

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT

AGENDA

February 18, 2021

6:00 P.M.

Roll Call.

Approval of Minutes: January 21, 2021.

- (1) **BZA-0121-03** Ross Neely is requesting a **Front and Side Setback Variance** for the property located at **2016 Southwood Road**. The purpose of this request is to reduce the front setback to 30' in lieu of the required 50' & to reduce the side setback to 5' in lieu of the required 15', to build an addition. The property is owned by Ross Neely and is zoned Vestavia Hills R-3.

- (2) **BZA-0221-05** Geoff & Katherine Johnson are requesting a **Rear and Side Setback Variance** for the property located at **2105 Ridgeview Drive**. The purpose of this request is to reduce the rear setback to 5' in lieu of the required 15' & to reduce the side setback to 5' in lieu of the required 15', to build a storage shed. The property is owned by the Geoff & Katherine Johnson and is zoned Vestavia Hills R-2.

Time of Adjournment.

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

January 21, 2021

The Board of Zoning Adjustment of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

MEMBERS PRESENT:

Rick Rice, Chairman
Robert Gower
Stephen Greer, Alt
Donald Holley
Loring Jones, III
Thomas Parchman, Alt
Tony Renta

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT: Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of December 17, 2020 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of October 15, 2020 was made by Mr. Jones and 2nd was by Mr. Gower. Motion as carried on a voice vote as follows:

Mr. Gower - yes Mr. Jones – yes
Mr. Greer – yes Mr. Parchman – yes
Mr. Holley – yes Renta – yes
Chairman Rice – yes
Motion carried

VARIANCE FOR LOCATION OF FENCE IN FRONT SETBACK

BZA-0121-01 Franklin Moore is requesting a **Variance for the Location of a Fence in the Front Setback** for the property located at **3600 Birchwood Lane**. The purpose of this request is to build a 6;

wooden fence in the front setback. The property is owned by Franklin Moore and is zoned Vestavia Hills R-2.

Mr. Wakefield described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

Franklin Moore was present for this case and stated that the fence was replacing an existing fence. He also stated his hardship was a corner lot.

Chairman Rice opened the floor for a public hearing. There being no one present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to approve a variance for the location of a fence in the front setback for the property located at 3600 Birchwood Lane, was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Gower - yes	Mr. Jones – yes
Mr. Greer – yes	Mr. Parchman – yes
Mr. Holley – yes	Renta – yes
Chairman Rice – yes	
Motion carried	

PARKING REQUIREMENT VARIANCE

BZA-0121-02 Melba E. Jones is requesting a **Variance from the Parking Regulations in Article 8 of the Vestavia Hills Zoning Code** for the property located at **3190 Cahaba Heights Rad.** The purpose of this request is to reduce the required number of parking spaces to 22 in lieu of the required 27 spaces. The property is owned by the Melba E. Jones and is zoned Vestavia Hills B-3.

Mr. Wakefield described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

Sean Rainey was present for this case and gave a detailed background of the types of additions on the lot. He made the case that the new additions were going to be used to serve staff and wouldn't result in a rise in new customers traffic. He also contended that the corner lot causes a hardship, as it dictates where the additions can go on the lot. The result was that the additions ate into the parking space for the business.

Chairman Rice opened the floor for a public hearing. There being no one present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to approve a variance from the parking requirement in Article 8 of the Vestavia Hills Zoning Code for the property located at 3190 Cahaba Heights Road,

was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Gower - yes	Mr. Jones – yes
Mr. Greer – yes	Mr. Parchman – yes
Mr. Holley – yes	Renta – yes
Chairman Rice – yes	
Motion carried	

At 6:25 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:25 PM.

Jack Wakefield,
Planner/GIS

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT

Date: **February 18, 2021**

- **CASE: BZA-0121-03**
- **REQUESTED ACTION:** 20' Front Setback Variance to reduce the setback to 30' in lieu of the required 50' & a 10' Side Setback Variance to reduce the setback to 5' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 2016 Southwood Rd
- **APPLICANT/OWNER:** Ross Neely
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicant is seeking front and side setback variances to add onto the existing house. The applicant contends that the irregular shaped lot causes a hardship. The lot is extremely narrow in the rear and one side of the lots has minimal building area, because of how slanted the property line is. There is a creek on the side of the lot that will have the 5' setback. Christopher Brady has walked the property with the owner. He said that the creek is on the neighbor's property and is far enough away from the development that he has no concerns, ie. water runoff. This property sat on multiple lots. The applicant has received approval on his resurvey, to make this into one lot. The applicant's property is zoned Vestavia Hills R-3.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.

CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Ross Neely
Address: 2016 Southwood Road
Vestavia AL 35216
Phone #: 205 807 4767 Other #: _____
E-Mail: RossNeely@gmail.com

Billing/Responsible Party

Name: Ross Neely
Address: 2016 Southwood Road
Phone #: 205 807 4767 Other #: _____
E-Mail: RossNeely@gmail.com

Z-0121-03//2800194015012.000
2016 Southwood Rd.
1 Front & 2 Side Setbacks for an
addition
Ross Neely R3

Representing Attorney/Other Agent

Name: _____

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

**This section must be completed in order for a representative to represent the owner.*

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 2016 Southwood Road
Street Address

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):

1. A request to vary:
_____ ' variance to reduce the lot width to _____ ' in lieu of the required _____ ' .
_____ square foot variance to reduce the lot area to _____ square feet in lieu of the required _____ square feet.
_____ ' front / side / rear (circle one) setback variance to reduce the setback to 30' in lieu of the required 50' .
_____ ' front / side / rear (circle one) setback variance to reduce the setback to 5' in lieu of the required 15' .
_____ ' front / side / rear (circle one) setback variance to reduce the setback to _____ ' in lieu of the required _____ ' .
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section _____).
4. A request for extension of non-conforming use (See Section _____).
5. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

Z-0121-03//2800194015012.000

2016 Southwood Rd.

1 Front & 2 Side Setbacks for an addition

Ross Neely

R3

IV. ZONING

Vestavia Hills Zoning for the subject property is R3.

V. HARDSHIP

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

Irregular Shape Lot

VI. PROJECT:

Describe the scope of the project and/or the reason for requesting this variance.

Adding on to existing house

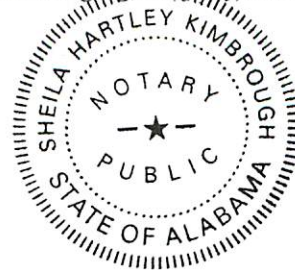
VII. OWNER AFFIDAVIT:

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property. ***Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted***

[Signature] 12/22/20
Owner Signature/Date

Representing Agent (if any)/date

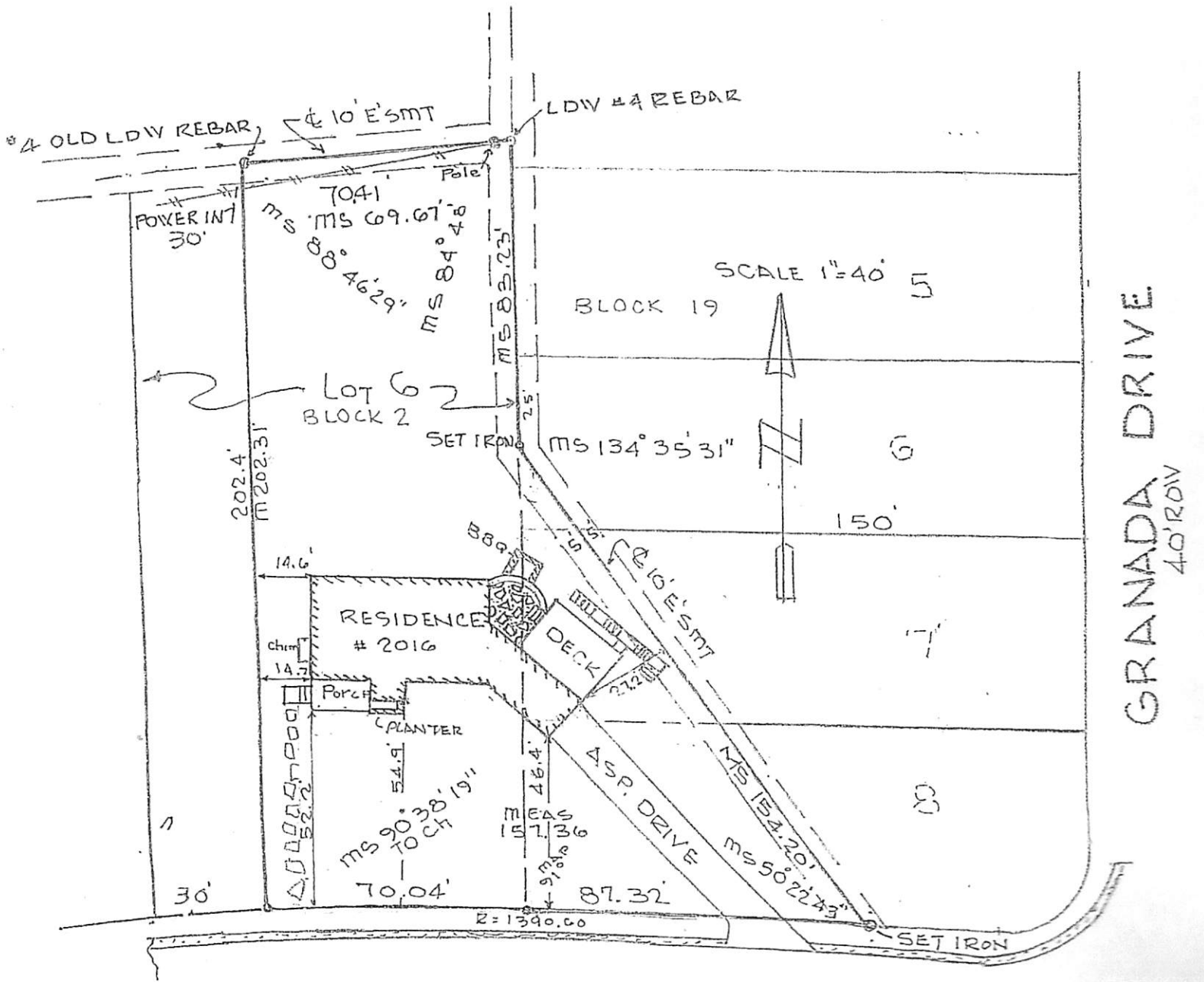
Given under my hand and seal
this 22 day of December, 2020.



Sheila Hartley Kimbrough
Notary Public

My commission expires April
day of 24th, 2023.

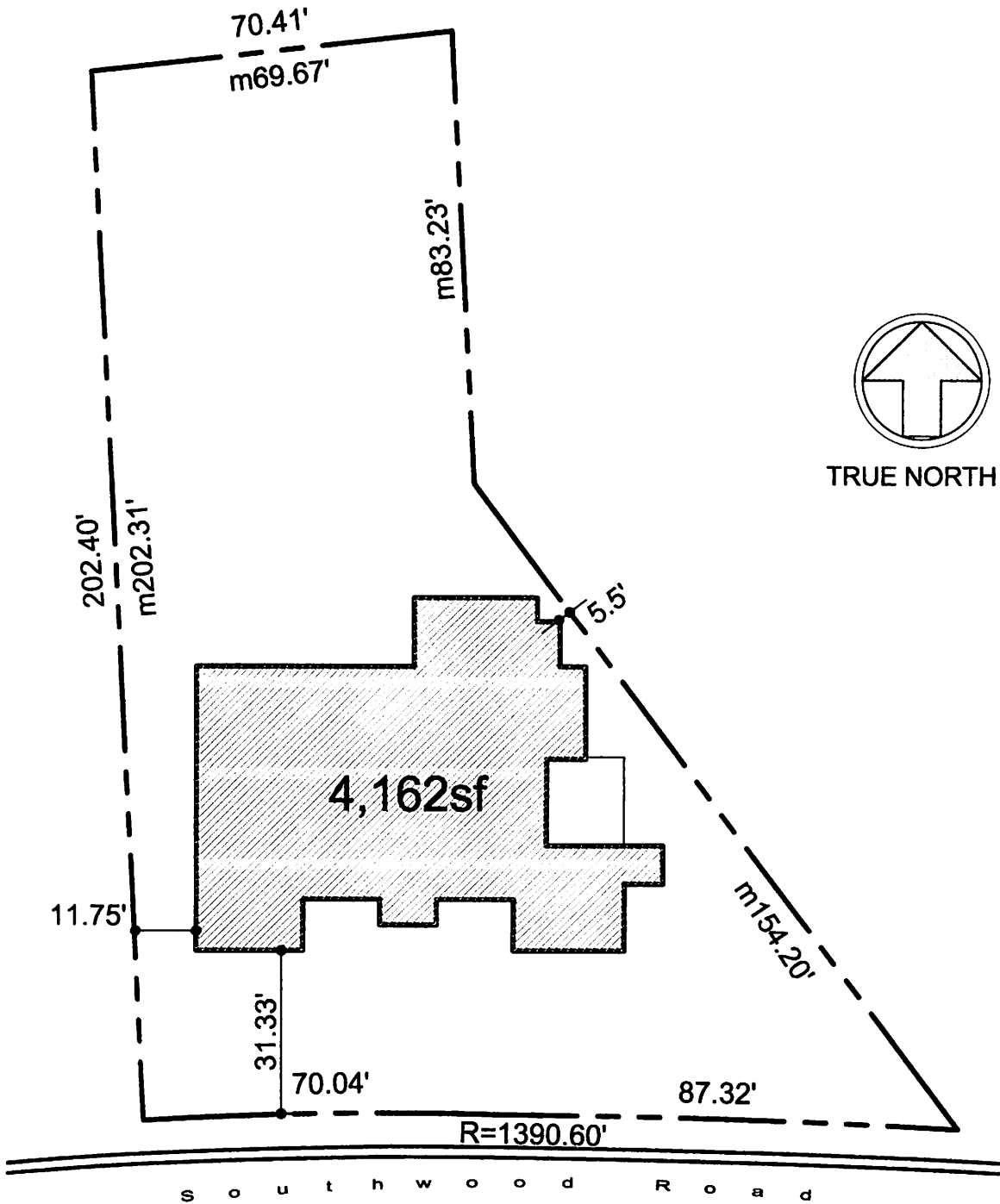
Z-0121-03//2800194015012.000
2016 Southwood Rd.
1 Front & 2 Side Setbacks for an
addition
Ross Neely R3



SOUTHWOOD ROAD
40' ROW

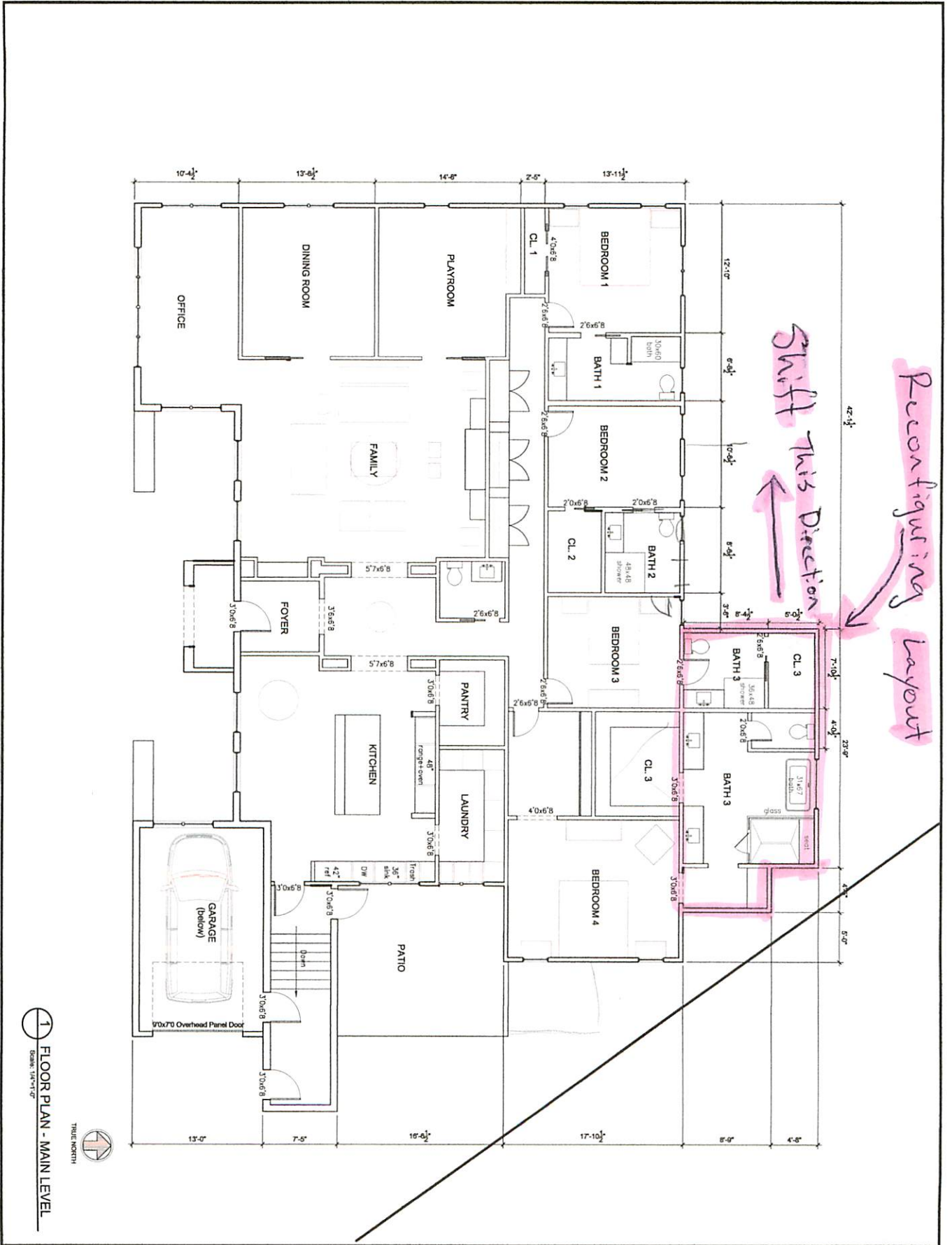
GRANADA DRIVE
40' ROW

Z-0121-03//2800194015012.000
 2016 Southwood Rd.
 1 Front & 2 Side Setbacks for an
 addition
 Ross Neely R3



2016 SOUTHWOOD ROAD
 VESTAVIA, ALABAMA 35216

PARCEL ID: 28 00 19 4 015 012.000
 SCALE: 1/32" = 1'-0"

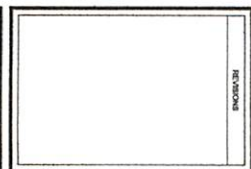


1 FLOOR PLAN - MAIN LEVEL
SCALE: 1/8"=1'-0"

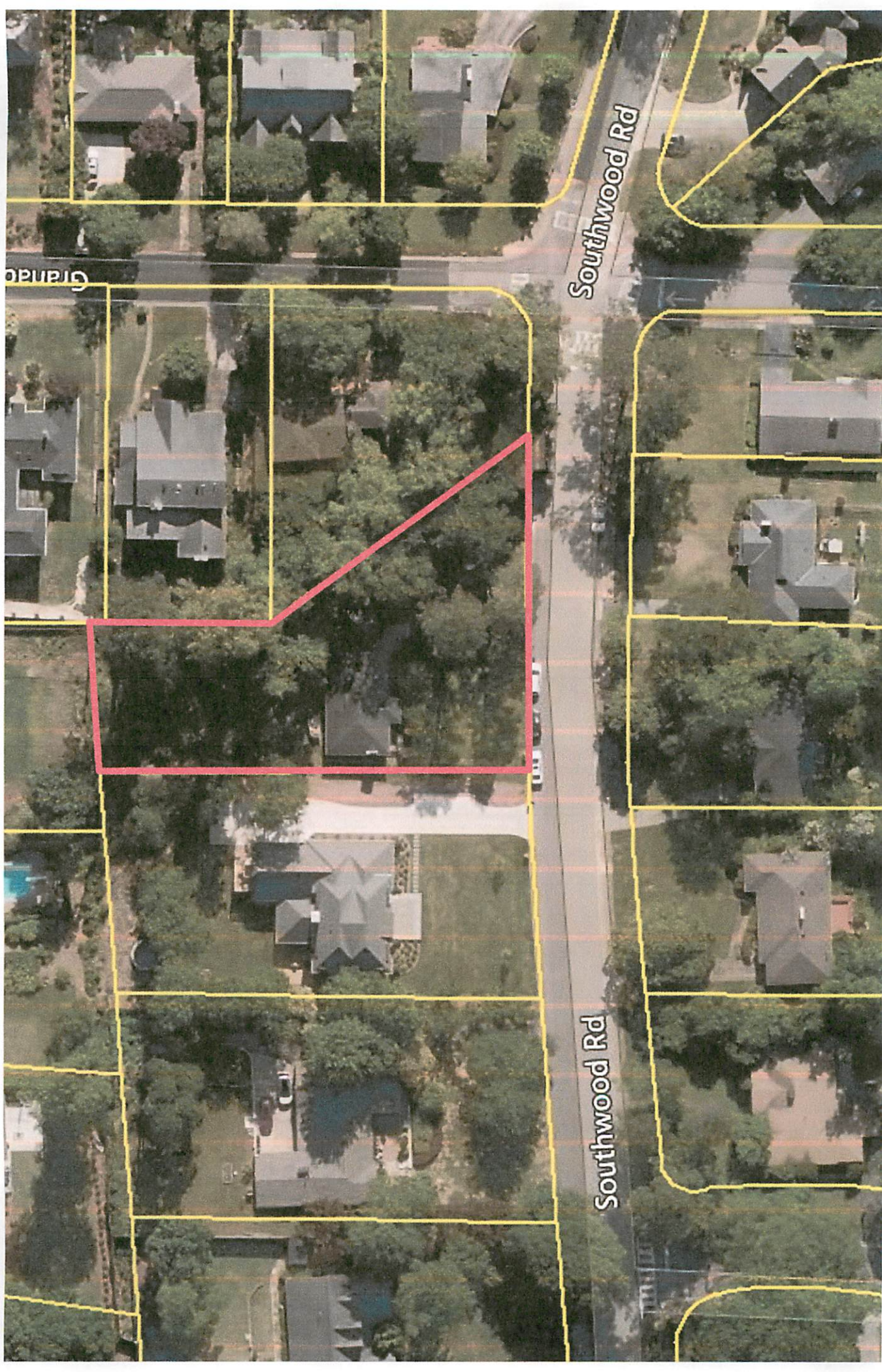


SHEET TITLE	
FLOOR PLAN - MAIN LEVEL	
DRAWN BY	DATE
EDM	NOV. 16, 2020
SHEET NUMBER	
A2	

RENOVATION FOR
THE NEELY FAMILY
 2016 SOUTHWOOD ROAD
 VESTAVIA HILLS, ALABAMA 35216



2016 Southwood Road



CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT

Date: **February 18, 2021**

- **CASE:** BZA-0221-05
- **REQUESTED ACTION:** 10' Rear Setback Variance to reduce the setback to 5' in lieu of the required 15' & a 10' Side Setback Variance to reduce the setback to 5' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 2105 Ridgeview Drive
- **APPLICANT/OWNER:** Geoff & Katherine Johnson
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicants are seeking rear and side setback variances to build a small storage shed. The applicants contend that the septic system in the rear causes a hardship. The septic system is in the very back of the lot and takes up considerable space in the center-back area of the backyard. Because of this, the shed must be pushed into the side setback. This lot is also an irregularly shaped lot on the side. The location of the house and other infrastructure on the lot prevents movement of the shed towards the house. All these issues lead to only a small amount of buildable area. There is currently a small buffer in the rear that would give a barrier from the rear neighbor and the shed. The applicant's property is zoned Vestavia Hills R-2.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.

CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name:	Geoff and Katherine Johnson		2021 JAN 19 A 3:10
Address:	2105 Ridgeview Drive		
	2105 Ridgeview Drive		
Phone #:	205.837.3307	Other #: 205.218.7401	
E-Mail:	akcalhoun@gmail.com		

Billing/Responsible Party

Name:	Geoff and Katherine Johnson	
Address:	2105 Ridgeview Drive	
Phone #:	205.837.3307	Other #: 205.218.7401
E-Mail:	akcalhoun@gmail.com	

Z0221-05//2800304003009.000
2105 Ridgeview Drive
Side & Rear Setback for a shed
Geoff & Katherine Johnson

Representing Attorney/Other Agent

Name: N/A
Address: 2105 Ridgeview Drive
2105 Ridgeview Drive
Phone #: 205.837.3307 Other #: 205.218.7401
E-Mail: akcalhoun@gmail.com

**This section must be completed in order for a representative to represent the owner.*

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 2105 Ridgeview Drive
Street Address
Vesthaven First Sector, Block 3, Lot 8
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):

1. A request to vary:
_____ ' variance to reduce the lot width to _____ ' in lieu of the required _____ '

_____ square foot variance to reduce the lot area to _____ square feet in lieu of the required _____ square feet.
10 x ' front/side/rear (circle one) setback variance to reduce the setback to 5 ' in lieu of the required 15 '
10 x ' front/side/rear (circle one) setback variance to reduce the setback to 5 ' in lieu of the required 15 '
_____ ' front/side/rear (circle one) setback variance to reduce the setback to _____ ' in lieu of the required _____ '.
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section _____).
4. A request for extension of non-conforming use (See Section _____).
5. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

205.218.7401

Z0221-05//2800304003009.000
2105 Ridgeview Drive
Side & Rear Setback for a shed
Geoff & Katherine Johnson

IV. ZONING

Vestavia Hills Zoning for the subject property is unzoned.

V. HARDSHIP

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. *(Use additional space on separate page if necessary).*

Unzoned property has medium density residential standards (R-2/R-3) applied to it. Due to the existing location of the underground septic system and the existing mature landscaping, the applied zoning leaves no reasonable option for new shed location.

VI. PROJECT:

Describe the scope of the project and/or the reason for requesting this variance.

Property owner would like to install a shed for storage of household items and yard appurtenances. Similar to those common in the neighborhood. Modest electrical system to accommodate utility lighting and service outlets.

VII. OWNER AFFIDAVIT:

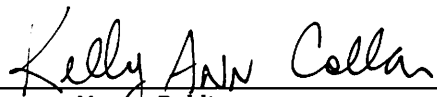
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property. ***Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted***



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this January day of 15th, 2021.



Notary Public
My commission expires February
day of 16, 2022.

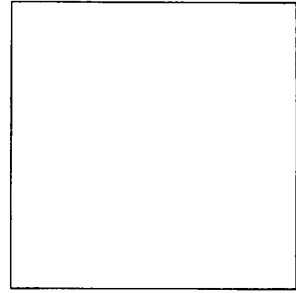
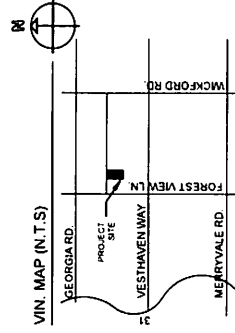
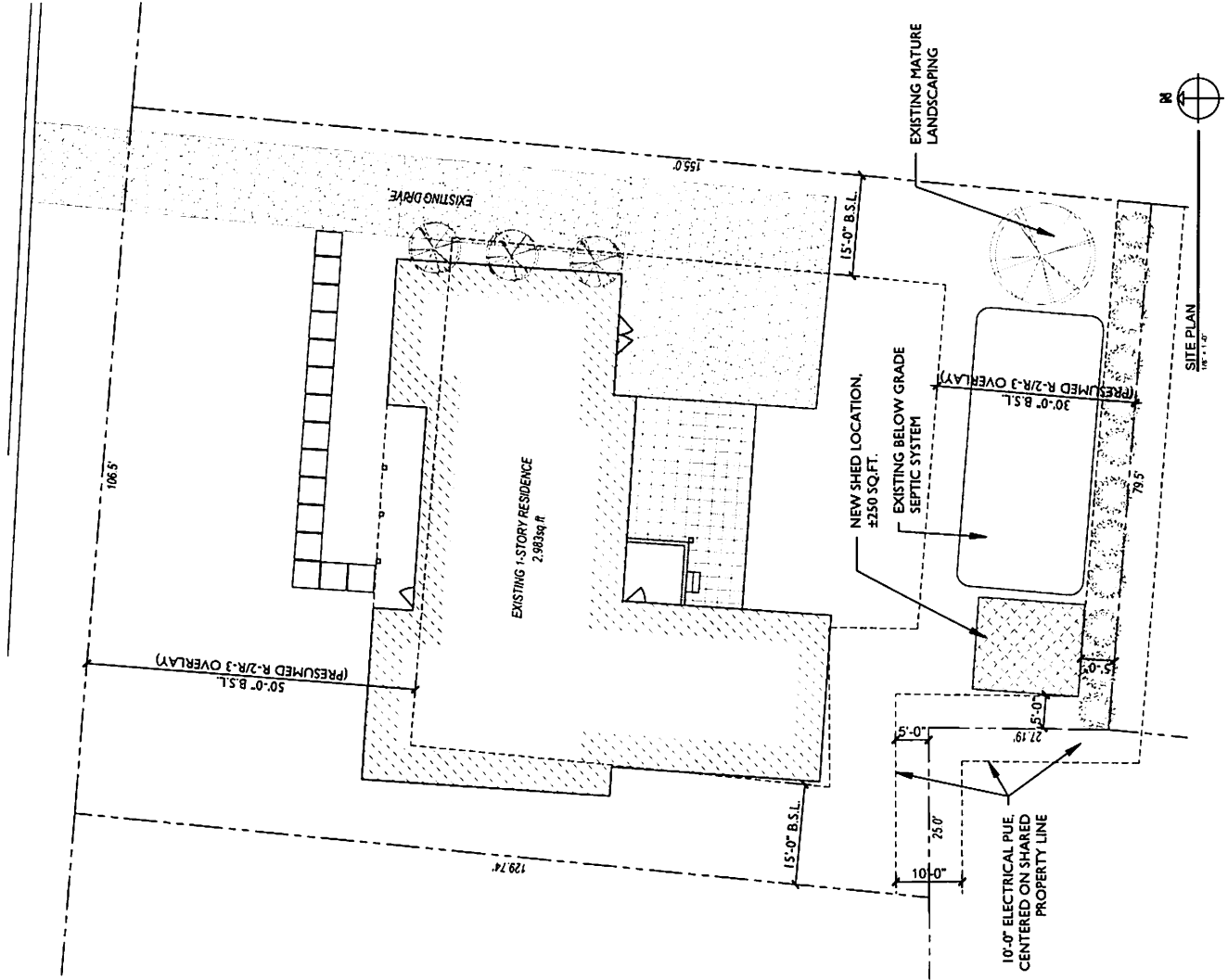
PROJECT DATA

PROJECT ADDRESS: 100 RIDGEVIEW DRIVE, VESTAVIA HILLS, AL 35216
 PARCEL NUMBER: 28-00-00-001-000-000
 LEGAL DESCRIPTION: LOT 1, BLOCK 3 OF VESTHAVEN WEST SECTION 18 SOUTH RANGE 2 WEST 4TH ELECTION COUNTY ALABAMA
 GOVERNING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE ALABAMA CONSTRUCTION CODE AND ANY APPLICABLE LOCAL ORDINANCES.
 UTILITIES: POWER - ALABAMA POWER; WATER - CITY OF HOUSTONDALE; SEWER - CITY OF HOUSTONDALE
 PROJECT DESCRIPTION: INSTALLATION OF PREMANUFACTURED CASI FOR APARTMENTS
 LOT AREA: 45,545 S.F. (3.26 ACRES)
 ZONING: NO ZONING ON PROPERTY
 SETBACKS: FRONT SETBACK - 15'-0"; REAR SETBACK - 15'-0"; SIDE SETBACK - 15'-0"
 BUILDING HEIGHT: ALLOWABLE - 11'-0"; PROPOSED - 1 STORY, 11'-0"
 OCCUPANCY: SINGLE FAMILY DETACHED
 BUILDING AREA: NO CHANGE TO EXISTING BUILDING AREA
 EXISTING: REFERENCE - 2,983 SQ. FT.; EXISTING - 2,983 SQ. FT.; TOTAL - 2,983 SQ. FT.
 TOTAL LOT COVERAGE: 6.54%
 ALLOWABLE: 10% MAXIMUM; PROVIDED: 1.98% (11.94' x 71.7')

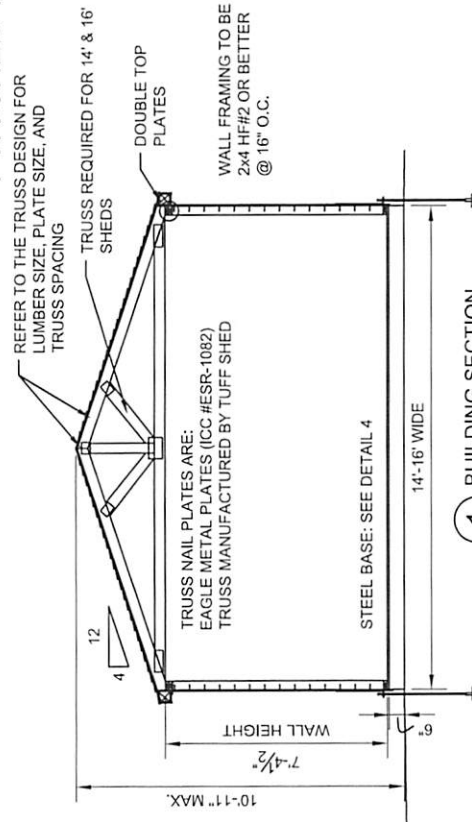
VARIANCE APPLICATION FOR
 THE JOHNSON RESIDENCE
 2105 RIDGEVIEW DRIVE
 VESTAVIA HILLS, AL 35216

DATE	BY	FOR
11-11-21		CITY SUBMITTAL

Drawn	JC
Checked	JC
Job Number	2105 Ridgeview
Project	Johnson Residence
Drawings	SITE PLAN
Sheet	A1.0



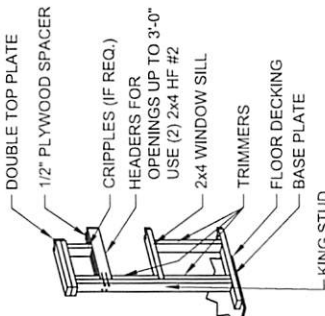
PTR SHED 14' to 16' WIDE x UP TO 24' LONG PREMIER SERIES



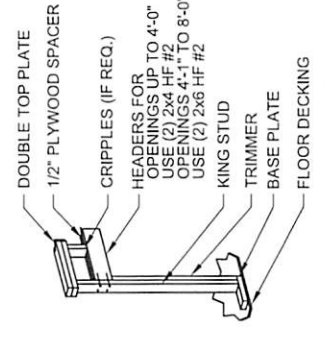
1 BUILDING SECTION
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE: 2012 IBC AND 2012 IRC
 - DESIGN LOADING:
WIND SPEED & EXPOSURE: 105C
ROOF LIVE LOAD: 35 PSF
ROOF DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2012 IBC AND 2012 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

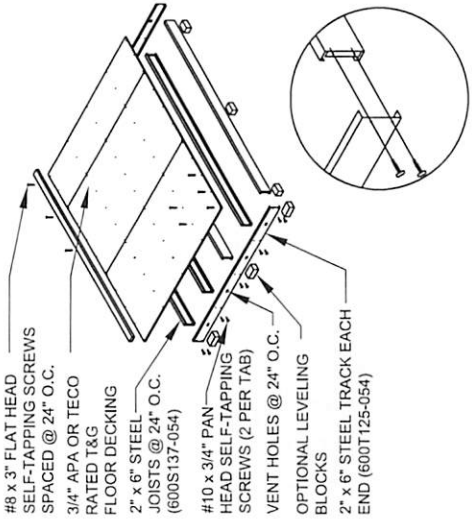
- NAILING:**
- ROOF:**
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

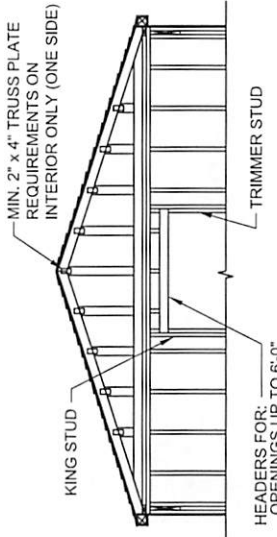


2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS (SIDE WALL)
SCALE: N.T.S.



- STEEL SHED FOUNDATION:
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED T&G FLOOR DECKING, 24" MAX PANEL SPAN, STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-3/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS (END WALL)
SCALE: N.T.S.

TUFF SHED Storage Buildings & Garages TUFF SHED, INC.	Order #: Customer: Site Address: Building Size: width - length - height - 100 FT. AREA	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC. & THE ENGINEER OF RECORD.	DRAWINGS BY: TUFF SHED, INC. IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-TUFF	TITLE: BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2012 IBC & IRC - 105C	DRAWING NO. PTR-02 REV. LEVEL 01 SHEET 1 PAGE 1 OF 1
	P.O. # Drawn By: SJ Date: 12/16/14 Checked By: Date: Scale: N.T.S.	TUFF SHED Storage Buildings & Garages TUFF SHED, INC.	IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-TUFF TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDING SHOWN THEREIN.	BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2012 IBC & IRC - 105C	DRAWING NO. PTR-02 REV. LEVEL 01 SHEET 1 PAGE 1 OF 1