

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/10/2016
Agenda Item: 3

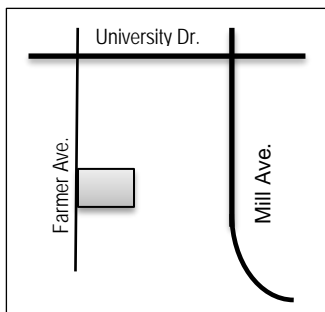
ACTION: Request for a Development Plan Review consisting of a new two-story, six unit multi-family development for 1037 FARMER (PL160053), located at 1037 South Farmer Avenue. The applicant is Form Third.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: 1037 FARMER (PL160053) is a two-story multi-family development containing six dwelling units. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Blackridge Management
Applicant	Robert Des Rosiers, Form Third
Zoning District	R-3
Net site area	.37 acres
Density / Number of Units	16 du/ac / 6 units
Unit Types	2 three bedroom 4 four bedroom
Total Building Area	8,410 s.f.
Lot Coverage	26% (50% maximum allowed)
Building Height	29' (30' maximum allowed)
Building Setbacks	20' front, 10' north side, 46' south side, 29' rear (20', 10', 10', 15' min.)
Landscape area	26.8% (25% minimum required)
Vehicle Parking	20 spaces (18 min. required)
Bicycle Parking	6 spaces (6 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the east side of Farmer Avenue, just south of 11th Street and is within the R-3 (Multi-Family Residential) zoning district. It is surrounded by R-3 and R-3R zoning and multi-family uses. Directly east of the site are the Union Pacific Railroad tracks.

This request includes the following:

1. Development Plan Review for a site plan, building elevations, and landscape plan for a new two-story, six-unit apartment building.

PRELIMINARY SITE PLAN REVIEW

- 10/14/2015: First Preliminary Site Plan Review (site plan only) was completed. Plan identified six units, each with four bedrooms. Comments made by staff included: show refuse pick up location; relocate bicycle racks from north property line; provide landscape islands at ends of rows in parking lot; provide a parking screen wall along Farmer Ave.; eliminate the aggregate "walking lane" on the north side of the drive aisle and provide a paved path; replace the existing wall along the south property line; and correct the number of required vehicle parking spaces.
- 11/25/2015: Second Preliminary Site Plan Review was completed. Plan identified six units, each with four bedrooms. Comments made by staff pertained to: provide complete project data; the main pathway from Farmer to rear of site and parking should be minimum 10' away from sleeping areas; provide perimeter wall elevations; replace the existing wall along the south property line; relocate bike rack away from trash bins; relocate light poles from center of parking spaces; confirm proposed tree types are acceptable in easement areas; increase number of plants along south property line; reduce height of wall-mounted lights; recess windows or provide shade structures; clarify building finishes and reveals; and provide internal roof access from .
- 3/2/2016: Formal application was submitted and a third Site Plan Review was completed. Plan identified six units, each with four bedrooms. Comments made by staff included: the main pathway from Farmer to rear of site and parking should be minimum 10' away from sleeping areas; relocate the transformer to the rear of the site; provide upgraded paving at the driveway; provide a complete color and material sample board; indicate paving of patio decks; provide a more natural contour to the retention basins; provide confirmation from utility provider that trees are permitted within the electrical easement; reduce the height of wall-mounted lights; incorporate additional building materials to avoid total use of stucco, including use of metal side panels at patios instead of stucco.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received any input from the public.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

Vehicular access is provided by a single driveway on Farmer Avenue that leads to a 20-space surface parking lot. Bicycle parking and refuse bins are located adjacent to the east property line and accessed by a paved pathway. Trash and recycle bins are provided for each unit and will be rolled out to locations identified by the use of stamped concrete along Farmer Avenue. The public sidewalk adjacent to the refuse service areas will be increased in width to allow a minimum 4' wide clear path east of the bins.

High-voltage overhead utility lines exist along the east property line, and a 16' wide electrical and 13' wide aerial easement run the length of the property below the lines. This prevents the building from being located at the 15' rear setback that is normally permitted in the zoning district. The development contains six apartment units within a single building that is two-stories, 29' in height. Each unit has separate exterior access. All units have covered patios accessed through the living

room of the units.

Six-foot high block walls are proposed along the north and south property lines, and the existing 6' wall along the east property line will remain. The plan notes that the new walls will be painted, and staff has included a condition that requires the new walls to be constructed of integrally colored block instead of painted.

Building Elevations

The building architecture is contemporary with flat roofs and parapets to screen rooftop mechanical equipment. Variation in the roofline is created by the different heights of the wall planes. Exterior materials include smooth stucco with control joints and 6" wide cementitious fiber board. Stucco wall panels are located on the sides of patios to create shade and privacy between the patios. These panels contain rectangular openings that are painted with various accent colors. The unit front doors have glass insets and patio doors have glass panels; however, it is not noted if the glass is insulated, tempered, or laminated. A condition has been included to require insulated, laminated glass on all front doors and patio doors for increased temperature control, safety, and security.

Several of the windows on the west and south elevations have 12" deep L-shaped canopies for shade. A condition is included to require canopies on the two second-floor windows on the south elevation that are directly above the two horizontal windows. These canopies would shade the top and left side of the windows.

Wall-mounted light fixtures on the west and south elevations that are intended to illuminate the ground below are shown mounted at approximately 18.5' high. In order to minimize undesirable light and glare into adjoining properties and light pollution into the nighttime sky, a condition is included to reduce the height of these three lights to a maximum of 12'.

Landscape Plan

On-site landscaping totals just below 27%. The primary tree used along Farmer Avenue is Desert Museum Palo Verde. To comply with Arizona Public Service (APS) requirements for trees planted near power lines, Mulga Acacia trees are proposed near the east property line, within the easements. The vegetative ground cover within the Farmer Avenue street front landscaping south of the driveway is sparse. A condition has been included to add ground cover to achieve a minimum 50% vegetative ground cover along the street frontage.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building is L-shaped and located on the north half of the site. The front wall plane is broken up by the patio covers, screen walls, and side panels. The design element of the second floor roof overhang is carried from the west to the south elevation and down the side panel at the exterior stairway. The design provides variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building is oriented north-south with only one western patio. With the proposed conditions, all south- and west-facing entrances, patios, and windows will have shade from overhangs, wall panels, or shade canopies. The west elevation will be shaded by large Palo Verde trees located adjacent to Farmer Avenue.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* building materials include stucco and cementitious fiber board. While not unique, the materials are appropriate for the building design and the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building and landscape elements are appropriately scaled to the site and surroundings.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building contains variations in height, wall planes, and materials, resulting in a sense of movement and enhanced pedestrian experience near the street level.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building facade provides architectural detail and the design is appropriate to the scale and context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site plan provides a main walkway to Farmer Avenue and the public sidewalk.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation will occur at the single driveway on Farmer and does not interfere with pedestrian access to or around the site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design and landscaping will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape accents the perimeter of the project as well as internal walkways and the driveway.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. With the proposed conditions, lighting will be designed to be compatible with the development and adjacent uses.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations, and landscape plan dated March 18, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide a pathway to the service entrance section (SES) on the east end of the building. Pathway may consist of concrete, stabilized granite, or unit pavers.
3. The new 6' high CMU walls along the north and south property line shall be constructed of integral colored block and shall not be painted.
4. Provide locations for both refuse and recycling collection on-site and provide service pick-up along Farmer Avenue as identified on the site plan.
5. Provide upgraded paving at the driveway consisting of integral colored unit paving, as identified on the site plan. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that complements the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The materials and colors are approved as presented:
 - Smooth texture stucco walls – Dunn Edwards – Marble Dust DE6156
 - Smooth texture stucco walls – Dunn Edwards – Bison Beige DEC750
 - Smooth texture stucco walls – Dunn Edwards – Below Zero DE5835
 - Smooth texture stucco panels – Dunn Edwards – Weathered Brown DEC756
 - Smooth finish cementitious fiber board walls – 6" wide panels, Timber Bark
 - Smooth texture stucco accents – Crushed Berries, DE5026
 - Citrus Leaf, DE5558
 - Highlighter, DE5404
 - Flash of Orange, DEA116
 - Island Oasis, DE5730
 - First floor patio wall on west elevation – board formed concrete
 - Front entry doors – insulated metal with glass inset – anodized bronze
 - Metal fascia – Dunn Edwards – Weathered Brown DEC756
 - Sliding glass patio doors – anodized bronze
 - Windows – Solarban 60 clear, low-e
 - Window frames – anodized bronze aluminum
 - Window shade canopies – custom powder coated, 18 gauge cold-rolled steel with hemmed edge – Dunn Edwards Weathered Brown DEC756
 - Metal patio railing and 3' high metal gates – powder coated – Dunn Edwards – Weathered Brown DEC756
- Additions or modifications may be submitted for review during building plan check process.
9. Deep control joints noted on elevations shall appear as ½" wide and ½" deep reveals. Remaining control joints noted on elevations shall appear as ¼" wide and ½" deep reveals.
 10. All glass used in main entry doors and sliding glass patio doors shall be insulated and laminated.
 11. Add 12" deep L-shaped canopies to the two second-story windows on the south elevation located directly above the horizontal windows. The canopies shall be on the top and left sides of the windows.

12. Reduce the height of the two wall mounted lights on the west elevation and the one wall mounted light above the fire riser room on the south elevation to a maximum of 12'.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

16. Illuminate underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

17. Provide a minimum 50% vegetative ground cover along the Farmer Avenue street frontage. The 50% coverage is calculated at five years of growth.
18. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
21. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Addressing

22. Provide an address sign on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 10" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **POLICE DEPARTMENT SECURITY REQUIREMENTS:**
 - Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **TRAFFIC ENGINEERING:**
 - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.

- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

- **DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

No information on the original construction of the property at 1037 S. Farmer Ave.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

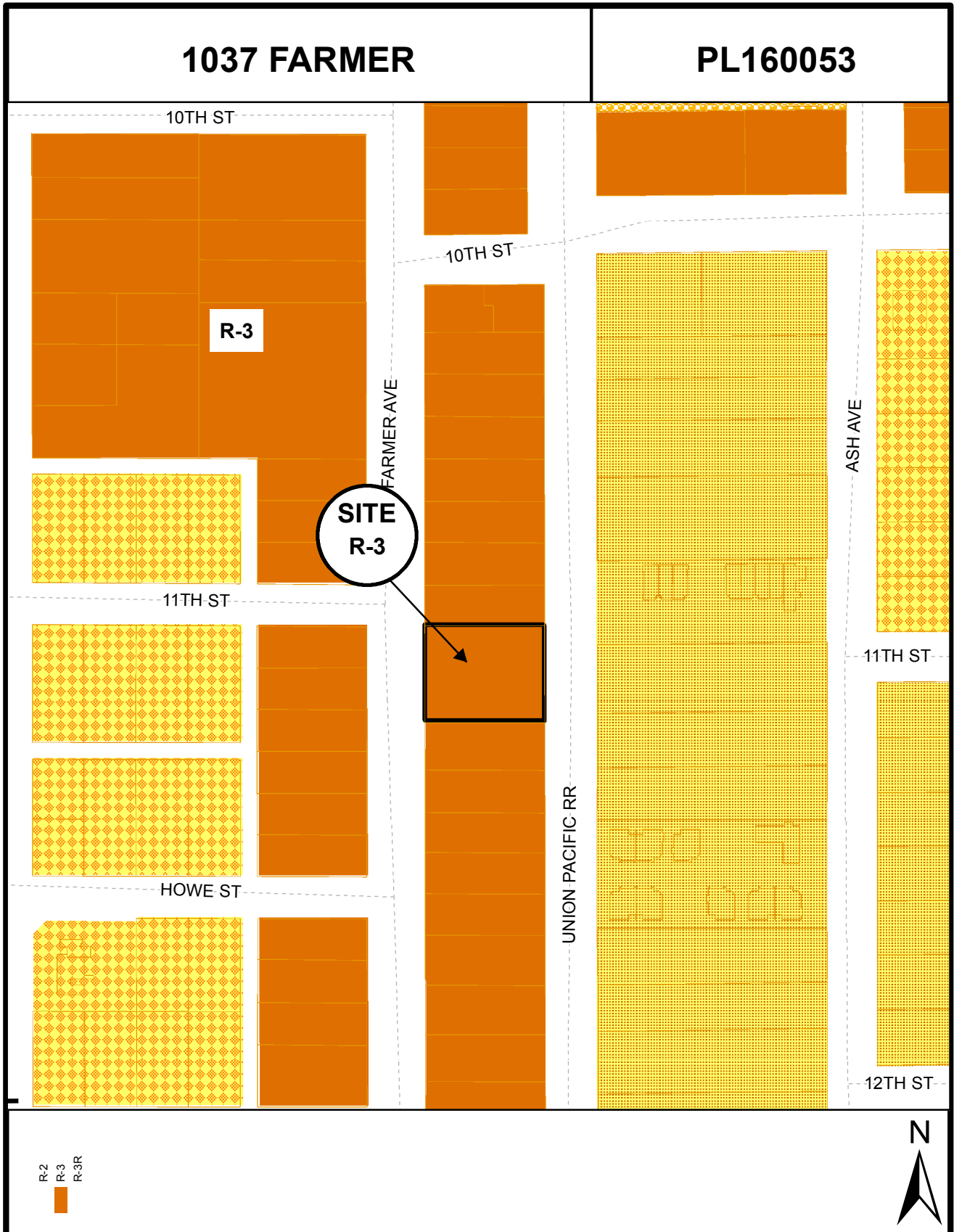


DEVELOPMENT PROJECT FILE

for
1037 FARMER
(PL160053)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
7. Landscape Plan
8. Black & White Building Elevations
9. Colored Building Elevations
10. Building Sections
11. Floor Plans
- 12-14. Building Renderings
15. Material Sample Board
- 16-17. Site Photos



Location Map

1037 FARMER

PL160053



Aerial Map



CITY OF TEMPE DEVELOPMENT PLAN REVIEW - LETTER OF EXPLANATION

DATE: March 18, 2016
AMENDED: -

RE:
Development Plan Review – Submittal #01

SUBMITTED BY: Attn: Robert Des Rosiers, AIA, LEED AP / Managing Partner, FORM THIRD
820 N 3rd Street Phoenix, AZ 85004
O 602.492.7545 M 917.887.3480 E robert@formthird.com

FT PROJECT ID: 15-051

PROJECT NAME AND LOCATION:
1037 Farmer - 1037 S Farmer Avenue Tempe AZ 85281

Project Description: We are proposing to build a new 8.4K GSF two-story apartment building on the .37ac lot that will consist of (6) four-bedroom units. Access will be provided through walkways along Farmer Rd. and adjacent to on-site uncovered parking, while vertical circulation will be provided through exterior stairs. Trash/recycle bins are also provided for each unit, with proposed pick-ups locations along Farmer Rd. on pick-up days.

The building design will be sensitive to the narrow, neighborhood site, providing a front door access along Farmer Rd. The exterior stairs will be integrated into the architecture through formal gestures and materiality, providing safe, covered passage to the units, while still maintaining visual acuity from its surroundings. Each unit will have its own patio/balcony space, along with solar appropriate fenestrations. The overall design will be sensitive in scale, form, and palette to its surrounding context, providing residents with an accommodating, yet unique living experience.

This letter of explanation outlines how the development plan will conform to the following standards and Zoning and Development Code Criteria Section 6-306 D as applicable:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape

The building is located and articulated to reinforce the street-edge while activating the street by providing physical access to individual units directly from the street and visual access to the street.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort

The building has been oriented to minimize West and eliminate East facing fenestration to limit solar heat gain, locating a majority of its fenestration to the North and South. West-facing fenestration (street side) will be shaded via new trees and engineered, building-mounted, shade canopies. The South-facing fenestration will be shaded via the exterior circulation and engineered shade canopy over the walkway. The building will utilize a light-colored roofing system with high reflectivity to reduce conductivity.

The project site is designed to accommodate trees and minimize solar exposure to paved areas and West facing fenestration. Xeriscape planted areas and permeable decomposed granite will be utilized to the greatest possible extent to minimize water run-off and increase human comfort.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings

The building will utilize a combination of accent colors, smooth stucco with various control joint patterns, board formed concrete site walls, and metal slatted railings to increase visual interest and provide character-enhancing detail to the property.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and Surroundings

The building height is in compliance with the City of Tempe Development Standards. This, two-story, Group R-2 multifamily development is consistent in scale as other similar adjacent structure along Farmer Avenue.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level

The building mass is articulated to include: engineered shade mounted to the exterior of the building; patios and balconies; niches along the roofline to break up the scale of the wall; and exterior stairs and walkways. In addition to the L-shaped mass, accent colors, and street-friendly strategies outlined above, these design features further articulate and provide an appropriately- scaled project for this zoning area.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions

See #2,3,5 above

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage

The development team has identified this central-Tempe project site to encourage residents to utilize bicycle, pedestrian and mass-transit, The proposed project includes bicycle parking spaces to accommodate the maximum potential 24-residents.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses

The site plan is designed to provide safe pedestrian access for residents and visitors to and from the building to the street.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance

By providing and promoting “eyes on the street” via orientation (see above), providing sufficient and appropriate lighting and lighting controls and limiting bushes and other obstacles the principles of CPTED are encouraged and will be implemented in accordance with the City of Tempe standards. In addition, the development team is committed to enforcing a zero-tolerance approach to property maintenance while addressing any vandalism with promptness to communicate a positive image and sense of pride within the community.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways

As evident in the site design, the development team is committed to integrating landscape accents to the greatest extent possible to reduce heat island impacts and maximize human comfort.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located

The project is proposing to provide appropriately-scaled building identification signage that meets the City of Tempe, Accessibility, and Building Life and Safety standards.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects

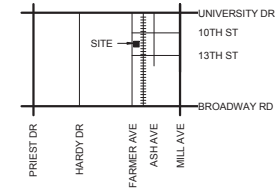
Exterior lighting will be designed to provide an appropriately illuminated area to increase functionality and safety for residents and visitors. All applicable lighting standards will be accommodated in the design.

Sincerely,



Robert Des Rosiers, AIA, LEED AP
Managing Partner / Director of Design
FORM THIRD, LLC
820 N 3rd Street Phoenix, AZ 85004
O 602 492 7545 M 917 887 3480 E robert@formthird.com

vicinity map



general site plan notes

- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ANY GRADING SHALL BE EXECUTED AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SLOPE UNPAVED AREAS 5% FOR A DISTANCE OF AT LEAST 10 FT AWAY FROM BUILDINGS. SLOPE PAVED AREAS 2% MINIMUM.

development data

PROJECT ADDRESS
1037 SOUTH FARMER AVENUE
TEMPE, AZ 85281

TABLE
124-70-004A

PROPOSED USE
RESIDENTIAL, GROUP R-2

SCOPE OF WORK/PROJECT DESCRIPTION
THE PROPOSED PROJECT CONSISTS OF A 4+1/2-400-GSF TWO-STORY, 6-UNIT GROUP R-2 MULTI-FAMILY APARTMENT DEVELOPMENT. ALL GROUND FLOOR UNITS ARE ACCESSED DIRECTLY FROM GRADE VIA FRONT AND REAR ENTRY DOORS. GROUND FLOOR UNITS LOCATED ALONG FARMER AVENUE ARE ACCESSED DIRECTLY FROM FARMER AVENUE. SECOND FLOOR UNITS ARE ACCESSED VIA A SHARED OPEN AIR STAIR AND WALKWAY. EACH DWELLING UNIT IS PROVIDED WITH A PRIVATE PATIO/BALCONY AREA.

LOT AREA ACRES SQUARE FEET
GROSS AREA 37 16,455
NET AREA 37 16,455

ZONING EXISTING ZONING: R-3
PROPOSED ZONING: R-3

BUILDING HEIGHT ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 28'-0" (2-STORIES)

BUILDING AREA FOOTPRINT: 4,305 SF
TOTAL: 8,410 GSF (2-STORIES)

BUILDING SETBACK ALLOWED: FRONT 20'; SIDE 10'; REAR 15'; STREET SIDE 10'
PROPOSED: FRONT 20'; SIDE 10'; REAR 15'

PARKING SETBACK ALLOWED: FRONT 20'; SIDE 0'; REAR 0'; STREET SIDE 20'
PROPOSED: FRONT 20'; SIDE 0'

OPEN STRUCTURE SETBACK ALLOWED: FRONT 15'; SIDE 5'; REAR 15'
PROPOSED: FRONT 15'; SIDE 5'

LOT COVERAGE ALLOWED: 50%
PROPOSED: (4,205/16,455) = 26%

TYPE OF CONSTRUCTION TYPE V-B

UNIT MIX THREE BED UNITS 2
FOUR BED UNITS 4
TOTAL 6 UNITS

UNIT DENSITY MAX ALLOWED: 20 DU PER ACRE
PROPOSED: 16 DU PER ACRE

VEHICLE PARKING REQUIRED: 2 BED: (0.5 x 2 UNITS) = 1 P.S.
4 BED: (0.4 x 4 UNITS) = 1.6 P.S.
GUEST: (2 x 4 UNITS) = 1 P.S.
TOTAL REQUIRED: 3.6 P.S.
PROVIDED: 20 P.S.
(18 x 120') = 22.5 x 22 P.S.

ACCESSIBLE PARKING REQUIRED: 1 P.S.
PROVIDED: 1 P.S.

BICYCLE PARKING REQUIRED: (1 PER 3/4 BED) = 6 SPACES
PROVIDED: 6 SPACES

LANDSCAPE AREA REQUIRED: 25%
(16,455 x .25) = 4,114 SF
PROVIDED: 4,437 SF

PARKING LOT LANDSCAPE AREA REQUIRED: 10%
(5,364 SF PARKING AREA x .10) = 535 SF
PROVIDED: 12.3%
(665 SF PROVIDED) / 5,364 SF = 12.3%

USE PERMITS/VARIANCES: NONE

NFPA R-13 AUTOMATIC FIRE SPRINKLING SYSTEM WILL BE PROVIDED AS A DEFERRED SUBMITTAL.

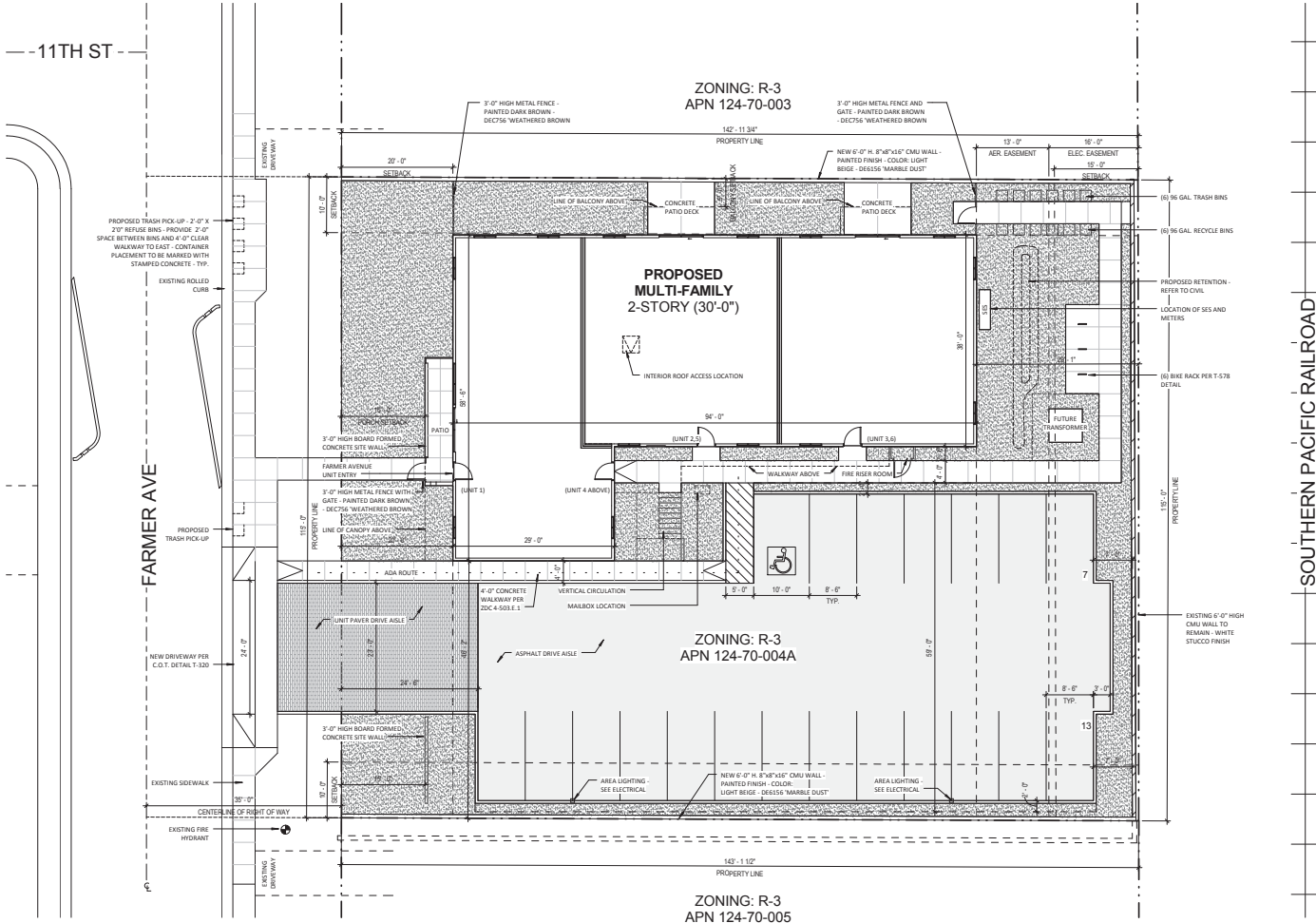
NOTE: REFER TO CIVIL, LANDSCAPE, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

legend

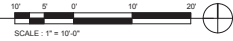
- LANDSCAPE
- ASPHALT
- UNIT PAVERS

revision no.	date	description
1	2015-10-05	PSP-01
2	2015-11-16	PSP-02
3	2016-02-18	DPR-01
4	2016-03-18	DPR-02

A001
SITE PLAN



1 SITE PLAN
1" = 10'-0"



project
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FT PROJECT NO. 15-051

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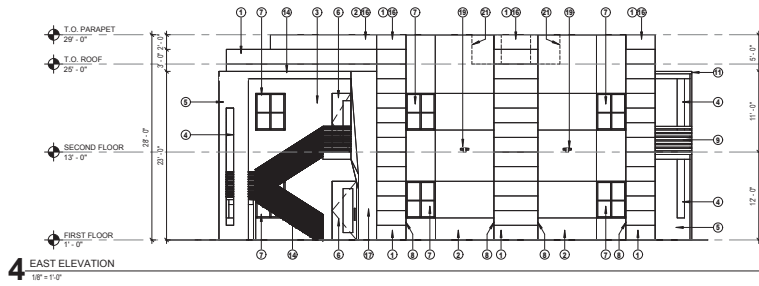
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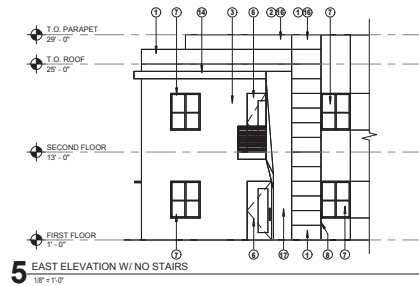
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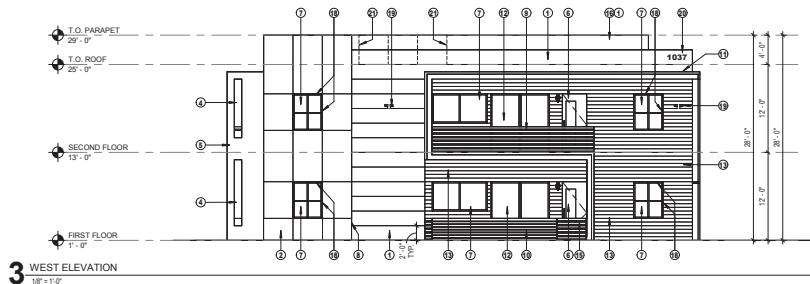
revisions



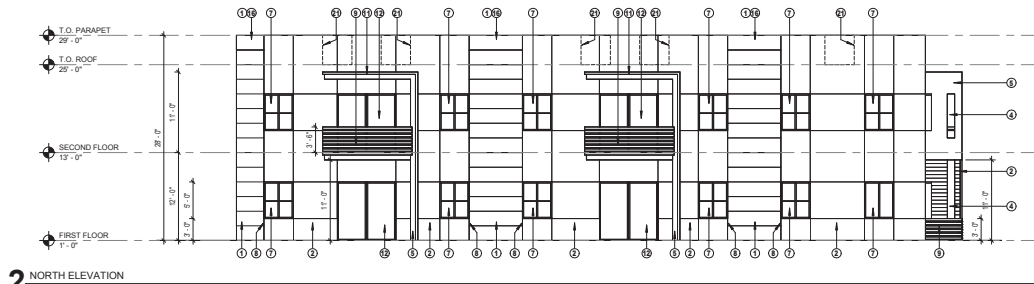
4 EAST ELEVATION
18' = 1'-0"



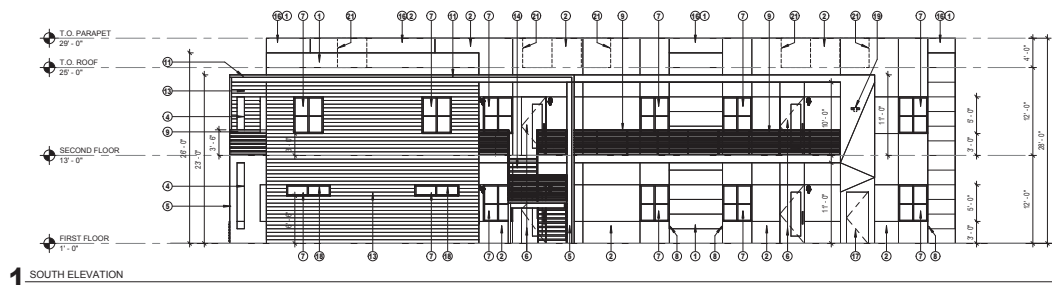
5 EAST ELEVATION W/ NO STAIRS
18' = 1'-0"



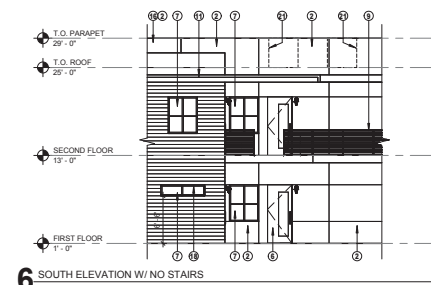
3 WEST ELEVATION
18' = 1'-0"



2 NORTH ELEVATION
18' = 1'-0"



1 SOUTH ELEVATION
18' = 1'-0"



6 SOUTH ELEVATION W/ NO STAIRS
18' = 1'-0"

ELEVATION KEYNOTES

- 1 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: LIGHT BEIGE - DEC756 'BISON BEIGE' - MAX. LRV 75%
- 2 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: BEIGE - DEC756 'BISON BEIGE' - MAX. LRV 75%
- 3 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: LIGHT BLUE - DE5835 'BELOW ZERO' - MAX. LRV 75%
- 4 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: ACCENT COLOR @ INSIDE FACE OF OPENING
- 5 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: DARK BROWN - DEC756 'WEATHERED BROWN' - MAX. LRV 75%
- 6 INSULATED METAL DOORS W/ GLASS INSET - COLOR: ANODIZED BRONZE
- 7 ALUMINUM FRAMED GLAZING - COLOR: ANODIZED BRONZE - GLAZING: SOLARBAN 60 CLEAR, LOW-E, GLASS
- 8 DEEP CONTROL JOINT - 1/2" WIDE AND 1/2" DEEP
- 9 METAL RAILING - POWDER COATED - COLOR: DARK BROWN - DEC756 'WEATHERED BROWN'
- 10 3'-0" HIGH BOARD FORMED CONCRETE WALL
- 11 METAL FASCIA - COLOR: DARK BROWN - DEC756 'WEATHERED BROWN'
- 12 SLIDING GLASS PATIO DOORS - COLOR: ANODIZED BRONZE
- 13 6" CEMENTITIOUS FIBER DOORS - SMOOTH FINISH - COLOR: 'TIMBER BARK'
- 14 COVERED EXTERIOR STAIRS
- 15 METAL GATE - POWDER COATED - COLOR: DARK BROWN - DEC756 'WEATHERED BROWN'
- 16 PARAPET BEYOND - INSET FROM FACE OF WALL TO CREATE RELIEF AND VARIATION IN ROOFLINE
- 17 FIRE RISER ROOM - PAINTED SMOOTH STUCCO - COLOR: DARK BROWN - DEC756 'WEATHERED BROWN'
- 18 1/2" DEEP WINDOW SHADE CANOPY - ANODIZED BRONZE
- 19 WALL MOUNTED LIGHT - SEE ELECTRICAL PLANS
- 20 10" HIGH ADDRESS NUMBER
- 21 MECHANICAL UNITS BEYOND PARAPET

NOTE:

- 1) ALL ROOFTOP DRAINS TO BE INTERNALLY PIPED
- 2) ALL CONTROL JOINTS TO BE 1/4" WIDE AND 1/2" DEEP UNLESS NOTED OTHERWISE

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location: 1037 SOUTH FARMER AVENUE TEMPE, AZ 85281



revisions	no.	date	description
	1	2015-10-05	PSP 01
	2	2015-11-18	PSP 02
	3	2016-02-18	DPR 01
	4	2016-03-18	DPR 02

A401
ELEVATIONS

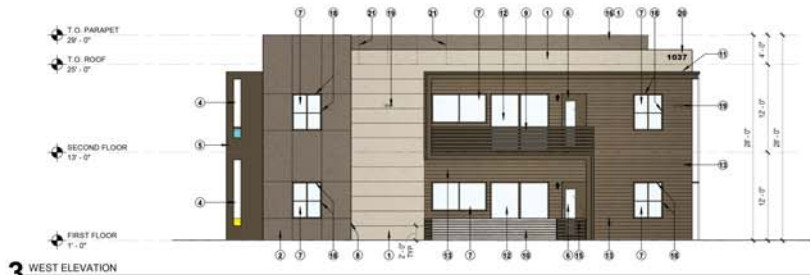
phase
DEVELOPMENT PLAN REVIEW 02
date
2015-10-05



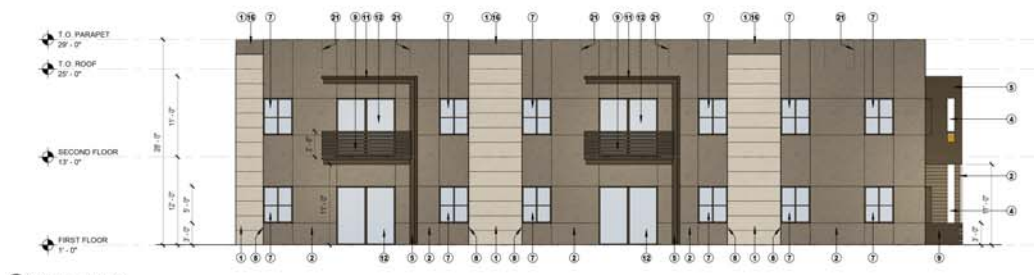
4 EAST ELEVATION
18' - 1 1/2"



5 EAST ELEVATION W/ NO STAIRS
18' - 1 1/2"



3 WEST ELEVATION
18' - 1 1/2"



2 NORTH ELEVATION
18' - 1 1/2"



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18' - 1 1/2"



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18' - 1 1/2"

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- 3 PAINTED STUCCO - SMOOTH TEXTURE - COLOR: LIGHT BLUE - DEC833 'BELOW ZERO' - MAX. LRV 75%
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1037 FARMER
17 PROJECT NO. 15-01

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revision	no.	date	description
	1	2015-10-05	PPF-01
	2	2015-11-16	PPF-02
	3	2016-02-16	OPN-01
	4	2016-03-18	OPN-02

A401
ELEVATIONS

sheet
DEVELOPMENT PLAN REVIEW 02
date
2015-10-05

project
 1037 FARMER
 FT PROJECT NO. 15-051
 1037 SOUTH FARMER AVENUE
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1037 FARMER
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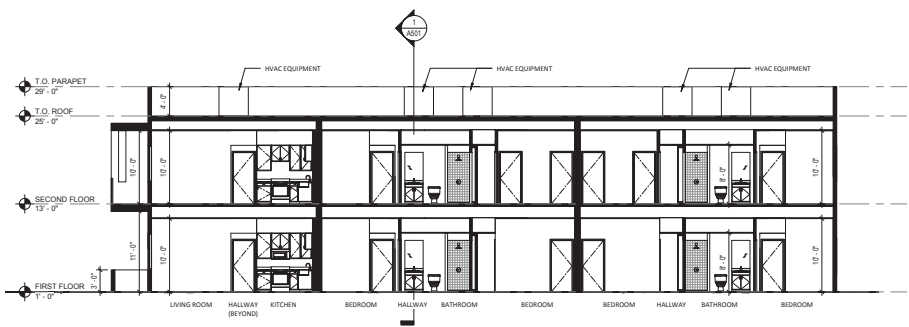


revisions	no.	date	description
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	2	2015-11-18	PSP-02
	3	2015-02-18	DPR-01
	4	2015-03-18	DPR-02

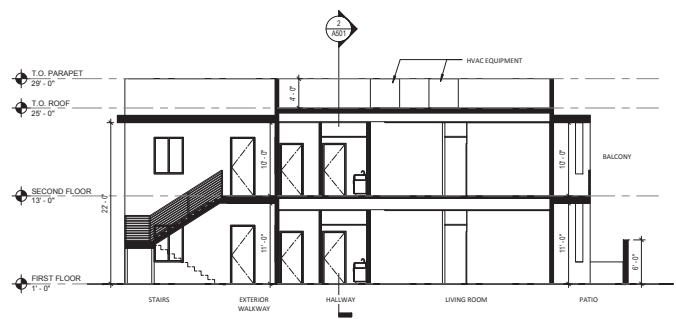
A501

SECTIONS

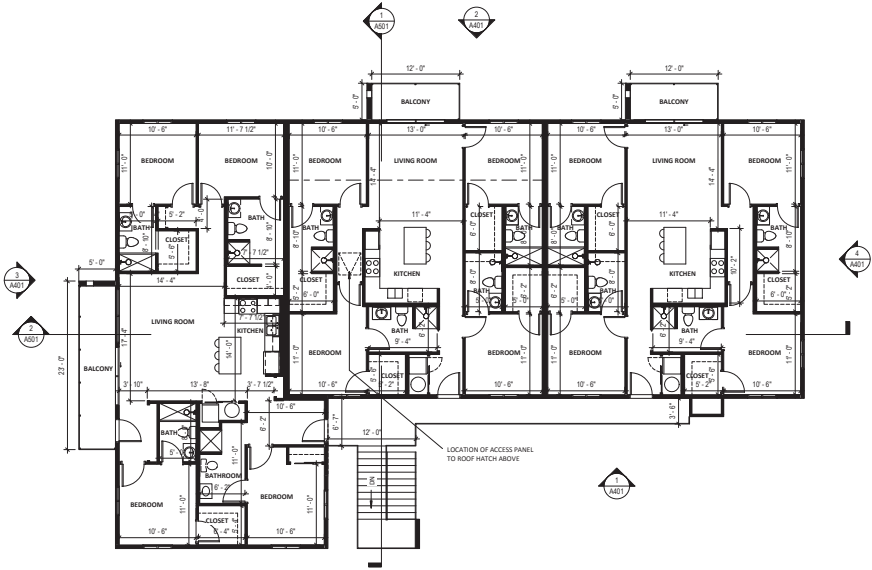
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 date
 2015-10-05



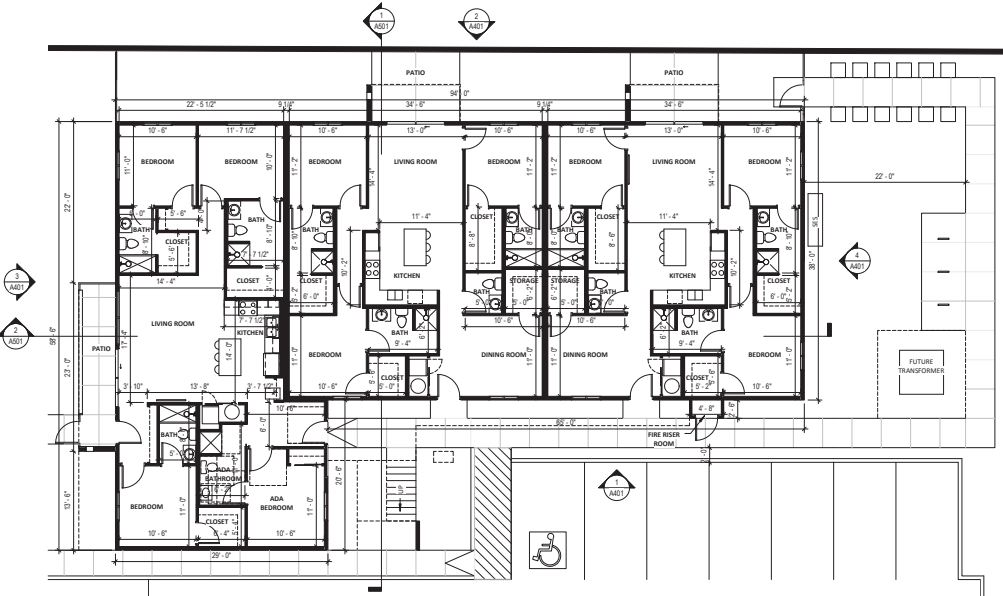
2 LONGITUDINAL SECTION
 1/8" = 1'-0"



1 TRANSVERSE SECTION
 1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

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	1	2015-10-05	PSP-01
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	3	2016-02-18	DPR-01
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A101
FLOOR PLANS

phase
DEVELOPMENT PLAN REVIEW 02
date
2015-10-05



project
 1037 FARMER
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1	2015-10-05	PSP-01
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△
RENDERING
 NW CORNER

phase
 DEVELOPMENT PLAN REVIEW 02
 date
 2015-10-05



project
 1037 FARMER
 FT PROJECT NO. 15-051
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△
RENDERING
 SW CORNER

phase
 DEVELOPMENT PLAN REVIEW 02
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△
RENDERING
 SE CORNER

phase
 DEVELOPMENT PLAN REVIEW 02
 date
 2015-10-05

PRIMARY COLORS

ACCENT COLORS



DE6156
Marble Dust



DEC750
Bison Beige



DEC756
Weather Brown



DE5835
Below Zero



DE5026
Crushed Berries



DE5558
Citrus Leaf



DE5404
Highlighter



DEA116
Flash of Orange



DE5730
Island Oasis



SMOOTH FINISH STUCCO *



CEMENTITIOUS FIBER BOARD



METAL SLAT RAILING *



BOARD FORMED CONCRETE *

* SHOWN FOR TEXTURE AND CHARACTER ONLY - REFER TO ELEVATIONS FOR COLOR SPECIFICATION



LOOKING NORTHEAST



LOOKING SOUTHEAST