



VIEW LOOKING NORTHWEST
NTS



VICINITY MAP
NTS

OPTICAL ENGINES

2732 W. COLORADO AVE.
COLORADO SPRINGS, CO

USE VARIANCE DEVELOPMENT PLAN
07.18.2024

GENERAL NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN; A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTE

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #0726G REVISED ON 12/07/2018. ZONE X

ZONING DATA

<u>ZONE:</u>	MX-L UV
<u>TOTAL SITE AREA:</u>	10,916 S.F.
<u>SETBACKS REQUIRED:</u>	N/A
<u>MAXIMUM COVERAGE ALLOWED:</u>	N/A
<u>MAXIMUM BUILDING HEIGHT:</u>	65'

PROJECT DATA

<u>PROJECT SUMMARY:</u>	NEW FENESTRATION, DECK AND CANOPIES
<u>PROJECT TYPE:</u>	MIXED USE
<u>LUR FILE #:</u>	TBD
<u>TSN:</u>	7411227024
<u>LEGAL DESCRIPTION:</u>	LOT 2 BLK 1 SURPLUS CITY

<u>SCHEDULE OF DEVELOPMENT:</u>	PHASE I CONSTRUCTION TO BEGIN FALL 2024. PHASE II TO BEGIN NO LATER THAN FALL 2026
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BUILDING DATA

<u>TOTAL BUILDING FOOTPRINT:</u>	10,771 S.F.
<u>GROSS FLOOR AREA:</u>	
<u>LIGHT INDUSTRY:</u>	8,454 S.F.
<u>MEZZANINE:</u>	2,930 S.F.
<u>TOTAL:</u>	10,737 S.F.
<u>COMMERCIAL:</u>	
<u>TENANT SPACE:</u>	2,317 S.F.
<u># OF STORIES:</u>	1 (+ MEZZANINE) (NO CHANGE)
<u>ACTUAL BUILDING HEIGHT:</u>	25'-10"
<u>PROPOSED BUILDING HEIGHT:</u>	29'-10"
<u>BUILDING TYPE:</u>	LIGHT INDUSTRIAL AND COMMERCIAL TENANT

ADA STATEMENT

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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

PARKING SUMMARY

- PARKING IS PROVIDED AT 2731 W. PIKES PEAK AVE. NO CHANGE PROPOSED.
- (E) PARKING LOT IS SHARED OWNERSHIP WITH 2752 W. COLORADO AVE. 50% OF PARKING SPOTS ARE ALLOCATED TO THIS PROJECT, 2732 W. COLORADO AVE.

	REQUIRED PER CODE	GROSS FLOOR AREA	SUBTOTAL
LIGHT INDUSTRIAL	1 PER 1000 SF OF GFA	6,680 GFA	7 STALLS
OFFICE	1 PER 500 SF OF GFA	4,057 GFA	8 STALLS
RESTAURANT	1 PER 300 SF OF GFA	2,625 GFA	9 STALLS
TOTAL STALLS REQUIRED			24 STALLS
ON SITE PARKING (2731 W PIKES PEAK AVE)			22 STALLS
ON STREET PARKING (7.4.1005D)			5 STALLS
TOTAL STALLS PROVIDED			27 STALLS

SHEET INDEX

1 of 3	GENERAL INFORMATION
2 of 3	SITE PLAN
3 of 3	EXTERIOR ELEVATION

CONTACTS

<u>OWNER:</u>	OPTICAL ENGINES INC 2829 WEST COLORADO AVE COLORADO SPRINGS, CO 80904
	CONTACT: DONALD SIPIES
p.	815.383.8303
e.	don.sipes@opticalenginesinc.com
<u>ARCHITECT:</u>	ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904
	CONTACT: RYAN LLOYD
p.	719.387.7836
e.	ryan@echo-arch.com

GENERAL INFO

LUR #: UVAR-24-0001

ECHO

2023-010-LASER date: 07.18.2024
DEVELOPMENT PLAN phase: DP
2732 W. COLORADO AVE. colorado springs, CO 80903 drawn by: ANG
ECHO Architecture, PLLC 2752 W. Colorado Ave. Colorado Springs, CO 80904 www.echo-arch.com t 719.387.7836

SITE PLAN LEGEND

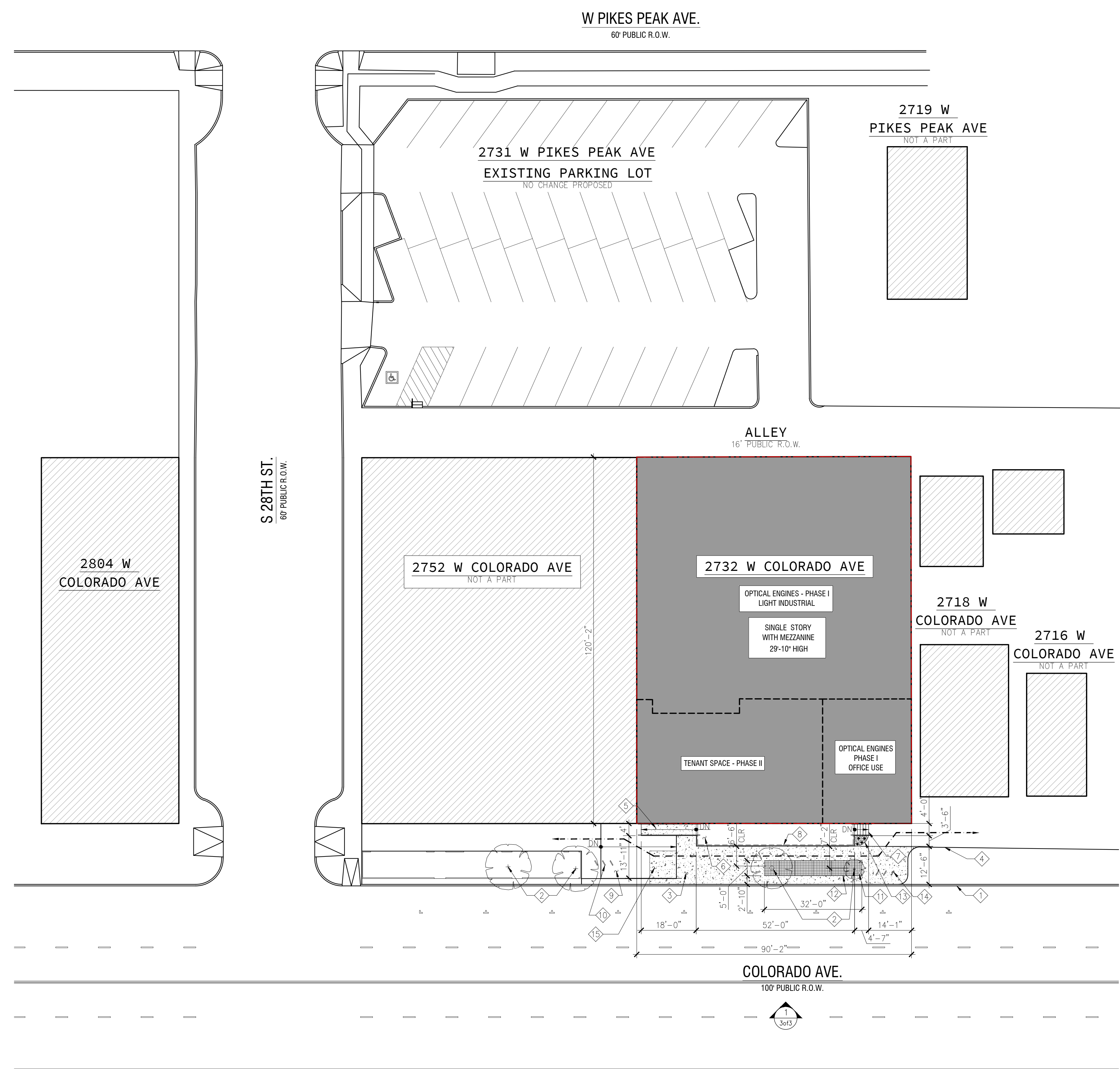
- EXISTING BUILDING
- EXISTING BUILDING NOT IN SCOPE
- STEEL GRATE
- NEW 4" CONCRETE SLAB ON GRADE
- PROPERTY LINE
- PRIMARY PEDESTRAIN PATH

SITE PLAN NOTES

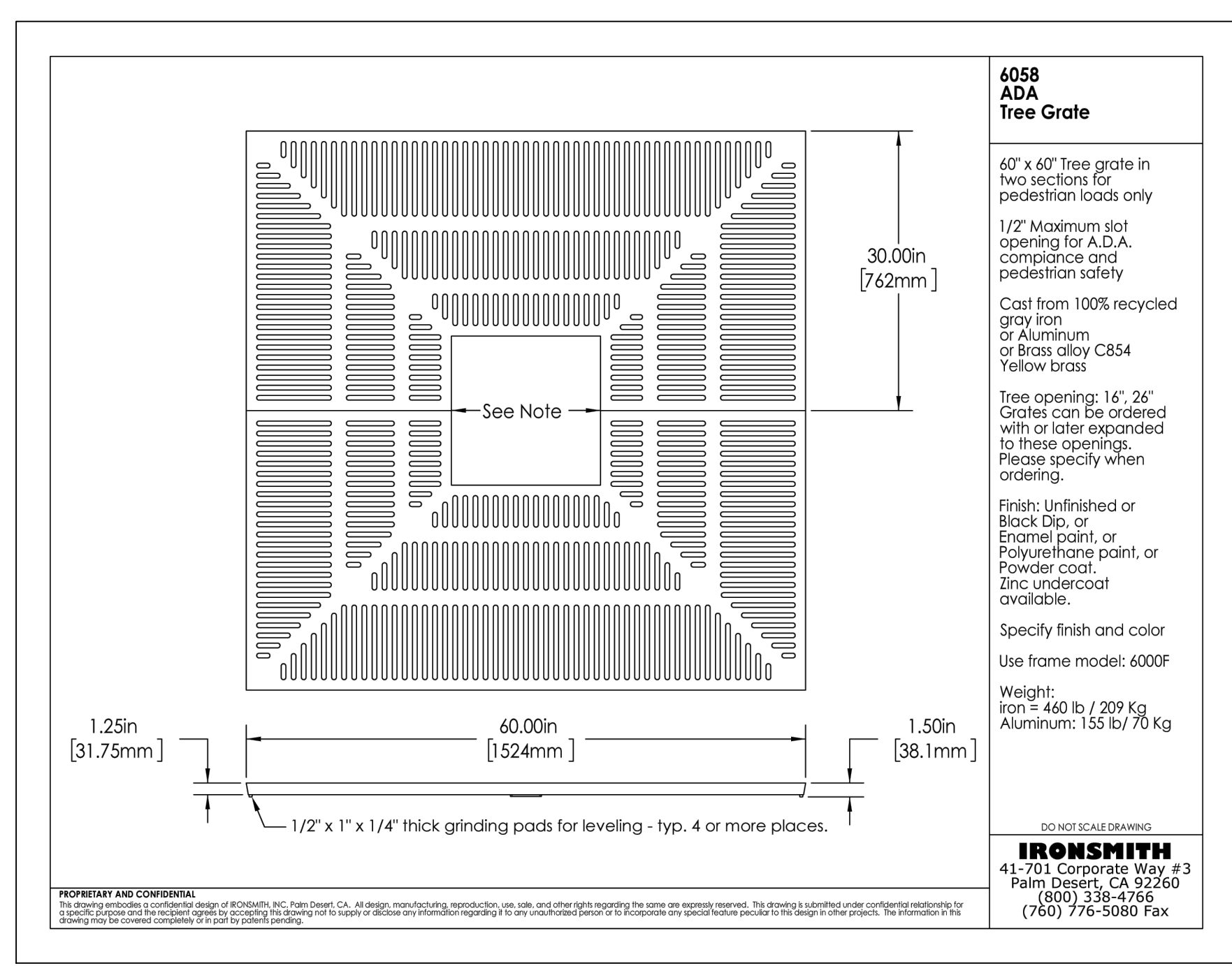
1. REFER TO SHEET 3 FOR ELEVATION INFORMATION.
2. FLOOD LIGHTING IS PROHIBITED.
3. EXISTING TO REMAIN UNLESS SPECIFIED.
4. ALL EXISTING PUBLIC SIDEWALK DEEMED TO BE IN POOR CONDITION BY CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR MUST BE REMOVED/REPLACED.
5. NO REVISIONS TO EXISTING GRADING OR UTILITIES.
6. NO CHANGE TO EAST, WEST, OR NORTH ELEVATIONS.

SITE PLAN KEYNOTES

- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 EXISTING TREE TO REMAIN
- 3 NEW CONCRETE SIDEWALK
- 4 EXISTING SIDEWALK TO REMAIN
- 5 NEW ACCESSIBLE RAMP (1:12 SLOPE) W/ METAL HANDRAIL BOTH SIDES
- 6 NEW ELEVATED CONCRETE ENTRY PATIO WITH STEEL RAILING PER ELEVATIONS.
- 7 NEW CONCRETE STAIRS
- 8 NEW CANOPY ABOVE
- 9 EXISTING ACCESSIBLE RAMP
- 10 EXISTING BIKE PARKING (TYP OF 3)
- 11 EXISTING STREET LIGHT, PROVIDE OPENING IN TREE GRATE
- 12 32' x 5' STEEL TREE GRATE (ADA RATED) RE: 2/2of3
- 13 LANDSCAPING
- 14 RELOCATED (E) BIKE PARKING (TYP OF 3)
- 15 EXTEND (E) ACCESSIBLE RAMP



1 SITE PLAN
1" = 20'

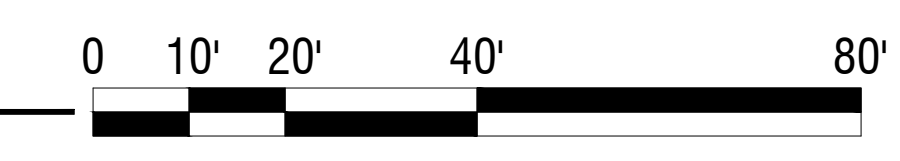


2 TREE GRATE
NTS

SITE PLAN
LUR # : UVAR-24-0001



2023-010-LASER date: 07.18.2024
phase: DP
DRAWN BY: AMG
ECHO ARCHITECTURE, LLC
4 S WABASH AVE, #120
COLORADO SPRINGS, CO 80903
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ELEVATION NOTES

1. SIGNAGE IS NOT APPROVED WITH THIS PLAN; A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. ELEVATION IMPROVEMENTS TO BE INCLUDED IN PHASE II OF DEVELOPMENT.
2. ELEVATION IMPROVEMENTS TO BE INCLUDED IN PHASE II OF DEVELOPMENT.



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION
LUR # : UVAR-24-0001

ECHO

2023-016-LASER date: 07.18.2024
 DEVELOPMENT PLAN phase: DP
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