



APPLICATION

T18SA00276
7/3/2018

Case Number DRB-18-07

Date Accepted:

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): MISTER CAR WASH CORPORATE

Property Address: 415 N 6TH AVE.

Applicable Area/Neighborhood/Overlay: FOURTH AVENUE / INFILL INCENTIVE DISTRICT / RIO NUEVO

Zoning: L-3 Historic Status:

Legal Description: TUCSON S2 LOT 5 & ALL LOTS B & 9 BLK 70

Pima County Tax Parcel Number/s: 117 050 590

Site and Building Area (sq ft): SITE: 31,239 SF BLDG: 28,864 SF (NO CHANGE)

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: 2.23 STUDIOS

EMAIL: GRACE@A23STUDIOS.COM

PHONE: () FAX: ()

ADDRESS: 340 S CONVENT AVE

PROPERTY OWNER NAME (If ownership in escrow, please note): MISTER CAR WASH

PHONE: (520) 615-4000 FAX: ()

PROJECT TYPE (check all that apply):
 New building on vacant land
 New addition to existing building
 Change of use to existing building
 New building on developed land
 Other

Related Permitted Activity Number(s): T17CM07350

DESCRIPTION OF USE: CORPORATE OFFICE

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

[Signature]
SIGNATURE OF OWNER/APPLICANT

07.02.18
Date



PROJECT NARRATIVE

a.23 studios
340 S. Convent Ave.
Tucson, AZ 85701

July 2, 2017

Attention: Design Review Board

Regarding: Mister Car Wash Corporate Historic Alterations
415 N 6th Ave., Tucson, AZ 85705

This project changed the use of 415 N 6th Avenue from DeWitt Designs to a Mister Car Wash Corporate Office. This entailed altering the interior of the building to allow for new office spaces, collaborative work spaces and break out rooms. The initial project did not involve any modifications to the exterior of the historic property, however, modifications were made during the course of construction. Below is a list of modifications made as well as a short description of why that change was necessary.

1. **Replaced Existing Fence and Gate** - Fence was chainlink and in disrepair. A new fence was installed for both security and aesthetic reasons.
2. **Added Front Parking and Pedestrian Gates** - New gates were added to the 6th Avenue side of the existing parking lot. These gates fit into the existing site wall openings and were required for security purposes.
3. **Removed Loading Dock** - The loading dock on the property was removed and replaced with a basement courtyard and new exterior stair. This change allows for code compliant egress from the basement in addition to an amenity space.
4. **Added a 6" curb at Landscaping** - A curb was added to contain the planting area that separates the parking lot from the building. This curb is used to maintain the planting area and protect the vegetation.
5. **Raised a Portion of Parapet 5'-8"** - A portion of the building's parapet was raised 5'-8". This allows for screening of mechanical equipment and matches the existing adjacent parapet height. The result is an even parapet turning the Northeast corner of the building and no equipment is visible from the street.
6. **Replaced or Added Stucco Finish** - At the raised parapet, the exterior finish was redone in stucco to even out the existing and new construction. The entire building was then painted.

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7. **Added Planter on East Elevation** - A concrete planter was added along the existing glazing and site wall for the length of the East elevation. This creates a continuous vegetative band along the pedestrian way enhancing comfort.
8. **Glass to Be Replaced** - At the front entrance there is graffiti etched into the glass. This glass will be replaced in the existing configuration.
9. **Raised Window Sill** - On the 6th Avenue facade, the window sill height was raised to allow for the new planter and to stop the flow of water into the building during rain and storms. The previous owner had consistent flooding events.
10. **Removed Basement Ductwork** - The basement mechanical systems were replaced which resulted in removing the previous ductwork along the Ferro right of way.
11. **Removed Overhead Door** - The overhead door at the back end of the warehouse office was removed and infilled then painted to match.
12. **Relocated and Replaced Electrical Equipment** - The electrical service was upgraded due to the change of use and the associated equipment consolidated and replaced.
13. **Replaced Windows** - The windows along the West and North Facades were replaced. The existing paned windows were in disrepair, many broken or patched, the entire window was removed and replaced. This will increase the efficiency of mechanical systems.
14. **Added Mechanical Duct for Basement** - Basement mechanical systems required new ductwork along the Ferro Right of Way.
15. **Added Trash Enclosure** - The increased use intensity resulted in an increased trash requirement and a dumpster was required. This requirement was met with a masonry trash enclosure on along the Ferro Right of Way at the back of the property.

These modifications to the existing building were made to fit within the overall context of the historic building and to respect the architectural integrity of the historic facade. Please see the attached photo comparison exhibit for more detail.

Please feel free to contact either Burak Bekat, burak@a23studios.com, or myself with any questions or concerns.

Thank you,
Grace Schau

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