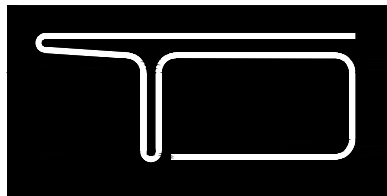


SITE PLAN FOR NIRVANA AT ELLIS PROJECT



TOMECAK
DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
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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	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

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"
SIDE:	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
(2) 3- PLEX	2,835 SF EA
(3) 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 (31.0 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	766 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 PICK UP

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 10 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 DIRECTORY

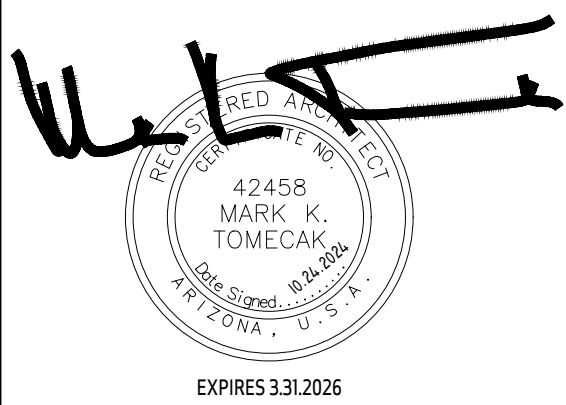
OWNER	NIRVANA AT ELLIS NEC OF FAIRVIEW AND ELLIS STREET CHANDLER, ARIZONA 85224
CONTACT:	SHALIN KANAKA
PHONE:	480.225.3065
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
CONTACT:	MARK TOMECAK
PHONE:	602.619.7751
CIVIL ENGINEER	JACOBS WALLACE, LLC 2233 WEST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

PROJECT DESCRIPTION

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

DEFERRED SUBMITTAL

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



REZONING CASE NUMBER: 2-79-22-4

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

REVISED:

JOB #.: 2402

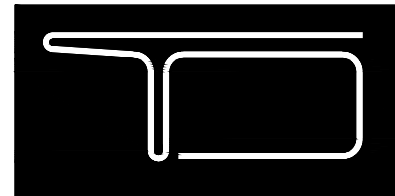
DATE: 10.24.2024

CONTENTS: SITE PLAN

SHEET NO: A0.01

MATERIAL SCHEDULE

MATERIAL	
SI	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS FINE GRAIN - DE6213
S2	PAINTED STUCCO MANUFACTURER: COLOR: DUNNEDWARDS ANTIQUE BRONZE - DE8002
BI	BRICK VENEER MANUFACTURER: COLOR: GENERAL SHALE STEELY
MI	GUARDRAIL MANUFACTURER: COLOR: CUSTOM METAL DARK BRONZE
M2	WINDOW/DOOR (LOW-E) MANUFACTURER: COLOR: MILGARD DARK BRONZE
RI	RAIN SCREEN MANUFACTURER: COLOR: CUSTOM ANTIQUE BRONZE



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REAR ELEVATION

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



FRONT ELEVATION

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



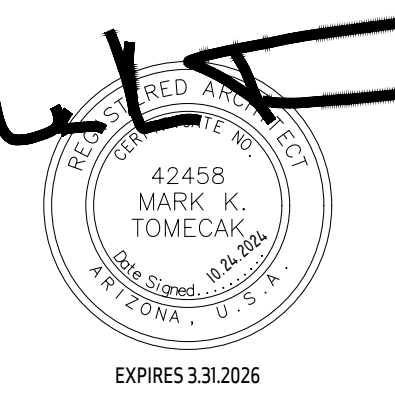
SIDE ELEVATION

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



SIDE ELEVATION

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



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NEC OF FAIRVIEW AND ELLIS STREET
CHANDLER, ARIZONA 85224

REVISED:

JOB #.: 2402

DATE: 10.24.2024

CONTENTS:
BUILDING
ELEVATIONS

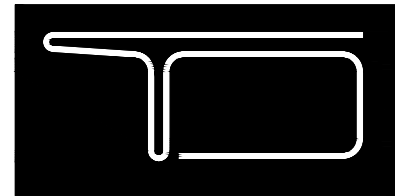
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A2.00



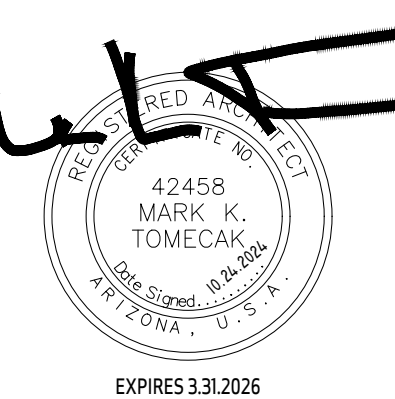
MATERIAL SCHEDULE

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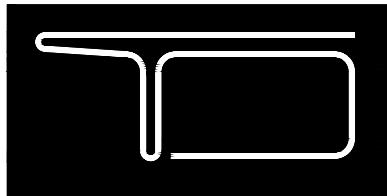
DATE: 10.24.2024

CONTENTS:
BUILDING
ELEVATIONS

SHEET No: **A2.01**

MATERIAL SCHEDULE

MATERIAL	
S1	PAINTED STUCCO
	MANUFACTURER: DUNNEDWARDS COLOR: FINE GRAIN - DE6213
S2	PAINTED STUCCO
	MANUFACTURER: DUNNEDWARDS COLOR: ANTIQUE BRONZE - DE8002
BI	BRICK VENEER
	MANUFACTURER: GENERAL SHALE COLOR: STEELY
MI	GUARDRAIL
	MANUFACTURER: CUSTOM METAL COLOR: DARK BRONZE
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	MANUFACTURER: MILGARD COLOR: DARK BRONZE
RI	RAIN SCREEN
	MANUFACTURER: CUSTOM COLOR: ANTIQUE BRONZE



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REAR ELEVATION

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FRONT ELEVATION

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



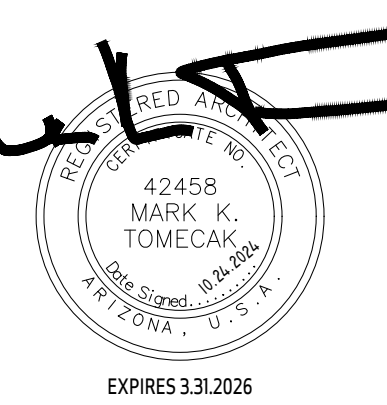
SIDE ELEVATION

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



SIDE ELEVATION

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



REZONING CASE NUMBER: 2-79-22-4

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: A2.02