



aluminium overhead door

smooth precast concrete panel

stained wood post and concrete base with good lighting



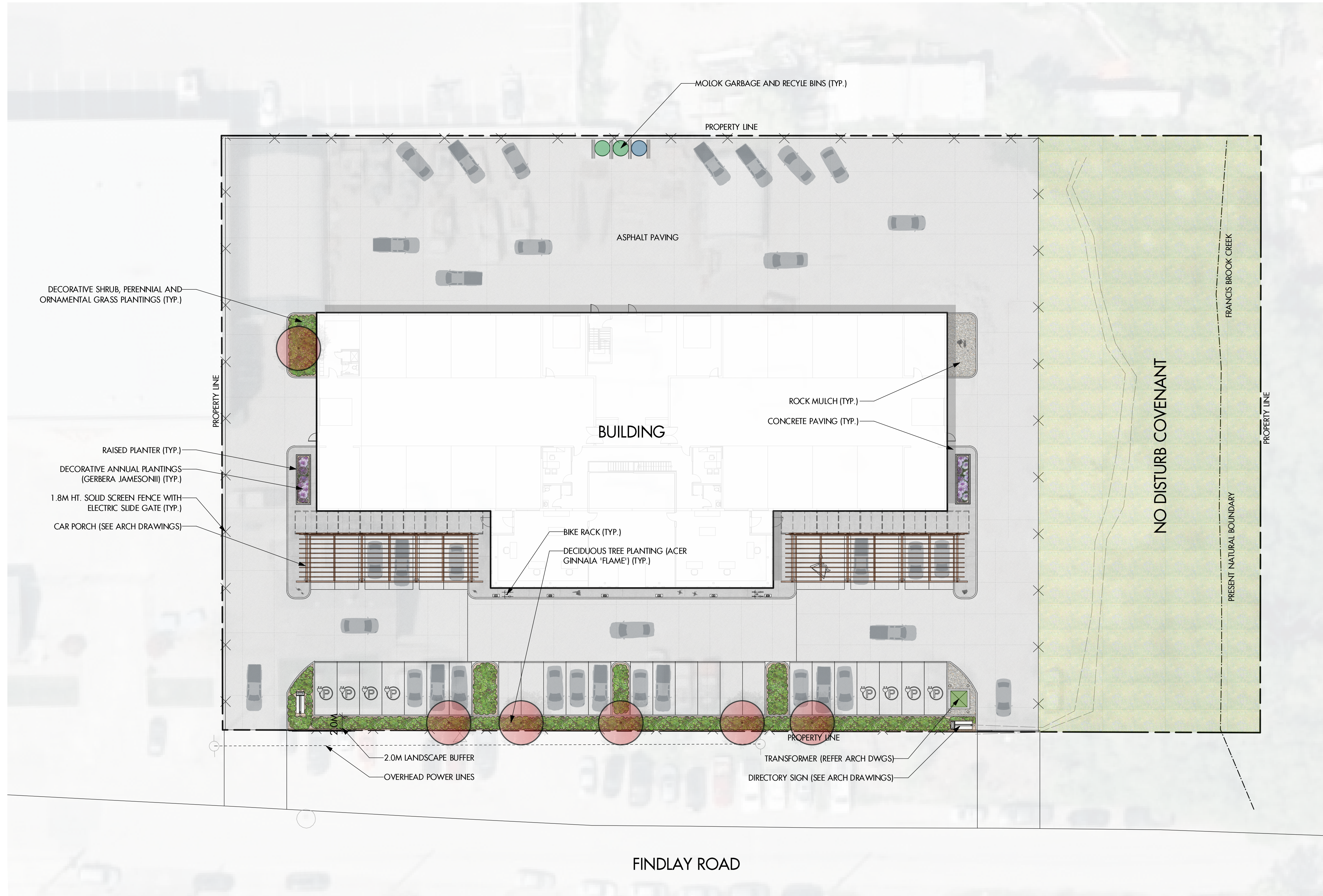
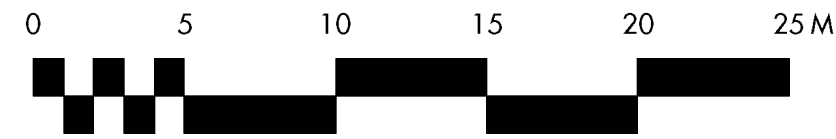
blue pantone 641

medium grey pantone 430

light grey pantone 428

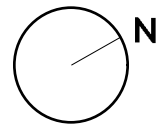
process black

red pantone 185



PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6	6cm CAL.
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	90	#01 CONT. /0.6M O.C. SPACING
PHYSOCARPOS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	15	#01 CONT. /1.5M O.C. SPACING
SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	15	#01 CONT. /1.5M O.C. SPACING
PERENNIALS & GRASSES			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	12	#01 CONT. /1.2M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	25	#01 CONT. /0.75M O.C. SPACING
SALVIA NEMEROSA 'MAYNIGHT'	MAYNIGHT MEADOW SAGE	25	#01 CONT. /0.75M O.C. SPACING
SEDUM NEMOROSA 'AUTUMN JOY'	AUTUMN JOY STONECROP	25	#01 CONT. /0.75M O.C. SPACING
ANNUALS			
GERBERA JAMESONII	GERBERA DAISY	64	PLUGS/0.3M O.C. SPACING

- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
 - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 - TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 - SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



PROJECT TITLE
MW MOTOR WERKE
 1300 Findlay Road

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
 LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
1	22.01.24	Review
2	22.02.03	Review
3	22.07.12	Review
4	22.07.13	Review
5		

PROJECT NO. 21-166

DESIGN BY FB

DRAWN BY MC

CHECKED BY FB

DATE JUL. 13, 2022

SCALE 1:250

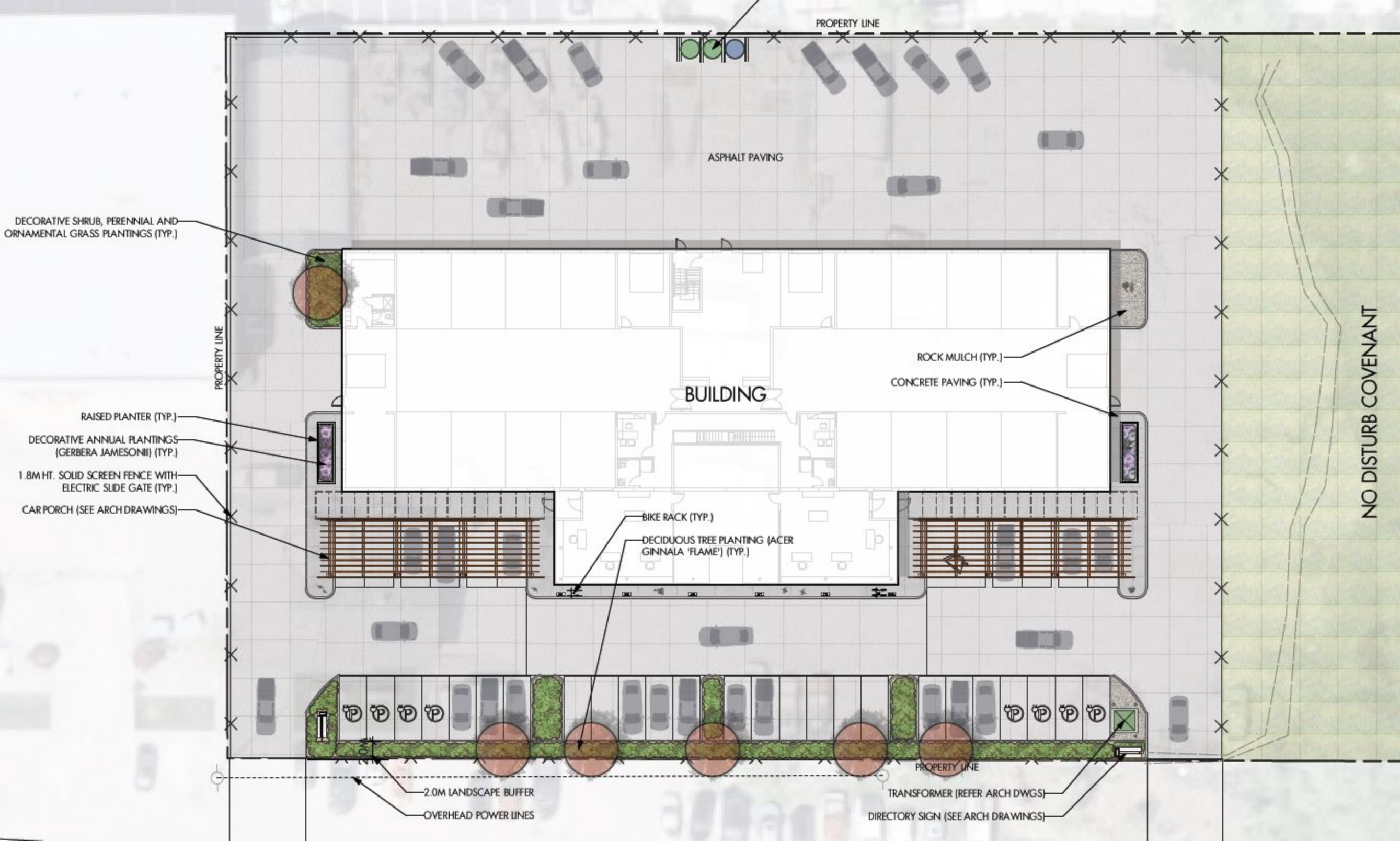
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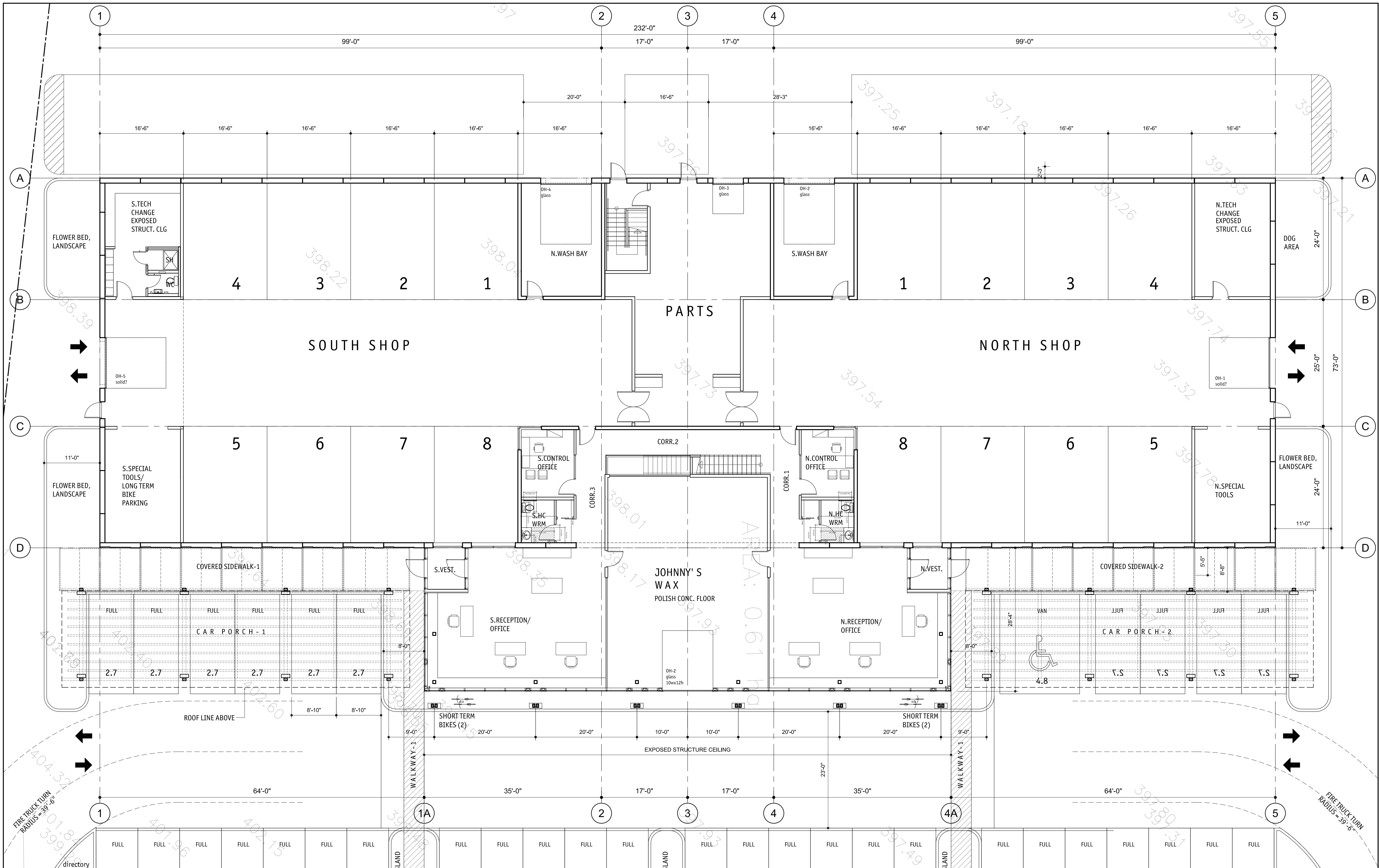
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DRAWING NUMBER

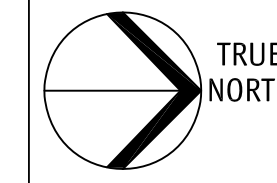
L1/2





2022-07-07
revised DP

No.	Date	Revision
1	2022-02-10	Issued DP
2	2022-07-04	ReIssued DP



Project Title
**MW MOTORWERKE
NEW BUILDING**
1300 FINDLAY ROAD KELOWNA V1X 5B2
LOT A PLAN EPP107390

Consultant Seal

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 0N2
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EMAIL: kel-mail@shaw.ca

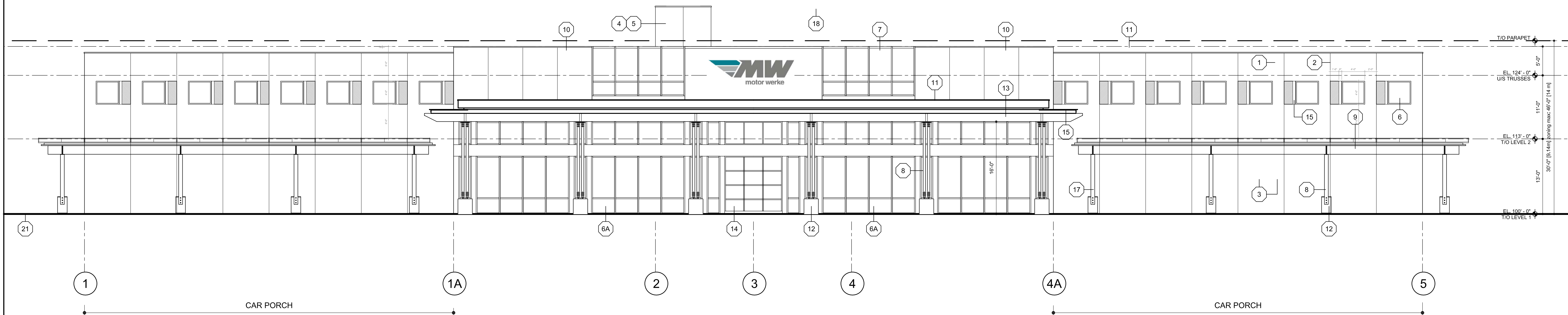


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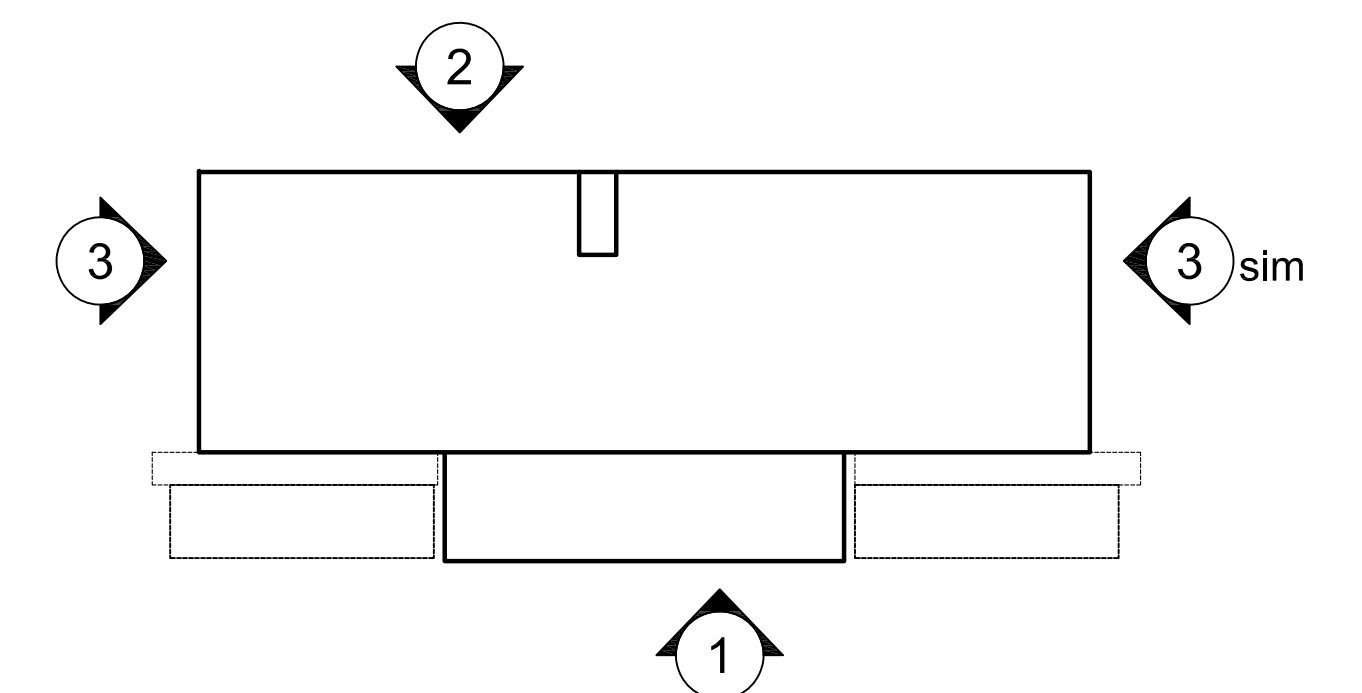
Date	2022-07-04
Job No.	m+m 21-1930
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title
LEVEL 1
scale 1/8"=1'-0"

Drawing Number
A3.01
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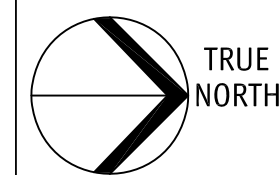


19 PAINTED METAL DOOR	12 CONCRETE BASE	6 ALUM. WINDOW	ELEVATION KEY NOTES ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.
20 CHAIN LINK FENCE AT SITE PERIMETER WITH SLIDING GATE	13 METAL PANEL FASCIA / SOFFIT	6A ALUM. STOREFRONT WINDOW / DOOR	
21 FINISHED GRADES (SEE CIVIL / LANDSCAPE)	14 ALUM. GLASS OVERHEAD DOOR	7 ALUM. WINDOW (CURTAIN WALL SYSTEM)	1 PRECAST CONCRETE PANEL
	15 PAINTED STEEL PLATE & ANGLE	8 STAINED GLULAM COLUMN WITH EXPOSED STEEL & BOLTS	2 PRECAST PANEL CONTROL JOINT
	16 LIGHT FIXTURE	9 STAINED GLULAM BEAM WITH EXPOSED STEEL & BOLTS	3 CONCRETE REVEALS
	17 STEEL RAIN WATER LEADER	10 ILLUMINATED SIGNAGE	4 STUCCO FINISH
	18 not used	11 PREFINISHED SHEET METAL FLASHING	5 STUCCO CONTROL JOINT



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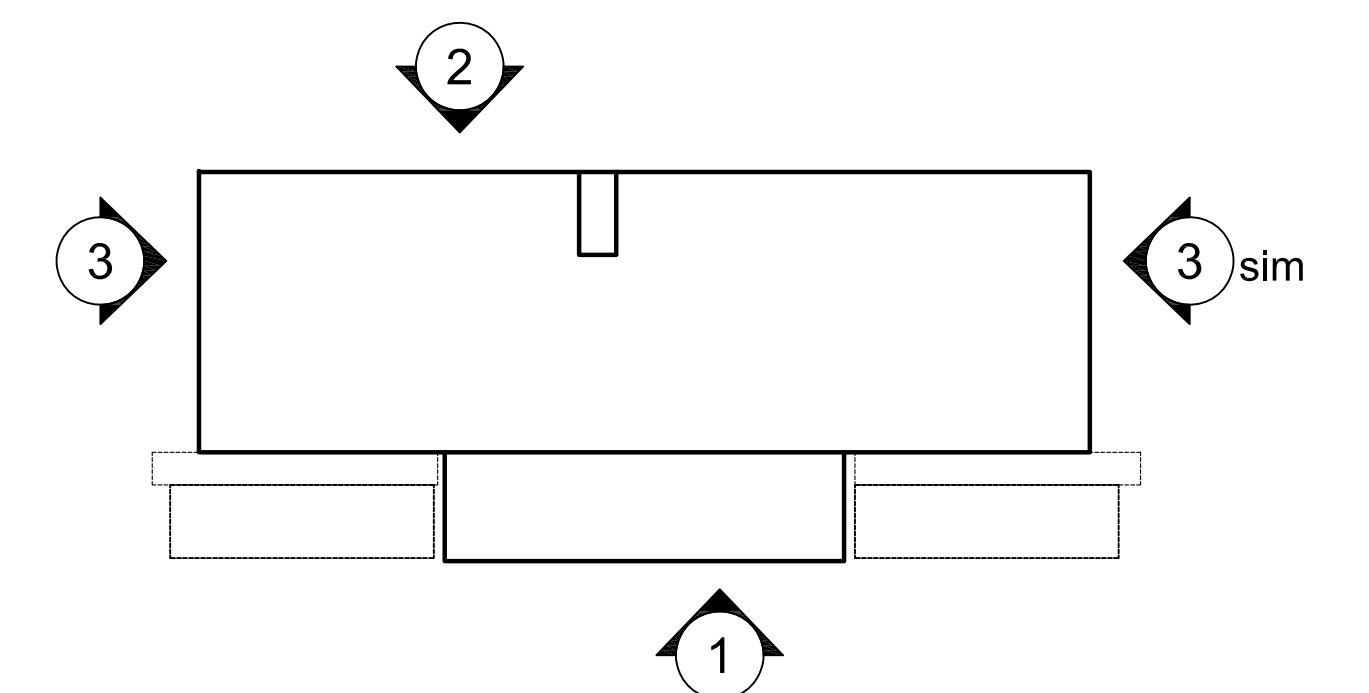
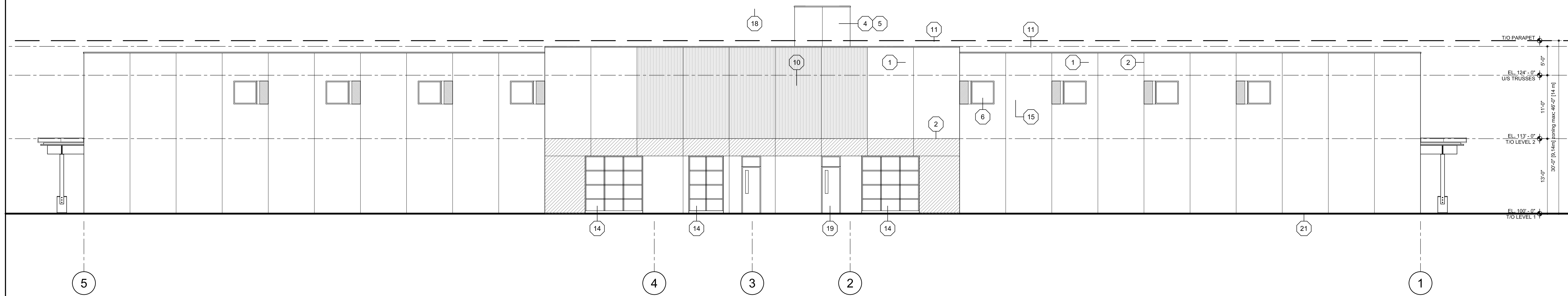
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Checked	JM

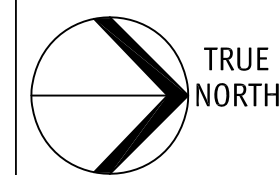
Drawing Title
**BUILDING
ELEVATION 1**
scale 1/8"=1'-0"

Drawing Number
A4.01
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Drawn	SN
Checked	JM

Drawing Title
**BUILDING
ELEVATION 2**
scale 1/8"=1'-0"

Drawing Number
A4.02
DRAWINGS ARE NOT TO BE SCALED.
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FIRE PROTECTION: 3.2.4./ 3.2.5./ 3.2.6.

LOCATION OF HYDRANT TO SIAMESE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	NOT REQUIRED	3.2.5.8.
SPRINKLERED	YES (NFPA 13)	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(f)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

REQUIRED FIRE SEPARATIONS 3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP D TO F2	NO RATING	SEE NOTE BELOW
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

GROUP D OCCUPANCY TO BE CONSIDERED AS A SUBSIDIARY USE TO F2 OCCUPANCY. NO RATED FIRE SEPARATIONS ARE REQ'D. FOR WALLS BETWEEN THE 2 OCCUPANCIES.

EXIT FACILITIES 3.1 TO 3.6

REQUIRED EXITS	2 MIN. (LEVEL 1)	1 MIN. (LEVEL 2)
	min. 800mm door width as per 3.4.3.2.-A	
	min. 900mm stair width as per 3.4.3.2.-A	
DOOR WIDTH	REQUIRED WIDTHS	PROVIDED WIDTHS
L1 OFFICES	6.1mm/person x 46 person	800 mm
L1 REPAIR / SERVICE	6.1mm/person x 51 person	800 mm
L2 OFFICES	6.1mm/person x 31 person	800 mm
STAIR WIDTH	REQUIRED WIDTHS	PROVIDED WIDTHS
L2 OFFICES	8.0mm/person x 31 person	900 mm

L2 OFFICES CAN BE SERVED BY A SINGLE EXIT IN ACCORDANCE WITH 3.4.2.1.-B

EXIT THROUGH LOBBY	N/A	3.4.4.2.
PANIC HARDWARE REQ'D	NO	3.4.6.16.(2b)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	3/4 HR	3.4.4.1.
CORRIDORS	N/A	3.3.2.6.(4)

BUILDING CODE REVIEW

OCCUPANCY	GROUP F2	GROUP D
ARTICLE	3.2.2.77	3.2.2.61
NO. OF STOREYS	2 STOREYS	
NO. OF STREETS FACING	1	
MAX. BUILDING AREA	PROPOSED 1847± sm	CODE MAX. 4,800 sm
CONSTRUCTION TYPE	COMBUSTIBLE / NON-COMBUSTIBLE	
SPRINKLERED	YES	
ASSEMBLY RATINGS:		
FLOOR	45 MINUTES	
WALLS / BEARING STRUCTURE	45 MINUTES	
ROOFS	NO RATING	

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	YES	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.1.1.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

SPATIAL SEPARATION: 3.2.3.1.D

	NORTH, SOUTH, AND WEST WALLS	EAST (FRONT) WALL
WALL AREA	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED.	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED.
OPENING AREA	UN-RESTRICTED.	UN-RESTRICTED.
% PROVIDED	LIMITING DISTANCE IS 10.7 m± MIN.	BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10
LIMITING DISTANCE		
% PERMITTED		
CONSTRUCTION TYPE		
CLADDING MATERIAL		
REQUIRED RATINGS		

ACCESSIBILITY REQUIREMENTS 3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	NO
ACCESSIBLE WASHROOM	YES (LEVEL 1)	YES (LEVEL 1)

OCCUPANT LOAD TABLE 3.1.17.1.

1 person / 9.3 sm office				
1 person / 28 sm garage				
	sf	sm		PERSONS
L1 - REPAIR / SERVICE	15,291	1,421	1,421 / 28	51
L1 - OFFICES	4,592	427	427 / 9.3	46
L2 OFFICES	3,090	287	287 / 9.3	31
TOTAL PERSONS FOR EXITING ONLY				128

WASHRM FIXTURES REQUIREMENTS 3.7.2.2.-C

FOR DAILY OPERATIONS, OCCUPANT LOAD CALCULATION.

		PERSONS
REPAIR SHOP	16 persons (1 per bay) + 4 persons (parts)	20
L1 OFFICE	2 persons per office (8 offices)	16
L1 WAX SHOP	4 persons	4
L2 OFFICE	2 persons per office (4 offices)	10
TOTAL		50

	REQUIRED WCs	REQUIRED LAVs	REQUIRED URINALS
NUMBER OF MALES (25)	2	1	-
NUMBER OF FEMALES (25)	2	1	-

PROVIDED - 4 COED WASHROOMS (INCLUDING 2 H/C WASHROOMS)

PARKING

STALL SIZE	WIDTH (min)	LENGTH (min)	HEIGHT (min)	PROVIDED			
FULL SIZE STALL	8'-3"	2.5m	19'-6"	6.0m	6'-7"	2.0m	35
MEDIUM SIZE STALL (50% max)	7'-7"	2.3m	15'-9"	4.8m	6'-7"	2.0m	-
ACCESSIBLE STALL	12'-10"	3.9m	19'-8"	6.0m	7'-7"	2.3m	-
VAN ACCESSIBLE STALL	15'-6"	4.8m	19'-8"	6.0m	7'-7"	2.3m	1
FULL PARALLEL STALL	8'-7"	2.6m	23'-0"	7.0m	7'-7"	2.3m	-
MEDIUM PARALLEL STALL	8'-3"	2.5m	21'-4"	6.5m	6'-7"	2.0m	-
DRIVE AISLES (2-way 90° pkg)	23'-0"	7.0m	-	-	6'-7"	2.0m	-

PARKING SCHEDULE:

GENERAL INDUSTRIAL USE	1.0 per 100 sm GFA
ACCESSORY ACTIVITIES	2.5 per 100 sm GFA

	sf	sm	100 sm per 1 car	100 sm per 2.5 car	Total
LEVEL 1	15,291	1,421	14.2		
LEVEL 1 ACCESSORY ACTIVITIES	4,592	427		10.7	
LEVEL 2 ACCESSORY ACTIVITIES	3,090	287		7.2	
			14.2	17.8	32.05
				Required	32.05
				Provided	36

BICYCLE

BIKE SIZE STALL	width	length	sf	sm	no of stall
	24"	0.6m	72"	1.8m	
LONG TERM Required	1 stall per 500sm GFA		22,970	2,134	4.3
SHORT TERM Required	2 stall per entrance				4.0
			Total		8.3

GFA

	±sf	±sm
LEVEL 1	19,880	1,847
LEVEL 2	3,090	287
TOTAL	22,970	2,134

COVERAGE

	±sf	±sm
LEVEL 1 FOOTPRINT	19,880	1,847
SITE AREA	65,660	6,100
COVERAGE 60%		30.28%

ZONING SUMMARY

1300 Findlay Road Kelowna

ADDRESS	1300 Findlay Road Kelowna	
LEGAL DESCRIPTION	Plan EPP107390 Lot A Section 34 Township 26	
DEVELOPMENT PERMIT AREA	Yes	
EXISTING ZONING	I-2	General Industrial
PROPOSED ZONING	I-2	General Industrial
EXISTING LEGAL USE	vacant	
GRADES	Existing Average-Level	Finish Average - Level
NUMBER OF BUILDINGS	2 storey building	

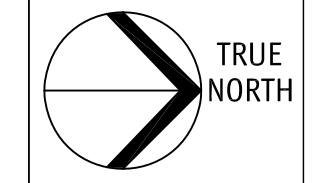
CRITERIA FOR ALL TYPES OF APPLICATION:

	STANDARD	PROPOSAL
i-2 GENERAL INDUSTRIAL		
SITE AREA (sm)	1.0 ha	6,100 sm (0.61 ha)
SITE WIDTH (m)	40.0m	116.55± m
SITE DEPTH (m)	35.0m	66.95± m
OFF-STREET PARKING	32 stall min. (see parking calcs)	36 stall
PRIVATE OPEN SPACE	N.A.	N.A.
BUILDING HEIGHT	HEIGHT OF BUILDING (S) / # OF STOREYS	14.0m max. / 9.14 m / 2 storey
COVERAGE	SITE COVERAGE OF BUILDING(S) (%)	60% / 30.28%
	SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A / N/A
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS:	i-2 GENERAL INDUSTRIAL	
NUMBER OF BICYCLE PARKING SPACES	LONG TERM Required = 5.0	LONG TERM Provided = 5.0
	SHORT TERM Required = 4.0	SHORT TERM Provided = 4.0
NUMBER OF LOADING SPACES	1 per 2,800 sm GFA	1
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
FAR	FAR	TOTAL GFA : 2,134 sm SITE AREA : 6,100 sm FAR : 0.35
FAR	1.5	
BUILDING (S) SETBACKS (m)		
Front (EAST)	7.5m	15.9m +/-
Side (NORTH)	4.5m	10.7m +/-
Side (SOUTH)	4.5m	10.7m +/-
Rear (WEST)	0.0m, 6.0m abutting other zones	19.8m +/-
DAYLIGHT ANGLE (if a tower)	N.A.	N.A.
PODIUM HEIGHT (if proposed)	N.A.	N.A.
FLOOR PLATE SIZE (if required)	N.A.	N.A.
PARKING SETBACKS (m)		
Front (EAST)	1.5m (5 ft)	2.0m (6.5 ft)
Side (NORTH)	N.A.	N.A.
Side (SOUTH)	N.A.	N.A.
Rear (WEST)	N.A.	N.A.
BICYCLE		
NUMBER OF BICYCLE PARKING SPACES		
	Long Term	5.0
	Short Term	4.0



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Drawing Title
**ZONING &
CODE SUMMARY**

Drawing Number
A1.01

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