

1 SITE PLAN

SCALE: 1" = 20'-0"

OWNER:
BH RE INVESTMENTS
106 S KYRENE ROAD
SUITE 2
CHANDLER, AZ 85226
CONTACT: BERT HAYENGA
PH: 480-590-8403
EMAIL: bhayenga1@gmail.com

ARCHITECT:
ARCHICON ARCHITECTURE
AND INTERIORS, L.C.
5055 E. WASHINGTON ST.
SUITE 200
PHOENIX, AZ 85034
CONTACT: JEFFREY A KOSKI
PH: 602.222.4266
EMAIL: jeffk@archicon.com

PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF A NEW BEVERAGE SERVICE DRIVE-THRU FACILITY. THERE IS NO PUBLIC INDOOR SPACE OR PUBLIC OUTDOOR SEATING.

SITE DATA:

ADDRESS: 16 W MCKELLIPS ROAD
MESA, ARIZONA 85201

ASSESSOR PARCEL #: 136-17-003S

ZONING: LC (LIMITED COMMERCIAL)

SITE AREA: 29.368 S.F. (0.674 ACRES)

GROSS BUILDING AREA: 796 SQ. FT.
TOTAL UNDER CANOPY 1,589 SQ. FT. TOTAL

BUILDING COVERAGE: 1,589/29,368 = 5.41%

LANDSCAPE AREA: 15,738 SF

LANDSCAPE COVERAGE: 15,738/29,368 = 53.57%

OCCUPANCY: B

CONSTRUCTION: V-B W/ A.F.E.S.

BUILDING HEIGHT PROVIDED: 21'-0"

REQUIRED PARKING CALCULATIONS:

OCCUPANCY	S.F.	FACTOR	TOTAL
EATING ESTABLISHMENT WITH DRIVE-THRU WINDOW	796	1/100	7.96 SPACES

TOTAL PARKING SPACES REQUIRED: 8 SPACES

TOTAL PARKING SPACES PROVIDED: 9 SPACES

ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACES - VAN ACCESSIBLE

BICYCLE SPACES: 3 SPACES

DRIVE-THRU LANE STACKING: 201 FEET TOTAL (91 FT TO FIRST MENU) (110 FT MENU TO PICKUP)

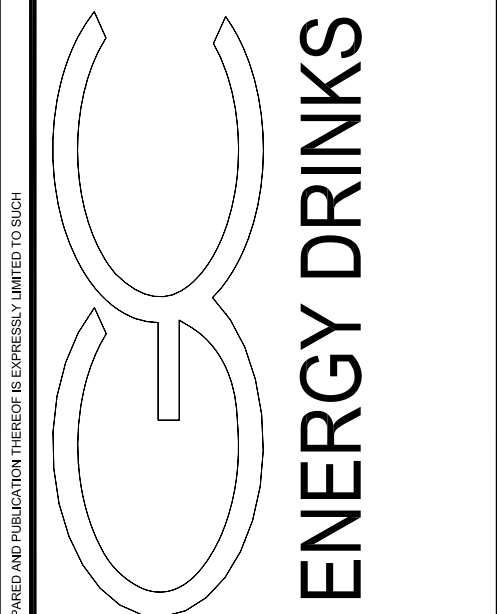
KEYNOTES:

- EXISTING STREET
- NEW 6" HIGH CONCRETE CURB
- ELECTRICAL TRANSFORMER
- EXISTING DRIVEWAY TO BE REWORKED PER CITY REQUIREMENTS STANDARD DETAIL M-42
- NEW ASPHALT PAVING
- EXISTING IRRIGATION INFRASTRUCTURE
- FIRE TRUCK TURNING RADIUS 35'/55'
- NEW 5'-0" WIDE CONCRETE SIDEWALK
- NEW ADA RAMP
- TRASH ENCLOSURE PER C.O.M. STANDARD DETAIL M-62.01 TO M62.09
- BICYCLE RACKS (3 BICYCLES)
- LANDSCAPE AREA
- ADA PARKING AND SIGNAGE
- CONCRETE ROLL-CURB, 6" HIGH
- NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
- NEW 3'-4" TALL CMU SCREEN WALL
- EXISTING SIDEWALK
- PARKING LOT LIGHT POLE
- SHADE STRUCTURE WITH PRE-MENU BOARD
- CONCRETE PAVING AT DRIVE-THRU
- EXISTING DRIVEWAY TO REMAIN
- EXISTING ELECTRICAL EASEMENT
- EXISTING DRIVEWAY TO BE REMOVED
- PEDESTRIAN WALK-WAY WITH COLORED CONCRETE PAVING
- PRE-MENU BOARD
- REMOVE EXISTING VERTICAL CURB ALONG SIDEWALK
- VERIFY EXISTING ADA RAMP MEETS CURRENT STANDARDS, IF NOT, REMOVE AND REPLACE
- SIGHT VISIBILITY TRIANGLE
- SES IN CMU ENCLOSURE
- NEW DRIVEWAY PER CITY REQUIREMENTS STANDARD DETAIL M-42
- EXISTING STREETLIGHT
- NEW FIRE HYDRANT
- 6 FT TALL CMU WALL. SEE DETAIL 6/DR110
- RETENTION BASIN. SEE CIVIL
- *PORK-CHOP* RIGHT IN/RIGHT OUT ONLY DRIVE



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GRAVITY ENERGY DRINKS
16 W MCKELLIPS
N.E.C. W. MCKELLIPS RD & N. CENTER ST
MESA, ARIZONA 85201



PROJECT NUMBER: 2284400-03
PROJECT MANAGER: DEBBIE S.
DRAWN BY: DEBBIE S.
CHECKED BY: JEFF K

NO	REVISION	DATE

SHEET DESCRIPTION

SITE PLAN



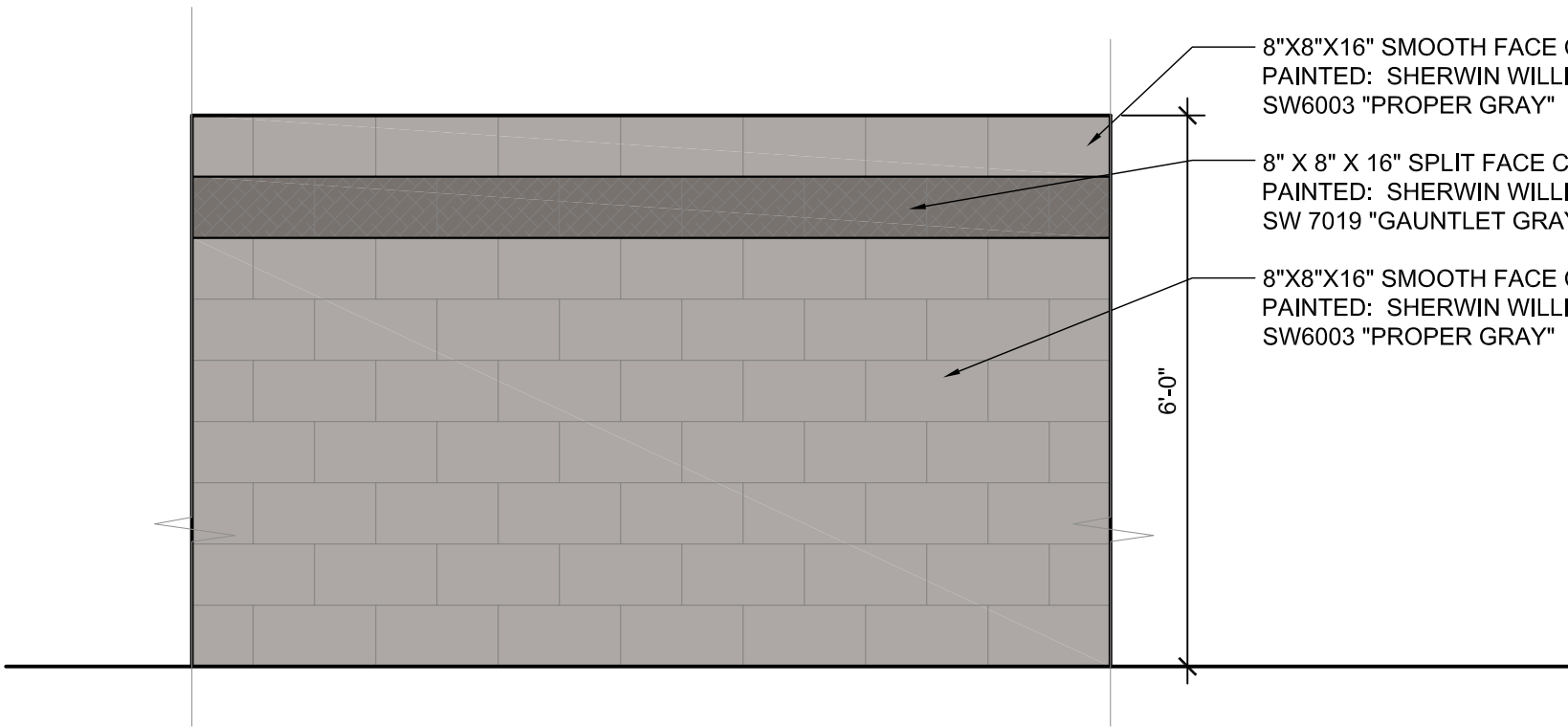
SHEET NO.

DR100

ISSUE DATE: 5 DEC 2022

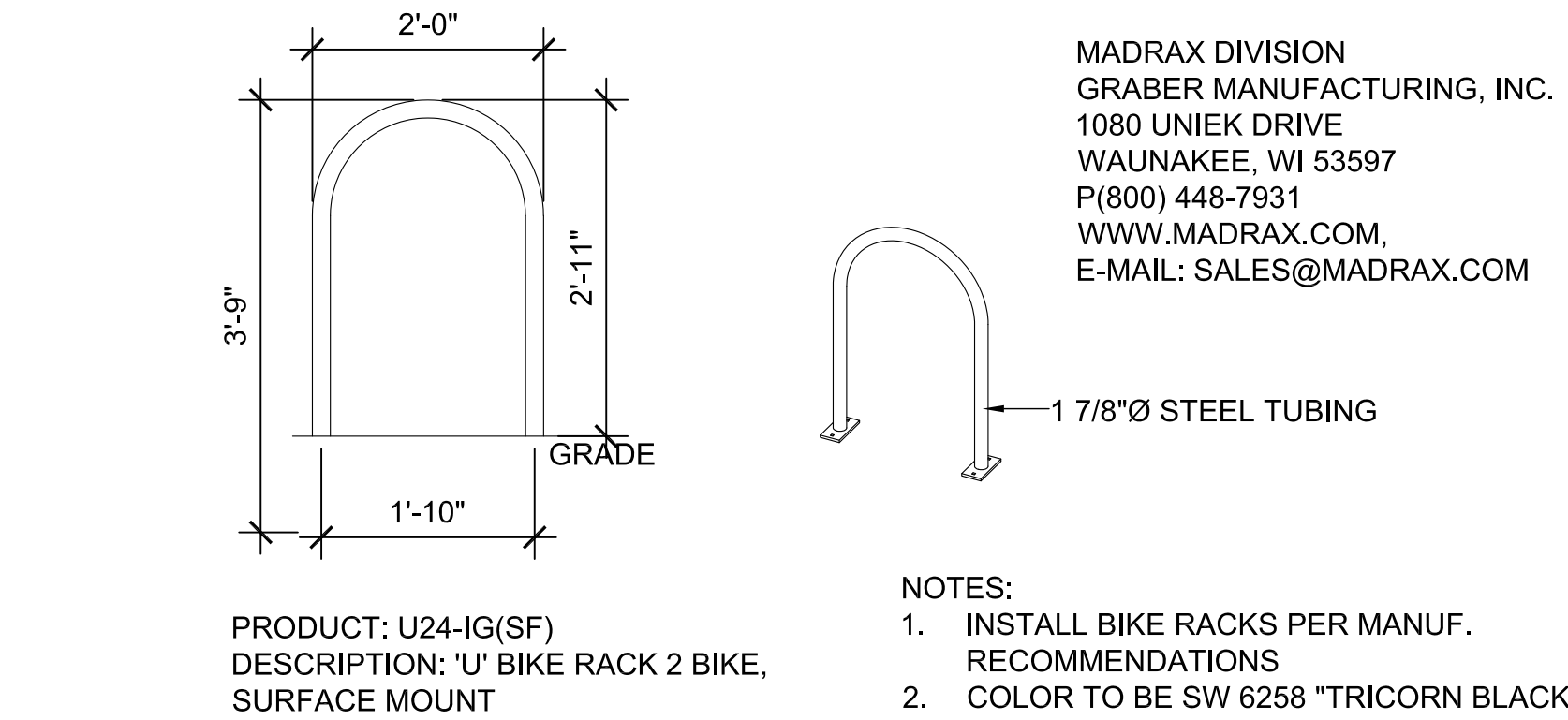
MATERIAL SPECIFICATIONS

STUCCO: [ST]	MANUFACTURER	WESTERN 1-KOTE
	TYPE	FIBER REINFORCED PORTLAND CEMENT EXTERIOR PLASTER
	FINISH COLOR	PREMIUM ACRYLIC FINISH INTEGRAL COLOR - PROPER GRAY, SW 6003
INSTALL PER ICC-ES AC11, ER 382		
STONE VENEER: [SV]	MANUFACTURER	EL DORADO STONE
	TYPE	STACKED STONE
	COLOR	SILVER LINING
PROVIDE 2 COATS MAPEI "ULTRACARE" ENHANCING SEALANT		
INSTALL PER ICC-ES EVALUATION REPORT ESR-1215		
STONE WAINSCOT: [SW]	MANUFACTURER	EL DORADO STONE
	TYPE	STACKED STONE
	CAP COLOR	SNAPPED EDGE WAINSCOT CAP PEWTER
PROVIDE 2 COATS MAPEI "ULTRACARE" ENHANCING SEALANT		
ROOFING: [MT]	STANDING SEAM METAL ROOFING	
	PAC-CLAD, SNAP-CLAD 16" COVERAGE OR EQUAL COLOR: BLACK FINISH	
ALUMINUM STOREFRONT: [AL]	DARK BRONZE ANODIZED ALUMINUM FINISH	
	GLAZING:	SOLARBAN 70XL SHGC: 0.27, U-VALUE: 0.24, VLT 64%



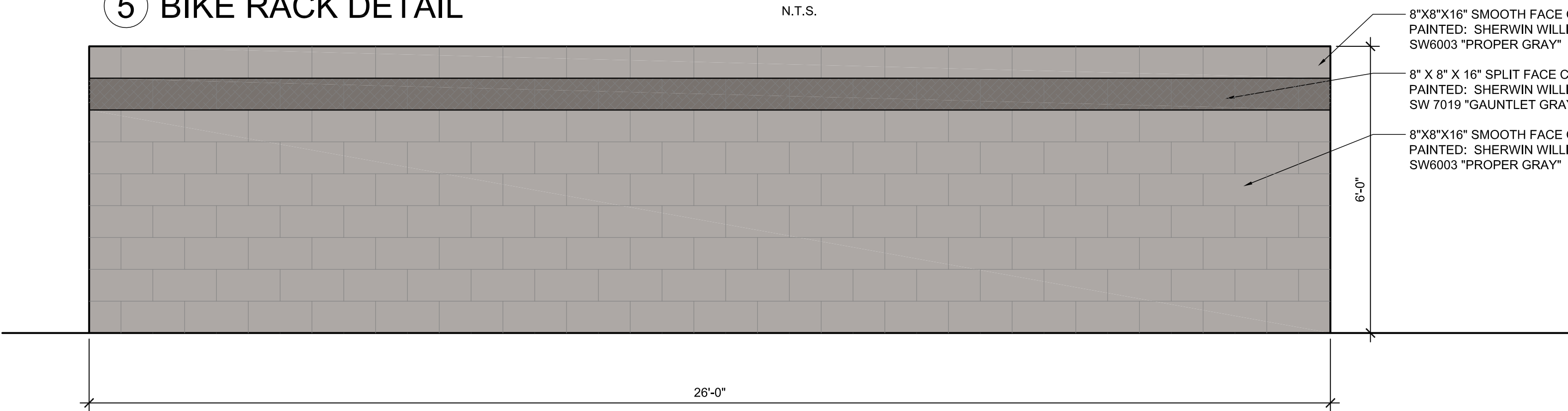
6 FT SITE CMU WALL

SCALE: 1/2"=1'-0"



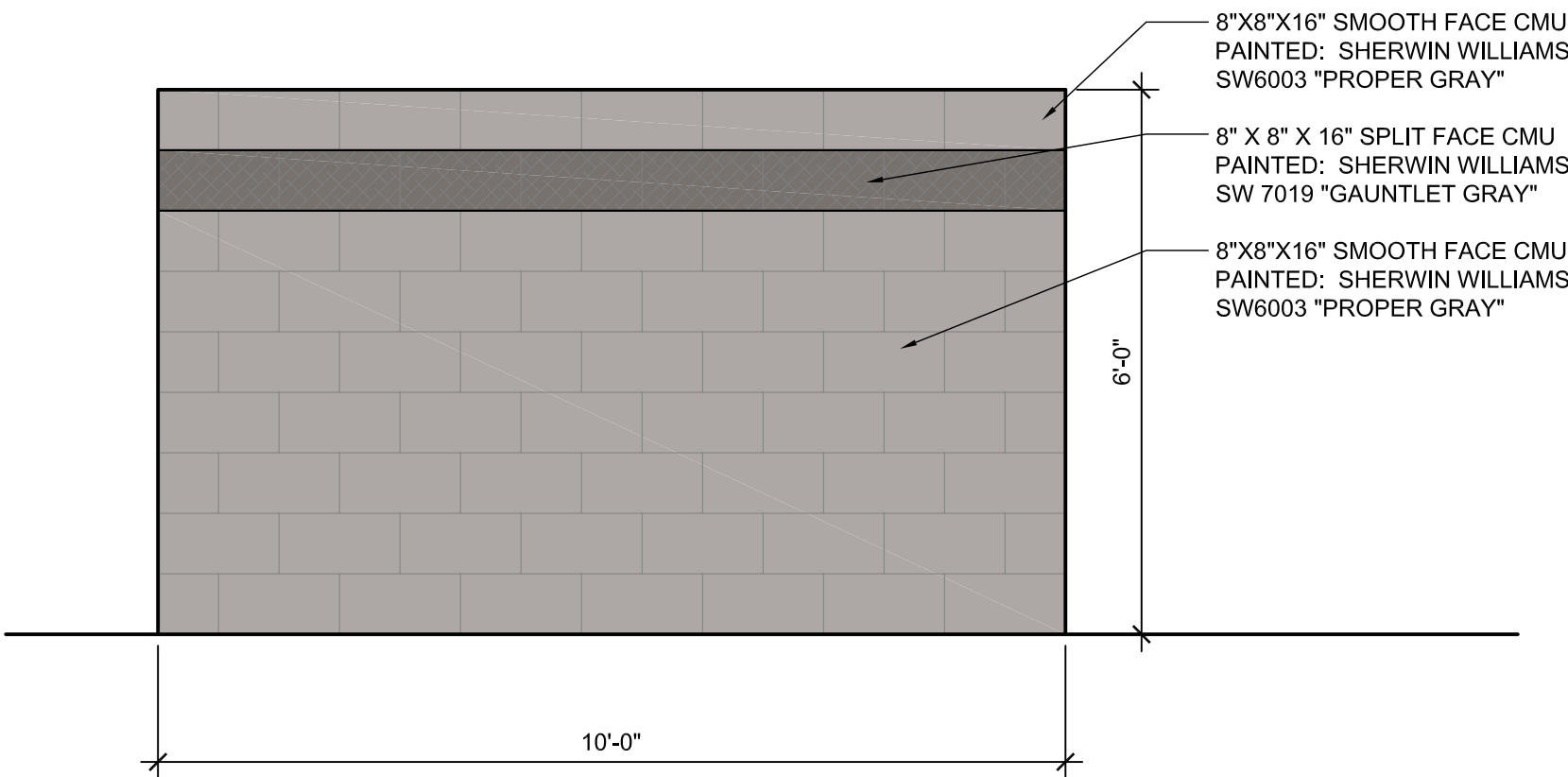
BIKE RACK DETAIL

N.T.S.



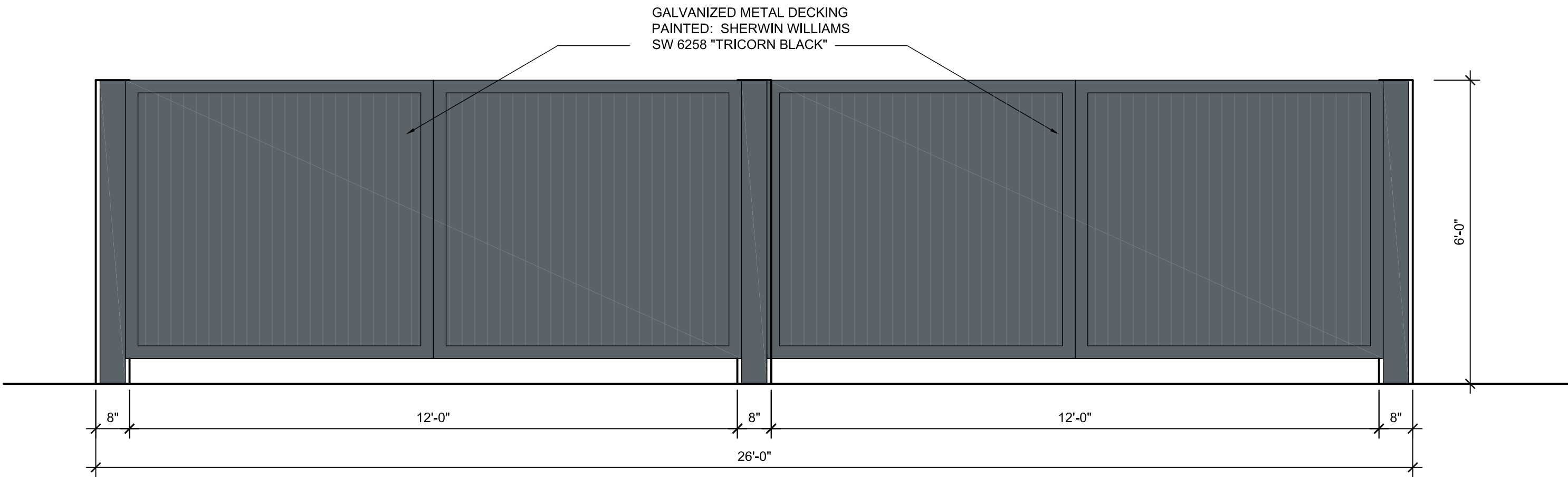
TRASH ENCLOSURE REAR ELEVATION

SCALE: 1/2"=1'-0"



TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2"=1'-0"



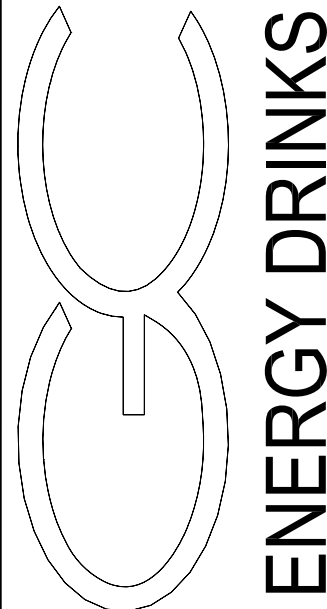
TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/2"=1'-0"



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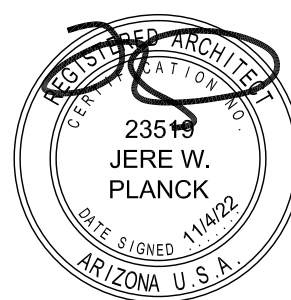
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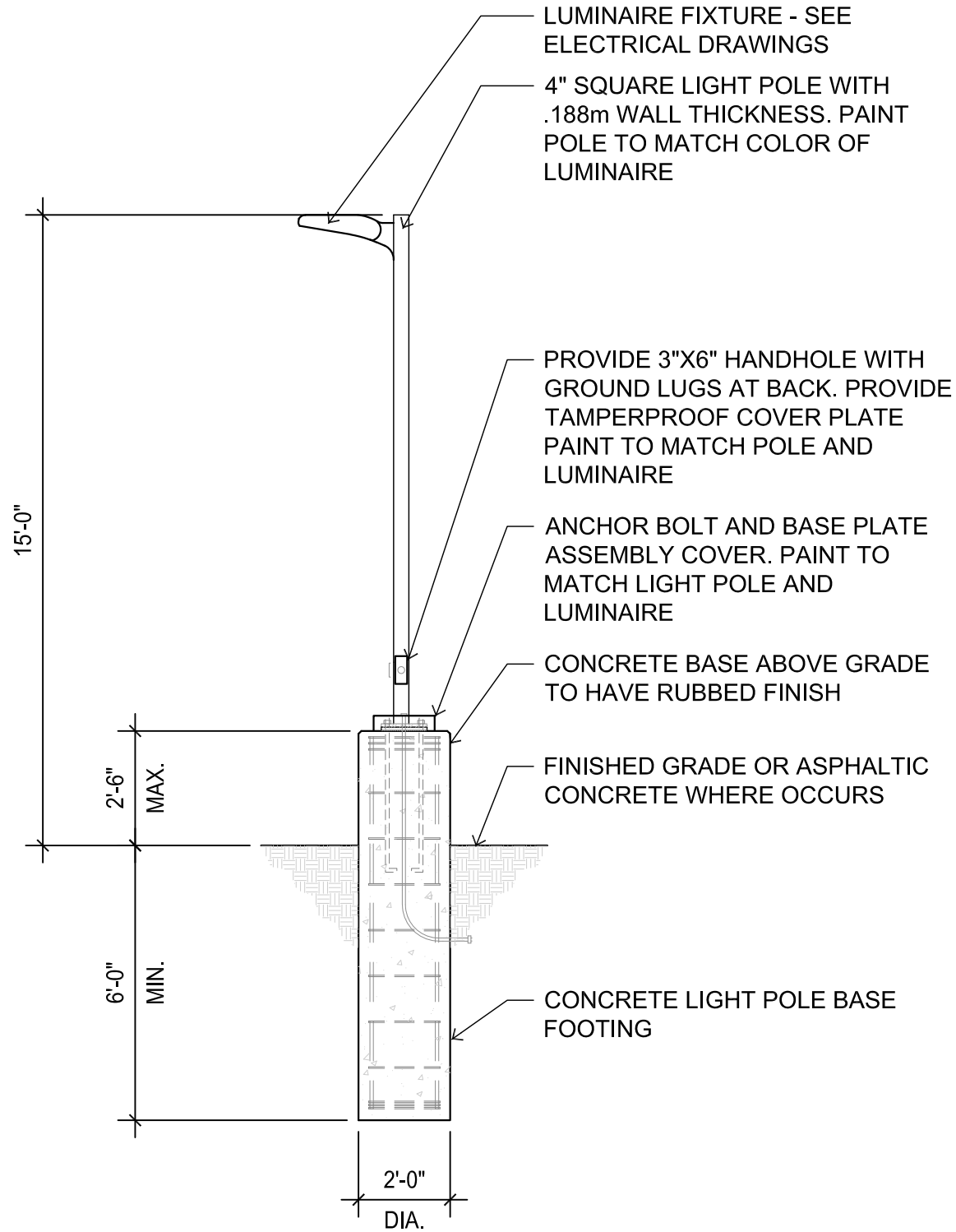
SHEET NO.

DR110

ISSUE DATE: 4 NOV 2022

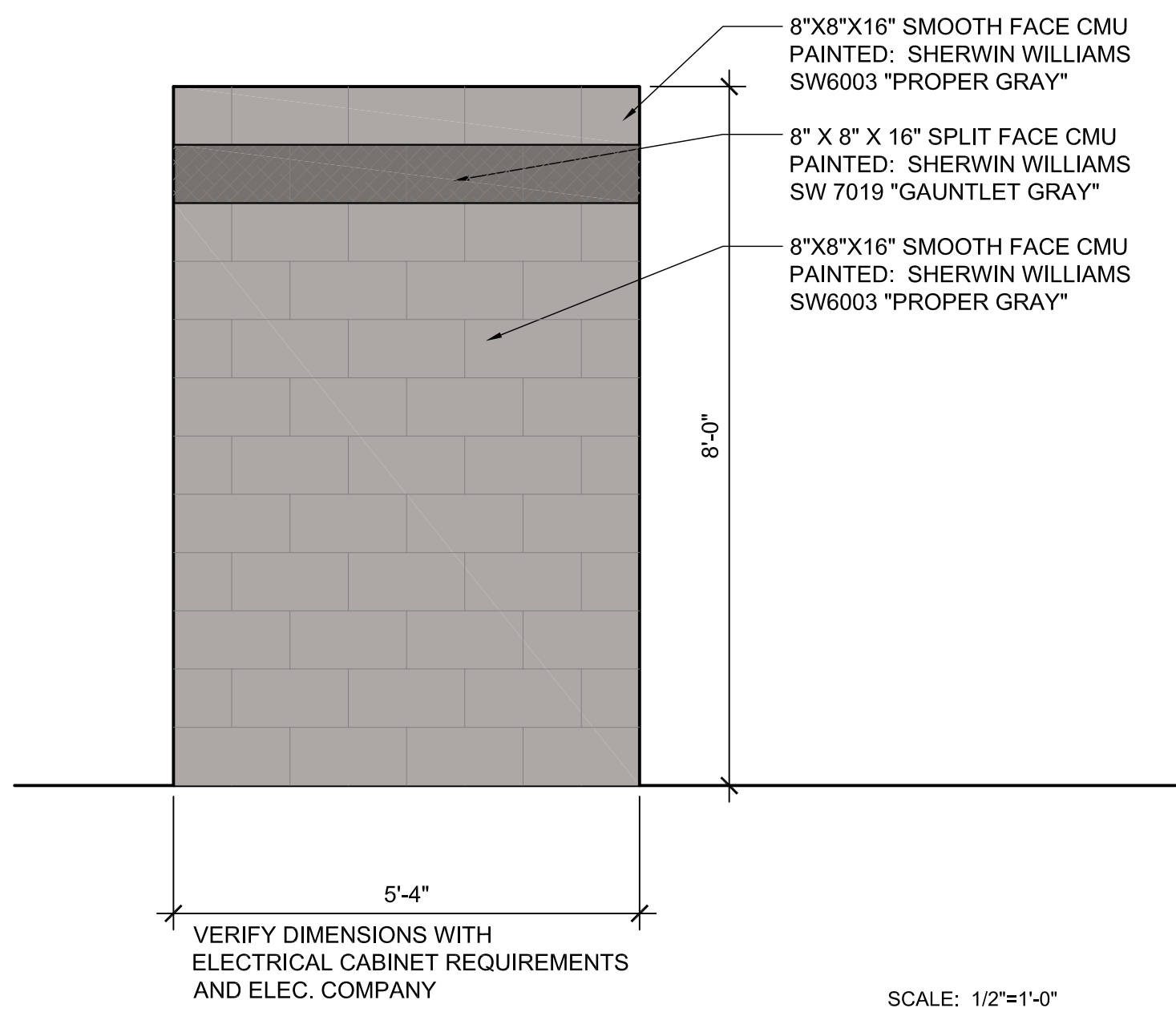
MATERIAL SPECIFICATIONS

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	FINISH COLOR	
	INSTALL PER ICC-ES AC11, ER 382	
STONE VENEER: [SV]	MANUFACTURER TYPE COLOR	EL DORADO STONE STACKED STONE SILVER LINING
	PROVIDE 2 COATS MAPEI "ULTRACARE" ENHANCING SEALANT	
	INSTALL PER ICC-ES EVALUATION REPORT ESR-1215	
STONE WAINSCOT: [SW]	MANUFACTURER TYPE CAP COLOR	EL DORADO STONE STACKED STONE SNAPPED EDGE WAINSCOT CAP FEWTER
	PROVIDE 2 COATS MAPEI "ULTRACARE" ENHANCING SEALANT	
ROOFING: [MT]	STANDING SEAM METAL ROOFING PAC-CLAD, SNAP-CLAD 16" COVERAGE OR EQUAL COLOR: BLACK FINISH	
ALUMINUM STOREFRONT: [AL]	DARK BRONZE ANODIZED ALUMINUM FINISH	
	GLAZING:	SOLARBAN 70XL SHGC: 0.27, U-VALUE: 0.24, VLT 64%



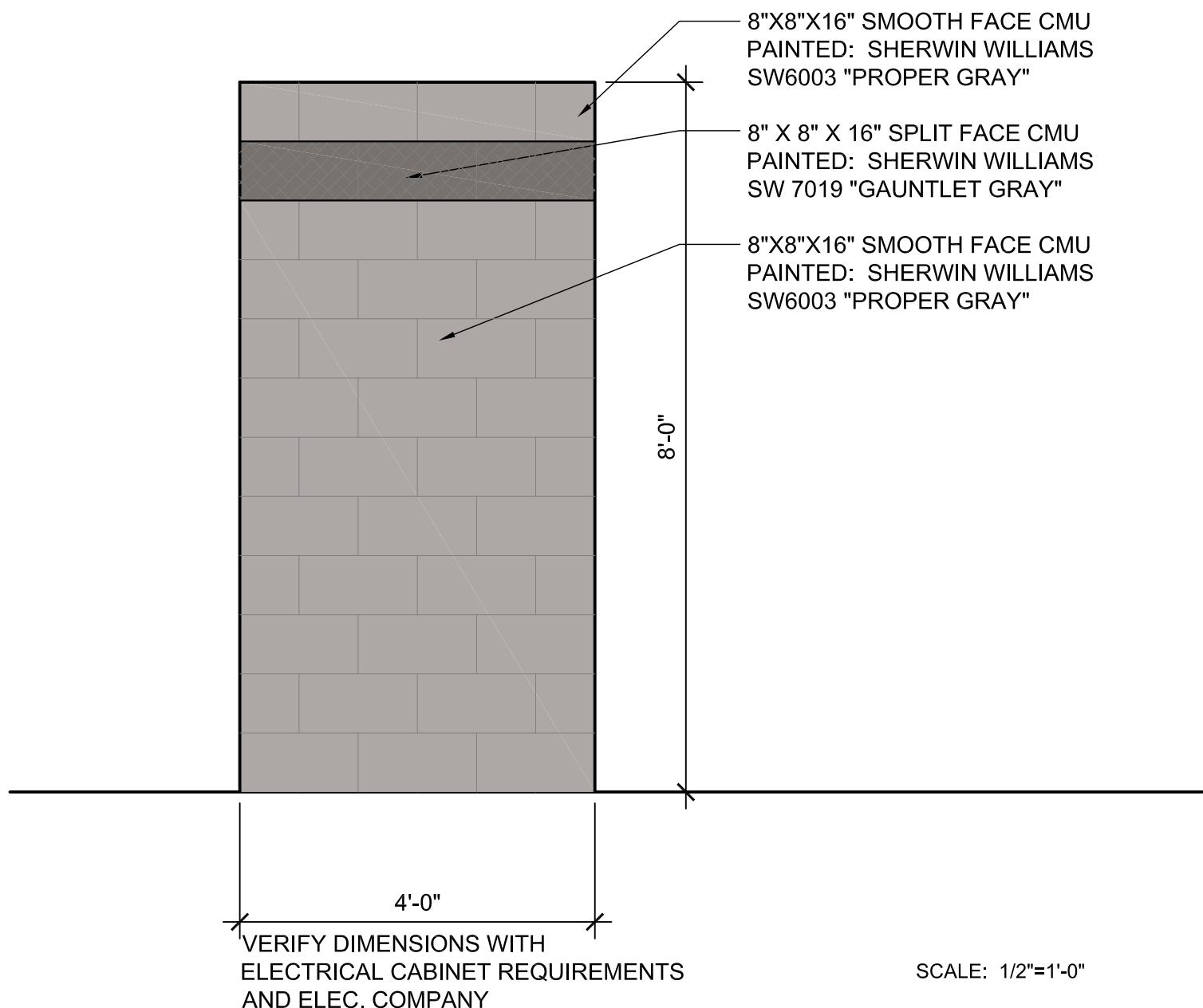
7 SITE LIGHT POLE

SCALE: N.T.S.



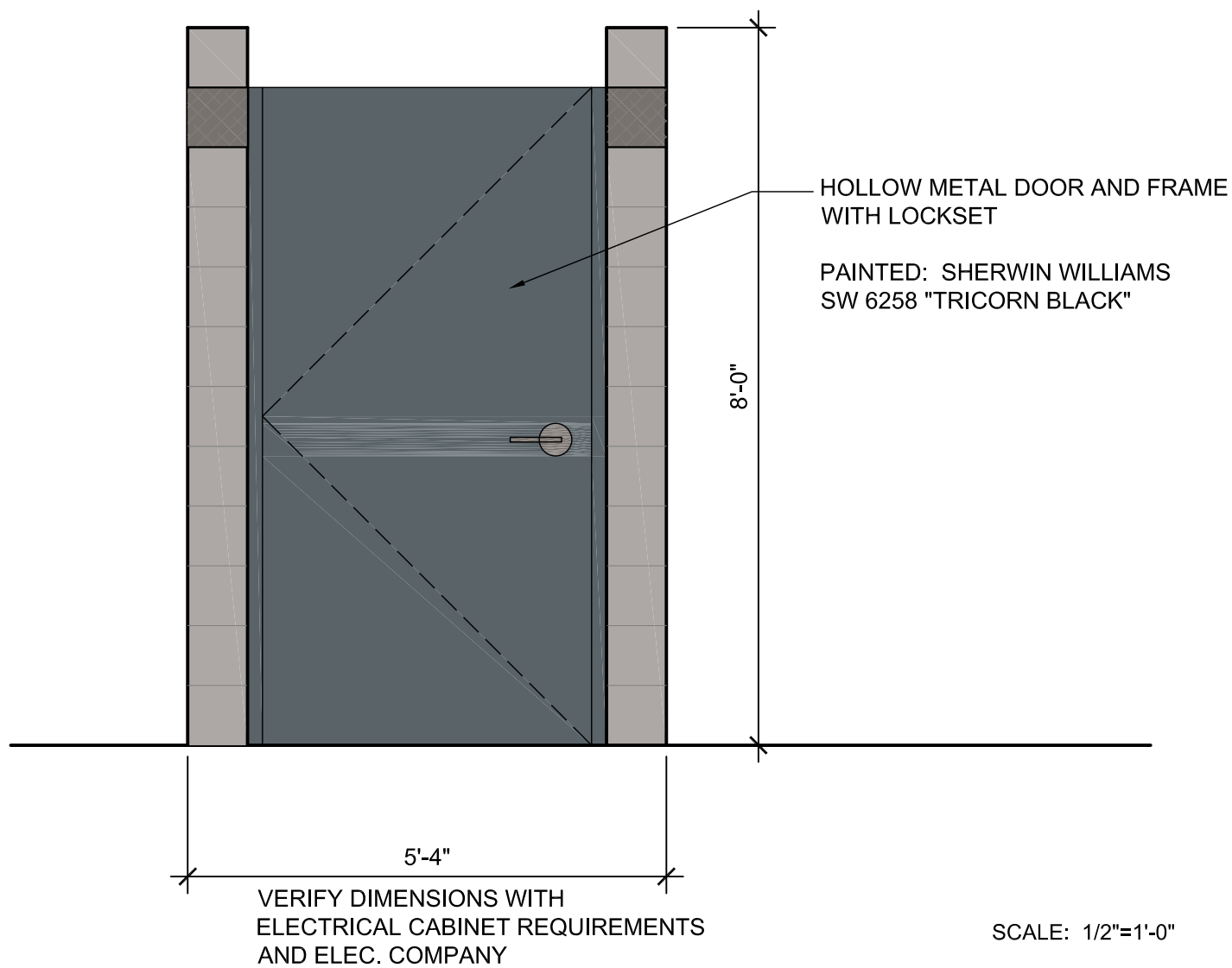
4 ELECTRICAL (SES) ENCLOSURE BACK ELEVATION

SCALE: 1/2"=1'-0"



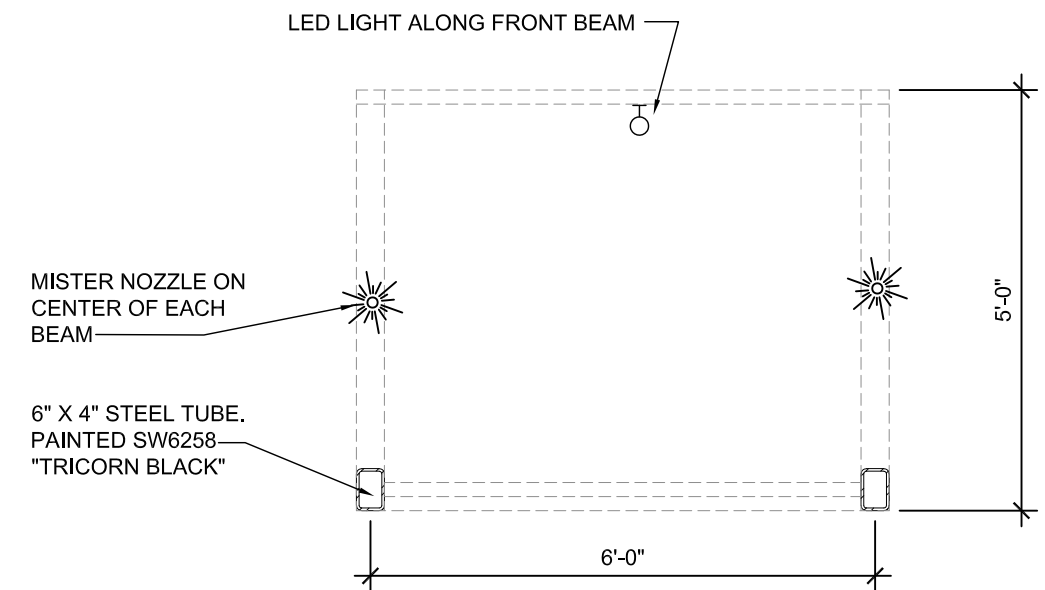
5 ELECTRICAL (SES) ENCLOSURE SIDE ELEVATION

SCALE: 1/2"=1'-0"



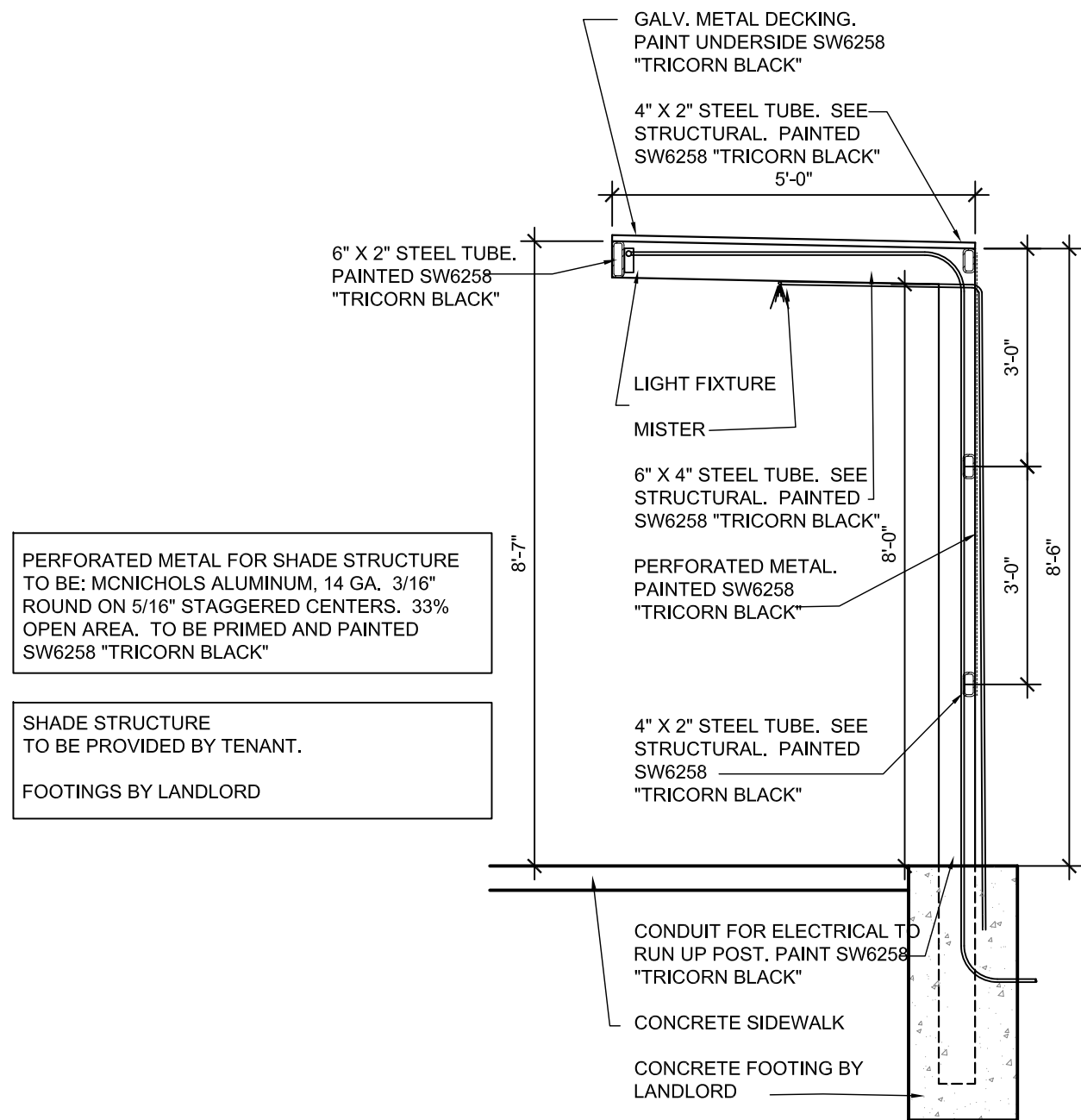
6 ELECTRICAL (SES) ENCLOSURE FRONT ELEVATION

SCALE: 1/2"=1'-0"



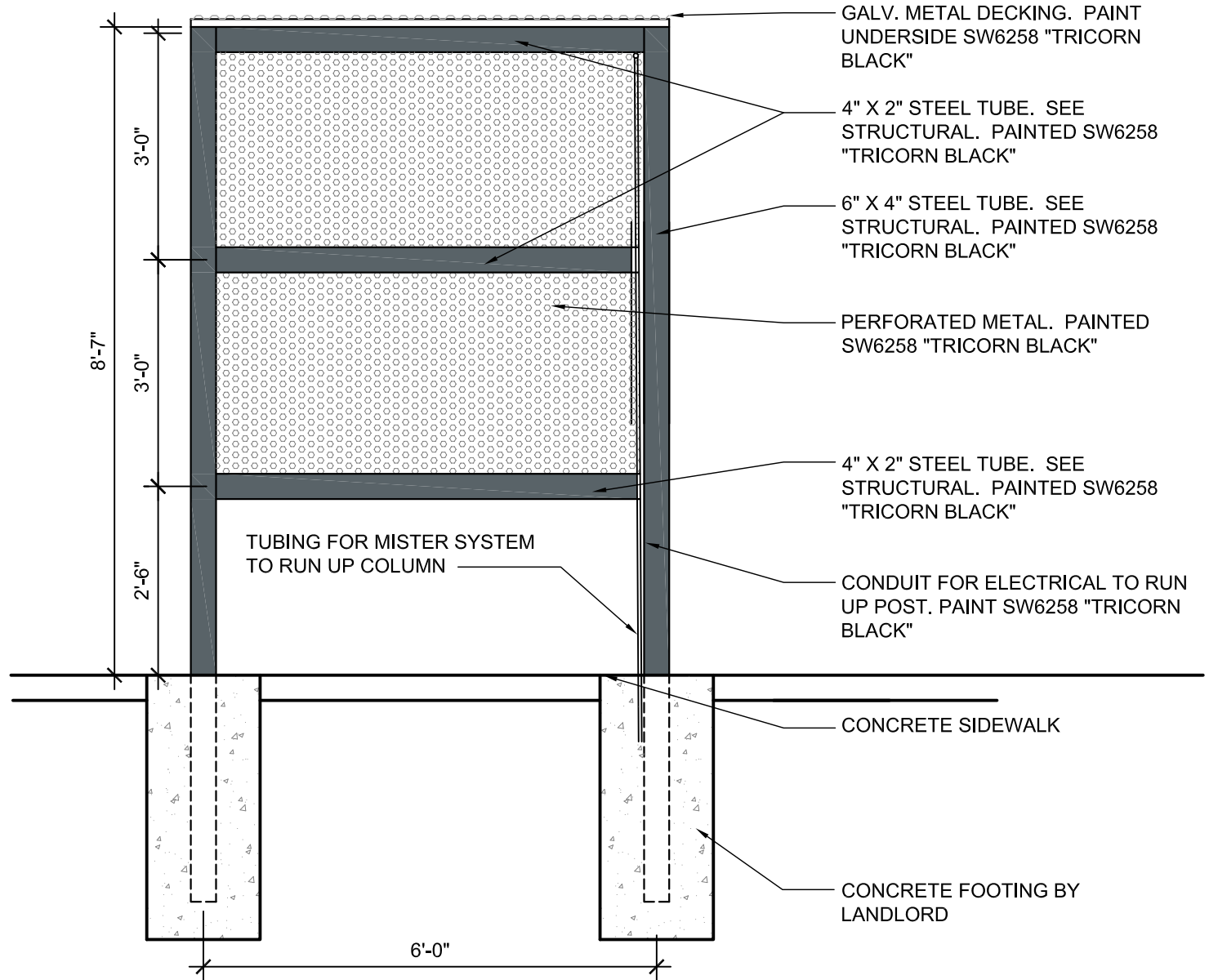
1 SHADE STRUCTURE PLAN

SCALE: 1/2"=1'-0"



2 SHADE STRUCTURE SECTION

SCALE: 1/2"=1'-0"



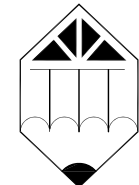
3 SHADE STRUCTURE ELEVATION

SCALE: 1/2"=1'-0"



8 SHADE STRUCTURE 3D VIEW

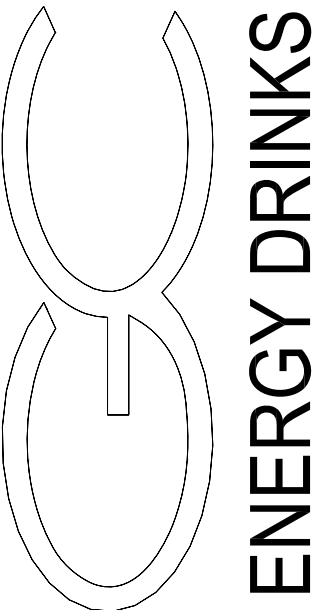
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DR111

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