



CHRIS DIKEAKOS ARCHITECTS INC.

May 16, 2025

City of Kelowna
Development and Planning Department
1435 Water Street,
Kelowna, BC V1Y 1J4

RE: Development Permit Application for the Proposed Courtyard by Marriott Kelowna Airport Hotel - 3508 Fleet Court, Kelowna, BC

Dear Sir / Madam,

We are submitting this Development Permit application on behalf of our client, Argus Properties Ltd. They are proposing to develop a hotel building overtop a 2-level underground parking structure. The site is located at 3508 Fleet Court and is approximately 2.35 acres in size.

The proposed hotel development is a 6-storey, 160 room Courtyard by Marriott hotel. It is proposed that the hotel sits overtop a 2-level underground parking structure. Additionally, it is proposed to provide Meeting / Banquet space of 609 m² (6,550 ft²) and a Restaurant of 204 m² (2,200 ft²). The proposal will also incorporate the infrastructure for a future helipad on the roof of the hotel along with rooftop amenities of a Fitness Room and a Hot Tub deck – both positioned to view the landing and take-off of airplanes from the adjacent Kelowna International Airport.

The proposed hotel will have a Westcoast modern aesthetic with a total gross floor area of approximately 9,056 m² (97,480 ft²). The Courtyard by Marriott Kelowna Airport Hotel will provide a total of 387 parking stall (52 surface stalls and 335 stalls in the underground structure).

The required documents, reports and drawings are submitted in support of the Development Permit application. The design rational along with more detailed statistical information is all contained in the drawing package submission.

Out proposed Variances includes the following:

- Zoning By-Law Section 8.3.2 – Proposed variance to provide 105 additional parking spaces over and above the maximum allowable of 282 parking stalls.

T 604 291 2660
F 604 291 2667

1635 WEST BROADWAY
VANCOUVER BC V6J 1W9

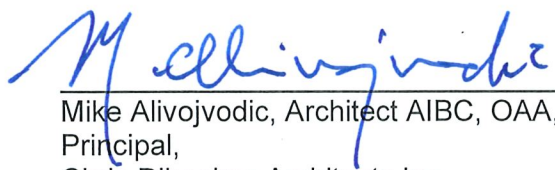
INFO@DIKEAKOS.COM
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Argus Properties Ltd. is committed to creating a well-designed hotel development project that meets the needs of the neighbourhood and the nearby airport terminal. The design will be aesthetically pleasing and will integrate well with the surrounding area and businesses. It also recognizes the site's prominent location off Highway 97 and the nearby airport.

Should further information or clarifications be required, please do not hesitate to let us know.

Sincerely,



Mike Alivovodic, Architect AIBC, OAA, MRAIC
Principal,
Chris Dikeakos Architects Inc.



Courtyard by Marriott Kelowna Airport

3508 Fleet Court, Kelowna, BC

LEGAL DESCRIPTION: LOT 15 SECTION 14 TOWNSHIP
23 ODYD PLAN KAP82802 EXCEPT PLAN EPP23036

ISSUED FOR DEVELOPMENT PERMIT MAY 16 2025

OWNER

Argus Properties Ltd.
300-1060 Manhattan Dr, Kelowna BC, V1Y9X9
T 250 763 6789

ARCHITECT

Chris Dikeakos Architects Inc.
1635 W Broadway Vancouver, B.C. V6J 1W9
Mike Alivojvodic mike.a@dikeakos.com

LANDSCAPE

CTQ Consultants Ltd.
207 – 1726 Dolphin Ave, Kelowna, BC V1Y 9R9
Natalie Martin NMartin@ctqconsultants.ca

STRUCTURAL

ROV Engineering Consultants
#301,1820 Ambrosi Road Kelowna, BC V1Y 4R9
Mahdi Yazdinezhad Mahdi@rovconsulting.ca

ELECTRICAL

TBD

MECHANICAL

TBD

CIVIL

CTQ Consultants Ltd.
207 – 1726 Dolphin Ave, Kelowna, BC V1Y 9R9
Steve Tobler STobler@ctqconsultants.ca

SURVEYOR

Ferguson Land Surveying & Geomatics Ltd.
404-1630 Pandosy St, Kelowna, BC V1Y 1P7

ENVELOPE / ENERGY MODEL

TBD

TRAFFIC

TBD

CODE

TBD



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Argus Properties Ltd.
300-1060 Manhattan Dr, Kelowna BC, V1Y9X9
T 250 763 6789

Architectural Drawing List - DP	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	PROJECT DATA SUMMARY
A0.02	DEVELOPMENT DATA
A0.03	PROJECT LOCATION
A0.04	DESIGN RATIONALE
A1.00	CONTEXT PLAN
A1.01	SITE PLAN
A1.02	GARBAGE & RECYCLING ROUTE
A2.00	P2 FLOOR PLAN
A2.01	P1 FLOOR PLAN
A2.02	LEVEL 1 FLOOR PLAN
A2.03	LEVEL 2 - 3 FLOOR PLAN
A2.04	LEVEL 4 - 5 FLOOR PLAN
A2.05	LEVEL 6 FLOOR PLAN
A2.06	LOWER ROOF PLAN
A2.07	ROOF / HELIPAD PLAN
A3.00	EAST AND NORTH ELEVATIONS
A3.01	WEST AND SOUTH ELEVATIONS
A4.00	BUILDING SECTIONS
A5.00	SITE ENTRANCE PERSPECTIVE
A5.01	SOUTHWEST PERSPECTIVE
A5.02	NORTHEAST PERSPECTIVE
A5.03	PORTE COCHERE PERSPECTIVE
A5.20	MATERIAL BOARD
A5.30	SIGNAGE PLAN
A5.50	SHADOW STUDIES
SS-1	SURVEY



102,193 ft² | 9,494.0 m²

97,481 ft² | 9,056.3 m²

72,993 ft² | 6,781.2 m²

0.72

160

6

387

SITE AREA
TOTAL

GROSS FLOOR AREA
TOTAL

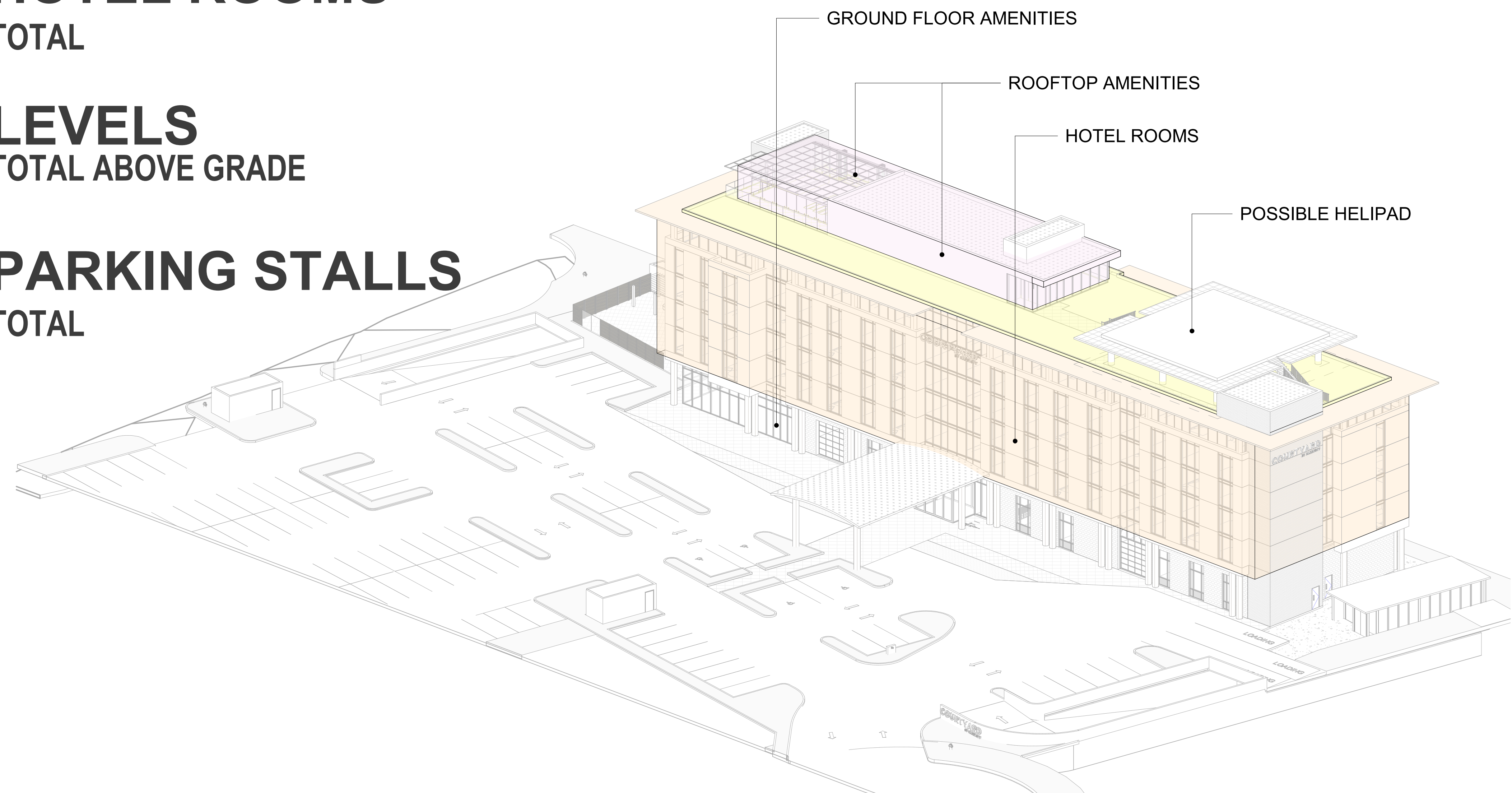
NET FLOOR AREA
W/ EXCLUSIONS FOR FAR CALCULATION

FAR
FLOOR AREA RATIO

HOTEL ROOMS
TOTAL

LEVELS
TOTAL ABOVE GRADE

PARKING STALLS
TOTAL



A. PROJECT DESCRIPTION

A PROPOSED 6 STOREY BUILDING CONSISTING OF 160 HOTEL ROOMS WITH ASSOCIATED AMENITIES & SUPPORT SPACES, CONSTRUCTED OVERTOP TWO LEVELS OF BELOW-GRADE PARKING

B. LEGAL DESCRIPTION

LOT 15 SECTION 14 TOWNSHIP 23 ODYD PLAN KAP82802 EXCEPT PLAN EPP23036

C. CIVIC ADDRESS

3508 FLEET COURT, KELOWNA, BC

D. ZONING

C2 - VEHICLE ORIENTED COMMERCIAL

E. SITE AREA

IMPERIAL	METRIC
102,193 ft²	9,494.0 m²

F. SITE COVERAGE

IMPERIAL	METRIC	PERCENTAGE
15,238 ft²	1,415.7 m²	14.9%

G. SETBACKS

	ZONE REQUIREMENT	PROPOSED
FRONT (EAST & WEST)	2.00 m	2.00 m
SIDE (NORTH)	0.00 m	19.70 m
SIDE (SOUTH)	0.00 m	12.08 m
REAR	0.00 m	N/A

H. BUILDING HEIGHTS

PERMITTED	PROPOSED
6 FLOORS	6 FLOORS
78' - 9"	76' - 3"
24.00 m	23.24 m

J. DENSITY (FLOOR AREA RATIO)

IMPERIAL (NET)	METRIC (NET)	FAR
73,928 ft²	6,868.1 m²	0.72

K. PARKING SCHEDULE

PARKING STALL TYPE	COUNT
LEVEL 1	
Accessible - 19'-9" x 12'-2"	2
Accessible-VAN - 19'-9" x 15'-9"	2
Regular - 19'-9"-0" x 8'-3"	48
	52
LEVEL P1	
Accessible - 19'-9" x 12'-10" (Obstruction 1 Side)	2
Regular - 19'-9"-0" x 8'-3"	39
Regular - 19'-9"-0" x 8'-11" (Obstruction 1 Side)	97
Small - 15'-9" x 7'-7"	4
Small - 15'-9" x 8'-3" (Obstruction 1 Side)	11
	153
LEVEL P2	
Accessible - 19'-9" x 12'-10" (Obstruction 1 Side)	2
Regular - 19'-9"-0" x 8'-3"	45
Regular - 19'-9"-0" x 8'-11" (Obstruction 1 Side)	112
Small - 15'-9" x 7'-7"	8
Small - 15'-9" x 8'-3" (Obstruction 1 Side)	15
	182
TOTAL	387

L. LOADING SCHEDULE

PARKING STALL TYPE	COUNT
LEVEL 1	
Loading_Stall - (31'-0" x 10'-0")	1
Loading_Stall - (54'-0" x 11'-0")	2
TOTAL	3

M. HOTEL ROOM COUNT

ROOM TYPE	COUNT
LEVEL 2	
ACCESSIBLE KING	1
ACCESSIBLE Q/Q	1
ACCESSIBLE SUITE	1
KING	4
KING+SOFA	6
Q/Q	18
SUITE	1
	32
LEVEL 3	
ACCESSIBLE Q/Q	1
KING	4
KING+SOFA	6
Q/Q	19
SUITE	2
	32
LEVEL 4	
ACCESSIBLE KING	1
ACCESSIBLE KING+SOFA	1
KING	4
KING+SOFA	6
Q/Q	18
SUITE	2
	32
LEVEL 5	
ACCESSIBLE KING	1
ACCESSIBLE KING+SOFA	1
KING	4
KING+SOFA	6
Q/Q	18
SUITE	2
	32
LEVEL 6	
KING	30
SUITE	2
	32
TOTAL HOTEL ROOMS	160

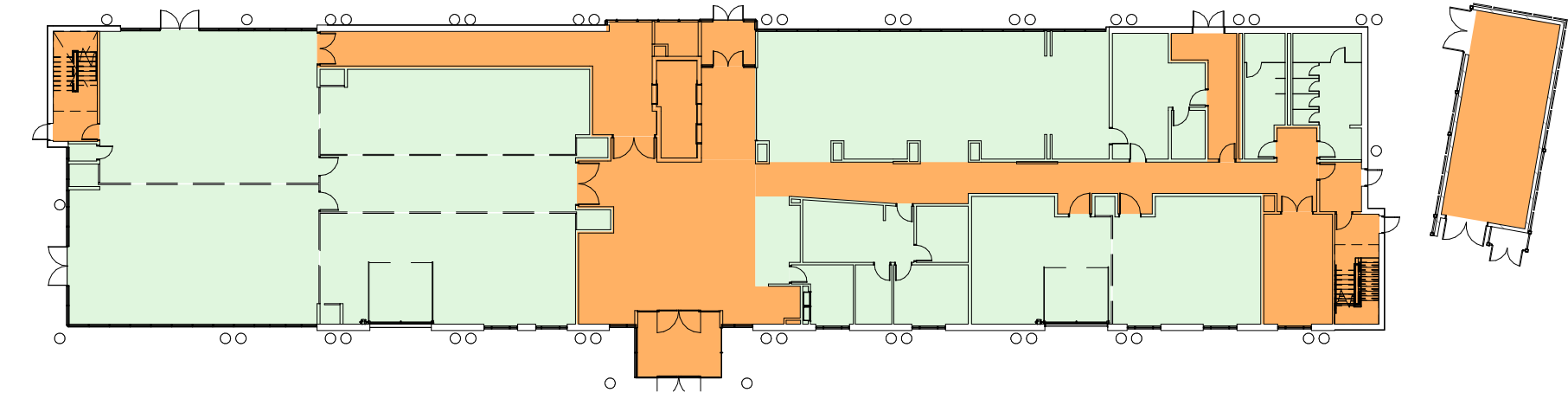
N. BICYCLE PARKING

		REQUIRED	PROPOSED
HOTEL	1.0 BIKE SPACES PER 20 SLEEPING UNITS	8	8
	6.0 BIKE SPACES PER ENTRANCE	6	6
TOTAL		14	14

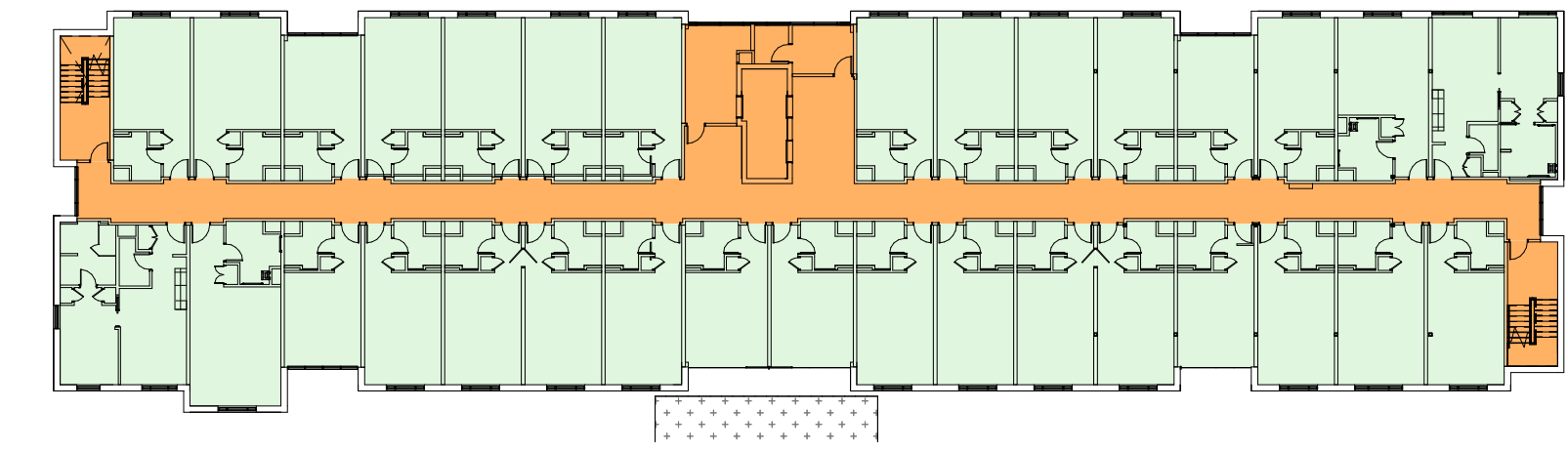
P. FLOOR AREA CALCULATIONS

LEVEL	GROSS FLOOR AREA		EXCLUDED FLOOR AREA		NET FLOOR AREA	
	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC
LEVEL 1	15,238 ft²	1,415.7 m²	5,054 ft²	469.6 m²	10,184 ft²	946.1 m²
LEVEL 2	15,792 ft²	1,467.1 m²	2,952 ft²	274.2 m²	12,840 ft²	1,192.9 m²
LEVEL 3	15,792 ft²	1,467.1 m²	2,952 ft²	274.2 m²	12,840 ft²	1,192.9 m²
LEVEL 4	15,792 ft²	1,467.1 m²	2,952 ft²	274.2 m²	12,840 ft²	1,192.9 m²
LEVEL 5	15,792 ft²	1,467.1 m²	2,952 ft²	274.2 m²	12,840 ft²	1,192.9 m²
LEVEL 6	14,398 ft²	1,337.6 m²	2,949 ft²	274.0 m²	11,449 ft²	1,063.7 m²
ROOF-LOW	4,679 ft²	434.7 m²	4,679 ft²	434.7 m²	0 ft²	0.0 m²
	97,481 ft²	9,056.3 m²	24,488 ft²	2,275.0 m²	72,993 ft²	6,781.2 m²

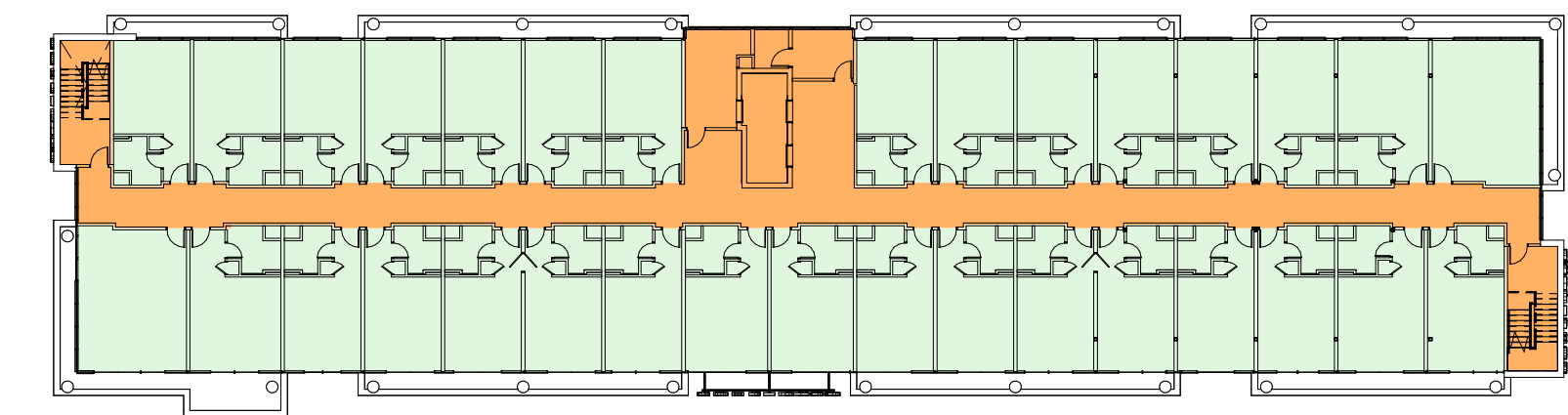
Q. FLOOR AREA CALCULATION DIAGRAMS



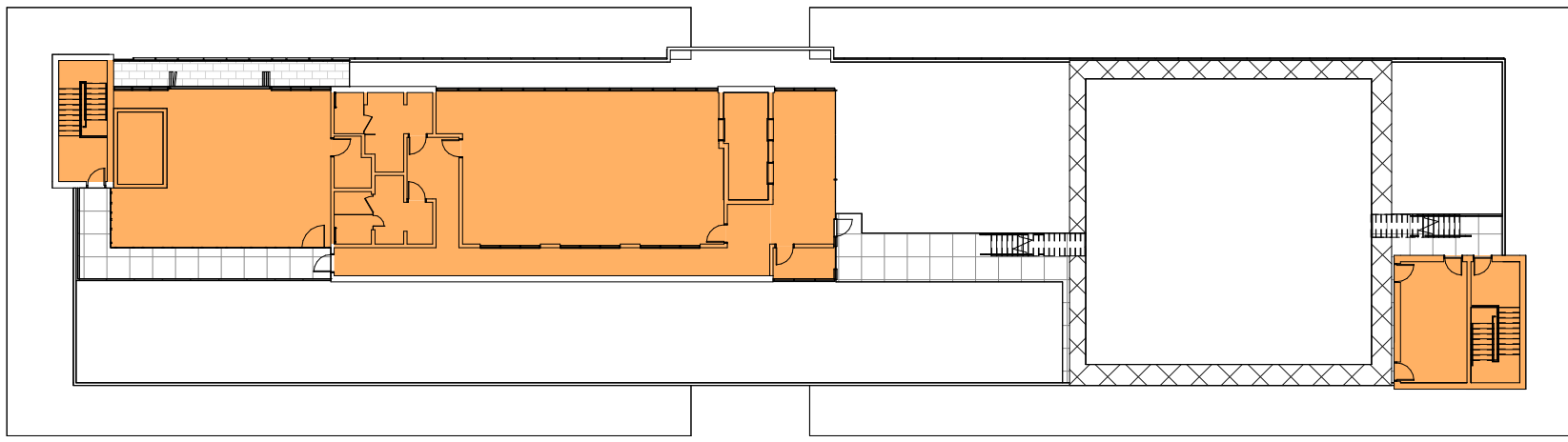
LEVEL 1



LEVEL 2 TO 5 (TYPICAL)



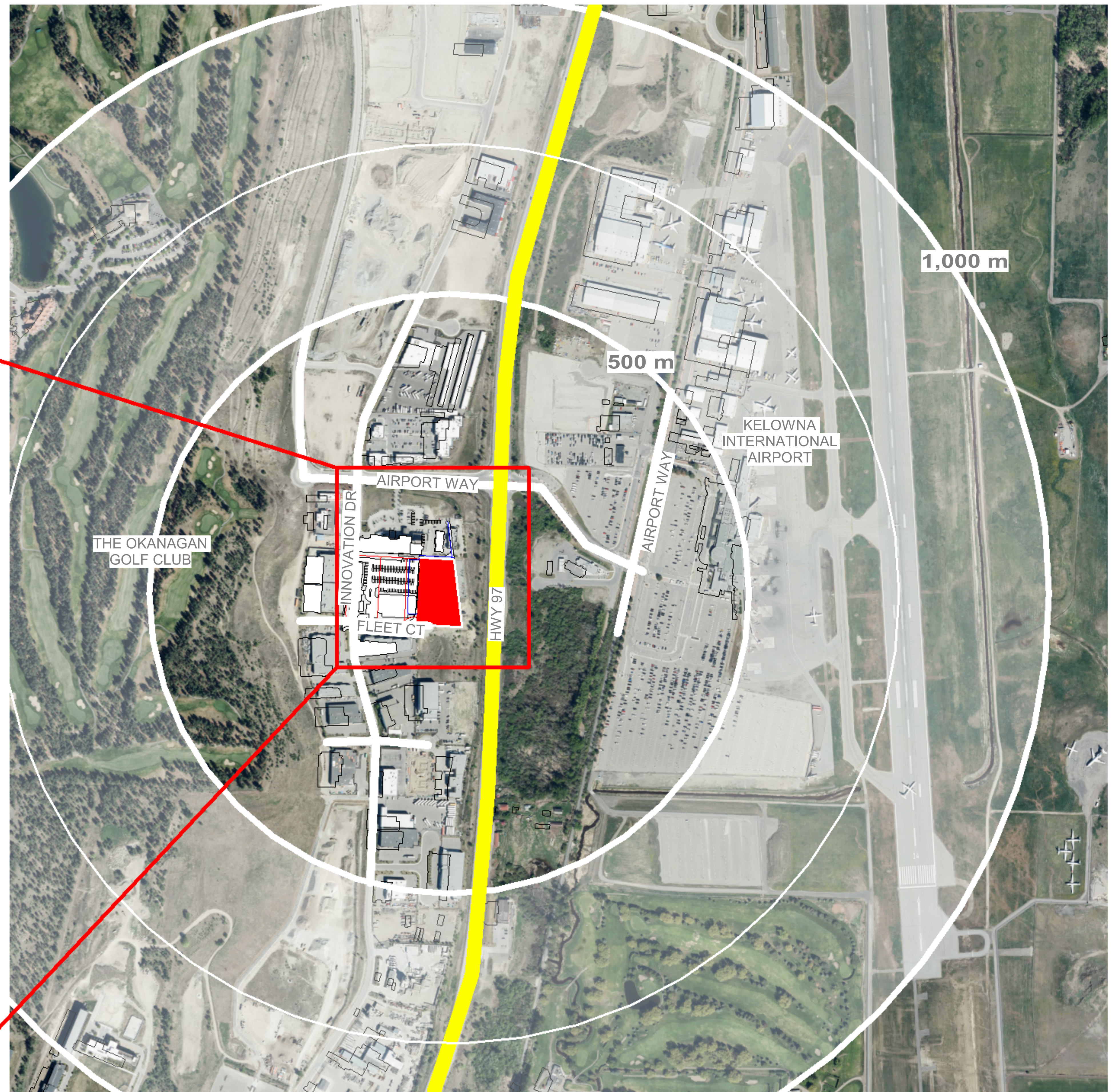
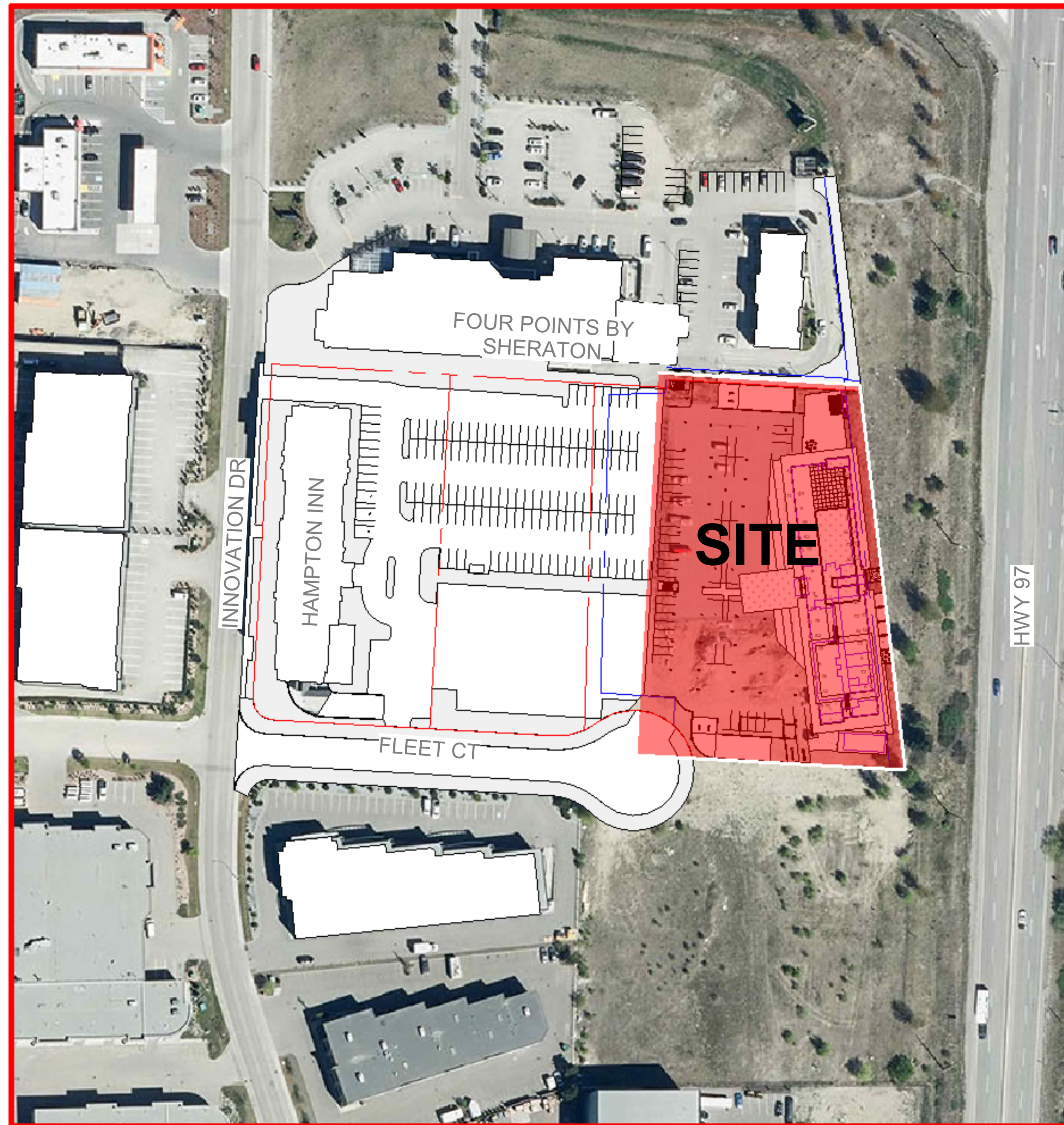
LEVEL 6



ROOF DECK

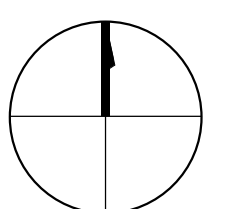
LEGEND

	EXCLUDED FLOOR AREA
	NET FLOOR AREA



PROJECT LOCATION

ISSUED FOR DEVELOPMENT PERMIT
MAY 16 2025



A0.03

01 Site Rationale

Highway 97 (or the Okanagan Highway) is the main thoroughfare flanking the site with the 6-storey building creating a strong frontage to this main arterial. Across the road and to the east is the Kelowna International Airport. As Highway 97 is a 4-lane higher-speed divided highway, the proposed project is experienced from the vehicle at higher speeds traveling in the north-south direction. The building is set back approximately 20' (6m) from the property line to allow for screened patios paralleling Highway 97. The screens will provide acoustic separation from the road while allowing for skyward views towards the airport to see airplanes land and take-off. This will also allow for an animated base plane with the building acting as a backdrop. Similarly, the hotel roof has been animated by placing amenity uses facing the airport to fully take advantage of the views and activities.

The main site access is west from Highway 97 via Airport Way. Existing Four Points and Hampton Inn hotels create the immediate context. Fleet Court is a cul-de-sac road that provides the main access to the site. However, access is also possible from the Four Points hotel side to the north should someone take a wrong turn.

A small amount of surface parking is provided west of the proposed project with easy access to underground parking ramps on the north and south sides which will lead you to two levels of underground parking. Large and centralized porte-cochere demarks the entry while providing vehicular drop-off / pick-up as well as bus loading / unloading and parking. Refuse and recycling is located in an accessory building to the south of the hotel and is proximate to the loading bays. Landscaped green spaces and elegantly paved plazas clearly articulate the pedestrian realm and reinforce simple and direct wayfinding. Connections to the adjacent hotels will be made simple and direct, while access to patios and outdoor spaces surrounding the proposed hotel are similarly direct and intuitive. Given that the entire ground level is “public” in nature (lobby, restaurant, meeting and conference rooms, and outdoor patios), it is purposeful to locate all the hotel rooms on Levels 2 through 6 so as to provide maximum separation between public and private.

Access from the site to adjacent golf courses and other outdoor amenities are simple and direct. Whether by car, bike or on foot – everything is in close proximity.

02 Use, Density and Parking

The proposal contains 160 hotel rooms plus 11,000 ft² (1,022 m²) of amenity area with a proposed floor area ratio of 0.72. Of the 160 hotel rooms, there are 9 suites, 46 king rooms, 24 king + pull-out sofa, and 73 double-queen rooms with 8 accessible rooms (each different room type has an accessible room). Majority of the parking is in the 2 levels below grade with a small amount of surface parking. Provided parking is 387 spaces. In addition to hotel and associated support spaces, there are staff and service spaces distributed throughout the project. The helipad is proposed as a future addition to the project with the required infrastructure (structural supports plus the required service rooms) being incorporated into the proposed design.

03 Form and Height

The proposed form and height respect its architectural context and makes the most of its location by allowing for surrounding views (airport activities to the east and green spaces of the golf courses to the west). The siting of the building allows for visual prominence from the adjacent highway.

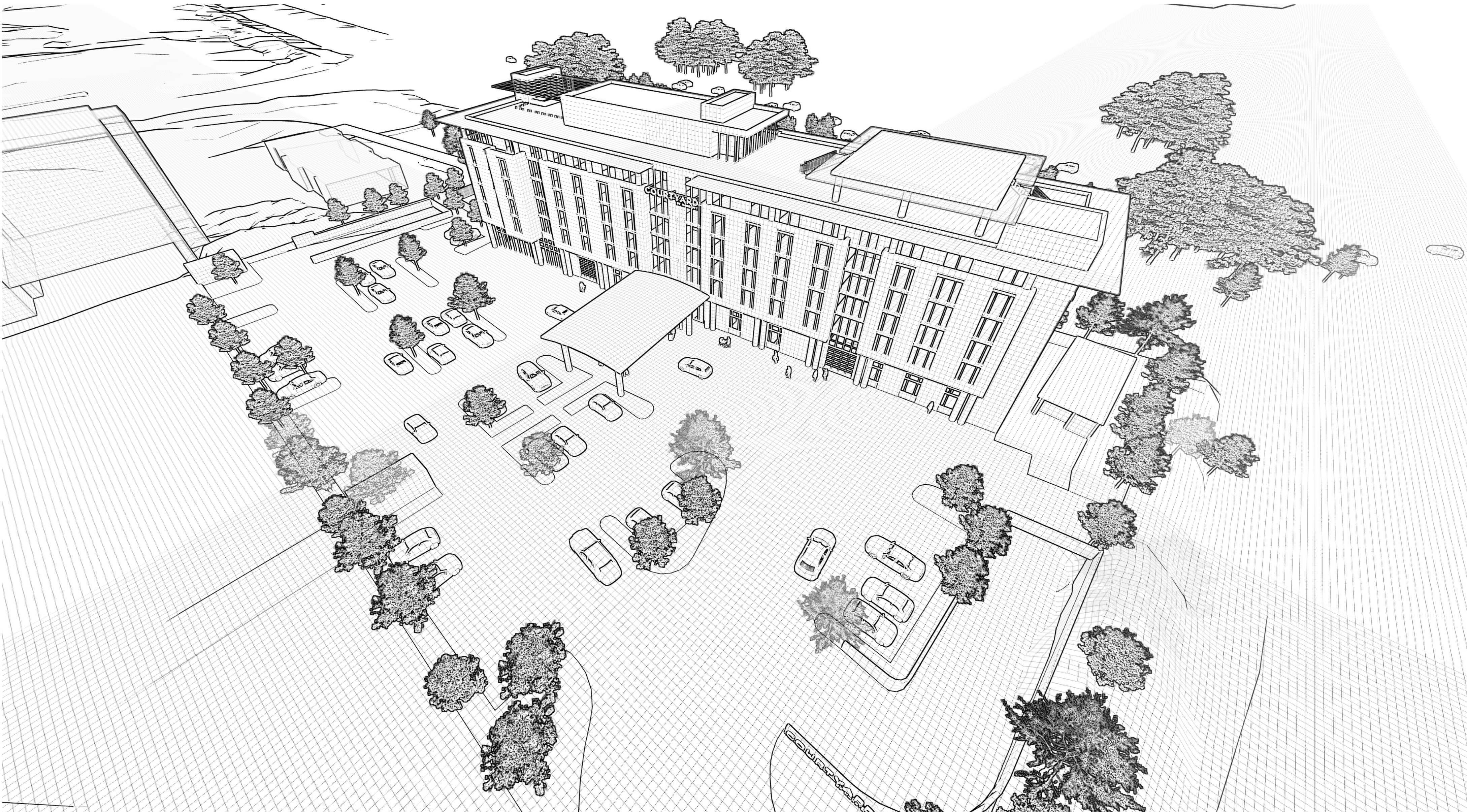
The proposed building is sited opposite the Kelowna International Airport. The building proposes an overall height of 76.25 ft. (23.24 m) measured from finished grade.

04 Building Articulation and Architectural Expression

The core guiding principle for the design is to create a building that is contextually sensitive to the immediate surrounding area and represents a high-quality architectural design, while celebrating the west coast modern aesthetic.

The design represents a formal language that symbolizes a solid and robust building form with a slightly inset ground and top floor to provide relief and articulation of the overall mass. The canopy expressions, brick masonry and paving, window colours and patterns capture the essence of a Westcoast style. Architectural elements and details such as the roof overhangs and supporting columns are a modern interpretation of wood materiality that went into the care and craftsmanship of the Westcoast modern.

The stone cladding at the base grounds the building. The vertical masonry elements on the north and south sides break the horizontal volume of the building and anchor the two ends. Based on the functionality, the masonry expression can be devoid of windows, thus an opportunity for signage and “landmarking” of the building from Highway 97. An expressive canopy structure (the porte-cochere) of heavy-timber and steel acts as a clear demarcation of the entrance. The stepping back of the top floor allows for larger roof overhangs and creates a horizontal emphasis which is reminiscent of the Westcoast modern architecture. This is further emphasized with the rooftop amenity spaces and its articulation.



05 Accessible Design

This proposed project will provide 8 hotel rooms (20% of total) that meets the BC Building Code requirements. Rather than allocating all the same hotel room types to be accessible, we have proportionately provided the same number of accessible rooms for each hotel room type. In addition, the remaining areas of the project are fully accessible right from the underground parking levels and up through the building and onto the amenity spaces on the roof.

06 Public Realm and Amenity

The public realm will be enhanced significantly with the addition of the public open spaces along the east, west, and northern parts of the site that are adjacent to the associated indoor uses, thus creating an opportunity for indoor / outdoor functioning of the spaces. The entirety of the ground floor can be considered as public realm as spaces such as meeting and conference rooms, the restaurant, lobby area, and circulation leading to outdoor spaces. The indoor amenity spaces face the airport so as to take advantage of the view of the airplanes taking off and/or landing. Similarly, the rooftop amenities are oriented towards the airport as well.

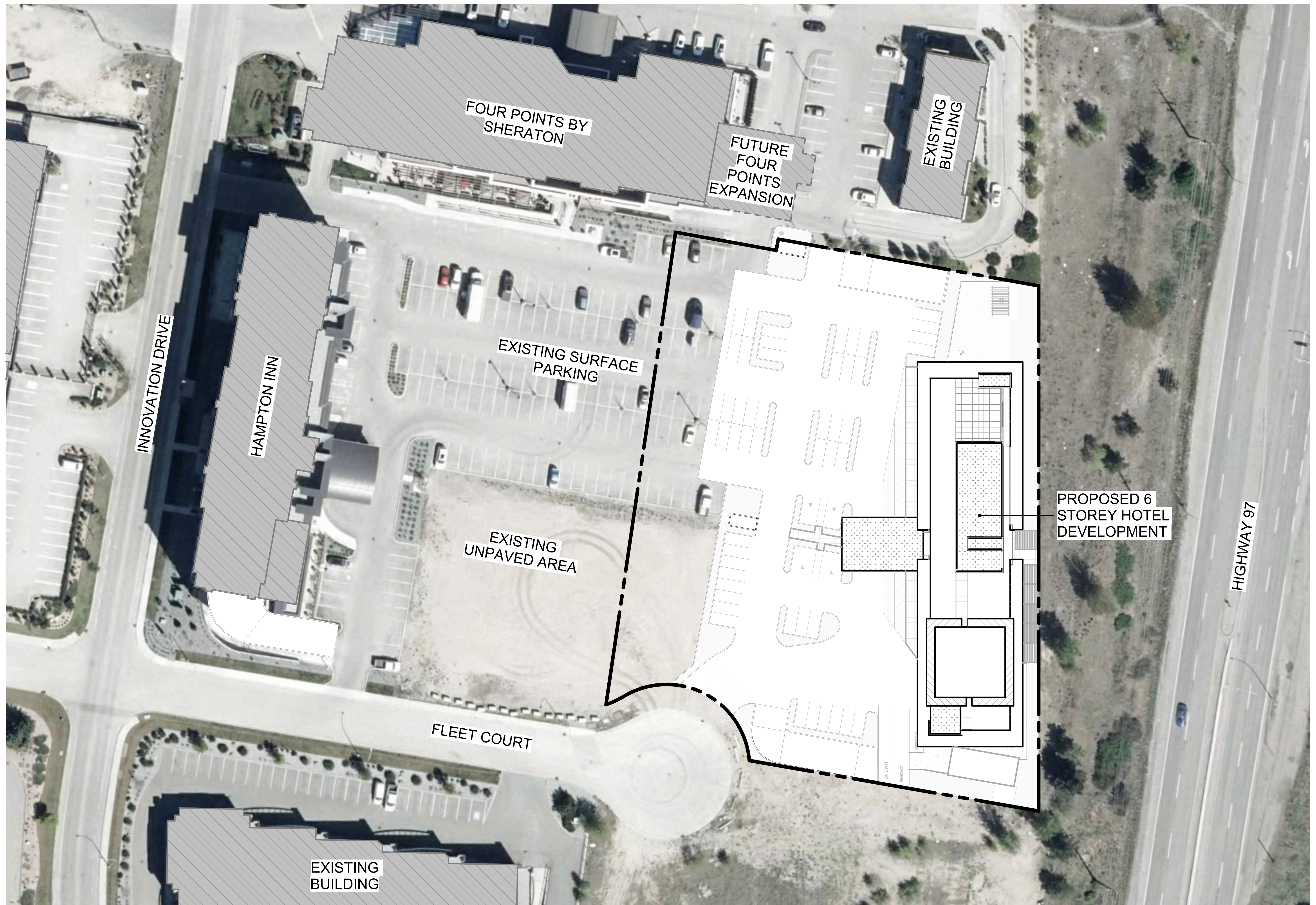
From a future addition and development under a separate permit, it is planned to add more amenity space on the P1 level as well as making provisions for a helipad. These future spaces are envisioned to differentiate this hotel from others in that it will provide services that are currently not available in the surrounding hotels.

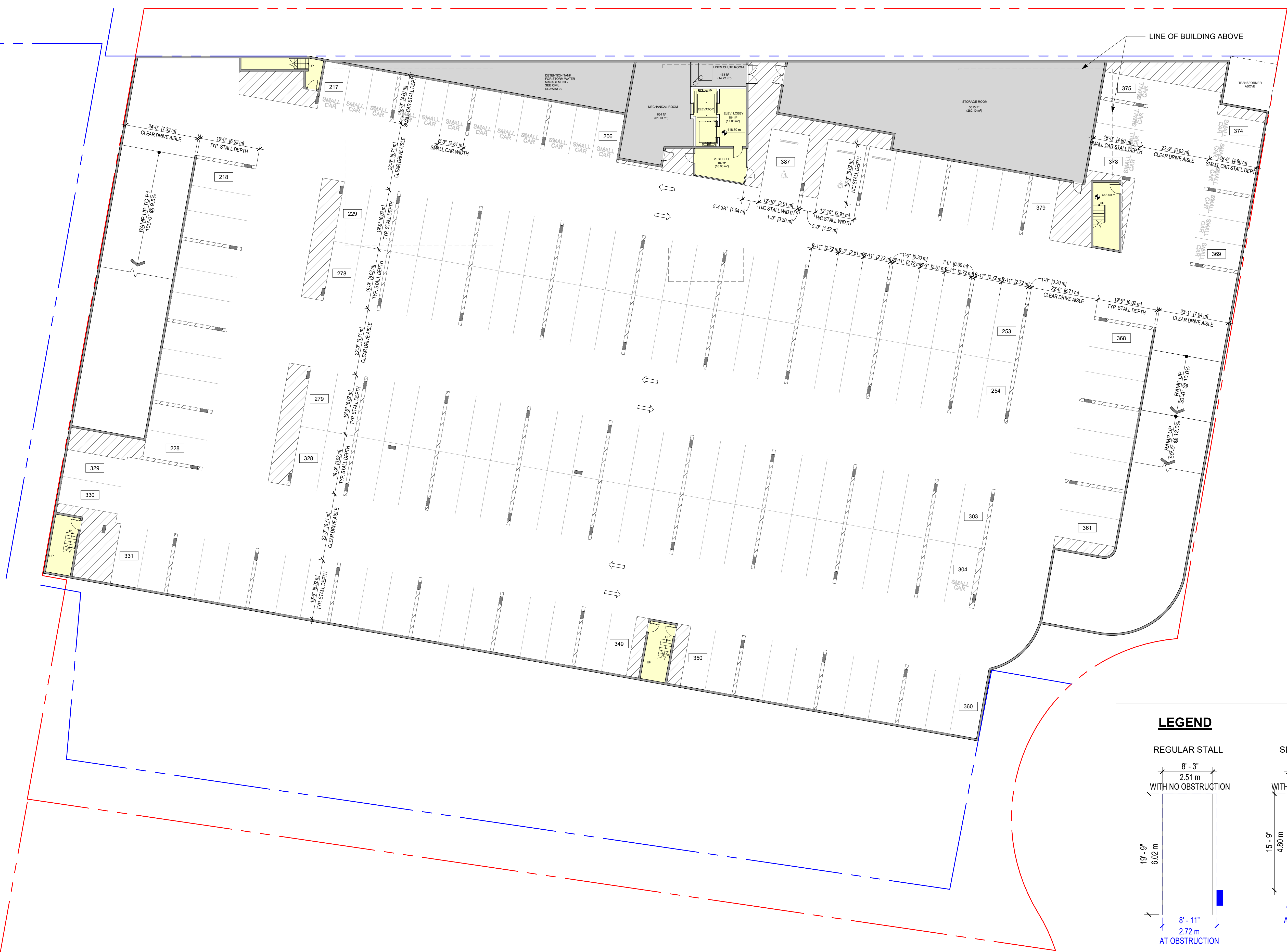
A total of 11,000 ft² (1,022 m²) of amenity space is provided in the proposal. It has an outlook to the airport activities as well as apertures through the building to the outdoor patios and courtyards. The amenity space consists of a fitness area, a hot tub deck, meeting and banquet spaces, restaurant, lobby lounge, and associated support and washroom facilities. This is in addition to the future planned amenities.

07 Sustainability and Sustainable Measures

The proposed building will be targeting compliance with ASHRAE and BC Building Code requirements for the building typology.

As such, the building envelope and mechanical systems of this building will be designed to meet the required compliance metrics. The air barrier commissioning will be conducted for this project and continuity of the air barrier will be ensured during construction. Field reviews specific to the air barrier will be performed to ensure air tightness of the building. In addition, storm water management will be incorporated via storm water detention tanks and slow release of water as shown on Civil drawings. Use of locally sourced products and/or products with high recycle content as well as low VOCs.

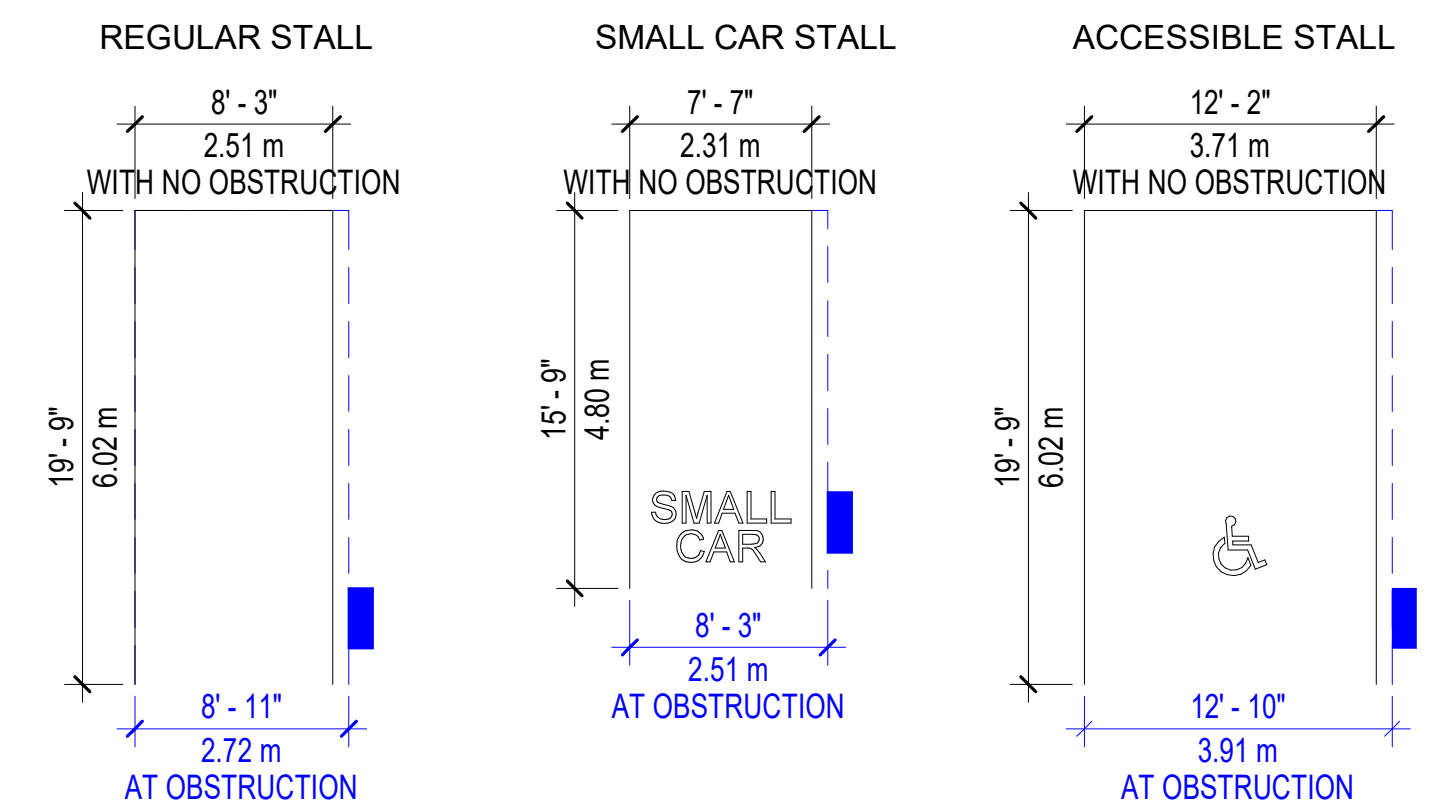




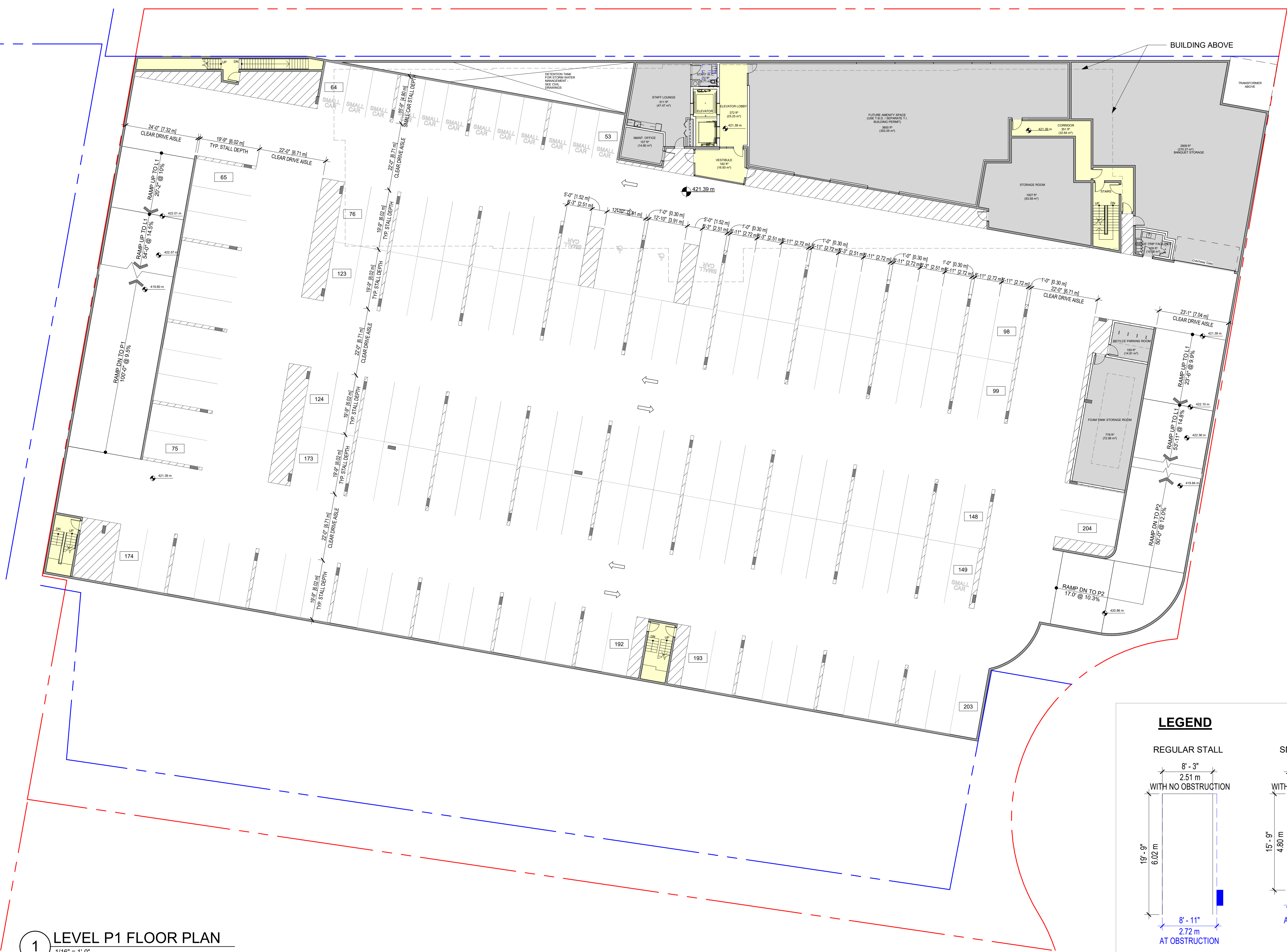
COLOUR LEGEND

- CIRCULATIONS
- SERVICES / BOH

LEGEND



1 LEVEL P2 FLOOR PLAN
1/16" = 1'-0"



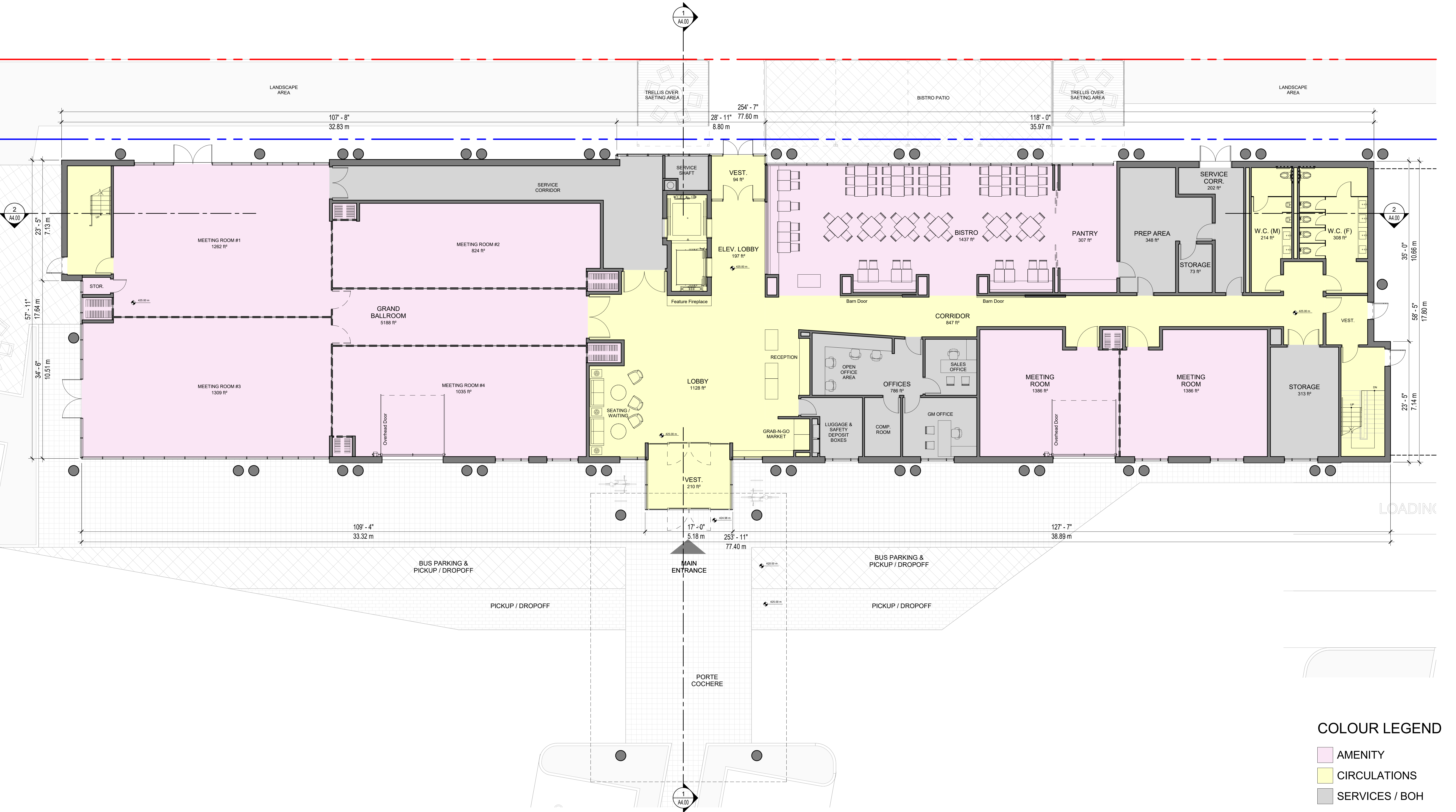
COLOUR LEGEND

- CIRCULATIONS
- FUTURE AMENITY
- SERVICES / BOH

LEGEND

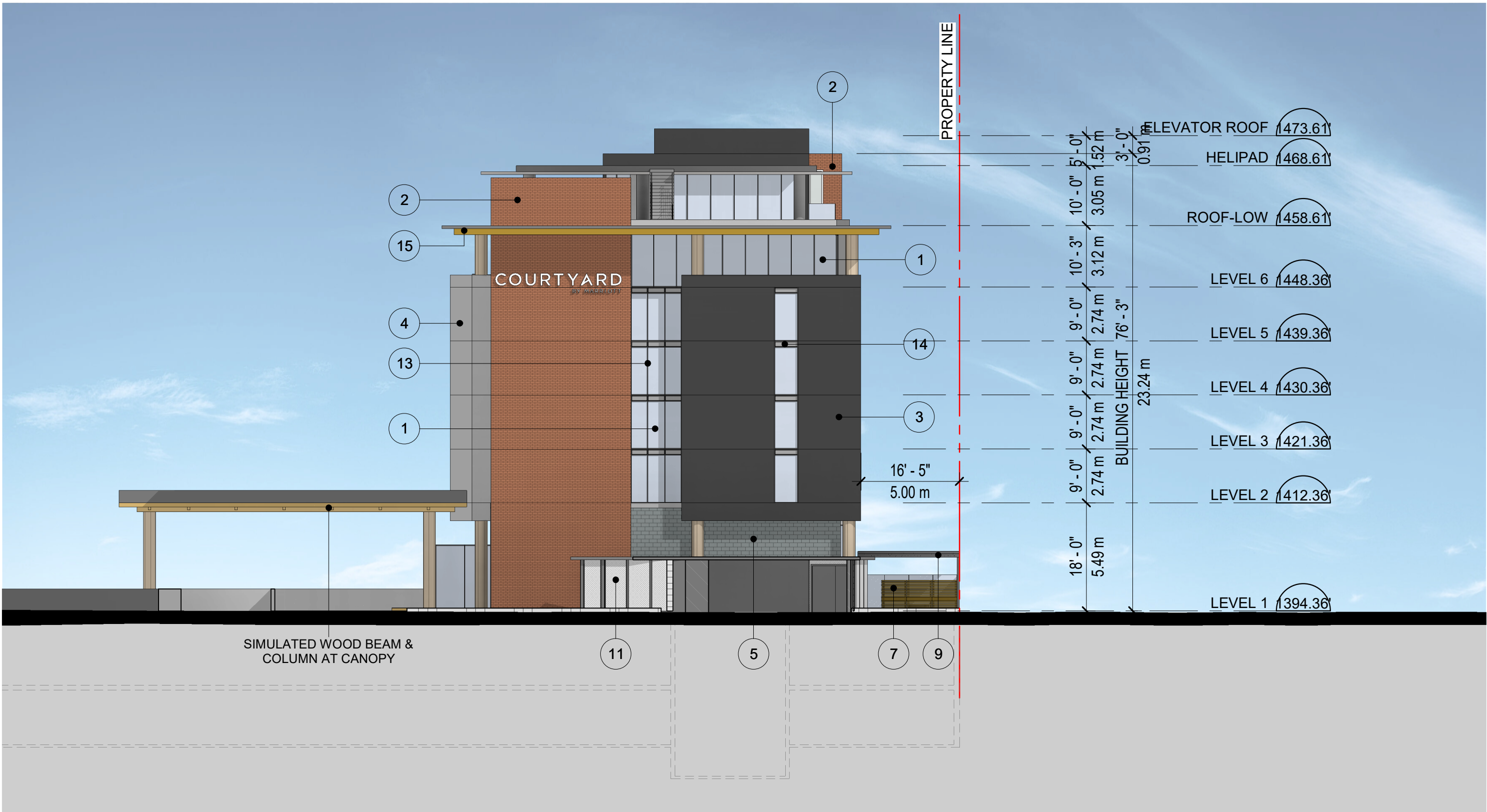
REGULAR STALL	SMALL CAR STALL	ACCESSIBLE STALL
8' - 3"	7' - 7"	12' - 2"
2.51 m	2.31 m	3.71 m
WITH NO OBSTRUCTION	WITH NO OBSTRUCTION	WITH NO OBSTRUCTION
19' - 9"	15' - 9"	19' - 9"
6.02 m	4.80 m	6.02 m
8' - 11"	8' - 3"	12' - 10"
2.72 m	2.51 m	3.91 m
AT OBSTRUCTION	AT OBSTRUCTION	AT OBSTRUCTION

1 LEVEL P1 FLOOR PLAN
1/16" = 1'-0"



MATERIAL LEGEND

1	VISION GLASS - TINTED SEALED UNIT GUARDIAN SUNGUARD, CLEARGLASS - ARGON - SUPER NEUTRAL 68 (#3) CLEARGLASS	9	ALUMINUM LOUVERED ROOF PERGOLA
2	BRICK VENEER CLADDING - DARK RED	10	FRITTED GLASS SCREEN / FENCE
3	ALUMINUM COMPOSITE METAL PANEL - DARK GREY	11	LIVING SCREEN
4	ALUMINUM COMPOSITE METAL PANEL - LIGHT GREY	12	DECORATIVE SIMULATED WOOD COLUMN
5	EXTERIOR STONE CLADDING - CAMBRIAN PLATINUM GRANITE, FLAMED FINISH	13	WINDOW FRAME - STANDARD BLACK
6	ARCHITECTURAL FINISH CONCRETE - PAINTED LIGHT GREY	14	SPANDREL GLASS - MEDIUM GREY
7	SIMULATED WOOD SCREEN - LIGHT FIR	15	SIMULATED WOOD SOFFIT - LIGHT FIR
8	ARCHITECTURAL FINISH CONCRETE - PAINTED MEDIUM GREY		



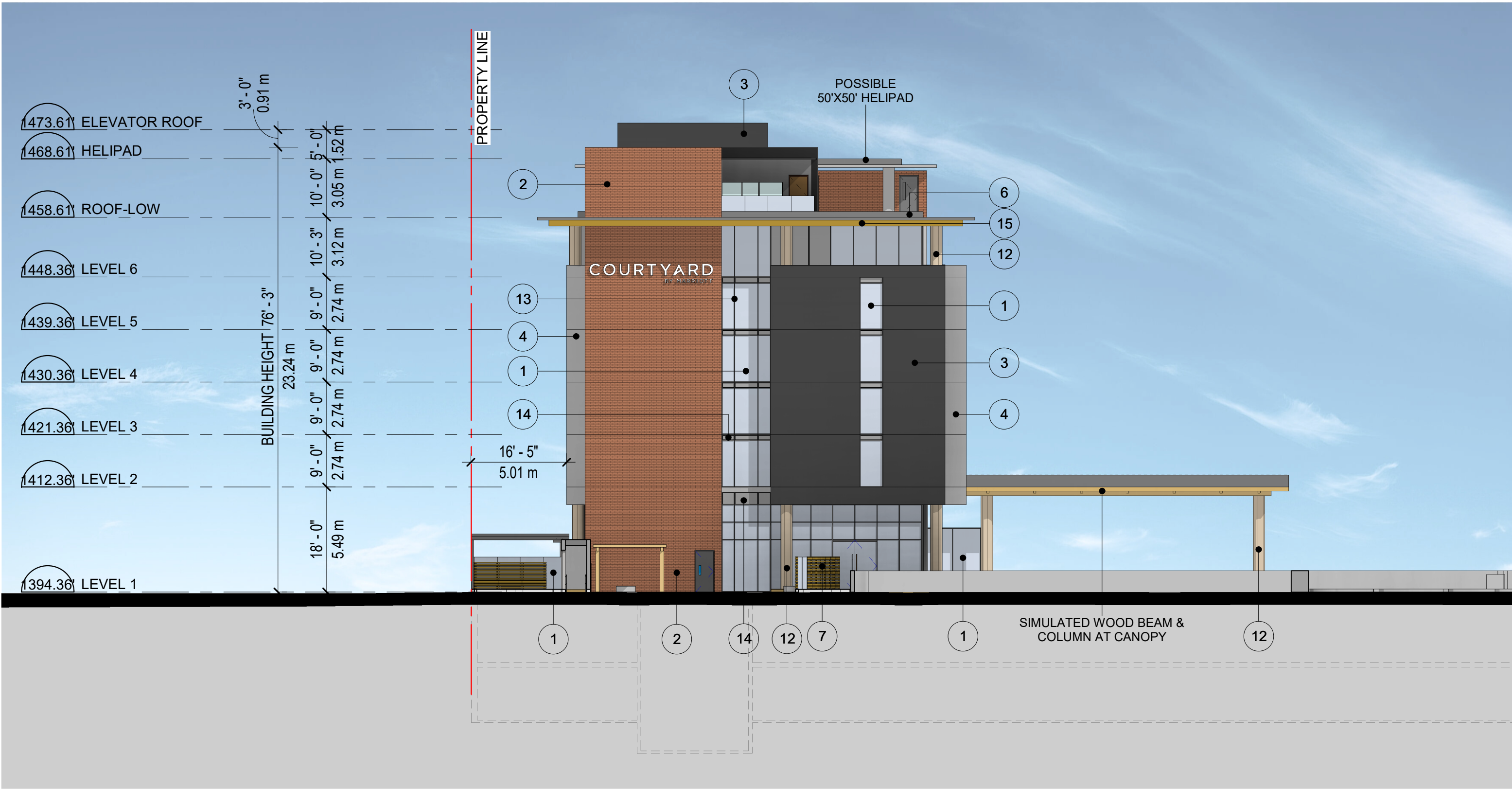
1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

1	VISION GLASS - TINTED SEALED UNIT GUARDIAN SUNGUARD, CLEARGLASS - ARGON - SUPER NEUTRAL 68 (#3) CLEARGLASS	9	ALUMINUM LOUVERED ROOF PERGOLA
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8	ARCHITECTURAL FINISH CONCRETE - PAINTED MEDIUM GREY		



1 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



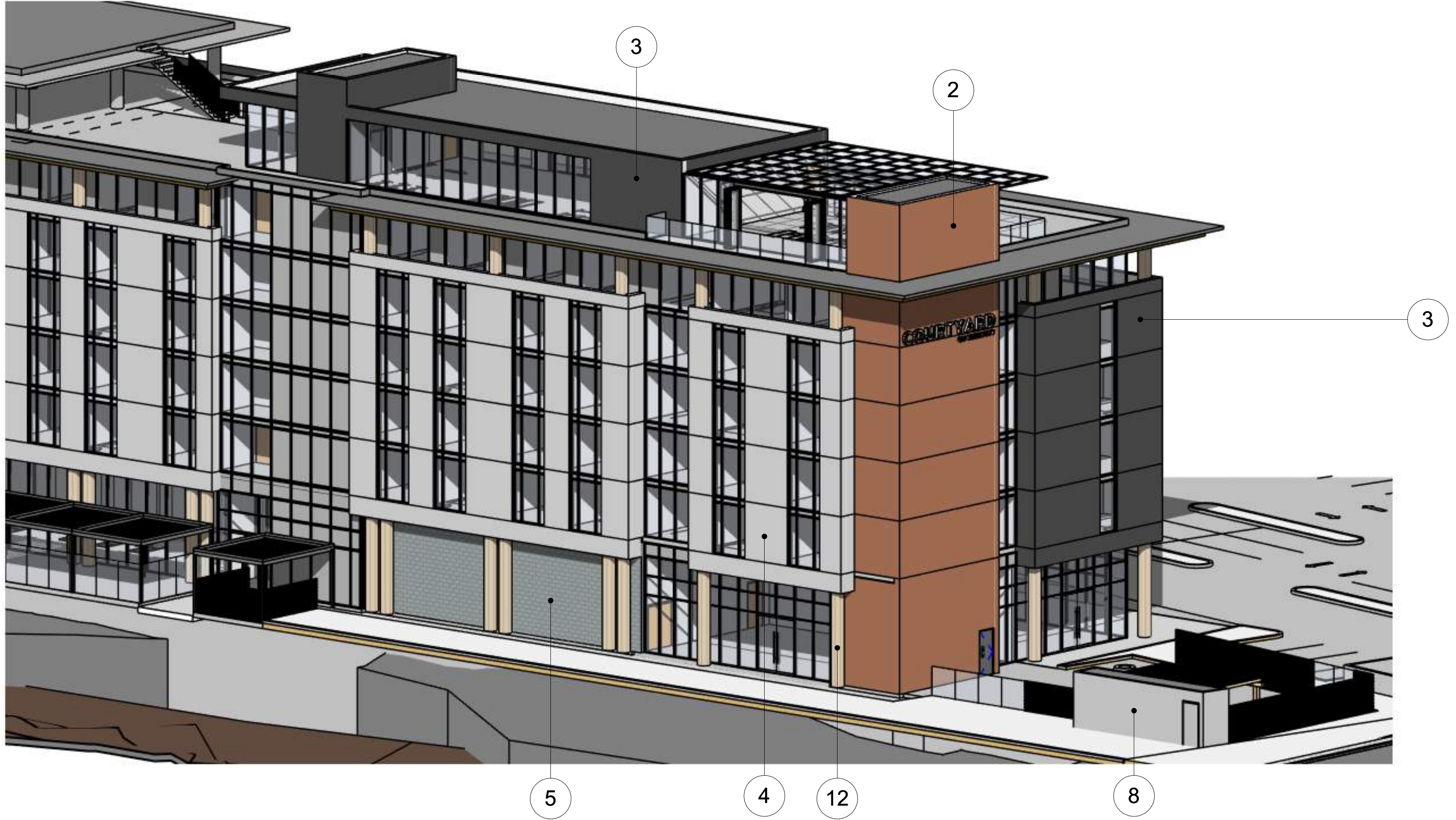
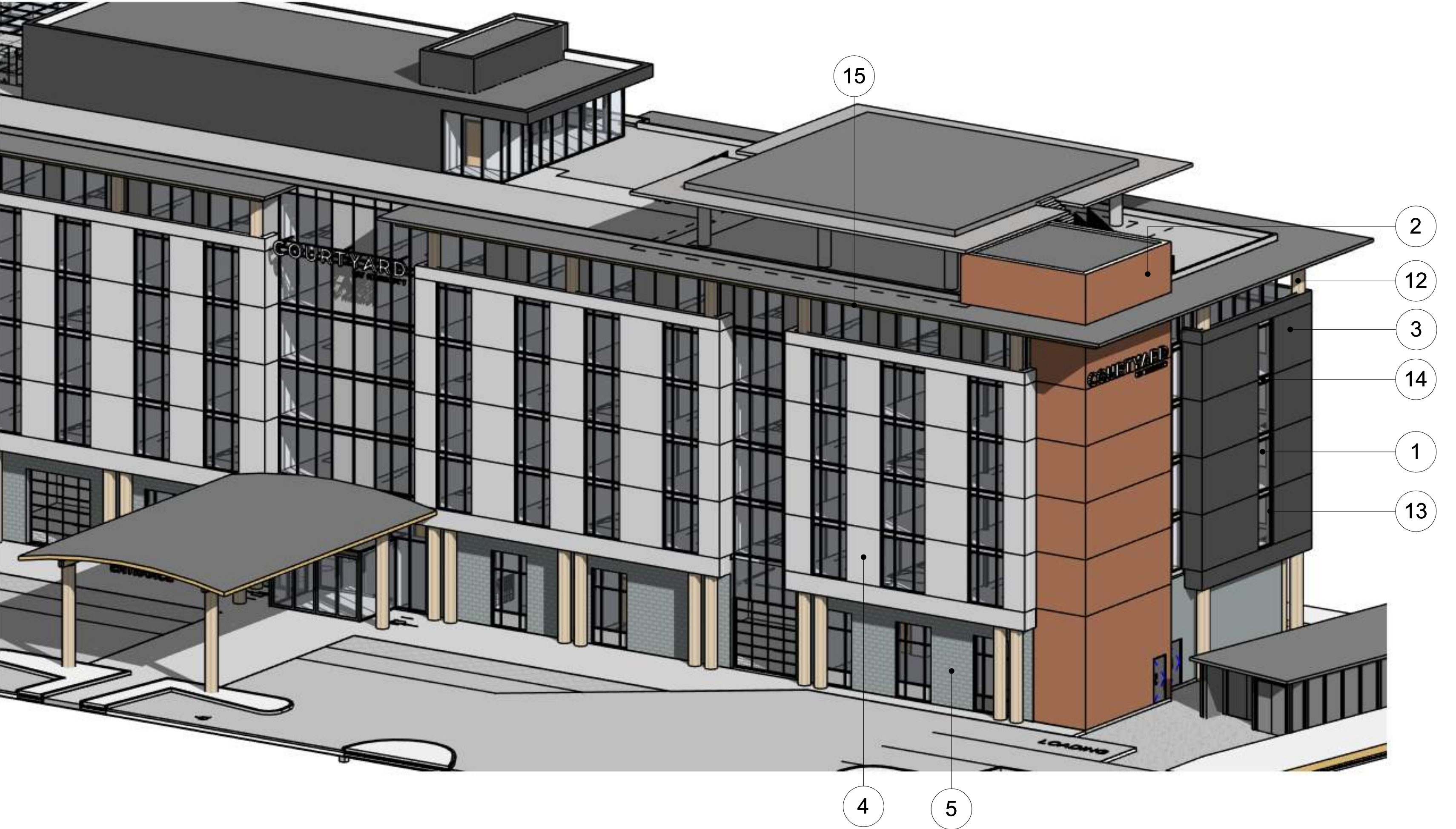
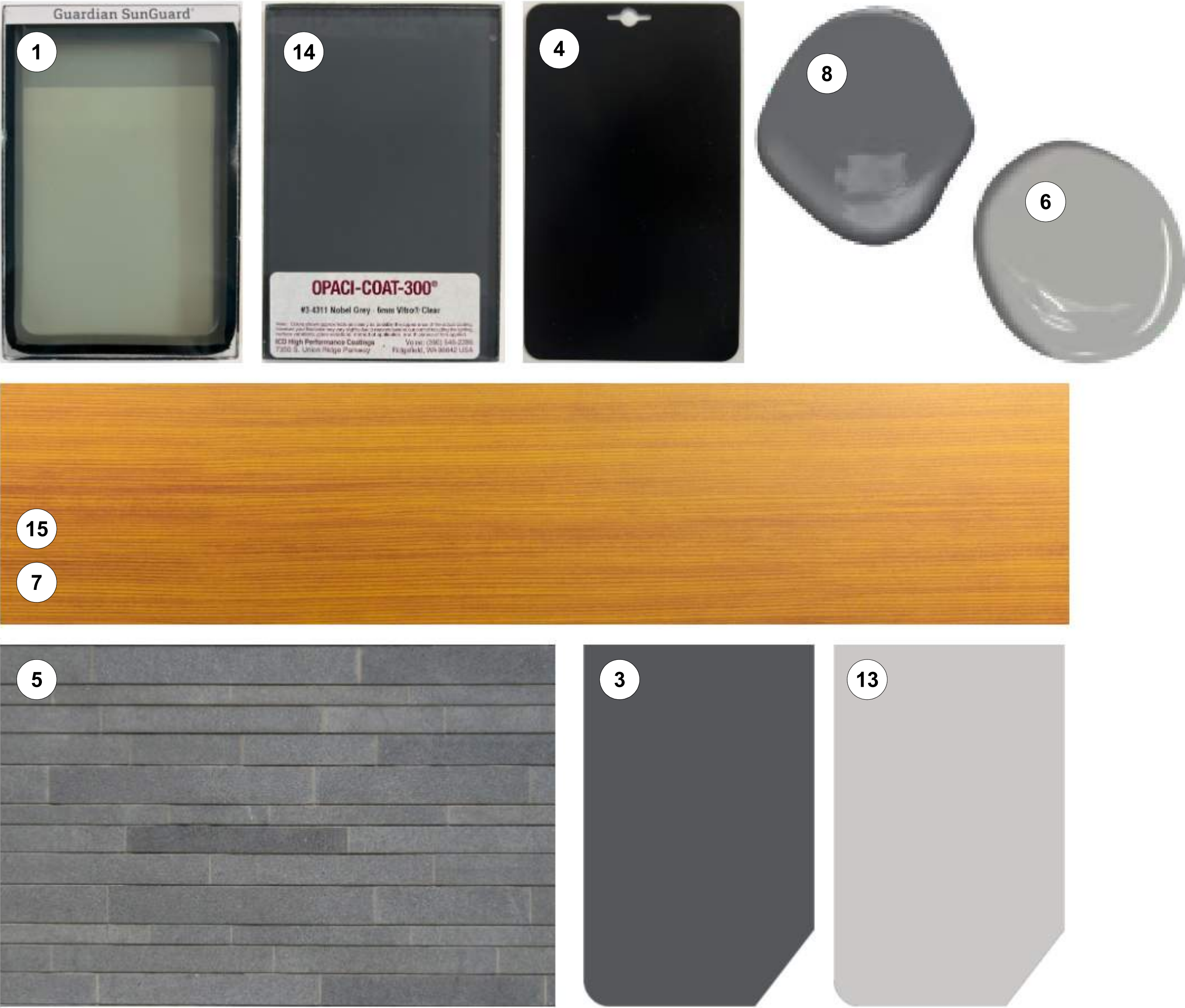


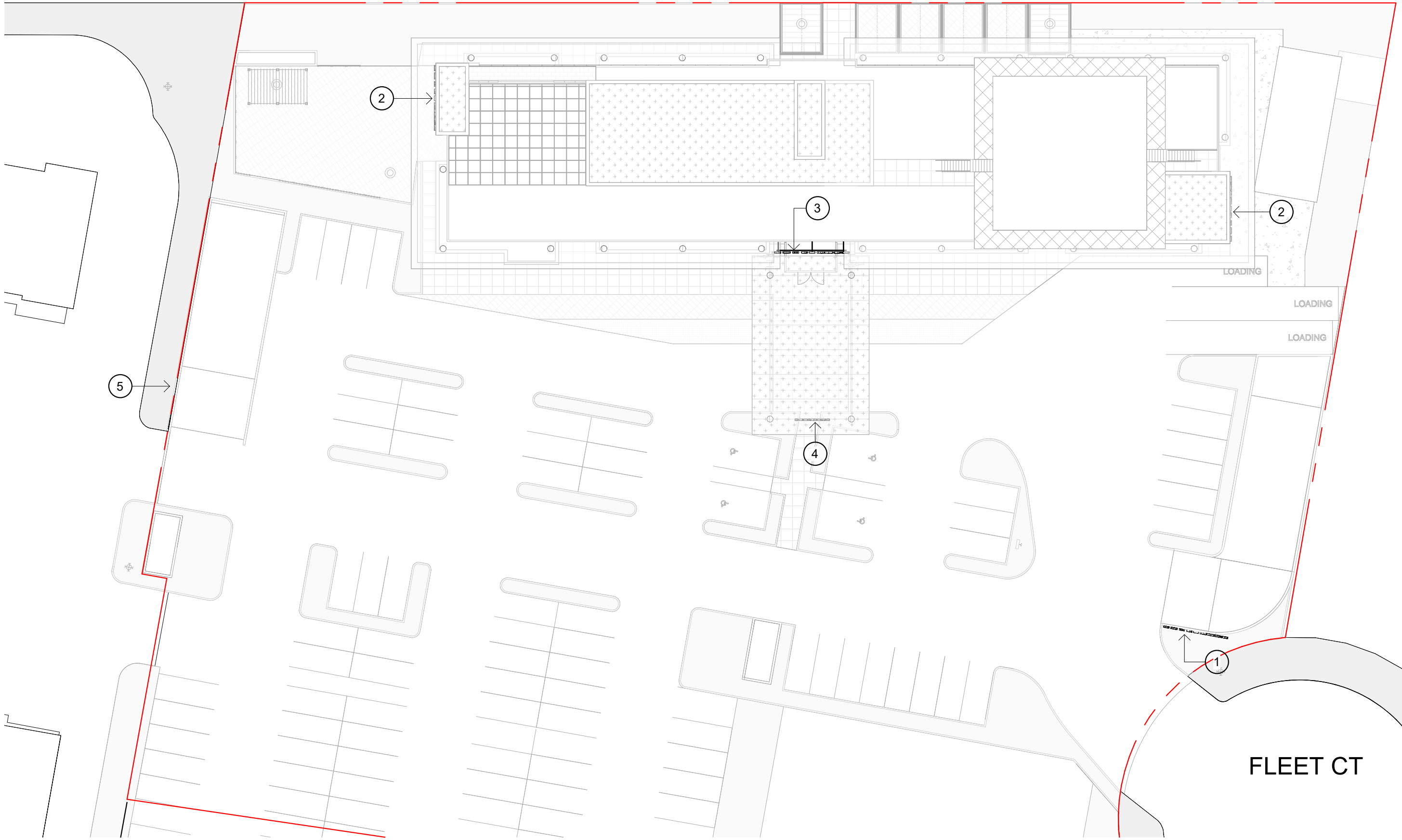




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8	ARCHITECTURAL FINISH CONCRETE - PAINTED MEDIUM GREY		





PROPOSED SIGNAGE KEY PLAN



PROPOSED SIGNAGE #5 - PARKAGE ACCESS



PROPOSED SIGNAGE #3 - BUILDING FACADE & #4 - PORTE COCHERE

Signage #	Location	Type (Sign bylaw 11530, Section 4)	Allow		Proposed			
			Area Max.	Height Max.	Total Width	Total Height	Total Area	
1	Entrance at Fleet Ct	Entrance Feature Sign (4.4)	10.00 sq m	4.00 m	24.0 ft	7.32 m	4.4 ft	1.34 m
2	Staircase exterior wall	Wall Sign (4.12)	18.83 sq m		24.0 ft	7.32 m	4.5 ft	1.37 m
3	Building Façade at Level 5/6	Wall Sign (4.12)	78.58 sq m		28.0 ft	8.53 m	5.0 ft	1.52 m
4	Porte Cochere	Canopy Sign (4.2)	4.05 sq m		14.0 ft	4.27 m	3.0 ft	0.91 m
5	Parkade Access	Wall Sign (4.12)	4.66 sq m		10.0 ft	3.05 m	3.0 ft	0.91 m

PROPOSED SIGNAGE INFORMATION



PROPOSED SIGNAGE #2 - STAIR EXTERIOR WALL



PROPOSED SIGNAGE #1 - ENTRANCE AT FLEET CT

Building Channel Letters

Channel Letter Specifications:

Construction:
.040" aluminum channel letter with .063" aluminum backs
(U.S.C.A. only)/1.5-2.0 mm welded aluminum channel letters

Face Material:
3/16" 2447 white acrylic/4mm opal acrylic Plexiglas XT WN070
or 3/16" Plaskolite 2406 white acrylic

Trim Cap:
1" paint to match Pantone® 426 C gray/RAL9004, satin finish

Illumination:
GE 7100K White LED's as required
or Sloan Prism 24 6500K White LED's as required

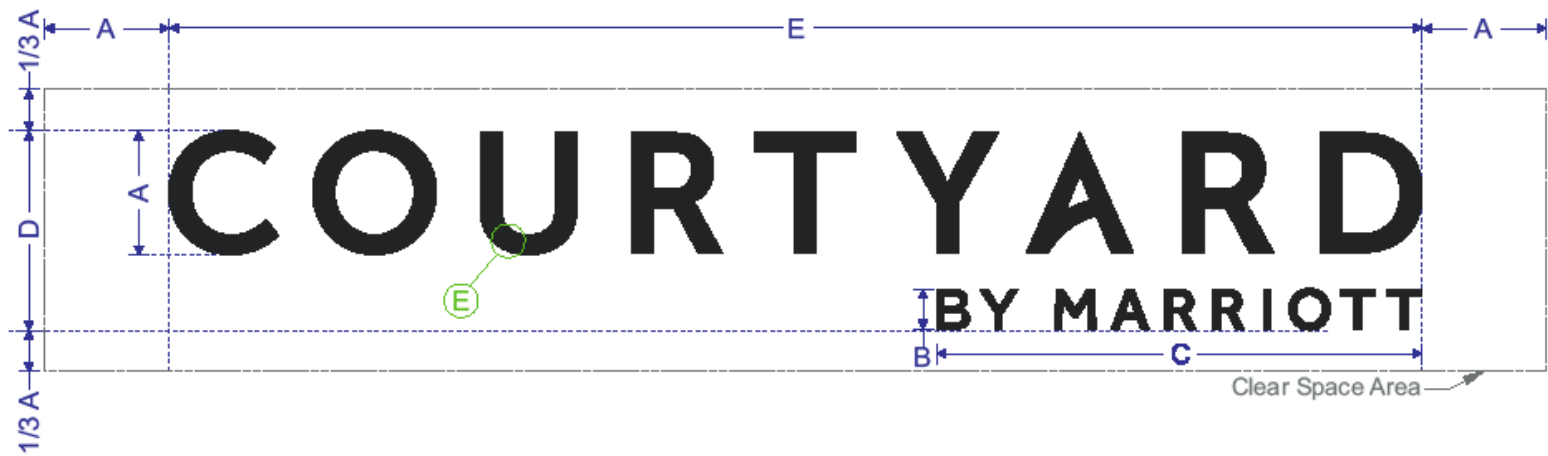
Exterior Finish:
Paint Pantone® 426 C gray/RAL9004, satin finish

Interior Finish:
Paint reflective white/RAL9003

Channel Letter Face Specifications:

Face Material:
3/16" 2447 white acrylic/4mm Opal acrylic Plexiglas XT WN070
or 3/16" Plaskolite 2406 white acrylic

Decoration:
3M DN00480 gray dual-color film applied to 1st surface/
Digital print Pantone 426 C onto 3M Dual Color 3635-210 White
Perforated vinyl film, double layer liquid lacquering

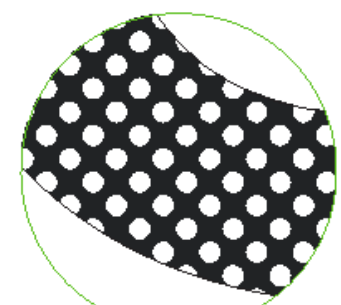


Model #	A	B	C	D	E
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

* Letter height determined by the height of the letter "C".
See page 12 for Alternative Layouts

Model #	A	B	C	D	E
C-750-CL	750	254	2933	1207	7581
C-900-CL	900	304	3519	1449	9097
C-1200-CL	1200	406	4692	1932	12129

*Metric Dimensions are in mm.



Detail E



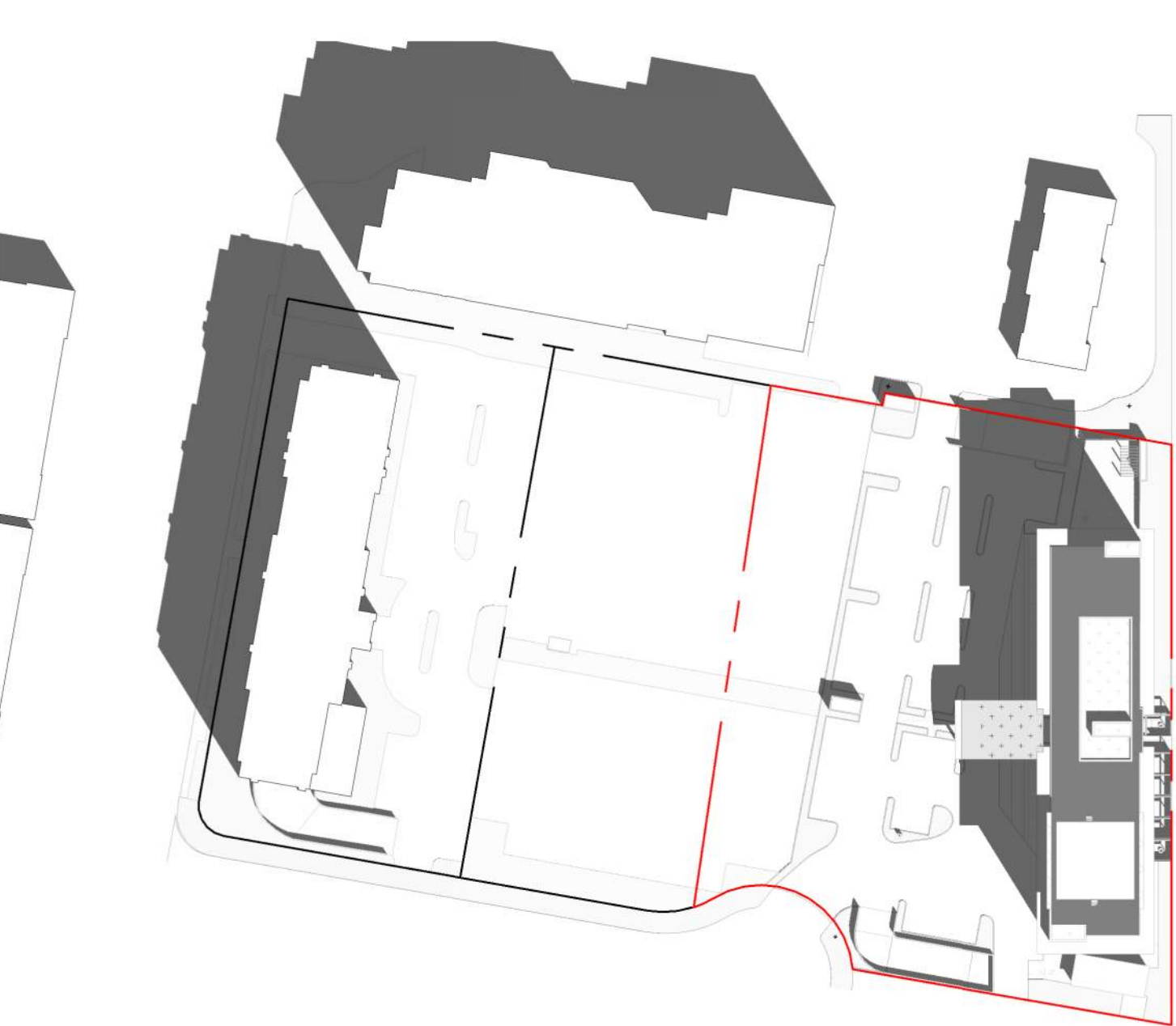
Daytime Appearance

Nighttime Appearance

Side Profile

For Light Tone Building Backgrounds | Letters to appear gray during the day and illuminate white at night.

FOR REFERENCES ONLY, FINAL SIGNAGE DESIGN SHALL BE DETERMINED IN ACCORDANCE WITH THE HOTEL BRAND'S DESIGN GUIDELINES AND SPECIFICATIONS, AND WILL COMPLY WITH THE CITY OF KELOWNA SIGN BYLAW NO. 11530.



SPRING/FALL EQUINOX - 10AM



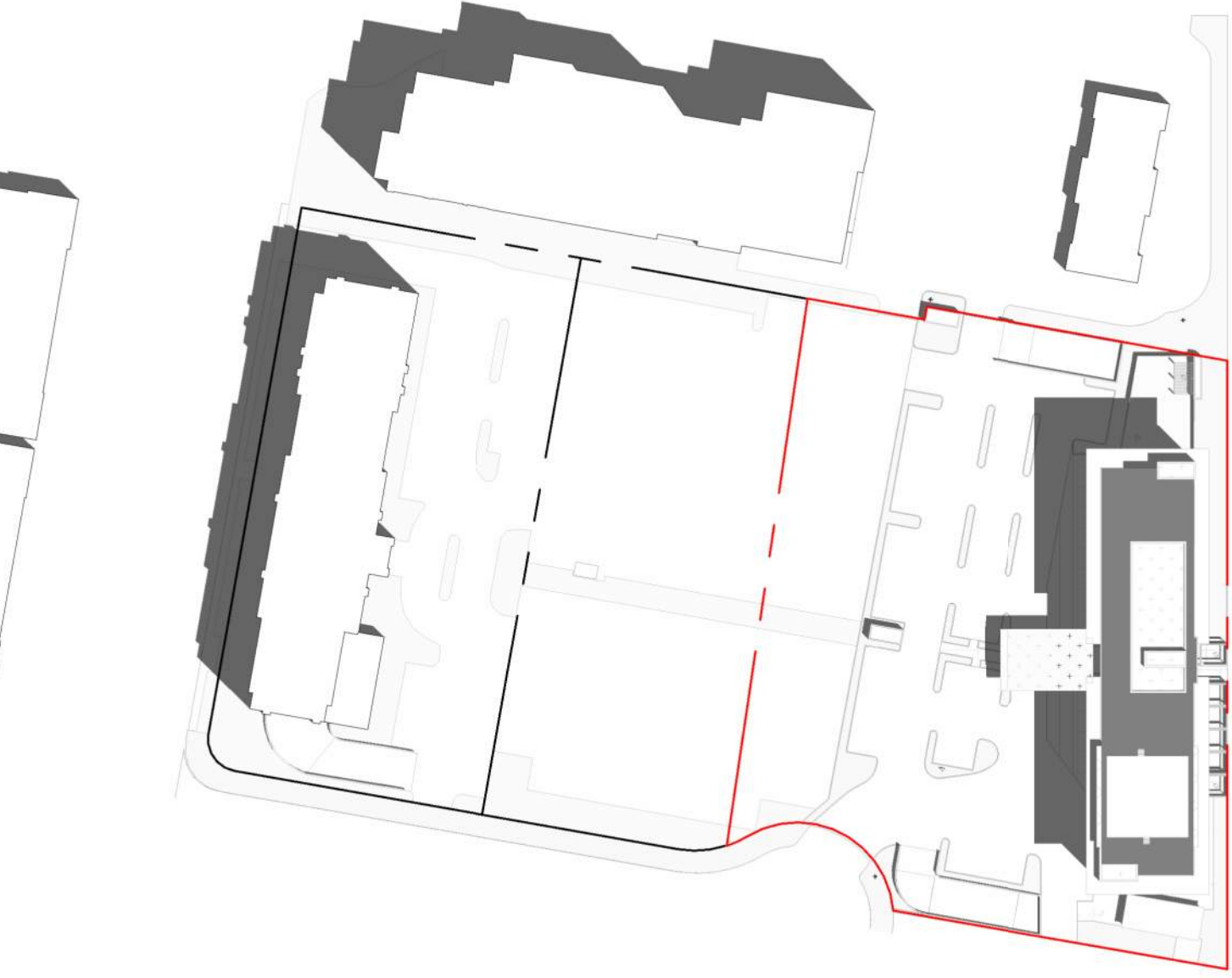
SPRING/FALL EQUINOX - 12PM



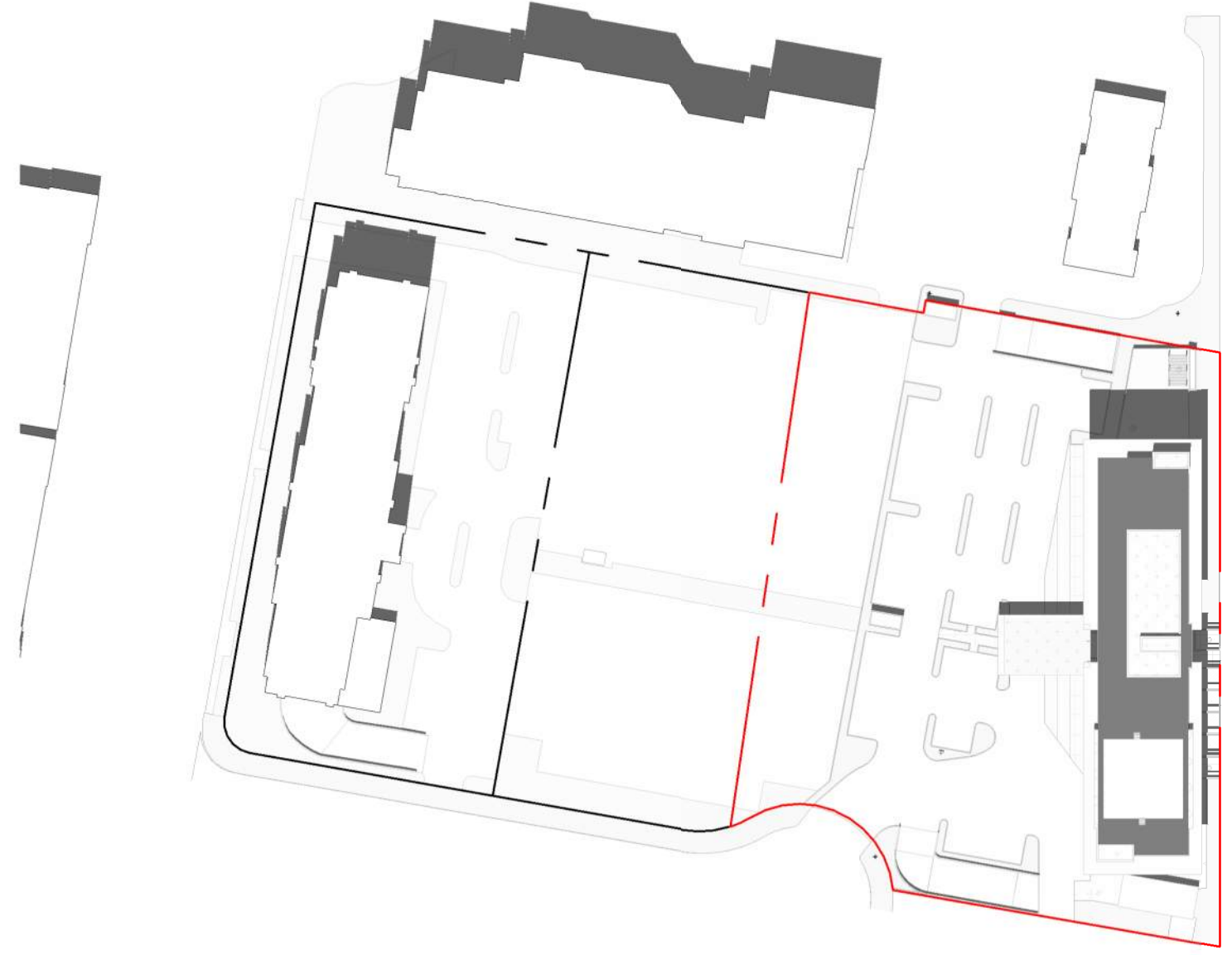
SPRING/FALL EQUINOX - 2PM



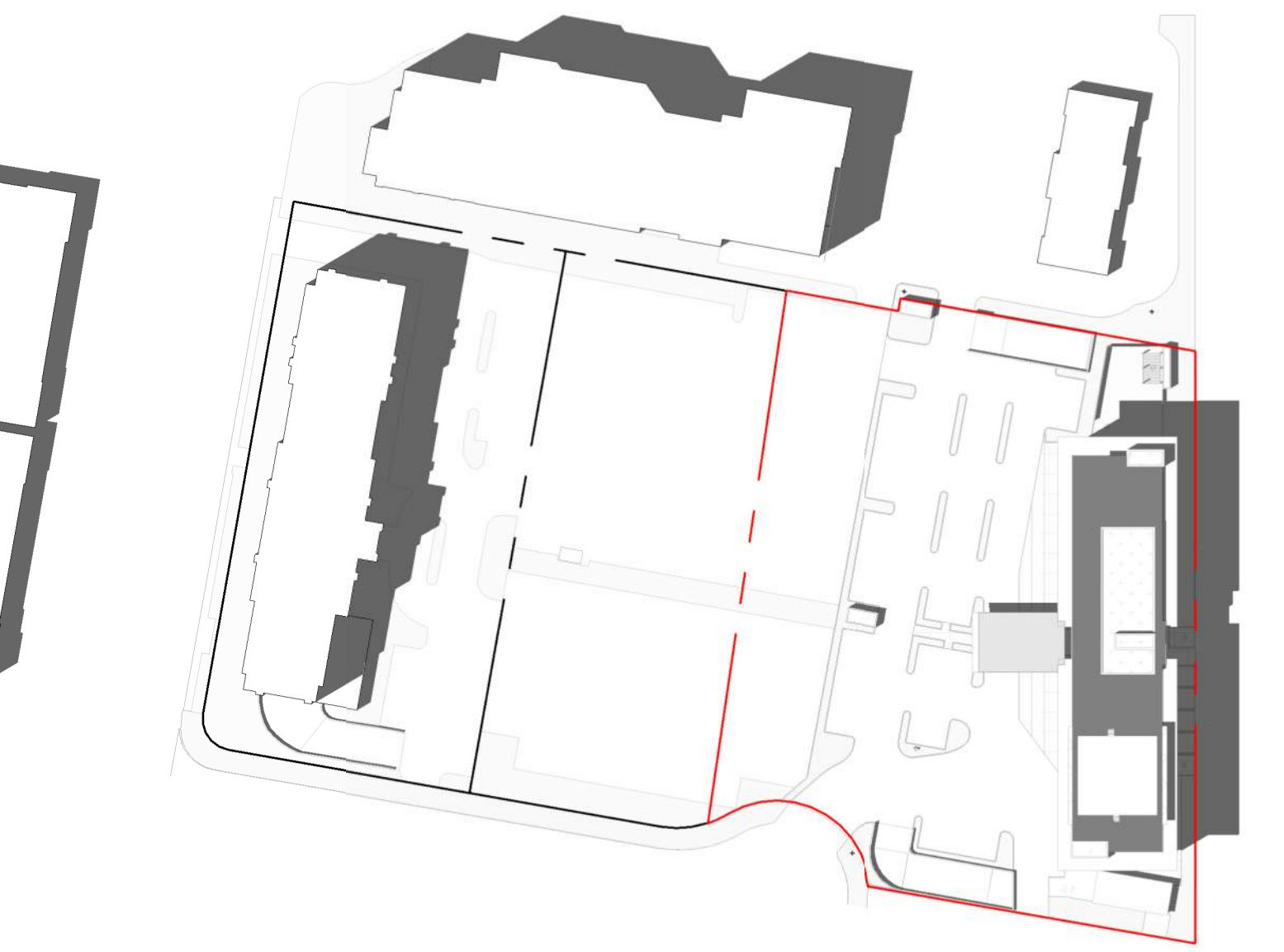
SPRING/FALL EQUINOX - 4PM



SUMMER SOLSTICE - 10AM



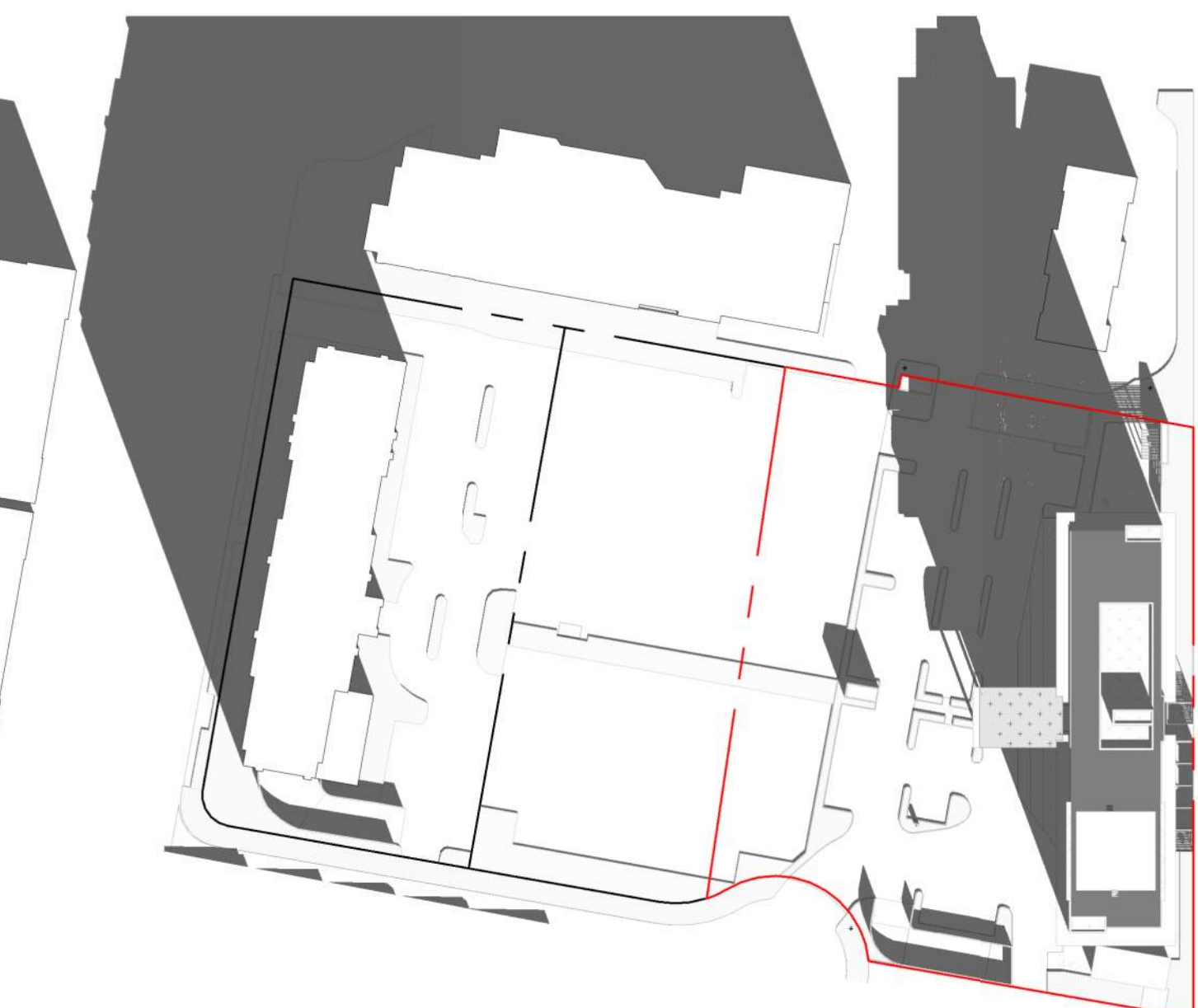
SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 2PM



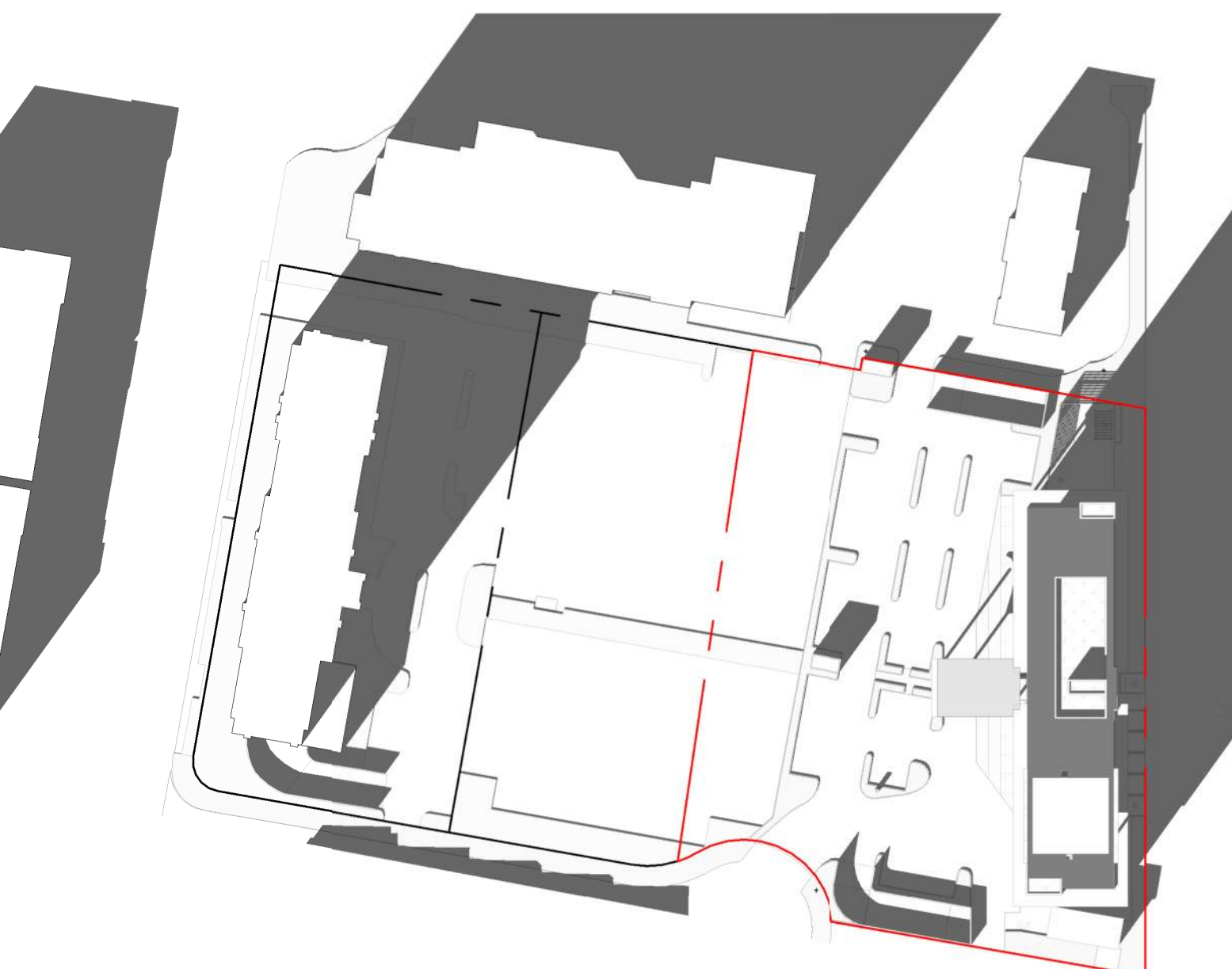
SUMMER SOLSTICE - 4PM



WINTER SOLSTICE - 10AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 2PM



WINTER SOLSTICE - 4PM