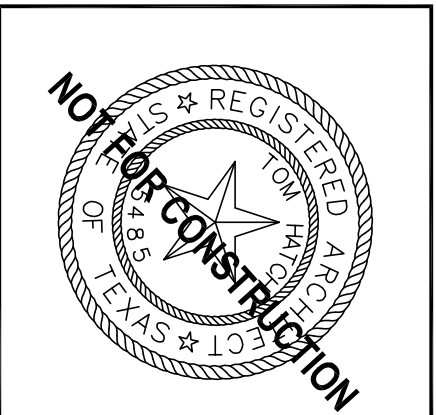




900 Juniper Street
Landmark Property
Austin, TX 78702
Travis County

Neighborhood
Housing &
Community
Development
Corporation

[illegible]

ISSUE DATES:
03/12/12 HLC Review
03/19/12 Progress Set

Site Plan & Project Information

LOT SIZE: proposed 3905 S.F.	EXISTING	NEW/ ADDITION
a. 1st Floor Conditioned Area	333 S.F.	519 S.F.
b. 2nd Floor Conditioned Area	N/A	N/A
c. 3rd Floor Conditioned Area	N/A	N/A
d. Basement	N/A	N/A
e. Garage /Carport	N/A	N/A
Attached	N/A	N/A
Detached	N/A	N/A
f. Wood Decks (must be counted at 100%)	N/A	22 S.F.
g. Breezeways	N/A	N/A
h. Covered Patios	N/A	N/A
i. Covered Porches	107 S.F.	N/A
j. Balconies	N/A	N/A
k. Swimming Pool (surface area)	N/A	N/A
l. Other Building or Covered Areas (if applicable)		
Specify:	N/A	N/A
TOTAL BUILDING AREA (add a through l.)	480 S.F.	541 S.F.
TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b, c, d, k, and f, if uncovered)		
		979 S.F. 27.9% OF LOT

LOT SIZE: proposed 3305 S.F.		EXISTING	NEW / ADDITION
a.	1st Floor Conditioned Area	333 S.F.	519 S.F.
b.	2nd Floor Conditioned Area	N/A	N/A
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage / Carport Attached Detached	N/A N/A	N/A N/A
f.	Wood Decks (must be counted at 100%)	N/A	22 S.F.
g.	Breezeways	N/A	N/A
h.	Covered Patios	N/A	N/A
i.	Covered Porches	107 S.F.	N/A
j.	Balconies	N/A	N/A
k.	Swimming Pool (surface area)	N/A	N/A
l.	Other Building or Covered Areas (if applicable) Specify:	N/A	N/A
TOTAL BUILDING AREA (add a. through l.)		460 S.F.	541 S.F.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)	979 S.F. 27.9% OF LOT
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a.	Total Building Coverage on Lot (see above)	679 S.F.
b.	Driveway Area on Private Property	524 S.F.
c.	Sidewalk / Walkways on Private Property	50 S.F.
d.	Uncovered Patios	14 S.F.
e.	Uncovered Wood Decks (may be counted at 50%)	11 S.F.
f.	Air Conditioner Pads)	9 S.F.
g.	Concrete Decks	N/A
h.	Other	
	Specify:	N/A

a.	Total Building Coverage on Lot (see above)	679 S.F.
b.	Driveway Area on Private Property	524 S.F.
c.	Sidewalk / Walkways on Private Property	50 S.F.
d.	Uncovered Patios	14 S.F.
e.	Uncovered Wood Decks (may be counted at 50%)	11 S.F.
f.	Air Conditioner Pads)	9 S.F.
g.	Concrete Decks	N/A
h.	Other	
	Specify:	N/A

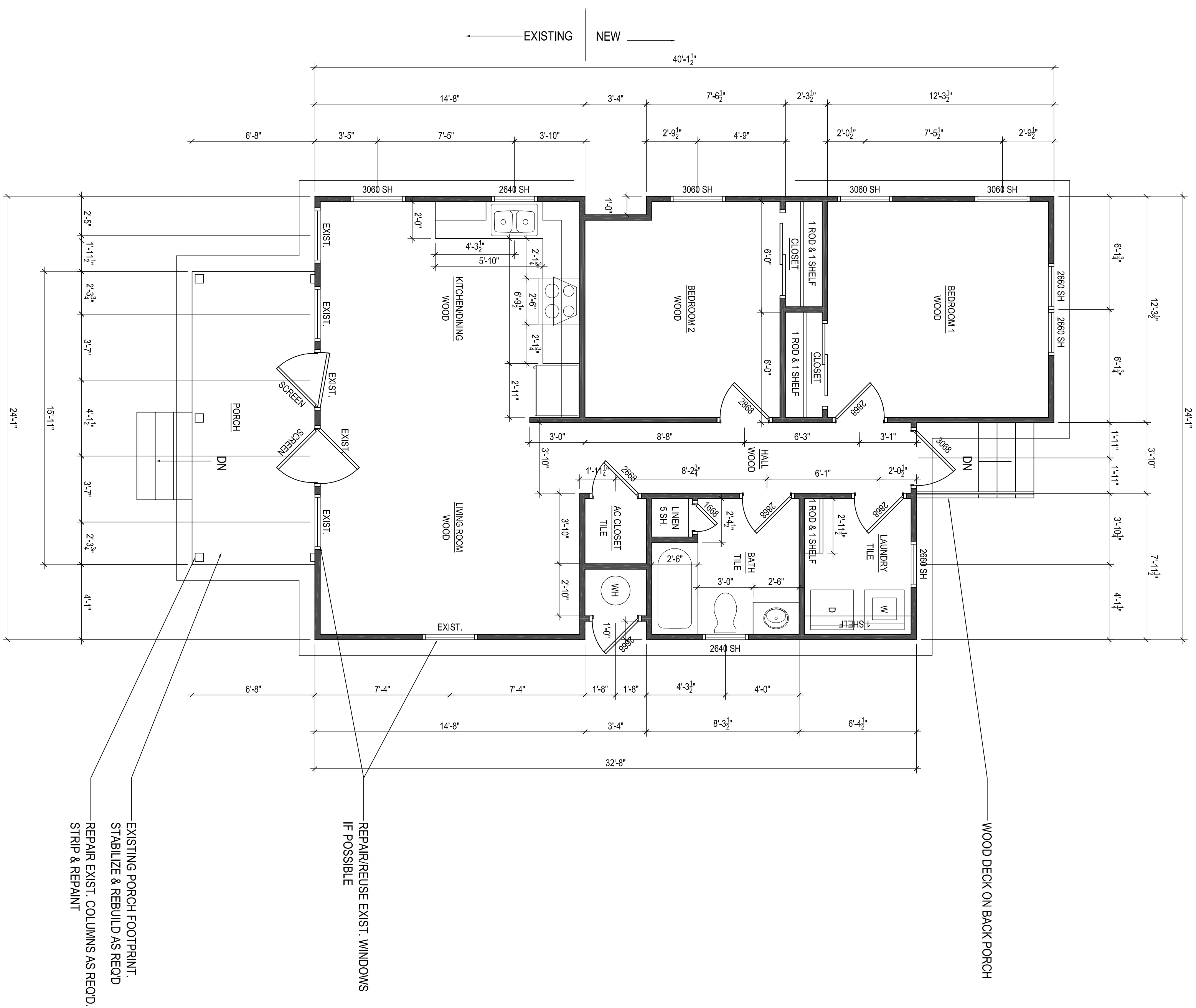
TOTAL IMPERVIOUS COVERAGE (add a. through h.)	1587 sq. ft. 45% of lot
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	EXISTING	NEW / ADDITION
I. 1st Floor Gross Area a. 1st Floor Area (excluding covered or uncovered finished ground-floor porches) b. 1st Floor Area with Ceiling Height Over 15 Feet. c. TOTAL (add a and b above)	363 S.F. N/A N/A	519 S.F. N/A N/A
II. 2nd Floor Gross Area d. 2nd Floor Area (including all areas covered by a roof) e. 2nd Floor Area with Ceiling Height Over 15 Feet. f. TOTAL (add d and e above)	N/A N/A N/A	N/A N/A N/A
III. 3rd Floor Gross Area g. 3rd Floor Area (including all areas covered by a roof) h. 3rd Floor Area with Ceiling Height Over 15 Feet. i. TOTAL (add g and h above)	N/A N/A N/A	N/A N/A N/A
IV. Basement Gross Area j. Floor area outside footprint of first floor	N/A	N/A
V. Garage k. Attached (subtract 200 sq. ft. if used to meet the minimum parking requirement) l. Detached (subtract 450 square feet if more than 10 feet from principle structure)	N/A N/A	N/A N/A
VI. Carport (Open on two or more sides without habitable space above it subtract 450 sq. ft.)	N/A	N/A
VII. TOTAL	N/A	N/A
TOTAL GROSS FLOOR AREA GROSS AREA OF LOT		872 sq. ft. 3,505 sq. ft.
FLOOR AREA RATIO (gross floor area/ gross area of lot)		24.9% or 0.25 to 1.0

	EXISTING	NEW / ADDITION
I. 1st Floor Gross Area a. 1st Floor Area (excluding covered or uncovered finished ground-floor porches) b. 1st Floor Area with Ceiling Height Over 15 Feet. c. TOTAL (add a and b above)	363 S.F. N/A N/A	519 S.F. N/A N/A
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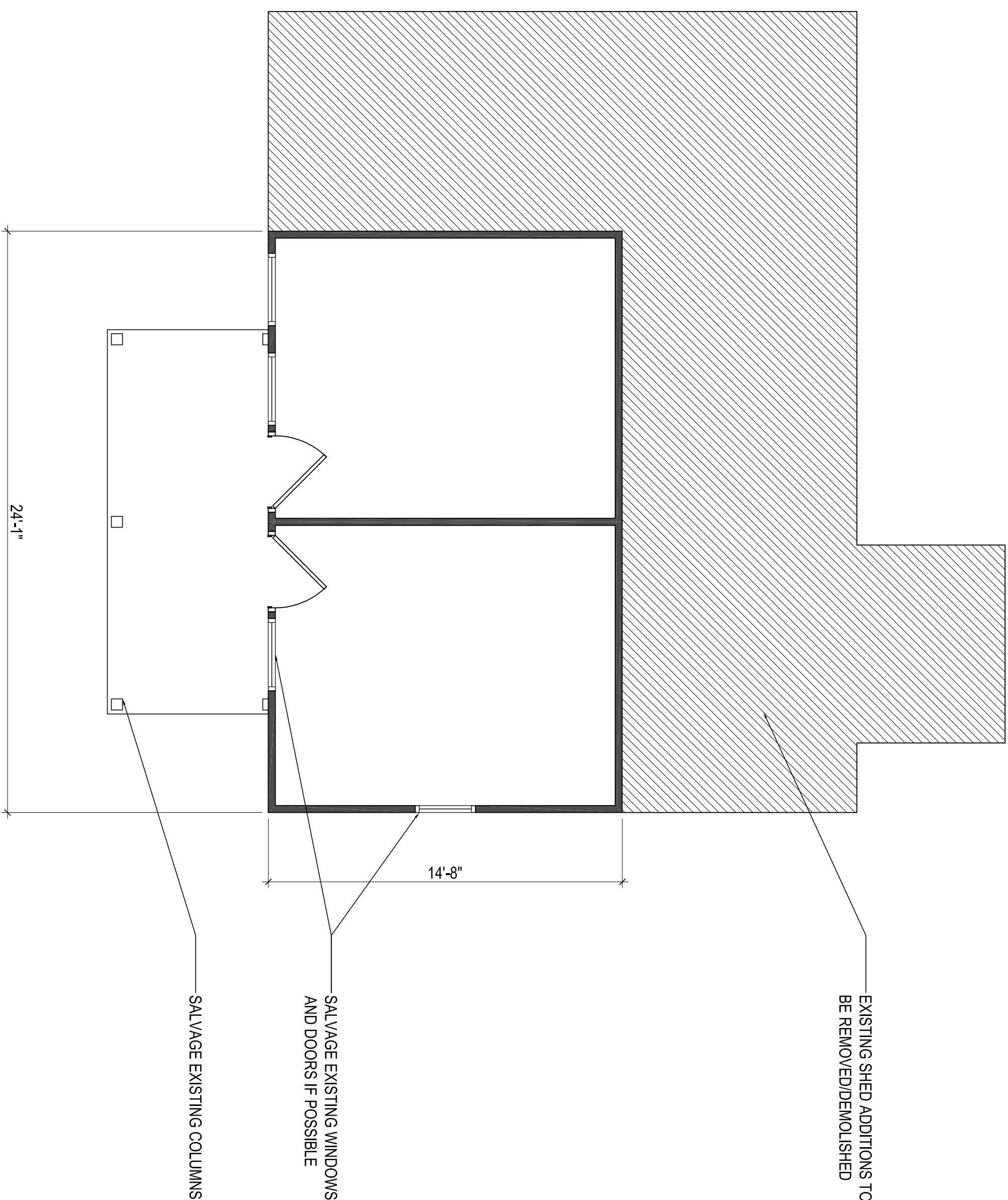
LEGAL DESCRIPTION:
LOT 1 BLK A JUNIPER AT OLIVE SUBD



EXISTING PORCH FOOTPRINT.
STABILIZE & REBUILD AS RECD.
REPAIR EXIST. COLUMNS AS RECD.
STRIP & REPAINT

REPAIR/REUSE EXIST. WINDOWS
IF POSSIBLE

WOOD DECK ON BACK PORCH

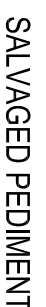


01 Existing Floor Plan

SCALE: 1/4" = 1'-0"

02 Proposed Floor Plan

SCALE: 1/4" = 1'-0"



EXISTING	05
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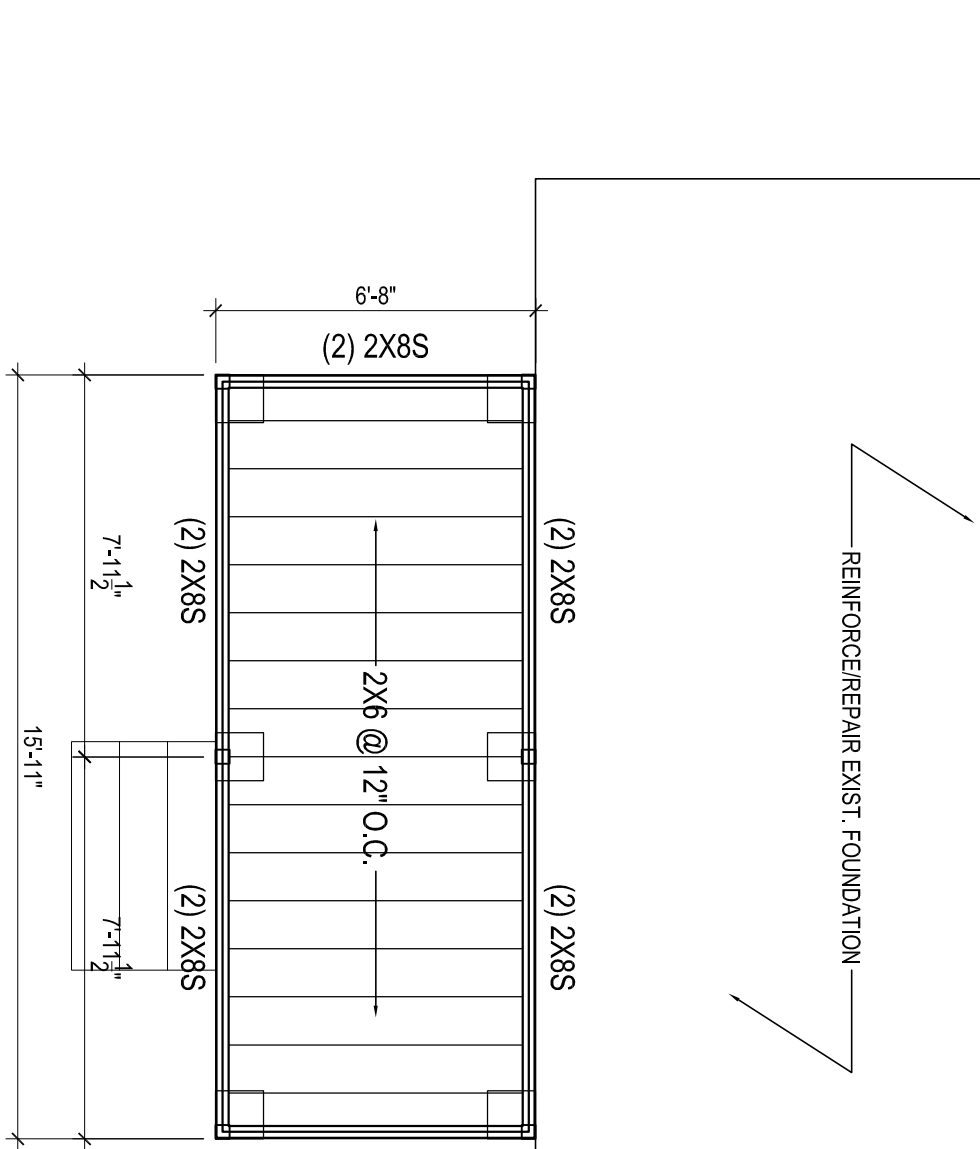
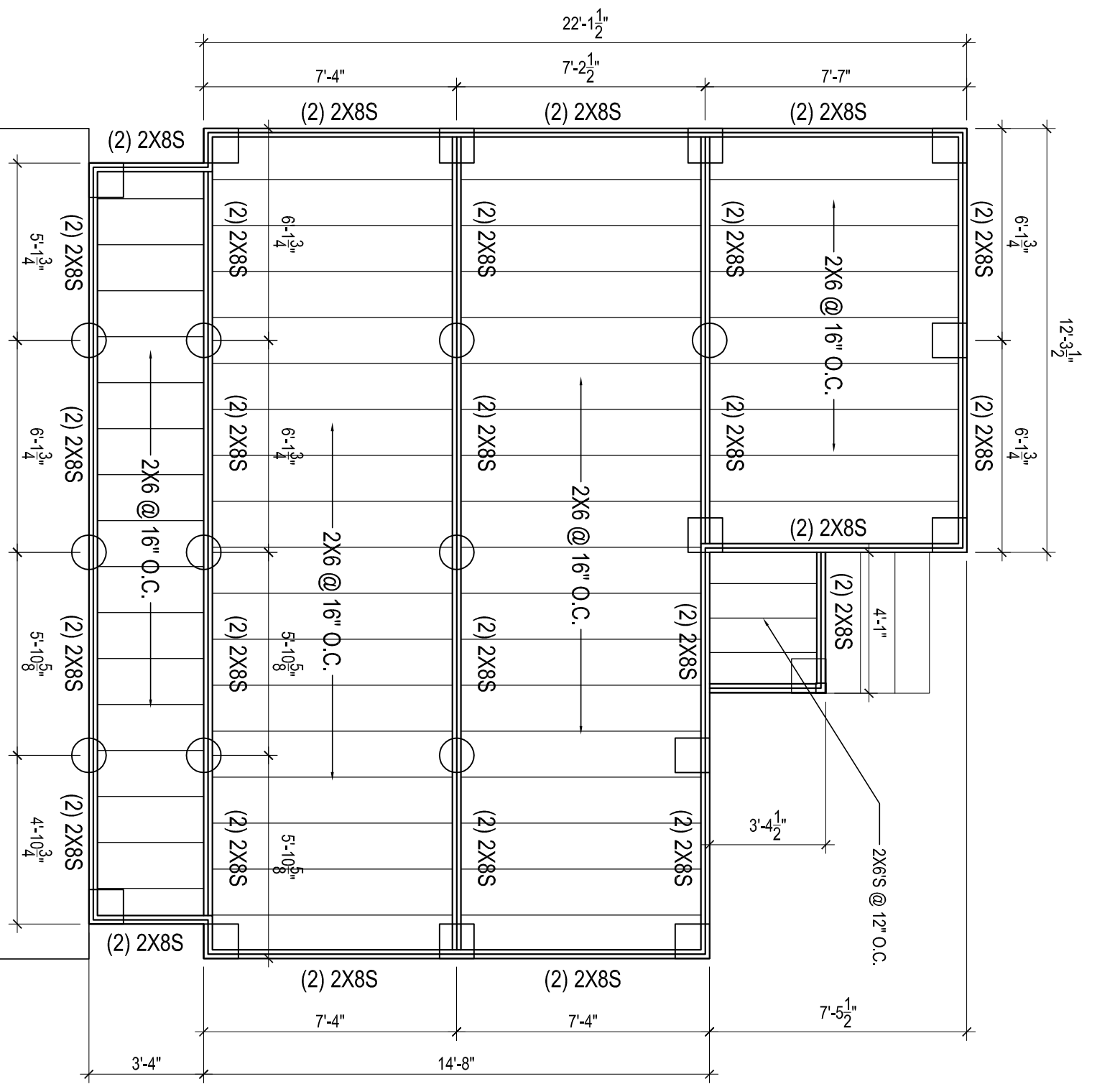
- BUILDING SPECIFICATIONS FOR LANDMARK STATUS BUILDINGS:
1. NEW WINDOWS TO BE WOOD SINGLED HUNG, WOOD FRAMED INSECT SCREEN OVER OPERABLE SASH
 2. EXISTING SIDING TO BE REPAIRED. USE WOOD IN PLACES WHERE SIDING NEEDS TO BE REPLACED.
 3. ROOF SHINGLES TO BE 3-TAB 25-YEAR LIGHT GRAY
- 900 JUNIPER STREET COLORS: (BENJAMIN MOORE):
- BODY COLOR (PEDIMENT BODY AS WELL): HC-38 CHIPPENDALE ROSETONE
TRIM COLOR 1: OC-45 SWISS CORFEE
TRIM COLOR 2 (SCREEN FRAMES & PEDIMENT ACCENT): HC-70 VAN BUREN BROWN
OFF/CEILING COLOR: 2058-70 BLUE ANGEL

900 JUNIPER STREET COLORS (BENJAMIN MOORE):

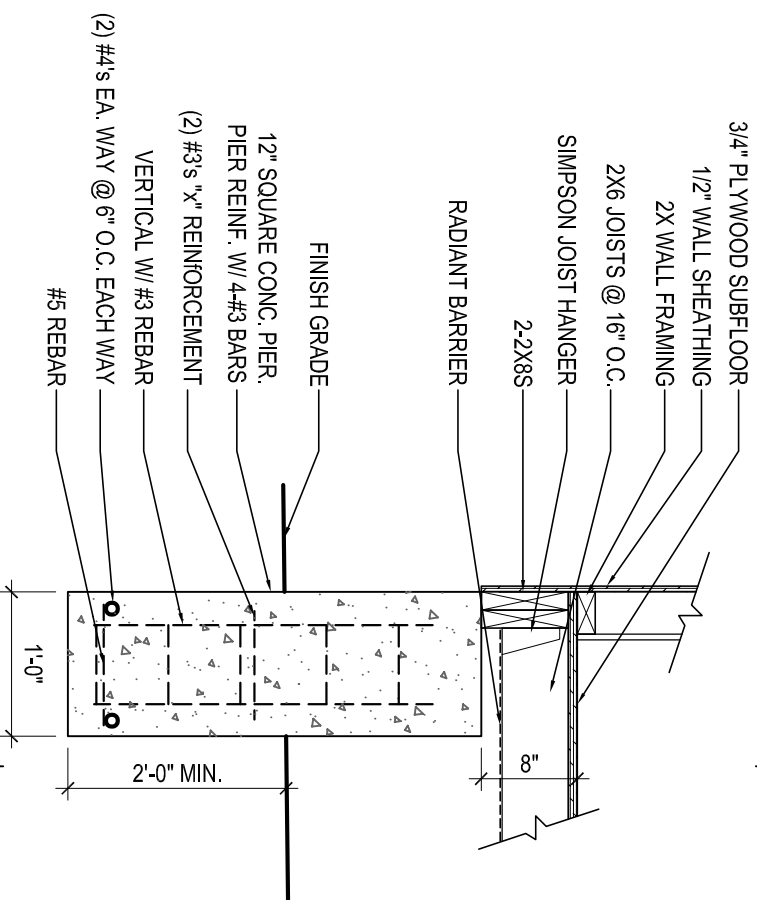
BODY COLOR (PEDIMENT BODY AS WELL): HC-58 CHIPPENDALE ROSETONE

TRIM COLOR 1: OC-45 SWISS COFFEE

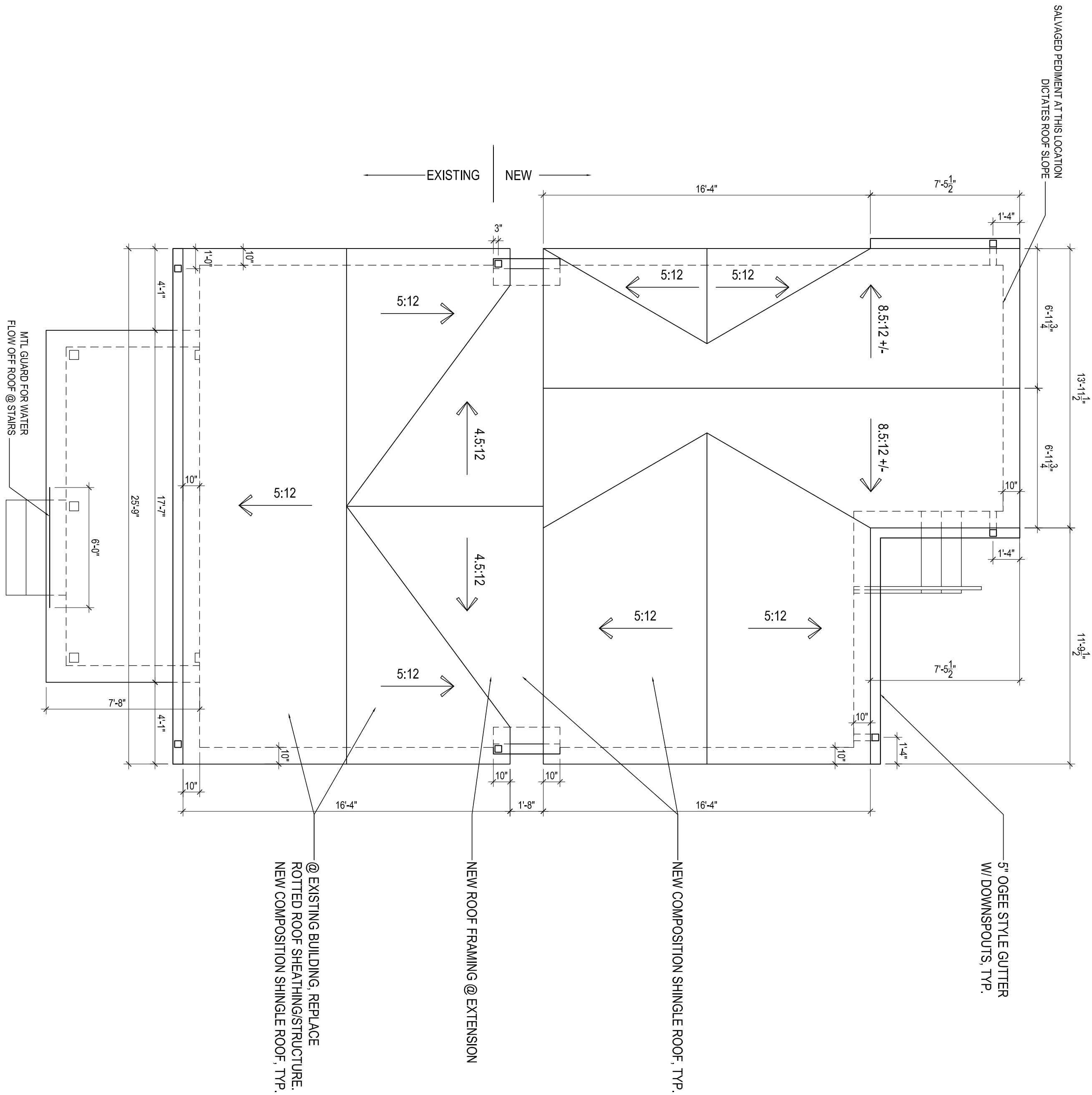
SOFFIT/CEILING COLOR: 2058-70 BLUE ANGEL



04 | Porch Pier Detail
SCALE: 3/4" = 1'-0"



03 | Pier Detail
SCALE: 3/4" = 1'-0"



02 | Roof Plan
SCALE: 1/4" = 1'-0"