



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

October 13, 2022 <i>Decision Date</i>	1501 South Brand Boulevard <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5640-028-904, -905, -906 (-062, -063, -064) <i>APN</i>
PDR2207709 <i>Case Number</i>	Sipan Nazaryan <i>Applicant</i>
Cassandra Pruet <i>Case Planner</i>	1501 Brand LLC <i>Owner</i>

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

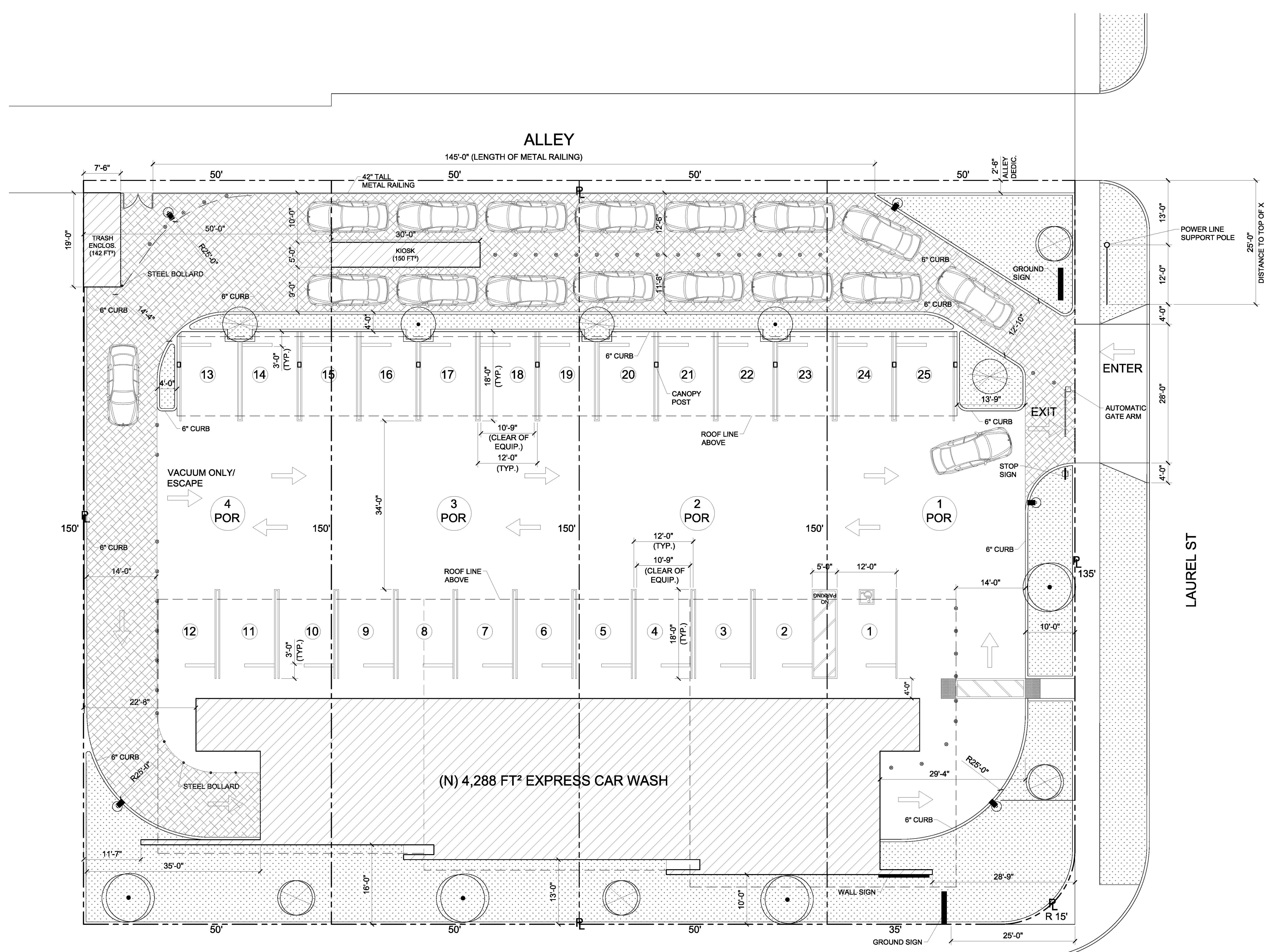
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

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.

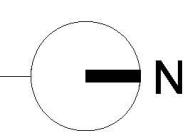
Attachments

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 B
- ZONING:	SELF-SERVE/EXPRESS CAR WASH II-B
- OCCUPANCY:	29,952 FT ²
- LAND USE:	8 SPACES (TUNNEL CAPACITY = 6 CARS, 1 PARKING SPACES/CAR + 2 SPACES)
- TYPE OF CONSTRUCTION:	24 STANDARD, 1 ACCESSIBLE
- TOTAL LAND AREA:	17,971 FT ²
- PARKING PROVIDED:	4,715 FT ² / 29,952 FT ² = 16%
- PARKING AREA:	681 FT ² / 12,710 FT ² = 5.3%
- LANDSCAPING (SITE):	CAR WASH TUNNEL: 4,288 FT ²
- LANDSCAPING (PARKING INT.):	KIOSK: 150 FT ²
	TOTAL COMBINED FLOOR AREA: 4,438 FT ²
	FLOOR AREA RATIO: 4,438 FT ² / 29,952 FT ² = 14.8%
	LOT COVERAGE: 4,438 FT ² / 29,952 FT ² = 14.8%
	BUILDING HEIGHT: CAR WASH TUNNEL: 24'-7"
	KIOSK: 12'-0"
	TRASH ENCLOSURE: 8'-0"

SCOPE OF WORK:
 - NEW CONSTRUCTION OF A 4,288 FT² EXPRESS CAR WASH, WITH (25) SELF-SERVE VACUUM STATIONS, (1) 150 FT² 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.

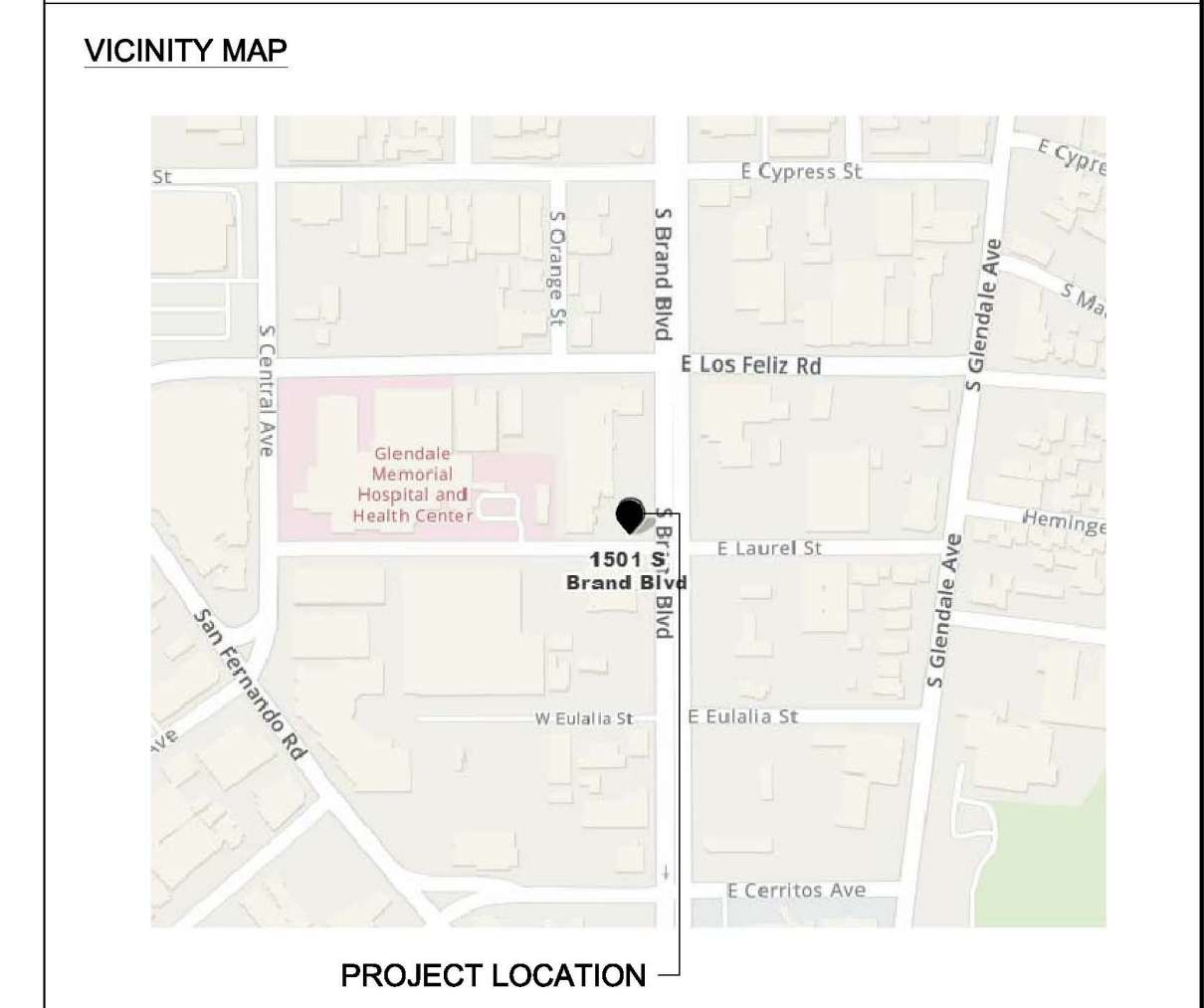
SHEET INDEX:

A-0.1	SITE PLAN + PROJECT INFORMATION
A-0.2	ROOF PLAN
A-1.1	FLOOR PLANS
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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:

DESIGNER:
 SIPAN NAZARYAN
 SIPAN DESIGN + DEVELOPMENT, INC.
 705 BALBOA AVE.
 GLENDALE, CA 91206
 818.590.4800

OWNER:
 1501 BRAND LLC (TIGRAN POGOSYAN)
 8064 WILKINSON AVE.
 NORTH HOLLYWOOD, CA 91605
 747.266.6060



CA STATE LIC. # 885235
 www.sipandd.com
 info@sipandd.com
 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: 08.01.22

SITE PLAN

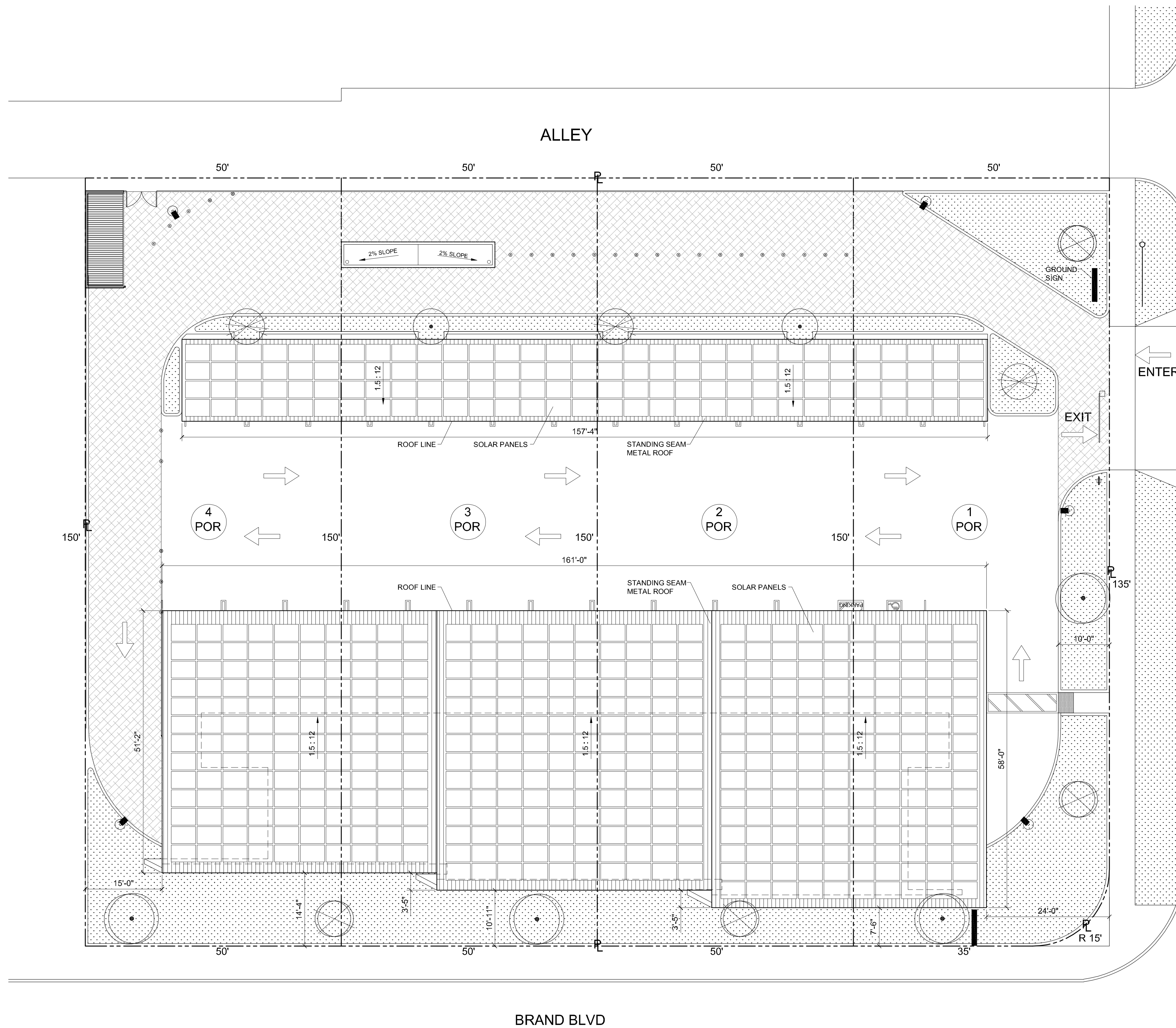
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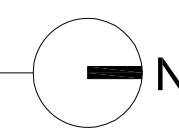
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www.sipandd.com
info@sipandd.com
818.590.4800
705 BALBOA AVE.
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ROOF PLAN
SCALE: 3/32" = 1'-0"



WILD WASH EXPRESS CAR WASH
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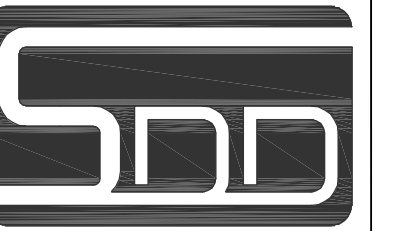
PROJECT: 082121

REVISIONS:	
DATE	NOTES

DATE: 05.04.22

ROOF PLAN

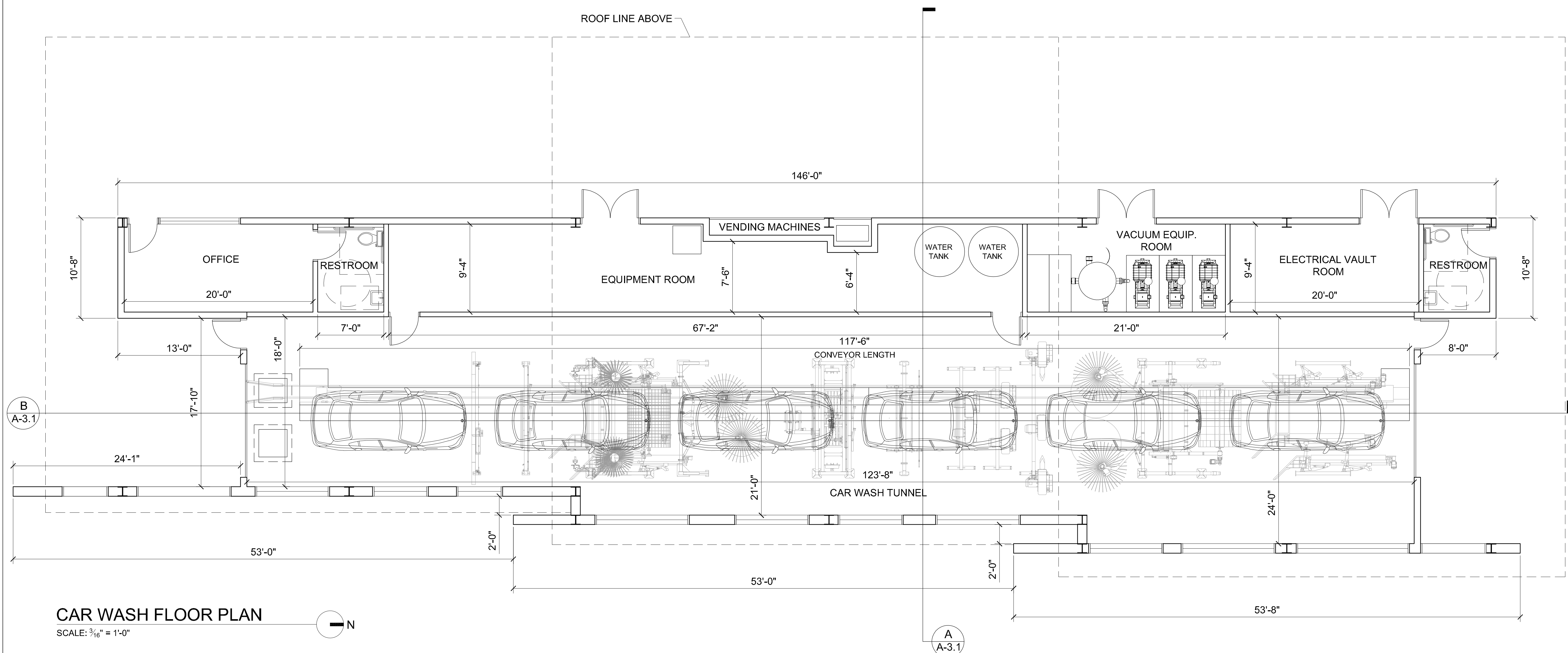
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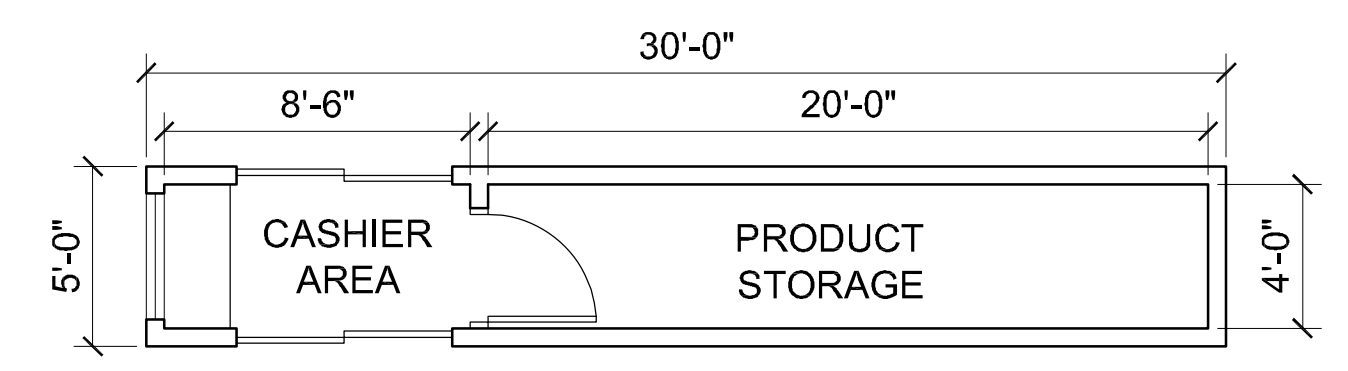
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design + build + project management

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

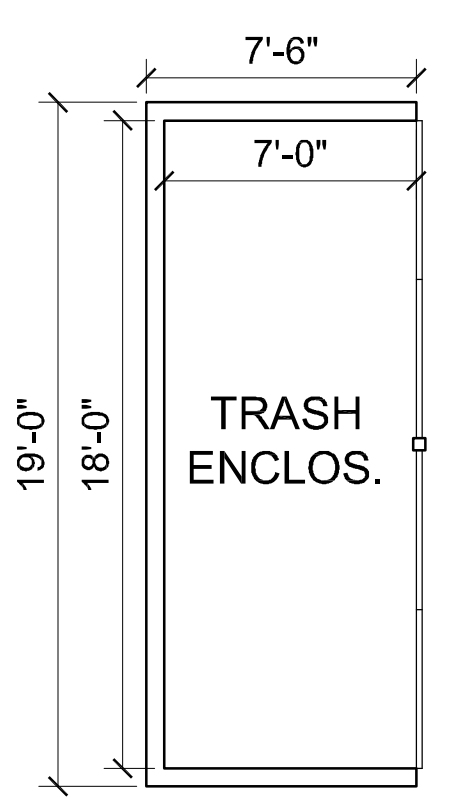
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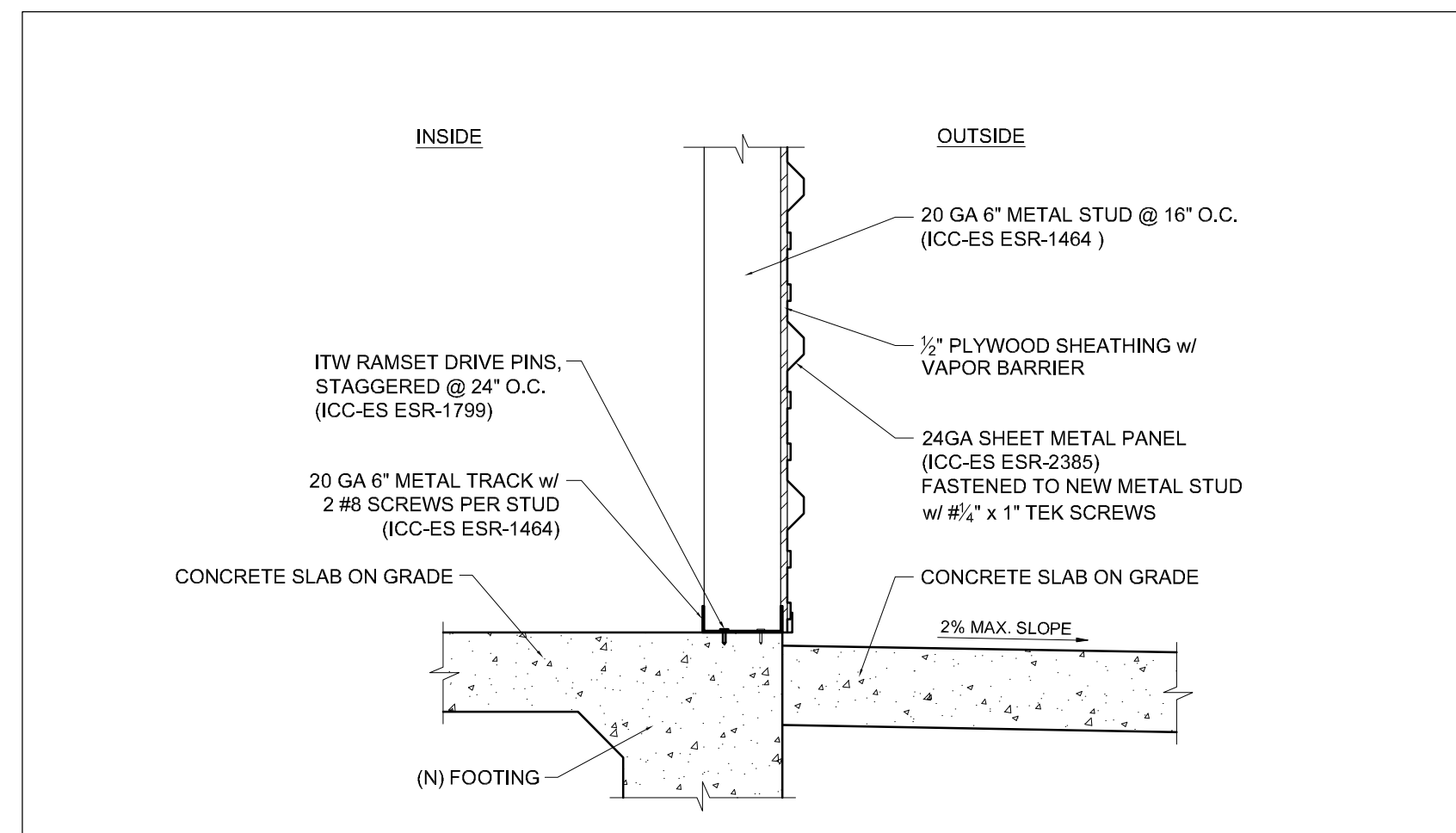
CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"



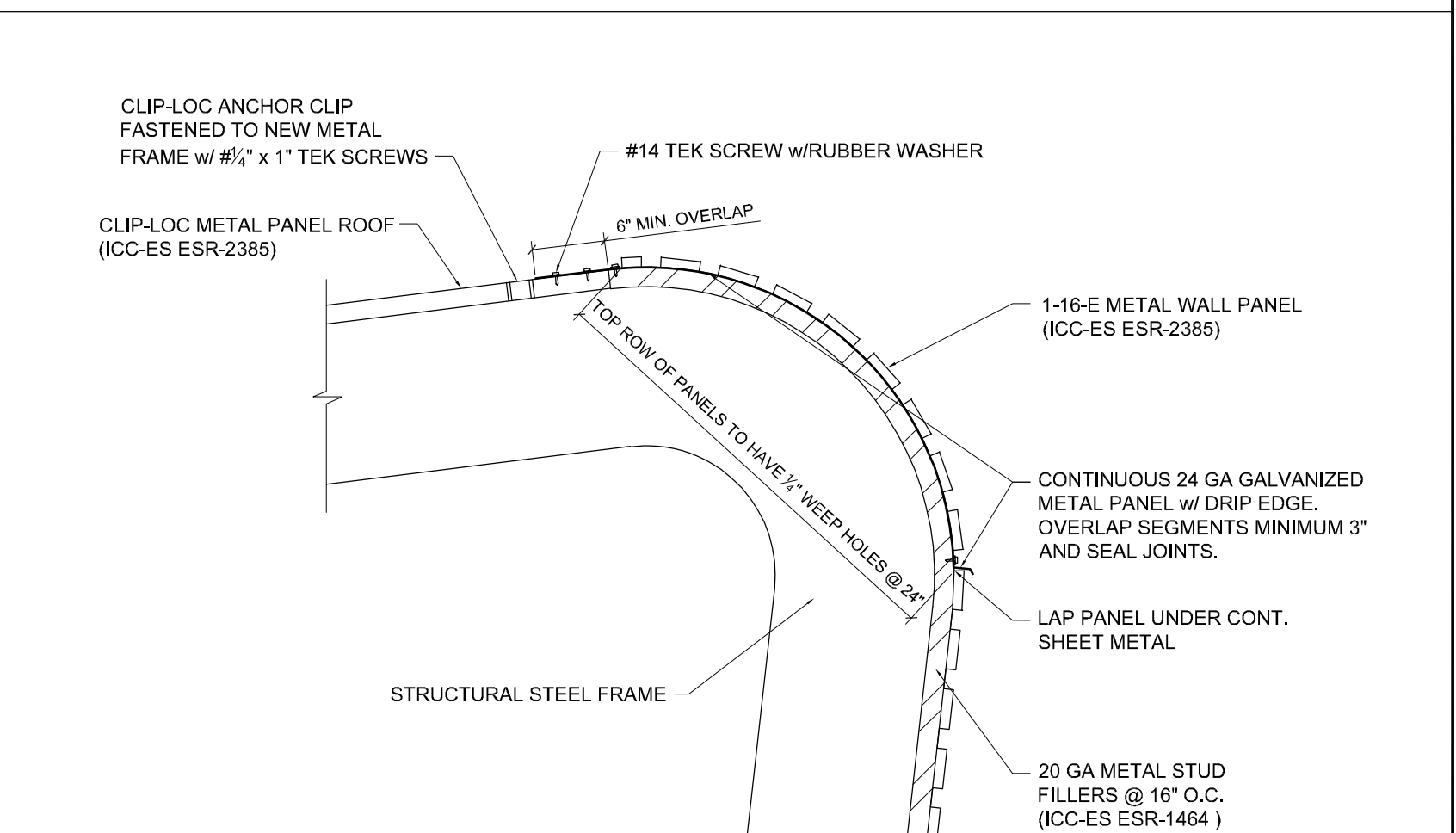
KIOSK FLOOR PLAN
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE FLOOR PLAN
SCALE: 3/16" = 1'-0"



01 SCALE: NTS METAL PANEL AT EXTERIOR WALL DETAIL



02 SCALE: NTS METAL PANEL & ROOF PANEL CONNECTION DETAIL

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

PROJECT: 082121

REVISIONS:

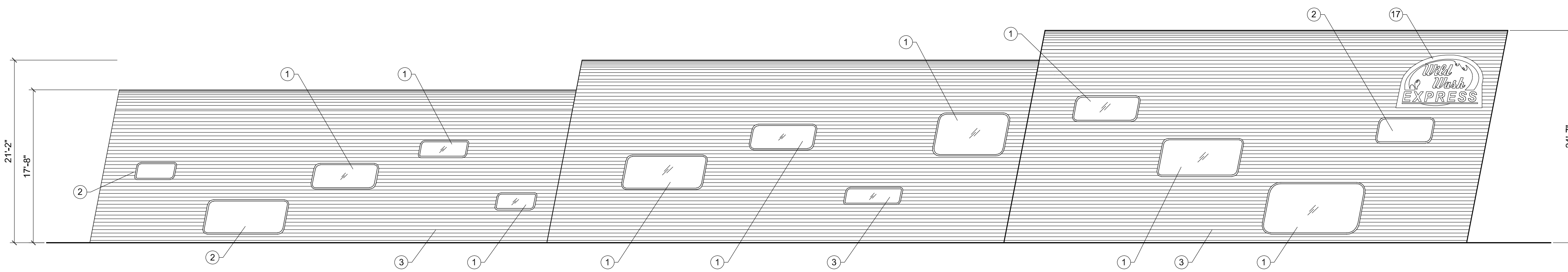
DATE	NOTES

DATE: 05.04.22

FLOOR PLAN

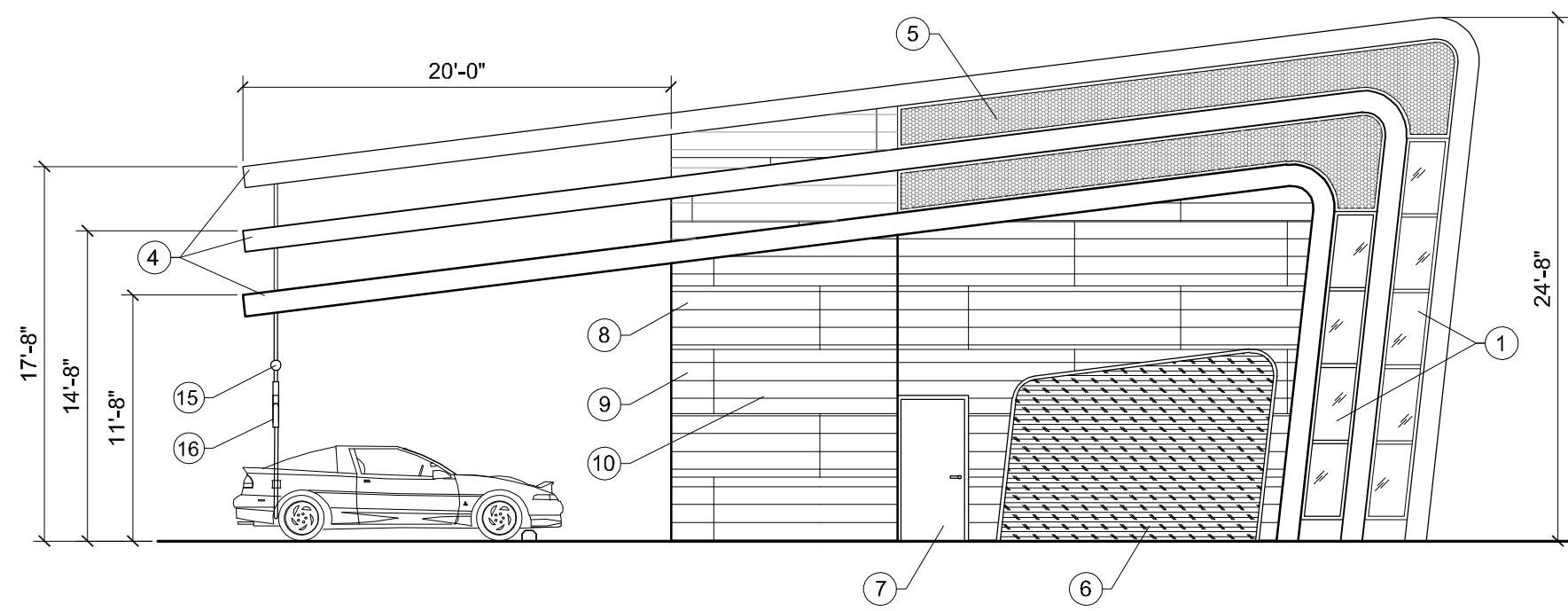
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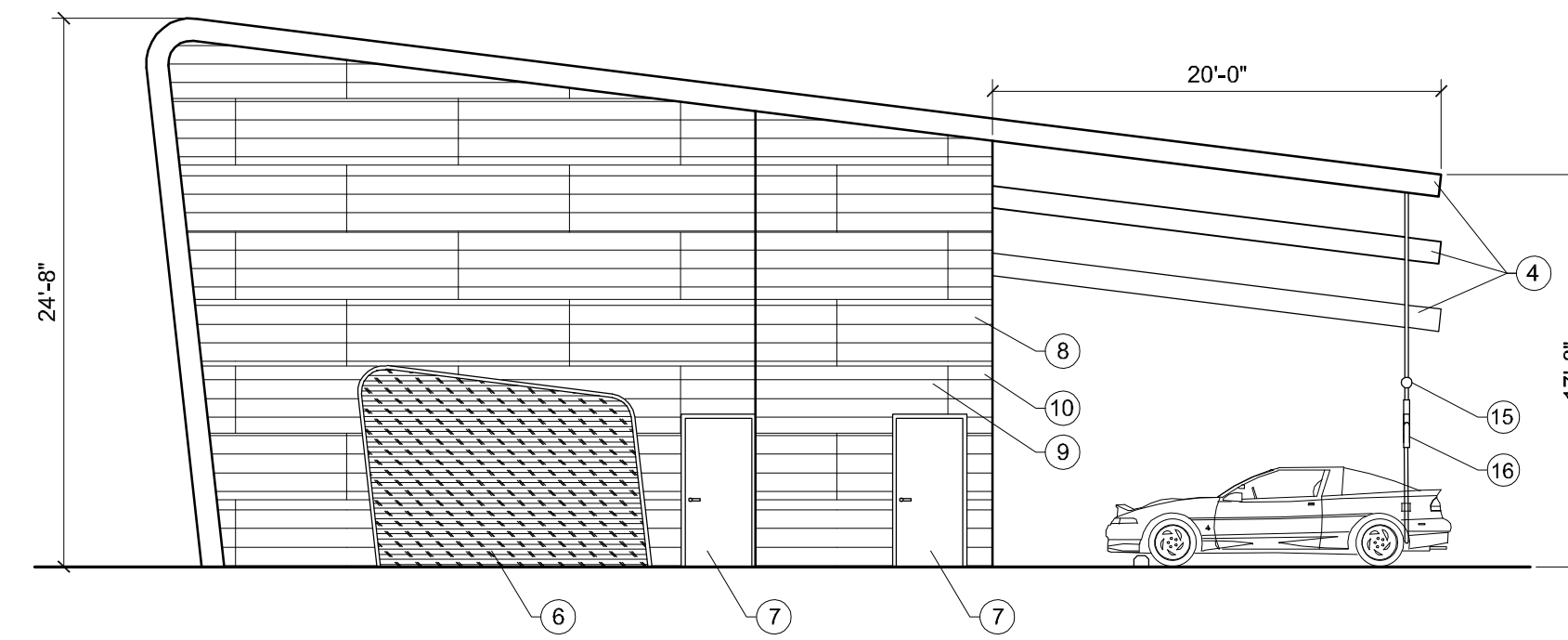
CAR WASH EAST ELEVATION

SCALE: 1/8" = 1'-0"



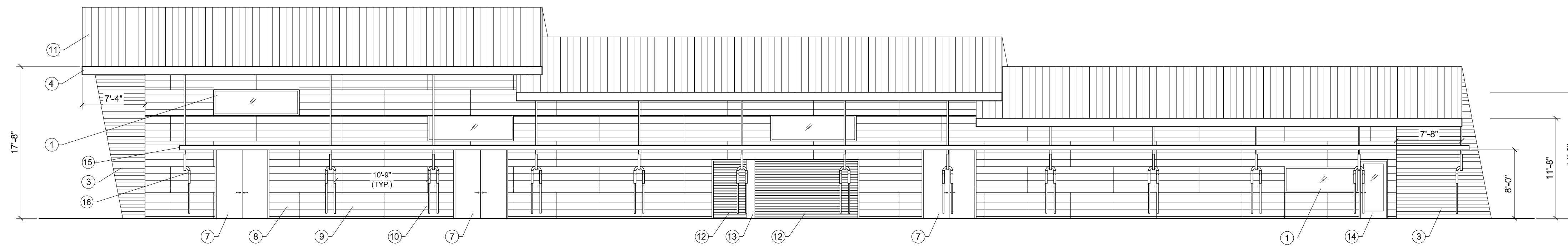
CAR WASH SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



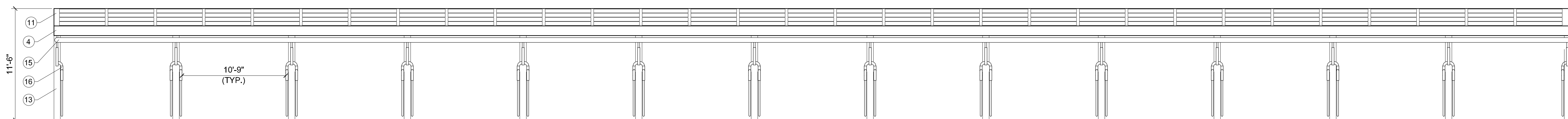
CAR WASH NORTH ELEVATION

SCALE: 1/8" = 1'-0"



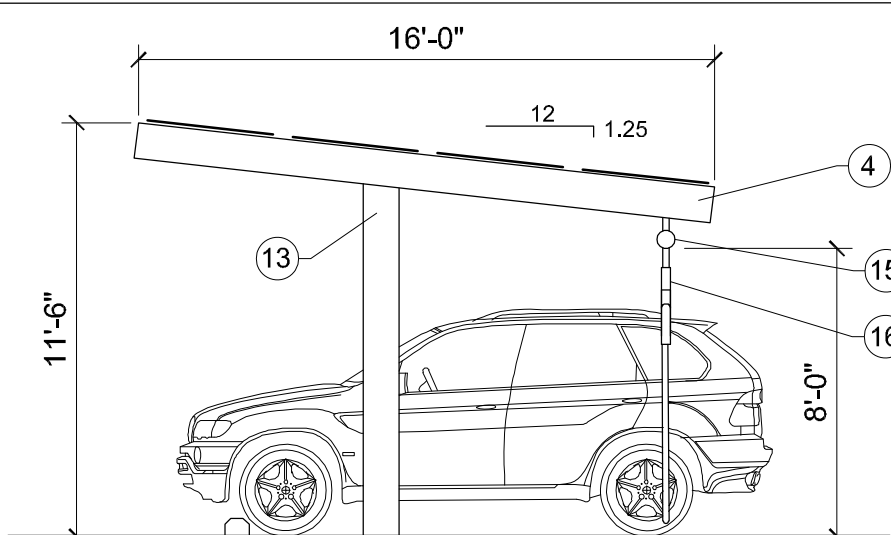
CAR WASH WEST ELEVATION

SCALE: 1/8" = 1'-0"



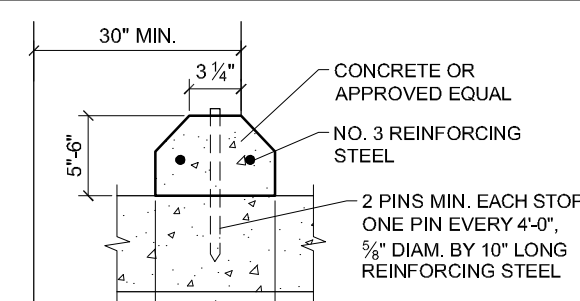
SOLAR CANOPY - FRONT ELEVATION

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



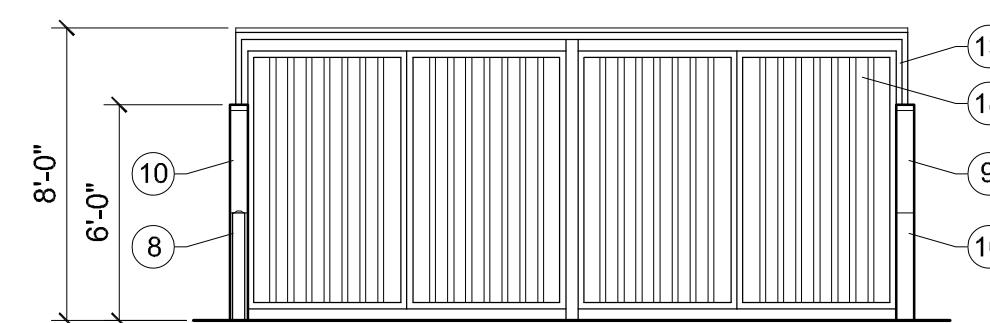
SOLAR CANOPY - SIDE ELEVATION

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



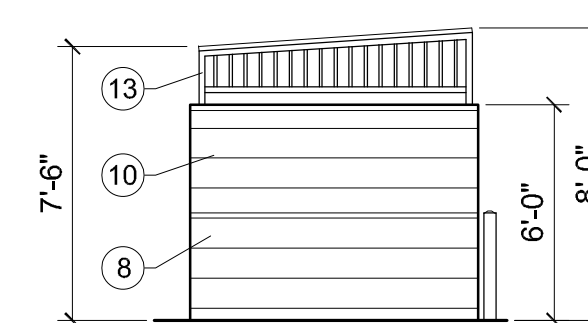
WHEEL STOP DETAIL

SCALE: 1" = 1'-0"



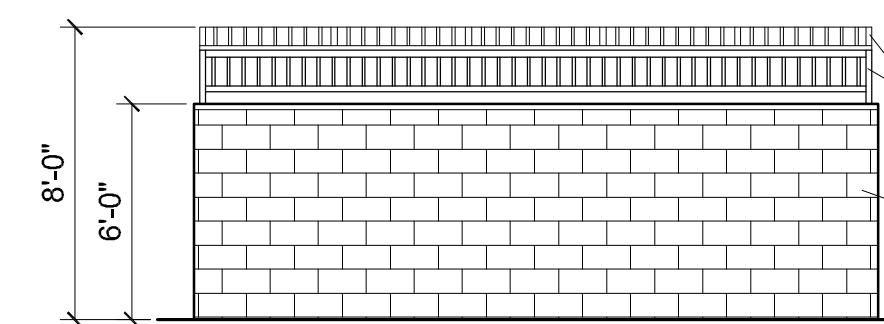
TRASH ENCL. - NORTH ELEVATION

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



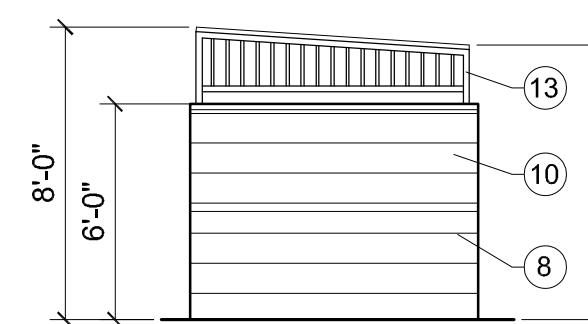
TRASH ENCL. - EAST ELEVATION

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



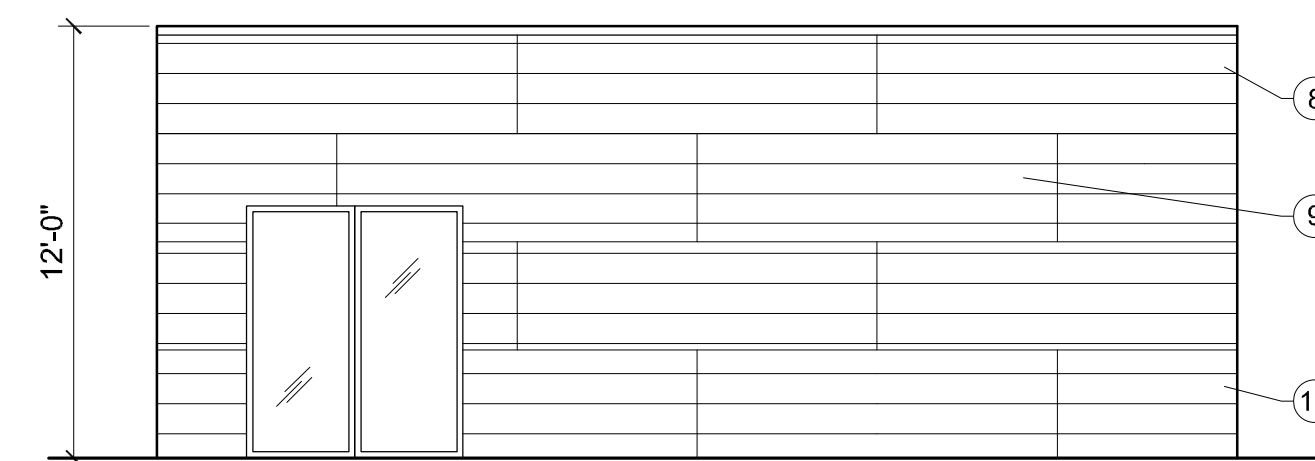
TRASH ENCL. - SOUTH ELEVATION

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



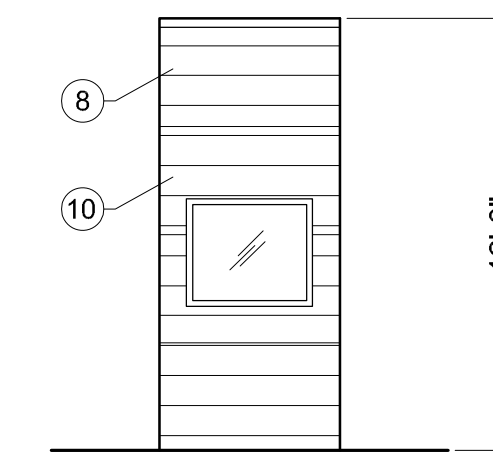
TRASH ENCL. - WEST ELEVATION

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



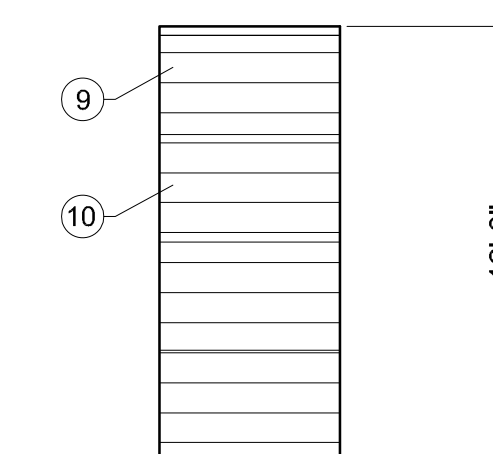
KIOSK - EAST ELEVATION

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



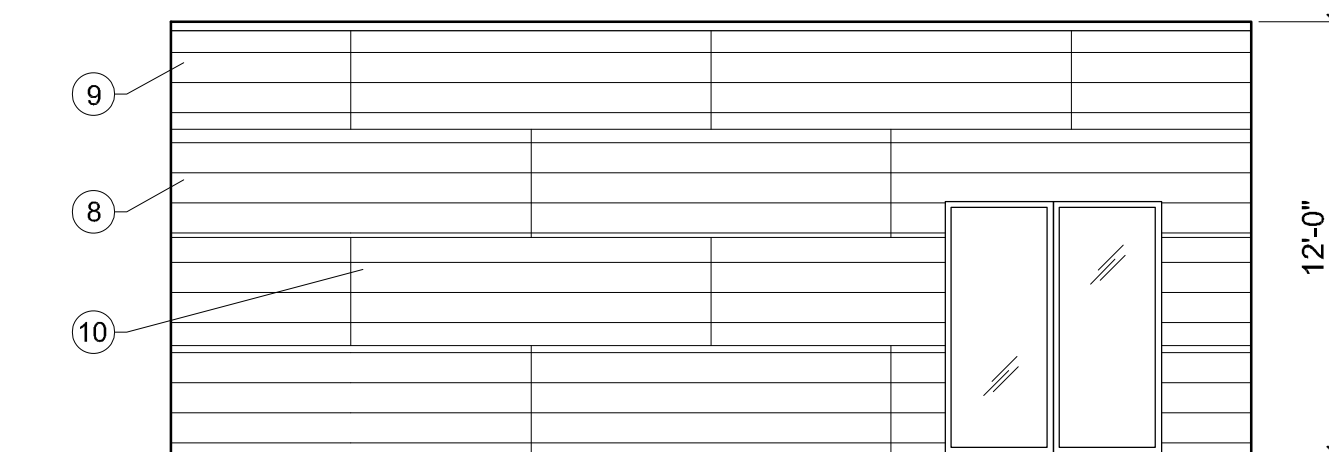
KIOSK - SOUTH ELEVATION

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



KIOSK - NORTH ELEVATION

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



KIOSK - WEST ELEVATION

SCALE: 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
info@sipandd.com
818.590.4800
705 BALBOA AVE.
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WILD WASH EXPRESS CAR WASH
1501 S. BRAND BLVD.
GLENDALE, CA 91204

PROJECT: 082121

REVISIONS:

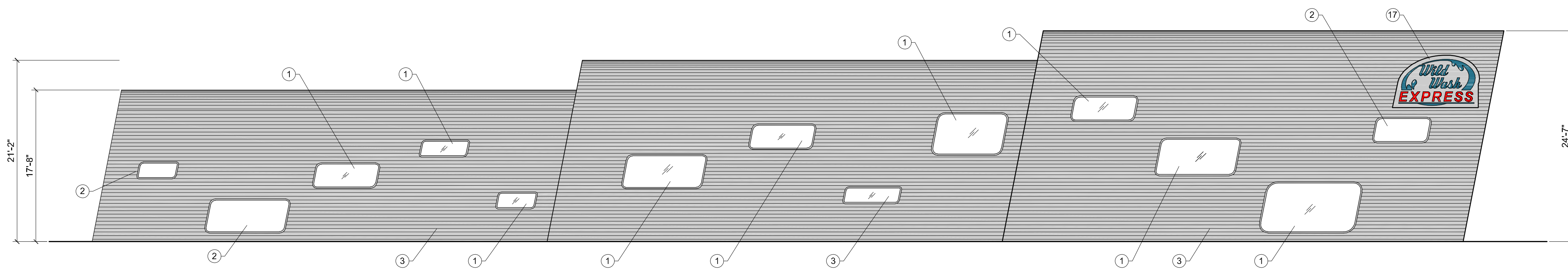
DATE	NOTES

DATE: 05.04.22

EXTERIOR ELEVATIONS

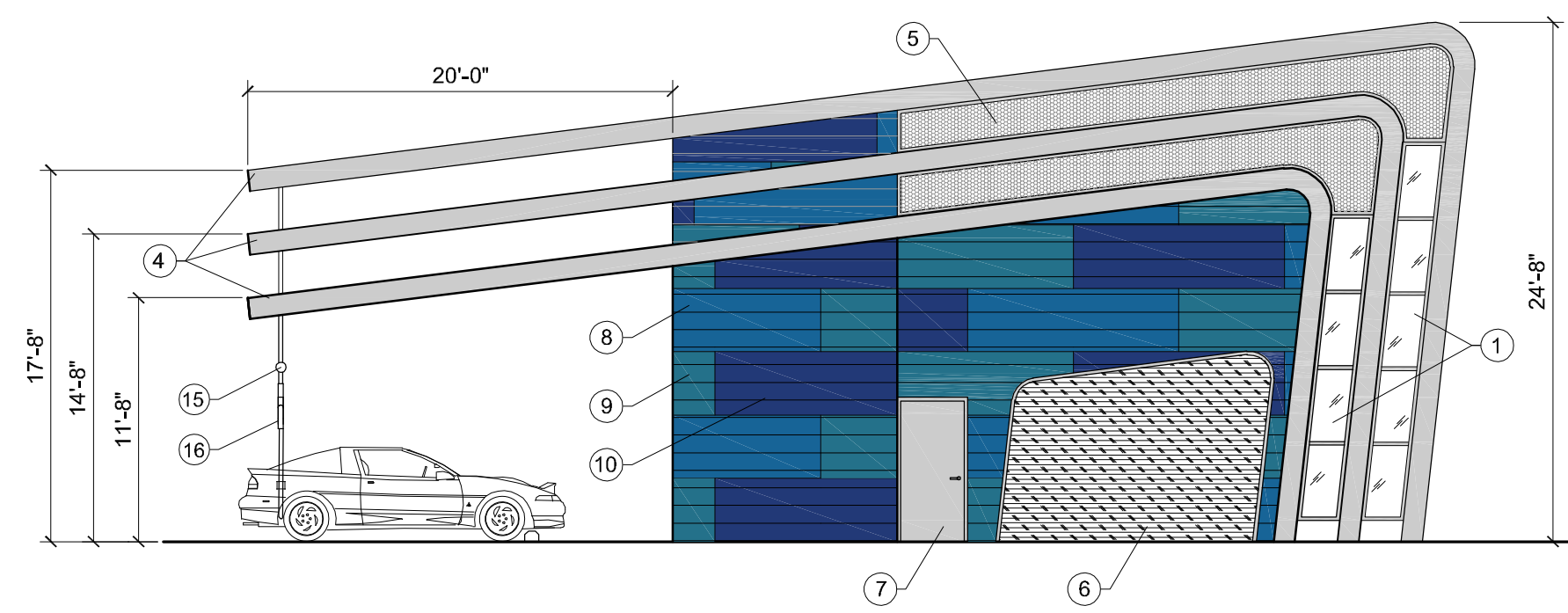
SHEET:

A-2.1



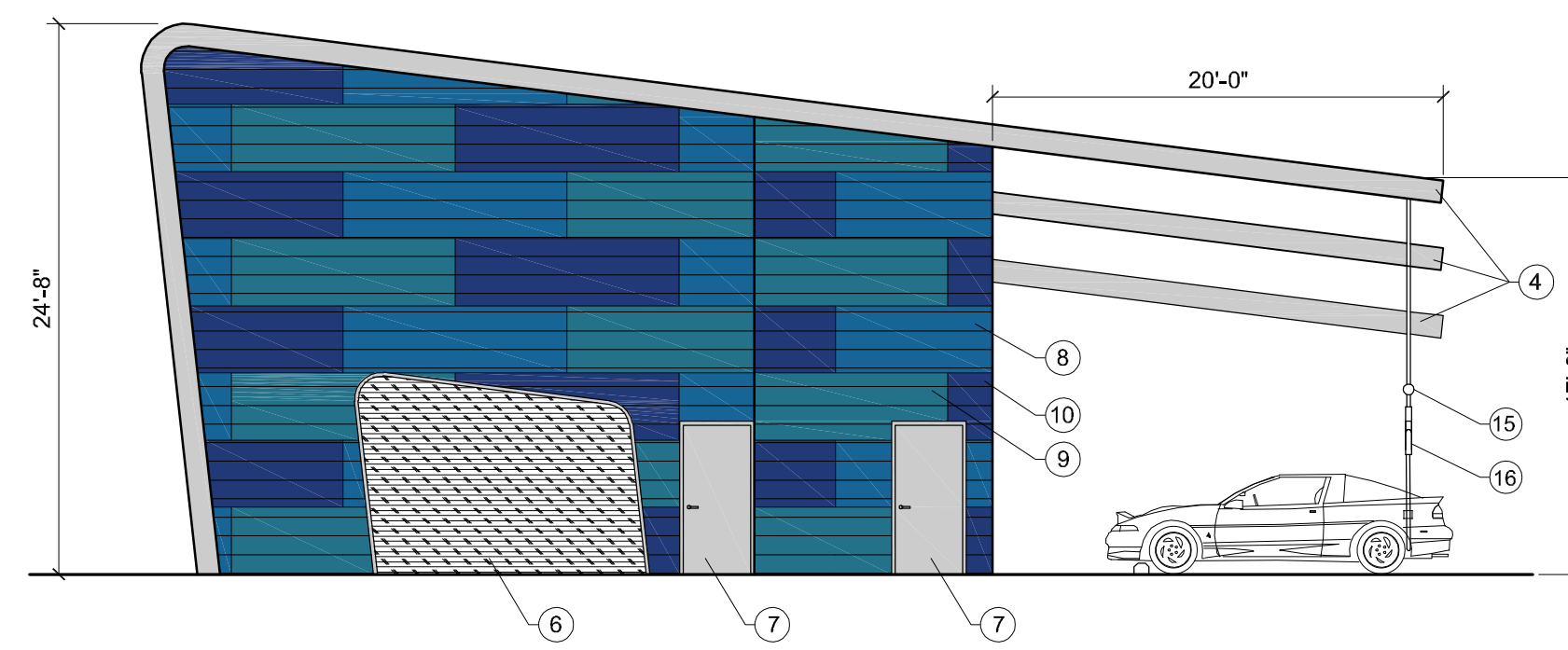
CAR WASH EAST ELEVATION

SCALE: 1/8" = 1'-0"



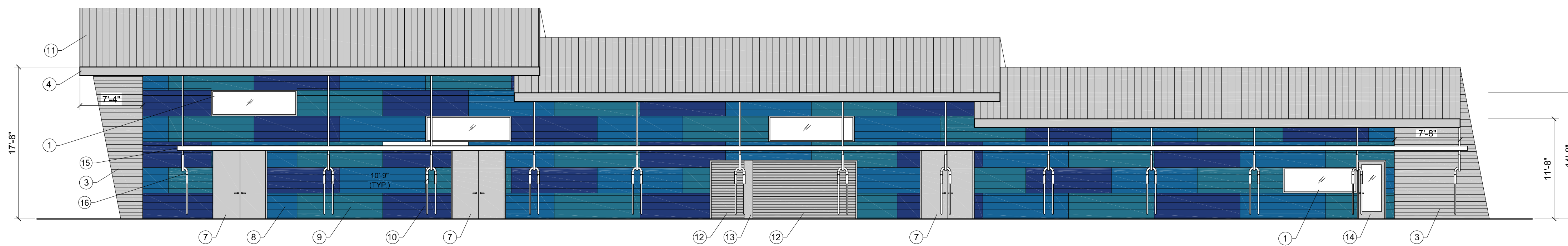
CAR WASH SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



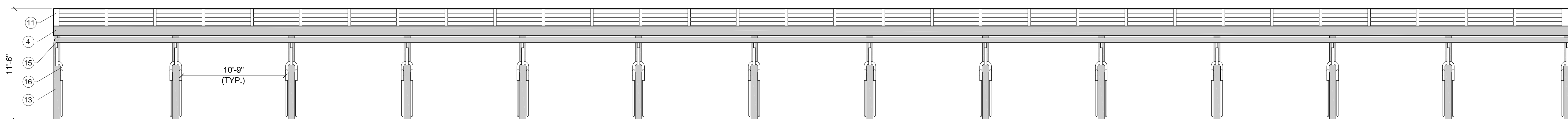
CAR WASH NORTH ELEVATION

SCALE: 1/8" = 1'-0"



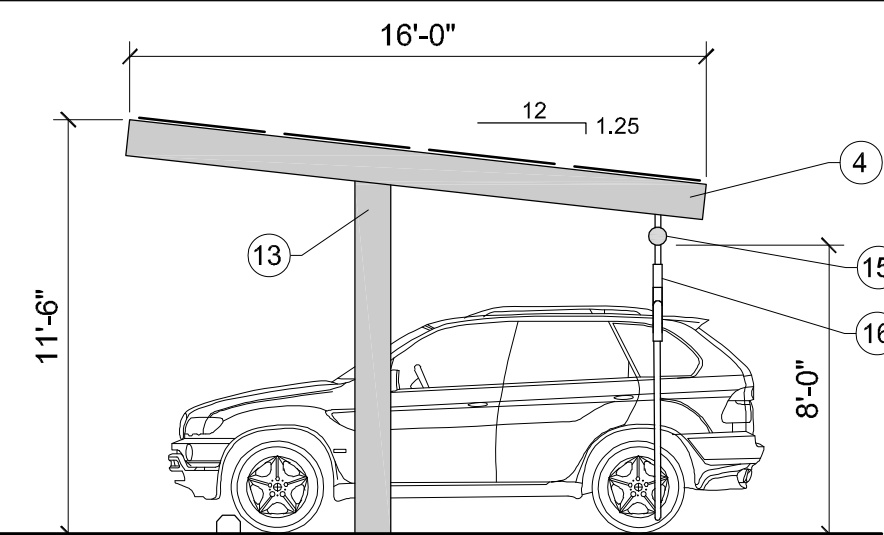
CAR WASH WEST ELEVATION

SCALE: 1/8" = 1'-0"



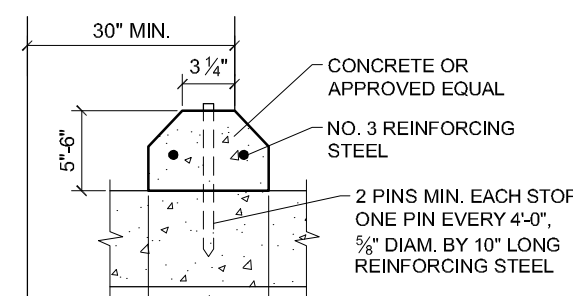
SOLAR CANOPY - FRONT ELEVATION

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



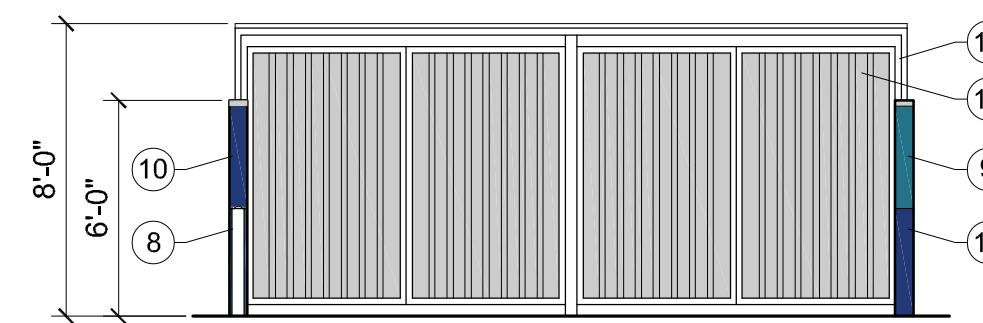
SOLAR CANOPY - SIDE ELEVATION

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



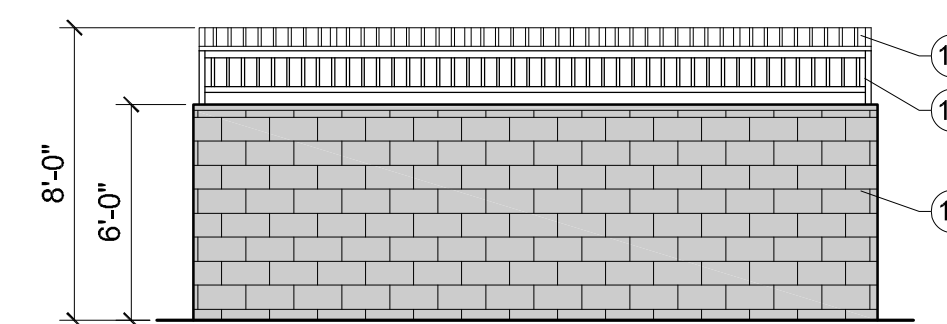
WHEEL STOP DETAIL

SCALE: 1" = 1'-0"



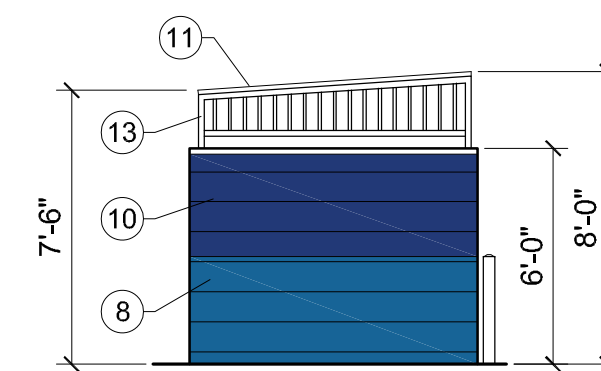
TRASH ENCL. - NORTH ELEVATION

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



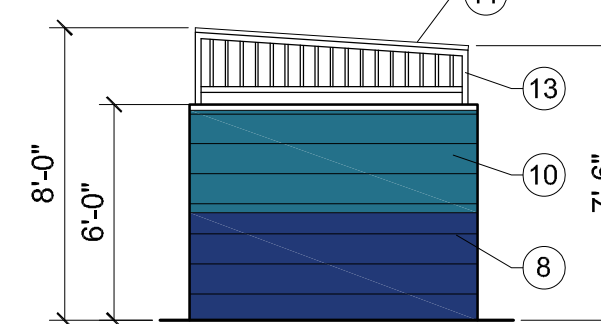
TRASH ENCL. - SOUTH ELEVATION

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



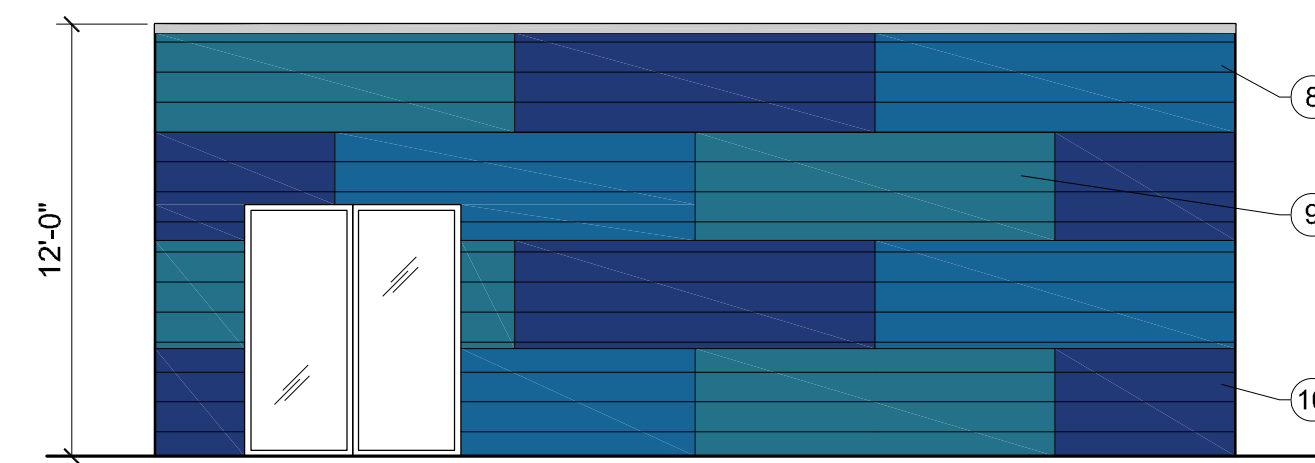
TRASH ENCL. - EAST ELEVATION

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



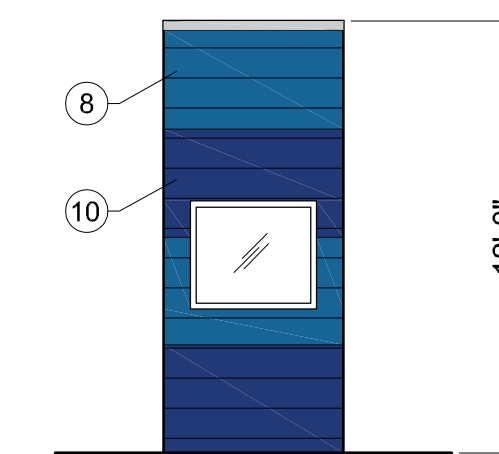
TRASH ENCL. - WEST ELEVATION

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



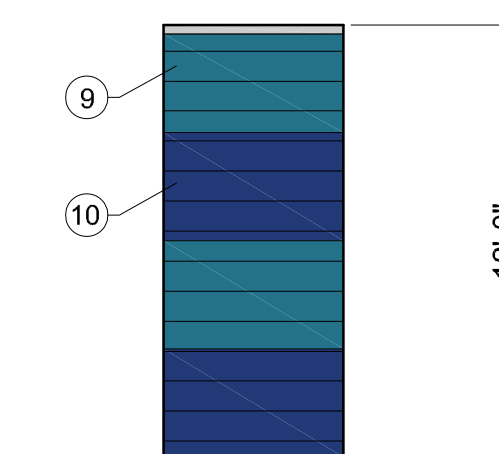
KIOSK - EAST ELEVATION

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



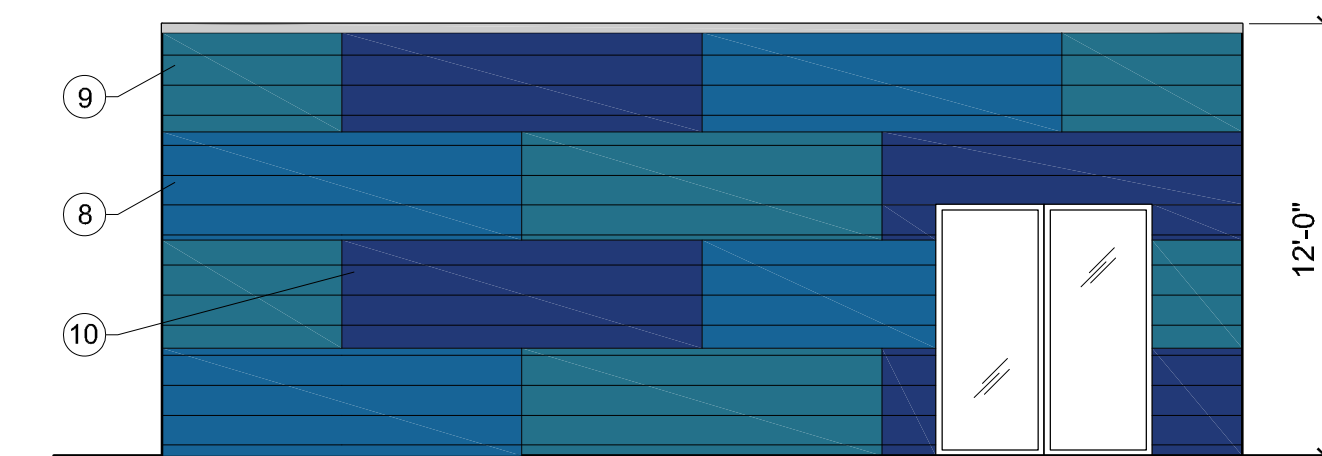
KIOSK - SOUTH ELEVATION

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



KIOSK - NORTH ELEVATION

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



KIOSK - WEST ELEVATION

SCALE: 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
info@sipandd.com
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:

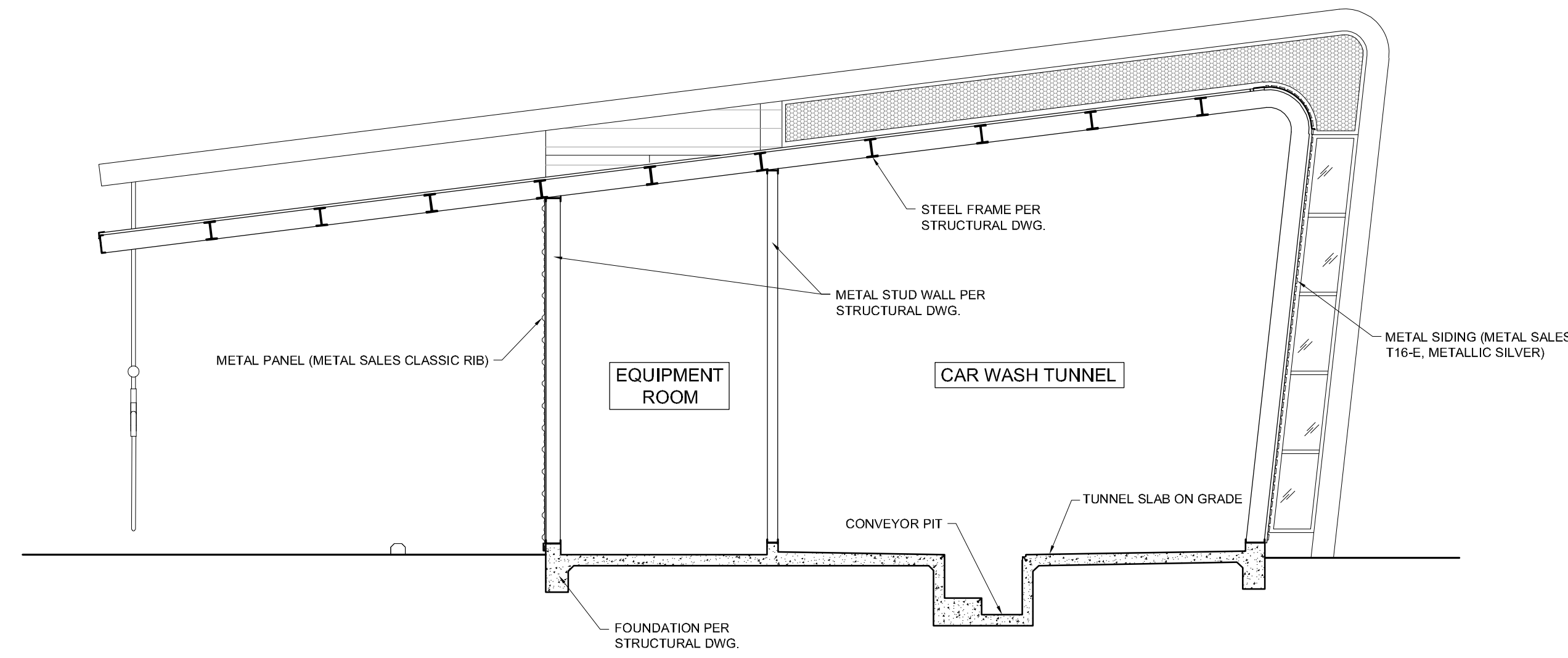
A-2.2



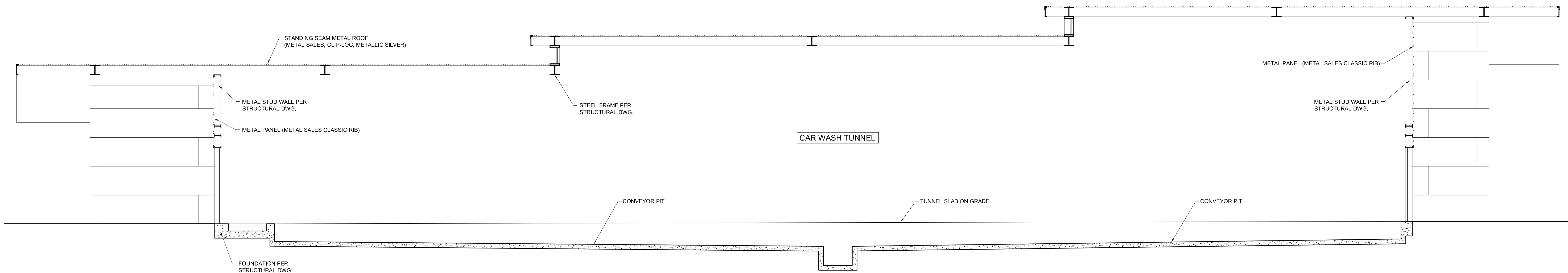
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www.sipandd.com
info@sipandd.com
818.590.4800
705 BALBOA AVE.
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SECTION - A
SCALE: 3/16" = 1'-0"



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

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

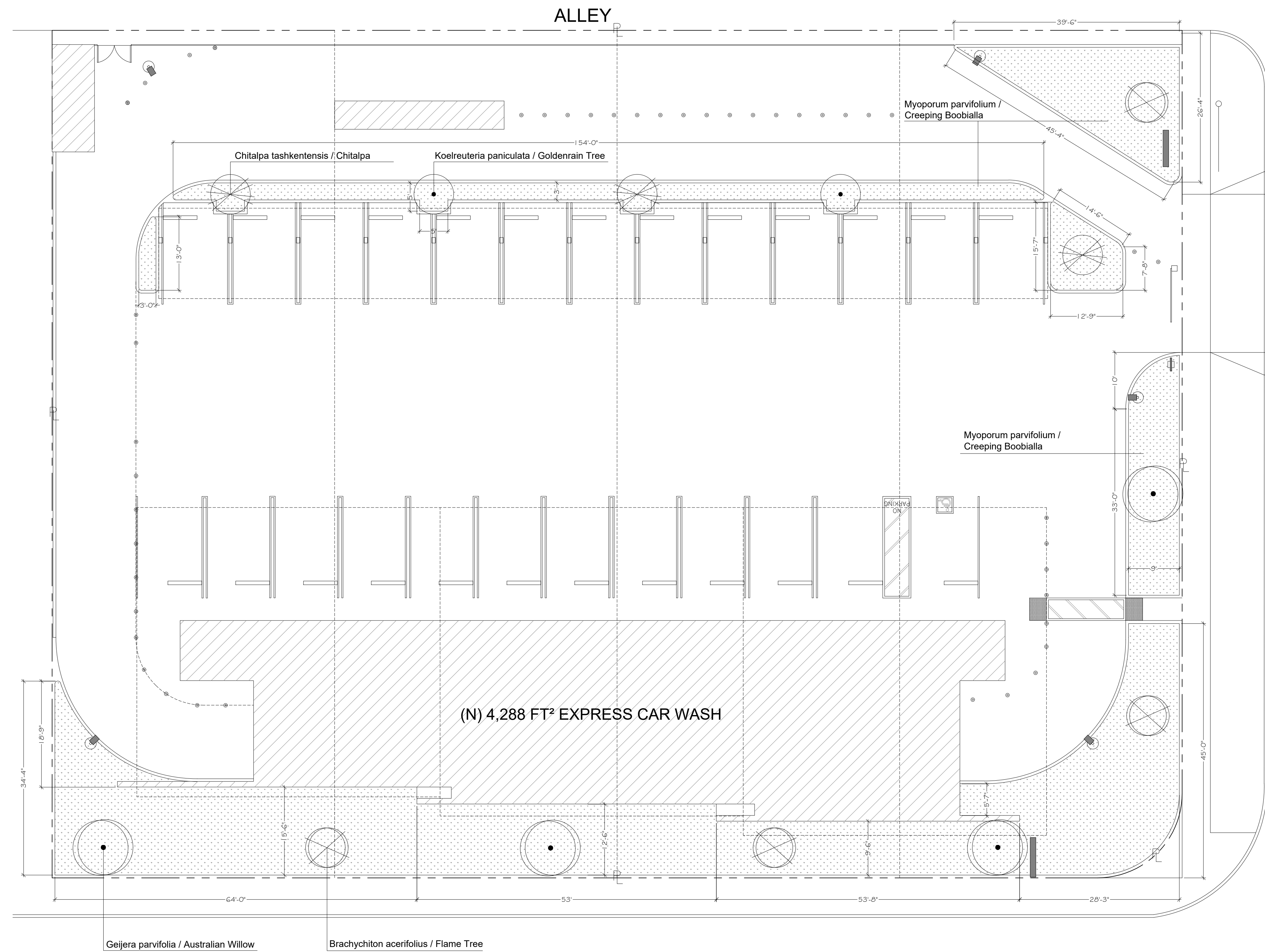
PROJECT: 082121

REVISIONS:	
DATE	NOTES

DATE: 05.04.22

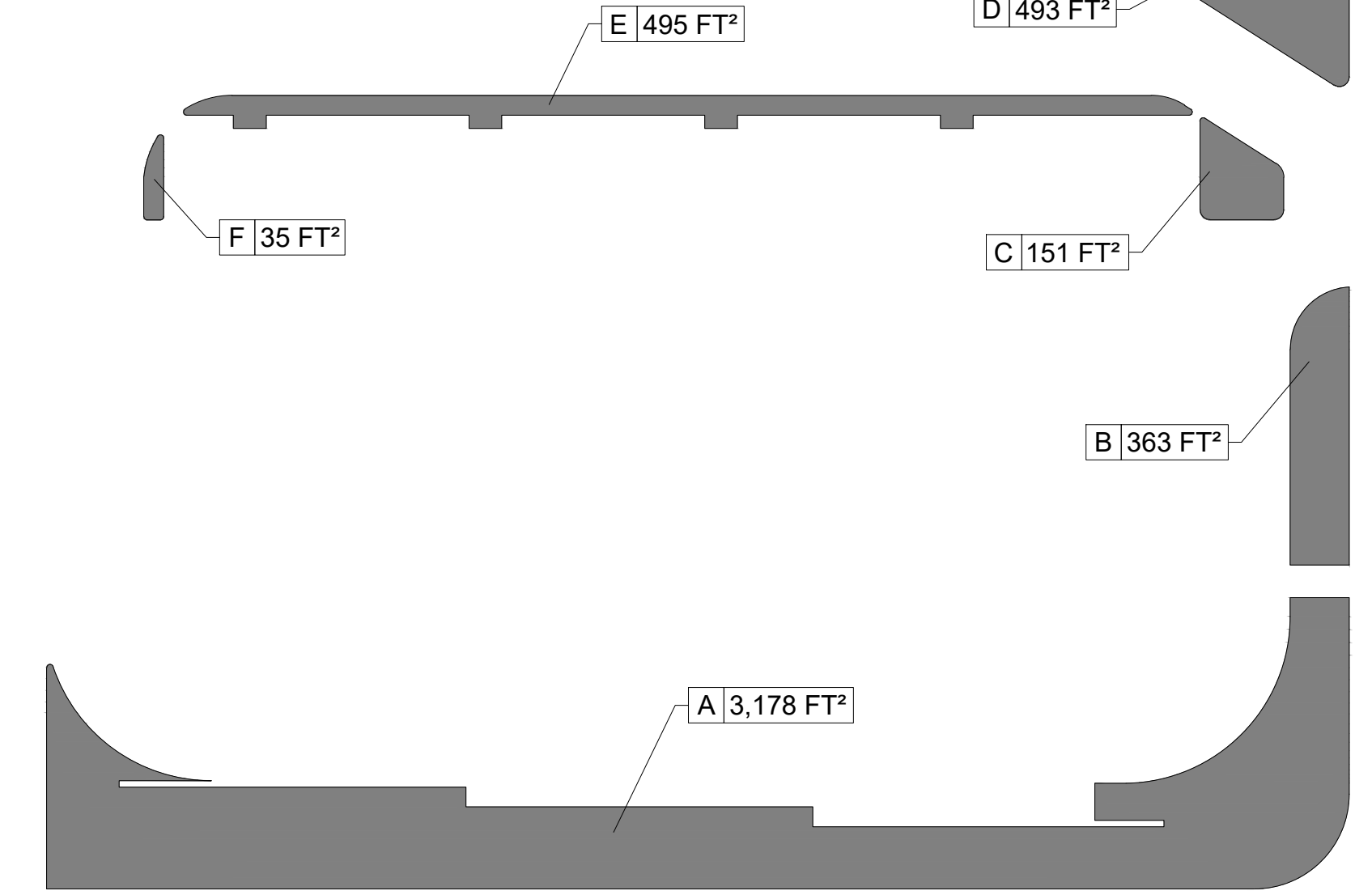
SECTIONS

SHEET:
A-3.1



LANDSCAPE CALCS.

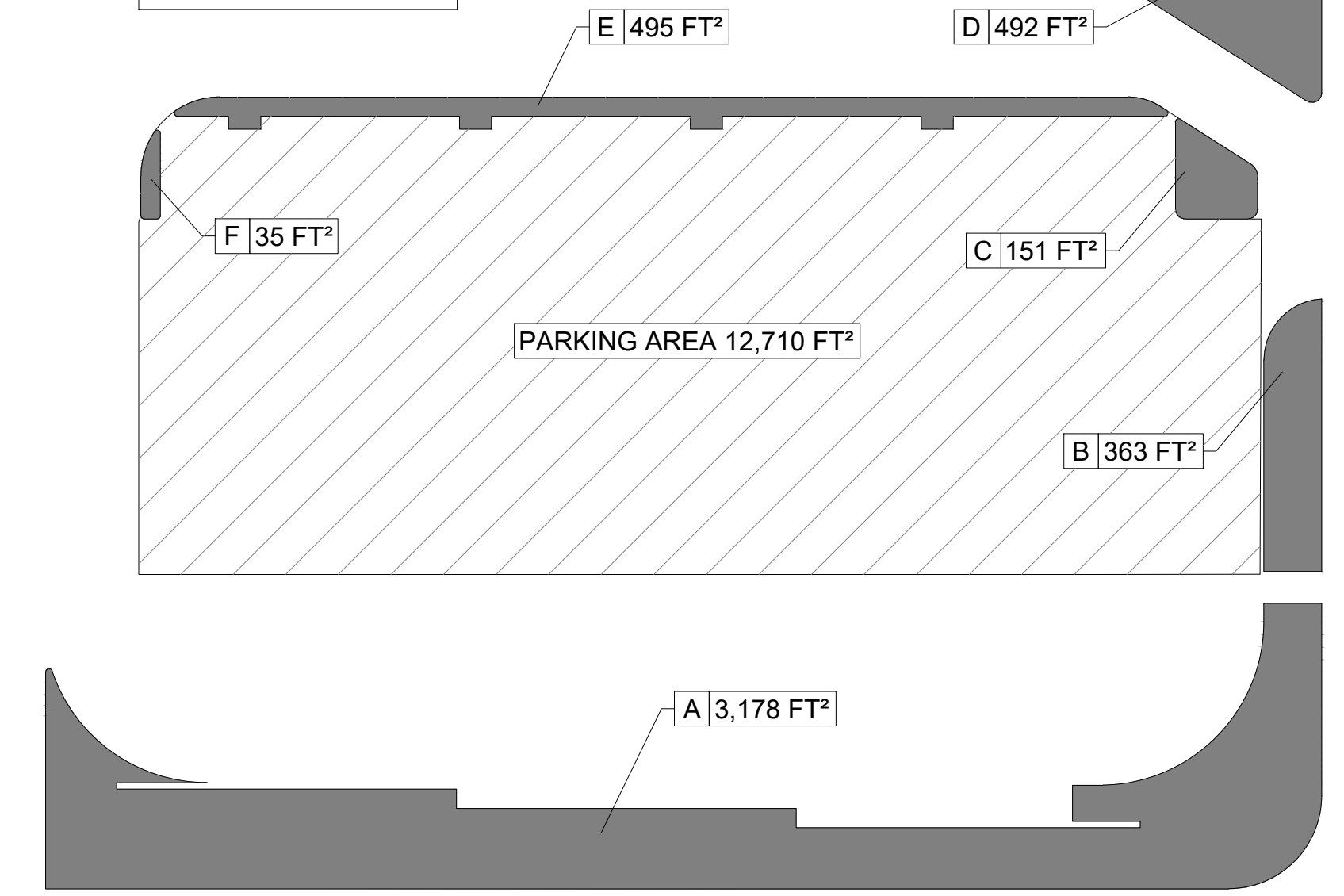
AREA - A	3,178 FT²
AREA - B	363 FT²
AREA - C	151 FT²
AREA - D	493 FT²
AREA - E	495 FT²
AREA - F	35 FT²
TOTAL AREA =	4,715 FT²
4,715 FT² / 29,952 FT² = 16%	



SITE LANDSCAPE CALCULATION DIAGRAM
SCALE: NTS

INT. LANDSCAP. CALCS.

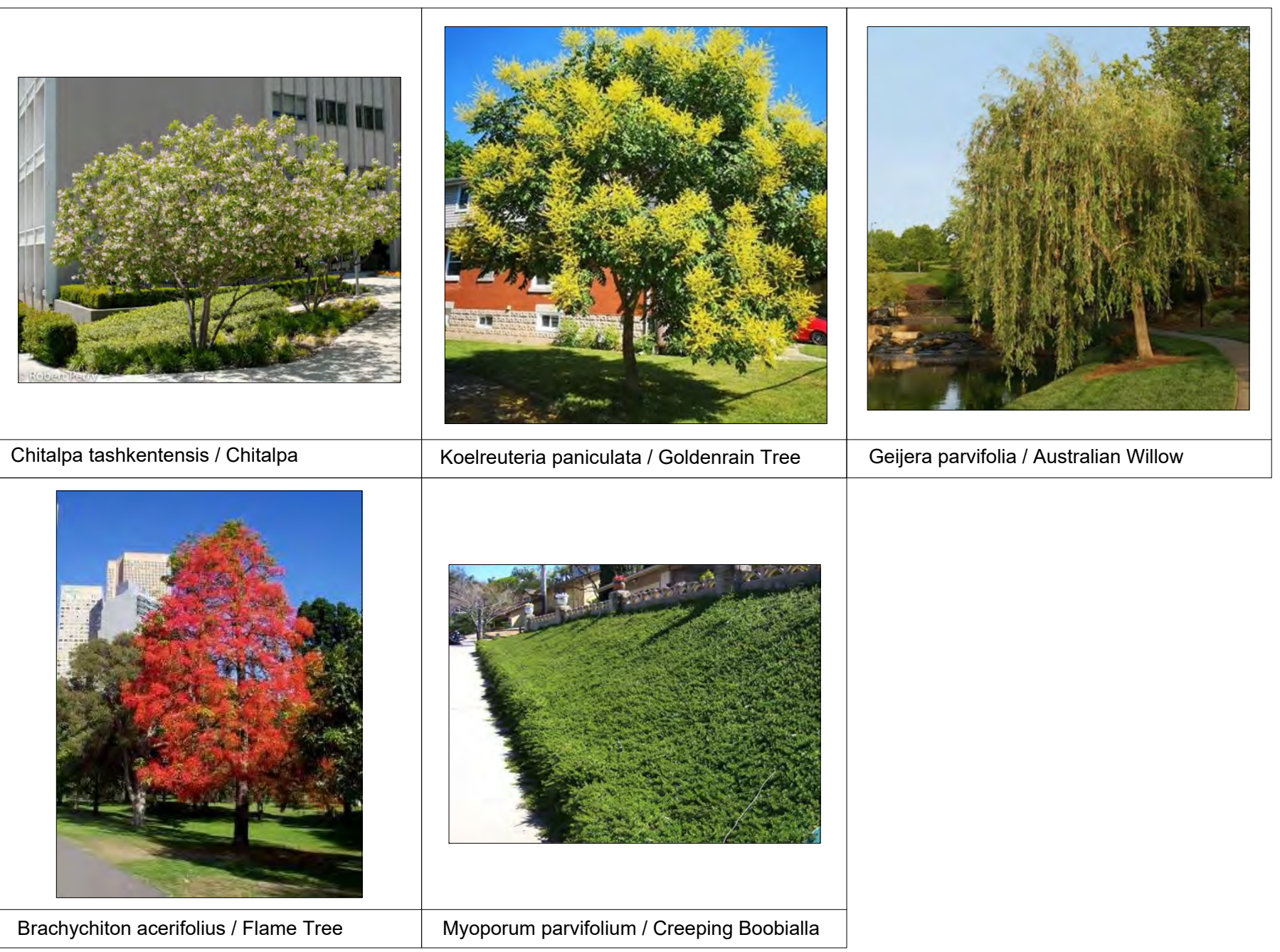
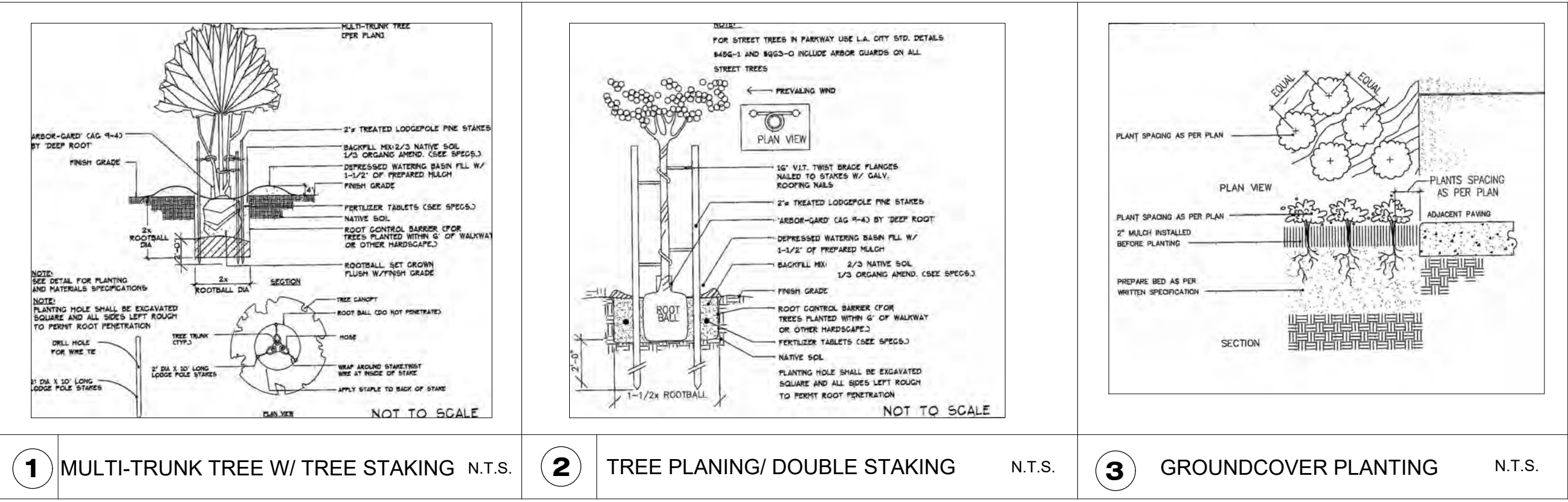
AREA - C	151 FT²
AREA - E	495 FT²
AREA - F	35 FT²
TOTAL AREA =	681 FT²
681 FT² / 12,710 FT² = 5.3%	



INTERIOR PARKING LOT LANDSCAPE CALCULATION DIAGRAM
SCALE: NTS

PLANTING PLAN

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



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

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.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

1610 Del Valle Ave. Glendale, CA 91208
info@bluegreenlandscape.com
T 424.258.4767 www.BluegreenLA.com

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 MOOSSAIAH

ARCHITECT OF RECORD:

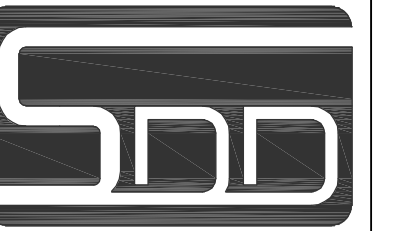
REVISIONS:

SHEET TITLE:

Landscape Plan, Planting Plan and Planting details

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

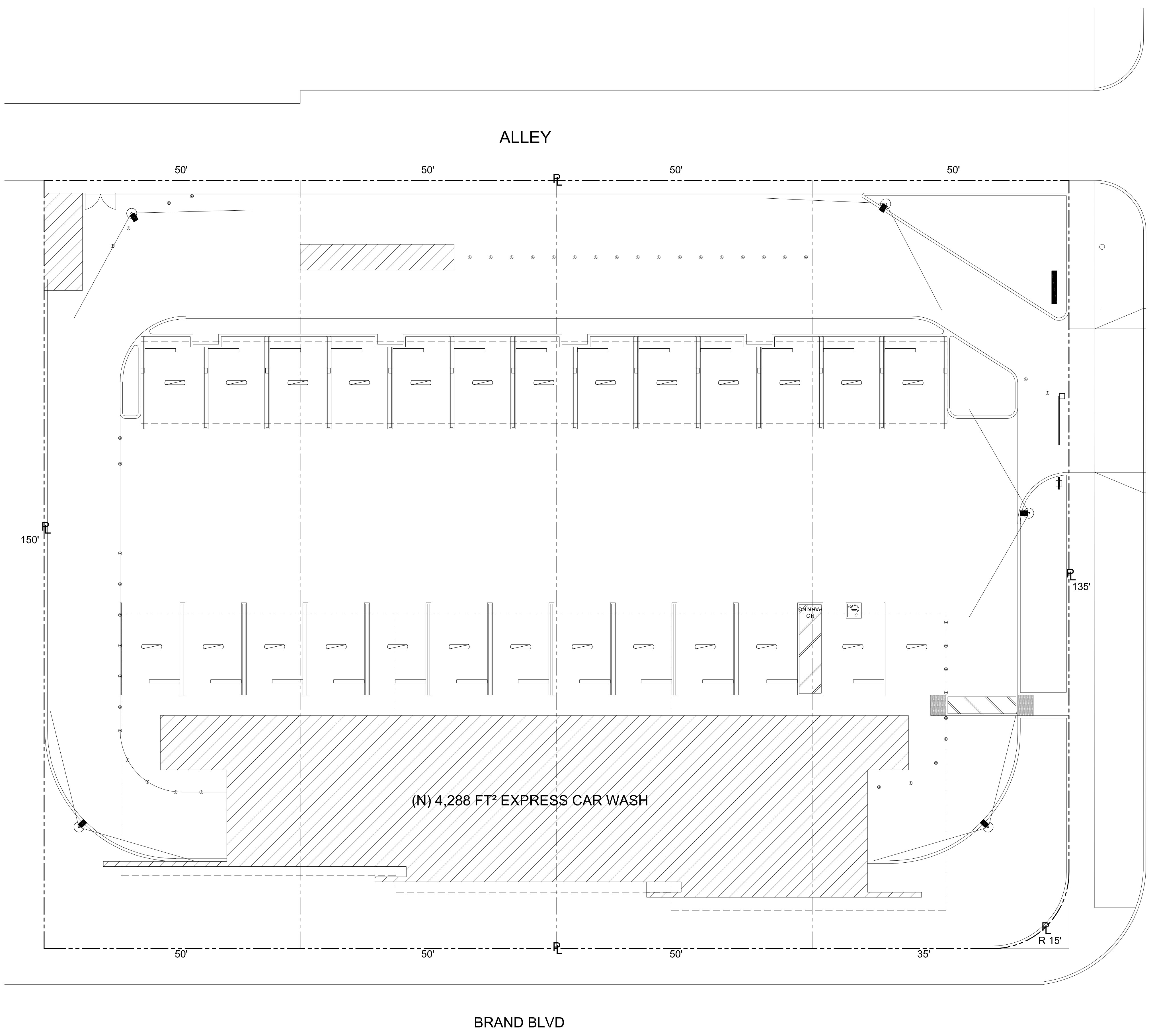
SHEET NUMBER:



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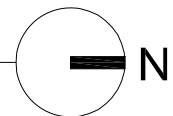
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www.sipandd.com
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LIGHTING PLAN

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-IOSL)

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

D-Series Size 2 LED Area Luminaire



Specifications:
 EPA: 1.1 ft² (0.1 m²)
 Length: 40" (1014 mm)
 Width: 15" (381 mm)
 Height 1: 7-1/8" (181 mm)
 Height 2: 3.5" (89 mm)
 Weight: 30lbs

Introduction:
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information: **EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD**

Item	LED	Color Temperature	Beam Spread	Footcandle	Mount	Accessories
DSX2 LED	Forward optics	30K 3000K	T15 Type I Short	T3M Type I Very Short	MOVLT*	Shipped installed
	P1 P5	40K 4000K	T25 Type II Short	T35 Type II Short	138*	SPA Square pole mounting
	P2 P6	50K 5000K	T2M Type II Medium	T3M Type II Medium	208*	RPA Round pole mounting
	P3 P7		T35 Type III Short	T3W Type IV Wide	248*	WPA Wall bracket
	P4 P8		T3M Type III Medium	KC Backlight corner*	277*	SPWBA Square pole universal mounting adapter*
	Backward optics*		T4M Type IV Medium	KCD Right corner cutoff*	347*	RPA Round pole universal mounting adapter*
	PI P13		FTM Forward Throw	KCD Right corner cutoff*	487*	Shipped separately
	PII P14		MTM Medium Throw	Medium		RMA DDBXD U Must use mounting bracket adapter (specify finish)*
	PIZ					

Accessories:
 NDARR Night All operation 2 enable*
 PBRN Network B Level occupancy sensor*
 PER NEMA twist lock receptacle only (no control)*
 PER2 Two-Wire receptacle only (no control)*
 PER3 Seven-Wire receptacle only (no control)*
 DMG 0-10V dimming external outback of housing for external control (no control)*
 DS Dual switching**

Shipped installed:
 NDARR Night All operation 2 enable*
 PBRN Network B Level occupancy sensor*
 PER NEMA twist lock receptacle only (no control)*
 PER2 Two-Wire receptacle only (no control)*
 PER3 Seven-Wire receptacle only (no control)*
 DMG 0-10V dimming external outback of housing for external control (no control)*
 DS Dual switching**

Shipped separately:
 RMA DDBXD U Must use mounting bracket adapter (specify finish)*
 RMA DDBXD U Must use mounting bracket adapter (specify finish)*

Options:
 E65 - External Glare Shield

Drilling:
 Tenon Mounting Slipfitter**

Mounting	1/8" Dia	1/4" Dia	3/8" Dia	1/2" Dia	5/8" Dia	3/4" Dia
3/8"	SPWBA	AS3-130	AS3-130	AS3-130	AS3-130	AS3-130
1/2"	SPWBA	AS3-170	AS3-170	AS3-170	AS3-170	AS3-170
3/4"	SPWBA	AS3-210	AS3-210	AS3-210	AS3-210	AS3-210

Ordering Information: One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8011 • www.lithonia.com

Ordering Information

Accessories:
 NDARR Night All operation 2 enable*
 PBRN Network B Level occupancy sensor*
 PER NEMA twist lock receptacle only (no control)*
 PER2 Two-Wire receptacle only (no control)*
 PER3 Seven-Wire receptacle only (no control)*
 DMG 0-10V dimming external outback of housing for external control (no control)*
 DS Dual switching**

Options:
 E65 - External Glare Shield

Drilling:
 Tenon Mounting Slipfitter**

Mounting	1/8" Dia	1/4" Dia	3/8" Dia	1/2" Dia	5/8" Dia	3/4" Dia
3/8"	SPWBA	AS3-130	AS3-130	AS3-130	AS3-130	AS3-130
1/2"	SPWBA	AS3-170	AS3-170	AS3-170	AS3-170	AS3-170
3/4"	SPWBA	AS3-210	AS3-210	AS3-210	AS3-210	AS3-210

Ordering Information: One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8011 • www.lithonia.com

ILLUMINA® BS100LED

LED | WET | IP66 | IK05 LOGICA SANTARUM THE 20 24

The ILLUMINA® BS100LED is corrosion, flame and vandal resistant.
 HOUSING: 100% UV stabilized polycarbonate, liquid silicone perimeter gasket with memory retention.
 DIFFUSER: Frosted UV stabilized polycarbonate diffuser, providing even light distribution.
 LUMENS: 2FT: 3595 up to 3796 lm; 4FT: 3954 up to 4187 lm
 OPERATING TEMP: HT (AC Only) -40°F to 104°F (-40°C to 40°C); SA (AC & Emergency) 32°F to 104°F (0°C to 40°C)
 WEIGHT: 2FT: 5 lbs./2.2 kg; 4FT: 10 lbs./4.5 kg

APPLICATION: The BS100LED is ideal for various applications including retail, industrial, parking, garages, courts, parking structures, warehouses, law enforcement, campuses, schools, and much more. It can be installed both indoor and outdoor.

MODEL	LENGTH	OPERATION	OUTPUT	WARRANTY	BEZEL	BEZEL	BEZEL	BEZEL	BEZEL	BEZEL	BEZEL	BEZEL
BS100LED	2 FT	HT (AC Only)	3595 up to 3796 lm	5 YEAR	SM	SPK	DPK	SM SPK	SM DPK	SM DPK	SM DPK	SM DPK
BS100LED-RK	4 FT	SA (AC & EM)	3954 up to 4187 lm	5 YEAR	SM	SPK	DPK	SM SPK	SM DPK	SM DPK	SM DPK	SM DPK

TECHNICAL INFORMATION:
 - NEMA 4X (INDUSTRIAL) CORNERS
 - 3-POLE QUICK-DISCONNECT FOR HOT & NEUTRAL (NOT SHOWN)
 - INJECTION MOLDED PLASTIC HOUSING IN GRAY
 - ELECTRONIC PROGRAMMABLE LED DIMMING DRIVER FOR 120-277V
 - 22 GA. STEEL REFLECTOR IN WHITE POWDER COAT FINISH
 - FROSTED UV STABILIZED POLYCARBONATE DIFFUSER/ENCLOSURE PROVIDING EVEN LIGHT DISTRIBUTION

Ordering Information: One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8011 • www.lithonia.com

ILLUMINA® BS100LED

DIMENSIONS:
 2FT and 4FT models shown with dimensions.

MOUNTING OPTIONS:
 SM (Surface Mount), AC (Anchored Cable), SPK (Single Pendant Kit), DPK (Double Pendant Kit), SM SPK (Shielded Single Pendant Kit), SM DPK (Shielded Double Pendant Kit), DH (Chain Hang Kit), TM (Tramion Mount), PM (Pivot Mount), JWP (Junction Mount), MPM (Magnet Mount), DMSP (Quick Mount Bracket), W (White Housing), D (Dark), FA (Fully Assembled).

PHOTOMETRICS:
 BS100LED2FTMONT40120-277V and BS100LED4FTMONT40120-277V POLAR CURVES showing beam spread and footcandle distribution.

Ordering Information: One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8011 • www.lithonia.com

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

CA STATE LIC. # 885235
 www.sipanadd.com
 info@sipanadd.com
 818.590.4800
 705 BALBOA AVE.
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PROJECT: 082121
 WILD WASH EXPRESS CAR WASH
 1501 S. BRAND BLVD.
 GLENDALE, CA 91204

REVISIONS:
 DATE NOTES

DATE: 05.04.22

LIGHTING SPECS

SHEET: E-1.2

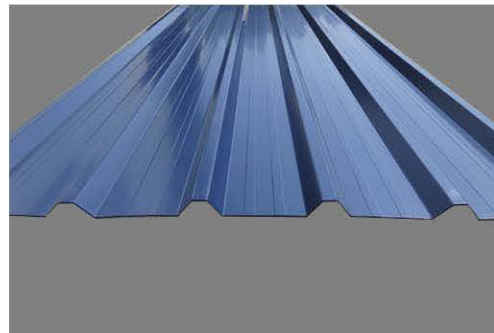
1501 S BRAND BLVD_MATERIAL BOARD



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



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



⑧ ⑨ ⑩ 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)



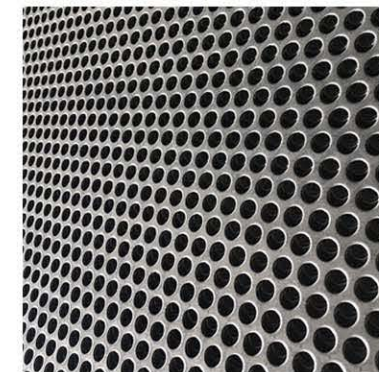
⑱ CMU Block Wall (Angelus Block, Precision, Natural Gray) ⑲ Metal Door (custom fabricated, Metallic Silver)



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

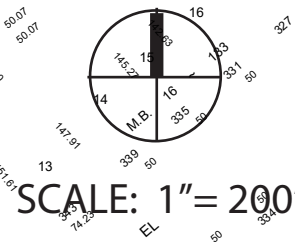


LAURAL ST, VIEWING WEST_6

RADIUS MAP

500 FT. RADIUS

CITY OF GLENDALE BASEMAP ATLAS SHEET



N.P.S. + ASSOCIATES
Address: 396 W. Avenue 44
Los Angeles, CA 90065
Telephone: (323) 801-6393
Email: contact.npsassociates@gmail.com

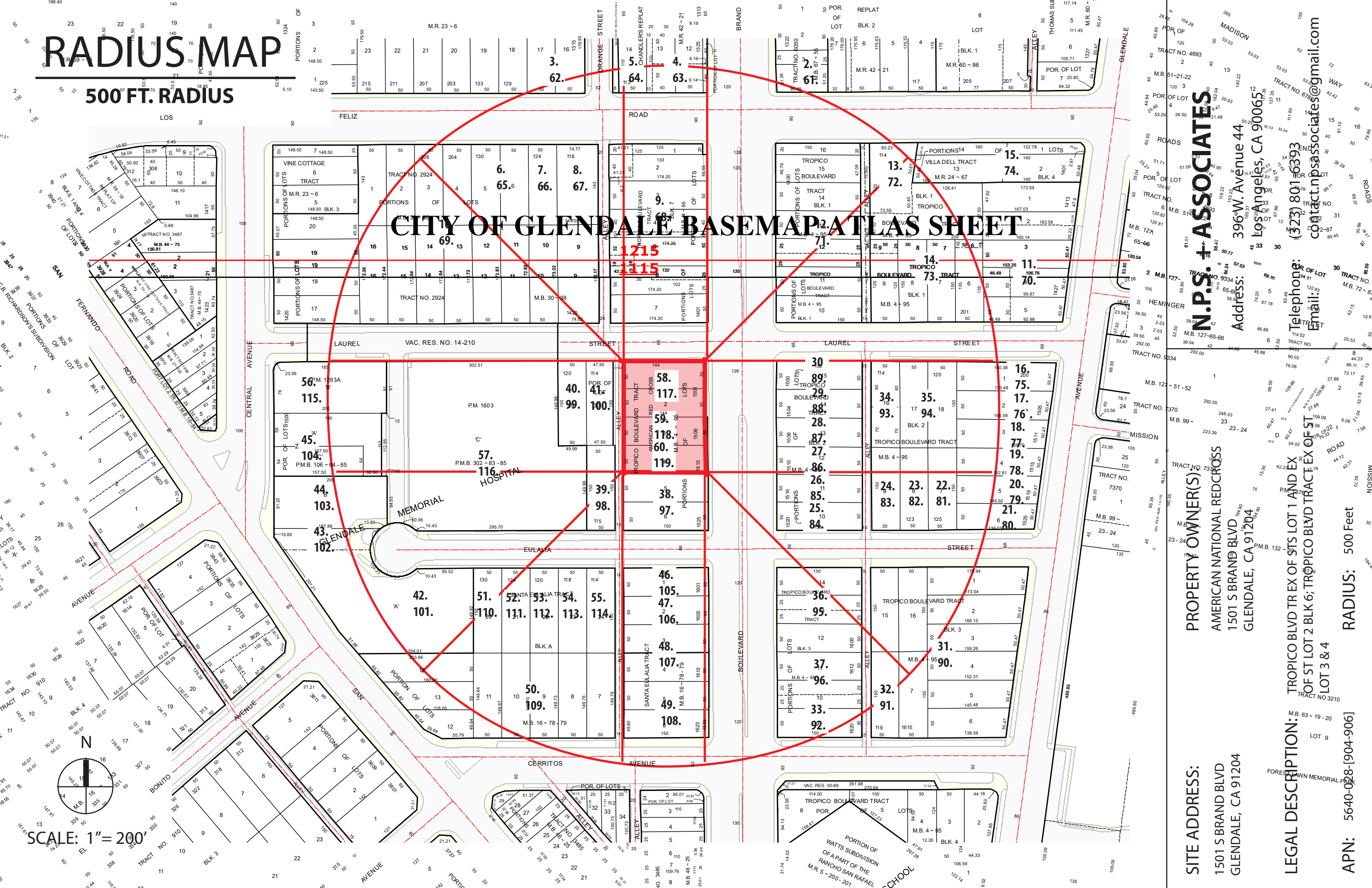
PROPERTY OWNER(S)
AMERICAN NATIONAL REDCROSS
1501 S BRAND BLVD
GLENDALE, CA 91204

SITE ADDRESS:
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
LOT 3 & 4







APN: 5640-08-[904-906]

RADIUS: 500 Feet



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

