ESQUIMALT RD
CATHERINE ST
SITKUM RD
KIMTA RD
SAGHALIE RD
COOPERAGE PL
Victoria West Park
Dundas Green
Triangle Park
Sitkum Park
Catherine Street Green
Lime Bay
Lime Bay Park
Vista Park
355
259
253
251
210
205
203
222
224
400
420
405
502
225
325
326
360
338
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324/26
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105
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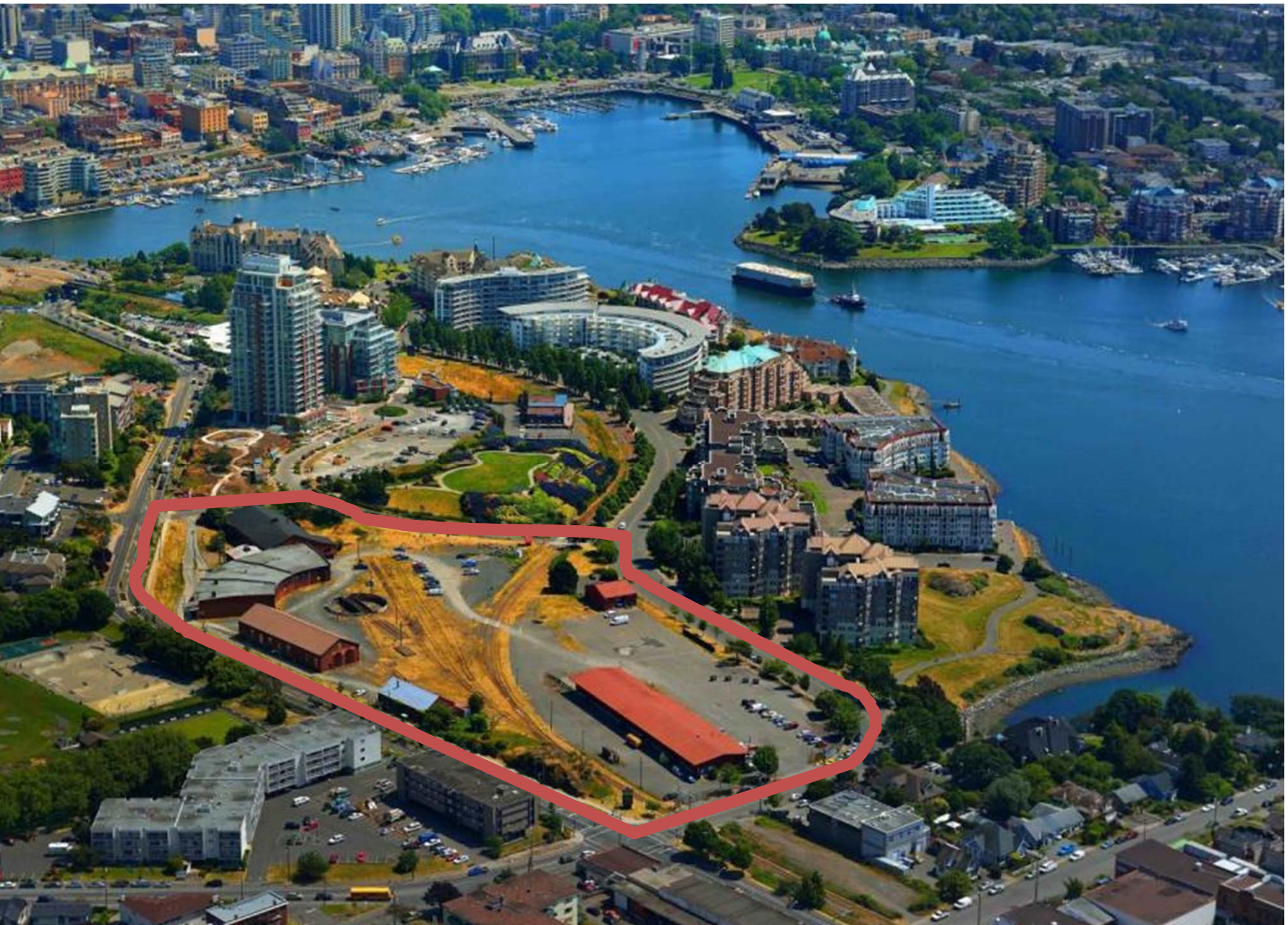
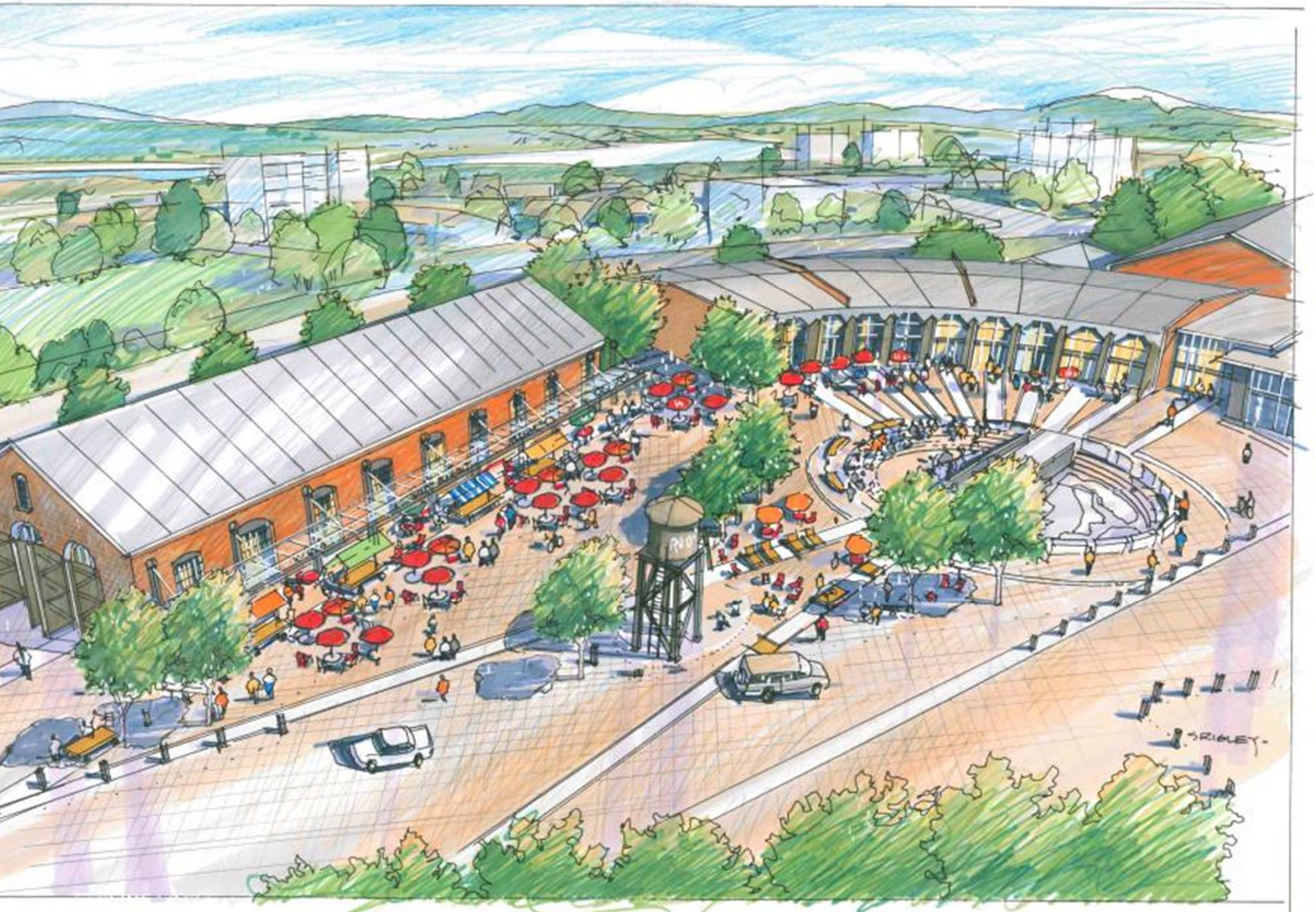
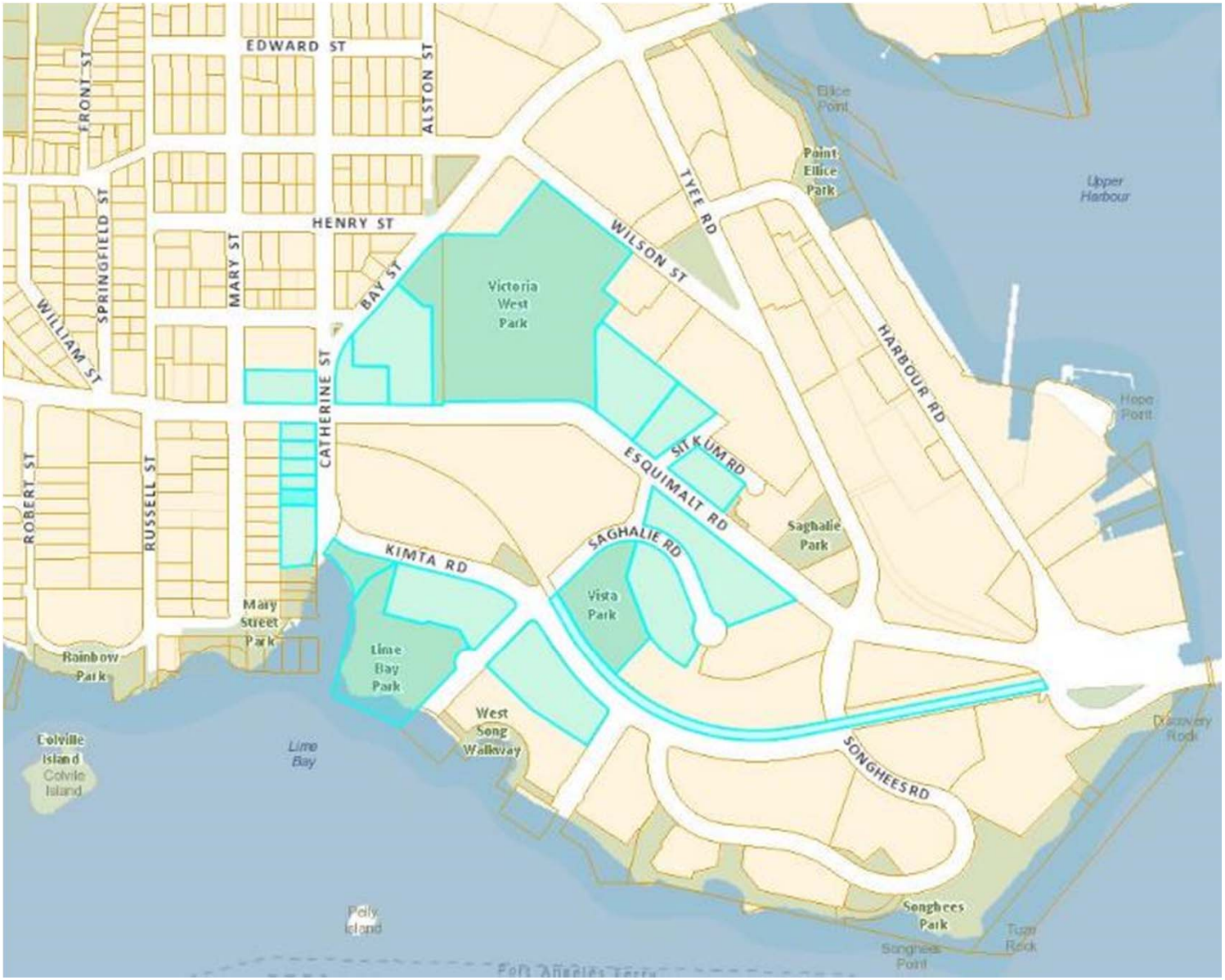
455
60
83
80
100

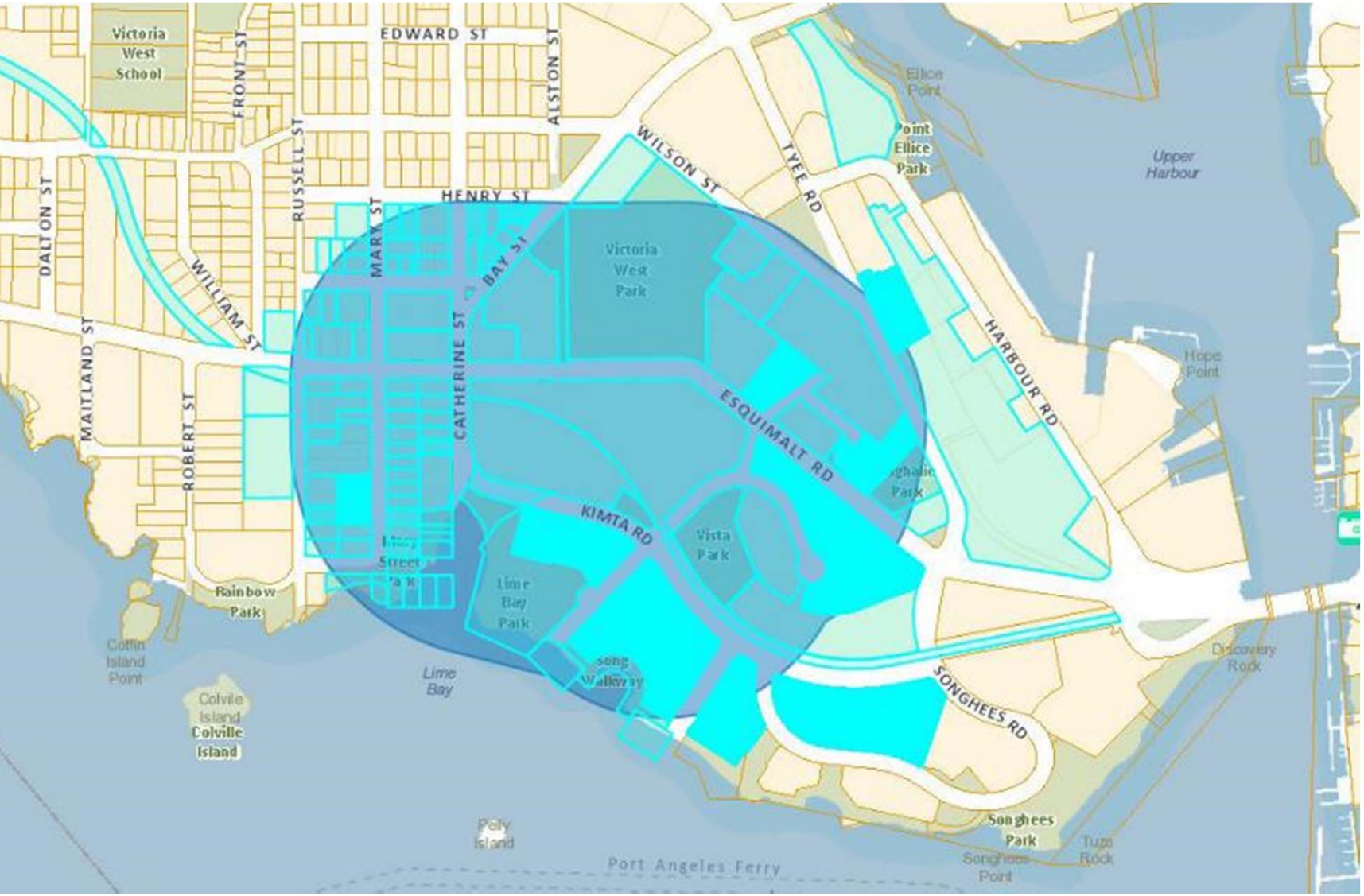


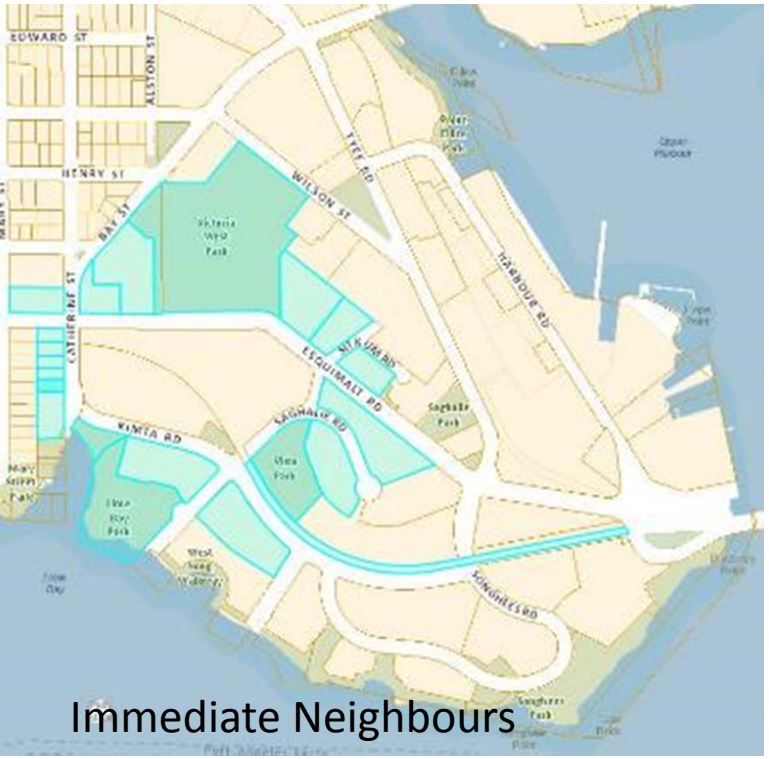
ROUNDHOUSE

Car Shop
Roundhouse
Stores Building
Back Shop
Retail 1
Retail 2&3

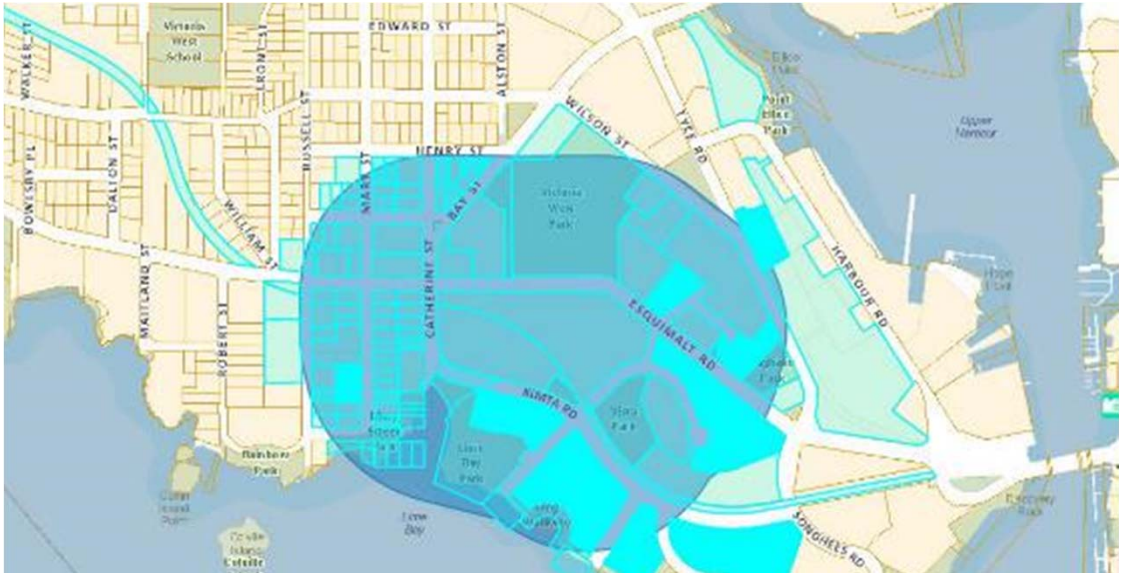

SRIGLEY

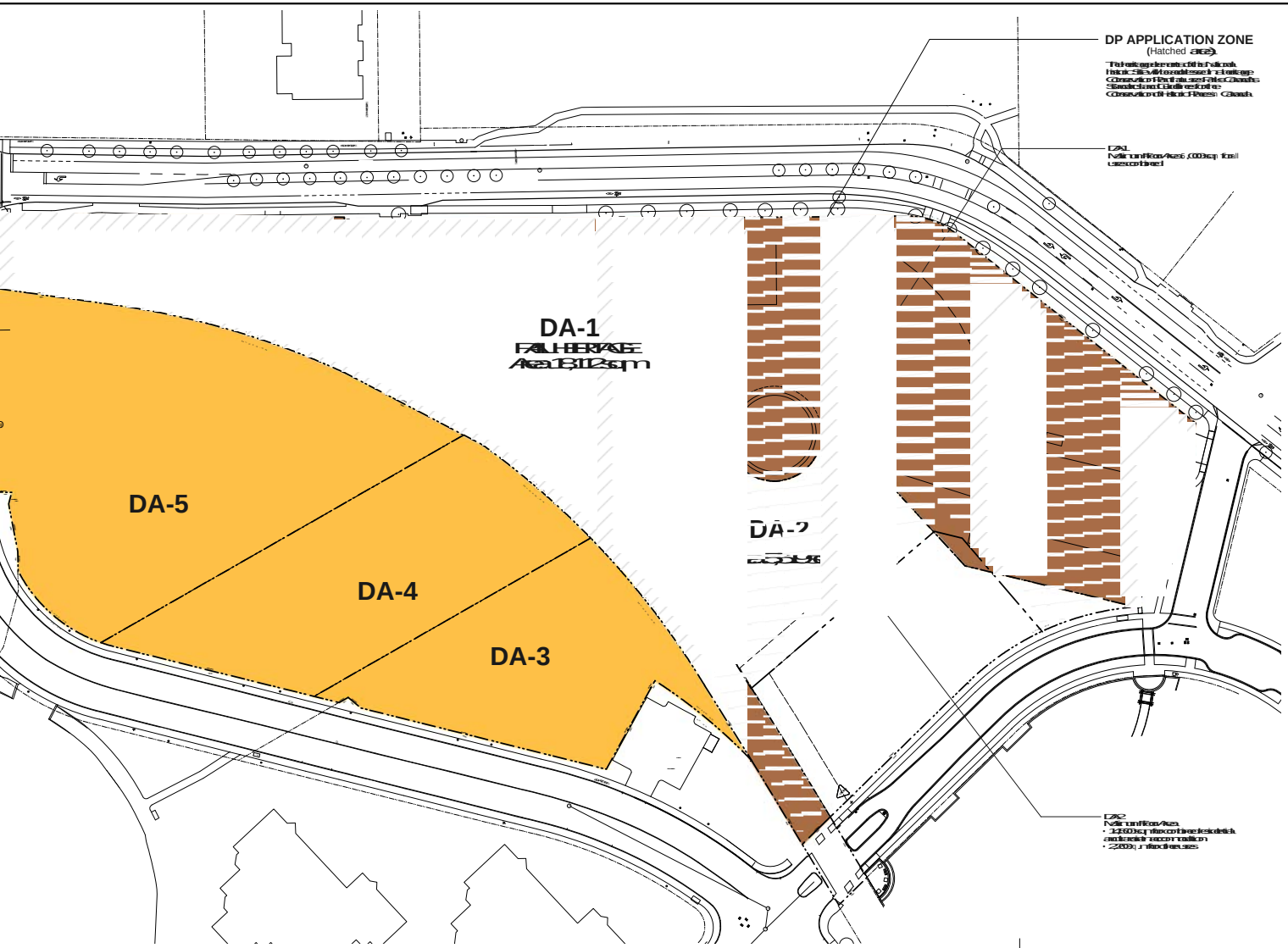

EDWARD ST
FRONT ST
ALSTON ST
HENRY ST
SPRINGFIELD ST
MARY ST
BAY ST
WILLIAM ST
CATHERINE ST
ROBERT ST
RUSSELL ST
WILSON ST
TYEE RD
HARBOUR RD
SITKUM RD
ESQUIMALT RD
SAGHALIE RD
KIMTA RD
SONGHEES RD
Victoria West Park
Point Ellice Park
Upper Harbour
Saghalie Park
Vista Park
Mary Street Park
Rainbow Park
Lime Bay Park
West Song Walkway
Colville Island
Lime Bay
Songhees Park
Songhees Point
Tugs Rock
Discovery Rock
Hope Point
Ellice Point
Poly Island


Victoria West School
EDWARD ST
FRONT ST
ALSTON ST
RUSSELL ST
WILSON ST
TYEE RD
Ellice Point
Point Ellice Park
Upper Harbour
DALTON ST
HENRY ST
MARK ST
BAY ST
WILLIAM ST
Victoria West Park
HARBOUR RD
Hope Point
MAITLAND ST
CATHERINE ST
ESQUIMALT RD
ROBERT ST
KIMTA RD
Vista Park
Lime Bay Park
Rainbow Park
Coffin Island Point
Lime Bay
Colvile Island
Colville Island
Discovery Rock
SONGHEES RD
Poly Island
Port Angeles Ferry
Songhees Park
Tuxo Rock
Songhees Point



Immediate Neighbours





DA ZONES DIAGRAM
SCALE: 1:400
1

DIALOG

ROUNDHOUSE
AT BAYVIEW PLACE

ISSUED FOR

A	07 MAY 14	Issued for DP
B	20 MAY 14	Issued for DP R -Submittal
C	18 AUG 14	Issued for DP R -Submittal
D	12 SEPT 14	Issued for DP R -Submittal

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4556-611 ALEXANDER STREET
VANCOUVER, BC V5A 1E1
Tel: (604) 255-2700 Fax: (604) 255-2790
design@dialog.ca

LANDSCAPE ARCHITECT
PHILLIPS FRIDAY ARCHITECTS
1777 W. 3RD AVE
VANCOUVER, BC V6J 1K7
Tel: (604) 736-6365 Fax: (604) 736-6367

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READ JONES CHRISTOFFERSEN LTD.
1001-1075 W. GEORGIA ST.
VANCOUVER, BC V6E 3C9
Tel: (604) 687-7700 Fax: (604) 687-7900

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AME CONSULTING GROUP
731 JOHNSON ST.
VICTORIA, BC V8W 1M8
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VANCOUVER, BC V6E 2Y3
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2561 ABBOTSFORD ROAD
SALT SPRING ISLAND, B.C. V8K 1W4
Tel: (250) 653-4311 Fax: (250) 653-4311

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

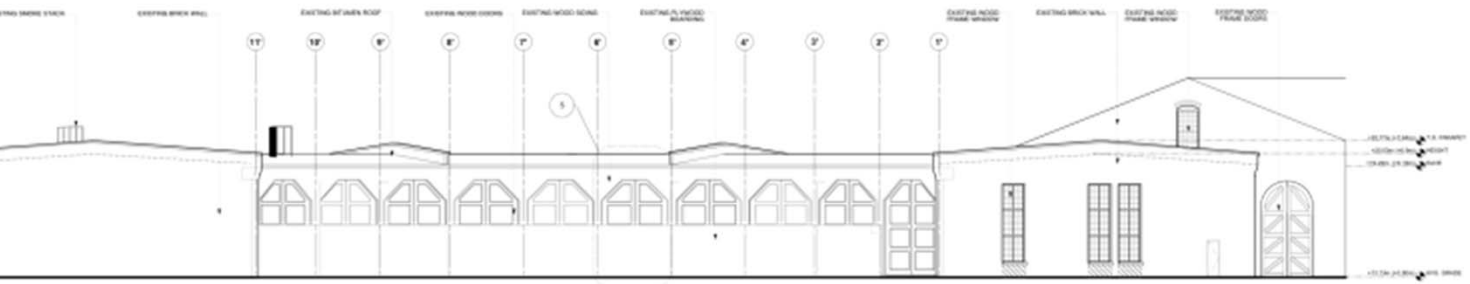
DA Zones

DRAWN:
PLOT DATE: 9/14/14

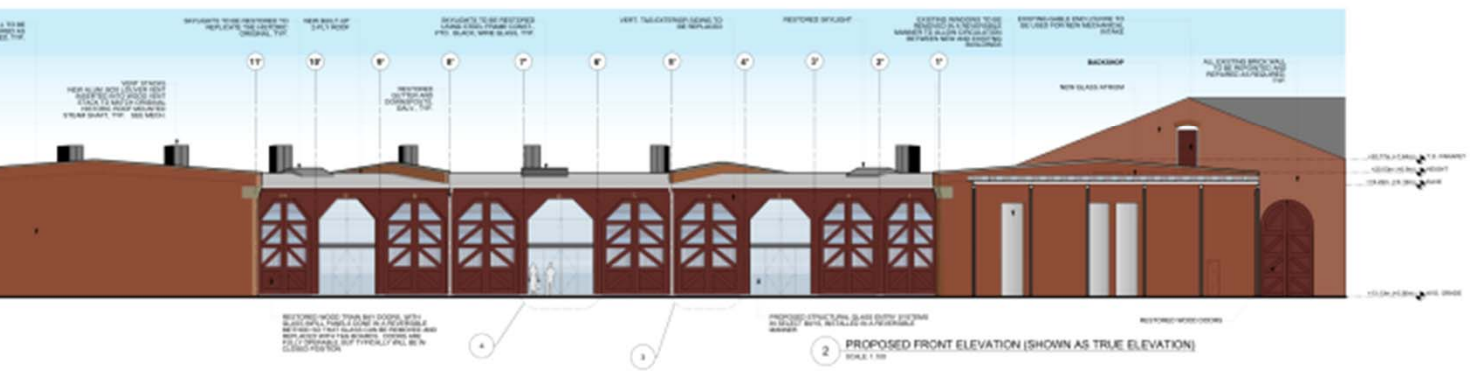
CHECKED:

A002

ESQUIMALT ROAD
The Knoll
Artisan
Artisan / Retail
Artisan / Retail
Retail
Retail
Retail
E&N RAIL TRAIL
Residential
12
Live / Work
6
Retail
Retail
Restaurant
Pub
Brewery
Turntable Plaza
Community Space
Rail Maintenance
Retail
ROUNDHOUSE MEWS
Residential with Retail at Grade
16
Retail / Office
SITKUM ROAD
Water Feature
LIME BAY MEWS
Residential with Retail at Grade
23
18
Residential - Hotel
CITY PARK
SITKUM ROAD
KIMTA ROAD
LIME BAY PARK



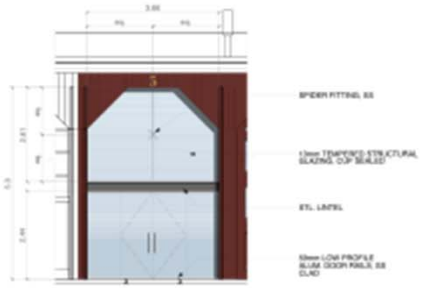
1 EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
SCALE 1:100



2 PROPOSED FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
SCALE 1:100

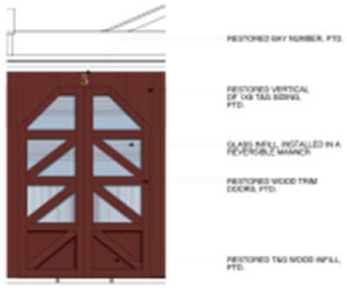
NOTE: Existing doors are in various states of repair, and all require restoration

5 EXISTING ELEVATION OF TYP. TRAIN BAY
SCALE 1:50



NOTE: Outer wood doors shown in open position

4 PROPOSED ELEVATION OF TYP. ENTRANCE BAY
SCALE 1:50



3 PROPOSED ELEVATION OF TYP. RESTORED BAY DOORS
SCALE 1:50

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

A	07 MAR 14	Issued for DP
B	25 MAR 14	Issued for DP Re-Submittal
C	16 JUN 14	Issued for DP Re-Submittal
D	12 Sep 14	Issued for DP Re-Submittal

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

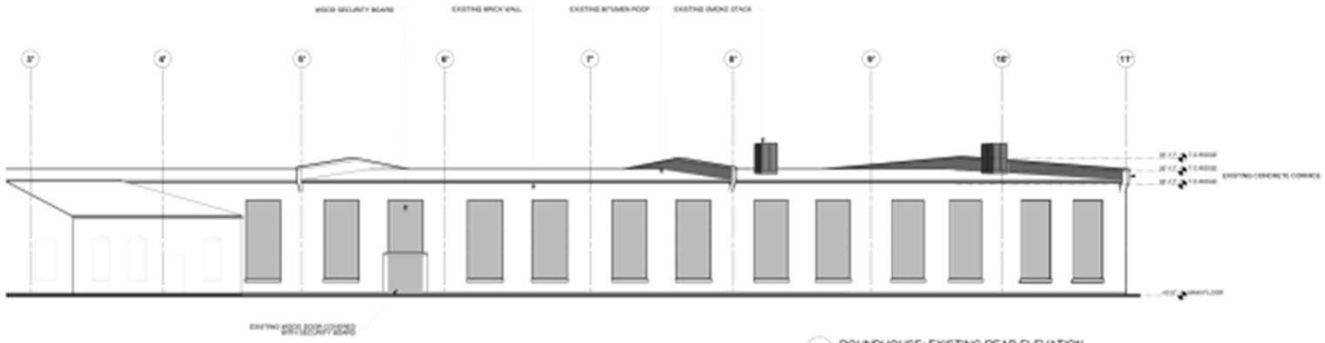
Victoria, BC

Roundhouse
Elevations

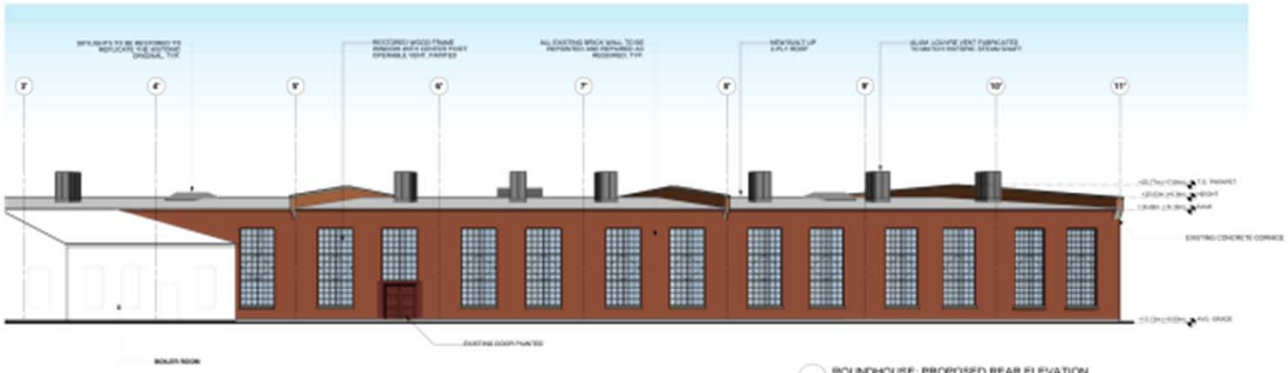
DRAWN
PLAT WITH ARIANA

CHECKED

RH-A501



1 ROUNDHOUSE: EXISTING REAR ELEVATION
SCALE: 1:100



2 ROUNDHOUSE: PROPOSED REAR ELEVATION
SCALE: 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

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D	12 Sept 14	Issued for DP Re-Submittal

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VICTORIA, BC V8V 3A4
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MMM GROUP
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VICTORIA, BC V8V 3A4
Tel. (250) 381-7161 Fax. (250) 381-7158

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HOPKINS PEARS ASSOCIATES
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VANCOUVER, BC V6E 2C3
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JOHNSTON WILBUR ARCHITECTS INC.
104 BAKER LA POINT ROAD
SALT SPRING ISLAND, B.C. V8K 1X4
Tel. (250) 537-9811 Fax. (250) 537-9811

KEY PLAN

SEAL

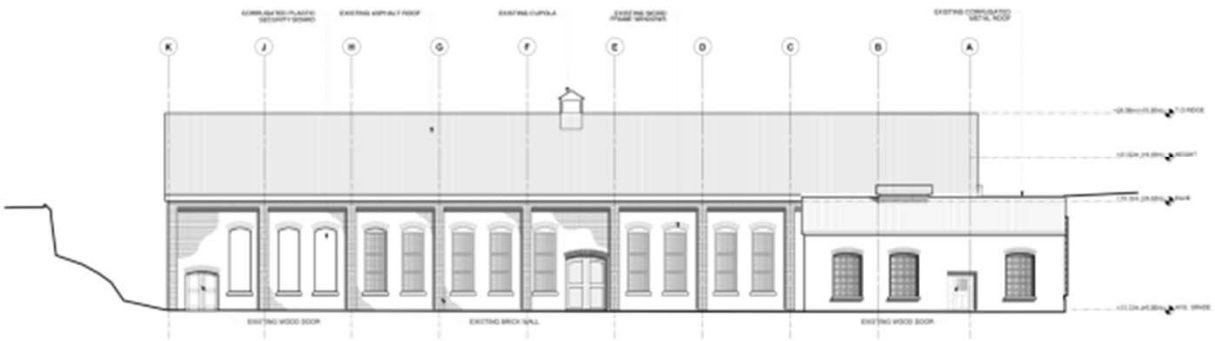
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

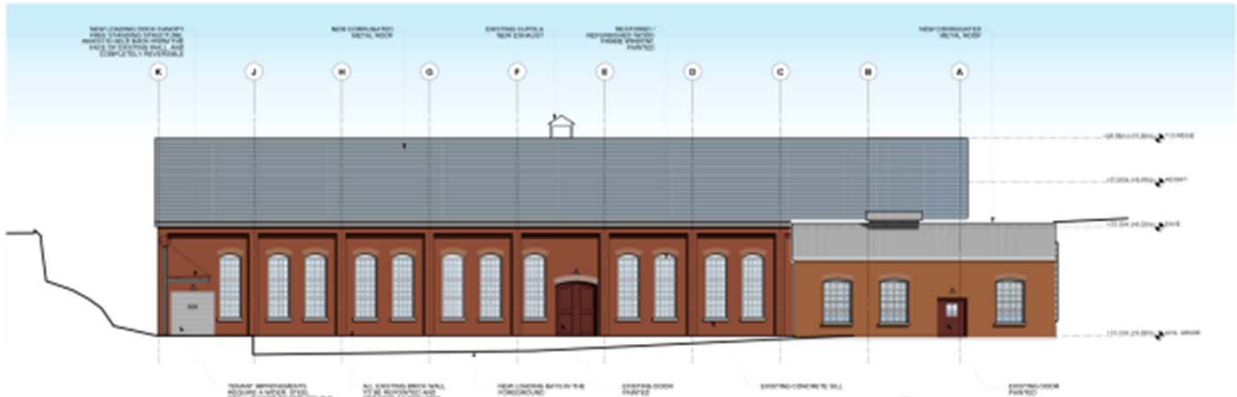
Roundhouse
Elevations

DRAWN: PLAT WITH: Artisans
CHECKED:

RH-A503



1 BACK SHOP: EXISTING NORTH ELEVATION
SCALE: 1:100



2 BACK SHOP: PROPOSED NORTH ELEVATION
SCALE: 1:100

DIALOG

ROUNDHOUSE
AT BAYVIEW PLACE

ISSUED FOR

A	27 MAR 14	Issued for DP
B	23 MAY 14	Issued for DP Re-Submittal
C	16 AUG 14	Issued for DP Re-Submittal
D	12 Sep 14	Issued for DP Re-Submittal

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INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

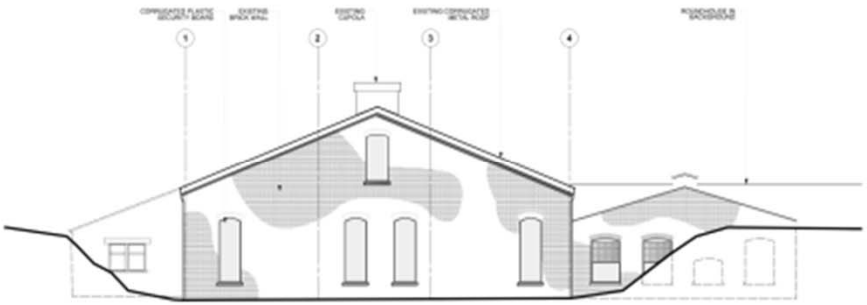
Victoria, BC

Back Shop
Elevations

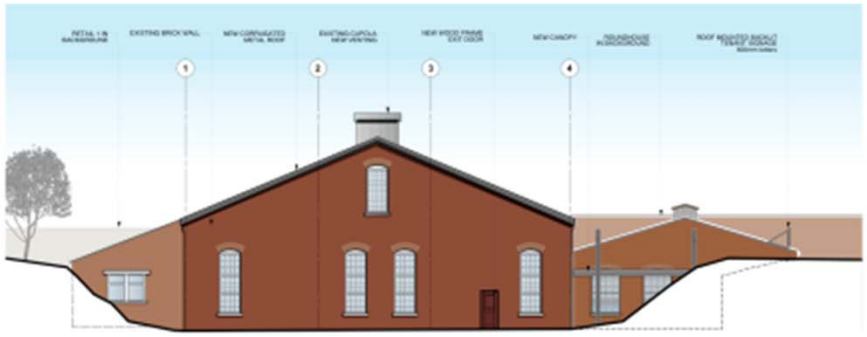
DRAWN
PLOT DATE: 12:34 PM

CHECKED

BS-A502



1 BACK SHOP: EXISTING EAST ELEVATION
SCALE 1:100



2 BACK SHOP: PROPOSED EAST ELEVATION
SCALE 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

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KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

Back Shop
Elevations

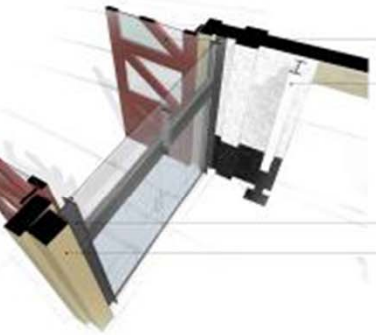
DRAWN
PLAT date: 9/14/14

CHECKED

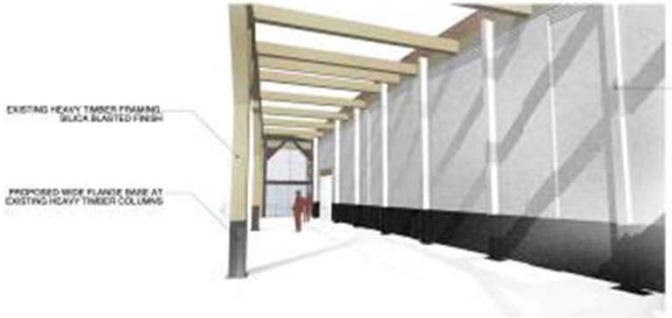
BS-A503

VERTICAL SECTION AT PROPOSED GLASS SYSTEM (4)

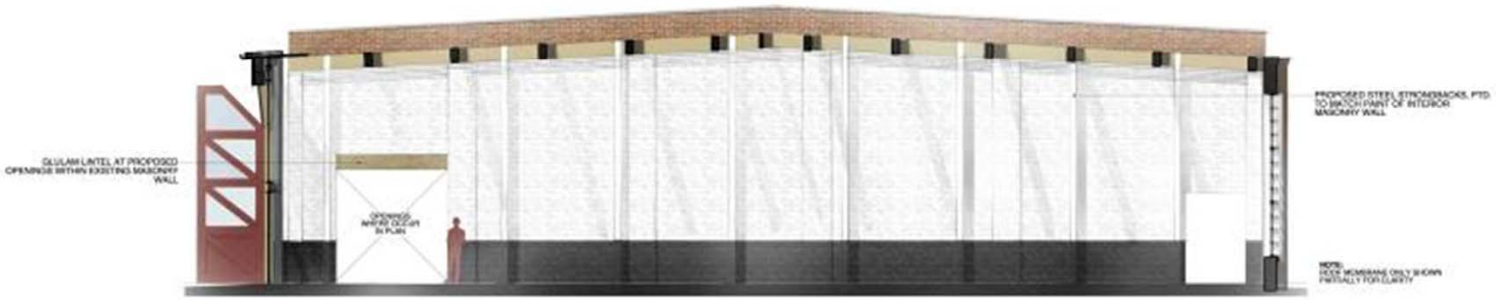
TYP. INTERIOR VIEW OF PROPOSED GLASS SYSTEM (1)



PLAN SECTION VIEW OF PROPOSED GLASS SYSTEM (5)



TYP. INTERIOR VIEW OF BAY (2)



TYP. INTERIOR ELEVATION (3)

DIALOG

ROUNDHOUSE

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KEY PLAN

AREA

ROUNDHOUSE AT BAYVIEW PLACE

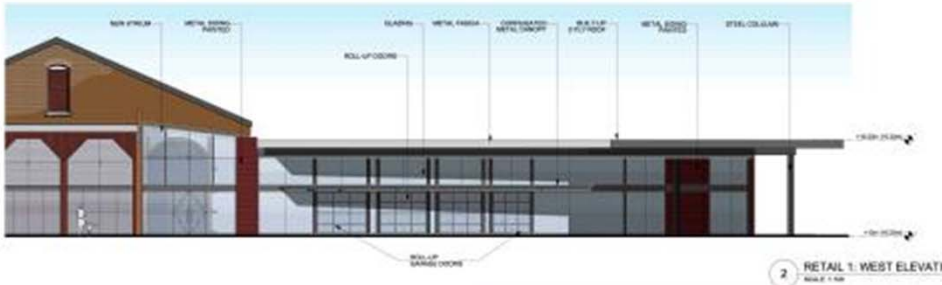
Roundhouse
Detail

DRAWN
PLOT DATE: 2014/14

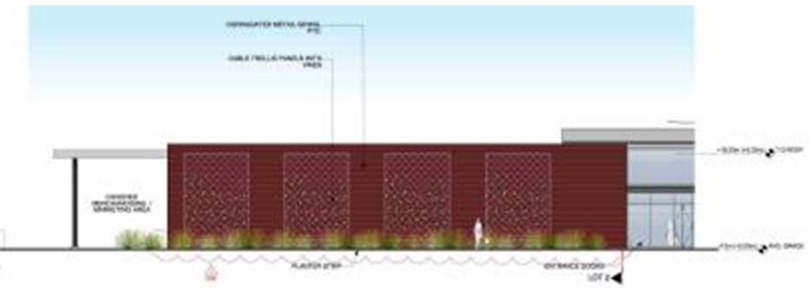
CHECKED

RH-A400

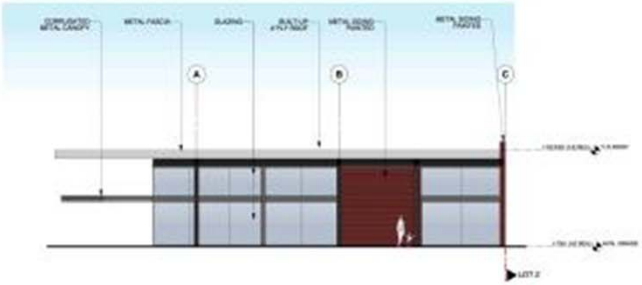
1 PERSPECTIVE VIEW OF ATRIUM ENTRY



2 RETAIL 1: WEST ELEVATION



4 RETAIL 1: EAST ELEVATION



3 RETAIL 1: SOUTH ELEVATION

DIALOG

ROUNDHOUSE

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

ROUNDHOUSE AT BAYVIEW PLACE

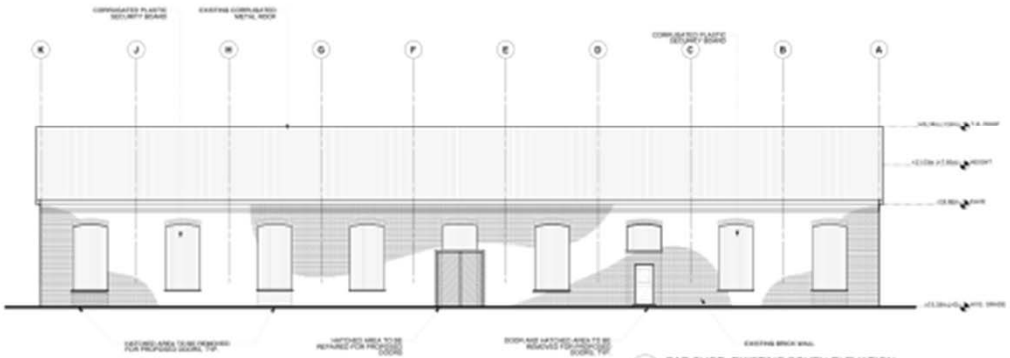
Retail 1
Elevations

DRAWN
PLAT AUTO 2014/14

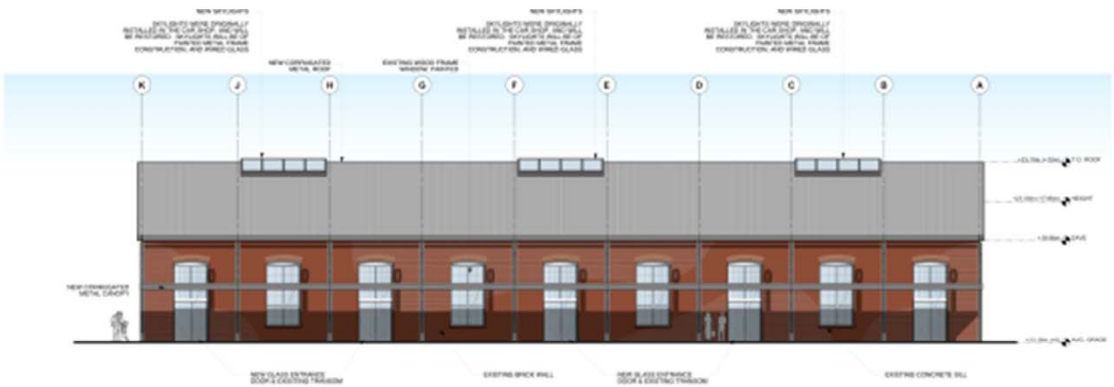
CHECKED

R1-A501

ROUNDHOUSE
WINE CO
cafe au lait
flower



1 CAR SHOP: EXISTING SOUTH ELEVATION
SCALE 1:100



2 CAR SHOP: PROPOSED SOUTH ELEVATION
SCALE 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

A	07 MAR 14	Issued for DP
B	25 MAY 14	Issued for DP Re-Submittal
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D	12 Sep 14	Issued for DP Re-Submittal

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VICTORIA, BC V8V 2E2
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www.dialogvictoria.ca

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PYBUS LANDSCAPE ARCHITECTS
1405 - 1175 DOUGLAS STREET
VICTORIA, BC V8V 2E2
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REID JONES CHRISTENSEN LTD.
1210 MT VIEW ROAD
VICTORIA, BC V8V 3H9
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MCE CONSULTING GROUP
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VICTORIA, BC V8V 3H9
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INTERPRETIVE DESIGN
HOPKIN PEARS ASSOCIATES
1210 MT VIEW ROAD, UNIT 2
VICTORIA, BC V8V 3H9
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JENSTON HADLEY ARCHITECT INC.
104 SHELLI POINT ROAD
SALT SPRING ISLAND, B.C. V8K 1X4
TEL: (250) 537-4811 Fax: (250) 537-4811

KEY PLAN

SEAL

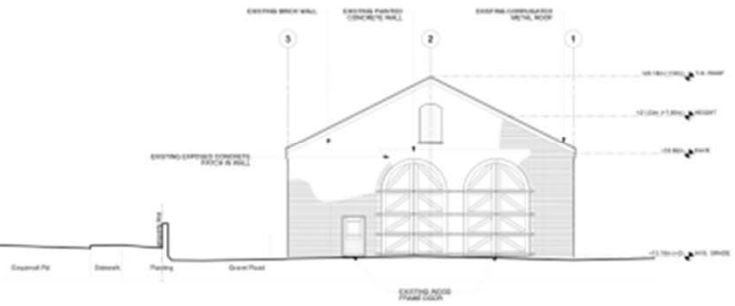
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

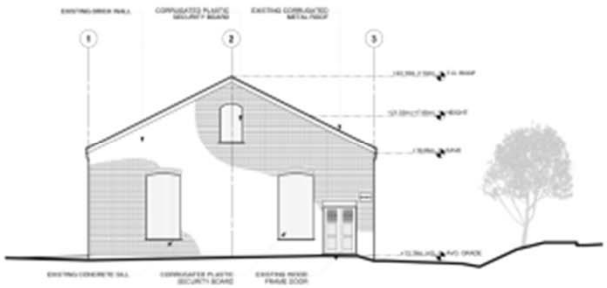
Car Shop
Elevations

DRAWN: PLAT WITH: Artaria
CHECKED:

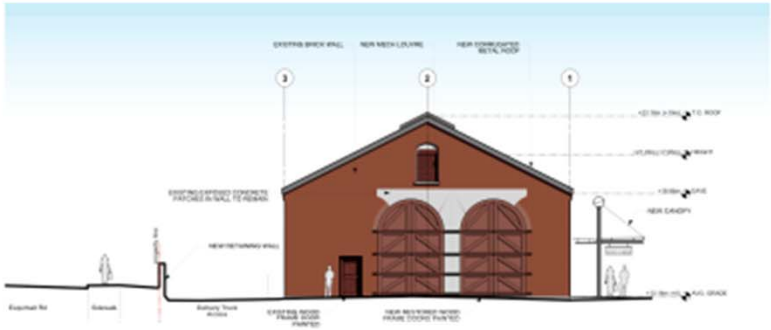
CS-A501



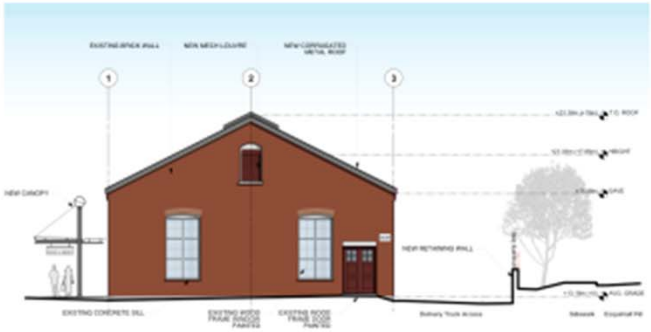
3 CAR SHOP: EXISTING WEST ELEVATION
SCALE 1:100



1 CAR SHOP: EXISTING EAST ELEVATION
SCALE 1:100



4 CAR SHOP: PROPOSED WEST ELEVATION
SCALE 1:100



2 CAR SHOP: PROPOSED EAST ELEVATION
SCALE 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

A	07 MAR 14	Issued for DP
B	20 MAY 14	Issued for DP Re-Submittal
C	16 JUL 14	Issued for DP Re-Submittal
D	12 Sep 14	Issued for DP Re-Submittal

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KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

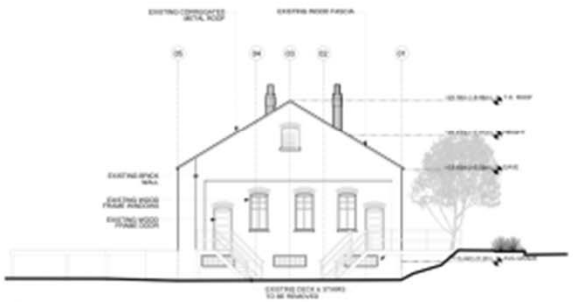
Victoria, BC

Car Shop
Elevations

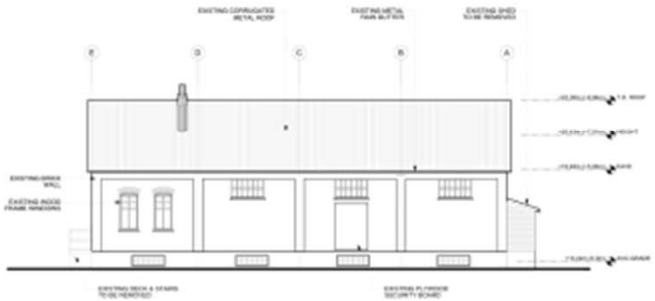
DRAWN: PLAT DATE: 3/14/14 CHECKED:

CS-A503

ROUNDHOUSE



3 STORES BLDG: EXISTING EAST ELEVATION



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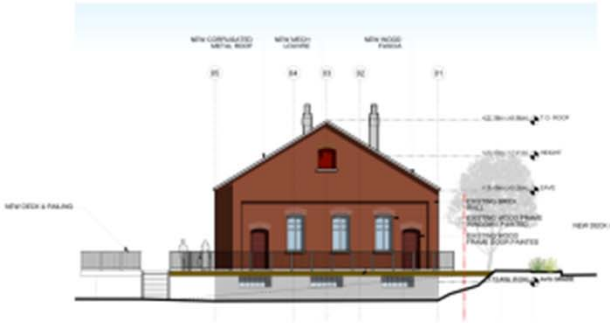
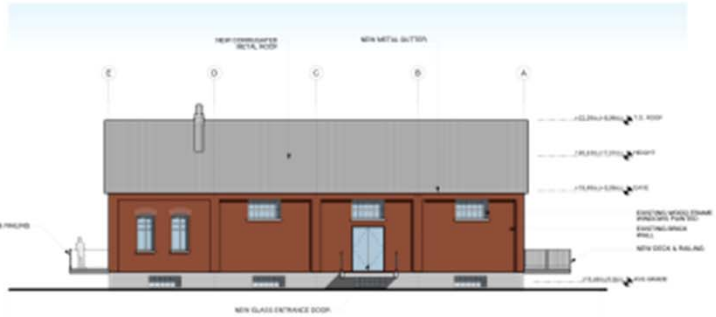


4 STORES BLDG: PROPOSED EAST ELEVATION



2 STORES BLDG: PROPOSED NORTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

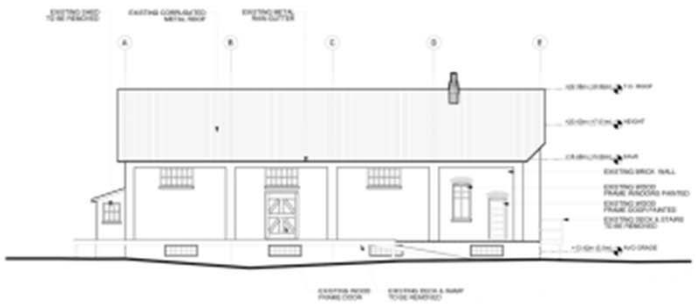
Stores
Elevations

DRAWN
PLAT DATE: 9/10/14

CHECKED

ST-A501

3 STORES BLDG: EXISTING WEST ELEVATION



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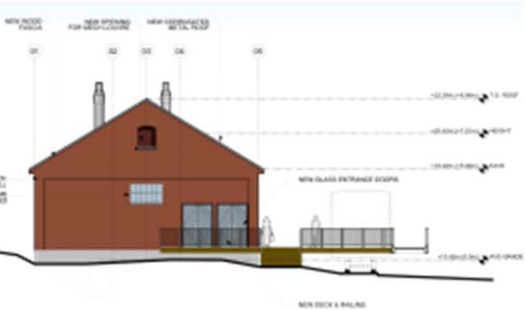

4 STORES BLDG: PROPOSED WEST ELEVATION

2 STORES BLDG: PROPOSED SOUTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

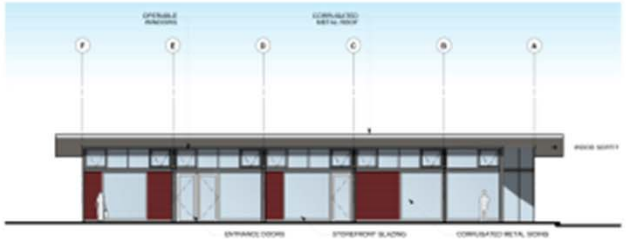
Stores
Elevations

DRAWN
PLAT WITH ARIANA

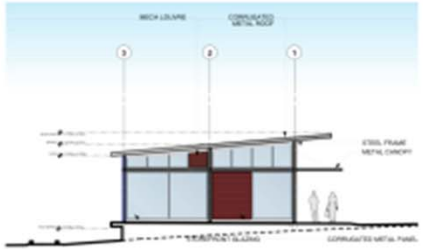
CHECKED

ST-A502

MARKET
&CO.



3 RETAIL 2: NORTH ELEVATION
SCALE: 1:100



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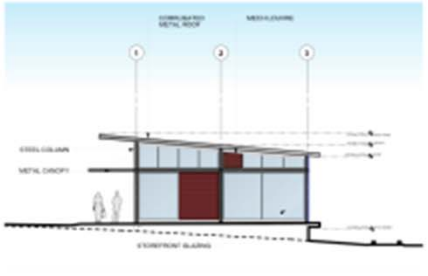
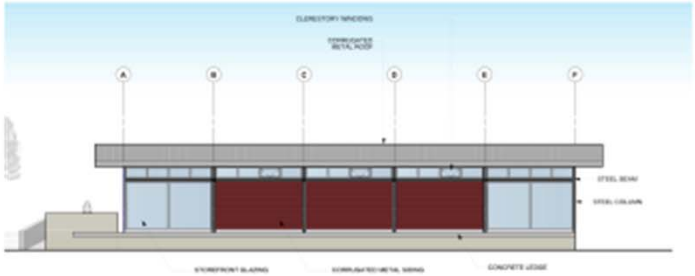
SCALE: 1:100



4 RETAIL 2: WEST ELEVATION (SIM. TO EAST)
SCALE: 1:100



2 RETAIL 2: SOUTH ELEVATION
SCALE: 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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KEY PLAN

SEAL

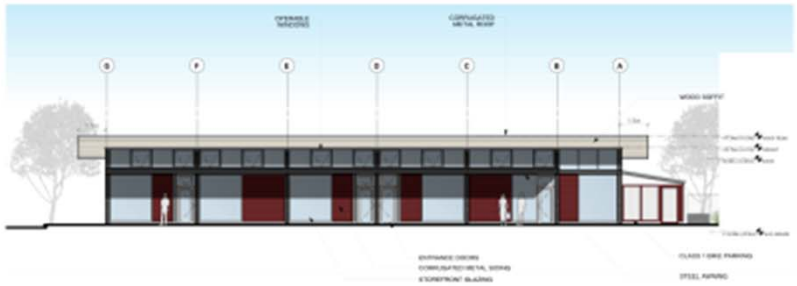
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

Retail 2
Elevations

DRAWN: PLAT WERE ARIANA
CHECKED:

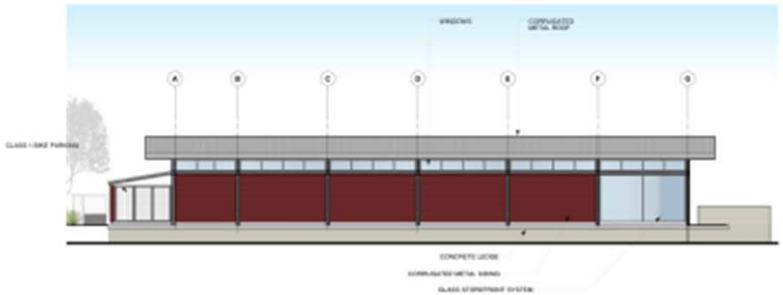
R2-A501



3 RETAIL 3: NORTH ELEVATION
SCALE: 1:100

1 RETAIL 3: EAST ELEVATION
SCALE: 1:100

4 RETAIL 3: WEST ELEVATION (SIM. TO EAST)
SCALE: 1:100



2 RETAIL 3: SOUTH ELEVATION
SCALE: 1:100

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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KEY PLAN

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ROUNDHOUSE AT BAYVIEW PLACE

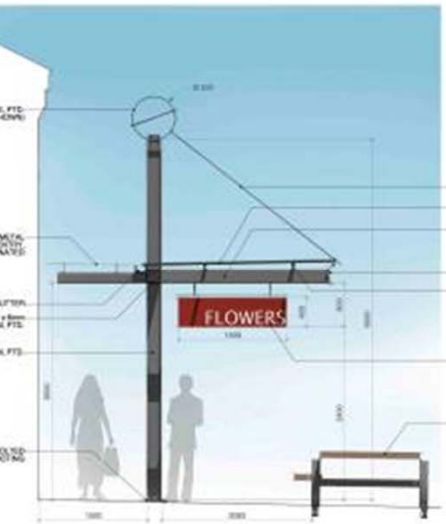
Victoria, BC

Retail 3
Elevations

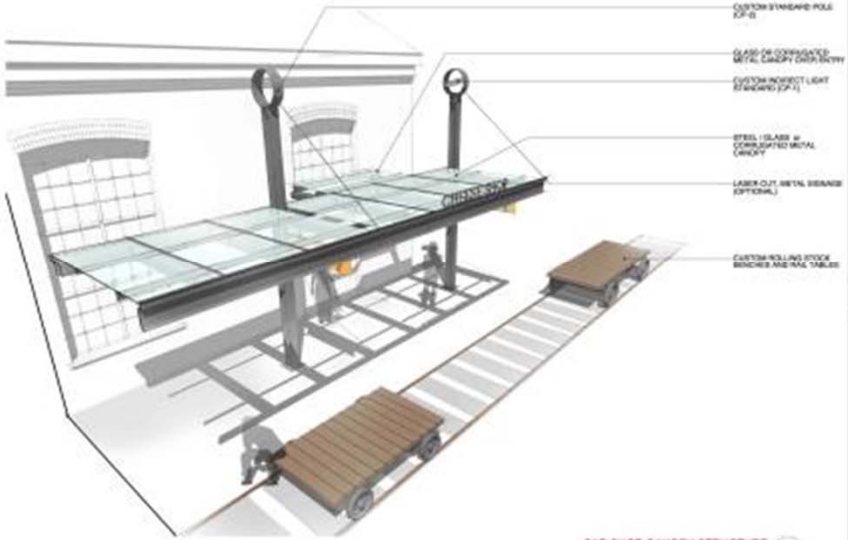
DRAWN: PLAT DATE: 3/14/14 CHECKED:

R3-A501

Ronalbake
FLOWERS

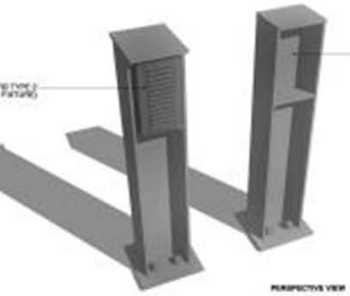


STEEL / GLASS CANOPY: SECTION 3

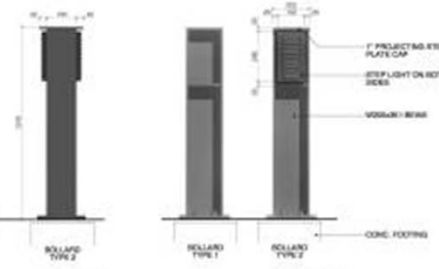


CAR SHOP CANOPY STRUCTURE 1

NOTE: SHOWN AS A PARTIAL VIEW



PERSPECTIVE VIEW

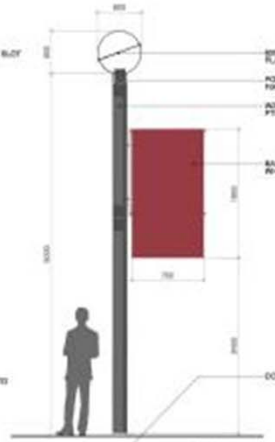


SIDE ELEVATION

FRONT ELEVATION

CUSTOM BOLLARDS 4

FRONT ELEVATION



SIDE ELEVATION

PERSPECTIVE VIEW

DETAIL VIEW

CUSTOM POLES (CP) KEY

CP-1 POLE WITH POLE TOP LUMINAIRE

CP-2 POLE WITHOUT LUMINAIRE

(S) INDICATES POLE WITH BANNER OPTION

CUSTOM POLE: ELEVATIONS 2
CP-1 SHOWN

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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LANDSCAPE ARCHITECT

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HISTORIC PRESERVATION

REV.

ROUNDHOUSE AT BAYVIEW PLACE

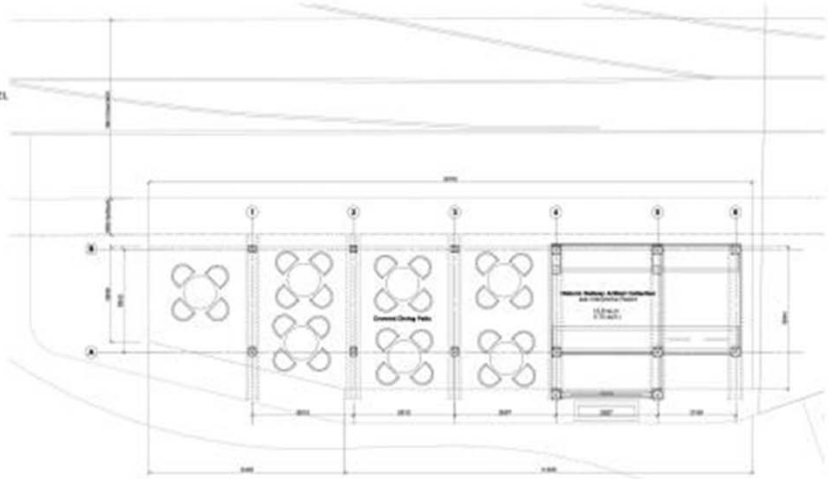
Roundhouse Site Elements
Kit of Parts

DRAWN: DATE: CHECKED:

A801

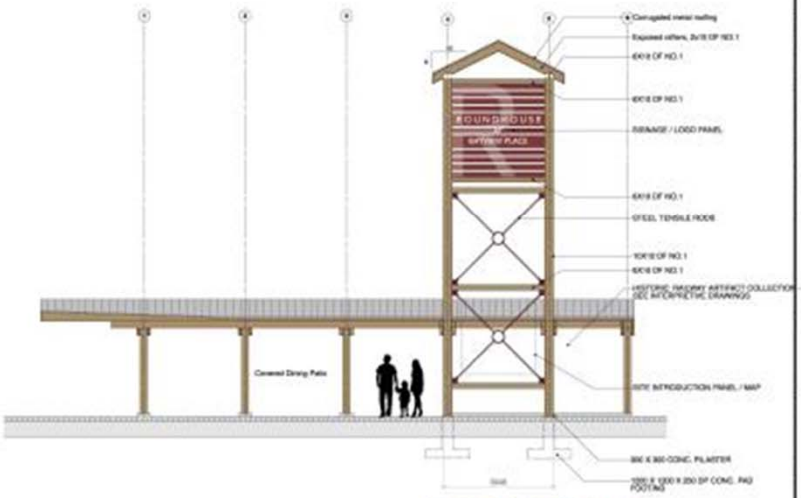
DIALOG

SAND TOWER: PERSPECTIVE VIEW 3



SAND TOWER: PLAN 1

SAND TOWER: SIDE ELEVATION 4



SAND TOWER: FRONT ELEVATION 2

ROUNDHOUSE AT BAYVIEW PLACE

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ROUNDHOUSE AT BAYVIEW PLACE

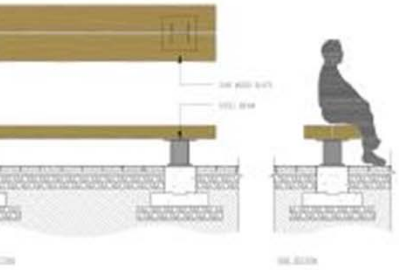
Victoria, BC

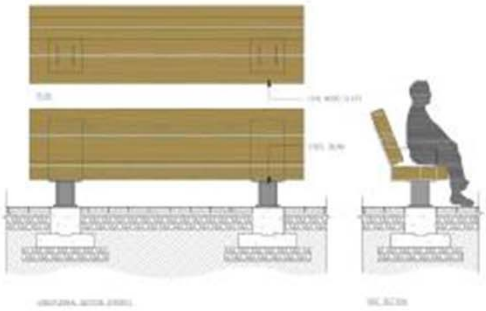
Roundhouse Site Elements
Sand Tower

DRAWN: PLAST DATE: 8/10/14 CHECKED:

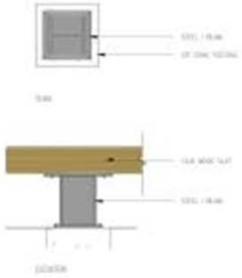
A802

Café au Lait

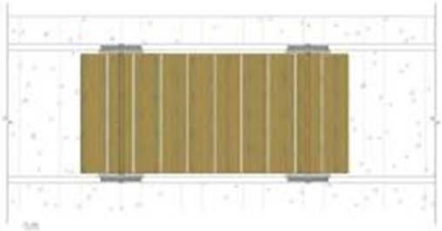




BENCH TYPE 2
1:20



BENCH POST
1:10



BENCH TYPE 4
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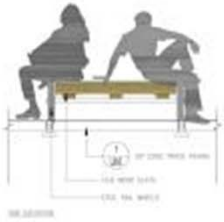
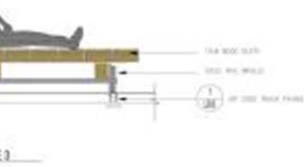
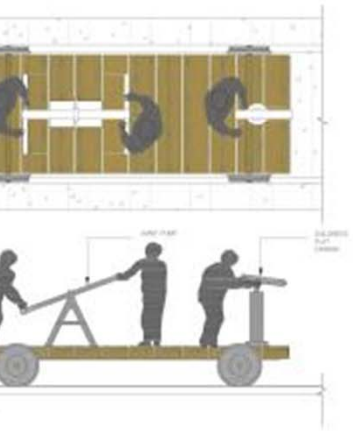
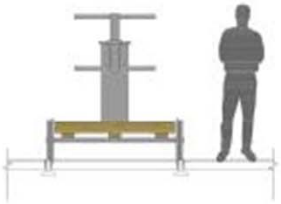
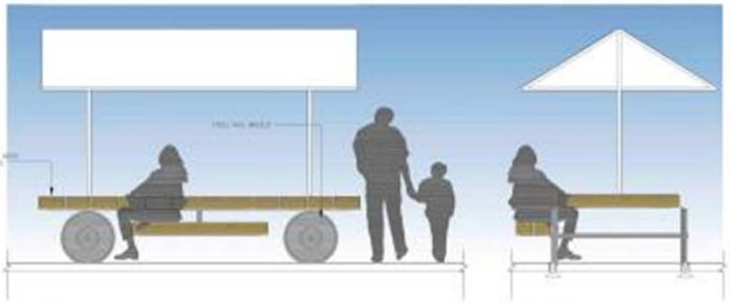
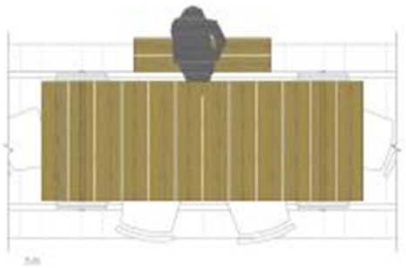












DIALOG

PFS STUDIO

Recordhouse Retail
Victoria, BC

Construction Details
Benches & table

L7.1

ESQUIMALT RD
CATHERINE ST
SITKUM RD
KIMTA RD
SAGHALIE RD
COOPERAGE PL
Victoria West Park
Dundas Green
Triangle Park
Sitkum Park
Catherine Street Green
Lime Bay
Lime Bay Park
Vista Park
355
259
253
251
210
205
203
222
224
400
420
405
502
225
325
326
360
338
332
324/26
308
280
270
260
230
109
105
389
330
455
60
83
80
100

ROUNDHOUSE

DIALOG

PROPOSED RETAIL 3 BUILDING - 1 STOREY

PROPOSED SAND TOWER / SIGNAGE ELEMENT

EXISTING STORES BLDG. (Heritage) 271.6 sq.m / 2924 sq.ft.

PROPOSED INTERPRETIVE WATER TANK

EXISTING CAR SHOP (Heritage) 737.6 sq.m / 7943 sq.ft.

EXISTING TURNTABLE (HERITAGE) PROPOSED INTERPRETIVE ELEMENTS / PERFORMANCE STAGE

EXISTING ROUNDHOUSE (Heritage) PROPOSED RETAIL USE 255.1 sq.m / 30,730 sq.ft. (INCLUDES BACKSHOP)

ESQUIMALT ROAD

EXISTING BOILER ROOM (HERITAGE) PROPOSED MECHANICAL ROOM

BLDG 4

BLDG 5

DA-0

CURRENT APPROVED DEVELOPMENT PLAN 2007

BLDG 6

DA-4

BLDG 3

DA-3

DA-2

EXISTING BACKSHOP (Heritage) PROPOSED RETAIL USE

PROPOSED RETAIL 1 BUILDING - 1 STOREY

KIMTA ROAD

STRUM ROAD

PROPOSED RETAIL 2 BUILDING - 1 STOREY

LIME BAY

EXISTING RESIDENTIAL TOWER

EXISTING RESIDENTIAL TOWER

SITE PLAN - APPROVED SITE PLAN 2007

BUILDING LEGEND

- HERITAGE BUILDINGS
- PROPOSED RETAIL
- PROPOSED COMMERCIAL OFFICE SPACE
- PROPOSED RESIDENTIAL

SITE INTERPRETATION

SEE INTERPRETIVE PROGRAM FOR FURTHER INFORMATION

- HISTORIC IDENTITY
- BUILDING INTERPRETATION
- CORE INTERPRETATION

ROUNDHOUSE

ISSUED FOR

A 27.09.13 Issued for DP

B 20.06.13 Issued for DP Re-Submittal

C 15.10.13 Issued for DP Re-Submittal

D 12.09.13 Issued for DP Re-Submittal

FOR INFORMATION ONLY NOT FOR CONSTRUCTION

METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

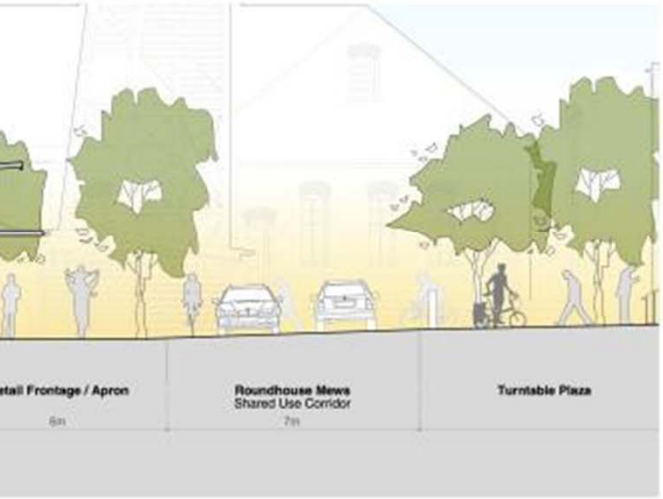
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

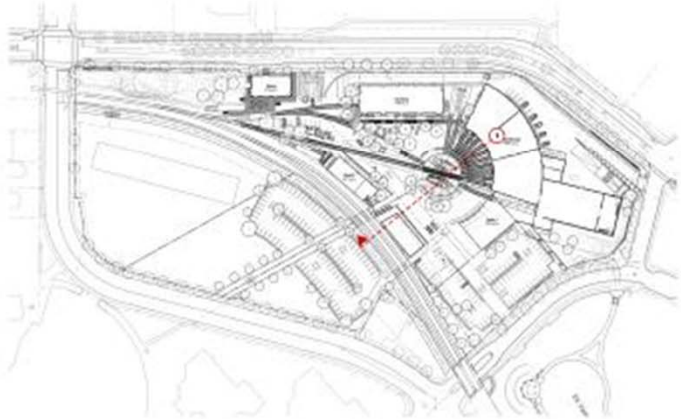
Site Plan - Approved 2007

DRAWN: PLAT DATE: 30 APR 14 CHECKED:

A102.3



3 ROUNDHOUSE MEWS DETAIL



1 KEY MAP

2 SITE SECTION

DIALOG

ROUNDHOUSE

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Site Section

DRAWN
PLOT DATE: 2014/10
CHECKED

A501

Shadow Analysis for Approved Site Plan
Spring / Autumn Equinox

Spring Equinox March 21st, 10:00 am

Spring Equinox March 21st, 12:00 noon

Spring Equinox March 21st, 2:00 pm

Spring Equinox March 21st, 4:00 pm

DIALOG

ROUNDHOUSE

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC PRESERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Spring / Autumn

A009

Shadow Analysis for Approved Site Plan
Summer Solstice

Summer Solstice June 21st, 10:00 am

Summer Solstice June 21st, 12:00 noon

Summer Solstice June 21st, 2:00 pm

Summer Solstice June 21st, 4:00 pm

DIALOG

ROUNDHOUSE

FOR INFORMATION ONLY
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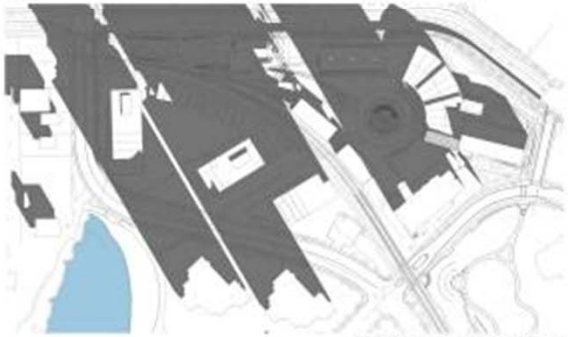
ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Summer Solstice

A010

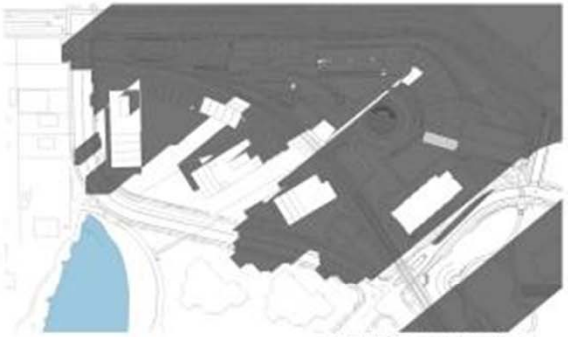
Shadow Analysis for Approved Site Plan
Winter Solstice



Winter Solstice December 21st, 10:00 am

Winter Solstice December 21st, 12:00 noon

Winter Solstice 21st, 2:00 pm



Winter Solstice December 21st, 4:00 pm

DIALOG

ROUNDHOUSE

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Winter Solstice

A011