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
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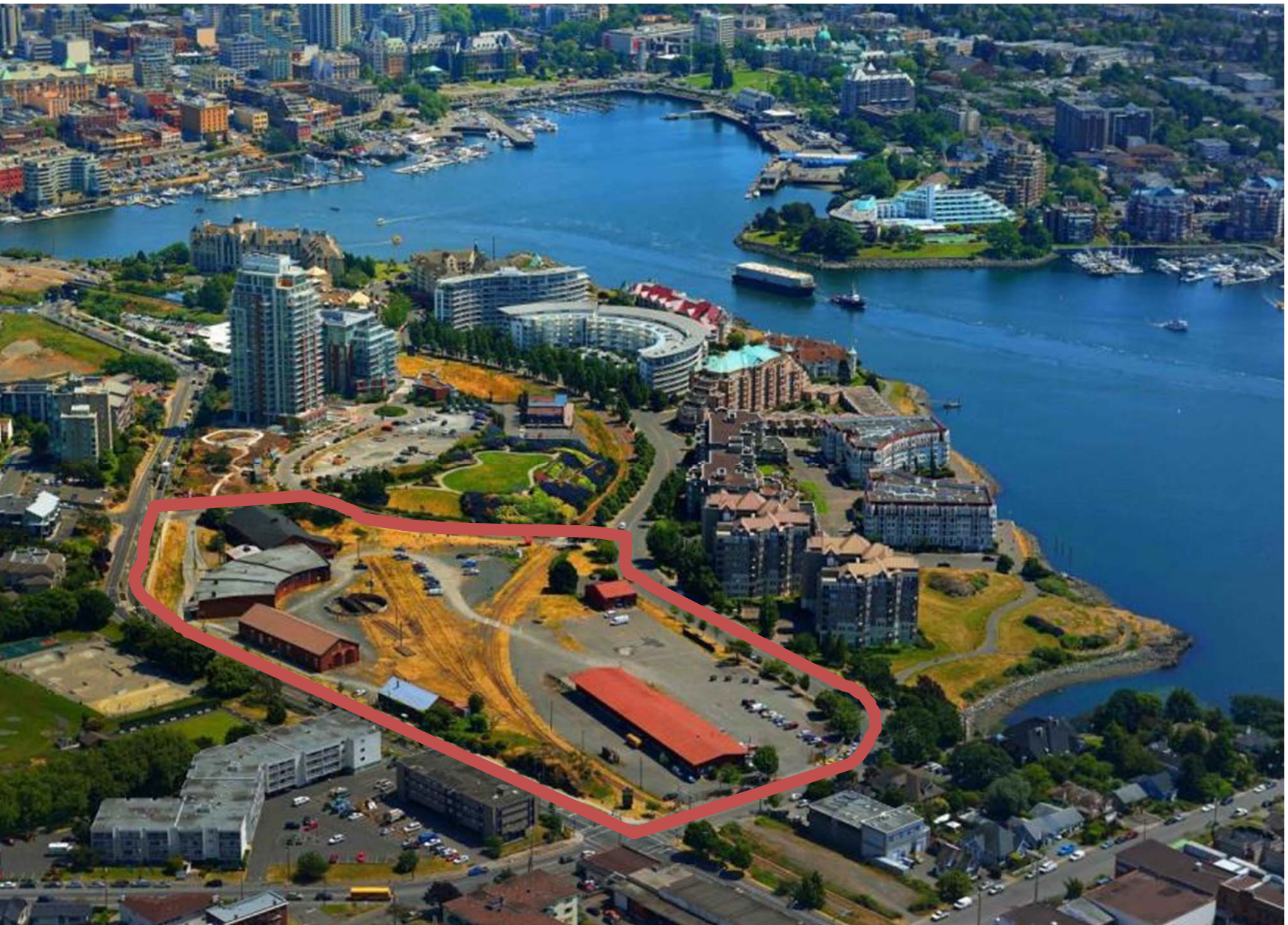
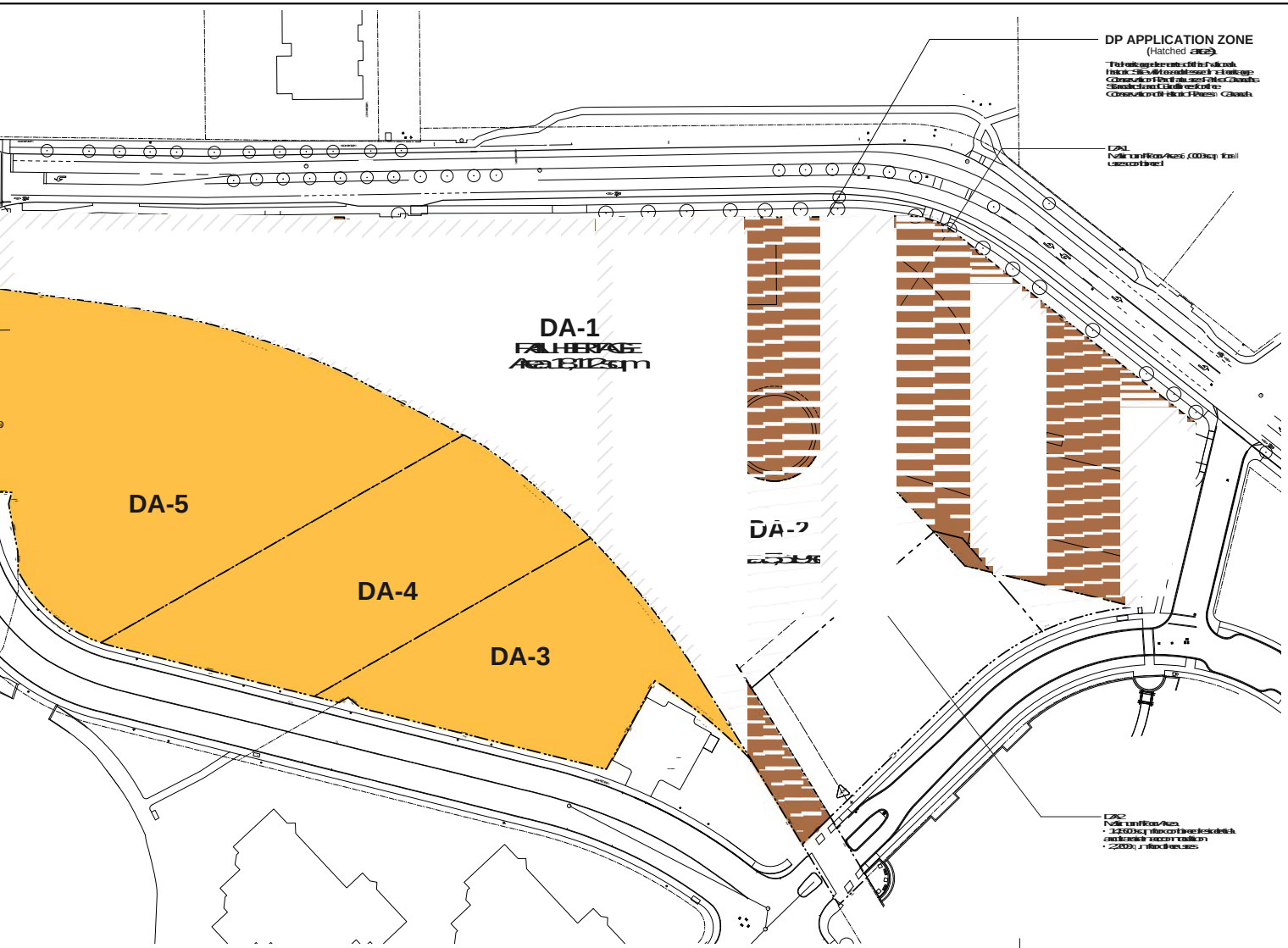


ROUNDHOUSE



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

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1777 W. 3RD AVE
VANCOUVER, BC V6J 1K7
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VANCOUVER, BC V6E 3C9
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AME CONSULTING GROUP
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2561 ABBOTSFORD ROAD
SALT SPRING ISLAND, B.C. V8K 1W4
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SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

DA Zones

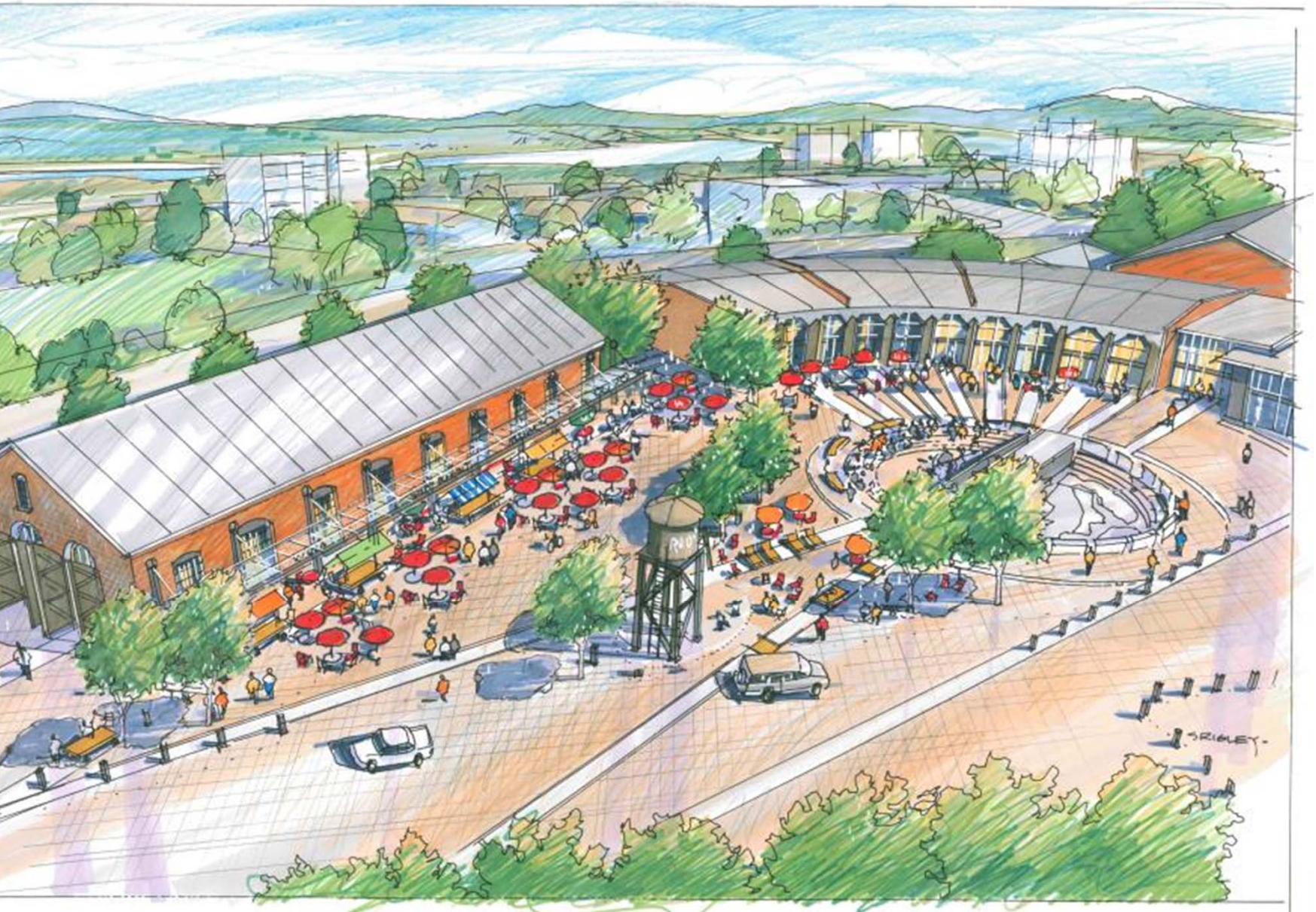
DRAWN:
PLOT DATE: 9/14/14

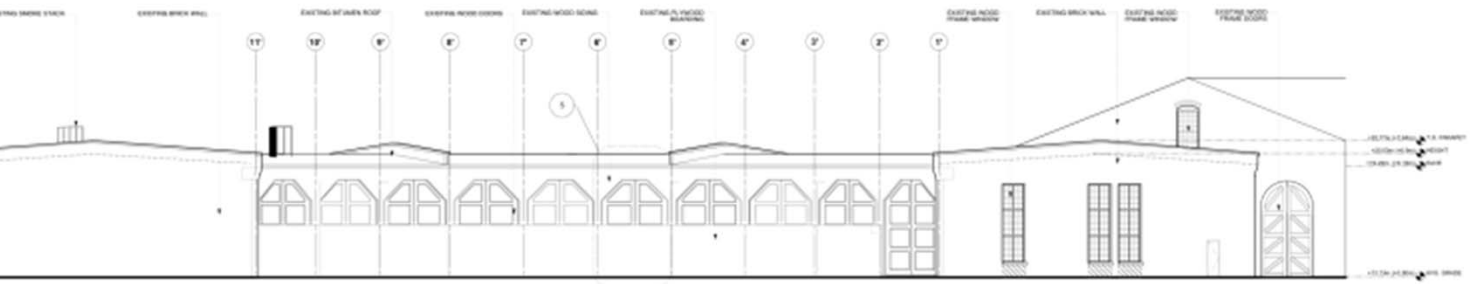
CHECKED:

A002

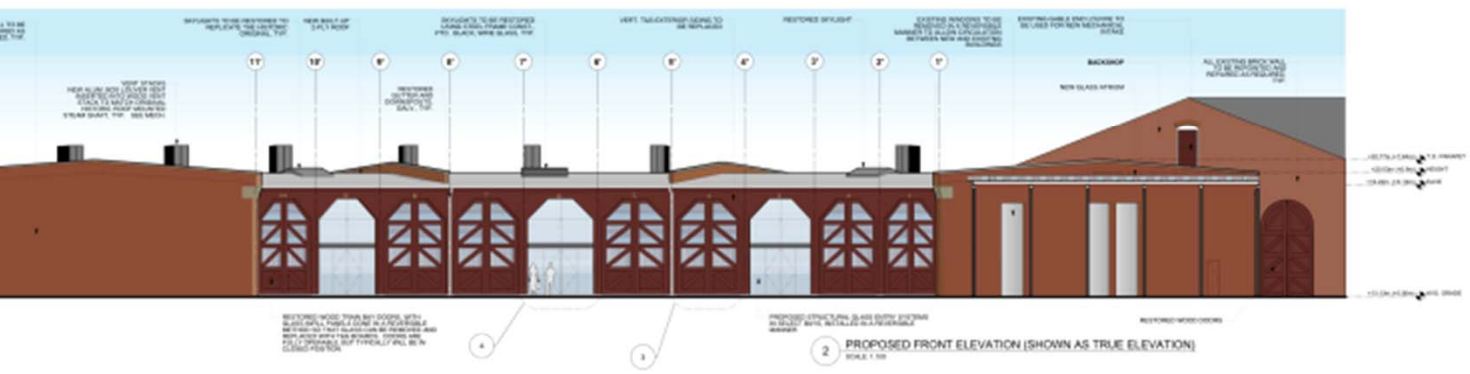
ESQUIMALT ROAD
The Knoll
Artisan
Artisan / Retail
Artisan / Retail
Retail
Retail
Retail
E&N RAIL TRAIL
Residential
12
Live / Work
6
Retail
Retail
Restaurant
Pub
Brewery
Turntable Plaza
Community Space
Rail Maintenance
Retail
ROUNDHOUSE MEWS
Residential with Retail at Grade
16
Retail / Office
SITKUM ROAD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

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


SRIGLEY



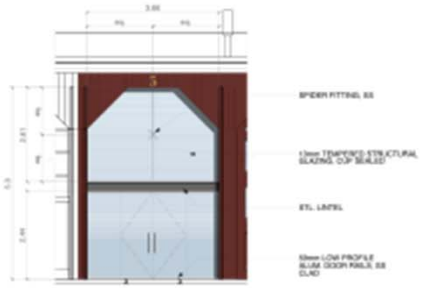
1 EXISTING FRONT ELEVATION (SHOWN AS TRUE ELEVATION)
SCALE 1:100



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

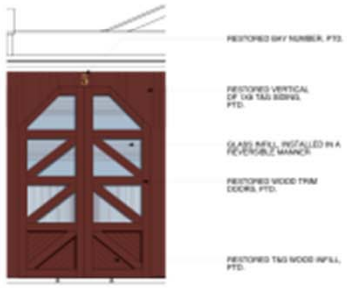
NOTE: Existing doors are in various states of repair, and all require restoration

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
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D	12 Sep 14	Issued for DP Re-Submittal

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

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KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

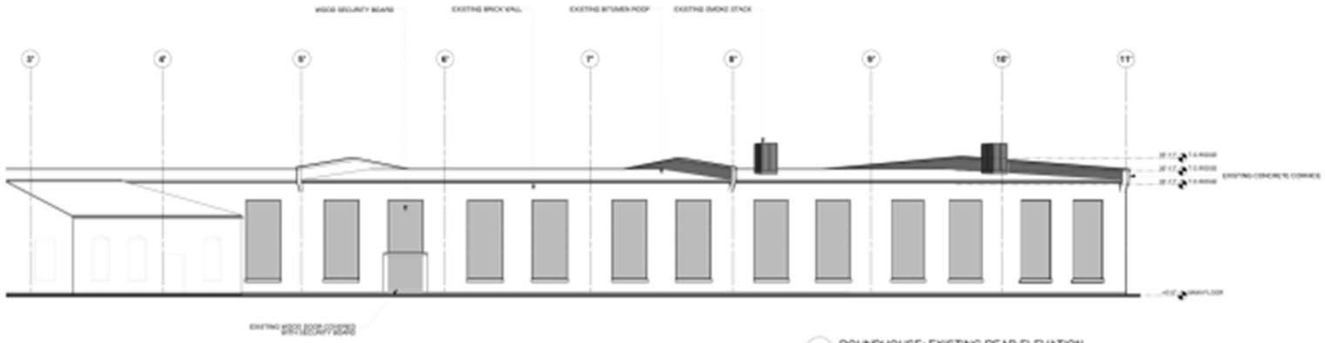
Victoria, BC

Roundhouse
Elevations

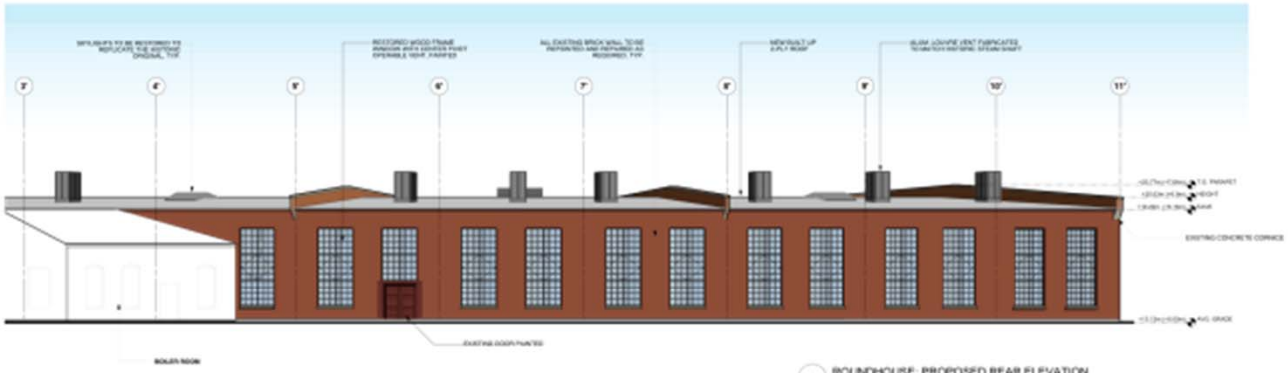
DRAWN
PLAT WITH ARIANA

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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Tel. (250) 537-9811 Fax. (250) 537-9811

KEY PLAN

SEAL

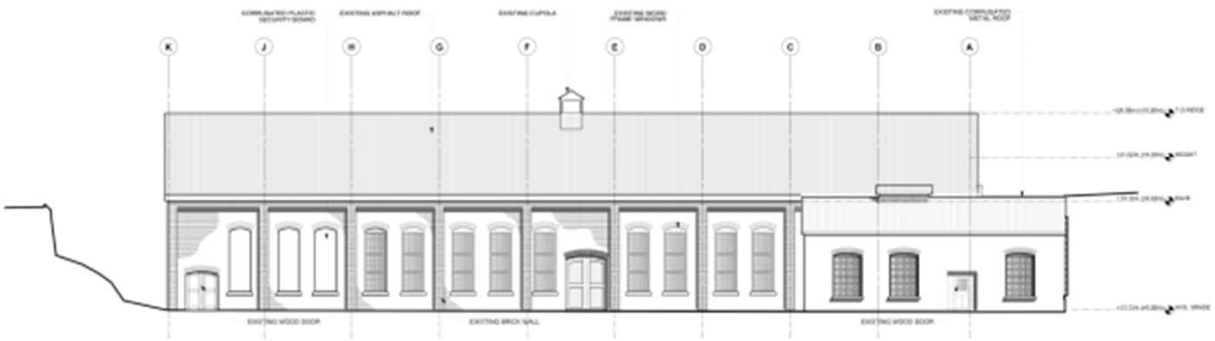
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

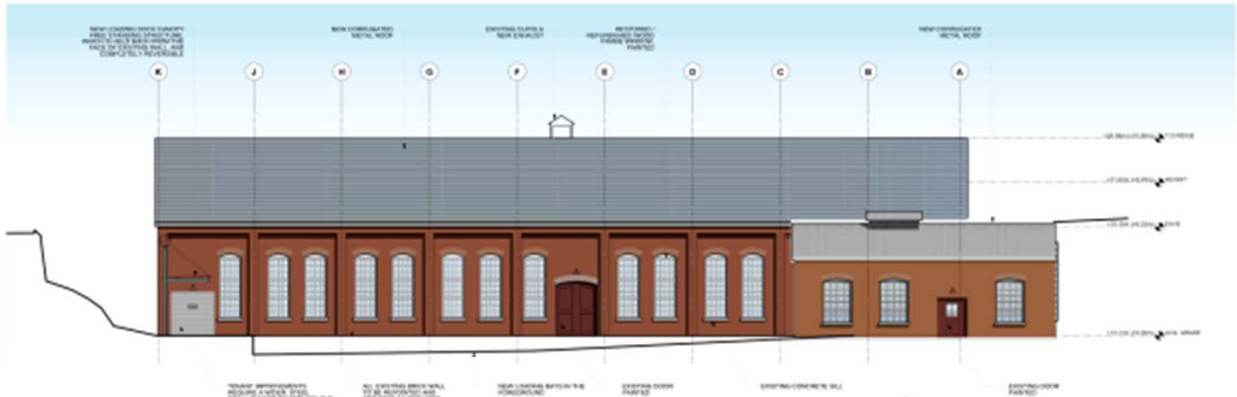
Roundhouse
Elevations

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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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

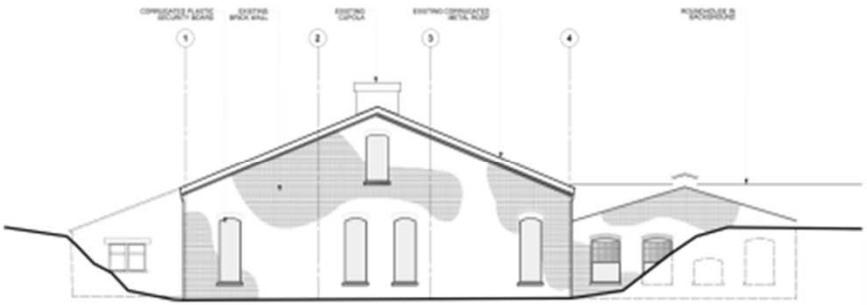
Victoria, BC

Back Shop
Elevations

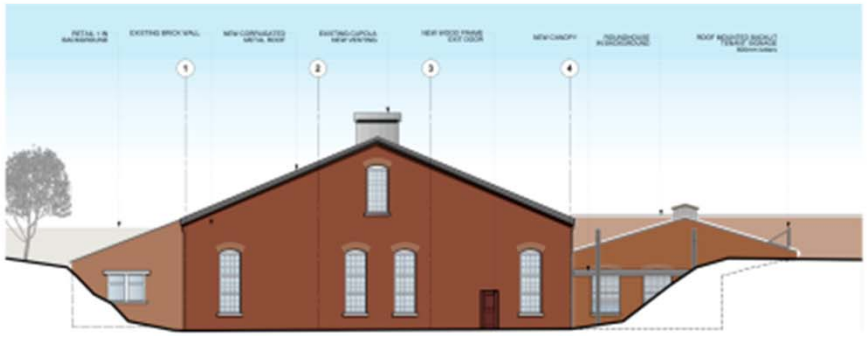
DRAWN
PLOT DATE: 12:34 PM

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

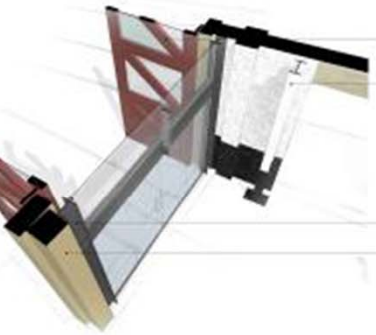
DRAWN
PLAT date: 9/14/14

CHECKED

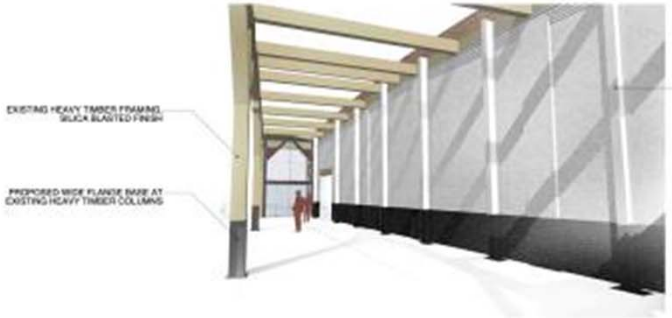
BS-A503

VERTICAL SECTION AT PROPOSED GLASS SYSTEM (4)

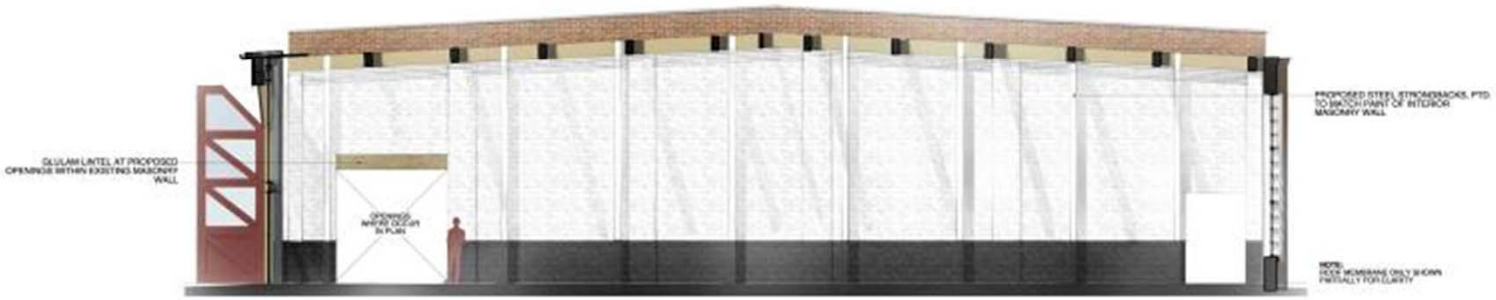
TYP. INTERIOR VIEW OF PROPOSED GLASS SYSTEM (1)



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

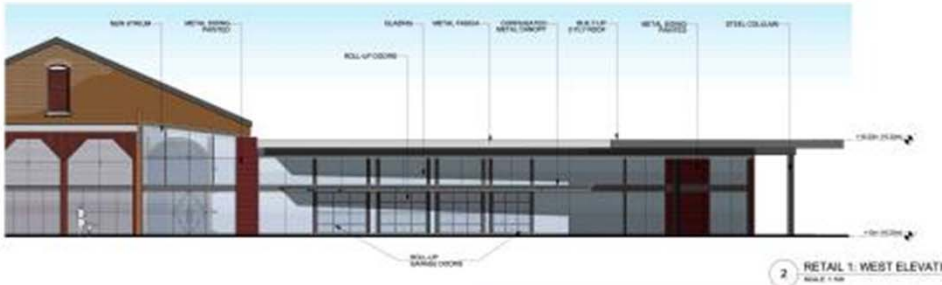
Roundhouse
Detail

DRAWN
PLOT DATE: 2014/14

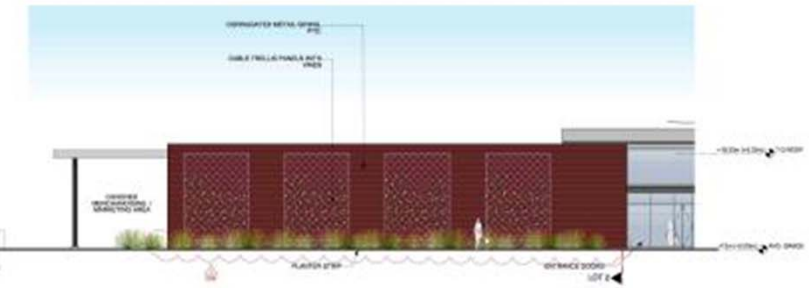
CHECKED

RH-A400

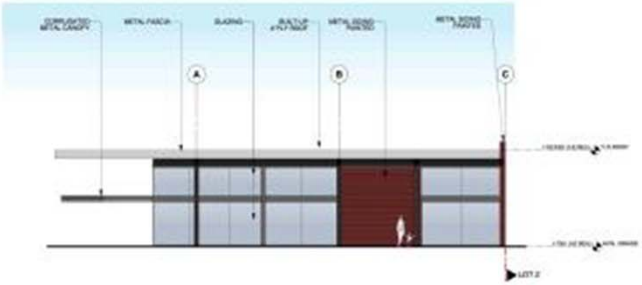
1 PERSPECTIVE VIEW OF ATRIUM ENTRY



2 RETAIL 1: WEST ELEVATION



4 RETAIL 1: EAST ELEVATION



3 RETAIL 1: SOUTH ELEVATION

DIALOG

ROUNDHOUSE

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KEY PLAN

ROUNDHOUSE AT BAYVIEW PLACE

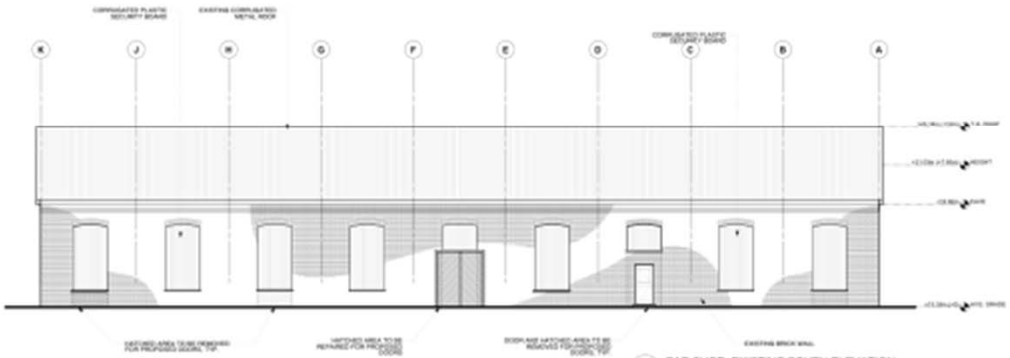
Retail 1
Elevations

DRAWN
PLAT AUTO 2014/14

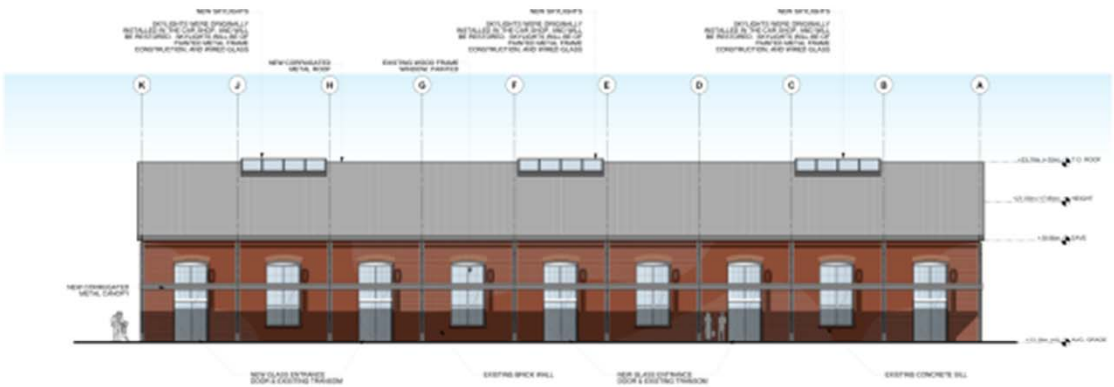
CHECKED

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
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www.dialogvictoria.ca

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VICTORIA, BC V8V 2E2
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VICTORIA, BC V8V 3H9
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MCE CONSULTING GROUP
1210 MT VIEW ROAD
VICTORIA, BC V8V 3H9
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SALT SPRING ISLAND, B.C. V8K 1X4
TEL: (250) 537-4811 Fax: (250) 537-4811

KEY PLAN

SEAL

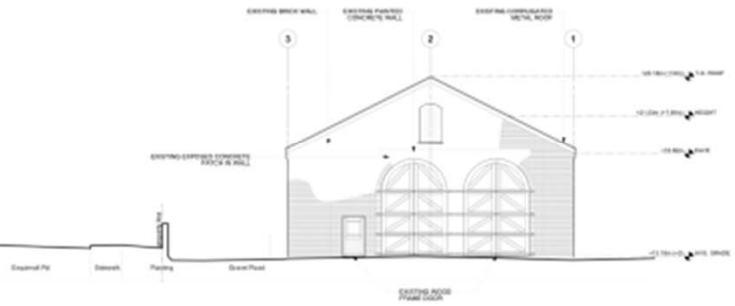
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

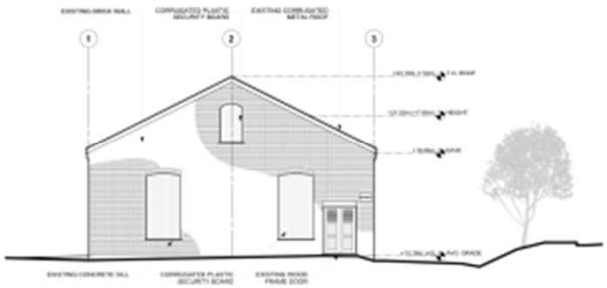
Car Shop
Elevations

DRAWN: PLAT WITH: Artaria
CHECKED:

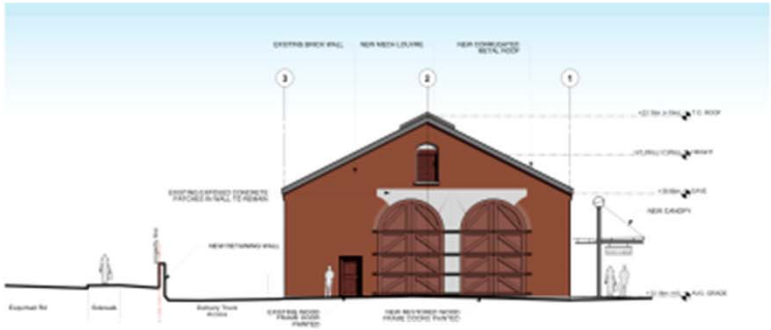
CS-A501



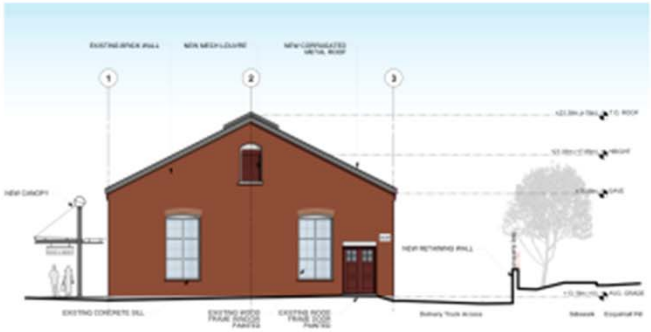
3 CAR SHOP: EXISTING WEST ELEVATION
SCALE 1:100



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

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VANCOUVER, BC V6E 2Y3
Tel: (604) 736-4379 Fax: (604) 736-4317

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REID JONES CHRISTENSEN LTD.
1210 - 1175 HOWE STREET
VANCOUVER, BC V6Z 2S6
Tel: (604) 681-1154 Fax: (604) 681-1164

MECHANICAL ENGINEER
MCW CONSULTANTS GROUP
1111 - 1030 WEST GEORGIA ST.
VANCOUVER, BC V6E 2Y3
Tel: (604) 687-2038 Fax: (604) 688-4220

INTERPRETIVE DESIGN
ALDRICH PEARS ASSOCIATES
1600 - 1030 WEST GEORGIA ST.
VANCOUVER, BC V6E 2Y3
Tel: (604) 688-1164 Fax: (604) 688-7844

HISTORIC CONSERVATION
DONALDSON HANDLEY ARCHITECT INC.
104 SAINT JOHN'S POINT ROAD
GALT ISLAND, BURNS, B.C. V0E 1V4
Tel: (250) 611-4811 Fax: (250) 611-4813

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

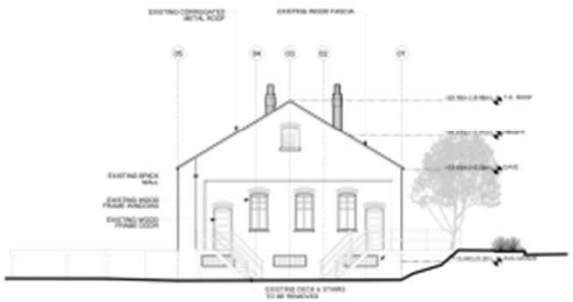
Victoria, BC

Car Shop
Elevations

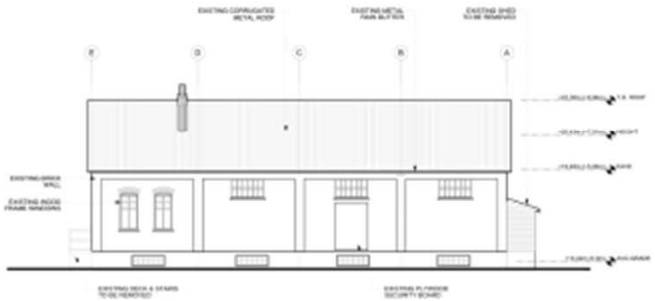
DRAWN: PLAT DATE: 3/14/14 CHECKED:

CS-A503

ROUNDHOUSE



3 STORES BLDG: EXISTING EAST ELEVATION



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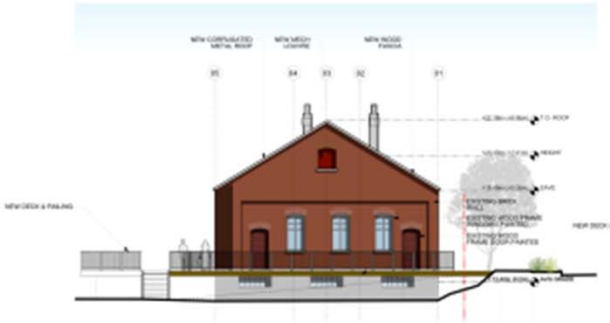
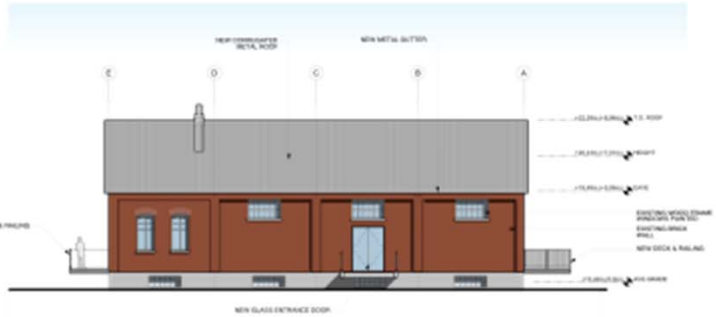


4 STORES BLDG: PROPOSED EAST ELEVATION



2 STORES BLDG: PROPOSED NORTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

ISSUED FOR

A	07 MAR 14	Issued for DP
B	25 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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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

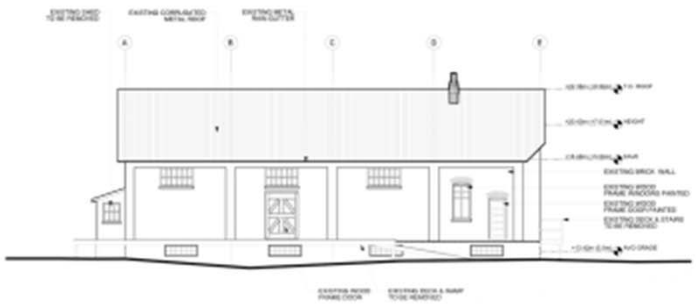
Stores
Elevations

DRAWN
PLAT DATE: 9/10/14

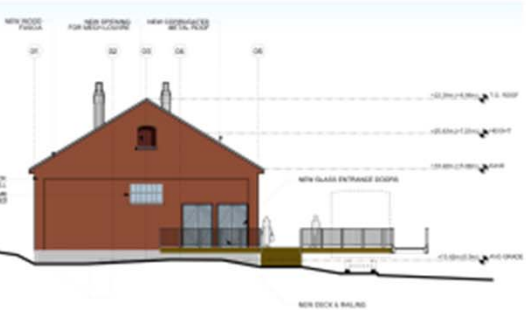
CHECKED

ST-A501

3 STORES BLDG: EXISTING WEST ELEVATION



1 STORES BLDG: EXISTING SOUTH ELEVATION



4 STORES BLDG: PROPOSED WEST ELEVATION

2 STORES BLDG: PROPOSED SOUTH ELEVATION

DIALOG

ROUNDHOUSE AT BAYVIEW PLACE

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MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

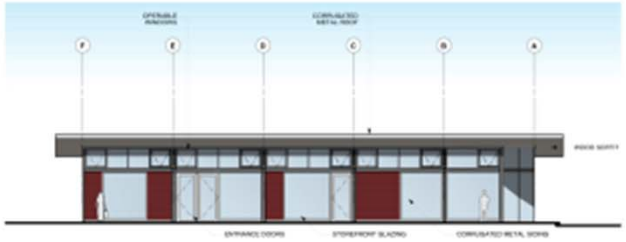
Stores
Elevations

DRAWN
PLAT WITH ARIANA

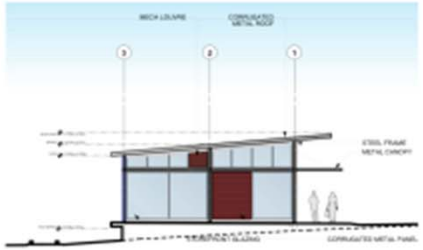
CHECKED

ST-A502

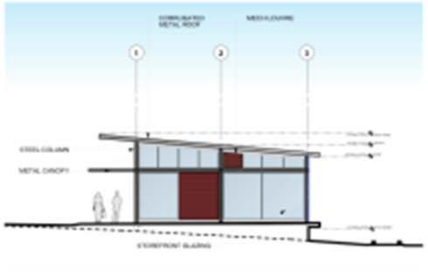
MARKET
&CO.



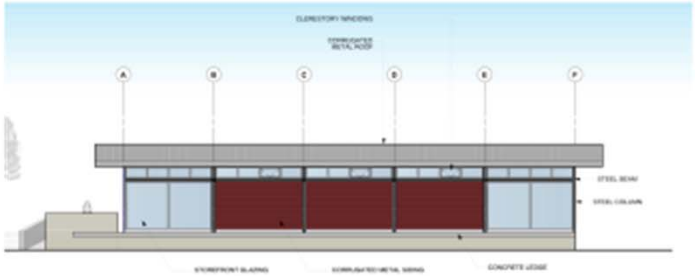
3 RETAIL 2: NORTH ELEVATION
SCALE: 1:100



1 RETAIL 2: EAST ELEVATION
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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DIALOG - ARCHITECTURE ENGINEERING
INTERIOR DESIGN (CANADA) INC.
1405 - 1055 DUNSMUIR STREET
VANCOUVER, BC V7X 1L3
Tel: (604) 683-1768 Fax: (604) 683-1780
www.dialogdesign.ca

LANDSCAPE ARCHITECT
PYBUS LANDSCAPE ARCHITECTS
1405 - 1055 DUNSMUIR STREET
VANCOUVER, BC V7X 1L3
Tel: (604) 738-1700 Fax: (604) 738-1717

STRUCTURAL ENGINEER
REID JONES CHRISTENSEN LTD.
1210 - 1111 WEST HASTINGS STREET
VANCOUVER, BC V6E 2J3
Tel: (604) 681-1118 Fax: (604) 681-1164

MECHANICAL ENGINEER
MCE CONSULTING GROUP
1111 - 1030 WEST GEORGIA ST.
VANCOUVER, BC V6E 2Y3
Tel: (604) 681-1118 Fax: (604) 681-1164

INTERPRETIVE DESIGN
HOPKIN PEARS ASSOCIATES
1001 - 1030 WEST GEORGIA ST.
VANCOUVER, BC V6E 2Y3
Tel: (604) 681-1164 Fax: (604) 681-1164

HISTORIC CONSERVATION
JENSTON HODGETS ARCHITECTS INC.
104 SAND CLIFF POINT ROAD
GALT ISLAND, BLAND, B.C. V0K 1H1
Tel: (250) 537-9411 Fax: (250) 537-9411

KEY PLAN

SEAL

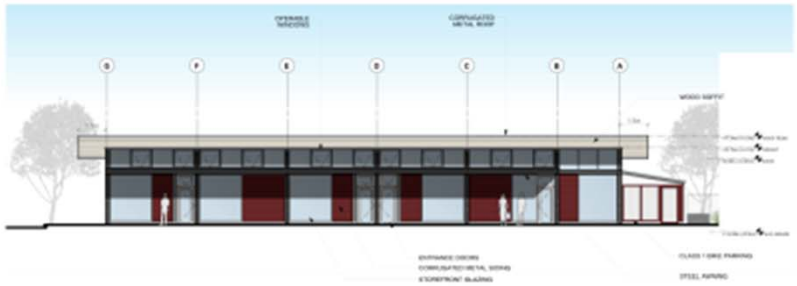
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

Retail 2
Elevations

DRAWN: PLAT WERE ARIANA
CHECKED:

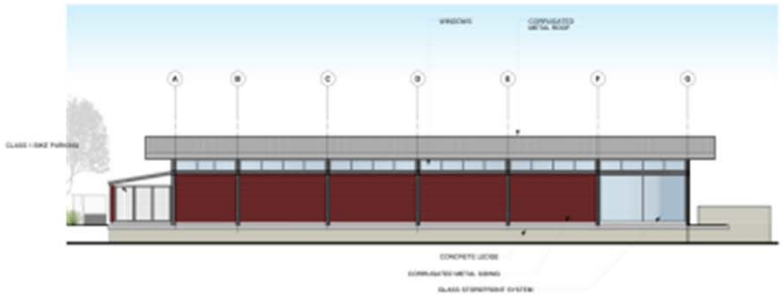
R2-A501



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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DIALOG BC, ARCHITECTURE ENGINEERING
INTERIOR DESIGN (VICTORIA) INC.
1405 - 1175 DOUGLAS STREET
VICTORIA, BC V8W 2E1
TEL (250) 381-7148 Fax (250) 216-1790
www.dialogbc.ca

LANDSCAPE ARCHITECT
PYBUS LANDSCAPE ARCHITECTS
1405 - 1175 DOUGLAS STREET
VICTORIA, BC V8W 2E1
TEL (250) 381-1750 Fax (250) 381-1717

STRUCTURAL ENGINEER
REID JONES CHRISTENSEN LTD.
1210 MT VIEW AVENUE
VICTORIA, BC V8B 3W9
TEL (250) 381-7156 Fax (250) 381-7166

MECHANICAL ENGINEER
MBE CONSULTING GROUP
1111 JOHNSON ST
VICTORIA, BC V8V 3N7
TEL (250) 381-7961 Fax (250) 381-7962

INTERPRETIVE DESIGN
HOPKIN PEARS ASSOCIATES
1011 WESTMINSTER AVENUE
VICTORIA, BC V8V 3X7
TEL (250) 381-7164 Fax (250) 381-7164

HISTORIC CONSERVATION
JOHNSTON WILBUR ARCHITECT INC.
104 SAND LAND POINT ROAD
SALT SPRING ISLAND, B.C. V8K 1X4
TEL (250) 537-1411 Fax (250) 537-1411

KEY PLAN

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

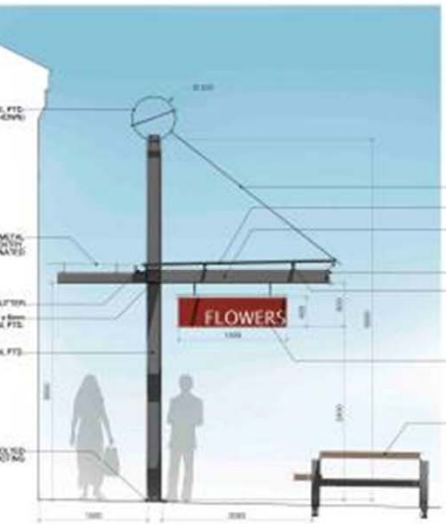
Victoria, BC

Retail 3
Elevations

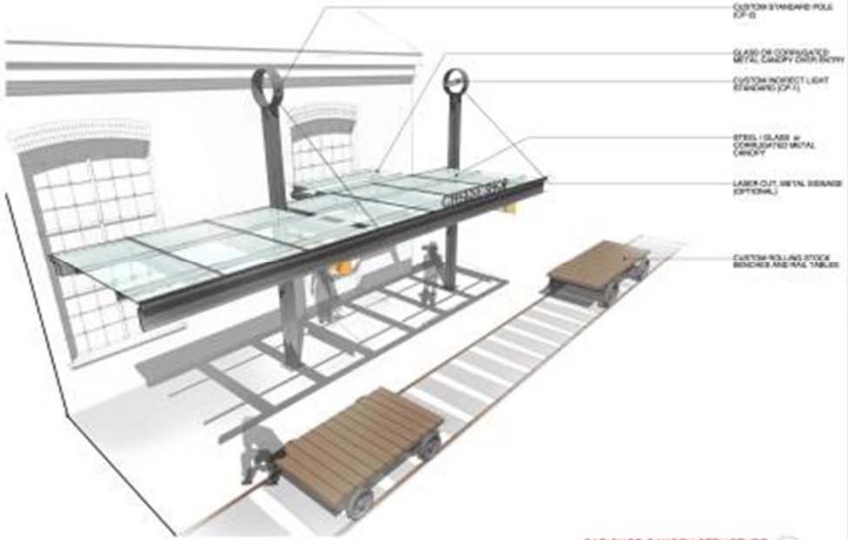
DRAWN: PLAT DATE: 3/14/14 CHECKED:

R3-A501

Ronalbake
FLOWERS

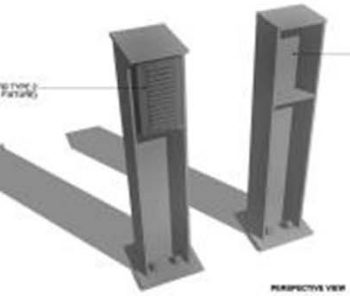


STEEL / GLASS CANOPY: SECTION 3

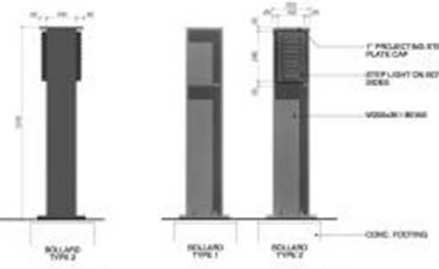


CAR SHOP CANOPY STRUCTURE 1

NOTE: SHOWN AS A PARTIAL VIEW



PERSPECTIVE VIEW

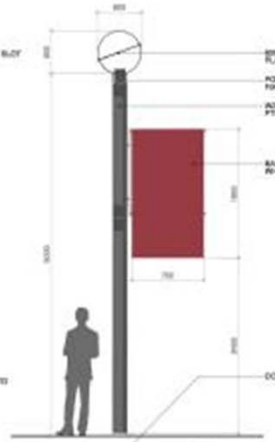


SIDE ELEVATION

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

ISSUED FOR:

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METRIC

ARCHITECT & PRIME CONSULTANT

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC PRESERVATION

REV.

ROUNDHOUSE AT BAYVIEW PLACE

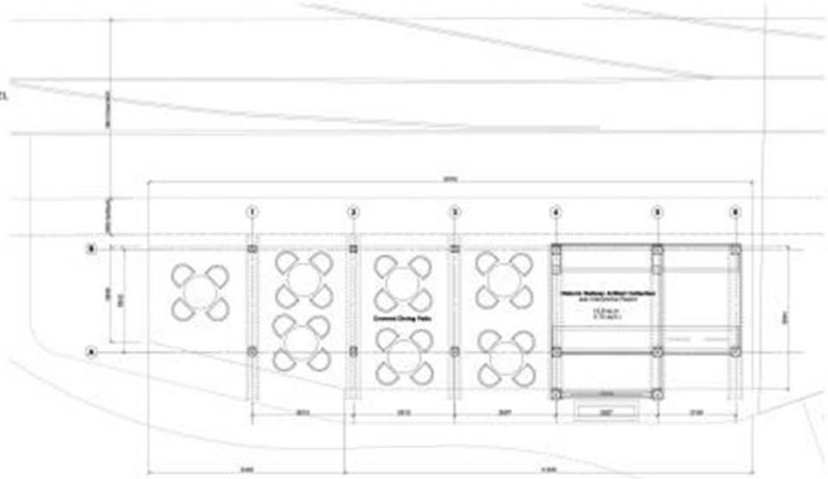
Roundhouse Site Elements
Kit of Parts

DRAWN: DATE: CHECKED:

A801

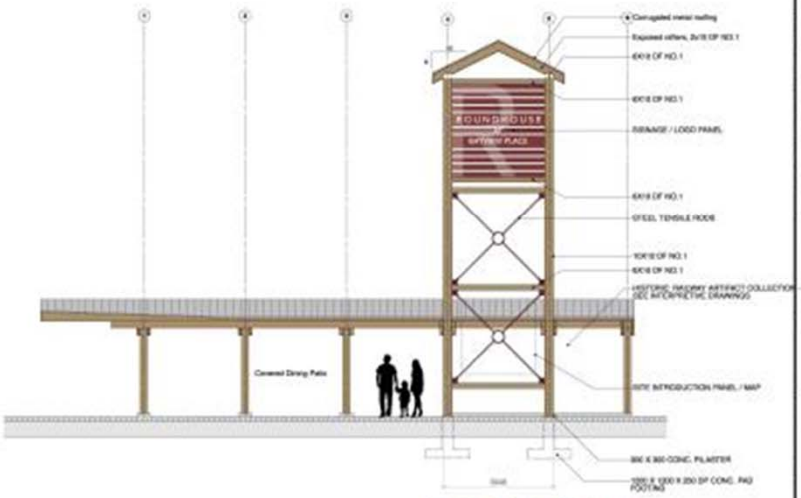
DIALOG

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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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC PRESERVATION

SEAL

ROUNDHOUSE AT BAYVIEW PLACE

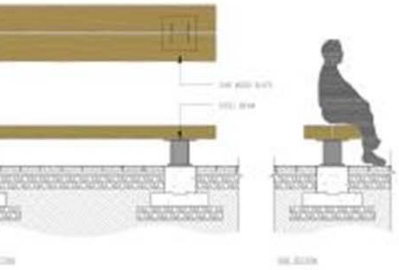
Victoria, BC

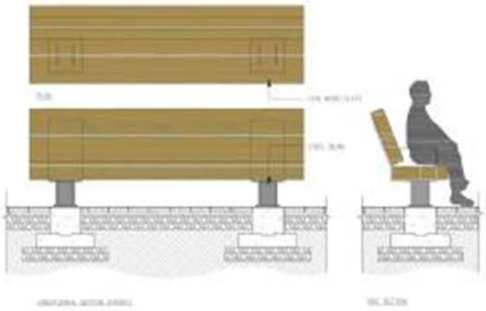
Roundhouse Site Elements
Sand Tower

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

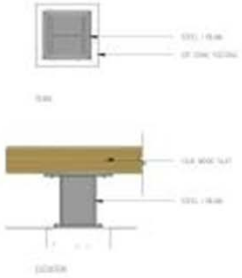
A802

Café au Lait

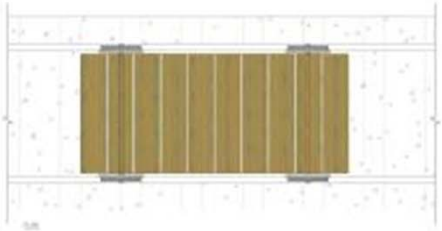




BENCH TYPE 2
1:20



BENCH POST
1:10



BENCH TYPE 4
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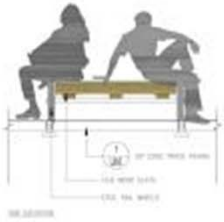

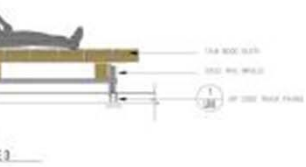

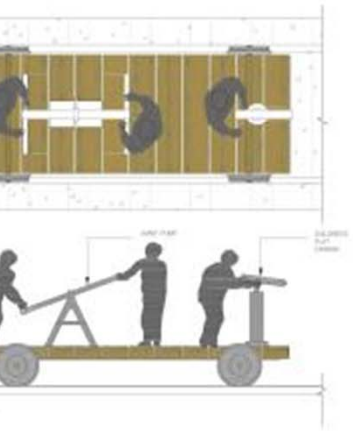

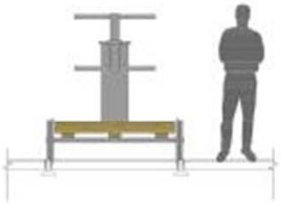

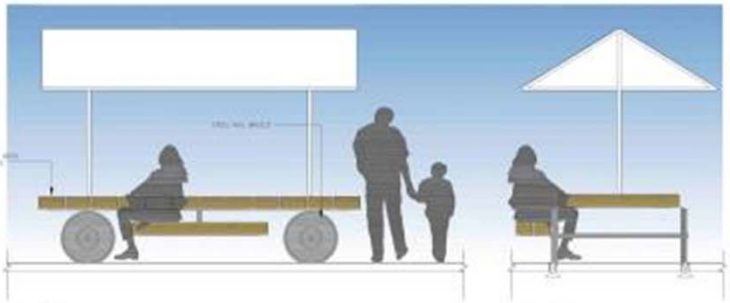

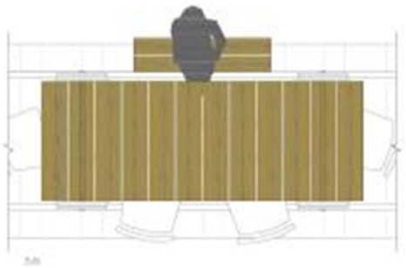

DIALOG

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

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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERPRETIVE DESIGN

HISTORIC CONSERVATION

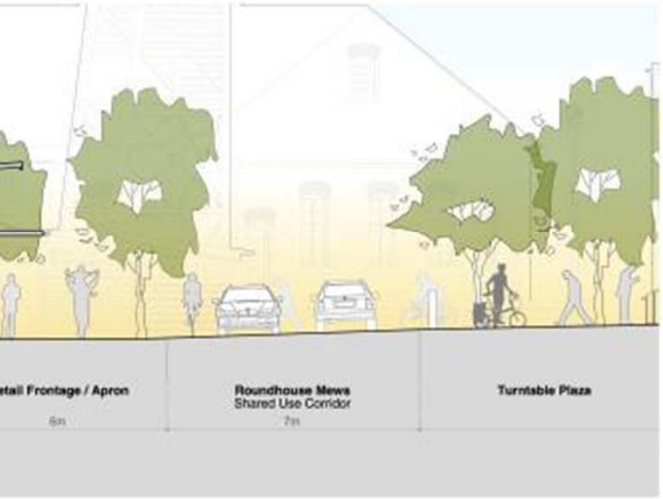
ROUNDHOUSE AT BAYVIEW PLACE

Victoria, BC

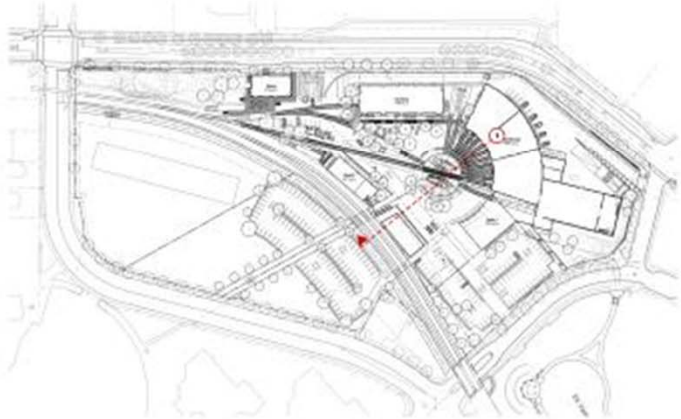
Site Plan - Approved 2007

DRAWN: PLAT DATE: 30 APR 14 CHECKED:

A102.3



3 ROUNDHOUSE MEWS DETAIL



1 KEY MAP

2 SITE SECTION

DIALOG

ROUNDHOUSE

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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

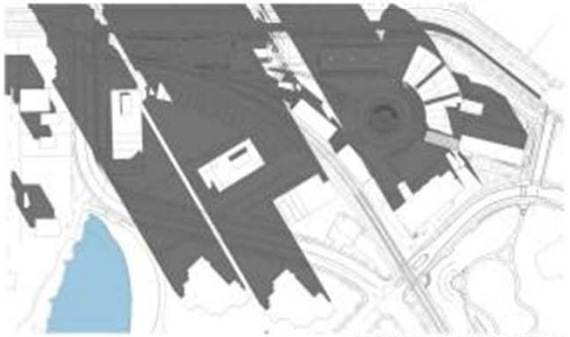
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

ROUNDHOUSE AT BAYVIEW PLACE

Shadow Studies
Summer Solstice

A010

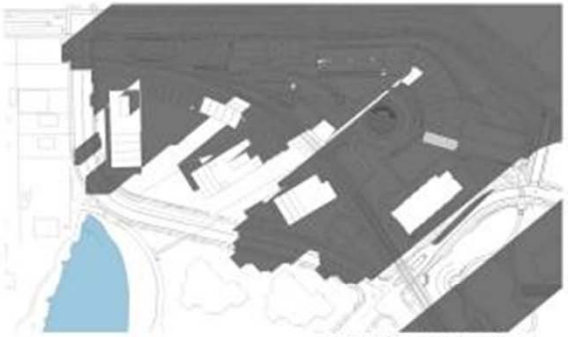
Shadow Analysis for Approved Site Plan
Winter Solstice



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