

PASSIVE HOUSE CERTIFICATION

24.66
ICFA - UNIT A
3,402.03

GROSS FLOOR AREA		
UNIT A MAIN FLR SF	1,563.97	
UNIT A 2ND FLR SF	1,466.33	
UNIT A LOWER LVL SF	806.69	
EXISTING HOUSE SF	1,023.89	
UNIT B 2ND FLR SF	1,018.78	
UNIT B MAIN FLR SF	681.67	
	6,561.33 sq ft	
EXISTING IMPERVIOUS	3,442.77	
PROPOSED TOTAL IMPERVIOUS	6,025.44	
BLDG COVERAGE	4,474.47	

MF-4

Total Site Area - 8,750 sf

		Allowed	Proposed
Max Building Coverage	60%	5,250 sf	4,474 sf (51%)
Max Impervious Cover	70%	6,125 sf	6,025 sf (69%)
Max FAR	.75:1	6,562 sf	6,561 sf (.749)
Max Units Per Acre	36-54		3 units
Max Height Per Zoning		60'	27'-10"
Max Height Per LHD		32'	27'-10"
Parking	2 PER UNIT	6	6 (one on street)

*SLOPE ACROSS SITE = 19.8%
EXEMPTED FROM VISITABILITY PER ORDINANCE NUMBER 20140130-021 R3 20.71

*3 UNITS ON COMMERCIAL ZONING, THEREFOR MC MANSION DOES NOT APPLY

*RESIDENTIAL STRUCTURES AND USE, THEREFOR COMPATIBILITY DOES NOT APPLY PER 25-2-1052-A-1 OF LDC

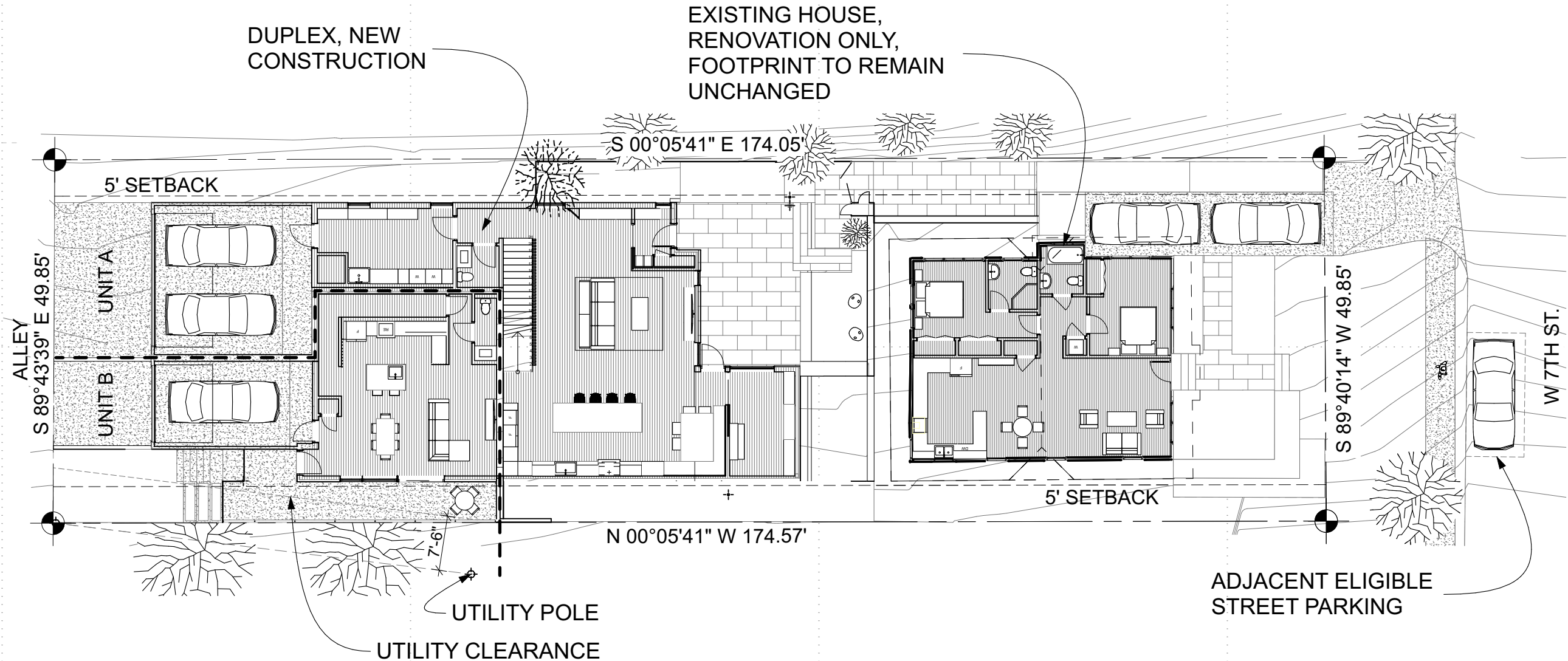
*STRUCTURES ARE UNDER IRC 2015

*SUBCHAPTER E APPLIES BUT BUILDING PLACEMENT AND DESIGN STANDARDS ARE NOT APPLIED TO EXISTING BUNGALOW



Scott Ginder - Texas Architect
Registration # 21234

This document is incomplete and
may not be used for regulatory
approval, permitting or construction



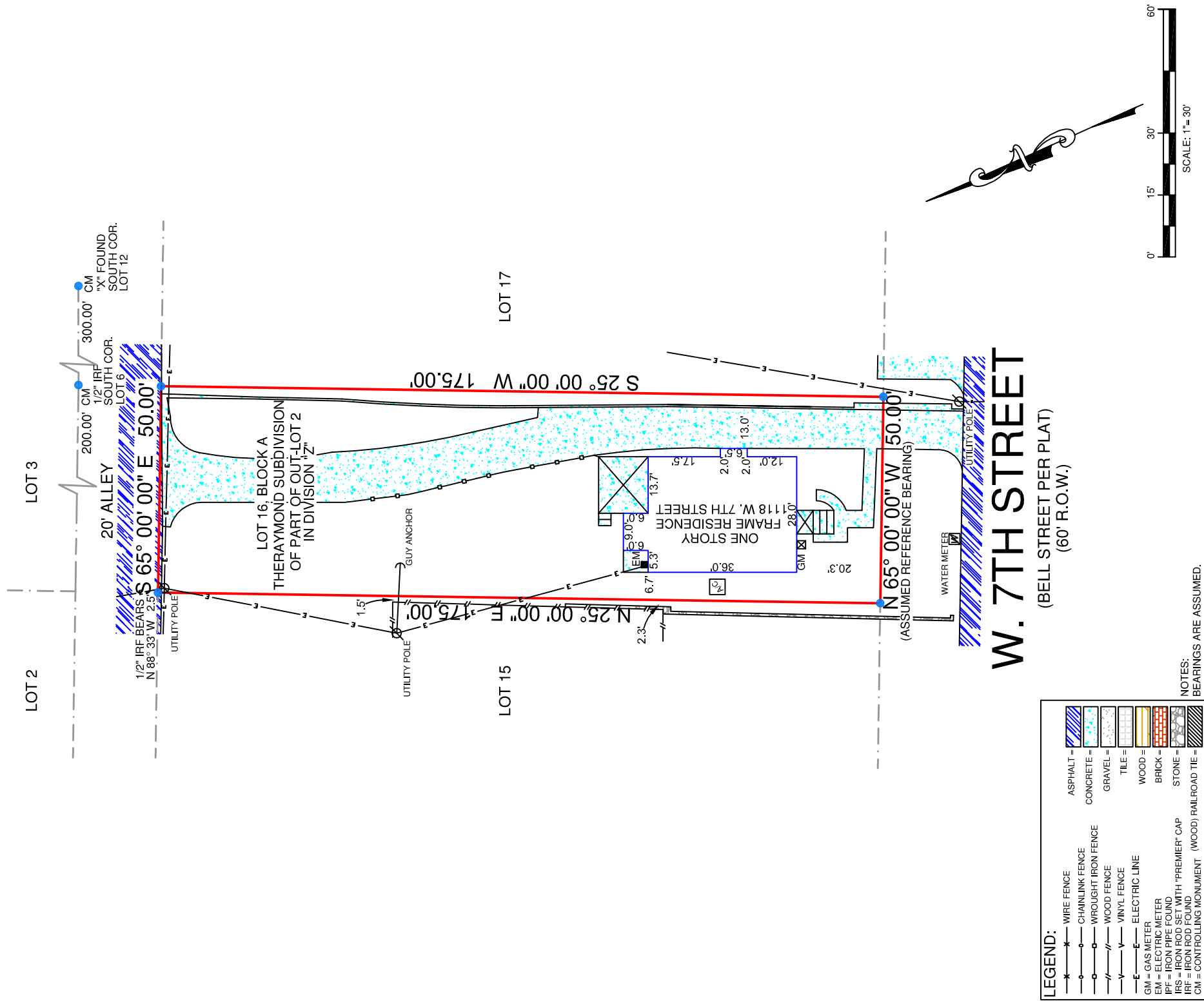
W 7th Passive

1118 W 7th St
Austin, TX 78703

REV DATE DESCRIPTION

ISSUE:
SCHEMATIC PLANS
DATE:
08/02/19
PROJECT NUMBER:
2019-###
SHEET TITLE:
ARCHITECTUR
AL SITE

A0.10



LEGAL DESCRIPTION: BEING LOT 16, BLOCK A, THE RAYMOND SUBDIVISION OF PART OF OUT-LOT 2, IN DIVISION "Z", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 128, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE REFERENCED PLOT REFERENCED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE
WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD
ZONE ACCORDING TO THE MAP PUBLISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, AND
HAS A ZONE "X" RATING AS SHOWN BY MAP NO.
48453C0445 J, DATED JANUARY 6, 2016.

DATE: 12/06/17 FIELD: 12/05/17	JOB NO.: 17-09480	1118 W. 7TH STREET, AUSTIN, TX 78703 LOT 16, BLOCK A, THE RAYMOND SUBDIVISION OF PART OF OUT-LOT 2, IN DIVISION "Z"
 5700 W. Plano Parkway Suite 1200 Plano, Texas 75093 972-612-3601 (O) 855-892-0468 (F) www.premiersurveying.com premierorders@premiersurveying.com		
DATE: _____		_____
ACCEPTED BY: _____		_____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



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W 7th Passive
1118 W 7th St
Austin, TX 78703

REV	DATE	DESCRIPTION
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ISSUE:
SCHEMATIC PLANS

DATE:
08/02/19

PROJECT NUMBER:
2019-###

SHEET TITLE:

A0.12