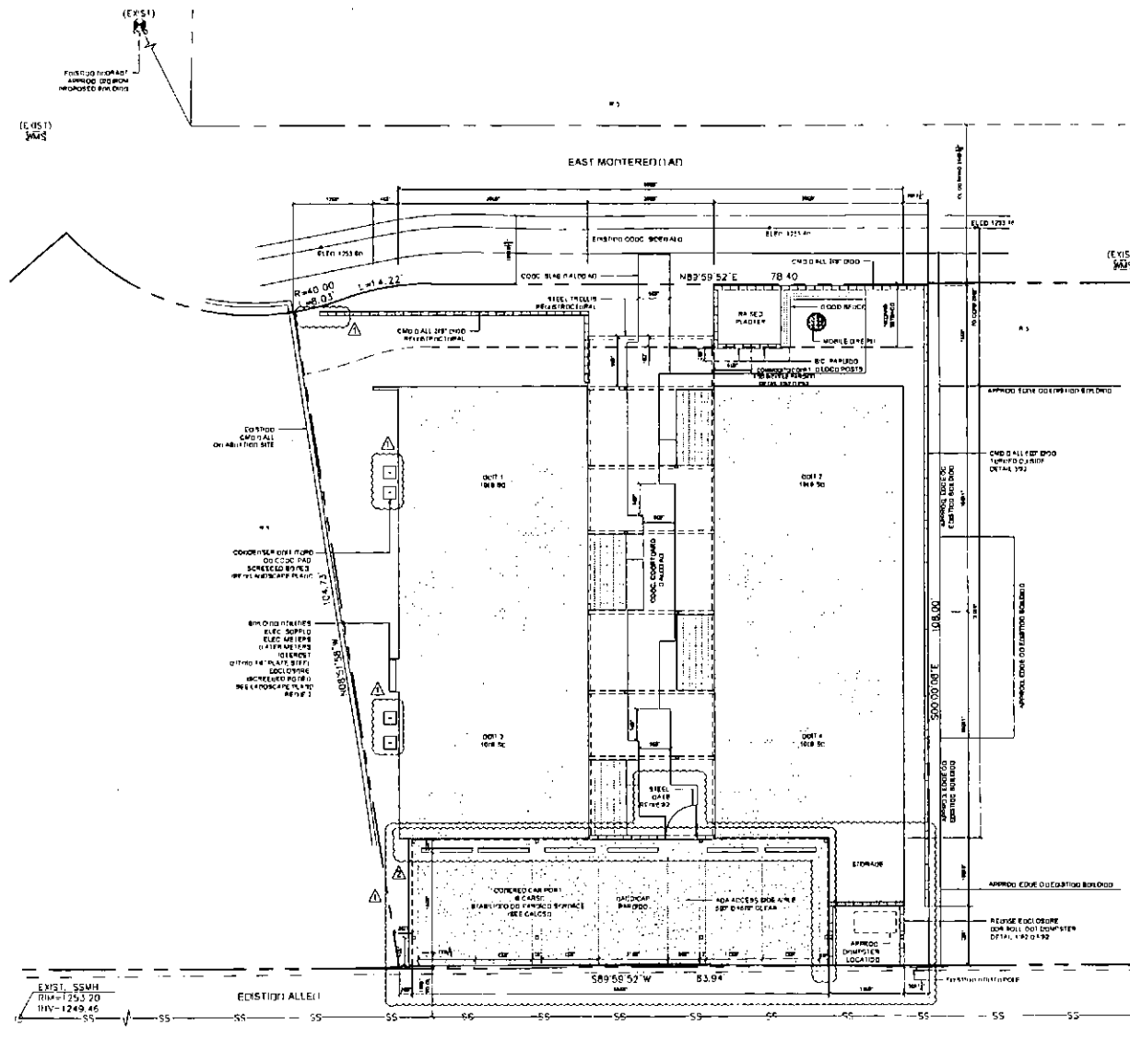




# PROJECT INFORMATION

Project Name  
The Holiday Apartments  
Proposed Single-Level Quadplex

Project Address  
5517 E Montezuma Way  
Scottsdale, Arizona 85251

Owner  
Commercial One, LLC  
PO Box 8214, Scottsdale, Arizona 85261  
Phone: (480) 812-5043  
Email: ben@assetcenter@gmail.com

Code  
International Residential Code 2015 - REX15-0

Occupancy  
Multi-Family Residence - 14 Units (12 Duplexes)  
Storage  
Carport

Number of Bedrooms  
6 Bedrooms (12 D 2 Bedroom, 2 D 1 Bedroom)

Lot Size  
9,334 SF / 0.2206 ACs Gross/Net

Lot Coverage  
Proposed Conditioned Space 4,485 SF  
Proposed Patio Space 432 SF  
Proposed Carport 1,290 SF  
Proposed Retain Enclosure 150 SF  
Proposed Total Area 6,347 SF

Allowed Coverage (B3) or (C) 6,525 SF  
Proposed Coverage 6,347 SF or 6,347 SF

Maximum Height  
11'0" Above Finish 1st Floor (36' Allowed)

Building Area  
Living Unit 1,015 SF  
Proposed Total GFA Units 4,312 SF  
Proposed Storage 110 SF  
Proposed Total Conditioned Space 4,485 SF

Zoning  
R 5 Multi-Family Residential

Construction Type  
TYPE I-B

## OPEN SPACE CALCULATIONS

Required Open Space  
Number of Dwelling Units per Acre (2)  
Minimum GFA of Lot Area Retained Open Space (2)  
22,011 SF Lot Area  
22,011 (0.48) = 10,565 SF

Open Space Provided  
36,111 SF (0.36) 40

## PARKING CALCULATIONS

Required Spaces  
Number of 0 Bedroom Dwelling Units (2)  
Number of 1 Bedroom Dwelling Units (2)  
Spaces Per 1 Bedroom Dwelling Unit (3)  
11 (10) 2 (3) 4 (3) 3 (3) 12 (2) 6 (1) 6  
Parking Spaces Provided  
8 Covered

Accessible Parking Space  
4 (1) 6 (1) 24 (1)  
Accessible Parking Space Provided  
1 (1) 6 (1) 24 (1) 24 (1)

Bicycle Parking  
2 Spaces for Every 10 Parking Spaces  
BICYCLES  
Bicycle Parking Provided  
2

## FIRE PROTECTION

Proposed Sprinkler System  
130 Each Unit

Hydrant Distance  
131 (76m) Proposed Building

CD  
Construction  
Documents Set



PO Box 309  
Scottsdale, Arizona 85251-0309  
mancusidesign.com

Mancusi  
Design LLC

The Holiday Apartments  
1527 East Montezuma Way, Scottsdale, Arizona 85251  
Proposed Single-Level Quadplex  
1527 East Montezuma Way, Scottsdale, Arizona 85251

Drawn: 04/22/18  
Reviewed: 04/25/18 - Comments: 04/18/18  
04/25/18 - Comments: 04/18/18

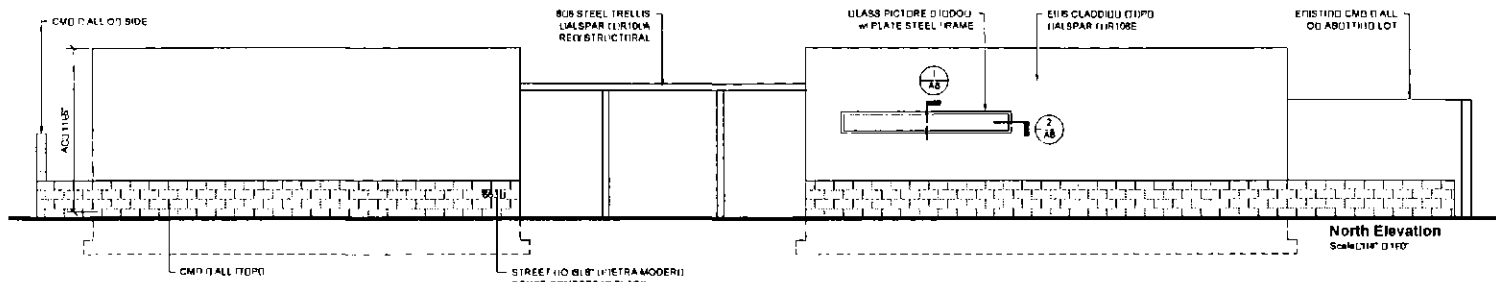
Drawn by: nam  
Scale: As Shown  
Site Plan

A-1

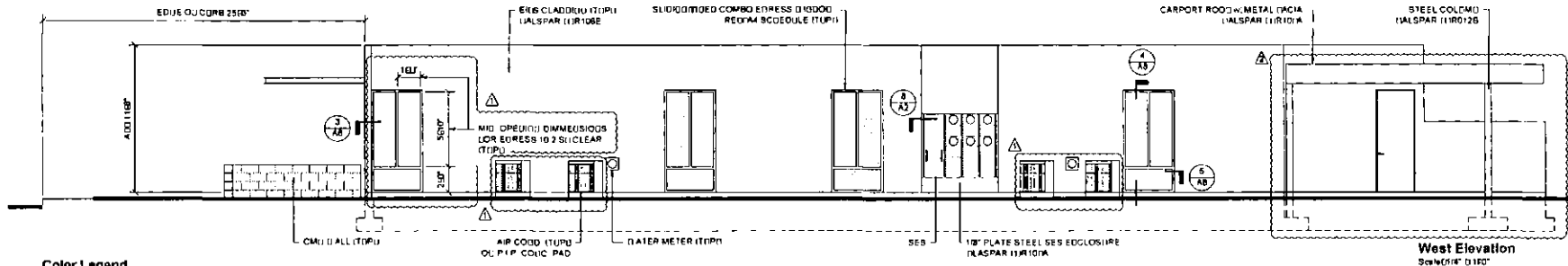
Architectural Site Plan  
Scale: 1/8" = 1'-0"  
Revised Sheet C-1 by Civil Drawings



CITY OF SCOTTSDALE  
BUILDING DEPARTMENT  
THESE PLANS HAVE BEEN REVIEWED  
AND ARE READY FOR A PERMIT.  
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY  
CODE OR ORDINANCE.



**North Elevation**  
Scale: 1/4" = 1'-0"



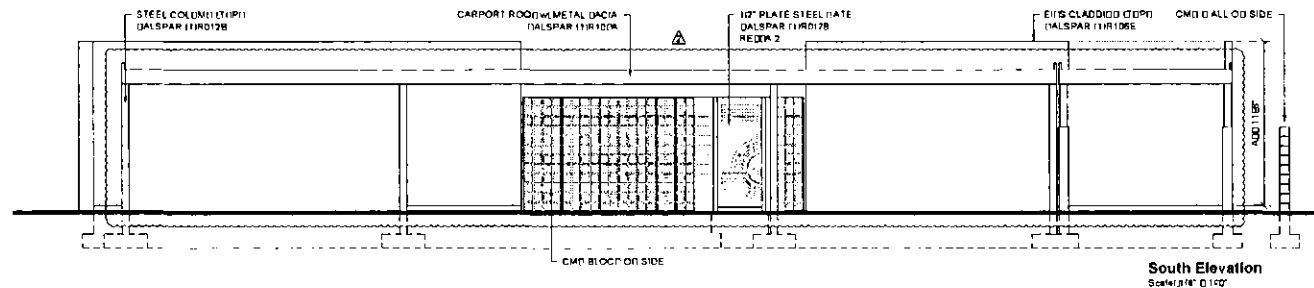
**West Elevation**  
Scale: 1/4" = 1'-0"

**Color Legend**

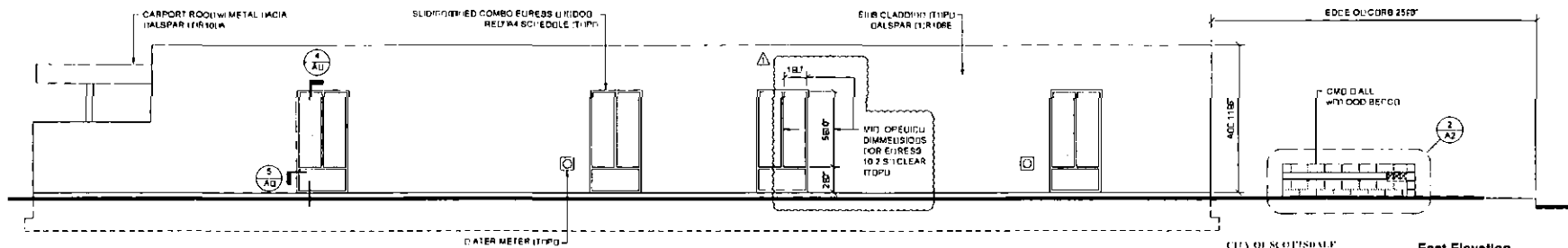
Unclad (11R106) - 2015 Danel/Transparent  
Clad (11R107A - 2015 Danel/Unclad Name  
Clad (11R107B - 2015 Danel/Bondur

**Exterior Notes**

1. Exterior wall and parapet cladding to be 316" EIR by Pave, Orpitt, or similar manufacturer - smooth finish - color to match Danel (11R106) - 2015 Transparent. All transitions, expansion lines, terminations, and corner conditions to be installed per manufacturer specifications.
2. All metal cladding shall replicate shop drawings by the fabricator to ensure proper fit and coordination with other details. Shop drawings to be reviewed and approved by the Architect and Contractor.
3. Extruded aluminum reveals and reglets may be substituted with similar extruded aluminum brands meeting the same dimensional/tolerances as the specified. Other shape, dimensional, or material alternatives shall be approved by the Architect.
4. Doors and Windows by Heritage Windows. Windows and doors may be substituted for another aluminum frame and glazing or glazing meeting or exceeding the same energy performance standards.

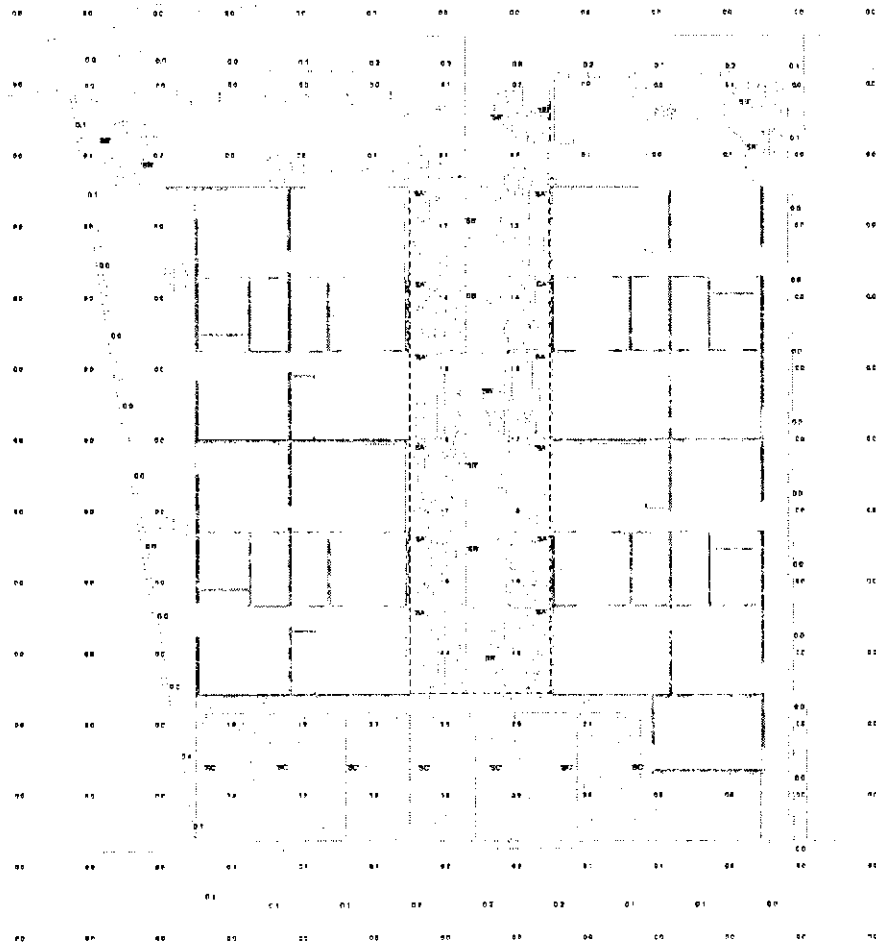


**South Elevation**  
Scale: 1/4" = 1'-0"



**East Elevation**  
Scale: 1/4" = 1'-0"

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Photometric Plan  
Scale: 1/8" = 1'-0"

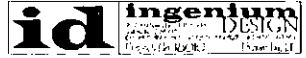


| INITIAL LIGHTING FIXTURE SCHEDULE |     |              |           |       |       |            |        |                                                                               |         |
|-----------------------------------|-----|--------------|-----------|-------|-------|------------|--------|-------------------------------------------------------------------------------|---------|
| Item No.                          | Qty | Manufacturer | Model No. | Volts | Watts | Beam Angle | Height | Notes                                                                         | Remarks |
| 1                                 | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |
| 2                                 | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |
| 3                                 | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |

| MAINTAINED LIGHTING FIXTURE SCHEDULE |     |              |           |       |       |            |        |                                                                               |         |
|--------------------------------------|-----|--------------|-----------|-------|-------|------------|--------|-------------------------------------------------------------------------------|---------|
| Item No.                             | Qty | Manufacturer | Model No. | Volts | Watts | Beam Angle | Height | Notes                                                                         | Remarks |
| 1                                    | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |
| 2                                    | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |
| 3                                    | 1   | BA           | BLU-1000  | 120   | 100   | 120°       | 10'    | 120 VOLT LED LIGHTS FULLY SHIELDED IN METAL HOUSING MOUNTED AT APPROX 8' A.D. |         |

| Label | Calc Type | Units | Avg  | Max | Min | Angle | Height |
|-------|-----------|-------|------|-----|-----|-------|--------|
| 1     | 1         | Fc    | 0.50 | 4.8 | 0.0 | N/A   | N/A    |
| 2     | 1         | Fc    | 0.50 | 4.8 | 0.0 | N/A   | N/A    |

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**NOTES:**

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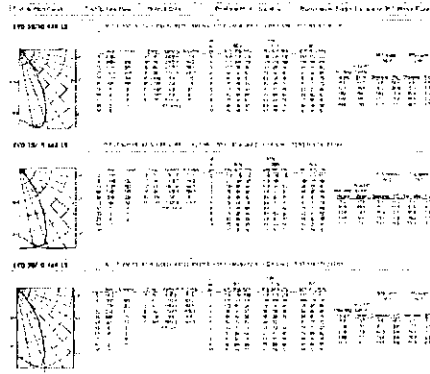
| ITEM | DESCRIPTION                                 | QUANTITY | UNIT | PRICE    | TOTAL    |
|------|---------------------------------------------|----------|------|----------|----------|
| 100  | Excavate and backfill 12' x 12' x 4' trench | 1        | EA   | 1,200.00 | 1,200.00 |
| 101  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 102  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 103  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 104  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 105  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |

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| ITEM | DESCRIPTION                                 | QUANTITY | UNIT | PRICE    | TOTAL    |
|------|---------------------------------------------|----------|------|----------|----------|
| 100  | Excavate and backfill 12' x 12' x 4' trench | 1        | EA   | 1,200.00 | 1,200.00 |
| 101  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 102  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 103  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 104  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |
| 105  | Install 12' x 12' x 4' trench               | 1        | EA   | 1,200.00 | 1,200.00 |

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## ASPEN WMSCAPE 12V MR16

**DESCRIPTION**

The Aspen WMScape 12V MR16 is a high-performance, low-voltage lighting fixture. It is designed for use in commercial and industrial applications. The fixture is made of aluminum and has a die-cast body. It is available in two finishes: black and silver. The fixture is rated for 12VDC and 16W. It has a beam angle of 60 degrees. The fixture is easy to install and maintain. It is a reliable and long-lasting lighting fixture.

**FEATURES**

- High-performance, low-voltage lighting fixture
- Made of aluminum and has a die-cast body
- Available in two finishes: black and silver
- Rated for 12VDC and 16W
- Beam angle of 60 degrees
- Easy to install and maintain
- Reliable and long-lasting lighting fixture

**SPECIFICATIONS**

| Item              | Value                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Beam Angle        | 60°                                                                                                                                                                                        |
| Color Temperature | 3000K                                                                                                                                                                                      |
| Power Consumption | 16W                                                                                                                                                                                        |
| Voltage           | 12VDC                                                                                                                                                                                      |
| Material          | Aluminum                                                                                                                                                                                   |
| Finish            | Black/Silver                                                                                                                                                                               |
| Beam Diameter     | 1.5" / 3.8" / 9.5" / 24.1" / 60.9" / 152.4" / 381.0" / 965.0" / 2438.0" / 6196.0" / 15748.0" / 39875.0" / 100190.0" / 25400.0" / 6451.0" / 1627.0" / 411.0" / 102.0" / 25.0" / 6.0" / 1.5" |
| Beam Diameter     | 1.5" / 3.8" / 9.5" / 24.1" / 60.9" / 152.4" / 381.0" / 965.0" / 2438.0" / 6196.0" / 15748.0" / 39875.0" / 100190.0" / 25400.0" / 6451.0" / 1627.0" / 411.0" / 102.0" / 25.0" / 6.0" / 1.5" |

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## JESCO

**DESCRIPTION**

The JESCO is a high-performance, low-voltage lighting fixture. It is designed for use in commercial and industrial applications. The fixture is made of aluminum and has a die-cast body. It is available in two finishes: black and silver. The fixture is rated for 12VDC and 16W. It has a beam angle of 60 degrees. The fixture is easy to install and maintain. It is a reliable and long-lasting lighting fixture.

**FEATURES**

- High-performance, low-voltage lighting fixture
- Made of aluminum and has a die-cast body
- Available in two finishes: black and silver
- Rated for 12VDC and 16W
- Beam angle of 60 degrees
- Easy to install and maintain
- Reliable and long-lasting lighting fixture

**SPECIFICATIONS**

| Item              | Value                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Beam Angle        | 60°                                                                                                                                                                                        |
| Color Temperature | 3000K                                                                                                                                                                                      |
| Power Consumption | 16W                                                                                                                                                                                        |
| Voltage           | 12VDC                                                                                                                                                                                      |
| Material          | Aluminum                                                                                                                                                                                   |
| Finish            | Black/Silver                                                                                                                                                                               |
| Beam Diameter     | 1.5" / 3.8" / 9.5" / 24.1" / 60.9" / 152.4" / 381.0" / 965.0" / 2438.0" / 6196.0" / 15748.0" / 39875.0" / 100190.0" / 25400.0" / 6451.0" / 1627.0" / 411.0" / 102.0" / 25.0" / 6.0" / 1.5" |
| Beam Diameter     | 1.5" / 3.8" / 9.5" / 24.1" / 60.9" / 152.4" / 381.0" / 965.0" / 2438.0" / 6196.0" / 15748.0" / 39875.0" / 100190.0" / 25400.0" / 6451.0" / 1627.0" / 411.0" / 102.0" / 25.0" / 6.0" / 1.5" |

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CD  
CONTINUOUS  
UNIVERSITY 5-1  
NOT FOR  
CONSTRUCTION

PROJ. 325  
SUBMITTAL: AUTUMN 2025-2026  
MANUSCRIPT DESIGN

The Holiday Apartments  
6037 East Montway West, Scottsdale, Arizona 85251  
Project: Joynt and Quail  
P# 3203

Owner: 01.11.15  
Rev: 01.11.15

Drawn by: ID  
Scale: As Shown  
Exterior Lighting C/L  
Sheet

E-3.1