

**TOWN OF CAREFREE
NOTICE of PUBLIC HEARING
of the
BOARD OF ADJUSTMENT**

WHEN: MONDAY, JULY 10, 2023

WHERE: TOWN COUCNIL CHAMBERS
33 EASY STREET
CAREFREE, AZ 85377

LIVESTREAM: [Town of Carefree - YouTube](#)

TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Board will hold a public hearing on **MONDAY, JULY 10, 2023**, at **5:00** p.m.

The agenda for the hearing is as follows:

CALL TO ORDER

ROLL CALL and PLEDGE OF ALLEGIANCE

ITEM #1 APPROVAL of the Board of Adjustment meeting minutes dated JUNE 12, 2023.

ITEM #2 DISCUSSION and possible ACTION on the request for a VARIANCE to the Zoning Ordinance standards. *Continued from Board of Adjustment Public Hearing dated June 12, 2023.*

CASE #: 22-29-V

APPLICANT: Mr. Austin Wicevich
10031 East Dynamite Boulevard, Suite 135
Scottsdale, AZ 85262

On Behalf of the Owners:
Mr. and Mrs. Anthony and Diann Iarocci

CASE LOCATION: 8217 East Spanish Boot Road
Carefree AZ 85377
APN: 216-25-112

ZONING: Rural-190, Single-Family Residential Zoning District
190,000 square feet minimum lot size

REQUEST:

APPROVAL of a **VARIANCE** to the Zoning Ordinance standards to allow for an addition to an existing single-family residence in portions of the rear building setback where such structures are not allowed. The proposed encroachment would be 12-feet into the required 60-foot rear yard setback.

NOTE: The existing structure is legal nonconforming with portions of the residence located in the rear yard setback today.

This is a public hearing and comments from the public will be taken.

ITEM #3 **ANNOUNCEMENTS**

ITEM #4 **ADJOURNMENT**

TOWN OF CAREFREE

Samantha J. Gesell

Samantha Gesell, Planning Clerk
POSTED this **6TH** day of **JULY 2023**.



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.

**TOWN OF CAREFREE
PUBLIC HEARING
of the
BOARD OF ADJUSTMENT
*DRAFT MINUTES***

WHEN: MONDAY, JUNE 12, 2023

WHERE: TOWN COUNCIL CHAMBERS
33 EASY STREET
CAREFREE, AZ 85377

LIVESTREAM: [Town of Carefree - YouTube](#)

TIME: 5:00 P.M.

BOARD MEMBERS PRESENT:

Vice Chairperson Mary Roberts
Commissioner Peter Burns
Commissioner Karen Dahlman
Commissioner Susie Dymoke
Commissioner Ralph Ferro
Commissioner Sharon Smith

BOARD MEMBERS ABSENT:

Chairperson Tom Cross

Vice Chairperson Roberts called the meeting to order and led the group in the Pledge of Allegiance.

ITEM #1 **APPROVAL** of the Board of Adjustment meeting minutes dated April 10, 2023.

Commissioner Ferro **MOVED TO APPROVE** the Board of Adjustment meeting minutes dated April 10, 2023. **SECONDED** by Commissioner Dahlman. **CARRIED**, 6-0, with Chairperson Cross absent.

ITEM #2 **DISCUSSION** and possible **ACTION** on the request for a **VARIANCE** to the Zoning Ordinance standards.

CASE #: 22-29-V

APPLICANT: Mr. Austin Wicevich
10031 East Dynamite Boulevard, Suite 135
Scottsdale, AZ 85262

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NOTE: The existing structure is legal nonconforming with portions of the residence located in the rear yard setback today.

This is a public hearing and comments from the public will be taken.

Commissioner Dymoke **MOVED TO CONTINUE** Case #22-29-V to a date to be determined. **SECONDED** by Commissioner Dahlman. **CARRIED**, 6-0, with Chairperson Cross absent.

ITEM #3 ANNOUNCEMENTS

There were no announcements.

ITEM #4 ADJOURNMENT

Commissioner Ferro **MOVED TO ADJOURN** the Board of Adjustment meeting at 5:07 p.m. **SECONDED** by Vice Chairperson Roberts. **CARRIED**, 6-0, with Chairperson Cross absent.

TOWN OF CAREFREE

Mary Roberts, Vice Chairperson

Samantha J. Gesell

Samantha Gesell, Planning Clerk



STAFF REPORT – Board of Adjustment

MEETING DATE: JULY 10, 2023

Item No. 2

SUBJECT

Zoning Variance, Case No. 22-29-V

REQUEST

This is a request for variances to *Article VI. Intensity Schedule and Development Standards* and *Article IX. General Provisions* of the Zoning Ordinance on a legal non-conforming lot to allow for the construction of a two-story addition and patio cover located in the rear yard building setback where such improvements are not permitted. The request is as follows:

- 1) Allow encroachment of 11'-1" into the required 60-foot rear yard setback for expansion of livable area of the home and new patio cover.

Key Items for Consideration:

- 1) Subject property location: 8217 E. Spanish Boot Rd, Lot 108 of Cow Track Estates 2.
- 2) The home was constructed in 1985 at the time of the Town's incorporation and permitted under Maricopa County regulations at that time.
- 3) Proposal to expand the first floor by increasing the kitchen, dining room, 4th and 5th bedrooms, and adding a laundry area. The second floor reconfigures the master bathroom and adds a shared balcony to the 2nd and 3rd bedrooms.
- 4) The expansion is contained in the rear yard, and the existing wall remains in place.
- 5) The existing structure is legal nonconforming with portions of the residence located in the rear yard setback.
- 6) Citizen participation requirements were met. Concerns were expressed by the neighbor to the south, but had no opposition to the project.

**APPLICANT/
OWNER INFO**

Applicant/Builder:
Mr. Austin Wicevich
10031 E. Dynamite Blvd.
Scottsdale, AZ 85262

Owner:
Mr. and Mrs. Anthony and Diann Iarocci
8217 East Spanish Boot Road
Carefree AZ 85377

LAND USE

General Plan

The Carefree General Plan designates the subject site and surrounding properties in Carefree as Rural Residential (LDR), 5 acre minimum.

Zoning

The zoning for the subject lot and surrounding properties in Carefree is Rural-190 (190,000 square foot minimum lot size). The adjacent lots are the same zoning district. The existing residence was built in 1985, just as the Town was incorporating. Often nonconforming conditions exist due to development occurring when the area was originally under Maricopa County's jurisdiction. In this case, the building permit was likely approved and construction commenced just prior to the onset of incorporation.

Existing Use

A single-family residence is located on the subject property. To the north, south, east and west are existing single-family residences. Also to the north is Spanish Boot Road, existing right-of-way.

LOCATION

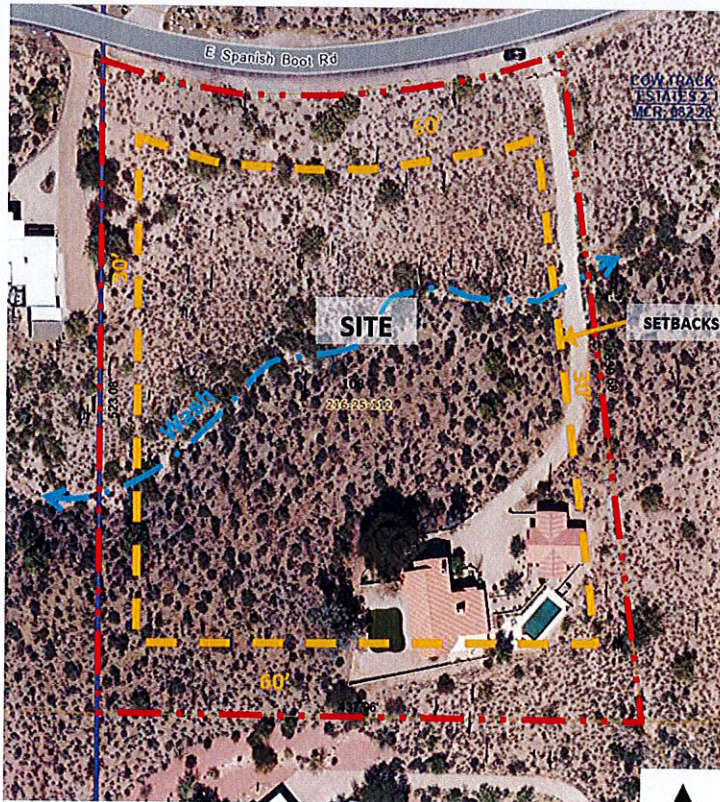
8217 E. Spanish Boot Rd, Lot 108 of Cow Track Estates 2 (MCR: 82-28)
APN 216-25-112



Source: Maricopa County Assessor, 2023

▲
NORTH

CONTEXT



Source: Maricopa County Assessor, 2023

▲
NORTH

ZONING STANDARDS

Zoning Standards

See Table 1 below for a summary of existing conditions and the request.

Table 1. Development Standards

Standard	Required	Project	Variance Required
Lot Area	190,000 sq.ft.	216,711 sq.ft.	No
Lot Frontage	300 ft.	387.03 ft.	No
<u>Setbacks:</u>			
Front	60 ft.	25 ft.	No
Rear	60 ft.	48 ft.-11 in.	Yes *
East Side	30 ft.	10 in.	No
West Side	30 ft.	24 ft.-3 in.	No
Max. Bldg. Height	24 ft.	23'-4"	No
Max. Lot Coverage	6%	3.58%	No
Max. Lot Disturbance	13%	12.24%	No

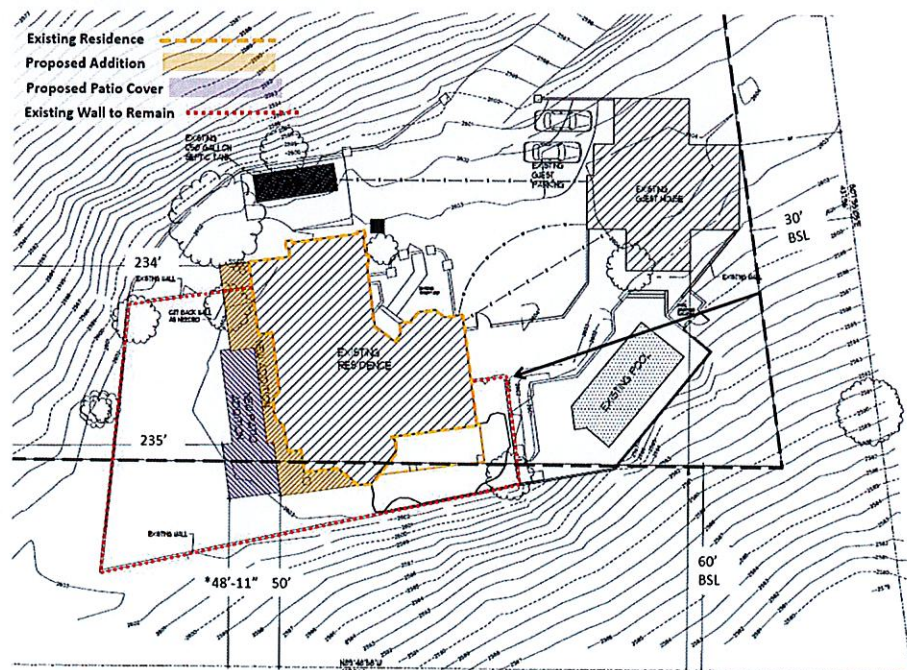
* Legal nonconforming condition.

PROJECT SUMMARY

Summary

The existing structure is a 5-bedroom, 2-1/2 bathroom, two-story residence with a kitchen, dining room, living room, and limited covered patio area. The proposal includes extending the first level footprint out to essentially enlarge the kitchen, dining room, and lower-level bedrooms (bedroom 4 and 5) as well as a new laundry room. The main layout of the floor plan remains essentially unchanged. The project also proposes a new patio cover that includes an integrated second-floor balcony shared by two upper-level bedrooms.

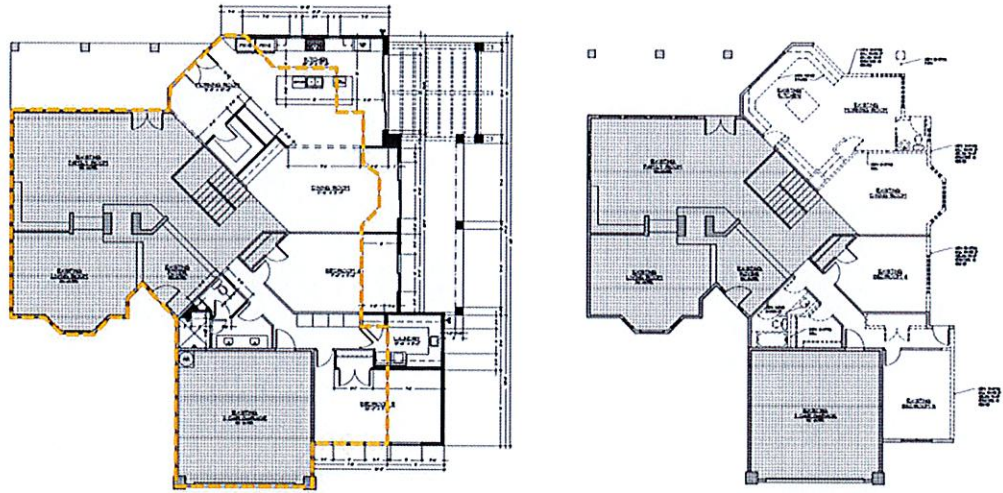
Diagram 1: Site Plan



The proposed project adds approximately 527 square feet of livable area to the first level, 507 square feet of new covered patio, and 432 square feet to the second level, walkable deck for a total of 1,466 square feet of new area. Of those 1,466 square feet, approximately 307 square feet or 20% is proposed in the rear yard setback. All work occurs within the enclosed (by existing wall) backyard, which is an existing disturbed area.

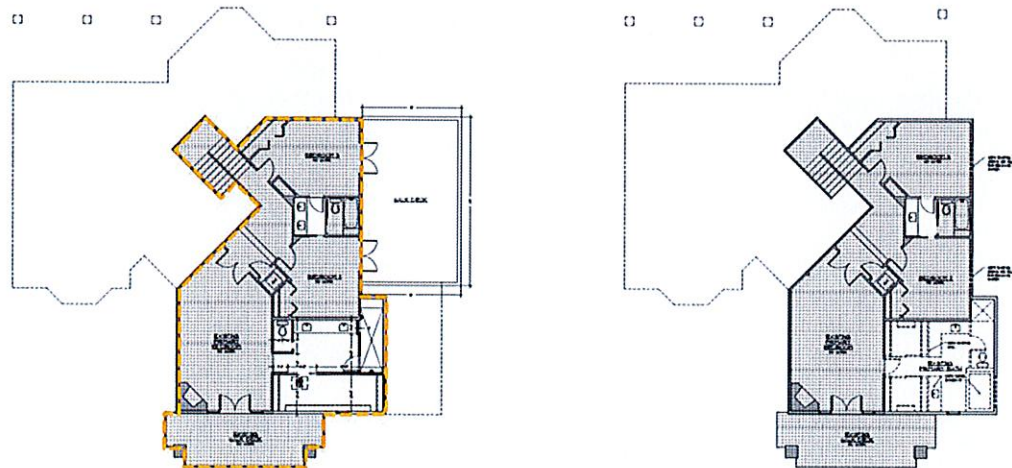
Diagrams 2 and 3 below illustrate the extent of the proposed expansion showing the existing condition compared to the proposed condition.

Diagram 2: First Level (Proposed – left; Existing – right)

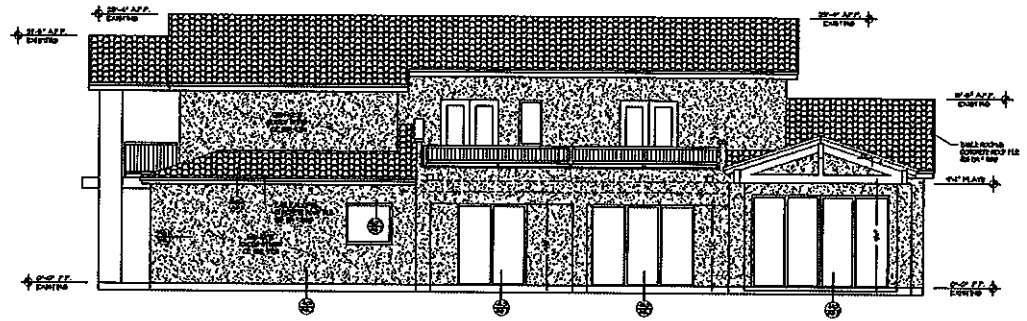


The comparison represents the extended square footage which allows for more usable space and the interior laundry room.

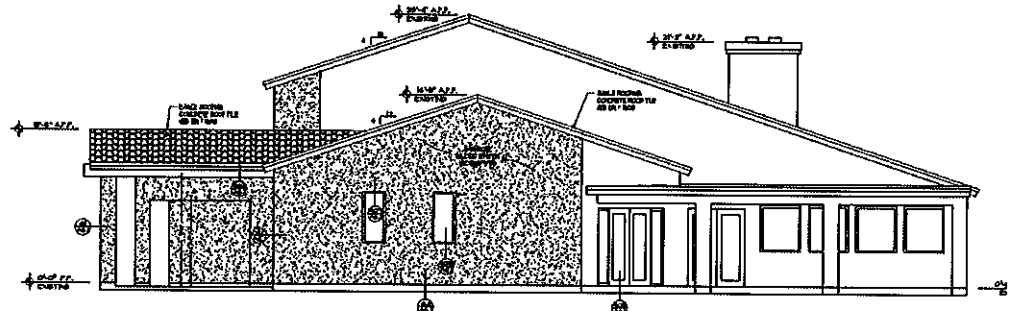
Diagram 3: Second Level (Proposed – left; Existing – right)



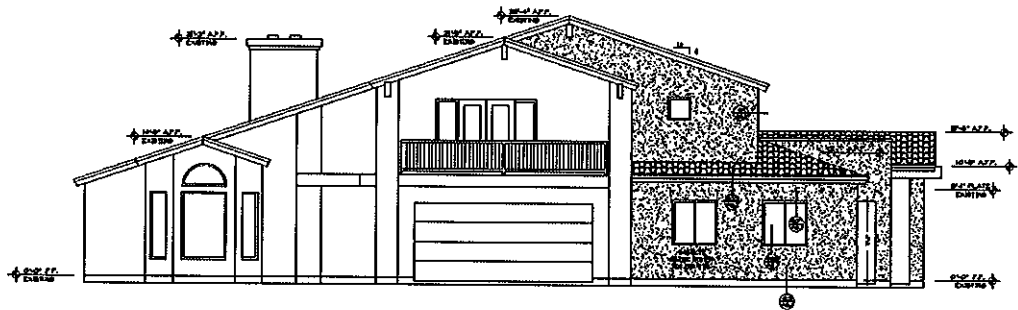
Similarly, the reconfiguration allows for an updated master bathroom layout as well as takes advantage of the proposed first level patio cover. The new building elevations:



West Elevation



South Elevation



North Elevation

The east elevation remains unchanged.

According to Article XI Nonconforming Uses, any expansion of a nonconforming feature must comply with current standards. Adding square footage by extending the floor plan into the rear yard setback expands the nonconforming use, where current standards would prohibit them if constructed today. Therefore, this variances is being requested.

Citizen Participation

The applicant has fulfilled the requirements for Citizen Participation and provided a report. Property owners within 500 feet of the subject lot were notified of this application. No one responded to the applicant's offer to answer any questions or concerns. On June 27, 2023, the owners of the property to the south expressed to staff their concerns about the proximity of the expansion to their lot line and what it will look like from their vantage point. Staff stated that the addition would not impact the area outside of the existing wall; it is proposed on an already disturbed area of the lot. Staff suggested that they attend the hearing

**VARIANCE
CRITERIA**

to relay their concerns directly. There was no express opposition or support for the Variance.

Variance Analysis

The existing location of the structure constitutes a condition unique to the subject property. Since the home was originally sited within the rear yard setback line, it impacts the ability for the homeowner to reasonably expand its footprint in that area. The proposal is not adding excessive square footage as we often see in Carefree renovations. Also, the architecture including finish and color is in harmony with the existing residence. While it may project further than the existing façade by approximately 22 feet in the greatest condition, the new facades blend nicely into the exiting architecture. There is little flexibility to increase the area of the existing floor plan and maintain the layout of the existing home along the home's south side without a Variance.

Therefore, the existing site conditions present a situation where it is more difficult for the property owner to comply with the zoning standards than they would for a lot in the same zoning district without the unique nonconforming feature.

In summary, the site conditions present a hardship for the property owner, who wishes to undergo a moderate addition to their home and outdoor spaces, which was built in its current configuration before the Town was incorporated. The current location of the house in proximity to the building setback line would preclude the owner from reasonably adding on to his home at the proposed location. This condition is not self-imposed.

State Statutory Requirements

Decisions of the Board of Adjustment must fall within the guidelines of the Arizona Revised Statutes as contained in Title 9-462.06, *Board of Adjustment*.

1. The Board of Adjustment can approve variances only if the following special circumstances and the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other properties in the same zoning district:
 - a) Size
 - b) Shape
 - c) Topography
 - d) Location
 - e) Surroundings
- 2) Variances shall not be granted as a special privilege that is not available to all other properties with the same conditions in the same zoning district.
- 3) Variances may be subject to conditions.
- 4) A Board of Adjustment may not:
 - a) Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the zoning ordinance.
 - b) Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

Should the Board of Adjustment approve the variance, the conditions for approval attached as Exhibit "A" are provided for consideration.

**BOARD OF
ADJUSTMENT**

- Conditions for Approval
- Citizen Participation Report
- Plans and Elevations

ATTACHMENTS

Case #22-29-V
CONDITIONS FOR APPROVAL
8217 Spanish Boot Road
Lot 108 of Cow Track Estates 2
Tax Parcel #216-25-112

1. The zoning variance is hereby granted to expand a legal nonconforming structure into the rear yard setback as follows:
 - a. Allow encroachment of 11 feet 1 inch into the required 60-foot side yard setback for expansion of a kitchen, dining room, 4th and 5th bedrooms, new laundry area, and attached patio cover at the first level; and, reconfigured master bathroom and added balcony adjacent to the 2nd and 3rd bedrooms on the second level.
2. The building permit development plans shall conform to the development plans and elevations as submitted in association with this application and attached to this report.
3. No work shall occur outside of the existing site wall enclosing the proposed addition.
4. The granting of these variances shall be null and void if the building permit is not issued within one year of approval.

RE: Citizen Participation Report
8217 Spanish Boot Road
APN: 216-25-112
Variance Case Number

On March 15, 2023, August Building Company mailed a letter to all 17 surrounding property owners within 500 feet of the subject property. The letter notified the homeowners of the application for variance for the subject property located at 8217 Spanish Boot Road, Parcel 216-25-112. The letter explained the adjustments to the setbacks that we are requesting. The Town of Carefree was also mailed a letter.

As of June 22, 2023, August Building Company has not received any comments or objections from homeowners.

Enclosed is a copy of the list of all homeowners who were notified and a copy of the letter that was sent.

**PROPERTIES WITHIN 500' OF
22-29-V
8217 E. SPANISH BOOT RD.**

APN	OWNER/MAILING ADDRESS	PROPERTY ADDRESS
216-19-011G	MOSIOR PETER P III/WENDY K 647 COUNTRY CLUB LN ITASCAL IL USA 60143	8126 E SPANISH BOOT RD CAREFREE 85377
216-19-011M	MILLER LIVING TRUST PO BOX 3485 CAREFREE AZ USA 85377	8198 E SPANISH BOOT RD CAREFREE 85377
216-25-001F	FITZGERALD PAUL F/BARBARA A TR P O BOX 1317 CAREFREE AZ USA 85377	38611 N SPANISH BOOT RD CAREFREE 85377
216-25-001K	PAUL AND BARBARA FITZGERALD FAMILY TRUST P O BOX 1317 CAREFREE AZ USA 85377	
216-25-001M	MARISCHEN PAUL F/KAREN K P O BOX 3138 CAREFREE AZ USA 85377	8125 E SPANISH BOOT RD CAREFREE 85377
216-25-001N	GARSED-DONNELLY SCOTT J/KELLIE ANN 8175 E SPANISH BOOT RD CAREFREE AZ USA 85377	8175 E SPANISH BOOT RD CAREFREE 85377
216-25-069	MCDERMOTT JACKIE W PO BOX 5365 CAREFREE AZ USA 85377	LOT 65
216-25-070	HGW TRUST I 8238 E GOLDEN SPUR LN CAREFREE AZ USA 85377	LOT 66 8238 E GOLDEN SPUR LN CAREFREE 85377
216-25-071	ALLEN LIVING TRUST PO BOX 1006 CAREFREE AZ USA 85377	LOT 67 8332 E GOLDEN SPUR LN CAREFREE 85377
216-25-072	GOSULE JOHN V/MARY D TR PO BOX 5405 CAREFREE AZ USA 85377	LOT 68 8333 E GOLDEN SPUR LN CAREFREE 85377
216-25-073	STEVEN A MANUSZAK REVOCABLE TRUST PO BOX 3322 CAREFREE AZ USA 35377	LOT 69 8237 E GOLDEN SPUR LN CAREFREE 85377
216-25-109	ELLIS MICHAEL D 171 CHESHIRE LN STE 700 PLYMOUTH MN USA 55441	LOT 105 8342 E GOLDEN SPUR LN CAREFREE 85377
216-25-110	ELISE M HANSEN 2009 REVOCABLE TRUST PO BOX 2657 CAREFREE AZ USA 85377	LOT 106 8317 E SPANISH BOOT RD CAREFREE 85377
216-25-111	HENRY HOWARD LAWRENCE/GAIL CO-TR 7501 N CLEARWATER PKWY PARADISE VALLEY AZ USA 85253	LOT 107
216-25-112	ANTHONY AND DEBRA MARGOLIS TRUST 8217 E SPANISH BOOT RD CAREFREE AZ USA 85377	LOT 108 8217 E SPANISH BOOT RD CAREFREE 85377

**PROPERTIES WITHIN 500' OF
22-29-V
8217 E. SPANISH BOOT RD.**

216-25-113	GERALD J HAYDEN AND LYNN M HAYDEN TRUST PO BOX 13026 SCOTTSDALE AZ USA 85267	LOT 109 8218 E SPANISH BOOT RD CAREFREE 85377
216-25-114	WILLIAMS MARKLIN H/LAURA LEE PO BOX 5708 CAREFREE AZ USA 85377	LOT 110 8300 E SPANISH BOOT RD CAREFREE 85377
216-25-115	KERBY FAMILY TRUST 100 EASY ST UNIT 970 CAREFREE AZ USA 85377	LOT 111 8332 E SPANISH BOOT RD CAREFREE 85377
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	



August Building Company



MAR 27 2023

March 15, 2023

RE: 8217 Spanish Boot Road
APN: 216-25-112
Variance Case Number

TO: All Property Owners within 500' of Subject Property

As part of the mandatory Citizen Participation procedures for Variance review in the Town of Carefree, all surrounding property owners within 500 feet of the subject property must be notified by the applicant. Therefore, we are advising you of an application for variance for the Iarocci Residence at 8217 Spanish Boot Road, Parcel No. 216-25-112.

We are requesting variances for an addition to the existing home. The 150 square foot lower-level addition will extend the kitchen and patio areas on the Southwest corner of the lot. The variance is requested to 50' setback for the kitchen addition and 48' 11" setback for the patio addition where 60' is required.

We believe that this application for a variance from the setback requirements are justified for the following reasons:

1. A property hardship is created by the fact that the house was originally built closer to the property line. The home was built in 1986 by the current homeowner and built in accordance with the County and Town of Carefree zoning at the time. Setbacks were overlaid later when the Town was incorporated. Currently the home sits 53' off the setback.
2. The addition will remain within the existing backyard fencing.
3. The property sits on a 5-acre lot and is undersized for zoning. All other setbacks far exceed the current setback requirements.
4. The homesite is limited by the natural landscape. A large wash runs through the North side of the property.

Please contact me if you would like to discuss this proposal. You may also respond to the Carefree Planning and Zoning Department in writing, in person or by telephone at 480-488-3686. No response is necessary if you do not have any comments or objections.

Sincerely,

Austin Wicevich
President

10031 E. Dynamite Blvd. Ste #135
Scottsdale, AZ 85262
480-352-3820



BUILDING CODES
 ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES

- INTERNATIONAL BUILDING CODE, 2003 EDITION AND AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2003 EDITION AND AMENDMENTS
- UNIFORM PLUMBING CODE, 1994 EDITION AND AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2008 EDITION AND AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2003 EDITION AND AMENDMENTS
- INTERNATIONAL FIRE CODE, 2003 EDITION AND AMENDMENTS

WALL LEGEND

- TYP - TOP OF VEE FENCE
- TOP - TOP OF WALL
- BOTM - BOTTOM OF WALL
- TOPS - TOP OF RETAINING WALL
- TOP - TOP OF ROOFING
- TOSK - TOP OF SLOPE

DEFERRED SUBMITTALS

- AIRCRAFT FIRE EXTINGUISHERS
- PERMEABILIZED SOOD TRIMMERS

LOT AREA
 LOT AREA - 36,311 SF

REVISIONS

DESIGNER

Illini Design Group
 10522 West Illini Street
 Tolleson, Arizona 85353
 602-920-4031
 marvintunt@hotmail.com

BUILDER

OWNER

Jarocci Addition
 Cow Track Estates 2 Lot 108
 8217 East Spanish Boot Road
 APN: 216-25-112
 Carefree, Arizona 85262

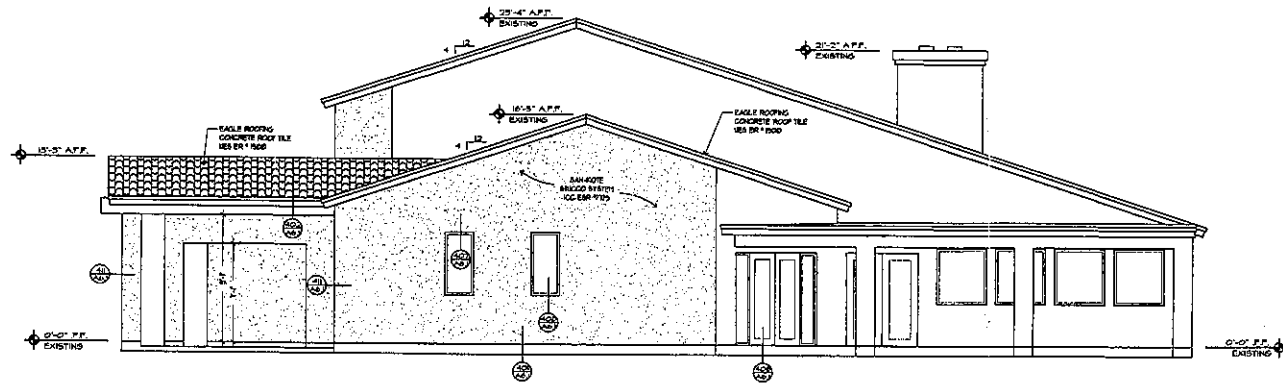
Project # - 21051

Plot Date - 3-14-22

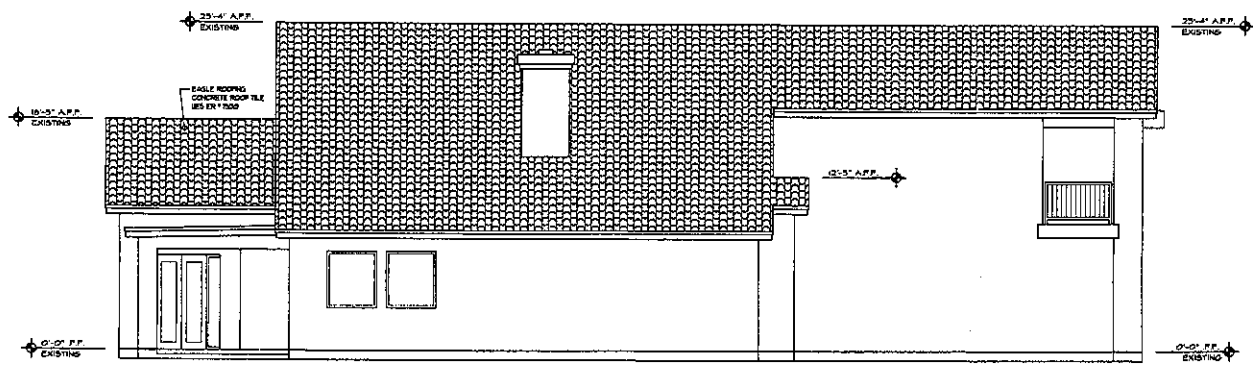
SHEET NAME
ARCH SITE

A1.1





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



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

REVISIONS

DESIGNER

Illini Design Group
10522 West Illini Street
Tolleson, Arizona 85383
602-920-4031
marvnlunt@hotmail.com

BUILDER

OWNER

Parocci Addition
Cow Track Estates 2 Lot 108
8217 East Spanish Boot Road
APN: 216-25-112
Carefree, Arizona 85262

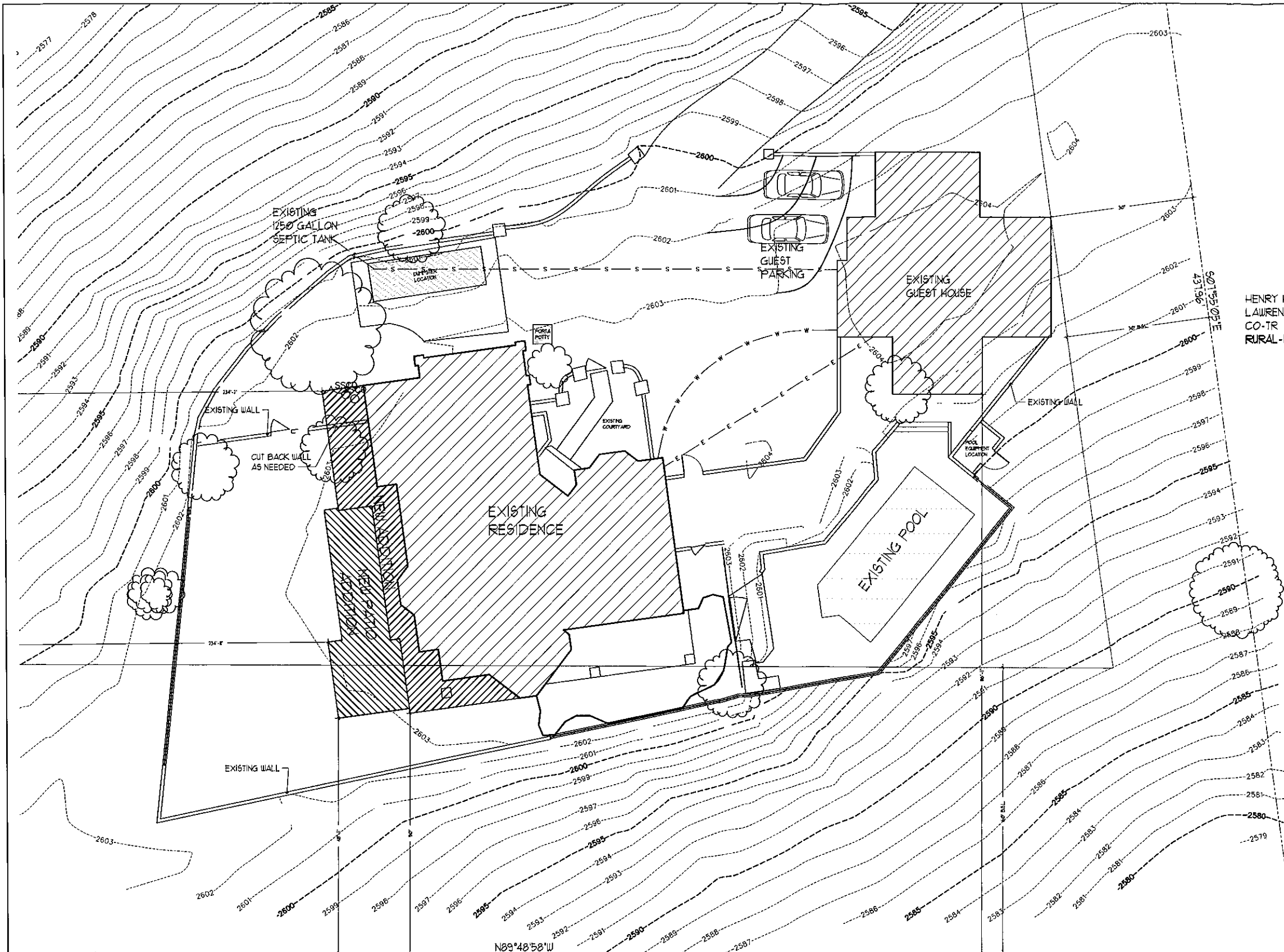
Project # - 21001

Plot Date - 3-14-22

SHEET NAME

ELEVATIONS

A4.2



BUILDING CODES
 ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES

- INTERNATIONAL BUILDING CODE, 2009 EDITION AND AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION AND AMENDMENTS
- INTERNATIONAL PLUMBING CODE, 1994 EDITION AND AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2009 EDITION AND AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2003 EDITION AND AMENDMENTS
- INTERNATIONAL FIRE CODE, 2003 EDITION AND AMENDMENTS

WALL LEGEND

- TVF - TOP OF VIEW FENCE
- TOU - TOP OF WALL
- BOU - BOTTOM OF WALL
- TORW - TOP OF RETAINING WALL
- TOF - TOP OF FOOTING
- TO.S - TOP OF STEP

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLERS
- PREFRIGERATED WOOD TRUSSES

LOT AREA
 LOT AREA - 76,711 SF.

HENRY HOWARD
 LAURENCE/GAIL
 CO-TR
 RURAL-190

LOT AREA

PARCEL #	716-75-10
OWNERSHIP	ANTHONY AND DIANA IAROCCHI TRUST
PROPERTY ADDRESS	8011 EAST SPANISH BOOT ROAD
LOT SIZE (NET)	3.6 AC
ZONING	RURAL-190
SECTION TOWNSHIP RANGE	75 6N 4E
SUBDIVISION	COU TRACK ESTATES 2
LOT #	109
PROPERTY USE	SINGLE FAMILY RESIDENCE
EXISTING FIRST FLOOR LIVABLE	- 2451
NEW FIRST FLOOR ADDITION	- 571
SECOND LIVABLE	- 528
TOTAL LIVABLE	- 4333
EXISTING GARAGE/MECH STORAGE	- 470
EXISTING COVERED PATIO	- 252
NEW COVERED PATIO	- 561
TOTAL COVERED PATIO	- 793
EXISTING WALK DECK	- 206
NEW WALK DECK	- 432
TOTAL WALK DECK	- 638
TOTAL MAN HOUSE	- 6,157
EXISTING GUEST HOUSE LIVABLE	- 1,093
EXISTING GUEST HOUSE GARAGE	- 313
EXISTING GUEST HOUSE PATIO	- 150
EXISTING GUEST ENTRY	- 26
TOTAL GUEST HOUSE	- 1,632
TOTAL	- 1,164
LOT COVERAGE	- 1,164 / 76,711 = 1.52%
DISTURBANCE AREA	- 3,445 / 76,711 = 4.5%
POOL	YES

LANDSCAPE NOTE
 NO NATIVE PLANTS WILL BE DISTURBED WITH THIS PROJECT. LANDSCAPE SHALL ALL BE IN PRIVATE AREA

REVISIONS

DESIGNER

Illini Design Group
 10522 West Illini Street
 Tolleson, Arizona 85353
 602-920-4031
 marvinlunt@hotmail.com

BUILDER

OWNER

Iarocci Addition
 Cow Track Estates 2 Lot 108
 8217 East Spanish Boot Road
 APN: 216-25-112
 Carefree, Arizona 85262

Project # - 21051

Plot Date - 3-14-22

SHEET NAME

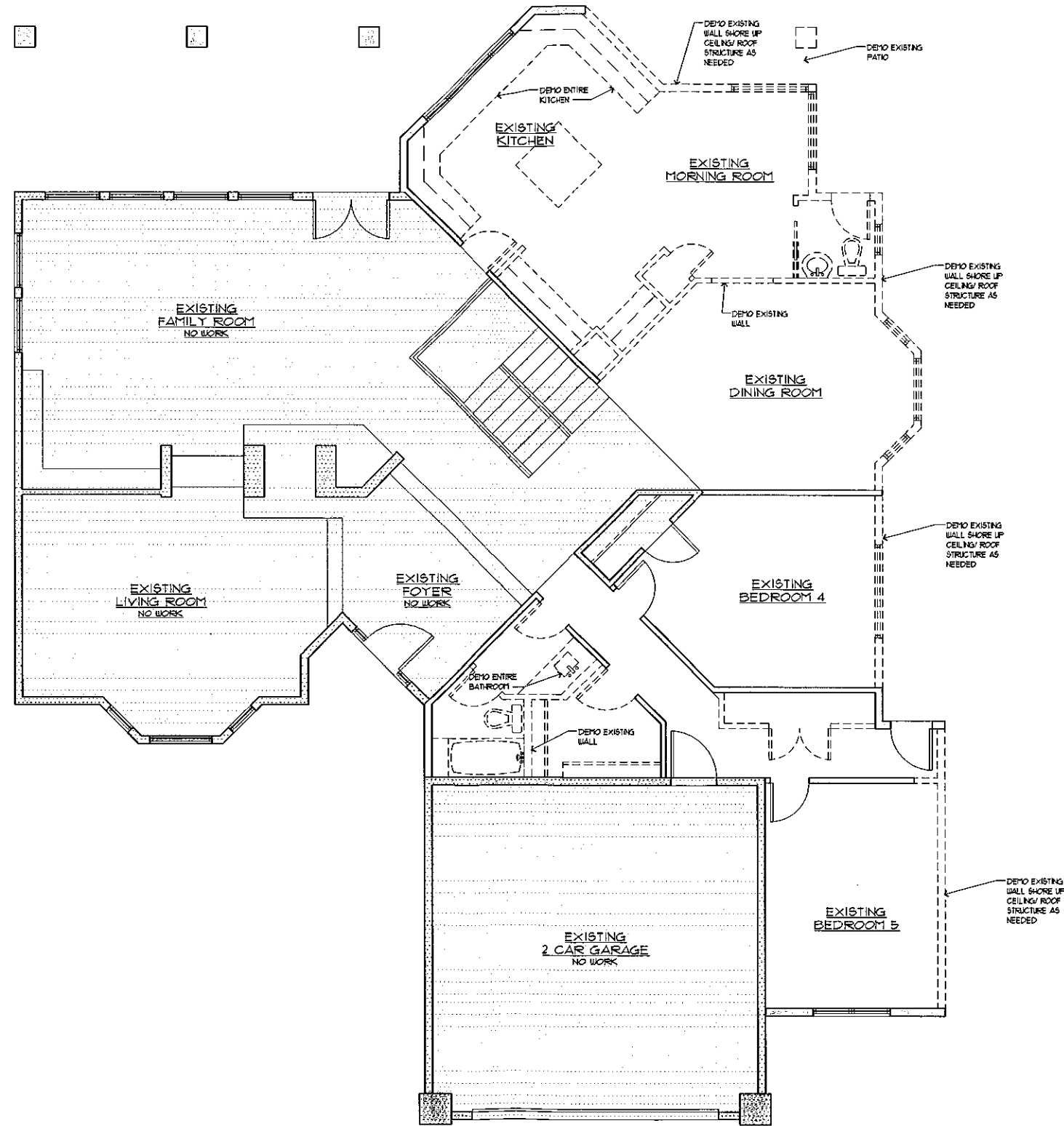
ARCH SITE

A1.2

HGW TRUST I
 RURAL-190

ENLARGED ARCHITECTURAL SITE

SCALE: 1" = 10'-0"



FIRST FLOOR - DEMO PLAN

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

REVISIONS

DESIGNER

Illini Design Group
 10522 West Illini Street
 Tolleson, Arizona 85353
 602-920-4031
 marvinlunt@hotmail.com

BUILDER

OWNER

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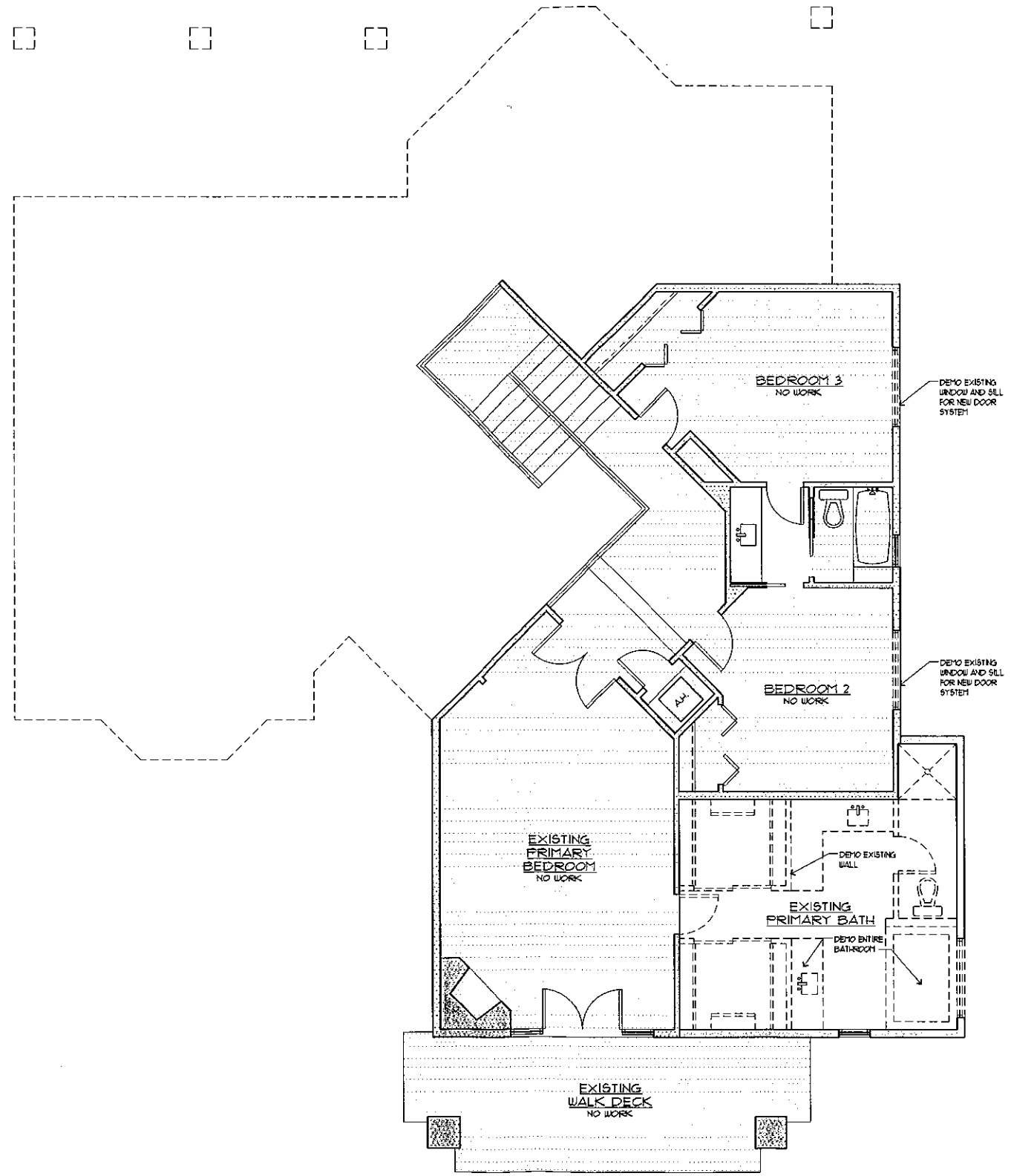
Project # - 21051

Plot Date - 3-14-22

SHEET NAME

DEMO PLAN

D1.1



SECOND FLOOR - DEMO PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DESIGNER

Illini Design Group
10522 West Illini Street
Tolleson, Arizona 85353
602-920-4031
marvinlunt@hotmail.com

BUILDER

OWNER

Iarocci Addition
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APN: 216-25-112
Carefree, Arizona 85262

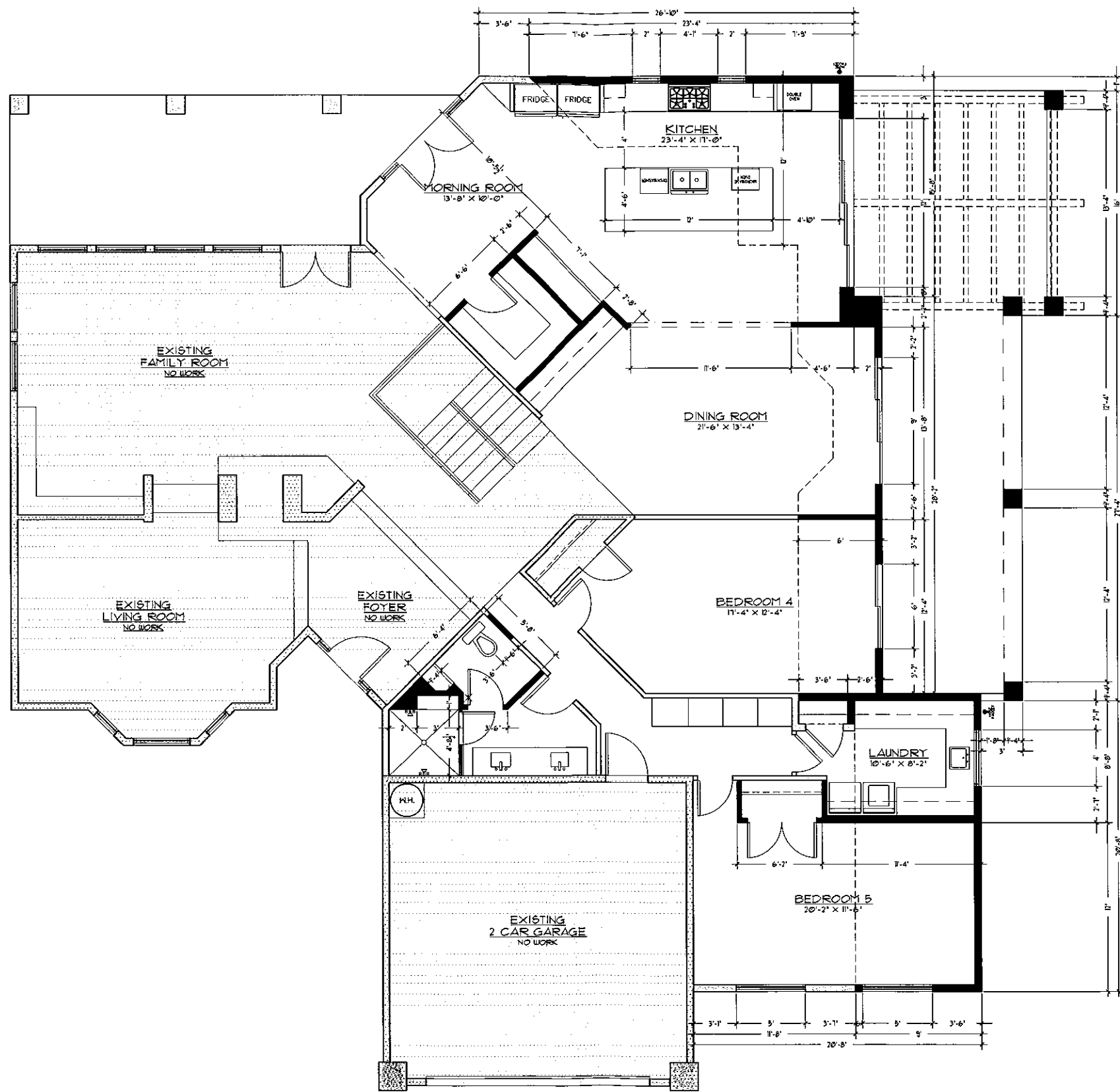
Project # - 21051

Plot Date - 3-14-22

SHEET NAME

DEMO PLAN

D1.2



FIRST FLOOR - DIMENSIONED PLAN

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

REVISIONS

DESIGNER

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 602-920-4031
 marvintunt@hotmail.com

BUILDER

OWNER

Iarocci Addition
 Cow Track Estates 2 Lot 108
 8217 East Spanish Boot Road
 APN: 216-25-112
 Carefree, Arizona 85262

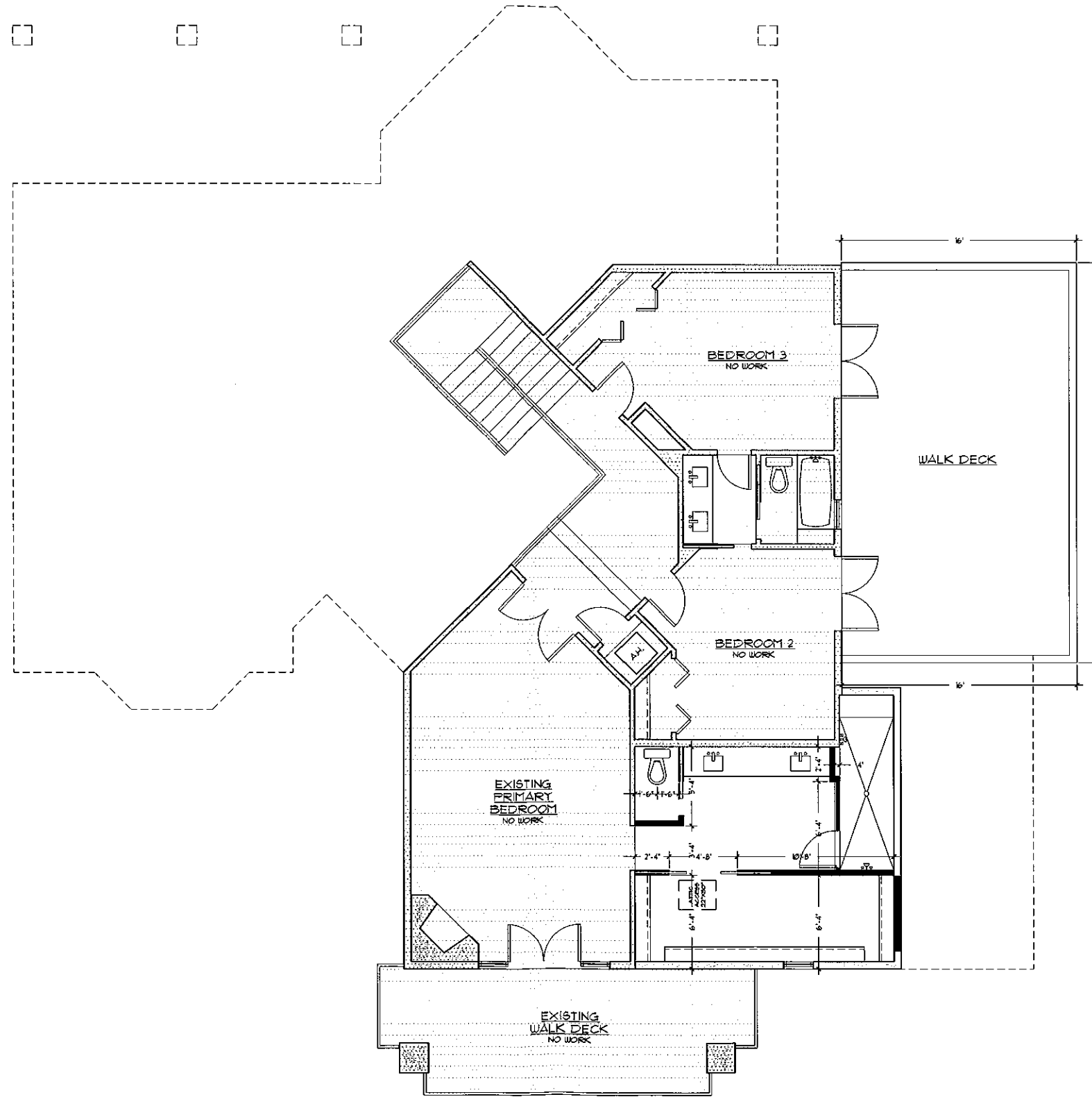
Project # - 21051

Plot Date - 3-14-22

SHEET NAME

FLOOR PLAN

A2.1



SECOND FLOOR - DIMENSIONED PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DESIGNER

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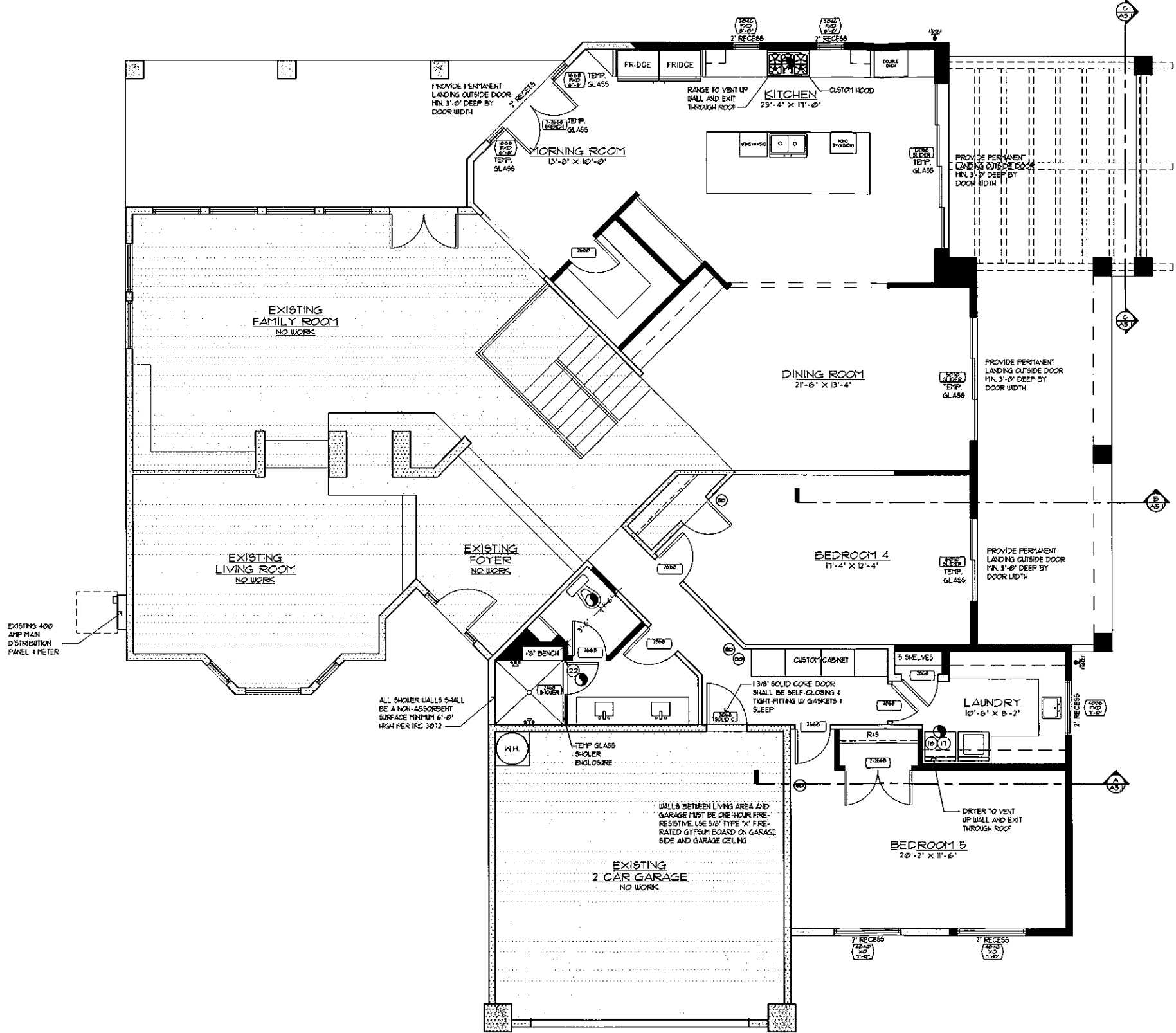
Project # - 21051

Plot Date - 3-14-22

SHEET NAME

FLOOR PLAN

A2.2



LEGEND

DOOR TAG
 2655 - DOOR SIZE
 RAISED P. - DOOR TYPE

WINDOW TAG
 5040 - WINDOW SIZE
 10 - WINDOW TYPE
 8'-0" - HEADER HEIGHT

ADDITIONAL NOTES:
 GLAZING MAXIMUM U-FACTOR 0.40, SOLAR HEAT GAIN COEFFICIENT (SHGC) MAXIMUM 0.25
 OPAQUE DOORS SEPARATING CONDITIONED AND UNCONDITIONED SPACE MAXIMUM U-FACTOR 0.40

SQUARE FOOTAGE

EXISTING FIRST FLOOR LIVABLE	7451
NEW FIRST FLOOR ADDITION	521
SECOND FLOOR LIVABLE	745
TOTAL LIVABLE	4773
EXISTING GARAGE/MECH STORAGE	412
EXISTING COVERED PATIO	282
NEW COVERED PATIO	361
TOTAL COVERED PATIO	753
EXISTING WALK DECK	206
NEW WALK DECK	432
TOTAL WALK DECK	638
TOTAL MAIN HOUSE	6,132
EXISTING GUEST HOUSE LIVABLE	1093
EXISTING GUEST HOUSE GARAGE	313
EXISTING GUEST HOUSE PATIO	70
EXISTING GUEST ENTRY	36
TOTAL GUEST HOUSE	1633
TOTAL	7764

- FLOOR PLAN NOTES / KEYED NOTES**
- GYPSUM BACKER BD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C118 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILINGS WITH FRAMING MEMBERS SPACED AT 12" CTS, AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR BARRIER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS, KITCHEN, LAUNDRY ROOM AND GARAGE, TYP.
 - UNLESS NOTED OR DIMENSIONED OTHERWISE ON THE PLANS OR ELEVATIONS, THE BOTTOM OF ALL DOOR AND WINDOW HEADERS TO BE 3/4" ABOVE FLOOR SLAB.
 - PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOILET BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC.
 - SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6" ABOVE FLOOR PER IRC R307.2
 - SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R307.1
 - ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5
 - A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL THE CERTIFICATE SHALL LIST THE FIRE-RESISTANT VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N101.6
 - ACCESS DOORS FROM CONDITIONED SPACES TO UN-CONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N102.24
 - DOELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 3 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG (50 PASCALS) PER IRC N101.42
 - WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DOELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N103.1
 - AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST
 - A MINIMUM OF 90% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N104.4
 - THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 44" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R310
 - APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE A PILOT FLAME, BURNER BURNER IGNITER OR ELECTRICAL COMPONENT CAPABLE OF PRODUCING A SPARK, IRC SECTION F309.3
 - WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAGE OR OTHER APPROVED PAN FOR SUCH USE LISTED PANS SHALL COMPLY WITH CSA C22.1. THE PAN SHALL NOT BE LESS THAN 1/2 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 1/2 INCH DIAMETER, THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE, IRC SECTION F309.5
 - PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION, IRC SECTION F309.4.1 G24393
 - THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, IRC M307.3, M307.4.4.1 G24393.5
 - PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE/GASLOG SET FIREPLACE DAMPER OPENING SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CARPETS OR FACTORY BUILT FIREPLACES EXCEPT WHERE LISTED AND LABELED FOR SUCH USE
 - 12" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-2316
 - 54" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-2316
 - SOLAR ENERGY SYSTEMS MUST BE PROVIDED WITH ACCESS AREAS AND PATHWAYS, SEE ROOF PLAN FOR THERMAL ENVELOPE AND SECTIONS.
 - EXHAUST FANS IN BATHROOMS WITH A SHOWER TUB SHALL BE PROVIDED WITH A DELAY TIMER OR EXHAUST HUMIDITY/CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

REVISIONS

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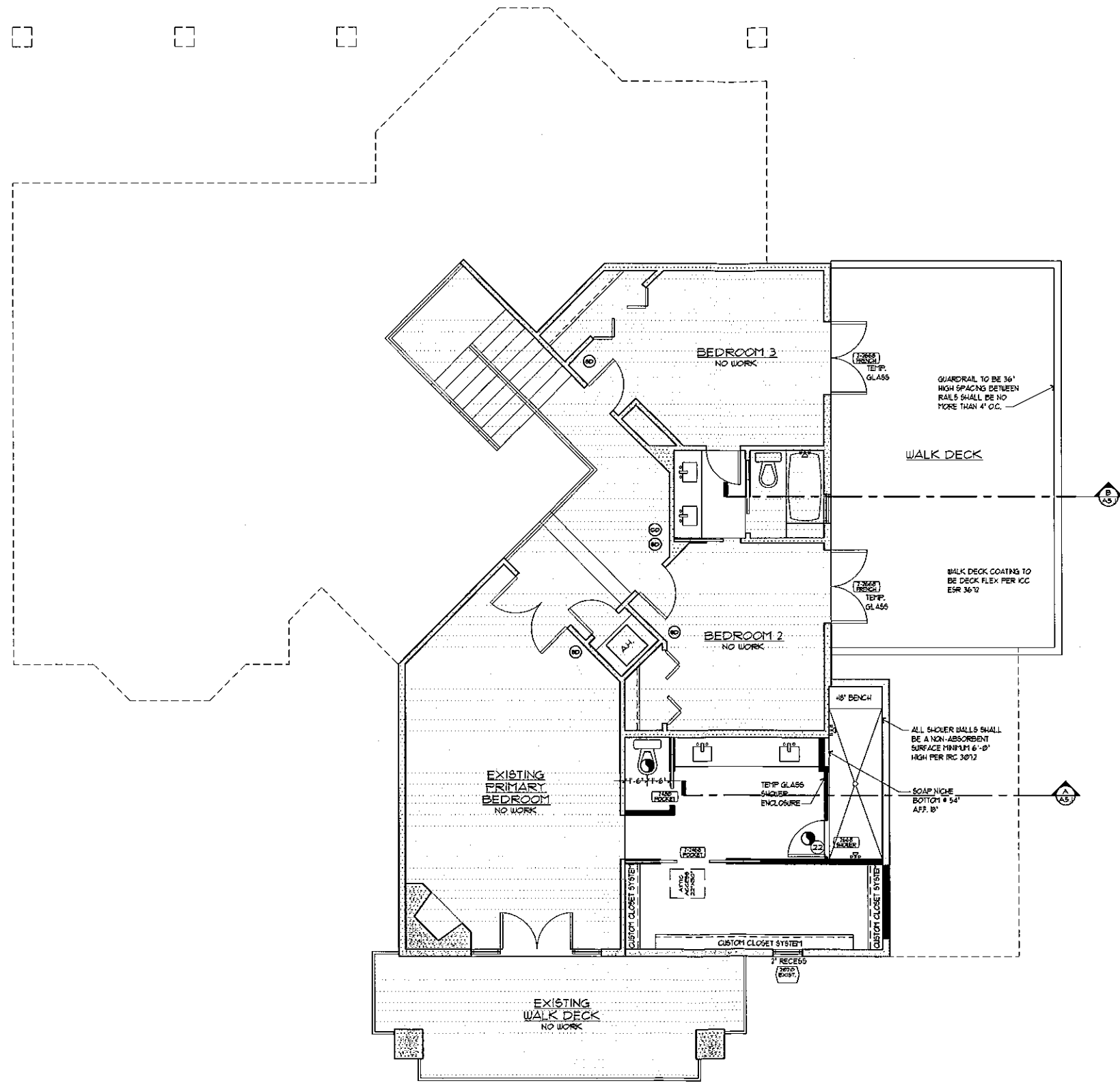
BUILDER

OWNER
 Iarocci Addition
 Cow Track Estates 2 Lot 108
 8217 East Spanish Boot Road
 APN: 216-25-112
 Carefree, Arizona 85262

Project # - 21051
 Plot Date - 3-14-22

SHEET NAME
FLOOR PLAN
A2.3

FIRST FLOOR NOTED FLOOR PLAN
 SCALE: 1/4" = 1'-0"



LEGEND

DOOR TAG
 2668 — DOOR SIZE
 RAISED P — DOOR TYPE

WINDOW TAG
 3070 — WINDOW SIZE
 30 — WINDOW TYPE
 8'-0" — HEADER HEIGHT

ADDITIONAL NOTES:
 GLAZING MAXIMUM U-FACTOR 0.46 SOLAR HEAT GAIN COEFFICIENT (SHGC) MAXIMUM 0.25
 OPAQUE DOORS SEPARATING CONDITIONED AND UNCONDITIONED SPACE MAXIMUM U FACTOR 0.40

- FLOOR PLAN NOTES / KEYED NOTES**
1. GYPSUM BACKER BD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBENT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C110 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILINGS WITH FRAMING MEMBERS SPACED AT 12" CTS, AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" CTS THE GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR BARRIER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS, KITCHEN, LAUNDRY ROOM AND GARAGE, TYP
 2. UNLESS NOTED OR DIMENSIONED OTHERWISE ON THE PLANS OR ELEVATIONS, THE BOTTOM OF ALL DOOR AND WINDOW HEADERS TO BE 36 3/4" ABOVE FLOOR SLAB
 3. PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOILET BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC
 4. SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6" ABOVE FLOOR PER IRC R307.2
 5. SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 36" EACH WAY PER IRC R 307.1
 6. ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC K308.4.5
 7. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N101.16
 8. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N101.24
 9. DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 3 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.7 INCHES WG (150 PASCALS) PER IRC N101.40
 10. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DUELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 10 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 18 DEGREES PER IRC N103.1
 11. AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST
 12. A MINIMUM OF 30% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N104.4
 13. THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 44" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R304
 14. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, IN THE CONTEXT OF THIS SECTION A SOURCE OF IGNITION COULD BE A PILOT FLAME, BURNER, BURNER IGNITER OR ELECTRICAL COMPONENT CAPABLE OF PRODUCING A SPARK, IRC SECTION P1007.3
 15. WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAGE OR OTHER APPROVED PAN FOR SUCH USE LISTED PANS SHALL COMPLY WITH CSA LC5 THE PAN SHALL NOT BE LESS THAN 15 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 1.5 INCH DIAMETER, THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE, IRC SECTION P2805
 16. PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER OR AS REQUIRED BY THE CLOTHES DRYERS LISTING AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION, IRC SECTION M502.4.1 G2439.5
 17. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS, IRC M502.3, M502.4.4.1 G2439.5.5
 18. PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE/ GASLOG SET, FIREPLACE DAMPER OPENING SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS, DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS OR FACTORY BUILT FIREPLACES EXCEPT WHERE LISTED AND LABELED FOR SUCH USE
 19. 12" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-2316
 20. 54" ISOKERN FIREPLACE, EARTHCORE INDUSTRIES ICC ESR-2316
 21. SOLAR ENERGY SYSTEMS MUST BE PROVIDED WITH ACCESS AREAS AND PATHWAYS, SEE ROOF PLAN FOR THERMAL ENVELOPE AND SECTIONS.
 22. EXHAUST FANS IN BATHROOMS WITH A SHOWER TUB SHALL BE PROVIDED WITH A DELAY TRIER OR EXHAUST HUMIDITY/CONDENSATION CONTROL SENSOR, EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

SECOND FLOOR NOTED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS

DESIGNER

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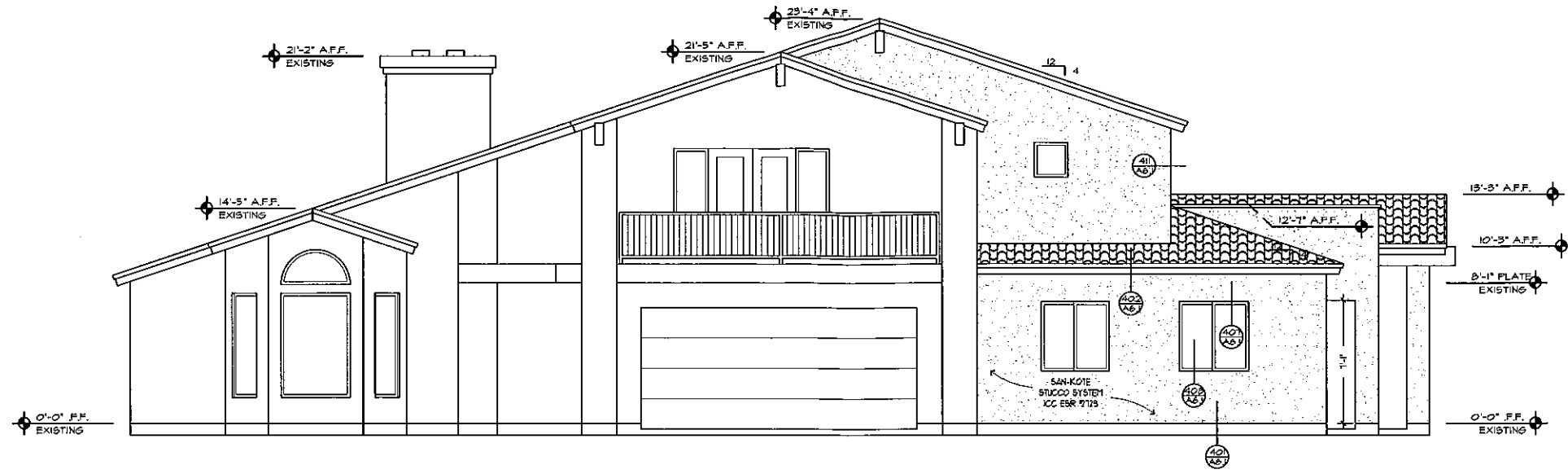
Project # - 21051

Plot Date - 3-14-22

SHEET NAME

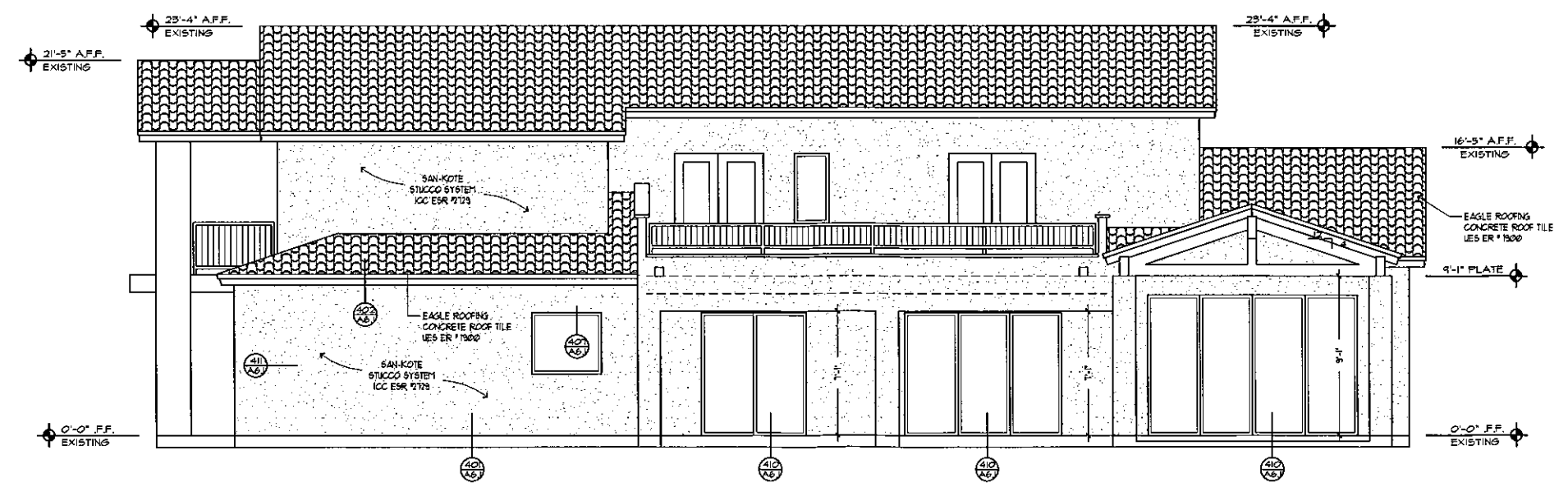
FLOOR PLAN

A2.4



NORTH ELEVATION

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



WEST ELEVATION

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

REVISIONS

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BUILDER

OWNER

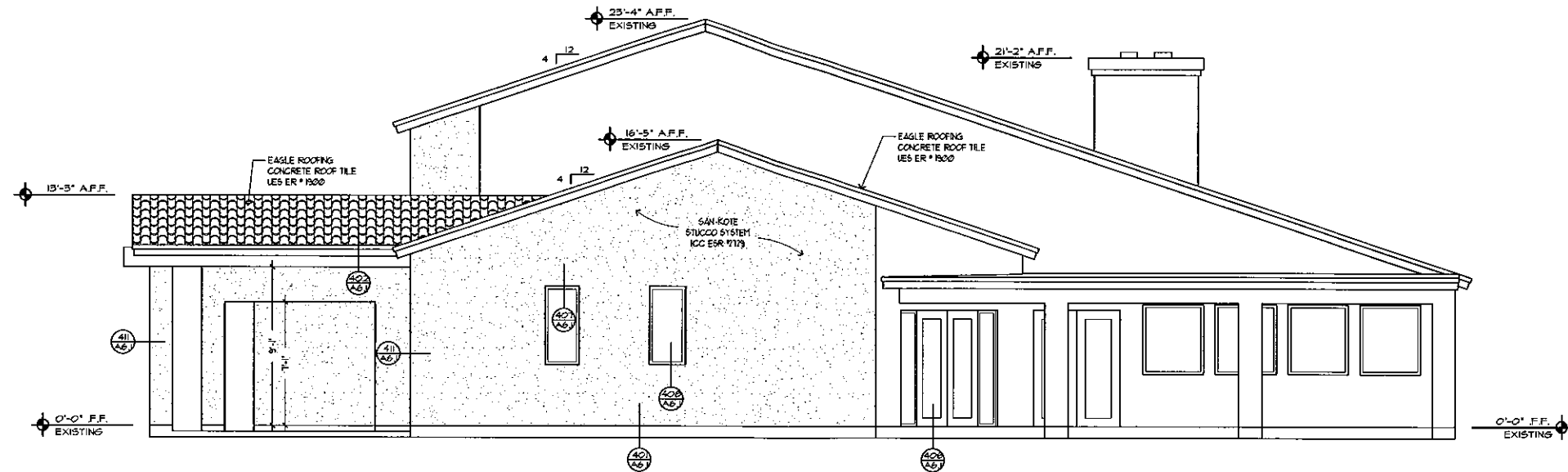
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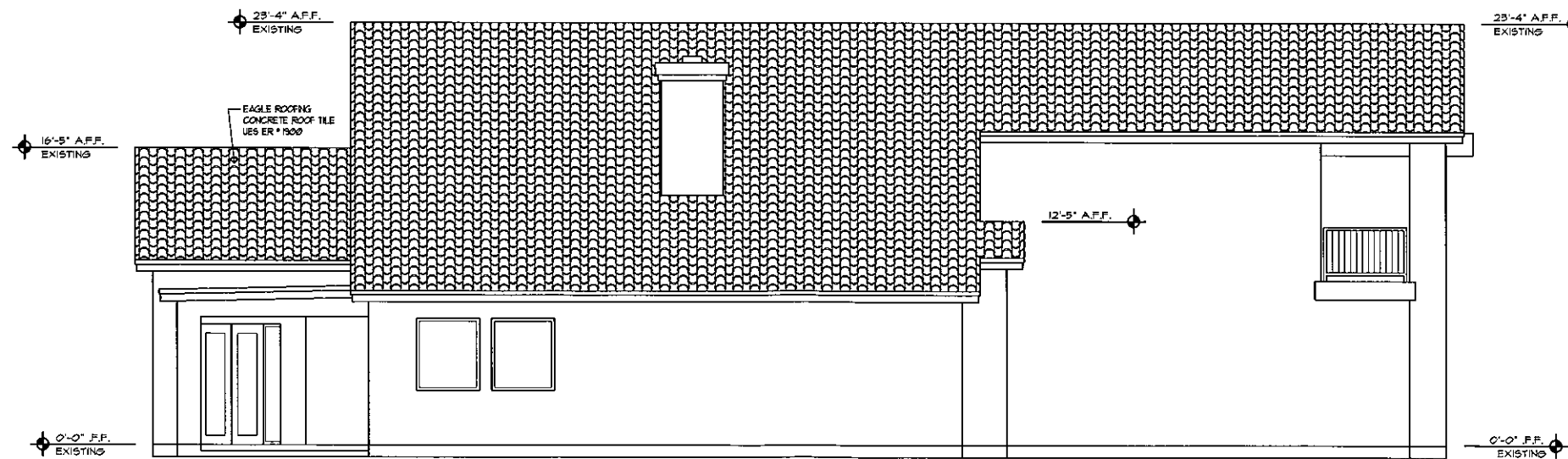
Plot Date - 3-14-22

SHEET NAME
 ELEVATIONS

A4.1



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



EXISTING EAST ELEVATION FOR REFERENCE ONLY
SCALE: 1/4" = 1'-0"

REVISIONS

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SHEET NAME

ELEVATIONS

A4.2