DRAWING INDEX

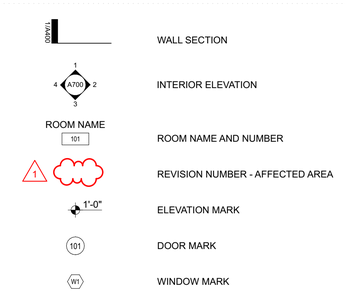
ARCHITECTURAL

A001	DEMO PLAN & SURVEY
A002	ARCHITECTURAL SITE
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A102	FLOOR PLAN LEVEL 2
A103	FLOOR PLAN LEVEL 3
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A601	DOORS & WINDOWS

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES AND ORDINANCES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, AND HIGHEST INDUSTRY STANDARDS.
2. GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES ASSOCIATED. GENERAL CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER THE CERTIFICATE OF OCCUPANCY TO THE OWNER.
3. GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS, BE FAMILIAR WITH EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM VISIBLE EXISTING CONDITIONS BUT CANNOT BE GUARANTEED BY ARCHITECT.
4. GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL TRADES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LAY OUT AND DIMENSIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING NOT INDICATED ON THE DRAWINGS.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTORS EXPENSE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY STOLEN OR DAMAGED MATERIALS ON SITE.
6. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEROF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER, AND HEATING.
7. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE SERVICE TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OF NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
8. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION. TO OBTAIN PERMISSION; PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED.

DRAWING SYMBOLS



ABBREVIATIONS

ABV.	ABOVE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	N.T.S.	NOT TO SCALE
ALT.	ALTERNATE	O.C.	ON CENTER
ALUM.	ALUMINUM	O.D.	OUTSIDE DIAMETER
ANG.	ANGLE	OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
ARCH.	ARCHITECT / ARCHITECTURAL		
BIB	BLOWN IN BATT INSULATION	OFOI	OWNER FURNISHED / OWNER INSTALLED
BLDG.	BUILDING		
BLKG.	BLOCKING	PL.	PLATE
B.M.	BENCH MARK	PLBG.	PLUMBING
B.O.C.	BOTTOM OF CURB	PLYWD.	PLYWOOD
CFMF	COLD FORMED METAL FRAMING	PTD.	PAINTED
CIP	CAST IN PLACE	R.C.P.	REINFORCED CONCRETE PIPE
CJ	CONTROL JOINT	RD	ROOF DRAIN
CONC.	CONCRETE	REF	REFERENCE
CONT.	CONTINUOUS	RH	RIGHT-HAND
CTR.	CENTER	R.O.	ROUGH OPENING
DIAG.	DIAGONAL	R.O.W.	RIGHT OF WAY
DIA.	DIAMETER	SAB	SOUND ATTENUATING BATT INSULATION
DN	DOWN	SIM.	SIMILAR
DTL.	DETAIL	SPEC.	SPECIFICATION
EJ	EXPANSION JOINT	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
FIN.	FINISH / FINISHED	SYM.	SYMMETRICAL
FIXT.	FIXTURE	T.O.	TOP OF(...)
FLR.	FLOOR	T.O.C.	TOP OF CURB / CONCRETE
FRPF.	FIREPROOF(ING)	T.O.F.	TOP OF FRAMING
FTG.	FOOTING	T.O.S.	TOP OF STEEL / SLAB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GEN.	GENERAL	TYP.	TYPICAL
GYP.	GYPSUM	U.N.O.	UNLESS NOTED OTHERWISE
HB	HOSE BIBB	V.I.F.	VERIFY IN FIELD
HW	HOT WATER	WD.	WOOD
I.D.	INSIDE DIAMETER	W.P.	WORK POINT
INT.	INTERIOR	W/	WITH
LAM.	LAMINATED	W/I	WITHIN
LAV.	LAVATORY	W/O	WITHOUT
LH	LEFT-HAND	XFMR	TRANSFORMER
MAX.	MAXIMUM		
MIN.	MINIMUM		
M.O.	MASONRY OPENING		

ZONING INFORMATION

Site Area	6646.0
Impervious Cover Allowed (45%)	2990.7
Impervious Cover Proposed	2801.0
Delta (sq. ft)	189.7
Proposed %	42.1%
Floor Area Ratio Allowed (0.65 0r 4,350)	4350.0
Floor Area Ratio Proposed (BLDG 1)	1450.0
Floor Area Ratio Proposed (BLDG 2)	1450.0
Floor Area Ratio Proposed (BLDG 3)	1450.0
Floor Area Ratio Proposed (Total)	4350.0
Delta (sq. ft)	0.0
Proposed %	65%
Building Coverage Allowed (40%)	2658.4
Building Coverage Proposed	2391.0
Delta (sq. ft)	267.4
Proposed %	36.0%
Front Yard Area	751.0
Front Yard Impervious Cover Allowed (40%)	300.4
Front Yard Impervious Cover Proposed	45.0
1ST FLOOR	725.0
2ND FLOOR	673.0
3RD FLOOR	52.0
COVERED PARKING	N/A
COVERED ENTRY PORCH	72
COVERED PORCH	0
COVERED BALCONY PORCH	33
TOTAL BUILDING AREA (PER UNIT)	1555.0
TOTAL BUILDING COVERAGE (PER UNIT)	797.0
TOTAL BUILDING COVERAGE (ALL 3 UNITS)	2391
DRIVEWAY	N/A
SIDEWALKS	410
UNCOVERED PATIO	N/A
UNCOVERED WOOD DECK	N/A
AC PAD	N/A
TOTAL SITE IMPERVIOUS COVER	2801

VICINITY MAP







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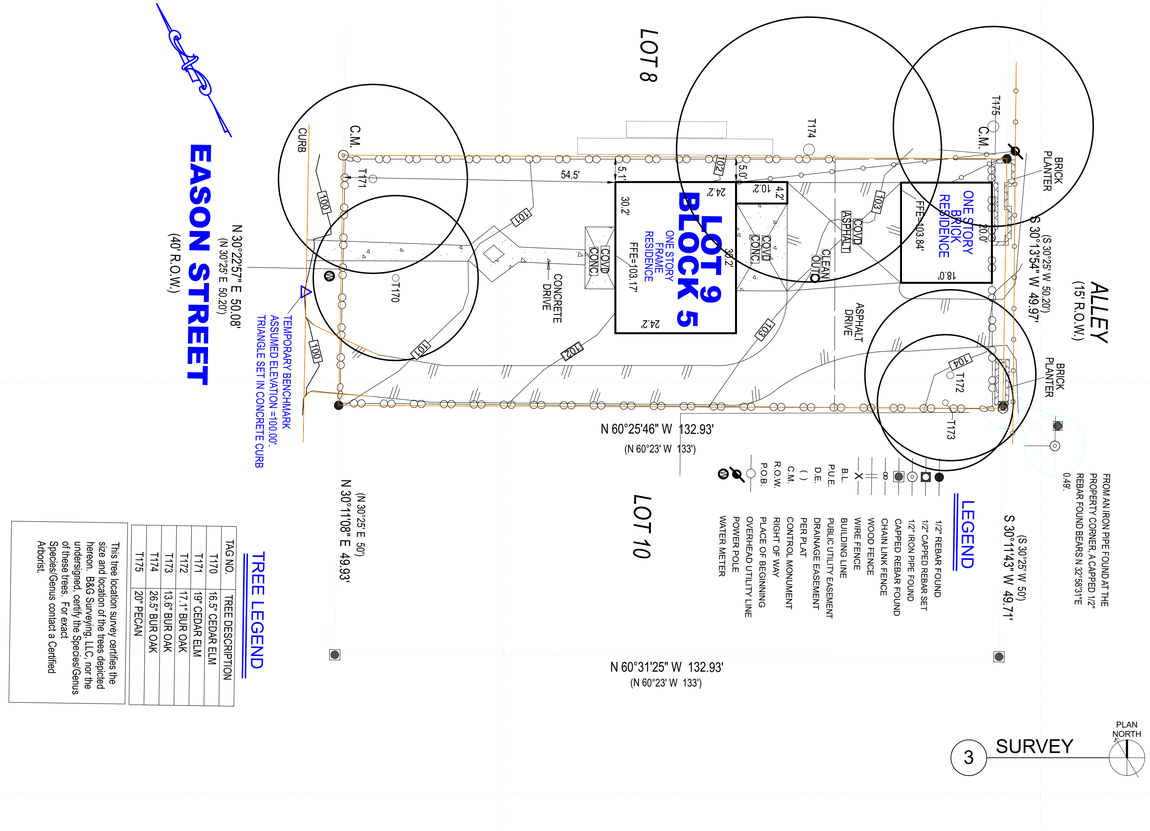
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SHEET:
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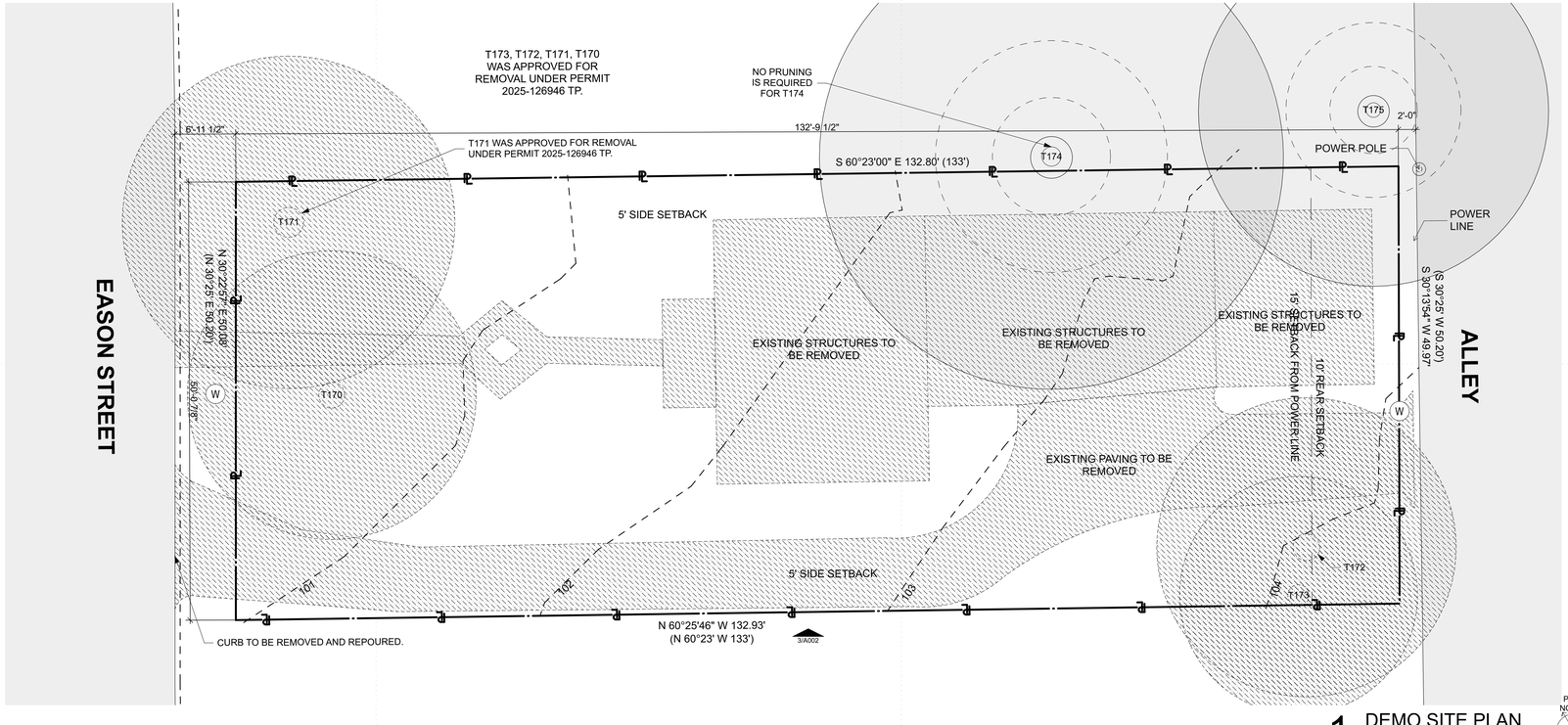
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3 SURVEY

PLAN NORTH



1 DEMO SITE PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

DEMOLITION NOTES

1. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE WORK HAS COMMENCED.
2. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY AS REQUIRED BY NEW CONSTRUCTION AND/OR AS INDICATED.
3. WHERE ITEMS ARE NOTED TO BE SALVAGED, CAREFULLY REMOVE FROM EXISTING CONDITIONS TO PREVENT DAMAGE AND STORE ON SITE FOR REINSTALLATION.
4. PROTECT ALL EXISTING CONDITIONS TO REMAIN FROM DAMAGE.
5. LEGALLY DISPOSE OF ALL MATERIALS IN AN EPA-APPROVED LANDFILL, EXCEPT FOR ITEMS NOTED TO BE RECYCLED, SALVAGED, OR REINSTALLED.
6. SITE IS TO BE CLEARED OF ALL EXISTING STRUCTURES, SIDEWALKS, ALL DOCUMENTED TREES, AND 4" OF TOP SOIL

DEMOLITION LEGEND

EXISTING CONSTRUCTION

REMOVE OBJECT, SALVAGE AS INDICATED

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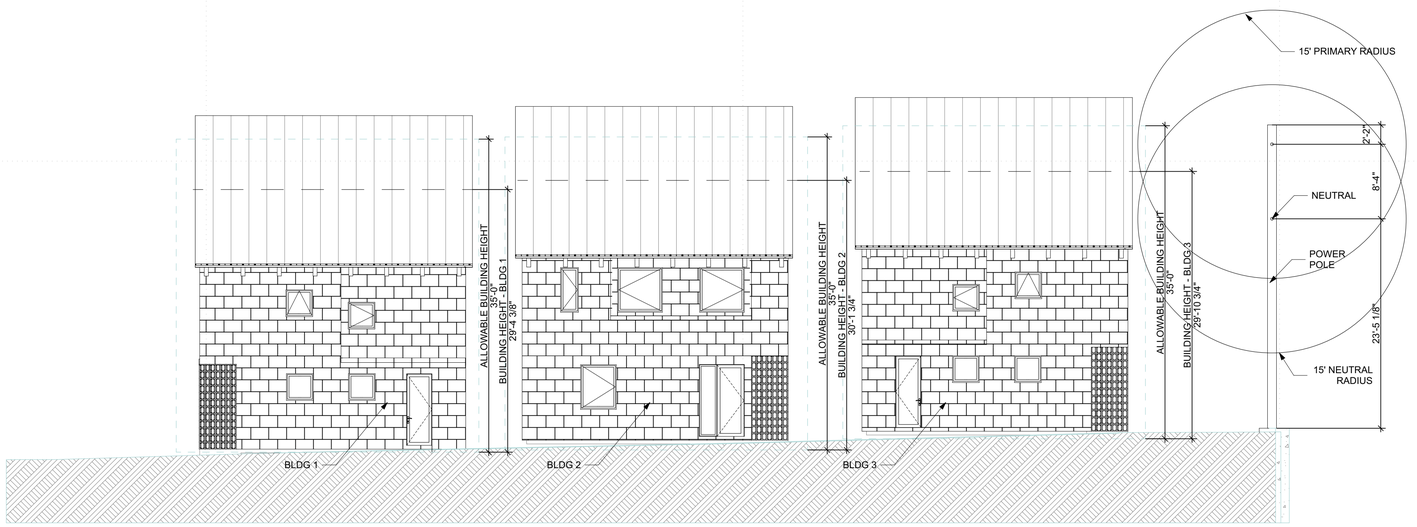
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SHEET TITLE:
DEMO PLAN & SURVEY

SHEET:
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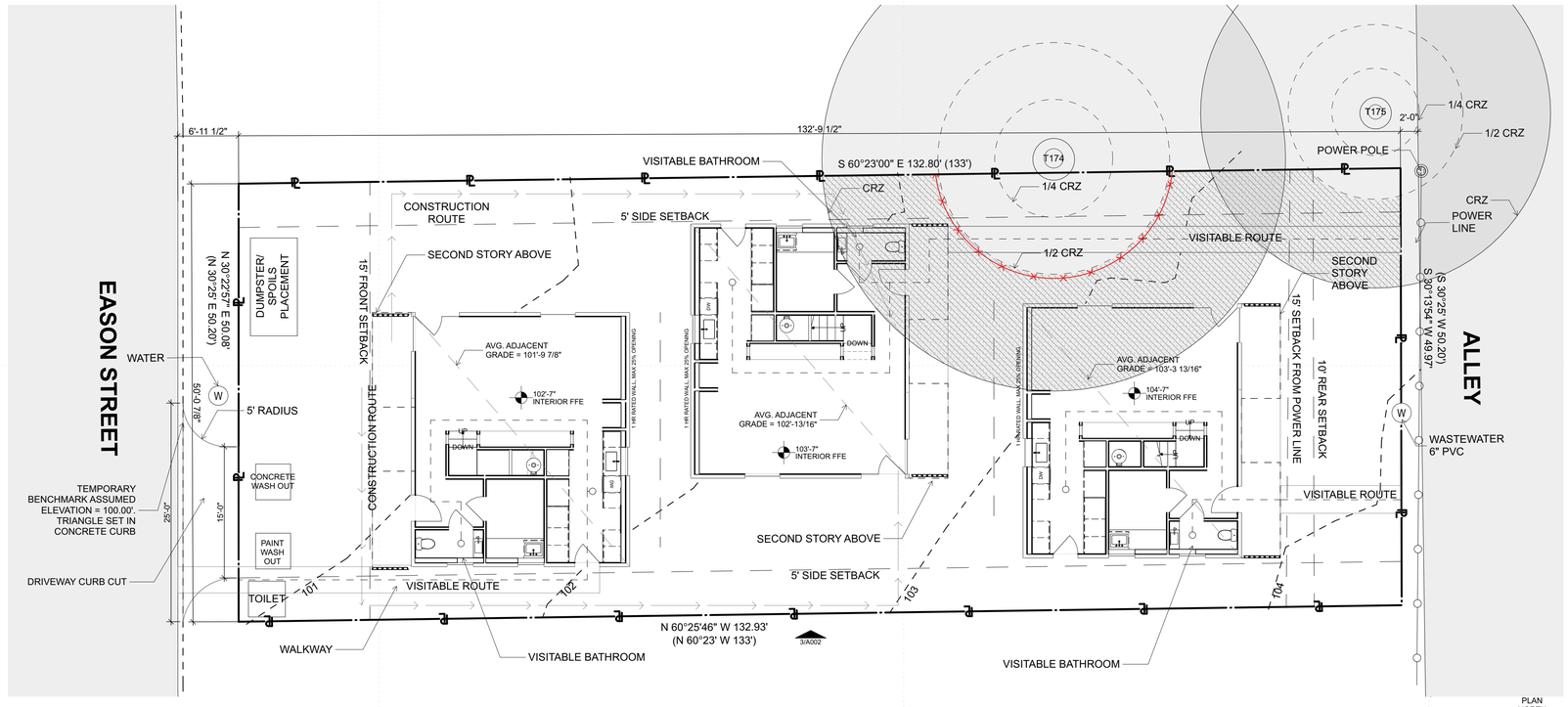
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3 SOUTH SITE ELEVATION

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



1 SITE PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

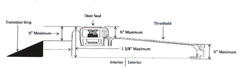
SITE PLAN NOTES

1. CONTRACTOR SHALL PROVIDE FINAL GRADING FOR POSITIVE DRAINAGE AWAY FROM BUILDING. WHERE POSITIVE DRAINAGE IS NOT POSSIBLE, PROVIDE FRENCH DRAINS AT PERIMETER OF FOUNDATION, UNO.
2. TREES ON SITE SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL EROSION/ SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION)
4. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
5. PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS.
6. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
7. NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES AND NO IMPACT IS ALLOWED WITHIN 1/4 CRZ
8. DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

APPROVED THRESHOLD DETAIL

N.T.S

1. REFER TO CODE INTERPRETATION CI2013-0002 FOR ADDITIONAL INFORMATION.
2. IF FOUNDATION PLAN SHOWS MORE THAN A 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL.



VISITABILITY NOTES

EXTERIOR ROUTE

SLOPE:	**3.62%**
HIGHEST POINT:	104'-0"
LOWEST POINT:	100'-0"
DISTANCE BETWEEN:	138'-0"

VISITABLE ENTRANCE:

1. MINIMUM CLEAR WIDTH OF 32"
2. BEVELED THRESHOLD 1/2" MAX

INTERIOR COMPLIANCE

BATHROOM ROUTE:

1. MINIMUM CLEAR WIDTH OF 32"
2. THRESHOLDS AND TRANSITIONS SHALL BE RAMPED OR BEVELED

VISITABLE BATHROOM:

1. MINIMUM CLEAR OPENING OF 30" AT DOOR
2. LATERAL 2x6 WOOD BLOCKING SHALL BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS. CENTERLINE OF BLOCKING AT 34" A.F.F. EXCEPT FOR PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

ELECTRICAL

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

FIXTURES

TOILETS	9
SINKS	18
SHOWERS	6
DISHWASHERS	3
WASHING MACHINES	3

TREE PROTECTION

5-FOOT CHAIN-LINK FENCE

8 INCH NATURAL WOOD MULCH

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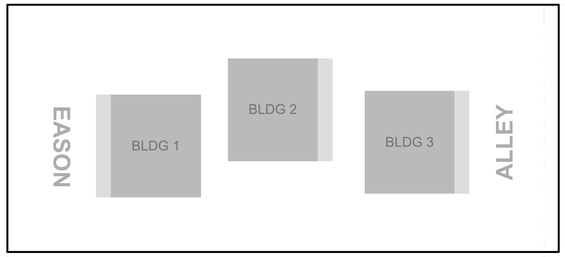
PROJECT NUMBER:
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SHEET TITLE:
ARCHITECTURAL SITE

SHEET:
A002

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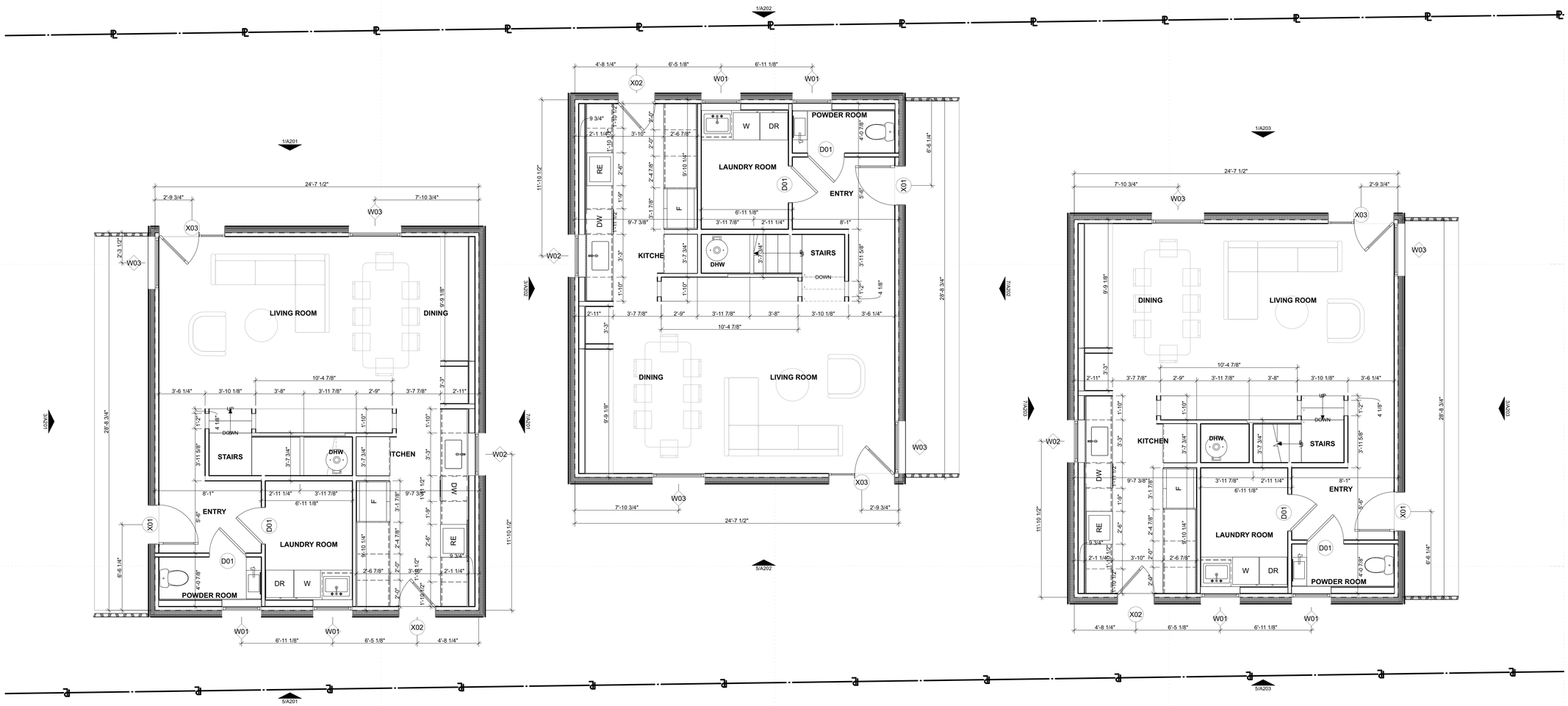
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16 SITE LEGEND
SCALE: 1" = 20'

FLOOR PLAN NOTES

1. CONTRACTOR AND SUB-CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE WORK HAS COMMENCED.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL CONTACT ARCHITECT FOR DIMENSION CLARIFICATION AS NEEDED.
3. WALL DIMENSIONS ARE NOTED FROM FACE OF STUD, CENTERLINE OF WINDOW, DOOR, OR COLUMN, UNO.
4. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS UNO.
5. ALL DOORS TO BE FRAMED 6" AWAY FROM NEAREST INSIDE FRAMED CORNER, UNO.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

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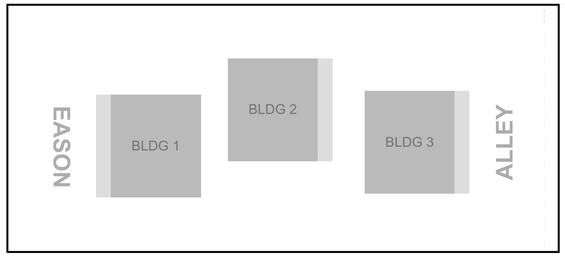
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SHEET TITLE:
FLOOR PLAN LEVEL 1

SHEET:
A101

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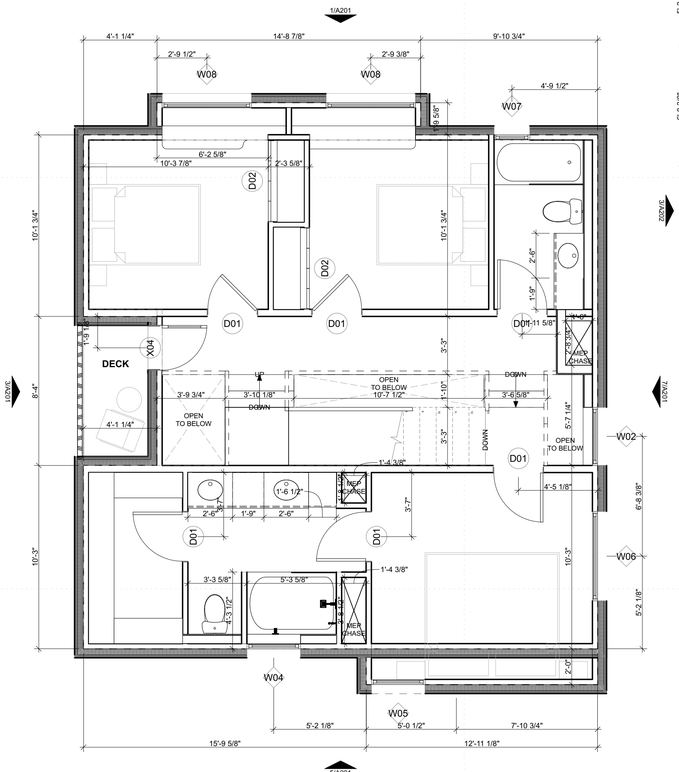
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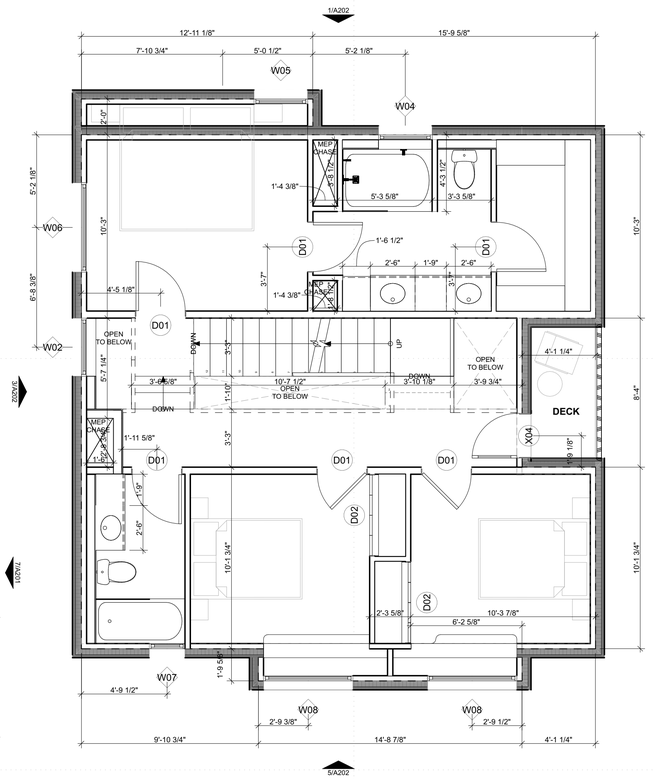


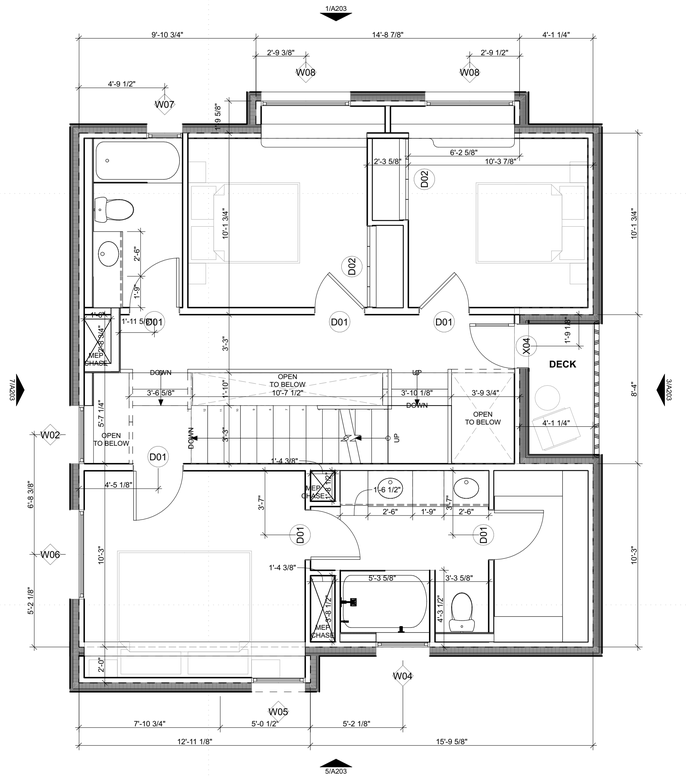
16 SITE LEGEND
SCALE: 1" = 20'

FLOOR PLAN NOTES

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4. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS UNO.
5. ALL DOORS TO BE FRAMED 6" AWAY FROM NEAREST INSIDE FRAMED CORNER, UNO.







1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

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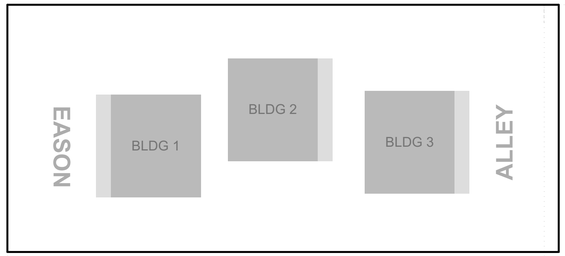
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FLOOR PLAN LEVEL 2

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A102

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16 SITE LEGEND
SCALE: 1" = 20'

FLOOR PLAN NOTES

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5. ALL DOORS TO BE FRAMED 6" AWAY FROM NEAREST INSIDE FRAMED CORNER, UNO.



THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"

PLAN NORTH

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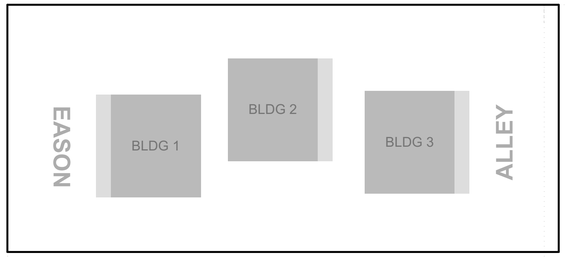
GENERAL CONTRACTOR
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SHEET TITLE:
FLOOR PLAN LEVEL 3
SHEET:
A103

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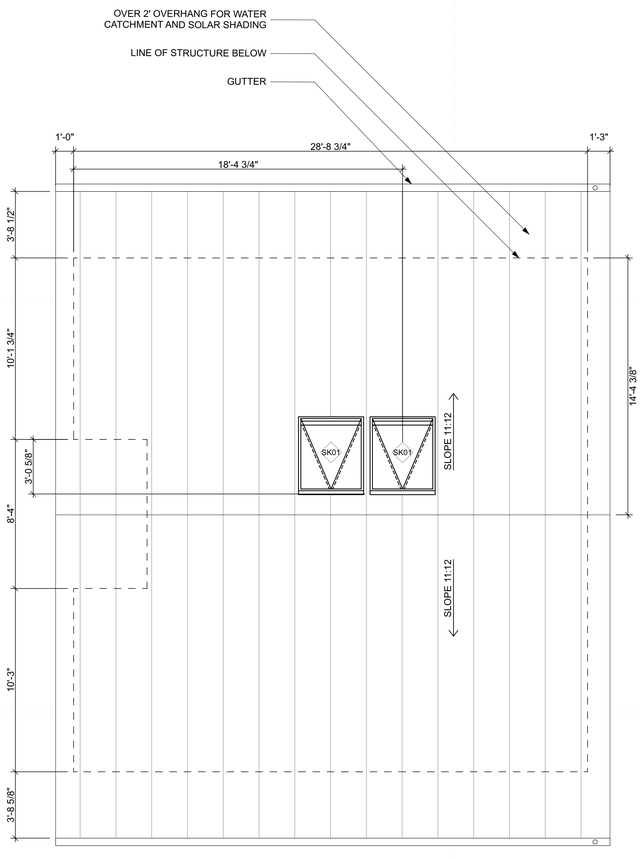
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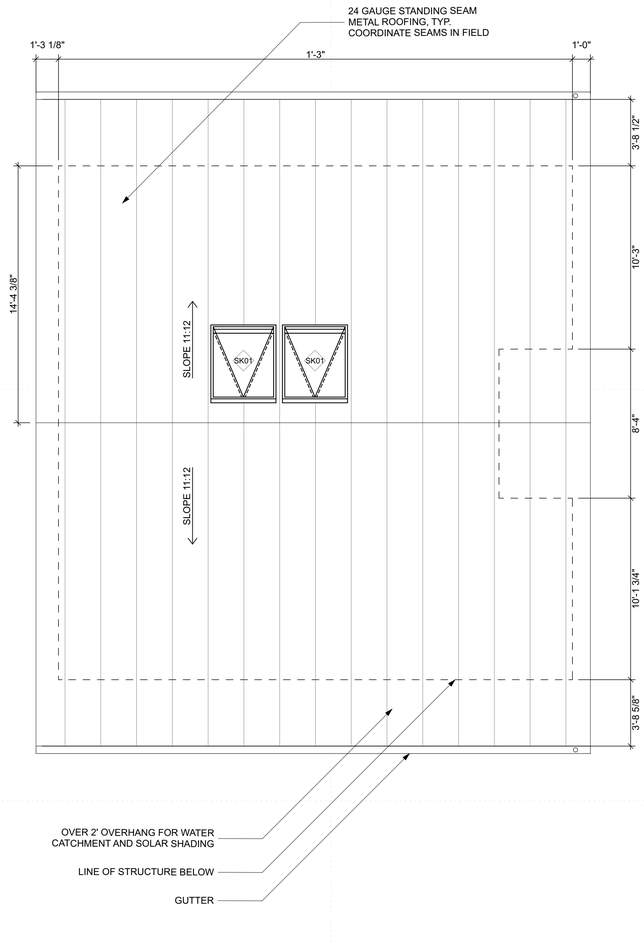


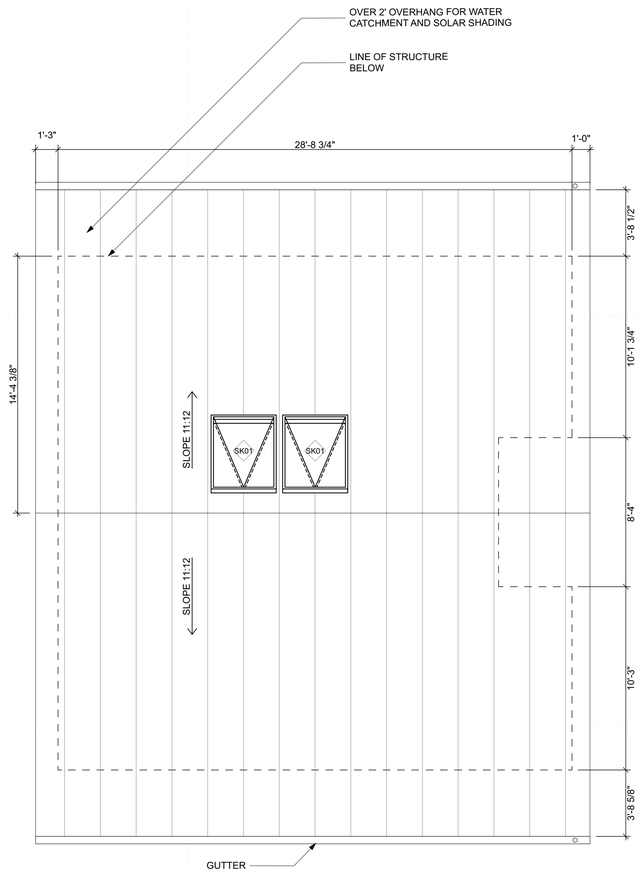
16 SITE LEGEND
SCALE: 1" = 20'

ROOF PLAN NOTES

1. GANG ALL PLUMBING VENTS THROUGH ROOF AS APPLICABLE.
2. ALL VENTS TO BE NORTH OF RIDGE, UNO.







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

PLAN NORTH

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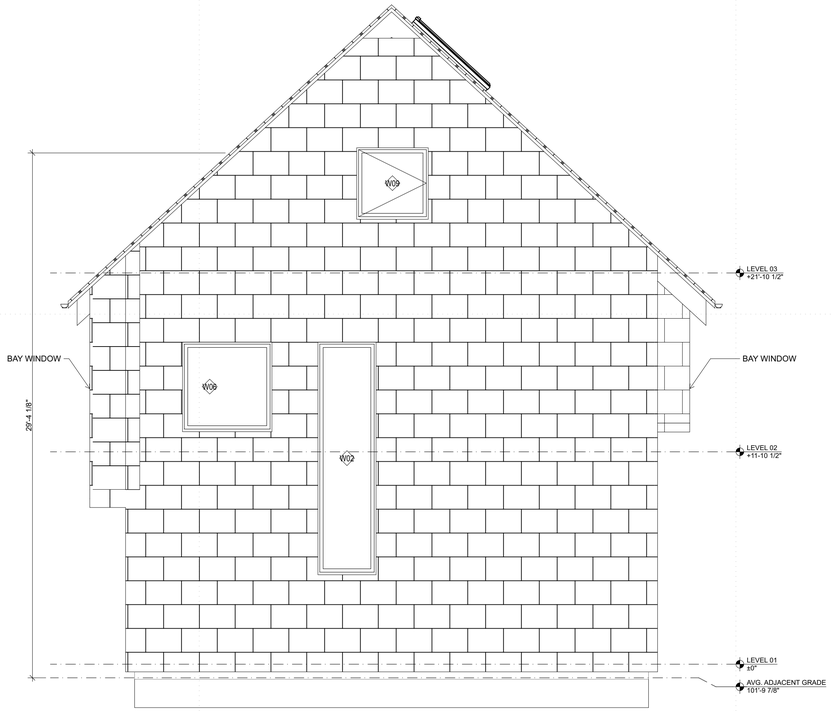
GENERAL CONTRACTOR
Moontower Design Build
828 Airport Blvd, Austin, TX 78702
Greg Esparza

REV	DATE	DESCRIPTION

ISSUE:
PERMIT SET
DATE:
2026.10.29
PROJECT NUMBER:
23-4007
SHEET TITLE:
ROOF PLAN
SHEET:
A141

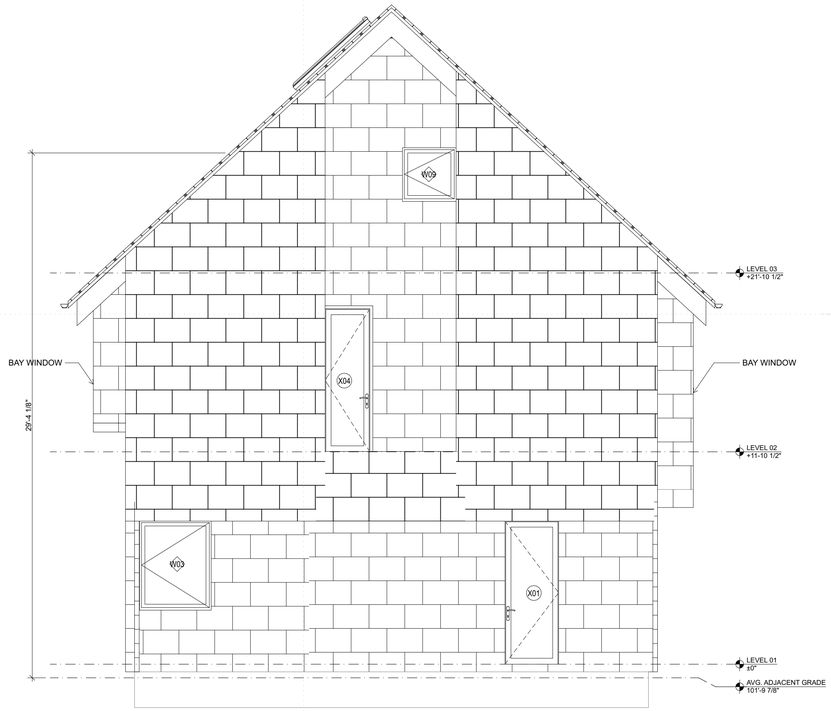
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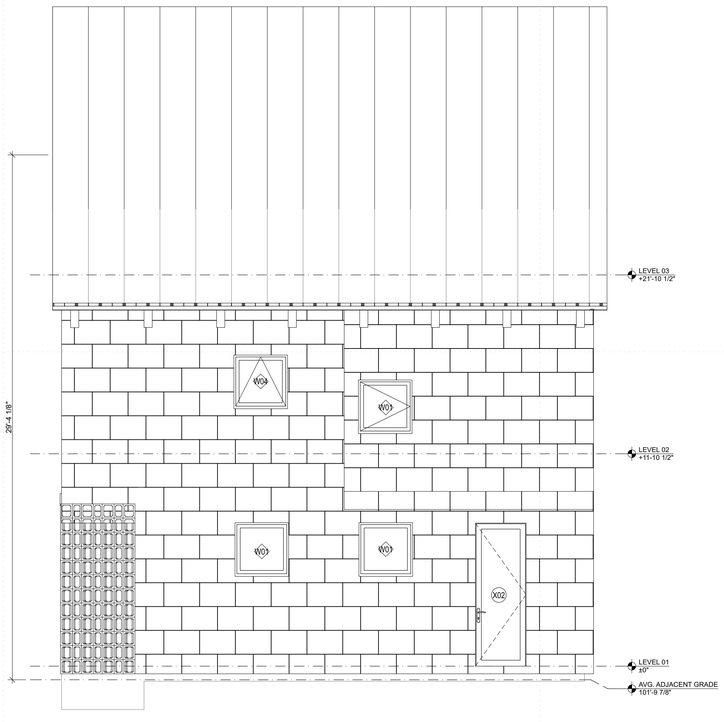
7 BLDG 1 W ELEVATION

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



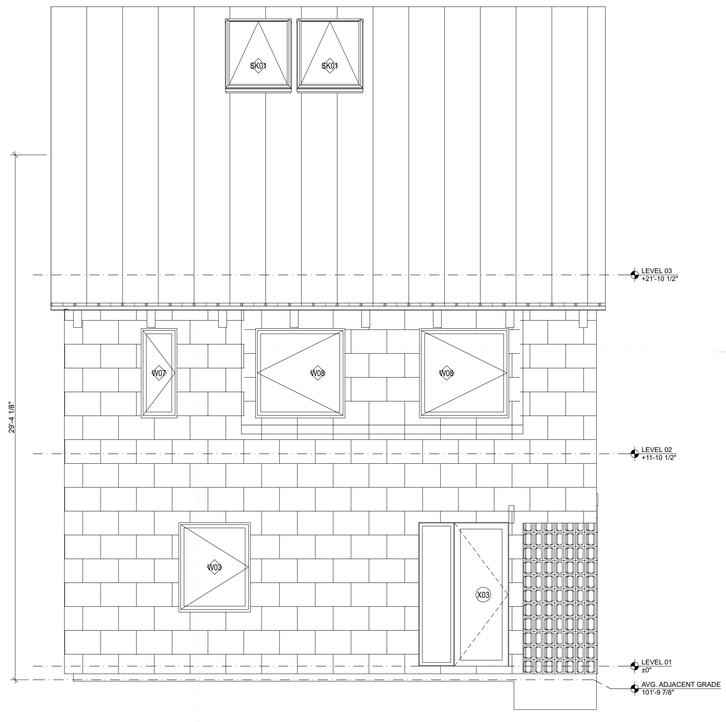
3 BLDG 1 E ELEVATION

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



5 BLDG 1 S ELEVATION

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



1 BLDG 1 N ELEVATION

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

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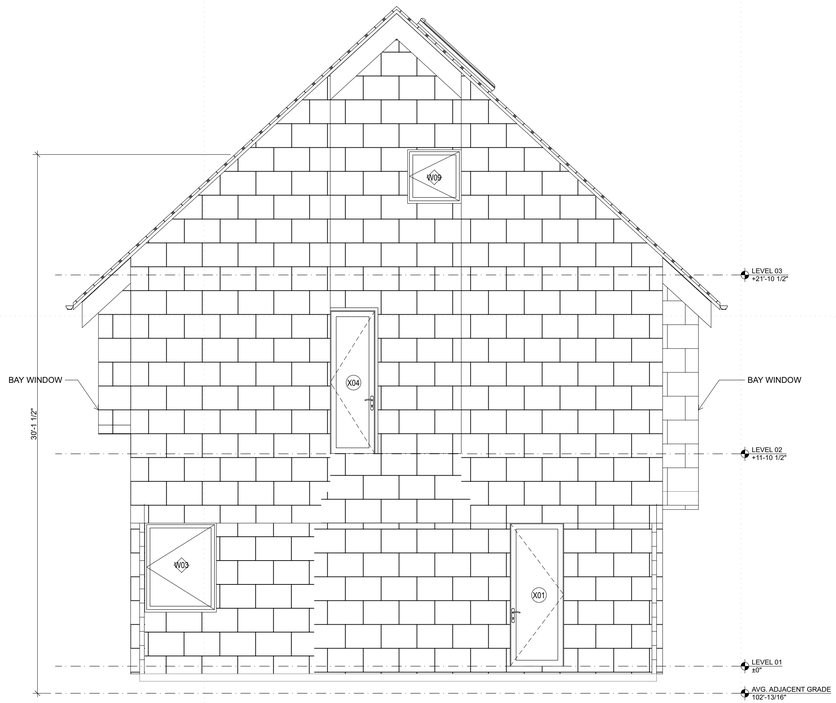
DATE:
2026.10.29

PROJECT NUMBER:
23-4007

SHEET TITLE:
BUILDING ELEVATIONS - BLDG 1

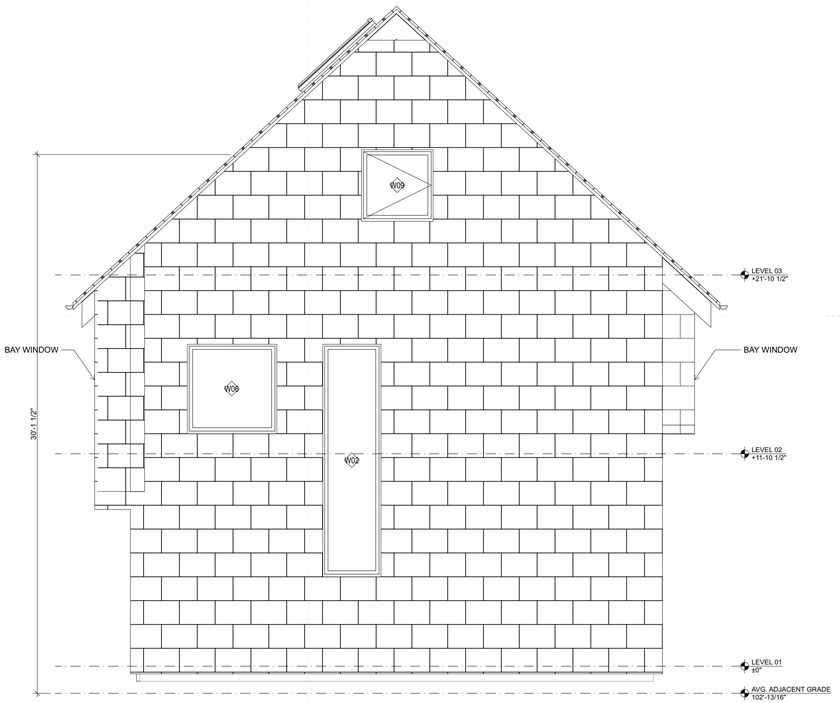
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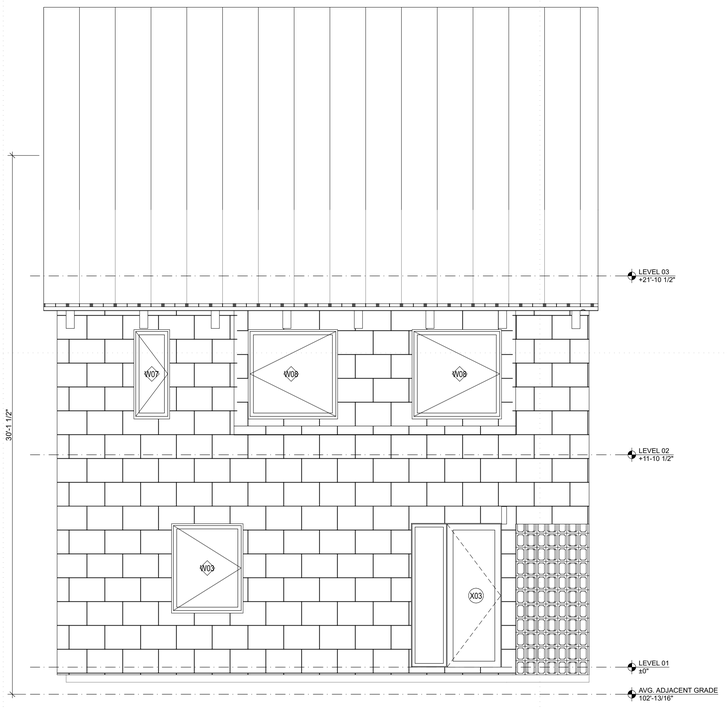
7 BLDG 2 W ELEVATION

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



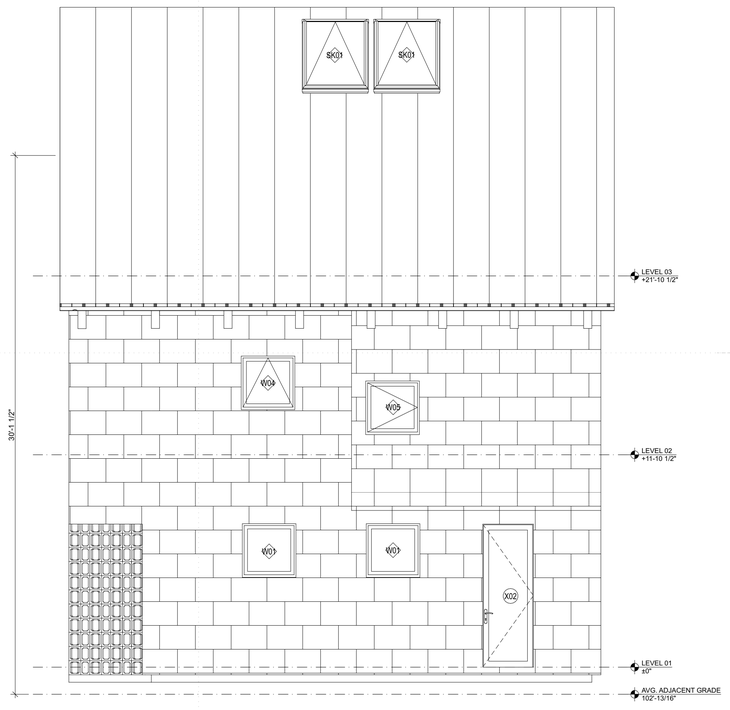
3 BLDG 2 E ELEVATION

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



5 BLDG 2 S ELEVATION

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



1 BLDG 2 N ELEVATION

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

BIMcloud: forgecraft - BIMcloud Software as a Service/Single Family/EASON/Eason Triplex_Site Plan | Ver: 26.1000 | Thursday, October 29, 2026 | 11:43 AM

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ISSUE:
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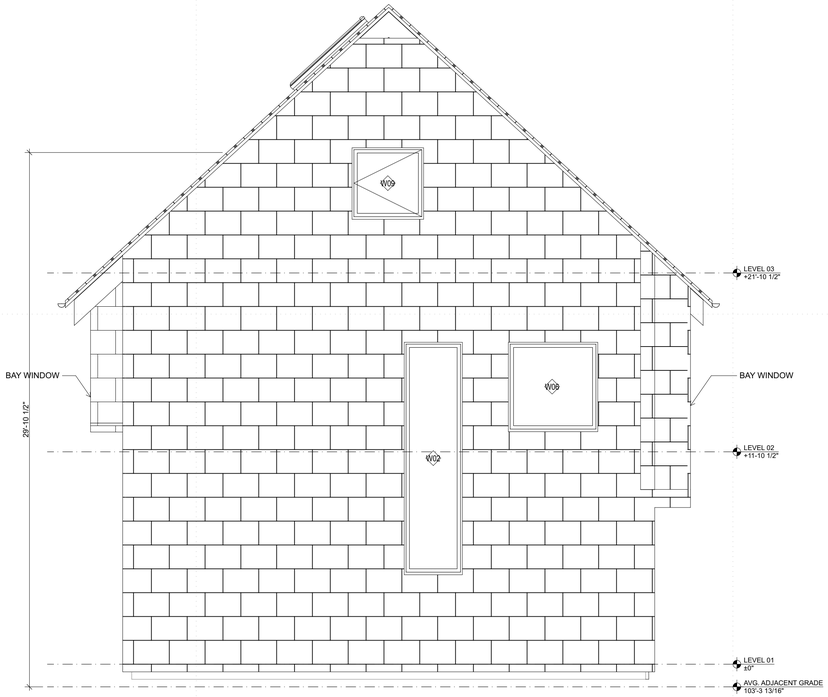
DATE:
2026.10.29

PROJECT NUMBER:
23-4007

SHEET TITLE:
BUILDING ELEVATIONS - BLDG 2

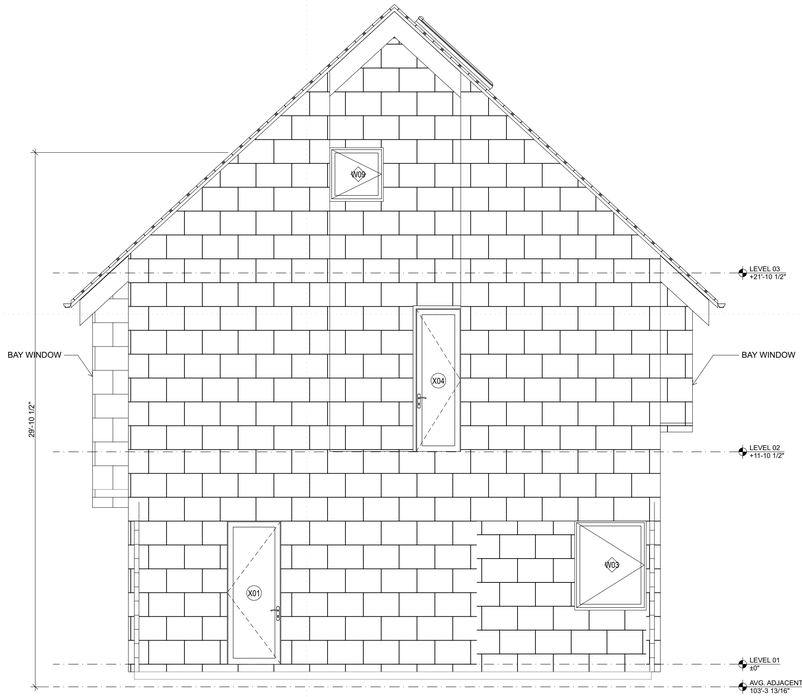
SHEET:
A202

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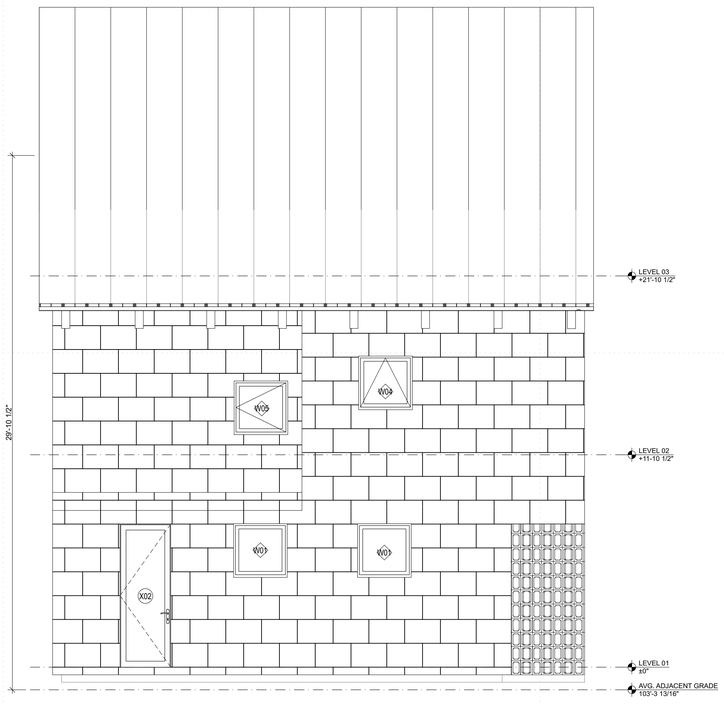
7 BLDG 3 W ELEVATION

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



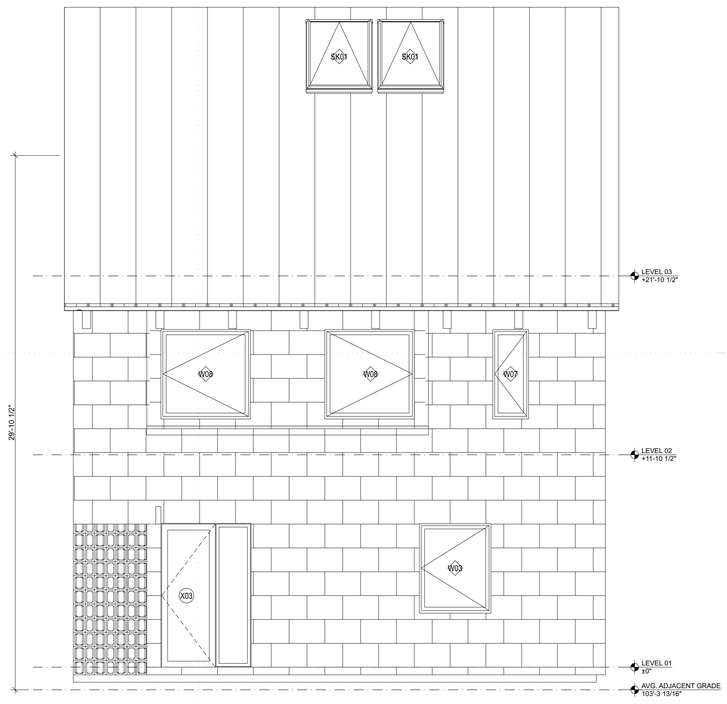
3 BLDG 3 E ELEVATION

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



5 BLDG 3 S ELEVATION

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



1 BLDG 3 N ELEVATION

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

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REV DATE DESCRIPTION

ISSUE:
PERMIT SET

DATE:
2026.10.29

PROJECT NUMBER:
23-4007

SHEET TITLE:
BUILDING ELEVATIONS - BLDG 3

SHEET:
A203

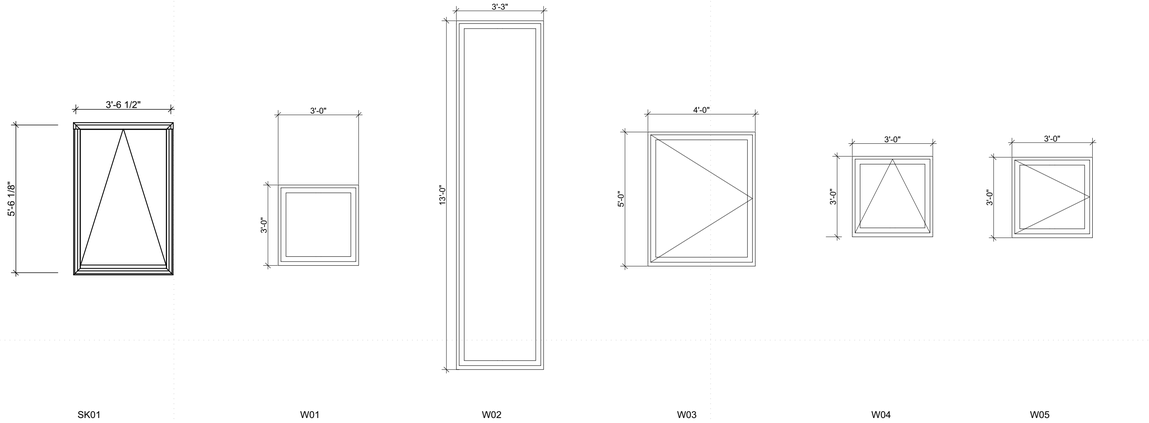
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WINDOW SCHEDULE

MARK	TYPE	SIZE		FRAME		REMARKS
		WIDTH	HEIGHT	MATL	FINISH	
SK01	FIXED	3'-6 1/2"	5'-6 1/8"	-	-	
W01	FIXED	3'-0"	3'-0"	ALUM	-	-
W02	FIXED	3'-3"	13'-0"	ALUM	-	-
W03	CASEMENT	4'-0"	5'-0"	ALUM	-	-
W04	AWNING	3'-0"	3'-0"	ALUM	-	-
W05	CASEMENT	3'-0"	3'-0"	ALUM	-	-
W06	FIXED	5'-0"	5'-0"	ALUM	-	-
W07	CASEMENT	2'-0"	5'-0"	ALUM	-	-
W08	CASEMENT	5'-0"	5'-0"	ALUM	-	-
W09	CASEMENT	3'-0"	3'-0"	ALUM	-	-
W09	CASEMENT	4'-0"	4'-0"	ALUM	-	-

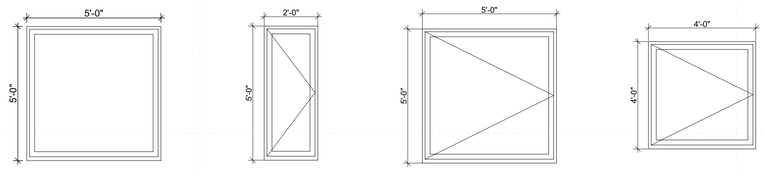
NOTES:
1. ALL WINDOWS ARE SHOWN VIEWED FROM THE EXTERIOR. VERIFY OPERABLE SWING DIRECTIONS ON LEGEND AND ELEVATIONS.
2. WIDTH AND HEIGHT REFER TO FRAME SIZE, UNO. COORDINATE ROUGH OPENING.
3. PROVIDE SHOP DRAWINGS FOR WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
4. PROVIDE SAFETY GLAZING IN ALL WINDOWS AS REQUIRED BY CODE.
5. ALL OPERABLE WINDOWS SHALL RECEIVE STANDARD ROTO OPERATORS AND CHARCOAL INSECT SCREENS WITH FRAMES TO MATCH WINDOW FINISH.

WINDOW LEGEND



SK01 W01 W02 W03 W04 W05

WINDOW LEGEND



W06 W07 W08 W09

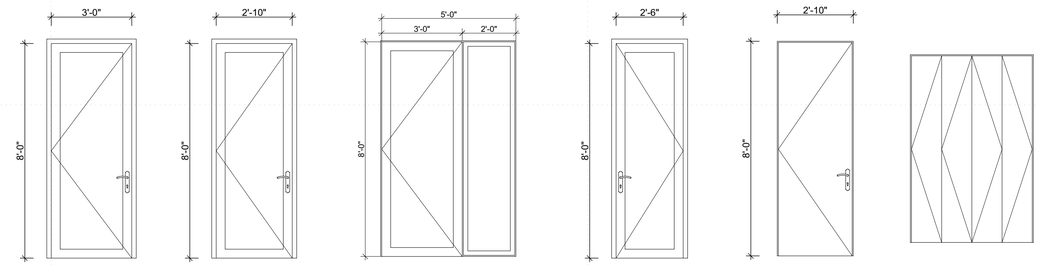
DOOR SCHEDULE

MARK	TYPE	SIZE		LEAF			FRAME		HWR	REMARKS
		W	HT	TYPE	MATL	FINISH	MATL	FINISH		
D01	SWING	2'-9"	6'-11 1/2"	-	-	-	WOOD	-		
D02	BI-FOLD	4'-6"	6'-11 1/2"	-	-	-	WOOD	-		
X01	EXTERIOR	3'-0"	8'-0"	-	-	-	ALUM	-		
X02	EXTERIOR	2'-10"	8'-0"	-	-	-	ALUM	-		
X03	EXTERIOR W/ SIDELITE	3'-0"	8'-0"	-	-	-	ALUM	-		
X04	EXTERIOR	2'-6"	8'-0"	-	-	-	ALUM	-		

NOTES:
1. ALL DOORS ARE SHOWN VIEWED FROM THE EXTERIOR. VERIFY DOOR OPERATION ON PLANS.
2. WIDTH AND HEIGHT REFER TO LEAF SIZE, UNO. COORDINATE ROUGH OPENING.
3. PROVIDE SHOP DRAWINGS FOR DOORS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
4. DOOR HEIGHTS DO NOT INCLUDE THRESHOLDS.
5. PROVIDE SAFETY GLAZING IN ALL DOORS AS REQUIRED BY CODE.
6. COORDINATE HARDWARE SELECTIONS AND FINISHES WITH ARCHITECT AND OWNER.

DOOR LEGEND

Exterior	Interior



X01 X02 X03 X04 D01 D02

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REV	DATE	DESCRIPTION

ISSUE:
PERMIT SET

DATE:
2026.10.29

PROJECT NUMBER:
23-4007

SHEET TITLE:
DOORS & WINDOWS

SHEET:
A601

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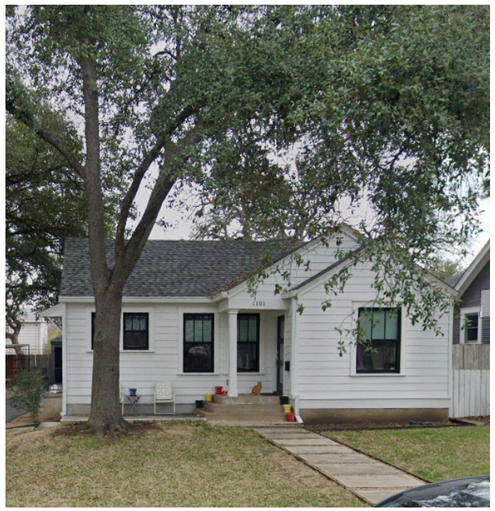


1107 Eason St. Triplex

Neighborhood Context



Lap Siding





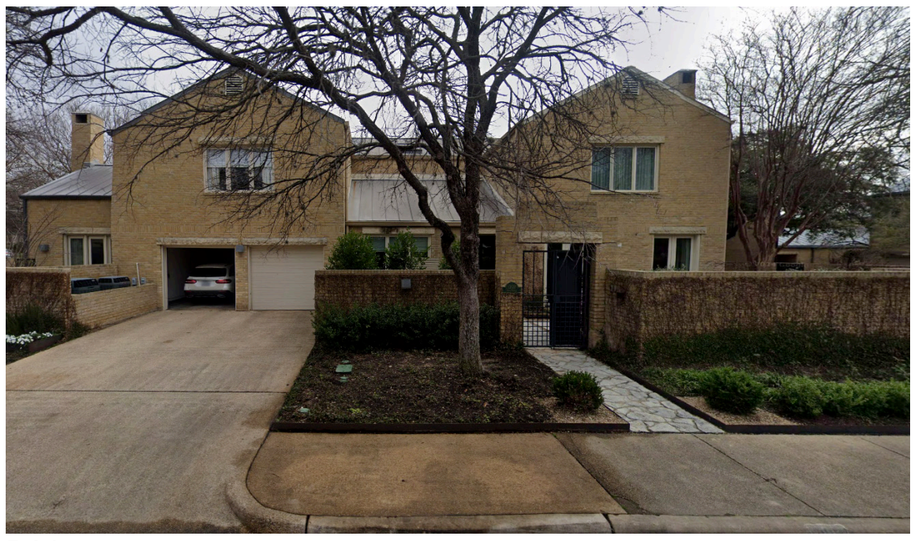
Lap Siding & Stone



Board & Batten



Stone



Brick



Stucco and Stone

FACADE





1009 Eason St.



1105 Eason St.



1108 Elm St.



FORGE
CRAFT