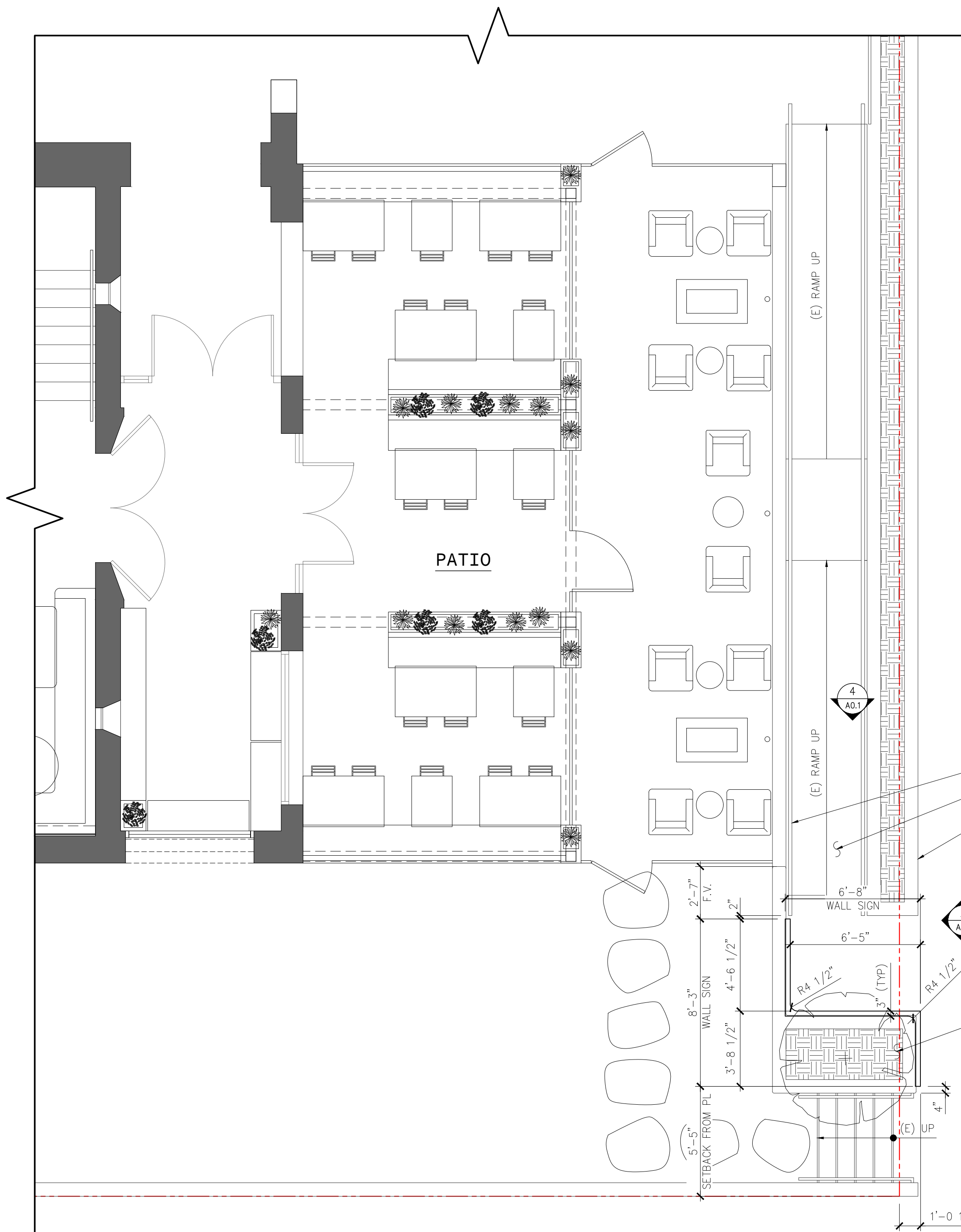
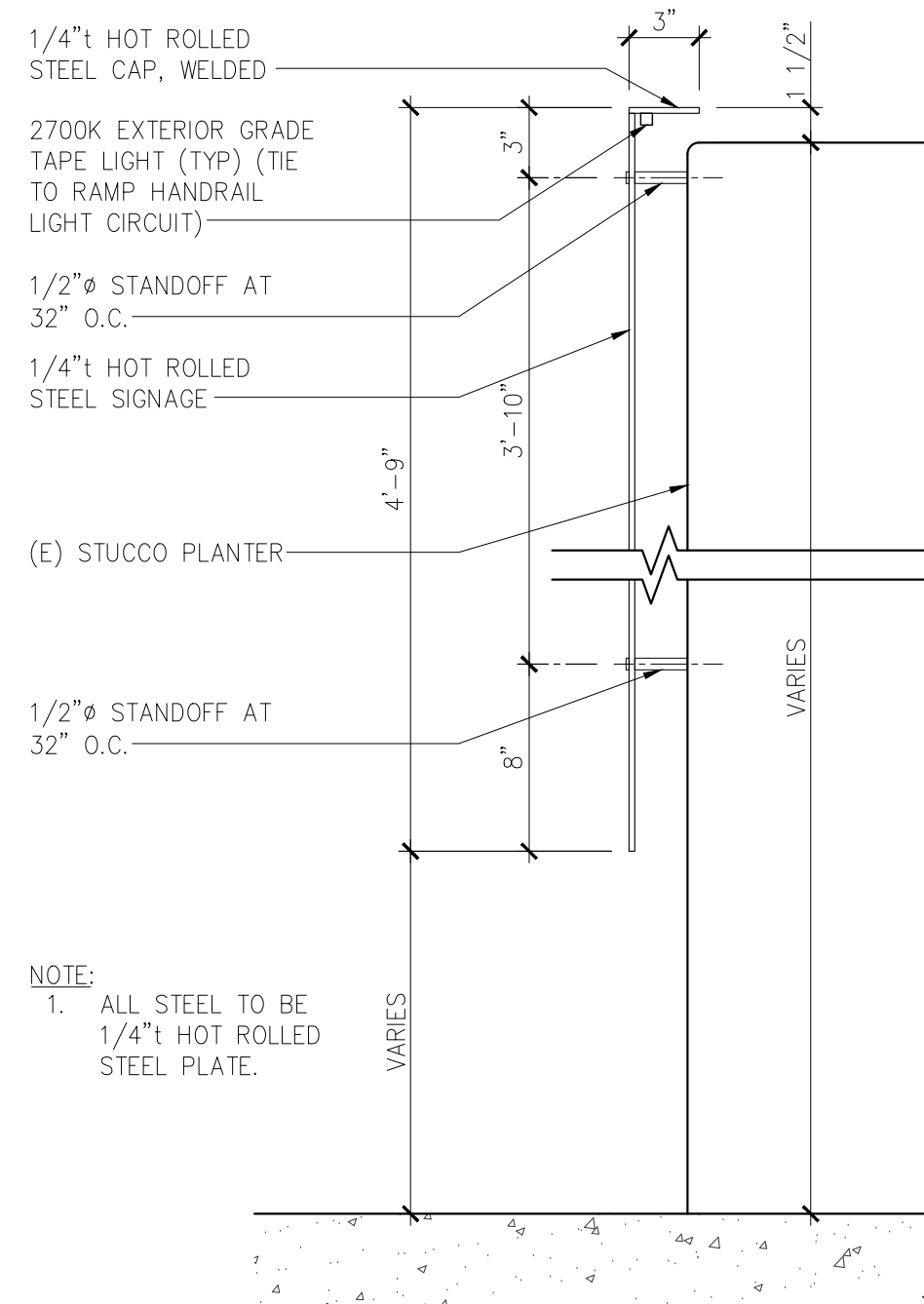
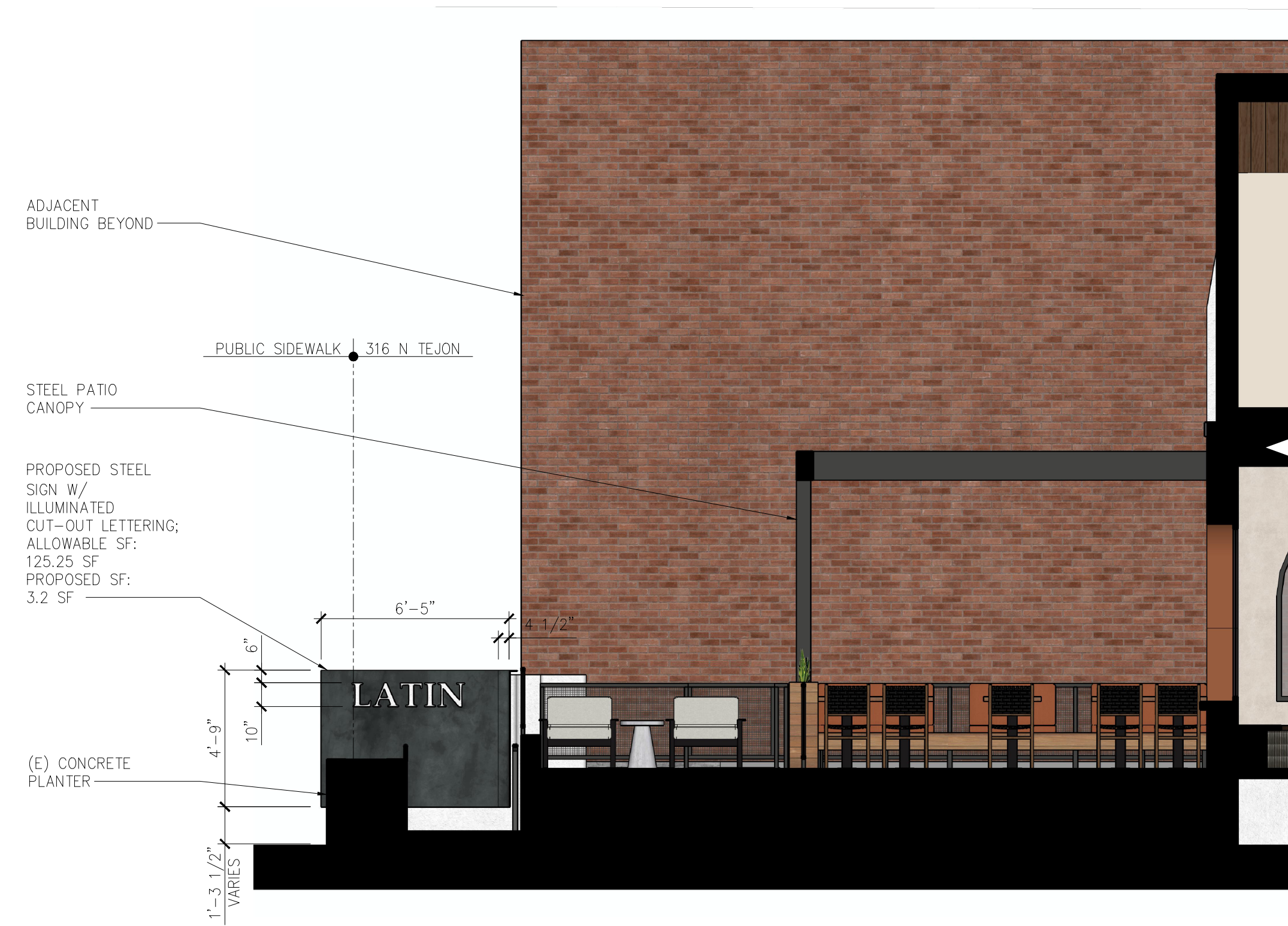




1 PATIO PLAN
1/4" = 1'-0"



3 SECTION DETAIL: STEEL SIGNAGE
1 1/2" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PLAN, ELEVATIONS
& DETAIL

ECHO

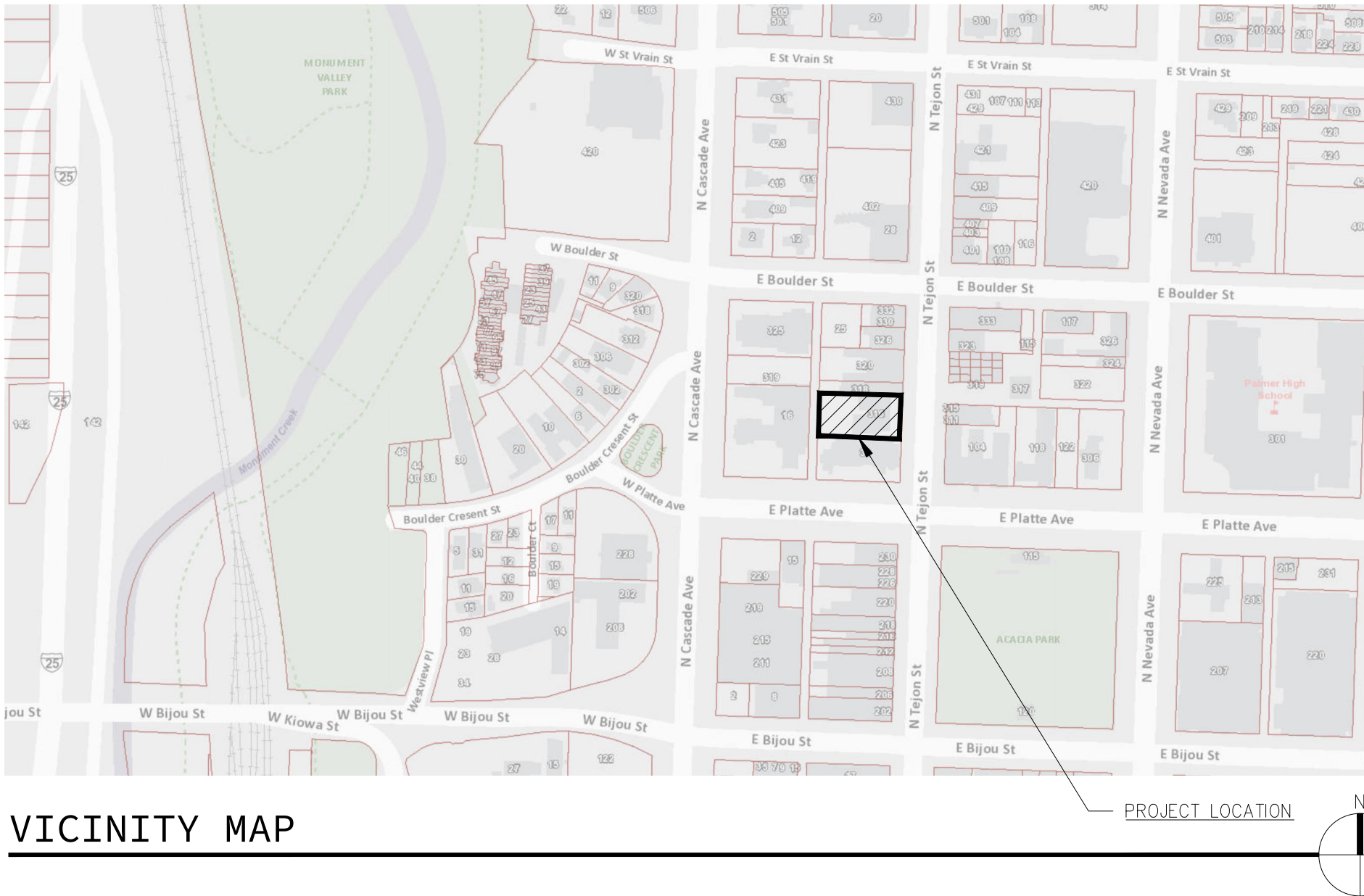
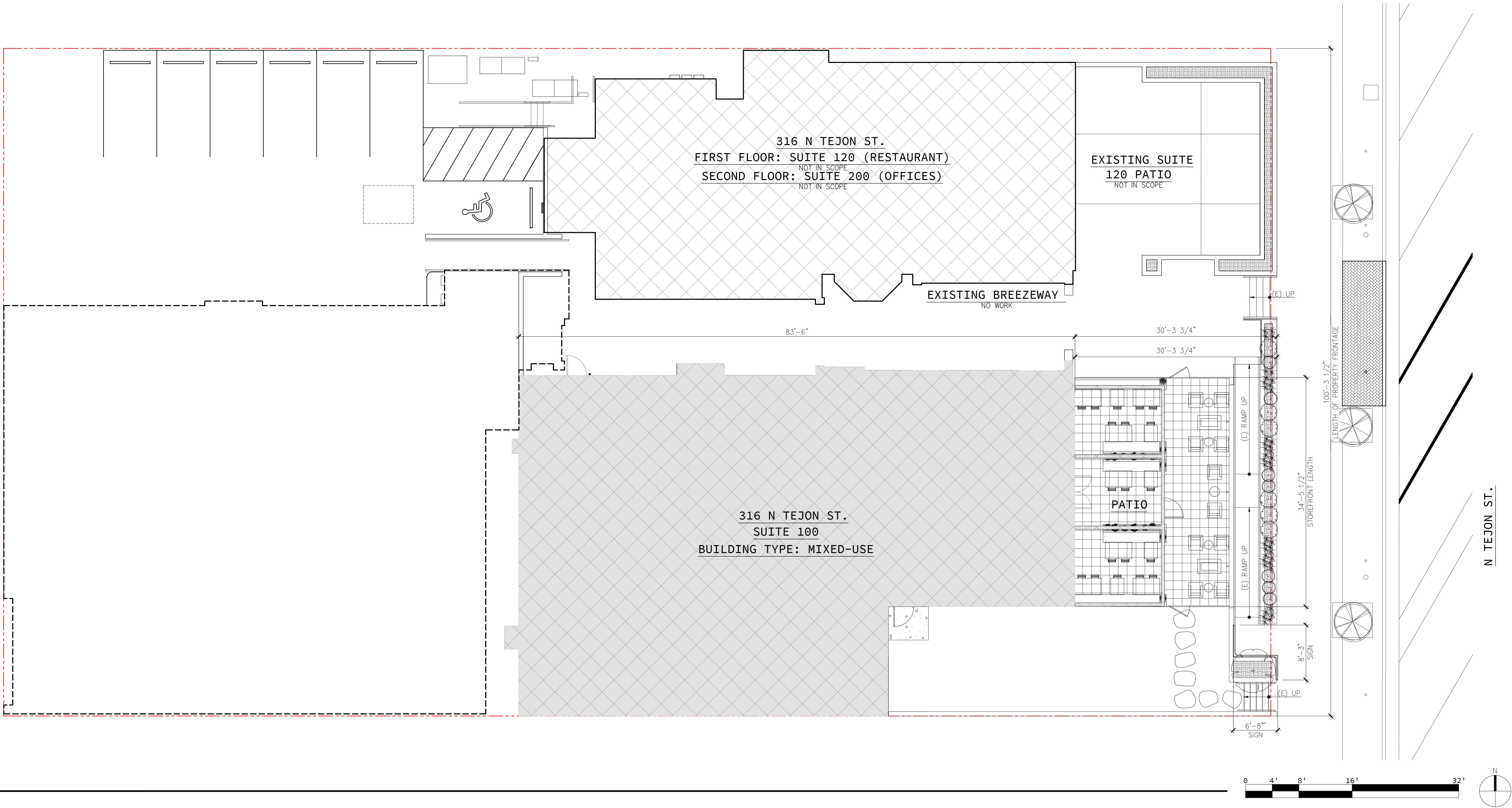
2024-022-316SOUTH
316 N TEJON ST
COLORADO SPRINGS,
CO 80903

date:
08.05.2025
phase:
SIGN PERMIT
drawn by:
AMG

Echo Architecture, PLLC
2752 W Colorado Ave
Colorado Springs, CO 80904
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t 719.387.7836

Ao.1

LATIN SOCIAL
316 N TEJON STREET, SUITE 100
COLORADO SPRINGS, CO 80903



SHEET INDEX

GENERAL	
G0.1	GENERAL INFORMATION
ARCHITECTURAL	
A0.1	PATIO PLAN, ELEVATIONS & DETAIL

BUILDING/SITE DATA

TOTAL SITE AREA:	19,025 SF
BUILDING FOOTPRINT:	10,409 SF
AREA OF WORK:	6,210 SF
# OF STORIES:	2 + BASEMENT (NO CHANGE)
PROPOSED LOT COVERAGE:	89%
ALLOWABLE BUILDING HEIGHT:	60' (2 STORIES)
ACTUAL BUILDING HEIGHT:	32'-0" (NO CHANGE)

PROJECT DATA

PROJECT SUMMARY:	REMODEL OF EXISTING TENANT SPACE INTO A RESTAURANT (CHANGE OF USE)
PROJECT ADDRESS:	316 N TEJON STREET, SUITE 100 COLORADO SPRINGS, CO 80903
TSN:	6418202003
LEGAL DESCRIPTION:	LOTS 21 TO 24 INC BLK 51 COLO SPGS
CITY ZONING:	FBZ-T2A
PROJECT TYPE:	RESTAURANT

CONTACTS

OWNER:	NIEBUR DEVELOPMENT 524 SOUTH TEJON STREET COLORADO SPRINGS, CO 80903 CONTACT: TROY COATES p. 719.527.0313 e. troy@nieburdevelopment.com
TENANT:	AMBLI DENVER CONTACT: PARIZA MEHTA p. 1.972.897.8682 e. pariza.mehta2012@gmail.com
ARCHITECT:	ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904 CONTACT: RYAN LLOYD p. 719.387.7836 e. ryan@echo-arch.com
MEP:	McSHEA CONSULTING 4445 NORTHPARK DR, SUITE 200 COLORADO SPRINGS, CO 80907 CONTACT: MIKE MCSHEA p. 719.358.8208 e. mike@mcsheaconsulting.com

GENERAL INFO

ECHO

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