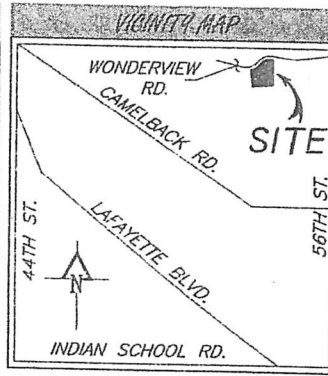


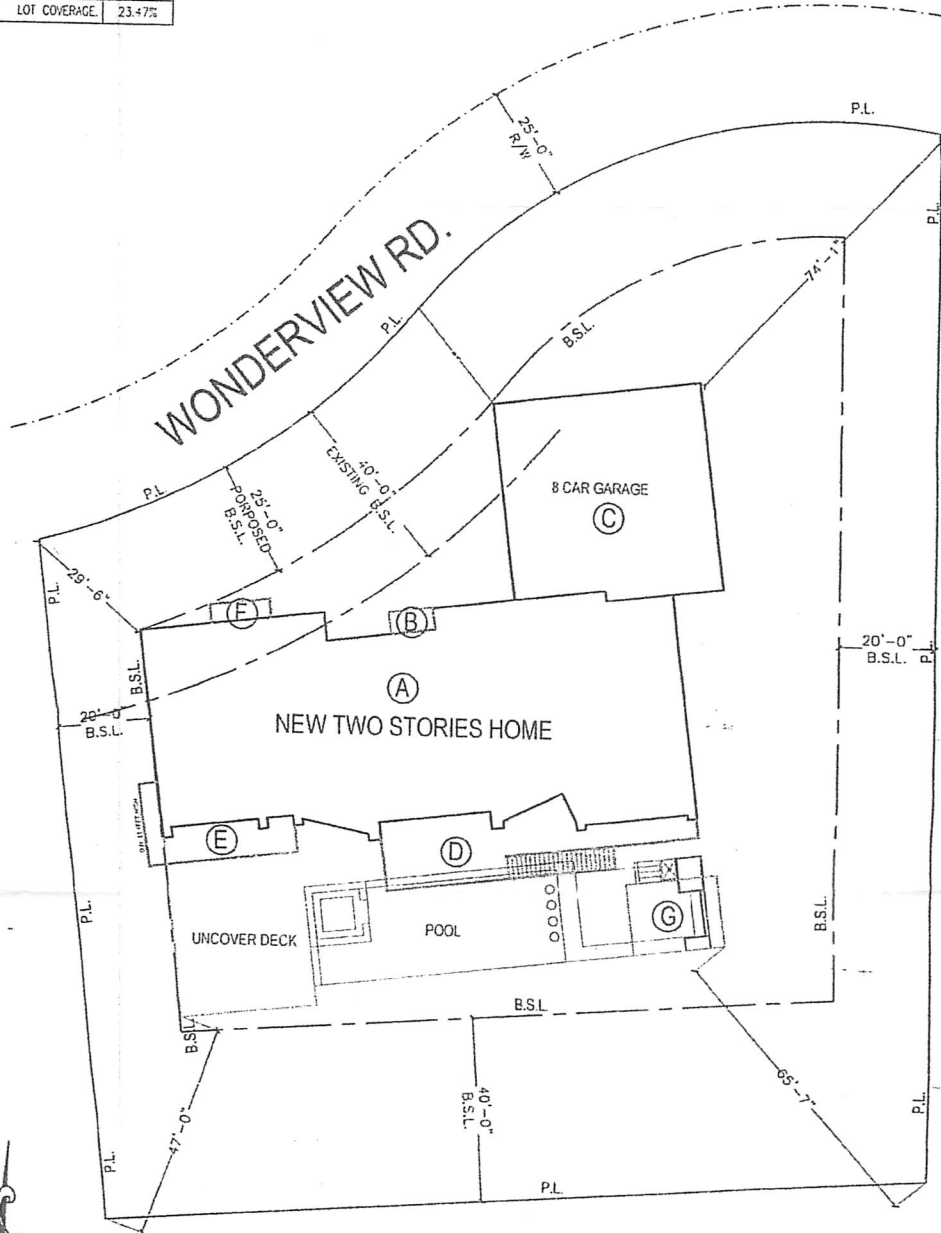
BUILDING AREA SCHEDULE		
MARK	DESCRIPTION	AREA
A	LOWER LEVEL LIVABLE	5,110 H ²
B	FRONT PORCH	45 H ²
C	8 CAR GARAGE	1,982 H ²
D	REAR PATIO AND DECK	605 H ²
E	REAR PATIO AND DECK	292 H ²
F	FRONT DECK	54 H ²
G	DETACHED GAZEBO	325 H ²
H	UPPER LEVEL LIVABLE	6,764 H ²
	TOTAL UNDER ROOF	15,577 H ²
	FOOT PRINT	8,613 H ²
	LOT SIZE	36,683
	LOT COVERAGE	23.47%

PARCEL INFORMATION	
ADDRESS:	5317 E WONDERSVIEW RD PHOENIX AZ 85018
PARCEL NUMBER:	172-15-026
SUBDIVISION:	HIGHLANDS 2
LOCAL JURISDICTION:	PHOENIX
ZONING DISTRICT:	RE-35
LOT NUMBER:	26
FRONT SETBACK:	10'
REAR SETBACK:	25'
SIDE SETBACK:	20'
MAX ALLOWED COVERAGE:	25% - 70%
CENTER:	SMITH ANTHONY
PHONE:	480-265-7134



CONTACT INFO	
CONTACT:	LEODRA DOWDELL
PHONE:	(480) 205-4828
EMAIL:	leodra@phoenixpermitservices.com

PROJECT DESCRIPTION	
COMPLETE DEMOLITION OF EXISTING HOME AND CONSTRUCT A NEW CUSTOM 2-STORY HOME USING A PROPOSED 25' FRONT SETBACK AS OPPOSED TO EXISTING 40' FRONT SETBACK.	



SITE PLAN

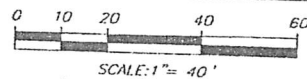


Exhibit 1

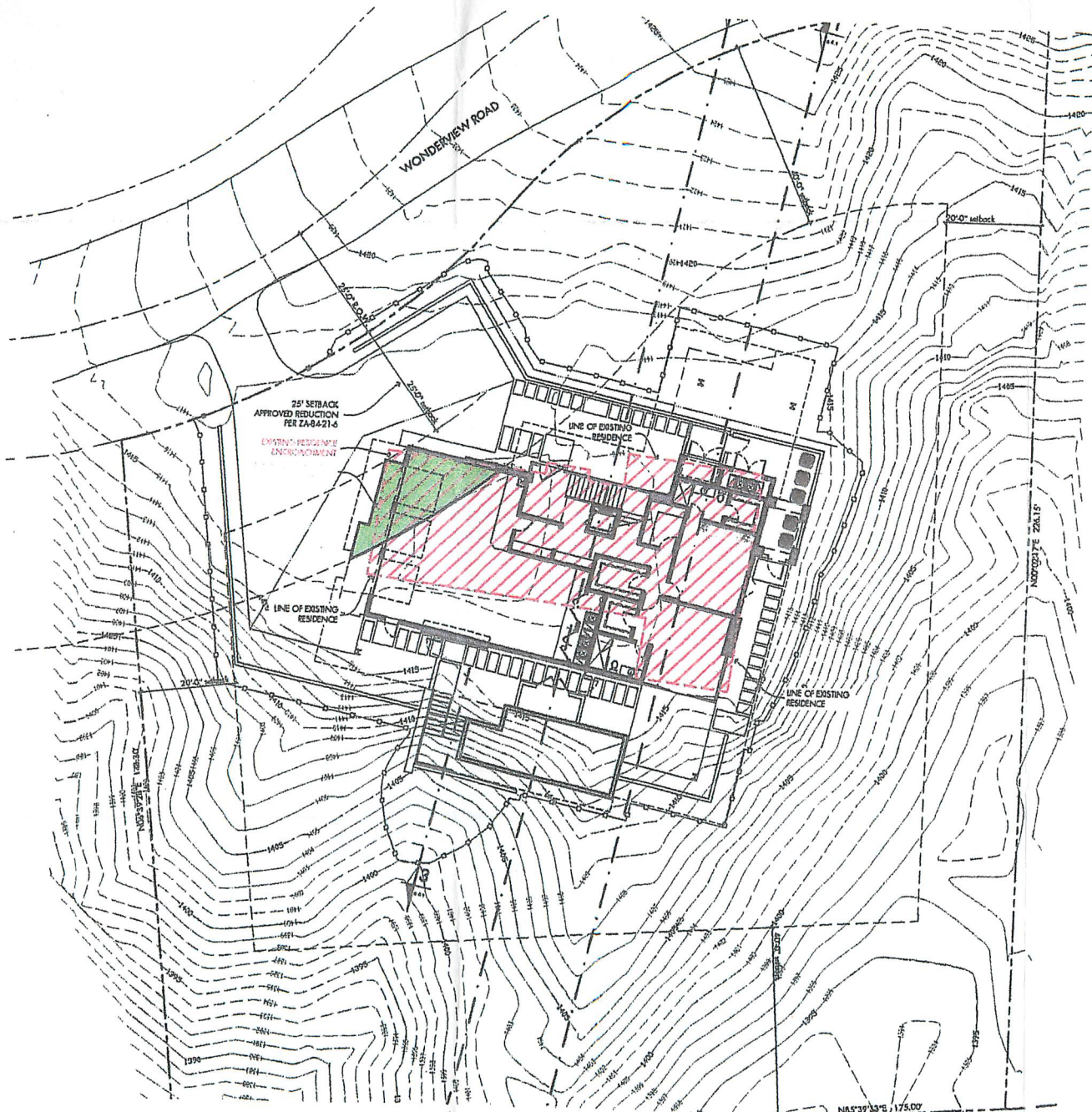


Exhibit Z

New construction of a 6,465 sq. ft. 2 story conditioned certain residence including landscape and hardscape.

Project Data

Owner Patrick Hitchens
Owner Address:
Property Address: 5347 E. Wonderview Road
Phoenix, Arizona 85018

SITE DATA:
Assessor Parcel #: 172-16-026
Section Township Range: 20-2N-4E
Zoning: R2-35
Lot Area: 35,856 sq. ft.
MGR: 63-07
Subdivision: Highlands 2
Lot #: 25

Area Calculations:

Lower Level
Conditioned: 1,755 sf
Unconditioned: 1,424 sf
Covered Porch: 1,234 sf
Upper Level
Conditioned: 3,710 sf
Unconditioned: 2,680 sf
Total Under Roof: 6,390 sf

Lot Coverage Data:
Total Under Roof: 6,390 sf
Total Area: 35,856 sf

Detached Area:
Proposed: 11,748 sf
Allowed: 12,839 sf

ZA-84-21-6 Stipulation

- 25' setback reduction

RYNOTES

- 1.1 Approved list of existing (natural)
- 1.2 Approximate location of proposed finished grade
- 1.3 Proposed Site Map - see 2/10
- 1.4 Concrete driveway apron
- 1.5 Custom interlocking pavers - see 6/10
- 1.6 4" thick exterior concrete slab on compacted grade with
- 1.7 1/2" steel reinforcement mesh on compacted grade with
- 1.8 1/2" steel reinforcement mesh on compacted grade with
- 1.9 1/2" steel reinforcement mesh on compacted grade with
- 1.10 1/2" steel reinforcement mesh on compacted grade with
- 1.11 1/2" steel reinforcement mesh on compacted grade with
- 1.12 1/2" steel reinforcement mesh on compacted grade with
- 1.13 1/2" steel reinforcement mesh on compacted grade with
- 1.14 1/2" steel reinforcement mesh on compacted grade with
- 1.15 1/2" steel reinforcement mesh on compacted grade with
- 1.16 1/2" steel reinforcement mesh on compacted grade with
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- 1.24 1/2" steel reinforcement mesh on compacted grade with
- 1.25 1/2" steel reinforcement mesh on compacted grade with
- 1.26 1/2" steel reinforcement mesh on compacted grade with
- 1.27 1/2" steel reinforcement mesh on compacted grade with
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- 1.96 1/2" steel reinforcement mesh on compacted grade with
- 1.97 1/2" steel reinforcement mesh on compacted grade with
- 1.98 1/2" steel reinforcement mesh on compacted grade with
- 1.99 1/2" steel reinforcement mesh on compacted grade with
- 2.00 1/2" steel reinforcement mesh on compacted grade with

PRELIMINARY
NOT
FOR
CONSTRUCTION

Wonderview Residence
5347 E. Wonderview Road, Phoenix, Arizona

Date:
02.28.2023

plot plan
scale 1"=10'-0"

Job #: 2232