



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 12, 2024

Brett T. Shankles
1907 Westover Hills Blvd
Richmond, VA 23225

To Whom It May Concern:

RE: BZA 20-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 7, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a certificate of zoning compliance to construct an accessory structure (shed) to an existing single-family (detached) dwelling at 1907 WESTOVER HILLS BOULEVARD (Tax Parcel Number S000-2640/001), located in an R-3 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **877 521 362#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for August 7, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 20-2024
Page 2
July 12, 2024

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Beach David B & Susan S
2003 Westover Hills Blvd
Richmond, VA 23225

Bentayga Properties Llc
608 Marx St
Richmond, VA 23224

Brehony Katelyn Vaughan And Sergio
Peter Michael
1901 Westover Hills Blvd
Richmond, VA 23225

Carrier Jonathan M And Elizabeth P
1900 Westover Hills Blvd
Richmond, VA 23225

Diaz Adam J And Culpepper Bryn
4920 Evelyn Byrd Rd
Richmond, VA 23225

Harbour Jason W And Autumn B
4918 Evelyn Byrd Rd
Richmond, VA 23225

Kent Bettie D
1906 Westover Hills Blvd
Richmond, VA 23225

Lacatell Andrew D And Ann-janette
2001 Westover Hills Blvd
Richmond, VA 23225

Lape William N And Lori H
1905 Westover Hills Blvd
Richmond, VA 23225

Macarthur Norman M And Lutz Kady
2000 Westover Hills Blvd
Richmond, VA 23225

Parks Wilson G
1904 Westover Hills Blvd
Richmond, VA 23225

Ratliff Kenneth K & Leigh A
4916 Evelyn Byrd Rd
Richmond, VA 23235

Zell Michael J & Pamela P
4915 Evelyn Byrd Rd
Richmond, VA 23225

Property: 1907 Westover Hills Blvd **Parcel ID:** S0002640001**Parcel**

Street Address: 1907 Westover Hills Blvd Richmond, VA 23225-
Owner: SHANKLES CATHERINE AYRES AND BRETT THOMPSON
Mailing Address: 1907 WESTOVER HILLS BLVD, RICHMOND, VA 23225
Subdivision Name : WESTOVER HILLS SB
Parent Parcel ID:
Assessment Area: 240 - Westover Hills
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-3 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$113,000
Improvement Value: \$452,000
Total Value: \$565,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 9100
Acreage: 0.209
Property Description 1: WESTOVER HILLS L1 BJ SB
Property Description 2: 0065.00X0140.00 0000.000
State Plane Coords(?): X= 11776922.000019 Y= 3716762.445272
Latitude: 37.52631299 , **Longitude:** -77.48624970

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 65
Rear Size: 140
Parcel Square Feet: 9100
Acreage: 0.209
Property Description 1: WESTOVER HILLS L1 BJ SB
Property Description 2: 0065.00X0140.00 0000.000
Subdivision Name : WESTOVER HILLS SB
State Plane Coords(?): X= 11776922.000019 Y= 3716762.445272
Latitude: 37.52631299 , **Longitude:** -77.48624970

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$113,000	\$452,000	\$565,000	Reassessment
2023	\$90,000	\$452,000	\$542,000	Reassessment
2022	\$90,000	\$365,000	\$455,000	Reassessment
2021	\$66,000	\$344,000	\$410,000	Reassessment
2020	\$66,000	\$303,000	\$369,000	Reassessment
2019	\$66,000	\$297,000	\$363,000	Reassessment
2018	\$60,000	\$252,000	\$312,000	Reassessment
2017	\$60,000	\$238,000	\$298,000	Reassessment
2016	\$60,000	\$229,000	\$289,000	Reassessment
2015	\$55,000	\$258,000	\$313,000	Reassessment
2014	\$55,000	\$258,000	\$313,000	Reassessment
2013	\$55,000	\$258,000	\$313,000	Reassessment
2012	\$55,000	\$258,000	\$313,000	Reassessment
2011	\$55,000	\$280,000	\$335,000	CarryOver
2010	\$55,000	\$280,000	\$335,000	Reassessment
2009	\$55,000	\$279,600	\$334,600	Reassessment
2008	\$55,000	\$279,600	\$334,600	Reassessment
2007	\$55,000	\$254,200	\$309,200	Reassessment
2006	\$42,800	\$254,200	\$297,000	Reassessment
2005	\$39,300	\$172,500	\$211,800	Reassessment
2004	\$33,900	\$148,700	\$182,600	Reassessment
2003	\$32,300	\$141,600	\$173,900	Reassessment
2002	\$28,100	\$123,100	\$151,200	Reassessment
2001	\$23,790	\$104,320	\$128,110	Reassessment
1998	\$19,500	\$81,500	\$101,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/17/2020	\$469,500	MOSCHELLA CHRISTOPHER CHARLES	ID2020-17900	1 - VALID SALE-Valid, Use in Ratio Analysis
04/17/2014	\$279,000	WYSS KAREN A	ID2014-6317	1 - VALID SALE-Valid, Use in Ratio Analysis
05/27/2009	\$0	WYSS DAVID R & KAREN A	ID2009-11133	2 - INVALID SALE-Relation Between Buyer/Seller
10/21/2005	\$309,000	LANGE CHRISTOPHER J AND MARY C SYLER	ID2005-36850	
07/05/2000	\$167,000	LEE WAYNE R JR & KERI Y	ID2000-16090	
06/28/1996	\$95,000	Not Available	09600-13374	

Planning

Master Plan Future Land Use: R
Zoning District: R-3 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1150
City Neighborhood Code: FRHL
City Neighborhood Name: Forest Hill
Civic Code: 4020
Civic Association Name: Westover Hills Neighborhood Association
Subdivision Name: WESTOVER HILLS SB
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	4003	0605004	060500
1990	403	0605004	060500

Schools

Elementary School: Westover Hills
Middle School: River City
High School: Wythe

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 20
Dispatch Zone: 172A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 4
Voter Precinct: 402
State House District: 77
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1954
Stories: 1.8
Units: 0
Number Of Rooms: 7
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: good for age
Foundation Type: 3/4 Bsmt
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Plaster
Floor Finish: Hardwood-std oak, Ceramic tile
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1876 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 1008 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 32 Sqft

Property Images

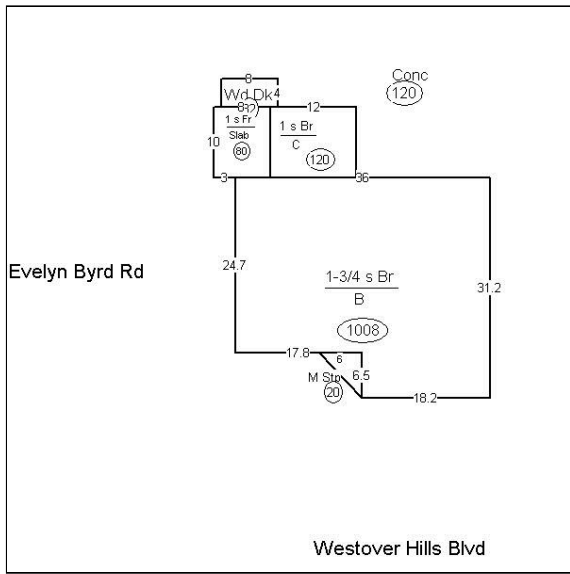
Name:S0002640001 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0002640001 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340**

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER:	<u>Brett T. Shankles</u>	PHONE: (Home) <u>804-349-4088</u> (Mobile) <u>757-897-9728</u>
(Name/Address)	<u>1907 Westover Hills Boulevard</u>	FAX: (Home) _____
	<u>Richmond, VA 23226</u>	E-mail Address: <u>btsankles@gmail.com</u>
OWNER'S REPRESENTATIVE:	<u>Same</u>	PHONE: (Home) _____ (Mobile) _____
(Name/Address)	_____	FAX: (Home) () _____ (Mobile) _____
	_____	E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1907 Westover Hills Boulevard

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-406.5(1) and 30-630.2 (b) (2)

APPLICATION REQUIRED FOR: A Certificate of Zoning Compliance to construct an accessory building accessory to a single family detached dwelling.

TAX PARCEL NUMBER(S): 5000-2640/001 **ZONING DISTRICT:** R-3 - Single Family Residential

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. Per the 1 in 4 rule a front yard varying in depth from 64 feet ± to 62 feet ± is required for the proposed accessory building; 47 feet ± is proposed.

DATE REQUEST DISAPPROVED: 01/26/2024 **FEE WAIVER:** YES NO

DATE FILED: 08/13/2024 **TIME FILED:** 3:45pm **PREPARED BY:** Debra Daley **RECEIPT NO.** BZAR-160339-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**

SECTION 15.2 -2309.2 **OF THE CODE OF VIRGINIA** [OR]

SECTION 1040.3 PARAGRAPH(S) (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 7/9/2024

***** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS *****

CASE NUMBER: BZA 20-2024 **HEARING DATE:** August 7, 2024 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 20-2024
150' Buffer

APPLICANT(S): Brett T. Shankles

PREMISES: 1907 Westover Hills Boulevard
(Tax Parcel Number S000-2640/001)

SUBJECT: A certificate of zoning compliance to construct an
accessory structure (shed) to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-406.5(1) & 30-630.(b)(2)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

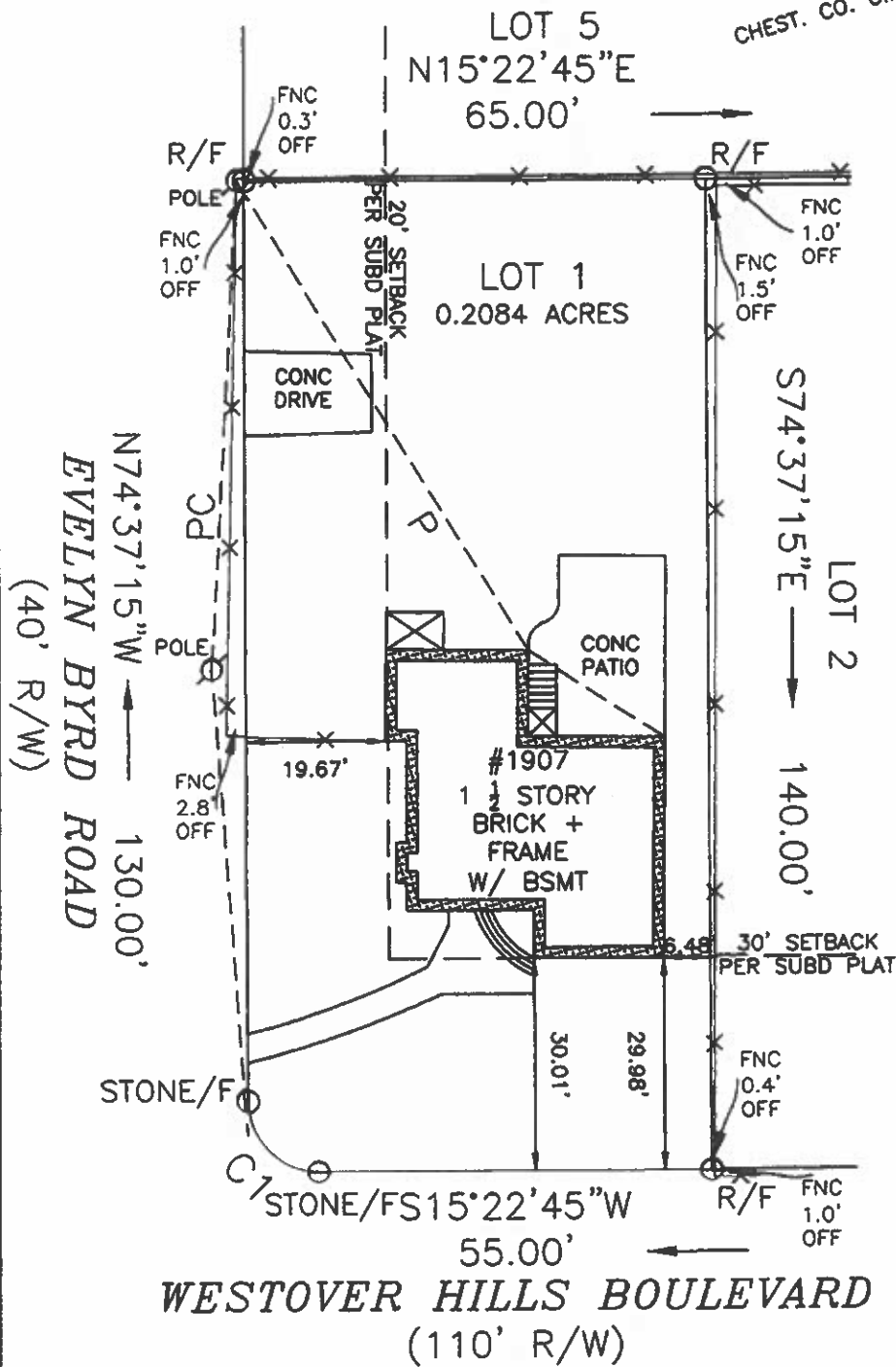
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

THIS IS TO CERTIFY THAT ON 07-29-2020,
I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES
SHOWN HEREON AND THAT THERE ARE NO EASEMENTS
OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER
THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN FEMA DEFINED FLOOD
HAZARD AREA ZONE X AS SHOWN ON FEMA
COMMUNITY PANEL #01012900380, DATED 04/02/2009.

PB 4 PG 40
CHEST. CO. CIRCUIT COURT



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	CHORD LENGTH
C1	10.00'	15.71'	S60°22'45"W	90°00'00"	14.14'

PURCHASER: CATHERINE AYRES SHANKLES & BRETT THOMPSON SHANKLES

THIS SURVEY IS SUBJECT TO ANY EASEMENTS
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
PHONE: 804-748-8841
EMAIL: SURVEYS@HARVEYPARKS.COM

DATE: AUGUST 3, 2020 SCALE: 1"=20'

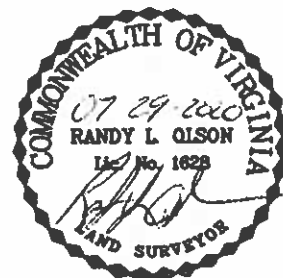
DRAWN BY: M.T.J.

CHECKED BY: R.L.G.

F.B.C.: 628, PG. 10

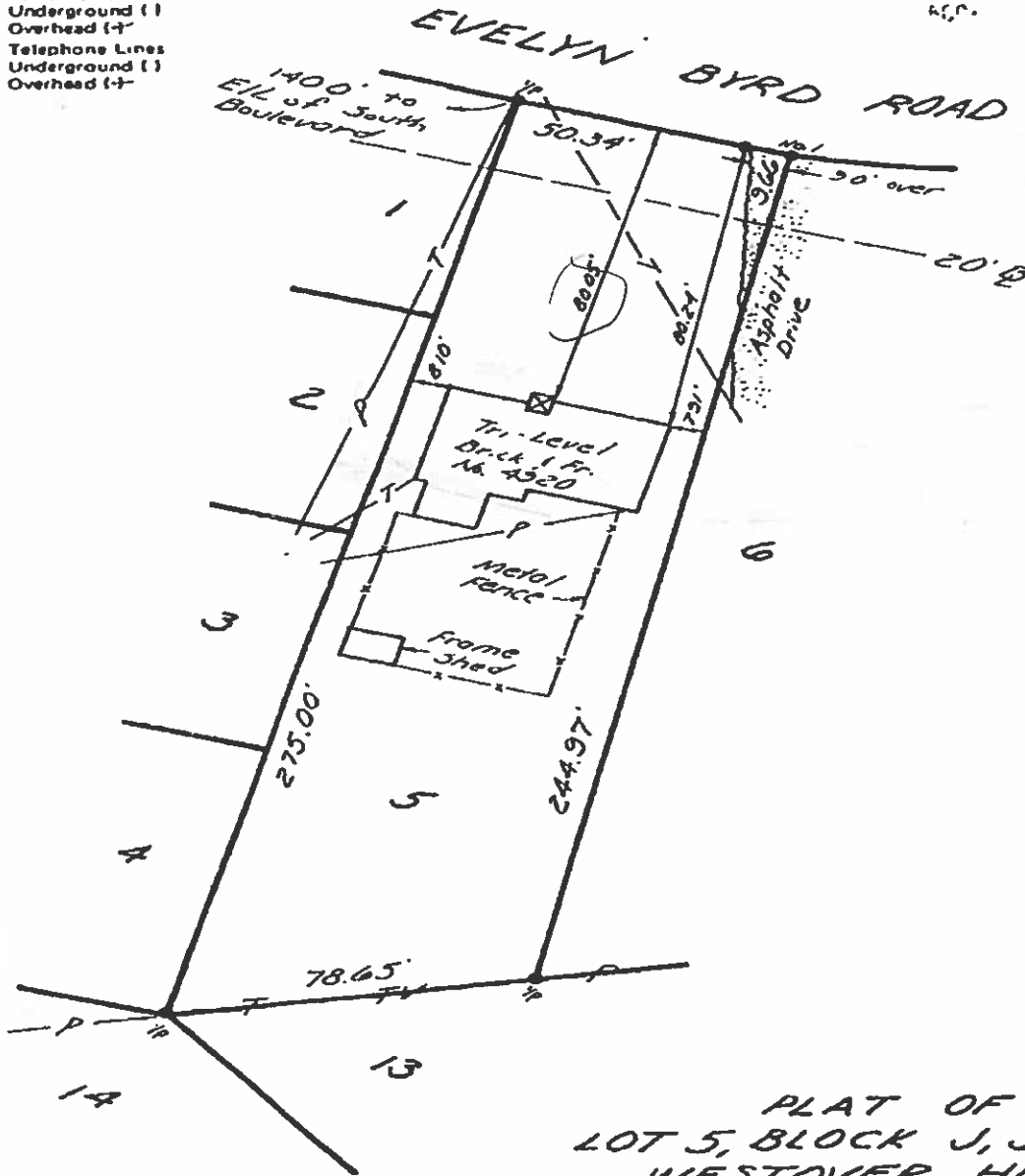
62810.dwg

PLAT SHOWING IMPROVEMENTS ON
LOT 1, BLOCK "J", SUBDIVISION B
WESTOVER HILLS
IN THE CITY OF
RICHMOND, VIRGINIA

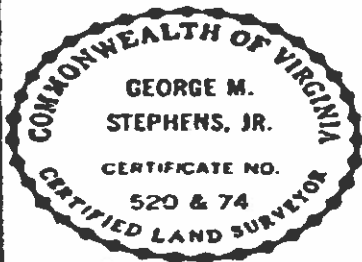


Re: *Perry*
 Power Lines
 Underground ()
 Overhead (-)
 Telephone Lines
 Underground ()
 Overhead (-)

REF. 20 PAGE 149



PLAT OF
 LOT 5, BLOCK J, SUB. B
 WESTOVER HILLS
 RICHMOND, VA.



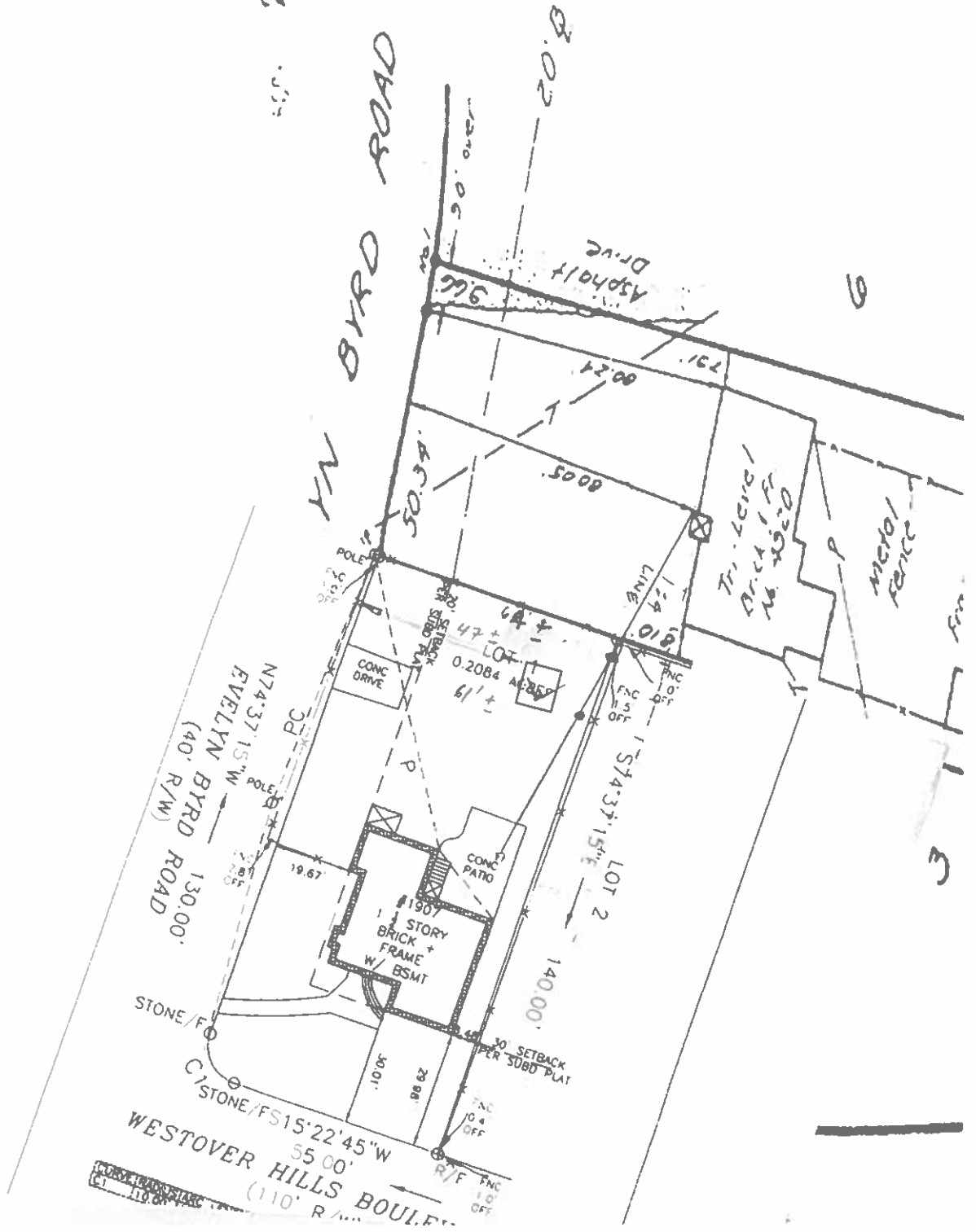
This is to certify that on 9-13-84
 I made an accurate field survey of the premises shown
 hereon; that all improvements known or visible are
 shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 as shown hereon.

New 1% Complete _____
 Old _____
 By *J. A. A.*

DATE: Sept 13, 1984
 DRAWN BY: C.T.
 SCALE: 1" = 40' 0"
 BY: J.A.A.
 BOOK NO: 446

GEORGE M. STEPHENS, JR.
 CERTIFIED LAND SURVEYOR, LTD.
 #520 & #74
 RICHMOND, VIRGINIA
 MEMBER: ACSM & VAS

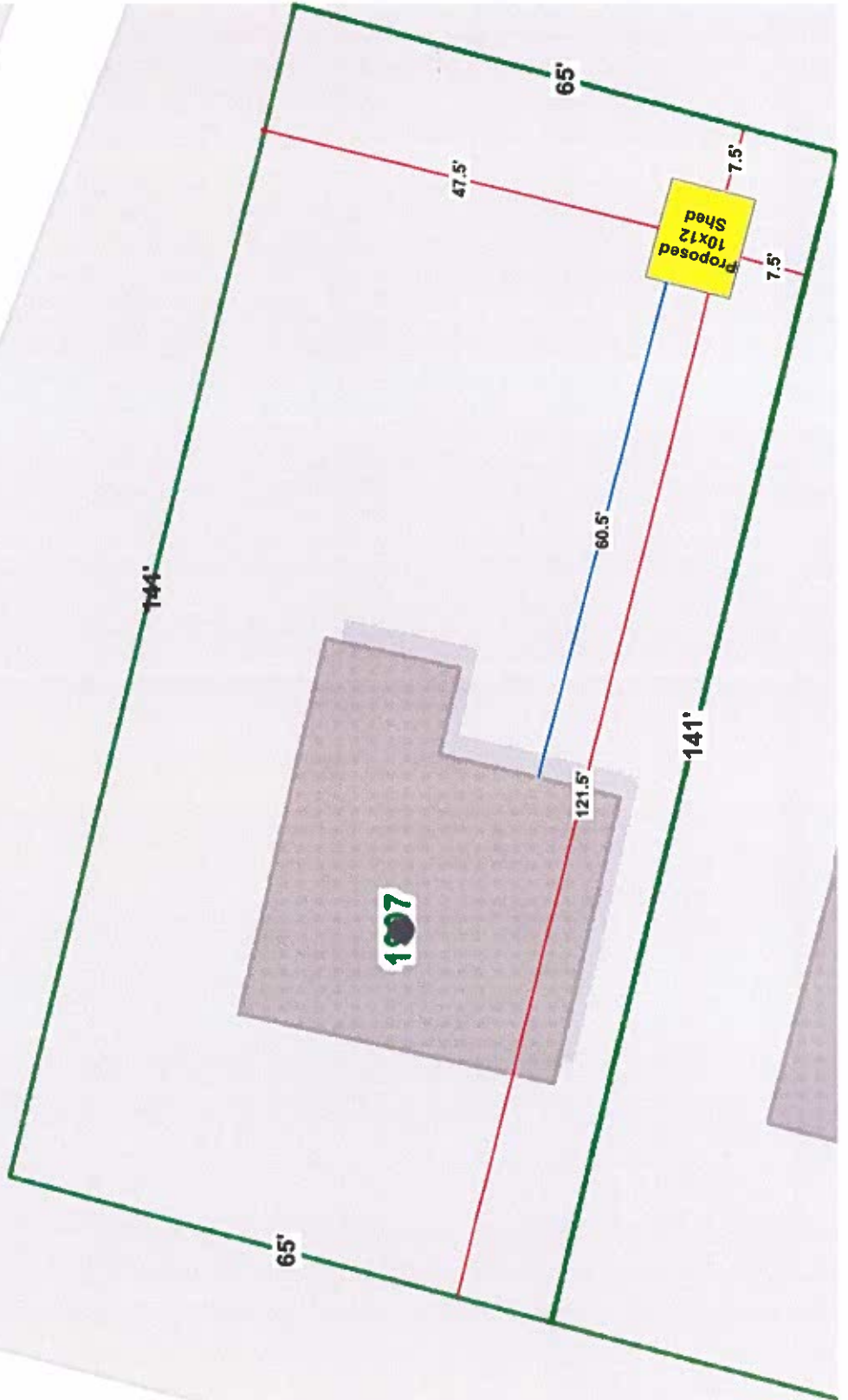
64T 20 149



6

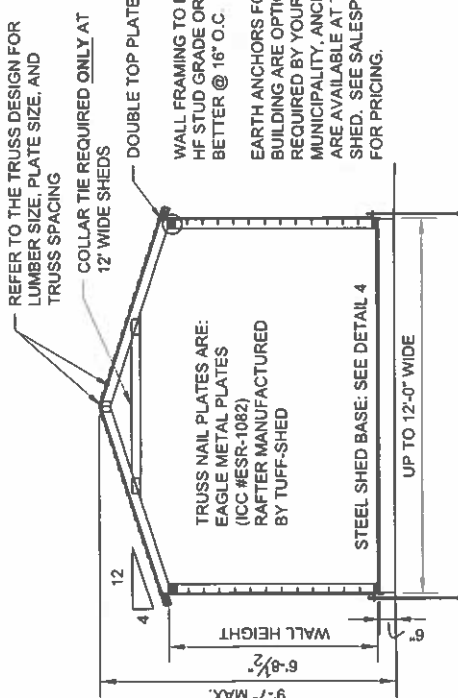
3

Evelyn Byrd Rd



161

PR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



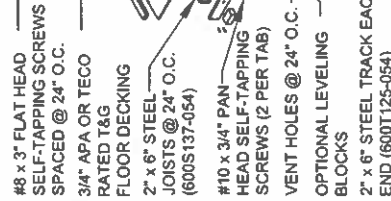
1 BUILDING SECTION
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE:** 2018 IBC AND 2018 IRC
 - DESIGN LOADING:**
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 30 PSF NO REDUCTION
ROOF DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

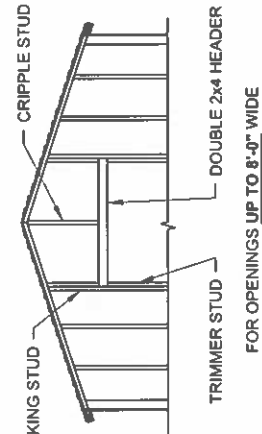
NAILING:
ROOF: ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

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

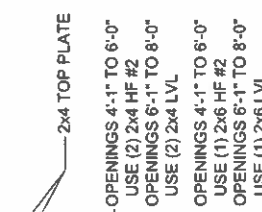
HEADER: ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



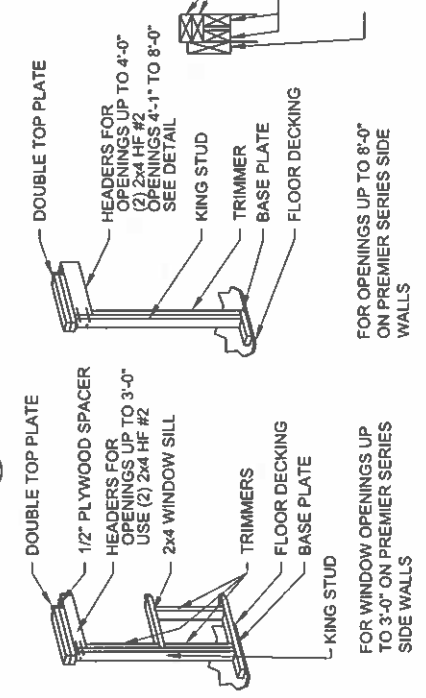
- STEEL SHED FOUNDATION:**
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED @ 24" O.C.
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P)
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING, 24" MAX PANEL SPAN, STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" 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 STEELS 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.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



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

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS SCALE: N.T.S.	Order #: _____ Customer: _____ Site Address: _____ Building Size: WIDTH x LENGTH x HEIGHT - SQ. 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 TUFF SHED, INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.	TITLE BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2018 IBC & IRC - 115C	DRAWING NO. PR-01
	P.O. # _____ Drawn By: SJ Date: 1/2/19 Checked By: _____ Date: _____ Scale: N.T.S.	REV. LEVEL 01 SHEET 1 PAGE 1 OF 1			

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