



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Gravity Energy Drinks 10059 E Southern Ave

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. Two drive thru lanes will be provided and both will serve the vehicles directly. There is no need for a solo driver dedication. The Gravity brand prides itself on personal customer service and the drink stands are designed specifically to have personal interaction with the vehicles from either the driver or passenger side of the car. The highest volume locations are based upon this model and all customer polling data overwhelmingly shows that customers prefer these locations because the queueing moves much more quickly and efficiently.

The existing parcel number is 220-81-744 and this project will be on a currently vacant pad. A plat is planned to subdivide this property. The property is currently zoned LC.

The site will be accessed from two existing driveways on Southern Avenue and through adjacent properties with a common access easement.

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 Southern Ave. Several small shade structures will be provided for possible employee order taking along with a menu board.