

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/26/2019  
Agenda Item: 5**

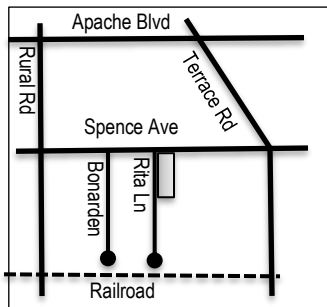
**ACTION:** Request a Use Permit Standard for front yard setback reduction from 20' to 16' and a Development Plan Review for a new three-story, 6-unit attached single-family residential development for KHAN ON SPENCE, located at 1117 East Spence Avenue. The applicant is Palmer Architects, Ltd.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** KHAN ON SPENCE (PL180037) is located on the south east corner of Spence Avenue and Rita Lane. The site has an existing vacant house that will be removed for redevelopment of the site. The site also has an existing private flood irrigation box at the south east corner that will require relocation and reconnection to serve the existing water customers in the neighborhood. The proposed redevelopment includes two buildings each containing 3 attached townhomes on individual lots. The request includes the following:

- ZUP180014 Use Permit Standard to reduce the front yard setback from 20' to 16' on Spence Avenue.
- DPR180015 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Shabaz Khan, R&K Tempe, LLC
Applicant	Jerry Palmer, Palmer Architects
Zoning District	R-4 Multi-family Residential
Gross / Net site area	12,382 s.f. or .2843 gross acres / 12,236 s.f. after ROW dedication
Lot Area Per Unit	2,039 s.f. (1,740 s.f. per unit minimum in R-4)
Density / Number of Units	20 du/ac (25 allowed in R-4) / 6 units (7 allowed in R-4)
Unit Types	6 three-bedroom units
Total Bedrooms	18 bedrooms
Unit Size	2,018-2,037 s.f. (14,872 per building)
Total Building Area	14,872 s.f.
Lot Coverage	2,688 s.f. 22% (60% maximum allowed in R-4)
Building Height	40' - 3 stories, (40' max allowed in R-4)
Building Setbacks	16' north front, 10' west street side, 10' east side, 10' south rear (20', 10', 10', 10' minimum in R-4)
Landscape area	25% (25% minimum required)
Vehicle Parking	12 spaces in garage 2 on site guest provided (12 min. required for single family in R-4)
Bicycle Parking	In garages

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

## **COMMENTS:**

This site is located between Apache Boulevard and the Union Pacific Railroad tracks, and Rural and Terrace roads on the south east corner of Spence Avenue and Rita Lane. The property is located in the Jen Tilly Neighborhood Association, within Character Area Three and zoned R-4. The existing single-story single-family house is proposed to be removed and six new three-story attached single-family townhomes would be developed on the site. Rita Lane is a narrow street that does not currently meet street standards; a ten-foot right of way dedication is required on the west side of the lot. The Lot will be 90' wide by 133' deep after the dedication. The proposed design allows for private yards for each unit, and pedestrian access around the site. The interior drive is 24' wide, with an additional 16" in width provided by recessing the garage doors 8" on either side of the drive. To meet the setback requirements on the north (front) end of the lot, the applicant is seeking a reduction from 20' to 16' on site for the building wall; the front patio canopies would encroach into the front yard. There is an additional 9' of landscape area within the right of way in addition to the new 6' sidewalk, providing a total of 31' separation from the building wall to the street edge along Spence Avenue.

This request includes the following:

1. Use Permit Standard for front yard setback reduction from 20' to 16' on Spence Avenue.
2. Development Plan Review which includes: two three-story buildings with three attached townhomes in each building, each unit has three bedrooms and a two-car garage within 14,872 s.f. of total building area on .284 gross acres.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create six individual for-sale lots and common tracts.

## **SITE PLAN REVIEW**

- December 9, 2015 a site plan was originally submitted for preliminary site plan review, with a similar six-unit concept to the current proposed design but different applicant. That application never moved beyond the first review.
- April 26, 2017 a different site plan was submitted by the current owner with a concept for seven stacked attached units that could have been apartments or condominiums. Significant comments included code requirements, the need to dedicate right of way for improvements on Rita Lane, issues with trash collection and fire access, and an existing irrigation line that would need to be relocated.
- June 21, 2017 a second preliminary was submitted for this concept, however the comments from the first review were not addressed.
- February 14, 2018 a third preliminary was submitted, however major issues with the site configuration had not been addressed.
- March 21, 2018 after several meetings with the designer, a fourth preliminary was submitted however comments from the prior reviews had not been addressed.
- July 19, 2018 the current owner changed architects and submitted a new design concept, with 6 units in the current proposed configuration. The submittal included site plan, landscape plan and elevations. The new architect was provided all of the comments from the prior site plan reviews to assist in addressing major site issues that were still applicable. Requirements for sidewalk improvements, solid waste storage and staging, required street trees and relocation of utilities, and provision of parking. Most comments were code or formatting related on this early review of the new design. The building elevations were provided but needed refinement in location and use of materials.
- October 31, 2018 a second preliminary submittal was made with the new design which provided more information and refinement to the design.
- January 16, 2019 a third preliminary submittal was made to address the comments from the first two reviews. Staff provided comments on the colors of the units, which were not in character with the surrounding area.
- February 4, 2019 a formal application was made, and a formal site plan review completed to verify all prior comments had been addressed. Questions about utility locations and dimensions on plans, and comments regarding formatting were the predominant staff responses; the major design issues had been resolved and refined. Design recommendations were made to simplify the design for a more contemporary look. Suggestions included: use one color of pop-out trim that matched the darker building color not the red door color, use one color of roof material by removing the green over patios and using only grey roof color, remove the faux stone and use the one masonry brick veneer, remove stucco score lines and extend the pop outs across the full top and bottom of the third story windows for a continuous line defined by the window. Upon further review of the actual roof colors, the green is a grey green that

complimented the roof but provided some variation at the pedestrian level; staff agreed that the green metal roof over the patios with the green trim was compatible with the grey on the building and roof.

## **DEVELOPMENT REVIEW COMMISSION**

On February 26, 2019, the applicant came to a study session to discuss the design of the project with the Commissioners.

- A few of the Commissioners questioned the architectural style and had concerns about colors being dated, recommending consideration of newer projects in the area that had a more contemporary style and color palette. The applicant has revised the colors to include a more muted and contemporary palette.
- Other Commissioners stated the colors were fine and appropriate for the area; providing a nice change in color from recent all beige or all grey palettes. The applicant drew from colors in other buildings in the area, but did not remove all color.
- A Commissioner recommended removing the faux stone from the design and using only the masonry veneer which looked like an adobe block. However, he said that because the stone was behind a patio wall, it would not be as visible and may not be as much of an issue. The applicant asked if an all stucco was preferred to make it more contemporary. The commissioner said no, an all stucco product is not preferred. The applicant has removed the faux stone and used the masonry brick veneer only.
- A comment was made about the tile diamond insets and some other details looking dated. These decorative elements were removed to simplify the design and provide a more contemporary look and window styles changed to provide a mullion that ties into older window styles but in a more contemporary look with larger panes of glass in the panes.
- Concern was expressed about the density, potential impacts on traffic and parking in the area, and the driveway being on Rita Lane rather than on Spence Avenue. The project is below the allowed density and meets the parking requirements for single family while providing two additional spaces on site for guest parking. Staff explained that the narrow configuration of the lot was a design challenge for the applicant, the site is required to dedicate 10' of right of way on Rita Lane improvements; prior studies of the site to have a drive off Spence did not work. Since the project is allowed by zoning, no changes were made to density.
- A question was asked about location of HVAC. The applicant pointed out that the center units have a chimney that is serving as the screening for the HVAC, the end units have recessed balcony areas with screen walls, breaking up the roofline while screening the rooftop mounted units.
- Concern was expressed about the height of the project, adjacent to single story homes. It was noted that there are 3-story apartments across the street and 2-story units next door on Spence. The project meets the allowed height, and the use of the pitched roof helps bring the building down in scale since the height is to the top of the chimney.
- There was a question about why a flat roof design similar to newer products wasn't used. The use of flat roofs can add to the height, with requirements for parapet walls for screening, and they cost more to construct and maintain. The pitched roof is the predominant single-family form in the area, both on Rita and other side streets in the neighborhood; it is in character with the neighborhood. The applicant tried three alternative conceptual designs after meeting with the DRC, however, the owner chose to keep the original building form and not revise all of the drawings to an entirely new style.

## **PUBLIC INPUT**

- A neighborhood meeting was not required for this request
- One neighbor has been following the project for the past four years due to the condition of the property and the requirements to relocate the irrigation box on the lot. She has been in contact with the property owner and architects and provided input with regard to irrigation requirements. Concerns about parking on Rita Lane have been expressed. The project is providing two-car garages with each unit, and as a single-family development is not required to provide guest parking, however, two guest spaces are provided on site. There will be no parking on the Rita Lane side of the development due to the distance to the intersection and the location of the trash and recycling containers and narrow street configuration; it was determined by fire and refuse that vehicles cannot be parked along this frontage. Existing Spence Avenue parking is available to the public by permit only and must be set back east of the Rita Lane intersection for site visibility.

## PROJECT ANALYSIS

### GENERAL PLAN AND ZONING

The applicant has provided a written justification for the proposed development, which is in conformance with the Projected Residential Land Use. The proposed 20 du/ac density is lower than the maximum up to 25 du/ac allowed for this site and takes into consideration the lot size and infrastructure needs for an owner-occupied product. The proposed development meets the goals and objectives of infill development and revitalization. The existing zoning is R-4 Multi-Family; the proposed development is generally in conformance with the standards for the existing zoning. A request to reduce the front yard setback on Spence Avenue was requested to accommodate site circulation and building architecture on a relatively small lot.

### CHARACTER AREA PLAN

This site is located in Character Area Three, Downtown Tempe Rio Salado ASU Northwest Neighborhoods. In an area near historically eligible properties and in the Jen Tilly Terrace Neighborhood Association. The proposed project is a transitional infill site that considers the single-family character on Rita Lane, and the multi-family scale on Spence Avenue, with units that address both street fronts and internally loads the drive and parking area. Building massing, scale and setbacks are similar to surrounding developments. The building character uses human scaled materials used to differentiate the massing on each floor and provide visual interest to the street frontages. Lighting is sensitive to the residential nature of the site and surroundings, using bollard lighting where possible to minimize glare to residents. The landscape is designed to be compatible with the area, although there is flood irrigation in the neighborhood and a private pipe serving adjacent properties is located on this site, the site uses a low-water use drip irrigation system for the landscape. The palette is compatible to surrounding plants with and provides significant street front shade using the Evergreen Elm, Vitex and Rosemary, all plants from the Character Area Plan palette. The common area landscape will be maintained by an HOA. Each unit has a small private yard for open space and a common area along the east side provides a ramada with picnic table and bbq grill for community gatherings. Utilities are screened from view, powerlines undergrounded, and water meters tucked back behind street front landscape. The proposed project meets the design intent of the Character Area Plan.

### USE PERMIT

The proposed site plan requires a use permit standard, to reduce the front yard setback from 20' to 16' along Spence Avenue. The applicant has provided a letter of explanation regarding the design of the site and this request. After dedication of 10' of right-of-way on Rita Lane, the site is 90' wide along Spence Avenue and 133' deep along Rita Lane. The setbacks in the R-4 district are 20' front, 10' side and 10' rear. The applicant has pushed the south buildings back 4' from the setback, to provide a greater separation to the duplex to the south providing 14'4" from the south property line. Each unit has an 11'4" front yard, with the south units having a 3' sidewalk to access each unit. The central drive is 24' wide, with garages set back 8", to provide 25' 4" of vehicle maneuvering room (23' is the minimum required). The north units have 11'4" front yards facing Spence, an additional 4'8" of landscape area north of the patio wall to the property line, and an additional 15' in the right of way, including a new 6' sidewalk along Spence Avenue. The total front yard landscape area, including the enclosed patio yards and excluding the sidewalk is 25'. In review of this request, staff evaluated the setback reduction based on Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.*  
The proposed design provides a new 6' sidewalk on Spence Avenue and new 5.5' sidewalk on Rita Lane, with 3' sidewalk connections from the street front and street side to each unit for pedestrian traffic to enter the site. The driveway circulation is on Rita Lane and does not impact bike and vehicle traffic on Spence Avenue. Reducing the on-site front yard from 20' to 16' may visually narrow Spence Avenue by having trees closer to the street; this may result in vehicles driving slower, creating a more comfortable pedestrian experience.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The units have Evergreen Elm trees planted along the street front, providing shade to the public sidewalk and some privacy to the new units. The use of shade canopies and awnings will reduce heat gain on the building and minimize the chance of glare from windows. The 4' setback reduction will not create nuisances as listed above.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed project takes a single-family unit and replaces it with six new units with an HOA to manage landscape and property upkeep. The design is sensitive to the surrounding area context and provides more ownership opportunity in the neighborhood. It will be the first major investment on Rita Lane.
4. *Compatibility with existing surrounding structures and uses.* While most existing structures in the neighborhood are set back 20' from the street front, the Bahai Information Center on Spence Avenue is set back approximately 5' from the property line. The District on Spence Avenue has a Planned Area Development that allowed a 58' tall building to be constructed 5' from the property line. On Rita Lane, it appears there three of the nine residences are set back approximately 10' from the front yard property line. Based on the existing conditions in the immediate area, a proposed reduction of 4' for the front yard setback, which still provides 25' of landscaped front yard, meets the character of the area and is compatible with the structures and uses within the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The proposed single-family development would have six residences with commonly held tracts maintained by an HOA. The units facing Spence have front patio yards and front balconies and windows facing the street. Bringing the units 4' closer to the street provides additional surveillance of the public area to help with neighborhood block watch efforts. As a single-family product, control of the behavior is up to the property owners, just as it is for the other properties in the area; on Rita Lane two of the nine residences are primary owners, the remaining seven are registered rentals. The addition of CC&Rs managed through an HOA provides an additional enforcement tool not available to the existing single-family homes or duplexes on Rita Lane.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The site is 90' wide with three units facing Spence Avenue, and three units south of these oriented to the south with a shared drive off Rita Lane between the six units. The east side units are set back 15' from the property line, allowing room for a 3' sidewalk, two guest parking spaces tucked off of the drive, an artificial turf common area and a ramada with bbq grill and picnic table amenity area. The south side has a 3' sidewalk outside of the enclosed patio yards that connects from the amenity area through to each unit and the street. The west units have sidewalks connecting to Rita Lane and wrap around patios with doors fronting the street. The west side units are set back 10' from the side street. All six units have designated refuse pads on Rita Lane with integral colored paving and unit number identification to help enforce removal of cans after collection day. These cans are separated by landscape strips that help keep cans in the correct location, and when not placed for collection, the plants screen the pads, and provide more landscape visually along the street front. The 5.5' sidewalk on Rita is separated from the curb by a 4' planter strip, providing additional plants north of the driveway and the opportunity for street trees on the west side of the sidewalk to maximize shade to pedestrians. At the north west corner, the unit has entrances on both Rita and Spence into a room that has windows overlooking both the side street and street front. The sidewalk on Spence Avenue is 6' wide at the back of curb, with about 13' of landscape in front of the patio yard walls. Each unit has an 11'4" front yard with a 3' high wall and gate to the yard. The common area on the east side has a 48" tall wall to screen the backflow preventer and transformer and provide privacy to the picnic amenity space. The site has an existing private irrigation line along the south side of the property. Any disturbance of this line requires permission of the owners and users of this line. The applicant has been provided the neighborhood contact for this to facilitate communication about construction impacts to this line, which is proposed for relocation. The owner of this lot is required to protect in place or relocate with permission of the line owners and maintain access to the line for future maintenance.

## Building Elevations

The attached townhomes are three stories, 38'4" to the peak of the pitched main roof and 40' to the top of the mechanical unit screening that looks like a chimney on the middle unit. The roofline drops to 36' on the ends and has a notched roofline where the HVAC unit for the two end units is located behind screening that blends with the building wall. All of the residences on Rita Lane and the adjacent streets have shallow pitched hip roof design, some with gable elements facing the street. The proposed roof pitch is steeper than the single-story ranch residences. The buildings on Spence Avenue are taller; this project serves as a transition between taller buildings on Spence. The elevations have façade variation of recessed 7' private balconies on the second floor, projected 2' gables on the third floor, and 1-2" sills and projections in the architectural details. The roof is a standing metal seam grey hip roof with gables on the front, the primary building materials are a combination of stucco and cement board oriented with horizontal plank pattern. Balconies have metal railings and front patios have projected metal canopy roofs. Masonry columns divide the lower floor between units and wrap the corners, and a masonry veneer wainscot wraps the base of the units. Bay projections on the second floor provide more relief along the side street with windows projecting from the face of the building. The garage side has windows on all three floors, including in the garage doors. The garage doors are recessed 8" from the wall face and have a 4' deep projected metal canopy over the garage, to minimize the visual impact of the garage and create a "back porch" feel to the drive.

## Landscape Plan

The proposed landscape plan includes Evergreen Elm street trees on both the north and west sides, Orchid and Lysiloma trees as smaller patio trees in the common areas, and resident choice of Chaste, Privet, Texas Mountain Laurel or Purple Leaf Plum for the front yard trees. Common area landscape includes Red Yucca, Rosemary, two colors of Lantana, Euryops or Coreopsis, Emu Bush, Ruellia, Cape Honeysuckle, Hibiscus, Yellow Bird of Paradise and star Jasmine. Private patios will have a choice of 6-8 foundation plants, Cape Honeysuckle, Hibiscus, Mt. Lemon Marigold, Ruellia or Texas Sage. The ground cover is proposed to be desert brown screened rock. Artificial turf is used in the south east corner, out of public view and in a heavily shaded area adjacent to the existing irrigation box. Rita Lane will have a separated sidewalk allowing the shade trees on the west side of the sidewalk for the north three units and shifting to the east side of the sidewalk where the refuse containers are staged for collection. Refuse containers have specific locations with decorative concrete pads off of the street and off of the sidewalk; landscape between the pads provides more street front vegetation visible on non-collection days. The overall palette provides seasonal color and variation in plant material with opportunities for individualization within yards and a consistent street theme.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The placement of the units provides a consistent rhythm along Spence Avenue. The units are 39' deep, which presents a building mass similar to the width of the single-family houses and duplexes on Rita, with a consistent spacing to the existing conditions. The wrapped corners of the west end units present a building front on both streets.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The design has recessed balconies, projected canopies, and shade trees to shade the structures and sidewalks in and around the site. The buildings will meet the city Building Code standards for energy conservation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Residences on Rita Lane are predominantly slump block, while buildings on Spence are mostly stucco. The proposed design includes a greater variety of materials than existing structures and meets or exceeds the quality of existing architecture in the area. The design balances the traditional features of single-story single-family homes with more contemporary elements of the multi-story multi-family residences in the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the existing zoning allows 40', the homes on Rita are currently single-story, however there are two-story homes to the east and three-story apartments to the north. The use of architectural features to break up the massing and use of different sized trees on site are designed to transition between the disparate scales of the surrounding sites.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; Each building is about 65' wide by 39' deep and 38' tall, each floor is articulated with different materials and colors to break up the massing of the three units in each building. The ground floor has wainscots and column elements, while the second floor has bay windows and recessed balconies and the third floor has projected gables.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The design provides four sided architecture and a variety of windows and shade canopies. Visual interest is provided by use of color and pop-outs and change of materials that will interact with the sunlight to create further depth on the elevations. Each door front is a different color, adding unique identity to the units. Garage doors are recessed and have canopies to further reduce their visibility. Window and door options are provided on the west end units to provide further individualization of these two units.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; The site is walking distance from light rail and provides sidewalks in and around the site to encourage pedestrian activity. The Orbit circulates through the neighborhood, providing alternative transportation for residents and reducing the reliance on automobiles.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; All traffic enters and exits the site from one shared drive, which is separated from sidewalks to provide a safer pedestrian experience. The drive is visually narrowed by use of different paving materials at the garage entrance, and overhead canopies that shade a portion of the garage door and drive. Guest parking is provided on site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the project has been reviewed by the police department, lighting, landscaping, placement of gates for units and windows on elevations all facilitate a safe community experience.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscape is used to define the private and public spaces and provides privacy and shade where needed.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; there are no proposed signs for this development.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Each unit has individual lighting, with garage door lights on a photo cell to provide continuous illumination of the drive at night. Common areas are illuminated with bollards to reduce glare to residents on and off site. Lighting levels are appropriate to the use and area.*

#### **REASONS FOR APPROVAL:**

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

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

### **USE PERMIT CONDITIONS OF APPROVAL:**

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

1. This Use Permit Standard is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.

### **DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)**

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

#### **General**

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations submitted March 18, 2019 and landscape plan dated December 20, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.
3. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's landscaping, required by Ordinance or located in any common area on site and shall require the following:
  - use of garage shall be used for the purpose of primary parking not to be used primarily as storage or other uses
  - trash and recycle containers shall be stored in garages, out of public view except on collection days
  - garage lights shall be maintained for common illumination of the drive, and remain on from dusk to dawnThe CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
4. **Prior to issuance of building permits, the applicant shall provide the Community Development Department with written authorization from the owners of the private irrigation line for the proposed relocation of this line and coordinate the shut down of this line for construction, with the utility provider to occur during standard clean out period when residents expect the line to be shut down for irrigation maintenance, or an alternative schedule amenable to the utility provider and residents receiving irrigation from this line.**
5. **Prior to issuance of building permits, record an easement for the relocated irrigation line to provide access to this line for maintenance.**

#### **Site Plan**

6. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.



8. Provide upgraded paving at driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### **Building Elevations**

11. The materials and colors are approved as presented:
  - A. Roof – Standing Metal Seam – Berridge or equal – main building roof and ramada, Zinc Gray (medium gray)
  - B. Secondary Building – Siding – Hardiboard Plank painted Dunn Edwards DE6214 Pigeon Gray (taupe)
  - C Primary Building = Stucco – painted Dunn Edwards DE6213 Fine Brain (light taupe)
  - C1 Primary Building second floor – Stucco – painted Dunn Edwards DE6087 Muddy Rose or alternate DET457 Half Moon Bay
  - C2 Primary Building second floor – Stucco – painted Dunn Edwards DE6088 Musk
  - C3 Primary Building first floor– Stucco – painted Dunn Edwards DE6368 Walrus
  - C4 Secondary Building – Stucco – painted Dunn Edwards DE6214 Pigeon Gray (taupe)
  - D Trim - Hardiboard Plank painted Dunn Edwards DE6381 Silver Bullet (medium gray)
  - D2 Trim - Hardiboard Plank painted Dunn Edwards DE6213 Fine Grain
  - D3 Faux concrete cap - painted Dunn Edwards DE6381 Silver Bullet (medium gray)
  - D4 Popout – painted Dunn Edwards DE5187 Weathered Saddle
  - D5 Trim - painted Dunn Edwards DE6381 Silver Bullet (medium gray)
  - D6 Trim – painted Dunn Edwards DE6042 Bear in Mind
  - DC Fascia - painted Dunn Edwards DE6042 Bear in Mind
  - DH Metal supports - painted Dunn Edwards DE6042 Bear in Mind
  - DN concrete cap on cmu wall - painted Dunn Edwards DE6381 Silver Bullet (medium gray)
  - DR Metal Balcony Railing - painted Dunn Edwards DE6381 Silver Bullet (medium gray)
  - DS Fascia – painted Dunn Edwards DE6039 Monsoon
  - DV Popout- painted to match surrounding body color
  - G Garage Doors – Steel with 3 lites – painted Dunn Edwards DE6362 Storm Cloud (dark cool gray)
  - H Windows – multi-lite windows with dark bronze colored vinyl or aluminum frame with clear dual-pane glazing
  - K/L Wainscot and Columns and Patio Site Wall- Brick veneer – El Dorado Cultured Stone, Capistrano Adobe brick veneer, color Bautista
  - DY Doors – choice of owner – painted Dunn Edwards DET430 Mesa Red,  
DE6042 Bear in Mind  
DET401 Berry Jam, or  
DET407 Night Shade

*Other material details called out on elevation keynotes.*

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.
14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

15. Single-family residences must have separate utilities; locate the electrical service entrance section (S.E.S.) to be concealed from public view.

### **Lighting**

16. Illuminate garage doors with photocell fixtures (not individually controlled switches) from dusk to dawn to assist with vehicle maneuvering and visual surveillance of this area.

### **Landscape**

17. Street trees shall be a minimum of 1 ½" caliper trunk.
18. Irrigation notes:
  - a. Provide dedicated landscape water meter for common landscape areas.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

### **Building Address Numerals**

21. Provide address numerals on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 6-8" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) On multi-story buildings, locate no higher than the second level.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

### **CODE/ORDINANCE REQUIREMENTS:**

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

**SITE PLAN REVIEW:** Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

**DEADLINE:** Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for

building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

#### STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

#### POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

#### TRAFFIC ENGINEERING:

- Provide 6'-0" wide public sidewalk on Spence Avenue and 5.5' public sidewalk on Rita Lane as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

#### FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes

are subject to Fire Department approval.

#### CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

#### SOLID WASTE SERVICES:

- Recycle and Refuse containers shall be placed on designated pad on collection days and returned to individual units for storage. Cans must not be placed on street or public sidewalk.

#### ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

#### LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

#### LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

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

**HISTORY & FACTS:**

1930 The site was used for agriculture and had no structures.

1949 Aerial shows a house on this property, which would have been built in the County prior to annexation. The 1951 zoning map shows the property in City boundaries, the first property record card for the site is dated 1957. There is no further information about this property.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Section 6-308, Use Permit Standard



## DEVELOPMENT PROJECT FILE

for

KHAN ON SPENCE

(PL180037)

### **ATTACHMENTS:**




- 1-4. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 5-6. Applicant's Letter of Explanation
- 7-11. Site Design (Site Plans, Landscape Plan, Lighting Plan, Ramada detail)
- 12-24. Building Design (Blackline/Color Elevations, Sections, Floor Plans, Materials, Door options, Color Elevations, Renderings)



# KHAN ON SPENCE

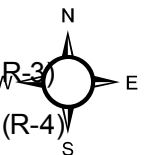
PL 180037



City of Tempe, Community Development Department, Enterprise GIS Group

-  Mixed Use High (MU-4)
-  Commercial Shopping and Services (CSS)
-  Single-Family Residential Planned Area Dev (R1-PAD)

-  Multi-Family Residential Limited (R-3)
-  Multi-Family Residential General (R-4)

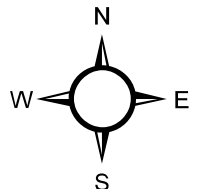


**KHAN ON SPENCE**

**PL 180037**



**Aerial Map**

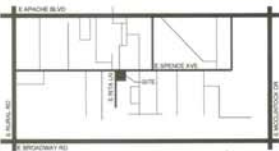




SPENCE AVE & RITA LN  
1117 EAST SPENCE AVE TEMPE, AZ 85281

**CONTEXT PLAN**

RESIDENTIAL DEVELOPMENT



VICINITY MAP  
SCALE: 1"=60'-0"

**APPLICANT**  
JERRY PALMER  
PALMER ARCHITECTS LTD.  
4022 E. CAMELBACK RD. #9210  
PHOENIX, AZ 85018  
PHONE: 480.947.7717  
FAX: 480.947.7718  
EMAIL: JERRY@PALMERARCHITECTS.COM

**OWNER**  
P&K TEMPE LLC  
5003 E WALLACE AVE  
SCOTTSDALE, AZ 85254

**SITE ADDRESS**  
1117 E SPENCE AVE  
TEMPE, AZ 85281

**PARCEL**  
APN: 133-00-016A

**ZONING**  
SCOTTSDALE R-4

**LOT AREA**  
12,380 SQ FT



SCALE: 1"=60'-0"

CONTEXT PLAN

SCALE: 1"=60'-0"

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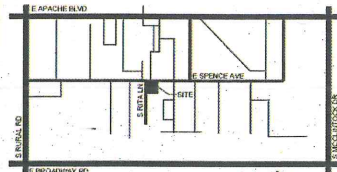


NEW RESIDENTIAL DEVELOPMENT  
**SPENCE AVE & RITA LN**  
1117 E SPENCE AVE  
TEMPE, AZ 85281  
**CONTEXT PLAN**

REVISIONS	BY

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CONTEXT PLAN



VICINITY MAP  
SCALE: 1"=60'-0"

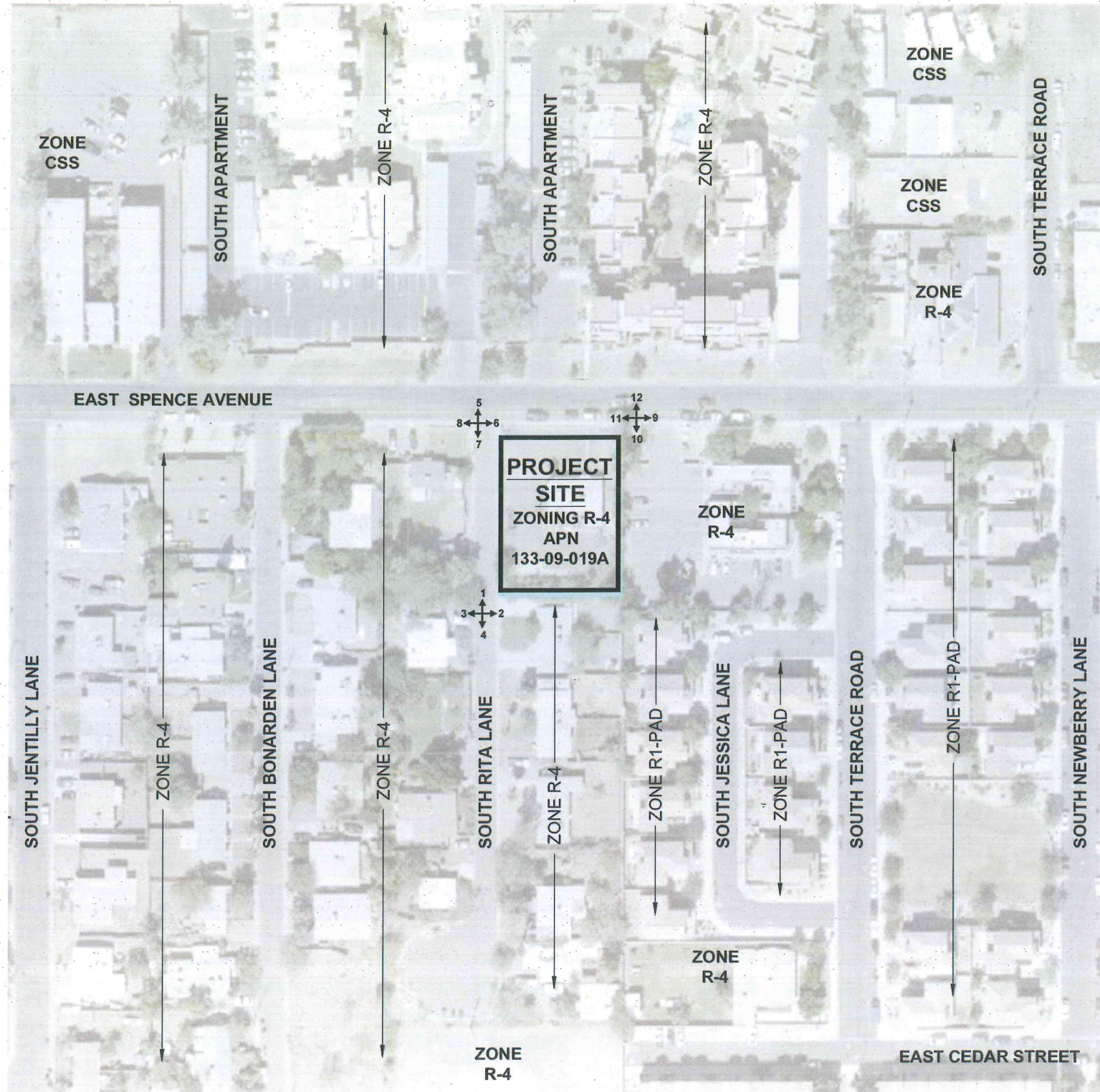
# SPENCE AVE & RITA LN

1117 EAST SPENCE AVE TEMPE, AZ 85281

## CONTEXT PLAN

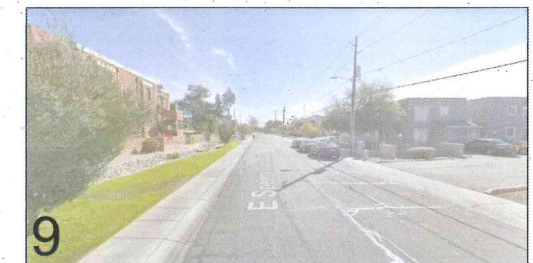
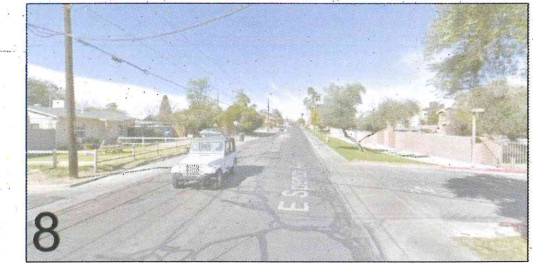
RESIDENTIAL DEVELOPMENT

### CONTEXT PHOTOGRAPHS



CONTEXT PLAN

SCALE: 1"=60'-0"



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NEW RESIDENTIAL DEVELOPMENT  
**SPENCE AVE & RITA LN**  
 1117 E SPENCE AVE  
 TEMPE, AZ 85281

REVISIONS	BY

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 SCALE = 1"=0"  
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LETTER OF EXPLANATION  
Project Narrative  
1117 E. Spence Avenue  
Tempe, AZ  
Sept 18, 2018

Prepared for:  
**Shahbaz Khan**  
*Manager*  
**R & K Tempe, LLC**  
5203 E Wallace Ave  
Scottsdale, AZ 85254

Prepared by:  
**Jerry Palmer**  
**Palmer Architects LTD**  
4222 E Camelback Rd SuiteH-210  
Phoenix, AZ 85018

**PROJECT NARRATIVE**  
**1117 E. Spence Ave, Tempe AZ**  
APN: 133-09-019A

Project is located on SE corner of Spence and Rita Lane.

An existing single family house lot is to be converted into a 6 unit single family attached project, housing six 3-bedroom units at 3 stories, in two buildings.

The units are arranged in two sets of 3 units, in keeping with smaller scale development along Rita Lane.

Zoning is R-4, and will accommodate up to 40' in height. All contiguous property is zoned R-4, and nearby properties are either R-4, CSS or R1-PAD zoning.

Units are set at 38'-4" height with Mechanical "chimneys" approaching 40ft. at center of 3-plex.

Colors are respectfully residential in character, and roofs are pitched to maintain a residential character reflective of existing housing in the neighborhood. Stone and brick at lower level speak the language of human and residential scale. The design features deep patios and projections providing interesting relief and a feeling of home. All homes will carry an energy star rating, while featuring low water use fixtures and upgrades like granite and high quality finishes throughout.

This heavily landscaped site will provide garden courtyards for each residence. Shaded patios and attractive tree plantings help to mitigate heat gain /retention while providing shade for energy conservation and human comfort. The common area will include Ramada and BBQ area, as well as a turf area where younger children might play. Low patio walls are designed for outdoor enjoyment, at low enough height for sitting and enjoying the weather and neighborly interactions.

Vehicular circulation is designed to have minimal impact on pedestrian access and circulation, while respecting neighboring areas. Site is close enough to Light Rail and Apache Blvd. that residents could cycle or walk to public transportation.

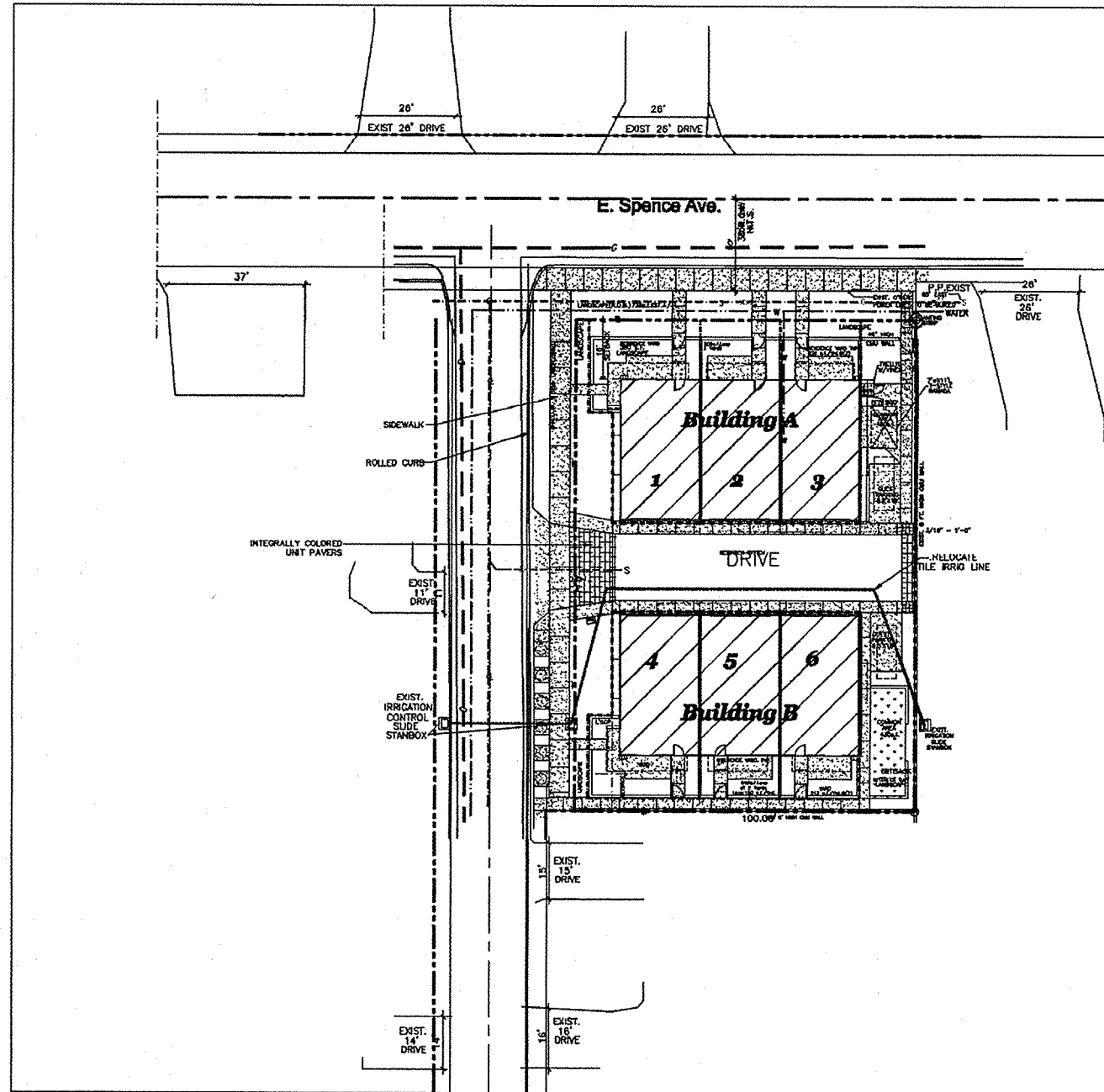
Exterior and site lighting is low-keyed, wall sconce and bollard fixtures, low scaled, and dark-sky rated, providing enough ambience without negative effects.

This smaller scale, residential for-sale product brings pride of ownership to the neighborhood and needed new housing in this downtown urban area of Tempe.

Looking to blend into the neighborhood with colors in keeping, as well as residential feeling shapes.

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

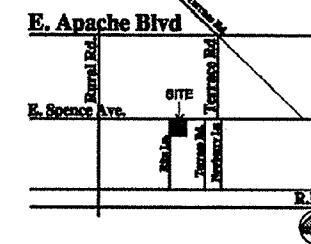
NEW 6 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT



## SITE DATA AND PARKING

**ZONING** R-4  
**LEGAL MCR** 133-09-018A  
**APPLICANT** Gerald Palmer, Palmer Architects Ltd.  
 4222 E. Camelback Rd, # H210, Phoenix, AZ 85018  
 480-947-7717  
 jerry@palmerarchitects.com  
**OWNER** R & K Tempe, LLC, Shahbaz Khan contact  
 5203 E. Wallace Ave., Scottsdale AZ 85254  
 480-225-8687

## 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: 133-09-018A**

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PRELIMINARY CONCEPTUAL  
**Spence & Rita Ln. for Khan**  
 1117 E. Spence Ave.  
 TEMPE, ARIZONA 85281  
**R & K TEMPE LLC CONTEXT SITE PLAN**  
 PHONE: 480-225-8687  
 5203 E. Wallace Ave., Scottsdale AZ 85254

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

SHEET	DRAWN
	LJ.SACHAU
CHECKED	JSA
DATE	12/12/2018
SCALE	UNO. 1"=20' = 20'-0"
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# 1117 E. Spence Ave. E. Spence & Rita Ln Tempe, Arizona

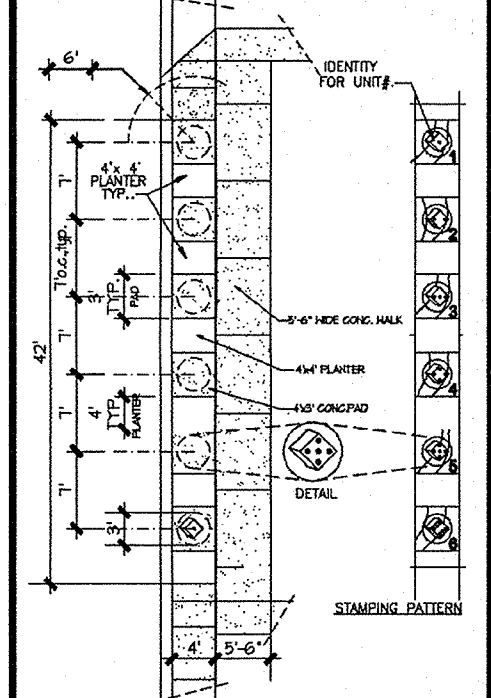
## NEW 6 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

**LEGAL DESCRIPTION:**  
THE NORTH 133 FEET OF TRACT "A", HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA  
MCR: 133-08-019A

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

**NOTE:** EXISTING FLOOD IRRIGATION BOXES OFF SITE. RELOCATE EXISTING IRRIGATION LINE TO RUN UNDER NEW DRIVE PER DIAGRAM. TO OCCUR DURING NOV/DEC DRYUP TIMEFRAME. LINE TO BE ACCESSIBLE AND SEPARATED FROM BUILDING AND PROPERTY-LINE WALLS. TREES TO BE 6' FROM LINE AND REQUIRE A ROOT BARRIER FOR PROTECTION OF THE LINE.

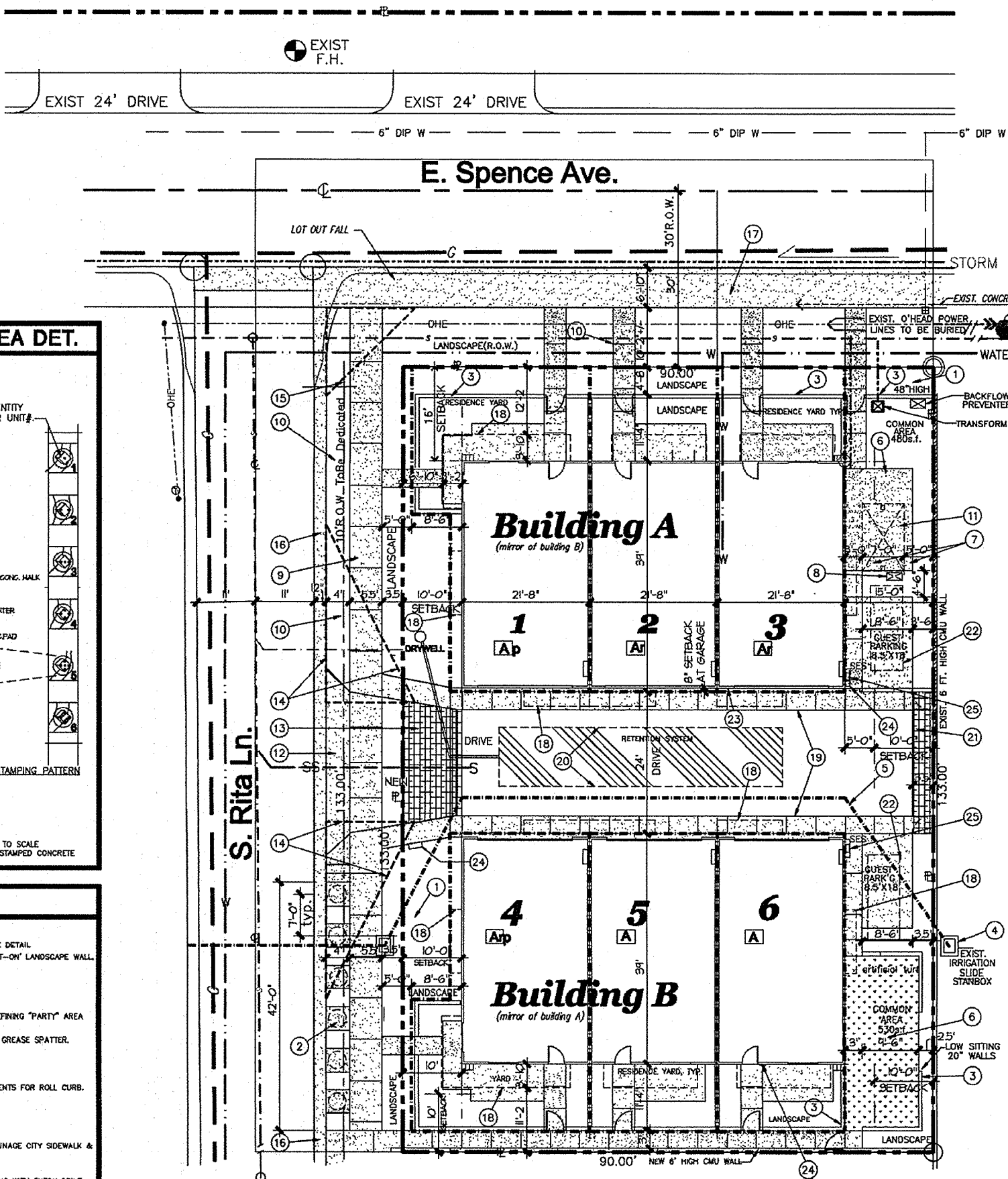
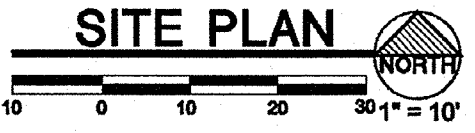
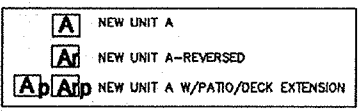
### REFUSE PICKUP AREA DET.



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 18" CMU W/ 2" VENEER "SIT-ON" LANDSCAPE WALL W/ CONC. CAP TYP.
- EXISTING IRRIGATION INFRASTRUCTURE
- RELOCATE TILE IRRIGATION LINE
- COMMON AREA
- PRE-ENGINEERED, 7'X11" T TYPE RAMADA KIT DEFINING "PARTY" AREA AT BBQ SEATING AREA.
- PROPANE BBQ 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 NEW 6"-10" WIDE ENGINEERED-FOR-DRAINAGE CITY SIDEWALK & ROLLED CURB.
- UPPER FLOOR ARCHITECTURAL OVERHANG, TYP.
- 3"-8" WIDE CONC. WALK FROM CAR. 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.
- OWNER TO VERIFY INDIVIDUAL HOUSE MAIL DELIVERY OR GANG BOX.
- ATTRACTIVE, STYLISH STATE OF THE ART APS MULTI-PACK (METER BANK & BUILDING POWER SHUTOFF). ACCESS AGREEMENTS FOR UNDERGROUND LINES AT FRONT OF GARAGES TO BREAKERS IN GARAGES. (POSSIBLY AVAILABLE FROM APS METER BOUTIQUE, OR PER APS STANDARDS.)



PROJECT TEAM	NOTES
<b>APPLICANT</b> Gerald Palmer, Palmer Architects Ltd. 4222 E. Camelback Rd, # H210, Phx 85018 480-847-7717 jerry@palmerarchitects.com	<b>CIVIL ENGINEER:</b> R A CIVIL ENGINEERING P.O. BOX 28516, SCOTTSDALE AZ 85255 480-367-8442 MO ARDEBILI ra_civil@men.com
<b>OWNER</b> R & K Tempe, LLC, Shahbaz Khan contact 6203 E. Wallace Ave., Scottsdale AZ 85254 480-225-8587	<b>SURVEYOR:</b> ARIZONA SURVEYORS, INC. 11448 E. VIA LINDA # 2-447, SCOTTSDALE 85259 480-818-9773 FAX: 480-818-8735 JOHN WARE jware@asinc.com
<b>ARCHITECT:</b> Gerald Palmer, Palmer Architects Ltd. 4222 E. Camelback Rd, # H210, Phx 85018 480-847-7717 jerry@palmerarchitects.com JERRY PALMER	<b>ELECTRICAL ENGINEER</b> DON WITT ENGINEERING ASSOCIATES 2323 E. Minton, Mesa AZ 85215 480-858-0810 FAX: 480-858-0812 DON WITT

### 1117 E. Spence Ave. SITE DATA AND PARKING

ZONING DISTRICT(S) & OVERLAY(S) LINE ITEMS	R-4 ZONING STANDARD	PROPOSED
SITE AREA	11,970 SF = 0.3 AC	NET: 90'X133' = 11,970 S.F. = (0.3 Acres) GROSS: 19,349 S.F. = (0.4 Acres)
ZONING	R-4	USE EXISTING R-4
GENERAL PLAN LAND USE	RESIDENTIAL-CURRENT	RESIDENTIAL - 2030 PROJECTED
DENSITY	25 DU/AC	6 UNITS / .3 AC = 20 DU/ ACRE
DWELLING QUANTITY/DENSITY	25 x 0.3 = 7 UNITS ALLOWED	6 UNITS PROPOSED
MIN. LOT AREA PER DU	1740 S.F.	MIN. LOT AREA PER DU ALLOWED: 1740 S.F. 11,970 / 1740 = 7 DU ALLOWED 6 UNITS PROPOSED AT 1995 S.F. PER DU
BUILDING HEIGHT	40'-0" MAX 3-STORY	40'-0" 3-STORY PROPOSED
UNIT FOOTPRINT, SQ. FT.	38'-4" X 21'-8" = 830.6 S.F. EA.	4984 S.F. TOTAL FOR 6 UNITS
BUILDING LOT COVERAGE	60% MAX ALLOWABLE	60% X 11,970 S.F. = MAX 7,182 S.F. 4984 S.F. TOTAL UNITS/11,970 S.F. = 42% LOT COV.
SITE LANDSCAPE COVERAGE	MIN. 25% OF NET SITE AREA	.25x 11,970 S.F. = 2993 S.F. REQ. 2653 + 363 S.F. = 3016 PROVIDED = 25.2%
BUILDING SETBACKS		
FRONT (NORTH)	20'-0"	16' (20% REDUCTION USE PERMIT ALLOWING WIDER DRIVE & LARGER YARDS FOR SOUTH UNITS)
SIDE (EAST)	10'-0"	10'-0"
STREET SIDE (WEST)	10'-0"	10'-0"
REAR (SOUTH)	10'-0"	10'-0"
UNIT PLAN A (ends) (END UNITS)	-	(4) 3 BEDROOM END UNITS (2,037 S.F. EACH, NOT INCL. GAR.) TOTAL 8,148 S.F. LIVABLE
UNIT PLAN A (middle)	-	(2) 3 BEDROOM MIDDLE UNITS (2,018 S.F. EACH, NOT INCL. GAR.) TOTAL 4,036 S.F. LIVABLE
TOTAL LIVABLE	6 UNITS	UNIT PLAN A 12,184 S.F. TOTAL LIVABLE
GARAGES	(6) X 448 S.F. = 2,688 S.F.	12,184 S.F. LIVABLE + 2,688 S.F. GARAGES = 14,872 S.F. ENCLOSED
VEHICLE PARKING QUANTITY	2 PER UNIT SINGLE FAMILY	12 GARAGE & 2 GUEST ON SITE TOTAL PROVIDED: 14 SPACES
COMMON SPACE	5% X 11,970	0.05 X 11,970 = 599 S.F. 1010 S.F. PROVIDED

### UNIT AREA CALCULATIONS

	BUILDING A				SUMS	BUILDING B				BLDG A BLDG B SUMS	
	UNIT	WEST	MIDDLE	EAST		UNIT	WEST	MIDDLE	EAST		
LIVABLE A/C SPACE	3RD FLR	885 s.f.	885 s.f.	885 s.f.	2655 s.f.	3RD FLR	885 s.f.	885 s.f.	885 s.f.	2655 s.f.	5310 s.f.
	2ND FLR	769 s.f.	750 s.f.	769 s.f.	2288 s.f.	2ND FLR	769 s.f.	750 s.f.	769 s.f.	2288 s.f.	4576 s.f.
	1ST FLR	383 s.f.	383 s.f.	383 s.f.	1149 s.f.	1ST FLR	383 s.f.	383 s.f.	383 s.f.	1149 s.f.	2298 s.f.
ALL 3 UNITS	TOTAL LIVABLE				6092 s.f.	TOTAL LIVABLE				6092 s.f.	12,184 s.f.
GAR. LIVABLE A/C SPACE	GARAGE	448 s.f.	448 s.f.	448 s.f.	1344 s.f.	GARAGE	448 s.f.	448 s.f.	448 s.f.	1344 s.f.	2688 s.f.
	ALL 3 UNITS	TOTAL ENCLOSED				7436 s.f.	TOTAL ENCLOSED				7436 s.f.
BALCONY	MISC. PATIO, PORCH					MISC. PATIO, PORCH					
	2ND FLR. BALCONY	123 s.f.	94 s.f.	97 s.f.	314 s.f.	2ND FLR. BALCONY	123 s.f.	94 s.f.	97 s.f.	314 s.f.	628 s.f.
	TOTAL S.F. UNDER ROOF				2608 s.f.	TOTAL S.F. UNDER ROOF				2608 s.f.	5,500 s.f.

ARIZONA REGISTERED PROFESSIONAL ARCHITECT  
Gerald Palmer, PALMER ARCHITECTS, LTD.  
4222 E. CAMELBACK RD., # H210, PHOENIX, ARIZONA 85018  
480-847-7717  
JERRY PALMER  
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(480) 947-7717 Fax: (480) 947-7716



PRELIMINARY CONCEPTUAL  
**Spence & Rita Ln. for Khan**  
1117 E. SPENCE AVE., TEMPE, ARIZONA 85281  
**R & K TEMPE LLC**  
6203 E. WALLACE AVE., SCOTTSDALE, AZ 85254

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

SHEET DRAWN LJ.BDG/LLJ  
CHECKED GOR/ADJ JSA  
DATE 01/24/10  
SCALE UNO.1"=10'  
JOB NO. 022  
SHEET  
**0Sp.1**  
OF SHEETS

# 1117 E. Spence Ave.

## E. Spence & Rita Ln

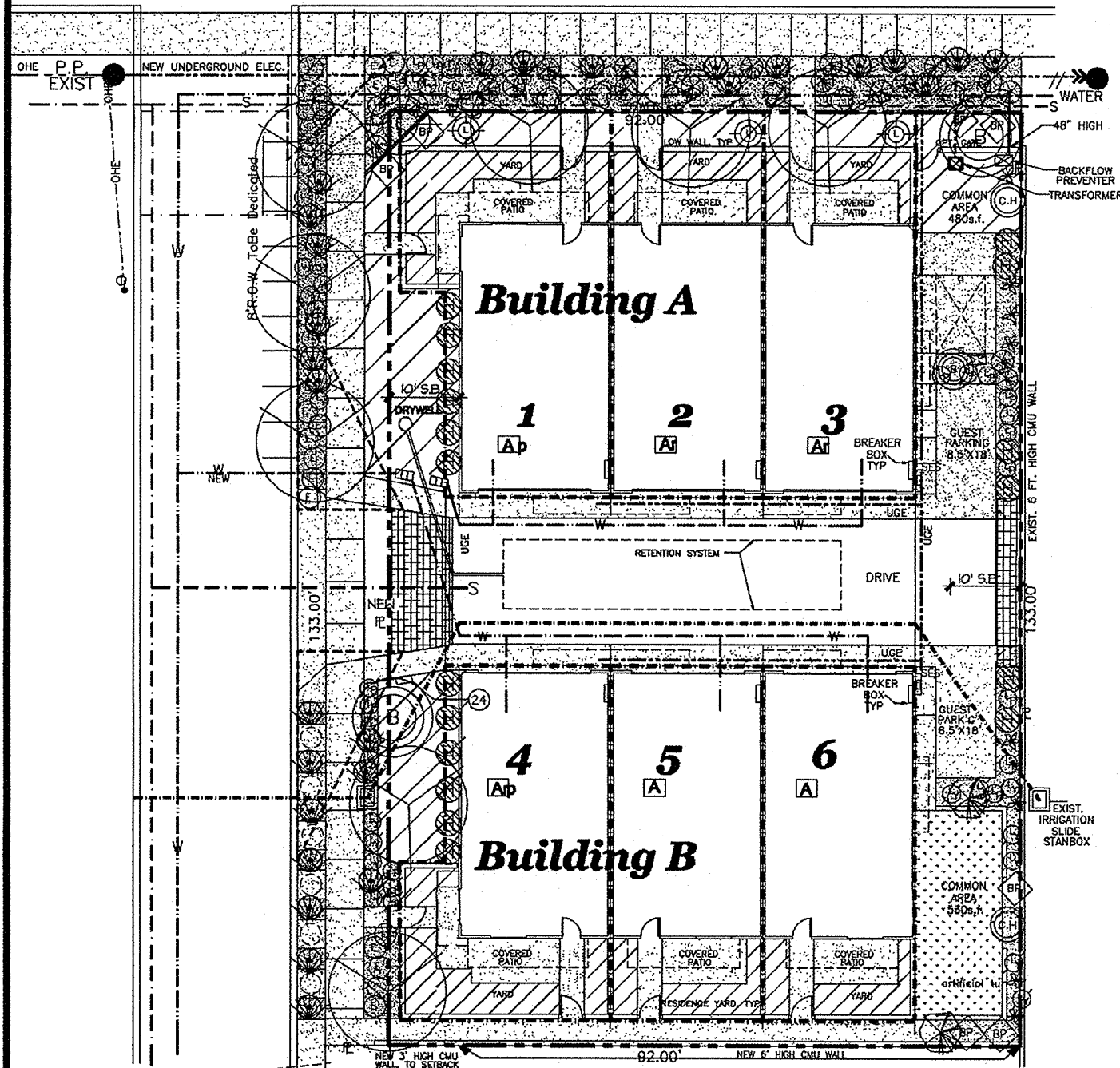
### Tempe, Arizona

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

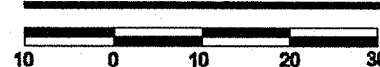
**OWNER** R & K Tempe, LLC, Shahbaz Khan contact  
8203 E. Wallace Ave., Scottsdale AZ 85254  
480-225-8587



**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  
**Ai** NEW UNIT A-REVERSED  
**Ap** NEW UNIT A W/PATIO/DECK EXTENSION

### LANDSCAPE PLAN



### LANDSCAPE LEGEND

#### TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	PATIO ALTERNATE	50% 15 GALLON 50% 24" BOX 50% 36" BOX
	ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	50% 15 GALLON 50% 24" BOX 50% 36" BOX
	BAUHINIA ORCHID TREE	50% 15 GALLON 50% 24" BOX 50% 36" BOX
	LYSILOMA THORNBERI LYSILOMA	50% 15 GALLON 50% 24" BOX 50% 36" BOX

#### PATIO CHOICES

	WITEX CHASTE TREE
	LIGUSTRUM LUCIDUM GLOSSY PRIVET
	SOPHORA SECUNDFLORA TEXAS MTN LAUREL
	PRUNUS CERASIFERA PURP. PURPLE LEAF PLUM TREE

#### SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
	LANTANA CAMARA 'DWARF YELLOW'	50x10	ALL 1G 5G
	BUSH LANTANA L.MONTIVEDENSIS 'DWARF PURPLE'	50x10	ALL 1G 5G
	EURYOPIS PECTINATUS 'MIRIS' OR COREOPSIS ROSEA COREOPSIS 'AMERICAN DREAM' and/or C. 'BIG BANG MERCURY RISING' (RED) and/or C. 'CREME BRULEE' (ANY YELLOW)	50x10	ALL 1G 5G
	CAESALPINIA GILLIESII (YELLOW B.P.) CAESALPINIA PULCHERRIMA (RED B.P.) BIRD OF PARADISE	50x10	ALL 1G 5G
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	50x10	ALL 1G 5G
	RUELLIA MEXICAN PETUNIA	50x10	ALL 1G 5G
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	50x10	ALL 1G 5G
	HIBISCUS VARIETIES	50x10	ALL 1G 5G
	TAGETES LEMONII MT. LEMON MARIGOLD	50x10	ALL 1G 5G
	RUELLIA MEXICAN PETUNIA	50x10	ALL 1G 5G
	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TEXAS SILVER SAGE	50x10	ALL 1G 5G
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE (VINE)	50x10	ALL 1G 5G

#### PATIO CHOICES

	TECOMARIA CAPENSIS CAPE HONEYSUCKLE
	HIBISCUS VARIETIES
	TAGETES LEMONII MT. LEMON MARIGOLD
	RUELLIA MEXICAN PETUNIA
	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TEXAS SILVER SAGE

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

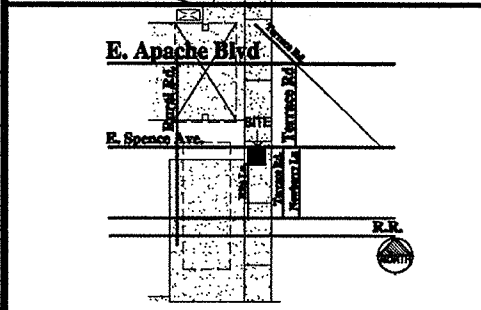
**LEGAL MCR** 133-09-019A

**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  
8203 E. Wallace Ave., Scottsdale AZ 85254  
480-225-8587

**LANDSCAPE** 25% x 12,286 s.f. = 3069 s.f. Req.  
NW 1/4 Sec 18E 8E 8+yrds SW  
s.f. 540 880 585 335 540 500 s.f.  
PROVIDED: 3360 s.f. OK

### VICINITY MAP

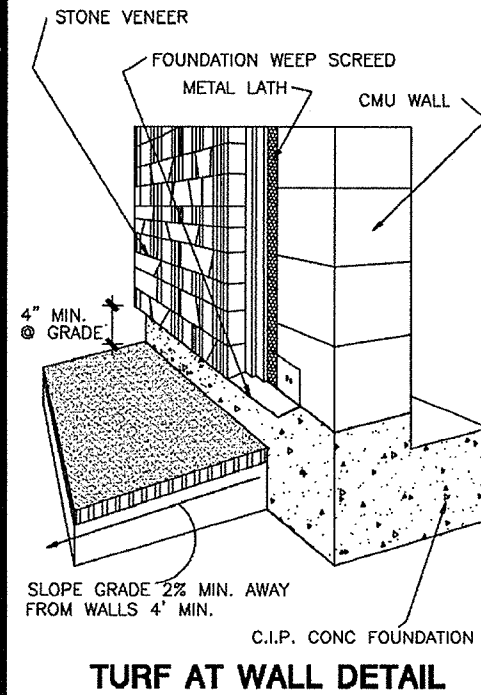


#### LEGAL DESCRIPTION:

THE NORTH 133 FEET OF TRACT "A", HALSENBORG, 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.



### TURF AT WALL DETAIL

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**PRELIMINARY CONCEPTUAL**

**Spence & Rita Ln. for Khan**

**R & K TEMPE LLC LANDSCAPE PLAN**

1117 E. SPENCE AVE. TEMPE, ARIZONA 85281  
PHONE 480-225-8587  
8203 E. WALLACE AVE., SCOTTSDALE AZ 85254

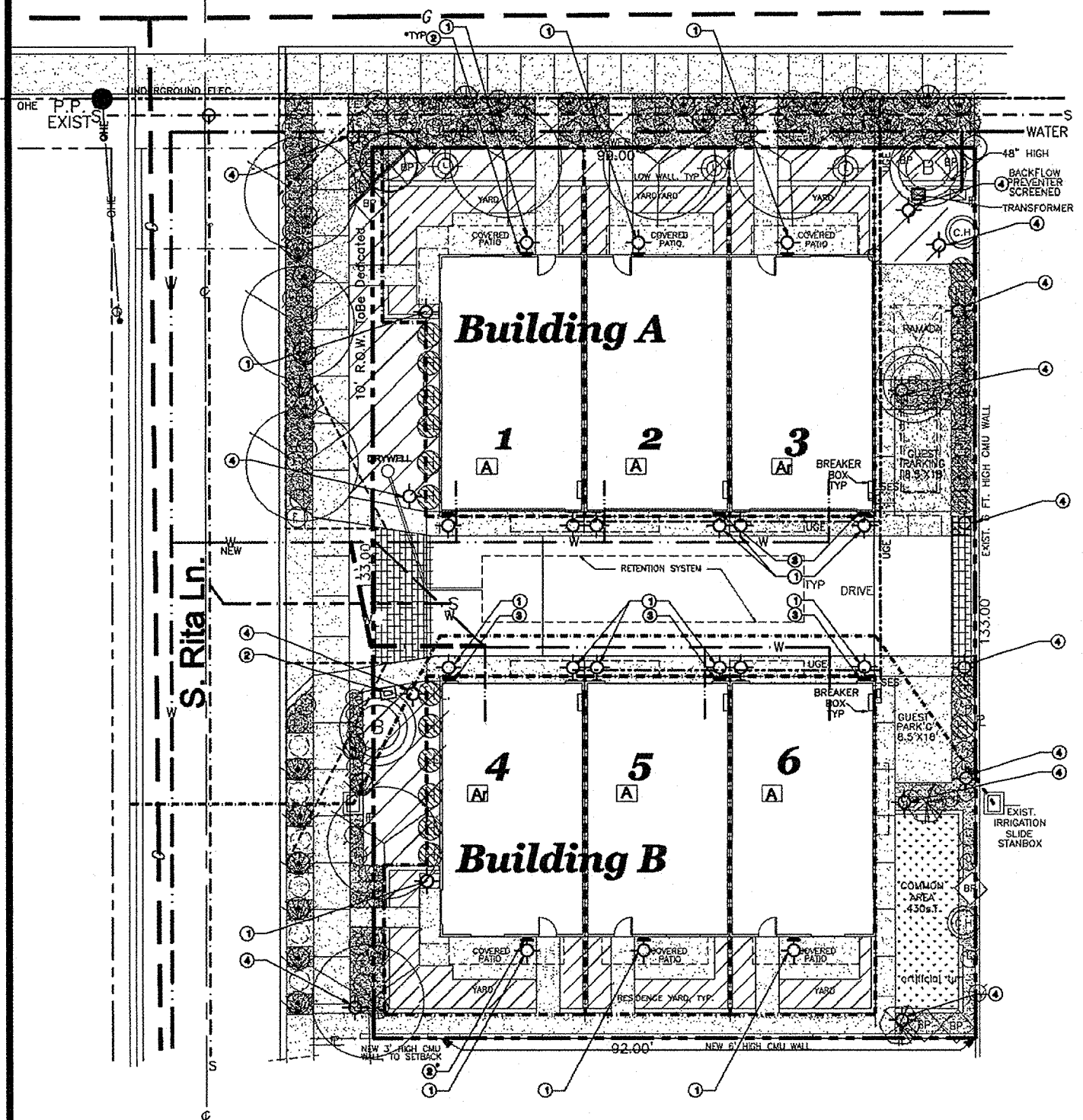
REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

SHEET DRAWN LJ, JDC/LLJ  
CHECKED 2/20/01 BJA  
DATE 12/20/01  
SCALE UNO. 1" = 10'  
JOB NO. 000  
SHEET  
**L0.1**  
OF SHEETS

**LEGAL MCR** 133-09-018A  
**APPLICANT** Gerald Palmer, Palmer Architects Ltd.  
 4222 E. Camelback Rd, # H210, Phoenix AZ 85018  
 480-947-7717  
 jerry@palmerarchitects.com  
**OWNER** R & K Tempe, LLC, Shahbaz Khan contact  
 6203 E. Wallace Ave., Scottsdale AZ 85254  
 480-225-8687

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

NEW 6 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT



## SITE LIGHTING ON LANDSCAPE PLAN



### CUT SHEET

**Play Collection**  
 Ripley 1 Light Outdoor Wall Lantern in Old  
 Bronze  
 4606 10Z (Case Bronze)

**Ordering Information**  
 Product ID: 460610Z  
 Description: Ripley Collection  
 Dimensions: 13.50" H, 12.00" W, 12.00" D  
 Specifications: Material: Metal, Finish: Old Bronze  
 Electrical: Voltage: 120V, Wattage: 60W  
 Qualifications: Safety: VWR, UL Listed: Yes  
 Primary Listing: UL 159, UL Type: 1, UL Listing: 159, UL Type: 1, UL Listing: 159

Alternate Lamp	Lamp Included	Ballast	Light Source	Max Voltage/Range	Ballast Product ID	Drawing
1	Yes	None	LED	120V		

**KICHLER**

### CUT SHEET

**Address Under Garage Light**

**Vertical Custom Metal House Numbers - Modern House Numbers - Stainless Steel - Contemporary - Mid-Century Modern**  
 860.00

**Overview**  
 • Modern design  
 • Made in the USA  
 • Feedback 2/5 stars  
 • Free delivery on orders over \$350

**Shipping & returns**  
 Made to order - 4-6 weeks lead time  
 Free returns on all orders

**Palmer Architects, Ltd.**  
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### CUT SHEET

**PEDESTAL MOUNT MAILBOX DETAIL**  
 VERSATILE CBU PEDESTAL MOUNT MAILBOX  
 USPS APPROVED: 6 UNITS - BY FLORENCE MFG CO. OR EQUAL

Dimensions: 32 1/8" (width), 17 3/4" (height), 12" (depth), 25 1/8" (height), 12" (width), 12" (depth)

\*GANG BOX, UNLESS OWNER VERIFIES INDIVIDUAL HOUSE MAIL DELIVERY.

### CUT SHEET

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**  
 KB8  
 Compact Fluorescent

**REVISIONS**

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

**SHEET DRAWN** L1.3824.U  
**CHECKED** 2/20/18  
**DATE** 02/04/18  
**SCALE** UNO.1" = 1'-0"  
**JOB NO.** 000  
**SHEET** L-1L  
**OF SHEETS** 000

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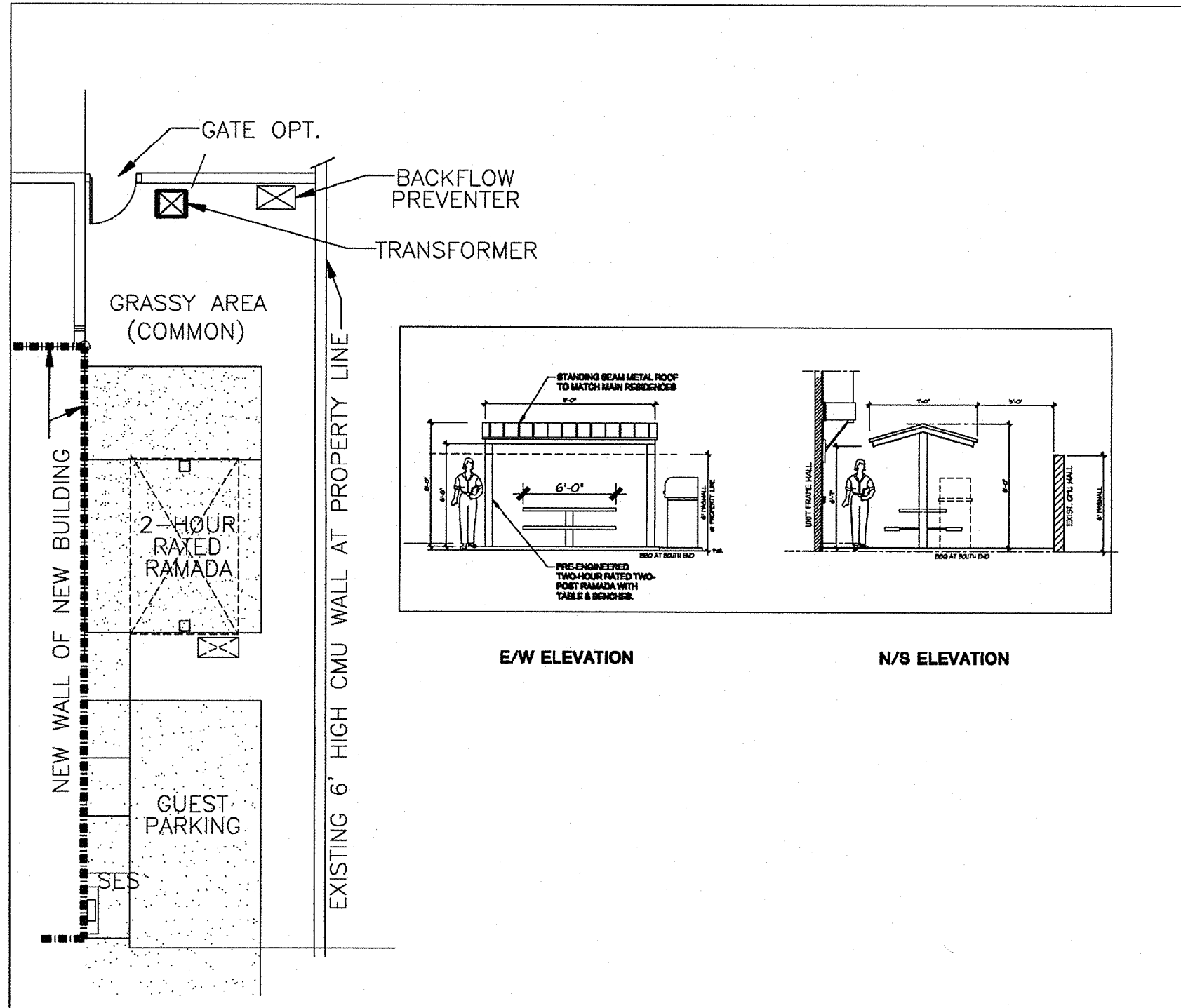
**REVISIONS**

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

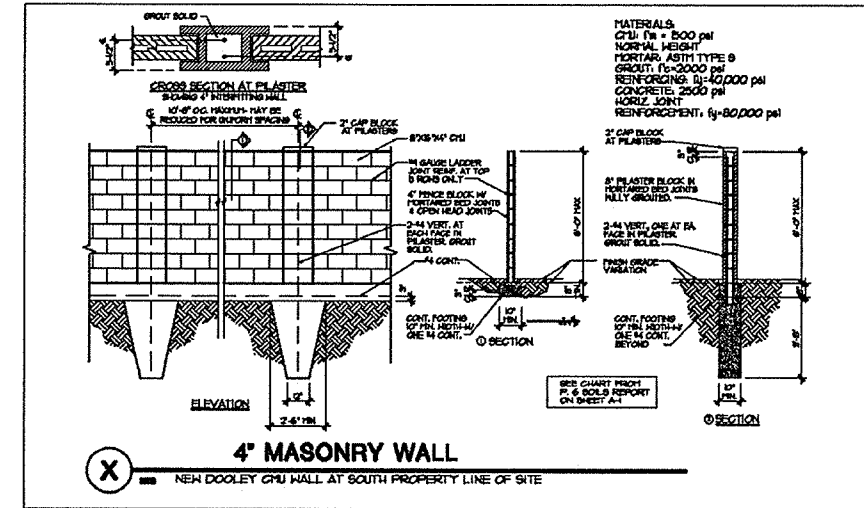
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**CHECKED** 2/20/18  
**DATE** 02/04/18  
**SCALE** UNO.1" = 1'-0"  
**JOB NO.** 000  
**SHEET** L-1L  
**OF SHEETS** 000



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



**PRE-ENGINEERED 2-HOUR RATED STEEL RAMADA**



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TEMPE SPECIFICATIONS AND THE CITY OF TEMPE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

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**R&K TEMPE, LLC RAMADA & DETAIL**  
 PRELIMINARY CONCEPTUAL  
 Spence & Rita Ln. for Khan  
 1117 E. SPENCE AVE  
 TEMPE, ARIZONA 85281  
 PHONE: 480-225-8887  
 ADDRESS: 8303 E. WILLOW AVE., SCOTTSDALE AZ 85254  
 EXP. DATE: 12/31/2023

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

DRAWN  
 L.J. SIBOLU  
 CHECKED  
 JBA  
 DATE  
 12/20/16  
 SCALE  
 1/8" = 1'-0"  
 JOB NO.  
 000  
 SHEET  
**A-4**  
 SHEETS OF SHEETS

# 1117 E. Spence Ave., Tempe

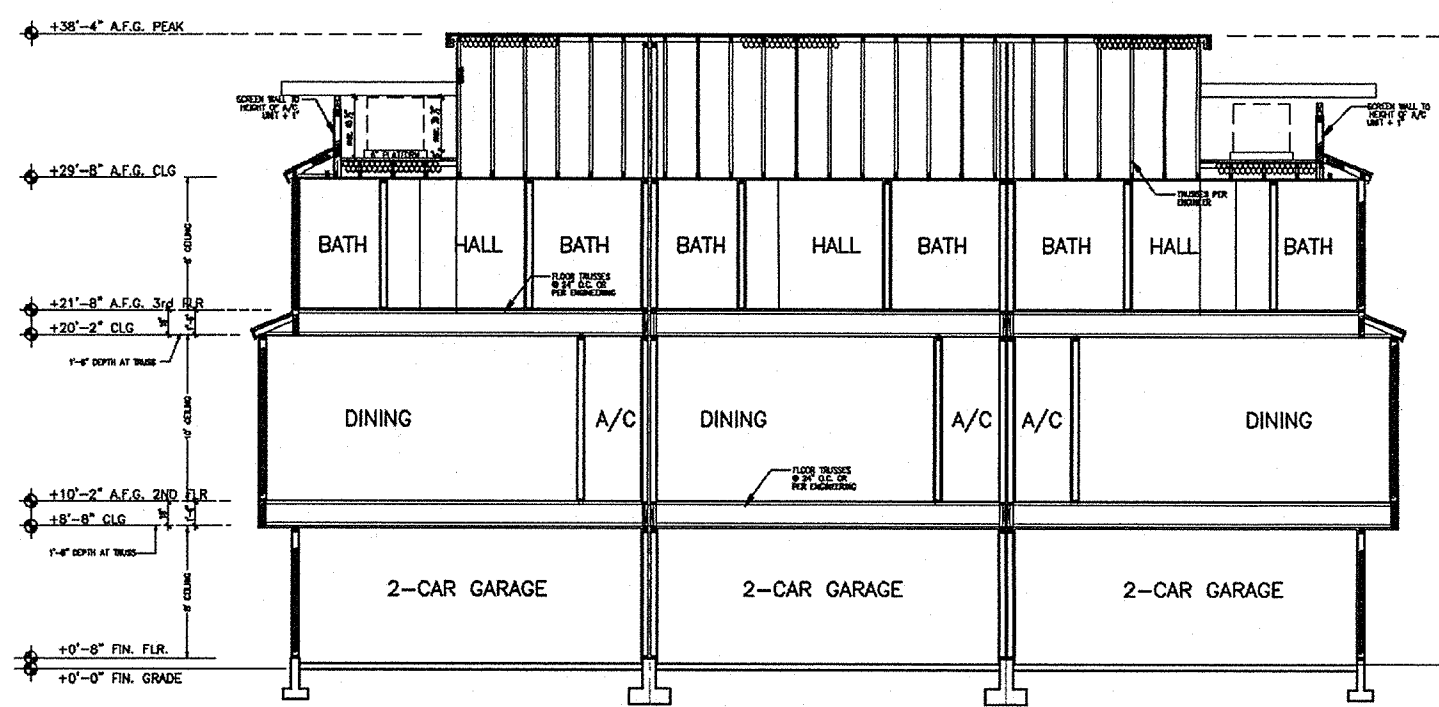
## E. Spence & Rita Lane

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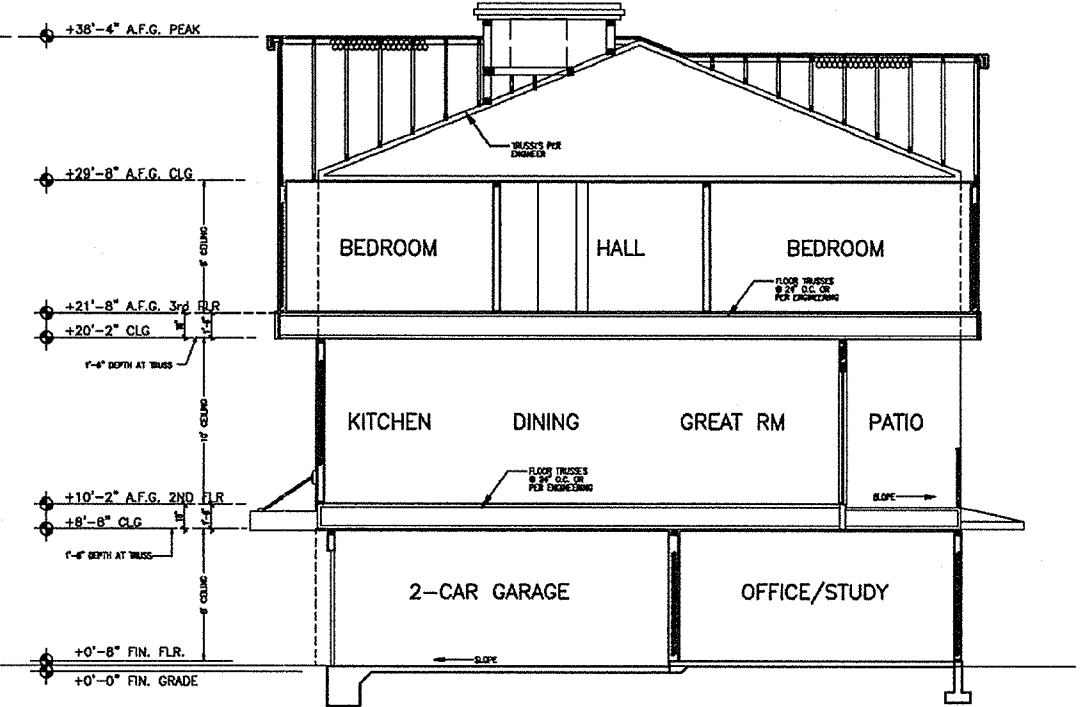
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 (480) 9477777 • Fax: (480) 9477776



**Spence & Rita Ln. for Khan**  
 TITLE: PRELIMINARY  
**R&K TEMPE, LLC SECTIONS**  
 ADDRESS: 683 E. Van Hook Ave., Scottsdale, AZ 85261



**SECTION A-A**  
**LONGITUDINAL E-W**  
 SCALE: 3/8" = 1'-0"



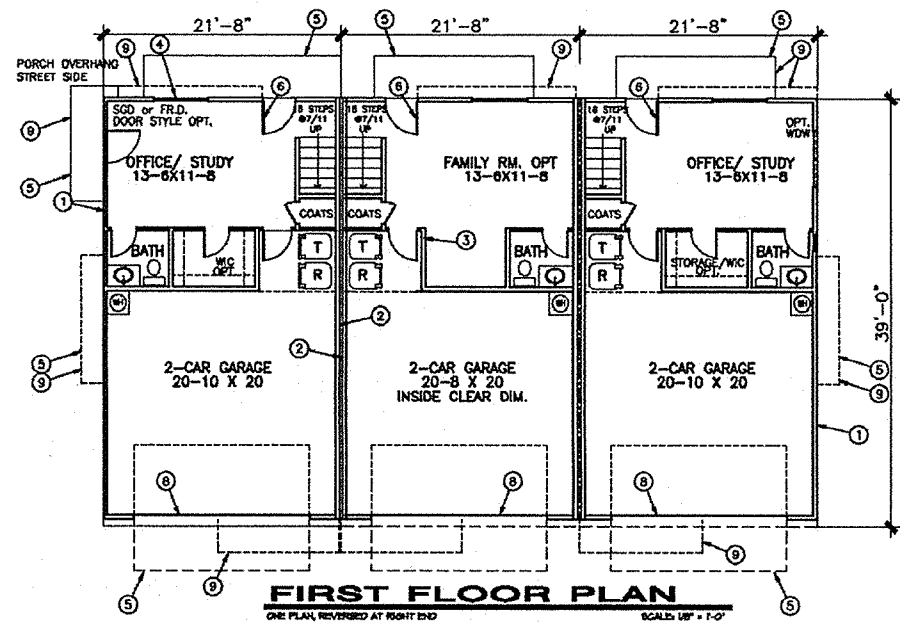
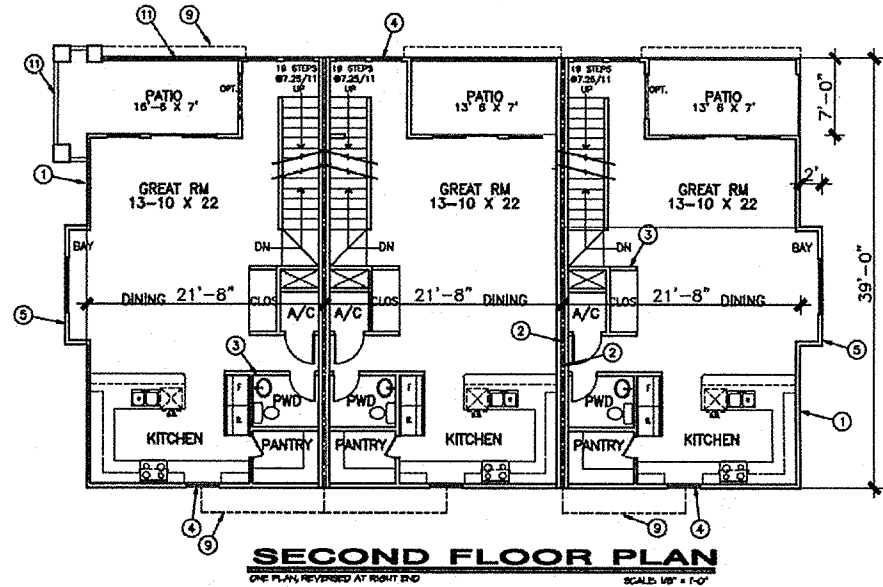
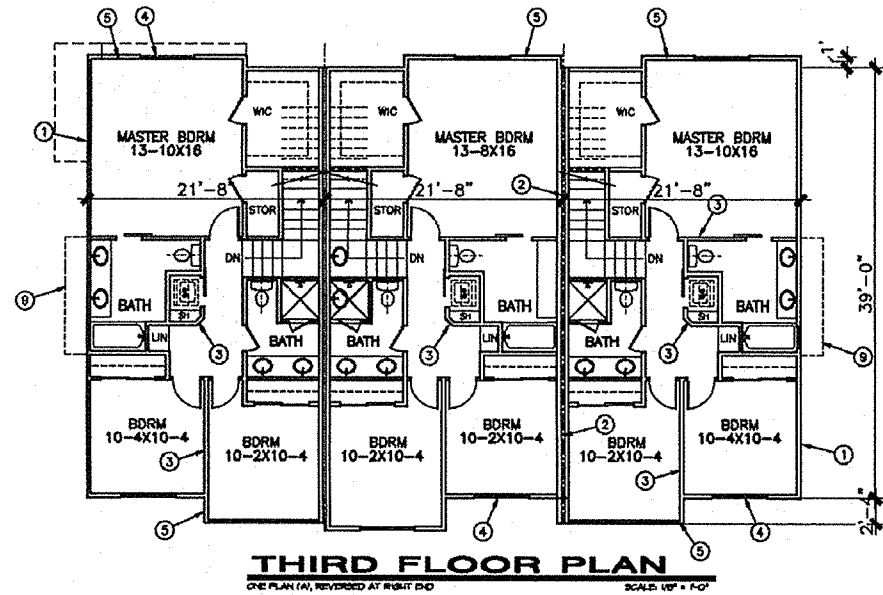
**SECTION B-B**  
**CROSS: NORTH-SOUTH**  
 SCALE: 3/8" = 1'-0"

REVISIONS	BY

DRAWN
CHECKED
DATE 2/20/19
SCALE = 1/8"
JOB NO. 000
SHEET <b>A.3</b>
OF SHEETS

# 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

UNIT AREA CALCULATIONS												
BUILDING A						BUILDING B						BLDG A + BLDG B
	UNIT	WEST	MIDDLE	EAST	SUMS		UNIT	WEST	MIDDLE	EAST	SUMS	SUMS
GAR. LHMABLE A/C SPACE	3RD FLR	885 s.f.	885 s.f.	885 s.f.	2655 s.f.	3RD FLR	885 s.f.	885 s.f.	885 s.f.	2655 s.f.	5310 s.f.	
	2ND FLR	769 s.f.	750 s.f.	769 s.f.	2288 s.f.	2ND FLR	769 s.f.	750 s.f.	769 s.f.	2288 s.f.	4576 s.f.	
	1ST FLR	383 s.f.	383 s.f.	383 s.f.	1149 s.f.	1ST FLR	383 s.f.	383 s.f.	383 s.f.	1149 s.f.	2298 s.f.	
		TOTAL LHMABLE					TOTAL LHMABLE					12184 s.f.
GAR. LHMABLE A/C SPACE	ALL 3 UNITS	2037 s.f.	2018 s.f.	2037 s.f.	6092 s.f.	ALL 3 UNITS	2037 s.f.	2018 s.f.	2037 s.f.	6092 s.f.	12184 s.f.	
	GARAGE	448 s.f.	448 s.f.	448 s.f.	1344 s.f.	GARAGE	448 s.f.	448 s.f.	448 s.f.	1344 s.f.	2688 s.f.	
ALL 3 UNITS	TOTAL ENCLOSED					TOTAL ENCLOSED						
	7436 s.f.	2485 s.f.	2486 s.f.	2485 s.f.	7436 s.f.	7436 s.f.	2485 s.f.	2486 s.f.	2485 s.f.	7436 s.f.	14,872 s.f.	
BALCONY	MISC. PATIO, PORCH					MISC. PATIO, PORCH						
	2ND FLR. BALCONY	123 s.f.	94 s.f.	97 s.f.	314 s.f.	2ND FLR. BALCONY	123 s.f.	94 s.f.	97 s.f.	314 s.f.	628 s.f.	
	TOTAL S.F. UNDER ROOF	2608 s.f.	2550 s.f.	2582 s.f.	7750 s.f.	TOTAL S.F. UNDER ROOF	2608 s.f.	2550 s.f.	2582 s.f.	7750 s.f.	15,500 s.f.	

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**PALMER ARCHITECTS, LTD.**  
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(480) 947776 Fax (480) 947776

**KHAN ON SPENCE**  
PRELIMINARY/CONCEPTUAL  
1117 E. Spence Ave., Tempe, Arizona 85281  
PHONE 480-228-5887  
ADDRESS 8303 E. Williams Ave., Scottsdale, AZ 85264

**R&K TEMPE, LLC**  
FLOOR PLANS  
BUILDING A  
BLDG B REVERSED

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

DATE 12/20/18  
SCALE 1/8" = 1'-0"  
JOB NO. 000  
SHEET  
**A1**  
SHEET OF SHEETS

# 1117 E. Spence Ave., Tempe

## E. Spence & Rita Lane

ALL LOCAL, STATE, FEDERAL AND PRIVATE REGULATIONS SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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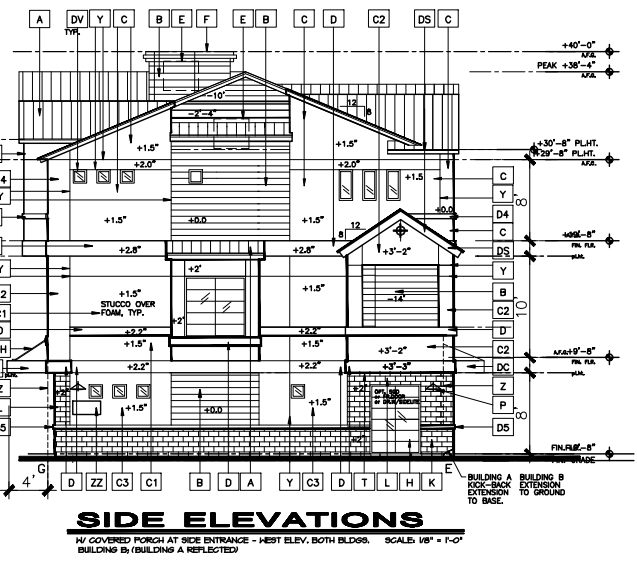
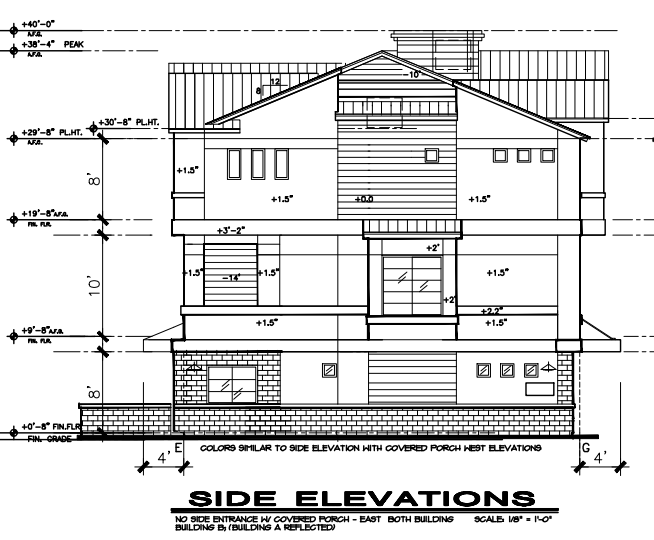
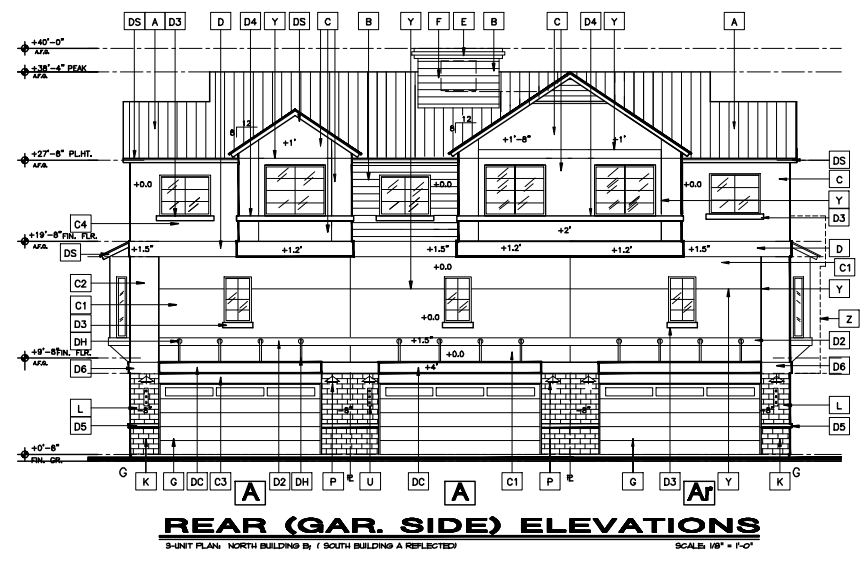
**KHAN ON SPENCE**  
 1171 E. WASHINGTON AVENUE  
 TEMPE, ARIZONA 85281  
**R&K TEMPE, LLC**  
 PHONE: 480-225-8587  
 Address: 5205 E. Wilcox Ave., Scottsdale, AZ 85254

**EXTERIOR ELEVS**  
**BUILDING B**  
**BLDG A-REFL.**

PRELIMINARY/CONCEPTUAL  
 14 APR 2019  
 PALMER ARCHITECTS, LTD.  
 EXPRESS: 12/31/2023

REVISIONS	BY
REV01	BY01
REV02	BY02
REV03	BY03
REV04	BY04

DRAWN: LLS/MS/MLJ  
 CHECKED: 2/20/2019\_LJA  
 DATE: 03.18.2019  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 000  
 SHEET: **A2**  
 8/1/19 OF 8/1/19 SHEETS

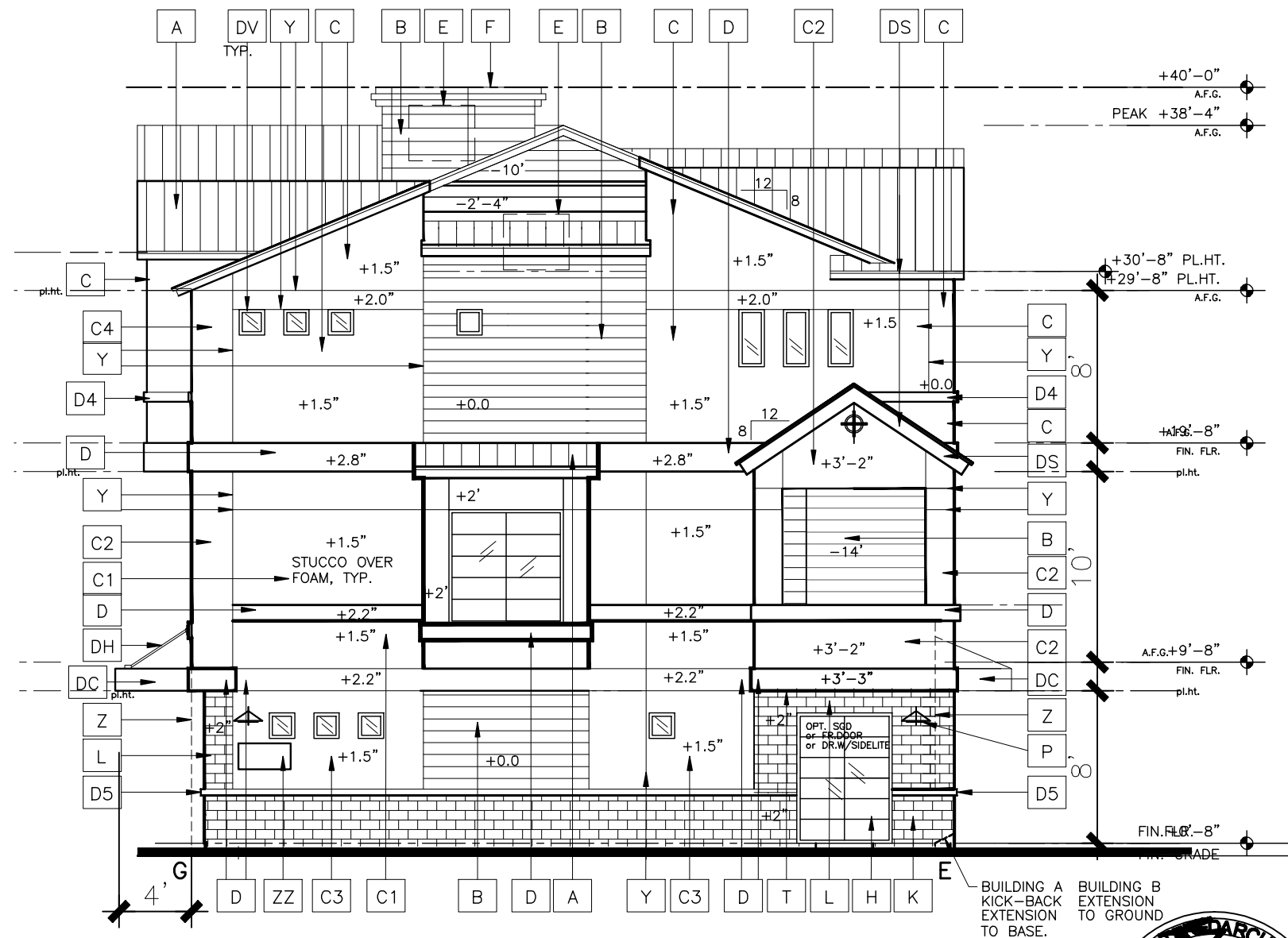


**ELEVATION KEYNOTES**

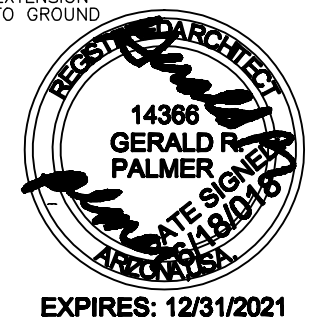
A STANDING SEAM METAL ROOF BY BERRIDGE OR EQ. BERRIDGE - MAIN ROOF COLOR: 210C GRAY (MED GRAY) BERRIDGE - GABLE ROOF COLOR: 210C GRAY (MED GRAY)	E MECHANICAL UNITS SCREENED FROM VIEW
B Siding BUILDING BODY COLOR #1 SPEC: FINE-SHINED HARBORWOOD PLANKING COLOR: [DER214 PIGEON GRAY (TAUPE)] LRV 43	F FAUX CHIMNEY/MECH SCREENS FRAME WALLS (HARBORWOOD) SERIES: BUILDING BODY COLOR #1 COLOR: [PERFECT STONE GRAY LRV 43] REMOVABLE ACCESS PANEL ON SIDE TO MATCH.
C STUCCO BUILDING BODY COLOR #1 SPEC: BULL-HORN STUCCO COLOR: [DER213 FINE GRAIN (LITE TAUPE)] LRV 58	G 5-PANEL STEEL GARAGE DOORS W/ LITES SPEC: PAINTED STRUCTURAL STEEL COLOR: [DER241 STORM CLOUD (DARK GRAY)] LRV 21
C1 STUCCO BUILDING BODY COLOR #1 SPEC: BULL-HORN STUCCO COLOR: [ALL] BELTAY HALF MOON BAY LRV 43	H WINDOWS AND SLIDING GLASS DOORS WESTERN WINDOW & DOORS, OR EQUAL SPEC: BULL-PANE ENTRY/ENTRYPOINT COLOR: [COLOR: GARB. BRIDGE VINYL OR ALUMINUM FRAME]
C2 STUCCO BUILDING BODY COLOR #1 SPEC: BULL-HORN STUCCO COLOR: [DER213 FINE GRAIN (LITE TAUPE)] LRV 58	K SAME AS L, 1" BRICK VENEER EL DORADO CULTURED STONE SPEC: CASTLEBROOK ADORABLE BRICK VENEER COLOR: [BAUTISTA]
C3 STUCCO BUILDING BODY COLOR #1 SPEC: BULL-HORN STUCCO COLOR: [DER213 FINE GRAIN (LITE TAUPE)] LRV 58	L 2" BRICK VENEER EL DORADO CULTURED STONE SPEC: CASTLEBROOK ADORABLE BRICK VENEER COLOR: [BAUTISTA]
D TRIM HARBORWOOD, 1X, 1/2" x 1 1/2" FOAM TRIM, TOP TRIM COLOR #1: [DER213 FINE GRAIN (LITE TAUPE)] LRV 44 TRIM UNDER WINDOWS	P LIGHTING AT GARAGE & ENTRANCE, TYP. SPEC: SLOTTED, BY RAJLER [COLOR: [SPEC: BRIDGE FIBER]]
D2 HARBORWOOD, 1X, 1/2" x 1 1/2" FOAM TRIM, AT BEAM SUPPORT BAND TRIM COLOR #2: [DER213 FINE GRAIN (LITE TAUPE)] LRV 58	T CANTILEVERED BALCONY FEATURE ON RITA STREET SIDE
D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED. TRIM COLOR #3: [DER209 MONSOON LRV 30]	U ILLUMINATED ADDRESS SIGNAGE STAINLESS STEEL BY VISION DESIGN
D4 2" FOAM POINT-UP PANELS. TRIM COLOR #4: [DER214 PIGEON GRAY (TAUPE)] LRV 43	W BERRIDGE CHALK MASONRY PAINT WALL AT 18" TO 2" SPCL WITH BRICK VENEER ON WALL COLOR AS STYLE PER [ ]
D5 FAUX CONC. CAP TRIM / FOAM TRIM TOP OF VENEER TRIM COLOR #5: [DER242 BEAR IN MIND (DK BROWN)] LRV 7	X BRICK VENEER ON WALL REFER TO [ ] COLOR PER [ ]
D6 TRIM BAND: HARBORWOOD OR FOAM BETWEEN EC PROJECTIONS TRIM COLOR #6: [DER242 BEAR IN MIND (DK BROWN)] LRV 7	Y SCORED STUCCO (HORIZONTAL METAL U CHANNELS) FOR CONTROL Joints SEPARATION BETWEEN MATERIALS SUCH AS STUCCO AND HARBORWOOD PANELS. AND SCORED STUCCO VERTICAL EXPANSION JOINTS.
DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF TRIM COLOR #7: [DER242 BEAR IN MIND (DK BROWN)] LRV 7	Z LINE OF BUILDING FACE BEYOND, OR RECESSED FACE
DM DIAGONAL METAL SUPPORT SYSTEM TRIM COLOR #8: [DER242 BEAR IN MIND (DK BROWN)] LRV 7	ZZ DECORATIVE ELECTRICAL SERVICE FROM ELEC PROVIDER (APD) REQUIRE OVER-OR PER ELEC PROVIDER BEST PRACTICE. PAINTED TO MATCH BUILDING COLOR. NO EXPOSED CONDUIT. SIZE & SPACE WITH UNIT BREAKERS IN GARAGES & SEPARATE SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED CONDUIT.
DN CONCRETE CAP AT TOP GUY BALL TRIM COLOR #9: [DER213 FINE GRAIN (LITE TAUPE)] LRV 44	DY FRONT DOOR, BUILDING TRIM COLOR #6 OWNERS OPTION: SPEC: WESTERN DOOR 3-LITE COLOR: DETROIT MESA RID LRV 14 COLOR: DETROIT BERRY JAM LRV 7 COLOR: [DER242 BEAR IN MIND LRV 7]
DR METAL BALCONY RAILING PAINTED [DER213 FINE GRAIN (LITE TAUPE)] LRV 44	
DS #1 FASCIA BOARD, PAINTED. TRIM COLOR #10: [DER209 MONSOON (GRAYISH BROWN)] LRV 30	
DV FOAM DECORATIVE SHAPED POPOUT, PAINTED. [COLOR: MATCH SURROUNDING BODY COLOR]	

## 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)
- B SIDING BUILDING BODY COLOR #1  
SPEC: PRE-PRIMED HARDIBOARD PLANKING  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- C STUCCO BUILDING BODY COLOR #2  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- C1 STUCCO BUILDING BODY COLOR #3  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6087 MUDDY ROSE (ROSY TAN) LRV 53  
ALT: DET457 HALF MOON BAY LRV 43
- C2 STUCCO BUILDING BODY COLOR #4  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6088 MUSK (REDDISH BEIGE) LRV 38
- C3 STUCCO BUILDING BODY COLOR #5  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6368 WALRUS (MED GRAY) LRV 31
- C4 STUCCO BUILDING BODY COLOR #1  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- D TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.  
TRIM COLOR #1: DE6381 SILVER BULLET (MED GRAY) LRV 44  
TRIM UNDER WINDOWS
- D2 HARDIBOARD, 1X, and/or FOAM TRIM, AT DIAG. SUPPORT BAND  
TRIM COLOR #2: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED.  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- D4 2" FOAM POPOUT, PAINTED.  
TRIM COLOR #4: DE5187 WEATHERED SADDLE (RED) LRV 22
- D5 FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- D6 TRIM BAND: HARDY BOARD OR FOAM BETWEEN DC PROJECTIONS  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DH DIAGONAL METAL SUPPORT SYSTEM  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DN CONCRETE CAP ATOP CMU WALL  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- DR METAL BALCONY RAILING PAINTED  
DE6381 SILVER BULLET (MED GRAY) LRV 44
- DS 6" FASCIA BOARD, PAINTED.  
TRIM COLOR #1: DE6039 MONSOON (GRAYISH BROWN) LRV 30
- DV FOAM DECORATIVE SHAPED POPOUT, PAINTED.  
COLOR: MATCH SURROUNDING BODY COLOR
- E MECHANICAL UNITS SCREENED FROM VIEW
- F FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)  
SIDING: BUILDING BODY COLOR #1  
COLOR: DE6214 PIGEON GRAY LRV 43  
REMOVABLE ACCESS PANEL ON SIDE TO MATCH.  
FOAM TRIM ON TOP:  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- 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 SAME AS L 2" BRICK VENEER  
EL DORADO CULTURED STONE  
SPEC: CAPISTRANO ADOBE BRICK VENEER  
COLOR: BAUTISTA
- L 2" BRICK VENEER  
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
- T CANTILVERED 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  
BRICK VENEER ON MAS. WALL. COLOR & STYLE PER L
- X BRICK VENEER ON MAS. WALL REFER TO W COLOR PER L
- 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. & SEPARATE  
SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED  
CONDUIT.
- DY FRONT DOOR, BUILDING TRIM COLOR #6  
OWNERS OPTION SPEC: WESTERN DOOR 3-LITE  
COLOR: DET430 MESA RED LRV 14  
COLOR: DET401 BERRY JAM LRV 7  
COLOR: DET407 NIGHT SHADE LRV 6  
COLOR: DE6042 BEAR IN MIND LRV 7



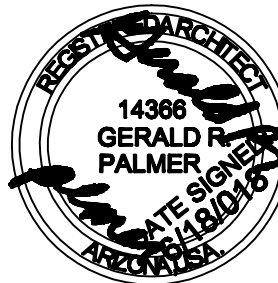
**SIDE ELEVATIONS**  
W/ COVERED PORCH AT SIDE ENTRANCE - WEST ELEV. BOTH BLDGS. SCALE: 1/8" = 1'-0"  
BUILDING B; (BUILDING A REFLECTED)



**PRELIMINARY/ CONCEPTUAL**  
**KHAN ON SPENCE**  
1117 E. Spence Ave  
TEMPE, ARIZONA 85281  
**R&K TEMPE, LLC**  
PHONE 480-225-8587  
Address: 5203 E. Wallace Ave., Scottsdale AZ 85254



**FRONT ELEVATION**

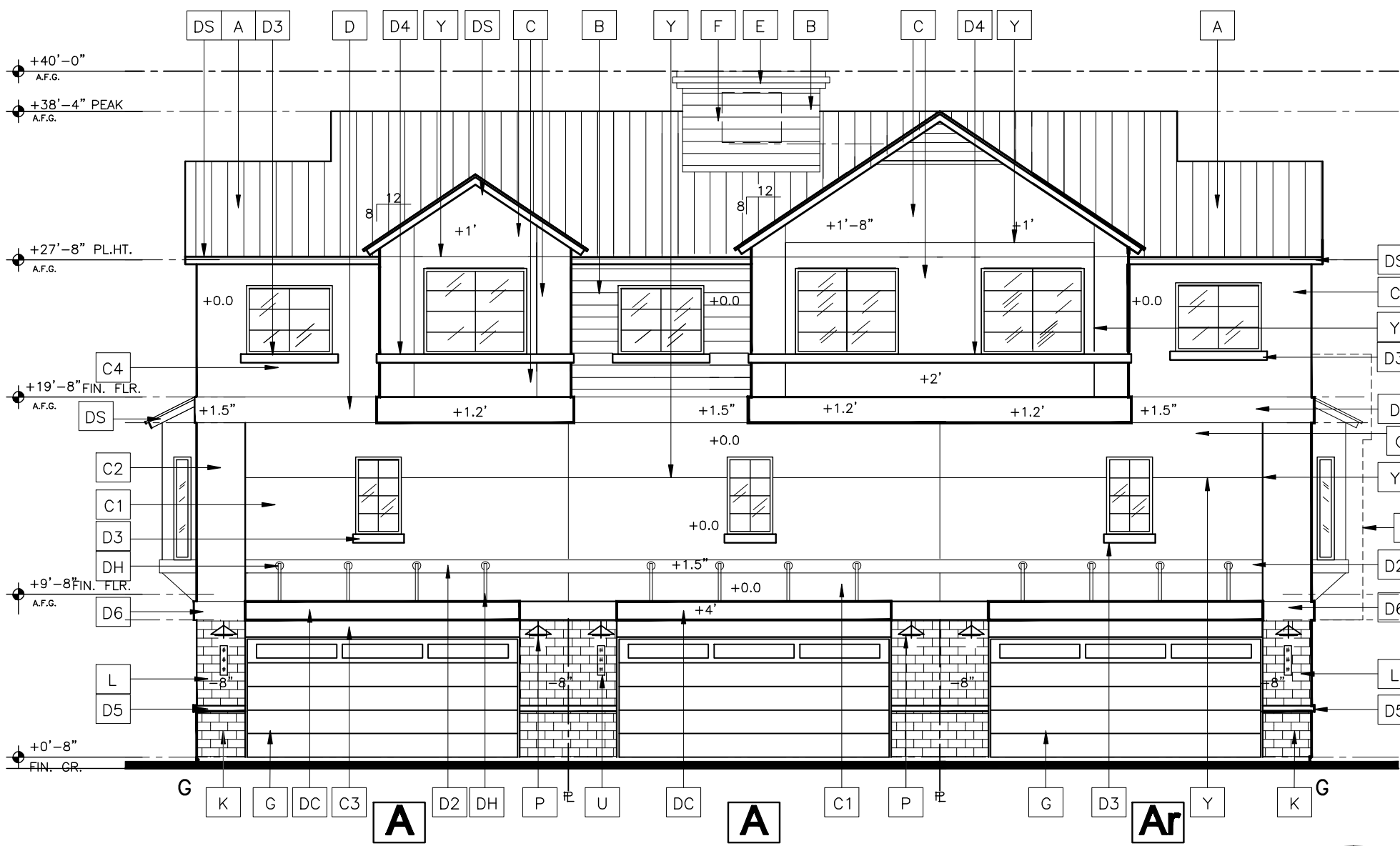


**ELEVATION KEYNOTES**

- A STANDING SEAM METAL ROOF BY BERRIDGE OR EQ.  
BERRIDGE- MAIN ROOF COLOR: ZINC GRAY (MED GRAY)  
RAMADA ROOF COLOR: ZINC GRAY (MED GRAY)
- B SIDING BUILDING BODY COLOR #1  
SPEC: PRE-PRIMED HARDIBOARD PLANKING  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- C STUCCO BUILDING BODY COLOR #2  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- C1 STUCCO BUILDING BODY COLOR #3  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6087 MUDDY ROSE (ROSY TAN) LRV 53  
ALT: DET457 HALF MOON BAY LRV 43
- C2 STUCCO BUILDING BODY COLOR #4  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6088 MUSK (REDDISH BEIGE) LRV 38
- C3 STUCCO BUILDING BODY COLOR #5  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6368 WALRUS (MED GRAY) LRV 31
- C4 STUCCO BUILDING BODY COLOR #1  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- D TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.  
TRIM COLOR #1: DE6381 SILVER BULLET (MED GRAY) LRV 44  
TRIM UNDER WINDOWS
- D2 HARDIBOARD, 1X, and/or FOAM TRIM, AT DIAG. SUPPORT BAND  
TRIM COLOR #2: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED.  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- D4 2" FOAM POPOUT, PAINTED.  
TRIM COLOR #4: DE5187 WEATHERED SADDLE (RED) LRV 22
- D5 FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- D6 TRIM BAND: HARDY BOARD OR FOAM BETWEEN DC PROJECTIONS  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DH DIAGONAL METAL SUPPORT SYSTEM  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DN CONCRETE CAP ATOP CMU WALL  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- DR METAL BALCONY RAILING PAINTED  
DE6381 SILVER BULLET (MED GRAY) LRV 44
- DS 6" FASCIA BOARD, PAINTED.  
TRIM COLOR #1: DE6039 MONSOON (GRAYISH BROWN) LRV 30
- DV FOAM DECORATIVE SHAPED POPOUT, PAINTED.  
COLOR: MATCH SURROUNDING BODY COLOR
- E MECHANICAL UNITS SCREENED FROM VIEW
- F FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)  
SIDING: BUILDING BODY COLOR #1  
COLOR: DE6214 PIGEON GRAY LRV 43  
REMOVABLE ACCESS PANEL ON SIDE TO MATCH.  
FOAM TRIM ON TOP:  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- 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 SAME AS L 2" BRICK VENEER  
EL DORADO CULTURED STONE  
SPEC: CAPISTRANO ADOBE BRICK VENEER  
COLOR: BAUTISTA
- L 2" BRICK VENEER  
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
- 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  
BRICK VENEER ON MAS. WALL. COLOR & STYLE PER L
- X BRICK VENEER ON MAS. WALL REFER TO W COLOR PER L
- 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. & SEPARATE  
SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED  
CONDUIT.
- DY FRONT DOOR, BUILDING TRIM COLOR #6  
OWNERS OPTION SPEC: WESTERN DOOR 3-LITE  
COLOR: DET430 MESA RED LRV 14  
COLOR: DET401 BERRY JAM LRV 7  
COLOR: DET407 NIGHT SHADE LRV 6  
COLOR: DE6042 BEAR IN MIND LRV 7

**PRELIMINARY/ CONCEPTUAL**  
**KHAN ON SPENCE**  
 1117 E. Spence Ave  
 TEMPE, ARIZONA 85281

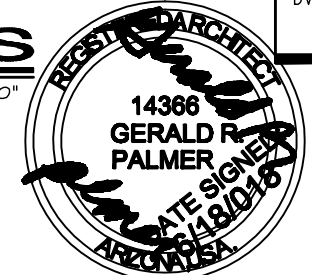
**R&K TEMPE, LLC**  
 PHONE 480-225-8587  
 Address: 5203 E. Wallace Ave., Scottsdale AZ 85254



# REAR (GAR. SIDE) ELEVATIONS

3-UNIT PLAN: NORTH BUILDING B; ( SOUTH BUILDING A REFLECTED)

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



EXPIRES: 12/31/2021

## 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)
- B SIDING BUILDING BODY COLOR #1  
SPEC: PRE-PRIMED HARDIBOARD PLANKING  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- C STUCCO BUILDING BODY COLOR #2  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- C1 STUCCO BUILDING BODY COLOR #3  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6087 MUDDY ROSE (ROSY TAN) LRV 53  
ALT: DET457 HALF MOON BAY LRV 43
- C2 STUCCO BUILDING BODY COLOR #4  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6088 MUSK (REDDISH BEIGE) LRV 38
- C3 STUCCO BUILDING BODY COLOR #5  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6368 WALRUS (MED GRAY) LRV 31
- C4 STUCCO BUILDING BODY COLOR #1  
SPEC: MAG 1-COAT STUCCO  
COLOR: DE6214 PIGEON GRAY (TAUPE) LRV 43
- D TRIM: HARDIBOARD, 1X, and/or 1.5" FOAM TRIM, TYP.  
TRIM COLOR #1: DE6381 SILVER BULLET (MED GRAY) LRV 44  
TRIM UNDER WINDOWS
- D2 HARDIBOARD, 1X, and/or FOAM TRIM, AT DIAG. SUPPORT BAND  
TRIM COLOR #2: DE6213 FINE GRAIN (LITE TAUPE) LRV 59
- D3 2" FOAM TRIM AT WINDOW SILLS, PAINTED.  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- D4 2" FOAM POPOUT, PAINTED.  
TRIM COLOR #4: DE5187 WEATHERED SADDLE (RED) LRV 22
- D5 FAUX CONC. CAP TRIM/ FOAM TRIM TOP OF VENEER  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- D6 TRIM BAND: HARDY BOARD OR FOAM BETWEEN DC PROJECTIONS  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DC FASCIA FOR CANTILEVERED &/OR PROJECTED ROOF  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DH DIAGONAL METAL SUPPORT SYSTEM  
TRIM COLOR #1: DE6042 BEAR IN MIND (DK BROWN) LRV 7
- DN CONCRETE CAP ATOP CMU WALL  
TRIM COLOR #5: DE6381 SILVER BULLET (MED GRAY) LRV 44
- DR METAL BALCONY RAILING PAINTED  
DE6381 SILVER BULLET (MED GRAY) LRV 44
- DS 6" FASCIA BOARD, PAINTED.  
TRIM COLOR #1: DE6039 MONSOON (GRAYISH BROWN) LRV 30
- DV FOAM DECORATIVE SHAPED POPOUT, PAINTED.  
COLOR: MATCH SURROUNDING BODY COLOR
- E MECHANICAL UNITS SCREENED FROM VIEW
- F FAUX CHIMNEY/MECH SCREEN: FRAME WALLS, (HARDIBOARD)  
SIDING: BUILDING BODY COLOR #1  
COLOR: DE6214 PIGEON GRAY LRV 43  
REMOVABLE ACCESS PANEL ON SIDE TO MATCH.  
FOAM TRIM ON TOP:  
TRIM COLOR #3: DE6039 MONSOON LRV 30
- 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 SAME AS L 2" BRICK VENEER  
EL DORADO CULTURED STONE  
SPEC: CAPISTRANO ADOBE BRICK VENEER  
COLOR: BAUTISTA
- L 2" BRICK VENEER  
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
- 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  
BRICK VENEER ON MAS. WALL. COLOR & STYLE PER L
- X BRICK VENEER ON MAS. WALL REFER TO W COLOR PER L
- 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. & SEPARATE  
SITE UNIT. ALL TO MATCH BUILDING COLOR. NO EXPOSED  
CONDUIT.
- DY FRONT DOOR, BUILDING TRIM COLOR #6  
OWNERS OPTION SPEC: WESTERN DOOR 3-LITE  
COLOR: DET430 MESA RED LRV 14  
COLOR: DET401 BERRY JAM LRV 7  
COLOR: DET407 NIGHT SHADE LRV 6  
COLOR: DE6042 BEAR IN MIND LRV 7

PRELIMINARY/ CONCEPTUAL  
**KHAN ON SPENCE**

1117 E. Spence Ave  
TEMPE, ARIZONA 85281

**R&K TEMPE, LLC**

PHONE 480-225-8587

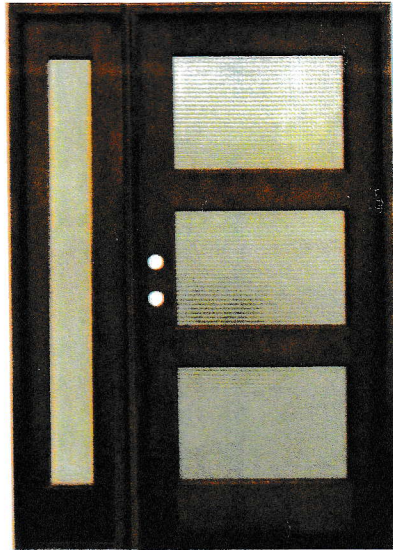
Address: 5203 E. Wallace Ave., Scottsdale AZ 85254

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



Front Door Options

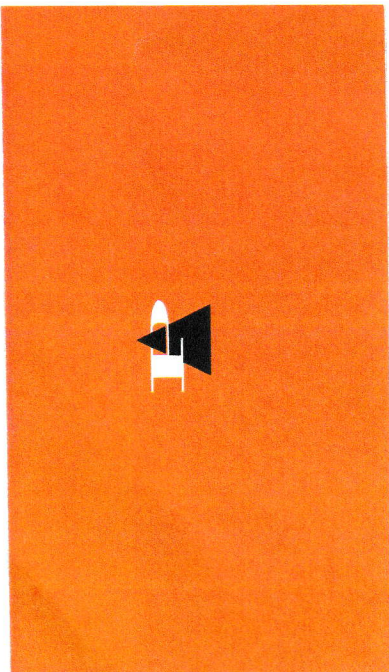
option A  
optional sidelite



option B  
optional SIDELITE



option C  
optional Sidelite





# Khan.on Spence COLORS

ROOF: Berridge Standing seam metal roofing  
Zinc.Gray (med. Gray)



## DUNN EDWARDS PAINT COLORS



**Pigeon Gray**  
 DE6214  
 Warm Neutrals, Ext  
 LRV 43  
 Munsell: HUE=1.62'



**Fine Grain**  
 DE6213  
 Warm Neutrals, Ir  
 LRV 59  
 Munsell: HUE=1.5



**Muddy Rose**  
 DE6087  
 Warm Neutrals, Non  
 LRV 53  
 Munsell: HUE=9.84R



**Musk**  
 DE6088  
 Warm Neutrals, :  
 Palette®  
 LRV 38



**Walrus**  
 DE6368  
 Cool Neutrals, 201:  
 LRV 31  
 Munsell: HUE=3.27I



**Storm Cloud**  
 DE6362  
 Cool Neutrals, 2019,  
 LRV 21



**Weathered Saddle**  
 DE5187  
 Oranges, Tans, Non-Neutral  
 LRV 22  
 Munsell: HUE=1.27YR / VAL

## Door Color Options:



**Mesa Red**  
 DET430  
 Magentas, Reds  
 LRV 14 Alkali S



**Jazz Berry Jam**  
 DET401  
 Blue Violets, Red Viole  
 LRV 7 Alkali Sensit



**Nightshade**  
 DET407  
 Blue Violets, Red  
 Now & Forever®  
 LRV 6 Alkali S



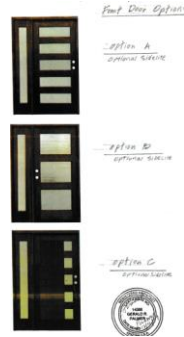
**Bear in Mind**  
 DE6042  
 Warm Neutrals, 201:  
 LRV 7  
 Munsell: HUE=4.30YI

## Window Frames and Lighting Fixtures

dark bronze  
 anodized



## Western Window & Door Color & styles



## BRICK VENEER:

Eldorado Cultured Stone Brick Veneer  
 Capistrano Adobe BAUTISTA color



Palmer Architects, LLC: Jerry Palmer Architect



**E** BUILDING A  
KICK-BACK  
EXTENSION  
TO BASE.  
  
BUILDING B  
EXTENSION  
TO GROUND

Ar
A
A  
**FRONT ELEVATION**



EXPIRES: 12/31/2021



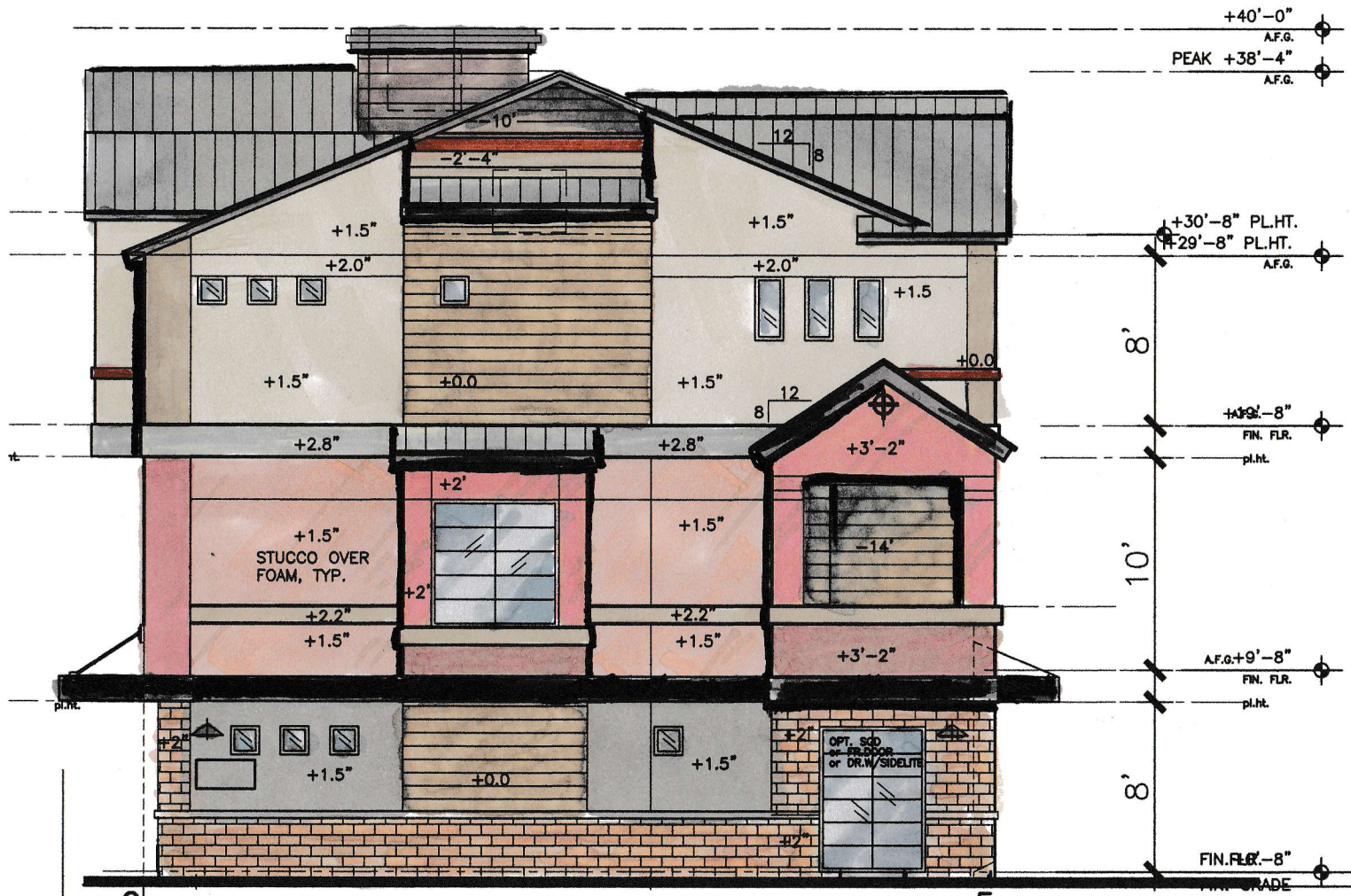
# REAR (GAR. SIDE) ELEVATIONS

3-UNIT PLAN: NORTH BUILDING B; ( SOUTH BUILDING A REFLECTED)

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



EXPIRES: 12/31/2021



BUILDING A BUILDING B  
 KICK-BACK EXTENSION  
 EXTENSION TO GROUND  
 TO BASE.

# SIDE ELEVATIONS

W/ COVERED PORCH AT SIDE ENTRANCE - WEST ELEV. BOTH BLDGS. SCALE: 1/8" = 1'-0"  
 BUILDING B; (BUILDING A REFLECTED)



EXPIRES: 12/31/2021





ATTACHMENT 24

EXPIRES: 12/31/2021