

ADAM FRANCH

DEVELOPMENT - MANAGEMENT - ARCHITECTURE







April 15, 2022

Attn: Elise Semonian, Planning Director
Project Manager
Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

Re: 9 Laurel Avenue - Shadow Study Verification

Dear Ms Semonian,

I have reviewed the shadow study for the proposed remodel & addition project located at 9 Laurel Avenue in San Anselmo California, APN 007-112-11. The referenced documents include the 9 Laurel Avenue Drawings, a Numerical Shadow Impact excel file, Study 01 SketchUp Model, Study 02 SketchUp Model, Study 01 PDF, and Study 02 PDF. The referenced file versions are noted here:

<input type="checkbox"/> Name	Date modified	Type	Size
 3-23-2022 - 9 Laurel Ave. Study 02 updated	4/11/2022 12:22 PM	SketchUp Pro 2022	25,828 KB
 3-23-2022 - 9 Laurel Ave. Study 01 updated	3/25/2022 11:33 AM	SketchUp Pro 2022	27,694 KB
 3-23-2022 - 9 Laurel Ave. Numerical Shadow Impact 3-23-2022	3/25/2022 11:32 AM	Microsoft Excel Worksheet	19 KB
 3-23-2022- 9 Laurel Ave. Study 01	3/25/2022 11:32 AM	Adobe Acrobat Document	10,028 KB
 3-23-2022- 9 Laurel Ave. Study 02	3/25/2022 11:33 AM	Adobe Acrobat Document	12,519 KB
 9 Laurel Ave. APN 007-112-11 Drawings	4/15/2022 11:29 AM	Adobe Acrobat Document	46,971 KB

After completing an analysis of the provided documents, I can confirm the revised shadow study is substantially accurate. As a part of the review, I have confirmed the 3D model is accurately geo-located at longitude 122.571453W and latitude 37.978648N; The proposed structures are accurately modeled in the 3D file and match the proposed project drawings, site plan, building height, and solar North is accurately identified in the 3D model. The Shadow Study 01 and Shadow Study 02 pdf files accurately represent the amount of shadow cast from the proposed project onto the neighboring property. In addition, the Numerical Shadow Impact excel file accurately identifies the minutes of daylight versus the minutes of additional shadow cast onto the neighboring property.

Please contact me with any additional questions.

Best Regards,



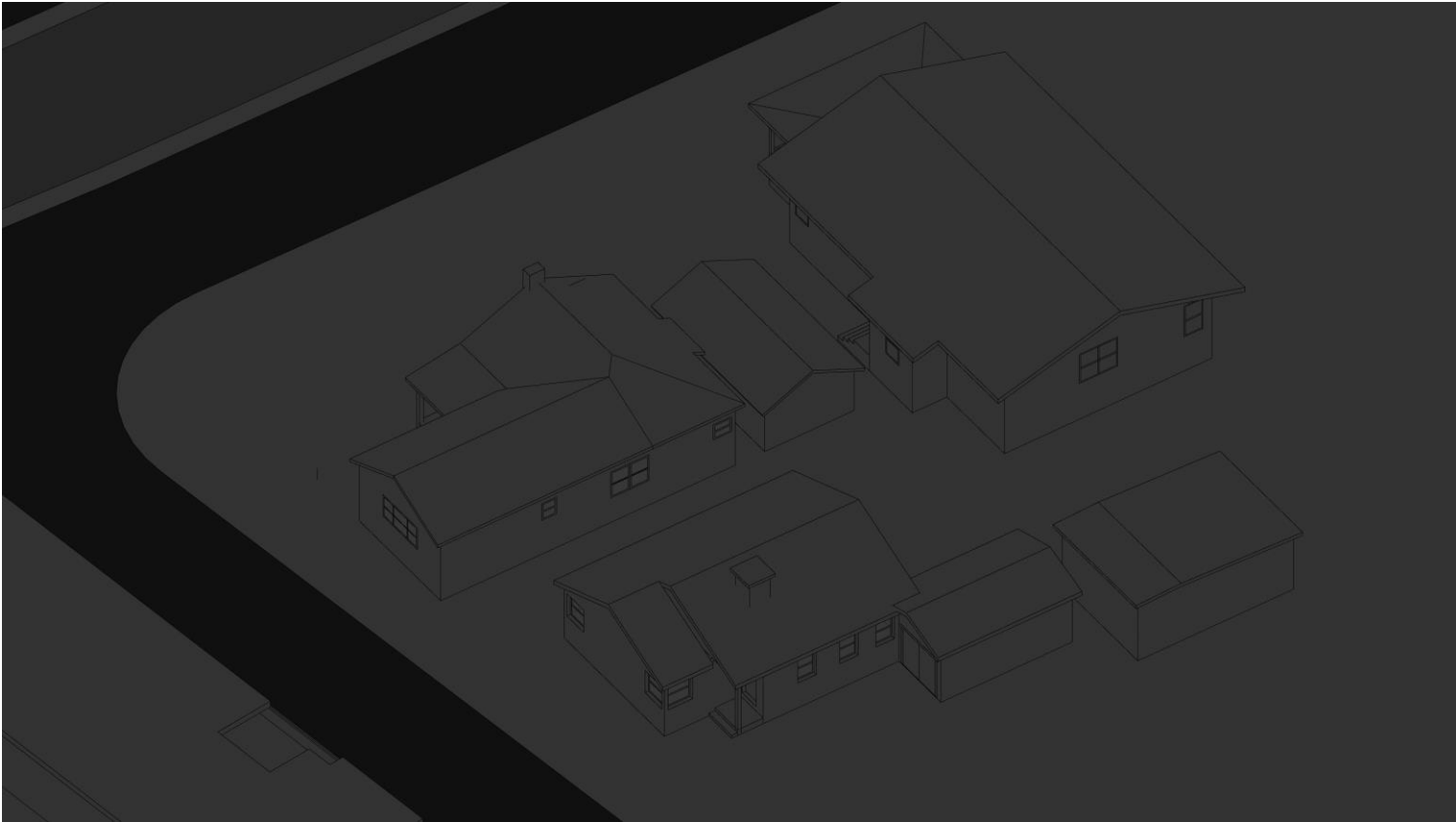
Adam Franch, AIA
C-34374
Adam@dev-arc.com
720-219-2117

Shadow Study #1 for **9 Laurel Ave.**

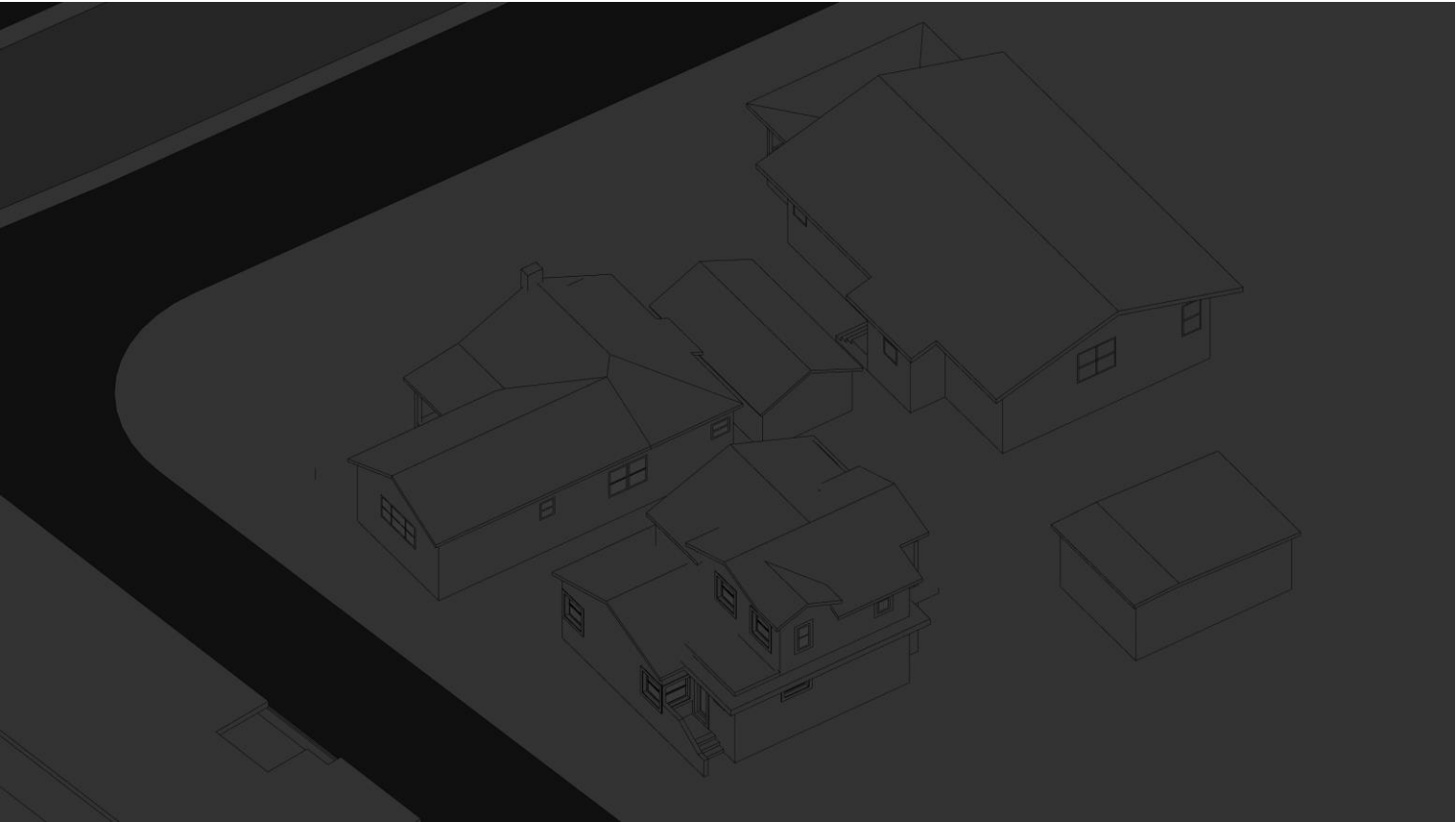
January 21st

06:00 am

Sunrise at 7:22 am



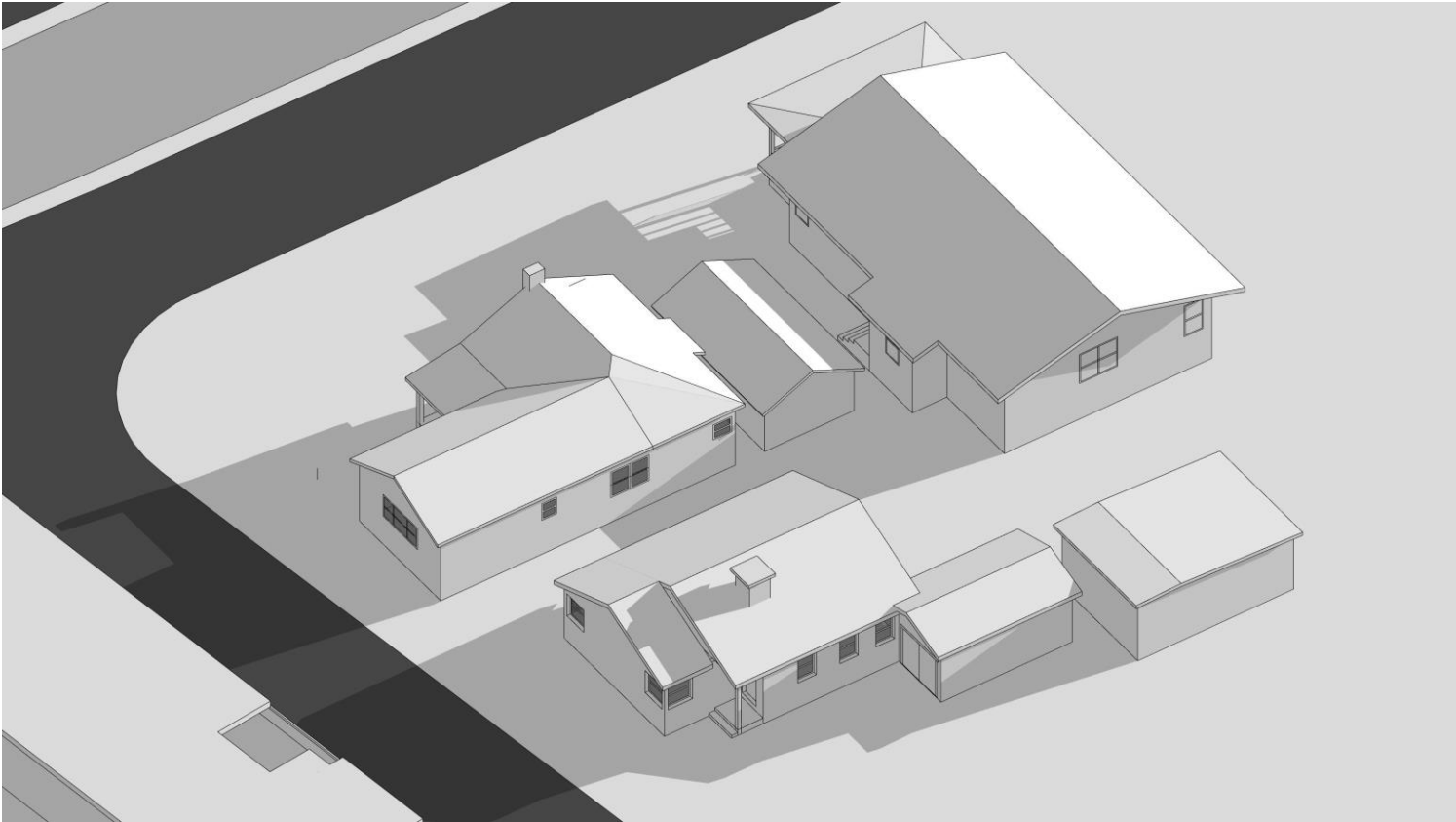
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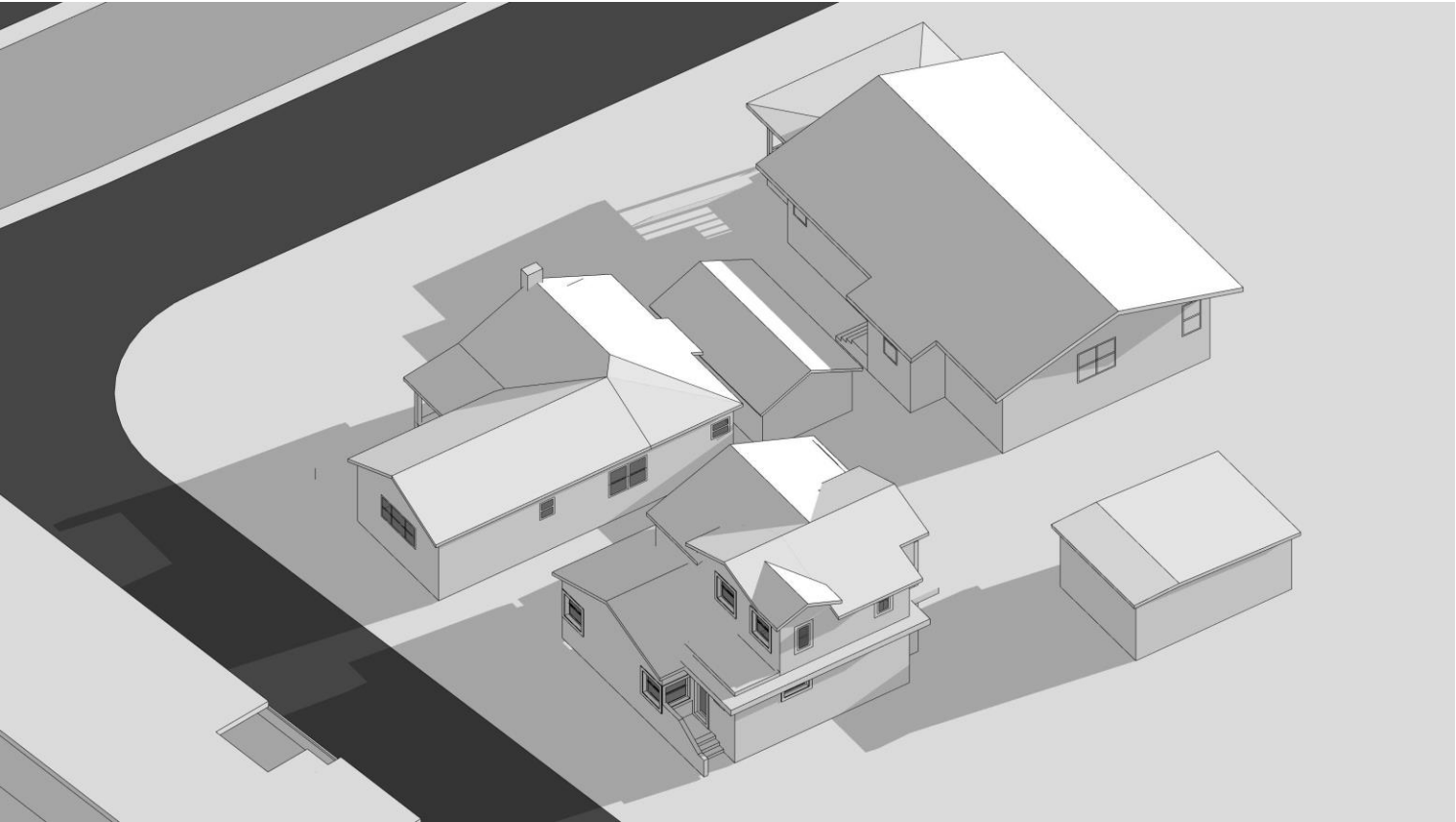
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January 21st

09:00 am



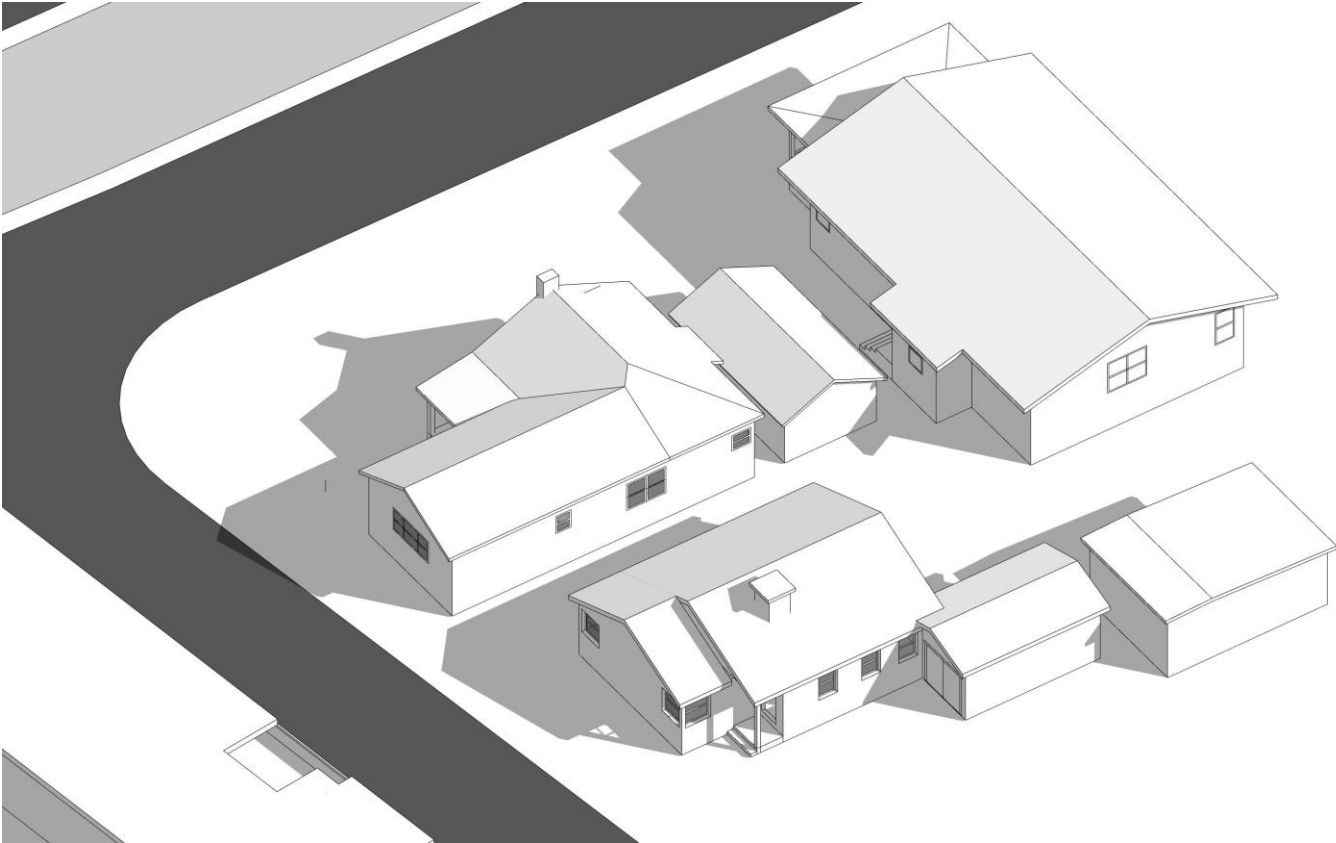
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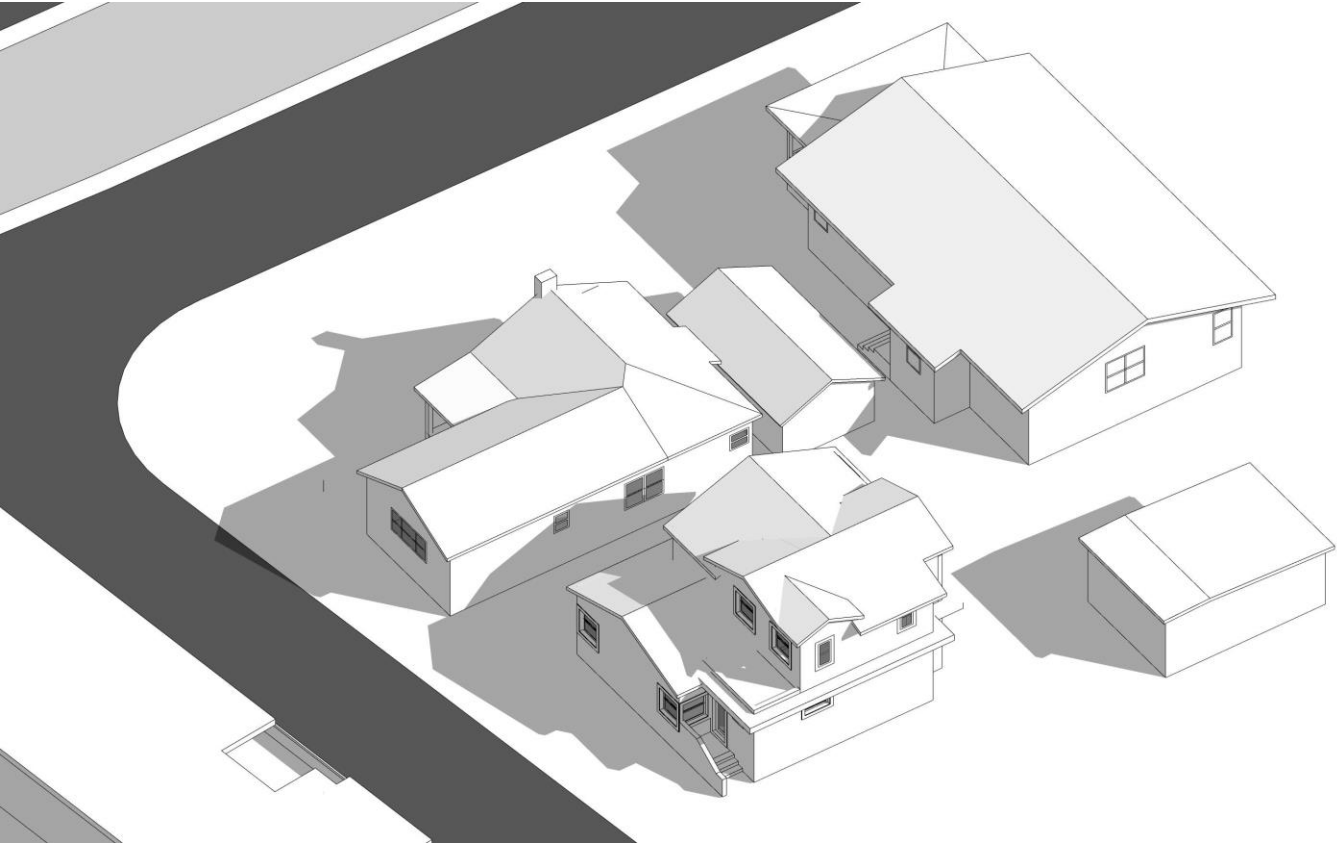
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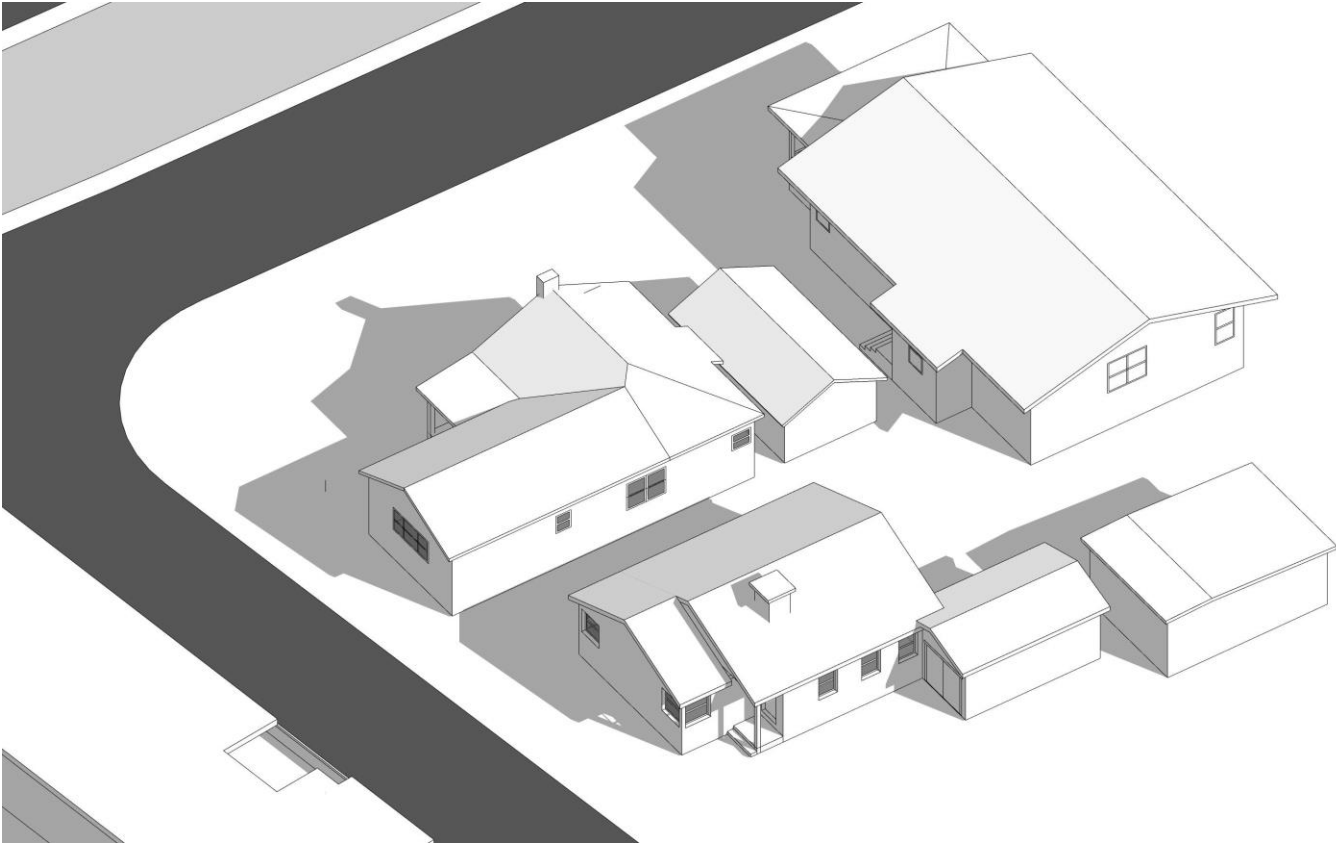
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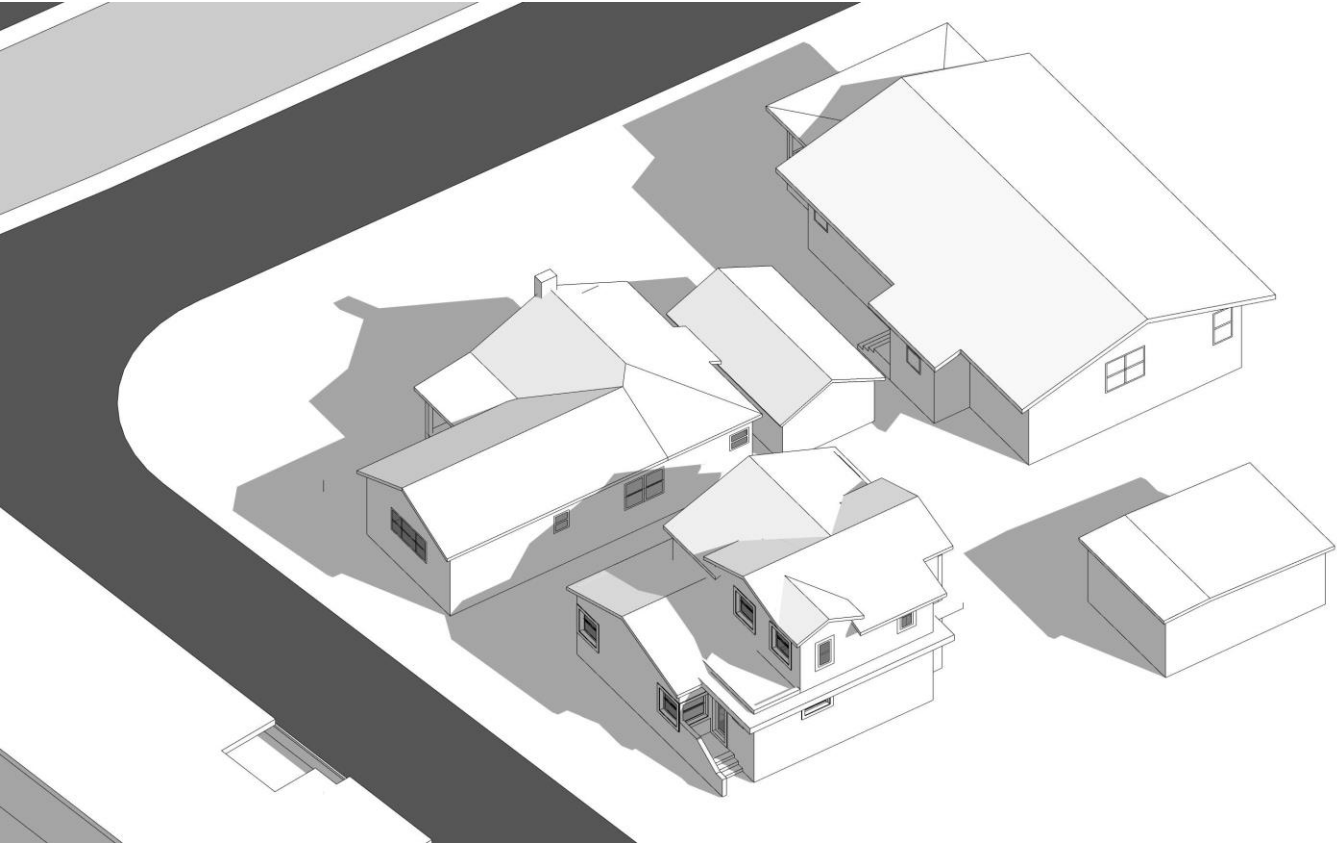
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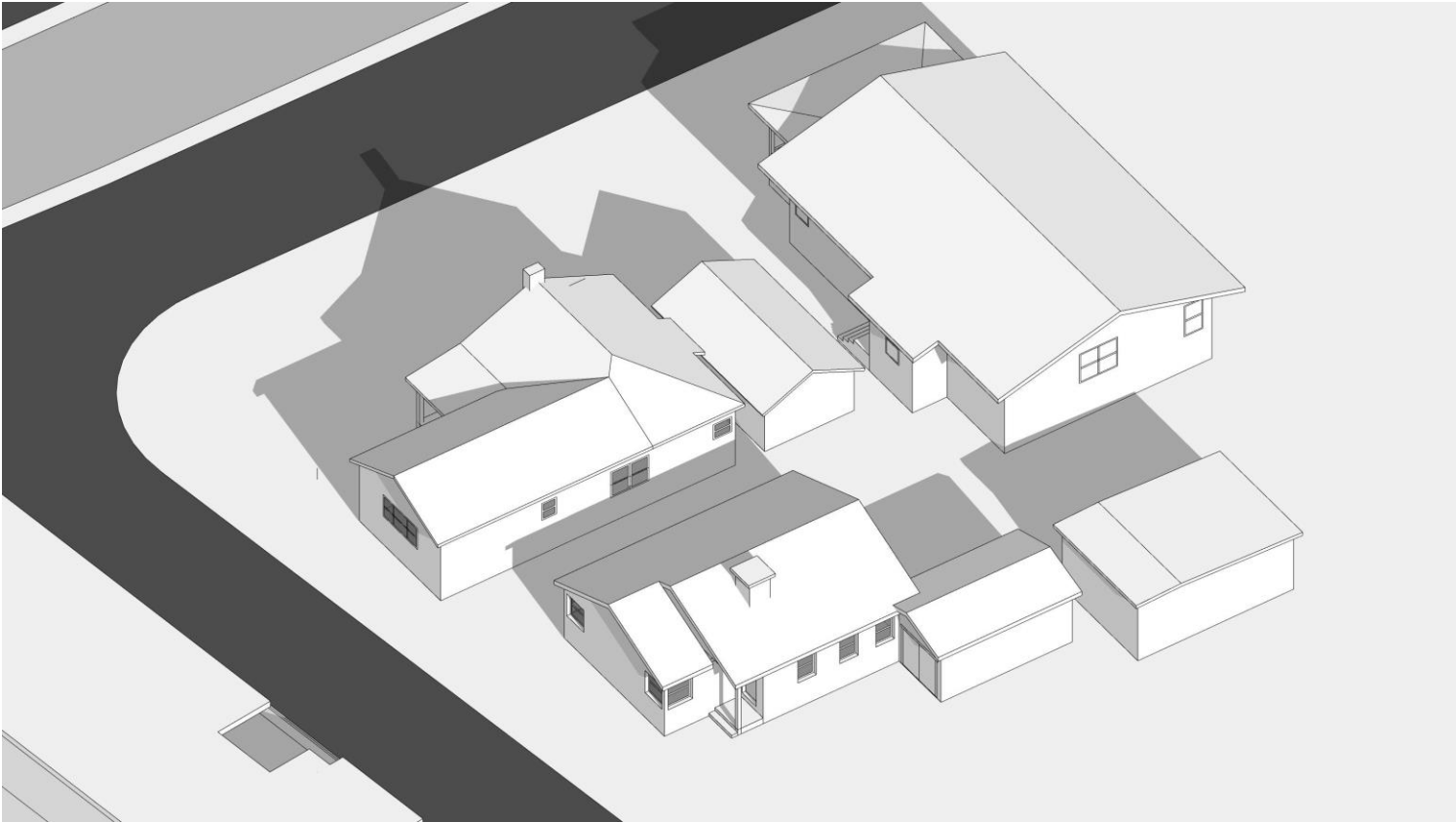
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PROPOSED

January 21st

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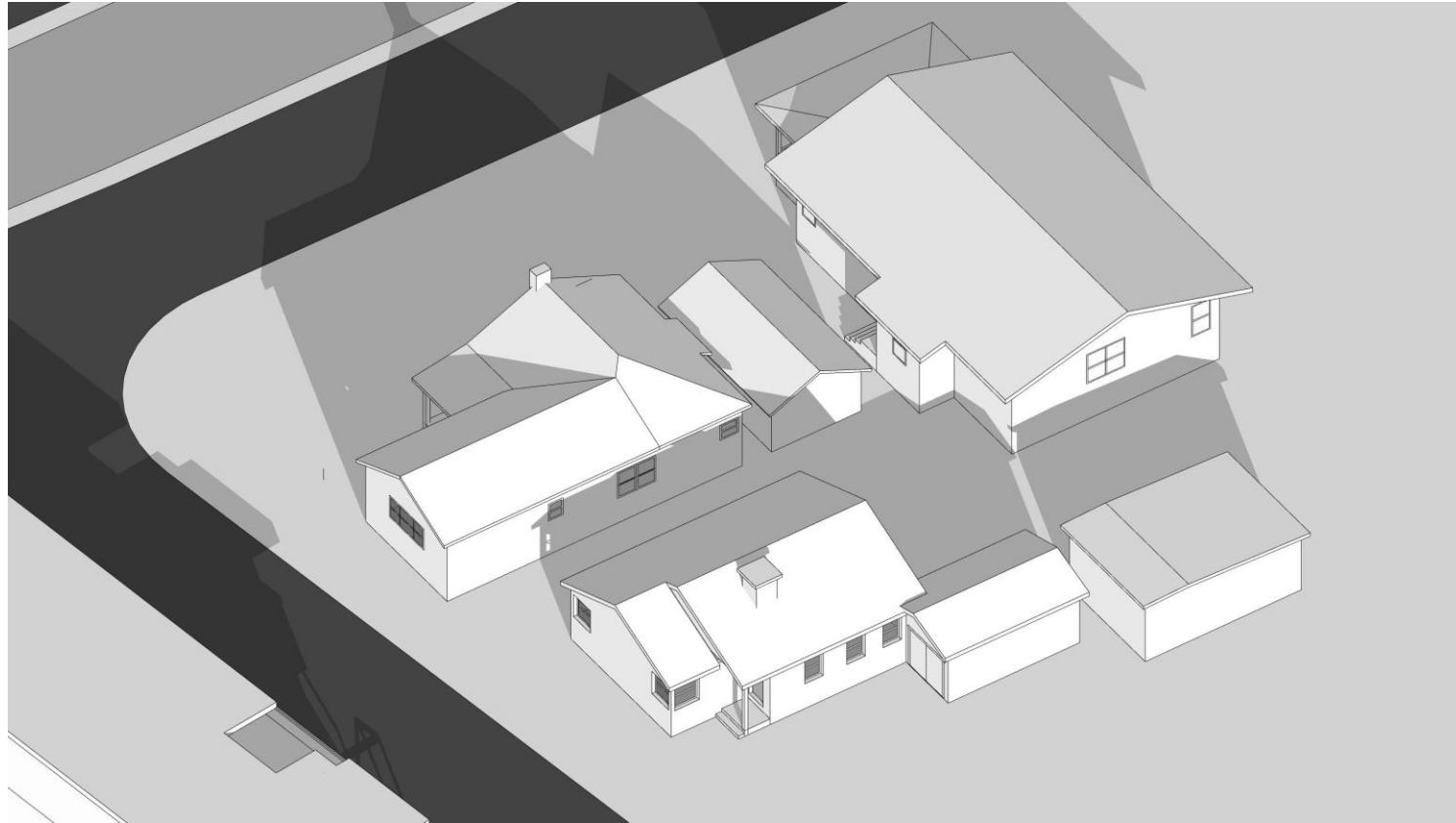
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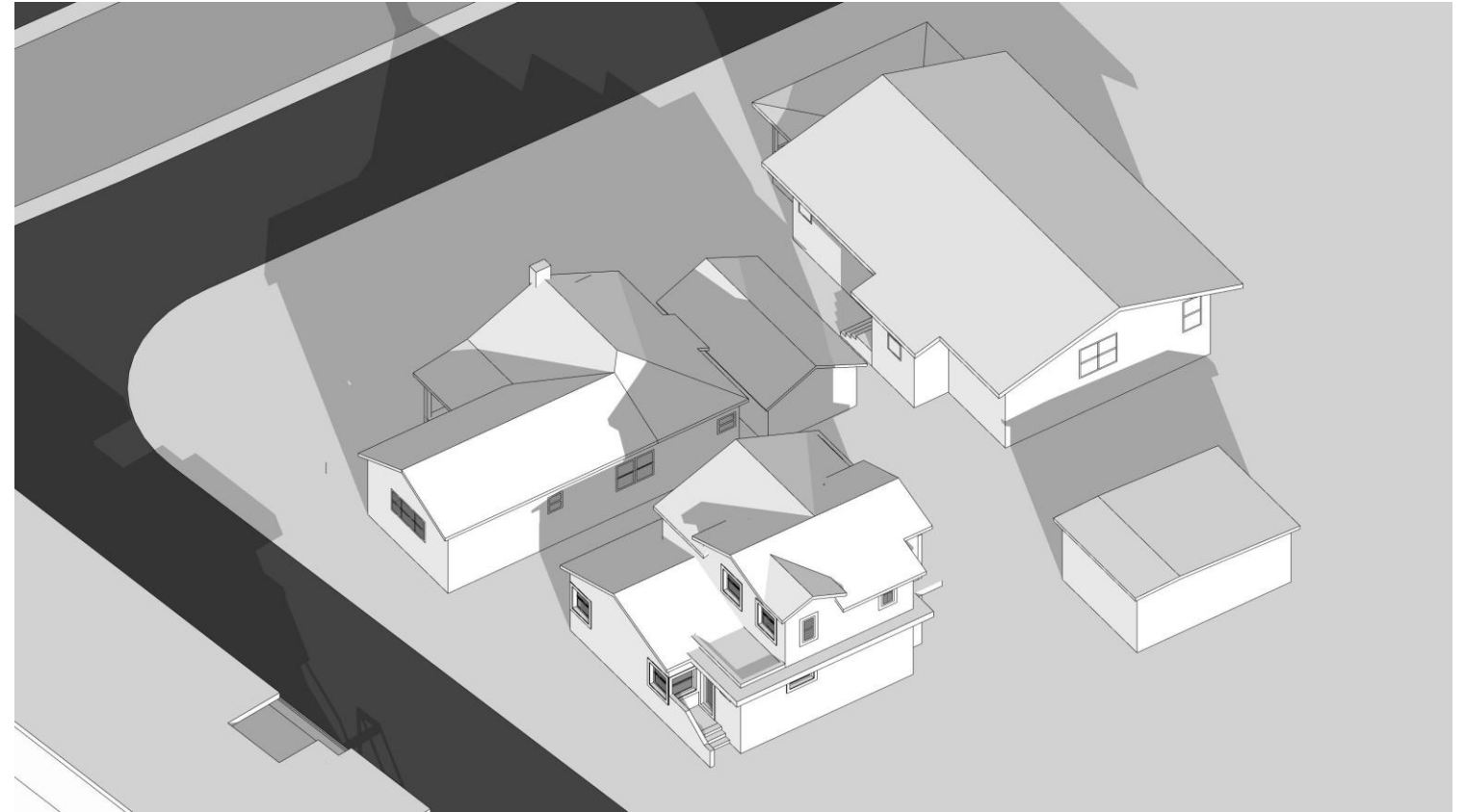
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January 21st

04:00 pm



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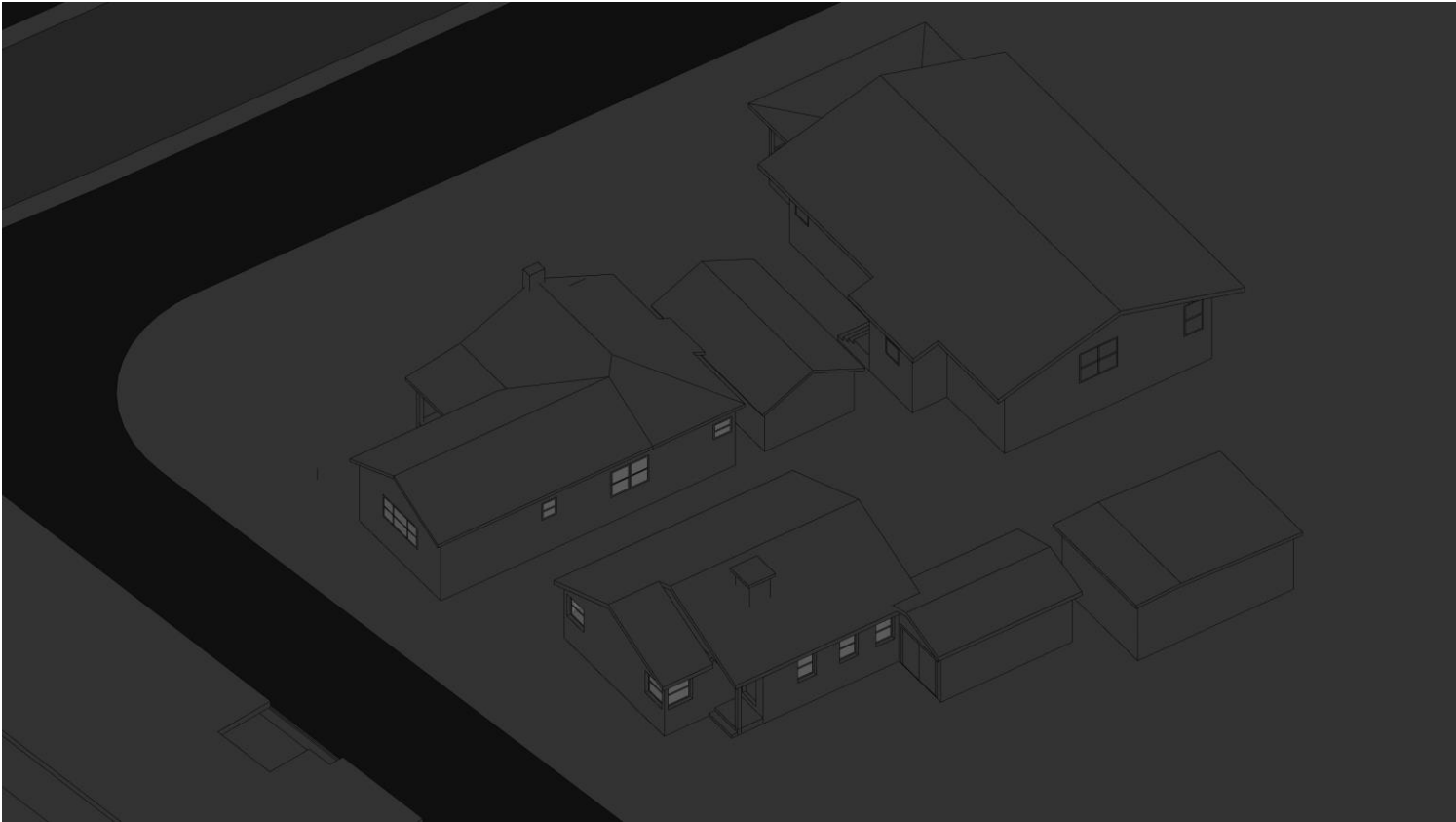


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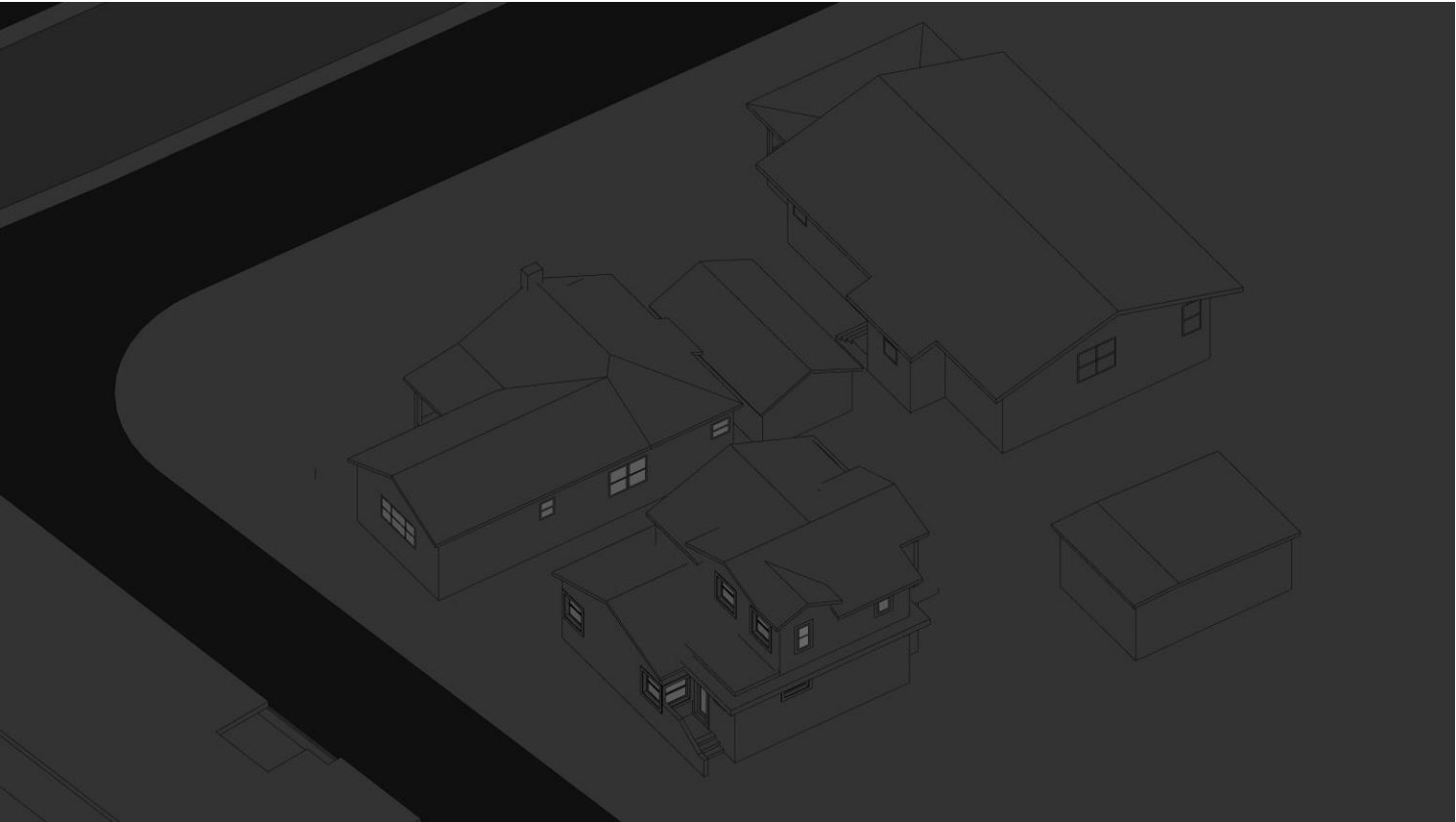
January 21st

06:00 pm

Sunset at 5:21 pm



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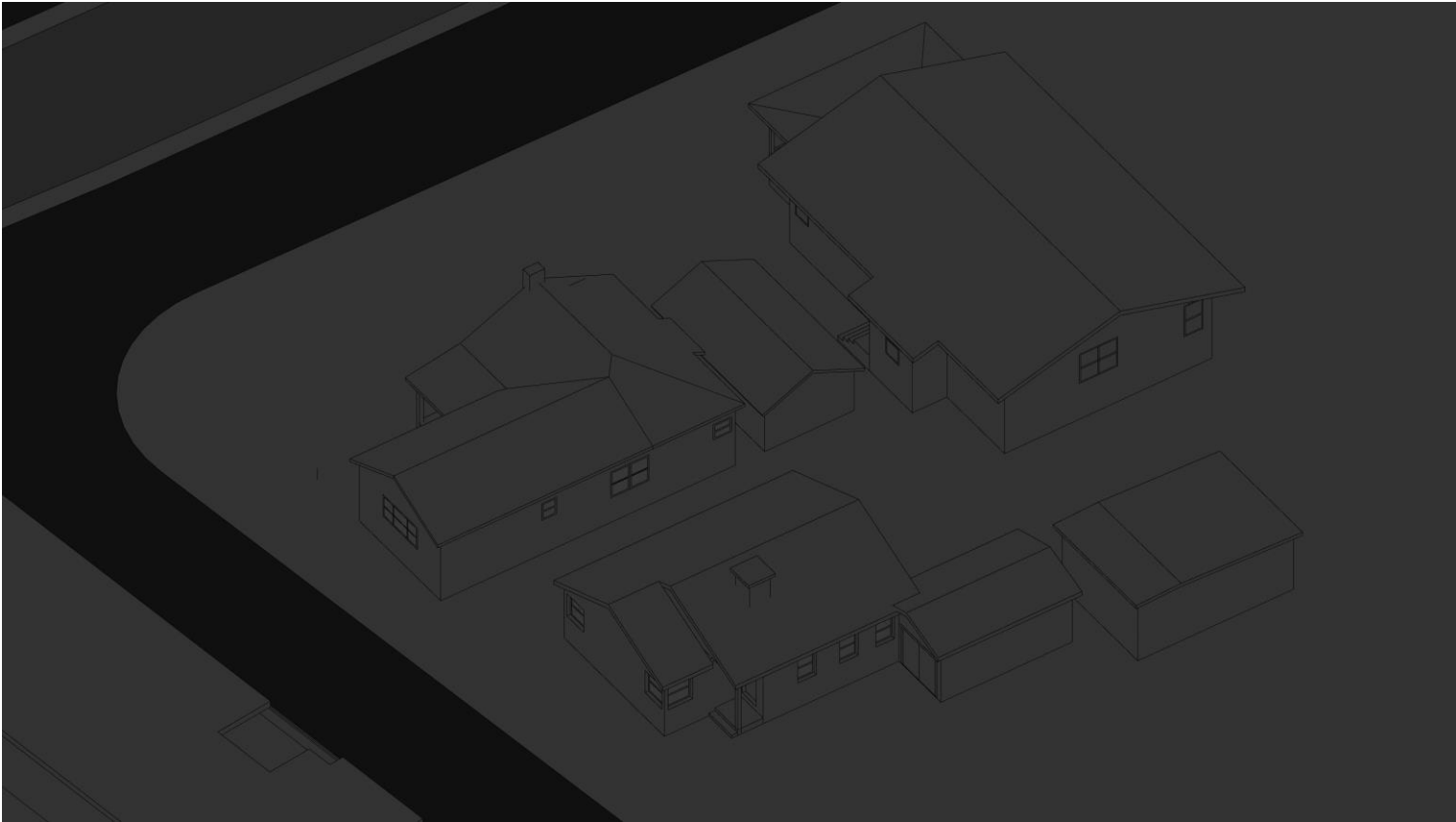


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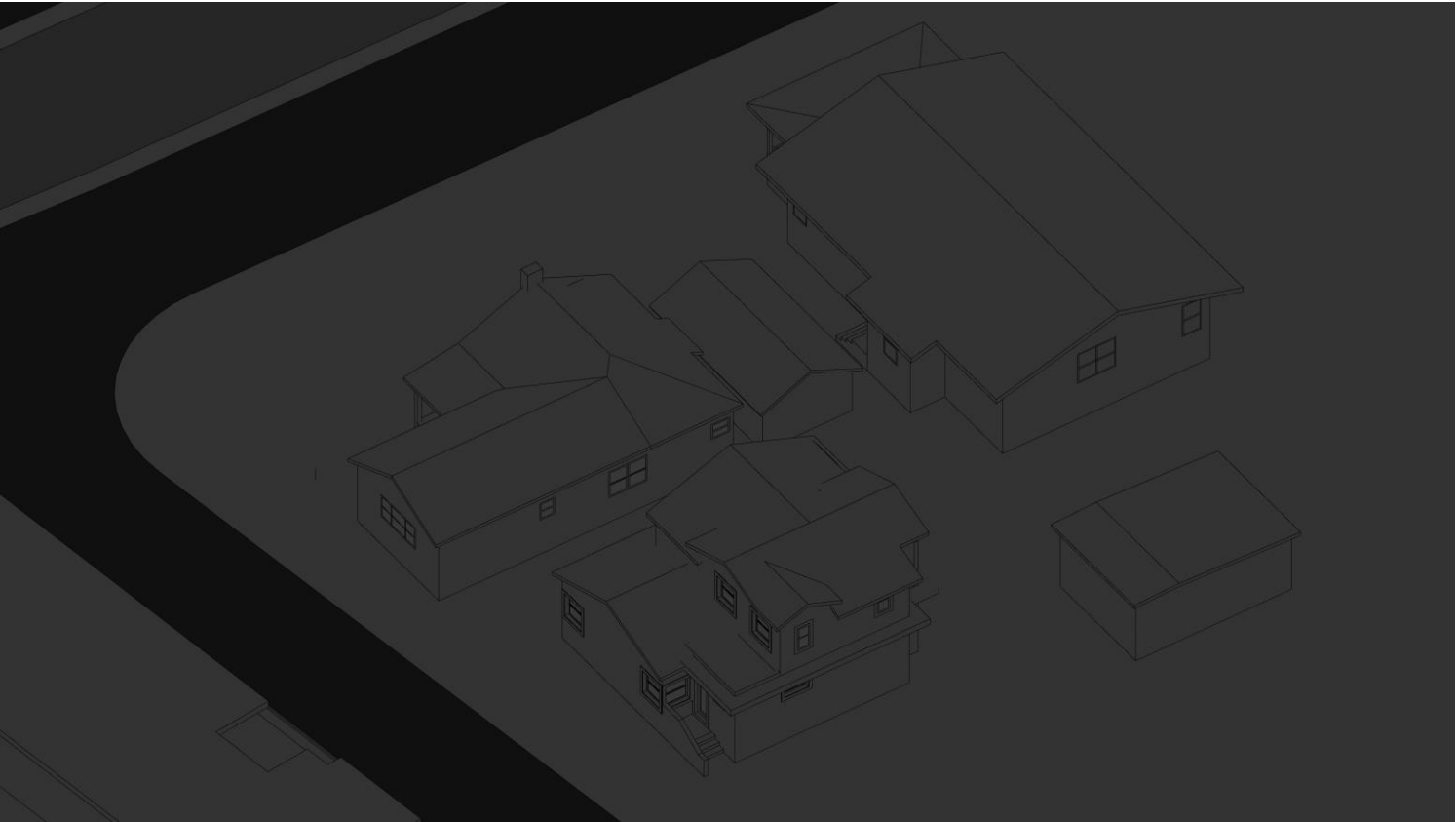
February 21st

06:00 am

Sunrise at 6:52 am



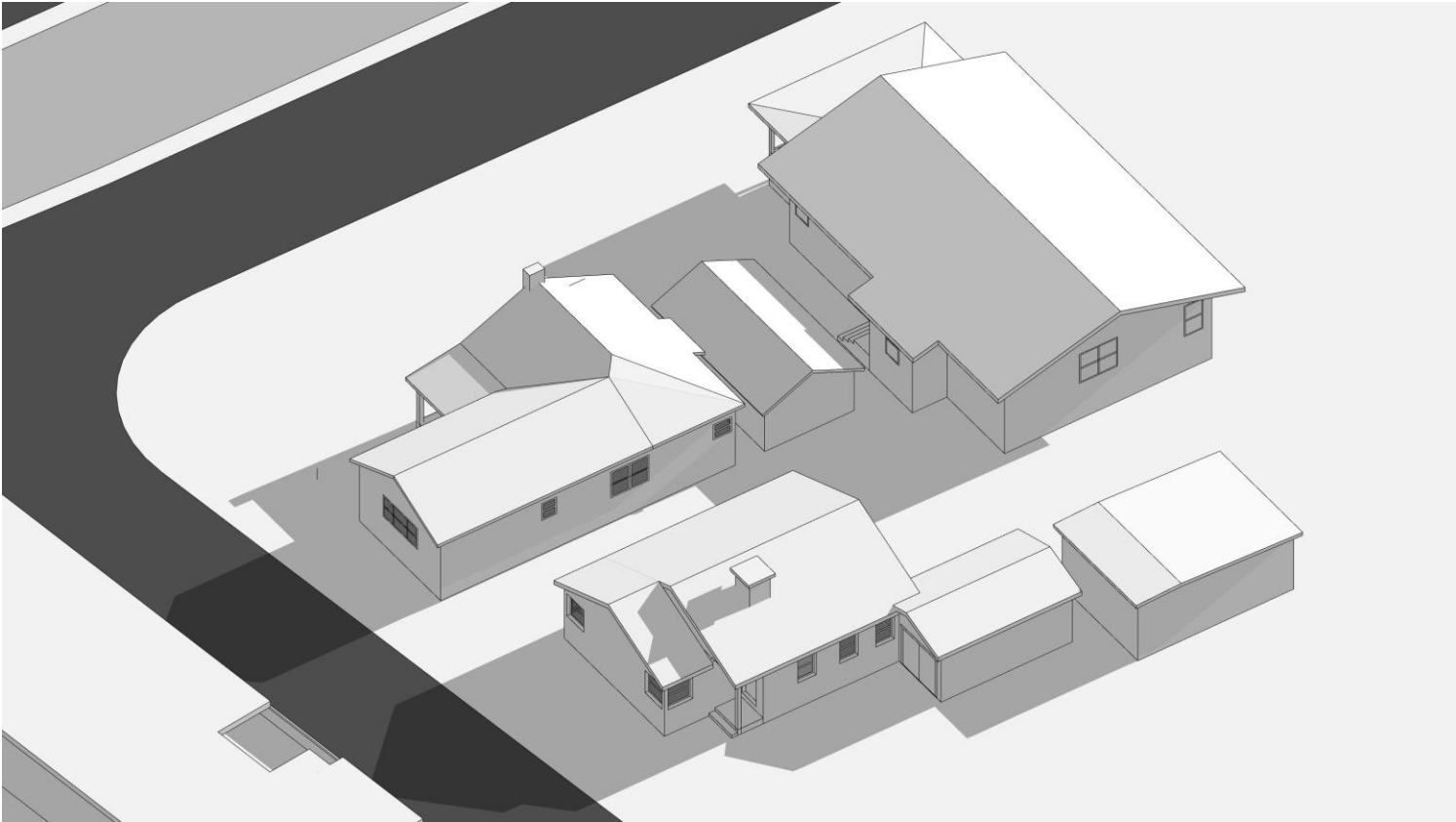
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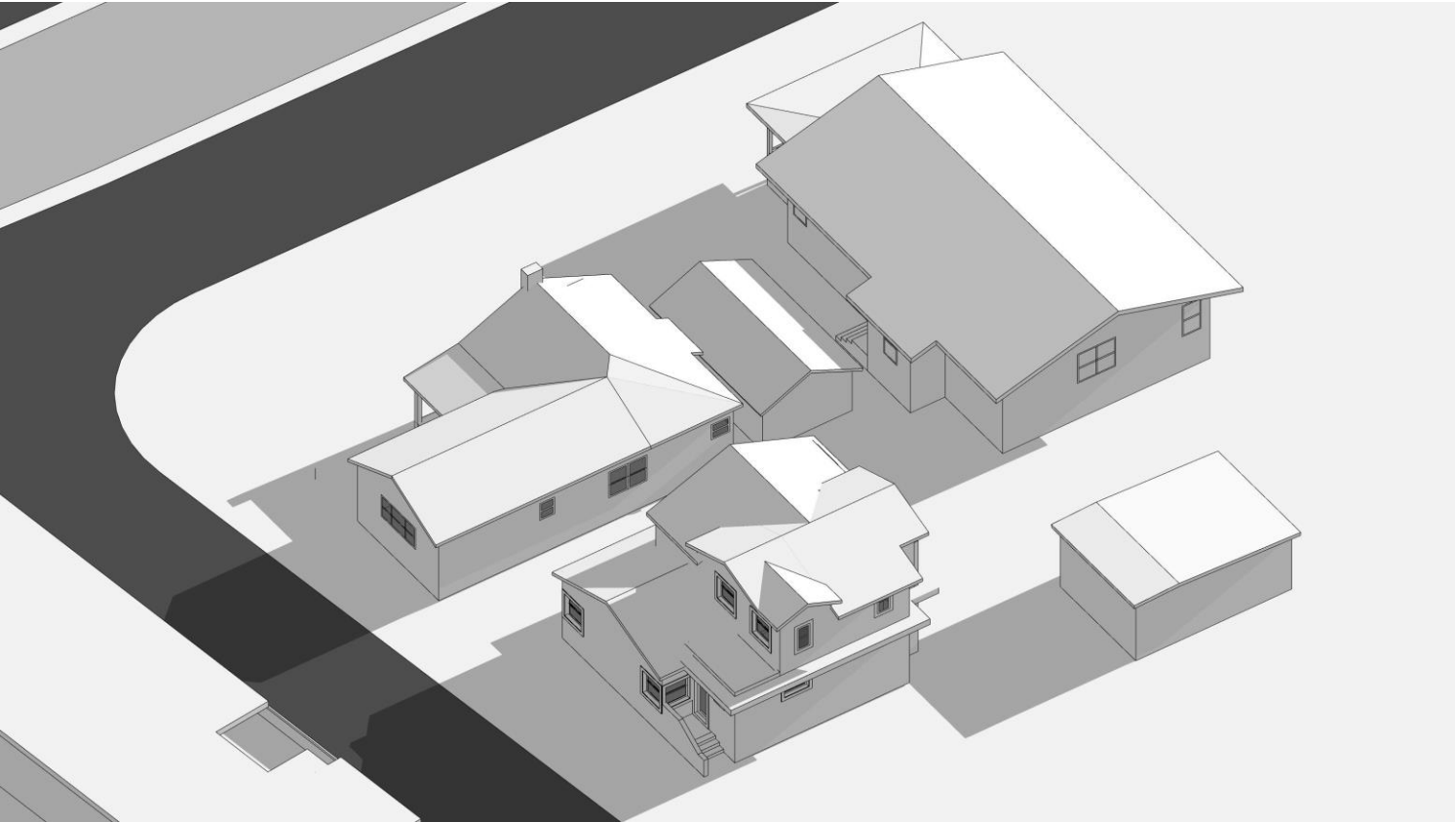
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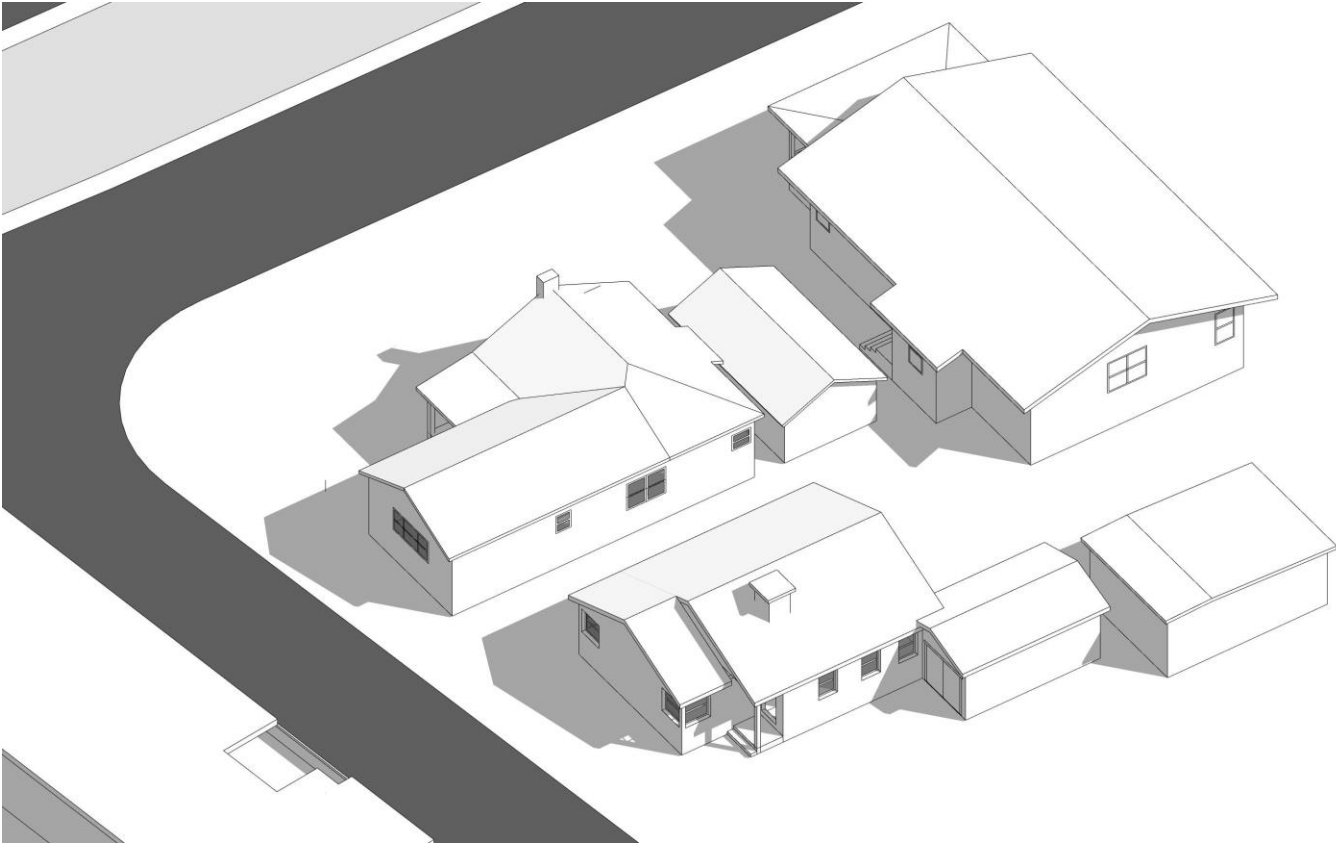
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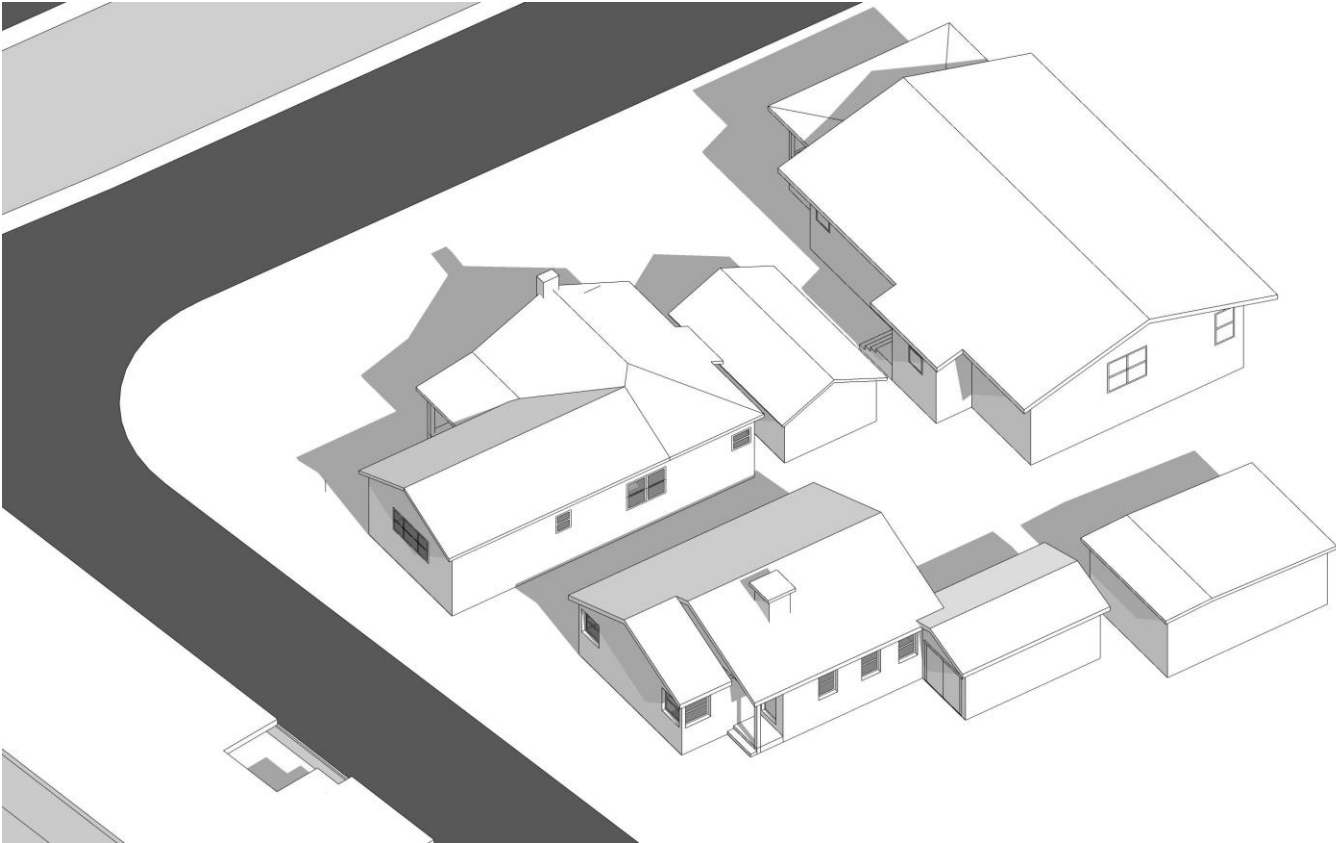
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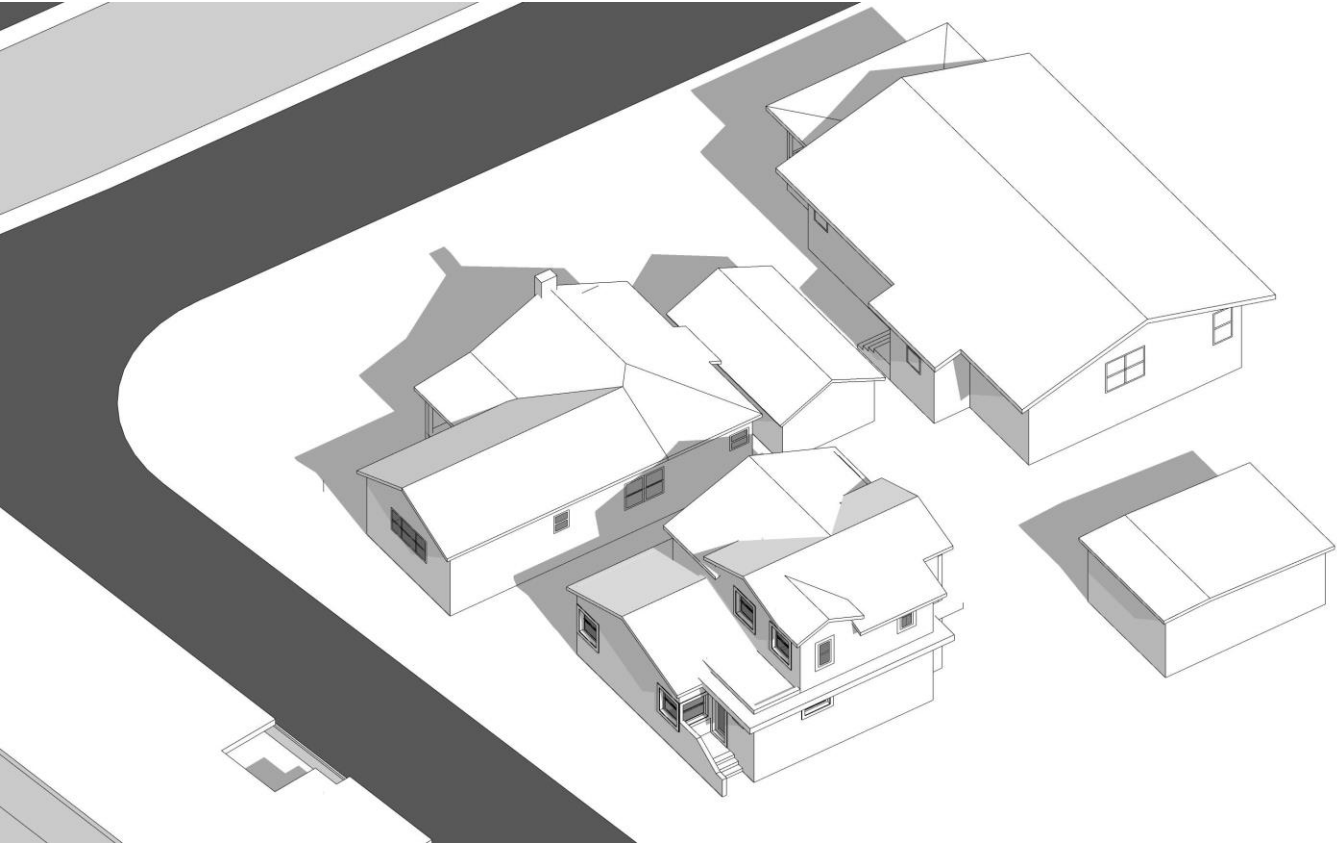
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February 21st

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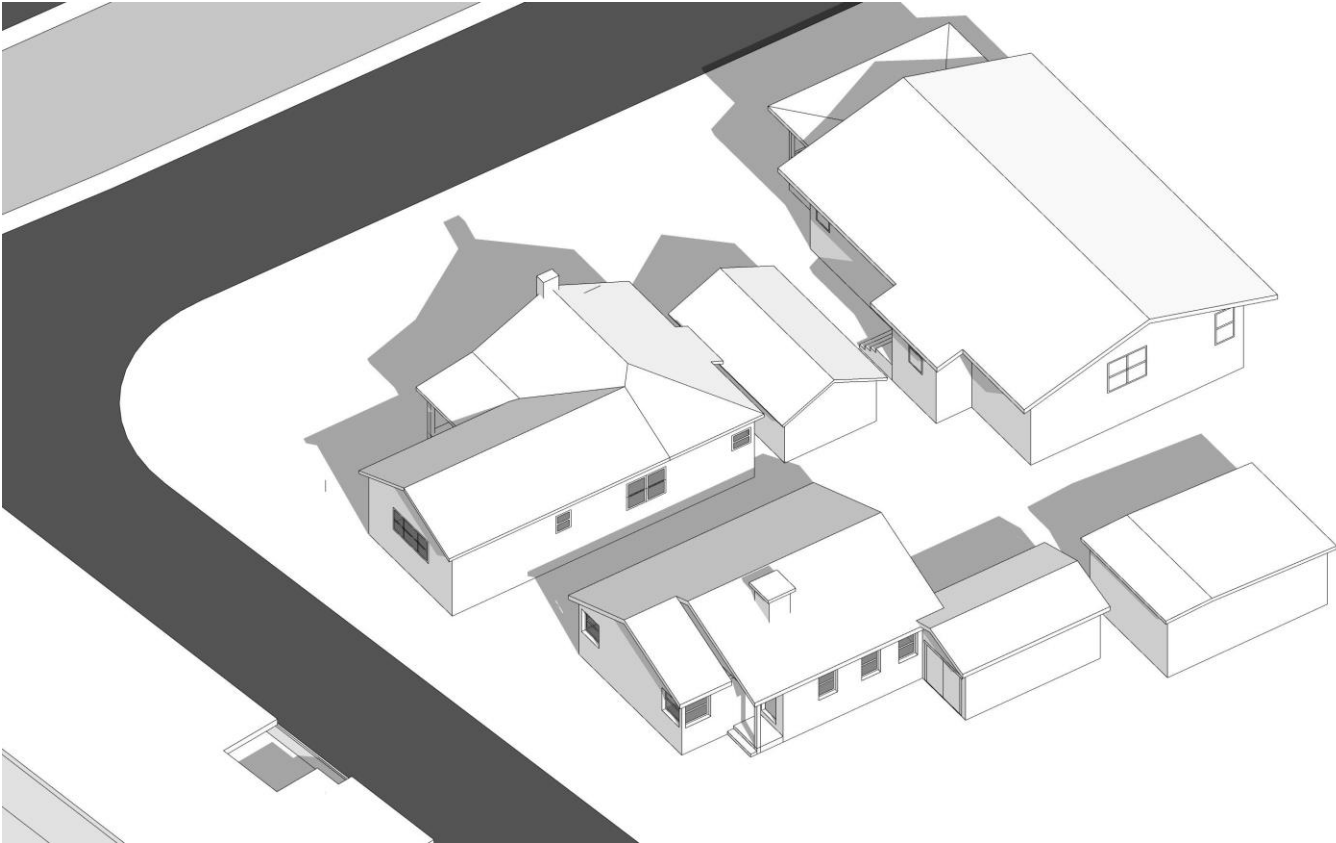
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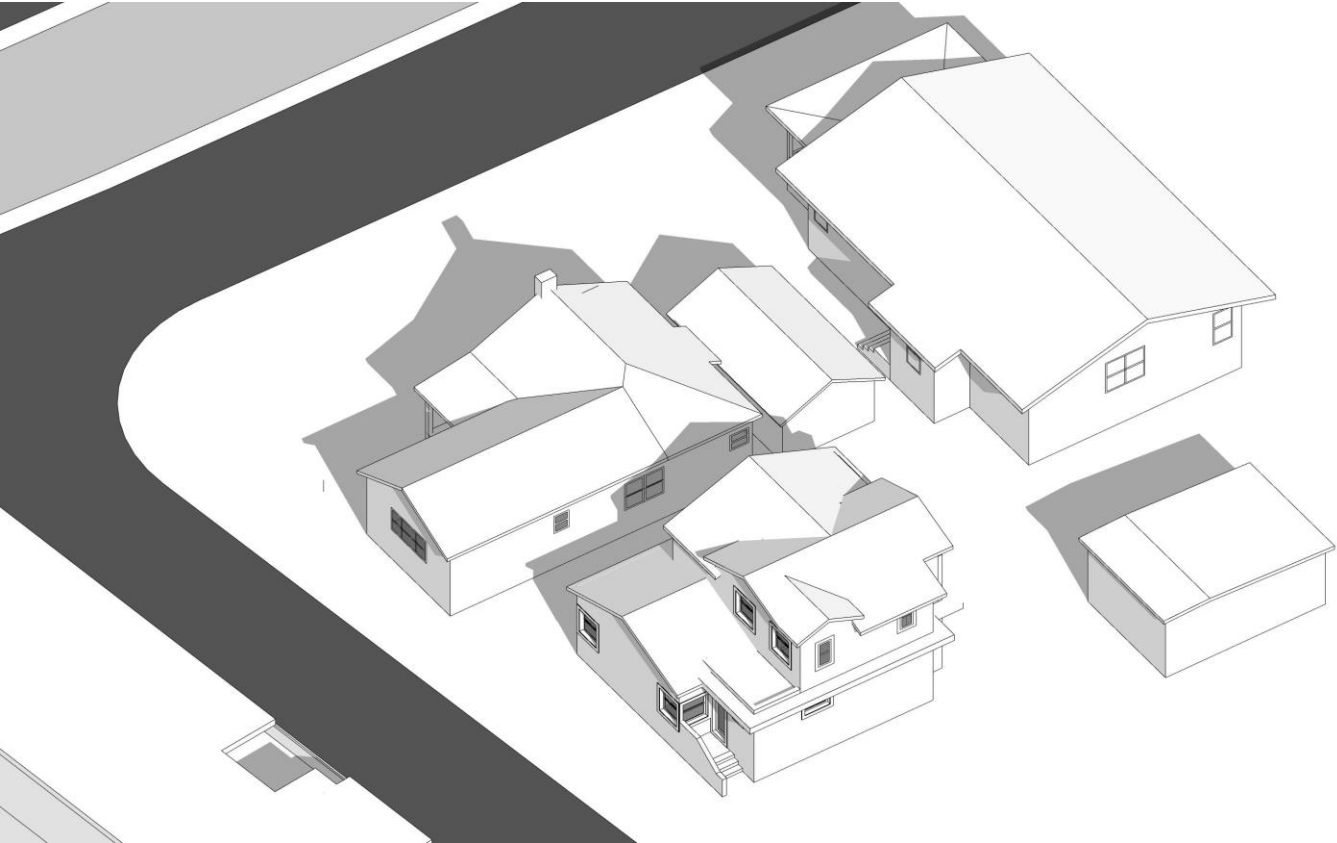
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February 21st

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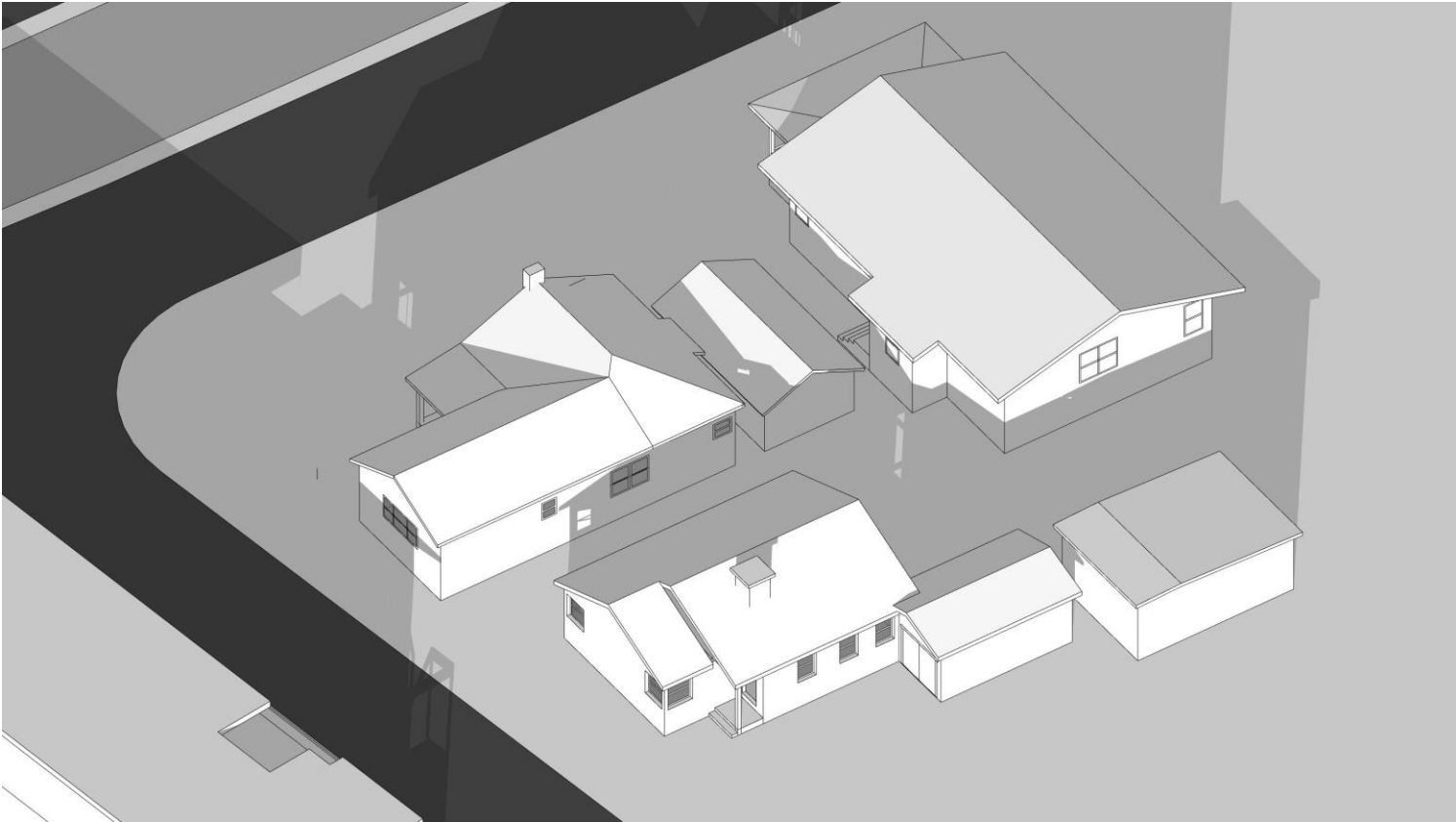
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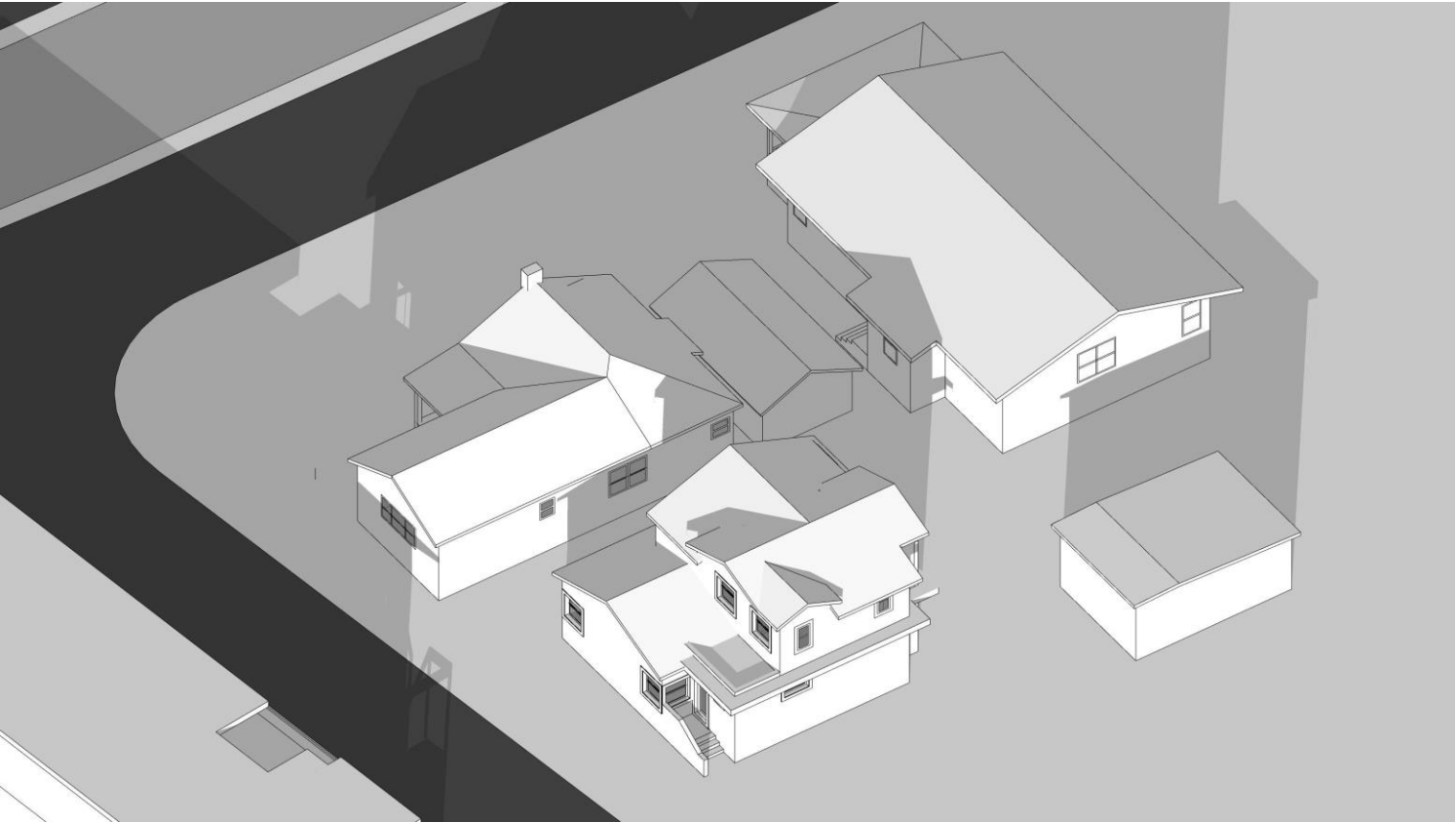
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February 21st

05:00 pm



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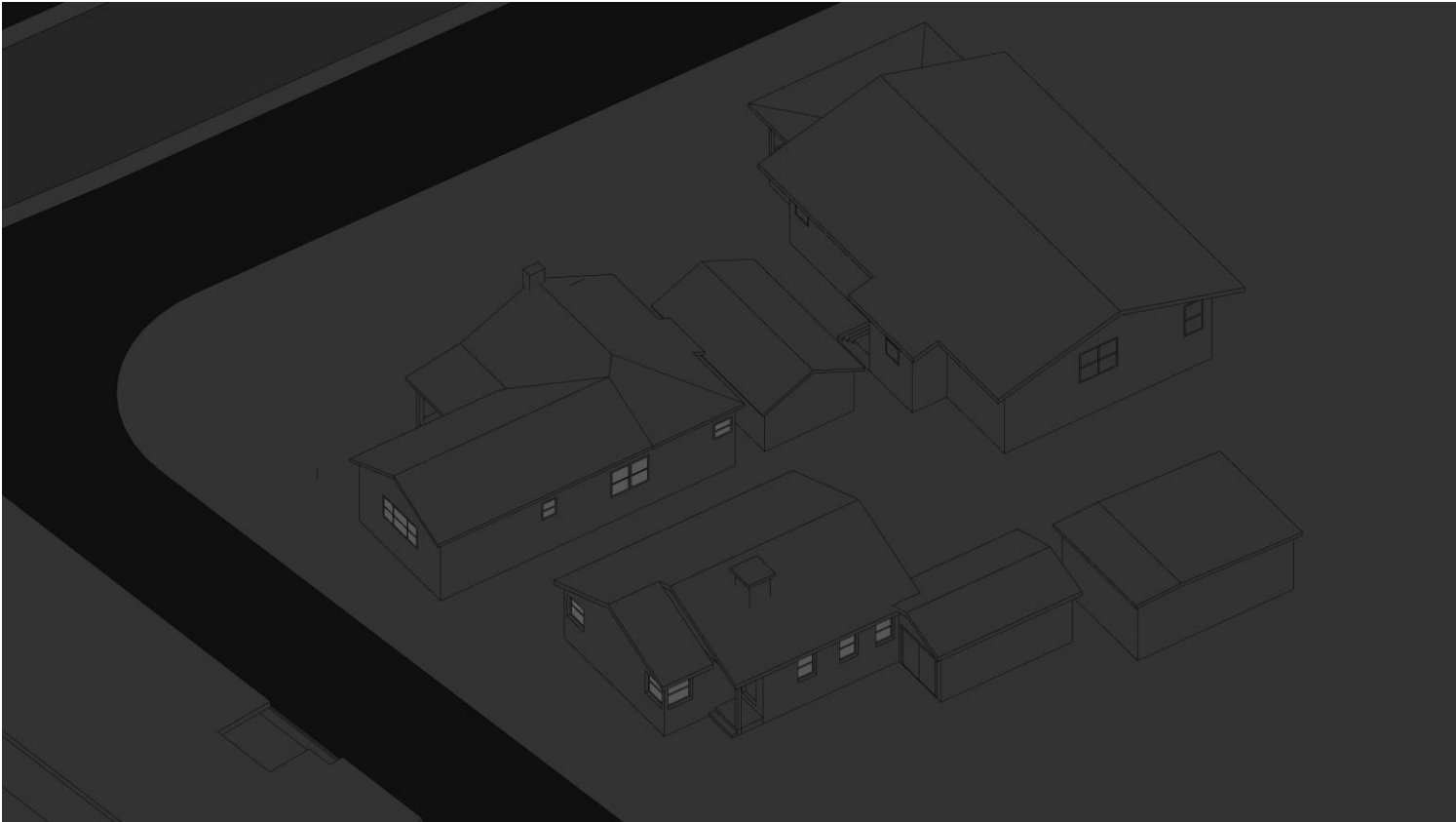


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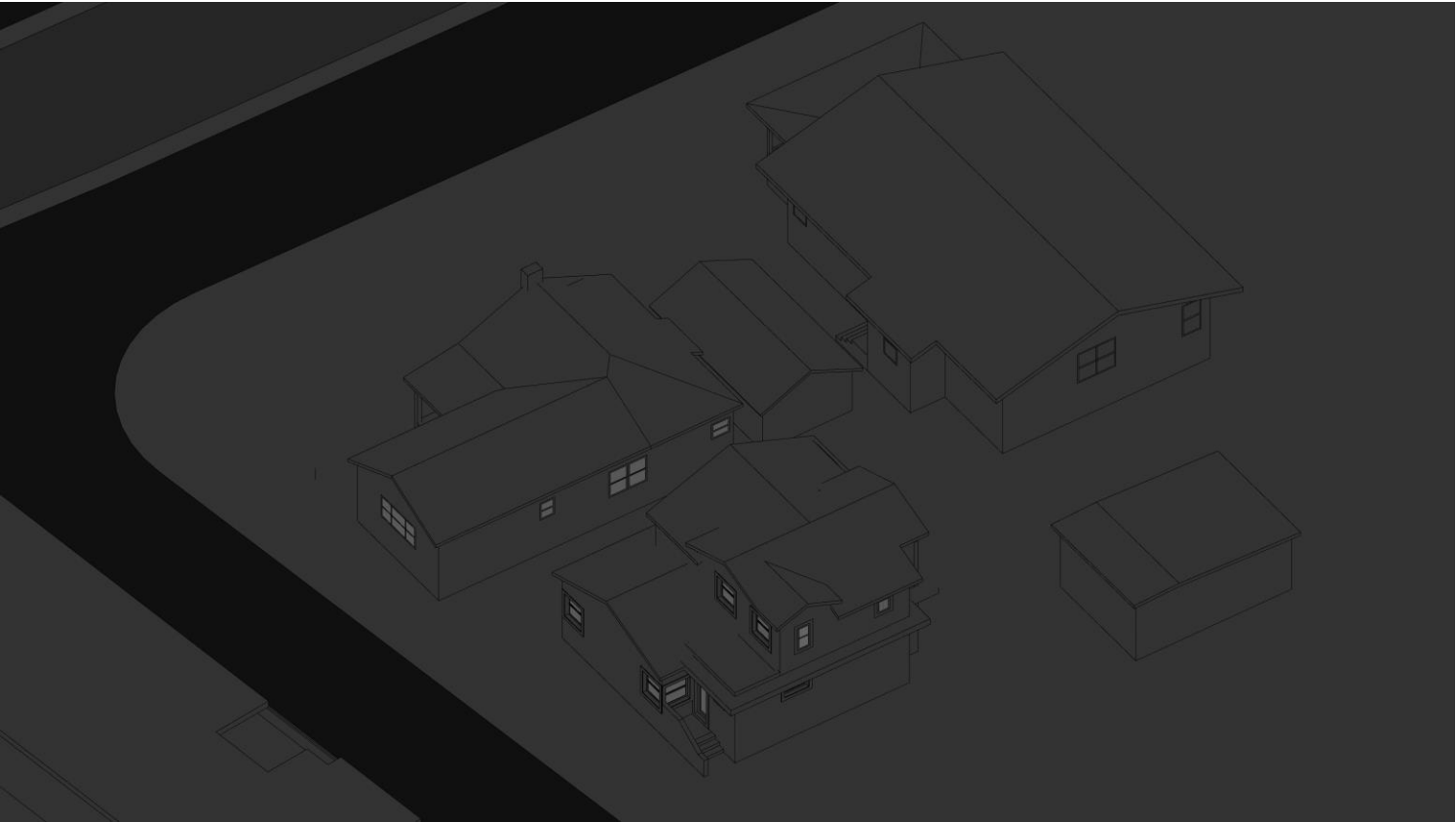
February 21st

06:00 pm

Sunset at 5:55 pm



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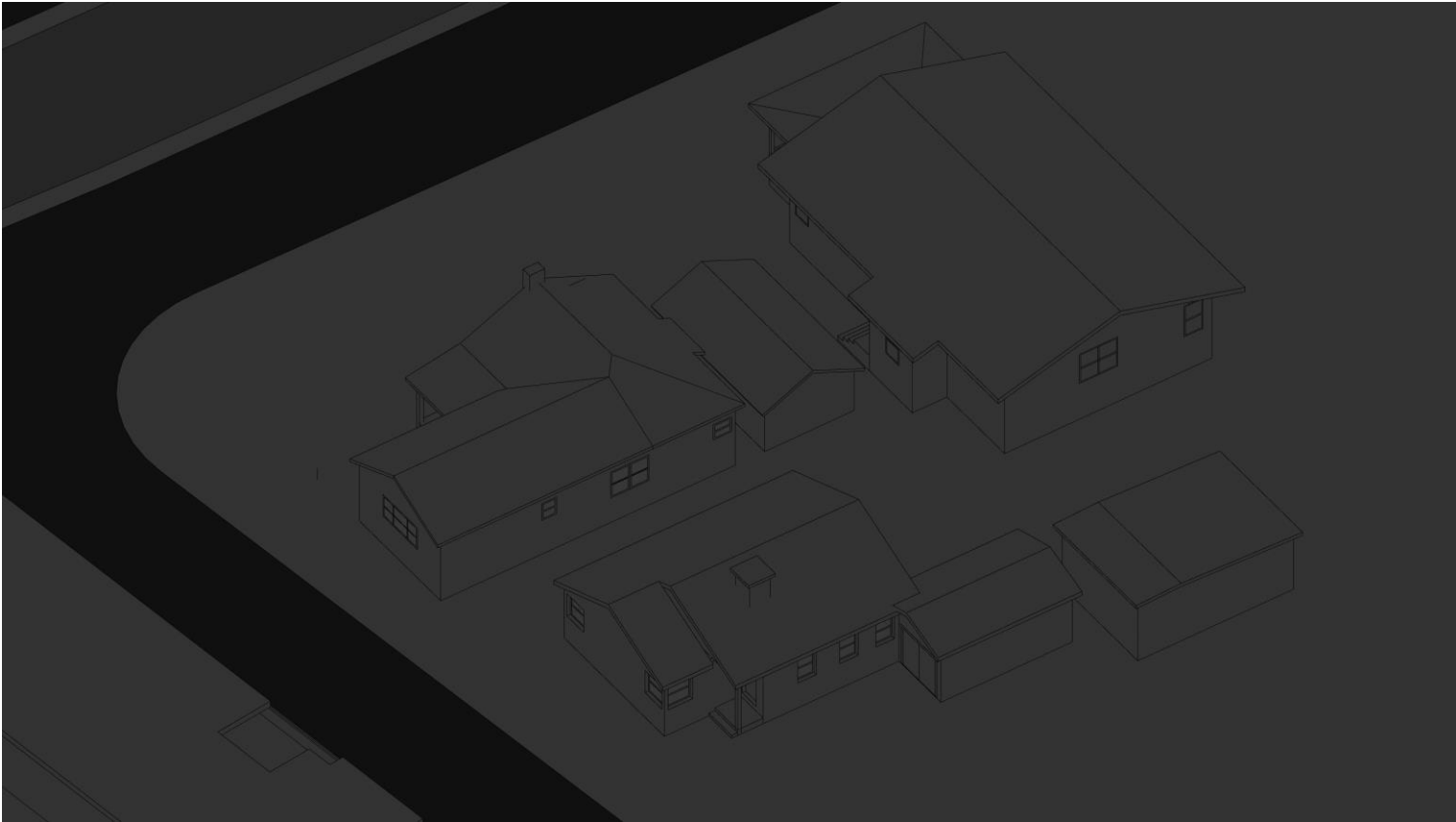


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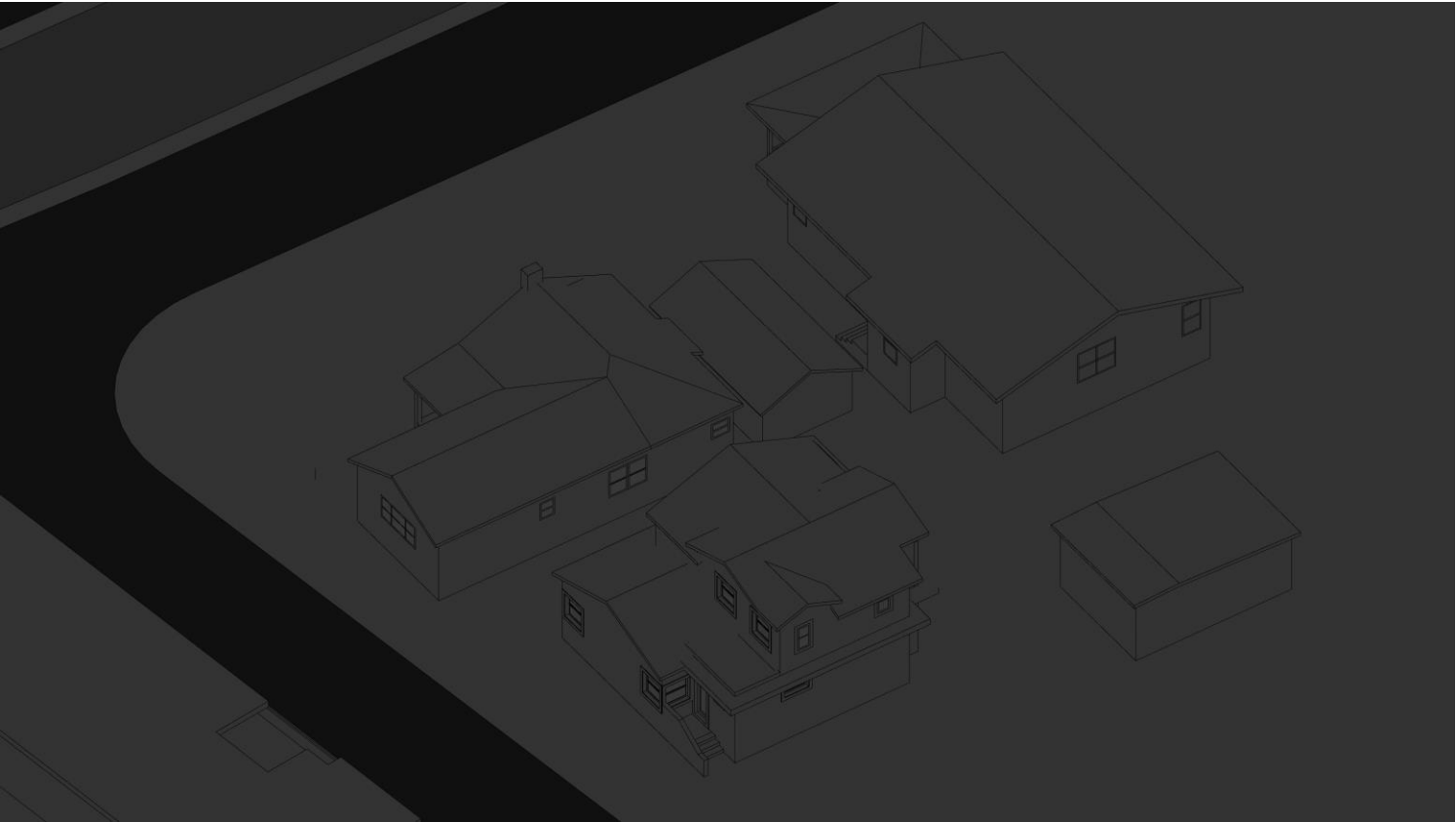
March 21st

06:00 am

Sunrise at 7:11 am

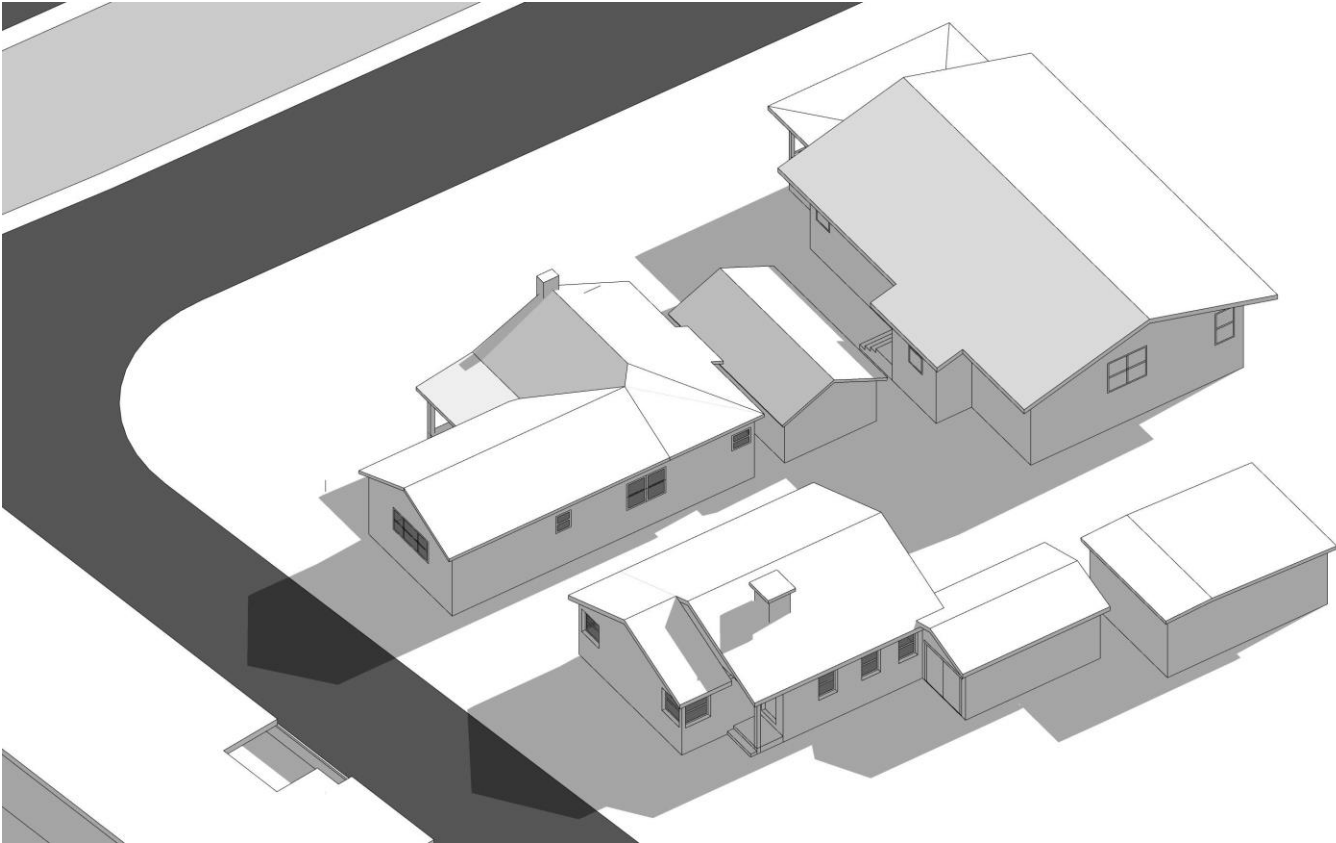


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PROPOSED

March 21st
09:00 am

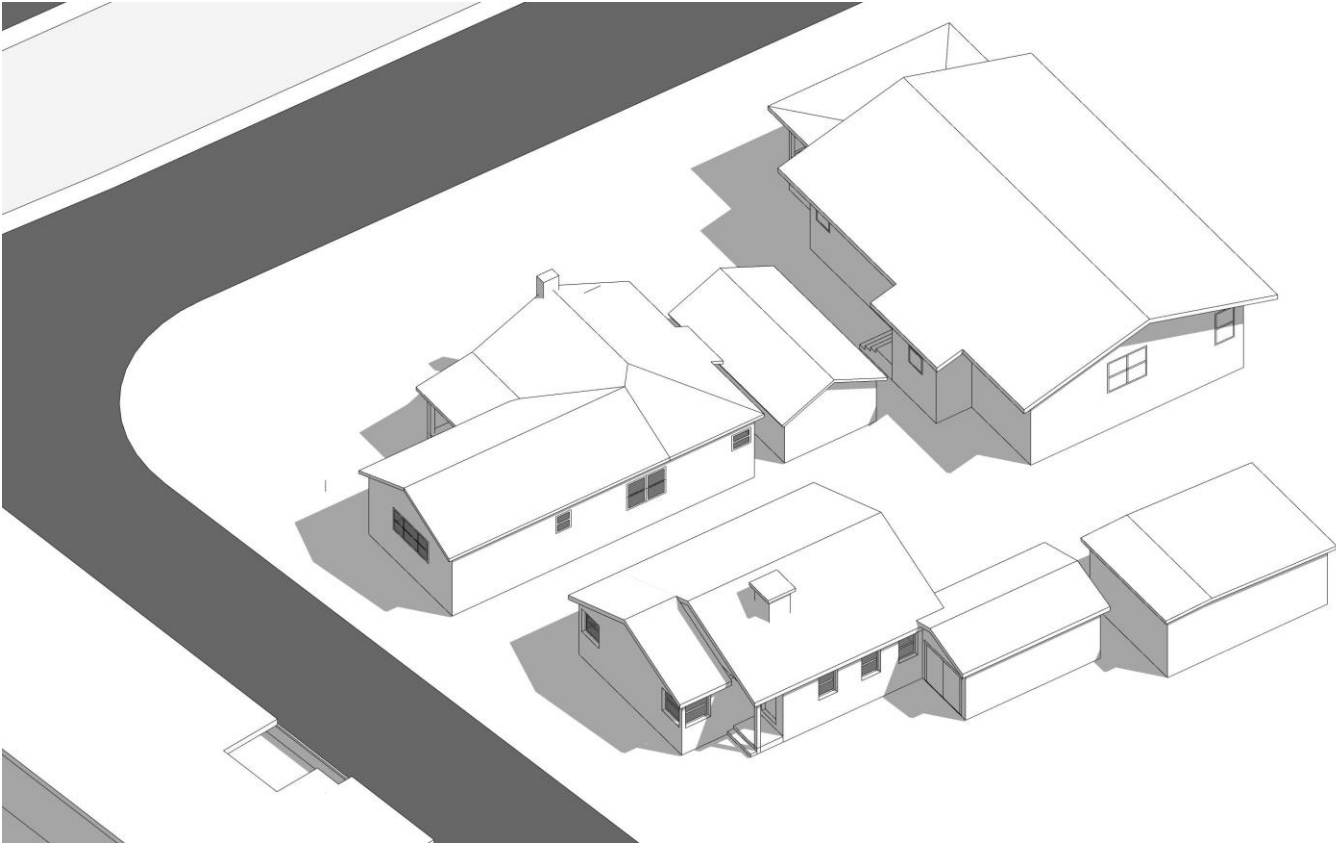


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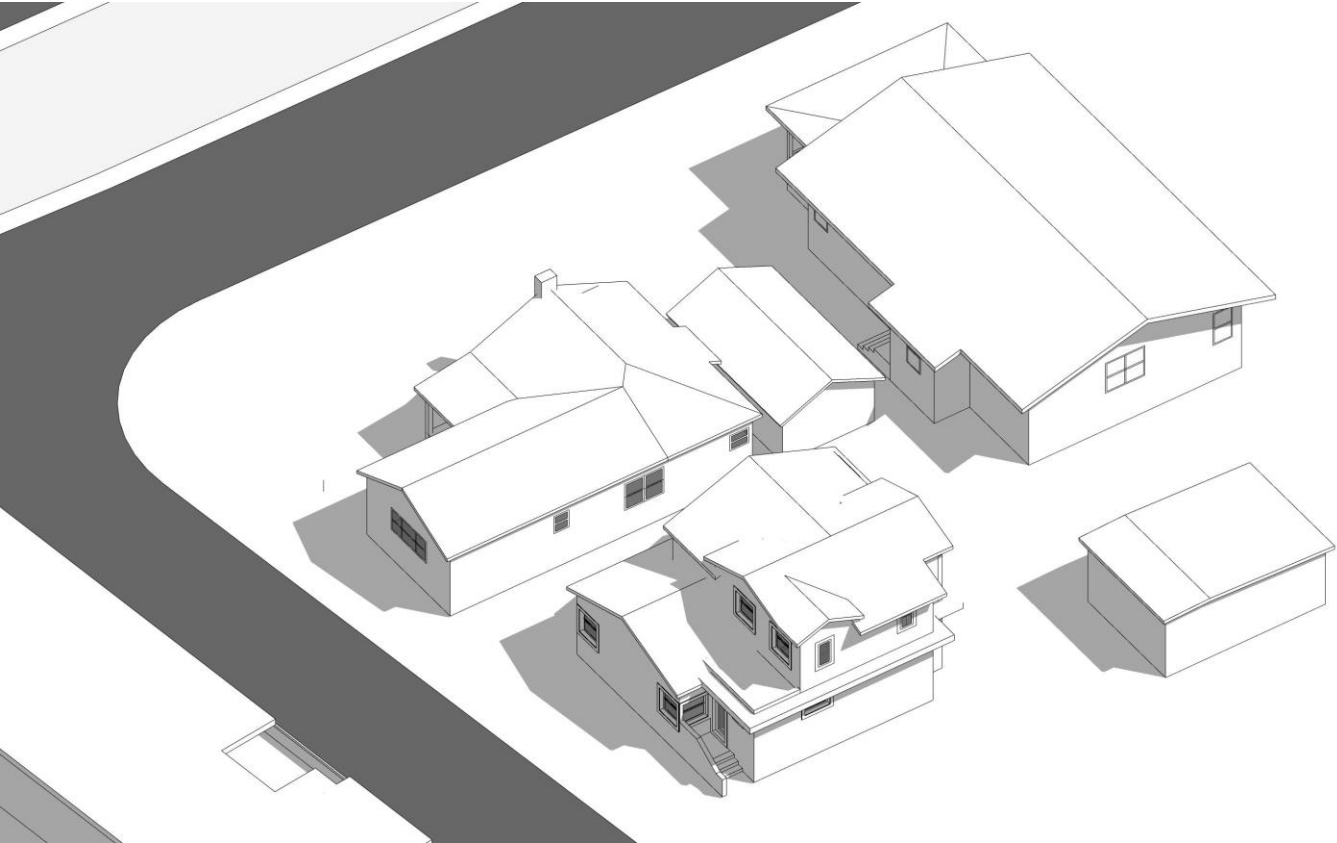


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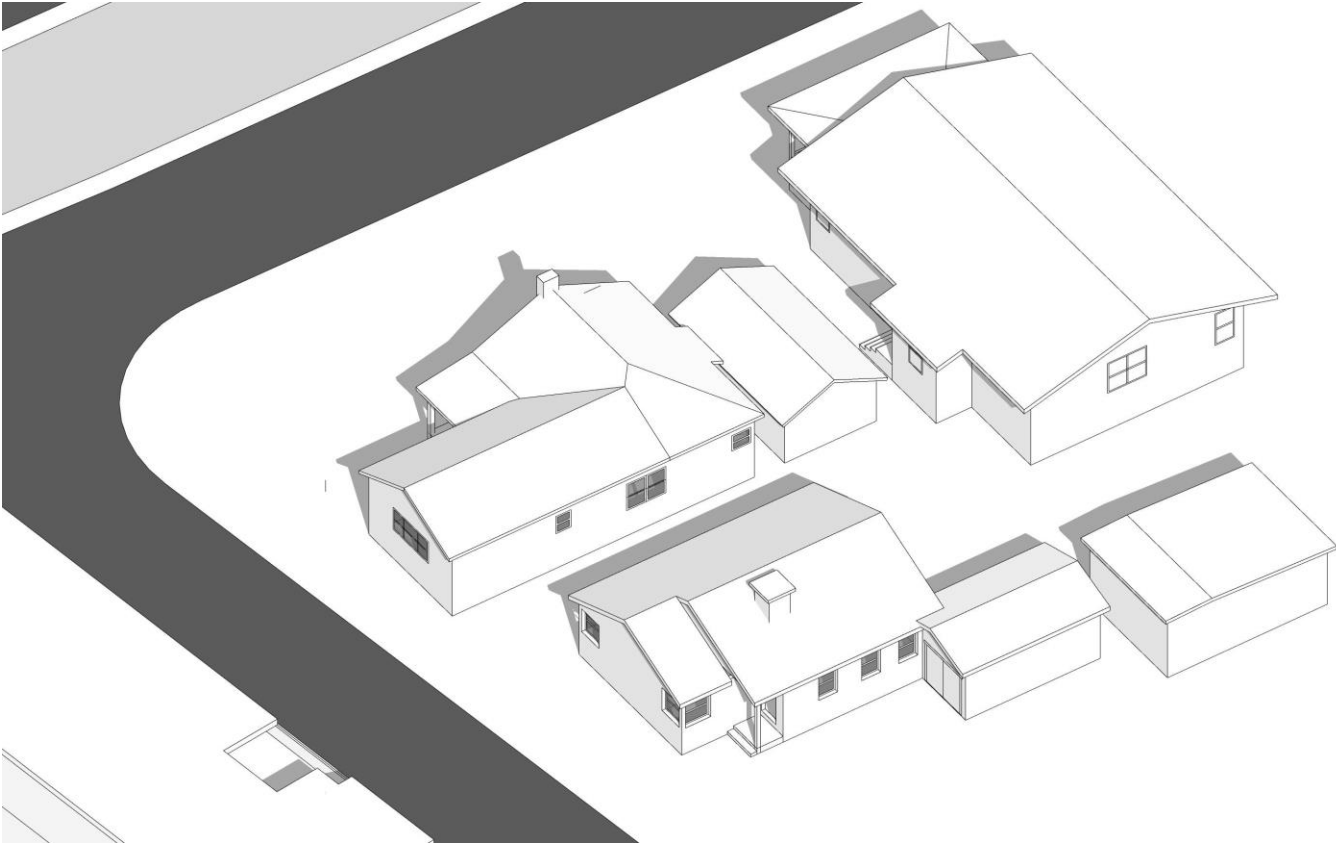


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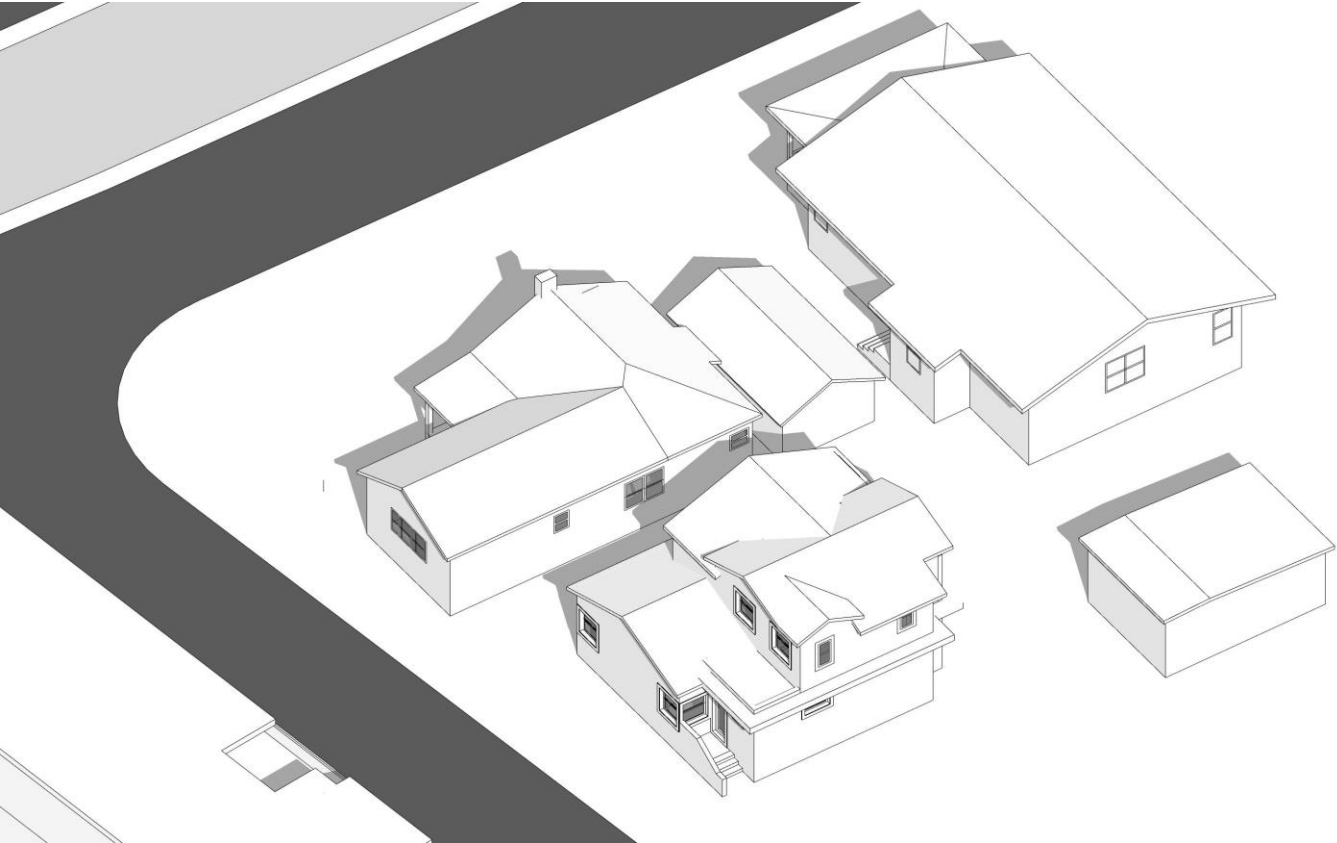


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March 21st
03:00 pm



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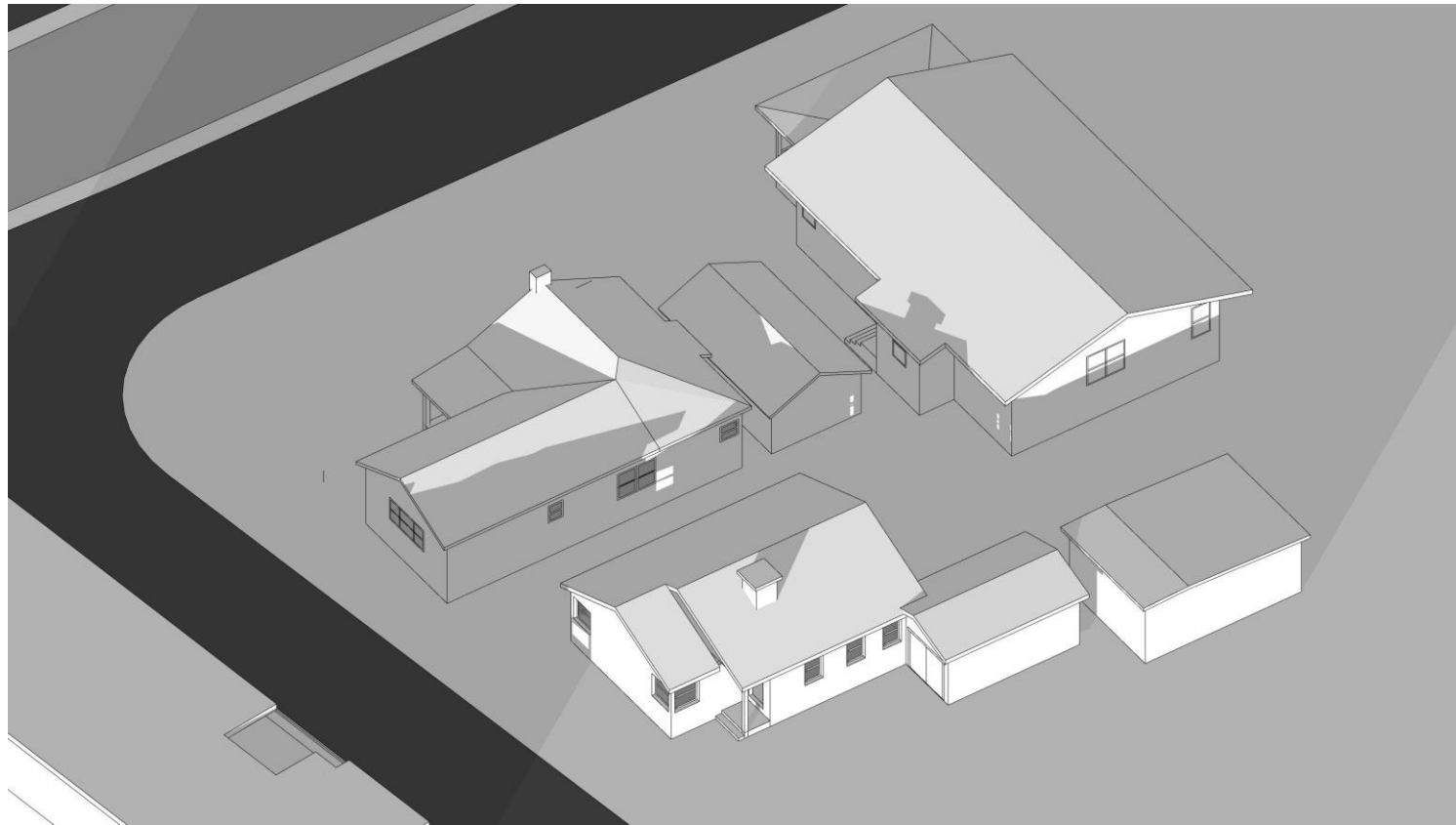


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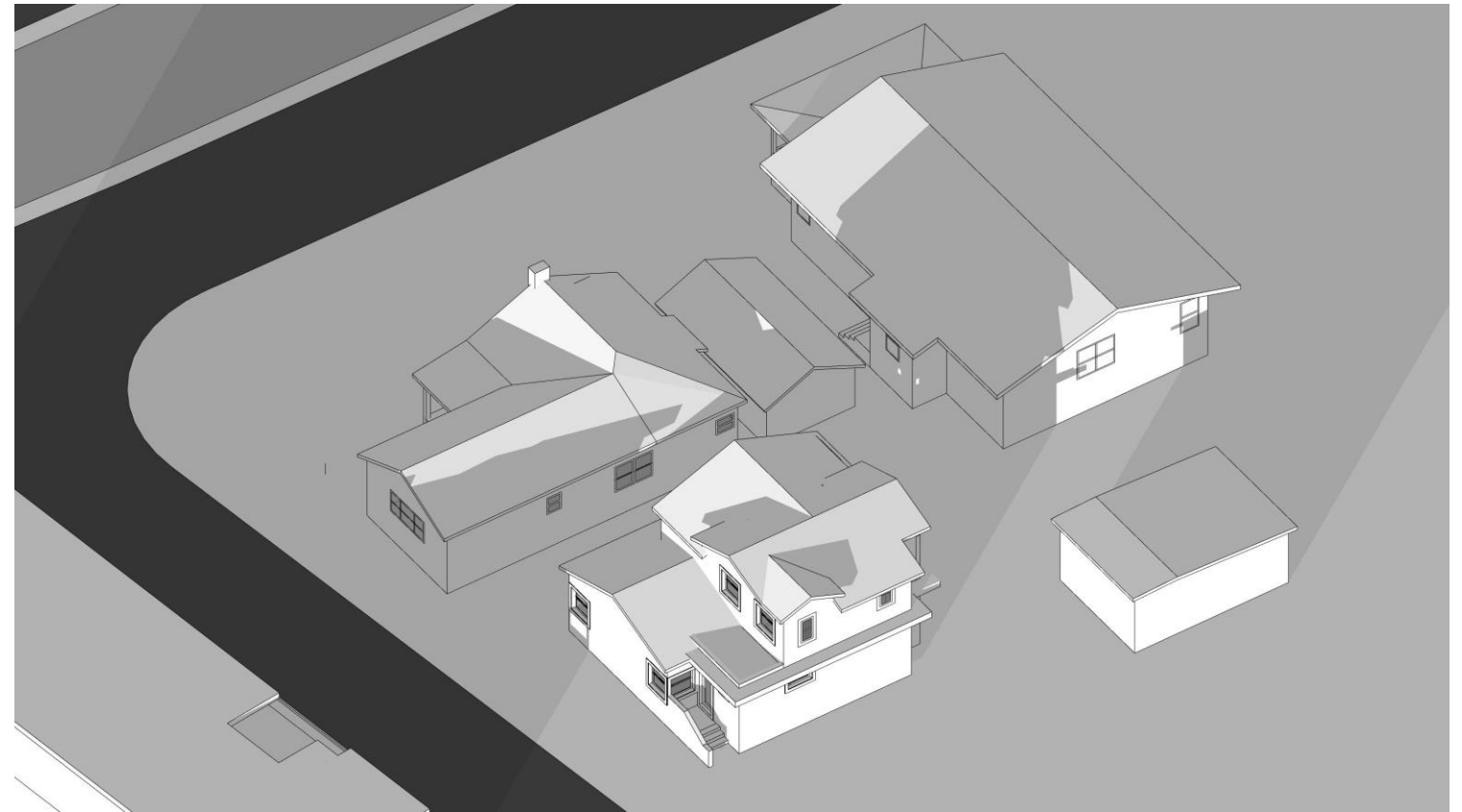
March 21st

06:00 pm

Sunset at 7:23 pm



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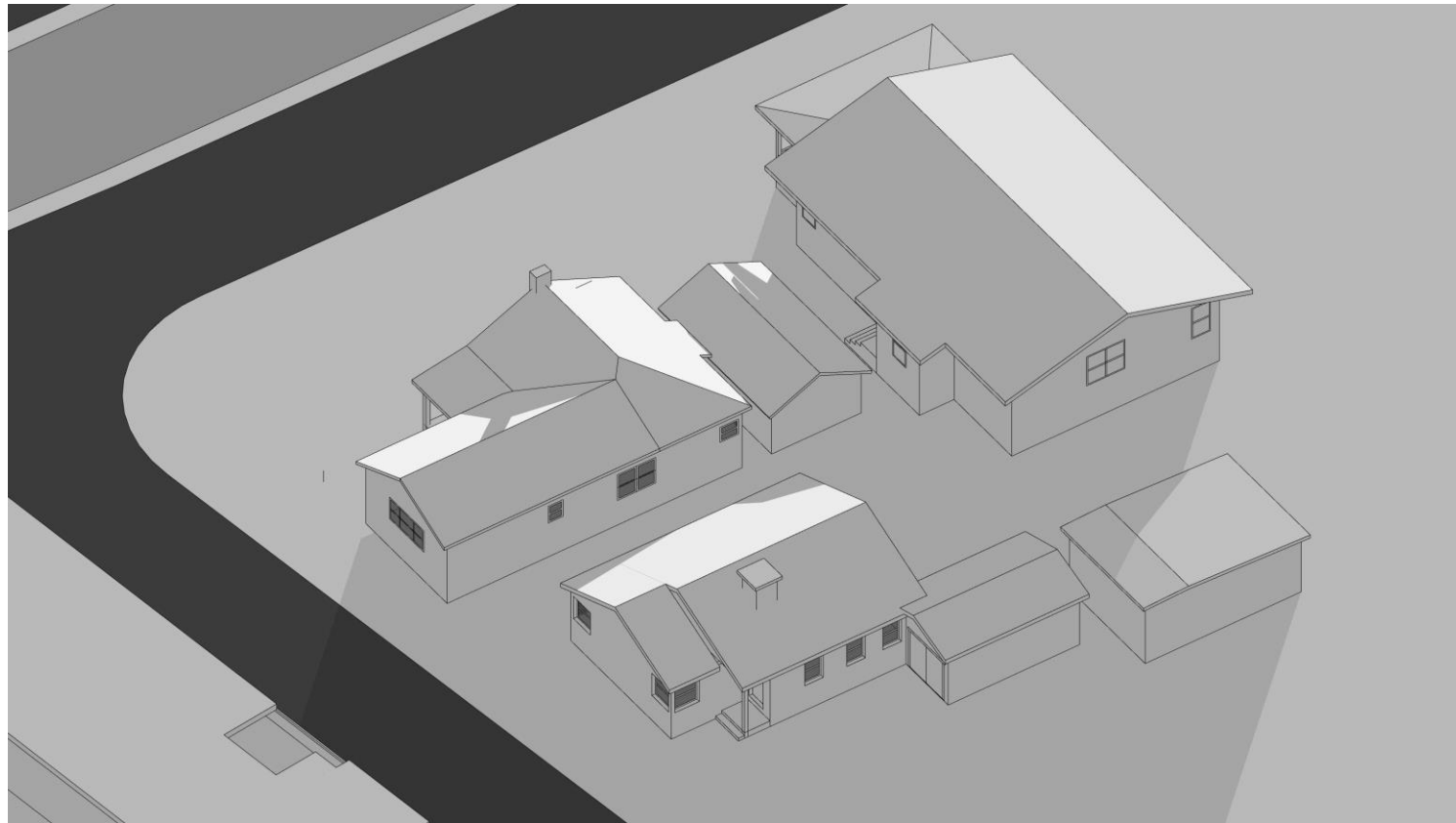


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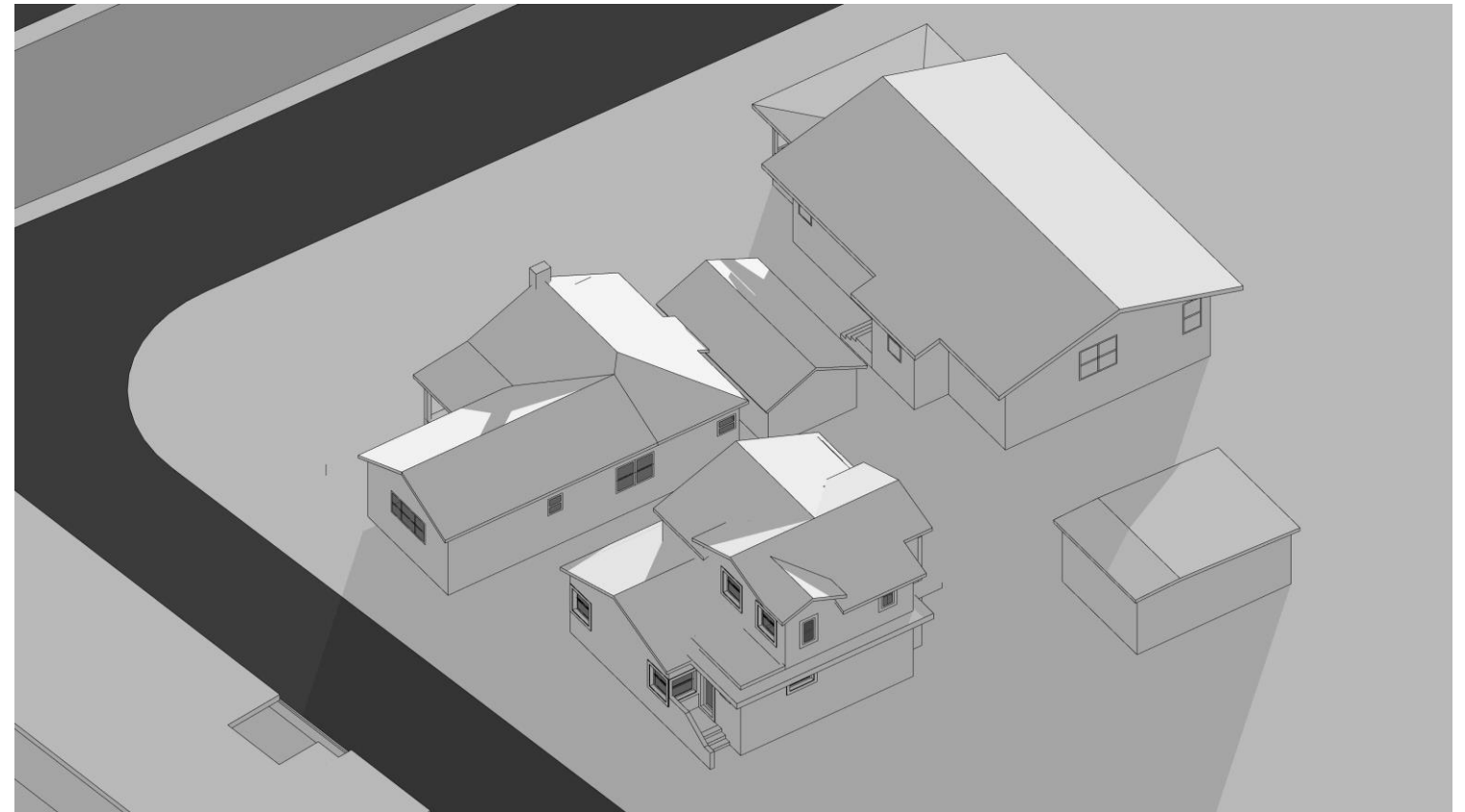
April 21st

06:00 am

Sunrise at 6:26 am

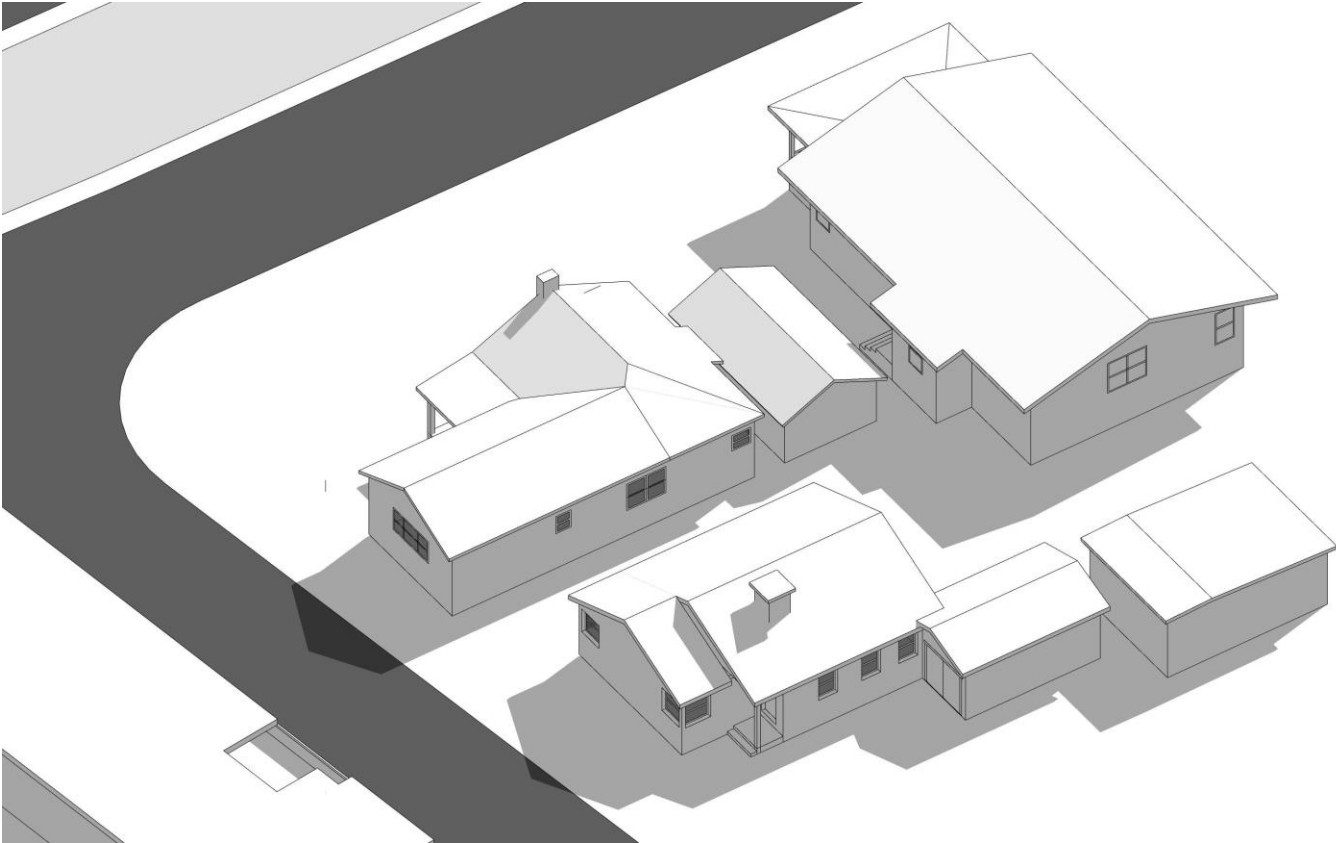


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PROPOSED

April 21st
09:00 am

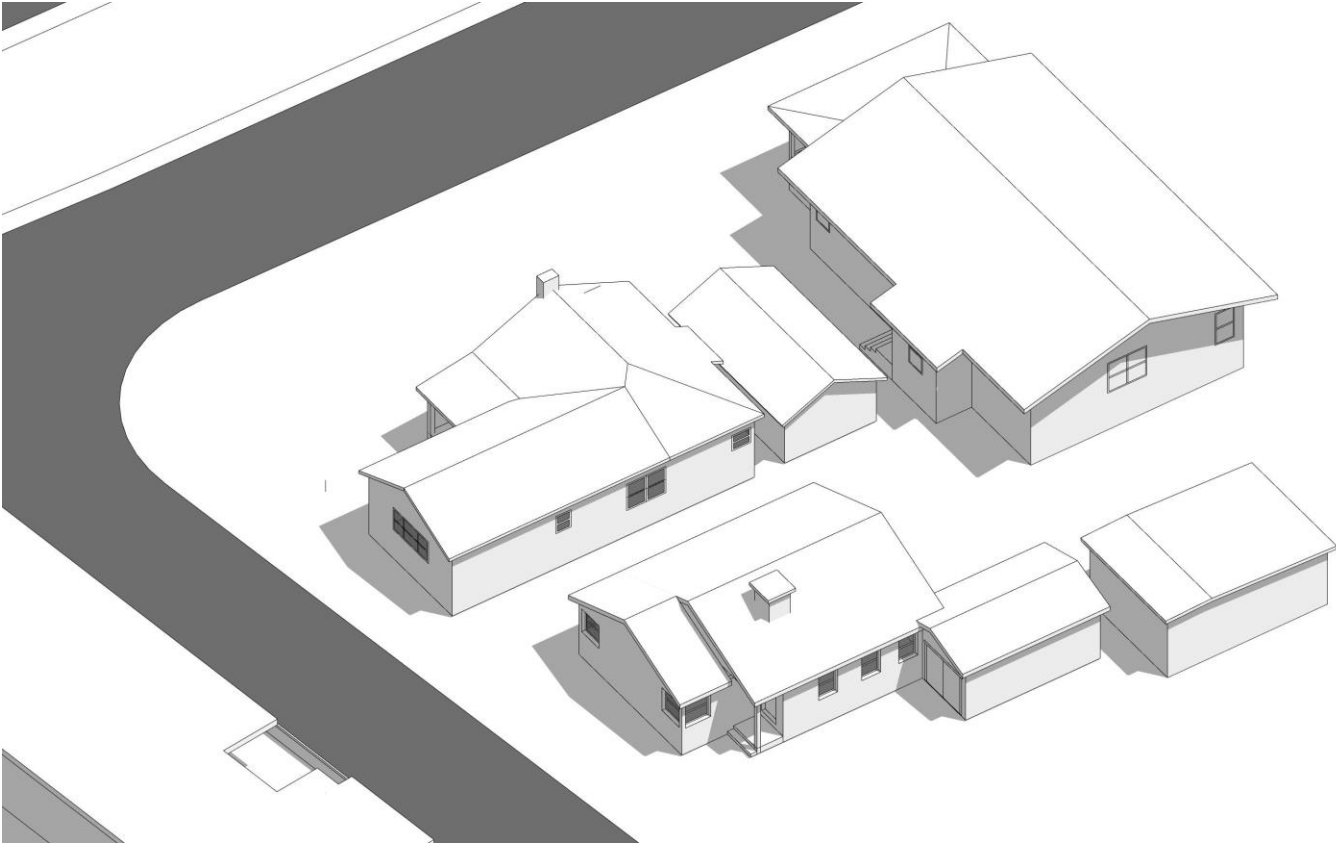


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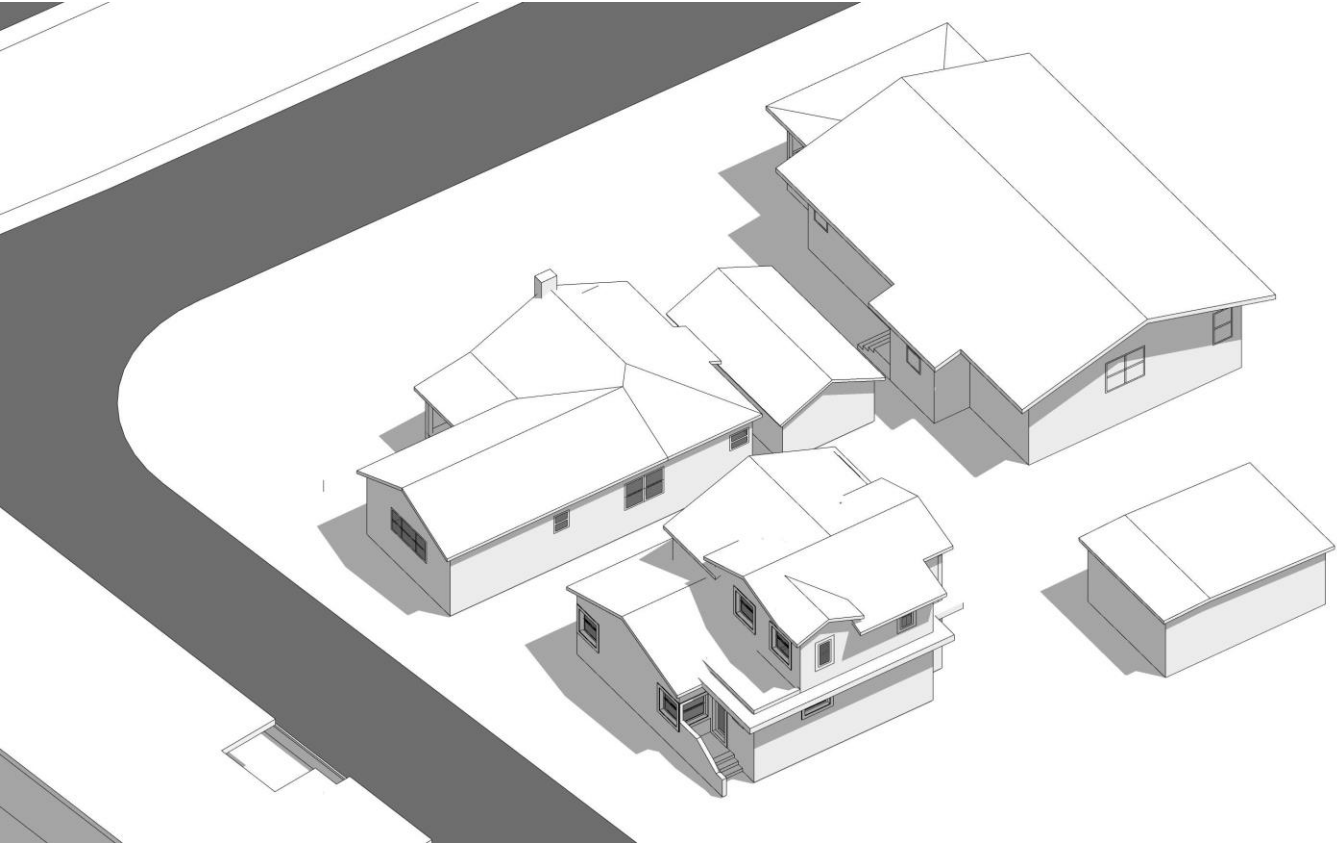


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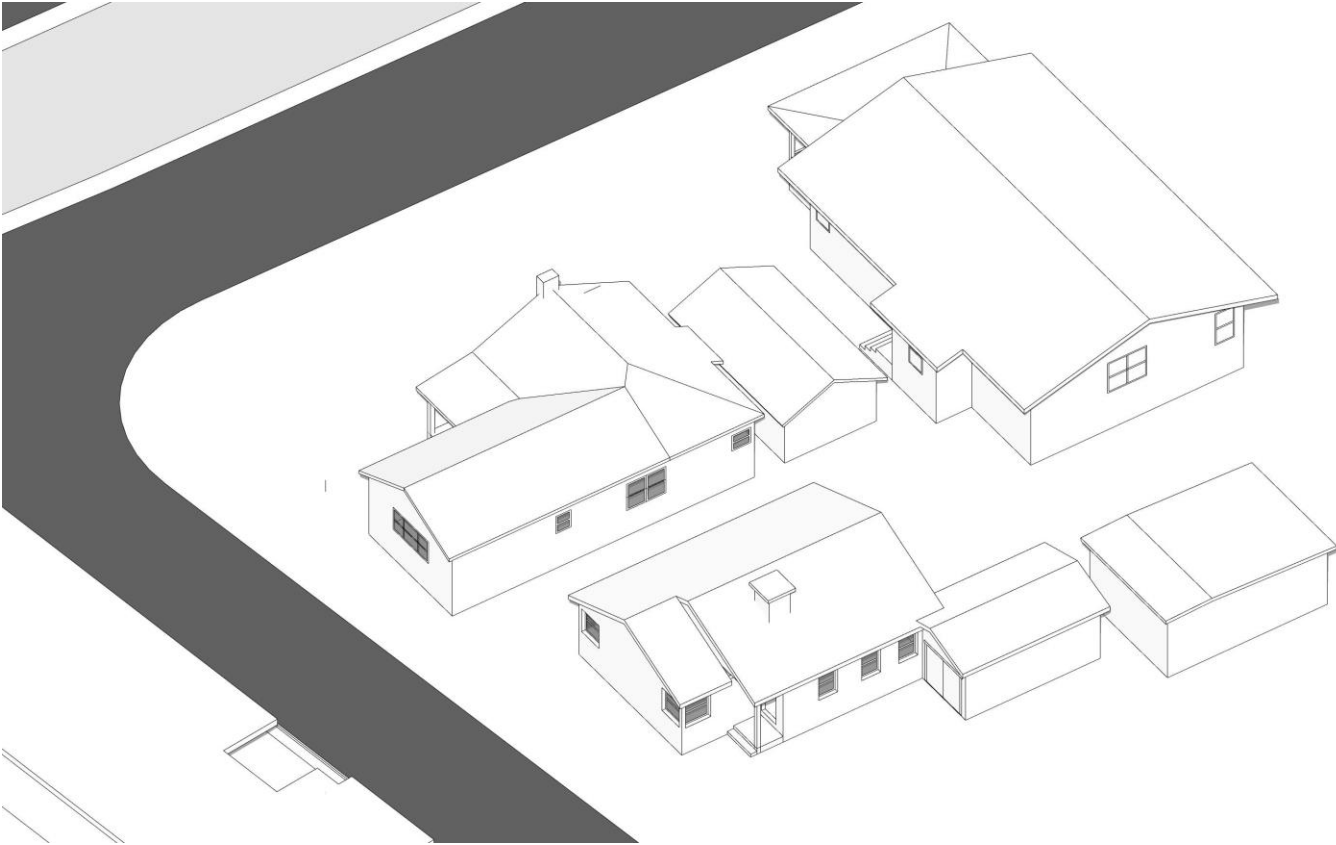


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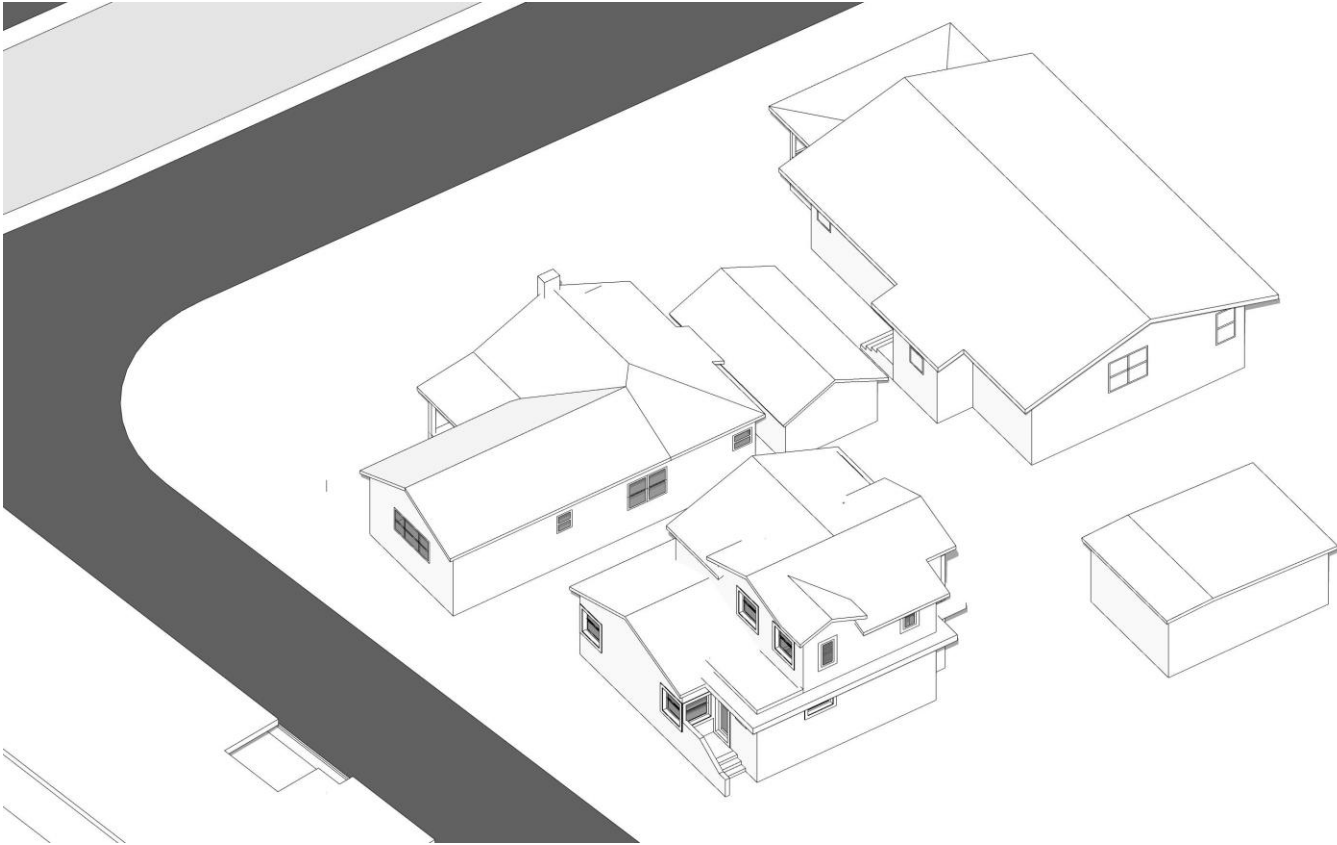


PROPOSED

April 21st
03:00 pm



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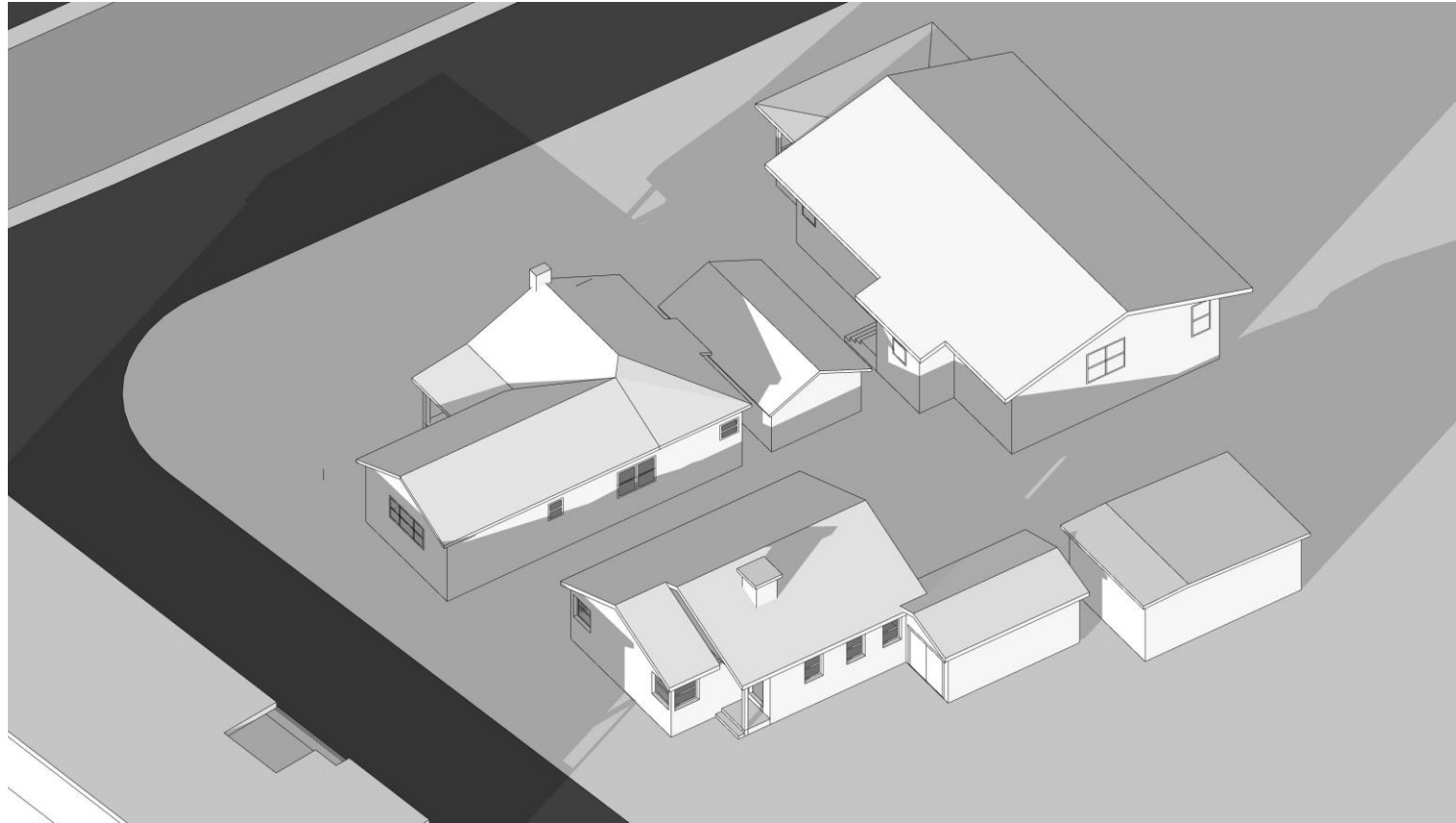


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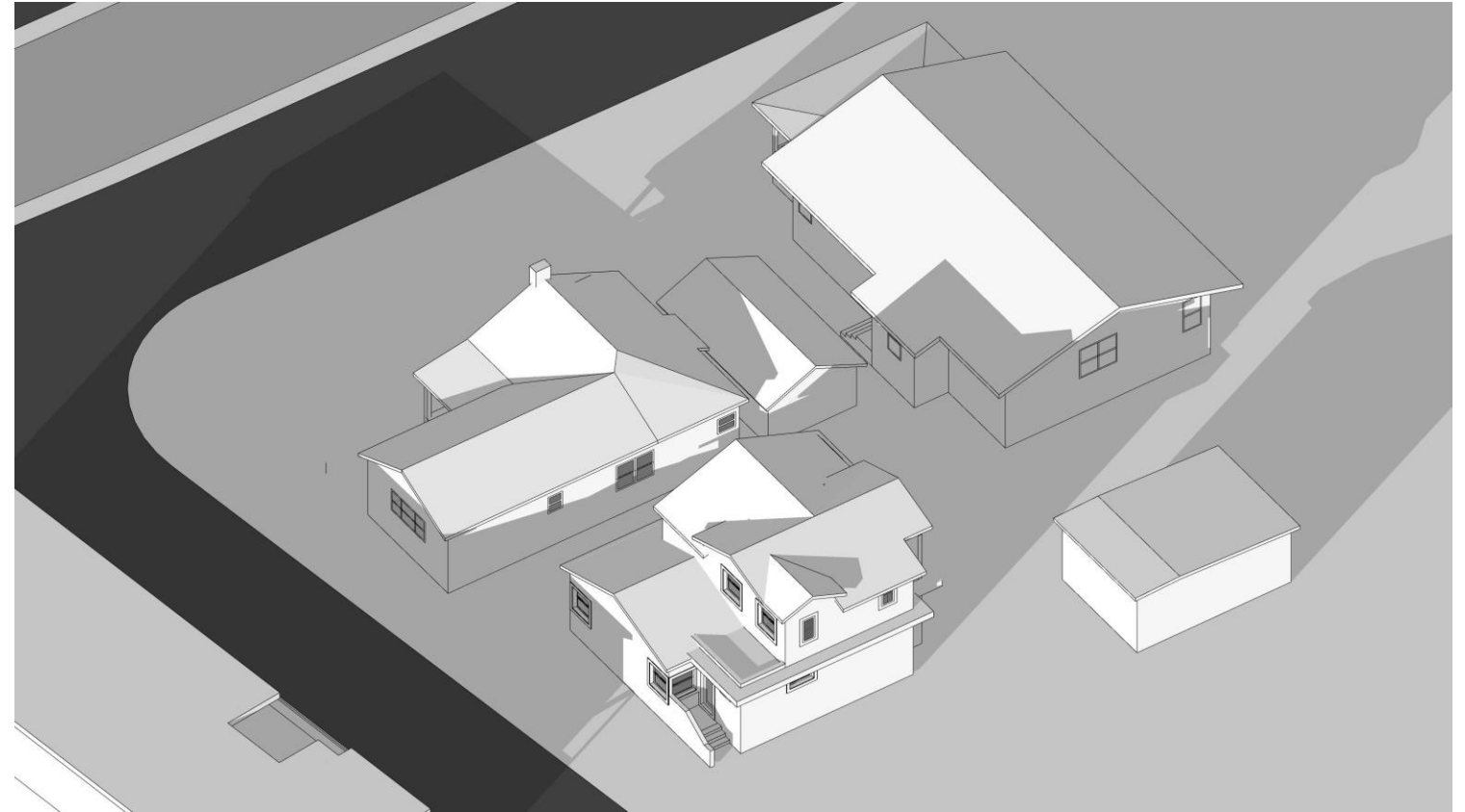
April 21st

06:00 pm

Sunset at 7:52 pm



EXISTING

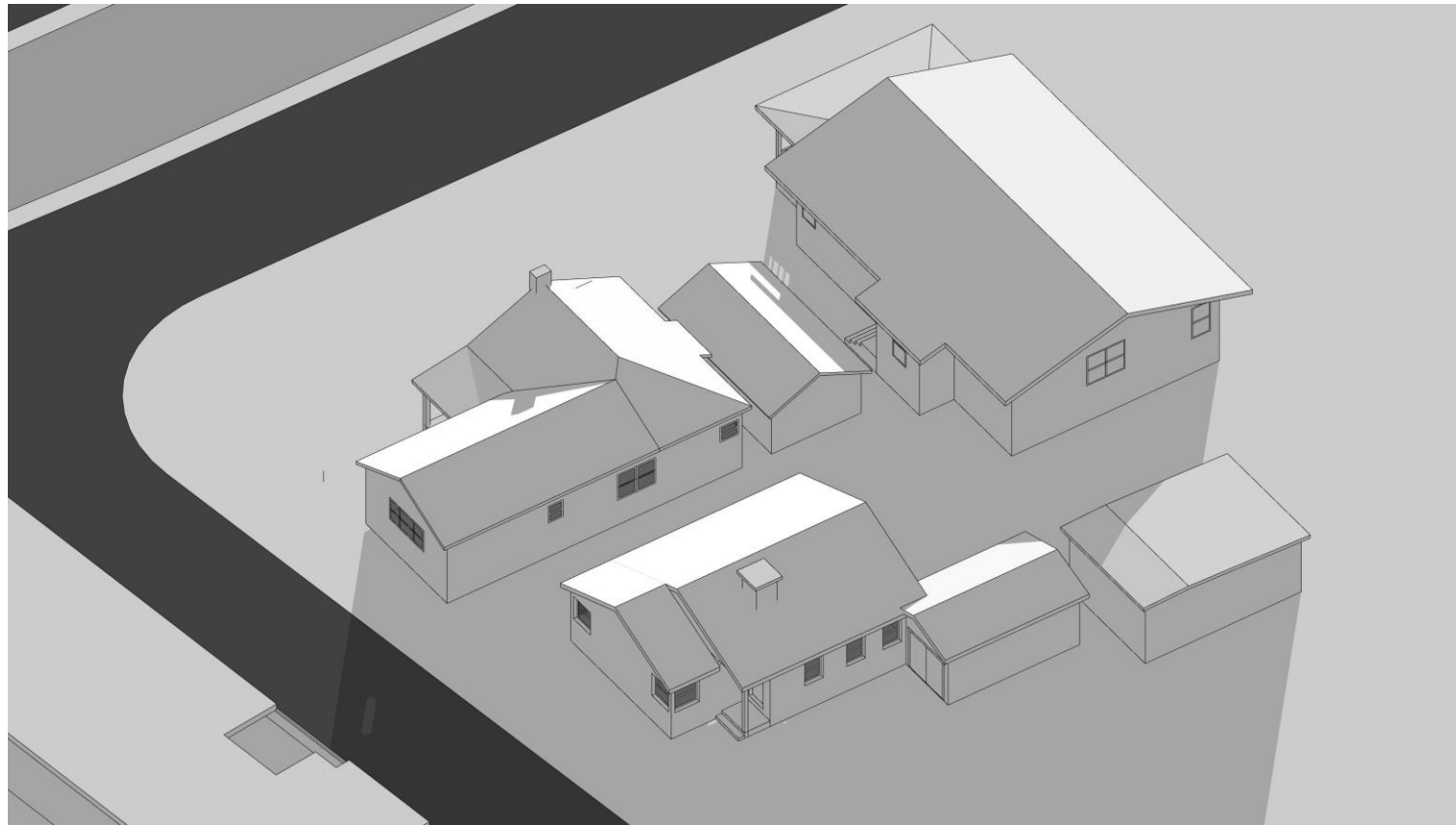


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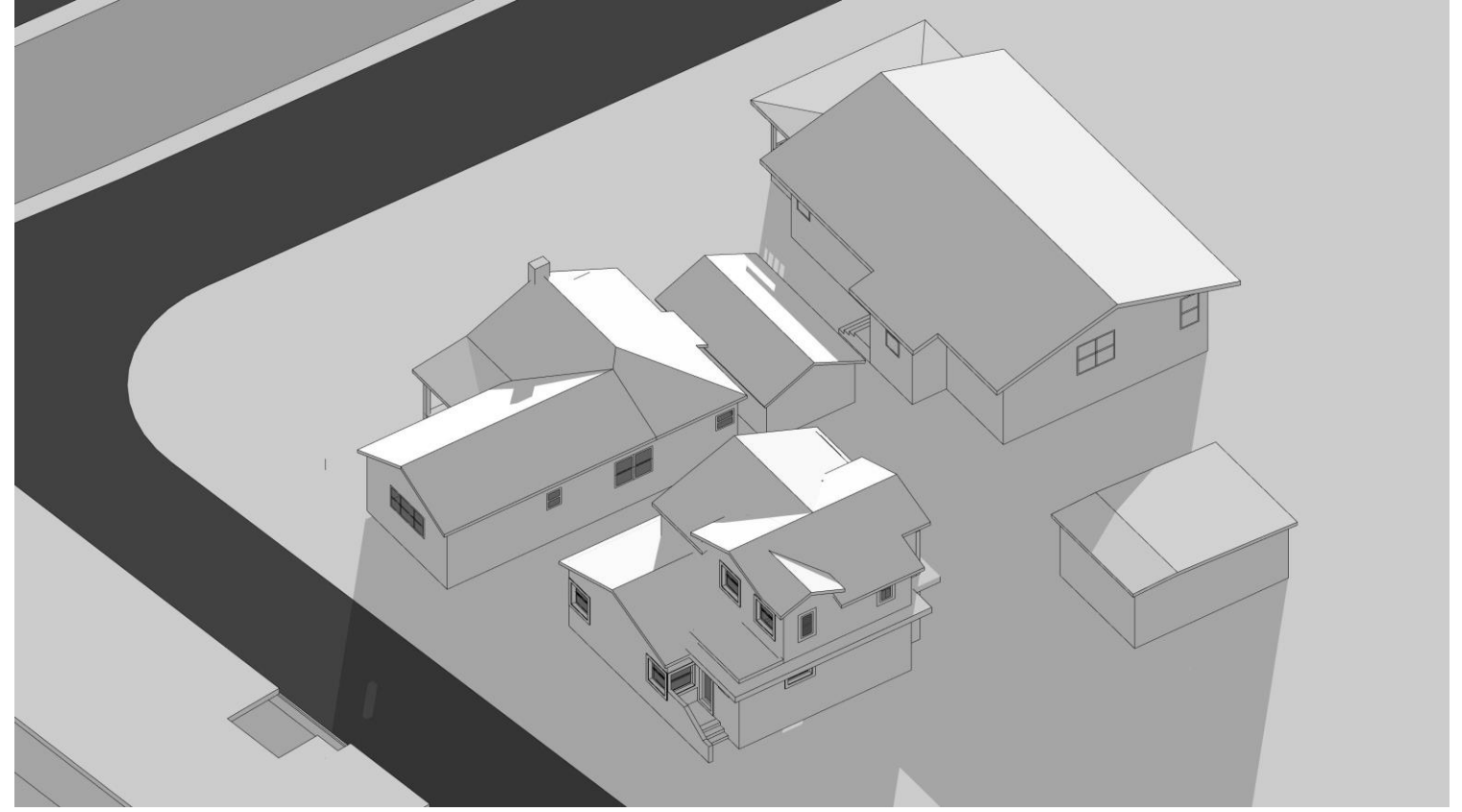
May 21st

06:00 am

Sunrise at 5:55 am



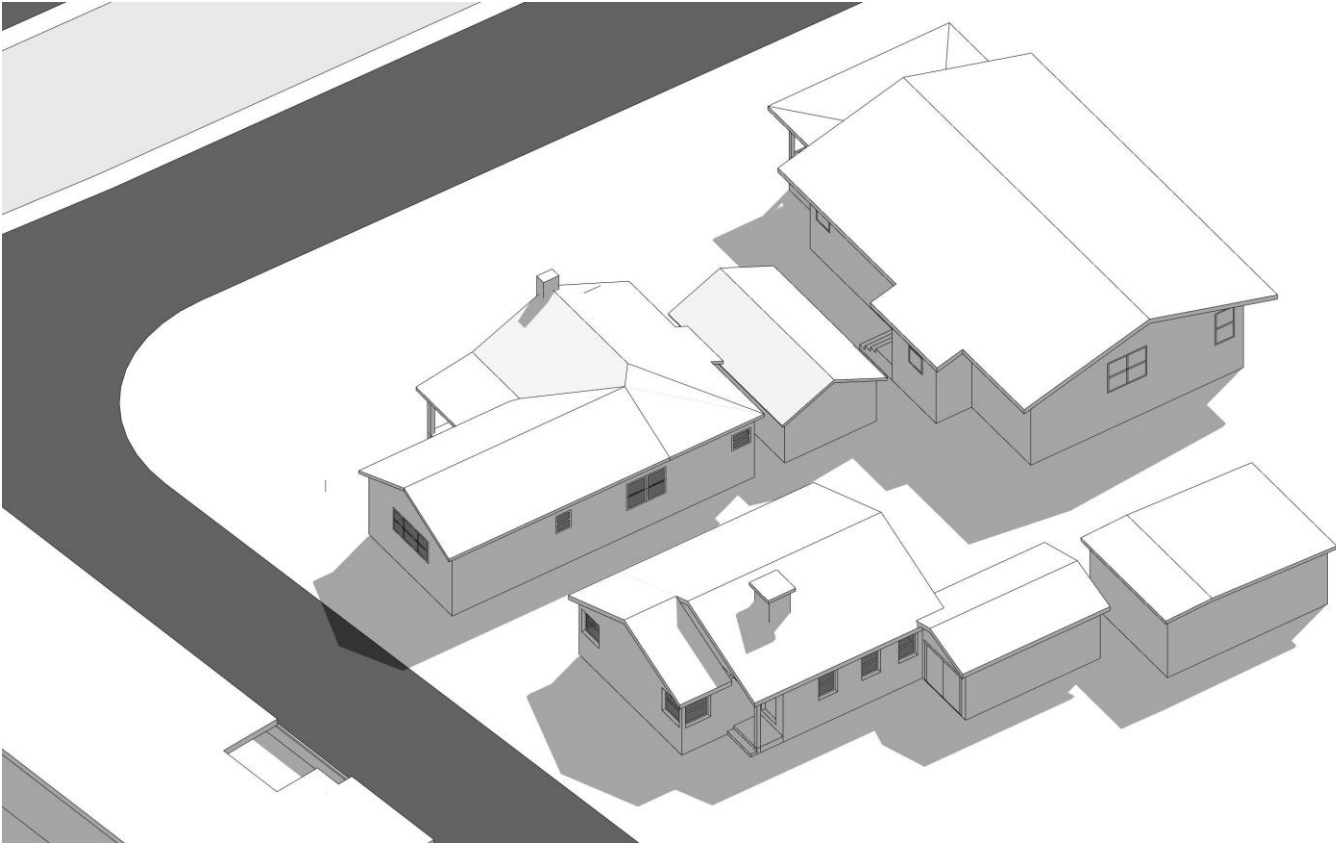
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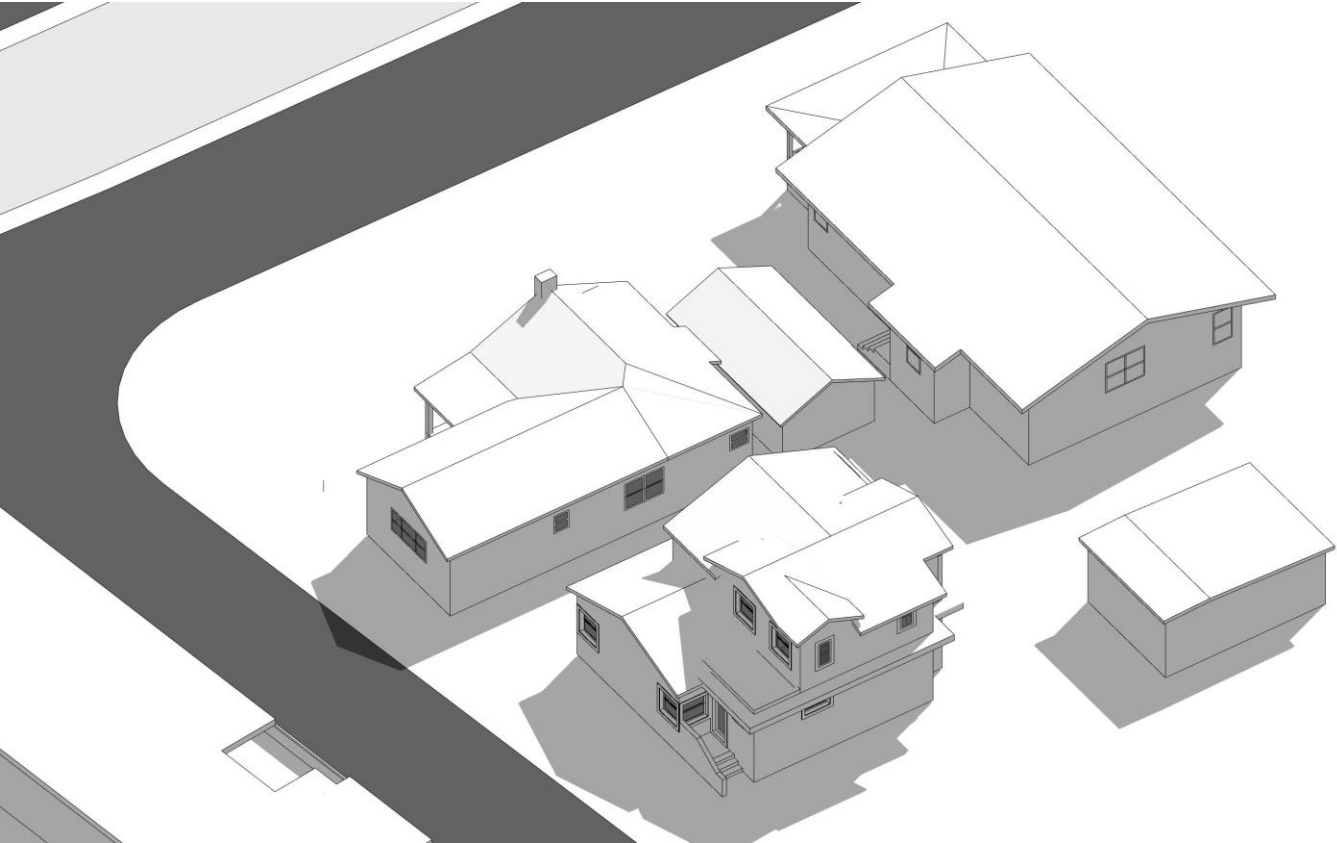
PROPOSED

May 21st

09:00 am



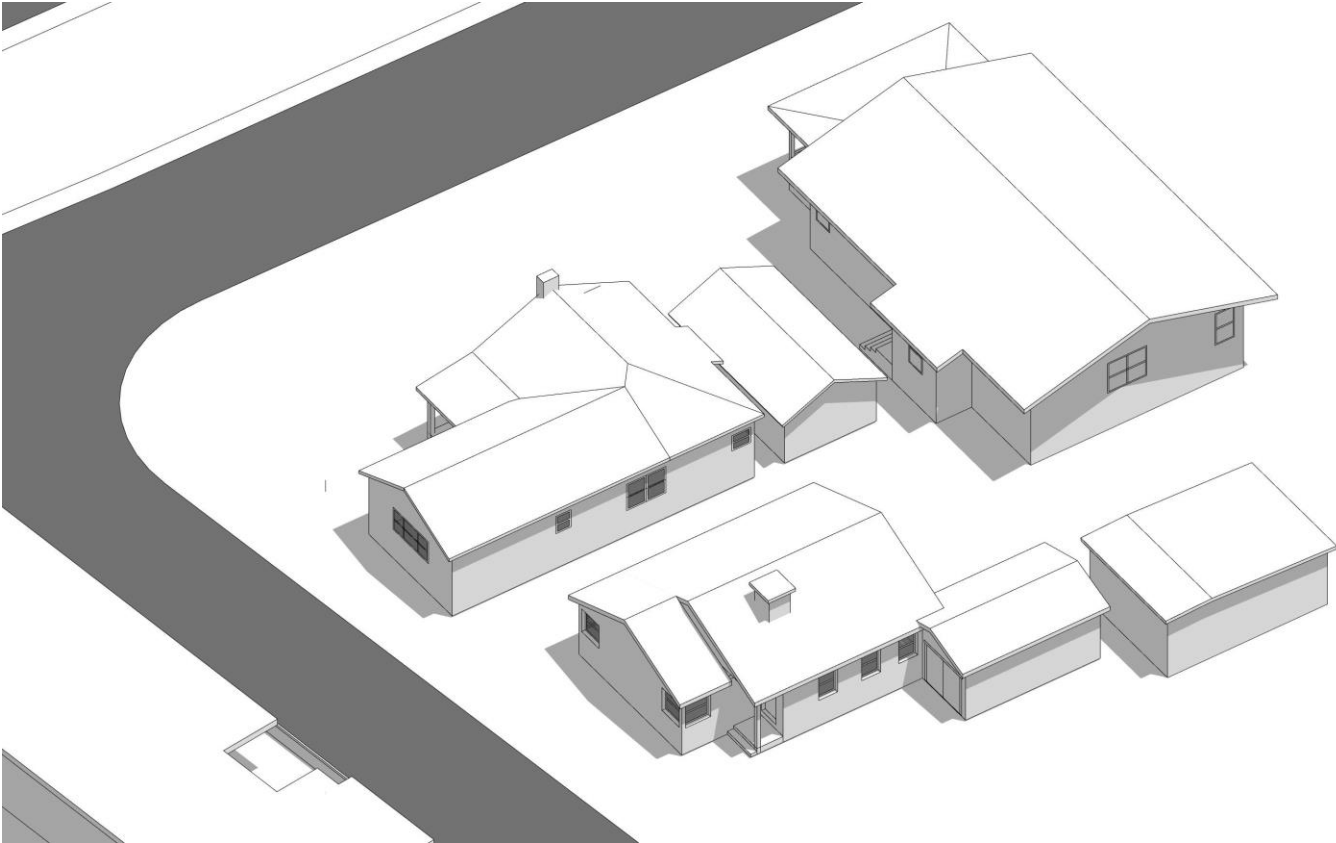
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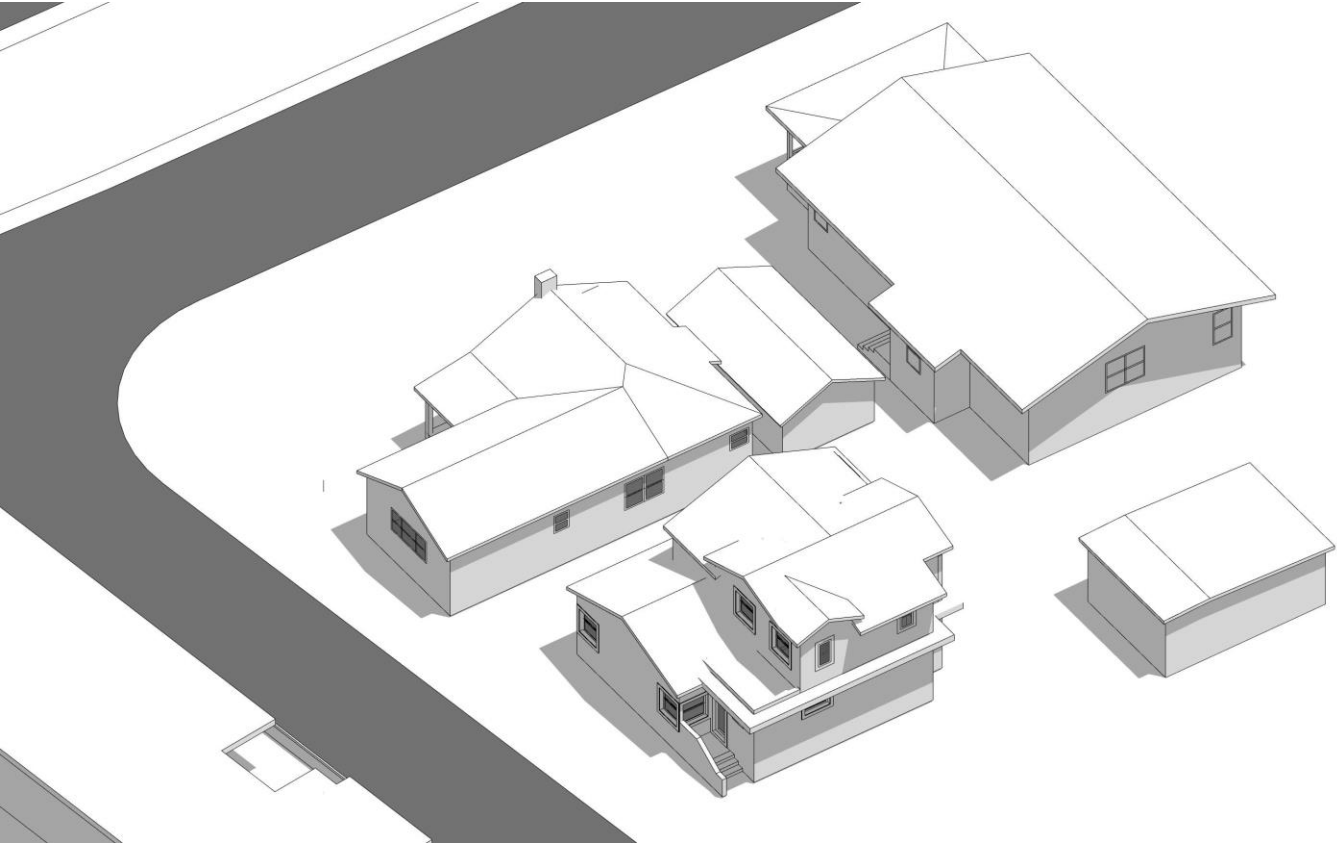
PROPOSED

May 21st

12:00 pm



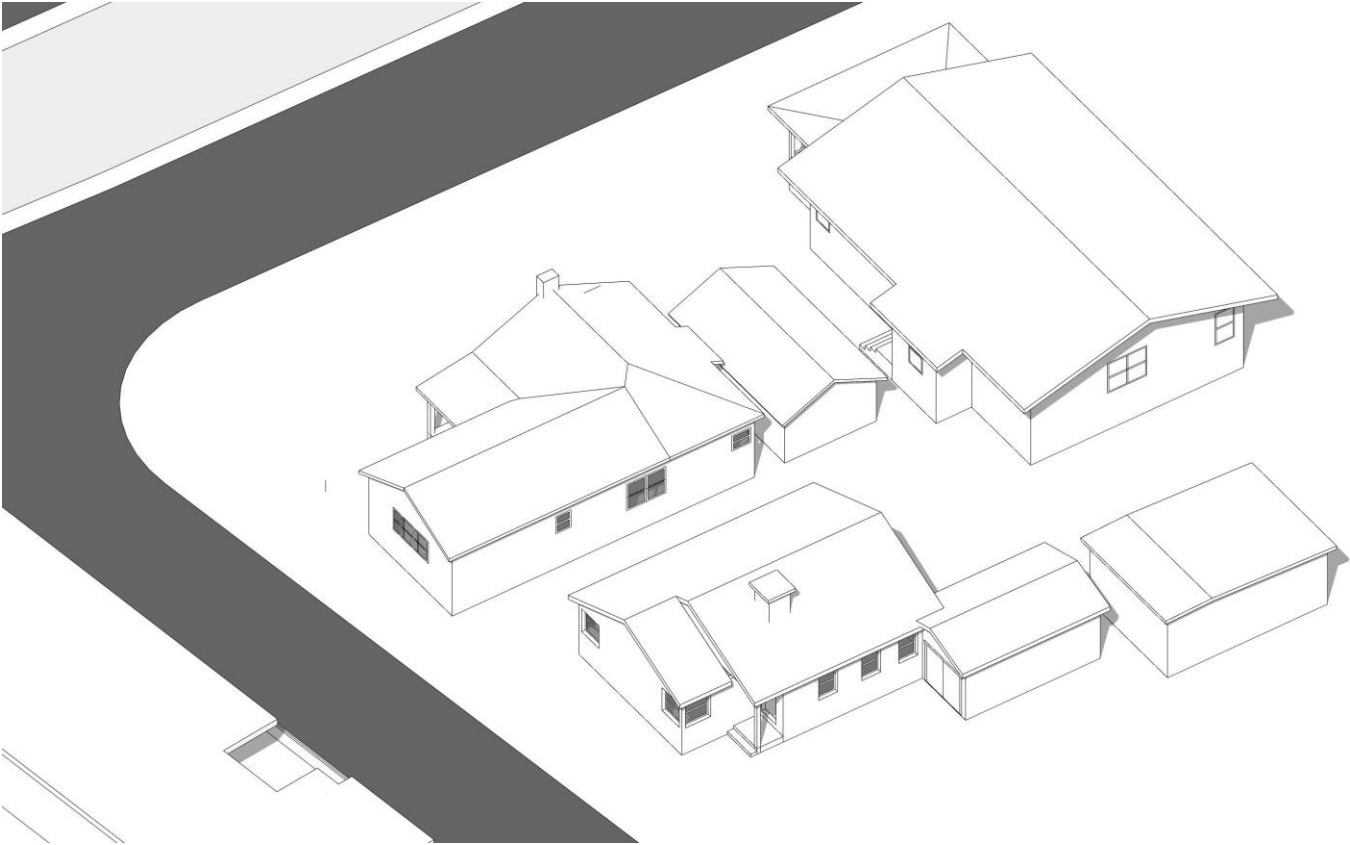
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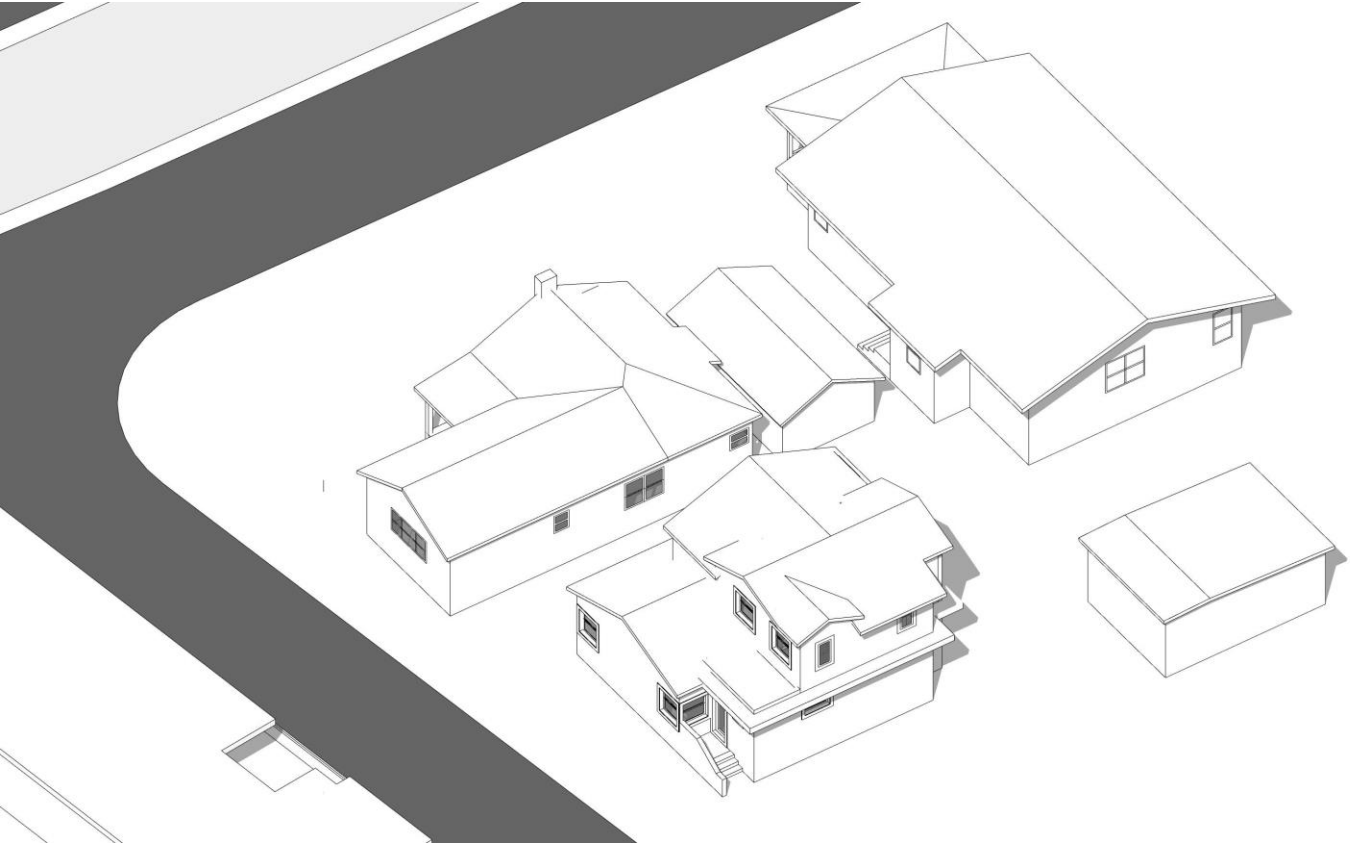
PROPOSED

May 21st

03:00 pm



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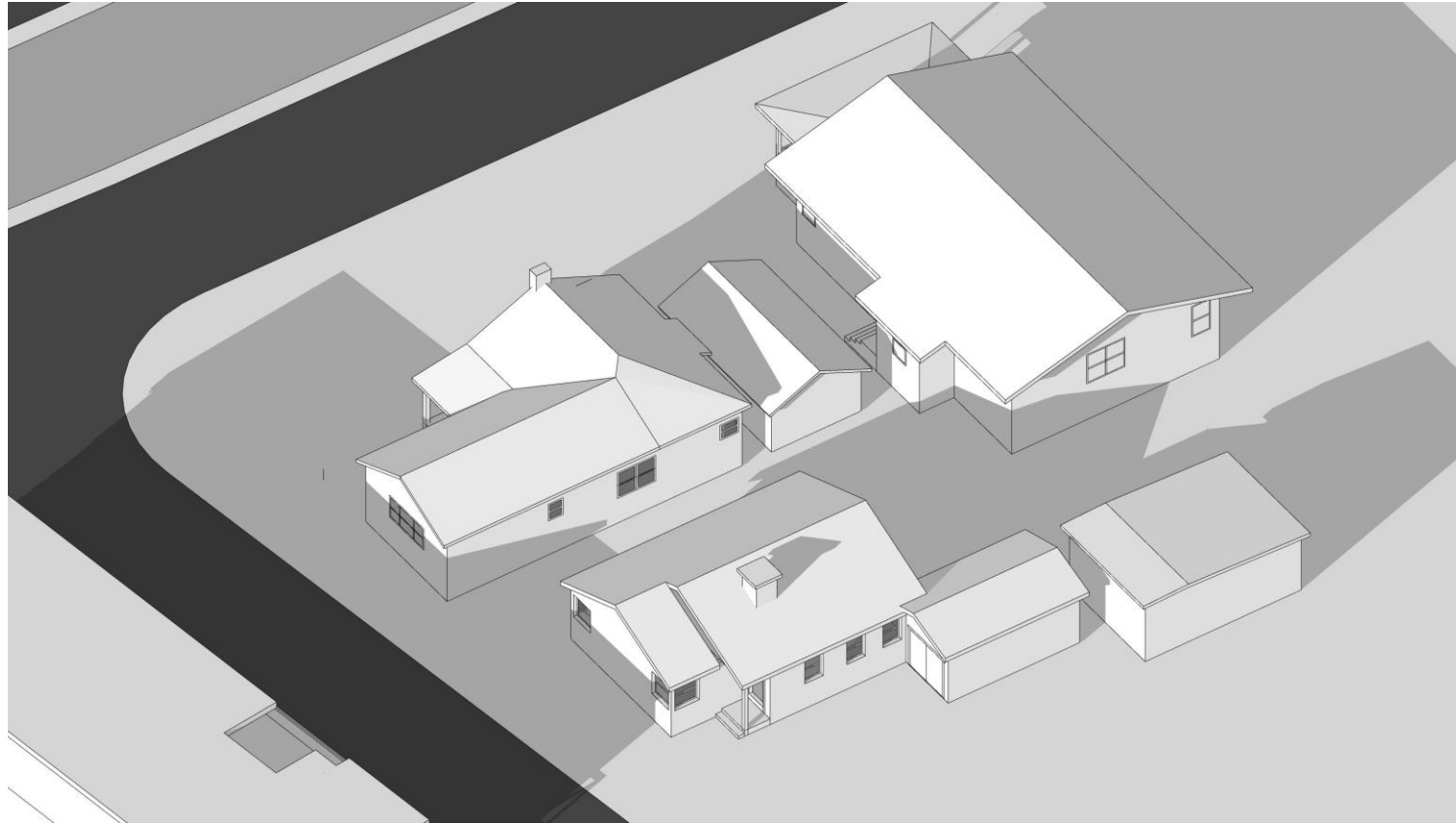


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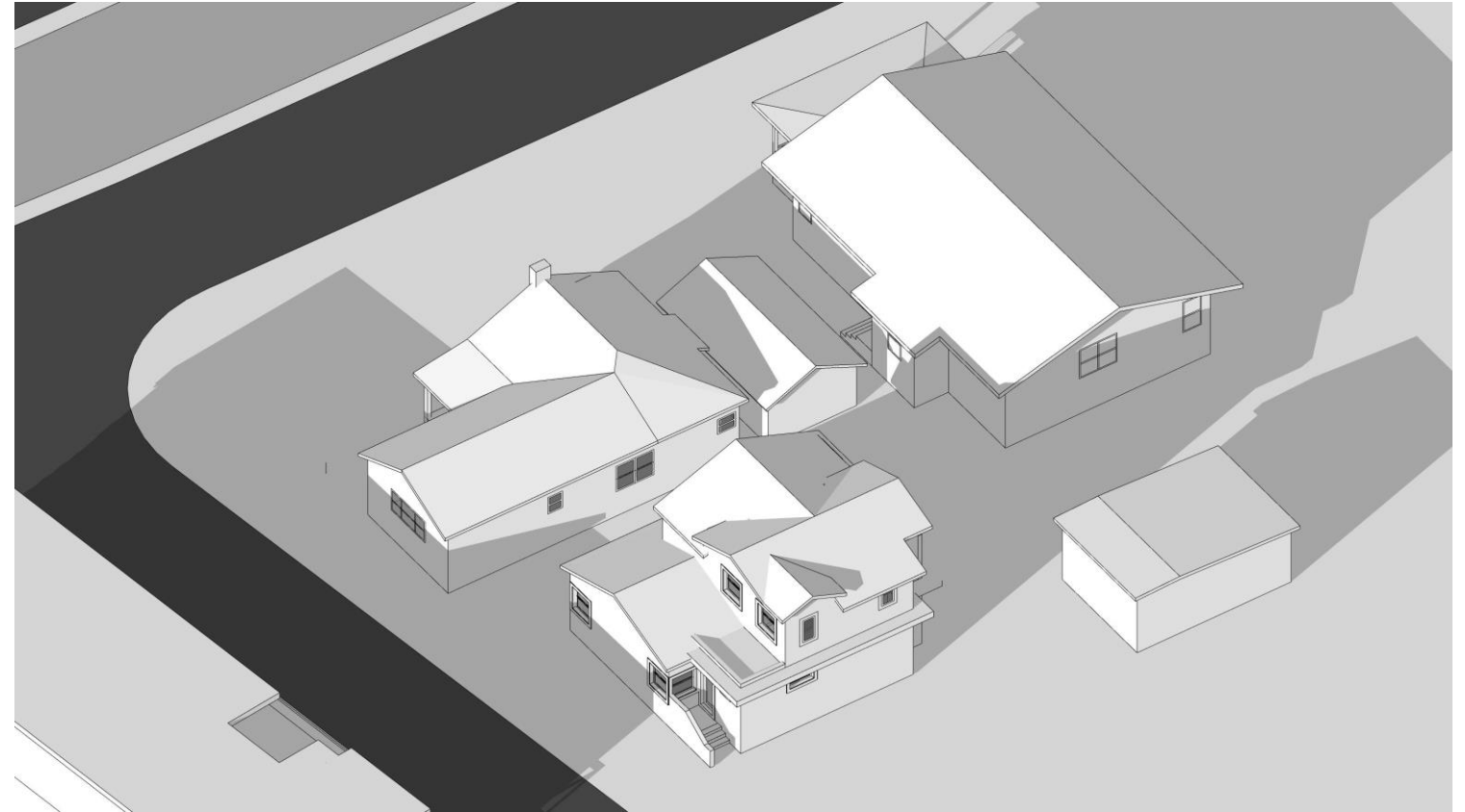
May 21st

06:00 pm

Sunset at 8:19 pm



EXISTING

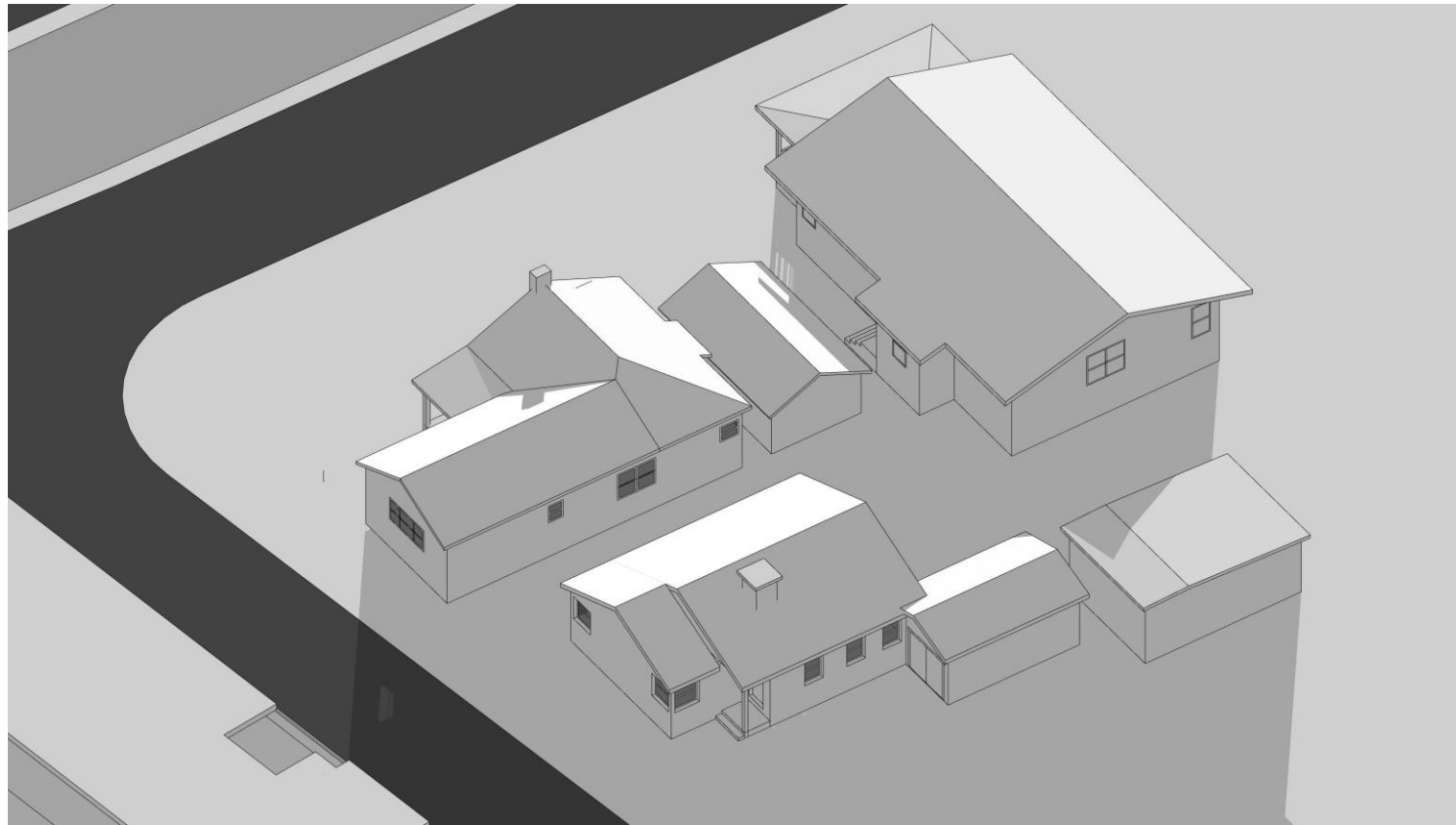


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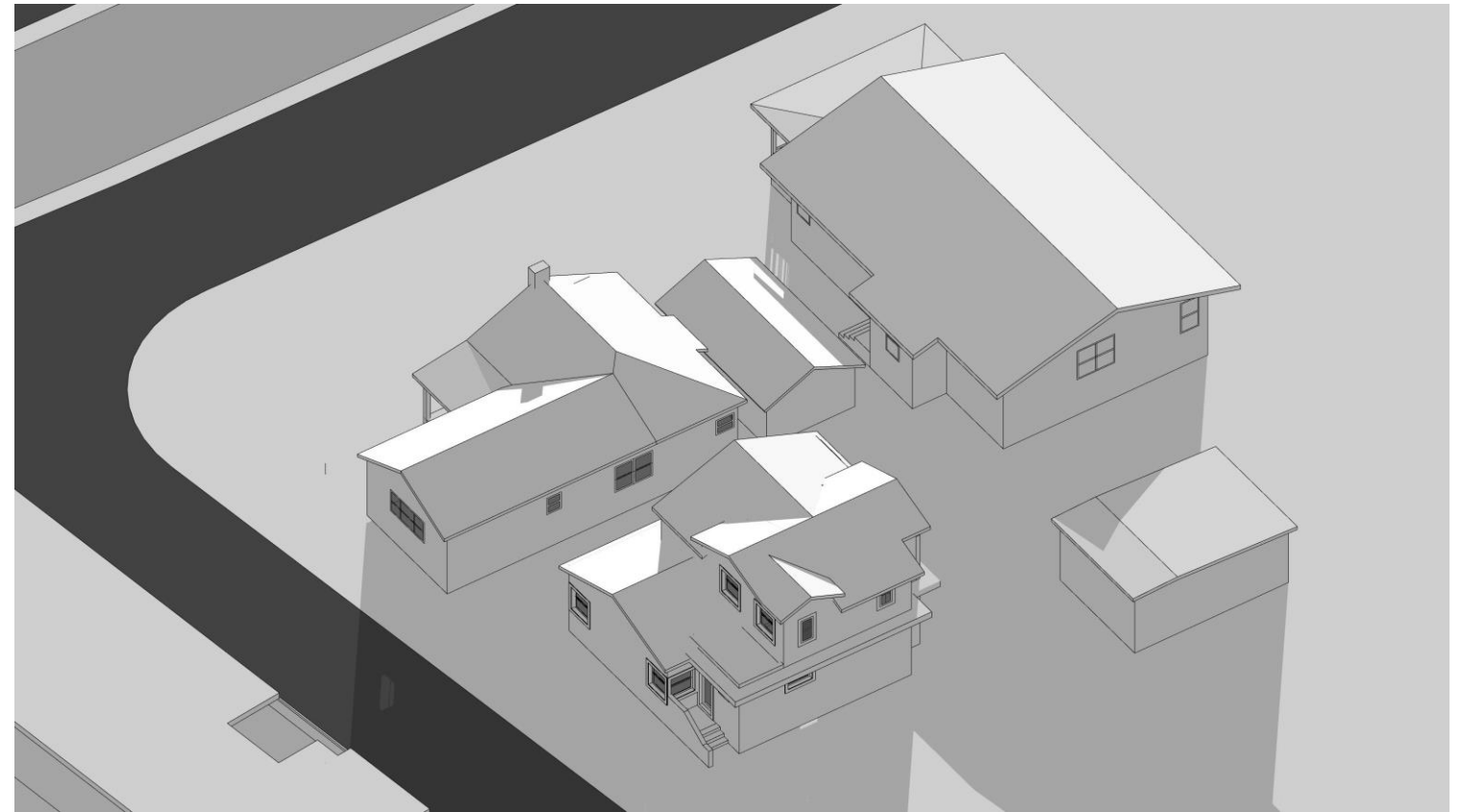
June 21st

06:00 am

Sunrise at 5:48 am



EXISTING

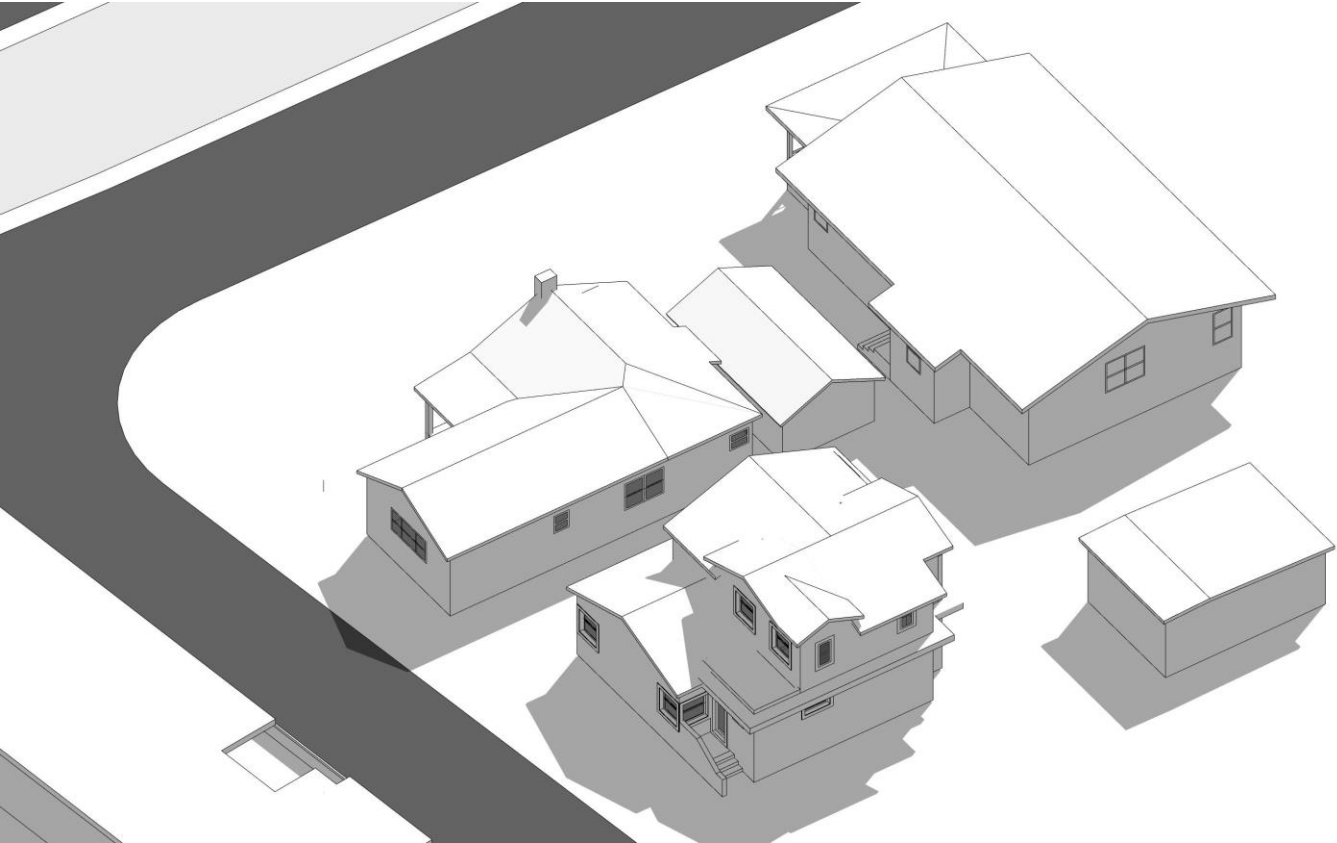


PROPOSED

June 21st
09:00 am

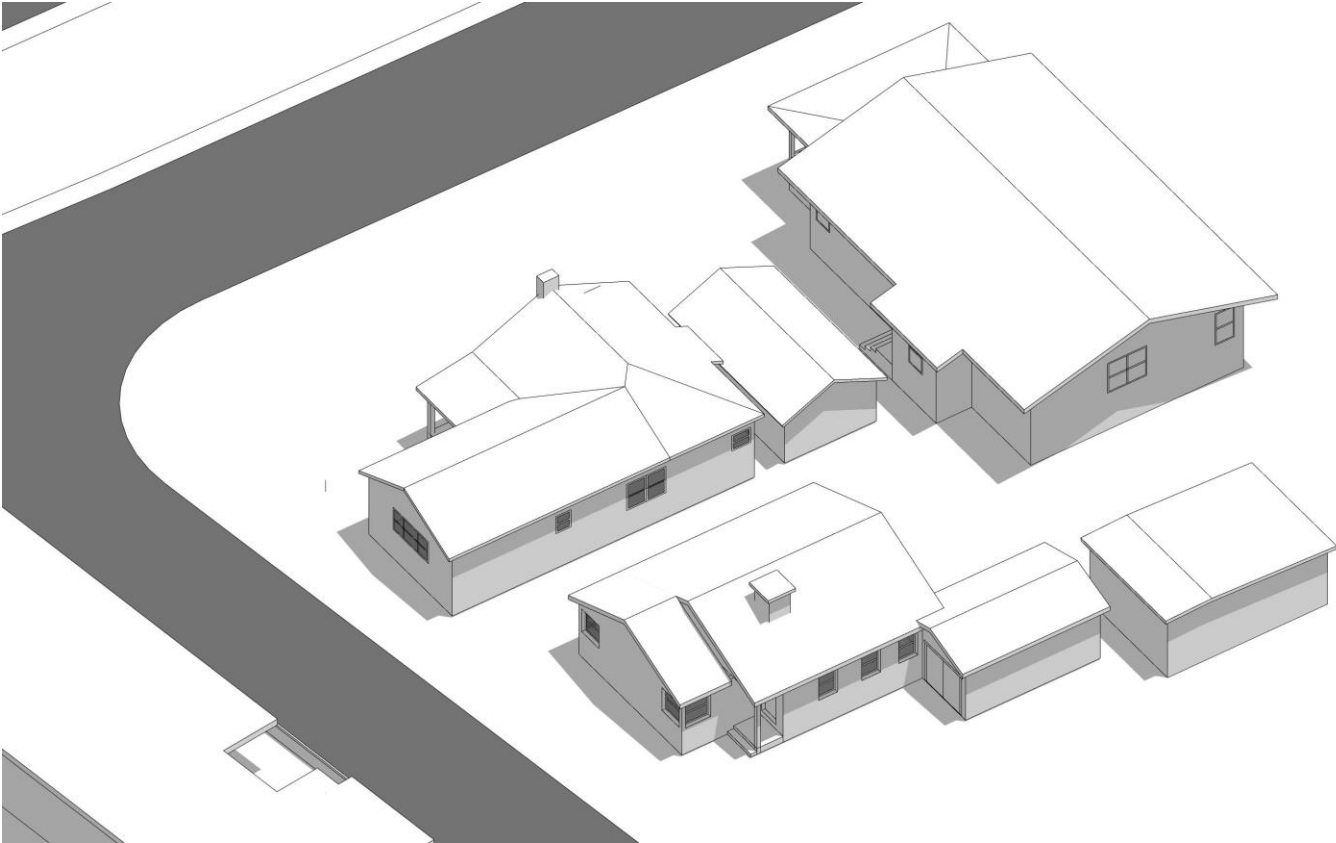


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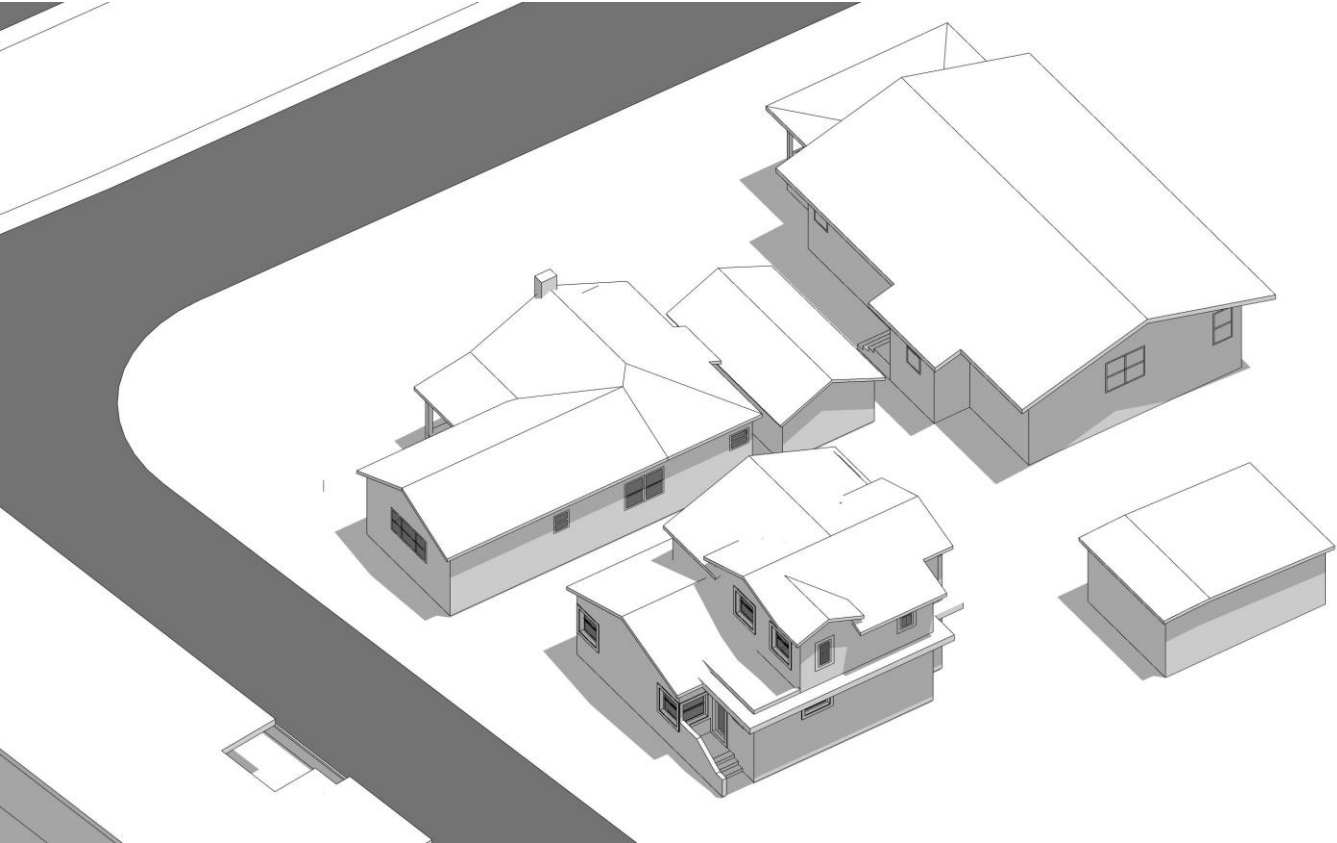


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June 21st
12:00 pm

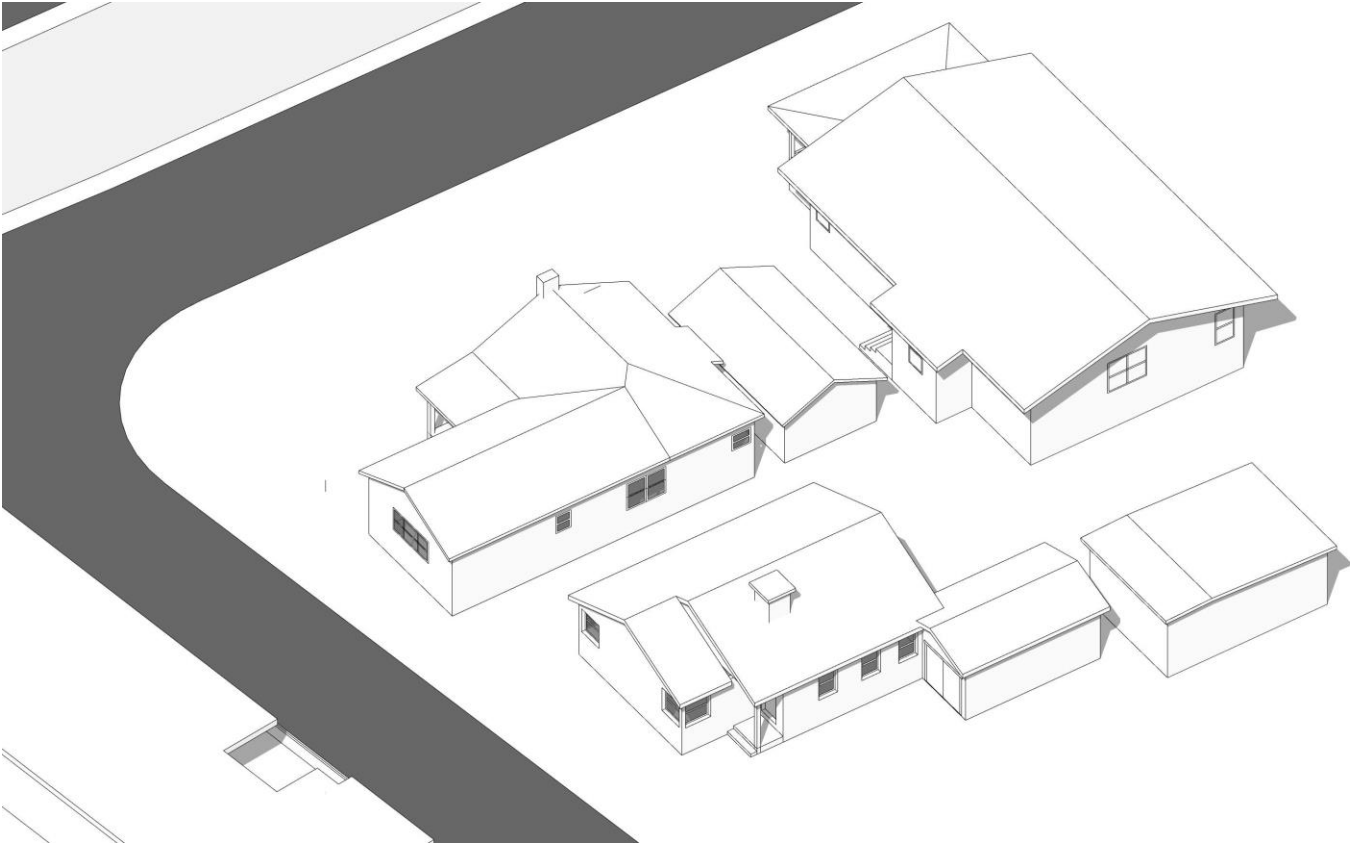


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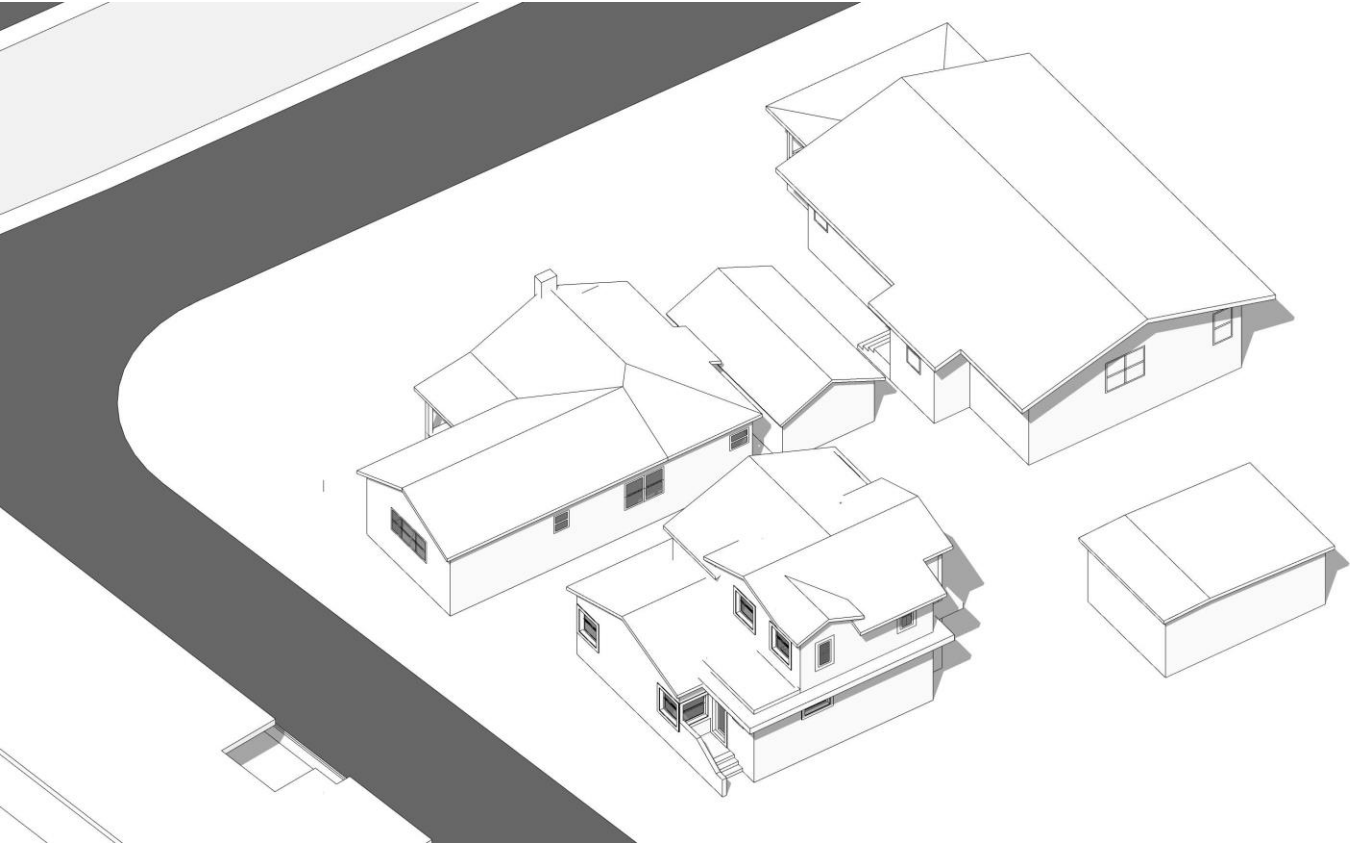


PROPOSED

June 21st
03:00 pm



EXISTING

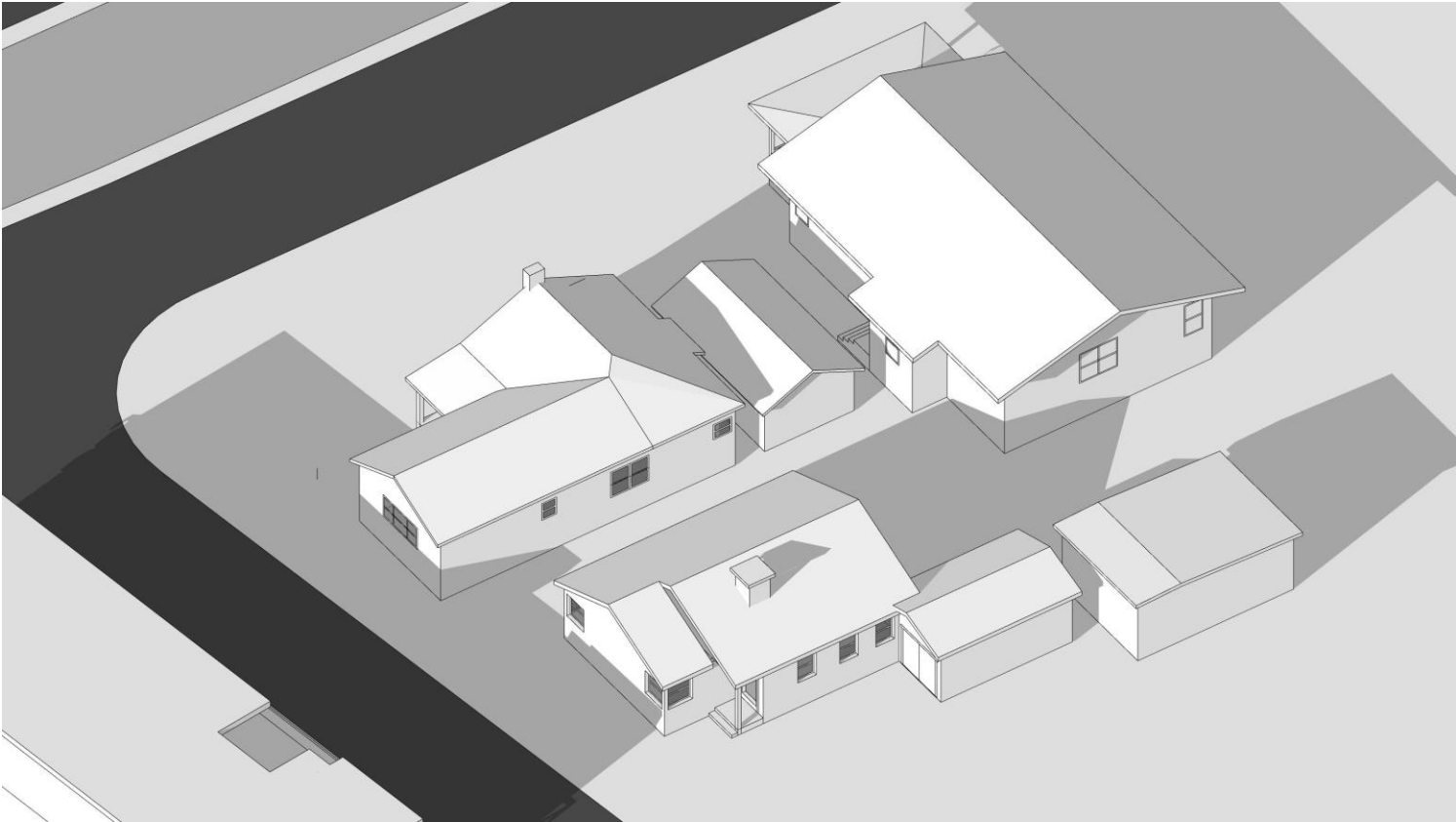


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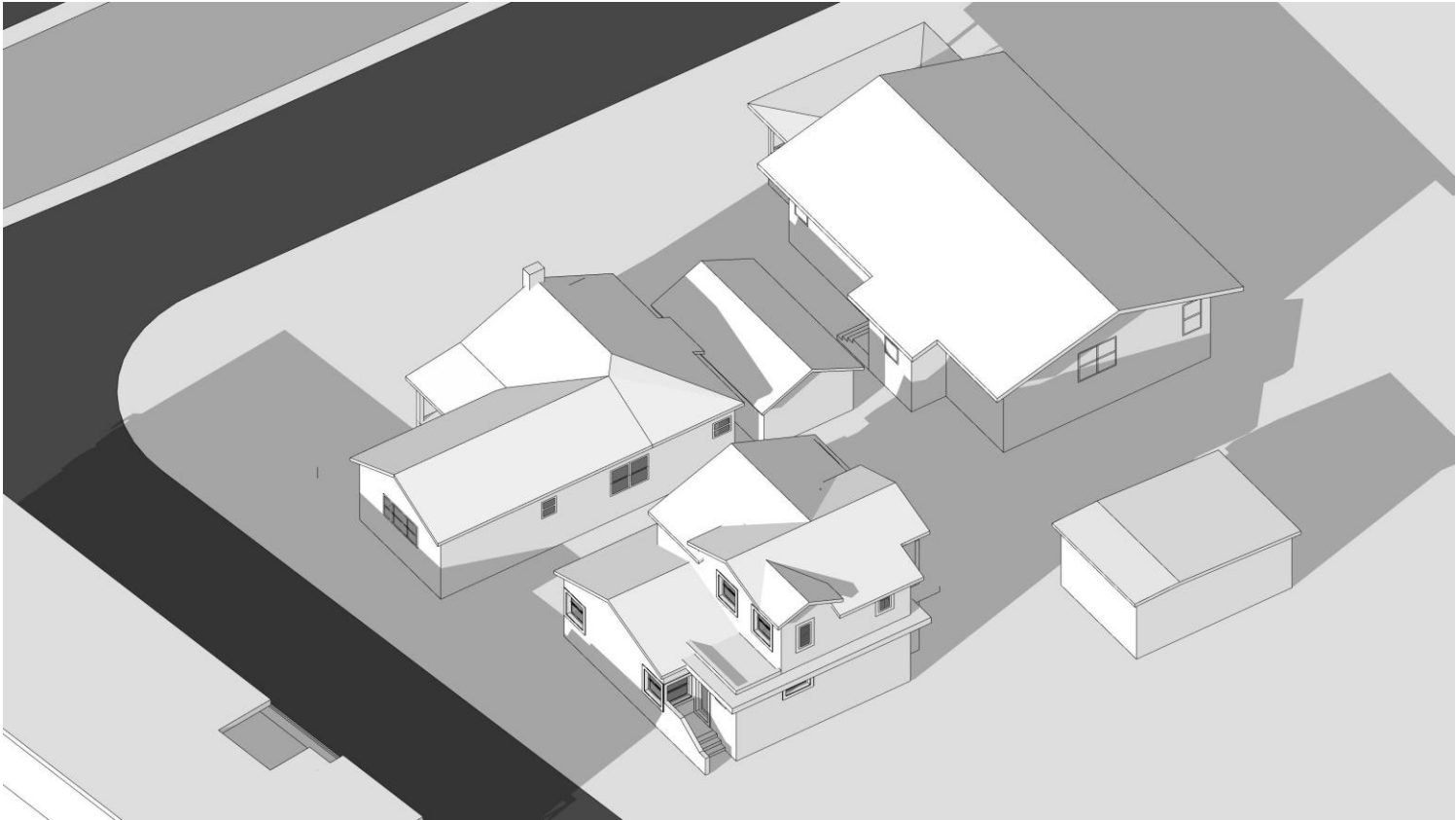
June 21st

06:00 pm

Sunset at 8:36 am



EXISTING

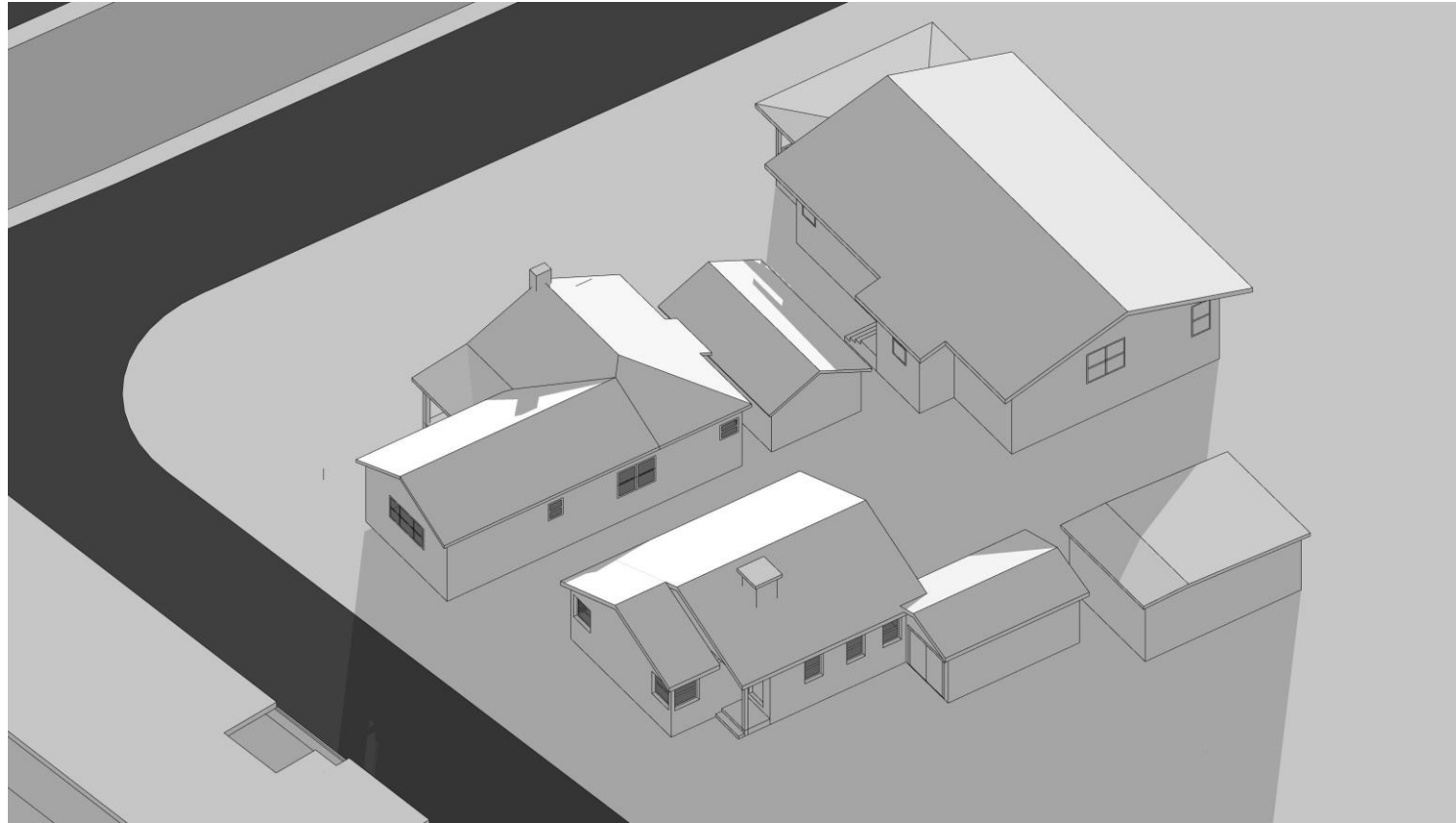


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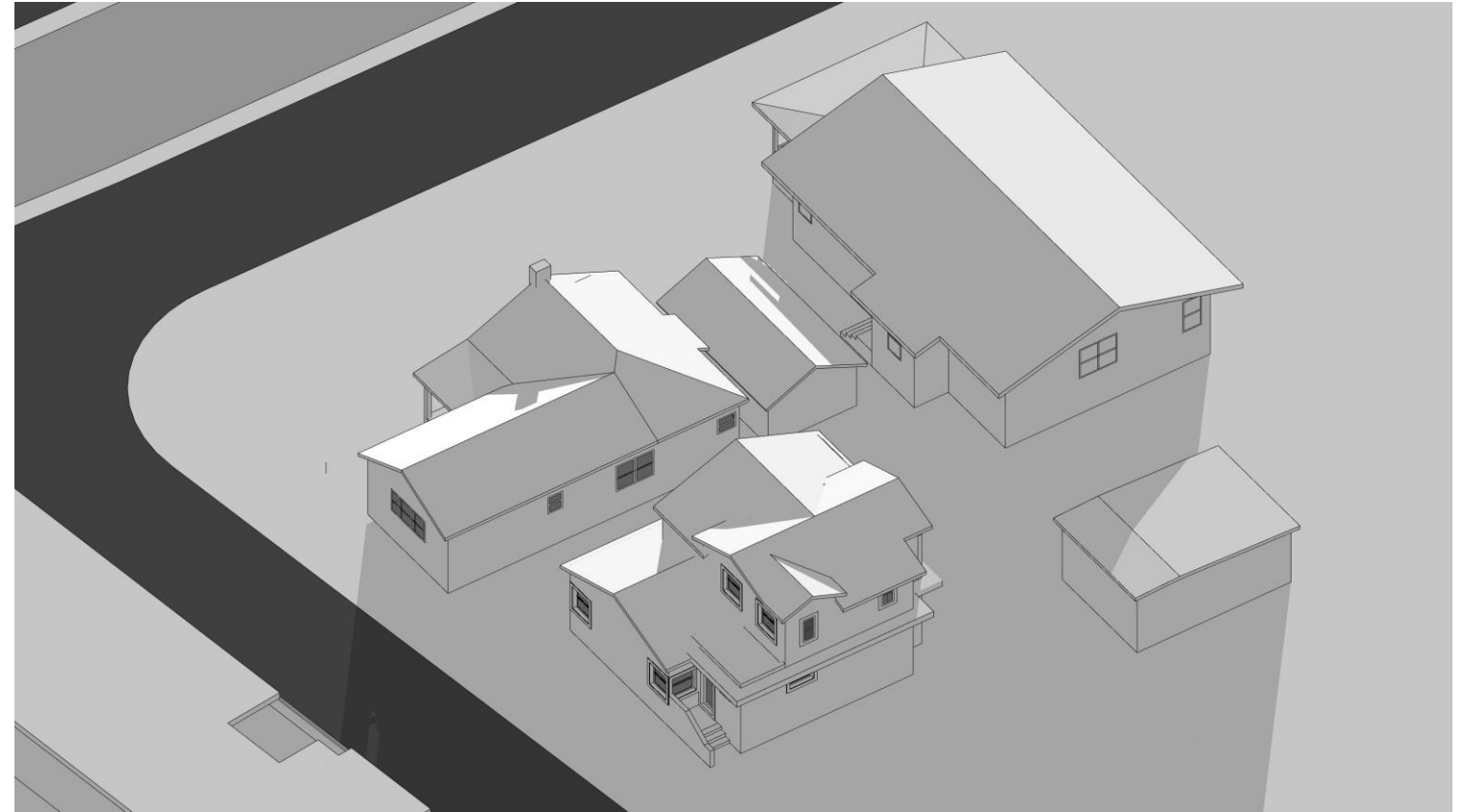
July 21st

06:00 am

Sunrise at 6:04 am



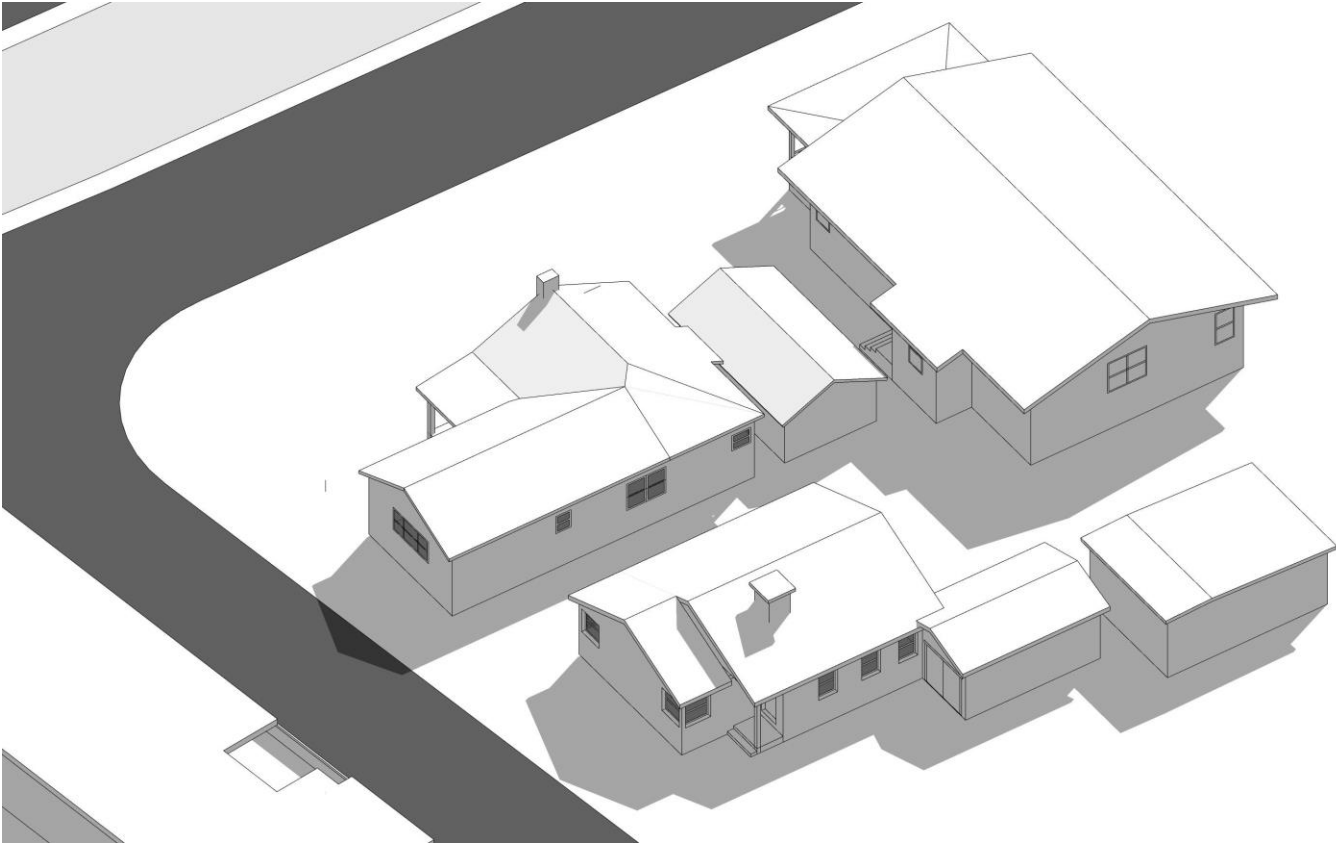
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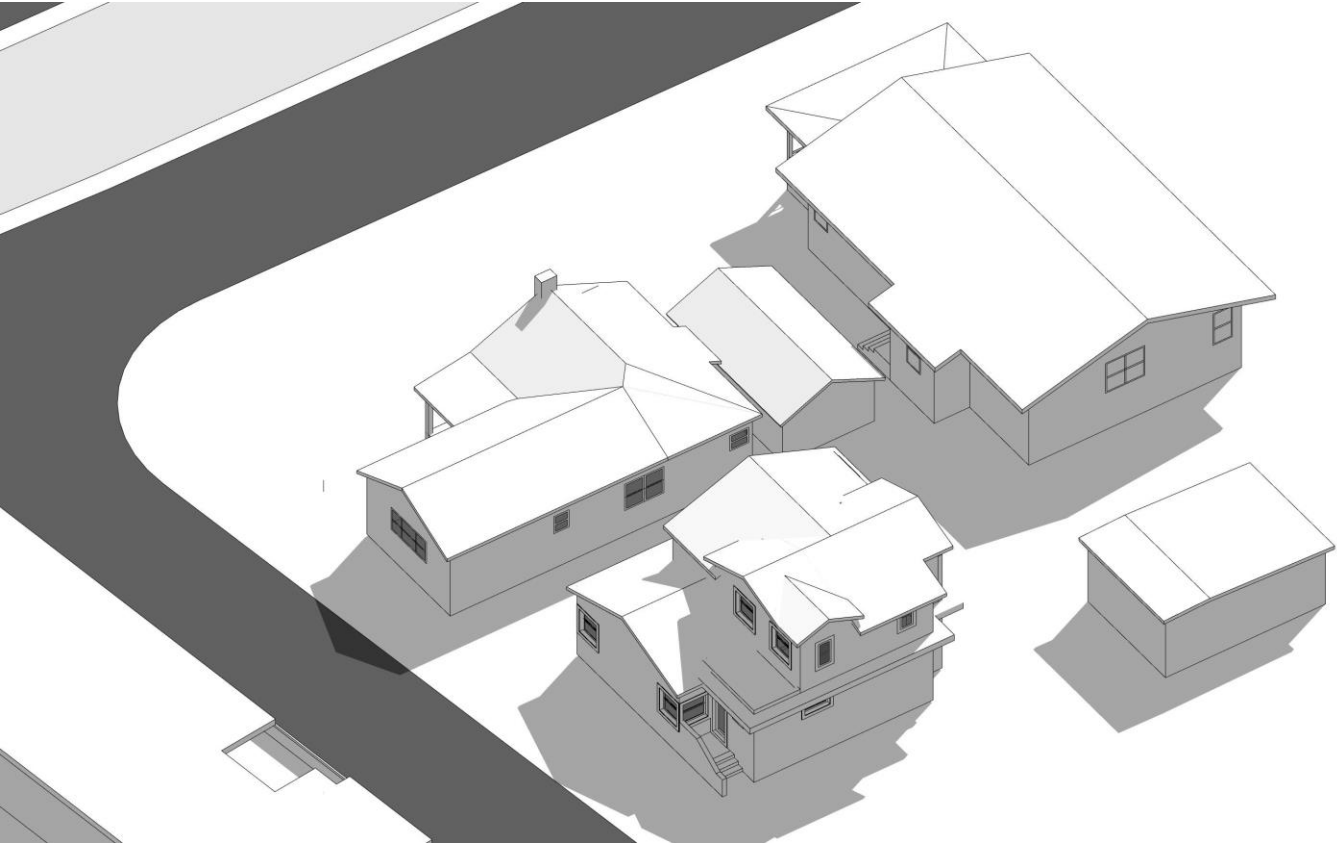
PROPOSED

July 21st

09:00 am



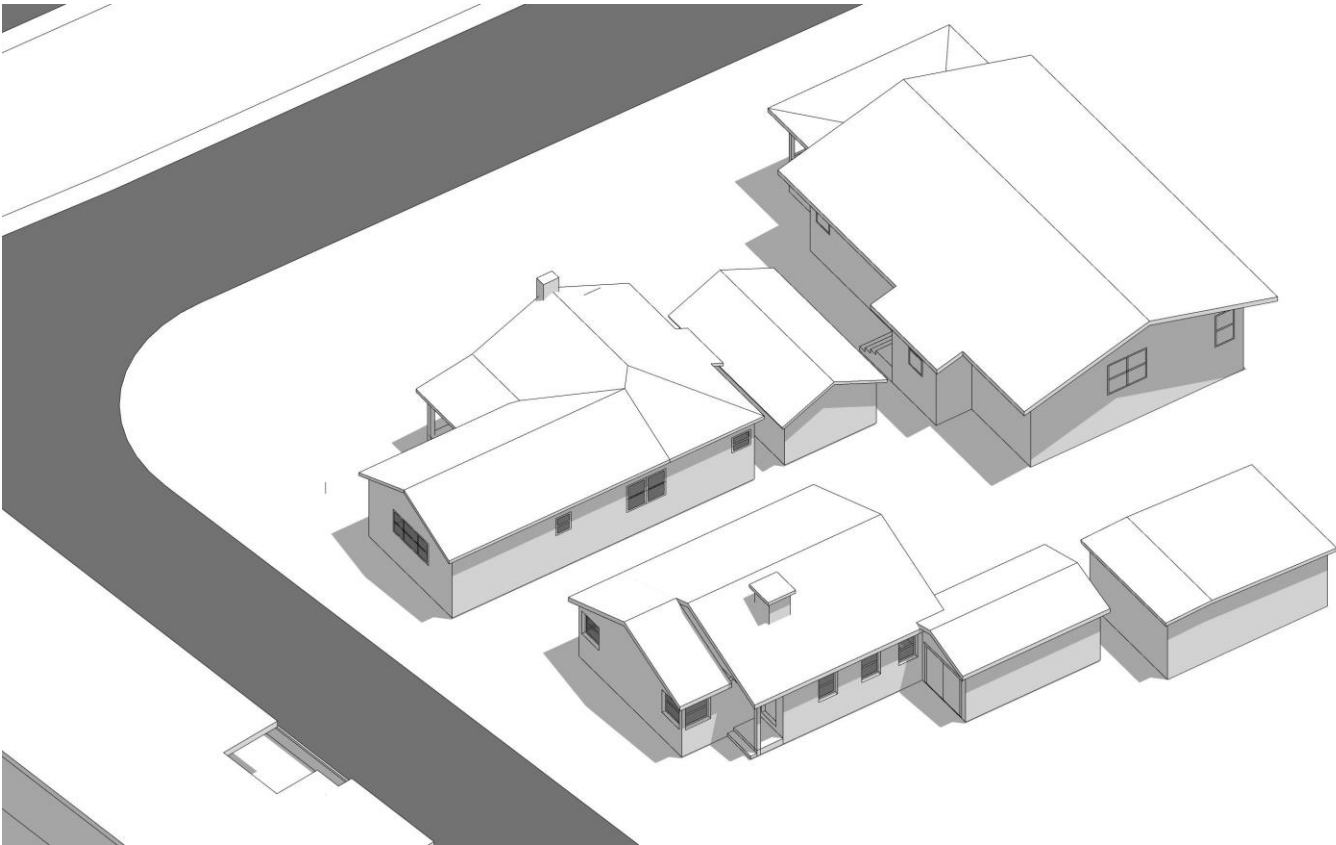
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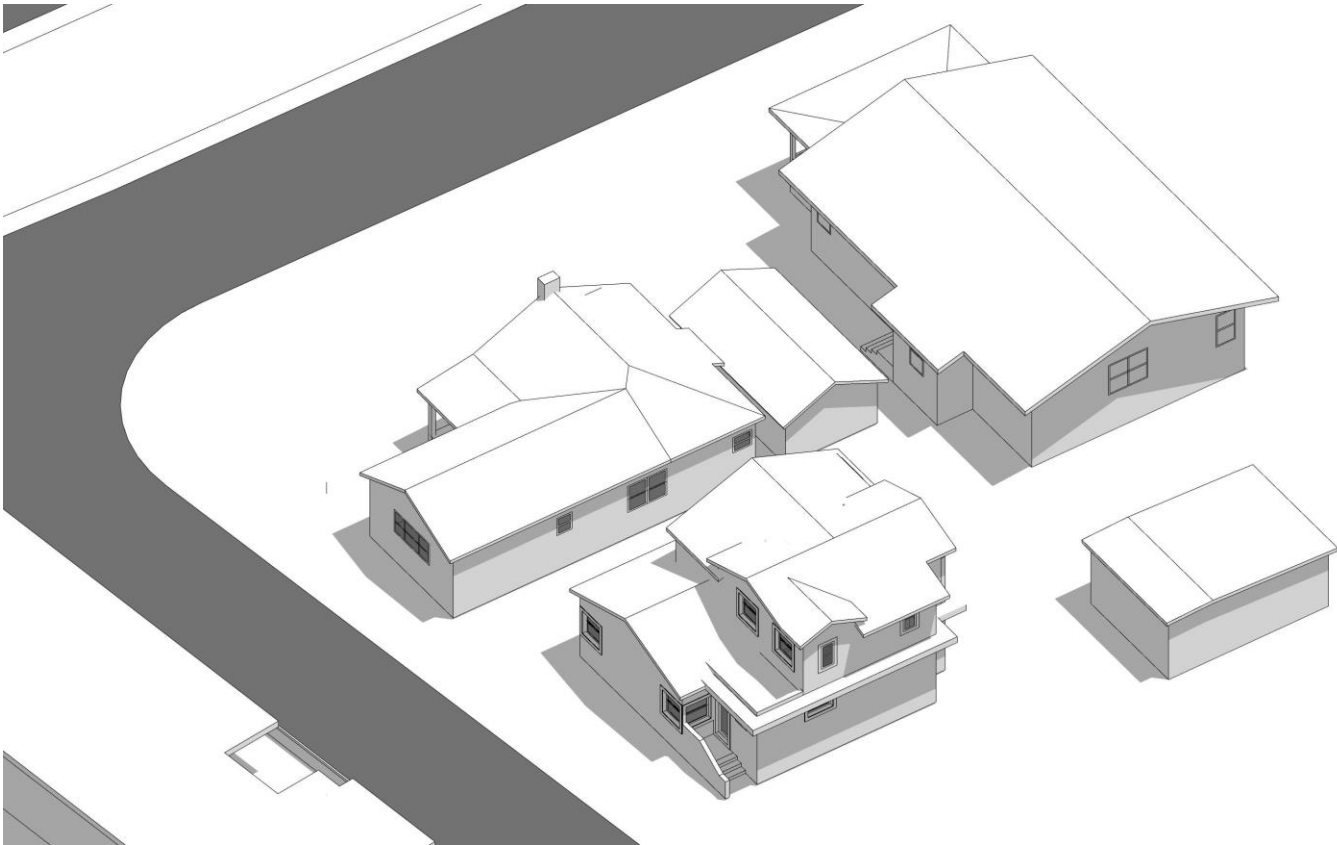
PROPOSED

July 21st

12:00 pm



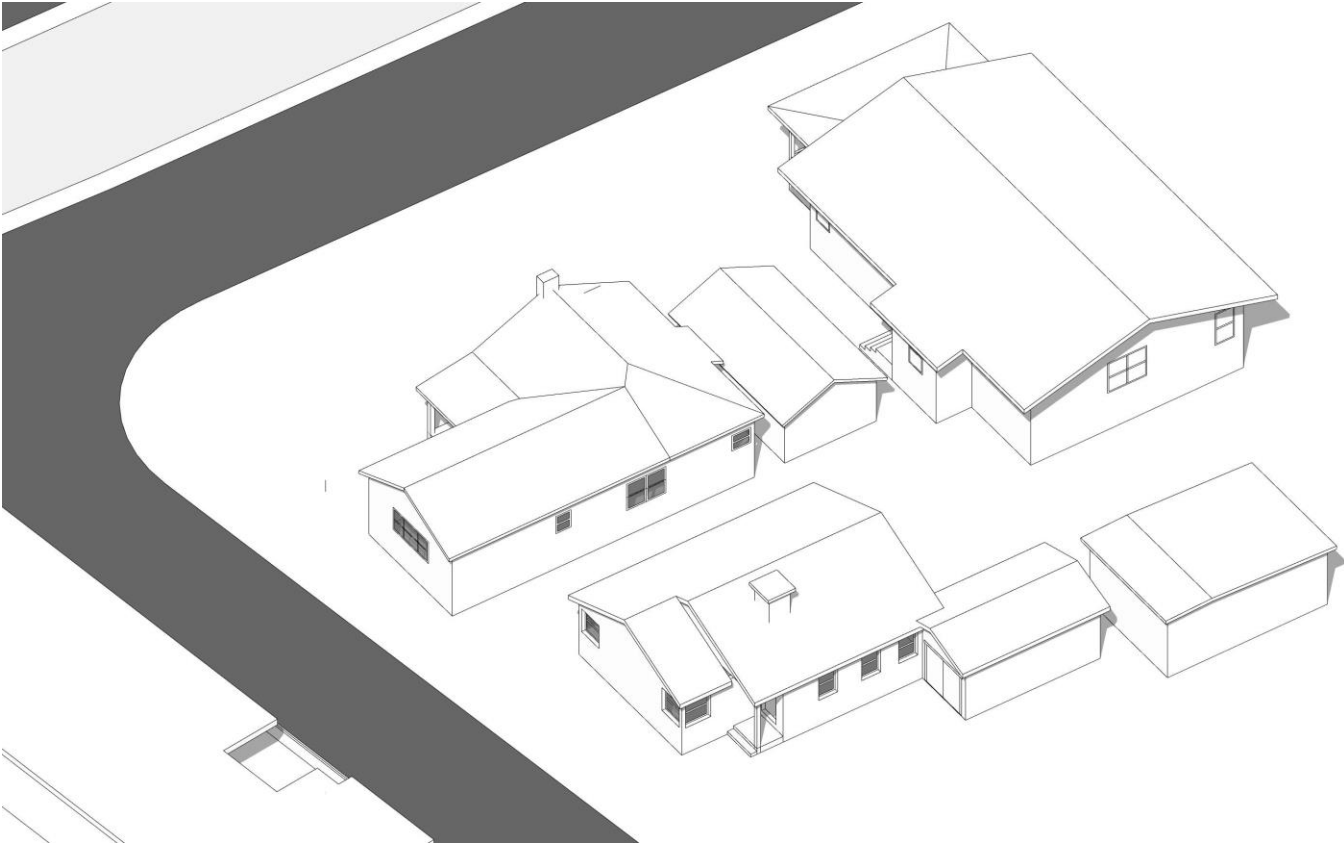
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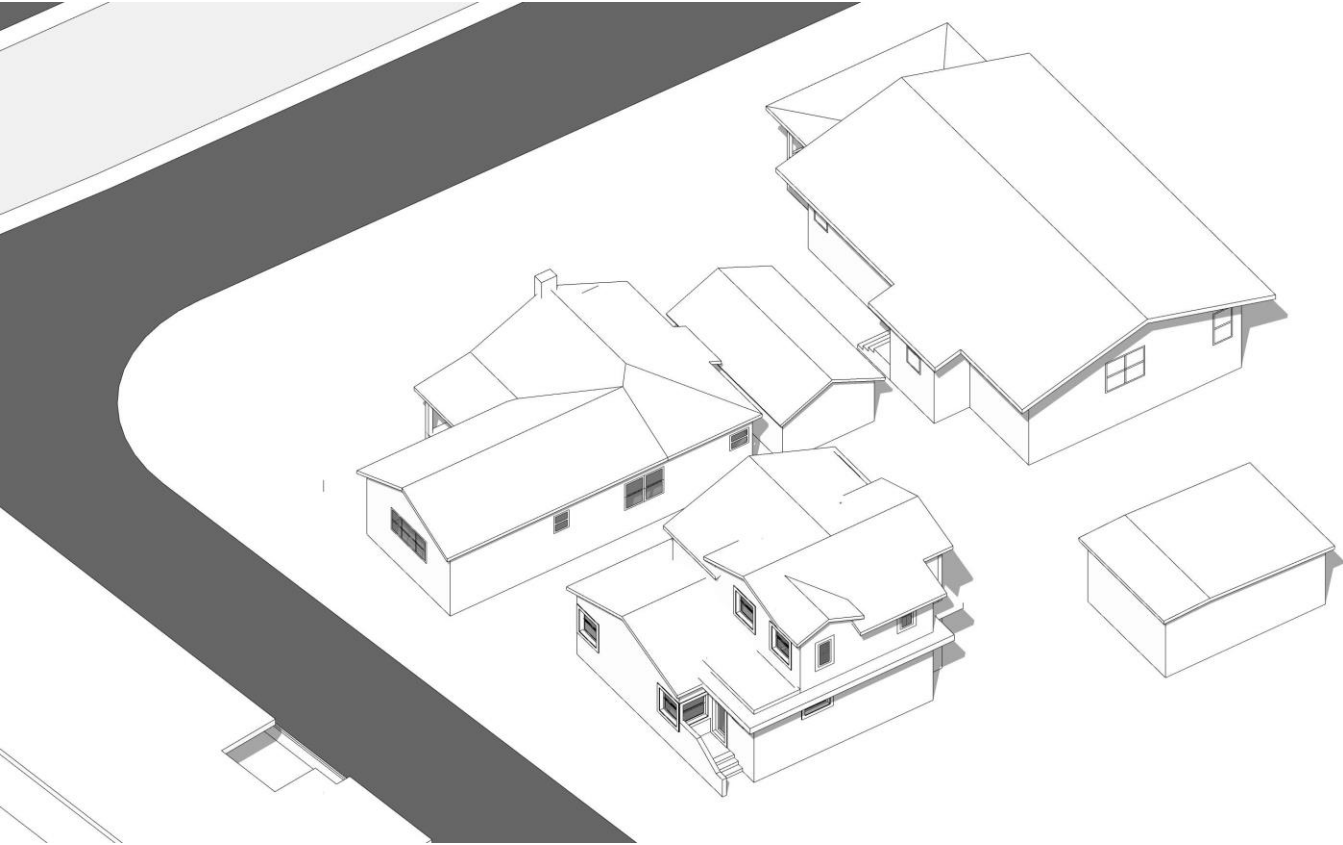
PROPOSED

July 21st

03:00 pm



EXISTING

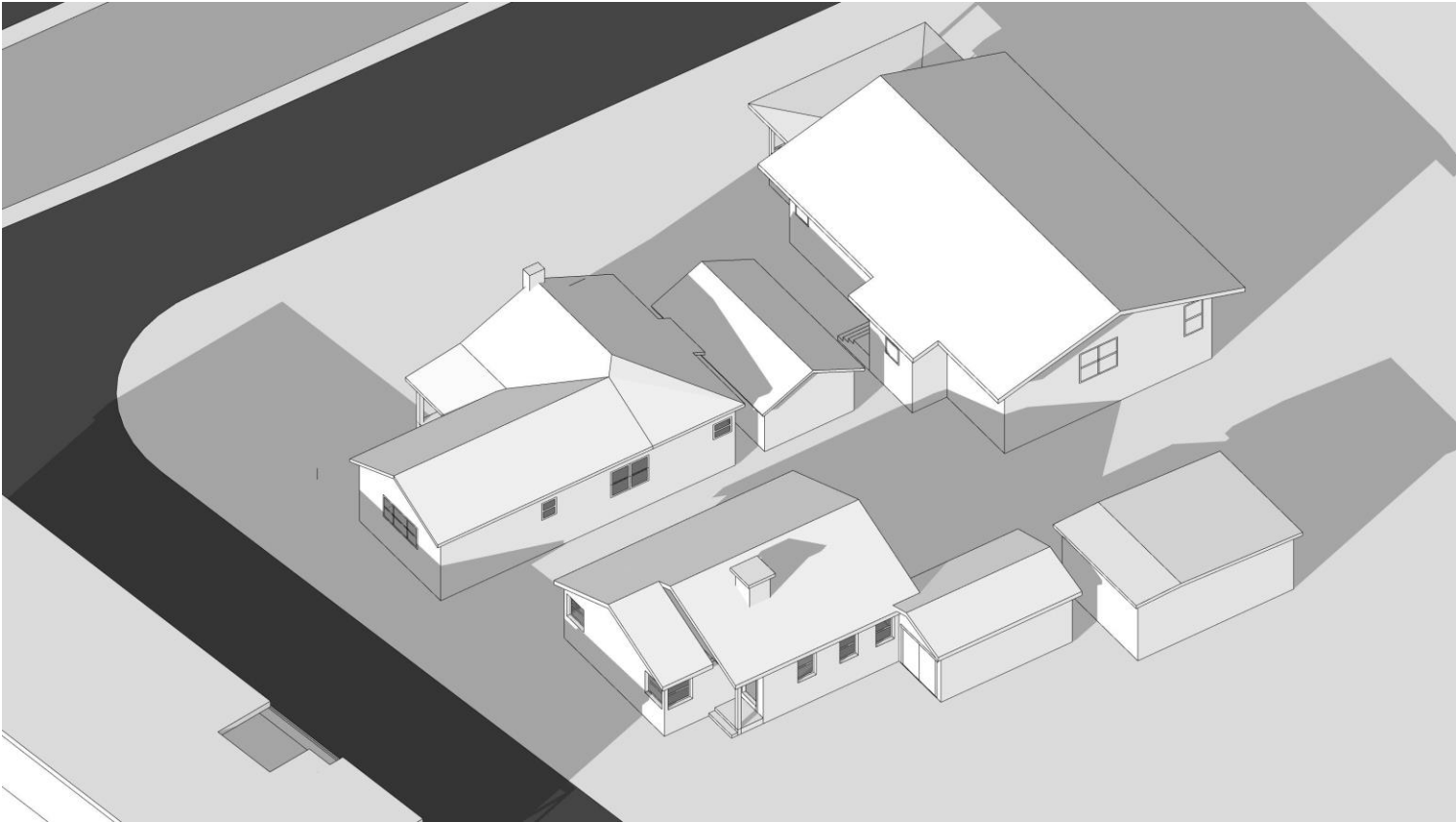


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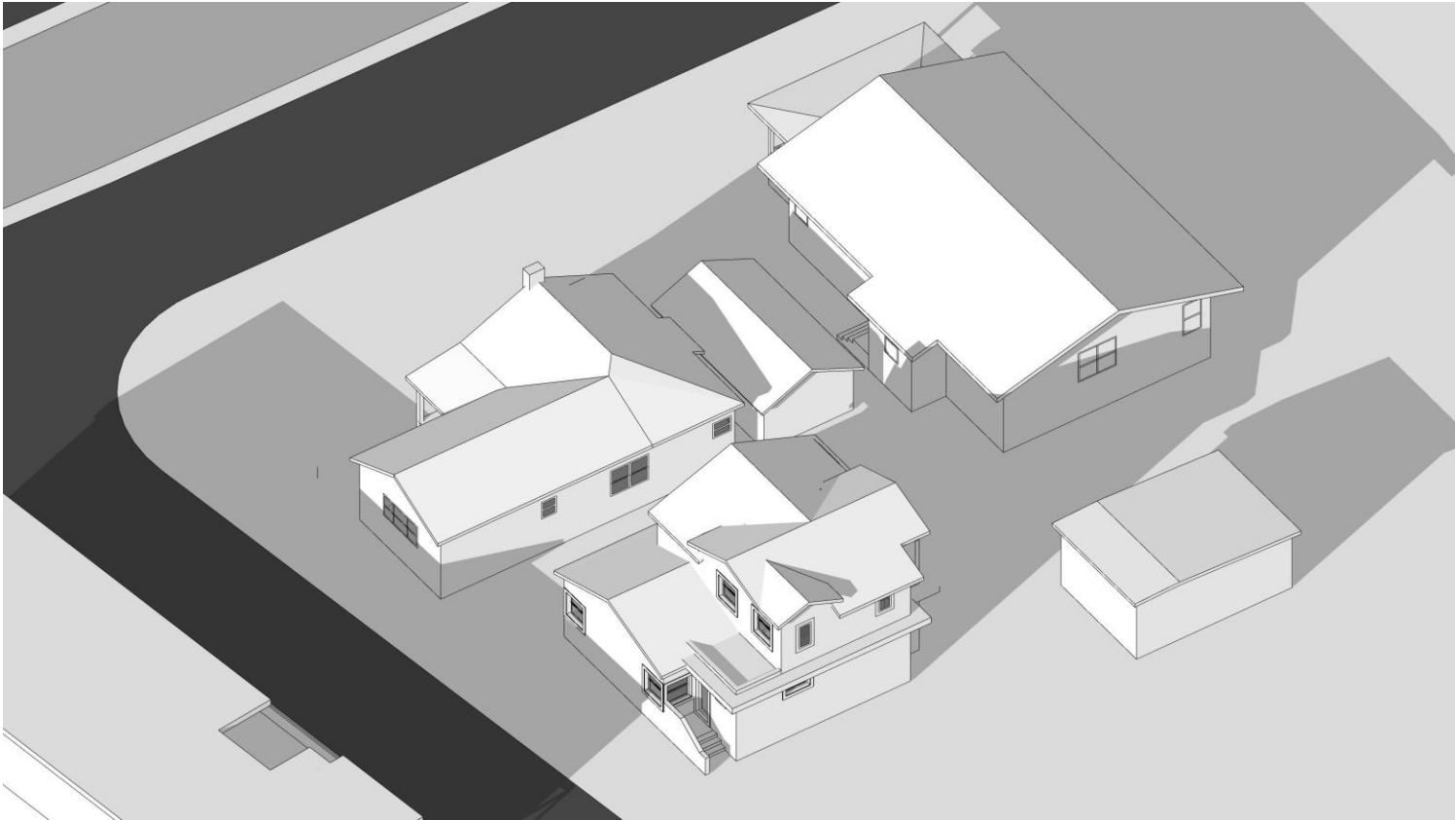
July 21st

06:00 pm

Sunset at 8:28 pm



EXISTING



PROPOSED

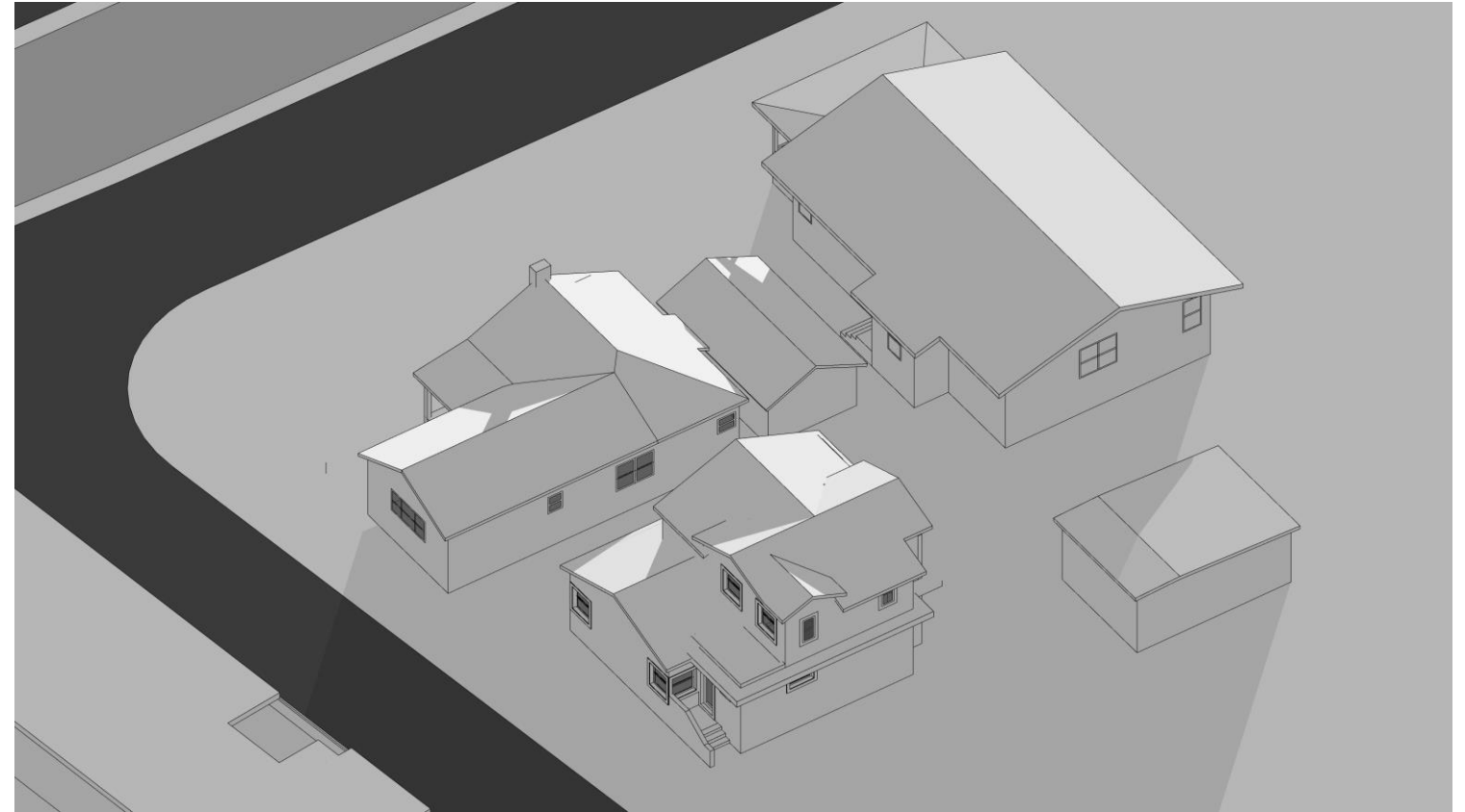
August 21st

06:00 am

Sunrise at 6:31 am



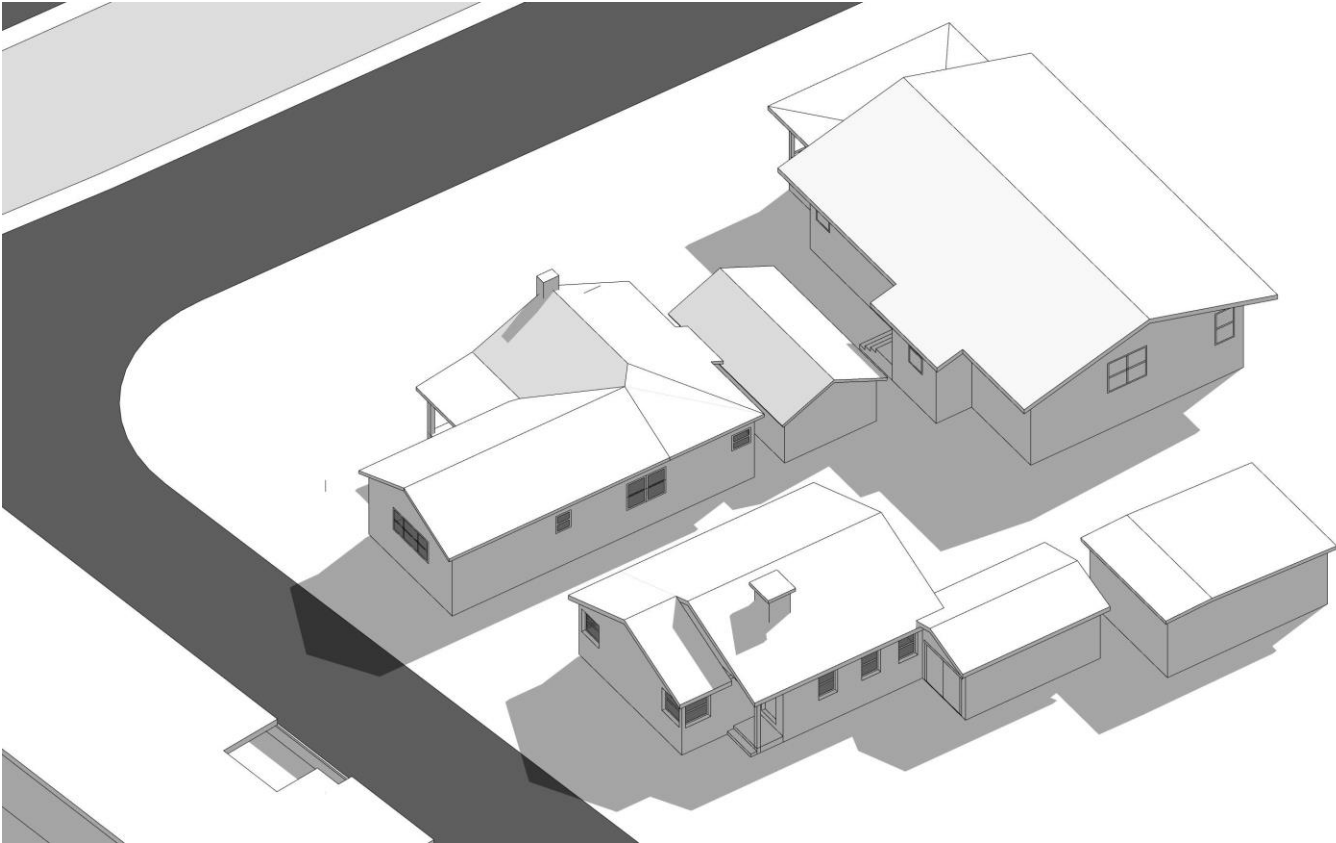
EXISTING



PROPOSED

August 21st

09:00 am



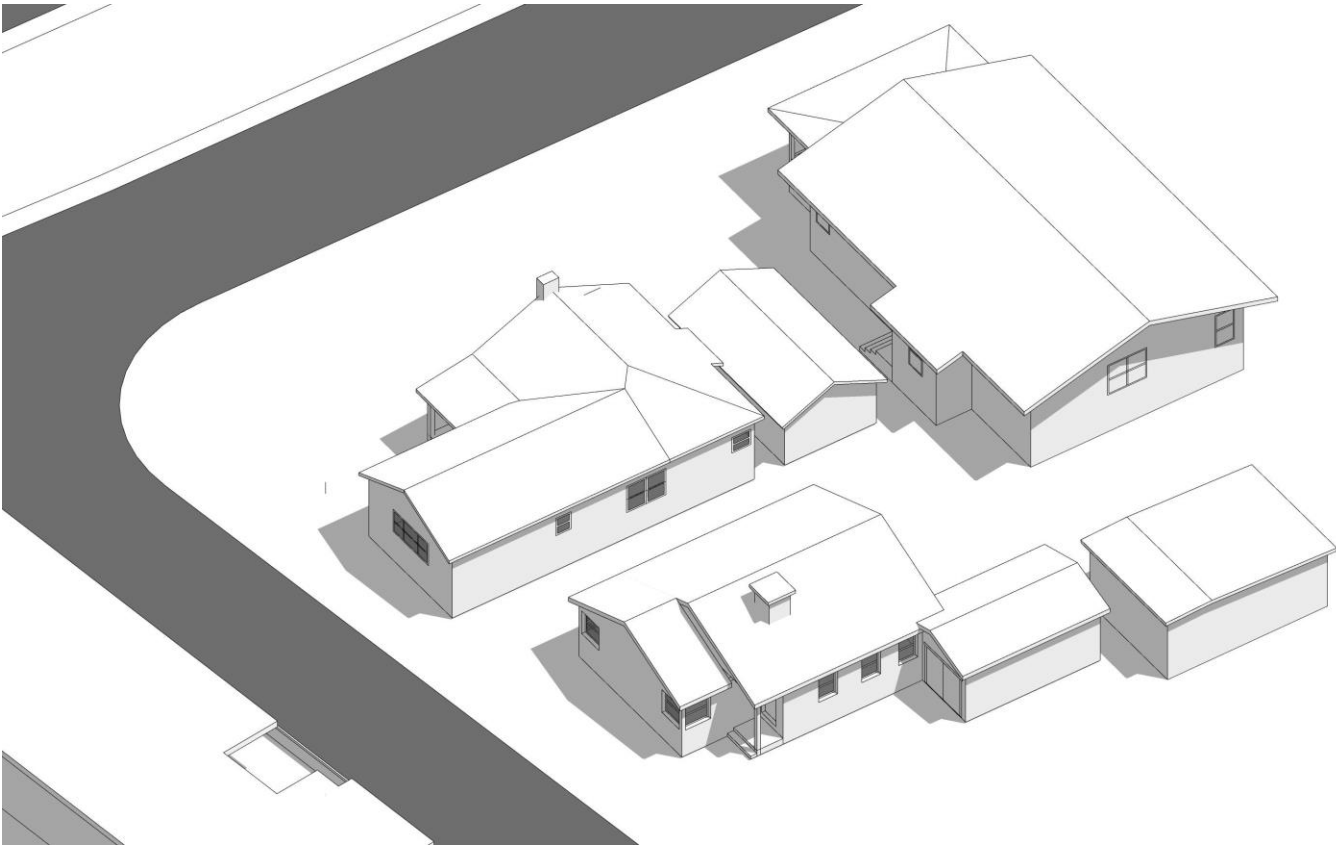
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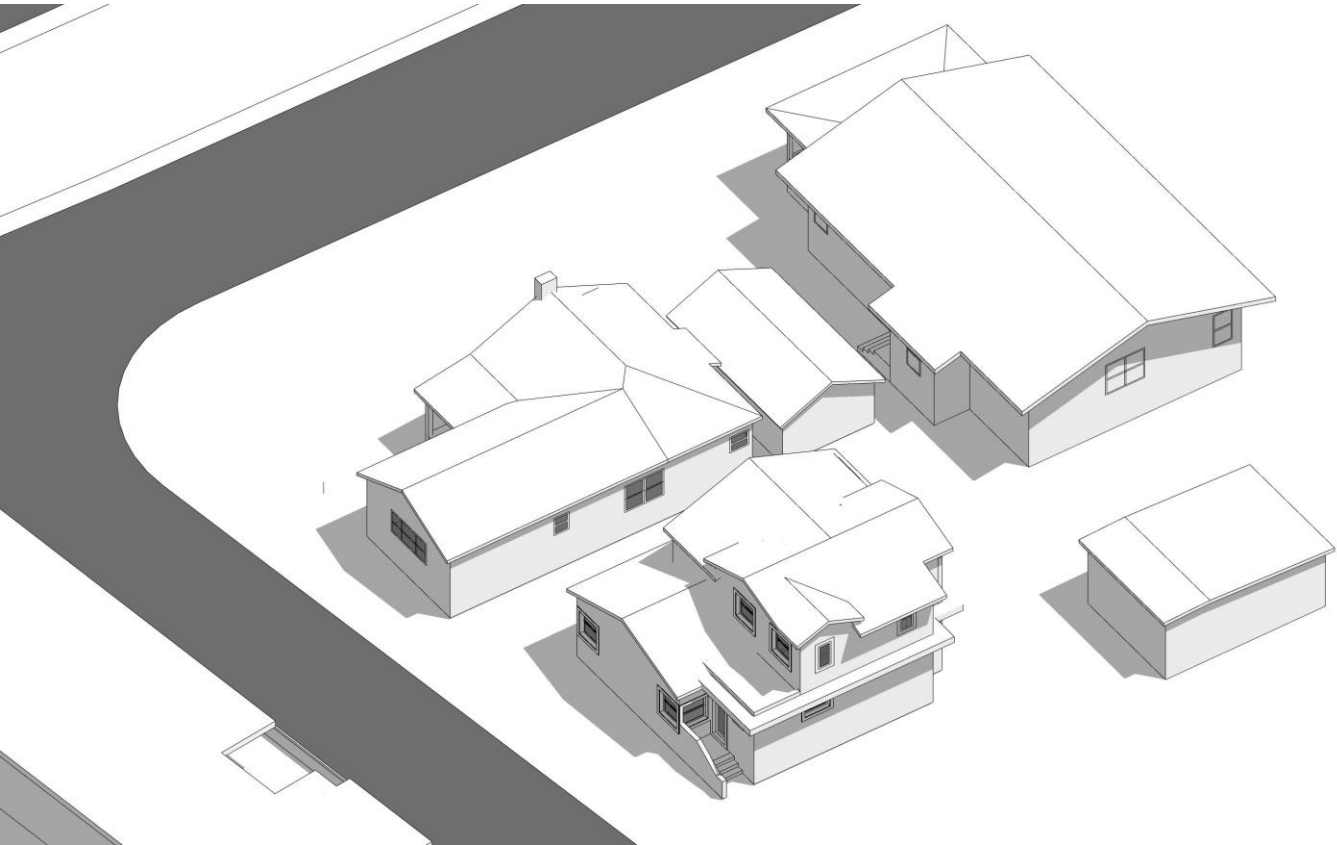
PROPOSED

August 21st

12:00 pm



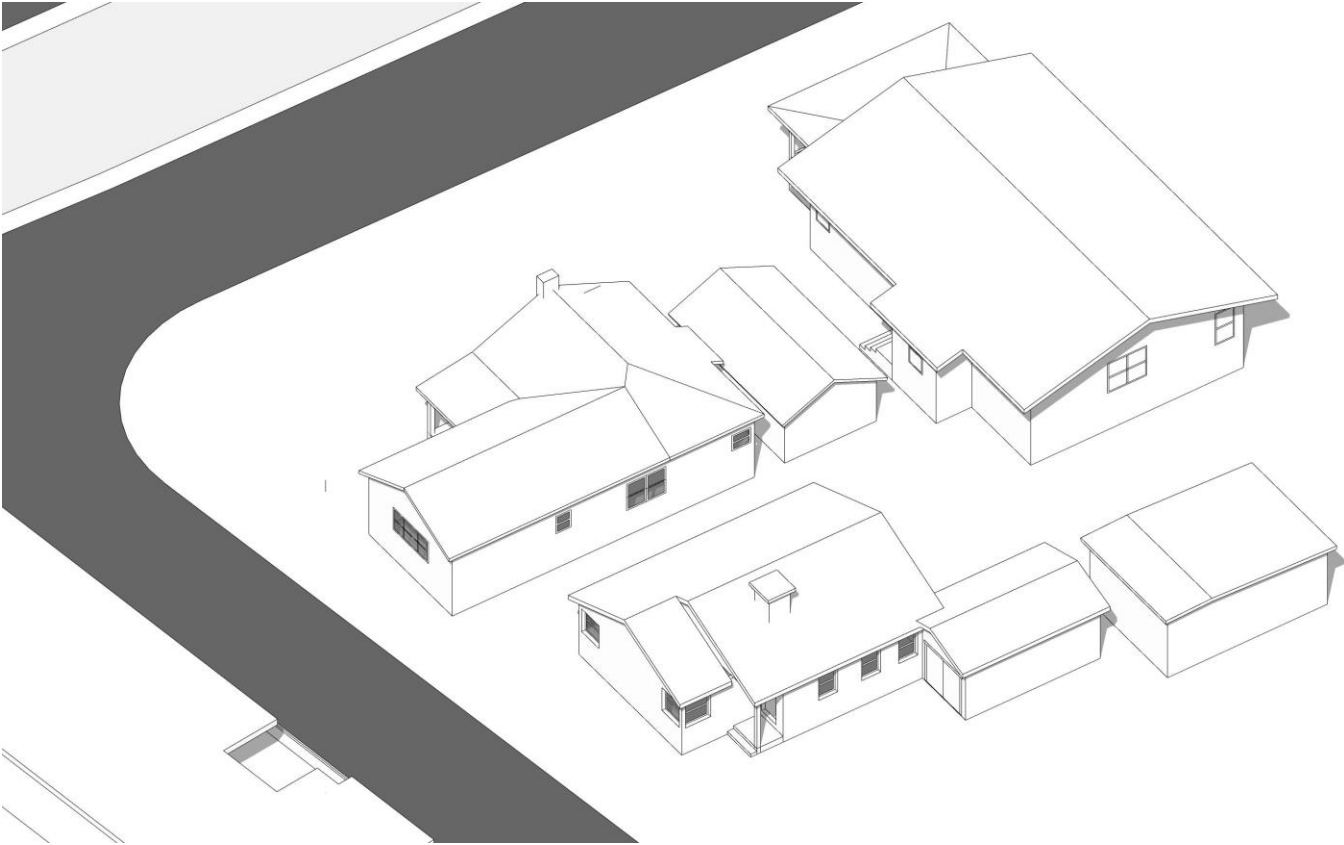
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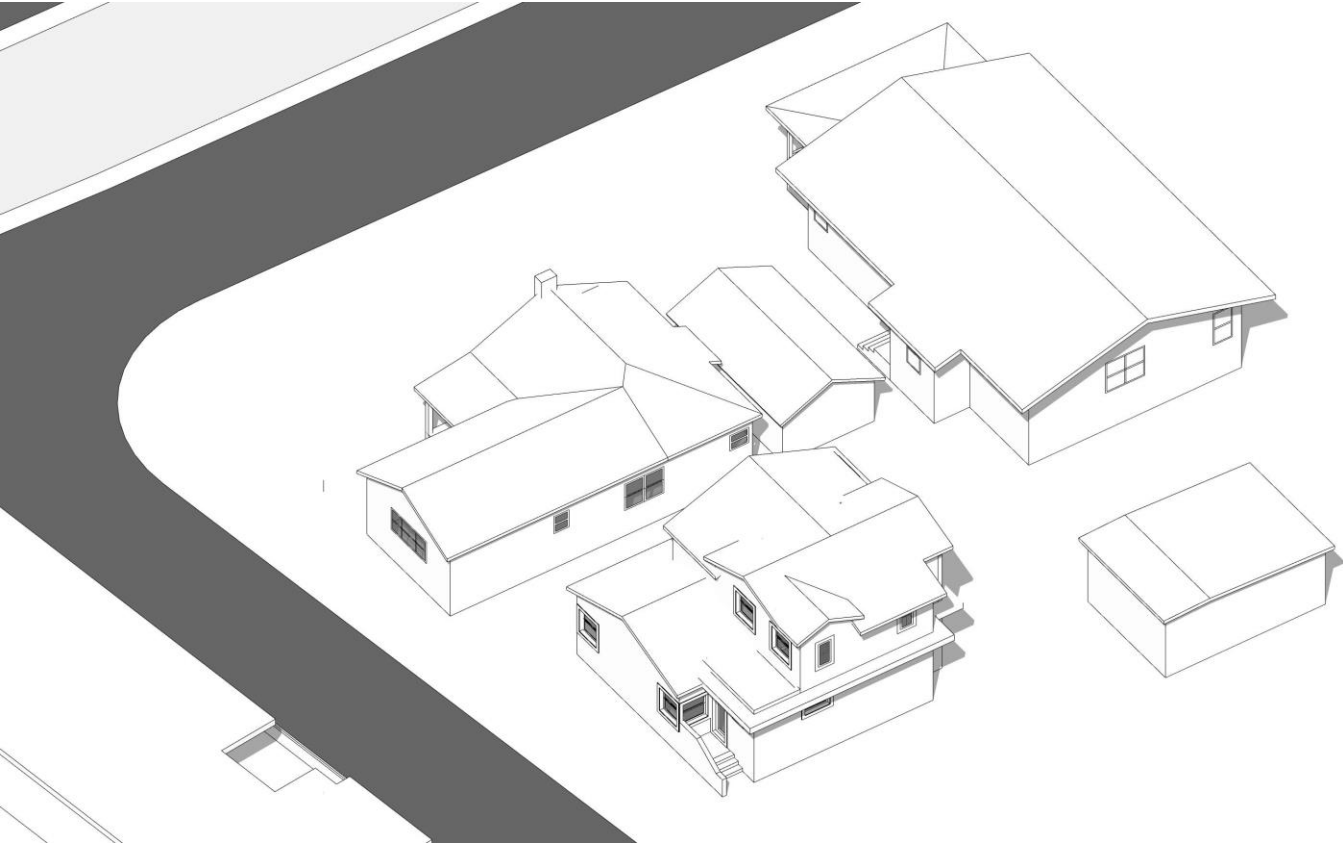
PROPOSED

August 21st

03:00 pm



EXISTING



PROPOSED

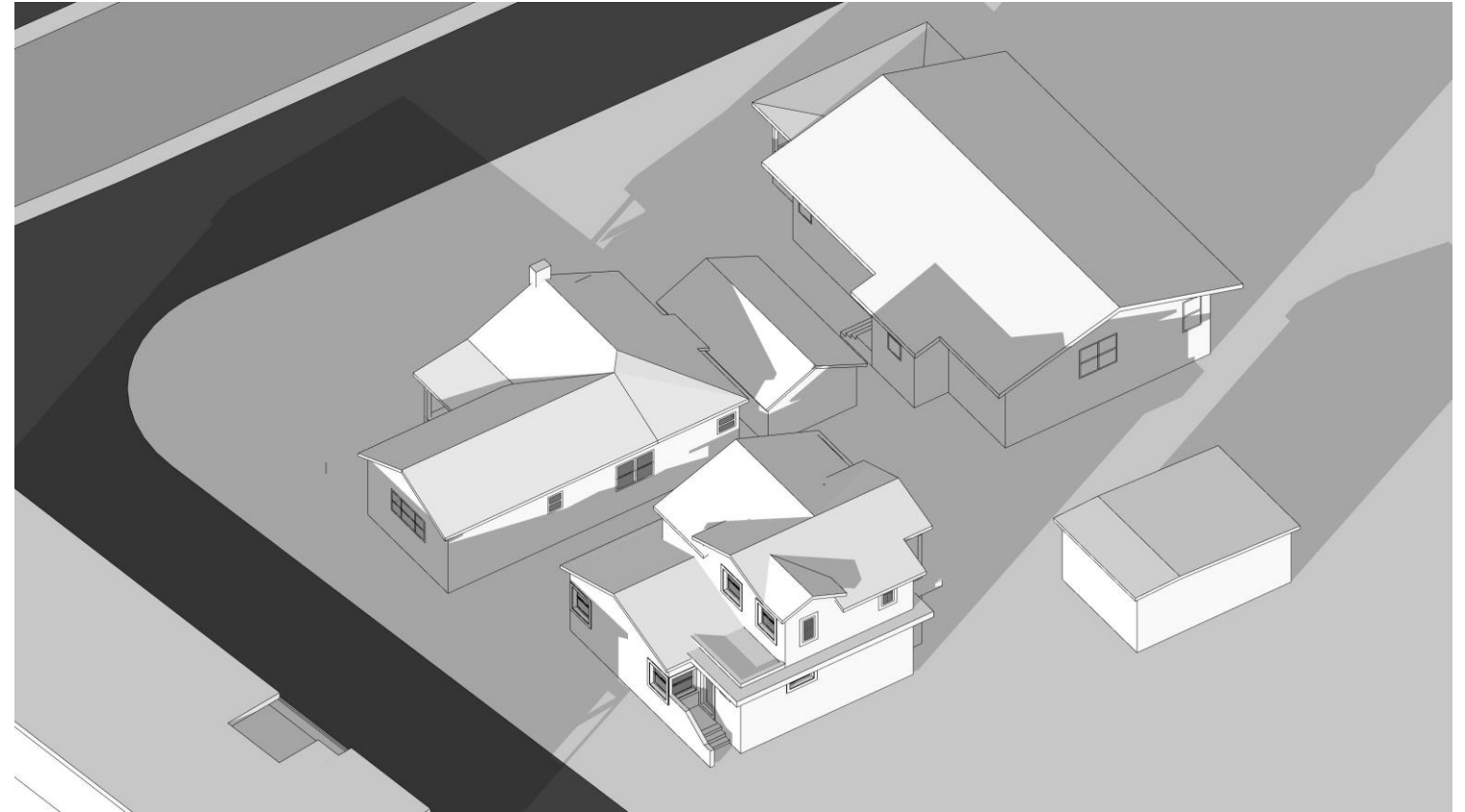
August 21st

06:00 pm

Sunset at 7:54 pm



EXISTING

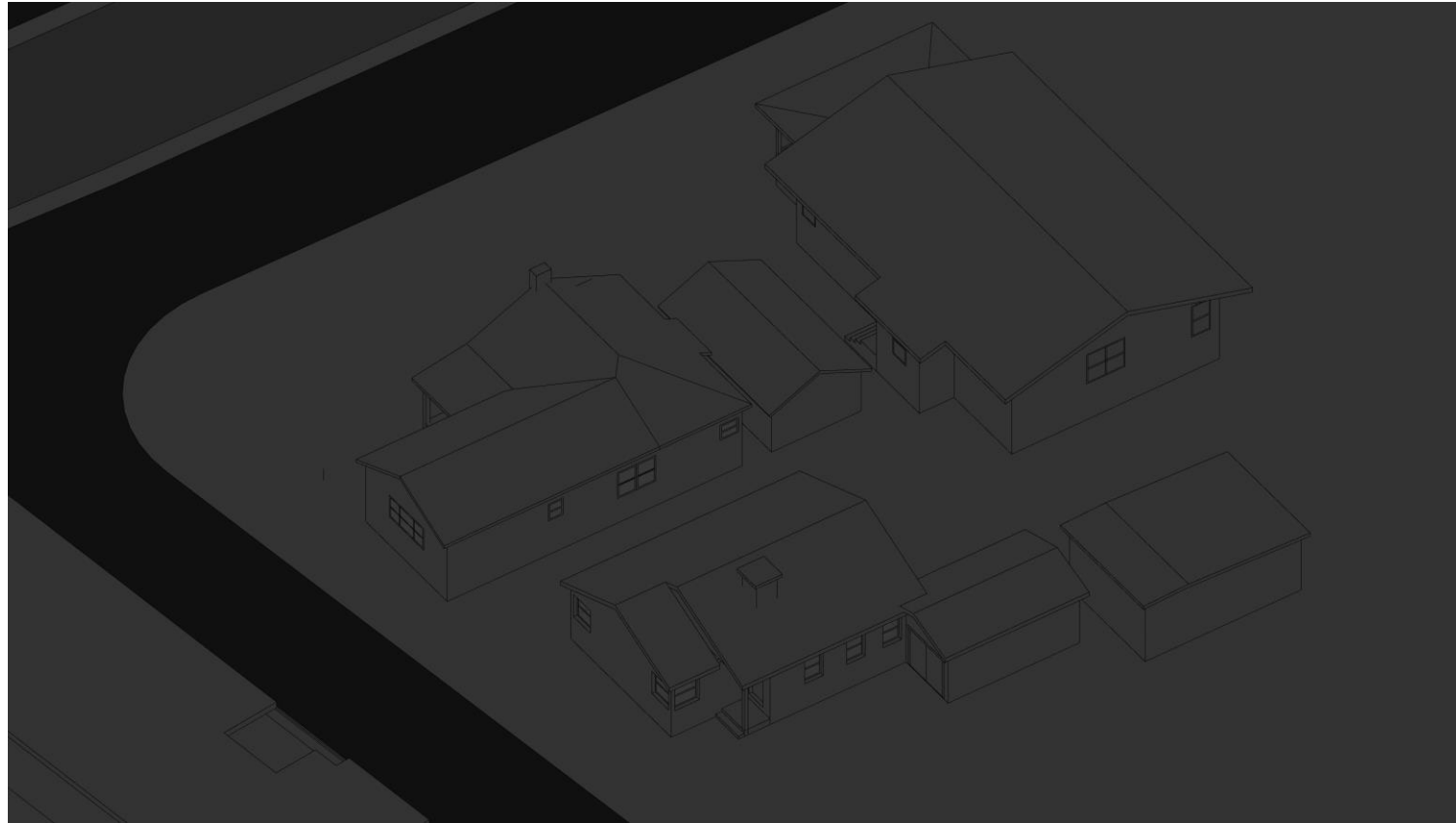


PROPOSED

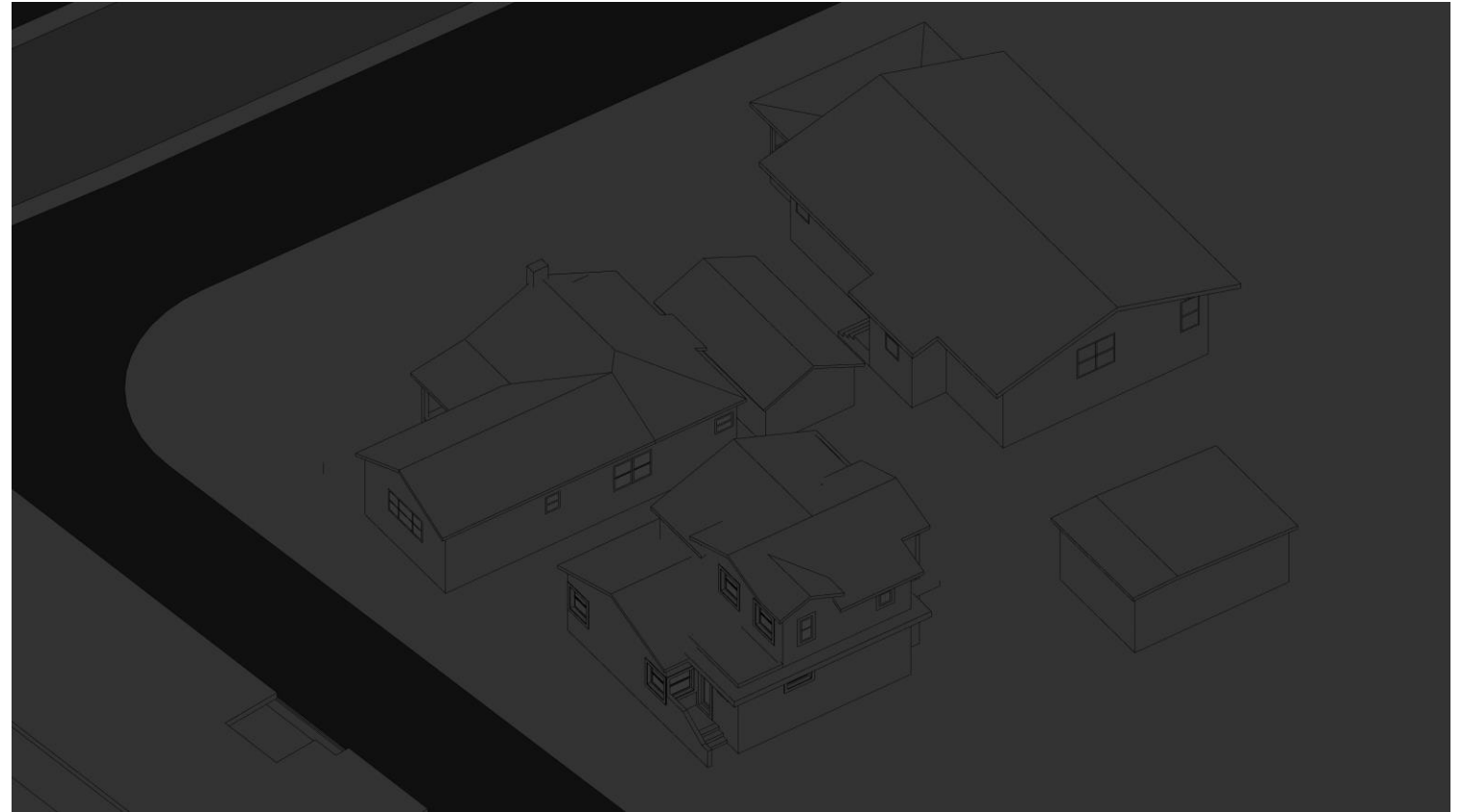
September 21st

06:00 am

Sunrise at 6:57 am

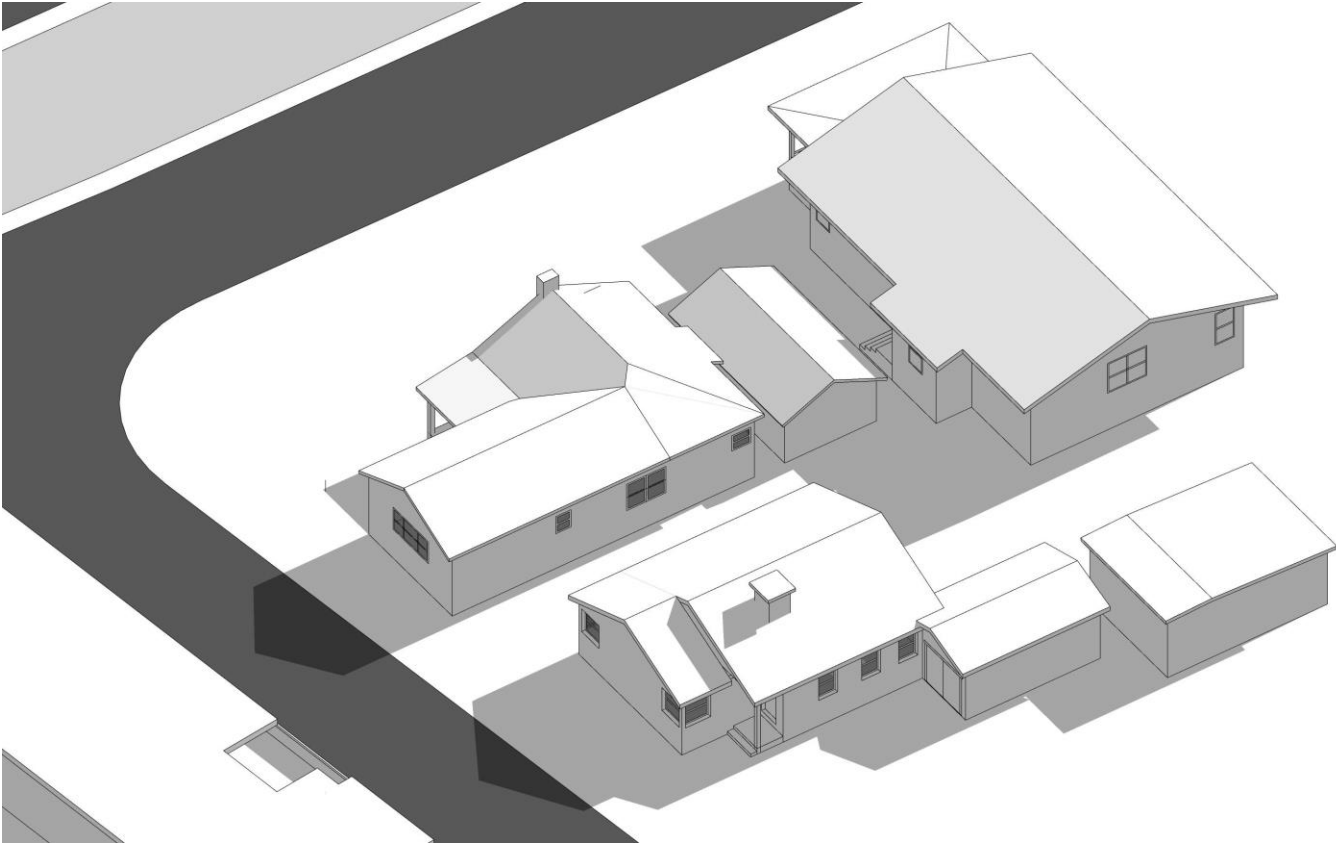


EXISTING



PROPOSED

September 21st
09:00 am

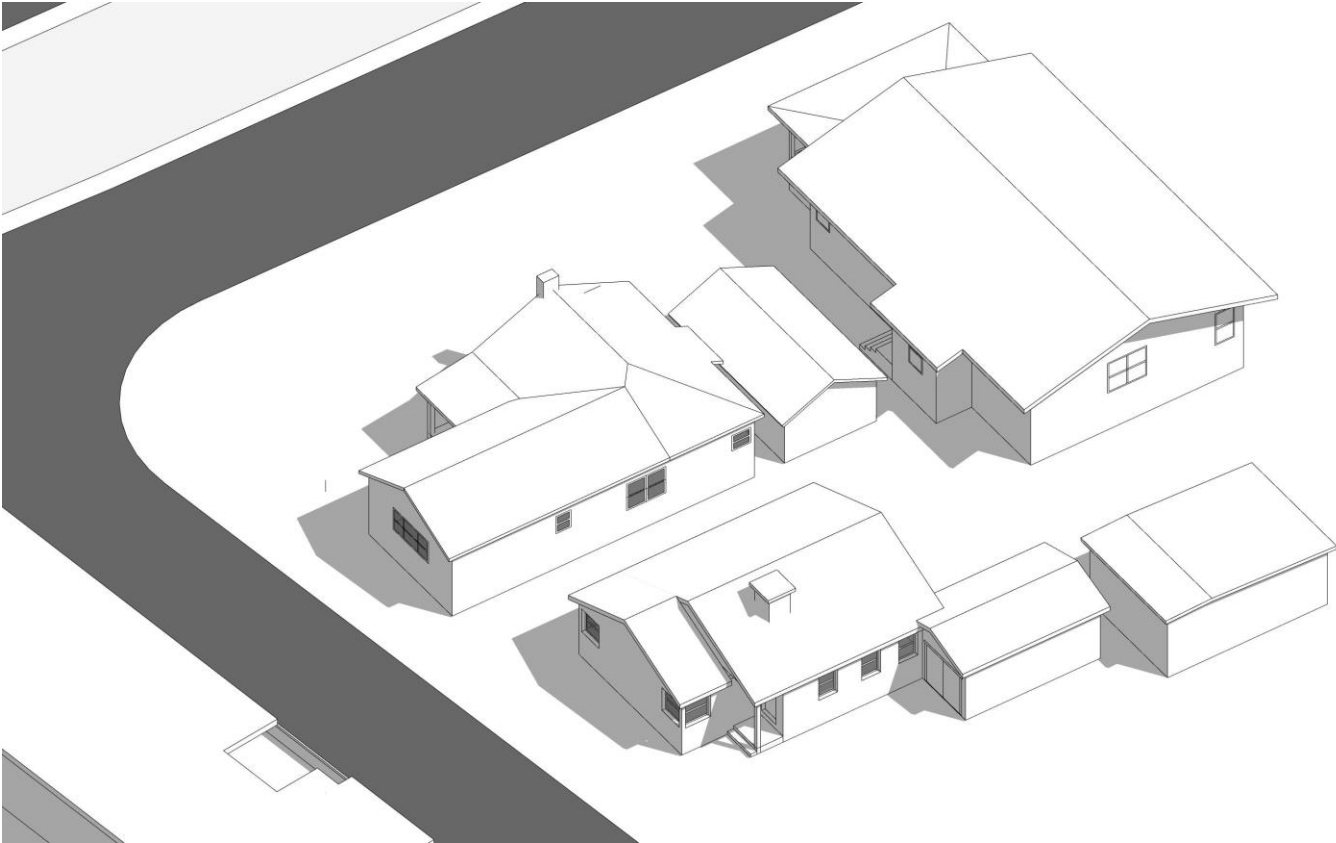


EXISTING

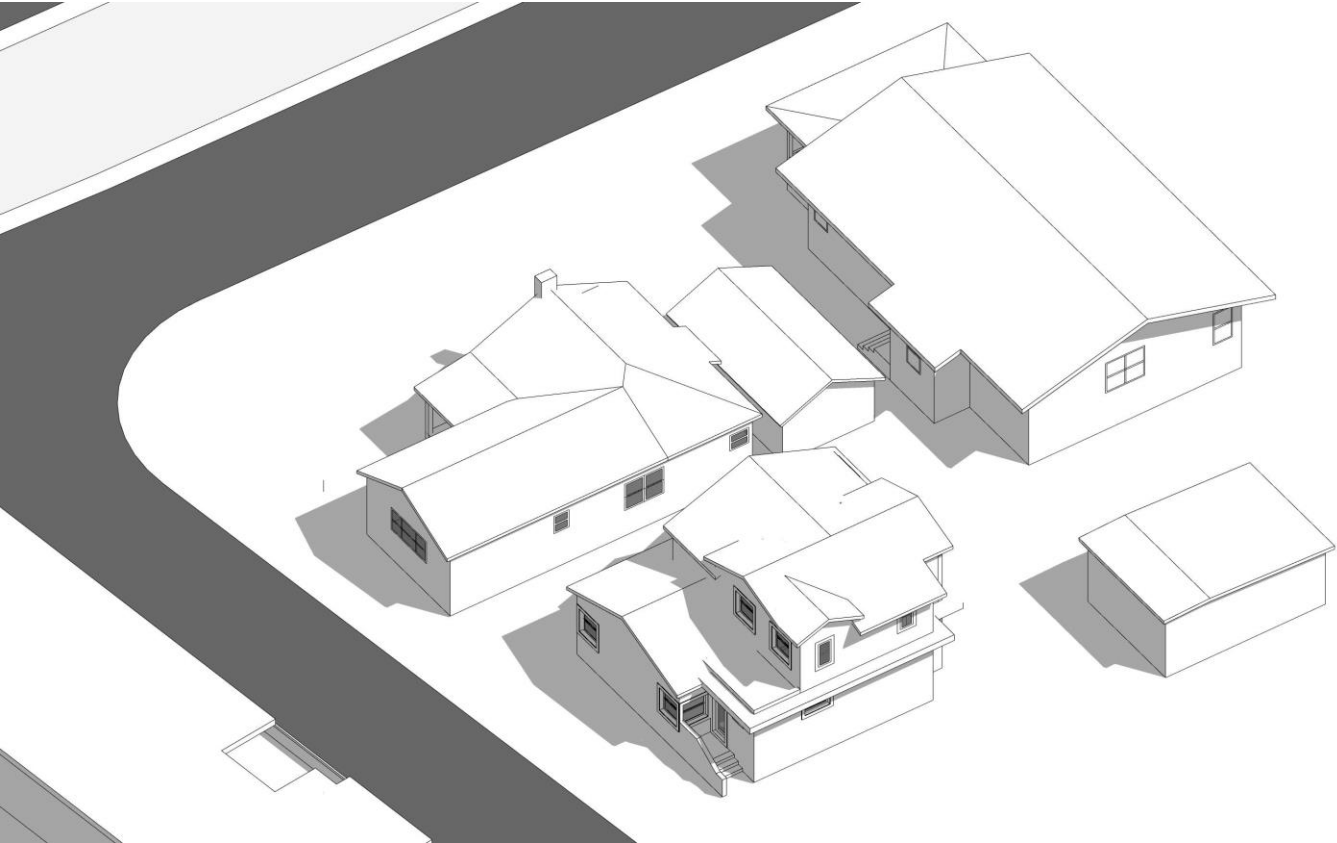


PROPOSED

September 21st
12:00 pm



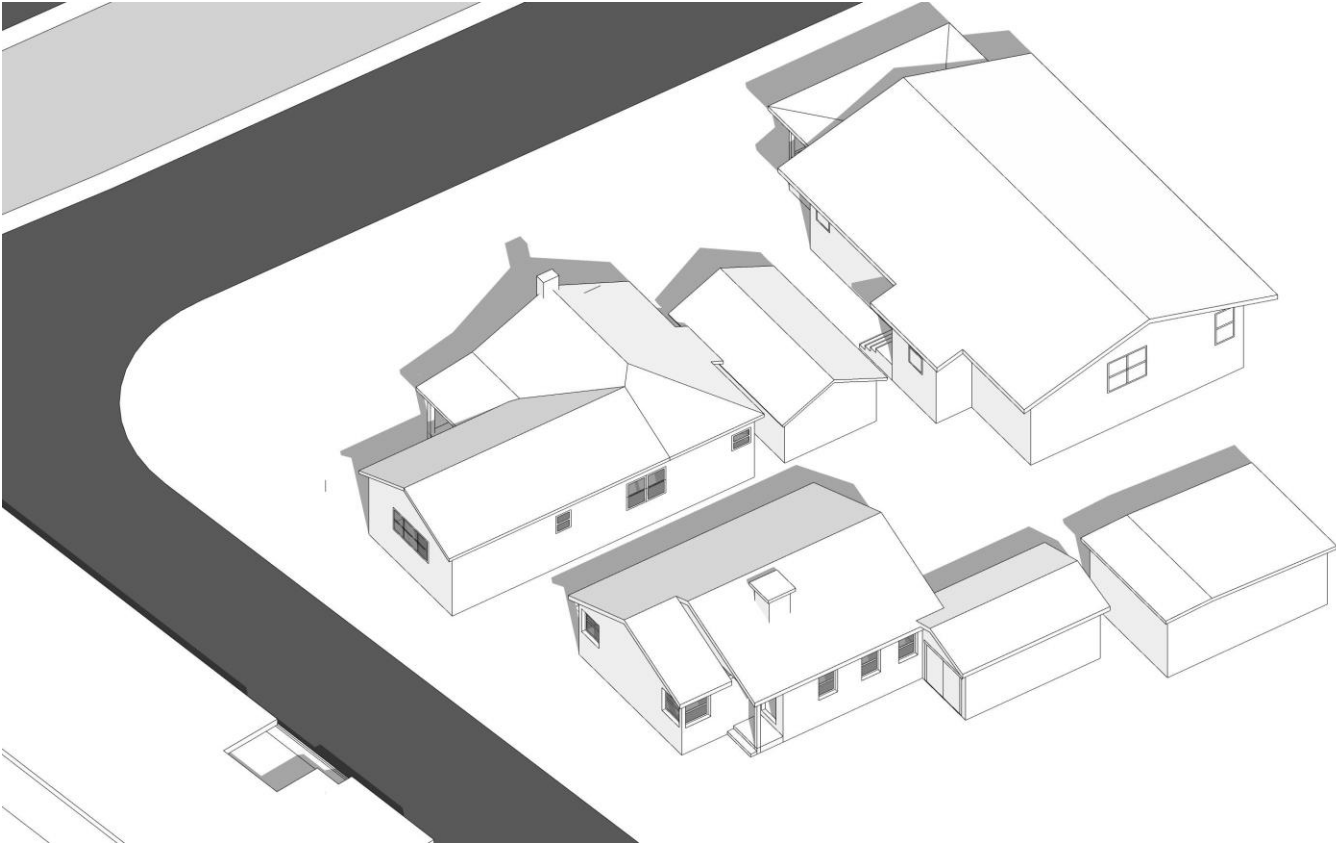
EXISTING



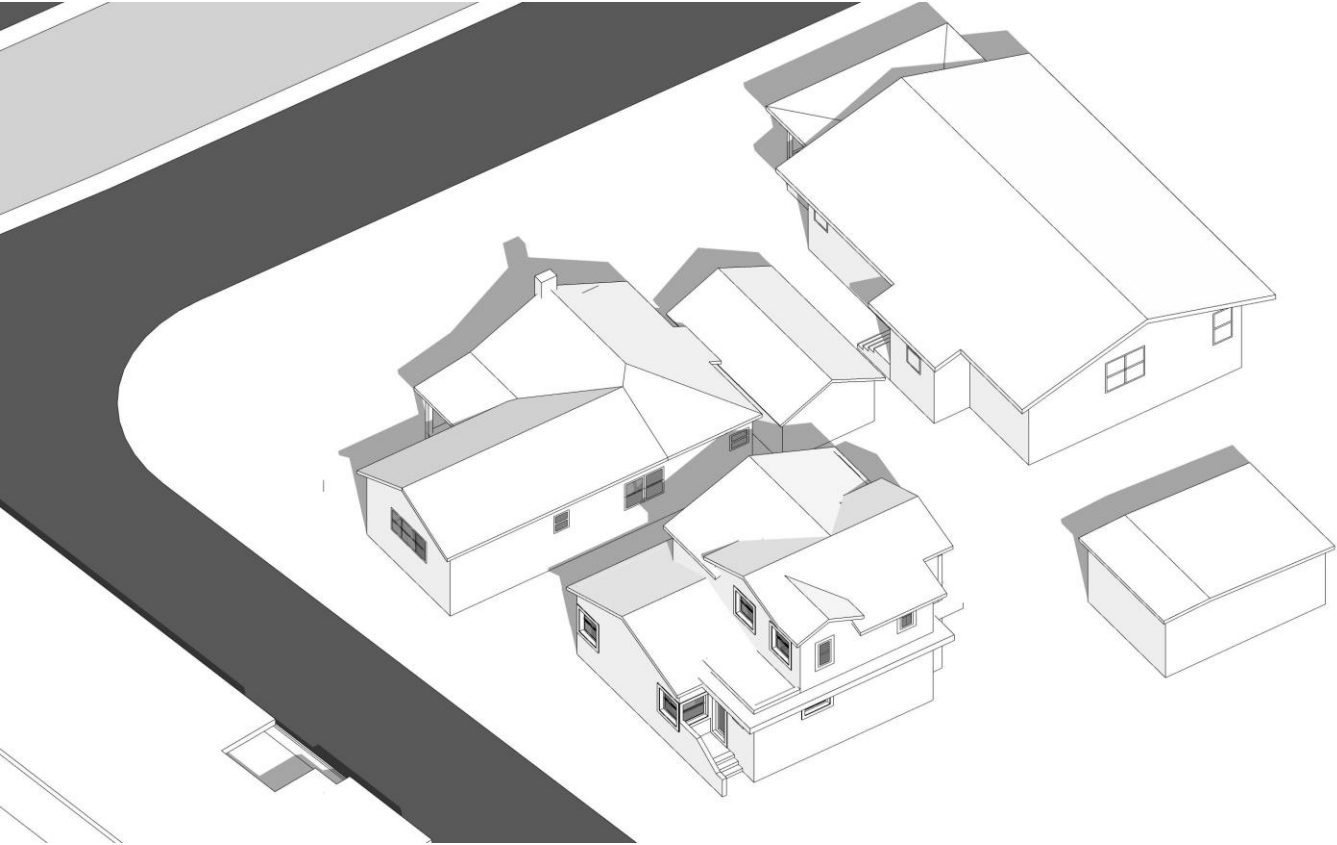
PROPOSED

September 21st

03:00 pm



EXISTING



PROPOSED

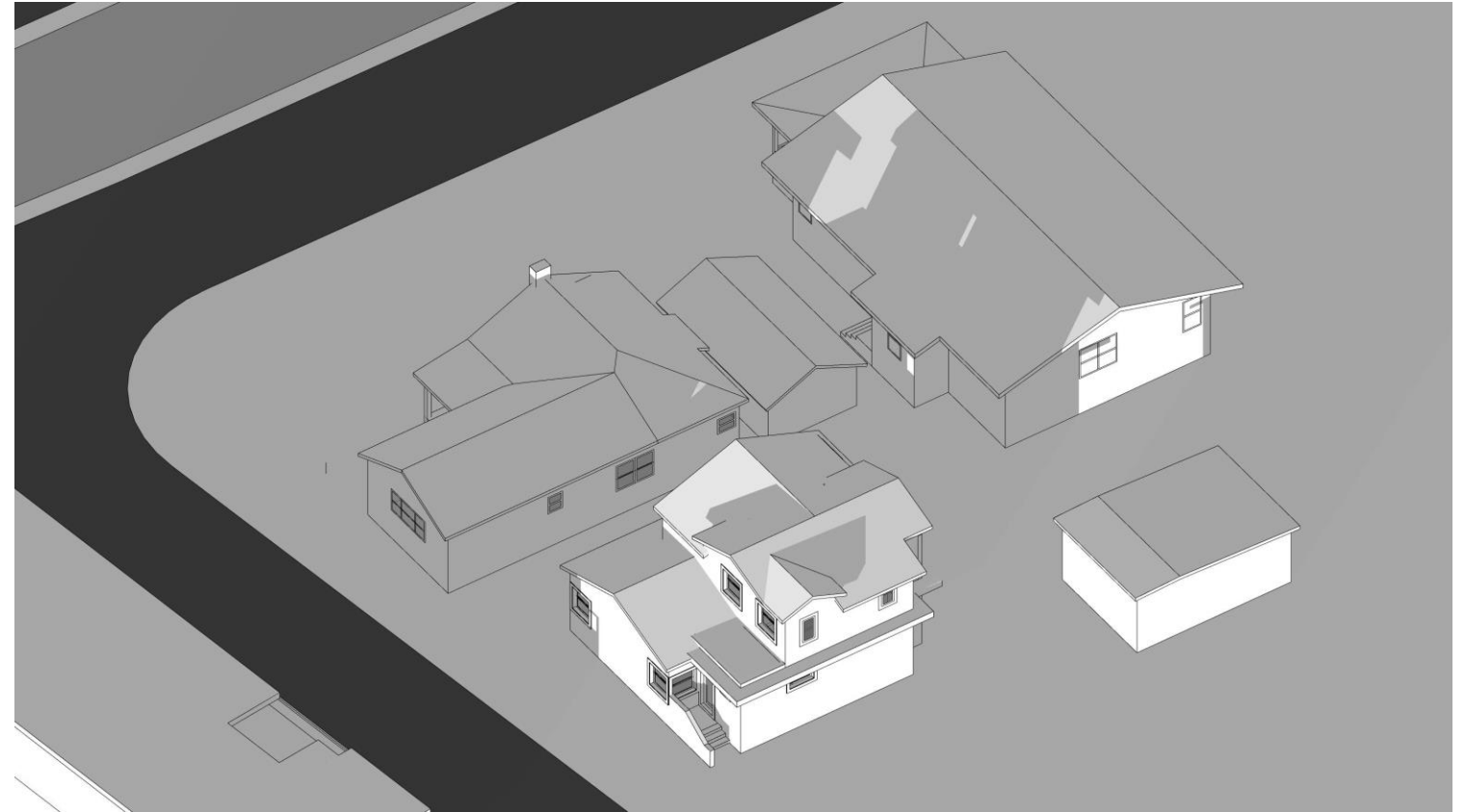
September 21st

06:00 pm

Sunset at 7:08 am



EXISTING

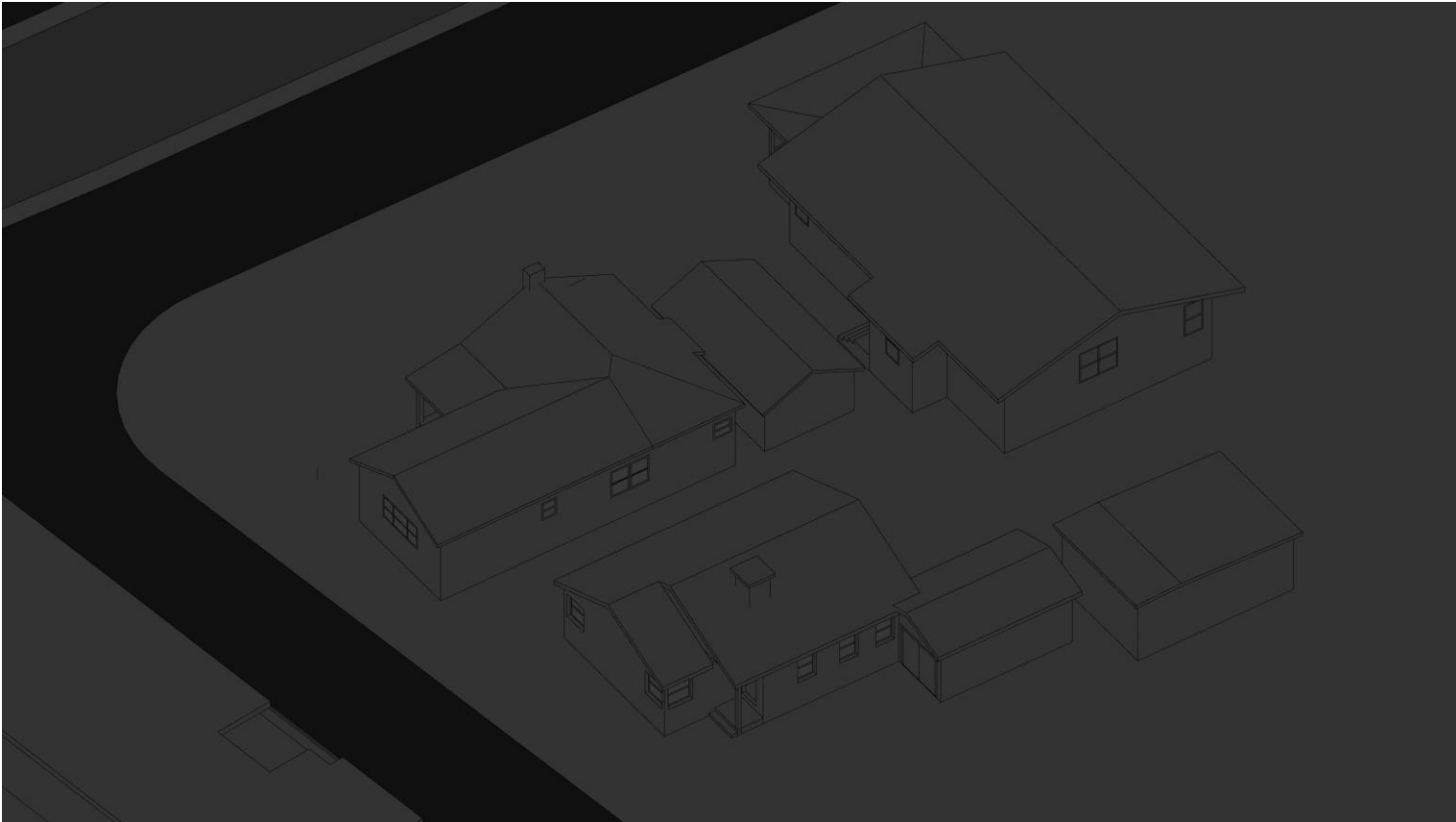


PROPOSED

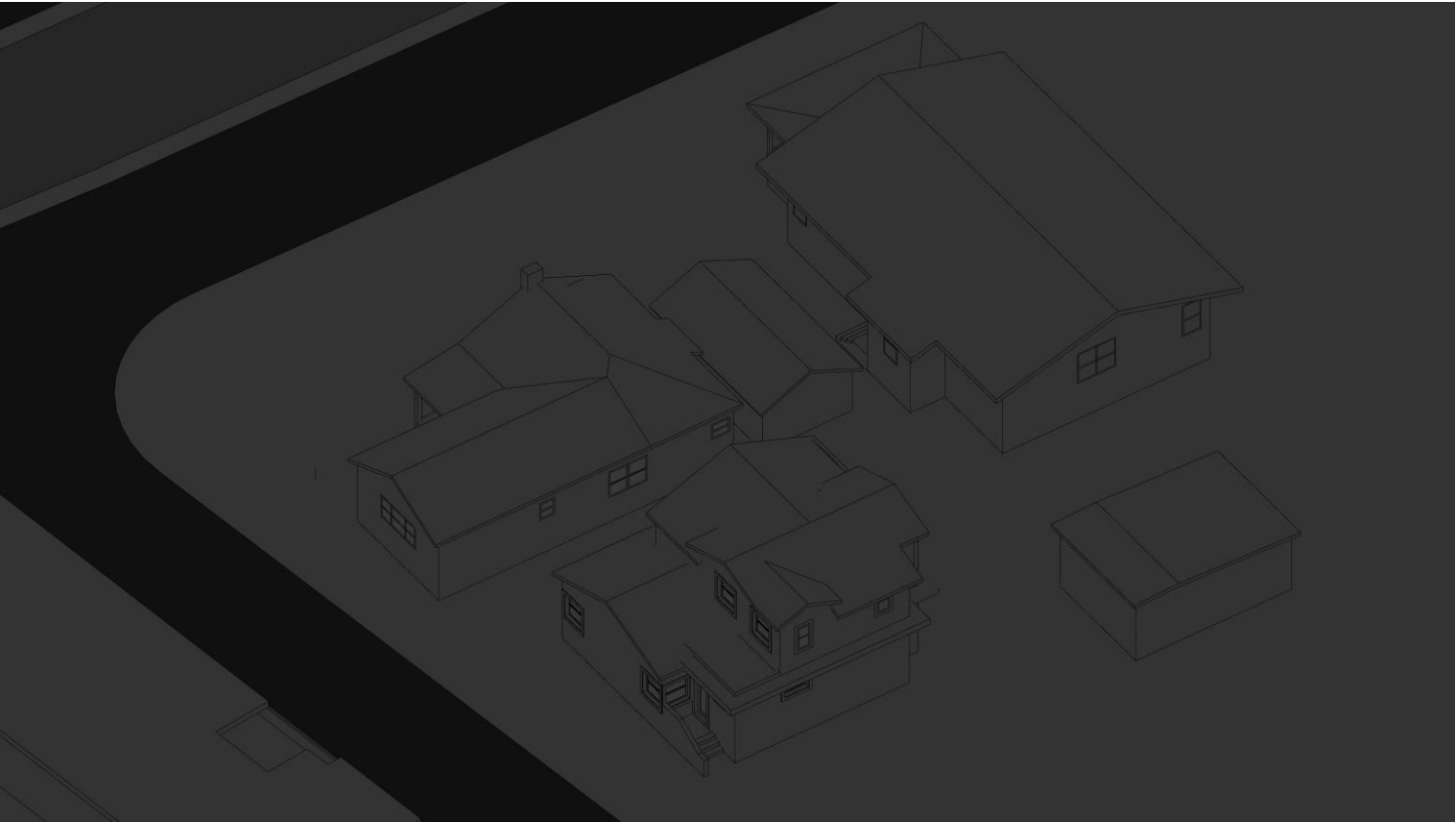
October 21st

06:00 am

Sunrise at 7:25 am



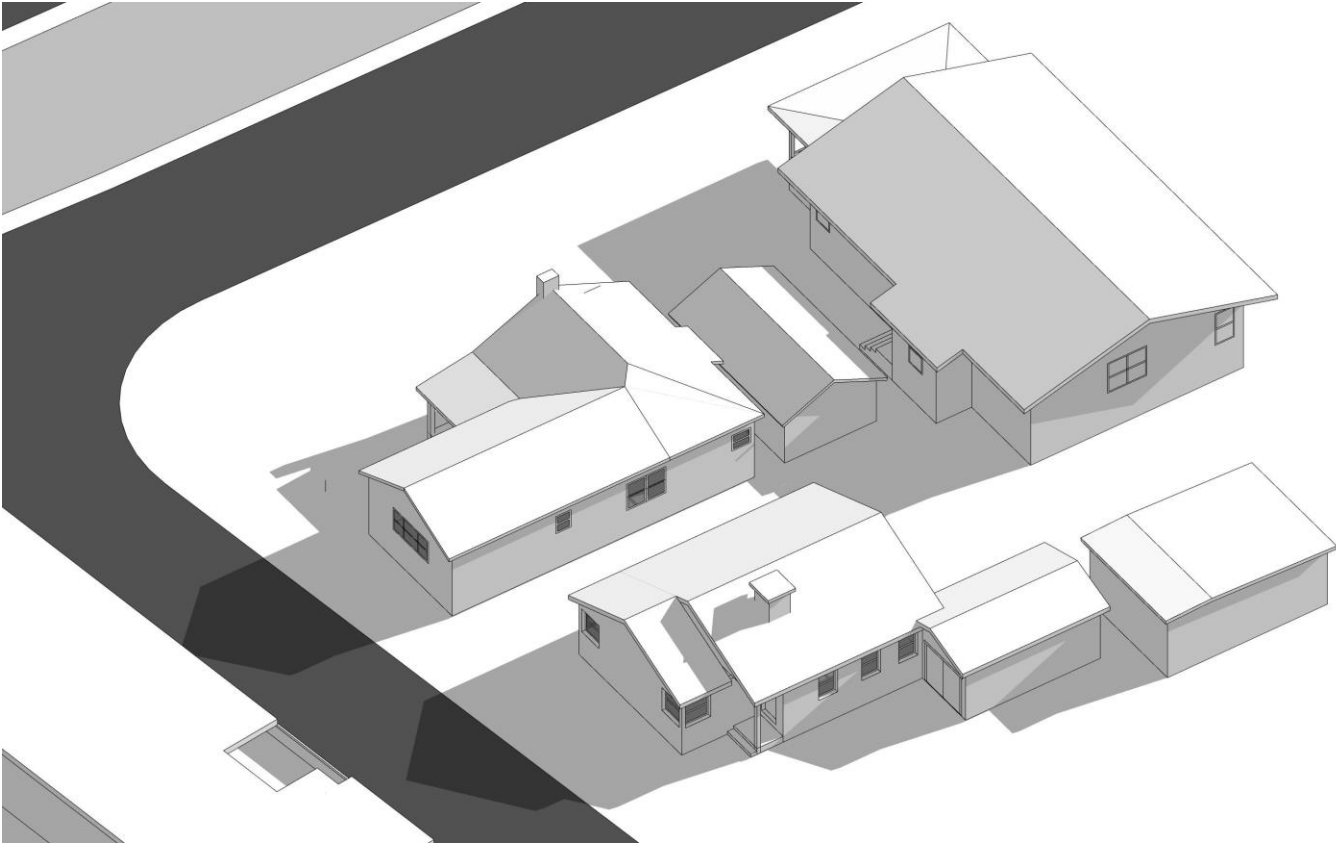
EXISTING



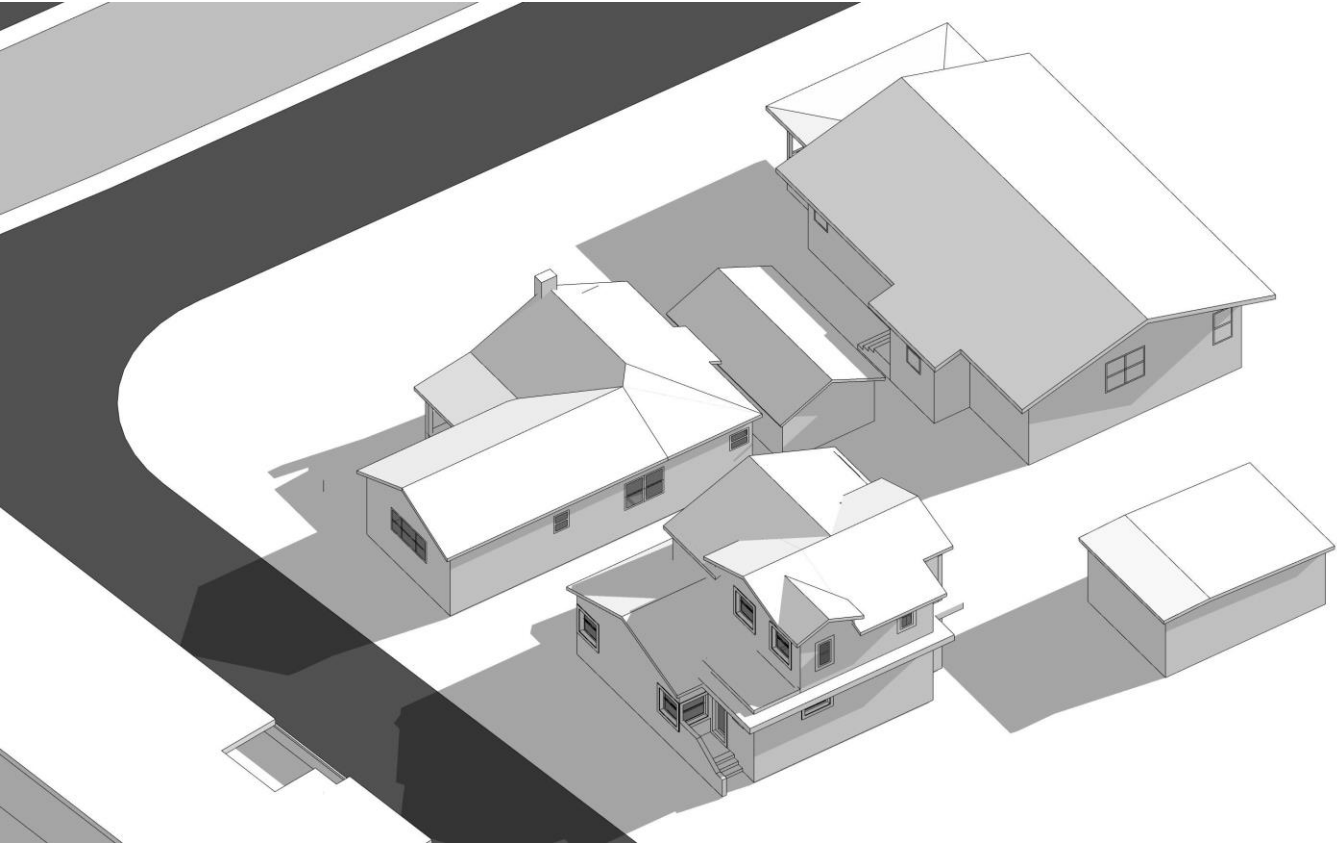
PROPOSED

October 21st

09:00 am

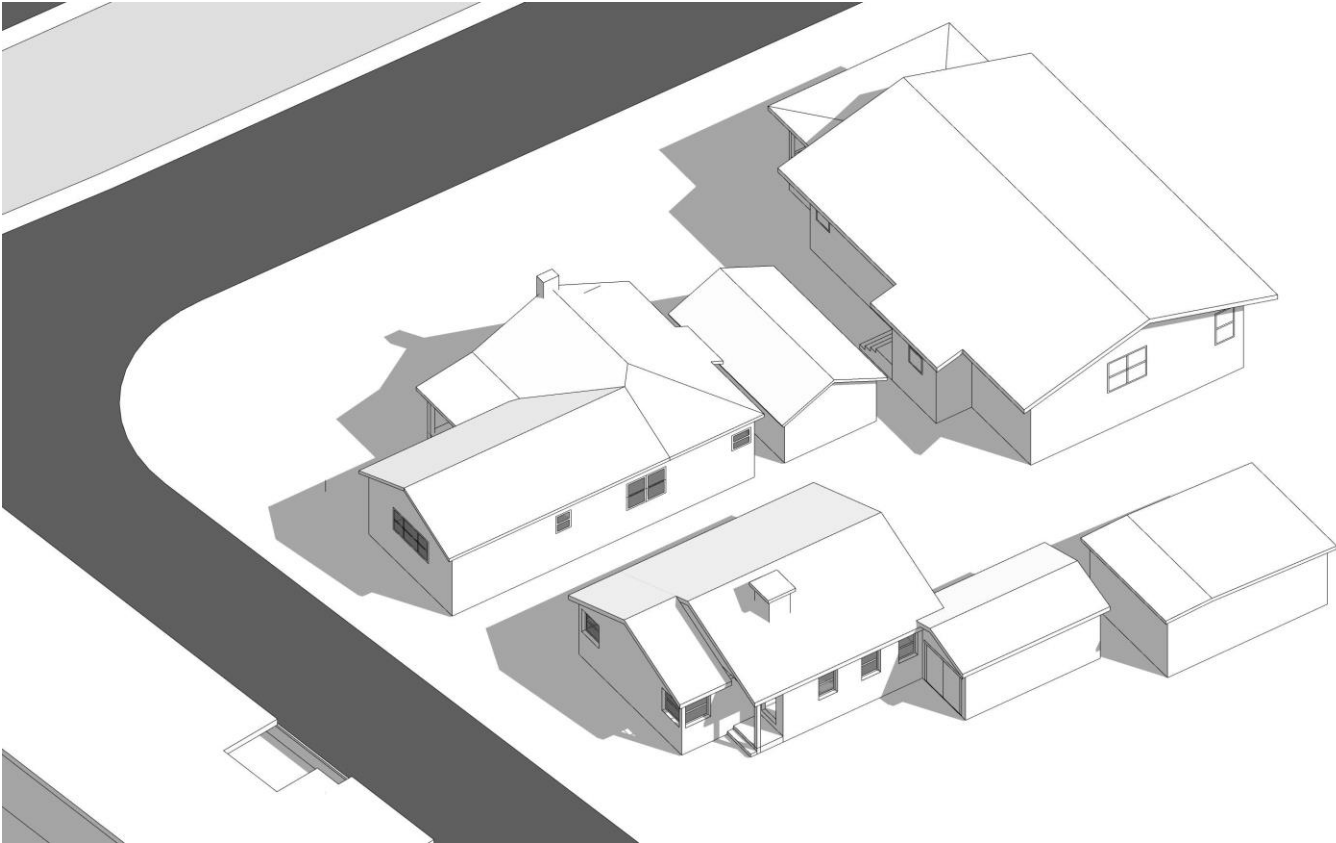


EXISTING

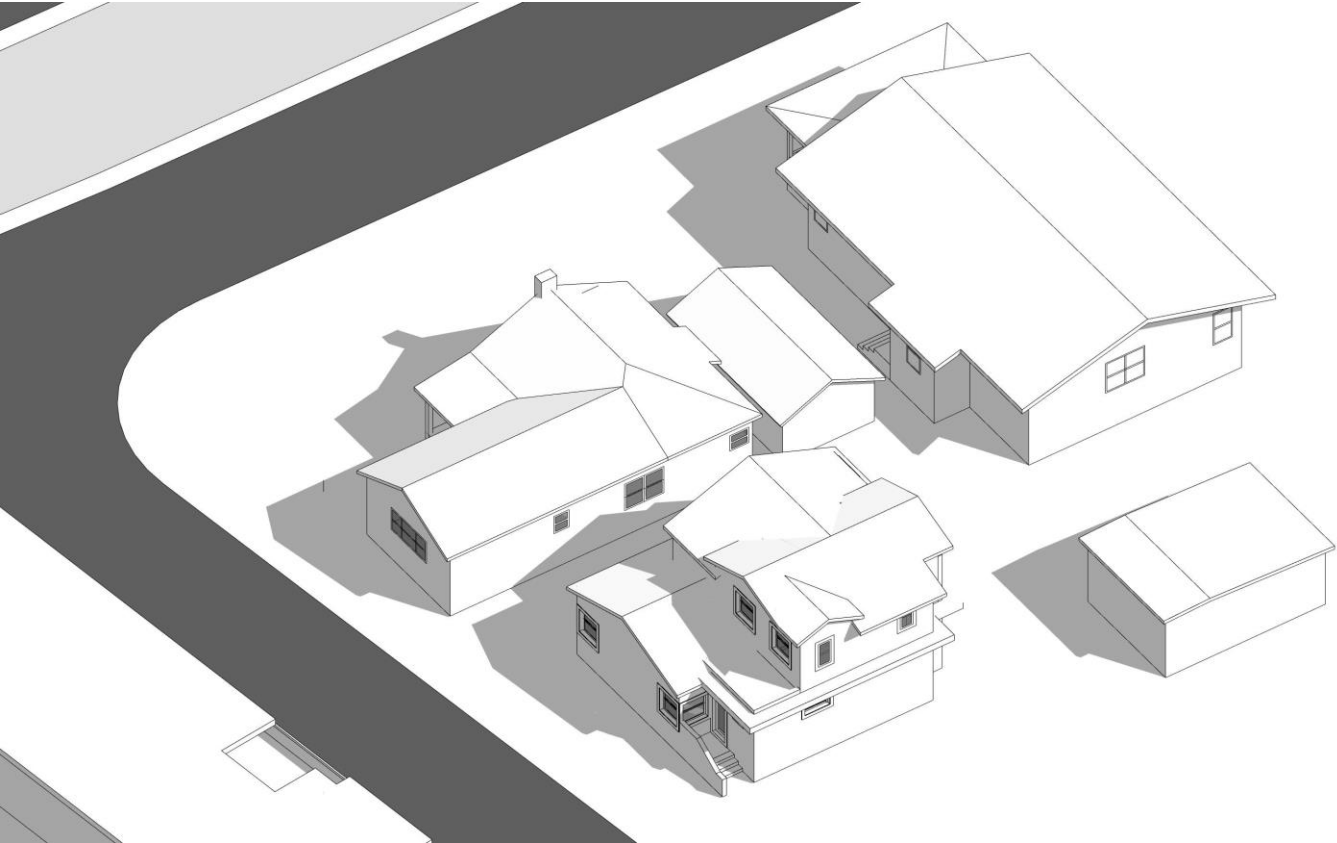


PROPOSED

October 21st
12:00 pm



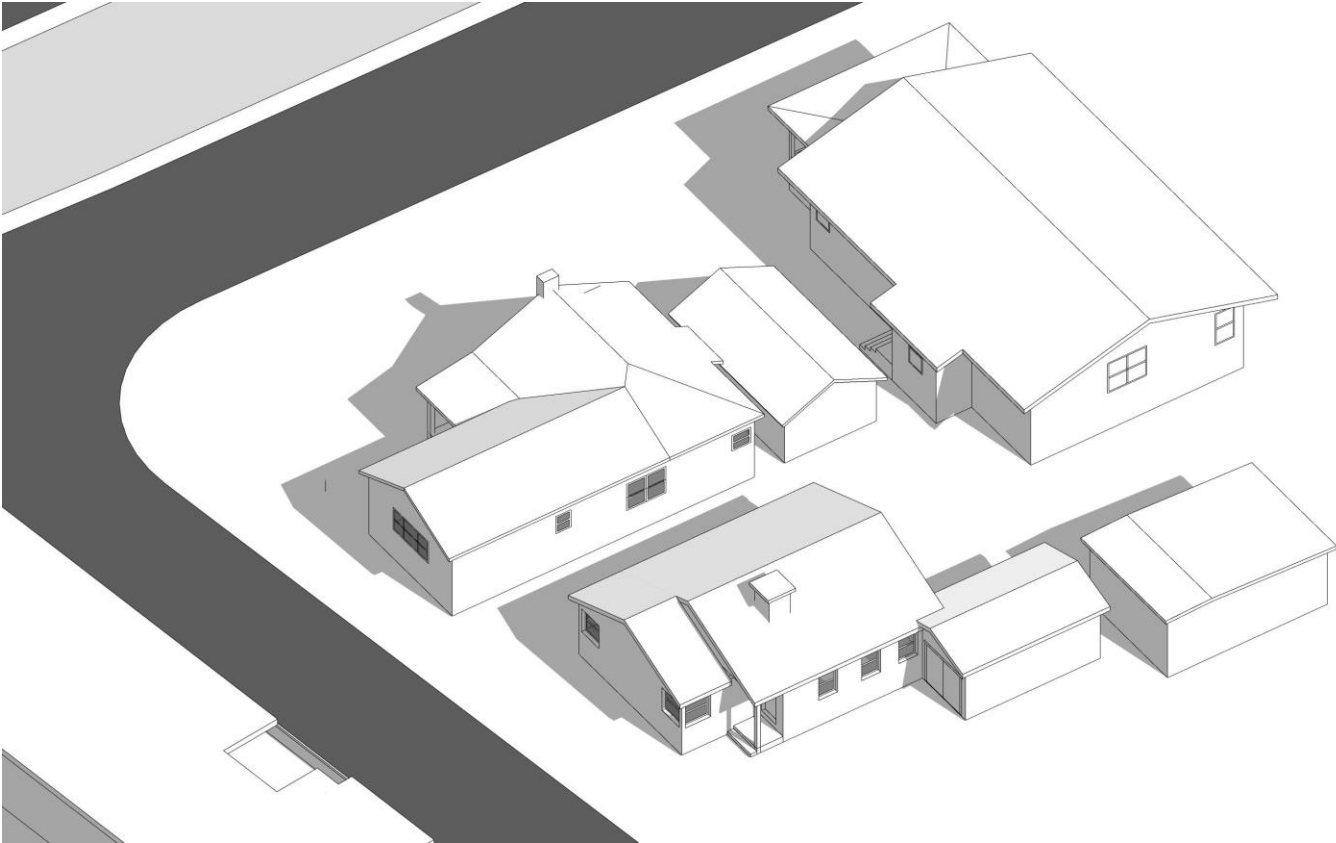
EXISTING



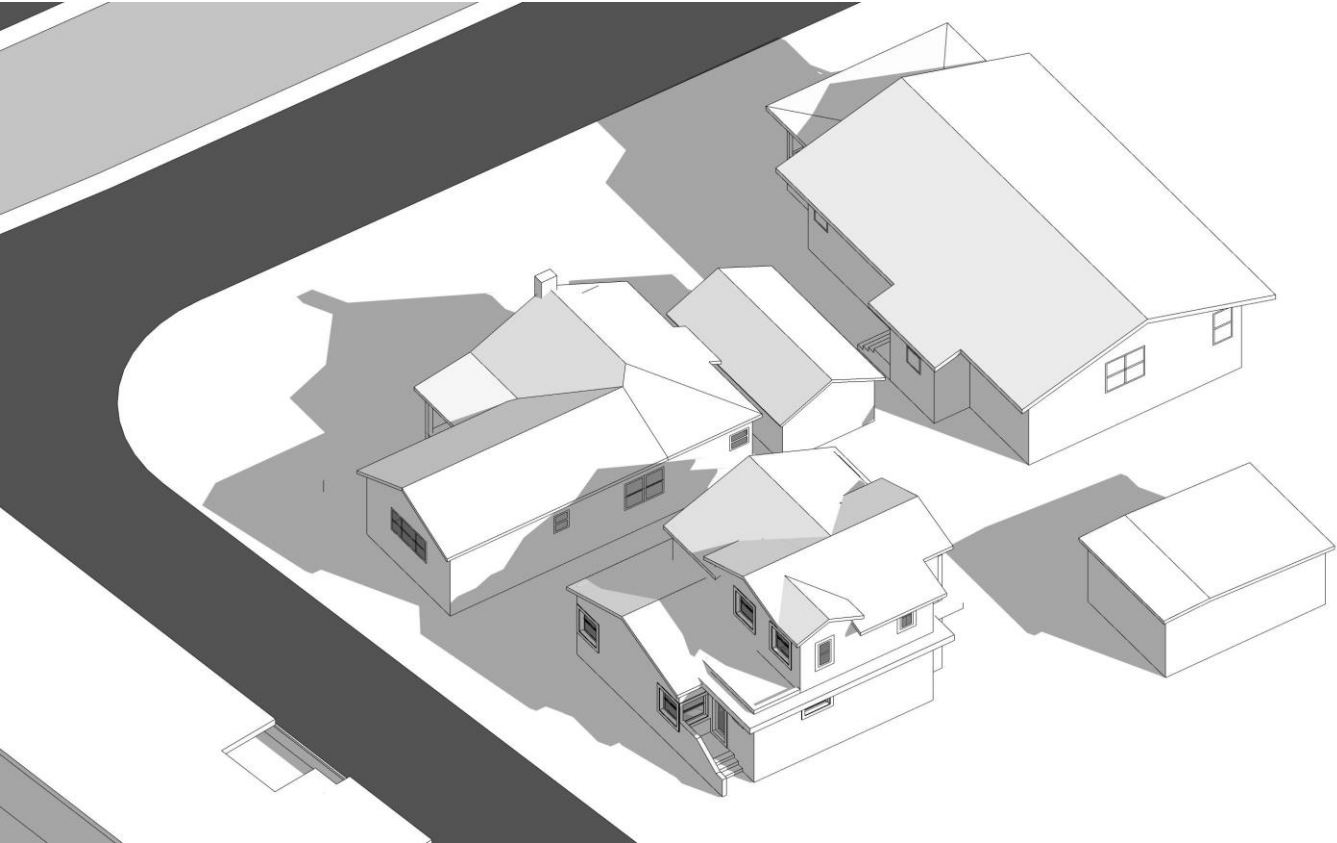
PROPOSED

October 21st

01:00 pm



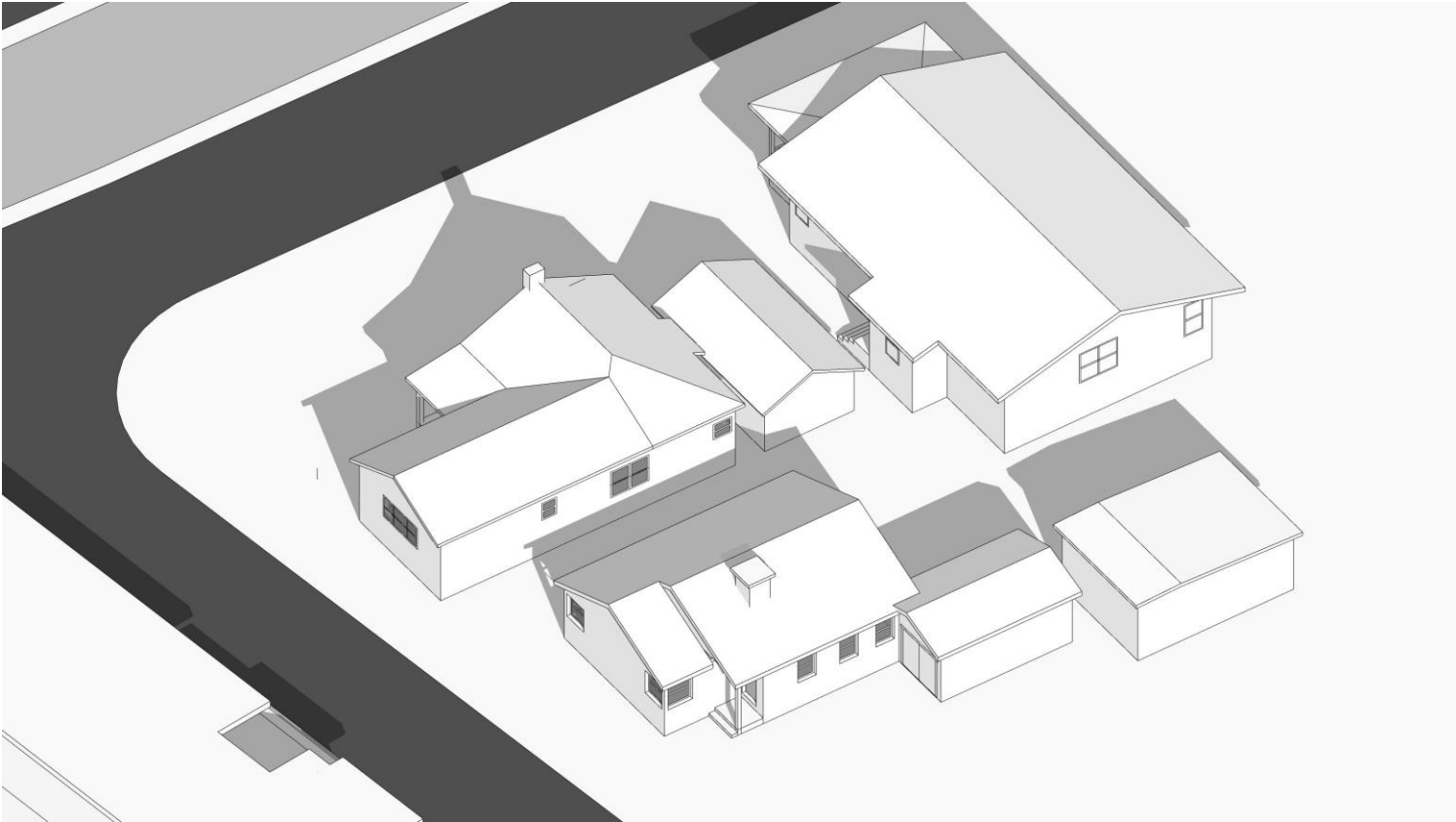
EXISTING



PROPOSED

October 21st

03:00 pm



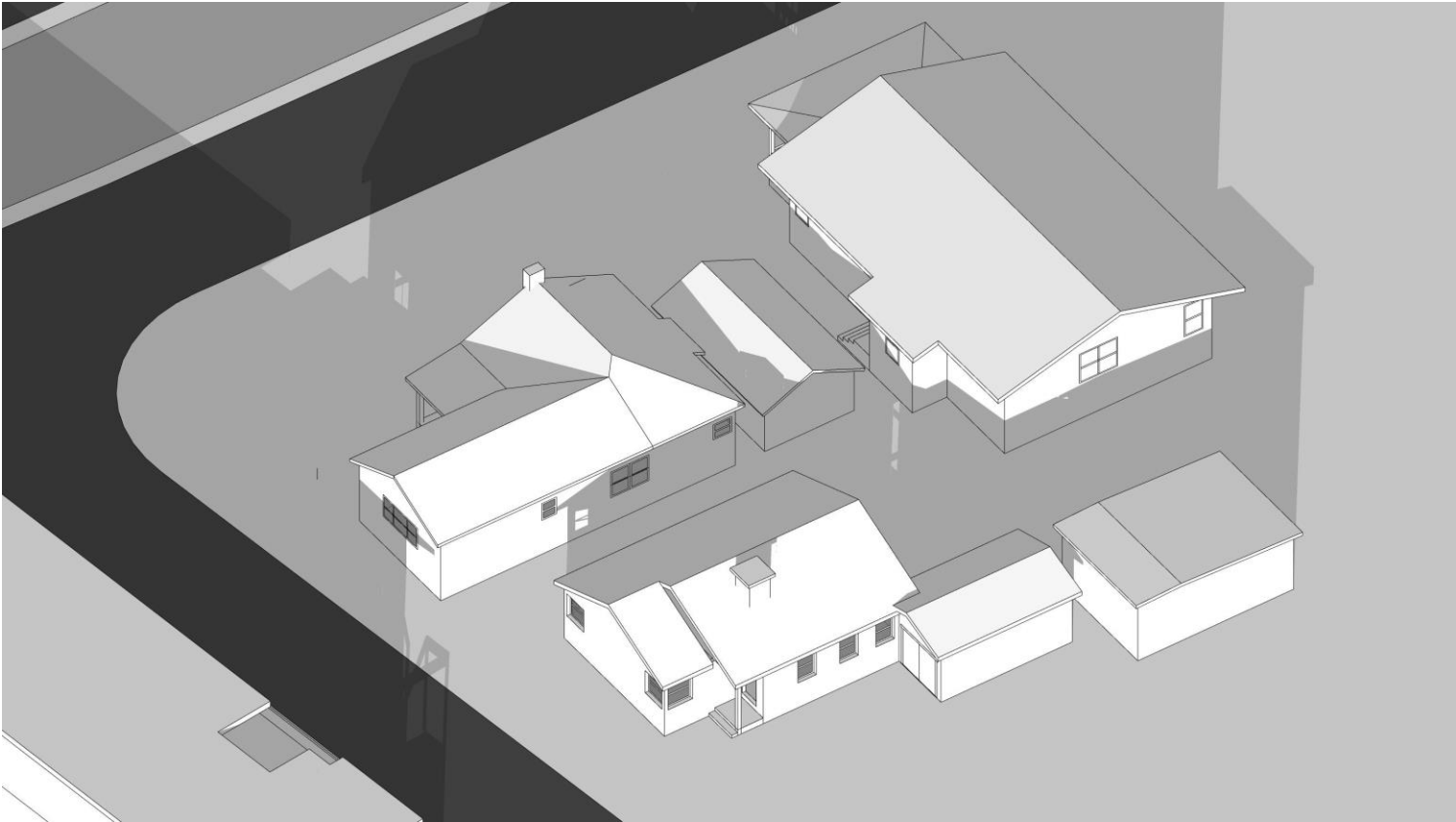
EXISTING



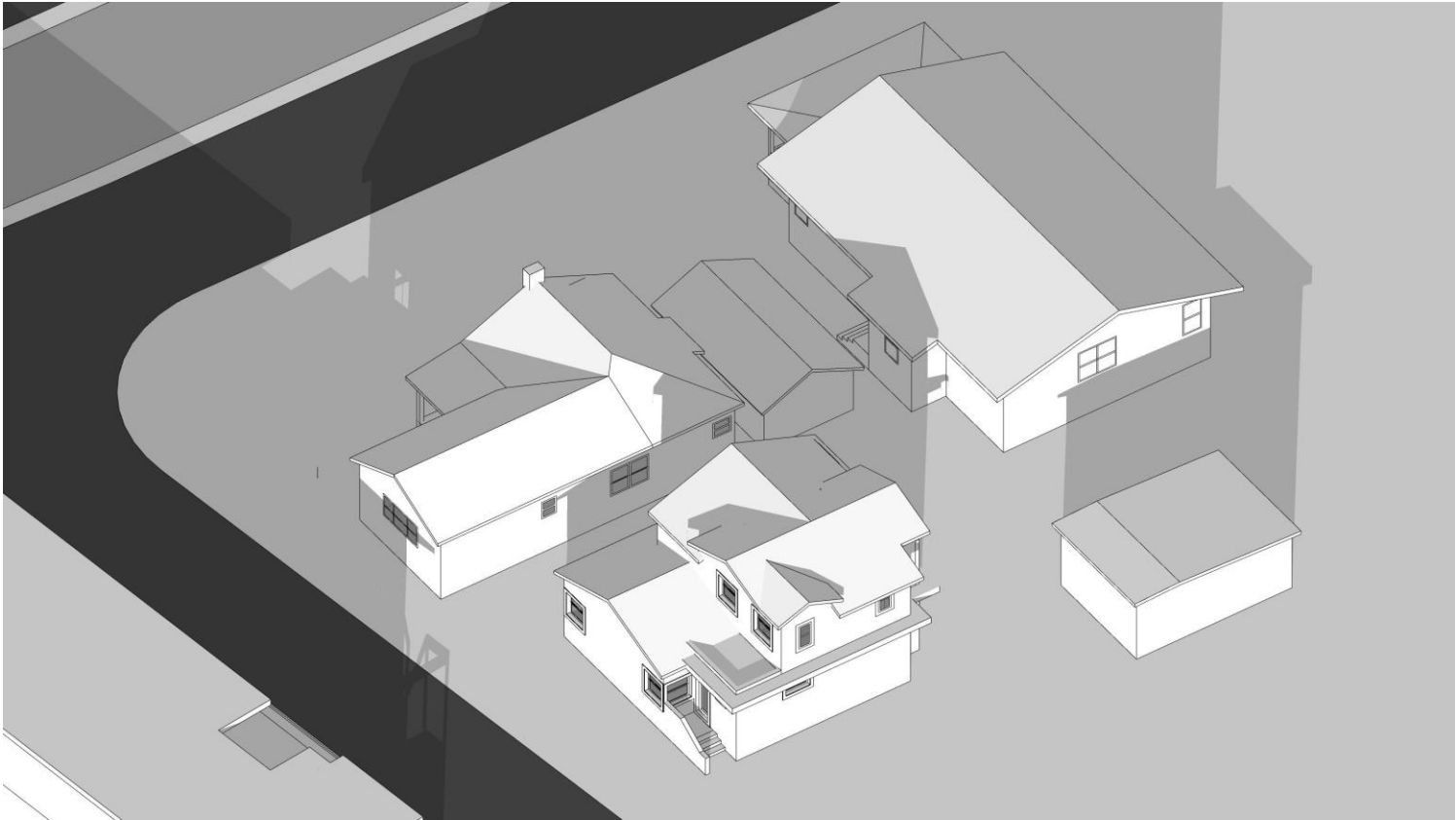
PROPOSED

October 21st

04:30 pm



EXISTING

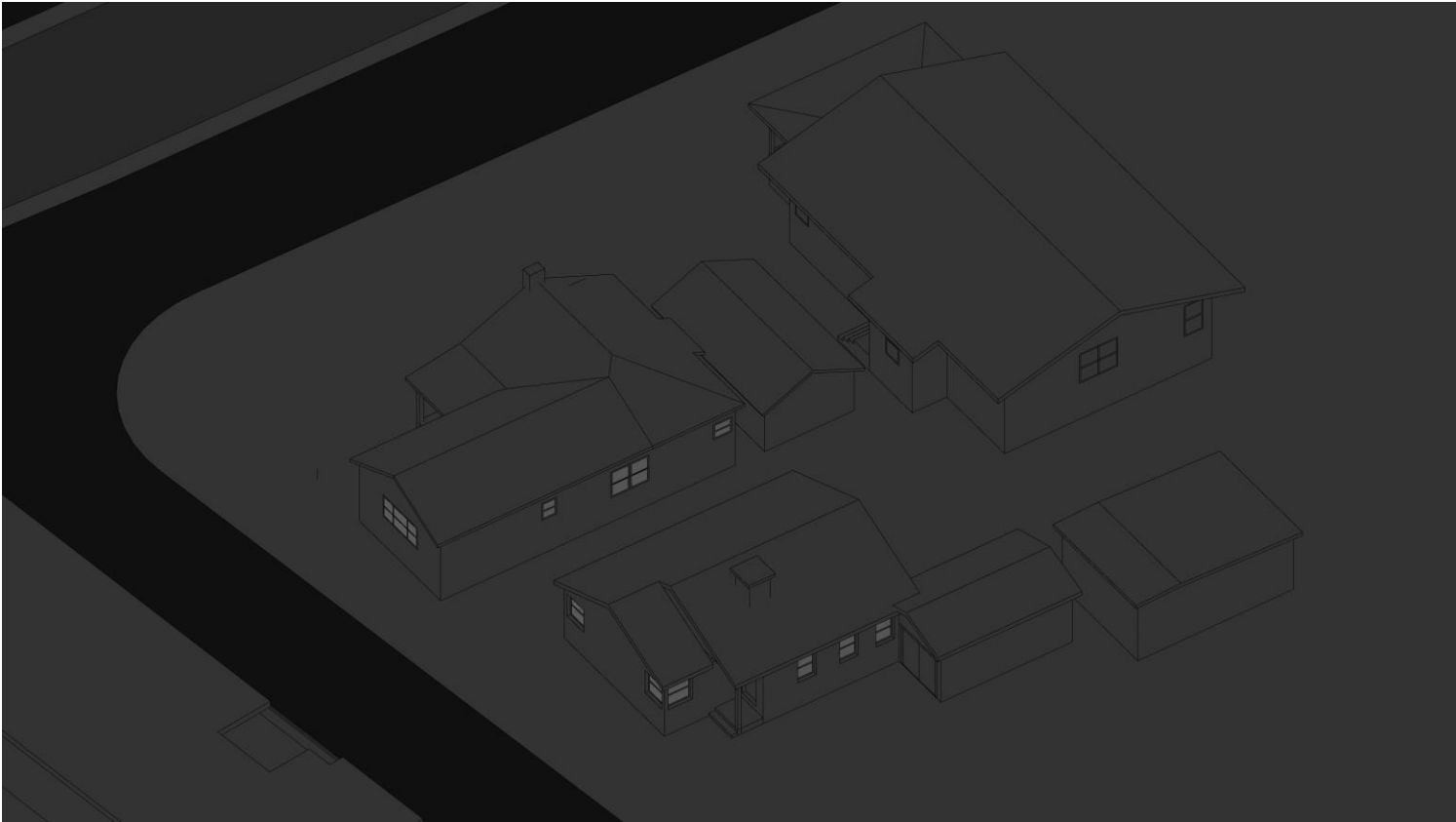


PROPOSED

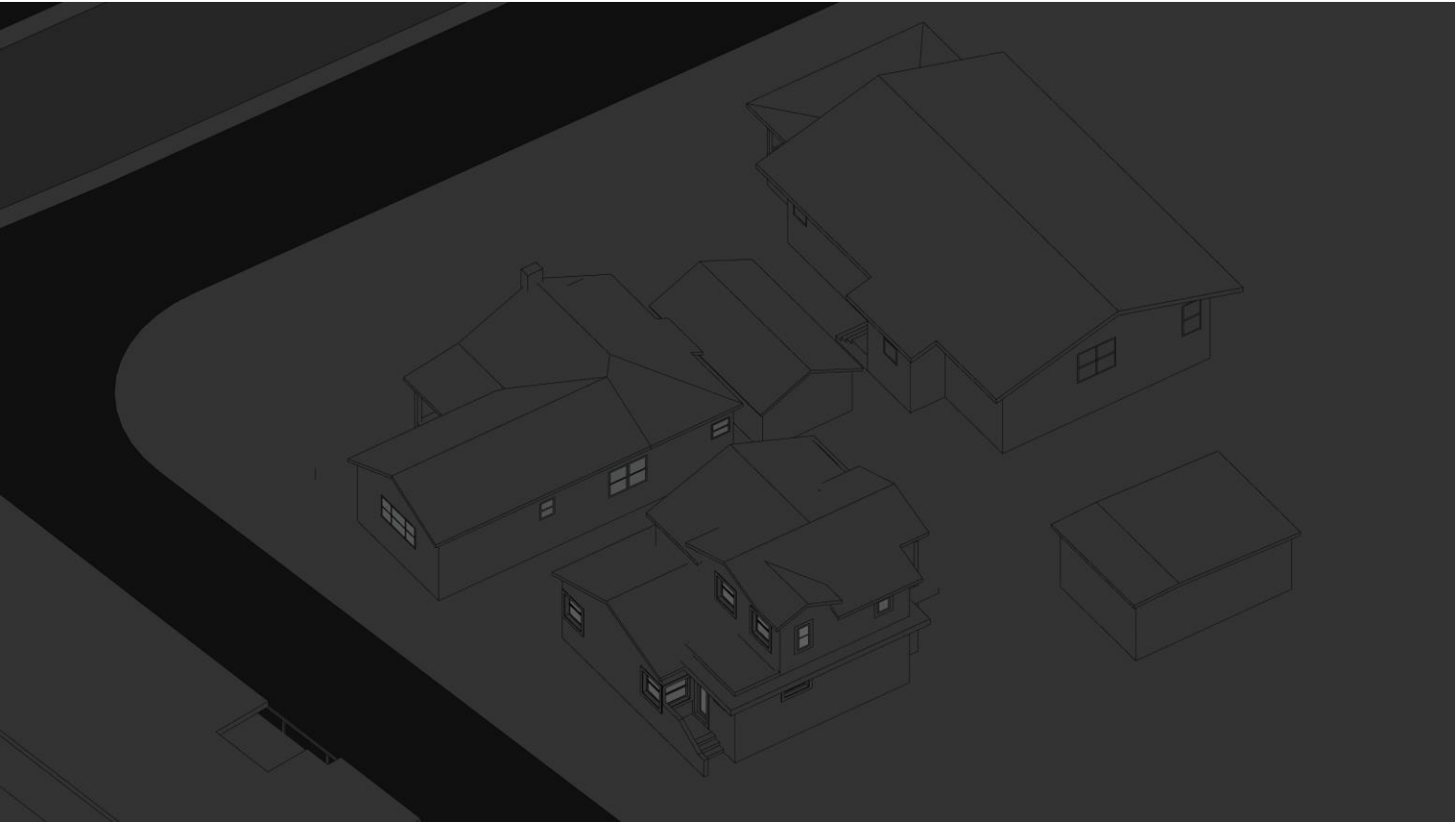
October 21st

06:00 pm

Sunset at 6:23 pm



EXISTING

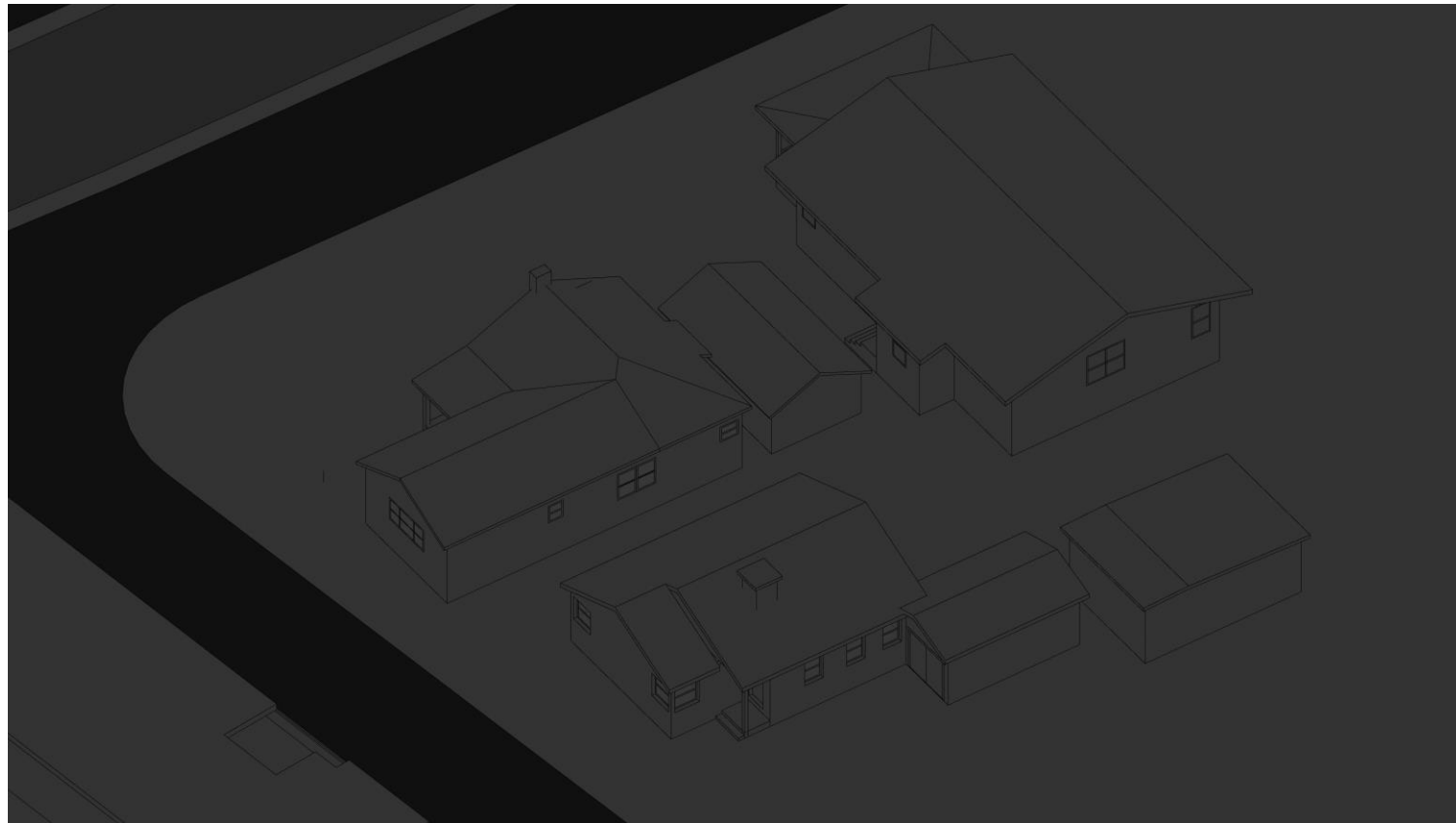


PROPOSED

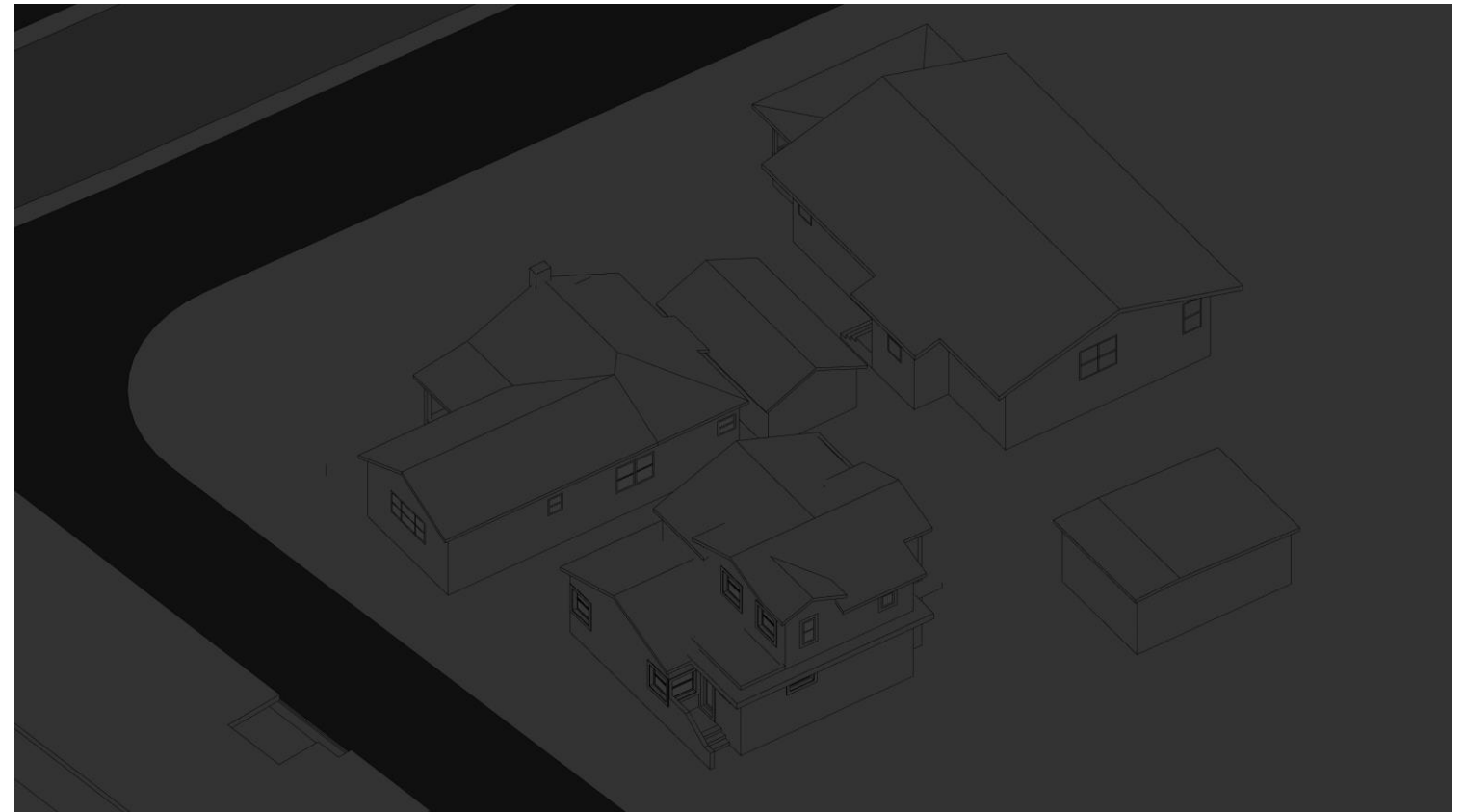
November 21st

06:00 am

Sunrise at 6:57 am

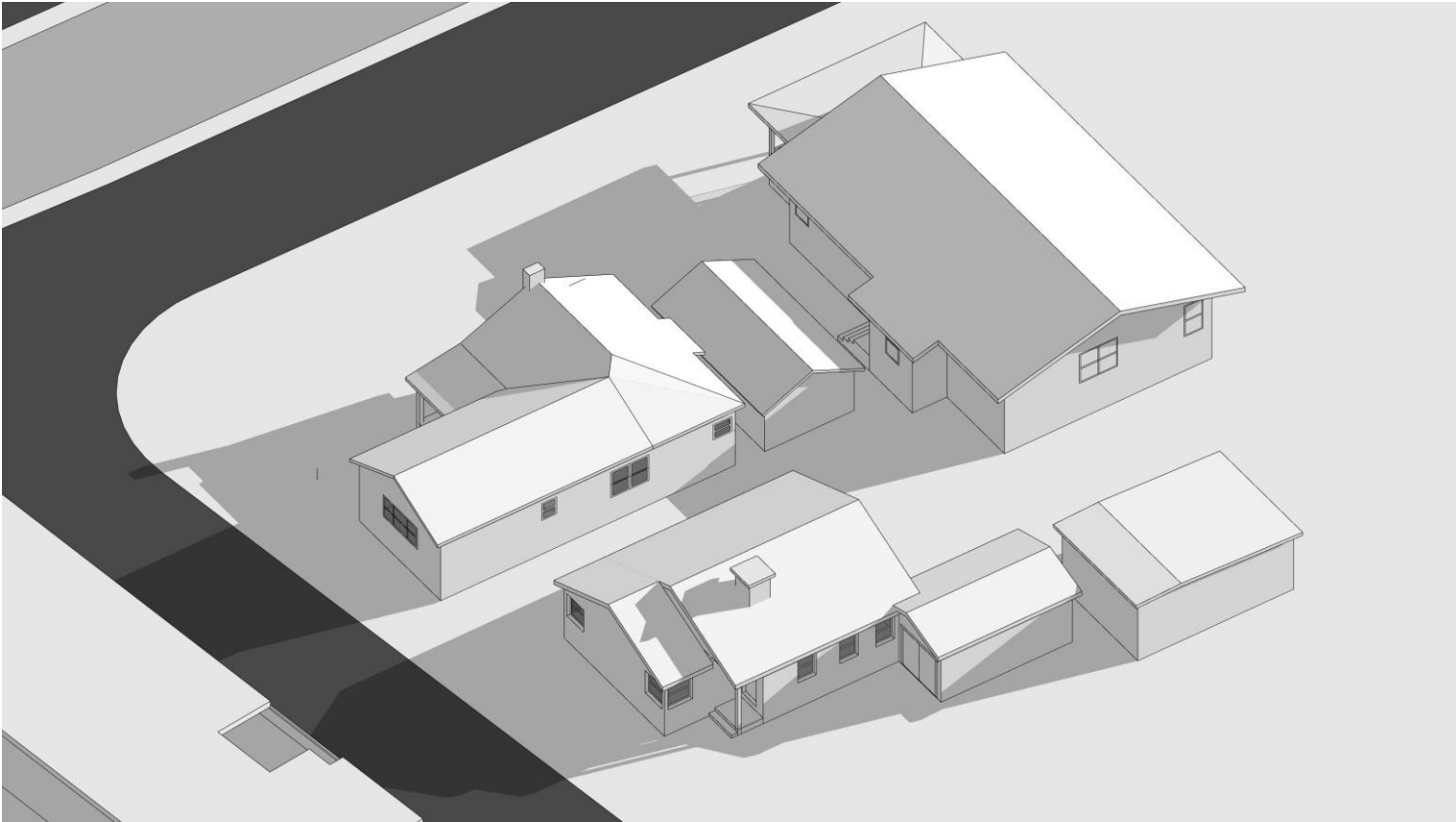


EXISTING

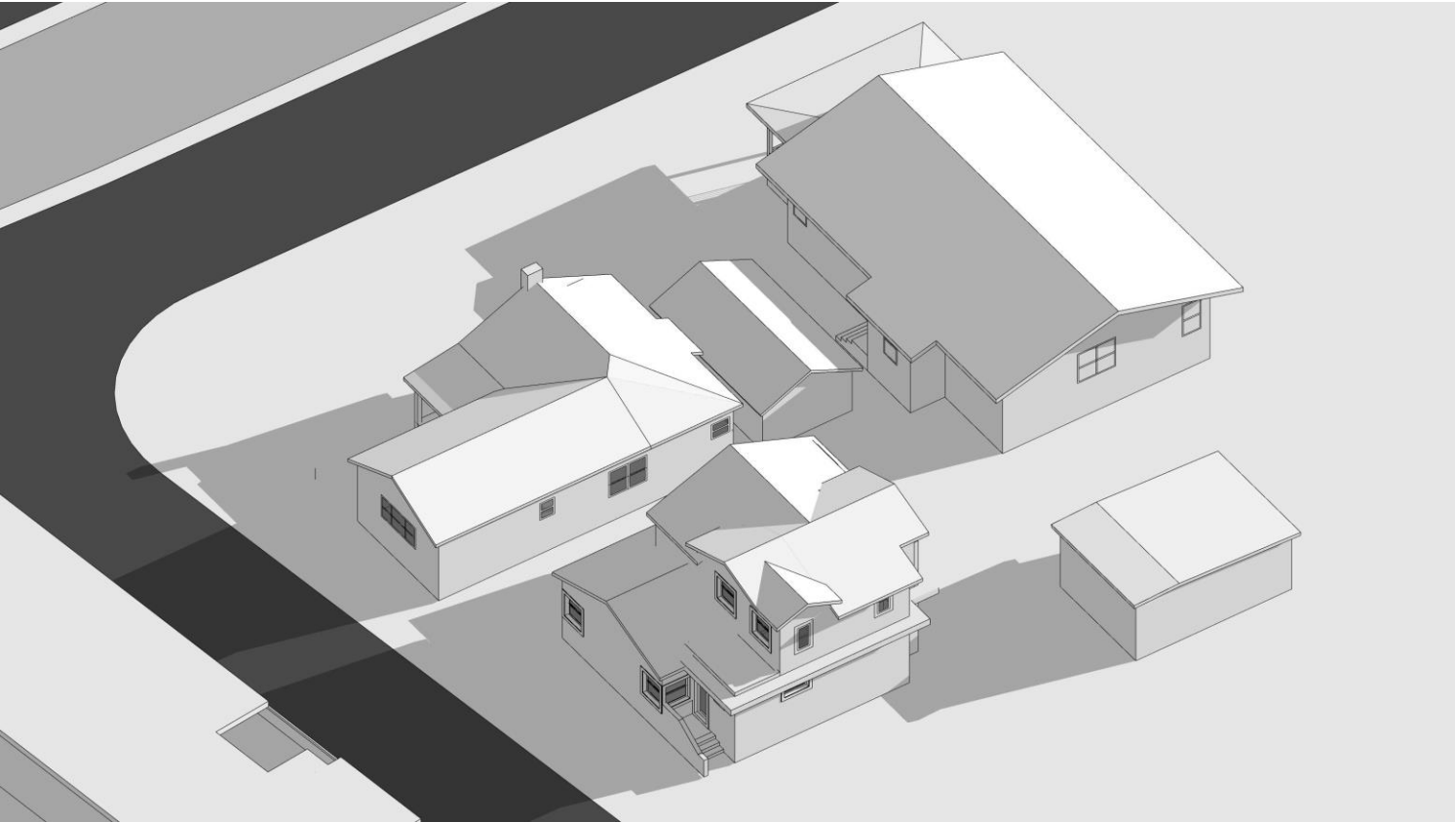


PROPOSED

November 21st
09:00 am

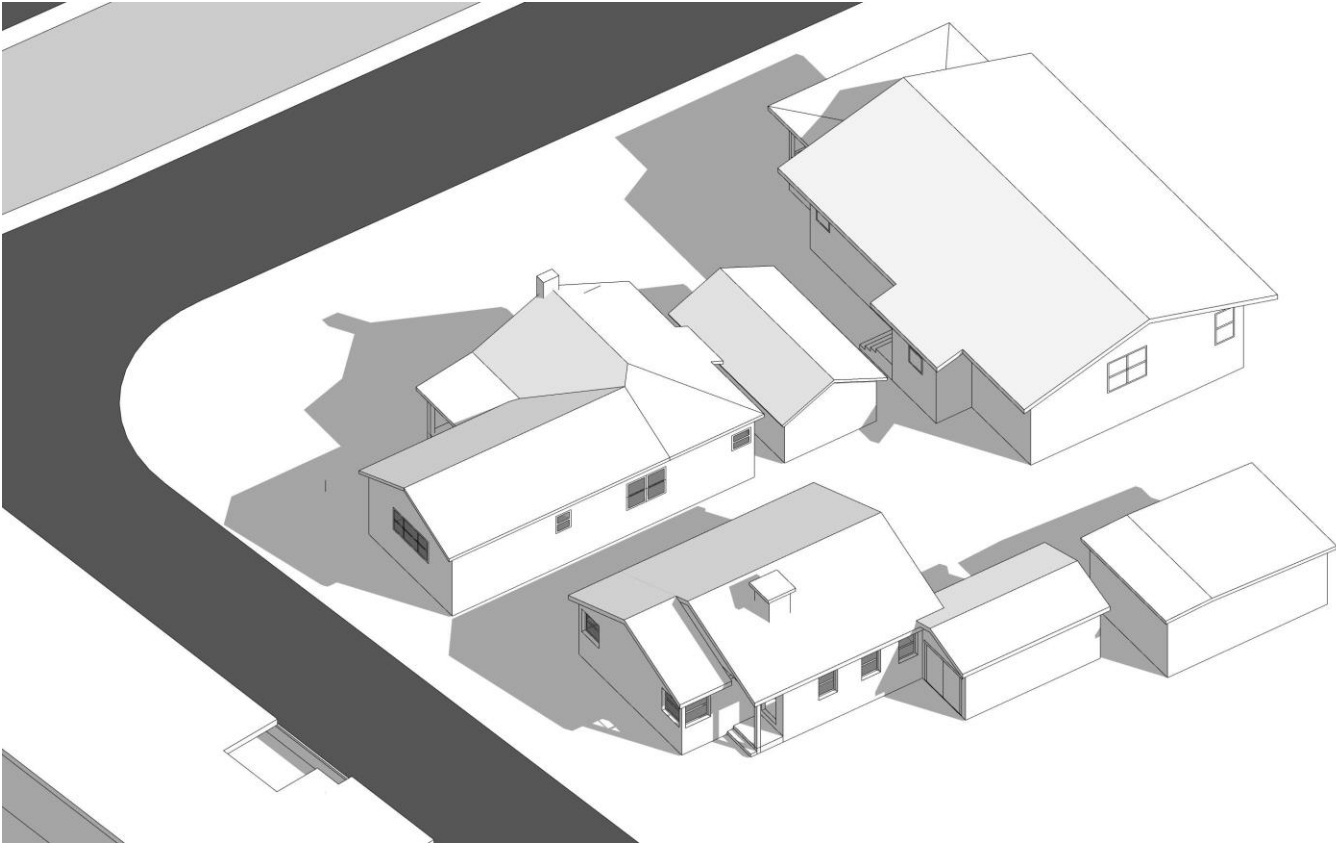


EXISTING

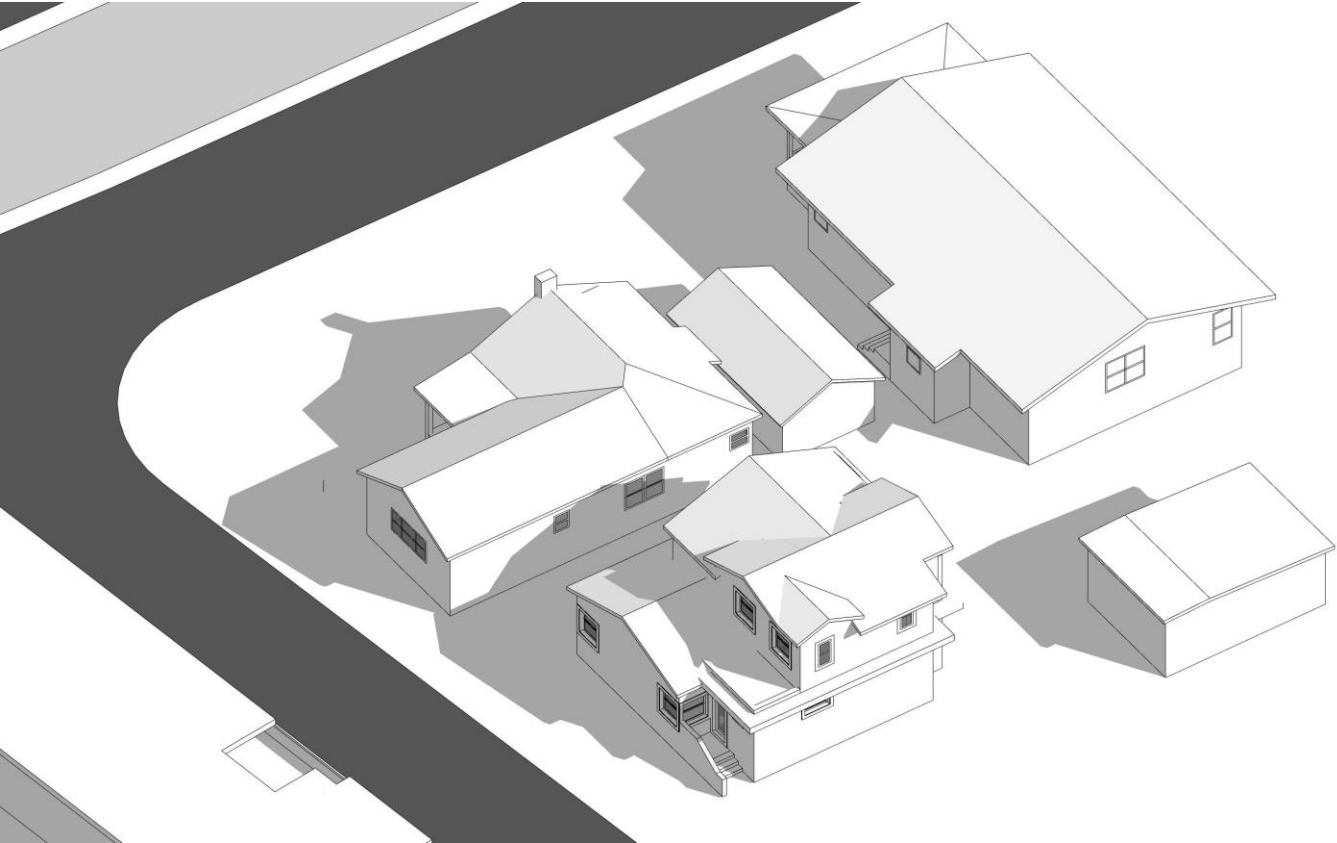


PROPOSED

November 21st
12:00 pm

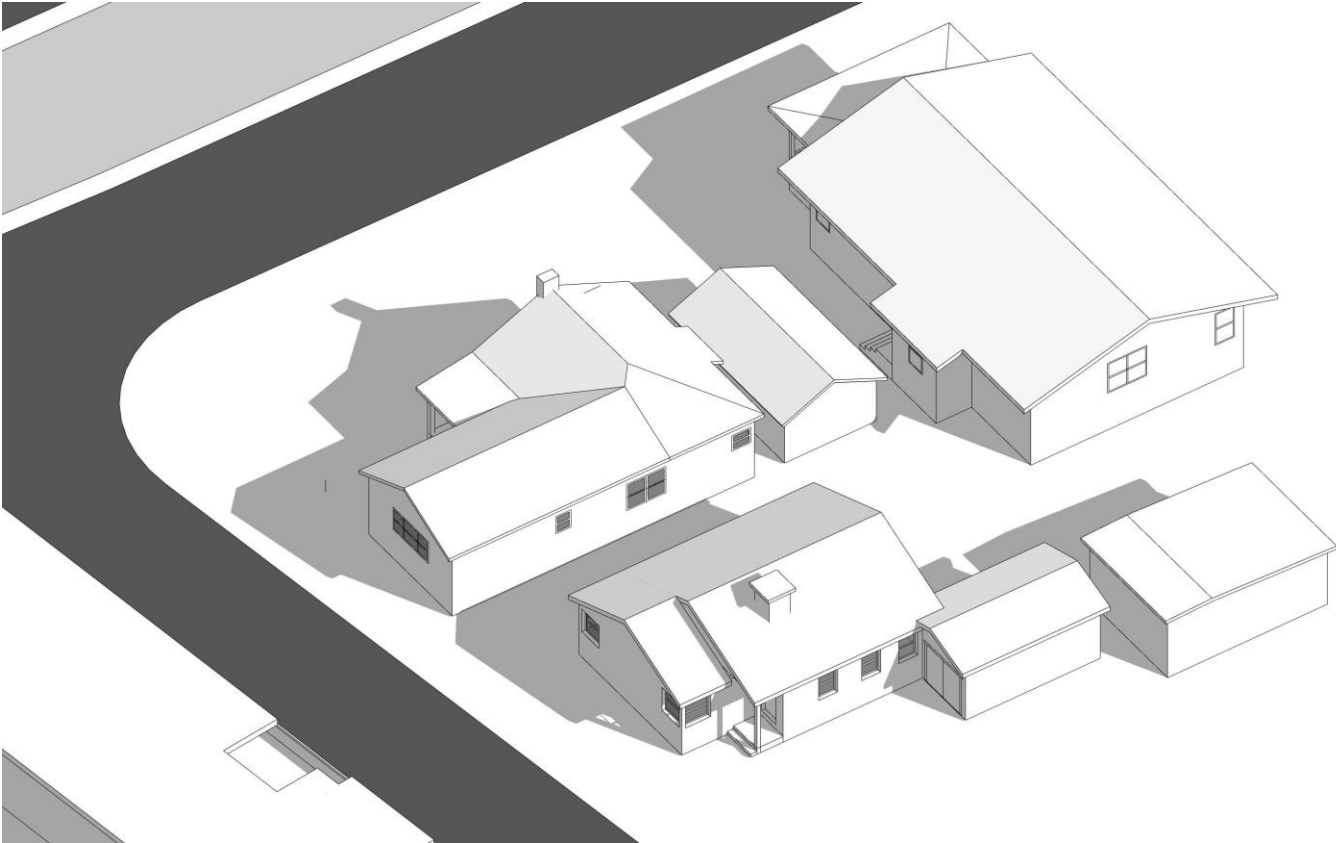


EXISTING

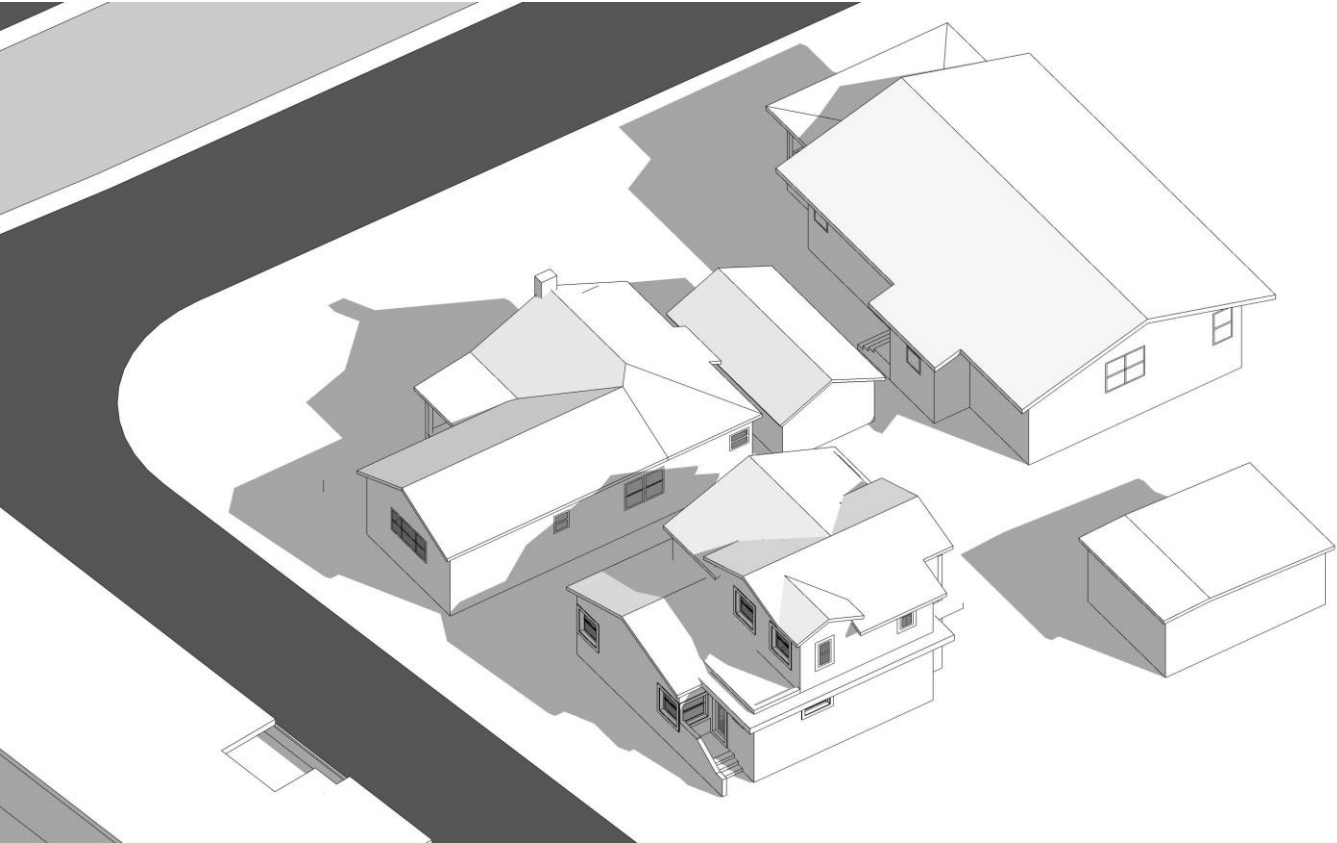


PROPOSED

November 21st
12:20 pm



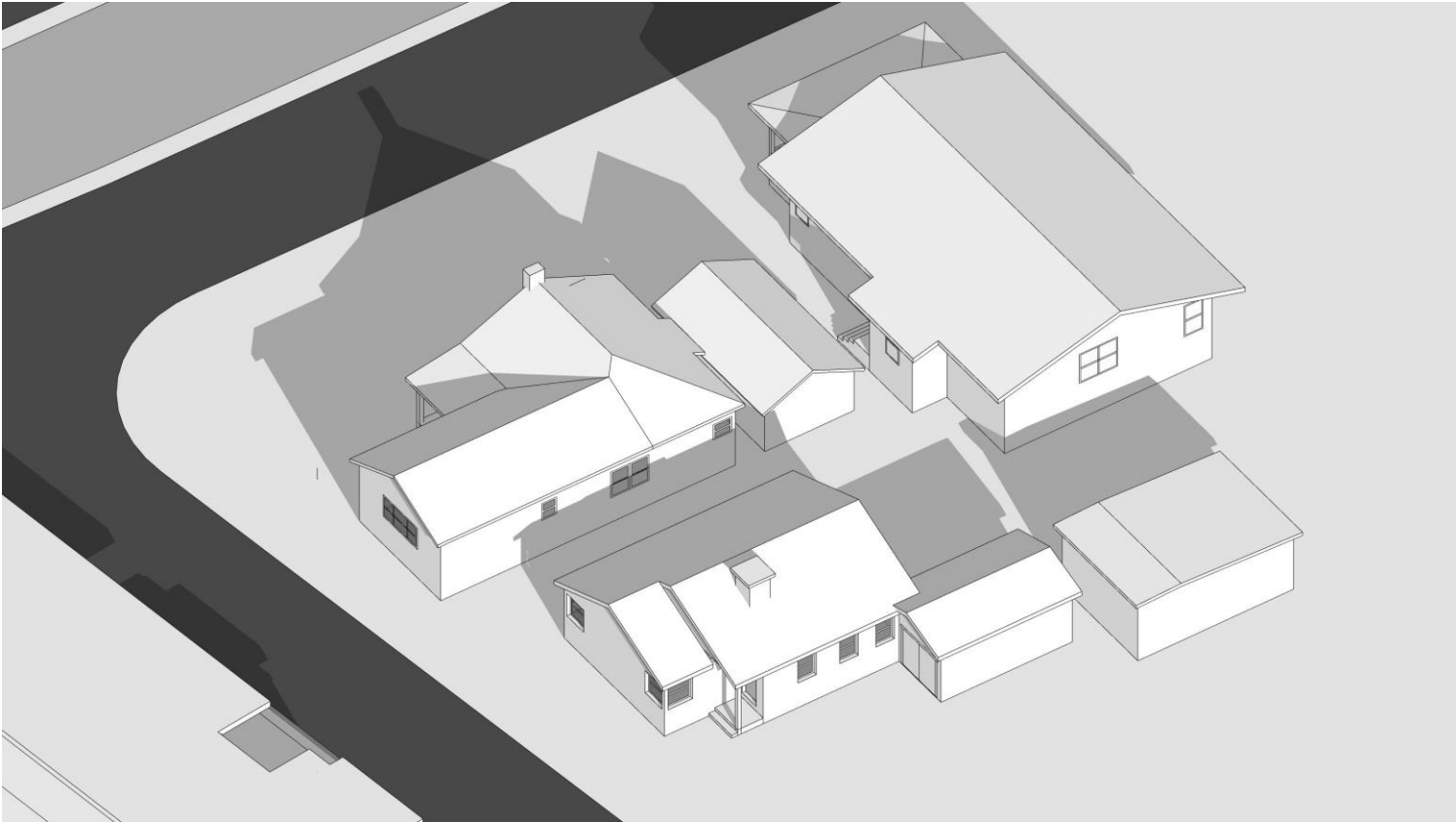
EXISTING



PROPOSED

November 21st

03:00 pm



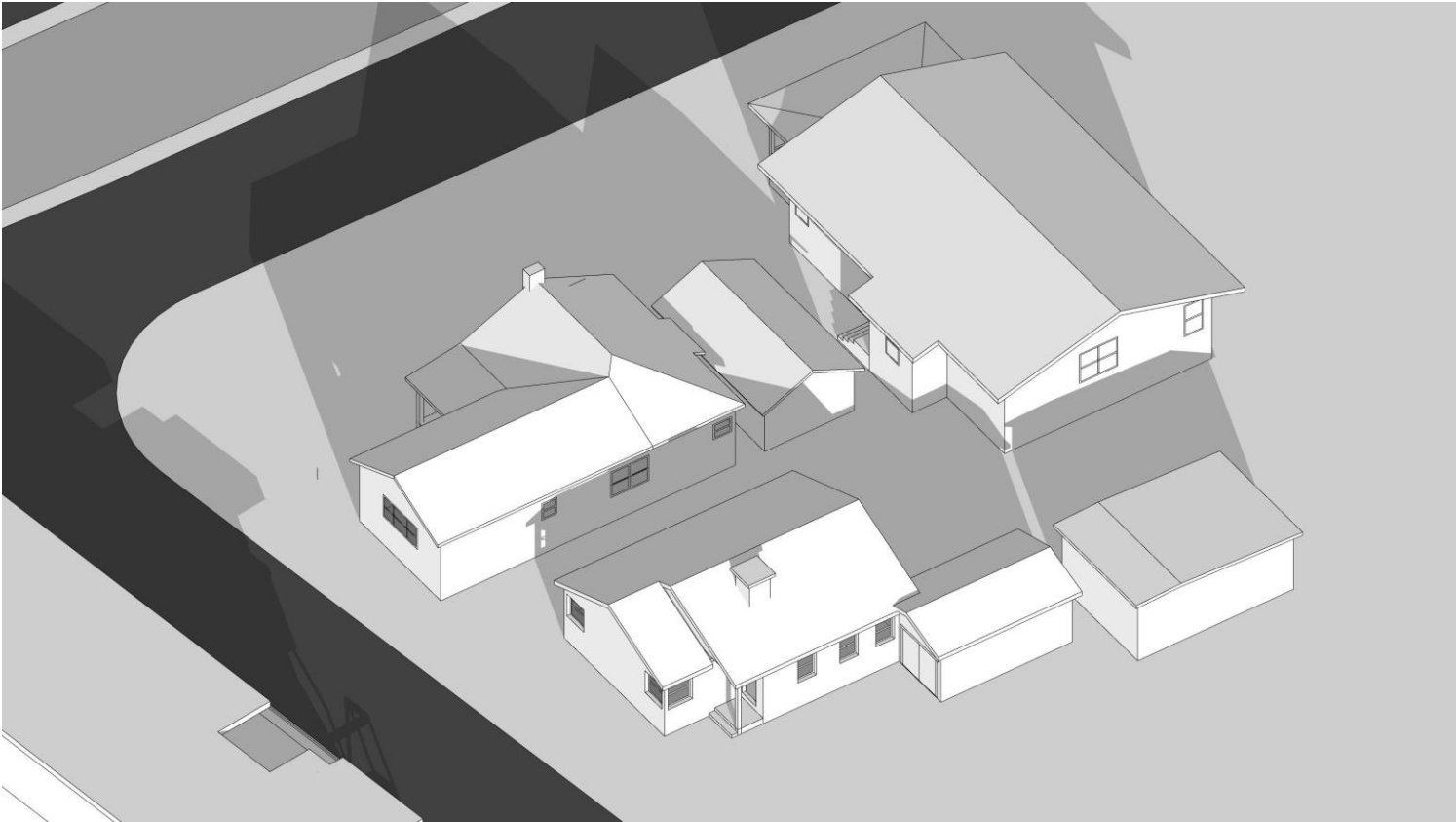
EXISTING



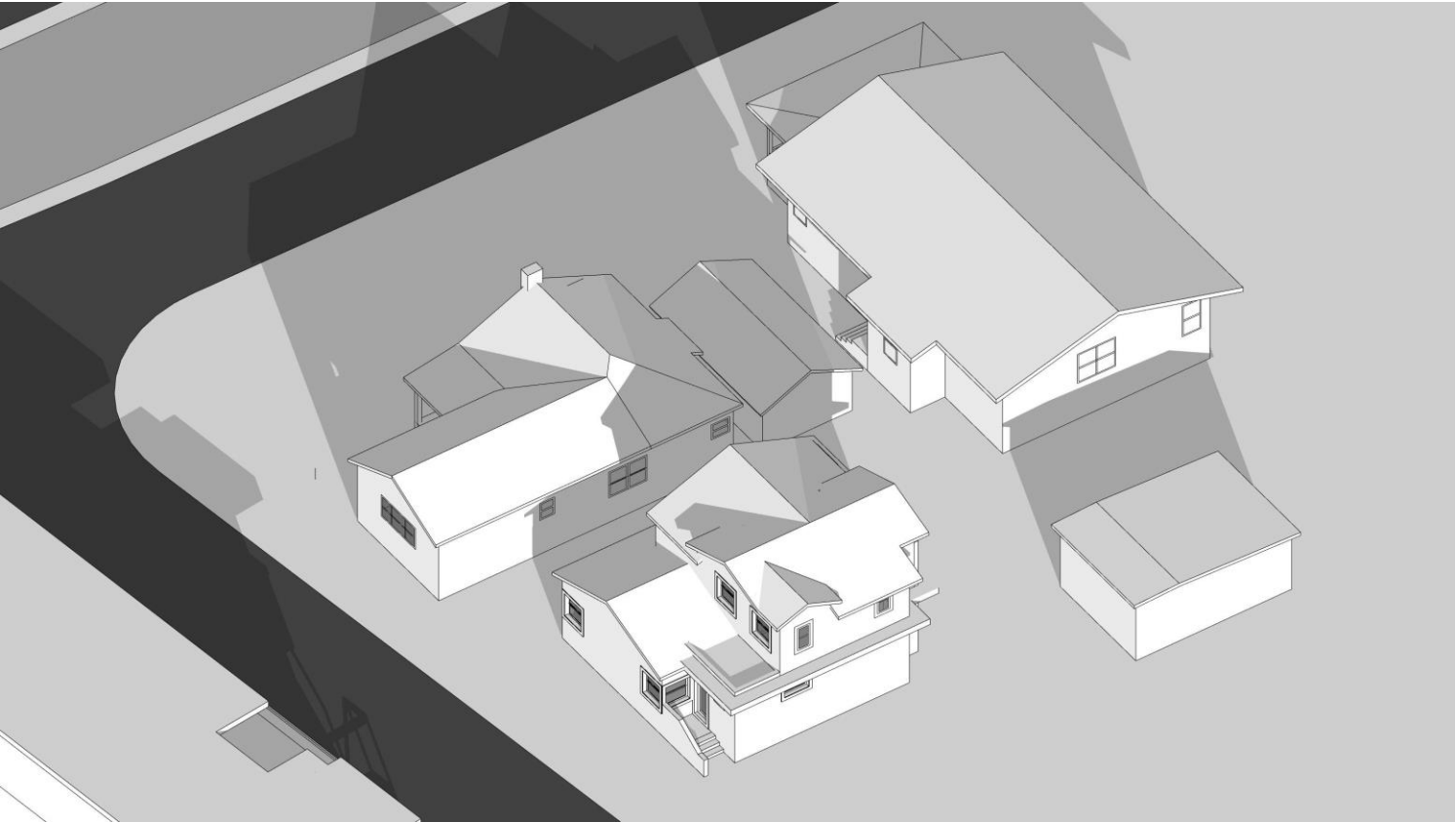
PROPOSED

November 21st

03:40 pm



EXISTING

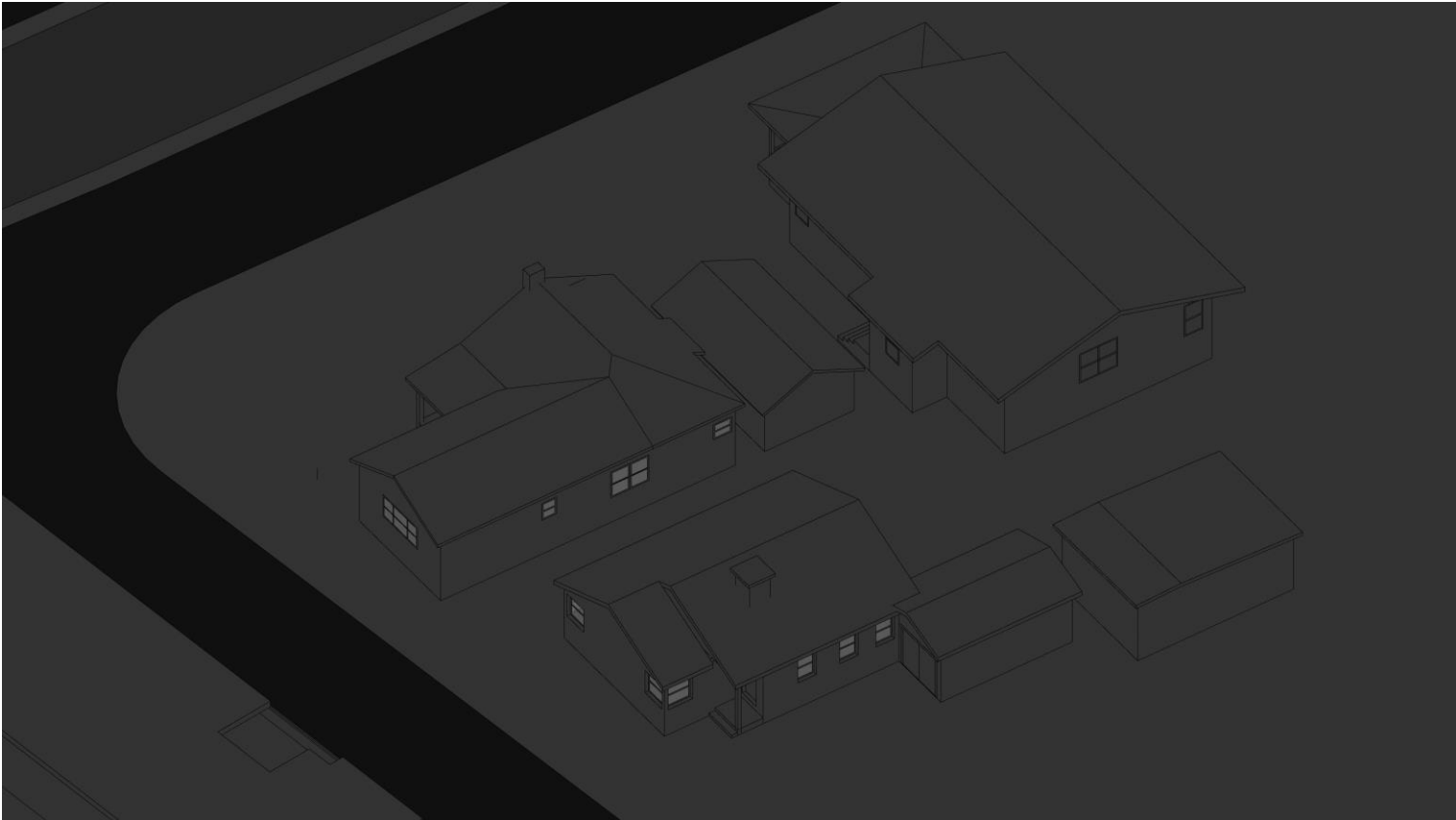


PROPOSED

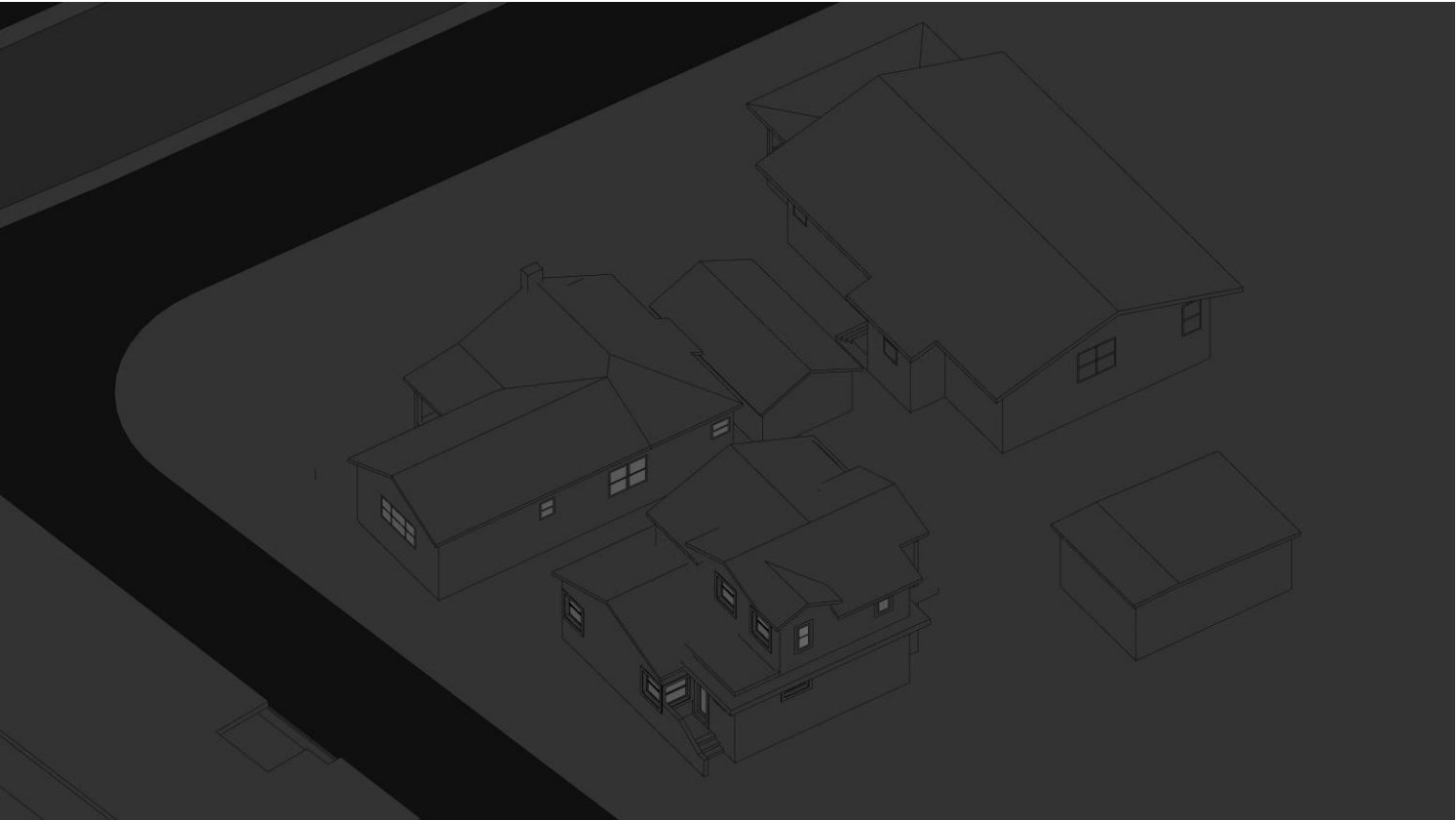
November 21st

06:00 pm

Sunset at 4:54 pm



EXISTING

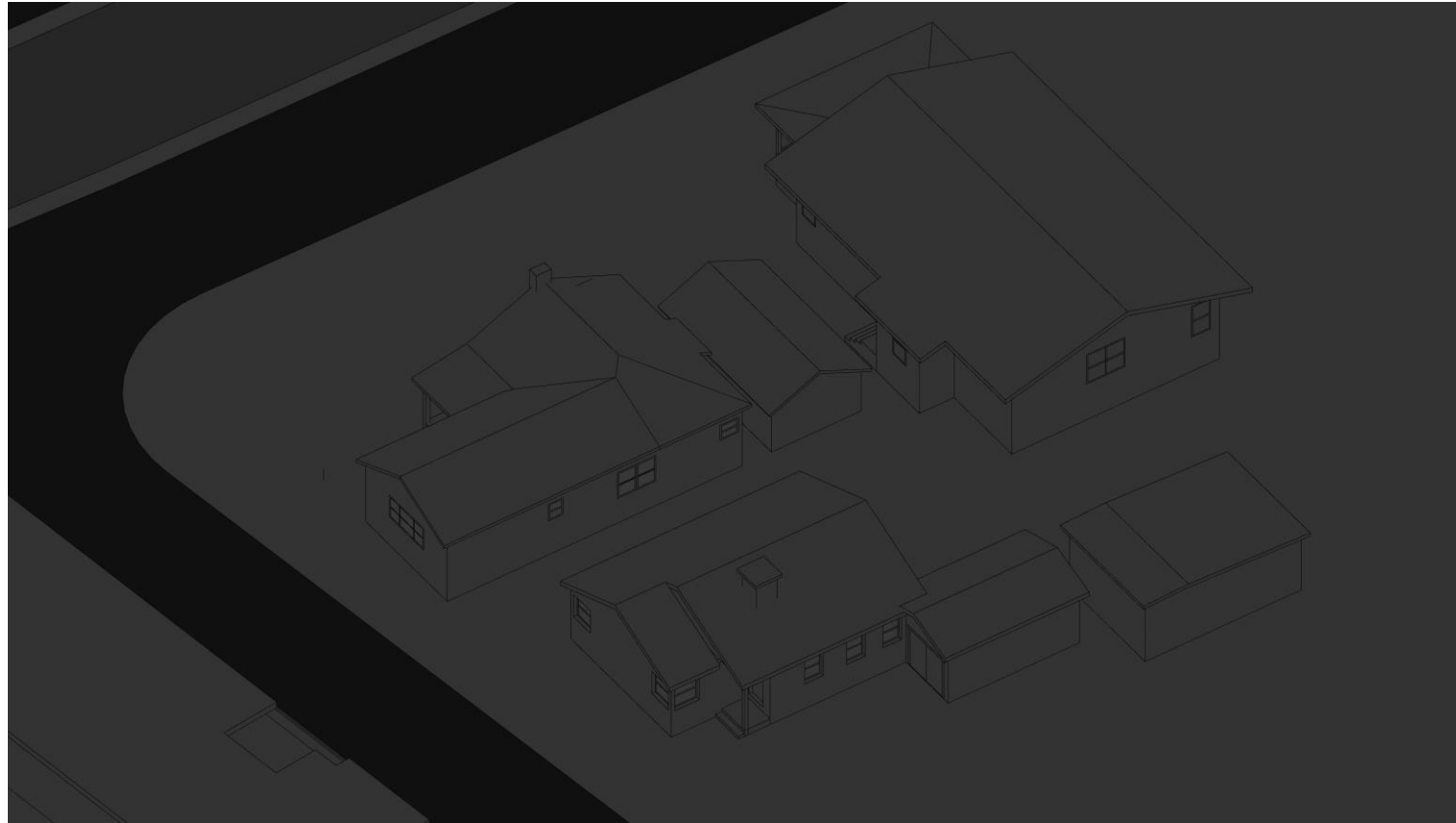


PROPOSED

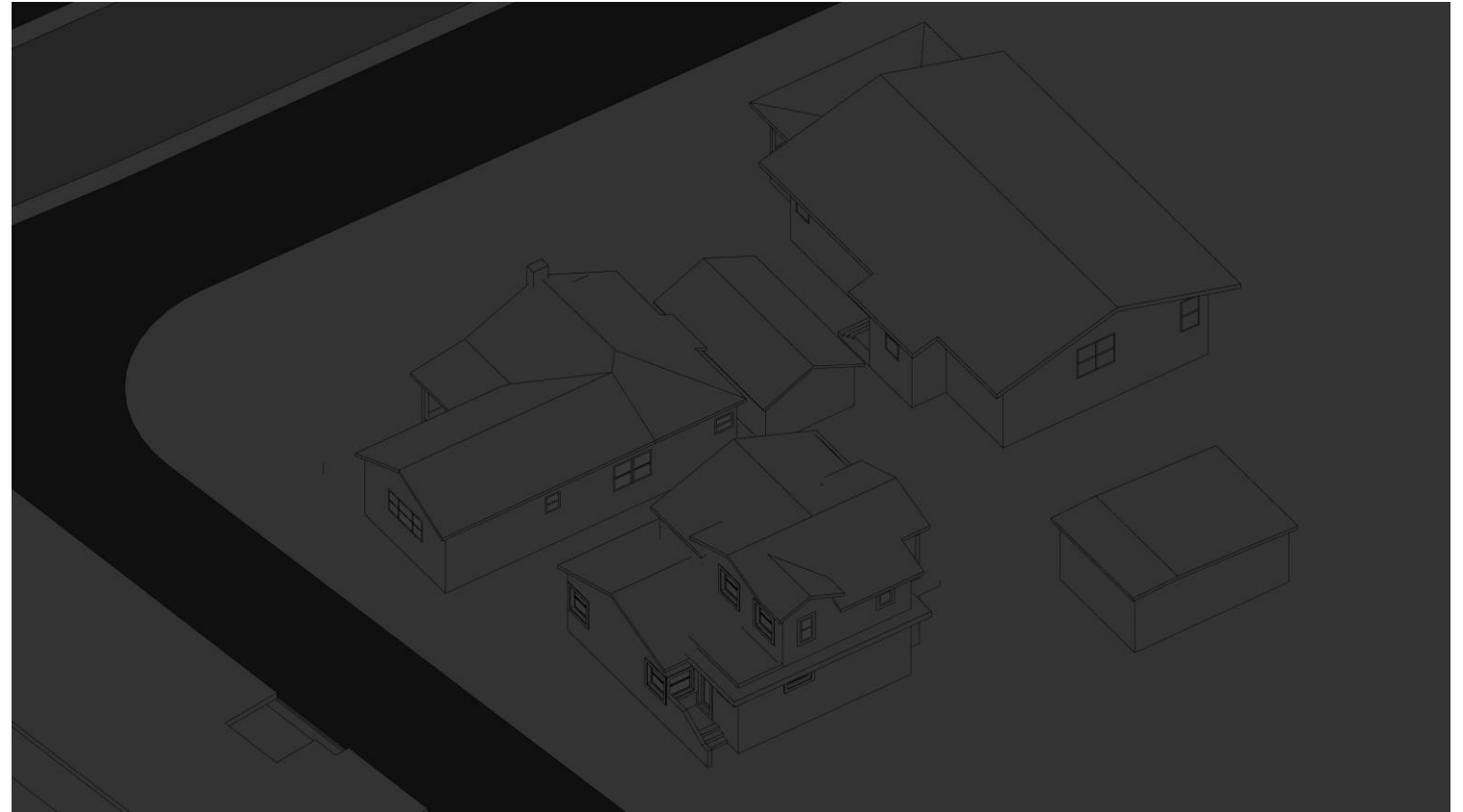
December 21st

06:00 am

Sunrise at 7:22 am

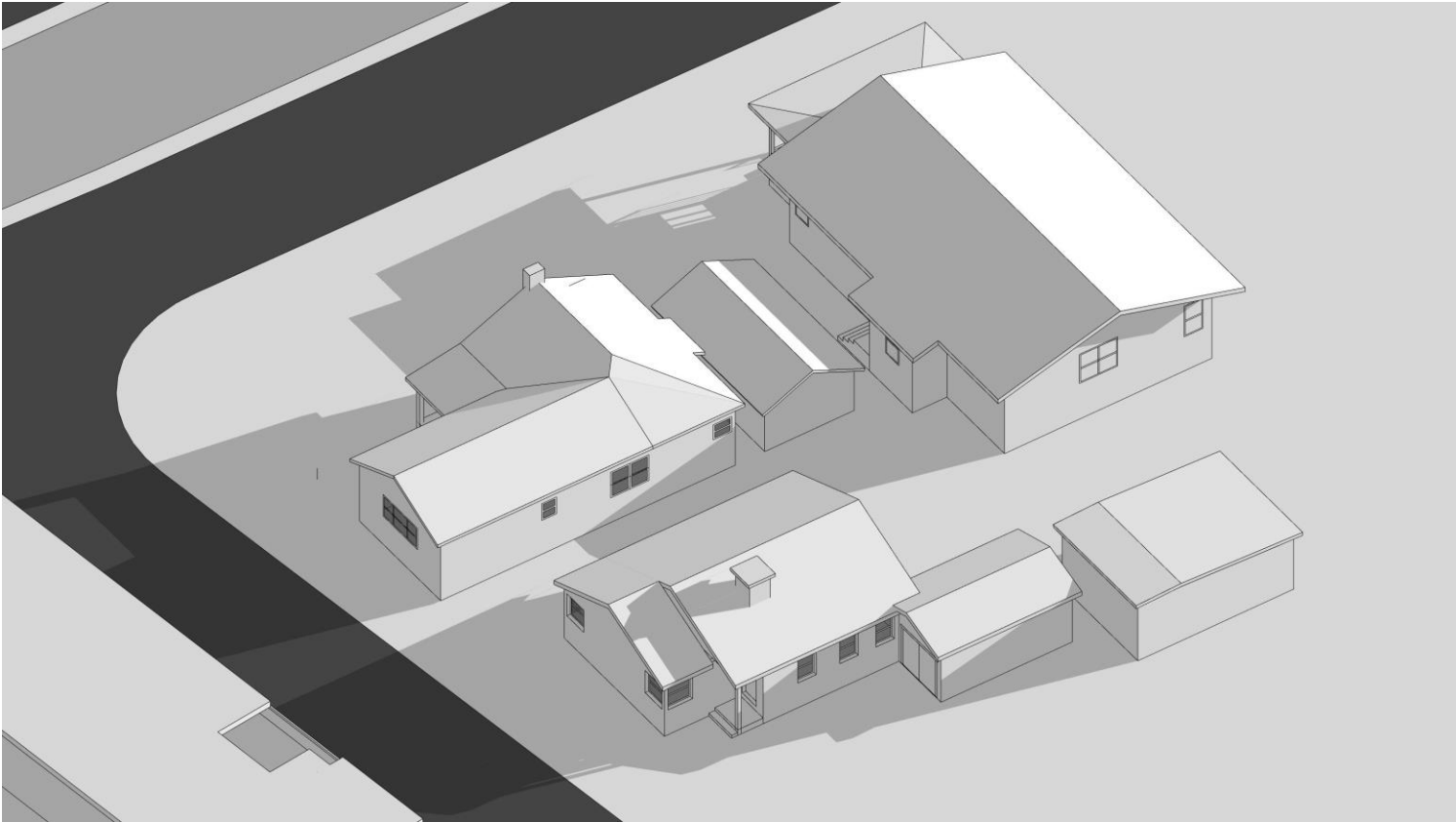


EXISTING

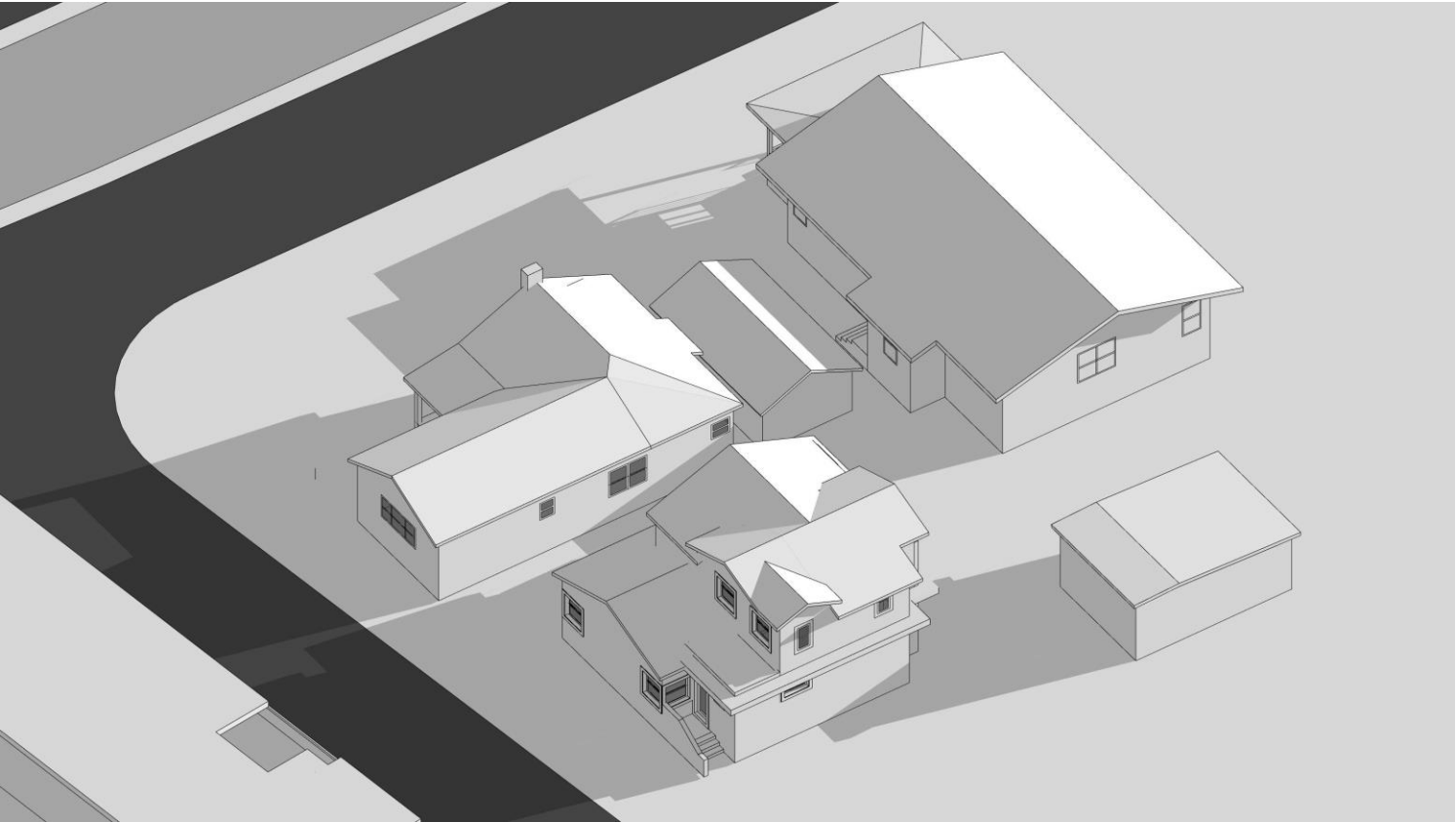


PROPOSED

December 21st
09:00 am

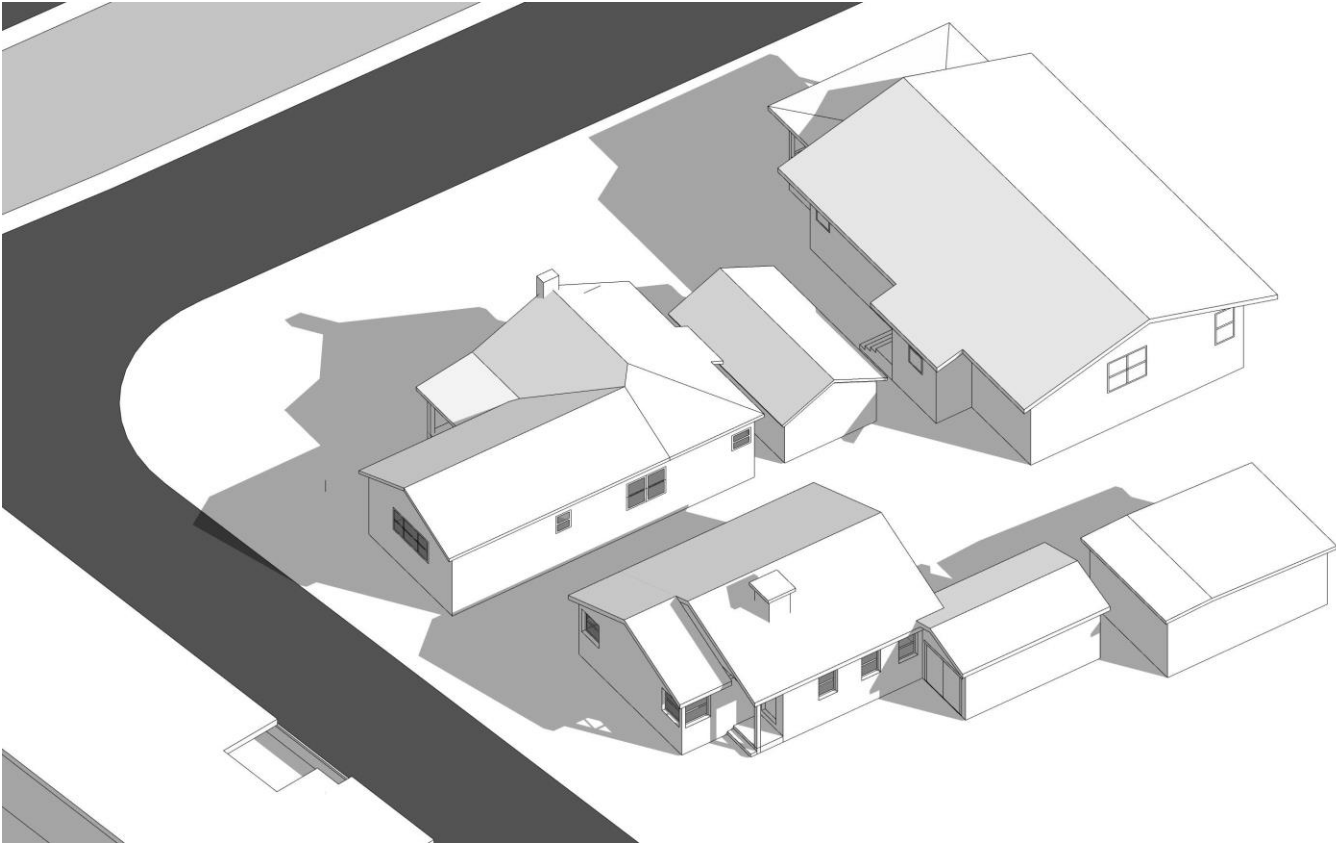


EXISTING

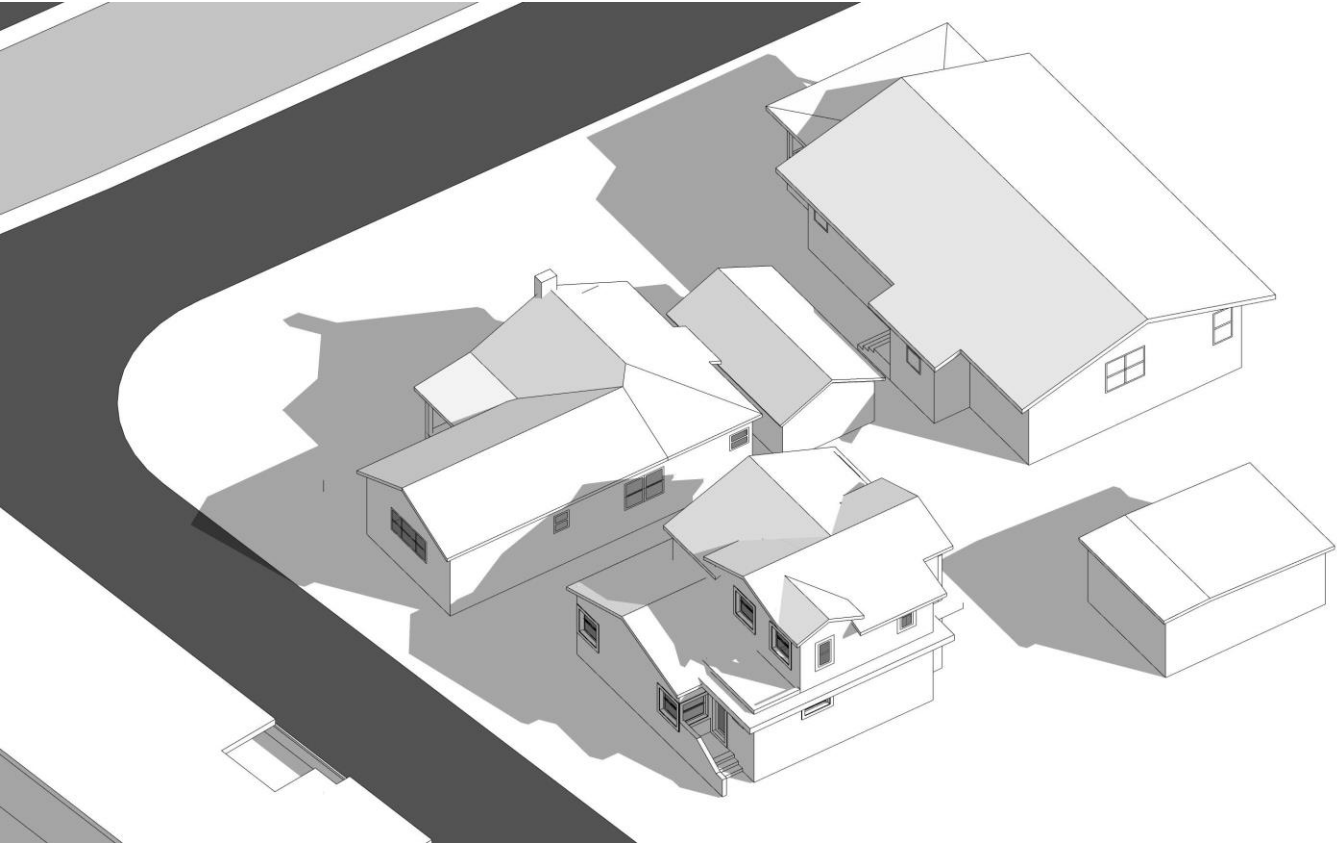


PROPOSED

December 21st
12:00 pm

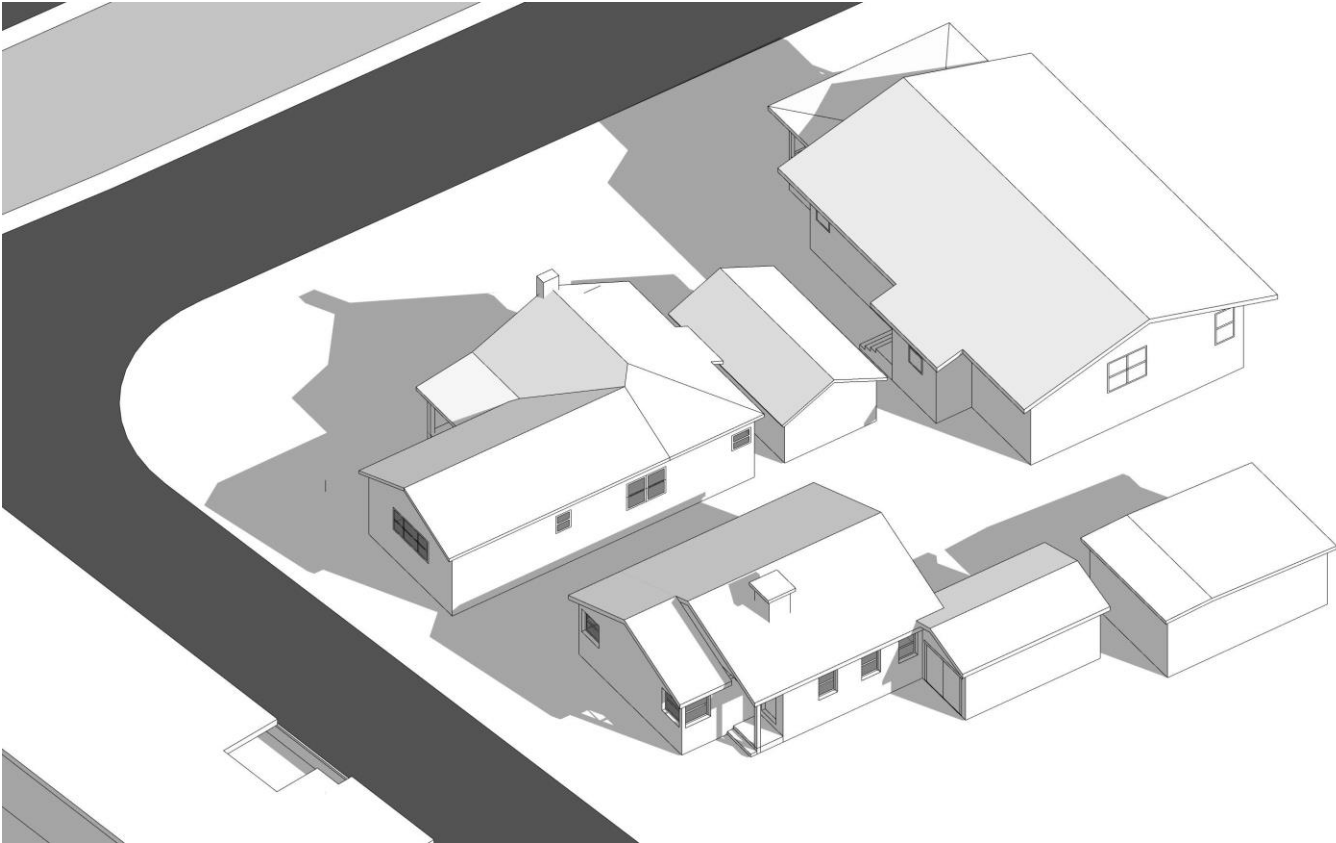


EXISTING

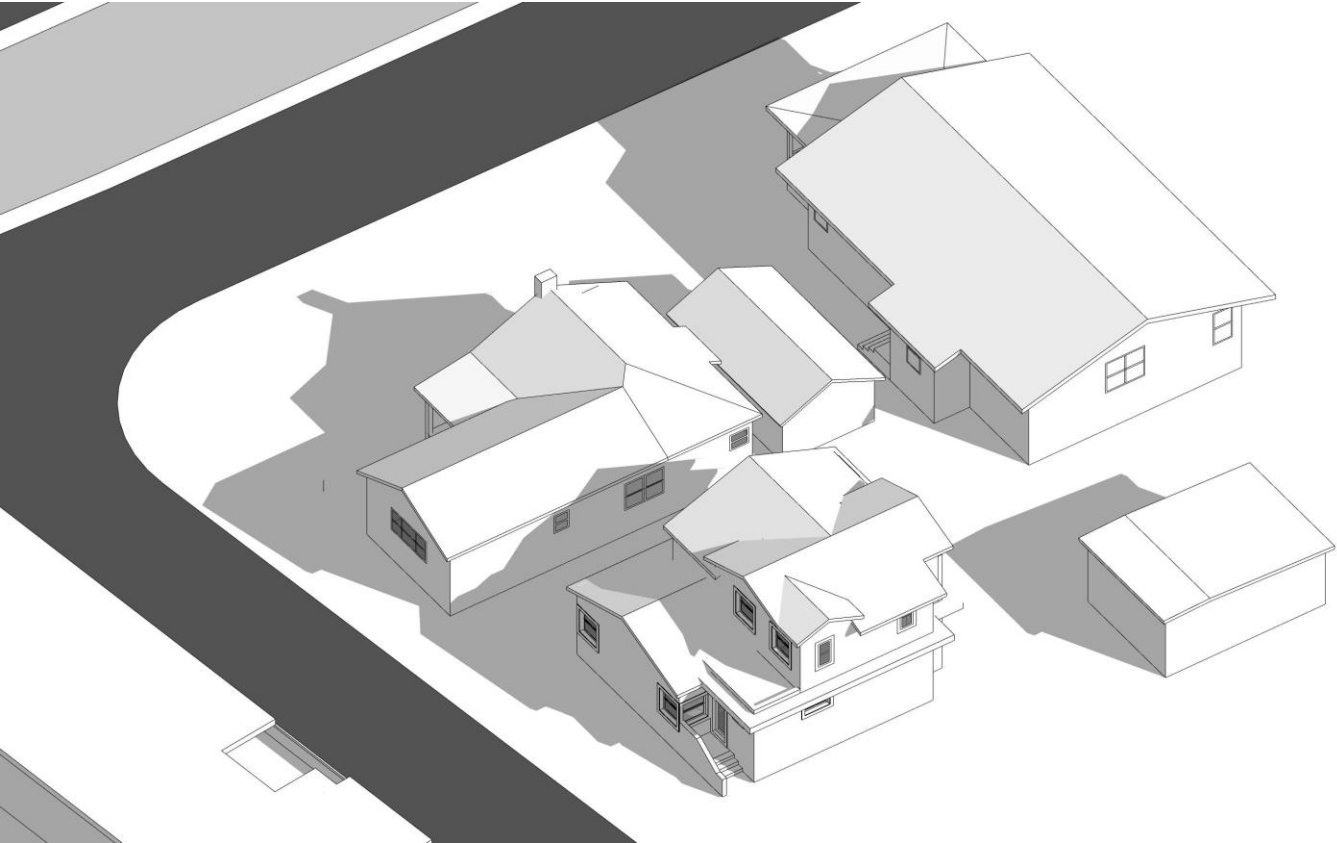


PROPOSED

December 21st
12:30 pm

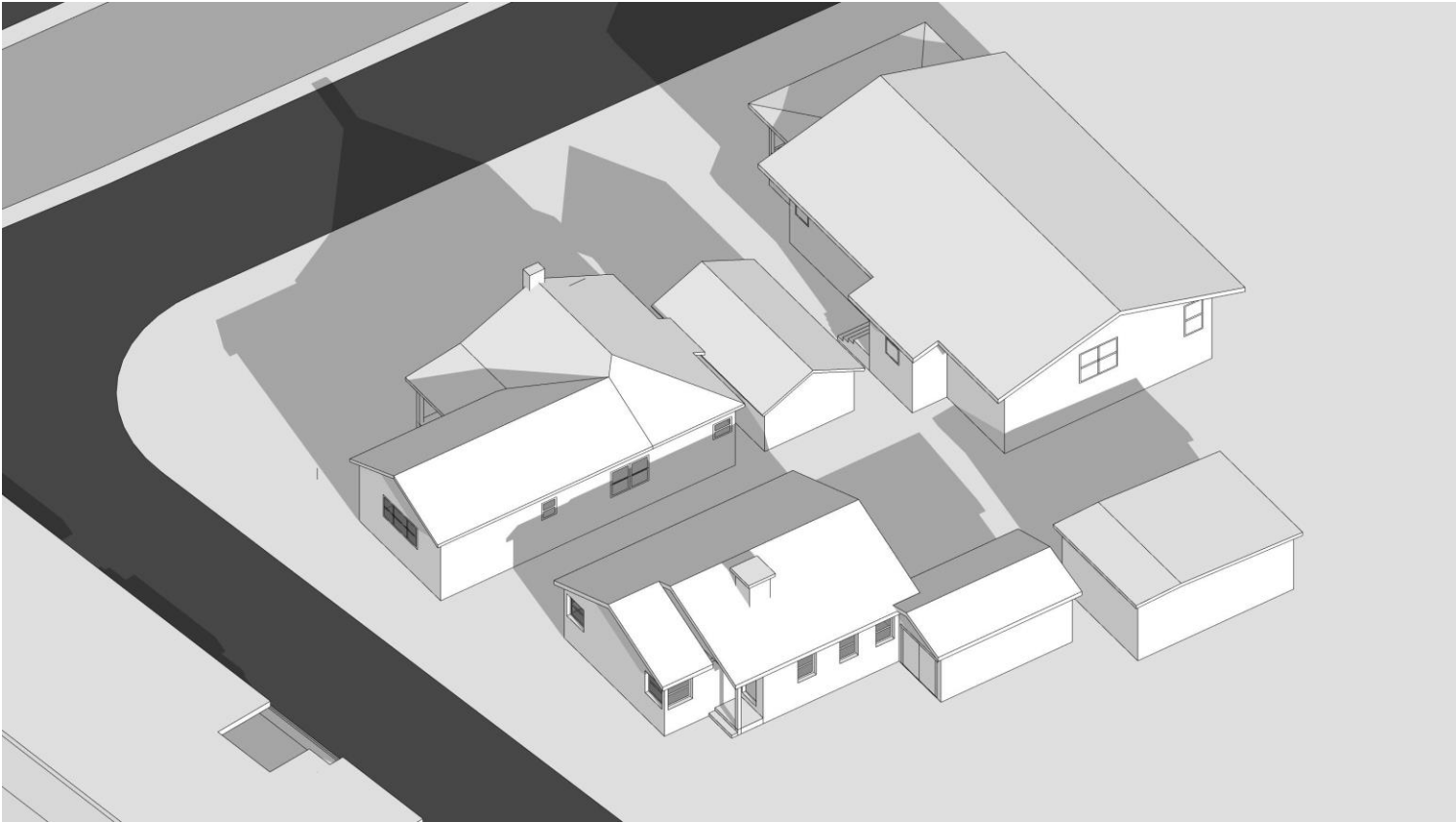


EXISTING

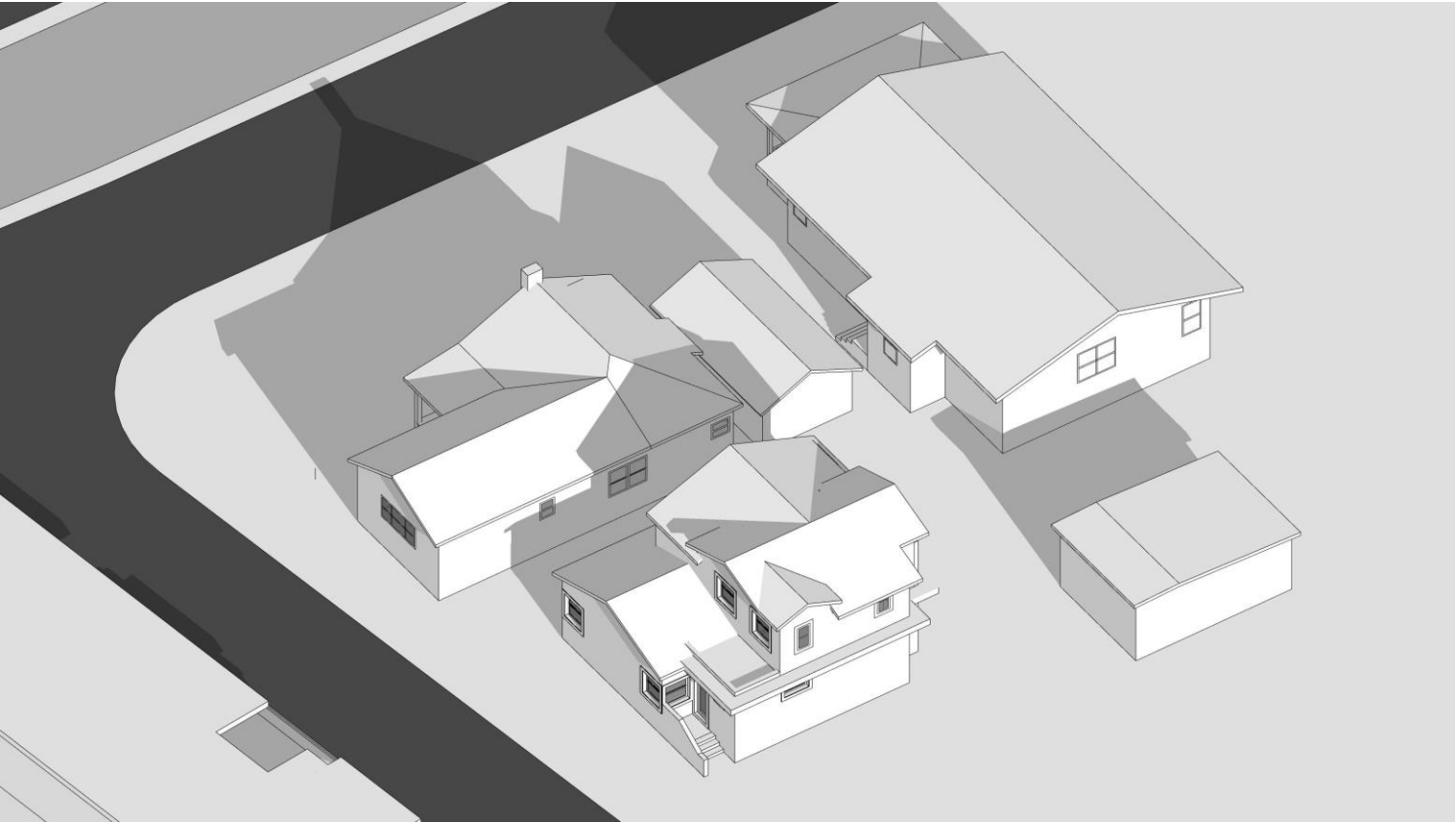


PROPOSED

December 21st
03:00 pm



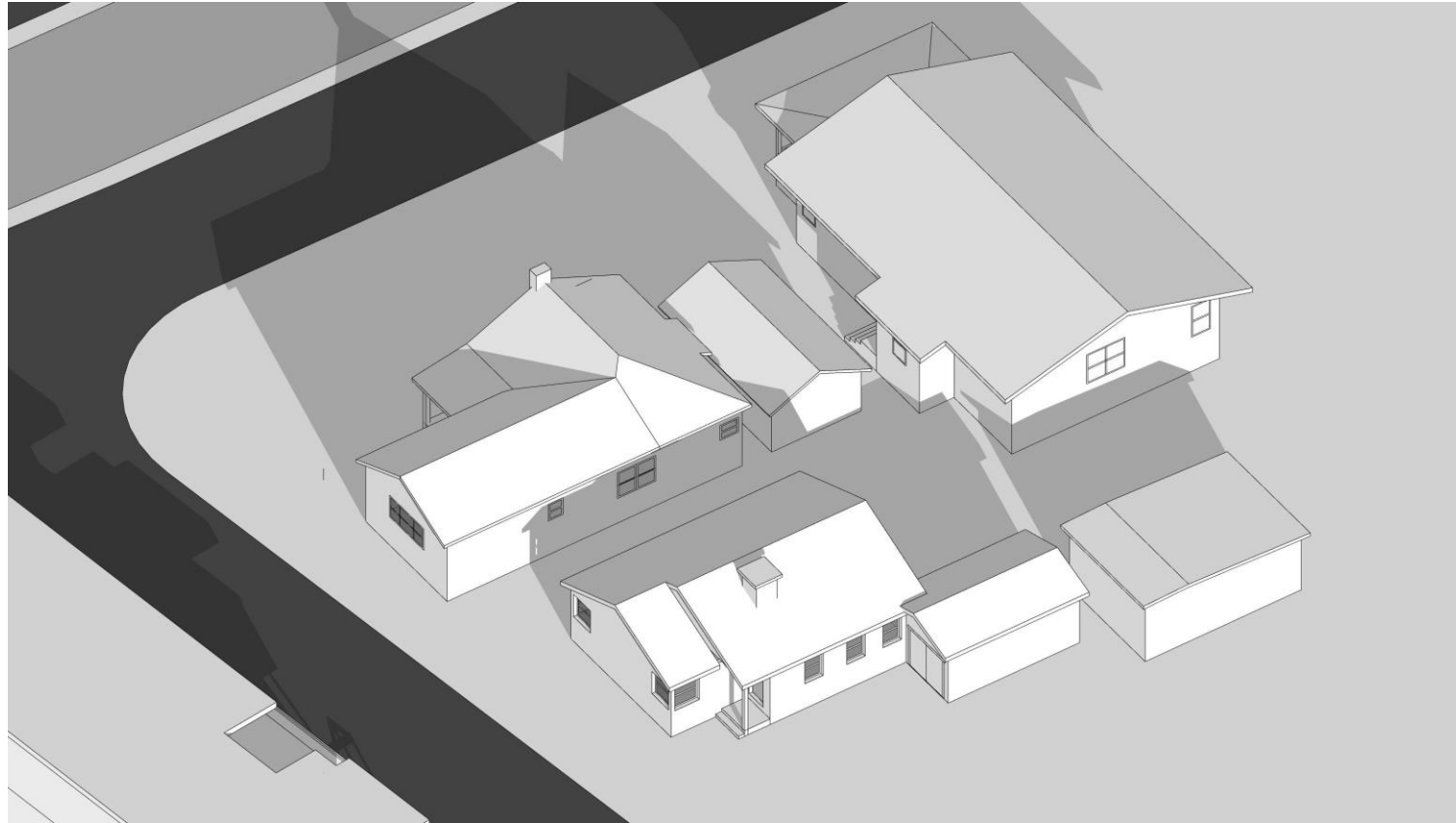
EXISTING



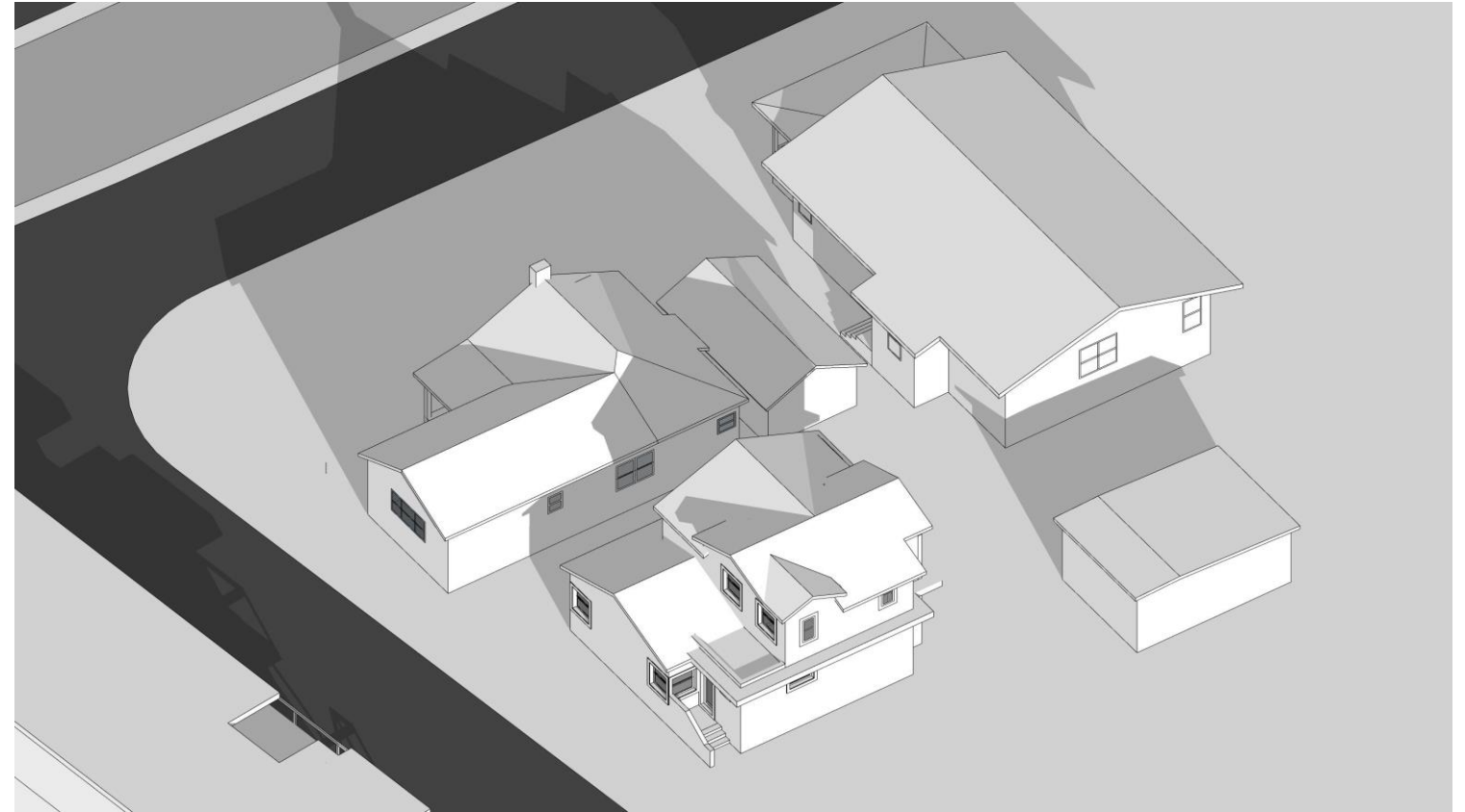
PROPOSED

December 21st

03:30 pm



EXISTING

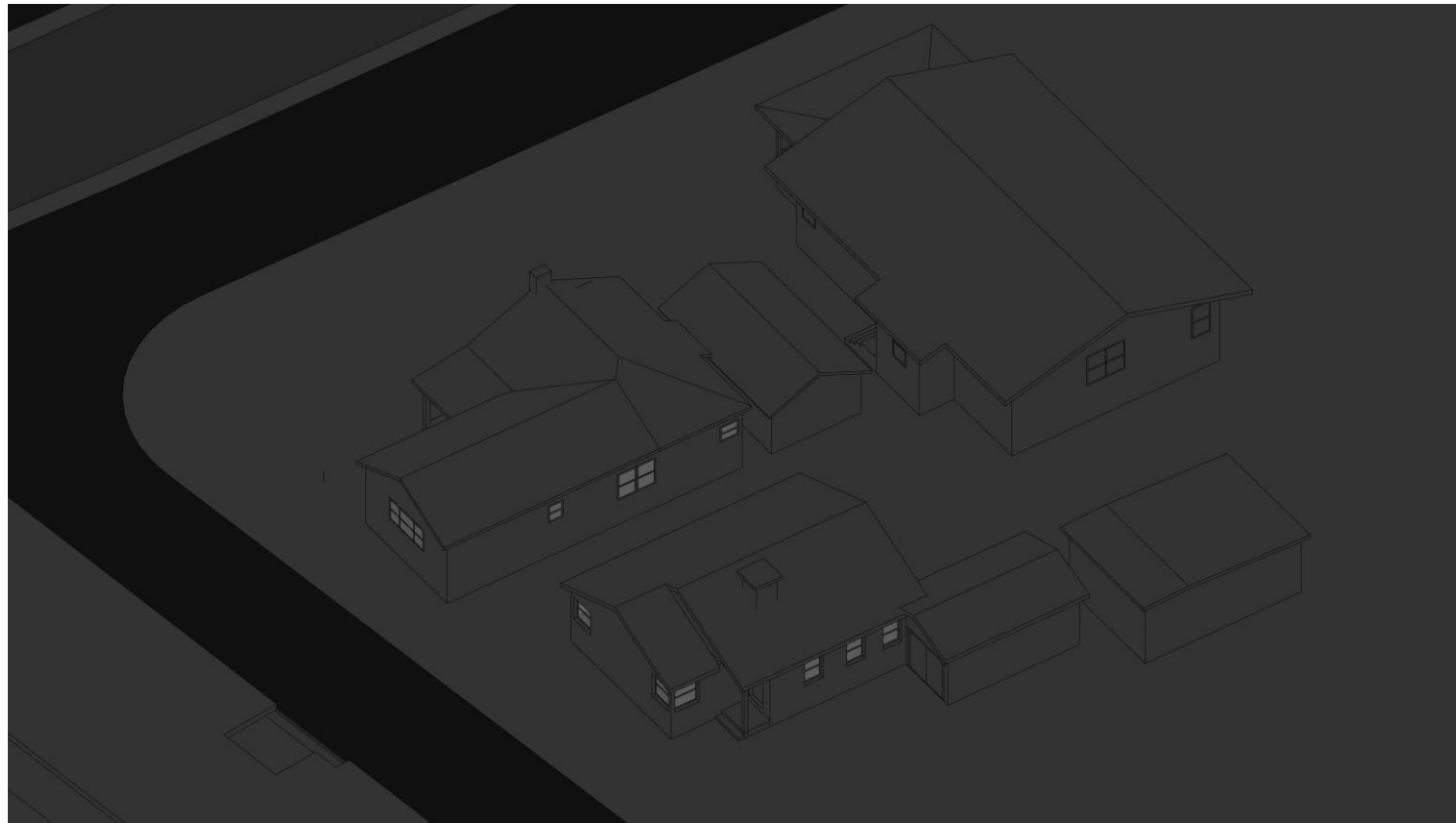


PROPOSED

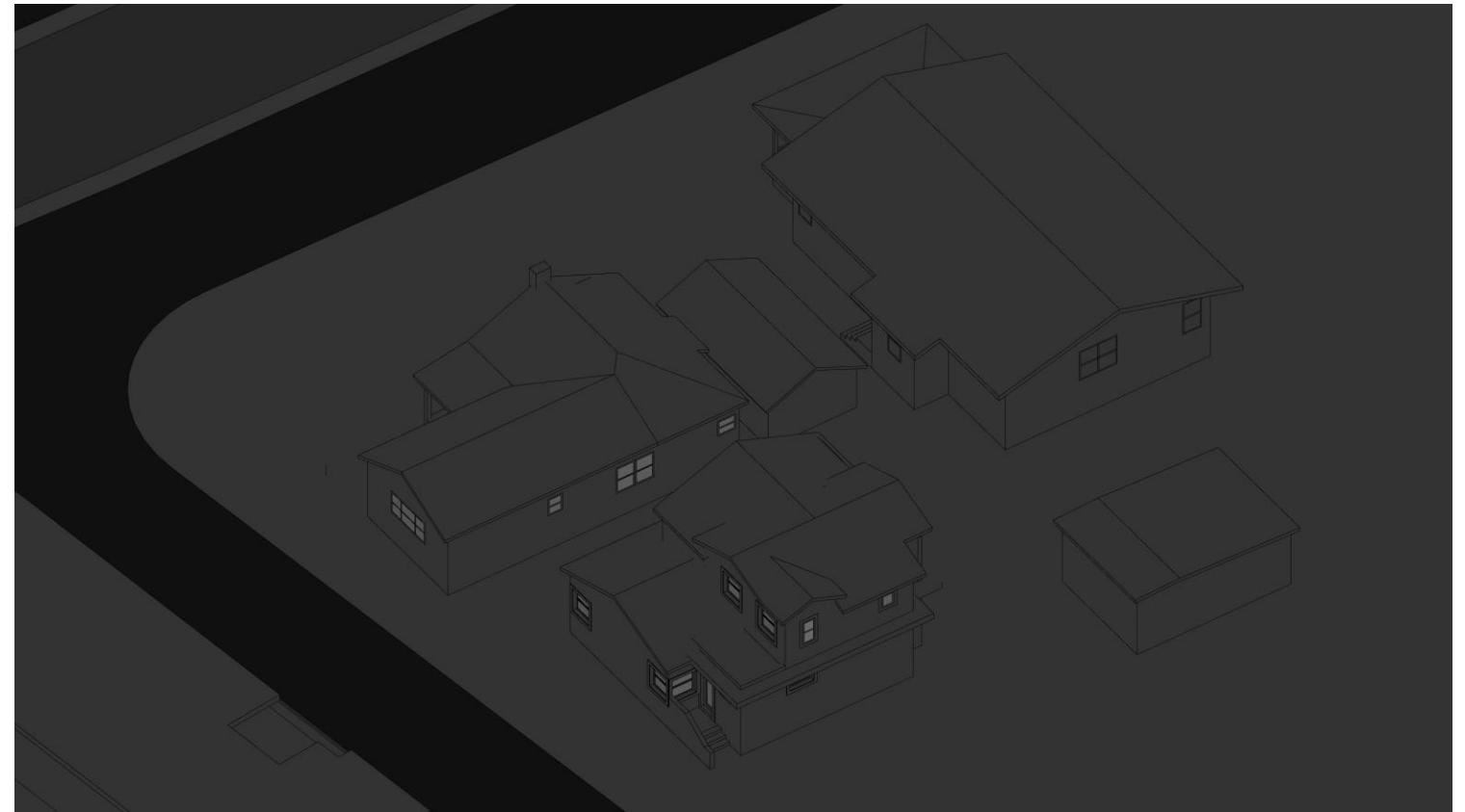
December 21st

06:00 pm

Sunset at 4:54 pm



EXISTING



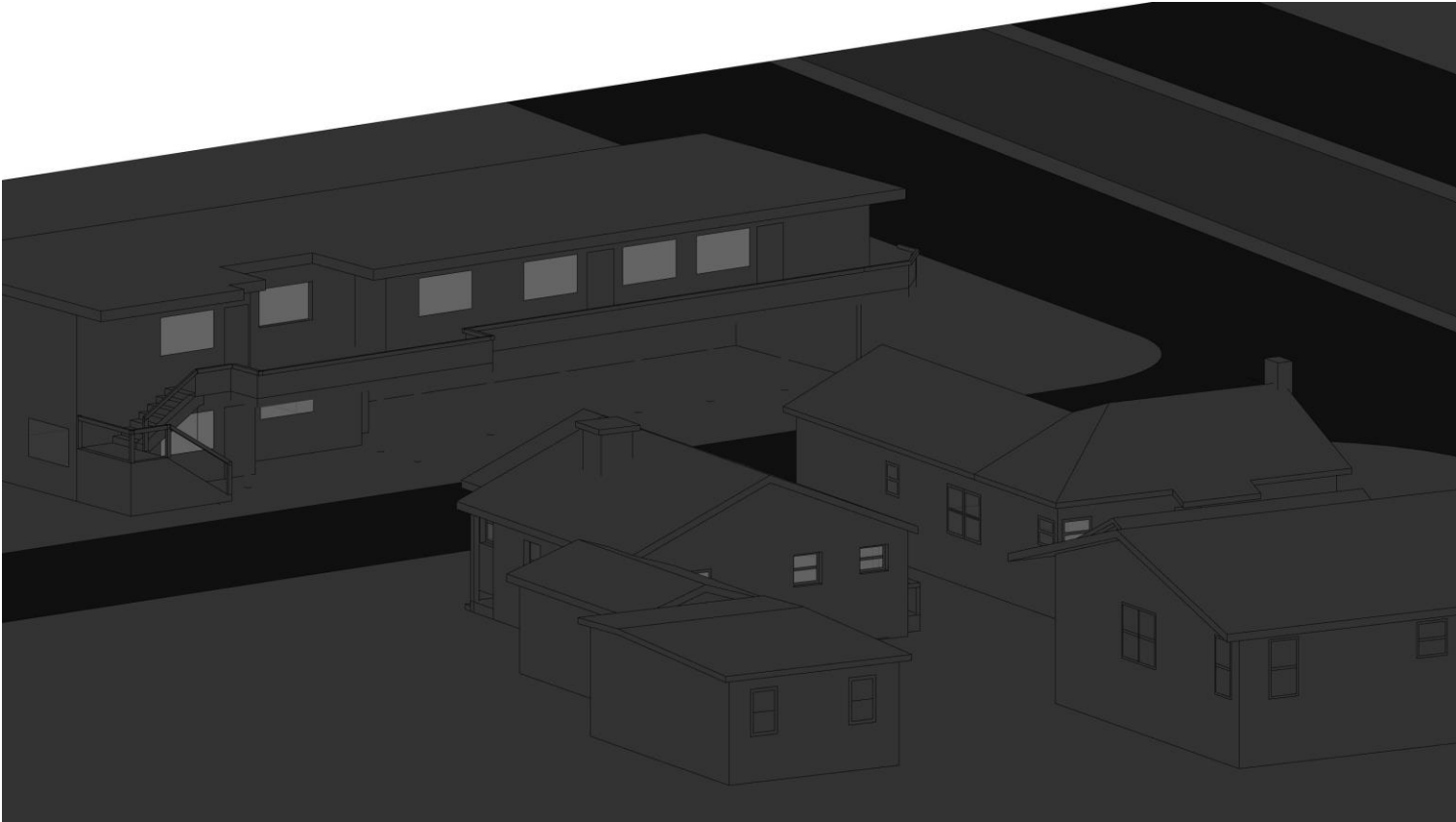
PROPOSED

Shadow Study #2 for **9 Laurel Ave.**

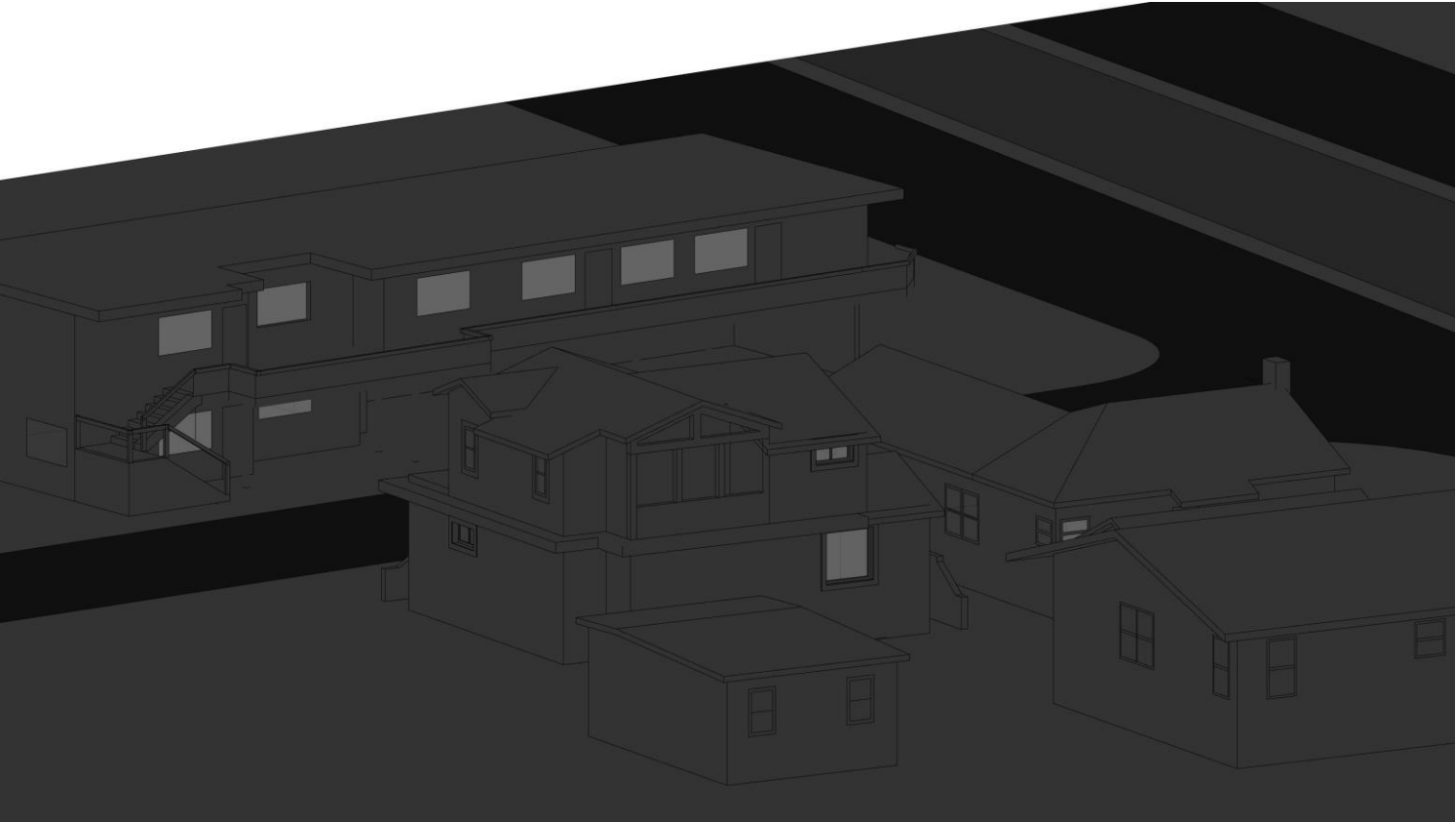
January 21st

06:00 am

Sunrise at 7:22 am



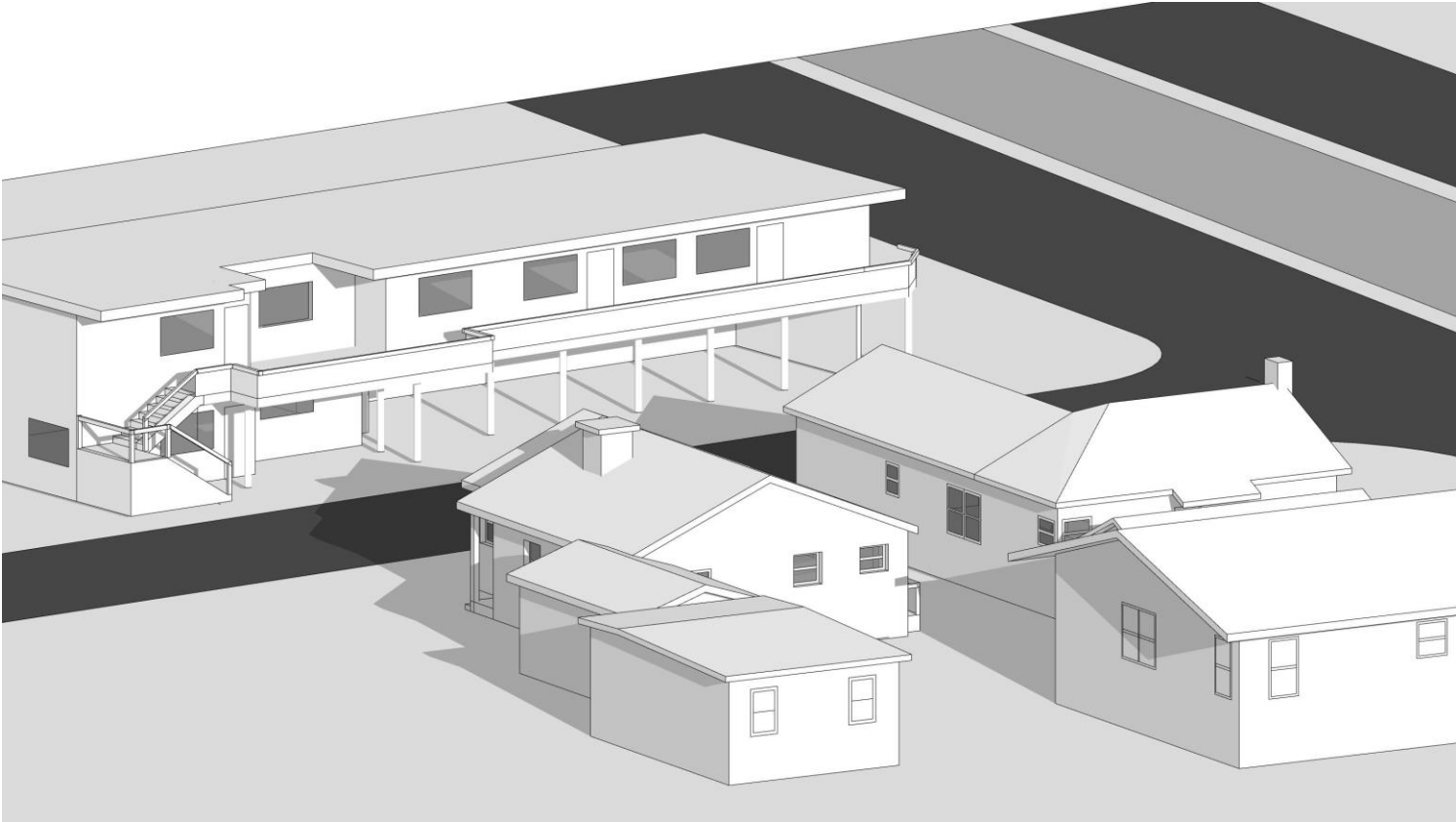
EXISTING



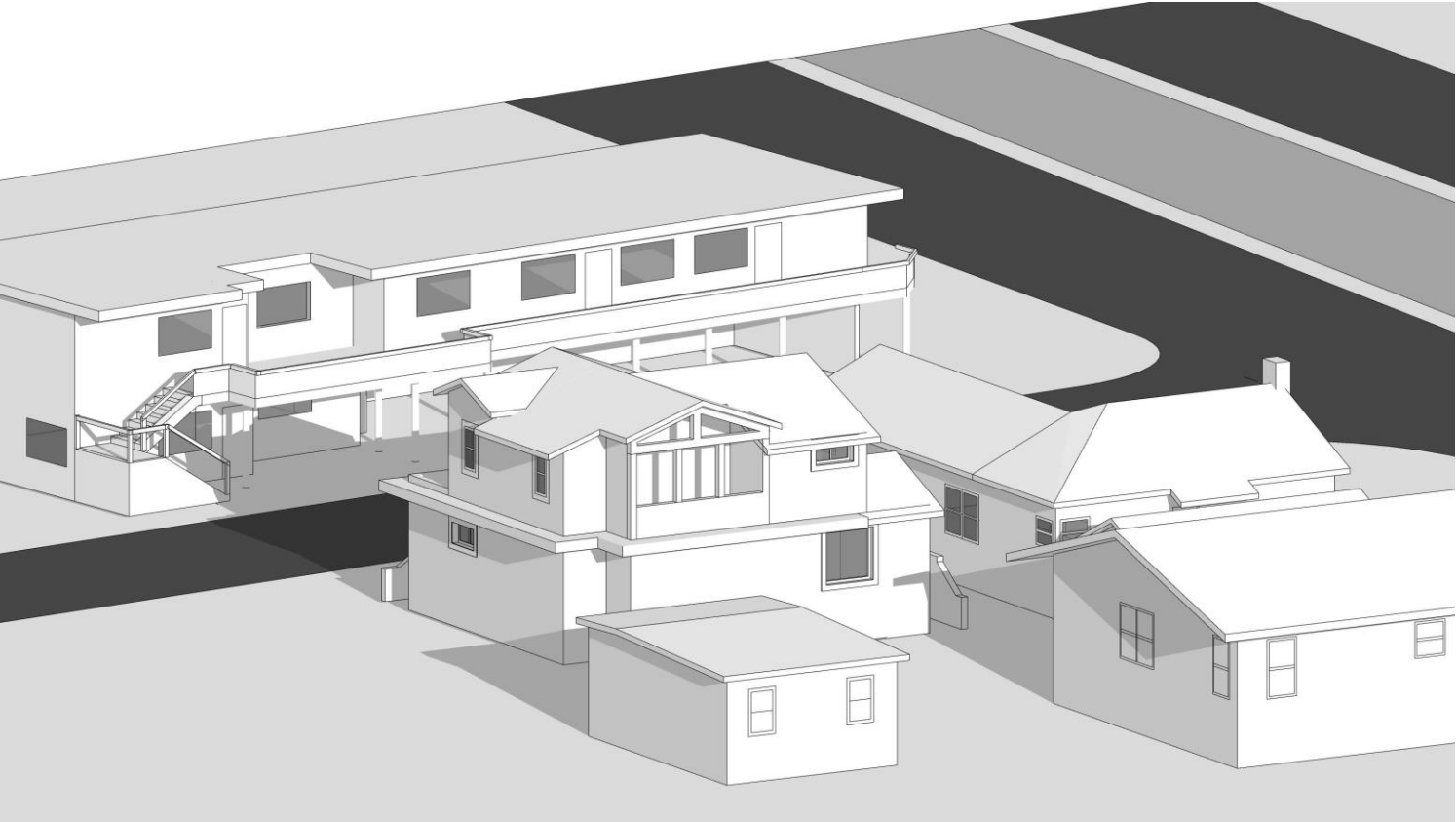
PROPOSED

January 21st

09:00 am



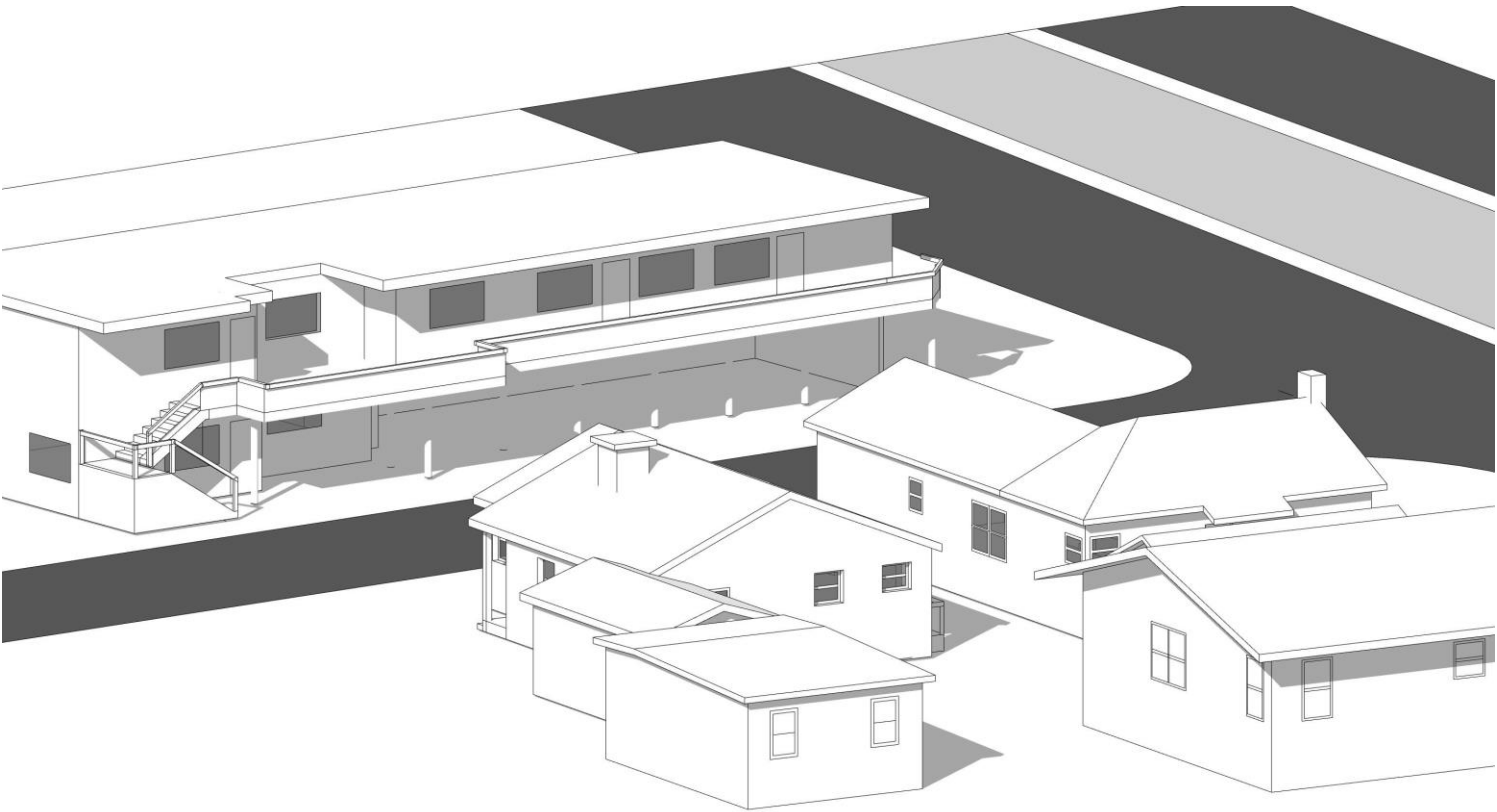
EXISTING



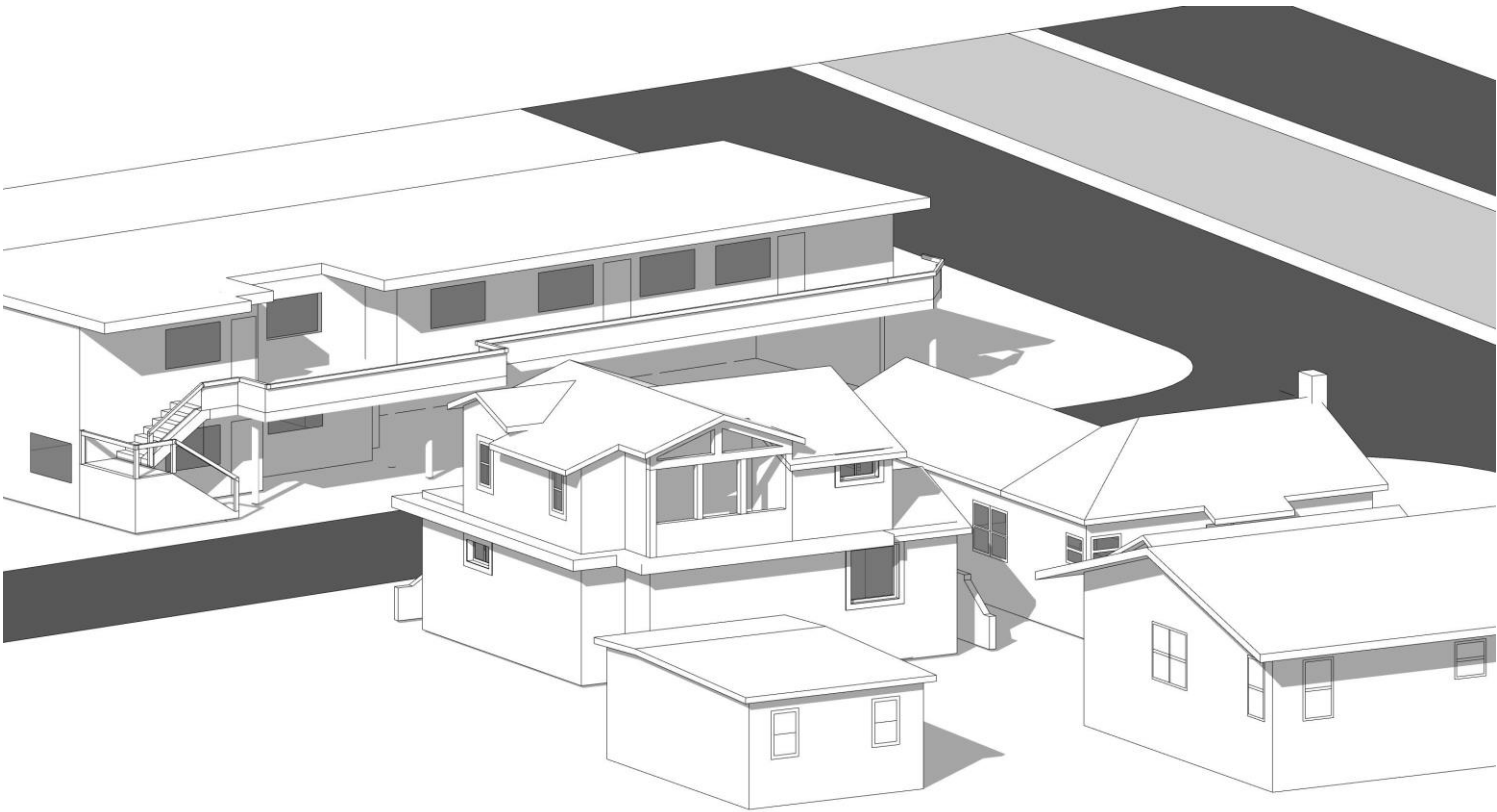
PROPOSED

January 21st

12:00 pm



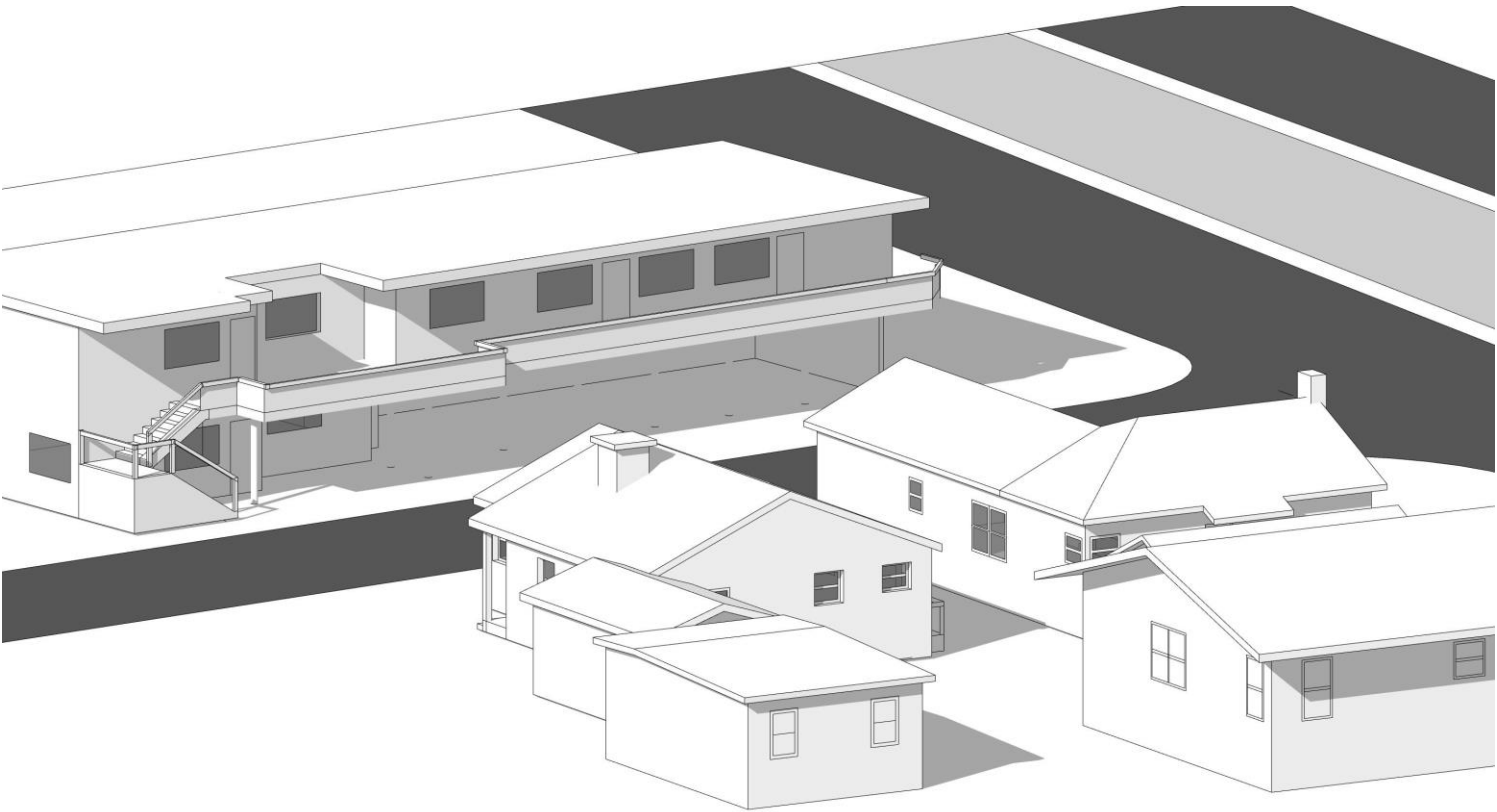
EXISTING



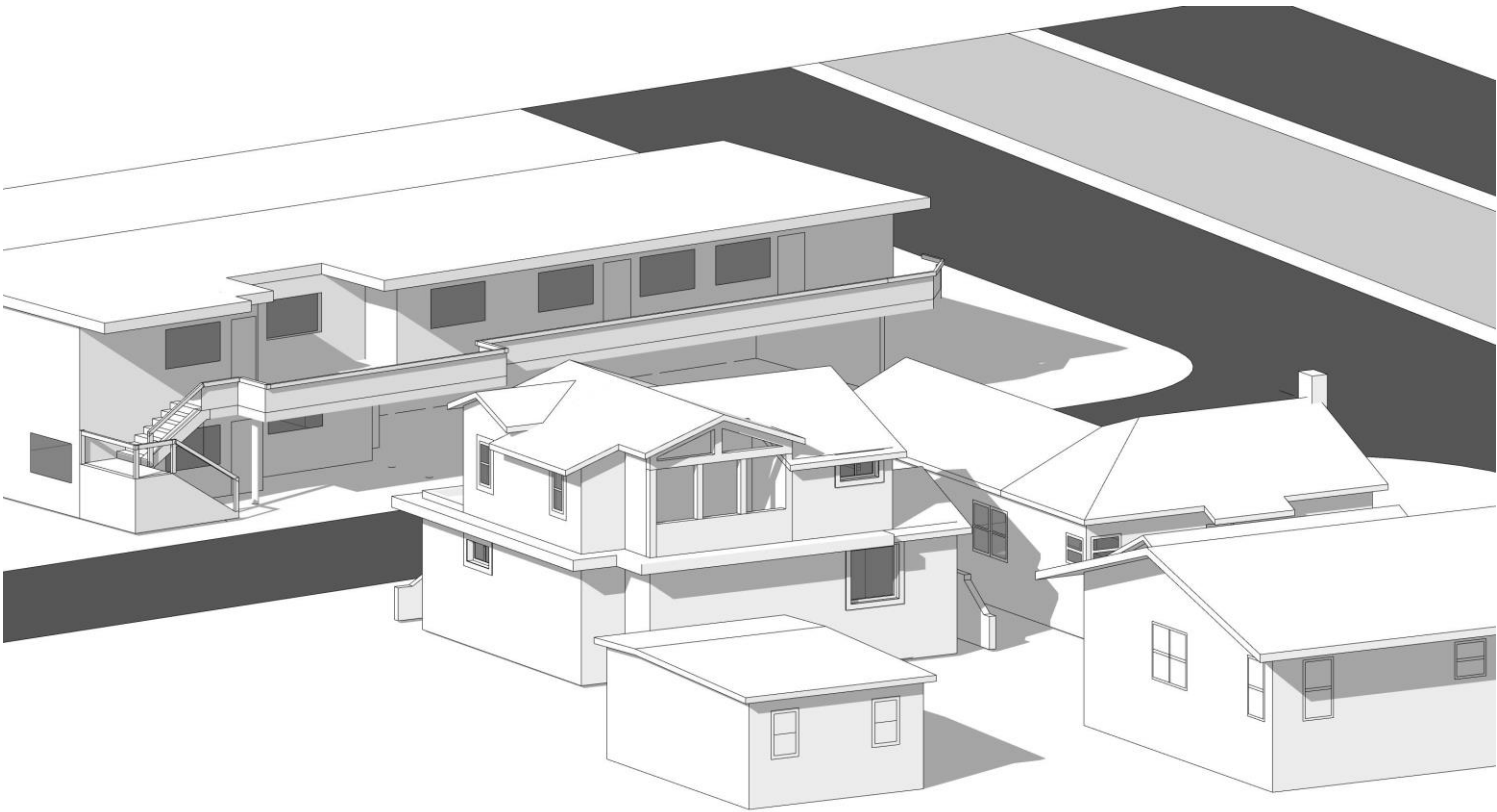
PROPOSED

January 21st

12:30 pm



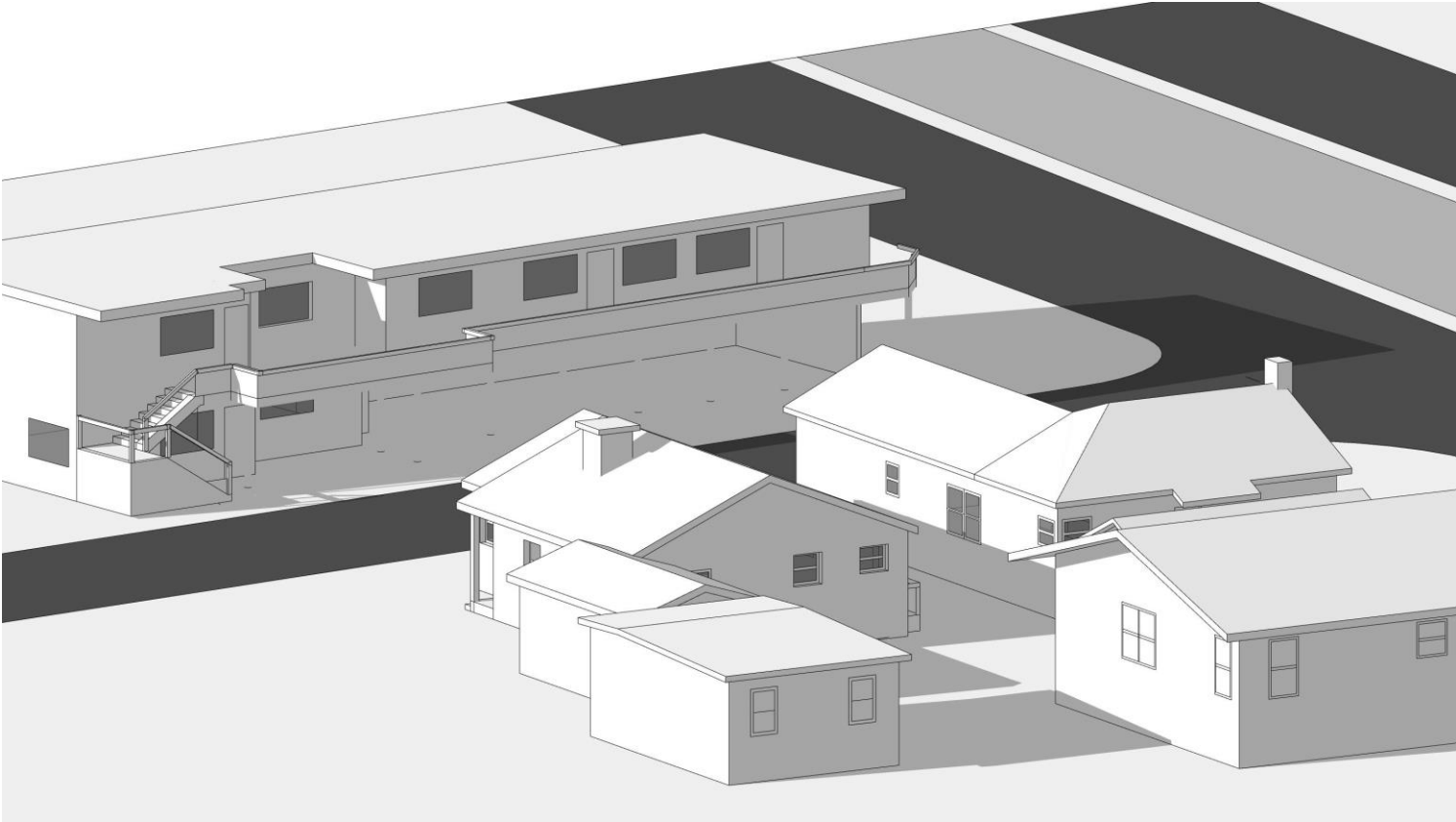
EXISTING



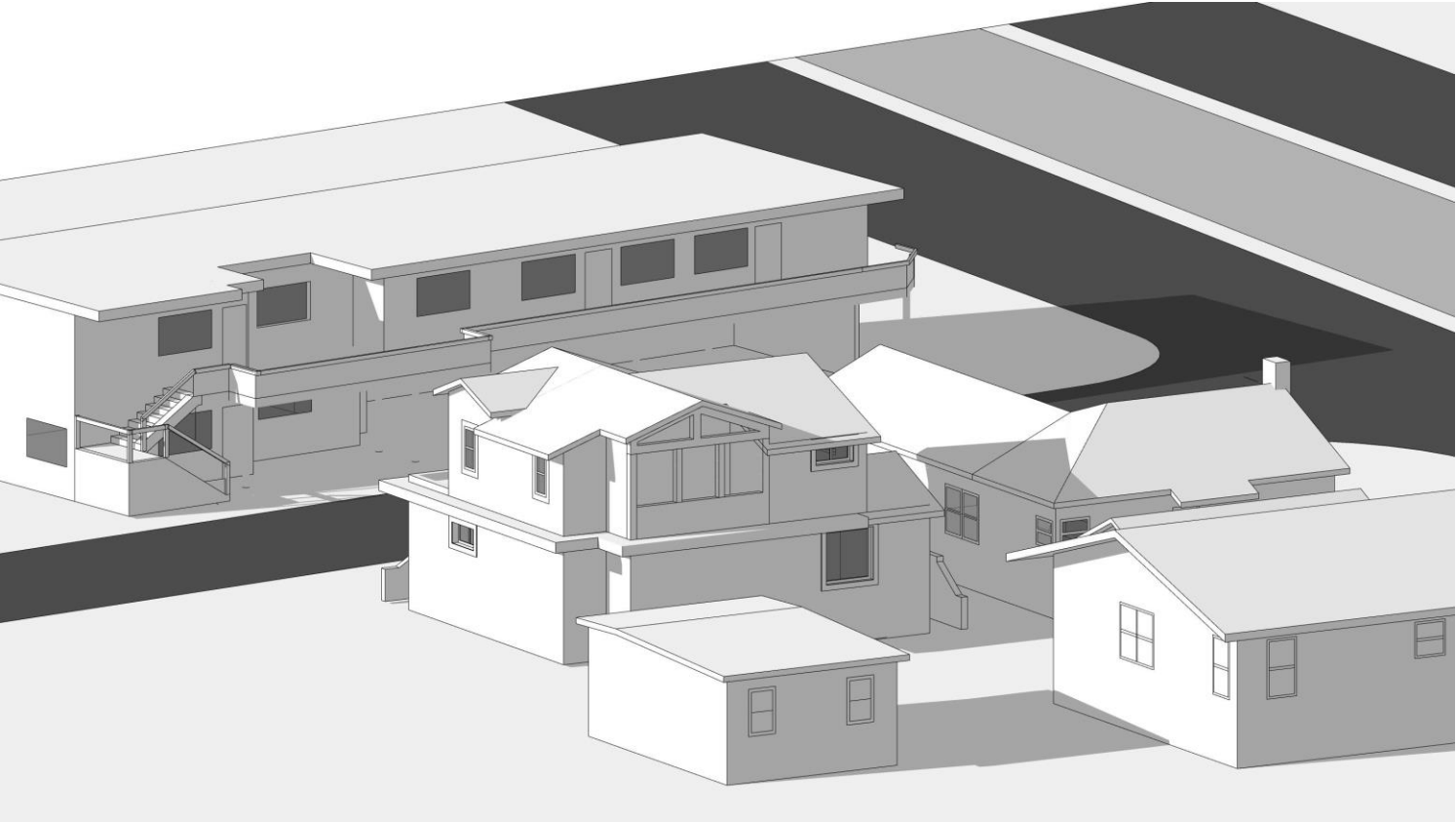
PROPOSED

January 21st

03:00 pm



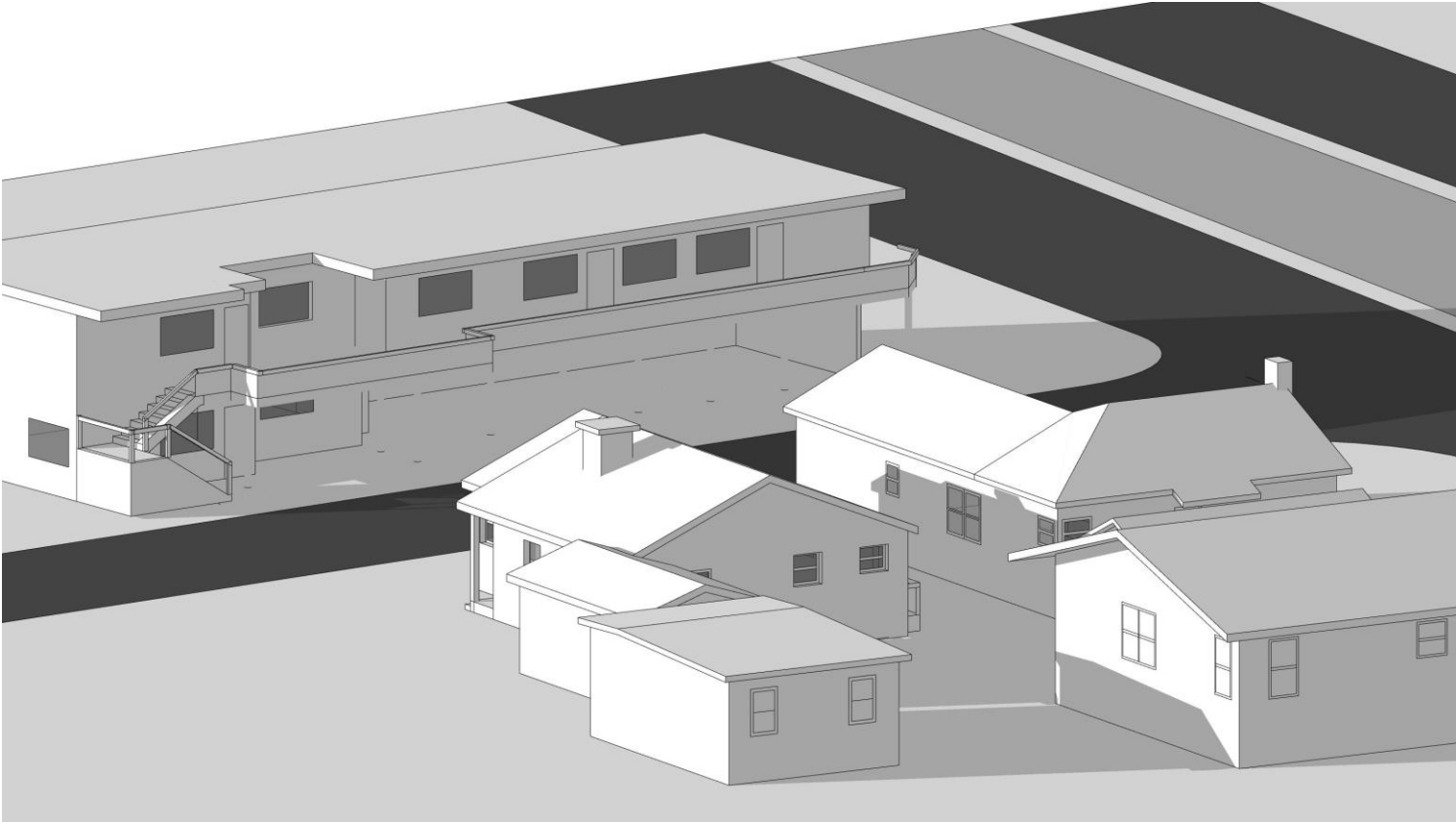
EXISTING



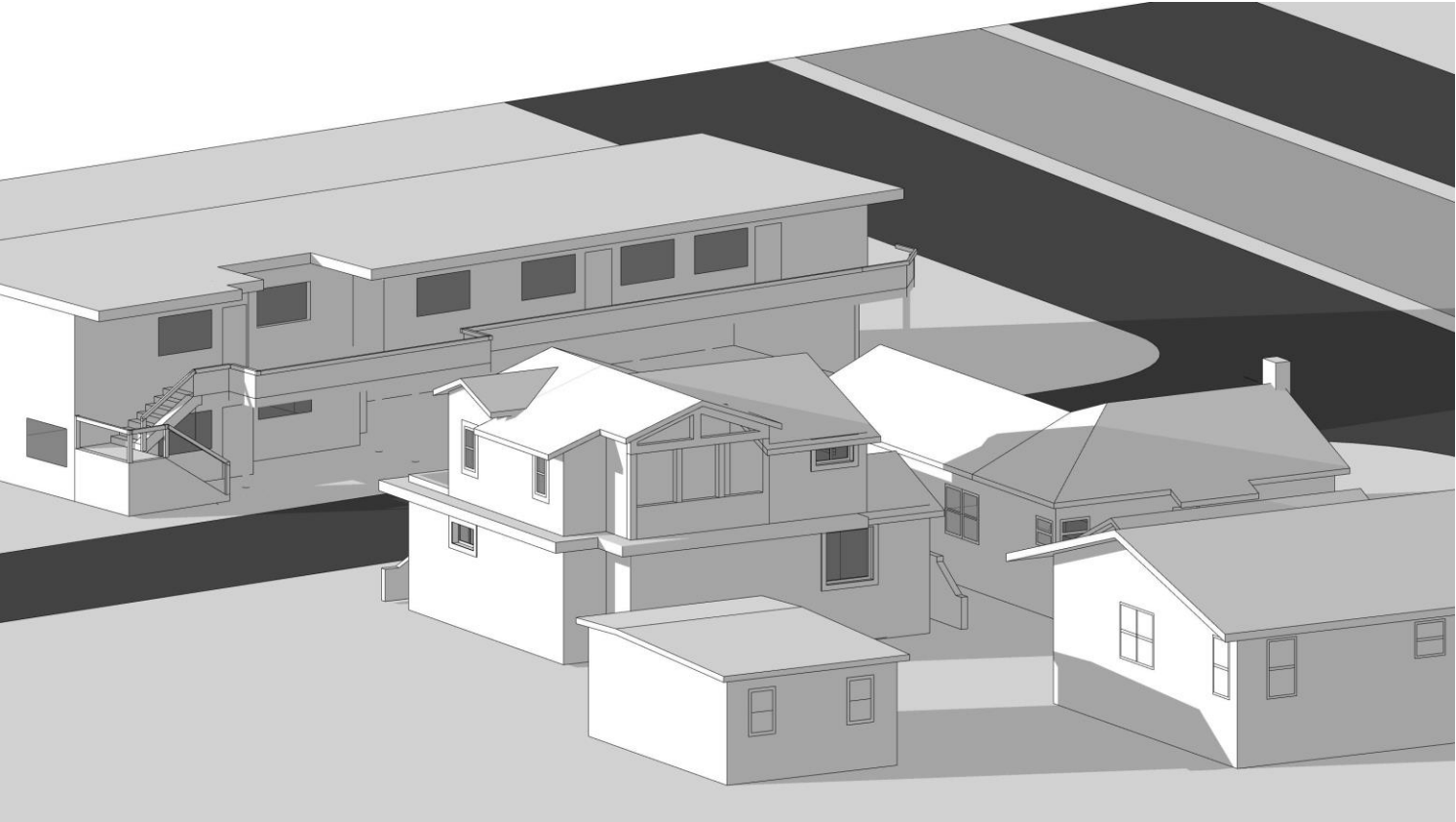
PROPOSED

January 21st

04:00 pm



EXISTING

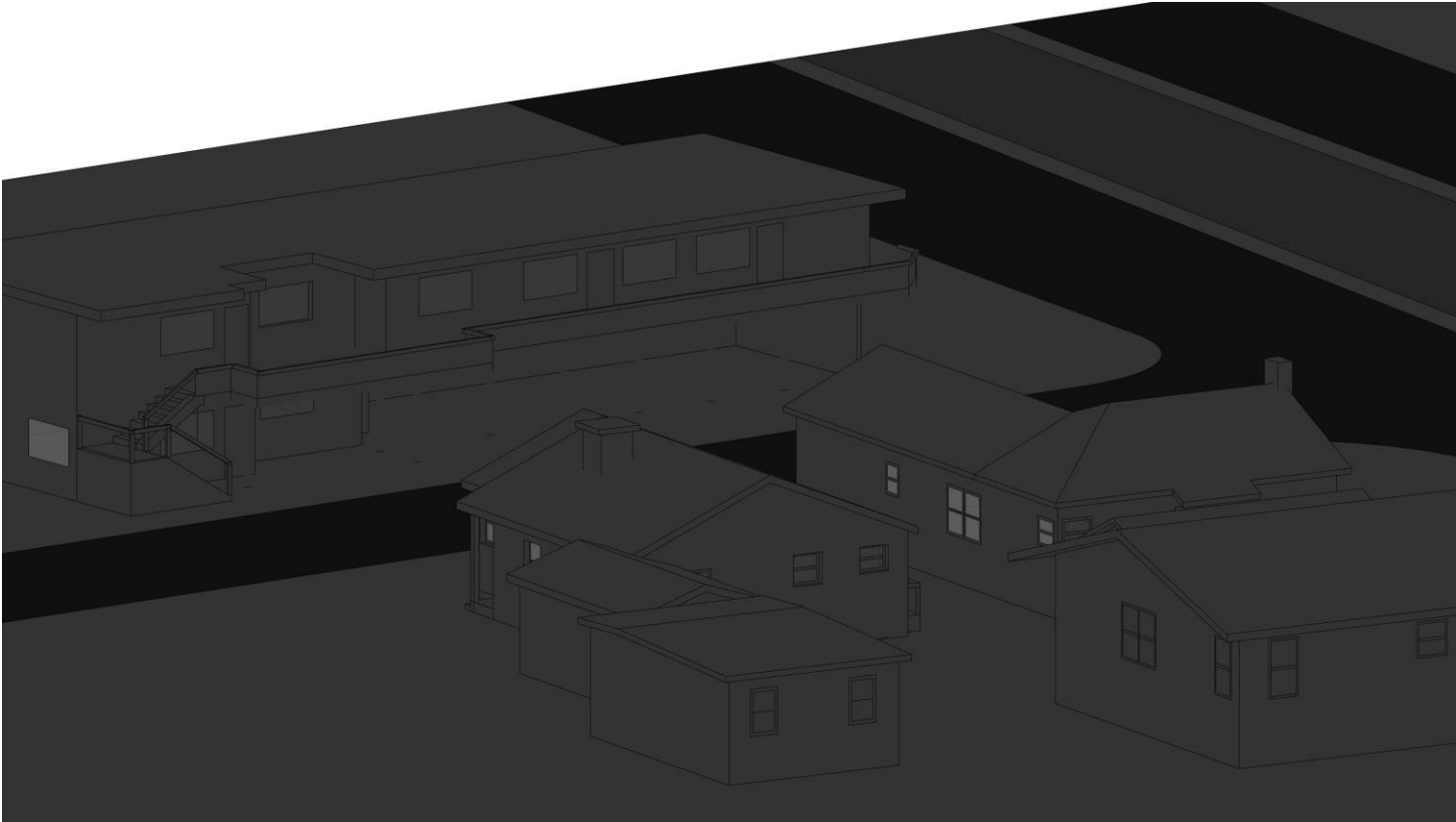


PROPOSED

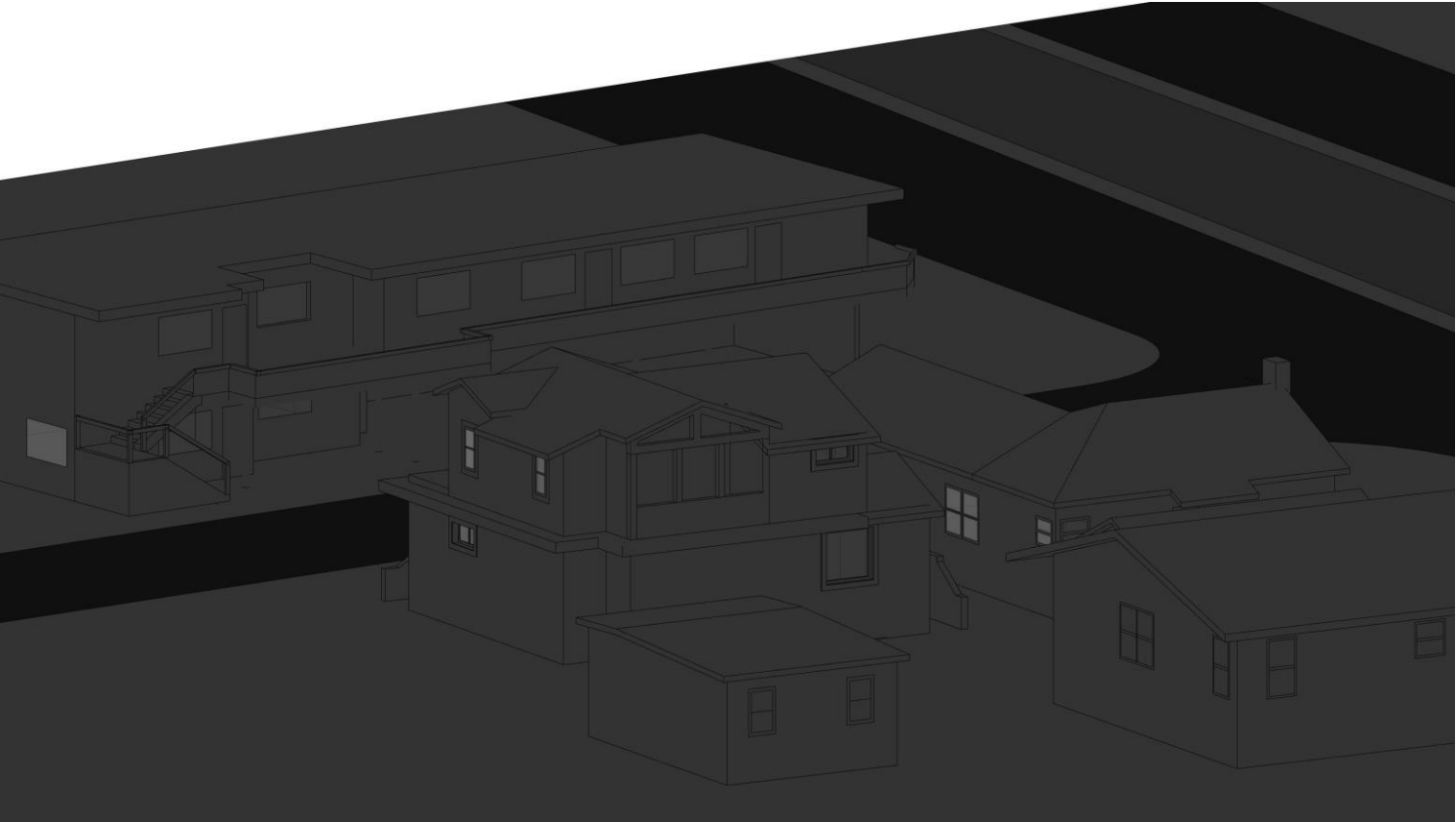
January 21st

06:00 pm

Sunset at 5:21 pm



EXISTING

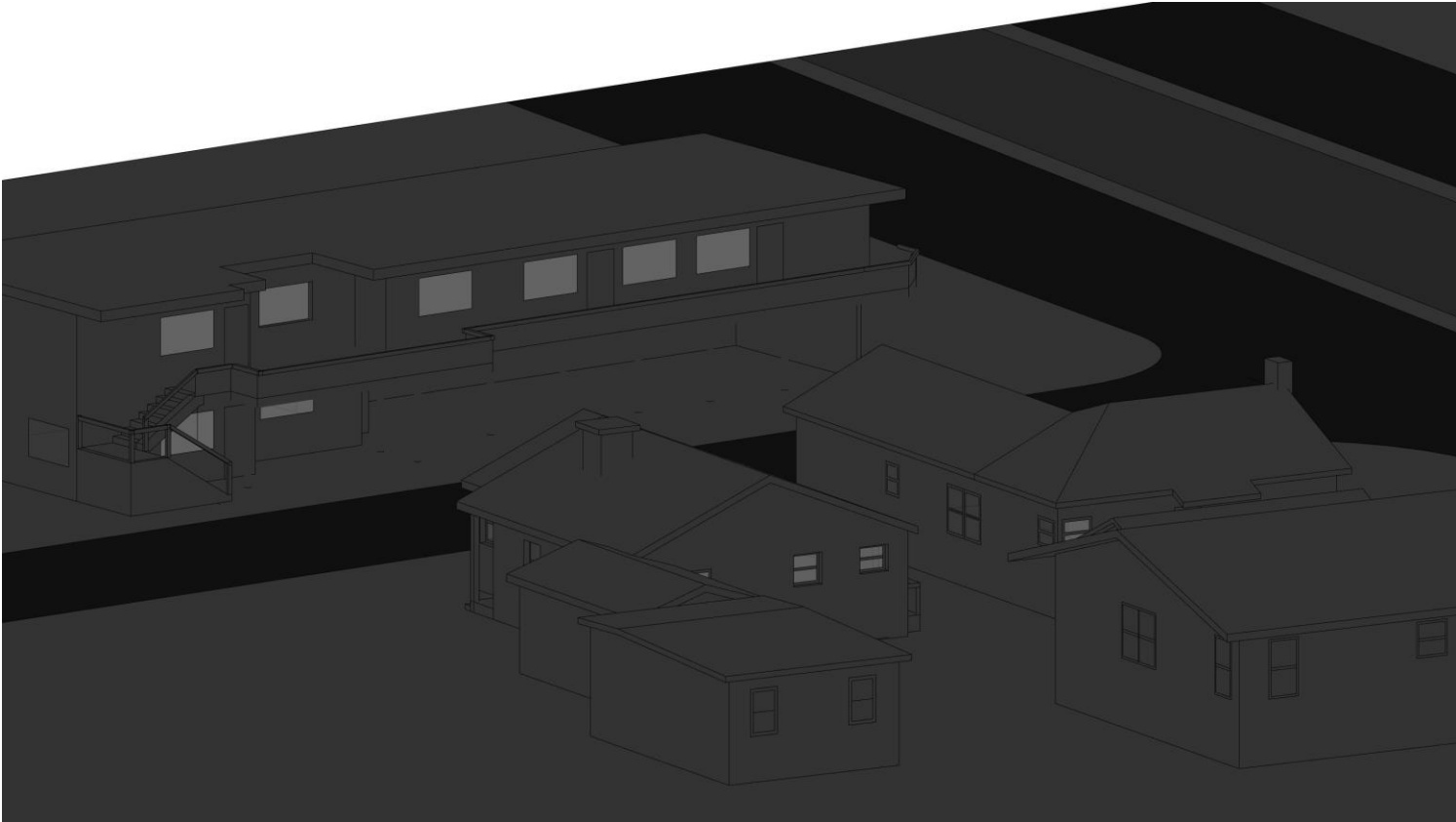


PROPOSED

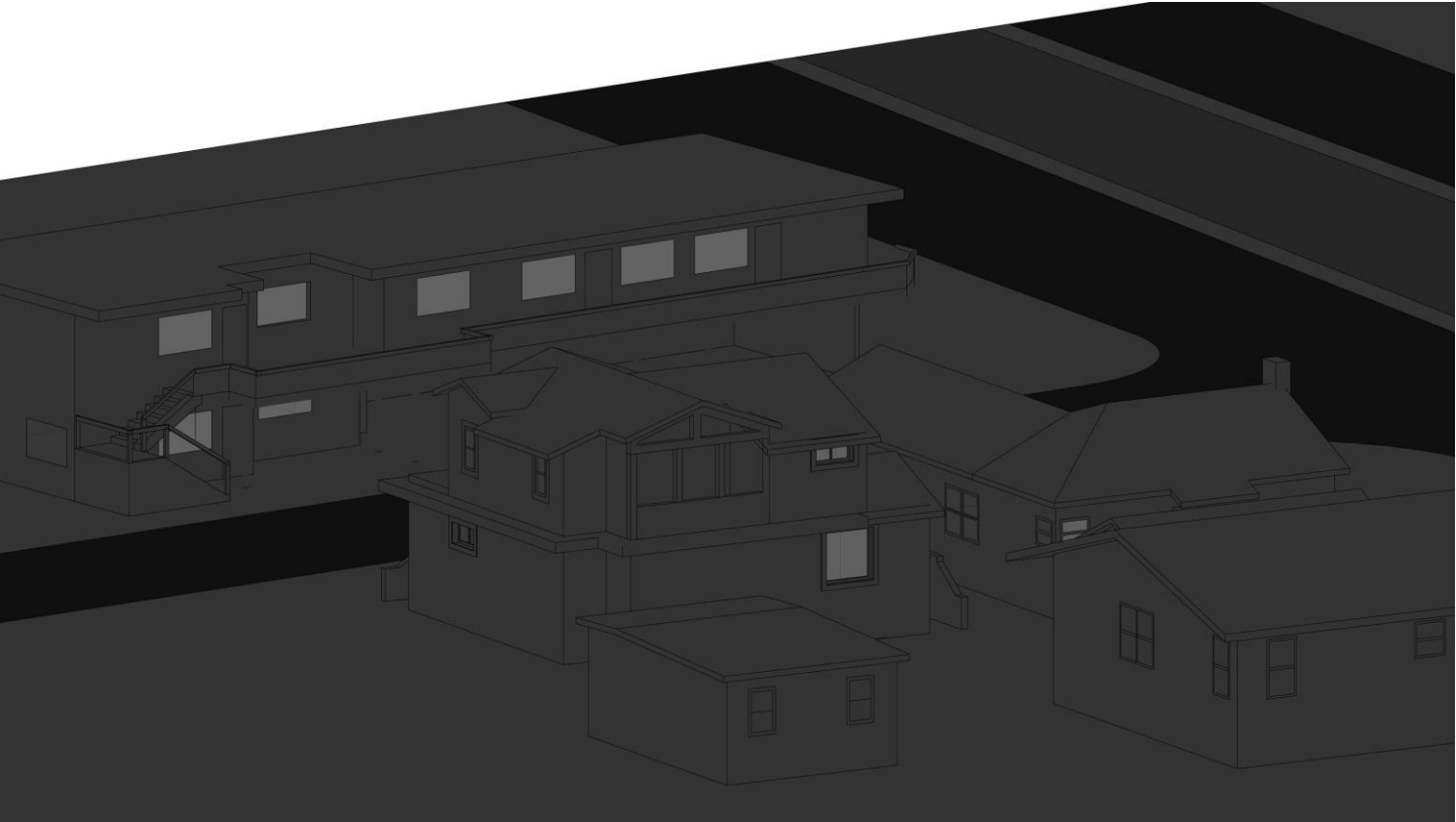
February 21st

06:00 am

Sunrise at 6:52 am



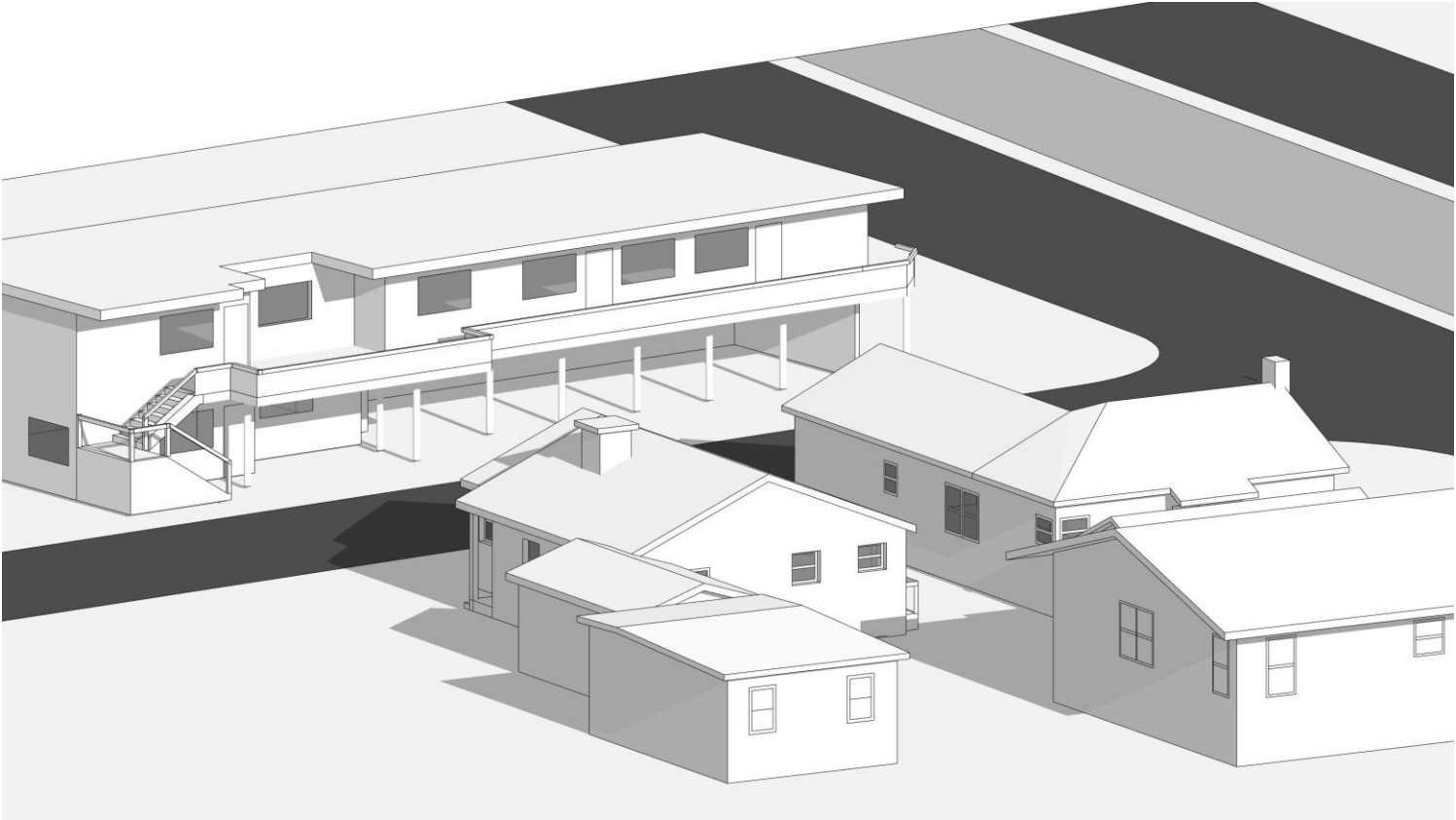
EXISTING



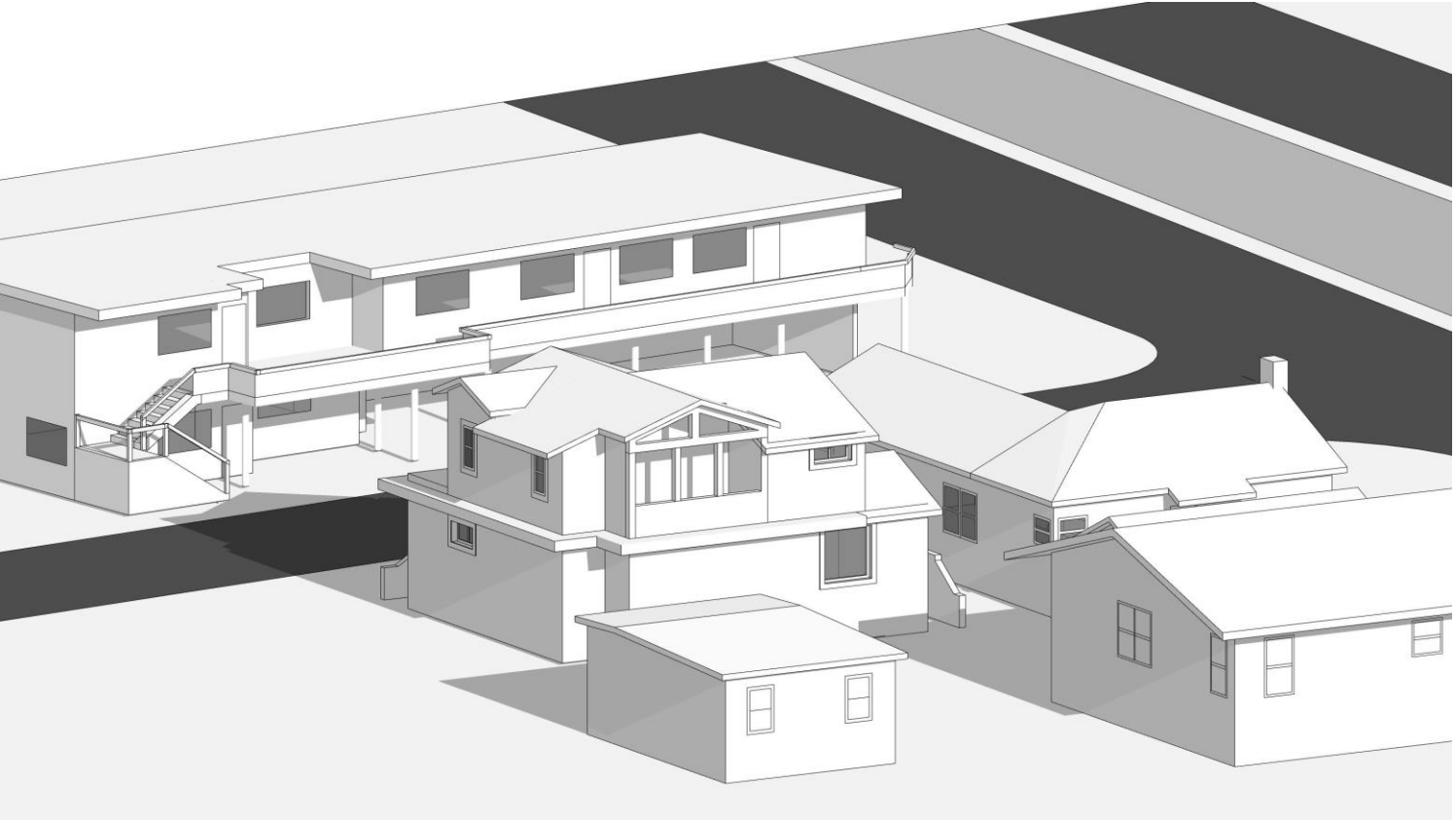
PROPOSED

February 21st

09:00 am



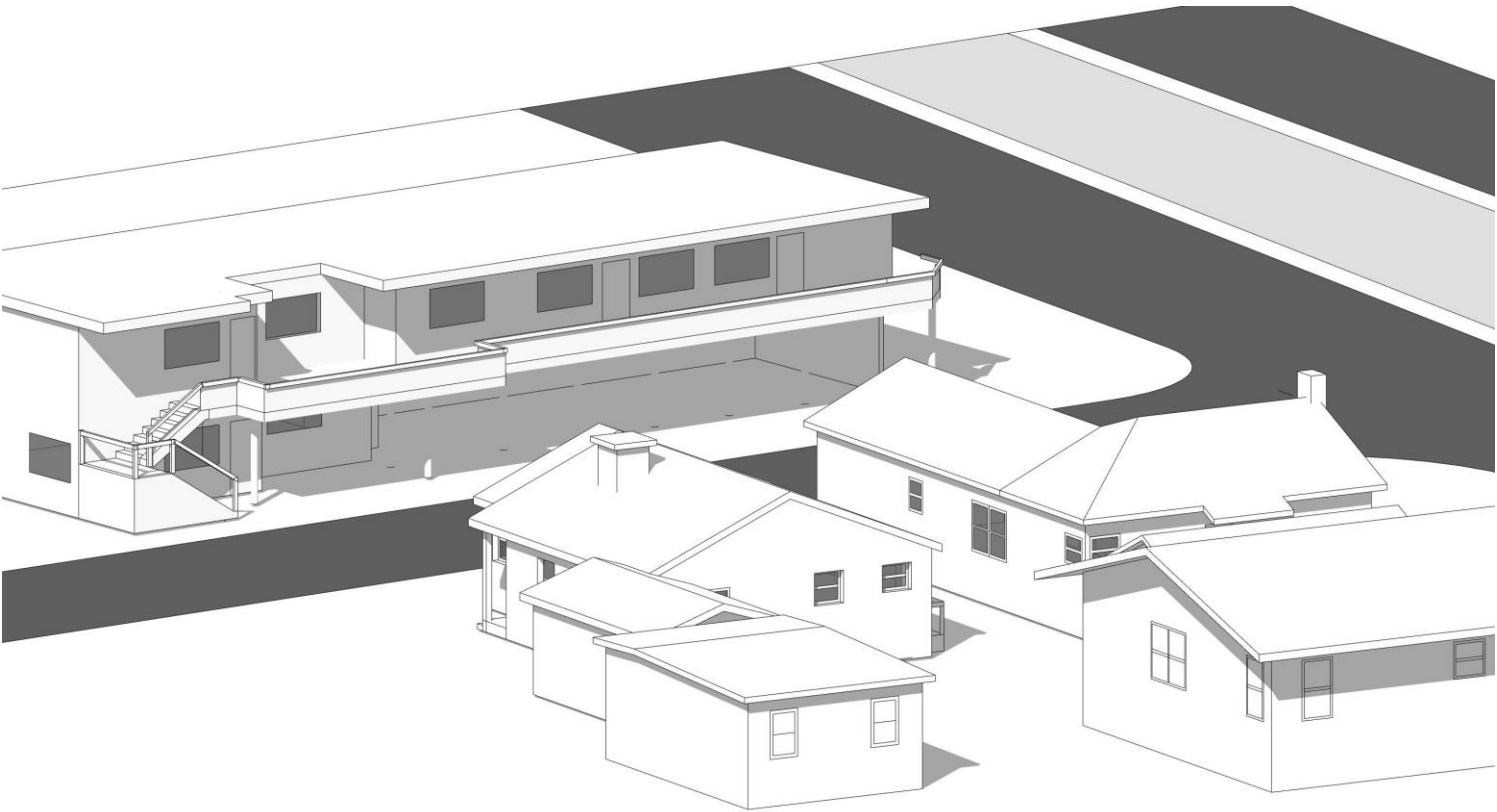
EXISTING



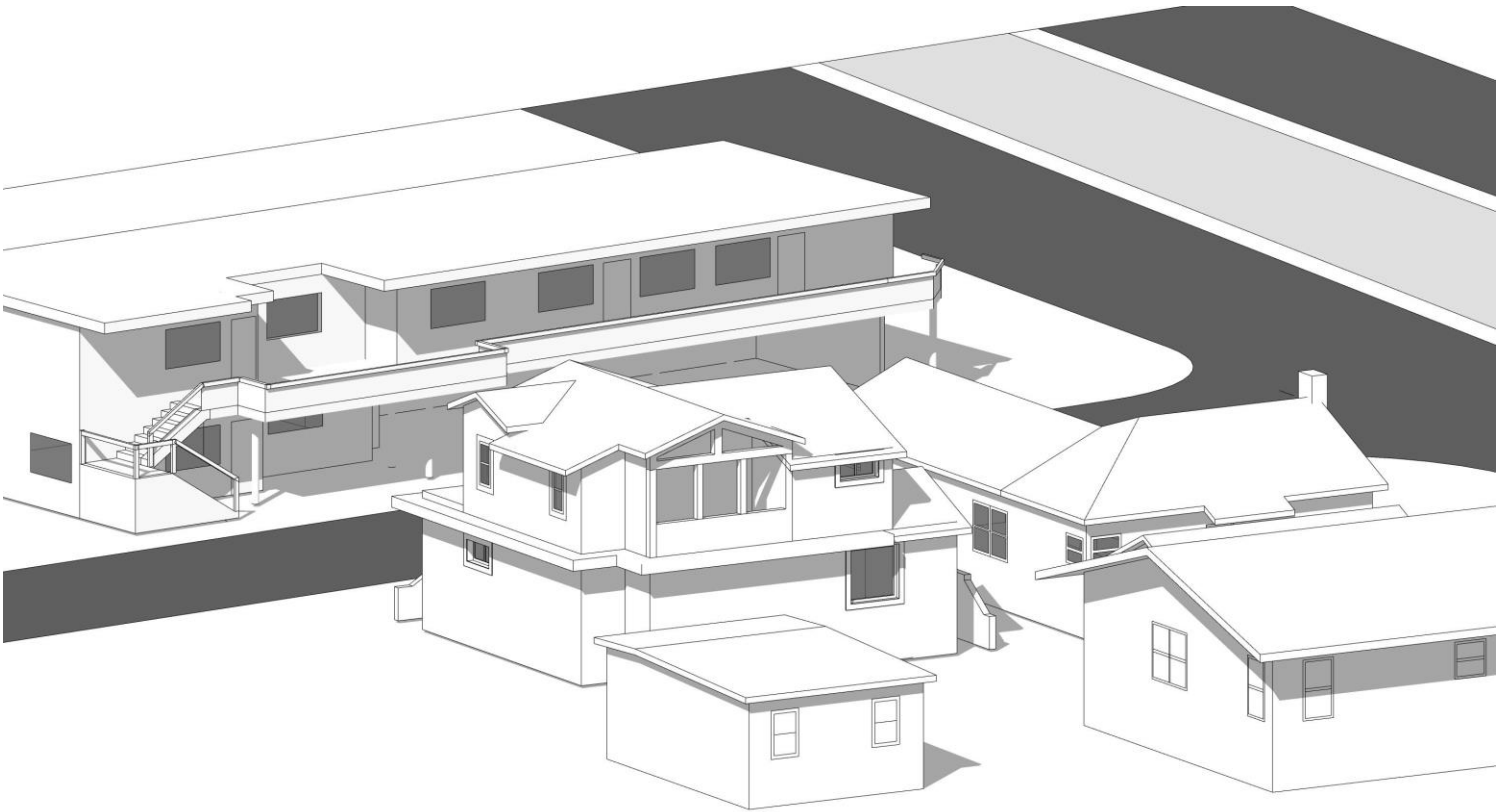
PROPOSED

February 21st

12:00 pm



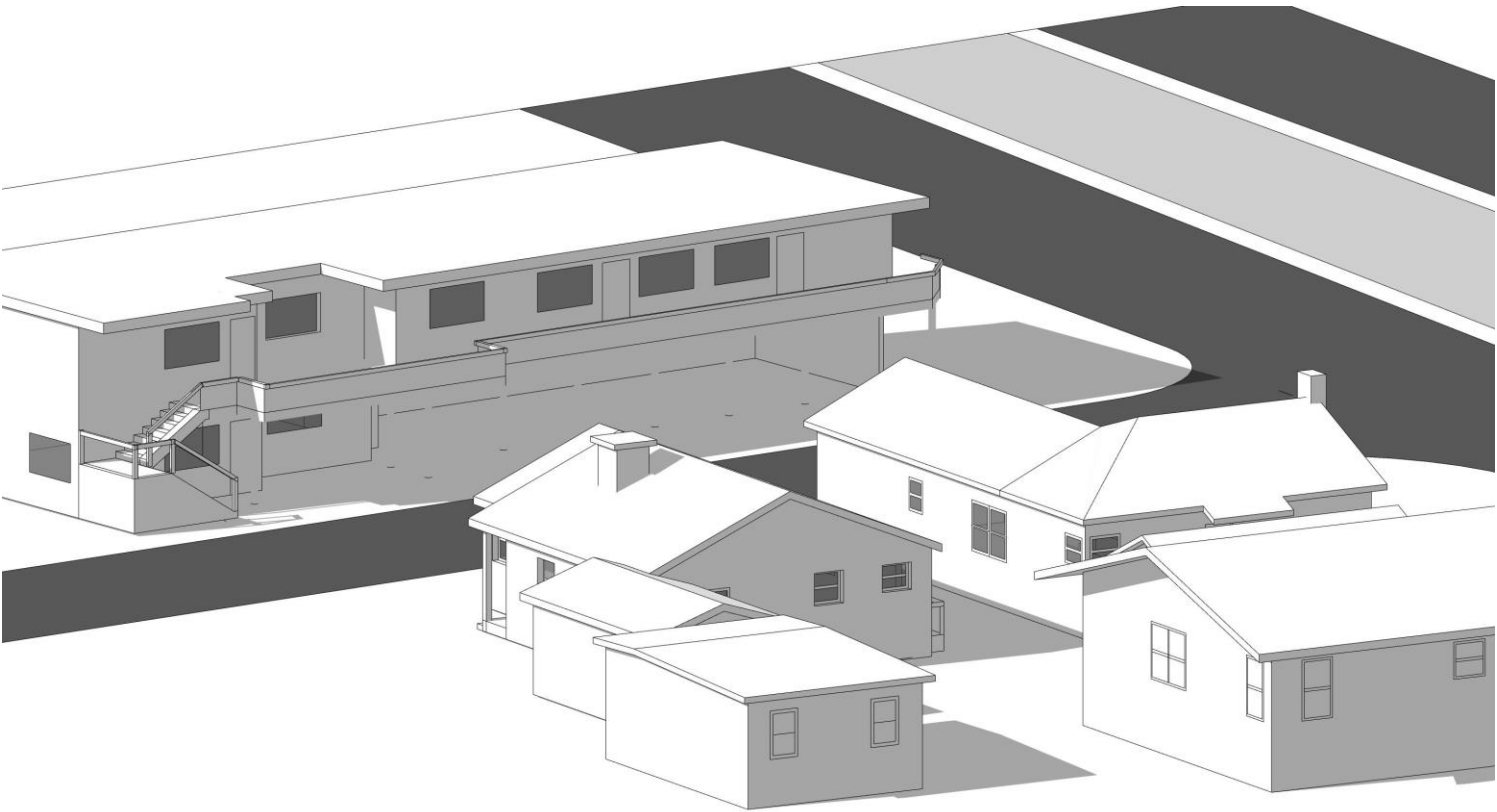
EXISTING



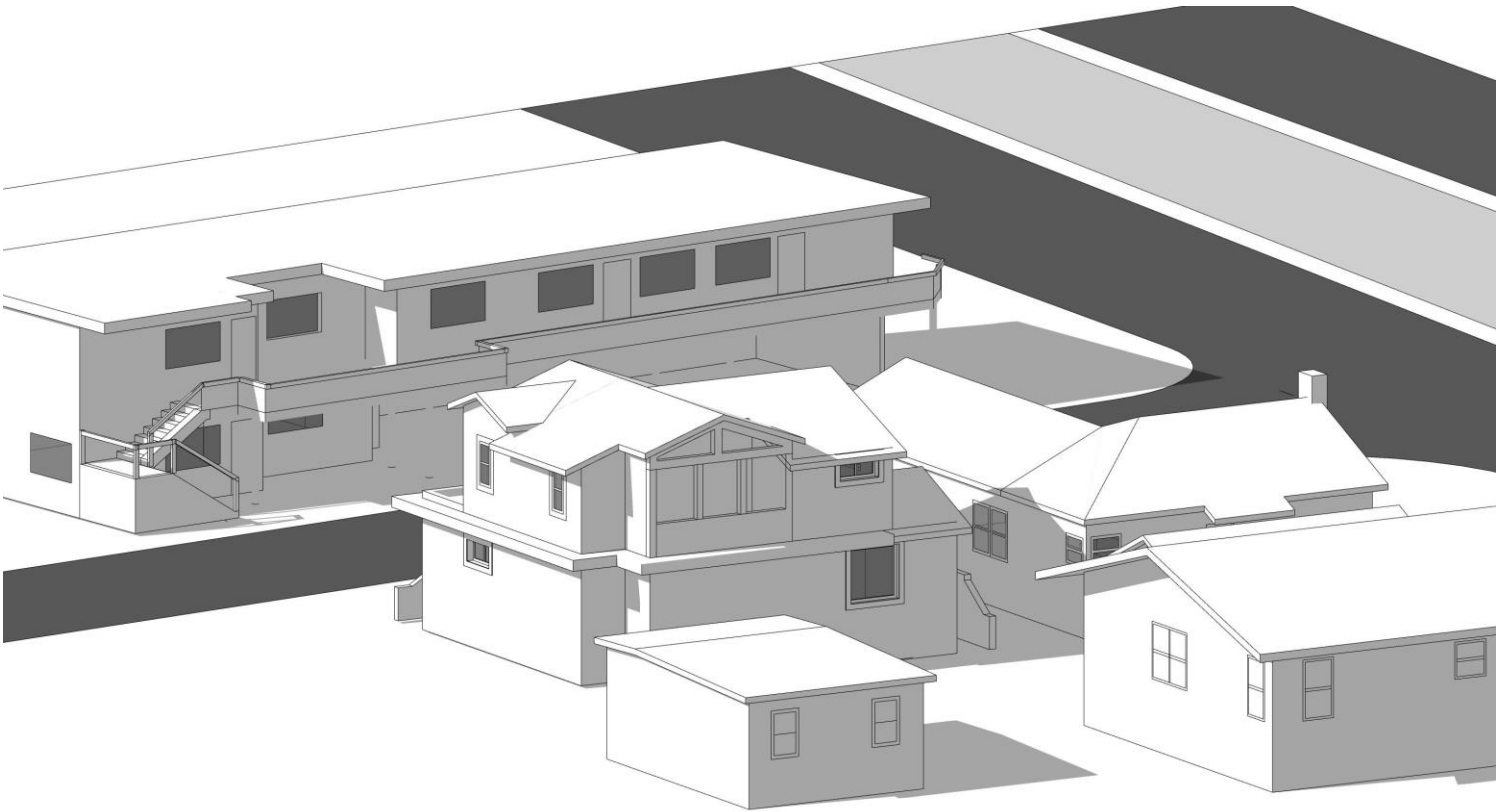
PROPOSED

February 21st

02:30 pm



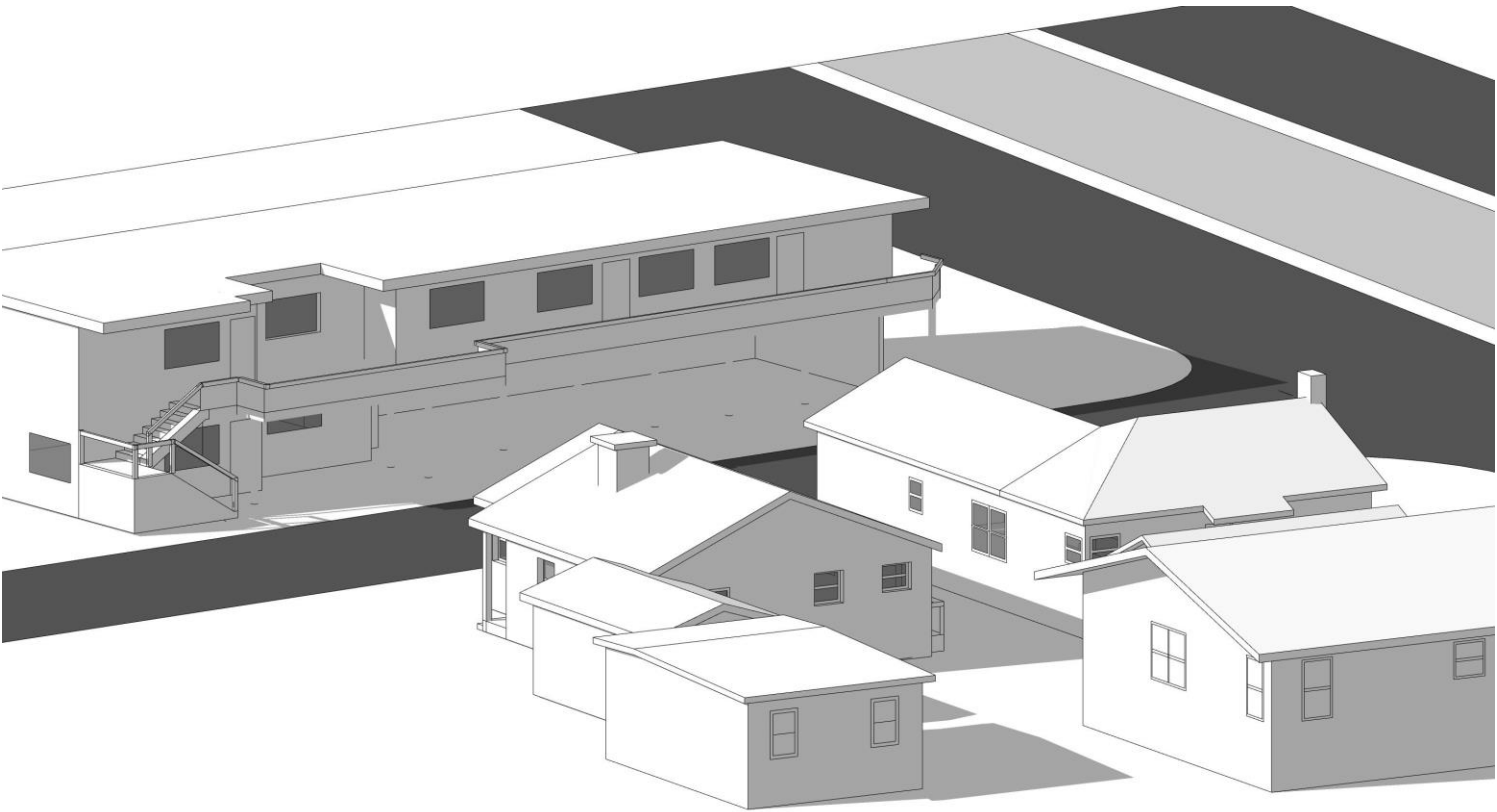
EXISTING



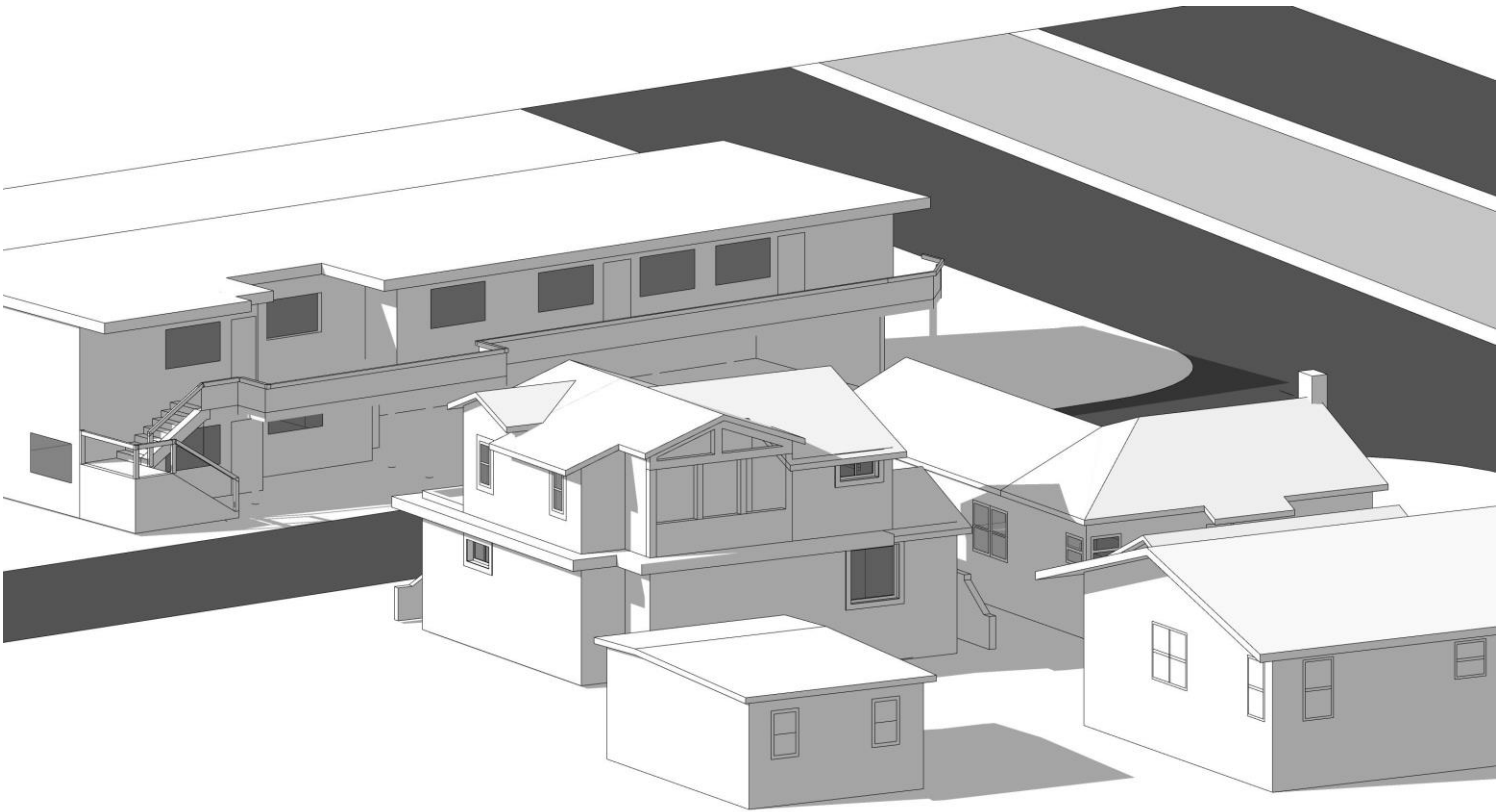
PROPOSED

February 21st

03:00 pm



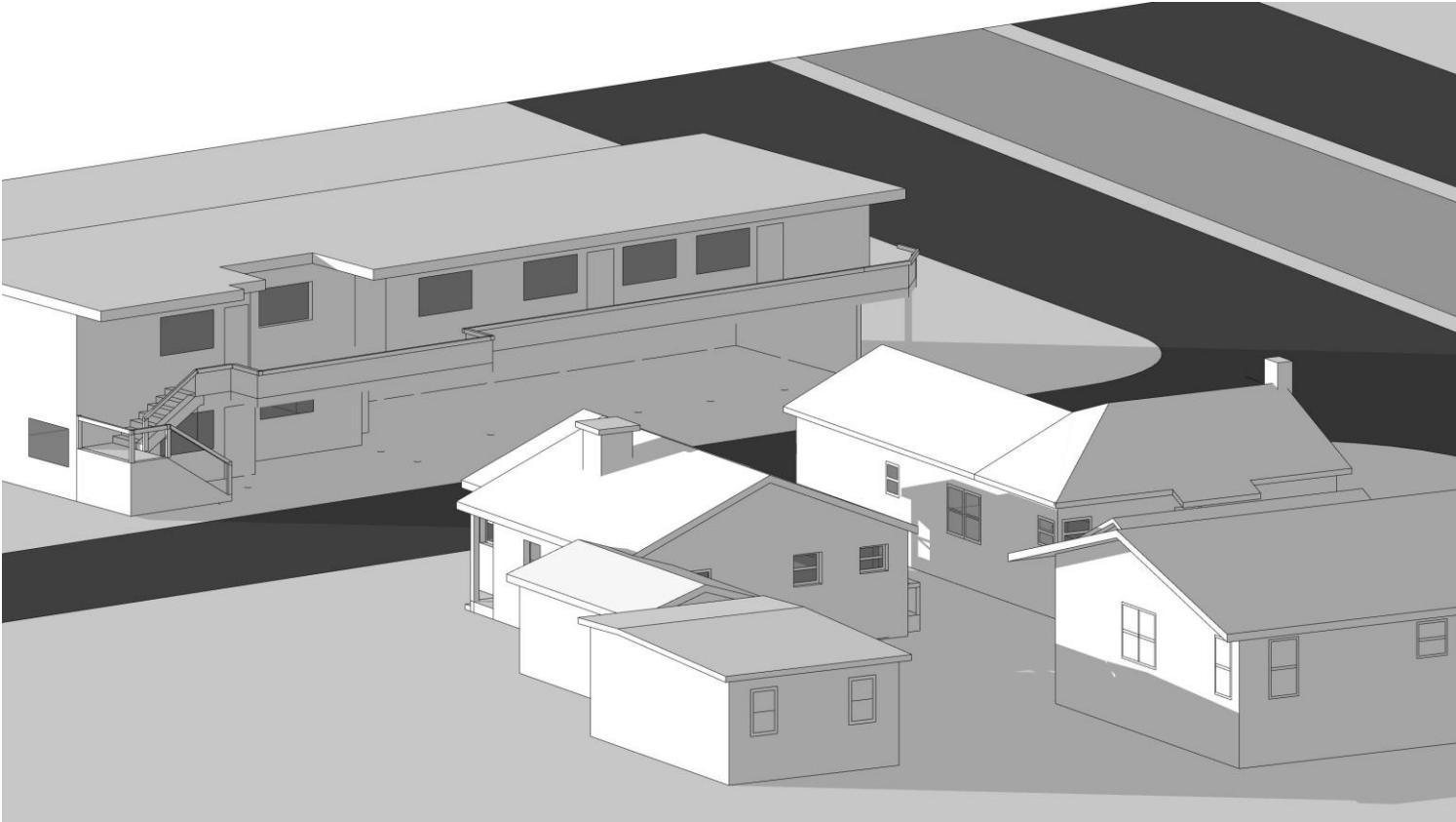
EXISTING



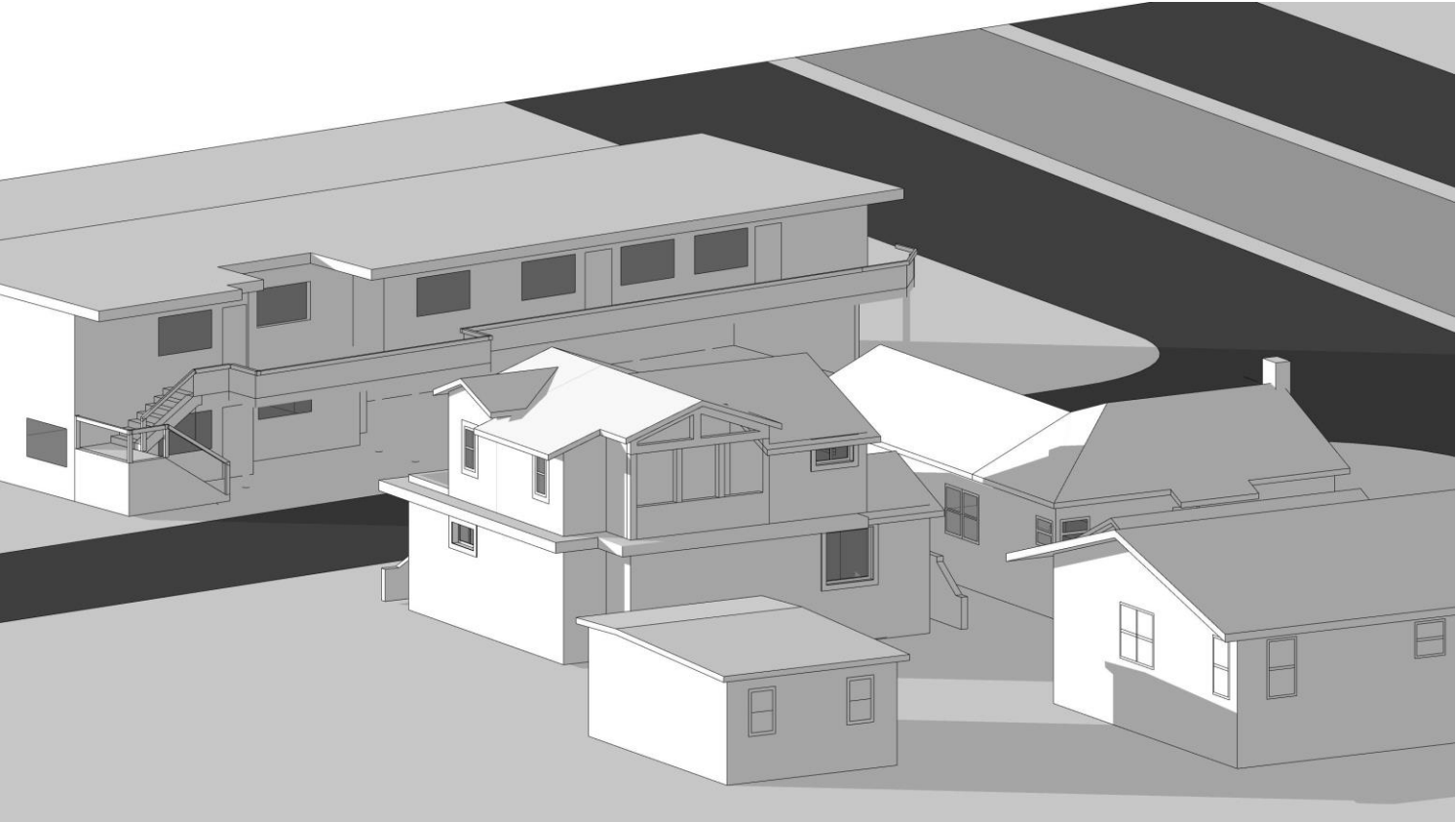
PROPOSED

February 21st

05:00 pm



EXISTING

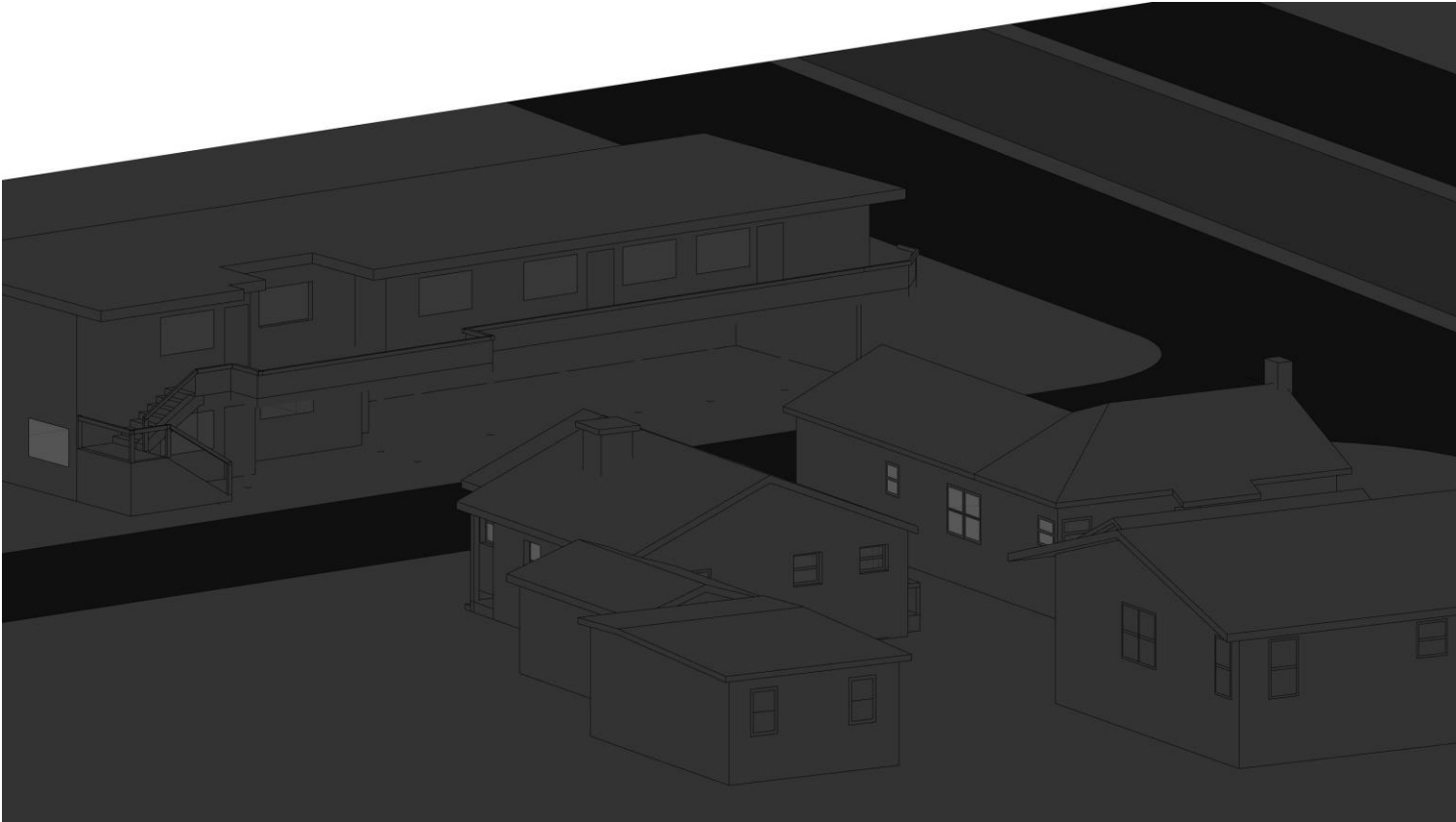


PROPOSED

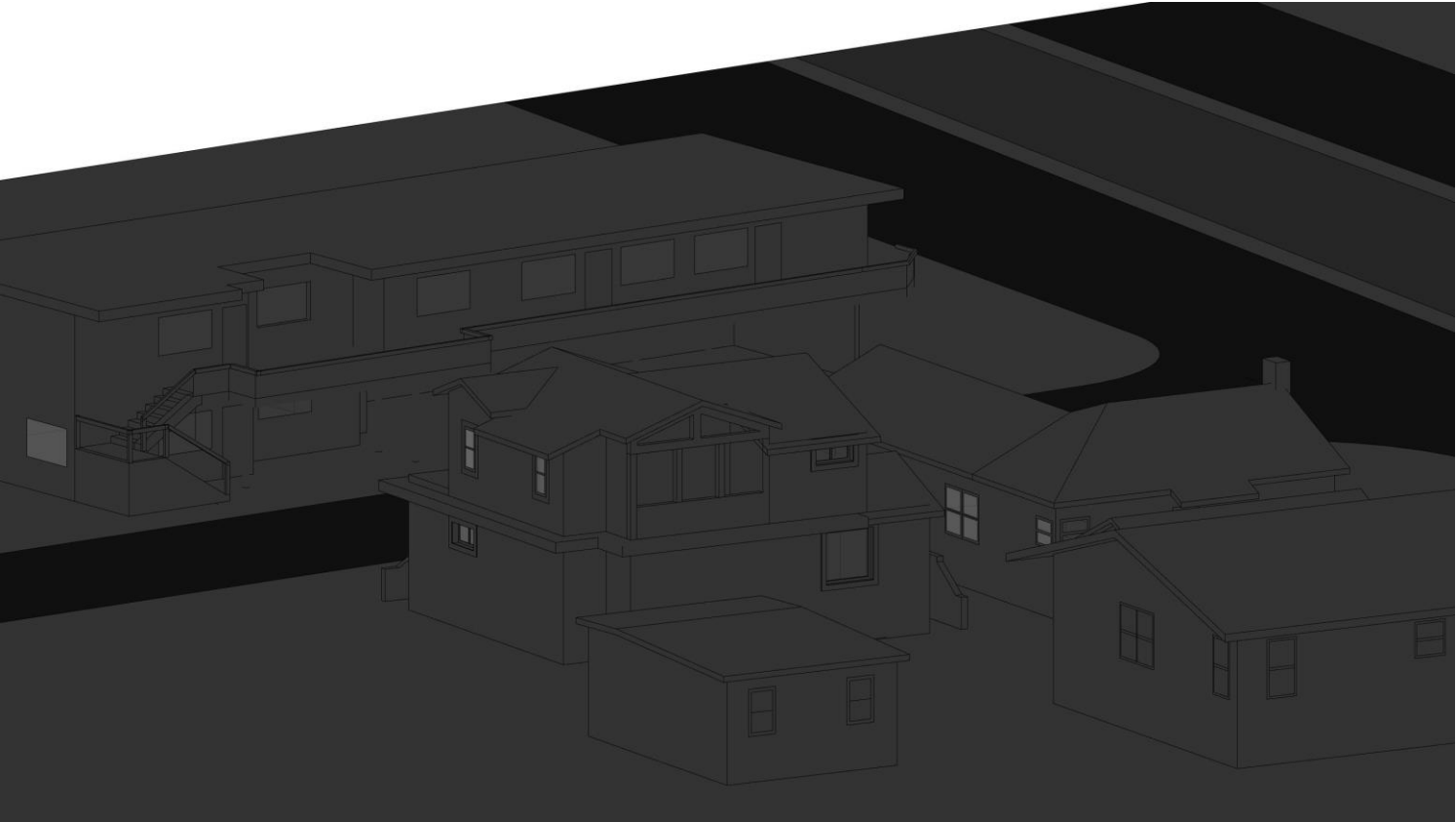
February 21st

06:00 pm

Sunset at 5:55 pm



EXISTING

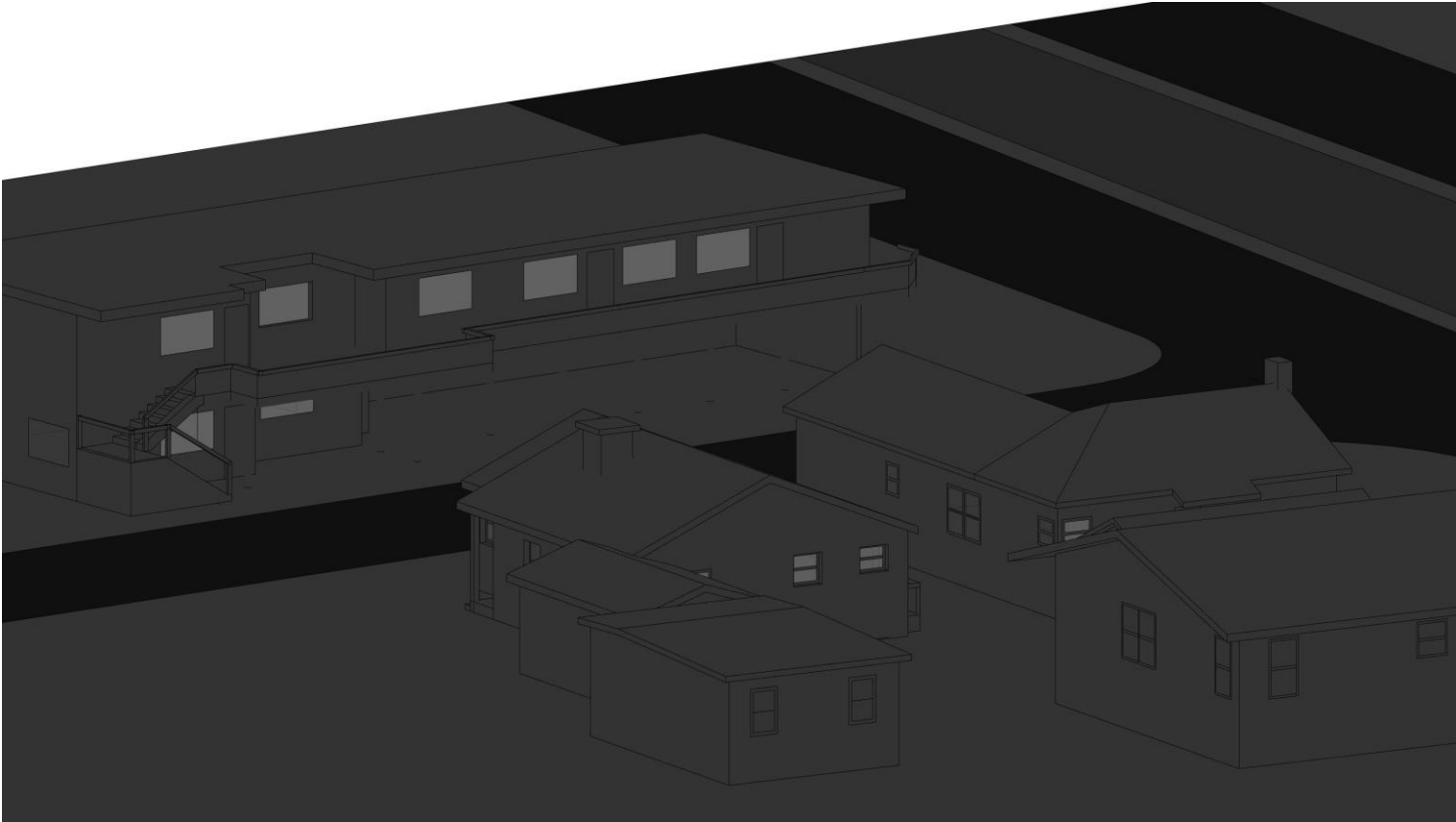


PROPOSED

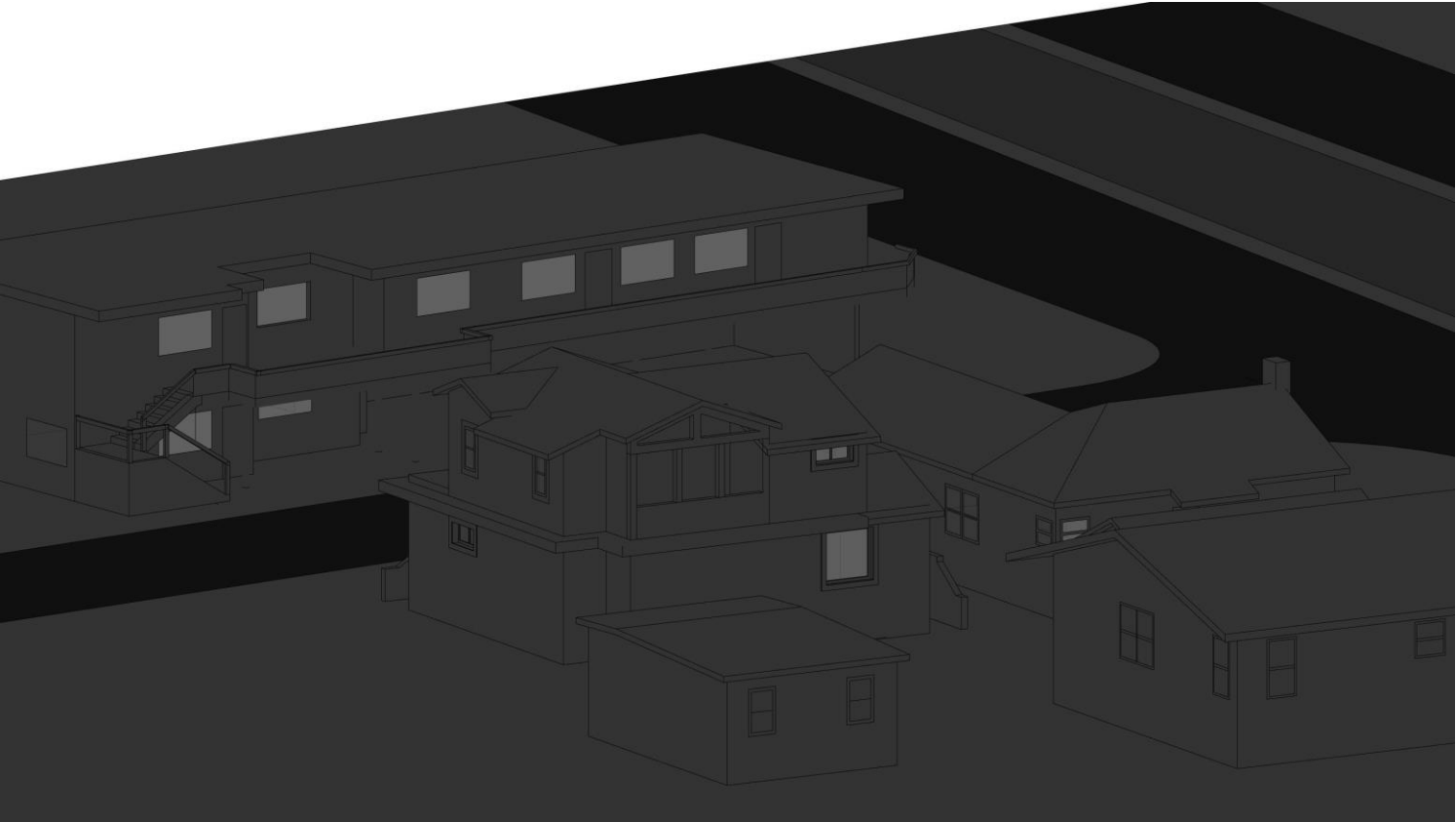
March 21st

06:00 am

Sunrise at 7:11 am



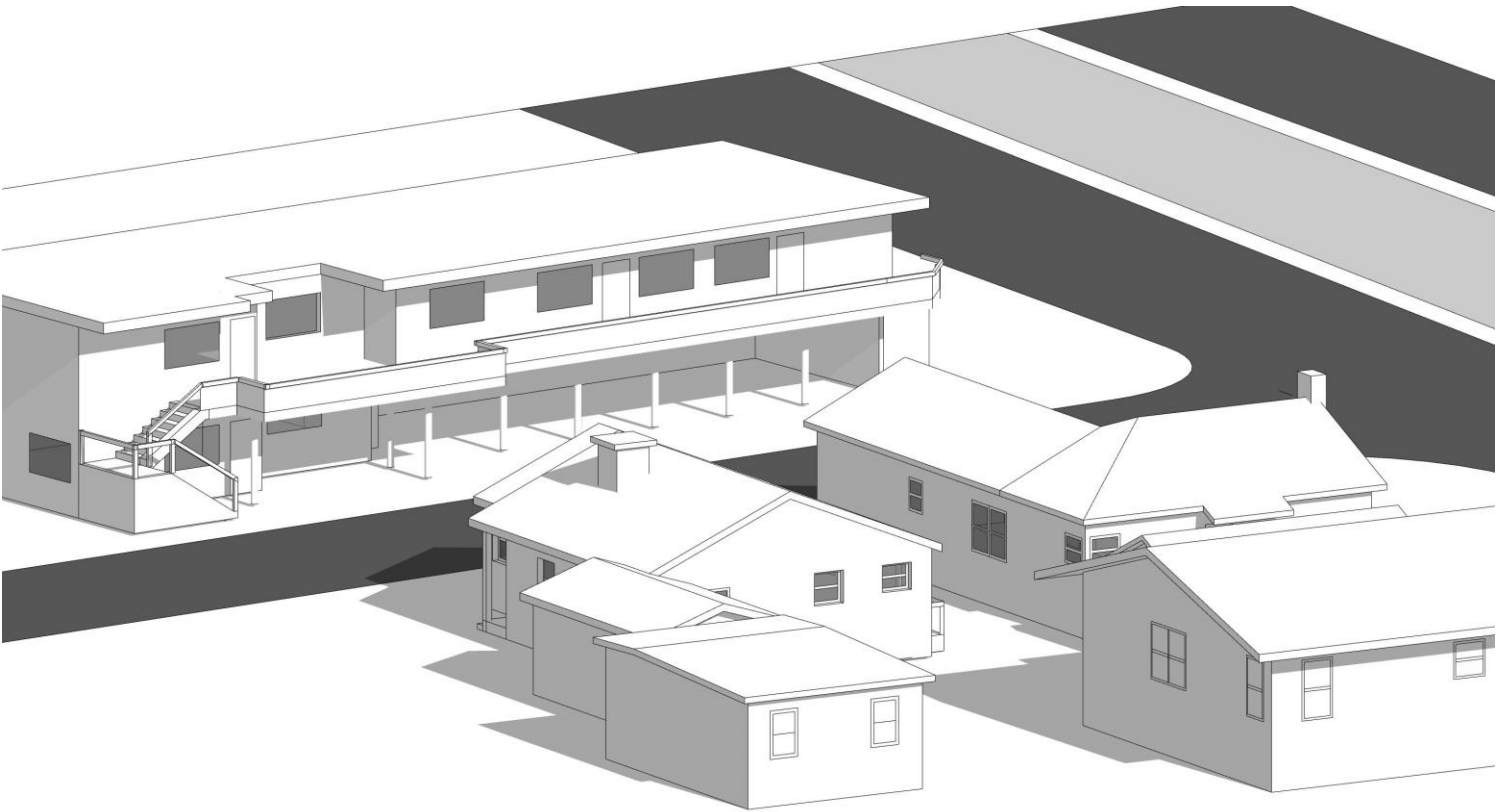
EXISTING



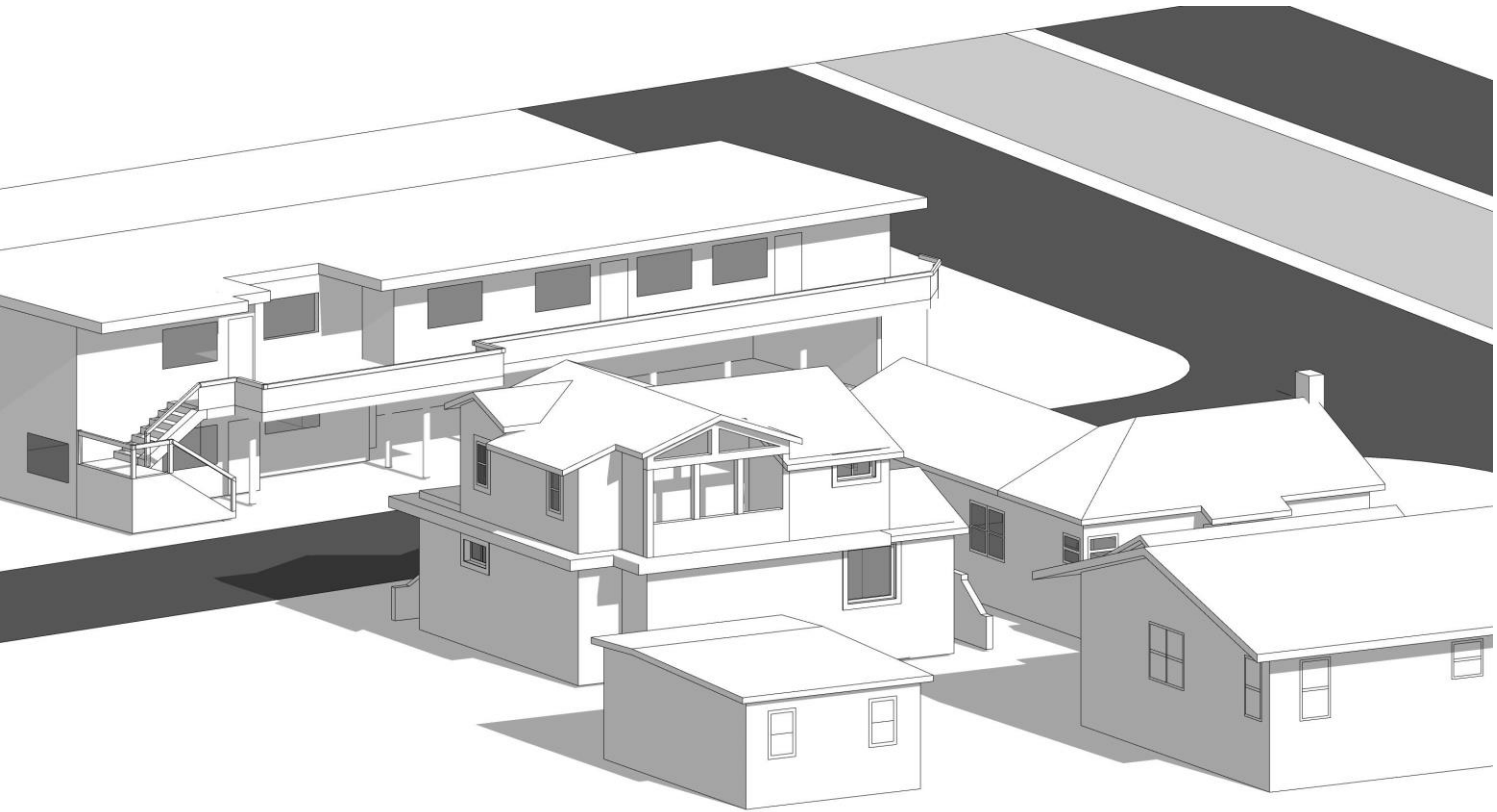
PROPOSED

March 21st

09:00 am

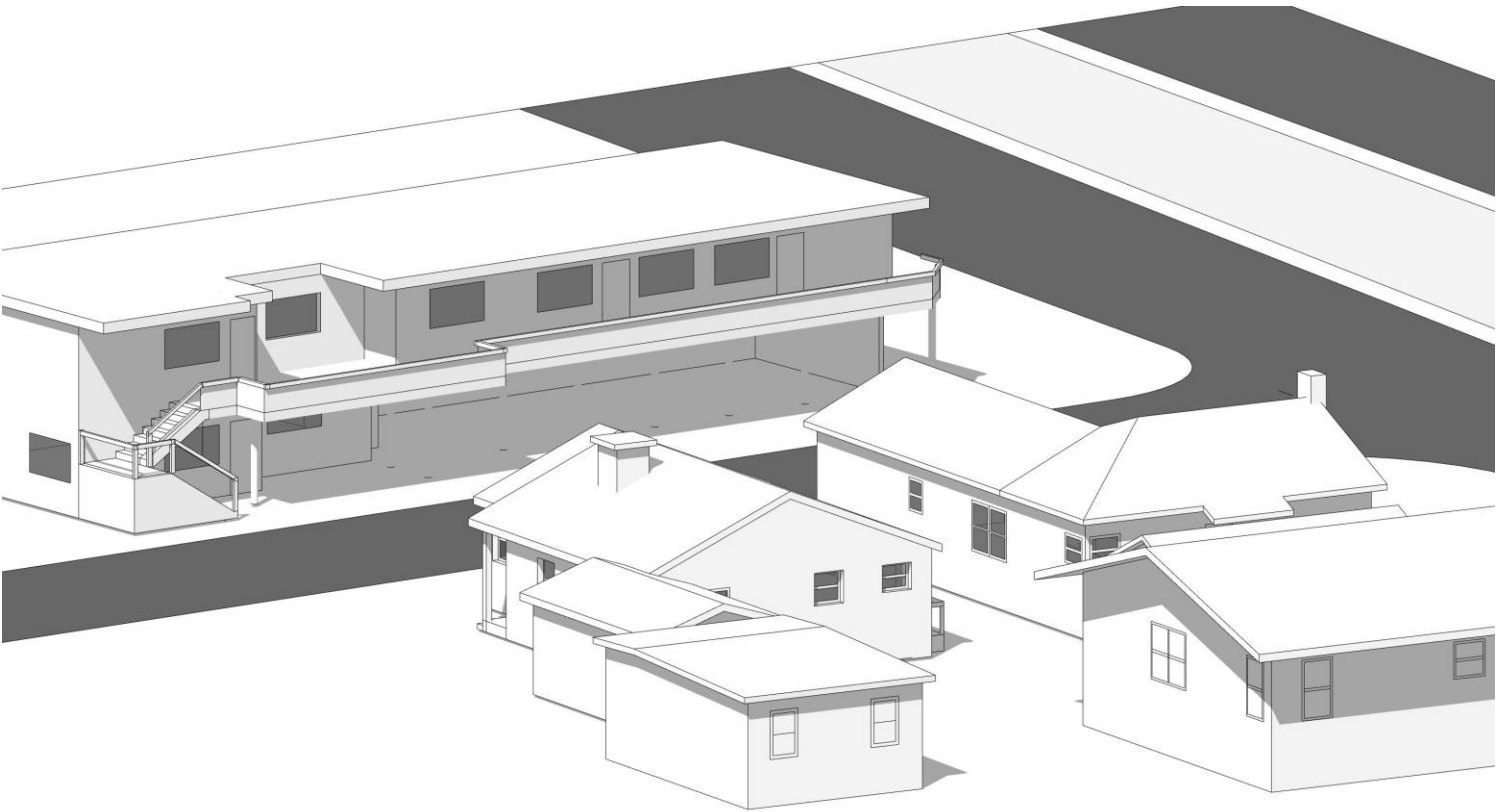


EXISTING

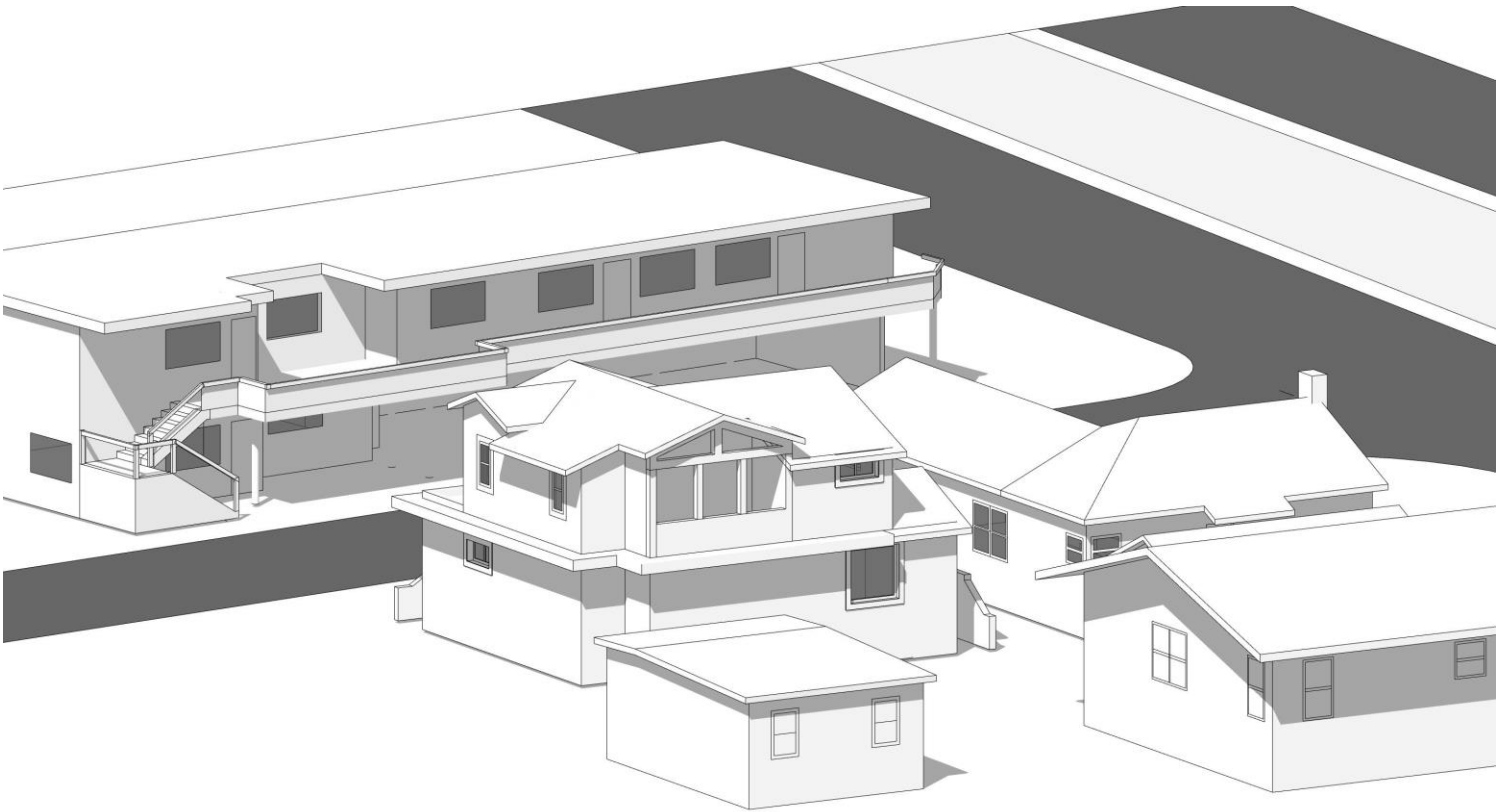


PROPOSED

March 21st
12:00 pm



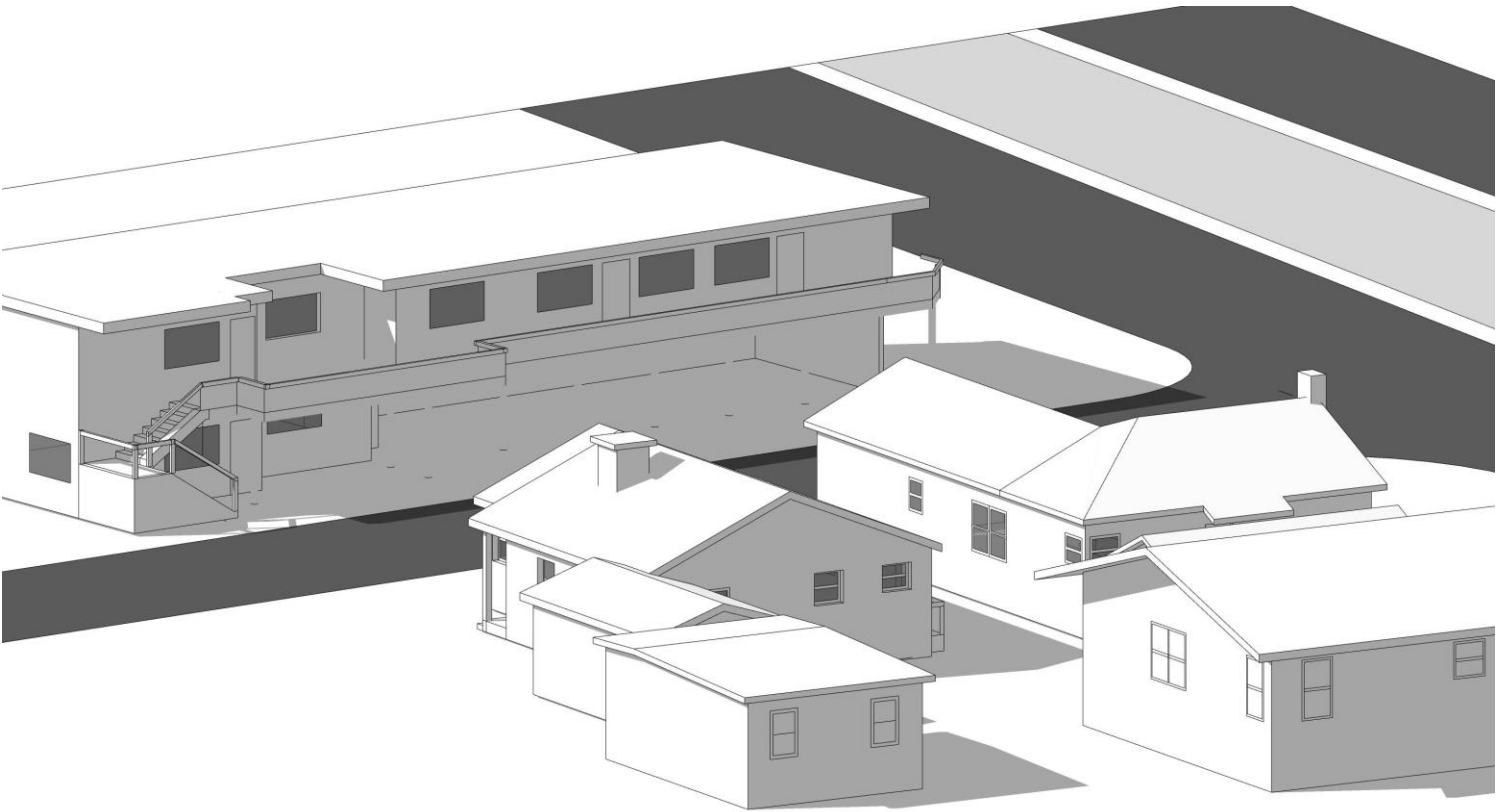
EXISTING



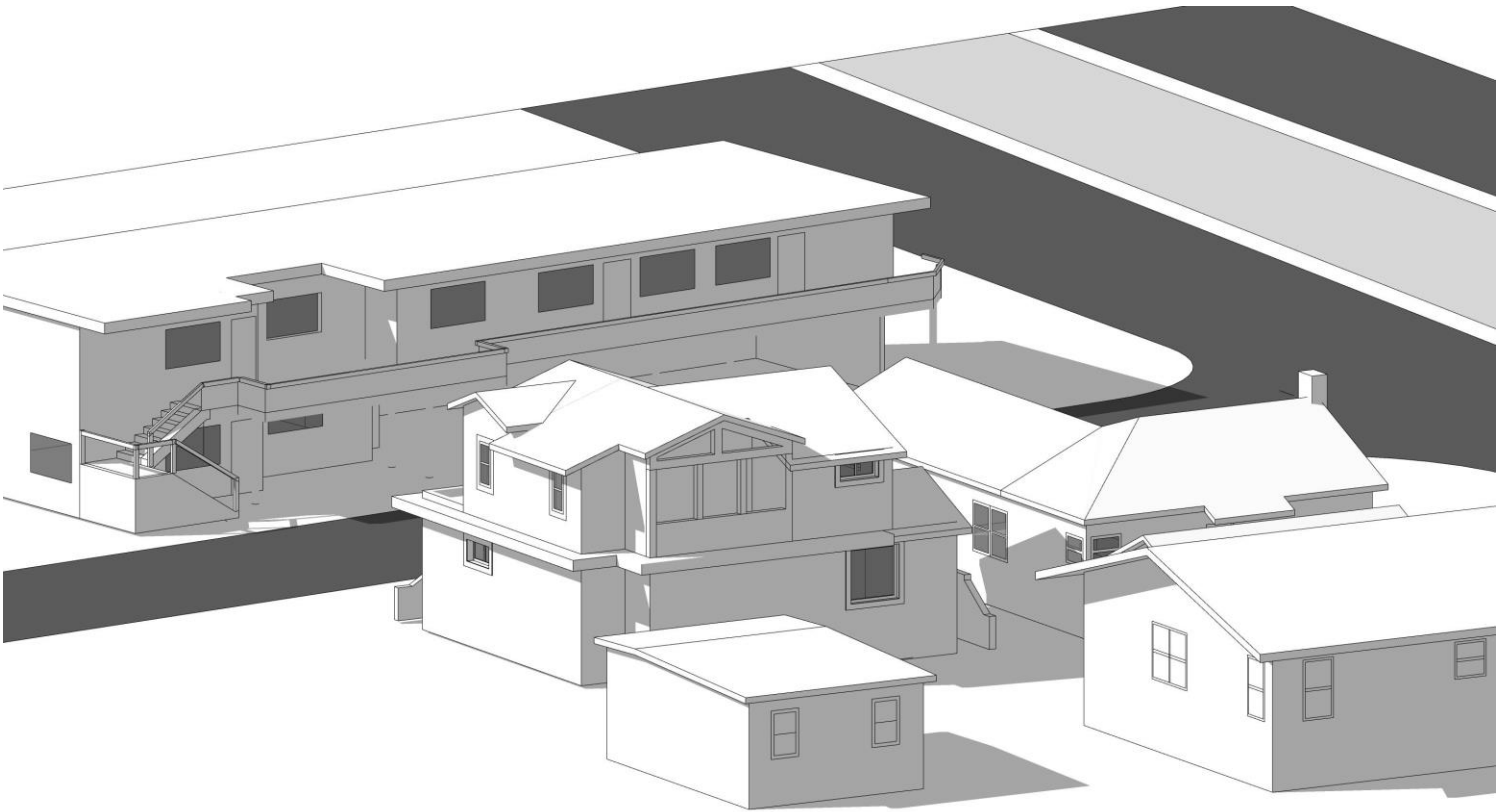
PROPOSED

March 21st

03:00 pm



EXISTING

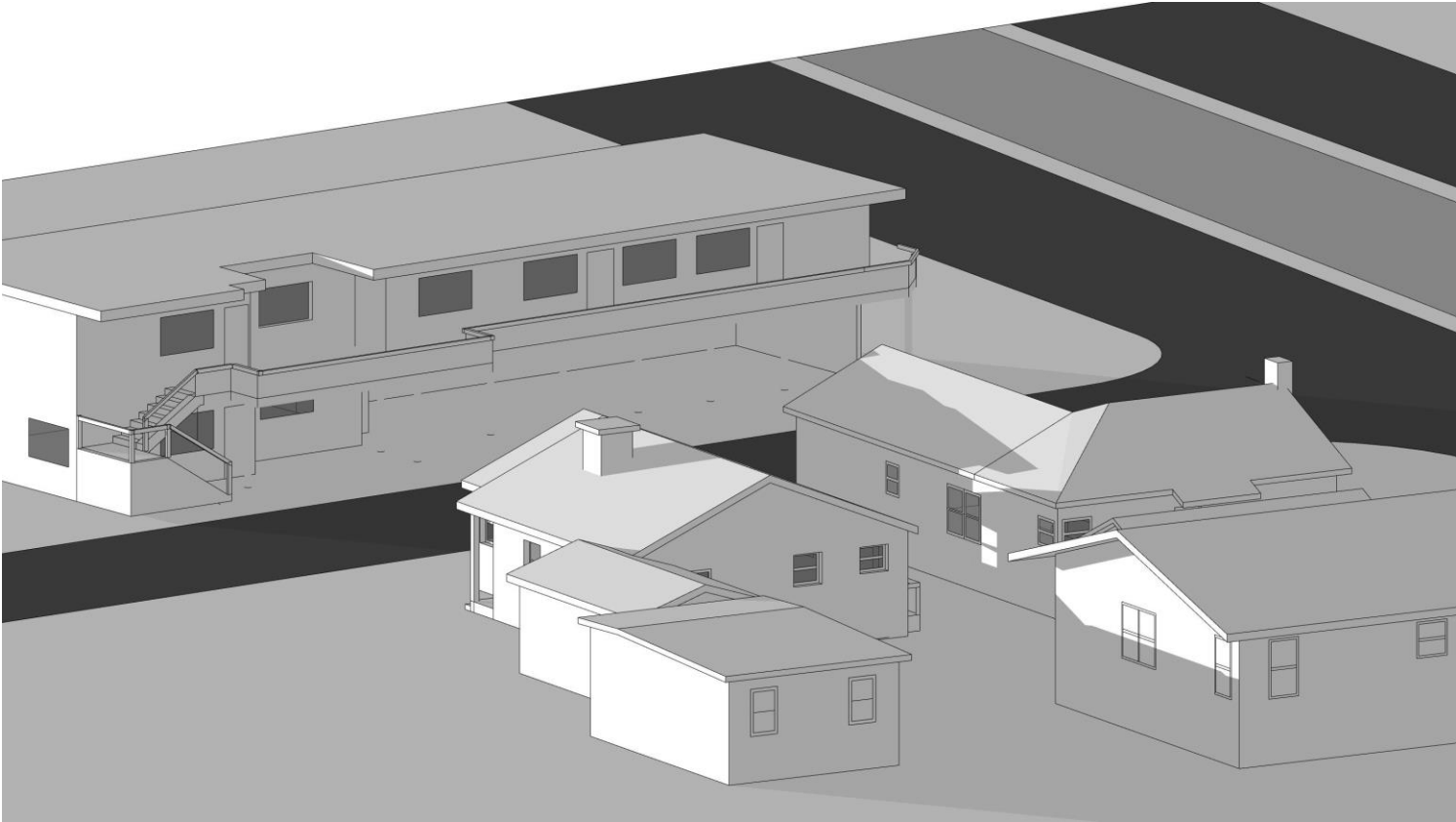


PROPOSED

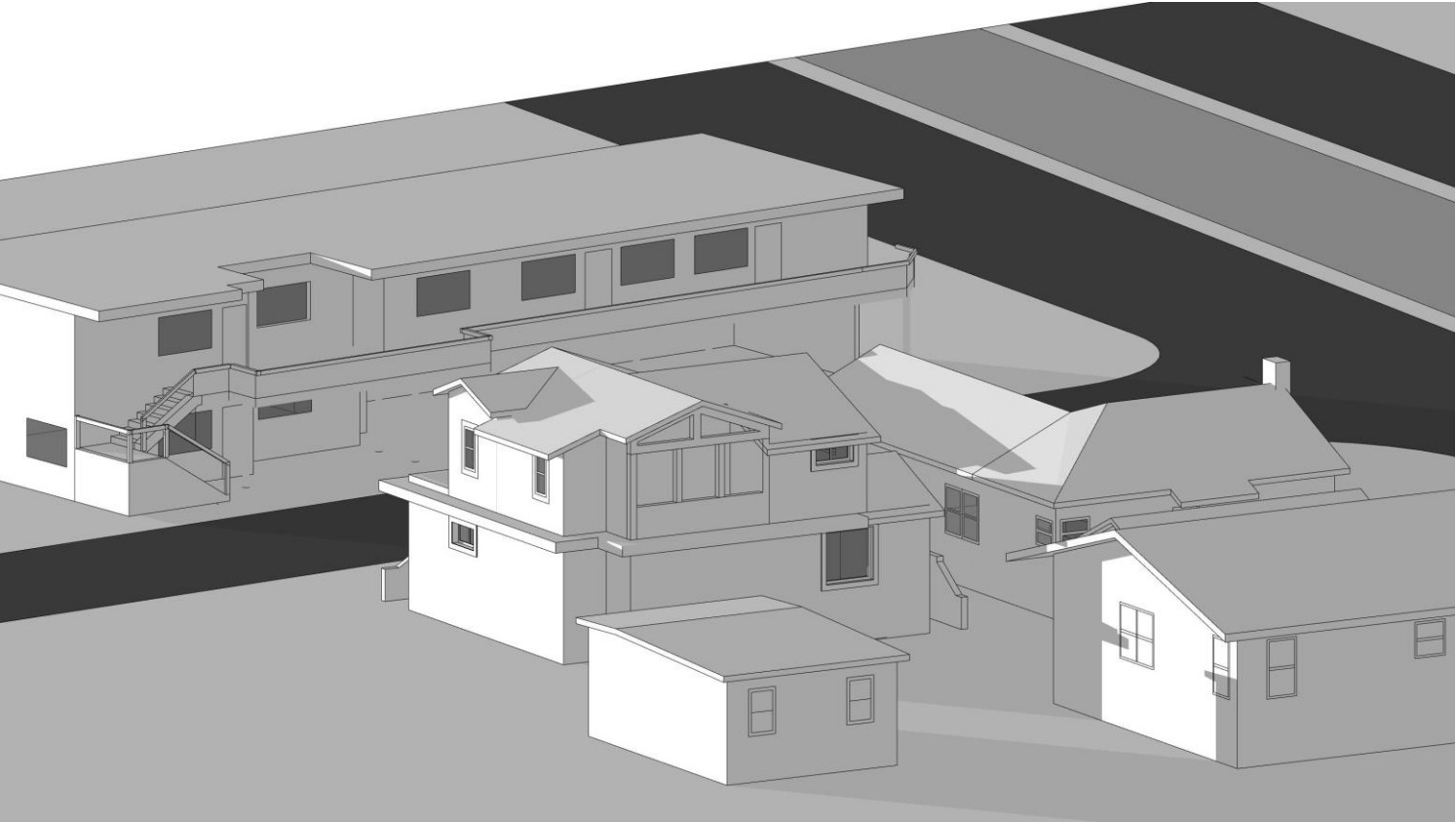
March 21st

06:00 pm

Sunset at 7:23 pm



EXISTING

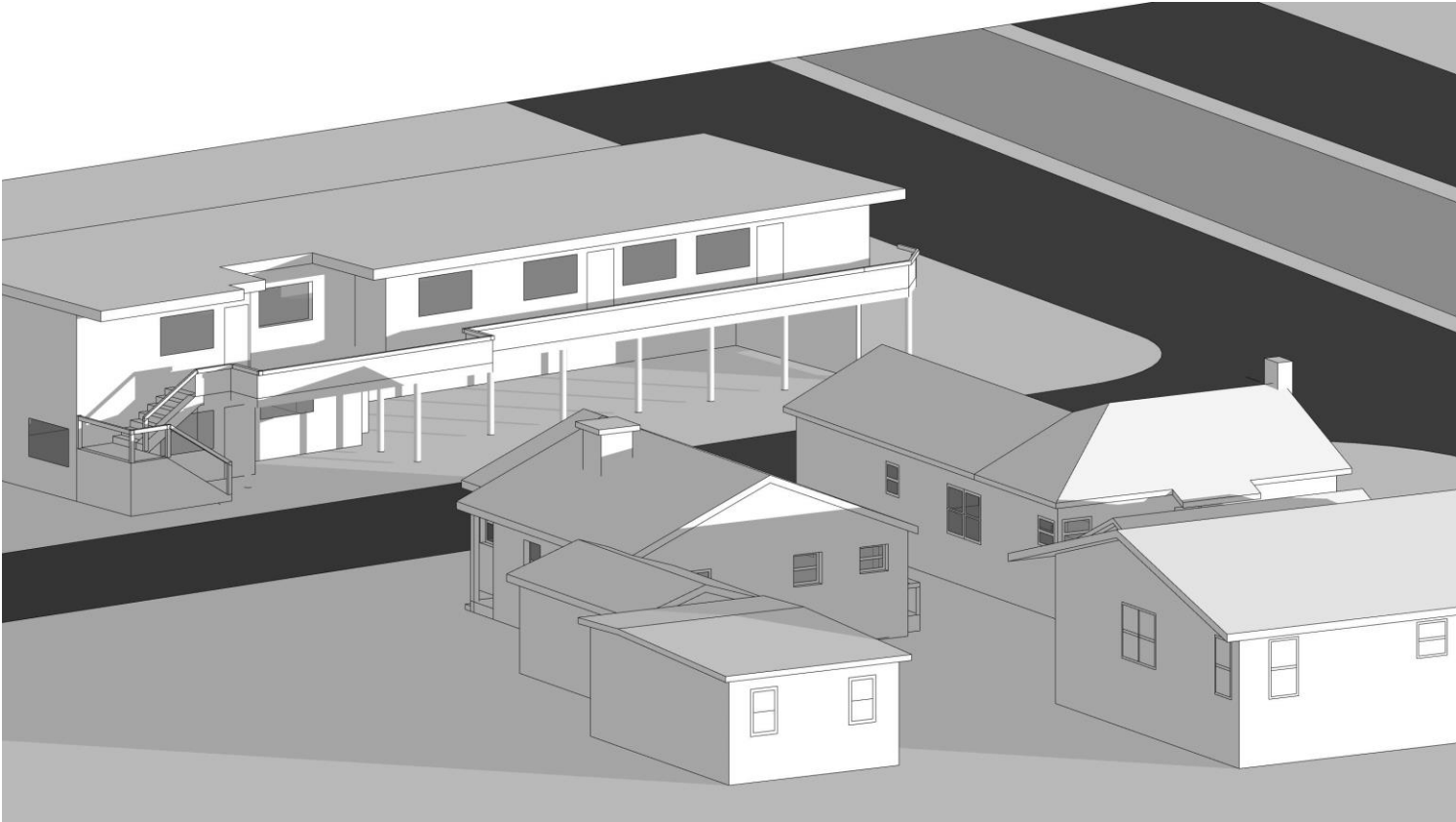


PROPOSED

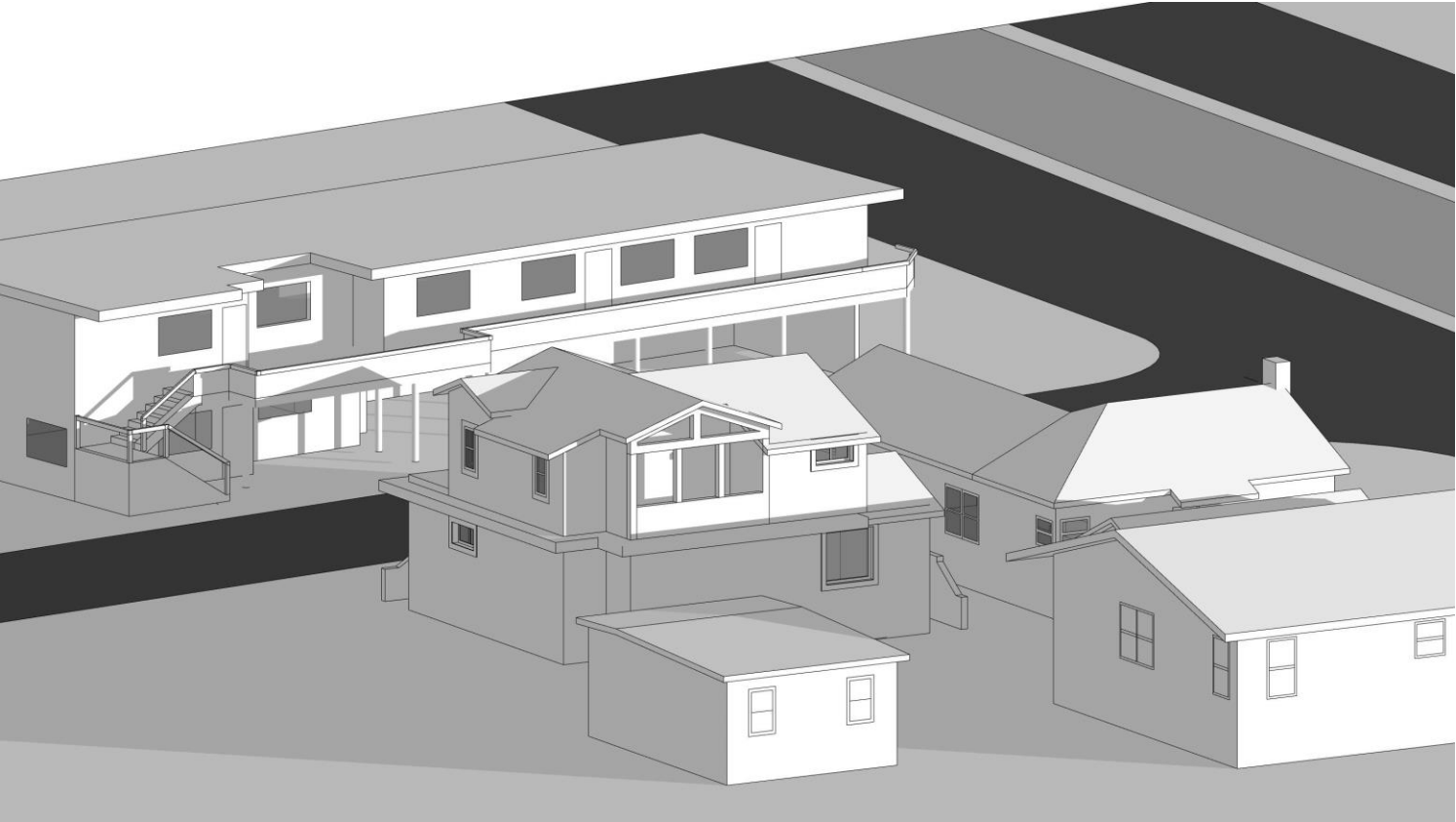
April 21st

06:00 am

Sunrise at 6:26 am

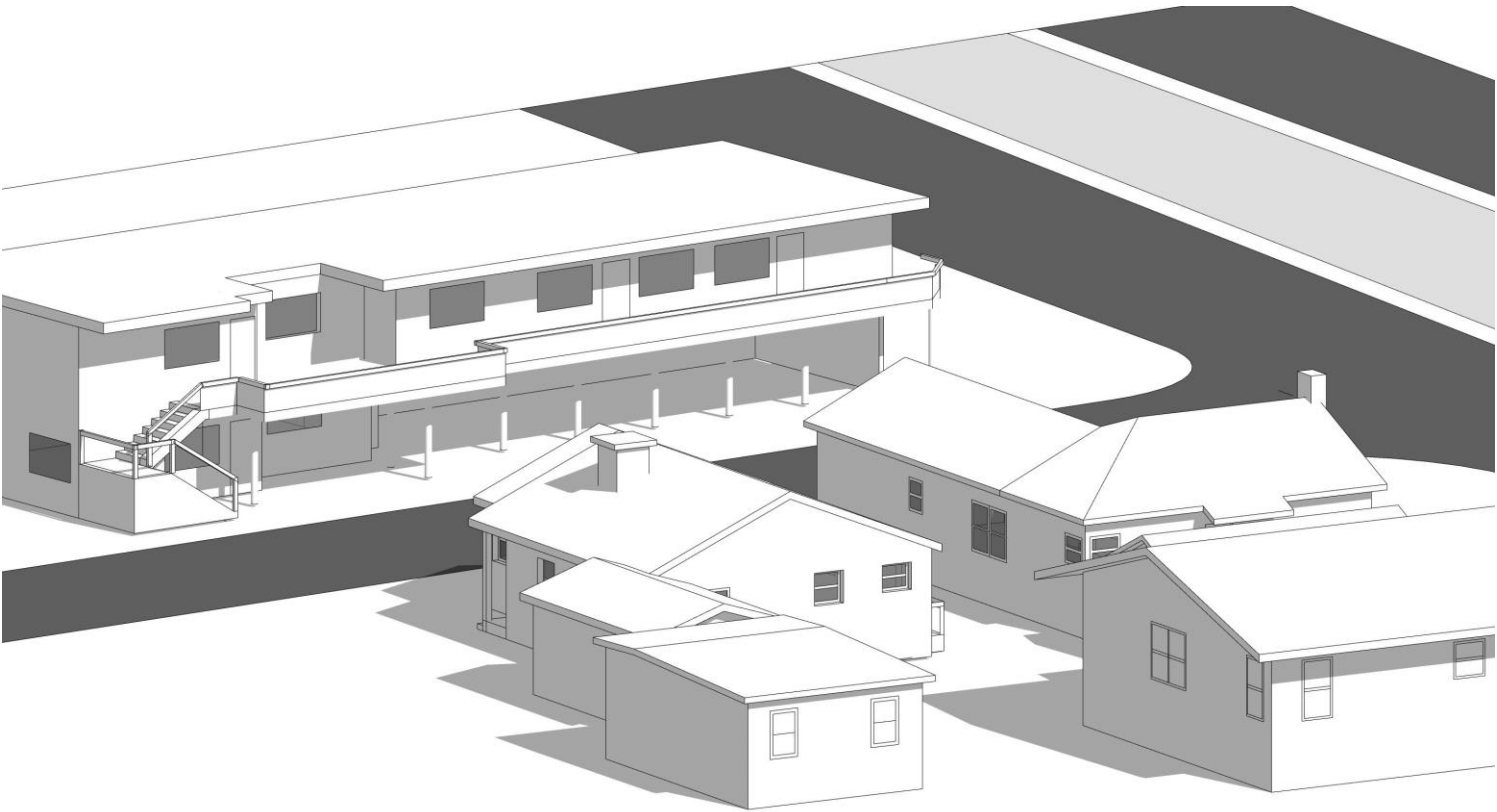


EXISTING

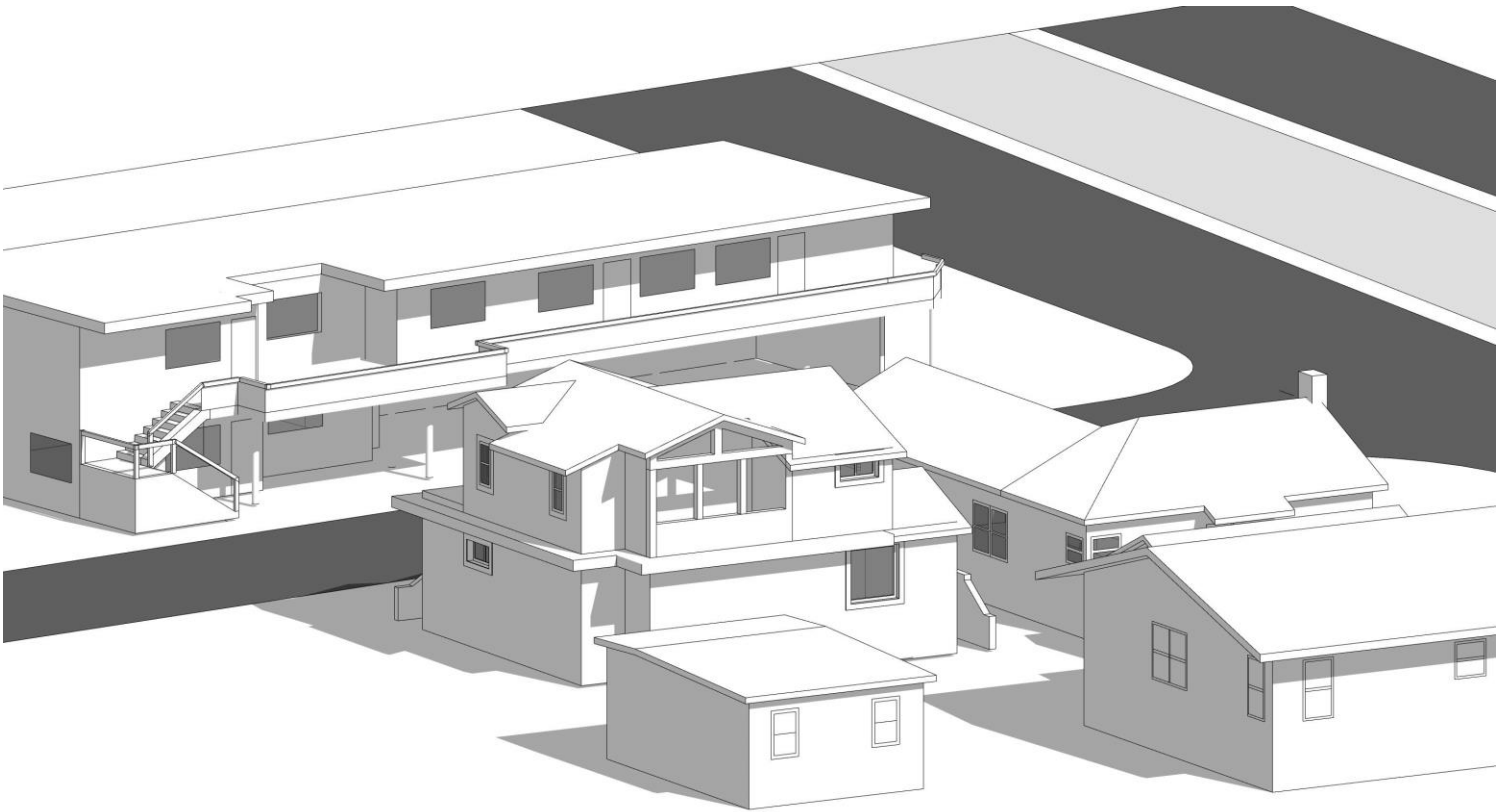


PROPOSED

April 21st
09:00 am

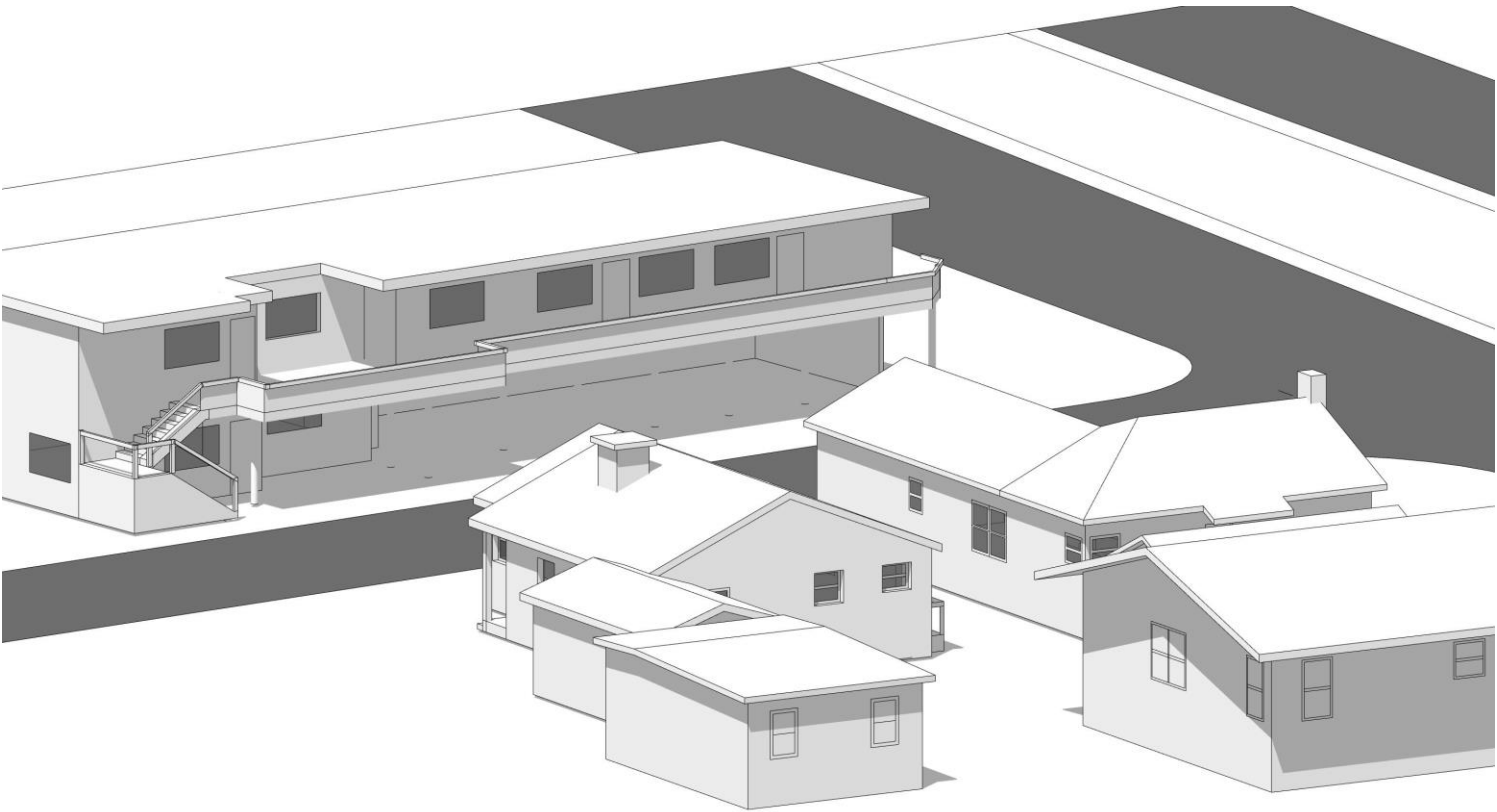


EXISTING

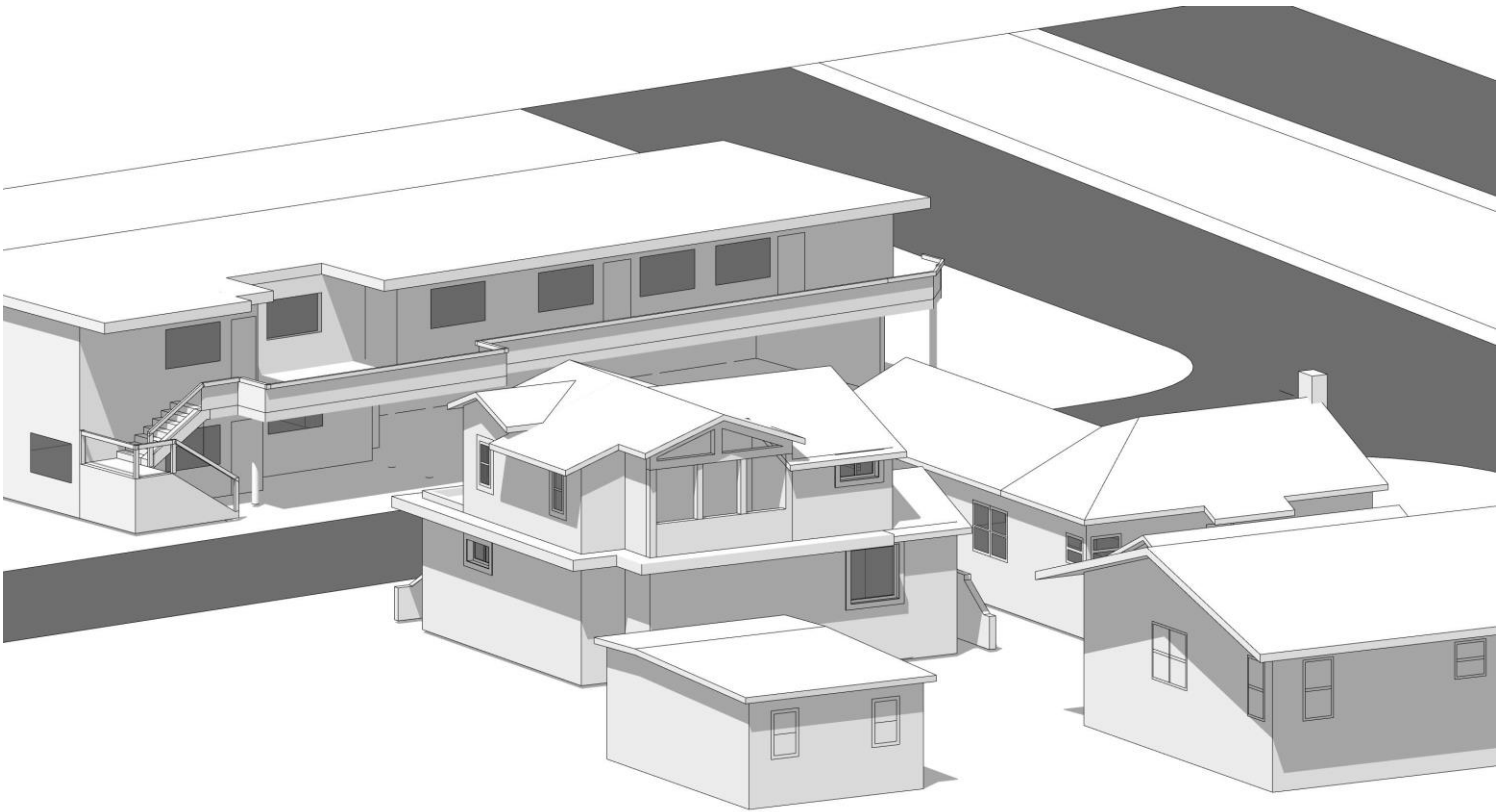


PROPOSED

April 21st
12:00 pm

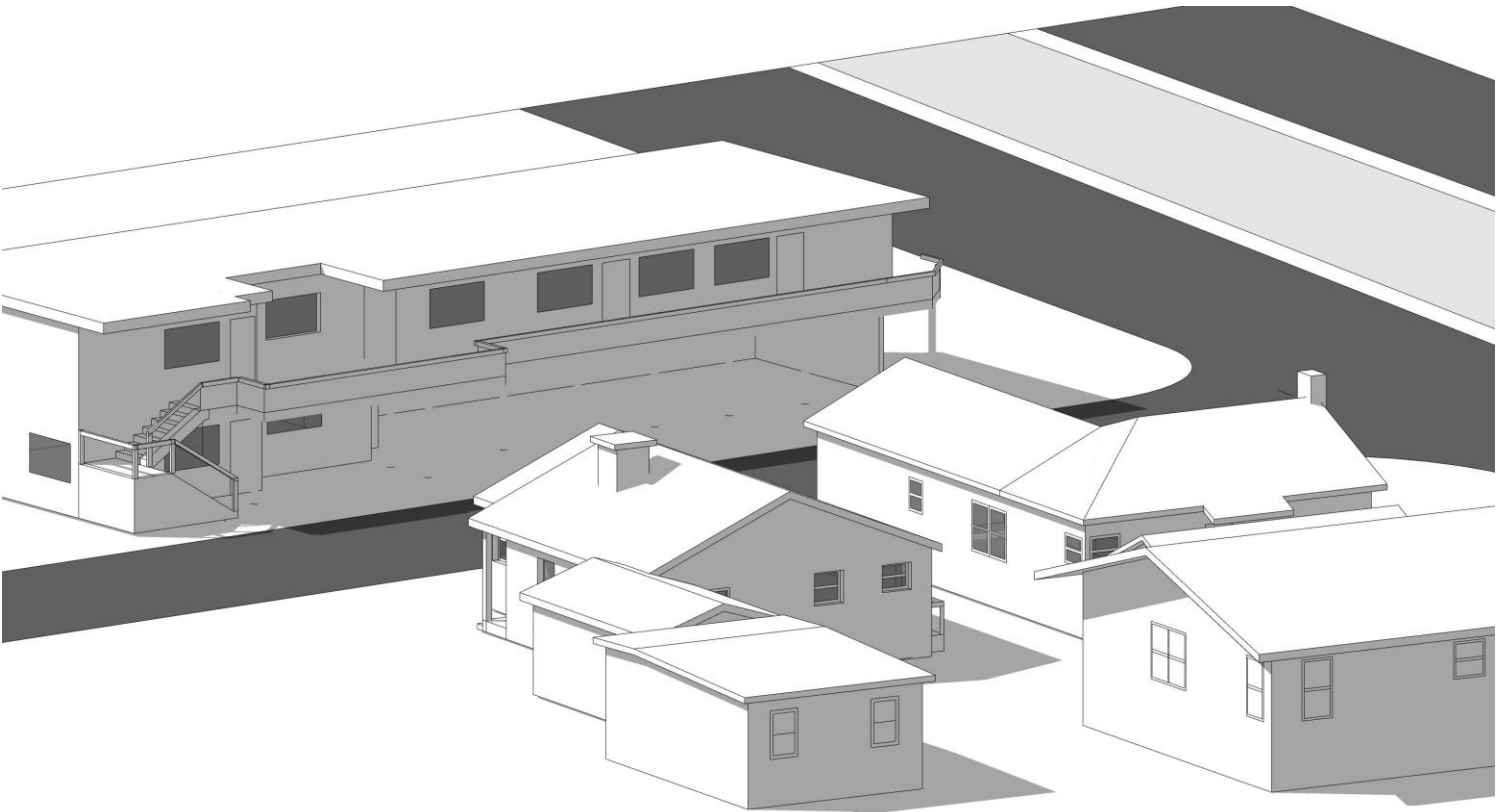


EXISTING

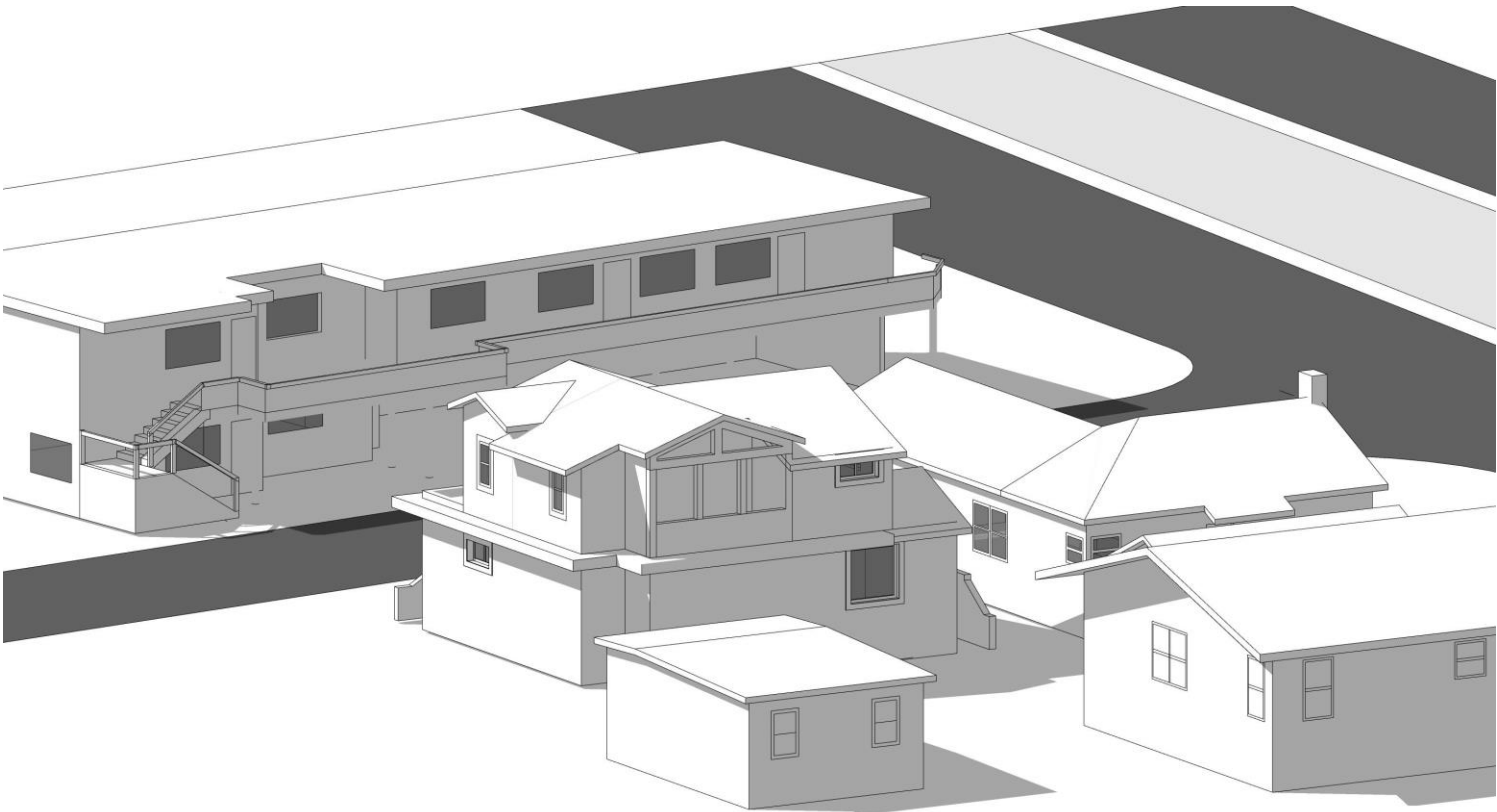


PROPOSED

April 21st
03:00 pm



EXISTING

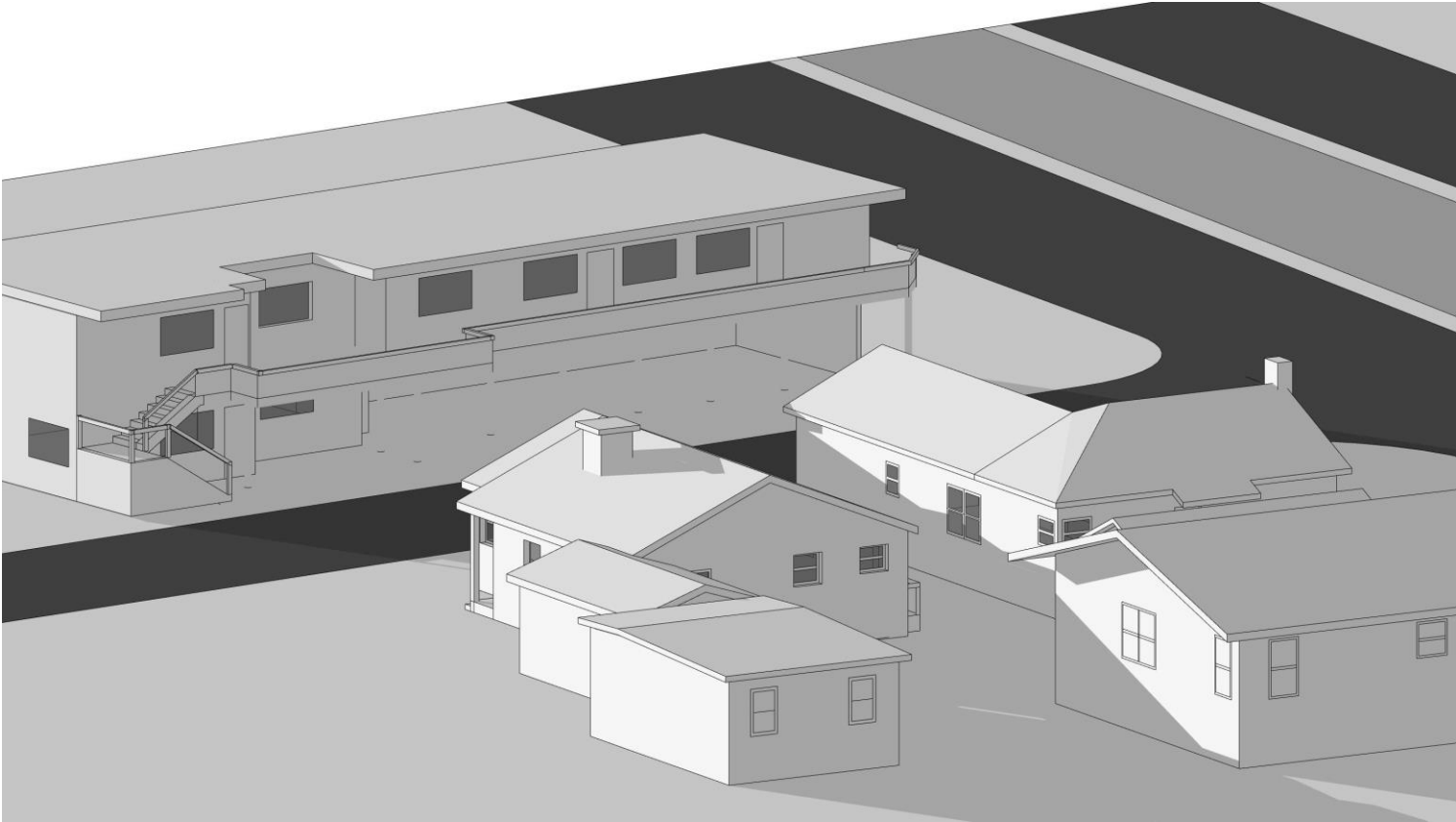


PROPOSED

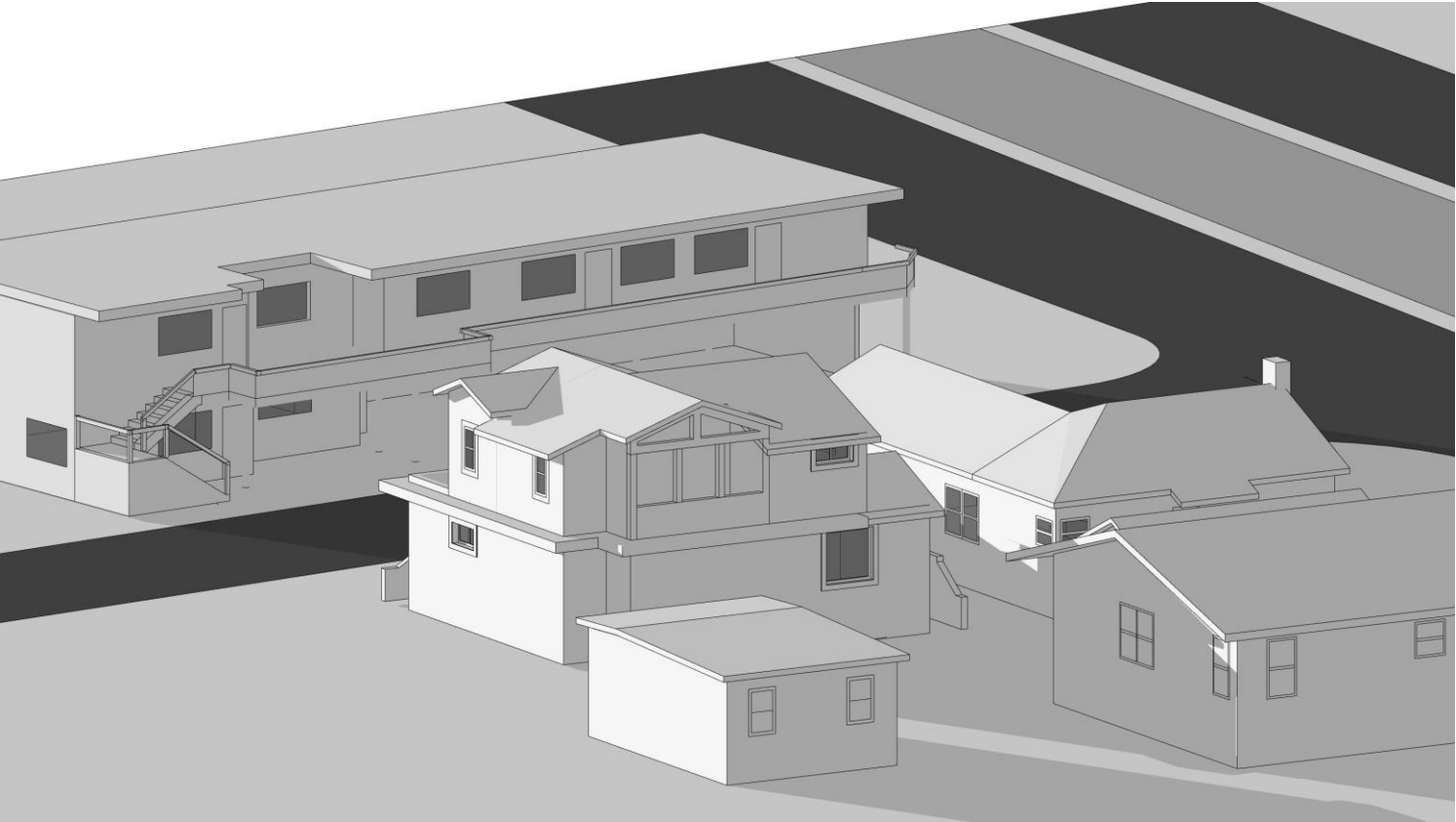
April 21st

06:00 pm

Sunset at 7:52 pm



EXISTING

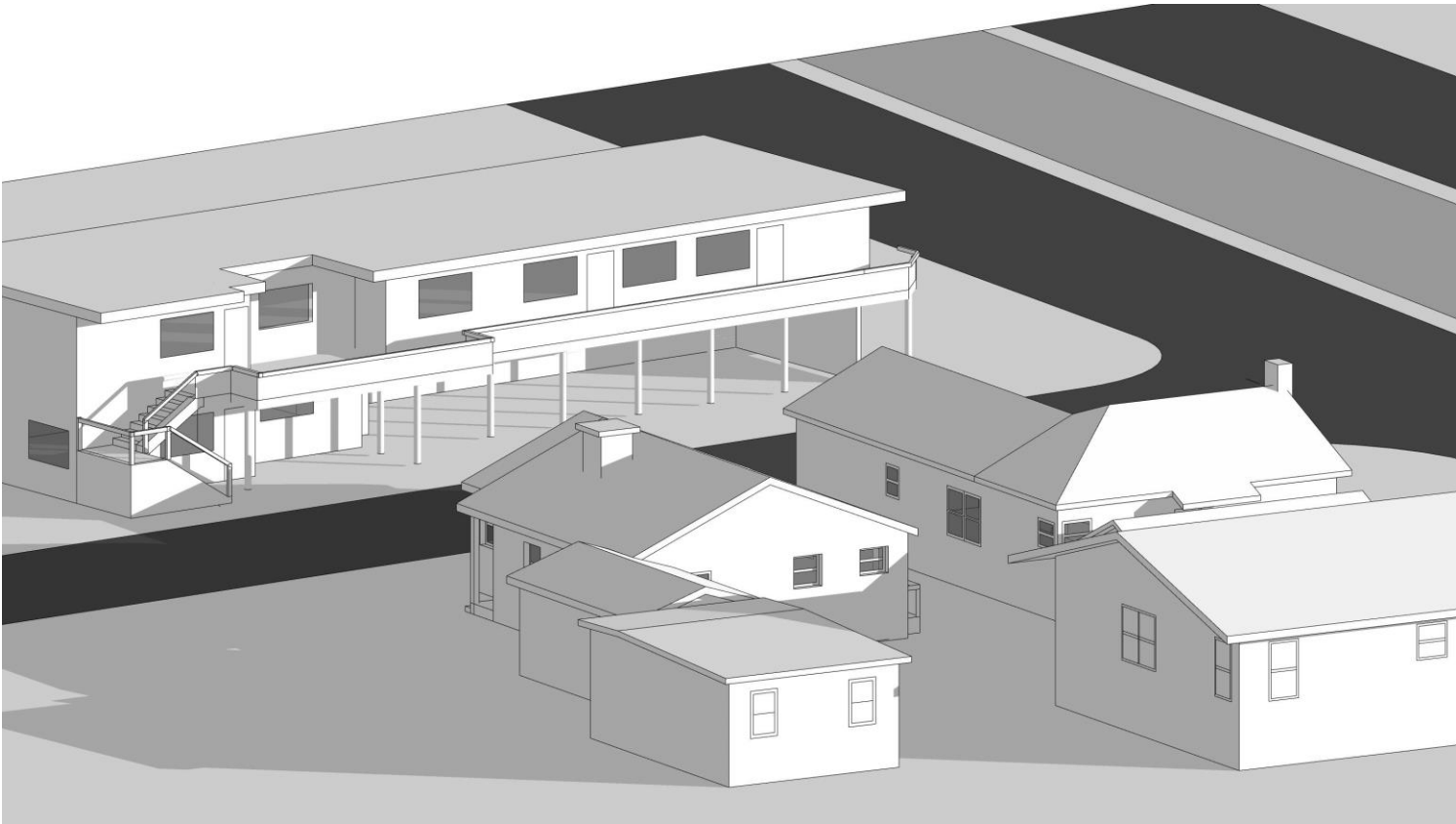


PROPOSED

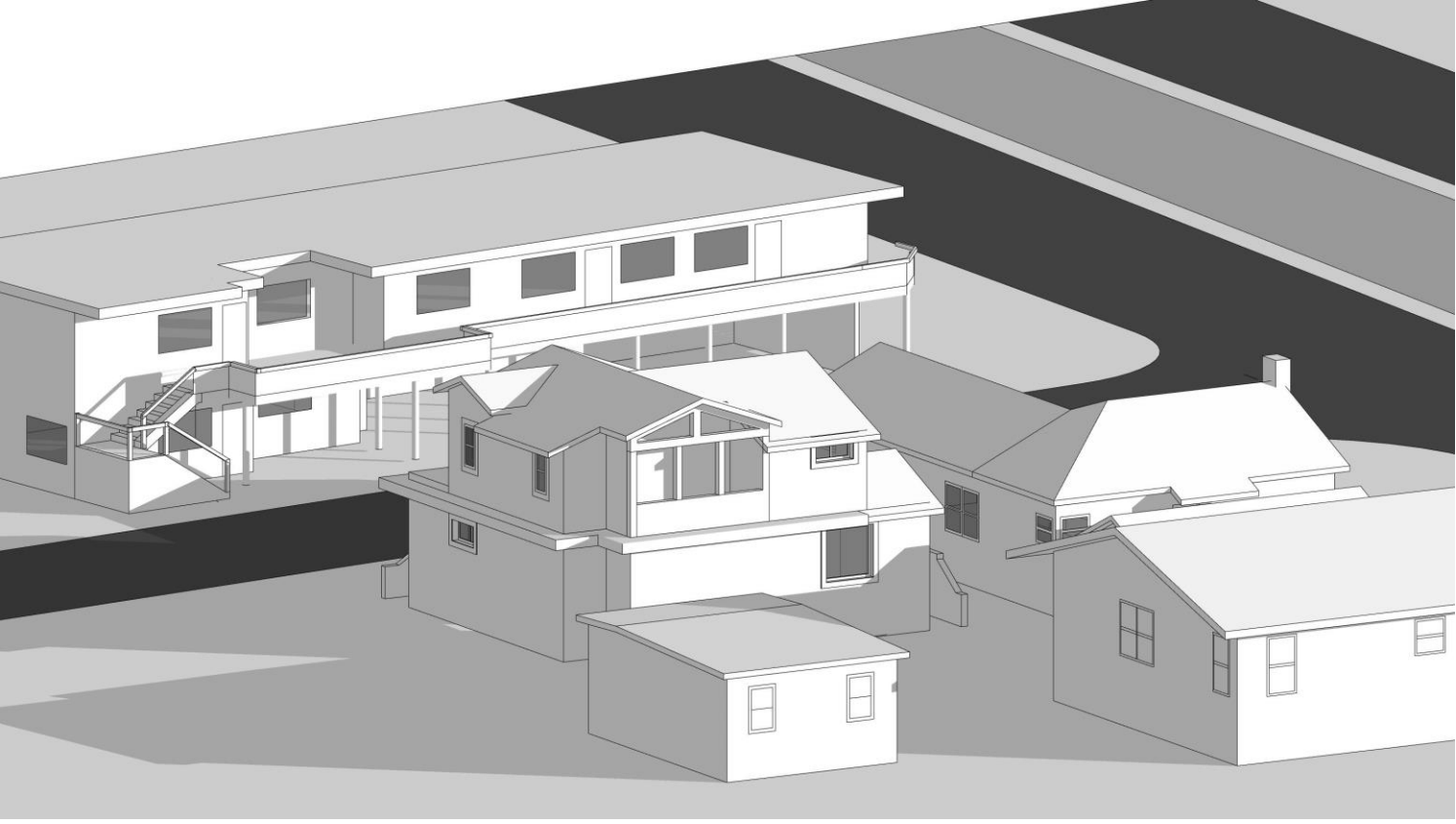
May 21st

06:00 am

Sunrise at 5:55 am



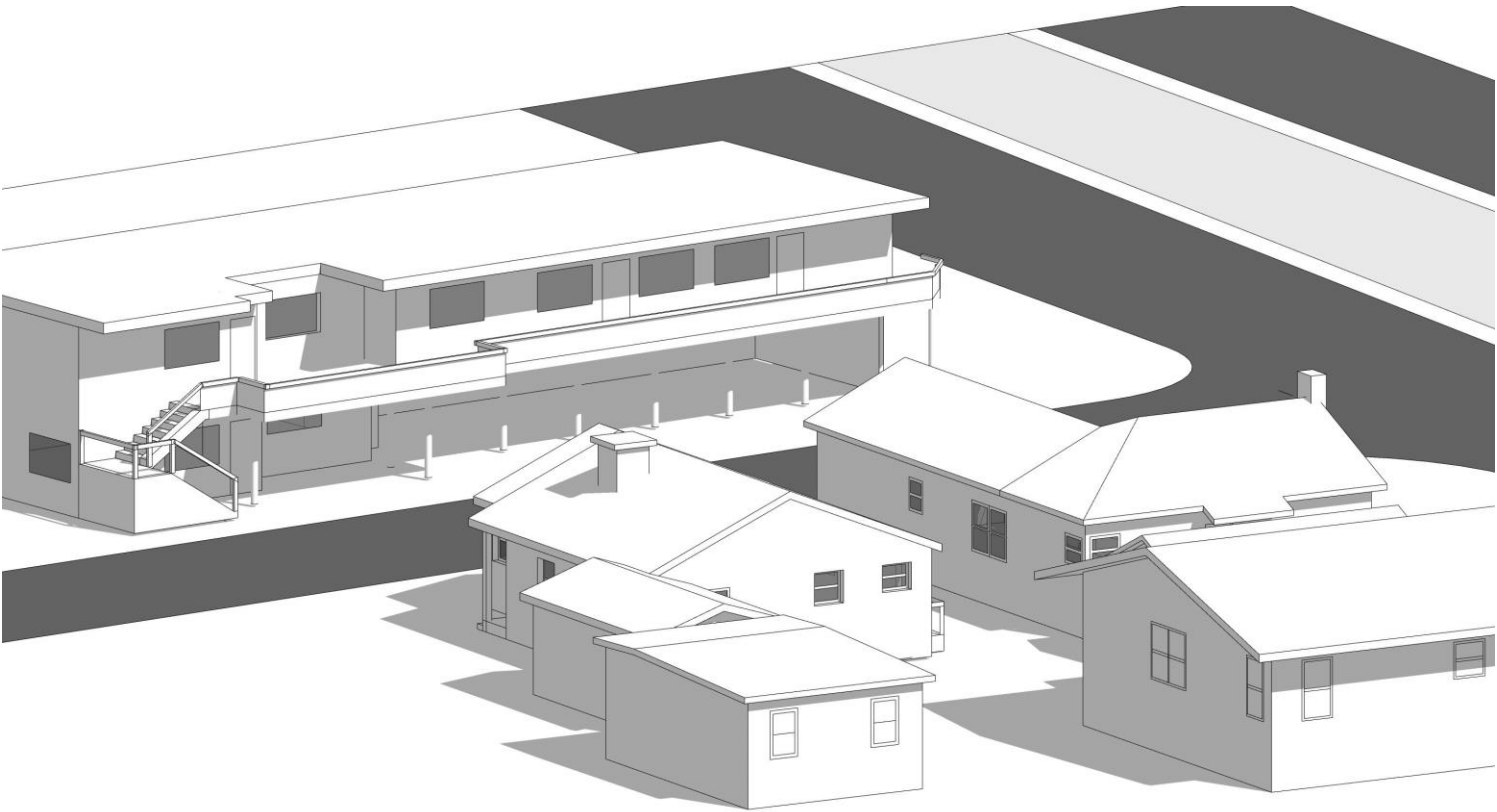
EXISTING



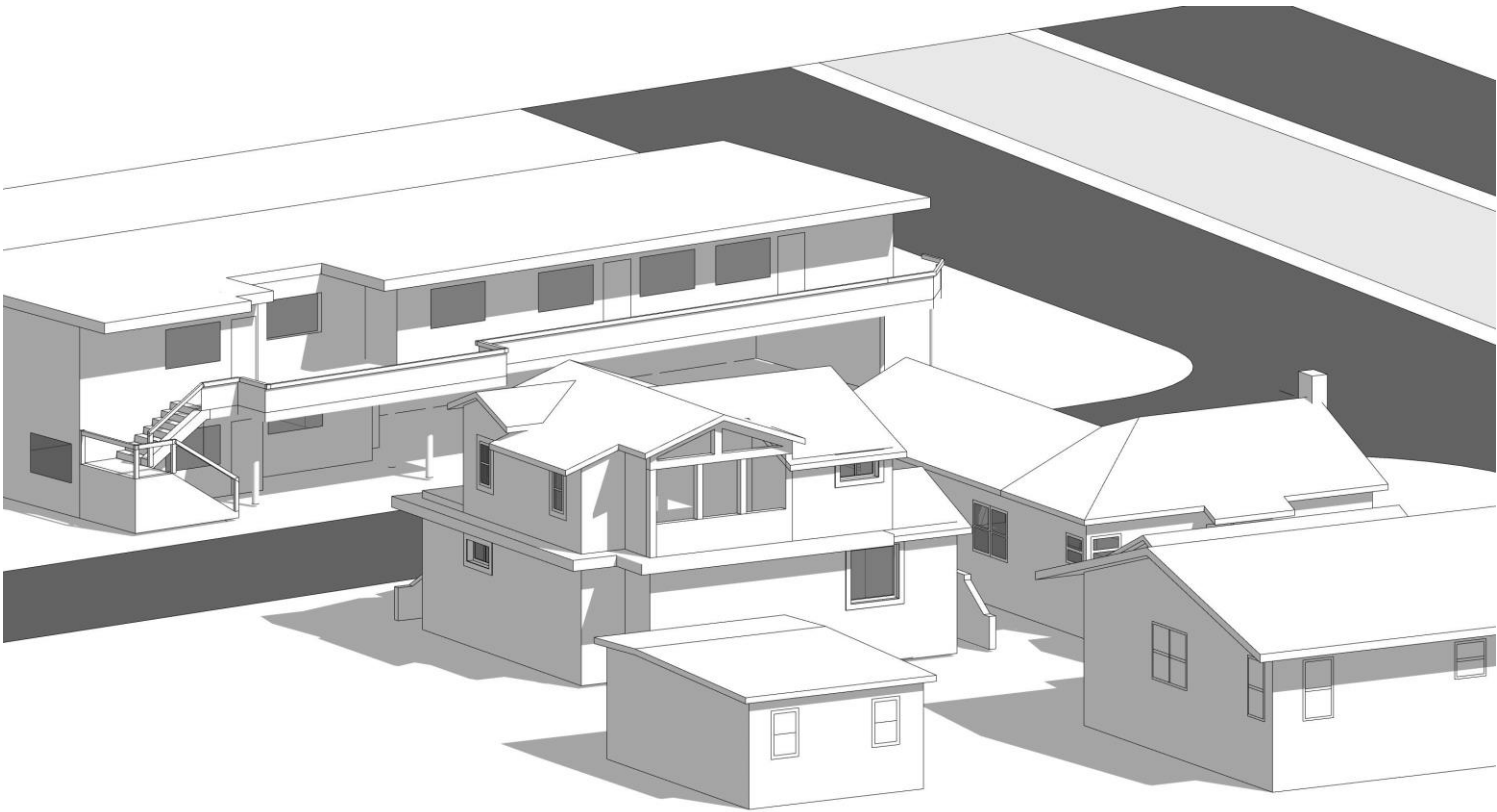
PROPOSED

May 21st

09:00 am



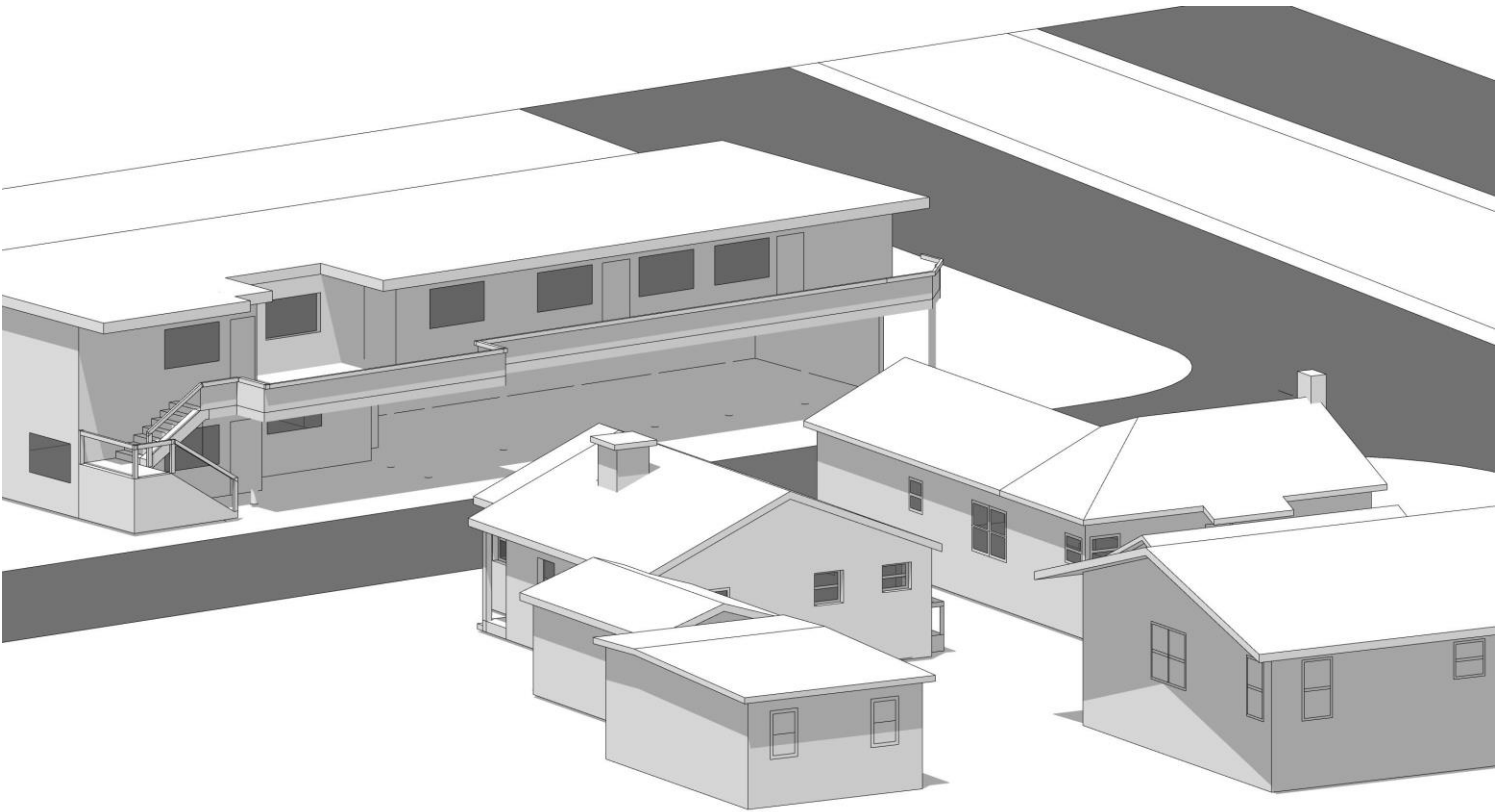
EXISTING



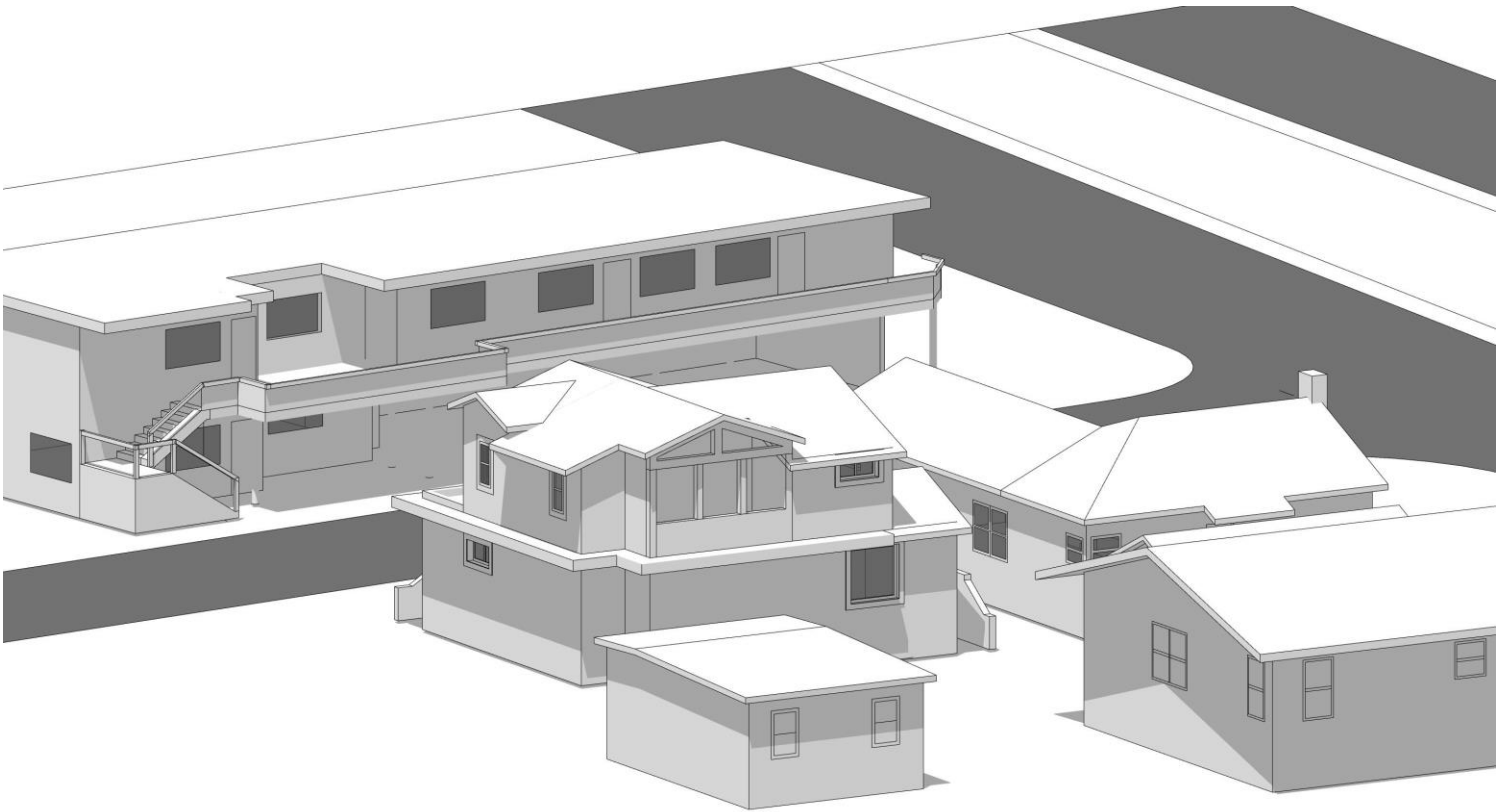
PROPOSED

May 21st

12:00 pm



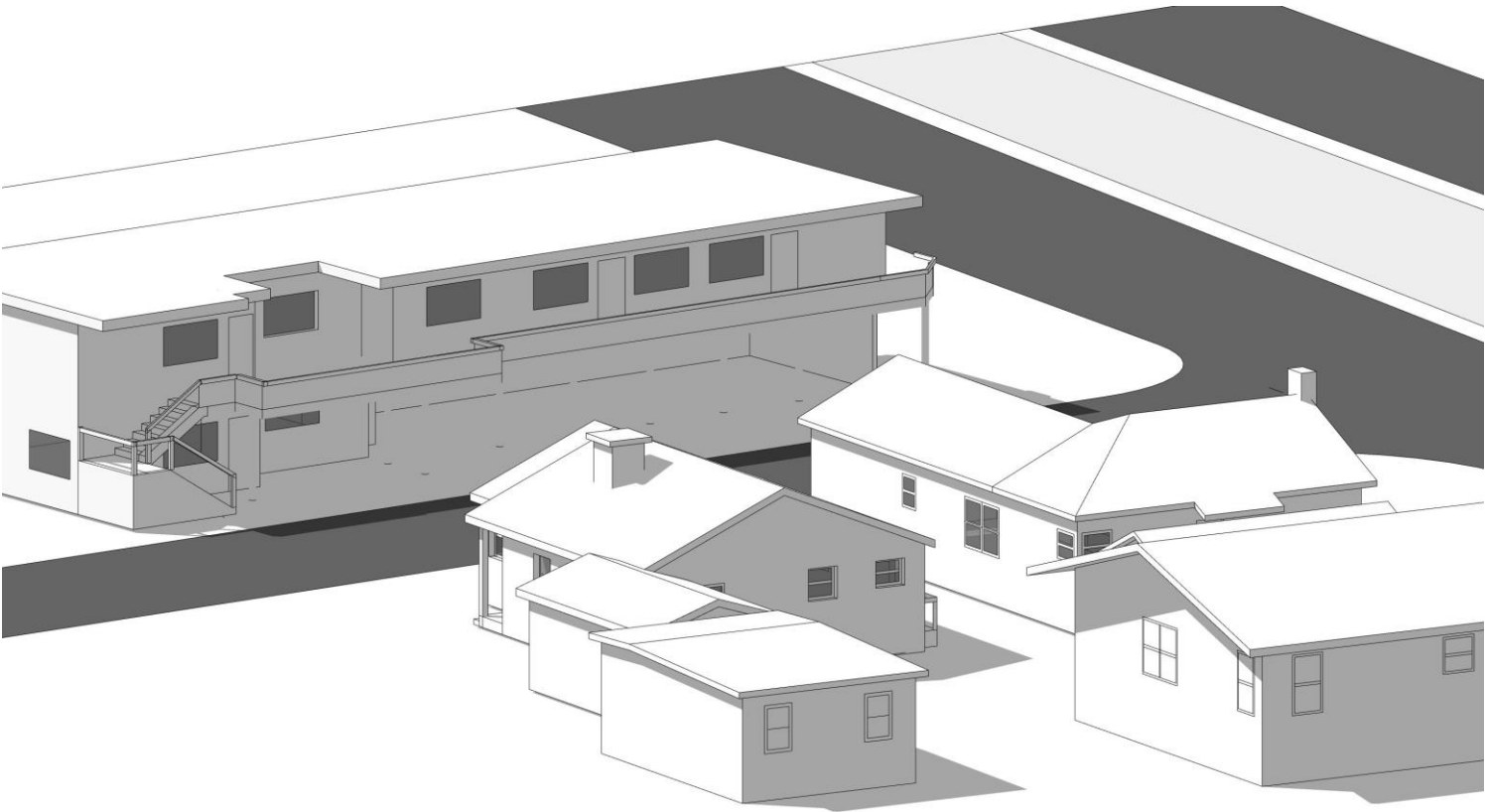
EXISTING



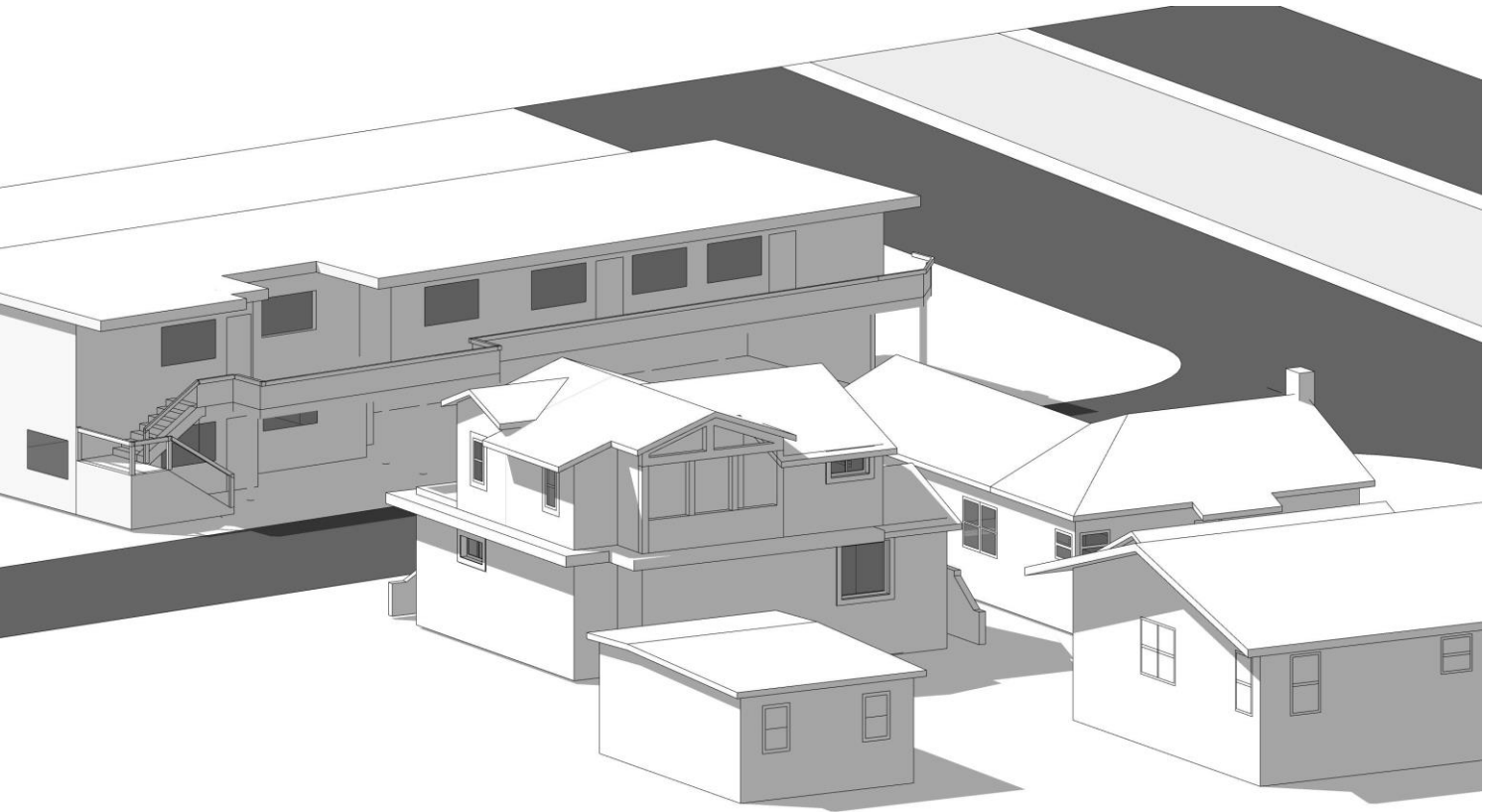
PROPOSED

May 21st

03:00 pm



EXISTING

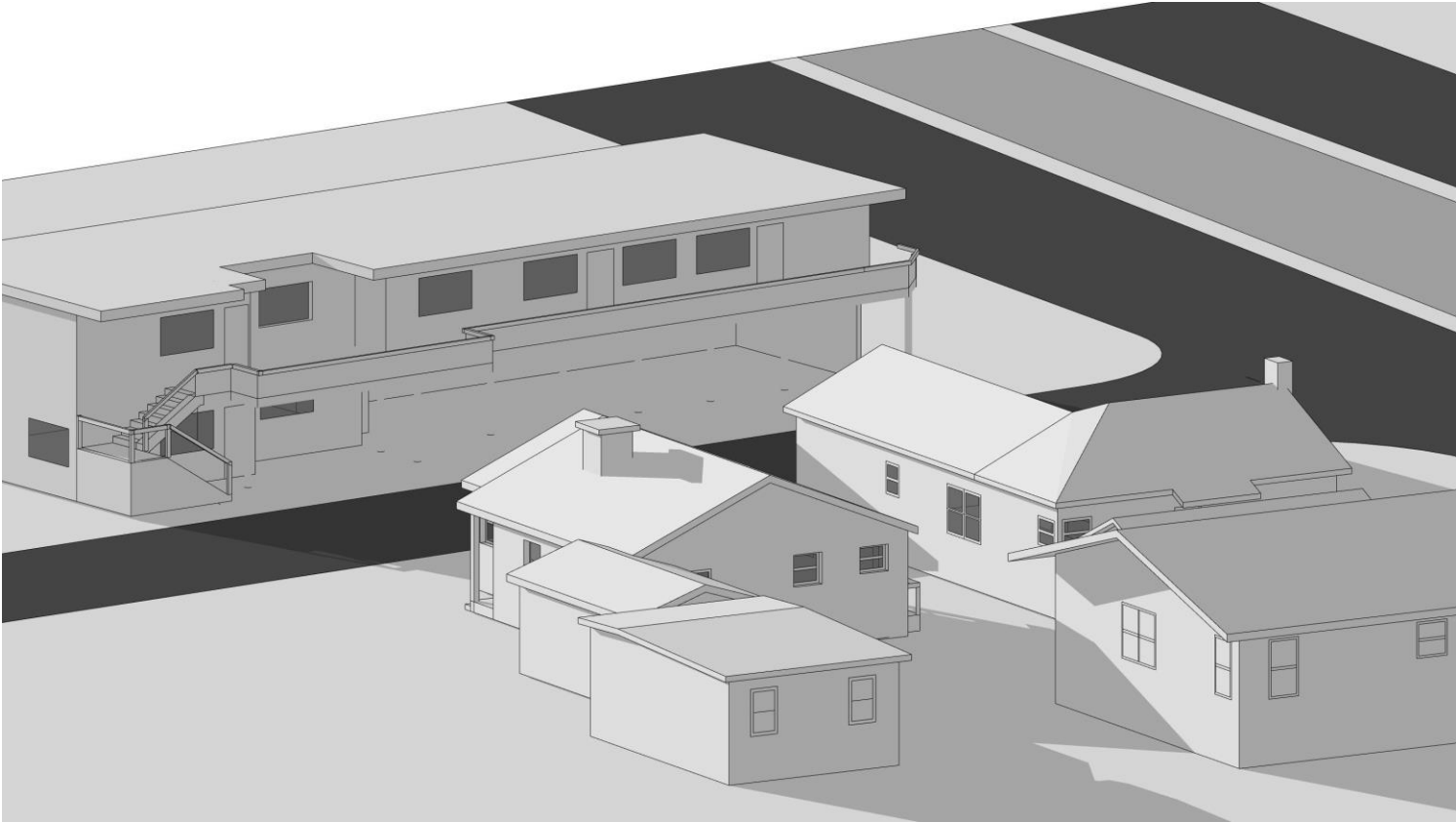


PROPOSED

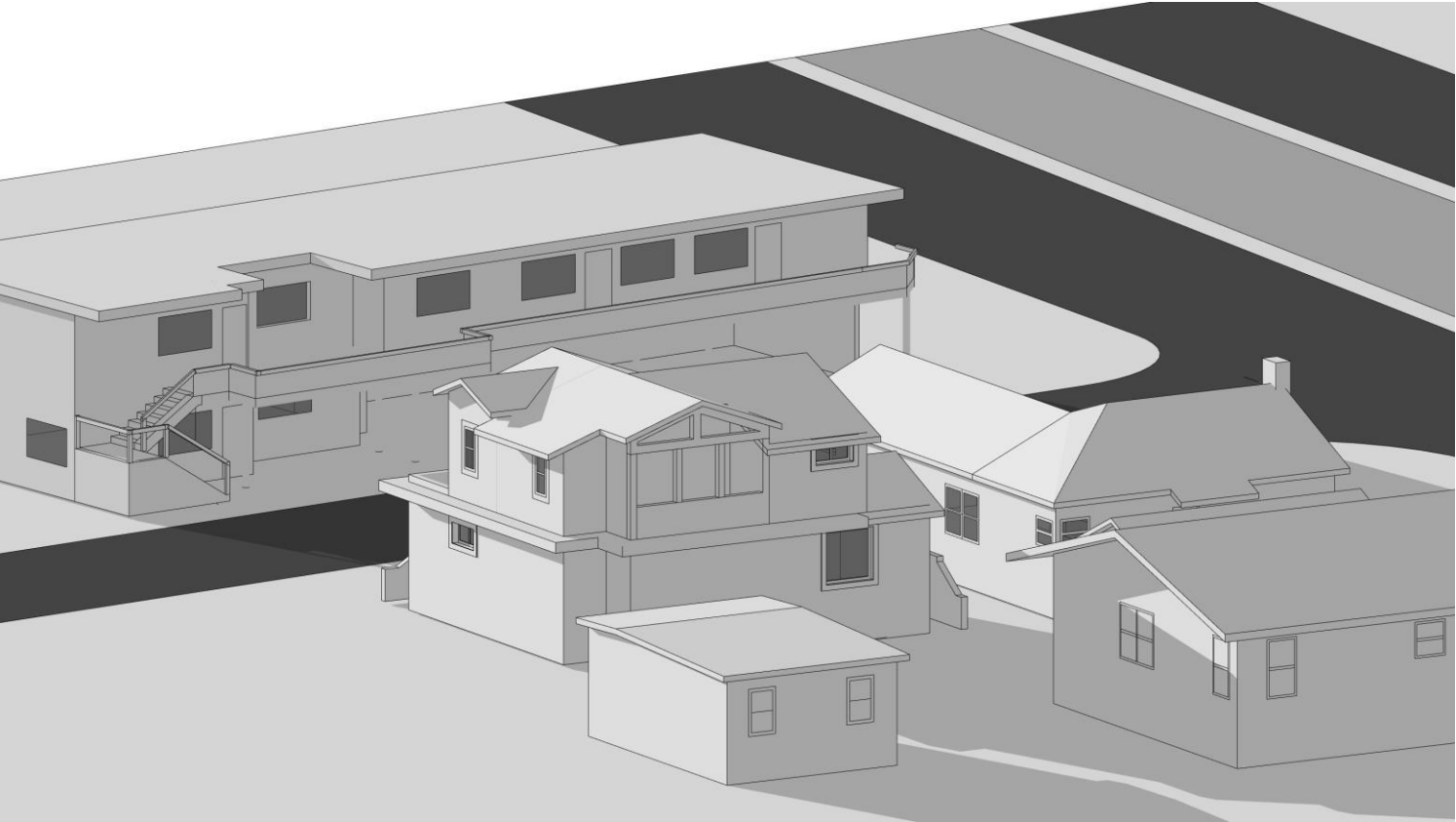
May 21st

06:00 pm

Sunset at 8:19 pm



EXISTING

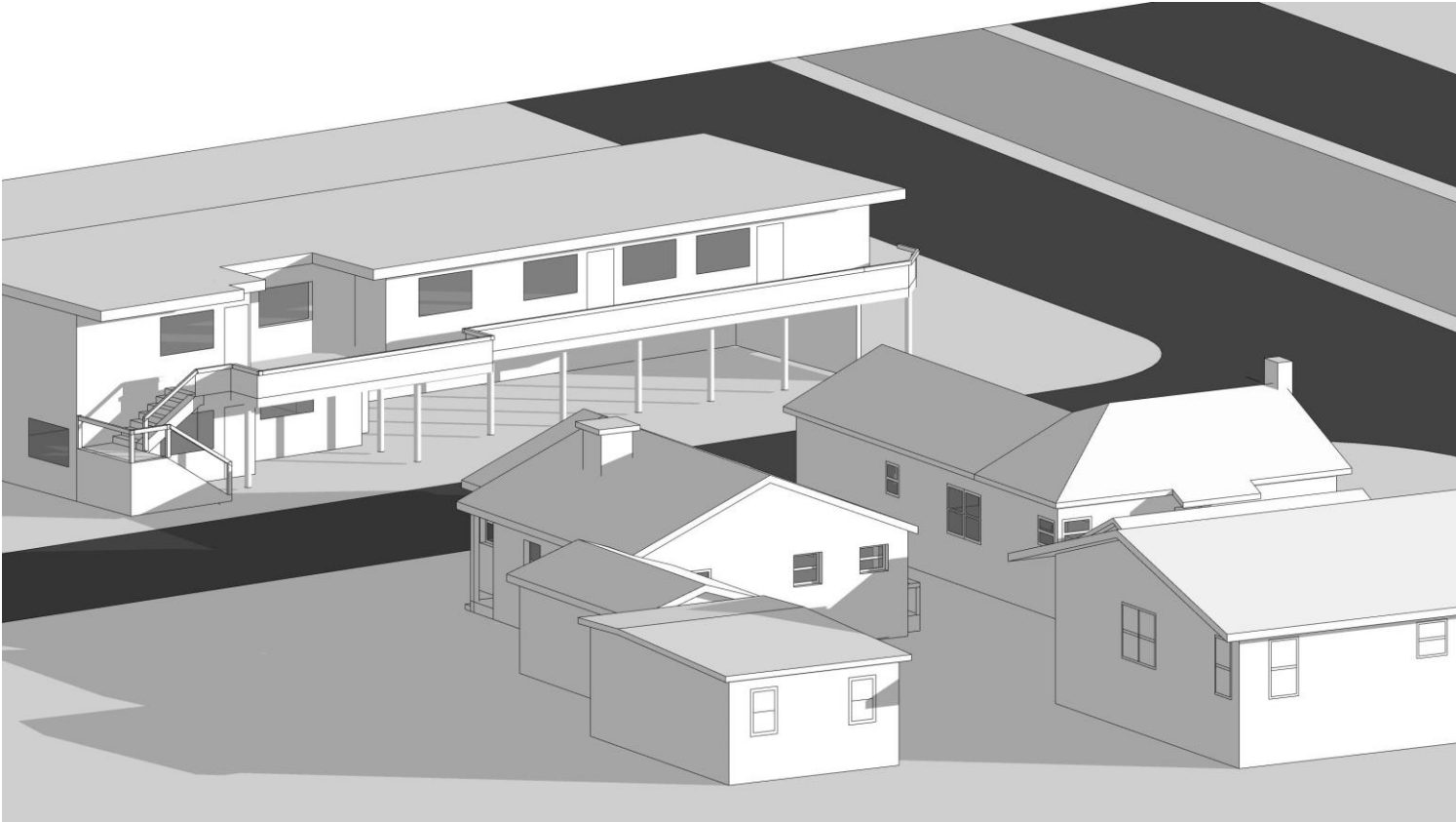


PROPOSED

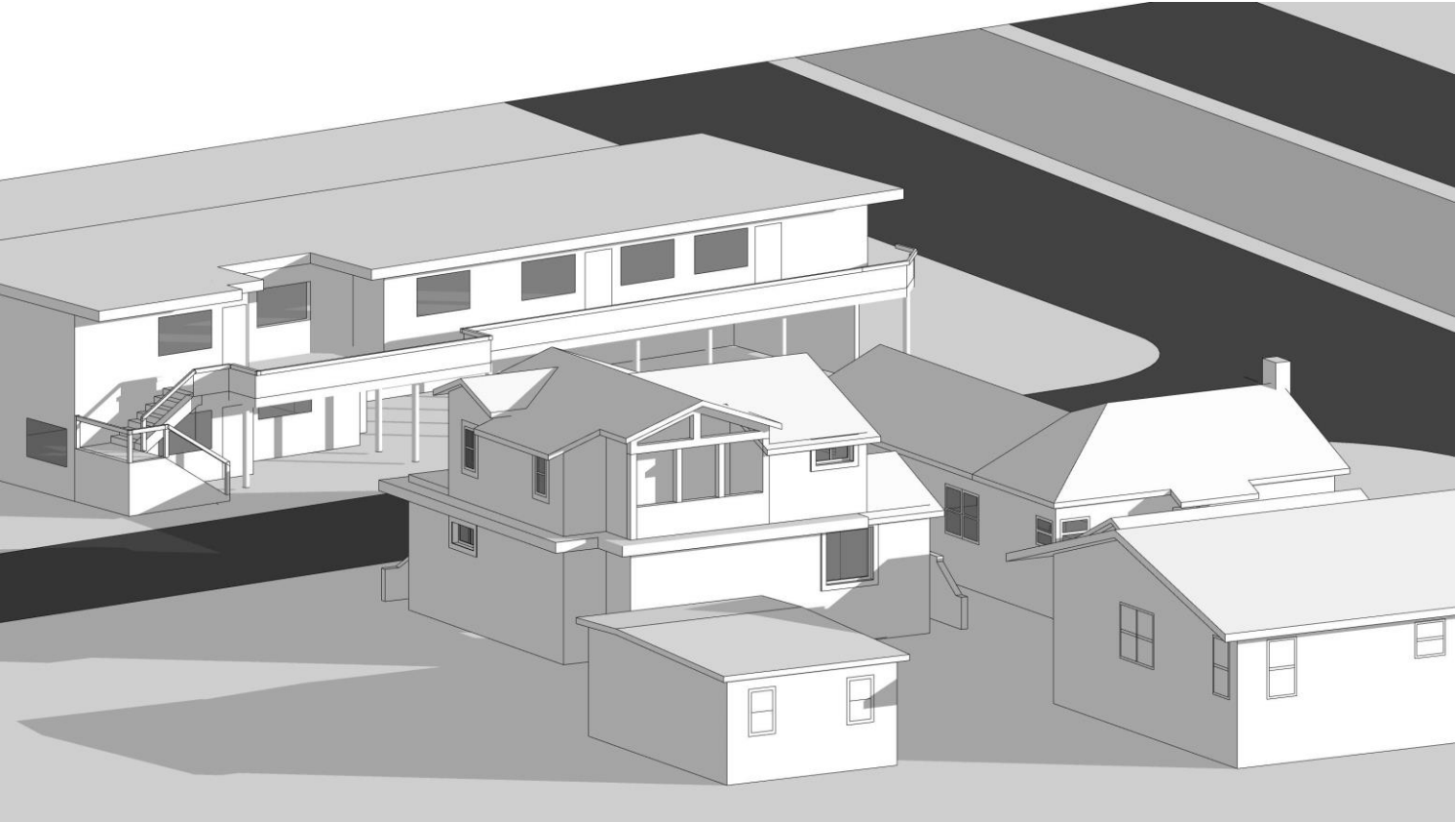
June 21st

06:00 am

Sunrise at 5:48 am

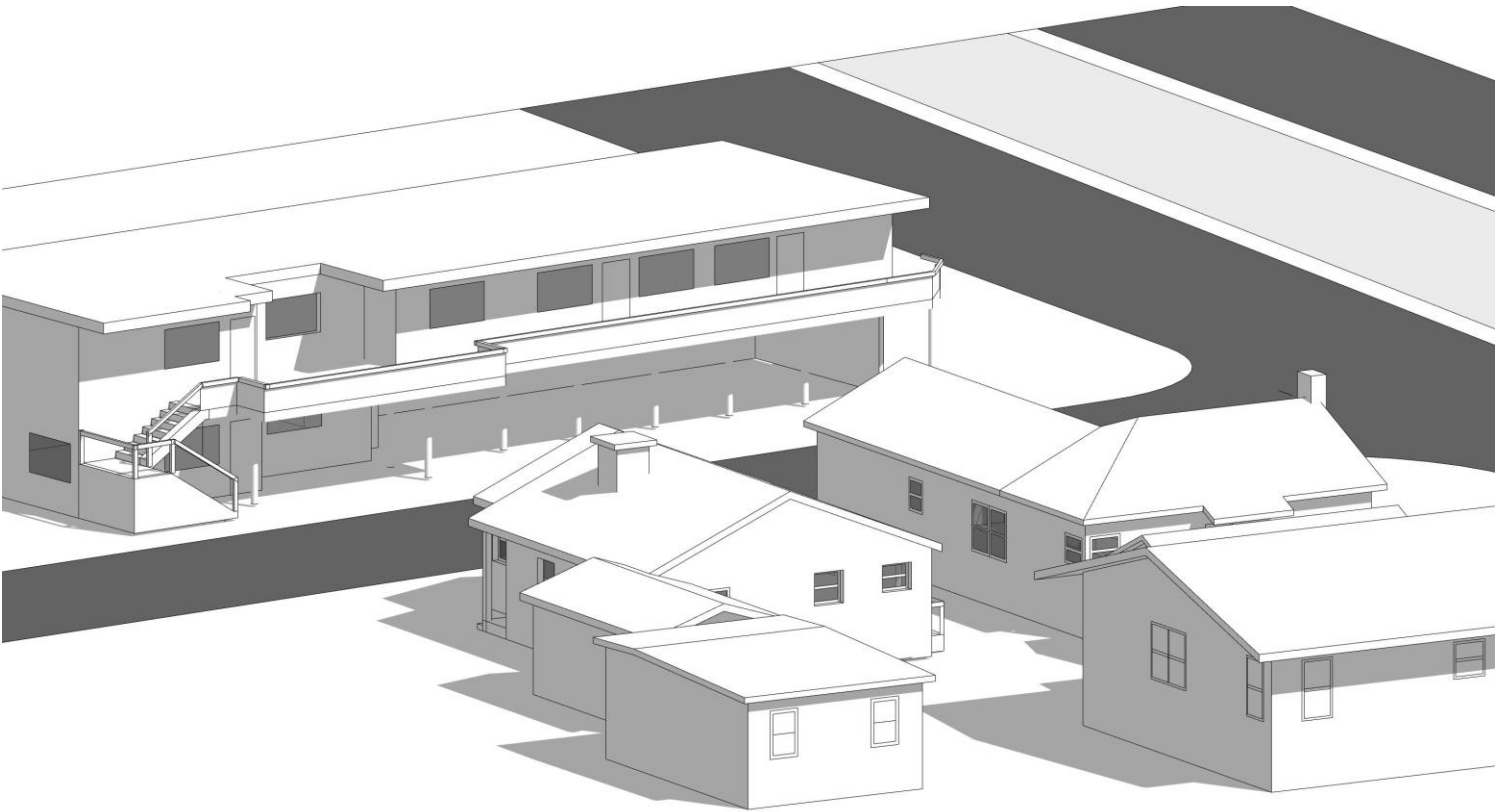


EXISTING

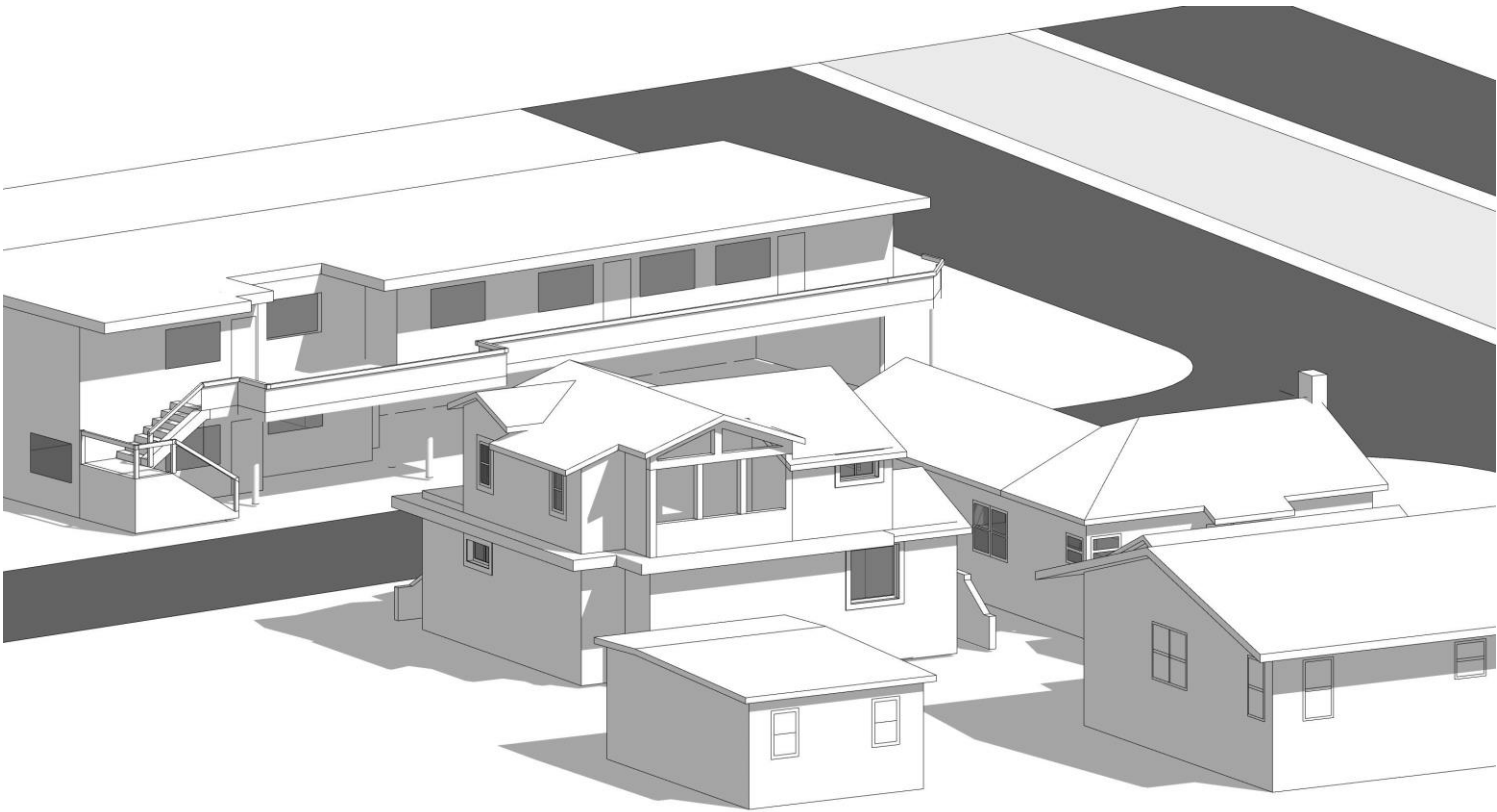


PROPOSED

June 21st
09:00 am

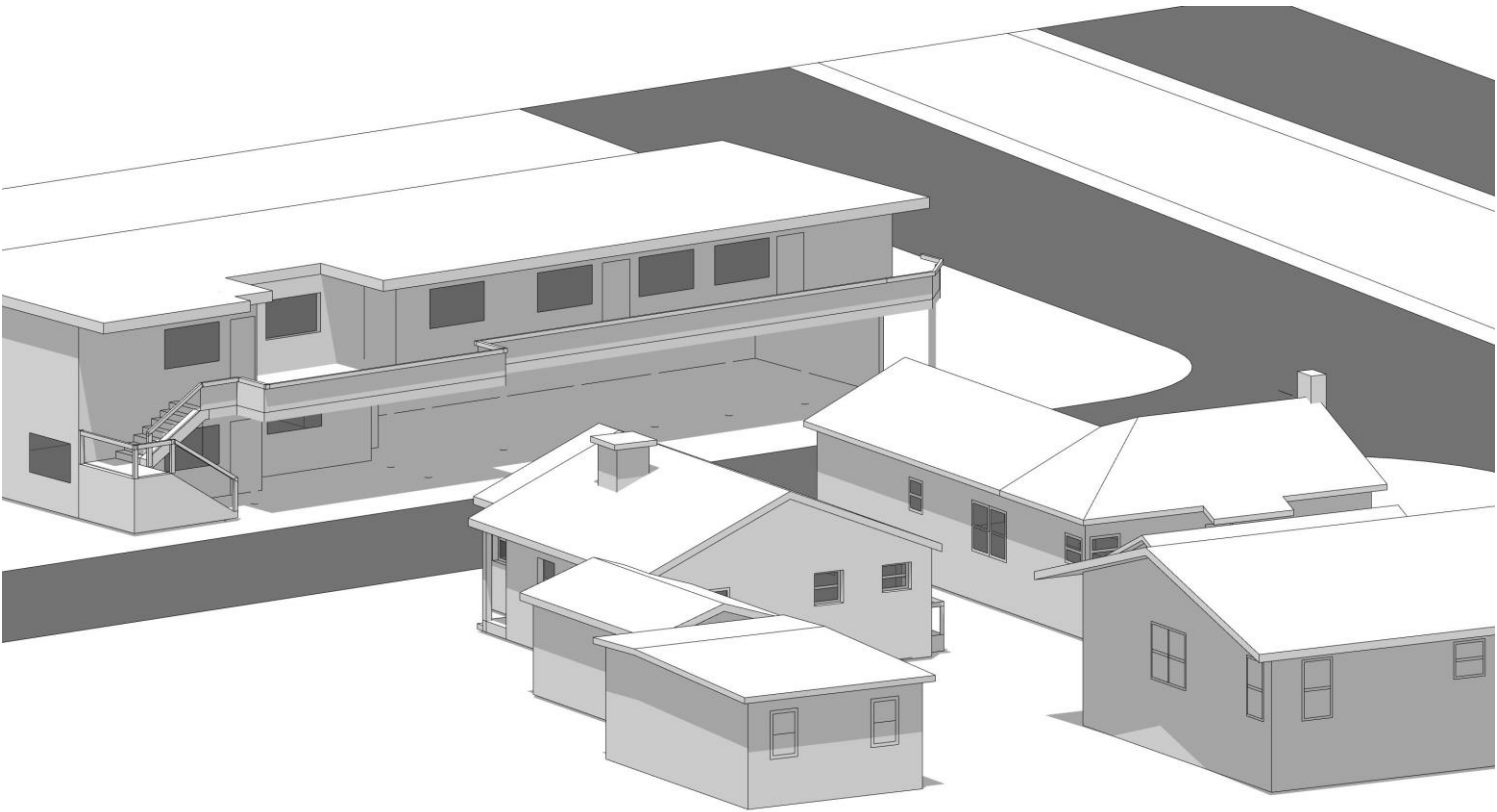


EXISTING

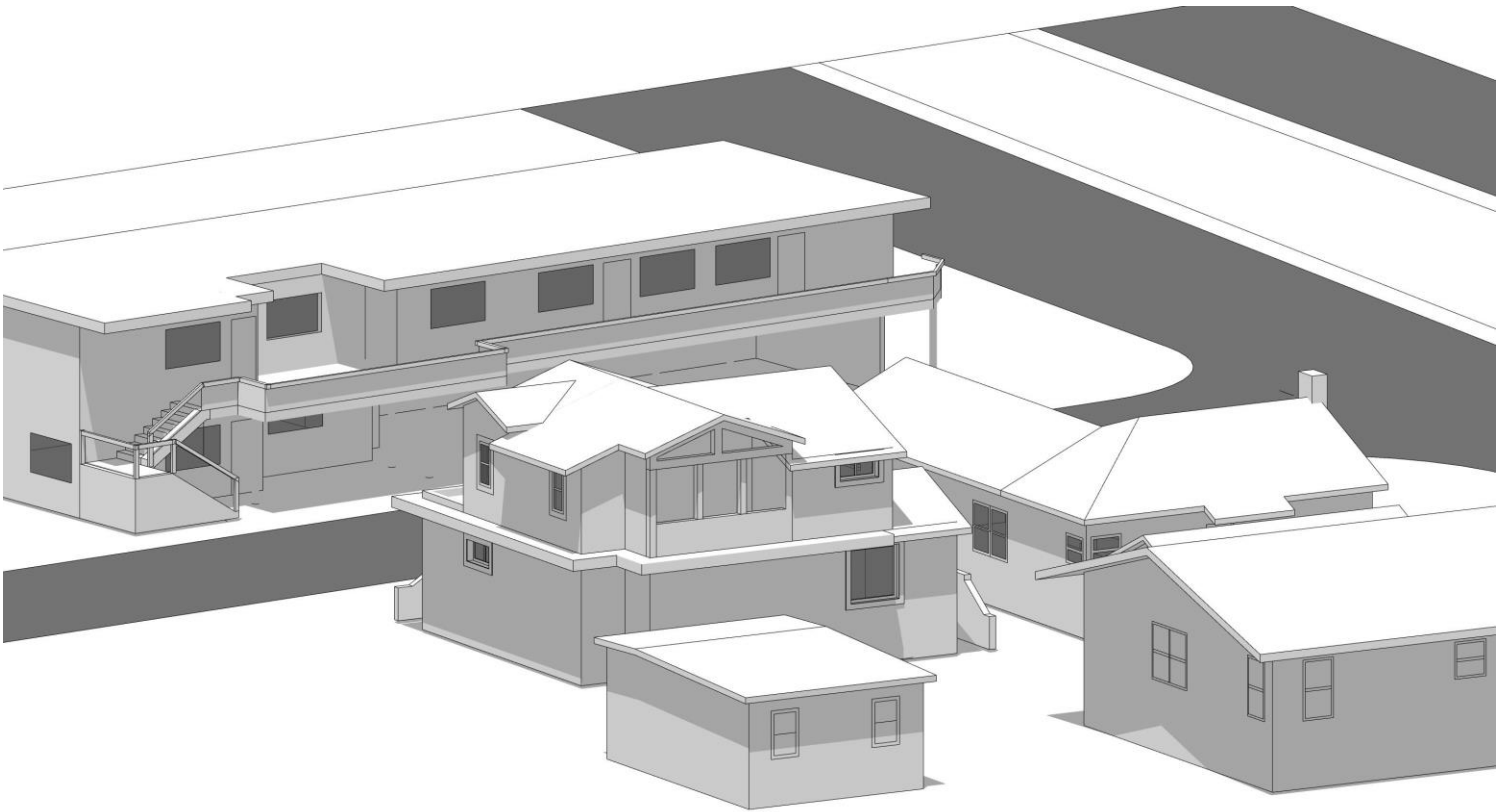


PROPOSED

June 21st
12:00 pm

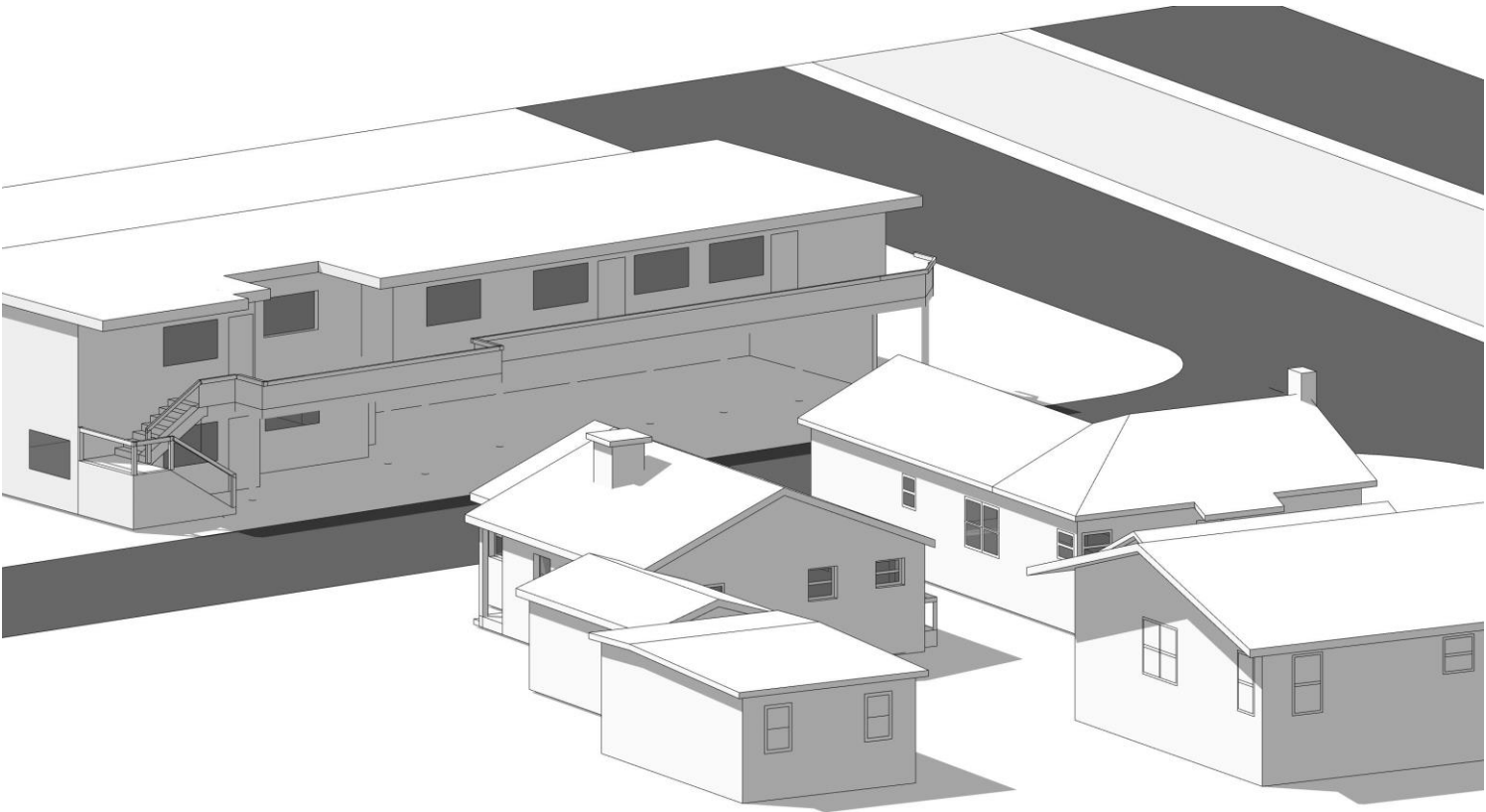


EXISTING

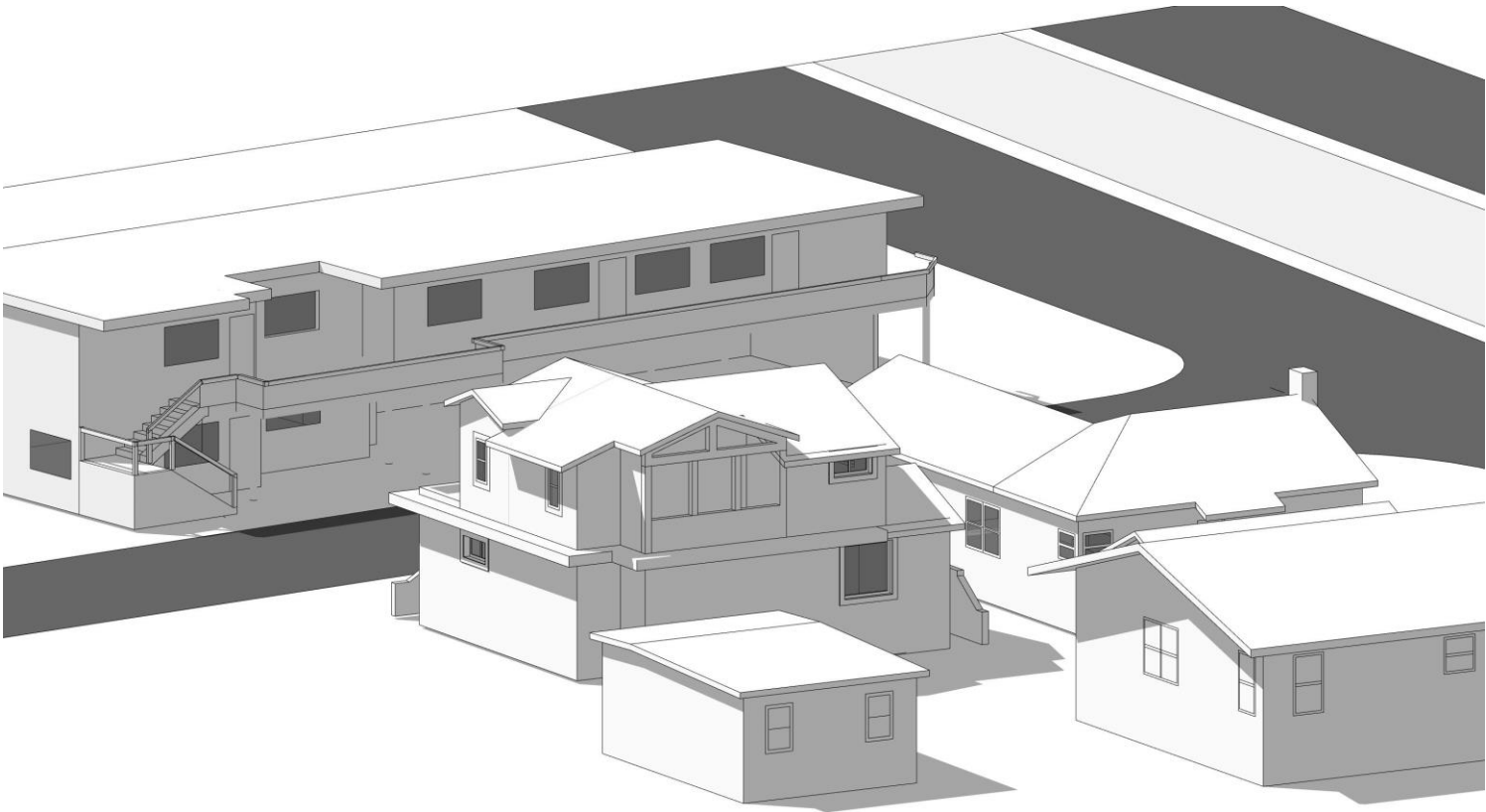


PROPOSED

June 21st
03:00 pm



EXISTING

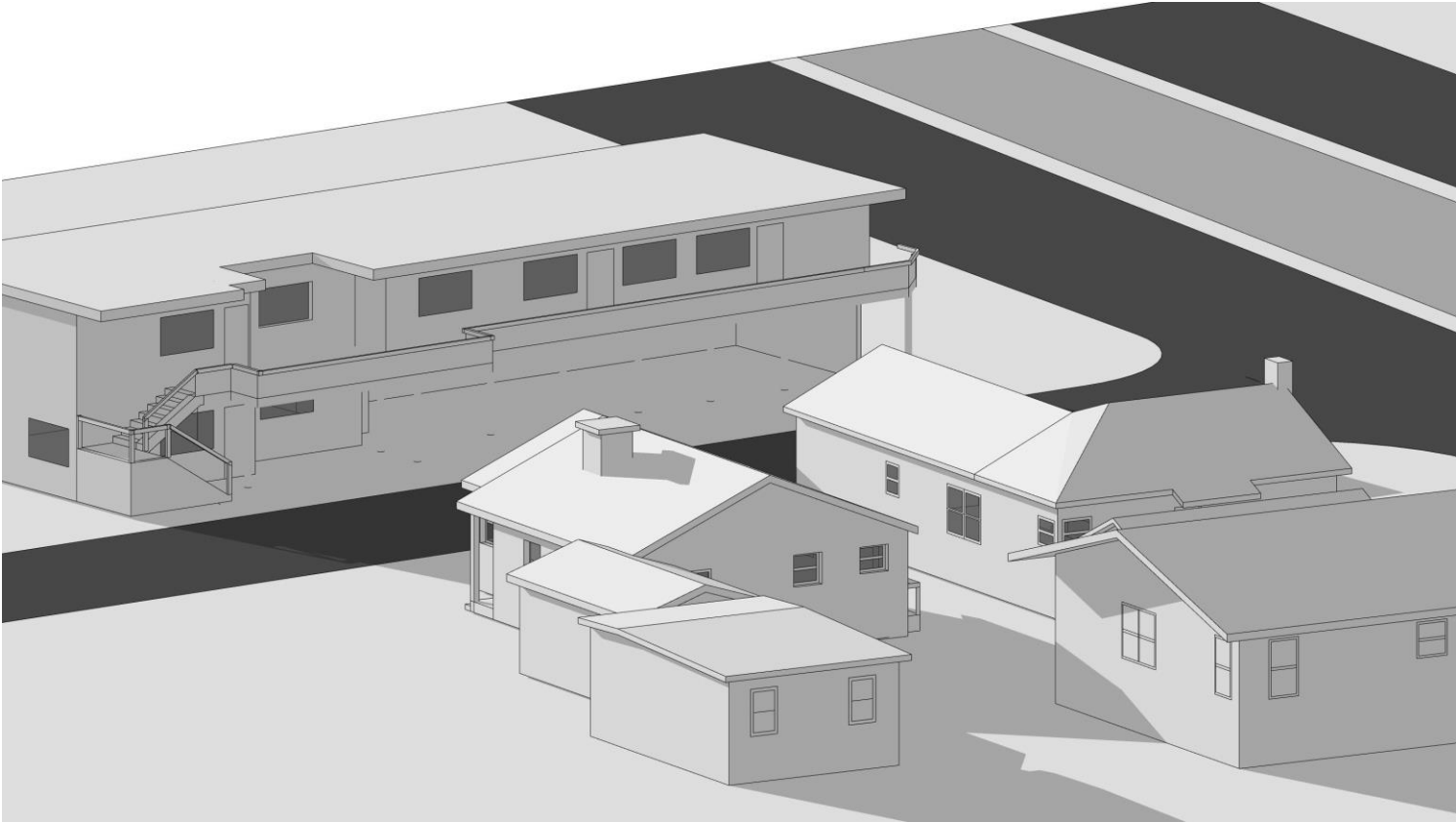


PROPOSED

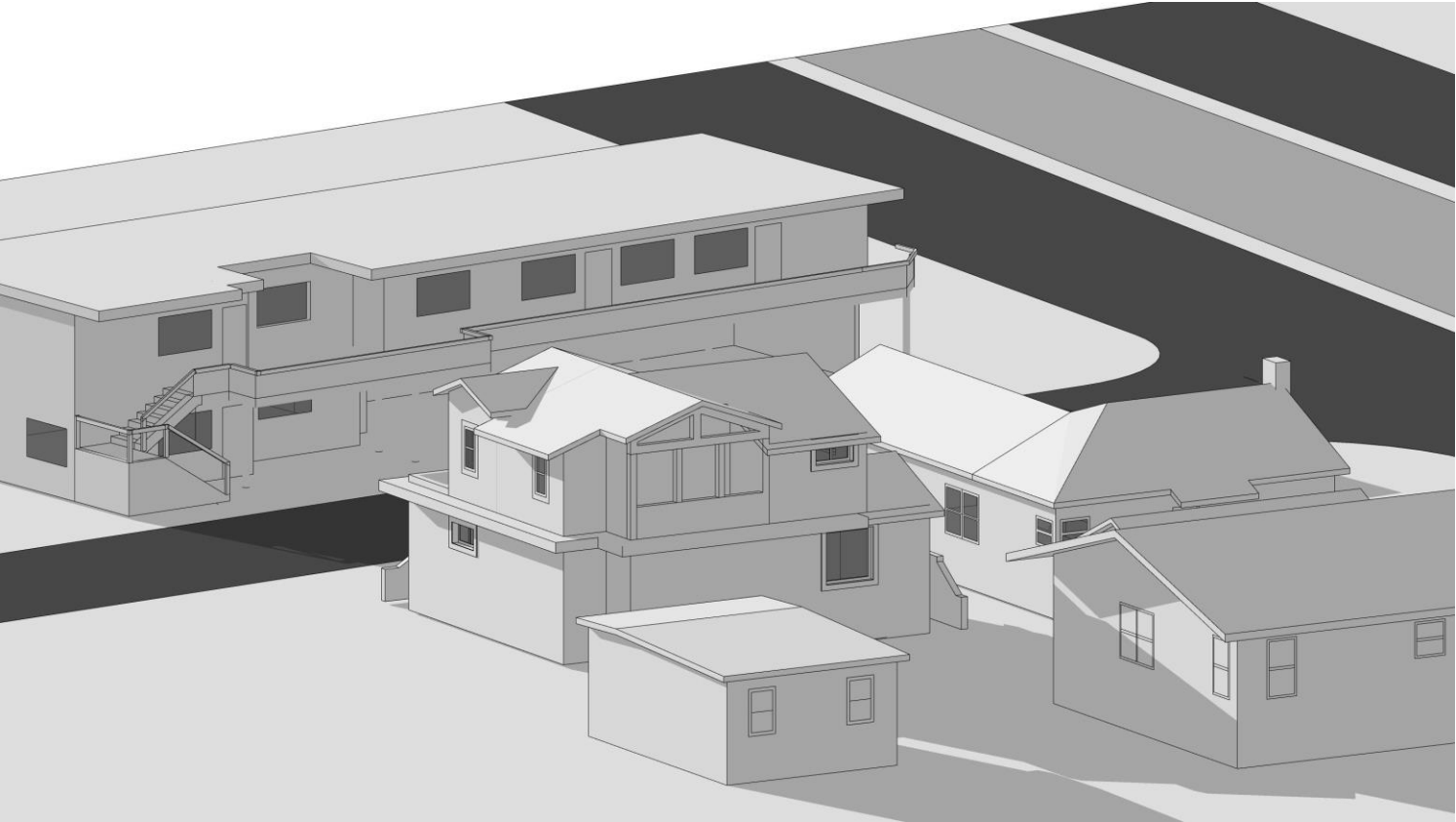
June 21st

06:00 pm

Sunset at 8:36 am



EXISTING

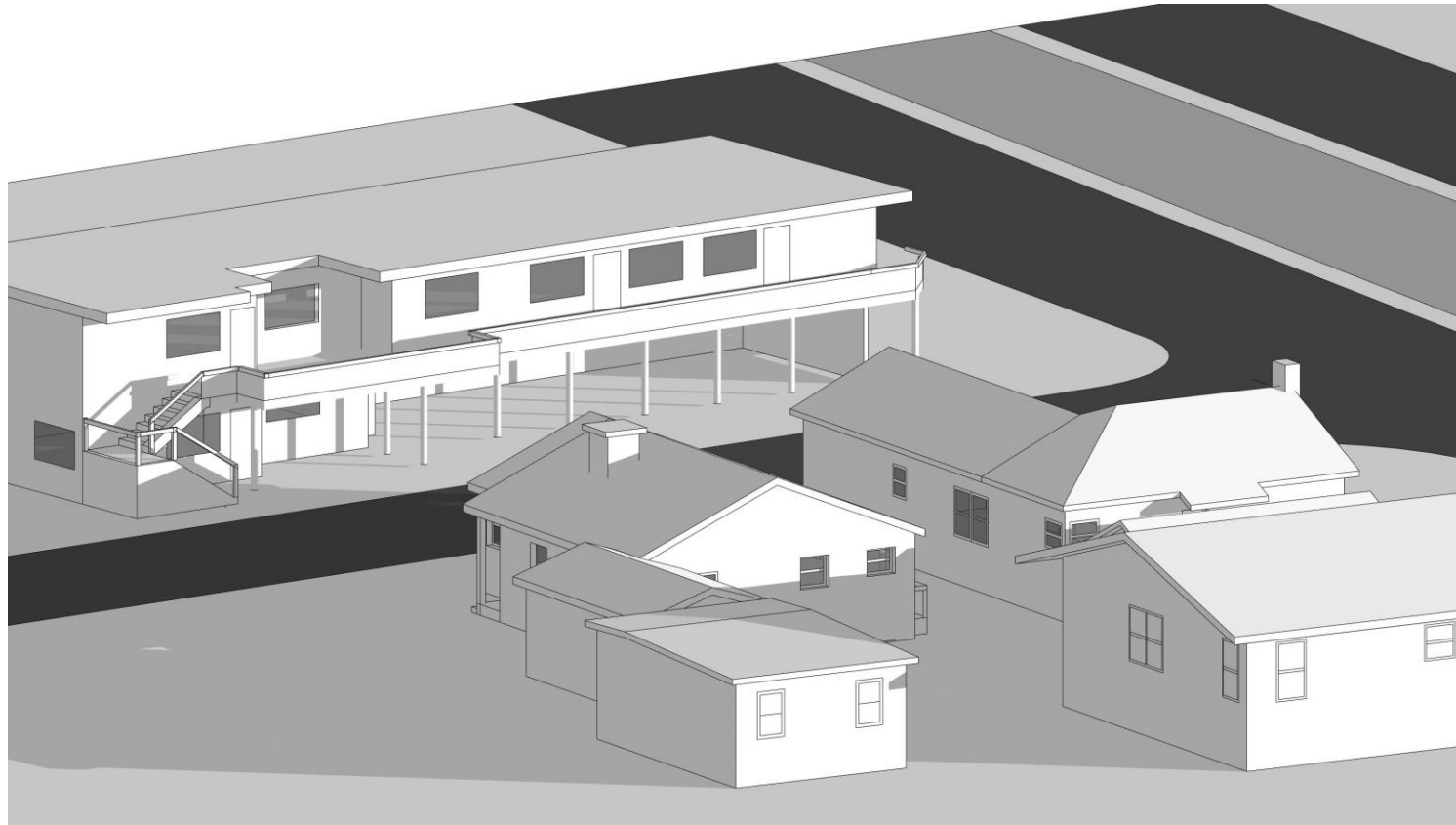


PROPOSED

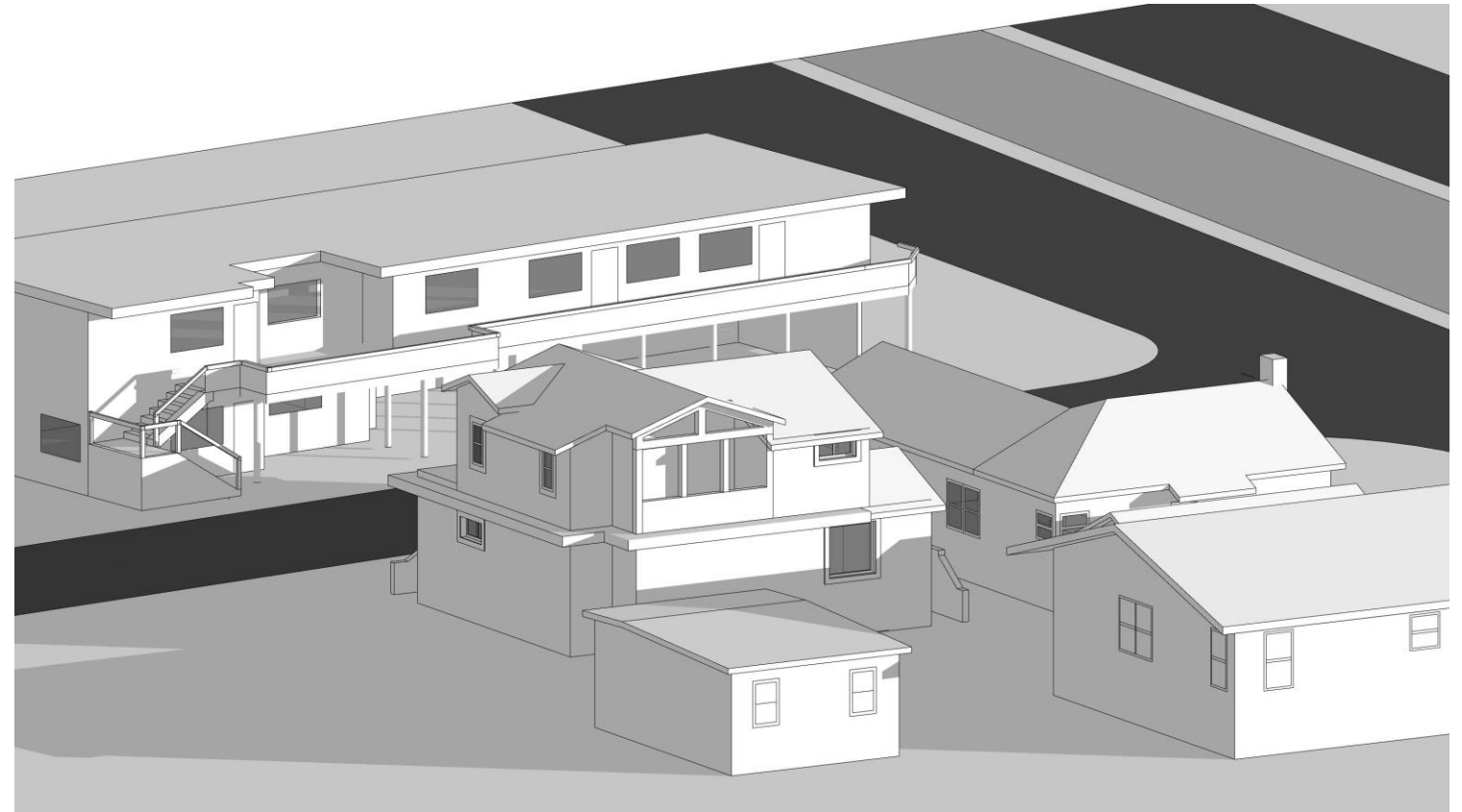
July 21st

06:00 am

Sunrise at 6:04 am



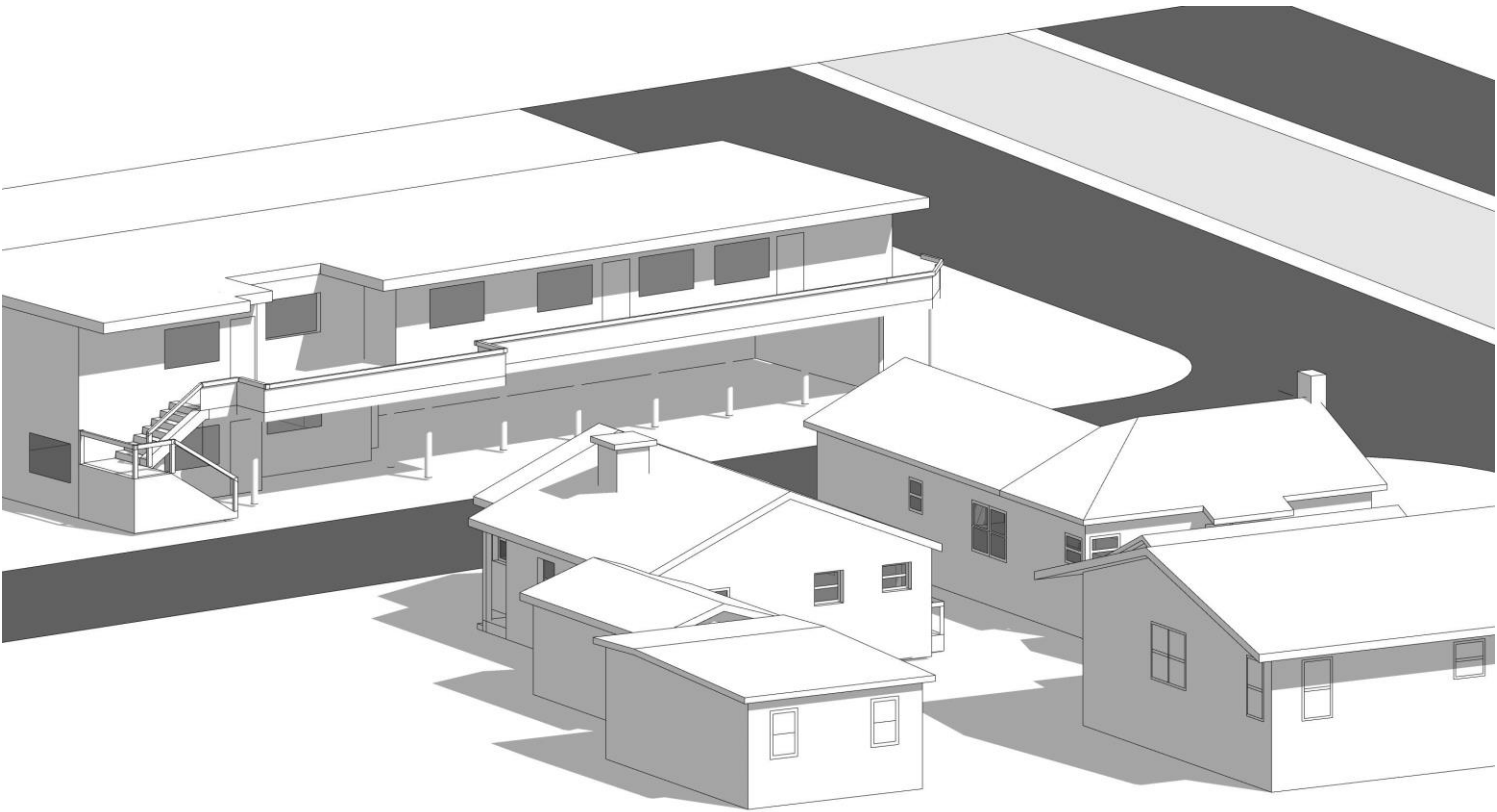
EXISTING



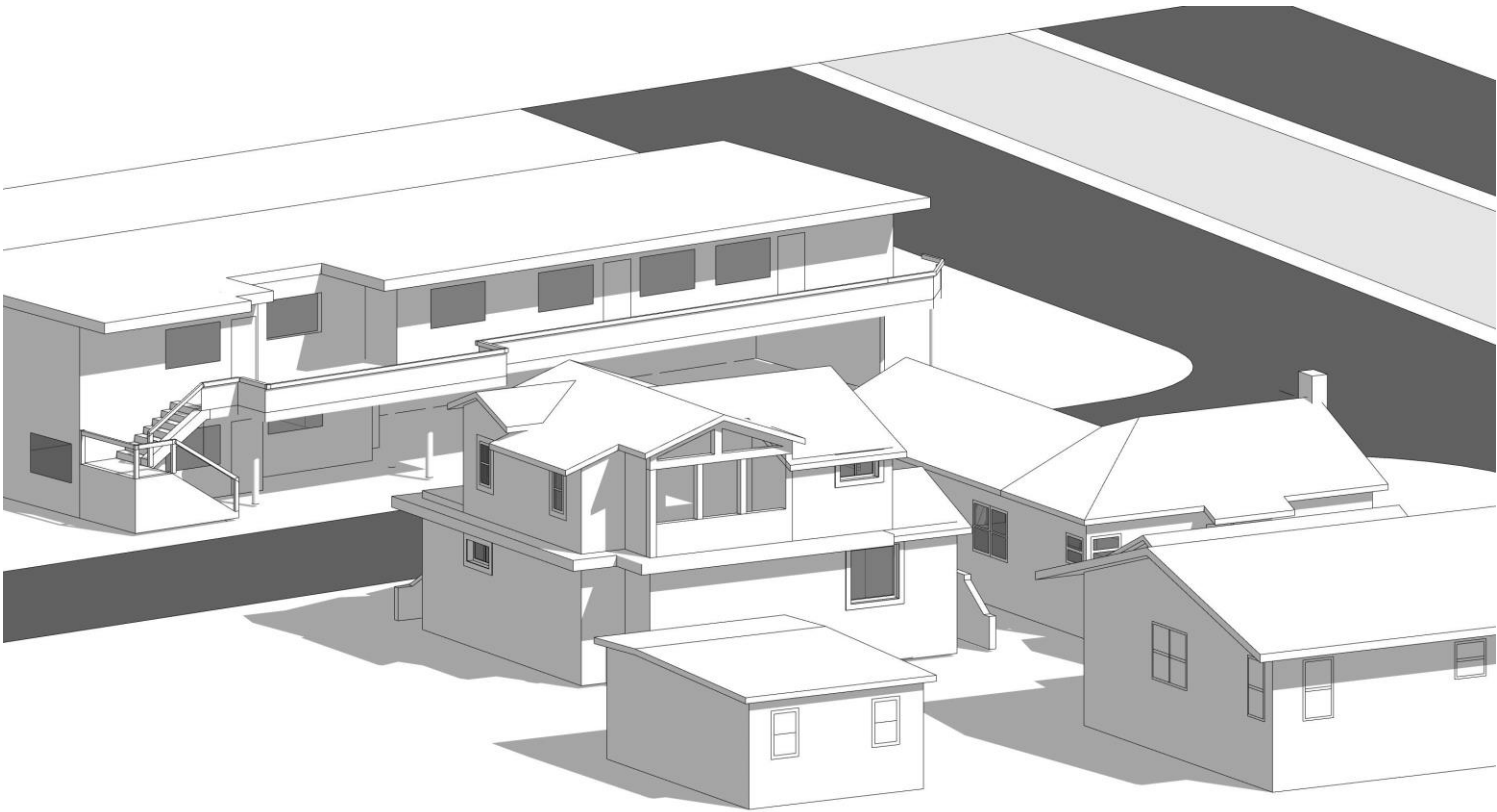
PROPOSED

July 21st

09:00 am



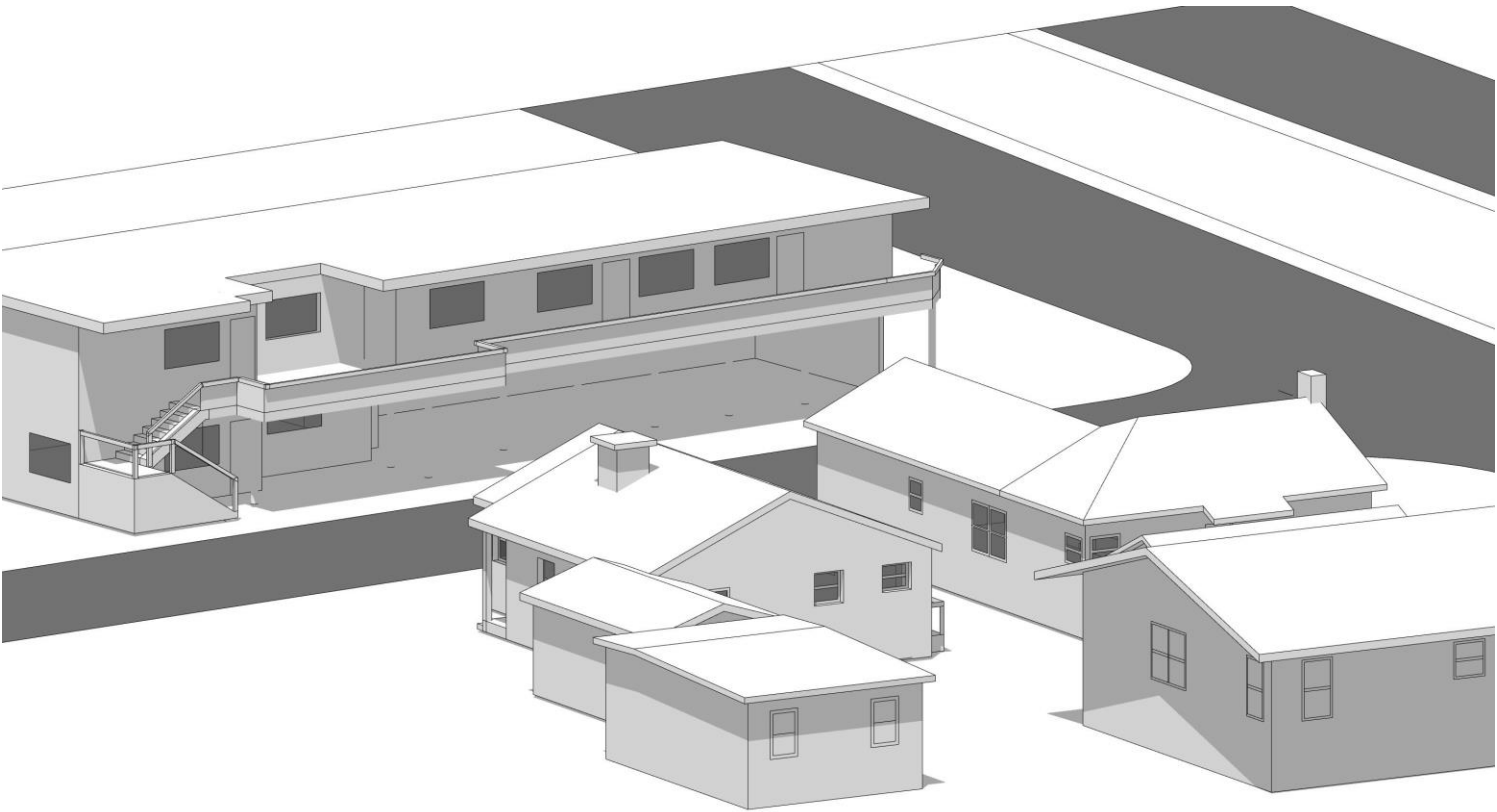
EXISTING



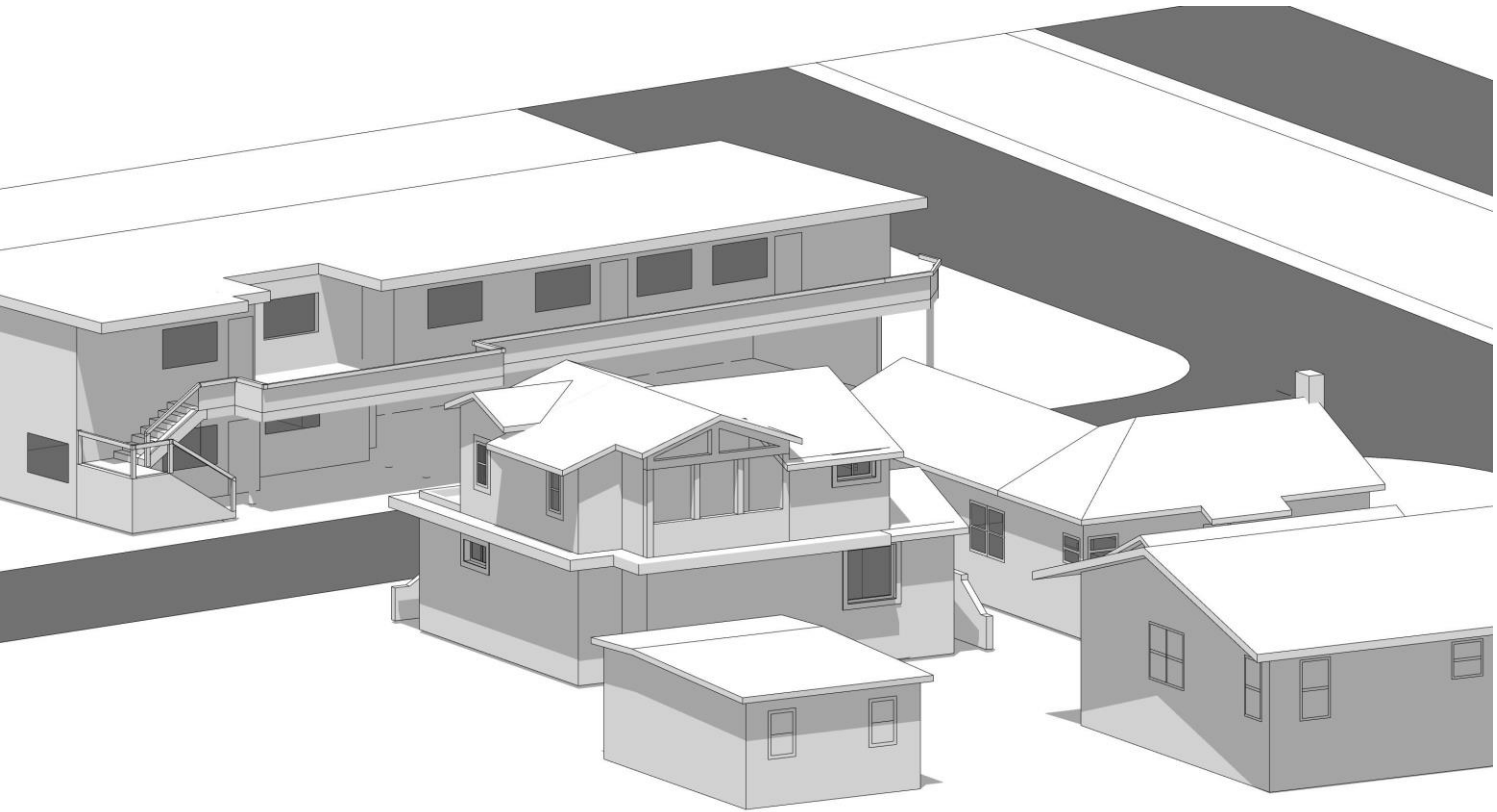
PROPOSED

July 21st

12:00 pm



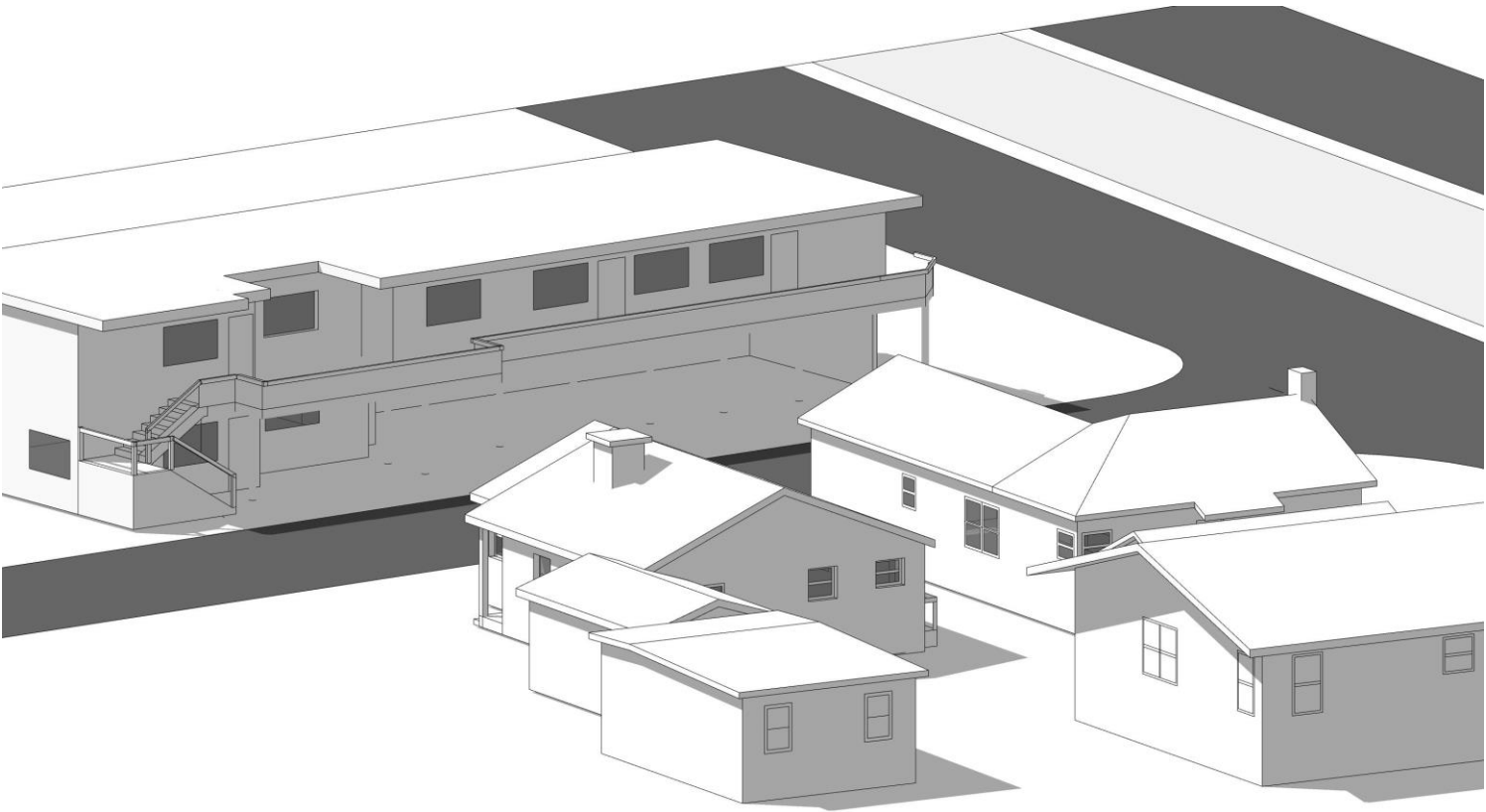
EXISTING



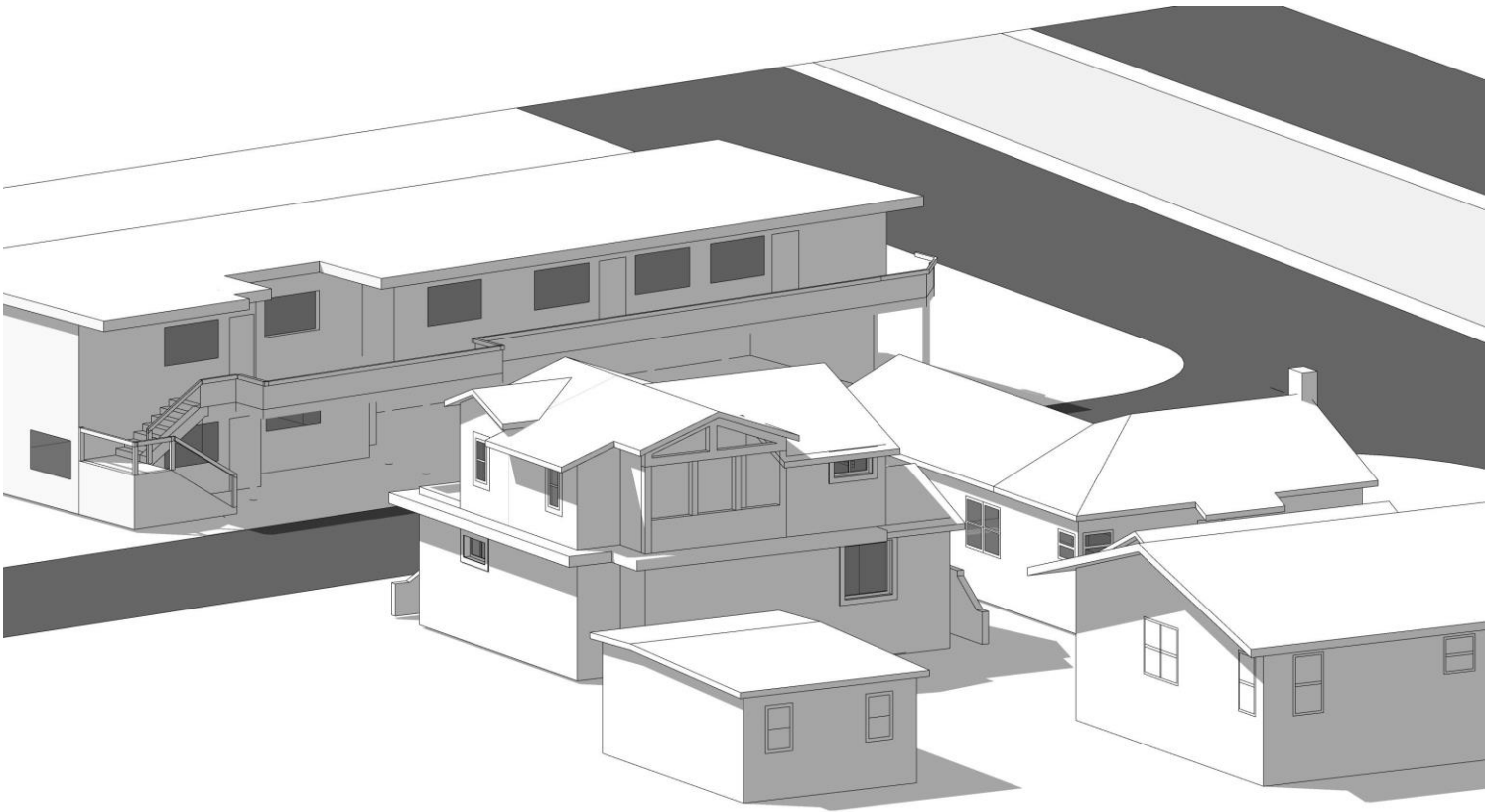
PROPOSED

July 21st

03:00 pm



EXISTING

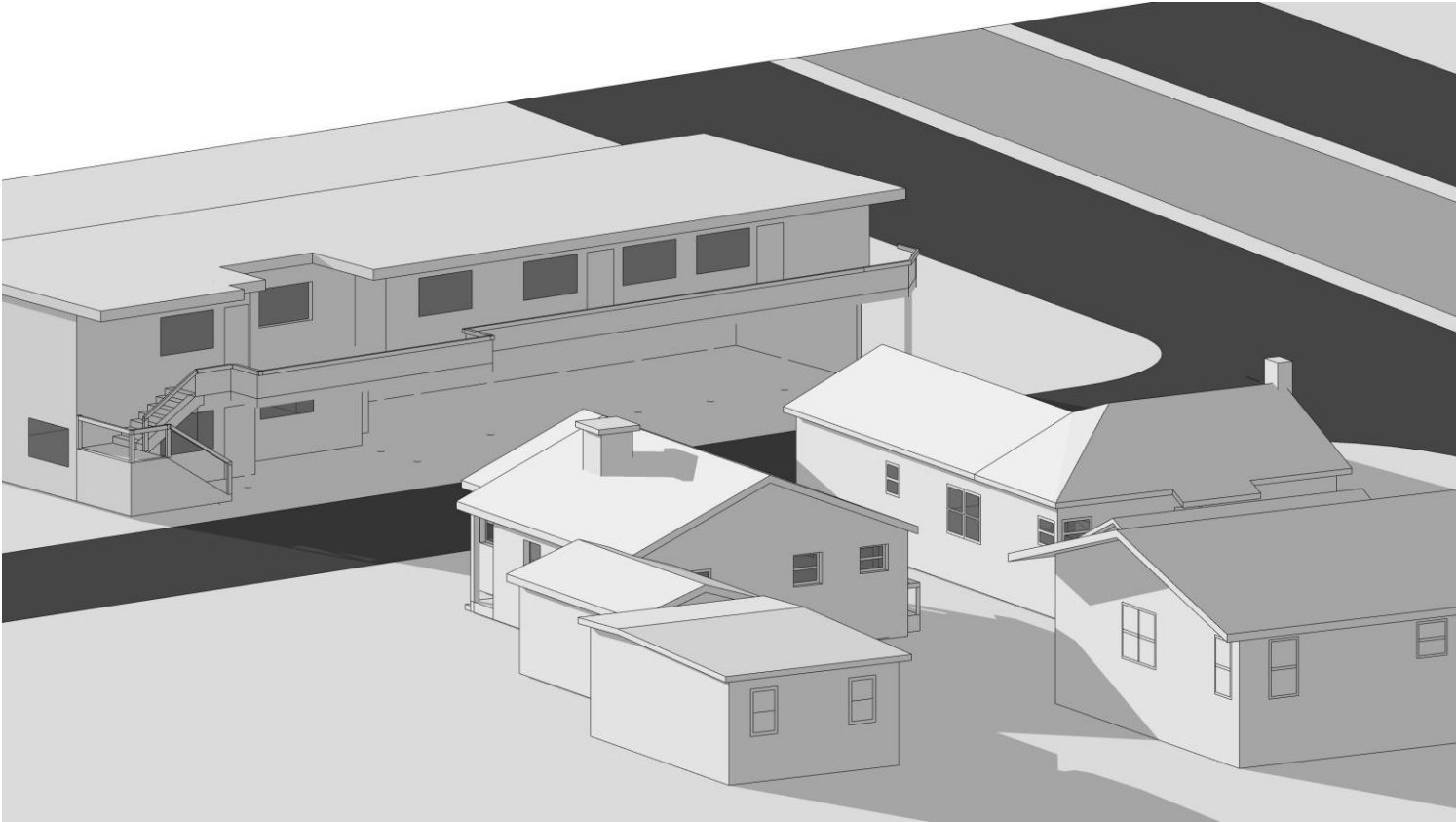


PROPOSED

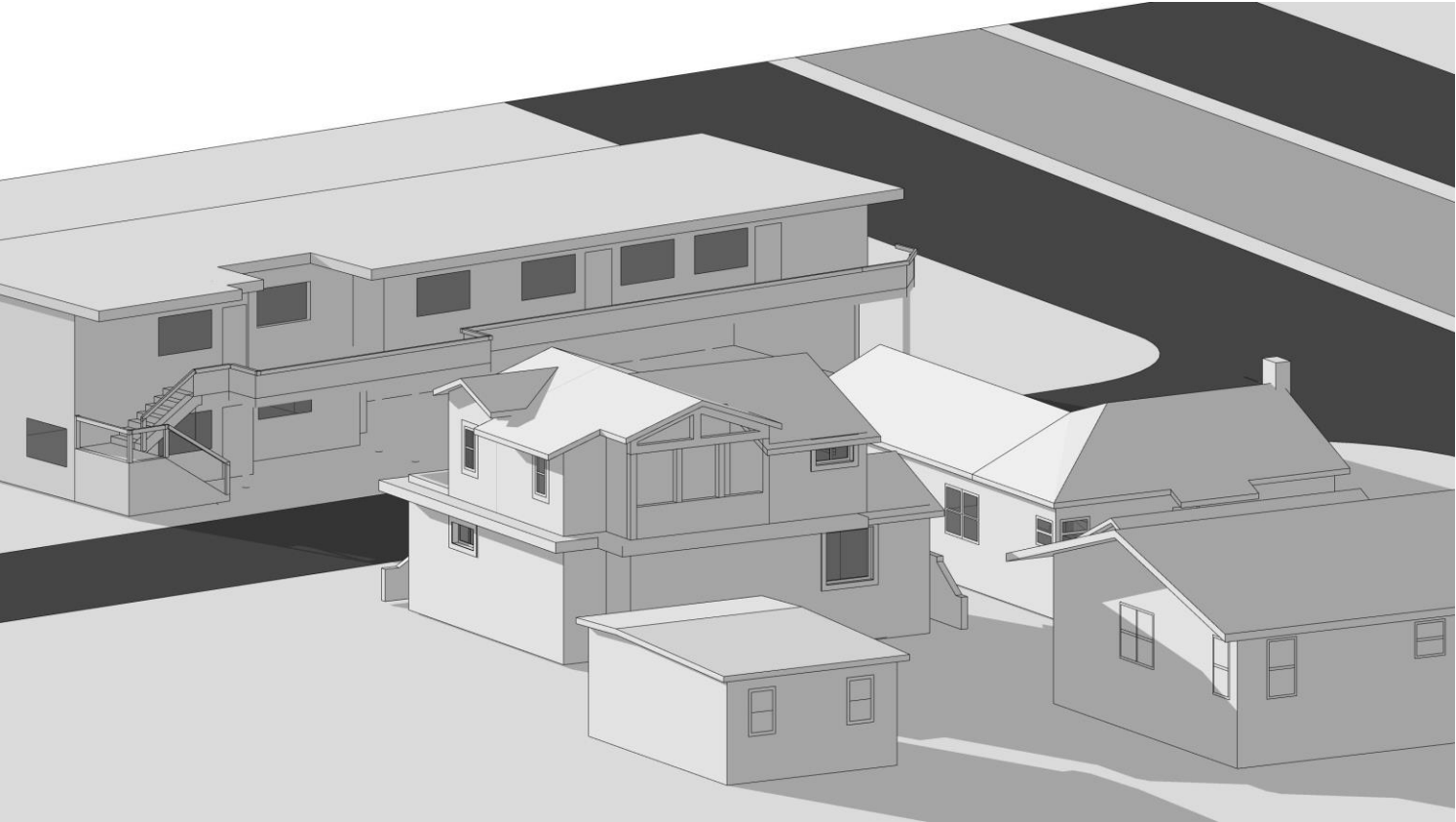
July 21st

06:00 pm

Sunset at 8:28 pm



EXISTING

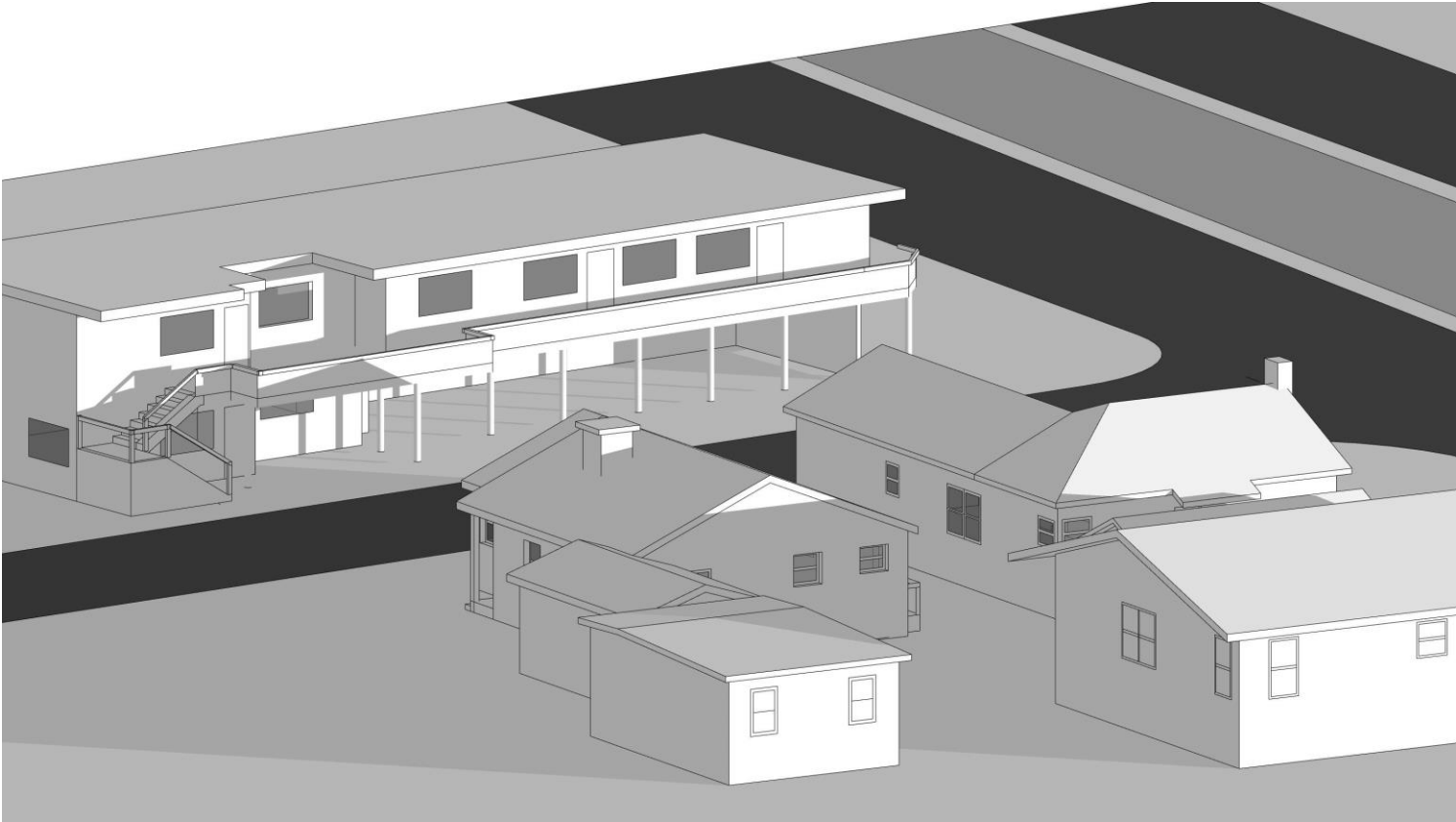


PROPOSED

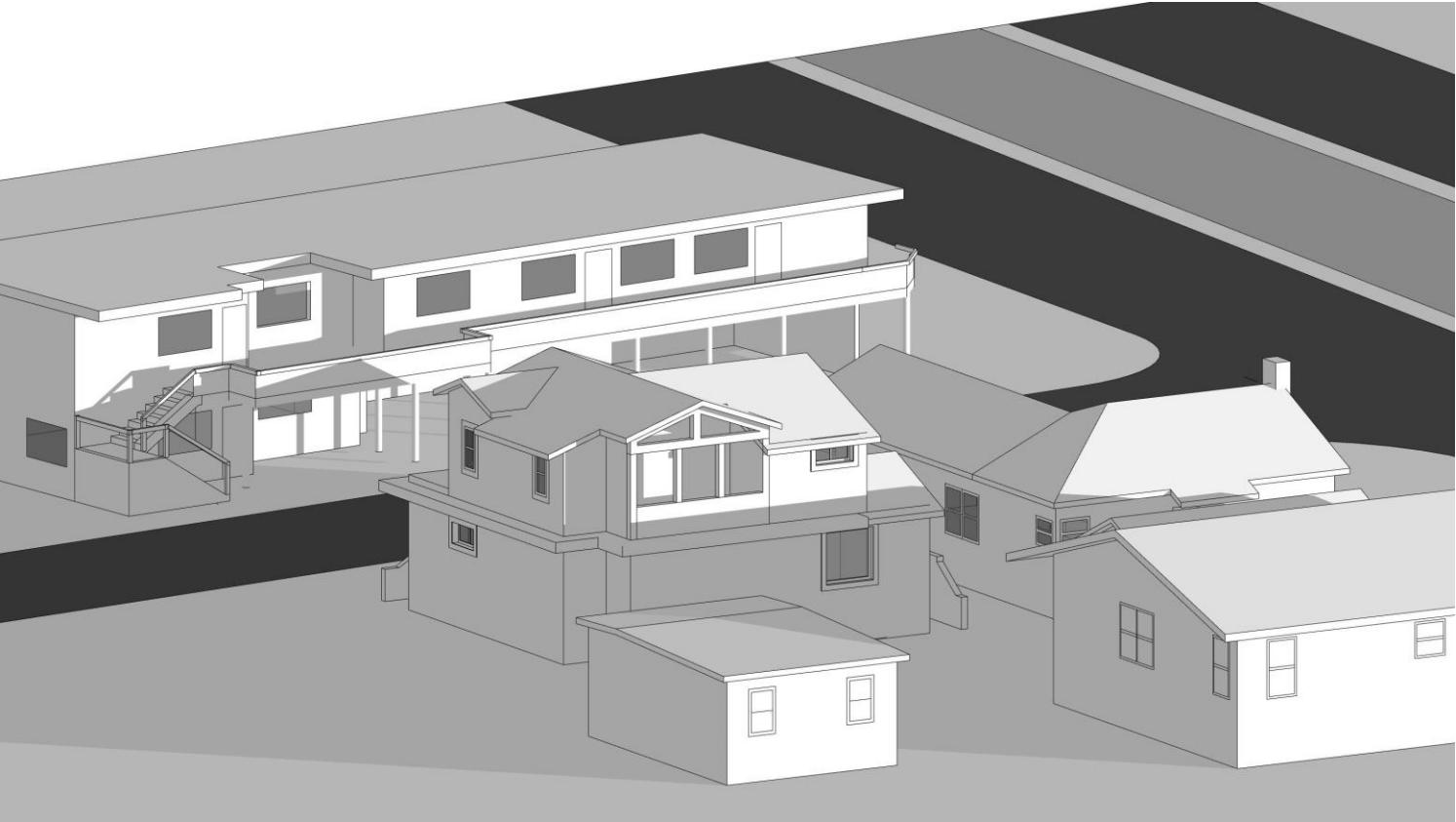
August 21st

06:00 am

Sunrise at 6:31 am



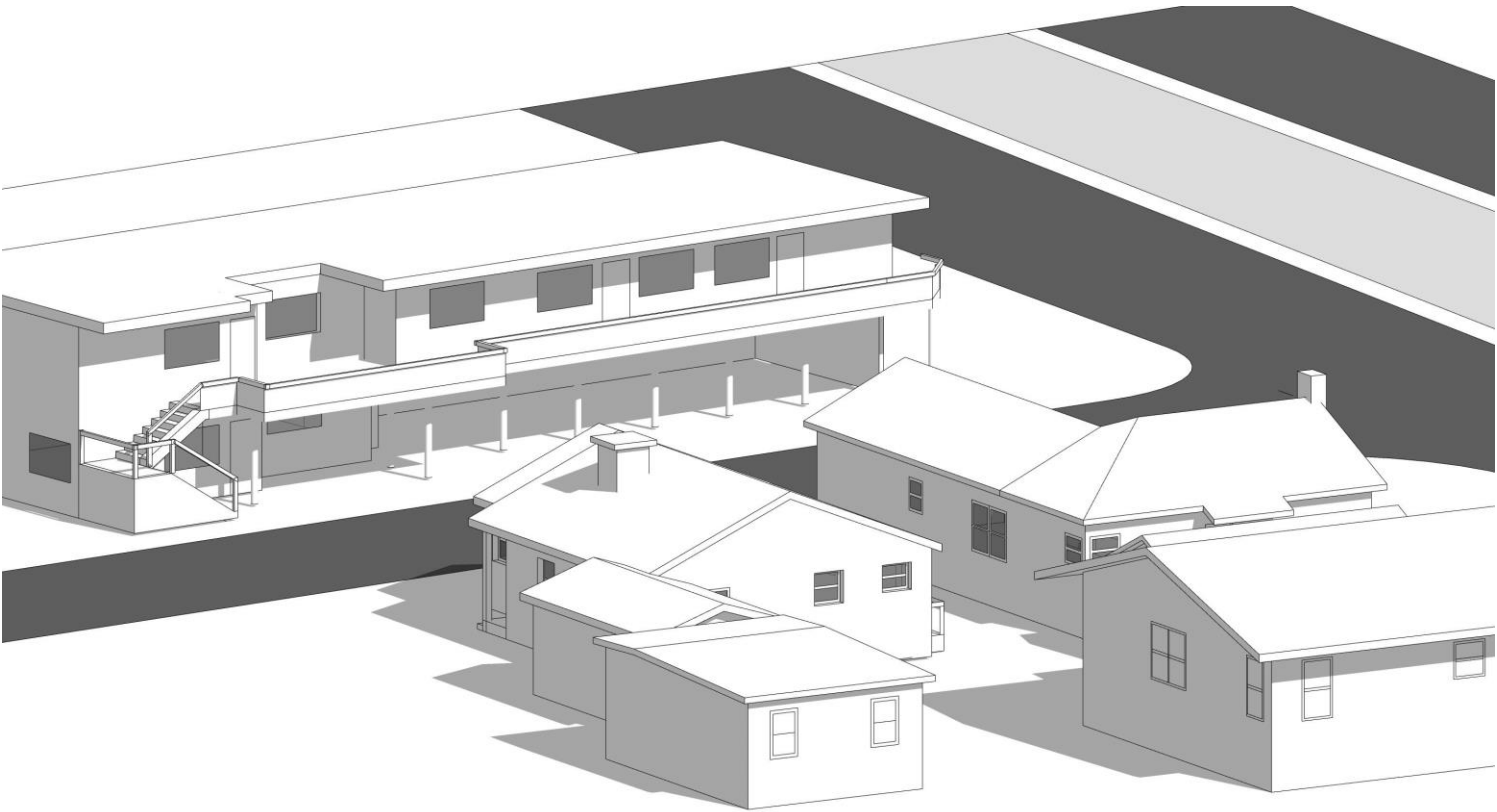
EXISTING



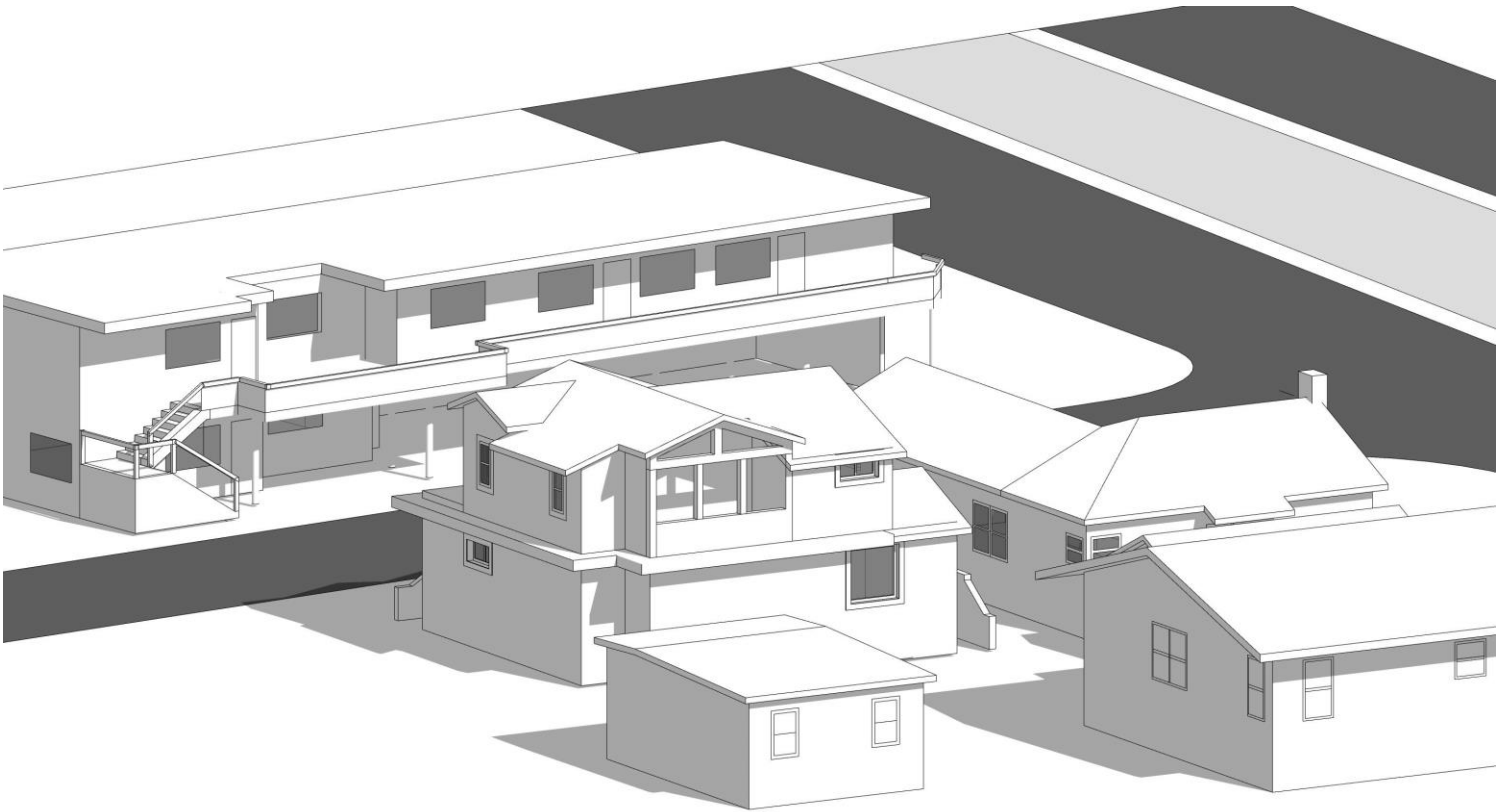
PROPOSED

August 21st

09:00 am



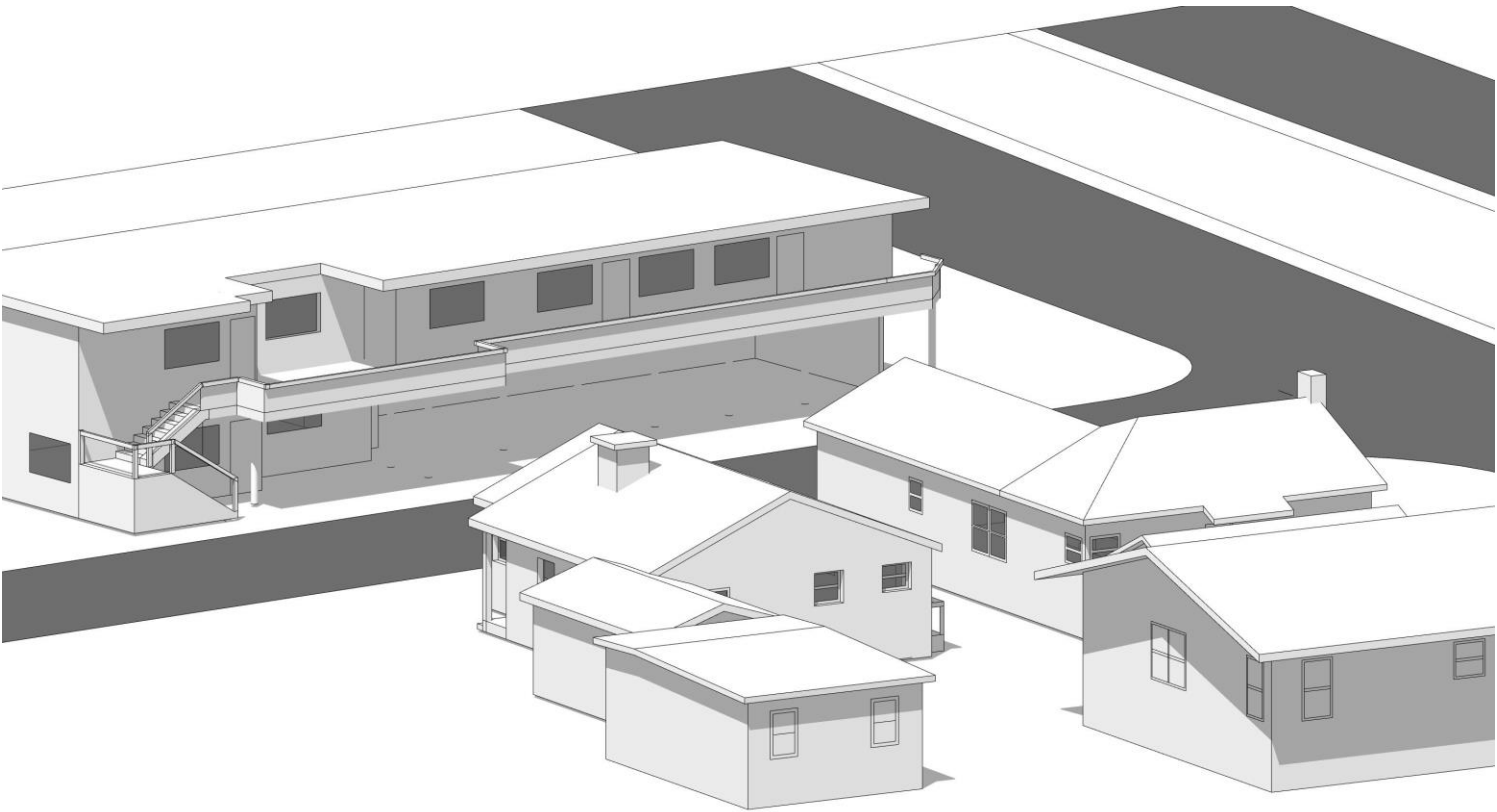
EXISTING



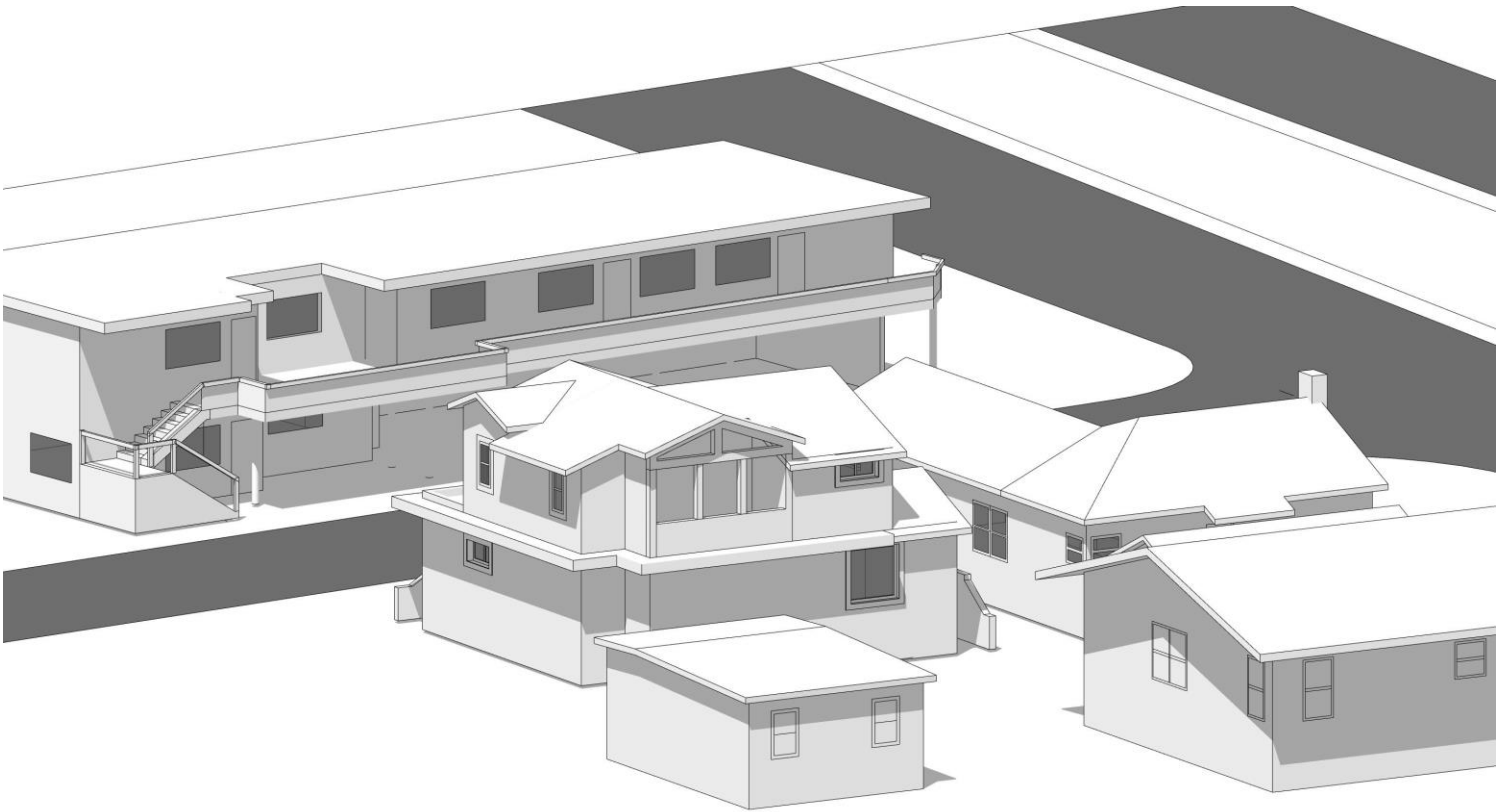
PROPOSED

August 21st

12:00 pm



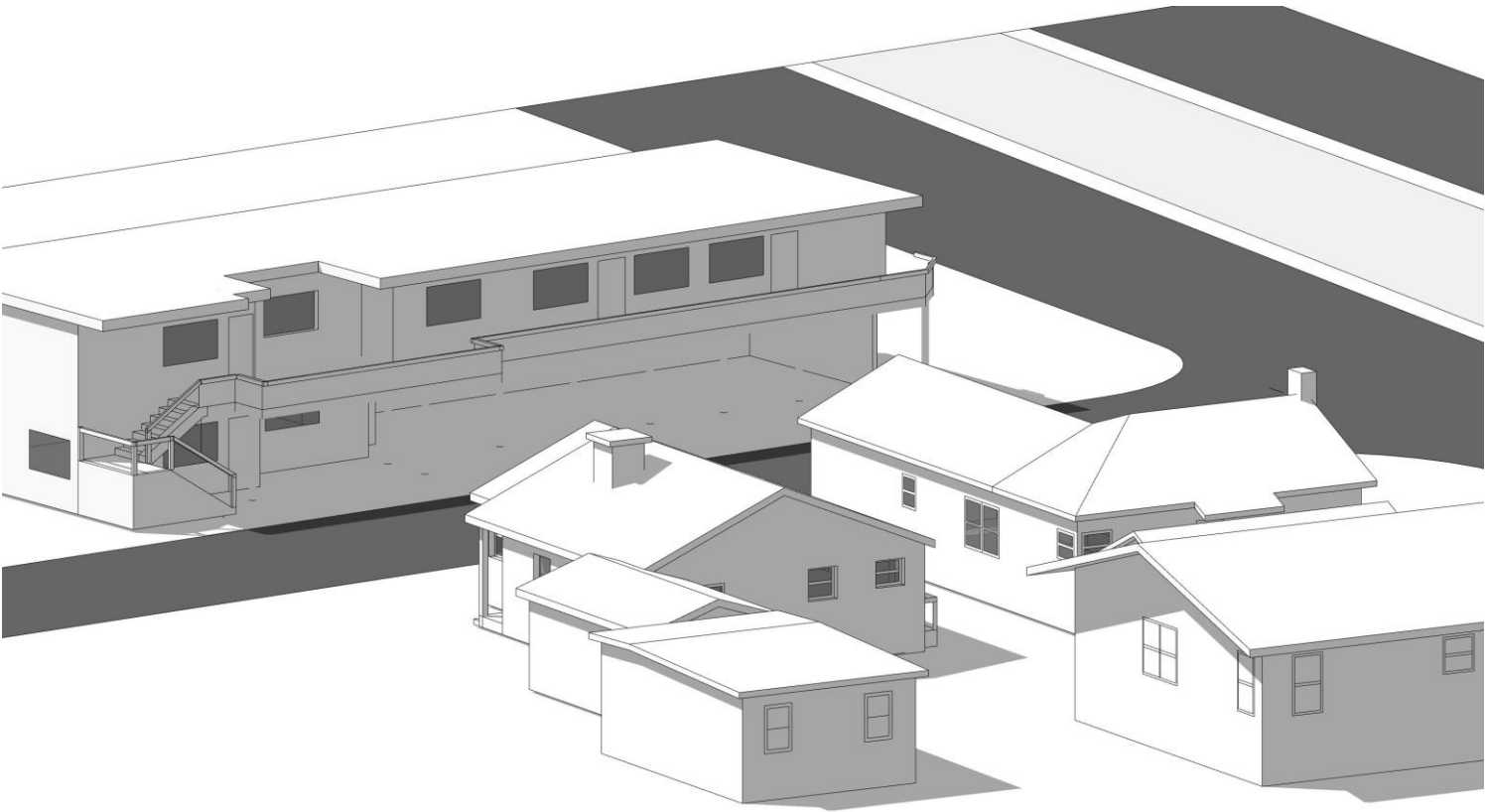
EXISTING



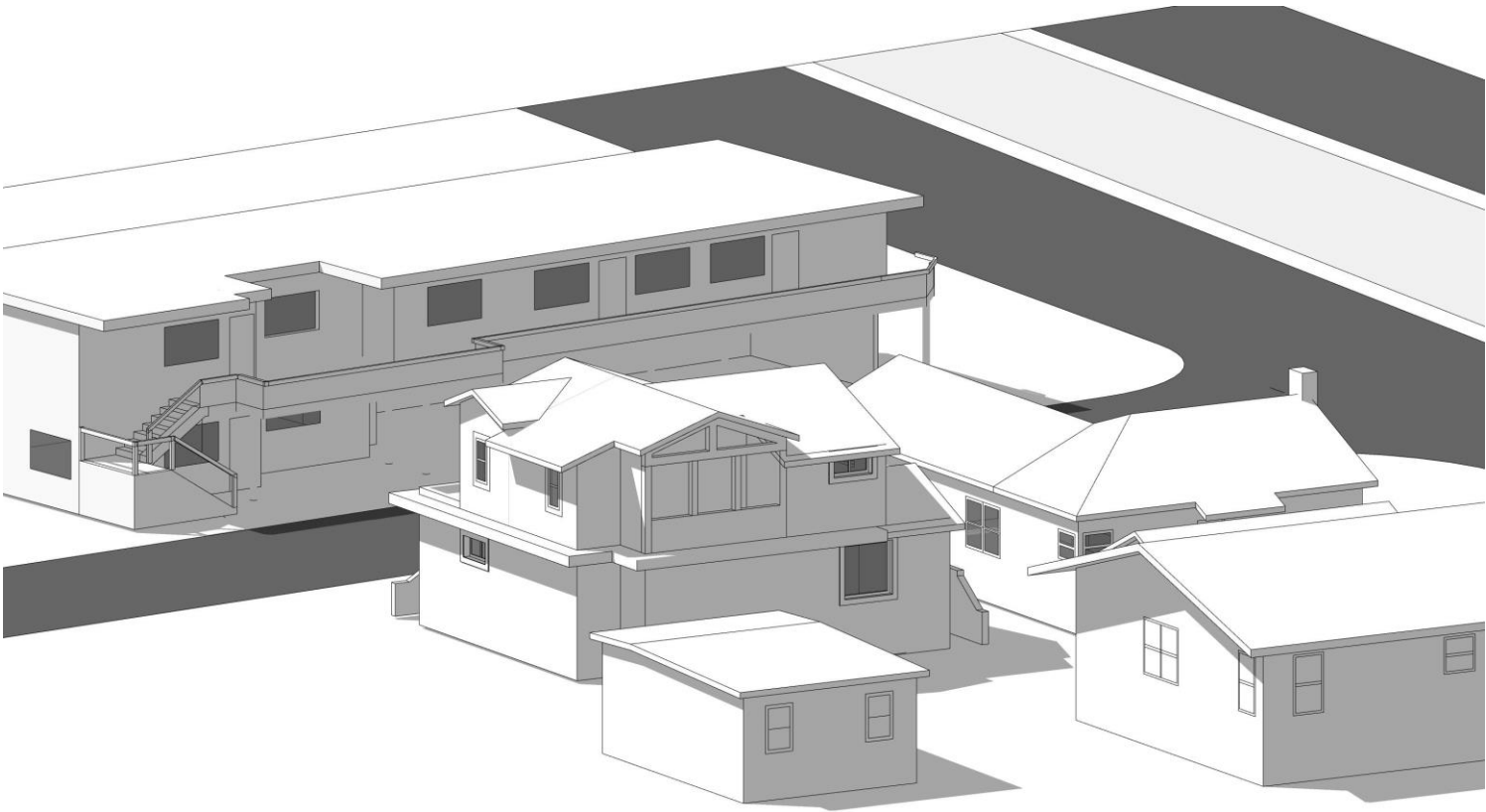
PROPOSED

August 21st

03:00 pm



EXISTING

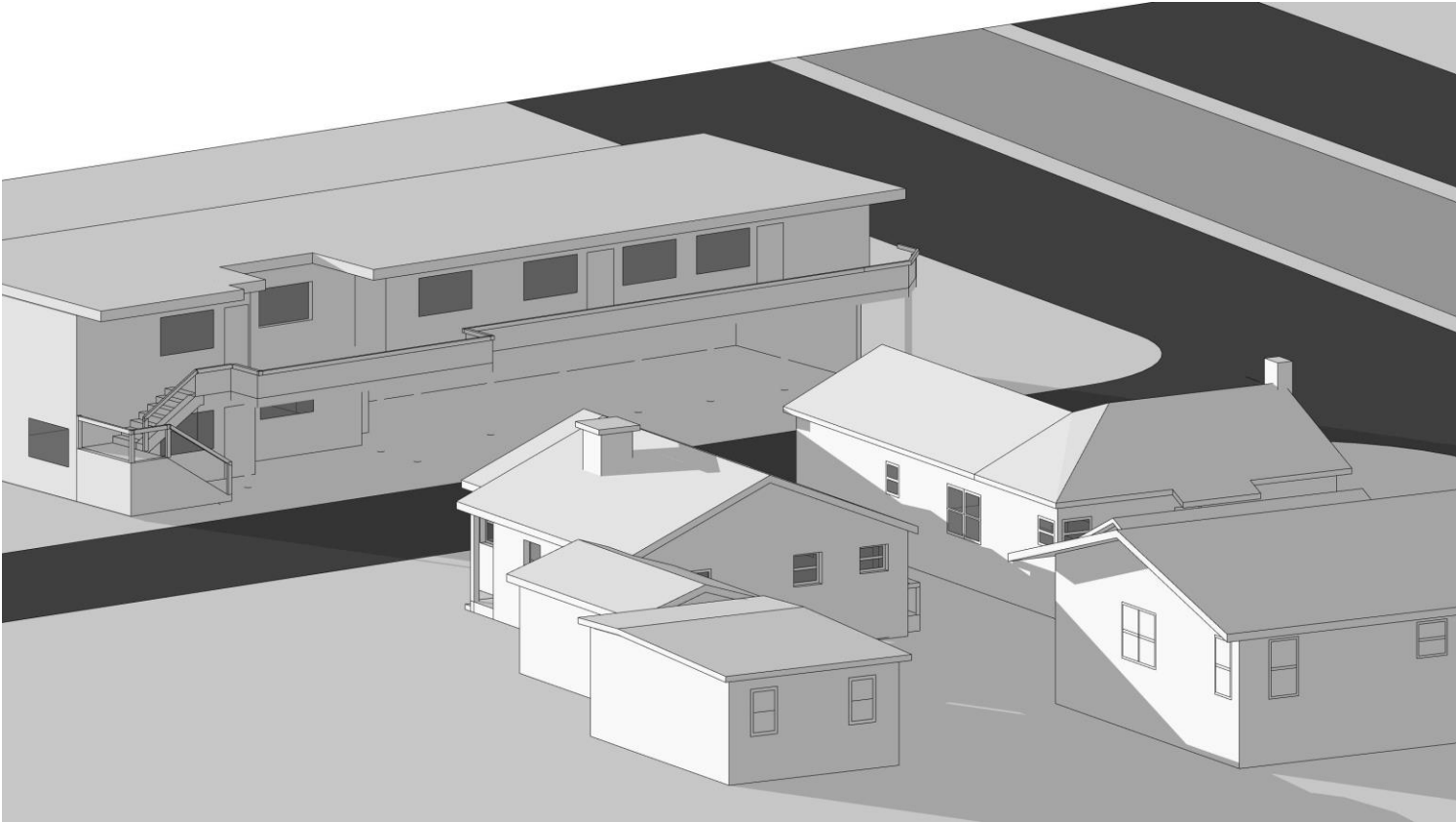


PROPOSED

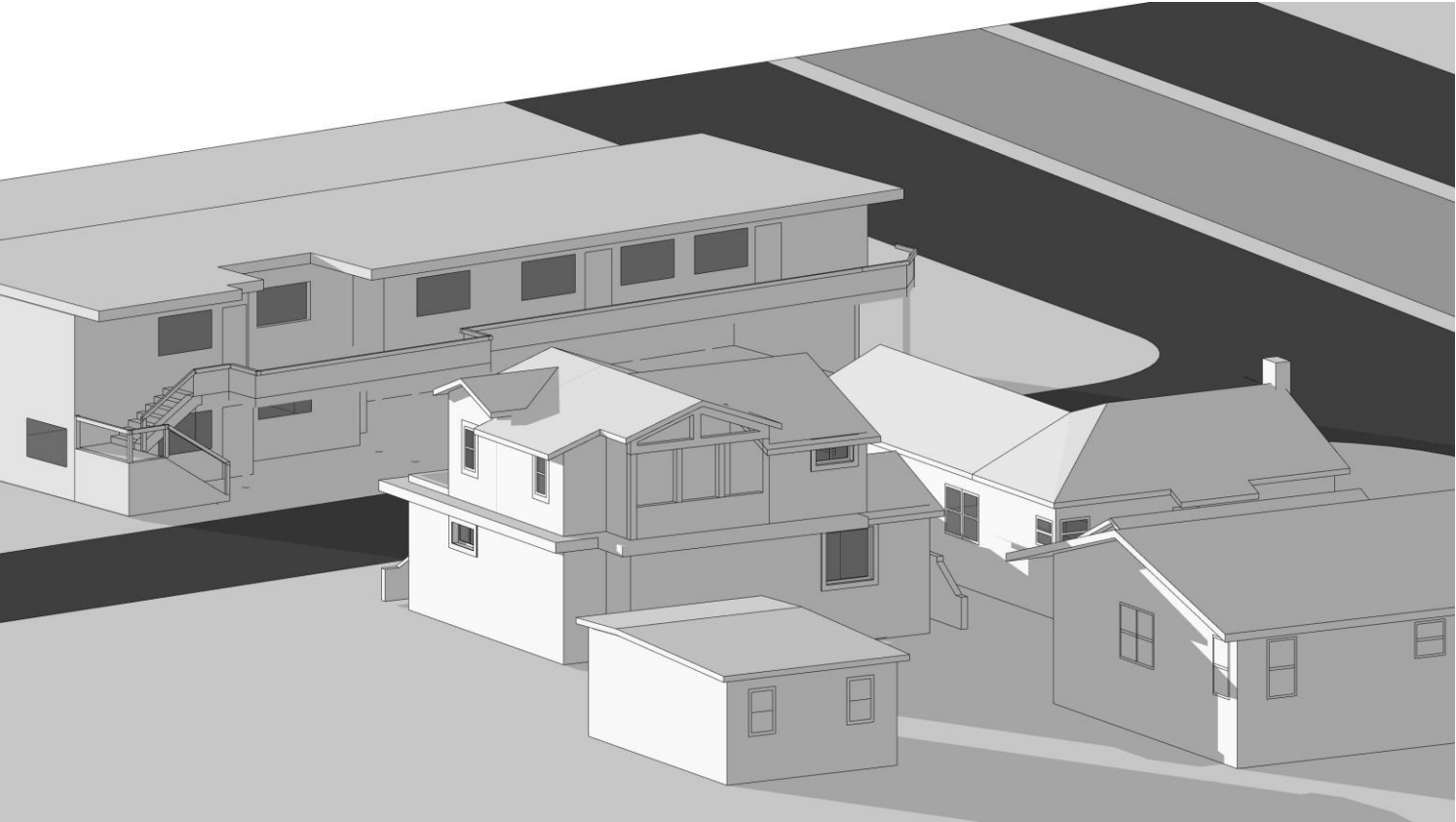
August 21st

06:00 pm

Sunset at 7:54 pm



EXISTING

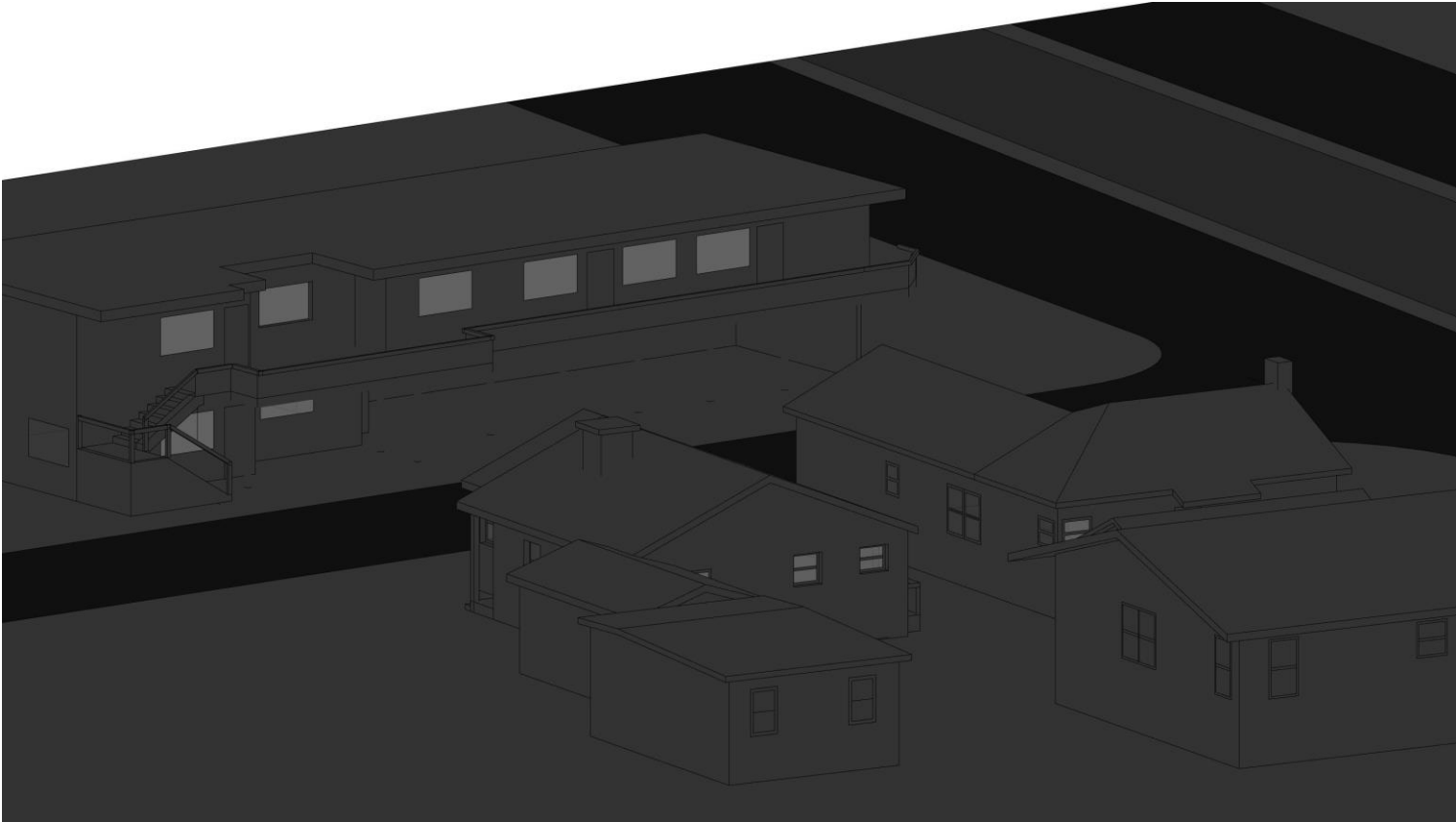


PROPOSED

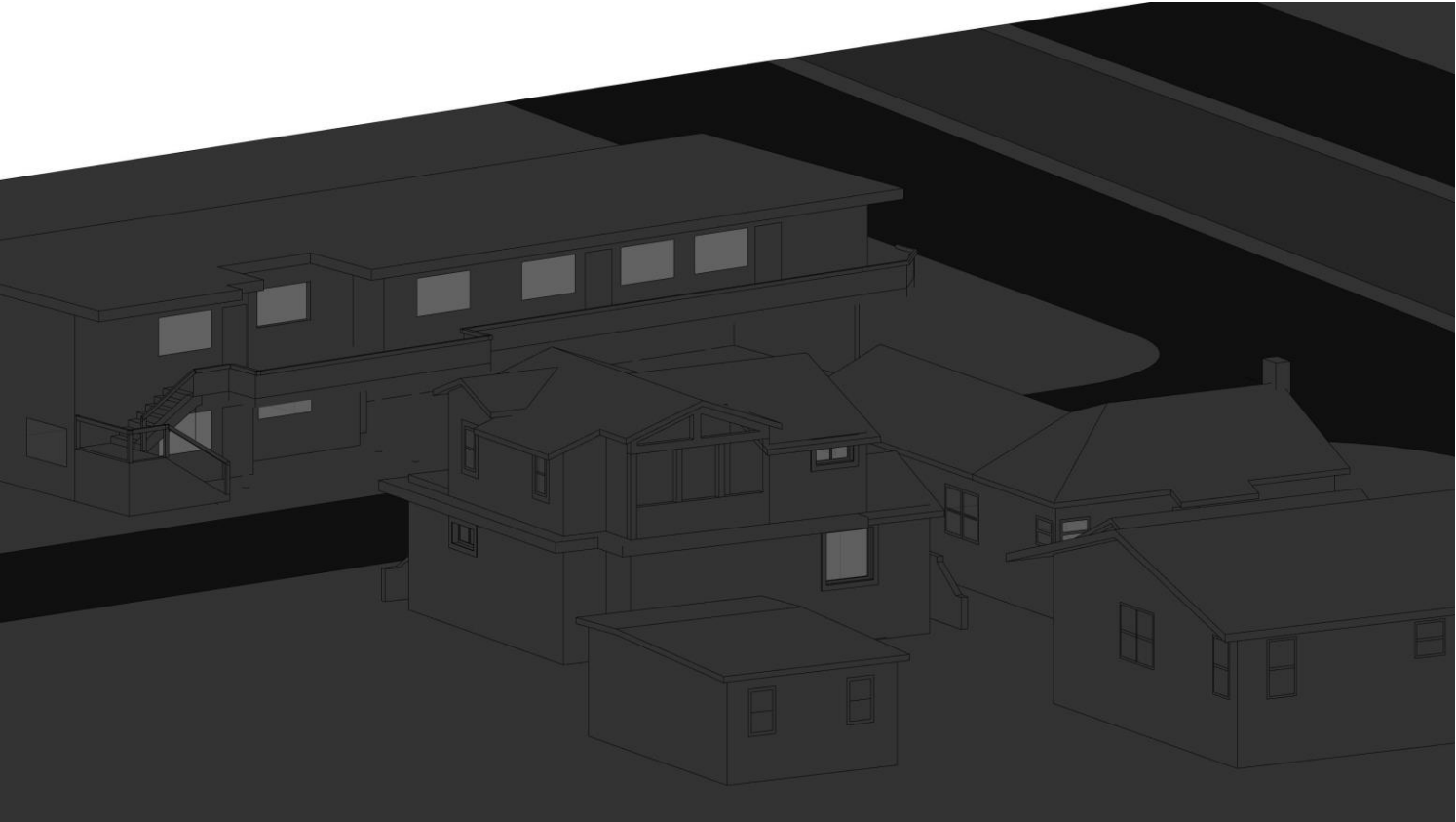
September 21st

06:00 am

Sunrise at 6:57 am



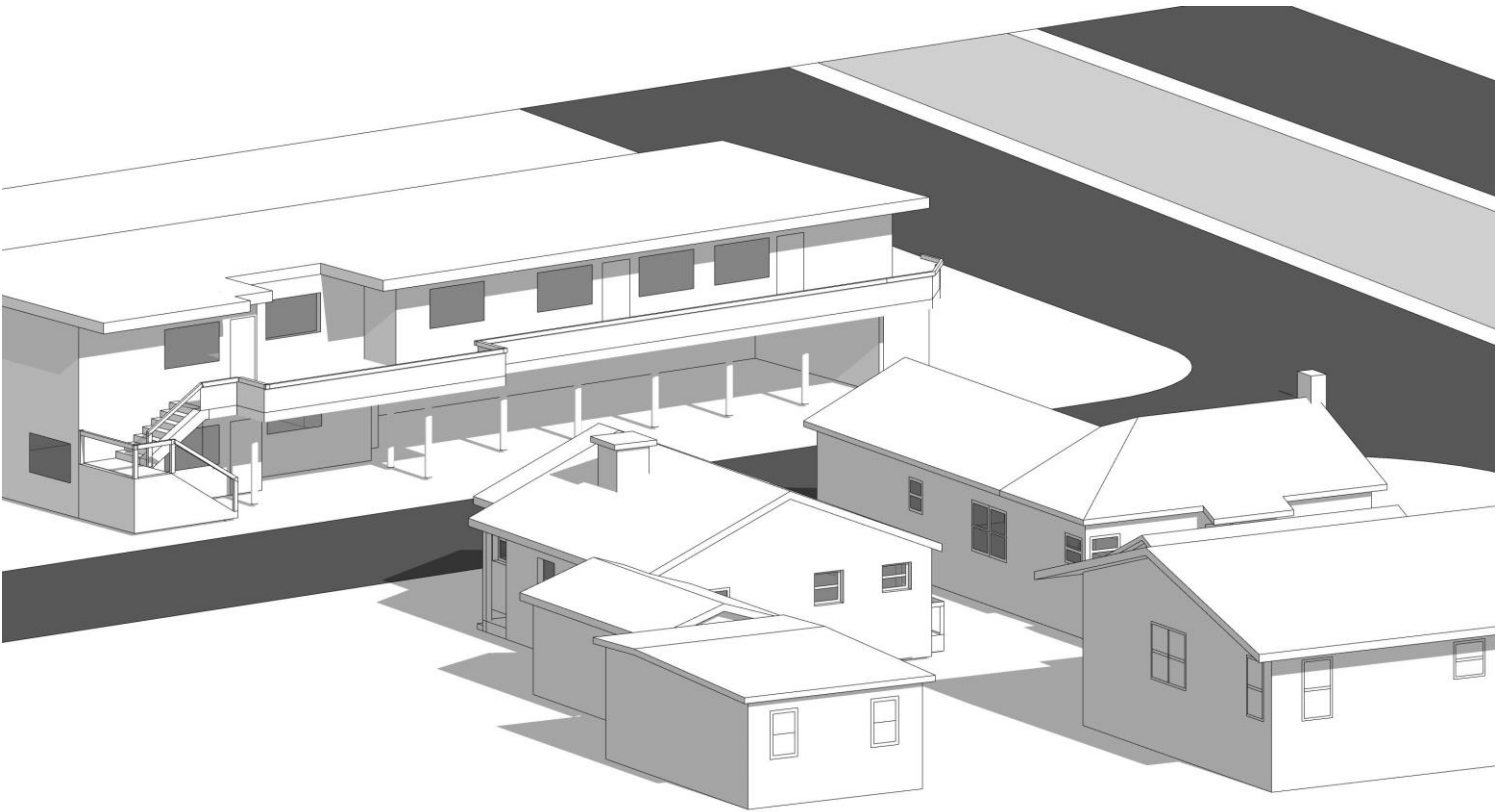
EXISTING



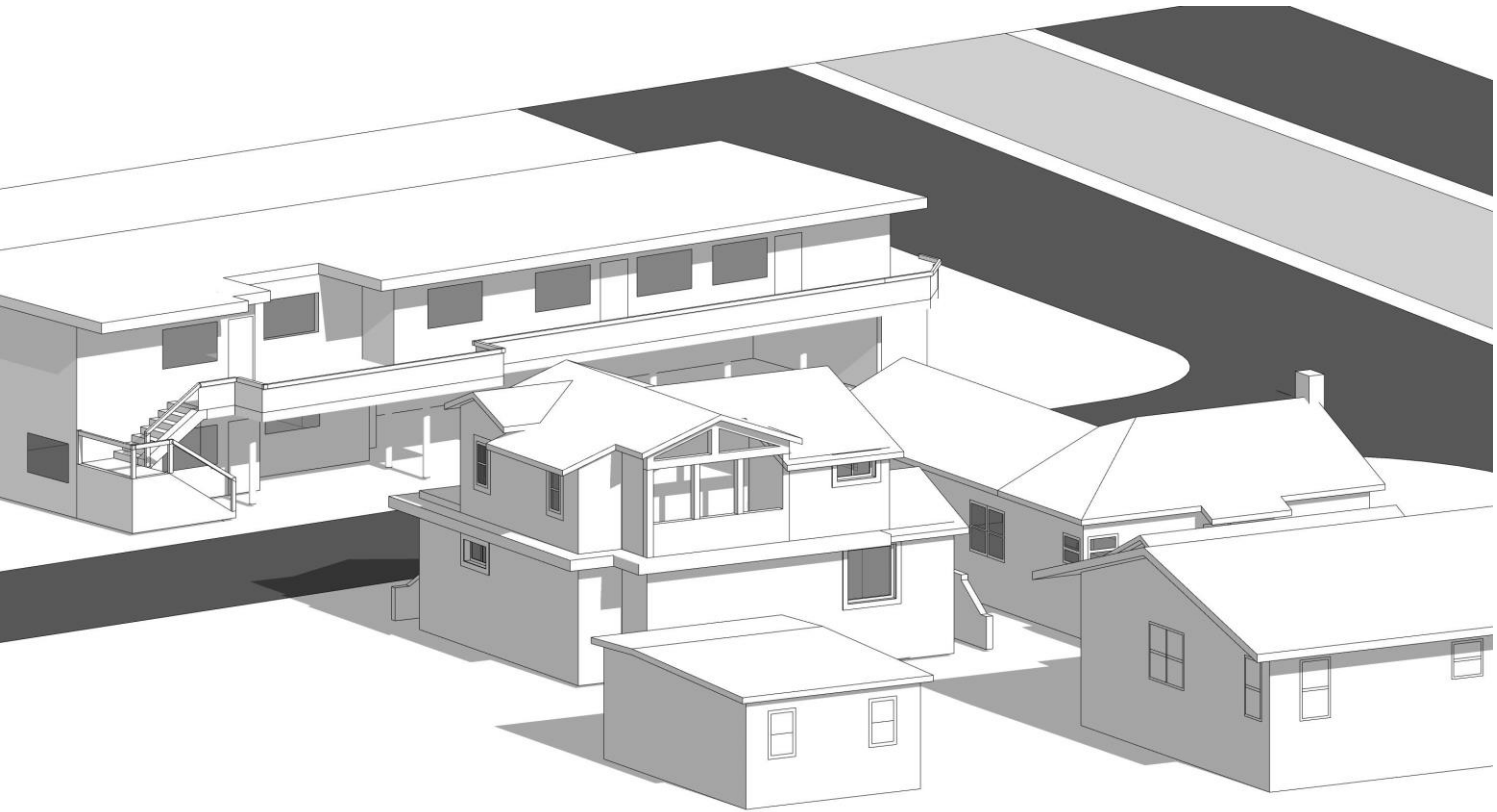
PROPOSED

September 21st

09:00 am



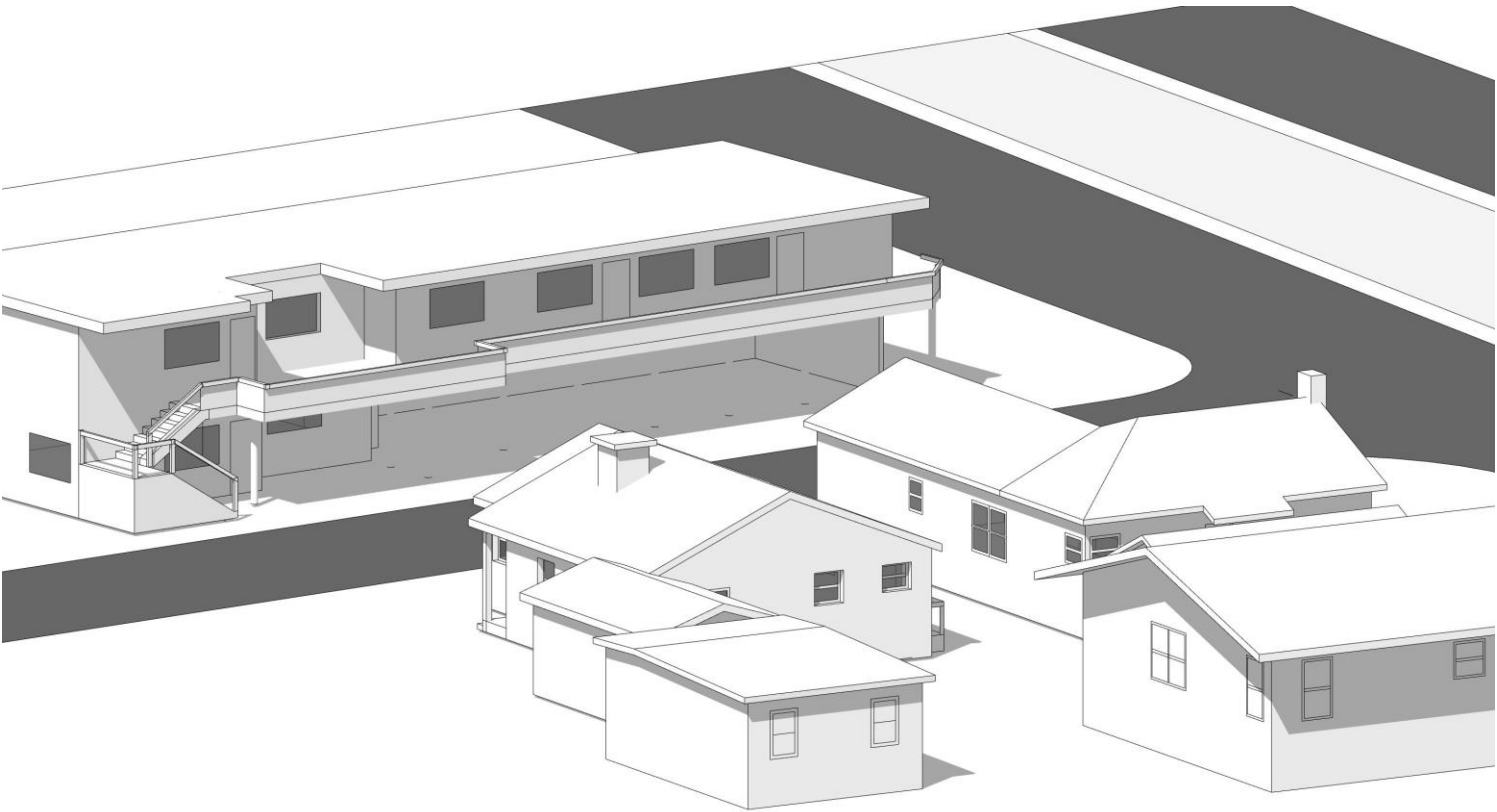
EXISTING



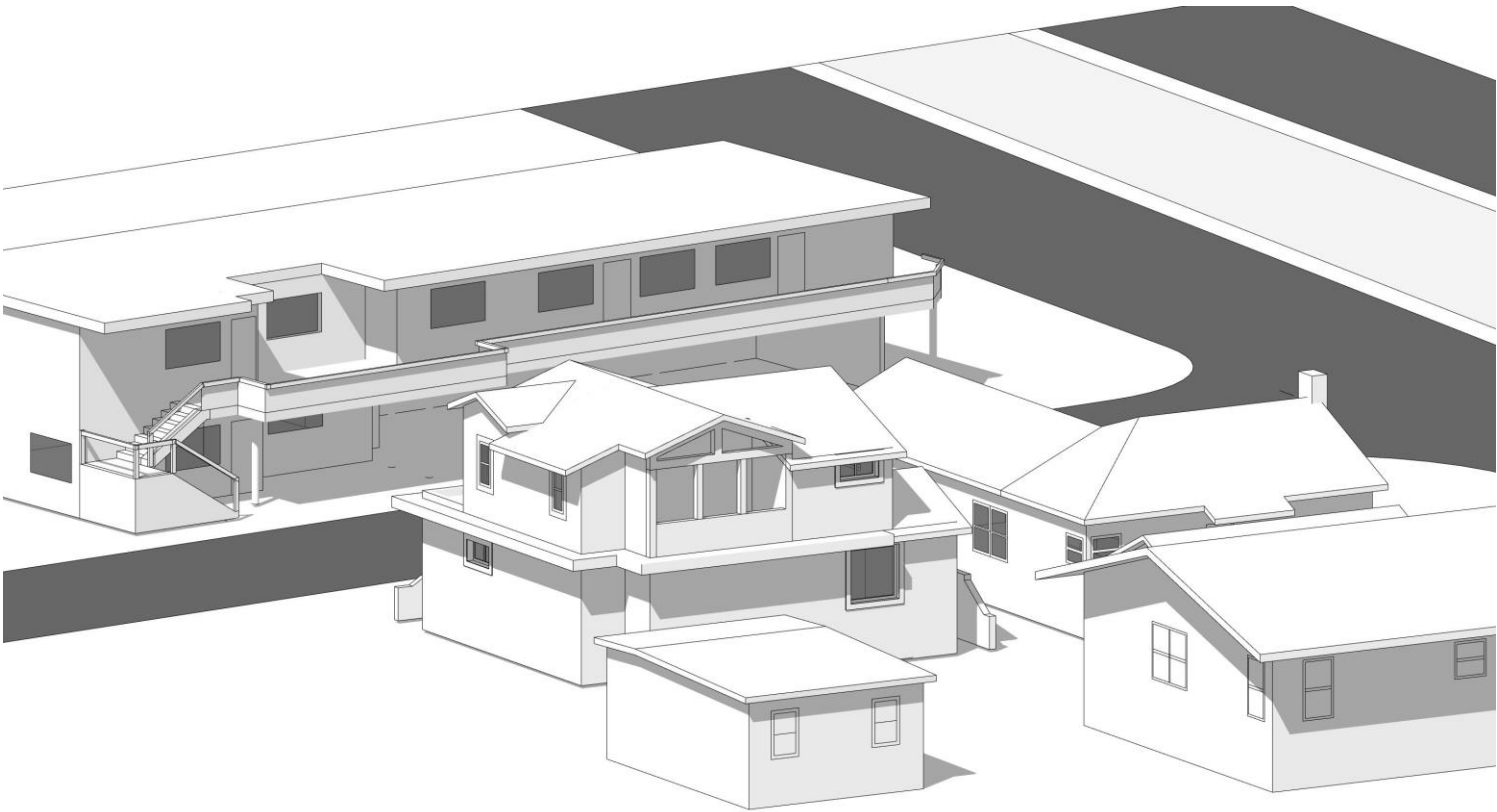
PROPOSED

September 21st

12:00 pm



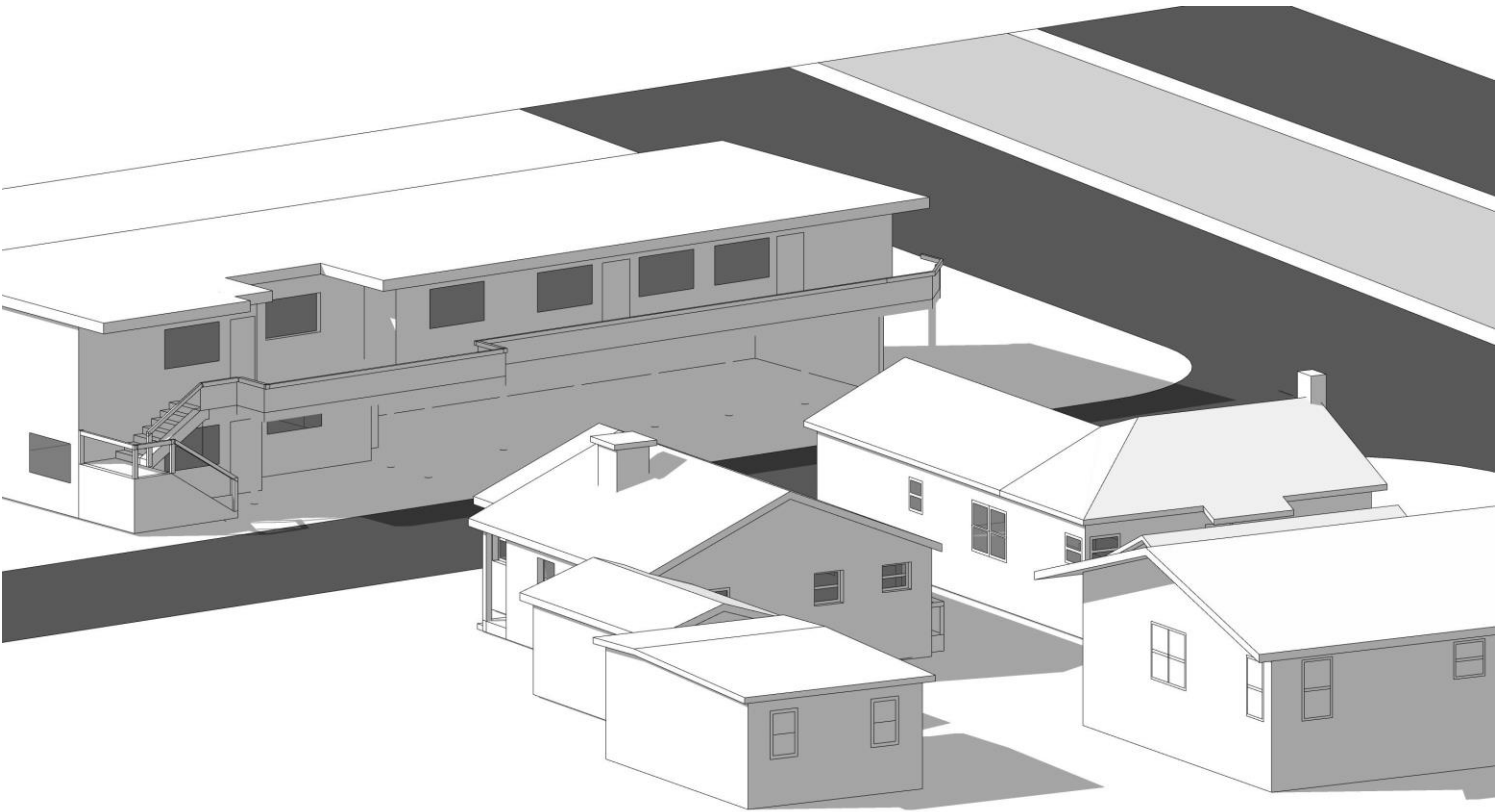
EXISTING



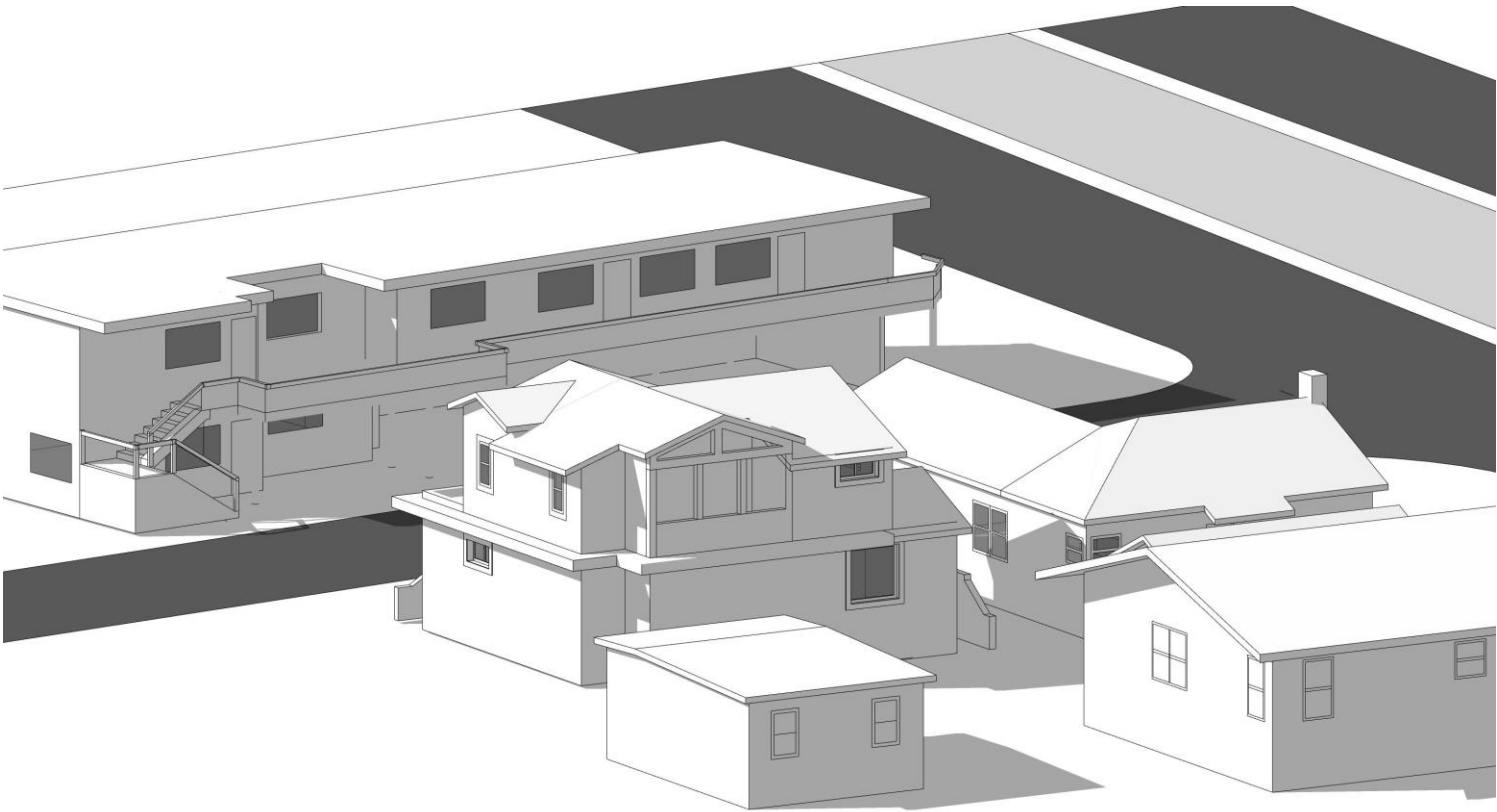
PROPOSED

September 21st

03:00 pm



EXISTING

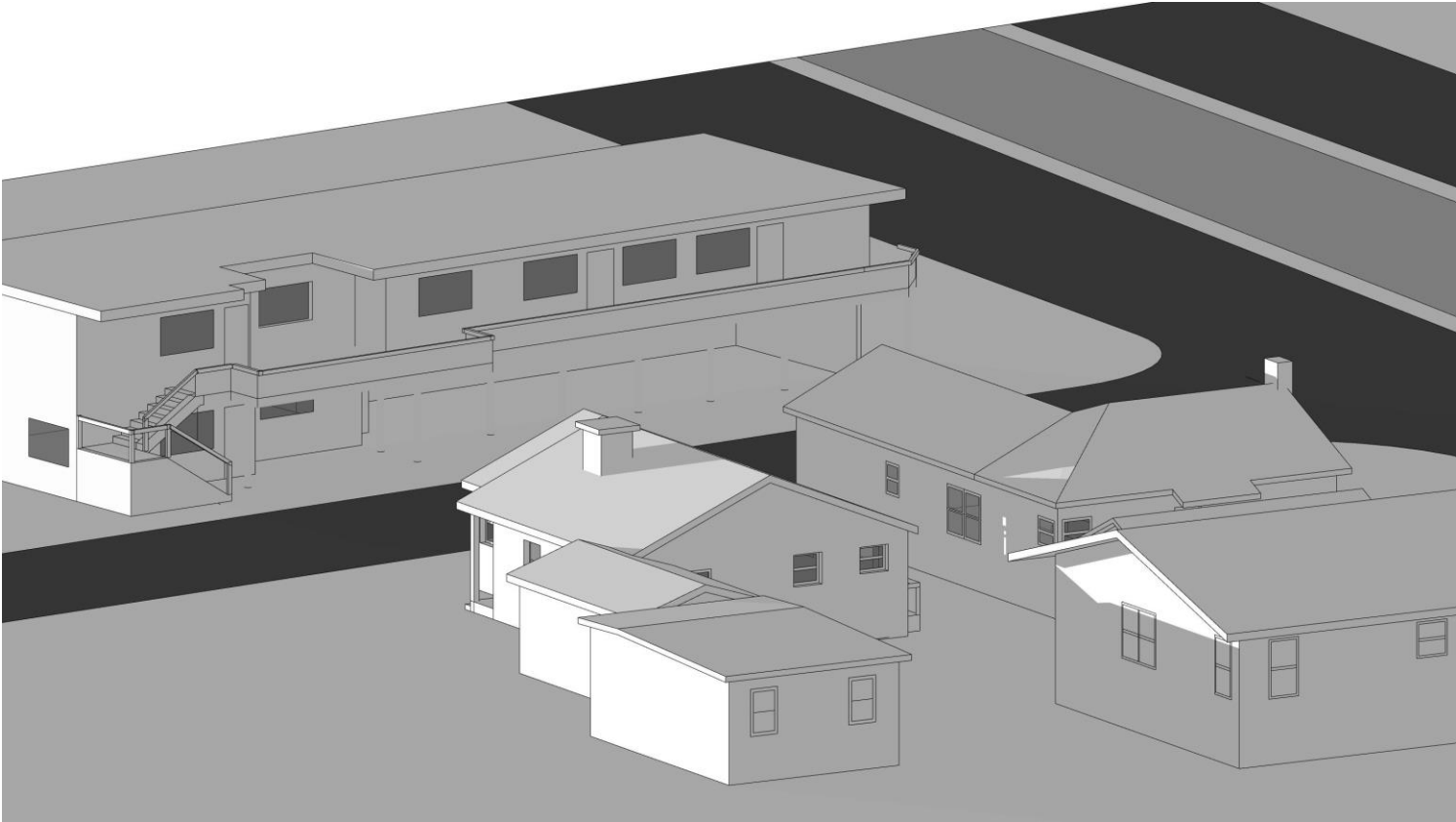


PROPOSED

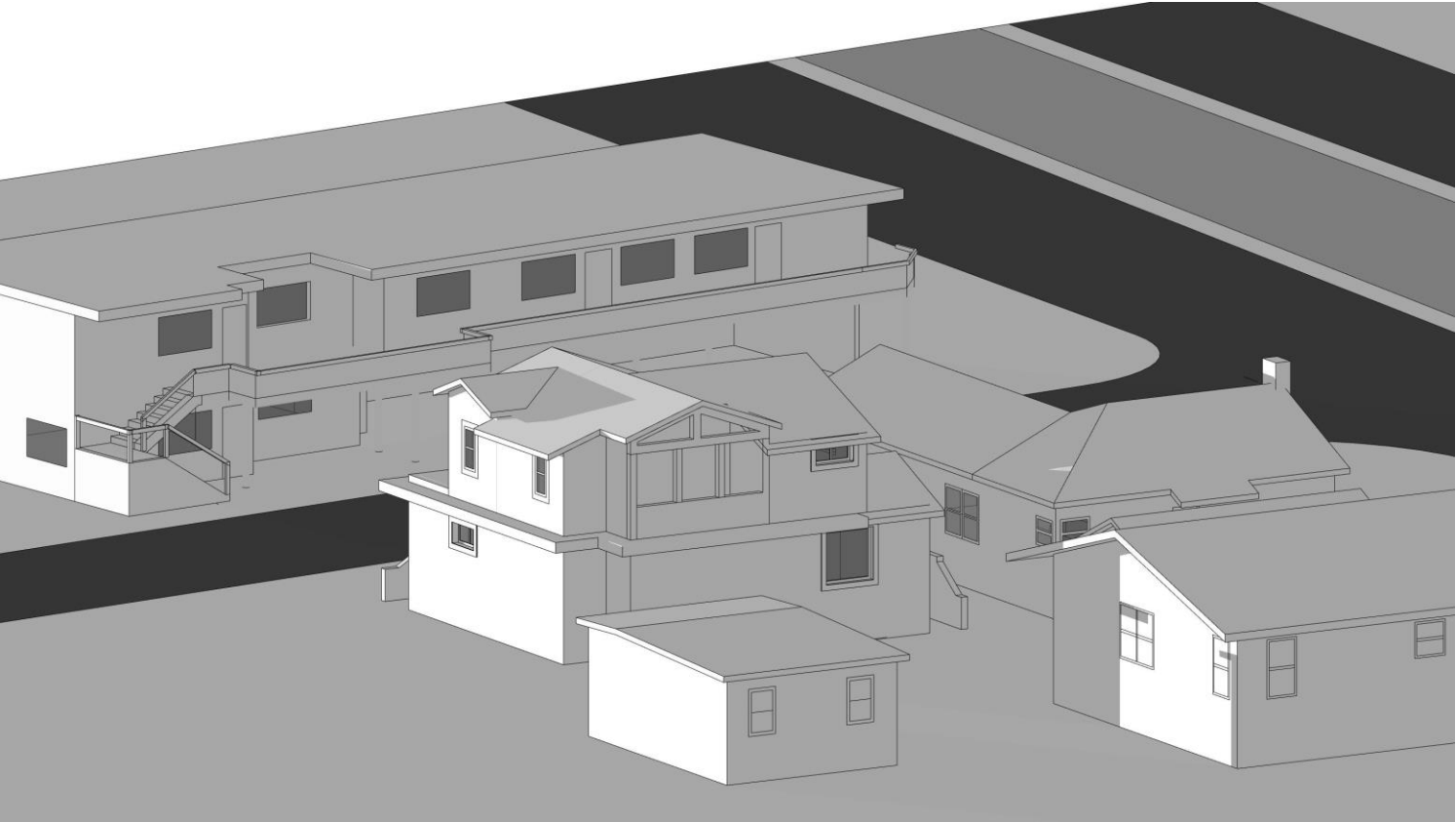
September 21st

06:00 pm

Sunset at 7:08 am



EXISTING

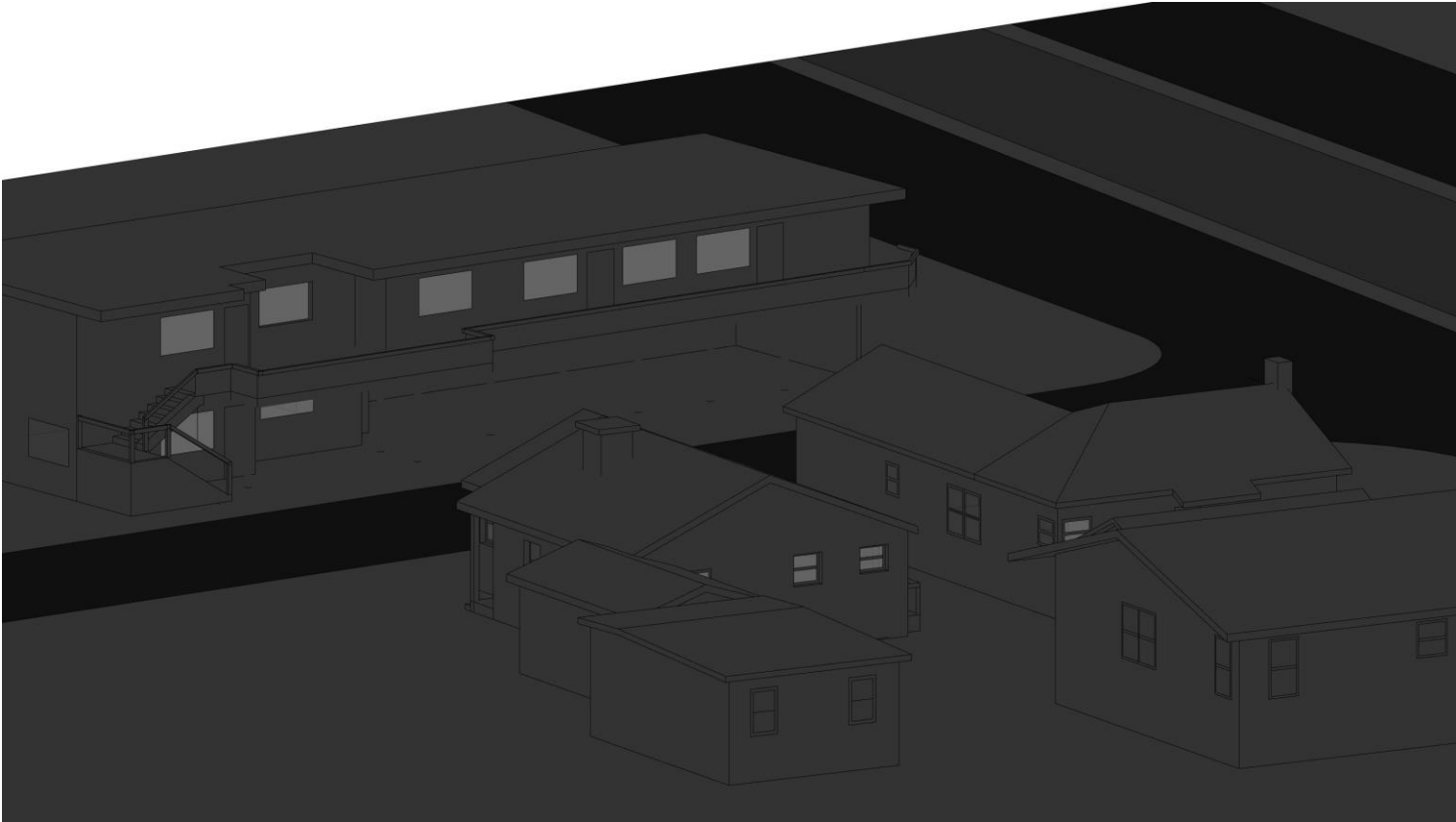


PROPOSED

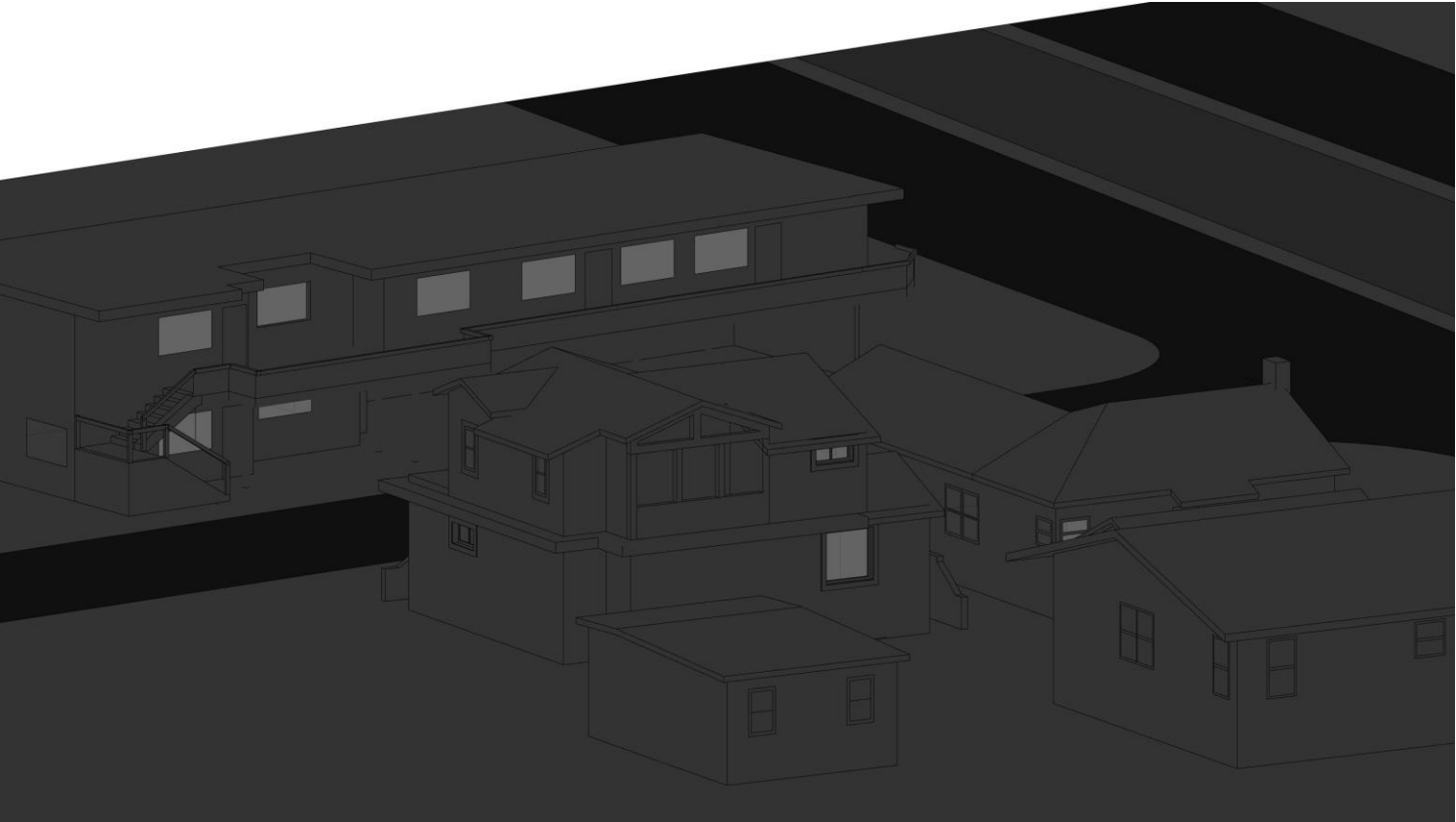
October 21st

06:00 am

Sunrise at 7:25 am



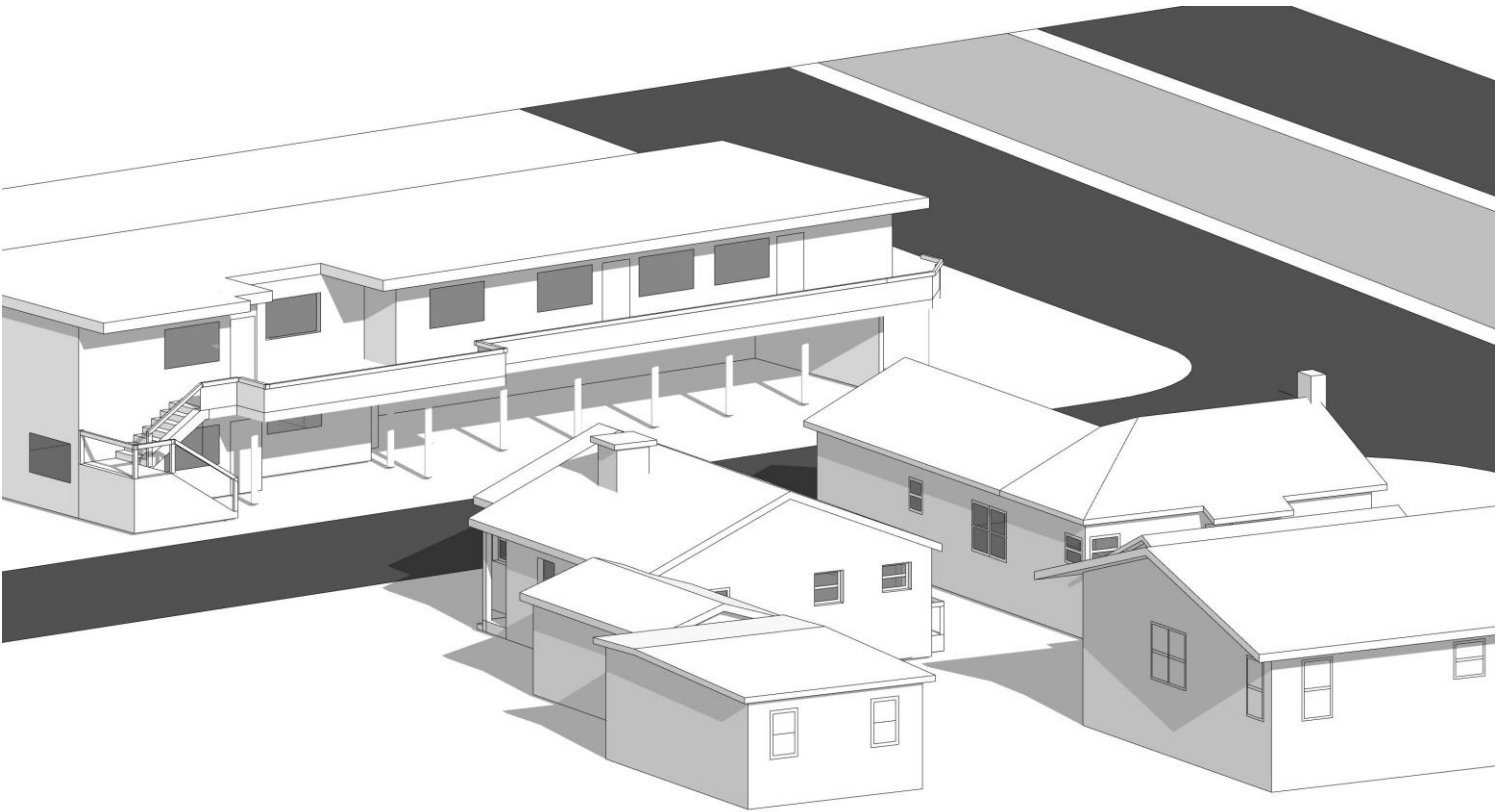
EXISTING



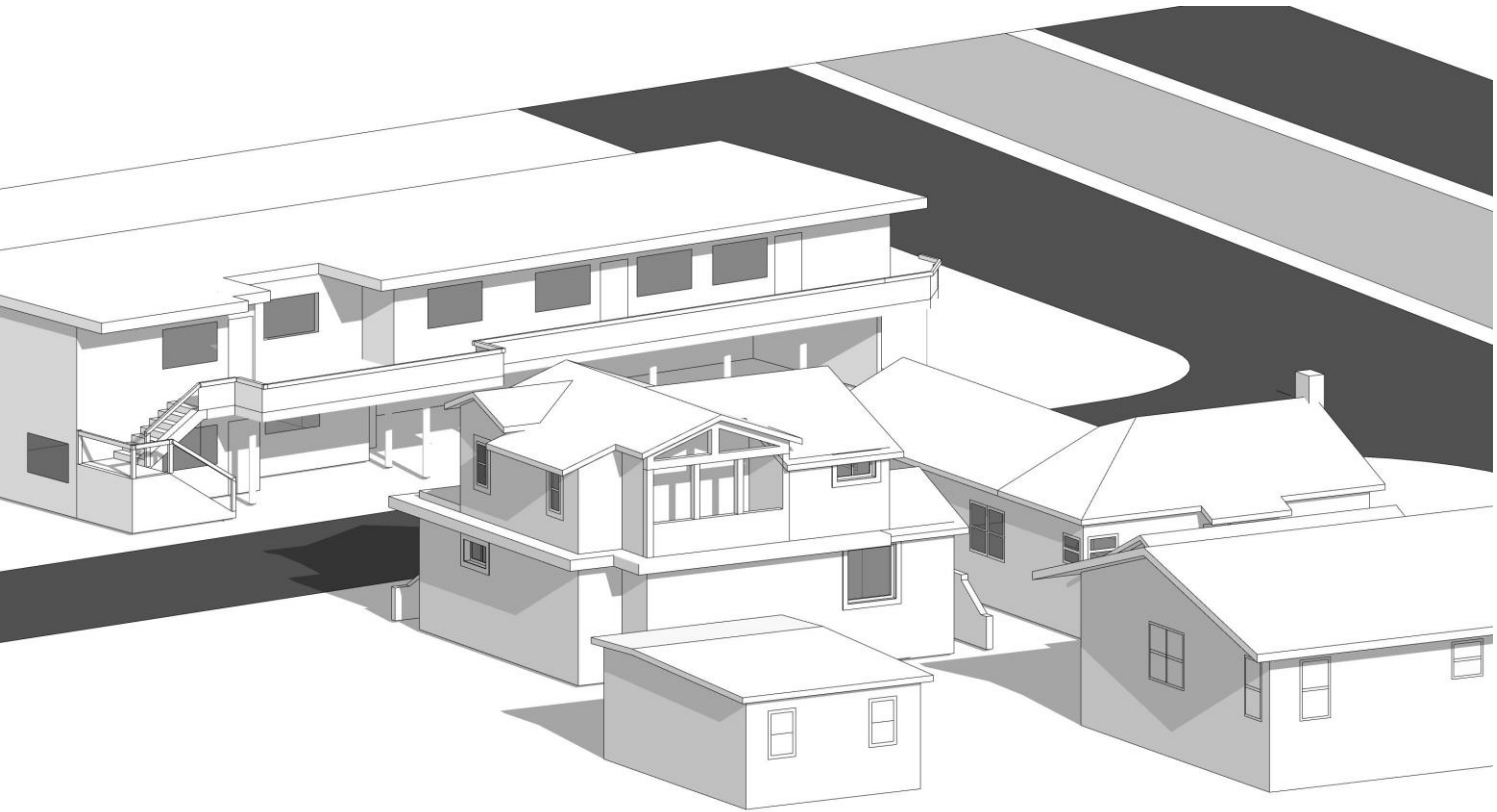
PROPOSED

October 21st

09:00 am



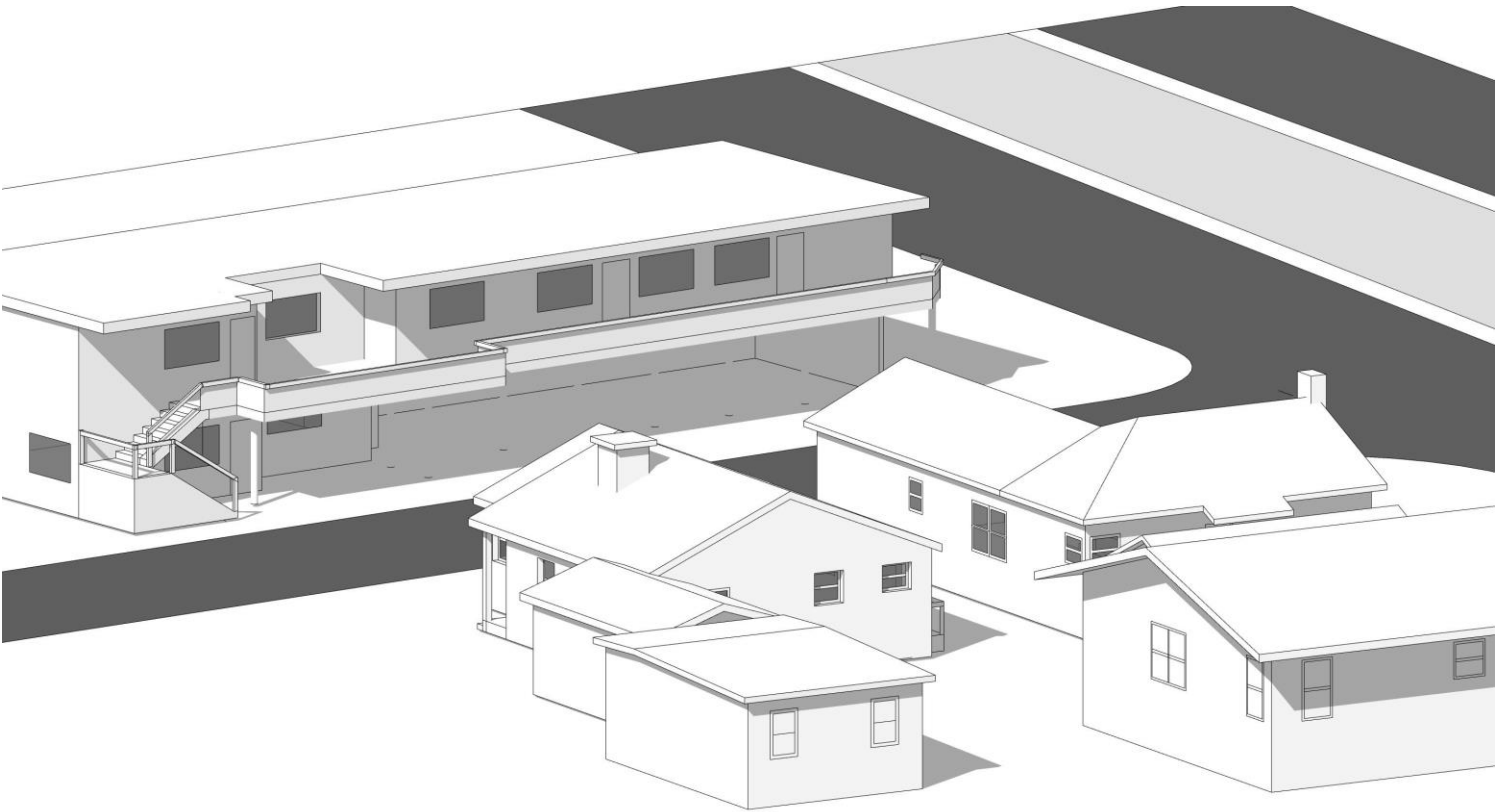
EXISTING



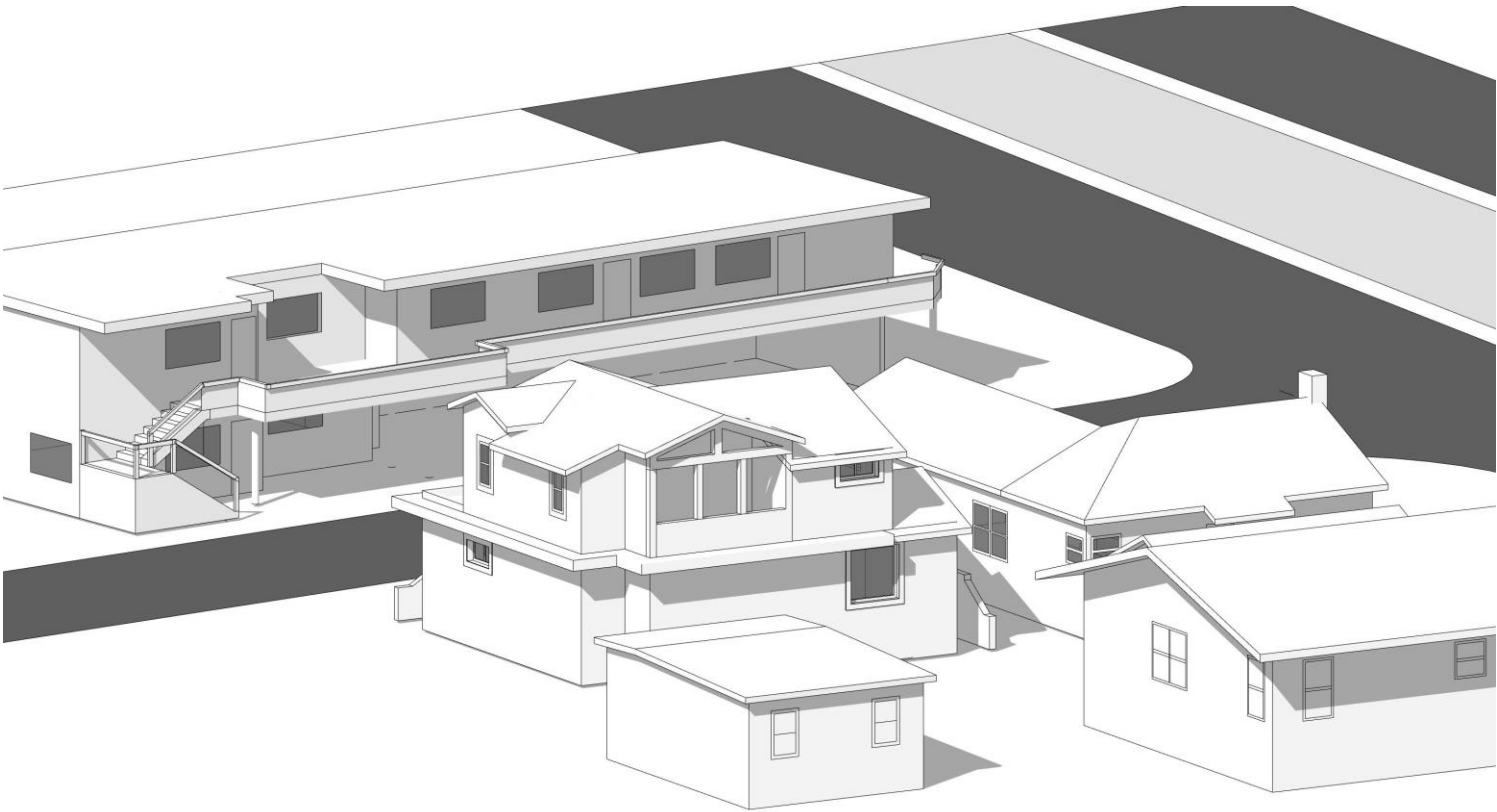
PROPOSED

October 21st

12:00 pm



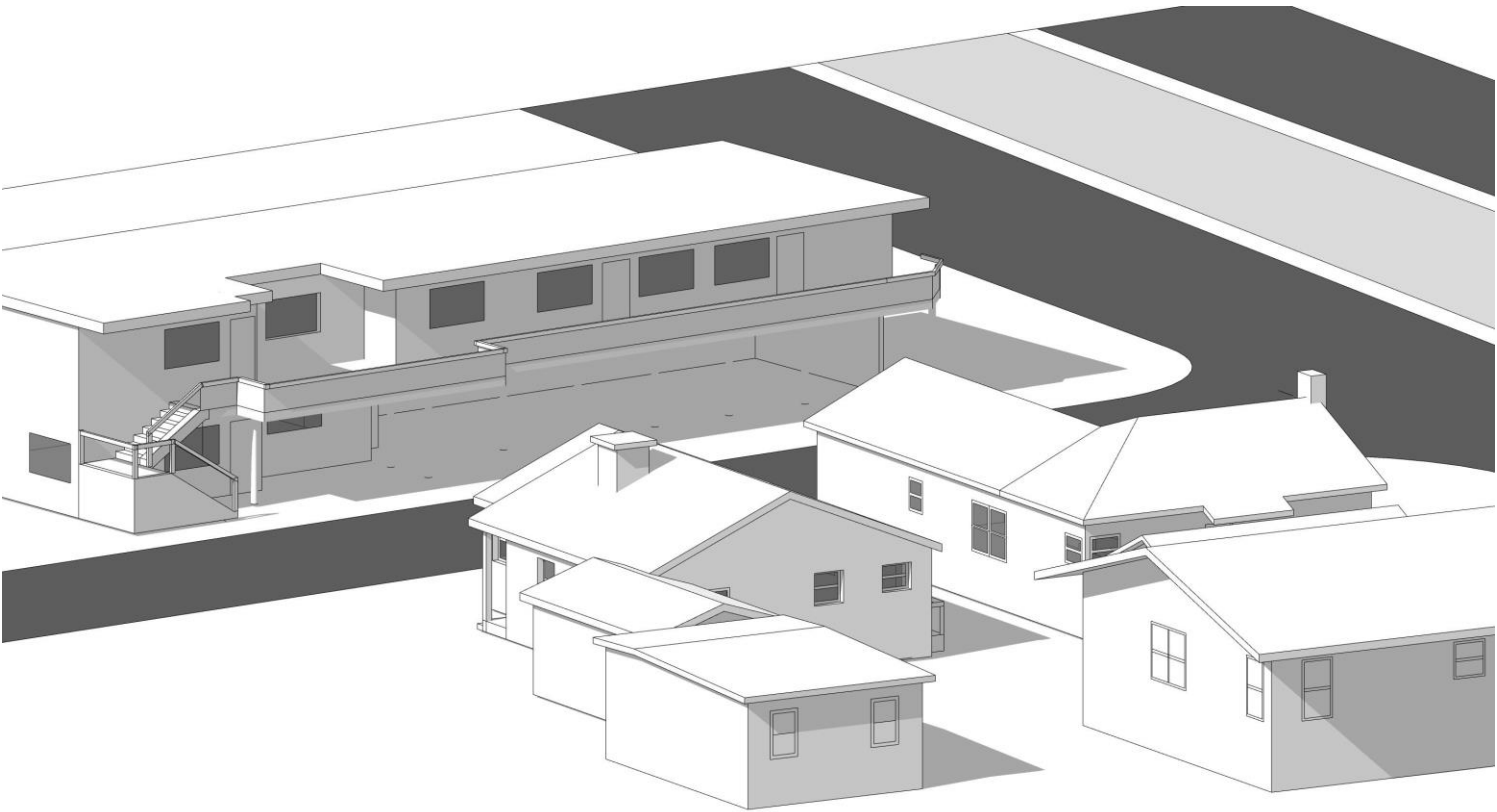
EXISTING



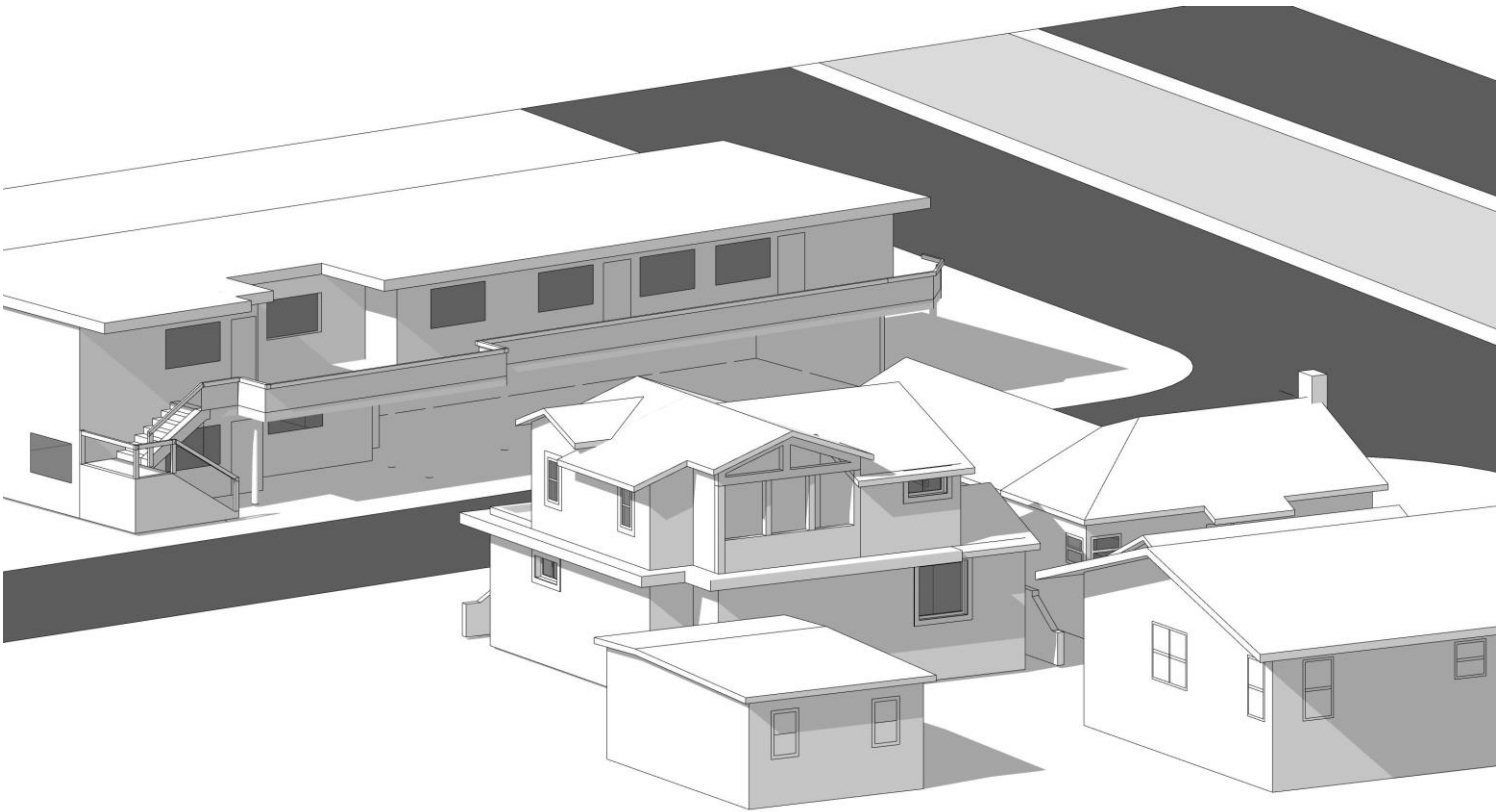
PROPOSED

October 21st

01:00 pm



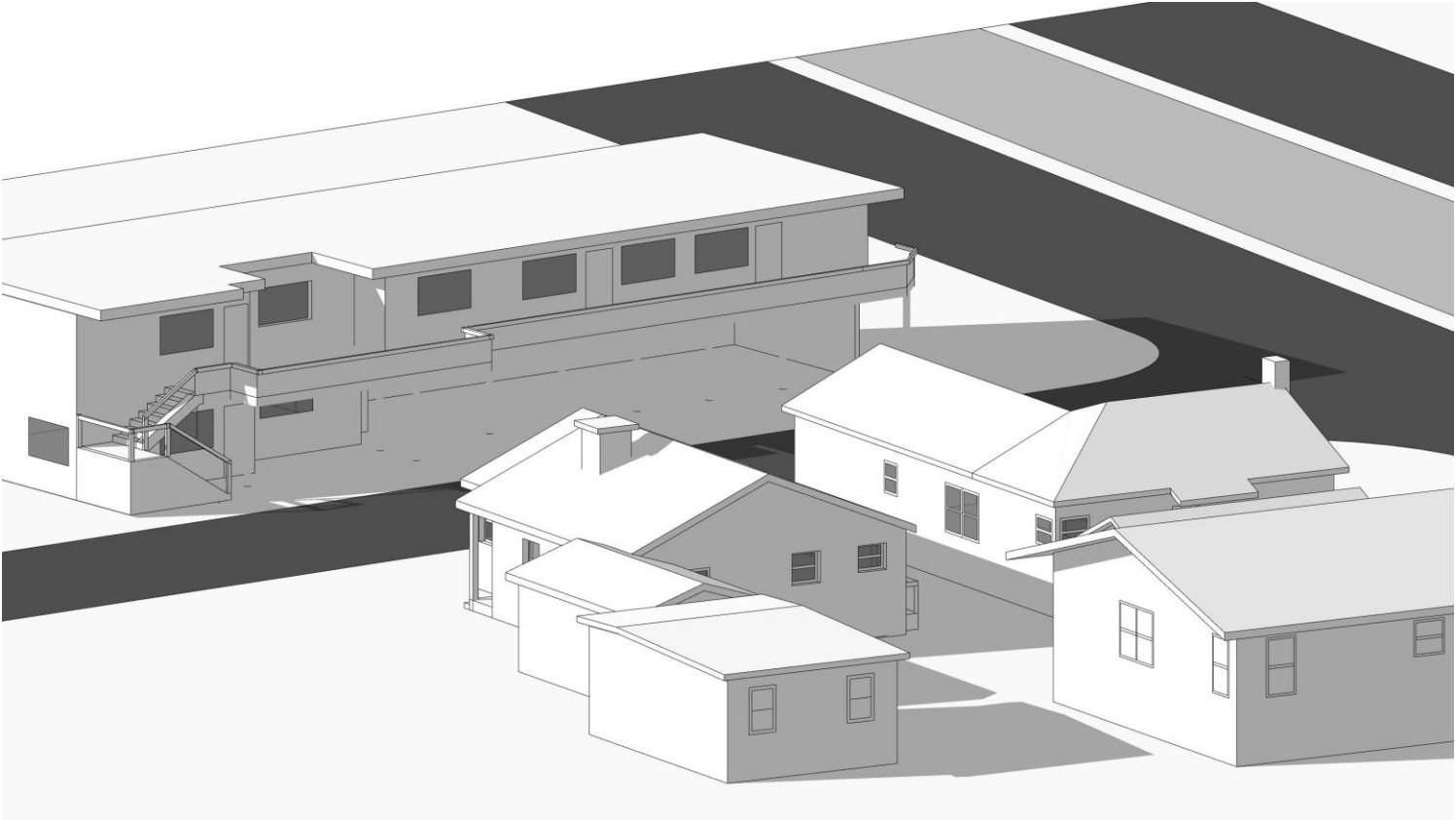
EXISTING



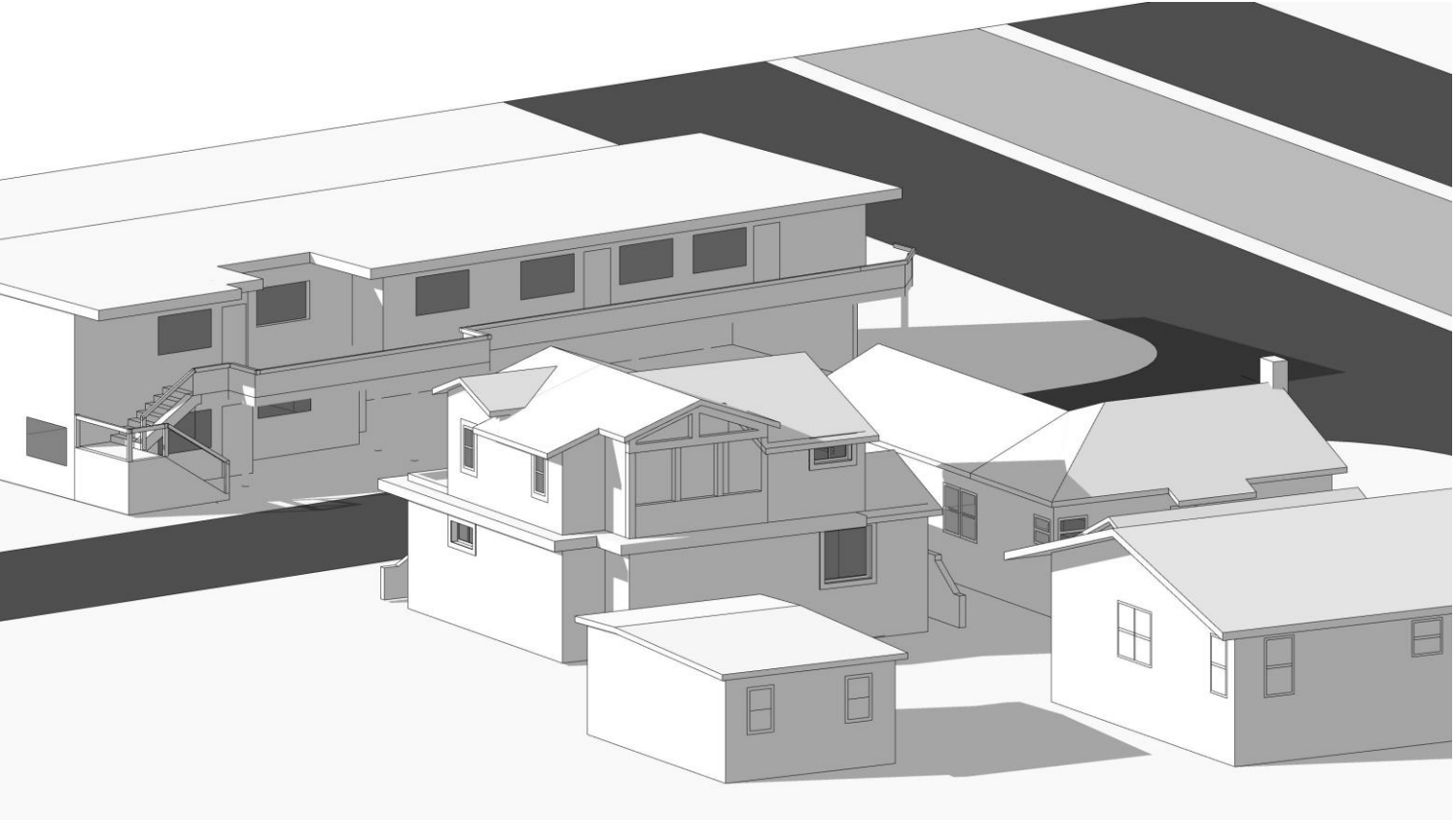
PROPOSED

October 21st

03:00 pm



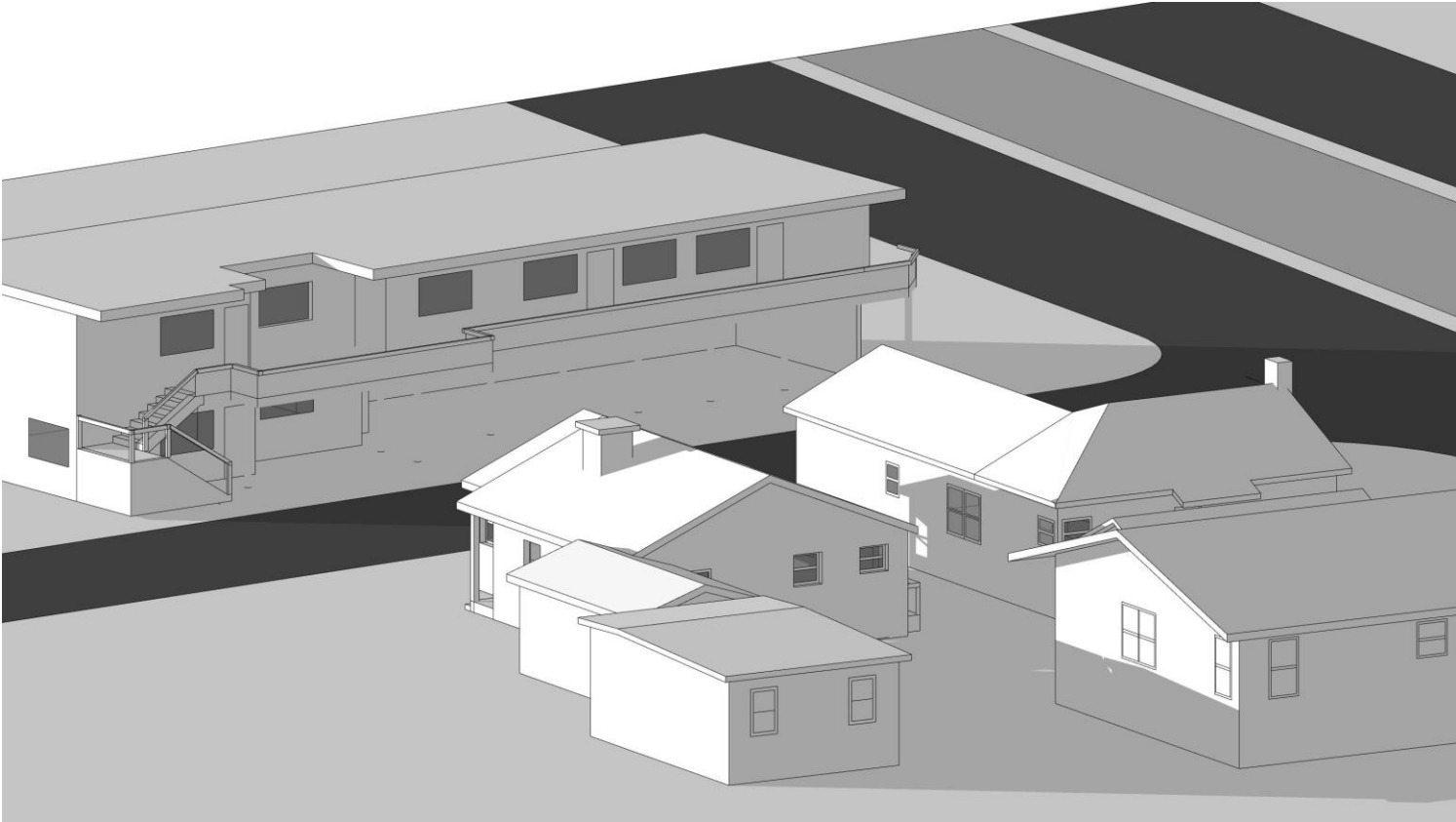
EXISTING



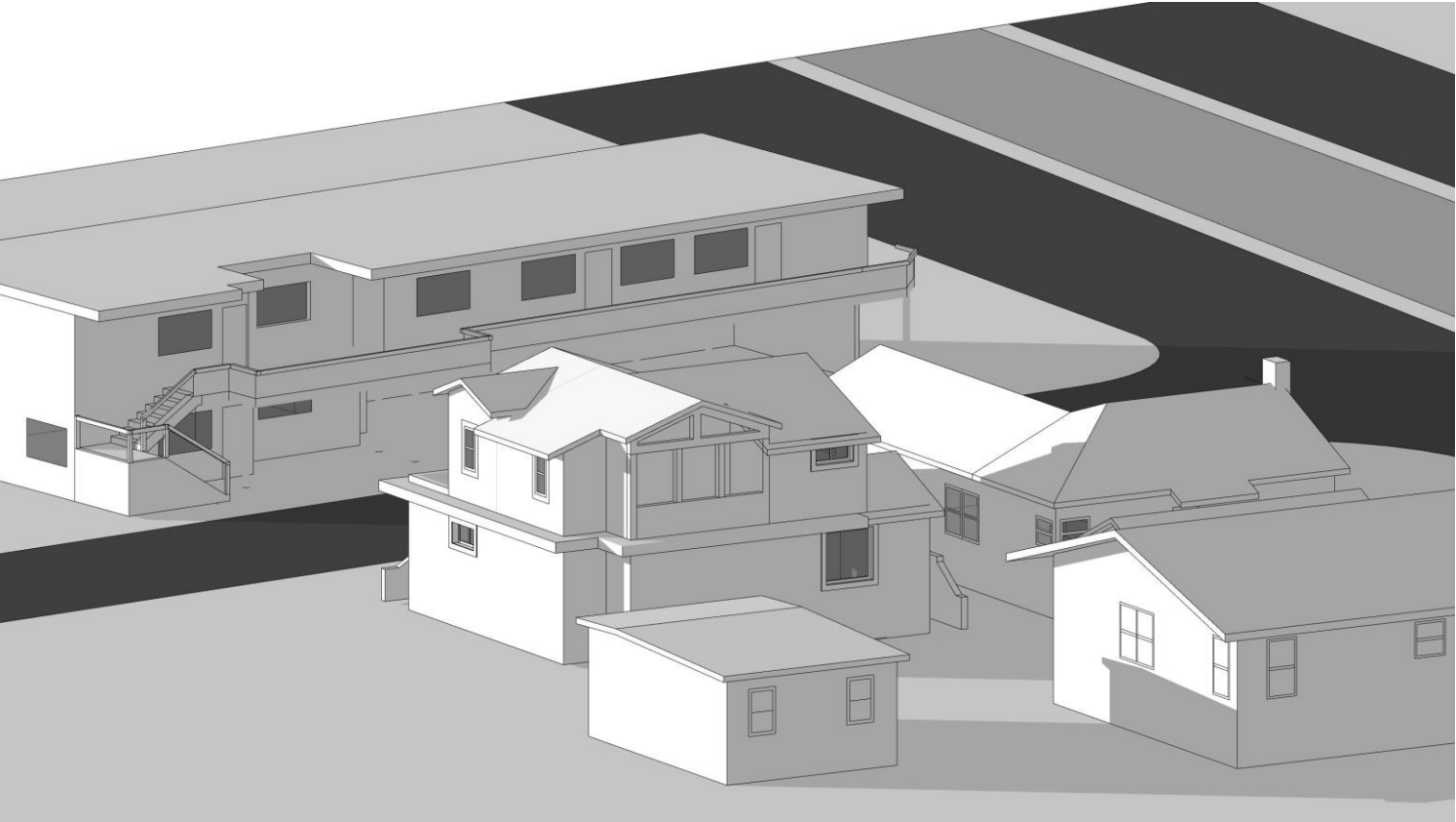
PROPOSED

October 21st

04:30 pm



EXISTING

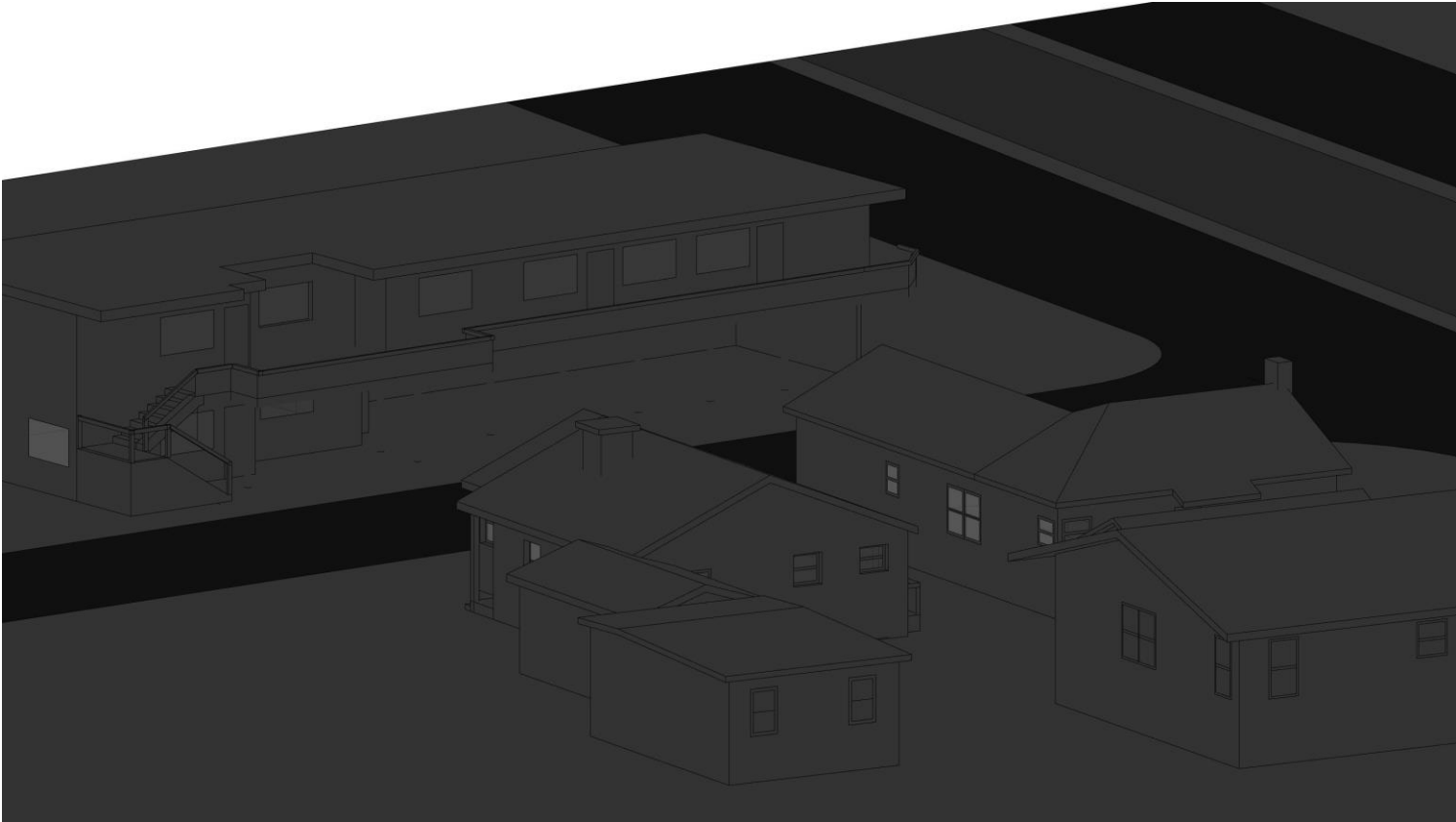


PROPOSED

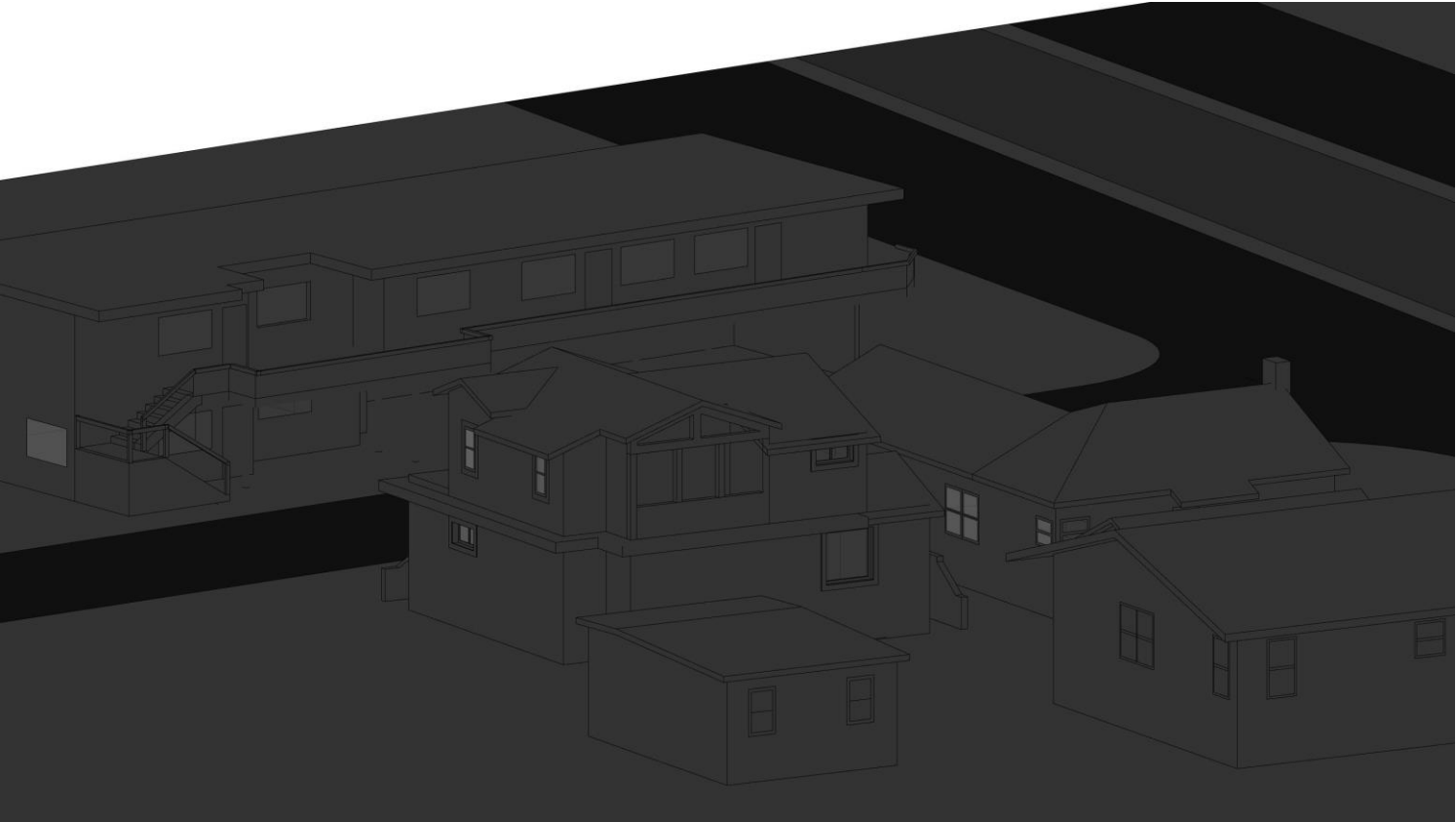
October 21st

06:00 pm

Sunset at 6:23 pm



EXISTING

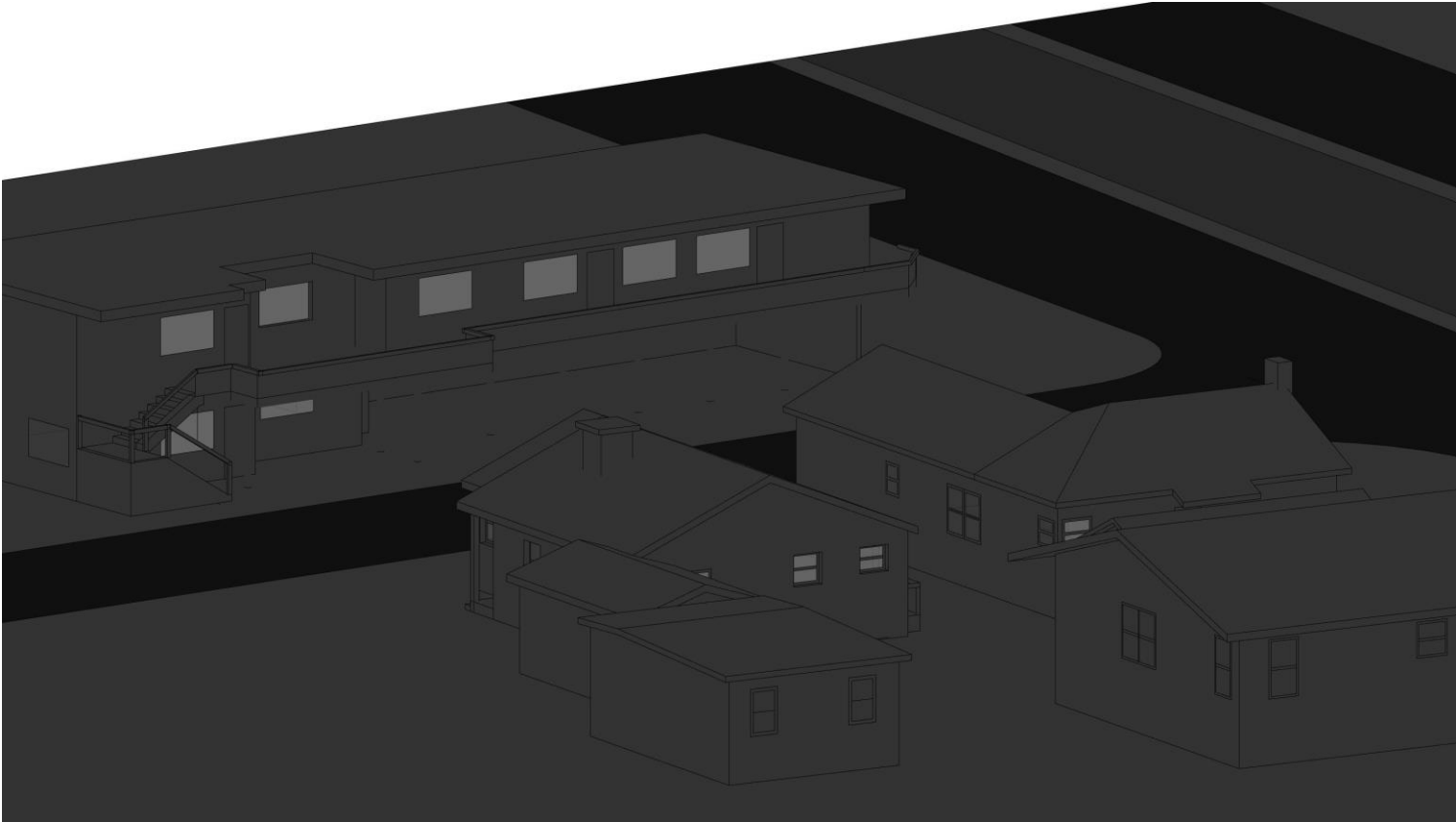


PROPOSED

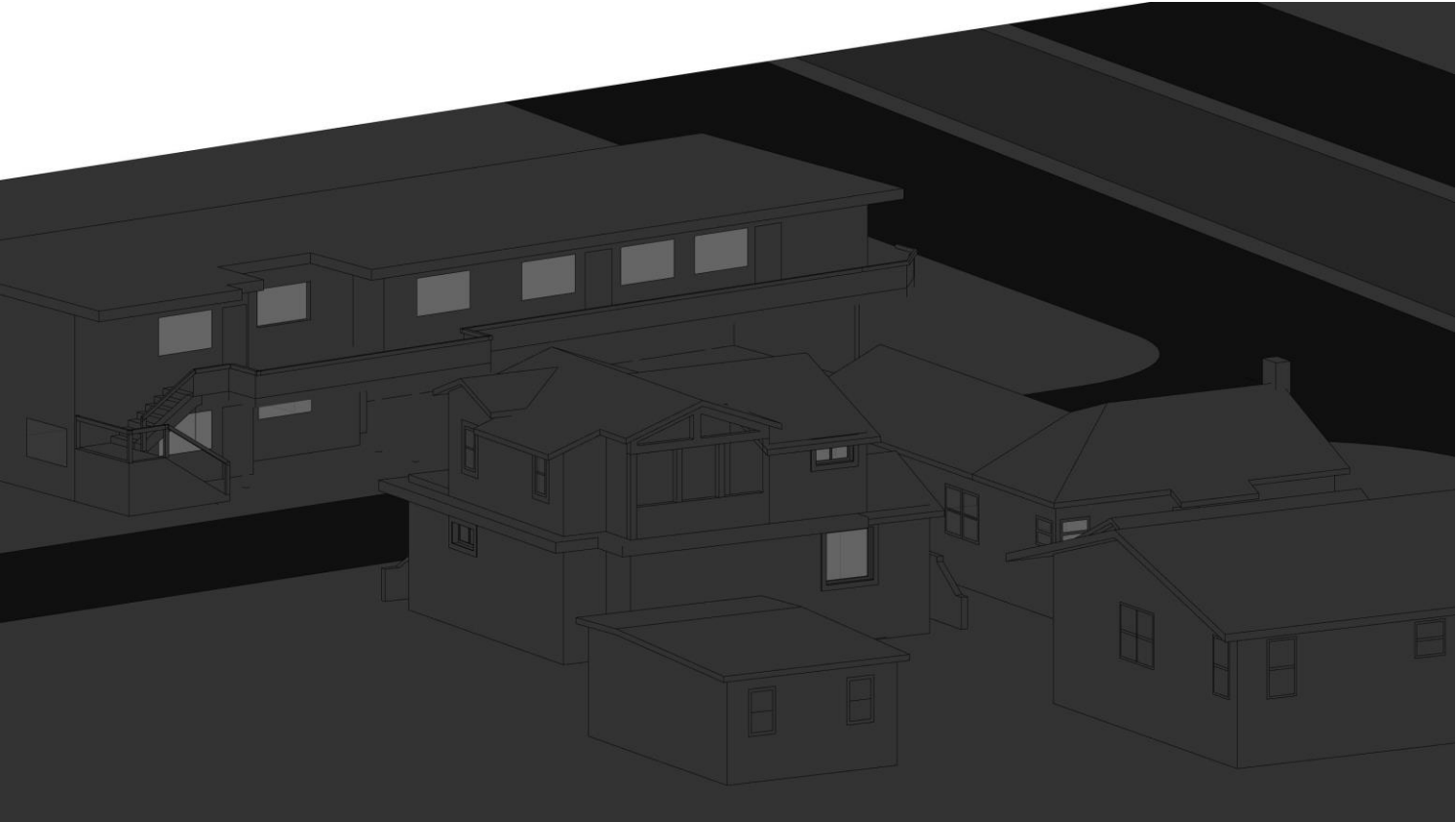
November 21st

06:00 am

Sunrise at 6:57 am



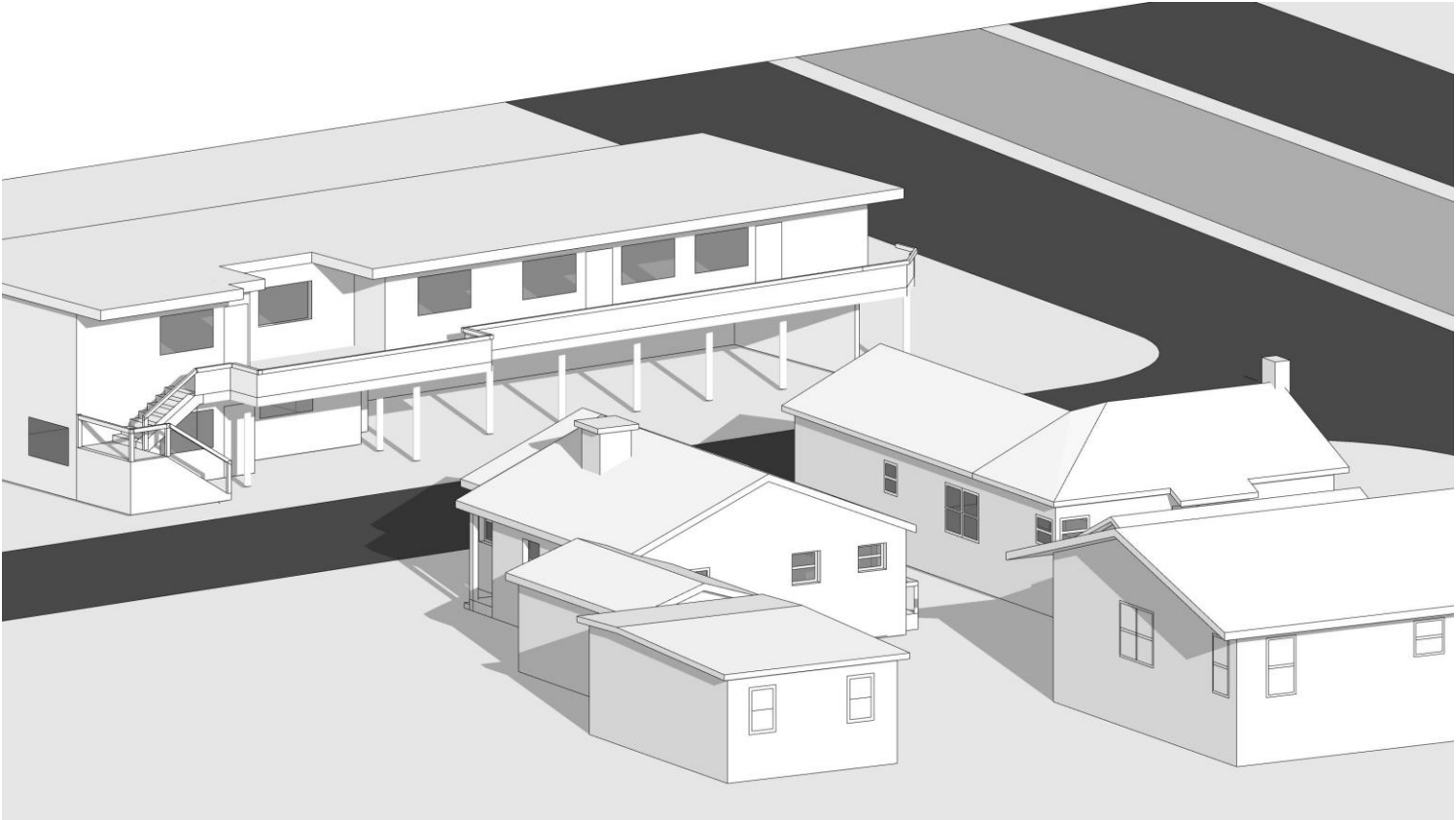
EXISTING



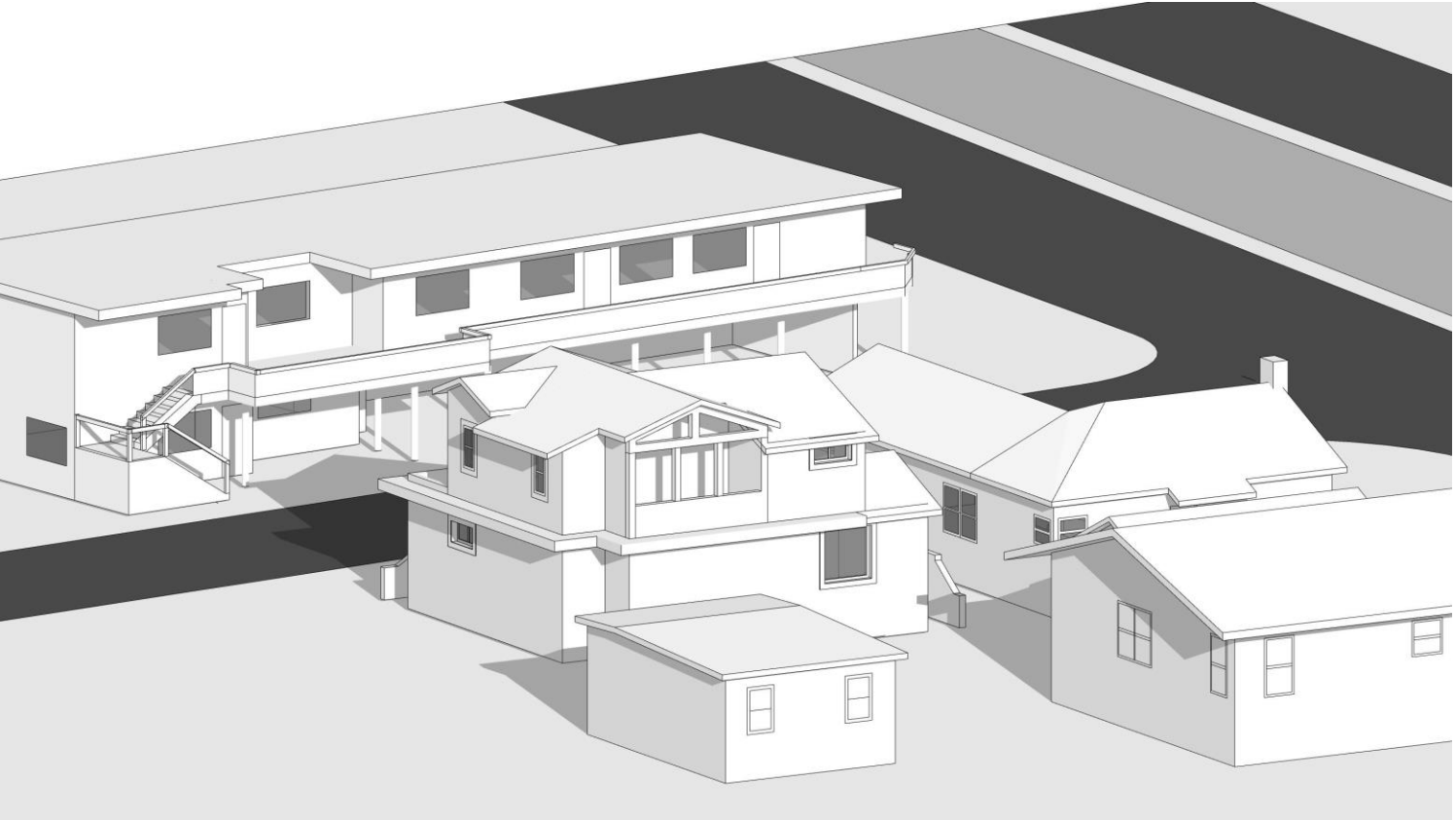
PROPOSED

November 21st

09:00 am



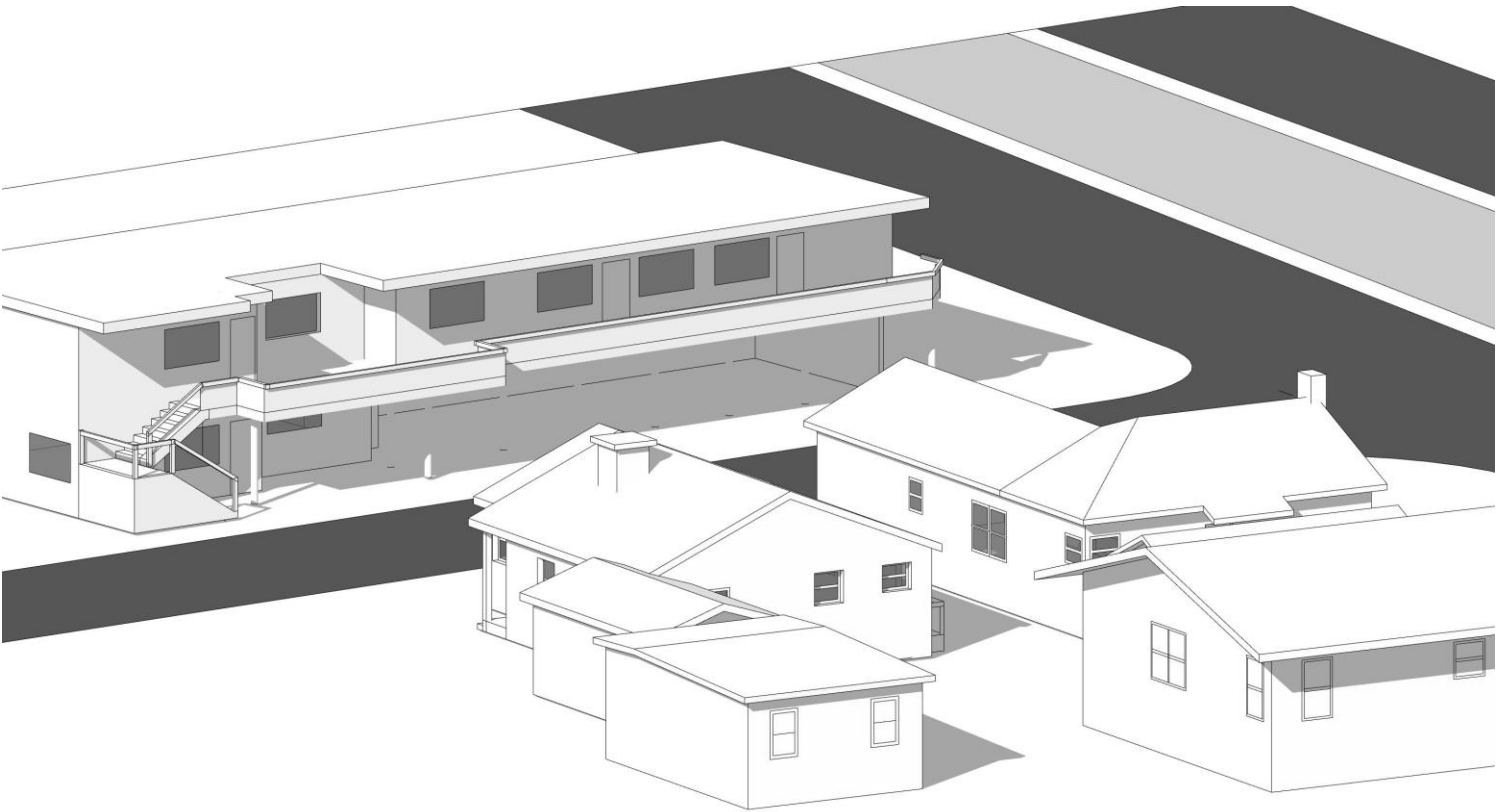
EXISTING



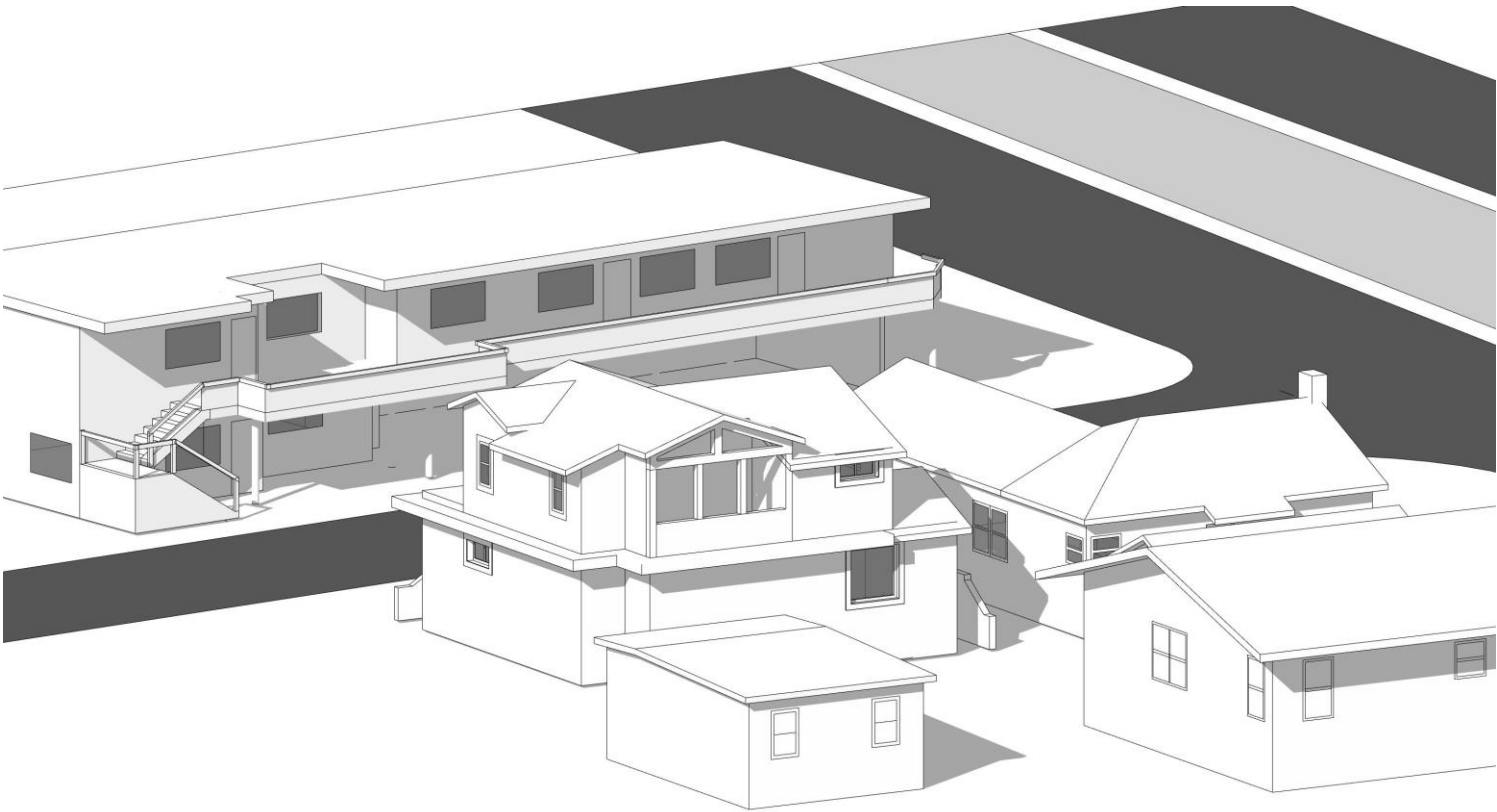
PROPOSED

November 21st

12:00 pm

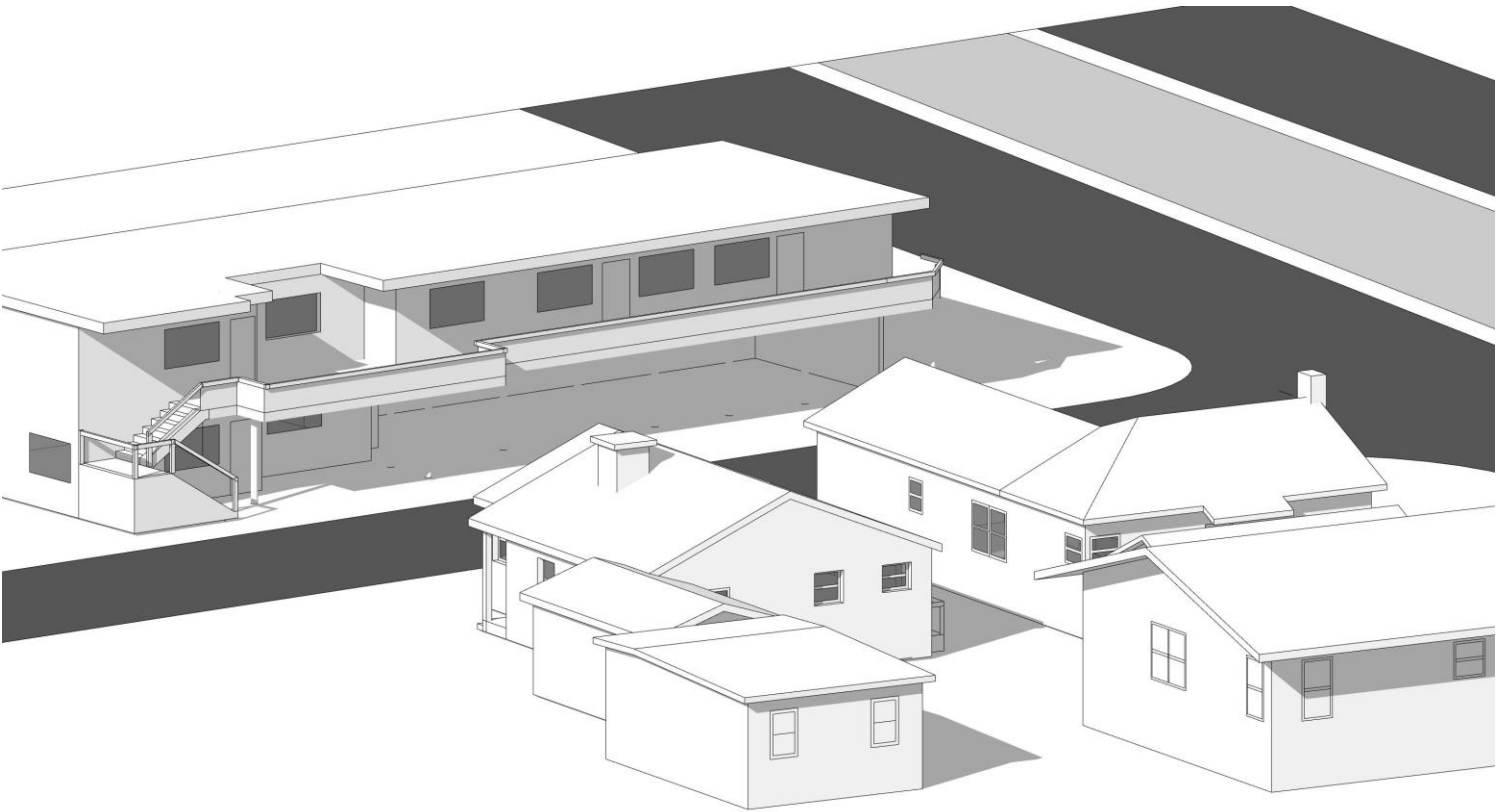


EXISTING

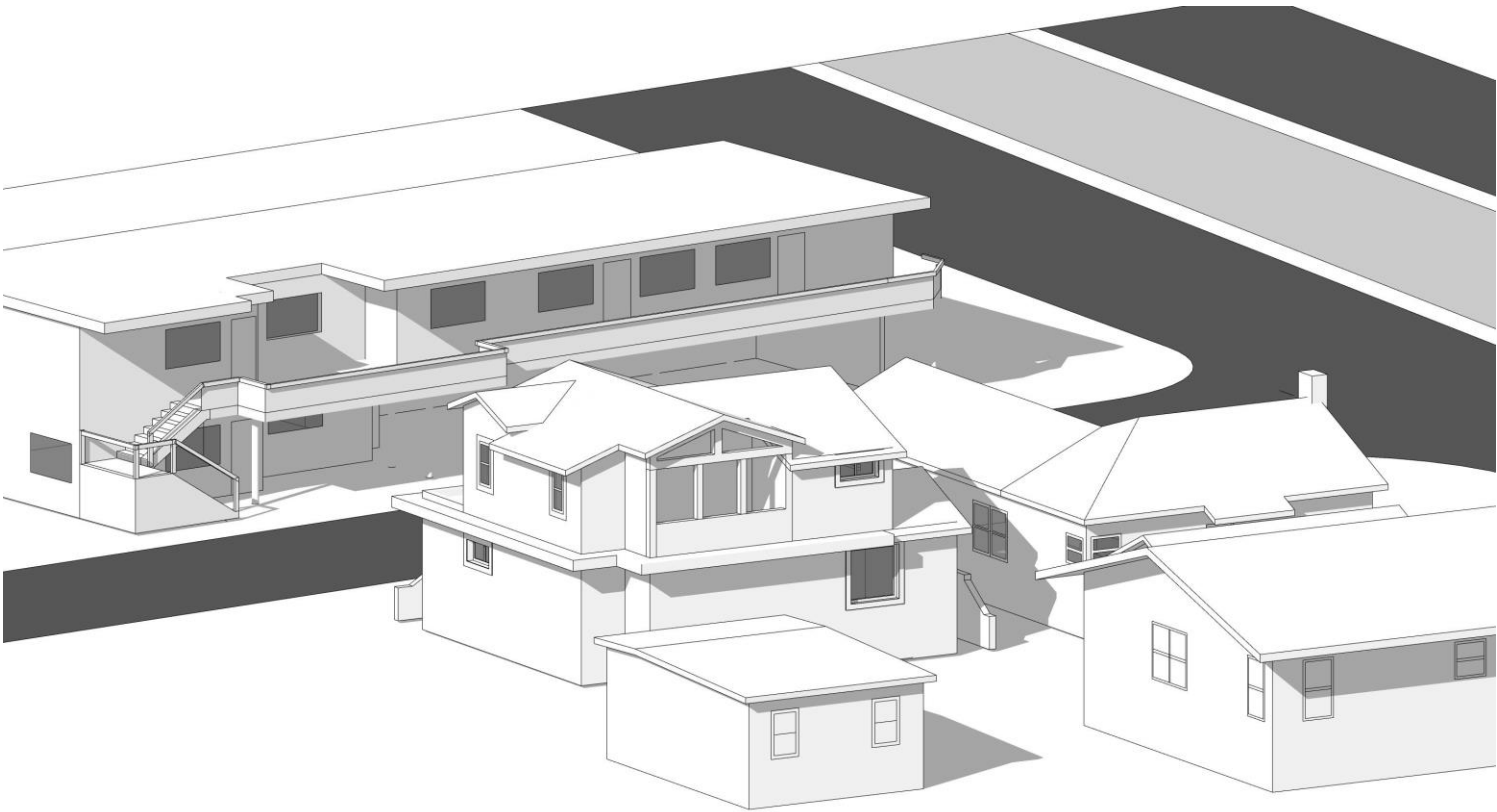


PROPOSED

November 21st
12:20 pm



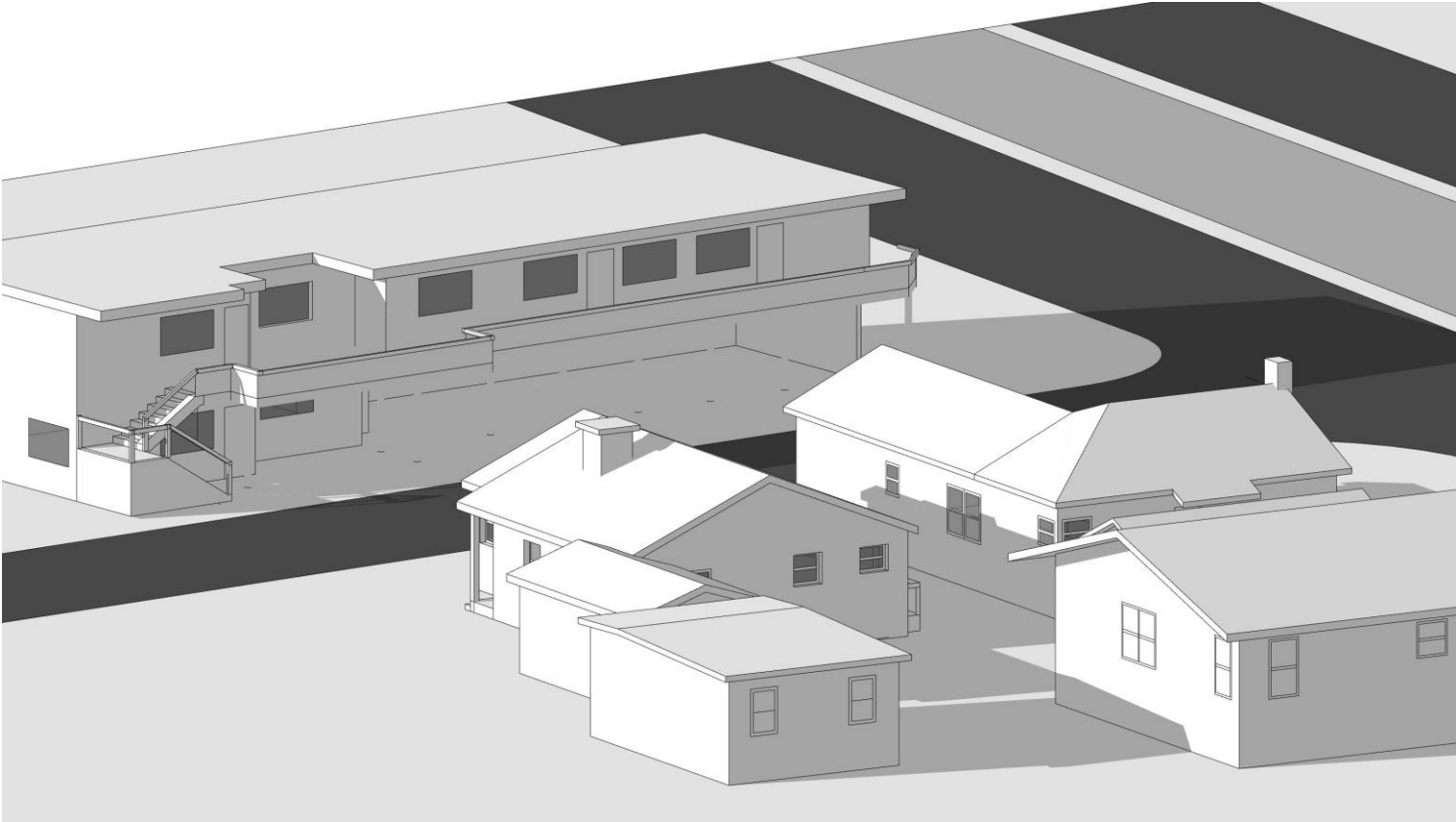
EXISTING



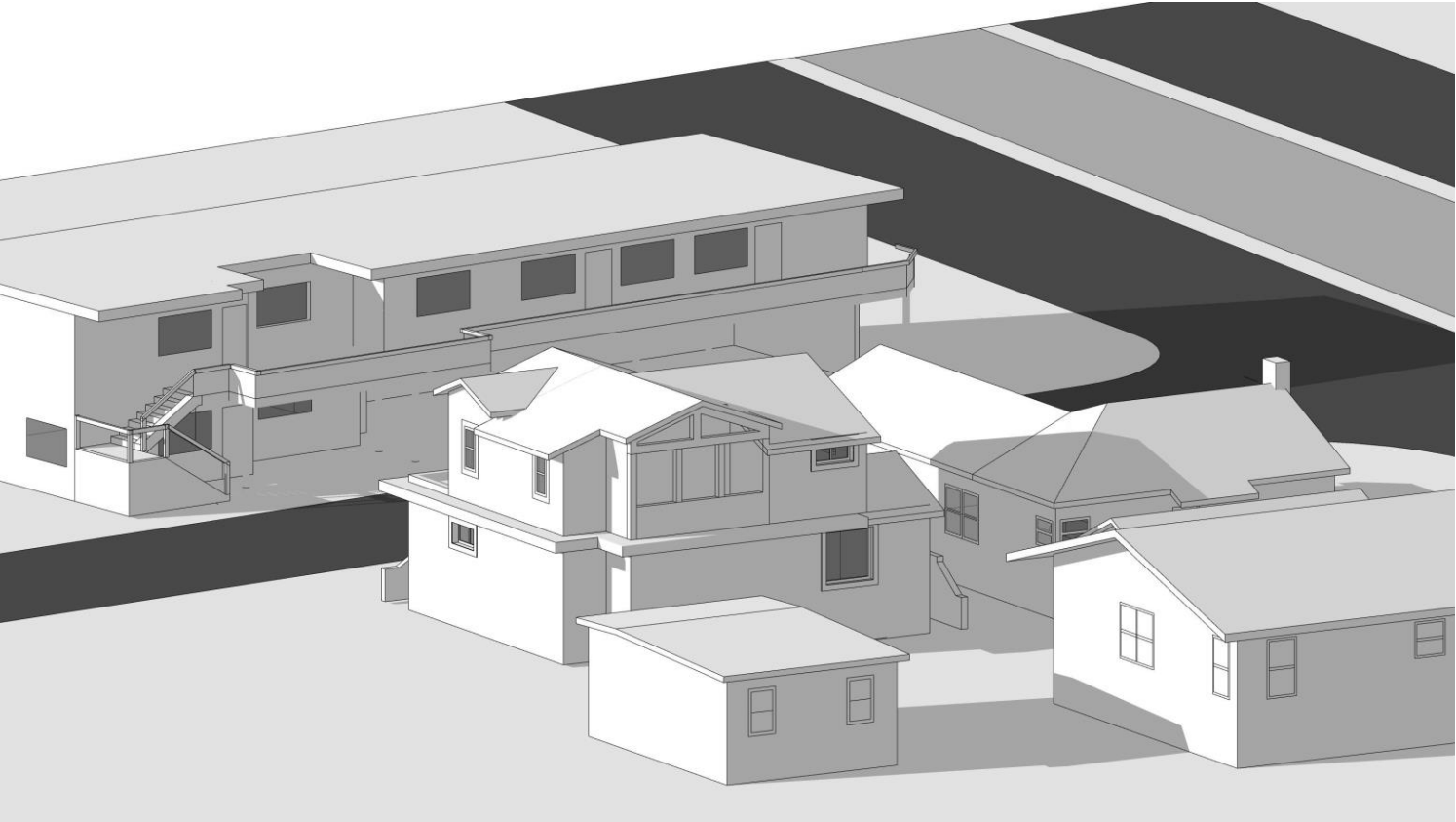
PROPOSED

November 21st

03:00 pm



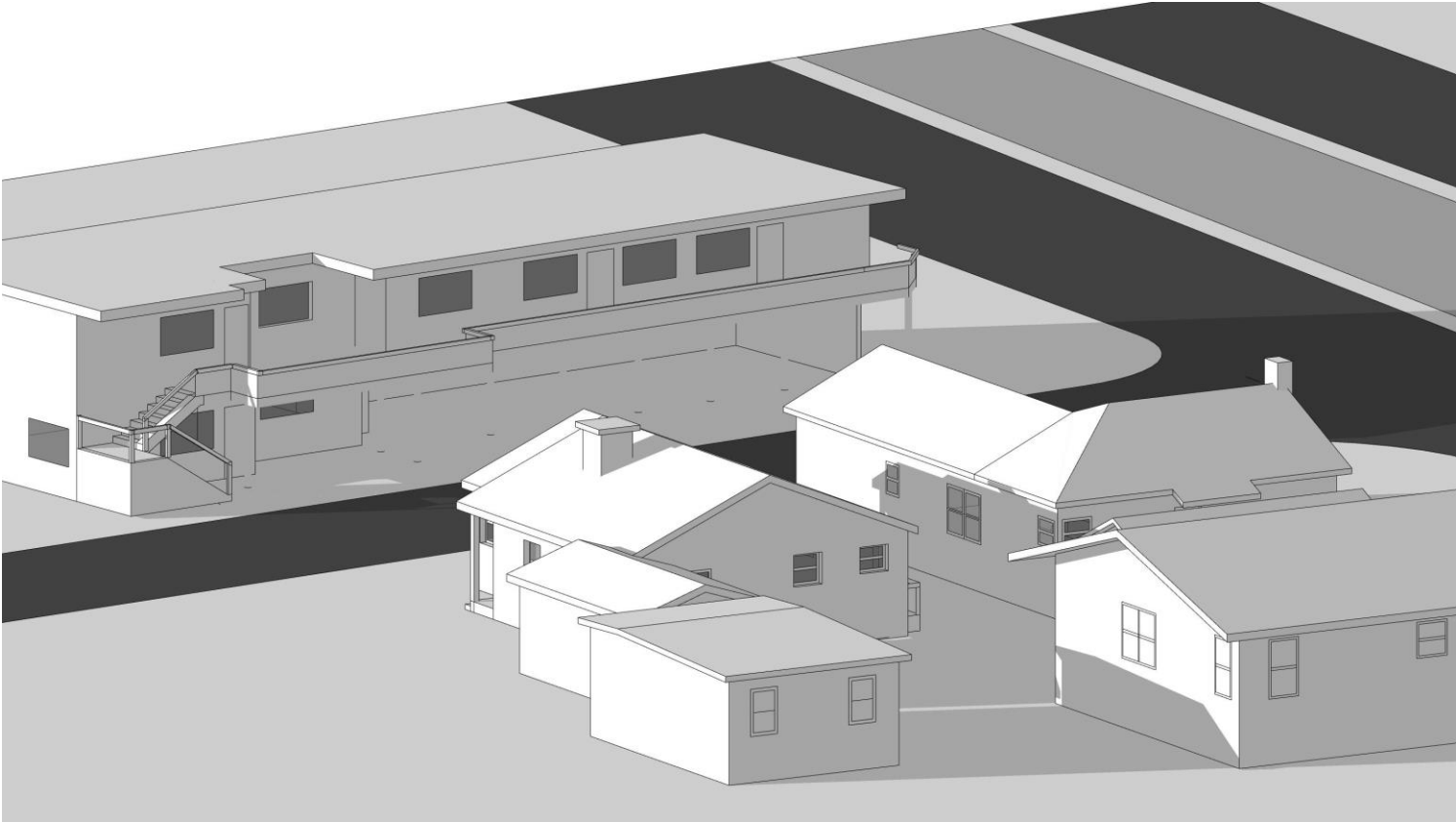
EXISTING



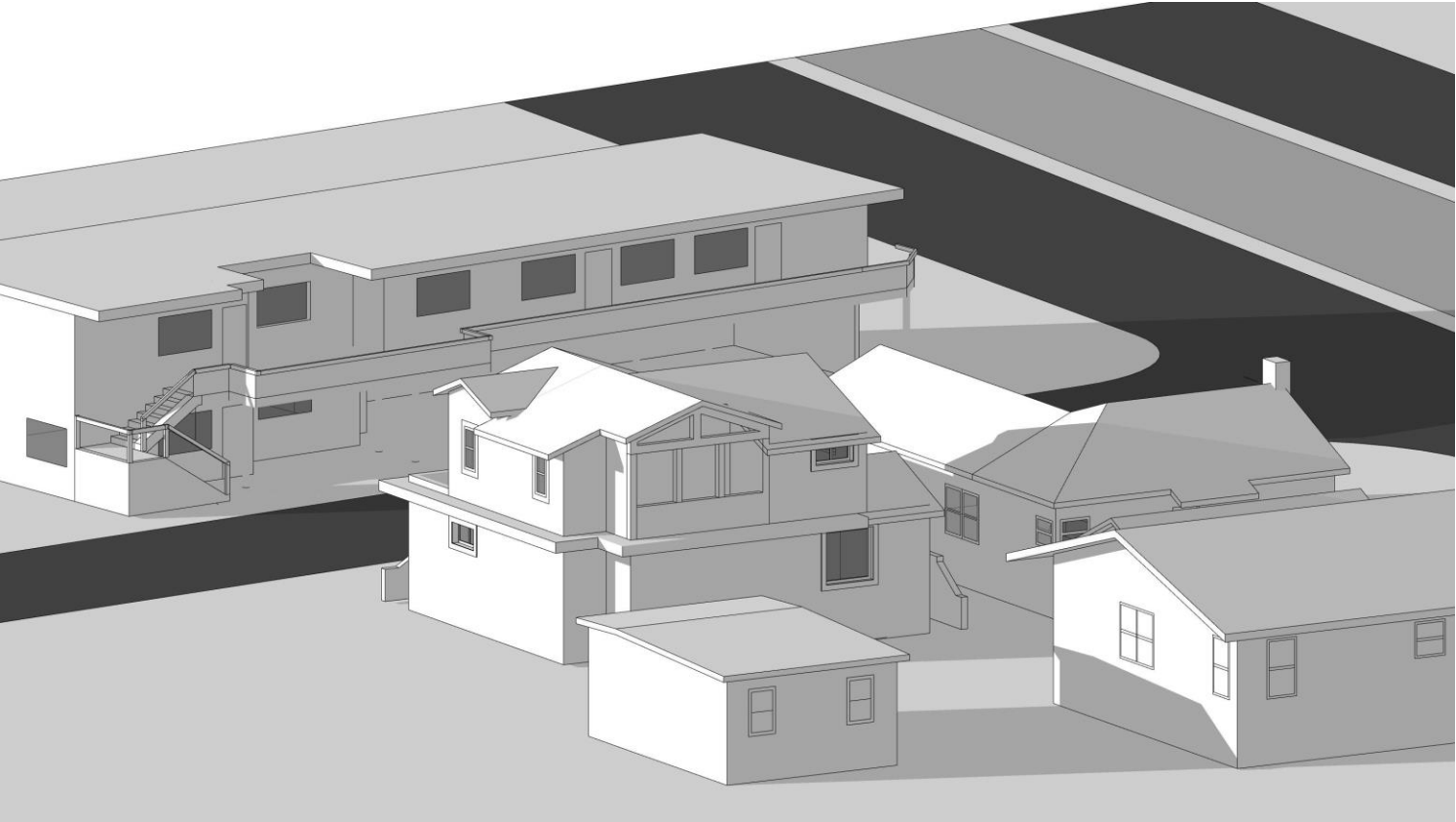
PROPOSED

November 21st

03:40 pm



EXISTING

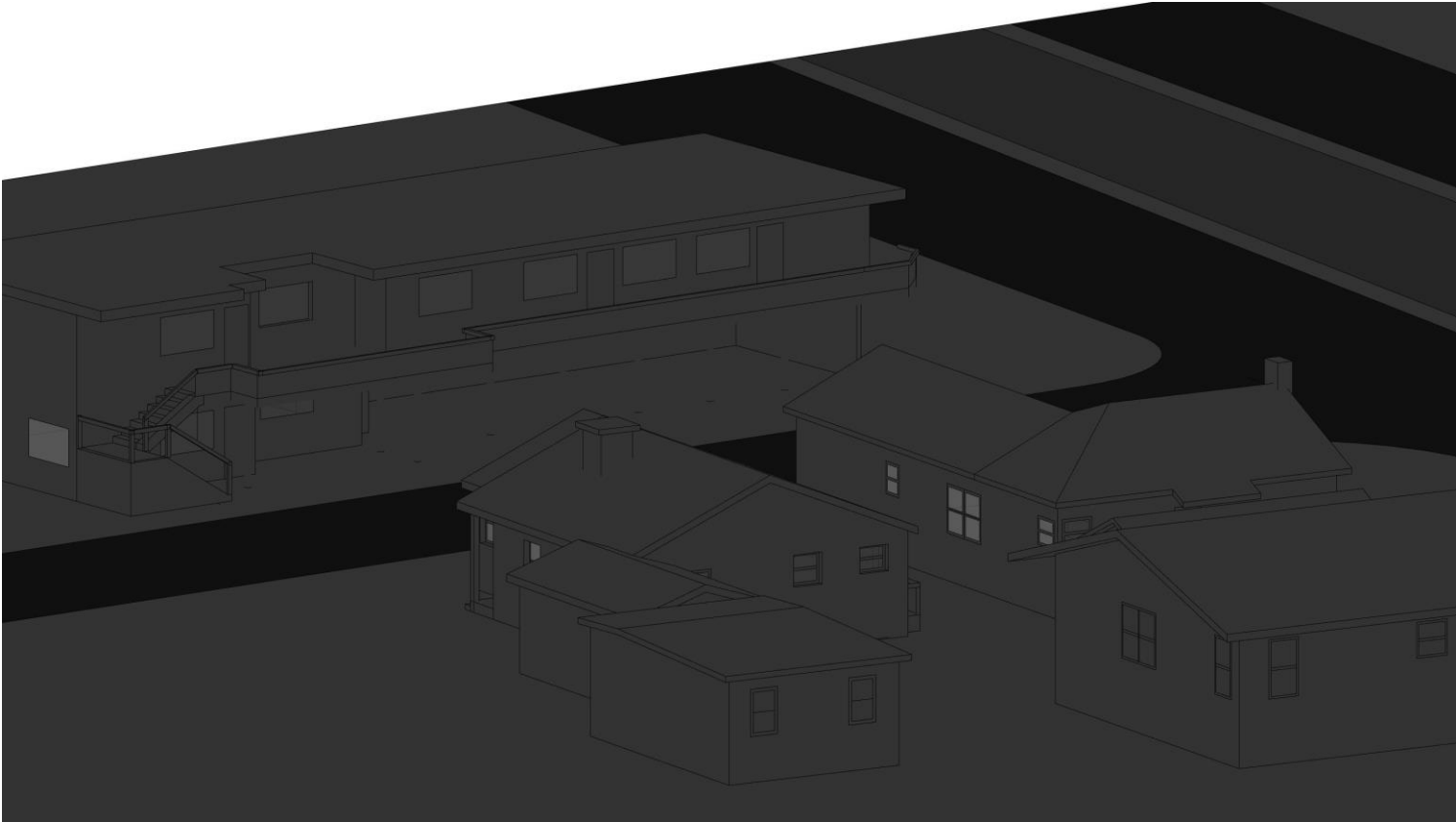


PROPOSED

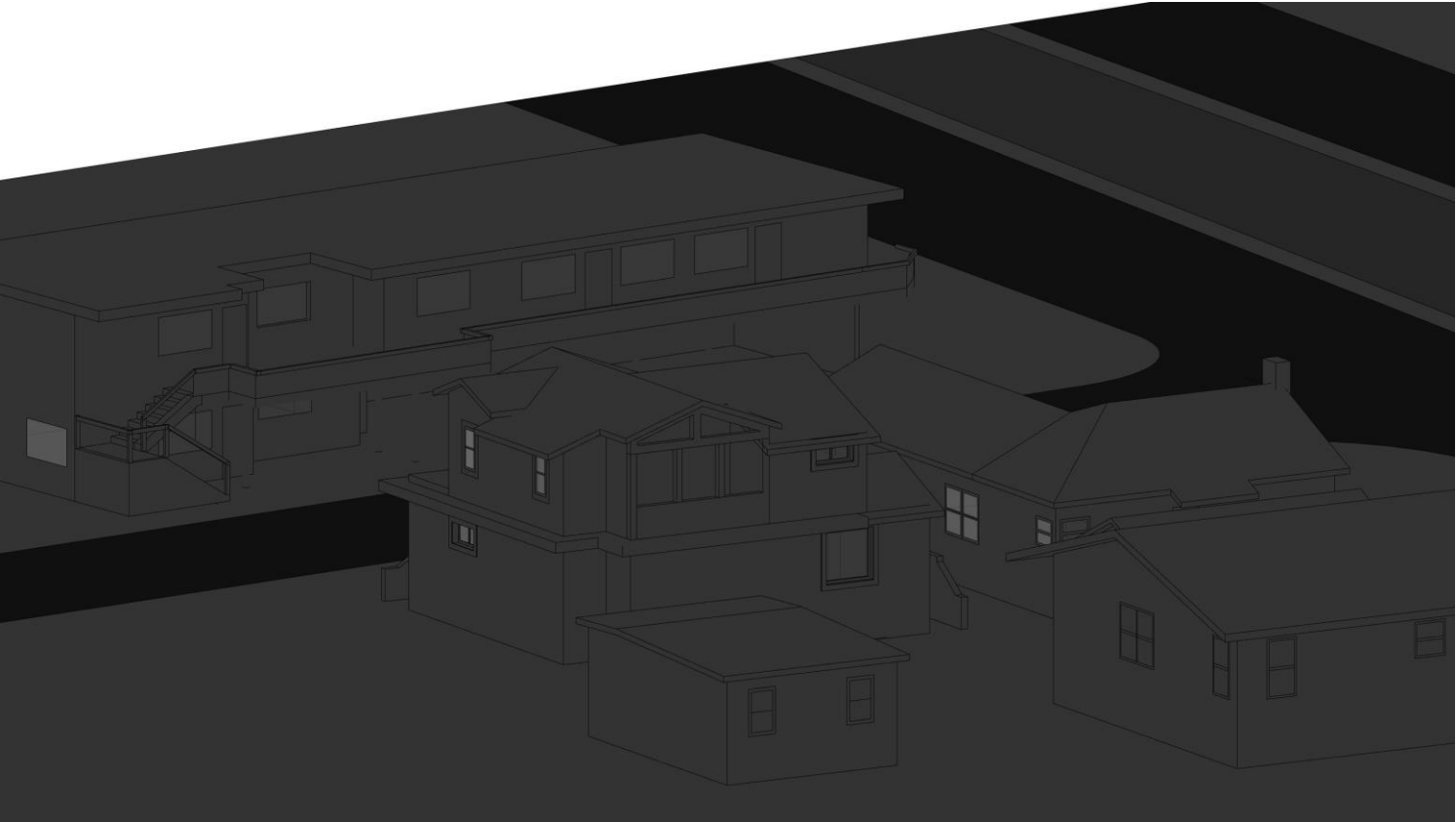
November 21st

06:00 pm

Sunset at 4:54 pm



EXISTING

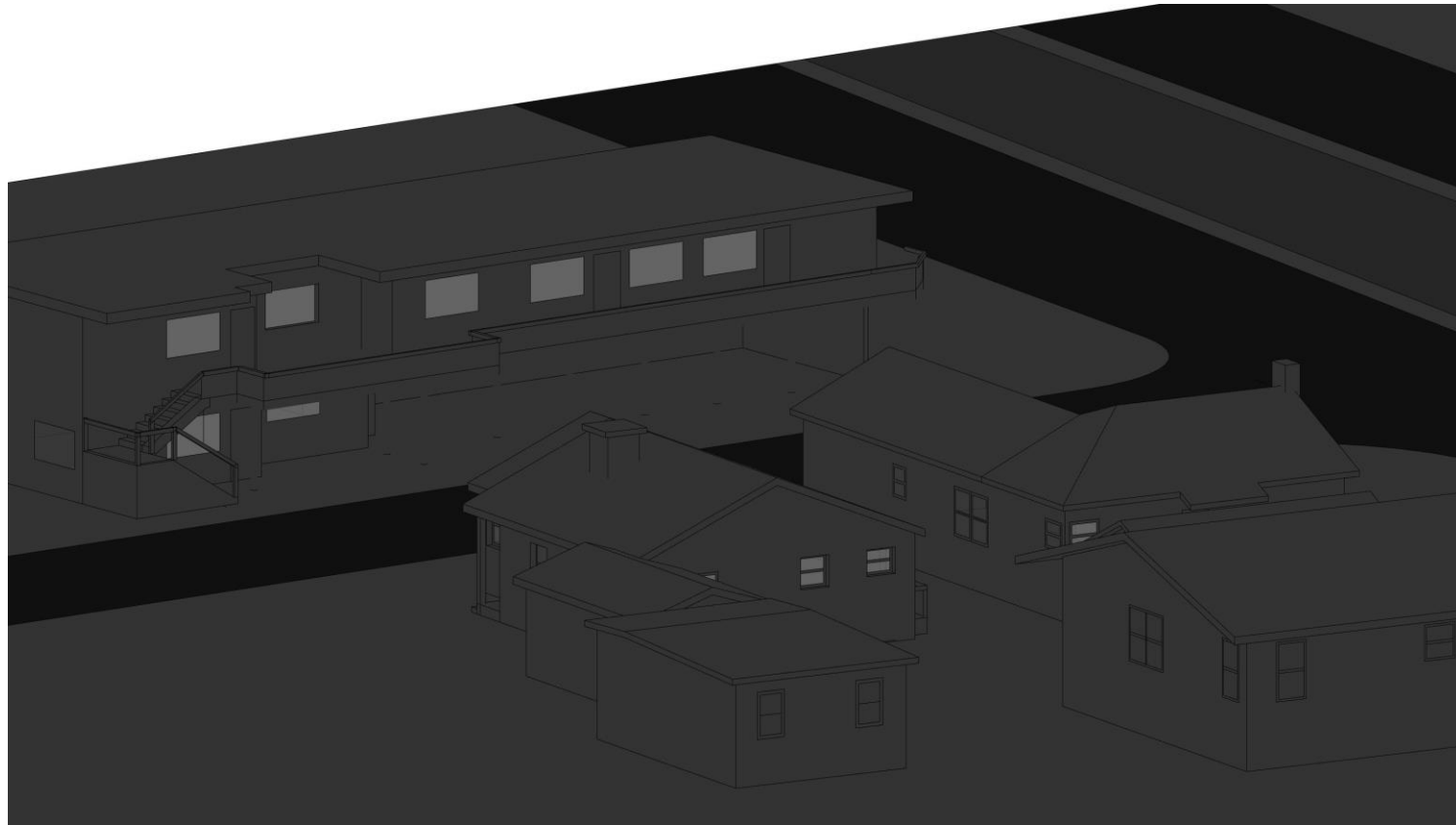


PROPOSED

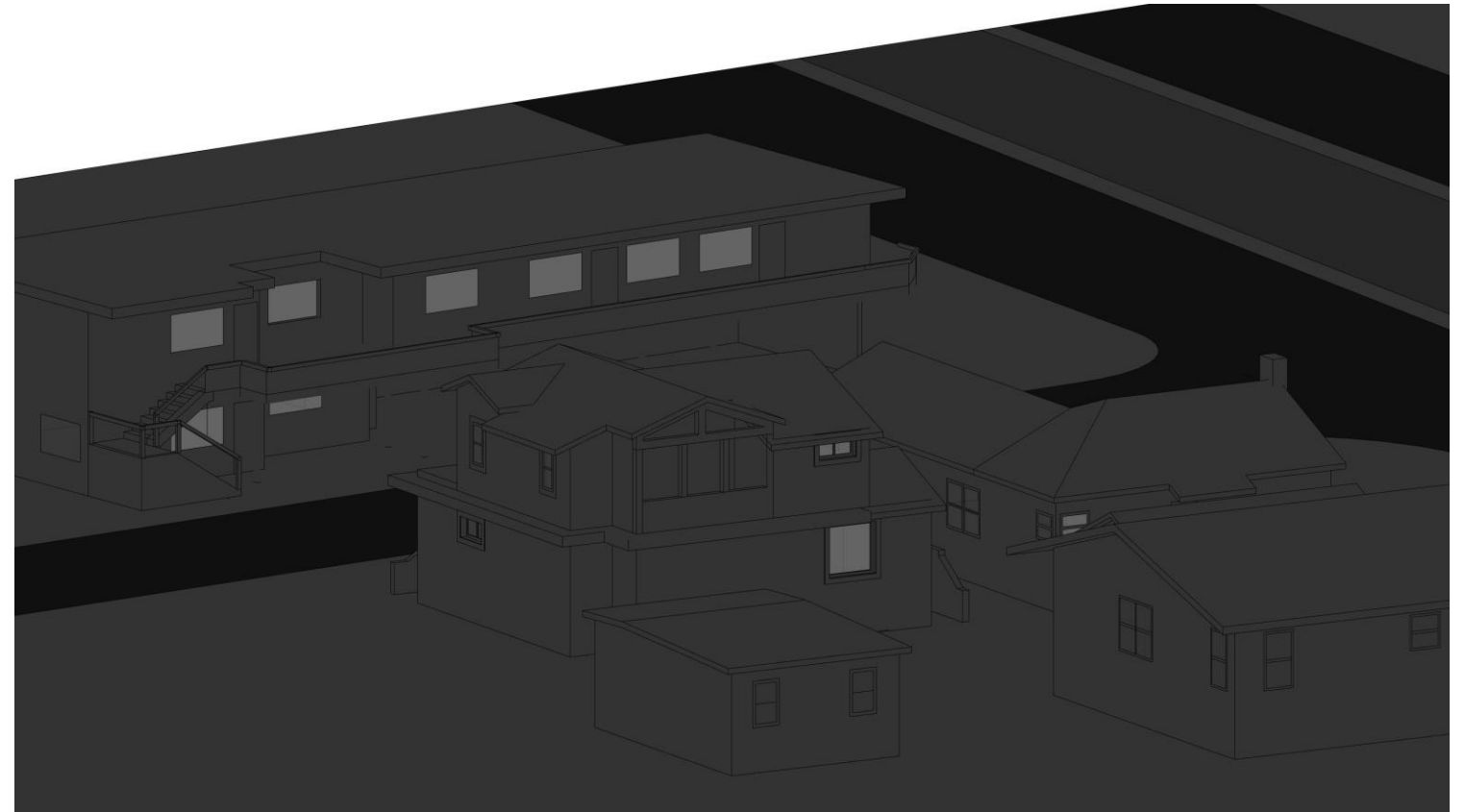
December 21st

06:00 am

Sunrise at 7:22 am

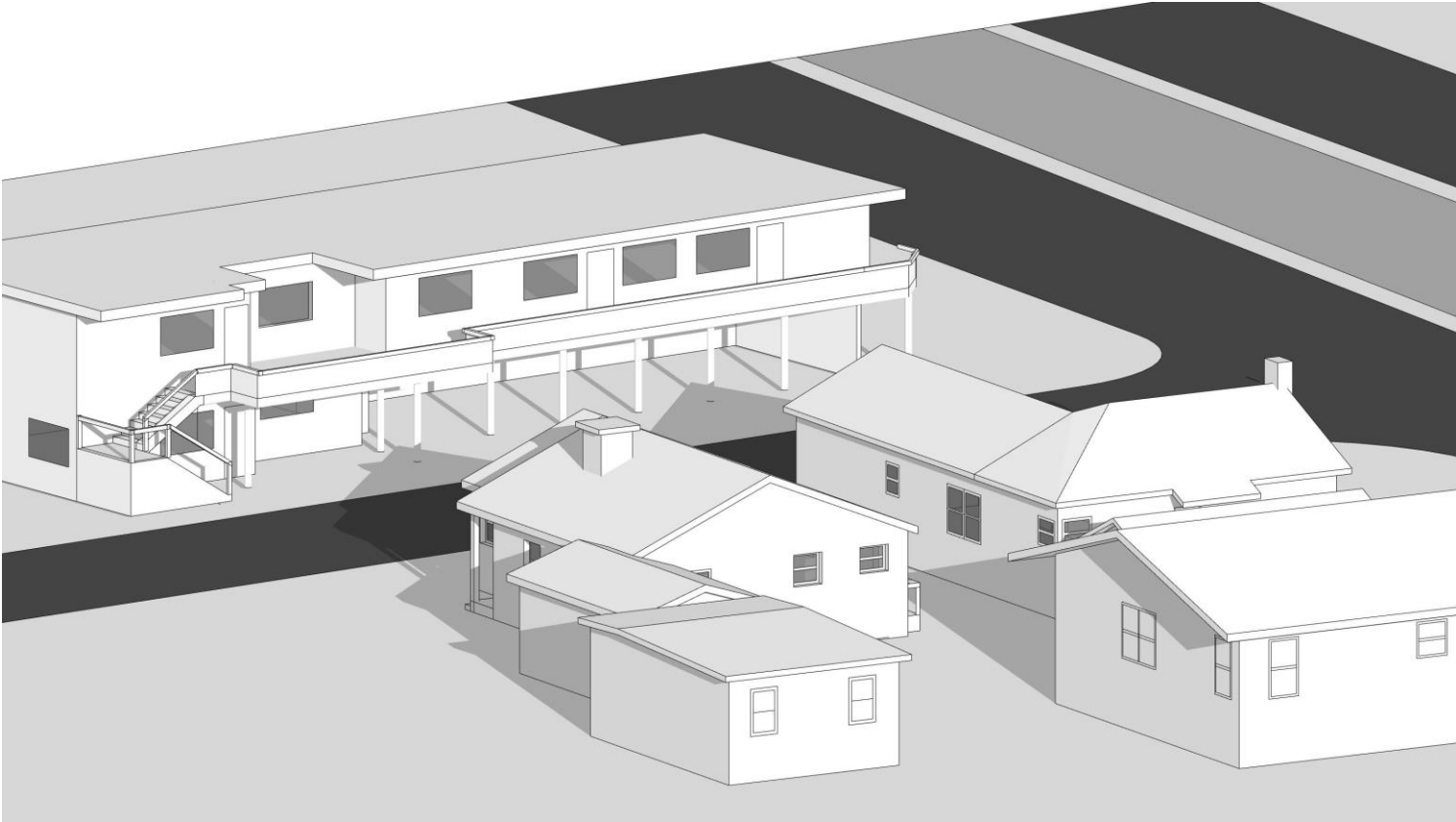


EXISTING

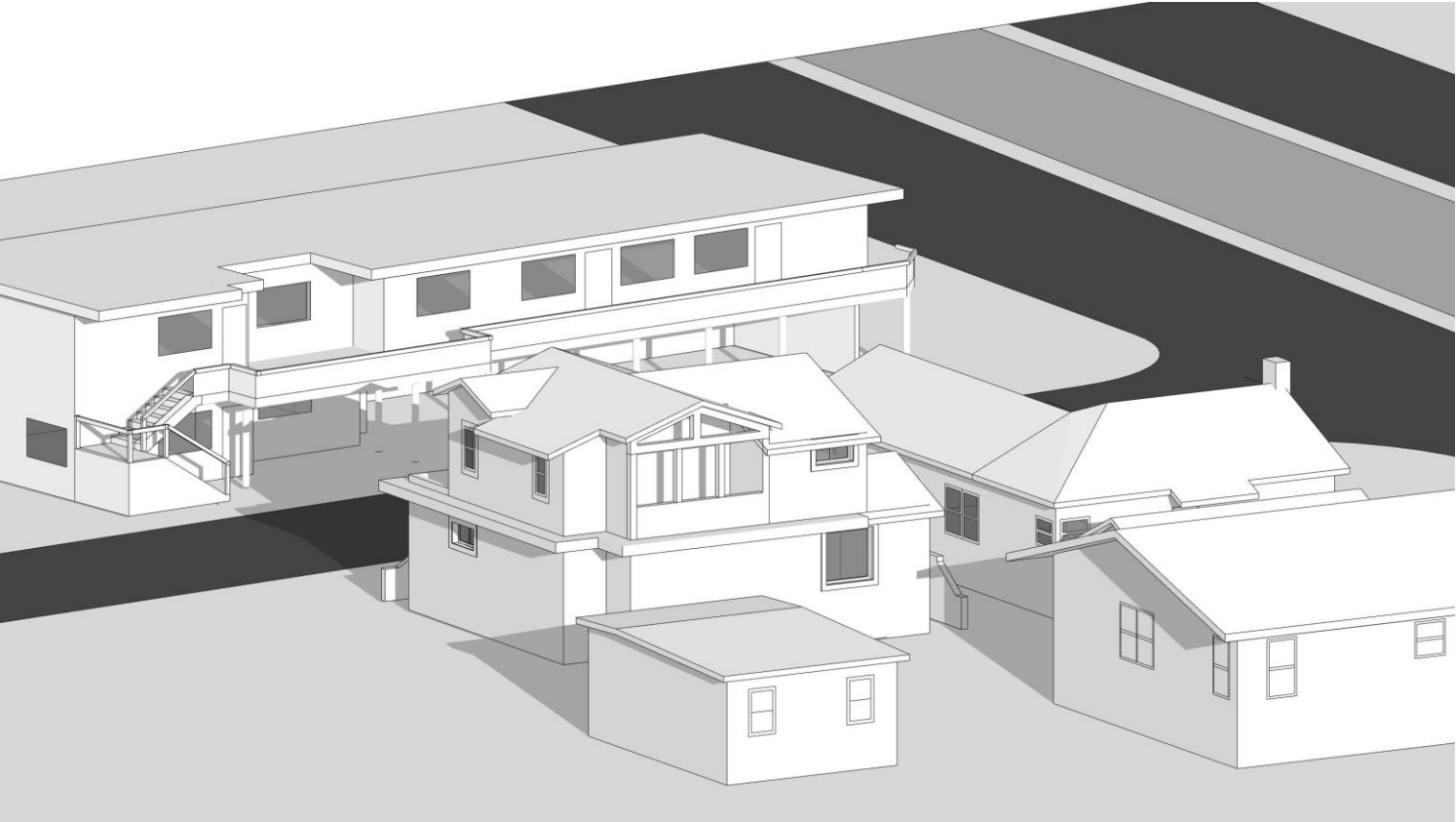


PROPOSED

December 21st
09:00 am

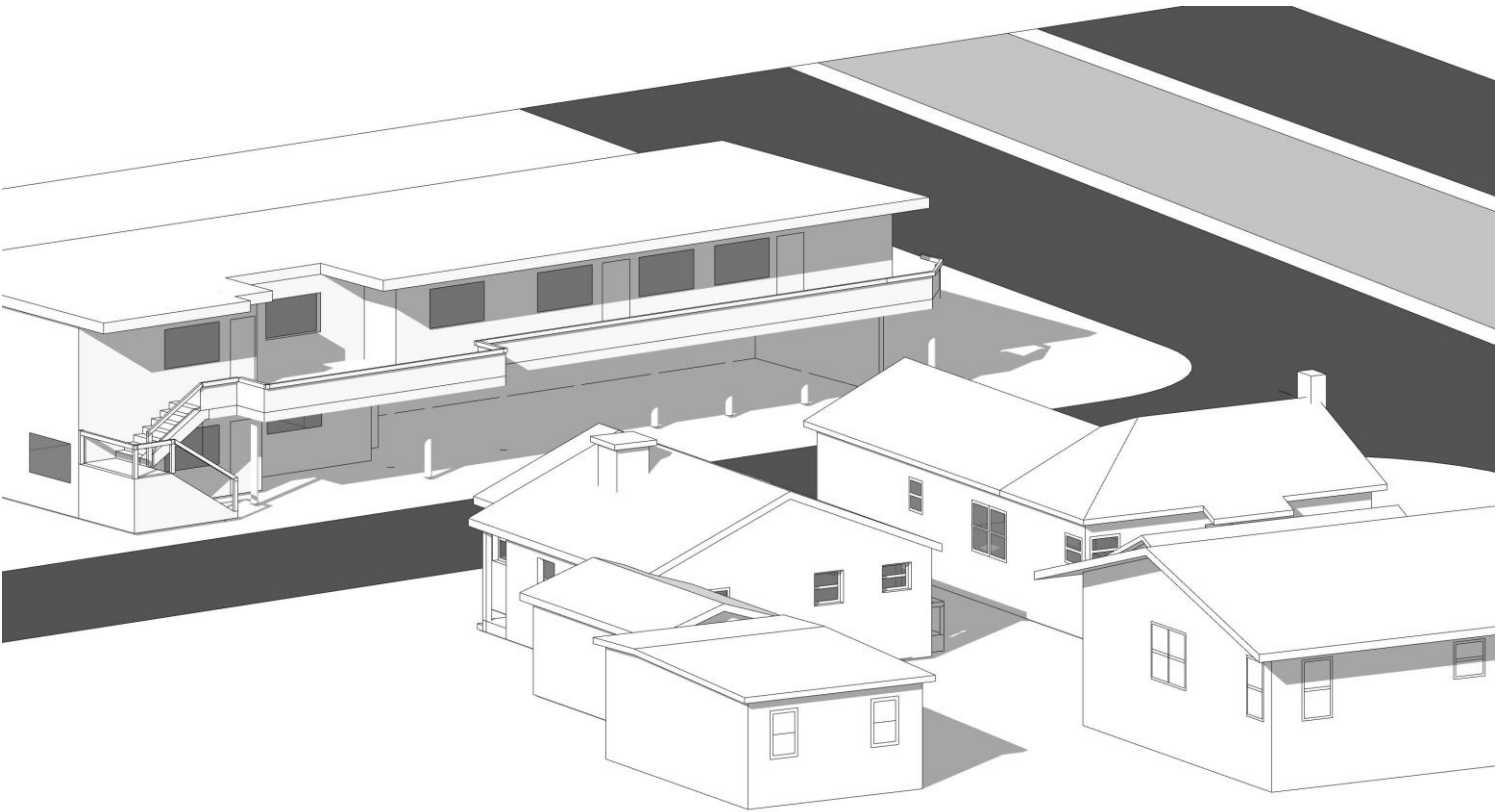


EXISTING

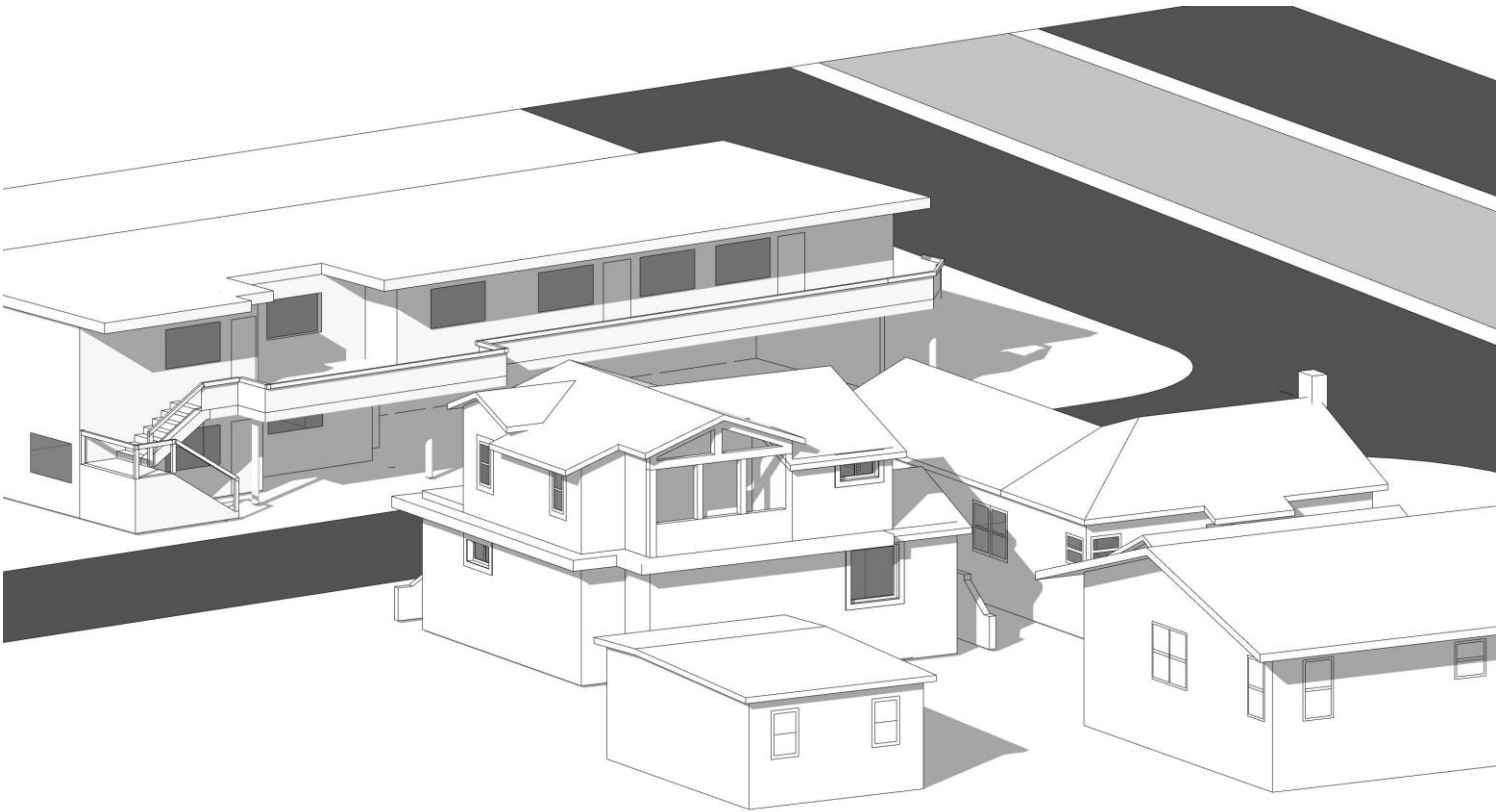


PROPOSED

December 21st
12:00 pm

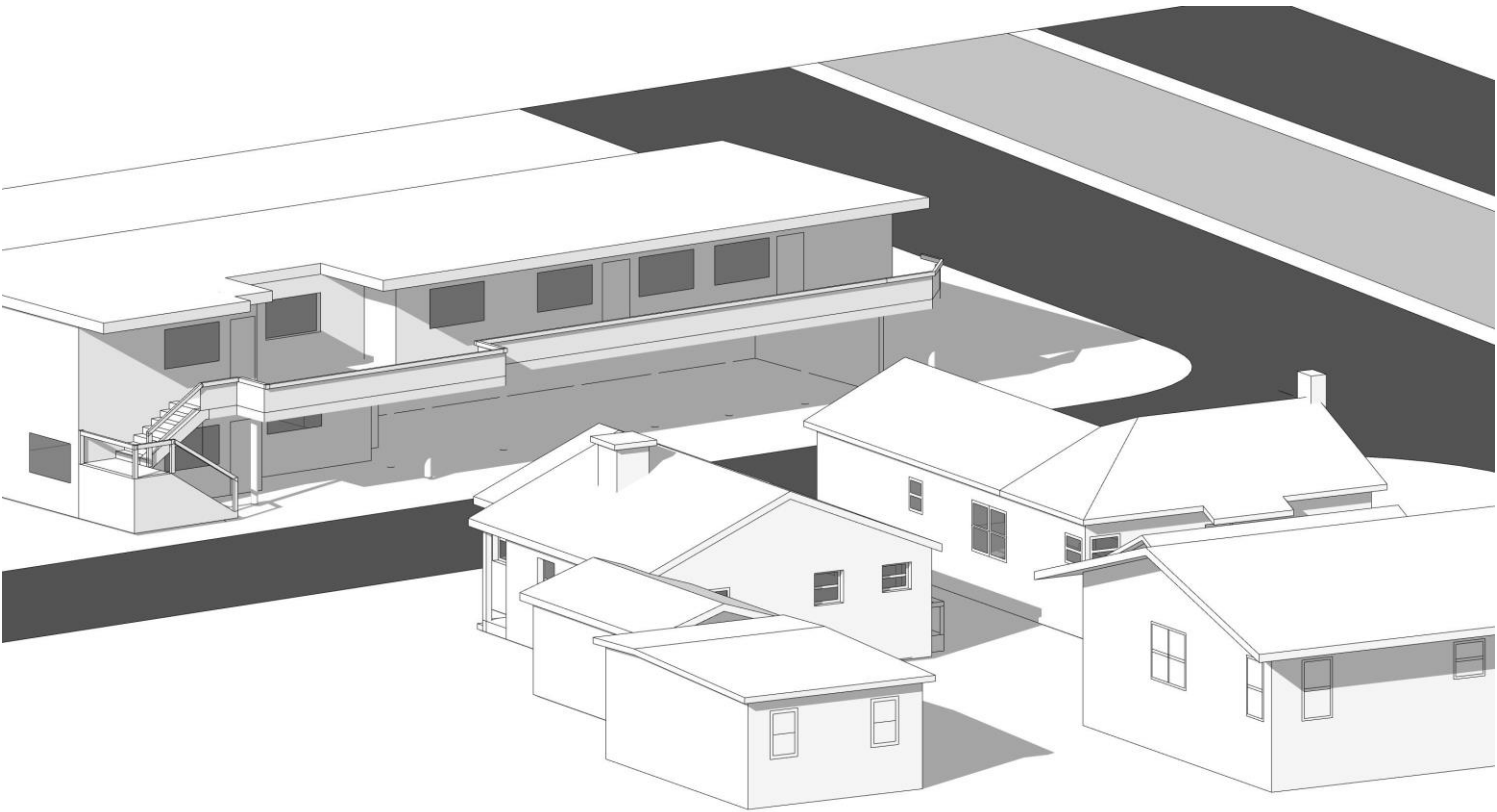


EXISTING

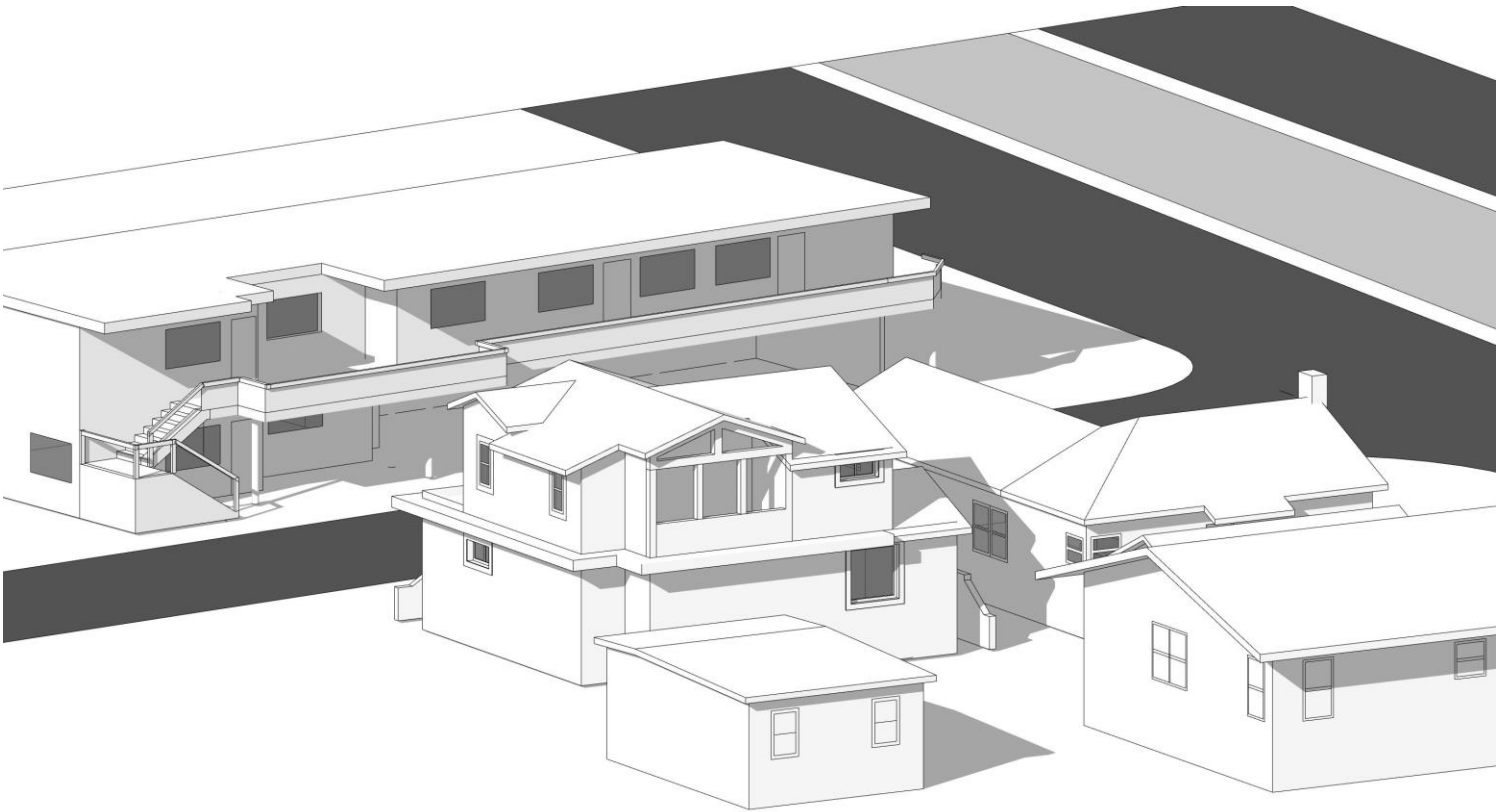


PROPOSED

December 21st
12:30 pm



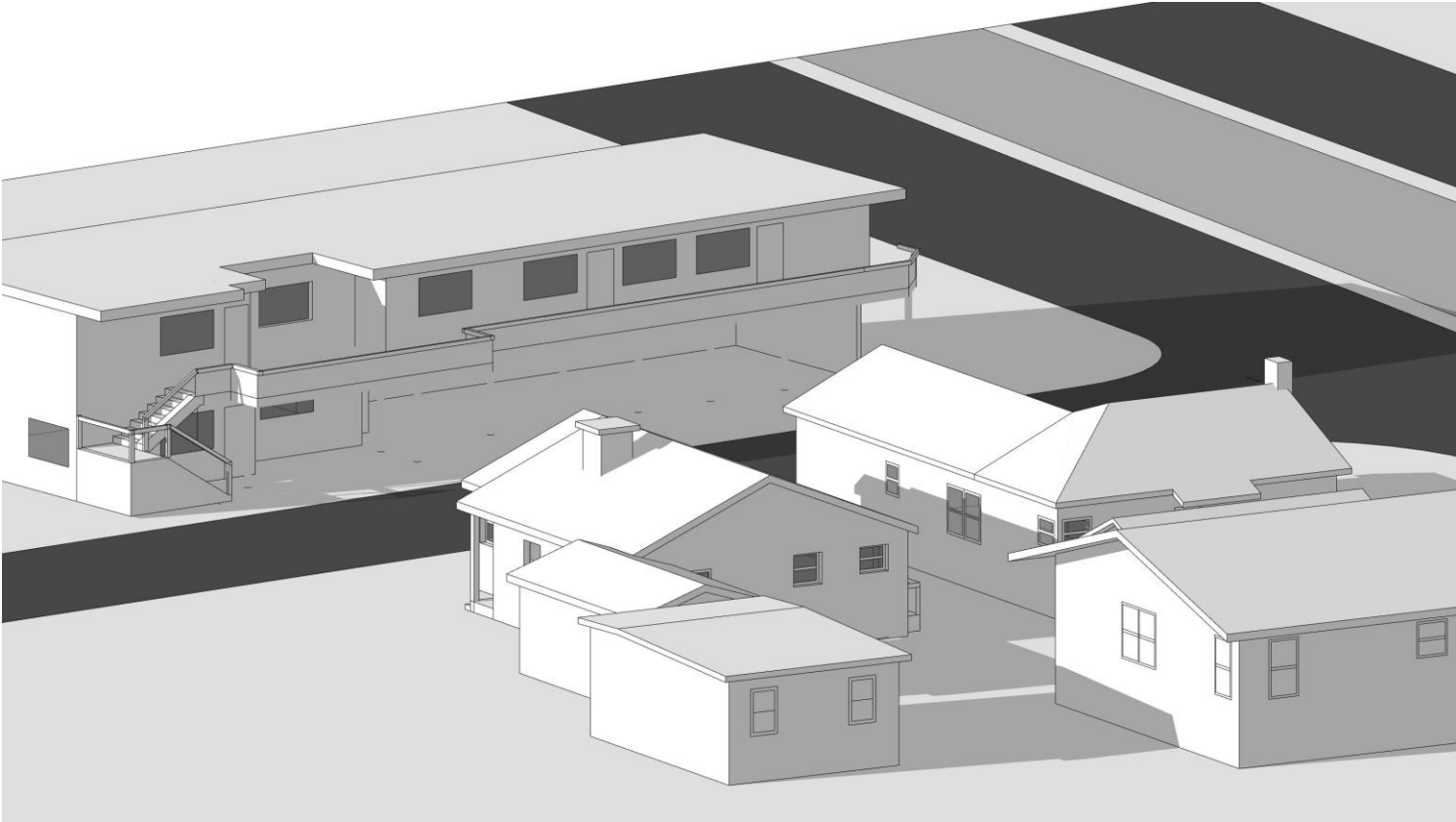
EXISTING



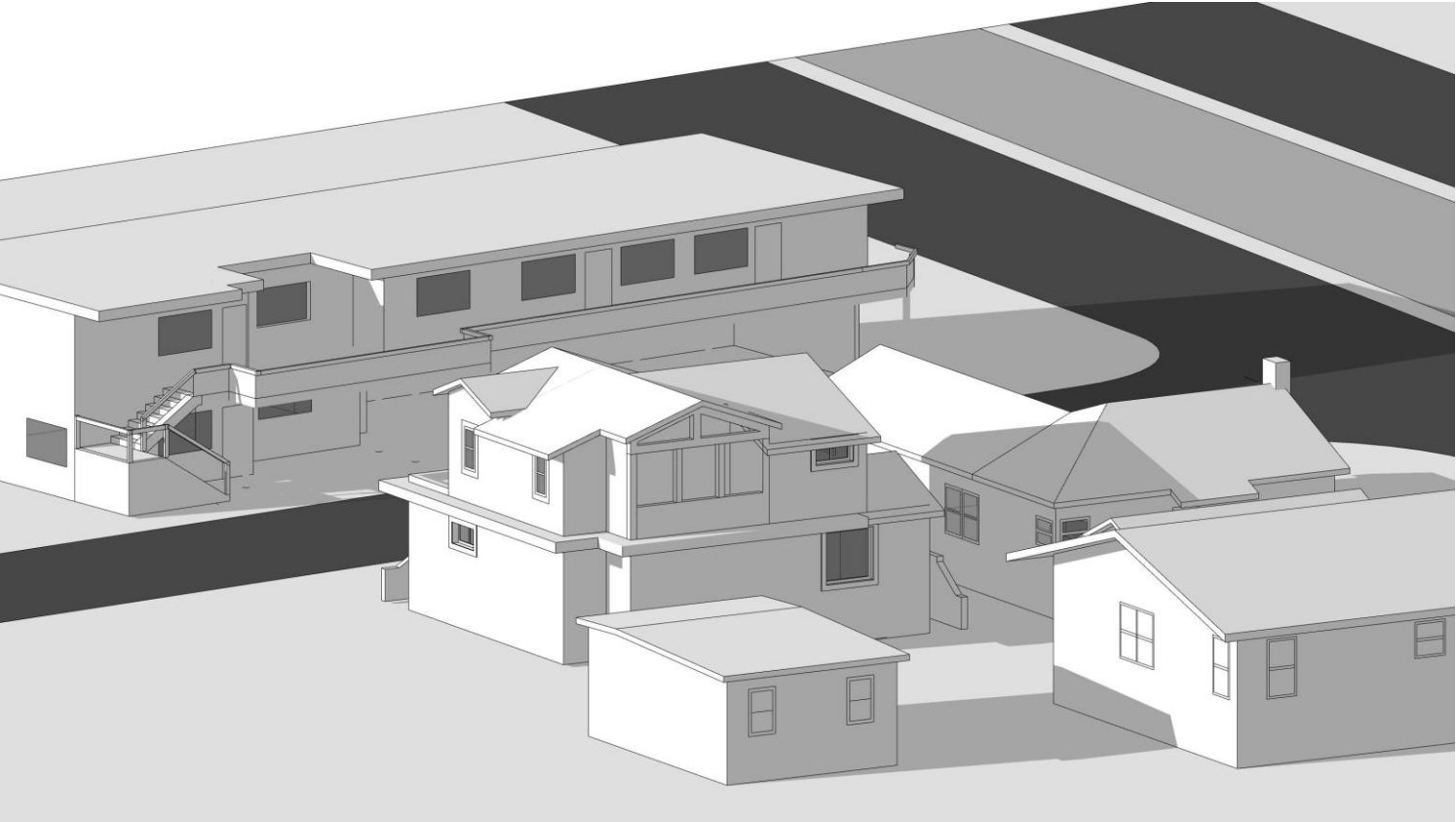
PROPOSED

December 21st

03:00 pm

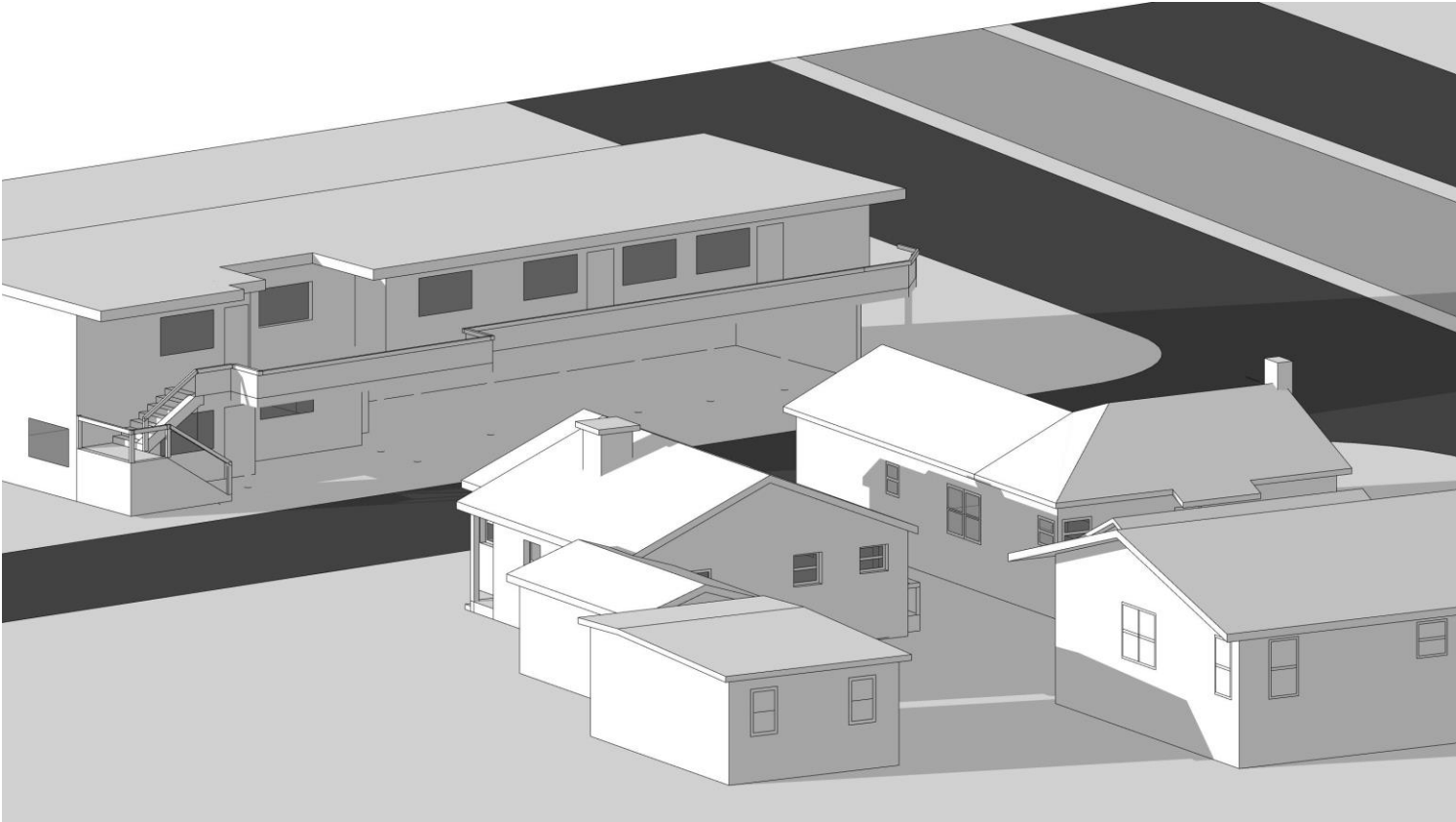


EXISTING

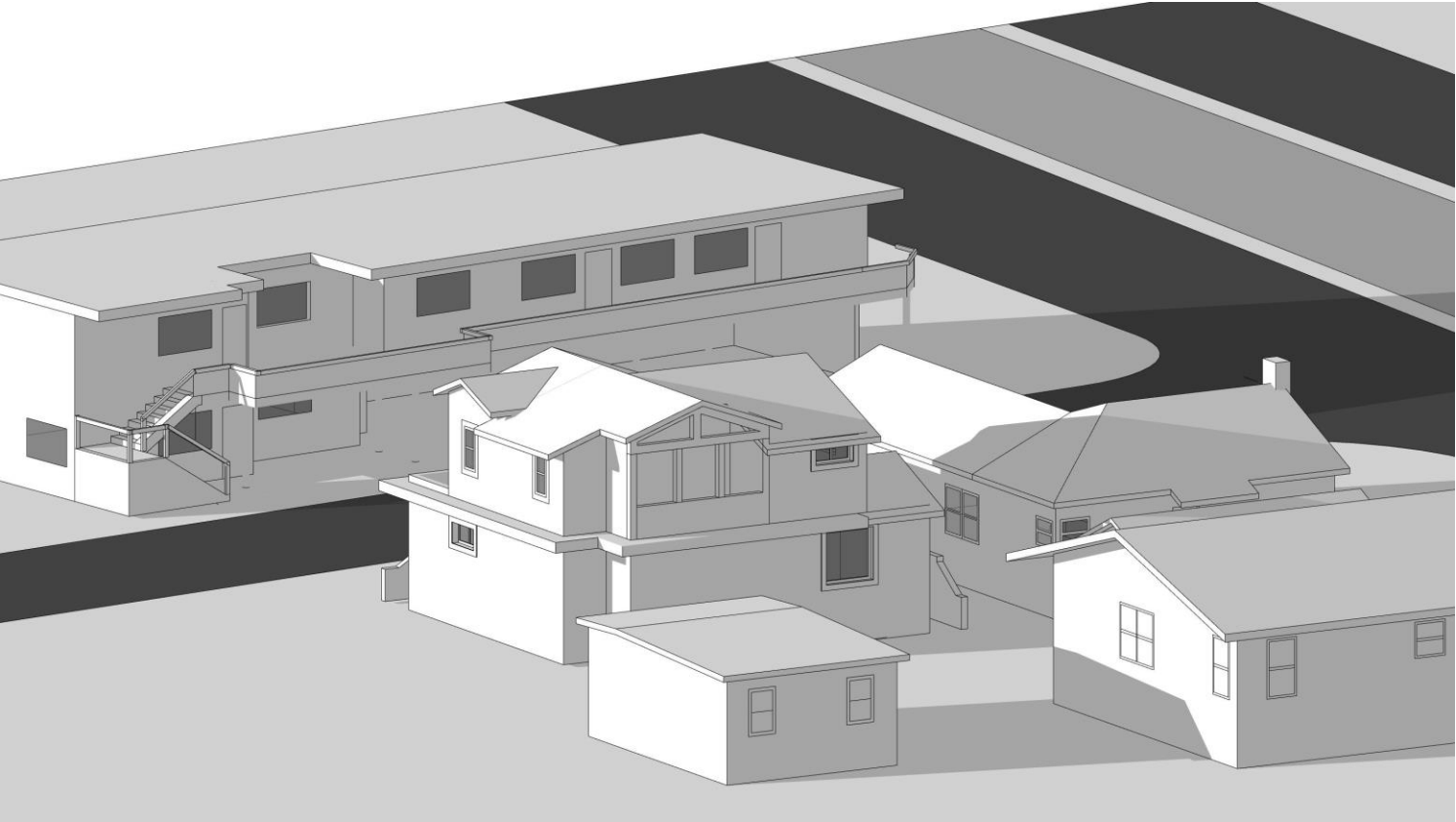


PROPOSED

December 21st
03:30 pm



EXISTING

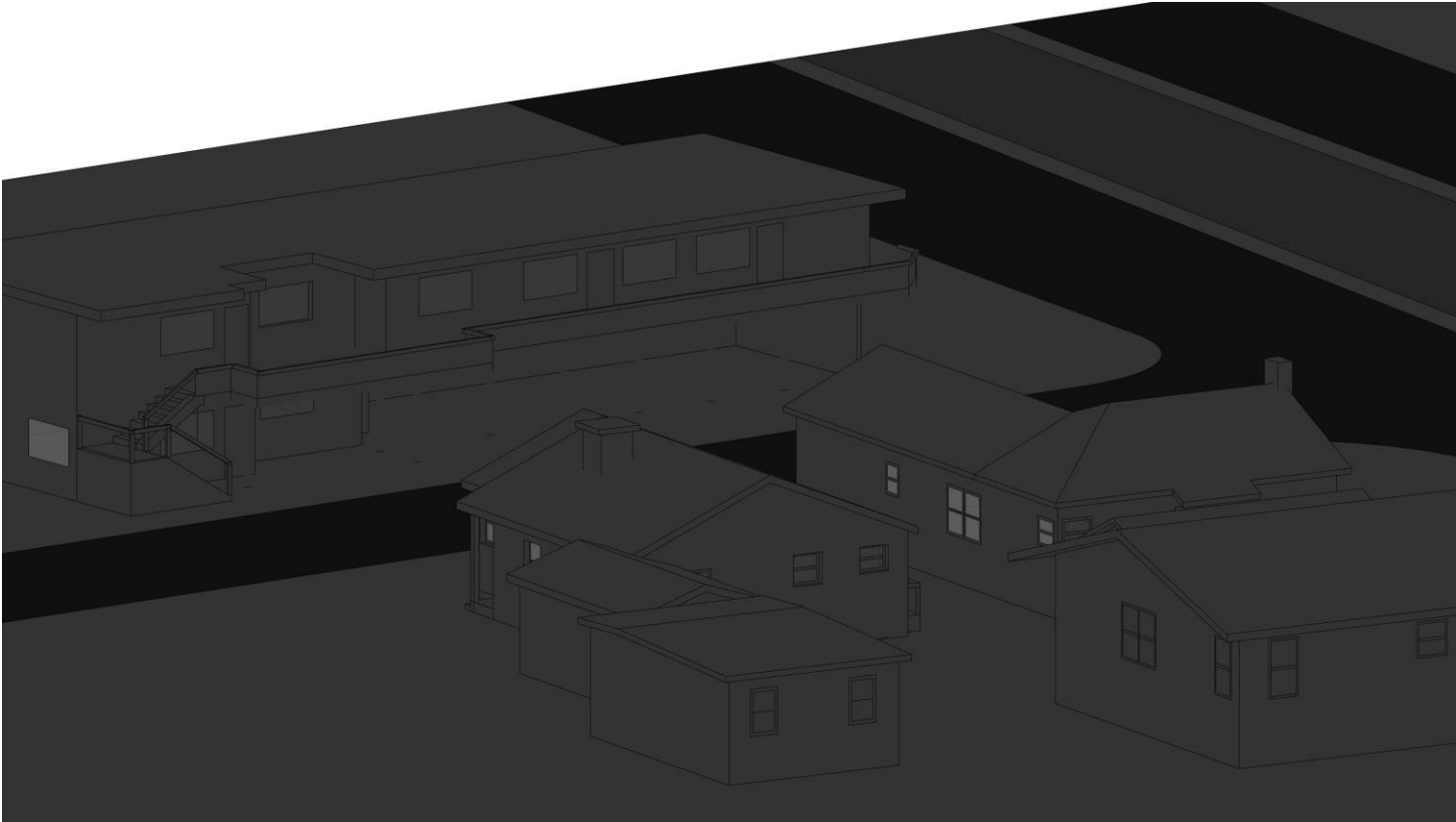


PROPOSED

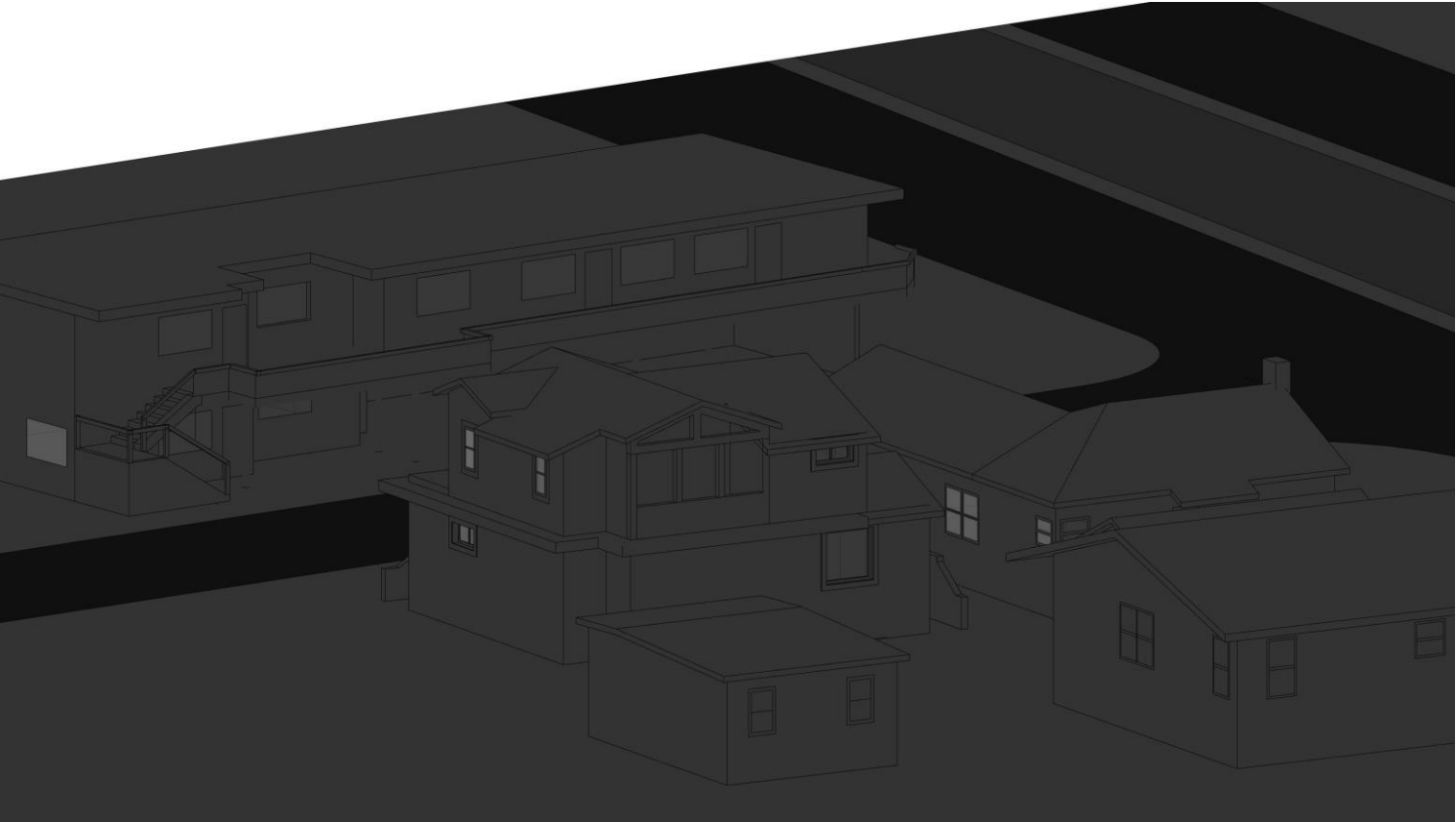
December 21st

06:00 pm

Sunset at 4:54 pm



EXISTING



PROPOSED