



MEMORANDUM Transportation & Development – CC Memo No. 14-015

DATE: FEBRUARY 13, 2014
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
FROM: KEVIN MAYO, PLANNING MANAGER *KM*
SUBJECT: DVR13-0031/PPT13-0021 LAYTON LAKES PARCEL 17
 Introduction and Tentative Adoption of Ordinance No. 4525

Request: Rezoning from Planned Area Development (PAD) for commercial uses to PAD Single-Family Residential, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for the subdivision layout and housing product

Location: Parcel 17 of the Layton Lakes Master Plan located at the southwest corner of Lindsay and Queen Creek roads

Applicant: Tim Starkey
 Coe & Van Loo Consultants, Inc

Project Info: Approximately 15.6-acres, 61-lots, standard lot size; 52'x115'

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The approximate 832-acre Layton Lakes Master Planned development received PAD zoning in March 2001. Of the 832-acres, approximately 373-acres are within the City of Chandler with the majority of Phase I occurring in the Town of Gilbert. In December 2003, a PDP was approved for the 21.6-acre Community Recreation Center as the part of Phase 1 within the City of Chandler. In

February 2004, Council approved a Preliminary Development Plan (PDP) and Preliminary Plat involving the subdivision layout and landscape plans for Phases 2, 3, and 4 of the master planned community. Each of the 7 residential subdivisions as well as the two commercial parcels within the Chandler portion of Layton Lakes would be required to process future PDP's for building architecture. In March 2007, Parcel 16 was rezoned to include a 5-acre church parcel, and in April 2011, the housing product and amended lot layout was approved for Parcel 16. Most recently, the Athlos Traditional Academy Charter School purchased 10-acres of the former Parcel 26 for the construction of a Charter School. The school was completed in 2011. The subject parcel 17, one of two parcels within Chandler's jurisdiction planned for Commercial C-2 uses, never received PDP approval.

The subject Parcel 17 is bordered to the north by Queen Creek Road, with a future Commercial Town Center within the Town of Gilbert located north of the arterial road. Adjacent to the west is Layton Lakes Boulevard with the Layton Lake Community Center located west of the collector roadway. To the south is the vacant Parcel 18 planned for medium-density residential as well as the northern end of the residential Parcel 16. Lindsay Road abuts the site's east side with additional Layton Lakes residential parcels east of Lindsay Road within the Town of Gilbert.

The request is for approval of an amendment to the PAD zoning, rezoning the 15.6-acre Parcel 17 designated for Commercial C-2 uses to Single-Family Residential, as well as PDP and Preliminary Plat (PPT) approval for the subdivision layout and standard lot size. Parcel 17 is one of three commercial parcels within the 832-acre Layton Lakes Master Plan, two of which are within the City of Chandler. The third commercial parcel is approximately 19 acres in size and located directly north of the subject site within the Town of Gilbert limits. All three commercial parcels remain undeveloped.

The request includes 61 lots for a net density of 3.98 dwelling units per acre. The proposed subdivision provides two points for vehicular access, one along Lindsay Road, and the other along Layton Lakes Boulevard, with open space providing a visual terminus at each landscaped median entry. The landscaping is simply a continuation of the established palette and design for the Layton Lakes Master Plan. On average the lots provide an approximate 50-foot landscape setback from Queen Creek Road with approximately 150 feet along Lindsay Road. Finally, all active landscaped open spaces include pedestrian connectivity within themselves as well as providing access to the extensive lake/open space system within Layton Lakes. The request proposes a standard lot size of 52'x115' (5,980 square-feet). The lot setbacks are front yard minimum of 20-feet (10-feet to livable/side loaded garage), side yard minimum of 5-feet and 7-feet, rear yard minimum of 10-feet for a single-story home and 20-feet for a two-story home. Overall the subdivision layout complies with 7 of the 8 required elements, and 10 optional elements as found within the Residential Development Standards.

Additionally, the request includes PDP approval for the housing product. The housing product includes one true single-story floor plan, a hybrid single-story with loft plan, and three traditional two-story plans. The home's square footage ranges from 2,105 square-feet to 3,166 square-feet.

Staff considers the hybrid plan to represent a single-story home in terms desired plan diversity, as well as in regards to setbacks. In essence, the request includes two single-story homes and three two-story homes. The housing product is in conformance with the Architectural Diversity Element of the Residential Development Standards (RDS). Covered entries are provided on all plans with stone accent material provided on at least one elevation for each plan. Various two-story plans include extended width covered entry ways and certain single-story plans include front walled-in courtyards that extend past the face of the garage, as well as stone accent material on certain plan elevations. The housing product provides varied roof ridgelines, decorative windows and wrought iron accents, as well as decorative garage and front doors that provide a high level of quality and distinguish the various elevations from one another. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof ridgelines. The exhibits within the Development Booklet contain an error as homes with window treatments, mullion and/or muntin patterns found on the front elevations, are not carried around the other sides. Staff has added a condition requiring window treatments, mullion and muntin patterns shall remain consistent on all sides of the homes. This is to ensure the requirement of four-sided architecture found within the RDS is met. Finally, the elevations for the single-story and hybrid plans remain virtually identical. Planning Staff has added a condition requiring the applicant to work with Planning Staff to provide elevation diversity between the two plans.

DISCUSSION

Staff supports the request to rezone the approximately 15.6-acre site from commercial to single-family. As the area is studied in terms of existing commercial, planned commercial and long-term economic viability this site is not one that Planning Staff finds maintains a strong long-term viability status. Not only is there a substantial existing commercial (regional and neighborhood) base within close proximity to the subject site, the existing and future anticipated traffic volumes through the Queen Creek and Lindsay roads intersection are marginal at best. Planning Staff, working with Economic Development, finds the inclusion of additional commercial retail uses could simply cannibalize patrons from nearby existing centers.

Planning Staff supports the proposed subdivision layout and housing product finding the request to represent a quality yet diverse addition to the Layton Lakes Master Plan. The proposed lot size remains consistent with various parcels such as Parcel 16. The subdivision layout integrates well with the master plan and is designed to appear as though it was always an intended component. Finally, the housing product simply continues the high level of quality established within the Layton Lakes Master Plan.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on October 24, 2013, at Haley Elementary. No neighboring property owners attended the meeting.

At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Rezoning

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of DVR13-0031 LAYTON LAKES PARCEL 17, Rezoning from PAD for Commercial uses to PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 17" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0031, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of DVR13-0031 LAYTON LAKES PARCEL 17, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 17" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0031, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
3. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.
5. Window treatments, mullion and/or muntin patterns shall remain consistent on all sides of the homes.
6. For lots backing onto an arterial street, two-story homes are limited to every third lot.
7. The applicant shall work with Planning Staff to provide elevation diversity between Plan 4001 and Plan 4004.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0021 LAYTON LAKES PARCEL 17, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4525 approving DVR13-0031 LAYTON LAKES PARCEL 17, Rezoning from PAD for Commercial uses to PAD for Single-Family Residential, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve DVR13-0031 LAYTON LAKES PARCEL 17, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat

Move to approve Preliminary Plat PPT13-0021 LAYTON LAKES PARCEL 17, as per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Ordinance No. 4525
3. Site Plan
4. Landscape Plan
5. Housing product
6. Preliminary Plat
7. Exhibit A, Development Booklet

Town of Gilbert

Town of Gilbert

Queen Creek Rd.

Project Site

LAYTON LAKES BL.

PAD

Lindsay Rd.

HONEYSUCKLE DR.

DOGWOOD DR.

MINGUS DR.

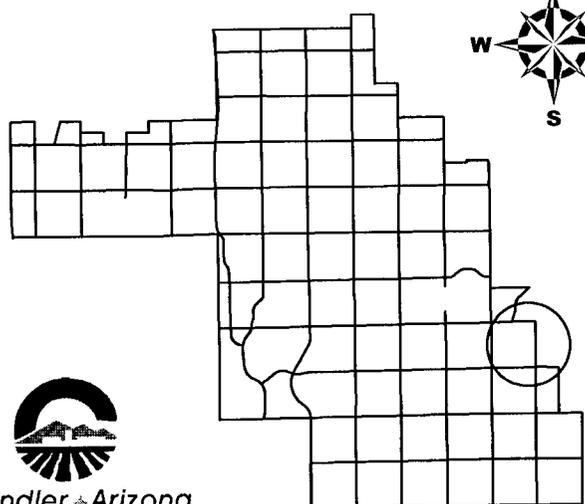
DESERT BROOM DR.

BIG HORN DR.

BALSAM DR.

GRANITE DR.

Vicinity Map



DVR13-0031

Layton Lakes Parcel 17



Chandler, Arizona
Where Values Make The Difference

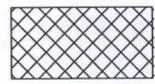


Project Site

Queen Creek Rd.

Lindsay Rd.

Vicinity Map



DVR13-0031

Layton Lakes Parcel 17

ORDINANCE NO. 4525

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL USES TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL (DVR13-0031 LAYTON LAKES PARCEL 17) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel(s) are hereby rezoned from PAD for Commercial Uses to PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Layton Lakes Parcel 17" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0031, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

Ordinance No. 4525

20070242318

Attachment 'A'

EXHIBIT "A"

PARCEL NO. 1:

Parcel 4, of LAYTON LAKES PHASE 1 - GILBERT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 832 of Maps, Page 14.

PARCEL NO. 2:

That portion of the Northwest quarter of Section 18, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a Brass Cap in hand hole found and accepted as the monument for the Northwest corner of said Section 18 from which a Brass Cap in hand hole found and accepted as the monument for the North quarter corner of said Section bears North 89 degrees 11 minutes 44 seconds East a distance of 2503.24 feet;

thence along the North line of said Northwest quarter, North 89 degrees 11 minutes 44 seconds East a distance of 109.27 feet;

thence departing said North line, South 00 degrees 48 minutes 16 seconds East a distance of 75.00 feet to the POINT OF BEGINNING;

thence the following seven (7) courses;

(1) North 89 degrees 11 minutes 44 seconds East a distance of 90.89 feet;

(2) South 00 degrees 48 minutes 17 seconds East a distance of 7.00 feet;

(3) North 89 degrees 11 minutes 44 seconds East a distance of 30.00 feet;

(4) North 00 degrees 48 minutes 17 seconds West a distance of 7.00 feet;

(5) North 89 degrees 11 minutes 44 seconds East a distance of 43.75 feet;

(6) North 00 degrees 48 minutes 16 seconds West a distance of 10.00 feet;

(7) North 89 degrees 11 minutes 44 seconds East a distance of 595.07 feet;

thence South 00 degrees 48 minutes 16 seconds East a distance of 290.86 feet to the beginning of a tangent curve concave Northwest having a radius of 400.00 feet;

thence Southwesterly along said curve through a central angle of 90 degrees 35 minutes 36 seconds an arc length of 632.46 feet;

thence South 89 degrees 47 minutes 17 seconds West a distance of 407.64 feet;

thence North 00 degrees 12 minutes 40 seconds West a distance of 350.99 feet;

20070242318

thence North 89 degrees 47 minutes 13 seconds East a distance of 10.00 feet;

thence North 00 degrees 12 minutes 40 seconds West a distance of 290.73 feet;

thence North 44 degrees 29 minutes 28 seconds East a distance of 49.81 feet to the
POINT OF BEGINNING

PARCEL NO. 3:

That portion of the Northeast quarter of Section 18, Township 2 South, Range 6 East of
the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as
follows:

Commencing at a brass cap in hand hole found and accepted as the monument for the
Northeast corner of said Section 18 from which a Brass Cap in hand hole found and
accepted as the monument for the North quarter corner of said Section bears South 89
degrees 11 minutes 28 seconds West a distance of 2659.24 feet;

thence along the North line of said Northeast quarter South 89 degrees 11 minutes 28
seconds West a distance of 221.23 feet;

thence departing said North line South 00 degrees 48 minutes 32 seconds East a
distance of 75.00 feet to the POINT OF BEGINNING;

thence continuing South 00 degrees 48 minutes 32 seconds East a distance of 19.74
feet;

thence South 15 degrees 23 minutes 18 seconds East a distance of 57.43 feet;

thence South 02 degrees 05 minutes 49 seconds East a distance of 113.58 feet;

thence South 08 degrees 27 minutes 09 seconds West a distance of 188.19 feet;

thence South 23 degrees 54 minutes 17 seconds West a distance of 113.14 feet;

thence South 66 degrees 05 minutes 43 seconds East a distance of 63.76 feet;

thence South 43 degrees 41 minutes 18 seconds West a distance of 92.95 feet;

thence South 89 degrees 57 minutes 58 seconds West a distance of 238.65 feet;

thence South 63 degrees 22 minutes 13 seconds West a distance of 53.36 feet;

thence South 89 degrees 09 minutes 47 seconds West a distance of 199.41 feet;

thence South 89 degrees 58 minutes 00 seconds West a distance of 318.59 feet;

thence North 86 degrees 52 minutes 27 seconds West a distance of 215.66 feet;

thence North 66 degrees 32 minutes 51 seconds West a distance of 118.81 feet to a
point, said point lying on a non-tangent curve concave Northwesterly having a radius of

20070242318

741.00 feet, the center of which bears North 66 degrees 32 minutes 50 seconds West;
thence Northeasterly along said curve through a central angle of 24 degrees 15 minutes
41 seconds an arc length of 313.77 feet to a point of tangency;
thence North 00 degrees 48 minutes 31 seconds West a distance of 208.06 feet;
thence North 44 degrees 11 minutes 29 seconds East a distance of 28.28 feet;
thence North 89 degrees 11 minutes 28 seconds East a distance of 940.20 feet;
thence South 00 degrees 48 minutes 32 seconds East a distance of 10.00 feet;
thence North 89 degrees 11 minutes 28 seconds East a distance of 170.27 feet to the
POINT OF BEGINNING.

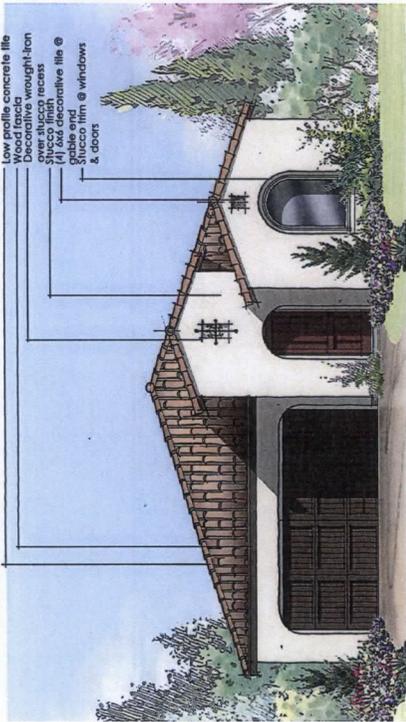
Layton Lakes

Parcel 17

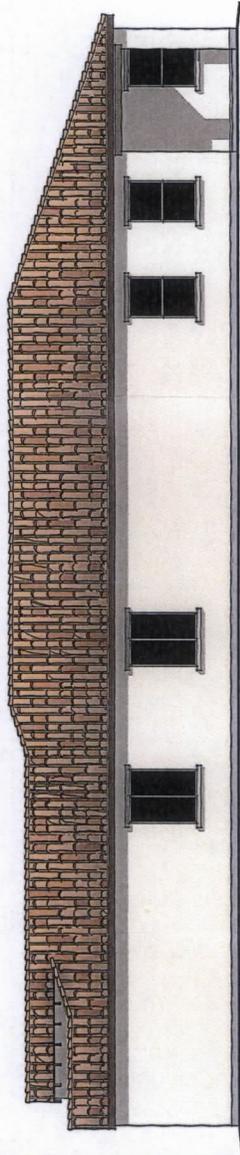
Conceptual Development Plan

Exhibit 3



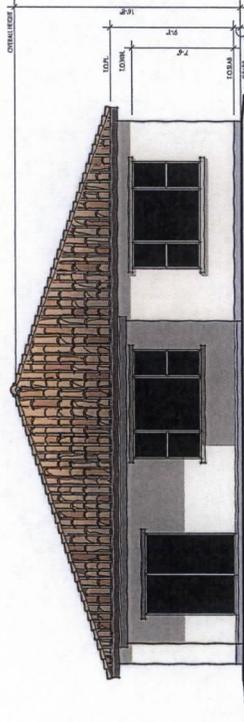


Low profile concrete tile
 Wood fascia
 Decorative wrought-iron
 roof hangers
 Stucco finish
 Decorative tile @
 windows & doors
 Stucco trim @ windows



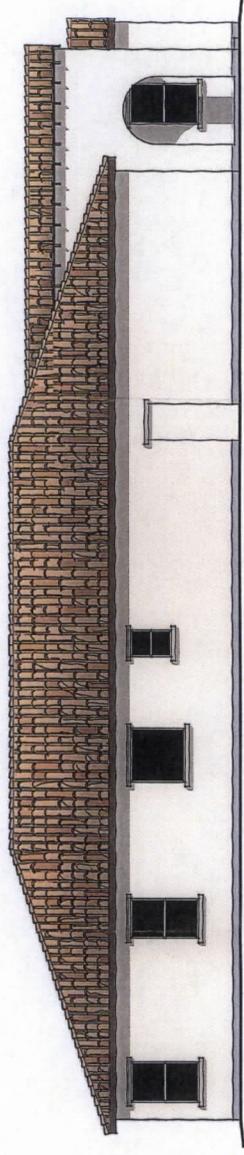
scale: 1/8"=1'

right ELEVATION



scale: 1/8"=1'

rear ELEVATION



scale: 1/8"=1'

left ELEVATION

plan4001

**ELEVATION A
 CONCEPT ELEVATIONS**

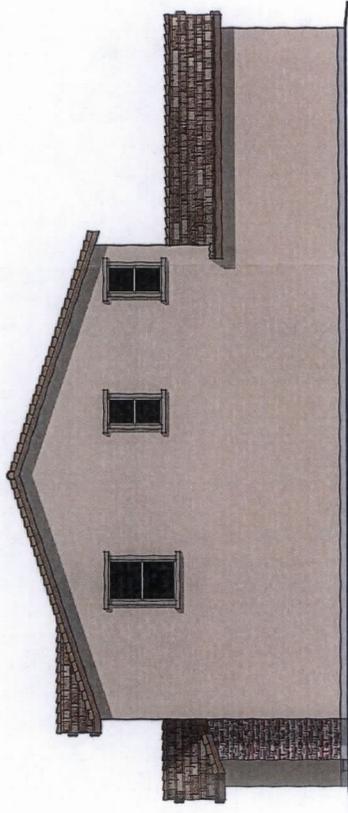
LAYTON LAKES

woodside homes

woodleyarchitecturalgroup, inc
 7311 Serrano Ave, Suite A, Millbrae, CA 94030 / 949 533 8979 / 949 533 8979
 2943 Pulmon St, Suite A, Torrance, CA 90505 / 949 533 8919 / 949 533 8979

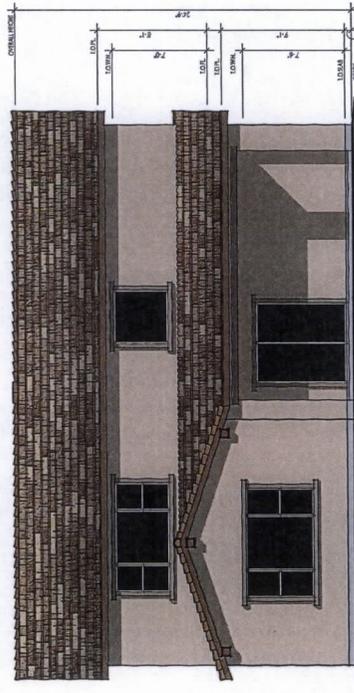
07 • 25 • 2013

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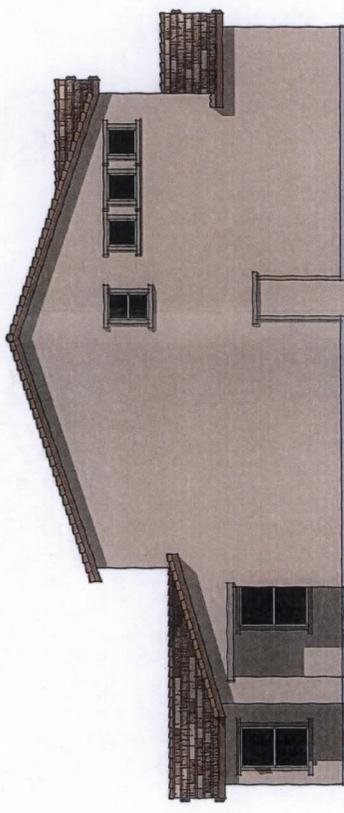
scale: 1/4"=1'

right ELEVATION



scale: 1/4"=1'

rear ELEVATION



scale: 1/4"=1'

left ELEVATION

LAYTON LAKES
 woodsidE homes

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plan4002
ELEVATION B
 w/ optional brick
 concept ELEVATIONS

woodleyarchitecturalgroup,inc
 colorado: 791 southpark dr. suite B / littleton, co 80120 / 303.483.7231 / 303.653.2722 (fax)
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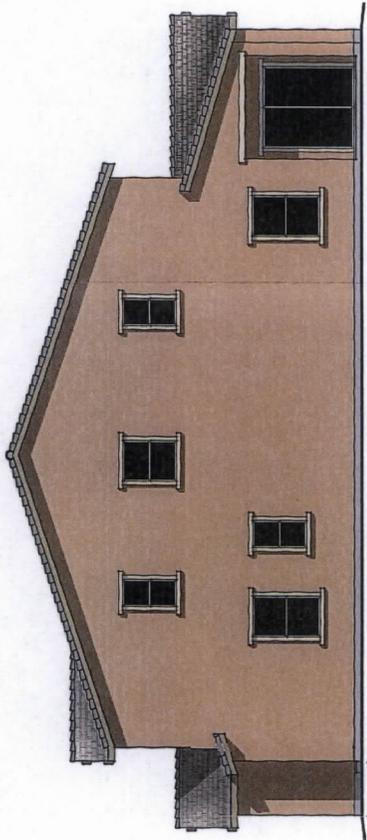


Flat concrete roof tile
 4\"/>

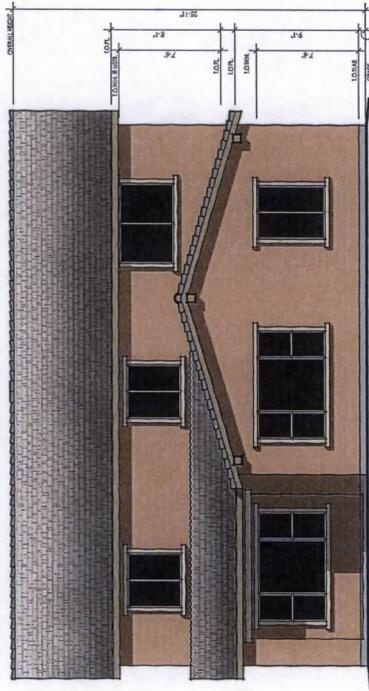
6x6 corbels @ gable ends

Decorative window

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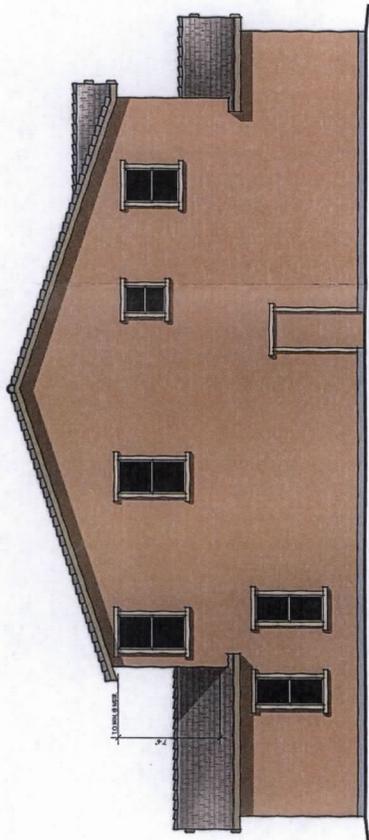


right ELEVATION



scale: 1/4"=1'

rear ELEVATION



scale: 1/4"=1'

left ELEVATION

LAYTON LAKES
 woodside homes

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plan 4003
 ELEVATION B
 concept ELEVATIONS

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 colorado: 231 southpark cr. suite 8 / littleton, co 80120 / 303.683.7231 / 303.683.8222 (fax)
 california: 2743 palmira bl. suite A / katoia oaks, ca 92531 / 714.553.8100

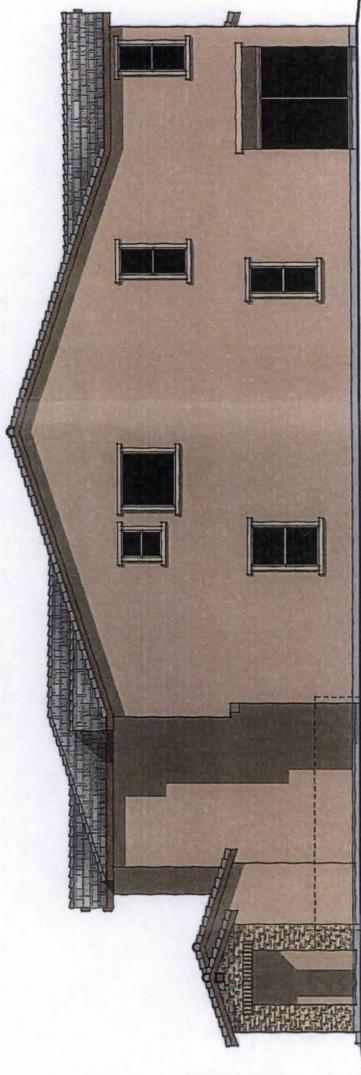


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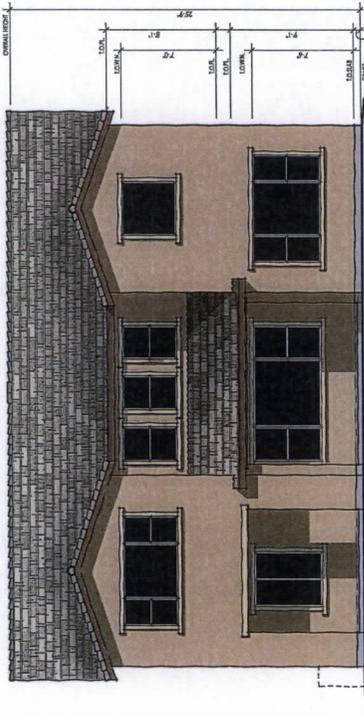
- Flat concrete roof line
- 3x6 exposed rafter tails
- 6x6 corbels @ gable ends
- Stucco finish @ windows & doors
- 4" siding @ gable ends
- Decorative shutters

6x6 stucco corbels



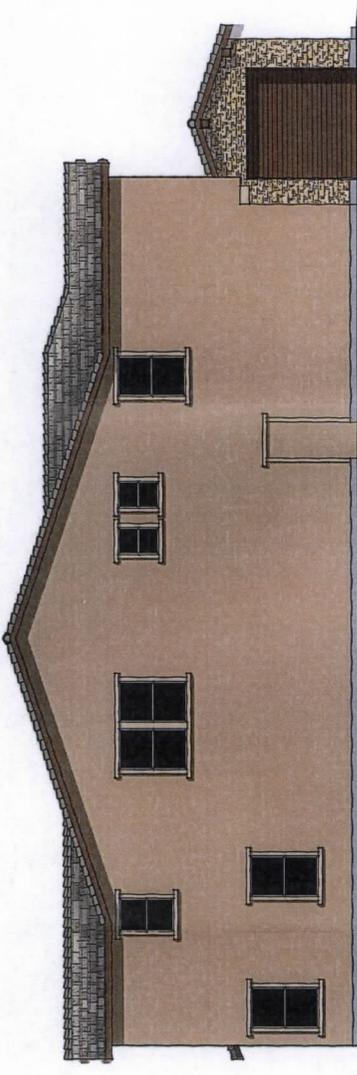
right ELEVATION

scale: 1/8"=1'



rear ELEVATION

scale: 1/8"=1'



left ELEVATION

scale: 1/8"=1'

plan4005
ELEVATION B
w/ optional brick
concept ELEVATIONS

LAYTON LAKES
woodside homes

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ocalifornia: 2943 pullman st. suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8907



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