

Attachment D

**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 02/09/2017  
Agenda Item: 3**

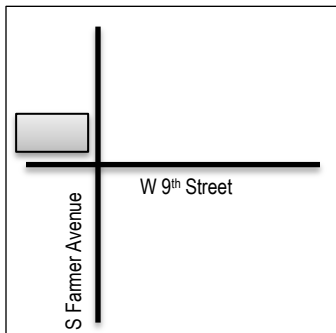
**ACTION:** Request approval for a Certificate of Appropriateness for an Amended Planned Area Development Overlay and a Development Plan Review, **FARMER GOODWIN TOWNHOMES** (830 South Farmer Avenue) consisting of a new ten (10) unit 3-story townhome development. The applicant is Crew Development Corporation.

**RECOMMENDATION:** Staff – Approve

**BACKGROUND INFORMATION: FARMER GOODWIN TOWNHOMES (PL160378 / HP012017)**, a proposed amendment to an approved 2005 Planned Area Development for the Farmer-Goodwin Architectural Office and Townhomes (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhomes to the south of the historic house. The two as-yet unbuilt townhome buildings include five townhome units per building and measure 36' to the top of the parapet and include several roof access structures that rise to a height of 42'.

The request includes the following:

1. Certificate of Appropriateness for changes to the 2005 approval issued by the Historic Preservation Commission



Property Owner  
Designated Property  
Applicant  
Architect

Halle Capital, LLC  
Farmer-Goodwin House  
Crew Development Corporation  
Benjamin Vogel

**ATTACHMENTS:** Tempe Historic Property Register designation file, 2005 Farmer-Goodwin Townhomes Architectural Office and Townhomes case file, 2005 Farmer-Goodwin Architectural Office and Townhomes Planned Area Development approval letter, Farmer Goodwin Townhomes letter of explanation (Vogel), Farmer Goodwin Townhomes plans, View of proposed townhomes from Farmer Avenue, View of proposed townhomes from 9<sup>th</sup> Street, Anderson window and door tear sheets, Site photos for context

**STAFF CONTACT(S):** John Larsen Southard, Historic Preservation Officer, (480) 350-8870

Department Director: Chad Weaver, Community Development Director  
Prepared by: John Larsen Southard, Historic Preservation Officer

## HISTORIC OVERVIEW

The primary significance of the Farmer-Goodwin House is its association with two prominent figures in the history of Tempe; Hiram Bradford Farmer and James Cooper Goodwin. The house is also one of the best-preserved and unique adobe structures in the state. Pierce Carrick Shannon, a local saloonkeeper, purchased the land in 1880. He completed construction of the house in March of 1883. In January of 1886, the property was sold to Hiram Bradford Farmer for \$3,000. Farmer developed his 160 acres into one of the town's early subdivisions, known as Farmer's Addition. After Farmer left the Salt River Valley in 1890, the house passed through a number of owners until it was acquired in 1897 by James Wilson. When Wilson's daughter, Libbie, married James C. Goodwin in 1902, the house was deeded to her. The house continued to be owned by the Goodwin family until the 1992 death of their son, Woodrow Wilson Goodwin.

The Farmer-Goodwin House is a good example of a Folk expression of Victorian-era architecture. Its massing is similar to other Victorian-era styles, but this building lacks the "gingerbread" detailing often found in Victorian-era buildings. It is a one-and-a-half story adobe structure, rectangular in plan, surmounted by a hipped roof punctuated by ten flush wall dormers. It is symmetrical both in plan and elevation; the east and west facades are divided into three equal bays. The exterior adobe walls are finished with plaster, which has been scored with lines to simulate cut stone construction. The corners are detailed with quoins of built-up plaster. In plan the house is composed of a central hall (zaguan) with approximately equal-sized rooms disposed symmetrically on either side of it. The room arrangement is identical on the upper story, and access is by a stairway in the central hall. The wall dormers are a character-defining element, as well as the front veranda porch, which was rebuilt.

The Farmer-Goodwin House is listed in the Tempe Historic Register and the National Register of Historic Places. At the time of the initial townhome development proposal in 2005, a recent change in ownership threatened the future of the Farmer-Goodwin House. Commercial modifications to the structure were necessary to meet building safety standards for office use. That use was viewed as the least invasive and least intensive use of the property, and a choice that retained the ability to convert the historic house back to a residence and / or bed and breakfast at some point in the future. The Historic Preservation Commission reviewed and subsequently approved the 2005 application with the condition that the City be granted an historic preservation easement for the Farmer-Goodwin House. The ten townhome units were viewed as an appropriate request given the financial impact of preserving the historic Farmer-Goodwin House.

## COMMENTS

The Historic Preservation Commission approved the Planned Area Development proposal for the Farmer-Goodwin Architectural Office and Townhomes (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhouses to the south of the historic house, on October 13<sup>th</sup>, 2005. The Historic Preservation Commission approval, required before any other City approvals or permits can be issued due to the Farmer-Goodwin House being listed in the Tempe Historic Property Register, was conditioned on the City receiving a permanent historic preservation easement for the historic home. In addition to the required preservation easement, the Commission recommended:

- 1) That the design of new construction evince a visual relationship to the historic house, and
- 2) That new construction maximize the view of the historic property from Farmer Avenue, and
- 3) That permit processes for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of this significant historic resource

The proposed amendment to the 2005 submittal retains the 36' height to the top of parapet, with a top-of-the-top height, as measured at the highest point of the roof access structures, of 42'. The 2005 plan also included roof access structures rising above the parapet, but these features were not dimensioned. Setbacks approved in 2005 have carried over to the proposed amendment. In addition, the revised design remains distinct from the Farmer-Goodwin House while incorporating additional architectural references to the historic home. Specifically, the current proposal includes two dormers and a standing seam

metal overhang at the third level of the east elevation of both buildings, balcony columns referencing details of the Farmer-Goodwin House porch on each level of the east elevation of both buildings, and compatible exterior doors for use on all levels of the east elevation of both buildings. The plant palette features deciduous trees, in keeping with the lush, flood-irrigated look and feel of the Farmer-Goodwin House. The current proposal retains the Indian Rosewood selection put forth in 2005, but replaces the proposed Chinese Pistache plantings with Chinese Elm. Both species are appropriate choices given the historic context of the property. The current proposal increases the number of trees planted at the eastern elevation but reduces the number of trees proposed for the southern elevation from six to zero.

As of Monday, February 6<sup>th</sup>, 2017, the Farmer-Goodwin House historic preservation easement required as a condition of approval by the Historic Preservation Commission and the City Council, has not yet been granted.

## **PUBLIC INPUT**

As of Monday, February 6<sup>th</sup>, 2017, no public input has been received.

## **REASONS FOR APPROVAL:**

The staff recommendation of approval assumes receipt of a fully executed historic preservation easement prior to the February 9<sup>th</sup>, 2017 Historic Preservation Commission meeting. Should this 2005 condition of approval required by both the Historic Preservation Commission and the City Council not be satisfied prior to the February 9<sup>th</sup> meeting, staff recommends the Commission continue this matter to the following meeting or deny the applicant's request.

Staff recommendation of approval, assuming receipt of a fully executed historic preservation easement prior to the February Commission meeting, is based upon the current proposal's retention of the height and front, back, and side setbacks approved in 2005, and similarity in overall footprint. Architectural features including columns, dormers, window details, and standing seam metal roofing overhangs reference character defining features of the Farmer-Goodwin House more effectively than the 2005 submittal. Increased tree plantings along the eastern end of the property contribute to a continuance of setting, somewhat mitigating the potential visual impact of the 2005 approval.

## **HISTORY & FACTS:**

March 1883	Construction of (820 S. Farmer Avenue) the two story house was completed by P.C. Shannon
January 1886	Property was seized by the government when the original owner was convicted of selling illegal substances to the Native Americans. The property was put up for auction and Mr. & Mrs. Hiram Bradford Farmer purchased the property for \$3,000.00
December 1886	H.B. Farmer subdivided the property to create Farmers Addition, a 160 acre subdivision recorded with Maricopa County
August 1890	James Wilson purchased the property for \$8,000.00
1902	Wilson's daughter Libbie married James C. Goodwin; the house was deeded to her
March 1914	Goodwin Homes Subdivision was filed with Maricopa County Recorder
December 1972	820 S. Farmer Avenue is listed on the National Register of Historic Places
1992	The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992. The City, with permission from the estate of Woodrow Goodwin, applied for and received a matching grant for a Building Condition Assessment Report. Subsequently, the City acted as the third party sponsor for the Drazy-Aiexanders,

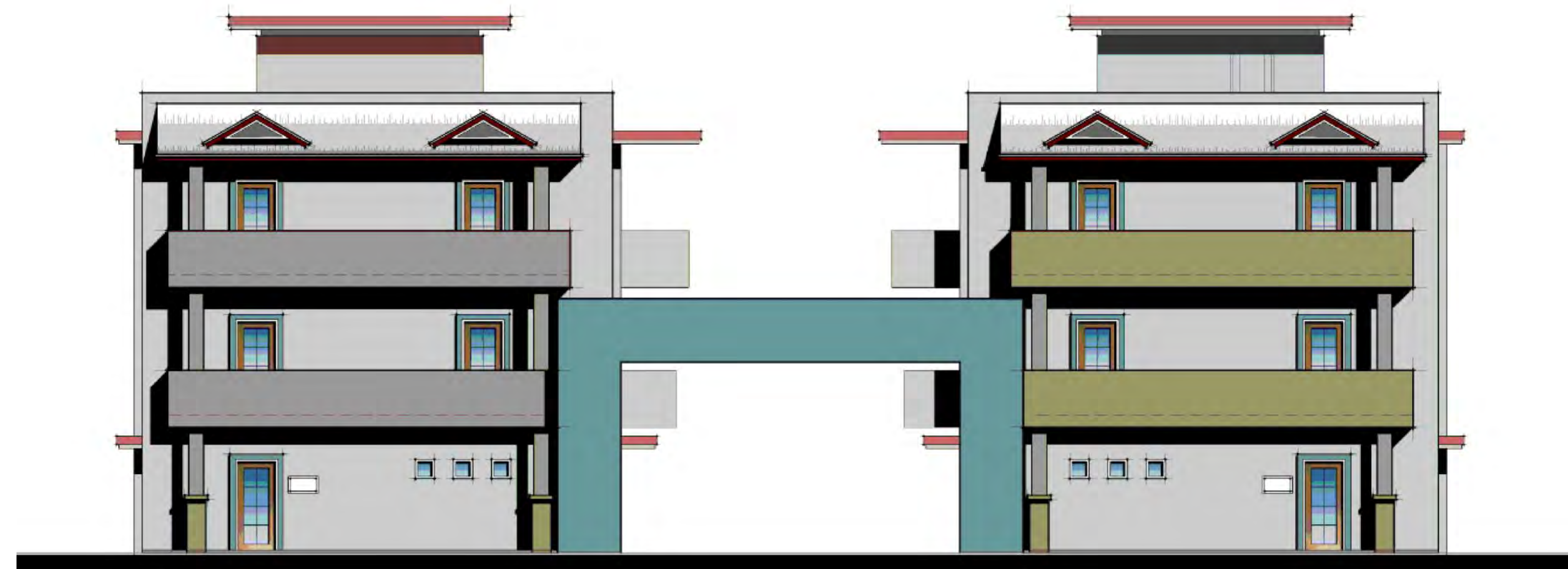


resulting in two additional grants, one for emergency adobe stabilization and for roof and window rehabilitation

- February 1993 Normany Drazy and Pat Alexander-Drazy purchased the property and spent more than a decade rehabilitating the structure and surrounding landscape while living in the home
- April 1994 Board of Adjustment approved a request for a use permit to allow a boarding house (bed and breakfast) establishment, and variances to allow a fence, six (6) feet tall in the front and side yard setbacks, to reduce the driveway width from 18 feet to 14 feet and use crushed granite instead of asphalt or concrete paving for the driveway
- April 1999 Planning and Zoning Commission recommended the designation of 820 S. Farmer Avenue as an Historic Property
- May 1999 City Council approved the designation of 820 S. Farmer Avenue as a Historic Property
- June 2005 Doug and Patricia Bruhn purchase 810 and 820 S. Farmer Avenue for \$1,300,000.00 with an agreement to grant an historic easement on the 820 S. Farmer Avenue parcel, to protect the historic Farmer-Goodwin House
- October 13, 2005 The Historic Preservation Commission approval, required before any other City approvals or permits can be issued due to the Farmer-Goodwin House being listed in the Tempe Historic Property Register, was conditioned on the City receiving a permanent historic preservation easement for the historic home. In addition to the required preservation easement, the Commission recommended:
- 1) That the design of new construction evince a visual relationship to the historic house, and
  - 2) That new construction maximize the view of the historic property from Farmer Avenue, and
  - 3) That permit processes for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of this significant historic resource
- October 25, 2005 Planning and Zoning Commission held a public hearing and took public comment on a request for a proposed Planned Area Development with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request included a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue
- November 17, 2005 City Council introduced and held a first hearing for this request
- December 1, 2005 The City Council approved the Farmer-Goodwin Architectural Office and Townhomes Planned Area Development (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhomes to the south of the historic house. Among other conditions of approval, the Council condition of approval number ten required:
- A permanent Historic Preservation Easement [be] conveyed by the property owner to the City of Tempe prior to issuance of Building Permits
- February 9<sup>th</sup>, 2017 Amendment to 2005 Planned Area Development approval agendized for Historic Preservation Commission review and action

# PLANNED AREA DEVELOPMENT FOR FARMER GOODWIN TOWN HOMES

FARMER AVENUE AND 9th STREET TEMPE, ARIZONA



### PROJECT DATA

#### PROJECT SCOPE:

10 TOWN HOMES

	NEW	PREV. APPVD
CONSTRUCTION TYPE	V-B	V-B
SPRINKLERS	NO	NO
EXISTING ZONE	R-3	R-3
PROPOSED ZONE	R-3(PAD)	R-3(PAD)
SITE AREA (ACRES)	0.5 AC	0.5 AC
SITE AREA (SQ.FT.)	21,780s.f.	21,780s.f.
SETBACKS, FRONT/ REAR	2' / 2'	2' / 2'
SETBACKS, SIDES	0'	0'
ALLOWED BLDG HT	30'	30'
PROPOSED BLDG HT	36'	36'
RESIDENTIAL DENSITY	20 U/AC	20 U/AC
BLDG'S AREA (FOOTPRINT)	11,100 s.f.	11,690 s.f.
LOT COVERAGE - MAXIMUM	54%	54%
LOT COVERAGE - PROPOSED	51%	52%
LANDSCAPE - MINIMUM	18%	18%
LANDSCAPE - PROPOSED	20%	
FLOOR AREA ALL 10 UNITS:		
FLOOR AREA (NET LIVABLE)	21,540 s.f.	19,652 s.f.
FLOOR AREA (GARAGE)	5,400 s.f.	5,388 s.f.
PARKING REQ'D (INCL GARAGE)	22	22
PARKING PROVIDED	22	22
BICYCLE PARKING PROPOSED-IN GARAGE -IN GARAGE		

#### NET LIVEABLE SPACE EACH UNIT:

	NEW	PREV. APPVD
UNITS 1-4	2,154 s.f.	1,950 s.f.
OCCUPANCY LOAD	11	10
UNITS 6-9	2,154 s.f.	1,950 s.f.
OCCUPANCY LOAD	11	10
UNITS 5, 10	2,154 s.f.	2,026 s.f.
OCCUPANCY LOAD	11	11

FLOOR AREA ALL 10 UNITS:		
FLOOR AREA (NET LIVABLE)	21,540 s.f.	19,652 s.f.
FLOOR AREA (GARAGE)	5,400 s.f.	5,388 s.f.

### PROJECT DETAILS

#### PROJECT ADDRESS:

820, 830 SOUTH FARMER AVENUE  
TEMPE, AZ 85281

#### LEGAL DESCRIPTION:

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12, AND 13 IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 67 FEET THEREOF

#### OWNER :

HALLE CAPITAL LLC  
3124 E. BROOKWOOD COURT  
PHOENIX, AZ 85048  
602-251-3838 FAX: 602-251-3833  
CONTACT: DOUG BRUHN

#### DEVELOPER:

CREW DEVELOPMENT CORPORATION  
7303 WEST BOSTON STREET  
CHANDLER, AZ 85226

#### CONTRACTOR:

BLUE GRANITE CONSTRUCTION LLC  
7303 WEST BOSTON STREET  
CHANDLER, AZ 85226

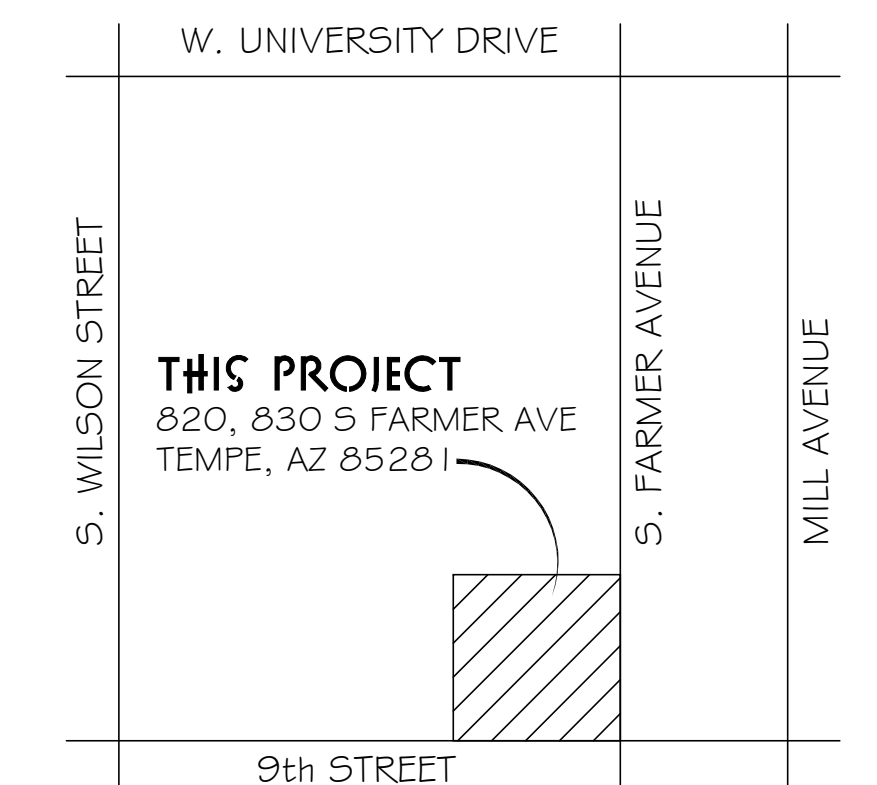
#### STATEMENT OF OWNERS:

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
HALLE CAPITAL LLC

### PROJECT TEAM

#### ARCHITECT:

Benjamin Vogel, Architect  
BVArchitect@Q.com  
520-406-8684  
FAX-577-0272



LOCATION MAP  
NO SCALE

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

BENJAMIN VOGEL, ARCHITECT  
DESIGN - BUILD STUDIO  
5475 NORTH MACINDA DEL SOL, TUCSON, ARIZONA 85718  
TEL: 520-416-6664

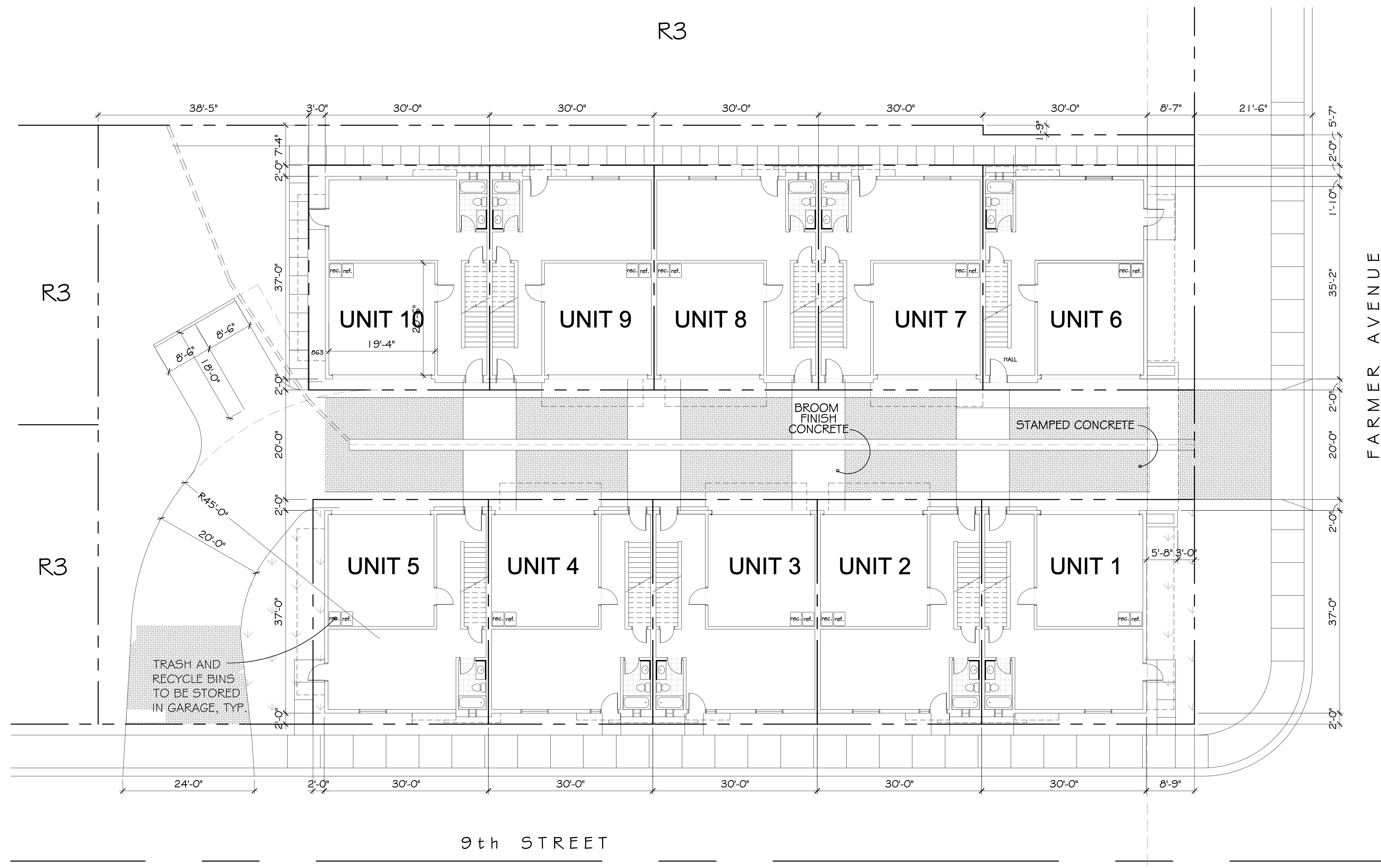


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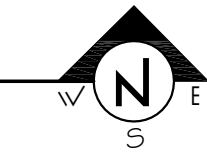
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1			
2			
3			
4			
5			

PROJECT:  
FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE:  
COVER SHEET

DRAWN BY:  
bv  
CHECKED BY:  
bv  
APPROVED BY:  
  
DATE:  
10.24.2016  
JOB NUMBER:  
16131  
SCALE:  
NOTED  
# OF SHEETS:  
SHEET NO:  
A0

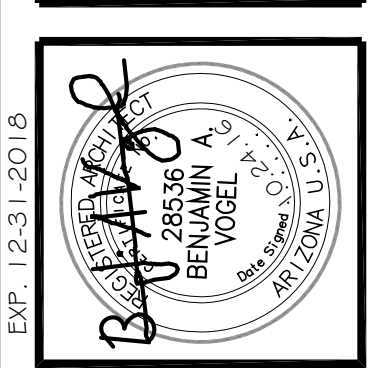


**A** ARCHITECTURAL SITE PLAN  
Scale: 1" = 10'



DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5475 NORTH MACINDA DEL SOL, TUCSON, ARIZONA 85718  
TEL: 520/416/6664 FAX: 520/377/5272



NO	REVISIONS	DATE	BY

PROJECT:  
**FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT**

DRAWING TITLE:  
ARCHITECTURAL SITE PLAN

DRAWN BY:  
bv

CHECKED BY:  
bv

APPROVED BY:

DATE:  
10.24.2016

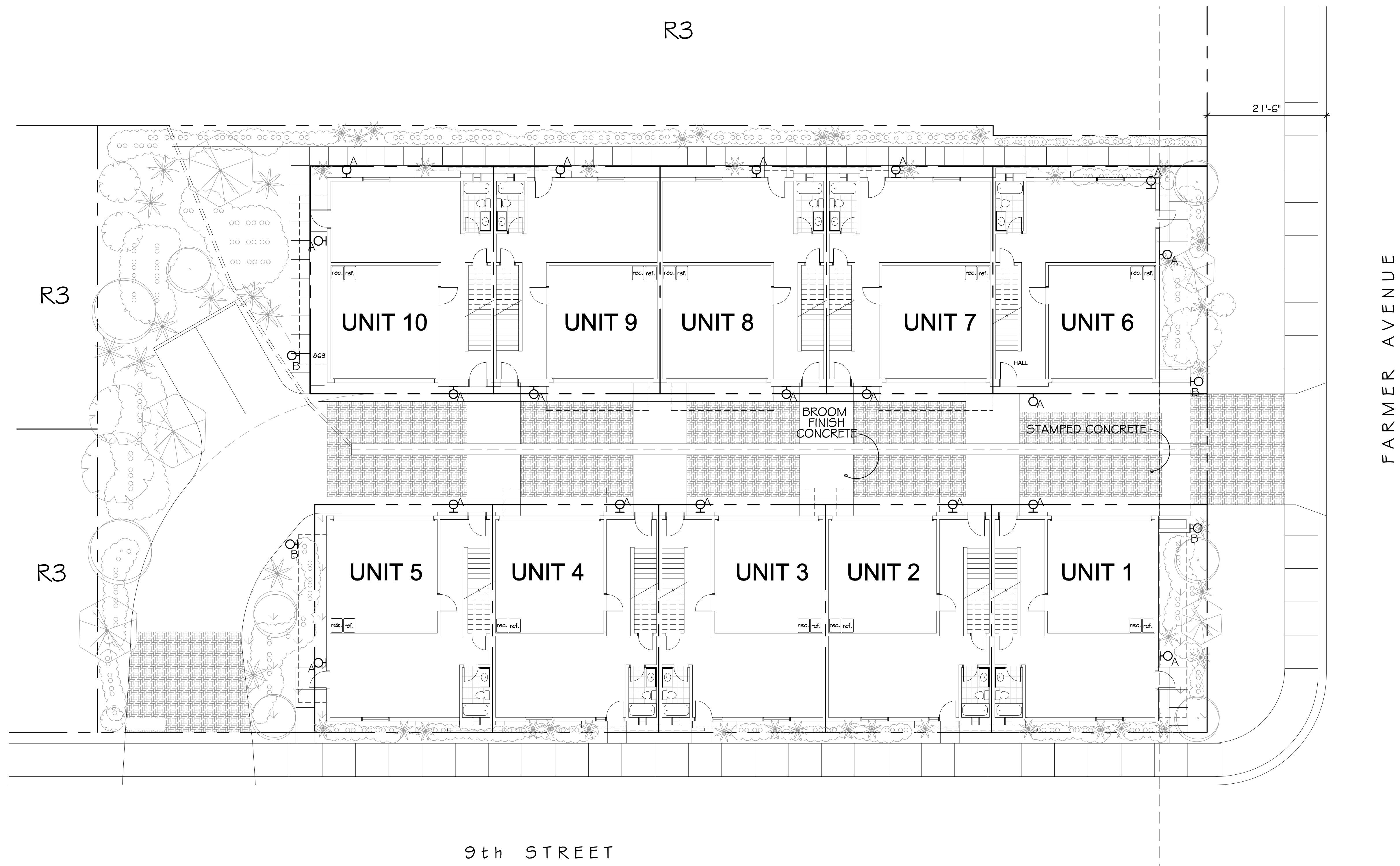
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16131

SCALE:  
NOTED

# OF SHEETS:

SHEET NO:  
**A1**





**A** SITE LIGHTING PLAN  
Scale: 1" = 10'

- ⊙A = DECORATIVE SCONCE WITH SHIELDED TOP
- ⊙B = LED WALL PACK LIGHT FULLY SHIELDED

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

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5475 NORTH MACINDA DEL SOL, TUCSON, ARIZONA 85718  
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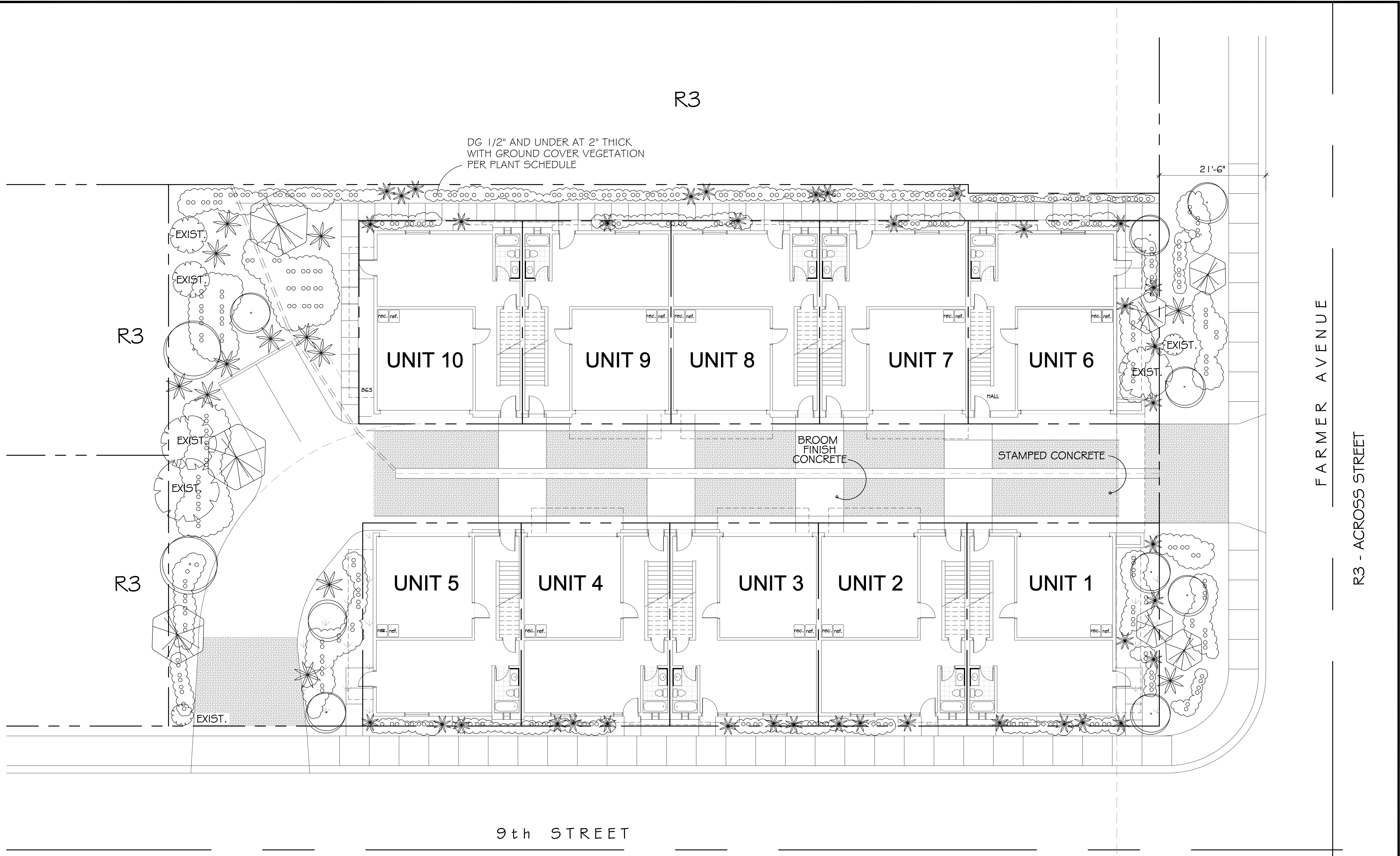


NO.	REVISIONS	DATE:	BY:

PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: SITE LIGHTING PLAN

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:   
DATE: 10.24.2016  
JOB NUMBER: 16131  
SCALE: NOTED

# OF SHEETS:   
SHEET NO: **A2-1**



DG 1/2" AND UNDER AT 2" THICK WITH GROUND COVER VEGETATION PER PLANT SCHEDULE

21'-6"

**A SITE LIGHTING PLAN**  
Scale: 1" = 10'

PLANT LIST					
SYMBOL	MARK	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
	T-1	TREE	INDIAN ROSEWOOD	DALBERGIA SISOO	1 1/2" MIN
	T-2	TREE	CHINESE ELM	ULMUS PARVIFOLIA	1 1/2" MIN
	S-3	GROUND COVER	DESERT CARPET ACACIA	ACACIA REDOLENS	1 GAL.
	S-4	SHRUB	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	1 GAL.

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

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5475 NORTH MACDONALD DEL SOL TUCSON, ARIZONA 85718  
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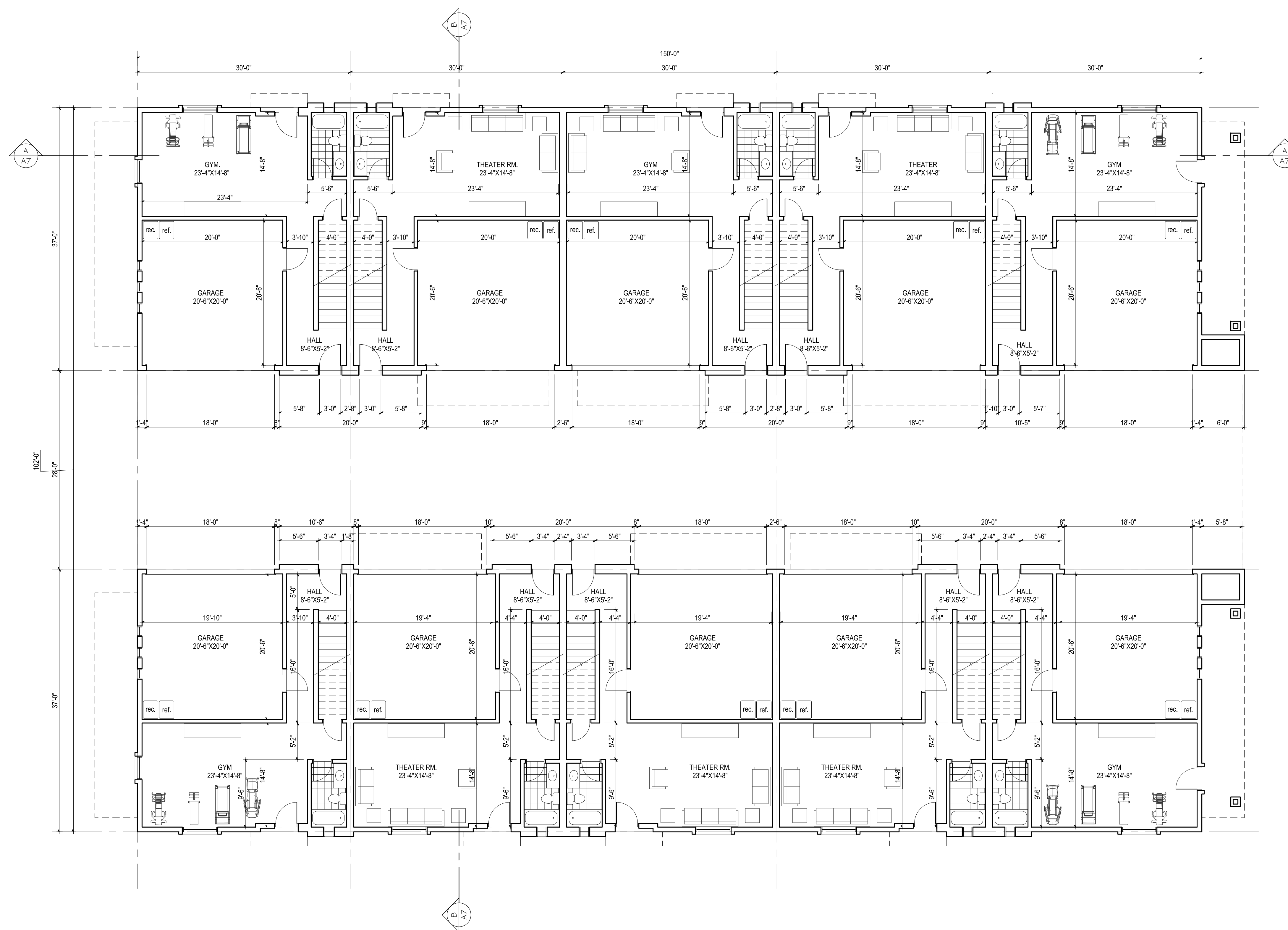


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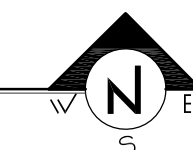
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**FARMER GOODWIN TOWNHOMES**  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE:  
LANDSCAPE PLAN

DRAWN BY:  
bv  
CHECKED BY:  
bv  
APPROVED BY:  
   
DATE:  
10.24.2016  
JOB NUMBER:  
16131  
SCALE:  
NOTED

# OF SHEETS:  
   
SHEET NO:  
**A2.2**



**A** FIRST LEVEL FLOOR PLAN  
 Scale: 1/8" = 1'-0"



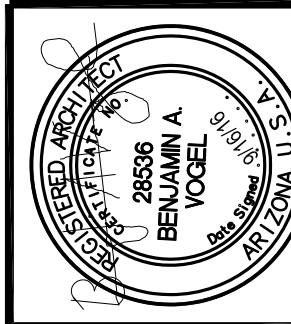
DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 MATT KIM  
 matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
 DESIGN · BUILD STUDIO

5075 NE 14th Avenue, Del Sol, Tucson, AZ 85718  
 TEL 520.885.8864 FAX 520.778.0771

EXP. 12/31/2018



NO	REVISIONS	DATE	BY

PROJECT:  
**FARMER GOODWIN TOWNHOMES  
 PLANNED AREA DEVELOPMENT**

DRAWING TITLE:  
**1ST LEVEL FLOOR PLAN**

DRAWN BY:  
bv

CHECKED BY:  
bv

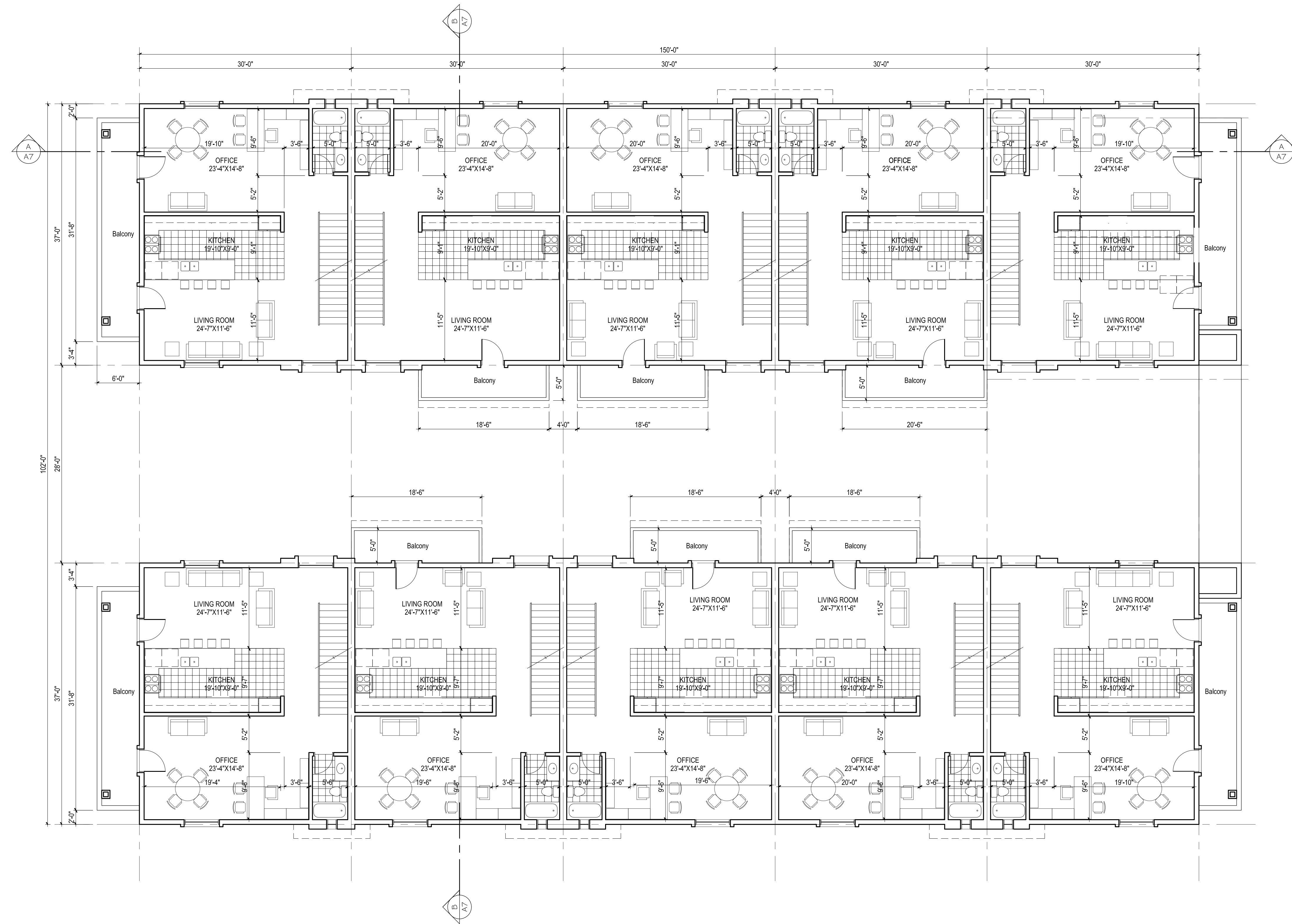
APPROVED BY:

DATE:  
12.26.16

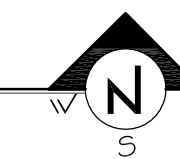
JOB NUMBER:  
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SCALE:  
NOTED

# OF SHEETS:  
**A3.1**



**B** SECOND LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"

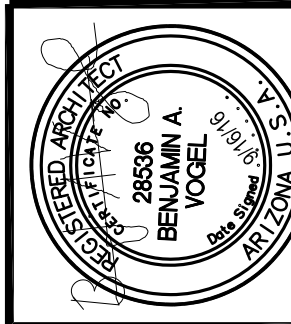


DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MIATT KIM  
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**BENJAMIN VOGEL, ARCHITECT**  
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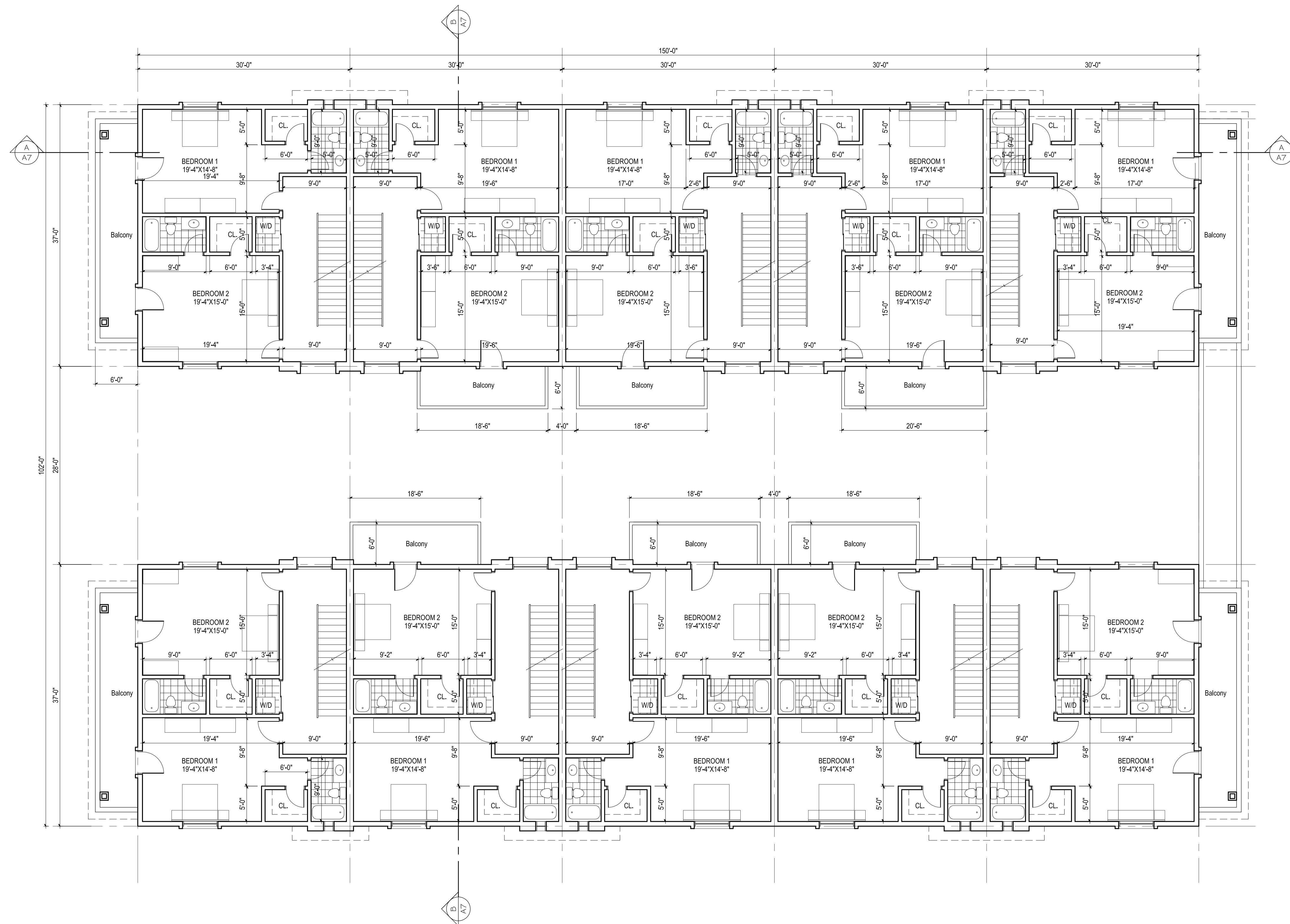
EXP. 12/31/2018

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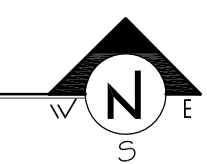
PROJECT:	FARMER GOODWIN TOWNHOMES PLANNED AREA DEVELOPMENT
DRAWING TITLE:	2ND LEVEL FLOOR PLAN

DRAWN BY:	bv
CHECKED BY:	bv
APPROVED BY:	
DATE:	12.26.16
JOB NUMBER:	16131
SCALE:	NOTED

# OF SHEETS:  
SHEET NO:  
**A3.2**

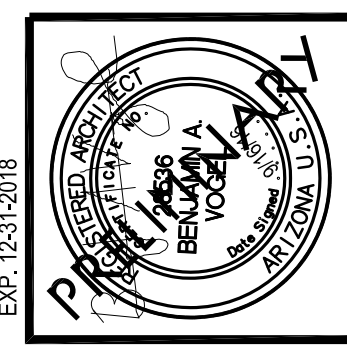


**B** THIRD LEVEL FLOOR PLAN  
 Scale: 1/8" = 1'-0"



DRAWINGS FOR:  
 DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 MATT KIM  
 matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
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 5475 N. 10TH AVE. SUITE 100, DENVER, CO 80231  
 TEL: 303.733.8844 FAX: 303.737.8977



EXP. 12-31-2018

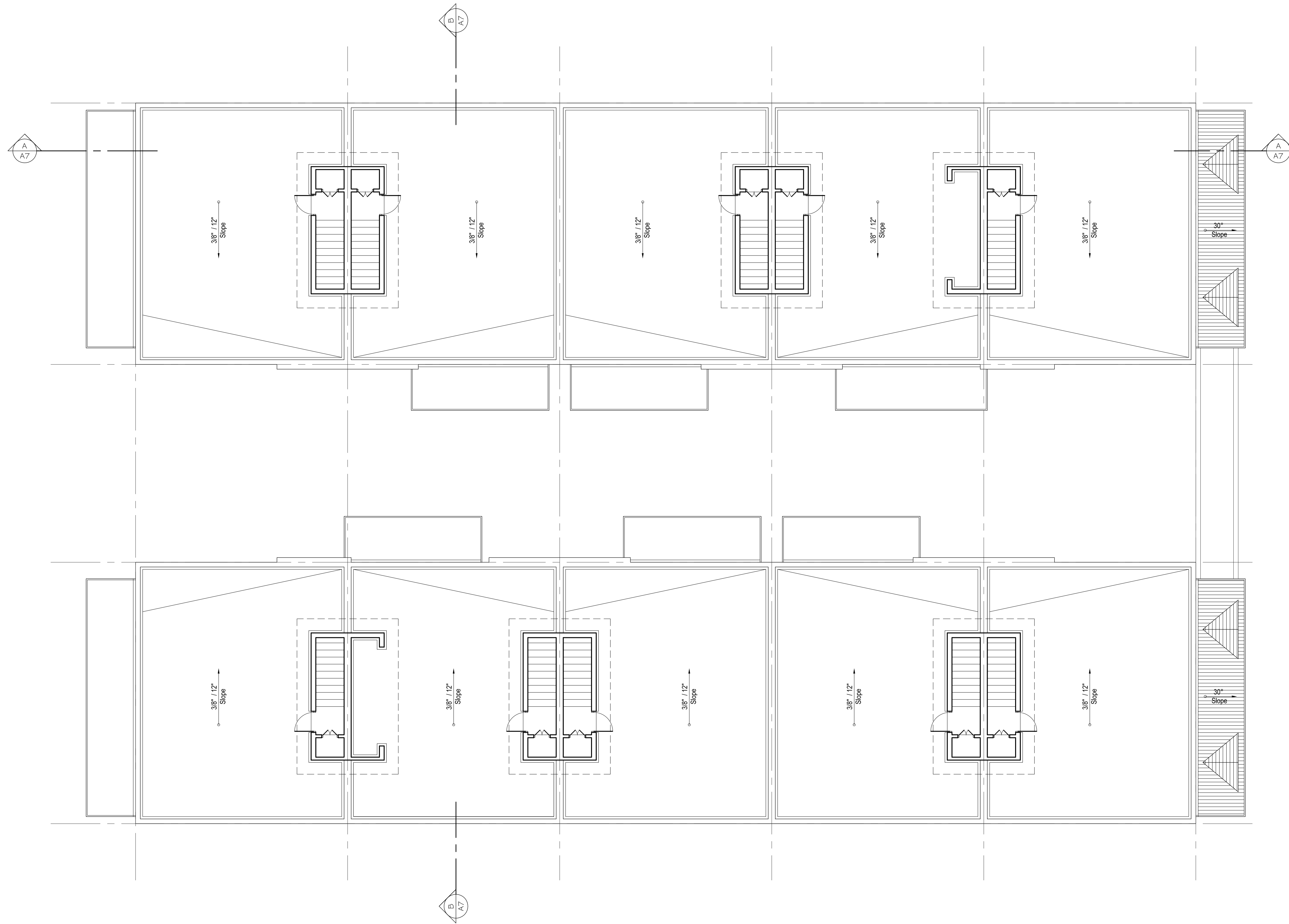
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PROJECT:  
**FARMER GOODWIN TOWNHOMES  
 PLANNED AREA DEVELOPMENT**  
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**3RD LEVEL FLOOR PLAN**

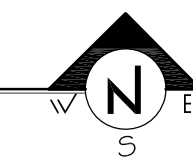
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 bv  
 CHECKED BY:  
 bv  
 APPROVED BY:  
 DATE:  
 12.26.16  
 JOB NUMBER:  
 16131  
 SCALE:  
 NOTED

# OF SHEETS:  
 SHEET NO:  
**A3.3**



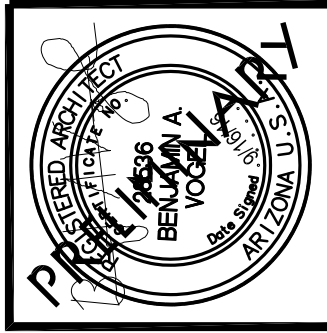


**B** ROOF LEVEL FLOOR PLAN  
 Scale: 1/8" = 1'-0"



DRAWINGS FOR:  
 DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 MATT KIM  
 matt@bggroupusa.com

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 5475 N. HOLLYWOOD BLVD., SUITE 100, TUCSON, AZ 85745  
 TEL: 520.438.8804 FAX: 520.777.6277



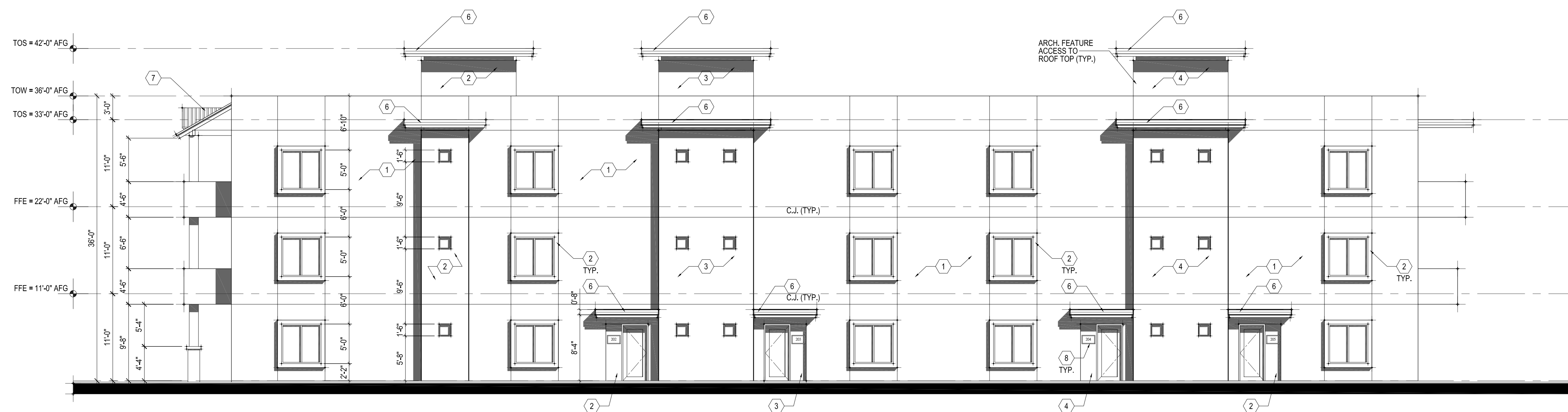
EXP. 12-31-2018

NO.	REVISIONS	DATE:	BY:

PROJECT: FARMER GOODWIN TOWNHOMES  
 PLANNED AREA DEVELOPMENT  
 DRAWING TITLE: ROOF LEVEL FLOOR PLAN

DRAWN BY: bv  
 CHECKED BY: bv  
 APPROVED BY:  
 DATE: 12.26.16  
 JOB NUMBER: 16131  
 SCALE: NOTED

# OF SHEETS:  
 SHEET NO:  
**A3.4**



**1 NORTH BUILDING - NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**2 NORTH BUILDING - SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

### COLOR SCHEME

#### STUCCO

1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
2. SW 2819 DOWNING SLATE - ACCENT COLOR
3. SW 2818 RENWICK HEATHER - ACCENT COLOR
4. SW 2020 DOWNING EARTH - ACCENT COLOR
5. SW 2821 DOWNING STONE - ACCENT COLOR

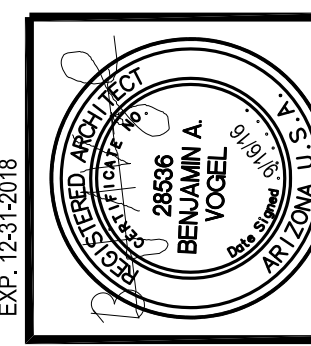
#### METAL FASCIAS & ROOF

6. SW 2802 ROOKWOOD RED - ACCENT COLOR
7. STANDING SEAM GALVANIZED MTL. ROOF
8. ADDRESS NUMBER

DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt.kim@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5475 NW 13th Avenue, Del. Col., Tucson, AZ 85710-3328  
TEL: 520-681-8884 FAX: 520-677-8977

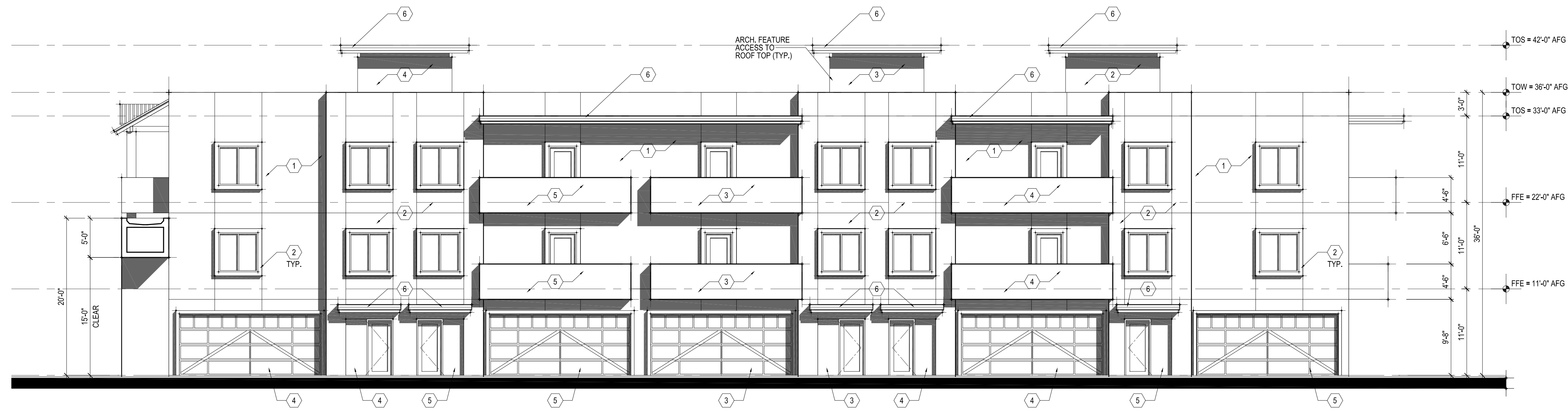


EXP. 12/31/2018

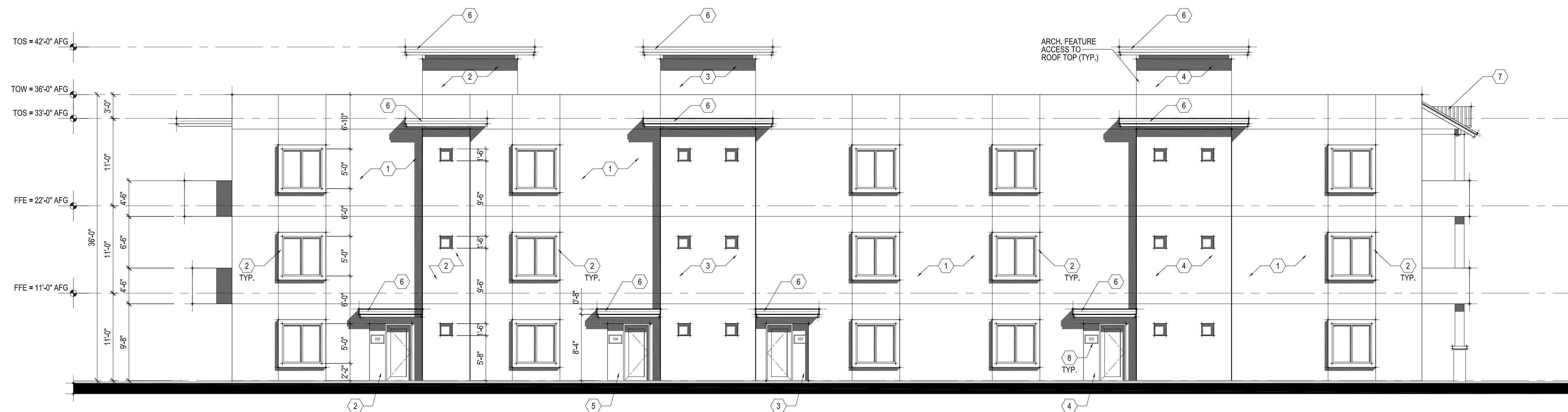
NO.	REVISIONS	DATE	BY:

PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: BUILDING ELEVATIONS

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:   
DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED  
# OF SHEETS:   
SHEET NO: **A4**



**3** SOUTH BUILDING · NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**4** SOUTH BUILDING · SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

### COLOR SCHEME

#### STUCCO

1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
2. SW 2819 DOWNING SLATE - ACCENT COLOR
3. SW 2818 RENWICK HEATHER - ACCENT COLOR
4. SW 2020 DOWNING EARTH - ACCENT COLOR
5. SW 2821 DOWNING STONE - ACCENT COLOR

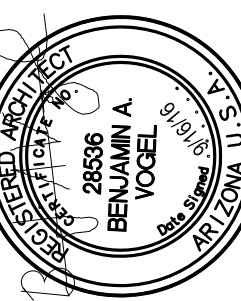
#### METAL FASCIAS & ROOF

6. SW 2802 ROOKWOOD RED - ACCENT COLOR
7. STANDING SEAM GALVANIZED MTL. ROOF
8. ADDRESS NUMBER

DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MIATT KIM  
miatt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN · BUILD STUDIO  
5475 NW 36th AVENUE DEL SOL TUCSON, AZ 85718  
TEL 520.838.8664 FAX 520.837.8977



EXP. 12-31-2018

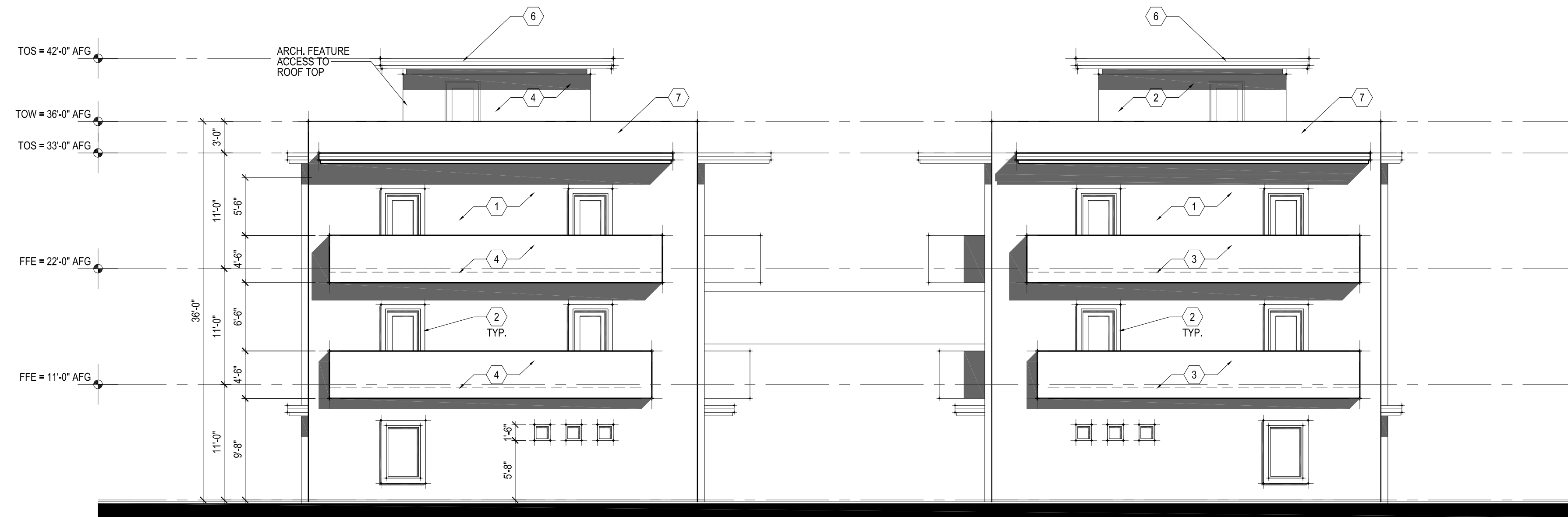
NO.	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: BUILDING ELEVATIONS

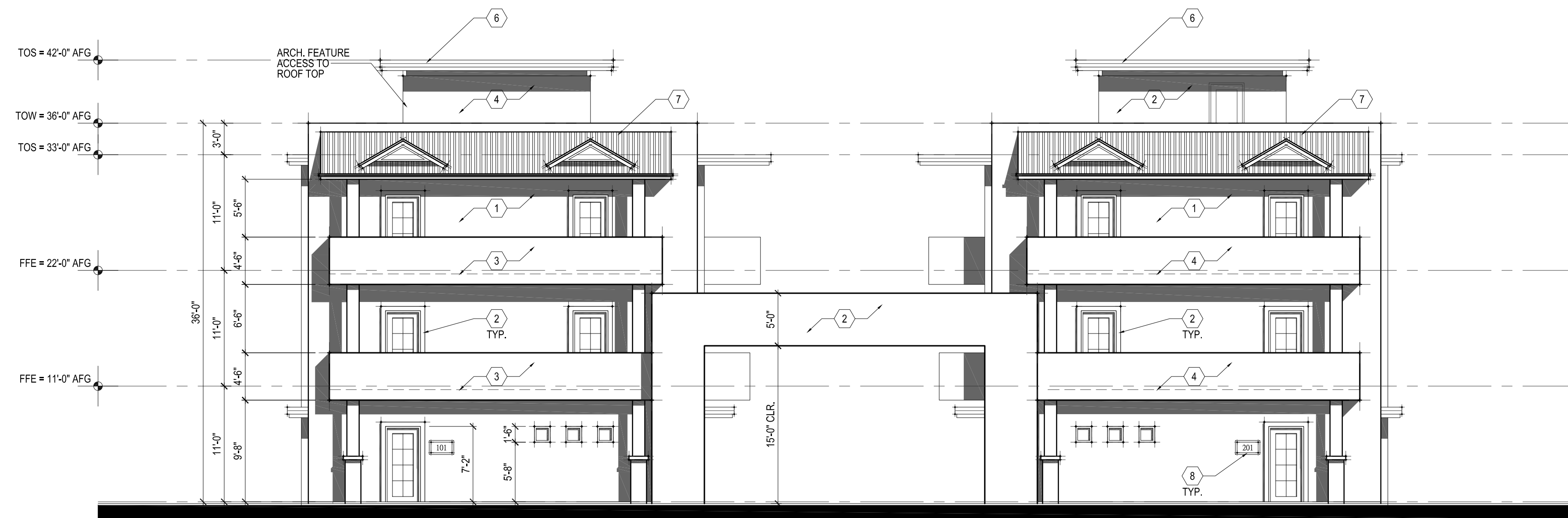
DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:

DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED

# OF SHEETS:  
SHEET NO: **A5**



**5 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**6 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

### COLOR SCHEME

#### STUCCO

1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
2. SW 2819 DOWNING SLATE - ACCENT COLOR
3. SW 2818 RENWICK HEATHER - ACCENT COLOR
4. SW 2020 DOWNING EARTH - ACCENT COLOR
5. SW 2821 DOWNING STONE - ACCENT COLOR

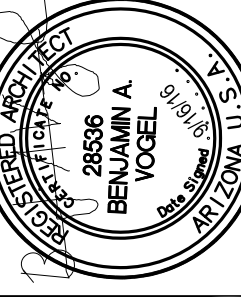
#### METAL FASCIAS & ROOF

6. SW 2802 ROOKWOOD RED - ACCENT COLOR
7. STANDING SEAM GALVANIZED MTL. ROOF
8. ADDRESS NUMBER

DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5075 N. W. 11TH AVENUE, SUITE 100, BOCA RATON, FL 33433  
TEL: 561.993.8804 FAX: 561.993.8877

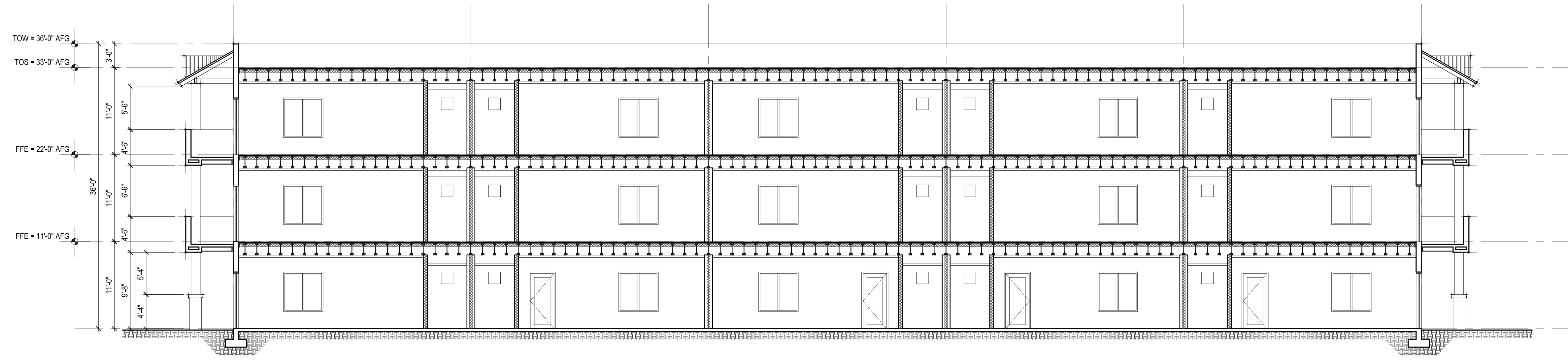


EXP. 12/31/2018

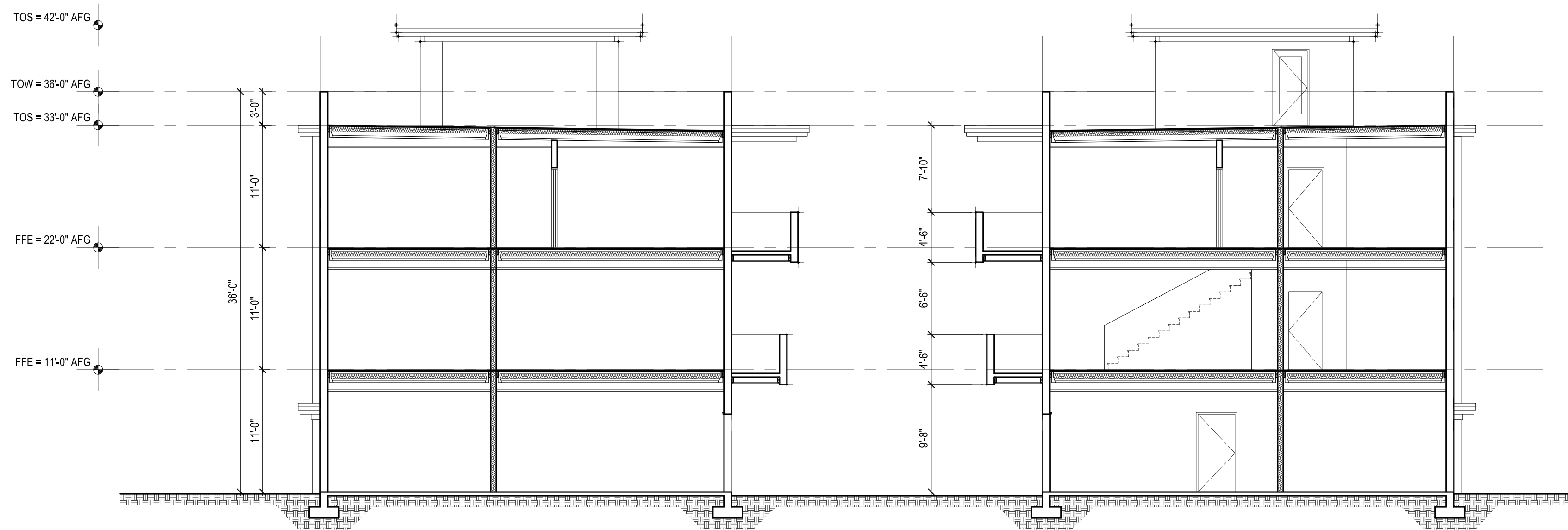
NO.	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES PLANNED AREA DEVELOPMENT  
DRAWING TITLE: BUILDING ELEVATIONS

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY: [Signature]  
DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED  
# OF SHEETS: [Blank]  
SHEET NO: **A6**



**A** BUILDING SECTION A  
Scale: 1/8" = 1'-0"



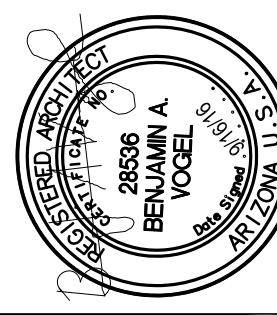
**B** BUILDING SECTION B  
Scale: 1/8" = 1'-0"

DRAWINGS FOR:

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN · BUILD STUDIO

5475 NAVA TERRACE DEL SOL, TUCSON, AZ 85705  
TEL: 520-883-8864 FAX: 520-777-8271



EXP. 12-31-2018

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

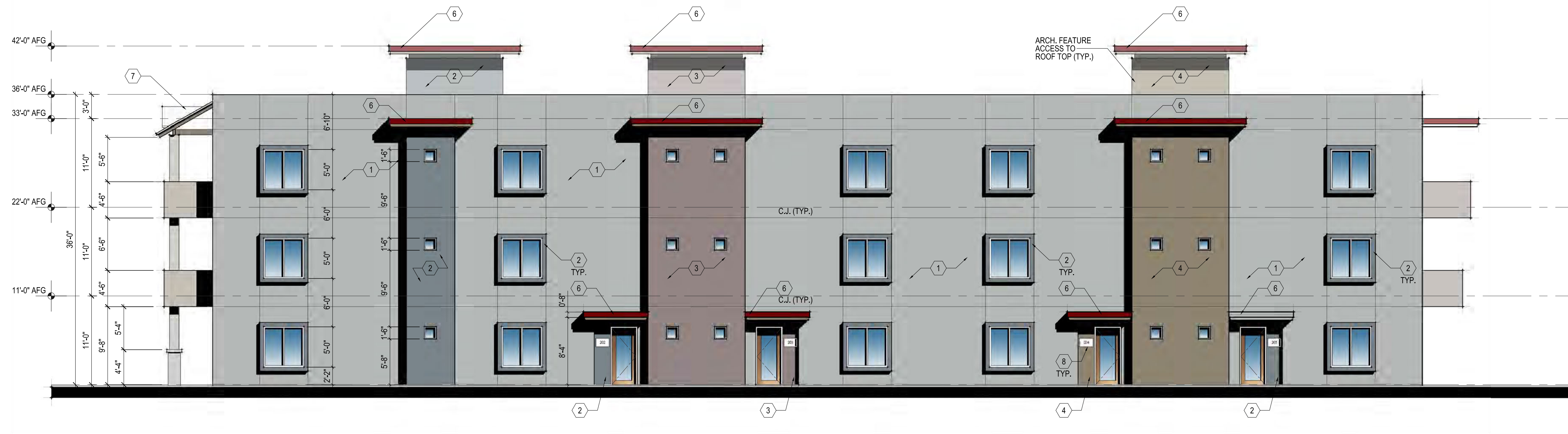
PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: BUILDING SECTIONS

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:  
DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED  
# OF SHEETS:  
SHEET NO: **A7**





**1 NORTH BUILDING - NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**2 NORTH BUILDING - SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

**COLOR SCHEME**

**STUCCO**

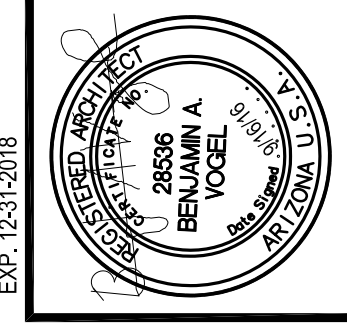
- 1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
- 2. SW 2819 DOWNING SLATE - ACCENT COLOR
- 3. SW 2818 RENWICK HEATHER - ACCENT COLOR
- 4. SW 2020 DOWNING EARTH - ACCENT COLOR
- 5. SW 2821 DOWNING STONE - ACCENT COLOR

**METAL FASCIAS & ROOF**

- 6. SW 2802 ROOKWOOD RED - ACCENT COLOR
- 7. STANDING SEAM GALVANIZED MTL. ROOF
- 8. ADDRESS NUMBER

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5475 NAVAJOCENIZA DEL SOL, TUCSON, AZ 85705  
TEL: 520.438.8604 FAX: 520.777.8271



EXP. 12-31-2018

NO.	REVISIONS	DATE	BY:

PROJECT: **FARMER GOODWIN TOWNHOMES PLANNED AREA DEVELOPMENT**  
DRAWING TITLE: **COLOR ELEVATIONS**

DRAWN BY: **bv**  
CHECKED BY: **bv**  
APPROVED BY:   
DATE: **12.26.16**  
JOB NUMBER: **16131**  
SCALE: **NOTED**  
# OF SHEETS:  
SHEET NO: **A8**





**3 SOUTH BUILDING - NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**4 SOUTH BUILDING - SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

**COLOR SCHEME**

**STUCCO**

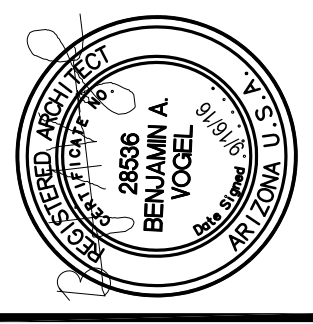
- 1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
- 2. SW 2819 DOWNING SLATE - ACCENT COLOR
- 3. SW 2818 RENWICK HEATHER - ACCENT COLOR
- 4. SW 2020 DOWNING EARTH - ACCENT COLOR
- 5. SW 2821 DOWNING STONE - ACCENT COLOR

**METAL FASCIAS & ROOF**

- 6. SW 2802 ROOKWOOD RED - ACCENT COLOR
- 7. STANDING SEAM GALVANIZED MTL. ROOF
- 8. ADDRESS NUMBER

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
mattk@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5475 NAVAJOCENIZA DEL SOL, TUCSON, AZ 85705  
TEL: 520.438.8804 FAX: 520.777.8977



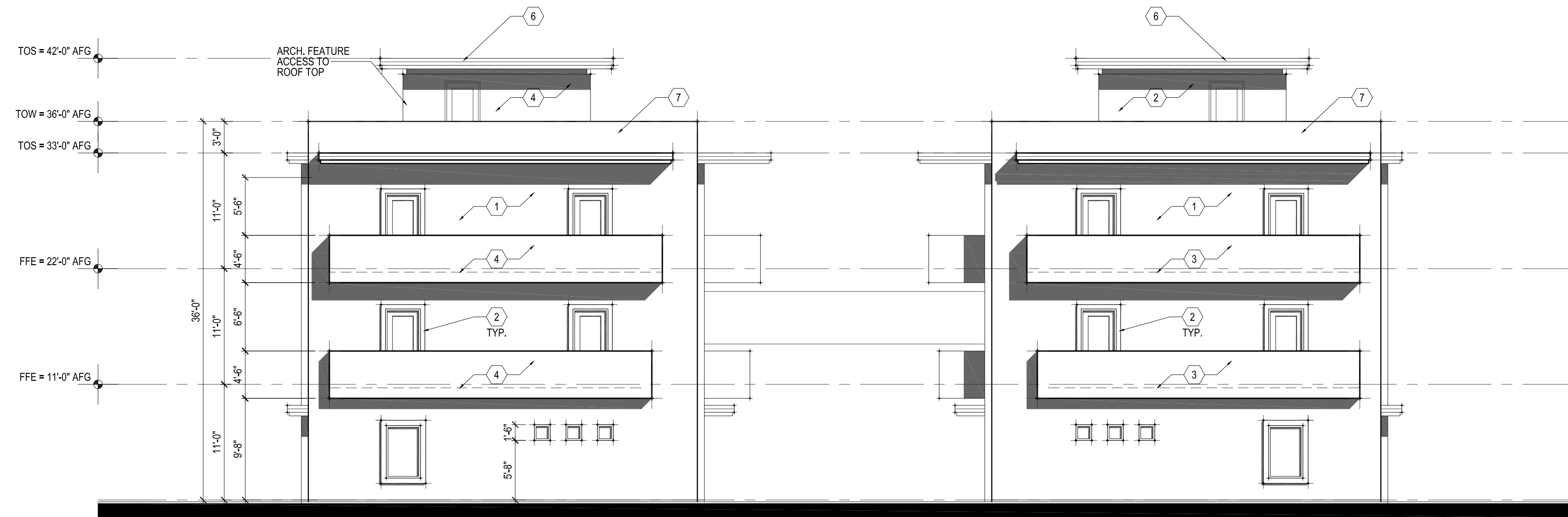
EXP. 12-31-2018

NO.	REVISIONS	DATE	BY

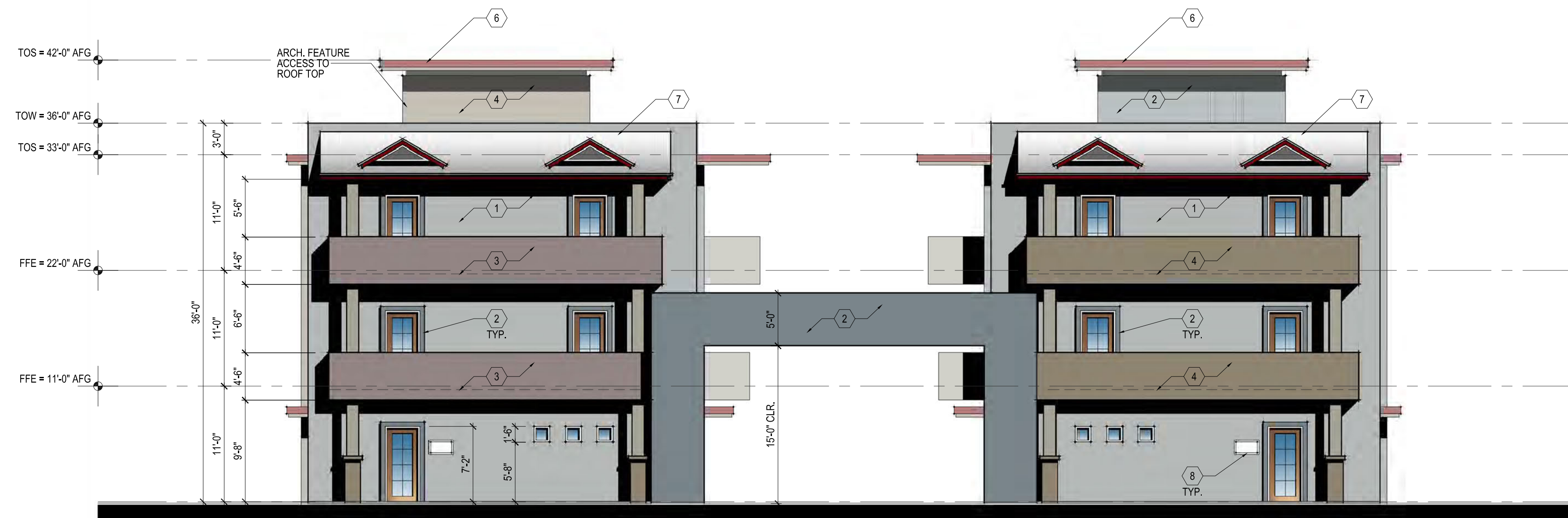
PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: COLOR ELEVATIONS

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:   
DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED  
# OF SHEETS:   
SHEET NO: **A9**





**5 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**6 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

### COLOR SCHEME

#### STUCCO

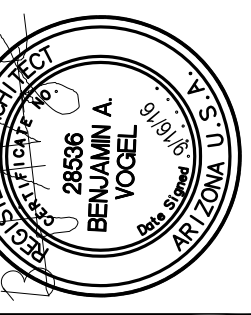
1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
2. SW 2819 DOWNING SLATE - ACCENT COLOR
3. SW 2818 RENWICK HEATHER - ACCENT COLOR
4. SW 2020 DOWNING EARTH - ACCENT COLOR
5. SW 2821 DOWNING STONE - ACCENT COLOR

#### METAL FASCIAS & ROOF

6. SW 2802 ROOKWOOD RED - ACCENT COLOR
7. STANDING SEAM GALVANIZED MTL. ROOF
8. ADDRESS NUMBER

DRAWINGS FOR:  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT KIM  
matt@bggroupusa.com

**BENJAMIN VOGEL, ARCHITECT**  
DESIGN - BUILD STUDIO  
5475 NW 11TH AVENUE DEL SOL, TUCSON, AZ 85705  
TEL: 520-488-8804 FAX: 520-377-8972



NO.	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES  
PLANNED AREA DEVELOPMENT  
DRAWING TITLE: COLOR ELEVATIONS

DRAWN BY: bv  
CHECKED BY: bv  
APPROVED BY:   
DATE: 12.26.16  
JOB NUMBER: 16131  
SCALE: NOTED  
# OF SHEETS:   
SHEET NO: **A10**



12.27.2016

**City of Tempe Historic Preservation Office**  
**ATTN: John Southard, MA**

**RE: Activity Number: P06CP11542**  
**Goodwillie Residence Addition and Remodel**  
**BVA Project: 06028**

Dear Mr. Southard:

The following is a letter of explanation to the Historic Preservation Review Committee:

Prior to being subdivided, a portion of the townhome real property was part of the FG house property. As such, part of the property has a historic overlay. The Farmer Goodwin House is a turn of the century example of "folk Victorian" architecture with lush, mature landscaping. We have attempted to create an appropriate project for the neighborhood with 3 goals:

- A. MAXIMIZE VIEW OF HISTORIC PROPERTY;**
- B. VISUAL RELATIONSHIP WITH HISTORIC HOUSE; and**
- C. PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING HISTORIC INTEGRITY OF THE HOUSE.**

**A. MAXIMIZE VIEW OF THE HISTORIC PROPERTY**

To avoid interrupting the views of the Farmer Goodwin house, we have set back the buildings as far back from the street as the existing property lines will allow. We also avoided opaque forms at the critical northeast corner of the property that would limit views to the historic property.

Currently the best views to the Farmer Goodwin house are through its gated driveway entrances of the property, due to the lush, mature landscaping along the street frontage. We have avoided any further obstruction to the views of the property.

**B. VISUAL RELATIONSHIP WITH HISTORIC HOUSE**

Our goal in our design is to create a residential project that is complementary to, yet distinct from, its historic neighbor. Due to the physical relationship between these two properties we have concentrated our efforts on the eastern frontage of our property, along Farmer Avenue. This was emphasized in our meetings with John Southard. We have utilized simple blocks for the primary forms of our structure. We chose to keep the keep our design elements simple to avoid competition with the historic building. We took simple design cues from the Farmer Goodwin House. Rather than use contemporary design elements such as exposed block and shiny metals, we are utilizing parapets, light sand-finish stucco, and simple window forms. We have incorporated some metal to compliment the Farmer Goodwin House in the porch roof and fascia detail. The rooftop penthouses have flat roofs and are set back from the face of the main building to minimize their affect to the overall massing. We have selected a neutral light gray color for the primary color, as light in tone as allowable by code (LRV limitations). Our palette of colors was selected from the Sherwin Williams "Historic Colors" category and is complementary to the Farmer Goodwin House.

**C. PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING HISTORIC INTEGRITY OF THE HOUSE**

We are sensitive to the historic nature of this site and strive to create a project that will complement the Farmer Goodwin house, without competing with it or detracting from it. After meetings and conversations with John Southard and Tempe city planners, we have modified our design to incorporate a metal roof porch with dormers on along the Farmer Ave frontage with simple, traditional shaped columns to carry the weight of the structure down to the ground. Included in our modifications to the project to better complement the Farmer Goodwin house we have done the following:

- We have moved the doors on the end units to face the Farmer Ave frontage, east, for a more compatible, residential, relationship;
- We eliminated curved steel canopies that were part of the previously approved project that we felt was a discordant form for the context;
- We incorporated stamped concrete on the paving on the driveway to complement the entrance to the historic property as well as to slow down vehicles and create a more pedestrian friendly motor-court area; and
- We increased the landscaped area beyond what is required by code and what was previously approved.

Do not hesitate to call me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Benj. A. Vogel". The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line.

Benjamin A. Vogel, Architect



9TH STREET PERSPECTIVE VIEW

FARMER GOODWIN TOWN HOMES

BENJAMIN VOGEL, ARCHITECT





## GLIDING WINDOWS

Andersen® 100 Series gliding windows combine many of the advantages of double-hung windows with a more contemporary look and full-perimeter weatherstripping for energy efficiency. Available in multiple configurations, including a single stationary sash with one gliding sash, or a three-sash configuration with two sash gliding past a fixed center sash. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. Available in deep, rich colors, they are low-maintenance and an exceptional value.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting\* performance
- Durable, low-maintenance finish won't fade, flake, blister, chalk or peel\*
- Fibrex material is twice as strong as vinyl

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series gliding windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in 4 colors
- Add style with grilles or patterned glass

### EXTERIOR COLORS



White Sandtone Terratone Cocoa Bean Dark Bronze Black

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



# 100 SERIES GLIDING WINDOWS

Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

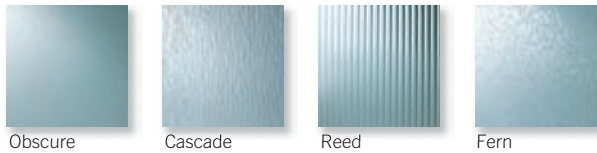
## HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Tempered glass and other glass options are available. Contact your Andersen dealer.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



## FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

## ADDITIONAL FEATURES

- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

## INTERIOR OPTIONS



## HARDWARE

Hardware finish matches the unit's interior.



Gliding windows feature hardware that automatically locks when windows are closed.



Gliding windows are available with an optional pull handle.



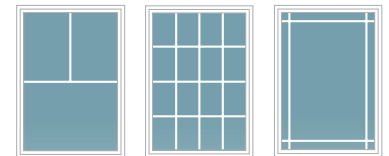
New metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

Dark Bronze

## GRILLES

Choose from the following grille options:

- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light



Tall Fractional

Colonial

Prairie

All grille options are available in a variety of patterns.

\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2016 Andersen Corporation. All rights reserved. SS\_013 10/16



For more information, visit [andersenwindows.com/100series](http://andersenwindows.com/100series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



## Hinged Patio Doors

Andersen® E-Series hinged patio doors come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series hinged patio door is made to your exact specifications, giving you unmatched freedom.



### **DURABLE**

- Virtually maintenance-free
- Exterior thick extruded cladding resists the elements of inclement weather, abrasion and impact.\*
- Solid wood interiors in infinite possibilities for the strength your design needs in the finish

### **ENERGY-EFFICIENT**

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many E-Series hinged patio doors have options that achieve ENERGY STAR® Version 6.0 certifications in all 50 states†

### **BEAUTIFUL**

- Fifty standard exterior colors, seven anodized finishes and custom colors
- Ten distinctive wood species, eleven interior finishes and custom interiors
- Extensive hardware selection, grilles, between-the-glass art glass or patterned glass



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or contact your Andersen supplier for details on the E-Series Limited Warranty.  
†Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR® certified in your area.  
ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

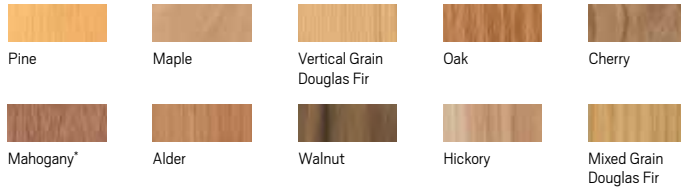
**Andersen**®

**OPTIONS & ACCESSORIES**

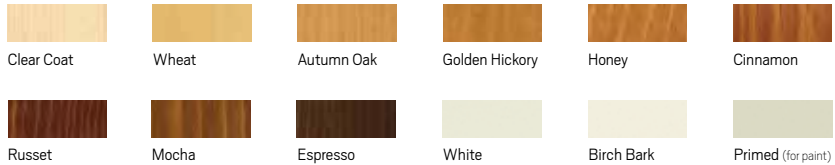
- Five Low-E® and additional glass options
- Decorative and Specialty glass options
- Aluminum between-glass blinds are available
- HarborMaster® Impact-Resistant products available for coastal areas
- VeriLock Integrated Security Sensors available
- Wide variety of hardware styles and finishes and grille styles and sizes
- Exterior trim, interior trim and extension jamb options
- Sidelights and transoms including venting sidelights
- Variety of panel configurations and curved top options

**INTERIOR OPTIONS**

**Wood Species**



**Interior Finish Options**



**EXTERIOR COLOR OPTIONS**



**HANDLE FINISHES & STYLES**



The above handle styles are available in all nine finishes (Capri handle has an added finish of stainless steel). Escutcheon plates are also available as pictured or square.

\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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For more information visit [andersenwindows.com/e-series](http://andersenwindows.com/e-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).





FARMER AVENUE PERSPECTIVE VIEW

FARMER GOODWIN TOWN HOMES

BENJAMIN VOGEL, ARCHITECT





9<sup>TH</sup> Street

Farmer Avenue



VIEW OF FARMER GOODWIN WHEN APPROACHING FROM THE SOUTH



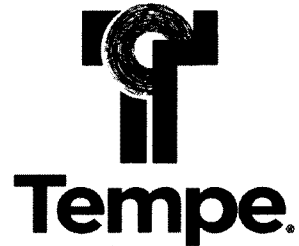
VIEW OF FARMER GOODWIN WHEN APPROACHING FROM THE NORTH



VIEW OF FARMER GOODWIN THROUGH GATES

Attachment E

C2006\_159A-8-1-1--  
Garcia



**City of Tempe**  
**Contract No. C2006-159A**  
Deed of Conservation Easement  
with Brian Douglas Cox, LLC

The original development agreement was recorded on  
July 31, 2006, as number 20061019767.

DEED OF CONSERVATION EASEMENT

C2006-159A

THIS DEED OF CONSERVATION EASEMENT (the "Easement") is made as of the 25 day of April, 2017, by and between BRIAN DOUGLAS COX, LLC, an Arizona limited liability company (the "Property Owner"), whose principal address is 820 S. Farmer Avenue, Tempe, Arizona 85281 and the CITY OF TEMPE, an Arizona municipal corporation organized and existing under the laws of the State of Arizona, (the "City").

RECITALS

A. The City is authorized under Arizona's Uniform Conservation Act, Arizona Revised Statutes, Sections 33-271 through 276, inclusive (collectively, as and if amended, the "Act") to accept conservation easements to protect property significant in Arizona history and culture for the education of the general public.

B. The City is a municipal corporation whose responsibilities include the protection of the public interest in preserving architecturally significant structures within the City of Tempe.

C. The Property Owner is the owner in fee simple of that certain property located at 820 S. Farmer Avenue, Tempe, Maricopa County, Arizona, which is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"), including all improvements, fixtures and buildings thereon (the "Structures"). (Any reference to the "Property" hereinafter shall be deemed to include each of the "Structures".)

D. The Property listed on the Tempe Historic Property Register; and the Property Owner and the City recognize the historical or architectural value and significance of the Property and have the common purpose of conserving and preserving the aforesaid value and significance of the Property. The Property is also commonly known as the Farmer Goodwin House ("Farmer Goodwin"). The terms Property and Farmer Goodwin may be used interchangeably in this agreement.

E. In order to effectuate the obligations of the Property Owner under the Program agreement, the Property Owner desires to sell, grant, convey, transfer and assign to the City and the City, pursuant to the Act, desires to accept a conservation easement on Farmer Goodwin.

AGREEMENT

NOW, THEREFORE, in consideration of the City's agreement to pay the Property Owner's predecessor up to \$100,000 subject to the terms of the Program agreement, and other valuable consideration to Property Owner, the Property Owner and the City hereby agree as follows:

1. Grant of Easement: The Property Owner does hereby irrevocably grant, convey, transfer and assign unto the City a "conservation easement," as defined under the Act, in perpetuity, in and to Farmer Goodwin and which covenants contained herein contribute to the public purpose of conserving and preserving Farmer Goodwin and accomplishing the other objectives set forth herein.

2. Property Owner's Covenants: In furtherance of the conservation easement herein granted, the Property Owner hereby covenants and agrees with the City as follows:

2.1 Documentation of the Exterior Condition of Farmer Goodwin. Property Owner understands that the City and a prior owner depicted the exterior facades in an original set of photographs (collectively, the "Photographs") that were filed in the Office of the City of Tempe Historic Preservation Officer, or designated successor. The exterior condition and appearance of Farmer Goodwin as depicted in the Photographs (collective, the "Present Farmer Goodwin") is deemed to describe their external nature as of the date thereof.

2.2 Maintenance of Farmer Goodwin. Property Owner and every owner of the Property after the Property Owner (each, as a "Successor Owner"), will at all times, to maintain each of the Structures in a good and sound state of repair in accordance with the City's existing guidelines for the historic district in which the Property is located (the "Standards") so as to prevent the deterioration of Farmer Goodwin or any portion thereof. Subject to the casualty provisions of Paragraph 4 below, this obligation to maintain shall require replacement, repair and reconstruction according to the Standards within a reasonable time whenever necessary to have the external nature of the Structure at all times appear to be the same as the Present Farmer Goodwin.

2.3 Maintenance of the Structural Elements. Property Owner and every Successor Owner of the Property is bound by this Easement to maintain and repair each of the Structures as is required to ensure the structural soundness and the safety of the Structures.

2.4 Inspection. Periodically to observe the Structures, representatives of the City shall have the right to enter the Property to inspect the exterior. This inspection will be made at a time mutually agreed upon by the Property Owner and the City.

2.5 Conveyance and Assignment. The City may convey, transfer and assign this Easement to a similar local, state or national organization whose purposes are to promote historic preservation, and which is a "qualified organization" under Section 170(h)(3) of the Internal Revenue Code of 1986, as amended, provided that any conveyance or assignment requires that the conservation purposes for which this Easement was granted will continue to be carried out.

2.6 Insurance. Property Owner and each Successor Property Owner, at its sole cost and expense, shall at all times (a) keep the Structures insured at their replacement cost value on an "all risk" basis to ensure complete restoration of Farmer Goodwin in the event of loss or physical damage. Said property coverage policy shall contain provisions that ensure that the face amount of the policy is periodically adjusted for inflation, and the Property Owner and Successor Property Owner shall provide a Certificate of Insurance to the City that contains reference to such provision; and (b) carry and maintain liability insurance in an amount satisfactory to the City to protect against injury to visitors or other persons on the property, and to provide a Certificate of Insurance to the City evidencing such insurance, and naming the City as an additional insured on the policy.

2.7 Visual Access. The Property Owner agrees not to substantially obstruct the opportunity of the general public to view the exterior architectural and archaeological features of

the Property from adjacent publicly accessible areas such as public streets. If the Structures are not visible from a public area, then the Property Owner agrees that the general public shall be given the opportunity on a periodic basis to view the characteristics and features of Farmer Goodwin that are preserved by this Easement to the extent consistent with the nature and conditions of the Property.

3. Warranties and Representations of the Property Owner. The Property Owner hereby represents and warrants to the City as follows:

3.1 Information Furnished, True and Correct. All information given to the City by the Property Owner, is true, correct and complete in all material respects.

3.2 No Impairment of Conservation Easement. The Property Owner, for himself, his heirs, personal representatives, and assigns, has not reserved to the Property Owner, any rights, the exercise of which may impair the conservation easement granted herein in all material respects, except as disclosed in the Records of Maricopa County, Arizona.

4. Application of Insurance Proceeds. Subject to the insurance proceeds requirements of any recorded Deed of Trust or Mortgage applicable to the Property, in the event of damage or destruction of any of the Structures resulting from casualty, Property Owner and each Successor Property Owner shall apply all available insurance proceeds and donations to the repair and reconstruction of each or the damaged Structures. If the City determines, in its reasonable discretion, after reviewing all bona fide cost estimates in light of all available insurance proceeds and other monies available for such repair and reconstruction, that the damage to the Structures is of such magnitude and extent that repair and reconstruction of the damage would not be possible or practical, then Property Owner or a Successor Property Owner may elect not to repair or reconstruct the damaged Structures. Notwithstanding the foregoing, in the event the City notifies Property Owner or a Successor Property Owner in writing that the City has determined that repair and reconstruction of the damaged Structures is impossible or impractical and that the damaged Structures presents an imminent hazard to public safety, Property Owner or a Successor Property Owner will at his sole cost and expense raze the damaged Structures and remove all debris, slabs and any other portions and parts of the damaged structure within the time period required by the City to protect the health, safety and welfare of the public, unless the Property Owner has commenced and is diligently pursuing repair or reconstruction of the damaged Structures. Upon razing of the damaged portion of the Structures, the City shall release any interest it has in the insurance proceeds for the damaged Structures. Nothing in this paragraph is intended to supersede or impair the rights to insurance proceeds of a lienholder pursuant to a recorded Deed of Trust or Mortgage applicable to the Property.

5. Indemnification. Property Owner and each Successor Property Owner covenants that it shall pay, protect, indemnify, hold harmless and defend the City at Property Owner's or such Successor Property Owner's sole cost and expense from any and all liabilities, claims, attorneys' fees, judgments or expenses asserted against the City, its mayor, city council members, employees, agents or independent contractors, resulting from actions or claims of any nature arising out of the conveyance, possession, administration or exercise of rights under this Easement, except in such matters arising solely from the gross negligence of the City, its mayor, city council members, employees and agents.

5.1 Survival of Indemnification. For purposes of explanation of Paragraph 5 only, and without in any manner limiting the extent of the foregoing indemnification, Property Owner or each Successor Property Owner and the City acknowledge that the purpose of Paragraph 5 is to require Property Owner or such Successor Property Owner to bear the expense of any claim made by any third party against the City, which arises because the City has an interest in the Property as a result of this Easement. The Property Owner and each Successor Property Owner will have no obligation to the City for any claims that may be asserted against the City as a direct result of the City's intentional misconduct or gross negligence.

6. Default/Remedy. In the event Property Owner or a Successor Property Owner (a) fails to perform any obligation of the Property Owner or Successor Property Owner set forth herein or in the Program Agreement, or otherwise comply with any stipulation or restriction set forth herein, following prior written notice to the Property Owner or a Successor Property Owner, may (aa) institute suit(s) to enjoin such violation by ex parte, temporary, preliminary or permanent injunction, including prohibitory and or mandatory injunctive relief, and to require the restoration of the Property to the condition and appearance required under this Easement or (bb) enter upon the Property, correct any such violation, and hold Property Owner or a Successor Property Owner responsible for the cost thereof, and such cost until repaid shall constitute a lien on the Property, or (cc) revoke the City's acceptance of this Easement by seeking judicial extinguishment in a court of competent jurisdiction on the grounds that Property Owner or a Successor Property Owner's default renders impossible or impractical the continued use of the Property for conservation purposes as defined under the Act. In the event Property Owner or a Successor Property Owner violates any of its obligations under this Easement, the Property Owner shall reimburse all court costs and attorneys' fees.

7. Waiver. The exercise by the City or its designee of any remedy hereunder shall not have the effect of waiving or limiting any other remedy and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

8. Effect and Interpretation. The following provisions shall govern the effectiveness and duration of this Easement:

8.1 Interpretation. Any rule of strict construction designed to limit the breadth of restriction on alienation or use of property shall not apply in the construction or interpretation of this Easement, and this Easement shall be interpreted broadly to affect the transfer of rights and restrictions on use herein contained.

8.2 Invalidity of the Act. This Easement is made pursuant to the Act as the same now exists or may hereafter be amended, but the invalidity of such Act or any part thereof, or the passage of any subsequent amendment thereto, shall not affect the validity and enforceability of this Easement according to its terms, it being the intent of the parties hereto to agree and to bind themselves, their successors, heirs and assigns, as applicable, during the Term hereof, whether this Easement be enforceable by reason of any statute, common law or private agreement either in existence now or at any time subsequent thereto.



C2006-159A

8.3 Violation of Law. Nothing contained herein shall be interpreted to authorize or permit Property Owner or any Successor Property Owner to violate any ordinance or regulation relating to building materials, construction methods or use, and Property Owner or each Successor Property Owner shall comply with all applicable laws, including, without limitation, all building codes, zoning laws and all other laws related to the maintenance and demolition of historic property. In the event of any conflict between any such laws and the terms hereof, Property Owner or each Successor Property Owner promptly shall notify the City of such conflict and shall cooperate with the City and the appropriate authorities to accommodate the purposes of both this Easement and such ordinance or regulation.

8.4 Amendments and Modifications. For purposes of furthering the preservation of Farmer Goodwin, the Structures and the other Property and the other purposes of this Easement, and to meet changing conditions, the Property Owner and the City are free to amend jointly the terms of this Easement in writing without notice to any third party; provided, however, that no such amendment shall limit the terms or interfere with the conservation purposes of this Easement. Such amendment shall become effective upon recording the same among the land records of Maricopa County, Arizona, in the office of the County Recorder.

8.5 Recitals. The above Recitals are incorporated herein by this reference.

8.6 Time of the Essence. Time is of the essence in the performance of each and every term and condition of this Easement by Property Owner or each Successor Property Owner.

8.7 Feminine and Masculine. For purposes of this Easement, the feminine shall include the masculine and the masculine shall include the feminine.

PROPERTY OWNER:

BRIAN DOUGLAS COX, LLC  
An Arizona limited liability company

By: 

Brian D. Cox, Member-Manager

CITY:

CITY OF TEMPE, an Arizona municipal corporation

By: 

Name: Mark W. Mitchell

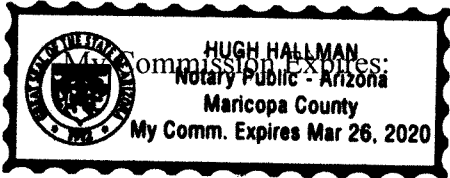
Its: Mayor



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April 2017, by Brian D. Cox, Member-Manager of Brian Douglas Cox, LLC, an Arizona limited liability company.

[Signature]  
Notary Public



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2017 by Mark Mitchell, Mayor of the City of Tempe, an Arizona municipal corporation. KD

[Signature]  
Notary Public

My Commission Expires:

July 6, 2021

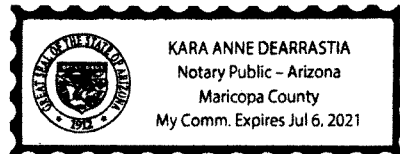


Exhibit "A"

Legal Description

Lot 11, FARMER GOODWIN TOWNHOMES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 870 of Maps, page 50.

Attachment F




Property owner **MUST** fill out all information and sign to authorize applications for entitlements.

REQUIRED*	PROPERTY OWNER INFORMATION			
BUSINESS NAME:	Halle Capital, LLC			
CONTACT NAME:	Matt Kim			
ADDRESS:	PO BOX 24072			
CITY:	Tempe	STATE:	AZ	ZIP: 85285
PHONE:	480.374.5092			
FAX:				
EMAIL:	admin@7cdc8.com			

If Property Owner identified above is not representing this case or is not the applicant identified on the Project Submittal Form, the Property Owner(s) is **required** to sign the authorization statement below or submit a written statement authorizing the applicant to file the request(s).


**PROPERTY OWNER AUTHORIZATION**

I hereby authorize Halle Capital, LLC by Joochul Kim (applicant business name/contact name) to process this application with the City of Tempe

  
 \_\_\_\_\_  
 Property Owner's Signature

Required if Property Owner is different than Business Owner	BUSINESS OWNER INFORMATION			
BUSINESS NAME:				
CONTACT NAME:				
ADDRESS:				
CITY:		STATE:		ZIP:
PHONE:				
FAX:				
EMAIL:				

Required if Business Owner is different than Applicant	APPLICANT INFORMATION			
BUSINESS NAME:				
CONTACT NAME:				
ADDRESS:				
CITY:		STATE:		ZIP:
PHONE:				
FAX:				
EMAIL:				

REQUIRED SIGNATURE	
I, <u>Joochul Kim</u> , agree that all items required for formal submittal as noted on page 1 have been submitted and is complete. If the submittal is incomplete in any respect, I understand there will be a delay in processing.	 _____ Applicant Signature
	_____ Date <span style="float: right;">02/19/19</span>



February 19, 2019

Development Services Manger  
31 East 5th St.  
Tempe, AZ 85281

Re: Explanation Letter

We are submitting the previously approved plans with revisions required by the Historic Preservation Committee ("HPC"). We are doing so because the HPC approval was over a year ago.

Best Regards,

A handwritten signature in black ink, appearing to read "Joochul Kim", with a long, sweeping horizontal stroke extending to the right.

Joochul Kim  
M123, LLC  
Manager

And

Crew Development Corporation  
Board Member

02/18/2019

City of Tempe  
Community Development Department  
Planning Division  
ATTN: John Southard, MA

RE: Farmer Goodwin Townhomes  
Farmer Avenue & 9<sup>th</sup> Street  
Tempe, Arizona

Dear Mr. Southard:

The following is a letter of explanation to the Historic Preservation Review Commission:

Prior to being subdivided, a portion of the townhome real property was part of the FG house property. As such, part of the property has a historic overlay. The Farmer Goodwin House is a turn of the century example of "folk Victorian" architecture with lush, mature landscaping. We have attempted to create an appropriate project for the neighborhood with 3 goals:

- A. MAXIMIZE VIEW OF HISTORIC PROPERTY;**
- B. VISUAL RELATIONSHIP WITH HISTORIC HOUSE; and**
- C. PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING HISTORIC INTEGRITY OF THE HOUSE.**

#### **A. MAXIMIZE VIEW OF THE HISTORIC PROPERTY**

To avoid interrupting the views of the Farmer Goodwin house, we have set back the buildings as far back from the street as the existing property lines will allow. We also avoided opaque forms at the critical northeast corner of the property that would limit views to the historic property.

Currently the best views to the Farmer Goodwin house are through its gated driveway entrances of the property, due to the lush, mature landscaping along the street frontage. We have avoided any further obstruction to the views of the property.

#### **B. VISUAL RELATIONSHIP WITH HISTORIC HOUSE**

Our goal in our design is to create a residential project that is complementary to, yet distinct from, its historic neighbor. Due to the physical relationship between these two properties we have concentrated our efforts on the eastern frontage of our property, along Farmer Avenue. This was emphasized in our meetings with John Southard. We have utilized simple blocks for the primary forms of our structure. We chose to keep the keep our design elements simple to avoid competition with the historic building. We took simple design cues from the Farmer Goodwin House. Rather than use contemporary design elements such as exposed block and shiny metals, we are utilizing parapets, light sand-finish stucco, and simple window forms. We have incorporated some metal to compliment the Farmer Goodwin House in the porch roof and fascia detail. The rooftop penthouses have flat roofs and are set back from the face of the main building to minimize their affect to the overall massing. We have selected a neutral light gray color for the primary color, as light in tone as allowable by code (LRV limitations). Our palette of colors was selected from the Sherwin Williams "Historic Colors" category and is complementary to the Farmer Goodwin House.

**C. PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING HISTORIC INTEGRITY OF THE HOUSE**

We are sensitive to the historic nature of this site and strive to create a project that will complement the Farmer Goodwin house, without competing with it or detracting from it. After meetings and conversations with John Southard and Tempe city planners, we have modified our design to incorporate a metal roof porch with dormers on along the Farmer Ave frontage with simple, traditional shaped columns to carry the weight of the structure down to the ground. Included in our modifications to the project to better complement the Farmer Goodwin house we have done the following:

- We have moved the doors on the end units to face the Farmer Ave frontage, east, for a more compatible, residential, relationship;
- We eliminated curved steel canopies that were part of the previously approved project that we felt was a discordant form for the context;
- We incorporated stamped concrete on the paving on the driveway to complement the entrance to the historic property as well as to slow down vehicles and create a more pedestrian friendly motor-court area; and
- We increased the landscaped area beyond what is required by code and what was previously approved.

Do not hesitate to call me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Benj. A. Vogel". The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line.

Benjamin A. Vogel, Architect



City of Tempe  
Community Development Department  
Planning Division

02/18/2019

RE: **Farmer Goodwin Town Homes**  
820, 830 South Farmer Avenue  
Tempe, AZ 85281

Contextual elements in the neighborhood that influenced our design :



Multi-level, simple forms, cantilevered balconies, opaque solid "railing"



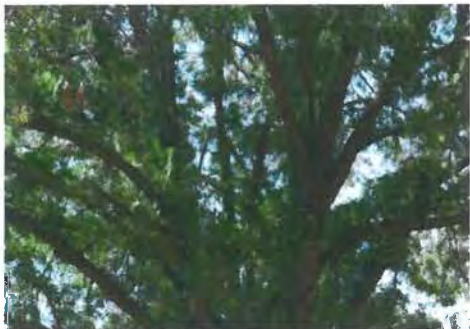
Simple windows



Drive-thru architectural element



Simple forms, simple windows, tall "tower" architectural element



Low water usage landscaping



Contemporary design in neighborhood. We are not following these cues.

Do not hesitate to call me if you have any questions or comments.

*Benjamin Vogel*  
Benjamin Vogel, Architect

**SITE PHOTOS**



9<sup>TH</sup> Street  
Farmer Avenue

**VIEW OF FARMER GOODWIN WHEN APPROACHING FROM THE SOUTH**



**VIEW OF FARMER GOODWIN WHEN APPROACHING FROM THE NORTH**



**VIEW OF FARMER GOODWIN THROUGH GATES**





## GLIDING WINDOWS

Andersen® 100 Series gliding windows combine many of the advantages of double-hung windows with a more contemporary look and full-perimeter weatherstripping for energy efficiency. Available in multiple configurations, including a single stationary sash with one gliding sash, or a three-sash configuration with two sash gliding past a fixed center sash. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. Available in deep, rich colors, they are low-maintenance and an exceptional value.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting\* performance
- Durable, low-maintenance finish won't fade, flake, blister, chalk or peel\*
- Fibrex material is twice as strong as vinyl

### ENERGY EFFICIENT

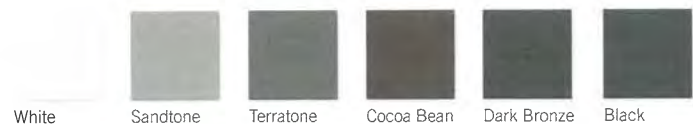
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series gliding windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in 4 colors
- Add style with grilles or patterned glass

### EXTERIOR COLORS



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
 "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 100 SERIES GLIDING WINDOWS

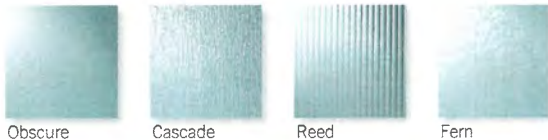
Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

## HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
  - Low-E glass with HeatLock® technology
  - Low-E SmartSun™ glass
  - Low-E SmartSun glass with HeatLock technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



## FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

## ADDITIONAL FEATURES

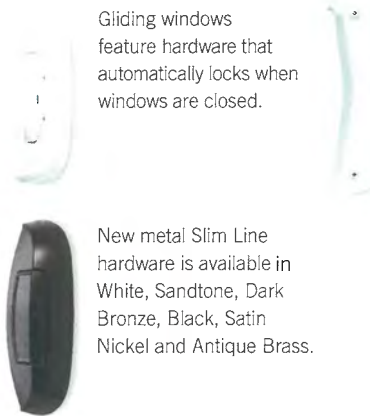
- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

## INTERIOR OPTIONS



## HARDWARE

Hardware finish matches the unit's interior.



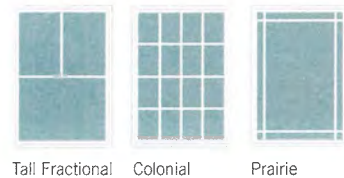
New metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

Dark Bronze

## GRILLES

Choose from the following grille options:

- Finelight™ grilles-between-the-glass
- Finelight with exterior grilles
- Simulated divided light
- Full divided light



All grille options are available in a variety of patterns.

\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2016 Andersen Corporation. All rights reserved. SS\_013 10/16



For more information, visit [andersenwindows.com/100series](http://andersenwindows.com/100series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



## Hinged Patio Doors

Andersen® E-Series hinged patio doors come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series hinged patio door is made to your exact specifications, giving you unmatched freedom.



### DURABLE

- Virtually maintenance-free
- Exterior thick extruded cladding resists the elements of inclement weather, abrasion and impact.\*
- Solid wood interiors in infinite possibilities for the strength your design needs in the finish

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many E-Series hinged patio doors have options that achieve ENERGY STAR® Version 6.0 certifications in all 50 states†

### BEAUTIFUL

- Fifty standard exterior colors, seven anodized finishes and custom colors
- Ten distinctive wood species, eleven interior finishes and custom interiors
- Extensive hardware selection, grilles, between-the-glass art glass or patterned glass



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or contact your Andersen supplier for details on the E-Series Limited Warranty.  
†Visit [andersenwindows.com](http://andersenwindows.com) to verify that the product and glass type are ENERGY STAR® certified in your area.  
ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

**Andersen®**

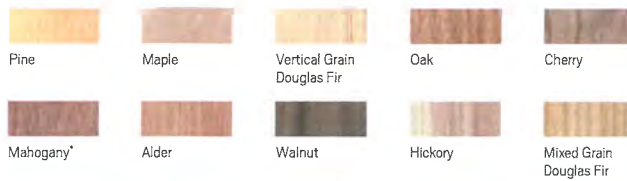


**OPTIONS & ACCESSORIES**

- Five Low-E® and additional glass options
- Decorative and Specialty glass options
- Aluminum between-glass blinds are available
- HarborMaster® Impact-Resistant products available for coastal areas
- VeriLock Integrated Security Sensors available
- Wide variety of hardware styles and finishes and grille styles and sizes
- Exterior trim, interior trim and extension jamb options
- Sidelights and transoms including venting sidelights
- Variety of panel configurations and curved top options

**INTERIOR OPTIONS**

**Wood Species**



**Interior Finish Options**



**EXTERIOR COLOR OPTIONS**



**HANDLE FINISHES & STYLES**



The above handle styles are available in all nine finishes (Capri handle has an added finish of stainless steel). Escutcheon plates are also available as pictured or square.

\*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.  
 Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.  
 "Andersen" and all other marks where denoted are trademarks of Andersen Corporation.  
 ©2015 Andersen Corporation. All rights reserved. SS\_046 11/15 MS1511\_1036

WINDOWS • DOORS  
**Andersen.**   
 For more information visit [andersenwindows.com/e-series](http://andersenwindows.com/e-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).



FIXT.  
B

# E-AL3L Series

LED Wall Pack / Area Light - Small  
Replaces 250W PSMH



WALL PACKS

e-conolight's LED Wall Pack - Area Lights boast high energy savings and have the same stylish design as our popular LED Area Lights - making them ideal for a complete campus look.

## Efficient

- Stylish fins dissipate heat to keep LEDs running cool
- Patented lens delivers IES Type II distribution

## Recommended Use

- Security
- Pathways
- Perimeter lighting
- When control of spill light is important

## Input Voltage

- Universal (120V through 277V Operation)

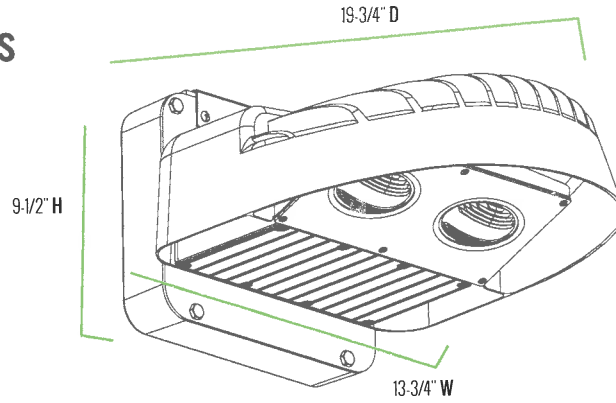
## Certifications



e-conolight® | Making LED easy.

1501 96<sup>th</sup> Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | [www.e-conolight.com](http://www.e-conolight.com)

# E-AL3L Series



## Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
19-3/4" D x 13-3/4" W x 9-1/2" H	28.05 lbs.	8 to 30 feet	4 times the mounting height

## Fixture Specifications

<b>HOUSING</b>	Low-copper, die-cast aluminum housing Dark bronze polyester powder-coat finish
<b>LENS ASSEMBLY</b>	Patented lens design delivers true IES Type III distribution
<b>MOUNTING</b>	1/2" threaded conduit entries on two sides, bottom & back or mount over recessed 4" octagonal junction box

## Electrical Performance

OPERATING MINIMUM	LIFESPAN <small>L<sub>70</sub> At 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
40°C (40°F)	Estimated 146,000 Hours	> 0.9	< 20%	No
<b>INPUT VOLTAGE</b>	<b>120V</b>	<b>208V</b>	<b>240V</b>	<b>277V</b>
<b>Current Draw (Amps)</b>	1.28A	0.72A	0.54A	0.59A

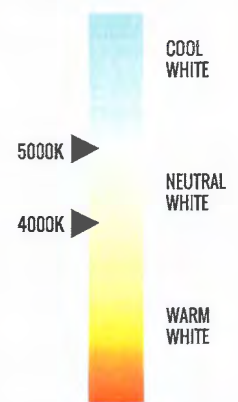
## Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations Downlight Only	Yes	---

## Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP <small>(See chart)</small>	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
<b>E-AL3L315CZ</b>	13,500 Lumens	Cool White (5000K)	150W	≥ 70 CRI	250W PSMH
<b>E-AL3L315NZ</b>	12,400 Lumens	Neutral White (4000K)	150W	≥ 70 CRI	250W PSMH

## CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.  
Revision Date: 10/27/16

1501 96<sup>th</sup> Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



# E-AL3L Series

## Accessories

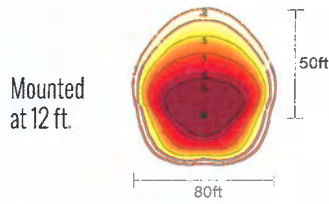


Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)  
**E-ACP2** (208V/240V/277V)

USE: Photocell is field installed.  
Drilling of the back box in the field is required.

## Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

# FARMER GOODWIN TOWNHOMES

FARMER AVENUE AND 9th STREET

820/ 830 S FARMER AVE  
TEMPE, ARIZONA 85281

### PROJECT DATA

#### PROJECT SCOPE:

CONSTRUCTION TYPE	PROPOSED	EXIST'G	U.S.D'S
10 TOWN HOMES	10	0	0
EXISTING ZONE	R-3	R-3	
PROPOSED ZONE	R-3(PAO)	R-3(PAO)	
SITE AREA (ACRES)	0.15 AC	0.15 AC	
SETBACKS - FRONT	2' / 2'	2' / 2'	
SETBACKS - REAR	2' / 2'	2' / 2'	
SETBACKS - SIDES	2'	2'	
PROPOSED UPGRADES	36	36	
RESIDENTIAL DENSITY	20 UAC	20 UAC	
LOT COVERAGE (AREA)	1,100 s.f.	1,630 s.f.	
LOT COVERAGE - MINIMUM	52%	52%	
LANDSCAPE - MINIMUM	18%	18%	
LANDSCAPE - PROPOSED	20%	25%	
*PARKING REQUIRED	22	22	
PARKING PROVIDED	22	22	
(20 IN GARAGE + 2 SURFACE)			

#### NET USABLE SPACE:

USABLE + GARAGE (ALL 10 UNITS)	PROPOSED	EXIST'G	U.S.D'S
	31,170 s.f.	31,170 s.f.	

#### BEDROOMS:

BEDROOMS PER UNIT (ALL 10 UNITS)	PROPOSED	EXIST'G	U.S.D'S
	2	2	

### PROJECT DETAILS

**PROJECT ADDRESS:**  
820/ 830 S FARMER AVENUE  
TEMPE, AZ 85281

**LEGAL DESCRIPTION:**  
TITLE REPORT AT THE REQUEST OF THE OWNERS TO ELIMINATE AREAS NOT THE SOUTH 28 FEET OF LOT ONE, THE WEST 67 FEET OF LOT TEN, 10 AND ALL OF LOT 11, 12, AND 13, IN ACCORDANCE WITH THE RECORDS OF MARICOPA COUNTY, ARIZONA.

**BOOK 7 OF MAPS, PAGE 14:**  
LOT 10, BLOCK 14, GOODWIN MARICOPA COUNTY, ARIZONA.

**BOOK 7 OF MAPS, PAGE 14:**  
RECORDS OF MARICOPA COUNTY, ARIZONA.

**BOOK 7 OF MAPS, PAGE 14:**  
RECORDS OF MARICOPA COUNTY, ARIZONA.

**BOOK 7 OF MAPS, PAGE 14:**  
RECORDS OF MARICOPA COUNTY, ARIZONA.

**OWNER:**  
BLUE GRANITE CONSTRUCTION, LLC  
3124 E. BROADWOOD COURT  
PHOENIX, AZ 85046  
CONTACT: DOUG BRUNN

**DEVELOPER:**  
CREW DEVELOPMENT CORPORATION  
7303 WEST BOSTON STREET  
CHANDLER, AZ 85226

**CONTRACTOR:**  
BLUE GRANITE CONSTRUCTION, LLC  
3124 E. BROADWOOD COURT  
CHANDLER, AZ 85226

**REGISTERED OWNER:**  
APPROVED THE DEVELOPMENT AS SHOWN, SIGNED THIS DAY OF 2016.

### PROJECT TEAM

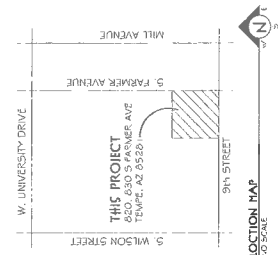
**ARCHITECT:**  
Benjamin Vogel, Architect  
250-406-9604  
FAX: 577-0272



BENJAMIN VOGEL ARCHITECT  
DESIGN + BUILD STUDIO  
1900 W. WASHINGTON AVENUE, SUITE 100  
PHOENIX, AZ 85007

DEVELOPER CONTACT INFO  
BLUE GRANITE CONSTRUCTION  
MATT FARM  
MATT@BGRCONSTRUCTION.COM

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE  
COVER SHEET  
DATE: 02.16.2019  
SCALE: 1/8" = 1'-0"  
SHEET NO: A0



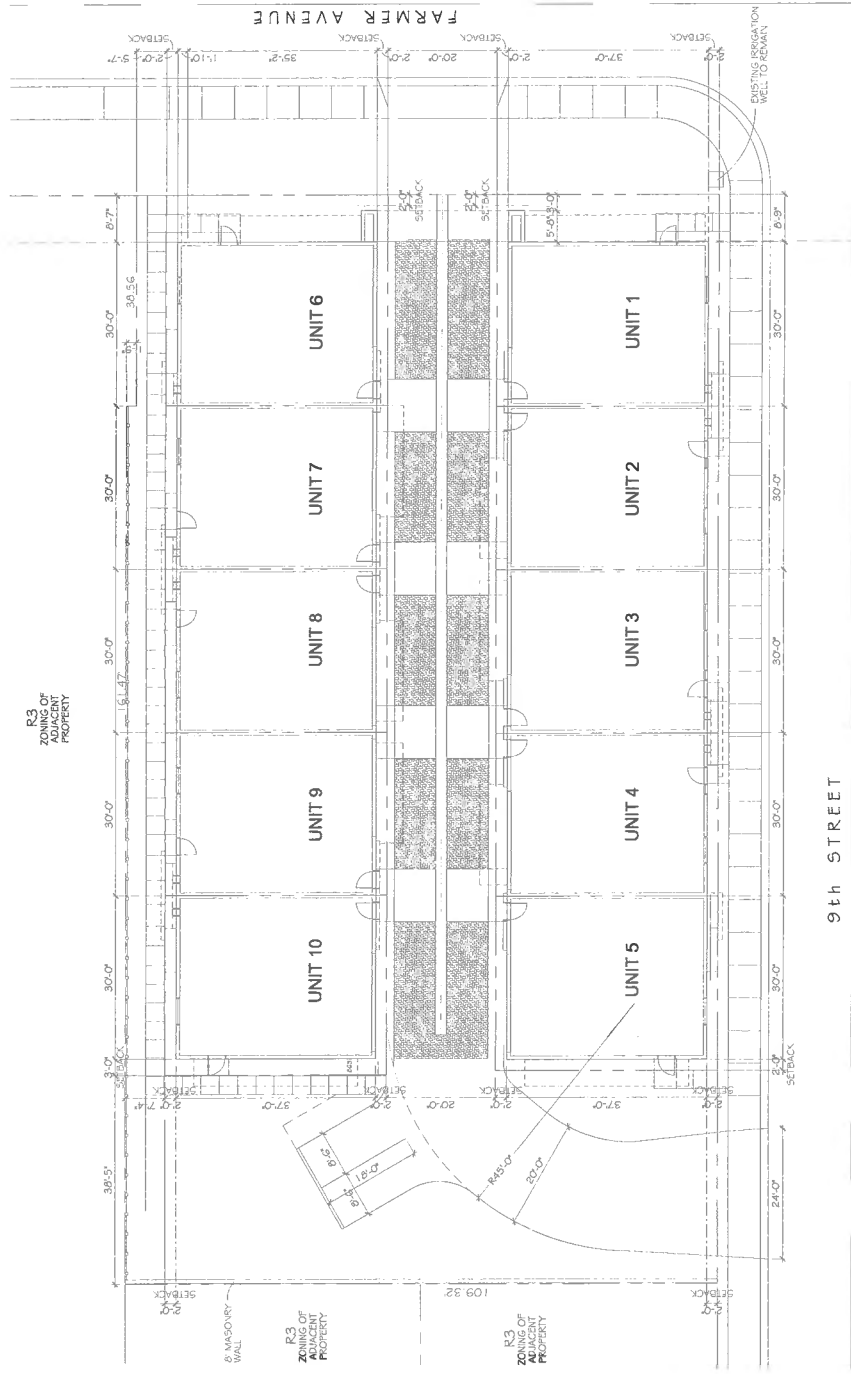
FRANCIS 72  
 DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 KAITI TAM  
 kati@bgspprova.com

**BENJAMIN VOGEL ARCHITECT**  
 DESIGN + BUILD STUDIO  
 317 KOLB AVENUE OR BOSTON COMMON 702  
 3RD FLOOR  
 BOSTON MA 02114



DATE:	08.15.2019
BY:	MA
REVISED:	

**ARCHITECTURAL SITE PLAN**  
 FARMER GOODWIN TOWNHOMES  
 820 / 830 SOUTH FARMER AVENUE  
 DRAWN BY: [Signature]  
 SCALE: 1" = 10'  
 SHEET NO. A1



**ARCHITECTURAL SITE PLAN**  
 Scale: 1" = 10'

- SITE PLAN NOTES:**
- TRASH & RECYCLE BINS TO BE STORED IN GARAGE
  - CONCRETE FLOWERS SHALL BE INTEGRAL COLOR
- - - - - PROPERTY LINE  
 - - - - - OVERHANG ABOVE  
 - - - - - SETBACK  
 - - - - - 6' HIGH FENCE

DEVELOPER CONTACT INFO  
 BLUE GRANITE CONSTRUCTION  
 matt@bigcityprva.com  
 317.577.9354

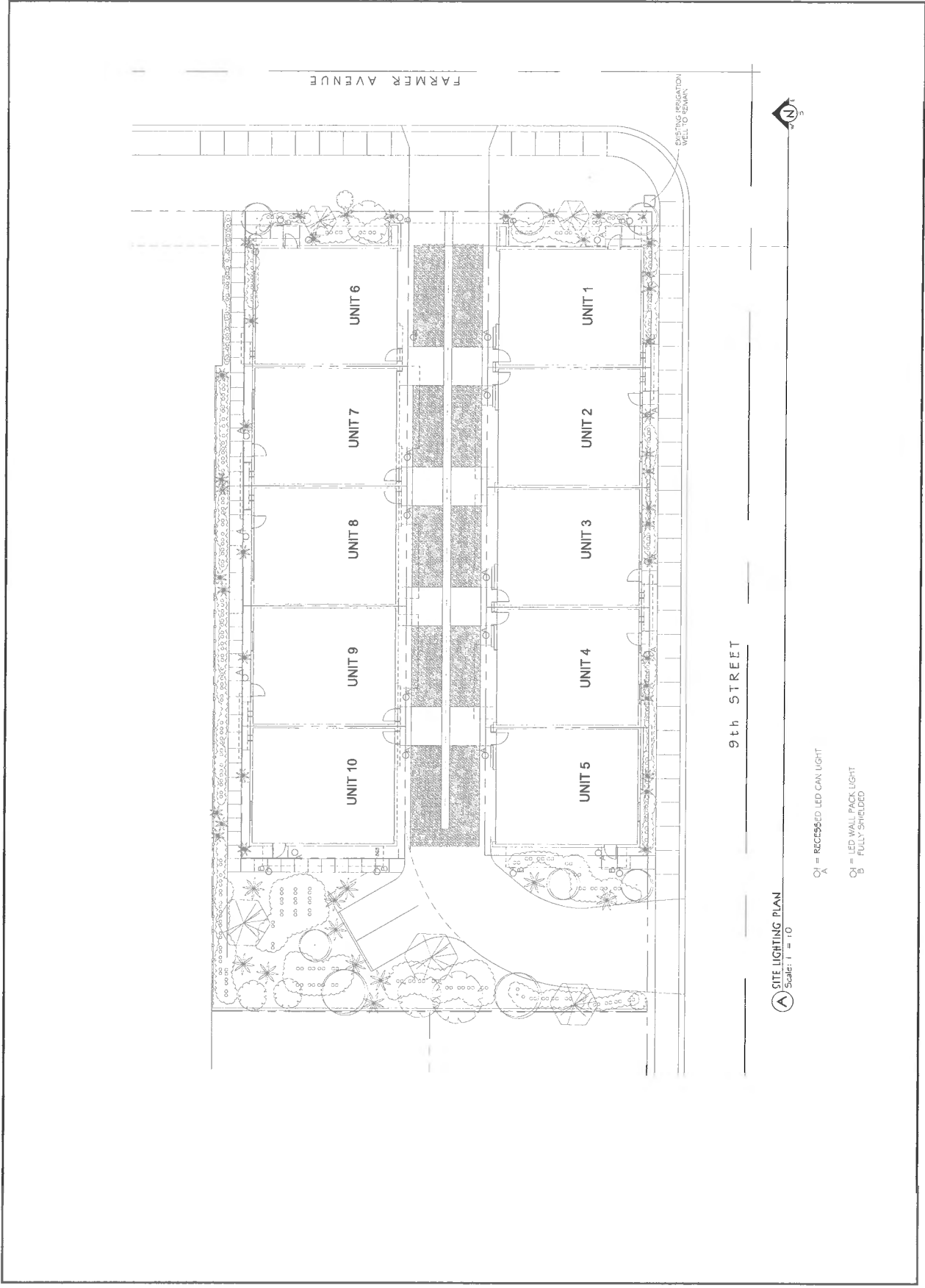
DESIGN + BUILD STUDIO  
 BENJAMIN VOGEL ARCHITECT  
 2836 S. WALKER AVENUE, SUITE 100  
 INDIANAPOLIS, IN 46203  
 317.577.9354



DATE	NO.

PROJECT: FARMER GOODWIN TOWNHOMES  
 ADDRESS: 820 / 830 SOUTH FARMER AVENUE  
 SHEET NO: 02-18-20-9  
 DATE: 08/18/20  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

SHEET NO: A2-1  
 # OF SHEETS: [Number]



**A SITE LIGHTING PLAN**  
 Scale: 1/8" = 1'-0"

- = RECESSED LED CAN LIGHT
- = LED WALL PACK LIGHT
- = FULLY SHIELDED



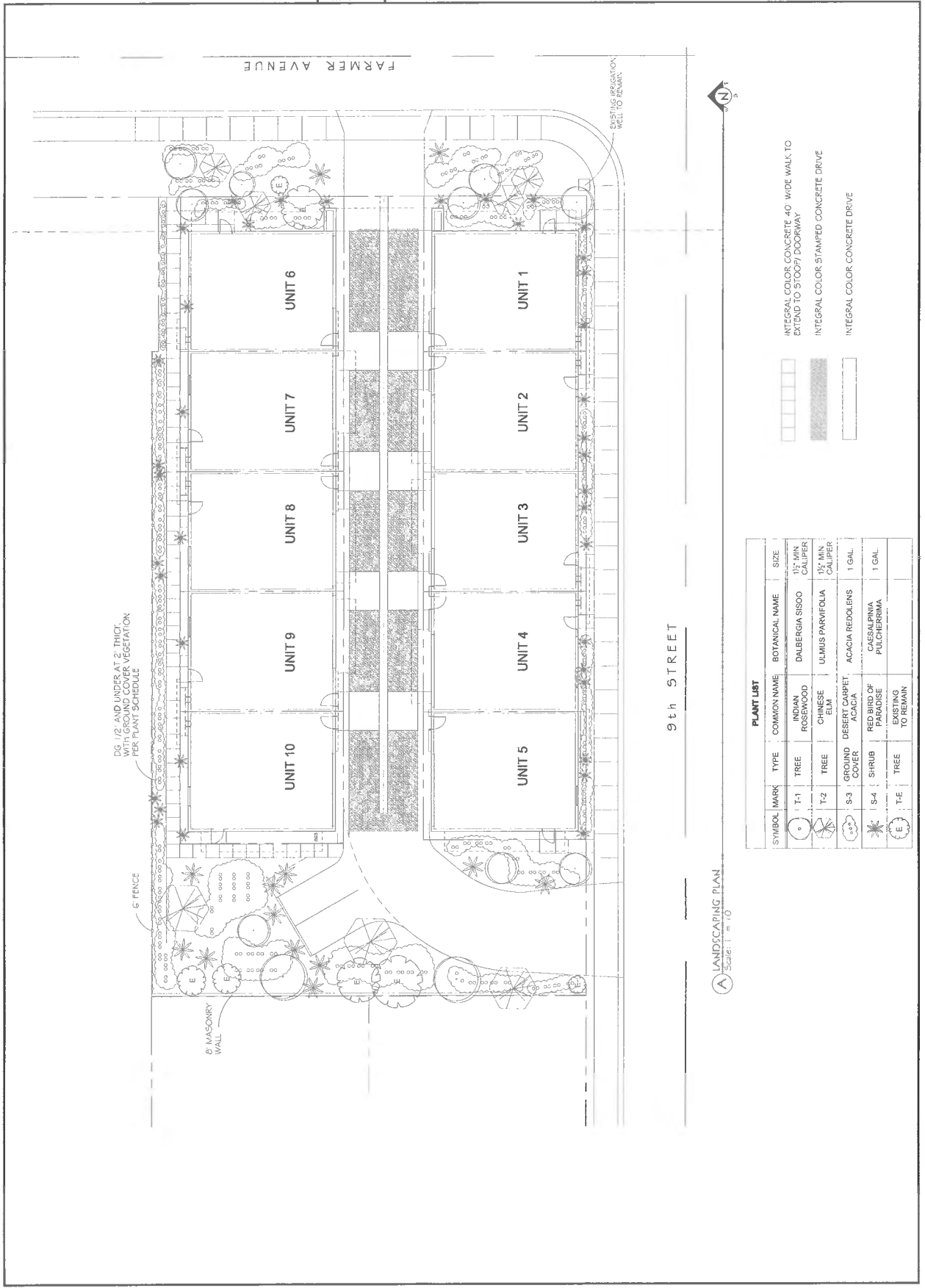
DESIGNER CONTACT INFO  
 BLUE GRANITE CONSTRUCTION  
 KATE KIM  
 email@bluegranite.com

DESIGNER CONTACT INFO  
 BLUE GRANITE CONSTRUCTION  
 KATE KIM  
 email@bluegranite.com



DATE	BY	REVISION

LANDSCAPE PLAN  
 PROJECT TITLE  
 820 / 830 SOUTH FARMER AVENUE  
 FARMER GOODWIN TOWNHOMES  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY  
 DATE 06.20.19  
 SHEET NO. 02 OF 09  
 PROJECT NO. 18131  
 LOC. LACED  
 4" = 1'-0" SHEET  
 A2.2



6" FENCE  
 6" MASONRY WALL  
 DG 1/2" AND UNDER AT 2" THICK,  
 WITH GROUND COVER VEGETATION  
 PER PLANT SCHEDULE

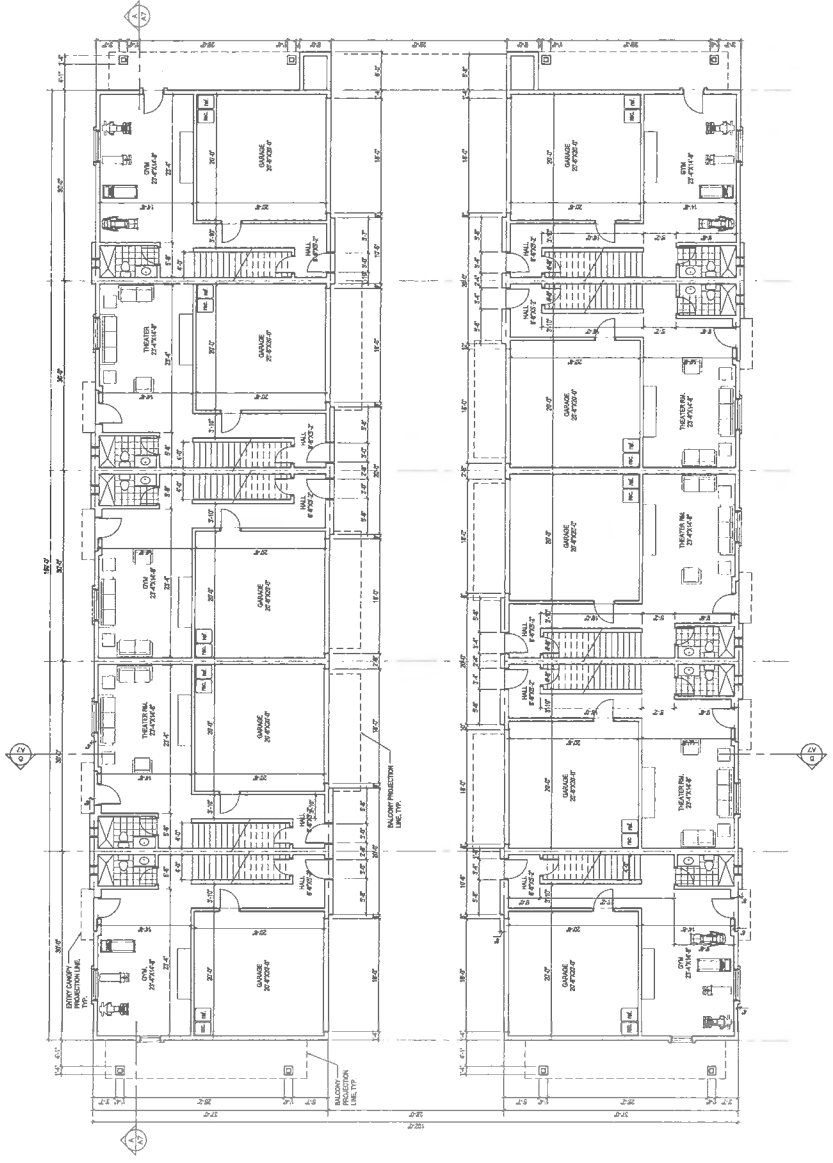
- INTEGRAL COLOR CONCRETE 40' WIDE WALK TO  
EXTEND TO STOOP/ DOORWAY
- INTEGRAL COLOR STAMPED CONCRETE DRIVE
- INTEGRAL COLOR CONCRETE DRIVE

PLANT LIST				
SYMBOL MARK	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
T-1	TREE	INDIAN ROSEWOOD	DALBERGIA SISOO	12" MIN CALIPER
T-2	TREE	CHINESE ELM	ULMUS PARVIFOLIA	12" MIN CALIPER
S-3	GROUND COVER	DESERT CARPET	ACACIA REBOLENS	1 GAL.
S-4	SHRUB	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	1 GAL.
E	TREE	EXISTING TO REMAIN		

LANDSCAPING PLAN  
 Scale: 1" = 10'



Ⓐ FIRST LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"



PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE  
1ST LEVEL FLOOR PLAN

NO.	REVISION	DATE	BY

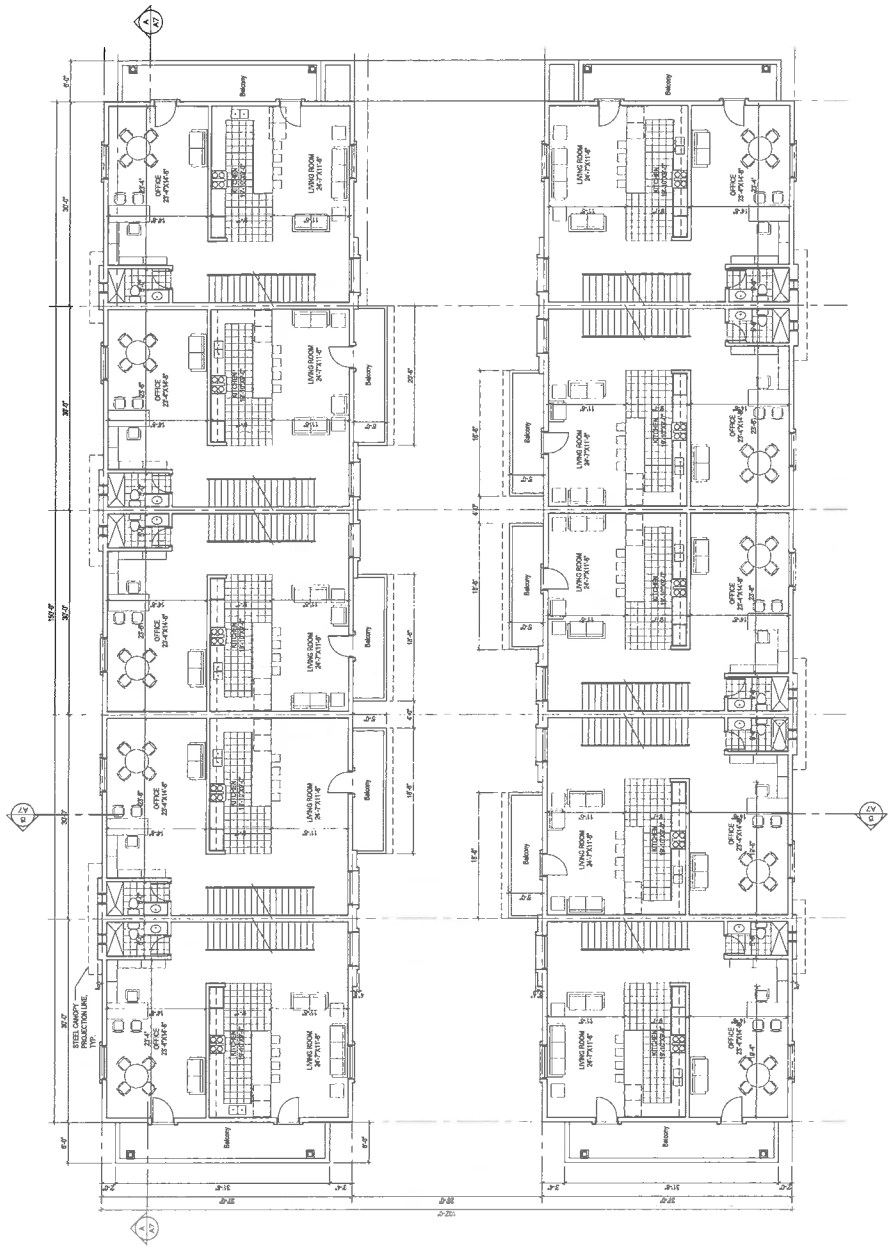


BENJAMIN VOGEL ARCHITECT  
DESIGN - BUILD STUDIO  
1715 ROCKY MOUNTAIN DR., ROCKY MOUNTAIN, NC 27778  
PH: 919.233.4600 FAX: 919.233.4601

DRAWING NO. 12345  
DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT FOX  
mattf@bluegranite.com



(B) SECOND LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"



PROJECT: FARMER GOODWIN TOWNHOUSES  
820 / 830 SOUTH FARMER AVENUE  
2ND LEVEL FLOOR PLAN

NO.	REVISIONS	DATE	BY



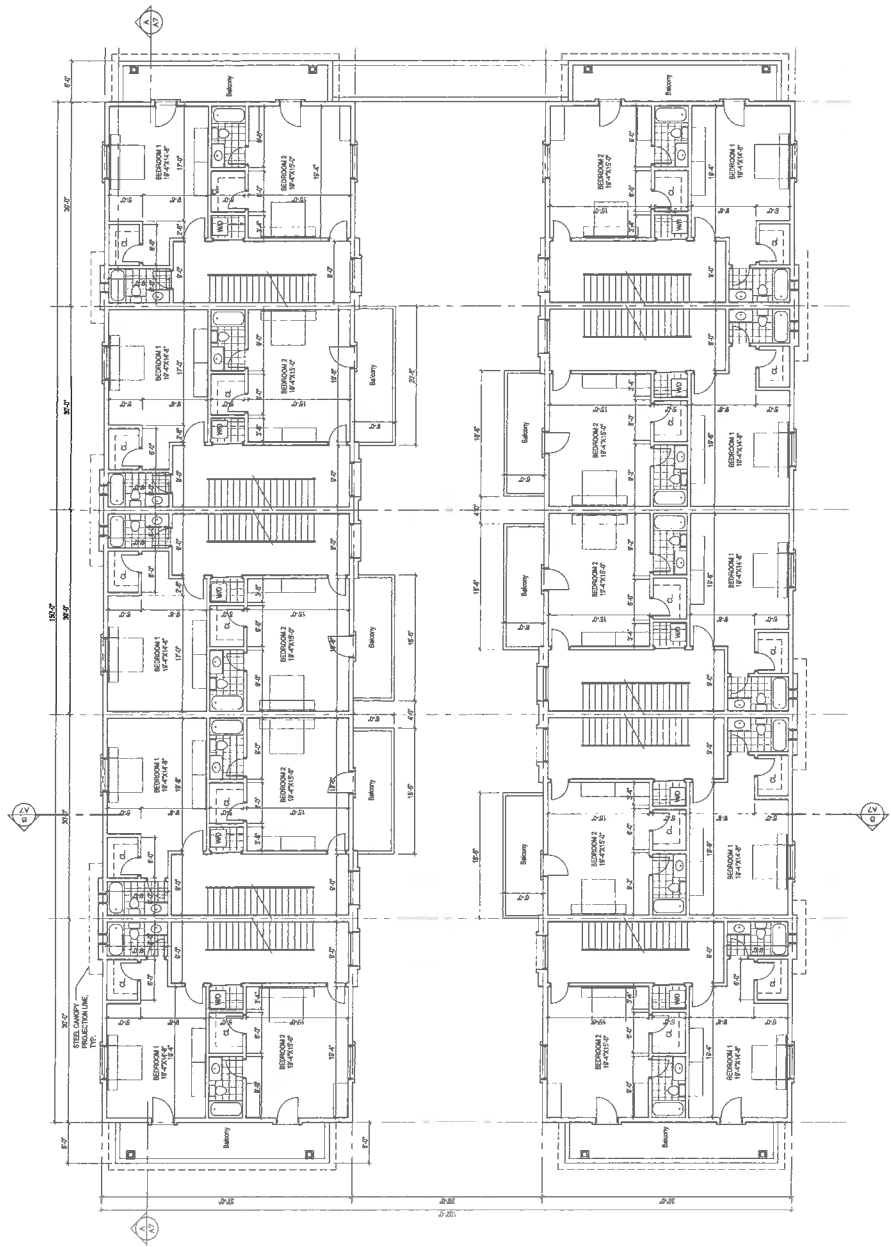
BENJAMIN VOGEL ARCHITECT  
DESIGN - BUILD STUDIO  
500 WEST WASHINGTON ST. SUITE 1000, ARLINGTON, VA 22204  
TEL: 703.243.1234

DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT RIA  
mri@bgcva.com

TYP SHEET  
SHEET NO. A3.2  
SCALE NOTED



**B** THIRD LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"



NO.	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE  
3RD LEVEL FLOOR PLAN

DATE: 02.11.2019  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8"=1'-0"  
SHEET NO.: A3.3  
TOTAL SHEETS: [Number]



**BENJAMIN VOGEL ARCHITECT**  
DESIGN - BUILD STUDIO  
345 SOUTH FARMER ON THE COMMONS, SUITE 100  
RTP, NC 27604  
TEL: 919.487.1100

DEVELOPER CONTACT INFO  
BLUE GRANT CONSTRUCTION  
MATT TUM  
mattt@bluegrantusa.com

A3.4

FOR SHEET  
REFLECTING  
SCALE NOTED

DATE: 02.16.2019  
DRAWN BY: GJL/SL

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

PROJ: 191

DATE: 02.16.2019

SCALE: 1/8" = 1'-0"

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

PROJ: 191

DATE: 02.16.2019

SCALE: 1/8" = 1'-0"

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

PROJ: 191

DATE: 02.16.2019

SCALE: 1/8" = 1'-0"

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

PROJ: 191

DATE: 02.16.2019

SCALE: 1/8" = 1'-0"

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

PROJ: 191

DATE: 02.16.2019

SCALE: 1/8" = 1'-0"

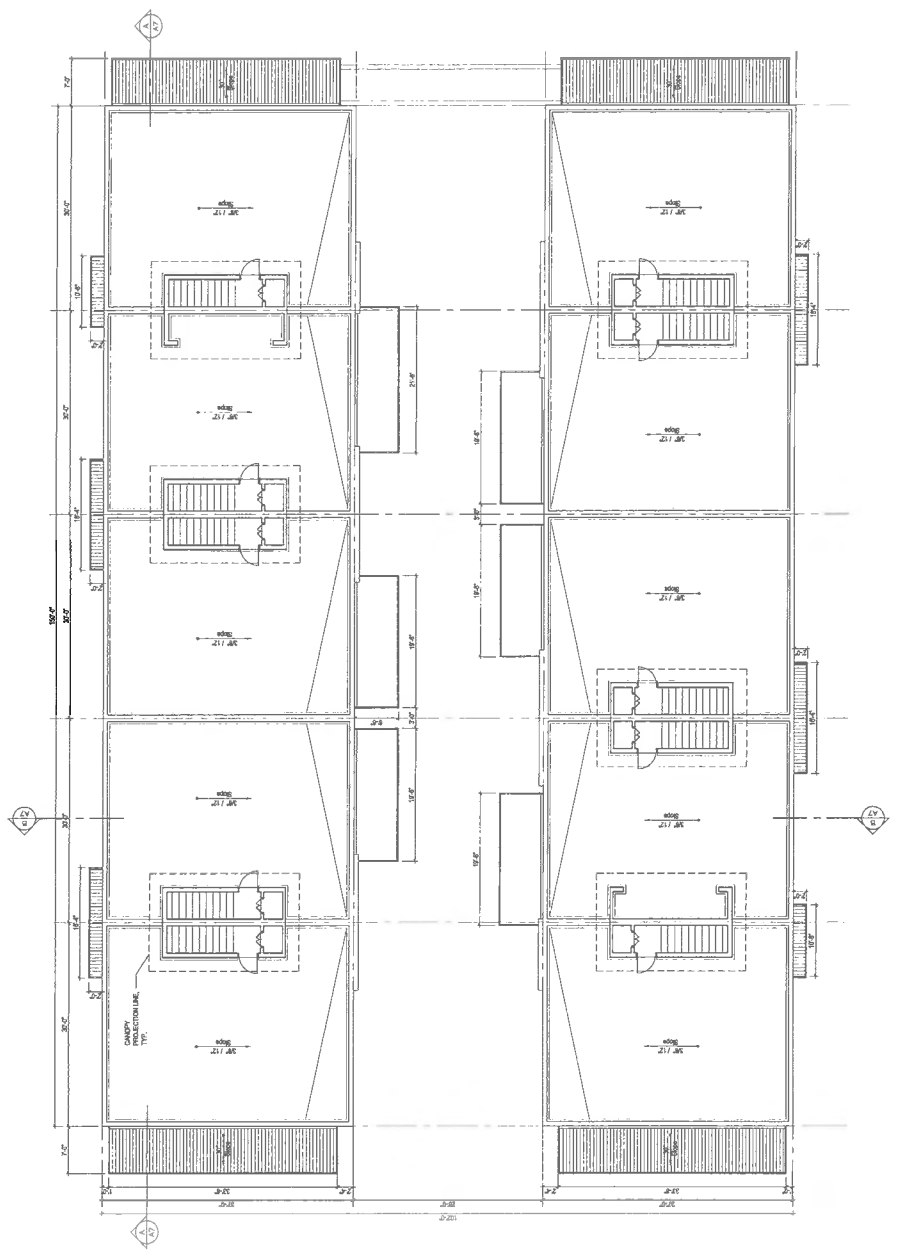


BENJAMIN VOGEL ARCHITECT  
DESIGN - BUILD STUDIO  
1477 SOUTH MICHIGAN DR. SUITE 100  
RTP, NC 27706  
TEL: 919.487.1100  
FAX: 919.487.1101

DEVELOPER CONTACT INFO:  
BLISS GRANITE CONSTRUCTION  
MATT KIM  
matt@blissgranite.com



B ROOF LEVEL FLOOR PLAN  
Scale: 1/8" = 1'-0"





DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 mt11@bgrcpnma.com

BENJAMIN VOGL, ARCHITECT  
 DESIGN - BUILD STUDIO  
 175 KOSMOS DRIVE, SUITE 100, FITCHBURGH, MA 01525  
 TEL: 508.545.6600 FAX: 508.545.6602

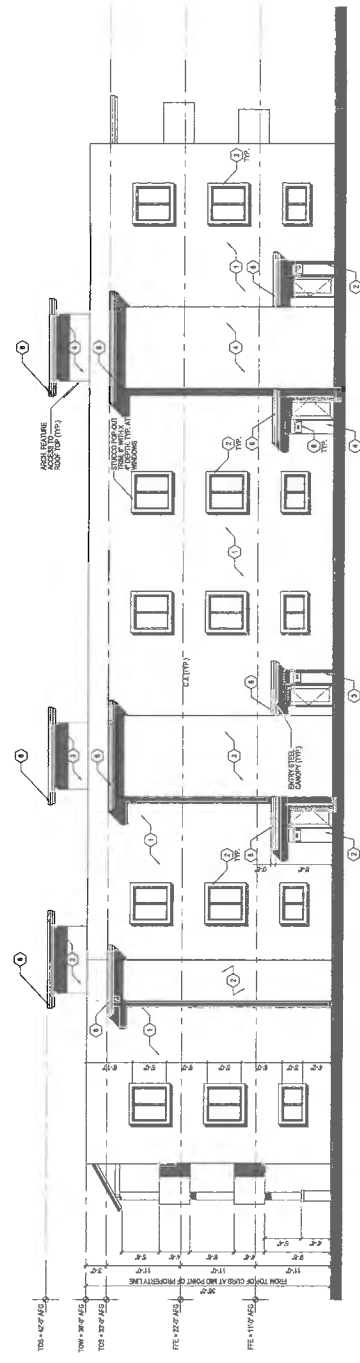


NO.	REVISIONS	DATE	BY

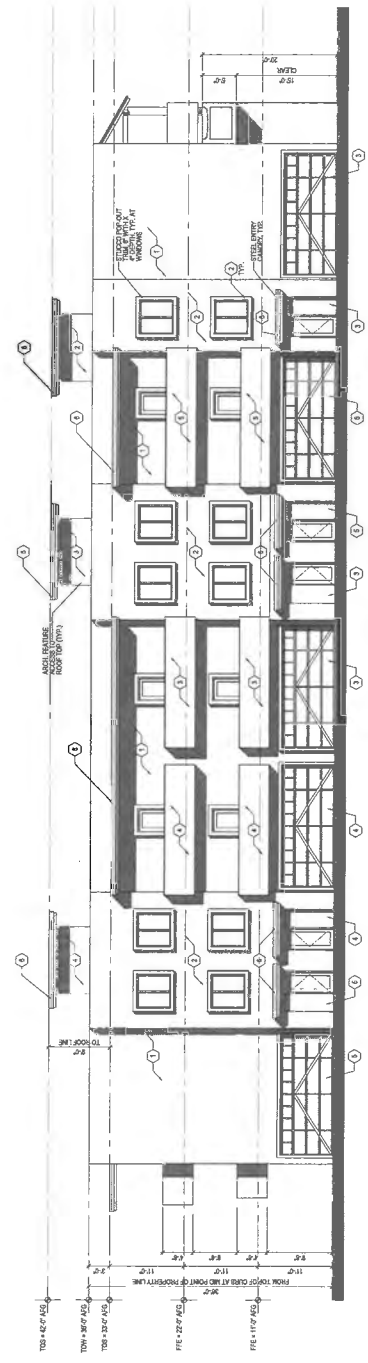
PROJECT: FARMER GODWIN TOWNHOMES  
 820 / 830 SOUTH FARMER AVENUE  
 DRAWING TITLE: BUILDING ELEVATIONS  
 DATE: 02.11.2019  
 DRAWING NO.: 16.1.131  
 SCALE: NOTED  
 # OF SHEETS: 1  
 REF. NO.: A4

**COLOR SCHEME**

- STUCCO**
- ALL STUCCO FINISH TO BE SPHERNETIC STUCCO SYSTEM WITH FINISH AS FOLLOWS:
- SW 2832 COLONIAL BEYVAL GRAY - FIELD COLOR
  - SW 2832 COLONIAL BEYVAL GRAY - FIELD COLOR
  - SW 2818 BIRCHWOOD HEATHER - ACCENT COLOR
  - SW 2820 DOWNING EARTH - ACCENT COLOR
  - SW 2821 DOWNING STONE - ACCENT COLOR
- METAL FASCIAS & ROOF**
- SW 7702 STAINLESS STEEL - FIELD COLOR
  - SW 7702 STAINLESS STEEL - FIELD COLOR
  - STANDING SEAM GALVANIZED METAL ROOF
  - STAINLESS NAILERS
  - WALL SOURCE LIGHT FIXTURE



1 NORTH BUILDING - NORTH ELEVATION  
 Scale: 1/8" = 1'-0"



2 NORTH BUILDING - SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"

DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 MATT TOM  
 mattt@bgcnyusa.com

DESIGNER CONTACT INFO:  
 BENJAMIN VOGEL ARCHITECT  
 DESIGN - BUILD STUDIO  
 115 NORTH 4TH AVENUE, SUITE 200  
 MINNEAPOLIS, MN 55407-2727



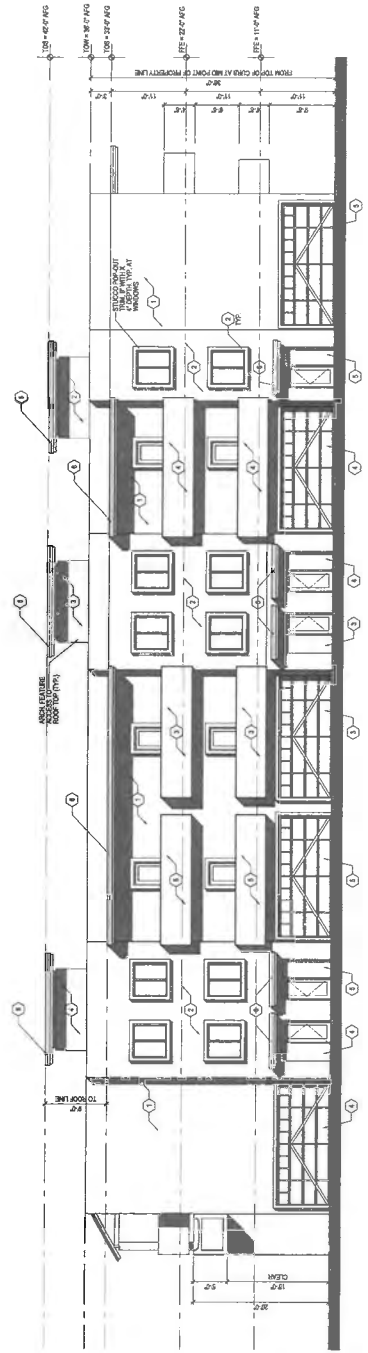
NO.	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES  
 820 / 830 SOUTH FARMER AVENUE  
 DRAWING TITLE: BUILDING ELEVATIONS  
 DATE: 02.10.2019  
 DRAWN BY: G. L. B. I.  
 CHECKED BY: G. L. B. I.  
 SCALE: NOTED  
 SHEET NO. A5

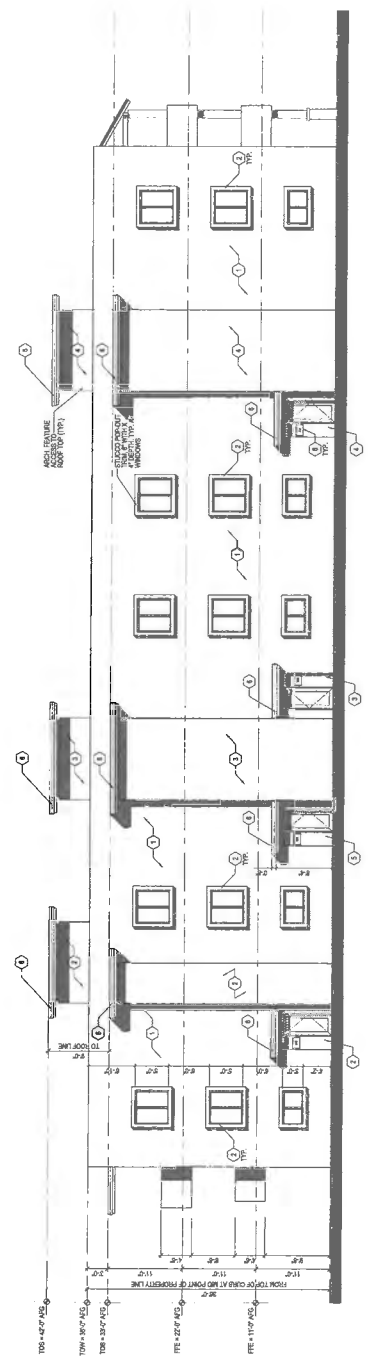
**COLOR SCHEME**

**STUCCO**

- ALL STUCCO FINISH TO BE SYNTHETIC STUCCO SYSTEM WITH HISTORIC ADDED LOOK
1. SW 2832 COLONIAL REVIVAL GRAY - FIELD COLOR
  2. SW 2818 DOWNING EARTH - ACCENT COLOR
  3. SW 2818 DOWNING EARTH - ACCENT COLOR
  4. SW 2820 DOWNING EARTH - ACCENT COLOR
  5. SW 2821 DOWNING STONE - ACCENT COLOR
- METAL FASCIAS & ROOF**
1. STANDING SEAM GALVANNEZED METAL ROOF
  2. ADDRESS NUMBER



3 SOUTH BUILDING - NORTH ELEVATION  
 Scale: 1/8" = 1'-0"



4 SOUTH BUILDING - SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"

DEVELOPER CONTACT INFO:  
 MATT KAM  
 matt@bigcityprsa.com

**BENJAMIN VOGL ARCHITECT**  
 DESIGN - RIGID STUDIO  
 171 57434800  
 171 57434800 OR 171 57434800  
 171 57434800



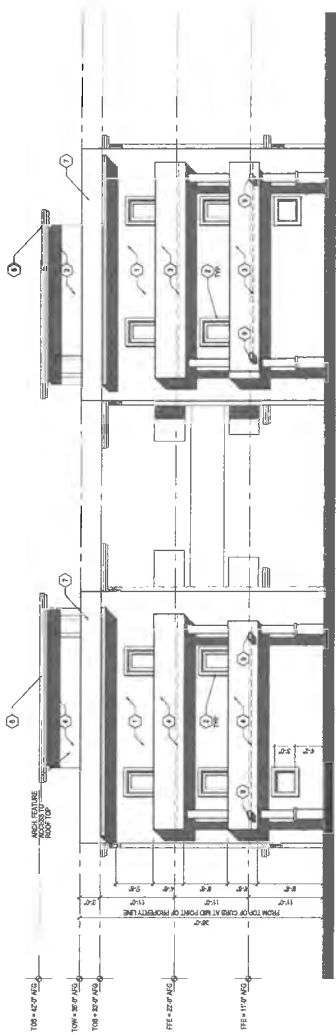
NO.	REVISION	DATE	BY

**FARMER GOODWIN TOWNHOMES**  
 820 / 830 SOUTH FARMER AVENUE  
 BUILDING ELEVATIONS  
 PROJECT: FARMER GOODWIN TOWNHOMES  
 ADDRESS: 820 / 830 SOUTH FARMER AVENUE  
 APPROVED BY: [Signature]  
 DATE: 02.16.2019  
 SHEET NO. A6

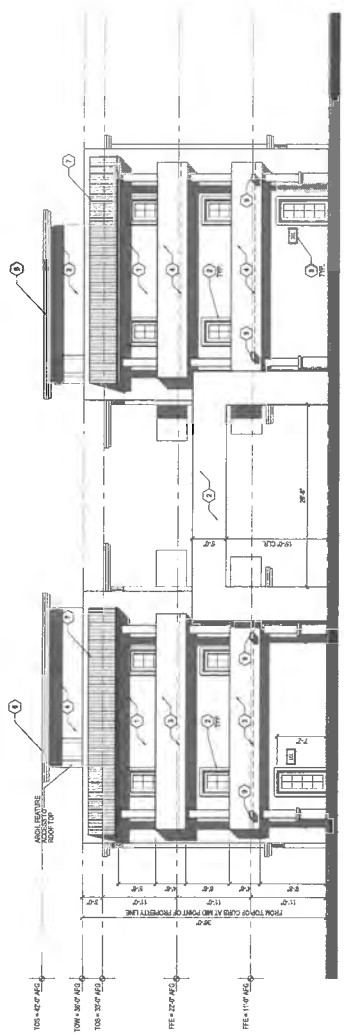
**COLOR SCHEME**

**STUCCO**

- ALL STUCCO FINISH TO BE SYNTHETIC STUCCO SYSTEM WITH HISTORIC BOBBLE LOOK.
1. SW 2832 COLONIAL BEVIVAL GRAY - FIELD COLOR
  2. SW 2832 COLONIAL BEVIVAL GRAY - ACCENT COLOR
  3. SW 2818 BOWWICK BEANER - ACCENT COLOR
  4. SW 2820 DOWNING EARTH - ACCENT COLOR
  5. SW 2821 DOWNING STONE - ACCENT COLOR
- METAL FASCIAS & ROOF**
1. SW 2821 DOWNING STONE - ACCENT COLOR
  2. SW 2821 DOWNING STONE - ACCENT COLOR
  3. SW 2821 DOWNING STONE - ACCENT COLOR
  4. SW 2821 DOWNING STONE - ACCENT COLOR
  5. SW 2821 DOWNING STONE - ACCENT COLOR
  6. SW 2821 DOWNING STONE - ACCENT COLOR
  7. STANDING SEAM GALVANIZED METAL ROOF
  8. ADDRESS NUMBER



**5 WEST ELEVATION**  
 Scale: 1/8" = 1'-0"



**6 EAST ELEVATION**  
 Scale: 1/8" = 1'-0"

FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE

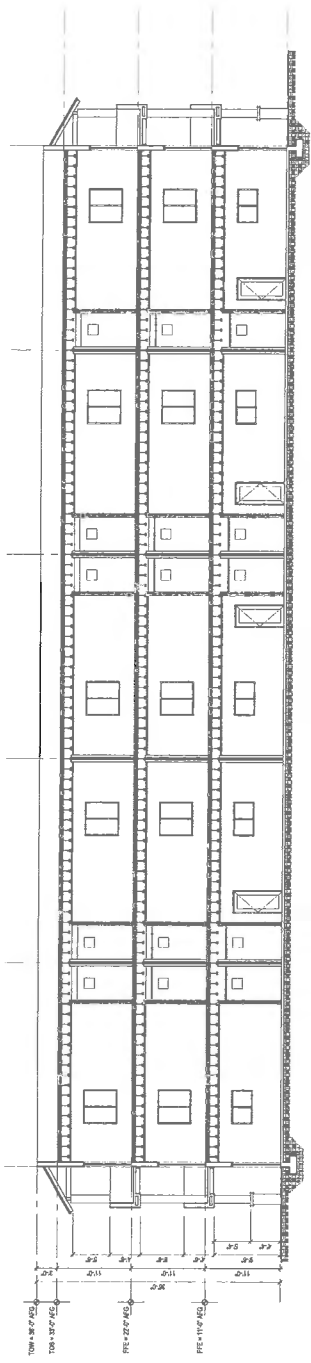
BUILDING SECTIONS

NO.	REVISIONS	DATE	BY

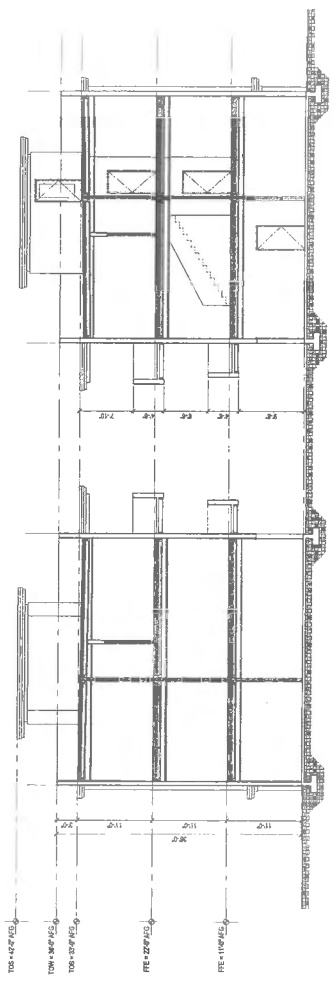


**BENJAMIN VOGEL ARCHITECT**  
 DESIGN - BUILD STUDIO  
 121 SOUTH MAIN ST. SUITE 200  
 RALEIGH, NC 27601  
 TEL: 774.934.6661  
 FAX: 774.934.6662

DEVELOPER CONTACT INFO:  
 BLUE GRANITE CONSTRUCTION  
 MATT KIM  
 matt@bluegranite.com



**A) BUILDING SECTION A**  
 Scale: 1/8" = 1'-0"



**B) BUILDING SECTION B**  
 Scale: 1/8" = 1'-0"



NO.	REVISIONS	DATE	BY

**A8**

### COLOR SCHEME

**STUCCO**

ALL STUCCO FINISH TO BE SYNTHETIC STUCCO SYSTEM WITH HISTORIC APPEARANCE

- SW 832 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 833 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 834 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 835 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 836 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 837 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 838 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 839 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 840 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 841 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 842 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 843 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 844 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 845 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 846 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 847 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 848 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 849 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 850 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 851 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 852 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 853 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 854 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 855 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 856 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 857 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 858 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 859 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 860 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 861 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 862 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 863 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 864 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 865 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 866 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 867 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 868 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 869 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 870 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 871 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 872 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 873 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 874 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 875 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 876 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 877 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 878 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 879 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 880 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 881 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 882 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 883 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 884 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 885 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 886 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 887 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 888 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 889 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 890 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 891 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 892 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 893 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 894 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 895 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 896 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 897 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 898 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 899 COLONIAL REVIVAL GRAY - FIELD COLOR
- SW 900 COLONIAL REVIVAL GRAY - FIELD COLOR

**METAL FASCIA & ROOF**

- STANDING SEAM GALVANIZED METAL ROOF
- ADDRESS NUMBER

**1 NORTH BUILDING - NORTH ELEVATION**  
Scale: 1/8" = 1'-0"

**2 NORTH BUILDING - SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



DEVELOPER CONTACT INFO:  
BLUE GRANITE CONSTRUCTION  
MATT TOM  
mattt@bluegranite.com

BENJAMIN VOGEL ARCHITECT  
DESIGN - BUILD STUDIO  
3120 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202



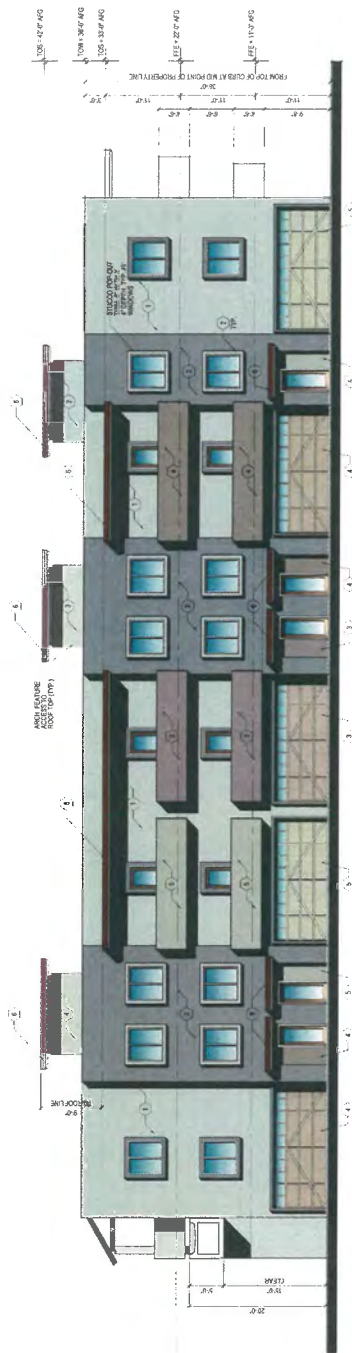
NO	REVISIONS	DATE	BY

PROJECT: FARMER GOODWIN TOWNHOMES  
820 / 830 SOUTH FARMER AVENUE  
COLOR ELEVATIONS  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
DATE: [ ]  
SCALE: 1/8" = 1'-0"  
SHEET NO: A9

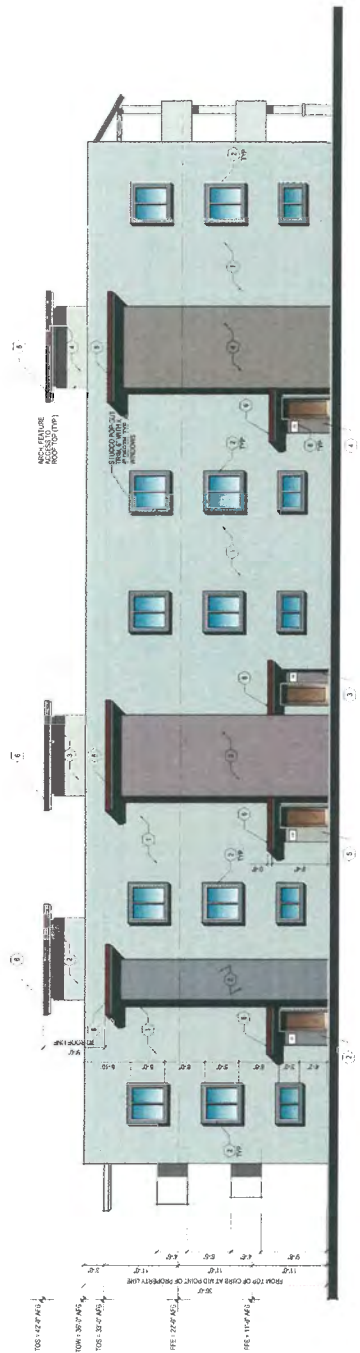
**COLOR SCHEME**

**STUCCO**

- ALL STUCCO FINISH TO BE SPERMING STUDIO  
GRITER WITH HISTORIC ADGE LOOK
1. SW 2822 COLONIAL REVIVAL GRAY - FIELD COLOR
  2. SW 2822 COLONIAL REVIVAL GRAY - FIELD COLOR
  3. SW 2818 BURNING BROWN - ACCENT COLOR
  4. SW 2820 DOWNING EARTH - ACCENT COLOR
  5. SW 2821 DOWNING STONE - ACCENT COLOR
- METAL FASCIAS & ROOF**
1. METAL FASCIA
  2. METAL ROOF
  3. STANDING SEAM GALVANNEED MET. ROOF
  4. ADDRESS NUMBER



3 SOUTH BUILDING - NORTH ELEVATION  
Scale: 1/8" = 1'-0"



4 SOUTH BUILDING - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

DEVELOPER CONTACT INFO: BLUE GRANITE CONSTRUCTION matt@bgcny.com matt@bgcnyusa.com		DESIGN - BUILD STUDIO BRIMAHN VOGEL ARCHITECT 1075 WILSON AVENUE, SUITE 100, ROCKY HILL, CONNECTICUT 06151-3240 TEL: 860.261.7272			PROJECT: FARMER GOODWIN TOWNHOMES 820 / 830 SOUTH FARMER AVENUE DRAWING TITLE: COLOR ELEVATIONS	DRAWN BY: [ ] CHECKED BY: [ ] APPROVED BY: [ ] DATE: [ ] REVISIONS: [ ]
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**A10**

PROJECT NO. [ ]

DATE: [ ]

SCALE: NOTED

DATE: 02 / 02 / 2019

PROJECT: 16121

APPROVED BY: [ ]

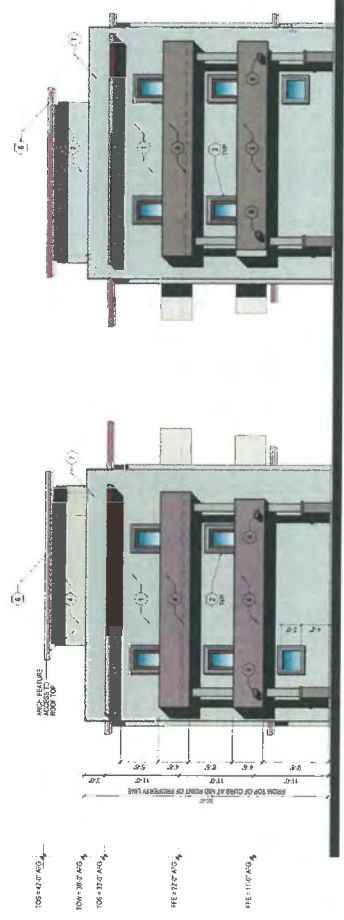
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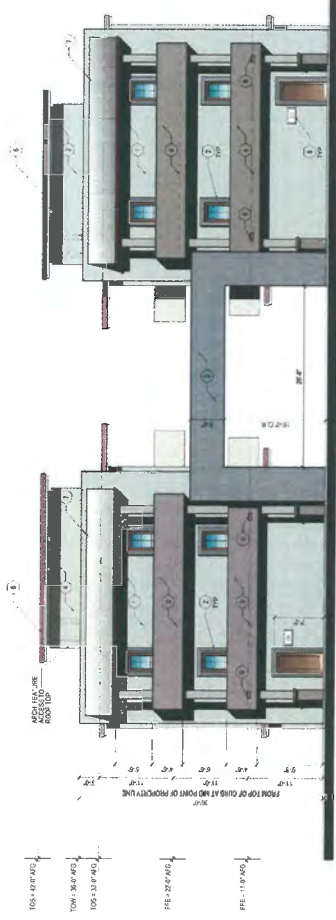
**COLOR SCHEME**

**STUCCO**

- ALL STUCCO FINISH TO BE SYNTHETIC STUCCO SYSTEM WITH HISTORIC ADobe LOOK
1. SW 282Z COLONIAL REVIVAL GRAY - FIELD COLOR
  2. SW 281B DOWNING SLATE - ACCENT COLOR
  3. SW 281C DOWNING SLATE - ACCENT COLOR
  4. SW 280B DOWNING EARTH - ACCENT COLOR
  5. SW 281I DOWNING STONE - ACCENT COLOR
- METAL FASCIAS & ROOF**
1. STANDING SEAM GALVANIZED METAL ROOF
  2. STANDING SEAM GALVANIZED METAL ROOF
  3. ADDRESS NUMBER



5 WEST ELEVATION  
Scale: 1/8" = 1'-0"



6 EAST ELEVATION  
Scale: 1/8" = 1'-0"



9TH STREET PERSPECTIVE VIEW

FARMER GOODWIN TOWN HOMES

BENJAMIN VOGEL, ARCHITECT





FARMER AVENUE PERSPECTIVE VIEW

FARMER GOODWIN TOWN HOMES

BENJAMIN VOGEL, ARCHITECT



FARMER AVENUE ELEVATION

FARMER GOODWIN TOWN HOMES

BENJAMIN VOGEL, ARCHITECT