

Project Description**MDP 2019-04 (Mister Car Wash)**

Mister Car Wash has submitted an application for the construction of a new approximately 6,450 square foot car wash, associated vacuum stalls, on-site parking, and landscaping at 1398 & 1400 Geer Road (042-012-023 & 042-012-024).

This request to construct a car wash is different from the car wash approved as part of MDP 2018-08 (Prime Shine Car Wash). The layout and circulation of the proposed car wash has changed and the property at 1398 Geer Road is now included in the project. The carwash tunnel and office/storage building and vacuum stalls have switched locations. The existing lube and oil building at 1398 Geer Road will be demolished as part of the new car wash project.

CEQA DETERMINATION: A Mitigated Negative Declaration is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.

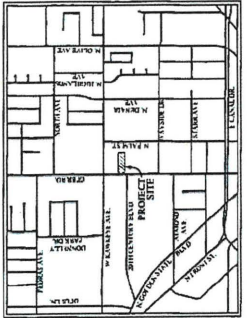


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| NO. | DATE | DESCRIPTION OR REVISION |
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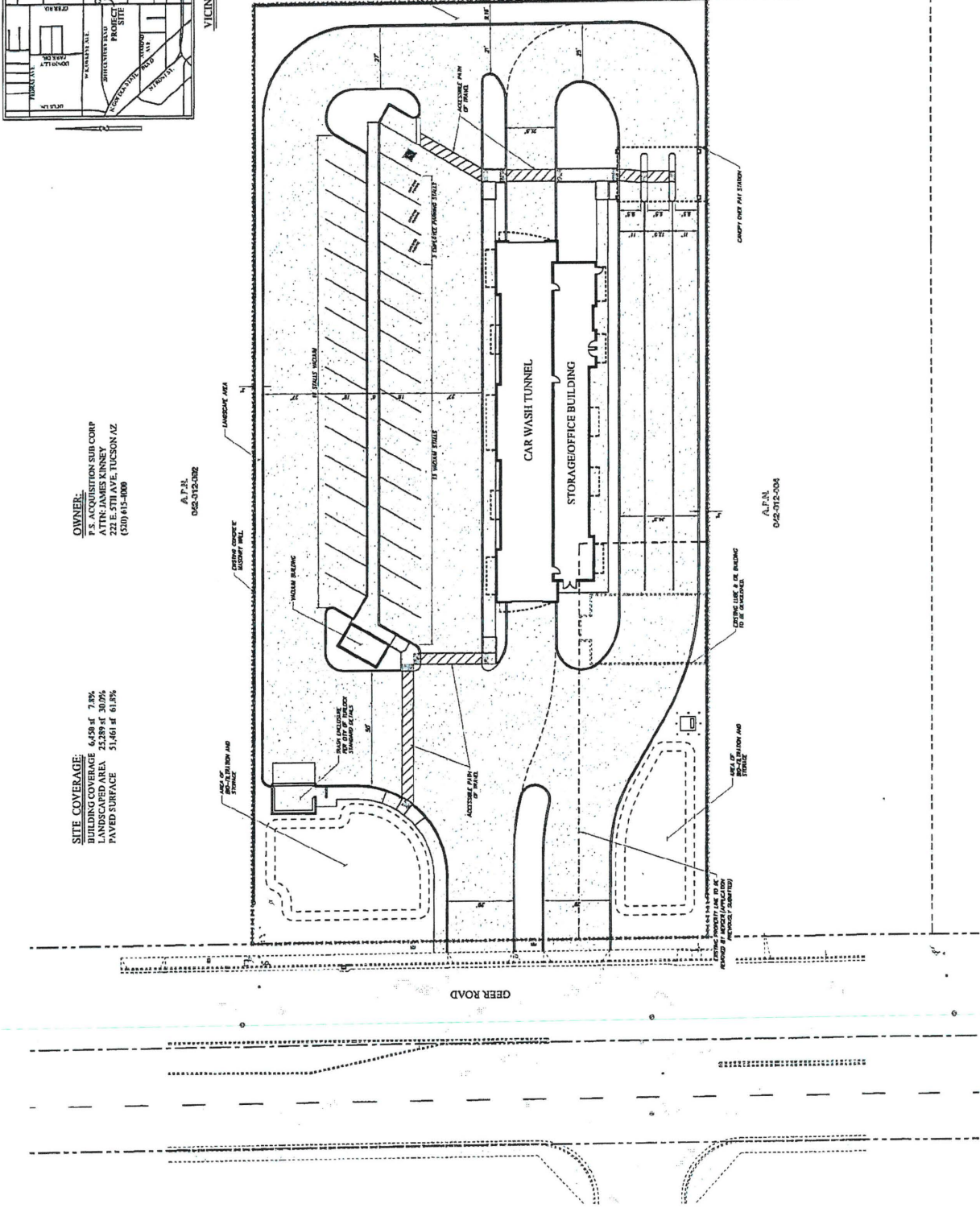
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ROBERTS II LAWNS
 R.C.E. 28184
 R.C.E. 18474
 R.C.E. 21960, 71.3, 4296
ENGINEER & ARCHITECT
 1400 GEER ROAD
 TURLOCK, CA 95380
 TEL: (209) 265-6663
 FAX: (209) 265-6662

OWNER:
 F.S. ACQUISITION SUB CORP
 ATTN: JAMES KINNEY
 222 E. 5TH AVE, TUCSON AZ
 (520) 415-4000

SITE COVERAGE:
 BUILDING COVERAGE 64,590 sf 7.8%
 LANDSCAPED AREA 25,289 sf 30.0%
 PAVED SURFACE 51,461 sf 61.8%



VICINITY MAP



GEER ROAD

A.P.N.
 062-312-032

A.P.N.
 062-312-004

A.P.N.
 062-312-007

A.P.N.
 062-312-005



Expires 04.30.20

Revisions

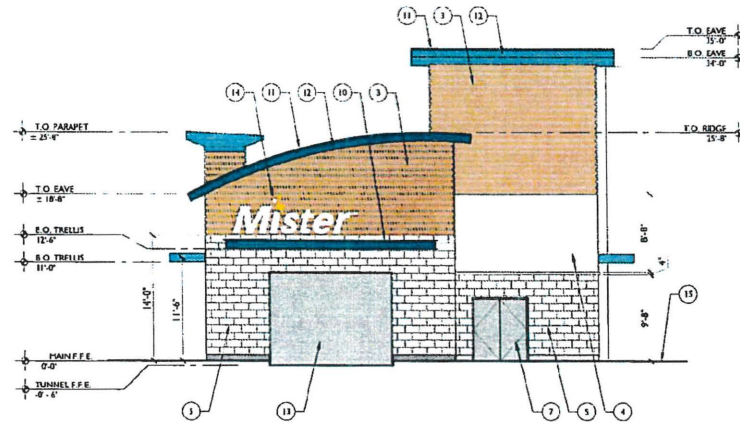
ELEVATION KEYNOTES:

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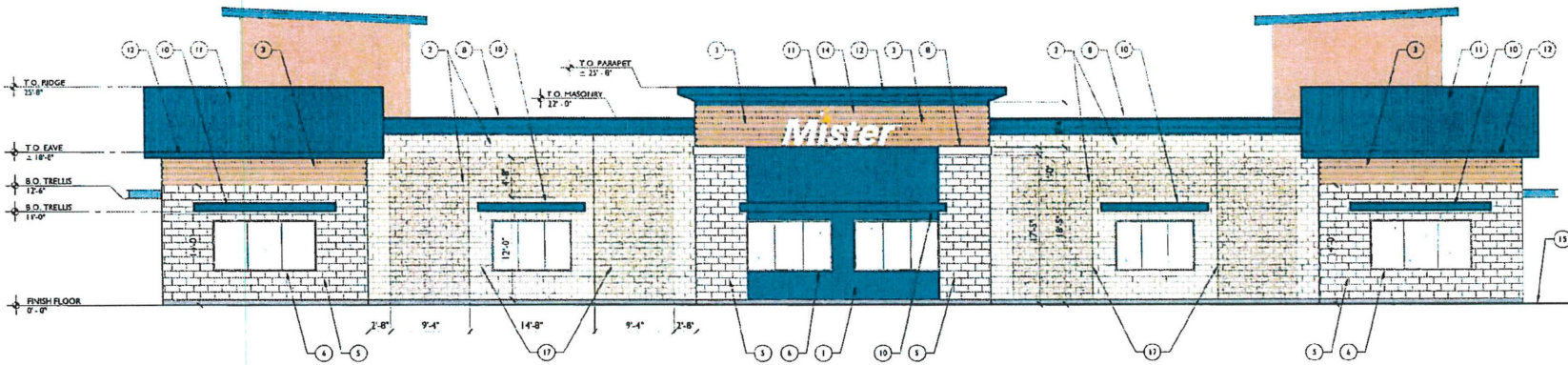
1. EPS EXTERIOR WALL PER WALL TYPES - PAINTED STUCCO FINISH W/ CONTROL JOINTS AS SHOWN.
2. EXPOSED CMU WALL PER WALL TYPES. TEXTURED ACCENT AS SHOWN. SEE FINISH SCHEDULE.
3. LONGWOOD PRE-FINISHED METAL RAIN SCREEN SYSTEM PER WALL TYPES. ORIENTATION AS SHOWN.
4. PRE-FINISHED CORRUGATED METAL WALL PANEL PER WALL TYPES. COLOR AS INDICATED PER FINISH SCHEDULE.
5. MANUFACTURED STONE VENEER EXTERIOR WALL PER WALL TYPES.
6. ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. REFERENCE WINDOW / DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
7. INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY. PAINT COLOR PER ARCHITECT. REFERENCE DOOR SCHEDULES. DETAIL SHEETS FOR MORE INFORMATION.
8. EPS ACCENT CORNICE BAND - PAINTED STUCCO FINISH.
9. POWDER COATED METAL AWNING.
10. POWDER COATED METAL TRELLIS.
11. PRE-FINISHED STANDING SEAM METAL ROOF PER ROOF PLAN / DETAILS.
12. PRE-FINISHED COMMERCIAL GRADE METAL FASCIA AND SOFFIT. TYP.
13. ROLLUP DOOR PER DOOR SCHEDULE.
14. BUILDING SIGNAGE LOCATION. COORDINATE ALL REQUIREMENTS.
15. FINISH GRADE AS OCCURS.
16. EPS CONTROL JOINT - ALUMINUM CHANNEL PER STUCCO PFR.
17. MASONRY CONTROL JOINT AS SHOWN W/ SEALANT TO MATCH REF. STRUCTURAL PLANS FOR REQUIREMENTS.
18. EXTERIOR LOUVER PER MECHANICAL PLANS. ALIGN WITH MASONRY AS SHOWN.
19. FROSTED/PRINTED FILM AT OFFICE WINDOW, THIS LOCATION ONLY.

GENERAL ELEVATION NOTES:

1. ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
2. EXTERIOR LIGHTING NOT SHOWN. SEE ELECTRICAL PLANS FOR LOCATIONS AND REQUIREMENTS.
3. APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.



① WEST ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION
3/16" = 1'-0"

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BUILDING ELEVATIONS

Mister

Mister Car Wash
1400 Greer Rd.
Turlock, CA 95380

a23 studios

Project 19051
Date 06.14.19
Scale Noted
Sheet

A5.0



Expires 06.30.20

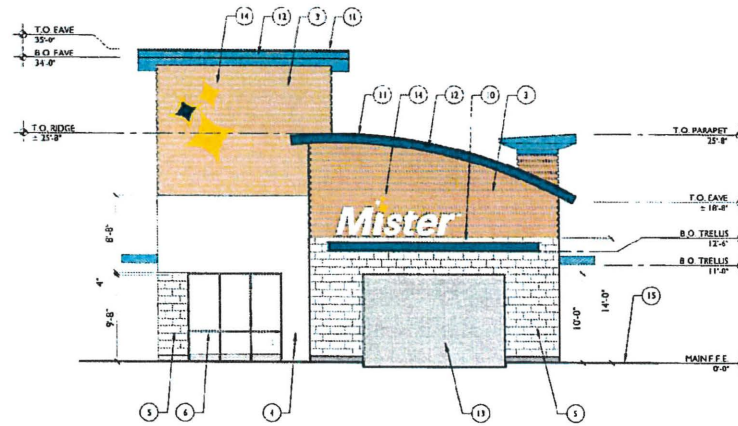
Revisions

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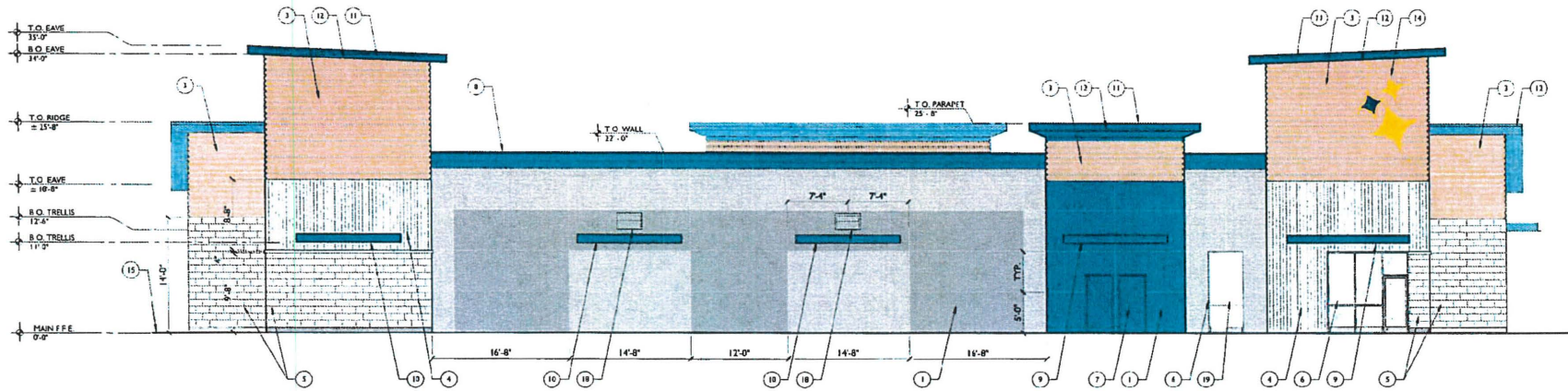
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3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

NOTE: THIS DOCUMENT IS A COPY OF THE ORIGINAL ARCHITECTURAL DRAWING. ANY CHANGES OR REVISIONS MUST BE MADE TO THE ORIGINAL ARCHITECTURAL DRAWING. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

BUILDING ELEVATIONS



Mister Car Wash
1400 Greer Rd.
Turlock, CA 95380



Project 19051
Date 04.14.19
Scale Noted
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A5.1