POWDER ROOM

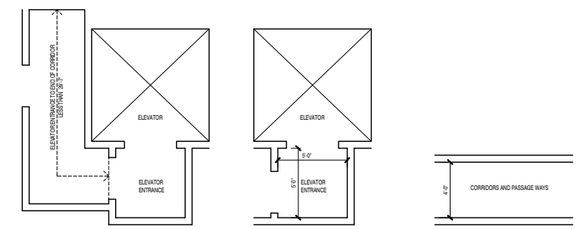


F. LIVING AREA AND BEDROOM(S)

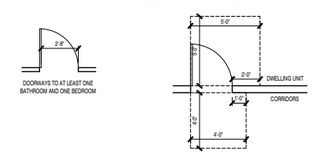
G. BALCONIES



3.8.5.3. BUILDING ACCESS REQUIREMENTS



3.8.5.4. DWELLING UNIT DOORWAYS



3.8.5.5. DWELLING UNIT BATHROOMS

BCBC 2018 3.8.5 ADAPTABLE DWELLING UNIT GUIDLINES:

1. PROVIDE ACCESS TO ALL COMMON FACILITIES
2. CORRIDORS PROVIDING ACCESS TO UNIT TO BE NOT LESS THAN 48" WIDE
3. ELEVATOR LOBBY TO HAVE CLEAR AREA OF NOT LESS THAN 5' X 5'
4. MINIMUM DOORWAYS IN THE PATH OF TRAVEL TO BE MIN. 2'-10"
5. DOORS FOR THE UNIT ENTRY & AT LEAST ONE BATHROOM AND ONE BEDROOM TO BE MIN. 2'-10"
6. FLOOR SPACE BESIDE DOORS TO CONFORM TO BCBC 3.8.3.6 - 5'X5' SWINGS TOWARDS & 4'X4' SWINGS AWAY
   - 4'X3' FOR PERPENDICULAR APPROACH TO SLIDING & 4'-"X36" FOR APPROACH PARALLEL TO SLIDING
7. PROVIDE MIN. 31.5" WIDE CLEARANCE IN FRONT OF TOILET
8. PROVIDE MIN. 20" FROM TUB TO CENTRE OF TOILET.
9. PROVIDE MIN. 30" X 54" CLEAR SPACE IN FRONT OF VANITY
10. PROVIDE MIN. 30" X 53" CLEAR SPACE, EXCLUSIVE OF DOOR SWING IN BATHROOM.
11. PROVIDE BLOCKING ADJACENT TO TUB & TOILET FOR FUTURE GRAB BAR INSTALLATION
12. RANGE & SINK TO BE ADJACENT OR HAVE A CONTINUOUS COUNTER
13. ALL OUTLETS, SWITCHES & CONTROLS TO BE LOCATED IN BETWEEN 17.5" TO 47" ABOVE FINISH FLOOR.

BURNABY ADAPTABLE UNIT GUIDLINES:

1. A MINIMUM OF ONE BEDROOM SHOULD: ACCOMMODATE A DOUBLE BED, PROVIDE A CLEAR TURNING RADIUS OF 58" ON ONE EDGE AND PROVIDE A CLEAR OPEN TRAVEL PATH OF NOT LESS THAN 32" ON THE SIDES OF THE BED.
2. WHEN MORE THAN ONE BEDROOM IS PROVIDED, EACH ADDITIONAL SHOULD ACCOMMODATE A DOUBLE BED WITH CLEAR PATH OF NOT LESS THAN 32"ON THE SIDES OF THE BED.
3. A MINIMUM CLEAR WIDTH OPENING OF 34" SHALL BE PROVIDED TO THE BALCONY.
4. ALL DOORWAYS WITHIN THE UNIT HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 2'-8"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Adaptibility approach

NORTH ARROW:
SCALE:
JOB NO.: 2208
DRAWN BY:
REVISION NO.:
SHEET NO.:
A5.01

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

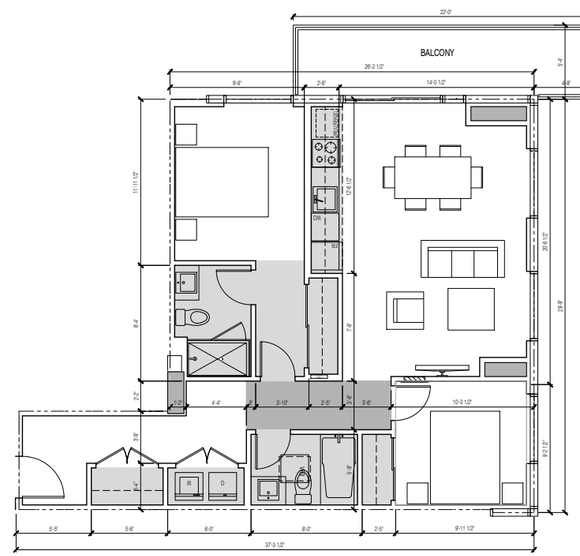
VDZ+A

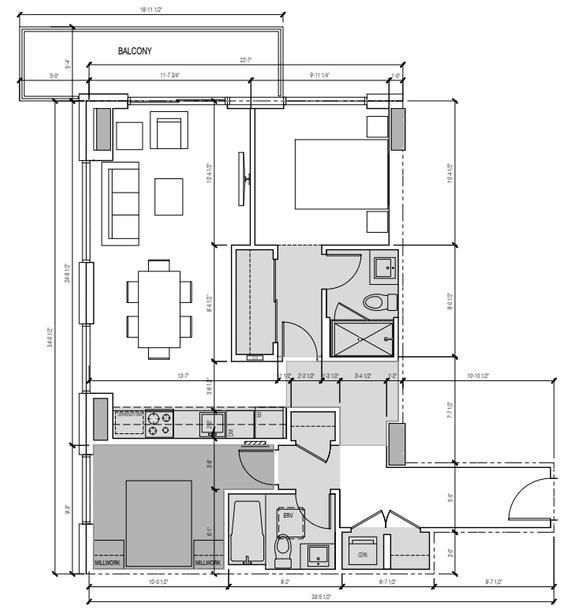
PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/29	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

1. 24" FRIDGE
2. 24" WASHER/DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)





B	2 BDR
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 853.4 sq. ft
COUNT: 42 of 234	BALCONY / OUTDOOR AREA:

1 - Unit B
SCALE: 1/4"=1'-0"

C	2 BDR
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 829.9 sq. ft
COUNT: 16 of 234	BALCONY / OUTDOOR AREA:

2 - Unit C
SCALE: 1/4"=1'-0"

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type B & C

NORTH ARROW:

SCALE: -
JOB NO.: 2209
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A5.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T: 604.736.8959
E: info@rwa.ca
W: www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

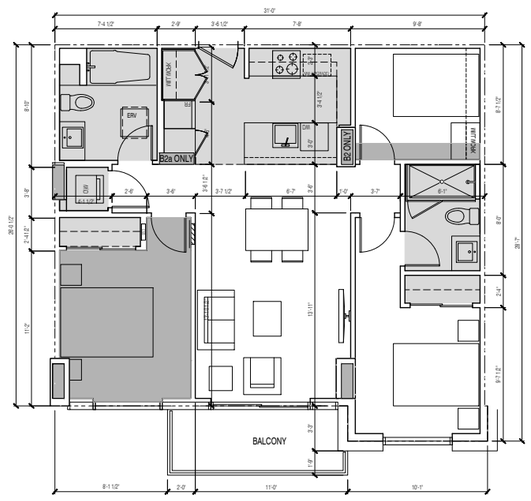
VDZ+A

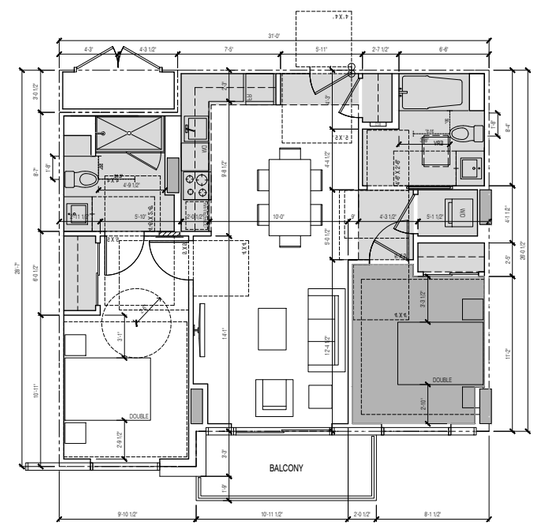
PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SKJ/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SKJ/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/16/24	SKJ/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SKJ/JW

UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

1. 24" FRIDGE
2. 24" WASHER DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)





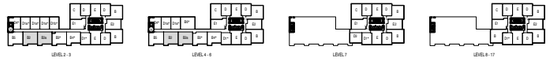
BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01

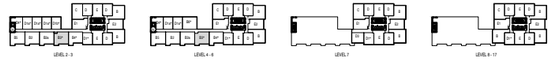
B2 & B2a	2 BDR + DEN
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 832.9 sq. ft
COUNT: 10 of 234	BALCONY / OUTDOOR AREA:

1 Unit B2 & B2a
SCALE: 1/4"=1'-0"

B3* - Adaptable	2 BDR
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 806.4 sq. ft
COUNT: 5 of 234	BALCONY / OUTDOOR AREA:

2 Unit B3
SCALE: 1/4"=1'-0"





STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type B2, B2a & B3

NORTH APPROX:
SCALE: -
JOB NO.: 2008
DRAWN BY: -
REVISION NO.: -
SHEET NO.: -
A5.03

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T: 604.736.8959
E: info@rwa.ca
W: www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

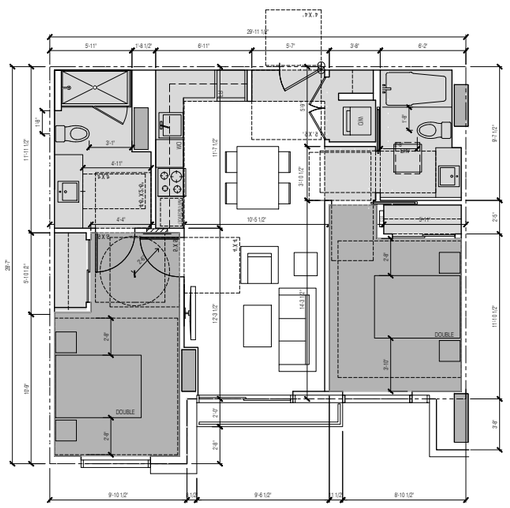
VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

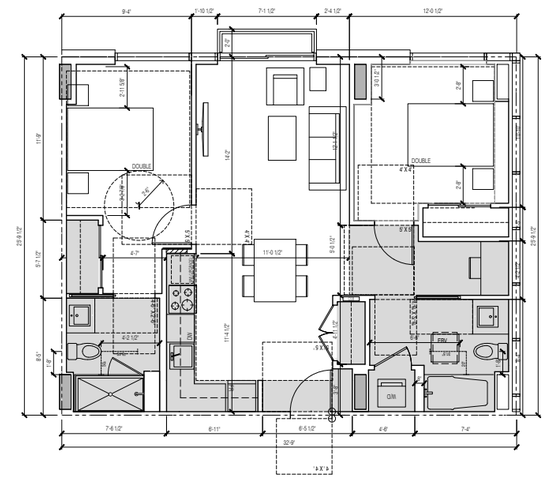
NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CO REZONING	2021/11/23	SKJ/MI
02	ISSUED FOR CO REZONING RE-SUBMISSION #1	2022/02/04	SKJ/MI
03	ISSUED FOR CO REZONING RE-SUBMISSION #2	2022/16/24	SKJ/MI
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SKJ/MI

UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

1. 24" FRIDGE
2. 24" WASHER DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)



BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01



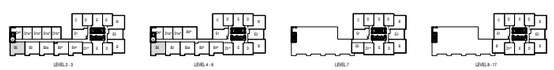
BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01

B4 - Adaptable	2 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 762.6 sq. ft
COUNT: 5 of 234	BALCONY / OUTDOOR AREA:

1 Unit B4
SCALE: 1/4"=1'-0"

B5	2 BDR + DEN
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 836.9 sq. ft
COUNT: 5 of 234	BALCONY / OUTDOOR AREA:

2 Unit B5
SCALE: 1/4"=1'-0"



B6 - Adaptable	2 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 844.7 sq. ft
COUNT: 3 of 234	BALCONY / OUTDOOR AREA:

3 Unit B6
SCALE: 1/4"=1'-0"

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type B4, B5 & B6

NORTH ARROW:
SCALE: -
JOB NO.: 2108
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A5.04

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

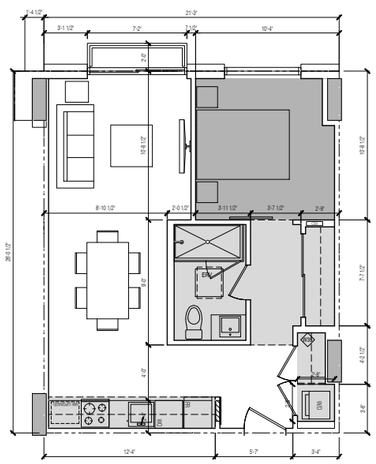
VDZ+A

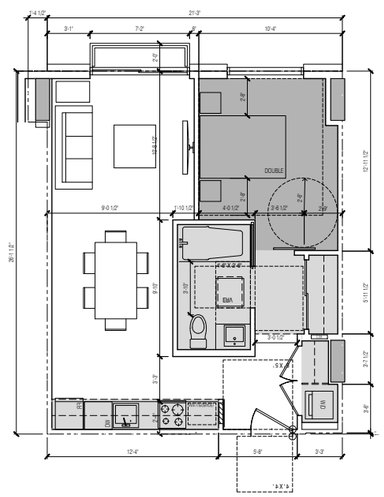
PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

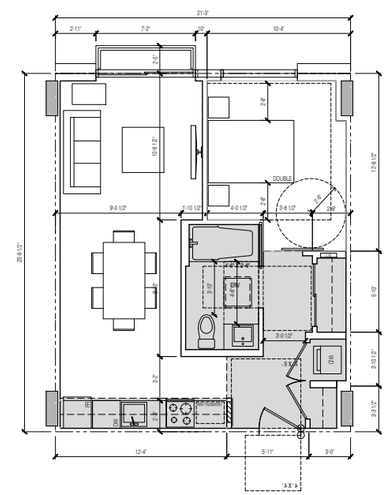
UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

1. 24" FRIDGE
2. 24" WASHER-DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)





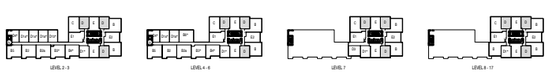
BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01



BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01

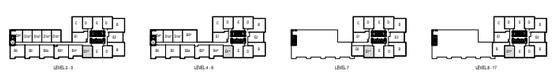
D	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 558.3 sq. ft
COUNT: 48 of 234	BALCONY / OUTDOOR AREA:

1 Unit D
SCALE: 1/4"=1'-0"



D1 - Adaptable	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 560.0 sq. ft
COUNT: 16 of 234	BALCONY / OUTDOOR AREA:

2 Unit D1
SCALE: 1/4"=1'-0"



D1a - Adaptable	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 548.1 sq. ft
COUNT: 12 of 234	BALCONY / OUTDOOR AREA:

3 Unit D1a
SCALE: 1/4"=1'-0"

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type D, D1 & D1a

NORTH ARROW:
SCALE:
JOB NO.:
DRAWN BY:
REVISION NO.:
SHEET NO.:
A5.05

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

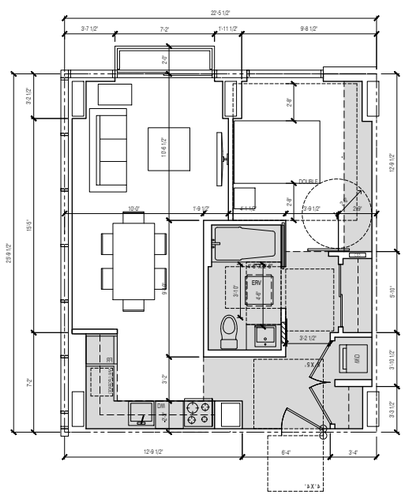
VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

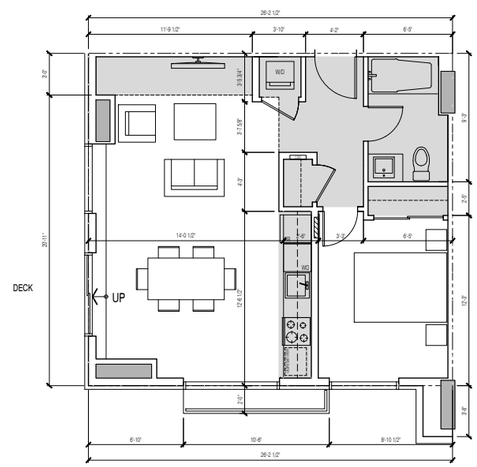
1. 24" FRIDGE
2. 24" WASHER DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)



BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01

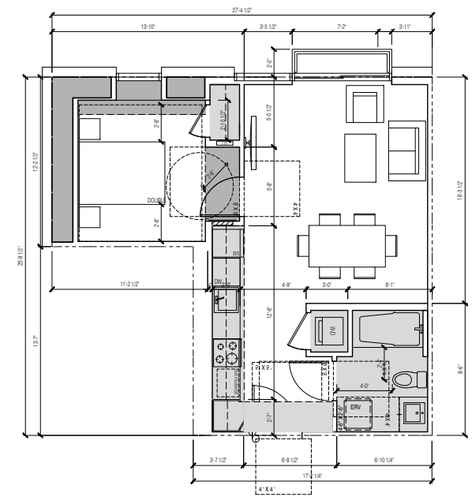
D1b - Adaptable	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 579.2 sq. ft
COUNT: 2 of 234	BALCONY / OUTDOOR AREA:

1 Unit D1b
SCALE: 1/4"=1'-0"



D3	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 626.8 sq. ft
COUNT: 1 of 234	BALCONY / OUTDOOR AREA:

2 Unit D3
SCALE: 1/4"=1'-0"



BCBC 3.8.5 ADAPTABLE DWELLING UNITS. SEE NOTES ON PAGE A5.01

D4 - Adaptable	1 BDR
SCALE: 1/4 " = 1'-0"	NET SALEABLE AREA: 567.9 sq. ft
COUNT: 5 of 234	BALCONY / OUTDOOR AREA:

3 Unit D4
SCALE: 1/4"=1'-0"

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type D1b, D3 & D4

NORTH ARROW:
SCALE:
JOB NO.: 2108
DRAWN BY:
REVISION NO.:
SHEET NO.:
A5.06

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

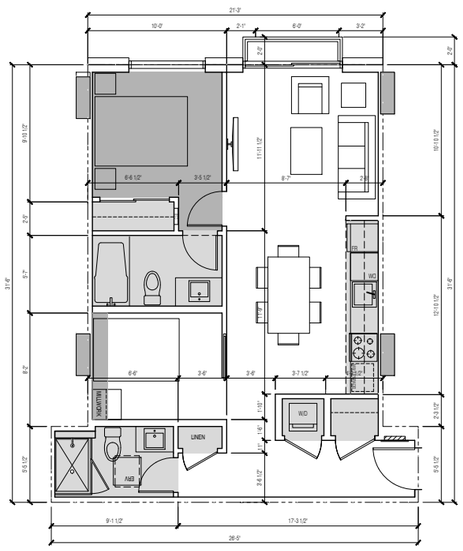
VDZ+A

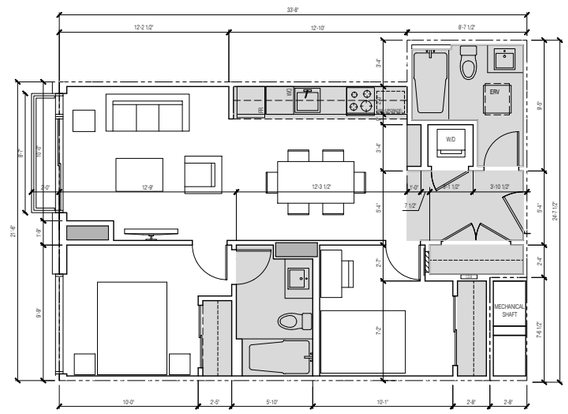
PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

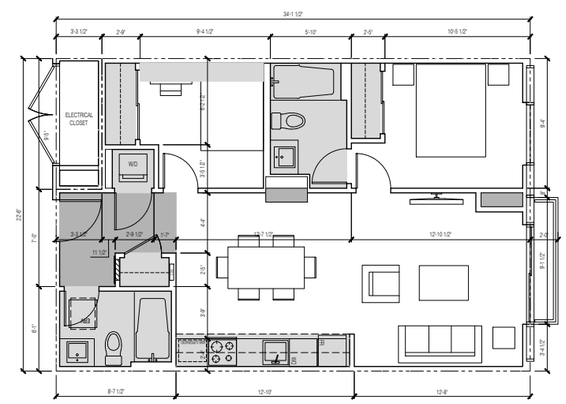
NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SV,JM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SV,JM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SV,JM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SV,JM

UNIT KITCHEN INCLUDES FOLLOWING APPLIANCE:

1. 24" FRIDGE
2. 24" WASHER-DRYER
3. 24" STOVE
4. 22" SINK
5. 24" MICROWAVE (UPGRADE)

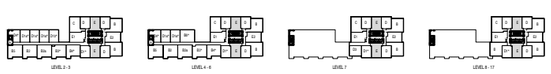






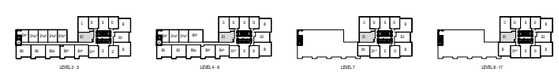
E	1 BDR + DEN
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 697.6 sq. ft
COUNT: 32 of 234	BALCONY / OUTDOOR AREA:

1 - Unit E
SCALE: 1/4"=1'-0"



E1	2 BDR
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 729.9 sq. ft
COUNT: 16 of 234	BALCONY / OUTDOOR AREA:

2 - Unit E1
SCALE: 1/4"=1'-0"



E2	2 BDR
SCALE: 1/4" = 1'-0"	NET SALEABLE AREA: 736.8 sq. ft
COUNT: 16 of 234	BALCONY / OUTDOOR AREA:

3 - Unit E2
SCALE: 1/4"=1'-0"

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Unit Plans
Type E, E1 & E2

NORTH ARROW:

SCALE:

JOB NO.: 2208

DRAWN BY:

REVISION NO.:

SHEET NO.:
A5.07

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

FAR Calculations

	(A) Residential GFA (as per bylaw)	(B) Common Area (Corridor, Core, Amenity, Non-Accessible, Utility Room)	(C) Subtotal GFA	(D) Adaptable Unit Exemption (20sqft per unit)	(E) Amenity Space	(F) Non-Accessible mechanical shafts / utility areas	(G) Subtotal Exemptions (D+E+F)	(I) Net Floor Area for FAR Calculation (C-H)
L1	0.0 sq.ft.	9,191.1 sq.ft.	9,191.1 sq.ft.	0.0 sq.ft.	1,279.0 sq.ft.	6,527.1 sq.ft.	7,806.1 sq.ft.	1,385.0 sq.ft.
L2	14,424.8 sq.ft.	2,389.3 sq.ft.	16,814.1 sq.ft.	180.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	256.8 sq.ft.	16,557.3 sq.ft.
L3	14,424.8 sq.ft.	2,389.3 sq.ft.	16,814.1 sq.ft.	180.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	256.8 sq.ft.	16,557.3 sq.ft.
L4	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L5	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L6	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L7	8,201.5 sq.ft.	2,032.6 sq.ft.	10,234.1 sq.ft.	20.0 sq.ft.	350.0 sq.ft.	50.8 sq.ft.	420.8 sq.ft.	9,813.4 sq.ft.
L8	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L9	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L10	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L11	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L12	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L13	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L14	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L15	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L16	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L17	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
Roof (L18)	0.0 sq.ft.	766.2 sq.ft.	766.2 sq.ft.	0.0 sq.ft.	0.0 sq.ft.	766.2 sq.ft.	766.2 sq.ft.	0.0 sq.ft.
Total	**163703.1**	**36,449 sq.ft.**	**200,153 sq.ft.**	**1,090 sq.ft.**	**1,629 sq.ft.**	**8,236 sq.ft.**	**10,955 sq.ft.**	**189,198 sq.ft.**

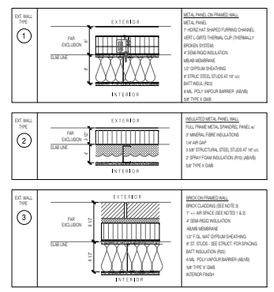
FAR (H/Site Area)	**2.119**	**FAR**

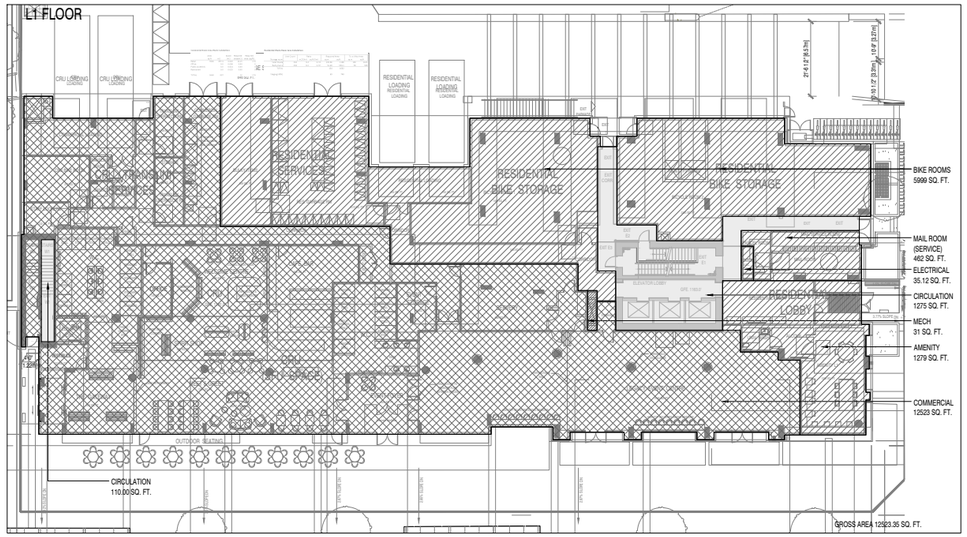
LEGEND

INCLUDED AREAS
- RESIDENTIAL
- CIRCULATION

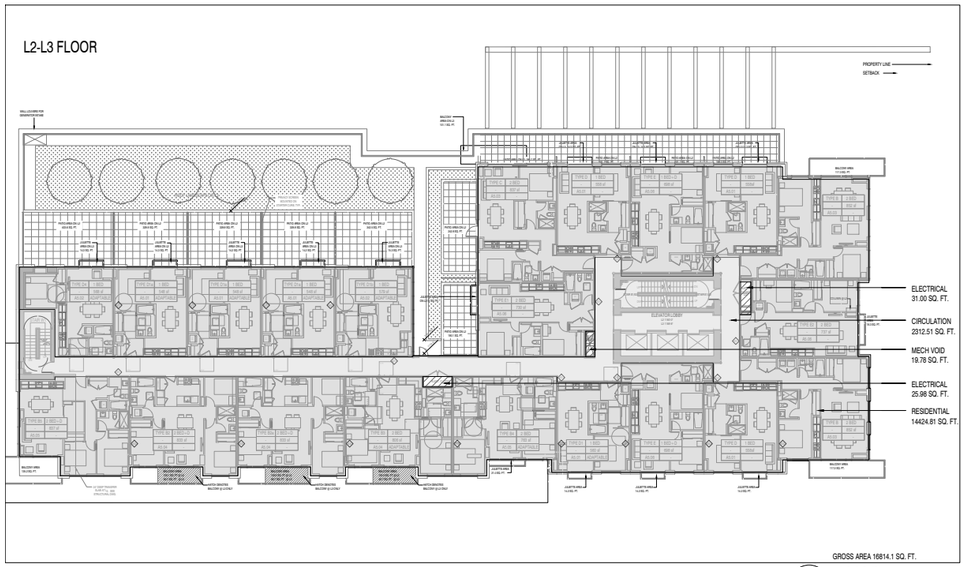
EXCLUDED AREAS
- MECHANICAL/ ELECTRICAL STORAGE AMENITY SERVICES
- COMMERCIAL CRU

PER ZONING BYLAW SECTION 6.20 (1) (b):
THE DETAILED WALL ASSEMBLIES BELOW INDICATES THE PORTIONS OF THE WALL THAT ARE EXCLUDED FROM THE FAR AND GROSS FLOOR AREA CALCULATIONS.

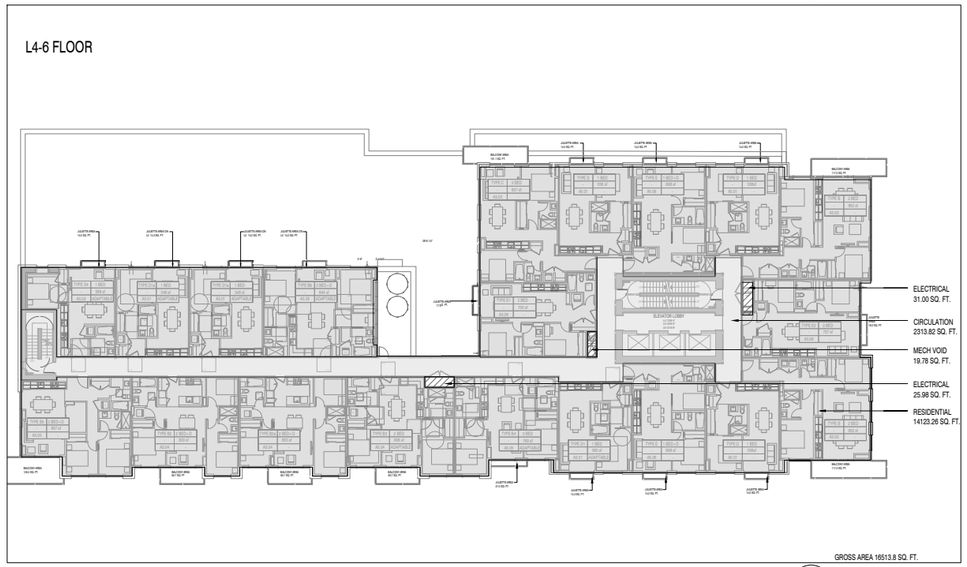




1 L1 Plan
SCALE: 1/16" = 1'-0"



2 L2-L3 Plan
SCALE: 1/16" = 1'-0"



3 L4-L6 Plan
SCALE: 1/16" = 1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC.
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/12/23	SVJ/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SVJ/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SVJ/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SVJ/JW

STAMP:

Issued For Public Hearing - August 30, 2022

DATE:

KEYPLAN:

DRAWING TITLE:
FAR Overlays
LEVEL 1 - LEVEL6 PLAN

NORTH ARROW:
SCALE: -
JOB NO.: 2208
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A7.01

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

FAR Calculations

	(A) Residential GFA (as per bylaw)	(B) Common Area (Corridor, Core, Amenity, Non-Accessible, Utility Room)	(C) Subtotal GFA	(D) Adaptable Unit Exemption (20sqft per unit)	(E) Amenity Space	(F) Non-Accessible mechanical shafts / utility areas	(G) Subtotal Exemptions (D+E+F)	(I) Net Floor Area for FAR Calculation (C-H)
L1	0.0 sq.ft.	9,191.1 sq.ft.	9,191.1 sq.ft.	0.0 sq.ft.	1,279.0 sq.ft.	6,527.1 sq.ft.	7,806.1 sq.ft.	1,385.0 sq.ft.
L2	14,424.8 sq.ft.	2,389.3 sq.ft.	16,814.1 sq.ft.	180.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	256.8 sq.ft.	16,557.3 sq.ft.
L3	14,424.8 sq.ft.	2,389.3 sq.ft.	16,814.1 sq.ft.	180.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	256.8 sq.ft.	16,557.3 sq.ft.
L4	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L5	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L6	14,123.3 sq.ft.	2,390.6 sq.ft.	16,513.8 sq.ft.	170.0 sq.ft.	0.0 sq.ft.	76.8 sq.ft.	246.8 sq.ft.	16,267.1 sq.ft.
L7	8,201.5 sq.ft.	2,032.6 sq.ft.	10,234.1 sq.ft.	20.0 sq.ft.	350.0 sq.ft.	50.8 sq.ft.	420.8 sq.ft.	9,813.4 sq.ft.
L8	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L9	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L10	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L11	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L12	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L13	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L14	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L15	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L16	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
L17	8,428.2 sq.ft.	1,250.9 sq.ft.	9,679.1 sq.ft.	20.0 sq.ft.	0.0 sq.ft.	50.8 sq.ft.	70.8 sq.ft.	9,608.4 sq.ft.
Roof (L18)	0.0 sq.ft.	766.2 sq.ft.	766.2 sq.ft.	0.0 sq.ft.	0.0 sq.ft.	766.2 sq.ft.	766.2 sq.ft.	0.0 sq.ft.
Total	**163703.1**	**36,449 sq.ft.**	**200,153 sq.ft.**	**1,090 sq.ft.**	**1,629 sq.ft.**	**8,236 sq.ft.**	**10,955 sq.ft.**	**189,198 sq.ft.**

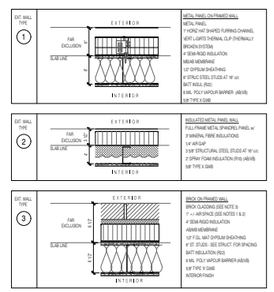
FAR (H/Site Area)	**2.119**	**FAR**

LEGEND

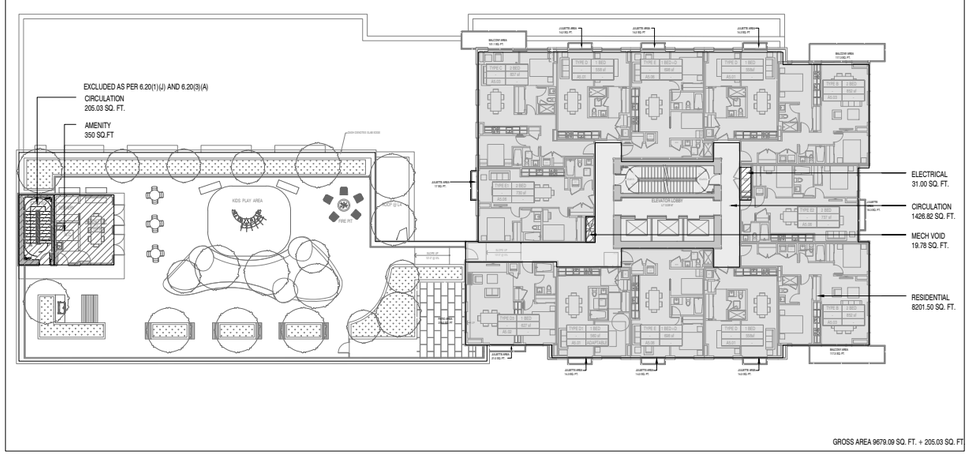
INCLUDED AREAS
- RESIDENTIAL
- CIRCULATION

EXCLUDED AREAS
- MECHANICAL/ ELECTRICAL STORAGE AMENITY SERVICES
- COMMERCIAL CRU

PER ZONING BYLAW SECTION 6.20 (1) (b):
THE DETAILED WALL ASSEMBLIES BELOW INDICATES THE PORTIONS OF THE WALL THAT ARE EXCLUDED FROM THE FAR AND GROSS FLOOR AREA CALCULATIONS.



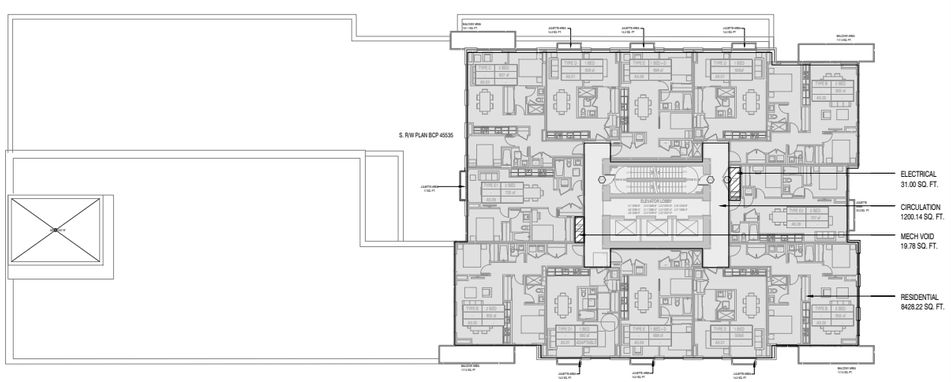
L7 FLOOR



GROSS AREA 9679.09 SQ. FT. + 205.03 SQ. FT

1 - L7 Plan
SCALE: 1/16" = 1'-0"

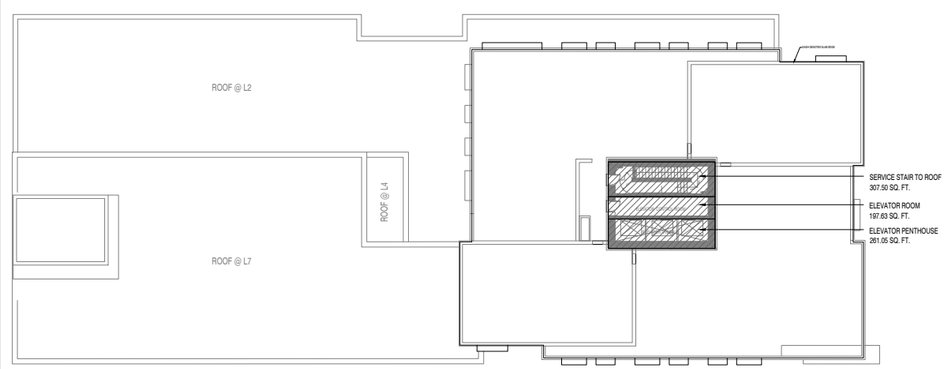
L8-L17 FLOOR



GROSS AREA 9679.13 SQ. FT.

2 - L8--L17 Plan
SCALE: 1/16" = 1'-0"

ROOF PLAN



GROSS AREA 766.19 SQ. FT.

3 - Roof Plan
SCALE: 1/16" = 1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC.
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	DL/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	DL/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	DL/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	DL/JW

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
FAR Overlays
LEVEL 7 - ROOF PLAN

NORTH ARROW:

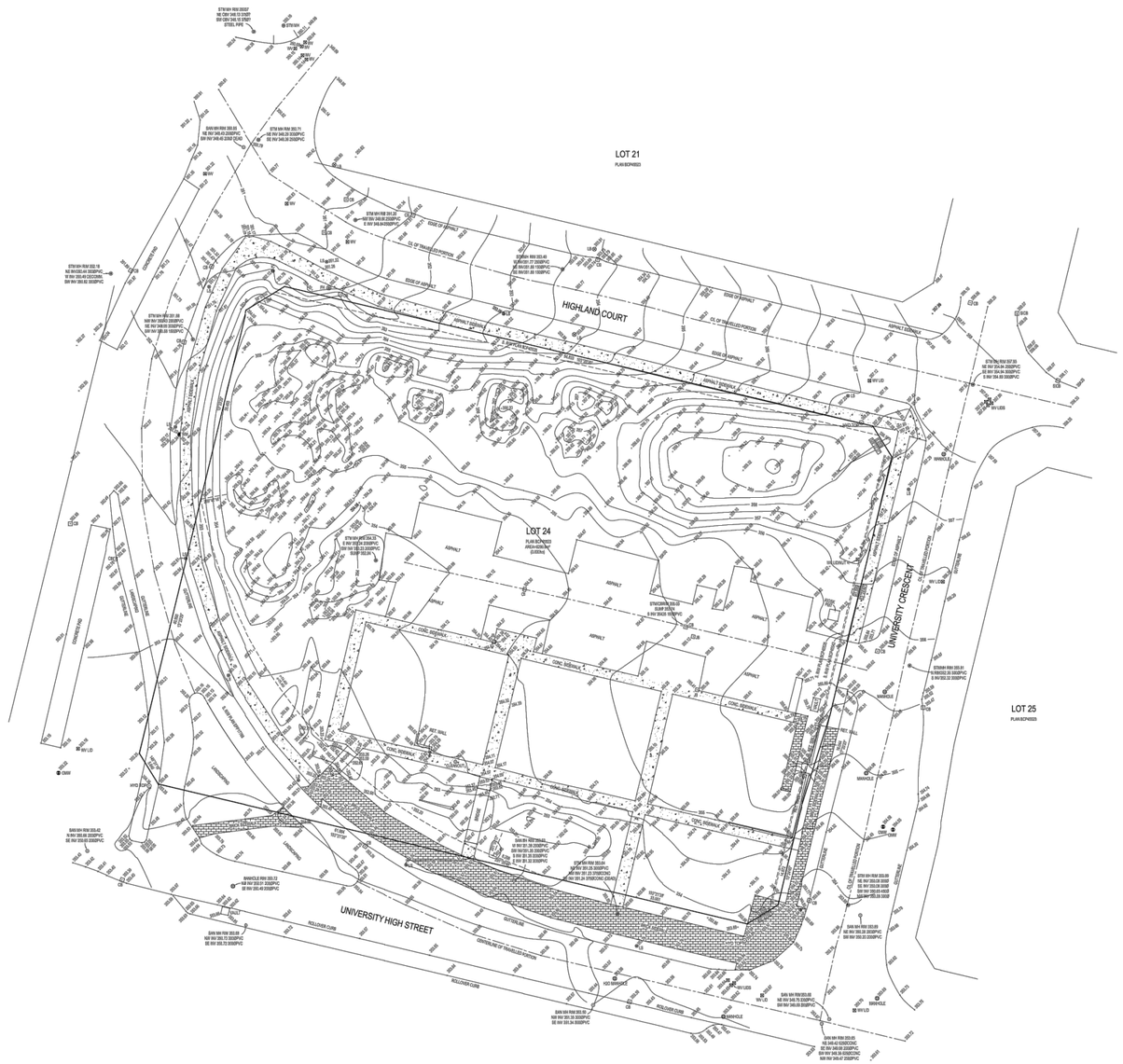
SCALE: -
JOB NO.: 2208
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A7.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

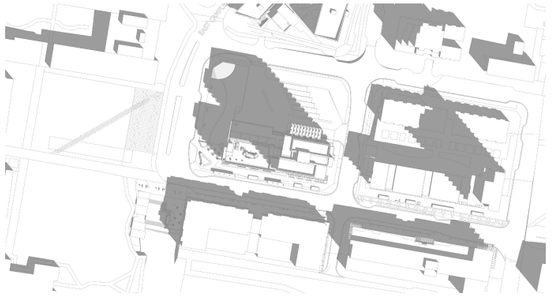
BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 24 DISTRICT LOT 211
GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP45523

The intended plot size of this plan is 864mm in width
1118mm in height (E Size) when plotted at a scale of 1:250

5 0 5 10 15

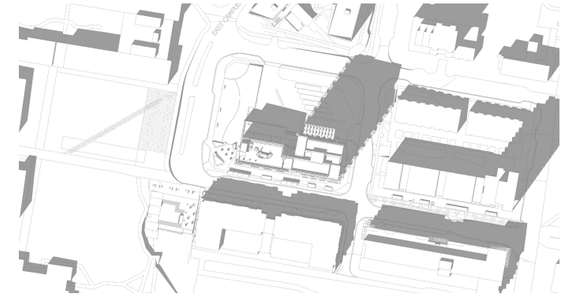

LOT 21
PLAN BCP45523
HIGHLAND COURT
LOT 24
PLAN BCP45523
AREA=4029m² (1.000ac)
LOT 25
PLAN BCP45523
UNIVERSITY CRESCENT
UNIVERSITY HIGH STREET
LANDSCAPE
CONCRETE
ROLLOVER CURB
CONC. SIDEWALK
ASPHALT
EDGE OF ASPHALT
CL OF PARALLEL PARKING
CONTINUATION OF PARALLEL PARKING
STM MH RIM 200.07
NE CBV 349.13 (12)07
SW CBV 349.16 (R)07
STEEL PIPE
STM MH RIM 200.24
NE INV 349.40 (2000)PVC
SW INV 349.40 (2000 QUIN)
STM MH RIM 200.71
SE INV 349.28 (300)PVC
SW INV 349.28 (300)PVC
STM MH RIM 200.18
NE INV 349.04 (300)PVC
SW INV 349.04 (300)PVC
STM MH RIM 200.16
NE INV 349.06 (300)PVC
SW INV 349.06 (300)PVC
STM MH RIM 200.11
NE INV 349.11 (300)PVC
SW INV 349.11 (300)PVC
STM MH RIM 200.07
NE INV 349.13 (300)PVC
SW INV 349.13 (300)PVC
STM MH RIM 200.09
NE INV 349.11 (300)PVC
SW INV 349.11 (300)PVC
STM MH RIM 200.13
NE INV 349.07 (300)PVC
SW INV 349.07 (300)PVC
STM MH RIM 200.16
NE INV 349.04 (300)PVC
SW INV 349.04 (300)PVC
STM MH RIM 200.18
NE INV 349.02 (300)PVC
SW INV 349.02 (300)PVC
STM MH RIM 200.21
NE INV 349.00 (300)PVC
SW INV 349.00 (300)PVC
STM MH RIM 200.24
NE INV 348.97 (300)PVC
SW INV 348.97 (300)PVC
STM MH RIM 200.27
NE INV 348.94 (300)PVC
SW INV 348.94 (300)PVC
STM MH RIM 200.30
NE INV 348.91 (300)PVC
SW INV 348.91 (300)PVC
STM MH RIM 200.33
NE INV 348.88 (300)PVC
SW INV 348.88 (300)PVC
STM MH RIM 200.36
NE INV 348.85 (300)PVC
SW INV 348.85 (300)PVC
STM MH RIM 200.39
NE INV 348.82 (300)PVC
SW INV 348.82 (300)PVC
STM MH RIM 200.42
NE INV 348.79 (300)PVC
SW INV 348.79 (300)PVC
STM MH RIM 200.45
NE INV 348.76 (300)PVC
SW INV 348.76 (300)PVC
STM MH RIM 200.48
NE INV 348.73 (300)PVC
SW INV 348.73 (300)PVC
STM MH RIM 200.51
NE INV 348.70 (300)PVC
SW INV 348.70 (300)PVC
STM MH RIM 200.54
NE INV 348.67 (300)PVC
SW INV 348.67 (300)PVC
STM MH RIM 200.57
NE INV 348.64 (300)PVC
SW INV 348.64 (300)PVC
STM MH RIM 200.60
NE INV 348.61 (300)PVC
SW INV 348.61 (300)PVC
STM MH RIM 200.63
NE INV 348.58 (300)PVC
SW INV 348.58 (300)PVC
STM MH RIM 200.66
NE INV 348.55 (300)PVC
SW INV 348.55 (300)PVC
STM MH RIM 200.69
NE INV 348.52 (300)PVC
SW INV 348.52 (300)PVC
STM MH RIM 200.72
NE INV 348.49 (300)PVC
SW INV 348.49 (300)PVC
STM MH RIM 200.75
NE INV 348.46 (300)PVC
SW INV 348.46 (300)PVC
STM MH RIM 200.78
NE INV 348.43 (300)PVC
SW INV 348.43 (300)PVC
STM MH RIM 200.81
NE INV 348.40 (300)PVC
SW INV 348.40 (300)PVC
STM MH RIM 200.84
NE INV 348.37 (300)PVC
SW INV 348.37 (300)PVC
STM MH RIM 200.87
NE INV 348.34 (300)PVC
SW INV 348.34 (300)PVC
STM MH RIM 200.90
NE INV 348.31 (300)PVC
SW INV 348.31 (300)PVC
STM MH RIM 200.93
NE INV 348.28 (300)PVC
SW INV 348.28 (300)PVC
STM MH RIM 200.96
NE INV 348.25 (300)PVC
SW INV 348.25 (300)PVC
STM MH RIM 200.99
NE INV 348.22 (300)PVC
SW INV 348.22 (300)PVC
STM MH RIM 201.02
NE INV 348.19 (300)PVC
SW INV 348.19 (300)PVC
STM MH RIM 201.05
NE INV 348.16 (300)PVC
SW INV 348.16 (300)PVC
STM MH RIM 201.08
NE INV 348.13 (300)PVC
SW INV 348.13 (300)PVC
STM MH RIM 201.11
NE INV 348.10 (300)PVC
SW INV 348.10 (300)PVC
STM MH RIM 201.14
NE INV 348.07 (300)PVC
SW INV 348.07 (300)PVC
STM MH RIM 201.17
NE INV 348.04 (300)PVC
SW INV 348.04 (300)PVC
STM MH RIM 201.20
NE INV 348.01 (300)PVC
SW INV 348.01 (300)PVC
STM MH RIM 201.23
NE INV 347.98 (300)PVC
SW INV 347.98 (300)PVC
STM MH RIM 201.26
NE INV 347.95 (300)PVC
SW INV 347.95 (300)PVC
STM MH RIM 201.29
NE INV 347.92 (300)PVC
SW INV 347.92 (300)PVC
STM MH RIM 201.32
NE INV 347.89 (300)PVC
SW INV 347.89 (300)PVC
STM MH RIM 201.35
NE INV 347.86 (300)PVC
SW INV 347.86 (300)PVC
STM MH RIM 201.38
NE INV 347.83 (300)PVC
SW INV 347.83 (300)PVC
STM MH RIM 201.41
NE INV 347.80 (300)PVC
SW INV 347.80 (300)PVC
STM MH RIM 201.44
NE INV 347.77 (300)PVC
SW INV 347.77 (300)PVC
STM MH RIM 201.47
NE INV 347.74 (300)PVC
SW INV 347.74 (300)PVC
STM MH RIM 201.50
NE INV 347.71 (300)PVC
SW INV 347.71 (300)PVC
STM MH RIM 201.53
NE INV 347.68 (300)PVC
SW INV 347.68 (300)PVC
STM MH RIM 201.56
NE INV 347.65 (300)PVC
SW INV 347.65 (300)PVC
STM MH RIM 201.59
NE INV 347.62 (300)PVC
SW INV 347.62 (300)PVC
STM MH RIM 201.62
NE INV 347.59 (300)PVC
SW INV 347.59 (300)PVC
STM MH RIM 201.65
NE INV 347.56 (300)PVC
SW INV 347.56 (300)PVC
STM MH RIM 201.68
NE INV 347.53 (300)PVC
SW INV 347.53 (300)PVC
STM MH RIM 201.71
NE INV 347.50 (300)PVC
SW INV 347.50 (300)PVC
STM MH RIM 201.74
NE INV 347.47 (300)PVC
SW INV 347.47 (300)PVC
STM MH RIM 201.77
NE INV 347.44 (300)PVC
SW INV 347.44 (300)PVC
STM MH RIM 201.80
NE INV 347.41 (300)PVC
SW INV 347.41 (300)PVC
STM MH RIM 201.83
NE INV 347.38 (300)PVC
SW INV 347.38 (300)PVC
STM MH RIM 201.86
NE INV 347.35 (300)PVC
SW INV 347.35 (300)PVC
STM MH RIM 201.89
NE INV 347.32 (300)PVC
SW INV 347.32 (300)PVC
STM MH RIM 201.92
NE INV 347.29 (300)PVC
SW INV 347.29 (300)PVC
STM MH RIM 201.95
NE INV 347.26 (300)PVC
SW INV 347.26 (300)PVC
STM MH RIM 201.98
NE INV 347.23 (300)PVC
SW INV 347.23 (300)PVC
STM MH RIM 202.01
NE INV 347.20 (300)PVC
SW INV 347.20 (300)PVC
STM MH RIM 202.04
NE INV 347.17 (300)PVC
SW INV 347.17 (300)PVC
STM MH RIM 202.07
NE INV 347.14 (300)PVC
SW INV 347.14 (300)PVC
STM MH RIM 202.10
NE INV 347.11 (300)PVC
SW INV 347.11 (300)PVC
STM MH RIM 202.13
NE INV 347.08 (300)PVC
SW INV 347.08 (300)PVC
STM MH RIM 202.16
NE INV 347.05 (300)PVC
SW INV 347.05 (300)PVC
STM MH RIM 202.19
NE INV 347.02 (300)PVC
SW INV 347.02 (300)PVC
STM MH RIM 202.22
NE INV 346.99 (300)PVC
SW INV 346.99 (300)PVC
STM MH RIM 202.25
NE INV 346.96 (300)PVC
SW INV 346.96 (300)PVC
STM MH RIM 202.28
NE INV 346.93 (300)PVC
SW INV 346.93 (300)PVC
STM MH RIM 202.31
NE INV 346.90 (300)PVC
SW INV 346.90 (300)PVC
STM MH RIM 202.34
NE INV 346.87 (300)PVC
SW INV 346.87 (300)PVC
STM MH RIM 202.37
NE INV 346.84 (300)PVC
SW INV 346.84 (300)PVC
STM MH RIM 202.40
NE INV 346.81 (300)PVC
SW INV 346.81 (300)PVC
STM MH RIM 202.43
NE INV 346.78 (300)PVC
SW INV 346.78 (300)PVC
STM MH RIM 202.46
NE INV 346.75 (300)PVC
SW INV 346.75 (300)PVC
STM MH RIM 202.49
NE INV 346.72 (300)PVC
SW INV 346.72 (300)PVC
STM MH RIM 202.52
NE INV 346.69 (300)PVC
SW INV 346.69 (300)PVC
STM MH RIM 202.55
NE INV 346.66 (300)PVC
SW INV 346.66 (300)PVC
STM MH RIM 202.58
NE INV 346.63 (300)PVC
SW INV 346.63 (300)PVC
STM MH RIM 202.61
NE INV 346.60 (300)PVC
SW INV 346.60 (300)PVC
STM MH RIM 202.64
NE INV 346.57 (300)PVC
SW INV 346.57 (300)PVC
STM MH RIM 202.67
NE INV 346.54 (300)PVC
SW INV 346.54 (300)PVC
STM MH RIM 202.70
NE INV 346.51 (300)PVC
SW INV 346.51 (300)PVC
STM MH RIM 202.73
NE INV 346.48 (300)PVC
SW INV 346.48 (300)PVC
STM MH RIM 202.76
NE INV 346.45 (300)PVC
SW INV 346.45 (300)PVC
STM MH RIM 202.79
NE INV 346.42 (300)PVC
SW INV 346.42 (300)PVC
STM MH RIM 202.82
NE INV 346.39 (300)PVC
SW INV 346.39 (300)PVC
STM MH RIM 202.85
NE INV 346.36 (300)PVC
SW INV 346.36 (300)PVC
STM MH RIM 202.88
NE INV 346.33 (300)PVC
SW INV 346.33 (300)PVC
STM MH RIM 202.91
NE INV 346.30 (300)PVC
SW INV 346.30 (300)PVC
STM MH RIM 202.94
NE INV 346.27 (300)PVC
SW INV 346.27 (300)PVC
STM MH RIM 202.97
NE INV 346.24 (300)PVC
SW INV 346.24 (300)PVC
STM MH RIM 203.00
NE INV 346.21 (300)PVC
SW INV 346.21 (300)PVC
STM MH RIM 203.03
NE INV 346.18 (300)PVC
SW INV 346.18 (300)PVC
STM MH RIM 203.06
NE INV 346.15 (300)PVC
SW INV 346.15 (300)PVC
STM MH RIM 203.09
NE INV 346.12 (300)PVC
SW INV 346.12 (300)PVC
STM MH RIM 203.12
NE INV 346.09 (300)PVC
SW INV 346.09 (300)PVC
STM MH RIM 203.15
NE INV 346.06 (300)PVC
SW INV 346.06 (300)PVC
STM MH RIM 203.18
NE INV 346.03 (300)PVC
SW INV 346.03 (300)PVC
STM MH RIM 203.21
NE INV 346.00 (300)PVC
SW INV 346.00 (300)PVC
STM MH RIM 203.24
NE INV 345.97 (300)PVC
SW INV 345.97 (300)PVC
STM MH RIM 203.27
NE INV 345.94 (300)PVC
SW INV 345.94 (300)PVC
STM MH RIM 203.30
NE INV 345.91 (300)PVC
SW INV 345.91 (300)PVC
STM MH RIM 203.33
NE INV 345.88 (300)PVC
SW INV 345.88 (300)PVC
STM MH RIM 203.36
NE INV 345.85 (300)PVC
SW INV 345.85 (300)PVC
STM MH RIM 203.39
NE INV 345.82 (300)PVC
SW INV 345.82 (300)PVC
STM MH RIM 203.42
NE INV 345.79 (300)PVC
SW INV 345.79 (300)PVC
STM MH RIM 203.45
NE INV 345.76 (300)PVC
SW INV 345.76 (300)PVC
STM MH RIM 203.48
NE INV 345.73 (300)PVC
SW INV 345.73 (300)PVC
STM MH RIM 203.51
NE INV 345.70 (300)PVC
SW INV 345.70 (300)PVC
STM MH RIM 203.54
NE INV 345.67 (300)PVC
SW INV 345.67 (300)PVC
STM MH RIM 203.57
NE INV 345.64 (300)PVC
SW INV 345.64 (300)PVC
STM MH RIM 203.60
NE INV 345.61 (300)PVC
SW INV 345.61 (300)PVC
STM MH RIM 203.63
NE INV 345.58 (300)PVC
SW INV 345.58 (300)PVC
STM MH RIM 203.66
NE INV 345.55 (300)PVC
SW INV 345.55 (300)PVC
STM MH RIM 203.69
NE INV 345.52 (300)PVC
SW INV 345.52 (300)PVC
STM MH RIM 203.72
NE INV 345.49 (300)PVC
SW INV 345.49 (300)PVC
STM MH RIM 203.75
NE INV 345.46 (300)PVC
SW INV 345.46 (300)PVC
STM MH RIM 203.78
NE INV 345.43 (300)PVC
SW INV 345.43 (300)PVC
STM MH RIM 203.81
NE INV 345.40 (300)PVC
SW INV 345.40 (300)PVC
STM MH RIM 203.84
NE INV 345.37 (300)PVC
SW INV 345.37 (300)PVC
STM MH RIM 203.87
NE INV 345.34 (300)PVC
SW INV 345.34 (300)PVC
STM MH RIM 203.90
NE INV 345.31 (300)PVC
SW INV 345.31 (300)PVC
STM MH RIM 203.93
NE INV 345.28 (300)PVC
SW INV 345.28 (300)PVC
STM MH RIM 203.96
NE INV 345.25 (300)PVC
SW INV 345.25 (300)PVC
STM MH RIM 203.99
NE INV 345.22 (300)PVC
SW INV 345.22 (300)PVC
STM MH RIM 204.02
NE INV 345.19 (300)PVC
SW INV 345.19 (300)PVC
STM MH RIM 204.05
NE INV 345.16 (300)PVC
SW INV 345.16 (300)PVC
STM MH RIM 204.08
NE INV 345.13 (300)PVC
SW INV 345.13 (300)PVC
STM MH RIM 204.11
NE INV 345.10 (300)PVC
SW INV 345.10 (300)PVC
STM MH RIM 204.14
NE INV 345.07 (300)PVC
SW INV 345.07 (300)PVC
STM MH RIM 204.17
NE INV 345.04 (300)PVC
SW INV 345.04 (300)PVC
STM MH RIM 204.20
NE INV 345.01 (300)PVC
SW INV 345.01 (300)PVC
STM MH RIM 204.23
NE INV 344.98 (300)PVC
SW INV 344.98 (300)PVC
STM MH RIM 204.26
NE INV 344.95 (300)PVC
SW INV 344.95 (300)PVC
STM MH RIM 204.29
NE INV 344.92 (300)PVC
SW INV 344.92 (300)PVC
STM MH RIM 204.32
NE INV 344.89 (300)PVC
SW INV 344.89 (300)PVC
STM MH RIM 204.35
NE INV 344.86 (300)PVC
SW INV 344.86 (300)PVC
STM MH RIM 204.38
NE INV 344.83 (300)PVC
SW INV 344.83 (300)PVC
STM MH RIM 204.41
NE INV 344.80 (300)PVC
SW INV 344.80 (300)PVC
STM MH RIM 204.44
NE INV 344.77 (300)PVC
SW INV 344.77 (300)PVC
STM MH RIM 204.47
NE INV 344.74 (300)PVC
SW INV 344.74 (300)PVC
STM MH RIM 204.50
NE INV 344.71 (300)PVC
SW INV 344.71 (300)PVC
STM MH RIM 204.53
NE INV 344.68 (300)PVC
SW INV 344.68 (300)PVC
STM MH RIM 204.56
NE INV 344.65 (300)PVC
SW INV 344.65 (300)PVC
STM MH RIM 204.59
NE INV 344.62 (300)PVC
SW INV 344.62 (300)PVC
STM MH RIM 204.62
NE INV 344.59 (300)PVC
SW INV 344.59 (300)PVC
STM MH RIM 204.65
NE INV 344.56 (300)PVC
SW INV 344.56 (300)PVC
STM MH RIM 204.68
NE INV 344.53 (300)PVC
SW INV 344.53 (300)PVC
STM MH RIM 204.71
NE INV 344.50 (300)PVC
SW INV 344.50 (300)PVC
STM MH RIM 204.74
NE INV 344.47 (300)PVC
SW INV 344.47 (300)PVC
STM MH RIM 204.77
NE INV 344.44 (300)PVC
SW INV 344.44 (300)PVC
STM MH RIM 204.80
NE INV 344.41 (300)PVC
SW INV 344.41 (300)PVC
STM MH RIM 204.83
NE INV 344.38 (300)PVC
SW INV 344.38 (300)PVC
STM MH RIM 204.86
NE INV 344.35 (300)PVC
SW INV 344.35 (300)PVC
STM MH RIM 204.89
NE INV 344.32 (300)PVC
SW INV 344.32 (300)PVC
STM MH RIM 204.92
NE INV 344.29 (300)PVC
SW INV 344.29 (300)PVC
STM MH RIM 204.95
NE INV 344.26 (300)PVC
SW INV 344.26 (300)PVC
STM MH RIM 204.98
NE INV 344.23 (300)PVC
SW INV 344.23 (300)PVC
STM MH RIM 205.01
NE INV 344.20 (300)PVC
SW INV 344.20 (300)PVC
STM MH RIM 205.04
NE INV 344.17 (300)PVC
SW INV 344.17 (300)PVC
STM MH RIM 205.07
NE INV 344.14 (300)PVC
SW INV 344.14 (300)PVC
STM MH RIM 205.10
NE INV 344.11 (300)PVC
SW INV 344.11 (300)PVC
STM MH RIM 205.13
NE INV 344.08 (300)PVC
SW INV 344.08 (300)PVC
STM MH RIM 205.16
NE INV 344.05 (300)PVC
SW INV 344.05 (300)PVC
STM MH RIM 205.19
NE INV 344.02 (300)PVC
SW INV 344.02 (300)PVC
STM MH RIM 205.22
NE INV 343.99 (300)PVC
SW INV 343.99 (300)PVC
STM MH RIM 205.25
NE INV 343.96 (300)PVC
SW INV 343.96 (300)PVC
STM MH RIM 205.28
NE INV 343.93 (300)PVC
SW INV 343.93 (300)PVC
STM MH RIM 205.31
NE INV 343.90 (300)PVC
SW INV 343.90 (300)PVC
STM MH RIM 205.34
NE INV 343.87 (300)PVC
SW INV 343.87 (300)PVC
STM MH RIM 205.37
NE INV 343.84 (300)PVC
SW INV 343.84 (300)PVC
STM MH RIM 205.40
NE INV 343.81 (300)PVC
SW INV 343.81 (300)PVC
STM MH RIM 205.43
NE INV 343.78 (300)PVC
SW INV 343.78 (300)PVC
STM MH RIM 205.46
NE INV 343.75 (300)PVC
SW INV 343.75 (300)PVC
STM MH RIM 205.49
NE INV 343.72 (300)PVC
SW INV 343.72 (300)PVC
STM MH RIM 205.52
NE INV 343.69 (300)PVC
SW INV 343.69 (300)PVC
STM MH RIM 205.55
NE INV 343.66 (300)PVC
SW INV 343.66 (300)PVC
STM MH RIM 205.58
NE INV 343.63 (300)PVC
SW INV 343.63 (300)PVC
STM MH RIM 205.61
NE INV 343.60 (300)PVC
SW INV 343.60 (300)PVC
STM MH RIM 205.64
NE INV 343.57 (300)PVC
SW INV 343.57 (300)PVC
STM MH RIM 205.67
NE INV 343.54 (300)PVC
SW INV 343.54 (300)PVC
STM MH RIM 205.70
NE INV 343.51 (300)PVC
SW INV 343.51 (300)PVC
STM MH RIM 205.73
NE INV 343.48 (300)PVC
SW INV 343.48 (300)PVC
STM MH RIM 205.76
NE INV 343.45 (300)PVC
SW INV 343.45 (300)PVC
STM MH RIM 205.79
NE INV 343.42 (300)PVC
SW INV 343.42 (300)PVC
STM MH RIM 205.82
NE INV 343.39 (300)PVC
SW INV 343.39 (300)PVC
STM MH RIM 205.85
NE INV 343.36 (300)PVC
SW INV 343.36 (300)PVC
STM MH RIM 205.88
NE INV 343.33 (300)PVC
SW INV 343.33 (300)PVC
STM MH RIM 205.91
NE INV 343.30 (300)PVC
SW INV 343.30 (300)PVC
STM MH RIM 205.94
NE INV 343.27 (300)PVC
SW INV 343.27 (300)PVC
STM MH RIM 205.97
NE INV 343.24 (300)PVC
SW INV 343.24 (300)PVC
STM MH RIM 206.00
NE INV 343.21 (300)PVC
SW INV 343.21 (300)PVC
STM MH RIM 206.03
NE INV 343.18 (300)PVC
SW INV 343.18 (300)PVC
STM MH RIM 206.06
NE INV 343.15 (300)PVC
SW INV 343.15 (300)PVC
STM MH RIM 206.09
NE INV 343.12 (300)PVC
SW INV 343.12 (300)PVC
STM MH RIM 206.12
NE INV 343.09 (300)PVC
SW INV 343.09 (300)PVC
STM MH RIM 206.15
NE INV 343.06 (300)PVC
SW INV 343.06 (300)PVC
STM MH RIM 206.18
NE INV 343.03 (300)PVC
SW INV 343.03 (300)PVC
STM MH RIM 206.21
NE INV 343.00 (300)PVC
SW INV 343.00 (300)PVC
STM MH RIM 206.24
NE INV 342.97 (300)PVC
SW INV 342.97 (300)PVC
STM MH RIM 206.27
NE INV 342.94 (300)PVC
SW INV 342.94 (300)PVC
STM MH RIM 206.30
NE INV 342.91 (300)PVC
SW INV 342.91 (300)PVC
STM MH RIM 206.33
NE INV 342.88 (300)PVC
SW INV 342.88 (300)PVC
STM MH RIM 206.36
NE INV 342.85 (300)PVC
SW INV 342.85 (300)PVC
STM MH RIM 206.39
NE INV 342.82 (300)PVC
SW INV 342.82 (300)PVC
STM MH RIM 206.42
NE INV 342.79 (300)PVC
SW INV 342.79 (300)PVC
STM MH RIM 206.45
NE INV 342.76 (300)PVC
SW INV 342.76 (300)PVC
STM MH RIM 206.48
NE INV 342.73 (300)PVC
SW INV 342.73 (300)PVC
STM MH RIM 206.51
NE INV 342.70 (300)PVC
SW INV 342.70 (300)PVC
STM MH RIM 206.54
NE INV 342.67 (300)PVC
SW INV 342.67 (300)PVC
STM MH RIM 206.57
NE INV 342.64 (300)PVC
SW INV 342.64 (300)PVC
STM MH RIM 206.60
NE INV 342.61 (300)PVC
SW INV 342.61 (300)PVC
STM MH RIM 206.63
NE INV 342.58 (300)PVC
SW INV 342.58 (300)PVC
STM MH RIM 206.66
NE INV 342.55 (300)PVC
SW INV 342.55 (300)PVC
STM MH RIM 206.69
NE INV 342.52 (300)PVC
SW INV 342.52 (300)PVC
STM MH RIM 206.72
NE INV 342.49 (300)PVC
SW INV 342.49 (300)PVC
STM MH RIM 206.75
NE INV 342.46 (300)PVC
SW INV 342.46 (300)PVC
STM MH RIM 206.78
NE INV 342.43 (300)PVC
SW INV 342.43 (300)PVC
STM MH RIM 206.81
NE INV 342.40 (300)PVC
SW INV 342.40 (300)PVC
STM MH RIM 206.84
NE INV 342.37 (300)PVC
SW INV 342.37 (300)PVC
STM MH RIM 206.87
NE INV 342.34 (300)PVC
SW INV 342.34 (300)PVC
STM MH RIM 206.90
NE INV 342.31 (300)PVC
SW INV 342.31 (300)PVC
STM MH RIM 206.93
NE INV 342.28 (300)PVC
SW INV 342.28 (300)PVC
STM MH RIM 206.96
NE INV 342.25 (300)PVC
SW INV 342.25 (300)PVC
STM MH RIM 206.99
NE INV 342.22 (300)PVC
SW INV 342.22 (300)PVC
STM MH RIM 207.02
NE INV 342.19 (300)PVC
SW INV 342.19 (300)PVC
STM MH RIM 207.05
NE INV 342.16 (300)PVC
SW INV 342.16 (300)PVC
STM MH RIM 207.08
NE INV 342.13 (300)PVC
SW INV 342.13 (300)PVC
STM MH RIM 207.11
NE INV 342.10 (300)PVC
SW INV 342.10 (300)PVC
STM MH RIM 207.14
NE INV 342.07 (300)PVC
SW INV 342.07 (300)PVC
STM MH RIM 207.17
NE INV 342.04 (300)PVC
SE INV 342.04 (300)PVC
SW INV 342.04 (300)PVC
STM MH RIM 207.20
NE INV 342.01 (300)PVC
SE INV 342.01 (300)PVC
SW INV 342.01 (300)PVC
STM MH RIM 207.23
NE INV 341.98 (300)PVC
SE INV 341.98 (300)PVC
SW INV 341.98 (300)PVC
STM MH RIM 207.26
NE INV 341.95 (300)PVC
SE INV 341.95 (300)PVC
SW INV 341.95 (300)PVC
STM MH RIM 207.29
NE INV 341.92 (300)PVC
SE INV 341.92 (300)PVC
SW INV 341.92 (300)PVC
STM MH RIM 207.32
NE INV 341.89 (300)PVC
SE INV 341.89 (300)PVC
SW INV 341.89 (300)PVC
STM MH RIM 207.35
NE INV 341.86 (300)PVC
SE INV 341.86 (300)PVC
SW INV 341.86 (300)PVC
STM MH RIM 207.38
NE INV 341.83 (300)PVC
SE INV 341.83 (300)PVC
SW INV 341.83 (300)PVC
STM MH RIM 207.41
NE INV 341.80 (300)PVC
SE INV 341.80 (300)PVC
SW INV 341.80 (300)PVC
STM MH RIM 207.44
NE INV 341.77 (300)PVC
SE INV 341.77 (300)PVC
SW INV 341.77 (300)PVC
STM MH RIM 207.47
NE INV 341.74 (300)PVC
SE INV 341.74 (300)PVC
SW INV 341.74 (300)PVC
STM MH RIM 207.50
NE INV 341.71 (300)PVC
SE INV 341.71 (300)PVC
SW INV 341.71 (300)PVC
STM MH RIM 207.53
NE INV 341.68 (300)PVC
SE INV 341.68 (300)PVC
SW INV 341.68 (300)PVC
STM MH RIM 207.56
NE INV 341.65 (300)PVC
SE INV 341.65 (300)PVC
SW INV 341.65 (300)PVC
STM MH RIM 207.59
NE INV 341.62 (300)PVC
SE INV 341.62 (300)PVC
SW INV 341.62 (300)PVC
STM MH RIM 207.62
NE INV 341.59 (300)PVC
SE INV 341.59 (300)PVC
SW INV 341.59 (300)PVC
STM MH RIM 207.65
NE INV 341.56 (300)PVC
SE INV 341.56 (300)PVC
SW INV 341.56 (300)PVC
STM MH RIM 207.68
NE INV 341.53 (300)PVC
SE INV 341.53 (300)PVC
SW INV 341.53 (300)PVC
STM MH RIM 207.71
NE INV 341.50 (300)PVC
SE INV 341.50 (300)PVC
SW INV 341.50 (300)PVC
STM MH RIM 207.74
NE INV 341.47 (300)PVC
SE INV 341.47 (300)PVC
SW INV 341.47 (300)PVC
STM MH RIM 207.77
NE INV 341.44 (300)PVC
SE INV 341.44 (300)PVC
SW INV 341.44 (300)PVC
STM MH RIM 207.80
NE INV 341.41 (300)PVC
SE INV 341.41 (300)PVC
SW INV 341.41 (300)PVC
STM MH RIM 207.83
NE INV 341.38 (300)PVC
SE INV 341.38 (300)PVC
SW INV 341.38 (300)PVC
STM MH RIM 207.86
NE INV 341.35 (300)PVC
SE INV 341.35 (300)PVC
SW INV 341.35 (300)PVC
STM MH RIM 207.89
NE INV 341.32 (300)PVC
SE INV 341.32 (300)PVC
SW INV 341.32 (300)PVC
STM MH RIM 207.92
NE INV 341.29 (300)PVC
SE INV 341.29 (300)PVC
SW INV 341.29 (300)PVC
STM MH RIM 207.95
NE INV 341.26 (300)PVC
SE INV 341.26 (300)PVC
SW INV 341.26 (300)PVC
STM MH RIM 207.98
NE INV 341.23 (300)PVC
SE INV 341.23 (300)PVC
SW INV 341.23 (300)PVC
STM MH RIM 208.01
NE INV 341.20 (300)PVC
SE INV 341.20 (300)PVC
SW INV 341.20 (300)PVC
STM MH RIM 208.04
NE INV 341.17 (300)PVC
SE INV 341.17 (300)PVC
SW INV 341.17 (300)PVC
STM MH RIM 208.07
NE INV 341.14 (300)PVC
SE INV 341.14 (300)PVC
SW INV 341.14 (300)PVC
STM MH RIM 208.10
NE INV 341.11 (300)PVC
SE INV 341.11 (300)PVC
SW INV 341.11 (300)PVC
STM MH RIM 208.13
NE INV 341.08 (300)PVC
SE INV 341.08 (300)PVC
SW INV 341.08 (300)PVC
STM MH RIM 208.16
NE INV 341.05 (300)PVC
SE INV 341.05 (300)PVC
SW INV 341.05 (300)PVC
STM MH RIM 208.19
NE INV 341.02 (300)PVC
SE INV 341.02 (300)PVC
SW INV 341.02 (300)PVC
STM MH RIM 208.22
NE INV 340.99 (300)PVC
SE INV 340.99 (300)PVC
SW INV 340.99 (300)PVC
STM MH RIM 208.25
NE INV 340.96 (300)PVC
SE INV 340.96 (300)PVC
SW INV 340.96 (300)PVC
STM MH RIM 208.28
NE INV 340.93 (300)PVC
SE INV 340.93 (300)PVC
SW INV 340.93 (300)PVC
STM MH RIM 208.31
NE INV 340.90 (300)PVC
SE INV 340.90 (300)PVC
SW INV 340.90 (300)PVC
STM MH RIM 208.34
NE INV 340.87 (300)PVC
SE INV 340.87 (300)PVC
SW INV 340.87 (300)PVC
STM MH RIM 208.37
NE INV 340.84 (300)PVC
SE INV 340.84 (300)PVC
SW INV 340.84 (300)PVC
STM MH RIM 208.40
NE INV 340.81 (300)PVC
SE INV 340.81 (300)PVC
SW INV 340.81 (300)PVC
STM MH RIM 208.43
NE INV 340.78 (300)PVC
SE INV 340.78 (300)PVC
SW INV 340.78 (300)PVC
STM MH RIM 208.46
NE INV 340.75 (300)PVC
SE INV 340.75 (300)PVC
SW INV 340.75 (300)PVC
STM MH RIM 208.49
NE INV 340.72 (300)PVC
SE INV 340.72 (300)PVC
SW INV 340.72 (300)PVC
STM MH RIM 208.52
NE INV 340.69 (300)PVC
SE INV 340.69 (300)PVC
SW INV 340.69 (300)PVC
STM MH RIM 208.55
NE INV 340.66 (300)PVC
SE INV 340.66 (300)PVC
SW INV 340.66 (300)PVC
STM MH RIM 208.58
NE INV 340.63 (300)PVC
SE INV 340.63 (300)PVC
SW INV 340.63 (300)PVC
STM MH RIM 208.61
NE INV 340.60 (300)PVC
SE INV 340.60 (300)PVC
SW INV 340.60 (300)PVC
STM MH RIM 208.64
NE INV 340.57 (300)PVC
SE INV 340.57 (300)PVC
SW INV 340.57 (300)PVC
STM MH RIM 208.67
NE INV 340.54 (300)PVC
SE INV 340.54 (300)PVC
SW INV 340.54 (300)PVC
STM MH RIM 208.70
NE INV 340.51 (300)PVC
SE INV 340.51 (300)PVC
SW INV 340.51 (300)PVC
STM MH RIM 208.73
NE INV 340.48 (300)PVC
SE INV 340.48 (300)PVC
SW INV 340.48 (300)PVC
STM MH RIM 208.76
NE INV 340.45 (300)PVC
SE INV 340.45 (300)PVC
SW INV 340.45 (300)PVC
STM MH RIM 208.79
NE INV 340.42 (300)PVC
SE INV 340.42 (300)PVC
SW INV 340.42 (300)PVC
STM MH RIM 208.82
NE INV 340.39 (300)PVC
SE INV 340.39 (300)PVC
SW INV 340.39 (300)PVC
STM MH RIM 208.85
NE INV 340.36 (300)PVC
SE INV 340.36 (300)PVC
SW INV 340.36 (300)PVC
STM MH RIM 208.88
NE INV 340.33 (300)PVC
SE INV 340.33 (300)PVC
SW INV 340.33 (300)PVC
STM MH RIM 208.91
NE INV 340.30 (300)PVC
SE INV 340.30 (300)PVC
SW INV 340.30 (300)PVC
STM MH RIM 208.94
NE INV 340.27 (300)PVC
SE INV 340.27 (300)PVC
SW INV 340.27 (300)PVC
STM MH RIM 208.97
NE INV 340.24 (300)PVC
SE INV 340.24 (300)PVC
SW INV 340.24 (300)PVC
STM MH RIM 209.00
NE INV 340.21 (300)PVC
SE INV 340.21 (300)PVC
SW INV 340.21 (300)PVC
STM MH RIM 209.03
NE INV 340.18 (300)PVC
SE INV 340.18 (300)PVC
SW INV 340.18 (300)PVC
STM MH RIM 209.06
NE INV 340.15 (300)PVC
SE INV 340.15 (300)PVC
SW INV 340.15 (300)PVC
STM MH RIM 209.09
NE INV 340.12 (300)PVC
SE INV 340.12 (300)PVC
SW INV 340.12 (300)PVC
STM MH RIM 209.12
NE INV 340.09 (300)PVC
SE INV 340.09 (300)PVC
SW INV 340.09 (300)PVC
STM MH RIM 209.15
NE INV 340.06 (300)PVC
SE INV 340.06 (300)PVC
SW INV 340.06 (300)PVC
STM MH RIM 209.18
NE INV 340.03 (300)PVC
SE INV 340.03 (300)PVC
SW INV 340.03 (300)PVC
STM MH RIM 209.21
NE INV 340.00 (300)PVC
SE INV 340.00 (300)PVC
SW INV 340.00 (300)PVC
STM MH RIM 209.24
NE INV 339.97 (300)PVC
SE INV 339.97 (300)PVC
SW INV 339.97 (300)PVC
STM MH RIM 209.27
NE INV 339.94 (300)PVC
SE INV 339.94 (300)PVC
SW INV 339.94 (300)PVC
STM MH RIM 209.30
NE INV 339.91 (300)PVC
SE INV 339.91 (300)PVC
SW INV 339.91 (300)PVC
STM MH RIM 209.33
NE INV 339.88 (300)PVC
SE INV 339.88 (300)PVC
SW INV 339.88 (300)PVC
STM MH RIM 209.36
NE INV 339.85 (300)PVC
SE INV 339.85 (300)PVC
SW INV 339.85 (300)PVC
STM MH RIM 209.39
NE INV 339.82 (300)PVC
SE INV 339.82 (300)PVC
SW INV 339.82 (300)PVC
STM MH RIM 209.42
NE INV 339.79 (300)PVC
SE INV 339.79 (300)PVC
SW INV 339.79 (300)PVC
STM MH RIM 209.45
NE INV 339.76 (300)PVC
SE INV 339.76 (300)PVC
SW INV 339.76 (300)PVC
STM MH RIM 209.48
NE INV 339.73 (300)PVC
SE INV 339.73 (300)PVC
SW INV 339.73 (300)PVC
STM MH RIM 209.51
NE INV 339.70 (300)PVC
SE INV 339.70 (300)PVC
SW INV 339.70 (300)PVC
STM MH RIM 209.54
NE INV 339.67 (300)PVC
SE INV 339.67 (300)PVC
SW

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.

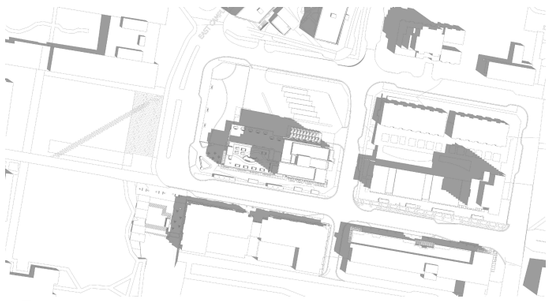


1 Mar / Sep 21 - 10am

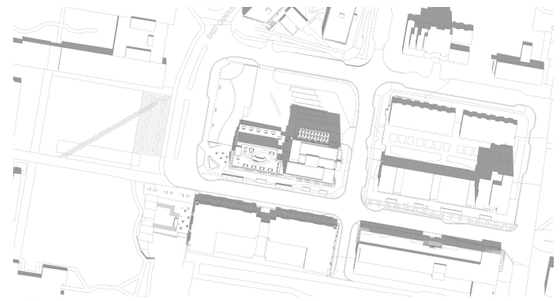
2 Mar / Sep 21 - 12pm



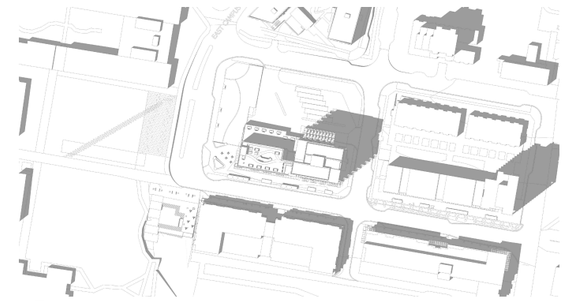
3 Mar / Sep 21 - 2pm



4 Jun 21 - 10am

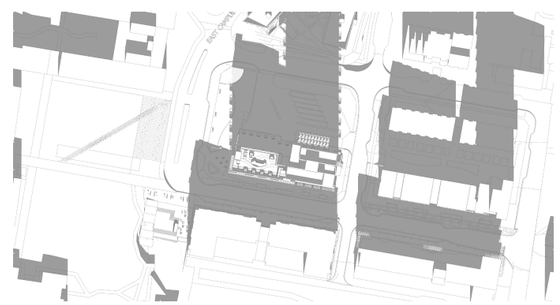


5 Jun 21 - 12pm



6 Jun 21 - 2pm

7 Dec 21 - 10am



8 Dec 21 - 12pm

9 Dec 21 - 2pm

RWA ARCHITECTURE GROUP
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION:	DATE	BY
01	ISSUED FOR CD REZONING	2021/12/23	SK/JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SK/JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SK/JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SK/JW

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Shadow Study

NORTH ARROW:

SCALE:

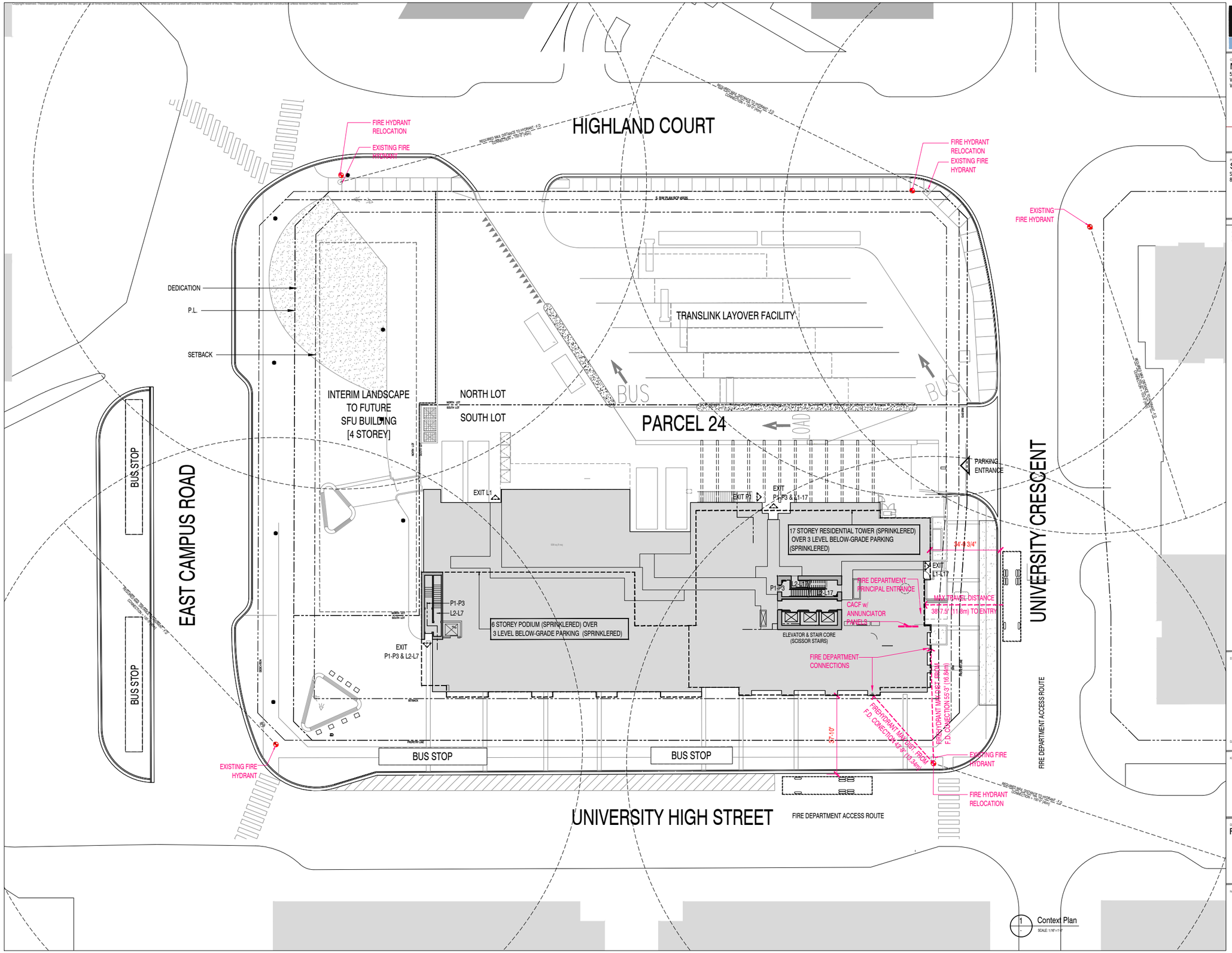
JOB NO.: 2108

DRAWN BY:

REVISION NO.:

SHEET NO.:
A8.02

Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



1 Context Plan
SCALE: 1/16" = 1'-0"

RWA ARCHITECTURE
355 Kingsway Vancouver BC Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500–2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	DU,JW
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	DU,JW
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	DU,JW
04	ISSUED FOR PUBLIC HEARING	2022/08/30	DU,JW

STAMP:

DATE:

KEYPLAN:

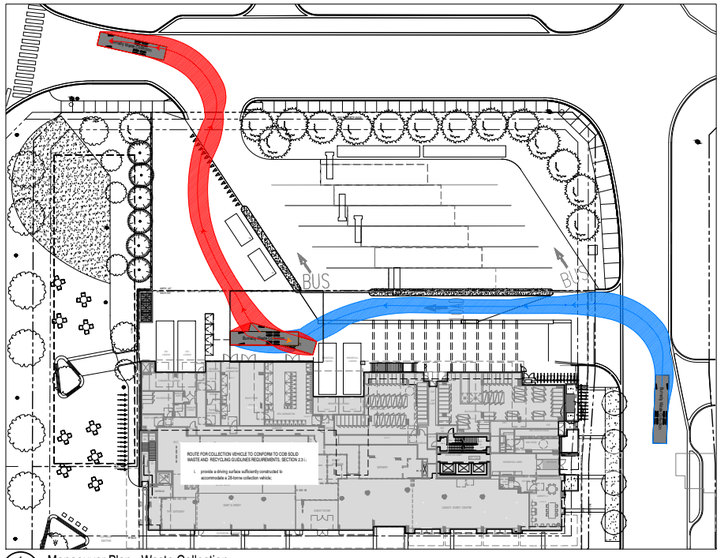
Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Fire Truck Access Plan

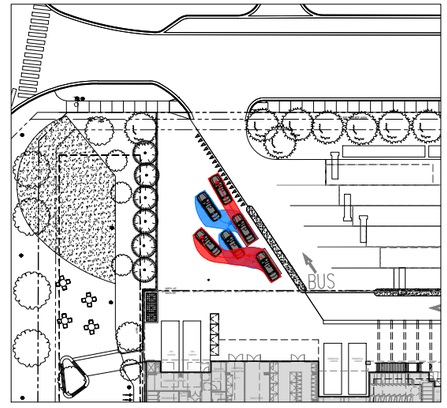
NORTH ARROW:

SCALE: -
JOB NO.: 2058
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A8.03

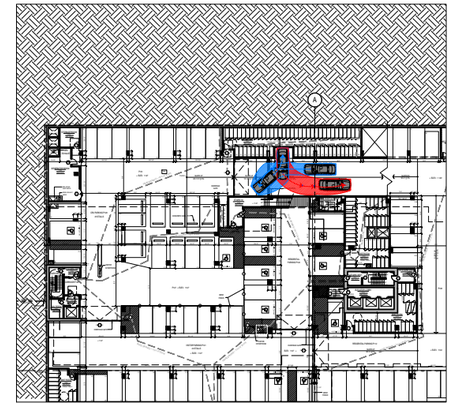
Copyright reserved. These drawings and the design are, and at all times remain the exclusive property of the architects, and cannot be used without the consent of the architects. These drawings are not valid for construction unless revision number notes - Issued for Construction.



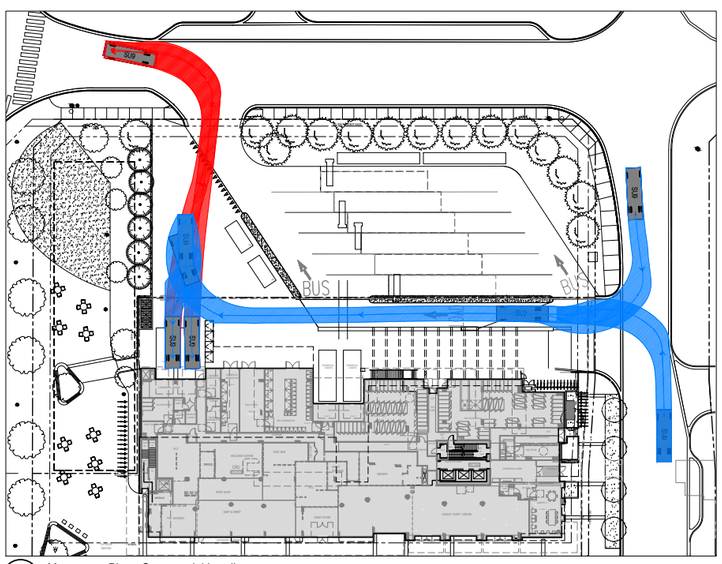
1 Manoeuver Plan - Waste Collection
SCALE: 1:32=1'-0"



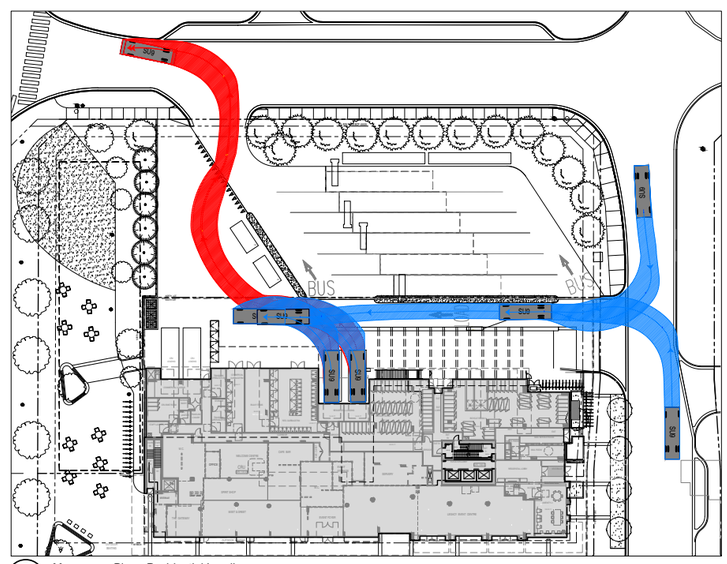
2 Manoeuver Plan - Translink Supervisor Parking
SCALE: 1:32=1'-0"



3 Manoeuver Plan @ P1 LEVEL Visitor Vehicle Turn Around
SCALE: 1:32=1'-0"



4 Manoeuver Plan - Commercial Loading
SCALE: 1:32=1'-0"



5 Manoeuver Plan - Residential Loading
SCALE: 1:32=1'-0"

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

CLIENT:
MOSAIC
500-2609 Granville Street
Vancouver, BC
V6H 3H3

VDZ+A

PROJECT:
SFU LOT 24
SFU Lot 24
8955 University Crescent, Burnaby, BC

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR CD REZONING	2021/11/23	SU,SM
02	ISSUED FOR CD REZONING RE-SUBMISSION #1	2022/02/04	SU,SM
03	ISSUED FOR CD REZONING RE-SUBMISSION #2	2022/06/24	SU,SM
04	ISSUED FOR PUBLIC HEARING	2022/08/30	SU,SM

STAMP:

DATE:

KEYPLAN:

Issued For Public Hearing - August 30, 2022

DRAWING TITLE:
Traffic Plans

NORTH ARROW: SCALE: -
JOB NO.: 2208
DRAWN BY: -
REVISION NO.: -
SHEET NO.:
A8.04

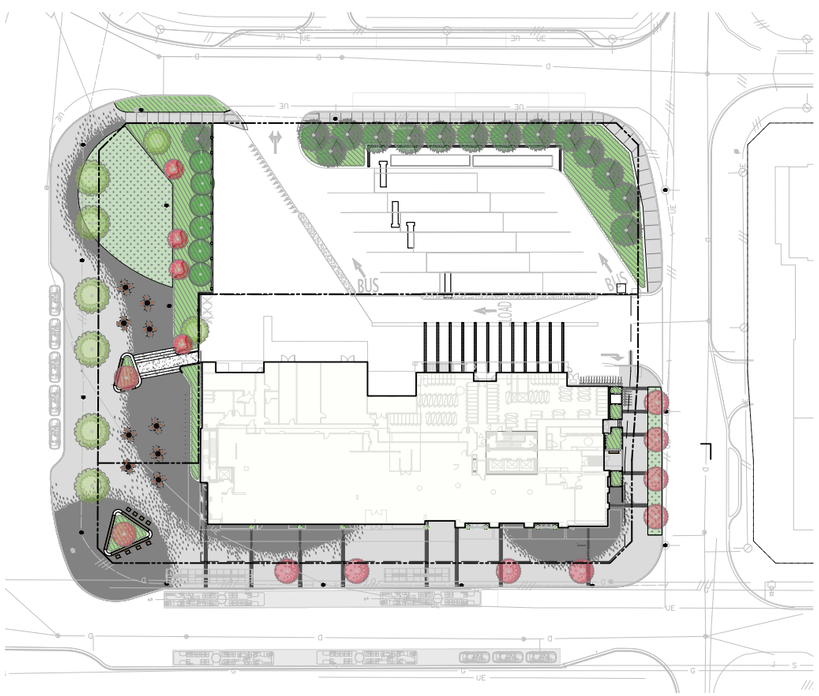
SFU LOT 24

Landscape Plan

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: David Jerke Principal Landscape Architect davidj@vdz.ca 604.456.0921 Alternate contacts (incase away): Mark van der Zalm mark@vdz.ca 604.882.0024	Mosaic Project Owner 500-2609 Granville St. Vancouver, BC 604.685.3888	RWA Project Building Architecture 365 Kingsway Vancouver, BC 604.736.8959
	Legal Address and Description:	
	Lot 24 District Lot 211, Group 1 New Westminister District Plan BCP45	

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	OVERALL SITE PLAN
L-02	LANDSCAPE PLAN - LEVEL 2
L-03	LANDCSAPE PLAN - LEVEL7
L-04	PLANTING PALETTE
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:500

2 LOCATION MAP
NTS

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St, Fort Langley, BC V1M 2R8 | 102-355 Kingsway, Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD GROUP
355 Kingsway, Vancouver BC, Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV, DZ

Checked: DJ

Approved: DJ

Stamp:

Original Sheet Size: 24"x36"

Scale: AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/PRA-BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

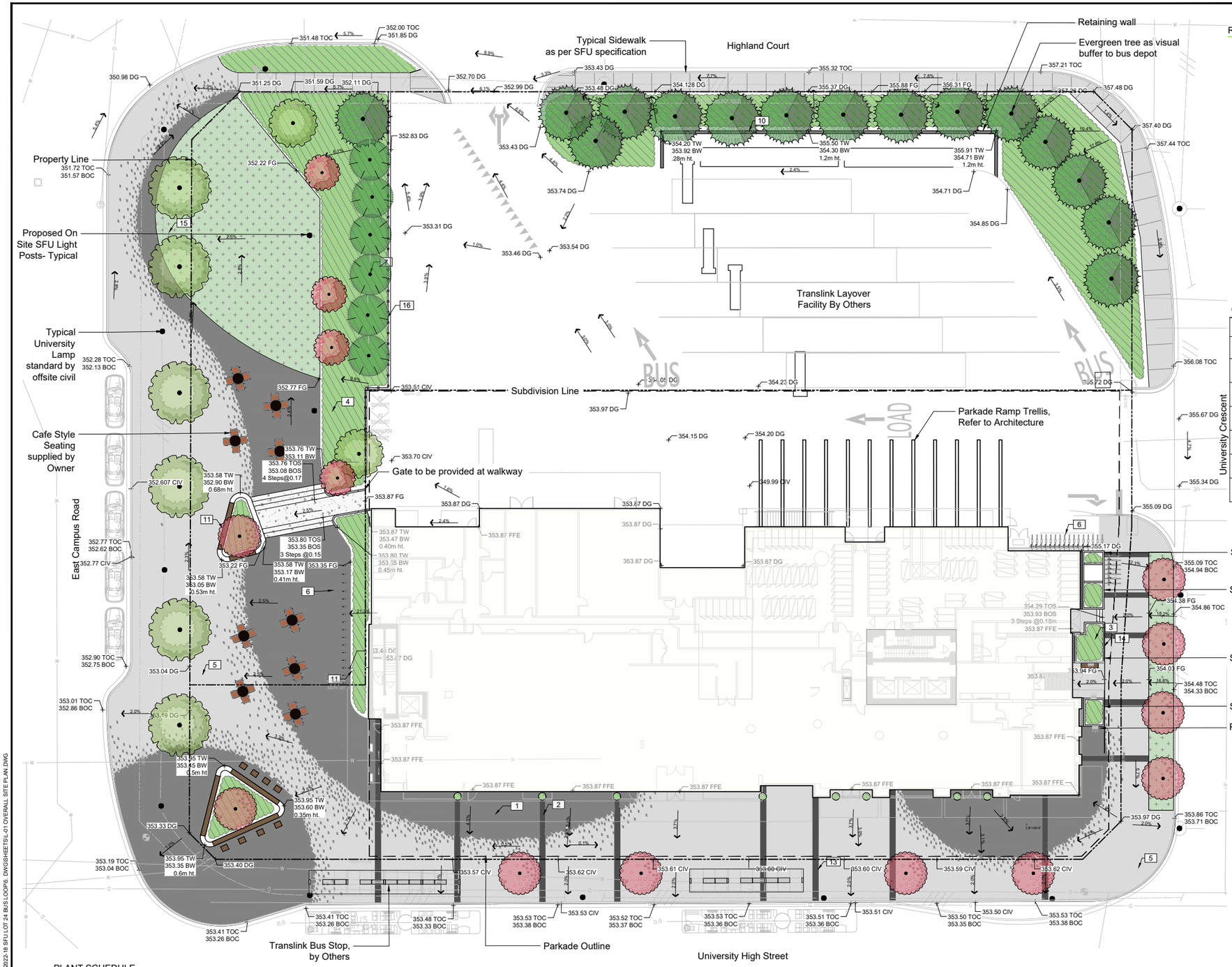
Drawing Title: COVER PAGE

NORTH

VDZ Project #: DP2022-18

Drawing #: L-00

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP_DWG\SHEETS\L-01 COVER PAGE.DWG



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Concrete Pavers on Slab Detail 7, LD-01
2	Concrete on Slab Detail 8, LD-01
3	Shrubs on Slab Detail 4, LD-01
4	Shrubs off Slab Detail 3, LD-01
5	Concrete Pavers Off Slab Detail 6, LD-01
6	Bike Racks Detail 5, LD-02
7	Tree Off Slab Detail 1-2, LD-01
10	Allan Block Wall Detail 6, LD-02
11	CIP Planter Wall Detail 1, LD-02
13	Concrete off Slab Detail 5, LD-01
14	CIP Planter Wall On Slab Detail X, LD-02
15	Lawn See Specifications
16	Chain Link Fence with Wood Sla Detail 7, LD-02

OTHER

KEY	REF.	DESCRIPTION
0.0%		SLOPE
0.00 TW 0.00 BW		TOP OF WALL BOTTOM OF WALL
0.00 TS 0.00 BS		TOP OF STAIR BOTTOM OF STAIR
0.00 FG		FINISH GRADE
0.00 CIV		CIVIL GRADE, REFER TO CIVIL
0.00 DG		DESIGN GRADE, REFER TO ARCHITECTURE AND CIVIL
0.00 FFE		FINISHED FLOOR ELEVATION, REFER TO ARCHITECTURE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum `Pacific Fire` / Pacific Fire Vine Maple	B&B	2.5m ht	4
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	10
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B	3.0m ht	6
	Pseudotsuga menziesii / Douglas Fir	B&B	2m ht	15
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm cal.	8

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV DZ

Checked: DJ

Approved: DJ

Scale: 1:200

Stamp:

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FRA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

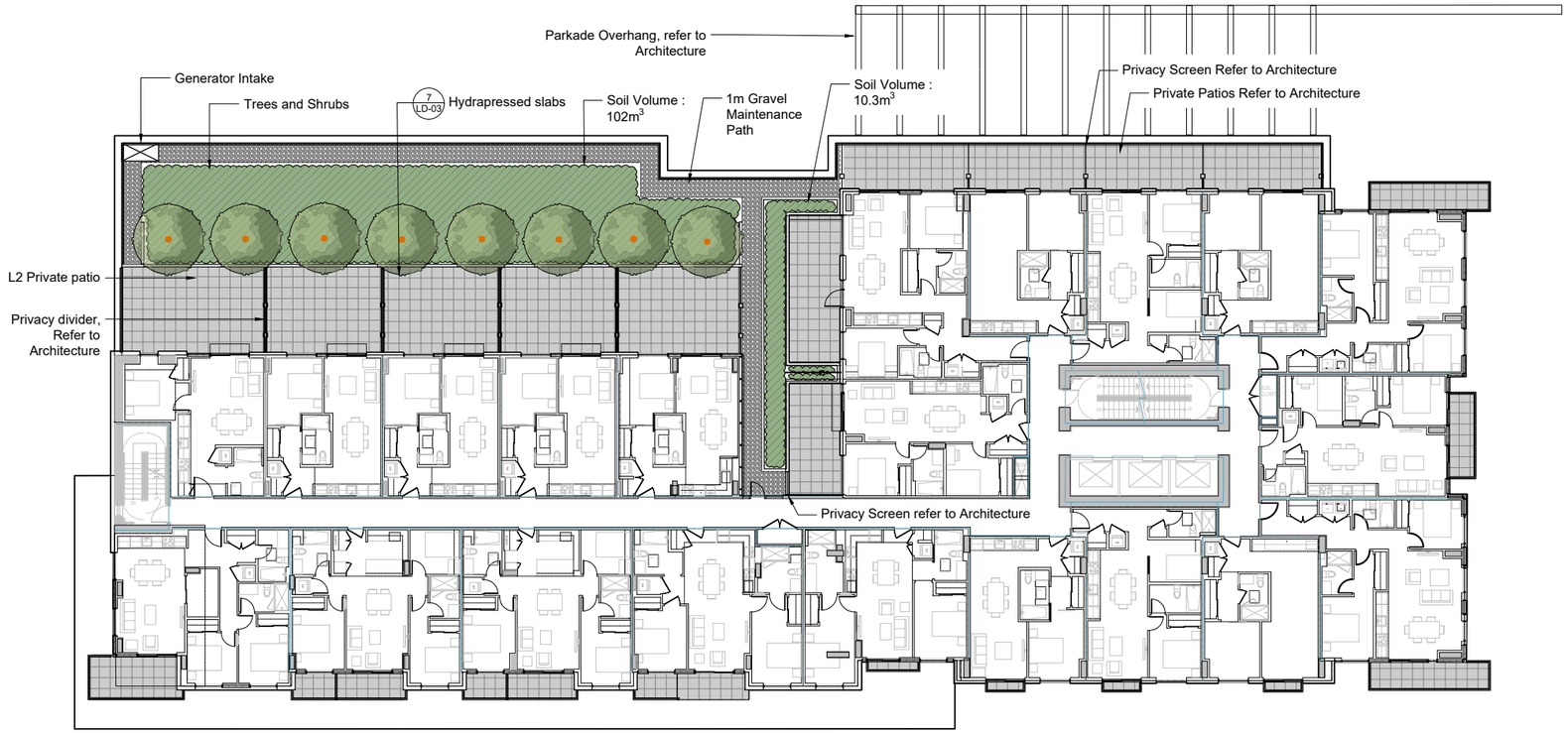
Drawing Title: OVERALL SITE PLAN

NORTH

VDZ Project #: DP2022-18

Drawing #: L-01

Z:\PROJECT\SD\DEVELOPMENT PERMIT\ACTIVE\DP2023-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\L-01 OVERALL SITE PLAN.DWG



1 LANDSCAPE PLAN-LEVEL 2
Scale 1:150

HARDSCAPE LEGEND

KEY	REF	DESCRIPTION
	6 LD-01	CONCRETE PAVING
	8 LD-01	CONCRETE UNIT PAVERS
	6 LD-03	HYDRAPRESSED SLABS
	7 LD-01	RUBBER PLAYGROUND SURFACING Colours: Field material: Black/Grey mix (50/50) Feature dots: Blue/Grey (50/50) Manufacturer: Softline Solutions

SOFTSCAPE LEGEND

KEY	REF	DESCRIPTION
		SOD Refer to Landscape Notes
		SHRUB PLANTING

PLANT SCHEDULE LEVEL 2

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer griseum / Paperbark Maple	B&B	6cm	8

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\L-02 - LANDSCAPE PLAN - LEVEL 2.DWG

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St, Fort Langley, BC V1M 2R8 | 102-355 Kingsway, Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD. GROUP
355 Kingsway, Vancouver BC, Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

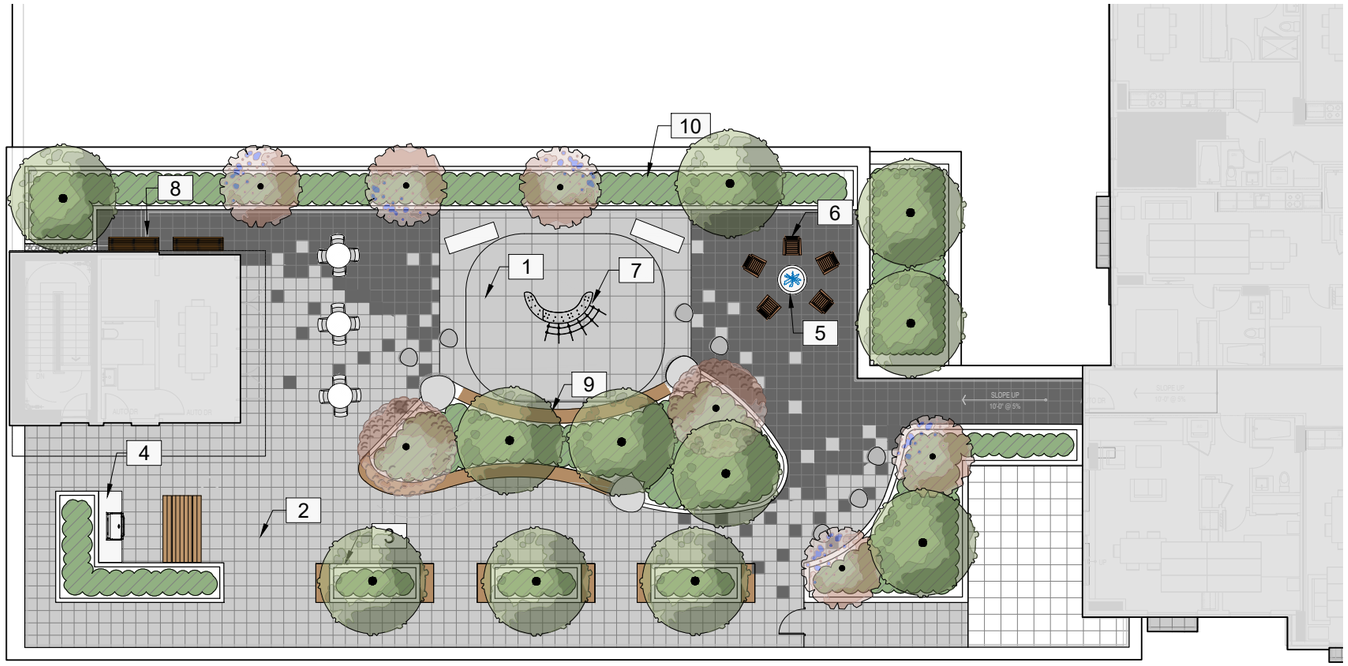
Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV, DZ
Checked: DJ
Approved: DJ
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/OP/PPA/FHA/SP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: LANDSCAPE PLAN - LEVEL 2
VDZ Project #: DP2022-18
Drawing #: L-02

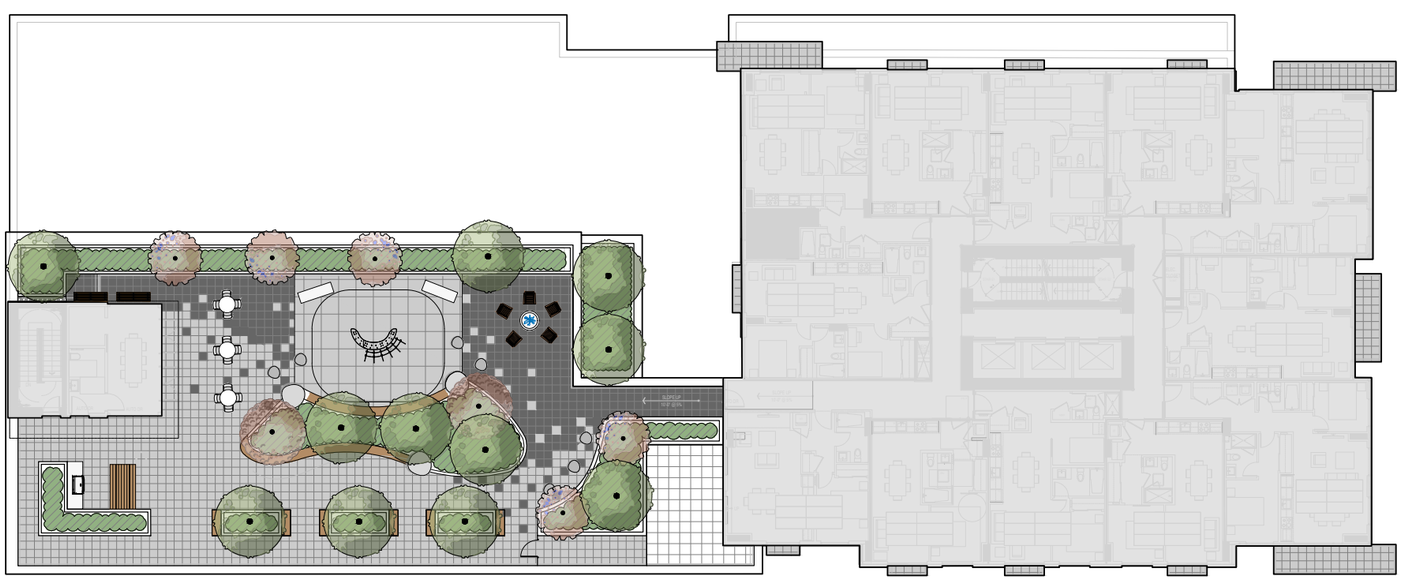


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Rubber Surfacing Detail 2, LD-04
2	Hydrapressed Slab Detail 7, LD-03
3	CIP Concrete Planters Detail 3-4, LD-04
4	BBQ Detail 1, LD-04
5	Fire Pit Detail 8, LD-03
6	Adirondack Chairs Detail 1A, LD-03
7	Play Equiptment Detail 3-5, LD-03
8	Bench Detail 2B, LD-03
9	Feature Planter Detail 3, LD-02
10	Shrub Planting Detail 4, LD-01

1 LANDSCAPE PLAN-LEVEL 7 OUTDOOR AMENITY
Scale 1:100

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



1 LANDSCAPE PLAN-LEVEL 7
Scale 1:150

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD GROUP
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn:
NDV
DZ

Checked:
DJ

Approved:
DJ

Stamp:

Original Sheet Size:
24"x36"

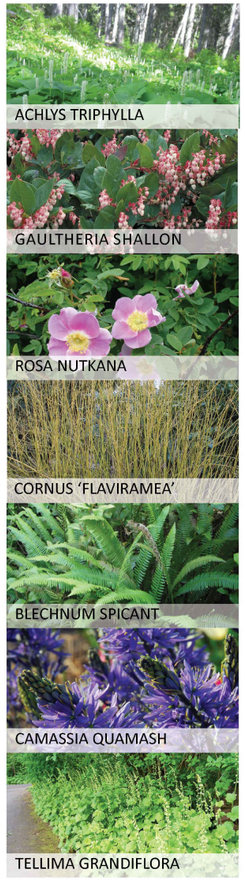
Scale:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:

VDZ Project #:
DP2022-18

Drawing #:



1 PLANTING PALETTE
NTS

2 PLANTING CONCEPT
NTS

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
Am	Amelanchier alnifolia / Serviceberry	#2	1,2m
An	Andromeda polifolia `Blue Ice` / Bog Rosemary	#1	0,6m
Co	Cornus sericea / Red Twig Dogwood	#2	0,9m
Ga	Gaultheria shallon / Salal	#2	0,45m
Lu	Lupinus polyphyllus / Large-leaved Lupine	#1	0,45m
Ma	Mahonia aquifolium / Common Barberry	#3	0,75m
Pl	Philadelphus lewisii / Wild Mockorange	#2	0,9m
Pc	Physocarpus capitatus / Pacific Ninebark	#2	1,2m
Pa	Potentilla fruticosa `Abbotswood` / Abbotswood Potentilla	#2	0,65m
Rk	Ribes sanguineum `King Edward VII` / Red Flowering Currant	#3	0,75m
Rs	Ribes sanguineum `White Icicle` / White Flowering Currant	#2	0,75m
Rn	Rosa nutkana / Nootka Rose	#2	0,9m
Rw	Rosa woodsii / Mountain Rose	#2	1,2m
Sa	Sambucus racemosa / Red Elderberry	#2	0,75m
Sd	Spiraea douglasii / Western Spirea	#2	0,65m
Sy	Symphoricarpos albus / Common White Snowberry	#2	0,75m
Va	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#3	0,75m

FERNS	BOTANICAL / COMMON NAME	CONT	SPACING
B	Blechnum spicant / Deer Fern	#1	0,45m
Pg	Polystichum glycyrrhiza / Licorice Fern	#1	0,38m
Po	Polystichum munitum / Western Sword Fern	#2	0,5m

VINES	BOTANICAL / COMMON NAME	CONT	SPACING
Pt	Parthenocissus tricuspidata / Boston Ivy	#1	0,75m

GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING
De	Deschampsia cespitosa `Goldtau` / Gold Dew Tufted Hair Grass	#1	0,3m
J	Juncus effusus / Soft Rush	#1	0,6m

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING
As	Aster subspicatus / Douglas Aster	#1	0,3m
D	Dicentra spectabilis / Bleeding Heart	#1	0,45m
Gl	Gaillardia aristata / Common Gaillardia	#1	0,45m
T	Tiarella cordifolia / Foamflower	#1	0,45m

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
	Arctostaphylos uva-ursi `Vancouver Jade` / Vancouver Jade Bearberry	#1	300mm
	Asarum caudatum / British Columbia Wild Ginger	#1	300mm
	Mahonia nervosa / Longleaf Barberry	#1	450mm
	Mahonia repens / Creeping Mahonia	#1	300mm

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer circinatum `Pacific Fire` / Pacific Fire Vine Maple	B&B	2.5m ht	4
	Cercis canadensis / Eastern Redbud	B&B	6cm cal.	10
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B	3.0m ht	6
	Pseudotsuga menziesii / Douglas Fir	B&B	2m ht	15
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm cal.	8

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV DZ
Checked: DJ
Approved: DJ
Scale: NTS
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

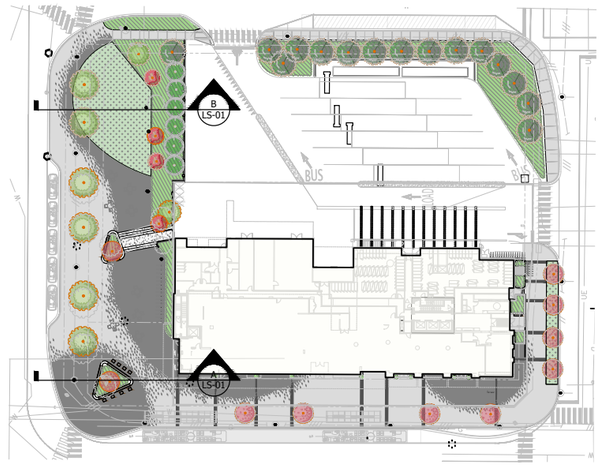
Drawing Title: PLANTING PALETTE

NORTH

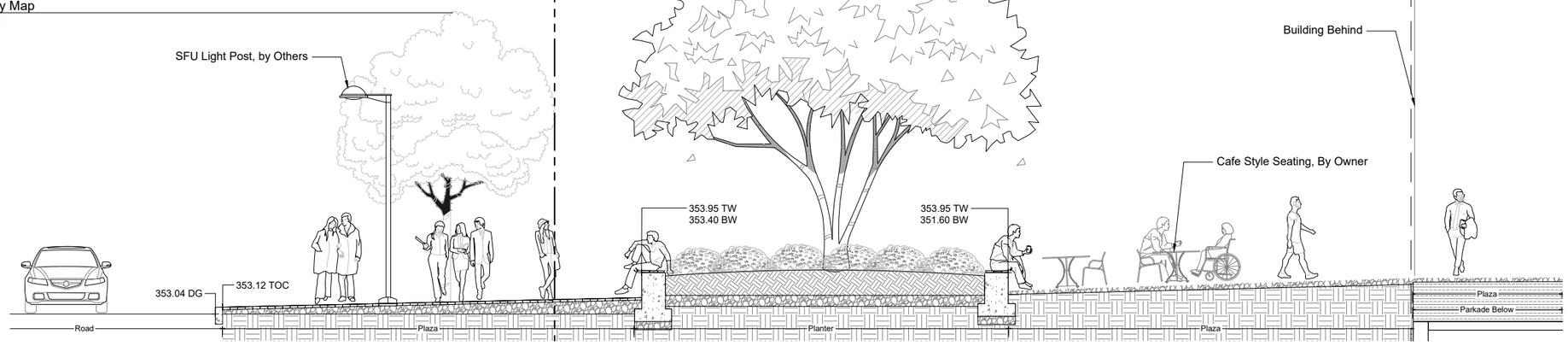
VDZ Project #: DP2022-18

Drawing #: L-04

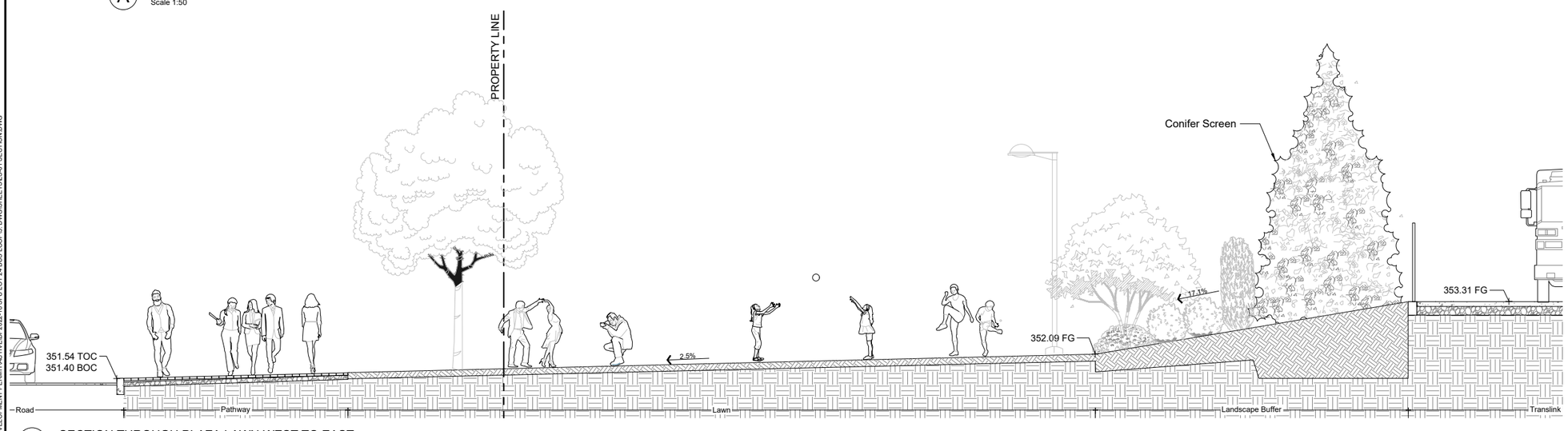
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\L-04 PLANTING PALETTE.DWG



0 Key Map
NTS



A SECTION THROUGH SOUTH SIDE WALKWAY
Scale 1:50



B SECTION THROUGH PLAZA LAWN WEST TO EAST
Scale 1:50

1:50 0 0.5m 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\LS-01 SECTION.DWG

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn:
NDV
AH

Checked:
DJ

Approved:
DJ

Scale:
1:50

Stamp:

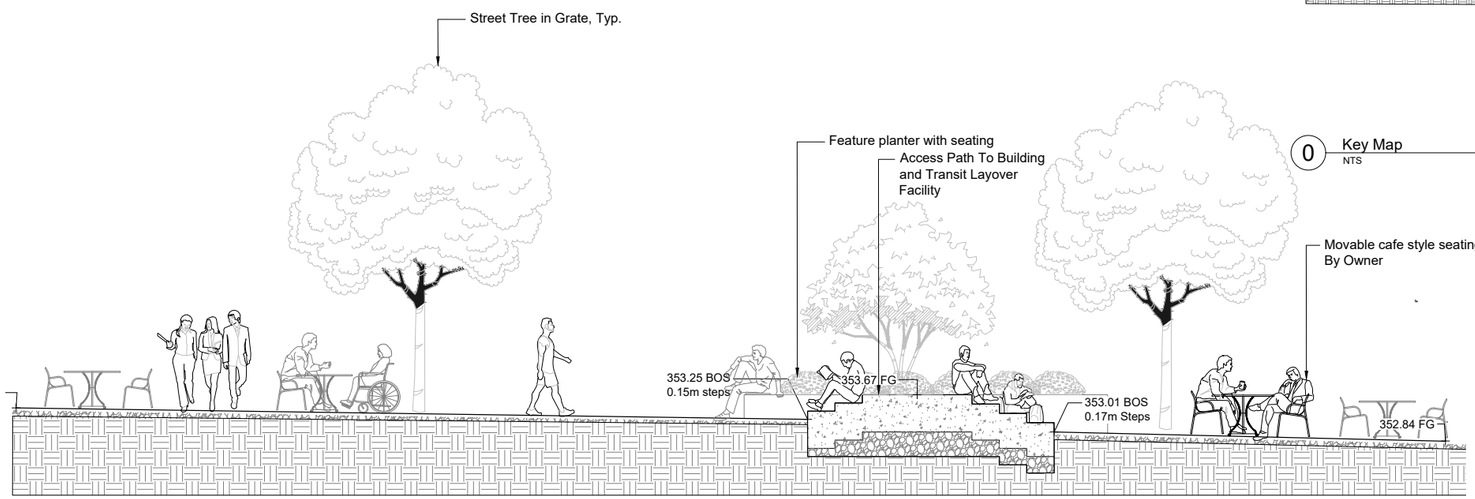
Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
SECTIONS

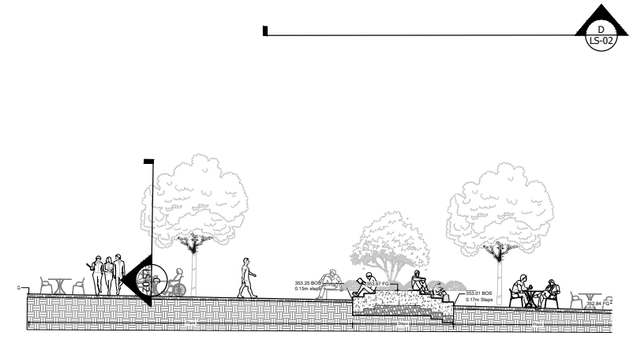
VDZ Project #:
DP2022-18

Drawing #:
LS-01

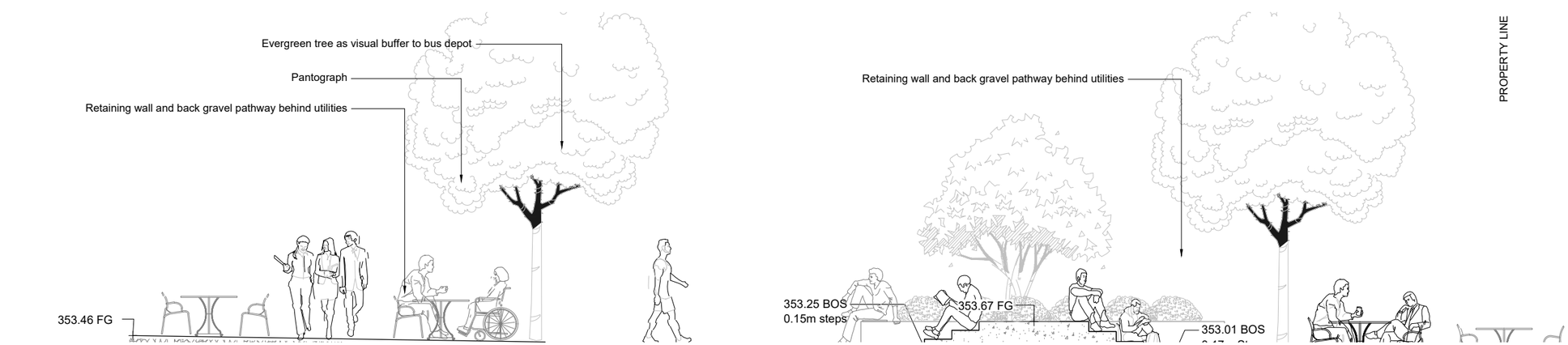


C SECTION THROUGH CAFE SEATING AREA NORTH TO SOUTH
Scale 1:50

1: 50



0 Key Map
NTS



D SECTION THROUGH WEST TO EAST BUS STATION
Scale 1:100

1:100

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\LS-01 SECTION.DWG

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

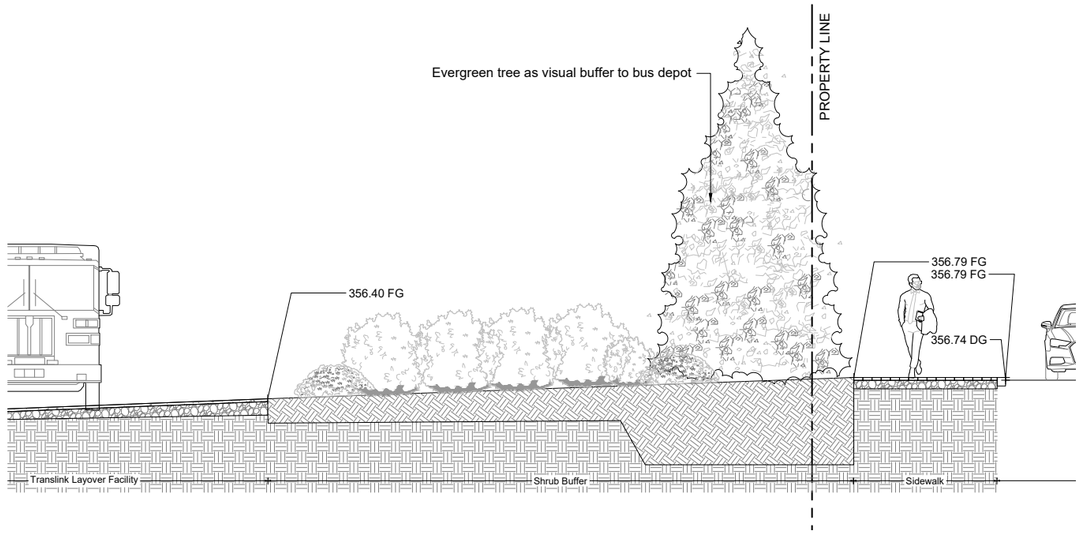
Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

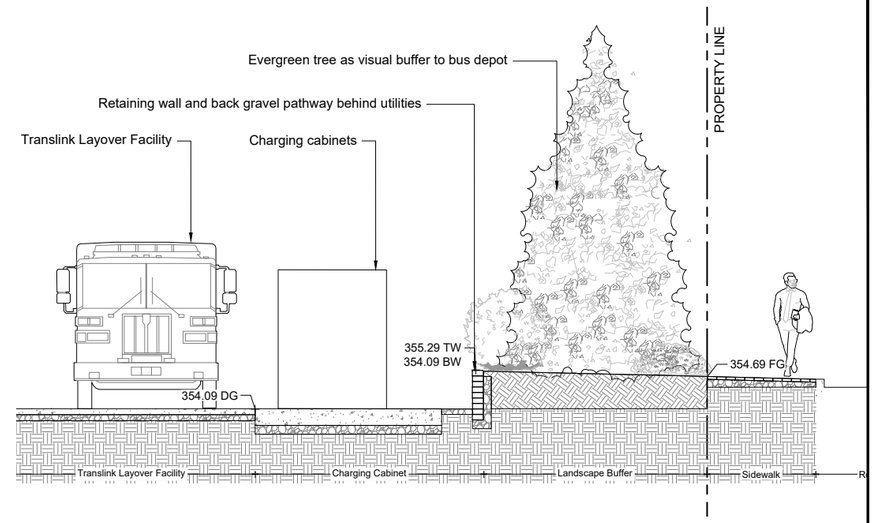
Drawn: NDV, AH
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

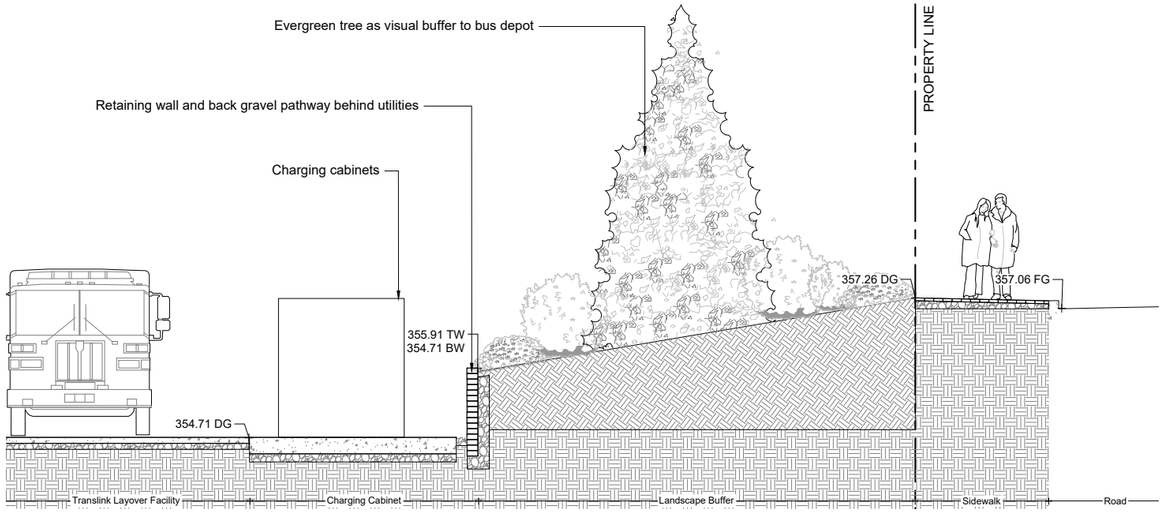
Drawing Title: SECTIONS
VDZ Project #: DP2022-18
Drawing #: LS-02



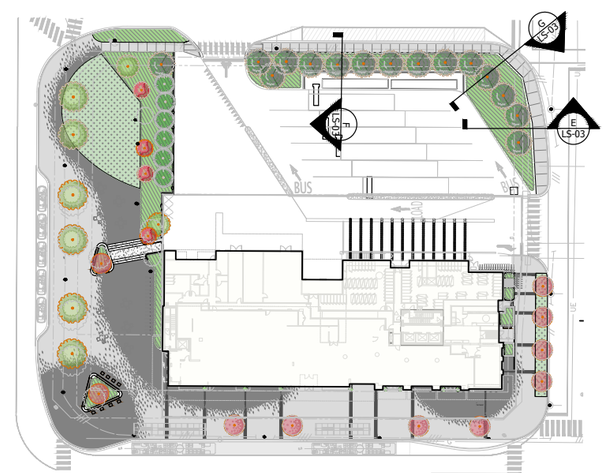
E SECTION THROUGH EAST SIDE BUS STATION
Scale 1:50



F SECTION THROUGH WEST TO EAST BUS STATION
Scale 1:50



G SECTION THROUGH NORTHEAST BUS STATION CORNER
Scale 1:50



0 Key Map
NTS

1:50

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV AH

Checked: DJ

Approved: DJ

Scale: 1:50

Stamp:

Original Sheet Size: 24"x36"

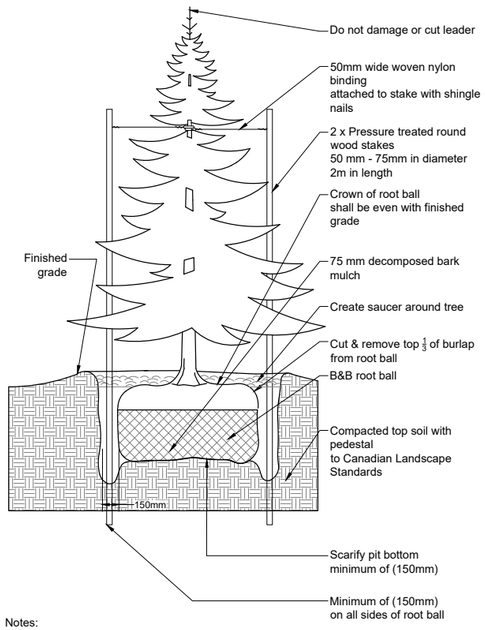
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/DPA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: SECTIONS

VDZ Project #: DP2022-18

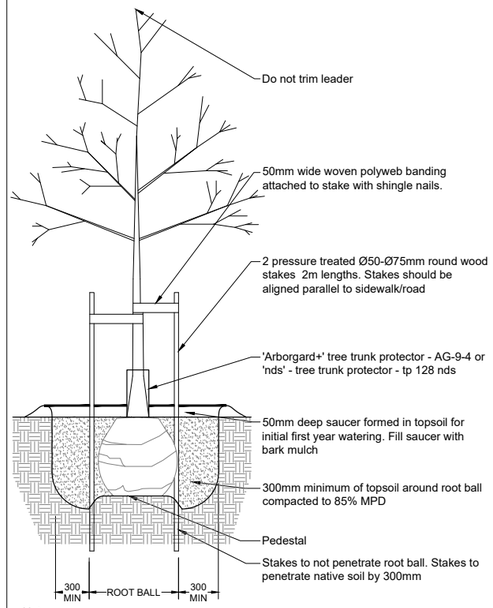
Drawing #: LD-03

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\LS-01 SECTION.DWG



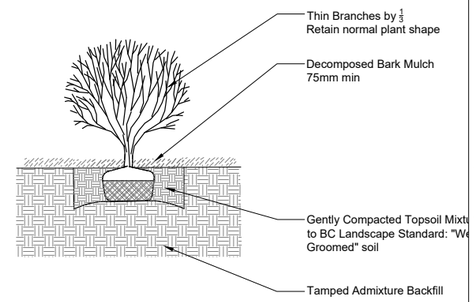
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE PLANTING
Scale 1:25



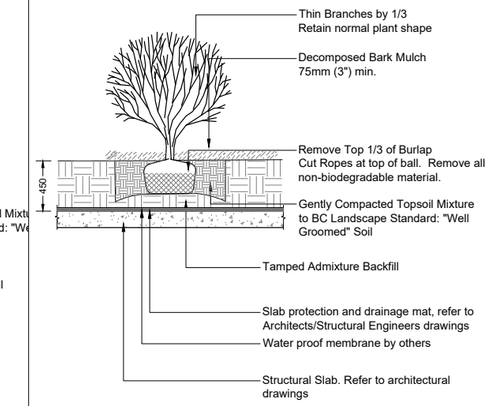
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE PLANTING
Scale 1:25

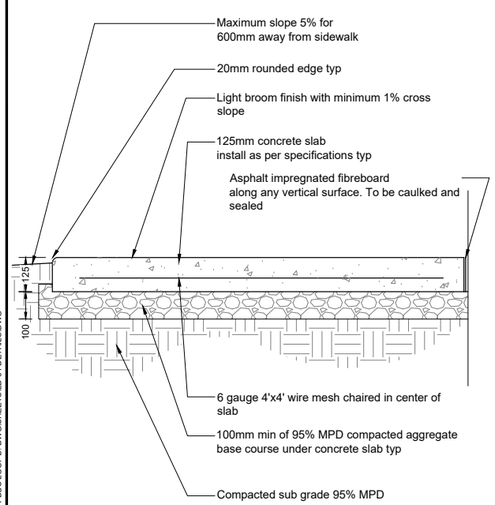


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. O.C. spacing per planting plan.

3 SHRUB PLANTING OFF SLAB
Scale 1:25

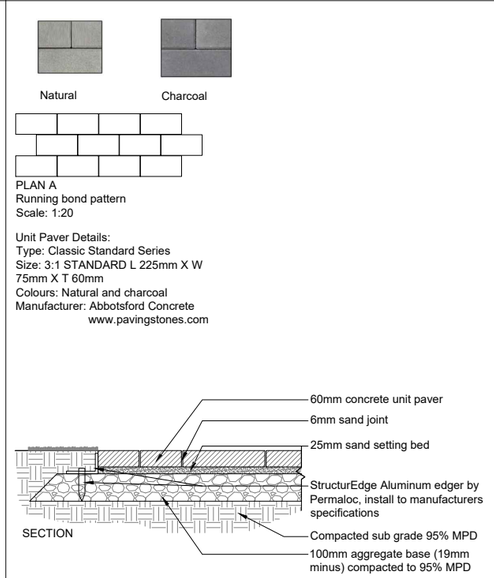


4 SHRUB PLANTING
Scale 1:25



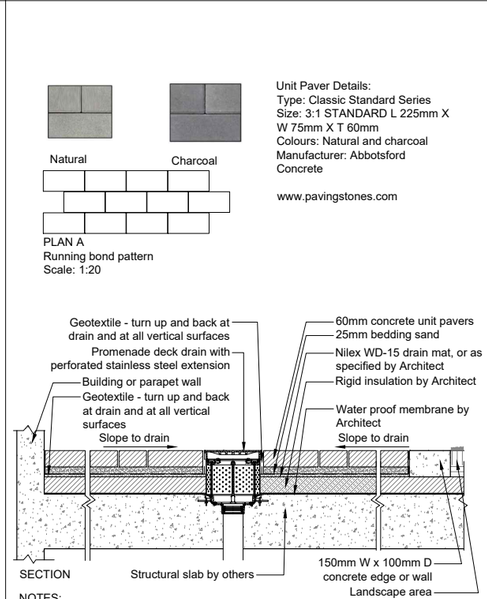
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish

5 CONCRETE SLAB
Scale1:10



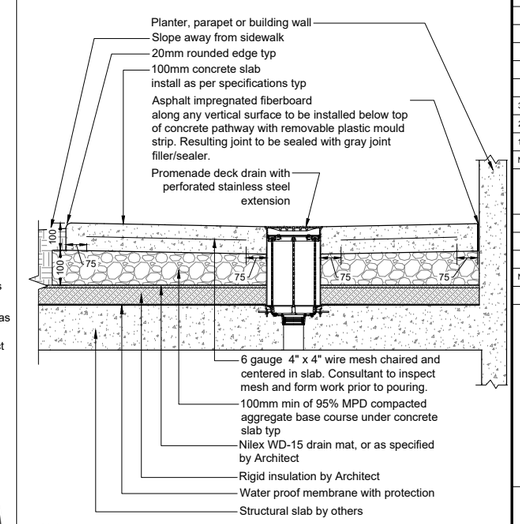
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum 1/3 Paver.

6 CONCRETE PAVERS
Scale 1:10



NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum 1/3 Paver.

7 CONCRETE PAVERS ON SLAB
Scale 1:10



Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.

8 CONCRETE ON SLAB
Scale 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St, Fort Langley, BC, V1M 2R8 | 102-355 Kingsway, Vancouver, BC, V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE
355 Kingsway, Vancouver BC, Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV, DZ
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

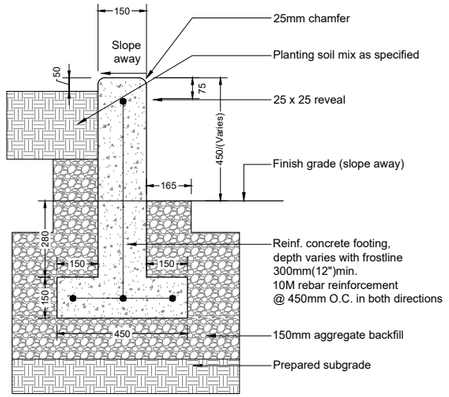
Drawing Title: DETAILS

NORTH

VDZ Project #: DP2022-18

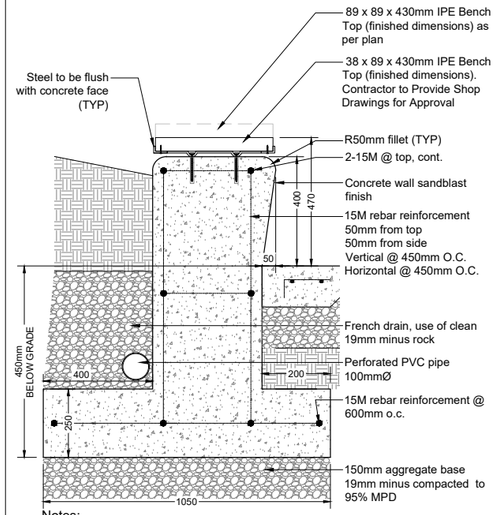
Drawing #: LD-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWGS\SHEETS\LD-01 DETAILS.DWG



Note:
Concrete finish to be Architectural finish

1 CONCRETE PLANTER
Scale: 1:10



Notes:
1. Vertical Control Joints Every 3m on center.
2. Wall heights vary. Refer to Civil for grades.

SCALE 1:10

2 SEAT PLANTER WALL
Scale:1:10

Concrete Curved Planters with Wood Benchs

3 CURVED BENCH AND PLANTER
NTS

Model: EP 1051
Structure: Bronze
Wood: Ipe
Size: (dxhxl) 567x250x692mm
Manufacturer: Equiparc

w. equiparc.com
p. 1.800.363.9264

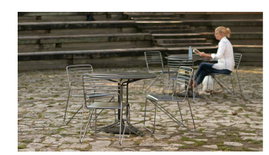
Model: EP 1931
Structure: Bronze
Wood: Ipe
Size: (dxhxl) 533x432x1803mm
Manufacturer: Equiparc

w. equiparc.com
p. 1.800.363.9264

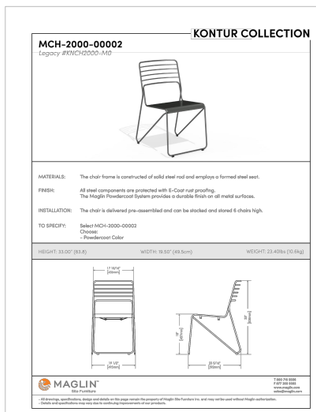
4 BENCH TABLE AND BENCH
NTS

MAGLIN SITE FURNITURE
color: silver 14

3 CURVED BENCH AND PLANTER
NTS

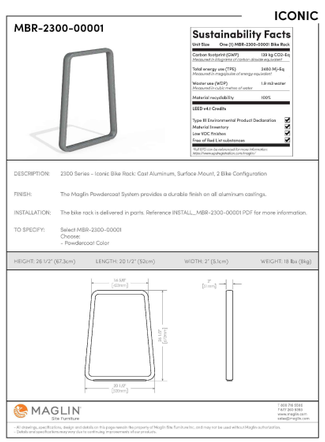


MAGLIN SITE FURNITURE
color: silver 14



7 CAFE TABLE
NTS

7 CHAIR
NTS

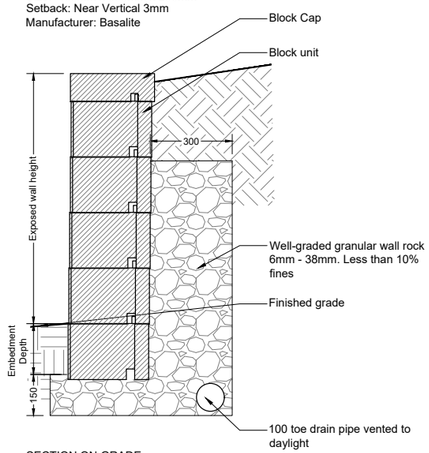


Model: MBR-2300-00001
Type: Iconic Bike Rack
Colour: powder coat Bronze 14
Size: (lxwxh) 520x51x673mm
Manufacturer: Maglin

w. maglin.com
p. 1.800.716.5506

5 BIKE RACK
NTS

BLOCK WALL
Type: Basalite Valley Stone
Wall Colour: Grey
Cap Colour: Ebony
Size: 460mm x 300mm x 200mm
Setback: Near Vertical 3mm
Manufacturer: Basalite



SECTION ON GRADE

NOTE:
1. See architectural and structural for block wall attachment to structure.
2. All walls over 1.2m in height will need to be Structurally Engineered.

6 ALLAN BLOCK WALL
1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn:
NDV
DZ

Checked:
DJ

Approved:
DJ

Scale:
AS SHOWN

Stamp:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/OP/PPA/FHA/SP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS

NORTH

VDZ Project #: DP2022-18

Drawing #: LD-02

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\LD-02_DETAILS.DWG

Model: A59MVW3S1
Type: Arcadian Bench 59 - Free Standing
Colour: powder coat Black, Ipe Wood Slats
Manufacturer: Frances Andrew Site Furnishings Ltd.
p. 604.888.3712
w. francesandrew.com

1A ADIRONDACK CHAIRS
NTS

Model: Gretchen Litter
Type: Side Open
Colour: powder coat Black, Ipe Wood Slats
Size: (hxd) 23"x42"
Weight: 93 lbs
Manufacturer: Landscape Forms
w. landscapeforms.com

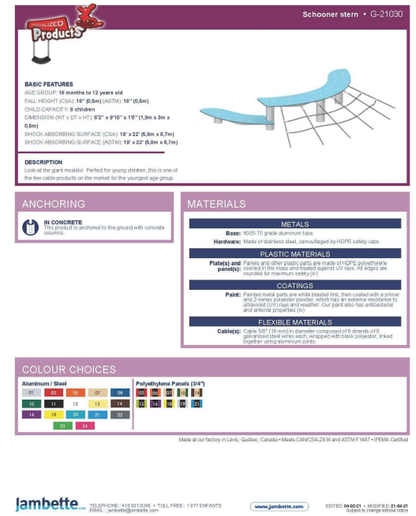
1B WASTE RECEPTACLE
NTS

Model: Gretchen Picnic Table
Type: No Umbrella Hole
Colour: powder coat Black, Ipe Wood Slats
Size: (dxwxh) 58"x54"x30"
Weight: 270 lbs
Manufacturer: Landscape Forms
w. landscapeforms.com

2A Picnic Table
NTS

Model: Gretchen Bench
Type: 72" Backed
Colour: powder coat Black, Ipe Wood Slats
Size: (dxwxh) 25"x72"x32"
Weight: 125 lbs
Manufacturer: Landscape Forms
w. landscapeforms.com

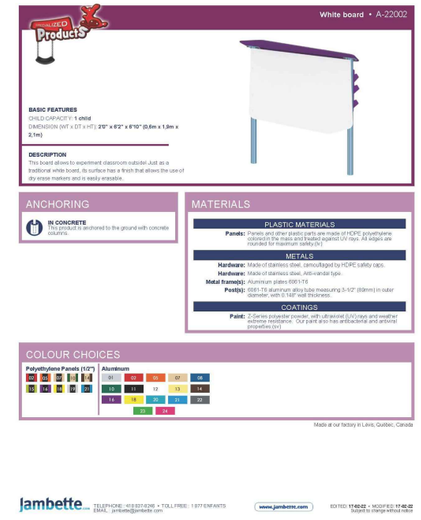
2B BENCH
NTS



Model: Scooner Stern G-21030
Colour: Aluminum/Steel 01 (silver), Polyethylene Panels 20(blue)
Manufacturer: Jambette
Footing: Surface Mounted

Supplier: ParkWorks by Makr
P: 1.888.890.6257
Website: Parkworksco.com

3 PLAY EQUIPTMENT
NTS



Model: White Board A-22002
Colour: Aluminum/Steel 01 (silver), Polyethylene Panels 20(blue)
Manufacturer: Jambette
Footing: Surface Mounted

Supplier: ParkWorks by Makr
P: 1.888.890.6257
Website: Parkworksco.com

4 WHITE BOARD
NTS

Model: Chalkboard A-20001
Colour: Aluminum/Steel 01 (silver), Polyethylene Panels 20(blue)
Manufacturer: Jambette
Footing: Surface Mounted

Supplier: ParkWorks by Makr
P: 1.888.890.6257
Website: Parkworksco.com

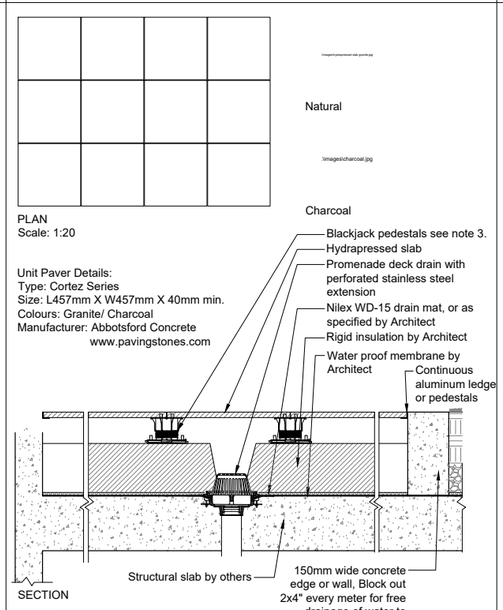
5 CHALKBOARD
NTS

Model: Cast Stone
Size: Extra Large
Colour: Light Grey
Manufacturer: EIS PRODUCT

Model: Cast Stone
Size: Small
Colour: Grey
Manufacturer: EIS PRODUCT

Website: http://eisproduct.com

6 FEATURE SEATING
NTS



Unit Paver Details:
Type: Cortez Series
Size: L457mm X W457mm X 40mm min.
Colours: Granite/ Charcoal
Manufacturer: Abbotsford Concrete
www.pavingstones.com

NOTES:

1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blackjack Screwjack or OneStep system depending on depth to slab.
4. Aluminum ledge to be secured to wall/curb with concrete screws.

7 HYDRAPPRESSED SLAB ON SLAB
Scale: 1:10

NORTH AMERICA SPECIFICATIONS

	Natural Gas	Propane
Gas type:	Natural Gas	Propane
Gas press:	3.5" - 7.0" w.c.	N/A
Electrical:	24V / 110 VAC 1.5A, 60 hz	24V / 110 VAC 1.5A, 60 hz
BTU / kWh:	60,000/11.7	76,000/22.5

ANSI Z21.97-2014
CSA 2.41-2014

Supplier: Solus
Product name: Hemi Firebowl 36"

8 FIRE PIT
Scale: 1:10

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

RWA GROUP ARCHITECTURE LTD
355 Kingsway
Vancouver BC
Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV, DZ
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PA/PRA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS
VDZ Project #: DP2022-18
Drawing #: LD-03

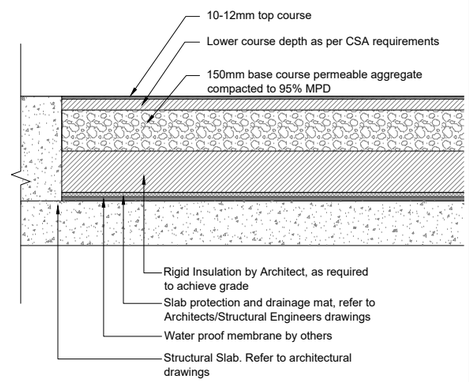
NORTH

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUS LOOP\5. DWG\SHEETS\LD-03 DETAILS.DWG

GRILL SPECIFICATIONS	
Material	All 304 Stainless Steel
Cooking Surface	540 sq. inches (30" x 18")
Primary Burner BTU's	63,000
Backburner BTU's	18,000
Cut Out Dimensions	32"w x 19 1/2"d x 12"h

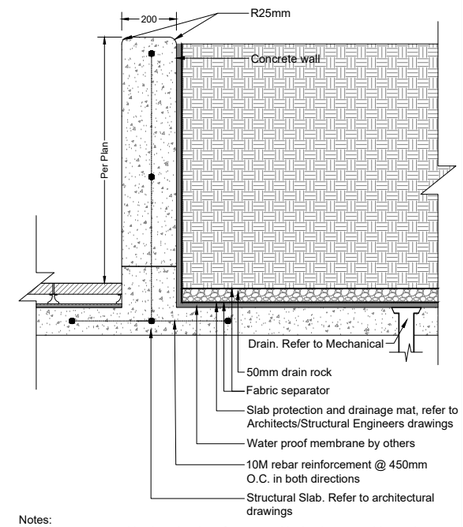
Supplier: Fire Magic
Product name: A540i

1 GAS BBQ
NTS



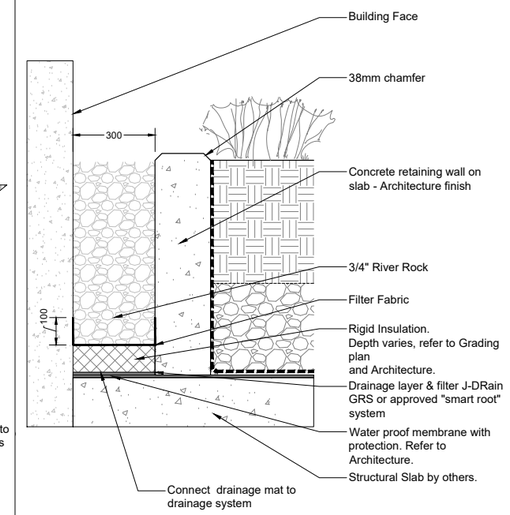
Notes:
1. Install as per supplier's/manufacturer's specifications/instructions
2. Colours: Indigo and Walnut. Refer to plan.
3. Supplier: Softline Solutions or approved equal

2 RUBBER ON SLAB
1:10



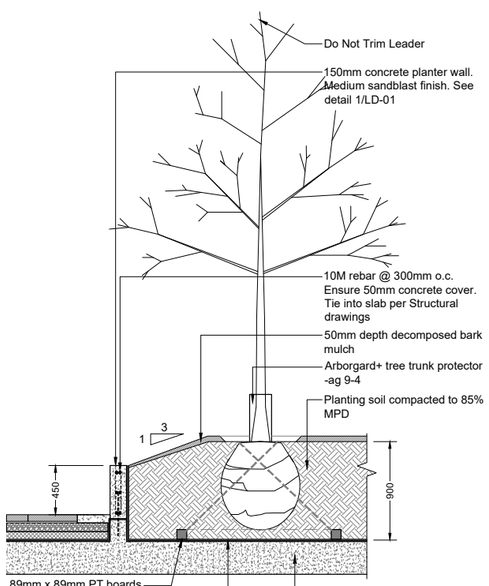
Notes:
1. Contractor to provide shop drawings for approval by landscape architect prior to construction.
2. Vertical Control Joints every 3000mm on center.
3. All planters to be connected to slab drainage system. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.

3 CONCRETE PLANTER WALL ON SLAB
1:10



Notes:
1. Refer to drawings for drip-strip widths, minimum 300mm.
2. Pressure Treated Board to be used when Drip-Strip is adjacent to soft landscaping.

4 DRIP STRIP ON SLAB
1:10



NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem, unless specified otherwise.

5 TREE ON SLAB
1:25

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St, Fort Langley, BC V1M 2R8 | 102-355 Kingsway, Vancouver, BC V5T 3J7
www.vdz.ca 604-882-0024

RWA ARCHITECTURE LTD
355 Kingsway, Vancouver BC, Canada V5T 3J7
T. 604.736.8959
E. info@rwa.ca
W. www.rwa.ca

No.	By:	Description	Date
3	DJ	Issued for Public Hearing	2022-08-30
2	DJ	Issued for DP	2022-06-13
1	DJ	Issued for Review	2022-06-06

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SFU LOT 24

Rezoning Reference #20-29

Location:
8955 University High Street
Burnaby, B.C.

Drawn: NDV, DZ
Checked: DJ
Approved: DJ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PP/APPA-BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS
NORTH
VDZ Project #: DP2022-18
Drawing #: LD-04

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-18 SFU LOT 24 BUSLOOP\5. DWG\SHEETS\LD-04 DETAILS.DWG