

ARCHITECTURAL STYLE AND GUIDELINES

1342 Elm Ave. GLENDALE, CA. 91201

The project site is located South of Bel Aire Dr. and North of W Kenneth RD. between Linden Ave. and Spazier Ave. in El Miradero neighborhood. Subject property borders on single family zoned lots on all sides. This neighborhood is characterized by having a flat to gently sloping topography. It is comprised of mainly one-story and a few two-story homes on graded pads. The neighborhood includes predominantly Spanish Colonial Revival and period homes exhibiting a variety of architectural influences ranging from 1,100 to 2,300 s.f. in size. Front setbacks are uniform, typically 25 feet from façade to property line. To the East it borders an existing alley. Since the existing ally is 15 feet, a 2.5 feet of dedication is required for the widening of the alley.

The property contains a single story house without any parking garage. It appears that through the years a number of detached structures such as storage shed and a workshop have been constructed at the rear yard. Also there has been an addition to the existing house before the property was purchased in 2019. Never the less all existing structures will be demolished and removed to clear the site for the new proposed structures.

The proposed project includes a two story house, a detached two-car garage and a detached single story ADU. The garage will be accessed from the existing rear alley. An open parking space has been also proposed for the ADU accessed from the ally. In the central space between the house and the proposed detached structures a swimming pool is also proposed.

The proposed two-story house is designed in a contemporary Mediterranean style. Ground floor living space will include an open space living/dining and kitchen as well as a study room near the powder room at the main entry. The rear glass patio doors provide the much needed transparency between the living space and outdoors loggia creating an indoor / outdoor space to enjoy the back yard amenities. An interior stair near the entry is designed to provide access to the second floor bedrooms. A master suite with two other bedrooms are designed for the second floor as well as a laundry closet.

The second floor is set back from the ground floor all around. While a 25 ft front setback is provided to front property line, the second floor is setback another 15 ft making the second floor front setback 40 ft from front property line. On the sides and the rear the second floor is set back 4.5 ft. from ground floor exterior walls creating a horizontal break with a lower roof line at the second floor.

High quality construction materials will include smooth trowled finished plaster, recessed dual glazed fiberglass windows and patio doors and flat light weight concrete tile roofing. Preprinted metal roof gutters and downspouts will match the color of window frames as well as the balcony railing. Minimum number of shielded exterior LED lights are carefully placed at selected locations for both security as well as aesthetics. Balance of the light fixtures will be recessed down lights under canopies as necessary for ambient lighting.

There are no existing protected trees on site or within 20 ft of the lot. All remaining site areas not occupied by the house and or paving will be provided with a drought tolerant landscaping. in accordance with the landscape drawings. Low level LED lighting will be provided for landscaped areas.