

## ***DUCKY'S CAR WASH – PROJECT DESCRIPTION***

### ***BUILDING DESIGN:***

The car wash building is designed to have a modern, clean, and fresh look, with white and light grey neutral colors, and straight lines and edges. Design concept is a transition out of traditional look for car wash design, and provide something that will stand out with other structures around the commercial neighborhood. This will attract local and transient customers around the area. It will keep the business going and will be generating profit which will be in favor for both the business owner, the community, and the City of Antioch.

The building is designed with durable materials such as at the base which is a CMU ground face block walls wainscoting, and wall steel-framed above it. Supported by metal stud framing are the main exterior finish materials called phenolic panels. These materials are easy to clean. It is extremely weather resistant, and does not melt with fire, extremely durable, and modern looking. Roofing material will be standing seam metal roof, in light bluish-grey neutral color that blends with the color of the walls, and the rest of the building materials used.

Diagonal windows and lines is introduced in the façade to create accent and interesting design feature of the building. Wood textured phenolic panels were also placed continuously from the end corner wall up to the roof, then tapering to the other end then down wall. Another design feature of the car wash that provided mass and accent to the design of the structure.

### ***CONDITION:***

*ANY DEVELOPMENT ON THE ADJACENT PARCEL WILL NEED TO BE ARCHITECTURALLY COMPATIBLE WITH THE CAR WASH DESIGN.*

### ***PROPOSED OFF-SITE IMPROVEMENTS:***

Scope of work for the proposed off-site improvements include the following:

1. Construction of deceleration lane (right-turn) to site.
2. Construction of new driveway.
3. Striping and Signage.
4. The above works requires right-of-way dedication to the City.

### ***SITE DESIGN AND LANDSCAPE:***

Enhanced landscaping is provided along all the perimeters at a low level height of less than 32 inches in height. This allows a view to the Car Wash and at the same time is used as buffer to minimize noise that is coming from car washing and vacuum equipment.

The site is designed to allow efficient traffic flow of incoming and outgoing vehicles. Cars that need to be serviced for car washing has been provided with access road on the perimeter of the lot so that cars will go around the property without interrupting the vehicles inside the lot that is serviced to operate the vacuum equipment.

***MONUMENT SIGN:***

The monument sign is composed of Lexan-polycarbonate faces and translucent vinyl graphics with aluminum frame and backlit with LED strip lights. The base is made out of Aluminum cladding with Tex coat finish painted SW"Cityscape"