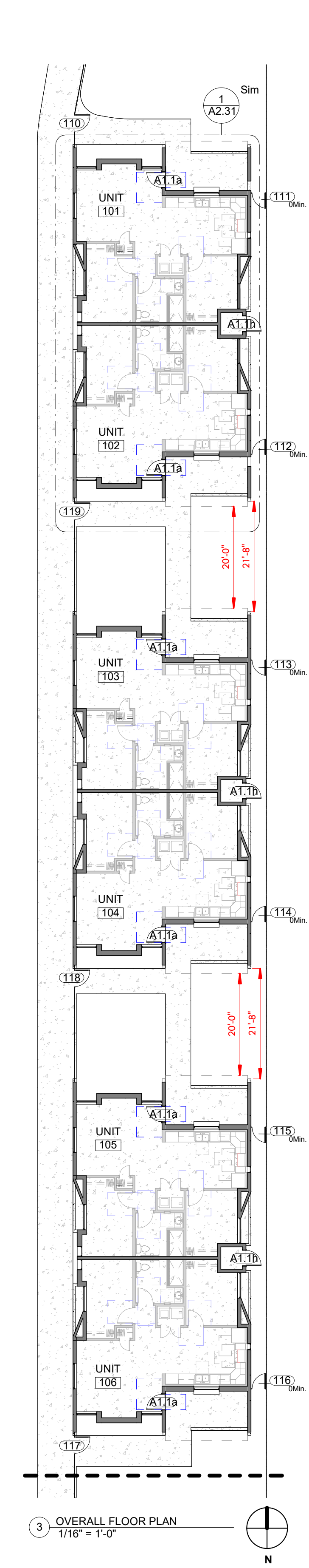
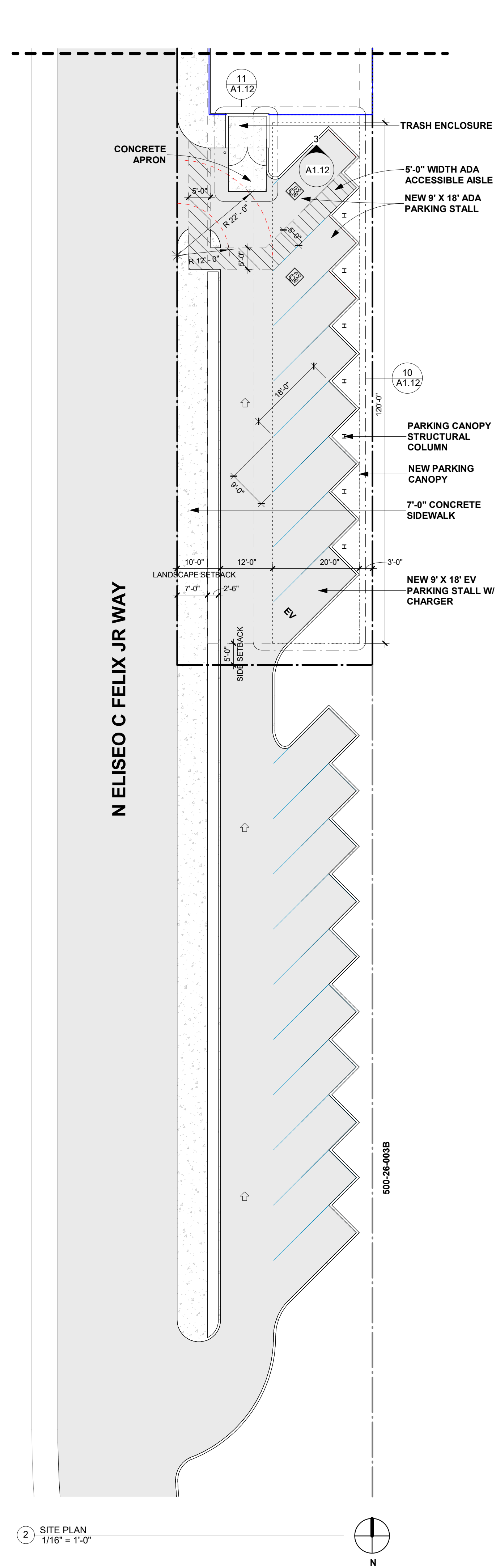
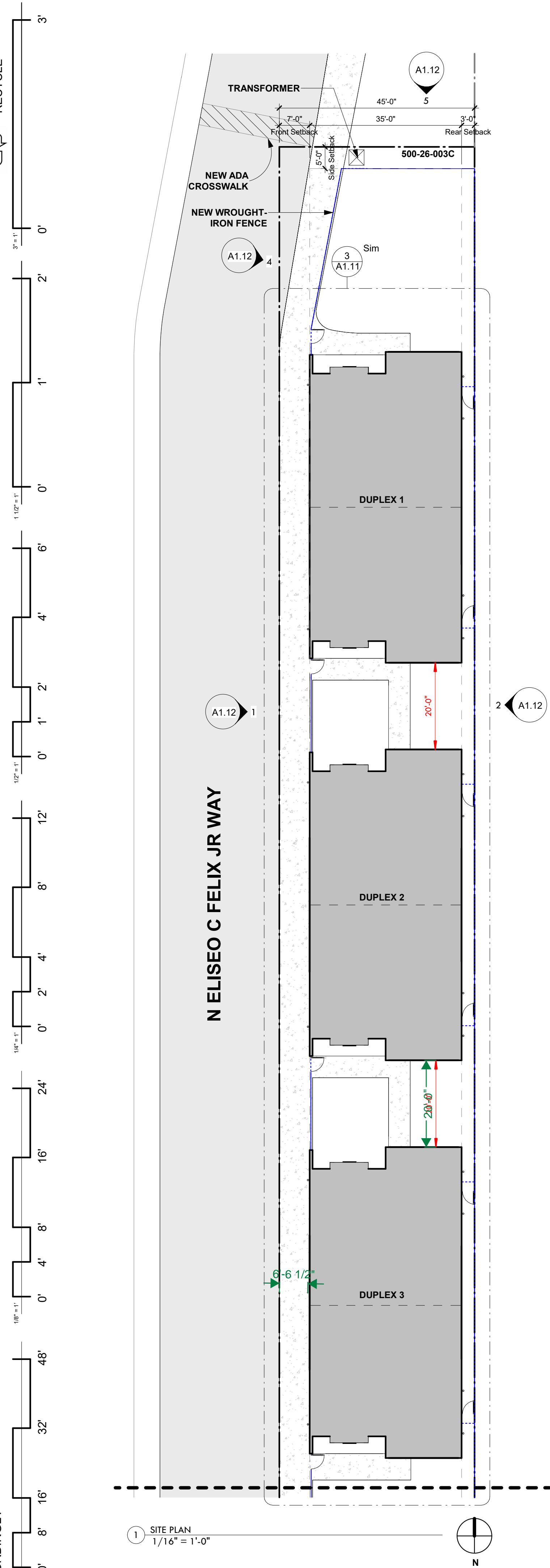


IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



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PROJECT INFORMATION

ADDRESS: 10TH ST & RILEY DR, AVONDALE, AZ, 85323
OWNER: CITY OF AVONDALE, 11465 CIVIC CENTER DR # 110, AVONDALE, AZ 85323
APPLICANT: ARCHITECTURAL RESOURCE TEAM, 1055 E INDIAN SCHOOL RD, PHOENIX, AZ 85014
PROJECT DESCRIPTION: DEVELOPMENT OF A BRIDGE HOUSING PROJECT CONSISTING OF 3 SINGLE-STORY DUPLEX WITH A TOTAL OF 6 2-BEDROOM DWELLING UNITS.
DEVELOPMENT SUMMARY:
SITE ACREAGE: NET: 0.46 AC / 20,037 SF; GROSS: 0.60 AC / 26,295 SF
BUILDING FLOOR AREA: 2,365 sf per Duplex; 2,365 sf x 3 (# of Duplexes) = 7,095 sf of R2 Building Floor Area
LOT COVERAGE: 36%
PARCEL NO.: 500-26-003C
ZONING: PAD (PLANNED AREA DEVELOPMENT)
USE: RESIDENTIAL
CONSTRUCTION TYPE: V-B
OCCUPANCY: R-2
DENSITY: 1 DU / 0.077 AC
BUILDING HEIGHT: 16'-0" MAX BUILDING HEIGHT
PARKING (REQUIRED): 8 PARKING STALLS REQUIRED (1 PARKING STALL PER DU) + 2 VISITOR PARKING STALLS
PARKING (PROVIDED): 8 PARKING STALLS PROVIDED
SPRINKLERED: NO

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- ACCESSIBLE ROUTE
- FIRE ACCESS ROUTE
- VEHICULAR ROUTE
- WASTE ACCESS ROUTE
- BUILDING OVERHEAD
- OVERHEAD UTILITIES
- UNDERGROUND RETENTION
- FENCE AND GATE
- BUILDING FOOTPRINT
- OPEN SPACE
- CONCRETE
- SITE VISIBILITY TRIANGLE

KEYNOTES

Key Value	Keynote Text
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With Conditions
03/31/2025
Joshua Orton
PL-24-0312

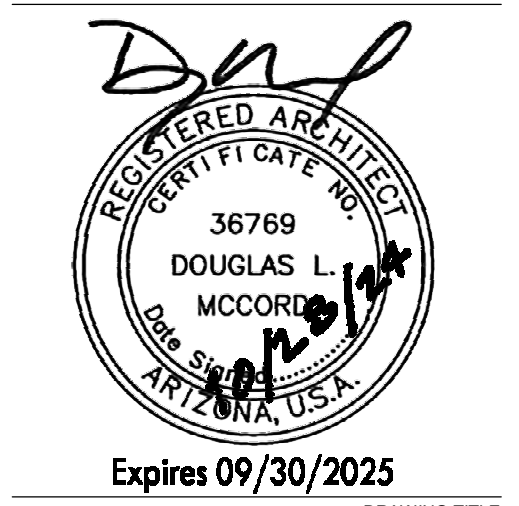
CITY OF AVONDALE
M017 / 24017 - City of Avondale - Bridge Housing

Construction Documents

REVISION SCHEDULE

#	DATE	DESCRIPTION
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24017 ART PROJECT NO.
03/10/2025 DATE



Expires 09/30/2025
DRAWING TITLE
SITE PLAN

DRAWING

A1.11