



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Gravity Energy Drinks 13 W McKellips Road

The proposed project consists of a new ground up building of approximately 796 square feet, single story with a maximum building height of 21 feet.

The use of the building is for a beverage service drive-thru restaurant use. There is no indoor public area or outdoor public dining area. This is a drive-thru use only. A drive thru lane will be provided and will serve the vehicles directly. The Gravity brand prides itself on personal customer service and the drink stands are designed specifically to have personal interaction with the vehicles.

The existing parcel number is 136-17-003S and this project will be on a currently vacant pad that had a gas station on it which was demolished in about 2018. The property is currently zoned LC.

The site will be accessed from one drive along McKellips Road and one drive along Center Street. The east driveway on McKellips Road will be removed. Driveways will be improved as required to meet current City of Mesa standards.

A 3'-4" high CMU screen wall will be provided along the frontages of McKellips Road & Center Street to screen the drive-thru lane and parking areas.

The building will have a hip roof system with canopies that extend out over the drive-thru lanes. There will be two lower wings that will also have a hip roof system. The roofing material will be a standing seam black metal panel. The building will have both stucco finish which will be a light gray and a stone veneer which is a silver/grey stacked stone system. A screened mechanical yard will be provided to screen mechanical equipment.

Pedestrian access will be provided to the existing sidewalk along McKellips Road. Several small shade structures will be provided for possible employee order taking along with a menu board.