

MIXED-USE TENNANT REMODEL

10 EAST PIKES PEAK AVE

PROJECT TEAM:

CLIENT:

ATLAS RESTAURANT GROUP
AARON EWTON
7 EAST CIMARRON STREET
COLORADO SPRINGS, CO 80903
918.497.9158

ARCHITECT:

308 LLC
CHRISTY RIGGS, AIA
815 S 25TH ST, SUITE 203
COLORADO SPRINGS, CO 80904
719.510.5993

STRUCTURAL ENGINEER:

STEVE HORNER, P.E.
HCDA, INC.
9 S. WEBER ST.
COLORADO SPRINGS, CO 80903
719.633.7784

MECHANICAL ENGINEER:

MICHAEL CHIARTANO, P.E.
CHIARTANO ENGINEERING GROUP
10186 MT. LINCOLN DR.,
PEYTON, CO 80831

PLUMBING ENGINEER:

MICHAEL CHIARTANO, P.E.
CHIARTANO ENGINEERING GROUP
10186 MT. LINCOLN DR.
PEYTON, CO 80831

ELECTRICAL ENGINEER:

MICHAEL CHIARTANO, P.E.
CHIARTANO ENGINEERING GROUP
10186 MT. LINCOLN DR.
PEYTON, CO 80831

SITE & BUILDING DATA:

OWNER NAME & ADDRESS: ATLAS RESTAURANT GROUP
AARON EWTON
7 EAST CIMARRON STREET
COLORADO SPRINGS, CO 80903
918.497.9158

APPLICANT NAME: CHRISTY RIGGS, AIA
308 LLC
815 S 25TH STREET, SUITE 203
COLORADO SPRINGS, CO
719.510.5993

SITE ADDRESS: 10 E. PIKES PEAK AVE.
COLORADO SPRINGS, CO 80903

SITE SQUARE FOOTAGE: 3,571 SQFT

BUILDING SQUARE FOOTAGE: 3,571 SQFT

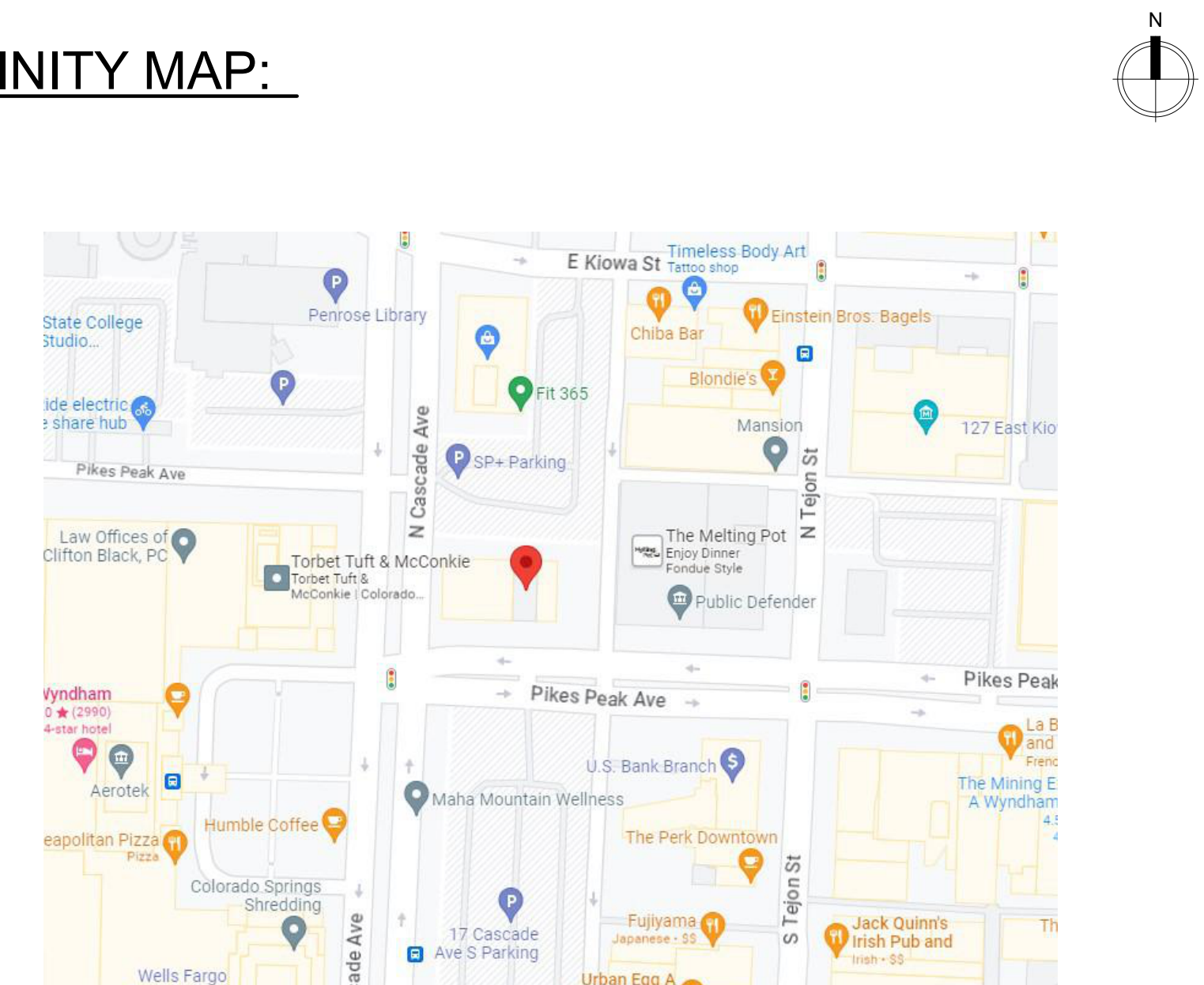
PROJECT TYPE: TENANT REMODEL WITH CHANGE OF USE

TAX ID: 6418214010

PROJECT SCOPE: CHANGE OF USE - EXISTING RETAIL / OFFICE TO BE CONVERTED INTO A-2 RESTAURANT/BAR AND B OFFICES. STRUCTURAL MODIFICATIONS, EXTERIOR MODIFICATIONS, & ADDING ELEVATOR FOR ACCESSIBILITY

DEFERRED SUBMITTALS: FIRE SPRINKLER - NFPA 13

VICINITY MAP:



SEAL

NOT FOR CONSTRUCTION

DATE
02.13.2024

ISSUE
PERMIT DRAWINGS

REVISIONS

No.	Issuance	Date

OWNERSHIP OF INSTRUMENTS OF SERVICE

All Drawings, Reports, Plans, Specifications, Computer Files including CAD/BIM files, field information, notes, sketches, and other design materials prepared by the Architect and his/her consultants as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the Copyright therein.

PROJECT NUMBER 21-138

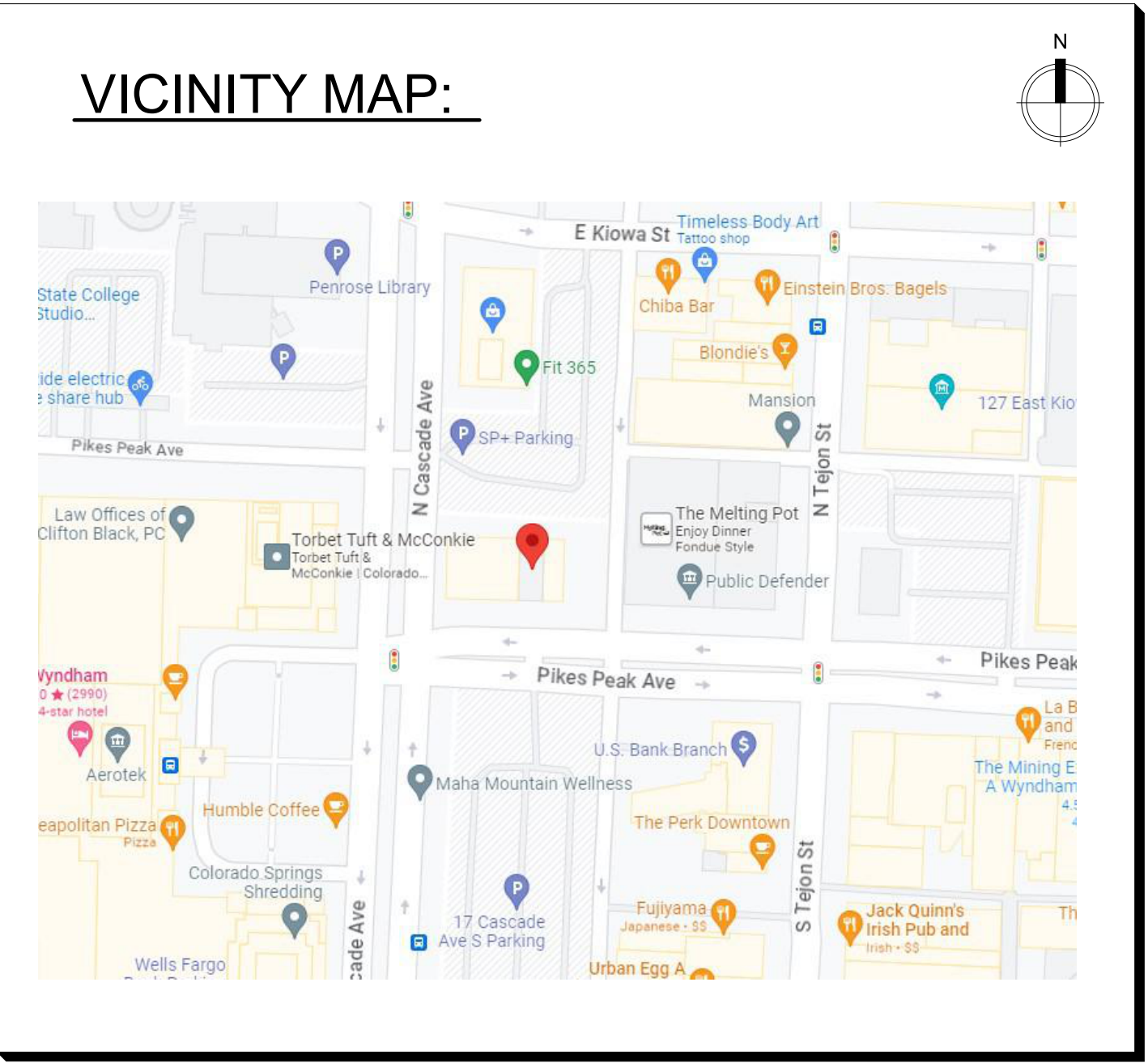
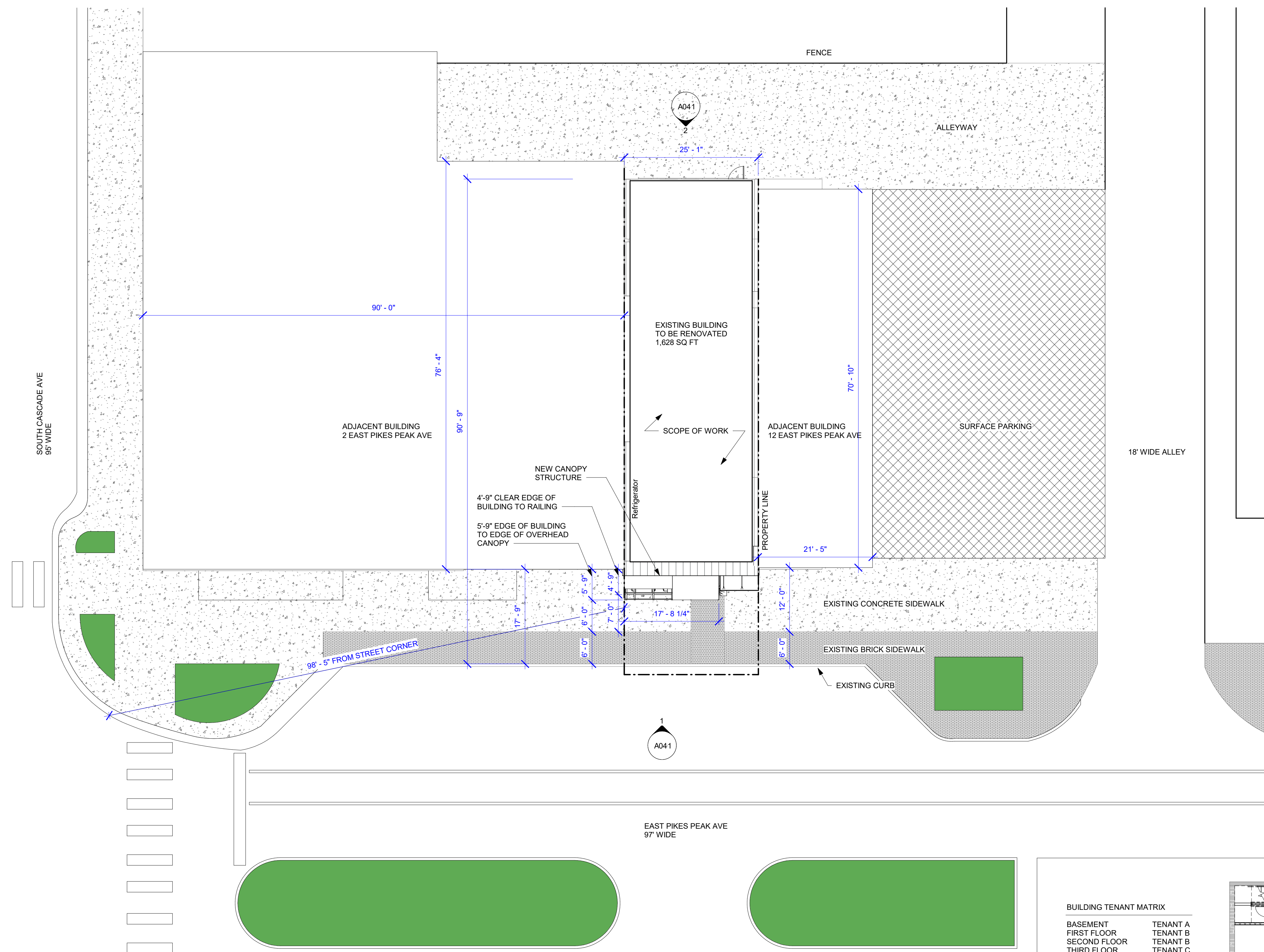
**TENANT INTERIOR
REMODEL**
10 E. PIKES PEAK AVE.
COLORADO SPRINGS, CO 80903

308 ilc
ARCHITECTURE | DESIGN | SUSTAINABLE LIVING
815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
719.505.6635
308LLC.COM

SHEET

01

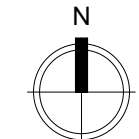
COVER SHEET



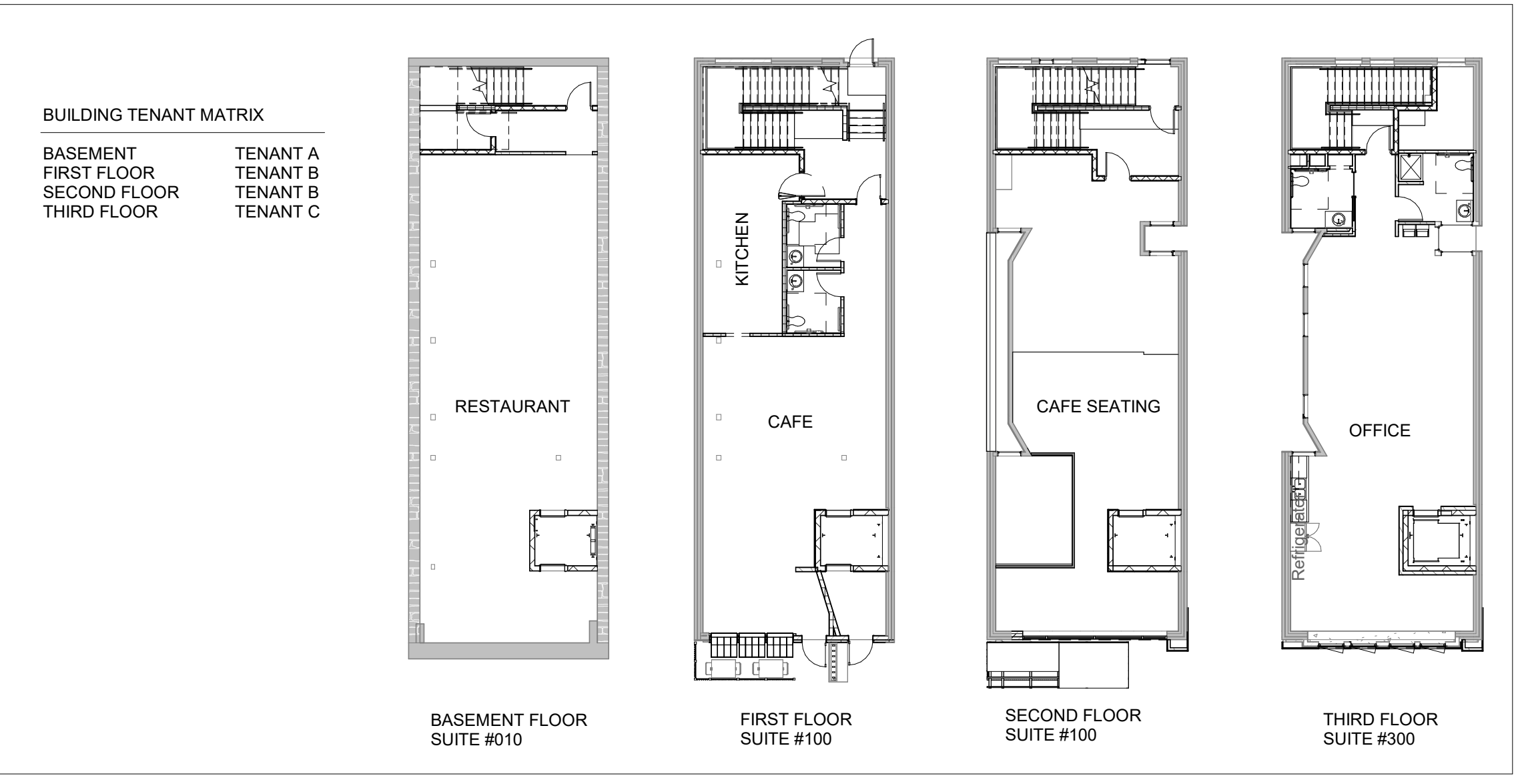
CDI CALCULATIONS

EXISTING PROGRAM	4,411 SF	NEW PROGRAM	5,035 SF
BASEMENT FLOOR STORAGE	1,288 SF	BASEMENT FLOOR RESTAURANT	1,407 SF
FIRST FLOOR RETAIL	1,303 SF	FIRST FLOOR CAFE	1,303 SF
MEZZANINE RETAILS	585 SF	KITCHEN	808 SF
THIRD FLOOR OFFICE	1,235 SF	MEZZANINE - REMOVED	233 SF
	1,235 SF	NEW SECOND FLOOR CAFE SEATING	1,090 SF
		THIRD FLOOR OFFICE	1,018 SF
			1,235 SF
			1,028 SF

1 CODE SITE PLAN
3/32" = 1'-0"



MODIFICATIONS AND CONSTRUCTION TO ABIDE BY ALL COLORADO SPRINGS UTILITIES REQUIREMENTS PER PLANNING AND DEVELOPMENT DEPT OF THE CITY OF COLORADO SPRINGS.



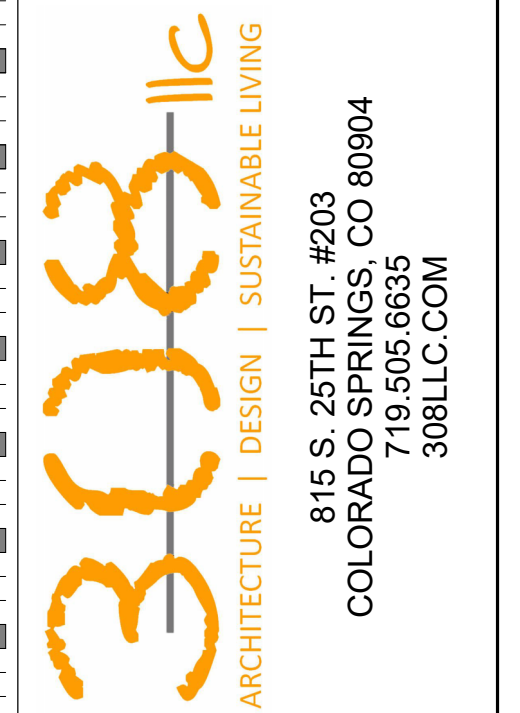
SEAL
NOT FOR CONSTRUCTION
DATE
02.13.2024
ISSUE
PERMIT DRAWINGS

REVISIONS
No. Issuance Date

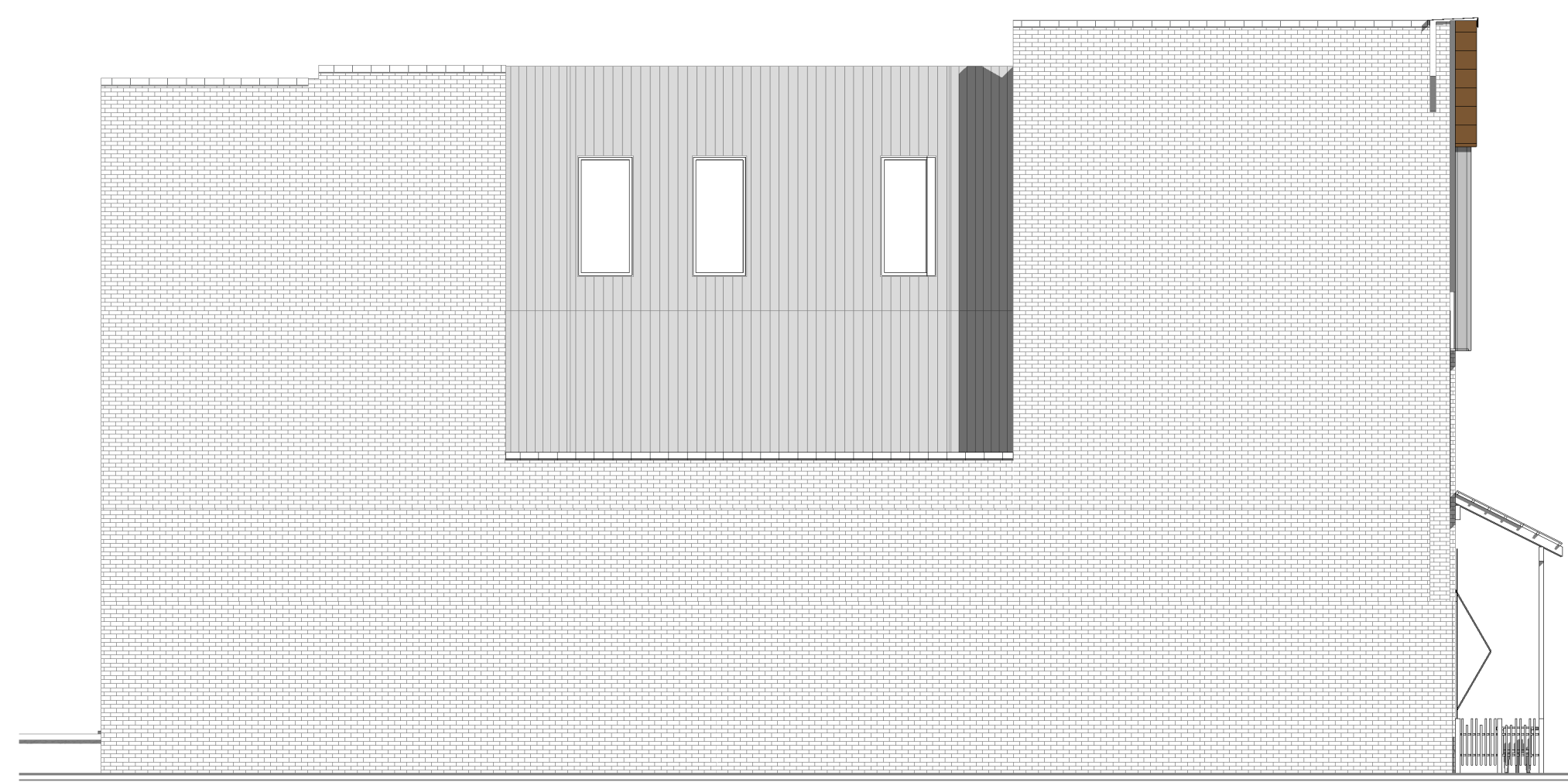
OWNERSHIP OF INSTRUMENTS OF SERVICE
All Drawings, Reports, Plans, Specifications, Computer Files including CAD/BIM files, field information, notes, sketches, and other design materials prepared by the Architect and his/her consultants as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the Copyright therein.

PROJECT NUMBER 21-138

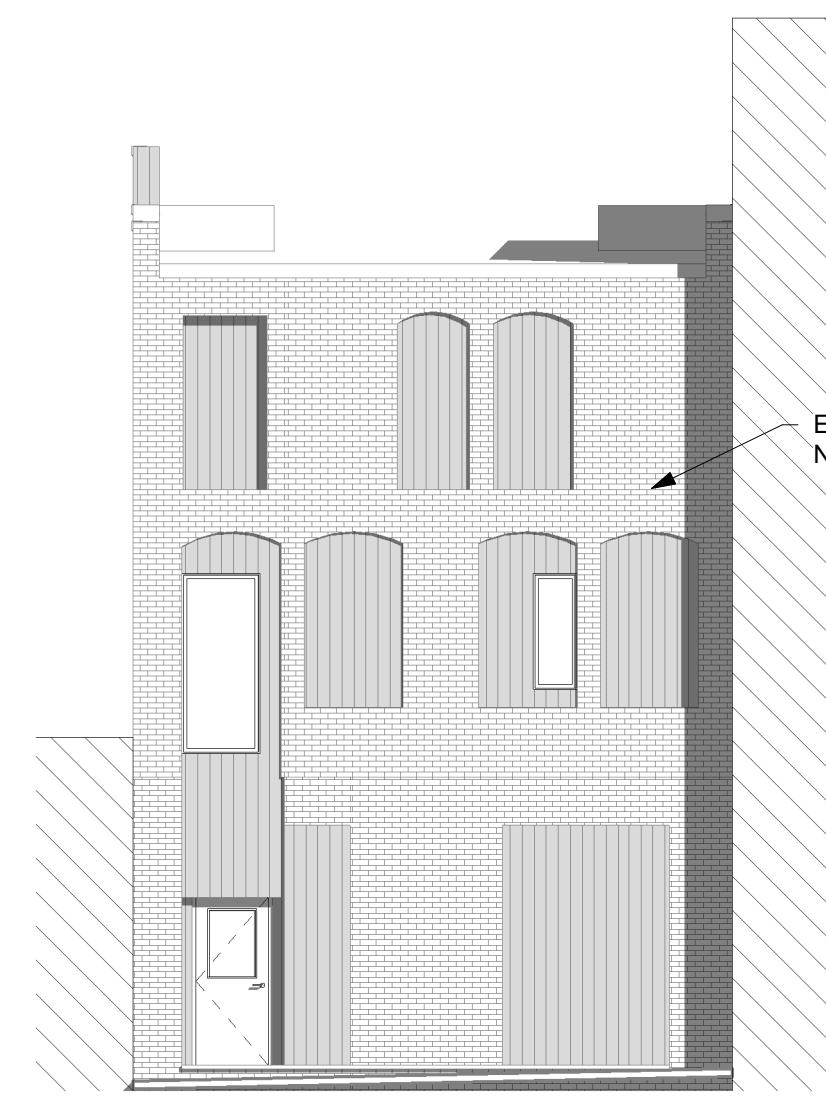
TENANT INTERIOR REMODEL
10 E. PIKES PEAK AVE.
COLORADO SPRINGS, CO 80903



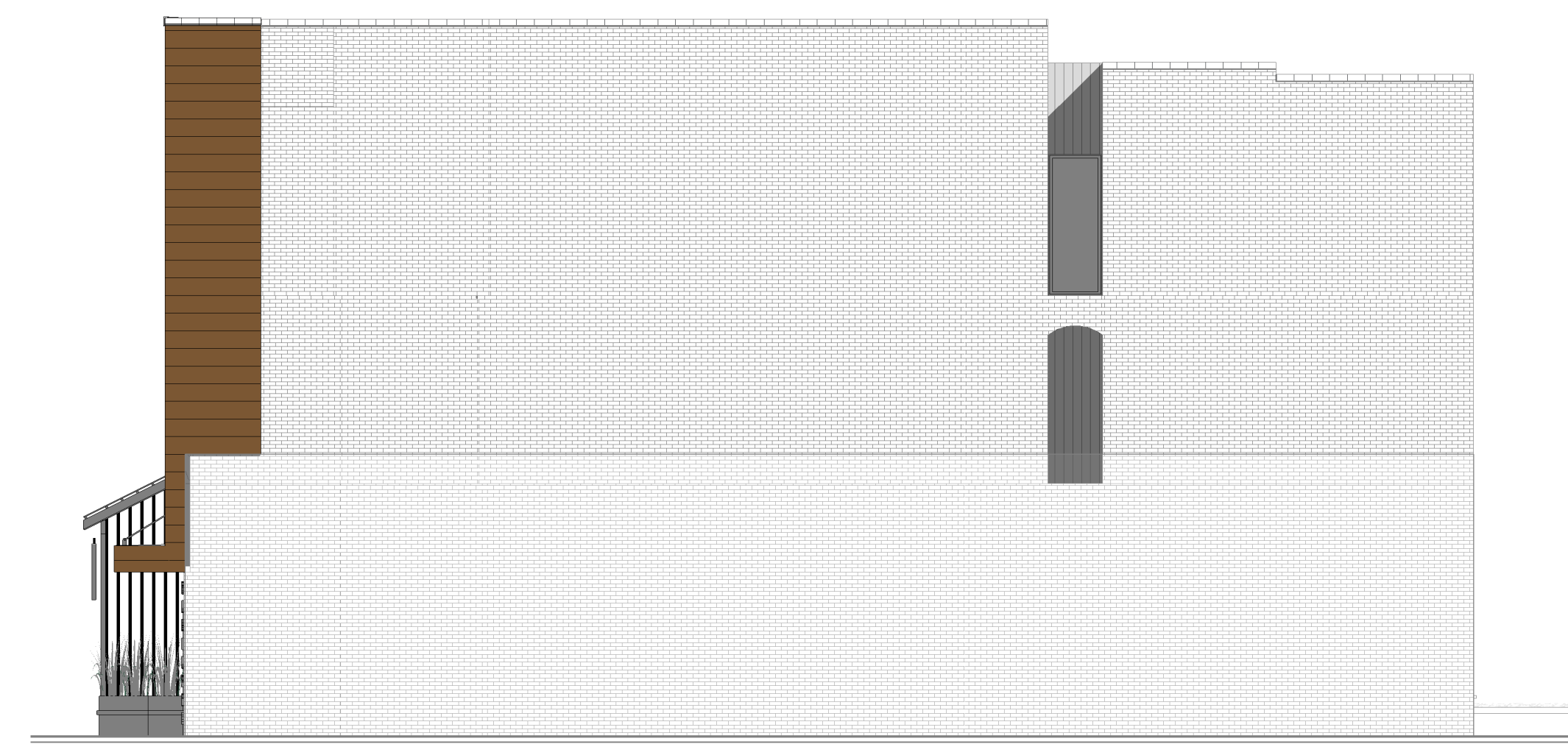
SHEET
02
SITE PLAN



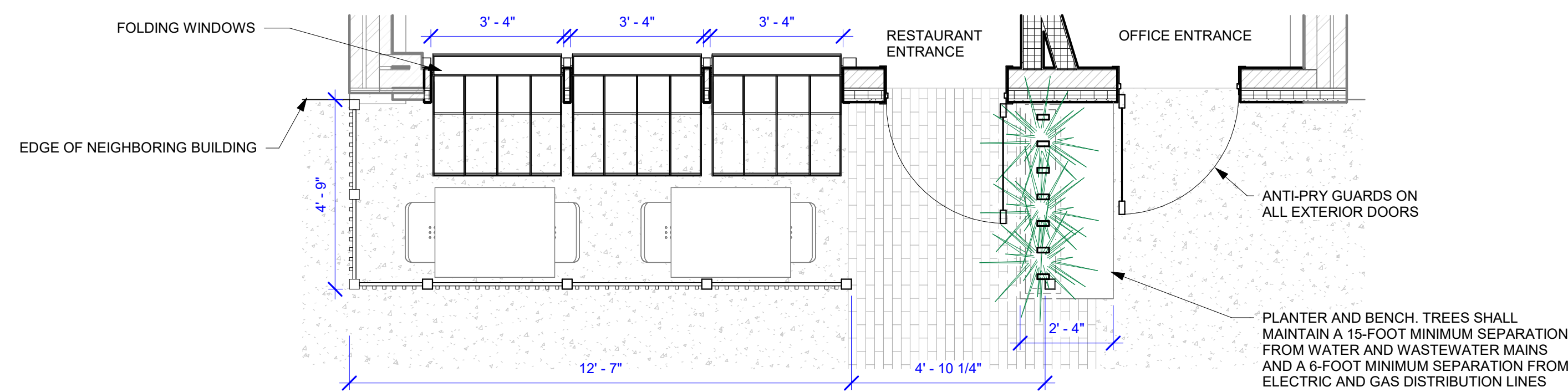
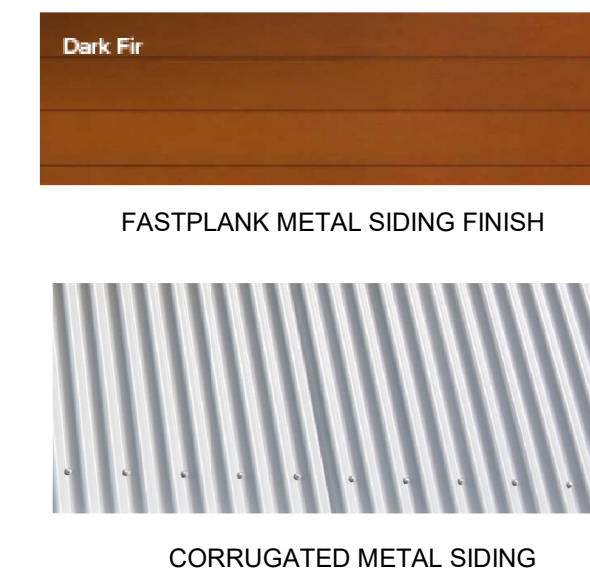
④ DP ELEVATION WEST
1/8" = 1'-0"



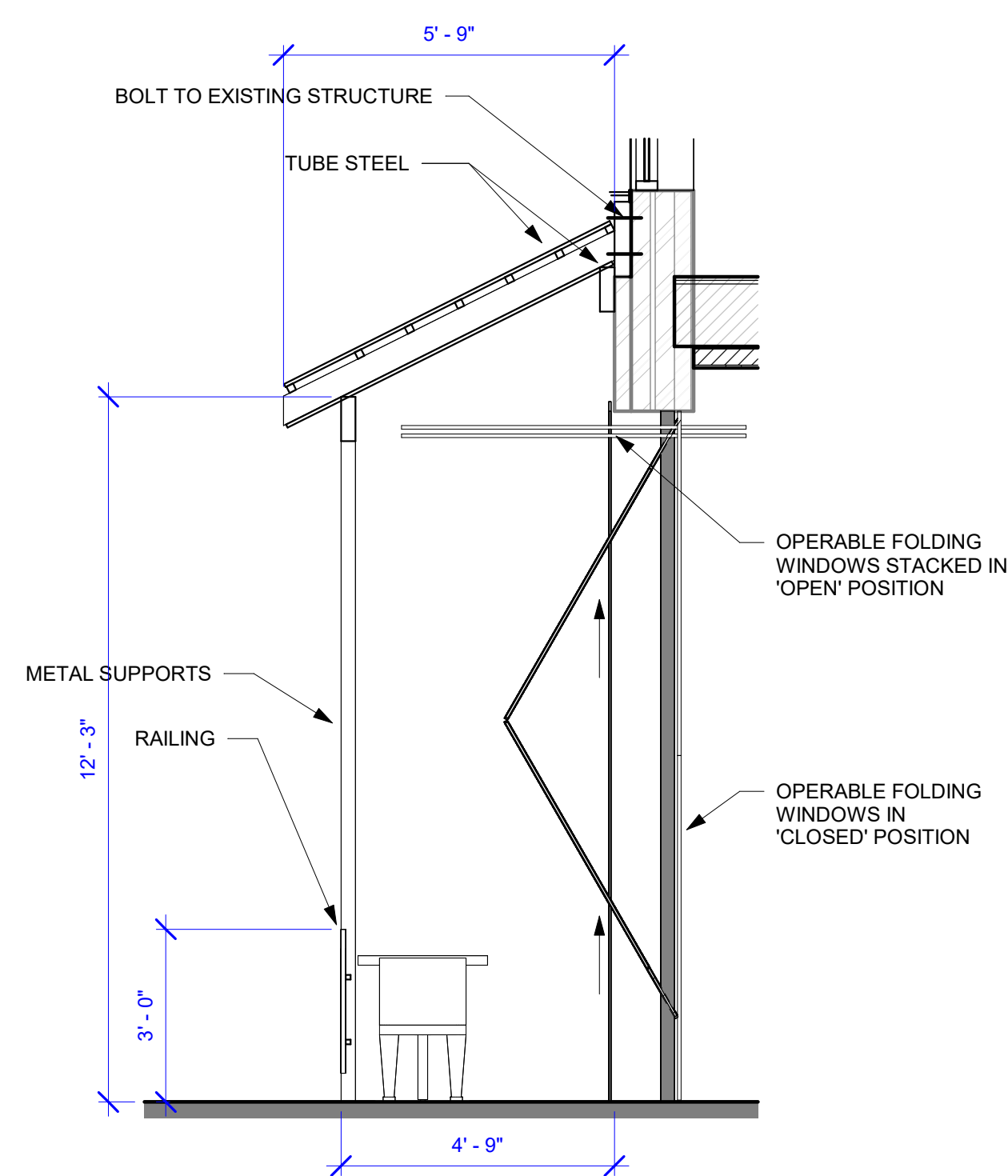
② DP ELEVATION NORTH
1/8" = 1'-0"



③ DP ELEVATION EAST
1/8" = 1'-0"



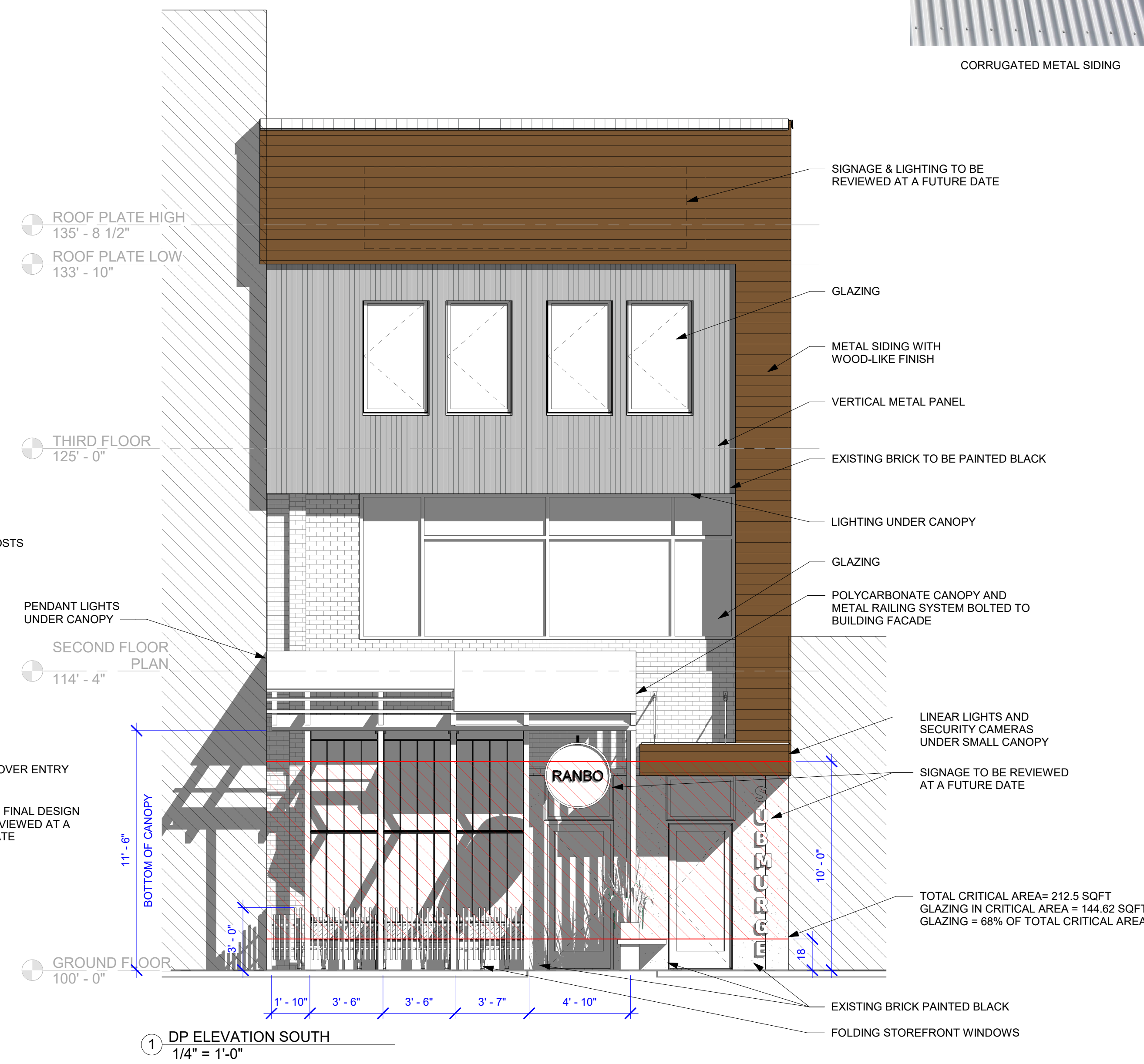
⑦ PATIO ENLARGED PLAN
3/8" = 1'-0"



⑥ CANOPY SECTION
3/8" = 1'-0"



⑤ 3D STREET VIEW



① DP ELEVATION SOUTH
1/4" = 1'-0"

SEAL
NOT FOR CONSTRUCTION
DATE
02.13.2024
ISSUE
PERMIT DRAWINGS

REVISIONS		
No.	Issuance	Date

OWNERSHIP OF INSTRUMENTS OF SERVICE
All Drawings, Reports, Plans, Specifications, Computer Files including CAD/BIM files, field information, notes, sketches, and other design materials prepared by the Architect and his/her consultants as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including the Copyright therein.

PROJECT NUMBER 21-138

TENANT INTERIOR
REMODEL
10 E. PIKES PEAK AVE.
COLORADO SPRINGS, CO 80903

3038 ilc
ARCHITECTURE | DESIGN | SUSTAINABLE LIVING
815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
719.505.6635
308LLC.COM

SHEET
04
ELEVATIONS