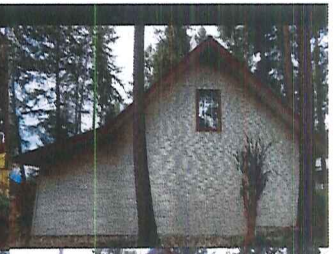
WEST ELEVATION

SOUTH ELEVATION



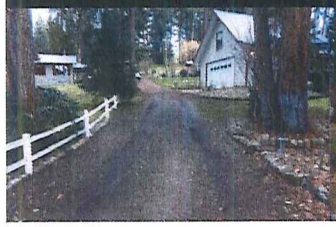
EAST ELEVATION

NORTH ELEVATION

ELEVATIONS

PARKING AREA AT TOP OF DRIVEWAY

FRONT OF HOUSE (PRINCIPLE BUILDING)



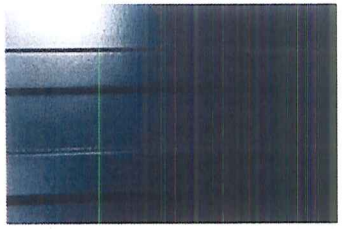
DRIVEWAY FROM FRONT GATE

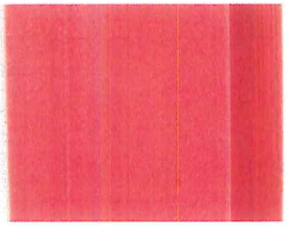
VIEW OF HOUSE AND ACCESSORY BLDG. FROM N.W. CORNER

SITE VIEWS

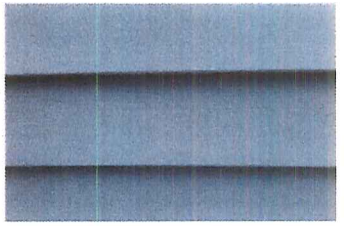
WHITE (DOORS, WINDOWS, GUTTERS)

CHARCOAL (METAL ROOFING)





RED BRICK (FACIA, TRIM, CASING)



CANYON CLAY (VINYL SIDING)

COLOUR BOARD

1. USE WOULD BE LOW IMPACT AND MINIMAL ADDITIONAL TRAFFIC: Suite intended for single family member living in suite two to three weeks out of every six to eight weeks during time off work or as either a guest or caretaker suite for future assistance in property maintenance. Not intended for a rental suite.

2. HISTORY OF PREVIOUS STRUCTURES AFFECTS B.C. ASSESSMENT CLASSIFICATION: Property is classified as Actual Use 060, two acres or more, Single Family Dwelling, Duplex. This classification may be based on two previous structures.
A small cabin removed in 2001, and a mobile home just below the accessory building location circa 1960 -'70's were both connected to current second septic system now in use for a toilet and sink in the garage.

3. CURRENT BUILDING BUILT TO ZONING BYLAWS AT TIME OF CONSTRUCTION: Under Zoning Bylaw 8000, the building was built below the maximum height for an accessory building and at the time of construction there wasn't a regulation specifying maximum footprint or distance from the principal building.

4. BUILDING IS CURRENTLY SERVICED AND READY FOR DEVELOPMENT: The building is serviced with power fed underground to a sub-panel from the main house as are telephone and cable. A second service could be added if necessary. The building is plumbed with water and has a septic tank and field.

5. NEIGHBOURING PROPERTIES ZONING AND USE : Property is in a small pocket of A1, RR1 and RR3 zoned properties not in the ALR. There are three A1c zoned properties within approximately 100 m. and 10 "c" zoned properties within 1.6 km. The Myra-Bellevue Provincial Park across the street has frequent visitors. Other neighbours include the Botegga Boutique Hotel and Nagging Doubt Winery on Sallows Rd. The hotel occasionally attracts large volumes of traffic and the winery will also increase traffic as it develops. The attached South Perimeter Road extension map shows our location and future road improvements to help with increased traffic from the thousand new housing units planned for the South Slopes. Bedford to Benvoulin is our main route to town. The accessory building is located within an "inner yard" area with the house of approximately .3 ha. The remaining portion of the property, 1.1 ha.,is used as horse and small animal pasture and contains a small barn and three horse shelters. It is moderately treed with 75' to 100' (22 to 30 m.) fir trees as shown on the attached 2015 aerial view. Due to elevation changes and a large gully through the middle of the property, it is not suitable for most other agricultural uses.

6. SUMMERY: There will be minimal impact on the area. One additional vehicle part-time, parked in the garage, no increases in building footprint, and no visual changes to the property. Simply finishing the existing storage area to make it habitable is all that is required.

DESIGN RATIONALE

Willow CADD Services
1571 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 2V1
PH. (778) 215-0987

No.	REVISIONS	DATE

JOB TITLE

PROPOSED COACHOUSE AT 2446 HARVARD ROAD

W. Henney
250-7644777

DRAWING TITLE

EXISTING SITE PHOTOS, COLOUR BOARD, AND DESIGN RATIONALE

Initials

DATE DEC. 12/2016

DRAWN BY TB

DB.

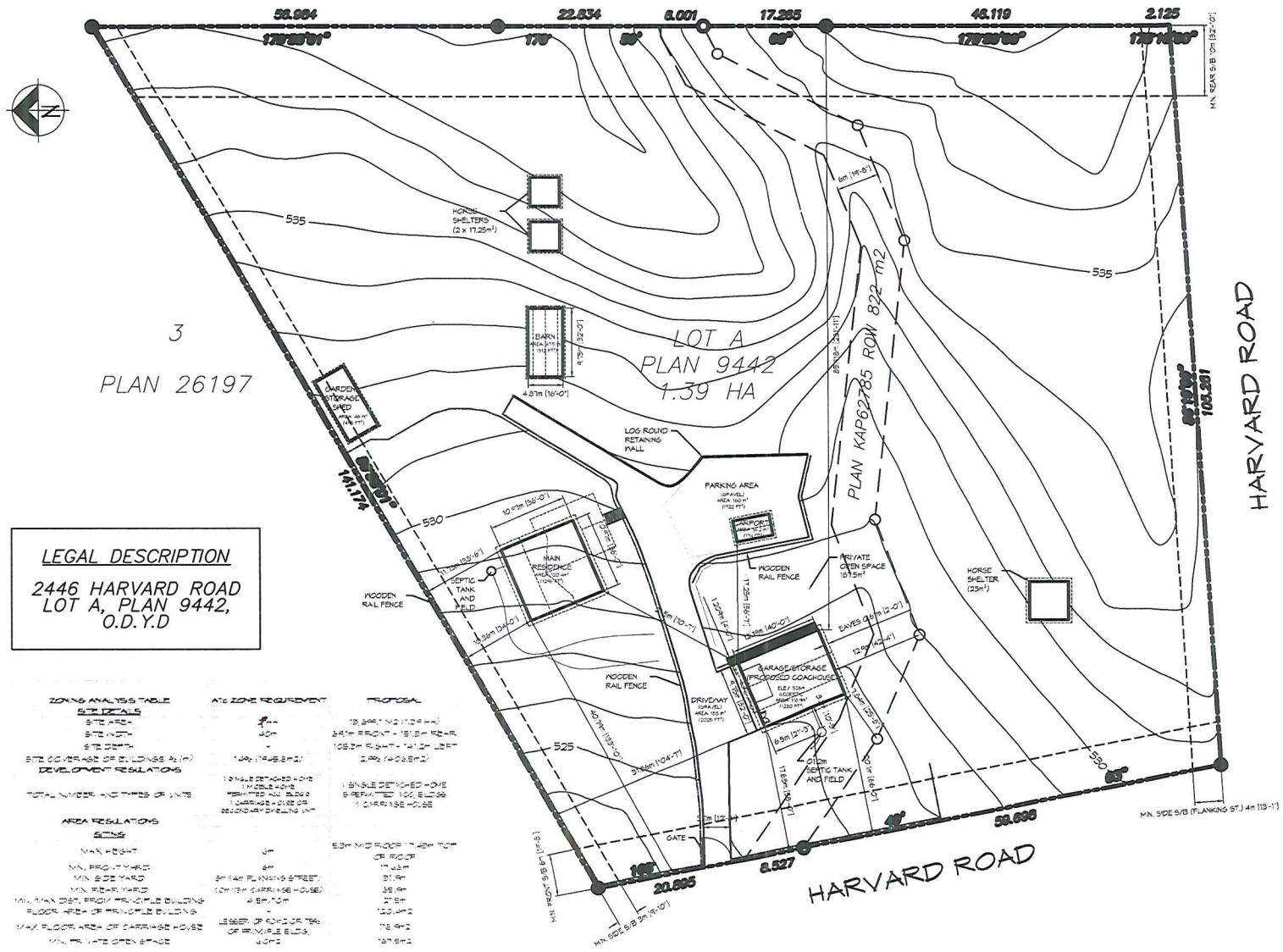
JOB No. WCS 10-16

SCALE N.T.S.

DRAWING No. A0

City of Kelowna
COMMUNITY PLANNING

ATTACHMENT A
This forms part of application
#Z17-0011
DVP17-0027
Planner



Willow CADD Services
1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 3V1
PH: (778)215-0987

No.	REVISIONS	DATE

JOB TITLE
DEVELOPMENT PERMIT 2446 HARVARD ROAD KELOWNA

DRAWING TITLE
SITE PLAN AND SITE COVERAGE

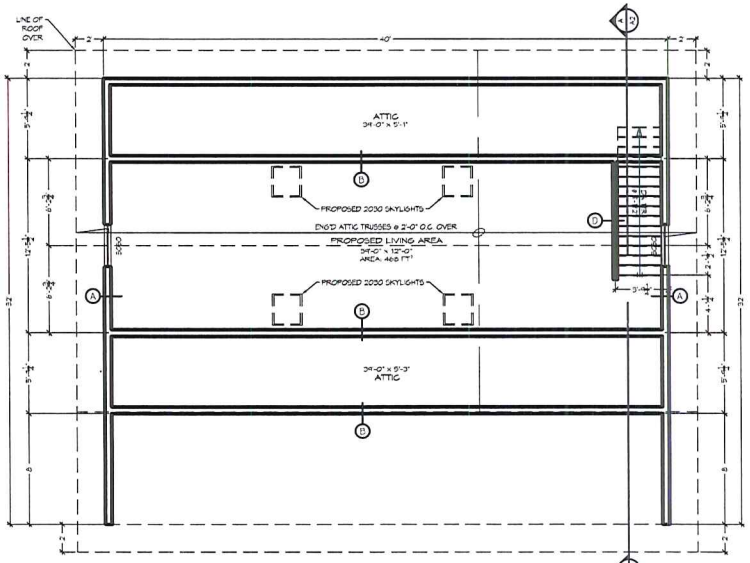
DATE
DEC.5/2016

DRAW BY
D.P.

JOB No.
WCS 10-16

SCALE
1:250

DRAWING No.
A1



LOFT (PROPOSED LIVING AREA) FLOOR PLAN

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER OF FRAMING U.N.O.

A — TYP. EXT. WALL
NORD. 2" VINYL SIDING
BUILDING PAPER
2x6 STUDS @ 2'-0" O.C.
R20 BATT INSUL.
6 MIL. POLY. VAP. BARRIER
7/16" O.S.B. SHEATHING

B — TYP. ATTIC TRUSS INT. WALL
1/2" GYP. WALL BOARD
6 MIL. POLY. VAP. BARRIER
END'D TRUSSES @ 2'-0" O.C.
R24 BATT INSUL.

C — INSULATED/STRUCTURAL INT. 2x4 WALL
7/16" O.S.B. SHEATHING
2x4 @ 16" O.C. C/W PRESS. TREATED BOTTOM PLATE
R12 FIBREGLASS BATT INSULATION
6 MIL. VAPOUR BARRIER
7/16" O.S.B. SHEATHING

D — UNINSULATED/NONSTRUCTURAL INT. 2x4 WALL
2x4 @ 16" O.C.
1/2" G.W.B. ON BOTH SIDES

E — TYP. FOUNDATION WALL
8" CONC. FOUNDATION WALL
W/ 10M REBAR @ 2'-0" O.C. GRID
W/ BITUMINOUS DAMP-PROOFING APPLIED TO EXTERIOR FROM GRADE LINE TO BOTTOM OF FOOTINGS

F — ATTIC TRUSS FLOOR
FINISHED FLOORING (LIVING AREA ONLY)
3/4" T&G PLY SUBFLOOR (LIVING AREA ONLY)
END'D ATTIC TRUSSES @ 2'-0" O.C.
R40 F.G. BATT INSULATION
6 MIL. VAPOUR BARRIER
5/8" GYP. BOARD CEILING

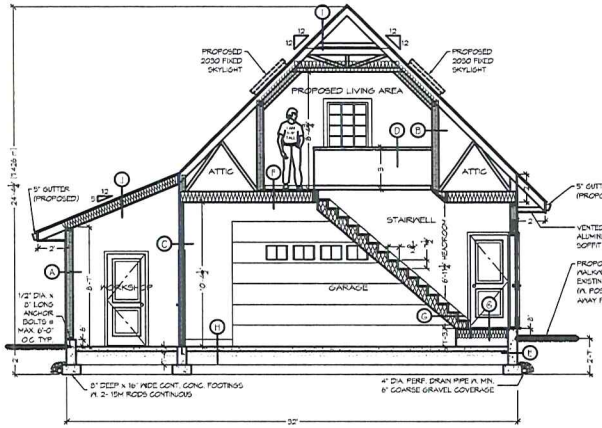
G — BASEMENT SLAB FLOOR
4" CONC. SLAB C/W CONTINUOUS THERMAL BREAK AT WALLS
W/ 10M REBAR ON 2'-0" GRID
ON 6 MIL. POLY. VAP. BARRIER
ON 5" COMPACTED GRANULAR BASE

H — STAIRS
10 RISERS @ 7-1/2" / 11 RUNS @ 8-1/2"
9-1/2" W x 1" THK. O.S.B. TREADS (1" NOSING)
7-1/2" W x 3/4" THK. PLYWOOD RISERS
2- 2x12 STRINGERS
R20 INSULATION
5/8" G.W.B. ON UNDERSIDE OF STRINGERS
STAIR LANDING
3/4" PLYWOOD ON
2x6 @ 1'-4" O.C. FRAME

I — ATTIC TRUSS ROOF
METAL ROOFING
ON #15 FELT PAPER
W/ #30 FELT AT EAVES
ON 3/8" O.S.B. SHEATHING
END'D TRUSSES @ 2'-0" O.C.
R40 F.G. BATT INSUL. (FLAT CEILING)
R26 F.G. BATT INSUL. (SLOPED CEILING)
6 MIL. POLY. VAP. BARRIER
5/8" GYPSUM BOARD CEILING

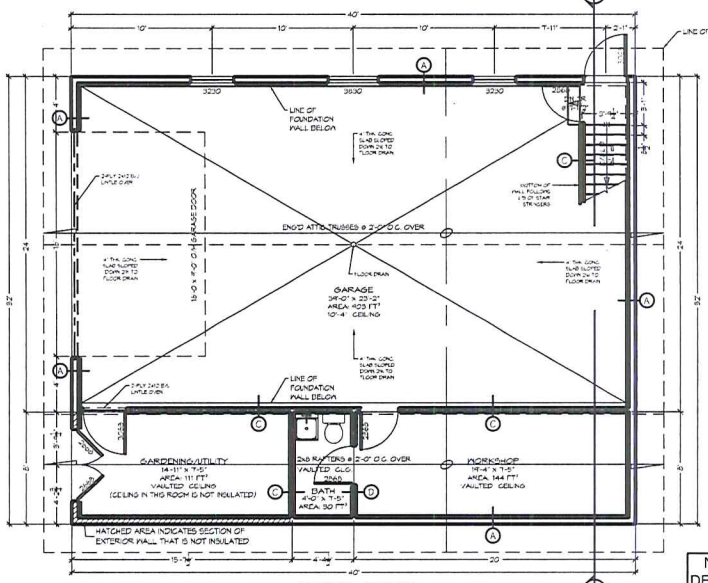
J — WORKSHOP/BATH FRAMED ROOF
METAL ROOFING
ON #15 FELT PAPER
W/ #30 FELT AT EAVES
ON 3/8" O.S.B. SHEATHING
2x10 @ 2'-0" O.C.
R26 F.G. BATT INSULATION (OVER WORKSHOP AND BATH AREAS ONLY)
6 MIL. POLY. VAP. BARRIER
5/8" GYPSUM BOARD CEILING

24'-4 1/2" / 7.43m — T/O TRUSSES
18'-0 1/2" — U/S OF FLAT ATTIC CLG.
11'-2 1/2" — T/O ATTIC FLOOR SHEATHING
8'-7" — TOP OF MOST EXT. WALL
6'-8" — T/O DOORS & WINDOWS (NOT STAIRWELL DOORS)
1'-3" — TOP OF STAIR LANDING AND EAST END WALL
0'-0" — TOP OF GARAGE SLAB = 526.19 m GEODETIC
-2'-0" — U/S HOUSE FOOTINGS = 524.4 m GEODETIC



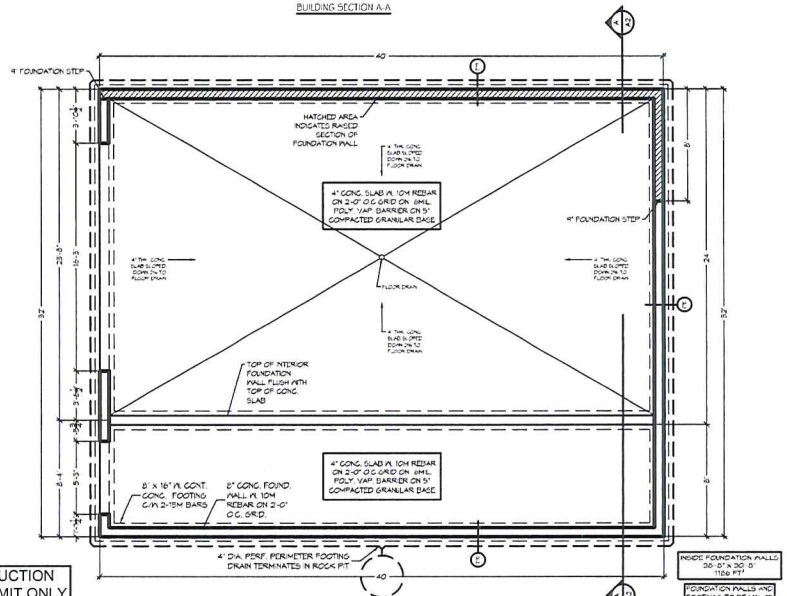
BUILDING SECTION A-A

MID-LINE OF MAIN ROOF — 17'-4 1/2" / 5.3m
U/S ATTIC TRUSS — 10'-4 1/2"
T/O STAIRWELL DOORS — 6'-0"
VENTED ALUMINUM SOFFIT TYP.
PROPOSED PAVER PATHWAY SET ON EXISTING GRAVEL WALK (W/ POSITIVE SLOPE AWAY FROM BUILDING)
TOP OF GRADE AT GRAVEL WALK (EAST WALL) = 526.18 m GEODETIC — 0'-7"



MAIN (GARAGE) FLOOR PLAN

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



FOUNDATION PLAN

Willow CADD Services
1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 3V1
PH. (778) 215-0167

No.	REVISIONS	DATE

JOB TITLE
PROPOSED COACHOUSE AT 2446 HARVARD ROAD

DRAWING TITLE
UPPER FLOOR, GARAGE & FOUNDATION PLANS AND BLDG. SECTION

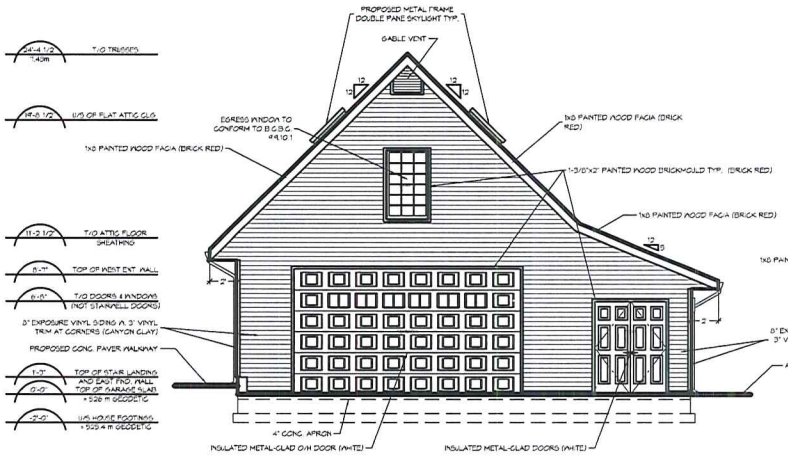
DATE
DEC. 1/2016

DRAWN BY
D.P.

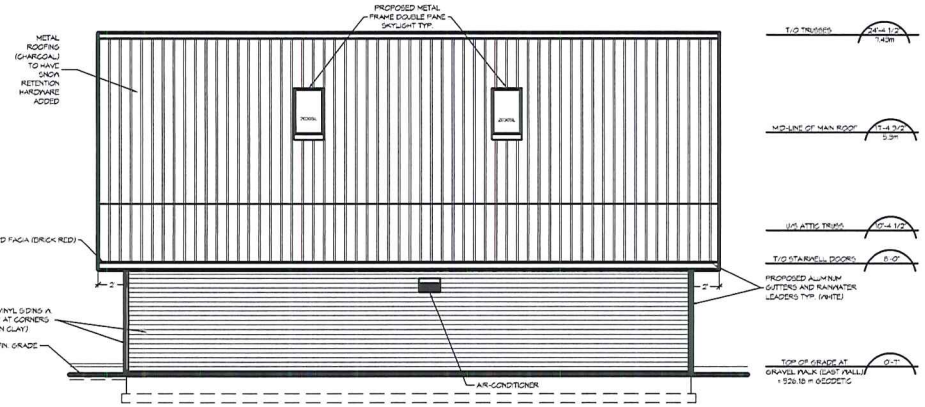
JOB No.
WCS 10-16

SCALE
1/4" = 1'-0"

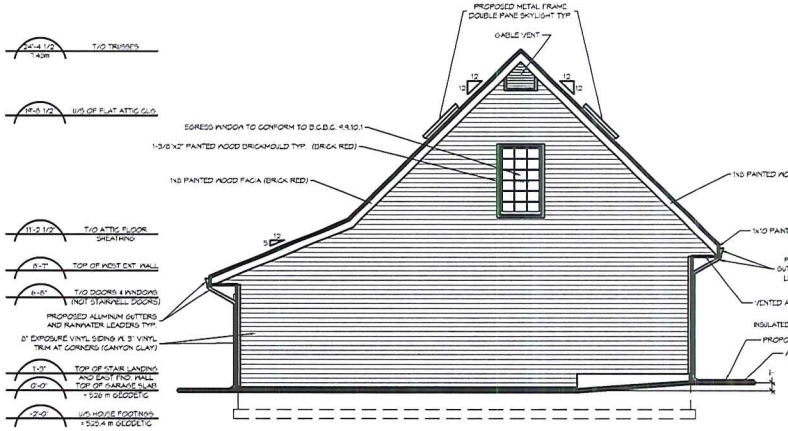
DRAWING No.
A2



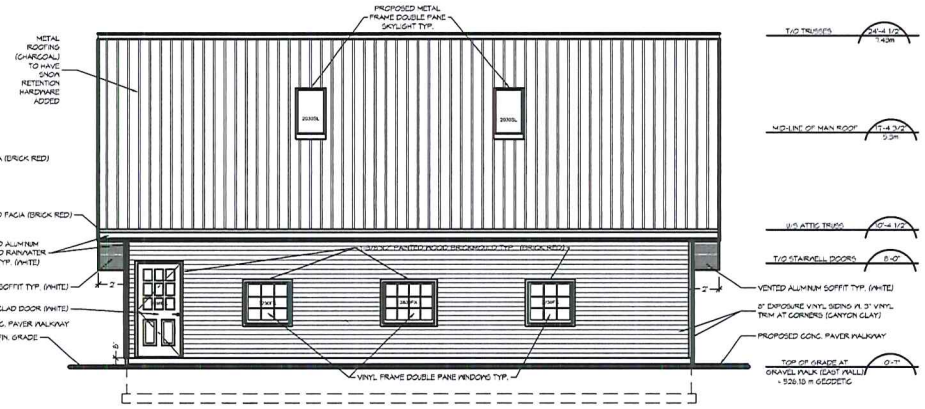
FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



LEFT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY

Willow CADD Services
1371 ORCHARD DRIVE,
KELOWNA, B.C. V1Y 3V1
PH. (778) 215-0467

No.	REVISIONS	DATE

JOB TITLE
PROPOSED COACHOUSE AT 2446 HARVARD ROAD

DRAWING TITLE
BUILDING ELEVATIONS

DATE
DEC. 1/2016

DRAWN BY
D.P.

JOB No.
WCS 10-16

SCALE
1/4" = 1'-0"

DRAWING No.
A3

PLAN OF STATUTORY RIGHT-OF-WAY FOR THE CITY OF KELOWNA IN LOTS 1 & 4 PLAN KAP_____ SEC. 33 TP. 29 and in LOT A PLAN 9442 SEC. 33 TP. 29 all in O.D.Y.D.

N

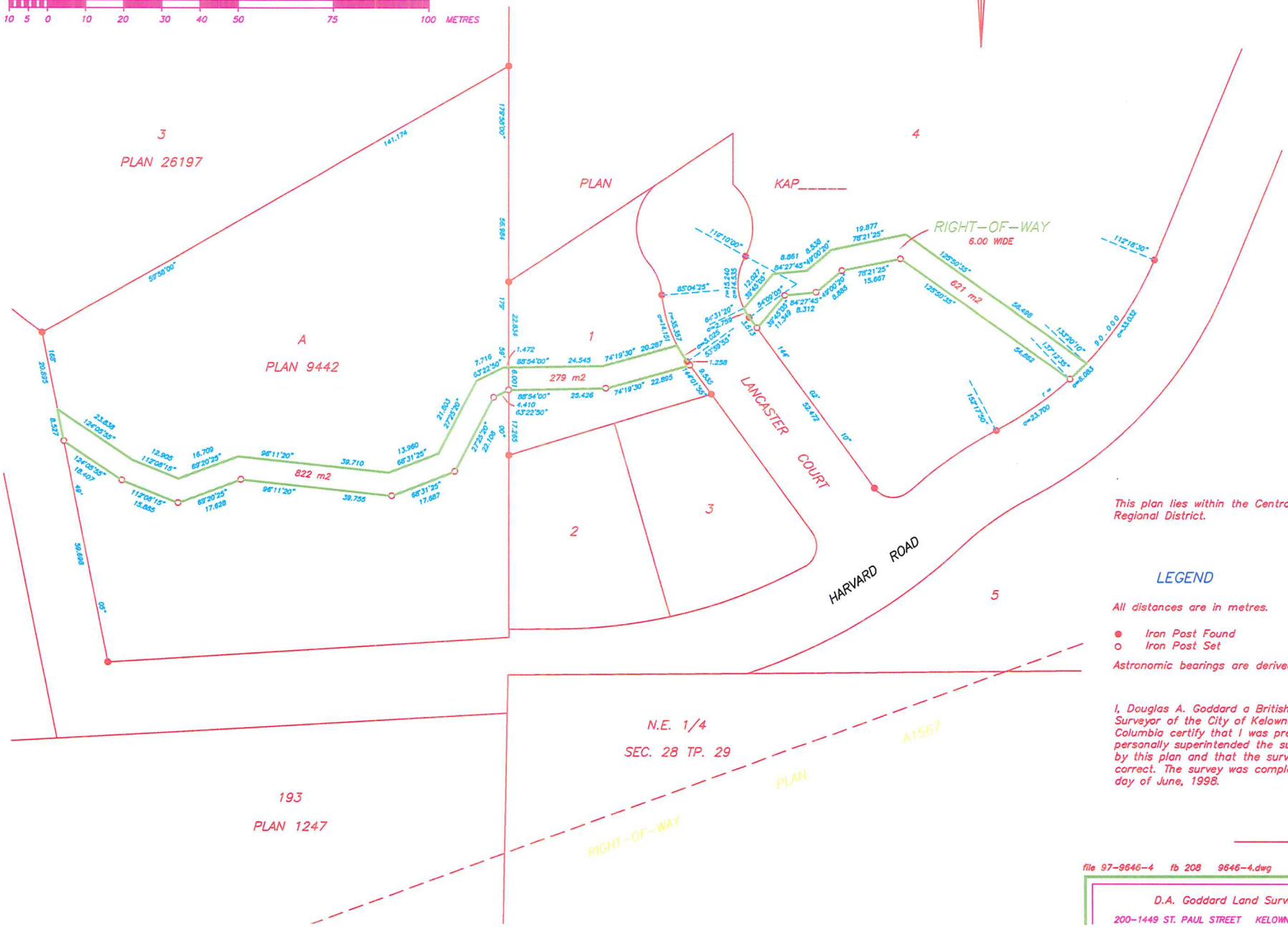
PLAN No. KAP62785

Deposited in the Land Title Office at Kamloops, B.C.
this day of , 19 .

_____
Registrar

SCALE 1:750 BCGS 82E.083

10 5 0 10 20 30 40 50 75 100 METRES



This plan lies within the Central Okanagan Regional District.

LEGEND

All distances are in metres.

● Iron Post Found
○ Iron Post Set

Astronomic bearings are derived from plan KAP_____.

I, Douglas A. Goddard a British Columbia Land Surveyor of the City of Kelowna in British Columbia certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 12th day of June, 1998.

_____
B.C.L.S.

file 97-9646-4 fb 208 9646-4.dwg

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA PHONE 763-3733

ATTACHMENT B

This forms part of application

Z17-0011
DVP17-0027

Planner Initials TB

City of Kelowna
COMMUNITY PLANNING

SCHEDULE A

This forms part of application

Z17-0011

Planner Initials TB

City of Kelowna COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: March 14 2017

File No.: Z17-0011

To: Subdivision, Agriculture & Environment (TB)

From: Development Engineering Manager

Subject: 2446 Harvard Road Lot A Plan 9442 A1c

Development Engineering has the following comments and requirements associated with this application to rezone from A1 to A1C to convert an accessory building to a carriage house.

Domestic water and fire protection.

The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). On-site servicing including the utilisation of existing or proposed services as well as fire protection will be reviewed by Building & Permitting.

Sanitary Sewer.

This subject property is currently not within the City service area. Sanitary sewage is handled by on-site wastewater disposal system(s). The existing on-site system(s) are not shown in detail on the submitted Site Plan. The application will be reviewed by a Licenced Wastewater Practitioner and Building & Permitting to ensure that the septic field for the carriage house does not encroach into the City Statutory Right-of Way Plan KAP62785 .

Access

Foliage shall be kept cleared in both directions to ensure that sightlines are not obstructed.

Steve Muenz, P.Eng.
Development Engineering Manager
JF