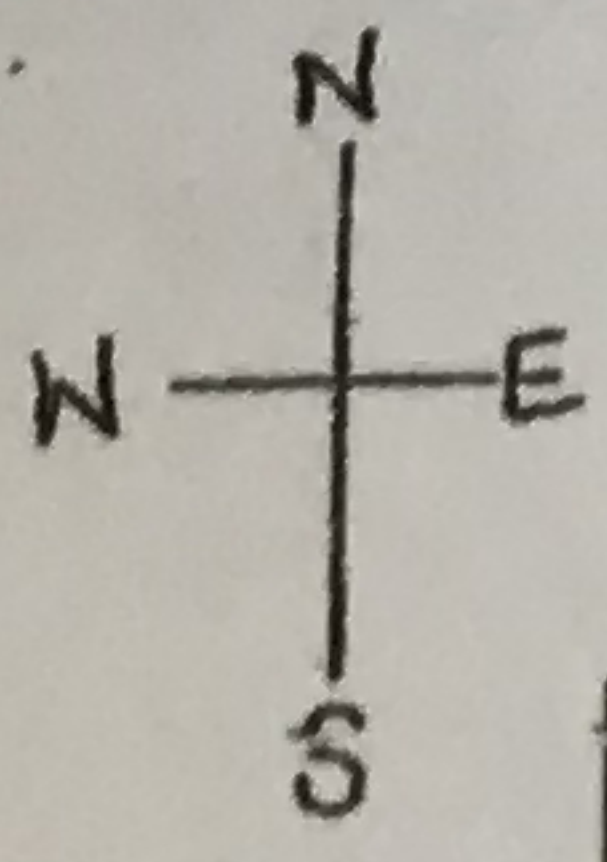


Site Development Plan for Wild Blue Animal Rescue

BURGESS RD.



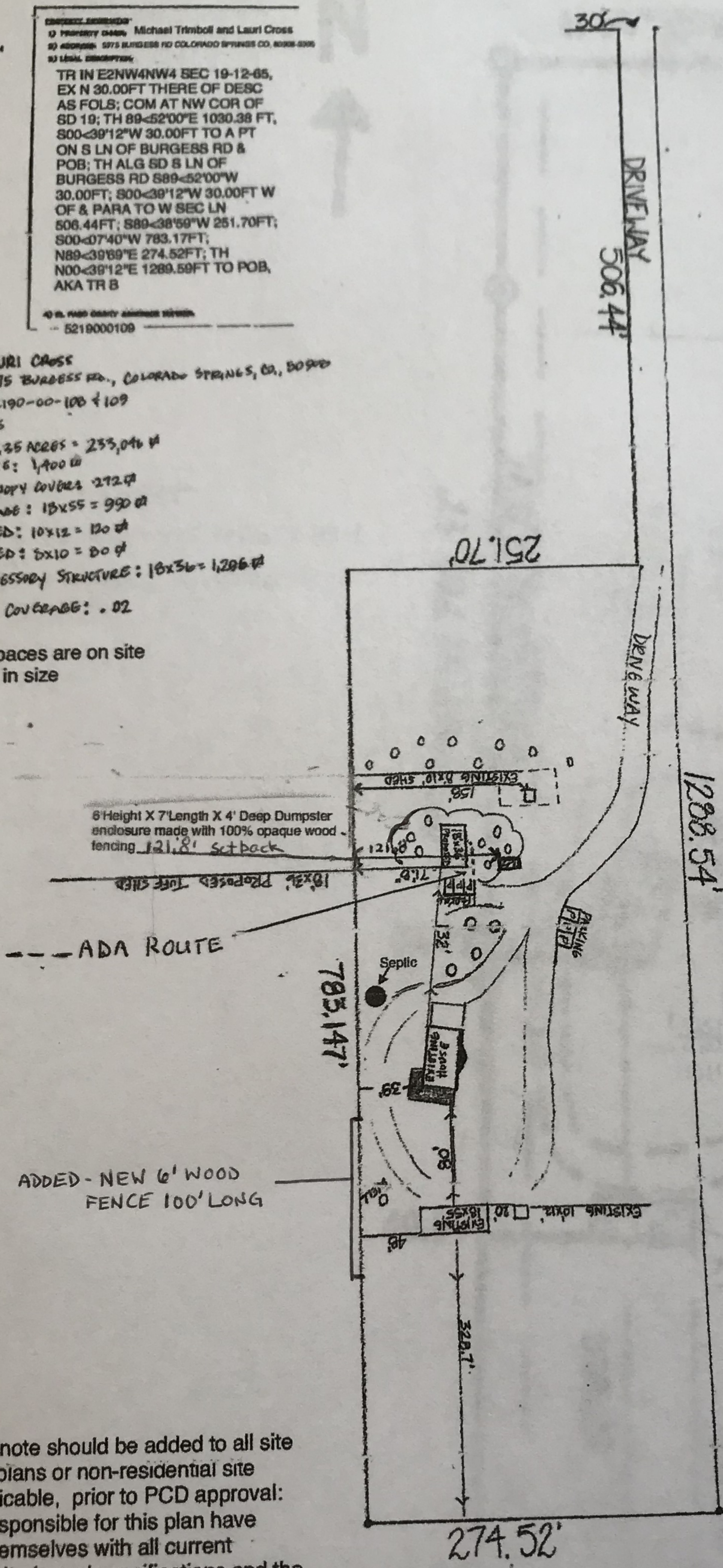
1" = 100'

O = TREES

PROPERTY OWNER: Michael Trimball and Lauri Cross
 ADDRESS: 5975 BURGESS RD COLORADO SPRINGS CO, 80908-0008
 LEGAL DESCRIPTION:
 TR IN E2NW4NW4 SEC 19-12-65,
 EX N 30.00FT THERE OF DESC
 AS FOLS; COM AT NW COR OF
 SD 19; TH 89<39'12" E 1030.38 FT,
 S00<39'12" W 30.00FT TO A PT
 ON S LN OF BURGESS RD &
 POB; TH ALG SD S LN OF
 BURGESS RD S89<52'00" W
 30.00FT; S00<39'12" W 30.00FT W
 OF & PARA TO W SEC LN
 806.44FT; S89<38'59" W 251.70FT;
 S00<07'40" W 783.17FT;
 N89<39'59" E 274.52FT; TH
 N00<39'12" E 1289.59FT TO POB,
 AKA TR B

OWNER: LAURI CROSS
 ADDRESS: 5975 BURGESS RD., COLORADO SPRINGS, CO, 80908
 SCHEDULE: 52190-00-100 & 109
 Zoned: RE-5
 Lot size: 5.25 ACRES = 233,046 sq ft
 EXISTING HOUSE: 1,400 sq ft
 EXISTING CANOPY COVERS: 272 sq ft
 EXISTING GARAGE: 13x55 = 990 sq ft
 EXISTING SHED: 10x12 = 120 sq ft
 EXISTING SHED: 8x10 = 80 sq ft
 PROPOSED ACCESSORY STRUCTURE: 18x36 = 1,296 sq ft
 PROPOSED LOT COVERAGE: .02

6 parking spaces are on site
 9' x 22' foot in size



Approved
 By: Craig Dossey, Executive Director
 Date: 07/22/2020
 El Paso County Planning & Community Development

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

The approval includes the approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.

ACCESSORY BUILDING
18' X 36' = 648 SQ FT

DRAWING INDEX
A1 - PROJECT NOTES, ELEVATIONS
A2 - PLANS, SHEAR WALL SCHEDULE
A3 - SECTIONS, DETAILS

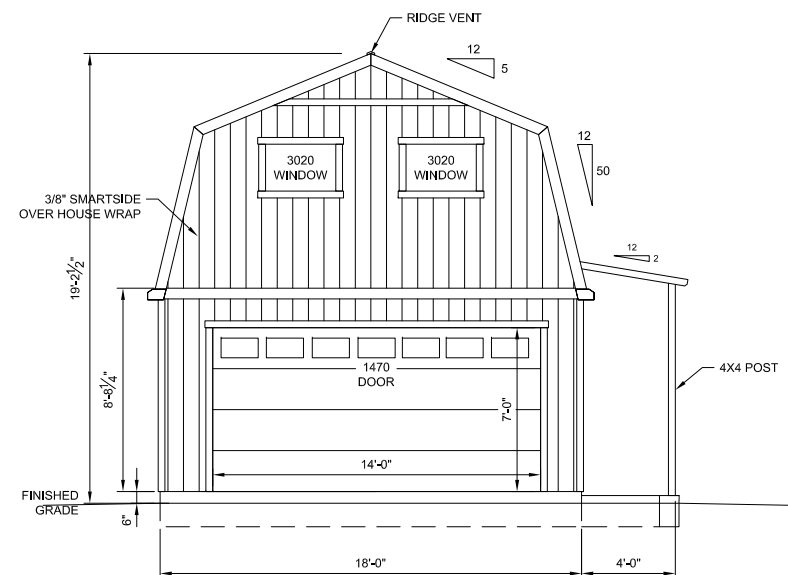
PROJECT NOTES

DESIGN REQUIREMENTS

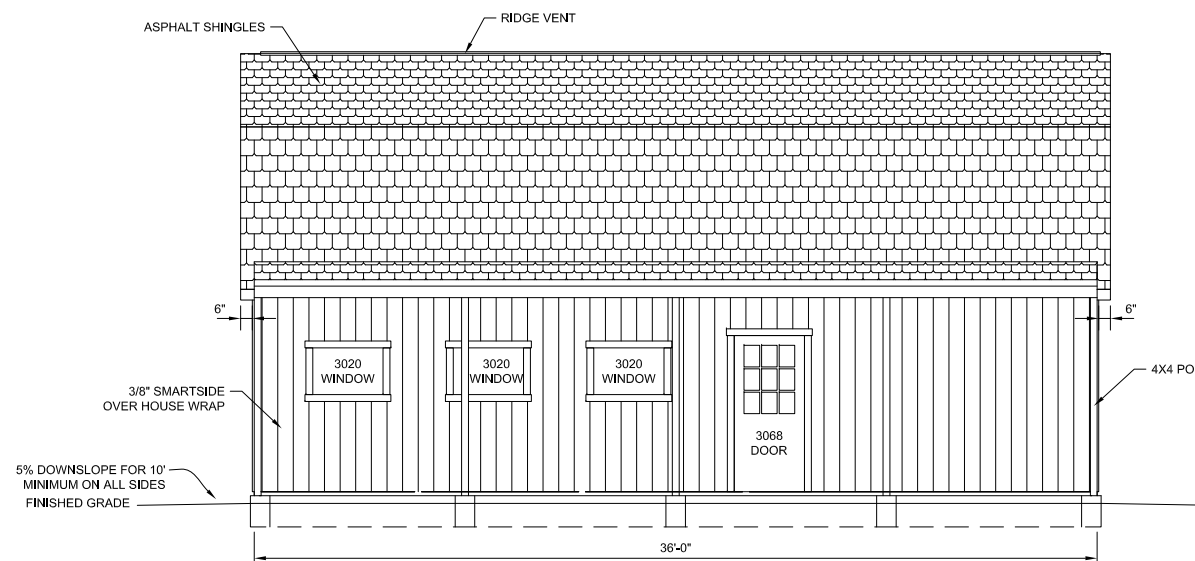
- GOVERNING CODES: 2015 IBC
OCCUPANCY REQUIREMENTS: GROUP U
CONSTRUCTION TYPE: V-B
- DESIGN SCHEDULE
 - BUILDING SIZE
WIDTH: 18'-0"
LENGTH: 36'-0"
SIDE WALL HEIGHT: 8'-8 1/4"
TOTAL HEIGHT: 19'-2 1/2"
 - BUILDING LOADS
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
LOFT LIVE LOAD: 40 PSF
LOFT DEAD LOAD: 10 PSF
 - DESIGN WIND
3 SECOND GUST, V: 130 MPH
WIND EXPOSURE: C
 - SEISMIC DESIGN CATEGORY: B
 - SITE CLASS: D
 - ROOF PITCH: 5/12; 50/12
- ROOFING SCHEDULE
 - ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, STAGGER LAYOUT PER APA CONDITION 1.
 - FI #2416 MIN UNBLOCKED.
 - SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
 - LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).
 - GAF FELTBUSTER.
 - TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
 - TRUSSES SHALL BE SPACED @ 12" OC.
 - SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
 - TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
 - TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
 - THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
 - TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
 - ALL WALL FRAMING MEMBERS SHALL BE HEM-FIR (HF) STUD GRADE OR BETTER.
 - STUDS SHALL BE SPACED @ 16" OC.
 - FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
 - PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS PER R602.10.1.
 - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
 - SHEAR WALL NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
- SOIL
 - MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.
 - IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
 - ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
 - IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
 - PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES, SECTION R105.
 - JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

GENERAL NOTES

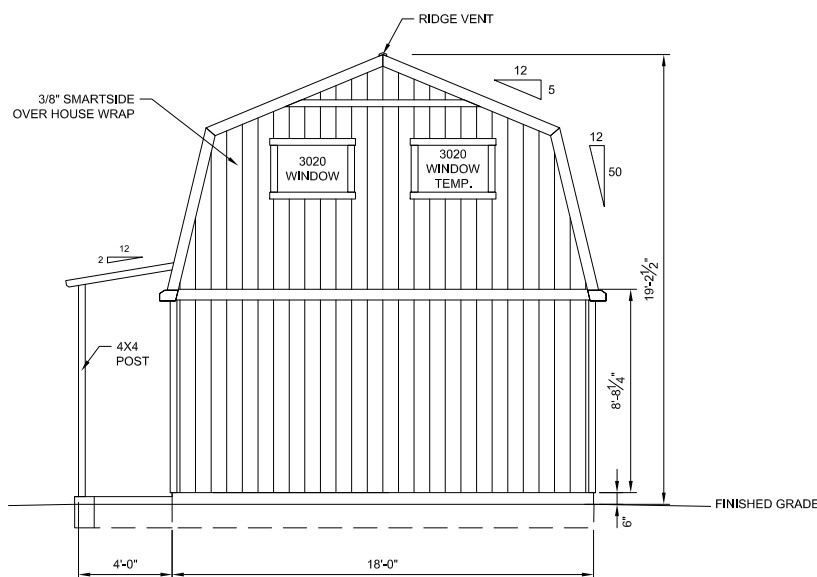
- GENERAL:
 - ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
 - BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
 - ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
- PLYWOOD DIAPHRAGMS
15/32" CDX PLYWOOD OR 7/16" OSB.
- MATERIAL EVALUATION REPORT IDENTIFICATION
 - TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
 - SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
 - HARDEPANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
 - HARDEPLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
 - LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
 - ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
 - HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
 - SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.



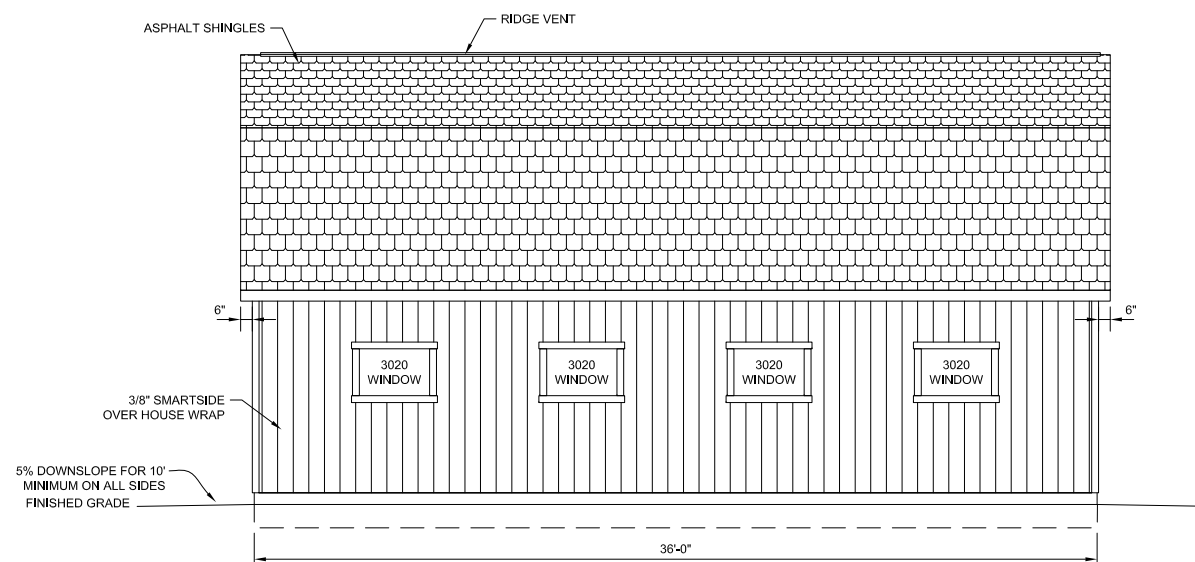
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

PO No. EP-1394 Inv No. PRESALE
Customer: LAURI CROSS
Description:
ACCESSORY BUILDING
18' X 36' = 648 SQ FT
Site Address:
5975 BURGESS RD.
COLORADO SPRINGS, CO 80908

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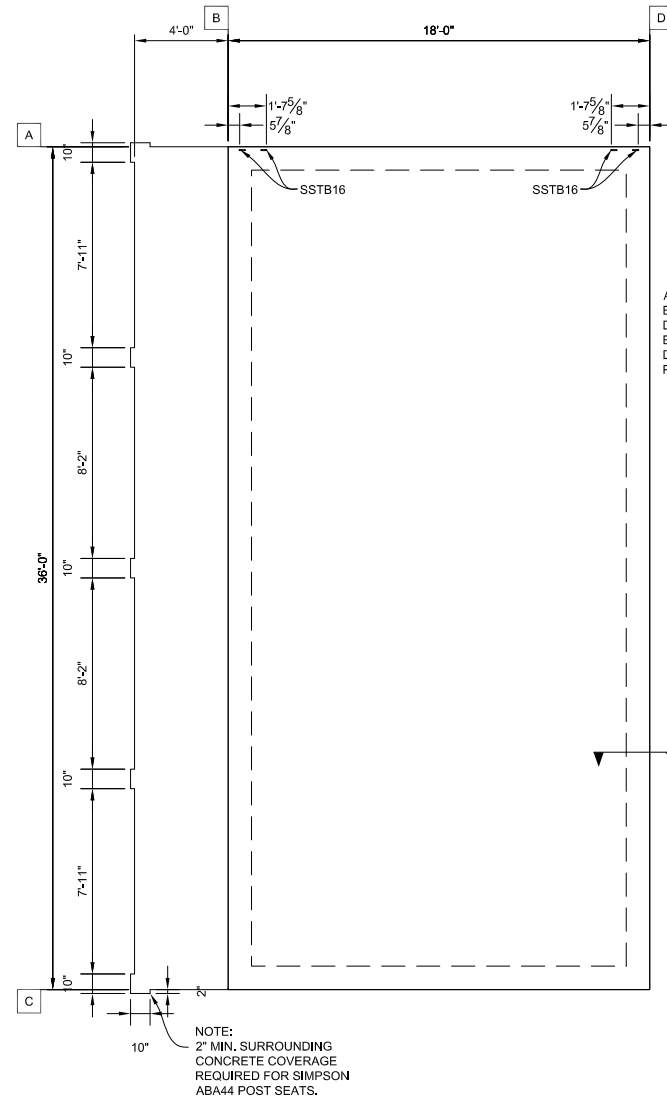
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
1313 EAST CHEYENNE ROAD
COLORADO SPRINGS, CO 80905
(719) 632-8833
PROPRIETARY. ALL RIGHTS RESERVED.

Drawn By: TB
Date: 9/13/19
Checked By:
Date:
Revised:
Revised:
Title:
PROJECT NOTES
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet:

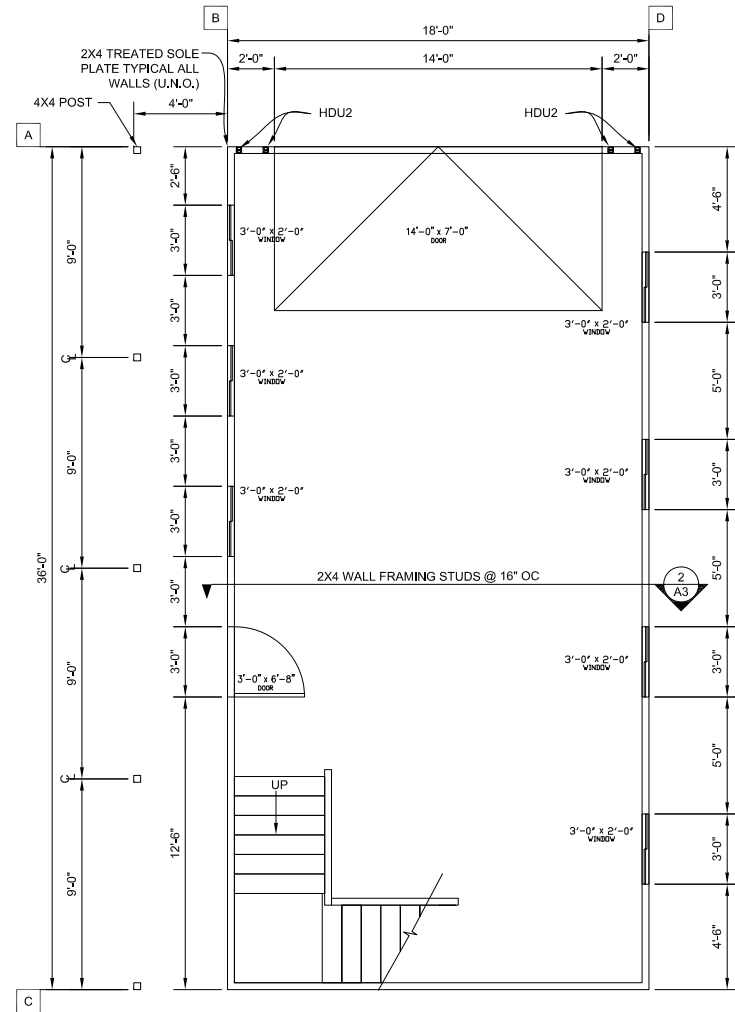
A1
Sheet 1 of 3

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
CHORD SPLICE NAILING: 8 - 16d NAILS EACH SIDE OF SPLICE. TRUSS BLOCKING: (4) - 16d (TOENAIL)		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 18'-0" LONG TOTAL. DOUBLE PORTAL FRAME USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 3" OC FIELD: 8d COMMON @ 3" OC		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 36'-0" LONG TOTAL. (2.5'+3'+3'+12.5') = 24 USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
FRAMING NAILING: STUD TO TOP PLATE, 2-16d END NAIL STUD TO SILL PLATE, 2-16d END NAIL OR 4-8d TOENAIL DBL. HEADER 16d @ 16" OC ALONG EACH EDGE HEADER TO KING STUD 4-8d TOENAIL OR 4-16d END NAIL DOUBLE TOP PLATES, 16d @ 16" FACENAIL		256	320	228	320
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2015 IBC TABLE R602.3(1).		PROVIDE SIMPSON HDU2 HOLDOWNS ATTACHED TO END STUDS AND SSTB16 ANCHOR BOLTS.		150	
PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.		2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 18'-0" LONG TOTAL. 18' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLDOWNS REQUIRED.		114	
UNBLOCKED ROOF DIAPHRAGM ROOF SHEATHING NAILING: BORDER: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC		102	197	220	
END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE END WALL ASSEMBLY/A3. OR BALLOON FRAME END WALLS.				150	

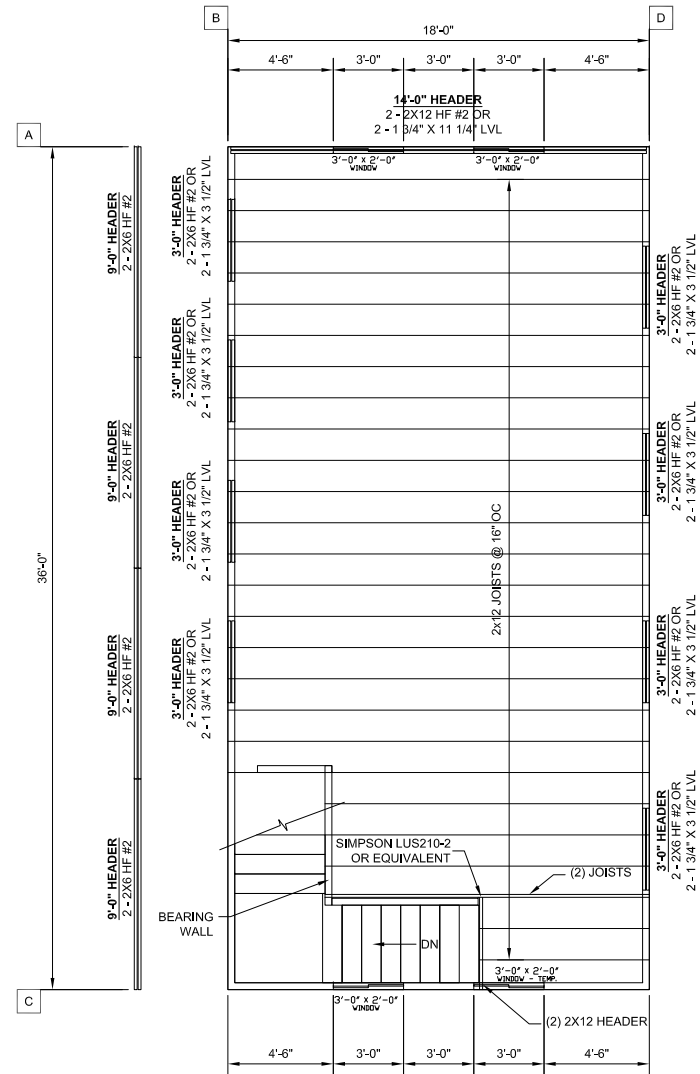
WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.



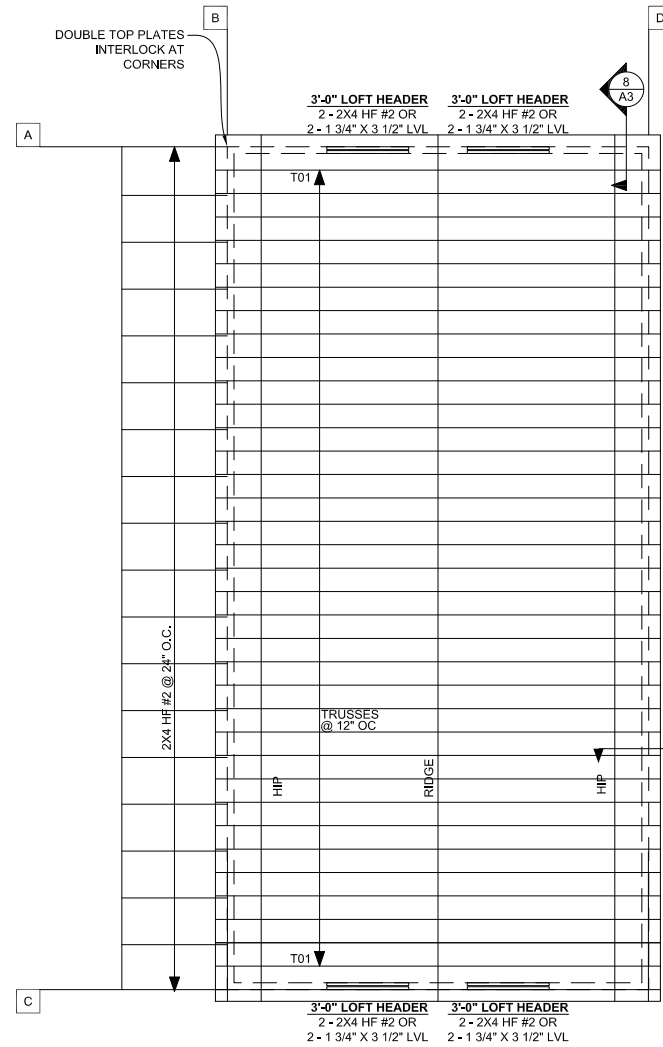
FOUNDATION PLAN



FLOOR PLAN



LOFT PLAN



ROOF FRAMING PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

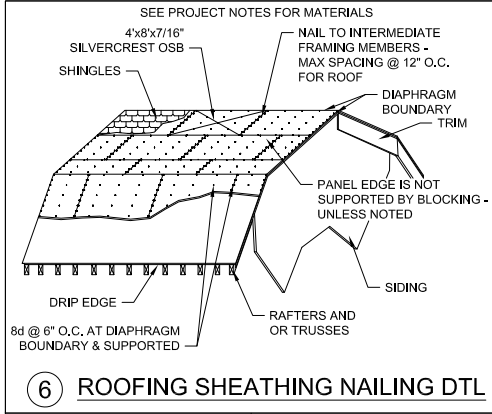
PO No. EP-1394 Inv No. PRESALE
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COLORADO SPRINGS, CO 80908

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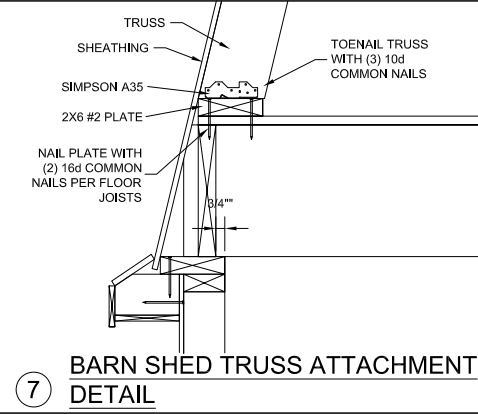
TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
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COLORADO SPRINGS, CO 80905
(719) 635-8833
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Drawn By: TB
Date: 9/13/19
Checked By:
Date:
Revised:
Revised:
Title:
PLANS
SHEAR WALL SCHED
NAILING SCHEDULE
Scale: 1/4" = 1'-0"
Sheet:

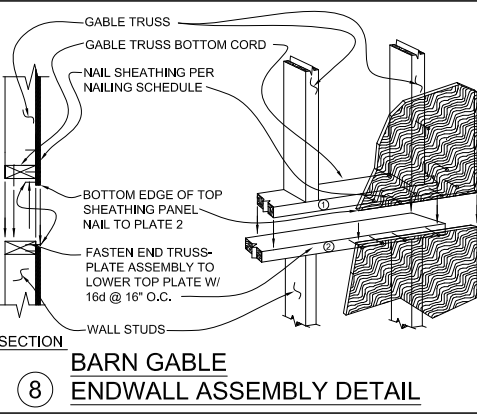
A2
Sheet 2 of 3



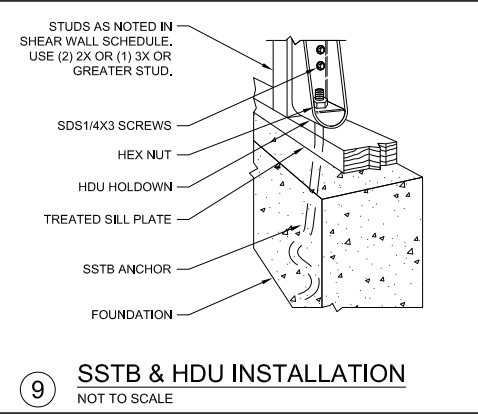
6 ROOFING SHEATHING NAILING DTL



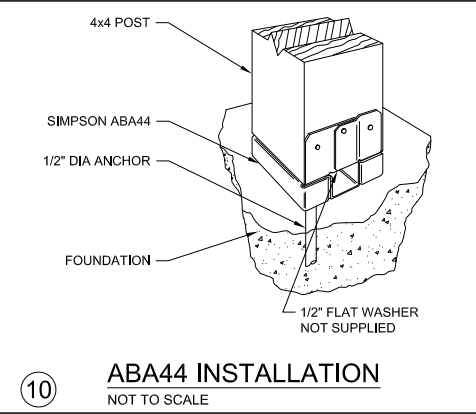
7 BARN SHED TRUSS ATTACHMENT DETAIL



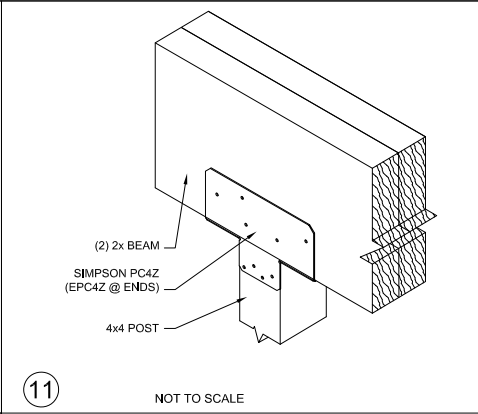
8 BARN GABLE ENDWALL ASSEMBLY DETAIL



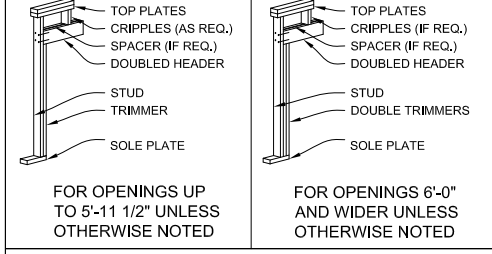
9 SSTB & HDU INSTALLATION NOT TO SCALE



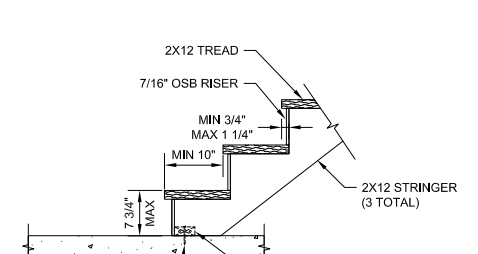
10 ABA44 INSTALLATION NOT TO SCALE



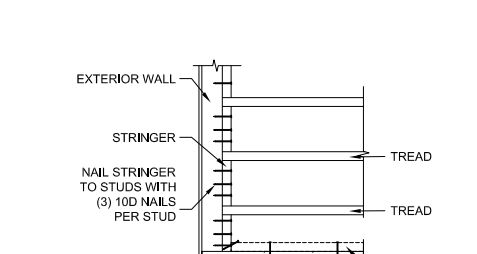
11 NOT TO SCALE



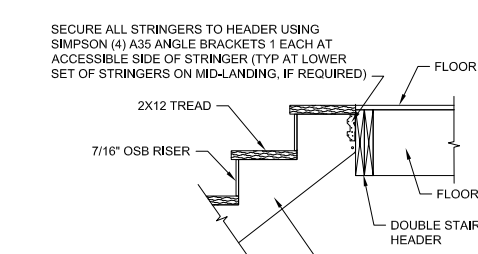
4 HEADER DETAIL NOT TO SCALE



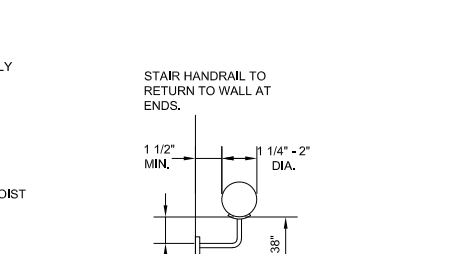
5 STAIR FOOTING SECTION



STAIR SECTION

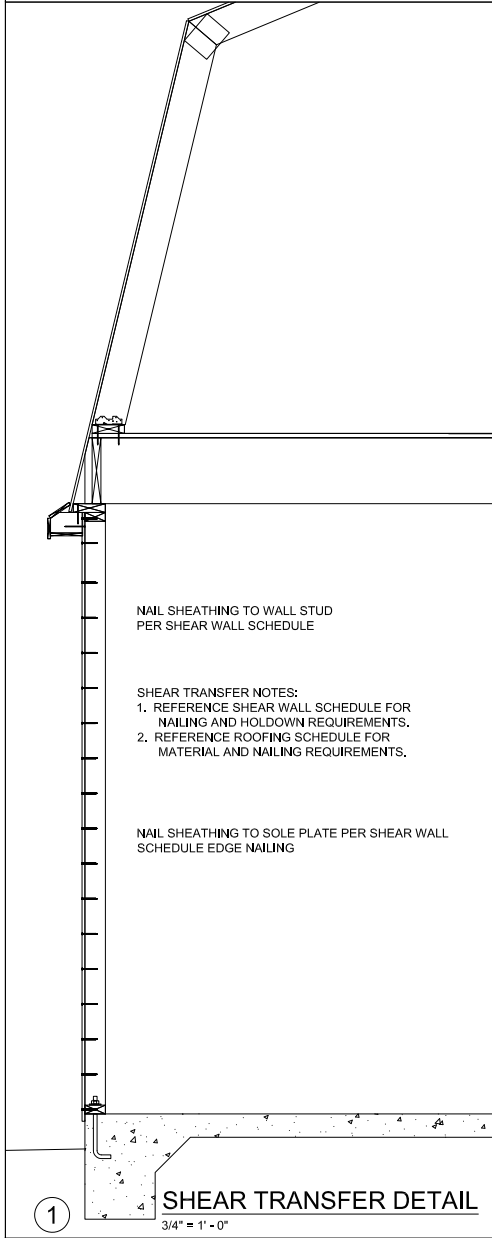


STAIR HEAD SECTION

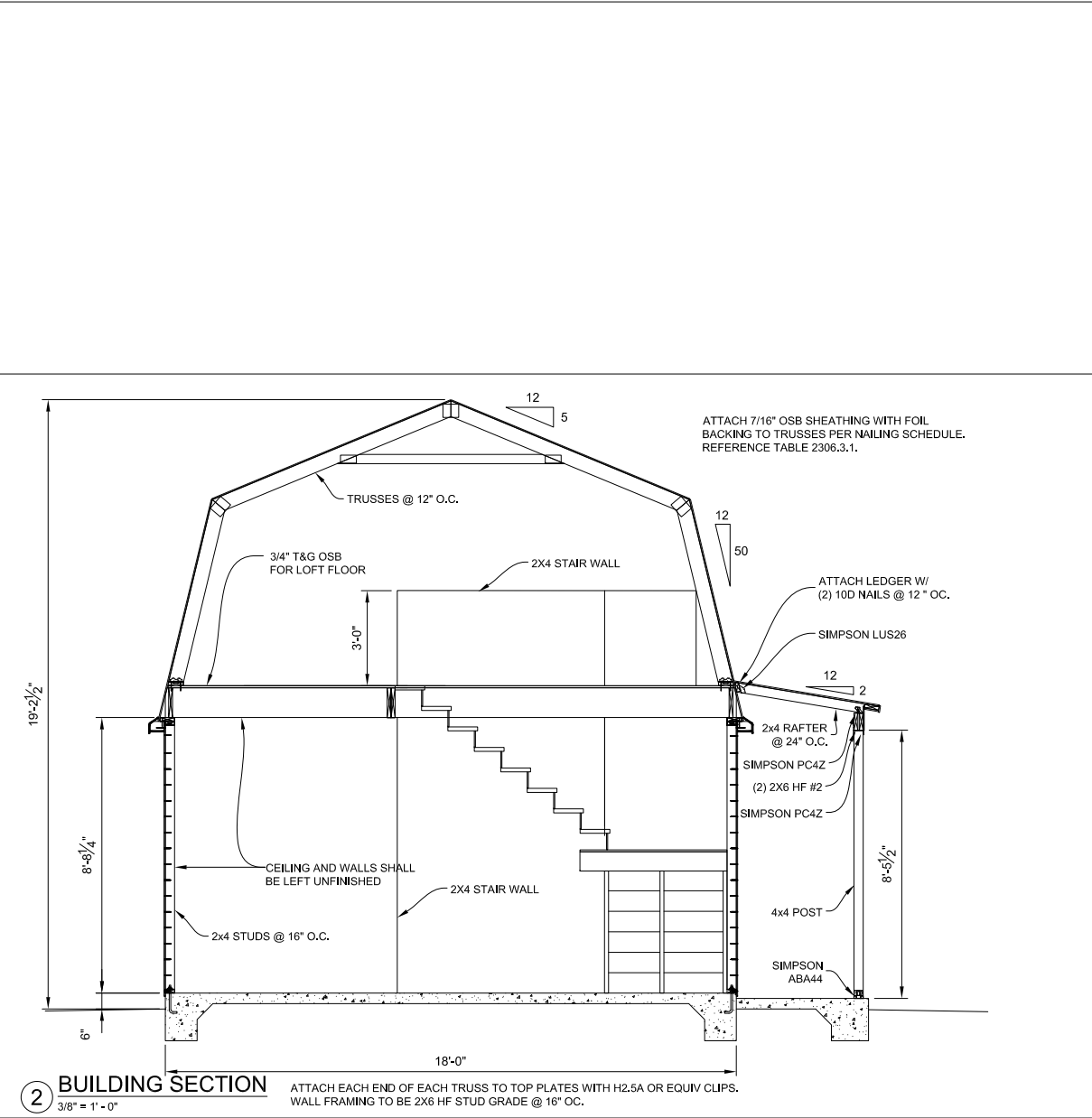


STAIR HANDRAIL

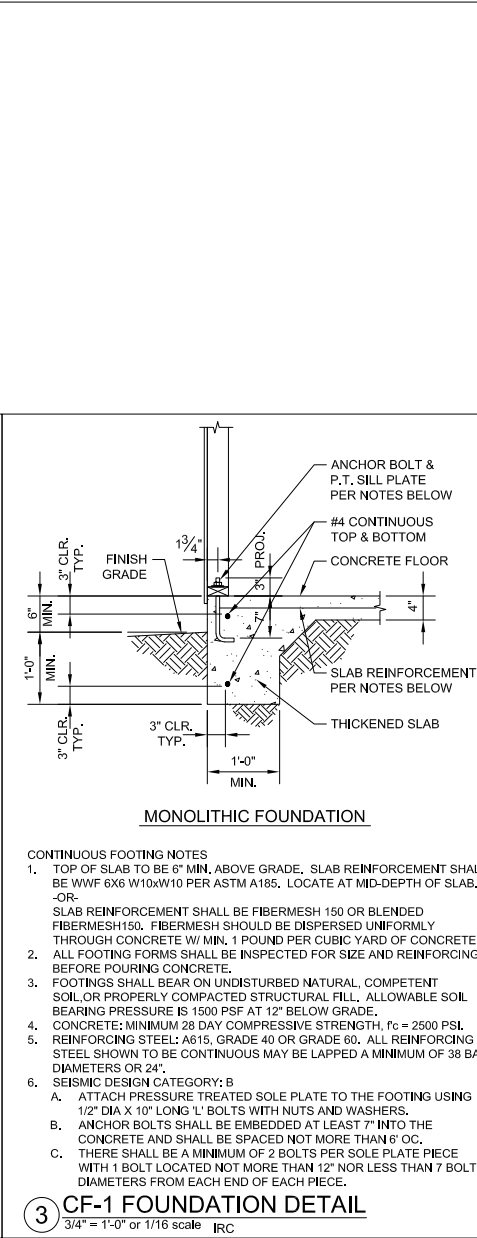
NAILING:
HEADER TO STUD - 4-8d TOENAIL OR 4-16d END NAIL
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL
REFERENCE TABLE 602.3



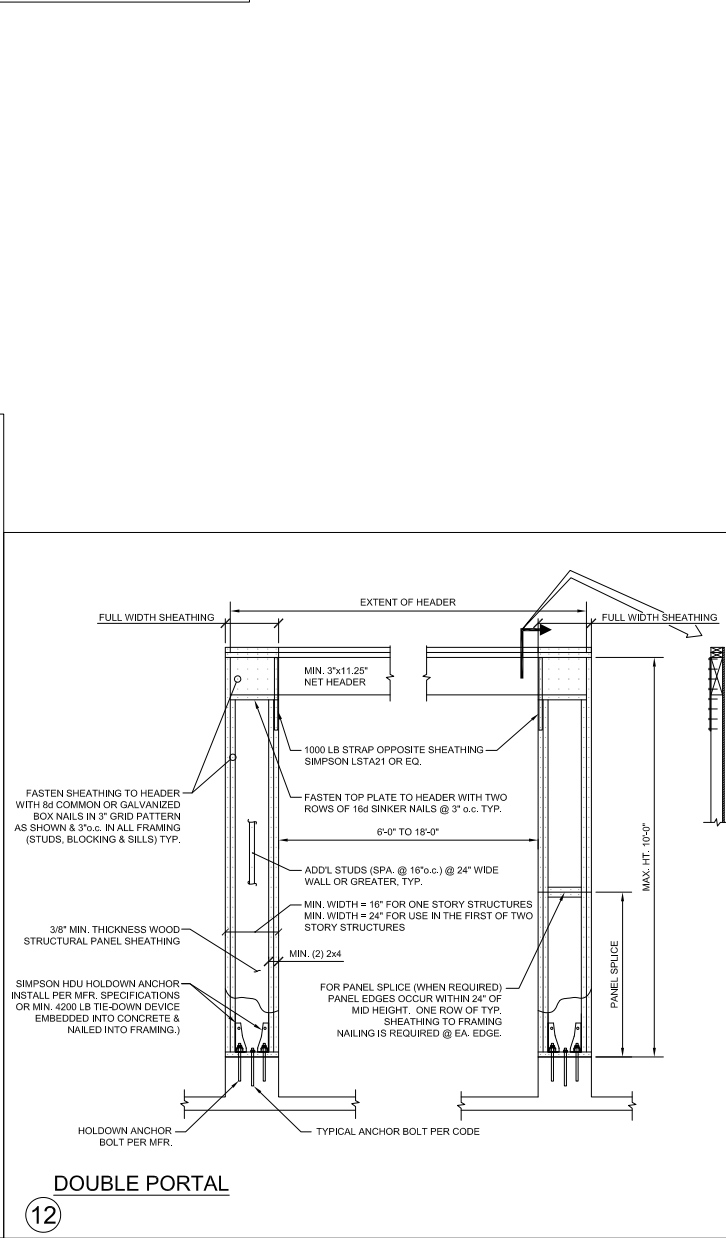
1 SHEAR TRANSFER DETAIL 3/4" = 1'-0"



2 BUILDING SECTION 3/8" = 1'-0"



3 CF-1 FOUNDATION DETAIL 3/4" = 1'-0" or 1/16 scale IRC



12 DOUBLE PORTAL

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(303) 753-TUFF

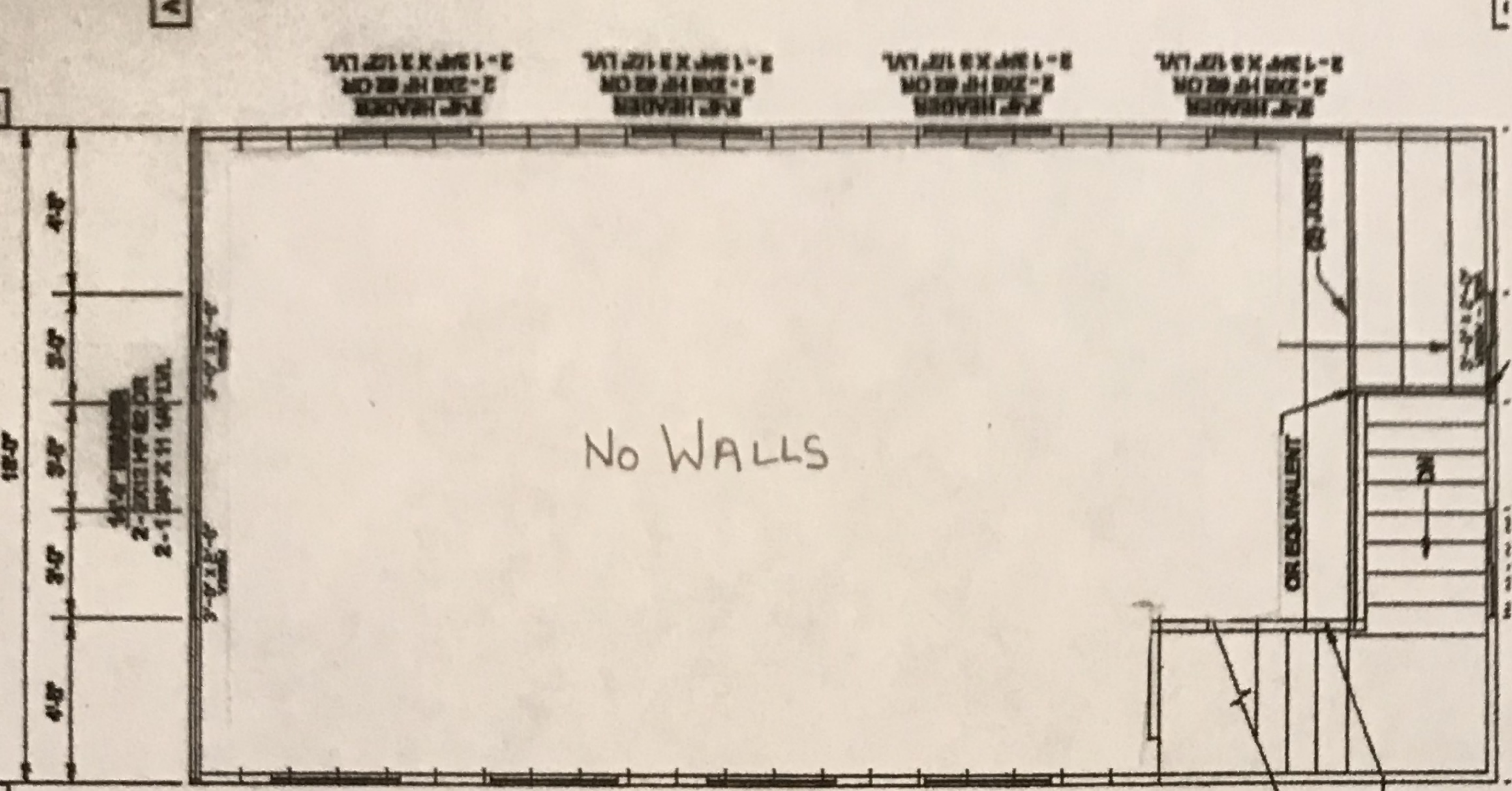
PO No. EP-1394 Inv. No. PRESALE
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COLORADO SPRINGS, CO 80908

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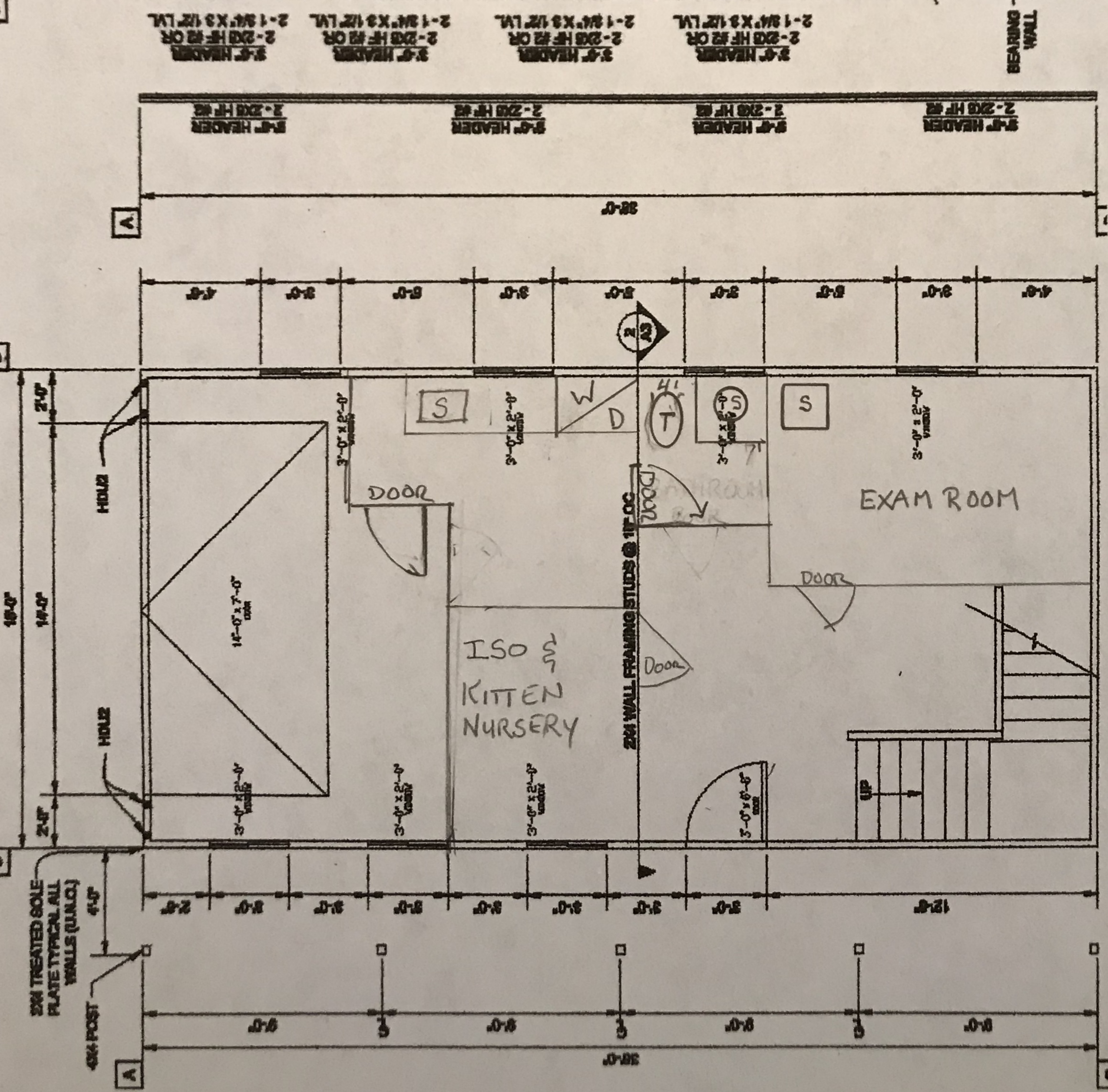
TUFF SHED
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TUFF SHED, INC.
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Drawn By: TB
Date: 9/13/19
Checked By:
Date:
Revised:
Title:
Scale: NONE
Sheet:

A3
Sheet 3 of 3



2nd floor



1st FLOOR

Letter of Intent

Owner/Applicants

Lauri K. Cross and Michael Scott Trimboli
11235 S. Holmes Rd
Colorado Springs, CO. 80908

Site Location, Size and Zoning

Wild Blue Cats! formerly known as Wild Blue Animal Rescue and Sanctuary, is located at 5975 Burgess Rd, Colorado Springs, CO, 80908. The property is 5.34 acres and is Zoned RR5, with Special Use for non profit cat rescue operation and sanctuary.

Request and Justification

We are requesting necessary permits to add our additional building which was approved during our Special Use hearing in 2014. The current building plan is for a garage/cat care building constructed by Tuff Shed to fit in with current buildings on site. The footprint of the building is smaller, 18'x36' vs 24'x36', than originally approved for our special use. As stated in the original, approved LOI, this new, two-story building can be used as a garage for the residence on the property as well as storage and care/housing of special needs cats/kittens for Wild Blue Cats! It will conform to El Paso County code/regulations and requirements.

The top floor will be an open space where we will place stand alone cat 'condos' to contain cats. There will not be any walls constructed up there but the heating/cooling unit may be placed up there. The bottom floor will have walls put in per the drawing attached so we may have separate spaces for a bathroom (toilet and sink), laundry area, exam room, and kitten nursery.

Existing and Proposed Facilities, Structures, Roads, etc.

Facilities/Structures-Other structures on the property are not effected by this projec

-Attached drawings show existing facilities and the location of the proposed/approved building. Building plans are also attached.

Lighting — We do not intend to add new exterior lighting.

Landscaping--We will have only natural forest Landscaping (no added features) and the area is not expected to change significantly except as needed to construct the building (excavation). We wish to leave the land natural in order to maintain the peaceful and natural setting that already exists.

Roads and Traffic Impact—Very little additional parking is needed (4 new spaces) and will be covered with gravel per the attached drawings. We do not expect to have additional traffic in and out of the property day-to-day from our original, approved Special Use Permit. At most, 2 to 3 additional visits per day during times when cats or kittens require emergency care.

-Driveway/roads will not change except to improve to remove pot holes and smooth after construction.



To Whom It may concern,

As requested by our PCD Project Manager, Rad Dickson, we are submitting this letter to document that we do not plan to add new landscaping to our Cat Care building or its surroundings. The area is naturally forested space and we wish to keep it as natural and peaceful as it currently is. The only changes will be as needed to prepare the ground for the building (excavation).

Sincerely,

Lauri K. Cross
Founder and Executive Director
Wild Blue Cats!



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As requested by our PCD Project Manager, Rad Dickson, we are submitting this letter to document that we do not plan to add new landscaping to our Cat Care building or its surroundings. The area is naturally forested space and we wish to keep it as natural and peaceful as it currently is. The only changes will be as needed to prepare the ground for the building (excavation).

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