

EXISTING TAYLOR RESIDENCE

3438 N WILSON

TUCSON, AZ.

WORKSHOP BUILT WITHOUT PERMIT

DOCUMENTATION FOR PERMIT FOR

WORKSHOP

GENERAL NOTES

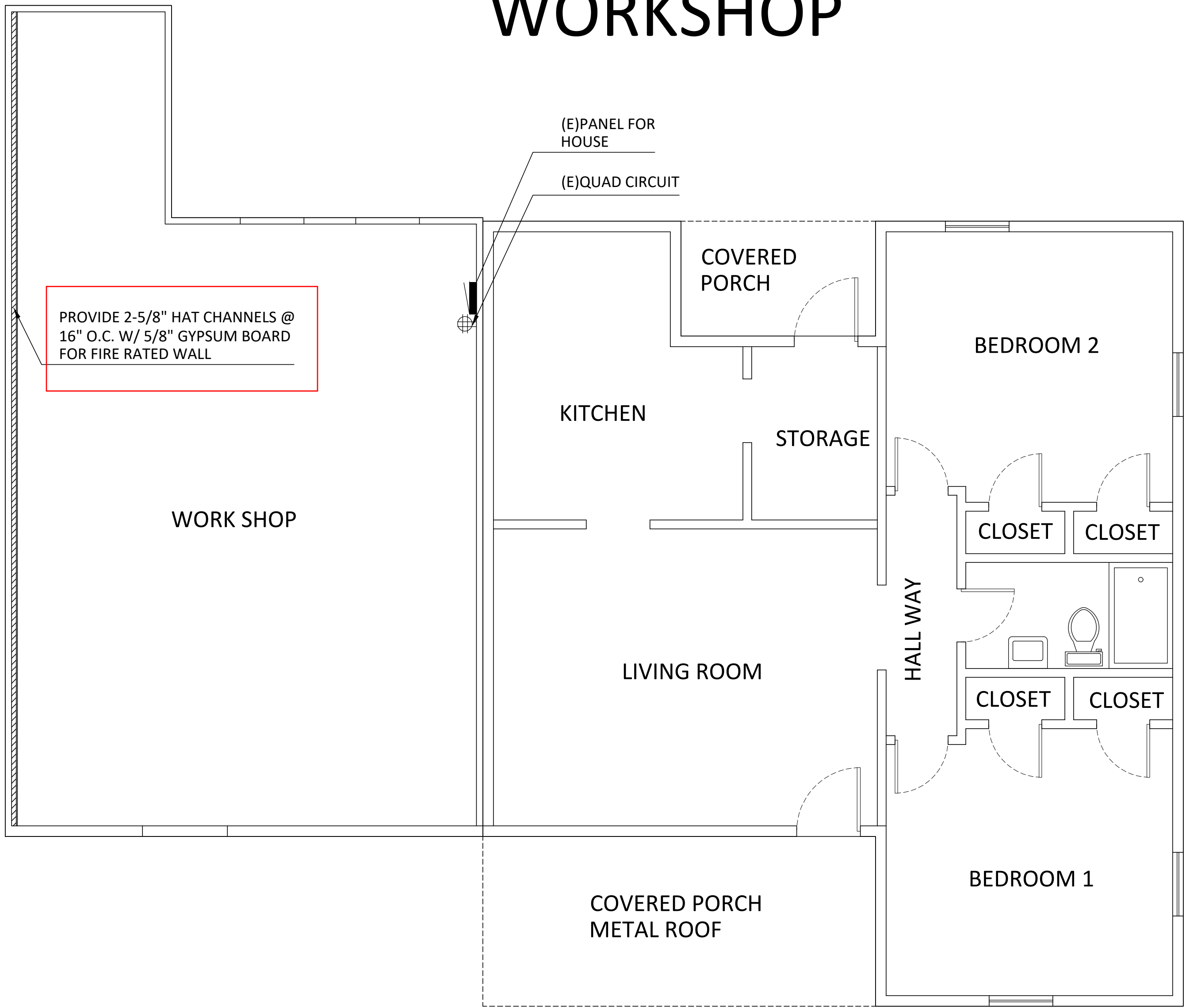
1. ALL CONSTRUCTION SHALL CONFORM TO 2018 IRC
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAKE THEMSELVES FULLY FAMILIAR WITH THE PLANS. IMMEDIATELY REPORT ALL DISCREPANCIES TO ARCHITECT.
3. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSION. CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATIONS OR INTERPRETATIONS OF DRAWINGS.
4. SEPARATE CONTRACTORS SHALL PROVIDE DESIGN AND INSTALLATION OF VIDEO CAMERA SYSTEMS, SECURITY SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS, TELEPHONE AND COMPUTER SYSTEMS AND SHALL COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS.
5. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.
6. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTOR SHALL BE NEW AND FREE FROM DEFECTS.
7. MATERIALS, EQUIPMENT, ETC., NOT INDICATED IN DRAWINGS, OR NOT SPECIFIED HEREIN BUT REQUIRED FOR A SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO OWNER.

DRAWING INDEX

- | | | |
|----|--|----|
| 1. | COVER SHEET/FLOOR PLAN | A1 |
| 2. | SITE PLAN | S1 |
| 3. | SITE NOTES/ SIGNATURES | S2 |
| 4. | ELEVATIONS - PICTURES EXISTING CONDITION | A2 |
| 5. | ELEVATIONS OF METAL SHED BUILDING | A3 |
| 6. | STRUCTURAL PLANS | A4 |

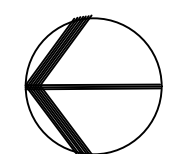
NOTES

1. EXISTING RESIDENCE - WORKSHOP BUILT WITHOUT PERMIT. THIS SET OF DRAWING FOR PERMITS FOR WORKSHOP.
2. NO NEW ELECTRICAL, NO NEW MECHANICAL OR PLUMBING IN WORKSHOP
3. STRUCTURAL ENGINEER PROVIDED STRUCTURAL CALCULATIONS AND STRUCTURAL DRAWINGS FOR WORKSHOP.
4. WORKSHOP HAS SEPARATE EXITS AND STRUCTURALLY INDEPENDENT TO RESIDENCE.
5. WORKSHOP DOES NOT IMPACT BEDROOM ACCESS.
6. METAL SHED IN THE EAST HAS NO ELECTRICAL OR PLUMBING.



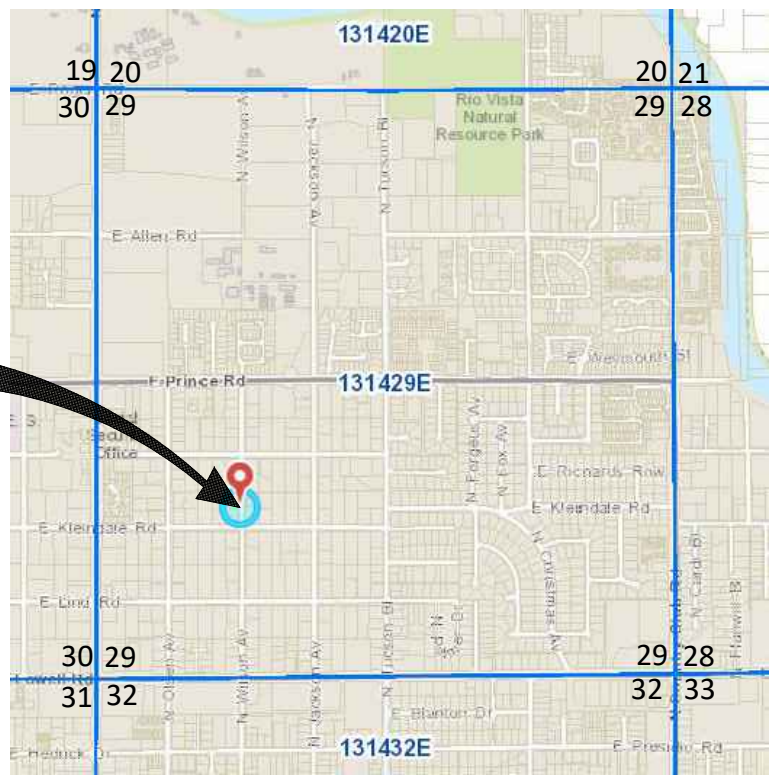
FLOOR PLAN

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



NORTH

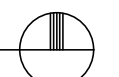
PROJECT
LOCATION



RICHLAND HEIGHTS S80' LOT 5 VLK 15
T13S, R14E, SEC.29
G.&S.R.M., CITY OF TUCSON,
PIMA COUNTY, ARIZONA

LOCATION MAP

3" = 1 MILE



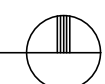
NORTH

PROJECT
LOCATION

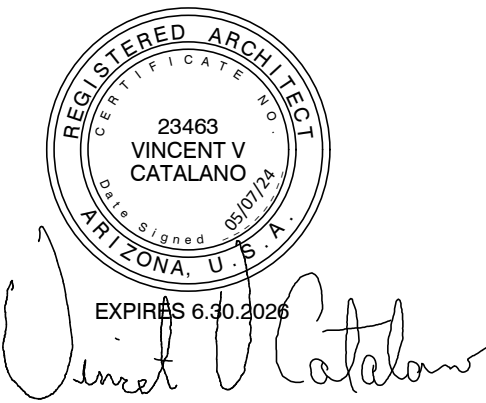


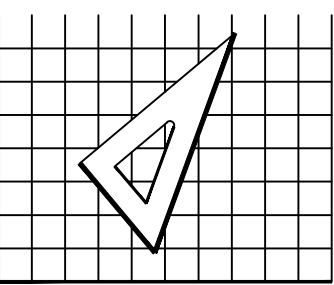
SITE PLAN

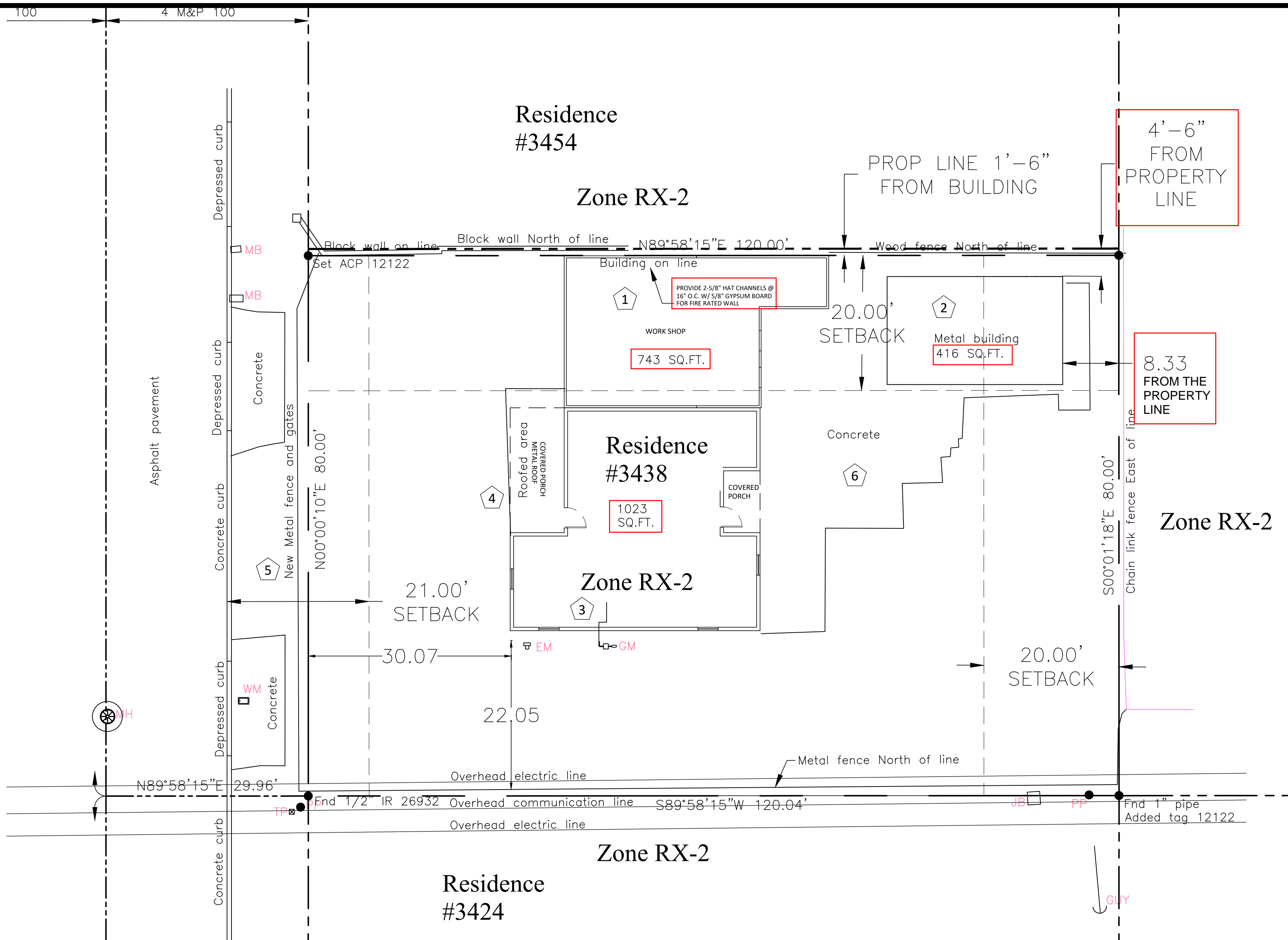
NTS



NORTH



		VVC DESIGN ARCHITECT 1920 W. CASSIM LN TUCSON AZ. (520)400-4226
3438 N WILSON AVE		A1
DRAWN BY V.C.	DATE 05/07/24	SHEET
REVIEWED BY		1



SITE PLAN
SCALE: 1"=10'-0"

NORTH

PLOT PLAN:
LEGAL DESCRIPTION:
PARCEL# 113-05-1920
RICHLAND HEIGHTS S80' LOT 5 BLK 15

OWNER:
DAN TAYLOR
3427 N WILSON AVE.
TUCSON, AZ 85719-2457

PROJECT DESCRIPTION:

CODE ENFORCEMENT

ZONE: RX-2

SECTION 29, T13S, R14E

OVERLAY ZONE: N/A

LOT COVERAGE CALCULATIONS:

EXISTING HOUSE : = 2,004 SQ.FT.
EXISTING SHED = 408.7 SQ.F.T.

TOTAL UNDER ROOF = 2,412.7 SQ.FT.

DRIVEWAY / VEHICULAR USE AREA = 869 Q.F.T.

TOTAL LOT COVERAGE = 3,281.7 SQ.FT.

LOT AREA (SIZE) = 9,602.3 SQ.FT.

TOTAL LOT COVERAGE/ LOT AREA = .34 %
ALLOWABLE HEIGHT RX-2 = N/A

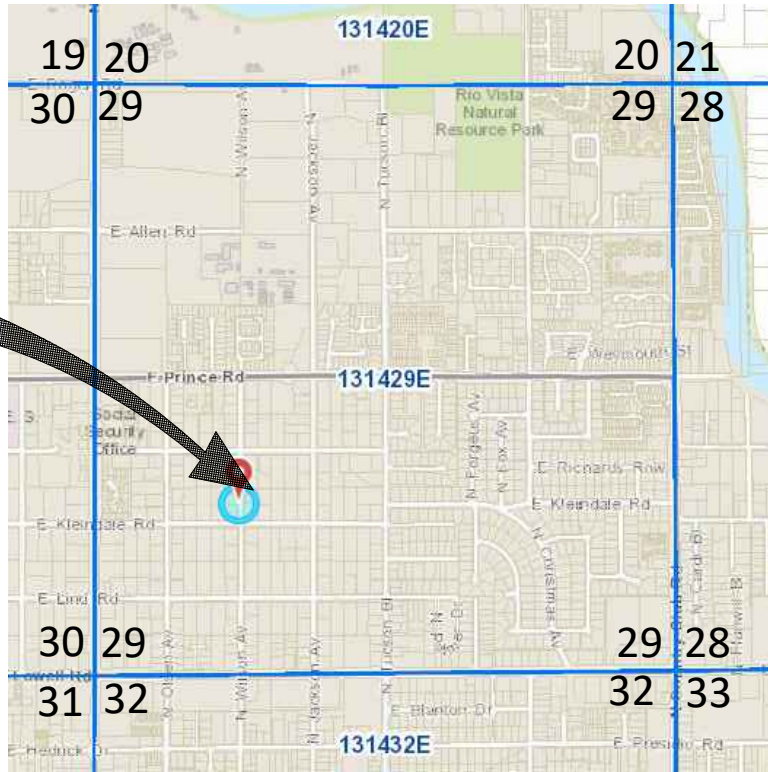
BUILDING ELEVATIONS:

EXTERIOR WALL HEIGHT NORTH SIDE = 10'-0"
EXTERIOR WALL HEIGHT SOUTH SIDE = 10'-0"
EXTERIOR WALL HEIGHT WEST SIDE = 10'-0"
EXTERIOR WALL HEIGHT EAST SIDE = 10'-0"
ALLOWABLE HEIGHT RX-2 = 30'

CITATION COMMENTS:

- 1 WORK SHOP - WITH DOCUMENTATION FOR PERMITTING
- 2 METAL SHED BUILDING 4'-6" FROM PROPERTY LINE - NO ELECTRICAL OR PLUMBING TO STRUCTURE
- 3 GAS LINE - REPLACED 5' OF GAS LINE
- 4 CORRUGATED METAL ROOF REPAIR
- 5 NEW 6' HIGH METAL FENCE FROM FINAL GRADE ON PROPERTY
- 6 EXISTING CONCRETE

PROJECT LOCATION



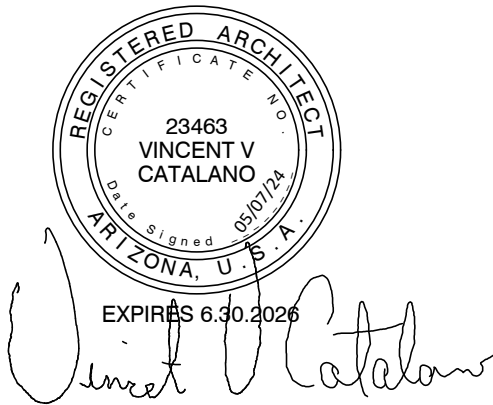
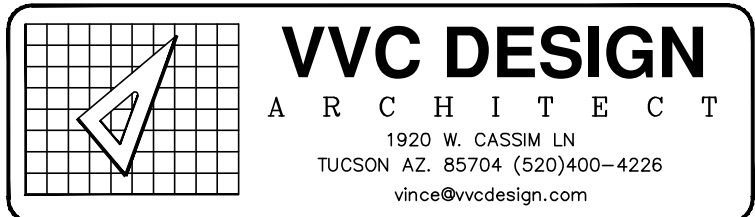
RICHLAND HEIGHTS S80' LOT 5 VLK 15
T13S, R14E, SEC.29
G.&S.R.M., CITY OF TUCSON,
PIMA COUNTY, ARIZONA

LOCATION MAP

3" = 1 MILE



PROJECT NARRATIVE:
MR. TAYLOR PURCHASED THE PROPERTY IN 2022 AND HAS NOT DONE CONSTRUCTION ON THE SITE. THE EXISTING BUILDING FOOTPRINT HAS BEEN IN PLACE FOR OVER 20 YEARS



NO.	DATE	REVISION	BY	SITE ADDRESS:
				3438 N WILSON AVE TUCSON, AZ 85719 PARCEL ID# 113-05-1920
				OWNER/DEVELOPER DAN TAYLOR 3438 N WILSON AVE TUCSON, AZ 85719-2457
				DATE: 05-07-2024
				S1

Courtesy Recording – No Title Liability

When Recorded Mail To:
Dan Taylor
3438 N Wilson Ave
Tucson AZ 85719

Exemption Code A.R.S. §11-1134, B-5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION of \$10.00 and 00/100 Dollars and other valuable considerations,
Nicholas C. Busch and Charlene J. Paul, Trustees of the Nicholas C. Busch and Charlene J. Paul Living Trust, dated June 9, 2000,
Hereby QUITCLAIM (S) to,
Dan Taylor, an unmarried man,
ALL RIGHT, TITLE OR INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE
IN the County of Pima, State of ARIZONA, whose legal address is

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Pursuant to ARS 33-404, the name and address of the Beneficiary of the Nicholas C. Busch and Charlene J. Paul Living Trust, is Nicholas C. Busch and Charlene J. Paul, whose address is:
3454 N Wilson Ave, Tucson AZ 85719.
Dated: June 30, 2023

SEE PAGE 2 FOR SIGNATURE AND NOTARY

Page 1 of 2 - 6/30/2023

AZ - Quitclaim Deed

Page 2 – Quit-Claim Deed

Nicholas C. Busch and Charlene J. Paul Living Trust
dated June 9, 2000
By: Nicholas C. Busch
Nicholas C. Busch, Trustee
By: Charlene J. Paul
Charlene J. Paul, Trustee

State of Arizona
County of Pima
On this 6th day of July, 2023, before me personally appeared
Nicholas C. Busch and Charlene J. Paul, Trustees of the Nicholas C. Busch and Charlene J. Paul Living Trust, dated June 9, 2000,
whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above-stated document.

[Signature]
Notary Public

12122
BRUCE FRANCIS
SMALL
REGISTERED LAND SURVEYOR
PIMA COUNTY, ARIZONA
12/23-2024

Page 2 of 2 - 6/30/2023

AZ - Quitclaim Deed

EXHIBIT "A"

Bruce Small Surveys, Inc.

3040 N. Conestoga Ave.
Tucson, AZ 85749-9332
email: bruce.small@cox.net
voice: (520) 444-7186

June 29, 2023

The North 1.50 feet of the South 81.50 feet of Lot 5, Block 15, RICHLAND HEIGHTS, as recorded in Book 4 of Maps and Plats at Page 100, Pima County Recorder's Office, Pima County, Arizona.

Prepared by:
Bruce Small

12122
BRUCE FRANCIS
SMALL
REGISTERED LAND SURVEYOR
PIMA COUNTY, ARIZONA
12/23-2024

EXHIBIT "A" (continued)

Wilson Avenue

The North 1.50 feet of the South 81.50 feet of Lot 5, Block 15

Lot 5, Block 15, 4 M&P 100
Lot 6, Block 15, 4 M&P 100

Lot 4, Block 15, 4 M&P 100
Lot 7, Block 15, 4 M&P 100

12122
BRUCE FRANCIS
SMALL
REGISTERED LAND SURVEYOR
PIMA COUNTY, ARIZONA
12/23-2024

BRUCE SMALL SURVEYS, INC.
3040 N. CONESTOGA AVE.
TUCSON, AZ 85749-9332
VOICE: (520) 444-7186
E-MAIL: BRUCE.SMALL@COX.NET

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS PAUL AND I AM THE OWNER OF
THE PROPERTY AT
3454 N. WILSON
I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: [Signature] DATE: 12-2-22

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS Donnie Staley AND I AM THE OWNER OF
THE PROPERTY AT
3461 N. WILSON
I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: [Signature] DATE: 12-4-22

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS DEBORAH DOBSON AND I AM THE OWNER OF
THE PROPERTY AT
2804 E. GREENLEE RD
I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: [Signature] DATE: 12/6/2022

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS REGINA CASE AND I AM THE OWNER OF
THE PROPERTY AT
2802 E. GREENLEE RD
I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: [Signature] DATE: 12-8-22

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS JOE ROGERSON AND I AM THE OWNER OF
THE PROPERTY AT
3484 N. WILSON AVE
I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: [Signature] DATE: 12/8/22

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS _____ AND I AM THE OWNER OF
THE PROPERTY AT

I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: _____ DATE: _____

ADJACENT OWNER SETBACK WAIVER:
MY NAME IS _____ AND I AM THE OWNER OF
THE PROPERTY AT

I HAVE REVIEWED THIS SITE PLAN AND HAVE NO OBJECTION TO
THE PROPOSED STRUCTURES LOCATION WITHIN THE SETBACK,
AS SHOWN ON THIS SITE PLAN.

SIGNATURE: _____ DATE: _____

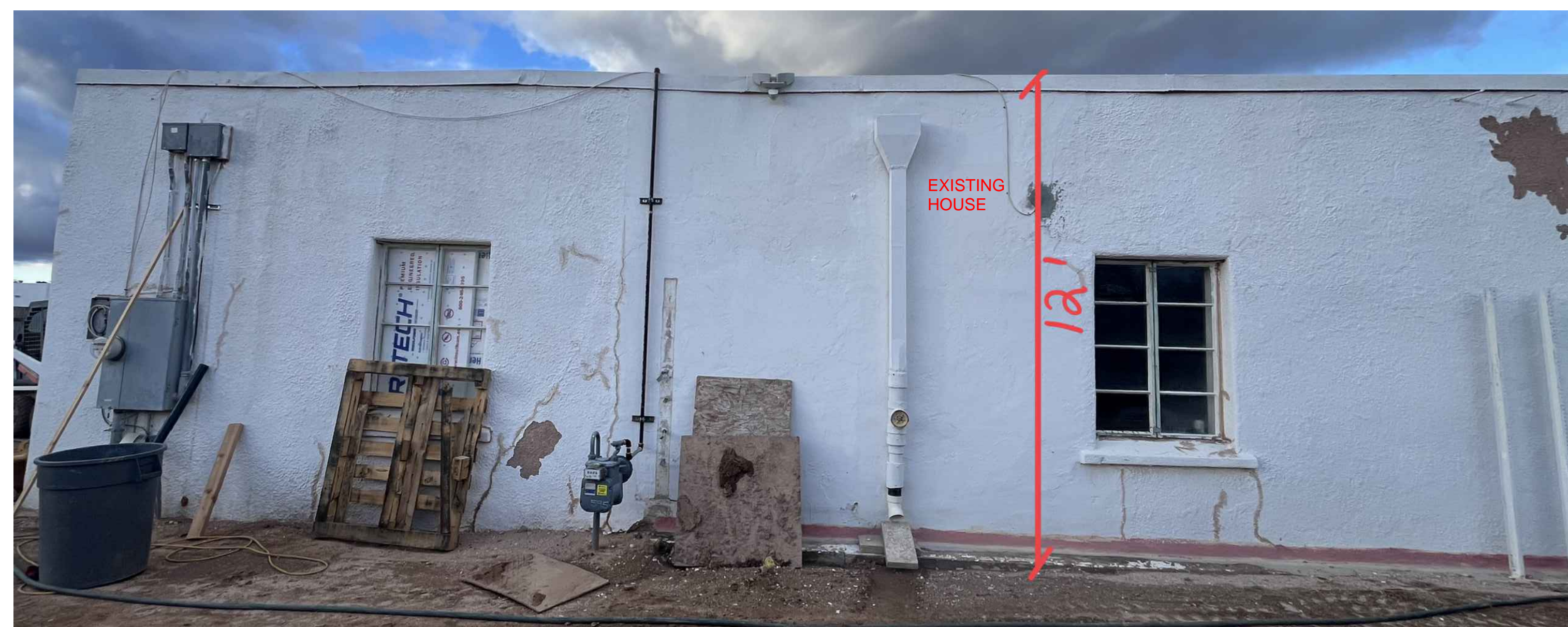
NO.	DATE	REVISION	BY	SITE ADDRESS:
				3438 N WILSON AVE TUCSON, AZ 85719 PARCEL ID# 113-05-1920
				OWNER/DEVELOPER DAN TAYLOR 3438 N WILSON AVE TUCSON, AZ 85719-2457
				DATE: 05-07-2024
				S2



WEST FACING

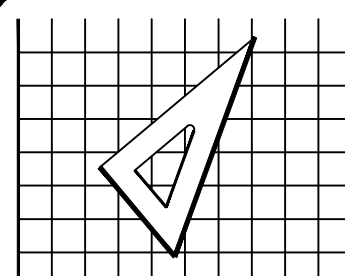


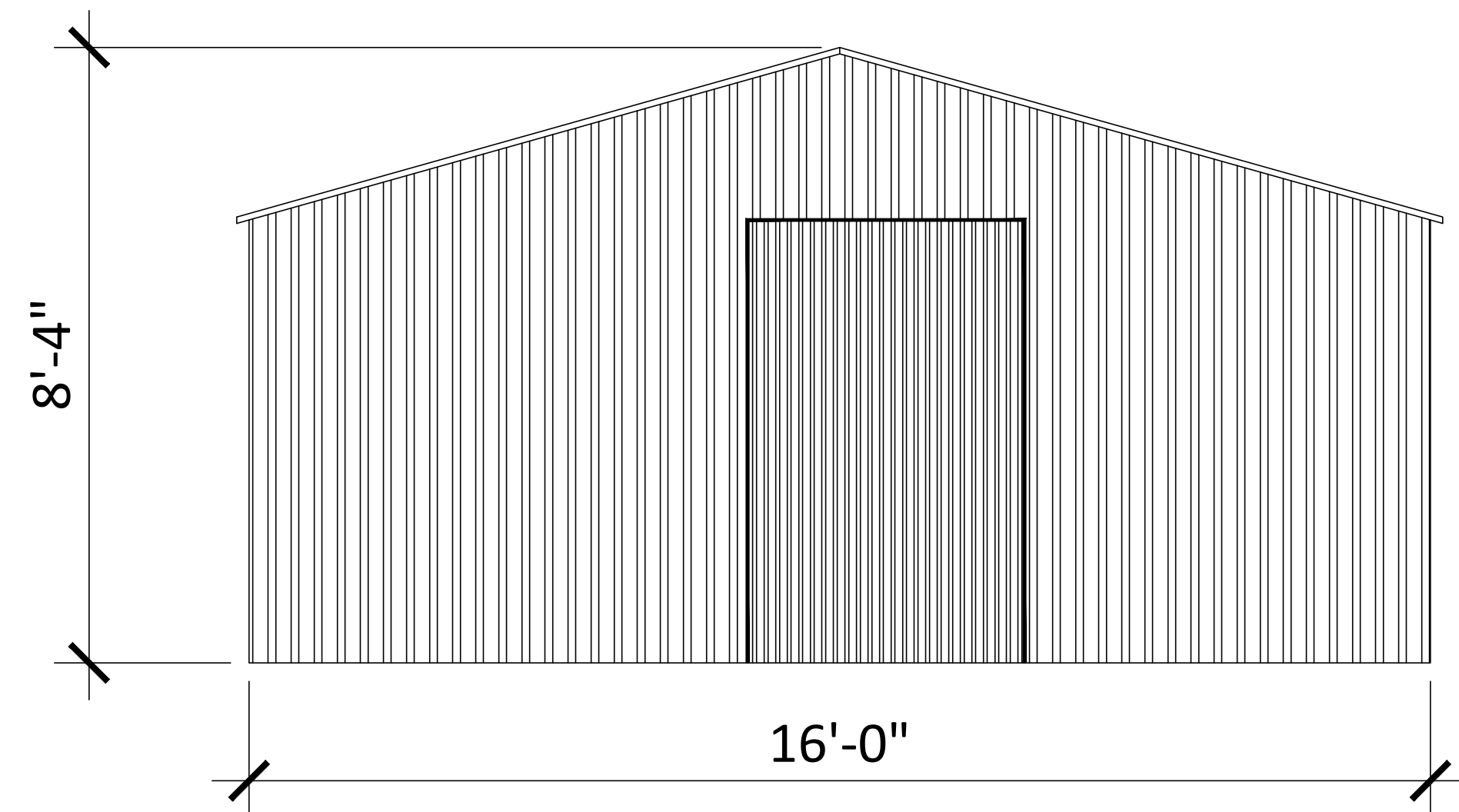
EAST FACING



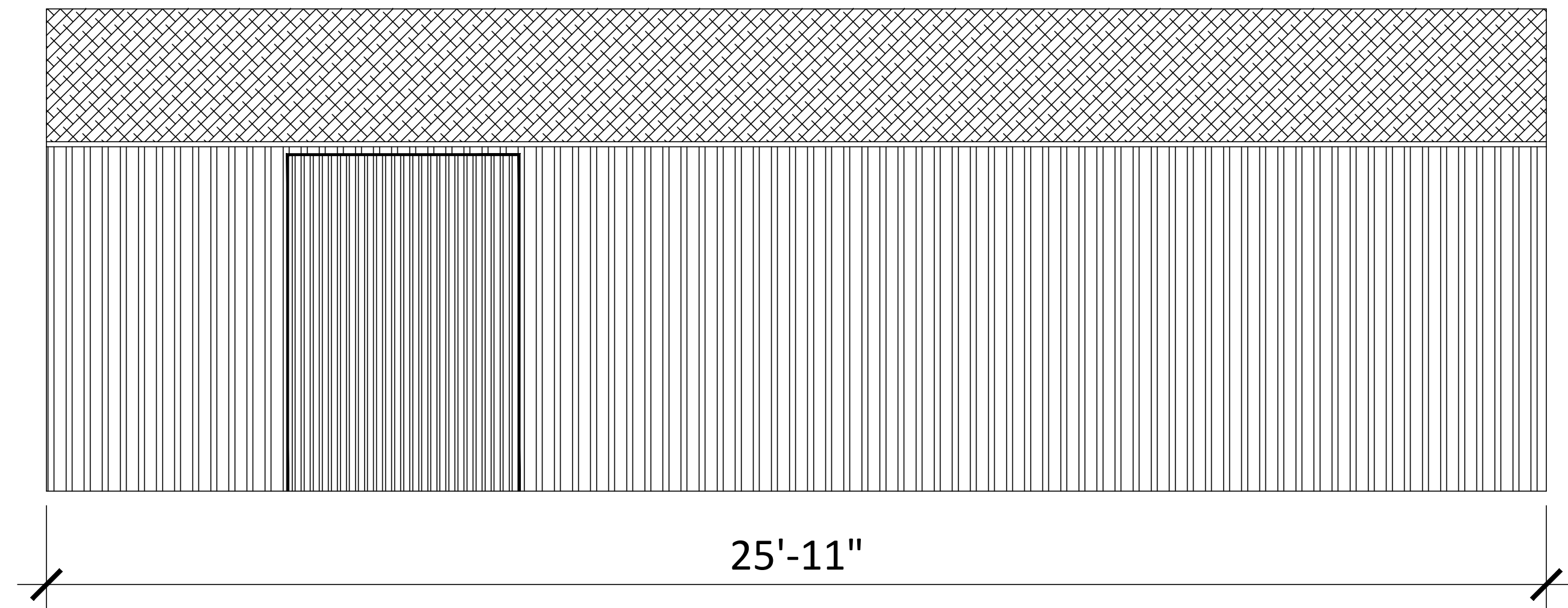
SOUTH FACING



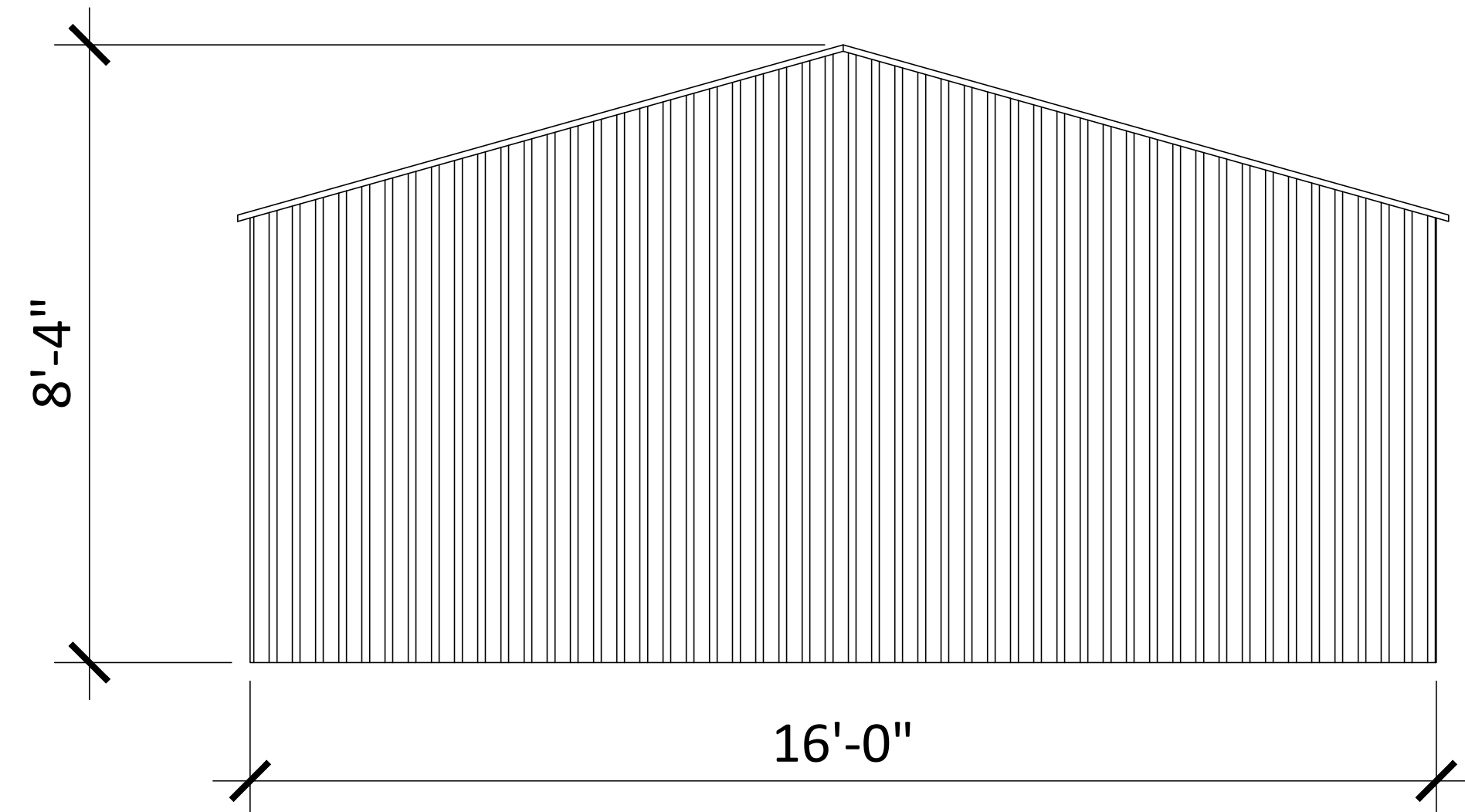
 VVC DESIGN ARCHITECT 1920 W. CASSIM LN TUCSON AZ. (520)400-4226		A2 SHEET 3
3438 N WILSON AVE DRAWN BY V.C. DATE 05/07/24 REVIEWED BY		



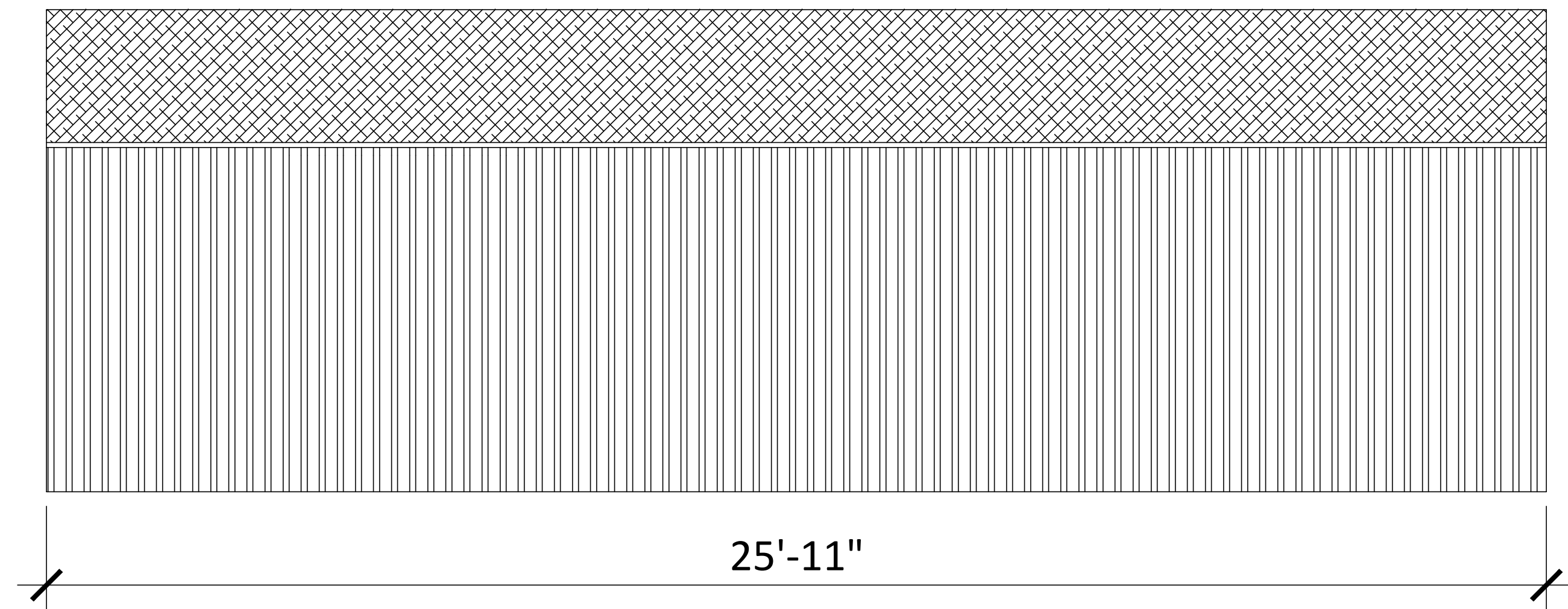
A WEST FACING
SCALE: 1/2" = 1'-0"



B SOUTH FACING
SCALE: 1/2" = 1'-0"



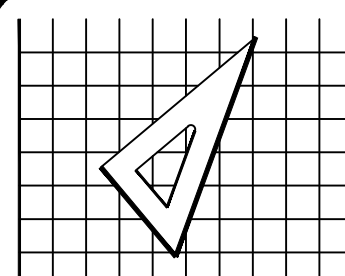
C EAST FACING
SCALE: 1/2" = 1'-0"



D NORTH FACING
SCALE: 1/2" = 1'-0"

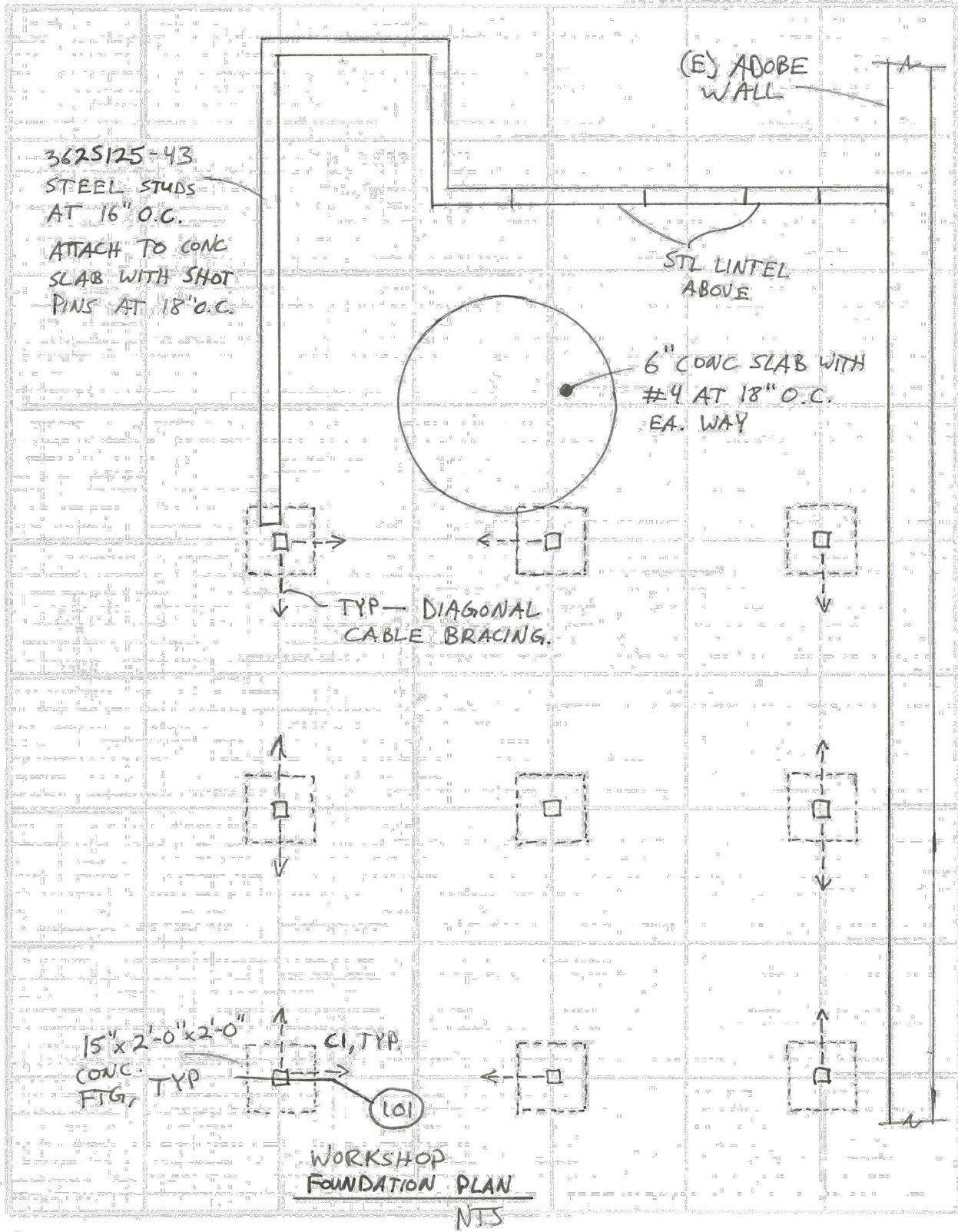
METAL SHED ELEVATIONS



 VVC DESIGN ARCHITECT 1920 W. CASSIM LN TUCSON AZ. (520)400-4226	
3438 N WILSON AVE	
DRAWN BY V.C.	DATE 05/07/24
REVIEWED BY	SHEET 3

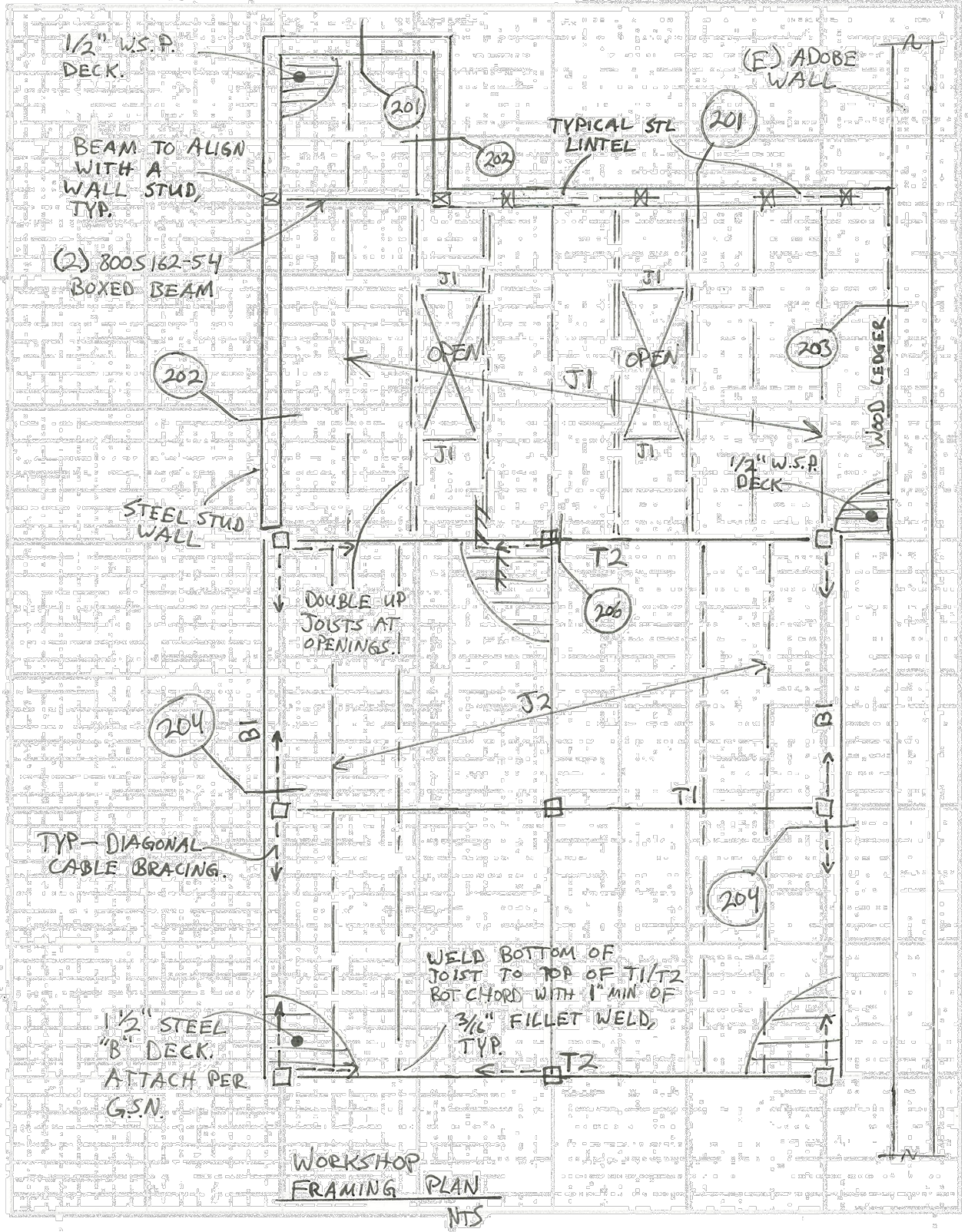
GARAGE
STRUCTURE
FOUNDATION
PLAN

Job Name: DAN TAYLOR
Job No.:
By: D. HANSON
Rev:
Sheet:
Date: 1/7/24

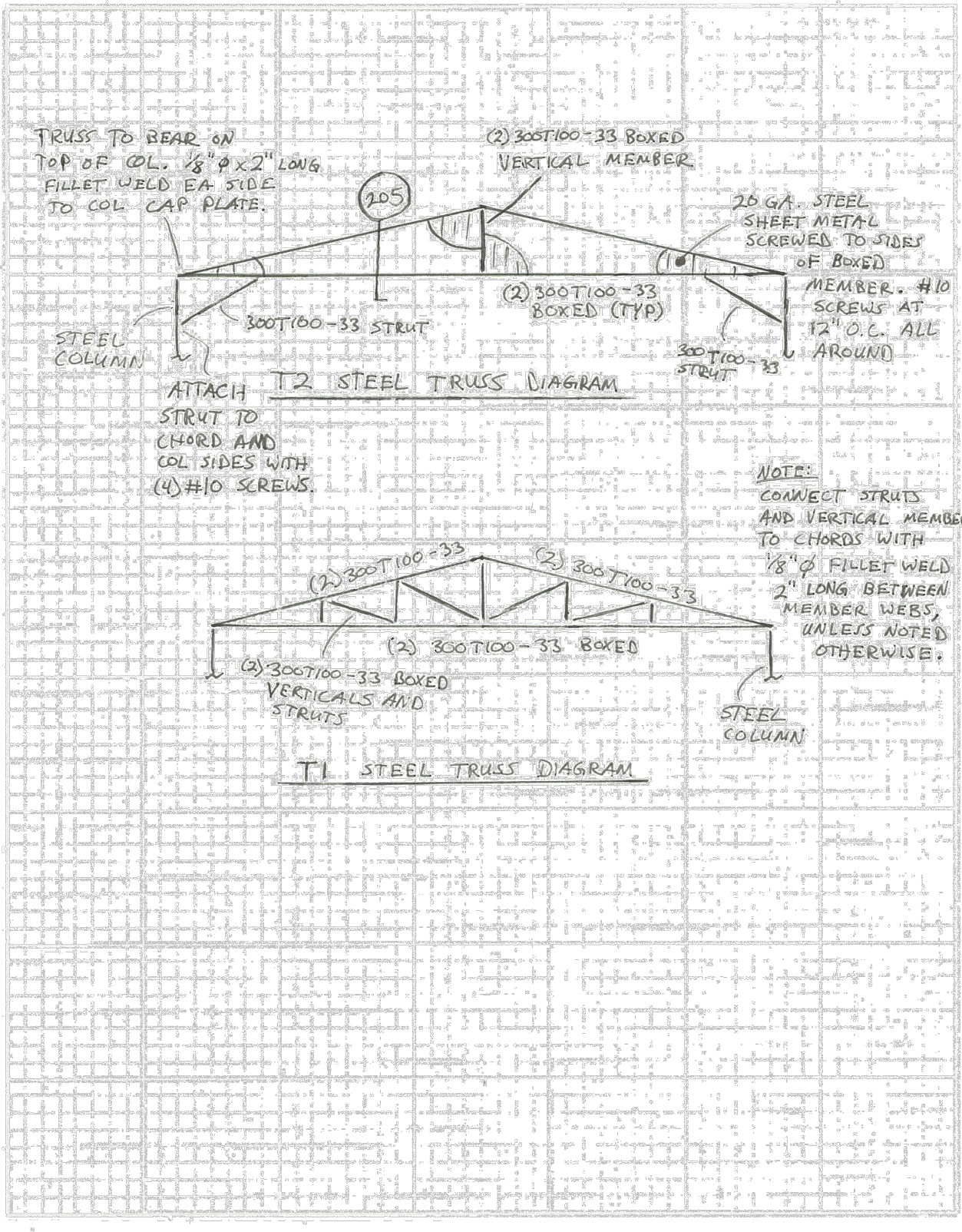


GARAGE
STRUCTURE
FRAMING
PLAN

Job Name: DAN TAYLOR
Job No.:
By: D. HANSON
Rev:
Sheet:
Date: 1/7/24



Job Name: DAN TAYLOR
Job No.:
By: D. HANSON
Rev:
Sheet:
Date: 1/7/24



SCHEDULES

Job Name: DAN TAYLOR
Job No.:
By: D. HANSON
Rev:
Sheet:
Date: 1/7/24

JOISTS	
J1:	STEEL 800S162-54 AT 32\"O.C.
NOTE: WHERE J1 JOISTS FRAME INTO J2 JOISTS, CONNECT WEB-TO-WEB WITH STANDARD L50 CONNECTORS.	
J2:	STEEL 1100I STRUTS AT 24\"O.C.
J3:	STEEL 150P125-43 AT 24\"O.C.