

NIRVANA AT ELLIS
PLH24-0041
DEVELOPMENT BOOKLET



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Nirvana at Ellis Townhomes

3 March 2025

Honorable City Council
Chandler , Arizona

In Re : Nirvana at Ellis Townhomes (herein "Nirvana")
NEC West Fairview Street and South Ellis Street , Chandler Az , 85224

PLH24-0032 : Area Plan Amendment
PLH24-0041 : Rezoning and Preliminary Development Plan
APN : 303-24-220

Dear Honorable City Council Members of Chandler :

This letter is being sent with accompanying documentation and exhibits to illustrate to you and gain your support for the Nirvana project. Nirvana requires approvals for an Area Plan Amendment , and concurrent Rezoning and Preliminary Development Plan.

Both have been timely filed with the City of Chandler's Planning Division. Additionally , Nirvana as designed enjoys the support the Planning staff and achieved approval of the Planning & Zoning Commission.

We propose a 29 unit rental townhome development on the 1.94 gross acre , vacant site just north of the clubhouse for the Trevi Apartments. This site on the east side of Ellis Street represents the final remaining acreage within the original 40 acre development at the SEC of Frye Road and Ellis Street. The only other uses of this 40 acres are the existing 290 unit Trevi Apartment Homes , and the currently being completed , 420 unit Town Chandler Luxury Apartments.

The Owner and/or Applicant has owned this site continuously since 2003. This site was originally part of the PAD for the Villa Pallavicini Apartments , platted and developed in 2003. The Nirvana site is presently entitled for a 14,600 square foot , two story executive suite-styled office building.

Nirvana at Ellis Townhomes

In 2014 , Villa was sold and renamed Trevi Apartments. Since that time , retail and medical uses have expanded within this area , generally bounded by the Chandler Regional Hospital and Chandler Fashion Mall.

Supporting the medical and retail development and employment growth, other apartment communities have since been developed in this submarket as well. Our studies indicate there is solid demand for the two story townhome product designed for this site , as it is a product type not found in this general trade area.

The site as designed will produce lower density than MF-2 zoning will allow. Even though a relatively small site , it will have a low density feel. The total building footprint (total area under roof) is 27,407 square feet. With a net site acreage of 1.73 acres (75,358 square feet) , the intended lot coverage is 36% That is considerably less than the 45% lot coverage allowed. MF-2 will allow 35 units , or 18 DUA ; we are intending 16 DUA , for a total of 29 units.

The Nirvana at Ellis entrance and exit would both be provided on Ellis Street ; a one way , clockwise drive developed within the interior of the project would provide frontal access to all the units. Every unit would have its own two-car garage , all with direct access to the unit kitchens on the ground floor.

Common areas would include a pool and deck , easily accessible in the middle of the project. A BBQ area is located near the pool and deck amenity. In compliance with code , there will be 6 guest parking spaces , with one additional ADA parking space. Trash will be centralized with dumpster collection services provided.

All 29 residences will be 2 bedroom , 2.5 bath units. All homes will contain 2 bedrooms on the second floor , each with private bathrooms. Another guest half-bath will be located on the first floor. All units would have private patios and balconies.

The units will enjoy 1209 livable square feet : 451sf livable on first floor ; 766sf livable on second floor. Additionally , there are 451sf garages and 55sf in the patios and balconies , respectively.

Nirvana at Ellis Townhomes

Last month's Planning & Zoning meeting resulted in a few additional stipulations ; one of them was to include wiring to accommodate EV charging in all unit garages. Another was to include a dual EV charger in the community , placed ideally for community resident convenience.

Other comments from Staff and Planning & Zoning resulted in the integration of 48" box , twelve foot trees along Ellis Street ; centering the BBQ area nearer the pool and deck amenity ; careful review of and satisfaction for ingress/egress or fire and other essential traffic ; careful review for sidewalks and pathways through community to accommodate pedestrian traffic to and from common areas.

All dwelling units have been designed as two story , in the "up and down" manner of townhouse-style construction. As noted , all units will have their own private balconies and patio backyards.

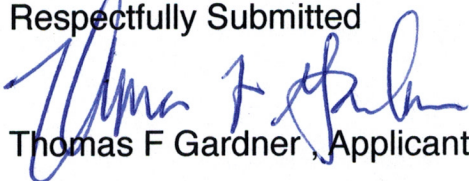
The project meets setback requirements from both the surrounding neighbors and Ellis Street. The ingress/egress point at Ellis Street allows sufficient room for fire , other emergency vehicular traffic and trash service.

We have chosen a contemporary architectural style. Exterior finishes will include CMU , judicious use of glass , metal facia panels and stucco. Nirvana at Ellis Townhomes is intended to incorporate many of the so-called smart home features typically found in custom , upper-scale single family product.

74 parking spaces will be provided : in addition to 58 garage spaces , there will be 15 guest surface parking spaces and 1 additional ADA space. The site will contain concrete sidewalks and pathways to connect the community to its common areas.

The site is designed for two StormTech underground retention systems. However they will be equalized , so the site is calculated as one site retention/detention system.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Thomas F. Gardner", is written over the printed name.

Thomas F Gardner , Applicant

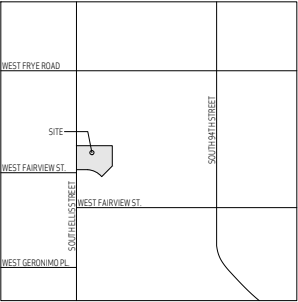


SITE PLAN FOR NIRVANA AT ELLIS PROJECT



TOMECAK
DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

VICINITY MAP



CODE REVIEW

AUTHORITY	CITY OF CHANDLER, ARIZONA
CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2010 AMERICAN WITH DISABILITIES ACT 2009 ANSI A117.1
OCCUPANCY	
EXISTING	R2 MULTIFAMILY
PROPOSED	R2 MULTIFAMILY
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

PARKING SUMMARY

PARKING REQUIRED:			
UNITS TYPE	REQUIRED	TOTAL REQUIRED	
(29) 2 BEDROOM 2.5 BATH	2.0 STALL/UNIT	58.0	
GUEST PARKING	5 STALL/UNIT	16.0	
	TOTAL REQUIRED	74.0 SPACES	
PARKING PROVIDED:			
2 CAR GARAGE SPACE		58.0	
GUEST SPACES		15.0	
ADA PARKING SPACES		1.0	
	TOTAL PROVIDED	74.0 SPACES	

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 31 A DISTANCE OF 1732.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 224.52 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.42 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 190.91 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 142.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WITH A RADIUS BEARING SOUTH 42 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 260.29 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 198.81 FEET TO A POINT OF TANGENCY;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

AMENITIES LIST

1. POOL
2. BBQ AREA
3. TURF

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A (29) TWENTY NINE UNIT RESIDENTIAL MULTI-FAMILY PROJECT IN A NEW DEVELOPMENT.

PROJECT INFORMATION

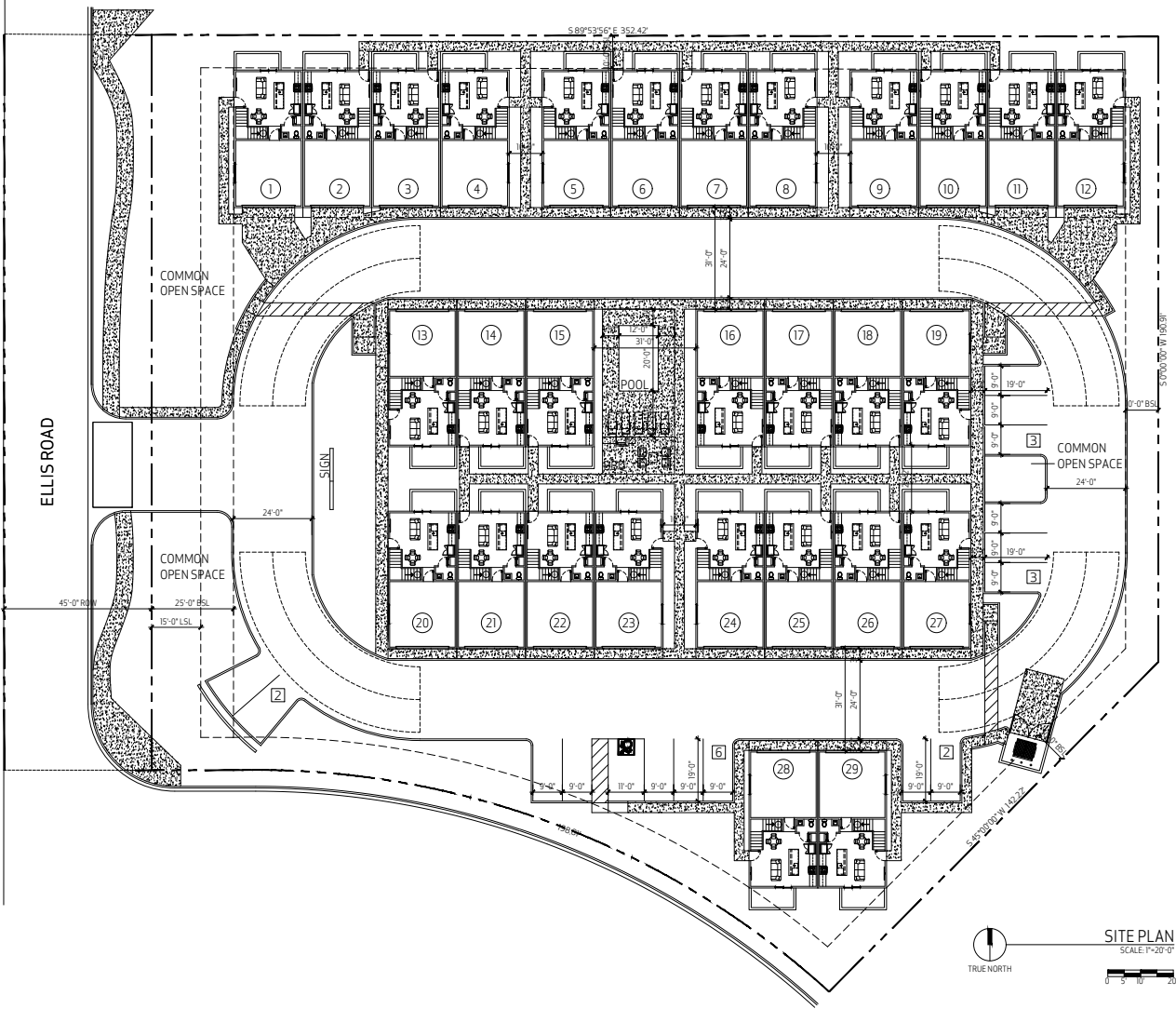
PROJECT NAME:	NIRVANA AT ELLIS
ADDRESS:	NEC OF FAIRVIEW AND ELLIS STREET CHANDLER, ARIZONA 85225
APN:	303-24-220
ZONING:	MF-2
LOT:	2
PROPOSED USE:	MULTIFAMILY
NUMBER OF UNITS:	29 UNITS
STORIES:	(2) TWO STORIES
BUILDING HEIGHT:	
ALLOWED:	30'-0"
PROPOSED:	21'-0" (TOP OF ROOF)
BUILDING SETBACKS:	
FRONT:	20'-0"
REAR:	15'-0"
SIDES:	10'-0"
LOT SIZE:	
NET ACRES:	75,480 SF (1.73 ACRES)
GROSS ACRES:	84,458 SF (1.94 ACRES)
BUILDING FOOTPRINT	
(1) 2-PLEX	1,892 SF EA
(1) 3-PLEX	2,835 SF EA
(6) 4-PLEX	3,780 SF EA
	22,680 SF
TOTAL BUILDING FOOTPRINT (TOTAL AREA UNDER ROOF)	27,407 SF TOTAL
LOT COVERAGE:	
ALLOWED:	45.0% (33,966 SF)
PROPOSED:	36.0% (27,407 SF)
FIRE PROTECTION:	
FIRE SPRINKLERS:	YES
FIRE ALARM:	NO
DENSITY:	
ALLOWED:	18 DU/ACRE (51.0 UNITS)
PROPOSED:	16 DU/ACRE (29.0 UNITS)
UNIT SIZES:	
(29) 2 BEDROOM 2.5 BATH	
1ST FLOOR	
GARAGE	441SF
LIVABLE	441SF
2ND FLOOR	
LIVABLE	765 SF
BALCONY 1	55 SF
BALCONY 2	55 SF
OPEN SPACE:	
COMMON OPEN SPACE	
REQUIRED:	8,700 SF (150 SF PER BEDROOM)
PROVIDED:	9,965 SF
PRIVATE OPEN SPACE:	
PROVIDED:	78 SF (1ST FLOOR) 55 SF (2ND FLOOR)
REFUSE:	COMMUNITY PICKUP

PROJECT DIRECTORY

OWNER	NIRVANA AT ELLIS NEC OF FAIRVIEW AND ELLIS STREET CHANDLER, ARIZONA 85224 CONTACT: SHAWN KANAKA PHONE: 480.225.3065
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5964

DEFERRED SUBMITTAL

1. SIGNAGE (UNDER SEPARATE PERMIT)
2. SPRINKLERS (UNDER SEPARATE PERMIT)



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS

NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

JOB #:

2402

DATE:

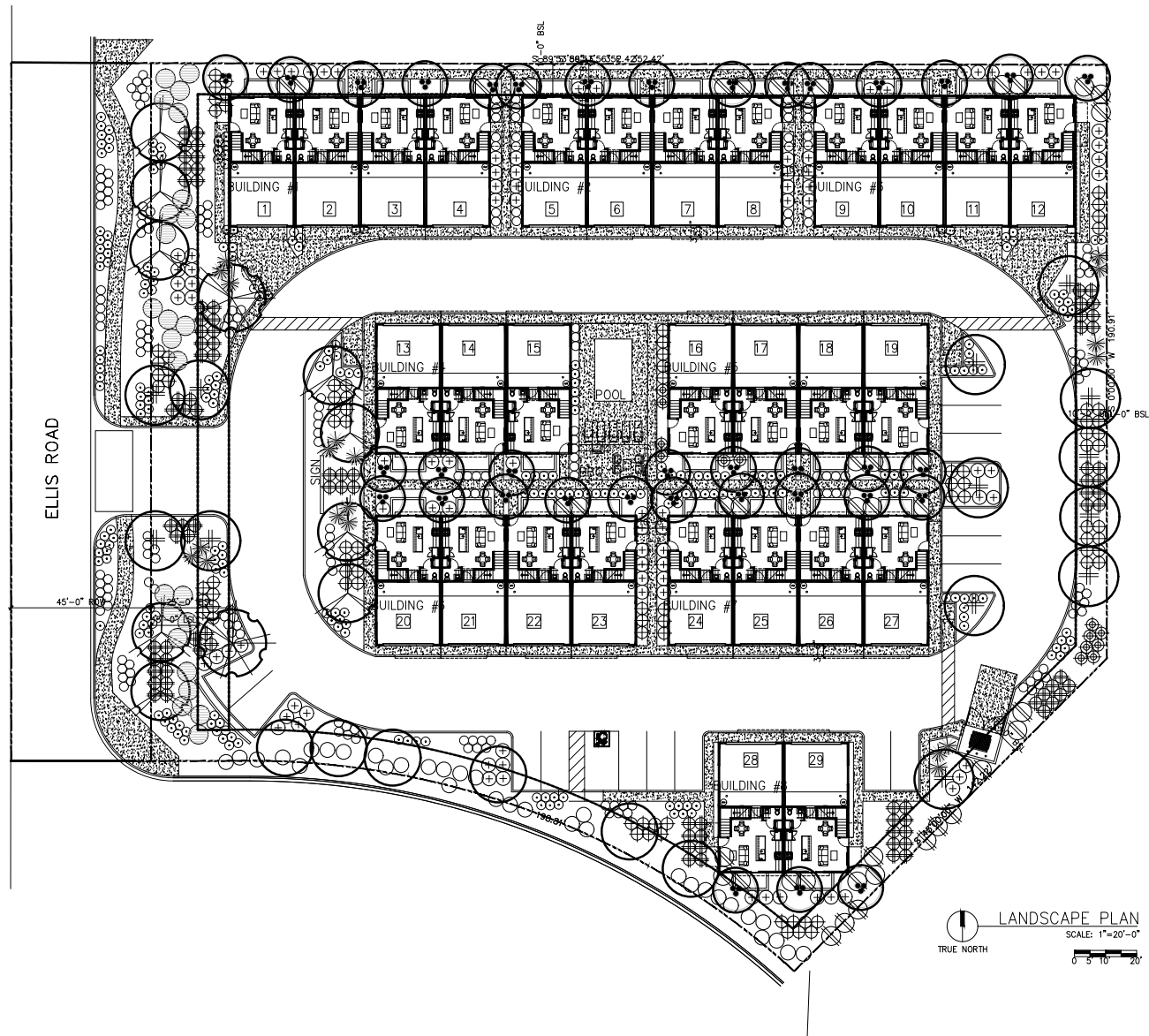
10.24.2024

CONTENTS:

SITE PLAN

SHEET NO:

A0.01



ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(g) ZONING CODE.

LANDSCAPE LEGEND

- TREES**
- PROSOPIS 'RIO-SALADO'
THORNLESS HYBRID MESQUITE
2" CALIP., 6.5T, 4.5W (36" BOX)
 - PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
2" CALIP., 7.5T, 4.5W (36" BOX)
 - QUERCUS VIRGINIANA
LIVE OAK
3.0" CALIP., 9T, 4W (48" BOX)
 - CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
1.5" CALIP. (MULTI) 4T, 3.5W (24" BOX)
 - EXISTING TREE
PROTECT FROM CONSTRUCTION
 - EXISTING SHRUB
PROTECT FROM CONSTRUCTION
 - LARGE SHRUBS**
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - MEDIUM SHRUBS**
 - EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
 - ACCENTS**
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON
 - GROUND COVER**
 - LANTANA MONTEVIDENSIS
'OLD MOUND'
1 GALLON
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON

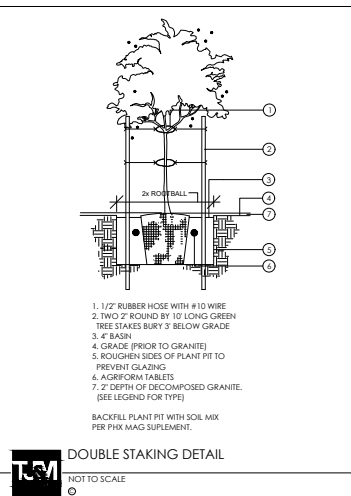
1/2" SCREENED ROCK PROS CARME
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF CHANDLER LANDSCAPE NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)
6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED\CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT\PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

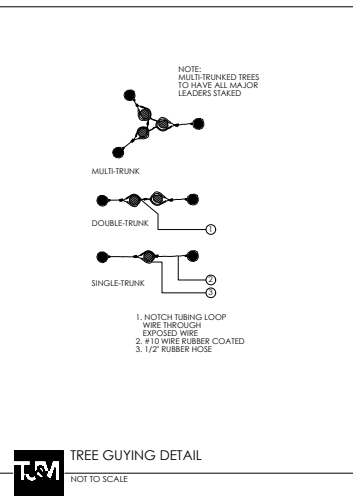
I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

REGISTERED LANDSCAPE ARCHITECT DATE 02.28.25



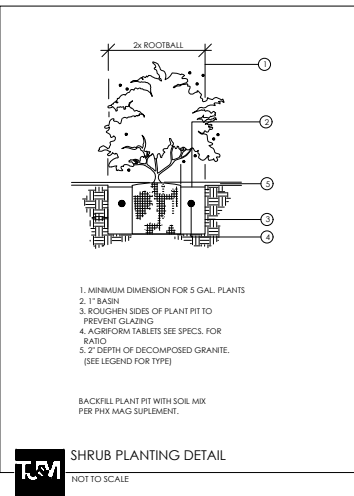
DOUBLE STAKING DETAIL

NOT TO SCALE



TREE GUYING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: timmcqueen@tjma.net



project:
NIRVANA AT ELLIS

635 SOUTH ELLIS STREET
CHANDLER, ARIZONA 85224

revised:

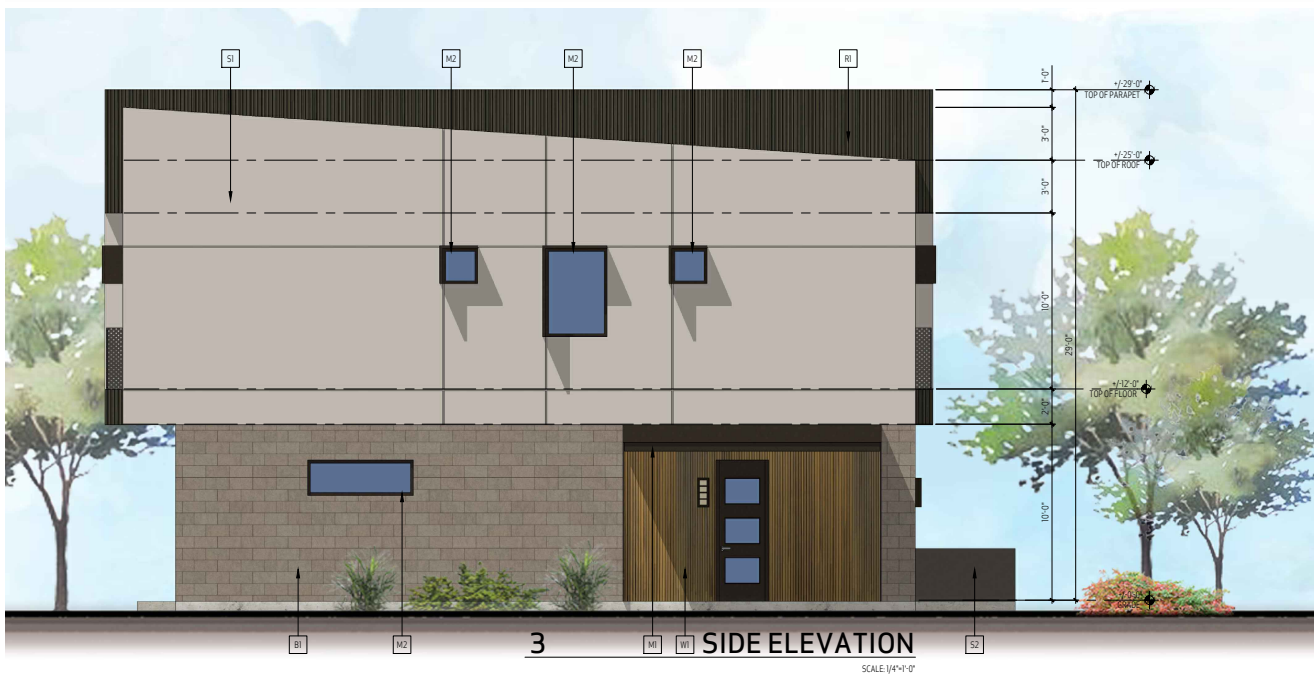
job #: 2402

date: 02.28.25

contents:
LANDSCAPE PLAN

sheet No: La.01

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MATERIAL SCHEDULE

MATERIAL	
PAINTED STUCCO	
SI	MANUFACTURER: DUNNEDWARDS COLOR: FINE GRAIN - DE6213
PAINTED STUCCO	
S2	MANUFACTURER: DUNNEDWARDS COLOR: ANTIQUE BRONZE - DEB002
BRICK VENEER	
BI	MANUFACTURER: GENERAL SHALE COLOR: STEELY
GUARDRAIL	
MI	MANUFACTURER: CUSTOM METAL COLOR: DARK BRONZE
WINDOW/DOOR (LOW-E)	
M2	MANUFACTURER: MILGARD COLOR: DARK BRONZE
RAIN SCREEN	
RI	MANUFACTURER: CUSTOM COLOR: ANTIQUE BRONZE



**TOMECAK
DESIGN**

4368 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251
T 602.619.7751
F 480.718.8387
E info@tomecakdesign.com



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS
NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

JOB #:

2402

DATE:

10.24.2024

CONTENTS:
BUILDING
ELEVATIONS

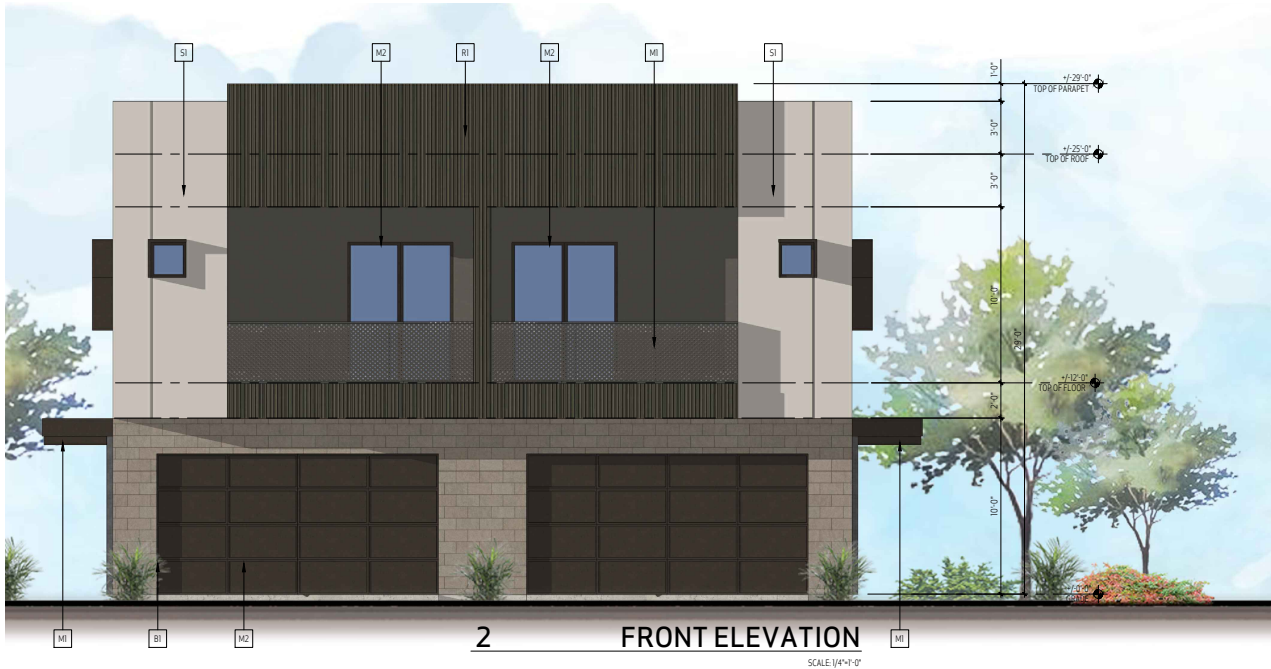
SHEET NO:
A2.00

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REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE

MATERIAL		
S1	PAINTED STUCCO	
	MANUFACTURER:	DUNNEDWARDS
S2	PAINTED STUCCO	
	MANUFACTURER:	DUNNEDWARDS
B1	BRICK VENEER	
	MANUFACTURER:	GENERAL SHALE
M1	GUARDRAIL	
	MANUFACTURER:	CUSTOM METAL
M2	WINDOW/DOOR (LOW-E)	
	MANUFACTURER:	MILGARD
R1	RAIN SCREEN	
	MANUFACTURER:	CUSTOM



TOMECACK
DESIGN

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T 602.619.7751
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JOB #.: 2402

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BUILDING
ELEVATIONS

SHEET NO: A2.01



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION

SCALE: 1/4"=1'-0"

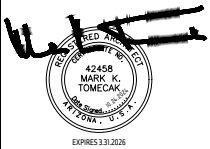
MATERIAL SCHEDULE

MATERIAL		
SI	PAINTED STUCCO	
	MANUFACTURER:	DUNNEDWARDS
S2	PAINTED STUCCO	
	MANUFACTURER:	DUNNEDWARDS
BI	BRICK VENEER	
	MANUFACTURER:	GENERAL SHALE
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	MANUFACTURER:	CUSTOM METAL
M2	WINDOW/DOOR (LOW-E)	
	MANUFACTURER:	MILGARD
RI	RAIN SCREEN	
	MANUFACTURER:	CUSTOM



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ELEVATIONS

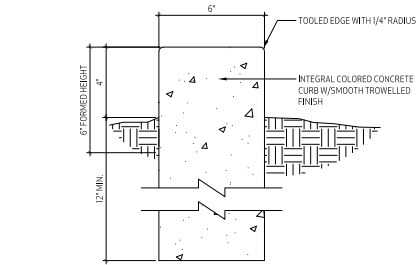
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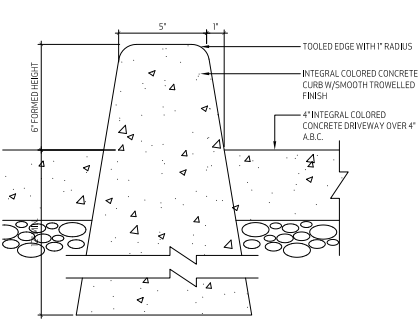
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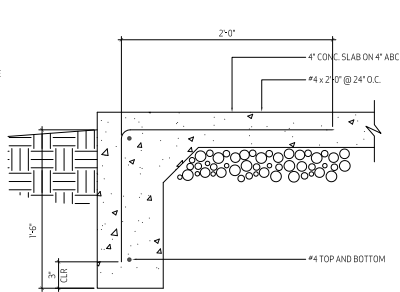


NOTE:
1. MAXIMUM SPACING OF CONTRACTION JOINTS IS 10'-0".
2. TOP OF CURB SHALL SLOPE WITH CONTOURS AND REMAIN 4" ABOVE ADJACENT GRADE. SEE CIVIL DRAWINGS FOR GRADES.

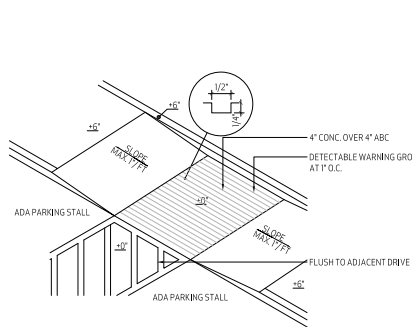
5 LANDSCAPING CURB
SCALE: 3/4"=1'-0"



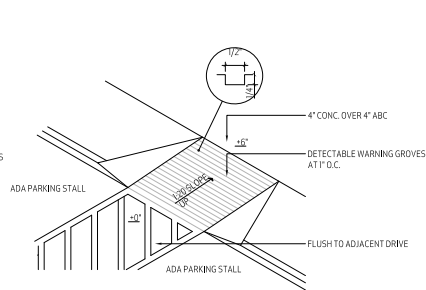
4 PARKING CURB
SCALE: 3/4"=1'-0"



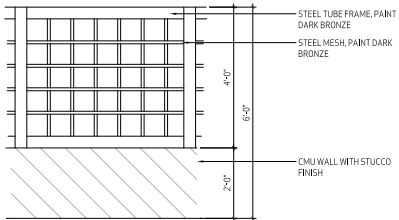
3 TURNDOWN AT SLAB EDGE
SCALE: 3/4"=1'-0"



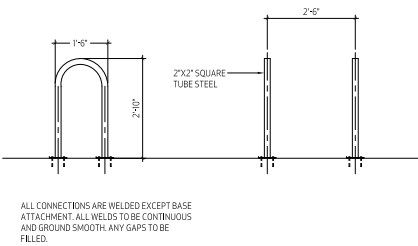
2 ACCESSIBLE PATH
SCALE: 1/4"=1'-0"



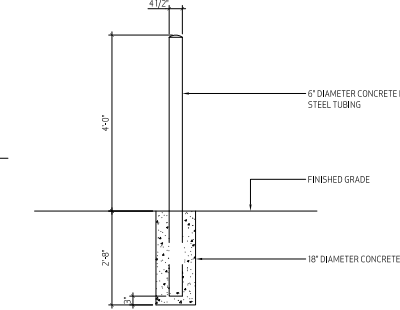
1 ACCESSIBLE PATH
SCALE: 1/4"=1'-0"



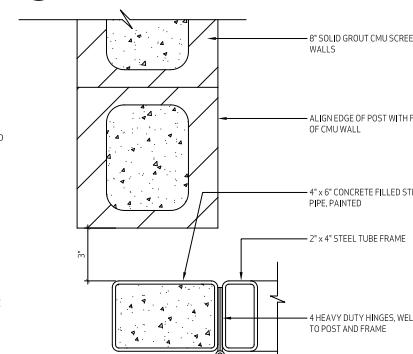
10 SITE WALL DETAIL
SCALE: 1/2"=1'-0"



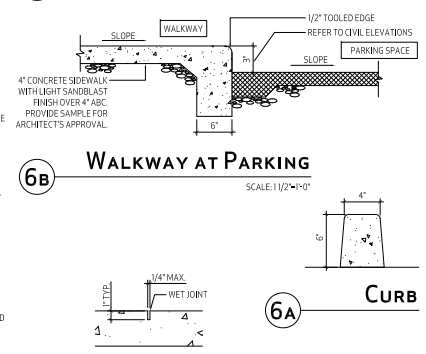
9 BICYCLE RACK
SCALE: 1/2"=1'-0"



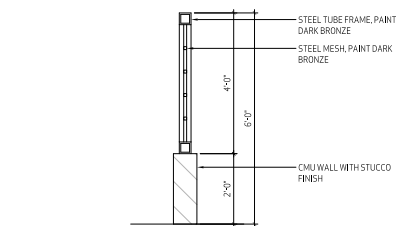
8 BOLLARD DETAIL
SCALE: 1/2"=1'-0"



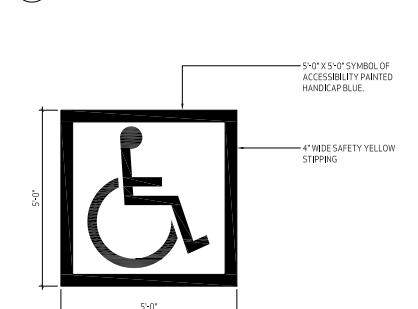
7 GATE POST
SCALE: 3/4"=1'-0"



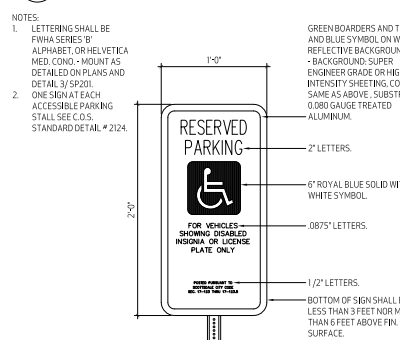
6B WALKWAY AT PARKING
SCALE: 1/2"=1'-0"



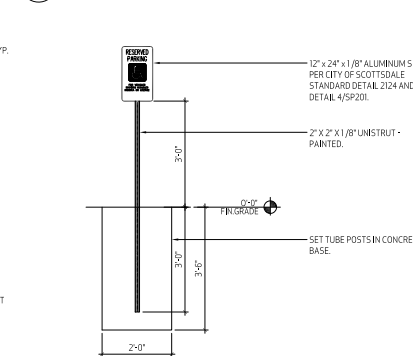
15 SITE WALL DETAIL
SCALE: 1/2"=1'-0"



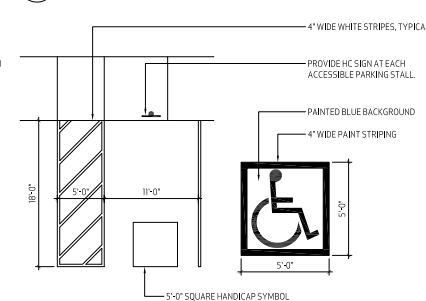
14 ACCESSIBLE PARKING SIGN
SCALE: 1/2"=1'-0"



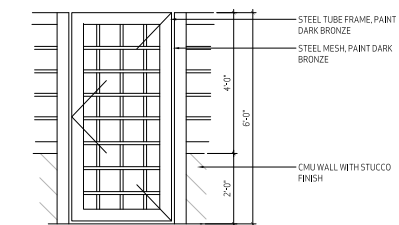
13 ACCESSIBLE SIGNAGE (SCOTTSDALE)
SCALE: 1/2"=1'-0"



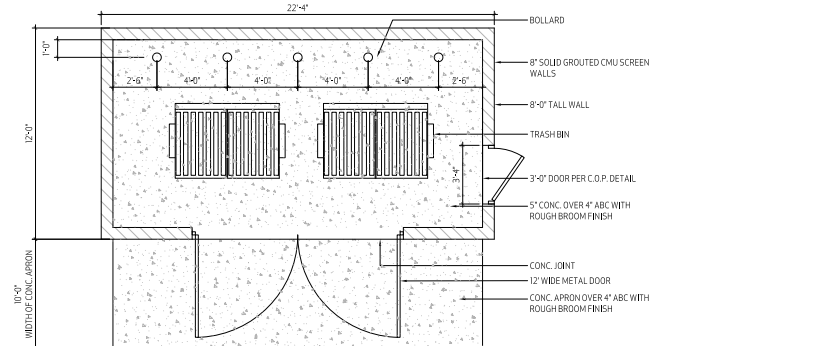
12 ACCESSIBLE SIGN (SCOTTSDALE)
SCALE: 1/2"=1'-0"



11 ACCESSIBLE PARKING
SCALE: 1/2"=1'-0"



17 SITE WALL GATE
SCALE: 1/2"=1'-0"



16 ENLARGED PLAN OF TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



PROJECT:
NIRVANA AT ELLIS
635 SOUTH ELLIS STREET
CHANDLER, ARIZONA 85224

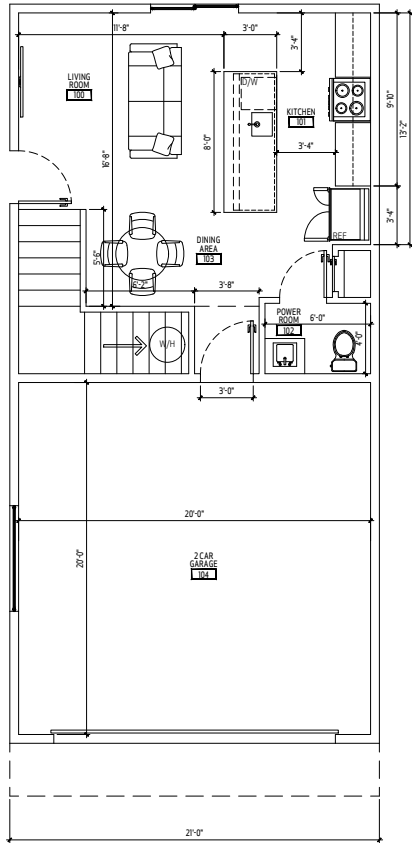
REVISED:

JOB #2: 2402

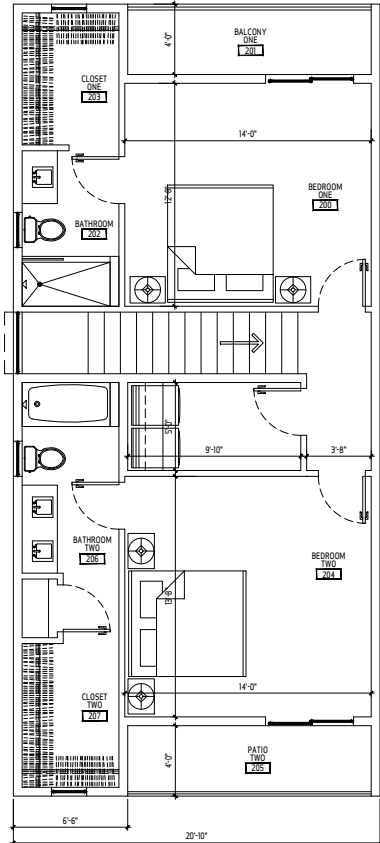
DATE: 5.8.2024

CONTENTS: SITE DETAILS

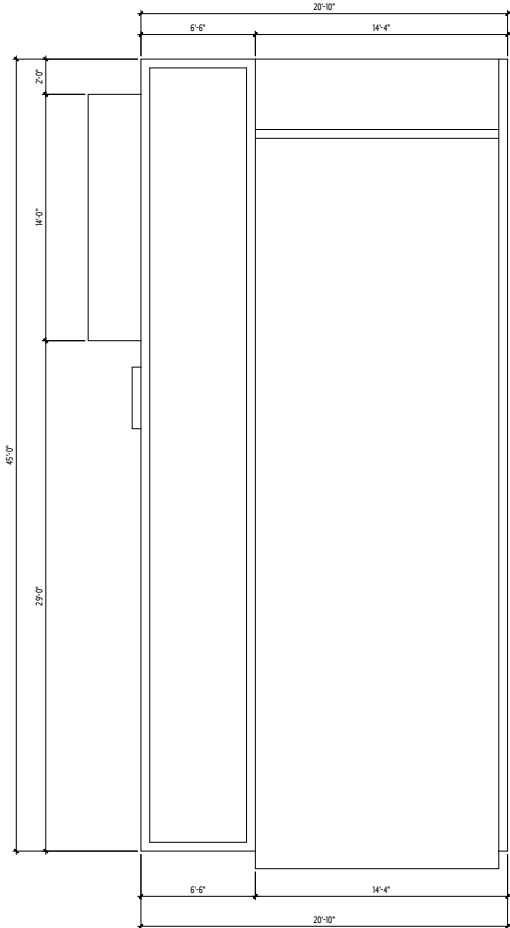
SHEET NO: A0.02



PLAN NORTH
FLOOR PLAN - 1ST FLOOR
1/4"=1'-0"



PLAN NORTH
FLOOR PLAN - 2ND FLOOR
1/4"=1'-0"



PLAN NORTH
ROOF PLAN
1/4"=1'-0"



TOMECAK
DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS

NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

JOB #:

2402

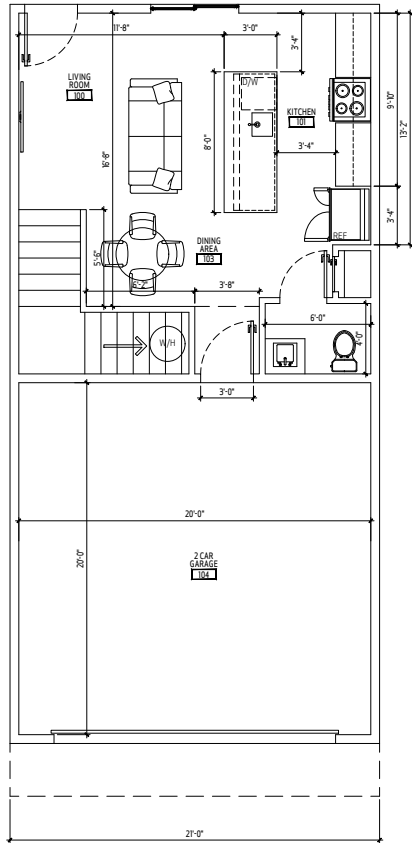
DATE:

10.24.2024

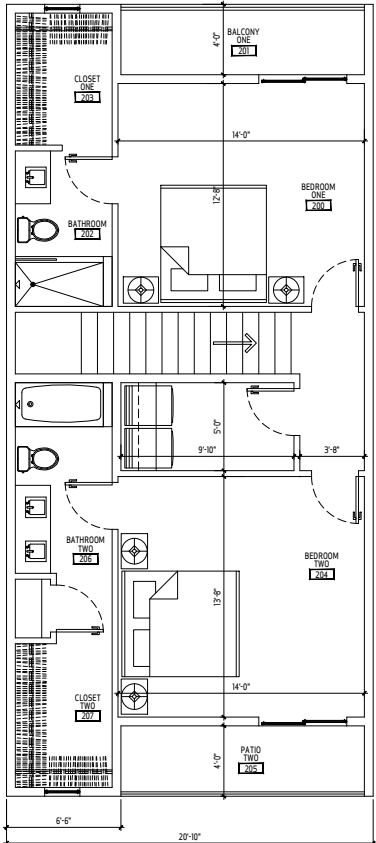
CONTENTS:
FLOOR PLAN
UNIT PLANS

SHEET NO:
A1.10

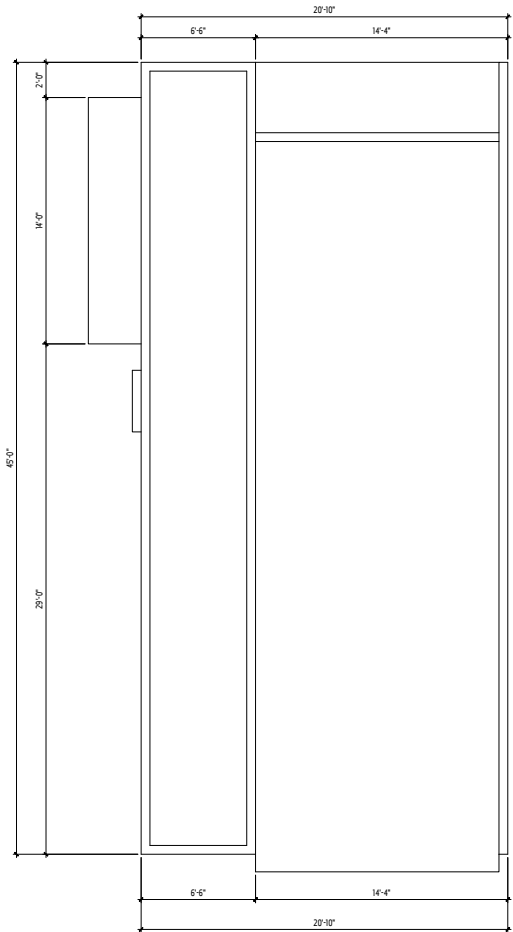
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FLOOR PLAN - 1ST FLOOR
1/4"=1'-0"
PLAN NORTH



FLOOR PLAN - 2ND FLOOR
1/4"=1'-0"
PLAN NORTH



ROOF PLAN
1/4"=1'-0"
PLAN NORTH



TOMECAK
DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8587
E info@tomecakdesign.com



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS
NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

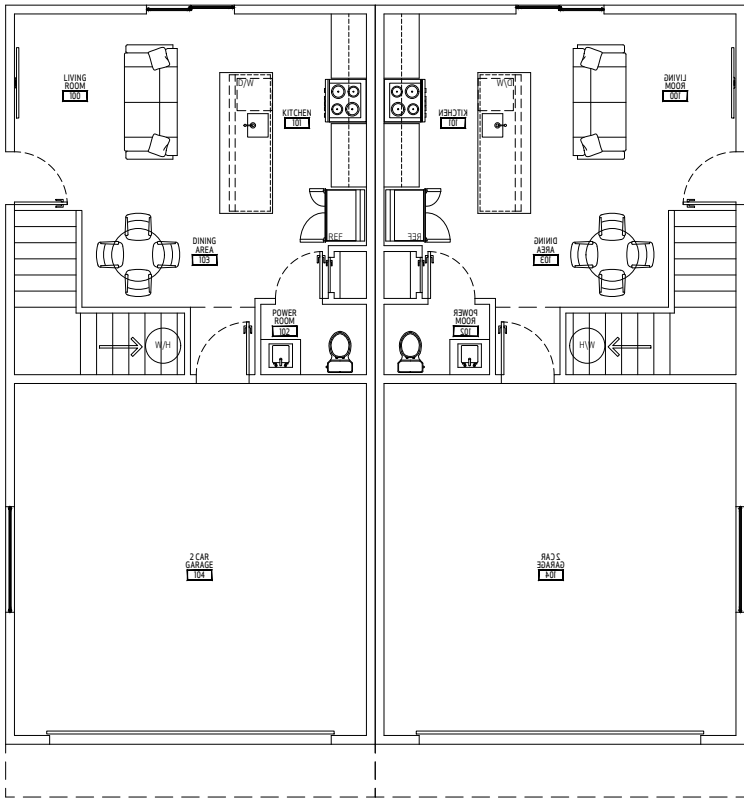
JOB #.: 2402

DATE: 10.24.2024

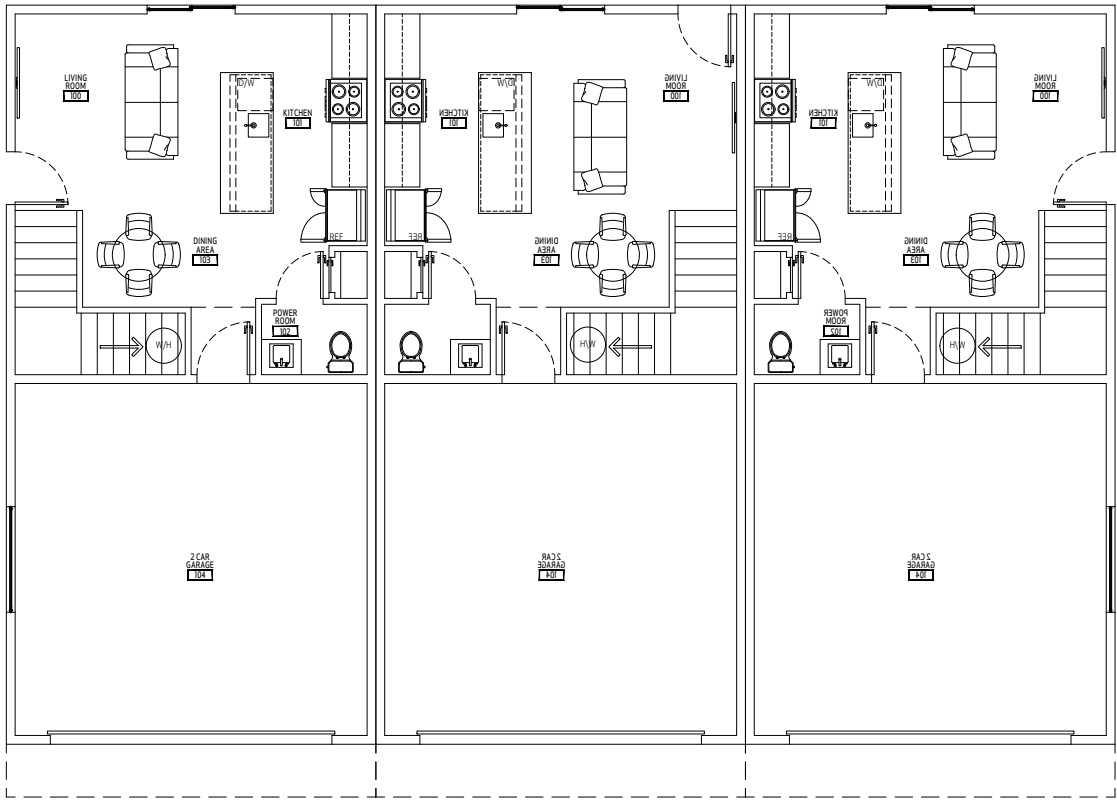
CONTENTS:
FLOOR PLAN
UNIT PLANS

SHEET NO:
A1.11

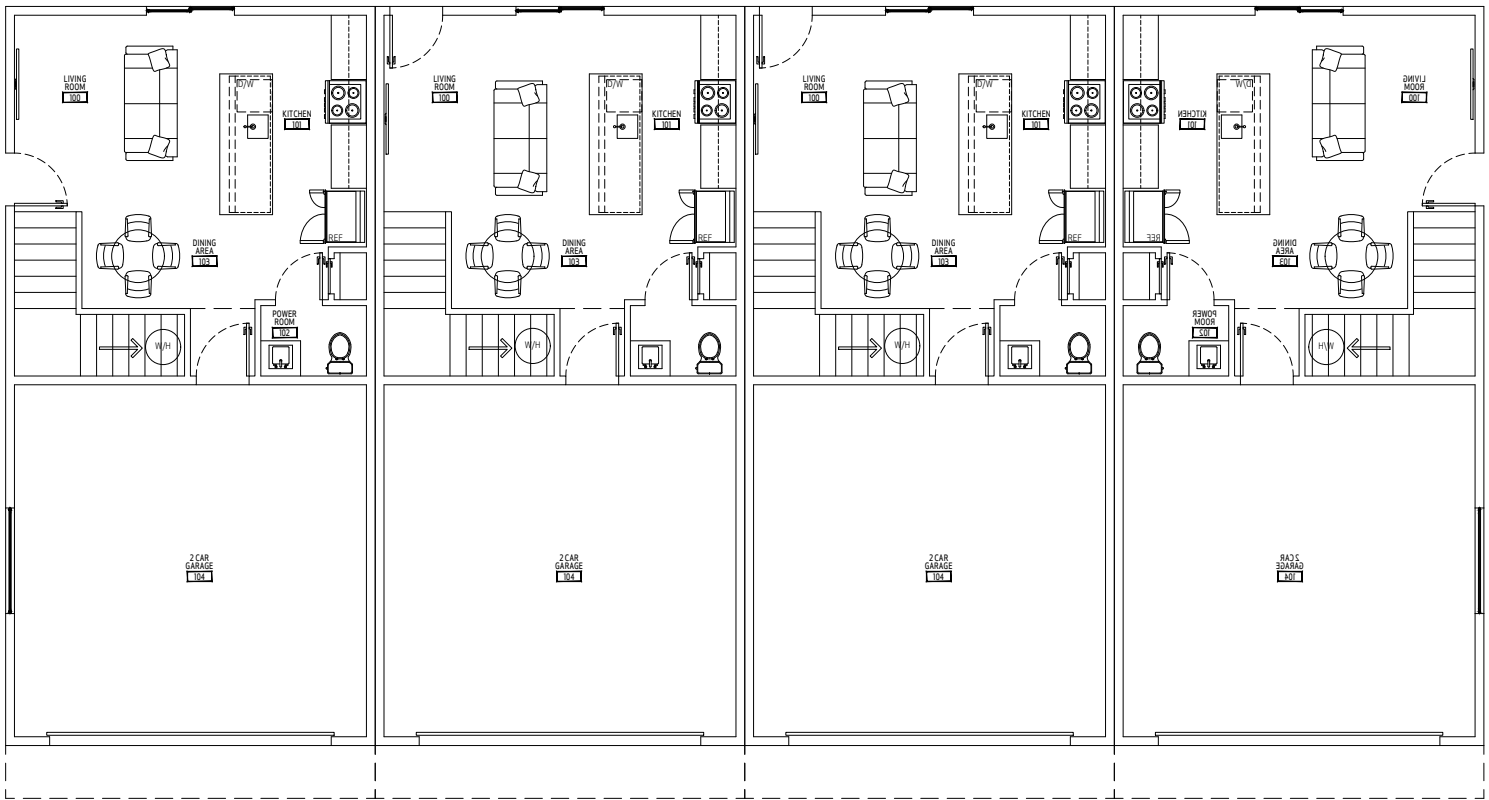
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BUILDING A - 2 UNITS
PLAN NORTH
1/4"=1'-0"



BUILDING B - 3 UNITS
PLAN NORTH
1/4"=1'-0"



BUILDING C - 4 UNITS
PLAN NORTH
1/4"=1'-0"



**TOMECAK
DESIGN**

4368 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251
T 602.619.7751
F 480.718.8387
E info@tomecakdesign.com



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS

NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

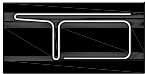
REVISED:

JOB #.: 2402

DATE: 10.24.2024

CONTENTS:
BUILDING
FLOOR PLANS

SHEET NO: **A1.00**



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



REZONING CASE NUMBER: Z-79-22-4

PROJECT:
NIRVANA AT ELLIS
635 SOUTH ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

JOB #: 2402

DATE: 5.8.2024

CONTENTS: RENDERINGS

SHEET NO: **A3.00**

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