

LOT A

Single Family Dwelling

Address: 4208 New York Ave, Glendale, CA 91214

AIN: 5606013063

Project Summary

New one-story 2,145 Square feet (SF) single-family dwelling and an attached 410 Square feet two-car garage, lot is located in the R1 II (LOW DENSITY RESIDENTIAL FAR DIST II) zone.

The project site is a 6,618.68 SQ. FT. vacant lot. The lot has been under a lot line adjustment leaving an irregular depth shape polygon with a 55' feet width, and 140.56' feet on one side depth and a 100.10' feet on the other side. The surrounding neighborhood features single-family homes in a variety of architectural styles, with building of one-story mostly. No protected tree species have been identified on or near the site. The project includes new grading to adjust the one-story dwelling to the existing ground, intending to minimize the alteration of the landform. The project will also comply with all current Zoning Code requirements and Design Guidelines.

Site Planning

The project proposed at 4208 New York Ave is created trying to blend into the neighborhood, to respecting its surroundings heights, setbacks and to follow the topography on site.

The new dwelling will have a 6' feet side and rear setback which is compatible with the varied setbacks of other homes on the same area.

The outdoor areas intended to be a buffer to the house keeping the exterior street noise away, the front setback of 28 feet continues with the average existing measurements as its neighboring properties keeping this sense of openness to the street that the neighborhood already has.

New attached two-car garage will be located at the front of property to provide the vehicular parking space needed following zoning code requirements, new garage will be accessible by a new driveway located on the right side of the lot.

Massing and Scale

This new project complies with an appropriate mass and scale taking as a reference its surroundings with a one-story building which is compatible with the predominant pattern on the neighborhood and with the adjacent dwellings. Thanks to the existing topography the dwelling allows itself to have a generous height and at the same time avoid seeming invasive to the area.

Design and Detailing

The surrounding neighborhood features a mix of architectural styles, the goal of the design focus on keeping with variety of styles employed at nearby houses. The use of Hardie plank in house is with the purpose of having a more contemporary feeling to it.

Natural lightning is an important asset and that is why we integrate wider windows in the different areas of the house going from 3'x3', 6'x4' to 6'x2' feet.

Having a porch is vital in the dwelling, this new entryway is well integrated into the main mass of the new construction. A side light main door is proposed to enhance the overall appearance of the main entrance and porch.

The proposed 3 cross-gabled roof pitch form with a different slope among them makes a dynamic design, helping to break up the main mass of the to the project creating a visual interest.

Finally, is important to have great outdoor areas that help to create this atmosphere of calm and tranquility to the house that is the reason why we try to surround the house with plants and green areas proposed.