



# Volvo Victoria

## REGISTERED OWNER

1163918 Ontario Limited  
 c/o 220 Steeles Avenue West  
 Thornhill, Ontario, L4J 1A1  
 tel: ( 905) 886-0088



## ARCHITECT

James E. Irwin Architect Inc.  
 936 Wilmer St.  
 Victoria, BC V8S 4B7

(250) 213 5556

## Landscape ARCHITECT

LADR Landscape Architects Inc  
 3-864 Queens Avenue  
 Victoria, BC V8T 1M5

(250) 598-0105

## Arborist

Talmack Urban Forestry Consultants  
 2512 Government St.  
 Victoria, BC V8Z 7H6

(250) 479-8733

## CIVIL ENGINEER

JE Anderson & Associates  
 4212 Glanford Avenue  
 Victoria, BC V8Z 4B7

(250) 727-2214

## LIST OF DRAWINGS

### Architectural

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- C2 ..

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- L2 ..

2512 Government Street, Victoria BC

Issued for Development Permit Rev1

01 May 2023

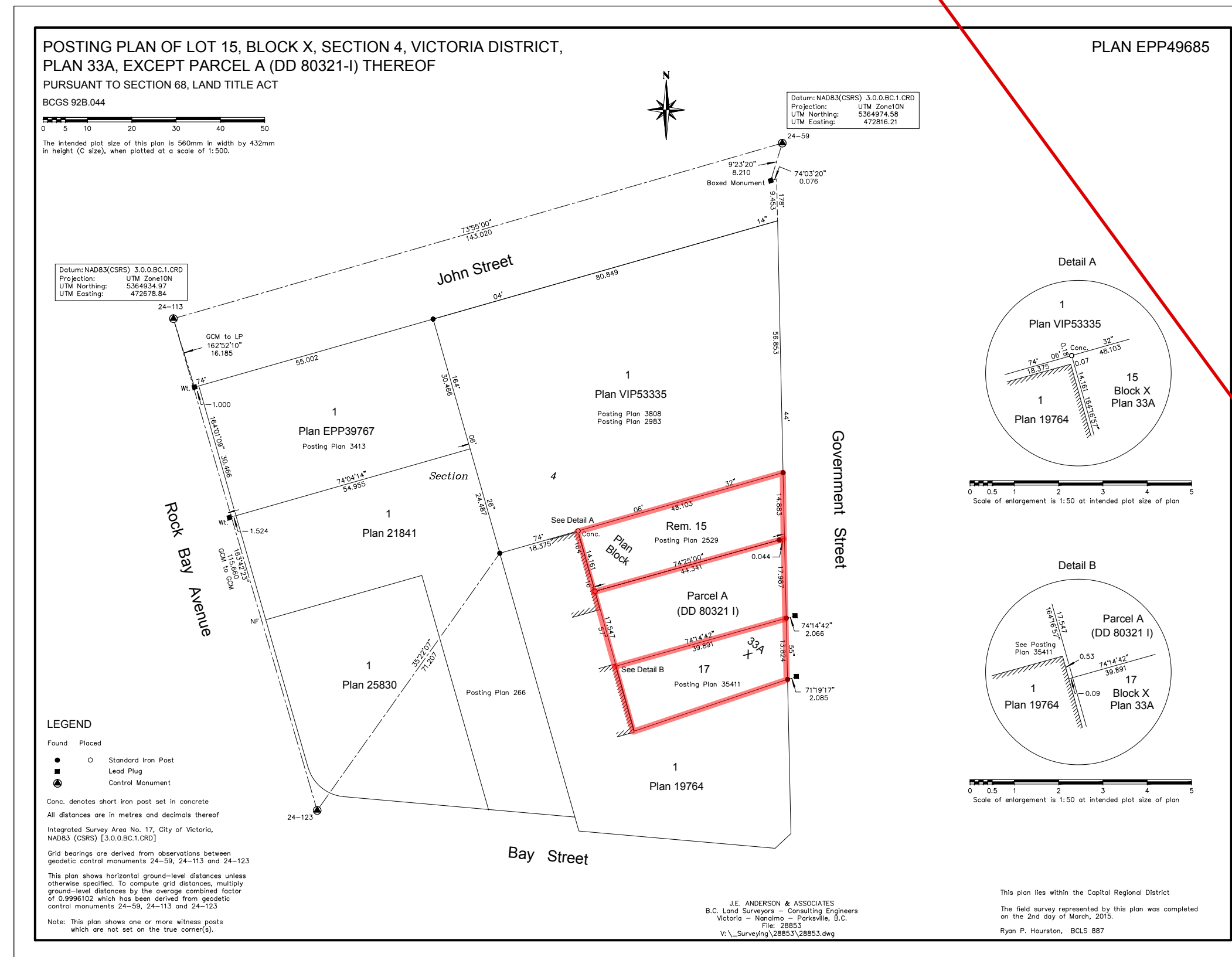




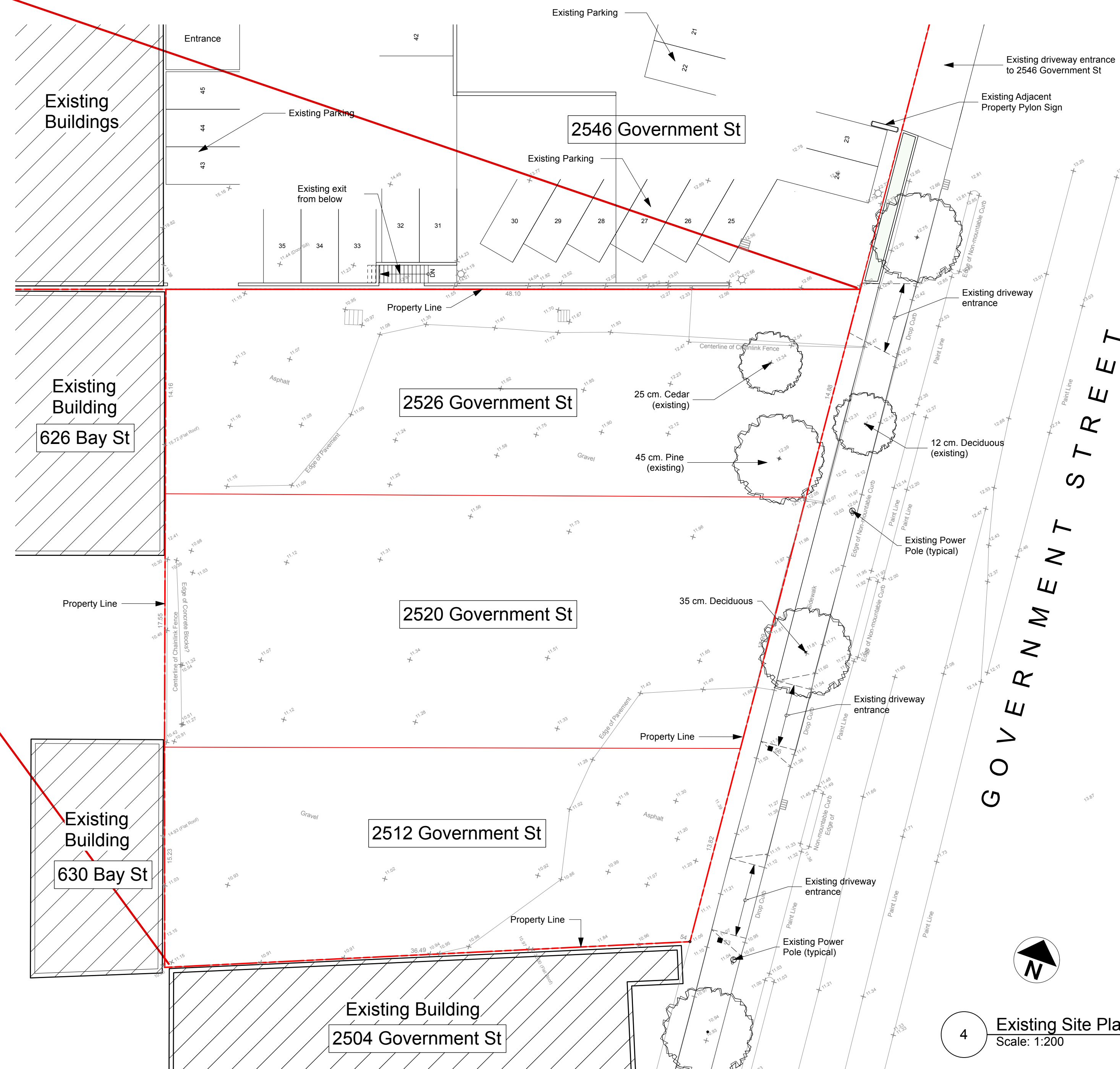
1 Site Reference - Victoria  
Scale: N.T.S.



3 Existing Site  
Scale: N.T.S.



2 Posting Plan EP49685  
Scale: N.T.S.



4 Existing Site Plan  
Scale: 1:200

PROJECT DATA

REGISTERED OWNER

1163918 Ontario Limited,  
c/o 220 Steeles Avenue West  
Thornhill, Ontario, L4J 4A1  
Tel: (905) 886-0088

ADDRESSES

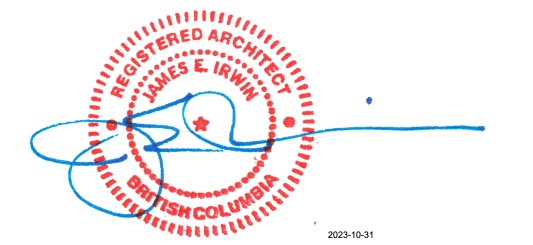
2512 Government Street, Victoria, BC  
2520 Government Street, Victoria, BC  
2526 Government Street, Victoria, BC

LEGAL

2512 Govt:  
PID: 009-331-549  
Folio: 10706091  
Lot 17 Block X Plan 33A Section 4 Victoria

2520 Govt:  
PID: 009-331-492  
Folio: 10706090  
Parcel A (DD 80321-1) of Lots 15 and 16, Block X,  
Section 4, Victoria, Plan 33A

2526 Govt:  
PID: 000-957-623  
Folio: 10706009  
Lot 15, Block X Plan 33A Section 4 Victoria  
Excl Pcl A (DD 80321-1) District



ISSUE	DATE	ISSUE NOTE	BY
B	2023-05-01	Revised for Development Permit	JEIA
A	2023-01-19	Issued for Development Permit	JEIA

REVISION	DATE	REVISION NOTE	BY
NOTES			

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PROJECT  
Volvo Victoria Dealership

ADDRESS  
2512 Government St, Victoria

CLIENT  
1163918 Ontario Limited - GAIN Group

DRAWING  
**Site & Info Plan**

**JA** James E. Irwin Architect Inc.  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

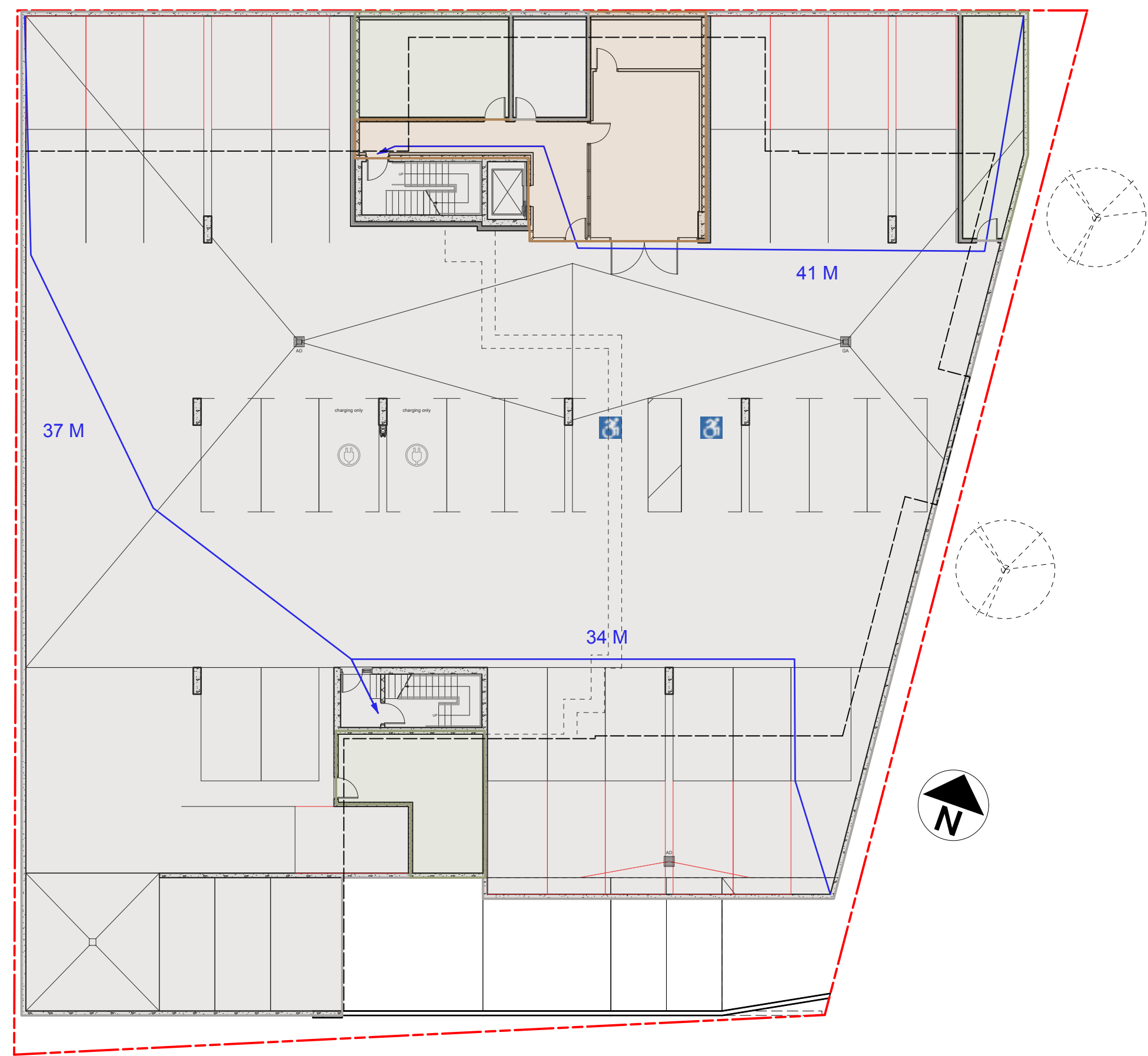
PROJECT # 2112 CAD FILE NAME 2512 Govt St A1 Existing Site Plan  
ORIGINAL SHEET SIZE 24" x 36" SCALE FULL SHEET  
DRAWN CHKD DWG # REVISION

PLOT DATE 2023-01-20

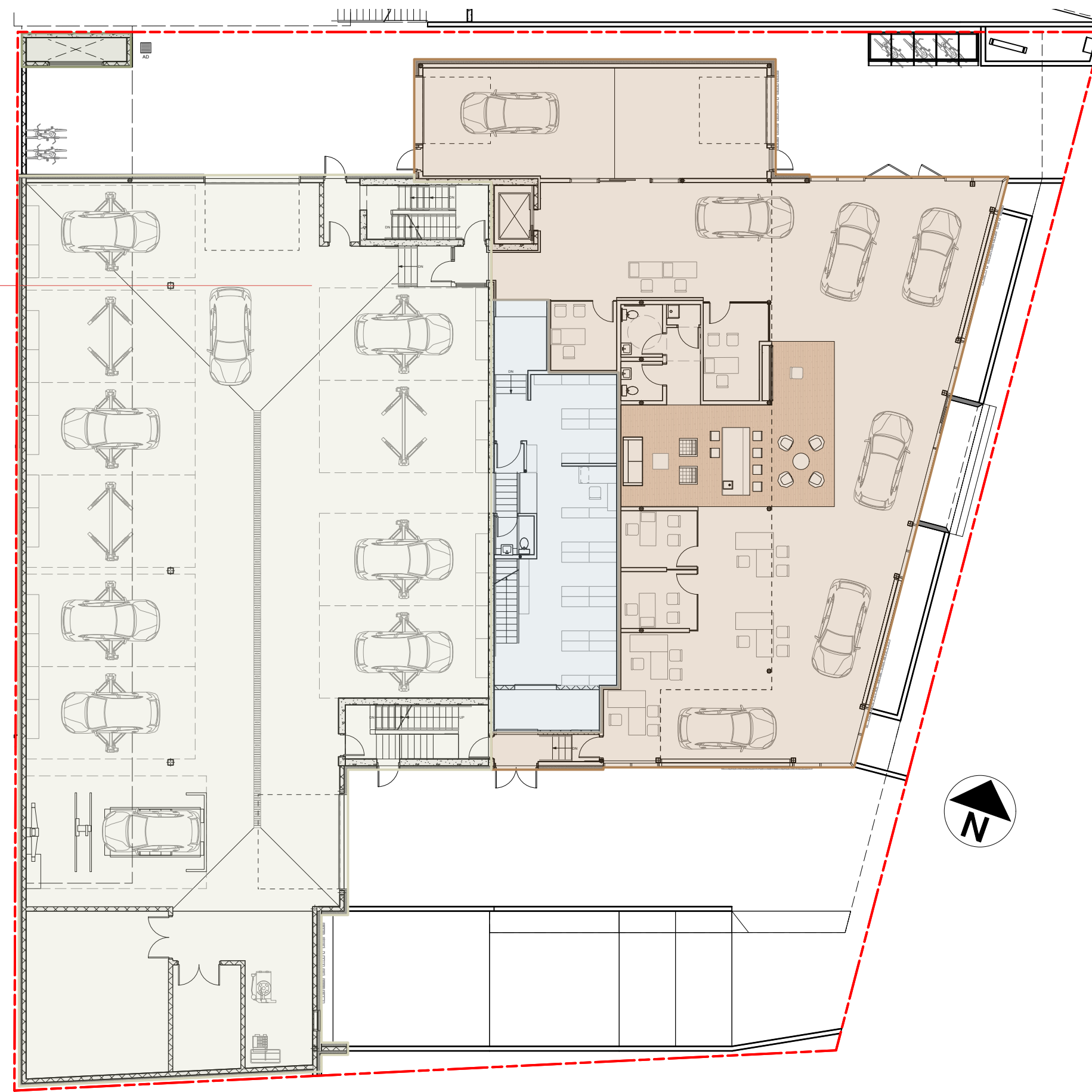
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**A1**

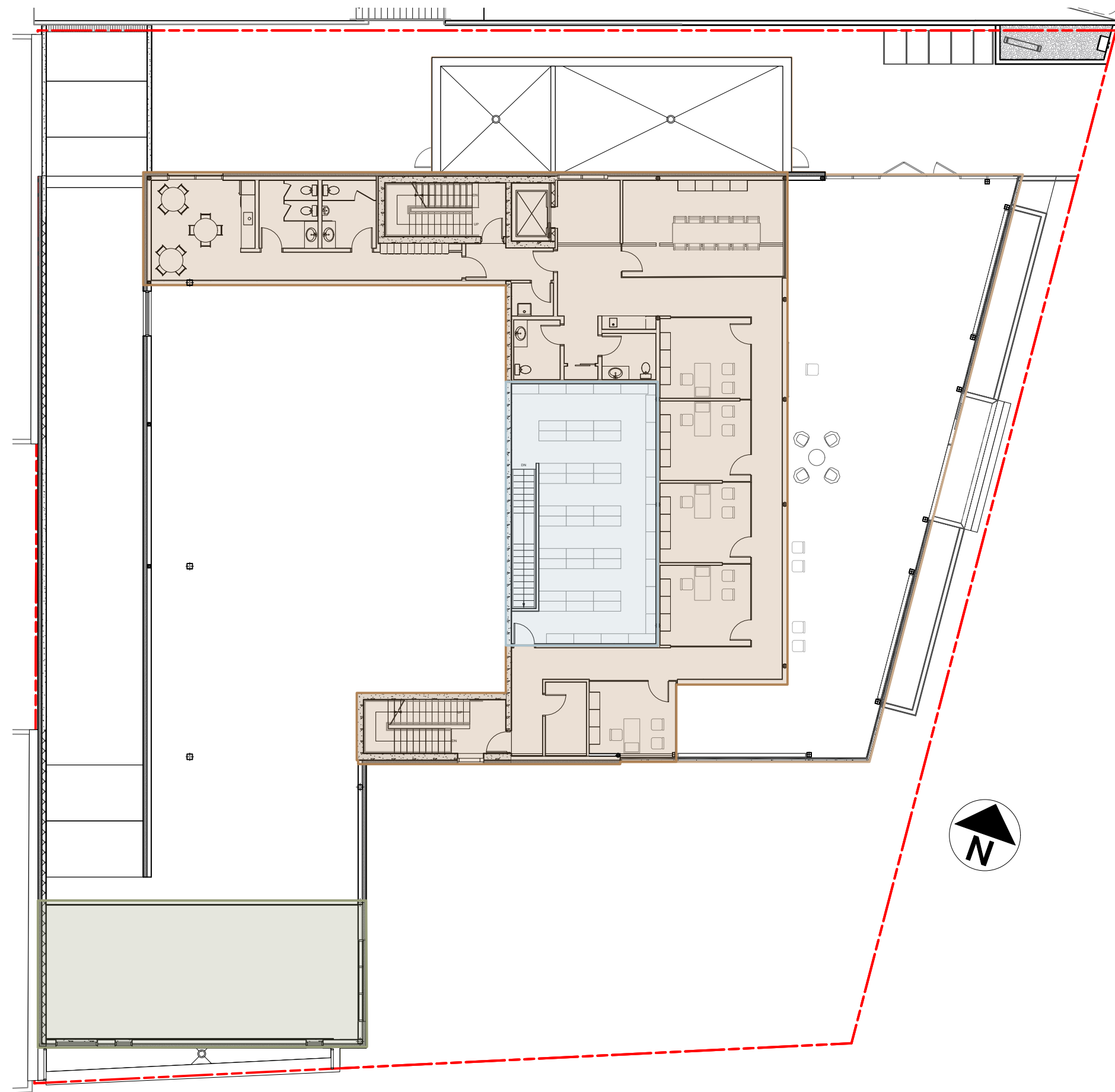




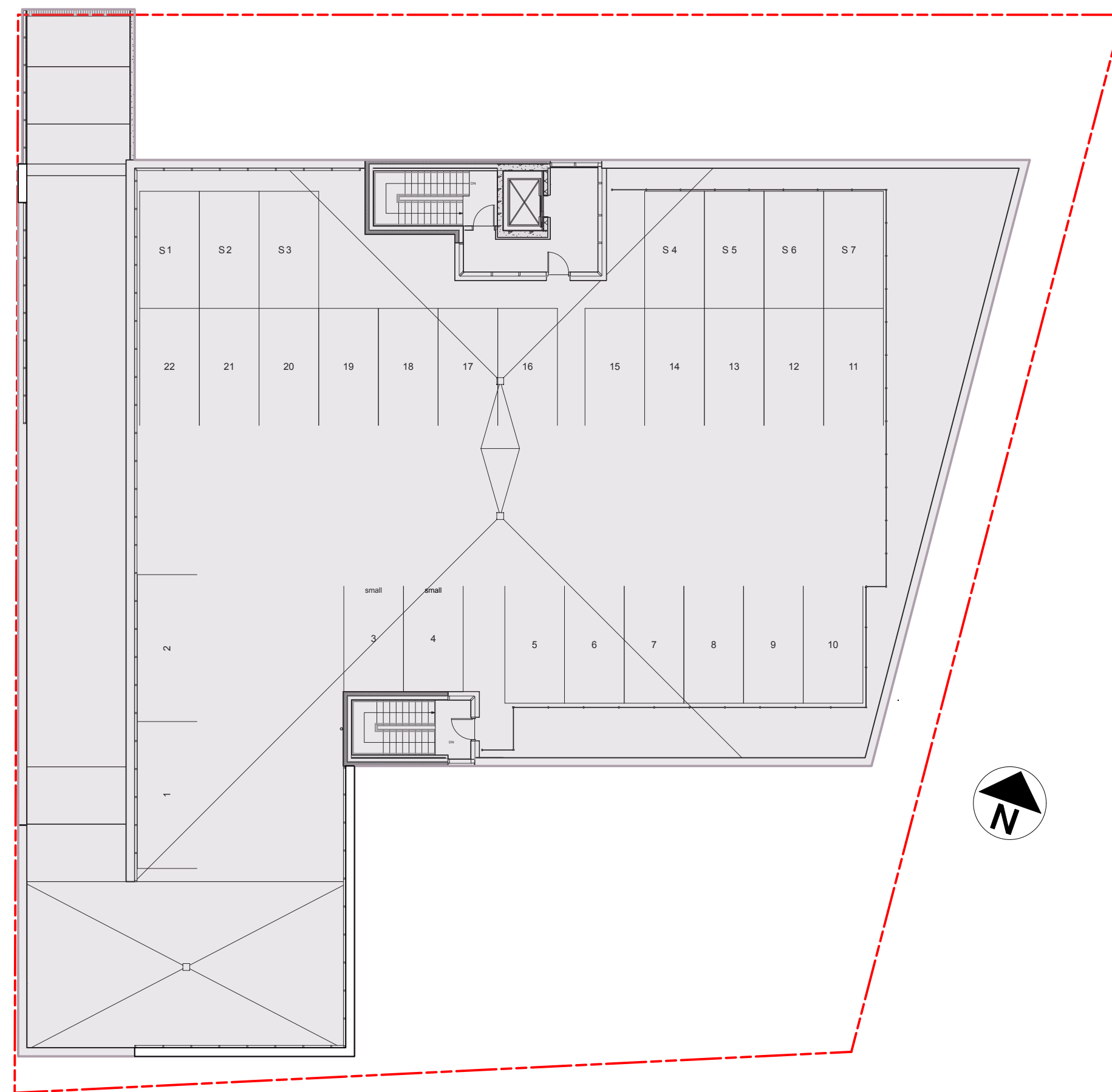
1 P1 Underground Parking Schematic Area Plan  
Scale: 1:200



2 Ground Floor Schematic Area Plan  
Scale: 1:200



3 Second Floor Schematic Area Plan  
Scale: 1:200



4 Roof Schematic Area Plan  
Scale: 1:200

**Area Legend**

- Showroom/Office/Staff
- Service
- Parts
- Mechanical Electrical
- Roof Parking
- Underground Parking

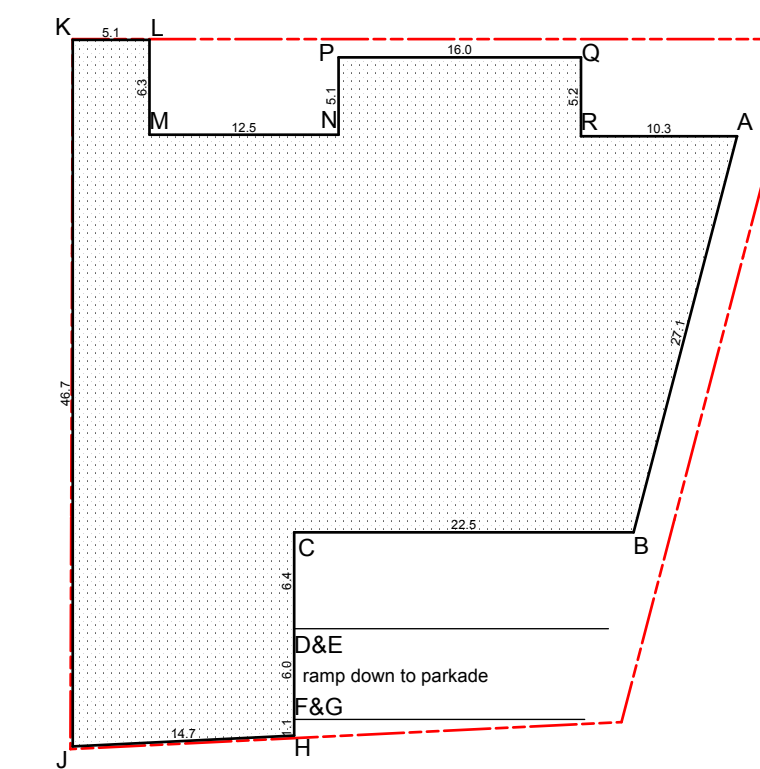
Gross Floor Area Breakdown						
	Service	Parts	Showroom Office Staff	Mechanical Electrical	Vehicle & Bike Parking	Total by Floor
Roof- Parking	0 m2	0 m2	0 m2	0 m2	1290 m2	1290 m2
Second Floor	0 m2	80 m2	337 m2	96 m2	0 m2	513 m2
Ground Floor	745 m2	97 m2	499 m2	7 m2	0 m2	1349 m2
P1 Parking	0 m2	0 m2	83 m2	63 m2	1550 m2	1696 m2
<b>Total:</b>	<b>745 m2</b>	<b>177 m2</b>	<b>919 m2</b>	<b>166 m2</b>	<b>2840 m2</b>	<b>4847 m2</b>
<b>GFA Total:</b>	<b>4,847 m2</b>	<b>(52,173 sq.ft)</b>				

Project Data	
<b>Civic Address:</b>	2512-2526 Government Street, Victoria B.C.
<b>Legal Address:</b>	
<b>Zoning:</b>	M-2 Light Industrial District
<b>Site Area:</b>	1,942.0 m2 / 20,903.7 Sq. ft.
<b>Building Area:</b>	1,350.0 m2 / 14,531.4 Sq. ft.
<b>Lot Coverage:</b>	70% / Not Applicable
<b>Floor Area **:</b>	U/G Parkade 217.8 m2 / 2,344.2 Sq. ft.
	Ground Floor 1,289.9 m2 / 13,884.7 Sq. ft.
	Second Floor 460.3 m2 / 4,954.7 Sq. ft.
	Roof Access 44.1 m2 / 474.4 Sq. ft.
<b>Total</b>	<b>2,012.1 m2 / 21,658.0 Sq. ft.</b>
<b>Floor Area Ratio:</b>	1.036 to 1 (3 : 1) Permitted
<b>Building Height:</b>	15 Meters Max Allowable (Highest Parapet)
Parapet Elevation	23.700m
Average Grade	11.36m
Proposed Building Height	12.34m
<b>Setbacks:</b>	
Front	2.4m / na
Rear (west)	0.0m / 0m or 3.0m required
Side (north)	0.0m / 0m or 3.0m required
Side (south)	0.0m / 0m or 3.0m required
<b>Parking:</b>	
L1 Showroom	13 spaces / 499m2 / 37.5m2
L2 Office	8 spaces / (337m2 + 83m2) / 50m2
Service/ Parts	7 spaces / 922 / 140m2
<b>Total Required</b>	<b>28 spaces</b> / Schedule C: Retail/Office/Warehouse
Provided	29 spaces / Level P1
Additional Storage Parking	44 spaces / 15 Storage Level P1, 29 Roof Level
Accessible Parking	2 spaces / Level P1- incl. 1 accessible van
Electric Vehicle Charging	2 spaces / Level P1- P17 & P18
<b>Loading:</b>	
Total Required	1 / Per M-2, 9.(1)
Provided	1
<b>Bicycle Parking:</b>	
Total Required	5 LT, 9 ST / Per Schedule C:
Provided	6 LT, 10 ST

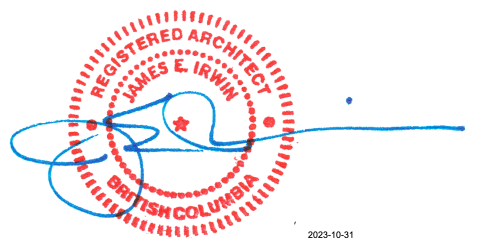
\*\* Per Schedule A: floor area to inside face of exterior walls and mezzanines; n.i.c. area for parking, roofs, or elevator shafts

Grade Calculation				
Grade Points*		Average of Points ((a+b)/2)	x Distance Btwn Points	Totals
A (12.300)	B (11.425)	11.863	27.1m	321.474
B (11.425)	C (11.200)	11.313	22.5m	254.531
C (11.200)	D (11.020)	11.110	6.4m	71.104
E (9.025)	F (9.025)	9.025	6.0m	54.150
G (10.910)	H (10.910)	10.910	1.1m	12.001
H (10.910)	J (11.150)	11.030	14.7m	162.141
J (11.150)	K (11.220)	11.185	46.7m	522.340
K (11.220)	L (11.150)	11.185	5.1m	57.044
L (11.150)	M (11.110)	11.130	6.3m	70.119
M (11.110)	N (11.330)	11.220	12.5m	140.250
N (11.330)	P (11.350)	11.340	5.1m	57.834
P (11.350)	Q (12.250)	11.800	16.0m	188.800
Q (12.250)	R (12.230)	12.240	5.2m	63.648
R (12.230)	A (12.300)	12.265	10.3m	126.330
			<b>Totals</b>	<b>185.0m / 2101.765</b>
<b>Average Grade:</b>				<b>2101.765 / 185.0 = 11.36 meters</b>

\* Lowest of finished and existing grade- see elevations on plan



5 Schematic Grade Calculation Plan  
Scale: n.t.s.



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C	2023-01-19	Issued for Development Permit	JEIA
B	2022-09-26	Issued for Concept Review	JEI
A	2022-03-17	Issued for Concept Review	JITB

3	2022-11-21	Revised Final RH Carter- Proceed to DP Documentation	JITB
2	2022-10-07	Revised & Submit to RH Carter-Volvo Concept Final	JEI
1	2022-03-19	Revised Showroom Display, GFA Tables	JEI

REVISION	DATE	REVISION NOTE	BY
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PROJECT  
**Volvo Victoria Dealership**  
ADDRESS  
**2512 Government St, Victoria**  
CLIENT  
**1163918 Ontario Limited - GAIN Group**

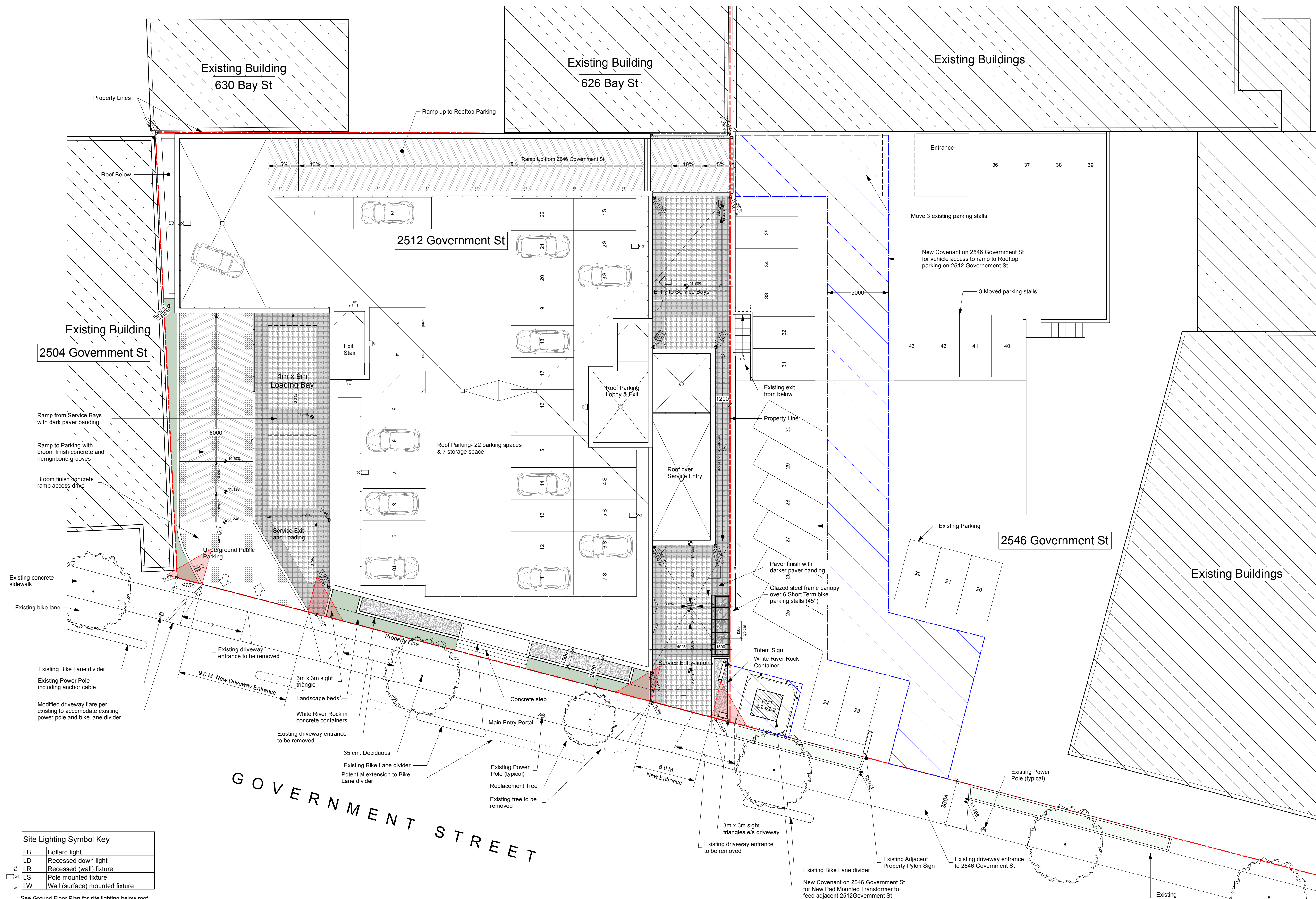
**Project Overview**

**James E. Irwin Architect Inc.**  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

PROJECT #	2112	CAD FILE NAME	2512 Govt St Volvo Model v2023 DP R1
ORIGINAL SHEET SIZE	24" x 36"	SCALE: FULL SHEET	ISSUE: XXX
DRAWN	CHKD	DWG #	REVISION
PLOT DATE	2023-01-10		

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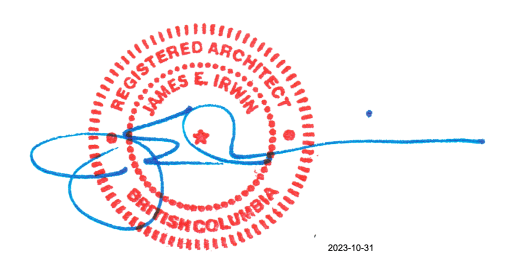
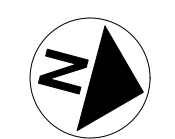


**Site Lighting Symbol Key**

LB	Bollard light
LD	Recessed down light
LR	Recessed (wall) fixture
LS	Pole mounted fixture
LW	Wall (surface) mounted fixture

See Ground Floor Plan for site lighting below roof

1 Site Plan Including Adjacent Context  
Scale: 1:150



C	2023-04-27	Issue for Revised Development Permit	JEIA
B	2023-04-26	Concept Review for revised south driveway	JEIA
A	2023-01-19	Issued for Development Permit	JEIA
ISSUE	DATE	ISSUE NOTE	BY

REVISION	DATE	REVISION NOTE	BY
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**PROJECT**  
Volvo Victoria Dealership  
**ADDRESS**  
2512 Government St, Victoria  
**CLIENT**  
1634488 Ontario Limited - GAIN Group

**DRAWING**  
**Site Plan**

**James E. Irwin Architect Inc.**  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

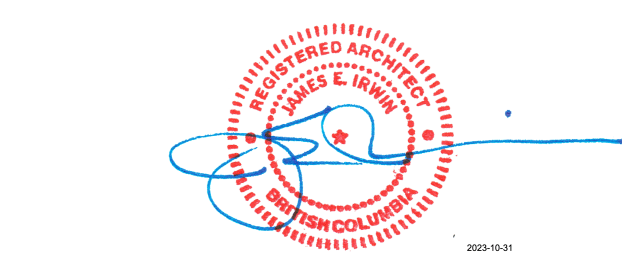
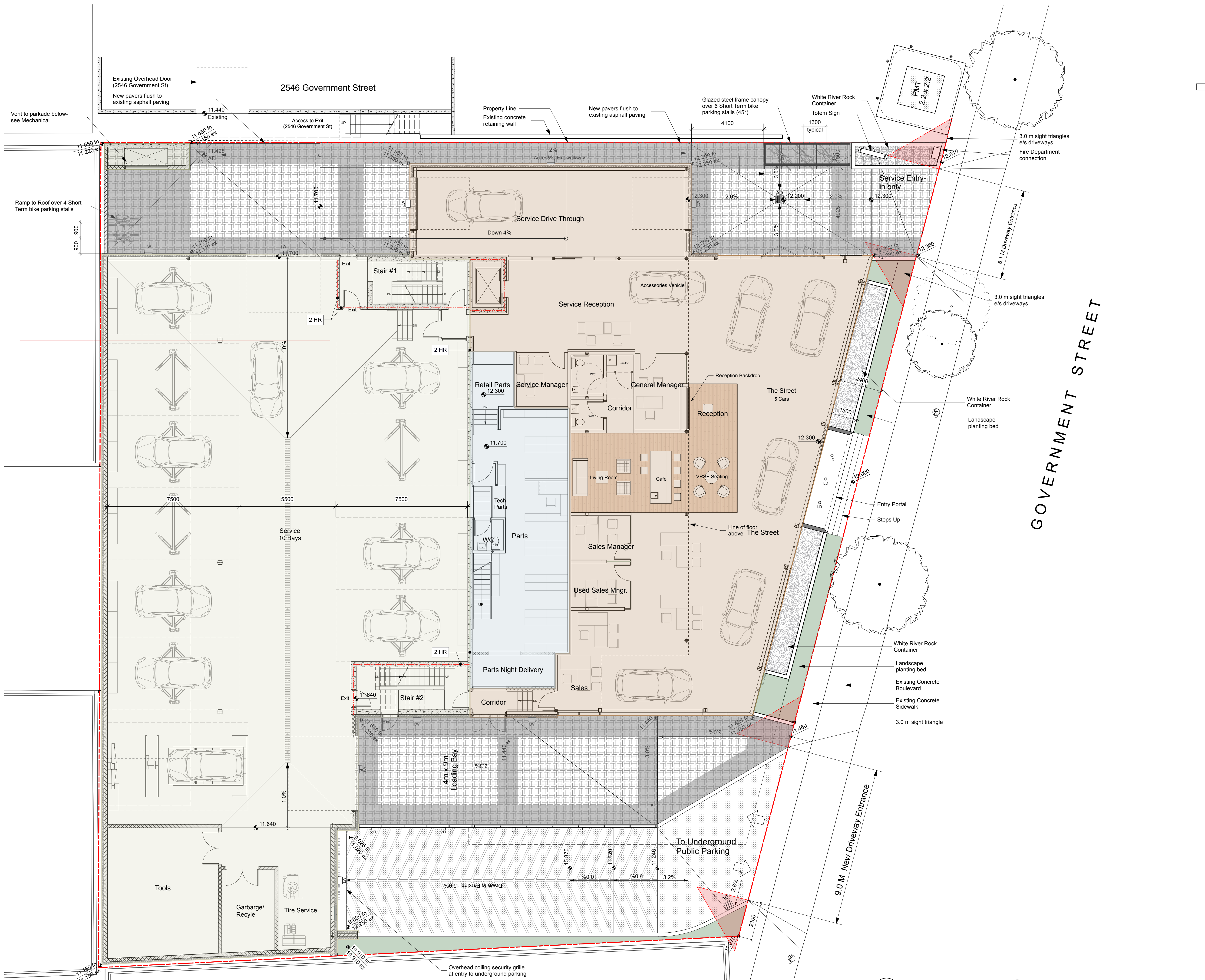
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ORIGINAL SHEET SIZE	24" x 36"	SCALE FULL SHEET	
DRAWN	CHKD	DWG #	REVISION
PLOT DATE	2023-01-20		

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**A3**



Site Lighting Symbol Key	
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LS	Pole mounted fixture
LW	Wall (surface) mounted fixture



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C	2023-01-19	Issued for Development Permit	JEIA
B	2022-09-26	Issued for Concept Review	JEI
A	2022-03-17	Issued for Concept Review	JITB

ISSUE	DATE	ISSUE NOTE	BY
3	2022-11-21	Revised Final RH Carter- Proceed to DP Documentation	JITB
2	2022-10-07	Revised & Submit to RH Carter-Volvo Concept Final	JEI
1	2022-03-19	Revised Showroom Display, GFA Tables	JEI

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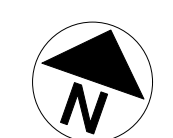
PROJECT  
**Volvo Victoria Dealership**  
 ADDRESS  
**2512 Government St, Victoria**  
 CLIENT  
**1163918 Ontario Limited - GAIN Group**

**Ground Floor Plan**

**JA** James E. Irwin Architect Inc.  
 936 Wilmer St.  
 Victoria, B.C. V8S 4B7  
 Tel: 250 213-5556

PROJECT #	CAD FILE NAME		
2112	2512 Govt St Volvo Model v2023 DP R1		
ORIGINAL SHEET SIZE	SCALE: FULL SHEET		
24" x 36"	Issue: XXX		
DRAWN	CHKD	DWG #	REVISION
PLOT DATE			

1 Ground Floor Plan  
 Scale: 1:100

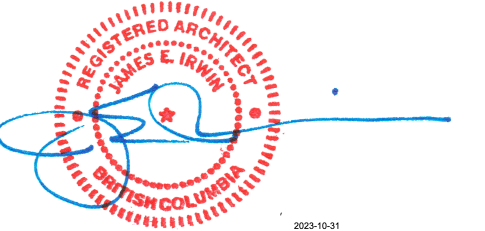
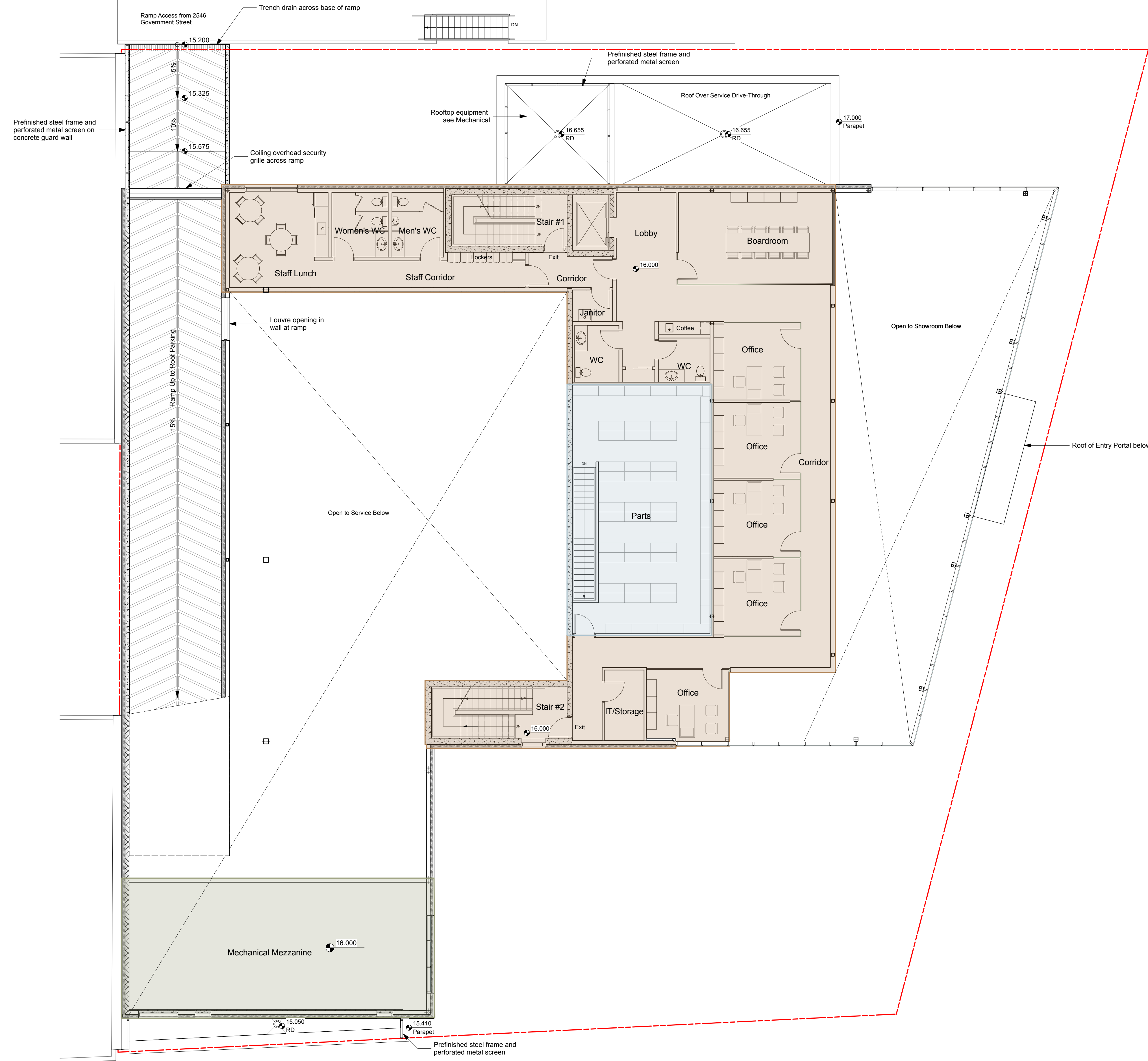


**A4**

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2546 Government Street



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PROJECT  
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ADDRESS  
 2512 Government St, Victoria

CLIENT  
 1163918 Ontario Limited - GAIN Group

**Second Floor Plan**

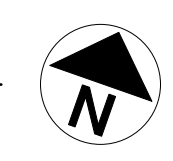
**JA** James E. Irwin Architect Inc.  
 936 Wilmer St.  
 Victoria, B.C. V8S 4B7  
 Tel: 250 213-5556

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**A5**

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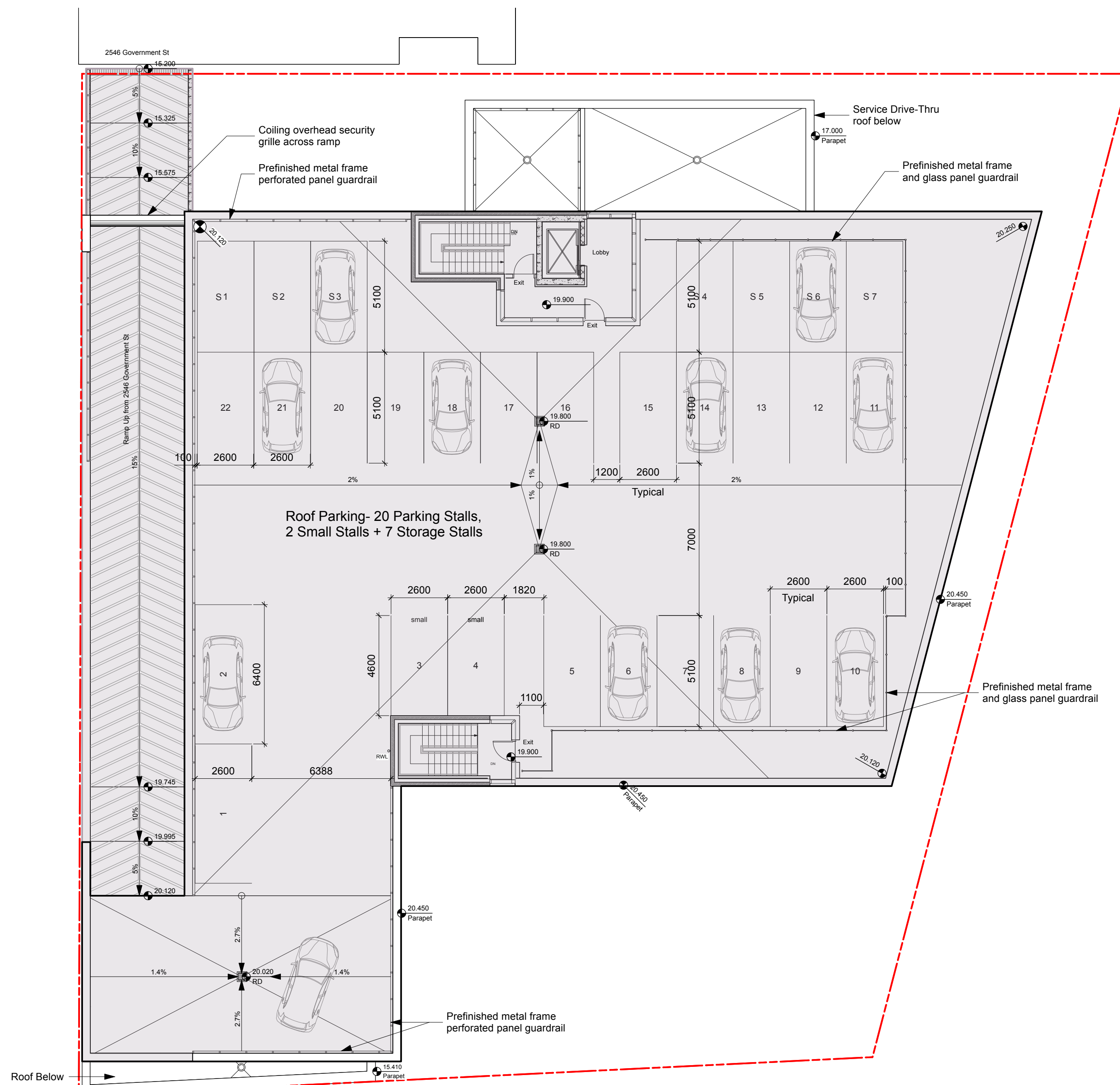
1 **Second Floor Plan**  
 Scale: 1:100



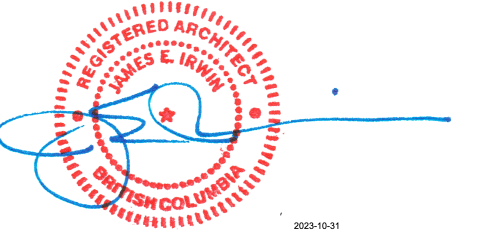




1 P1 Underground Parking  
Scale: 1:150



2 Roof Parking Plan  
Scale: 1:150



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DRAWING  
P1 Parking and Roof Plans

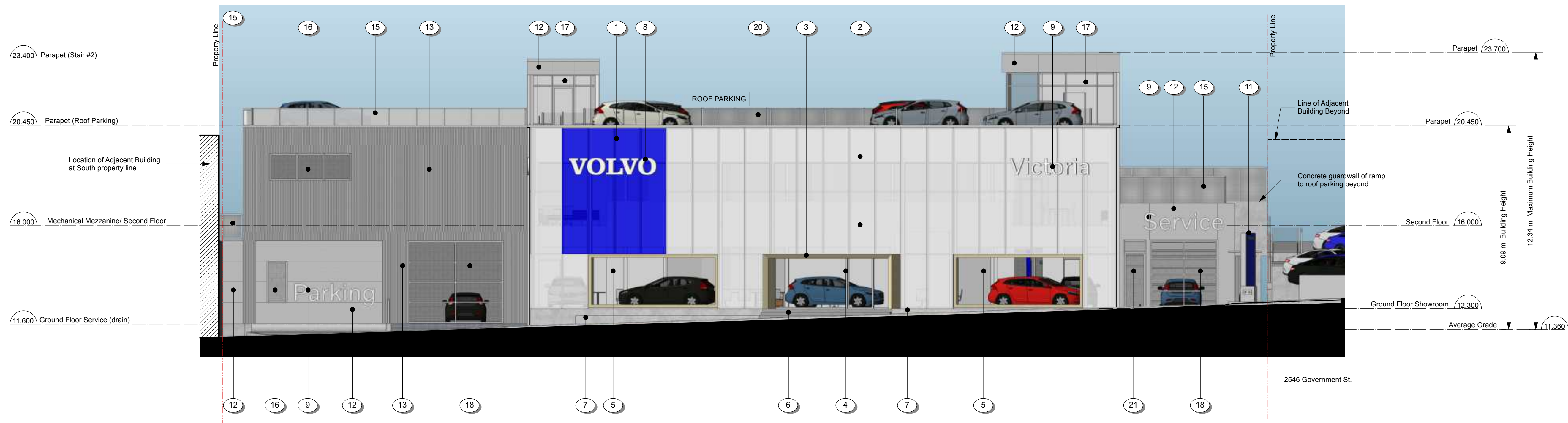
**JA** James E. Irwin Architect Inc.  
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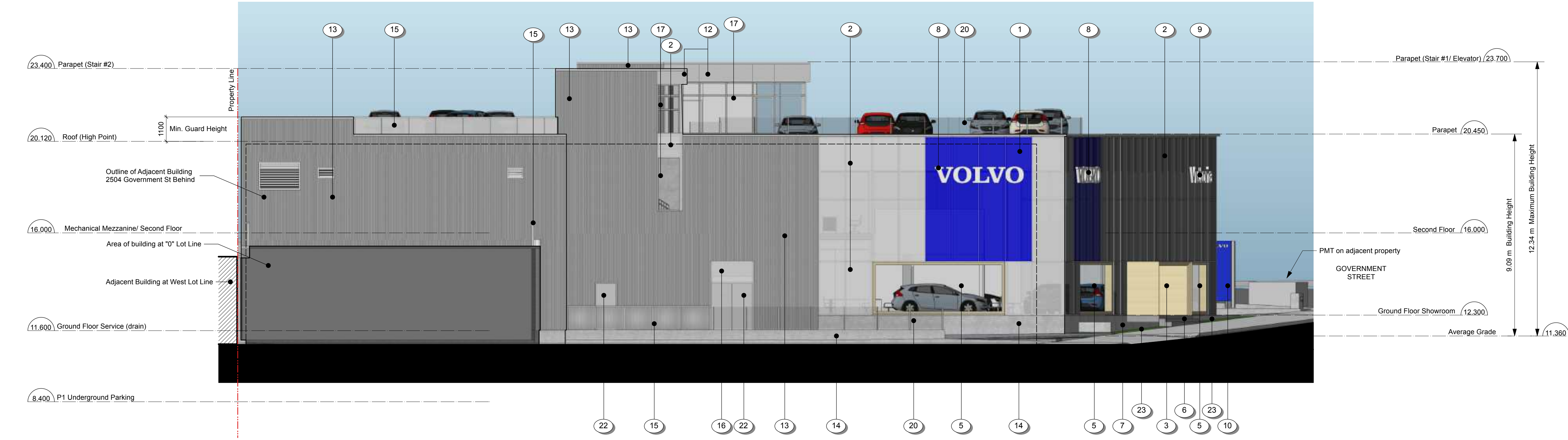
A6



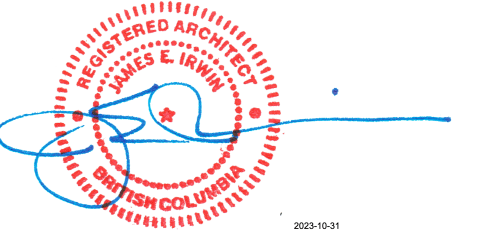


1 East (Douglas St) Elevation  
Scale: 1:100

- ### MATERIALS SCHEDULE
- 1 ALUMINUM CURTAIN WALL WITH VOLVO BLUE GLASS GLAZING (TRANSLUCENT)
  - 2 ALUMINUM CURTAIN WALL WITH TRANSLUCENT WHITE GLAZING
  - 3 SHOWROOM ENTRANCE PORTAL, TRESPA WOOD CLADDING
  - 4 CLEAR GLAZING WITH AUTOMATIC SLIDING ENTRANCE DOOR
  - 5 SHOWROOM WINDOW, CLEAR GLAZING WITH WOOD FRAME SURROUND
  - 6 CONCRETE STAIRS TO ENTRY PORTAL
  - 7 CONCRETE CONTAINERS WITH WHITE RIVER ROCK INFILL
  - 8 SIGN PROGRAM - VOLVO WORDMARK (ILLUMINATED CHANNEL LETTERS)
  - 9 SIGN PROGRAM - DEALER NAME, SERVICE AND PARKING (ILLUMINATED CHANNEL LETTERS)
  - 10 SIGN PROGRAM - DEALERSHIP TOTEM (DOUBLE SIDED/ ILLUMINATED)
  - 11 STEEL FRAME WITH GLAZED CANOPY BIKE COVER
  - 12 CLADDING - ACM PANEL, COLOUR SILVER METALLIC (MP-1)
  - 13 CLADDING - CORRUGATED METAL CLADDING (MP-2)
  - 14 CLADDING- CONCRETE, SEALER FINISH
  - 15 PREFINISHED METAL FRAME & PERFORATED PANEL GUARD/ SCREEN (SILVER METALIC FINISH)
  - 16 CLEAR ANODIZED ALUMINUM FRAME WINDOW
  - 17 ALUMINUM CURTAIN WALL, CLEAR ANODIZED
  - 18 OVERHEAD DOOR- GLAZED ALUMINUM FRAME, CLEAR ANODIZED
  - 19 COILING OVERHEAD SECURITY GRILLE, PREFINISHED SILVER
  - 20 PREFINISHED METAL AND GLASS GUARD
  - 21 DOOR- GLAZED ALUMINUM FRAME, CLEAR ANODIZED
  - 22 DOOR - INSULATED METAL, PTD. SILVER
  - 23 LANDSCAPE BED



2 South Elevation  
Scale: 1:100



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1	2022-03-19	Revised Showroom Display, GFA Tables	JEI

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PROJECT  
**Volvo Victoria Dealership**

ADDRESS  
**2512 Government St, Victoria**

CLIENT  
**1163918 Ontario Limited - GAIN Group**

DRAWING  
**Elevations**

**JA** James E. Irwin Architect Inc.  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

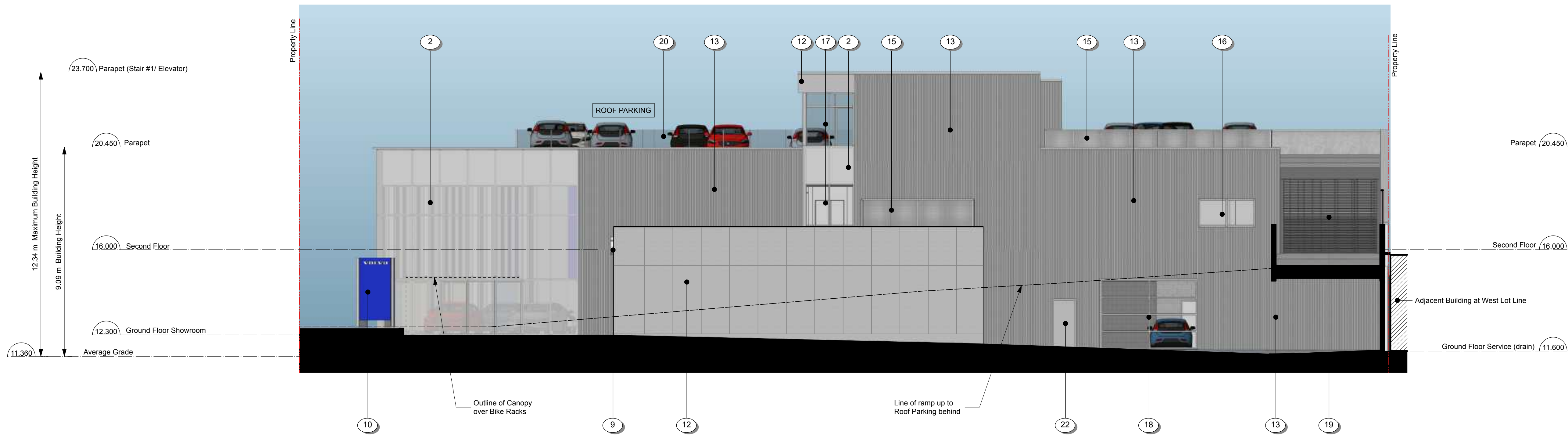
PROJECT #	2112	CAD FILE NAME	2512 Govt St Volvo Model v2023 DP R1
ORIGINAL SHEET SIZE	24" x 36"	SCALE	FULL SHEET
DRAWN	CHKD	DWG #	REVISION

PLOT DATE: 2023-01-10

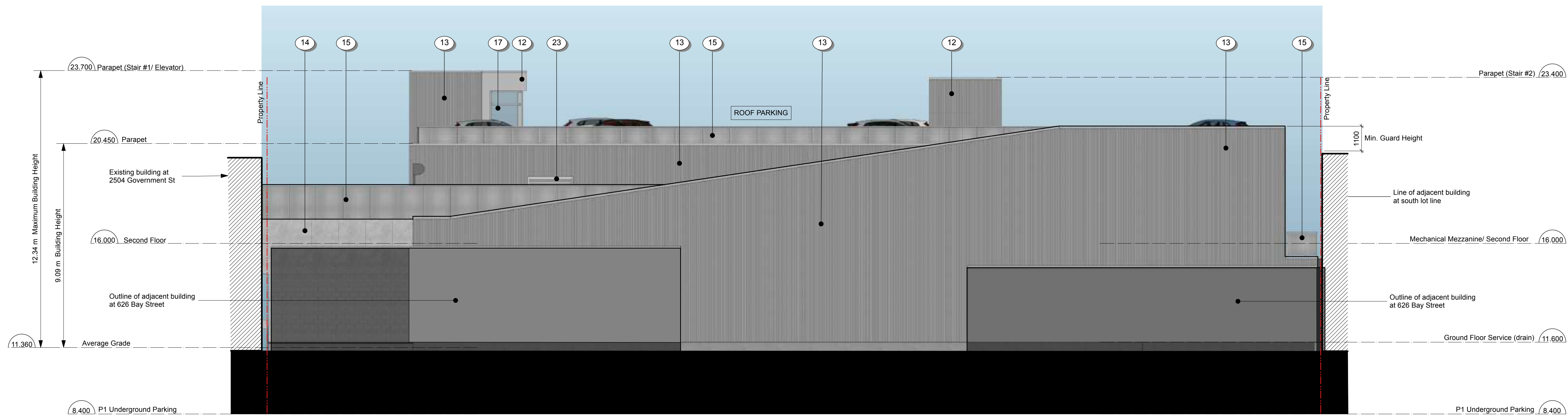
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**A7**





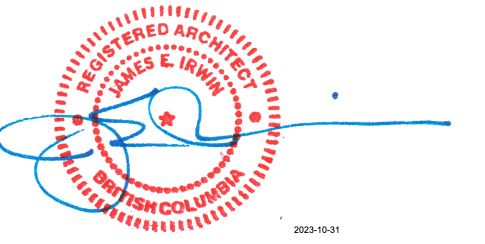
1 North Elevation  
Scale: 1:100



2 West Elevation  
Scale: 1:100

**MATERIALS SCHEDULE**

- 1 ALUMINUM CURTAIN WALL WITH VOLVO BLUE GLASS GLAZING (TRANSLUCENT)
- 2 ALUMINUM CURTAIN WALL WITH TRANSLUCENT WHITE GLAZING
- 3 SHOWROOM ENTRANCE PORTAL, TRESPA WOOD CLADDING
- 4 CLEAR GLAZING WITH AUTOMATIC SLIDING ENTRANCE DOOR
- 5 SHOWROOM WINDOW, CLEAR GLAZING WITH WOOD FRAME SURROUND
- 6 CONCRETE STAIRS TO ENTRY PORTAL
- 7 CONCRETE CONTAINERS WITH WHITE RIVER ROCK INFILL
- 8 SIGN PROGRAM - VOLVO WORDMARK (ILLUMINATED CHANNEL LETTERS)
- 9 SIGN PROGRAM - DEALER NAME, SERVICE AND PARKING (ILLUMINATED CHANNEL LETTERS)
- 10 SIGN PROGRAM - DEALERSHIP TOTEM (DOUBLE SIDED/ ILLUMINATED)
- 11 STEEL FRAME WITH GLAZED CANOPY BIKE COVER
- 12 CLADDING - ACM PANEL, COLOUR SILVER METALLIC (MP-1)
- 13 CLADDING - CORRUGATED METAL CLADDING (MP-2)
- 14 CLADDING- CONCRETE, SEALER FINISH
- 15 PREFINISHED METAL FRAME & PERFORATED PANEL GUARD/ SCREEN (SILVER METALLIC FINISH)
- 16 CLEAR ANODIZED ALUMINUM FRAME WINDOW
- 17 ALUMINUM CURTAIN WALL, CLEAR ANODIZED
- 18 OVERHEAD DOOR- GLAZED ALUMINUM FRAME, CLEAR ANODIZED
- 19 COILING OVERHEAD SECURITY GRILLE, PREFINISHED SILVER
- 20 PREFINISHED METAL AND GLASS GUARD
- 21 DOOR- GLAZED ALUMINUM FRAME, CLEAR ANODIZED
- 22 DOOR - INSULATED METAL, PTD. SILVER
- 23 LANDSCAPE BED



ISSUE	DATE	ISSUE NOTE	BY
D	2023-05-01	Revised for Development Permit	JEIA
C	2023-01-19	Issued for Development Permit	JEIA
B	2022-09-26	Issued for Concept Review	JEI
A	2022-03-17	Issued for Concept Review	JITB

REVISION	DATE	REVISION NOTE	BY
3	2022-11-21	Revised Final RH Carter- Proceed to DP Documentation	JITB
2	2022-10-07	Revised & Submit to RH Carter-Volvo Concept Final	JEI
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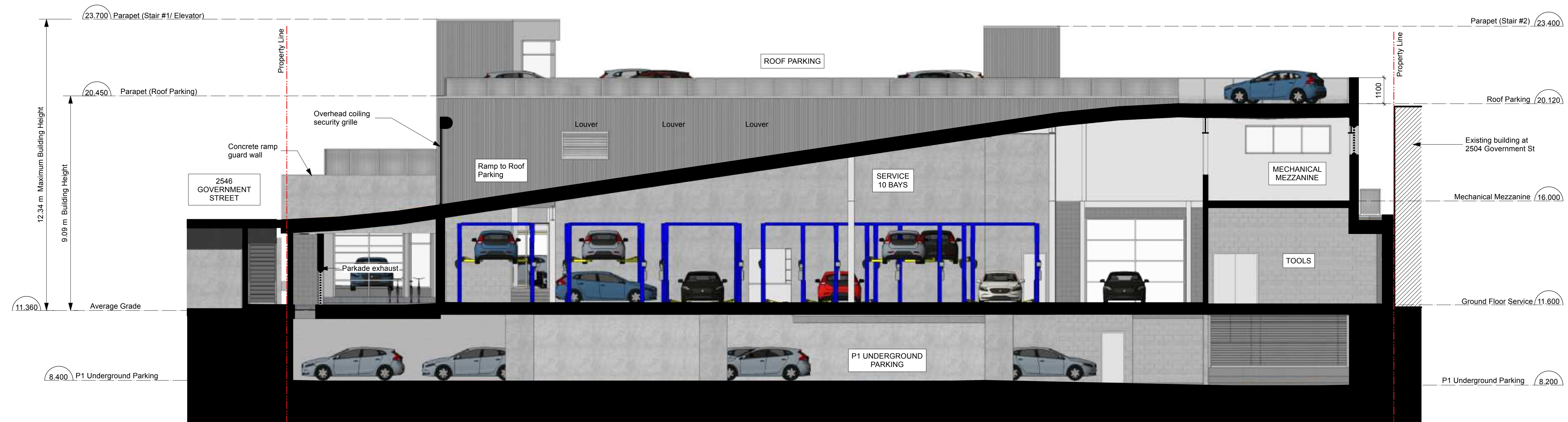
**PROJECT**  
Volvo Victoria Dealership  
**ADDRESS**  
2512 Government St, Victoria  
**CLIENT**  
1163918 Ontario Limited - GAIN Group

**DRAWING**  
**Elevations**  
**James E. Irwin Architect Inc.**  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

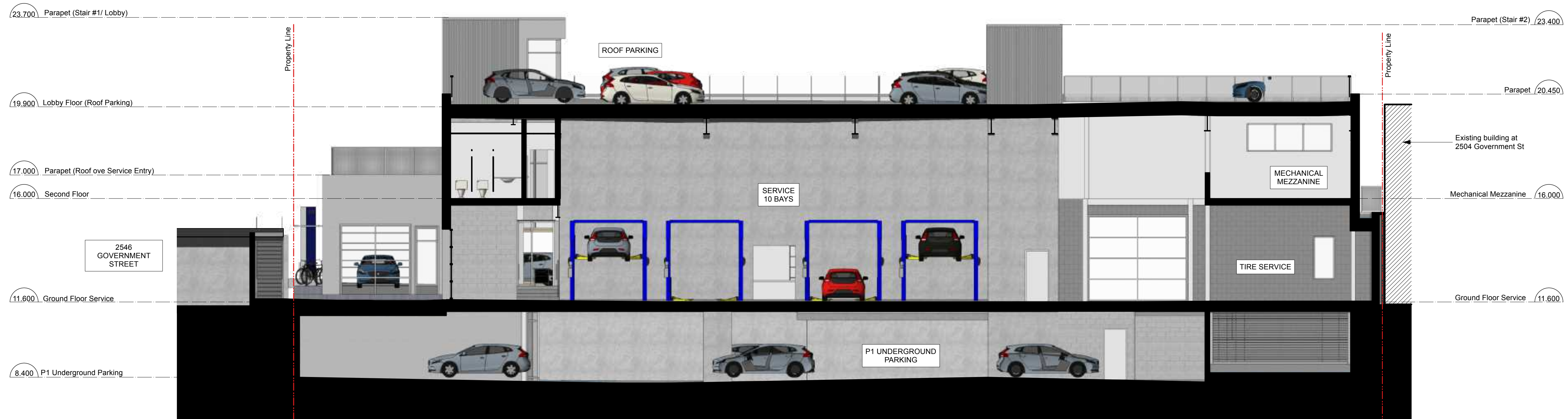
<b>PROJECT #</b> 2112	<b>CAD FILE NAME</b> 2512 Govt St Volvo Model v2023 DP R1
<b>ORIGINAL SHEET SIZE</b> 24" x 36"	<b>SCALE FULL SHEET</b> ISSUE XXX
<b>DRAWN</b> CHKD	<b>DWG #</b> REVISION
<b>PLOT DATE</b> 2023-01-10	

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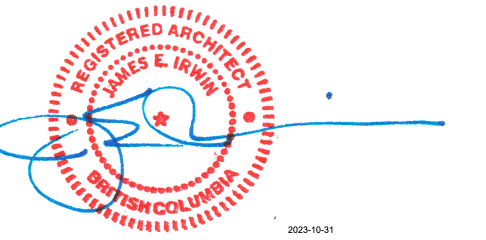




1 NS Building Section Thru Service at Ramp to Roof Parking  
Scale: 1:100



2 NS Building Section Thru Service  
Scale: 1:100



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PROJECT  
Volvo Victoria Dealership  
ADDRESS  
2512 Government St, Victoria  
CLIENT  
1163918 Ontario Limited - GAIN Group  
DRAWING  
Building Sections

**JA** James E. Irwin Architect Inc.  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

PROJECT #	2112	CAD FILE NAME	2512 Govt St Volvo Model v2023 DP R1
ORIGINAL SHEET SIZE	24" x 36"	SCALE FULL SHEET	ISSUE XXX
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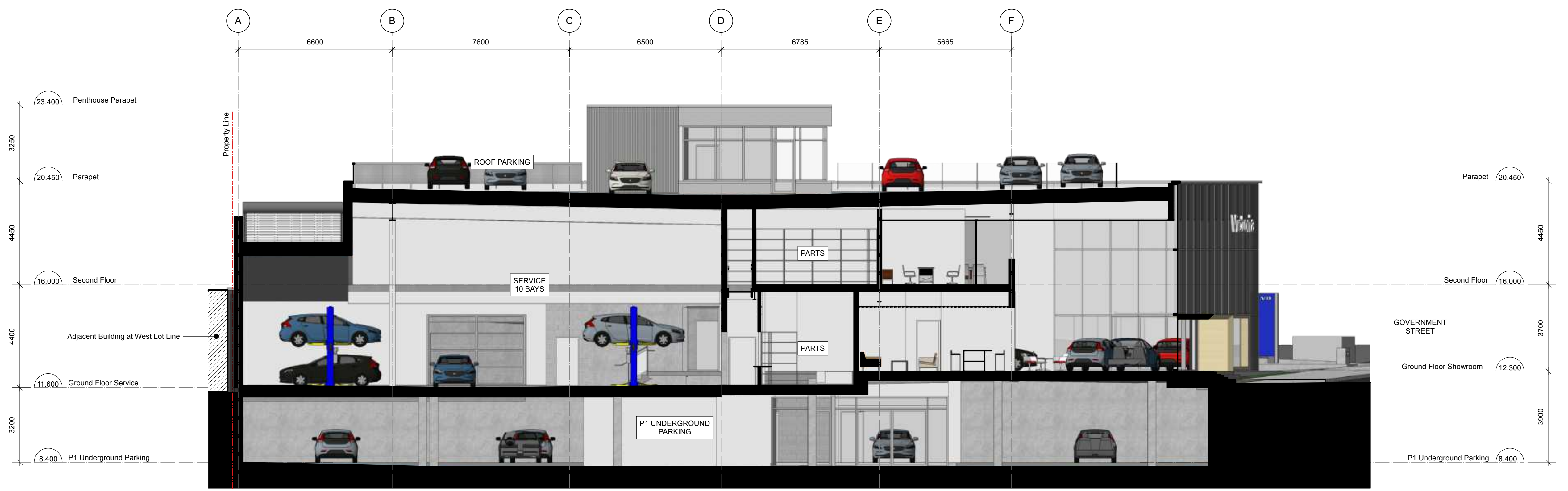
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**A9**

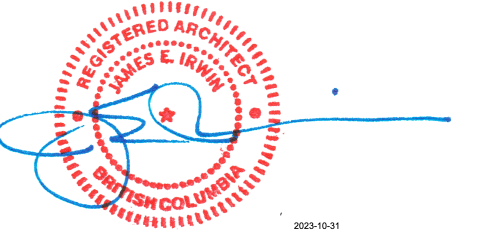




1 E-W Building Section Thru South Stair Between Sales & Service  
Scale: 1:100



2 E-W Building Section Thru Entrance Element  
Scale: 1:100



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**Building Sections**

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**A10**

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Code	Description	Image	Specification	Contact
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**1 FACADE (THE GLAZING SYSTEM)**

GL-1	Volvo Blue Glass		Manufacturer	VIRACON	Arthur Huard Glasscan Corp
			Description	Insulated Laminated Vaneva Glazing Unit  Glass Make-up: 1 5/16" (1.27" avg.) low iron Velour/ VE24-85 Laminated Insulating Glass HS/HS/HS  1/4" low iron Velour #1, heat strengthened .015" blue PVB Vaneva .015" red PVB Vaneva .015" blue PVB Vaneva .015" blue PVB Vaneva 1/4" low iron Velour #4, heat strengthened 1/2" airspace - black Sightline: 5/8", silicone (Black) 1/4" OptiWhite, heat strengthened VE-85 #5, edge deletion	
			Colour	Volvo Blue	

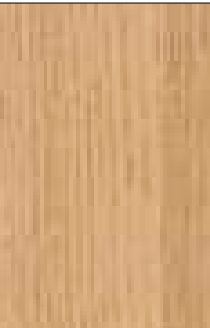
EG-1	Kawneer Clearwall Curtain Wall System (SSI or SSIT)		System	4-sided structural silicone glazed system with toggle capture and shop applied metal facing.  Monolithic capless curtain wall system for Showroom exterior.  Joints to provide grid-like VRE facade appearance.	Kawneer Company Canada Ltd.
			Finish	Glass Clear Frame Clear Anodized	

EG-3	Solera Insulated Glass Panels		System	High performance insulated glazing units. Capable with various window, curtain wall and storefront systems.	Advanced Glazings Ltd.
			Finish	Glass Translucent Insulated Frame Clear Anodized	

**3 SHOWROOM ENTRANCE PORTAL**

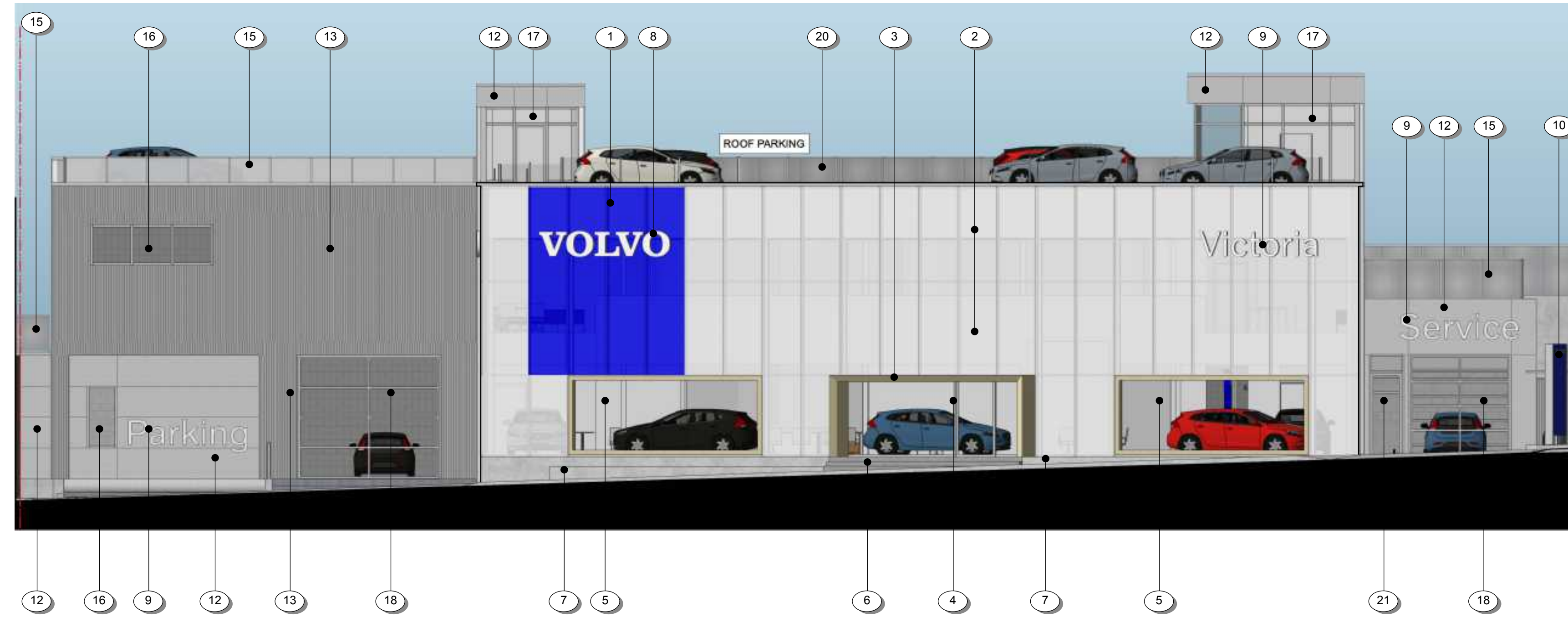
WP-1	Entrance Element  Showroom Entrance Shop Window Finish		Manufacturer	Trespa	Trespa
			Description	Decorative high-pressure compact laminate (HPL)	
			Colour	Elegant Oak NW02	

**6 THE SHOP WINDOW**

WP-1	Entrance Element  Showroom Entrance Shop Window Finish		Manufacturer	Trespa	Trespa
			Description	Decorative high-pressure compact laminate (HPL)	
			Colour	Elegant Oak NW02	

**12 CLADDING**

MP-1	ACM Panel For Service Drive- Through		Manufacturer	Sobotec	Sobotec
			Description	Panel size according to glazing unit size.	
			Colour	Silver Metallic	
MP-2	Corrugated Metal Cladding For remainder of facility		Manufacturer	VicWest	VicWest
			Description	7/8" corrugated wall cladding	
			Colour	Bright Silver	



**1 East (Government St) Elevation**  
Scale: n.t.s.

**MATERIALS SCHEDULE**

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- 22 DOOR - INSULATED METAL, PTD. SILVER
- 23 LANDSCAPE BED

**13 Service Entry:  
Corrugated Metal  
Cladding (MP-2)**



**2 Translucent white glazed curtain wall**

**1 Translucent Blue glazed curtain wall**

**FACADE (THE GLAZING SYSTEM)**

**3 Wooden frame wood compact laminate to be provided by Trespa.**

**Hours of Operation Signage (Translucent film).**

**5 Wood window casing.**

**5 Clear glass cut-outs  
Opaque glazing to clear.**

**Dealer Name (Cropped Acrylics).**

**4 Glass partition with automatic sliding door.**

**7 Landscape Edge:  
River Stones.**

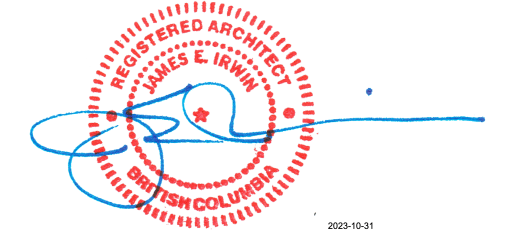


**SHOWROOM ENTRANCE PORTAL**



**THE SHOP WINDOW**

**7 Concrete containers  
with White River Rock**



B	2023-05-01	Revised for Development Permit	JEIA
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**Volvo Victoria Dealership**  
ADDRESS  
**2512 Government St, Victoria**  
CLIENT  
**1163918 Ontario Limited - GAIN Group**

**Materials**

**James E. Irwin Architect Inc.**  
936 Wilmer St.  
Victoria, B.C. V8S 4B7  
Tel: 250 213-5556

PROJECT #	2112	CAD FILE NAME	2512 Govt St A11_A12 Volvo Materials
ORIGINAL SHEET SIZE	24" x 36"	SCALE: FULL SHEET	R11.WW

DRAWN	CHKD	DWG #	REVISION
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PLOT DATE	2023-01-20
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**A11**

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Code	Description	Image	Specification	Contact
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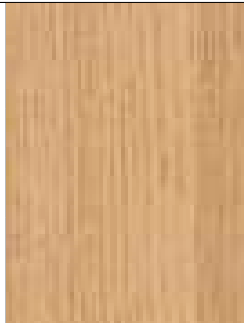
### FACADE (THE GLAZING SYSTEM)

GL-1	Volvo Blue Glass		Manufacturer	VIRACON	Arthur Huard Glasscan Corp
			Description	Insulated Laminated Vaneva Glazing Unit  Glass Make-up: 1 5/16" (1.27" avg.) low iron Velour/ VE-24-85 Laminated Insulating Glass HS/HS/HS  1/4" low iron Velour #1, heat strengthened .015" blue PVB Vaneva .015" red PVB Vaneva .015" blue PVB Vaneva .015" blue PVB Vaneva 1/4" low iron Velour #4, heat strengthened 1/2" airspace - black Sightline: 5/8", silicone (Black) 1/4" OptWhite, heat strengthened VE-85 #5, edge deletion	
			Colour	Volvo Blue	
EG-1	Kawneer Cleanwall Curtain Wall System (SSI or SSIT)		System	4-sided structural silicone glazed system with toggle capture and shop applied metal facing.  Monolithic capless curtain wall system for Showroom exterior.  Joints to provide grid-like VRE facade appearance.	Kawneer Company Canada Ltd.
			Finish	Glass: Clear Frame: Clear Anodized	
EG-3	Solera Insulated Glass Panels		System	High performance insulated glazing units. Capable with various window, curtain wall and storefront systems.	Advanced Glazings Ltd.
			Finish	Glass: Translucent Insulated Frame: Clear Anodized	

### SHOWROOM ENTRANCE PORTAL

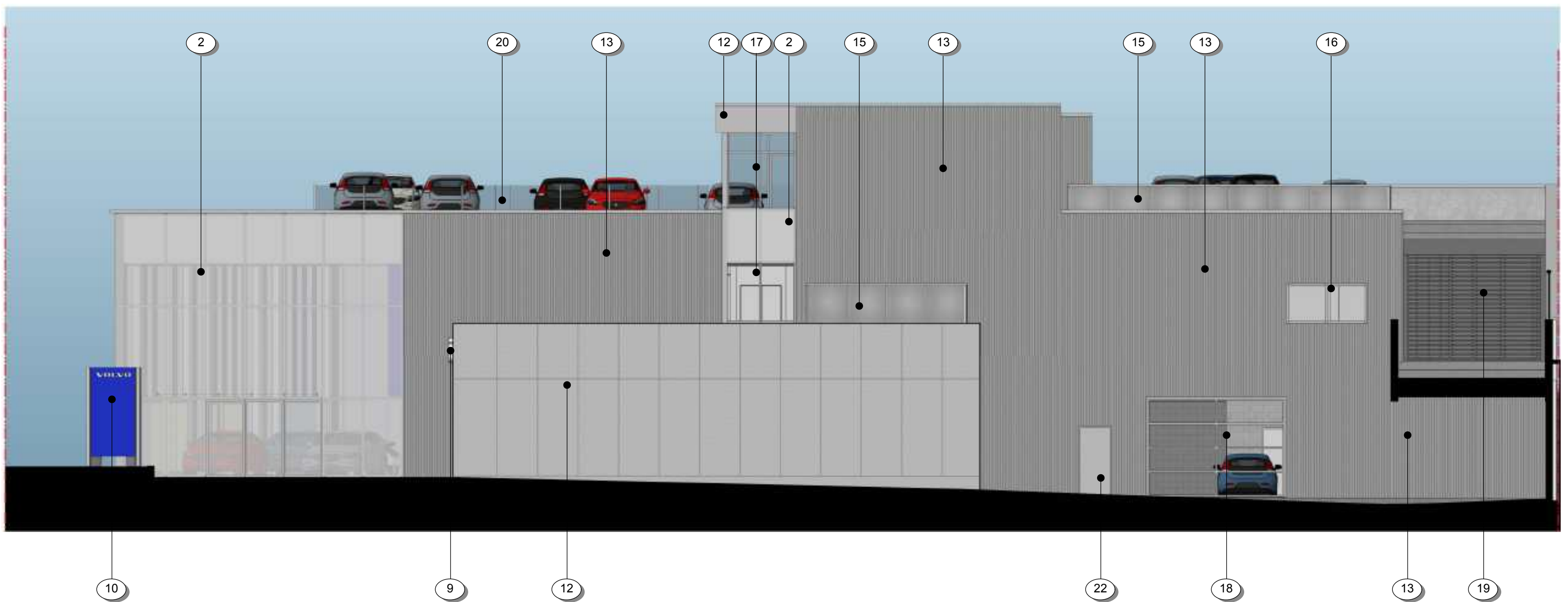
WP-1	Entrance Element		Manufacturer	Trespa	Trespa
			Description	Decorative high-pressure compact laminate (HPL)	
			Colour	Elegant Oak NW02	

### THE SHOP WINDOW

WP-1	Entrance Element		Manufacturer	Trespa	Trespa
			Description	Decorative high-pressure compact laminate (HPL)	
			Colour	Elegant Oak NW02	

### CLADDING

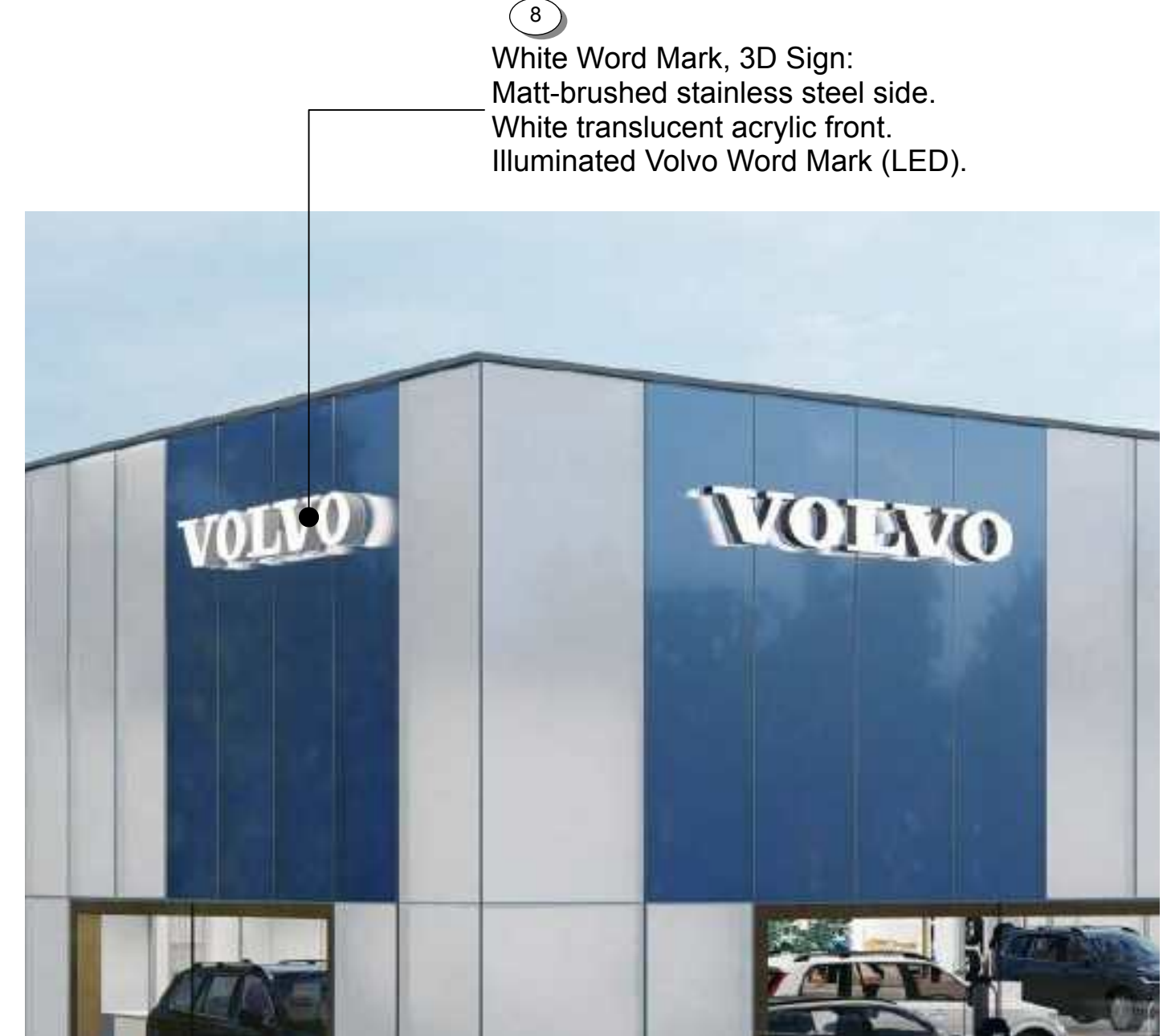
MP-1	ACM Panel For Service Drive- Through		Manufacturer	Sobotec	Sobotec
			Description	Panel size accordingly to glazing unit size.	
			Colour	Silver Metallic	
MP-2	Corrugated Metal Cladding For remainder of facility		Manufacturer	VicWest	VicWest
			Description	7/8" corrugated wall cladding	
			Colour	Bright Silver	



1 North Elevation  
Scale: n.t.s.

### EXTERIOR LIGHTING

Code	Description	Image	Specification	Contact	
<b>LIGHTING - OPTION 2 - SALEX</b>					
ELF-1	VLX LED Pole Mount		Description	Hi output, full cutoff luminaire. 4000k. Up to 52647 lumens. Quali-Guard chemically pretreated finish.	Salex
			Dimensions	Width: 16.5" Depth: 36.6" Height: 4.33" Overall Height: 10.19"	
			Finish	Silver	
ELF-2	VSC LED Wall Mount		Description	Hi output, full cutoff luminaire. 4000k. Up to 13636 lumens. Quali-Guard chemically pretreated finish.	Salex
			Dimensions	Width: 10.5" Depth: 14" or 17" Height: 5"	
			Finish	Silver	
ELF-3	Gothic180 Large Walkways		Description	LED light source Colour Temperature: 4000K (2700K on request) 32 W CRI=70	Salex
			Dimensions	Width: 7" 3/32 (square) Height: 39 3/8"	
			Finish	Matte Finish RAL7035 Light Grey	
ELF-4	BEAM 4 LED Entrance Element		Description	Recessed Mount with StepLens Option and 1 3/4" Downlight Insert Flush: Shielding option	Salex
			Dimensions	Width: 4 1/8" Depth: 3 15/16" Length: system run	
			Finish	White	



8 White Word Mark, 3D Sign:  
Matt-brushed stainless steel side.  
White translucent acrylic front.  
Illuminated Volvo Word Mark (LED).

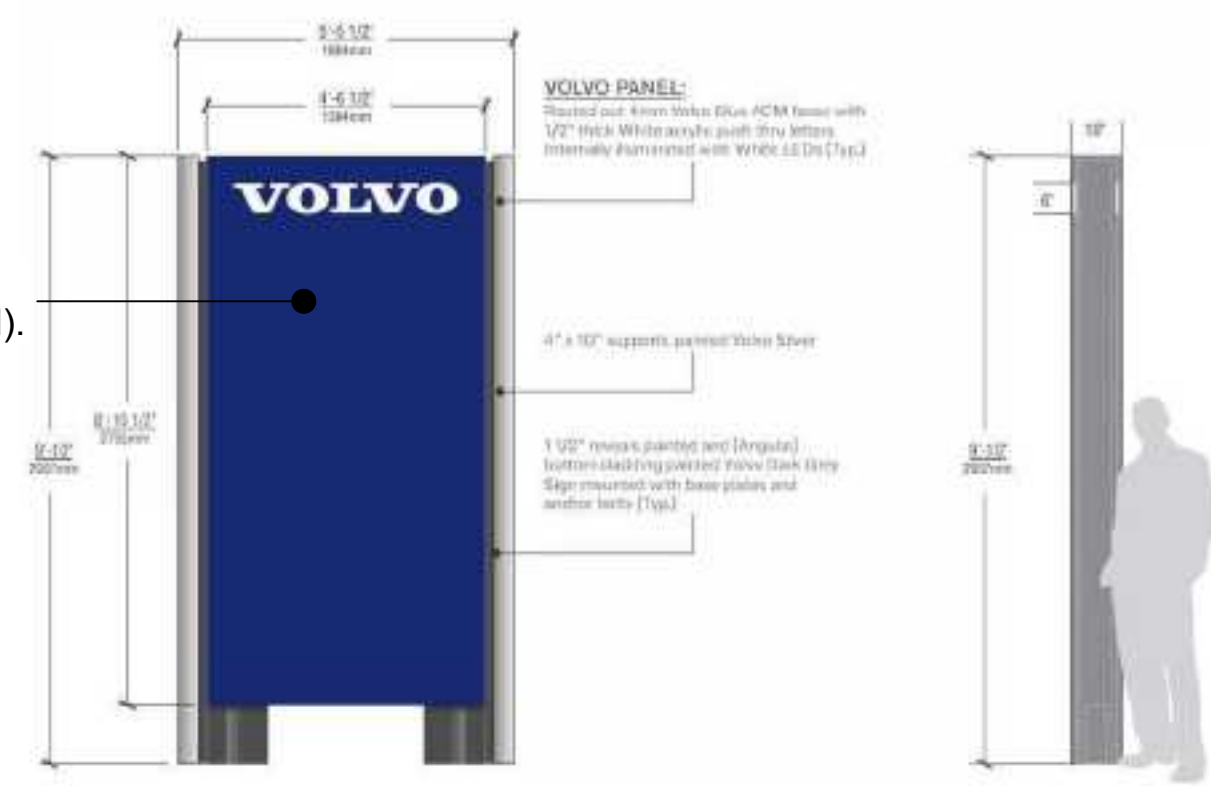
SIGN PROGRAM (EXTERIOR SIGNAGE)

9 Dealer Name: Illuminated Channel Letters.  
Clear Satin brushed aluminum returns.  
White Acrylic faces with Brushed Silver trimcap.  
Internally illuminated.

9 Service Letters: Illuminated Channel Letters.  
Clear Satin brushed aluminum returns.  
White Acrylic faces with Brushed Silver trimcap.  
Internally illuminated.



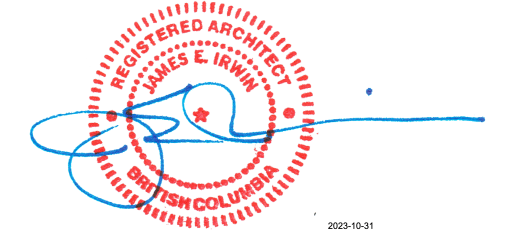
10 Totem Sign at Entry  
(Double Sided / Illuminated).



ENTRY SIGN (Pedestrian Scale)

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PROJECT # 2112 CAD FILE NAME  
2512 Govt St A11\_A12 Volvo Materials

ORIGINAL SHEET SIZE 24" x 36" SCALE FULL SHEET

DRAWN CHKD DWG # REVISION

PLOT DATE 2023-01-20

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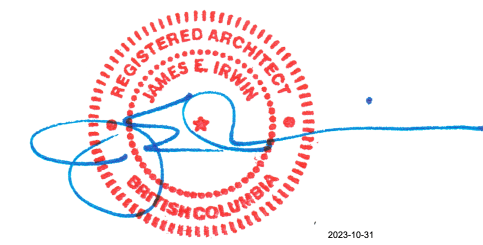




1 Street View Looking South West



2 Street View Looking North West



B	2023-05-01	Revised for Development Permit	JEIA
A	2023-01-19	Issued for Development Permit	JEIA

ISSUE	DATE	ISSUE NOTE	BY
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REVISION	DATE	REVISION NOTE	BY
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PROJECT  
**Volvo Victoria Dealership**  
 ADDRESS  
**2512 Government St, Victoria**  
 CLIENT  
**1163918 Ontario Limited - GAIN Group**

DRAWING  
**Street Vignettes**

**IA** James E. Irwin Architect Inc.  
 936 Wilmer St.  
 Victoria, B.C. V8S 4B7  
 Tel: 250 213-5556

PROJECT #	2112	CAD FILE NAME	2512 Govt St A13 A14 Volvo Vignettes
ORIGINAL SHEET SIZE	24" x 36"	SCALE FULL SHEET	1:100
DRAWN	JC	CHKD	JEP
PLT DATE	2023-01-20	DWG #	

**A13**

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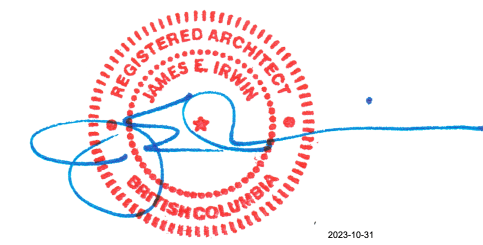




1 Aerial Street View Looking North West



2 Government Street Elevation



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PROJECT  
**Volvo Victoria Dealership**

ADDRESS  
**2512 Government St, Victoria**

CLIENT  
**1163918 Ontario Limited - GAIN Group**

DRAWING  
**Street Vignette and Elevation**

**JA** James E. Irwin Architect Inc.  
 936 Wilmer St.  
 Victoria, B.C. V8S 4B7  
 Tel: 250 213-5556

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DRAWN	JC	CHKD	JEP
PLT DATE	2023-01-20	DWG #	

**A14**

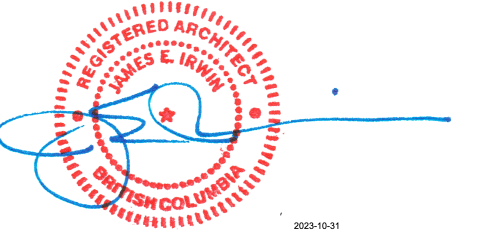




1 Aerial Street View Looking South West



2 Side View Looking South- East



ISSUE	DATE	ISSUE NOTE	BY
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REVISION	DATE	REVISION NOTE	BY

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PROJECT  
**Volvo Victoria Dealership**  
 ADDRESS  
 2512 Government St, Victoria  
 CLIENT  
 1163918 Ontario Limited - GAIN Group

DRAWING  
**Model Vignettes**

**IA** James E. Irwin Architect Inc.  
 936 Wilmer St.  
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 Tel: 250 213-5556

PROJECT #	2112	CAD FILE NAME	2512 Govt St A13_A14 Volvo Vignettes
ORIGINAL SHEET SIZE	24" x 36"	SCALE FULL SHEET	1:100
DRAWN BY	JC	DATE	2023-01-20
PLLOT DATE	2023-01-20		

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