

EXIST 24' DRIVE

EXIST F.H.

EXIST 24' DRIVE

# 1117 E. Spence Ave. E. Spence & Rita Ln Tempe, Arizona

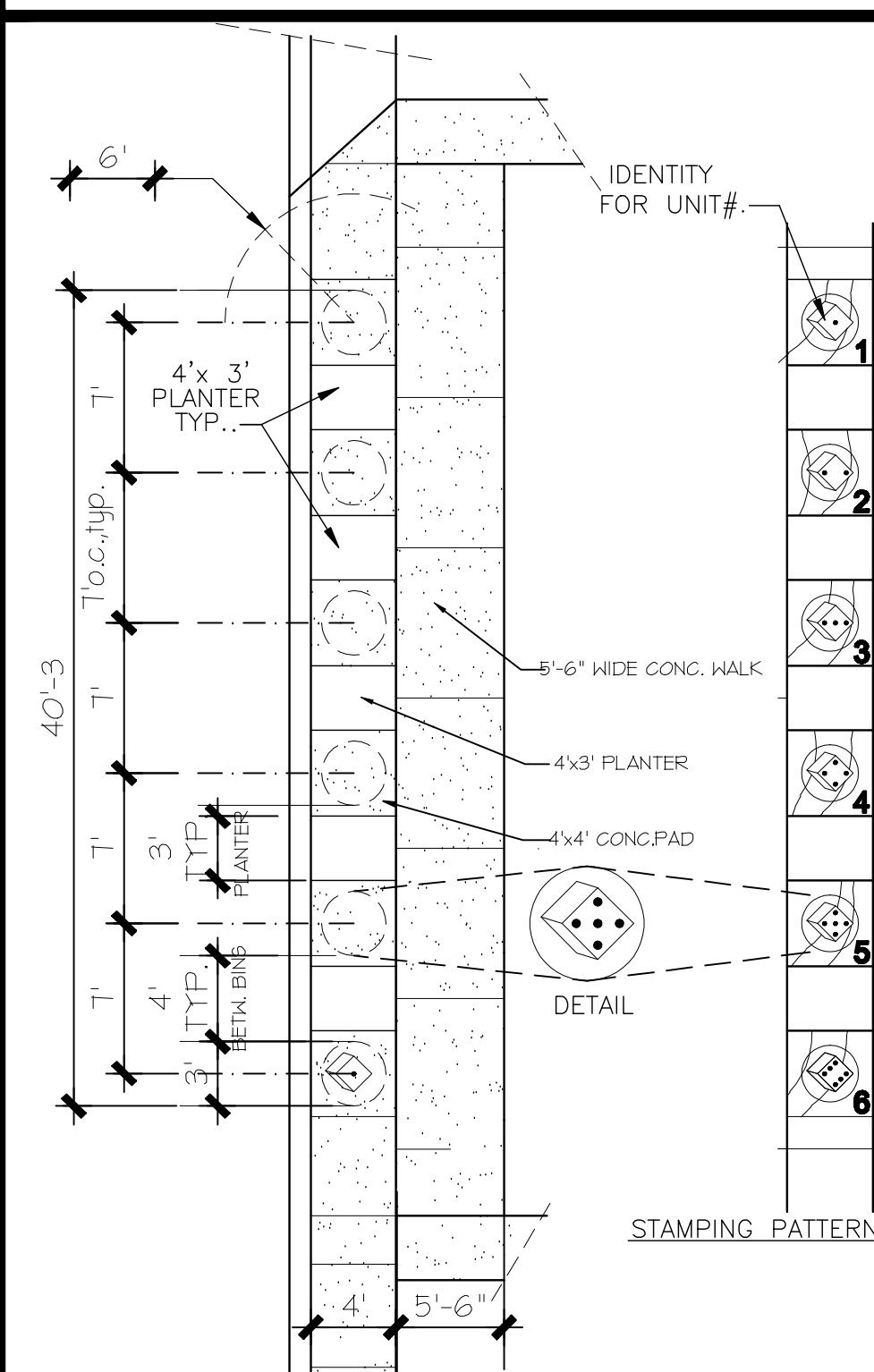
### LEGAL DESCRIPTION:

THE NORTH 133 FEET OF TRACT "A", HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA  
**MCR: 133-09-019A**

### NOTE:

PROVIDE SIGN "NO ON-STREET PARKING" FROM INTERSECTION SOUTH, DUE TO LOCATION OF DRIVE AND REFUSE STAGING.

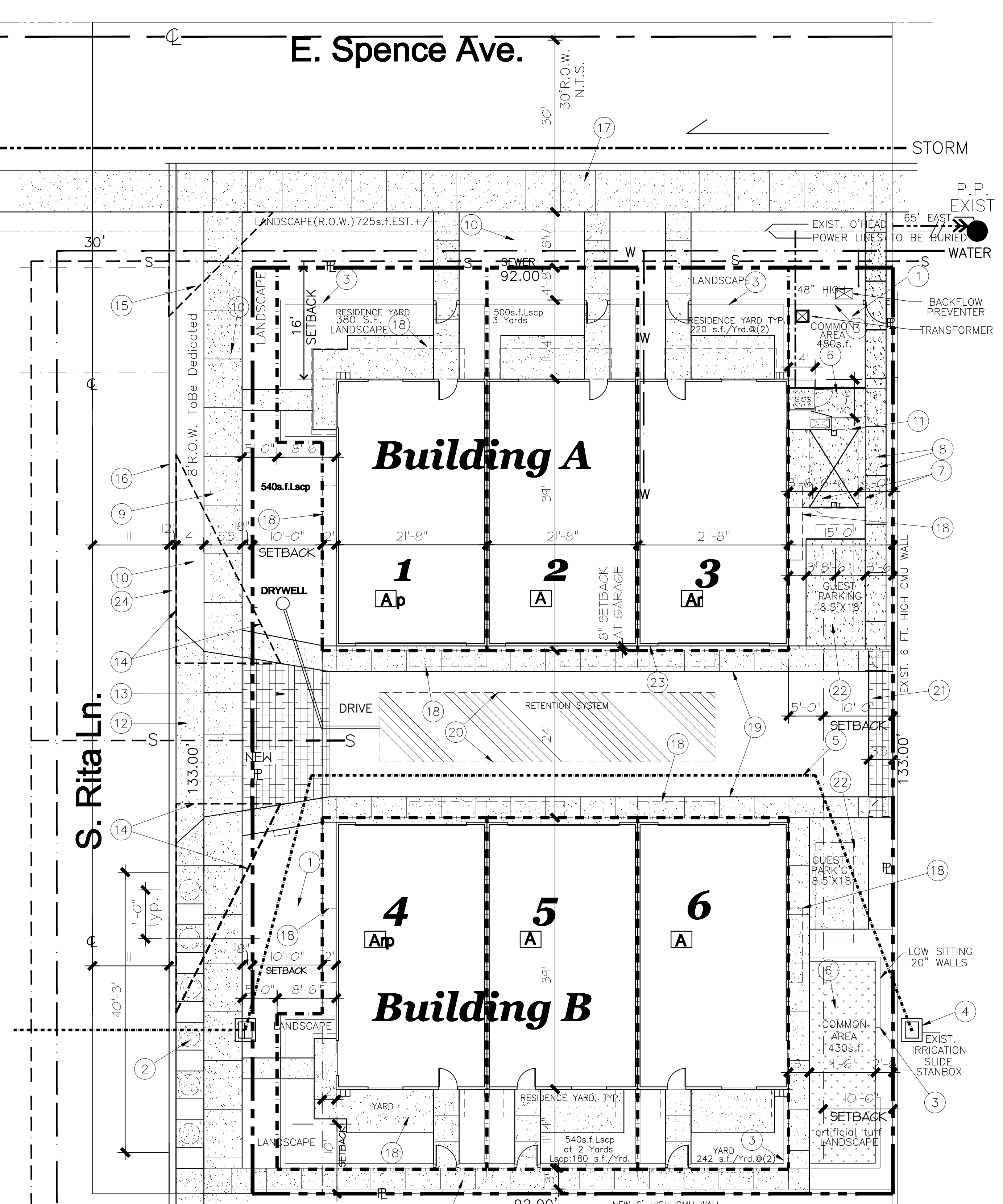
### REFUSE PICKUP AREA DET.



REFUSE PICK-UP AREA DETAIL: NOT TO SCALE  
BINS ARE 3'X3' WITH 4" BETWEEN BINS, IN DECORATIVE STAMPED CONCRETE

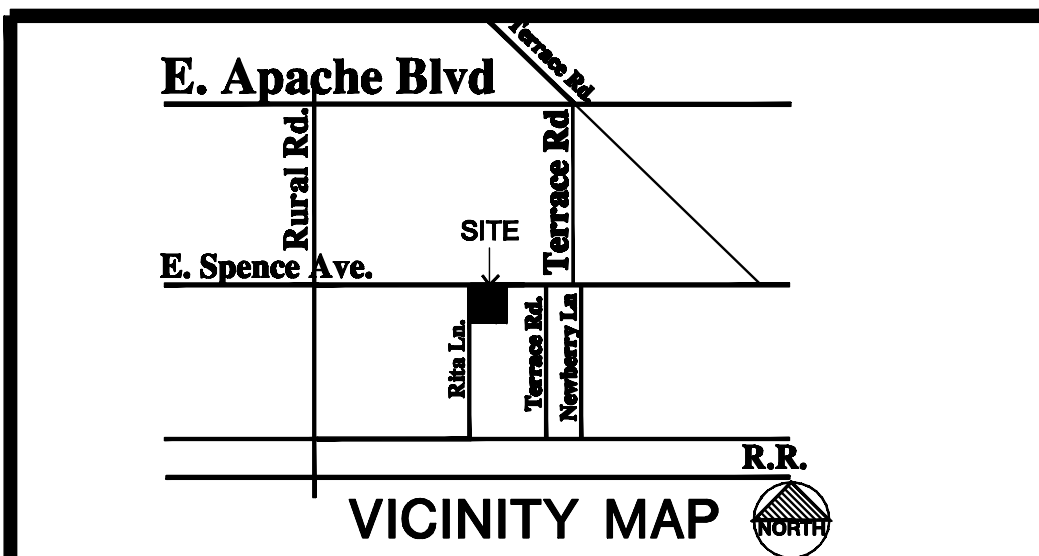
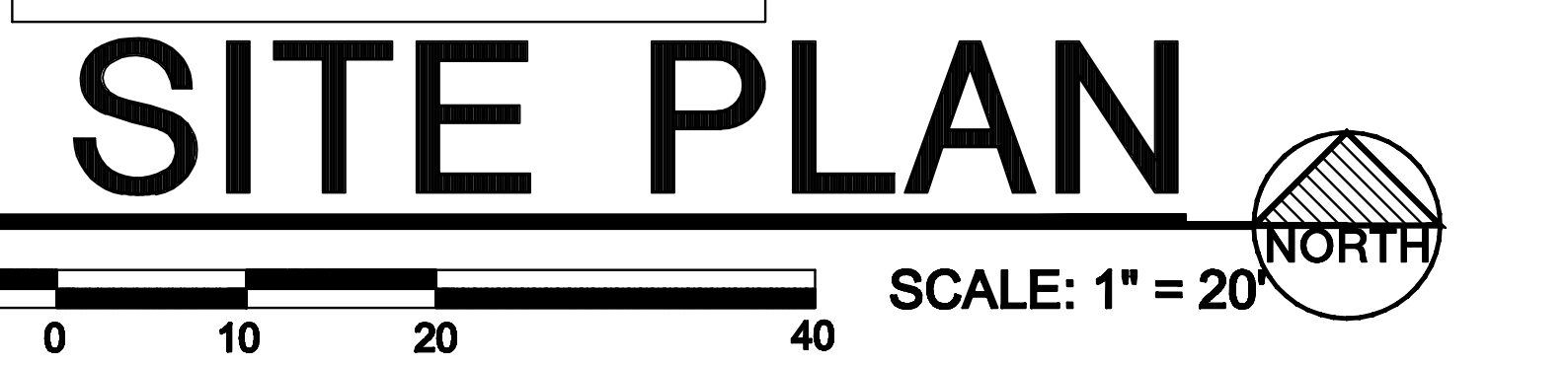
### KEYNOTES

- LANDSCAPE AREA, TYP.
- NEW CONCRETE TRASH PICK-UP AREAS, TYP. SEE DETAIL.
- NEW 18", 24" & 3" HI X6" CMU W/ 2" VENEER "SIT-ON" LANDSCAPE WALL, W/ CONC. CAP TYP.
- EXISTING IRRIGATION INFRASTRUCTURE
- RELOCATE TILE IRRIGATION LINE
- COMMON AREA
- 16"x16"x 8" HIGH PILLARS DEFINING "PARTY" AREA AT BBQ SEATING AREA.
- (2) PROPANE BBQS WITH DCG AGGREGATE BELOW FOR GREASE SPATTER.
- NEW CONCRETE SIDEWALK
- LANDSCAPE (R.O.W.)
- COMMON AREA, SEE PLAN FOR S.F.
- NEW ENTRY DRIVE PER CITY OF TEMPE REQUIREMENTS FOR ROLL CURB.
- INTEGRALLY COLORED UNIT PAVERS
- 15 X 30 FT VISIBILITY TRIANGLE
- 15 FT SIGHT TRIANGLE
- EXISTING ROLLED CURB
- EXISTING CITY SIDEWALK
- UPPER FLOOR ARCHITECTURAL OVERHANG, TYP.
- 3"-4" WIDE CONC. WALK FROM GAR. DOOR MERGING WITH ENTRY DRIVE.
- 10' DIAMETER RETENTION SYSTEM
- 3/6" BACKUP RIBBON, INTEGRALLY COLORED PAVERS
- SINGLE GUEST PARKING, 8.5' X 18'
- GARAGE IS SET BACK 8 INCHES FROM PROPERTY LINE & UPPER FLOORS.
- 1 FT. WIDE ROLL CURB



NOTE:  
EXISTING FLOOD IRRIGATION BOXES OFF SITE. RELOCATE EXISTING IRRIGATION LINE TO RUN UNDER NEW DRIVE PER DIAGRAM, TO OCCUR DURING NOV/DEC. DRY-UP TIMEFRAME. LINE TO BE ACCESSIBLE AND SEPARATED FROM BUILDING AND PROPERTY-LINE WALLS. TREES TO BE 8' FROM LINE AND REQUIRE A ROOT BARRIER FOR PROTECTION OF THE LINE.

**A** NEW UNIT A  
**Ar** NEW UNIT A--REVERSED  
**Ap/Arp** NEW UNIT A WITH PATIO/DECK EXTENSION



### NEW 6 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

| PROJECT TEAM   | NOTES  |
|--|--|
| <b>APPLICANT</b><br>Gerald Palmer, Palmer Architects Ltd.<br>4222 E. Camelback Rd., # H210, Phx 85018<br>480-947-7717<br>jerry@palmerarchitects.com  | <b>CIVIL ENGINEER:</b><br>R A CIVIL ENGINEERING<br>P.O. BOX 28515, SCOTTSDALE AZ 85255<br>480-367-8442<br>MO ARDEBILI ra_civil@msn.com                       |
| <b>OWNER</b><br>R & K Tempe, LLC, Shahbaz Khan contact<br>5203 E. Wallace Ave., Scottsdale AZ 85254<br>480-225-8587                                  | <b>SURVEYOR:</b><br>ARIZONA SURVEYORS, INC.<br>11445 E. VIA LINDA # 2-447, SCOTTSDALE 85259<br>480-816-9773 FAX: 480-816-9735<br>JOHN WARE jwazris@gmail.com |
| <b>ARCHITECT:</b><br>Gerald Palmer, Palmer Architects Ltd.<br>4222 E. Camelback Rd., # H210, Phx 85018<br>480-947-7717<br>jerry@palmerarchitects.com | <b>SURVEYOR:</b><br>ARIZONA SURVEYORS, INC.<br>11445 E. VIA LINDA # 2-447, SCOTTSDALE 85259<br>480-816-9773 FAX: 480-816-9735<br>JOHN WARE                   |

### SITE DATA AND PARKING

| ZONING DISTRICT(S) & OVERLAY(S) | STATUTE/ RULE/ STATUS          | PROPOSED   |
|---------------------------------|--------------------------------|--|
| SITE AREA                       | 12,236 SF= 0.3 AC              | NET: 92'X133' = 12,236 S.F. =(0.3 Acres)<br>GROSS: 19,349 S.F. =(0.4 Acres)          |
| ZONING                          | R-4                            | USE EXISTING R-4   |
| GENERAL PLAN LAND USE           | RESIDENTIAL-CURRENT            | RESIDENTIAL - 2020 PROJECTED   |
| DENSITY                         | 25 UNITS PER ACRE              | 25 DU /AC  |
| DWELLING QUANTITY/ DENSITY      | 25 DU/AC                       | 6 UNITS / .3 AC = 20 DU/ ACRE  |
| MIN. LOT AREA PER DU            | 1740 S.F.                      | 6 UNITS PROPOSED   |
| BUILDING HEIGHT                 | 40'-0" MAX 3-STORY             | 40'-0" 3-STORY PROPOSED  |
| UNIT FOOTPRINT, SQ. FT.         | 39'-0" X 21'-8" = 845 S.F. EA. | 5070 S.F. TOTAL FOR 6 UNITS  |
| BUILDING LOT COVERAGE           | 60% MAX ALLOWABLE              | 60% X 12,236 S.F. = MAX 7,342 S.F.<br>5070 S.F. TOTAL UNITS/12,236 S.F.=41% LOT COV. |
| SITE LANDSCAPE COVERAGE         | MIN. 25% OF NET SITE AREA      | .25 X 12,236 S.F. = 3059 S.F. REQ.<br>3212 S.F. PROVIDED = 26%                       |
| BUILDING SETBACKS               |                                |  |
| <b>FRONT</b>                    | 20'-0"                         | 16" (20% REDUCTION USE PERMIT ALLOWING WIDER DRIVE & LARGER YARDS FOR SOUTH UNITS)   |
| <b>SIDE</b>                     | 10'-0"                         | 10'-0"   |
| <b>REAR</b>                     | 10'-0"                         | 10'-0"   |
| UNIT PLAN A ends                | -                              | (4) 3 BEDROOM END UNITS (1,999 S.F. EACH, NOT INCL. GAR.) TOTAL 7996 S.F. LIVABLE    |
| UNIT PLAN A middle              | -                              | (2) 3 BEDROOM MIDDLE UNITS (1,978 S.F. EACH, NOT INCL. GAR.) TOTAL 3956 S.F. LIVABLE |
| UNIT PLAN A                     | -                              | UNIT PLAN A 11,952 S.F. TOTAL LIVABLE  |
| VEHICLE PARKING QUANTITY        | 2 PER UNIT SINGLE FAMILY       | 12 GARAGE & 2 GUEST ON SITE<br>TOTAL PROVIDED: 14 SPACES                             |
| COMMON SPACE                    | 5% X 12,236                    | 0.05 X 12,236 = 612 S.F.<br>910 S.F. PROVIDED  |

### SHEET INDEX

|          |                                      |
|----------|--------------------------------------|
| 0c-1     | CIVIL G&D COVER SHEET                |
| 0c-1     | CIVIL G&D COVER SHEET                |
| 0pp-1    | PLAT PLAN (PRELIM)                   |
| 0sp-1    | SITE PLAN                            |
| 0sp-2    | CONTEXT SITE PLAN                    |
| 0sa,0 &1 | SITE CONTEXT PHOTOS                  |
| A-1      | FLOOR PLANS                          |
| A-2      | EXTERIOR ELEVATIONS                  |
| A-3      | SECTIONS                             |
| A-4      | RAMADA & DETAILS                     |
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| L-1u     | LANDSCAPE PLUS UNDERGROUND UTILITIES |
| PH-1     | PHOTOMETRIC SITE LIGHTING            |

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PRELIMINARY/CONCEPTUAL  
**Spence & Rita Ln. for Khan**  
 1117 E. Spence Ave. & Rita Ln.  
 TEMPE, ARIZONA 85281  
**R & K TEMPE LLC**  
 5203 E. Wallace Ave. Scottsdale AZ 85254  
**SITE PLAN**

| REVISIONS | BY   |
|-----------|------|
| REV01     | BY01 |
| REV02     | BY02 |
| REV03     | BY03 |
| REV04     | BY04 |

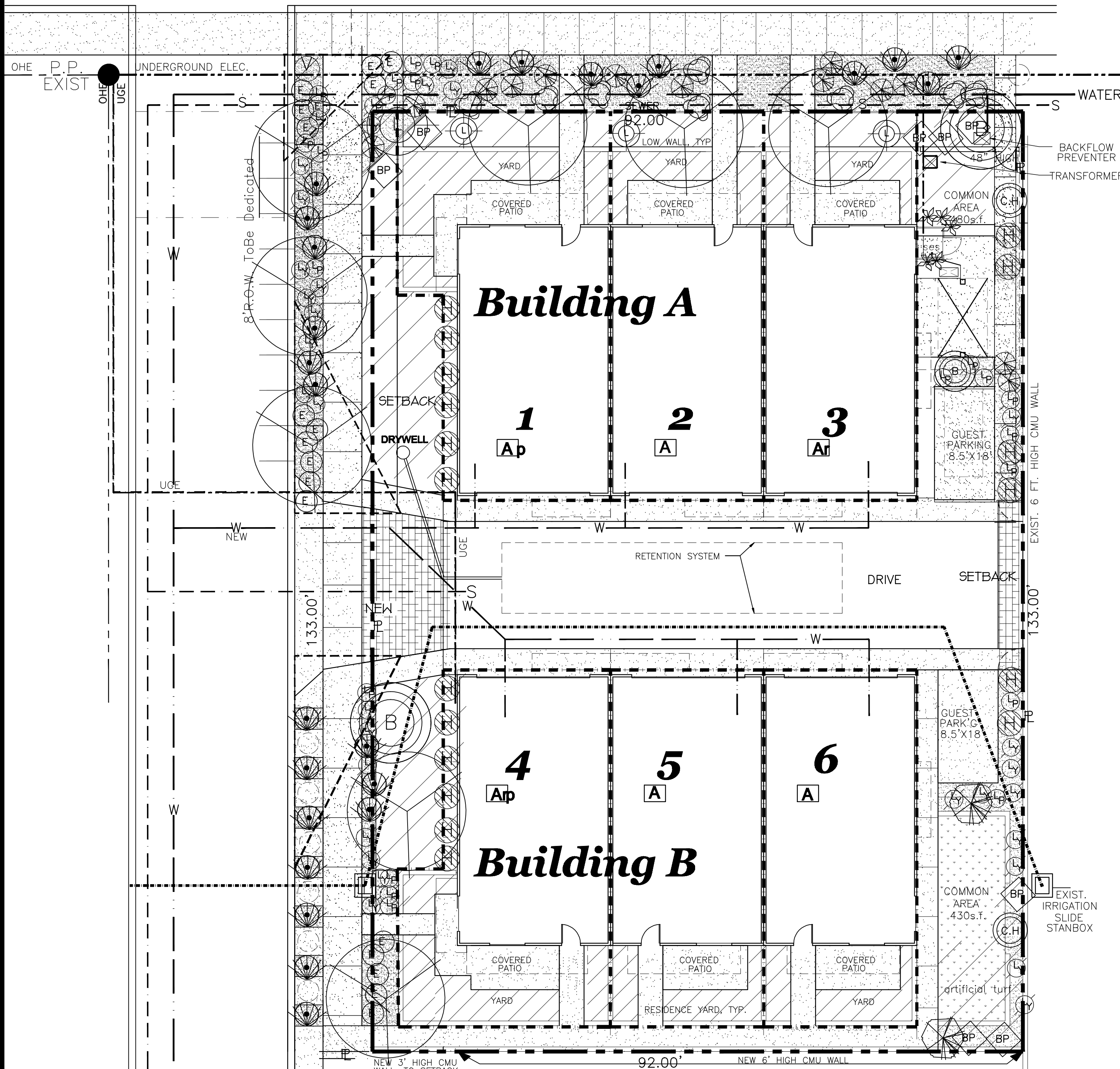
|                    |       |
|--------------------|-------|
| SHEET              | DRAWN |
| LJ.36X24.U         |       |
| CHECKED            | JSA   |
| 02/04/019          |       |
| DATE               |       |
| 01/24/019          |       |
| SCALE              |       |
| UNO.1"=10' = 1'-0" |       |
| JOB NO.            |       |
| 000                |       |
| SHEET              |       |
| <b>0Sp.1</b>       |       |
| OF SHEETS          |       |

# 1117 E. Spence Ave.

## E. Spence & Rita Ln Tempe, Arizona

NEW 6 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

**LEGAL MCR** 133-09-019A  
**APPLICANT** Gerald Palmer, Palmer Architects Ltd.  
 4222 E. Camelback Rd, # H210, Phx 85018  
 480-947-7717  
 jerry@palmerarchitects.com  
**OWNER** R & K Tempe, LLC, Shahbaz Khan contact  
 5203 E. Wallace Ave., Scottsdale AZ 85254  
 480-225-8587



**NOTE:**  
 EXISTING FLOOD IRRIGATION BOXES OFF SITE. RELOCATE EXISTING IRRIGATION LINE TO SOUTH SIDE OF PROPERTY, TO OCCUR DURING NOV/DEC. DRY-UP TIMEFRAME. LINE TO BE ACCESSIBLE AND SEPARATED FROM BUILDING AND PROPERTY-LINE WALLS. TREES TO BE 8' FROM LINE AND REQUIRE A ROOT BARRIER FOR PROTECTION OF THE LINE.

**A** NEW UNIT A  
**Ar** NEW UNIT A—REVERSED  
**Ap|Arp** NEW UNIT A WITH PATIO/DECK EXTENSION

# LANDSCAPE PLAN

SCALE: 1" = 10'  
 10 0 10 20 40

### LANDSCAPE LEGEND

#### TREE LEGEND

| SYMBOL | BOTANICAL/COMMON NAME                     | SIZE  | QUANTITY |
|--------|---|---|----------|
| (P)    | PATIO ALTERNATE                           | 50% 15 GALLON<br>50% 24" BOX<br>50% 36" BOX |          |
| (U)    | ULMUS PARVIFOLIA<br>CHINESE EVERGREEN ELM | 50% 15 GALLON<br>50% 24" BOX<br>50% 36" BOX |          |
| (B)    | BAUHINIA<br>ORCHID TREE                   | 50% 15 GALLON<br>50% 24" BOX<br>50% 36" BOX |          |
| (L)    | LYSILOMA THORNBERI<br>LYSILOMA            | 50% 15 GALLON<br>50% 24" BOX<br>50% 36" BOX |          |

#### SHRUB LEGEND

| SYMBOL | BOTANICAL/COMMON NAME   | SIZE  | QUANTITY  |
|--------|---|-------|-----------|
| (L)    | LANTANA CAMARA 'DWARF YELLOW'   | 50%1G | ALL 1G 5G |
| (Lp)   | BUSH LANTANA L.MONTIVEDENSIS 'DWARF PURPLE'   |       |           |
| (E)    | EURYOPS PECTINATUS 'VIRIDIS'<br>or: COREOPSIS ROSEA<br>COREOPSIS 'AMERICAN DREAM'<br>and/or C. 'BIG BANG MERCURY RISING' (RED)<br>and/or C. 'CREME BRULEE' (ANY YELLOW) |       |           |
| (BP)   | CAESALPINIA GILLIESII (YELLOW B.P.)<br>CAESALPINIA PULCHERRIMA (RED B.P.)<br>BIRD OF PARADISE   |       |           |
| (R)    | ROSEMARINUS OFFICINALIS 'PROSTRATUS'<br>PROSTRATE ROSEMARY  |       |           |
| (RU)   | RUPELLIA MEXICAN PETUNIA  |       |           |
| (CH)   | TECOMARIA CAPENSIS<br>CAPE HONEYSUCKLE  |       |           |
| (H)    | HIBISCUS ROSA-SINENSIS<br>RED HIBISCUS - FIERY CHINESE RED  |       |           |
| (E)    | EREMOPHILA GLABRA<br>EMU BUSH   |       |           |
| (T)    | TAGETES LEMONII<br>MT. LEMON MARIGOLD   |       |           |
| (H)    | HESPERALOE PARVIFLORA<br>RED YUCCA  |       |           |
| (T)    | TRACHELOSPERMUM JASMINOIDES<br>STAR JASMINE (VINE)  |       |           |

APPLIED DUST CONTROL PRODUCTS (I.E. D.G.) ARE TO BE INSTALLED A MIN. OF 2 INCHES THICK IN ALL DESIGNATED AREAS.  
 D.G. SIZE SHALL BE 1/4" TO 3/4".  
 GRANITE COLOR PIONEER: 'DESERT BROWN' 1/2 SCREENED ROCK

ARTIFICIAL TURF OVER 4" PLUS/MINUS CRUSHED DECOMPOSED GRANITE.

BERMUDA GRASS TIF SPECIES

CONCRETE WALK: 4" CONC O/ 4" ABC.

LANDECOR (OR EQ) CONC. EDGESTONE PATTERN OVERLAPPING CONCRETE ROCK EDGING.  
 or MASTERMARK PROFESSIONAL LANDSCAPE EDGING or LIFETIME PROFESSIONAL LANDSCAPE EDGING AT EDGE OF D.G. AND GRASS.

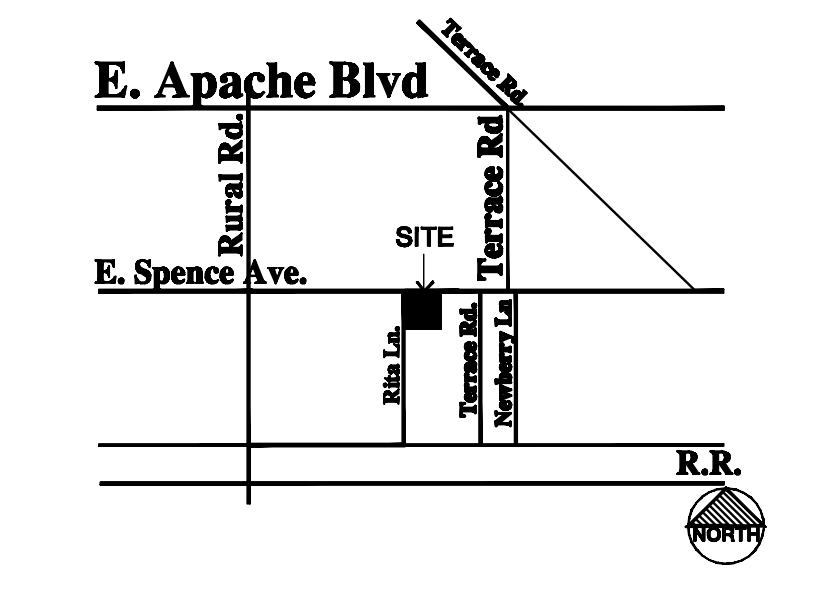
PATIO CHOICES  
 GROUND COVER

GRASS- TIF SPECIES  
 VINCA MINOR  
 DECOMPOSED GRANITE  
 ARTIFICIAL TURF (ONLY INSIDE PATIO WALL)  
 (NOT AT STREET FRONT)

### SITE DATA AND PARKING

**ZONING** R-4  
**LEGAL MCR** 133-09-019A  
**APPLICANT** Gerald Palmer, Palmer Architects Ltd.  
 4222 E. Camelback Rd, # H210, Phx 85018  
 480-947-7717  
 jerry@palmerarchitects.com  
**OWNER** R & K Tempe, LLC, Shahbaz Khan contact  
 5203 E. Wallace Ave., Scottsdale AZ 85254  
 480-225-8587  
**LANDSCAPE** 25% x 12,236 s.f. = 3059 s.f. Req.  
 NW N+yds NE SE S+yds SW  
 s.f. 540 880 585 335 540 500 s.f.  
**PROVIDED:** 3380 s.f. OK

### VICINITY MAP

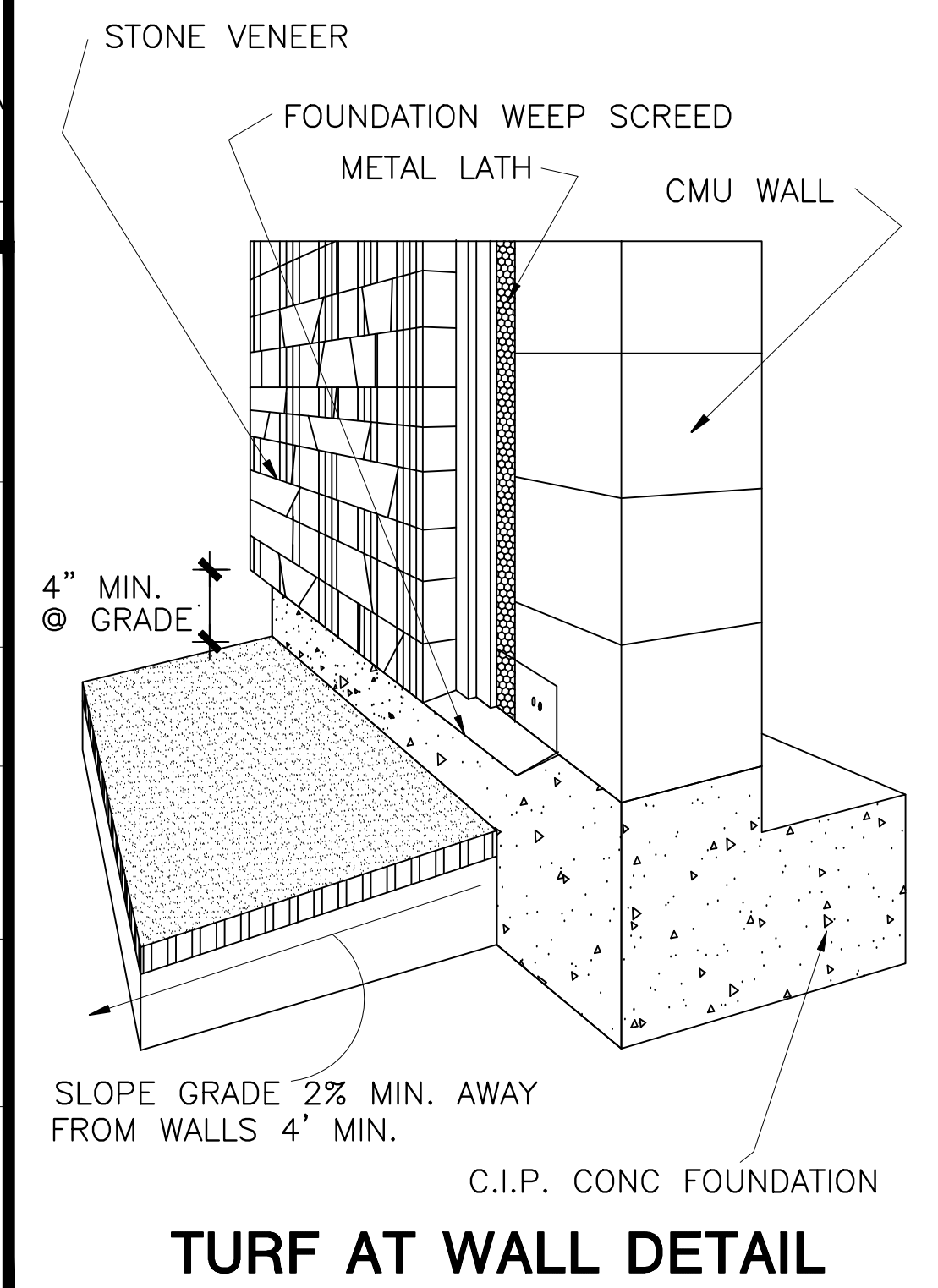


### LEGAL DESCRIPTION:

THE NORTH 133 FEET OF TRACT "A", HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA  
**MCR: 133-09-019A**

### PRIVATE YARD LANDSCAPING

• FOR OWNER OCCUPIED PRODUCT, CHOICE OF PLANTS IS PROVIDED FOR PRIVATE YARDS.  
 • SEE PLANT LIST FOR TREES, SHRUBS, & GROUND COVER.



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**PRELIMINARY/CONCEPTUAL**  
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 1117 E. Spence Ave.  
 TEMPE, ARIZONA 85281  
**R & K TEMPE LLC LANDSCAPE PLAN**  
 5203 E. Wallace Ave., Scottsdale AZ 85254  
 PHONE 480-225-8587  
 EXP. 12/31/2021

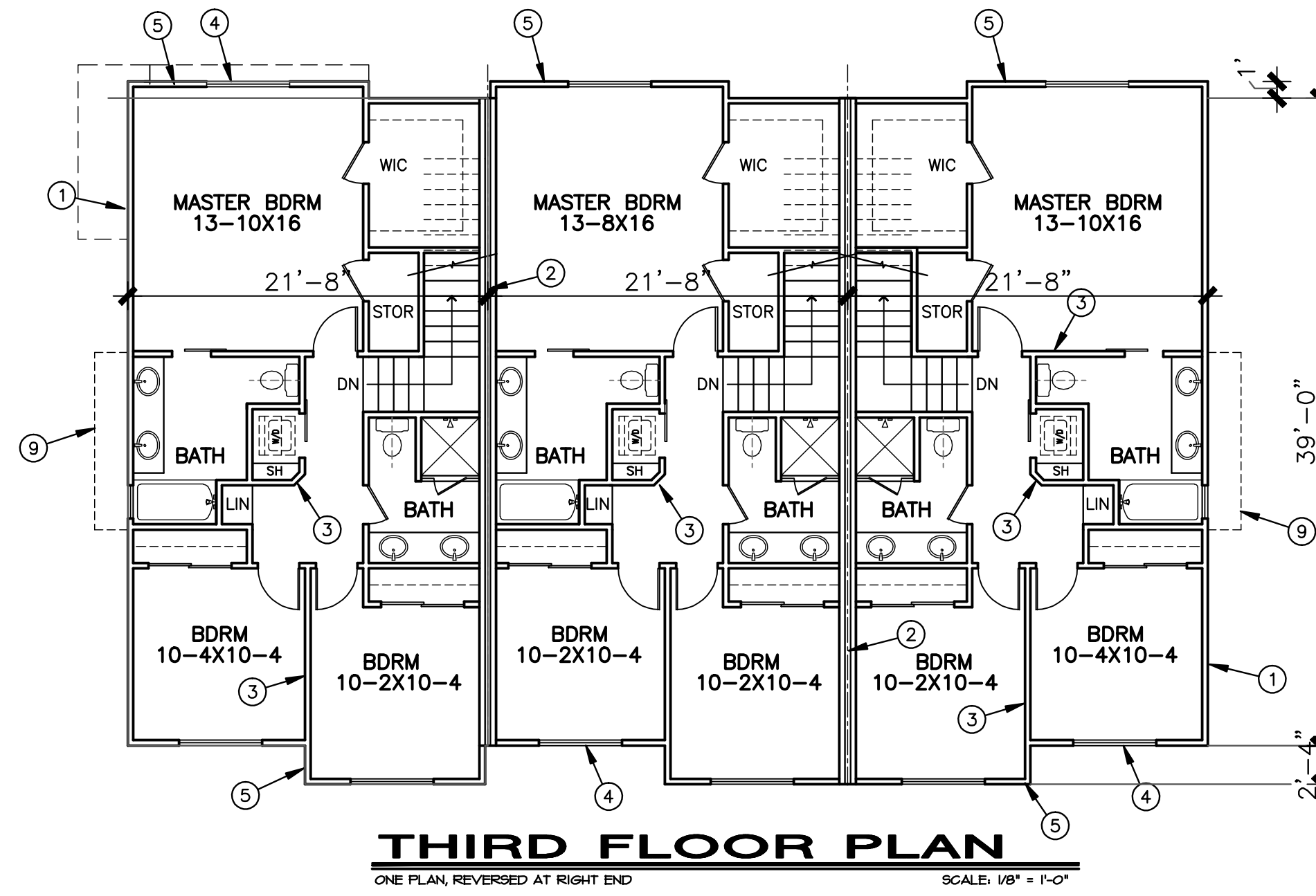
| REVISIONS | BY   |
|-----------|------|
| REV01     | BY01 |
| REV02     | BY02 |
| REV03     | BY03 |
| REV04     | BY04 |

**SHEET** DRAWN LJ.36X24.LJ  
 CHECKED JSA  
 DATE 12/20/18  
 SCALE UNO.1"=10' = 1'-0"  
 JOB NO. 000  
**SHEET L0.1**  
 OF SHEETS  
 DRAWINGID

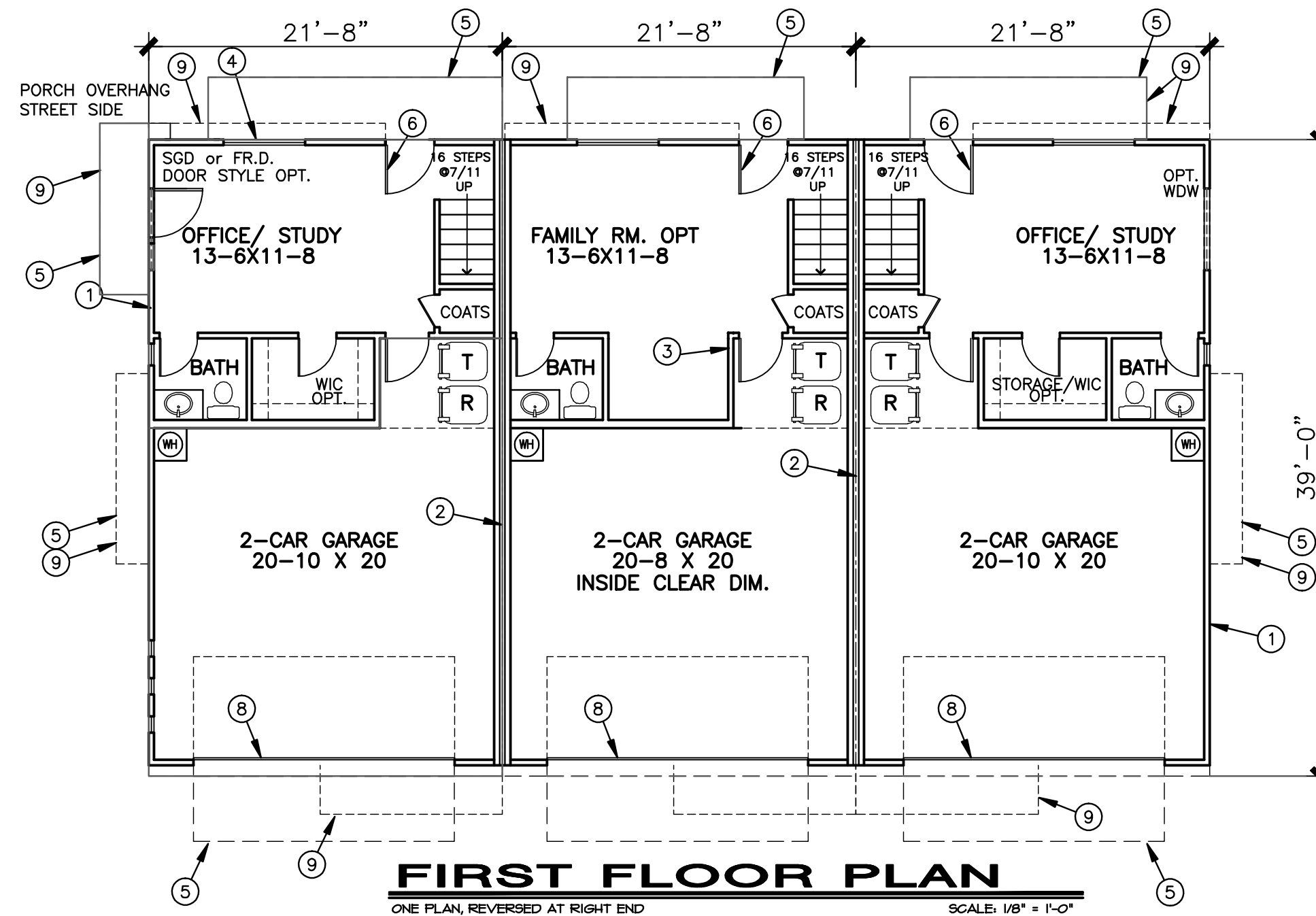
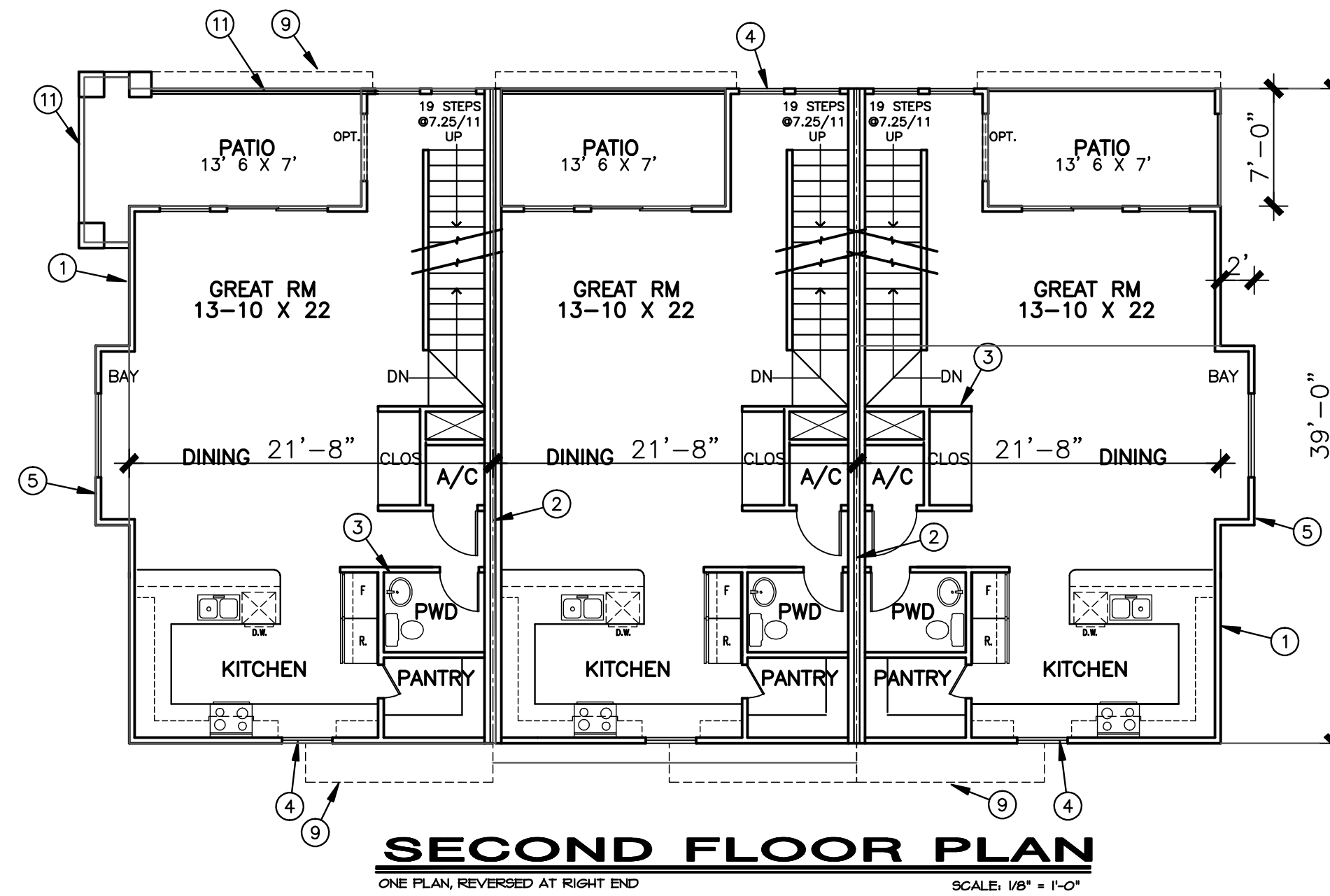


# 1117 E. Spence Ave., Tempe

## E. Spence & Rita Lane



| KEYNOTES |  |
|----------|--|
| 1.       | EXTERIOR WALLS, TYP.   |
| 2.       | 2-HOUR UNIT SEPARATION WALL.   |
| 3.       | INTERIOR WALLS   |
| 4.       | WINDOWS W/ ANODIZED ALUMINUM FRAMES; SEE COLOR AND ELEVATIONS.                 |
| 5.       | CANTILEVERED PROJECTION.   |
| 6.       | 3068 SOLID CORE WOOD ENTRY DOOR W/ FROSTED GLASS INSET.                        |
| 7.       | MASONRY LANDSCAPE WALLS; SEE & ELEVATIONS                                      |
| 8.       | PAINTED OVERHEAD 5-SECTIONAL STEEL GARAGE DOOR, WITH SEMI-TRANSLUCENT WINDOWS. |
| 9.       | OUTLINE OF FLOOR ABOVE OR BELOW.   |
| 10.      | OUTLINE OF BAY ABOVE OR BELOW.   |
| 11.      | METAL BALCONY RAILING  |



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**R&K TEMPE, LLC**  
 PHONE 480-225-5857  
 Address: 5203 E. Wallace Ave., Scottsdale AZ 85254

**FLOOR PLANS**

14398  
 GERALD PALMER  
 ARCHITECT  
 12/21/2021  
 EXPIRES: 12/31/2021

| REVISIONS | BY   |
|-----------|------|
| REV01     | BY01 |
| REV02     | BY02 |
| REV03     | BY03 |
| REV04     | BY04 |

SHT DRAWN LJ.38X24.LJ  
 CHECKED JSA  
 DATE 12/20-18  
 SCALE 1/8" = 1'-0"  
 JOB NO. 000  
 SHEET **A.1**  
 SHT VII OF SHEETS



1117 E. SPENCE AVE.  
PALMER ARCHITECTS

ORIGINAL.





# FRONT ELEVATIONS

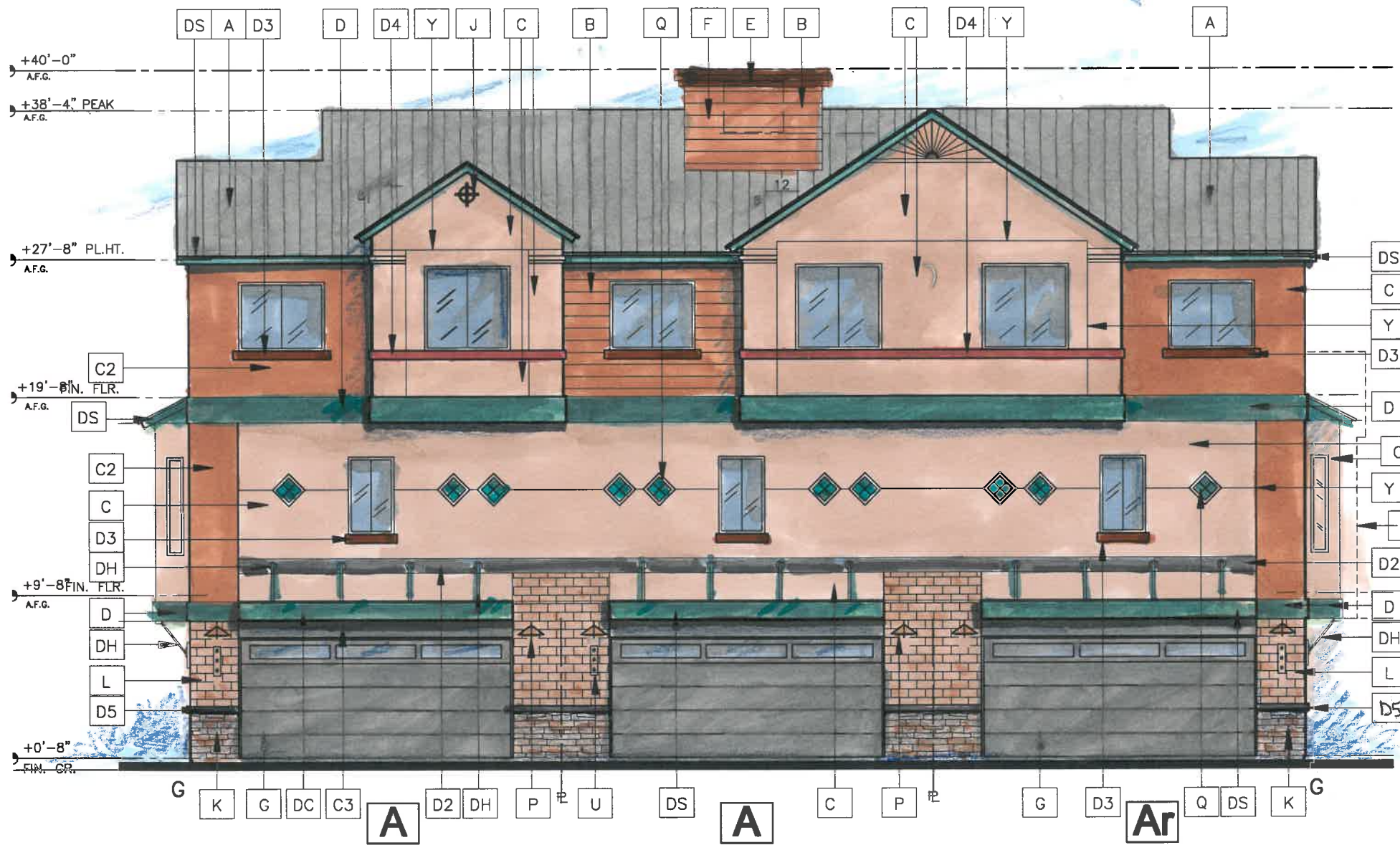
3-UNIT PLAN: NORTH BUILDING 123 AND SOUTH BUILDING 456 SCALE: 1/8" = 1'-0"

## ELEVATION KEYNOTES

- A STANDING SEAM METAL ROOF BY BERRIDGE OR EQ.  
BERRIDGE- MAIN ROOF COLOR: ZINC GRAY (MED GRAY)  
RAMADA ROOF COLOR: ZINC GRAY (MED GRAY)
- AS STANDING SEAM METAL ROOF AT GARAGE & BAY WINDOW  
BERRIDGE- COLOR: HEMLOCK GREEN (LITE TEAL)
- B SIDING BUILDING BODY COLOR #1  
SPEC: PRE-PRIMED HARDIBOARD PLANKING  
COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24
- C STUCCO BUILDING BODY COLOR #2  
SPEC: MAG 1-COAT STUCCO  
COLOR: DET456 CHINOOK SALMON LRV 35  
ALT: DET457 HALF MOON BAY LRV 43
- C2 STUCCO BUILDING BODY COLOR #1  
SPEC: MAG 1-COAT STUCCO  
COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24
- C3 STUCCO BUILDING BODY COLOR #3  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6368 WALRUS (MED GRAY) LRV 31
- D TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- D2 HARDIBOARD, 1X, and/or FOAM TRIM, TYP.  
TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19
- D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED.  
TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16
- D4 2" FOAM POPOUT, PAINTED.  
TRIM COLOR #4: DET420 MESA RED (BRICK RED) LRV 14
- D5 FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER  
TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21
- DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DH DIAGONAL METAL SUPPORT SYSTEM  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DJ DECORATIVE METAL TRIM  
TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19
- DN CONCRETE CAP ATOP CMU WALL  
TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21
- DR METAL BALCONY RAILING PAINTED  
TRIM COLOR #1: MATCH DE588 DARK LAGOON (DARK TEAL)
- DS 6" FASCIA BOARD, PAINTED.  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DV FOAM DECORATIVE SHAPED POPOUT, PAINTED.  
COLOR: MATCH SURROUNDING BODY COLOR
- DY FRONT DOOR, BUILDING TRIM COLOR #6  
OWNERS OPTION SPEC: WESTERN DOOR 3-LITE  
COLOR: DET430 MESA RED LRV 14  
COLOR: DET547 NAVAJO TURQUOISE LRV 16  
COLOR: DET401 BERRY JAM LRV 7  
COLOR: DET407 NIGHT SHADE LRV 6
- E MECHANICAL UNITS SCREENED FROM VIEW
- F FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)  
SIDING: BUILDING BODY COLOR #1  
COLOR: DET444 HAPPY TRAILS LRV 24  
REMOVABLE ACCESS PANEL ON SIDE TO MATCH.  
FOAM TRIM ON TOP:  
TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16
- G 5-PANEL STEEL GARAGE DOORS W/ LITES  
SPEC: PAINTED STRUCTURAL STEEL  
COLOR: DE6362 STORM CLOUD (DARK GRAY) LRV 21
- H WINDOWS AND SLIDING GLASS DOORS  
WESTERN WINDOWS & DOORS, OR EQUAL  
SPEC: DUAL PANE, ENERGY EFFICIENT  
COLOR: DARK BRONZE VINYL OR ALUMINUM FRAME
- K 2" STONE VENEER SIM TO L  
2" CULTURED STONE, TIGHT FITTED  
EL DORADO STONE  
SPEC: MOUNTAIN LEDGE STYLE  
COLOR: MESA VERDE
- L 2" BRICK VENEER SIMILAR TO K  
EL DORADO CULTURED STONE  
SPEC: CAPISTRANO ADOBE BRICK VENEER  
COLOR: BAUTISTA
- P LIGHTING AT GARAGE & ENTRANCE, TYP.  
RIPLEY SCONCE, BY KICHLER  
COLOR: OLDE BRONZE FINISH
- Q 1 FT SQUARE DECORATIVE TILE, w/ TRIM  
MATT FINISH CERAMIC TILE  
COLOR: MATCH DE588 DARK LAGOON (DARK TEAL)  
1" TRIM COLOR: MATCH BODY COLOR (#2)
- T CANTILEVERED BALCONY FEATURE ON RITA STREET SIDE
- U ILLUMINATED ADDRESS SIGNAGE  
STAINLESS STEEL BY VSONS DESIGN
- W 8X8X16 CMU MASONRY PATIO WALL AT 18" TO 3' HIGH WITH  
STONE VENEER ON MAS. WALL. COLOR & STYLE PER K
- X BRICK VENEER ON MAS. WALL REFER TO W COLOR PER L  
BRICK OR STONE OPTIONAL - CHOICE PER OWNER.
- Y SCORED STUCCO (HORIZONTAL METAL U CHANNEL);  
FOR CONTROL JOINTS, SEPARATION BETW. MATERIALS  
SUCH AS STUCCO AND HARDIBOARD PANELS.  
AND SCORED STUCCO VERTICAL EXPANSION JOINTS.
- Z LINE OF BUILDING FACE BEYOND, OR RECESSED FACE
- ZZ DECORATIVE ELECTRICAL SERVICE. FROM ELEC PROVIDER (APS)  
BOUTIQUE SHOP, OR PER ELECTRICAL PROVIDER BEST UNIT,  
PAINTED TO MATCH BUILDING COLOR. NO EXPOSED CONDUIT.  
S.E.S. 6-PACK WITH UNIT BREAKER IN GARAGES. AND SEPARATE  
SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED  
CONDUIT. SCREENED FROM VIEW BY METAL TRELLIS AND VINES.

1117E, SPENCE AVE.  
PALMER ARCHITECTS





# REAR (GAR. SIDE) ELEVATIONS

3-UNIT PLAN: SOUTH BUILDING 123 AND NORTH BUILDING 456

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

## ELEVATION KEYNOTES

- |   |  |
|---|--|
| <p><b>A</b> STANDING SEAM METAL ROOF BY BERRIDGE OR EQ.<br/>BERRIDGE- MAIN ROOF COLOR: ZINC GRAY (MED GRAY)<br/>RAMADA ROOF COLOR: ZINC GRAY (MED GRAY)</p> <p><b>AS</b> STANDING SEAM METAL ROOF AT GARAGE &amp; BAY WINDOW<br/>BERRIDGE- COLOR: HEMLOCK GREEN (LITE TEAL)</p> <p><b>B</b> SIDING BUILDING BODY COLOR #1<br/>SPEC: PRE-PRIMED HARDIBOARD PLANKING<br/>COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24</p> <p><b>C</b> STUCCO BUILDING BODY COLOR #2<br/>SPEC: MAG 1-COAT STUCCO<br/>COLOR: DET456 CHINOOK SALMON LRV 35<br/>ALT: DET457 HALF MOON BAY LRV 43</p> <p><b>C2</b> STUCCO BUILDING BODY COLOR #1<br/>SPEC: MAG 1-COAT STUCCO<br/>COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24</p> <p><b>C3</b> STUCCO BUILDING BODY COLOR #3<br/>SPEC: MAG 1-COAT STUCCO<br/>COLOR: DE6368 WALRUS (MED GRAY) LRV 31</p> <p><b>D</b> TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.<br/>TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19</p> <p><b>D2</b> HARDIBOARD, 1X, and/or FOAM TRIM, TYP.<br/>TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19</p> <p><b>D3</b> 2" FOAM TRIM AT WINDOW SILLS, PAINTED.<br/>TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16</p> <p><b>D4</b> 2" FOAM POPOUT, PAINTED.<br/>TRIM COLOR #4: DET420 MESA RED (BRICK RED) LRV 14</p> <p><b>D5</b> FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER<br/>TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21</p> <p><b>DC</b> FASCIA FOR CANTILEVERED &amp;/OR PROJECTED ROOF<br/>TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19</p> <p><b>DH</b> DIAGONAL METAL SUPPORT SYSTEM<br/>TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19</p> <p><b>DJ</b> DECORATIVE METAL TRIM<br/>TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19</p> <p><b>DN</b> CONCRETE CAP ATOP CMU WALL<br/>TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21</p> <p><b>DR</b> METAL BALCONY RAILING PAINTED<br/>TRIM COLOR #1: MATCH DE588 DARK LAGOON (DARK TEAL)</p> <p><b>DS</b> 6" FASCIA BOARD, PAINTED.<br/>TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19</p> <p><b>DV</b> FOAM DECORATIVE SHAPED POPOUT, PAINTED.<br/>COLOR: MATCH SURROUNDING BODY COLOR</p> <p><b>DY</b> FRONT DOOR, BUILDING TRIM COLOR (#6)<br/>OWNERS OPTION SPEC: WESTERN DOOR 3-LITE<br/>COLOR: DET430 MESA RED LRV 14<br/>COLOR: DET547 NAVAJO TURQUOISE LRV 16<br/>COLOR: DET401 BERRY JAM LRV 7<br/>COLOR: DET407 NIGHT SHADE LRV 6</p> | <p><b>E</b> MECHANICAL UNITS SCREENED FROM VIEW</p> <p><b>F</b> FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)<br/>SIDING: BUILDING BODY COLOR #1<br/>COLOR: DET444 HAPPY TRAILS LRV 24<br/>REMOVABLE ACCESS PANEL ON SIDE TO MATCH.<br/>FOAM TRIM ON TOP:<br/>TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16</p> <p><b>G</b> 5-PANEL STEEL GARAGE DOORS W/ LITES<br/>SPEC: PAINTED STRUCTURAL STEEL<br/>COLOR: DE6362 STORM CLOUD (DARK GRAY) LRV 21</p> <p><b>H</b> WINDOWS AND SLIDING GLASS DOORS<br/>WESTERN WINDOWS &amp; DOORS, OR EQUAL<br/>SPEC: DUAL PANE, ENERGY EFFICIENT<br/>COLOR: DARK BRONZE VINYL OR ALUMINUM FRAME</p> <p><b>K</b> 2" STONE VENEER SIM TO <b>L</b><br/>2" CULTURED STONE, TIGHT FITTED<br/>EL DORADO STONE<br/>SPEC: MOUNTAIN LEDGE STYLE<br/>COLOR: MESA VERDE</p> <p><b>L</b> 2" BRICK VENEER SIMILAR TO <b>K</b><br/>EL DORADO CULTURED STONE<br/>SPEC: CAPISTRANO ADOBE BRICK VENEER<br/>BAUTISTA</p> <p><b>P</b> LIGHTING AT GARAGE &amp; ENTRANCE, TYP.<br/>RIPLEY SCONCE, BY KICHLER<br/>COLOR: OLDE BRONZE FINISH</p> <p><b>Q</b> 1 FT SQUARE DECORATIVE TILE, w/ TRIM<br/>MATT FINISH CERAMIC TILE<br/>COLOR: MATCH DE588 DARK LAGOON (DARK TEAL)<br/>1" TRIM COLOR: MATCH BODY COLOR (#2)</p> <p><b>T</b> CANTILVERED BALCONY FEATURE ON RITA STREET SIDE</p> <p><b>U</b> ILLUMINATED ADDRESS SIGNAGE<br/>STAINLESS STEEL BY VSONS DESIGN</p> <p><b>W</b> 8X8X16 CMU MASONRY PATIO WALL AT 18" TO 3' HIGH WITH<br/>STONE VENEER ON MAS. WALL. COLOR &amp; STYLE PER <b>K</b></p> <p><b>X</b> BRICK VENEER ON MAS. WALL REFER TO <b>W</b> COLOR PER <b>L</b><br/>BRICK OR STONE OPTIONAL - CHOICE PER OWNER.</p> <p><b>Y</b> SCORED STUCCO (HORIZONTAL METAL U CHANNEL);<br/>FOR CONTROL JOINTS, SEPARATION BETW. MATERIALS<br/>SUCH AS STUCCO AND HARDIBOARD PANELS.<br/>AND SCORED STUCCO VERTICAL EXPANSION JOINTS.</p> <p><b>Z</b> LINE OF BUILDING FACE BEYOND, OR RECESSED FACE</p> <p><b>ZZ</b> DECORATIVE ELECTRICAL SERVICE. FROM ELEC PROVIDER (APS)<br/>BOUTIQUE SHOP, OR PER ELECTRICAL PROVIDER BEST UNIT.<br/>PAINTED TO MATCH BUILDING COLOR. NO EXPOSED CONDUIT.<br/>S.E.S. 6-PACK WITH UNIT BREAKER IN GARAGES. AND SEPARATE<br/>SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED<br/>CONDUIT. SCREENED FROM VIEW BY METAL TRELIS AND VINES.</p> |
|---|--|

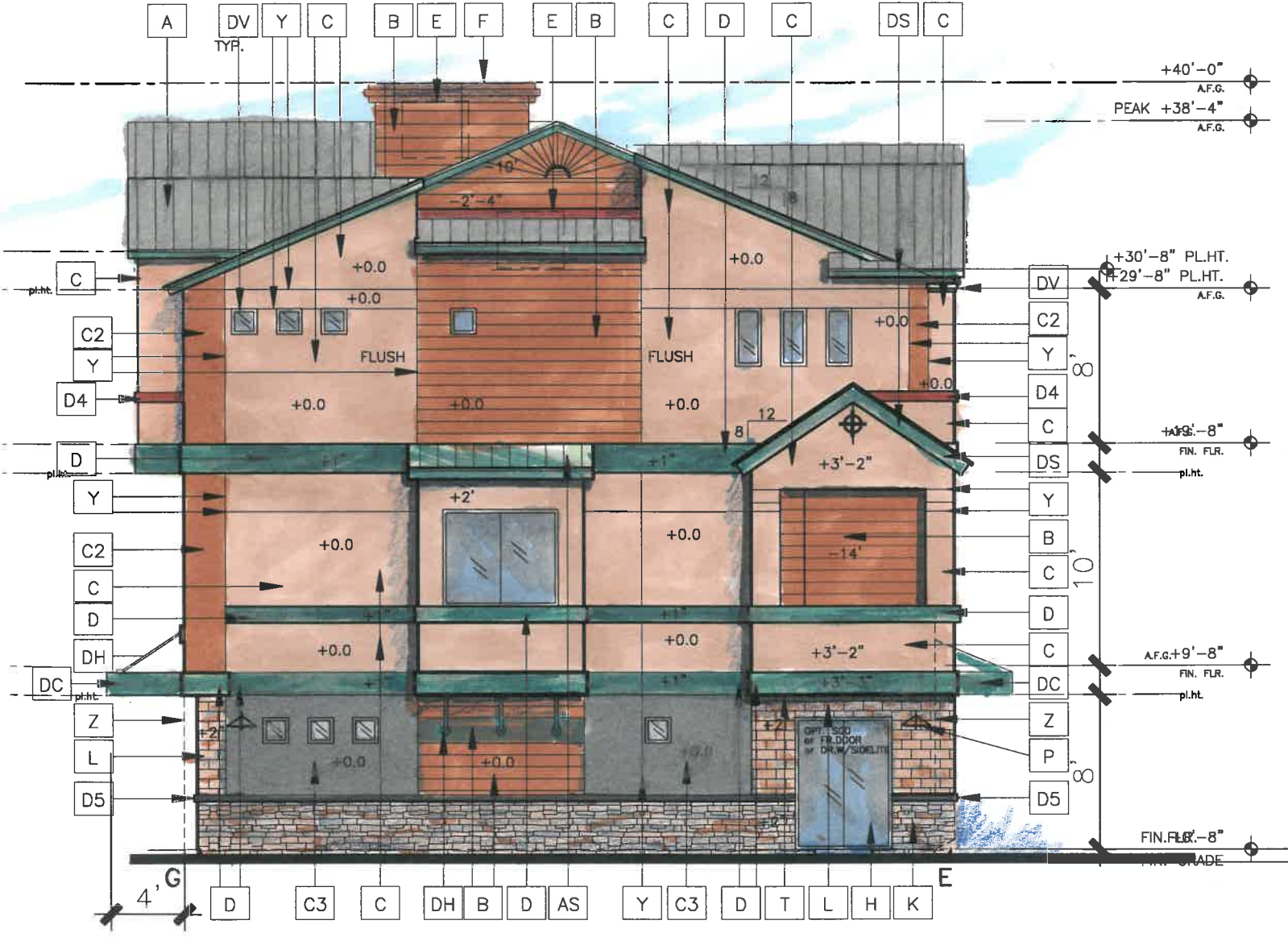
117 E SPENCE AVE.  
PALMER ARCHITECTS

ORIGINAL



## ELEVATION KEYNOTES

- A STANDING SEAM METAL ROOF BY BERRIDGE OR EQ.  
BERRIDGE- MAIN ROOF COLOR: ZINC GRAY (MED GRAY)  
RAMADA ROOF COLOR: ZINC GRAY (MED GRAY)
- AS STANDING SEAM METAL ROOF AT GARAGE & BAY WINDOW  
BERRIDGE- COLOR: HEMLOCK GREEN (LITE TEAL)
- B SIDING BUILDING BODY COLOR #1  
SPEC: PRE-PRIMED HARDIBOARD PLANKING  
COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24
- C STUCCO BUILDING BODY COLOR #2  
SPEC: MAG 1-COAT STUCCO  
COLOR: DET456 CHINOOK SALMON LRV 35  
ALT: DET457 HALF MOON BAY LRV 43
- C2 STUCCO BUILDING BODY COLOR #1  
SPEC: MAG 1-COAT STUCCO  
COLOR: DET444 HAPPY TRAILS (MED BRICK) LRV 24
- C3 STUCCO BUILDING BODY COLOR #3  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6368 WALRUS (MED GRAY) LRV 31
- D TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- D2 HARDIBOARD, 1X, and/or FOAM TRIM, TYP.  
TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19
- D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED.  
TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16
- D4 2" FOAM POPOUT, PAINTED.  
TRIM COLOR #4: DET420 MESA RED (BRICK RED) LRV 14
- D5 FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER  
TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21
- DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DH DIAGONAL METAL SUPPORT SYSTEM  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DJ DECORATIVE METAL TRIM  
TRIM COLOR #2: DET611 IRON-IC (X-DARK GRAY) LRV 19
- DN CONCRETE CAP ATOP CMU WALL  
TRIM COLOR #5: DE6362 STORM CLOUD (DARK GRAY) LRV 21
- DR METAL BALCONY RAILING PAINTED  
TRIM COLOR #1: MATCH DE588 DARK LAGOON (DARK TEAL)
- DS 6" FASCIA BOARD, PAINTED.  
TRIM COLOR #1: DEC588 DARK LAGOON (TEAL) LRV 19
- DV FOAM DECORATIVE SHAPED POPOUT, PAINTED.  
COLOR: MATCH SURROUNDING BODY COLOR
- DY FRONT DOOR, BUILDING TRIM COLOR #6  
OWNERS OPTION SPEC: WESTERN DOOR 3-LITE  
COLOR: DET430 MESA RED LRV 14  
COLOR: DET547 NAVAJO TURQUOISE LRV 16  
COLOR: DET401 BERRY JAM LRV 7  
COLOR: DET407 NIGHT SHADE LRV 6
- E MECHANICAL UNITS SCREENED FROM VIEW
- F FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)  
SIDING: BUILDING BODY COLOR #1  
COLOR: DET444 HAPPY TRAILS LRV 24  
REMOVABLE ACCESS PANEL ON SIDE TO MATCH.  
FOAM TRIM ON TOP:  
TRIM COLOR #3: DET453 MAJOLICA EARTHENWARE LRV 16
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BOUTIQUE SHOP, OR PER ELECTRICAL PROVIDER BEST UNIT,  
PAINTED TO MATCH BUILDING COLOR. NO EXPOSED CONDUIT.  
S.E.S. 6-PACK WITH UNIT BREAKER IN GARAGES. AND SEPARATE  
SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED  
CONDUIT. SCREENED FROM VIEW BY METAL TRELLIS AND VINES.



**SIDE ELEVATIONS**  
W/ COVERED PORCH AT SIDE ENTRANCE - WEST ELEV. BOTH BLDGS. SCALE: 1/8" = 1'-0"

1117 E. SPENCE AVE.  
PALMER ARCHITECTS

Khan on Spence  
1117 E. Spence Ave.  
Tempe, Arizona

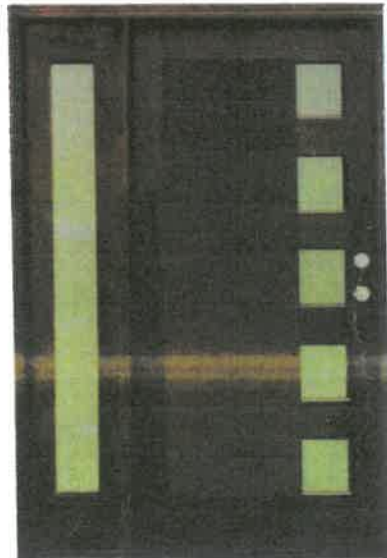


Front Door Options

option A  
optional sidelite



option B  
OPTIONAL SIDELITE



option C  
Optional Sidelite





## Khan.on Spence COLORS

EIDorado Cultured Stone Brick Veneer

Capistrano Adobe BAUTISTA color



EIDorado Cultured Stone Veneer  
Mountain Ledge style



color: Mesa Verde

## DUNN EDWARDS PAINT COLORS



### Walrus

DET6368

Cool Neutrals, 2

LRV 31

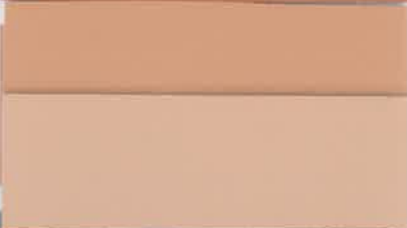


### Happy Trails

DET444

Warm Neutrals, Mas  
Modern, Then, Now

LRV 24



### Chinook Salmon

DET456 LRV 50

### Half Moon Bay Blush

DET457

Oranges, Tans, Spanish-Medi  
& Forever®

LRV 43 (H) Historic



### Dark Lagoon

DEC788

Green Blues, Blues,

LRV 19

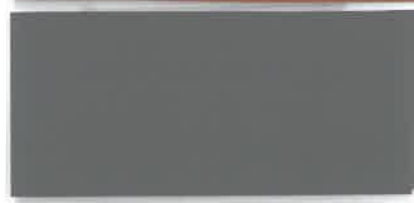


### Majolica Earth

DET453

Oranges, Tans, Loft / I  
Craftsman / Victorian,

LRV 16 (H) Historic



### Iron-ic

DET611

Cool Neutrals

LRV 15



### Storm Cloud

DE6362

Cool Neutrals, 2015

LRV 21

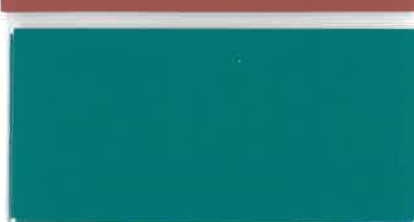


### Mesa Red

DET430

Magentas, Reds

LRV 14 (A) Alkali



### Navajo Turquoise

DET547

Green Blues, Blues, I

LRV 16



### Jazz Berry Jam

DET401

Blue Violets, Red Vio

LRV 7 (A) Alkali Sens



### Nightshade

DET407

Blue Violets, Red  
Now & Forever®

LRV 6 (A) Alkali S

### Western Window & Door



Lighting Fixtures

Window frames

### ROOF: Berridge Standing seam metal roofing



Zinc Grey



Hemlock Green