



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

October 13, 2022

Decision Date

1501 South Brand Boulevard

Address

Administrative Design Review (ADR)

Review Type

5640-028-904, -905, -906 (-062, -063, -064)

APN

PDR2207709

Case Number

Sipan Nazaryan

Applicant

Cassandra Pruett

Case Planner

1501 Brand LLC

Owner

Project Summary

The applicant is proposing to demolish a 14,980 square foot (SF) office building (built in 1940 and expanded in 1993) and construct a 4,438 SF, one-story self-service car wash with 25 vacuum stations, a 150 SF service-window kiosk and a trash enclosure on a 29,952 SF corner lot in the CA (Commercial Auto) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines. The property was evaluated in the 2019 South Glendale Historic Resource Survey and was found to not be eligible for historic designation at the federal, state, or local level for either its architectural merit or any associations with people or events significant in history. It is therefore not considered a historic resource under CEQA.

The applicant has submitted noise study documentation demonstrating that noise generated from the car wash will not exceed the maximum allowed exterior noise threshold (70 dBA) stipulated within Glendale Municipal Code Chapter 8.36 "Noise Control." See Attachment 4. A condition of approval has been imposed requiring that prior to issuance of a building permit, an acoustical analysis of the car wash and vacuum stations be produced demonstrating the project will comply with the Noise Control Chapter of the Glendale Municipal Code.

Existing Property/Background

The project site is an approximately 29,952 SF corner lot located on the southwest corner of South Brand Boulevard and East Laurel Street, with an alley located along the western property boundary. The site is relatively flat and developed with a 14,980 SF office building (addressed as 1501 South Brand Boulevard and built in 1940).

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: CA - Commercial Auto **Height District:** N/A

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None

Site Slope and Grading

None proposed.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

Access and Parking

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points

- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce storm water runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Complementary to building design
- ☐ Appropriately sized and located

Walls, Fences, and Retaining Walls

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Minimize use whenever possible
- ☐ Use decorative material to complement building and/or landscape design
- ☐ Provide landscaping to minimize visual impact

Screening

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Mechanical equipment appropriately screened
- ☐ Trash bins appropriately located and screened

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The building is located along Brand Boulevard with a 10-foot setback, near the corner of the site, with the parking area located behind it. Driveway access to the project site is taken off the side street (Laurel Street) and the queuing for the car wash wraps around the perimeter of the site, with the parking for the building and the vacuums located in the center.
- Decorative paving (stamped concrete) is provided at the driveway entrance and along the driveway, and at the pedestrian access to the public sidewalk. The curb cut is located on the less prominent street (Laurel Street).
- The site is well-landscaped with a variety of low-water use plants and trees, with large planting areas (10' minimum) along the street-facing property lines and smaller planting areas (4' wide) located within the interior of the site. The planting plan should be coordinated with existing street trees to ensure compatibility with tree location and canopy coverage.

- The trash collection area is located at the rear corner of the lot adjacent to the alley.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope to minimize height

Consistent Architectural Concept

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

Massing

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed one-story building height is 24'-7," which is compatible with other one-story and multi-story buildings in the immediate vicinity, including neighboring auto dealerships and car rental sites.
- The massing of the long building façade running along Brand Boulevard is broken up by repeated stepping in of three feet both along the wall surface and in the building height, resulting in the slanted building forms being nested within each other. These forms are accented by similarly slanted windows on the street front façade in different sizes that relate well to each other and the building shape. Various colors and contemporary materials are used to also help break up the wall surfaces and volume of the elongated building.
- The stepping and material variation carries over to the side façades, yet with different materials, colors, windows, and roof shape that still integrate well with the street-facing façade along Brand Boulevard.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

Storefronts and Windows

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Maximize transparency at ground floor
- ☐ 12-15' floor-to-floor height at ground-floor is encouraged
- ☐ Coordinate design with overall style of building
- ☐ Use durable materials for windows, such as aluminum or steel

- ☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies

☐ yes ☒ n/a ☐ no

If "no" select from below and explain:

- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

Lighting

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Light fixtures are appropriate to the building design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

Finish Materials and Color

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies
- ☐ Wrap corners and terminate cladding appropriately
- ☐ Cladding is well detailed, especially at junctions between materials
- ☐ Foam trim, finished on site, is prohibited

Paving Materials

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- ☐ Decorative material at entries/driveways
- ☒ Permeable paving when possible
- ☐ Material and color related to design

No permeable paving has been proposed for the project, although most of the site is paved.

Roof Forms

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Configure roofline to provide visual interest and deemphasize mass
- ☐ Roof forms are consistent with overall design
- ☐ Continue roofs and parapets around building or terminate in logical manner

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The primary building uses a variety of shapes, forms, variation, and high quality materials that result in a unique architectural style that is compatible with the automobile uses of the surrounding neighborhood. Materials include a variety of metals in different colors and patterns, aluminum windows, colored metal panel siding and fascias, perforated stainless steel metal mesh, and metallic silver standing seam metal roof.
- The architectural style remains strong on all facades and carries over to accessory buildings on site (kiosk and trash enclosure). The change in material from the front to side facades accentuates the building design.
- The building uses a variety of dark blue and green colors that complement each other well and are fitting with the design that recalls a nautical theme.
- Lighting fixtures are appropriate to the design and direct light downward.
- Decorative paving (stamped concrete) is utilized, however, permeable paving has not been utilized.

Recommendation / Draft Record of Decision

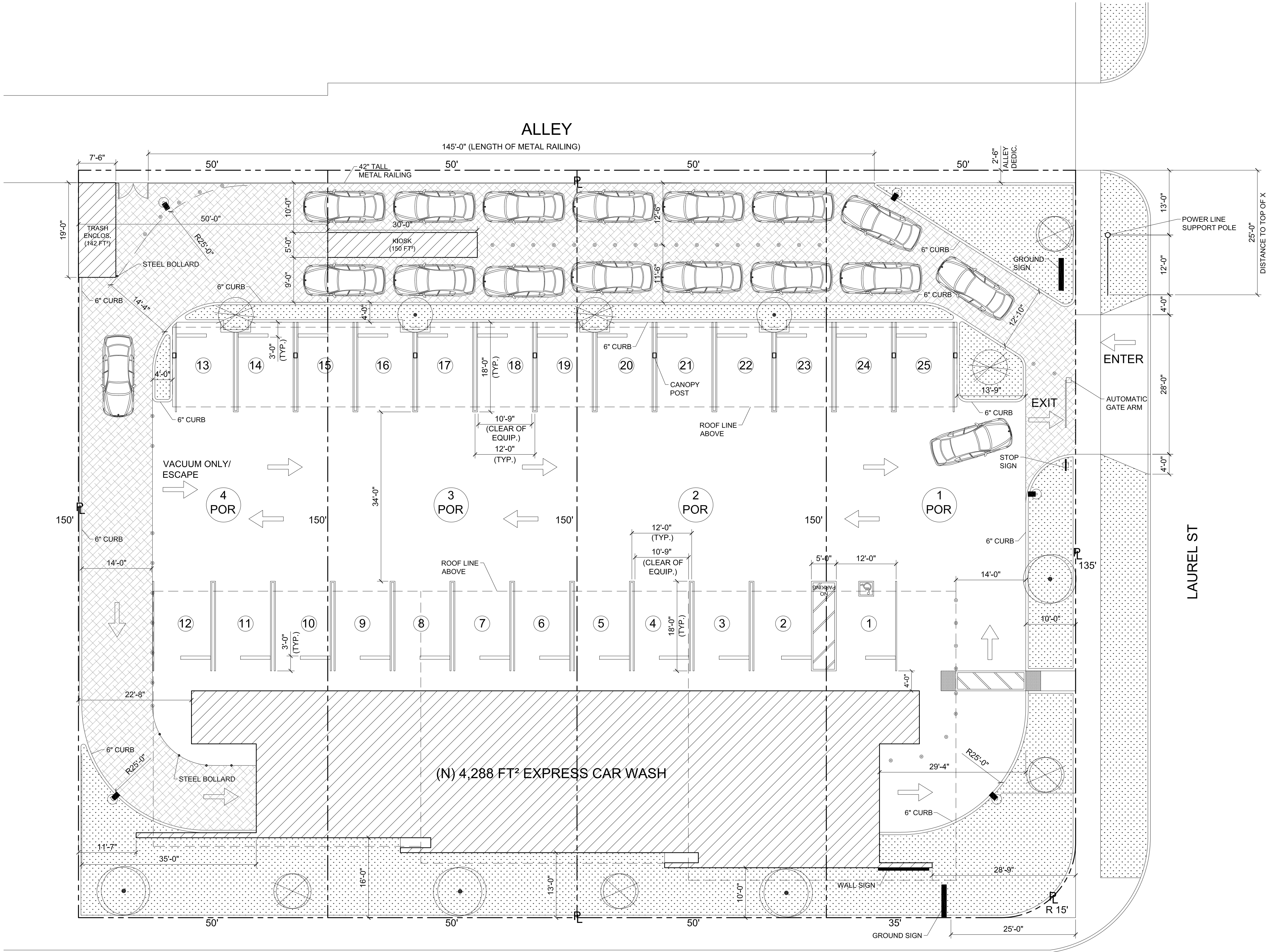
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. Prior to issuance of a building permit, an acoustic analysis of the project shall be presented demonstrating the project, including both the car wash and vacuum stations, will comply with GMC 8.36.
2. Ensure all windows shapes and sizes comply with the Design Review-approved elevation plans.
3. Utilize permeable paving where possible, for example as accent banding in conjunction with the stamped concrete.
4. Update planting plan to show location of street trees and coordinate site tree locations with street tree locations.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Car Wash Noise Map



SITE PLAN

SCALE: 3/32" = 1'-0"

LEGEND

- LANDSCAPING
- STAMPED CONCRETE
- STOP SIGN
- FLEXIBLE BOLLARD
- STEEL BOLLARD
- 42" METAL RAILING
- 16'-0" TALL POLE LIGHT

PROJECT INFORMATION:	
- ASSESSOR PARCEL NUMBER:	5640-028-904.905.906
- LEGAL DESCRIPTION:	TROPICO BLVD TR EX OF STS LOT 1 AND EX OF ST LOT 2 BLK 6, EX OF ST LOTS 3 AND 4 CA
- ZONING:	B
- OCCUPANCY:	SELF-SERVE/EXPRESS CAR WASH II-B
- LAND USE:	29,952 FT²
- TYPE OF CONSTRUCTION:	8 SPACES (TUNNEL CAPACITY = 6 CARS, 1 PARKING SPACES/CAR + 2 SPACES
- TOTAL LAND AREA:	24 STANDARD, 1 ACCESSIBLE 17,971 FT²
- PARKING REQUIRED:	4,715 FT² / 29,952 FT² = 16% 681 FT² / 12,710 FT² = 5.3%
- PARKING PROVIDED:	CAR WASH TUNNEL: 4,288 FT² KIOSK: 150 FT²
- LANDSCAPING (SITE):	4,438 FT²
- LANDSCAPING (PARKING INT.):	4,438 FT² / 29,952 FT² = 14.8%
- FLOOR AREA:	4,438 FT² / 29,952 FT² = 14.8%
- TOTAL COMBINED FLOOR AREA:	24'-7"
- FLOOR AREA RATIO:	12'-0"
- LOT COVERAGE:	8'-0"
- BUILDING HEIGHT:	
- CAR WASH TUNNEL:	
- KIOSK:	
- TRASH ENCLOSURE:	

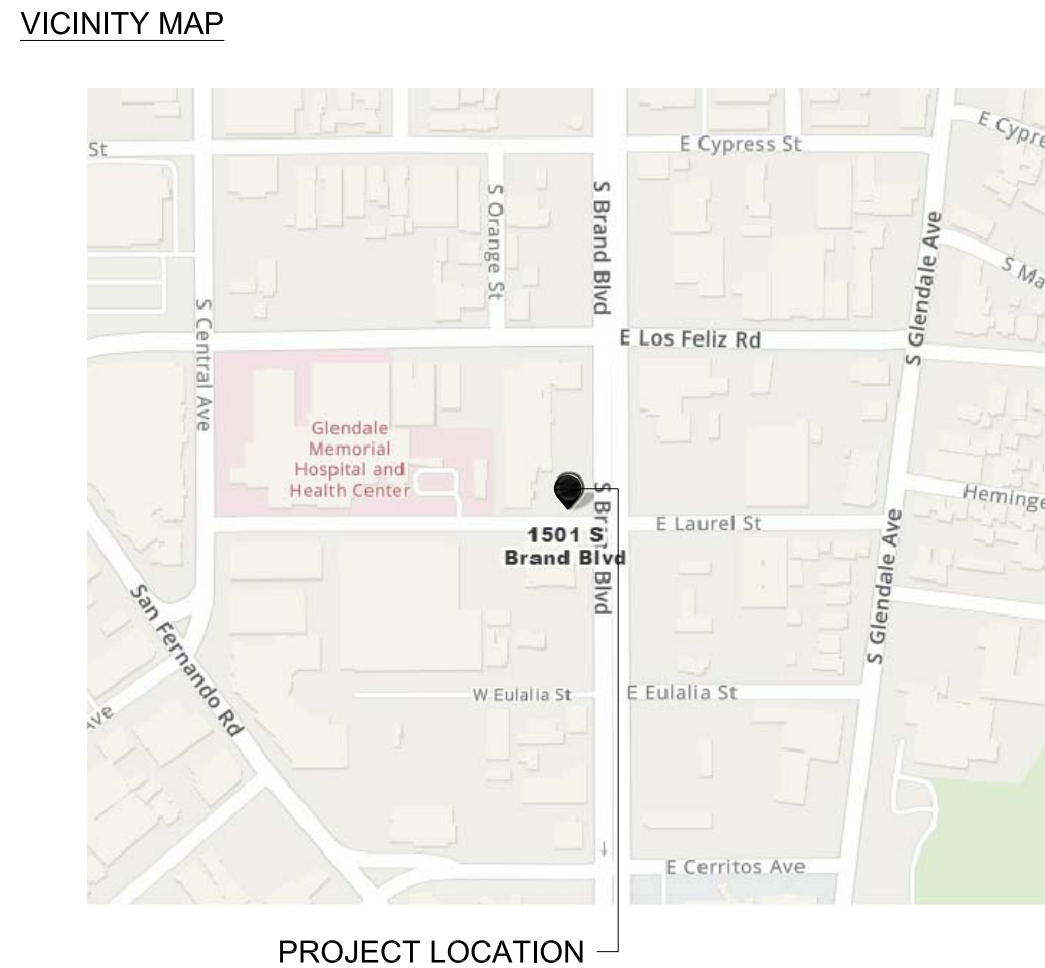
SCOPE OF WORK:
- NEW CONSTRUCTION OF A 4,288 FT² EXPRESS CAR WASH , WITH (25) SELF-SERVE VACUUM STATIONS, (1) 150 FT² A KIOSK BUILDING, AND (1) 142 FT² TRASH AND RECYCLING ENCLOSURE. DEMOLITION OF AN EXISTING 14,980 FT², 2-STORY, TYPE V-B, GENERAL OFFICE BUILDING.

SHEET INDEX:	
A-0.1	SITE PLAN + PROJECT INFORMATION
A-0.2	ROOF PLAN
A-1.1	FLOOR PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	COLOR EXTERIOR ELEVATIONS
A-3.1	SECTIONS
L-1.1	LANDSCAPE PLAN
E-1.1	LIGHTING PLAN
E-1.2	LIGHTING SPECS

CONSULTANTS:

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WILD WASH EXPRESS CAR WASH
1501 S. BRAND BLVD.
GLENDALE, CA 91204

PROJECT: 082121

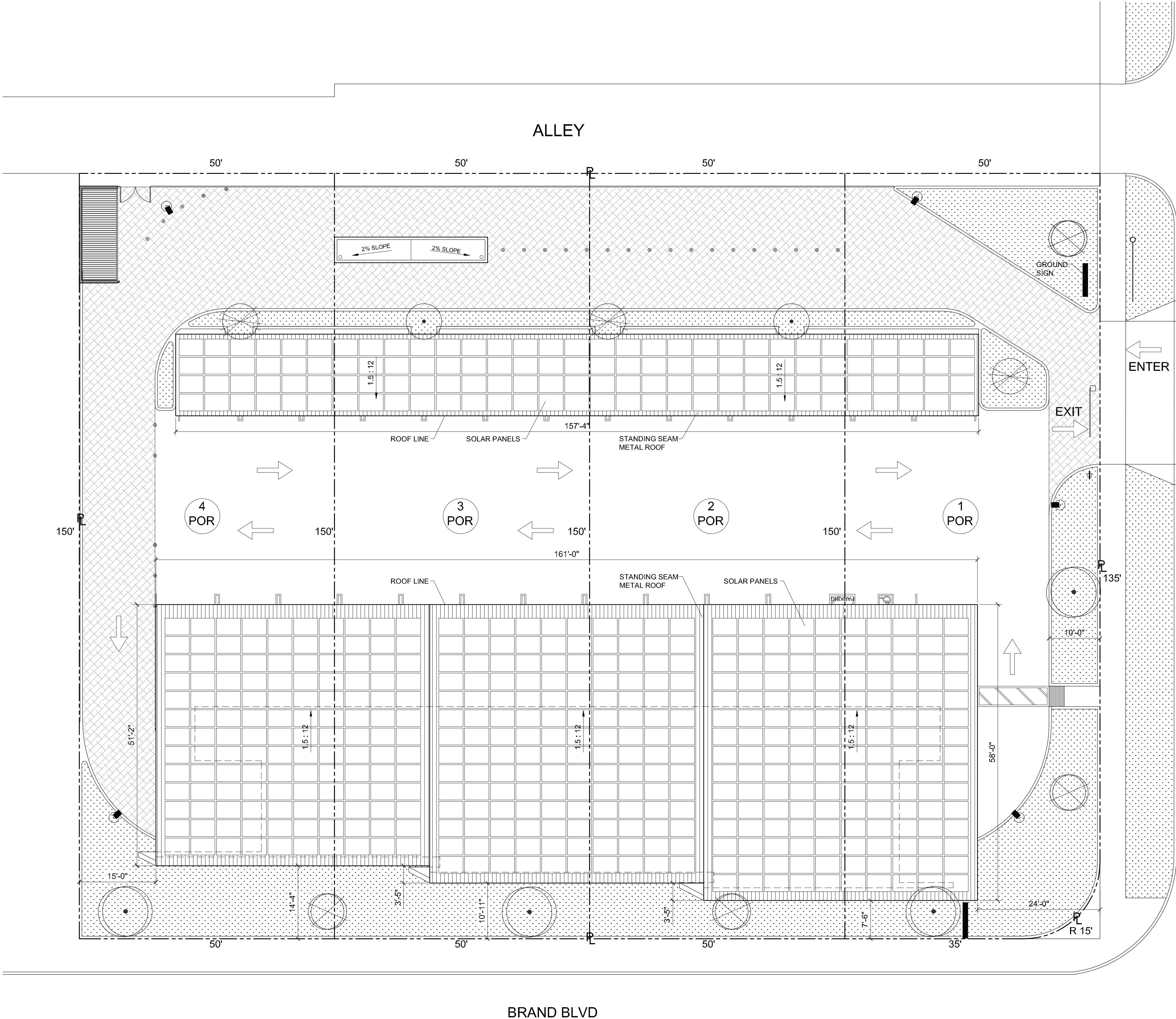
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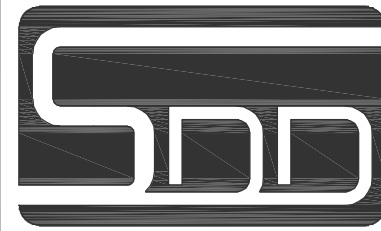
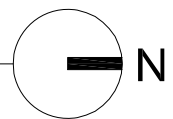
SITE PLAN

SHEET:

A-0.1



ROOF PLAN
SCALE: 3/32" = 1'-0"



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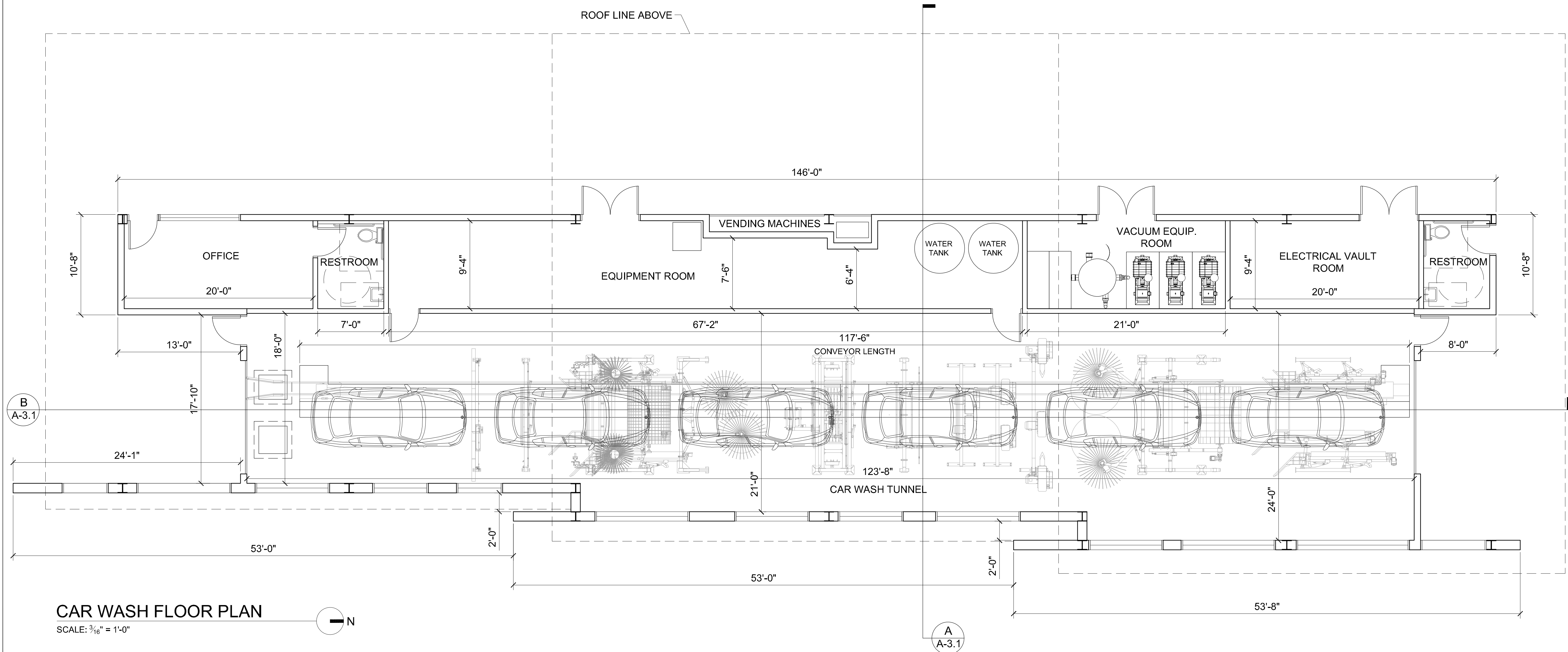
PROJECT: 082121

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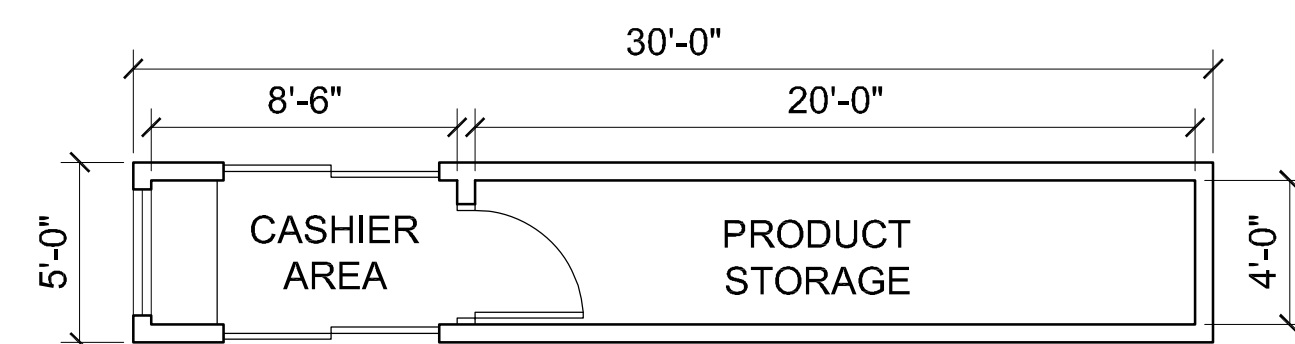
ROOF PLAN

SHEET:
A-0.2



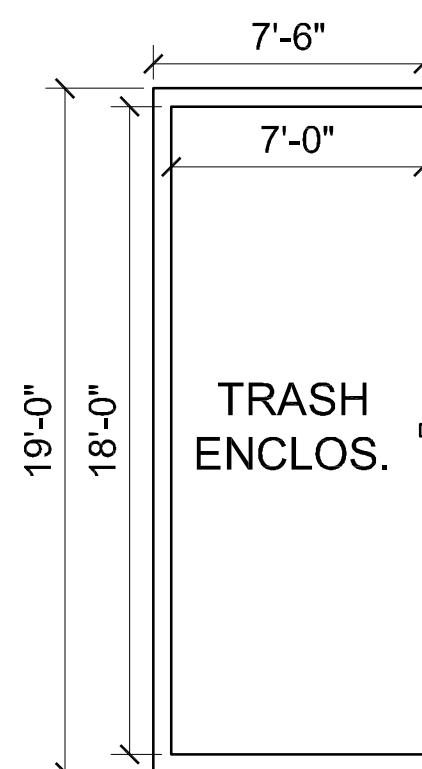
CAR WASH FLOOR PLAN

SCALE: $\frac{3}{16}" = 1'-0"$



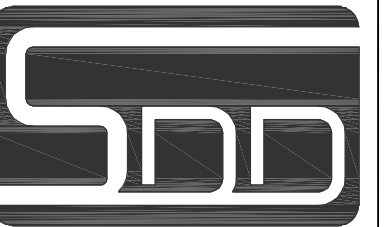
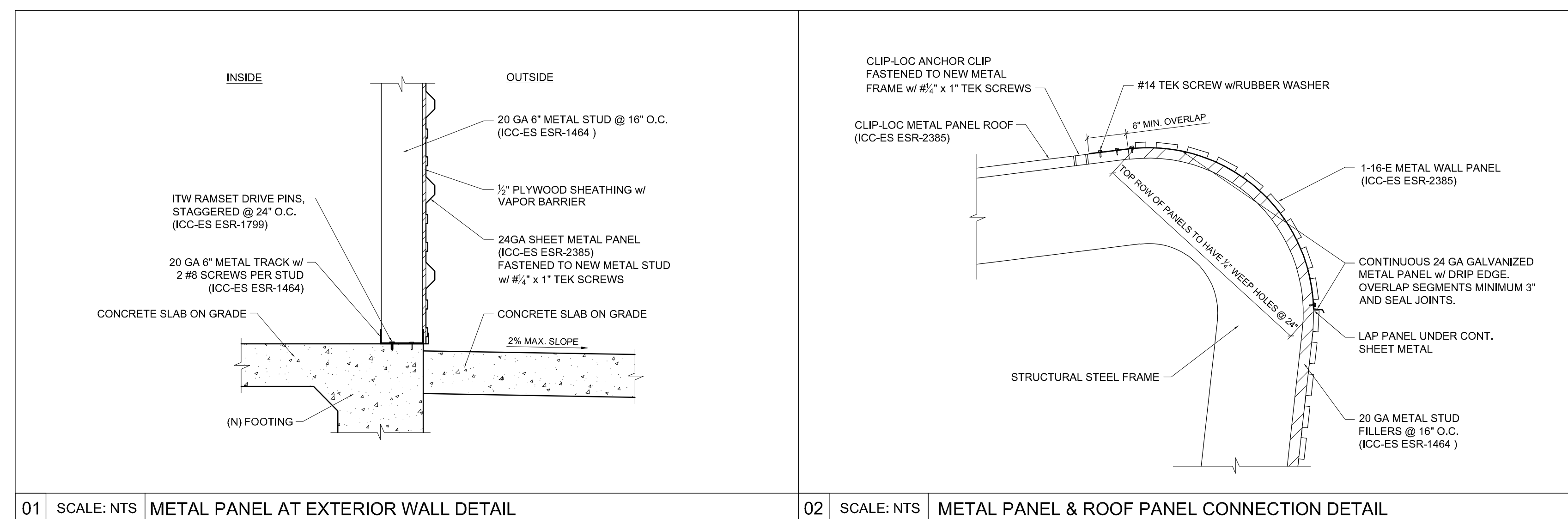
KIOSK FLOOR PLAN

SCALE: $\frac{3}{16}" = 1'-0"$



TRASH ENCLOSURE FLOOR PLAN

SCALE: $\frac{3}{16}" = 1'-0"$



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GLENDALE, CA 91204

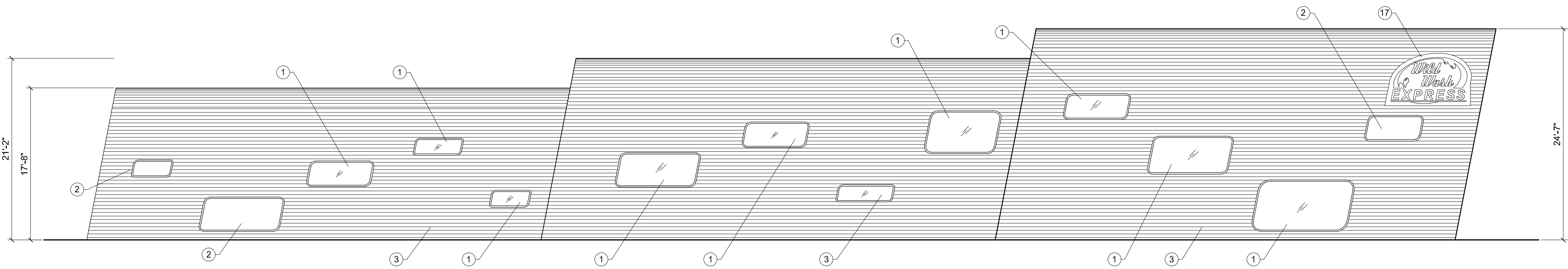
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DATE	NOTES

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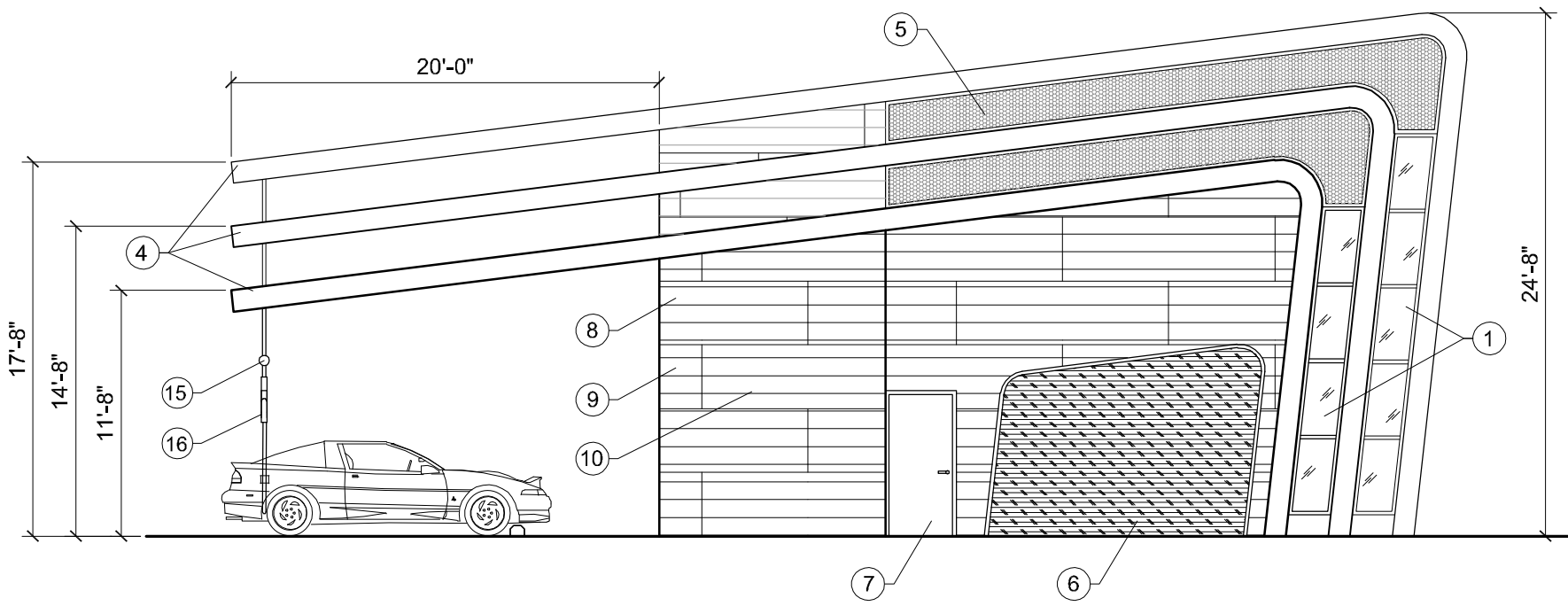
FLOOR PLAN

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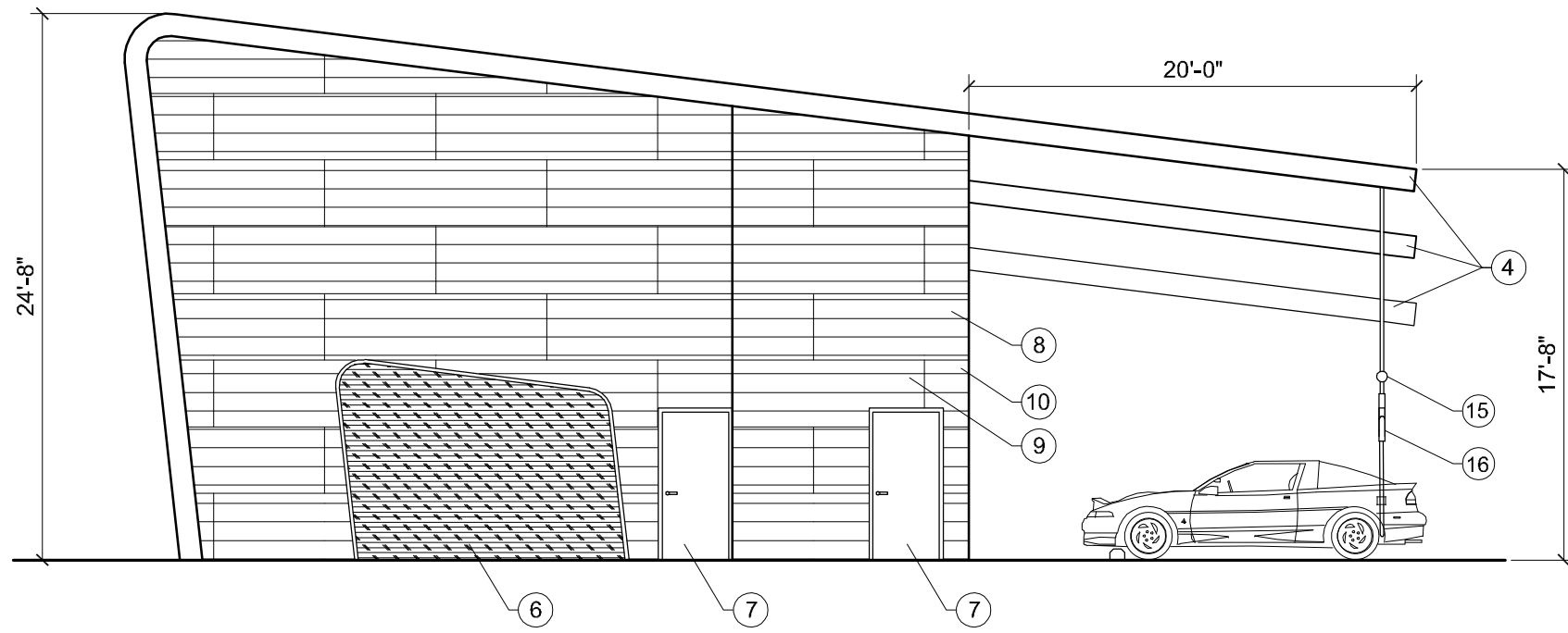
CAR WASH EAST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



CAR WASH SOUTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



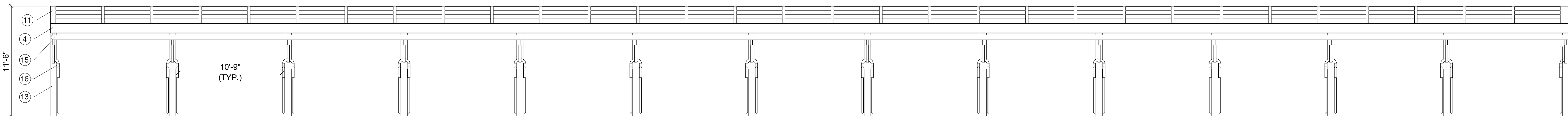
CAR WASH NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



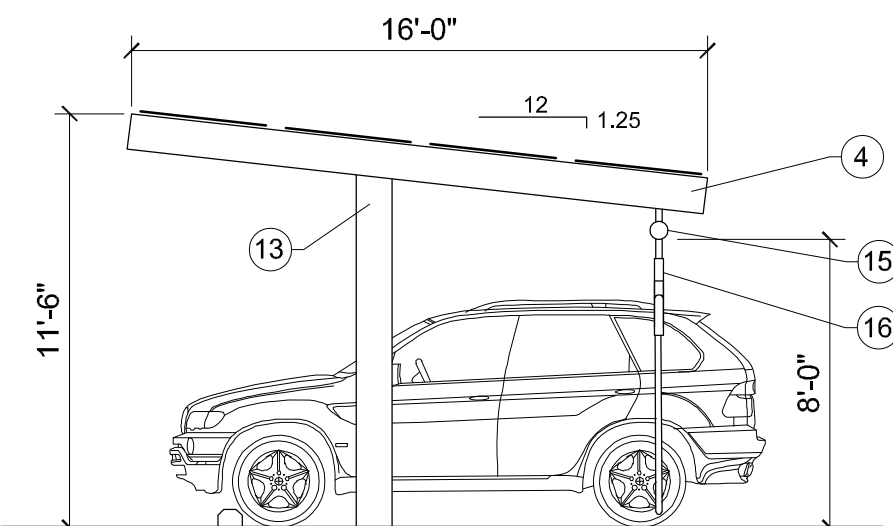
CAR WASH WEST ELEVATION

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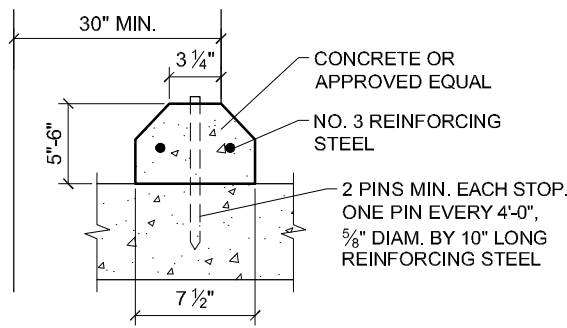
SOLAR CANOPY - FRONT ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



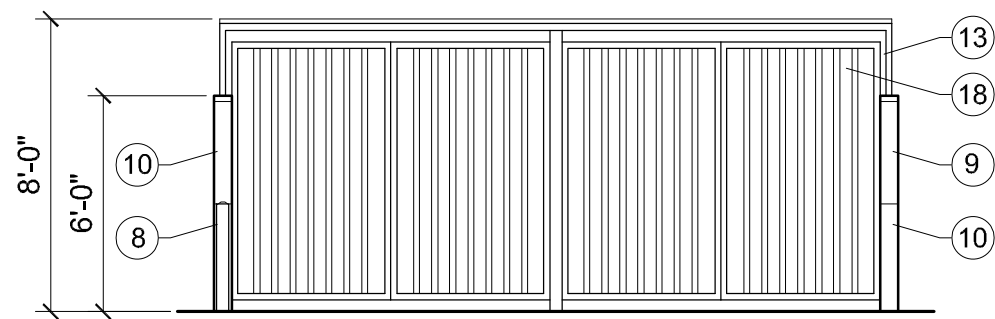
SOLAR CANOPY - SIDE ELEVATION

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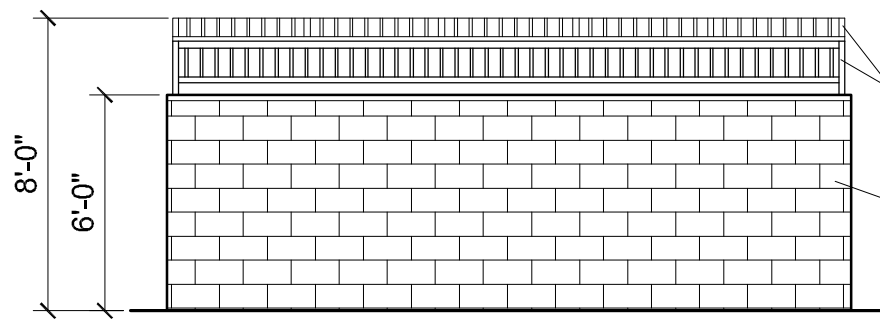
WHEEL STOP DETAIL

SCALE: 1" = 1'-0"



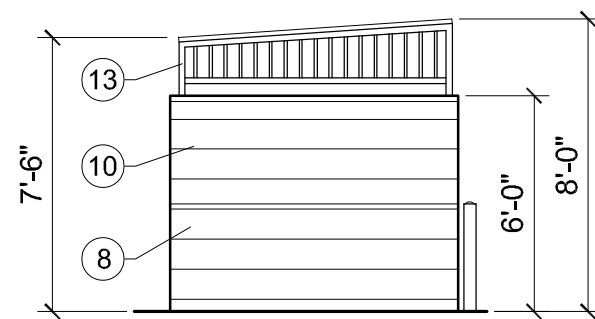
TRASH ENCL. - NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



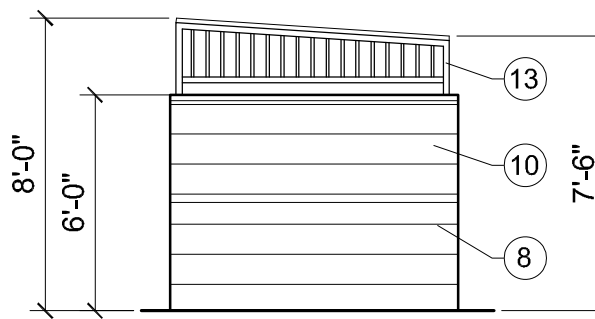
TRASH ENCL. - SOUTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



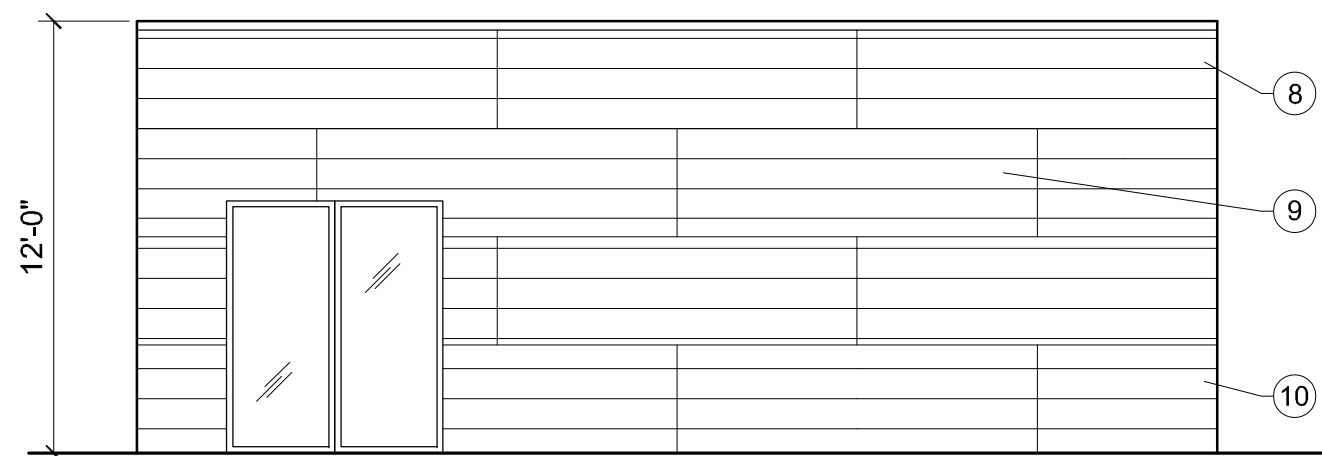
TRASH ENCL. - EAST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



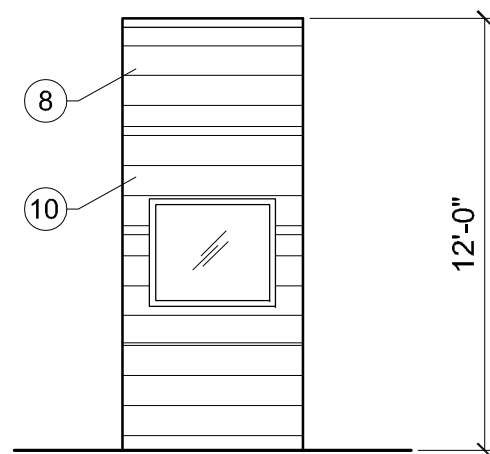
TRASH ENCL. - WEST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



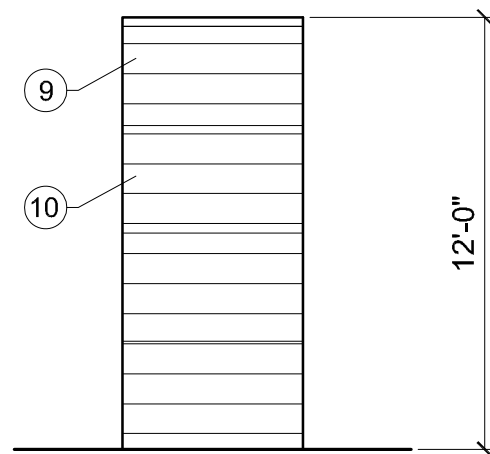
KIOSK - EAST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



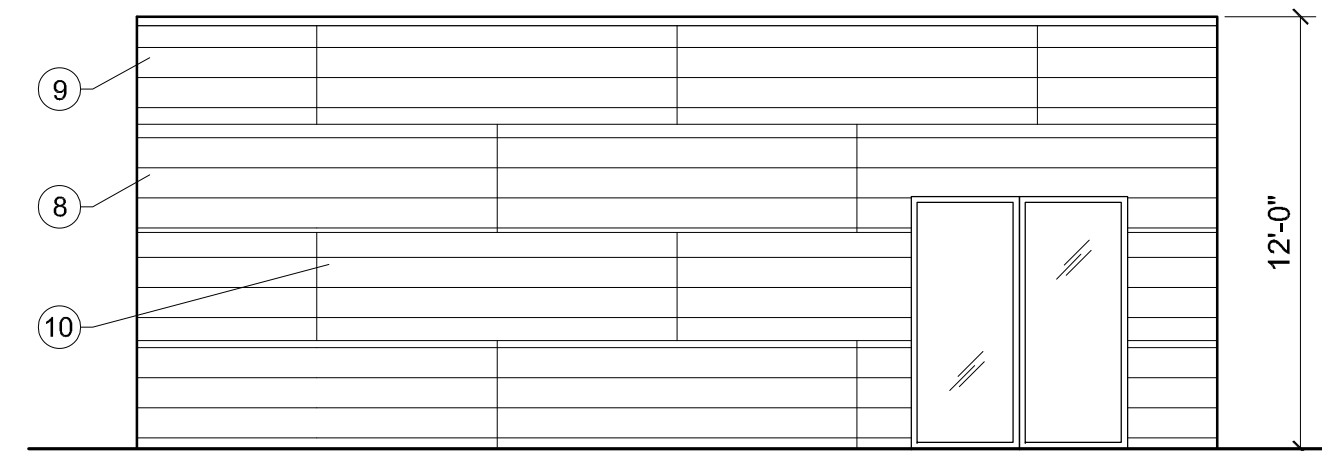
KIOSK - SOUTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



KIOSK - NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



KIOSK - WEST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$

LEGEND

- 1 STOREFRONT WINDOW (CLEAR ANODIZED ALUM.)
- 2 FRAMED OPENING, NO GLASS (CLEAR ANODIZED ALUM.)
- 3 METAL SIDING (METAL SALES T16-E, METALLIC SILVER)
- 4 METAL FASCIA (METAL SALES, METALLIC SILVER)
- 5 PERFORATED METAL MESH (INDUSTRIAL METAL SUPPLY, STAINLESS STEEL)
- 6 METAL ROLL-UP DOOR (KR DOORS, MODEL ARG)
- 7 METAL DOOR (METALLIC SILVER)
- 8 METAL PANEL (METAL SALES CLASSIC RIB, TAHOE BLUE)
- 9 METAL PANEL (METAL SALES CLASSIC RIB, OCEAN BLUE)
- 10 METAL PANEL (METAL SALES CLASSIC RIB, REGAL BLUE)
- 11 STANDING SEAM METAL ROOF (METAL SALES, CLIP-LOC, METALLIC SILVER)
- 12 METAL ROLL-UP DOOR (KR DOORS, SOLID, LIGHT GRAY)
- 13 METAL POST/FRAME (METALLIC SILVER)
- 14 STOREFRONT DOOR (CLEAR ANODIZED ALUMINUM)
- 15 PVC SUCTION LINE (WHITE)
- 16 VACUUM HOSE (BLUE)
- 17 LED WALL SIGN
- 18 METAL DOOR (METALLIC SILVER)
- 19 PRECISION CMU BLOCK (ANGELLUS BLOCK, PRECISION, NATURAL GRAY)

REVISIONS:

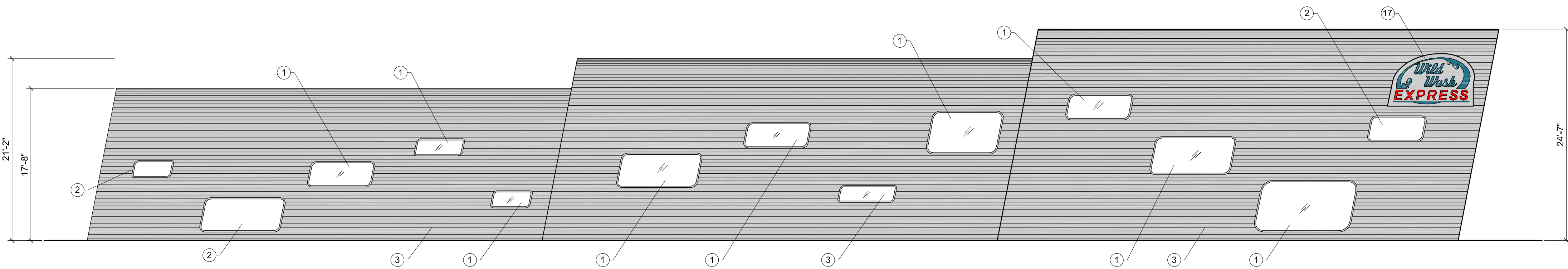
DATE	NOTES

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EXTERIOR
ELEVATIONS

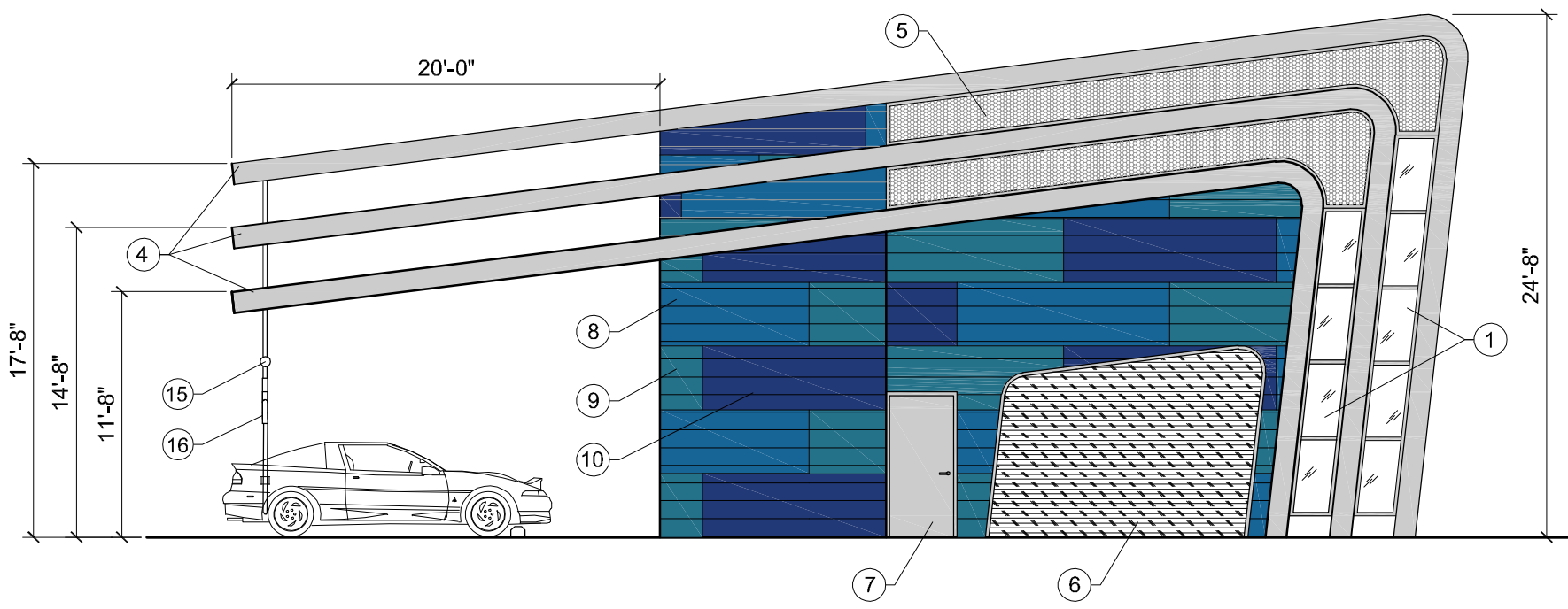
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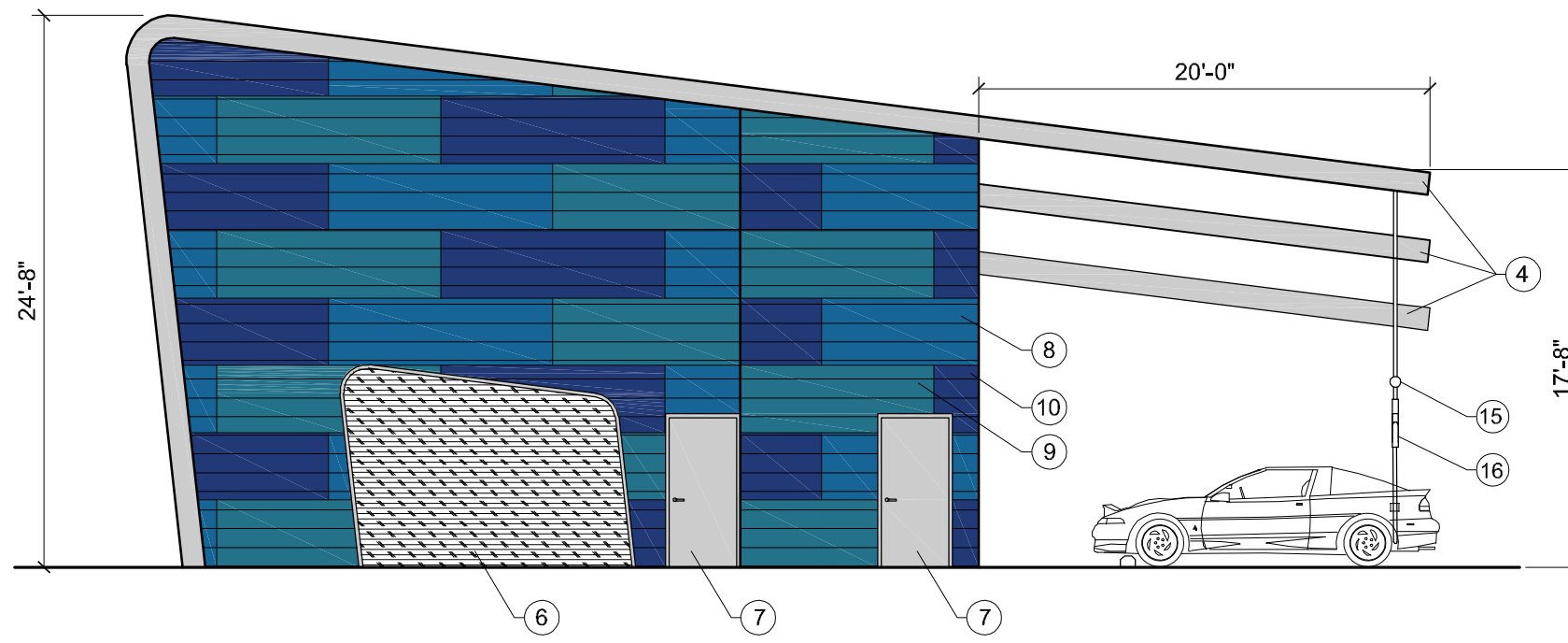
CAR WASH EAST ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



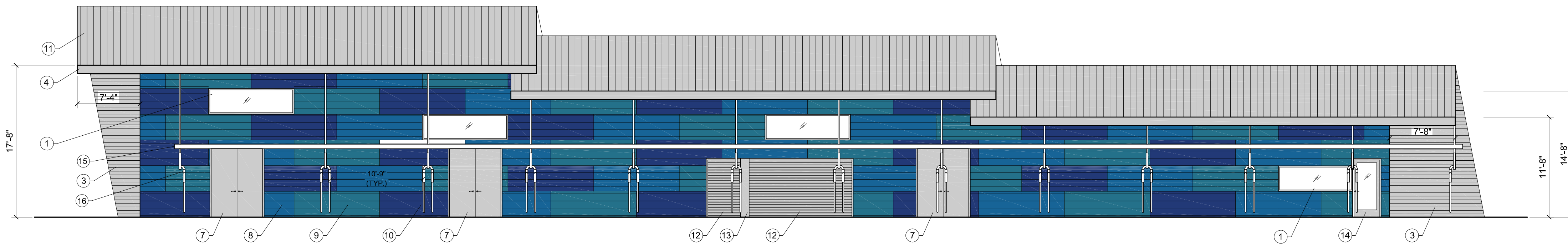
CAR WASH SOUTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



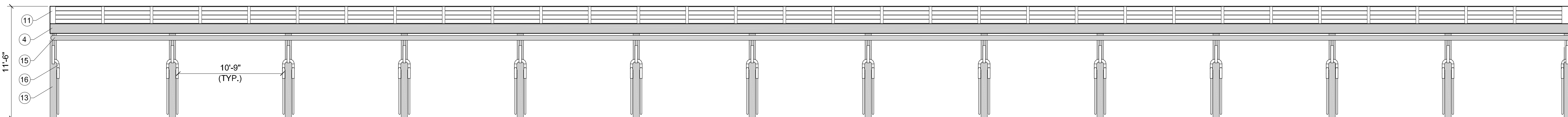
CAR WASH NORTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



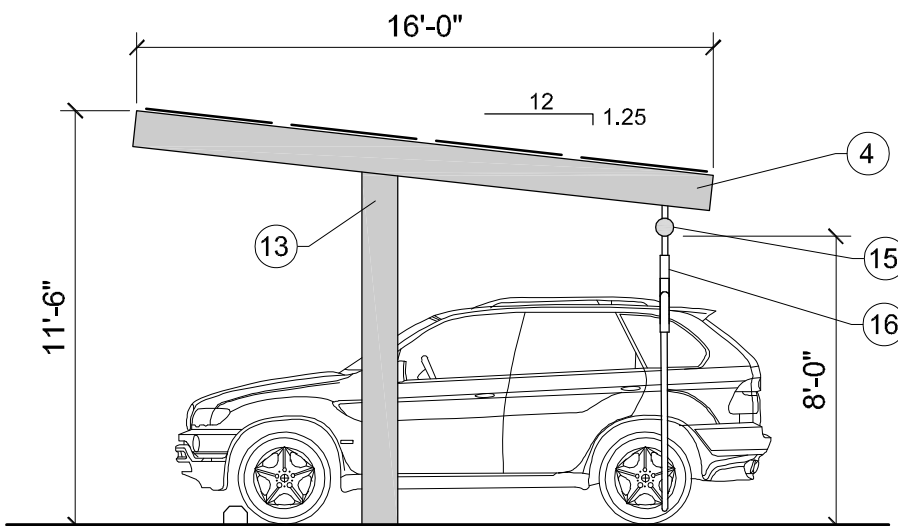
CAR WASH WEST ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



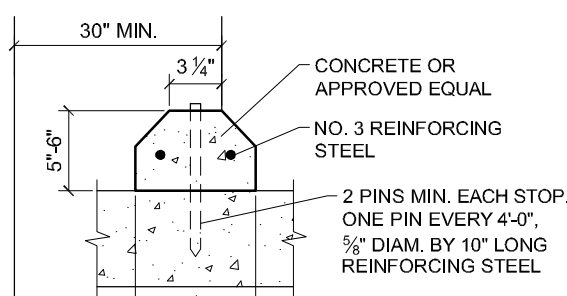
SOLAR CANOPY - FRONT ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



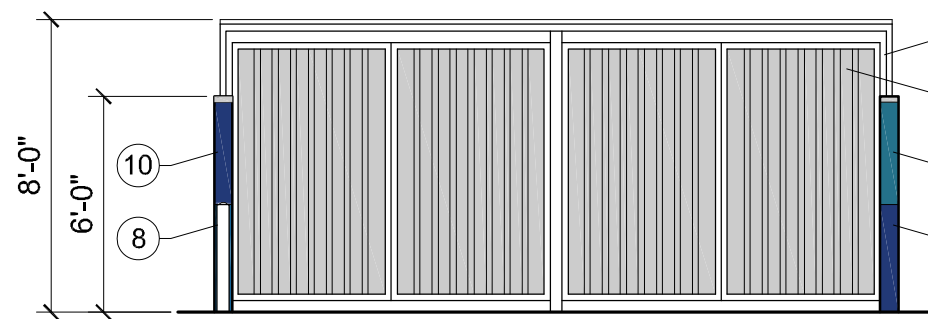
SOLAR CANOPY - SIDE ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



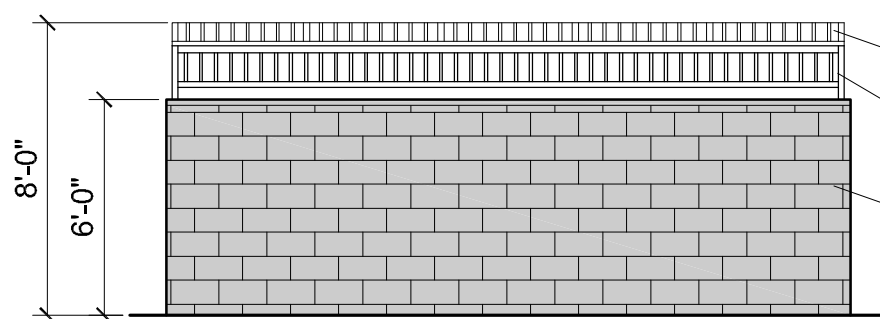
WHEEL STOP DETAIL

SCALE: 1" = 1'-0"



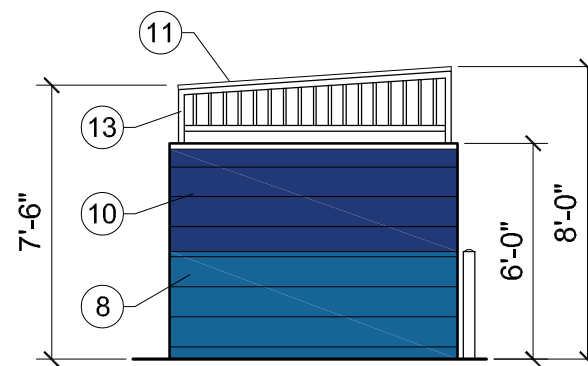
TRASH ENCL. - NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



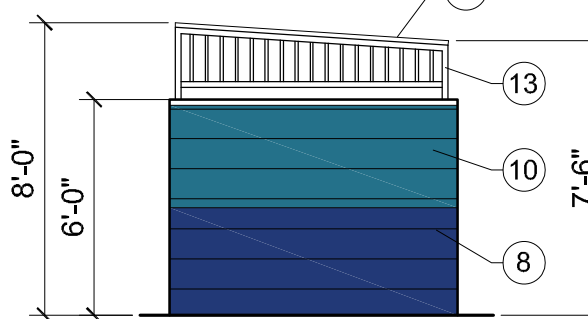
TRASH ENCL. - SOUTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



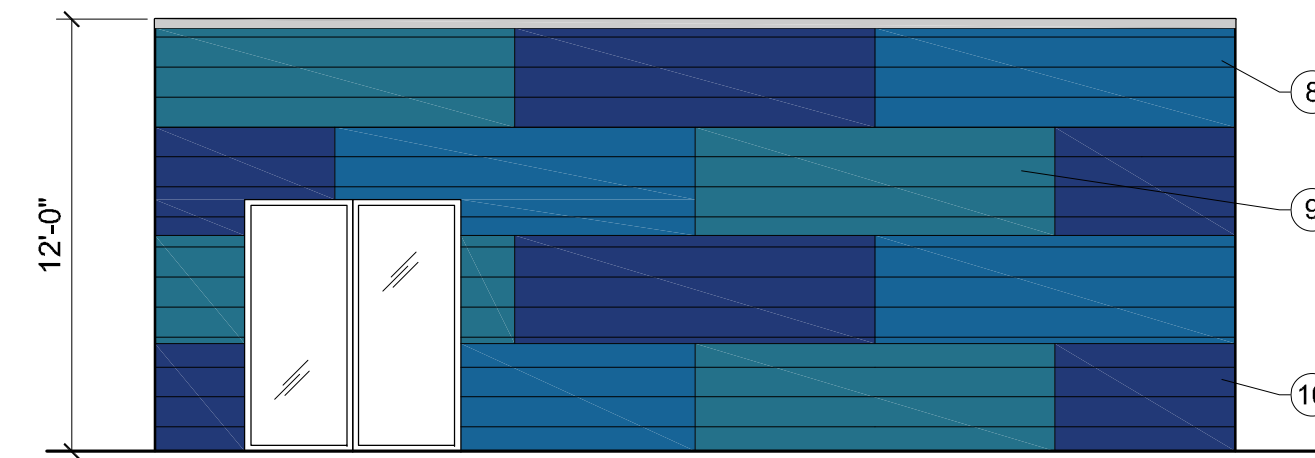
TRASH ENCL. - EAST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



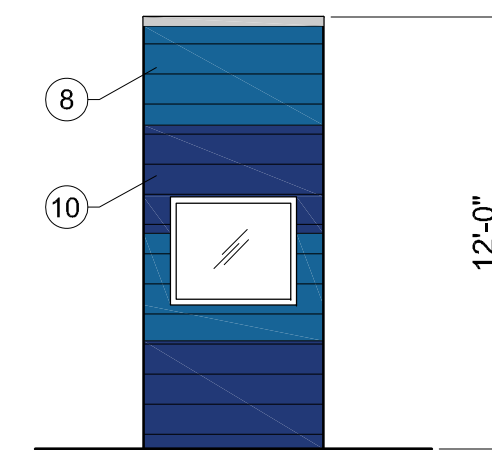
TRASH ENCL. - WEST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



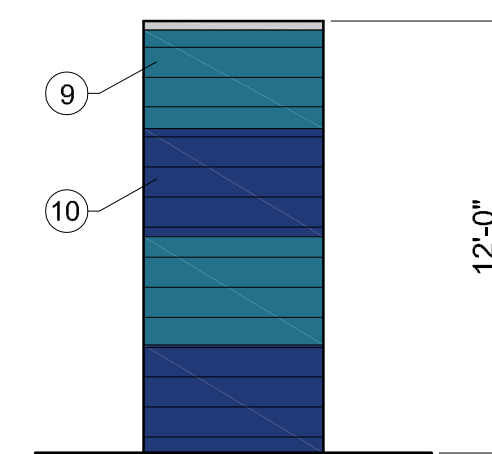
KIOSK - EAST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



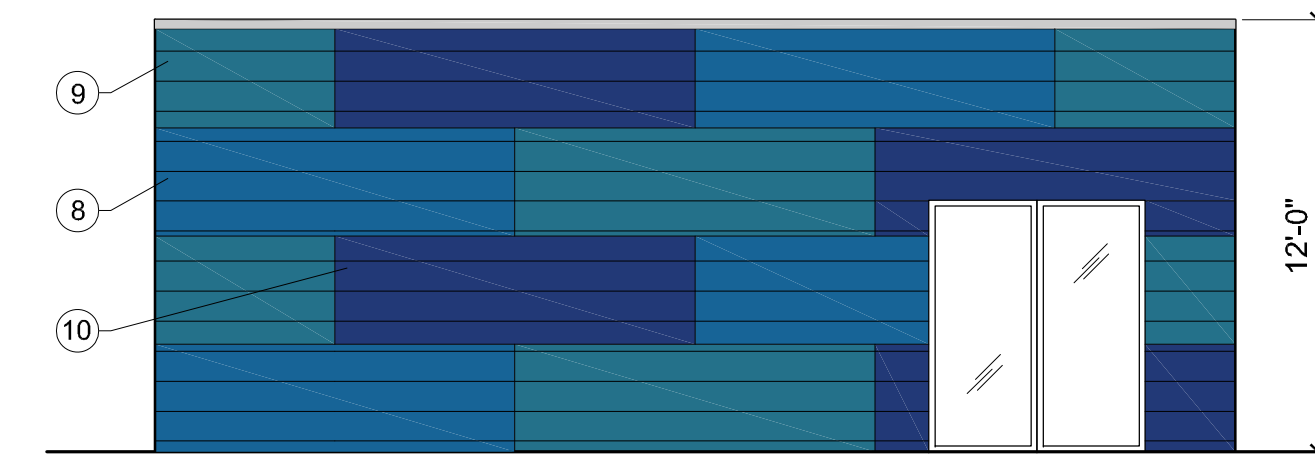
KIOSK - SOUTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



KIOSK - NORTH ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



KIOSK - WEST ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$

LEGEND

- 1 STOREFRONT WINDOW (CLEAR ANODIZED ALUM.)
- 2 FRAMED OPENING, NO GLASS (CLEAR ANODIZED ALUM.)
- 3 METAL SIDING (METAL SALES T16-E, METALLIC SILVER)
- 4 METAL FASCIA (METAL SALES, METALLIC SILVER)
- 5 PERFORATED METAL MESH (INDUSTRIAL METAL SUPPLY, STAINLESS STEEL)
- 6 METAL ROLL-UP DOOR (KR DOORS, MODEL ARG)
- 7 METAL DOOR (METALLIC SILVER)
- 8 METAL PANEL (METAL SALES CLASSIC RIB, TAHOE BLUE)
- 9 METAL PANEL (METAL SALES CLASSIC RIB, OCEAN BLUE)
- 10 METAL PANEL (METAL SALES CLASSIC RIB, REGAL BLUE)
- 11 STANDING SEAM METAL ROOF (METAL SALES, CLIP-LOC, METALLIC SILVER)
- 12 METAL ROLL-UP DOOR (KR DOORS, SOLID, LIGHT GRAY)
- 13 METAL POST/FRAME (METALLIC SILVER)
- 14 STOREFRONT DOOR (CLEAR ANODIZED ALUMINUM)
- 15 PVC SUCTION LINE (WHITE)
- 16 VACUUM HOSE (BLUE)
- 17 LED WALL SIGN
- 18 METAL DOOR (METALLIC SILVER)
- 19 PRECISION CMU BLOCK (ANGELUS BLOCK, PRECISION, NATURAL GRAY)



SIPAN DESIGN + DEVELOPMENT, INC.
design + build + project management

CA STATE LIC. # 885235
www.sipandd.com
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818.590.4800
705 BALBOA AVE.
GLENDALE, CA 91206

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WILD WASH EXPRESS CAR WASH
1501 S. BRAND BLVD.
GLENDALE, CA 91204

PROJECT: 082121

REVISIONS:

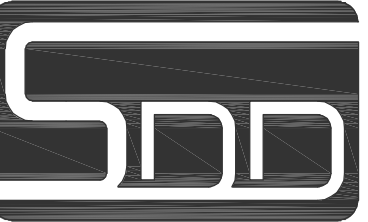
DATE	NOTES

DATE: 05.04.22

COLORED
EXTERIOR
ELEVATIONS

SHEET:

A-2.2



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WILD WASH EXPRESS CAR WASH
1501 S. BRAND BLVD.
GLENDALE, CA 91204

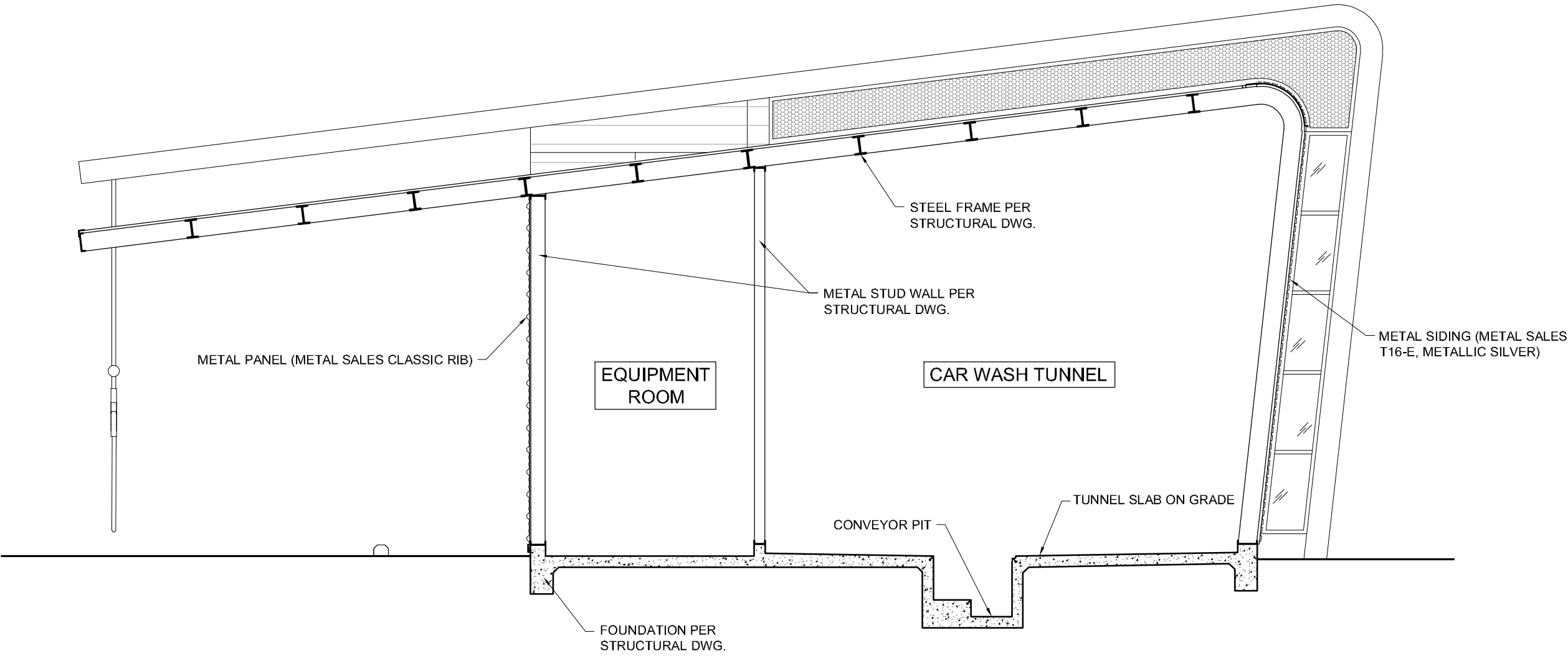
PROJECT: 082121

REVISIONS:	
DATE	NOTES

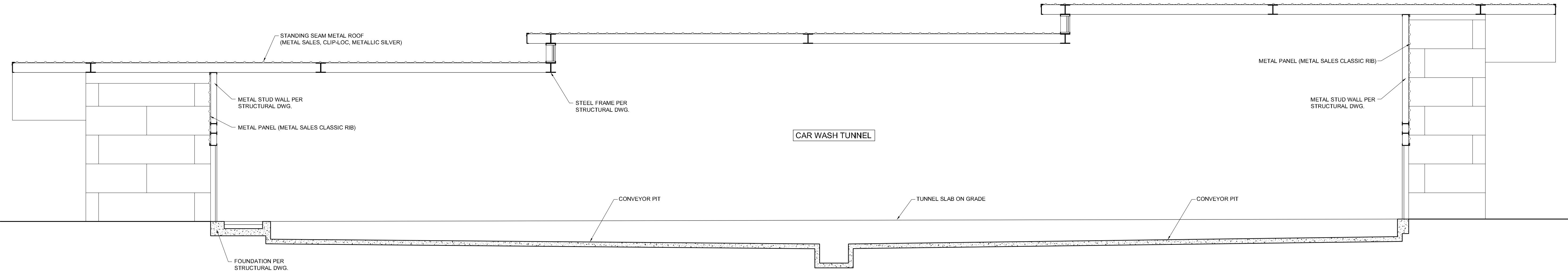
DATE: 05.04.22

SECTIONS

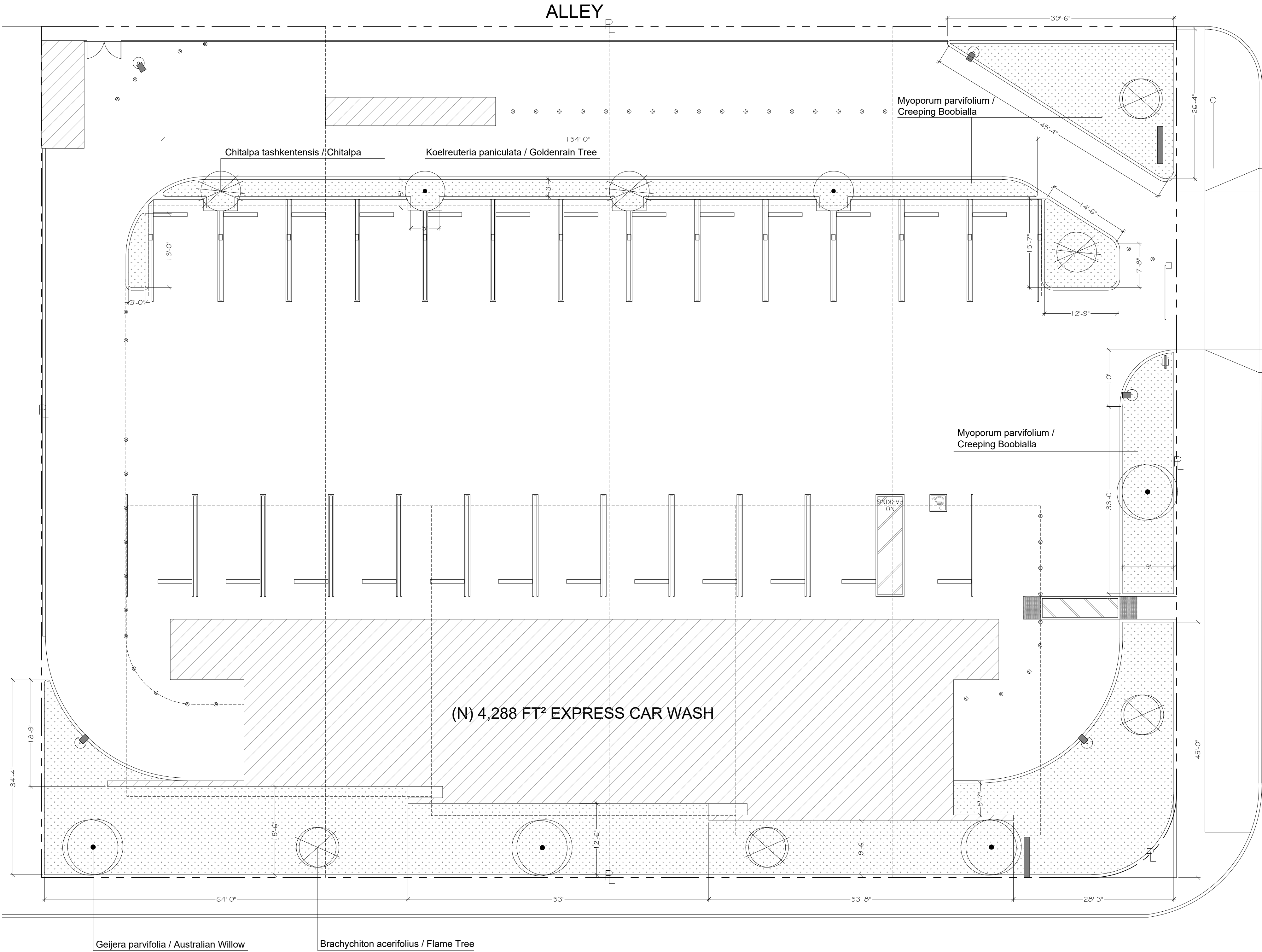
SHEET:
A-3.1



SECTION - A
SCALE: 3/16" = 1'-0"

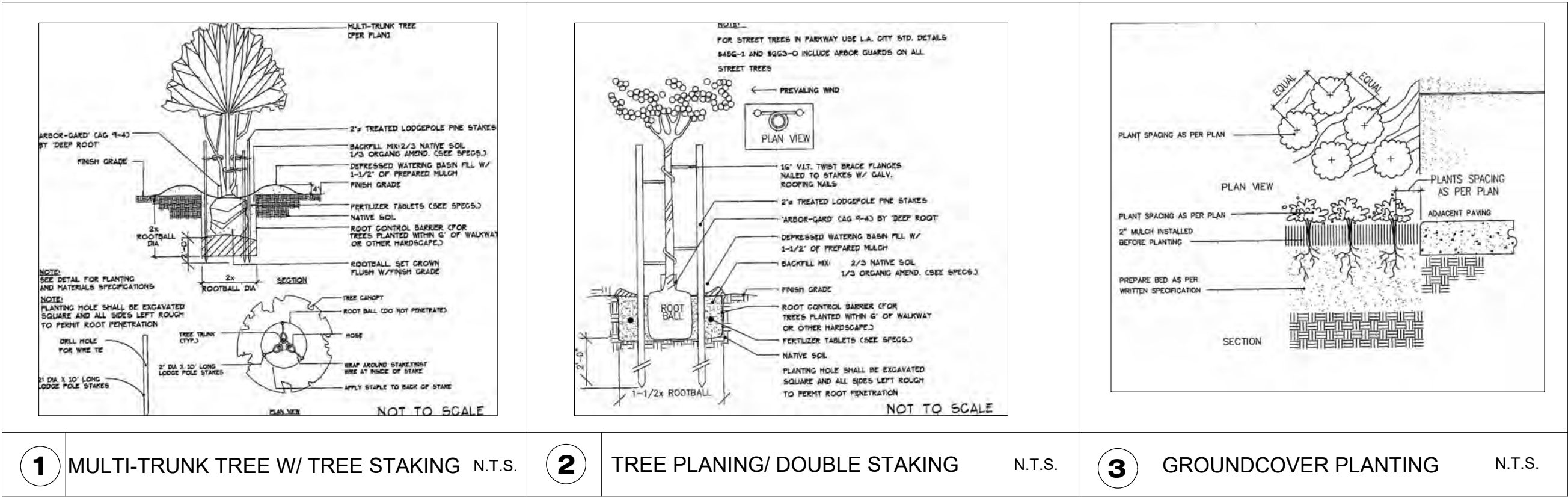
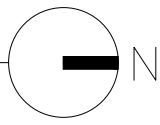


SECTION - B
SCALE: 3/16" = 1'-0"

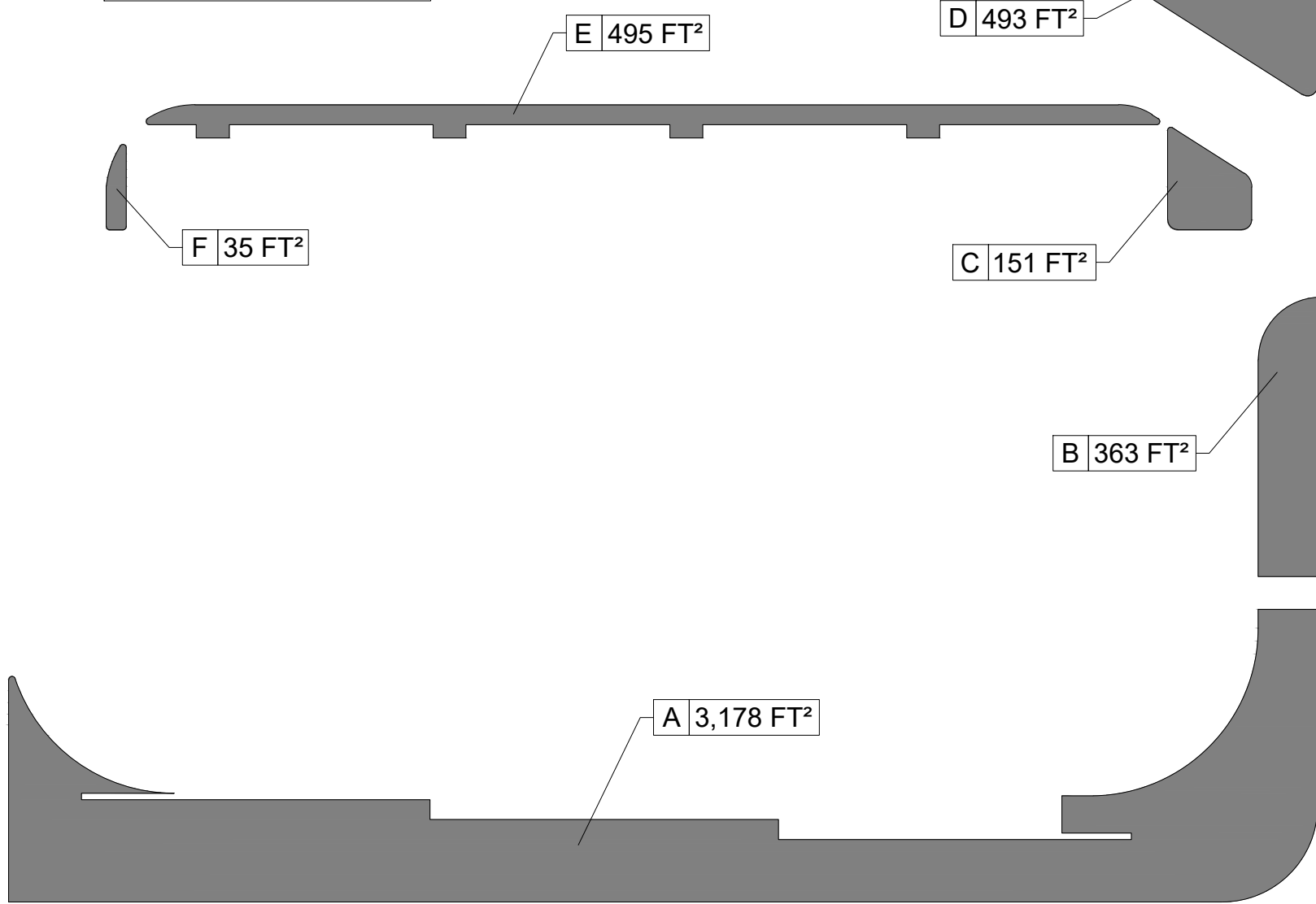


PLANTING PLAN

SCALE: 3/32" = 1'-0"

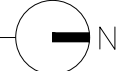


LANDSCAPE CALCS.	
AREA - A	3,178 FT²
AREA - B	363 FT²
AREA - C	151 FT²
AREA - D	493 FT²
AREA - E	495 FT²
AREA - F	35 FT²
TOTAL AREA =	4,715 FT²
4,715 FT² / 29,952 FT² = 16%	

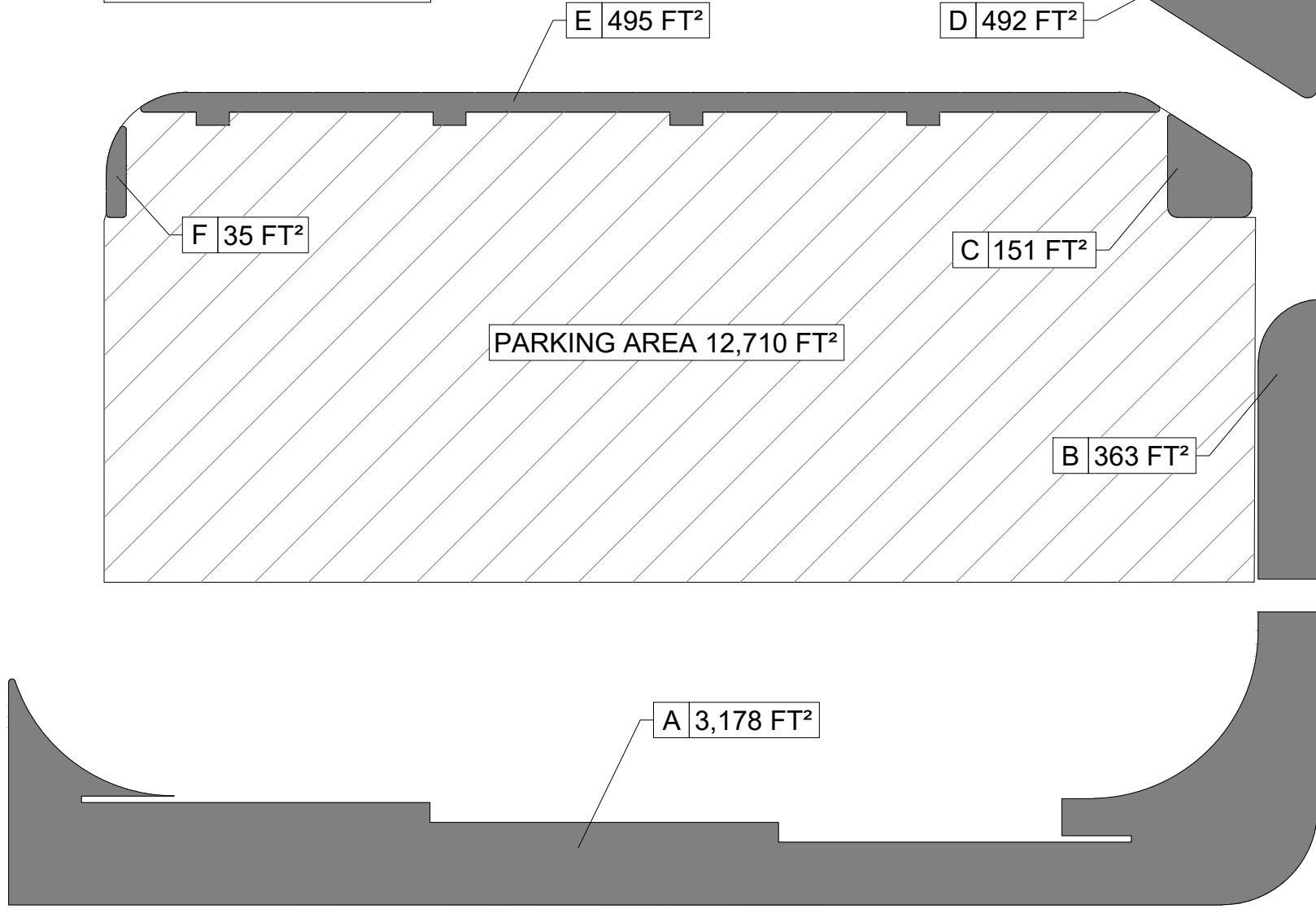


SITE LANDSCAPE CALCULATION DIAGRAM

SCALE: NTS

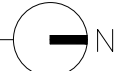


INT. LANDSCP. CALCS.	
AREA - C	151 FT²
AREA - E	495 FT²
AREA - F	35 FT²
TOTAL AREA =	681 FT²
681 FT² / 12,710 FT² = 5.3%	



INTERIOR PARKING LOT LANDSCAPE CALCULATION DIAGRAM

SCALE: NTS



LANDSCAPE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
	Chitalpa tashkentensis	Chitalpa	24" box	3		low 0.3
	Koelreuteria paniculata	Goldenrain Tree	24" box	2		low 0.3
	Geijera parvifolia	Australian Willow	24" box	4		low 0.3
	Brachychiton acerifolius	Flame Tree	24" box	4		low 0.3
	Myoporum parvifolium	Creeping Boobialla	Flats	4,715 Sq.Ft.		low 0.3

LANDSCAPE AREA: 4,715 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

A MINIMUM 2" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

Wild Wash Express Car Wash

ADDRESS:
Wild Wash Express Car Wash
1501 S. Brand Blvd.
Glendale, CA 91204

CLIENT:
Sipan Design + Development Inc.

DATE:
06/15/2022

DESIGNER:
MELANIE MOOSSAIA

ARCHITECT OF RECORD:

REVISIONS:

SHEET TITLE:

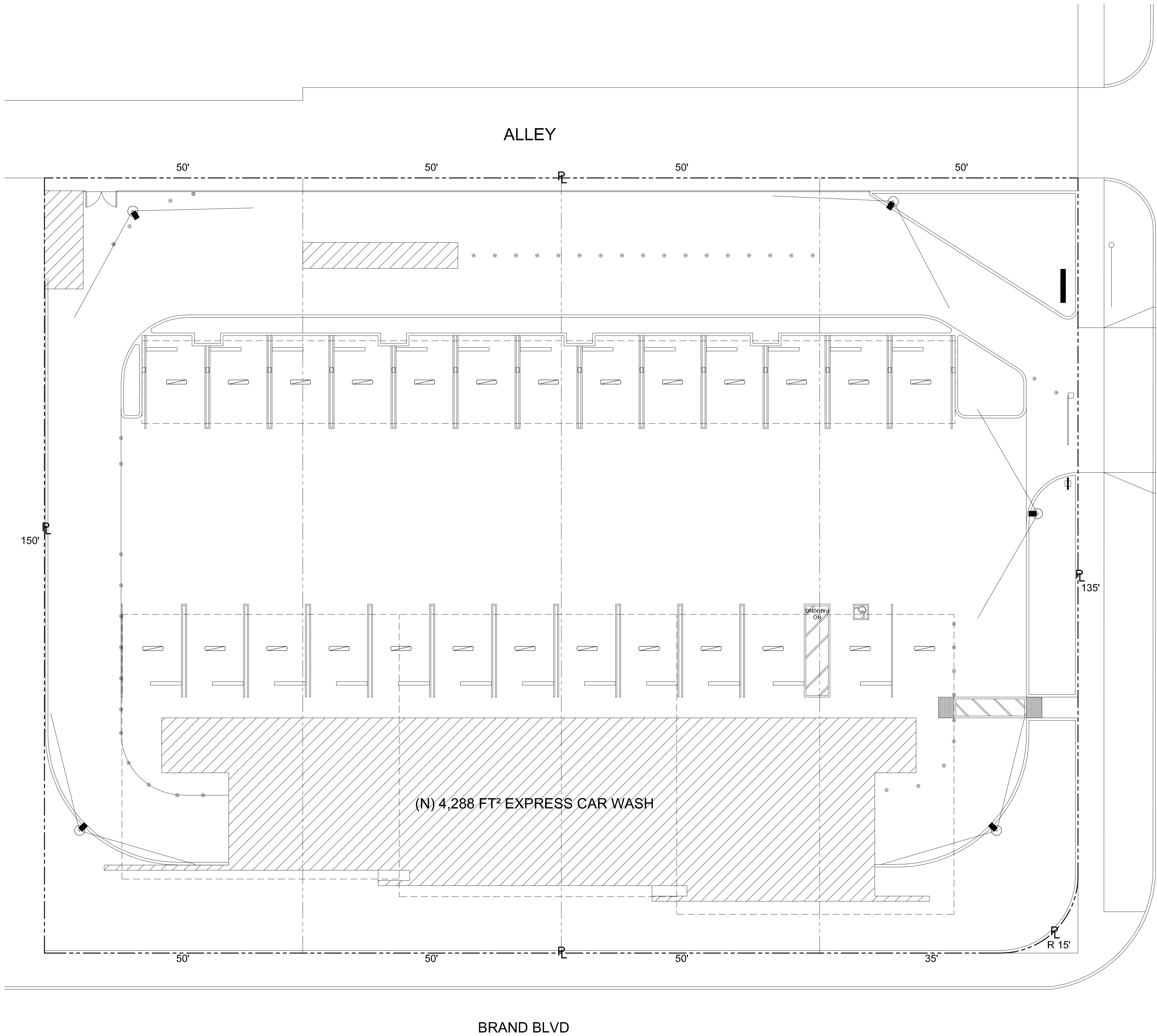
Landscape Plan, Planting Plan and Planting details

SCALE:

3/32" = 1'-0"

SHEET NUMBER:

L-1



LIGHTING PLAN

SCALE: 3/32" = 1'-0"



LEGEND	
SYM.	
	POLE LIGHT (LITHONIA LIGHTING, DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD)
	LINEAR LIGHT (BEGHELLI, BS100LED-FT-HT-LO-WT35-120/277V-HOSL)



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WILD WASH EXPRESS CAR WASH
1501 S. BRAND BLVD.
GLENDALE, CA 91204

PROJECT: 082121

REVISIONS:

DATE	NOTES

DATE: 05.04.22

LIGHTING PLAN

SHEET:

E-1.1

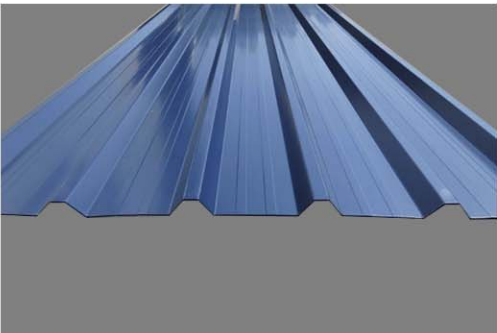
1501 S BRAND BLVD_MATERIAL BOARD



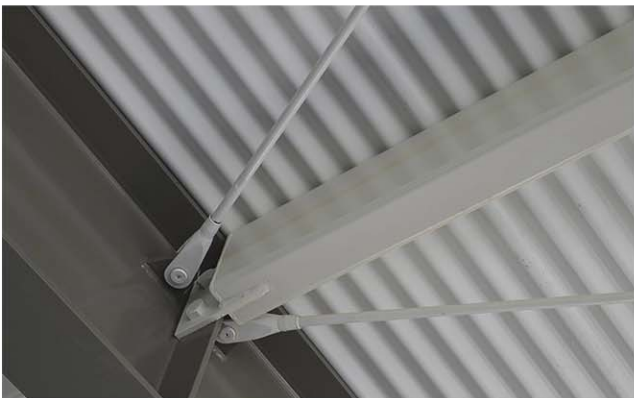
③ Metal panel (Metal Sales, T16-E, Metallic Silver)



⑪ Standing seam metal roof (Metal Sales, Clip-Loc Metallic Silver)



⑧⑨⑩ Metal panel (Metal Sales, Classic Rib, Tahoe, Ocean, and Regal Blue)



⑬ Exposed steel frame (custom fabricated, Metallic Silver)



③ Metal panel (Metal Sales, T16-E, Metallic Silver)
(close up image is different color)



⑪ Standing seam metal roof (Metal Sales, Clip-Loc Metallic Silver)



⑱ CMU Block Wall (Angelus Block, Precision, Natural Gray)

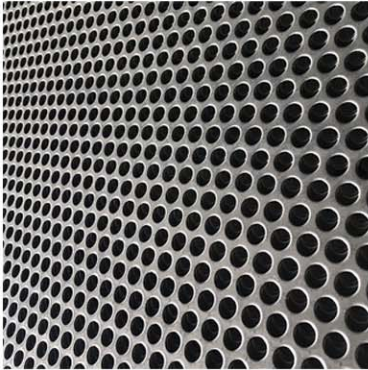
⑲ Metal Door (custom fabricated, Metallic Silver)



⑥ Metal Roll-Up Door (KR Doors, Model Arg)



⑫ Metal Roll-Up Door (KR Doors, Solid, light gray)



⑤ Perforated Stainless Steel Mesh (Industrial Metal Supply, 1/4" dia circular)



1501 S BRAND BLVD_1



1501 S BRAND BLVD_2



1501 S BRAND BLVD_3



1501 S BRAND BLVD_4



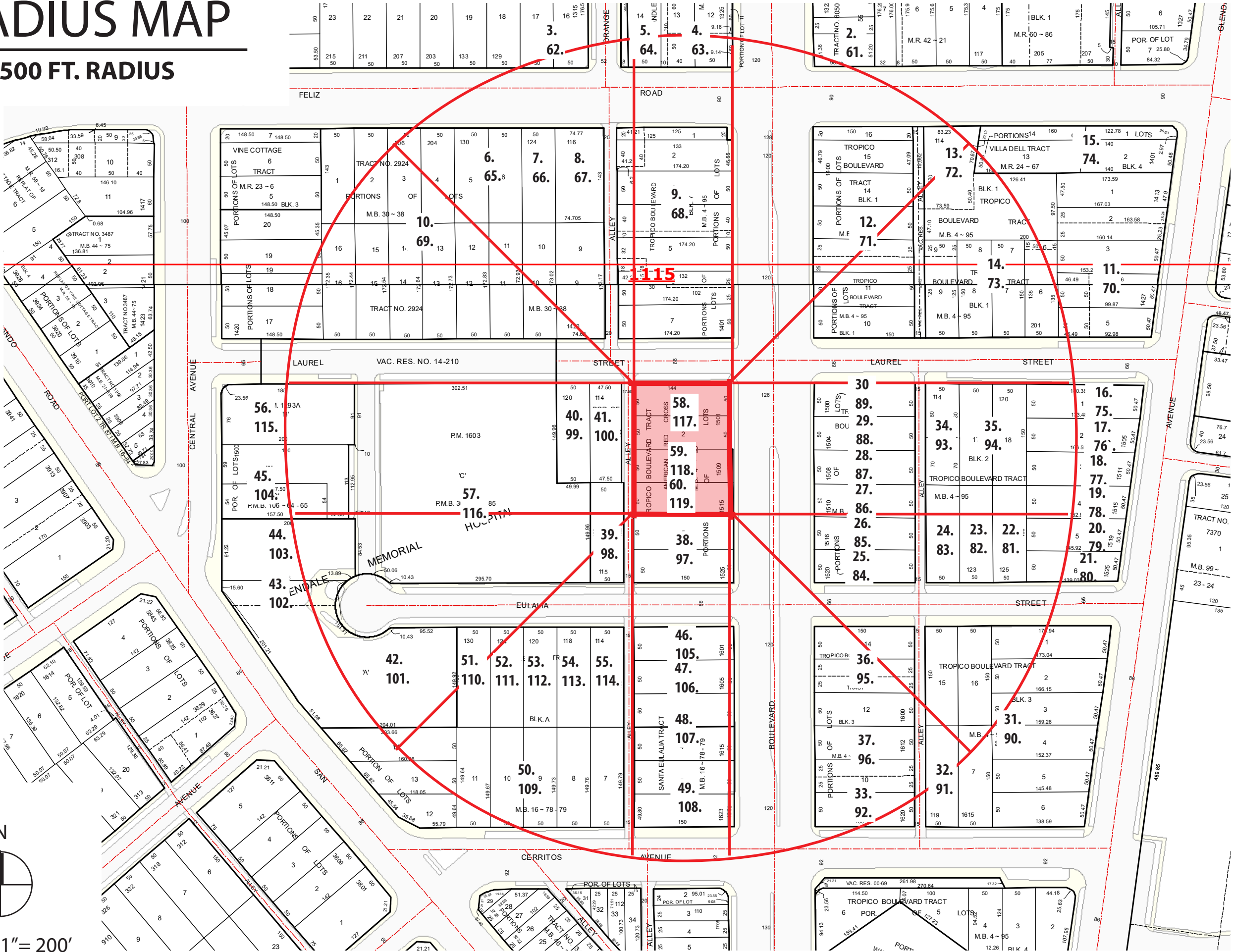
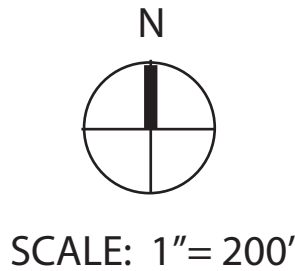
1501 S BRAND BLVD_5



LAURAL ST, VIEWING WEST_6

RADIUS MAP

500 FT. RADIUS



SITE ADDRESS:

1501 S BRAND BLVD
GLENDALE, CA 91204

PROPERTY OWNER(S):

AMERICAN NATIONAL REDCROSS
1501 S BRAND BLVD
GLENDALE, CA 91204

LEGAL DESCRIPTION:

TROPICO BLVD TR EX OF STS LOT 1 AND EX
OF ST LOT 2 BLK 6; TROPICO BLVD TRACT EX OF ST
LOT 3 & 4

APN: 5640-028-[904-906]

RADIUS: 500 Feet

N.P.S. + ASSOCIATES

Address: 396 W. Avenue 44
Los Angeles, CA 90065

Telephone: (323) 801-6393

Email: contact.npsassociates@gmail.com



07282101_1501 Brand Blvd
Noise Level Contours
120HP Predator Stealth Blower System
Standard Tunnel

Levels in dB(A)

	< 45
	45 - 50
	50 - 55
	55 - 60
	60 - 65
	>= 65

Signs and symbols

- Level table, dBA
- Buildings
- Tunnel Enclosure
- Point Source (Blowers & Vacuums)
- Point Receivers
- Wing Walls

Length scale 1:100

