

251-259 Esquimalt Road
Development Permit #000356





251-259 Esquimalt Road
Development Permit #000356



26 May 2014

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



Dear Mayor and Council:

Re: Roundhouse Development Permit / Heritage Alteration Permit (DP/HAP) Application

Originally constructed in 1913, Victoria's former CPR Roundhouse celebrated its centennial last year and Focus Equities is proud to be stewarding the revitalization of the heritage buildings and the transformation of the National Historic Site into a community destination: the Roundhouse Marketplace. The Roundhouse will become a commercial and social focal point for the Bayview Place neighbourhood and an amenity for the surrounding Victoria West community. It will attract people from other parts of the region as well, including visitors to the city.

Development Permit / Heritage Alteration Permit Application

The submission of this combined Development Permit (DP) and Heritage Alteration Permit (HAP) application marks a major milestone in the history of Victoria and advances detailed plans that have been developed through significant community collaboration and design consideration. Focus Equities has made the decision to advance the development of this precinct as the first phase of the Roundhouse site. Previously, it was thought that it would follow the completion of one or two residential towers at Roundhouse. The project will now bring a significant neighbourhood and community amenity on stream much earlier than anticipated. Getting to this stage has taken longer than originally anticipated, largely due to the major changes in the urban development market as a result of the recession in 2008/2009. This additional time, however, has been used to further refine the concepts presented during the 2008 rezoning process to develop more robust plans, which also support the implementation of the Roundhouse as a first phase of development.

The scope of the project includes site remediation; reconstruction of the historic rail yard; restoration of the Turntable; renovation and adaptive re-use of four, early 20th century buildings; and, construction of three new one-storey buildings. The principal functions in the project include retail, restaurant, food market, arts and crafts and light industrial uses. Outdoor areas will be developed for multi-modal circulation, parking, public open space activities and cultural interpretation.

Official Community Plan Amendment Application

The proposal is substantially consistent with the overall project vision established by the Roundhouse Design Guidelines (RDG) and the Guidelines for the Conservation of Historic Places in Canada (SGCHPC). The proposal is consistent with the CD-12 Zone, Roundhouse District and requires only one minor building setback variance. Through preliminary work with City staff over the last 12-18 months, a few guidelines have been identified as requiring amendment in response to our proposed DP/HAP plans. An application to revise the RDG through an Official Community Plan (OCP) Amendment has been submitted concurrently with the DP/HAP Application, and the full details of the design guideline amendments are included in our submission document. The following is a brief statement of rationale

for each of the design guideline amendments proposed:

1. Design Guideline:

Buildings terrace vertically above a pedestrian-scaled podium element. The podium of the residential-hotel building shall be the same height as the adjacent Roundhouse building; other podiums shall be of similar height as the Roundhouse building.

Rationale for Amendment:

The proposed new Retail 1 building adjoins the Roundhouse and effectively acts as the podium of the future building on the adjacent DA-2 site (the residential-hotel building). The height of this new building is proposed to be slightly lower than the Roundhouse, to remain subordinate to and respectful of the heritage building.

2. Design Guideline:

Building designs and materials will contribute to the creation of an overall "family of buildings" at Roundhouse; for example, some elements of brick shall be used in all buildings to match the material used in the historic Roundhouse structures and the new buildings at the adjacent Bayview development.

Rationale for Amendment:

The intent of this guideline when originally drafted was to ensure the new residential and mixed-use buildings relate to the heritage buildings, as has been achieved through the use of brick elements at Bayview One and Promontory. The use of brick on new retail buildings within the historic precinct was never intended, as other guidelines specifically direct that these new infill buildings be contemporary and finished with timber, glass and metal to act as a contrast to the heavy historic structures. An amendment is required to clarify the guideline and address the inconsistency of the original guidelines.

3. Design Guideline:

On-going rail operations will occur utilizing easements for the E&N line and access to the turntable and Roundhouse building.

Rationale for Amendment:


The applicant cannot control whether railway operations will occur on or through the site and therefore it is proposed that the guideline statement be revised. All easements for railway access to the site are to be retained.

4. Design Guideline:

These surface parking areas will be surfaced with brick or unit pavers to be consistent with the pedestrian-friendly and heritage character of the precinct.

Rationale for Amendment:

The majority of surface parking will be surfaced with unit pavers. A small amount of surface parking intended for staff use is located behind the Roundhouse and adjacent to the site



servicing area. These surface parking spaces will be finished with asphalt to provide a more durable surface, given their proximity to the servicing area.

5. Design Guideline:

The Plaza, incorporating the historic Turntable, will be shaped by the semi-circular Roundhouse building along its eastern flank and will extend to the Car Shop in the north, Roundhouse Mews in the west and the E&N line in the south.

Rationale for Amendment:

The shape of the Turntable Plaza has been redesigned since the rezoning in 2008. The edges remain defined by the Roundhouse building along its eastern flank, the Car Shop in the north and Roundhouse Mews in the west. However, the guideline statement as adopted does not reflect the 2008 concept plan, as the Turntable Plaza was never envisioned to extend all the way to E&N line in the south, but rather was defined by the infill retail podium building and Roundhouse Mews. For clarity and to correct the inconsistency in the original guideline, an amendment is proposed.

Finally, staff noted that some additional minor changes are also required with respect to the heritage conservation guidelines to ensure the language follows the conservation terminology contained within Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. We will work with staff to ensure consistent language is updated.

Roundhouse at Bayview Place

The Roundhouse project is one component of the overall 20-acre Bayview Place neighbourhood, and serves to advance a number of the project's guiding principles. Since completion of the 2008 Roundhouse zoning, the Focus Equities team has worked to integrate the site planning for the overall Bayview Place project to fully link the development of the Bayview hilltop lands with the plans for revitalization of the former brownfield Roundhouse lands.

Achieving a Sustainable Neighbourhood

Bayview Place is a registered LEED for Neighbourhood Development (ND) project and the Roundhouse proposal will bring about tangible improvements to the physical environment by commencing remediation of the brownfield lands and creating a lasting community legacy. Advancement of the Roundhouse as an initial phase allows the upland soil contamination on the north side of the rail corridor to be addressed first. Two of the new buildings are designed to LEED Silver standard. Work to advance the site remediation plan will commence this spring.

Revitalizing the National Historic Site

The National Historic Site will be realized as a public destination. All of the heritage buildings will be seismically upgraded and rehabilitated, showcasing the site's heritage values through their sensitive and adaptive reuse. A rail theme guides the landscape and architectural design character of the site, but all new interventions will be contemporary, consistent with federal standards for this designated National Historic Site. Much of the cultural interpretation is presented in the richly layered public realm, welcoming residents and visitors to experience history in the context of the heritage buildings.



Presenting a cohesive architectural character

The architecture of the complex will be timeless. That is, there will be the careful restoration of the historic resources on the site contrasted by simple, steel and glass infill buildings in a modern idiom. A “kit-of-parts” has been designed for the site using steel and timber as the principal materials. The components include canopies, bollards, lamp standards, structural columns, decks, ramps, benches and tables for outdoor eating. The design of a number of these exterior features has been inspired by the design of railway components.

Realizing economic vitality and viability

With a strong emphasis on promoting local business, the Roundhouse will attract both Victoria and area merchants, as well as outside organizations that share the same passions, interests and goals as the region’s diverse and vibrant community. Leasing efforts are underway to secure interest from businesses with a food and beverage focus that will meet community needs and create a vibrant shopping destination. A separate zoning amendment application has been submitted, proposing the addition of ‘distillery’ and ‘accessory retail liquor sales’ to be compatible with the currently permitted brewery and brew pub uses. The amendment will further the potential to welcome the growing artisan and craft brewery and distillery industries to the Roundhouse.

Creating a unique sense of place

The century-old working history of the CPR Roundhouse will come alive with a detailed interpretative program that includes artifacts as public art, story boards, repurposed railcars, exposed rail lines, multifunctional Turntable and rebuilt Water and Sand Towers. Rail theme inspired public space furnishings will contrast with new, contemporary buildings. As envisioned, the Roundhouse will be unique, a place where visitors can appreciate history while experiencing the vitality of a new neighbourhood centre.

Providing a contribution of public open spaces

A core public space is provided at Turntable Plaza. The sunken floor of the turntable serves two functions – with south-facing terraced seating on the north side and a feature relief map of Vancouver Island and the E&N Railway corridor on the south side. Visitors will be able to walk across the turntable structure, which can also serve as a special display space for rail cars and a performance stage for programmed events and cultural celebrations. Naturalized remnant landscapes of the site will be preserved and rehabilitated to contribute additional open spaces.

Establishing a strengthened network of community linkages

The project will see the implementation of the E&N Rail Trail connection through the site, with the installation of an interim multi-use pathway to welcome pedestrian and cyclist activity. While it is uncertain whether the E&N will again feature active rail uses, the project design accommodates its potential and maintains the railway easements through the site. The construction of Roundhouse Mews and Lime Bay Mews will enable further community connectivity.

Enhancing livability for all residents

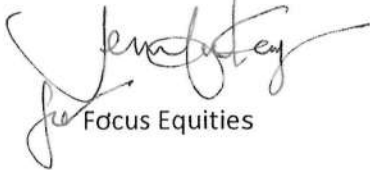
Neighbourhood livability means creating places where people want to live and where visitors want to be, where there is a range of housing choices and places to shop, gather, work and take part in community life. This redevelopment breathes new life into the brownfield site, creating a unique and

exciting opportunity for Greater Victoria to experience history and culture combined.

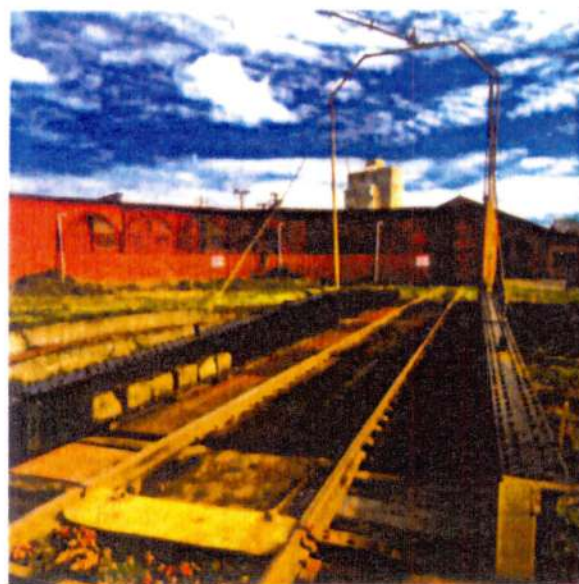
The Roundhouse will serve new and existing residents of the surrounding community with a dynamic mix of uses: shopping and dining; sampling of locally produced food and beverages; viewing performances at the Turntable stage; attending cultural events in and around the historic buildings; gathering with friends and family in the Turntable Plaza; and experiencing the site's historic buildings, displayed artifacts, and interpretive materials.

We have invested a significant amount of time and effort into the development of the detailed DP/HAP application and have received input over the previous months from members of the Vic West community and from City staff. We are confident that the plans reflect the shared community vision for the future of the Roundhouse and we eagerly look forward to your support to help us start the transformation.

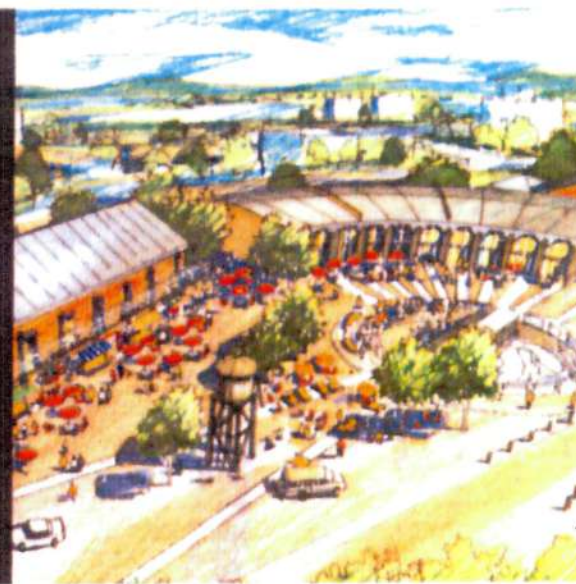
With regards,



for Focus Equities



ROUNDHOUSE AT BAYVIEW PLACE



DP RE-SUBMITTAL
12 SEPT 2014

DIALOG

PHILLIPS-FAREVAAG-SMALLENBERG
PLANNING & DEVELOPMENT SERVICES DIVISION

ALDRICHPEARS ASSOCIATES

rlc **Reed Jones Christoffersen**
Landscape Architecture & Engineering



FOCUS
LANDSCAPE ARCHITECTURE



DRAWING LIST

1.01	GENERAL INFORMATION
1.02	PROJECT LOCATION
1.03	PROJECT DESCRIPTION
1.04	PROJECT LOCATION
1.05	PROJECT DESCRIPTION
1.06	PROJECT LOCATION
1.07	PROJECT DESCRIPTION
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PROJECT LOCATION



PROJECT DESCRIPTION

This application is for the construction of a new building at the intersection of Highway 101 and Highway 102. The project is located in the City of Vancouver, British Columbia. The building will be a three-story structure with a total area of approximately 10,000 square meters. The project is intended to provide office space for a growing company. The building will be constructed in accordance with the City of Vancouver's Building Bylaw and the British Columbia Building Code. The project is also subject to the requirements of the Environmental Assessment Act and the Access to Information Act.

This project proposes to construct a new building at the intersection of Highway 101 and Highway 102. The building will be a three-story structure with a total area of approximately 10,000 square meters. The project is intended to provide office space for a growing company. The building will be constructed in accordance with the City of Vancouver's Building Bylaw and the British Columbia Building Code. The project is also subject to the requirements of the Environmental Assessment Act and the Access to Information Act.

PREPARED BY

- ARCHITECT | Dialog
- LANDSCAPE ARCHITECT | Phillips Farevaag Smalberg
- STRUCTURAL ENGINEER | Reid Jones Christoffersen, LTD.
- CIVIL ENGINEER | Stantec
- MECHANICAL ENGINEER | AME Consulting Group
- ELECTRICAL ENGINEER | Aldrich Peers Associates
- HISTORIC PRESERVATION | Jonathan Yardley
- LIGHTING CONSULTANT | Total Lighting Solutions
- ELECTRICAL ENGINEER | Applied Engineering Solutions
- LEED CONSULTANT | Martine Desbros

ROUNDHOUSE

Project Description
Drawing List

Project Description
Drawing List

Project Description
Drawing List

Project Description
Drawing List

Project Description
Drawing List

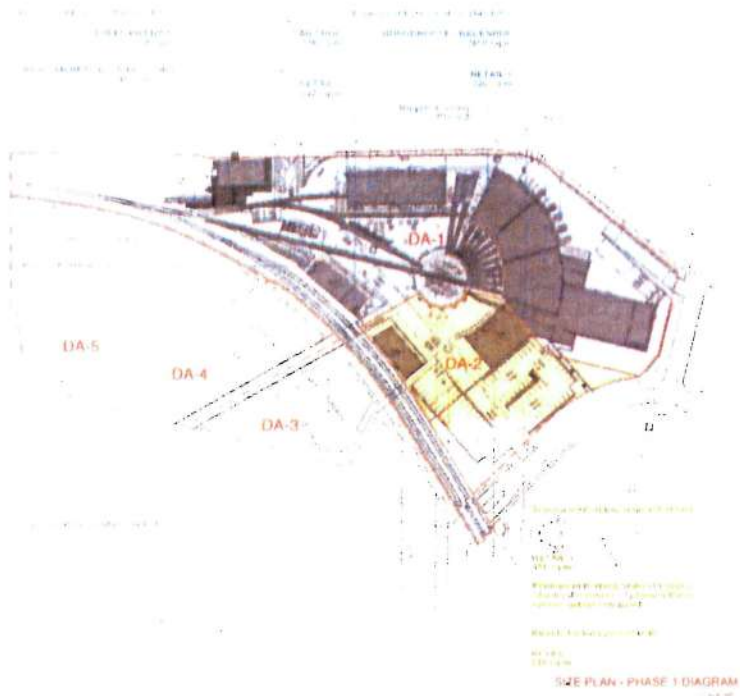
Project Description
Drawing List

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Project Description
Drawing List



PROJECT INFORMATION

PHASE 1

OVERALL SITE ZONING CRITERIA

	OVERALL PROPOSAL	ZONE S1 (CD 12)
Site Area	12.11 ha	12.11 ha
Peak Daily Traffic (Maximum)	4,111 vehicles	4,111 vehicles
Total Floor Area	4,111 sqm	4,111 sqm
Commercial Floor Area (less area used for parking)	4,111 sqm	4,111 sqm
Site Coverage %	100%	100%
Urban Form Score	100%	100%
Parking	100 spaces	100 spaces
Waypoint Parking		
Class 1	20 spaces	20 spaces
Class 2	40 spaces	40 spaces
Total Waypoint Parking	60 spaces	60 spaces

DEVELOPMENT AREA ZONING CRITERIA

	DA-1	DA-2	DA-3	DA-4	DA-5
Maximum Floor Area	12.11 ha	12.11 ha	12.11 ha	12.11 ha	12.11 ha
Class 1	20 spaces	20 spaces	20 spaces	20 spaces	20 spaces
Class 2	40 spaces	40 spaces	40 spaces	40 spaces	40 spaces
Total Waypoint Parking	60 spaces	60 spaces	60 spaces	60 spaces	60 spaces
Commercial Floor Area (less area used for parking)	4,111 sqm	4,111 sqm	4,111 sqm	4,111 sqm	4,111 sqm
Site Coverage %	100%	100%	100%	100%	100%
Urban Form Score	100%	100%	100%	100%	100%
Parking	100 spaces	100 spaces	100 spaces	100 spaces	100 spaces
Waypoint Parking					
Class 1	20 spaces	20 spaces	20 spaces	20 spaces	20 spaces
Class 2	40 spaces	40 spaces	40 spaces	40 spaces	40 spaces
Total Waypoint Parking	60 spaces	60 spaces	60 spaces	60 spaces	60 spaces

- Notes:
1. Parking based on 100 spaces per 100 sqm of floor area.
 2. Maximum floor area for parking is 100 sqm per 100 sqm of floor area.
 3. The floor area of up to 2 parking spaces per 100 sqm of floor area is exempt from parking requirements in the context of the area that is proposed for development.

ROUNDHOUSE

1. The Roundhouse is a multi-story building located at Bayview Place, Bayview North, Toronto, Ontario. It is a multi-story building with a total floor area of 4,111 sqm. The building is a multi-story building with a total floor area of 4,111 sqm. The building is a multi-story building with a total floor area of 4,111 sqm.

1. The Roundhouse is a multi-story building located at Bayview Place, Bayview North, Toronto, Ontario. It is a multi-story building with a total floor area of 4,111 sqm. The building is a multi-story building with a total floor area of 4,111 sqm. The building is a multi-story building with a total floor area of 4,111 sqm.

ROUNDHOUSE AT BAYVIEW PLACE

Project Phase 1 Data

A001.1

[VIEW ALONG ENTRY](#)

BIRDSEYE VIEW



VIEW OF OUTDOOR COMMON



VIEW ALONG CAR SHOP

ROUNDHOUSE

1. $\frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} = \frac{1}{32}$
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 3. $\frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} \cdot \frac{1}{2} = \frac{1}{32}$

$\frac{1}{2} \times 100 = 50$
 $50 \times 100 = 5000$

[illegible][illegible][illegible][illegible]

ROUNDHOUSE AT BAYVIEW FULFILLING

Character Renderings

A006



PROPOSED VIEW FROM BETWEEN RETAIL 2 AND 3



PROPOSED VIEW FROM ESPLANADE STAND



BIRDEYE VIEW LOOKING EAST FROM ROCK OUTCROP



PROPOSED VIEW LOOKING DOWN LINE BAY NEWS

ROUNDHOUSE

CONCEPT
A. SPENCER, ARCHITECT
B. SPENCER, ARCHITECT

THE ROUNDHOUSE PROJECT
IS A DEVELOPMENT OF THE
ROUNDHOUSE PROJECT

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ROUNDHOUSE AT BAYVIEW PLACE

Character Renderings

A008

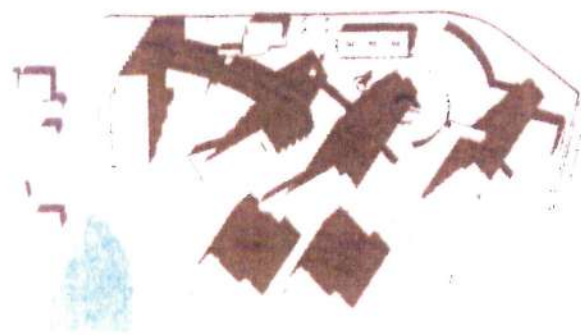
**Shadow Analysis for Approved Site Plan
Spring / Autumn Equinox**



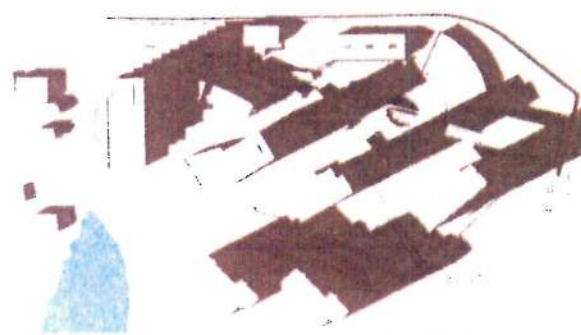
Spring Equinox, March 21st, 10:00 am



Spring Equinox, March 21st, 12:00 noon



Spring Equinox, March 21st, 2:00 pm



Spring Equinox, March 21st, 4:00 pm

ROUNDHOUSE
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Tel: (905) 846-1111
Fax: (905) 846-1112
www.roundhousearchitects.com

- FOR INFO:**
1. This is a preliminary architectural rendering and should not be used for construction purposes.
2. The design is subject to change without notice.
3. The design is for informational purposes only and does not constitute a contract.
4. The design is for informational purposes only and does not constitute a contract.
- ARCHITECT & INTERIOR DESIGNER:**
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www.roundhousearchitects.com
- Historic Preservation:**
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ROUNDHOUSE AT BAYVIEW PLACE

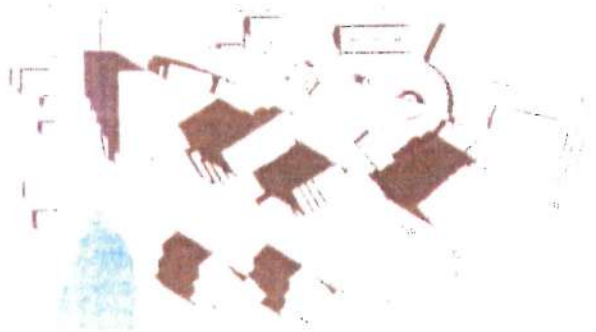
Shadow Studies
Spring / Autumn

Project: 1000 Bayview Avenue, Suite 100

A009

Scale: 1/8" = 1'-0"

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

ROUNDHOUSE

200 West 3rd Street
2nd Floor, Suite 200
San Francisco, CA 94104

Architect: Roundhouse
Engineer: Roundhouse
Interior Designer: Roundhouse

ABOUT

Roundhouse is a full-service architectural and engineering firm. We provide a wide range of services to our clients, including architectural design, engineering, interior design, and construction management.

Our team consists of experienced professionals who are dedicated to providing high-quality services to our clients. We have a proven track record of successful projects and a commitment to excellence in every aspect of our work.

Roundhouse is a member of the National Association of Architects and Engineers (NAABE). We are also a member of the San Francisco Architectural Board (SFAAB).

For more information about Roundhouse, please contact us at (415) 398-1234 or visit our website at www.roundhouse.com.

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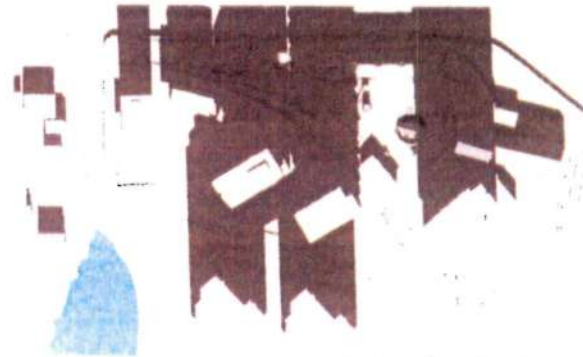
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A010

Shadow Analysis for Approved Site Plan
Winter Solstice



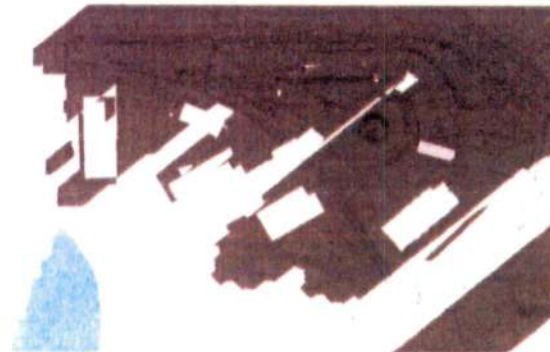
Winter Solstice - December 21st 10:00 am



Winter Solstice - December 21st 12:00 noon



Winter Solstice - 21st 2:00 pm



Winter Solstice - December 21st 4:00 pm

ROUNDHOUSE
PROJECT

OWNER
1. UNIVERSITY OF CALIFORNIA
2. UNIVERSITY OF CALIFORNIA, BERKELEY

1000 16th Avenue, Suite 100
San Francisco, CA 94116

PROJECT
1. ARCHITECTURAL DESIGN, CONSTRUCTION, AND INTERIOR DESIGN
2. LANDSCAPE ARCHITECTURE
3. CIVIL ENGINEERING
4. ELECTRICAL ENGINEERING
5. MECHANICAL ENGINEERING
6. STRUCTURAL ENGINEERING
7. HISTORIC PRESERVATION

ARCHITECT & INTERIOR DESIGN
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES
3. JAMES H. HARRIS & ASSOCIATES

LANDSCAPE ARCHITECT
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES

STRUCTURAL ENGINEER
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES

ELECTRICAL ENGINEER
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES

MECHANICAL ENGINEER
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES

HISTORIC PRESERVATION
1. JAMES H. HARRIS & ASSOCIATES
2. JAMES H. HARRIS & ASSOCIATES

ROUNDHOUSE #1 BAYVIEW PLACE

Shadow Studies
Winter Solstice

OWNER: UNIVERSITY OF CALIFORNIA

A011

DATE: 1/1/2010

[illegible]

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STRUCTURAL ENGINEER

[illegible]

中国地质大学 (北京) 地质研究所
 地址: 北京市海淀区学院路29号
 电话: 010-62311234
 邮编: 100083

Abstract

The purpose of this study was to investigate the effect of a 6-week training program on the physical fitness and health-related quality of life (HRQL) of elderly people. The study was conducted in a community center in Beijing, China. A total of 60 elderly people (mean age = 70.5 years) were recruited and divided into two groups: a control group (n = 30) and an intervention group (n = 30). The intervention group participated in a 6-week training program consisting of aerobic exercise, strength training, and balance exercises. Physical fitness was measured by maximum oxygen consumption ($\dot{V}O_{2\max}$), muscle strength, and balance. HRQL was measured by the EuroQOL-5D questionnaire. The results showed that the intervention group had significantly higher $\dot{V}O_{2\max}$, muscle strength, and balance than the control group after 6 weeks of training. Additionally, the intervention group had significantly higher HRQL scores than the control group. These findings suggest that a 6-week training program can improve physical fitness and HRQL in elderly people.

FOURTHOUSE AT BAYVIEW PLAZA

Site Plan - Phase 1

Abstract

A102.1

Butler

- $\frac{1}{2} \log 2 \approx 0.3466$
- $\frac{1}{2} \log 3 \approx 0.4771$
- $\frac{1}{2} \log 4 = 0.5$
- $\frac{1}{2} \log 5 \approx 0.5696$
- $\frac{1}{2} \log 6 \approx 0.6309$
- $\frac{1}{2} \log 7 \approx 0.6890$
- $\frac{1}{2} \log 8 \approx 0.7380$
- $\frac{1}{2} \log 9 \approx 0.7782$
- $\frac{1}{2} \log 10 = 0.8090$
- $\frac{1}{2} \log 11 \approx 0.8345$
- $\frac{1}{2} \log 12 \approx 0.8539$
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- $\frac{1}{2} \log 14 \approx 0.8809$
- $\frac{1}{2} \log 15 \approx 0.8913$
- $\frac{1}{2} \log 16 = 0.9031$
- $\frac{1}{2} \log 17 \approx 0.9133$
- $\frac{1}{2} \log 18 \approx 0.9224$
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- $\frac{1}{2} \log 20 \approx 0.9378$
- $\frac{1}{2} \log 21 \approx 0.9447$
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- $\frac{1}{2} \log 24 \approx 0.9636$
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- $\frac{1}{2} \log 30 \approx 0.9928$
- $\frac{1}{2} \log 31 \approx 0.9969$
- $\frac{1}{2} \log 32 = 1.0000$

[illegible]

ANCIENNES & NOUVELLES COUTURES

LABORATORY ADDRESS:
 Department of Chemistry, University of Missouri,
 Columbia, MO 65211, U.S.A.
 Tel.: +1 314 937 3300
 Fax: +1 314 937 3300

1. 在“数据”菜单下，选择“数据有效性”，在弹出的“数据有效性”对话框中，选择“数据源”选项卡，在“数据源”列表框中，选择“数据有效性”列表框中的“数据有效性”选项。

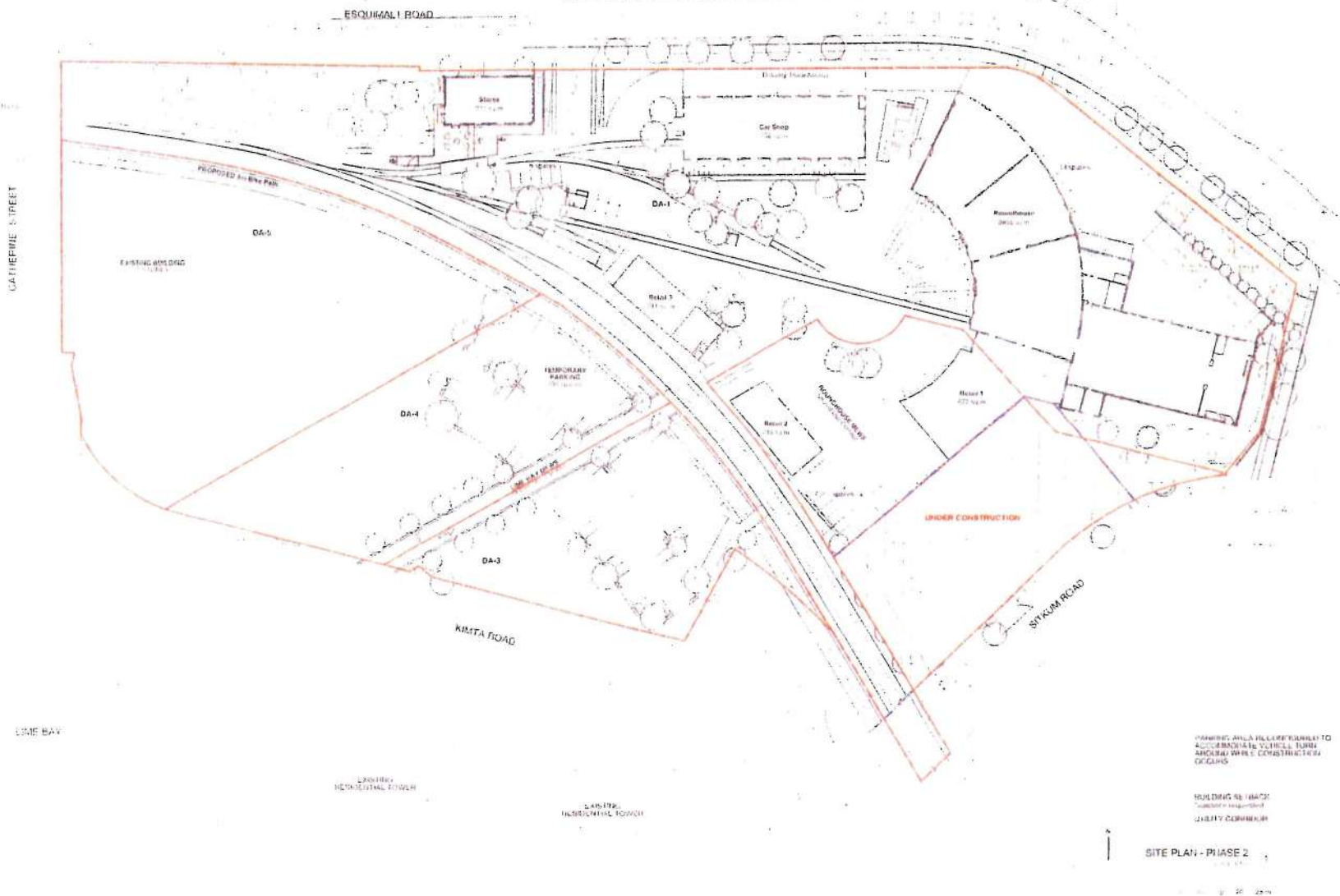
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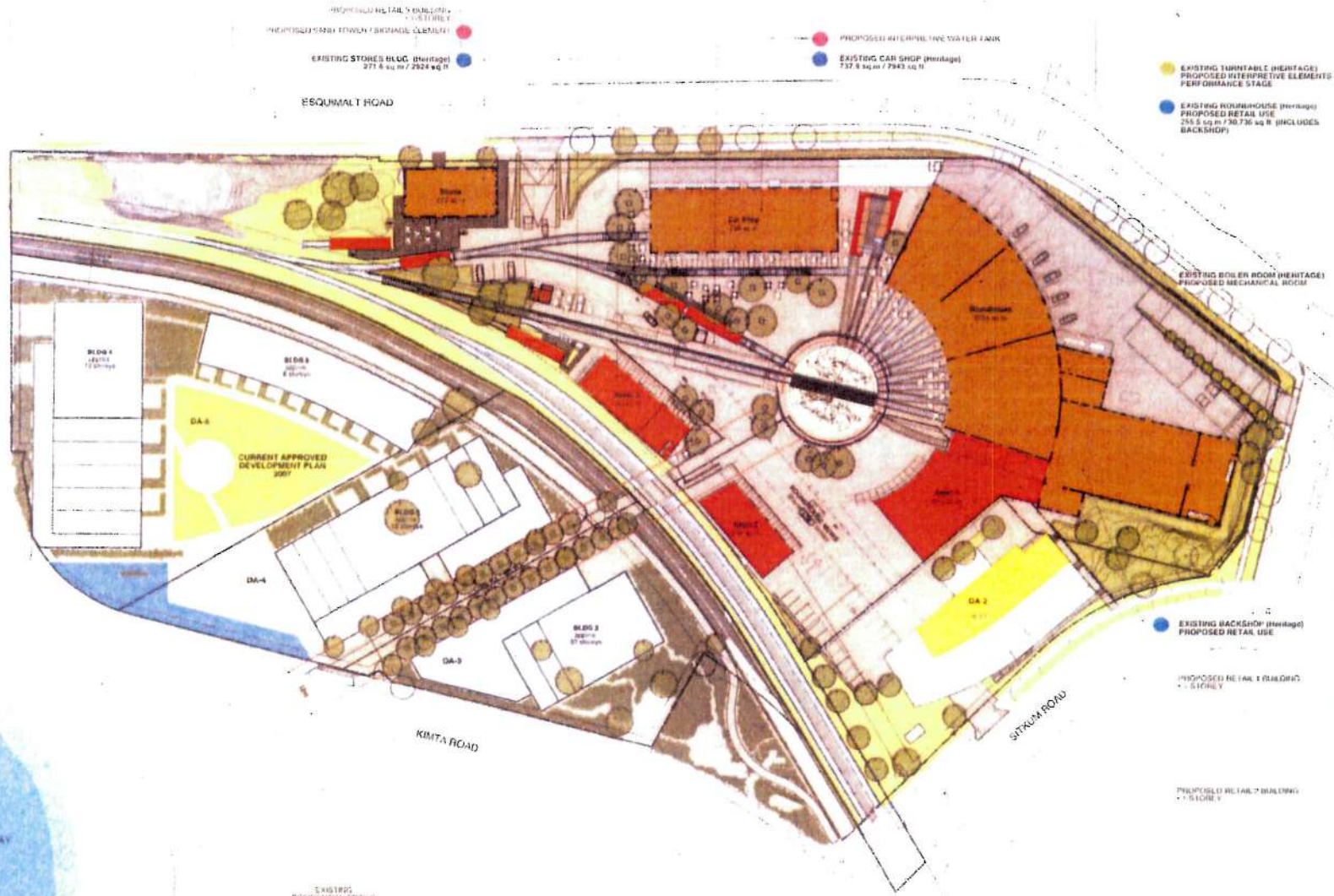
ROUNDHOUSE AT BAYVIEW PLACE

Site Plan - Phase 2

A102.2



CATHERINE STREET



ROUNDHOUSE

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ARCHITECT & ENGINEER
LANDSCAPE ARCHITECT
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
INTERPRETIVE DESIGN
HISTORIC CONSERVATION

ROUNDHOUSE AT BAYVIEW PLACE

Site Plan - Approved 2007

A102.3

BUILDING LEGEND
HERITAGE BUILDINGS
PROPOSED RETAIL
PROPOSED COMMERCIAL
PROPOSED RESIDENTIAL

SITE INTERPRETATION
HISTORIC IDENTIFICATION
BUILDING INTERPRETATION
CORE INTERPRETATION

SITE PLAN - APPROVED SITE PLAN 2007

FIRE APPARATUS DESIGN CRITERIA

- Path: 6m
- Turning: 12m radius
- Clear Height: 5m

ROUNDHOUSE

- DESIGNER
- 1. DIALOG ARCHITECTS
 - 2. DIALOG ARCHITECTS
 - 3. DIALOG ARCHITECTS
 - 4. DIALOG ARCHITECTS

FOR CONSULTATION ONLY
NOT FOR CONSTRUCTION

ARCHITECT'S & PHYSICIAN'S NOTES

1. THE ARCHITECT'S & PHYSICIAN'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

ARCHITECT'S & PHYSICIAN'S NOTES

1. THE ARCHITECT'S & PHYSICIAN'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

LANDSCAPE ARCHITECT'S

1. THE LANDSCAPE ARCHITECT'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

STRUCTURAL ENGINEER

1. THE STRUCTURAL ENGINEER'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

MECHANICAL ENGINEER

1. THE MECHANICAL ENGINEER'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

INTERIOR DESIGN

1. THE INTERIOR DESIGNER'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

PLANTING DESIGN

1. THE PLANTING DESIGNER'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

ROOFING DESIGN

1. THE ROOFING DESIGNER'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

ROUNDHOUSE AT BAYVIEW PLACE

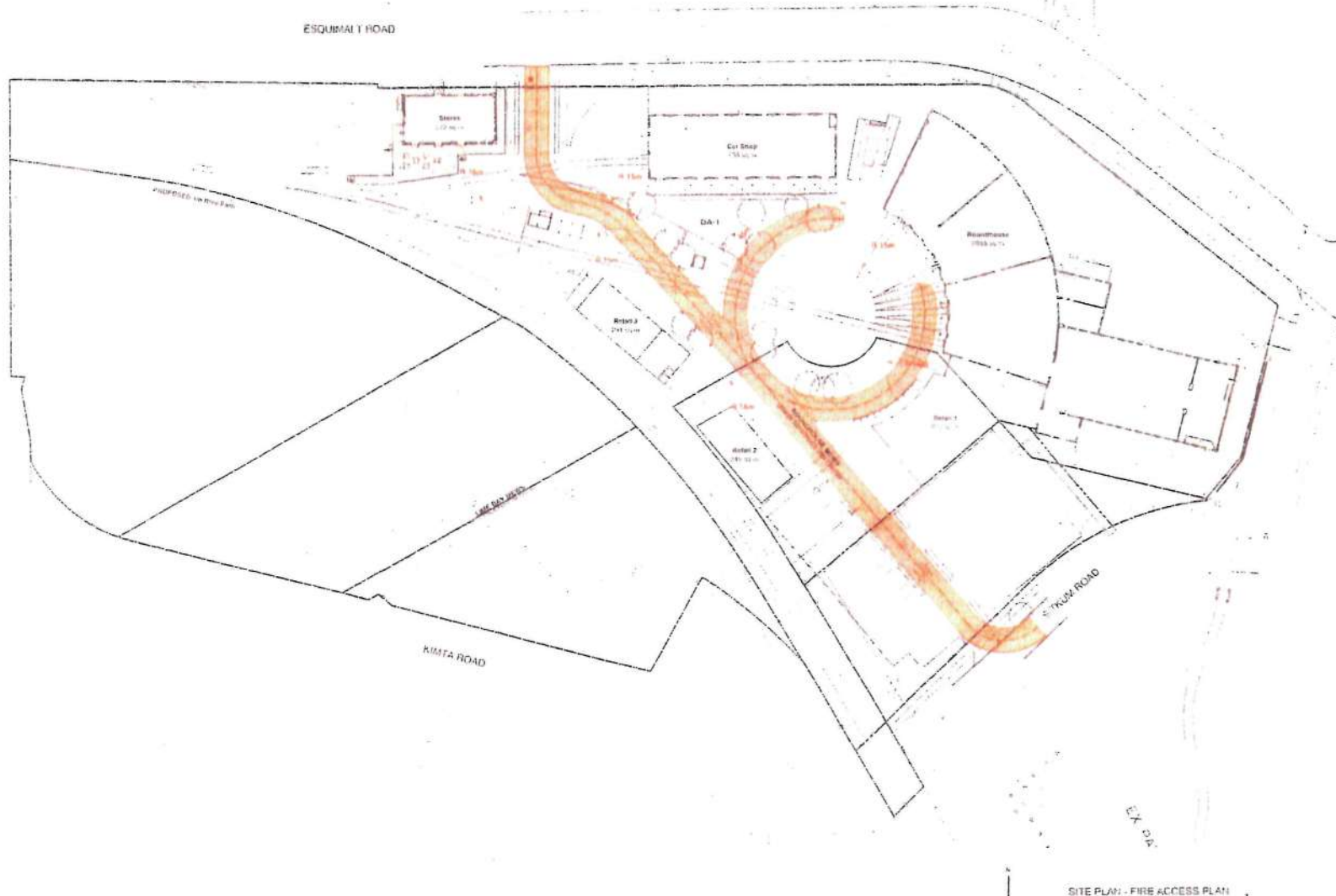
1. THE ARCHITECT'S & PHYSICIAN'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

Fire Access Plan

1. THE ARCHITECT'S & PHYSICIAN'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.

A111

1. THE ARCHITECT'S & PHYSICIAN'S NOTES ARE TO BE USED IN CONJUNCTION WITH THE SITE PLAN & FIRE ACCESS PLAN.



SITE PLAN - FIRE ACCESS PLAN

0 5 10 15 20m

ROUNDHOUSE

2000年10月1日

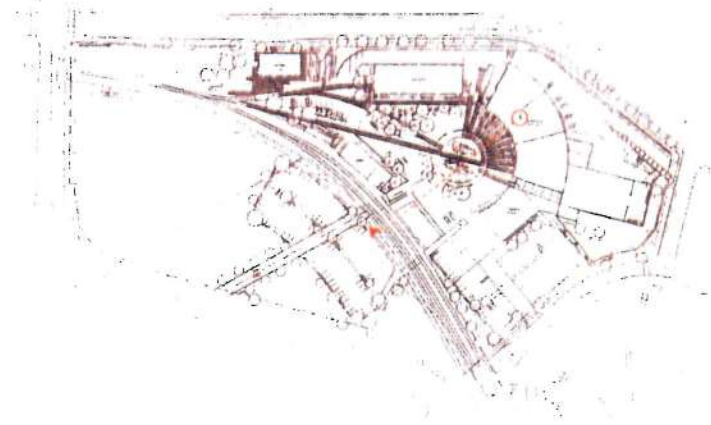
1. 在 100 以内，找出所有 3 的倍数。
2. 在 100 以内，找出所有 5 的倍数。
3. 在 100 以内，找出所有 7 的倍数。
4. 在 100 以内，找出所有 11 的倍数。

$$H^1(\mathbb{R}^n, \mathbb{R}) \cong \mathbb{R}^n, \quad H^1(\mathbb{R}^n, \mathbb{C}) \cong \mathbb{C}^n$$


Retail Frontage / Apron:

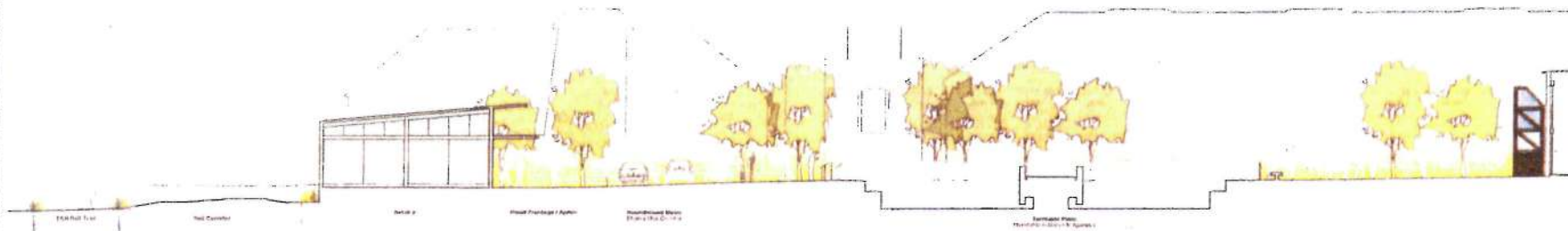
Roundhouse Mews Shared Use Corridor

Turntable Plaza



KEY MAP
 100% 100%

3 ROUNDHOUSE NEWS DETAIL



2 SITE SECTION

ROUNDHOUSE AT BAYVIEW PLACE

Site Section

Declarations
The authors declare that they have no competing interests.

A501

10. <http://www.oxfordjournals.org/doi/10.1093/oxfordjournals/oxford-journal-of-law-and-ethics.a011001>

ROUNDHOUSE

- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. ROOF PLAN
- 4. SECTION
- 5. ELEVATION
- 6. DETAIL

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

PROJECT & FIRM CIRCULAR
PROJECT: ROUNDHOUSE AT BAYVIEW PLACE
FIRM: DIALOG ARCHITECTS
DATE: 10/10/2010

STRUCTURAL ENGINEER
FIRM: DIALOG ARCHITECTS
DATE: 10/10/2010

MECHANICAL ENGINEER
FIRM: DIALOG ARCHITECTS
DATE: 10/10/2010

ELECTRICAL ENGINEER
FIRM: DIALOG ARCHITECTS
DATE: 10/10/2010

PLUMBING ENGINEER
FIRM: DIALOG ARCHITECTS
DATE: 10/10/2010

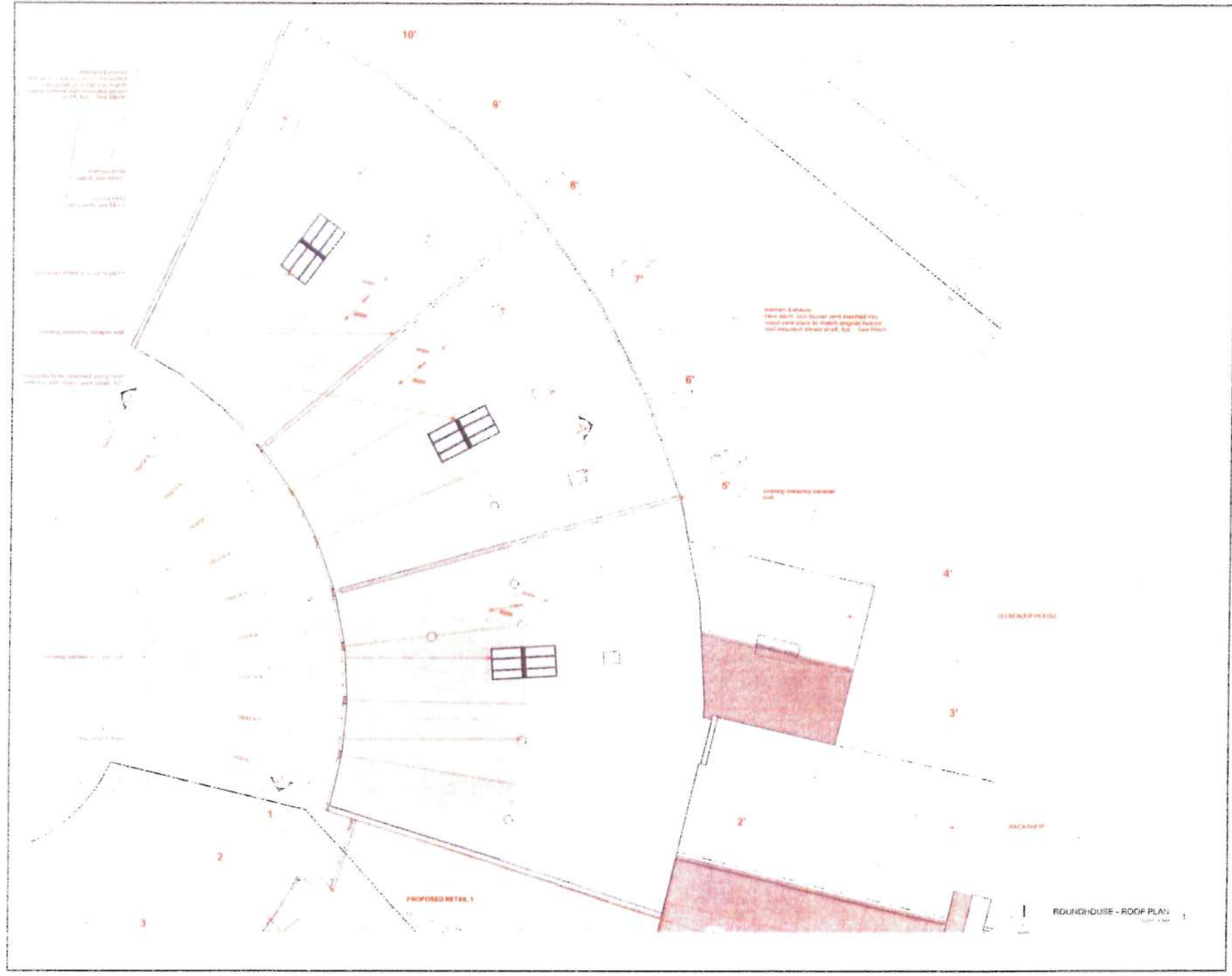
ROUNDHOUSE AT BAYVIEW PLACE

Roundhouse - Roof Plan

PROJECT: ROUNDHOUSE AT BAYVIEW PLACE

RH-A202

DATE: 10/10/2010



ROUNDHOUSE - ROOF PLAN

ROUNDHOUSE

ARCHITECT: JAMES H. HARRIS
 ENGINEER: JAMES H. HARRIS
 DATE: 1980

1. 1/4" = 1'-0"
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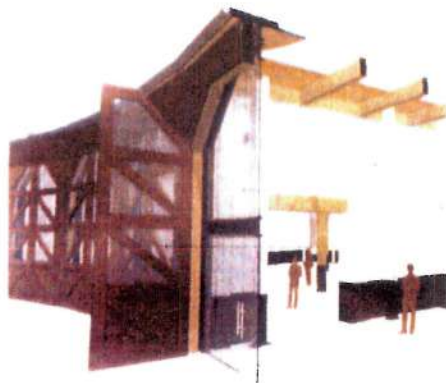
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Roundhouse
 Detail

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RH-A400

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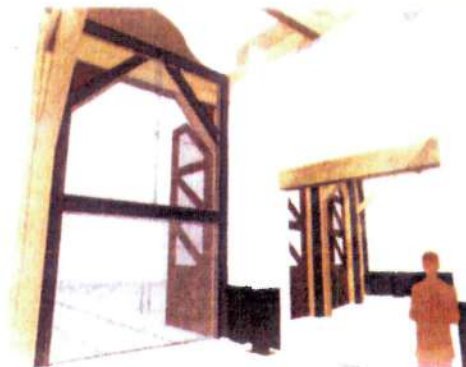
PROPOSED STEEL BRACE FRAMING
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PROPOSED STEEL BRACE FRAMING
 PROPOSED STEEL BRACE FRAMING

NOTE:
 THIS MEMBER IS ONLY SHOWN
 PARTIALLY FOR CLARITY

VERTICAL SECTION AT PROPOSED GLASS SYSTEM



PROPOSED STEEL BRACE FRAMING
 PROPOSED STEEL BRACE FRAMING

NOTE:
 THIS MEMBER IS ONLY SHOWN
 PARTIALLY FOR CLARITY

TYP. INTERIOR VIEW OF PROPOSED GLASS SYSTEM



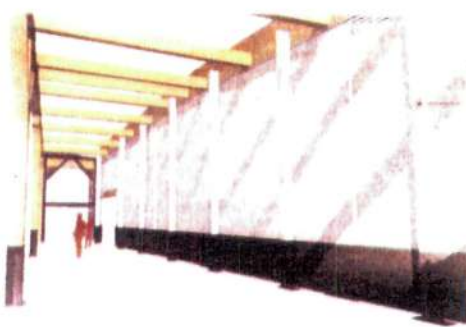
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 PROPOSED STEEL BRACE FRAMING

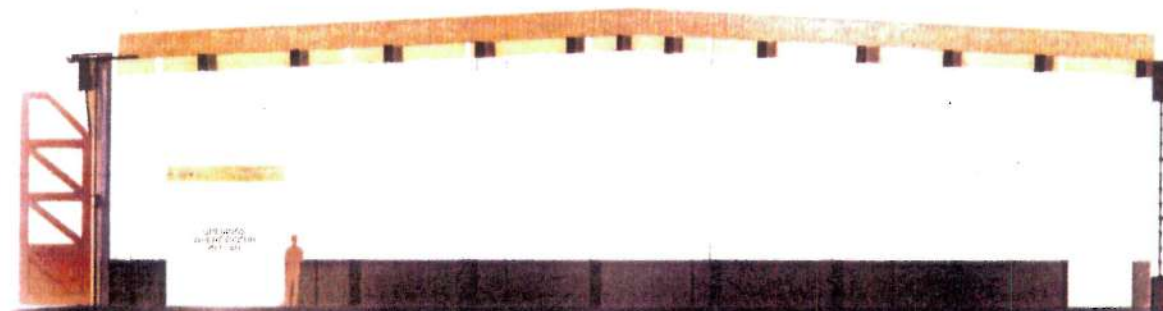
PLAN SECTION VIEW OF PROPOSED GLASS SYSTEM



PROPOSED STEEL BRACE FRAMING
 PROPOSED STEEL BRACE FRAMING

NOTE:
 THIS MEMBER IS ONLY SHOWN
 PARTIALLY FOR CLARITY

TYP. INTERIOR VIEW OF BAY 2



PROPOSED STEEL BRACE FRAMING
 PROPOSED STEEL BRACE FRAMING

NOTE:
 THIS MEMBER IS ONLY SHOWN
 PARTIALLY FOR CLARITY

TYP. INTERIOR ELEVATION

QUANTITY LIST AT THE END
 OF THE DRAWING SET

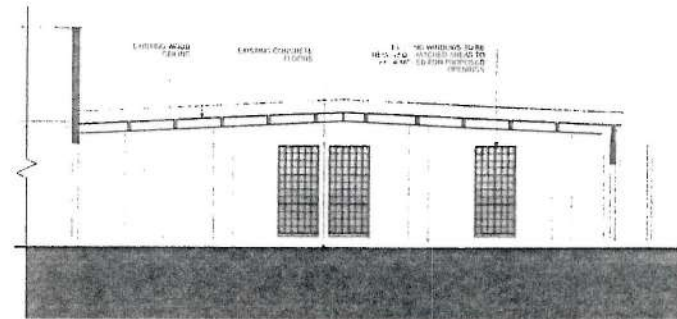
QUANTITY LIST AT THE END
 OF THE DRAWING SET

ROUNDHOUSE

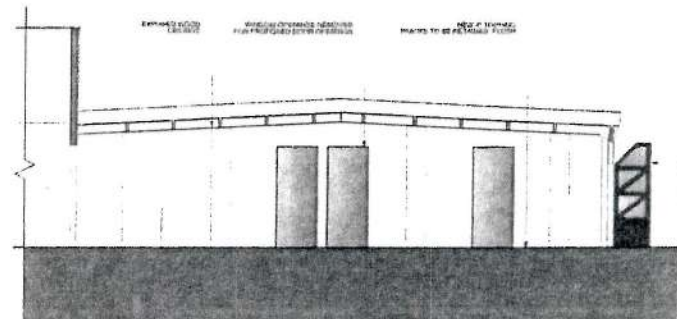
DESCRIPTION

- A. Groundwork - 1/2" = 1'-0"
- B. Structural - 1/4" = 1'-0"
- C. Mechanical - 1/8" = 1'-0"
- D. Electrical - 1/16" = 1'-0"

FOR MORE INFORMATION
CONTACT THE ARCHITECT



ROUNDHOUSE: EXISTING LONGITUDINAL SECTION 1



ROUNDHOUSE: PROPOSED LONGITUDINAL SECTION 2

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT. 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

ARCHITECT & DESIGN TEAM

ARCHITECT: [Firm Name]
DESIGNER: [Firm Name]

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT: [Firm Name]

STRUCTURAL ENGINEER

STRUCTURAL ENGINEER: [Firm Name]

MECHANICAL ENGINEER

MECHANICAL ENGINEER: [Firm Name]

INTERIOR DESIGN

INTERIOR DESIGN: [Firm Name]

HISTORIC PRESERVATION

HISTORIC PRESERVATION: [Firm Name]

PREPARED BY

PREPARED BY: [Firm Name]

DATE

DATE: [Date]

ROUNDHOUSE AT BAYVIEW PLACE

ROUNDHOUSE AT BAYVIEW PLACE

ROUNDHOUSE

ROUNDHOUSE

Sections

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ROUNDHOUSE

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ROUNDHOUSE

2005年12月15日

1. 下列哪个选项是正确的？
A. 1990年1月1日
B. 1990年1月2日
C. 1990年1月3日
D. 1990年1月4日

FOR INFORMATION: 12-1-1981
12-1-1981

0.16-0.18

1. 在下列各题中，用“ \rightarrow ”表示充分条件，“ \leftarrow ”表示必要条件，“ \leftrightarrow ”表示充要条件。

(1) $x > 2$ 是 $x^2 - 4 > 0$ 的 \quad 条件。

(2) $x > 2$ 是 $x^2 - 4x + 4 > 0$ 的 \quad 条件。

(3) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(4) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(5) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(6) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(7) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(8) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(9) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

(10) $x > 2$ 是 $x^2 - 4x + 4 = 0$ 的 \quad 条件。

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[illegible]

1 APR 25 CAPS, 060346ZCZC

◎ 讀者信箱

MECHANICAL ENGINEERING

INTERESTING LINK <http://www.cdc.gov/od/ohrt/>

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REHINDHOUSE AT MAYVIEW PLACE

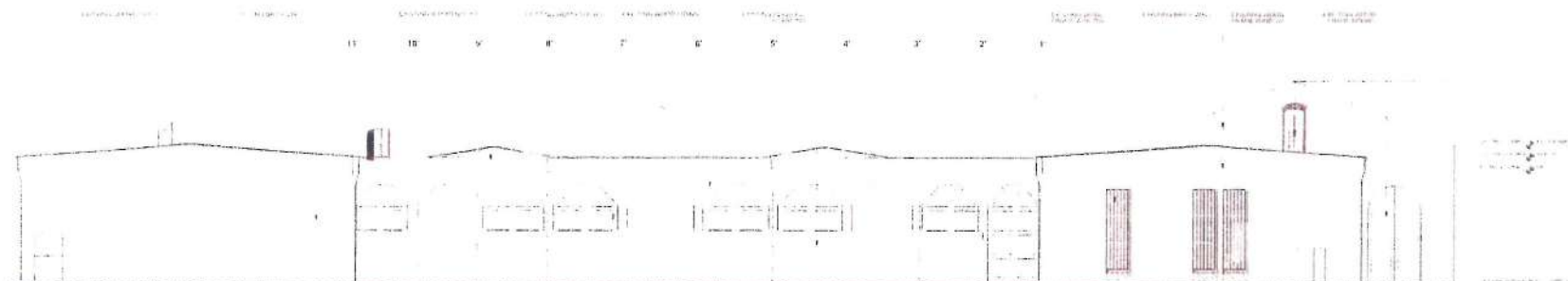
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Roundhouse Elevations

RH-A501

See also

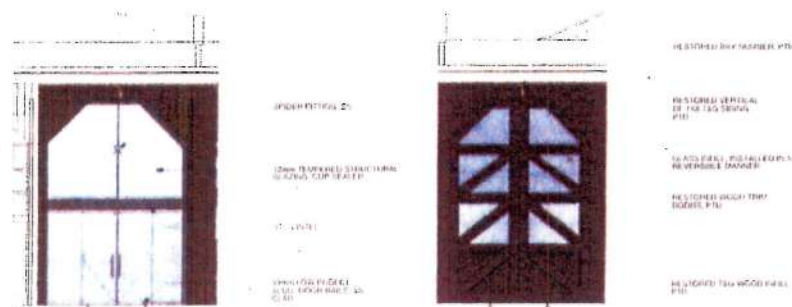
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EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)



2 PROPOSED FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
Scale: 1/4" = 1'-0"



4 PROPOSED ELEVATION OF TYP. ENTRANCE BAY

3 PROPOSED ELEVATION OF TYP. RESTORED BAY DOORS

5 EXISTING ELEVATION OF TYP. TRAIN BAY

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ROUNDHOUSE

1. SITE PLAN
2. FLOOR PLAN
3. EXTERIOR ELEVATIONS
4. INTERIOR ELEVATIONS
5. SECTION
6. DETAIL

DESCRIPTION

The Roundhouse is a historic building located at 1000 Bayview Place, San Francisco, California. It was built in 1900 and is a good example of the San Francisco School of Architecture. The building is a two-story structure with a flat roof and a series of large windows. It is currently used as a community center.

ARCHITECT & FIRM

ARCHITECT: JAMES H. HARRIS
FIRM: JAMES H. HARRIS ARCHITECTS

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT: JAMES H. HARRIS

STRUCTURAL ENGINEER

STRUCTURAL ENGINEER: JAMES H. HARRIS

MECHANICAL ENGINEER

MECHANICAL ENGINEER: JAMES H. HARRIS

ELECTRICAL ENGINEER

ELECTRICAL ENGINEER: JAMES H. HARRIS

INTERIOR DESIGN

INTERIOR DESIGN: JAMES H. HARRIS

HISTORIC PRESERVATION

HISTORIC PRESERVATION: JAMES H. HARRIS

PHOTOGRAPHY

PHOTOGRAPHY: JAMES H. HARRIS

REVISIONS

REVISIONS: JAMES H. HARRIS

ROUNDHOUSE AT BAYVIEW PLACE

ROUNDHOUSE AT BAYVIEW PLACE

ROUNDHOUSE

ROUNDHOUSE

Elevations

Elevations

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Elevations

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ROUNDHOUSE

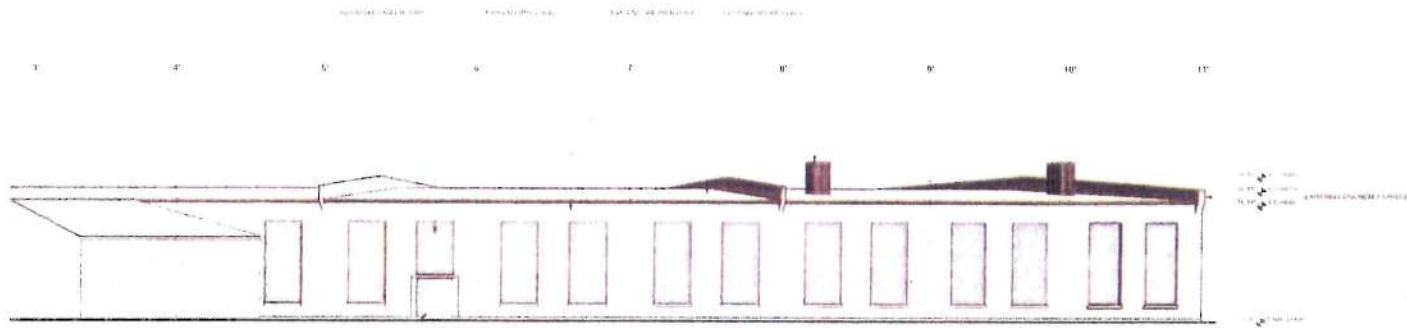
ROUNDHOUSE

Elevations

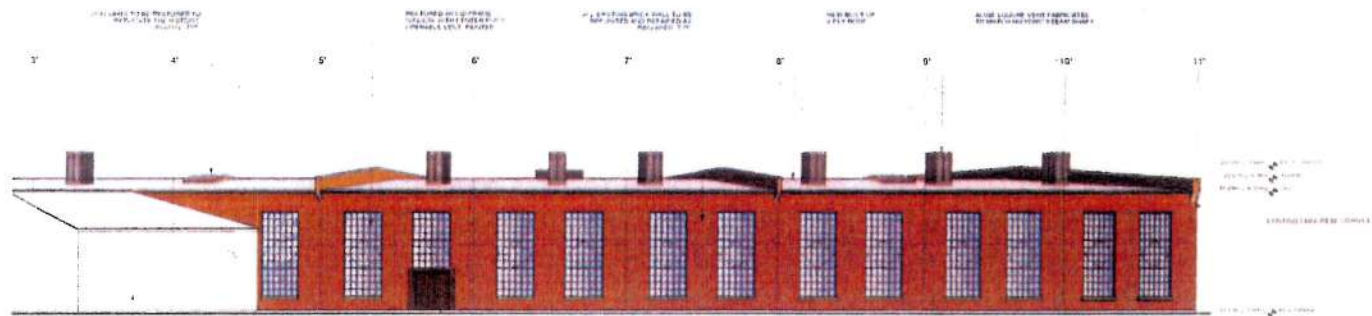
Elevations

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ROUNDHOUSE: EXISTING REAR ELEVATION

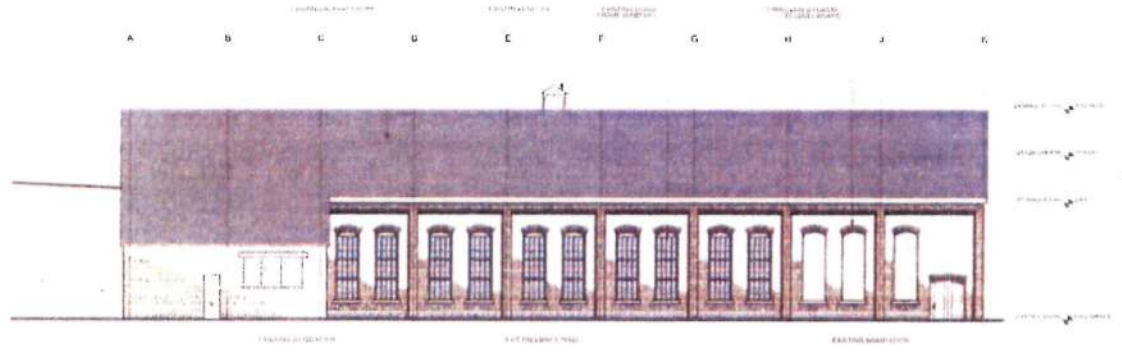


ROUNDHOUSE: PROPOSED REAR ELEVATION

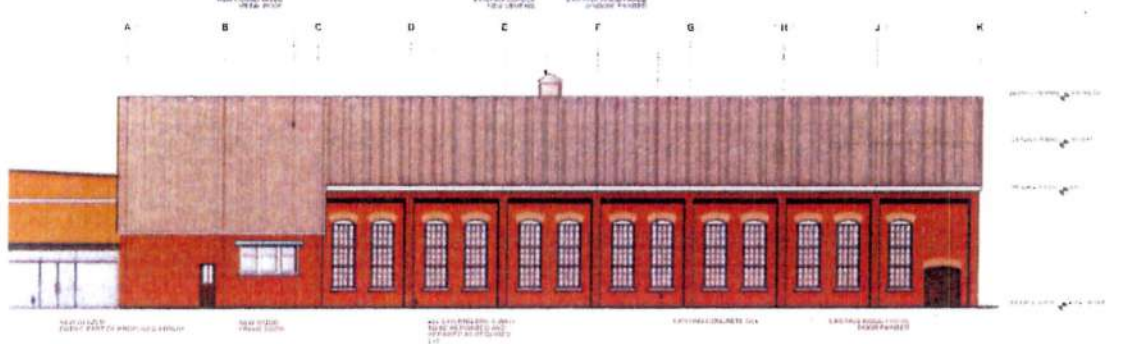
ROUNDHOUSE

- 1. EXISTING SOUTH ELEVATION
- 2. PROPOSED SOUTH ELEVATION
- 3. EXISTING NORTH ELEVATION
- 4. PROPOSED NORTH ELEVATION
- 5. EXISTING WEST ELEVATION
- 6. PROPOSED WEST ELEVATION
- 7. EXISTING EAST ELEVATION
- 8. PROPOSED EAST ELEVATION

FOR THE ARCHITECT



BACK SHOP EXISTING SOUTH ELEVATION



BACK SHOP PROPOSED SOUTH ELEVATION

ROUNDHOUSE AT BAYVIEW PLACE

Back Shop Elevations

BS-A501