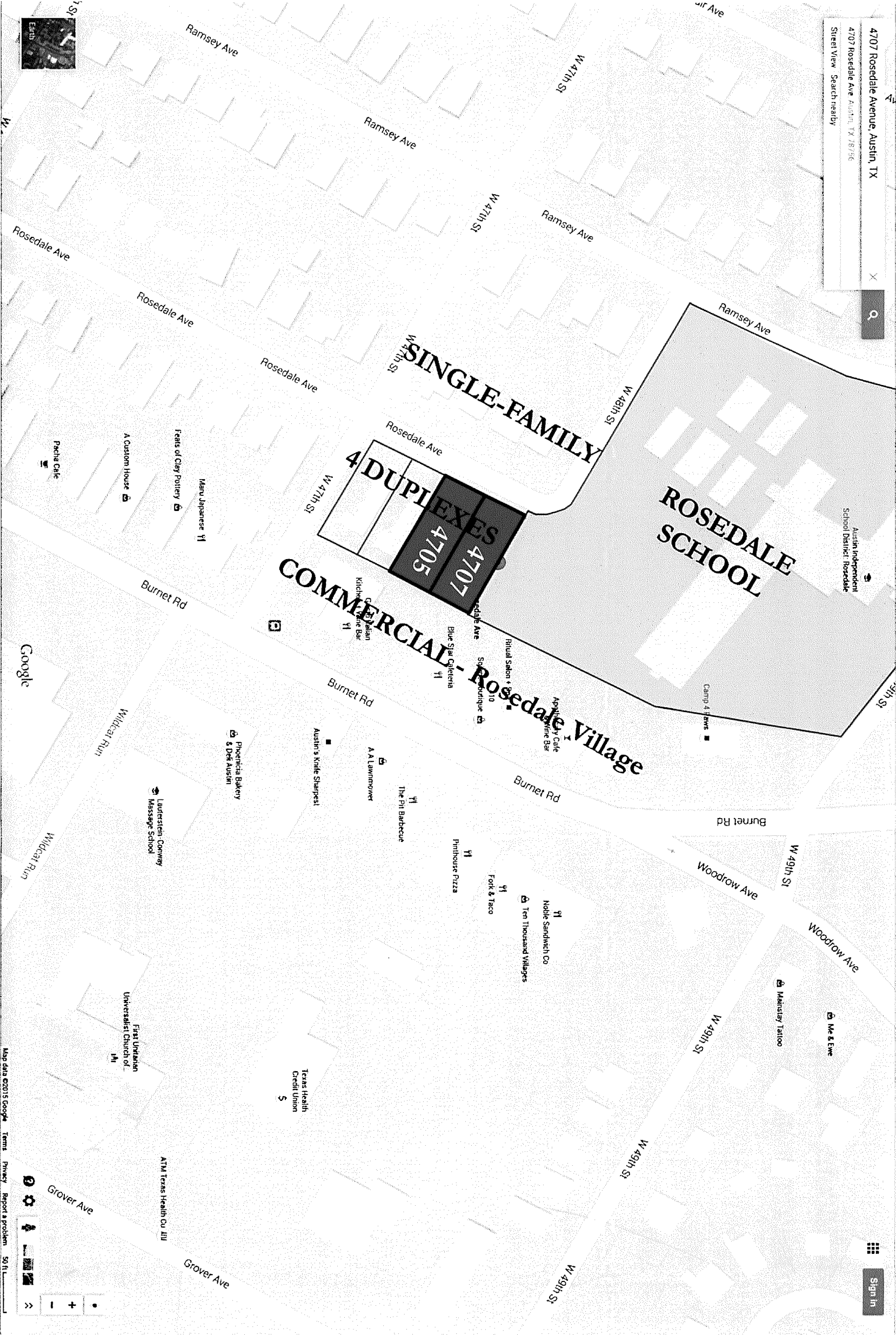




M1
015-2015-0088

Project Name:

Rosedale Duplexes

Date:

13 July 2015

Image Name:

Vicinity Map



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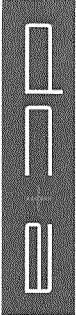
Rosedale Duplexes

Date:

13 July 2015

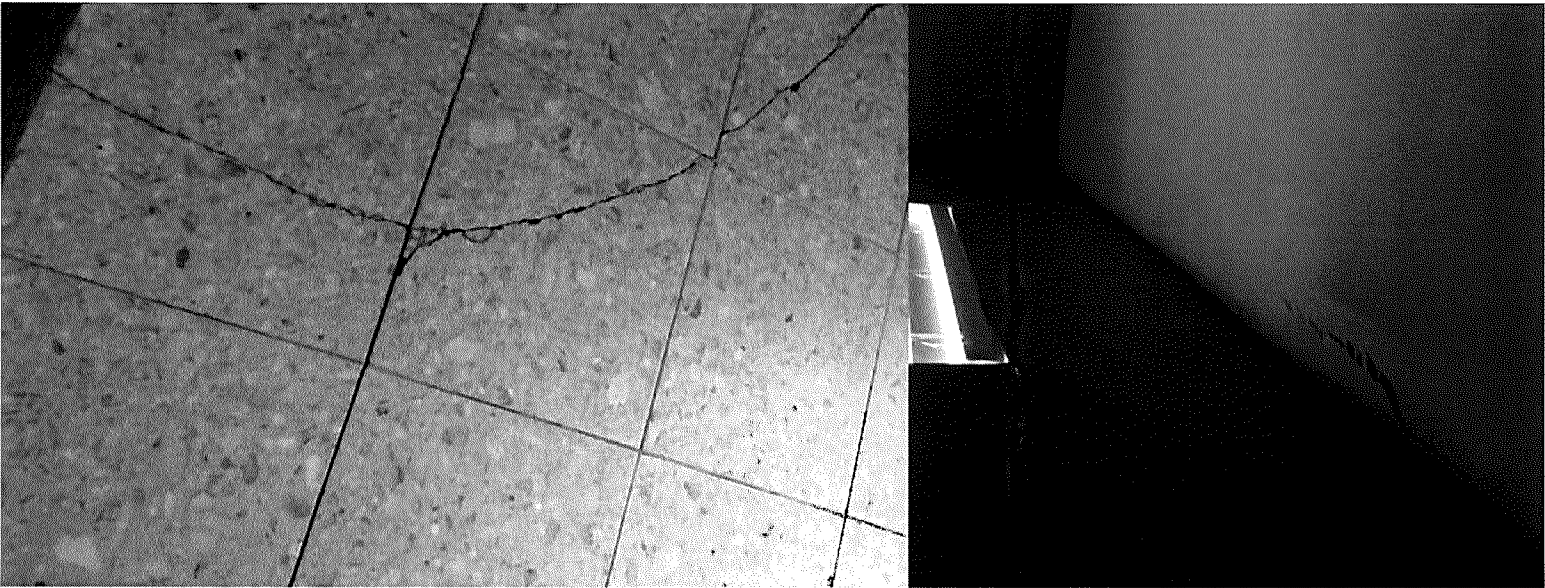
Image Name:

Existing Duplexes



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Foundation Instability and Structural Integrity

project Name:

Rosedale Duplexes

Date:

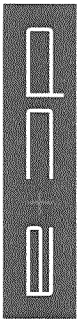
13 July 2015

Plumbing Code Compliance

Image Name:

Dilapidated Structures

Electrical Code Compliance



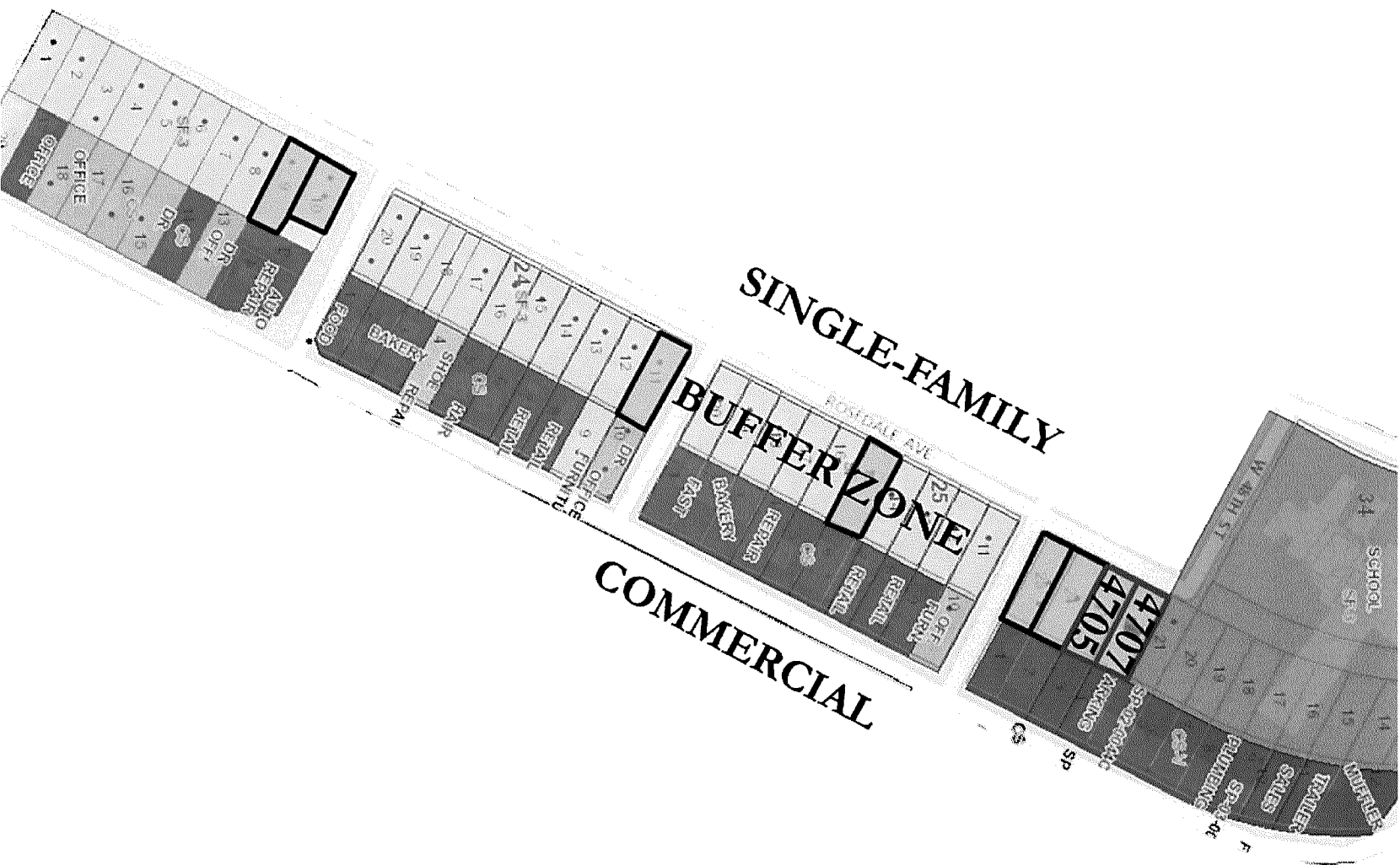
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NOT A PRECEDENT:

34 Lots in the original neighborhood “buffer zone” between single-family residential and the commercial corridor

Existing uses on lots less than 7000 sf:
26 Single-family Residential Use
8 Duplex Residential Use

Existing configuration of duplex use lots:
3 Duplexes separated by carport

All 3 of these lots are on same block and adjacent to each other - 4703, 4705, 4707 Rosedale Avenue

THESE LOTS ARE UNIQUE TO THE AREA.

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Image Name:

Unique to Area



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IMPERVIOUS COVER

SITE AREA:	6,762 SQ FT
ALLOWABLE BUILDING COVER:	(40.0%): 2,705 SQ FT
TOTAL EXISTING BUILDING COVER:	(32.7%): 2,085 SQ FT
ALLOWABLE IMPERVIOUS COVER:	(45.0%): 3,043 SQ FT
TOTAL EXISTING IMPERVIOUS COVER:	(54.6%): 3,695 SQ FT

BUILDING COVER BREAKDOWN:

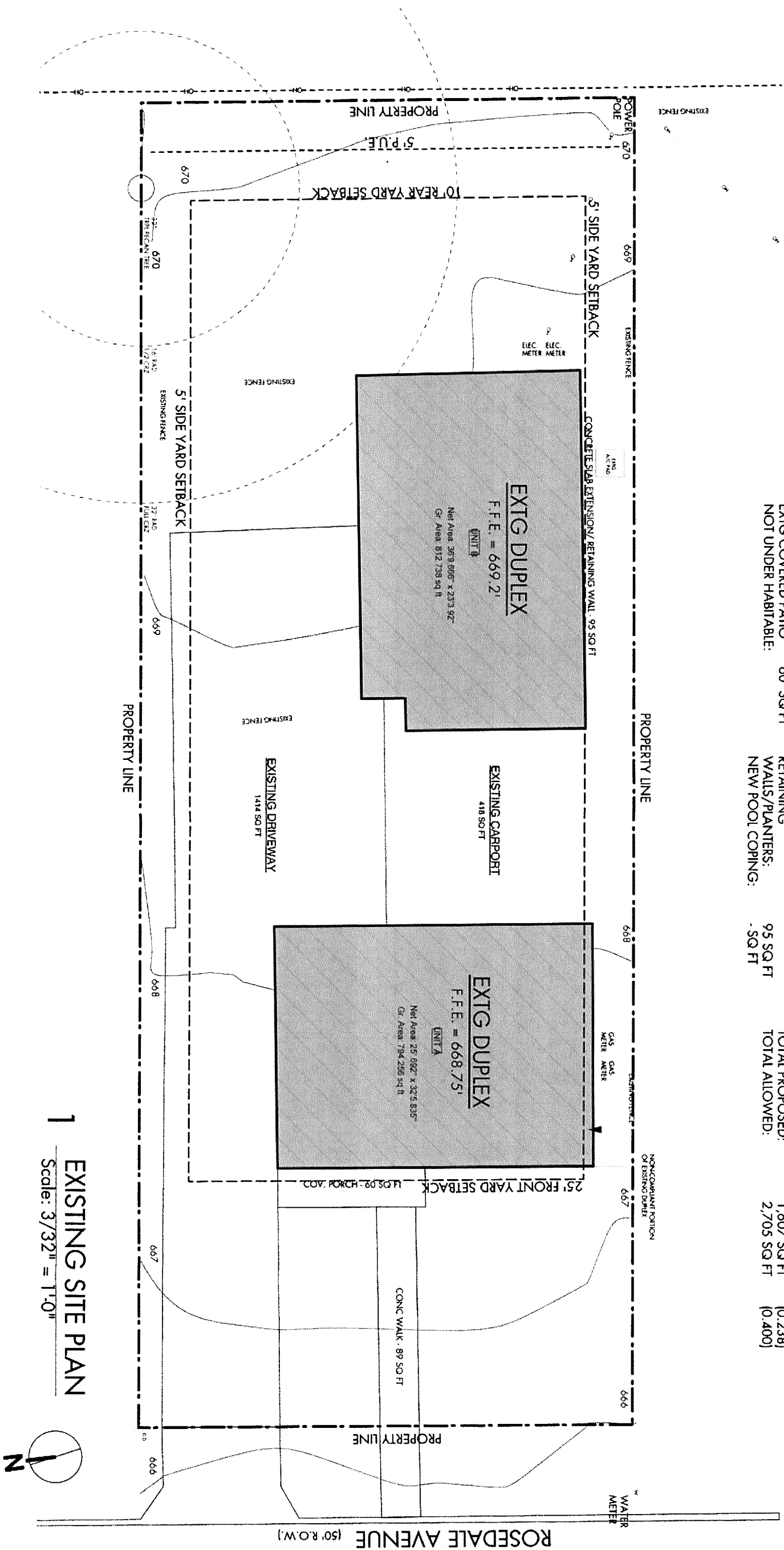
UNIT A (EXTG):	794 SQ FT
UNIT B (EXTG):	813 SQ FT
CARPORT:	418 SQ FT
EXTG COVERED PORCH (UNDER HABITABLE):	-- SQ FT

SITE BREAKDOWN:

EXTG DRIVEWAY:	1414 SQ FT
EXTG SIDEWALK:	89 SQ FT
EXTG UNCOVERED PATIO:	- SQ FT
EXTG DECK @ 50%:	- SQ FT
AC PADS:	12 SQ FT
RETAINING WALLS/PLANTERS:	95 SQ FT
NEW POOL COPING:	- SQ FT

F.A.R. CALCULATIONS

UNIT A (EXTG):	794 SQ FT	
UNIT B (EXTG):	813 SQ FT	
PORCH:	60 SQ FT	(60 SQ FT)
CARPORT:	418 SQ FT	(418 SQ FT)
TOTAL PROPOSED:	1,607 SQ FT	(0.238)
TOTAL ALLOWED:	2,705 SQ FT	(0.400)



project Name:

Rosedale Duplexes

Date:

13 July 2015

Image Name:

Existing Site Plan

IMPERVIOUS COVER

SITE AREA:	6,762 SQ FT
ALLOWABLE BUILDING COVER:	(40.0%): 2,705 SQ FT
TOTAL PROPOSED BUILDING COVER:	(35.5%): 2,400 SQ FT
GRANDFATHERED IMPERVIOUS COVER:	(54.6%): 3,695 SQ FT
TOTAL PROPOSED IMPERVIOUS COVER:	(51.9%): 3,508 SQ FT

BUILDING COVER BREAKDOWN:

UNIT A (REMODELED):	796 SQ FT
UNIT B (REMODELED):	910 SQ FT
CARPORT (MODIFIED):	451 SQ FT
COVERED PORCH (UNDER HABITABLE):	8 SQ FT
COVERED PATIO NOT UNDER HABITABLE:	235 SQ FT

SITE BREAKDOWN:

MODIFIED DRIVEWAY:	1.047 SQ FT
NEW SIDEWALK/Pavers:	43 SQ FT
NEW UNCOVERED PATIO:	.. SQ FT
NEW DECK @ 50%:	.. SQ FT
AC PADS:	18 SQ FT
RETAINING WALLS/PLANTERS:	.. SQ FT
NEW POOL COPING:	.. SQ FT

F.A.R. CALCULATIONS

UNIT A (LOWER):	773 SQ FT	(REMOVES UNDER STAIR 7'0")
UNIT A (UPPER):	561 SQ FT	
UNIT B (LOWER):	881 SQ FT	(REMOVES UNDER STAIR 7'0")
UNIT B (UPPER):	482 SQ FT	
PORCH:	8 SQ FT	(8 SQ FT)
CARPORT:	451 SQ FT	(450 SQ FT)
TOTAL PROPOSED:	2,698 SQ FT	(0.399)
TOTAL ALLOWED:	2,705 SQ FT	(0.400)



Project Name:

Rosedale Duplexes

Date:

13 July 2015

Image Name:

Proposed Duplexes - Rendering



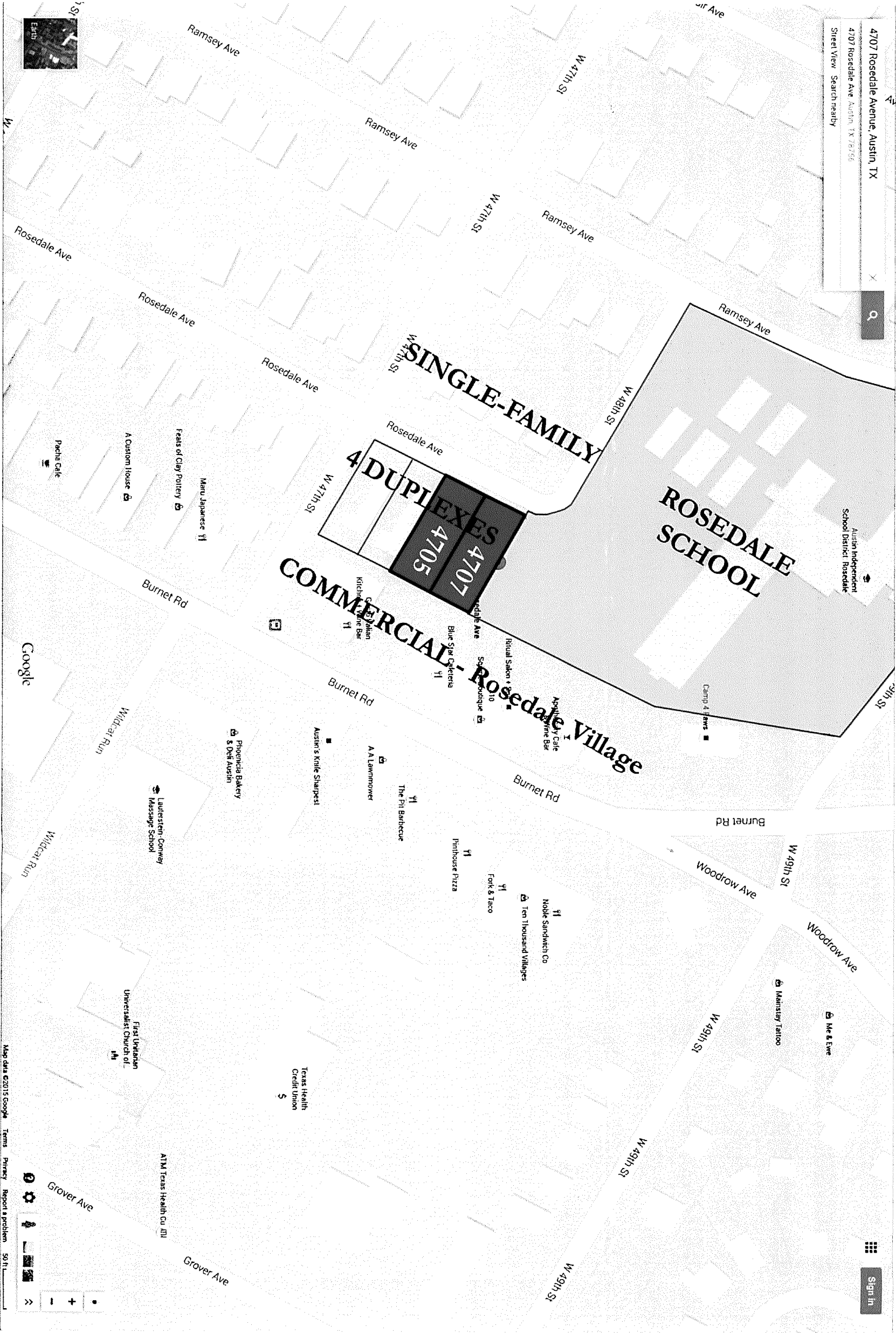
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4707 Rosedale Avenue, Austin, TX
4707 Rosedale Ave, Austin, TX 78756
Street View Search nearby

Sign In

4705 & 4707 Rosedale Ave
Diane & Jim Howard

BOARD OF ADJUSTMENT

Design Intent:

To rebuild the existing duplexes in their current lot layout.

Asking Variances for:

1. Rebuild duplexes on lot smaller than 7000 sf
2. Keep impervious cover ratio of existing which is currently over 45% max
3. Keep existing building layout with carport between buildings

Doing in New Design:

- We are keeping original intent for neighborhood
- We are rebuilding the delapidated existing duplexes
- We are keeping the single-family scale from street
- We are bringing the duplexes out of the setbacks
- We are addressing foundation and structural instability issues
- We are complying with McMansion Ordinance
- We are updating and bringing the existing duplexes into compliance with Electrical, Plumbing and Fire

Codes

Project Name:

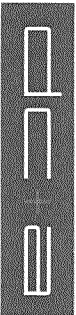
Rosedale Duplexes

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Variance Requests



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