

# 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

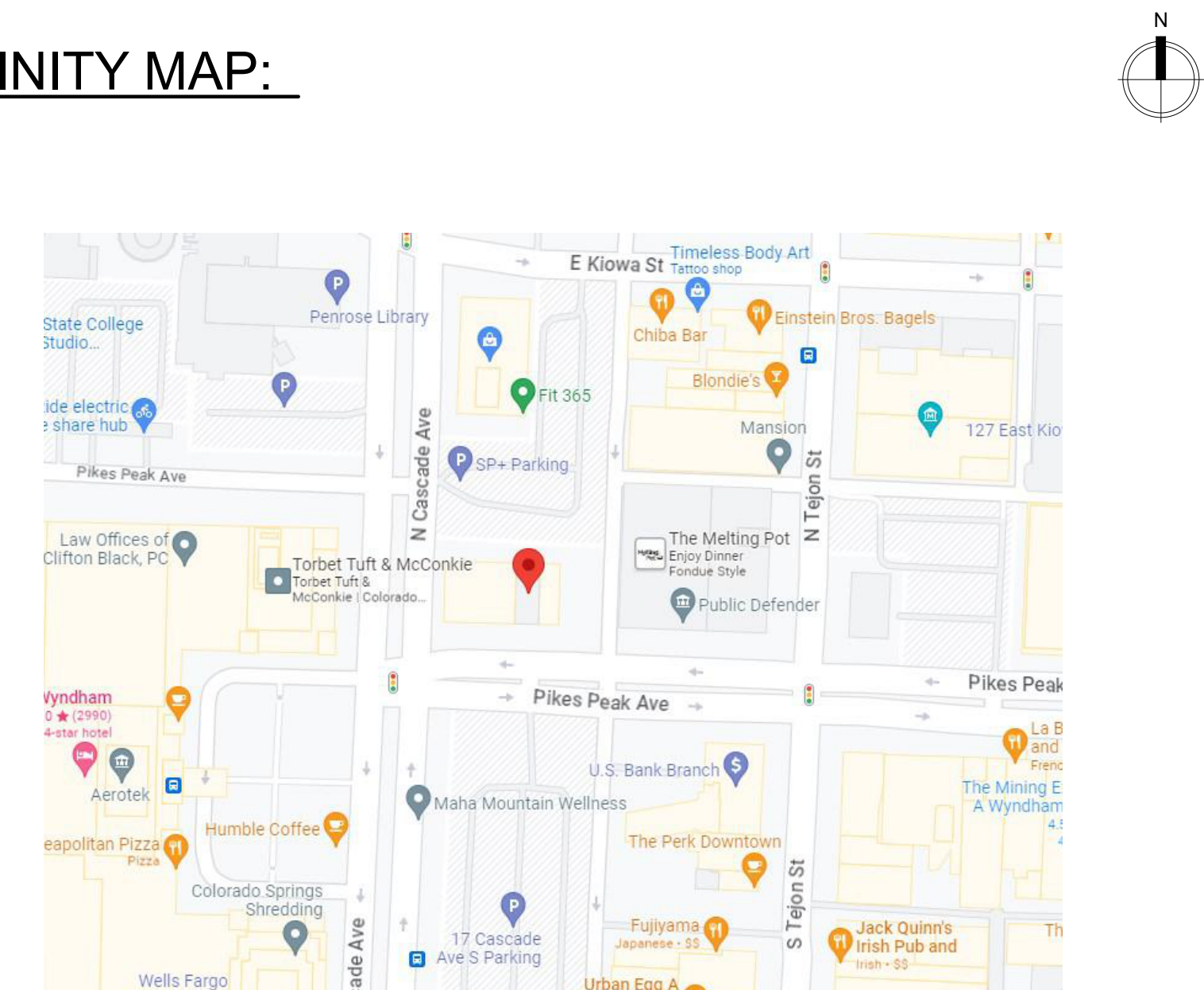
PROJECT TYPE: TENANT REMODEL WITH CHANGE OF USE

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

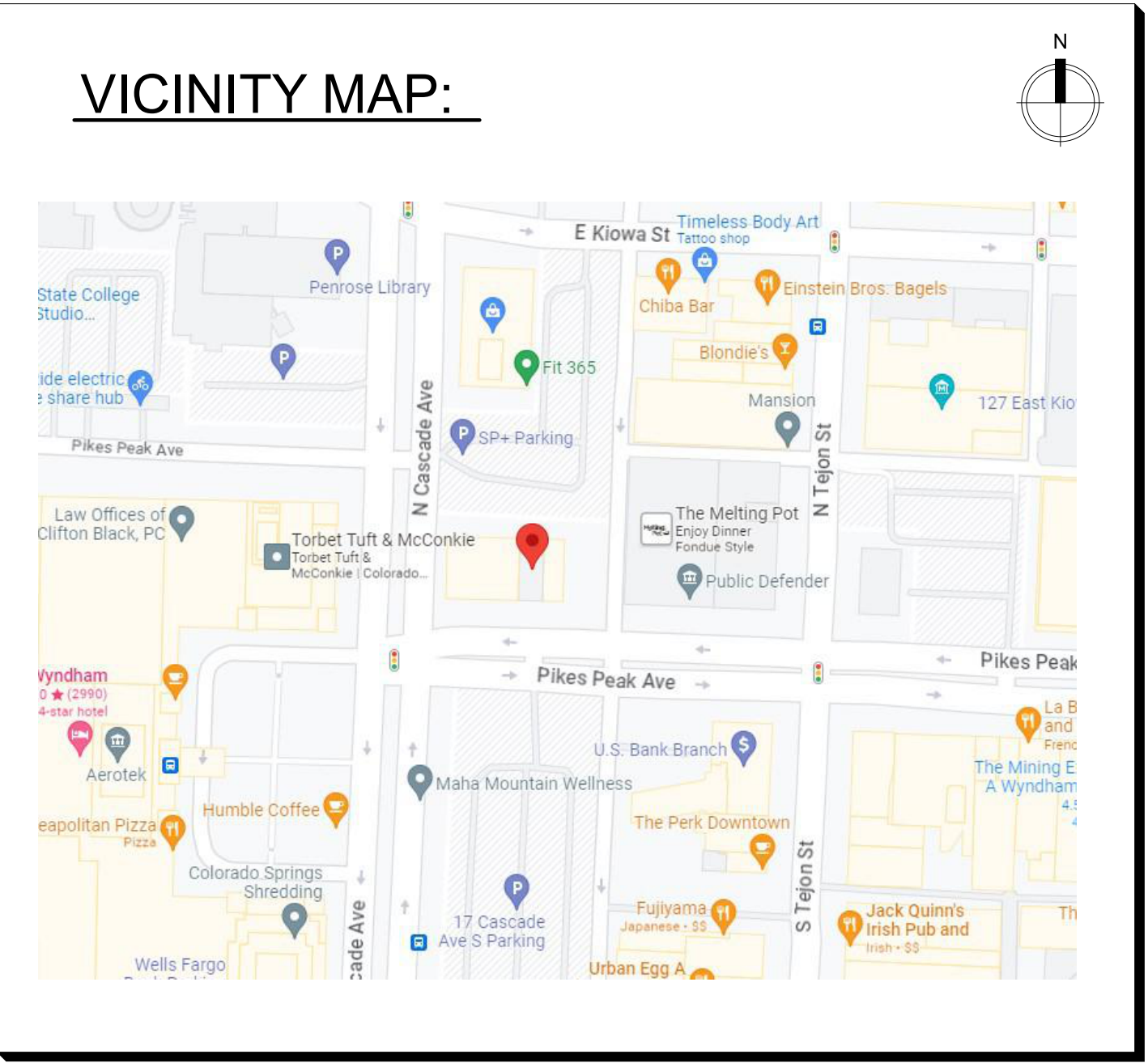
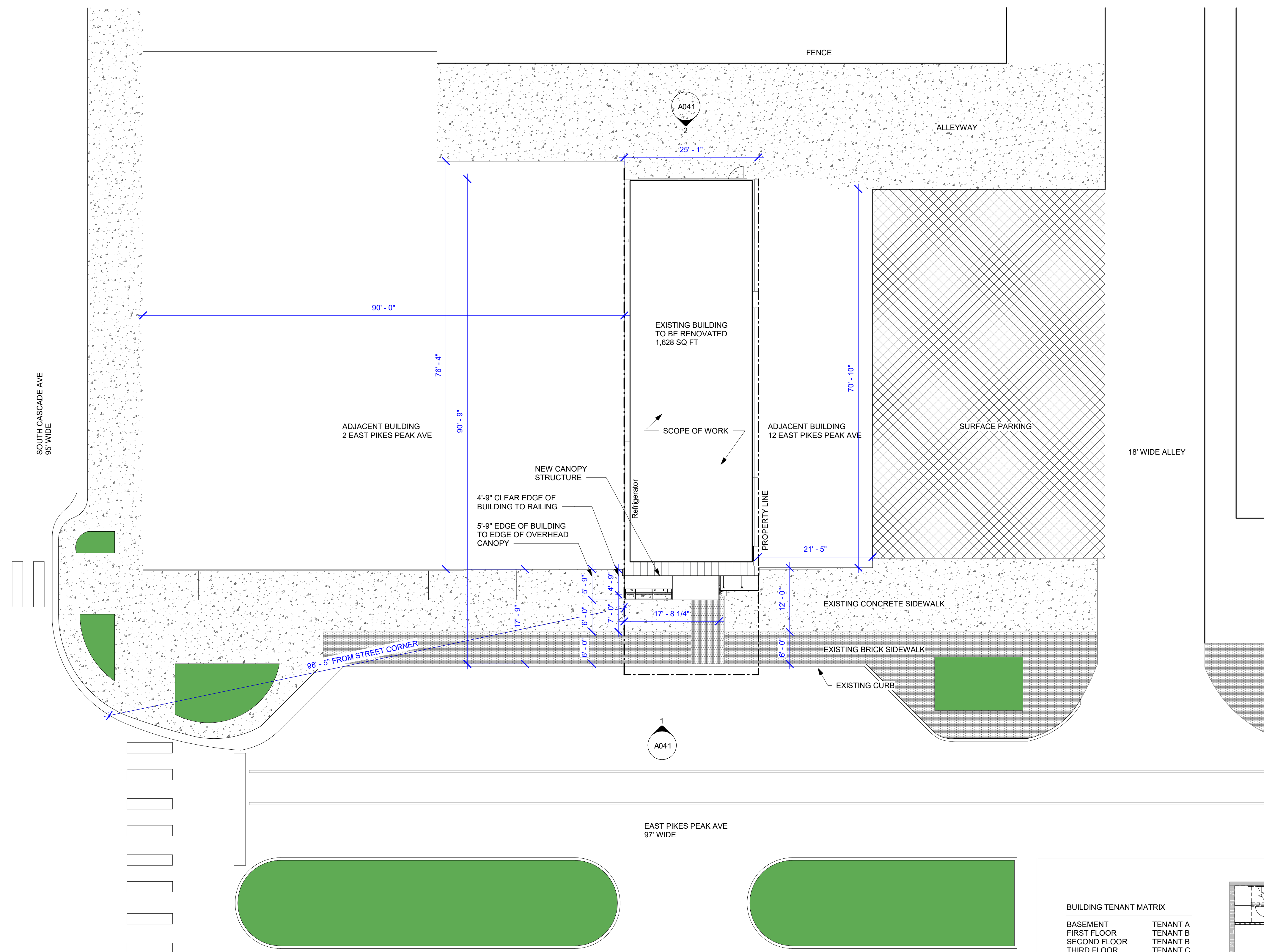
**308 ilc**  
ARCHITECTURE | DESIGN | SUSTAINABLE LIVING  
815 S. 25TH ST. #203  
COLORADO SPRINGS, CO 80904  
719.505.6635  
308LLC.COM

SHEET

01

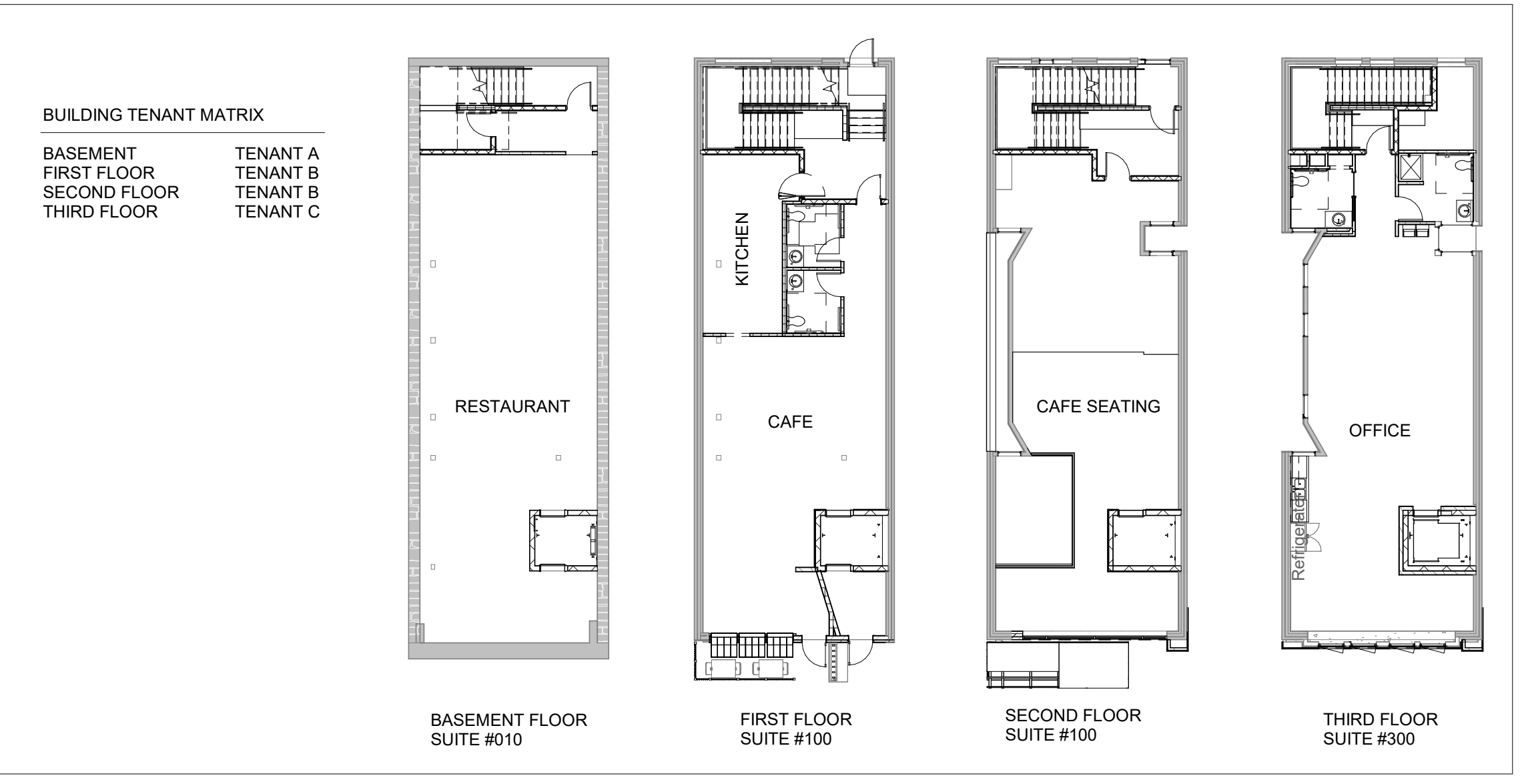
COVER SHEET





### 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	FIRST FLOOR 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



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

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

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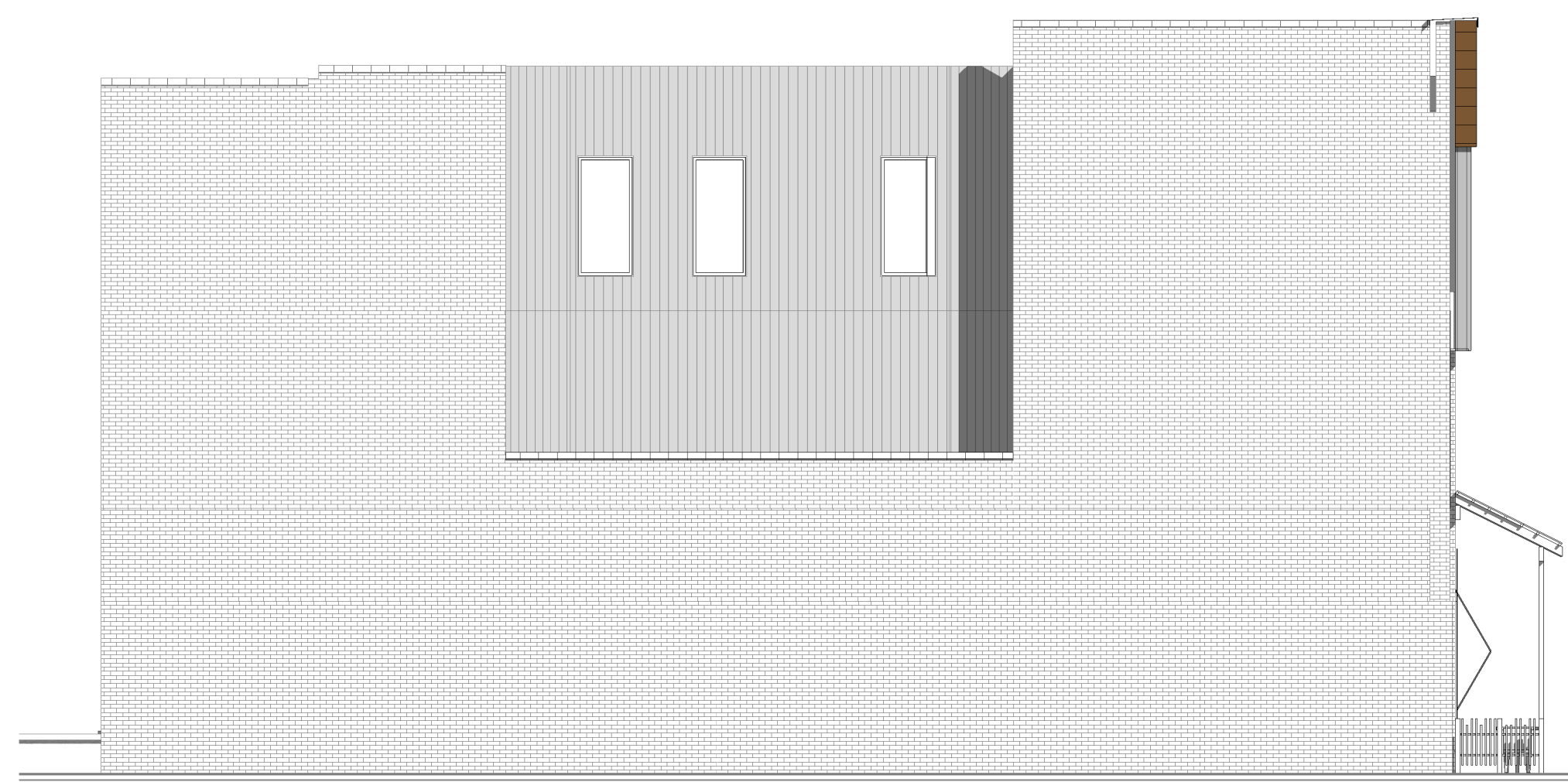
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**TENANT INTERIOR REMODEL**  
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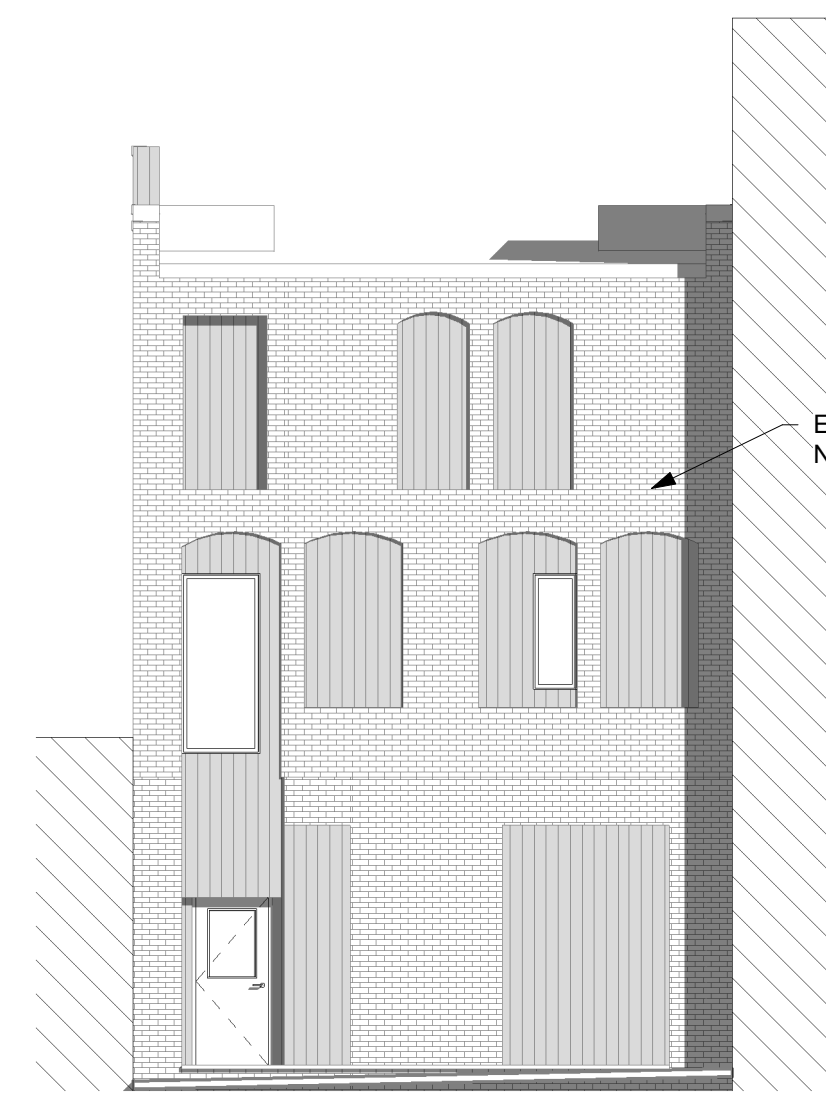
**3028 ilc**  
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815 S. 25TH ST. #203  
COLORADO SPRINGS, CO 80904  
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SHEET  
**02**  
SITE PLAN

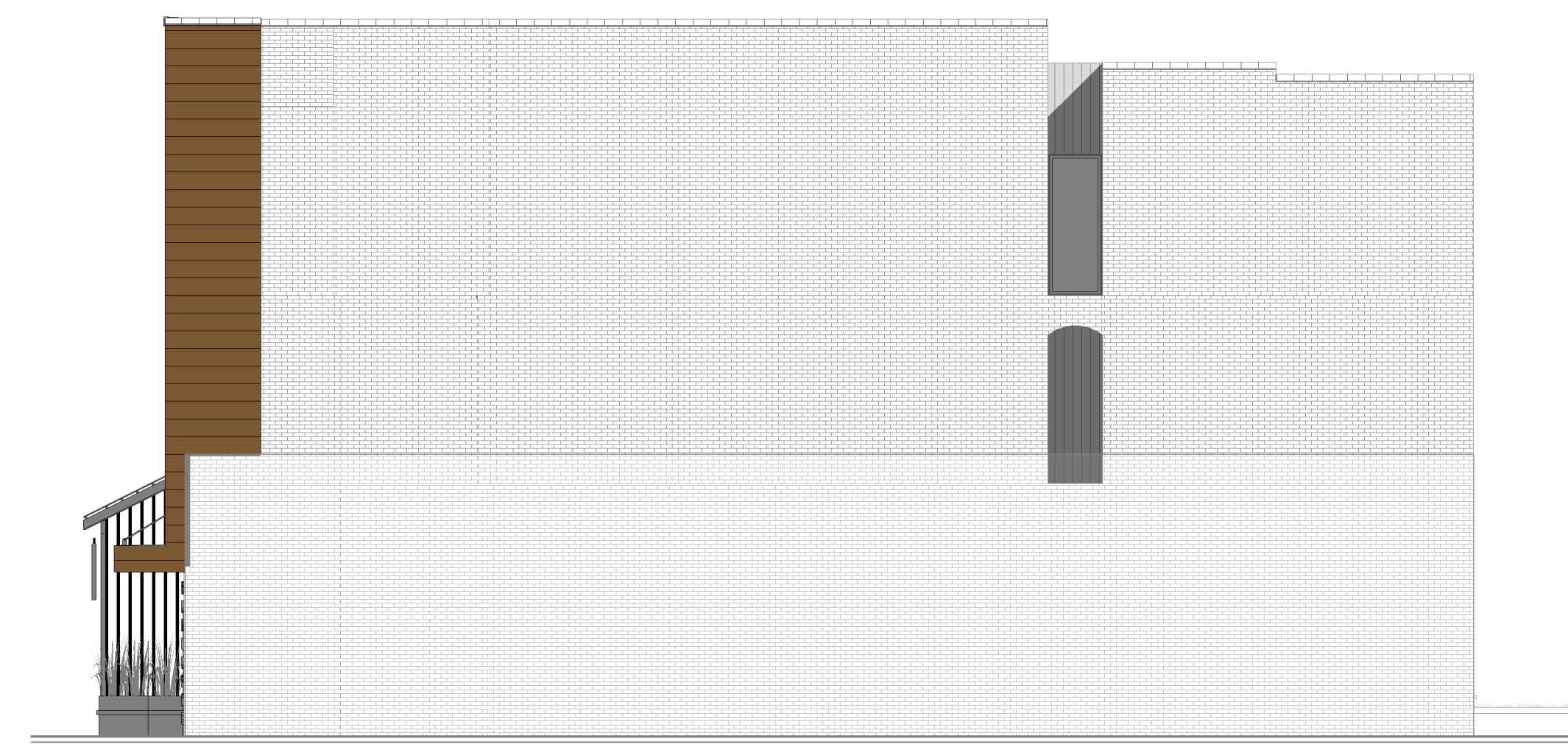




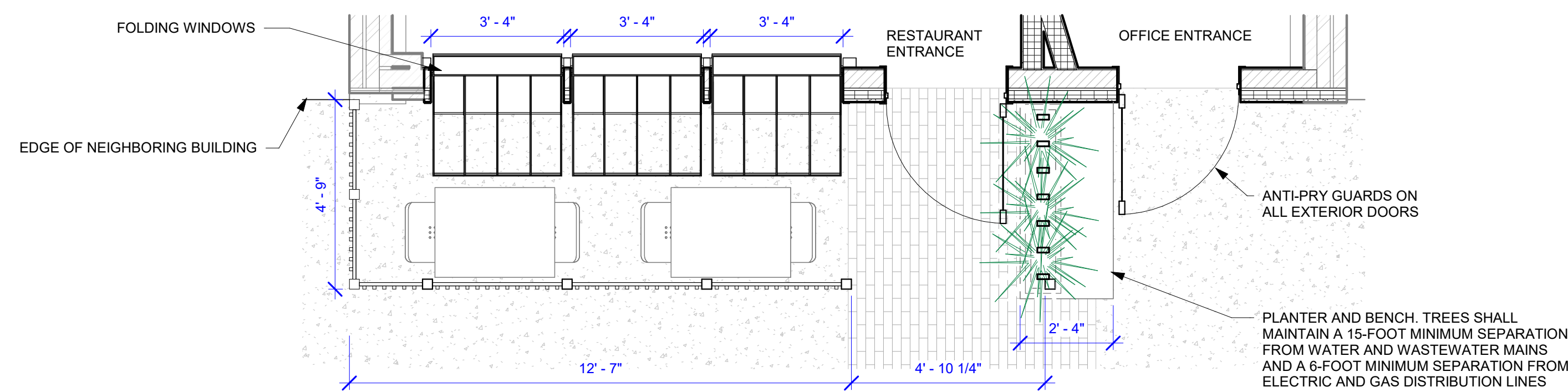
④ DP ELEVATION WEST  
1/8" = 1'-0"



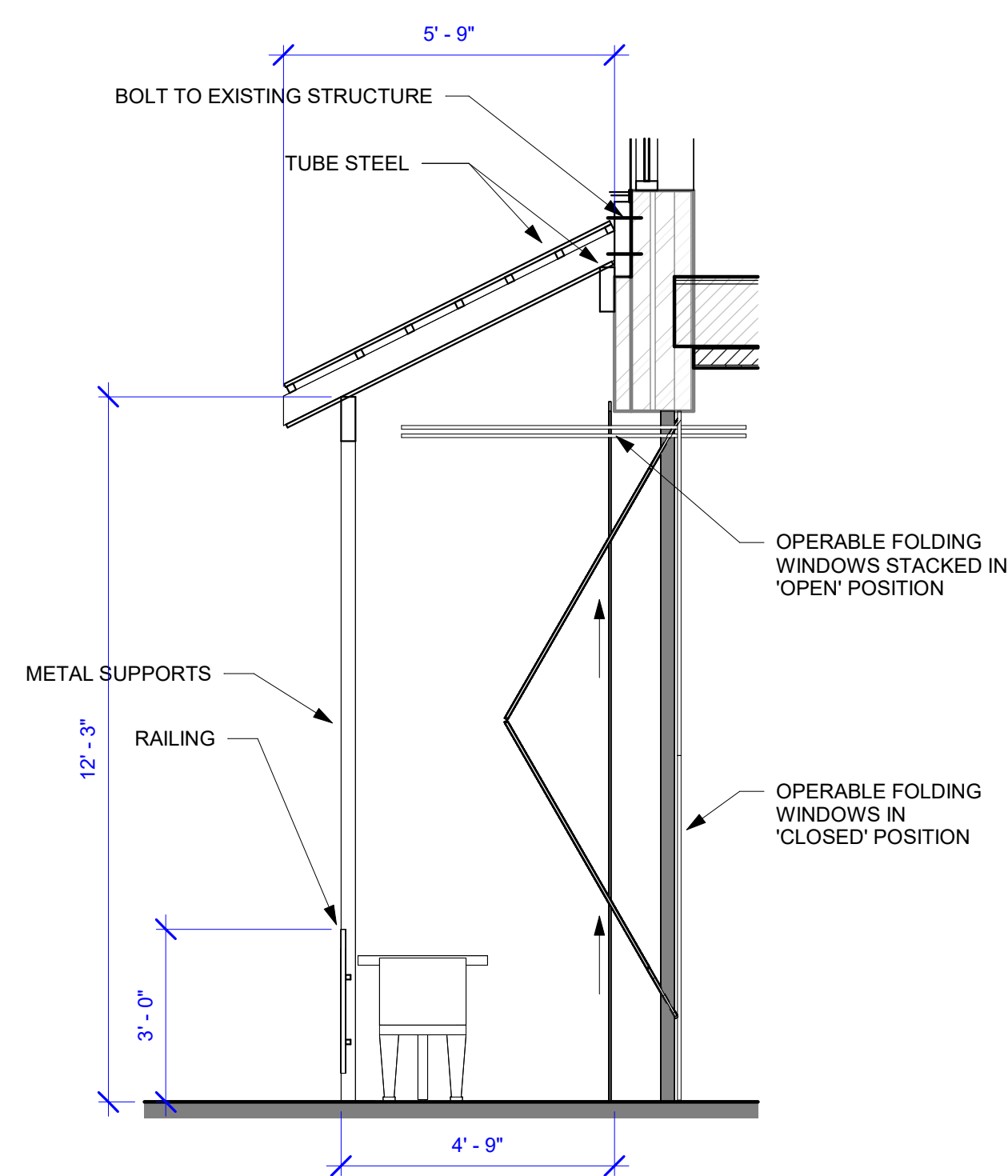
② DP ELEVATION NORTH  
1/8" = 1'-0"



③ DP ELEVATION EAST  
1/8" = 1'-0"



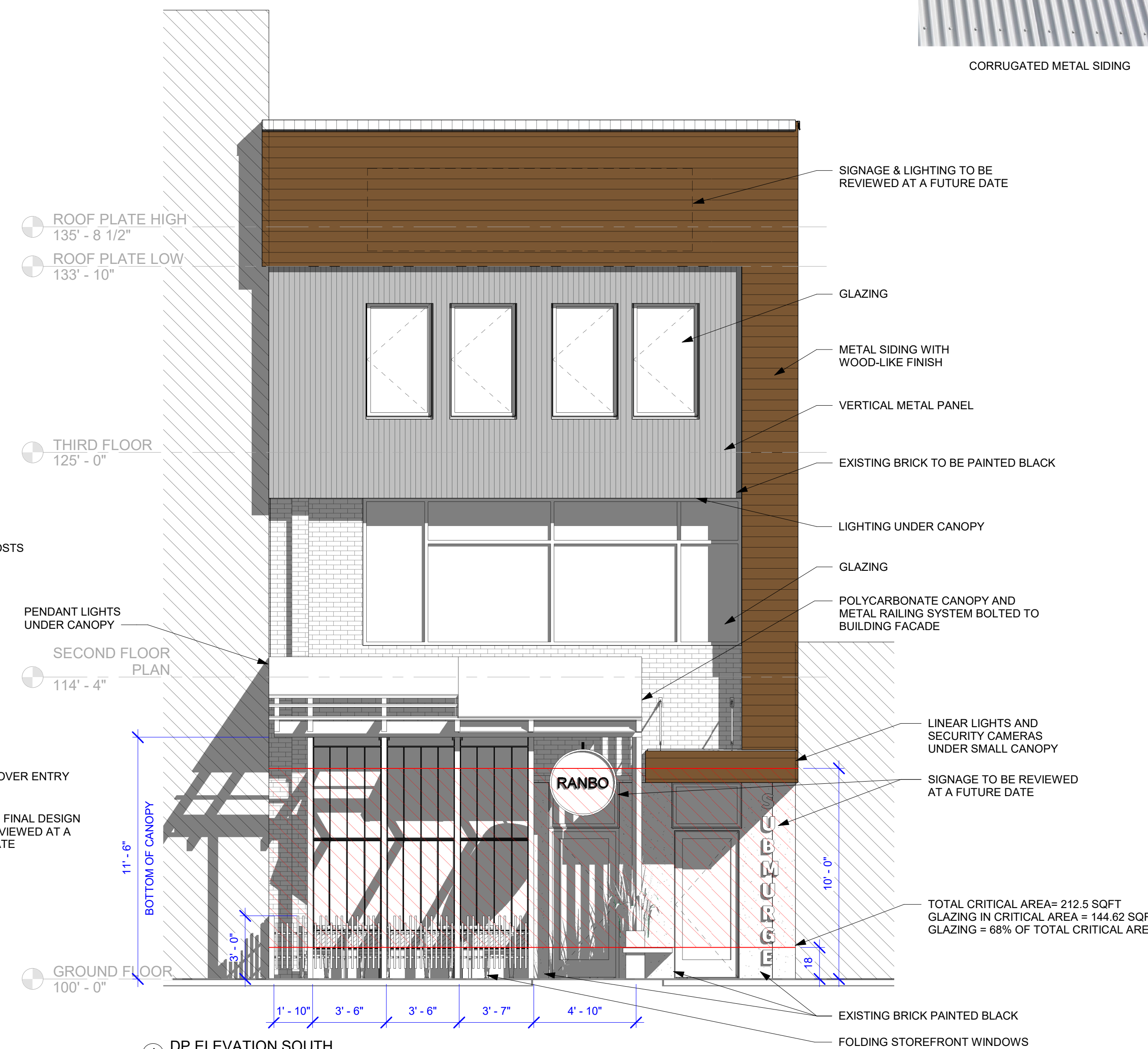
⑦ PATIO ENLARGED PLAN  
3/8" = 1'-0"



⑥ CANOPY SECTION  
3/8" = 1'-0"



⑤ 3D STREET VIEW



① DP ELEVATION SOUTH  
1/4" = 1'-0"

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TENANT INTERIOR  
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SHEET  
04  
ELEVATIONS