

Mid-City Senior Cottages  
601, 611, 621, 631, 641 Brownsville Drive  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60  
44 Unit New Construction

OWNER

LAKE CHARLES MID-CITY PHASE II, L.P.  
400 W. HALE STREET  
LAKE CHARLES, LA 70601

DEVELOPER

INTERGRAND DEVELOPMENT, LLC  
330 MARSHALL STREET, SUITE 900  
SHREVEPORT, LA 71101

ARCHITECT

SGB ARCHITECTS, LLC  
1935 AIRLINE DRIVE, SUITE 200  
BOSSIER CITY, LA 71112

CIVIL ENGINEER

J.W. JESSEN & ASSOCIATES, LLC  
440 KIRBY STREET  
LAKE CHARLES, LA 70601

MECHANICAL, ELECTRICAL  
& PLUMBING ENGINEERS

NICHOLS ENGINEERING, LLC  
912 S. CAPITOL OF TEXAS HWY, SUITE 200  
AUSTIN, TEXAS 78746

STRUCTURAL ENGINEER

B.K. SMITH ENGINEERING CO, INC.  
1914 CITIZENS BANK DRIVE  
BOSSIER CITY, LA 71111



VICINITY MAP  
NOT TO SCALE

CODE CONSIDERATIONS

- LOUISIANA STATE UNIFORM CONSTRUCTION CODE(LSUCC)
- 2021 INTERNATIONAL BUILDING CODE (IBC) (EXCLUDING PART 1, AND CHAPTERS 11 & 27)
- 2021 INTERNATIONAL MECHANICAL CODE(IMC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2020 NATIONAL ELECTRIC CODE(NEC)
- 2015 NFPA 101 LIFE SAFETY CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE(IECC)
- 2010 AMERICANS WITH DISABILITIES ACT
- HUD FAIR HOUSING ACT DESIGN MANUAL (1998 REVISED EDITION) AS PER FAIR HOUSING ACCESSIBILITY GUIDELINES 24 CFR PART 100.205 1991

TYPE OF CONSTRUCTION  
TYPE V-A .....IBC 602.5  
OCCUPANCY CLASSIFICATION  
GROUP R-2 - RESIDENTIAL.....IBC 310.3  
OCCUPANCY CLASSIFICATION  
GROUP B - BUSINESS .....IBC 304.1

PARKING REQUIREMENTS  
PER PUD # DATED .5 SPACES/1 UNIT  
PROVIDED:  
ACC SPACES(FOR 8 ACC UNITS): 8  
ACC SPACES AT DUMPSTERS: 2  
ACC VAN SPACE: 2  
STANDARD SPACES: 18

SHEET INDEX

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|-------|----------------------------------------------------------------------|
| A0.0  | COVER SHEET                                                          |
| CIVIL |                                                                      |
| C0.0  | BOUNDARY SURVEY                                                      |
| COVER | INDEX OF SHEETS                                                      |
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| C1.2  | STORMWATER POLLUTION PREVENTION PLAN (EROSION CONTROL)               |
| C1.3  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                                 |
| C1.4  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                                 |
| C1.5  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                                 |
| C1.6  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                                 |
| C1.7  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                                 |
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| C1.9  | PAVEMENT JOINTS LAYOUT PLAN                                          |
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| C1.11 | PAVEMENT JOINTS LAYOUT PLAN                                          |
| C1.12 | PAVEMENT JOINTS LAYOUT PLAN                                          |
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| C1.14 | SITE GRADING PLAN                                                    |
| C1.15 | SITE GRADING PLAN                                                    |
| C1.16 | SITE GRADING PLAN                                                    |
| C1.17 | SITE GRADING PLAN                                                    |
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| C1.19 | STORMWATER DRAINAGE PLAN                                             |
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| C1.23 | PAVEMENT STRIPING AND MARKINGS PLAN                                  |
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| C1.25 | UTILITY SERVICES PLAN (WATER & SANITARY SEWER)                       |
| C1.26 | UTILITY SERVICES PLAN (WATER & SANITARY SEWER)                       |
| C1.27 | UTILITY SERVICES PLAN (WATER & SANITARY SEWER)                       |
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| SD-02 | "CYD" STANDARD DETAILS & STANDARD "DRAIN BASIN" INSTALLATION DETAILS |
| SD-03 | STANDARD WATER LINE INSTALLATION DETAILS                             |
| SD-04 | STANDARD CONCRETE DETAILS                                            |
| SD-05 | TEMPORARY EROSION CONTROL DETAILS                                    |
| SD-06 | TEMPORARY EROSION CONTROL DETAILS                                    |
| SD-07 | TREE PROTECTION DETAILS                                              |

LANDSCAPE

|       |                  |
|-------|------------------|
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ARCHITECTURAL

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| A4.7   | ENLARGED PLAN AND ROOF PLAN - TYPES #7 AND #8                                        |
| A4.8   | ENLARGED PLAN AND ROOF PLAN - TYPE #9                                                |
| A4.9   | ENLARGED PLAN AND ROOF PLAN - TYPE #10                                               |
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| FR1.0 | FIRE RATED ASSEMBLIES    |
| FR1.1 | FIRE RATED ASSEMBLIES    |

STRUCTURAL

|      |                                                                               |
|------|-------------------------------------------------------------------------------|
| S1   | GEN. NOTES, PARTIAL SPECS, LAP SCHEDS., STRUCT. LOADS, LEGEND & ABBREVIATIONS |
| S1.1 | TABLES AND TABULATIONS                                                        |
| S2   | GROUP A FOUNDATION PLAN AND COMMUNITY BUILDING FOUNDATION PLAN                |
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MEP

|         |                                                                      |
|---------|----------------------------------------------------------------------|
| -       | COVER (FOR MEP DWGS)                                                 |
| MP-1.0  | SITE - MECHANICAL AND PLUMBING                                       |
| E-1.0   | SITE - ELECTRICAL                                                    |
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| MEP-2.0 | BUILDING GROUP A - MECHANICAL, ELECTRICAL AND PLUMBING               |
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| MEP-2.2 | BUILDING GROUP C - MECHANICAL, ELECTRICAL AND PLUMBING               |
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| M-4.0   | OFFICE/COMMUNITY BUILDING - MECHANICAL                               |
| M-5.0   | SCHEDULES, TABLE AND ABBREVIATION SYMBOLS                            |
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| M-5.2   | DIAGRAMS                                                             |
| P-2.0   | BUILDING GROUP A - DOMESTIC WATER                                    |
| P-2.1   | BUILDING GROUP B - DOMESTIC WATER                                    |
| P-2.2   | BUILDING GROUP C - DOMESTIC WATER                                    |
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| P-2.6   | BUILDING GROUP C - WASTEWATER                                        |
| P-2.7   | BUILDING GROUP D - WASTEWATER                                        |
| P-3.0   | UNIT PLANS - PLUMBING                                                |
| P-3.1   | UNIT PLANS AND DWELLING PLUMBING FIXTURE SCHEDULE                    |
| P-4.0   | OFFICE/COMMUNITY BUILDING - DOMESTIC WATER                           |
| P-4.1   | OFFICE/COMMUNITY BUILDING - WASTEWATER AND PLUMBING FIXTURE SCHEDULE |
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| E-5.2   | DIAGRAM DETAILS                                                      |

\*REVISIONS

# date (items)

\*SEE A1.1 FOR  
REVISION  
SCHEDULE

SGB  
ARCHITECTS, L.L.C.

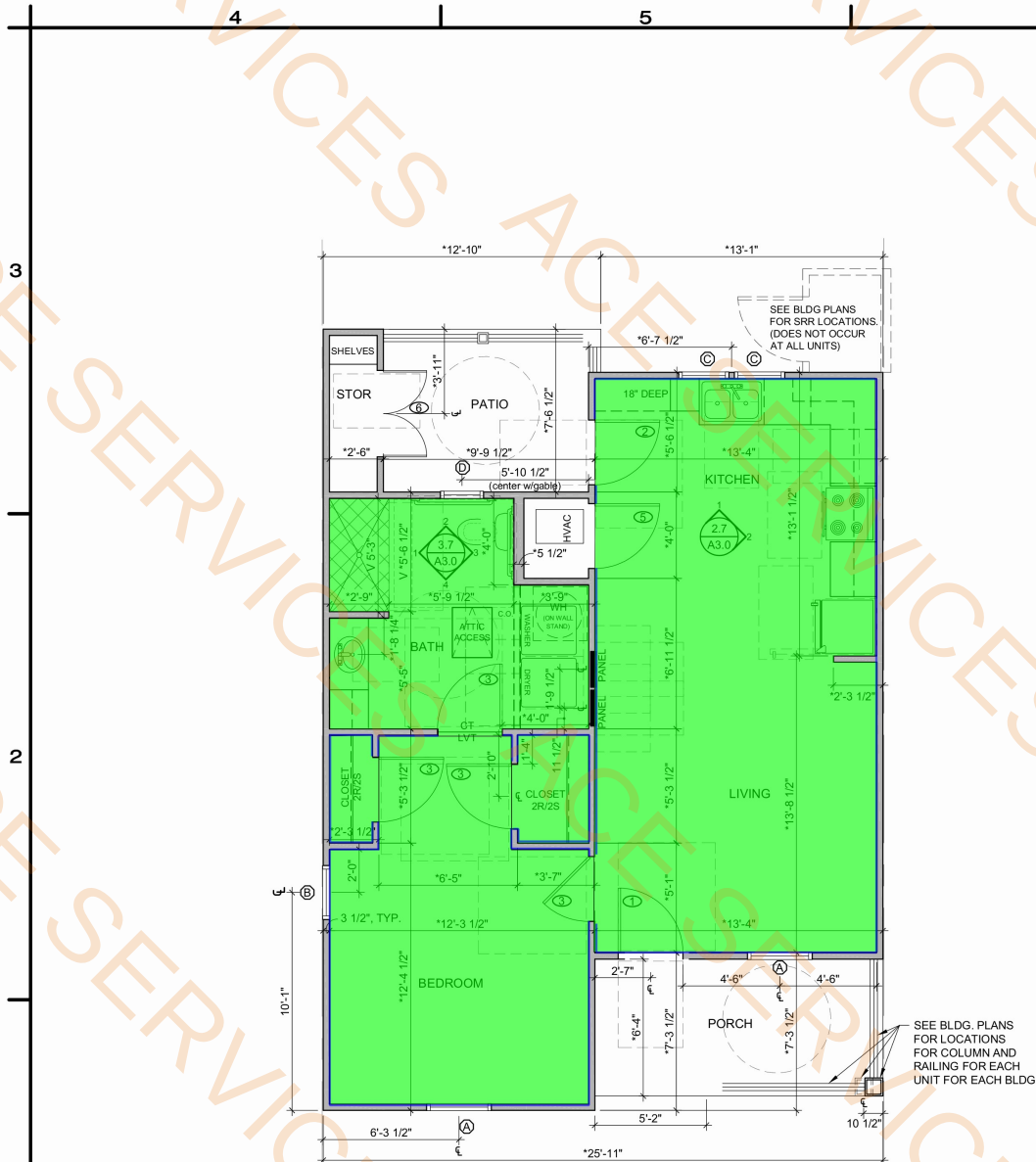
MID-CITY SENIOR COTTAGES  
601, 611, 621, 631, 641 BROWNVILLE DRIVE  
LAKE CHARLES MID-CITY PHASE II, LP  
OCD# LHC PRIME-3 2024-60

PROJ. #: 2204

08/28/2025

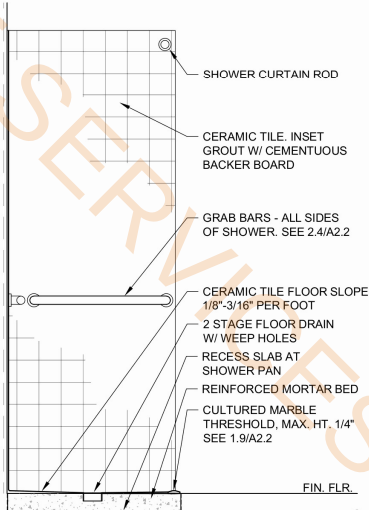






**FLOOR PLAN - UNIT TYPE A1-ACC (1BR1BA)**

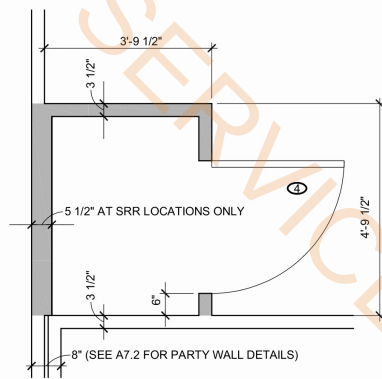
SCALE: 1/4" = 1'-0"



**ROLL-IN SHOWER SECTION**

SCALE: 3/4" = 1'-0"

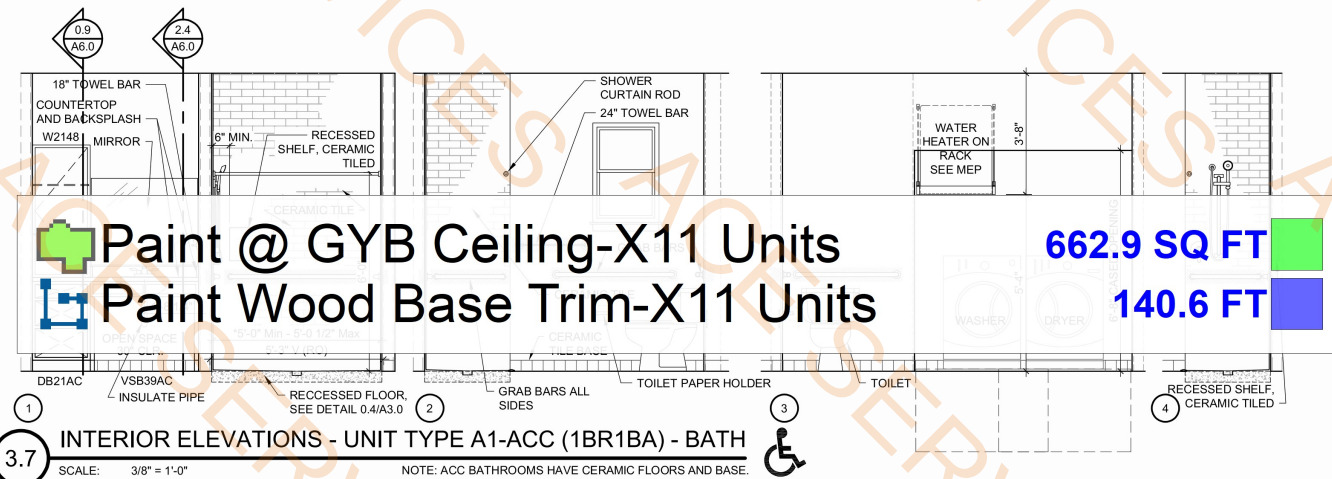
NOTE: SEE 1.9/A2.2 FOR TRANSITION DETAIL



NOTE: SEE EACH BLDG. FOR EXACT LOCATION

**ENLARGED SRR (SPRINKLER RISER ROOM) PLAN**

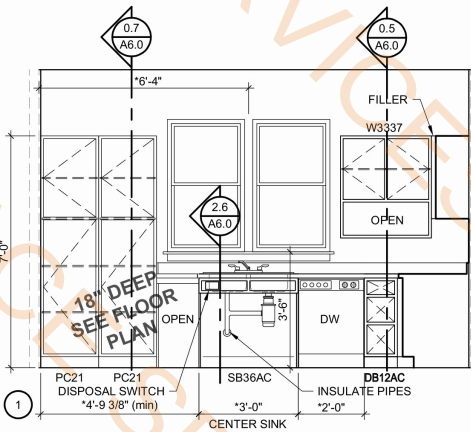
SCALE: 1/2" = 1'-0"



**INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - BATH**

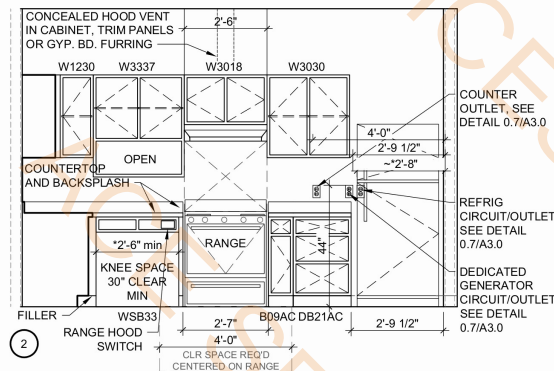
SCALE: 3/8" = 1'-0"

NOTE: ACC BATHROOMS HAVE CERAMIC FLOORS AND BASE.

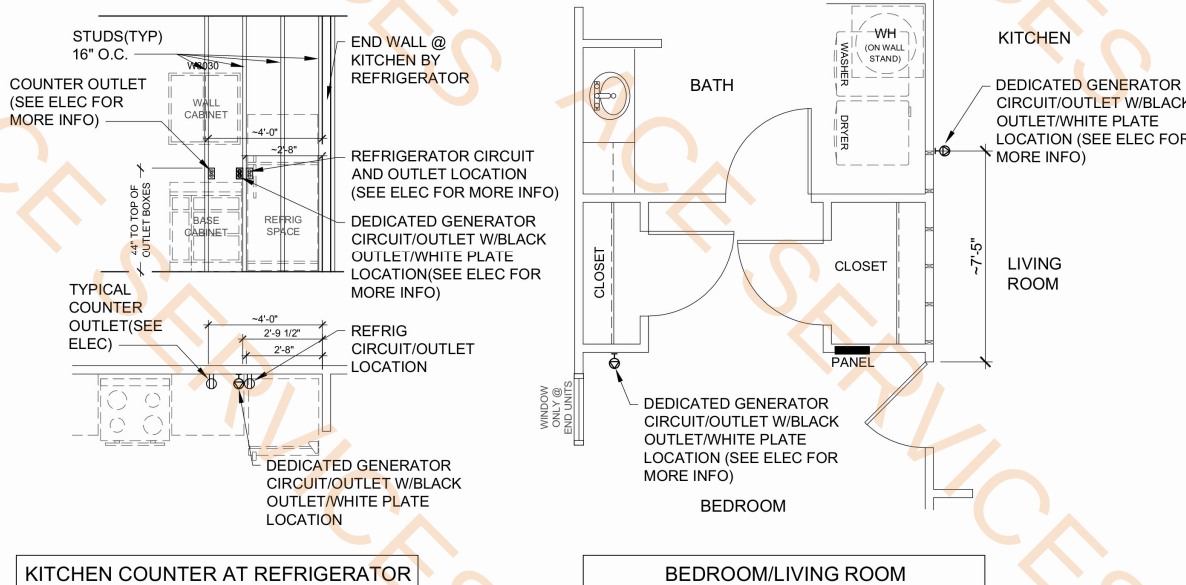


**INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - KITCHEN**

SCALE: 3/8" = 1'-0"



SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS



OUTLETS INDICATED HERE MUST BE PLACED IN EXACT LOCATIONS SHOWN.  
SEE ELECTRICAL SHEETS FOR ADDITIONAL OUTLET LOCATIONS.  
APPLIES TO ALL UNITS. (SOME OPP HAND)

**SPECIAL OUTLET LOCATIONS FOR KITCHEN/BEDROOM/LIVING ROOM (OCCURS @ ALL UNITS)**

SCALE: NOT TO SCALE

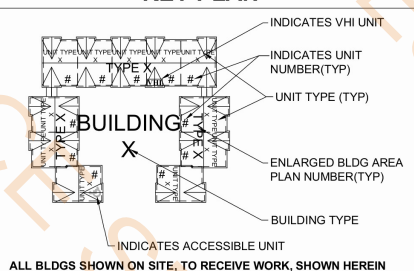
**GENERAL NOTES**

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN ACCESSIBLE UNITS, CABINETS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE CERTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE. PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

**LEGEND**

- NEW WALL
- RECESSED SHOWER  
SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- ... DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
- \*0'-0" AN \* (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
- FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
- V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING.
- NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY ALL DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.

**KEY PLAN**



**Mid-City Senior Cottages**

601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60

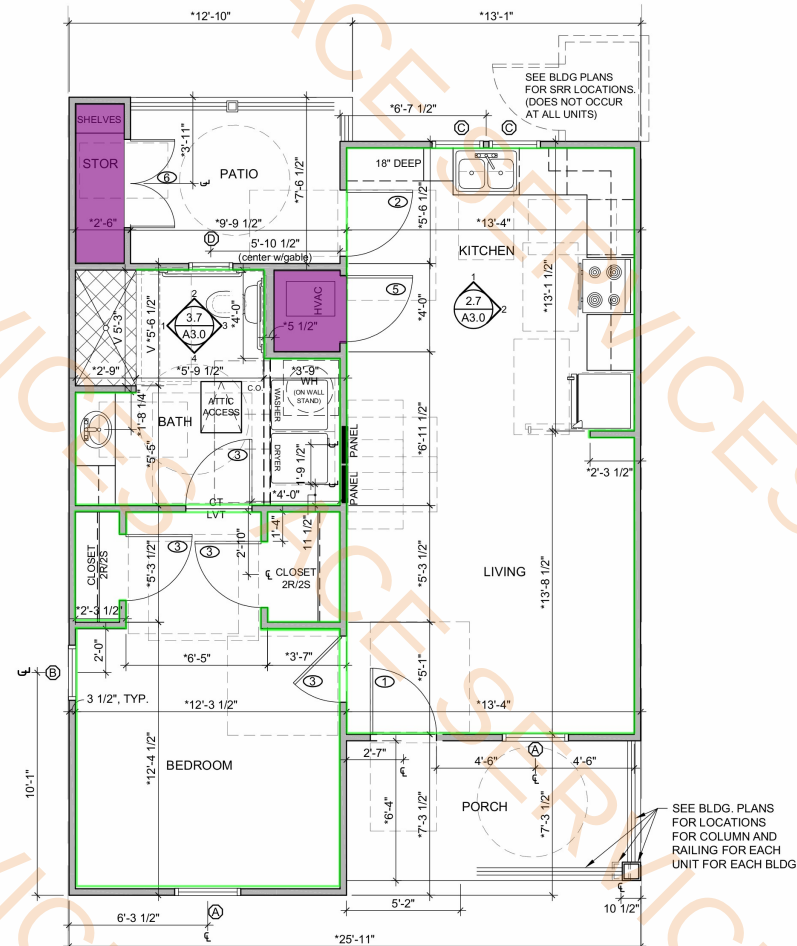


THIS DRAWING AND THE IDEAS AND DESIGNS REPRESENTED HEREIN, ALL PREPARED BY SGB ARCHITECTS, L.L.C., ARE FOR THE USE SOLELY WITHIN THE PROJECT AND SITE SPECIFIC. SGB ARCHITECTS, L.L.C. SHALL RETAIN ALL COPYRIGHT AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT, AND THEY SHALL NOT BE USED BY OTHERS FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF SGB ARCHITECTS, L.L.C.

| REVISIONS |      | DATE      | 08/28/2025 |
|-----------|------|-----------|------------|
| NO.       | DATE | PROJ. NO. | 2204       |
| SHEET     |      | A3.0      |            |

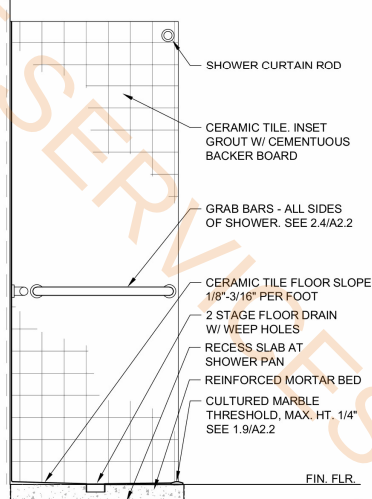


Wall Paint @ 8'H-X11 Units  
Sealed Concret-X11 Units



FLOOR PLAN - UNIT TYPE A1-ACC (1BR1BA)

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



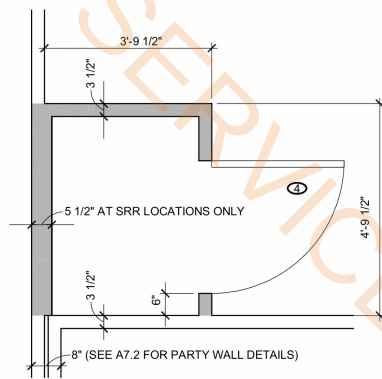
ROLL-IN SHOWER SECTION

SCALE: 3/4" = 1'-0"

NOTE: SEE 1.9/A2.2 FOR TRANSITION DETAIL

ENLARGED SRR (SPRINKLER RISER ROOM) PLAN

SCALE: 1/2" = 1'-0"



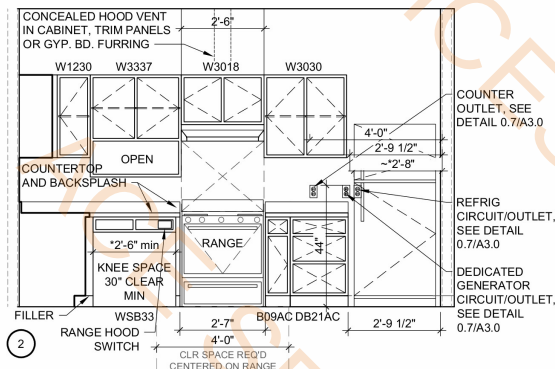
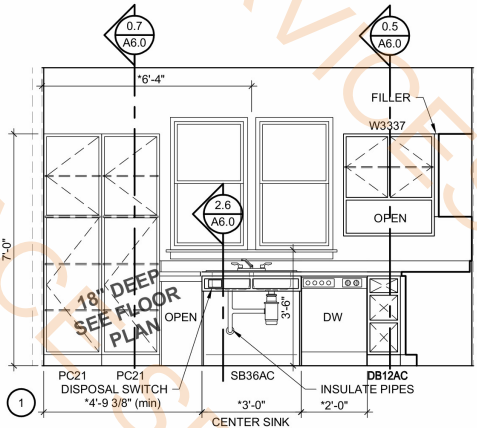
NOTE: SEE EACH BLDG. FOR EXACT LOCATION

204.3 FT  
27.4 SQ FT

INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - BATH

SCALE: 3/8" = 1'-0"

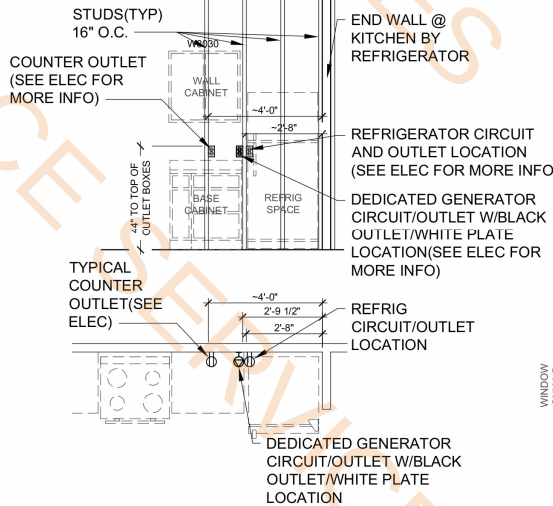
NOTE: ACC BATHROOMS HAVE CERAMIC FLOORS AND BASE.



INTERIOR ELEVATIONS - UNIT TYPE A1-ACC (1BR1BA) - KITCHEN

SCALE: 3/8" = 1'-0"

SEE SHEET A2.2 FOR MOUNTING HEIGHTS, CLEARANCES AND LOCATIONS



KITCHEN COUNTER AT REFRIGERATOR

BEDROOM/LIVING ROOM

OUTLETS INDICATED HERE MUST BE PLACED IN EXACT LOCATIONS SHOWN.  
SEE ELECTRICAL SHEETS FOR ADDITIONAL OUTLET LOCATIONS.  
APPLIES TO ALL UNITS. (SOME OPP HAND)

SPECIAL OUTLET LOCATIONS FOR KITCHEN/BEDROOM/LIVING ROOM (OCCURS @ ALL UNITS)

SCALE: NOT TO SCALE

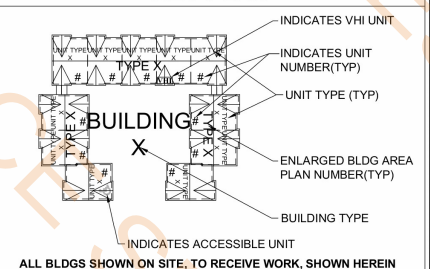
GENERAL NOTES

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- SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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- UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

LEGEND

- NEW WALL
- RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
- VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
- DENOTES ACCESSIBLE PATH (5% SLOPE IN DIRECTION OF TRAVEL & 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
- AN \* (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
- FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
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KEY PLAN



Mid-City Senior Cottages  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60

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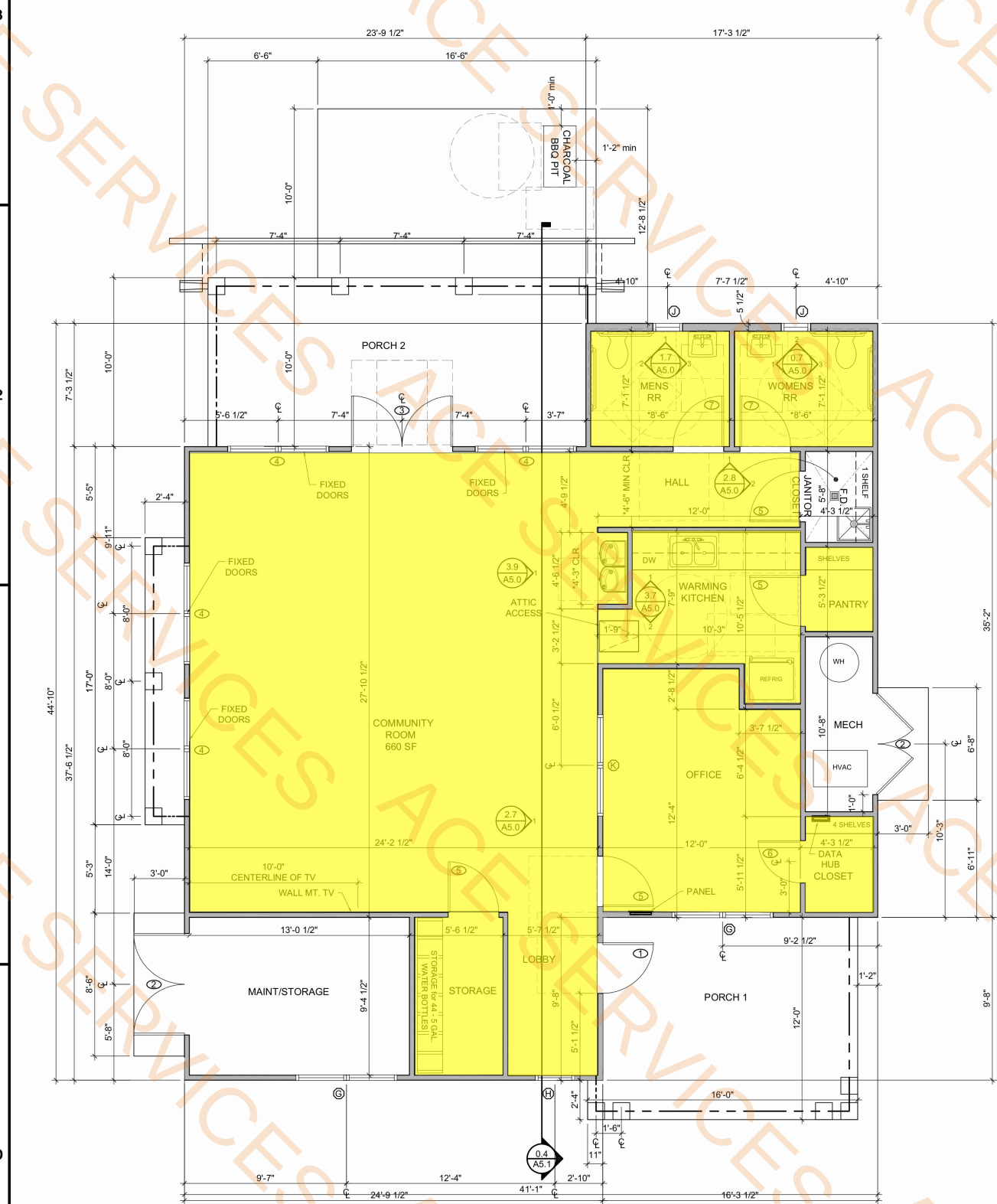
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| REVISIONS | DATE       |
|-----------|------------|
| NO. DATE  | 08/28/2025 |
| PROJ. NO. | 2204       |
| SHEET     | A3.0       |

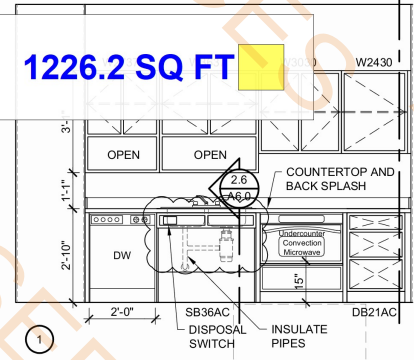


Paint @ GYB Ceiling

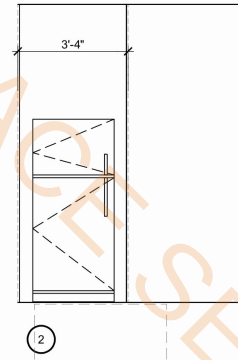
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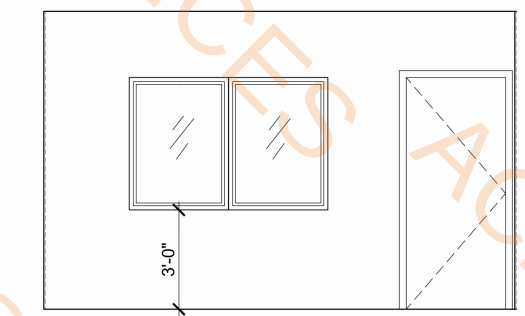
0.4 FLOOR PLAN - OFFICE/SENIOR CENTER  
SCALE: 1/4" = 1'-0"



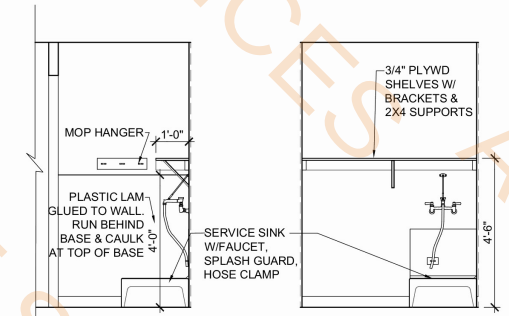
3.7 INTERIOR ELEVATIONS - SENIOR CENTER KITCHEN  
SCALE: 3/8" = 1'-0"



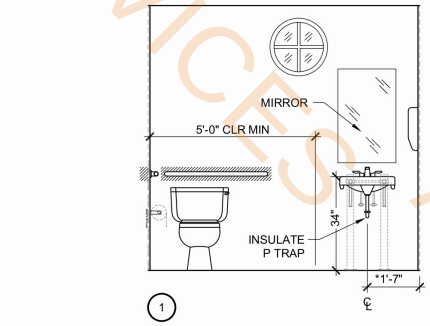
3.9 INT ELEV - WATER FOUNTAINS  
SCALE: 3/8" = 1'-0"



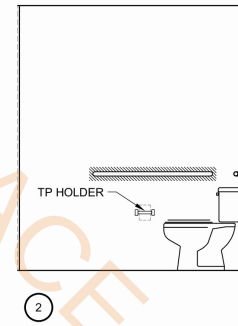
2.7 INT ELEV - OFFICE WINDOW  
SCALE: 3/8" = 1'-0"



2.8 INT ELEV - JANITOR CLOSET  
SCALE: 3/8" = 1'-0"



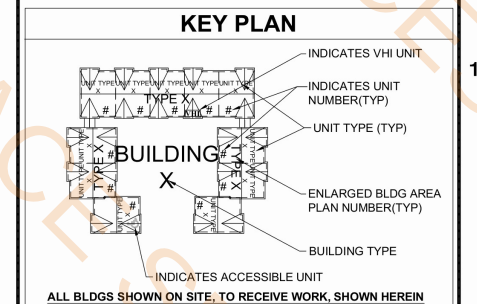
1.7 INTERIOR ELEVATIONS - MENS RESTROOM  
SCALE: 3/8" = 1'-0"



0.7 INTERIOR ELEVATIONS - WOMENS RESTROOM  
SCALE: 3/8" = 1'-0"

- GENERAL NOTES**
- FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
  - DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
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  - SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
  - SEE FORTIFICATION REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
  - SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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  - UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. (DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS). ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

- LEGEND**
- NEW WALL
  - RECESSED SHOWER  
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  - NEW DOOR, FRAME, HARDWARE
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  - ..... DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
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**Mid-City Senior Cottages**  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60

**SGB**  
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|                                                                                                                                                                                                                                                                                                                                                                                                      |  | NO.       | DATE       |
|                                                                                                                                                                                                                                                                                                                                                                                                      |  | 1.        | 08/28/2025 |
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Paint Wall @ 9'H  
Sealed Concrete

361.0 FT  
164.2 SQ FT

0.4 FLOOR PLAN - OFFICE/SENIOR CENTER  
SCALE: 1/4" = 1'-0"

3.7 INTERIOR ELEVATIONS - SENIOR CENTER KITCHEN  
SCALE: 3/8" = 1'-0"

2.7 INT ELEV - OFFICE WINDOW  
SCALE: 3/8" = 1'-0"

1.7 INTERIOR ELEVATIONS - MENS RESTROOM  
SCALE: 3/8" = 1'-0"

0.7 INTERIOR ELEVATIONS - WOMENS RESTROOM  
SCALE: 3/8" = 1'-0"

3.9 INT ELEV - WATER FOUNTAINS  
SCALE: 3/8" = 1'-0"

2.8 INT ELEV - JANITOR CLOSET  
SCALE: 3/8" = 1'-0"

## GENERAL NOTES

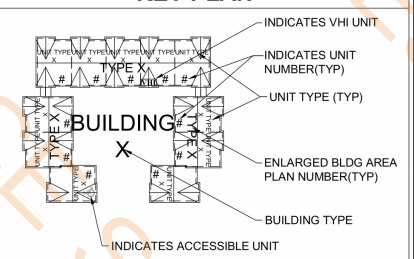
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6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
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## LEGEND

- NEW WALL
- RECESSED SHOWER  
SEE 0.4/A3.0 FOR DETAIL
- NEW DOOR, FRAME, HARDWARE
- NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
- ACCESSIBLE UNIT OR PARKING SPACE
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## KEY PLAN

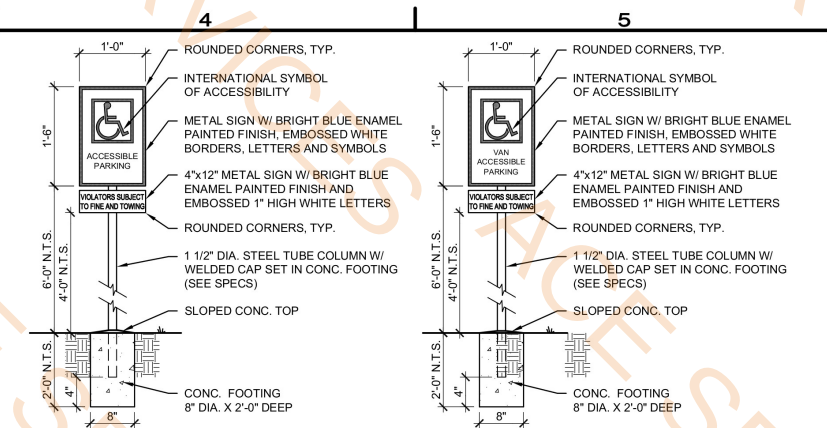


**Mid-City Senior Cottages**  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60

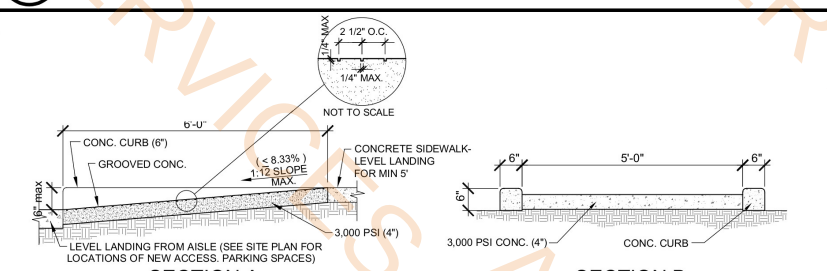
**SGB**  
ARCHITECTS, L.L.C.

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|                                                                                                                                                                                                                                                                                                                                                                                                    |  | NO.       | DATE | PROJ. NO. | 2204       |
|                                                                                                                                                                                                                                                                                                                                                                                                    |  |           |      | SHEET     | A5.0       |

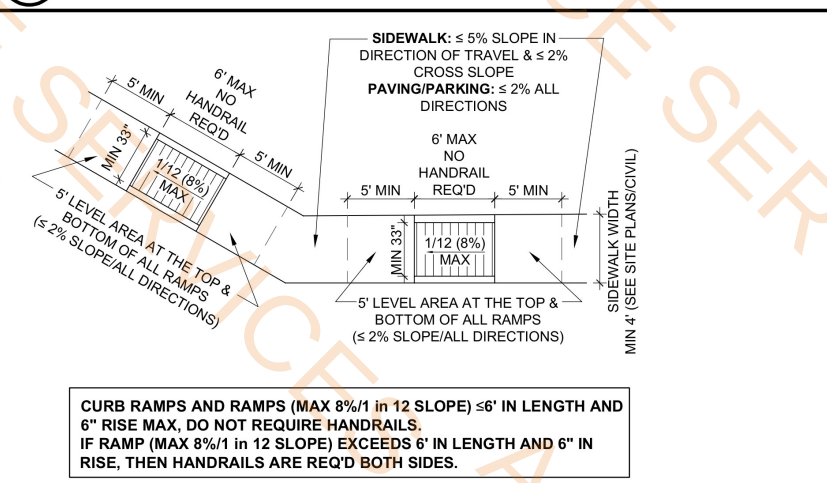




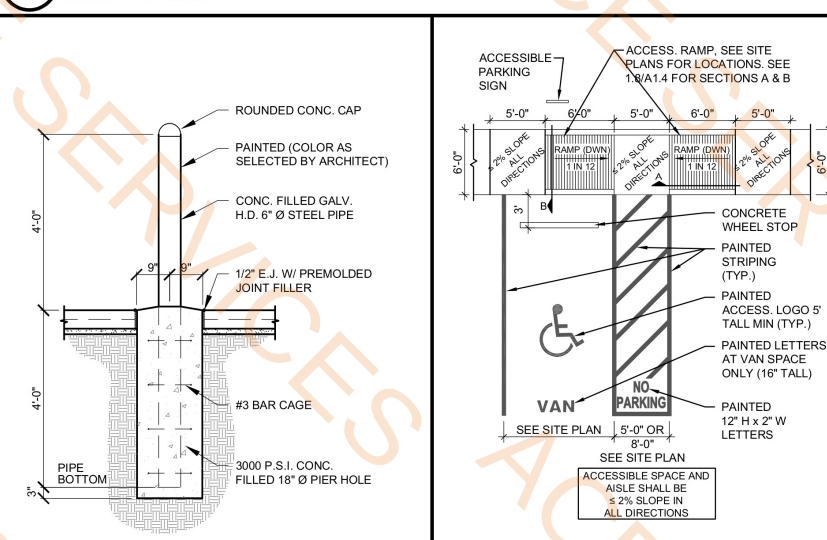
3.4 ACCESSIBLE PARKING SIGNS  
SCALE: 3/4" = 1'-0"



2.4 ACCESSIBLE RAMP SECTIONS  
SCALE: 1/2" = 1'-0"

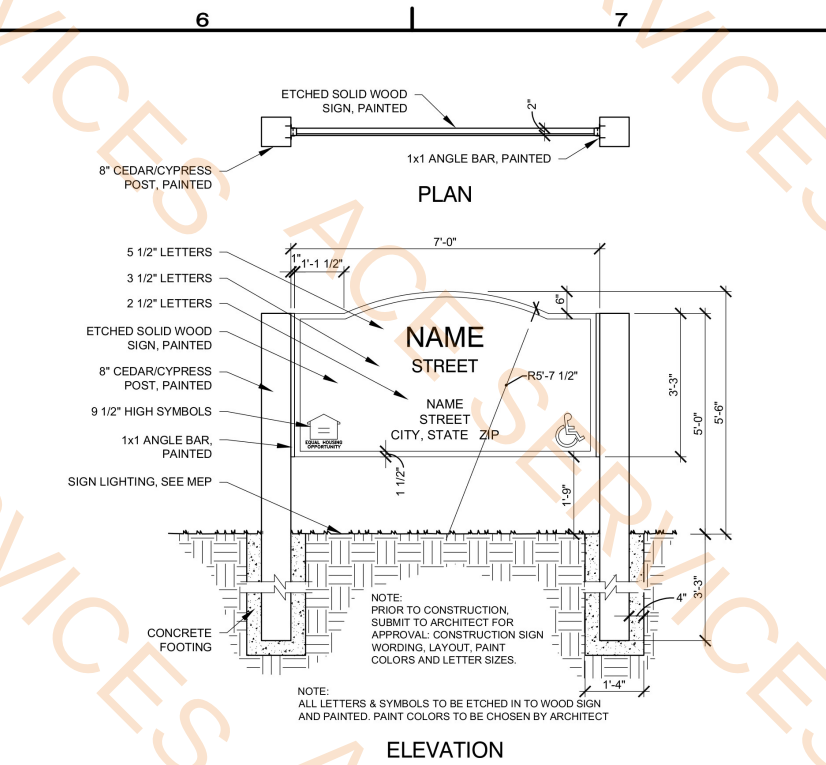


1.4 CURB RAMPS AND RAMPS WITHOUT HANDRAILS  
SCALE: NOT TO SCALE

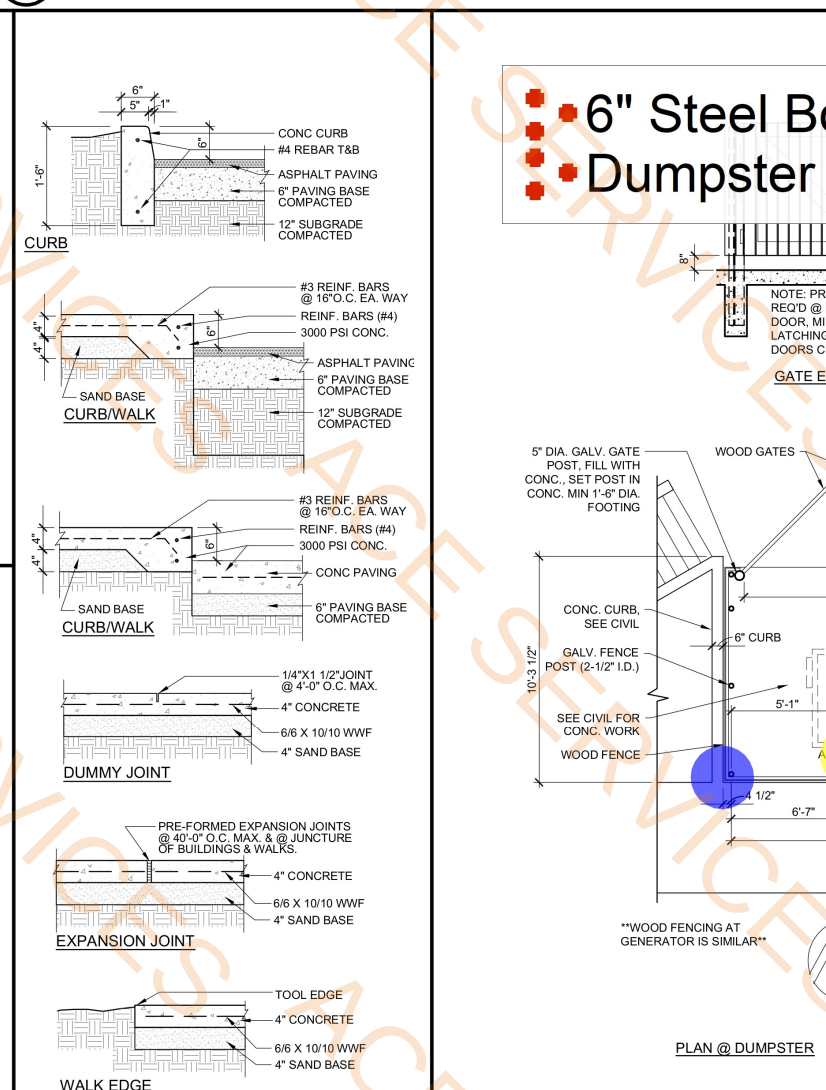


0.4 BOLLARD SECTION  
SCALE: 1/2" = 1'-0"

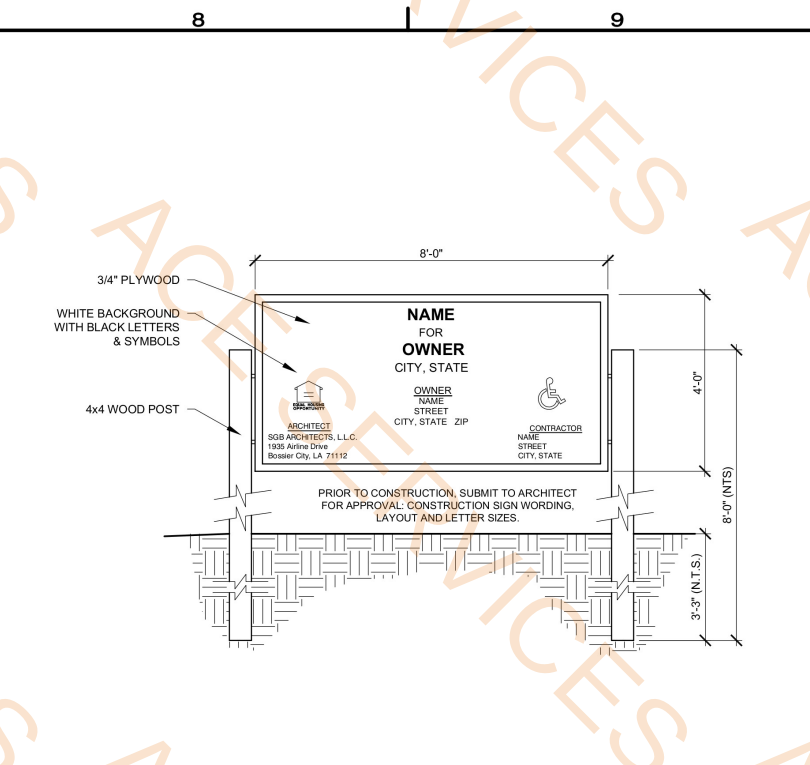
0.5 TYP. ACCESS. PARKING  
SCALE: 3/4" = 1'-0"



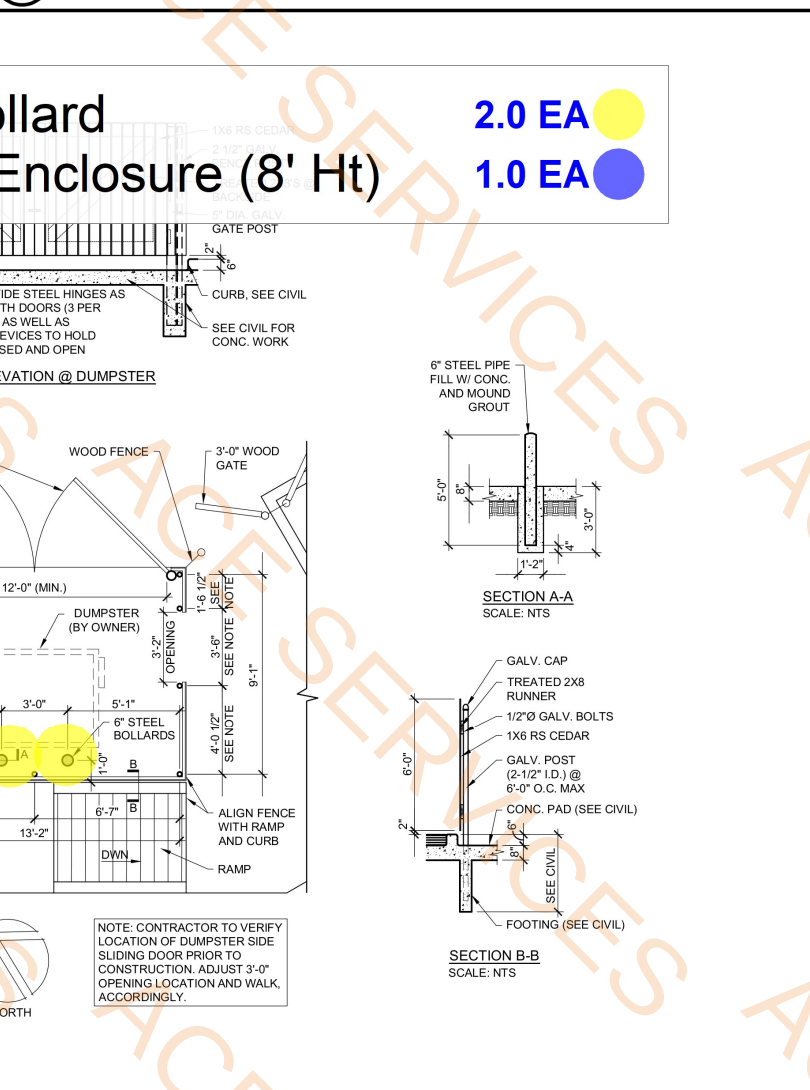
2.6 PROJECT SIGN  
SCALE: 1/2" = 1'-0"



0.6 CONC. WALK SECTIONS  
SCALE: 3/4" = 1'-0"

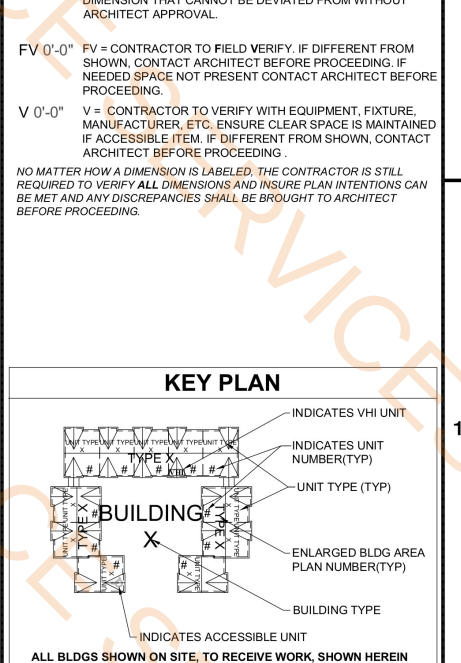


2.8 CONSTRUCTION SIGN  
SCALE: 1/2" = 1'-0"



0.7 ENCLOSED DUMPSTER PLAN, ELEVATION AND DETAILS  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
  2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
  3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN ACCESSIBLE UNITS, CABINETS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
  4. SEE DETAIL A3.0/7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
  5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
  6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
  7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
  8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHOULD BE SET 3" MAX FROM CORNER ON HINGE SIDE. DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS. ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.
- LEGEND**
- NEW WALL
  - RECESSED SHOWER SEE 0.4/A3.0 FOR DETAIL
  - NEW DOOR, FRAME, HARDWARE
  - NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
  - ACCESSIBLE UNIT OR PARKING SPACE
  - VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
  - DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
  - AN \* (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
- FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
- V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING.
- NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY ALL DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.



**Mid-City Senior Cottages**  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60



| REVISIONS | DATE | 08/28/2025     |
|-----------|------|----------------|
| NO.       | DATE | PROJ. NO. 2204 |
|           |      | SHEET          |
|           |      | A2.3           |





SCALE:  $3/32" = 1'-0"$



SCALE: 1/16" = 1'-0"

1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY CABINET LAYOUT DIMENSIONS AFTER WALLS ARE IN PLACE. NOTIFY ARCHITECT OF DISCREPANCIES. IN ACCESSIBLE UNITS, CABINETS **SHALL NOT BE ADJUSTED** WITHOUT PRIOR APPROVAL FROM ARCHITECT
4. SEE DETAIL A3.0.0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
5. SEE EXHIBITED REQUIREMENTS AT STRUCTURAL, SHEET S1.0.0.1. VERIFICATION FOR ALL UNITS APPLIES TO ALL UNITS
6. **SEE** ENTERISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE. PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
8. UNLESS OTHERWISE NOTED, PASSAGE DOORS LOCATED IN A CORNER SHALL BE SET 3' MIN FROM CORNER ON HINGE SIDE. DOES NOT APPLY TO LINEN, PANTRY, MECH CLOSET DOORS. ACCESSIBLE DOORS SHALL ALSO MAINTAIN SHOWN CLEARANCES.

 NEW WALL  
 RECESSED SHOWER  
 SEE 0.4/A3.0 FOR DETAIL  
 NEW DOOR, FRAME, HARDWARE

-  ACCESSIBLE UNIT OR  
PARKING SPACE
-  **VHI** VISUAL & HEARING IMPAIRED  
UNIT. SEE SPECS

\*0'-0" AN \* (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.

V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING.

NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY ALL DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.

The diagram shows a floor plan of a building with various rooms and corridors. Annotations with leader lines point to specific features:

- INDICATES VHI UNIT**: Points to a room labeled 'VHI UNIT'.
- INDICATES UNIT NUMBER(TYP)**: Points to a room labeled 'TYPE X'.
- UNIT TYPE (TYP)**: Points to a room labeled 'TYPE X'.
- ENLARGED BLDG AREA PLAN NUMBER(TYP)**: Points to a large 'X' symbol in the center of the plan.
- BUILDING TYPE**: Points to a room labeled 'BUILDING'.
- INDICATES ACCESSIBLE UNIT**: Points to a room labeled 'ACCESSIBLE UNIT'.

**Mid-City Senior Cottages**  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60



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|                                                                                                                                                                                              |                            |  |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|----------------------|
|  <p>STATE OF LOUISIANA<br/>REGISTERED ARCHITECTS<br/>ROBERT A. GOZA<br/>REG. No. 40106<br/>08/28/25</p> | REVISIONS<br>NO.      DATE |  | DATE      08/28/2025 |
|                                                                                                                                                                                              |                            |  | PROJ. NO.      2204  |
|                                                                                                                                                                                              |                            |  | SHEET                |
|                                                                                                                                                                                              |                            |  | A4.1                 |



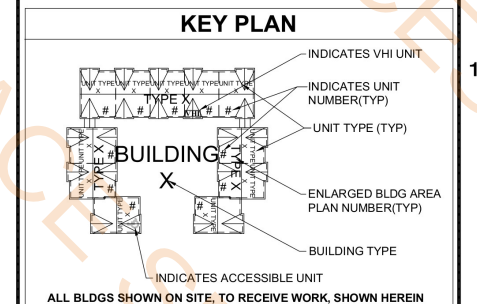


Paint At Vertical Cement Siding  
Paint At Horizontal Fiber Cement Siding  
Paint At Railing

957.0 SQ FT  
3082.5 SQ FT  
115.2 FT

- GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS FOR FOUNDATION LAYOUTS AND PRIOR TO STARTING WALL LAYOUTS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ACCESSIBLE UNITS CANNOT VARY WITH DIMENSIONS.
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  4. SEE DETAIL A3.0/0.7 FOR SPECIAL GENERATOR POWERED OUTLETS AND SPECIAL OUTLET LOCATIONS.
  5. SEE FORTIFIED REQUIREMENTS AT STRUCTURAL, SHEET A2.0 AND SPECIFICATIONS, FOR DETAILS. APPLIES TO ALL UNITS.
  6. SEE ENTERPRISE GREEN REQUIREMENTS IN SPECIFICATIONS. APPLIES TO ALL UNITS.
  7. LABELING OF UNIT NUMBERS ON PLANS IS FOR THE CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING LOCATIONS PER SITE, PLANS AND TABULATION SHEET. MAX NUMBER TAKES PRECEDENCE. DISCREPANCIES, CONTACT ARCHITECT.
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- LEGEND**
- NEW WALL
  - RECESSED SHOWER  
SEE 0.4/A3.0 FOR DETAIL
  - NEW DOOR, FRAME, HARDWARE
  - NEW ORNAMENTAL FENCE (INSTALL PER SPECS) CONFIRM EXACT LOCATION W/ARCH. PROVIDE GATES AS SHOWN.
  - ACCESSIBLE UNIT OR PARKING SPACE
  - VHI VISUAL & HEARING IMPAIRED UNIT. SEE SPECS
  - ... DENOTES ACCESSIBLE PATH (≤ 5% SLOPE IN DIRECTION OF TRAVEL & ≤ 2% CROSS SLOPE AND AT 90° TURNS, TOP & BOTTOM OF RAMPS, T-INTERSECTIONS)
  - \*0'-0" AN \* (ASTERISK) ON A DIMENSION INDICATES A CRITICAL DIMENSION THAT CANNOT BE DEVIATED FROM WITHOUT ARCHITECT APPROVAL.
  - FV 0'-0" FV = CONTRACTOR TO FIELD VERIFY. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING. IF NEEDED SPACE NOT PRESENT CONTACT ARCHITECT BEFORE PROCEEDING.
  - V 0'-0" V = CONTRACTOR TO VERIFY WITH EQUIPMENT, FIXTURE, MANUFACTURER, ETC. ENSURE CLEAR SPACE IS MAINTAINED IF ACCESSIBLE ITEM. IF DIFFERENT FROM SHOWN, CONTACT ARCHITECT BEFORE PROCEEDING.
  - NO MATTER HOW A DIMENSION IS LABELED, THE CONTRACTOR IS STILL REQUIRED TO VERIFY ALL DIMENSIONS AND INSURE PLAN INTENTIONS CAN BE MET AND ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT BEFORE PROCEEDING.



**Mid-City Senior Cottages**  
601, 611, 621, 631, 641 BROWNSVILLE DRIVE  
Lake Charles Mid-City Phase II, LP  
OCD# LHC Prime-3 2024-60



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| REVISIONS |            | DATE           |
|-----------|------------|----------------|
| NO.       | DATE       |                |
| 1         | 08/28/2025 | PROJ. NO. 2204 |
| SHEET     |            | A4.2.1         |















Paint At Concrete Ramp Railing

128.2 FT

BROWNSVILLE DRIVE  
(60' R/W)

MATCH LINE C1.6

TIE INTO EXIST 4" THICK  
CONCRETE SIDEWALK

TIE INTO EXIST 4" THICK  
CONCRETE SIDEWALK

TIE INTO EXIST 4" THICK  
CONCRETE SIDEWALK

CONSTRUCT NEW  
REINFORCED  
CONCRETE ADA  
COMPLIANT  
HANDICAP  
ACCESS RAMP  
(TYPE 4)  
(2 ● PARKING  
C/D)

PARKING  
C/D

NEW WIDE  
6" CURB

NEW WIDE  
6" CURB

CONSTRUCT NEW  
REINFORCED CONCRETE  
ADA COMPLIANT HANDICAP  
ACCESS RAMP  
(TYPE 5)  
(5 ● PARKING C/D)

DUMPSTER AREA

ADA TRASH CAN

FFE=14.00

FFE=14.00

FFE=14.00

BUILDING D

- CONSTRUCTION PLAN GENERAL NOTES
- INTERSECTION PEDESTRIAN RAMPS AS SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOUISIANA DOTD STANDARD PLAN "PED-(01-04): PEDESTRIAN FACILITIES, CURB RAMPS".
  - DIMENSIONS FOR PARKING SHOWN HEREON ARE TO BACK OF CURB. BUILDING SHALL BE PARALLEL TO BROWNSVILLE DRIVE RIGHT OF WAY.
  - ALL CURBS SHALL BE 4" IN HEIGHT UNLESS OTHERWISE NOTED.

PAVEMENT PLAN LEGEND

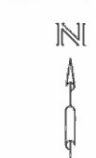
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK)  
w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE PAVEMENT (6" THICK)  
w/COMPACTED STONE BASE COURSE (6" THICK)
- NEW REINFORCED CONCRETE WALKWAY (6" THICK)  
(HANDICAP ACCESS RAMPS)
- NEW PLAIN CONCRETE WALKWAY (4" THICK)
- NEW GENERATOR SLAB  
(SEE SHEET C2.1 FOR DETAIL)

PRELIMINARY

THIS DOCUMENT IS PRELIMINARY AND IS NOT  
TO BE USED FOR CONSTRUCTION, BIDDING,  
RECORDATION, CONVEYANCE, SALES, OR AS  
THE BASIS FOR THE ISSUANCE OF A PERMIT  
Cole R. Thompson, P.E., P.L.S.  
P.E. La. Reg. No. 37262  
P.L.S. La. Reg. No. 5340

GRAPHIC SCALE  
(IN FEET)

24 x 36 Scale: 1 Inch = 10 Feet  
11 x 17 Scale: 1 Inch = 20 Feet



SCALE: 1" = 10'  
(24x36 Sheet)  
SCALE: 1" = 20'  
(11x17 Sheet)

|                                                                                                                                                                              |                  |                                                                 |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------|----------------------------------------|
| SHEET No.                                                                                                                                                                    |                  | C1.7                                                            |                                        |
| PROJECT No. P-2024-3036                                                                                                                                                      |                  | LAKE CHARLES MID-CITY PHASE II                                  |                                        |
| D. W. Jessen & Associates, LLC<br>Civil and Consulting Engineers Lake Charles, Louisiana<br>400 Hwy 1000 Lake Charles, LA 70601<br>Phone: (337) 453-0001 Fax: (337) 453-0002 |                  | MID-CITY SENIOR COTTAGES<br>(PARKING-BUILDING C/D & BUILDING D) |                                        |
| D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E., P.L.S.                                                                                                               |                  | CONSTRUCTION PLAN & GEOMETRIC LAYOUT                            |                                        |
| Q. BUILT                                                                                                                                                                     | COLE R. THOMPSON | DATE                                                            | 07/28/2025                             |
| APPROVED                                                                                                                                                                     |                  | ACAD FILE                                                       | P-2024-3036 (MID-CITY SENIOR COTTAGES) |
|                                                                                                                                                                              |                  | REFERENCE                                                       | N/A                                    |
|                                                                                                                                                                              |                  | FIELD BOOK                                                      | N/A                                    |
| No.                                                                                                                                                                          | DATE             | REVISION DESCRIPTION                                            | BY                                     |







- 4" Solid Blue Edge Strips  
Solid White Handicap Symbol On Solid Blue Background  
4" Solid White Edge Stripse  
No Parking Sign

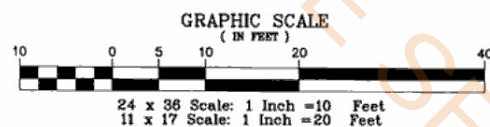
245.2 FT  
5.0 EA  
688.6 FT  
1.0 EA

#### PAVEMENT PLAN LEGEND

|  |                                                                                         |  |                                                                       |
|--|-----------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------|
|  | NEW REINFORCED CONCRETE PAVEMENT (8" THICK)<br>w/COMPACTED STONE BASE COURSE (6" THICK) |  | NEW REINFORCED CONCRETE WALKWAY (6" THICK)<br>(HANDICAP ACCESS RAMPS) |
|  | NEW REINFORCED CONCRETE PAVEMENT (6" THICK)<br>w/COMPACTED STONE BASE COURSE (6" THICK) |  | NEW PLAIN CONCRETE WALKWAY (4" THICK)                                 |

#### PAVEMENT MARKINGS & TRAFFIC SIGNS GENERAL NOTES

1. THE COLOR OF THE PAVEMENT MARKINGS AS SHOWN HEREON IS FOR PICTURE PURPOSES ONLY. REFER TO THE LEADER NOTES FOR THE ACTUAL COLOR REQUIRED FOR EACH INDIVIDUAL PAVEMENT MARKING.
2. ALL NEW PAVEMENT STRIPING SHALL BE "SETFAST PREMIUM ALKYD ZONE MARKING PAINT" BY SHERWIN WILLIAMS, OR APPROVED EQUAL.
3. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
4. REQUIRED TRAFFIC SIGNING SHALL BE PLACED IN THE FIELD IN ACCORDANCE WITH THE LOUISIANA DOTD "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



MATCH LINE C1.22

PARKING LOT C-D  
PARKING SPACES COUNT

- PARKING SPACES: 10
- HANDICAP SPACES: 5
- TOTAL PARKING SPACES: 15

PARKING-BUILDING C/D

SCALE: 1" = 10'  
(24x36 Sheet)  
SCALE: 1" = 20'  
(11x17 Sheet)

|                                                               |                  |                                   |                                        |
|---------------------------------------------------------------|------------------|-----------------------------------|----------------------------------------|
| SHEET No.                                                     |                  | C1.23                             |                                        |
| PROJECT No. P-2024-3036                                       |                  | LAKE CHARLES MID-CITY PHASE II    |                                        |
| D. W. JESSEN & ASSOCIATES, LLC                                |                  | MID-CITY SENIOR COTTAGES          |                                        |
| Civil and Consulting Engineers Lake Charles, Louisiana        |                  | (PARKING-BUILDING C/D)            |                                        |
| 441 Bay Area Lake Charles, LA 70601                           |                  | PAVEMENT STRIPING & MARKINGS PLAN |                                        |
| Phone: (337) 683-5800 Fax: (337) 683-5802                     |                  |                                   |                                        |
| D. W. JESSEN, Jr., P.E., P.L.S. Cole & Thompson, P.E., P.L.S. |                  |                                   |                                        |
| Q. BOLT                                                       | COLE R. THOMPSON | DATE                              | 07/29/2025                             |
| APPROVED                                                      |                  | ACAD FILE                         | P-2024-3036 (MID-CITY SENIOR COTTAGES) |
|                                                               |                  | REFERENCE                         | N/A                                    |
|                                                               |                  | FIELD BOOK                        | N/A                                    |
|                                                               |                  | BY                                |                                        |
|                                                               |                  | REVISION DESCRIPTION              |                                        |
| No.                                                           | DATE             |                                   |                                        |