

1513 WOODLAWN BOULEVARD AUSTIN TEXAS

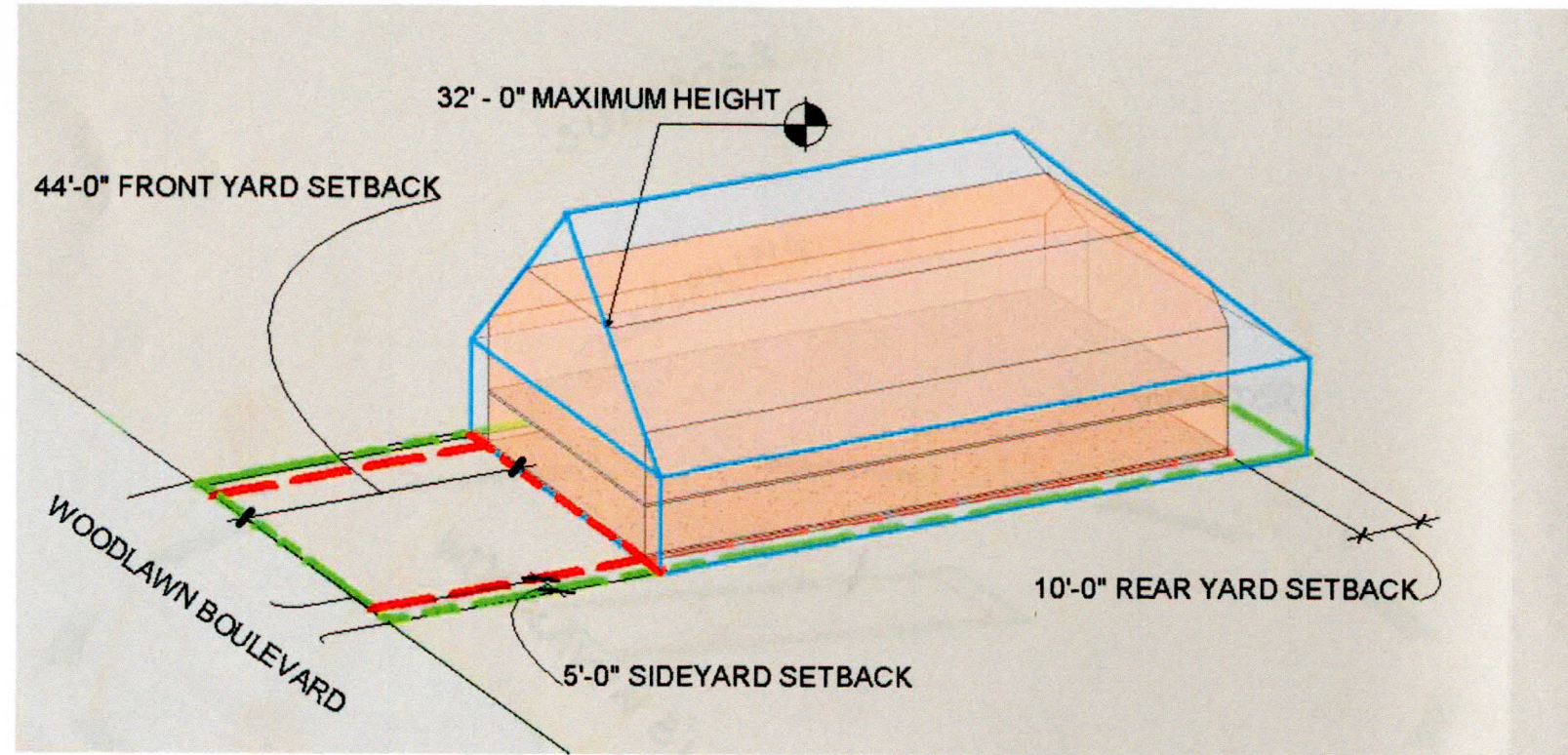


PROPERTY INFORMATION

- ZONING: SF3
- NO NEIGHBORHOOD PLAN DESIGNATION
- ZONED NRHD, HISTORIC REVIEW INVOLVED W/PERMIT APPROVAL
- PART OF OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION
- IN THE EARZ, LADYBIRD LAKE URBAN WATERSHED. NO ADDITIONAL RESTRICTIONS TO STANDARD COA GUIDELINES FOR IMPERVIOUS COVER.

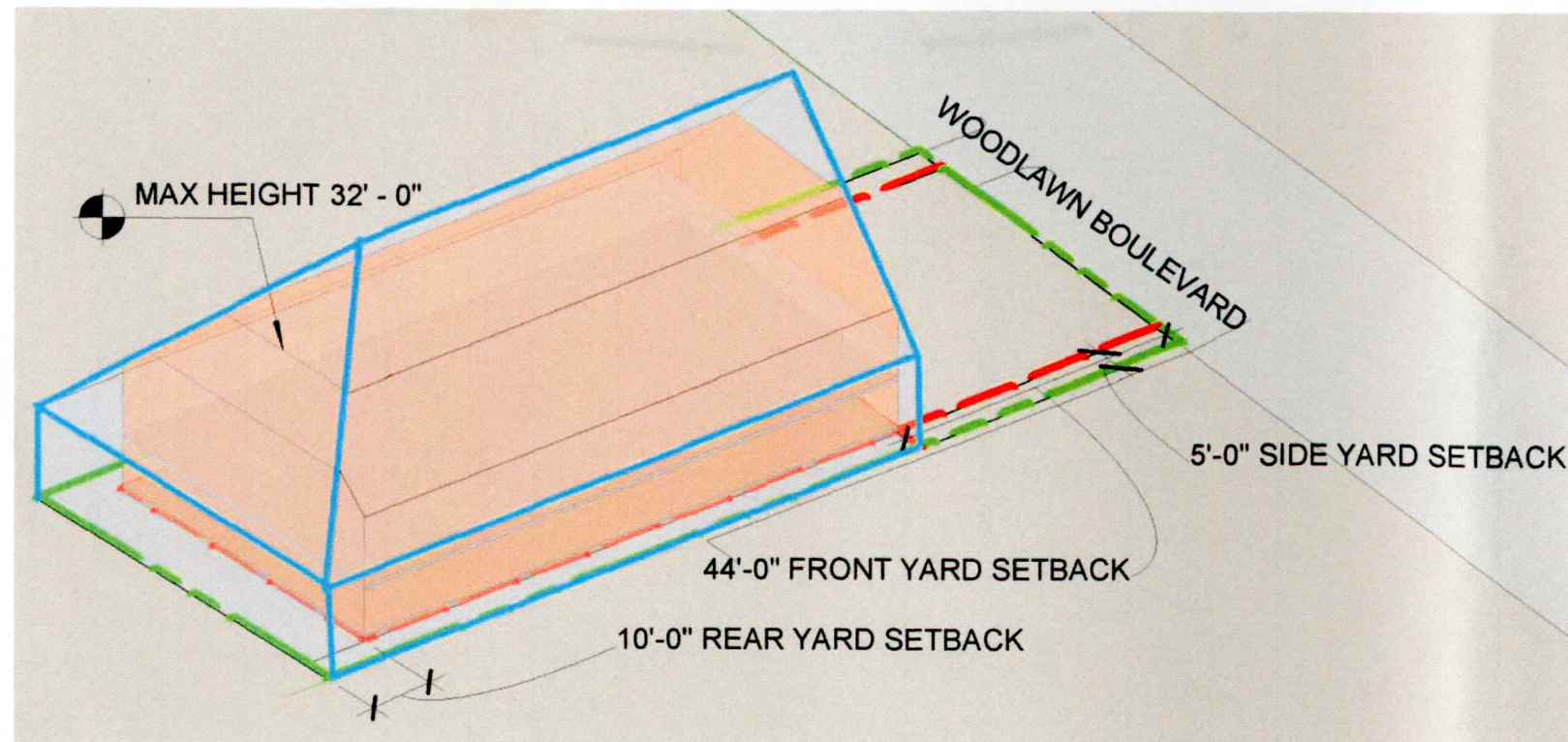


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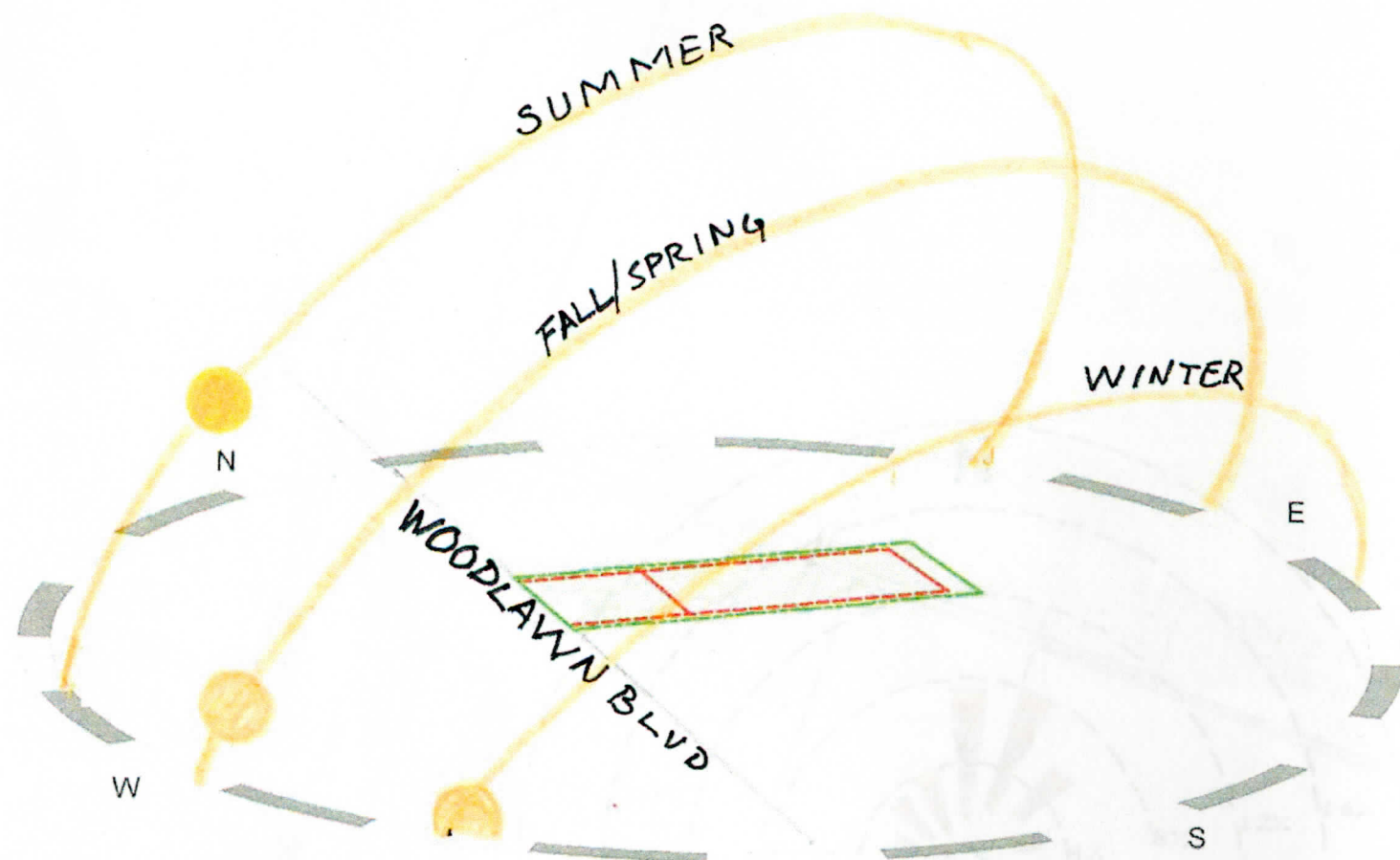


SITE CALCULATIONS

- LOT SIZE: **8778 SF**
- ALLOWABLE BUILDING COVERAGE: **3511 SF**
- ALLOWABLE IMPERVIOUS COVER: **3950 SF**
- FRONT YARD SETBACK PER DEED RESTRICTIONS: **44'-0"**
- MAXIMUM BUILDING HEIGHT: **32'-0"**
- EXEMPTIONS TO GROSS FLOOR AREA
 - 450 SF OF DETACHED GARAGE
 - 200 SF OF GROUND FLOOR PORCH
 - HABITABLE ATTIC SPACE



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SOLAR ANALYSIS

- SOUTH AND NORTH FACING GLAZING IS OPTIMAL WITH DEEP OVERHANGS ON THE SOUTH.
- WEST AND EAST GLAZING IS LESS OPTIMAL BECAUSE OF LOW SOLAR ANGLES IN THOSE DIRECTIONS.
- VERTICAL BAFFLES OR LOUVERS CAN MITIGATE SOLAR HEAT GAIN FROM EAST AND WEST SUN.

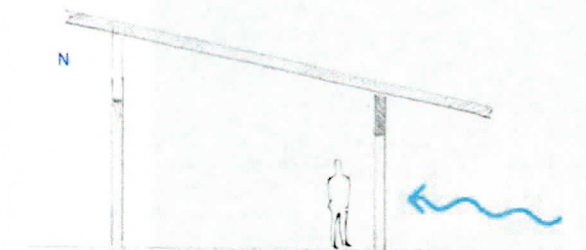
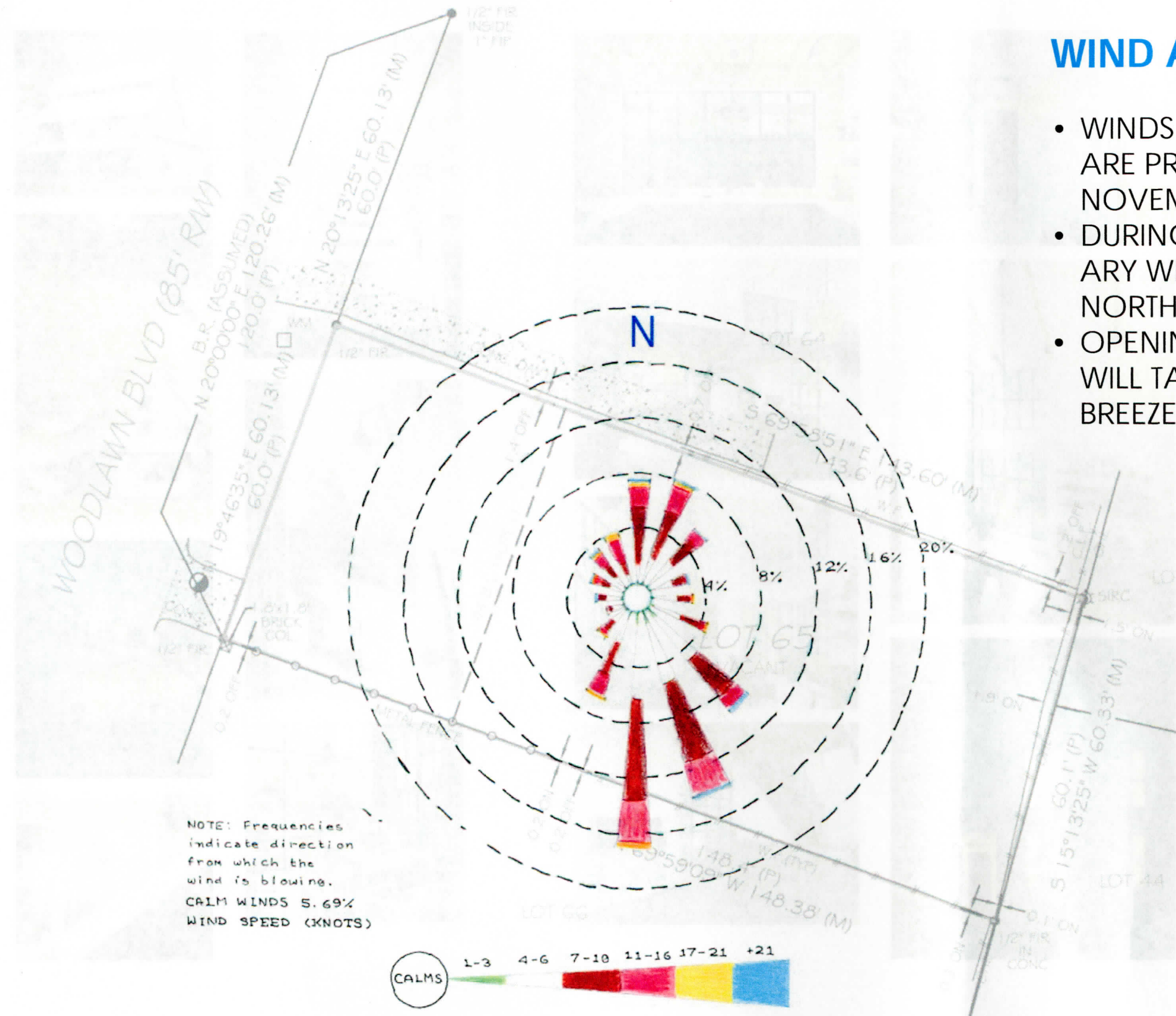
• OPENINGS ON THE SOUTH AND WEST FACADES WILL TAKE ADVANTAGE OF PRELIMINARY WIND BREEZES IN THE WARMER MONTHS.



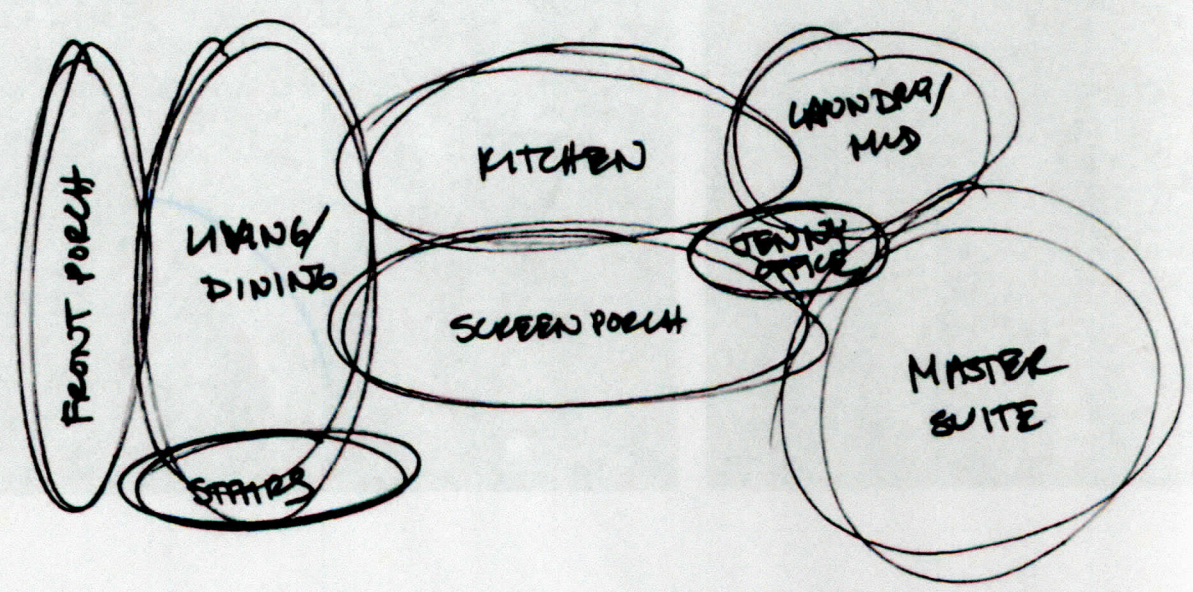
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WIND ANALYSIS

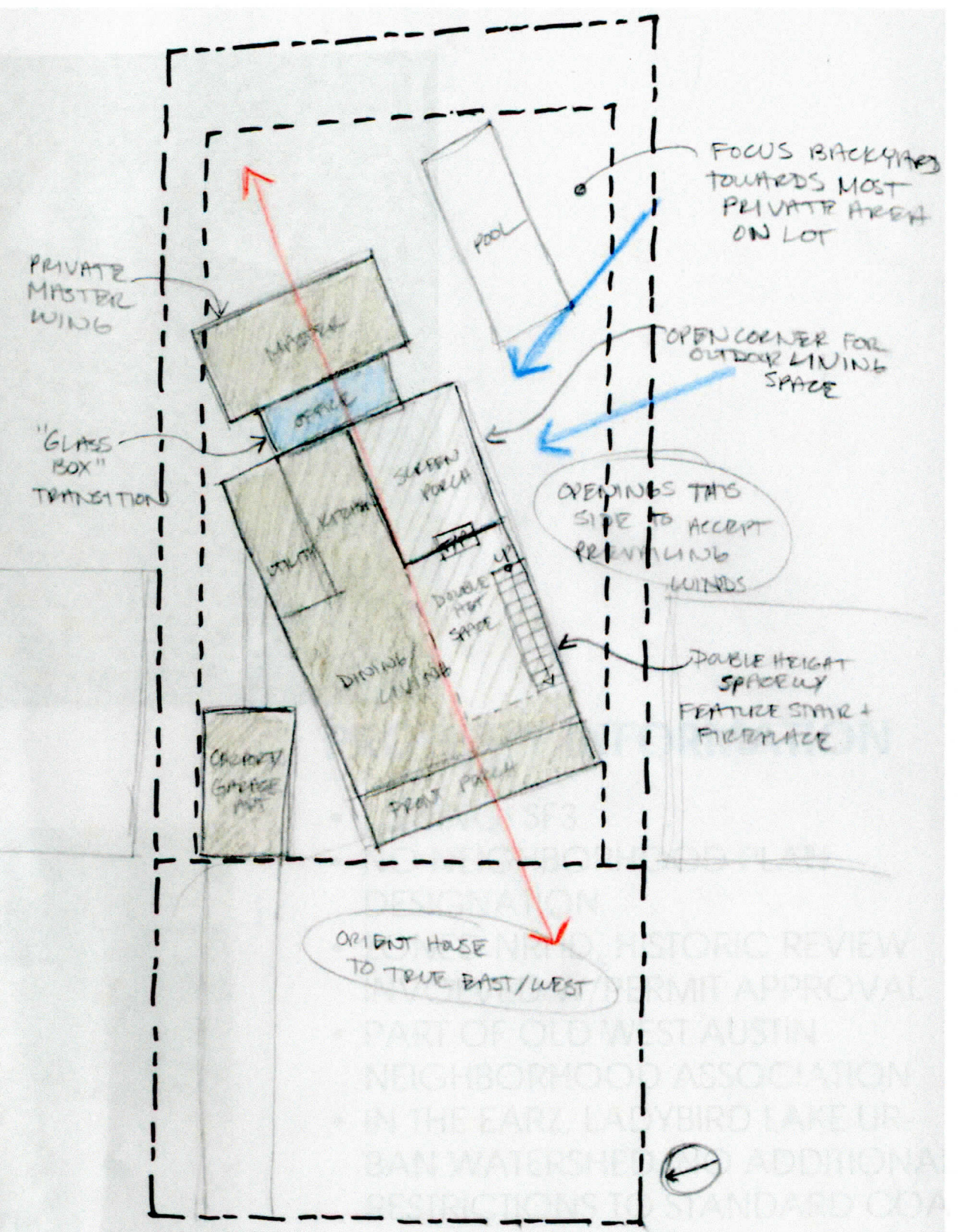
- WINDS BLOWING FROM THE SOUTH TO SOUTH EAST ARE PREDOMINANT IN AUSTIN FROM MARCH UNTIL NOVEMBER.
- DURING THE MONTHS OF NOVEMBER THRU FEBRUARY WINDS TEND TO COME FROM THE NORTH AND NORTHEAST.
- OPENINGS ON THE SOUTH AND SOUTH EAST FACADES WILL TAKE ADVANTAGE OF PREDOMINANT COOLING BREEZES IN THE WARMER MONTHS.



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BUBBLE DIAGRAM - FIRST FLOOR



CONCEPT DIAGRAM