

# BISHOP LANE



REZONING RESUBMITTAL PACKAGE  
PROJECT NO. 18-2028-01  
DATE: NOV. 8, 2019

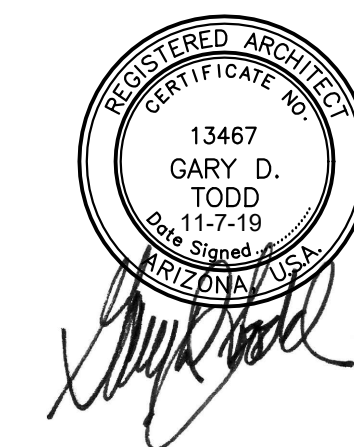


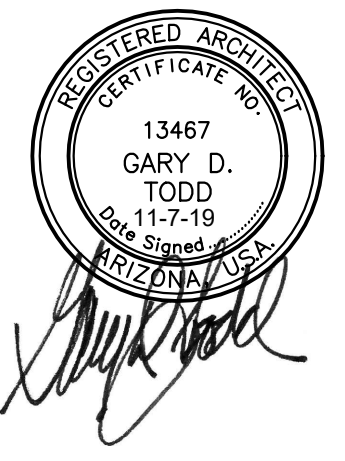
CRITICAL THINKING / CREATIVE DESIGN

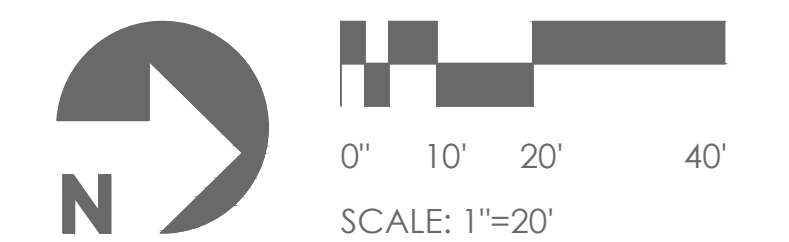
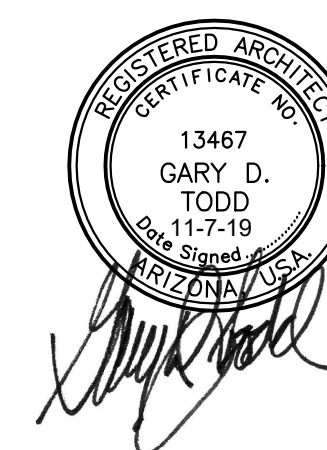
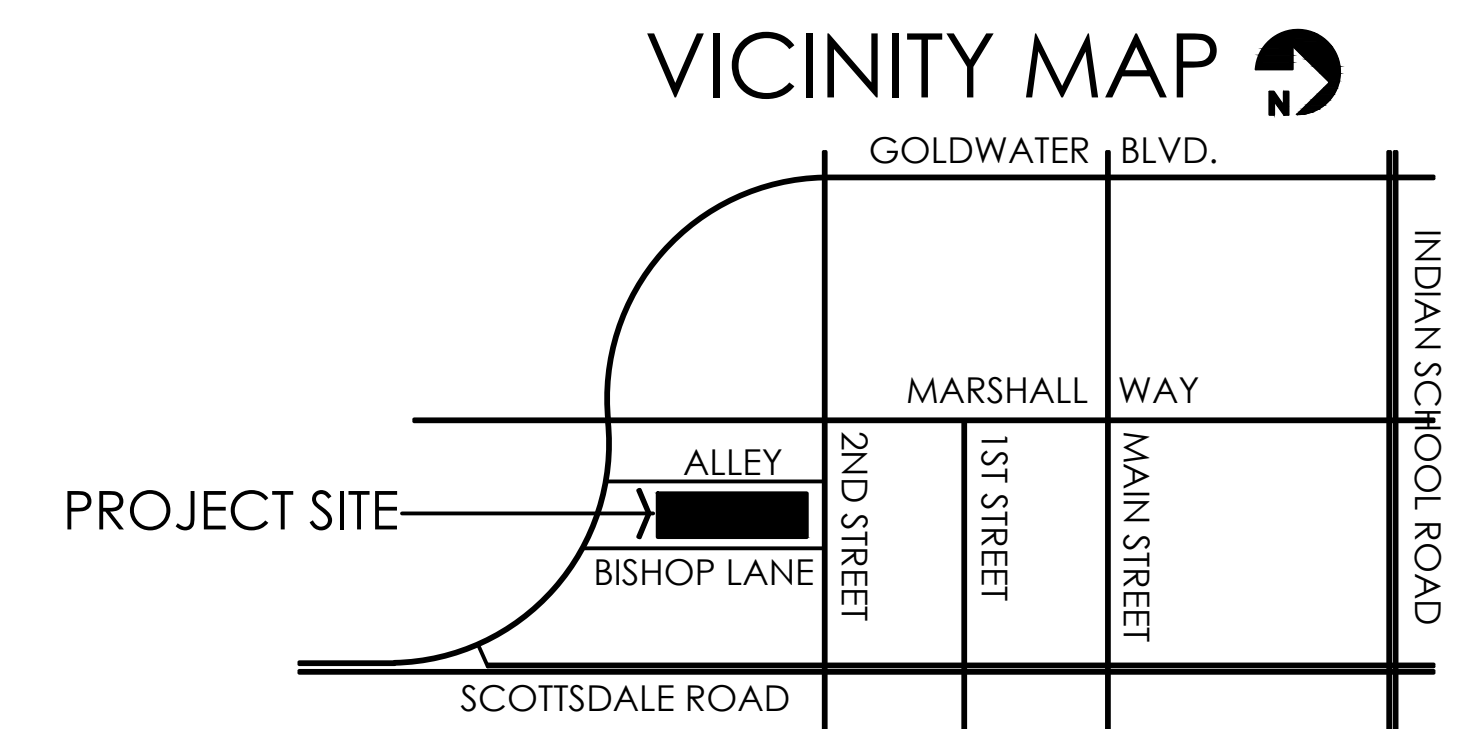
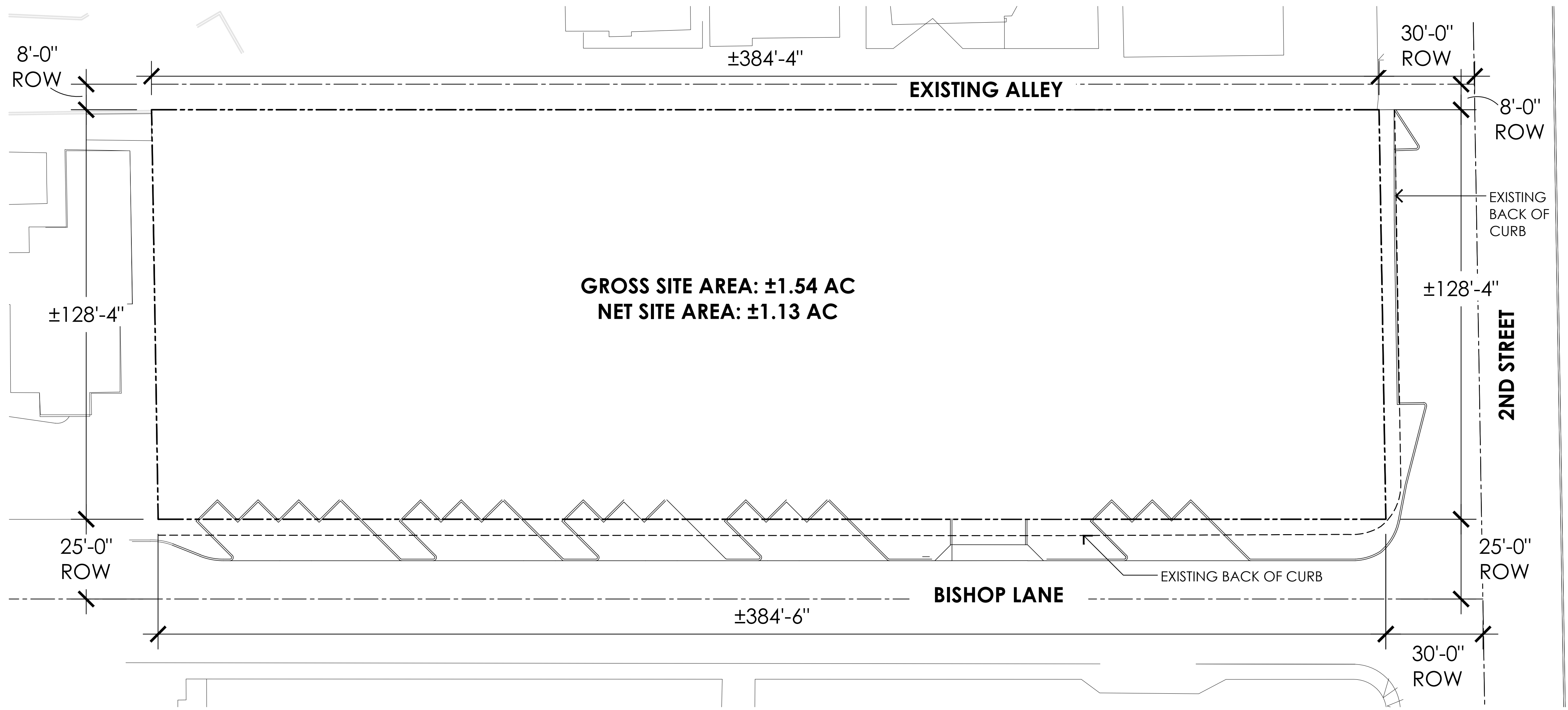
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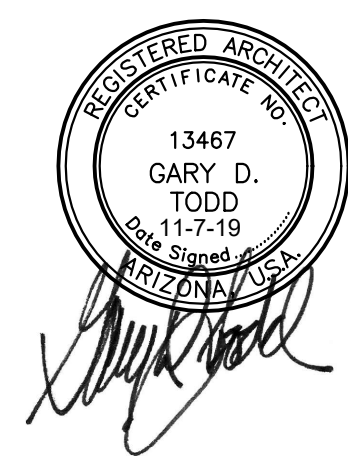
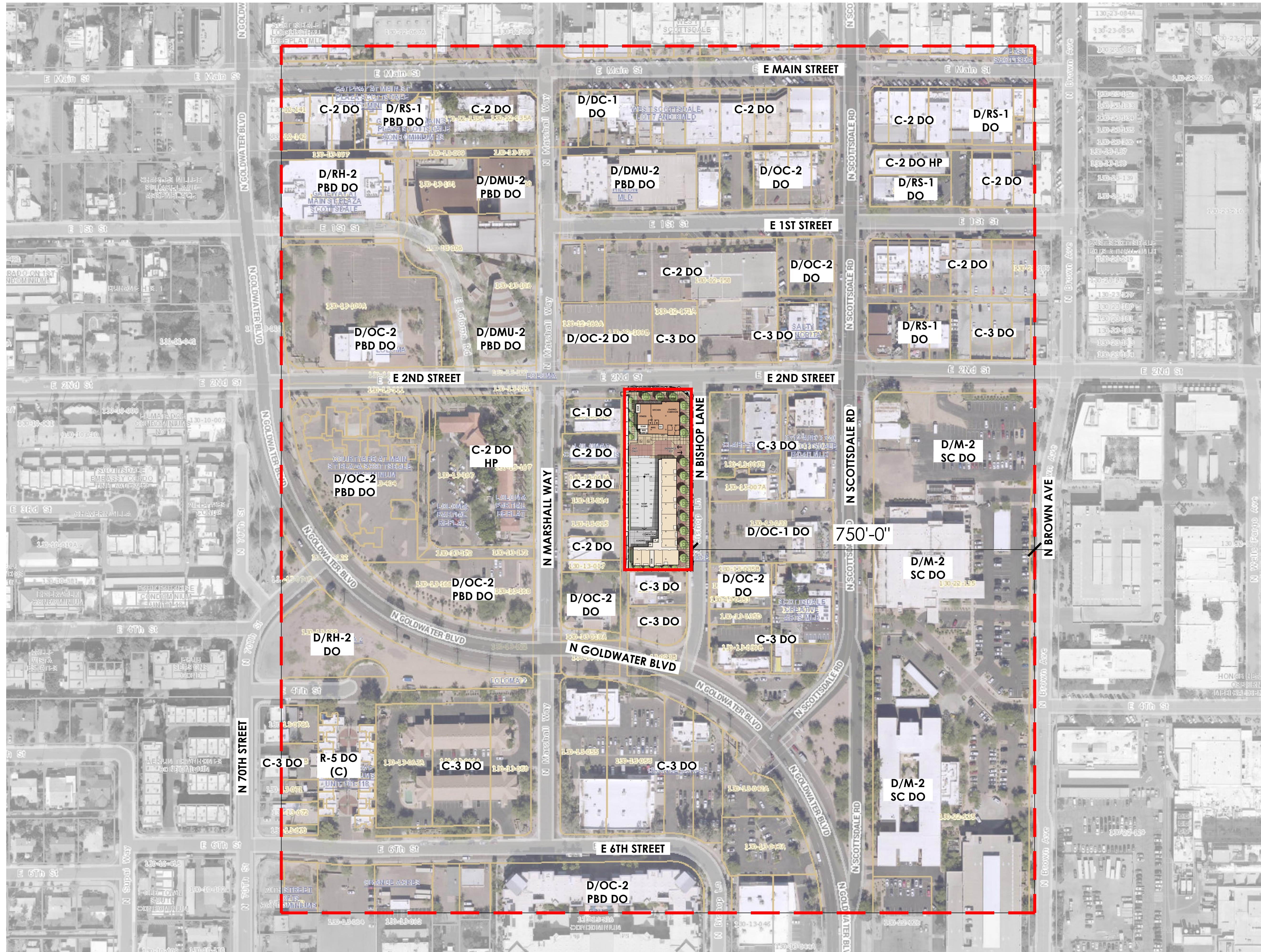
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**SITE DATA**

PROJECT NAME: BISHOP LANE  
 PARCEL ADDRESS: 7125 E 2nd ST

GROSS SITE AREA +/- 1.54 AC  
 NET SITE AREA +/- 1.13 AC

EXISTING ZONING HIGHWAY COMMERCIAL, DOWNTOWN OVERLAY (C3, DO)

PROPOSED ZONING DOWNTOWN, DOWNTOWN MULTIPLE USE TYPE 3, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/DMU-3, PBD, DO)

DENSITY ALLOWED +/- 50 DU/GROSS AC  
 GROSS DENSITY PROVIDED +/- 129.22 DU/AC  
 OPEN SPACE REQUIRED: NONE  
 OPEN SPACE PROVIDED: ±12,500 SF (±25%)

BUILDING HEIGHT: (PER TABLE 6.1310.C)  
 BUILDING HEIGHT MAX. ALLOWED W/BONUS: 89'  
 MAX. HEIGHT FOR BUILDING APPURTENANCES: 6'

BUILDING HEIGHT PROPOSED: (8 STORIES, W/ROOF DECK) 87'  
 BUILDING HEIGHT WITH APPURTENANCES PROPOSED: 95'

NOTE: BUILDING HEIGHT MEASURED PER CITY OF SCOTTSDALE DEFINITION. REFERENCE HEIGHT OF +53.83' ESTABLISHED 12" ABOVE AVERAGE ELEVATION OF BISHOP LANE TOP OF CURB OF +52.83'. SEE BUILDING ELEVATIONS & SECTIONS.

BUILDING SETBACKS:  
 REQUIRED:  
 FROM LOCAL STREET: MIN. 20'  
 FROM ALLEY: NO SETBACK  
 FROM ADJACENT PROPERTY: NO SETBACK

PROVIDED:  
 FROM 2ND ST: 20'-0"  
 FROM BISHOP LANE: 20'-0"  
 FROM ALLEY: 4'-0"  
 FROM ADJACENT PROPERTY: 6'-2"

APARTMENTS - UNIT MIX

UNIT TYPE	RATIO	#DU
STUDIO	31.8%	63
1BR/1BA	48.5%	96
2BR/2BA	19.7%	39
TOTAL	100.0%	198

PARKING REQUIRED

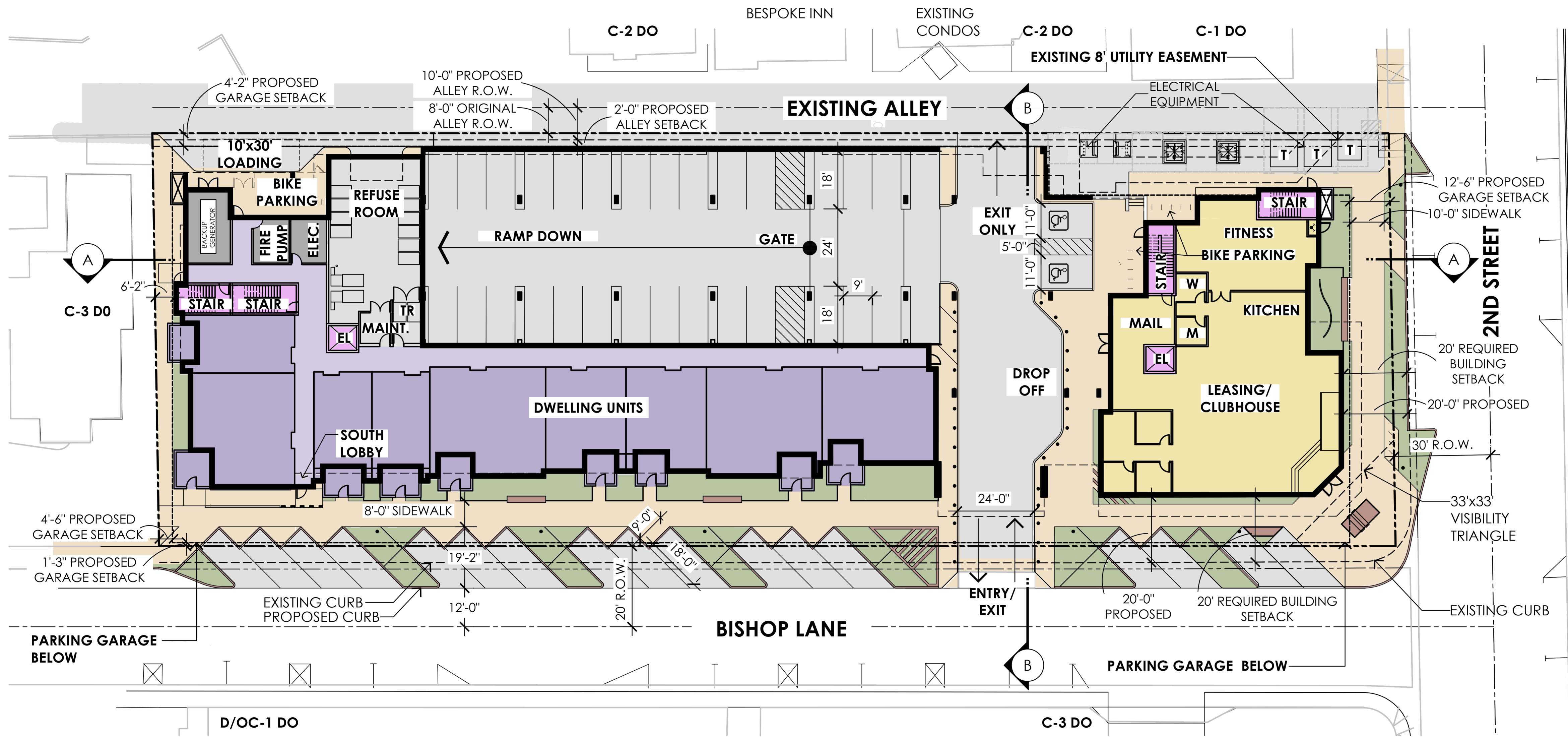
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
S STUDIO	63	1.0 P.S./DU	63
A 1BR/1BA	96	1.0 P.S./DU	96
B 2BR/2BA	39	2.0 P.S./DU	78
TOTAL	198	(1.18 P.S./DU)	237

PARKING PROVIDED (1.26 P.S./DU) 250\*  
 \*INCLUDES 10 ACCESSIBLE P.S. (4%)

OFF-SITE PARKING (NOT INCLUDED IN COUNT) 20

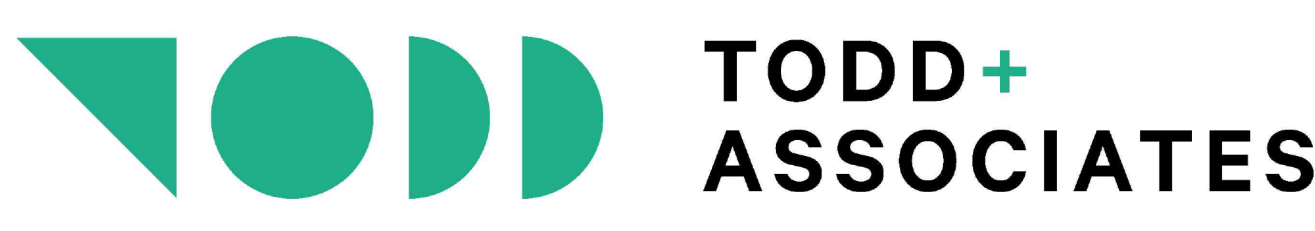
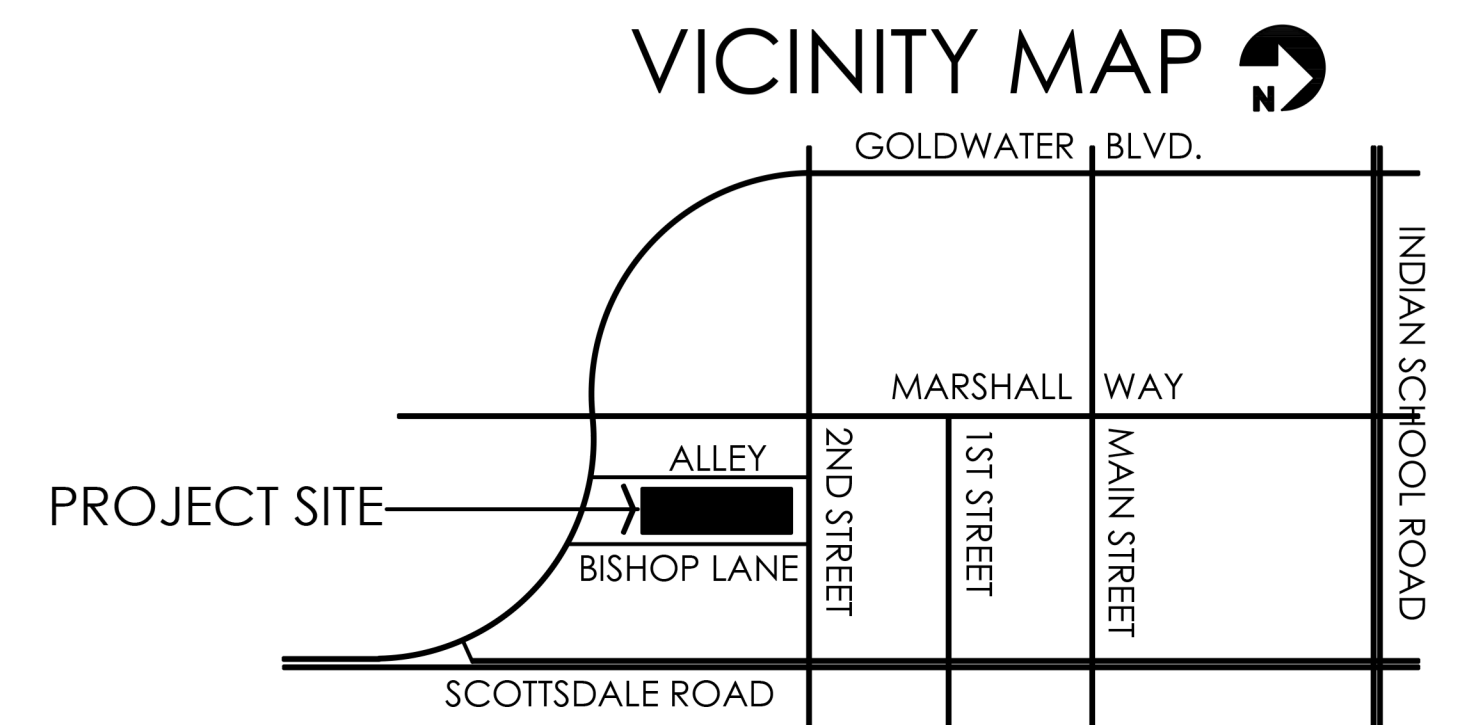
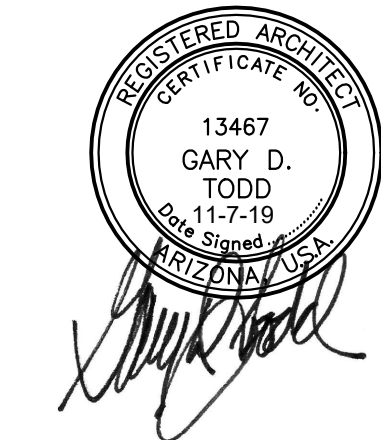
BICYCLE PARKING REQUIRED  
 1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10  
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BICYCLE PARKING PROVIDED  
 COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.



D/OC-2 DO

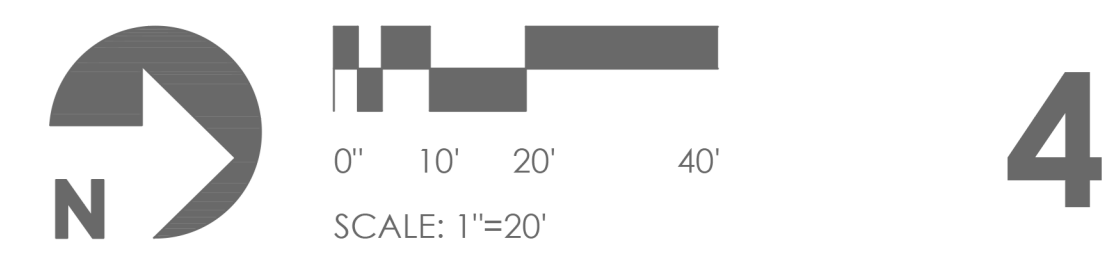
C-3 DO



**BISHOP LANE**  
 REZONING RESUBMITTAL

NOVEMBER 8, 2019

SITE PLAN



**SITE DATA**

PROJECT NAME: BISHOP LANE  
 PARCEL ADDRESS: 7125 E 2nd ST

GROSS SITE AREA +/- 1.54 AC  
 NET SITE AREA +/- 1.13 AC

EXISTING ZONING HIGHWAY COMMERCIAL, DOWNTOWN OVERLAY (C3, DO)

PROPOSED ZONING DOWNTOWN, DOWNTOWN MULTIPLE USE TYPE 3, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/DMU-3, PBD, DO)

**BUILDING SETBACKS:**

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FROM LOCAL STREET:	MIN. 20'
FROM ALLEY:	NO SETBACK
FROM ADJACENT PROPERTY:	NO SETBACK
<b>PROVIDED:</b>	
FROM 2ND ST:	20'-0"
FROM BISHOP LANE:	20'-0"
FROM ALLEY:	4'-0"
FROM ADJACENT PROPERTY:	6'-2"

**LEGISLATIVE DRAFT OF AMENDED DEVELOPMENT STANDARDS**

**5.3006.F: BUILDING LOCATION**

1. A building adjacent to a public street (except alleys) shall be located as follows:
  - a. In a Type 1 Area, at least fifty (50) percent of the:
    - i. Length of the building façade shall be located at the minimum setback; and
    - ii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.
  - b. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, at least twenty-five (25) percent of the:
    - i. Length of the building façade shall be located at the minimum setback;
    - ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and
    - iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.
2. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, a building with a building façade length of two hundred (200) feet or more shall be located to achieve a prevailing setback shown in Table 5.3006.F. The building façades on a corner lot are calculated separately, and not added together.

NOT APPLICABLE

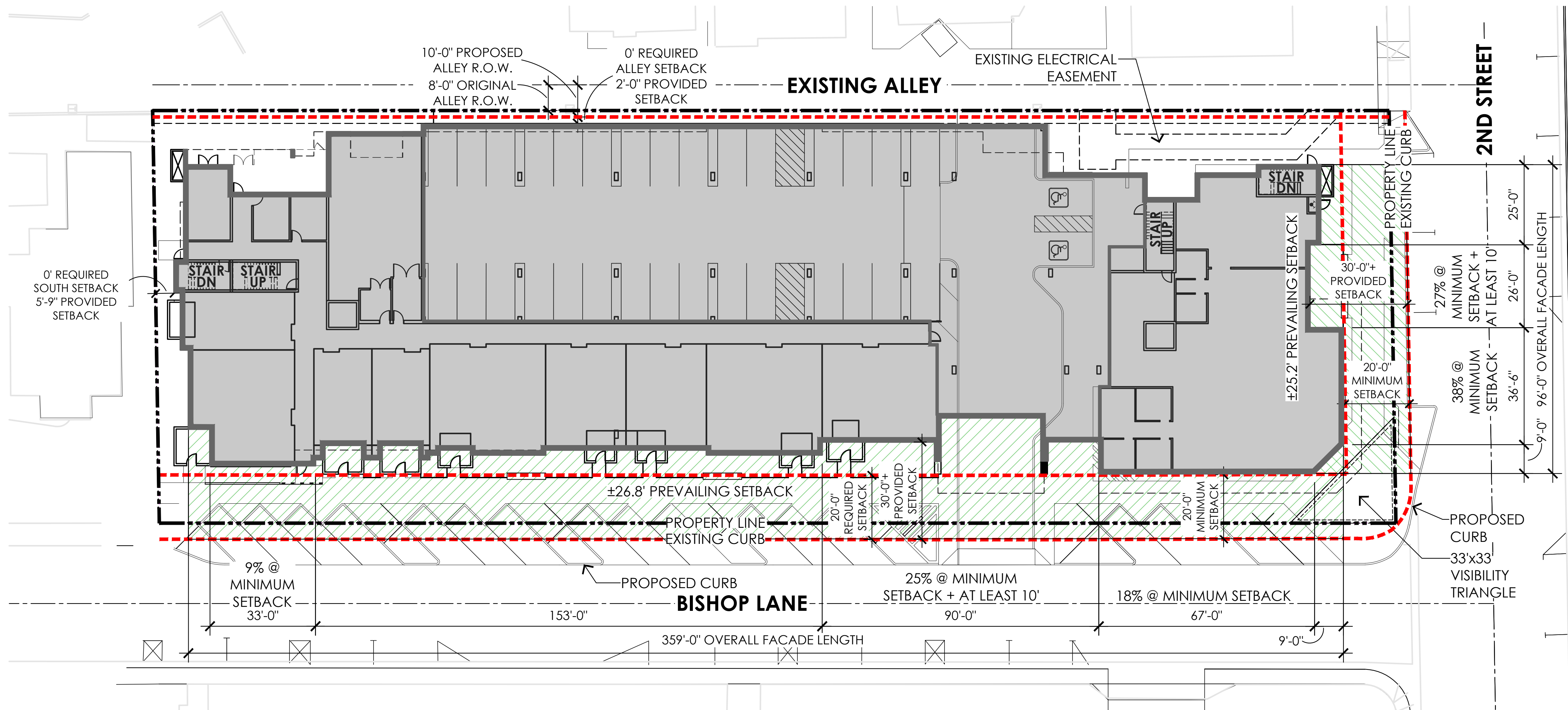
**PER TABLE 5.3006.F:**

"All other public street and public street segments" shall have prevailing setbacks between 25' and 35'.

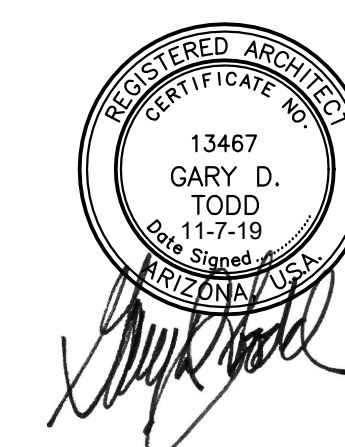
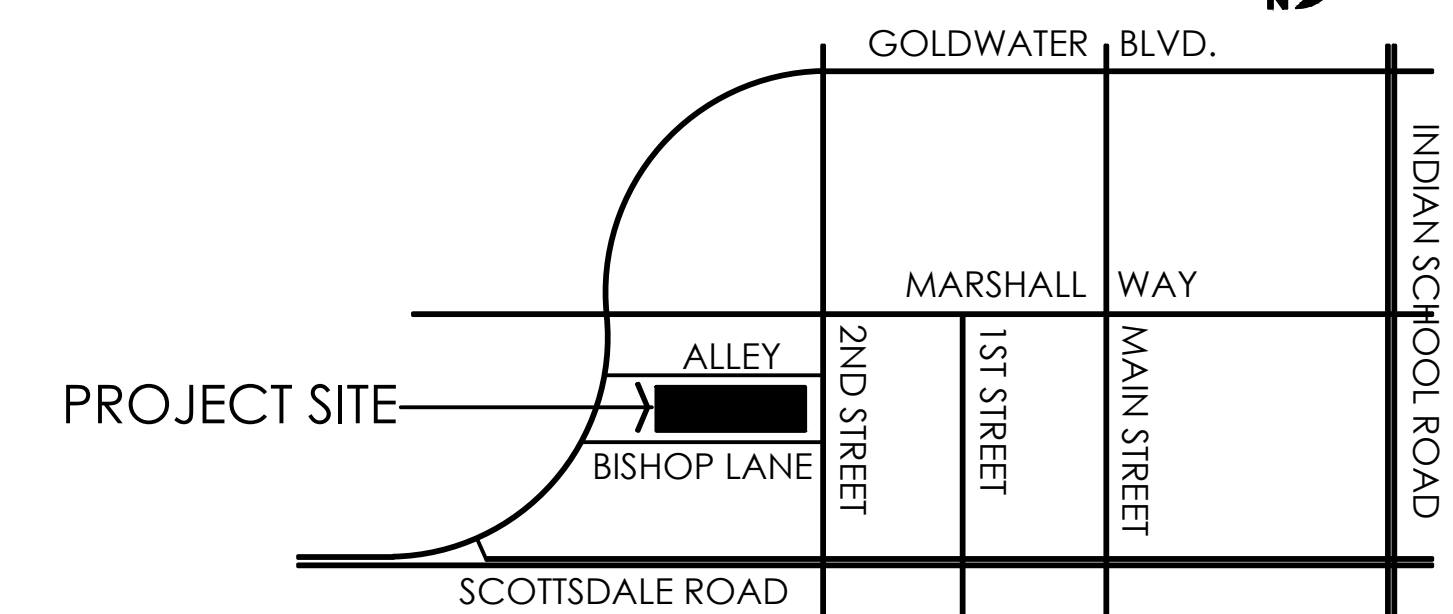
**PREVAILING BUILDING SETBACK CALCULATIONS:**

Per 5.3006.F.3: The prevailing setback is equal to the area between the back of curb and the building façade, divided by the length of the building, as shown in Example 5.3006.F.

	<b>AREA / FACADE LENGTH =</b>
2ND ST:	2,420 SF / 96' = ±25.2'
BISHOP LANE:	9,610 SF / 359' = ±26.8'



**VICINITY MAP**



**SITE DATA**

PROJECT NAME: BISHOP LANE  
 PARCEL ADDRESS: 7125 E 2nd ST

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**APARTMENTS - UNIT MIX**

UNIT TYPE	RATIO	#DU
STUDIO	31.8%	63
1BR/1BA	48.5%	96
2BR/2BA	19.7%	39
<b>TOTAL</b>	<b>100.0%</b>	<b>198</b>

**PARKING REQUIRED**

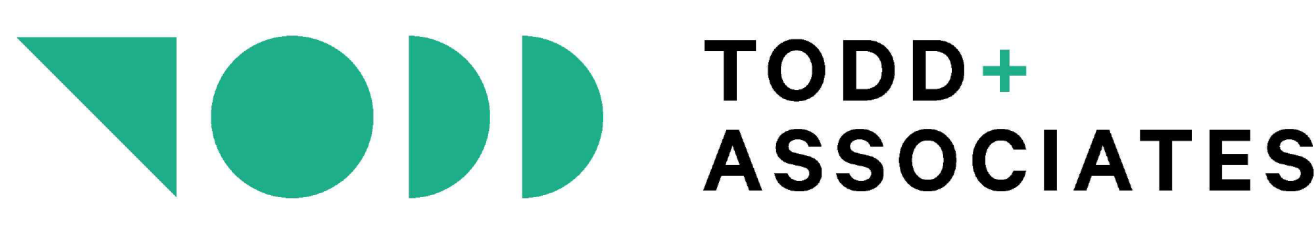
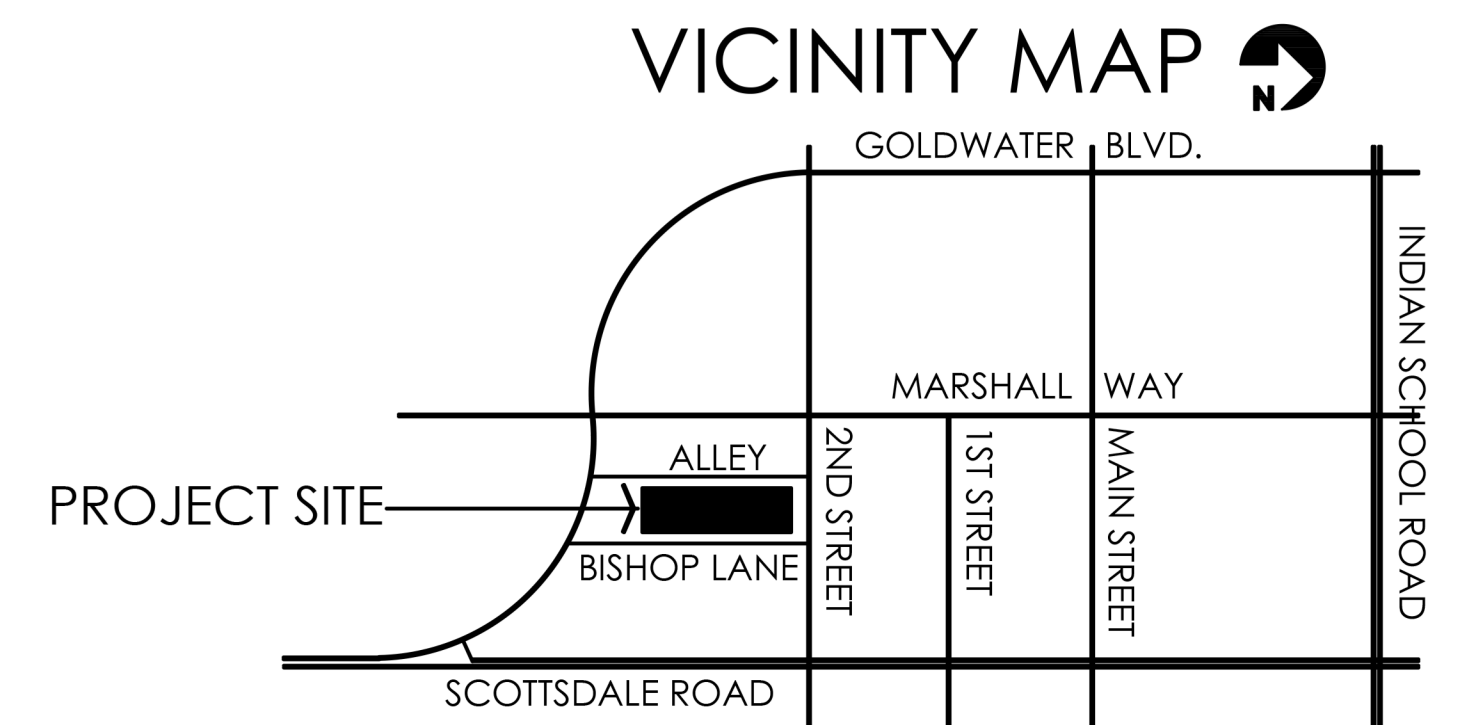
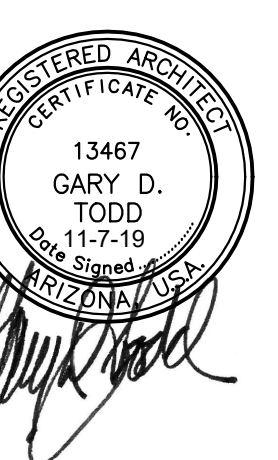
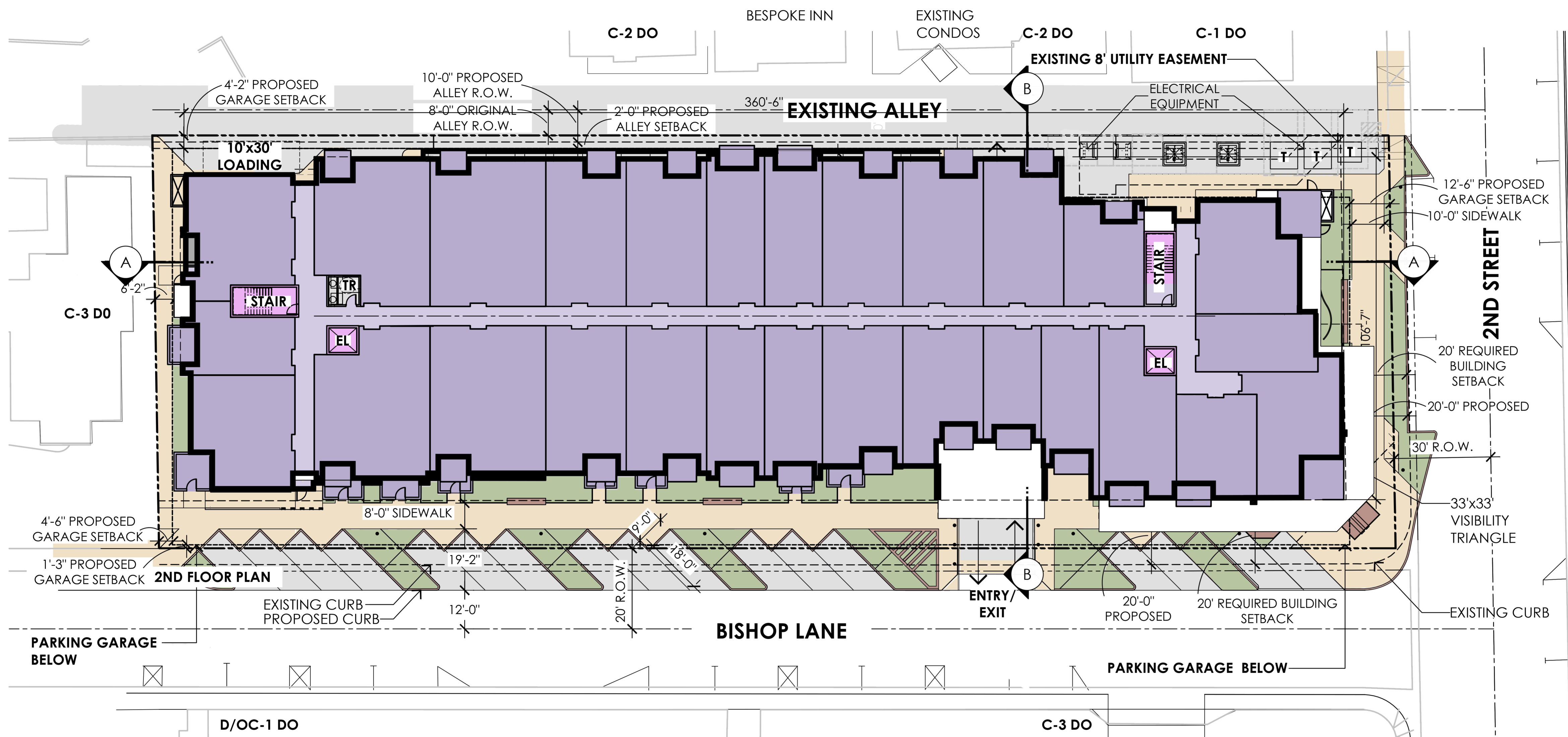
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 \*INCLUDES 10 ACCESSIBLE P.S. (4%)

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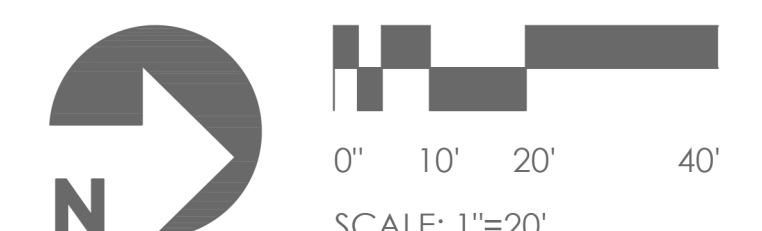
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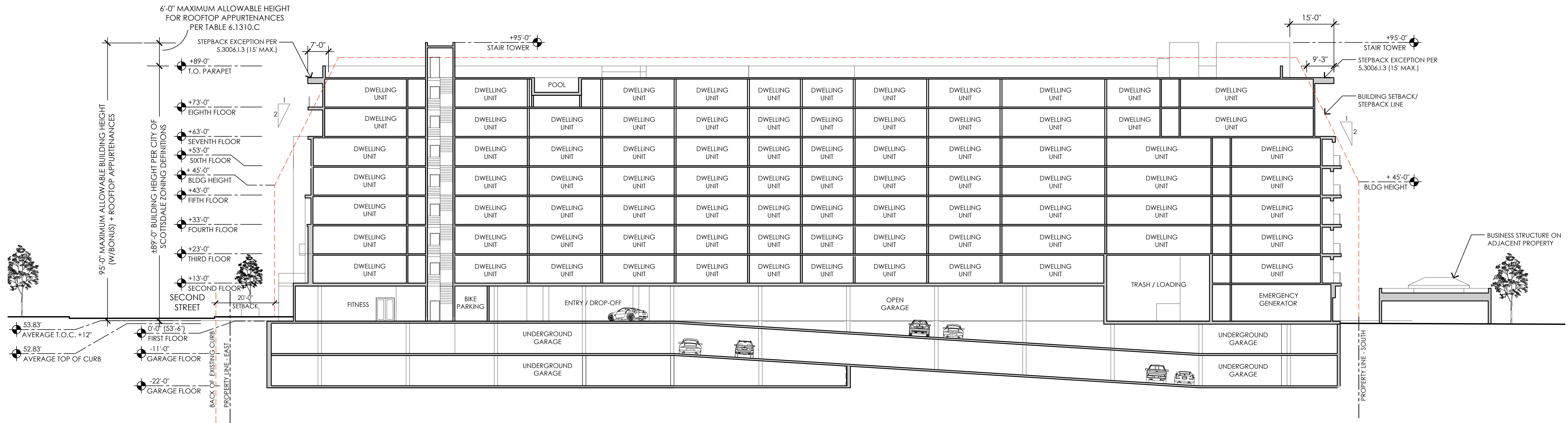
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SITE PLAN

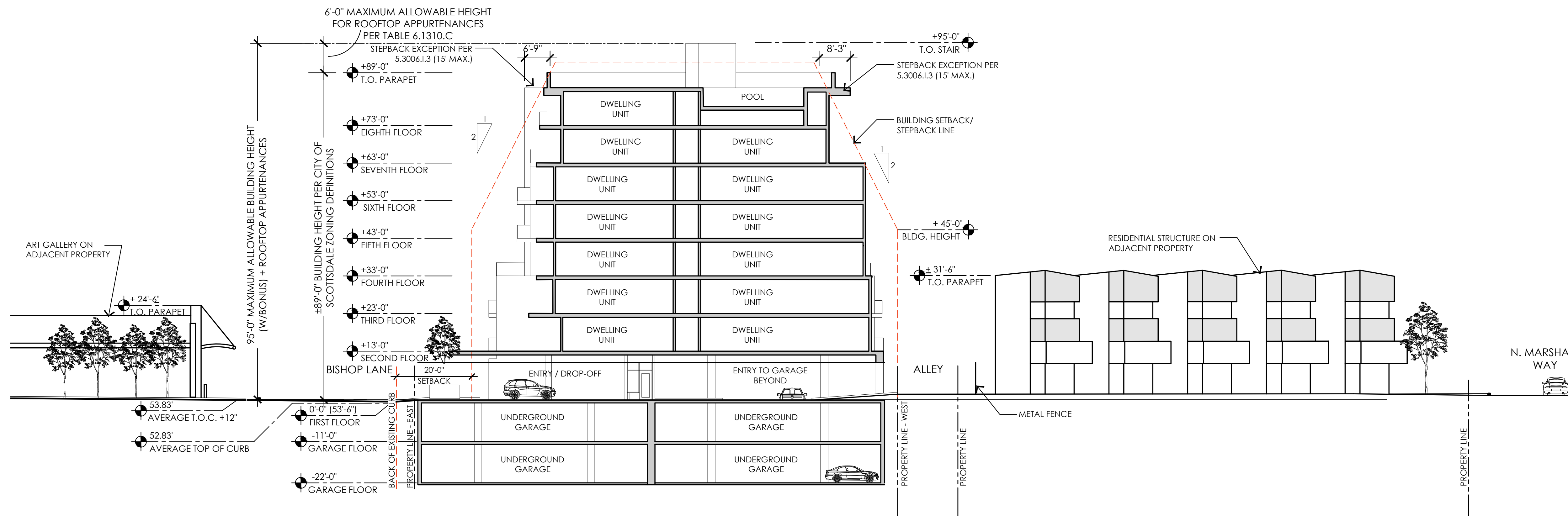


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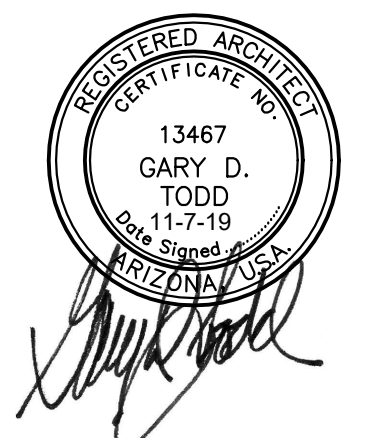
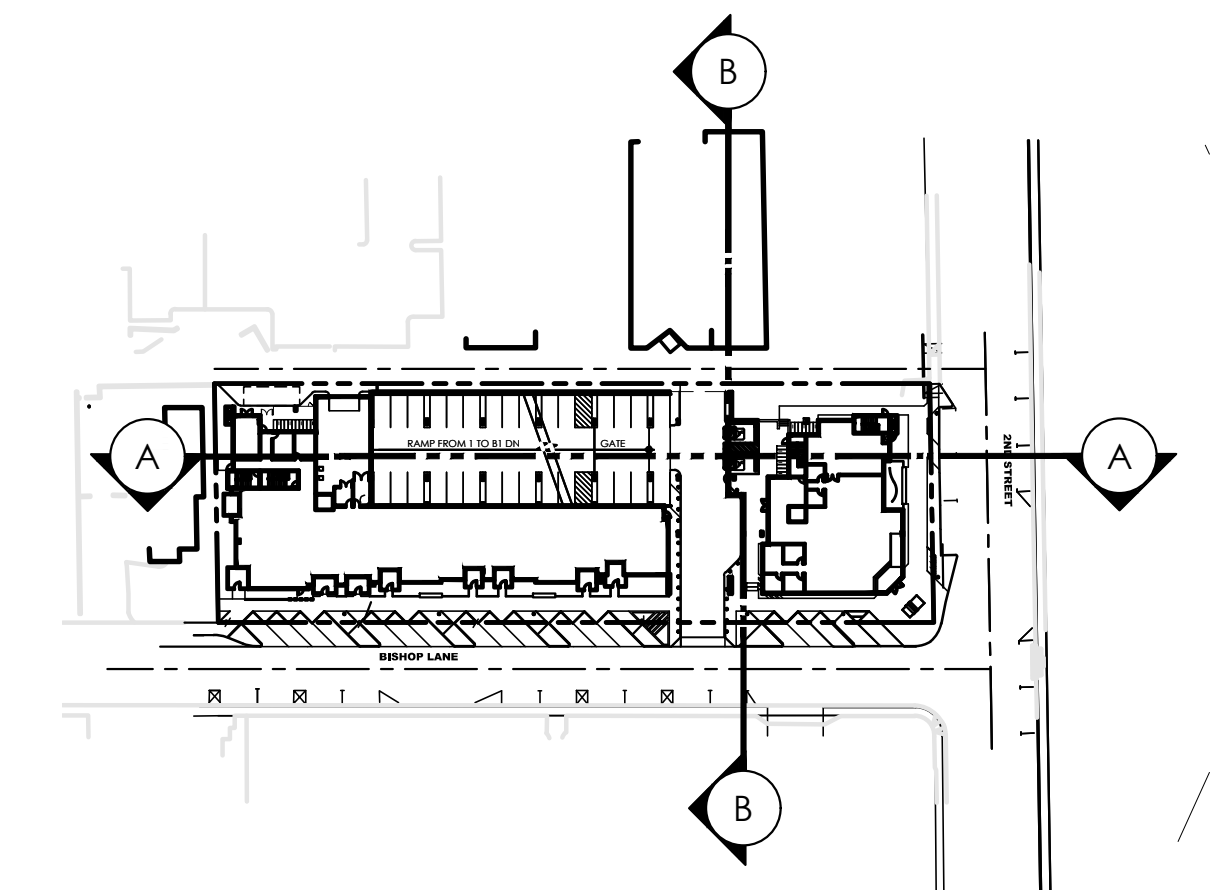
**SITE CROSS SECTION A / TRANSITION PLAN**

1/16" = 1'-0"



**SITE CROSS SECTION B / TRANSITION PLAN**

1/16" = 1'-0"



**PARKING DATA**

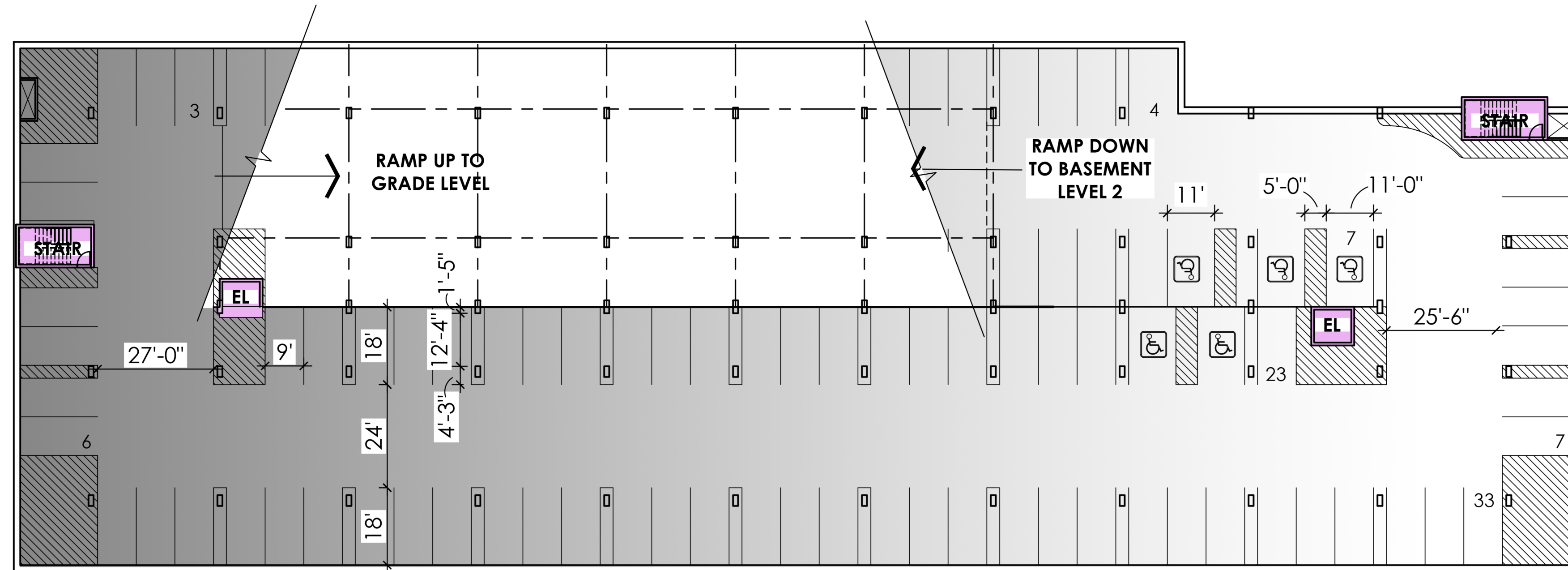
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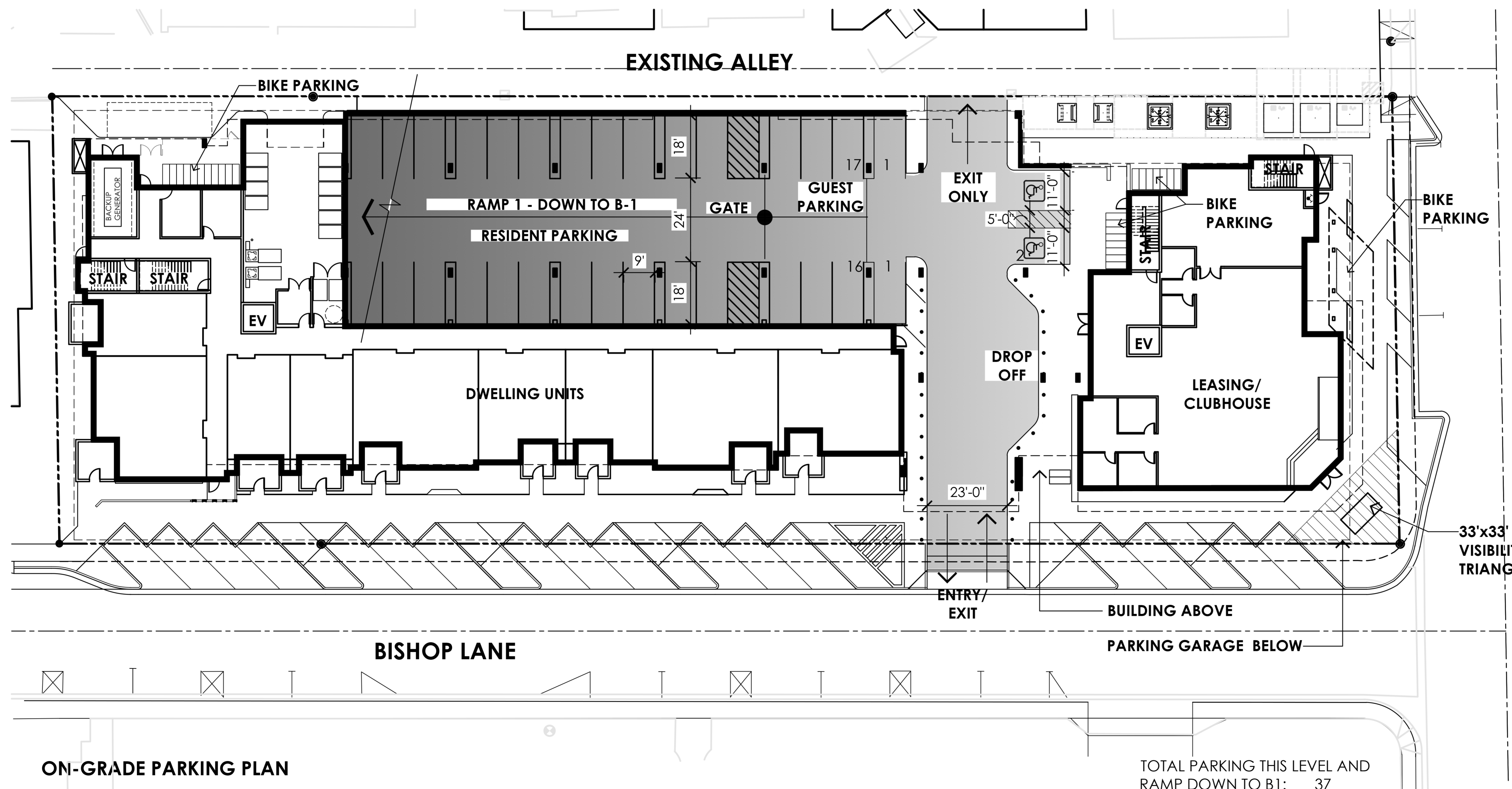
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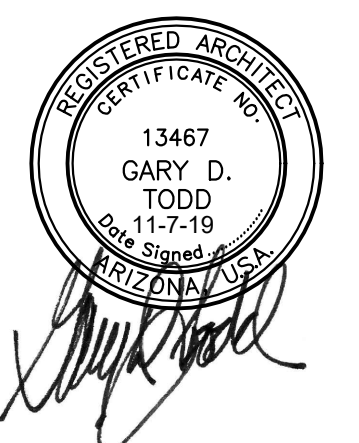
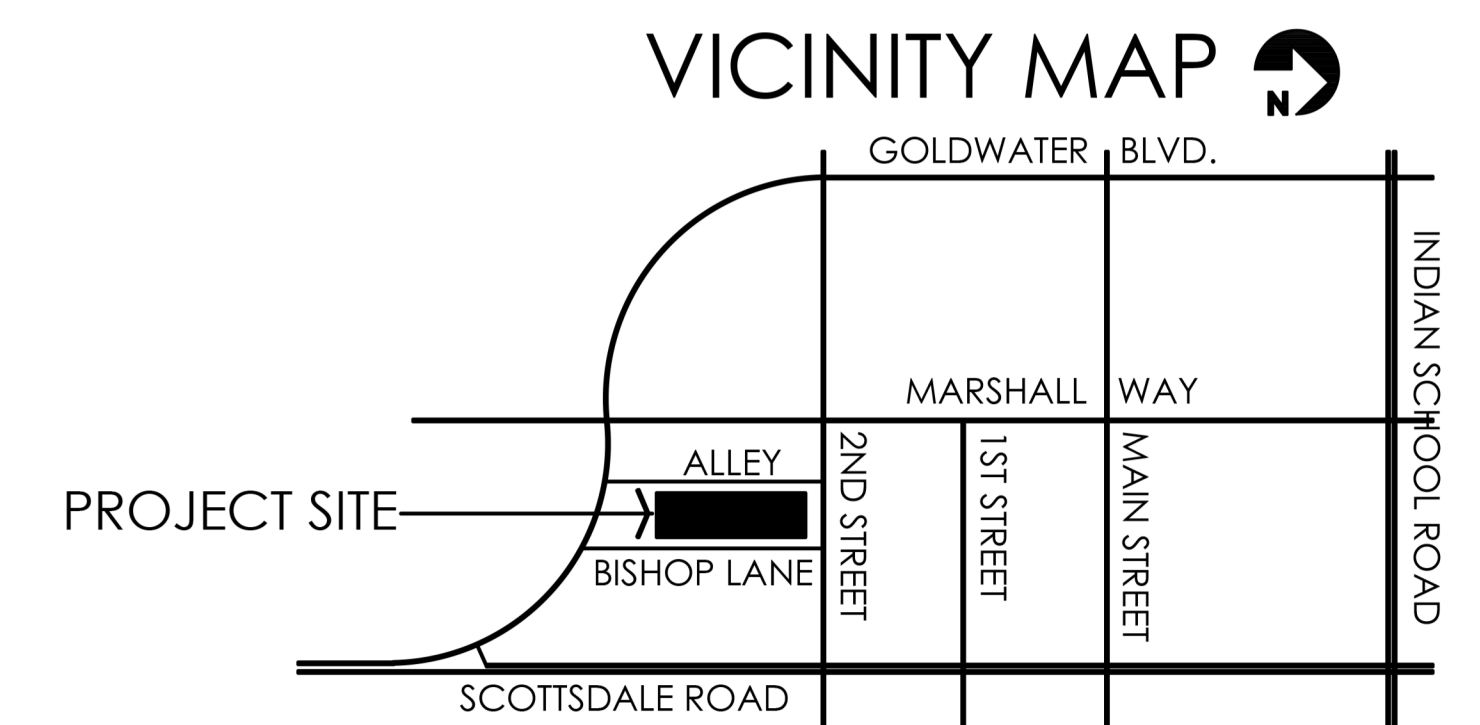
**BASEMENT LEVEL 1 PARKING PLAN**

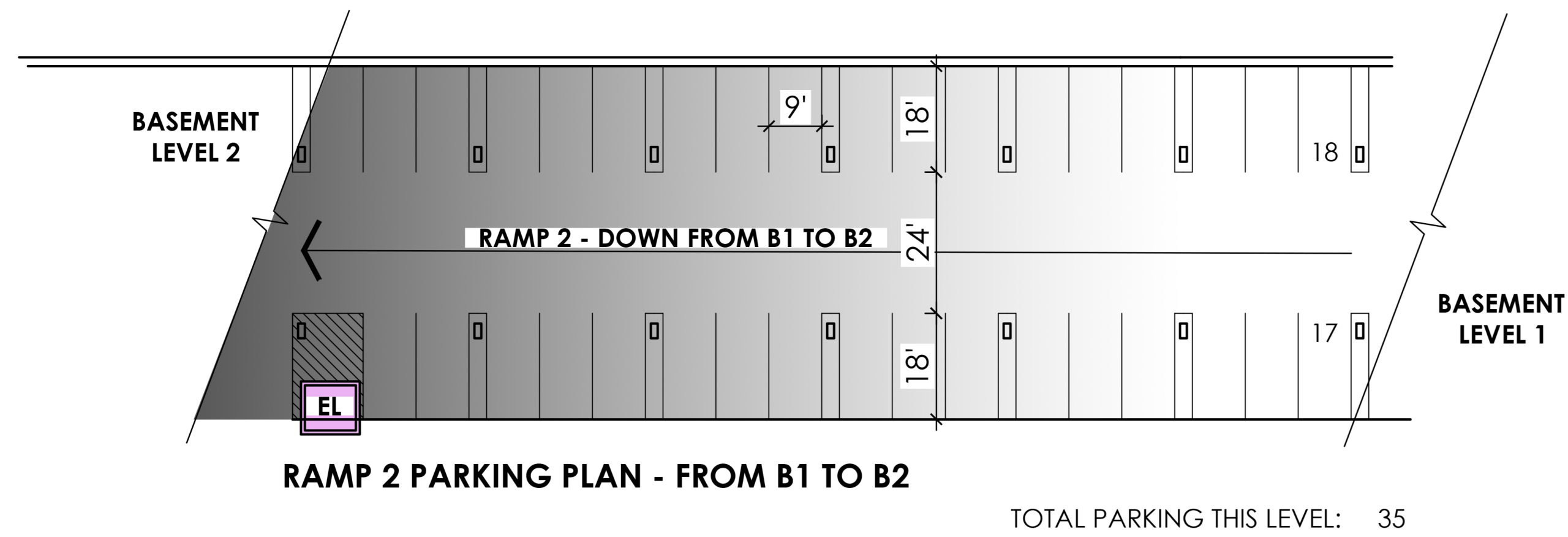
TOTAL PARKING THIS LEVEL: 83



**ON-GRADE PARKING PLAN**

TOTAL PARKING THIS LEVEL AND RAMP DOWN TO B1: 37





**PARKING DATA**

**PARKING REQUIRED**

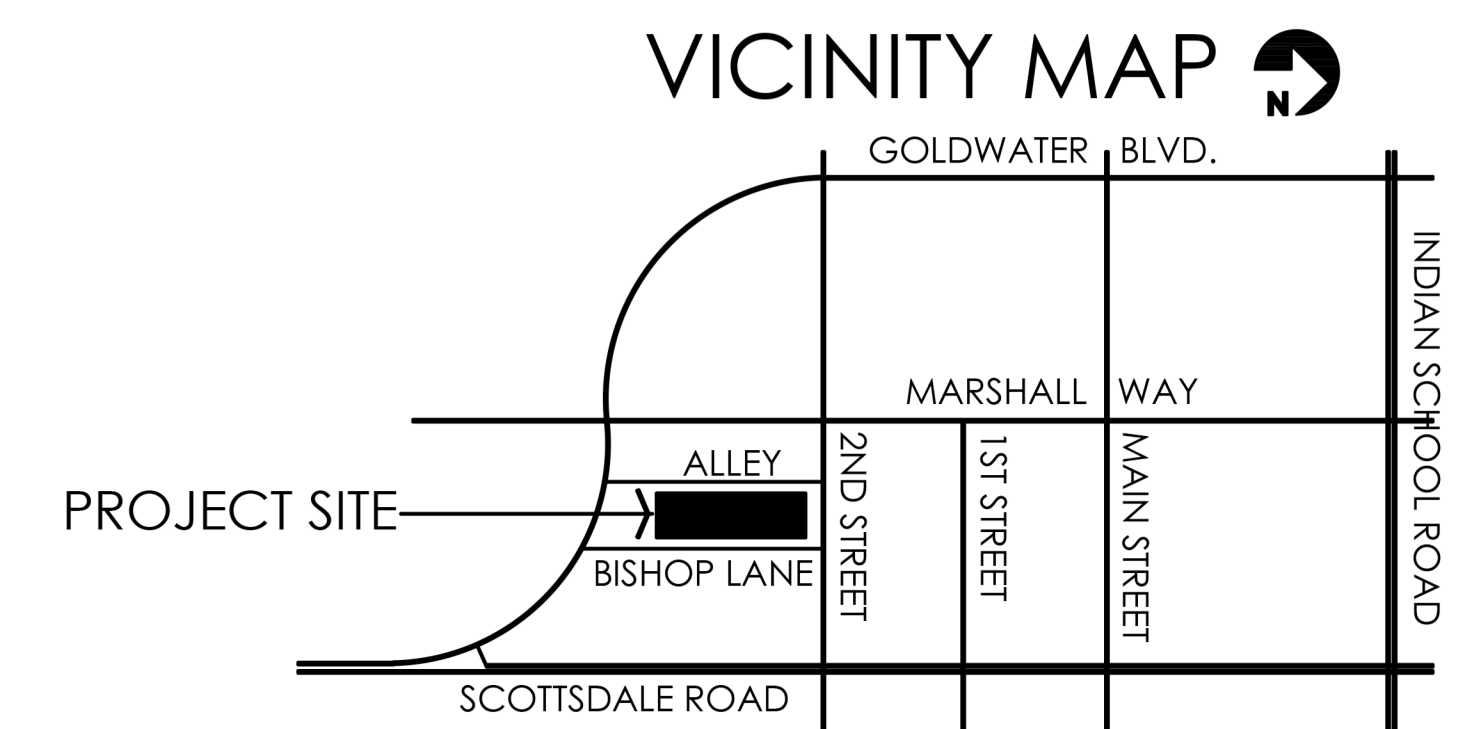
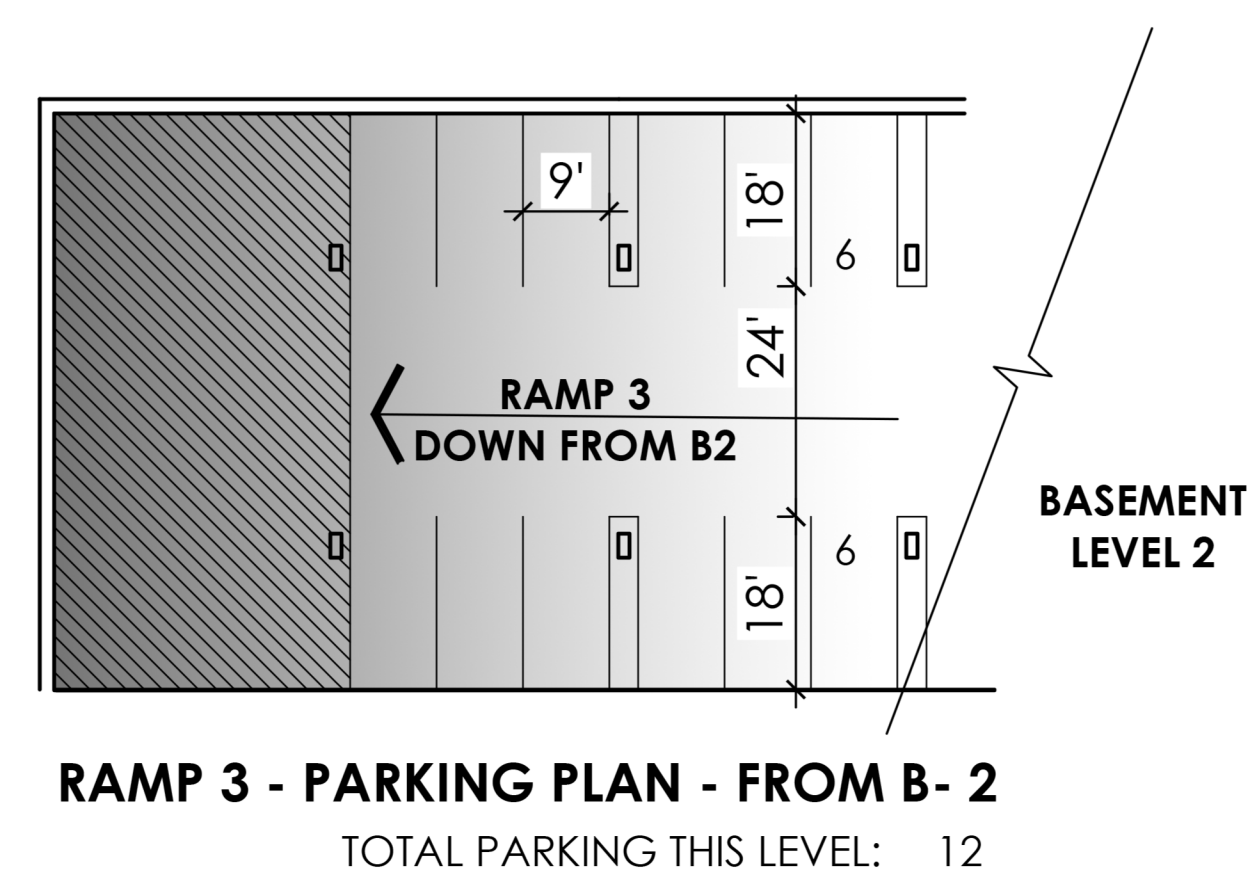
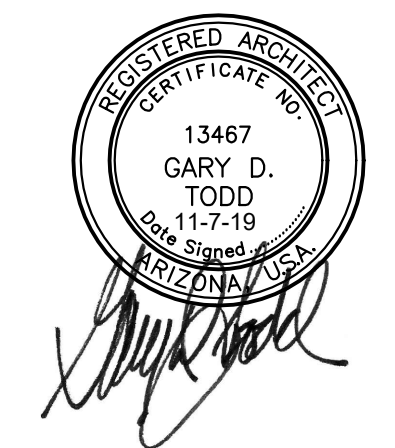
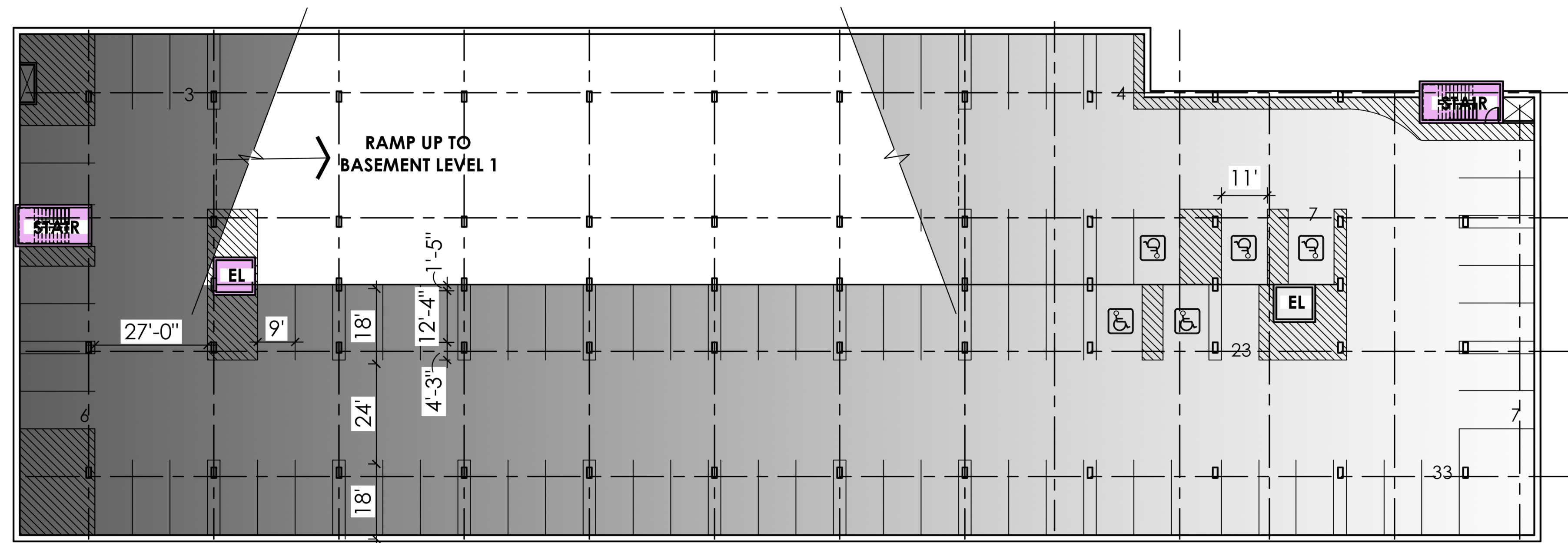
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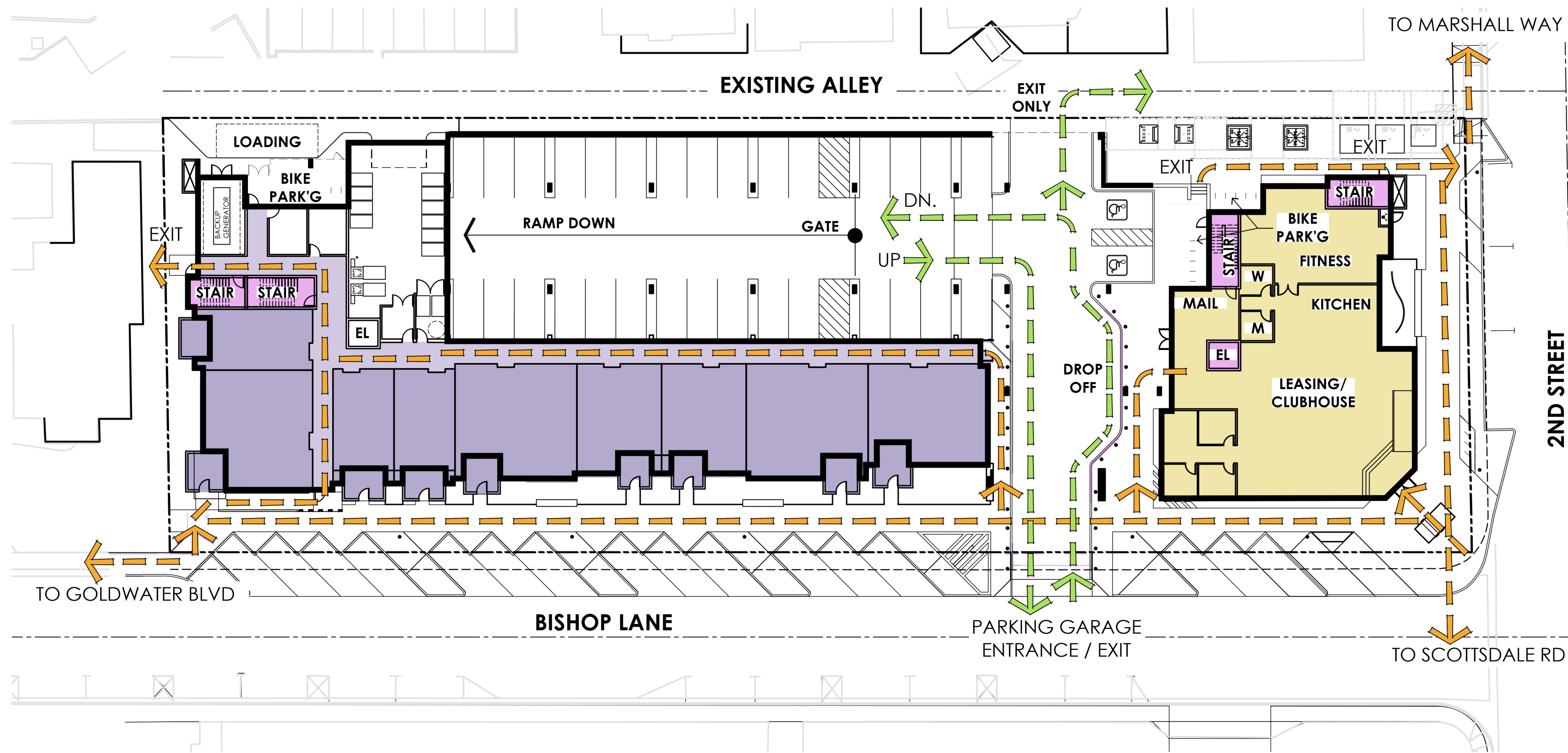
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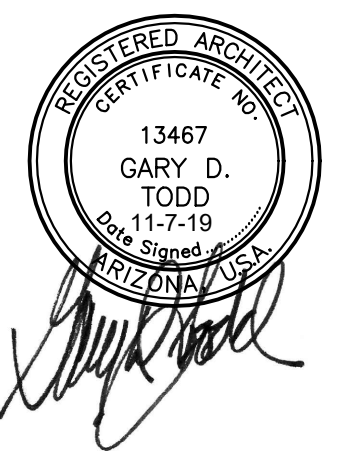
**BICYCLE PARKING PROVIDED COMBINED RESIDENT & PUBLIC** ±25 BICYCLE P.S.



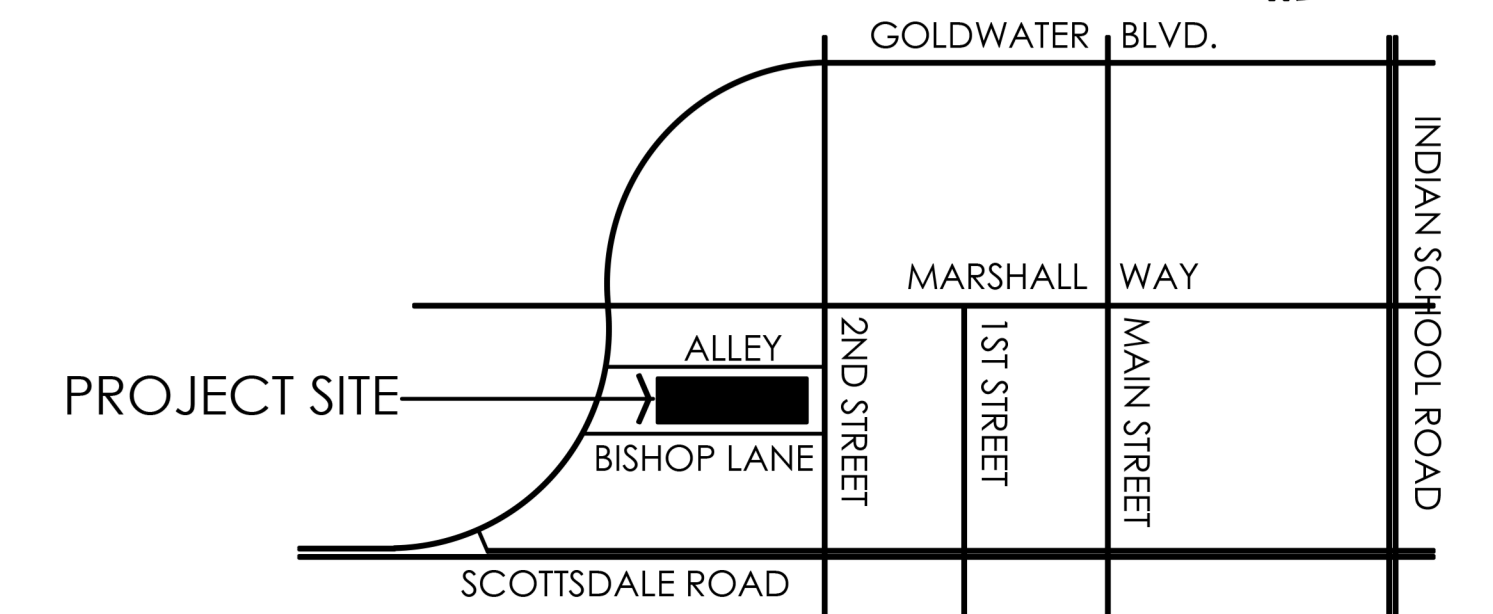


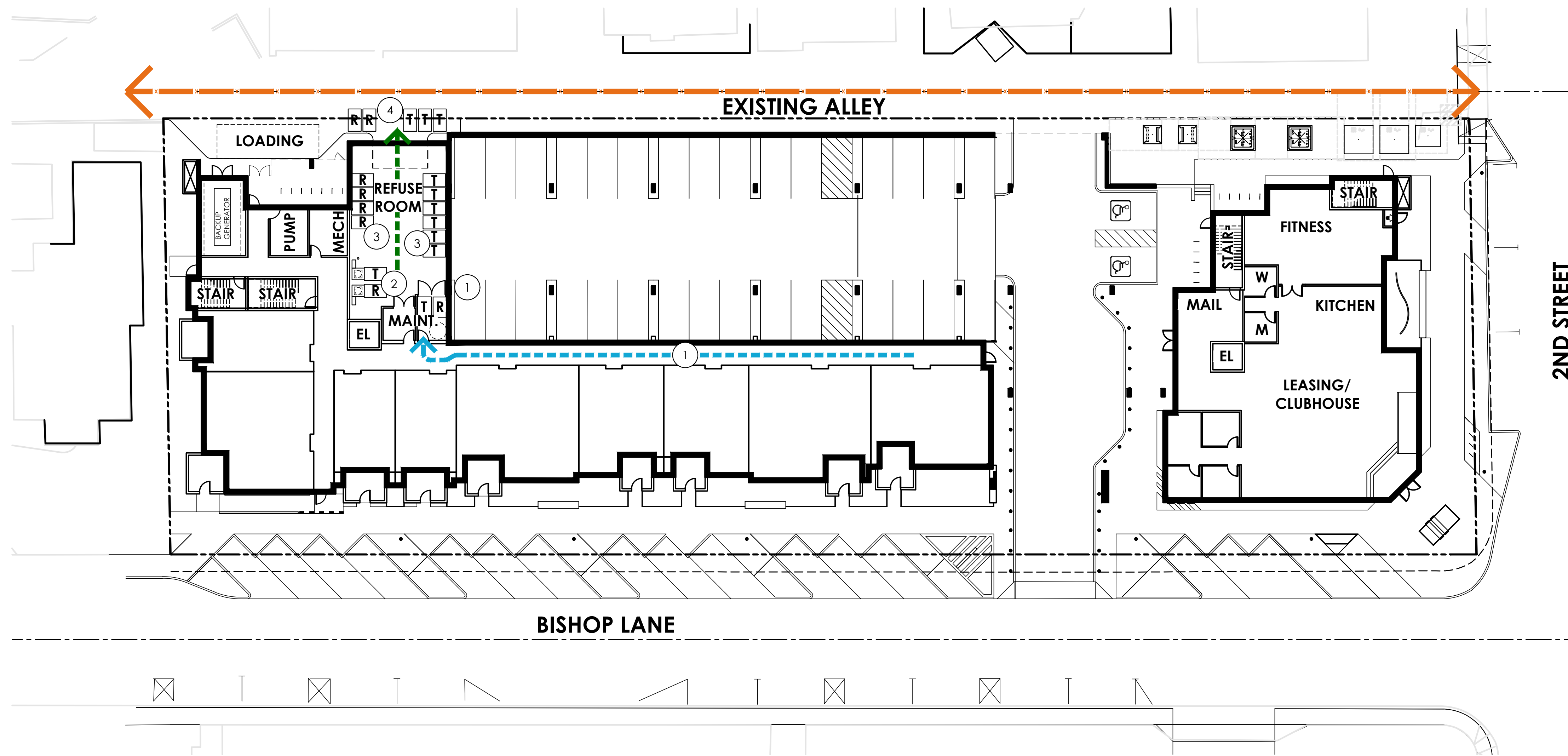
**LEGEND**

- DWELLING UNITS
- AMENITY SPACE - CLUBHOUSE/FITNESS
- INTERIOR PEDESTRIAN CIRCULATION
- VERTICAL CIRCULATION
- PEDESTRIAN ACCESS/EGRESS POINTS
- VEHICULAR ACCESS/EGRESS POINTS



**VICINITY MAP**





- SYMBOLS**
- COMPACTOR & RECYCLE COLLECTION TRUCK ROUTE
  - TRASH & RECYCLABLES COLLECTION ROUTE
  - COMPACTED TRASH & RECYCLABLES BIN ROUTE

**TYPICAL REFUSE COLLECTION PROCEDURE:**

- ① RESIDENTS PLACE TRASH & RECYCLING IN CHUTES OR FIRST FLOOR BINS.
- ② REFUSE & RECYCLING IS COMPACTED INTO 3 YD BINS
- ③ BINS ARE STORED IN REFUSE ROOM PRIOR TO PICKUP
- ④ AT SERVICE TIME BINS ARE TRANSPORTED TO ALLEY REFUSE AREA FOR CURB SIDE PICKUP BY PRIVATE REFUSE COMPANY.

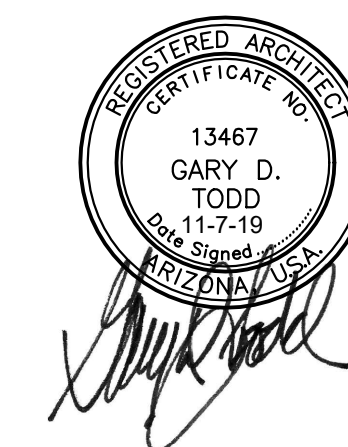
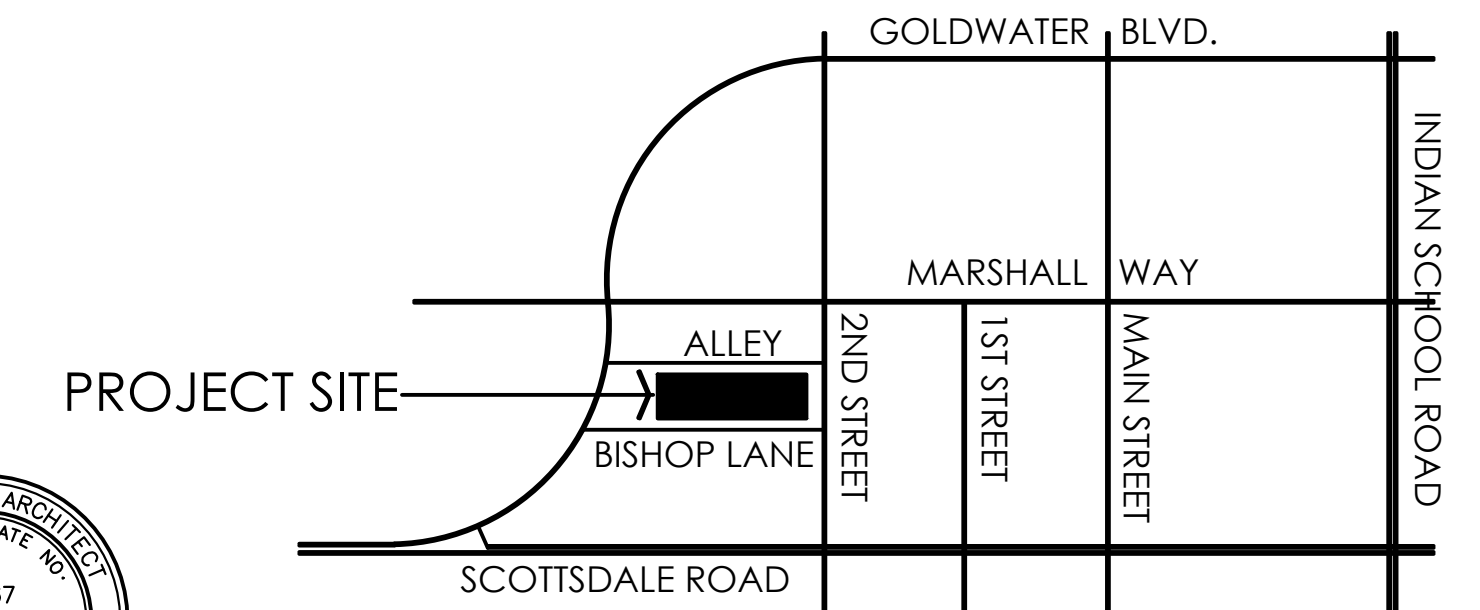
**REFUSE CAPACITY REQUIRED / PROVIDED:**

REQUIRED CAPACITY:  
 1.5 CY TRASH & 0.5 CY RECYCLE PER UNIT PER MONTH =  
 1.5 CY x 199 DU TRASH & 0.5 CY x 199 DU RECYCLE =  
 298 CY TRASH & 100 CY RECYCLE PER MONTH

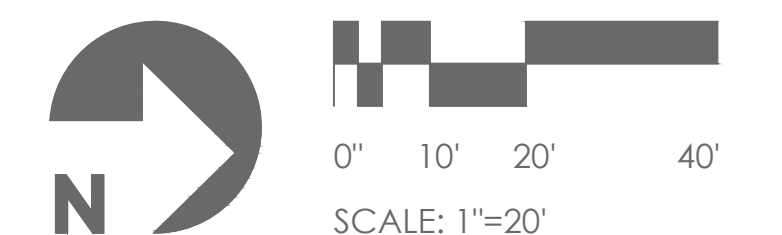
COMPACTION RATIO OF 3:1 =  
**±100 CY TRASH, ±33 CY RECYCLE PER MONTH.**

PROVIDED SERVICE:  
 (3) 3 YD COMPACTED TRASH BINS x 3 SERVICES PER WEEK =  
**±117 CY COMPACTED TRASH SERVICED PER MONTH**  
 (2) 3 YD COMPACTED RECYCLE BINS x 2 SERVICES PER WEEK =  
**±52 CY COMPACTED RECYCLE SERVICED PER MONTH**

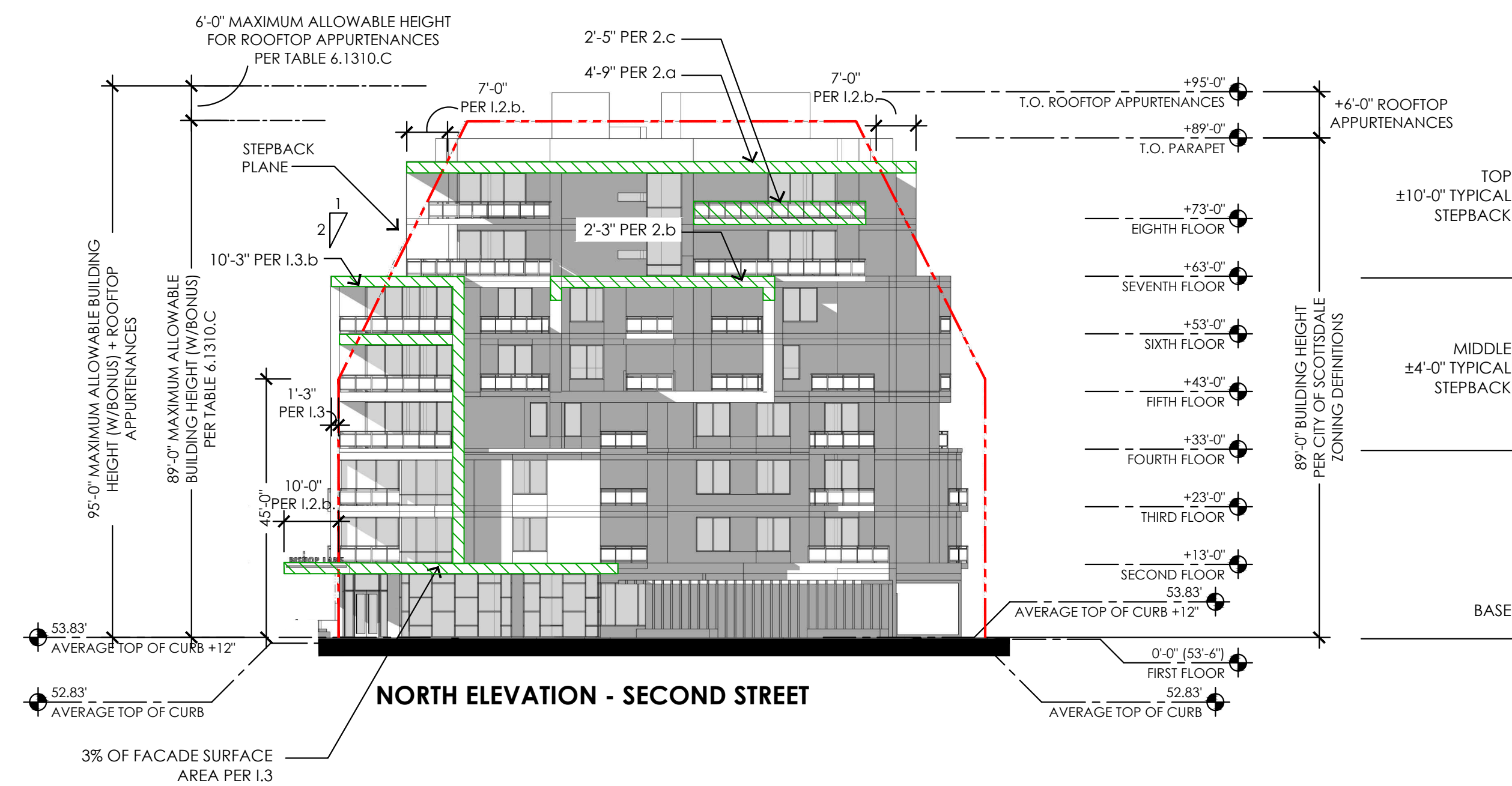
**VICINITY MAP**



REFUSE PLAN



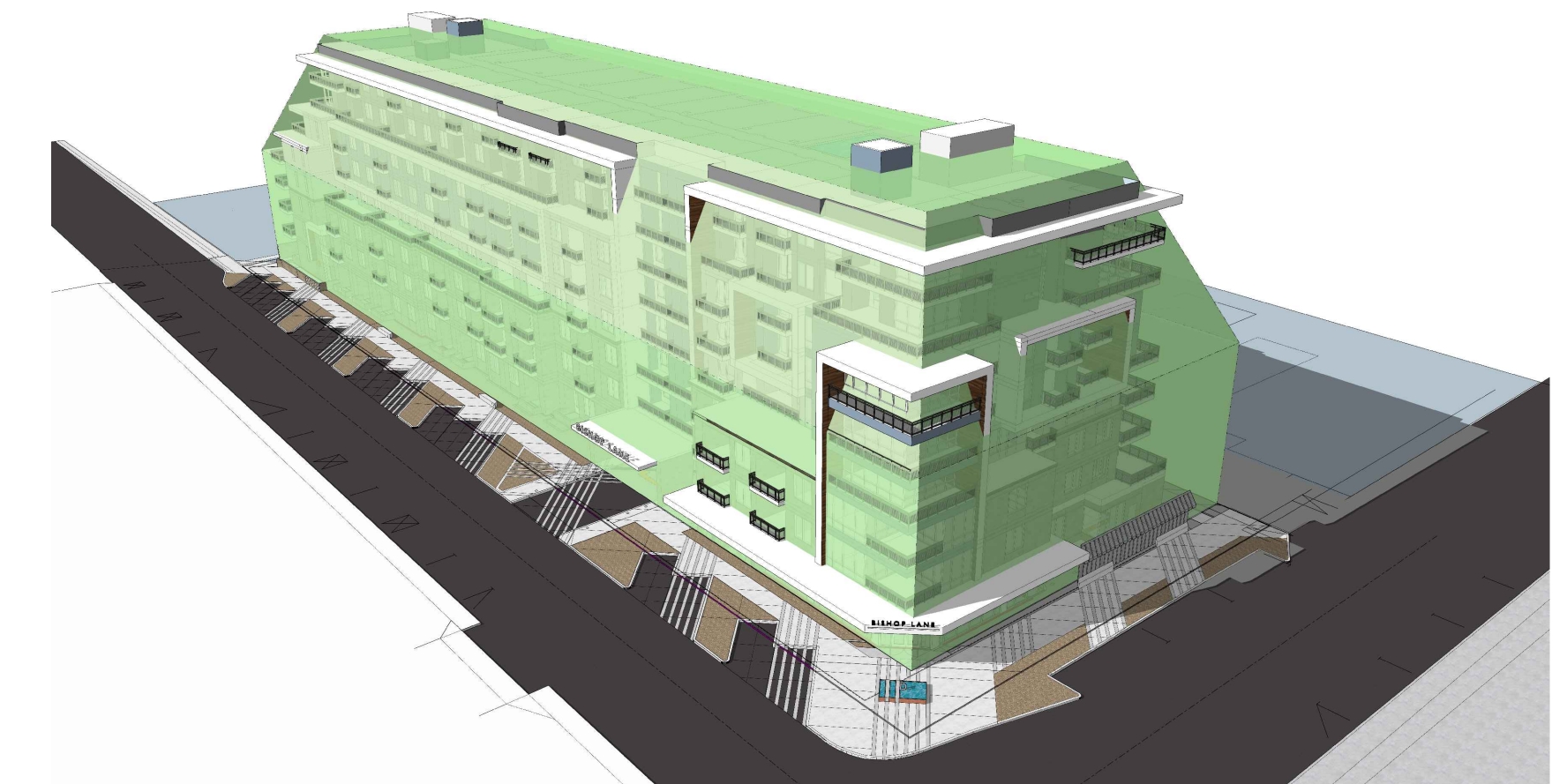
**9A**



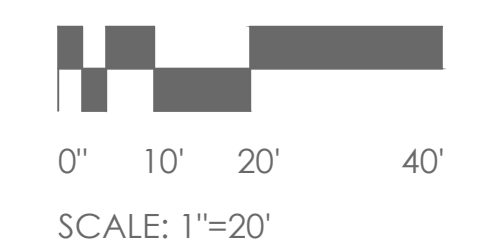
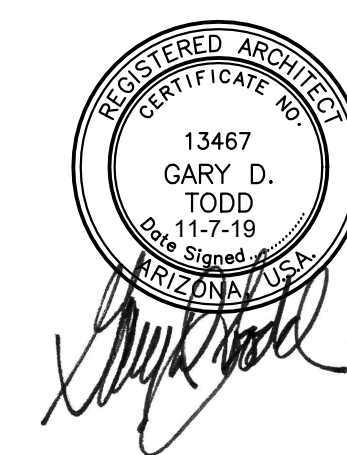
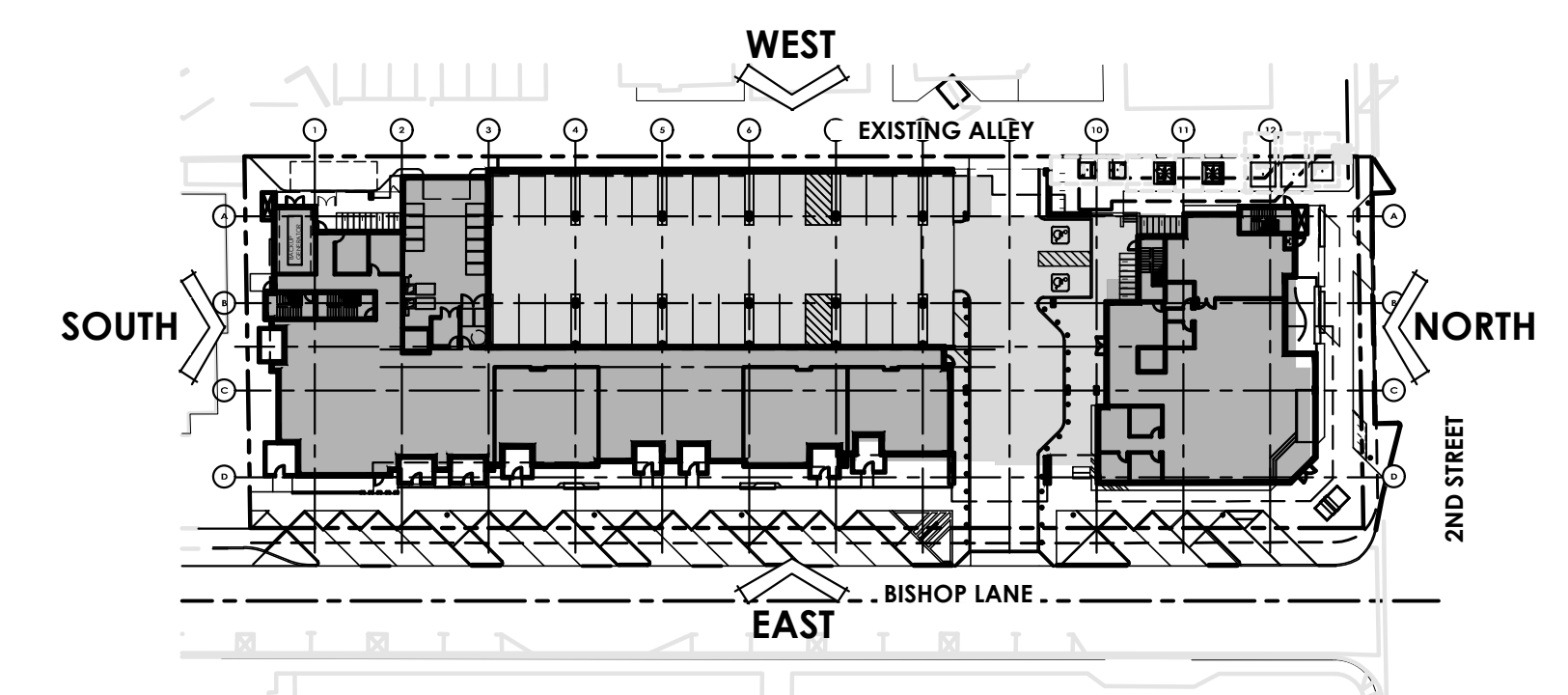
**LEGISLATIVE DRAFT OF AMENDED DEVELOPMENT STANDARDS**

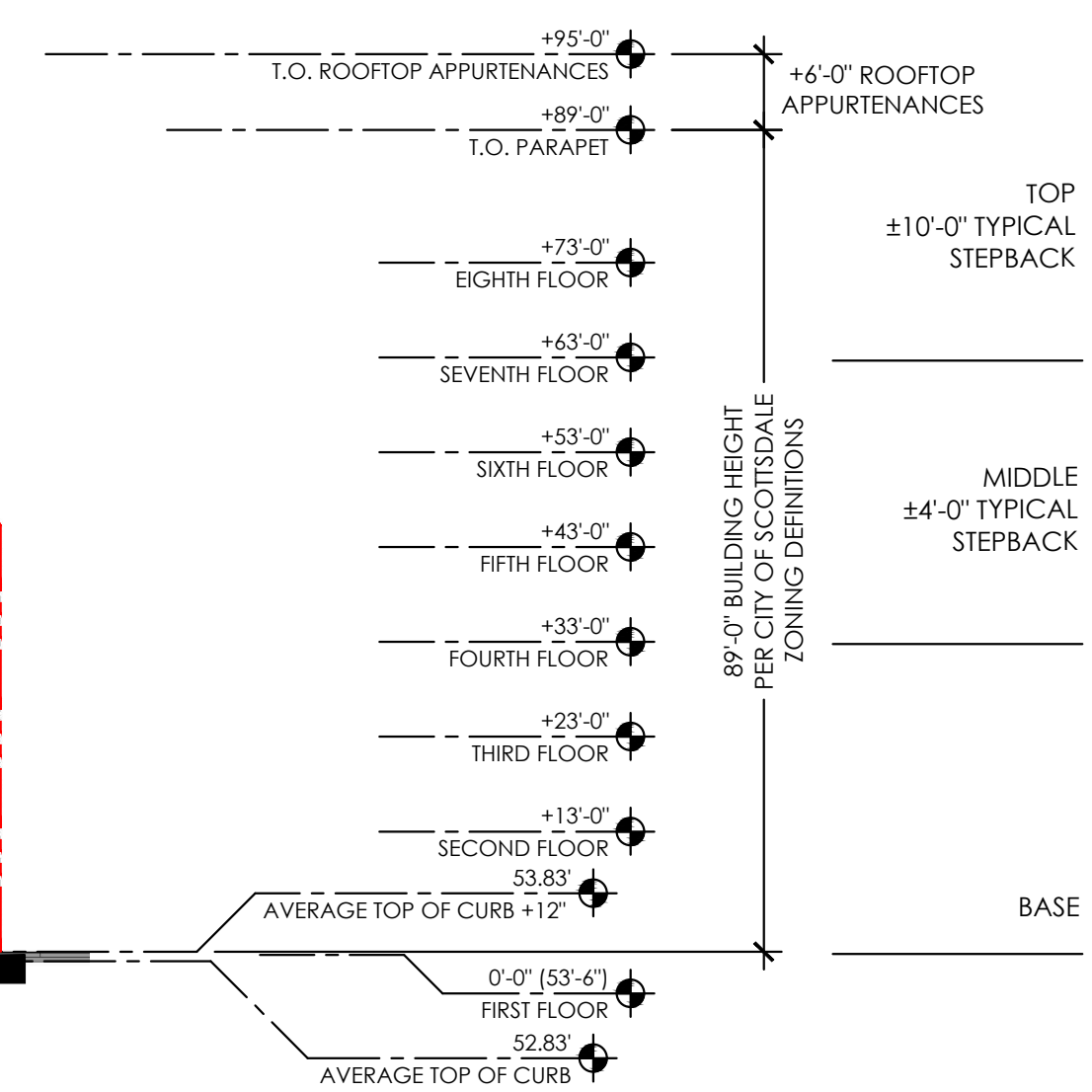
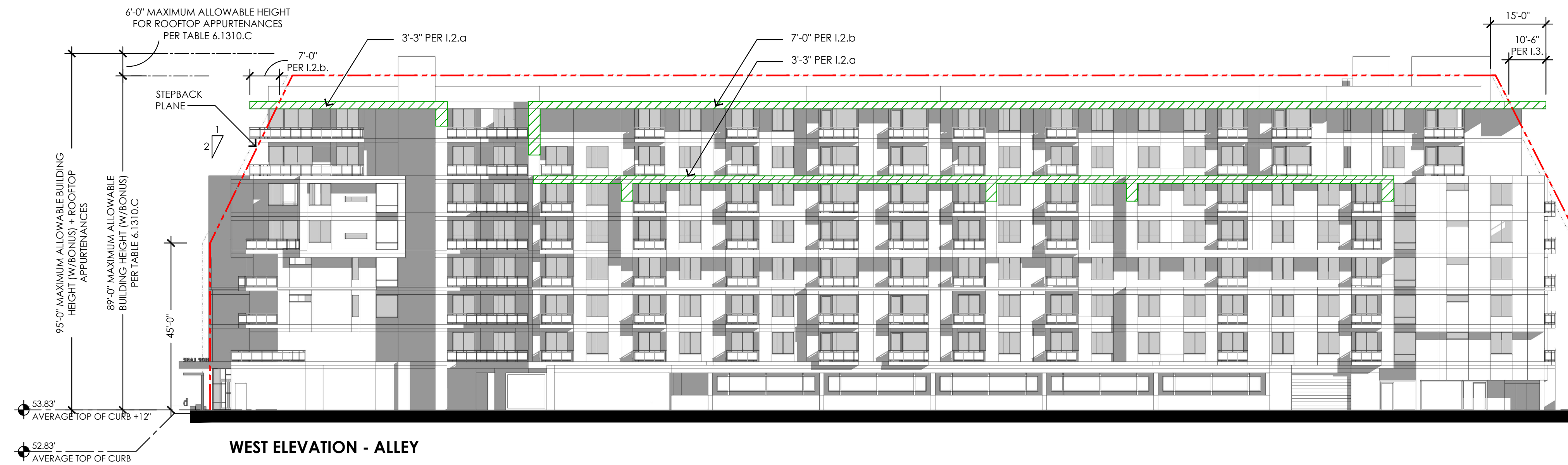
**5.3006.1: EXCEPTIONS TO BUILDING LOCATION, SETBACK, PREVAILING SETBACK AND STEPBACK STANDARDS.**

1. AS OUTLINED IN SUBSECTION 5.3006.1.2 THROUGH 5.3006.1.4 BELOW, AND EXCEPT AS PROVIDED IN SUBSECTION 5.3006.1.9 BELOW, CERTAIN EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED IF THE DEVELOPMENT REVIEW BOARD FINDS THE EXCEPTIONS CONFORM TO:
  - a. THE DOWNTOWN PLAN AND DOWNTOWN PLAN URBAN DESIGN & ARCHITECTURAL GUIDELINES; AND
  - b. THE SIGHT DISTANCE REQUIREMENTS OF THE DESIGN STANDARDS AND POLICY MANUAL.
2. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED:
  - a. A MAXIMUM OF FIVE(5) FEET FOR CORNICES, EAVES, PARAPETS, AND FIREPLACES.
  - b. A MAXIMUM OF SEVEN (7) FEET FOR CANOPIES AND OTHER COVERS OVER SIDEWALKS, BALCONIES AND TERRACES.
  - c. BALCONY WALLS AND RAILINGS WITH A MAXIMUM INSIDE HEIGHT OF FORTY-FIVE (45) INCHES.
3. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN TYPE 2 AREA, A TYPE 2.5 AREA, OR A TYPE 3 AREA, A MAXIMUM FIFTEEN (15) FEET EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN 1.2 ABOVE), IS ALLOWED FOR PROJECTIONS THAT:
  - a. ARE LESS THAN FIFTY (50) PERCENT OF THE LENGTH OF THE SEGMENT OF THE BUILDING FACADE WHERE THE PROJECTION OCCUR; AND
  - b. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FACADE WHERE THE PROJECTIONS OCCUR.

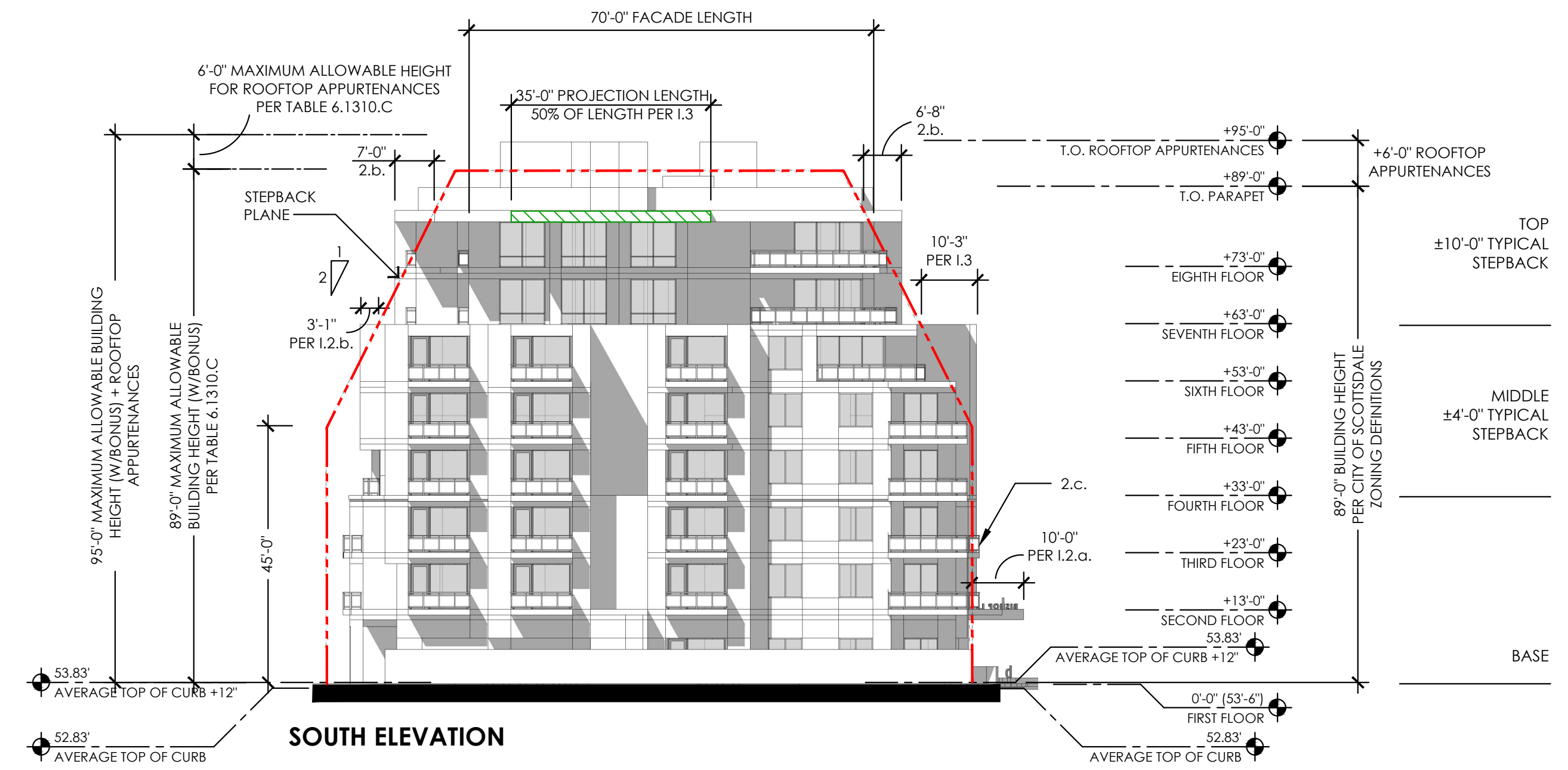


**SETBACK ENVELOPE DIAGRAM FROM NORTHEAST**





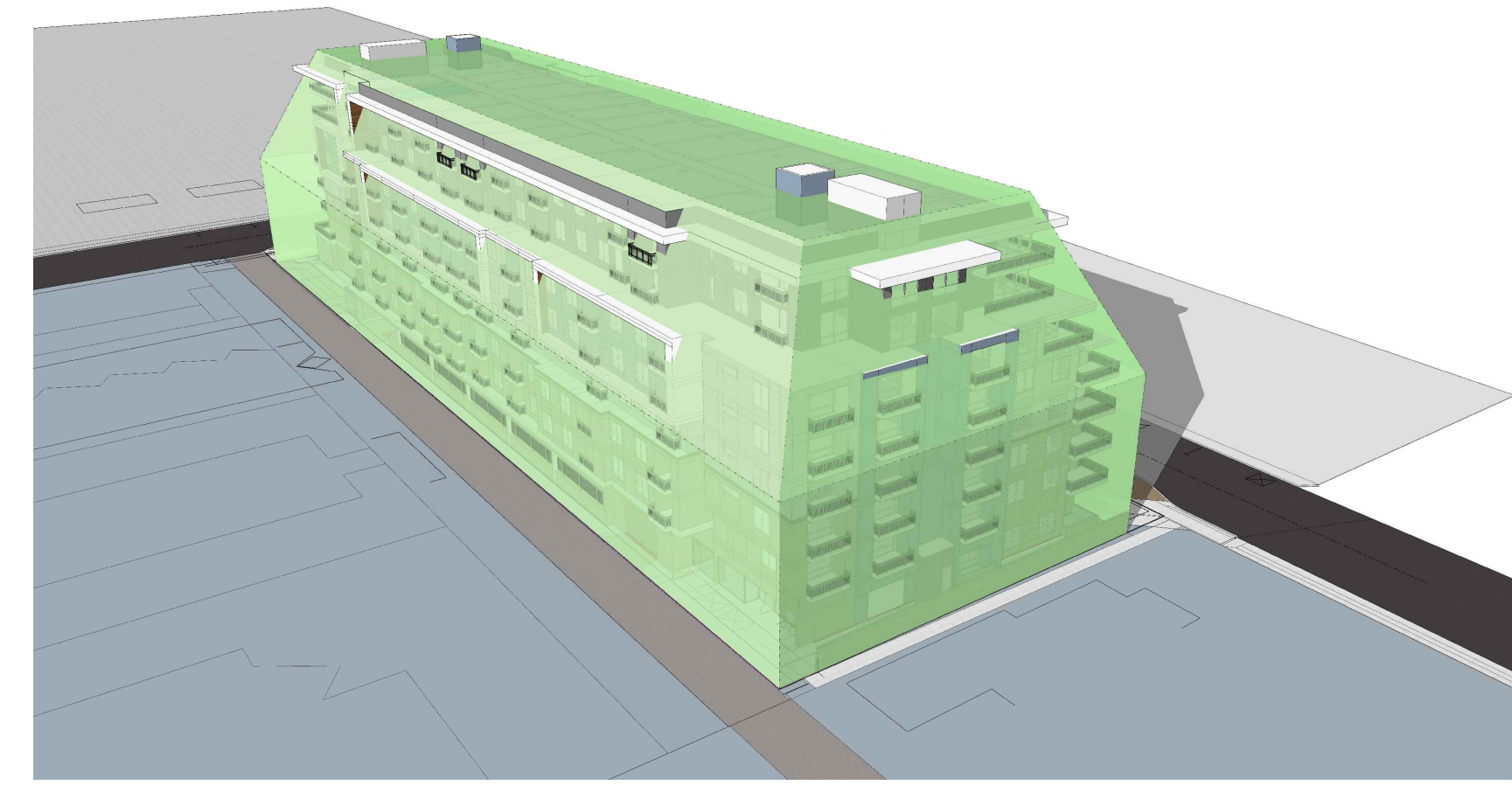
 **SETBACK/STEPBACK EXCEPTION AREAS**



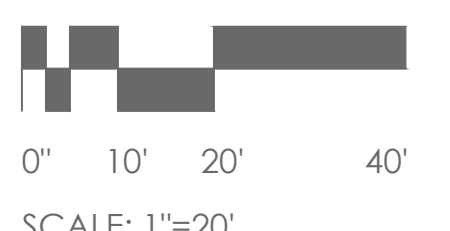
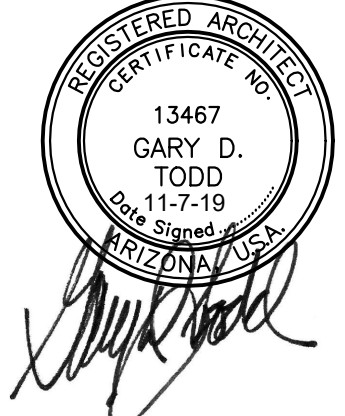
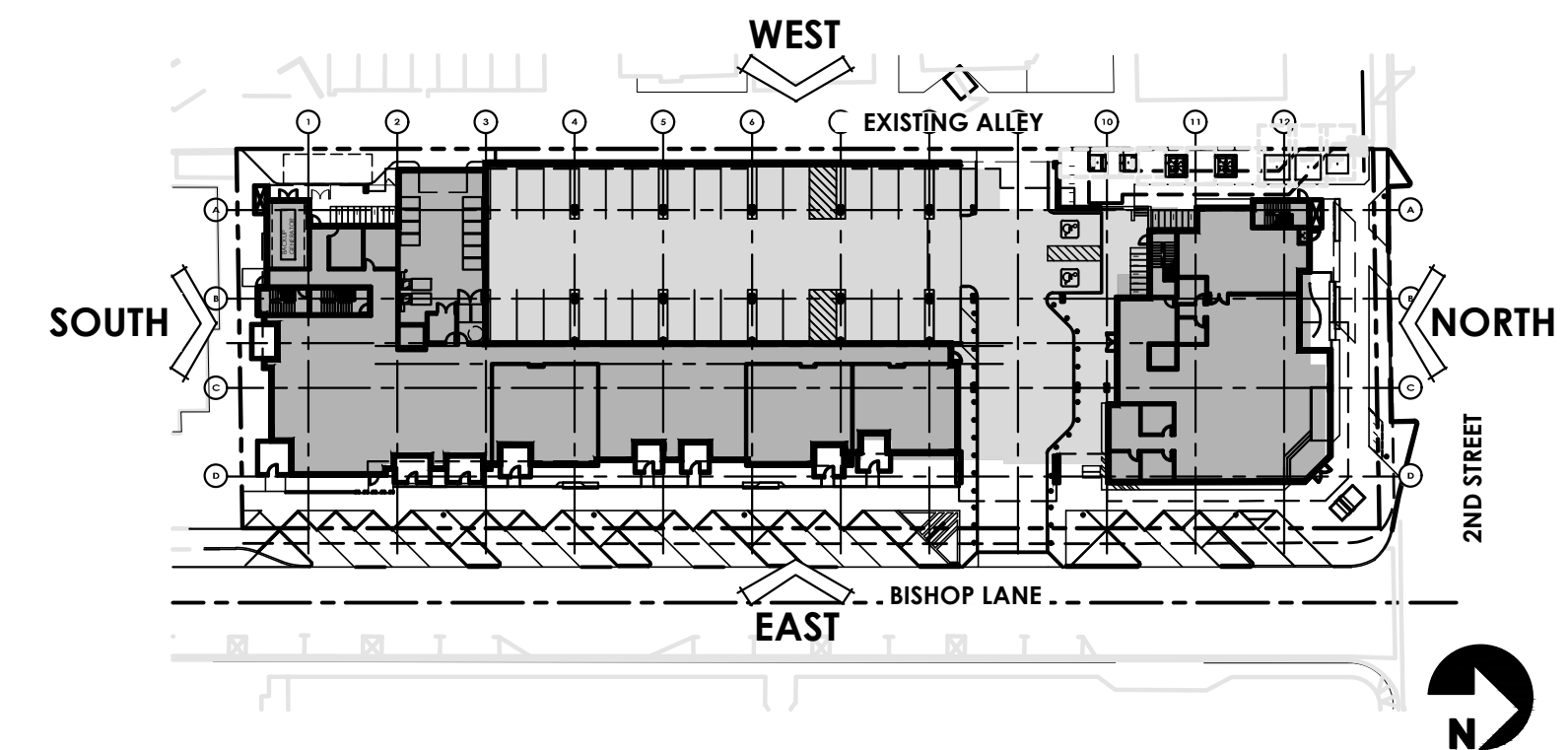
**LEGISLATIVE DRAFT OF AMENDED DEVELOPMENT STANDARDS**

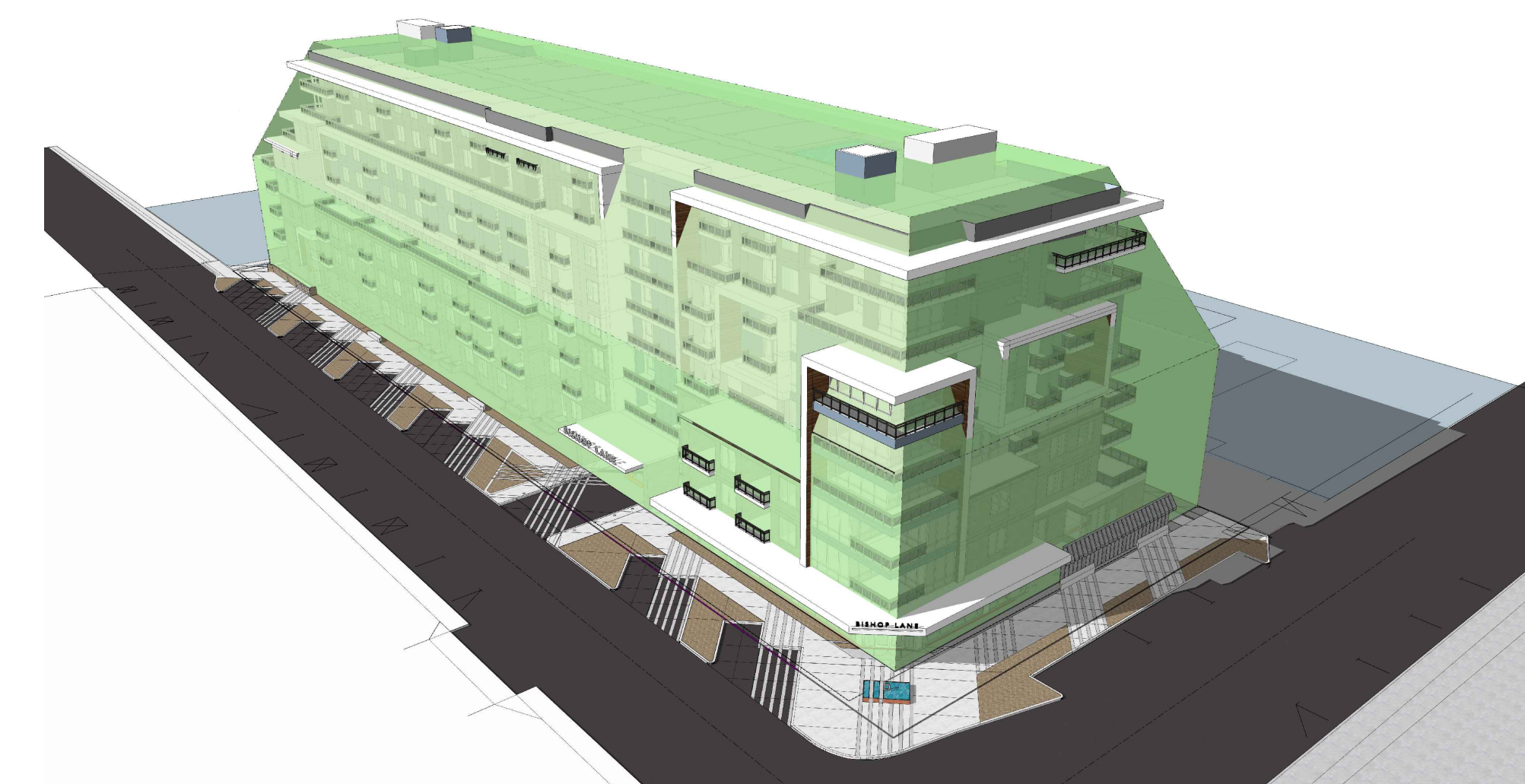
**5.3006.1: EXCEPTIONS TO BUILDING LOCATION, SETBACK, PREVAILING SETBACK AND STEPBACK STANDARDS.**

1. AS OUTLINED IN SUBSECTION 5.3006.1.2 THROUGH 5.3006.1.4 BELOW, AND EXCEPT AS PROVIDED IN SUBSECTION 5.3006.1.9 BELOW, CERTAIN EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED IF THE DEVELOPMENT REVIEW BOARD FINDS THE EXCEPTIONS CONFORM TO:
  - a. THE DOWNTOWN PLAN AND DOWNTOWN PLAN URBAN DESIGN & ARCHITECTURAL GUIDELINES; AND
  - b. THE SIGHT DISTANCE REQUIREMENTS OF THE DESIGN STANDARDS AND POLICY MANUAL.
2. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, THE FOLLOWING EXCEPTIONS TO BUILDING LOCATION, SETBACK AND STEPBACK STANDARDS ARE ALLOWED:
  - a. A MAXIMUM OF FIVE(5) FEET FOR CORNICES, EAVES, PARAPETS, AND FIREPLACES.
  - b. A MAXIMUM OF SEVEN (7) FEET FOR CANOPIES AND OTHER COVERS OVER SIDEWALKS, BALCONIES AND TERRACES.
  - c. BALCONY WALLS AND RAILINGS WITH A MAXIMUM INSIDE HEIGHT OF FORTY-FIVE (45) INCHES.
3. SUBJECT TO DESIGN APPROVAL BY THE DEVELOPMENT REVIEW BOARD, IN TYPE 2 AREA, A TYPE 2.5 AREA, OR A TYPE 3 AREA, A MAXIMUM FIFTEEN (15) FEET EXCEPTION TO STEPBACK AND SETBACK STANDARDS ABOVE THE FIRST FLOOR (NOT SPECIFIED IN 1.2 ABOVE), IS ALLOWED FOR PROJECTIONS THAT:
  - a. ARE LESS THAN FIFTY (50) PERCENT OF THE LENGTH OF THE SEGMENT OF THE BUILDING FACADE WHERE THE PROJECTION OCCUR; AND
  - b. ARE LESS THAN THIRTY-THREE (33) PERCENT OF THE SURFACE AREA OF THE SEGMENT OF THE BUILDING FACADE WHERE THE PROJECTIONS OCCUR.

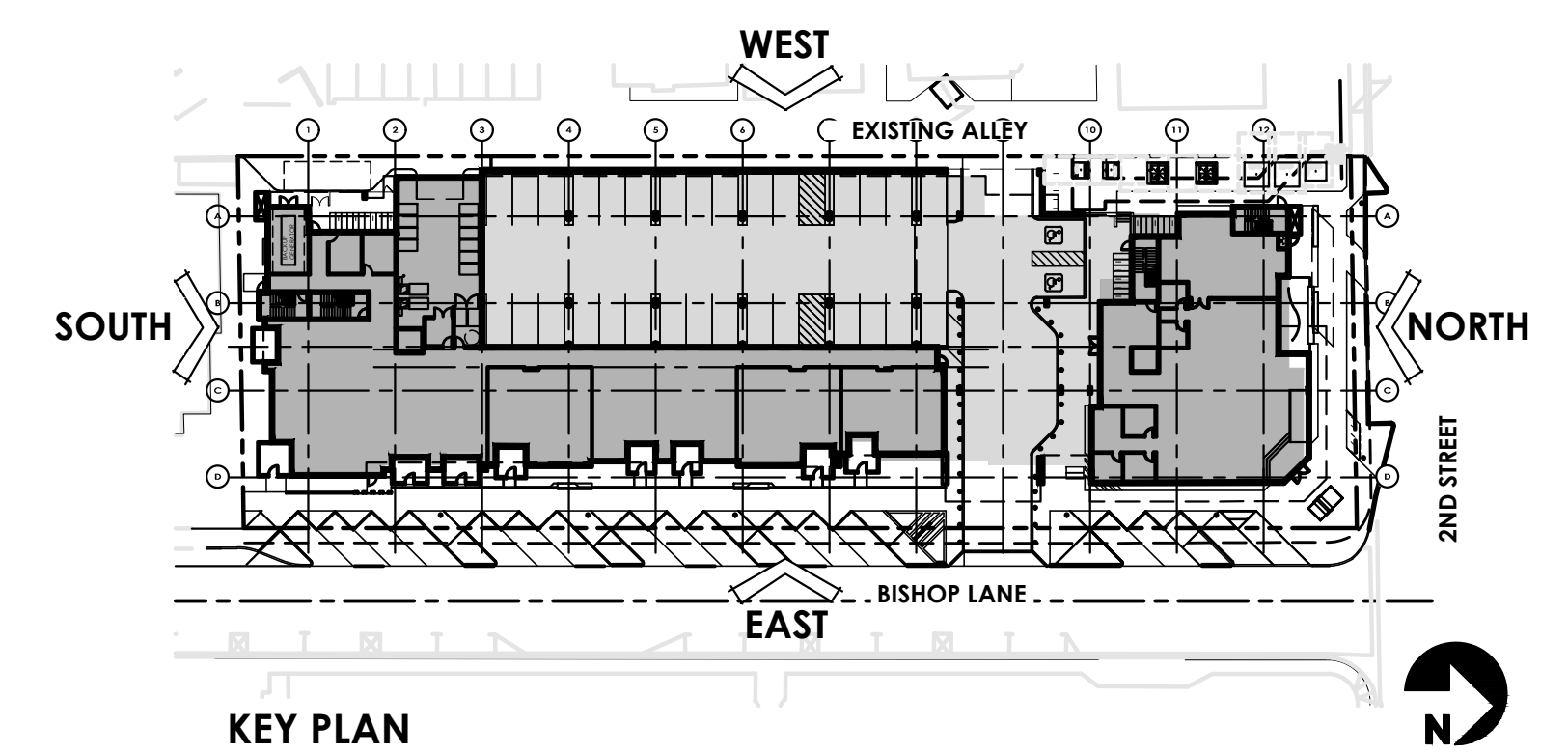


**SETBACK ENVELOPE DIAGRAM FROM SOUTHWEST**

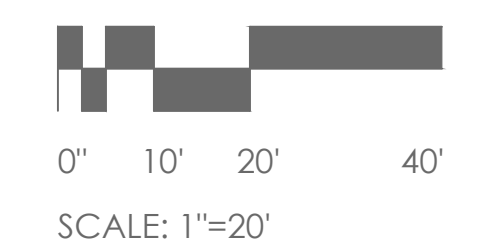
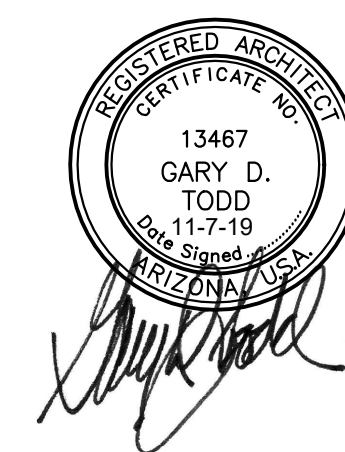


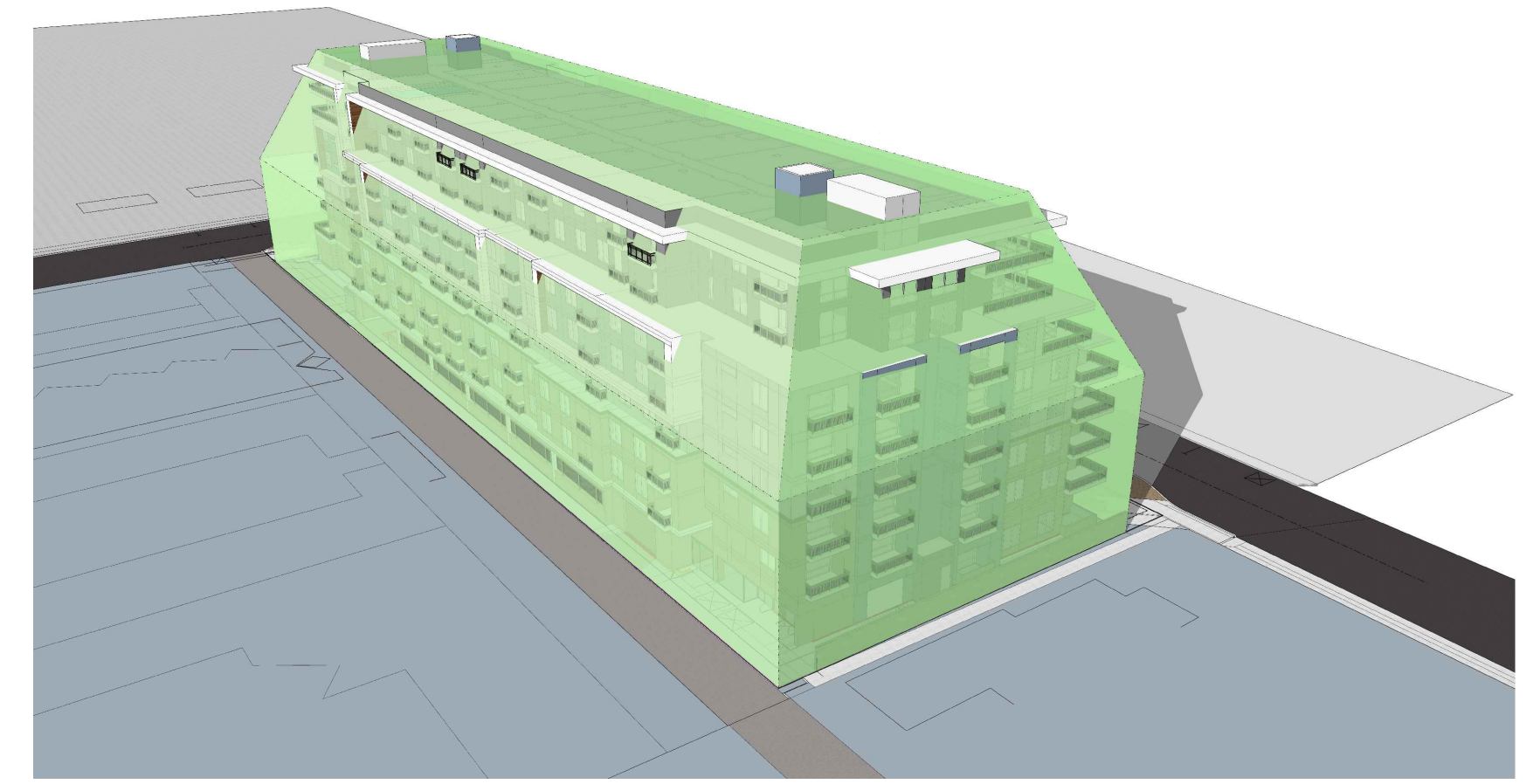
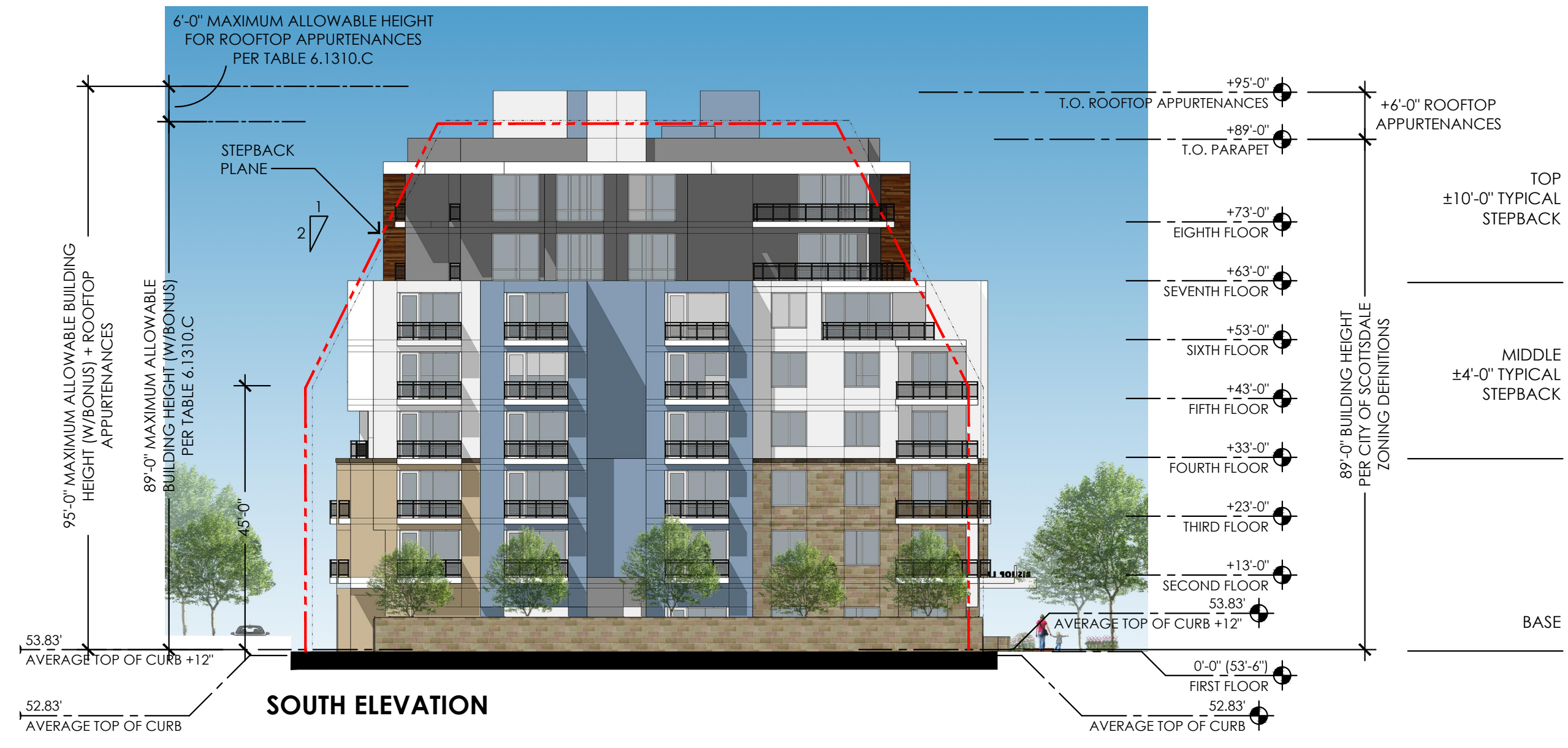


SETBACK ENVELOPE DIAGRAM FROM NORTHEAST

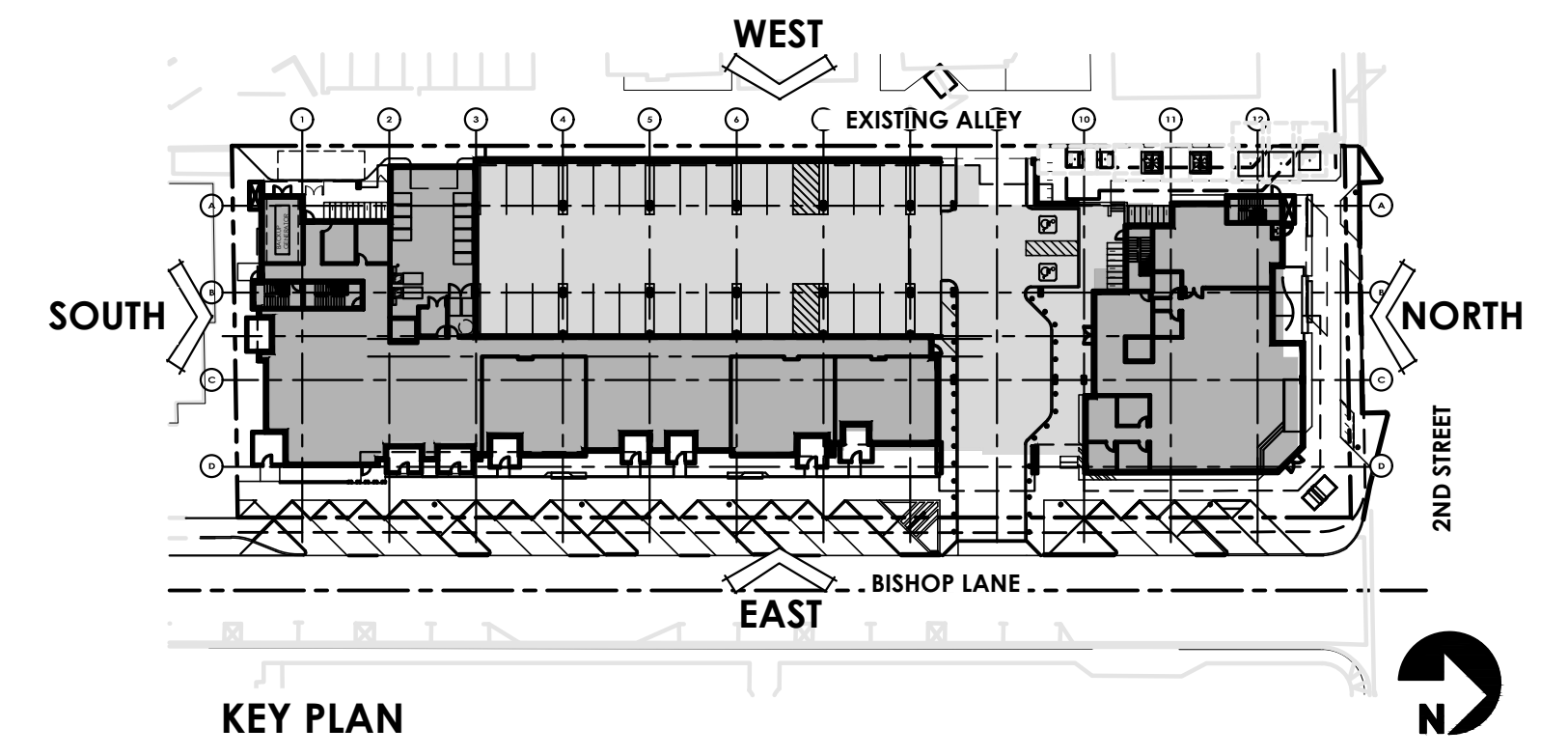


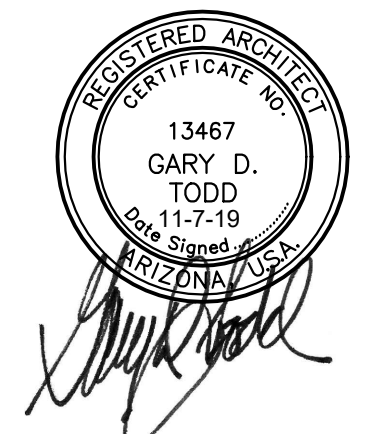
KEY PLAN

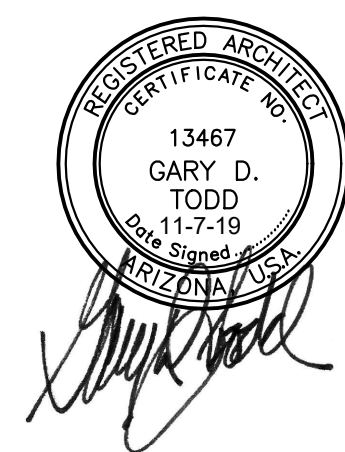


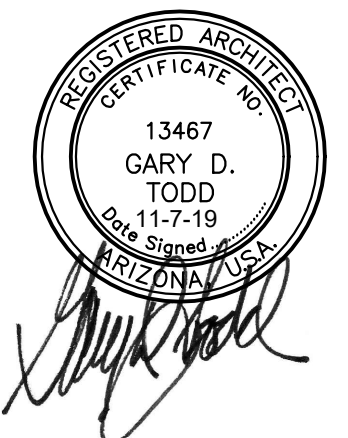


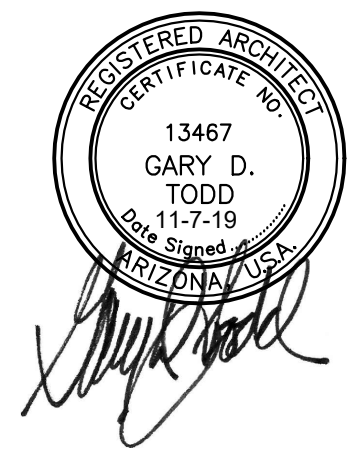
SETBACK ENVELOPE DIAGRAM FROM SOUTHWEST

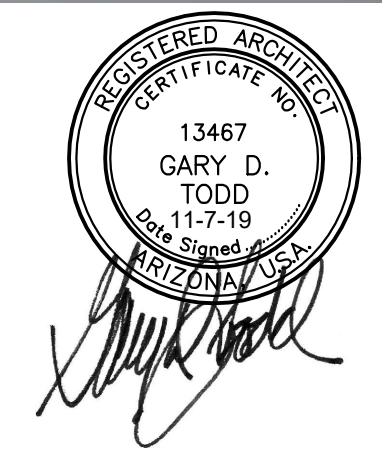


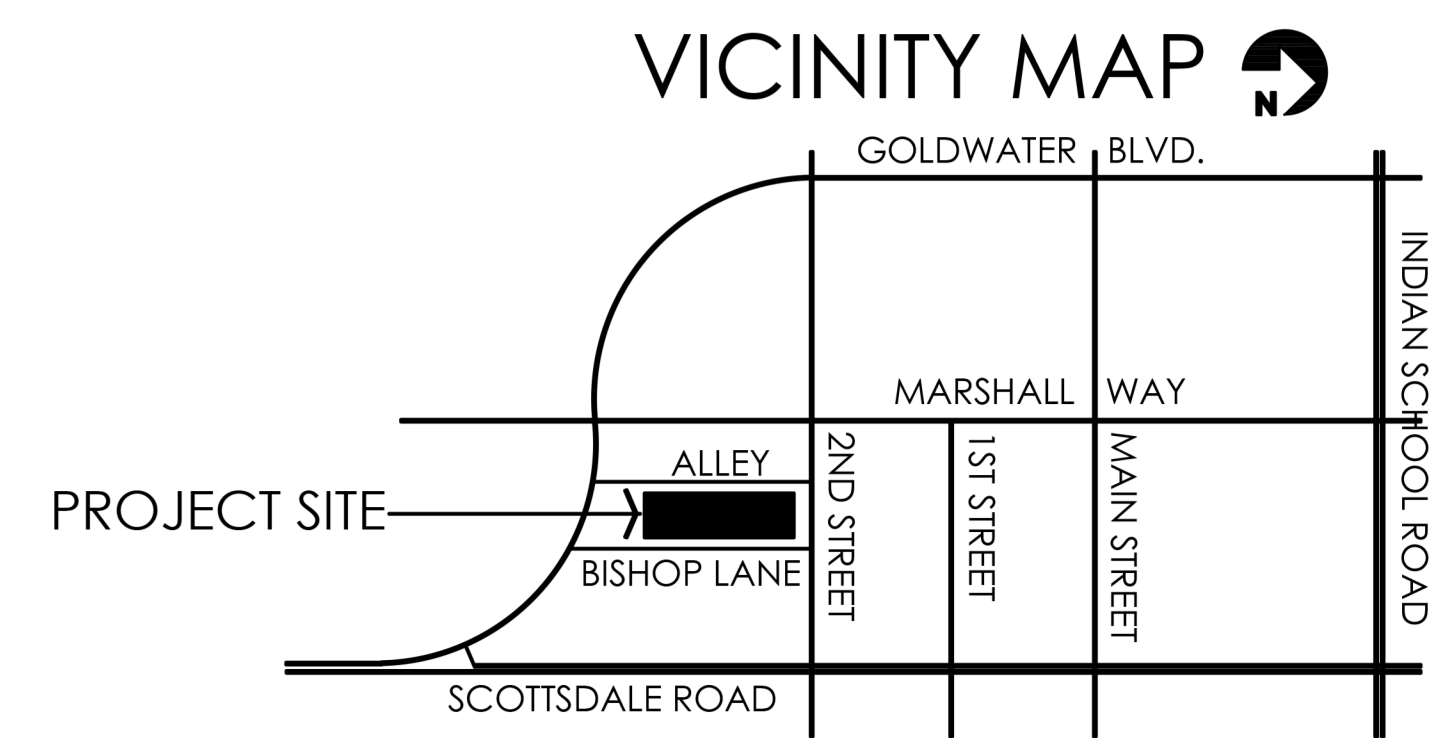
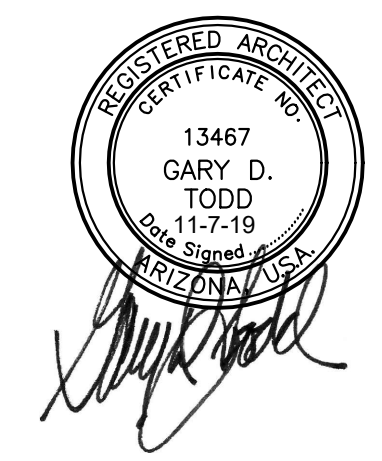
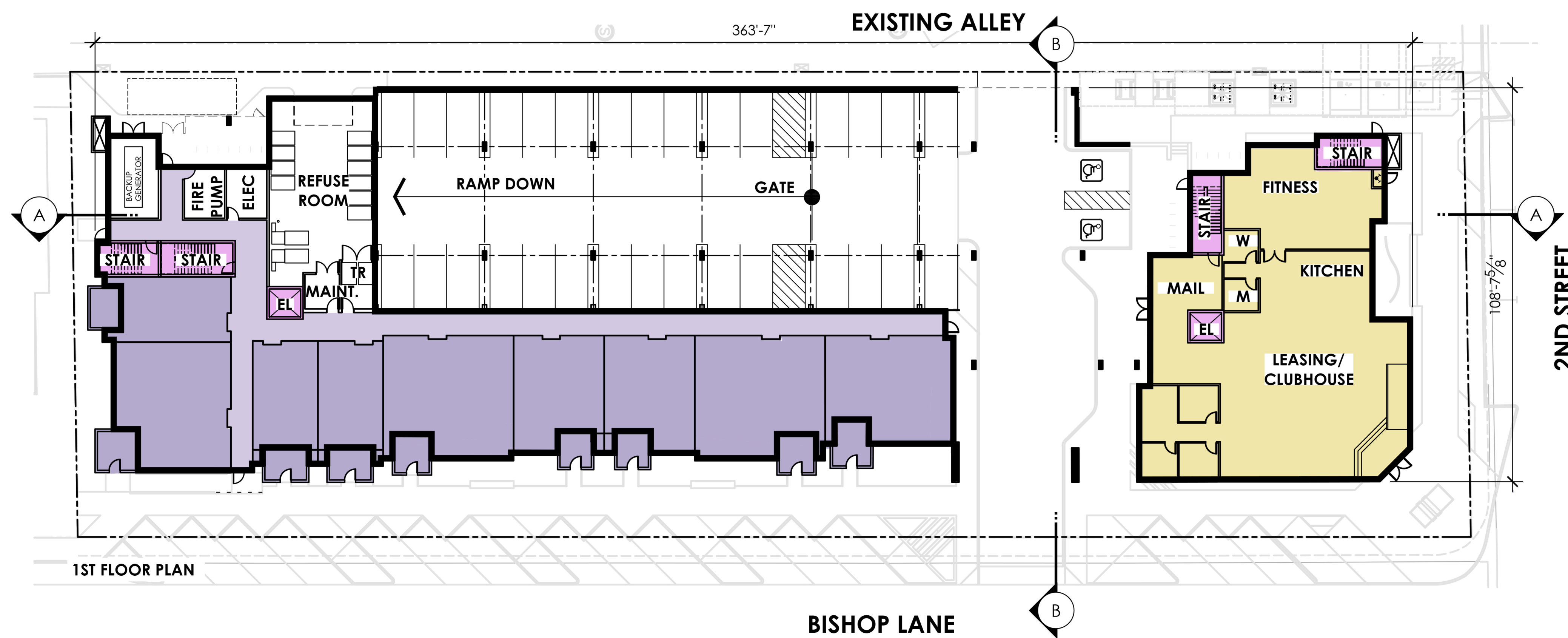
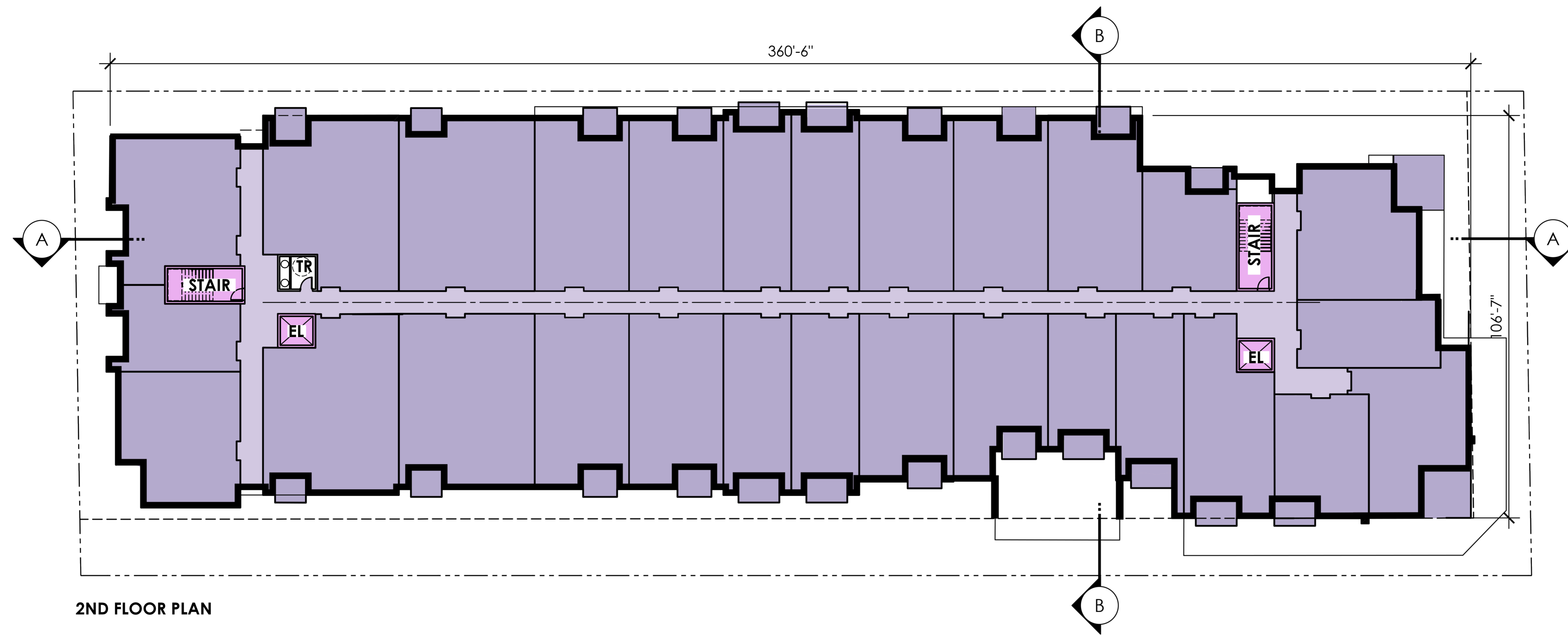


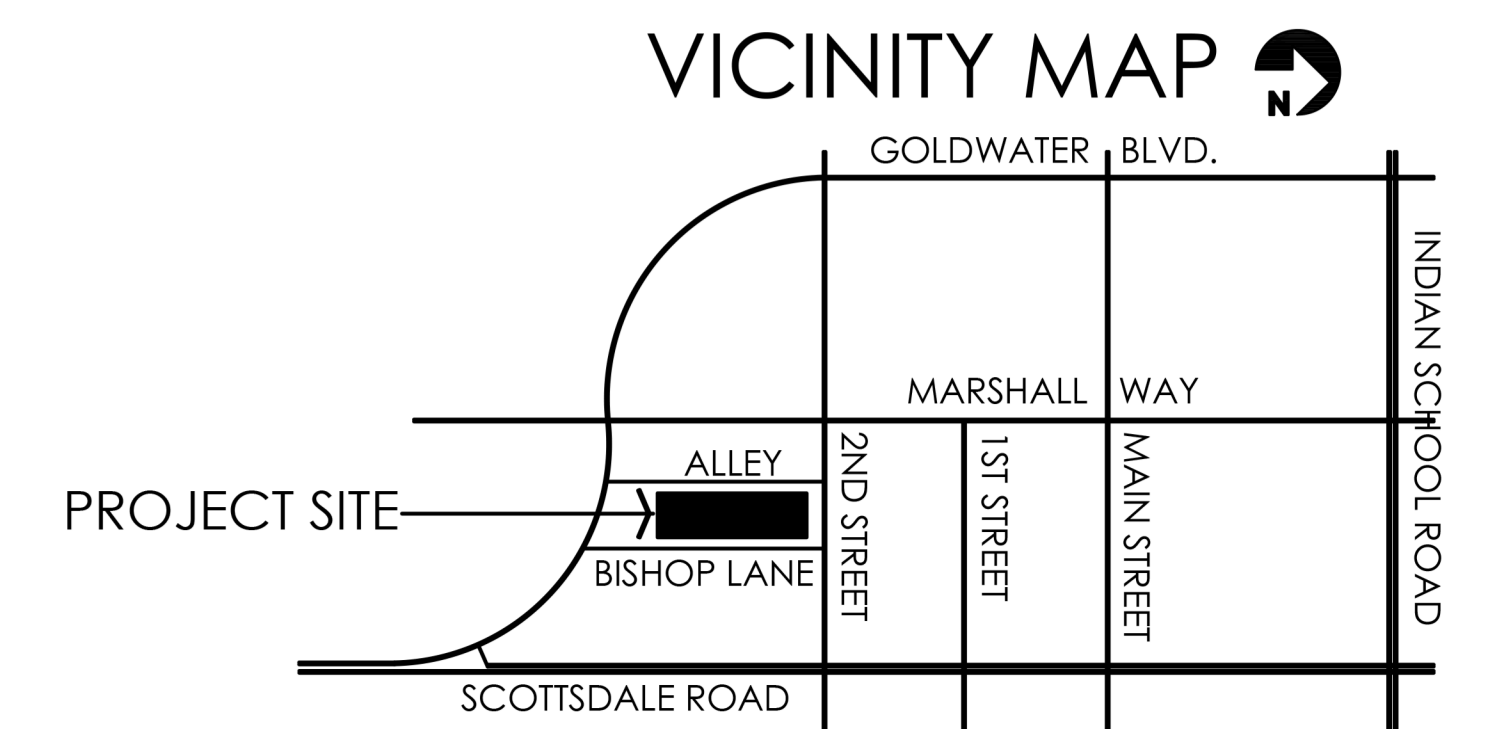
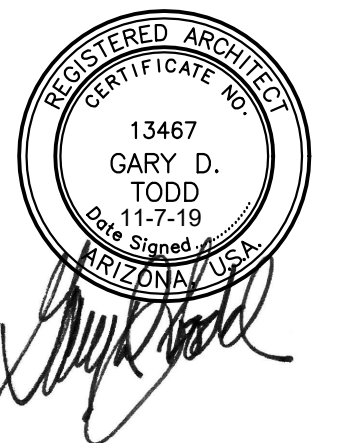
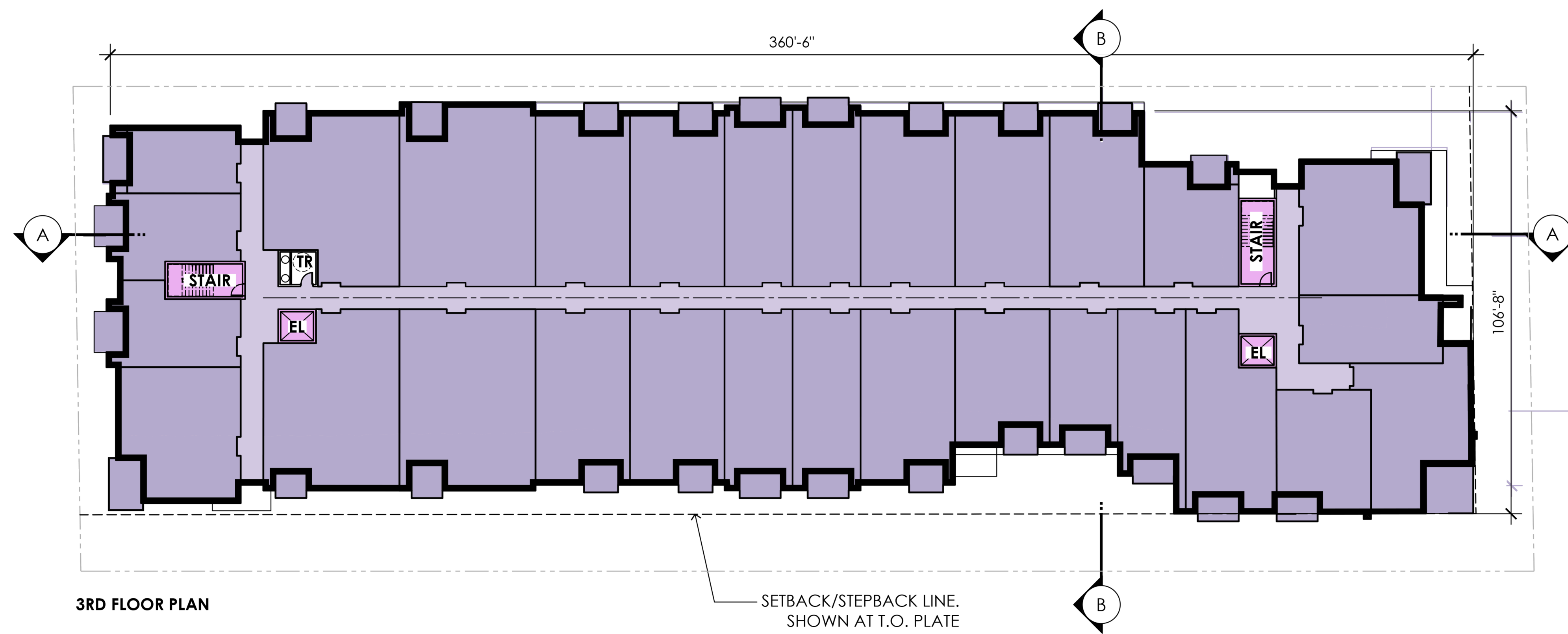
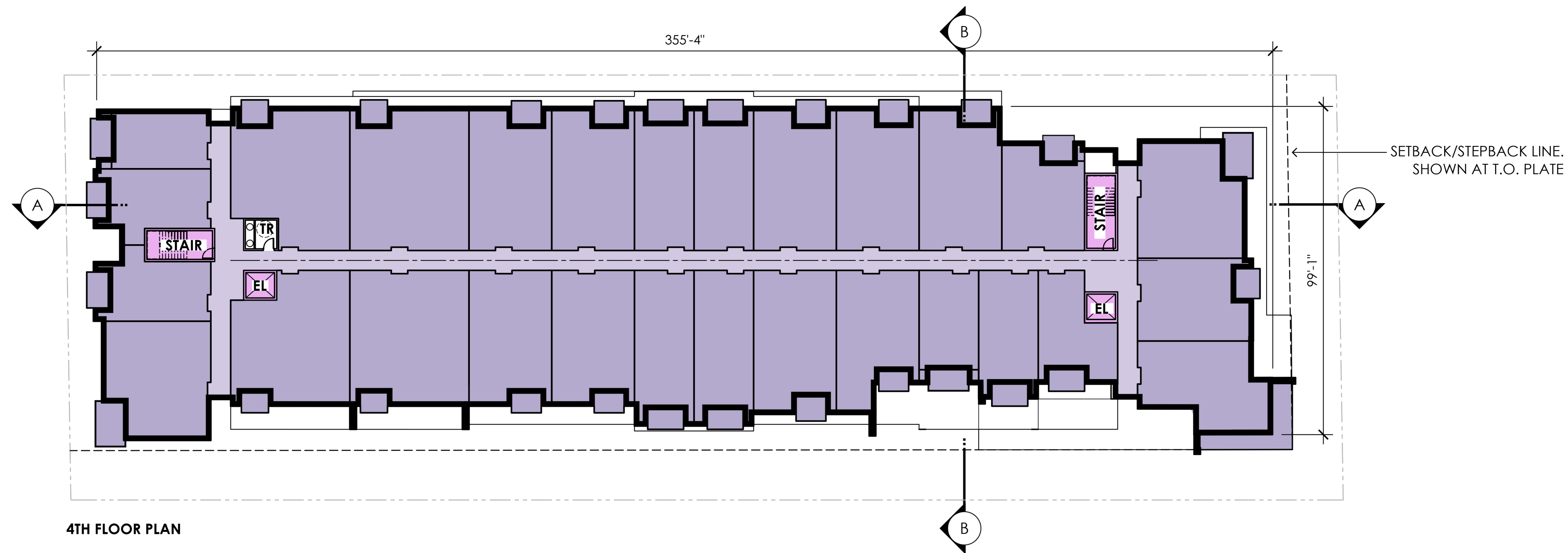


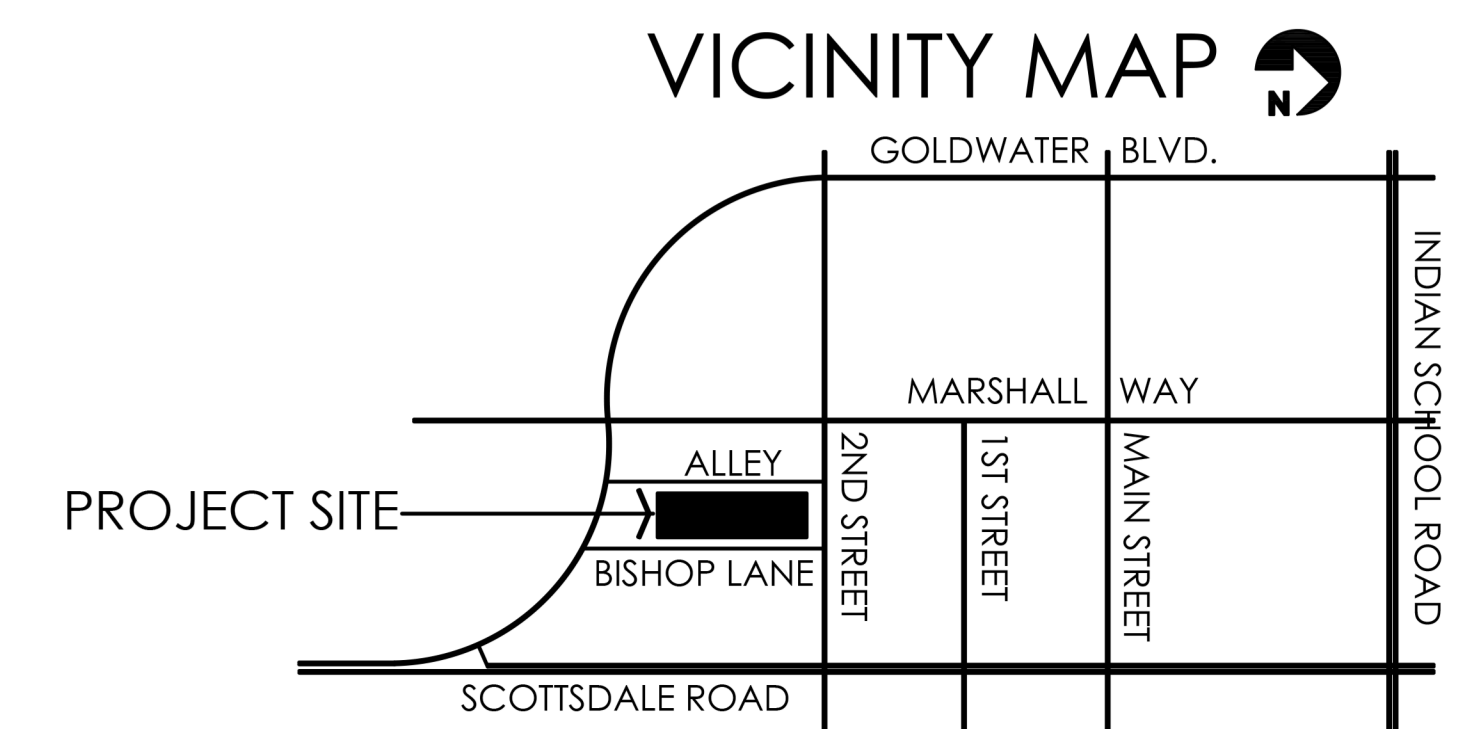
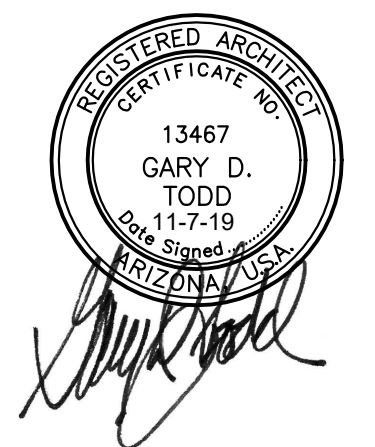
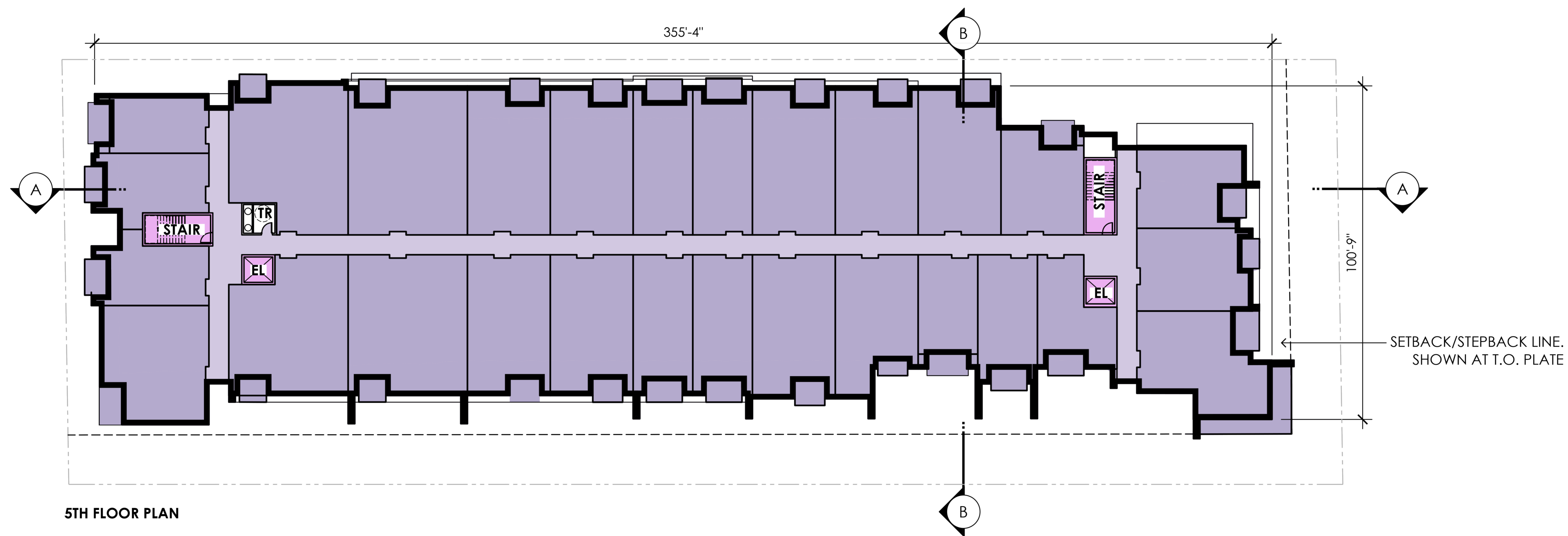
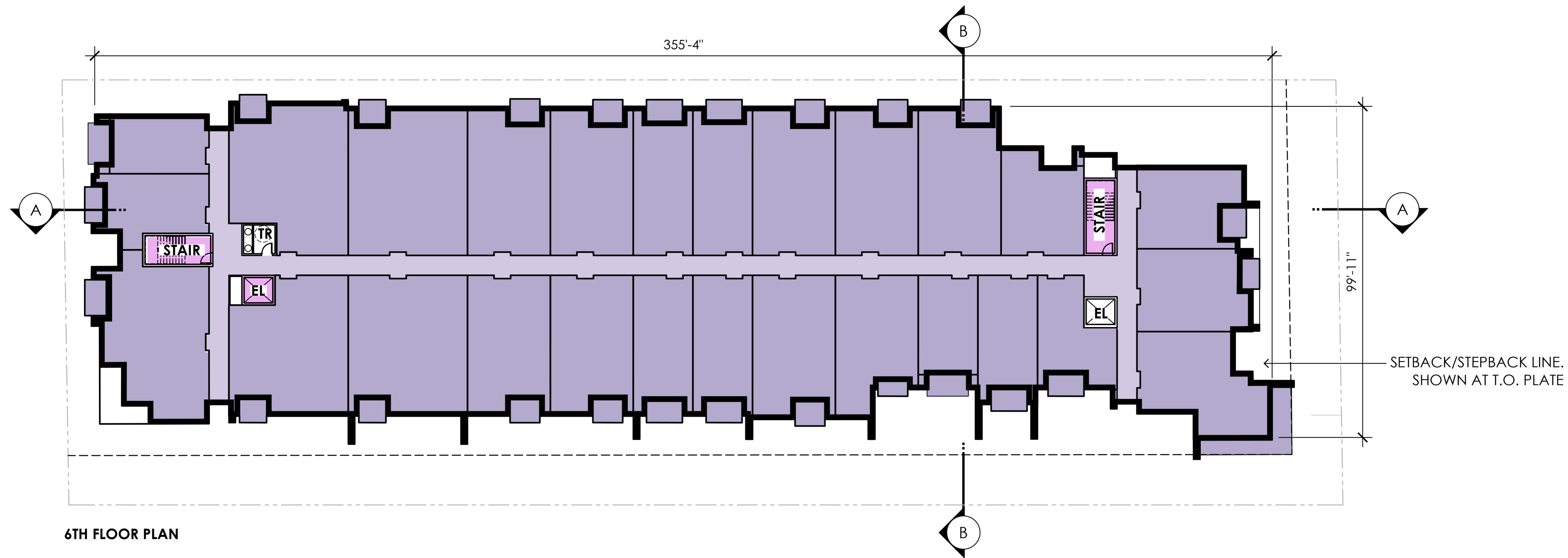


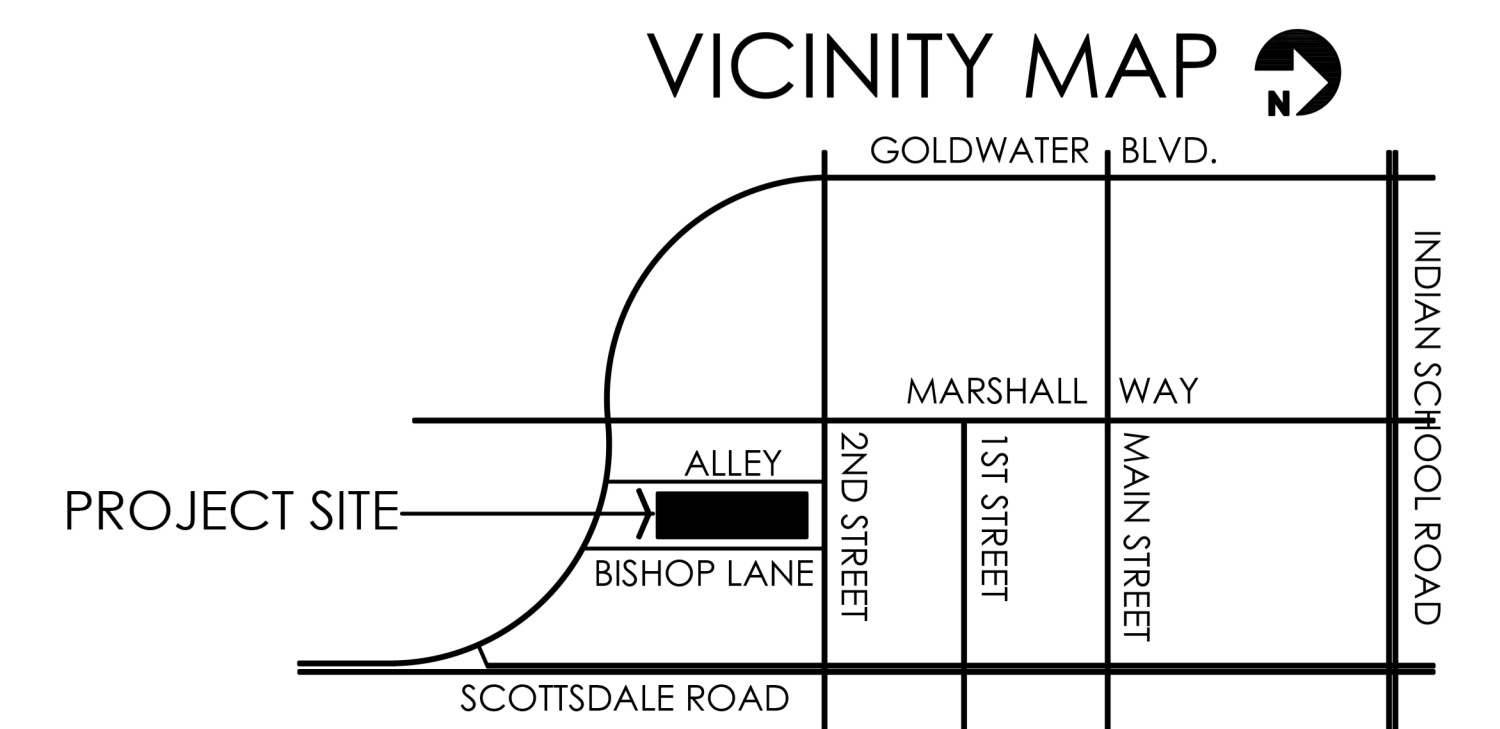
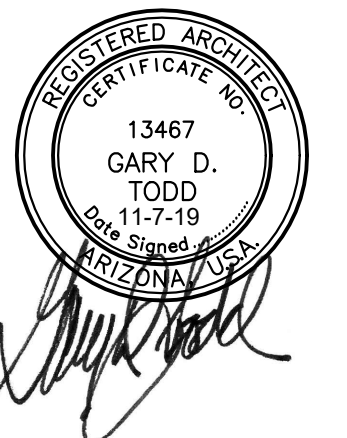
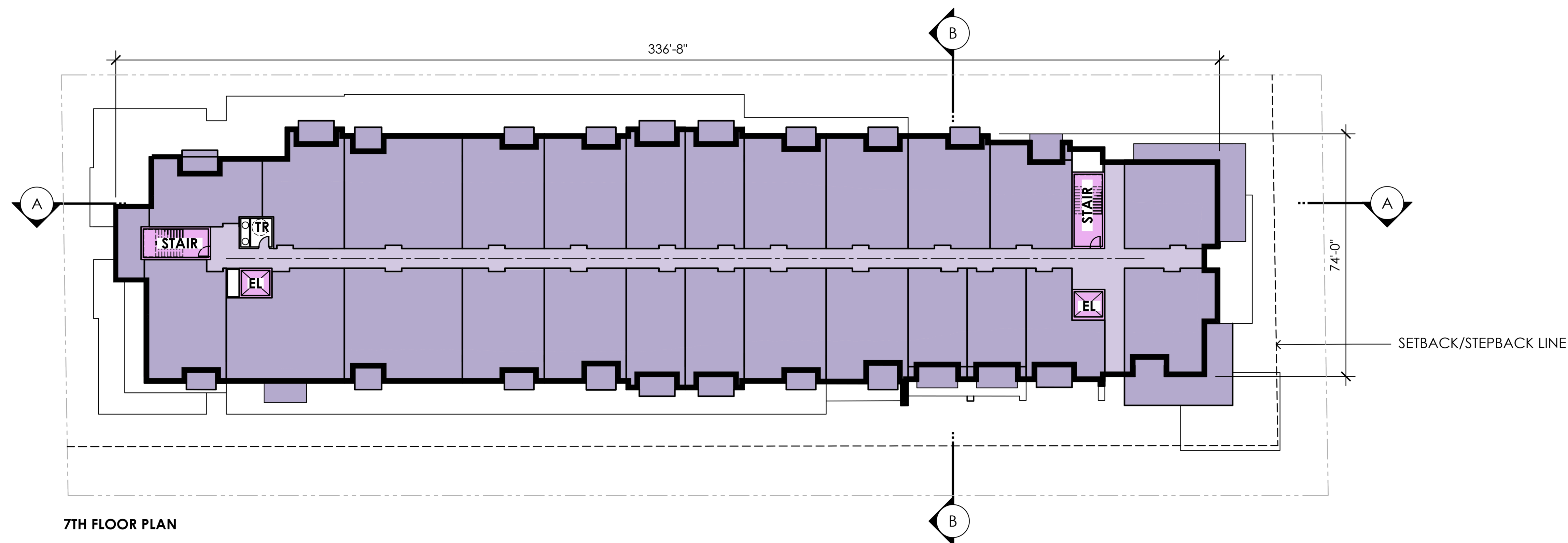
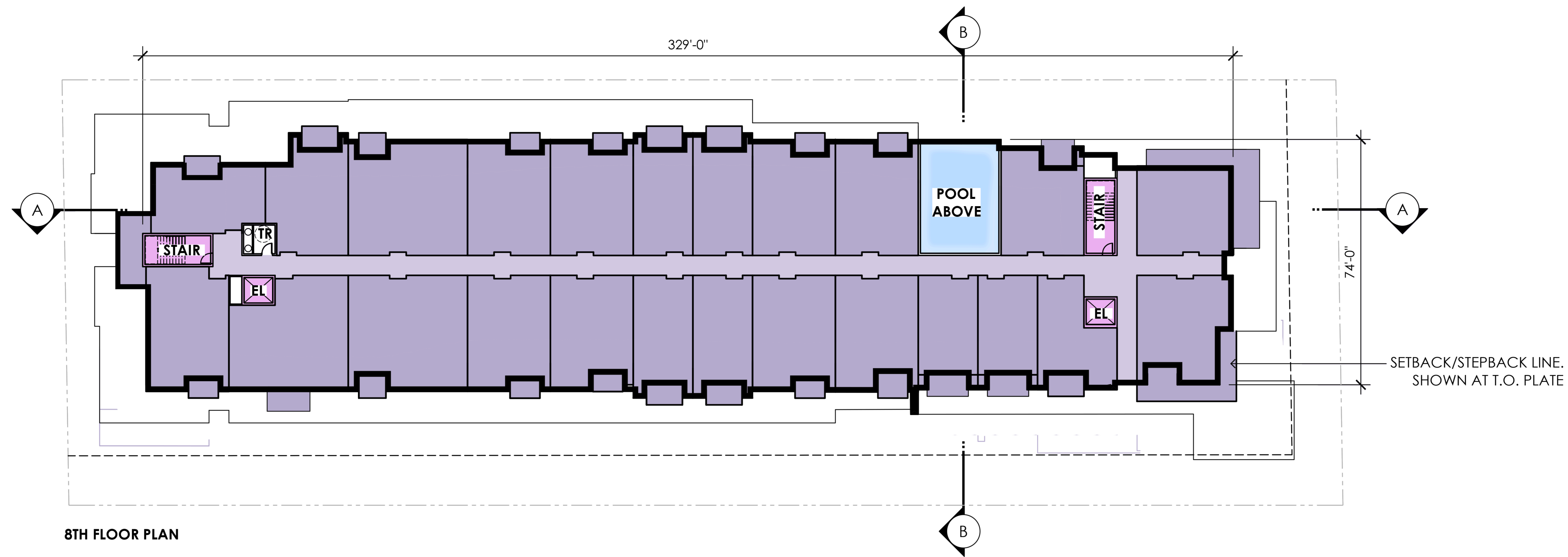


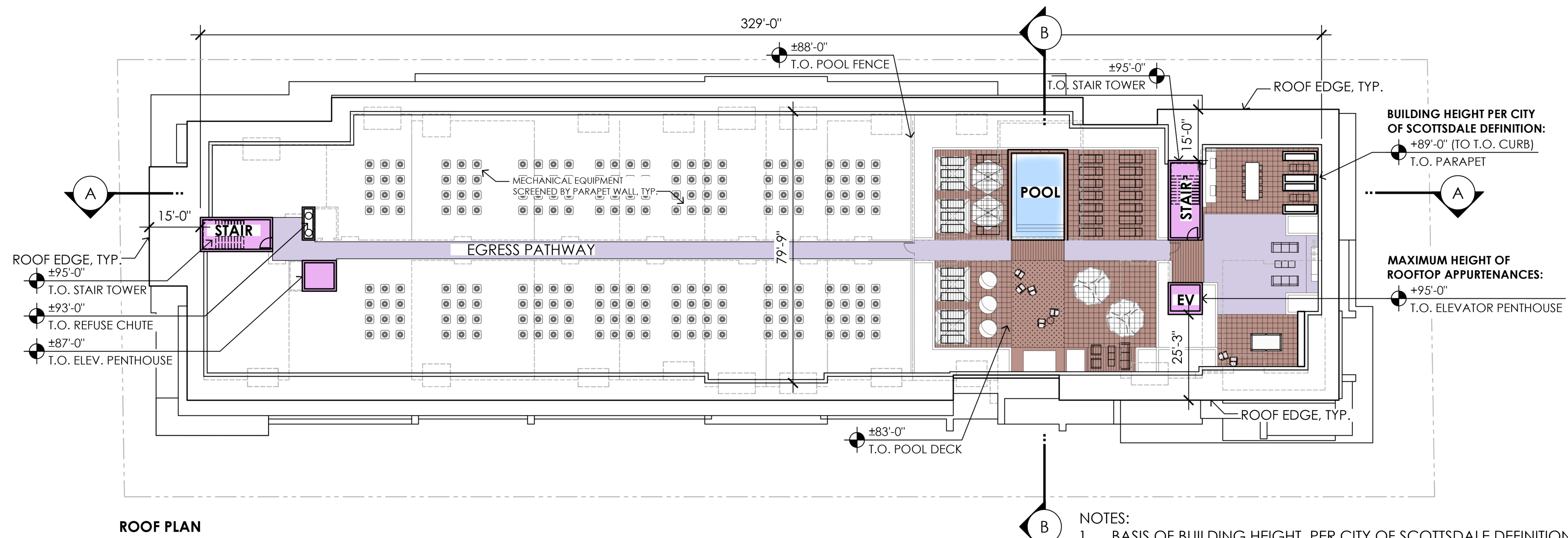






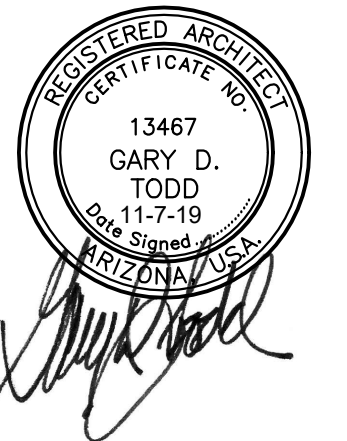


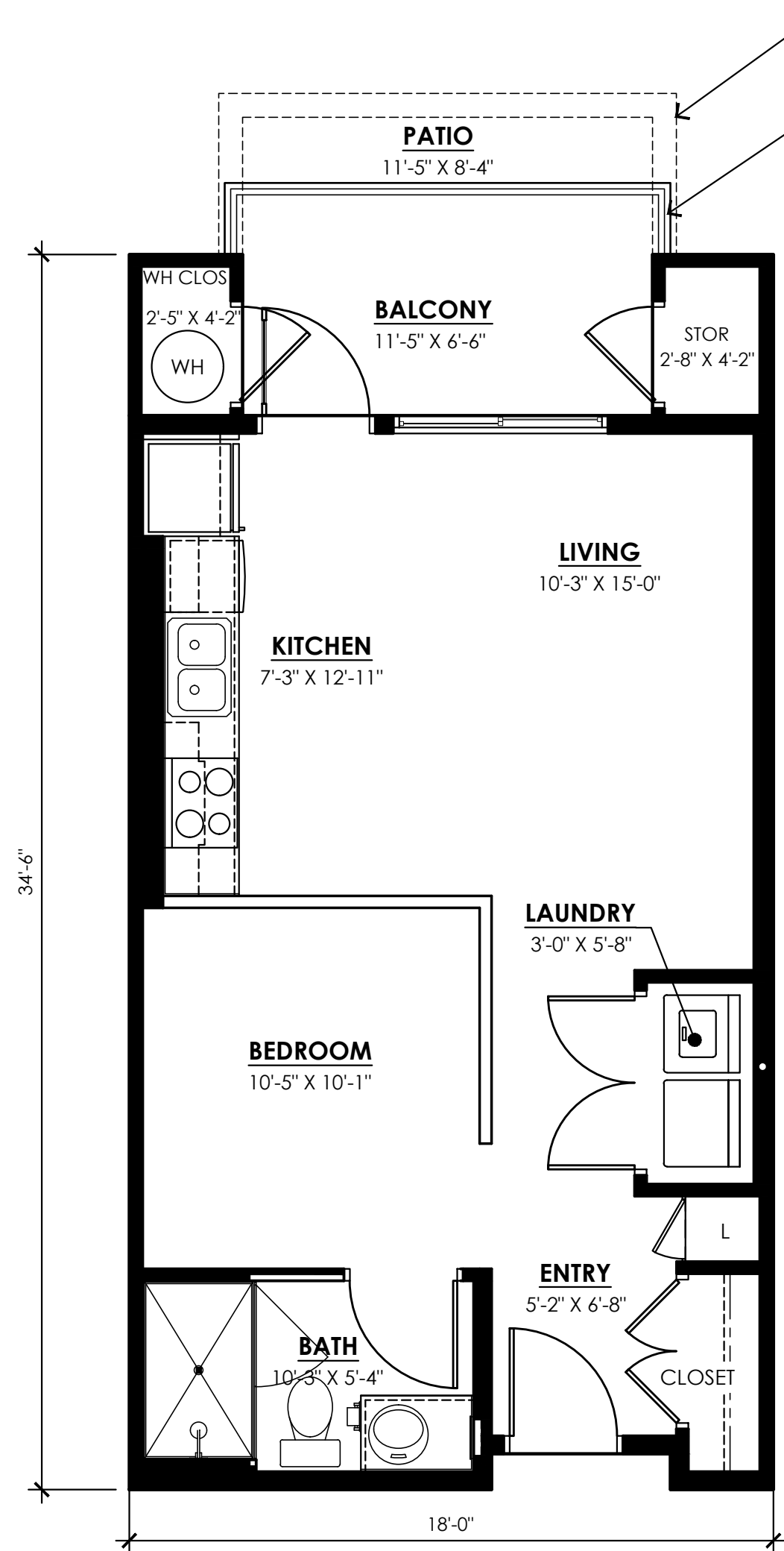




ROOF PLAN

- NOTES:
1. BASIS OF BUILDING HEIGHT, PER CITY OF SCOTTSDALE DEFINITION: AVERAGE TOP OF CURB AT BISHOP LN +12" = 53.83'
  2. BUILDING HEIGHT MAXIMUM PER TABLE 6.1308.B = 89'
  3. MAXIMUM HEIGHT FOR ROOFTOP APPURTENANCES PER TABLE 6.1308.B = 95'
  4. MAXIMUM COVERAGE FOR ROOFTOP APPURTENANCES: 20% OF ROOFTOP. PROVIDED COVERAGE FOR ROOFTOP APPURTENANCES: 640 SF / 29,560 SF = 2.2% OF ROOFTOP.
  5. 15'-0" MIN. ROOFTOP APPURTENANCES SETBACK FROM ALL SIDES OF THE BUILDING.

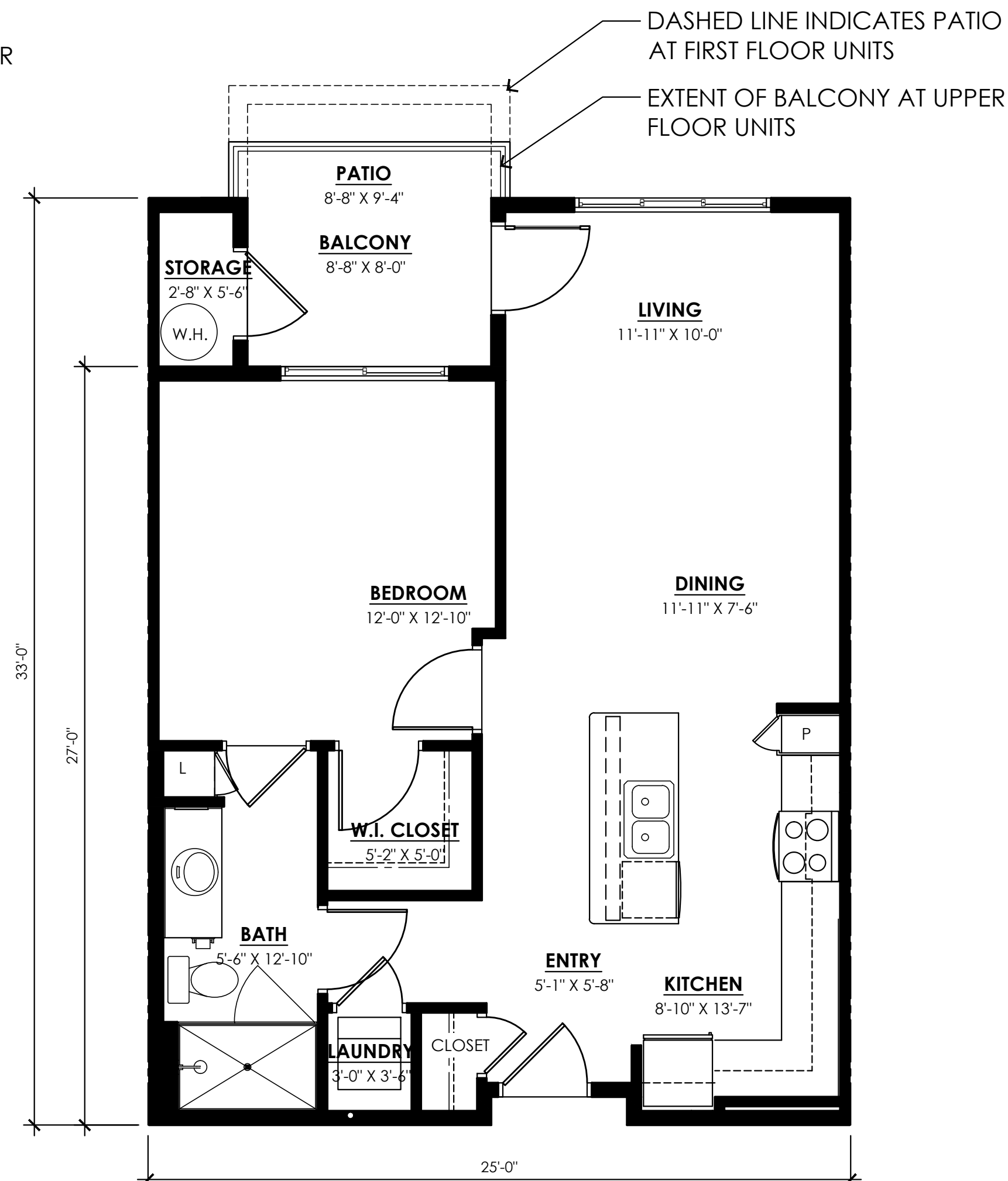




**UNIT SS1 - STUDIO**

UNIT #: 122, 124, 228, 328, 408, 428, 508, 528, 608, 628, 706, 708, 806, 808 SCALE: 1/4" = 1'-0"  
 LIVABLE: 535 S.F.  
 PRIVATE OUTDOOR SPACE: 76 S.F. BALCONY (14%)  
 95 S.F. PATIO (18%)  
 EXTERIOR STORAGE: 29 S.F.

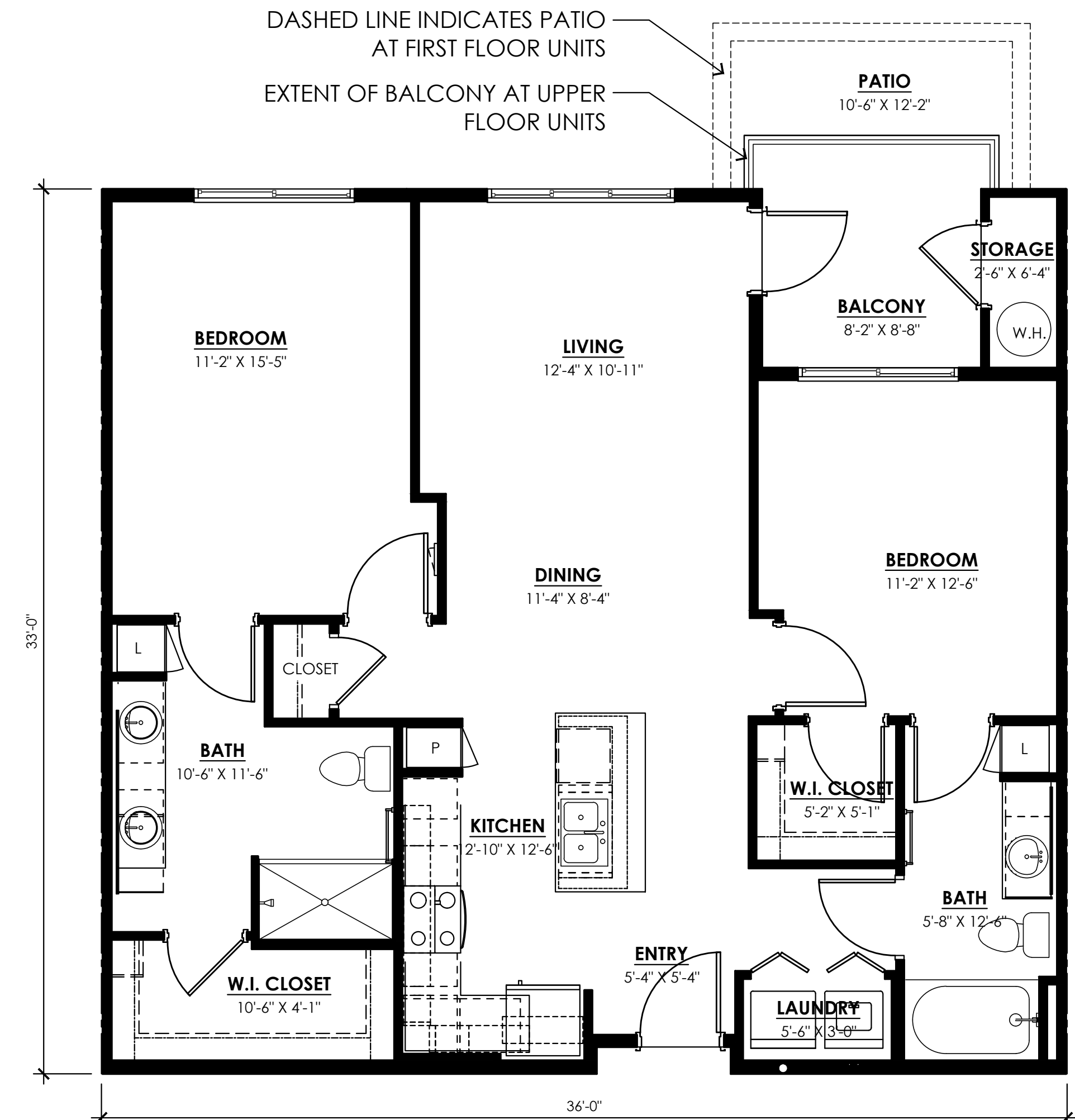
DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS  
 EXTENT OF BALCONY AT UPPER FLOOR UNITS



**UNIT AS1 - ONE BEDROOM**

UNIT #: 116, 118, 205, 305, 405, 505, 605, 705, 805 SCALE: 1/4" = 1'-0"  
 LIVABLE: 747 S.F.  
 PRIVATE OUTDOOR SPACE: 72 S.F. BALCONY (9.6%)  
 81 S.F. PATIO (10.8%)  
 EXTERIOR STORAGE: 21 S.F.

DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS  
 EXTENT OF BALCONY AT UPPER FLOOR UNITS



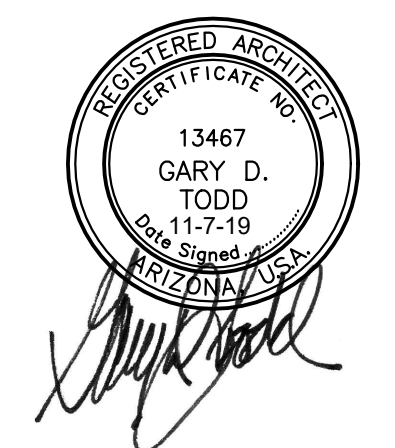
**UNIT BS1 - TWO BEDROOM**

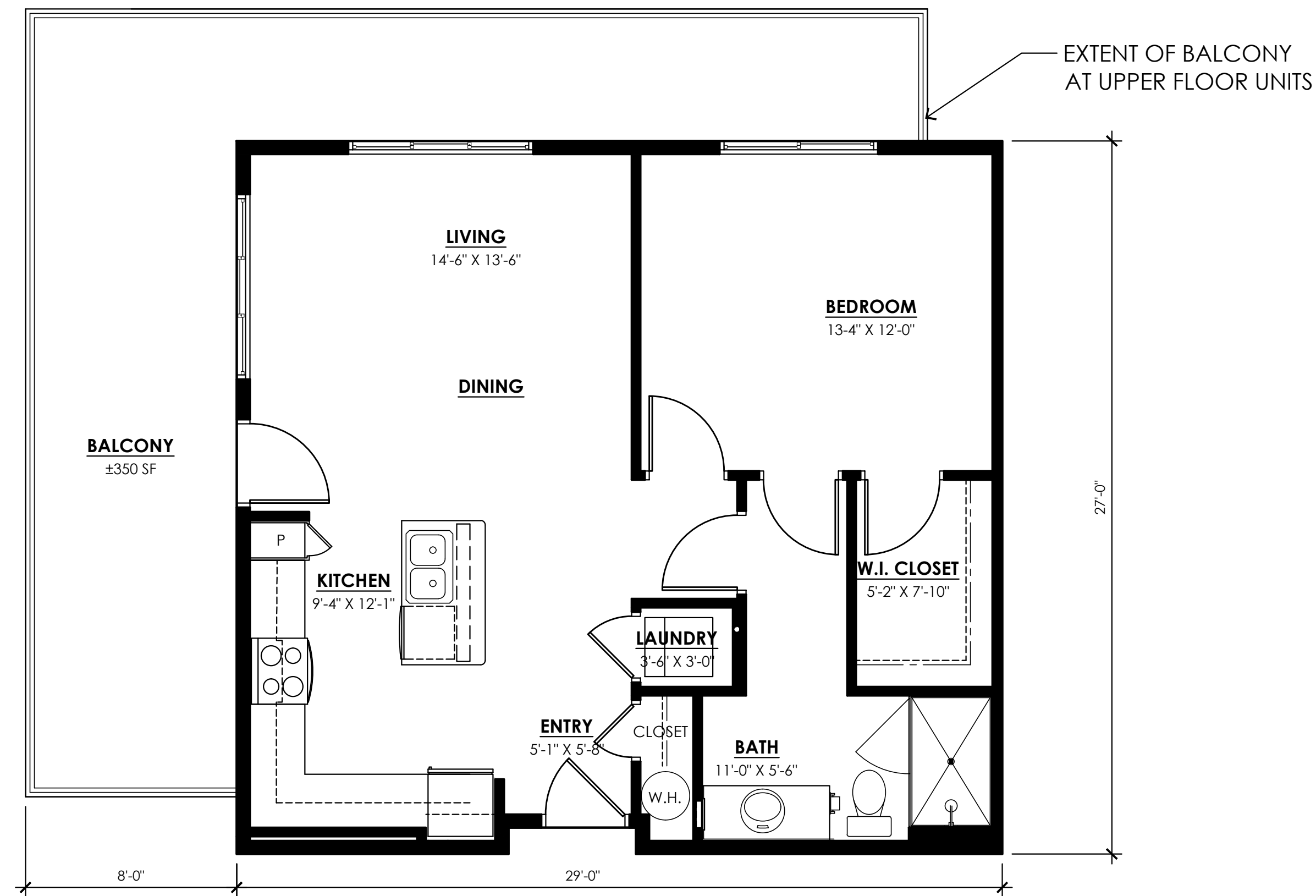
UNIT #: 112 SCALE: 1/4" = 1'-0"  
 LIVABLE: 1107 S.F.  
 PRIVATE OUTDOOR SPACE: 73 S.F. BALCONY (6.6%)  
 112 S.F. PATIO (10.1%)  
 EXTERIOR STORAGE: 21 S.F.

DASHED LINE INDICATES PATIO AT FIRST FLOOR UNITS  
 EXTENT OF BALCONY AT UPPER FLOOR UNITS

**NOTE:**  
**UNIT LIVABLE SQUARE FOOTAGE** IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

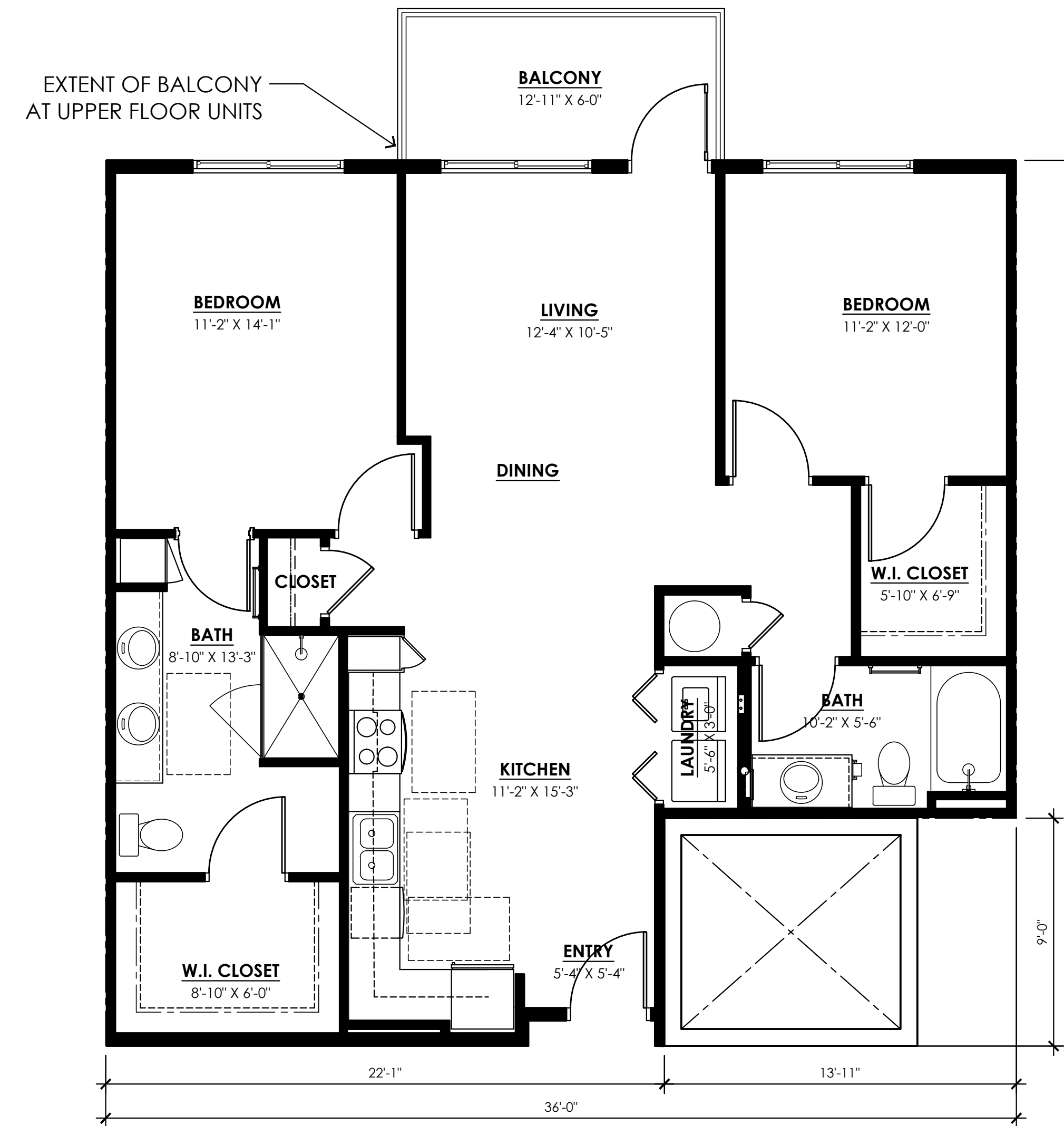
**PRIVATE OUTDOOR SPACE NOTES:**  
**REQUIRED:** PER D-O (6.1205) PRIVATE OUTDOOR LIVING SPACE SHALL BE AT LEAST SIX (6) FEET DEEP AND SIXTY (60) SQUARE FEET IN AREA.  
**PROPOSED:** PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH BOTH D-O AND R-5 (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.





**UNIT AS2 - ONE BEDROOM CORNER**

UNIT #: 701, 801 SCALE: 1/4" = 1'-0"  
 LIVABLE: 778 S.F.  
 PRIVATE OUTDOOR SPACE: ±350 S.F. BALCONY (45.0%)



**UNIT BS3.1 - TWO BEDROOM @ ELEVATOR**

UNIT #: 724, 824 SCALE: 1/4" = 1'-0"  
 LIVABLE: 1129 S.F.  
 PRIVATE OUTDOOR SPACE: 78 S.F. BALCONY (6.9%)

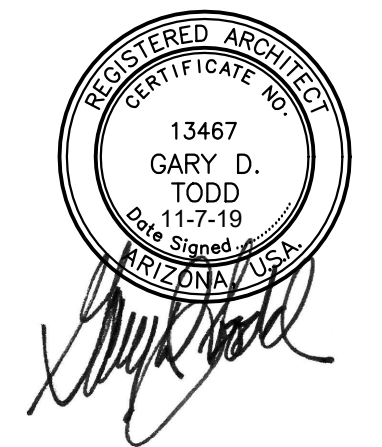
**NOTE:**

**UNIT LIVABLE SQUARE FOOTAGE** IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNIT PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIO/BALCONY OR EXTERIOR STORAGE/MECHANICAL ROOMS.

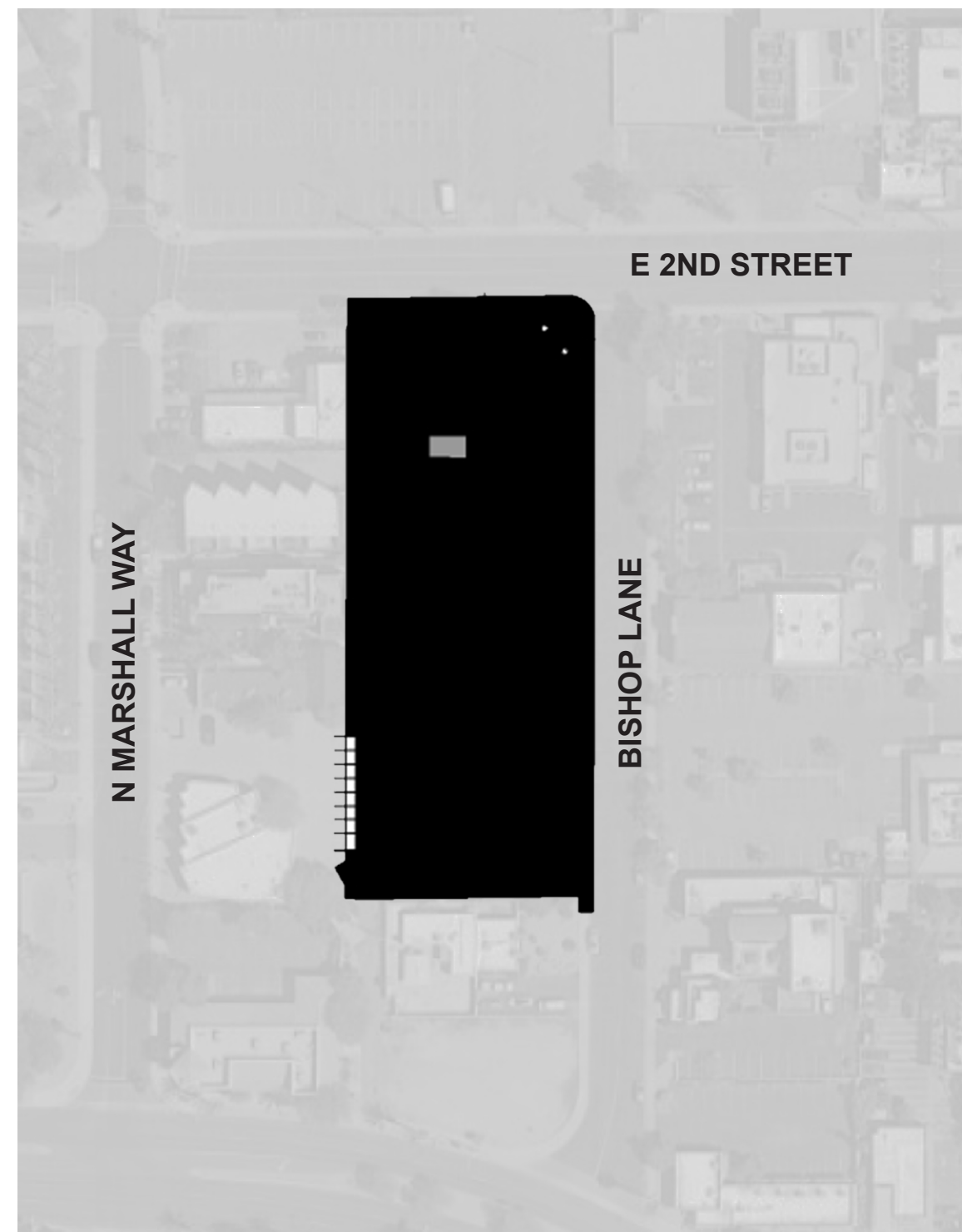
**PRIVATE OUTDOOR SPACE NOTES:**

**REQUIRED:** PER D-O (6.1205) PRIVATE OUTDOOR LIVING SPACE SHALL BE AT LEAST SIX (6) FEET DEEP AND SIXTY (60) SQUARE FEET IN AREA.

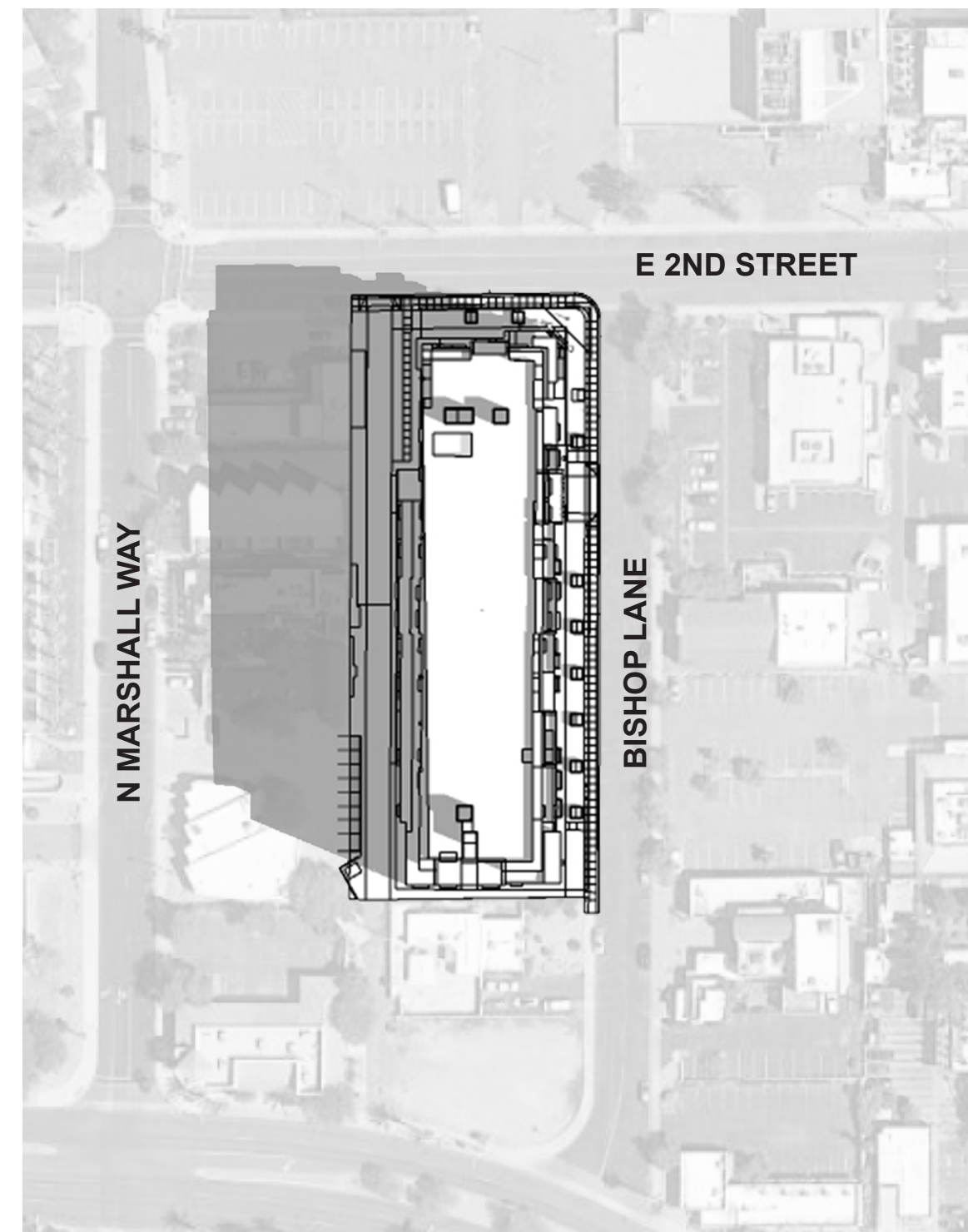
**PROPOSED:** PRIVATE OUTDOOR SPACE PROVIDED IN COMPLIANCE WITH BOTH D-O AND R-5 (5.1004) PROPERTY DEVELOPMENT STANDARDS REQUIREMENTS OF 10% GROSS FLOOR AREA FOR FIRST FLOOR DWELLING UNITS AND 5% FOR UPPER FLOOR DWELLING UNITS.



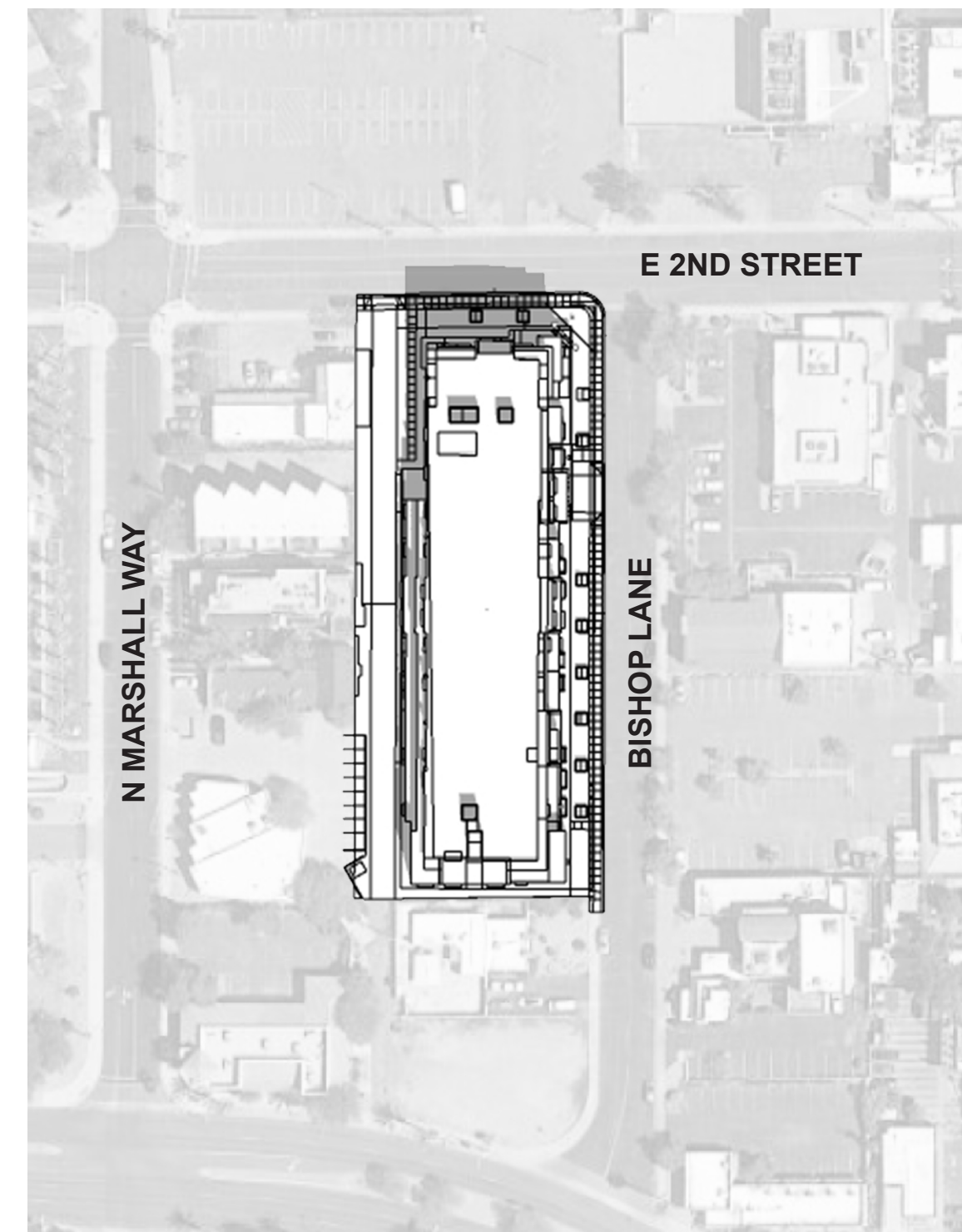
# MARCH 21



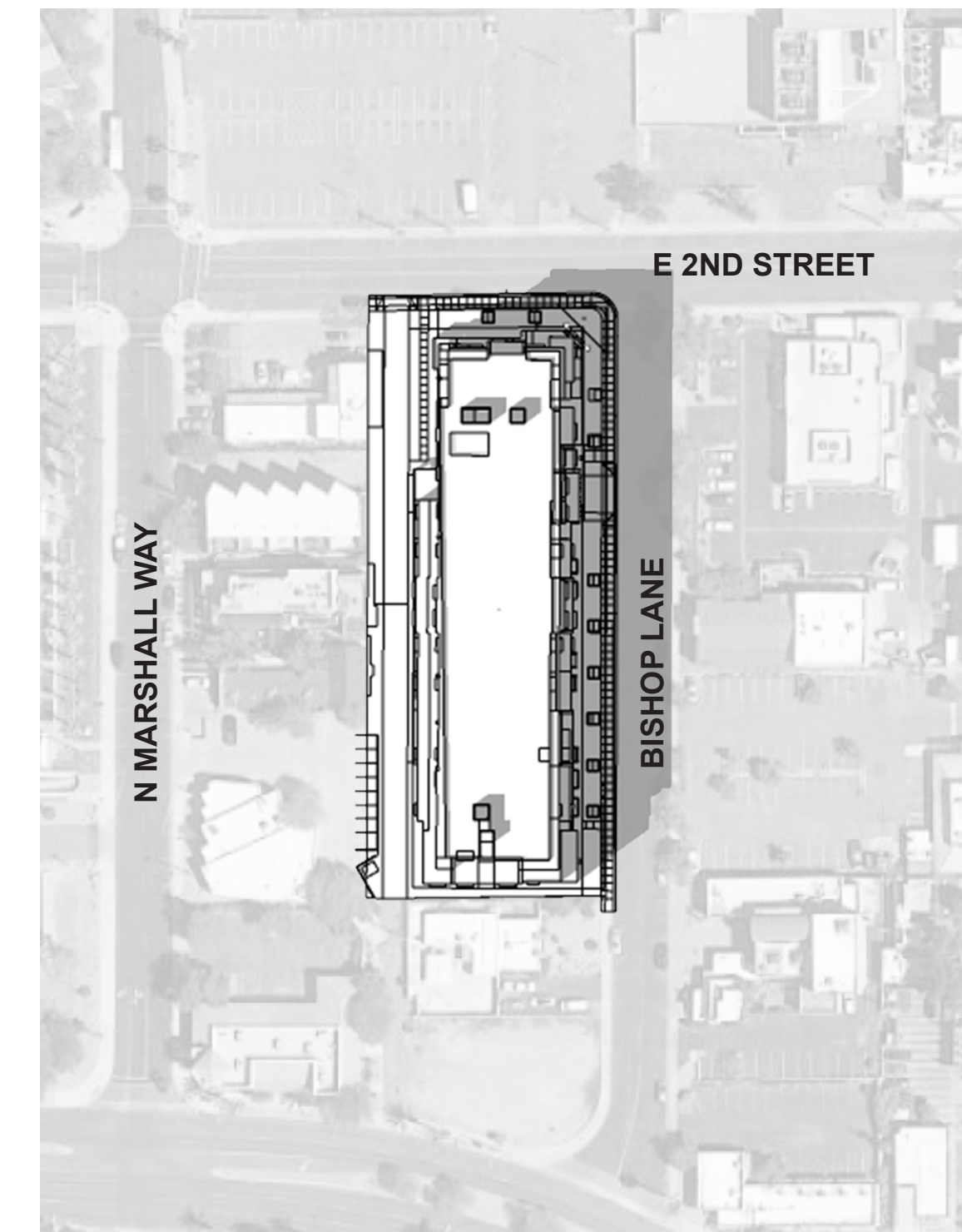
6AM



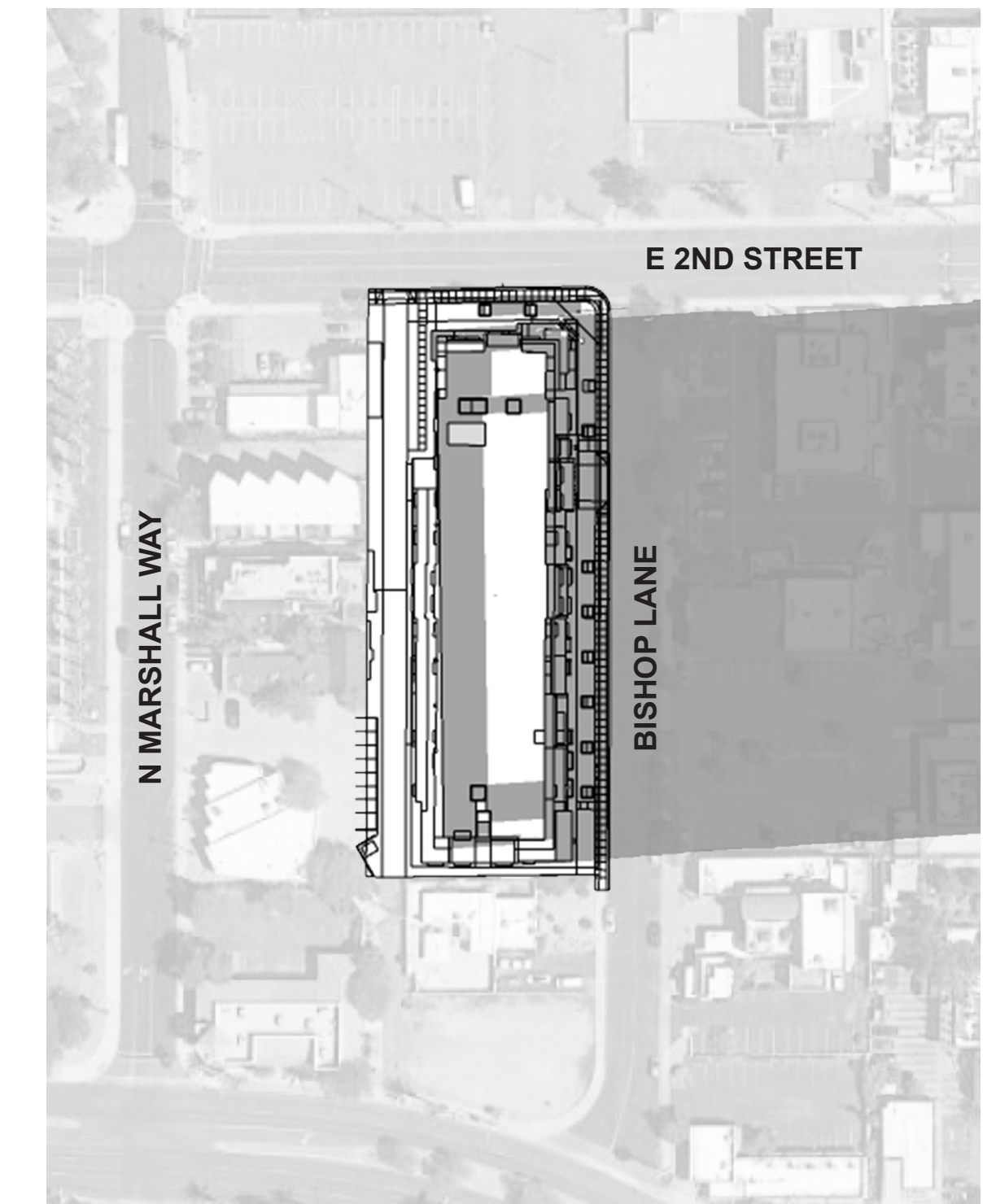
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12PM

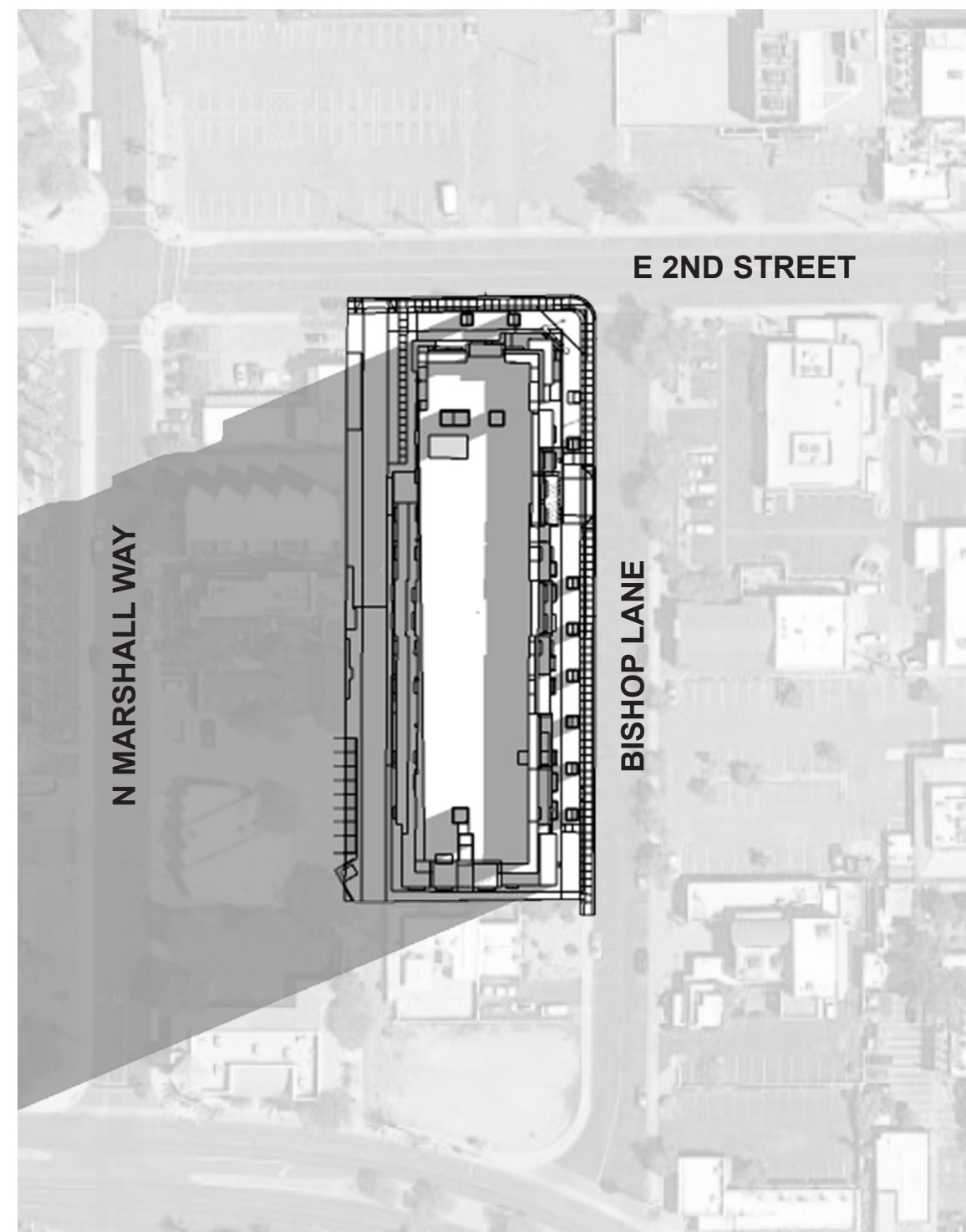


3PM

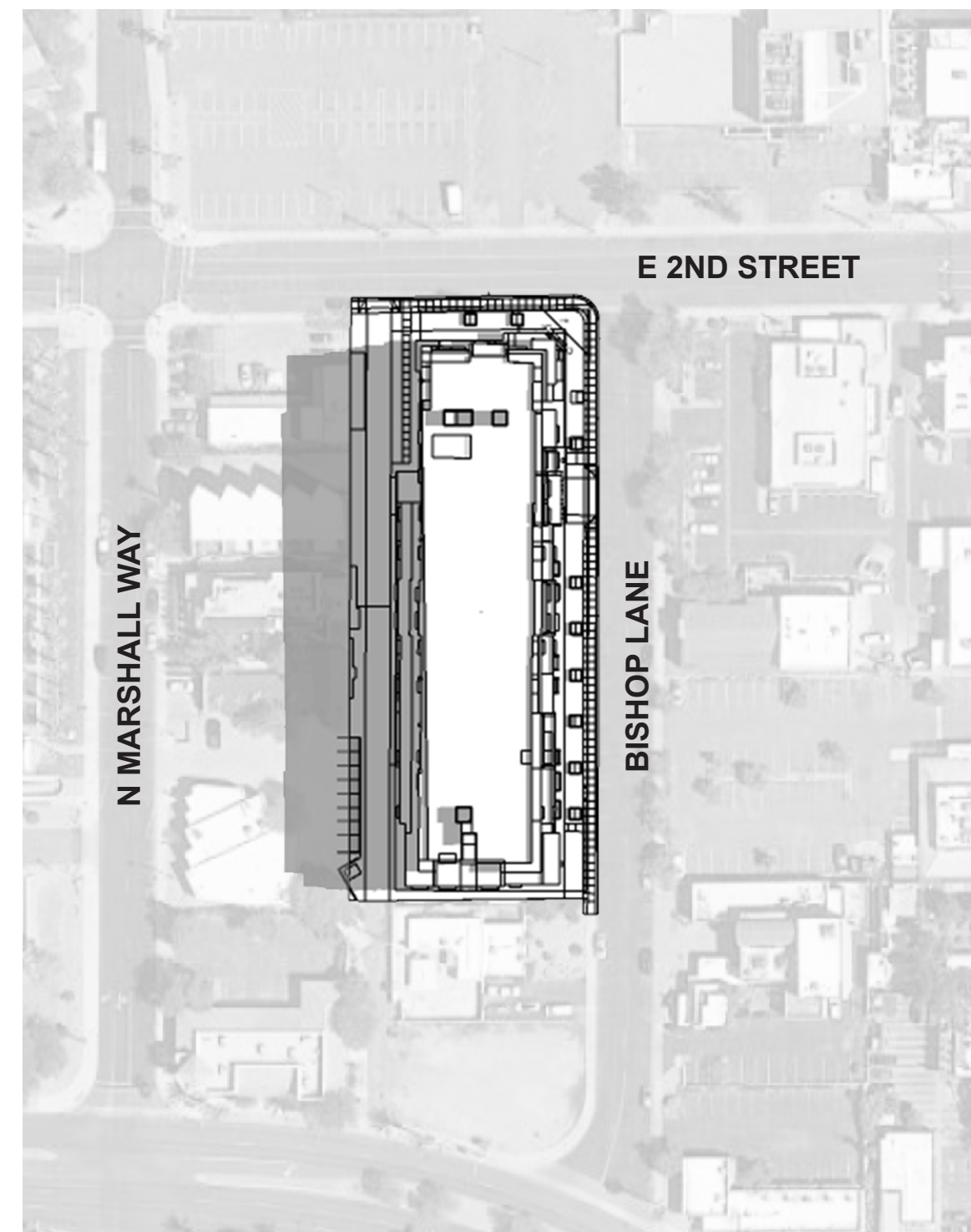


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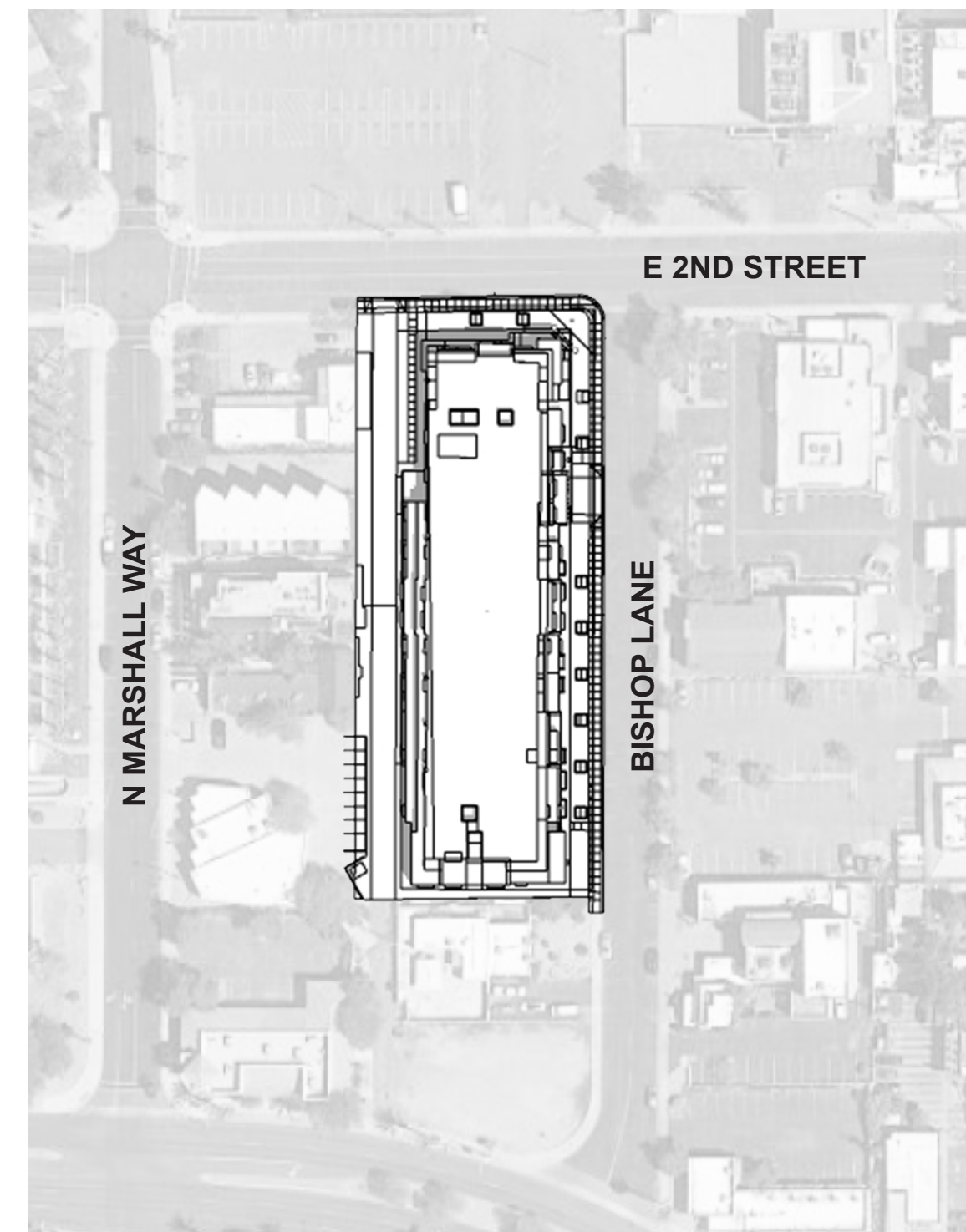
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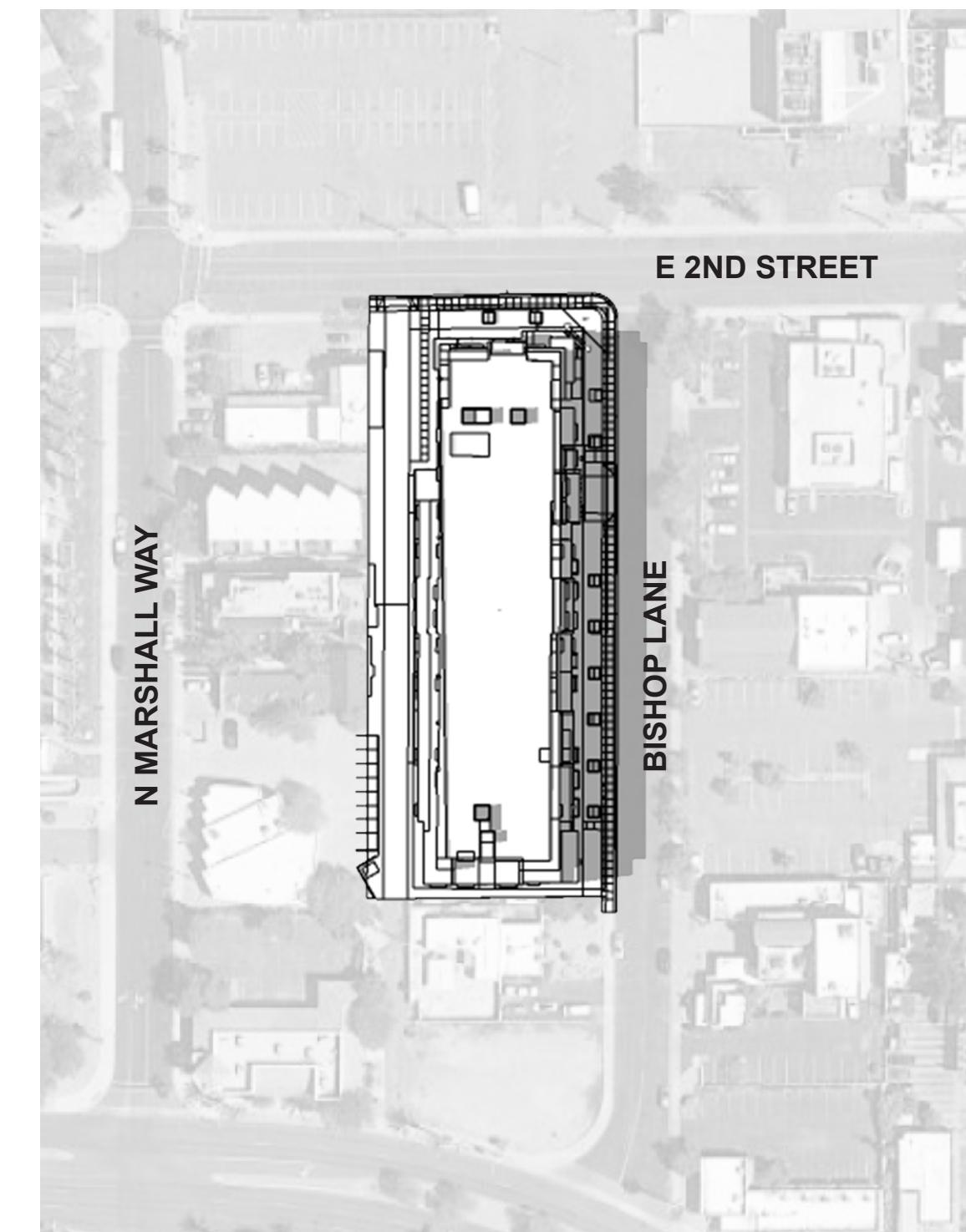
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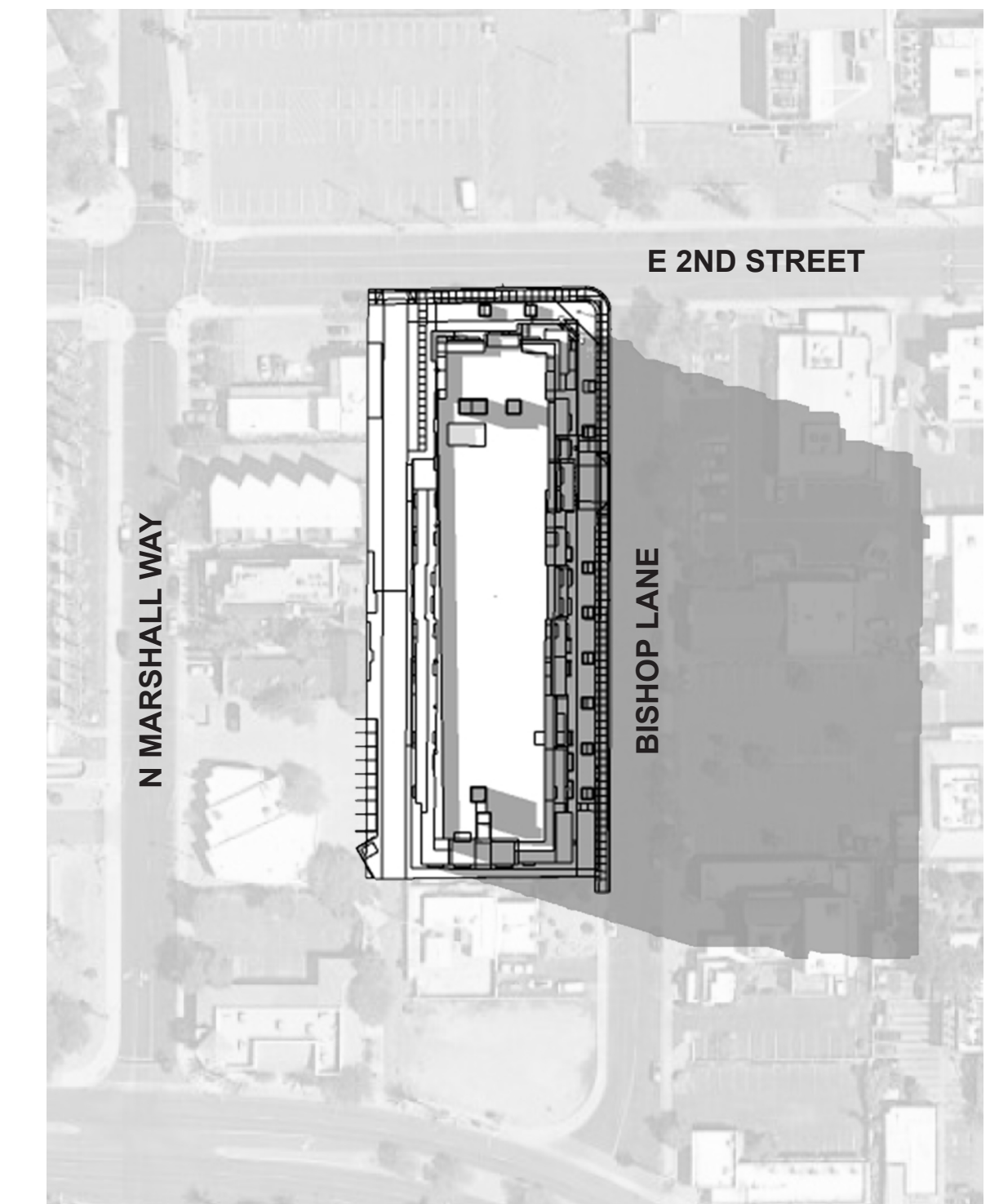
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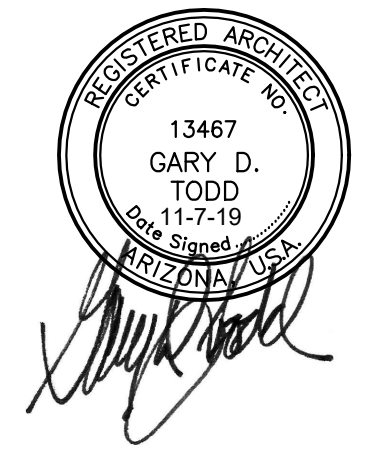
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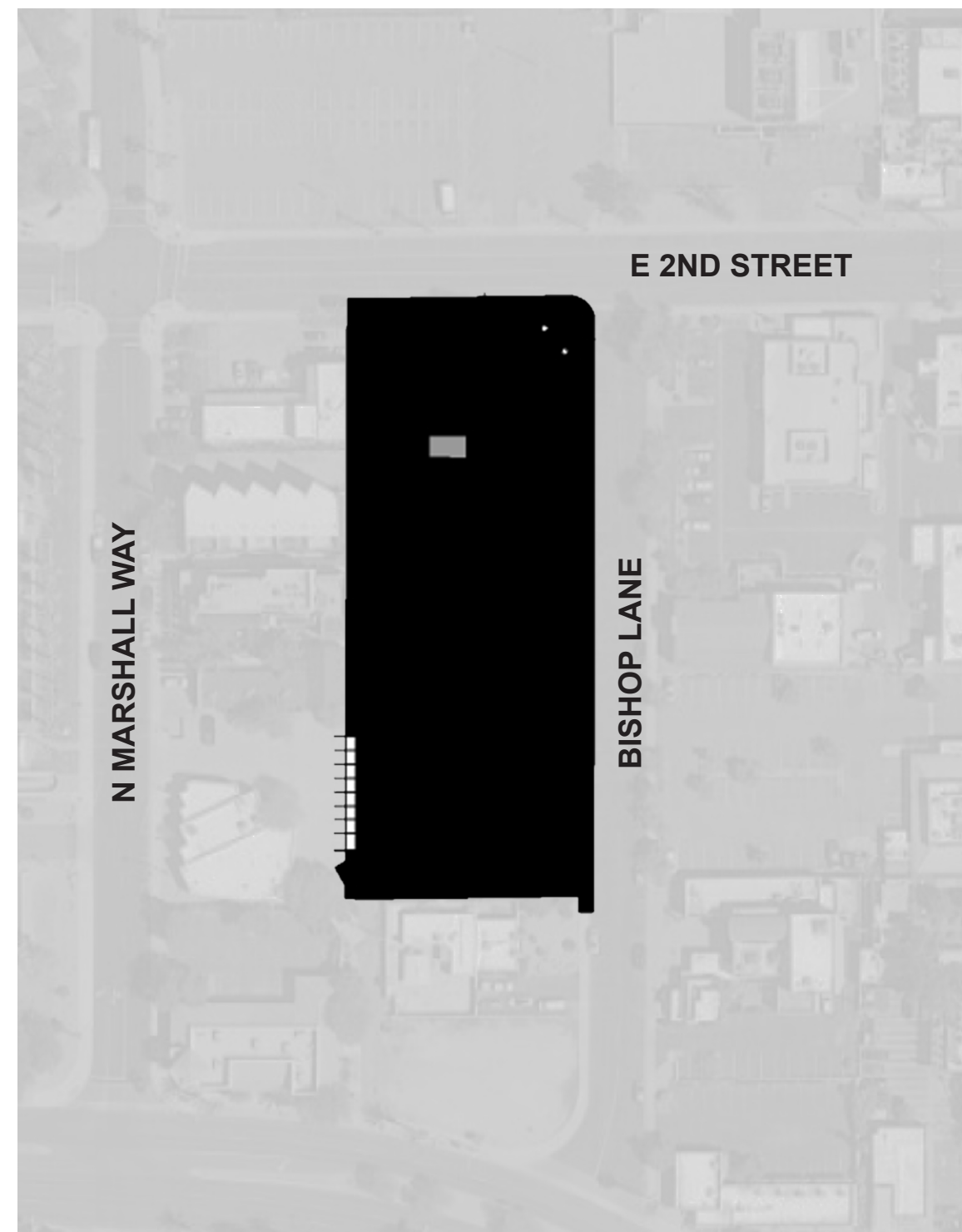
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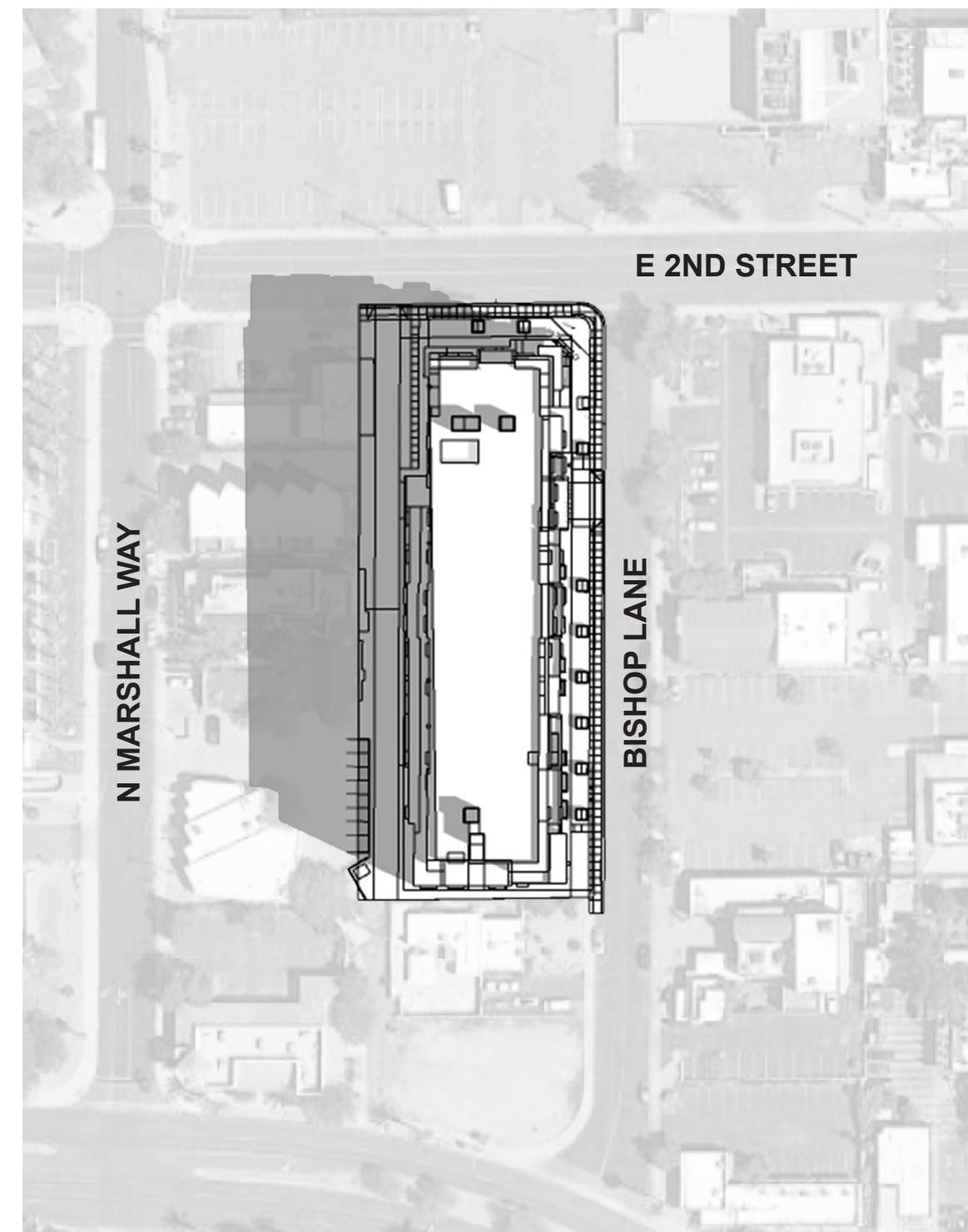
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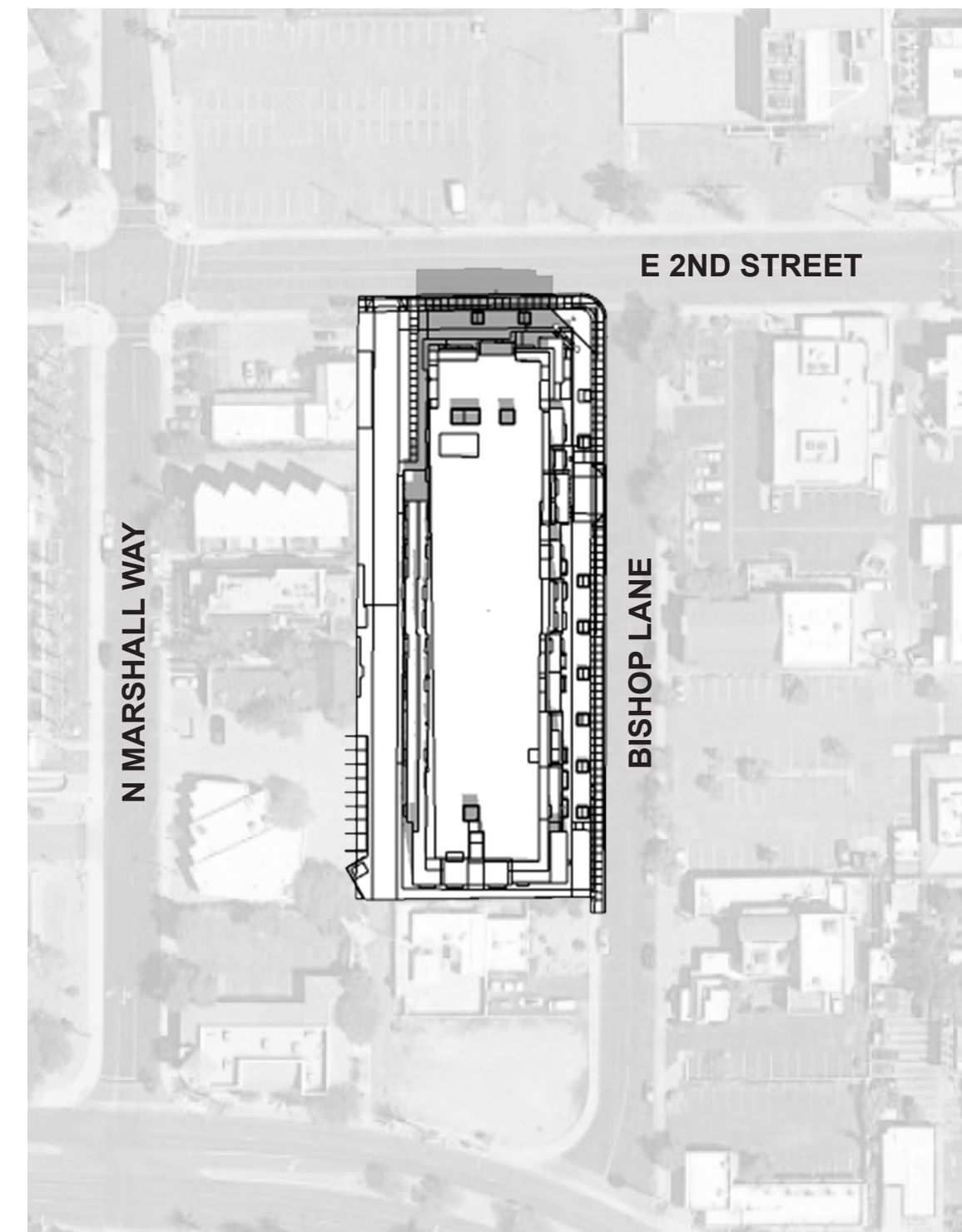
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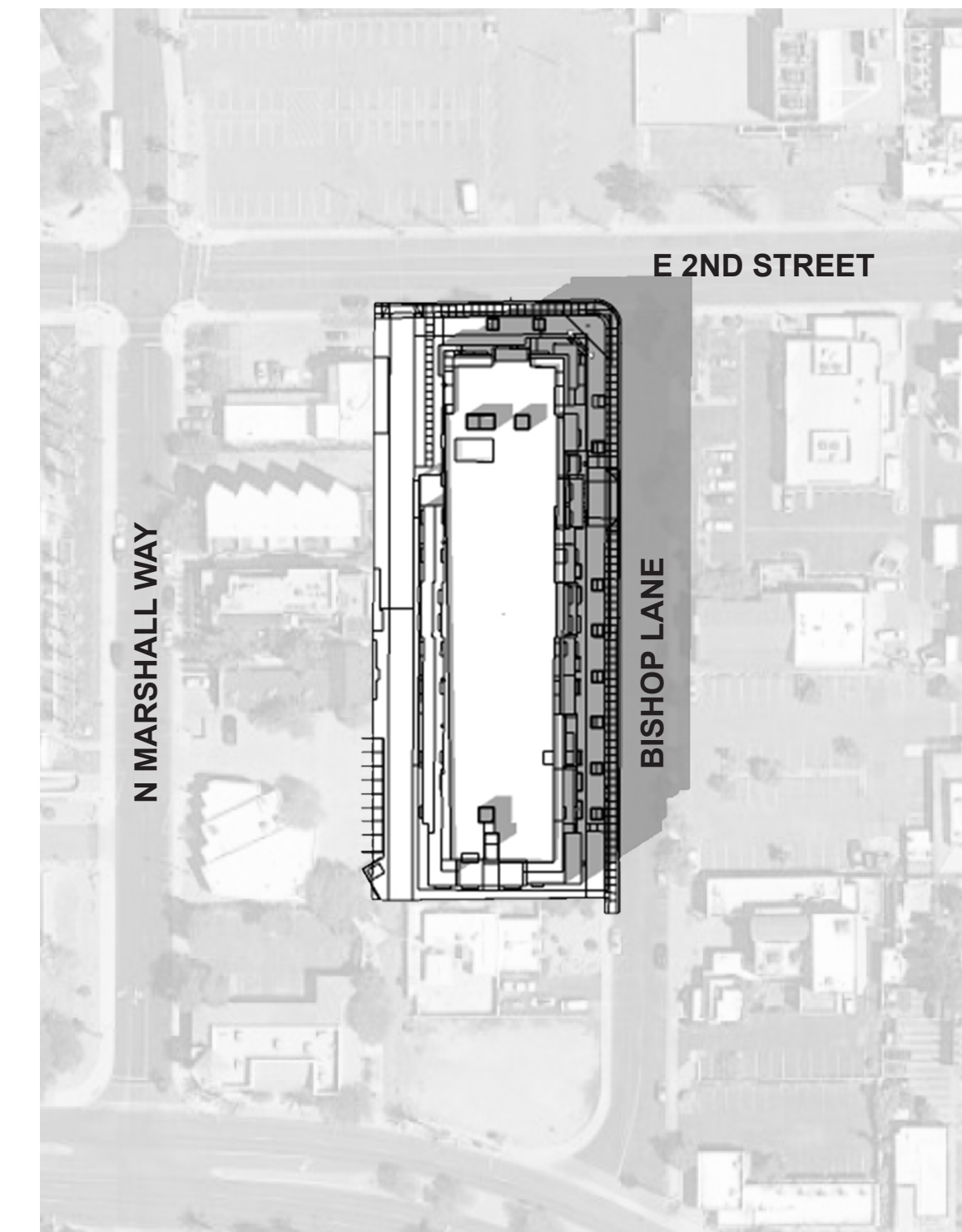
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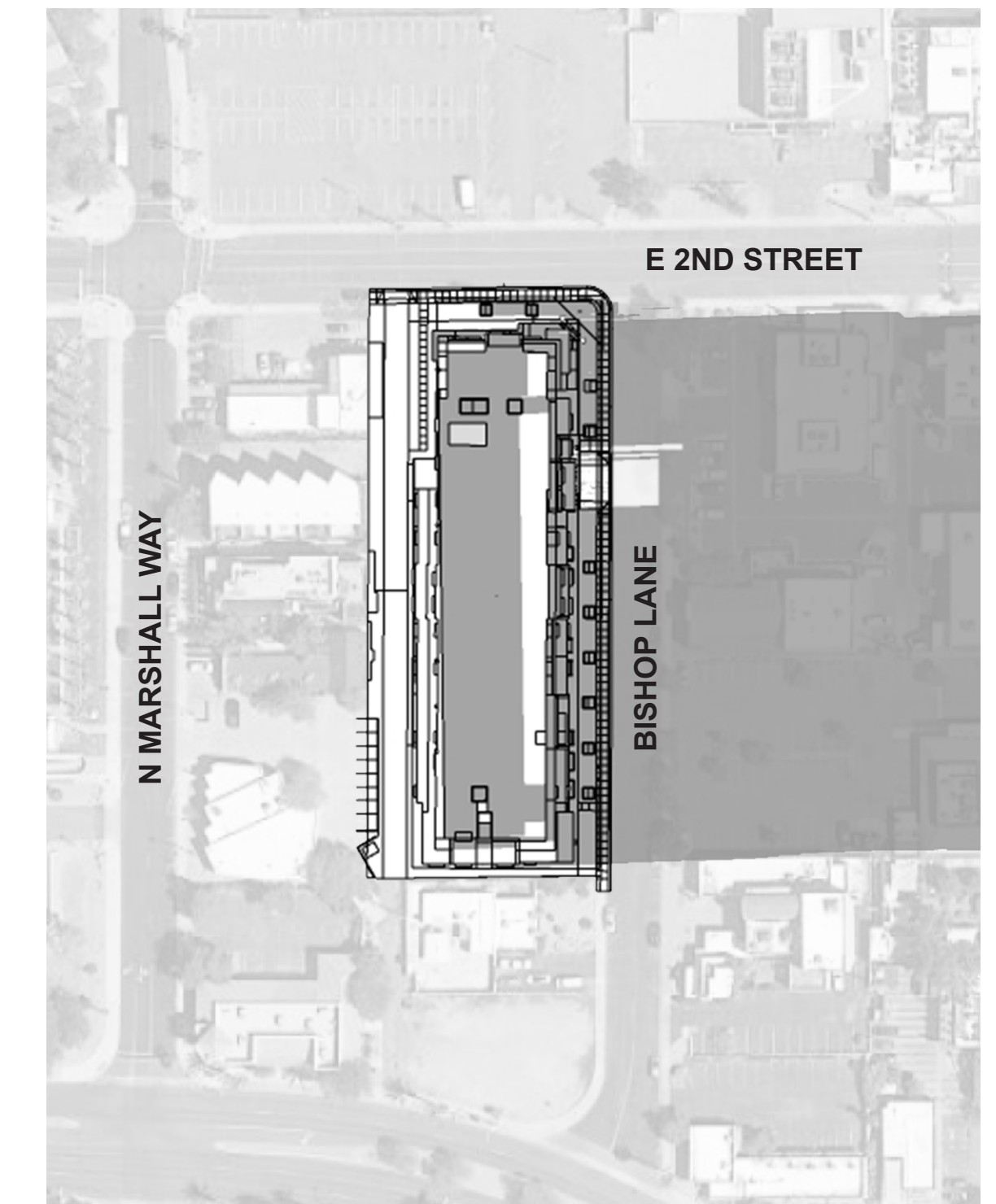
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12PM

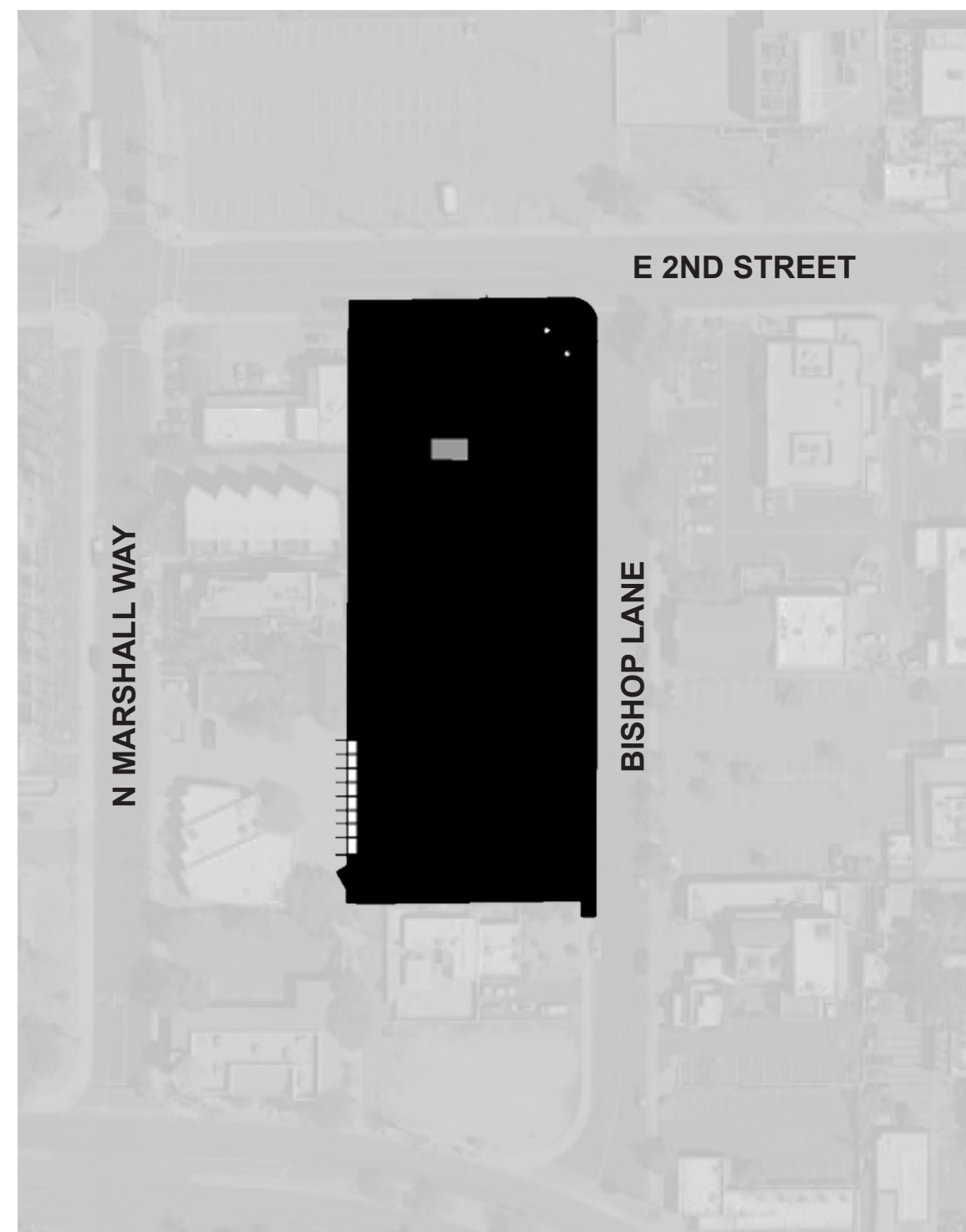


3PM

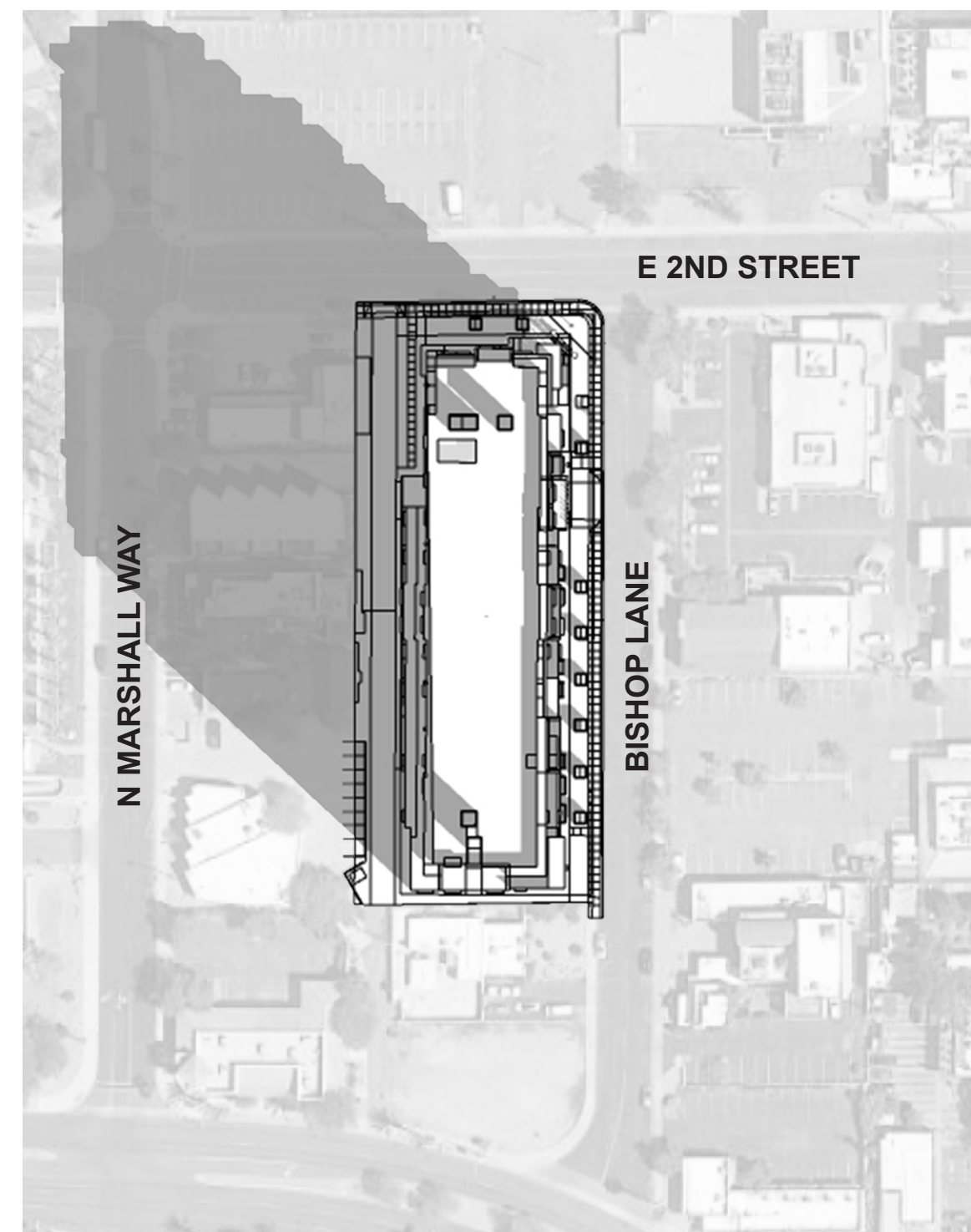


6PM

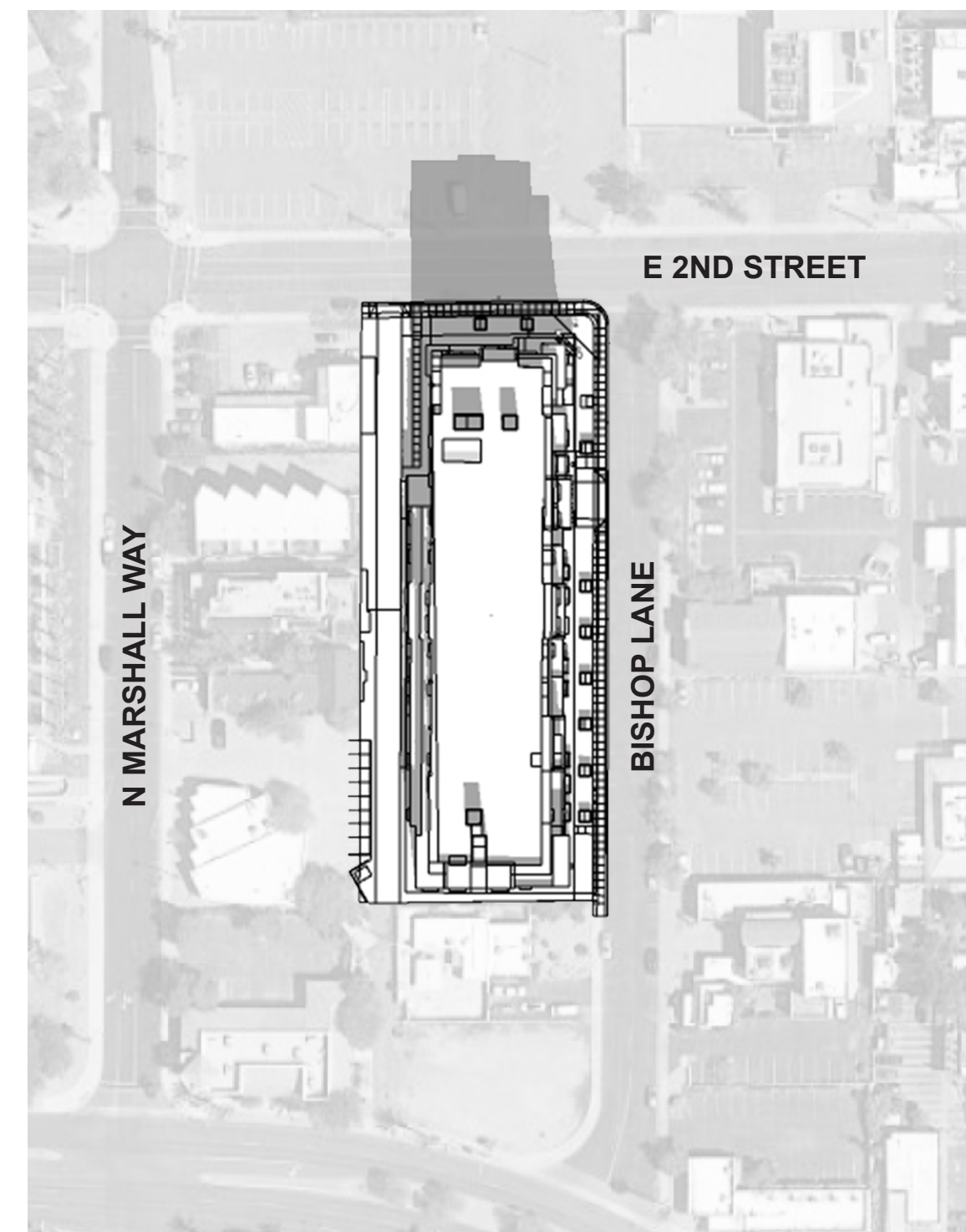
# DECEMBER 21



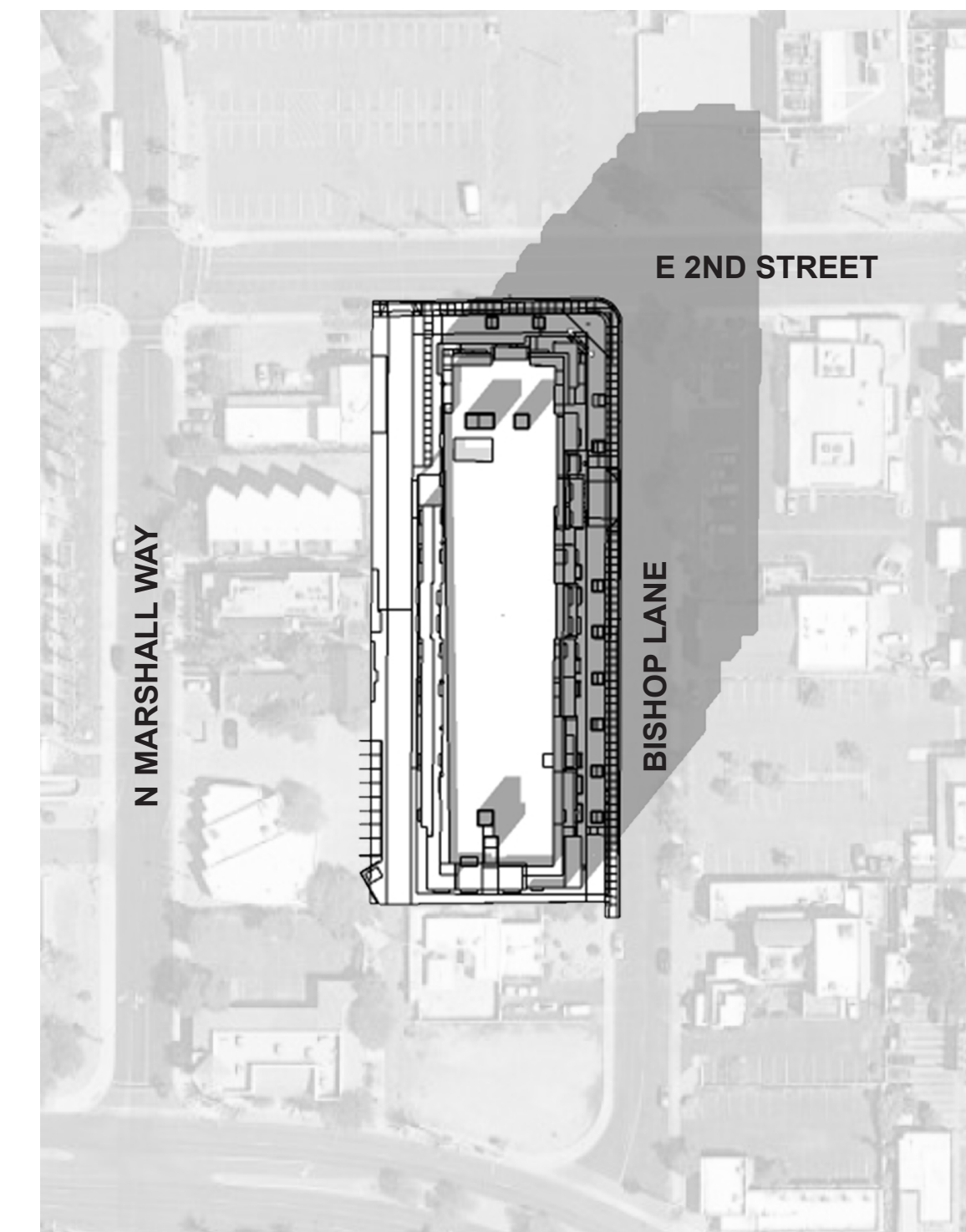
6AM



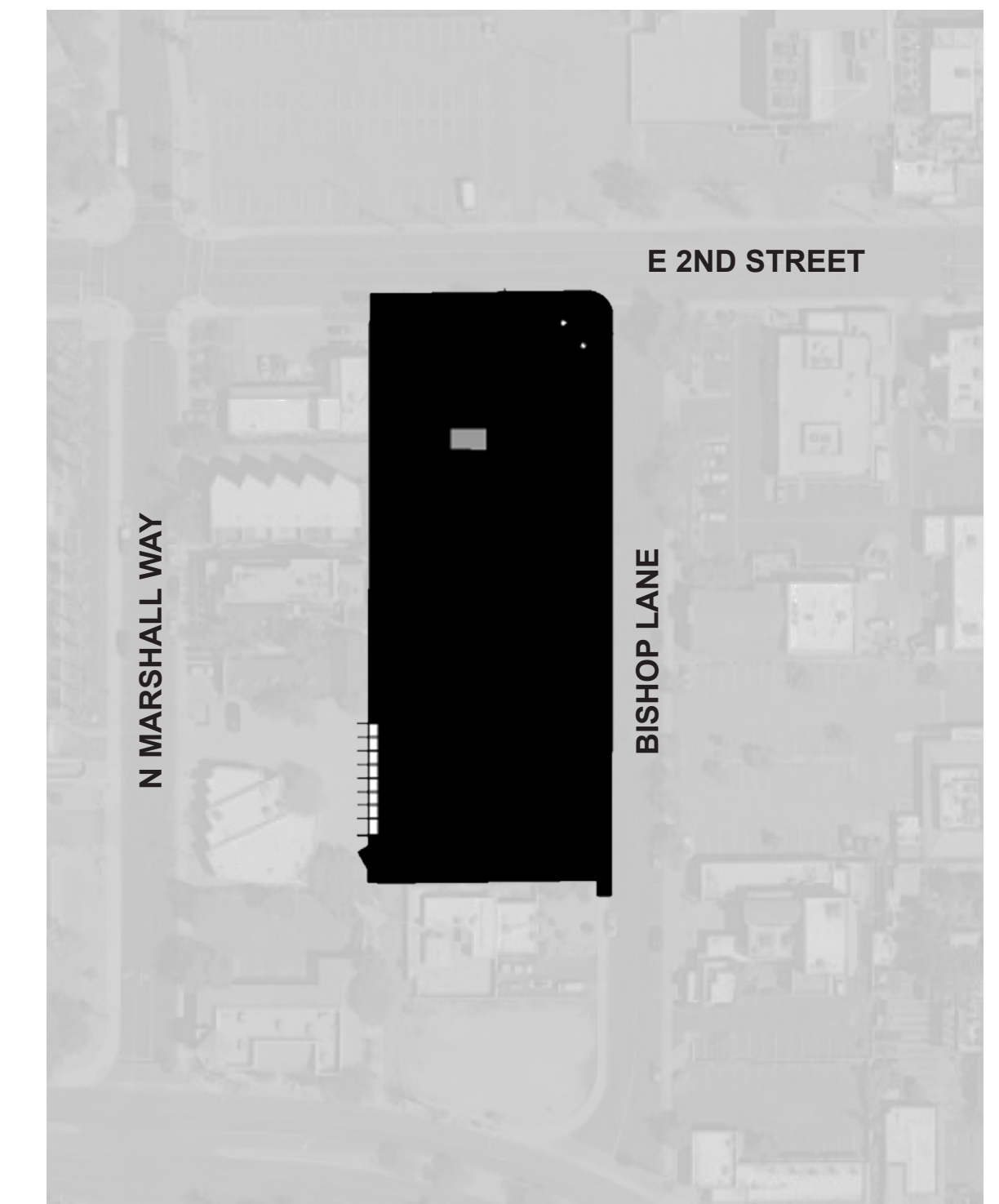
9AM



12PM



3PM



6PM