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Design Policy Compliance:

The design team has worked with UBC Campus + Community Planning (C+CP) to instill applicable policies for the Project.

**Applicable Policy**:
- UBC Campus + Community Planning (C+CP) 2014
- UBC Theoretical Neighbourhood Plan - Site Specific Design & Development Requirements - Carey College Site - Lot 2 and Lot 3 - Development Area.
- Parcel Identification and Lot Satisfaction Building Envelope (Theoretical Neighbourhood - Site CTC, showing P-54), and March 1, 2016 Letter (Agenda Item 3.0) to the Theoretical Neighbourhood Group.
- UBC Land Use Plan - Point Grey Campus, June 2015
- UBC Vancouver Campus Plan - Part 2.A.1 and 2.B.
- Walter Gage Road Consultation Plan.
- UBC Sustainable Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

The net policies have been reviewed and applied for the Project. The Project intent is to construct on Lot 40 and Lot 42 to transform Carey’s Campus to take place of specialized works, while adding to the planning of the College Place Neighbourhood Plan within the overall UBC Campus Plan. Site-specific guidelines are provided in the zoning documents of the "UBC Theoretical Neighbourhood Plan - Site Specific Design & Development Requirements - Carey College Site - Lot 2 and Lot 3 - Development Area", and is informed by the "UBC Development Handbook".

The Project’s green building approach followed the UBC Residential Environmental Assessment Program (REAP 3.2) + Associated REAP Resources.

Along with the ongoing of the existing 2005 Building Lot 40 of the site, the approach to scramble the re-displaying the project is to build a new 5 level mixed-use academic and residential complex to the remit site. This new structure will connect new academic & conference spaces, organized around a new courtyard (Caring Lane Dr.), to the existing Building’s main floor along with the provision of street-level retail and residential facing Westminster Mall. To the immediate south, Lot 42, will be a new building program includes existing Student Life Centre (SLC) on the west side, in form, respect the site setbacks and height requirements as outlined in the Theological Neighbourhood Plan. The new building, along with the site, will respect the site setbacks and height requirements as outlined in the Theological Neighbourhood Plan.

To this end, there are several key principles that have been established to guide the planning of this project:
- Ensure the Project respects the context of the Theological Neighbourhood, the contemplated new configuration Walter Cage #2 and newly constructed Buildings (the West or Residential) located south and the IL, residential neighborhood.
- Preserve and respect the established historical and cultural context of the site.
- Enhance and create a sustainable public realm that respects the site setbacks and height requirements as outlined in the Theological Neighbourhood Plan.
- Develop the all areas of the site to promote a continuance of the public realm and where appropriate further enhance street-level activities, such as at Walter Gage Road.
- Enhance the central courtyard and surrounding streetscape with the addition of green walls, circular planting beds, and pedestrian path and circulation framework.
- Develop the all老楼 with care to create further enhance further enhance street-level activities, such as at Walter Gage Road.
- Enhance the central courtyard and surrounding streetscape with the addition of green walls, circular planting beds, and pedestrian path.
- Enhance the central courtyard and surrounding streetscape with the addition of green walls, circular planting beds, and pedestrian path.

3D Massing Visualization

www.urbansolutions.ca/careycollegeissuefordp

Project No: 2020.1194
Permit Date: 2022-01-04

CAREY THEOLOGICAL COLLEGE - LOT 40 & LOT 42 - 5920 IONA DRIVE, VANCOUVER, BC | ISSUE FOR DEVELOPMENT PERMIT
Design Rationale
Site Plan Considerations

The Project seeks to respect the character of the Chancellor & Loyal Heights neighborhood, ensuring continuity of the site while providing a contextually appropriate setting for Carey's future uses. The approach is to respect the campus approach to planning, ensuring that new developments are respectful of the existing buildings and the pedestrian and vehicular routes that connect them. The design approach is also to respect the campus's historic character, including the use of materials and architectural details that reflect the historical context of the site.

Development Application AUDP

The Use Plan of the site, while providing public pedestrian corridors throughout the site. The entrance to the site at West Mall will also be added to the pedestrian building entry.

North-South Walkway
Lot 42 development includes improvements to complete the proposed North-South Walkway connecting between Wesbrook Mall and the front of the site. The design includes the construction of a new crosswalk at Grid. The area between the sidewalk and the new building will be planted to include a wide rainwater management plan, and a new sidewalk will be introduced as an open space.

Carey Theological College
The north-south pathway will connect the bus stop on Wesbrook Mall through to the Indian Woods will become an important local space / social space connecting between buildings in the area. The unique "amenity" character discussed in this section is anticipated to include integrated gathering spaces, benches, and outdoor areas for residents and visitors.

Lula Drive
The new walkway path connecting the bus stop on Wesbrook Mall through to the Indian Woods will become an important local space / social space connecting between buildings in the area. The unique "amenity" character described in this section is anticipated to include integrated gathering spaces, benches, and outdoor areas for residents and visitors.

Iona Drive
The proposed new development on Lots 40 will include new street trees, new drop-off area, and terraced plantings up into the courtyard. Additional space is provided for the courtyard and building entrances. The public sidewalk along Iona Drive will connect with planned improvements to the intersection of Wesbrook Mall.

West Mall
New planting along West Mall will support enhanced of the Lots 38-40, and provide additional planters and landscaping treatment in front of the proposed building. At the bus stop, and the entrance to the Lots 38-40, seating will be added at bus stop and enter building entry.

Lot 42
The line of trees will create a buffer strip between the site and the new building will be planted to include a wide rainwater management plan, and a new sidewalk will be introduced as an open space.

Lot 38-40
The lot between the sidewalk and the new building will be planned to include a wide rainwater management plan, and a new sidewalk will be introduced as an open space.

Infiltration
The new walkway path connecting the bus stop on Wesbrook Mall through to the Indian Woods will become an important local space / social space connecting between buildings in the area. The unique "amenity" character discussed in this section is anticipated to include integrated gathering spaces, benches, and outdoor areas for residents and visitors.

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Lot 40
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The lot between the sidewalk and the new building will be planted to include a wide rainwater management plan, and a new sidewalk will be introduced as an open space.
The project’s sustainability goals are to provide implementable strategies to achieve low energy use and low emissions following UBC REAP 3.2 Program. Under the program, our anticipated points are 4.2 (Gold Plus).

The strategies being employed are being developed collaboratively and are supported by the Carey College which wishes to provide occupant comfort and a highly efficient but also sustainable buildings that aligns with its priorities.

As a result of the alignment between priorities, the project’s occupant comfort model approach through the use of building’s envelope performance characterized in combination with operable windows gives the building’s enhanced thermal performance approach a signifies role in meeting heating and cooling requirements (TRED). Further within the REAP 3.2 submission in the variety of the Integrated Building Management Plan 5a & 5b, which has been co-developed with help by the Civil, Landscape Architect, Mechanical Engineer, and Architectural Team.

Overall, the project’s approach is to reduce carbon emissions to assist its climate change mitigation which directly results in a low energy consumption building, while balancing capital and long term costs benefits at the same time being future climate resilient. This high quality design will also form as a learning experience for students, faculty and other occupants of this building, fostering new health and wellness building standards. Leadership and training will also be provided to occupants in order to better understand and comply with the sustainability principles, which in the project’s health valuable resource, shall be consumed in a linear and sustainable manner.

Specifically for Hardship component area wise, the following summarizes the highlights:

**Energy & Emissions (E&E):**

Despite the multiple competing issues, the main critical issue will be how to utilize climate change. The project’s primary approach is to reduce its carbon emissions. This will directly result in low energy demand for the buildings. To achieve this, the buildings will include a high level of passive architectural concepts such as natural ventilation, high performance envelopes and air-tight design, and a series of building strategies to reduce indistinguishable heat loss/gain per unit. By applying, the building will achieve Step Code 0 and will invest the possibility in on-site renewable energy if feasible through the CleanBC program. The building systems will be highly efficient and fully electrically fully taking advantage of the low carbon energy transportation of natural hydro and water will be renewable at the building level.

**Water (W):**

This project will deal with water resources by designing the systems to reduce the demand and use of water at the same time efficiently managing the flow of rainwater through the site. Systems such as irrigation and plumbing fixture/appliances will be specified and designed for the lowest possible to reduce water demand. To enhance optimization, the Landscape will work to assist the avoid Reid through the integration of roofs and rain gardens located wherever possible.

**Biodiversity (B):**

The Project incorporates landscape strategies to provide the range of optimization herein. See Landscape Design Rand & Associates for summary.

**Materials & Resources (M&R):**

In this section, the project will specify and utilize healthy materials which are in compliance with the noted standards. Additionally, the project will evaluate the life cycle of materials and their potential impacts of climate change.

**Climate Adaptation (CA):**

The buildings have been designed and will be designed to meet the thermal comfort requirements for 2050 and have a design strategy to meet 2050 in all seasonal transitions. The project’s approach to monitoring variable variables for individual occupant comfort and health, and high-efficiency design focused on future climate scenarios. Carey’s operational approach to address “enhanced resiliency” and its optimization and use and health’s light of changing climate reference while meeting more frequent time frames, heat waves, extreme events, power outages, and other climate-related events.

**Flour & Experience (F&E):**

This project’s approach to Bioclimatic Design has been designed and utilized in combination with the design approach. See Bionomics Design Rand & Associates for further information. Both outdoor and indoor outdoor spaces have been integrated within the programming of the Carey site. The project’s design has been designed and integrated and the interior corridor and design the natural light for the majority of both works and activities. The outdoor corridor involves individual characteristics spaces that can be transferred to further support community. The central located patio views support socialization between the various use of all building occupants and can encourage small community/neighborhood engagements. Each individual floor contains a well designed Amenity Lounge to promote interaction while connecting the occupants to the views and place of the site.

**Health & Wellbeing (H&W):**

This project’s approach to Bioclimatic Design and occupant experience is deeply considered. Low existing products will be specifically and a rigorous IAQ program will be instituted. All rooms and common areas are designed to receive daylight access and be connected to nature. In addition to connecting to the views and site, the project utilizes the site’s unique location in the well loved Iona UNS, West UNS, and its new internal courtyard for daylight and connection. New and existing rooftops will receive “green roof” assistance in connecting with nature.

**Quality (Q):**

Carey’s vision and outlook is for 100+ years and as such will construct durability in mind. All building systems and cladding will have a long...
Carey is an affiliated college of the University of British Columbia located in the Chancellor Place neighborhood. It is also an accredited institution of the Association of Theological Schools (ATS) in the United States and Canada, as an associate member of the Asia Theological Association (ATA), a ministry of the Canadian Baptist of Western Canada denomination and a certified credit with the Canadian Centre of Christian Theology. It was incorporated in British Columbia under the B.C. Act, 1959, where it began its purpose as a Christian residential college of the United Church of Canada, an affiliated college of the University of British Columbia located in the Chancellor Place neighborhood.

For many years, it has served as a residential community committed to social, spiritual and academic growth. In 1975, Carey responded to deliver a contextualized graduate theological program both in campus and online. Carey’s vision is to empower faithful Christian leaders for every generation, culture and community. It aspires to enhance the theological education for graduate students in theological education for patron and ministry leaders worldwide, and in Canada.

To further its ministries, and through the generous support of all donors, Carey is undergoing organizational growth. This campus build-out will expand its infrastructure to provide additional dorm rooms and other types of rental accommodations to meet the waiting list demands and create more discipleship opportunities. As well, the facility may serve as an office of financial resources. It further supports scholarships and bursaries to fuel our graduate students who are mostly active pastors, missionaries and leaders. Moreover, this build-out will enable the overall learning experience that Carey plans a role not only in the Theological Neighborhood but the broader UBC campus experience. Carey looks forward to hosting its facilities to the UBC community.

The Carey campus fronts Iona Dr., Westbrook Mall, Walter Gage Rd., and connects to the Iona Greens (UNOS) open space. The site consists of Lot 40 and Lot 42 to the south. The existing 2005 Building sits to the west of Lot 40 and fronts Iona Dr., and its massing is oriented to the north-south direction. Existing vehicular and pedestrian access is established, leading to the entry of the 2005 Building. Two existing one-storey wood-framed buildings at the east of Lot 40 forming an open courtyard space. The existing Lot 42 is a gently sloping green parking area with existing stairs to its perimeter. Lot 42 fronts Walter Gage Rd. to the south.
Fig. 1 - View from Iona Looking South-East

Fig. 2 - View from driveway Looking South-East
Fig. 3 - View from Gage Road Looking North-West

Fig. 4 - View from Wesbrook Looking North-West
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Carey Theological College
LOT 6 & LOT 12
5920 Iona Drive
Vancouver, BC

Fig. 5 - View from Above Looking @ Courtyard

Fig. 6 - View from Mews Looking South-West

Renderings and Perspectives

Sheet A-0.08  3
Fig. 7 - View from Wesbrook Looking South

Fig. 8 - View of Courtyard
Site Context - Westbrook Mall Elevation

1/32" = 1'-0"
Westbrook Mall
LOT 2 (REM 40)
LOT D
7 Storey Iona Building
LOT 2 MAX. HEIGHT: 60'

Proposed New Lot 42 Building
Existing 2005 Carey Hall
New Courtyard

Drawn by:

File No.:
Date:
Scale:

Consultants:

Project No.:

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Sheet No.:
Title:
Revision:

Seal:

1. Re Issue for DP 2020.06.23
2. Issue for DP 2020.01.01
3. Development Application to DP 2020.01.04

Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

3/64" = 1'-0"

Site Context - Iona Elevation

Proposed Iona Streetscape

2022.01.04
3/64" = 1'-0"

Proposed Iona Streetscape

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Carey Theological College
LOT 6 & LOT 42
5920 Iona Drive
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Site Elevations - Iona Drive

Iona Drive - Street-scape / Context
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Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
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Site Elevations - Wesbrook

1/16" = 1'-0"

A-4.02
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Carey Theological College
LOT 8 & LOT 42
5920 Iona Drive
Vancouver, BC

West UNOS - Street-scape / Context

Site Elevations - West Elevation

A-4.03 3
Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

PROJECT:
Lot 42 - Level 4 + 5

DRAWN BY:
Lot 42 - Level 4 + 5

FILE NO.:
L-42-41

DATE:
2022.01.04

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

TITLE:
SIDE SETBACK

PROJECT NO.:
DP 2022 0104

CONSULTANTS:

M RM

2022.01.04

3/32" = 1'-0"

Lot 42 - Level 4 + 5

SHEET NO.:
A-6.09

REVISION:
3
CAREY HALL (EXISTING 2005 BUILDING) AND THEOLOGICAL NEIGHBOURHOOD - MATERIALS AND FINISHES - PRECEDENTS

Fig. 1 - Carey Hall (Existing 2005 Building) - View from NW

Fig. 2 - 5977 Walter Gage Rd - Typical (Grey) Accent Colour, Quarried Stone, and Precast Concrete Caps/Sills

Fig. 3 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard

Fig. 4 - Carey Hall (Existing 2005 Building) - Details at Interior Courtyard

Fig. 5 - 5958 Iona Dr - Typical (Grey) Accent Colour, Quarried Stone, and "Slate Grey" Concrete Slab Edges w/ "White" painted Concrete Soffits, and "Wood-tone Soffits"

Fig. 5 - 5978 Iona Dr - Typical (Grey) Accent Colour, Quarried Stone, and Precast Concrete Caps/Sills
The approach to Carey’s new Lot 40 and Lot 42 Buildings material and colour applications are based on the context of the existing 2005 Carey College, and the contextual buildings immediately adjacent being loi-Co., within the Chancellor Place Theological neighbourhood.

The proposed main materials palette are:

Stevie Goulard Cladding

To provide contextual continuity, Stevie Goulard Cladding is proposed as the main visual anchoring material at site area.

Finishing program with the Stevie Goulard Cladding will be in four (4) colors. The direction for the new Lot 40 and Lot 42 Buildings, cladding openings within service walls would be the precast concrete (lighter) and silts. As a variation from the existing 2005 Building, we envision utilizing the Stevie Goulard Cladding in prime locations, such as imported corners and vertical features on both new Buildings.

Modular Brick Masonry

To complement the cladding, we further propose utilizing modular brick masonry in a language that relates to Carey’s existing 2005 Building and building to the older UBC campus.

Carey Centre 2005 Building utilizes a modular brick masonry system using "Western Cedar" and "Slate" colours at the direction of the new Lot 40 and Lot 42 Building. Entrance openings within service walls would be the precast concrete (lighter) and silts. We envision utilizing "buff"-coloured accent brick and concrete elements at the street surfaces in contextual continuity around the buildings in areas other than where Stevie Cladding is employed.

Clear Prefinished Aluminum Glazing Frames

Window openings will be Prefinished Aluminum Glazing Frames and in contextual locations bonding Aluminum and Spandrel Panels with the window as is currently employed in the existing Carey Centre 2005 Building. The material will be chosen at the discretion of institutional conference areas and the window openings will be "natural grey" within the Bevel and Slat system.

Metallic Panels: Modular Pre-Finished Castaways Balcony Panel

Similar to neighbouring buildings, at the upper levels of both Lot 40 and Lot 42, lighter appearing metallic panels will be utilized along with Carey College’s Aluminium Panels. We envision employing the "Sandcasters" and "Visuals" ranges of Pre-Finished Woodtone metal panels. The panel material has been chosen at the discretion of institutional conference areas and the window openings will be "natural grey" within the Bevel and Slat system.

Pre-Finished Woodtone - Vertical Fix

To enhance connection to the site, the project incorporates Pre-Finished Woodtone - Vertical Fix of various dimensions throughout the new Lot 40 and Lot 42 Buildings. These vertical fins are similar to Carey Centre 2005 Building; panel material is being considered within the continuity of vertical fins. Pre-Finished Woodtone - Vertical Fix of various dimensions throughout the new Lot 40 and Lot 42 Buildings. These vertical fins are similar to Carey Centre 2005 Building; panel material is being considered within the continuity of vertical fins.

Prefinished Woodtone - Metal Soffits

To enhance connection to the site, the project incorporates Pre-Finished Woodtone - Metal Soffits in a "horizontal" pattern with "s" wide gaps between. The effect will maximize the building’s appearance similar to the visual continuity of the main entrance forms.

Accent Colours:

- Colour: Spanfrel Glass Panels
  BM 2066-20 (Evening Blue)
- Colour: Structural Steel Canopies
  BM 2122-20 (Deep Space)
- Colour: Architectural Metal Railings & Metal Doors
  BM 2122-40 (Sweatshirt Grey)
- Colour: Prefinished Metal Flashings
  Iron Ore (Lam Metals)
- Colour: Concrete Decks & Slab Edges
  Slate Grey (Vulkan Traffic Coating)
- Colour: U/S of Concrete Decks & Slab Edges

Proposed Materials, Finishes & Palette

PROJECT NO.:
DP 2022 0104

CONSULTANTS:

CAREY THEOLOGICAL COLLEGE
LOT 40 & LOT 42
SNE-10

VANCOUVER, BC

PREFABRICATED

U OF B C

ARCHITECTS:

TRIO ARCHITECTS

2022.01.04

MNR:

A-9.01

3

RAW TEXT END
4. Cementitious Horizontal Panels

2. Modular Brick Masonry – Type 2

1. Modular Brick Masonry – Type 1

Finish Schedule Materials

1. Modular Brick Masonry – Type 1
- Colour: Ash as per manufacturer's colour range
- Texture: Smooth
- Mfr.: Interstate Brick Company, standard size

2. Modular Brick Masonry – Type 2
- Colour: Ash as per manufacturer's colour range
- Texture: Smooth
- Mfr.: Interstate Brick Company, standard size

3. Stone Cladding
- Colour: Natural Grey
- Texture: Natural Quartz
- Pattern: Ashlar
- Mfr.: Ovation Glass with mortar joints

4. Pre-painted Cementitious Horizontal Siding Panels
- Colour: Cool #7032 as per manufacturer's colour range
- Texture: Smooth
- Mfr.: Swiss Pearl – Ciria Cld
- Notes: Panel size 1200 x 200 x 6 mm thick, Shingled Lapped.

4a. Pre-painted Cementitious Fascia Panels
- Colour: Cool #7032 as per manufacturer's colour range
- Texture: Smooth
- Mfr.: Swiss Pearl – Ciria Cld
- Notes: Panel size 1200 x 200 x 6 mm thick, Shingled Lapped.

5. Woodtone - Vertical Aluminum Fin
- Colour: "Western Cedar" as per manufacturer's colour range
- Texture: Smooth
- Mfr.: Longboard Cladding Systems
- Notes: 2” x 20” Vertical Beam on west windows - Anodized Silver
- Notes: 2” x 8” Vertical Beam on west windows - Multi-Point Fix
- Notes: 2” x 4" Common Beam to be integrated within Thermal Enhanced Window Wall System

6. Prefinished Woodtone 4" Wide x 1" High Metal Soffit Slats spaced with 2" Gap.
- Colour: Woodtone Cladded
- Texture: Longboard Architectural Panel Products – Longboard Slat
- Mfr.: Longboard Architectural Panel Products
- Notes: Primed Panel

7. Double Glazed Sealed Units in Prefinished Aluminum Glazing Frames
- Colour: Anodized Aluminum
- Mfr.: Sikkens Windows 9000 series Thermally Enhanced Window Wall System / Operable Windows, or approved alternatives
- Notes: With insulated spandrel panels

8. Insulated Glass Spandrel Panels
- Colour: Benjamin Moore 2026 (Sweatshirt Gray)
- Mfr.: Shop Fabricated, prefabricated back-painted glass
- Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

9. Insulated Aluminum Spandrel Panels
- Colour: Anodized Aluminum
- Mfr.: Shop Fabricated
- Notes: Insulated Spandrel to be integrated within Thermally Enhanced Window Wall System

10. Prefinished Aluminum Glazed Doors
- Colour: Anodized Aluminum
- Mfr.: Sikkens Windows 9000 series Insulating Fixed Doors, or Sliding Fixed Doors, or approved alternatives
- Notes: See Door Schedule for Door Type

11. Reinforced Precast Concrete Copings, Lintel/Bel 
- Colour: Natural Grey
- Mfr.: See Drawings for profiles.

12. Architectural Concrete (CIP)
- Colour: Natural Grey
- Mfr.: Cast in place – c/w light sandblasted finish

13. Structural Steel (Painted)
- Colour: Benjamin Moore 2026-20 (Deep Space)
- Mfr.: Shop Fabricated, painted and painted
- Notes: See Drawings for profiles.

14. Wood Timber Profiles (stained)
- Colour: Sikkens E77 Cedar
- Mfr.: Sikkens Prefab Cedar Translucent Blend
- Notes: Custom Timber

15. Insulated Painted Metal Doors & Frames & OR Metal Door
- Colour: Benjamin Moore 2026-40 (Sweatshirt Gray)
- Mfr.: Shop Fabricated, painted and painted
- Notes: See Door Schedule for Door Type

16. Architectural Metal Railings & Glazed Panels
- Colour: 2026-40 (Sweatshirt Gray)
- Mfr.: Shop Fabricated, painted and painted
- Notes: - Typ. Rainbow

17. Prefinished Mech. Louvers & Vents
- Colour: Primed Aluminum
- Mfr.: Shop Fabricated, primed

18. Architectural Metal Railings / Fencing (Painted)
- Colour: Benjamin Moore 2026-40 (Sweatshirt Gray)
- Mfr.: Shop Fabricated, painted and painted

19. Prefinished Architectural Metal Flashings
- Colour: Structural
- Notes: See Drawings for profiles.

20. Concrete Decks & Slab Edges
- Colour: White
- Notes: Painted Curved to match color.
- Notes: Primed panels to match color.

21. 1/2 of Concrete Decks & Slab Edges
- Colour: White
- Notes: Painted Curved to match color.
- Notes: Primed panels to match color.

Materials and Finishes

A-9.02 3
4. Cementitious Horizontal Panels

2. Modular Brick Masonry – Type 2

1. Modular Brick Masonry – Type 1

5. Woodtone – Vertical Aluminum Fins

11. Reinforced Precast Concrete, Coping, Lintels/Sills

4a. Pre-painted Cementitious Fascia Panels

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Architectural Materials

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Carey Theological College
LOT 40 & LOT 42
5920 Iona Drive
Vancouver, BC

Materials and Finishes

A-9.03 3
1. Modular Brick Masonry – Type 1

2. Modular Brick Masonry – Type 2

3. Stone Granite Cladding

4a. Pre-painted Cementitious Fascia Panels

4. Cementitious Horizontal Panels

5. Woodtone – Vertical Aluminum Fins

6. Prefinished Woodtone Soffit Slats

7. Insulated Coloured Glass Spandrel – within Pre-finished Anodized Alum Frames

8. Insulated Coloured Glass Spandrel – within Pre-finished Anodized Alum Frames
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Lot 42 - 3 Bedroom Type C

Lot 42 - 3 Bedroom Type D

Lot 42 - 1 Bedroom

Unit Plans - Lot 42

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LOT 42A LOT 42
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1/4" = 1'-0"