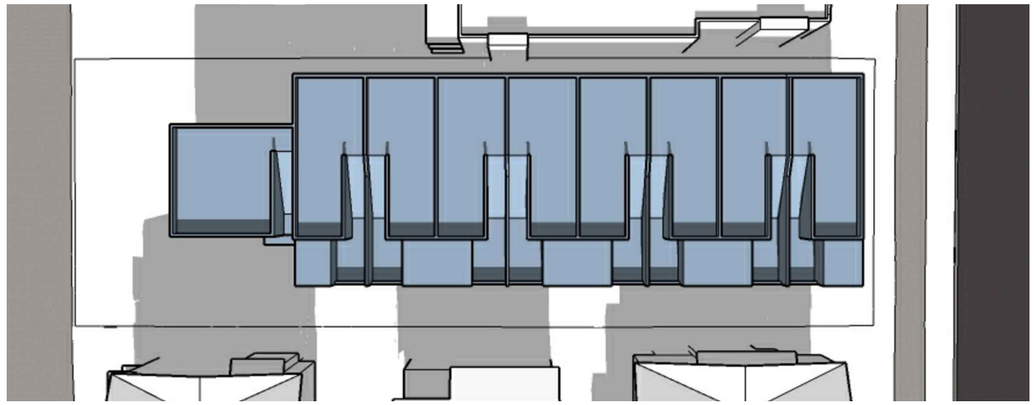
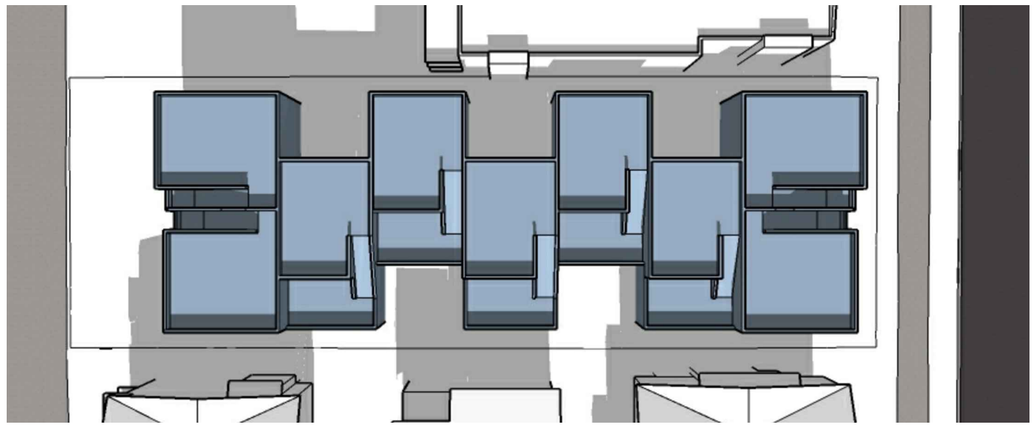
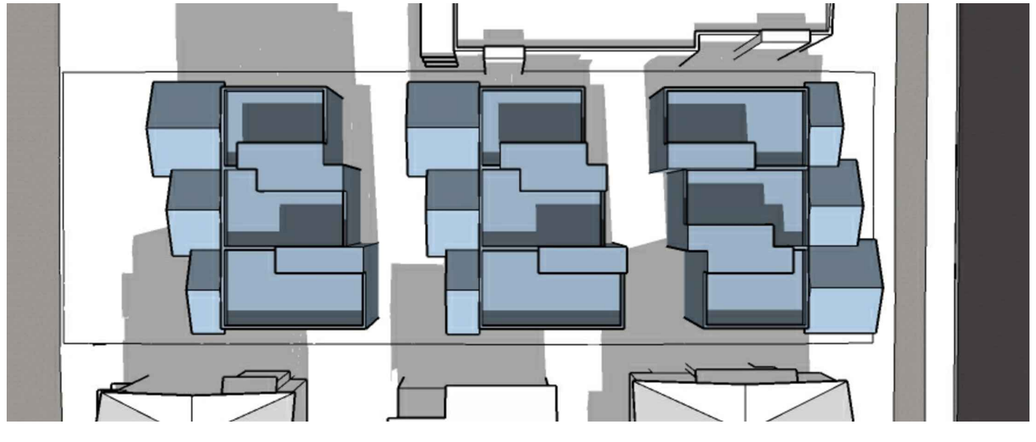






5917 California Ave SW
Seattle, Washington

TOWNHOMES
ADMINISTRATIVE DESIGN REVIEW

SDCI PROJECT NUMBER: 3033178-EG

APPLICANT: Akasha Whoolery

OWNER: Mike Gavrishov

REVIEWER: Carly Guillory

DATE: 3/22/2019

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PROJECT INFORMATION

ADDRESS:	5917 California Ave SW, Seattle, WA 98136
ZONE:	LR3 RC
OVERLAYS:	Morgan Junction (Residential Urban Village), Frequent Transit
SDCI #:	3033178-EG
APN:	762570-2255
LEGAL:	Lot 4, Block 27, Sea View Park Addition
Owner:	GMarko, LLC
CONTACT:	Akasha Whoolery

PROJECT PROGRAM

BUILDING TYPE:	Townhouses
UNIT COUNT:	9
UNIT SIZES:	(9) at approx. 1200 sf ea
# OF STORIES:	3
PARKING:	4 min
APPROX FAR:	9743.5 sf allowed (Far 1.3 used) 4-Star Built Green
LOT SIZE:	7,495 SF

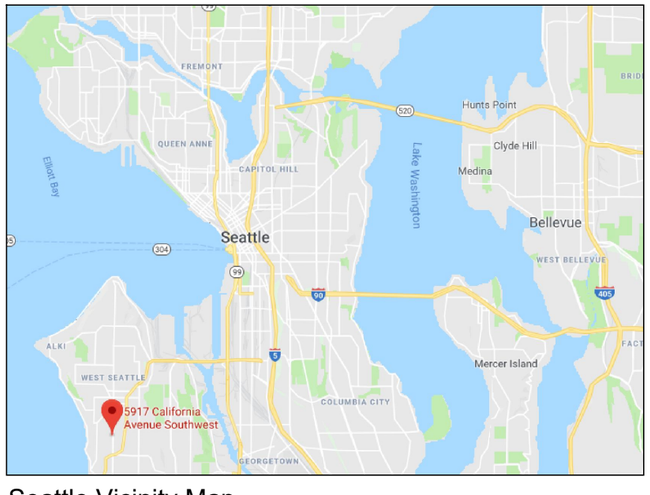
DEVELOPMENT OBJECTIVES

The objective of this development project is to create a community of townhouses that fits within the larger community of Morgan Junction Residential Urban Village in West Seattle. The proposed project is to construct 9 townhouse units with a minimum of 4 surface parking located along the alley. Although live-work units are allowed and were considered, it is believed that townhouses fit in better on this block. Each of the proposed townhouses will be 3 stories with a small third floor deck, stair penthouse, and roof deck, with covered, secure bike parking for each unit. The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

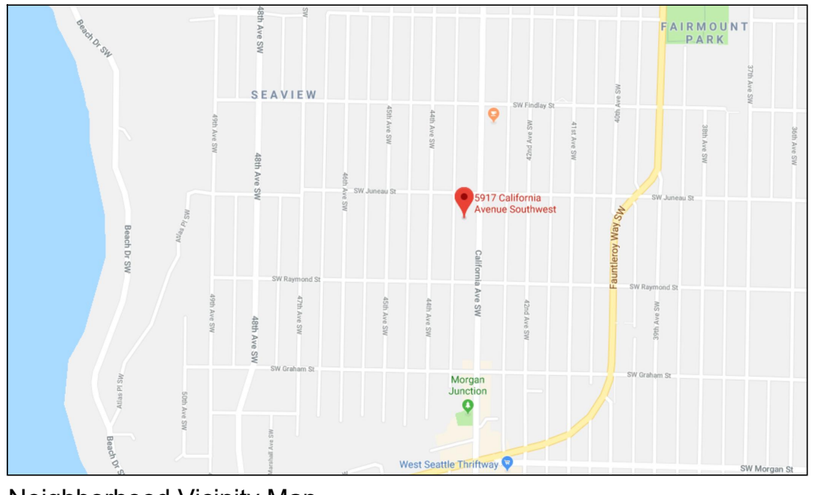
SUMMARY OF DESIGN RELATED COMMENTS DURING PUBLIC OUTREACH

Most of the comments during public comment was concerning parking. Parking is scarce in this area and residents were concerned that not providing one parking per unit would make that worse. Busses are also overcrowded.

Other items of concern were the number of units, facade articulation and unit layout. It was believed that fewer units would be better and 7 were preferred to 9. It was encouraged to provide variety along the street by use of balconies, pitched rooflines, and courtyards within the development. The staggered layout was preferred.



Seattle Vicinity Map



Neighborhood Vicinity Map

URBAN DESIGN ANALYSIS - PROJECT CONTEXT

The project is proposed on a block that is mostly residential made up of apartments, townhouses and single family. There are a few scattered businesses on this block but most are located on the blocks to the north and south along California Ave SW. Moving off of California Ave SW both to the east and west everything turns to single family.

The area is a residential community with coastal character which is scattered with business that mainly serve the local residents. It has a small-town feel Many of the residents commute to work in the surrounding neighborhoods via bus and car.

This site is located in an LR3 RC zone which exists along both sides of California Ave SW. To the west of the site, across the alley, is a SF5000 zone. The block to the south is NC2-30 and one block away to the north is also NC2-30 zoning.

TRANSPORTATION

California Ave SW is a major transit street with heavy traffic in both directions. It qualifies as a frequent transit corridor. There are metro bus stops and in both directions running north/south. These busses link the neighborhood to the greater Seattle Metropolitan Area.

SITE ANALYSIS

The grade on the site is mostly flat between elevation 168' and 169'. At the front of the property along California Ave SW the grade slopes down to 165.5' at the southeast corner above the walkway.

ZONING ANALYSIS

ZONE: LR3 RC
OVERLAY: Morgan Junction (Residential Urban Village), Frequent Transit
STREETS: California Ave SW between SW Juneau St to the north and SW Raymond St to the south
SMC 23.45.510 - higher FAR of 1.3 for townhomes
SMC 23.45.512 - no limit in density with higher FAR
SMC 23.45.518 - setbacks and separations, 7'-0" avg/5'-0" min front, rear, & sides
SMC 23.45.527 - Facade length up to 65% within 15' of side lot line
SMC 23.54.030 - surface parking: medium space (8'-0" x 16'-0"), garage parking: large space (8'-6" x 18'-0")

Aerial Zoning Map



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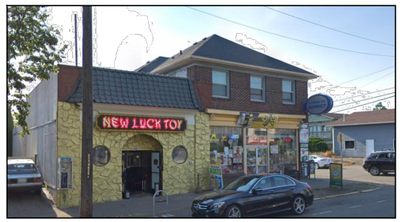
NEIGHBORHOOD CONTEXT:

This neighborhood is comprised of a mix of business and residential buildings. Along California are businesses, live-work, apartments, town homes, and a few remaining single family residences. Away from California Ave SW the buildings quickly change to primarily consist of single family residences. Building heights range from one to four stories high. The closest park is Fairmount Park which is about 6 blocks away. The neighborhood has a wide range of architectural styles with a mix of traditional, craftsman, mid-century, contemporary and modern present in the neighborhood. Roof lines are flat, pitched, and a combination of both. Images show this local mix of styles.

A	Live-work townhouse
B	Fairmount Park
C	Fairmount Elementary School
D	C&P Coffee Company - Business
E	3-story apartment buildings along California Ave SW
F	Juneau St Market - Business
G	West Seattle Church-Nazarene
H	Single Family Residence built in 1923
I	Live-work townhouse



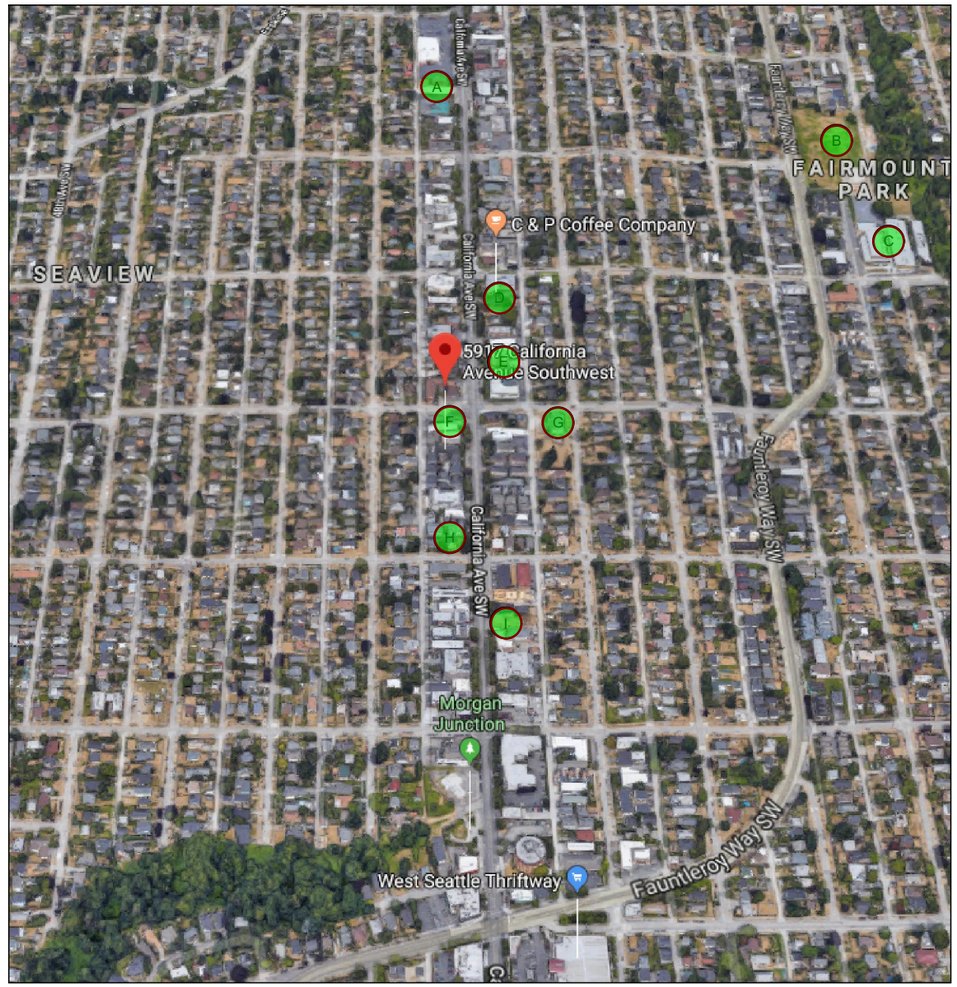
(D) C&P Coffee Company - Historic SFR saved by neighborhood

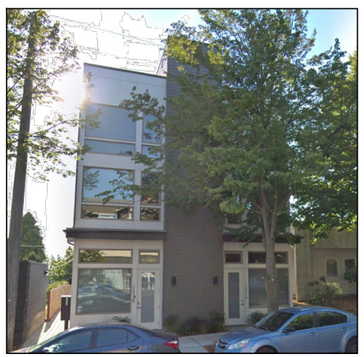


(F) Juneau St Market - Business

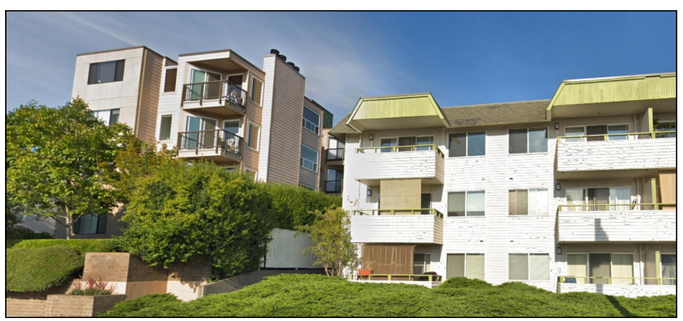


(H) SFR at the south end of the block





(A) 3-story Live-work townhouses



(E) Apartment buildings



(I) 3-story Live-work & 1-story business

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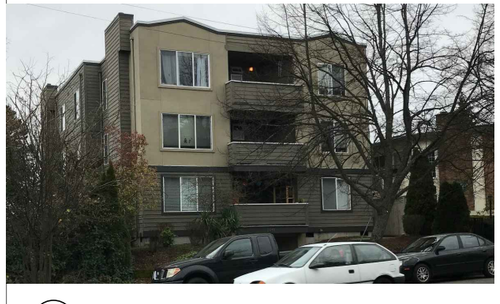
NEIGHBORHOOD CONTEXT:

The buildings along California Ave SW consist of town homes, apartment buildings, SEDU and small businesses. Inspiration taken from these buildings include roof shape, unit offset, materials, courtyards, fencing, and pedestrian walkways.

A	Jo-Michael Apartments - 5907 California Ave SW
B	Apartments - 5911 California Ave SW
C	Townhouses - 5919 through 5937 California Ave SW
D	Cumberland House - 5941 California Ave SW
E	SEDU units - 5949 California Ave SW
F	Chiropractic business - 5902 California Ave SW
G	Western One apartments - 5912 California Ave SW
H	Townhouses - 5920 through 5926 California Ave SW
I	Duplex - 5936 A & B California Ave SW



A 2-story Jo-Michael Apartments



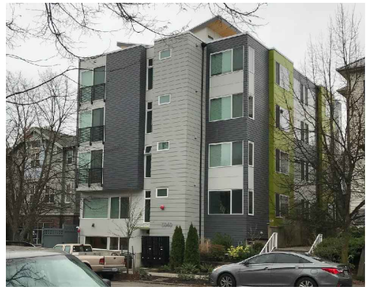
B 3-story apartment building, north of subject site



C 3-story townhouse, south of subject site



D 3-story with parking below - 30 apartments



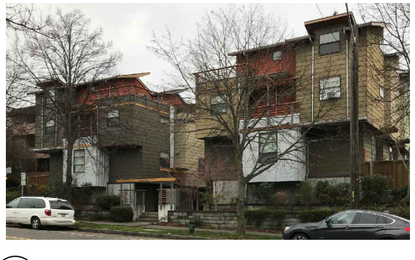
E 4-story micro-apartments



F 2-story business on corner



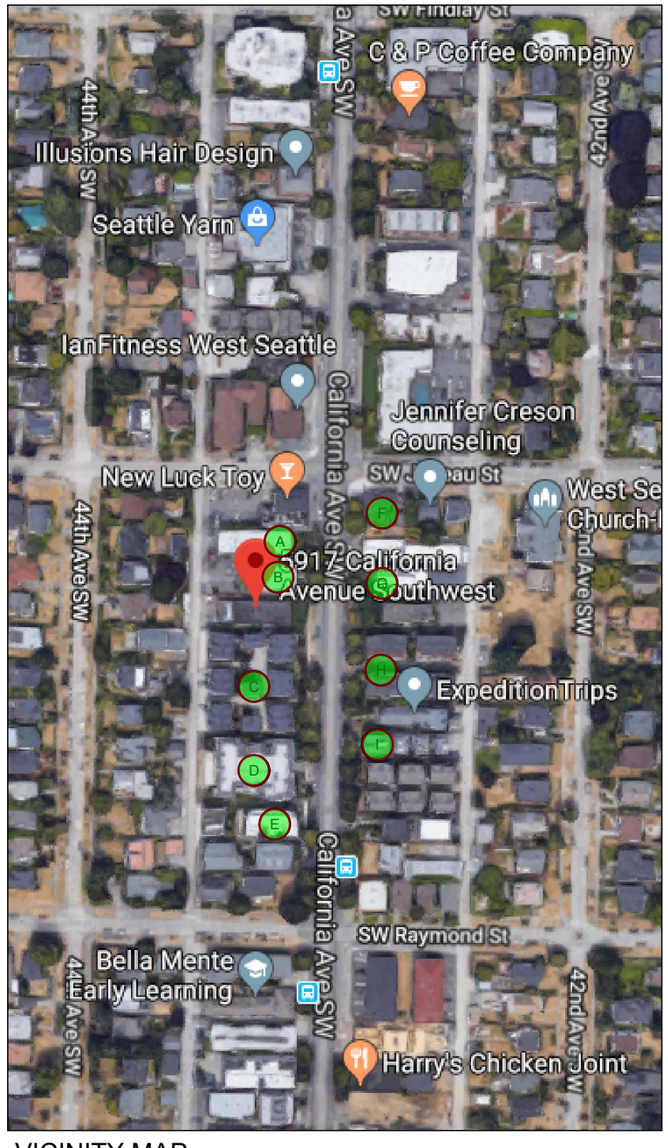
G 4-story apartment building



H Twelve townhouses

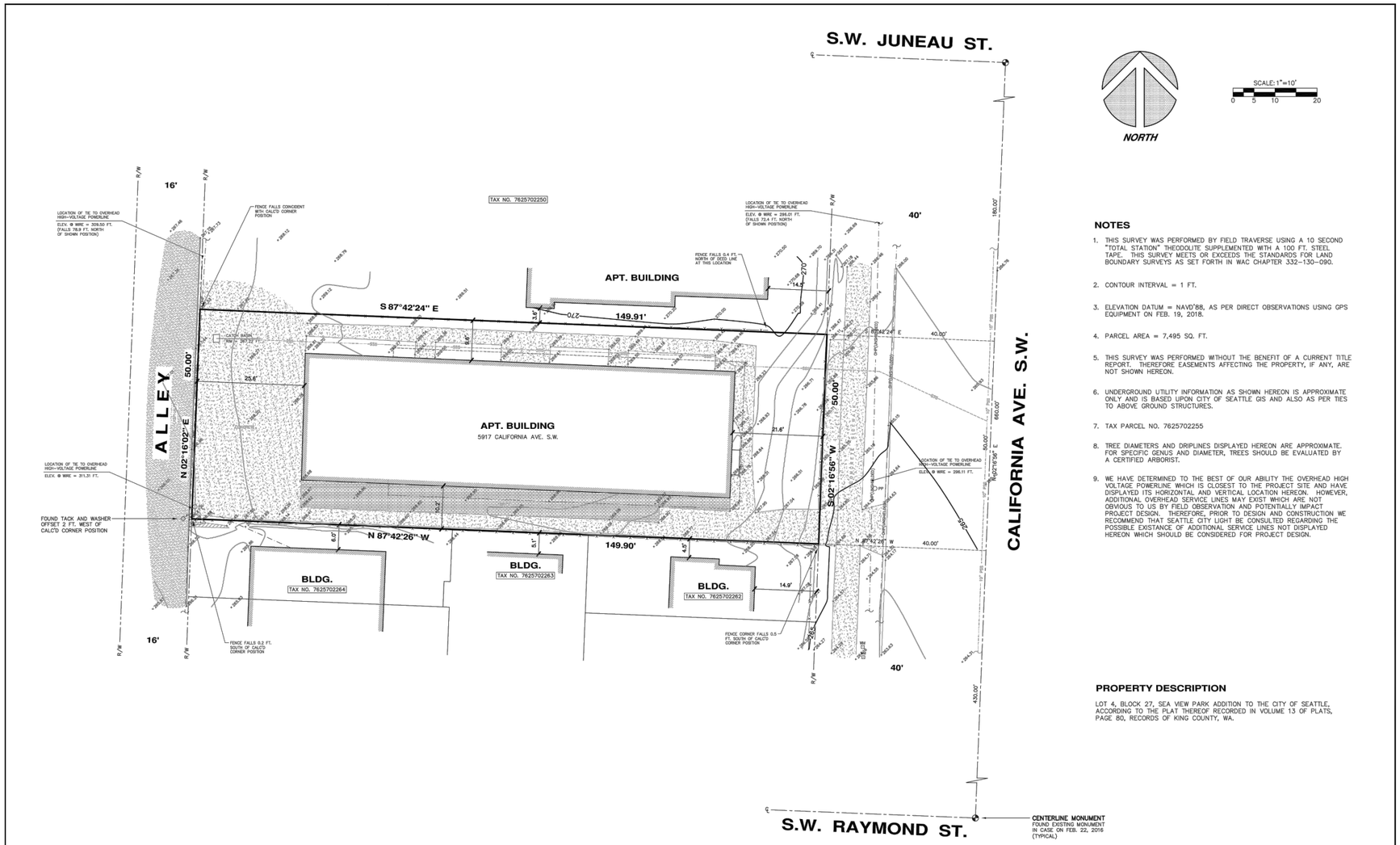


I 3-story town homes, 2 units



VICINITY MAP

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3033178-EG | March 22, 2019



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON FEB. 19, 2018.
4. PARCEL AREA = 7,495 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7625702255
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOT 4, BLOCK 27, SEA VIEW PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

BRANDON E. WINTERS — STATE OF WASHINGTON — 19952 — REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 2/21/18

TOPOGRAPHIC SURVEY
5917 CALIFORNIA AVE. S.W.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	18-6045
DRAWING:	18-6045TOPO.DWG
CLIENT:	DUSTIN VAN WYCK
DATE:	02-20-18
DRAWN BY:	SAL

SURVEY (NOT TO SCALE)

Survey was taken before the existing apartment building was demolished under 6669064-DM. All paving remains on the site. There are no street trees and there is existing low juniper bushes along the street. The townhouse buildings to the south are 3 stories high with garage parking off the alley. The building to the north is a 3-story apartment building with surface parking off the alley.



California Ave SW facing West

Inspiration: 3-story datum, sloped roof & flat rooflines, 1st floor recessed, decks, vertical offset between units, change of color between units, horizontal and panel siding



California Ave SW facing East

ACROSS FROM SUBJECT SITE

Inspiration: 3-story datum, sloped roof & flat rooflines, 1st floor offsets, decks, vertical and horizontal offsets, change of siding on elevations, horizontal and panel siding



Alley facing West

ACROSS FROM SUBJECT SITE

Inspiration: Low pitched rooflines, horizontal lap siding, wood fencing



Alley facing East

SUBJECT SITE

Inspiration: sloped rooflines, decks at 2nd and 3rd floors off back of units, parking and garbage along alley, horizontal lap siding



View to West



View to East



Decks and parking along alley for townhouses to south

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Panorama taken from subject lot facing south. View of townhomes immediately south of the site. Design cues from siding, roof forms, 3rd floor decks, vertical staggering of units, openings between units for light and air.



Front yards of townhouses south of site



Panorama taken from subject lot facing north. View of apartment building immediately north of the site. Design cues from siding, rear decks.



Entry to site on southeast corner of lot, located along California Ave SW, facing northwest



Back of lot facing north



South entries from California Ave SW



Facing west toward lot from California Ave SW

Design Guidelines - includes Morgan Junction Neighborhood Design Guidelines

CS2 Urban Pattern and Form

II. Height, Bulk and Scale Compatibility:

Response: Care has been taken that all three massing options are compatible with the character of the neighborhood by using existing buildings as precedents. It is proposed to be 3-stories like the buildings on each side of the lot, so it will match the existing height and scale in the neighborhood. The width is also similar to buildings that flank it.

CS3 Architectural Context and Character

I. Height, Bulk and Scale:

Response: In order to be sensitive to the smaller scale developments to the west the facade treatments along the alley break up the building. In Option 1 this is done by creating a less width at the building closest to the alley. In Option 2 this is done by creating a duplex facing the alley. In Option 3 this is done by breaking up the facade into three distinct units each with a gable roof. The building is also set back from the alley with the surface parking proposed instead of garages to keep the building further set back from the single family zone.

PL1 Connectivity

I. Streetscape Compatibility:

Response: Width of sidewalk retained and walkway through site along the south side of the site also maintained in all massing options.

II. Pedestrian Open Spaces and Entrances:

Response: All building entries are covered and ample lighting is provided. Outdoor rooms created by courtyards is seen in all three options but most prevalent in options 2 & 3.

PL2 Walkability

I. Human Activity:

Response: Human scale is created through the use of covered entries, first floor overhangs, abundant landscaping, outdoor lighting and exterior courtyards. The south walkway connects the street to the alley and provides human scale with outdoor courtyards along it.

PL3 Street Level Interaction

I. Streetscape Compatibility

Response: Grade separation between entries and the sidewalk are 1.5 to 2 feet. Shallow setbacks are also seen on all 3 massing options to promote privacy and accommodate stoops at the recessed and/or covered entries.

II. Human Activity

Response: Residential use will be apparent from street.

Pedestrian Open Spaces and Entrances

Response: Entrances and south walkway leading to the internal units are easily discernable in all 3 site layouts. All entries provide weather protection and are well lit.

DC1 Project Used and Activities

I. Streetscape Compatibility:

Response: The existing desirable spatial characteristics of the right of way are maintained. No vehicle entrances to buildings proposed on streetscape.

II. Screening of Dumpsters, Utilities and Service Areas:

Response: All garbage enclosures screened and located next to alley. All car access is also from the alley.

DC2 Architectural Concept

I. Human Scale:

Response: All three options respond to existing building types in the neighborhood with human scale details.

DC3 Open Space Concept

I. Streetscape Compatibility:

Response: Street trees to be provided next to sidewalk.

II. Landscaping to Enhance the Building and/or Site:

Response: Site will be be abundantly landscaped and conform to Green Factor requirements.

DC4 Exterior Elements and Materials

I. Streetscape Compatibility:

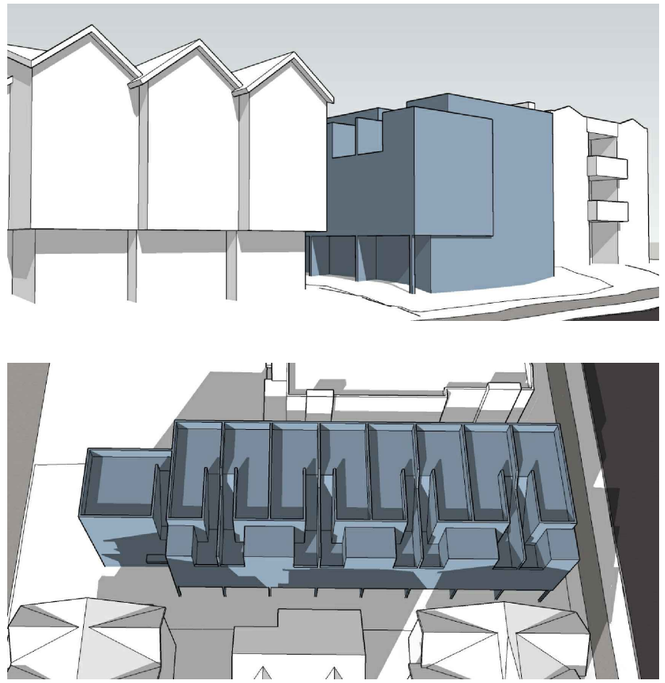
Response: Material choice will be consistent with the existing neighborhood context. Material choices will be mostly taken from the buildings flanking the proposed site for continuity in the streetscape.

II. Exterior Finish Materials:

Response: Durable, maintainable materials are proposed. Materials with texture and pattern such as horizontal lap siding and stained wood are proposed.Horizontal lap siding as seen on the flanking buildings will be the primary siding material used.

III. Personal Safety and Security:

Response: Exterior walkways and all entries will be well-lit with shielded, downcast fixtures. Parking, garbage and bike storage will also be illuminated.



OPTION 1 - LONG SKINNY

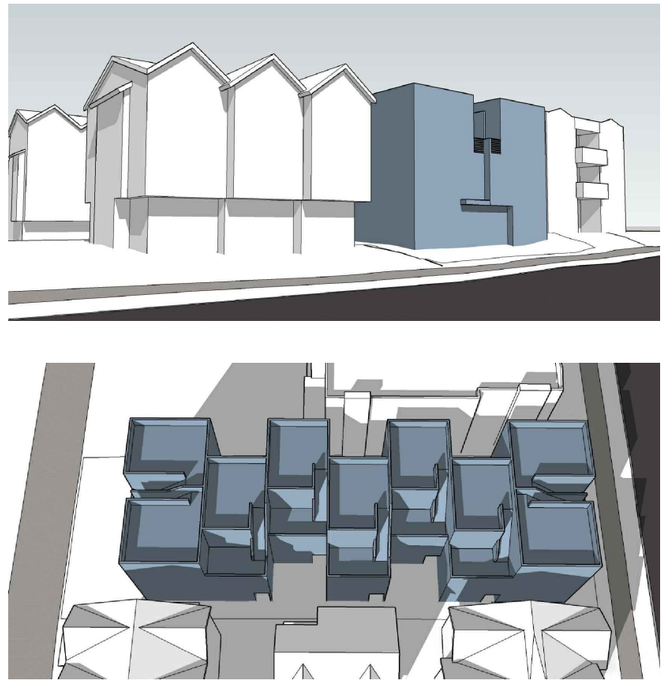
This option is designed as skinny units oriented to the south. Design cues are taken from older apartment buildings and newer live-work units along California Ave SW. No departures are requested. See sheet 16 for neighborhood precedents used for this layout.

OPPORTUNITIES

- 7' SIDE SETBACKS
- LARGEST FRONT SETBACK
- WIDE COMMON WALKWAY AND COVERED ENTRIES TO SOUTH
- EXTERIOR STAIR TO ROOF DECKS

CONSTRAINTS

- UNITS ORIENTED TO FACE NEIGHBORING LOTS
- NO VISUAL CONNECTION ACROSS THE SITE FROM NORTH TO SOUTH
- FLAT FACADES FOR MASSING AT STREET, ARTICULATION HAPPENS ALONG SOUTH FACADE
- REDUCED LIGHT WITH LONG, SKINNY UNIT ORIENTATION
- SKINNY UNITS



OPTION 2 - STAGGERED

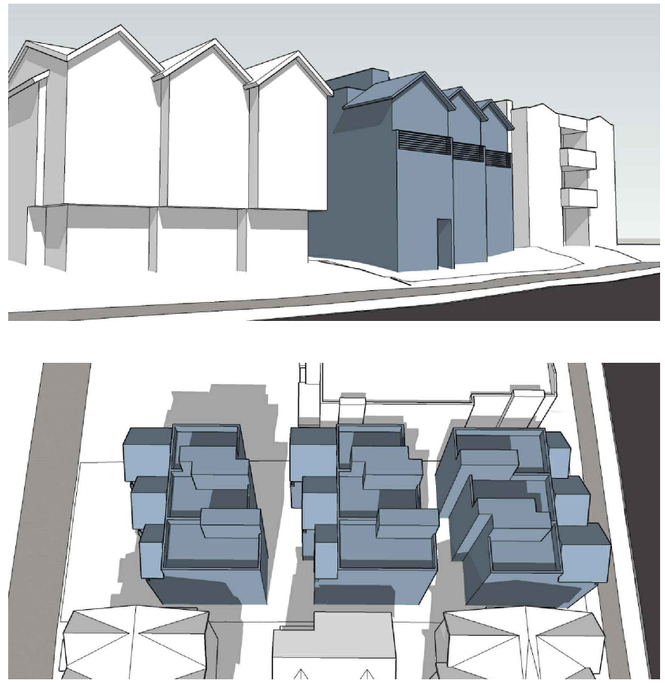
This option is designed with 2 units facing each the street and the alley with units in between staggered to create 3-sided internal courtyards for each. No departures are requested. See sheet 20 for neighborhood precedents used for this layout.

OPPORTUNITIES

- COURTYARD, STREET, OR ALLEY ORIENTATIONS FOR EACH UNIT
- CREATES LIGHT AND SPACE WITH BUILDING ARTICULATION
- PRIVACY OF INTERIOR COURTYARDS
- EXTERIOR STAIR TO ROOF DECKS

CONSTRAINTS

- 5' SIDE SETBACKS
- NO VISUAL CONNECTION ACROSS THE SITE FROM NORTH TO SOUTH
- ALLEY FACING UNITS CUT OFF FROM GROUND LEVEL AMENITY
- INTERIOR UNITS ORIENTED TO FACE NEIGHBORING LOTS



OPTION 3 - TRIPLEXES (PREFERRED)

This option is designed as three sets of triplexes. Many of the design cues are taken from the triplexes to the south to define residences including staggering and gable roof over each unit. No departures are requested. See sheet 24 for neighborhood precedents used for this layout.

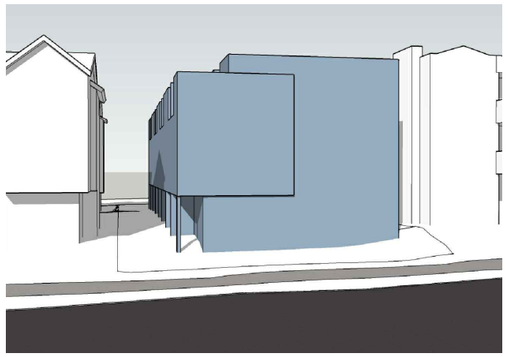
OPPORTUNITIES

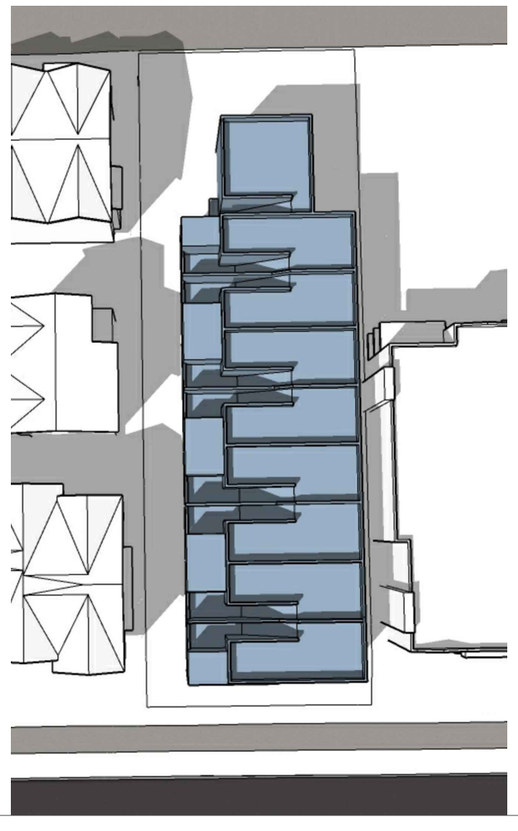
- VISUAL CONNECTION FROM NORTH TO SOUTH
- MORE OPEN SPACE
- ALL UNITS HAVE EXTERIOR SPACE
- GREATER PRIVACY FROM NEIGHBORING LOTS
- CONTINUITY ALONG STREET WITH EXISTING UNITS TO SOUTH

CONSTRAINTS

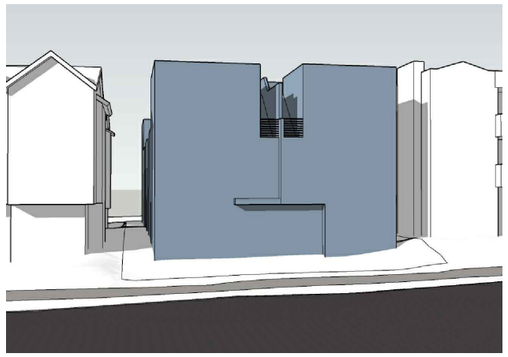
- 5' SIDE SETBACKS
- COURTYARDS EACH SHARED BY TWO UNITS
- WALKWAY TO ACCESS CENTER UNITS THROUGH REAR COURTYARD

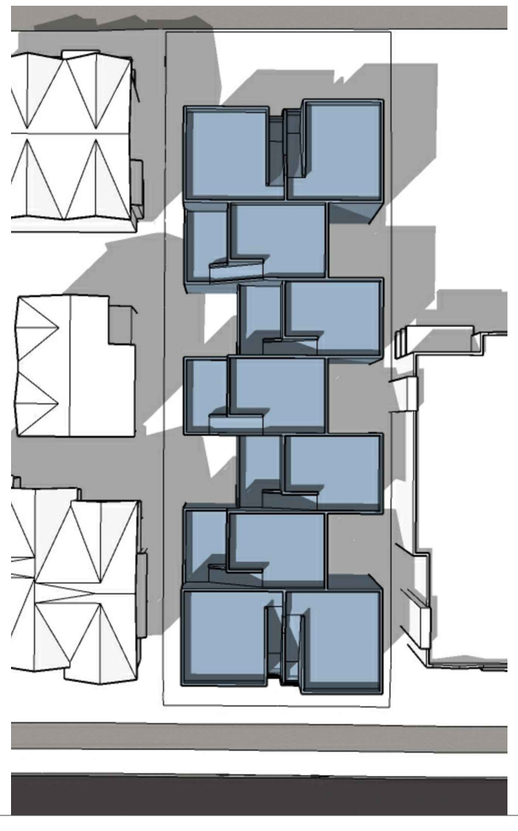
OPTION 1 - LONG SKINNY





OPTION 2 - STAGGERED





OPTION 3 - TRIPLEX (PREFERRED)





NORTH

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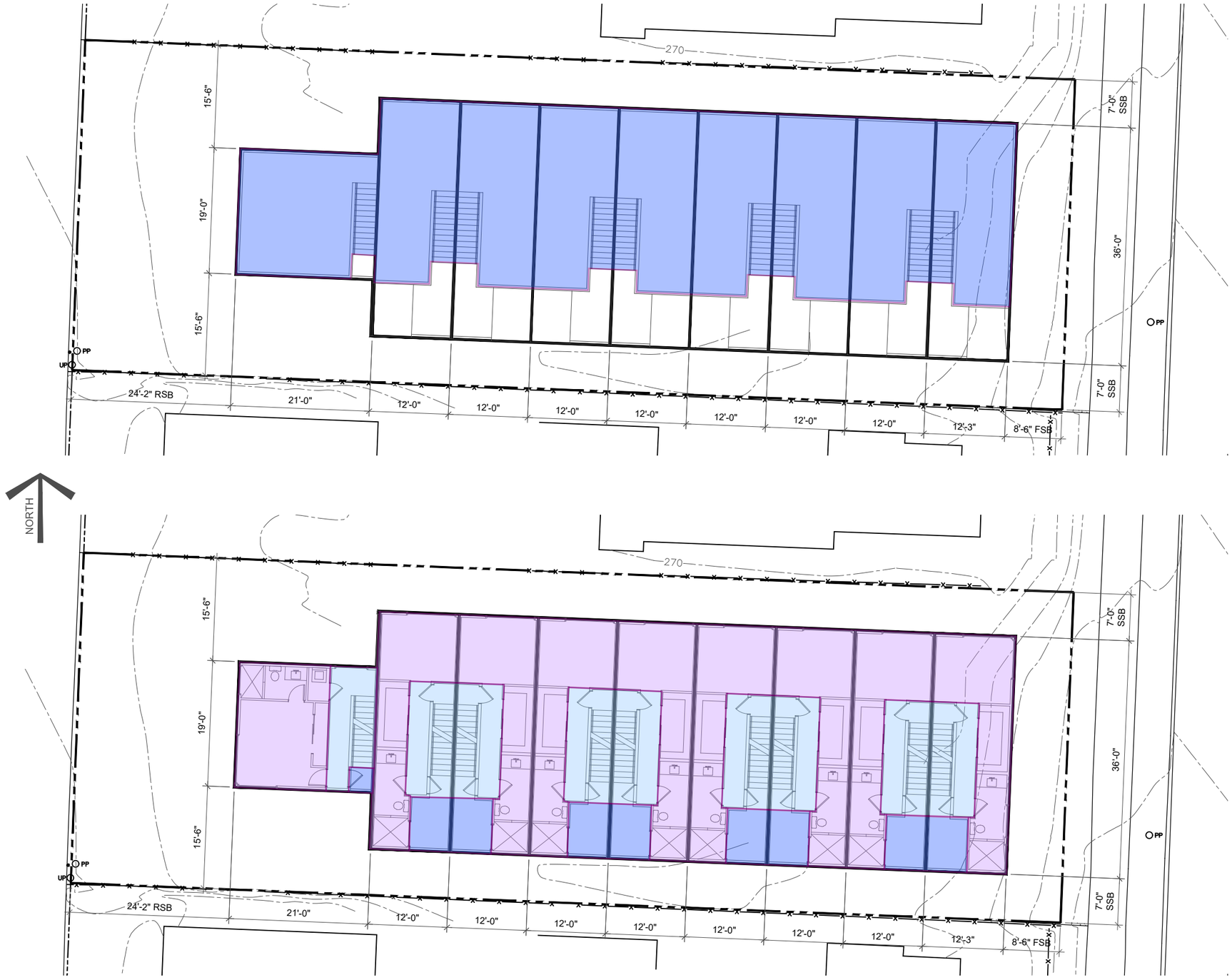


2ND FLOOR PLAN

- BICYCLE STORAGE PROVIDED NEAR REAR OF LOT
- 7 FOOT SIDE SETBACKS
- COVERED ENTRIES
- MAINTAIN COMMON WALKWAY ON SOUTH SIDE OF SITE
- GARBAGE AND RECYCLING STORAGE PROVIDED ALONG ALLEY FOR EASY ACCESS

SITE & 1ST FLOOR PLAN

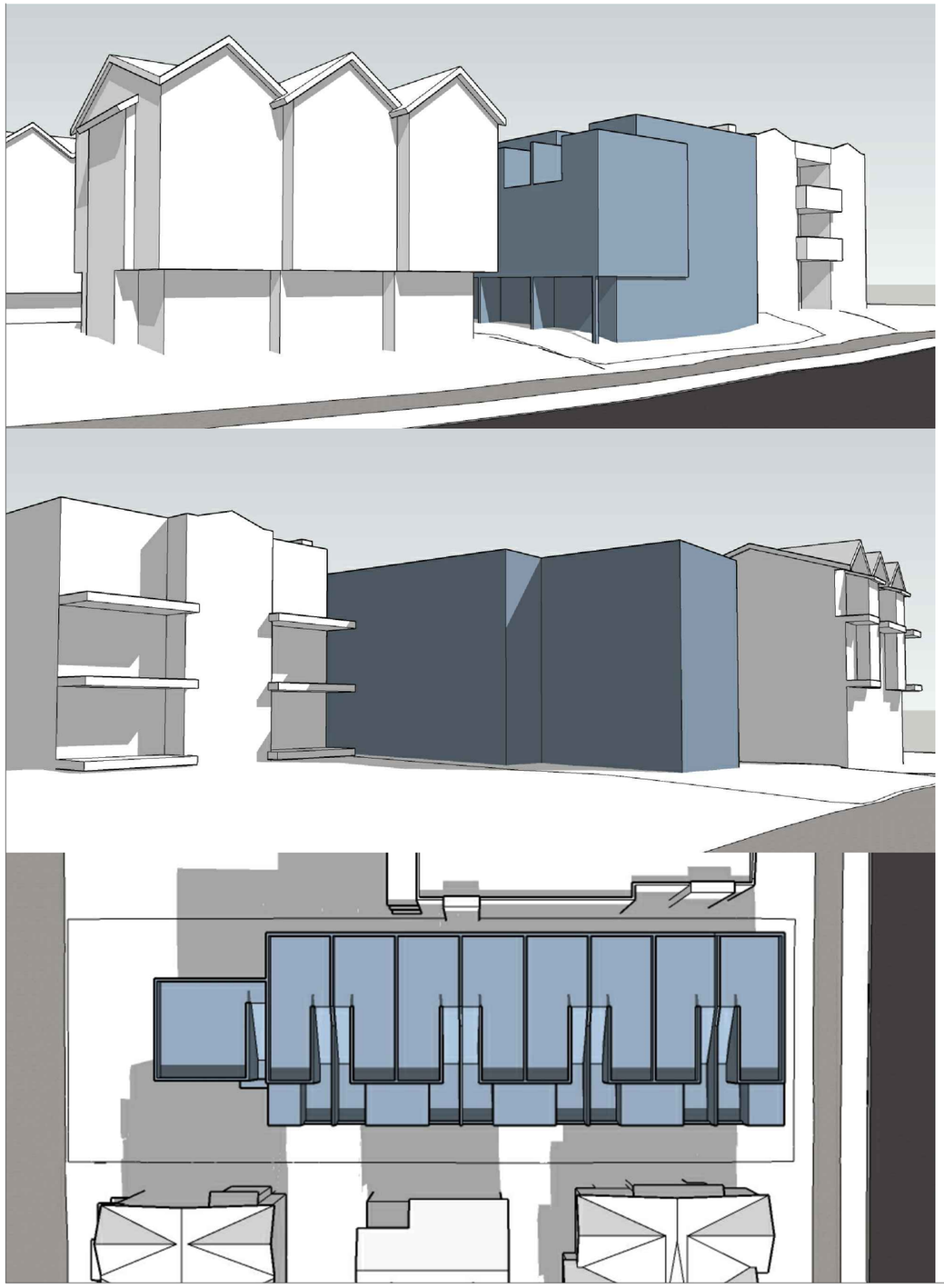
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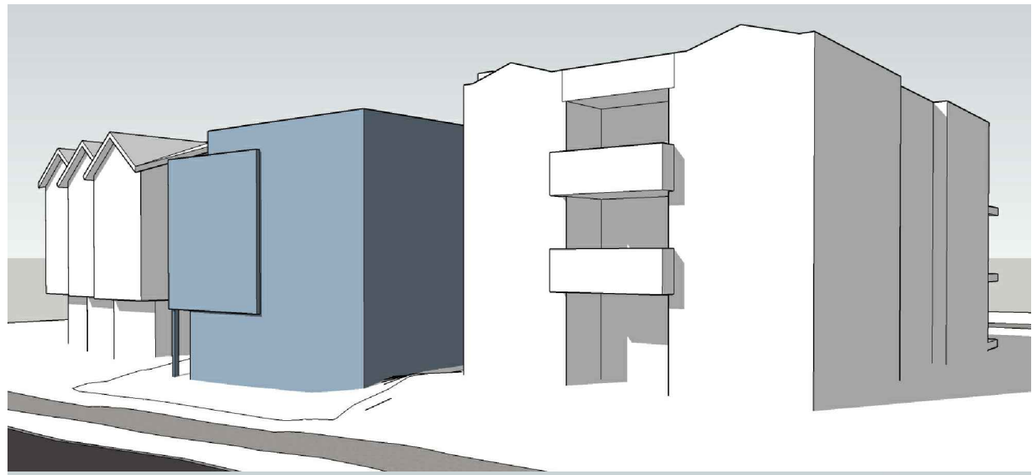


ROOF PLAN

3RD FLOOR PLAN

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Seattle, Washington
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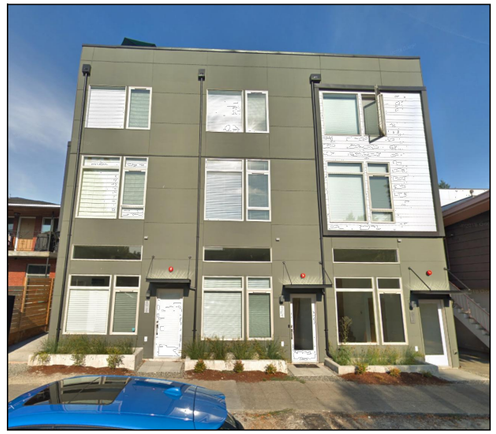
EARLY DESIGN GUIDANCE
5917 California Ave SW
Seattle, Washington
3033178-EG | March, 22, 2019



FLAT FACADE ORIENTED TO SIDE

One of the neighborhood buildings used as a precedent to inform the layout and appearance of Option 1 is an apartment building across from the site called Western One located at 5912 California Ave SW. Design cues taken include the flat facade with one offset, flat roof line showing level change, and entries not located along the street frontage.

- flat facade
- flat roof with level change
- Single protruding shape for some interest
- asymmetrical shape with similar but not quite symmetrical windows to balance facade
- oriented to side not street



FLAT FACADE, NO OFFSETS

Another neighborhood building used as a precedent to inform the layout and appearance of Option 1 is a triplex live-work building one block south at 6012 California Ave SW. Design cues taken include the flat facade, flat roof line, with change in facade located only on one side at upper two floors.

- flat facade
- flat roof line
- 3-story
- change of material one corner at upper floors

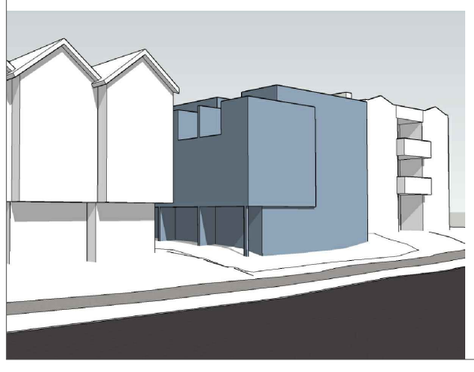


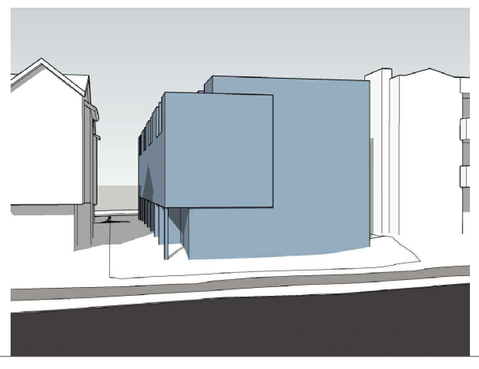
LONG AND SKINNY

Many of the older neighborhood apartment buildings, including the previous one on the subject lot, were configured as as long, boxy buildings with flat facades. One of these is West Aires at 6001 California Way SW located on the corner of SW Raymond St and California Way SW. Design cues taken include the flat facade and flat roof line, long orientation with entries off of common walkway to the south, covered entries, and entries not located along the street frontage.

- flat facade & roof line
- boxy footprint
- covered entries
- common walkway at south side of property
- oriented to side not street

VIEWS OF OPTION 1 FROM CALIFORNIA AVE SW









2ND FLOOR PLAN

- COURTYARDS CREATED BETWEEN UNITS TO NORTH AND SOUTH
- MAINTAIN COMMON WALKWAY ON SOUTH SIDE OF UNITS
- TWO BIKE PARKING ENCLOSURES LOCATED IN INTERNAL COURTYARDS
- GARBAGE AND RECYCLING STORAGE PROVIDED ALONG ALLEY FOR EASY ACCESS



SITE PLAN & 1ST FLOOR PLAN

EARLY DESIGN GUIDANCE
5917 California Ave SW
Seattle, Washington
3033178-EG | March 22, 2019

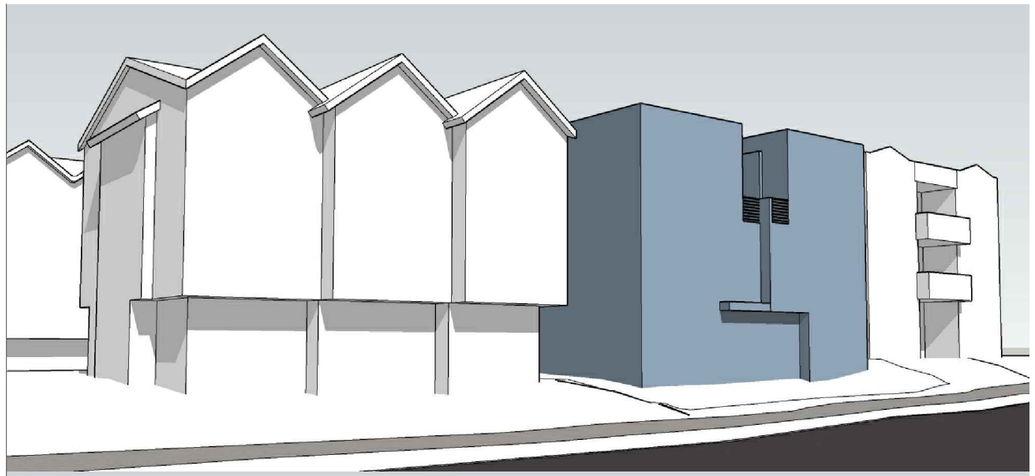


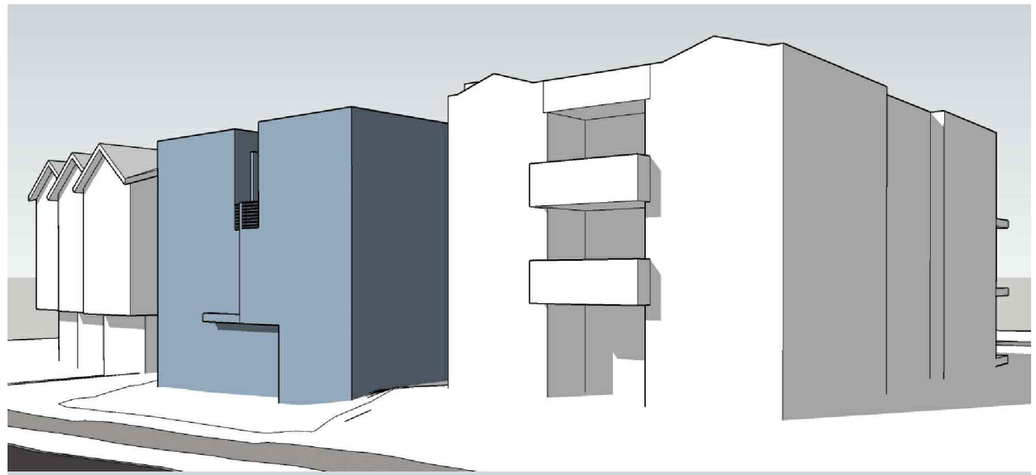
ROOF DECK PLAN



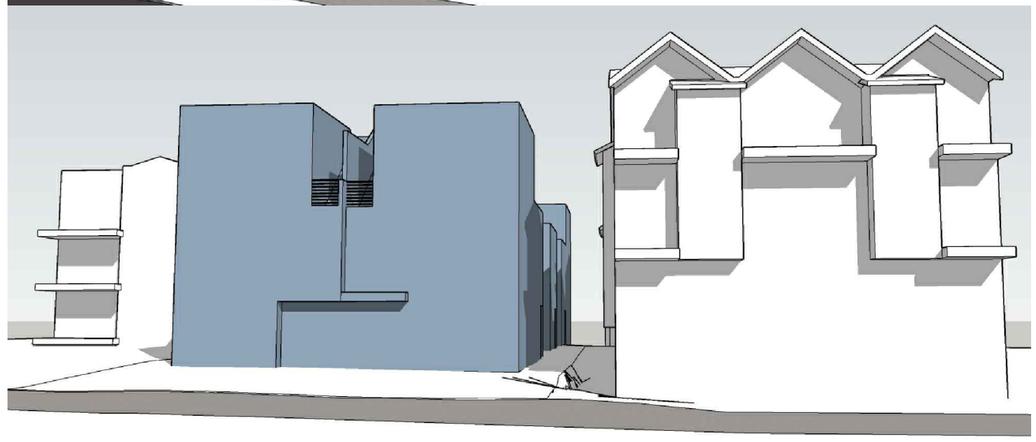
3RD FLOOR PLAN

EARLY DESIGN GUIDANCE
5917 California Ave SW
Seattle, Washington
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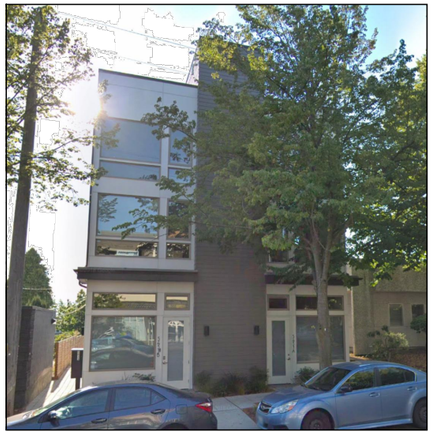
EARLY DESIGN GUIDANCE
5917 California Ave SW
Seattle, Washington
3033178-EG | March 22, 2019



CENTERED ENTRIES

One of the neighborhood buildings used as a precedent for Option 2 is a duplex across the street at 5940 California Ave SW. Design cues taken include the flat facade with color change at first floor, building overhang above entry doors, roof decks, parapet, and flat roof.

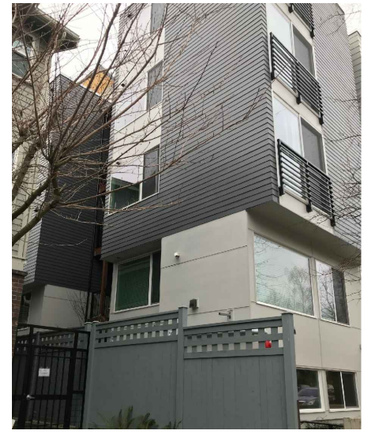
- flat facade with offset above entry
- two units with entries facing street
- roof deck with parapet
- vertical void between units at 3rd floor



CENTER FORM AS ROOF DECK ACCESS

One of the neighborhood buildings used as a precedent to inform the layout and appearance of Option 2 is located two blocks to the north at 5433 California Ave SW. These live-work units feature a flat facade with 2 units facing the street. Units have roof decks and flat roofs. A solid form between the windows and doors extends up to become stair towers at the roof decks to separate the units.

- flat, 3-story facade
- roof decks
- 2 unit entries facing street
- Stair tower marks center of units (void for exterior stair tower marks center of units on Option 2)

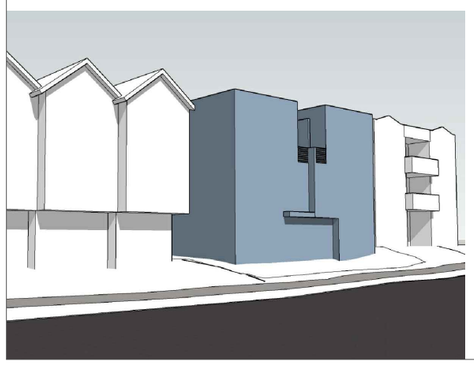


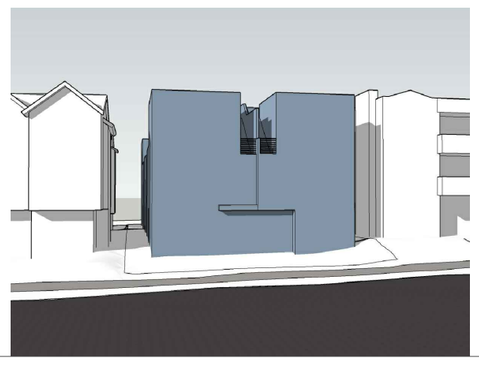
3-SIDED COURTYARDS

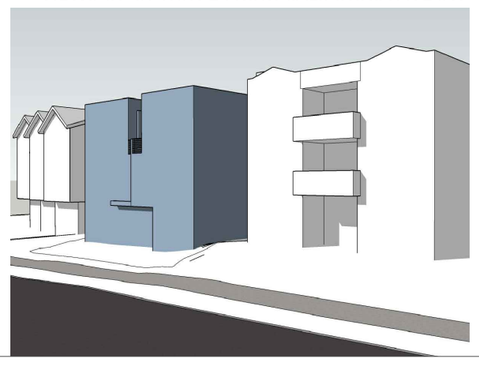
Another building used as a precedent is the micro apartment building at 5949 California Ave SW near the south end of the block. Design cues taken include the the 3-sided courtyards within the development as well as the use of metal railing. The building overhangs and flat roof line also provided design cues that were used.

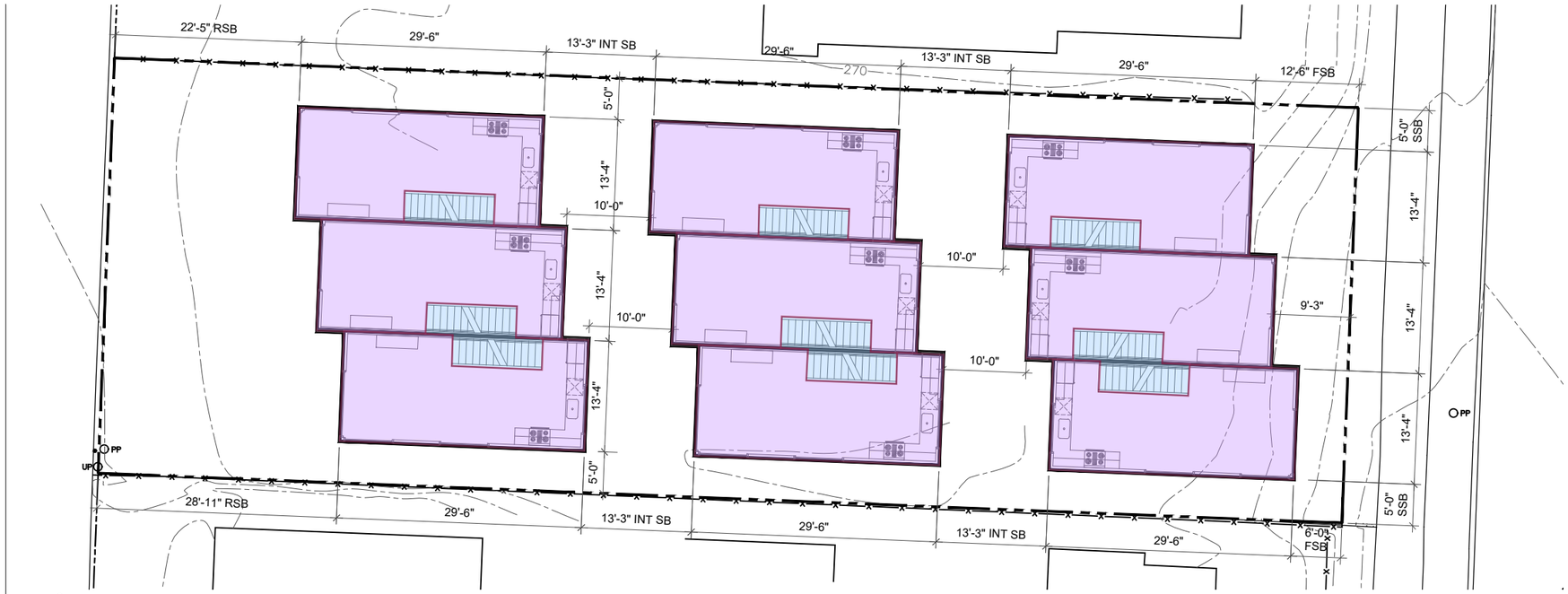
- 3-sided courtyards
- metal railing
- mix of roof levels - flat roof and parapet

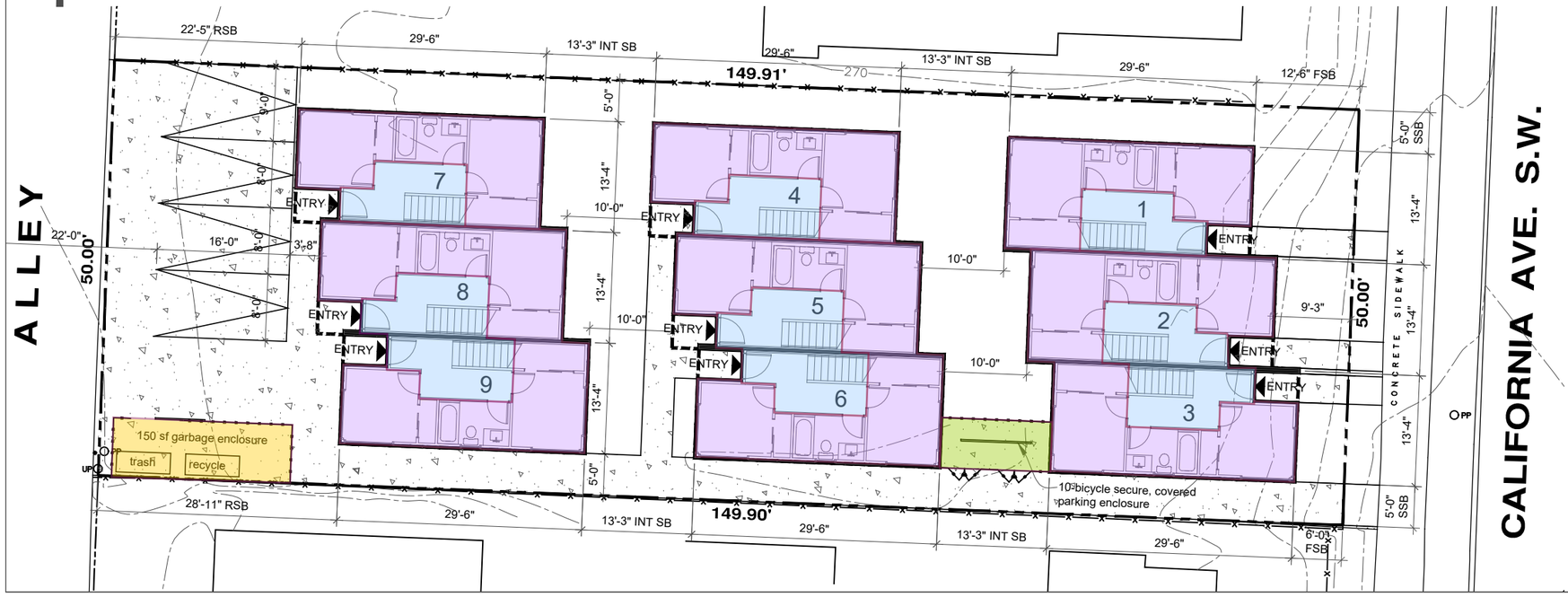
VIEWS OF OPTION 2 FROM CALIFORNIA AVE SW









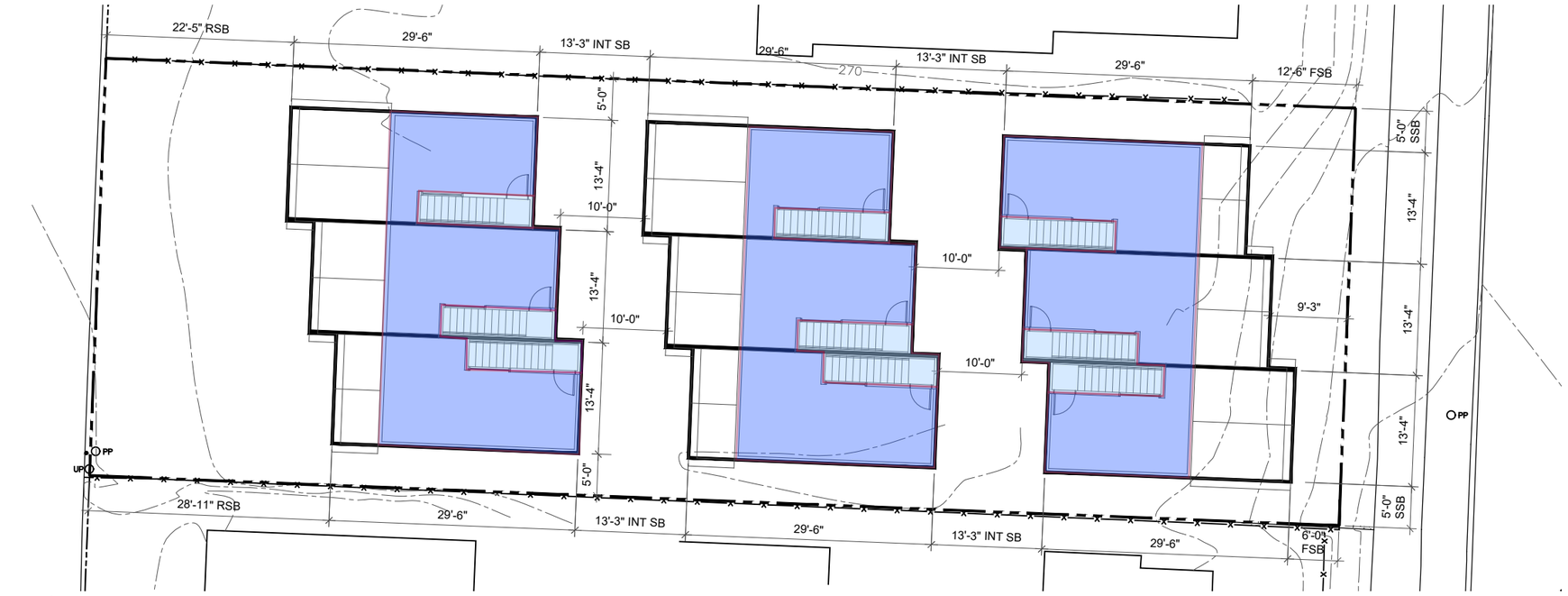


PREFERRED LAYOUT:
2ND FLOOR PLAN

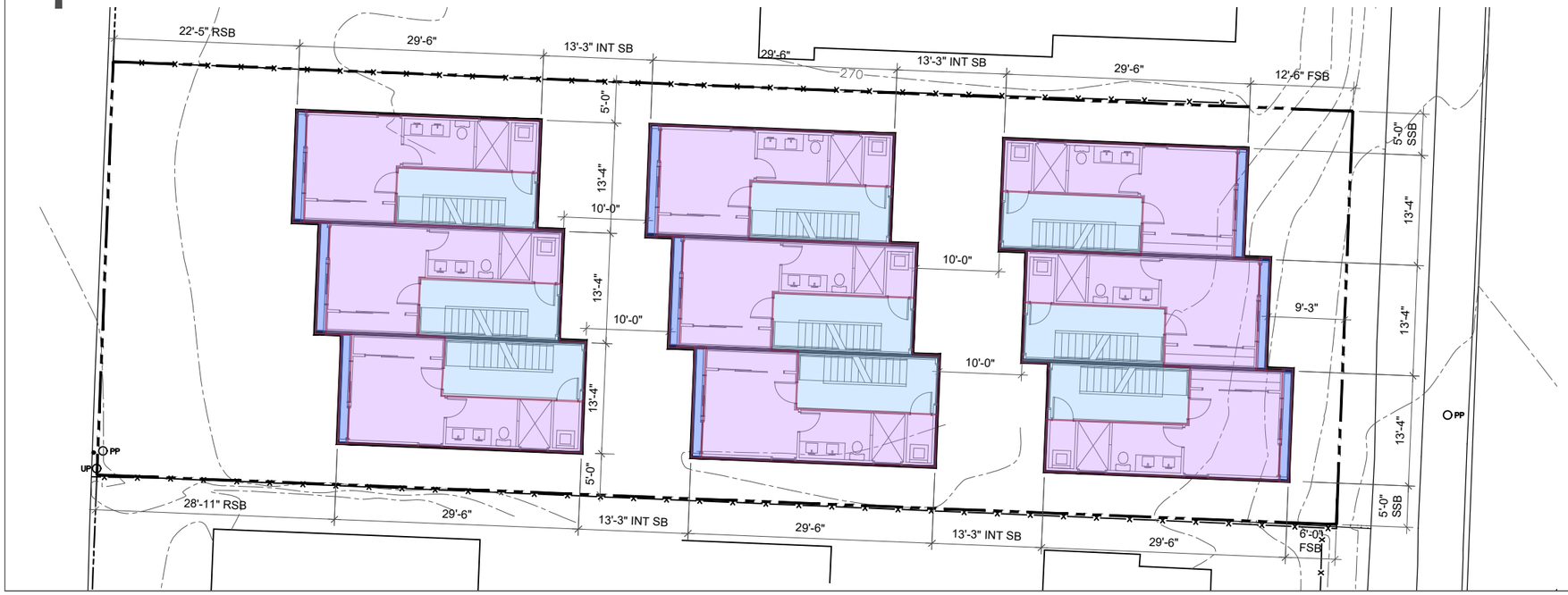
- ACCESS TO BICYCLE STORAGE PROVIDED ALONG COMMON WALKWAY
- COURTYARDS BETWEEN UNITS PROVIDE LIGHT AND AIR CIRCULATION THROUGH SITE
- MAINTAIN COMMON WALKWAY ON SOUTH SIDE OF SITE
- GARBAGE AND RECYCLING PROVIDED ALONG ALLEY FOR EASY ACCESS

PREFERRED LAYOUT:
SITE & 1ST FLOOR PLAN

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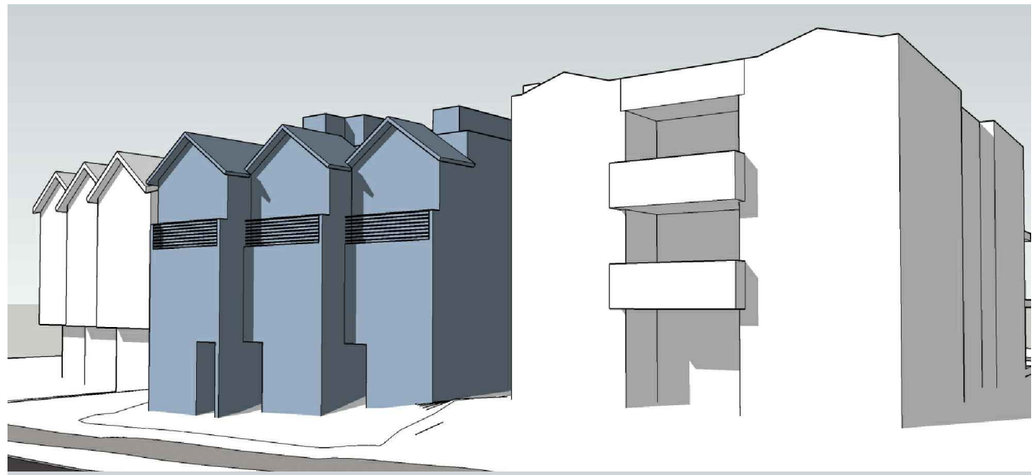
PREFERRED LAYOUT:
ROOF DECK PLAN



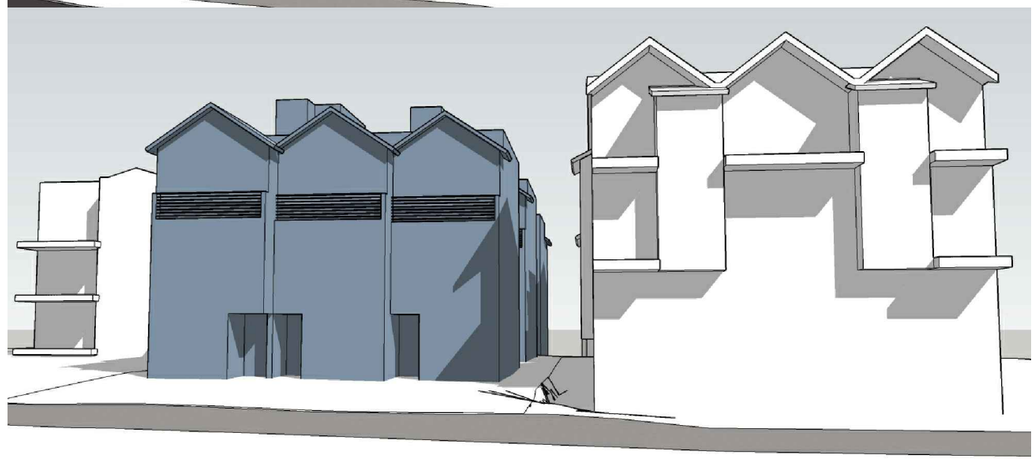
PREFERRED LAYOUT:
3RD FLOOR PLAN

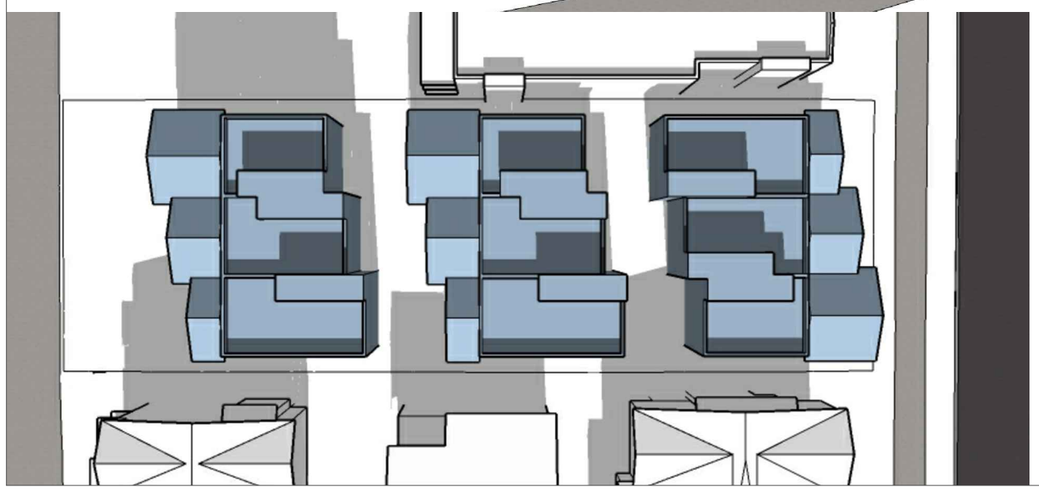
EARLY DESIGN GUIDANCE
5917 California Ave SW
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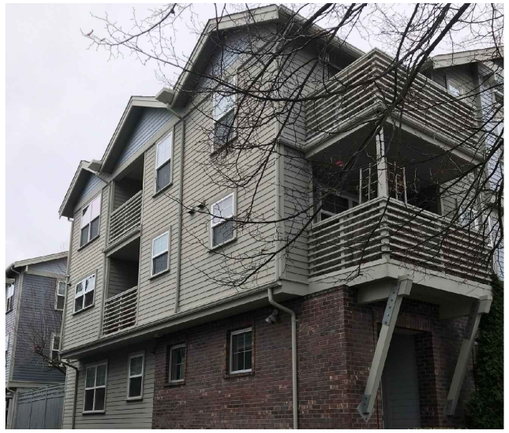








EARLY DESIGN GUIDANCE
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ROOFLINE

One of the neighborhood buildings used as a precedent to inform the layout and appearance of Option 3 are businesses at 5953 California Ave SW. This building is located in the same block but south of the subject site. Design cues taken include the gable roof line with a series of three roof forms on the building. Additional items include railings on upper level decks, 1st floor entries facing street, and covered entry doors.

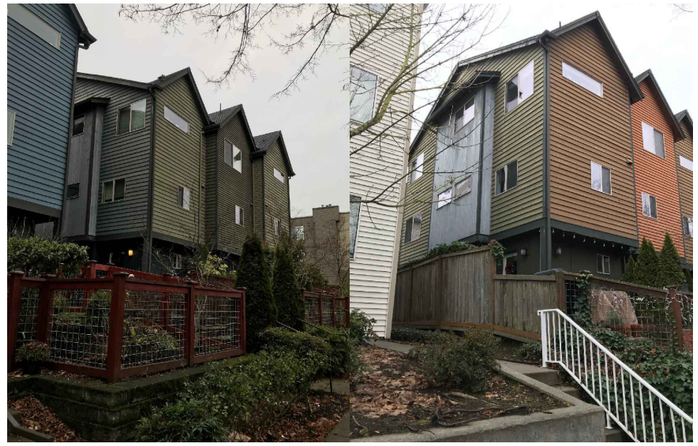
- gable roof (set of 3)
- deck railing
- front entries facing street
- covered entries.



3-UNIT

One of the neighborhood buildings used as a precedent to inform the layout and appearance of Option 3 are the townhouses across the street at 5920-5926 California Ave SW. Design cues taken include third floor decks, metal railing, sloped roof, triplexes, and recessed entries.

- offset between units
- metal railing
- recessed entries
- sloped roof
- 3-unit townhouse buildings
- 3rd floor decks

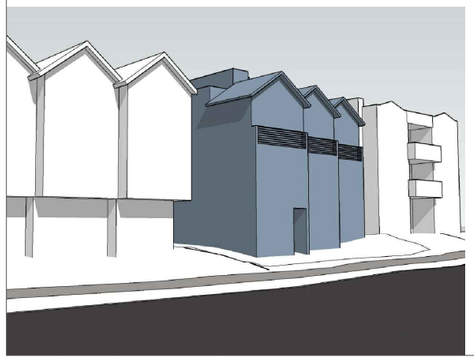


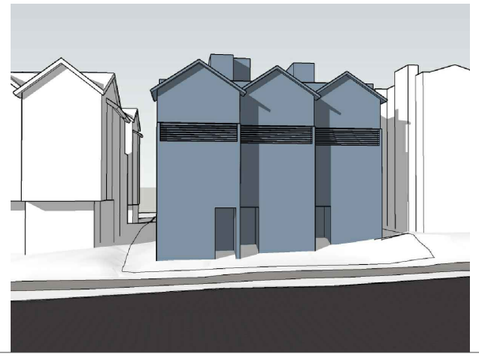
STAGGERED TRIPLEX

The primary neighborhood buildings used as a precedent to inform the layout and appearance of Option 3 are the townhouses directly south of the subject site. Design cues taken include the offset between units, gable roof line facing the street, recessed entries, materials, 3 units in each building, and 3rd floor decks.

- offset between units
- gable roof (set of 3)
- triplex configuration
- recessed entries

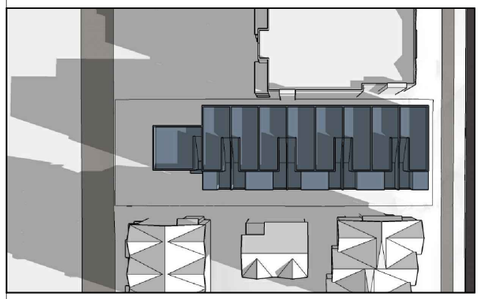
OPTION 3 VIEWS FROM CALIFORNIA AVE SW



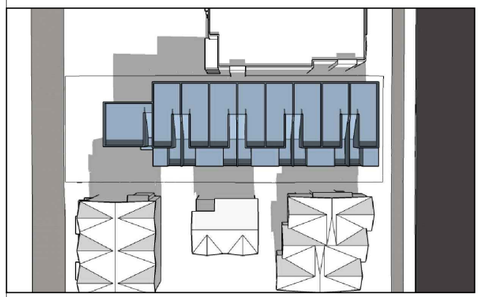




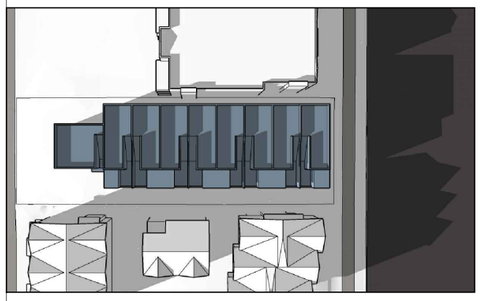
SPRING EQUINOX: MARCH 21



8AM

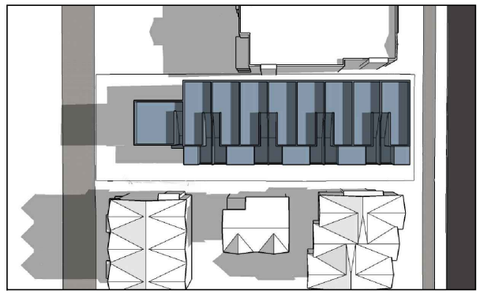


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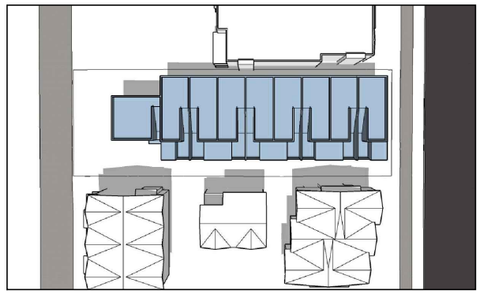


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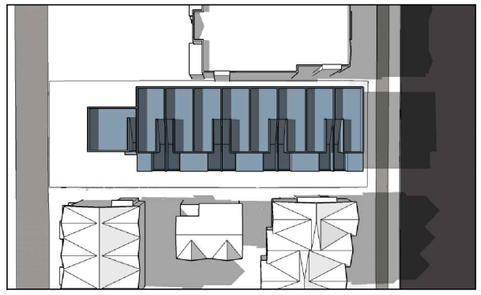
SUMMER SOLSTICE: JUNE 21



8AM

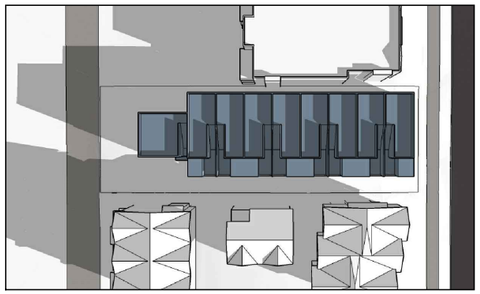


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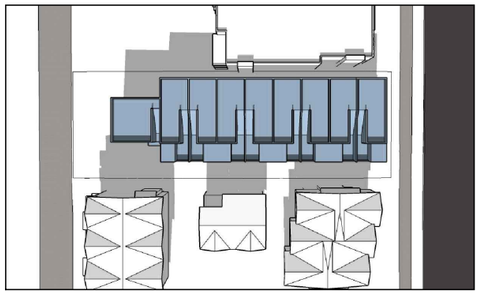


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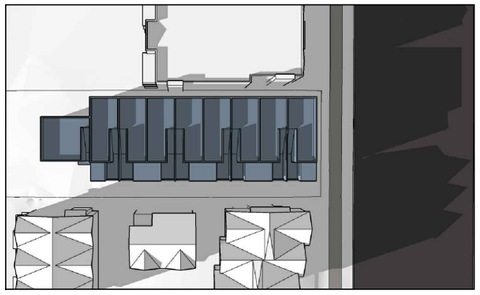
FALL EQUINOX: SEPTEMBER 21



8AM

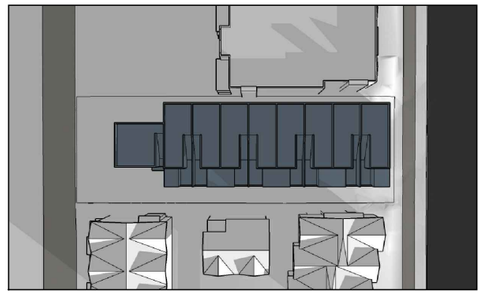


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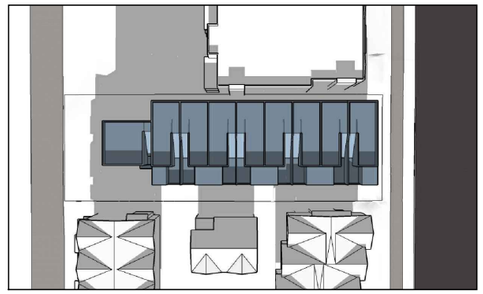


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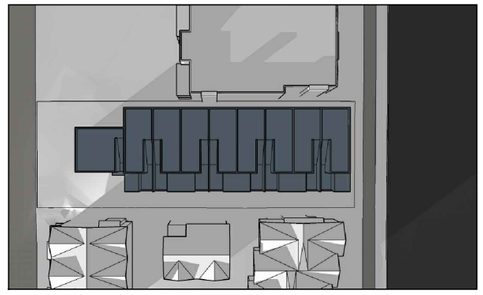
WINTER SOLSTICE: DECEMBER 21



8AM



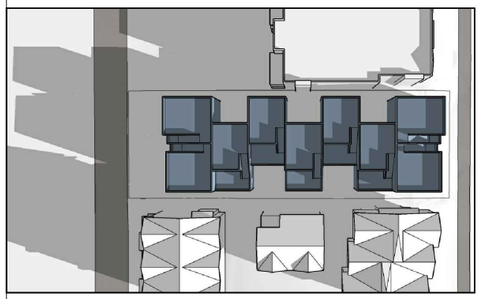
NOON



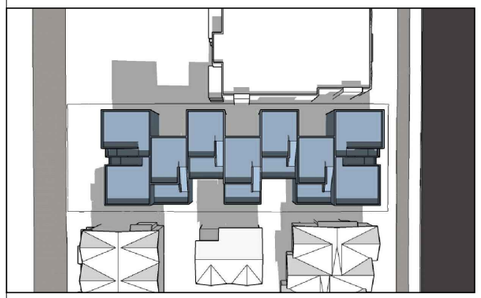
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EARLY DESIGN GUIDANCE
5917 California Ave SW
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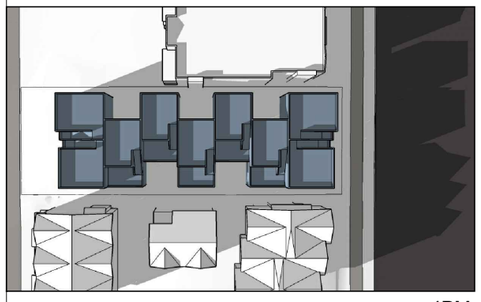
SPRING EQUINOX: MARCH 21



8AM

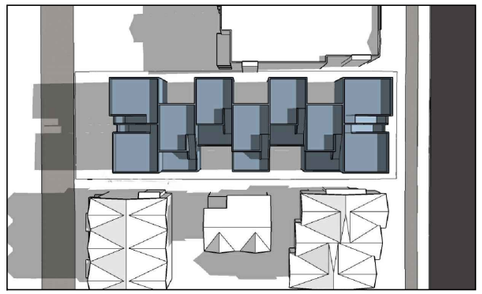


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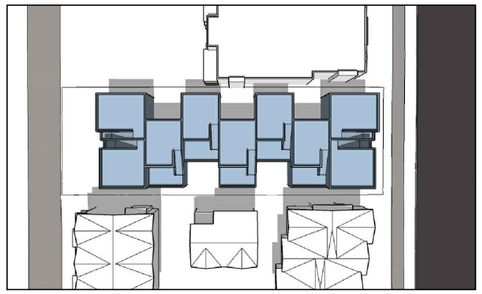


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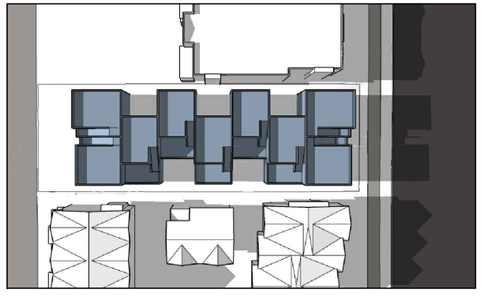
SUMMER SOLSTICE: JUNE 21



8AM



NOON

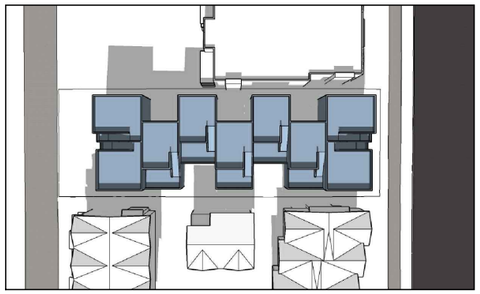


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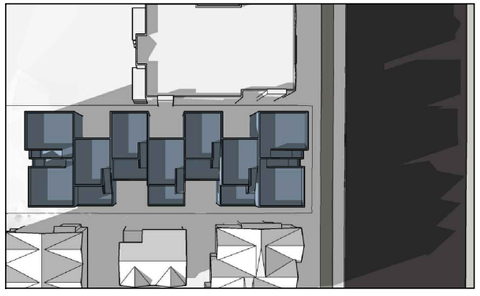
FALL EQUINOX: SEPTEMBER 21



8AM



NOON



4PM

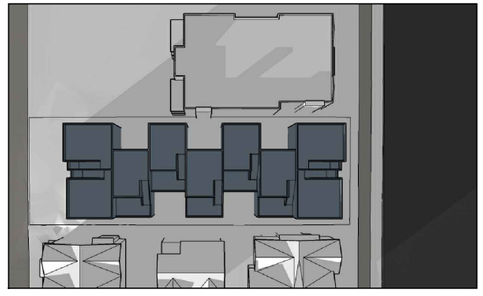
WINTER SOLSTICE: DECEMBER 21



8AM



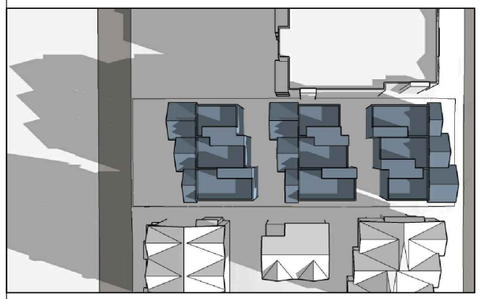
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4PM

EARLY DESIGN GUIDANCE
5917 California Ave SW
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SPRING EQUINOX: MARCH 21



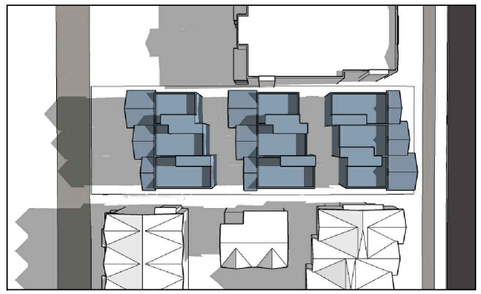
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SUMMER SOLSTICE: JUNE 21

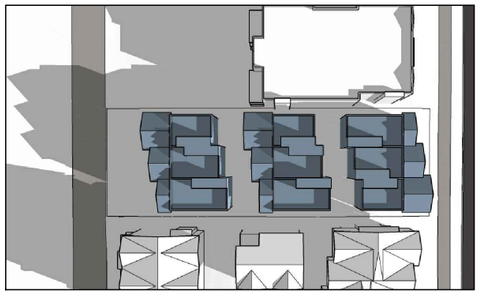


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FALL EQUINOX: SEPTEMBER 21

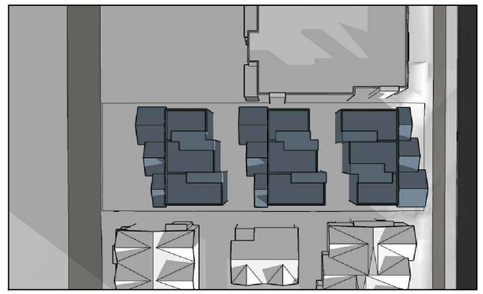


8AM

NOON

4PM

WINTER SOLSTICE: DECEMBER 21



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