

The Architectural Studio

NORTH VILLAGE - PHASE III

HUD PROJECT # 064-35755

TIMBERLINE COURT
RUSTON, LA

84 UNITS

5/24/2024



RENDERED BUILDING PERSPECTIVE

ARCHITECT/MEP ENGINEER



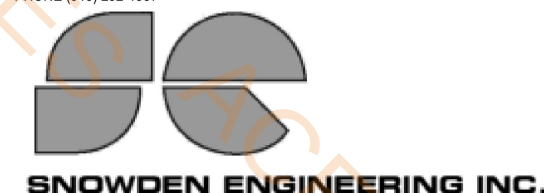
STRUCTURAL ENGINEER



RADON
DFW RADON 6341 SOLONA CIR N, FORT WORTH,
TX. 76117 PHONE: (817) 759-2808



FOUNDATION
SNOWDEN ENGINEERING INC. 128 EAST 63RD, TULSA, OKLAHOMA 74133
PHONE (918) 252-4557



CIVIL ENGINEER



LANDSCAPE ARCHITECT



GREEN ENERGY CONSULTANT

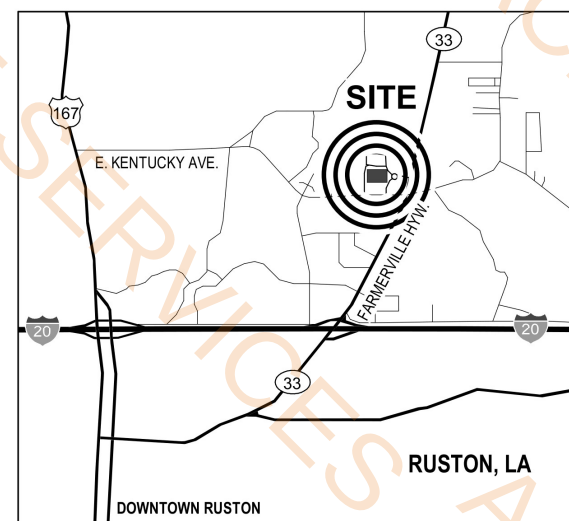


****NOTE: THE FOLLOWING DRAWINGS SHALL BE PROVIDED AS DEFERRED SUBMITTALS:**

PRE-ENGINEERED TRUSS DESIGN DRAWINGS
FIRE SPRINKLER SYSTEM DRAWINGS
FIRE-ALARM SYSTEM DRAWINGS
POST-TENSIONED FOUNDATION PLANS
IRRIGATION DRAWINGS
LOW VOLTAGE DRAWINGS

CODE COMPLIANCE

IBC	2021 INTERNATIONAL BUILDING CODE, AS AMENDED
PLUMBING	2021 INTERNATIONAL PLUMBING CODE
IMC	2021 INTERNATIONAL MECHANICAL CODE
NEC	2020 NATIONAL ELECTRICAL CODE
NFPA-101:	2021 EDITION
ADA:	2010 ADA ACCESSIBILITY GUIDELINES
NAECA:	2015 GUIDELINES
F.H.A.:	1998 FAIR HOUSING ACT
GREEN MIP PROGRAM:	PROJECT SHALL BE ENERGY STAR CERTIFIED
F.H.A.	ALL 1st FLOOR UNITS TO COMPLY w/ ADAPTABILITY REQUIREMENTS.
ADA	SITE ACCESS TO ALL PUBLIC AREAS (CLUBHOUSE, MAIL KIOSK TRASH COMPACTOR) REQUIRED. 5% UNITS TO COMPLY w/ ACCESSIBILITY REQUIREMENTS; 2% UNITS TO COMPLY w/ HEARING/VISUAL REQUIREMENTS.
HUD	HUD OFFICE OF MULTIFAMILY DEVELOPMENT RADON POLICY, MORTGAGEE LETTER 2013- 07. RADON ANSI/AARST CC-1000 2018
OCCUPANCY TYPE	R-2 RESIDENTIAL
CONSTRUCTION TYPE	VB, 0 SPRINK.
MAX. ALLOWABLE AREA & HEIGHT (TABLE 500)	
HEIGHT	60'
NUMBER OF FLOORS	3 STORIES
AREA PER FLOOR	21,000 S.F.
PROPOSED AREA & HEIGHT	
HEIGHT	53'-10"
NUMBER OF FLOORS	3
AREA PER FLOOR ALL BLDG TYPES	11,502 (MAX)
FIRE PROTECTION (TABLE 601)	
INTERIOR BEARING WALLS	0 HR
TENANT SEPARATION WALLS	1 HR
INTERIOR NON BEARING WALLS	0 HR
EXTERIOR BEARING WALLS	0 HR
EXTERIOR NON BEARING WALLS	0 HR
FLOOR/CEILING ASSEMBLY	0 HR
COLUMNS & BEAMS	0 HR
DESIGN WIND SPEED	TBD
SEISMIC FACTOR	1.0
SEISMIC DESIGN CAT	B



VICINITY MAP
N.T.S.

Owner _____ Date _____

Brown-Taylor Development, LLC
214 Milam Street
Shreveport, LA 71101
P: (318) 678-0866
Contact: Edward Taylor Email: Etaylor@fairfieldmanagment.com

Architect _____ Date _____

The Architectural Studio - #8208
409 N. 7th Street
Baton Rouge, LA
P: (225) 215-1777 F: (225) 217-1778
Contact: K. DANIELLE JOHNSON Email: danielle@archstudio.com



Bonding Company _____ Date _____

Nationwide Mutual Insurance Company
1100 Locust Street
Des Moines, IA 50391-2006

Lender _____ Date _____

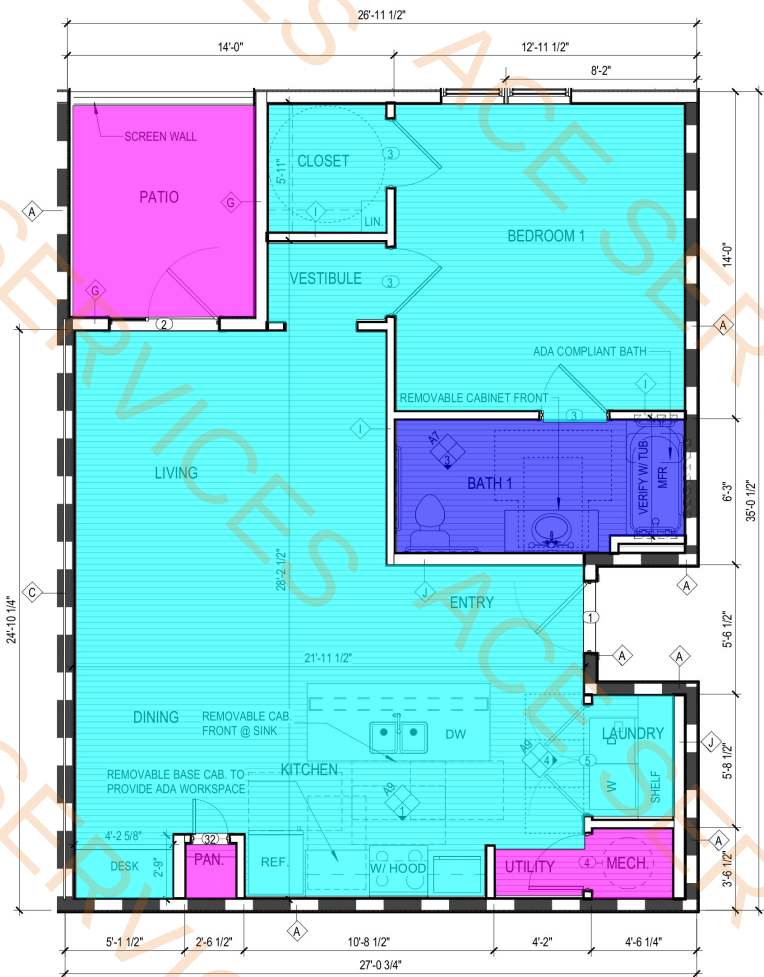
Highland Commercial Mortgage
242 Inverness Center Dr.
Birmingham, AL 35242
Contact: Amy Thompson
Cell: (804) 405-6509 Email: athompson@hcmd4.com

General Contractor _____ Date _____

BROWN BUILDERS, inc
1619 JIMMIE DAVIS HIGHWAY
BOSSIER CITY, LA 71112
P: 318-746-0211
Contact: Wayne Brown Email: wayne@brownbuilders.com

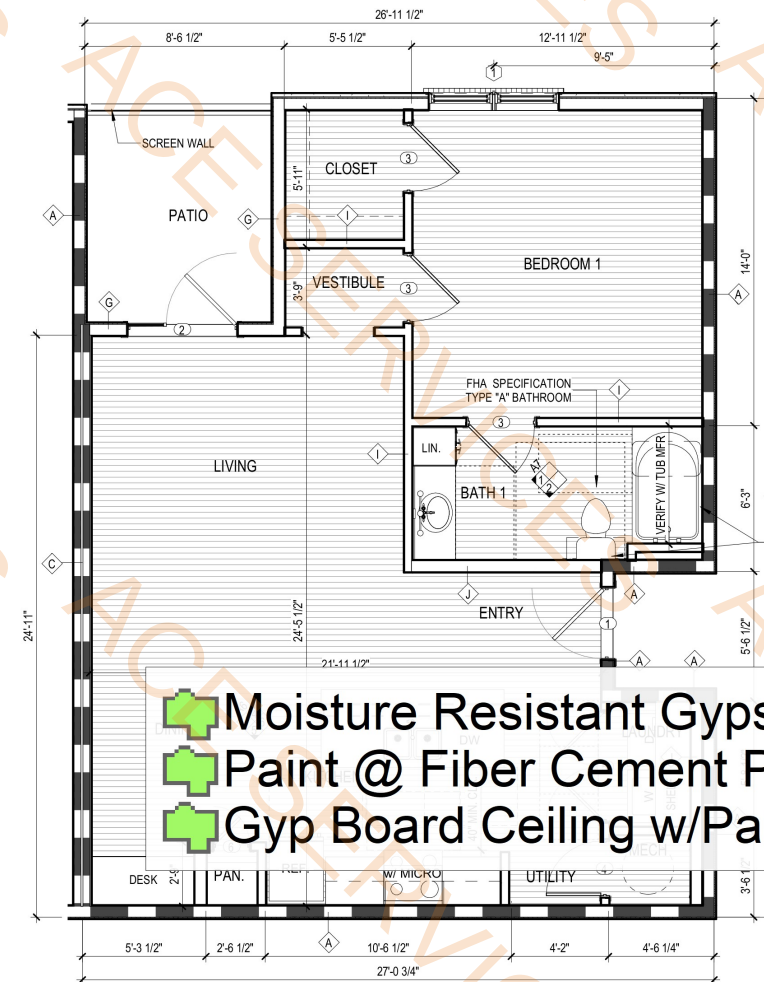
01

COVER SHEET



1 UNIT A1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

(ADA COMPLIANT)
N.S.F.= 783 SF.



2 UNIT A1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F.= 783 SF.

- Moisture Resistant Gypsum Board Ceiling
- Paint @ Fiber Cement Panel
- Gyp Board Ceiling w/Paint

67.6 SQ FT
94.3 SQ FT
655.4 SQ FT

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT A:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOM & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

NOTE: GRAB BARS NOT REQUIRED TO BE INSTALLED AT ALL ADA UNITS. ONE OF EACH TYPE ADA UNIT SHALL BE FULLY CONVERTED WITH GRAB BARS INSTALLED.

No.	Date	Description

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Architect Project No.
2926

CONSTRUCTION
DOCUMENTS

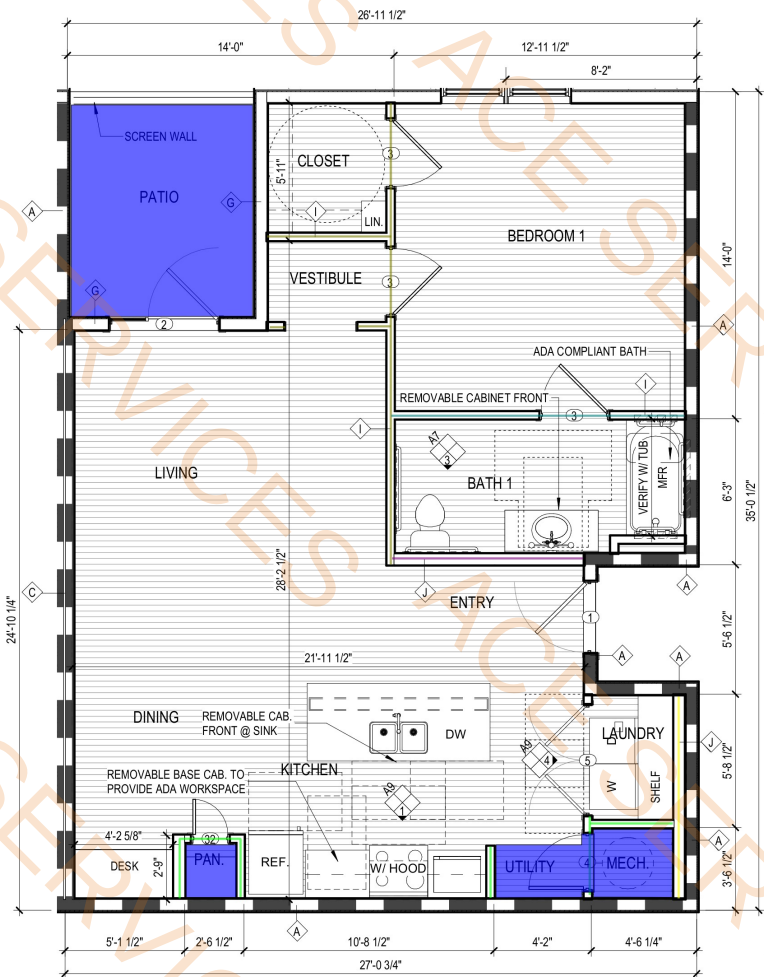
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A1

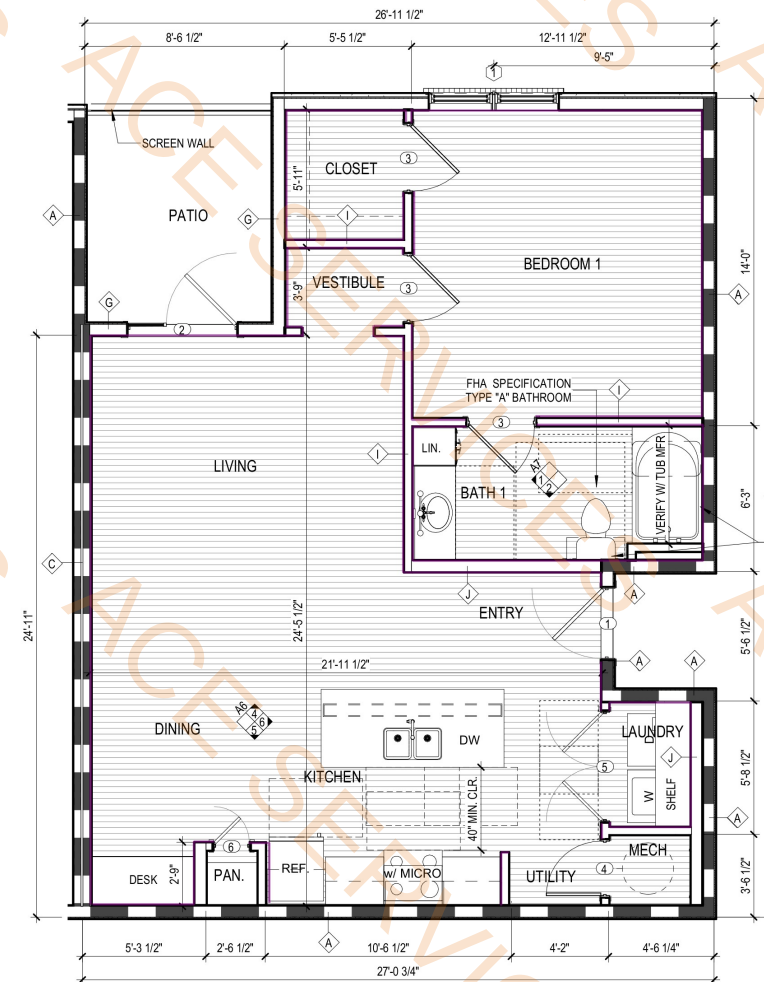
UNITS A1.0 ADA, A1.1 LVL
1, 2 & 3 FLOOR PLAN

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1 UNIT A1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

(ADA COMPLIANT)
N.S.F.= 783 SF.



2 UNIT A1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

Wall Type I

Wall Type J One Side Moisture Resistant

Wall Type I One Side Moisture Resistant

One Side Gypsum Board/Paint @ One Side Cement ...

Paint @ Wood Base

Interior Non Rated Furring Wall

Sealed Concrete

N.S.F.= 783 SF.

27.1 FT

8.2 FT

12.6 FT

16.8 FT

188.9 FT

8.6 FT

94.4 SQ FT

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revision) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT A:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOM & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

No.	Date	Description

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CONSTRUCTION
DOCUMENTS

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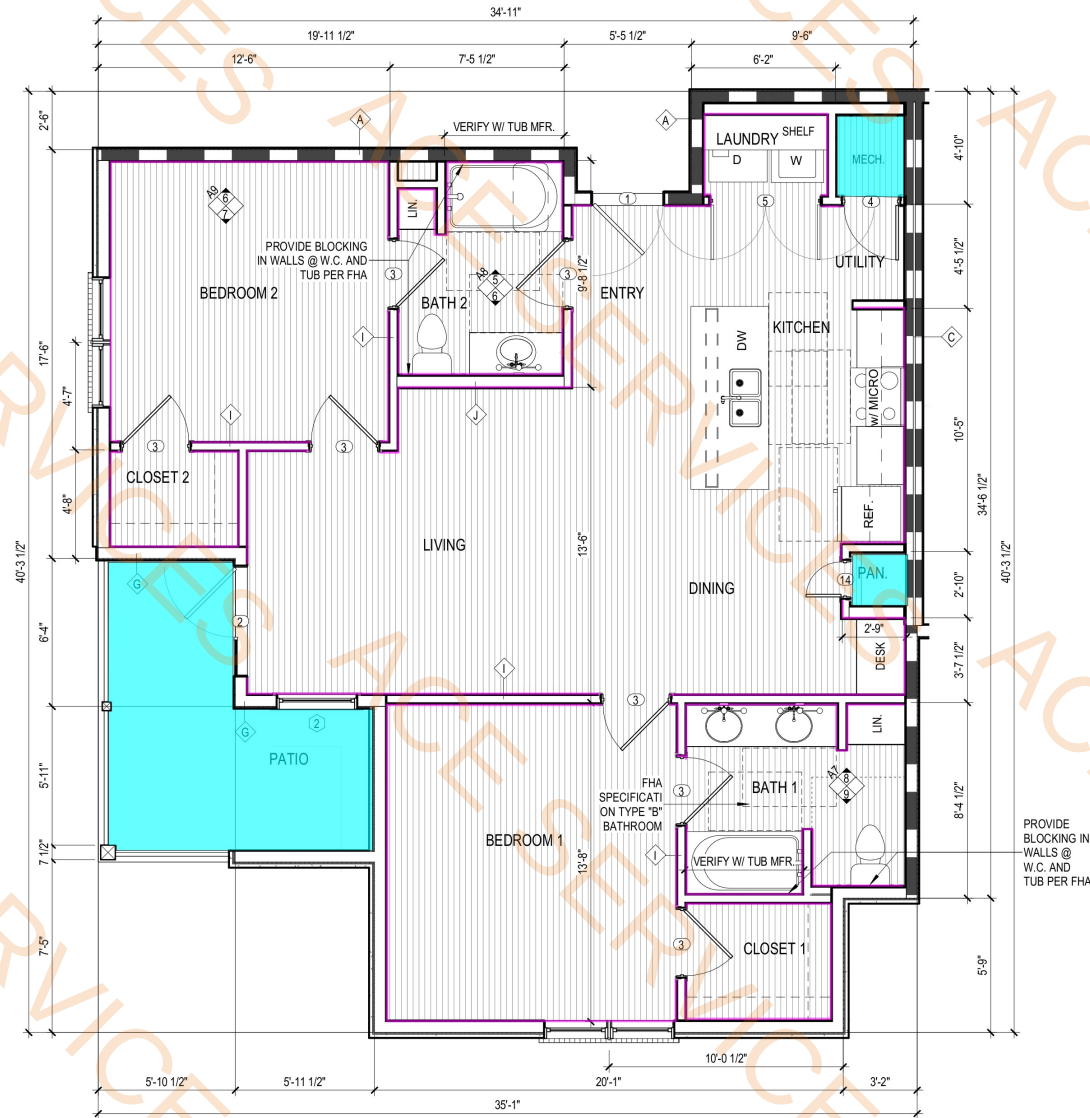
A1
UNITS A1.0 ADA, A1.1 LVL
1, 2 & 3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:35 PM



1 UNIT B1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

N.S.F. = 1,044 SF.



2 UNIT B1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F. = 1,044 SF.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT B:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOMS & KITCHEN MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

- Moisture Resistant Gyp Board Ceiling
- Gypsum Board Ceiling w/ Paint
- Paint @ Fiber Cement Panel
- Paint @ Wood Base
- Sealed Concrete

137.4 SQ FT

814.6 SQ FT

126.4 SQ FT

268.8 FT

116.8 SQ FT

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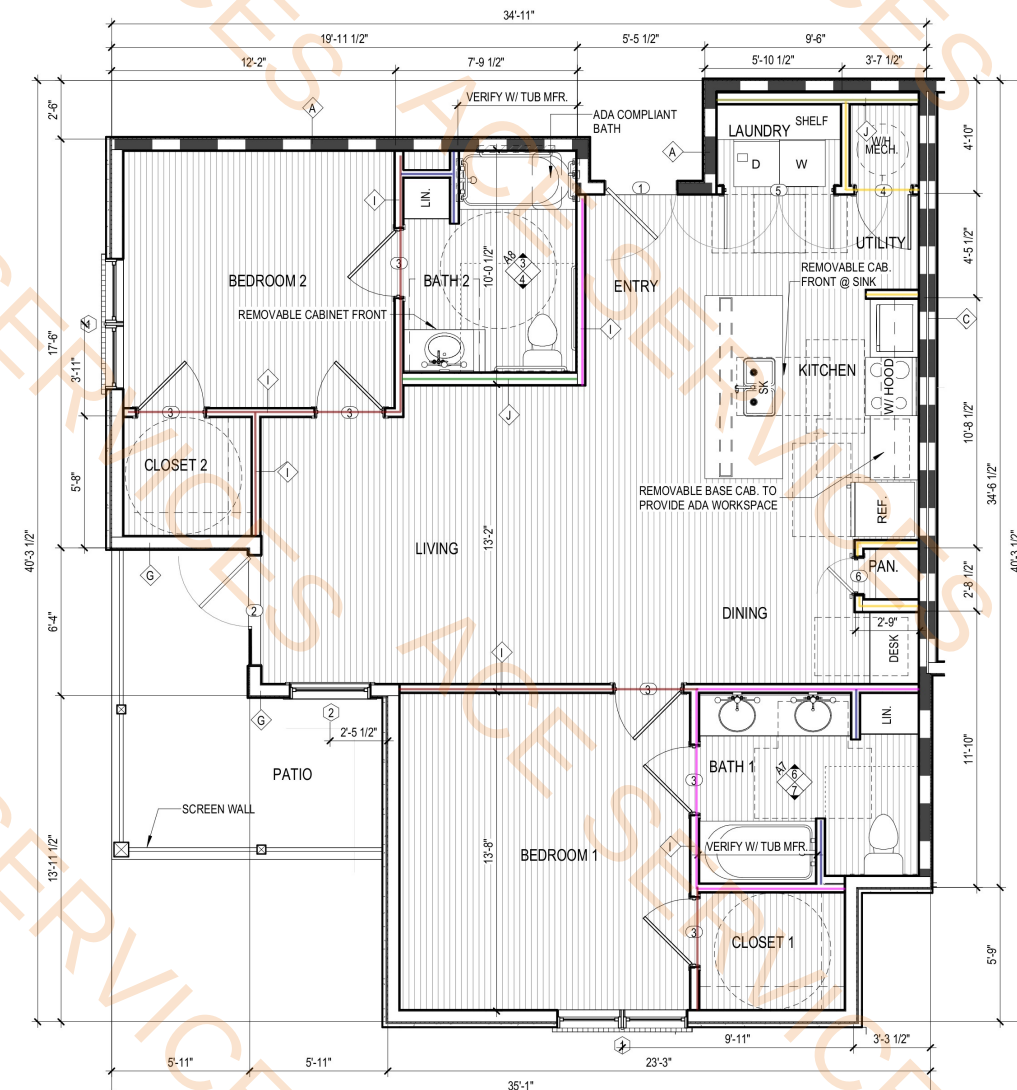
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A3

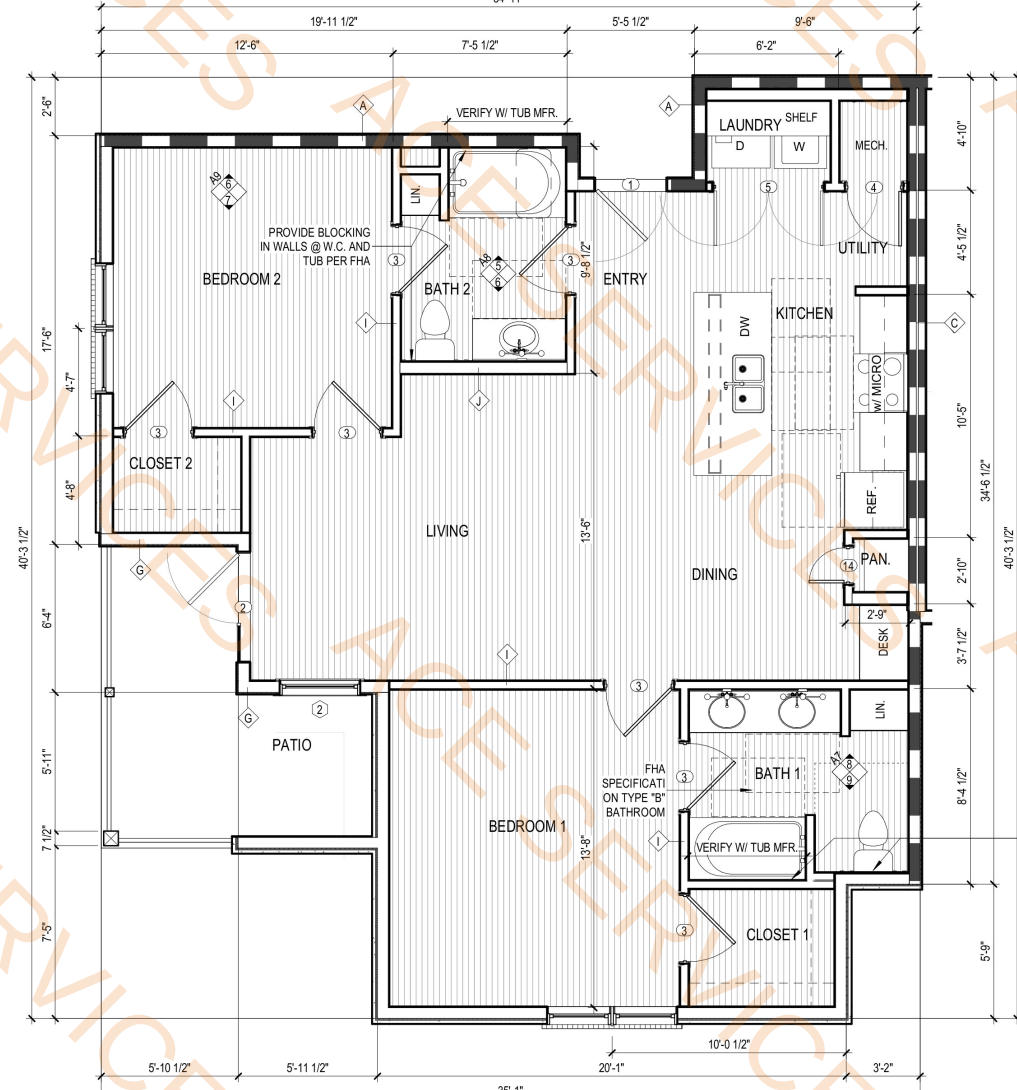
UNIT B1.0 ADA FLOOR
PLAN, UNIT B1.1 LVL 1, 2 &
3 FLOOR PLAN

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1 UNIT B1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

N.S.F. = 1,044 SF.



2 UNIT B1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F. = 1,044 SF.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.
See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM:
1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE UNIT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:
1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT B:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM)
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOMS & KITCHEN
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

- Wall Type I One Side Moisture Resistant
- Wall Type J One Side Moisture Resistant
- Interior Non Rated Furring Wall
- Typical Non Rated Wall Both Side Moisture Resistant
- One Side Gypsum Board/One Side Fiber Cement Paint

32.5 FT	
46.1 FT	
7.5 FT	
8.7 FT	
10.1 FT	
15.2 FT	

No.	Date	Description

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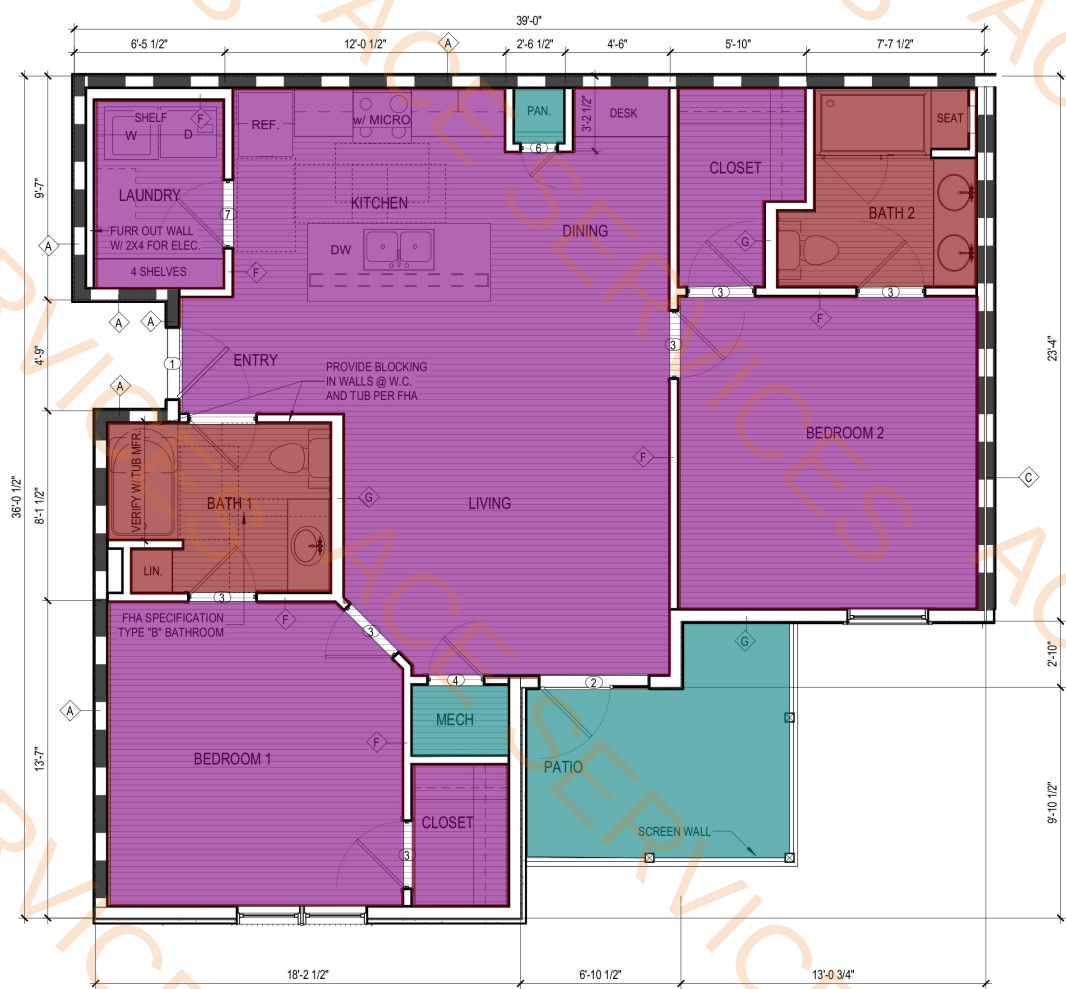
CONSTRUCTION
DOCUMENTS

5/24/2024



A3
UNIT B1.0 ADA FLOOR
PLAN, UNIT B1.1 LVL 1, 2 &
3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:41 PM



	Moisture Resistant Gyp Board Ceiling	127.0 SQ FT
	Gypsum Board Ceiling w/Paint	851.1 SQ FT
	Paint @ Fiber Cement Panel	110.6 SQ FT
	Paint @ Wall Base	287.9 FT

1 UNIT B2.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F.= 1,058 S.F.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

No.	Date	Description

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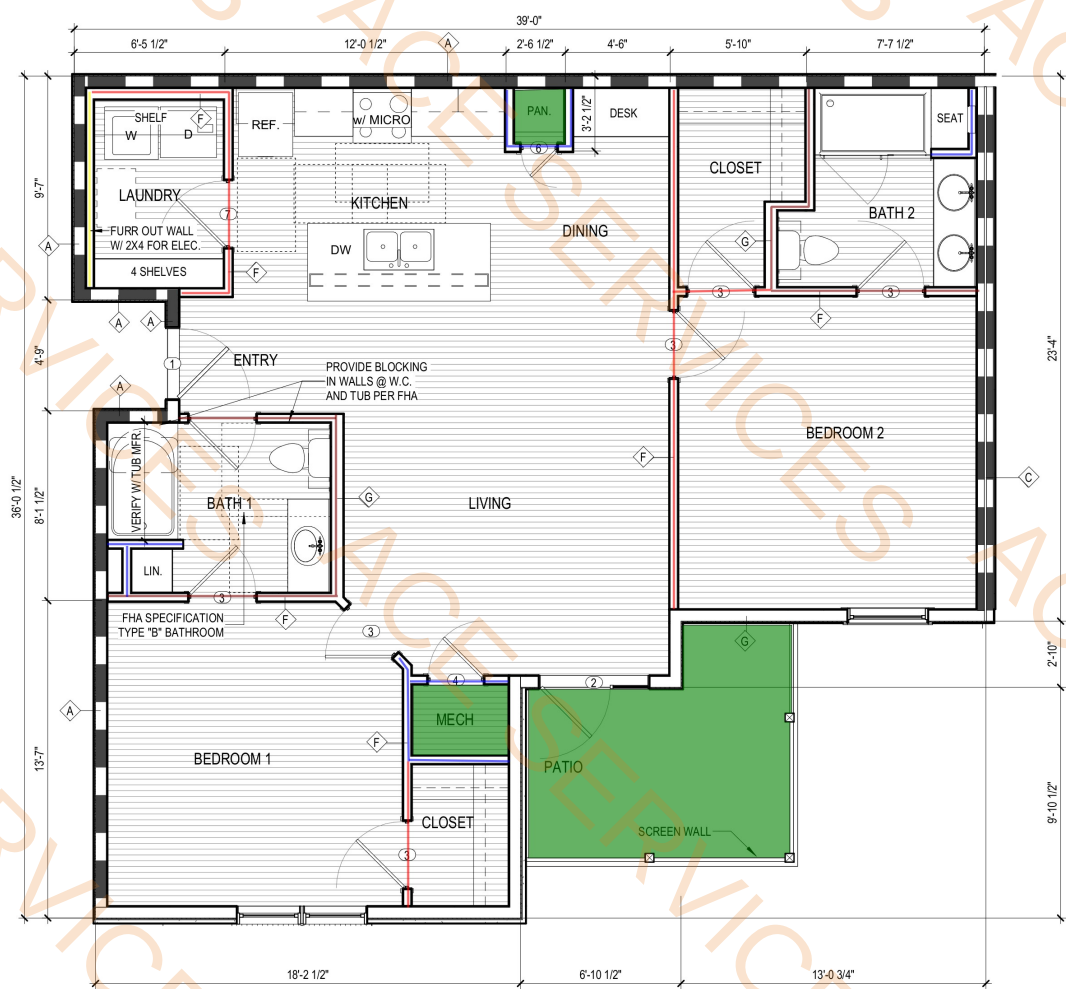
Architect Project No.
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CONSTRUCTION
DOCUMENTS

5/24/2024



A4
UNIT B2.1 LVL 1, 2 & 3
FLOOR PLAN



Wall Type F

Furring Wall

One Side Gypsum Board/One Side Fiber Cement Paint

Wall Type F One Side Moisture Resistant

Sealed Concrete

Typical Non Rated Wall Both Side Moisture Resistant

49.2 FT

8.3 FT

20.7 FT

43.5 FT

110.9 SQ FT

10.0 FT

1 UNIT B2.1 - LVL 1, 2 & 3 FLOOR PLAN

1/4" = 1'-0"

N.S.F.= 1,058 S.F.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

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CONSTRUCTION
DOCUMENTS

5/24/2024



A4
UNIT B2.1 LVL 1, 2 & 3
FLOOR PLAN



1 UNIT C1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

N.S.F. = 1,316 S.F.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

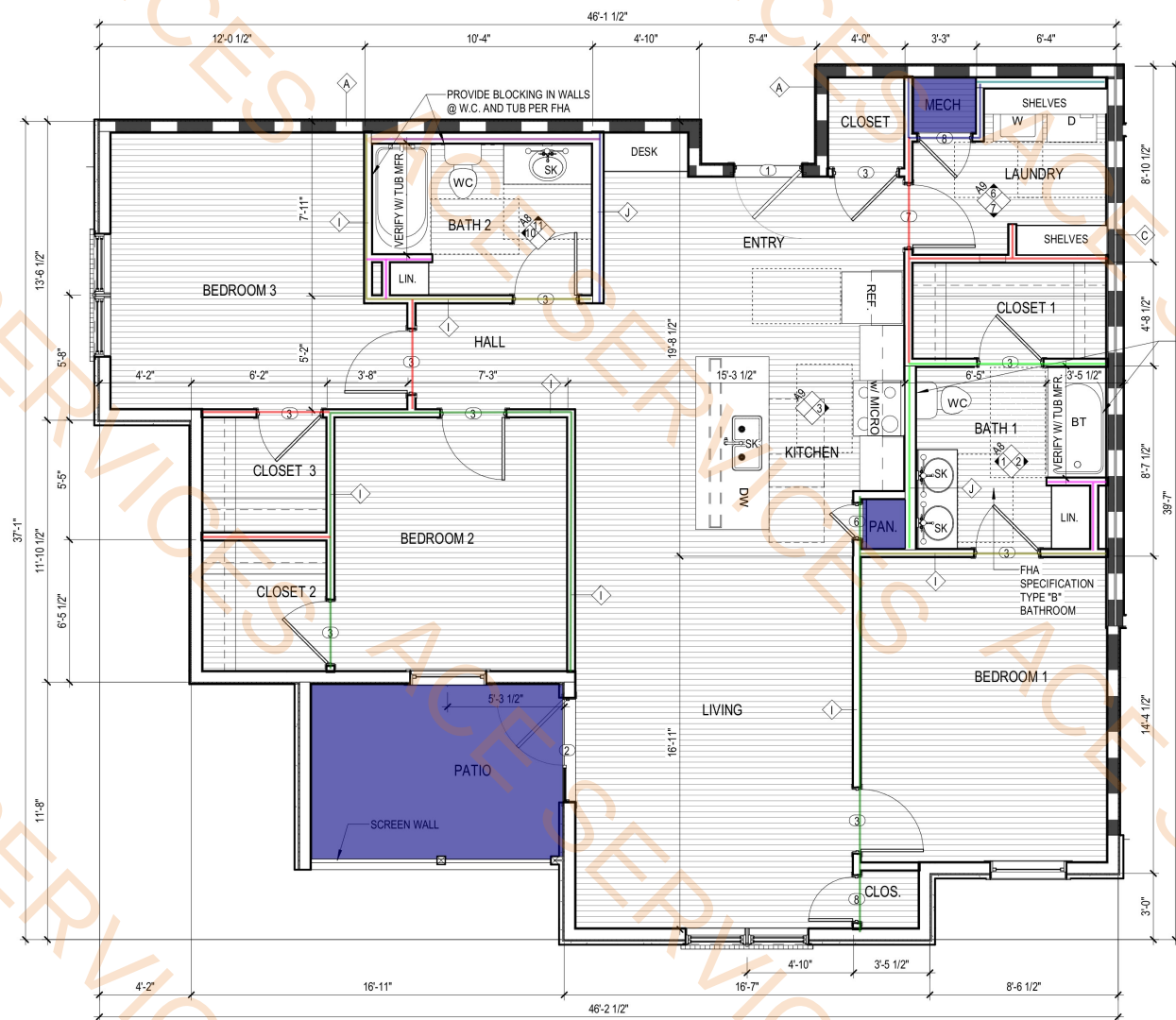
1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:
1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT C:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOMS & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.



2 UNIT C1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F. = 1,316 S.F.

- Wall Type I
- Wall Type I One Side Moisture Resistant
- Wall Type J One Side Moisture Resistant
- Furring Wall Moisture Resistant
- Furring Wall
- Typical Non Rated Wall
- Typical Non Rated Wall One Side Moisture Resistant
- Typical Non Rated Wall Both Side Moisture Resistant
- One Side Gypsum Board/One Side Fiber Cement Paint
- Moisture Resistant Gyp Board Ceiling
- Gypsum Board Ceiling w/Paint
- Paint @ Fiber Cement Panel
- Paint @ Wall Base
- Sealed Concrete

- 54.1 FT
- 28.8 FT
- 7.7 FT
- 10.4 FT
- 5.8 FT
- 37.3 FT
- 17.2 FT
- 10.5 FT
- 8.4 FT
- 137.1 SQ FT
- 1089.2 SQ FT
- 100.4 SQ FT
- 389.8 FT
- 101.0 SQ FT

No.	Date	Description

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2926

CONSTRUCTION
DOCUMENTS

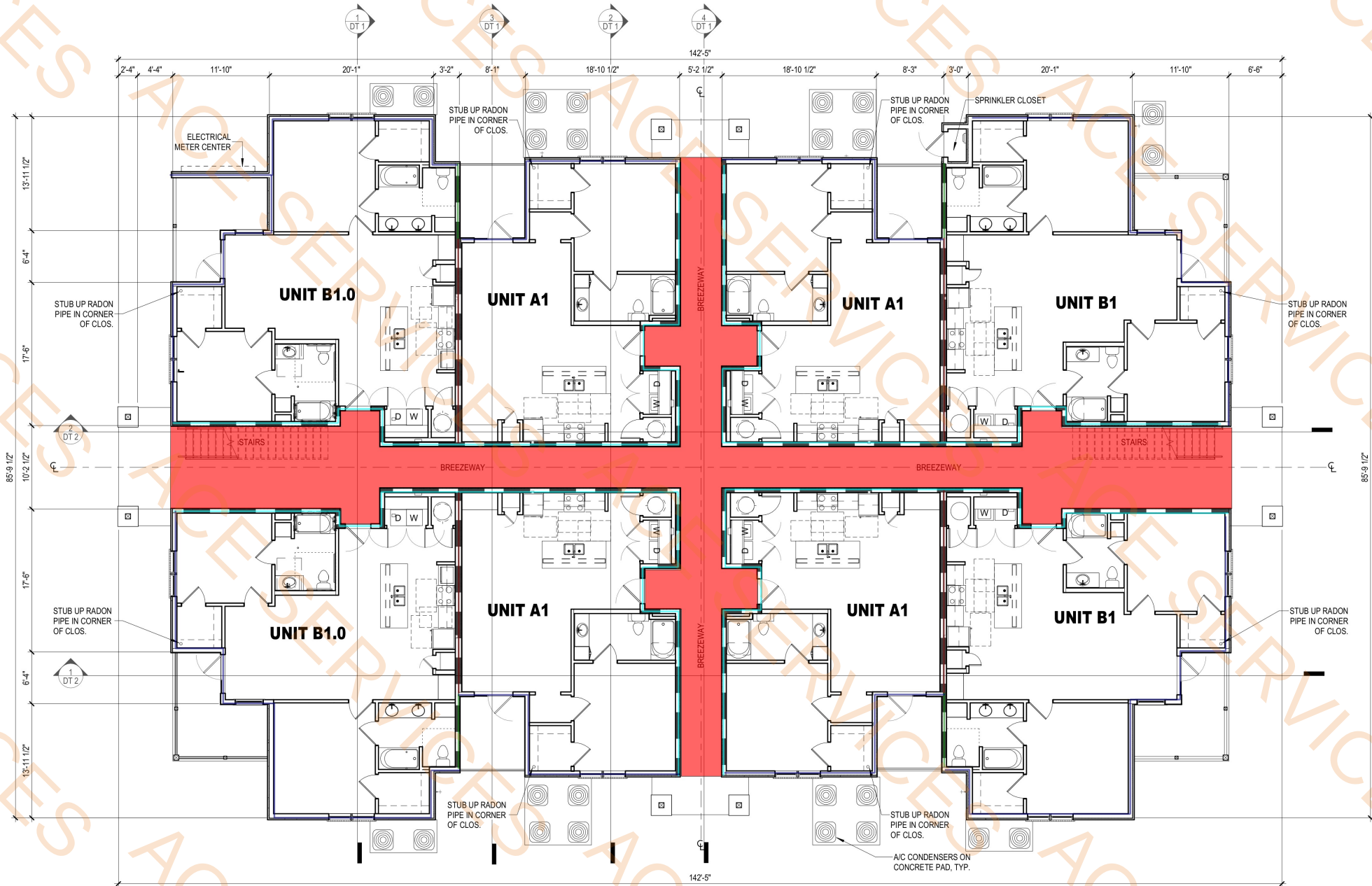
5/24/2024



A5
UNITS C1.0 ADA AND C1.1 -
LVL 1, 2 & 3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:48 PM

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1 BUILDING TYPE I - LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

- 1/8" BUILDING PLANS ARE PROVIDED AS CONTROL DRAWINGS ONLY. REFER TO ENLARGED DIMENSIONS. 1/4" PLANS ARE LOCATED ON THE FOLLOWING SHEETS:

UNIT A1.0 (ADA) & A1.1 - SHEET A1

UNIT B1.0 (ADA) & B1.1 - SHEET A1

- ALL FIRST FLOOR UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. REFER TO COVER SHEET FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
- SEE 1/4" SCALE TYPICAL UNIT PLANS FOR WINDOW SIZES AND LOCATIONS UNLESS VARIATIONS ARE INDICATED ON THIS 1/8" SCALE BUILDING PLAN.
- SEE 1/2" SCALE STAIR PLANS FOR ADDITIONAL STAIR DATA AND DIMENSIONS.
- SEE ROOF PLANS FOR DRAFT STOP LOCATIONS AND ATTIC VENTING INFORMATION.
- SEE ELECTRICAL ENGINEER DRAWINGS FOR FIRE ALARM SYSTEM DATA AND LIGHTING.

- Breezeway Wall Type B Upto Full Height
- Tenant Separation Wall Type C Upto Full Height
- Exterior Wall Type A Upto Full Height
- Exterior Wall Type A Upto Full Height
- Fire Rated Gypsum Board Ceiling

BREEZEWAY WALLS:
FLOOR / CEILING: UL DESIGN NO. UL# U356
UL DESIGN NO. UL# L528

NOTE: 3RD FLOOR CEILINGS NOT FIRE RATED.

NOTE:
ALL BUILDINGS ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL, REMOTE SYSTEM EMERGENCY FORCES NOTIFICATION, AND PROTECTION REQUIRED TO BE PROVIDED BY THE ENGINEER. LOCATED IN THE SPRINKLER CLOSET. FIRE ALARM SYSTEM SHOP DRAWINGS TO BE PROVIDED BY THE ENGINEER.

- 101:30.3.5 Provide supervised automatic sprinkler protection in accordance with 101:9.7.

a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work of this system. Such work shall not commence until the shop drawings are reviewed and appear to be in compliance with the laws, codes, rules and regulations enforced by the Office of State Fire Marshal, State of Louisiana. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlines in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

- 101:30.3.4 Provide fire alarm system in accordance with 101:9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.

a) LRS 40:1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlines in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

444.4 FT
99.3 FT
36.6 FT
459.5 FT
1370.0 SQ FT

No.	Date	Description

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Architect Project No.
2926

CONSTRUCTION
DOCUMENTS

5/24/2024



B1.1

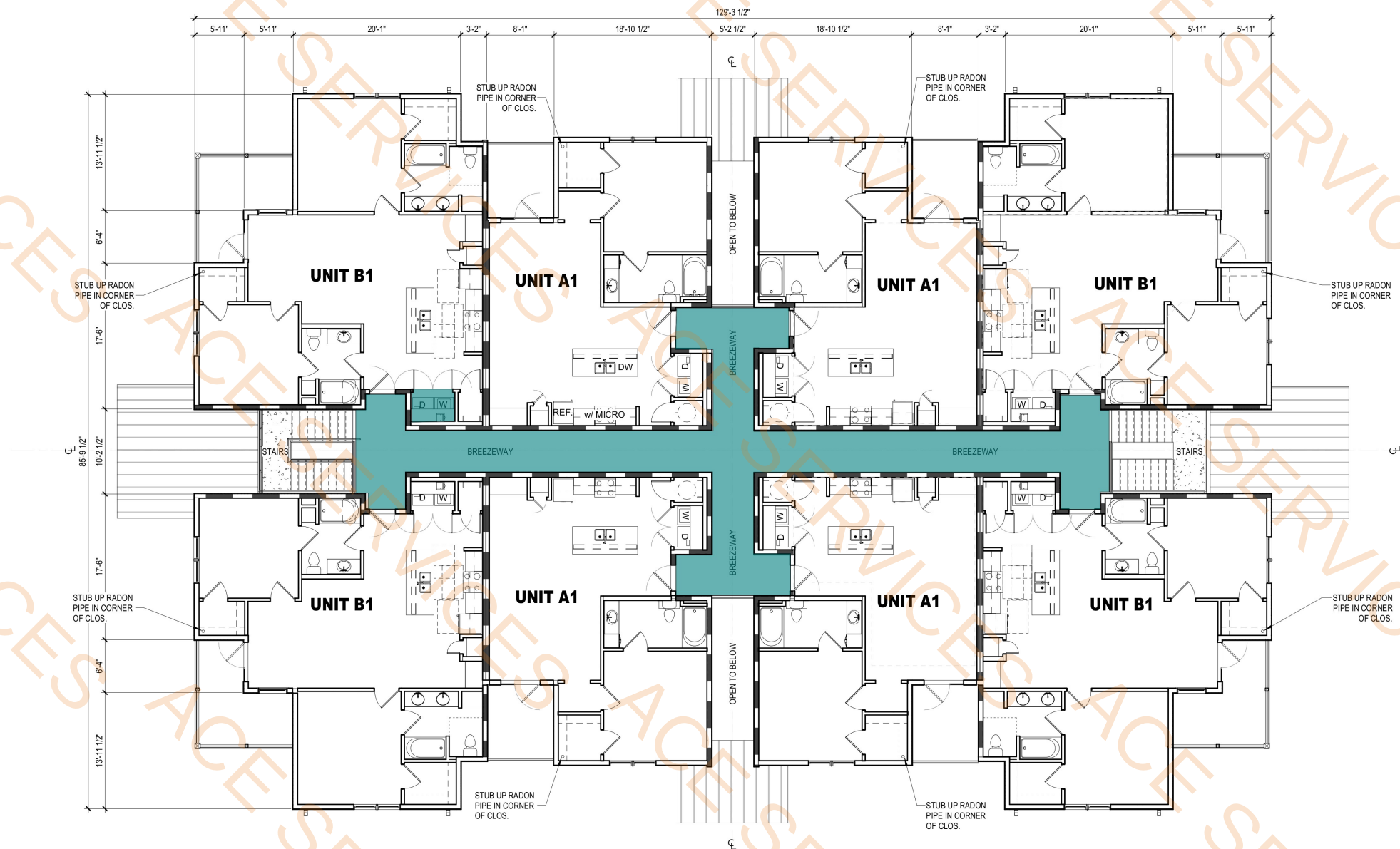
BUILDING I - LVL 1 FLOOR
PLAN

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

PLOT DATE: 5/23/2024 4:19:36 PM

Fire Rated Gypsum Board Ceiling for 1st & 2nd Floor, Non Fire Rated For 3rd Floor

791.0 SQ FT



1 BUILDING TYPE I - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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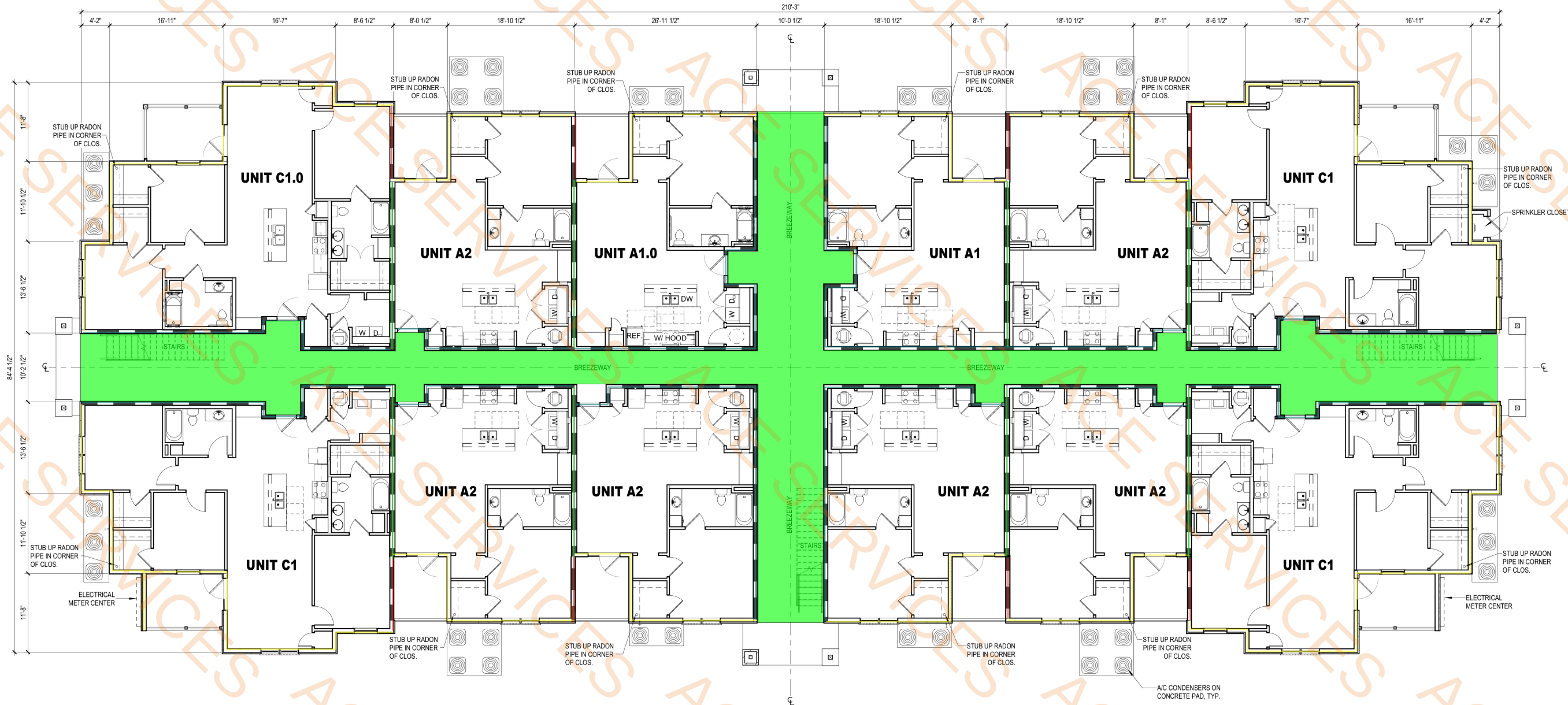
5/24/2024



B1.2
BUILDING I - LVL 2 FLOOR
PLAN

PLOT DATE: 5/23/2024 4:19:41 PM

FILE PATH: C:\Users\ChaseOneDrive - The Architectural Studio\Documents\2926_NV- PHASE III_chaseFFGVF.rvt



1 BUILDING TYPE II - I

1/8" = 1'-0"

- Breezeway Wall Upto Full Height
- Exterior Wall Type A Upto Full Height
- Tenant Separation Wall Upto Full Height
- Exterior Wall Type A Upto Full Height
- Fire Rated Gypsum Board Ceiling

FIRE RATED ASSEMBLIES

TENANT SEPARATION WALLS: UL DESIGN NO. UL# U341; UL#U338
BREEZEWAY WALLS: UL DESIGN NO. UL# U356
FLOOR / CEILING: UL DESIGN NO. UL# L528

NOTE: 3RD FLOOR CEILINGS NOT FIRE RATED.

NOTE: ALL BUILDINGS ARE PROTECTED BY A SUPPLEMENTED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL, REMOTE SYSTEM EMERGENCY POWER OFF (RSEPO) AND PROTECTION REQUIRED FOR THE CONTROL PANEL ARE LOCATED IN THE SPRINKLER CONTROL ROOM. SHOP DRAWINGS TO BE PROVIDED BY MECHANICAL ENGINEER.

- 101:30.3.5 Provide supervision in accordance with 101:9.7.
- a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this section. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlines in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as 'full coverage' or 'fully sprinklered', for insurance purposes.

- 101:30.3.4 Provide fire alarm system in accordance with 101:9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.

a) LRS 40:1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlines in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

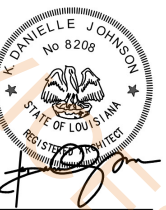
No.	Date	Description

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5/24/2024

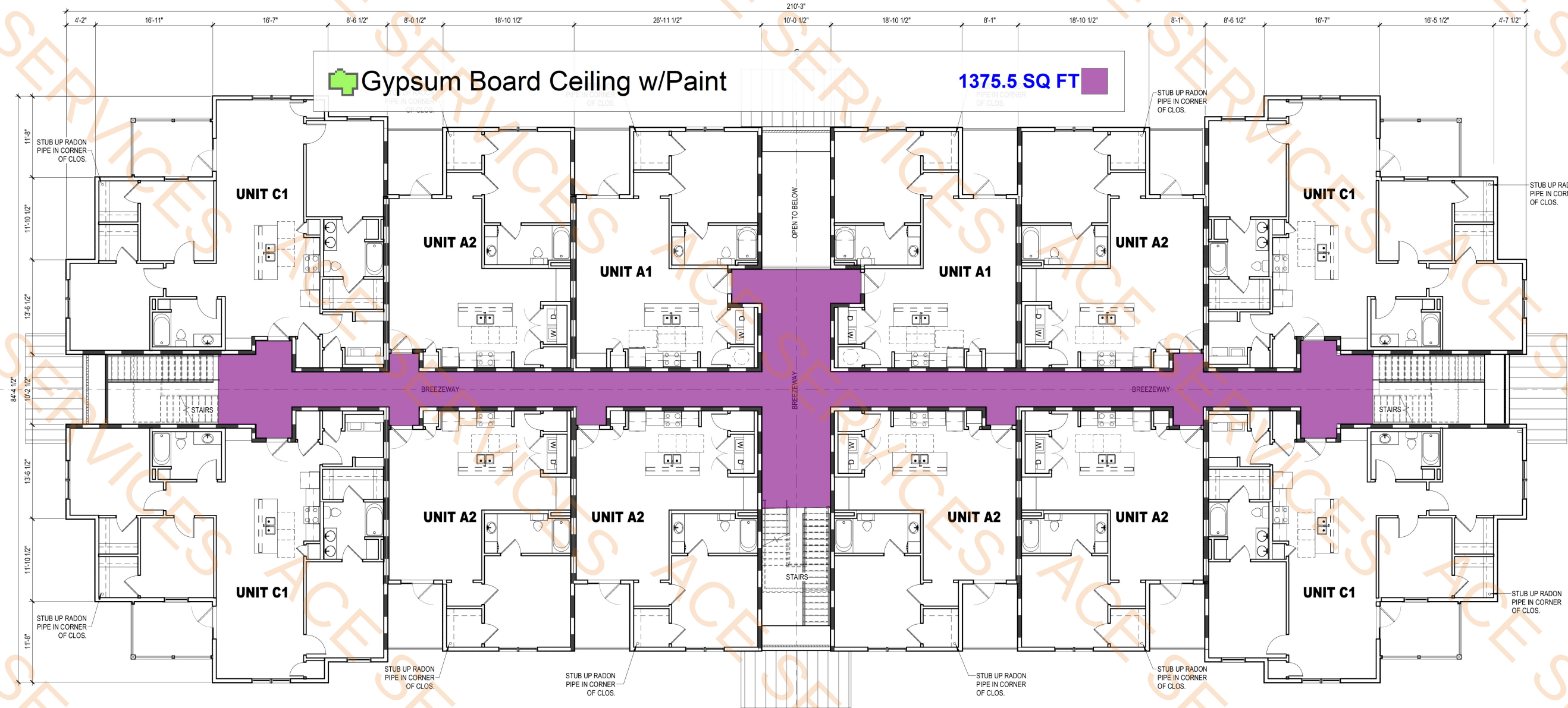


B2.1

BUILDING II - LVL 1 FLOOR
PLAN

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

PLOT DATE: 5/23/2024 4:20:07 PM



1 BUILDING TYPE II - LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

The Architectural Studio

NORTH VILLAGE - PHASE III

RUSTON, LA

No.	Date	Description

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CONSTRUCTION DOCUMENTS

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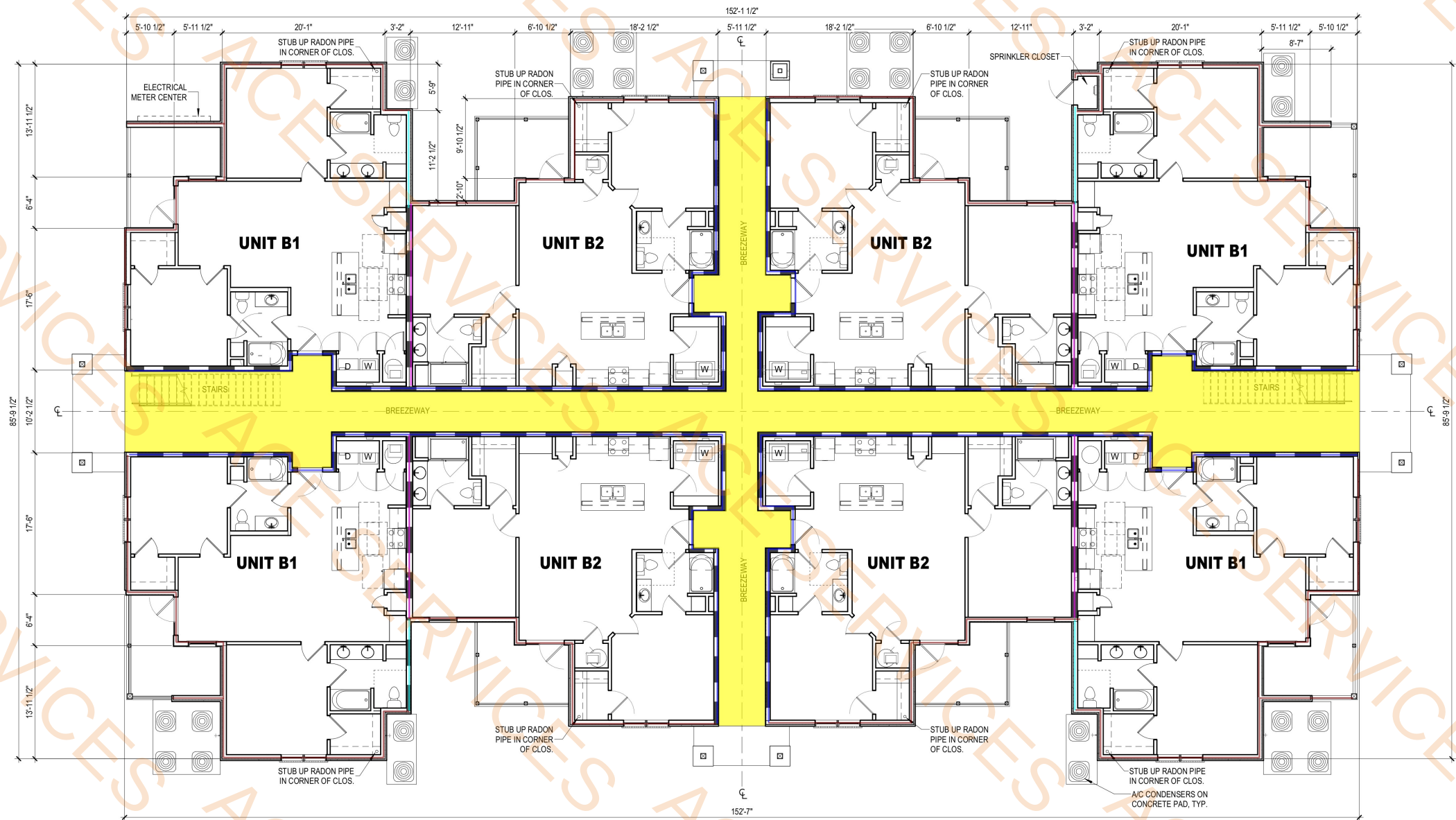
K. DANIELLE JOHNSON
No. 8208
STATE OF LOUISIANA
REGISTERED ARCHITECT

B2.2

BUILDING II - LVL 2 FLOOR PLAN

PLOT DATE: 5/23/2024 4:20:12 PM

FILE PATH: C:\Users\ChaseOneDrive - The Architectural Studio\Documents\2926_NV- PHASE III.chaseFFOVF.rvt



1 BUILDING TYPE III - LEVEL 1

1/8" = 1'-0"

- Breezeway Wall Type B Upto Full Height
- Tenant Separation Wall Type C Upto Full Height
- Exterior Wall Type A Upto Full Height
- Exterior Wall Type A Upto Full Height
- Fire Rated Gypsum Board Ceiling

490.5 FT
90.9 FT
46.9 FT
558.1 FT
1485.9 SQ FT

- 1/8" BUILDING PLANS ARE PROVIDED AS CONTROL DRAWINGS ONLY. REFER TO ENLARGED 1/4" UNIT PLANS FOR MORE NOTES AND COMPLETE DIMENSIONS. 1/4" PLANS ARE LOCATED ON THE FOLLOWING SHEETS:

UNIT B1.0 (ADA) & B1.1 - SHEET A3

UNIT B2.1 - SHEET A5

- ALL FIRST FLOOR UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. REFER TO COVER SHEET FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
- SEE 1/4" SCALE TYPICAL UNIT PLANS FOR WINDOW SIZES AND LOCATIONS UNLESS VARIATIONS ARE INDICATED ON THIS 1/8" SCALE BUILDING PLAN.
- SEE 1/2" SCALE STAIR PLANS FOR ADDITIONAL STAIR DATA AND DIMENSIONS.
- SEE ROOF PLANS FOR DRAFT STOP LOCATIONS AND ATTIC VENTING INFORMATION.
- SEE ELECTRICAL ENGINEER DRAWINGS FOR FIRE ALARM SYSTEM DATA AND LIGHTING.

FIRE RATED ASSEMBLIES

TENANT SEPARATION WALLS: UL DESIGN NO. UL# U341; UL#U338
BREEZEWAY WALLS: UL DESIGN NO. UL# U356
FLOOR / CEILING: UL DESIGN NO. UL# L528

NOTE: 3RD FLOOR CEILINGS NOT FIRE RATED.

NOTE:
ALL BUILDINGS ARE PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC 13R SPRINKLER SYSTEM. ALARM PANEL, REMOTE SYSTEM EMERGENCY FORCES NOTIFICATION, AND PROTECTION REQUIRED FOR THE CONTROL PANEL ARE LOCATED IN THE SPRINKLER CLOSET. FIRE ALARM SYSTEM SHOP DRAWINGS TO BE PROVIDED BY MECHANICAL ENGINEER.

- 101:30.3.5 Provide supervised automatic sprinkler protection in accordance with 101:9.7
 - LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules and regulations enforced by the Office of State Fire Marshal Code Enforcement and Building Safety.

Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as 'full coverage' or 'fully sprinklered', for insurance purposes.
- 101:30.3.4 Provide fire alarm system in accordance with 101:9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.
 - LRS 40:1651 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of the Fire Marshal Review Letter, dated August 13, 2007 and shall be in accordance with the submittal requirements outlines in the memorandum dated June 24, 1993 which was distributed from the Office of the State Fire Marshal Code Enforcement and Building Safety to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.



B3.1

BUILDING III - LVL 1 FLOOR PLAN

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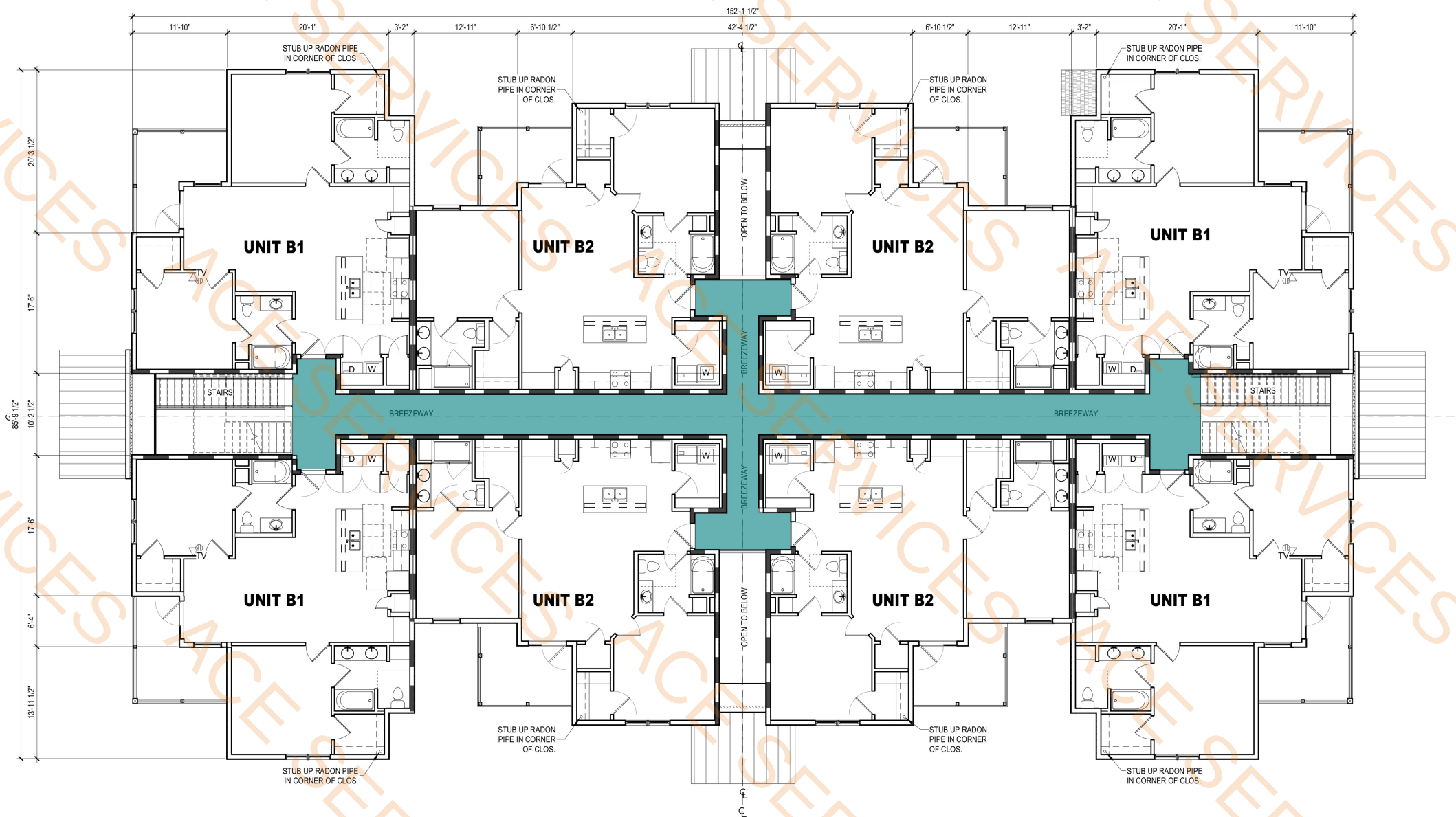
5/24/2024

The Architectural Studio
JAMES DODDS, AIA | LANCE MALLEY, AIA
409 North 7th Street, Baton Rouge, LA 70802
office: 225-215-1777
www.architect7.com

NORTH VILLAGE - PHASE III
RUSTON, LA

 Gypsum Board Ceiling w/Paint

832.0 SQ FT



1 BUILDING TYPE III - LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

No.	Date	Description

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CONSTRUCTION
DOCUMENTS

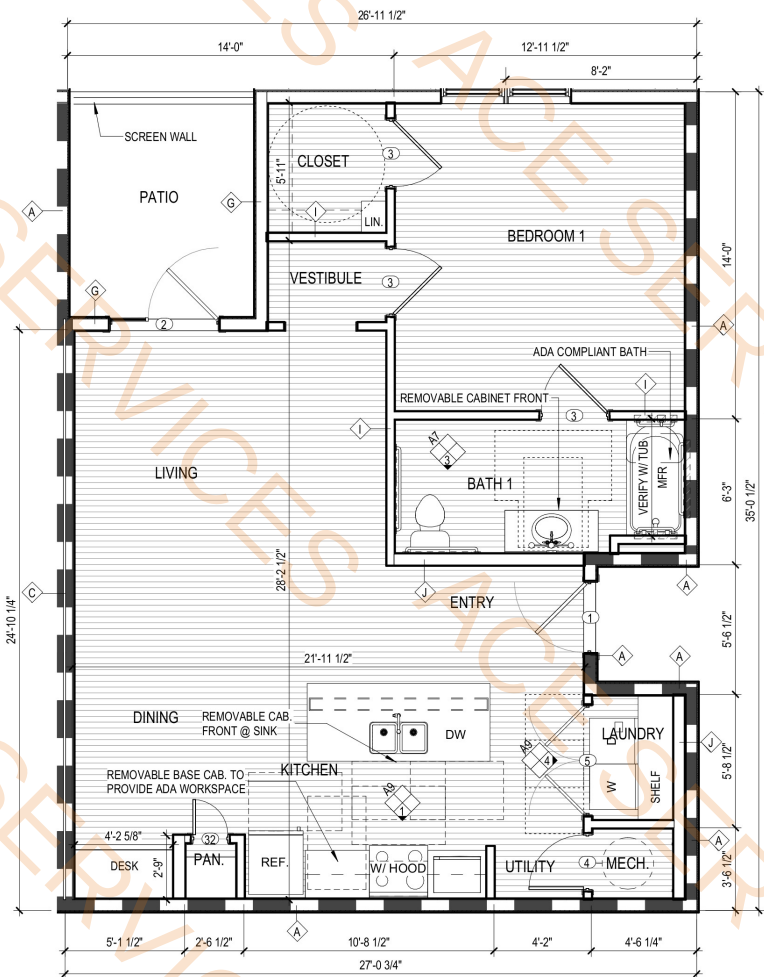
5/24/2024



B3.2

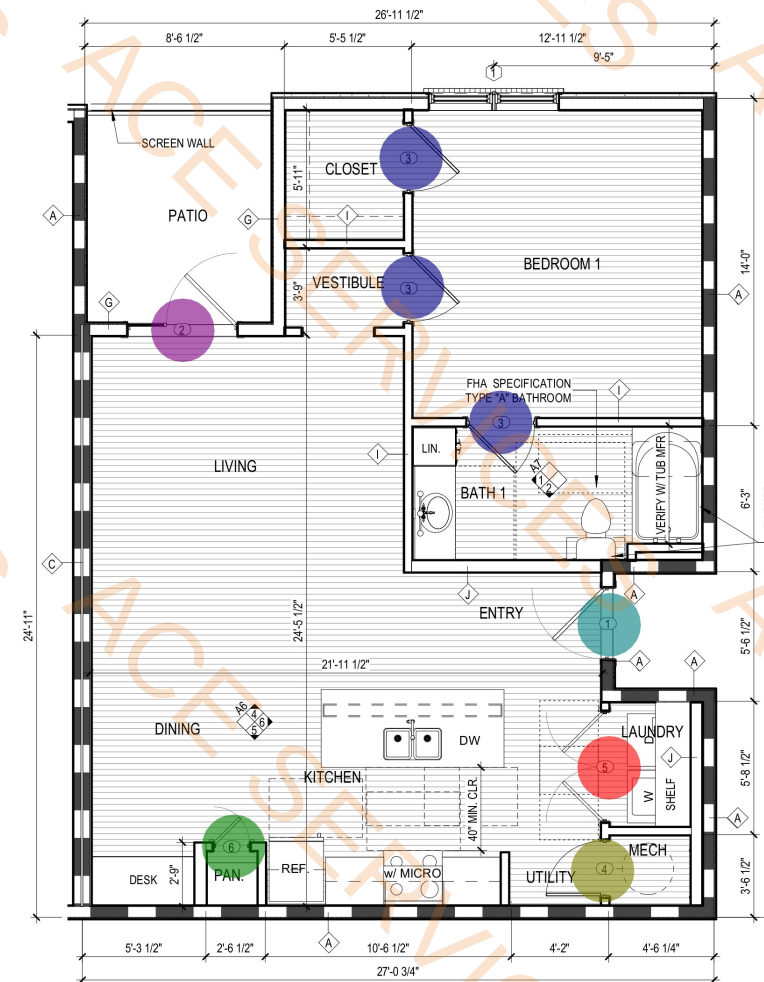
BUILDING III - LVL 2 FLOOR
PLAN

PLOT DATE: 5/23/2024 4:20:50 PM



1 UNIT A1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

(ADA COMPLIANT)
N.S.F.= 783 SF.



2 UNIT A1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F.= 783 SF.

- Door (6)
- Door (4)
- Door (3)
- Door (2)
- Door (1)
- Door (5)

- 1.0 EA
- 1.0 EA
- 3.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

1. PROVIDE SMOKE/SOUNDER-STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN-STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER-STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT A:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOM & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

**NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

NOTE: GRAB BARS NOT REQUIRED TO BE INSTALLED AT ALL ADA UNITS. ONE OF EACH TYPE ADA UNIT SHALL BE FULLY CONVERTED WITH GRAB BARS INSTALLED.

No.	Date	Description

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2926

CONSTRUCTION
DOCUMENTS

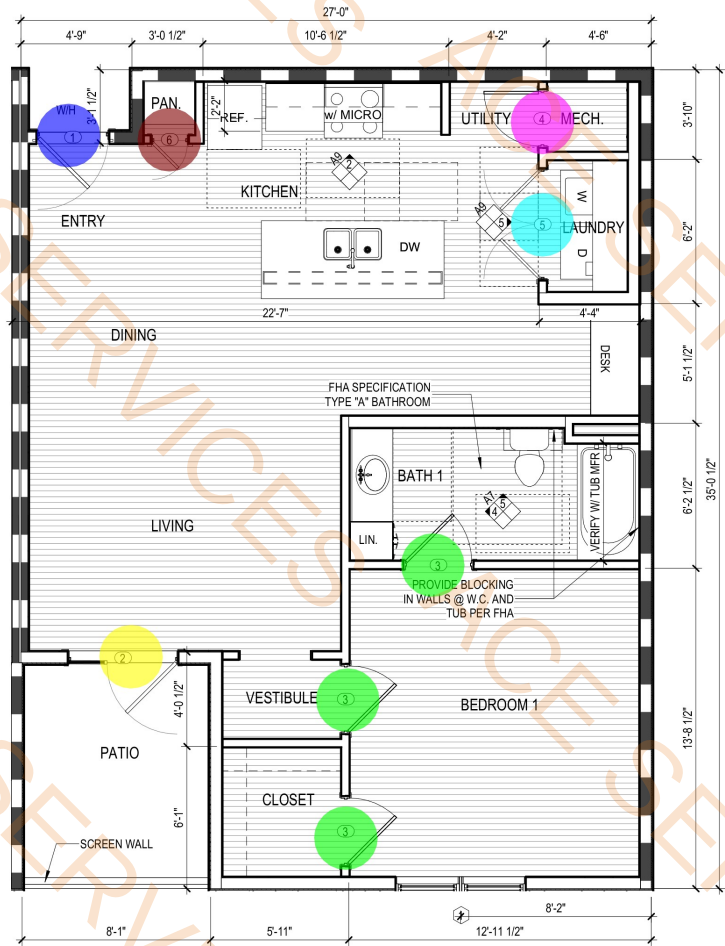
5/24/2024



A1

UNITS A1.0 ADA, A1.1 LVL
1, 2 & 3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:35 PM



1 UNIT A2.1 - LVL 1, 2 & 3 FLOOR PLAN N.S.F.= 783 SF.
1/4" = 1'-0"

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

NOTE: GRAB BARS NOT REQUIRED TO BE INSTALLED AT ALL ADA UNITS. ONE OF EACH TYPE ADA UNIT SHALL BE FULLY CONVERTED WITH GRAB BARS INSTALLED.

- Door (3) 3.0 EA
- Door(2) 1.0 EA
- Door(1) 1.0 EA
- Door (4) 1.0 EA
- Door(5) 1.0 EA
- Door (6) 1.0 EA

No.	Date	Description

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Architect Project No.
2926

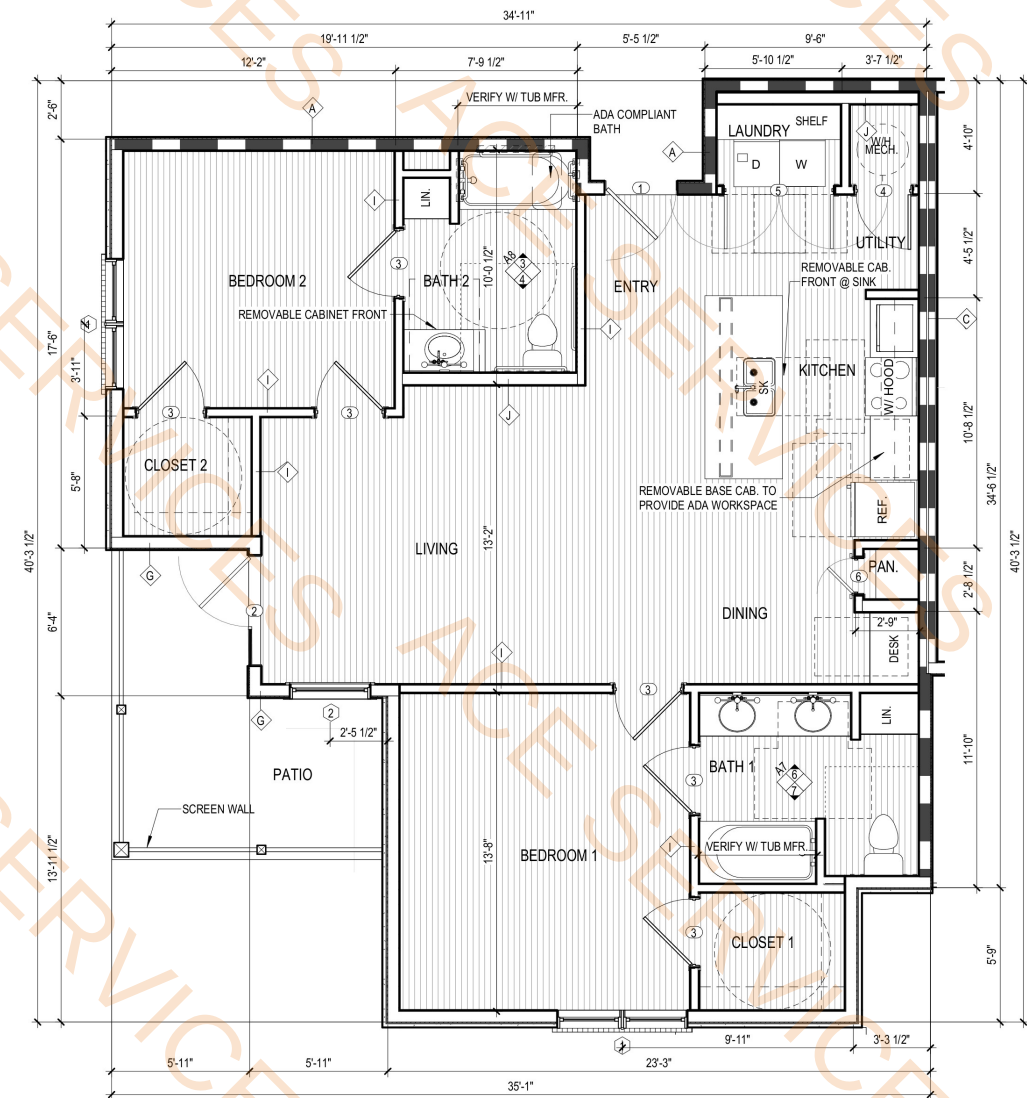
CONSTRUCTION
DOCUMENTS

5/24/2024



A2
UNIT A2.1 LVL 1, 2 & 3
FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:37 PM



1 UNIT B1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

N.S.F.= 1,044 SF.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT B:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOMS & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.



2 UNIT B1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F.= 1,044 SF.

Door (3)	7.0 EA
Door(2)	1.0 EA
Door(6)	1.0 EA
Door(1)	1.0 EA
Door(4)	1.0 EA
Door(5)	1.0 EA

No.	Date	Description

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CONSTRUCTION
DOCUMENTS

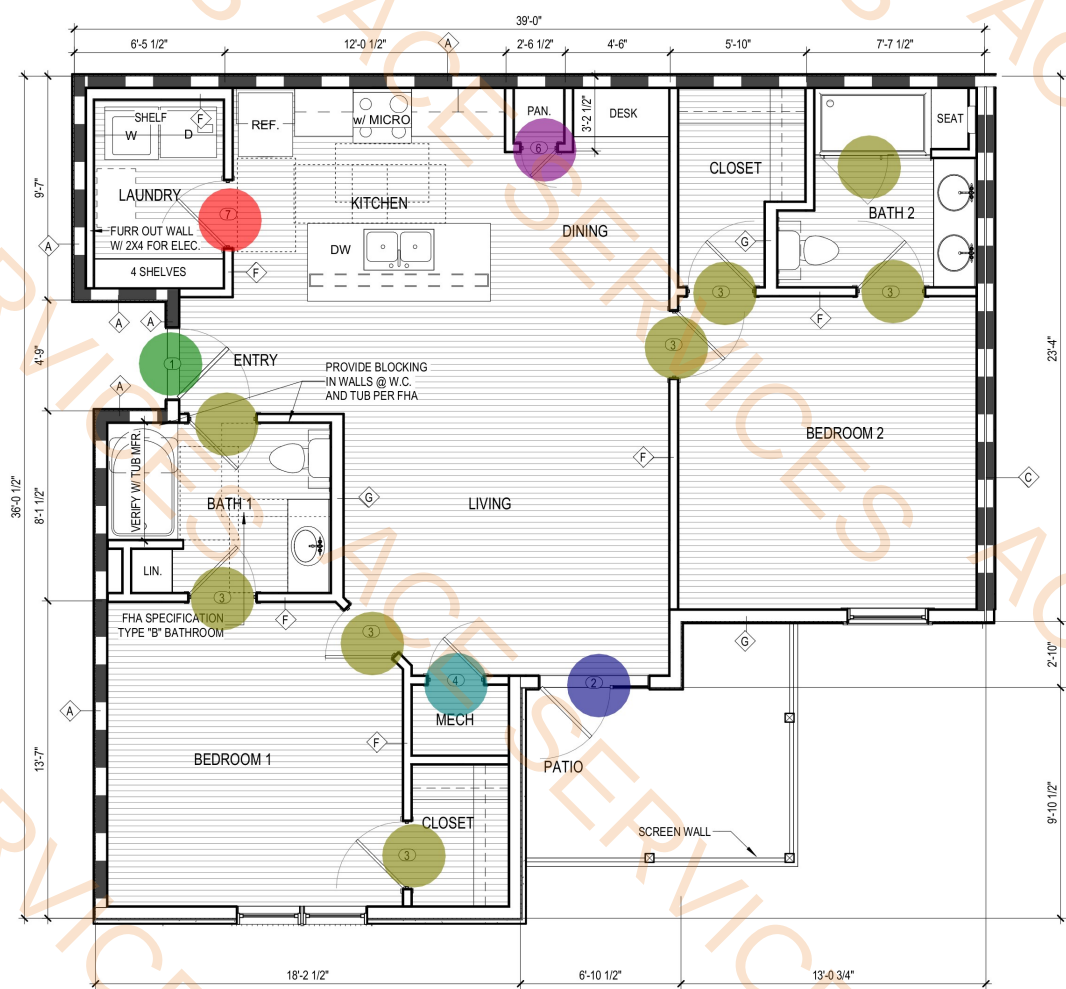
5/24/2024



A3

UNIT B1.0 ADA FLOOR
PLAN, UNIT B1.1 LVL 1, 2 &
3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:41 PM



1 UNIT B2.1 - LVL 1, 2 & 3 FLOOR PLAN

N.S.F.= 1,058 S.F.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

****NOTE:** PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.

VERIFY BALCONY FRAMING AND WATERPROOFING DETAILS PRIOR TO WORK; BALCONIES TO HAVE LW CONC. FLOOR, TYP.

PROVIDE 20X30 ATTIC ACCESS AT ALL TOP STORY UNITS WHERE NOTED ON PLAN.

Door (1)

Door(3)

Door (2)

Door (6)

Door (4)

Door (7)

1.0 EA

8.0 EA

1.0 EA

1.0 EA

1.0 EA

1.0 EA

No.	Date	Description

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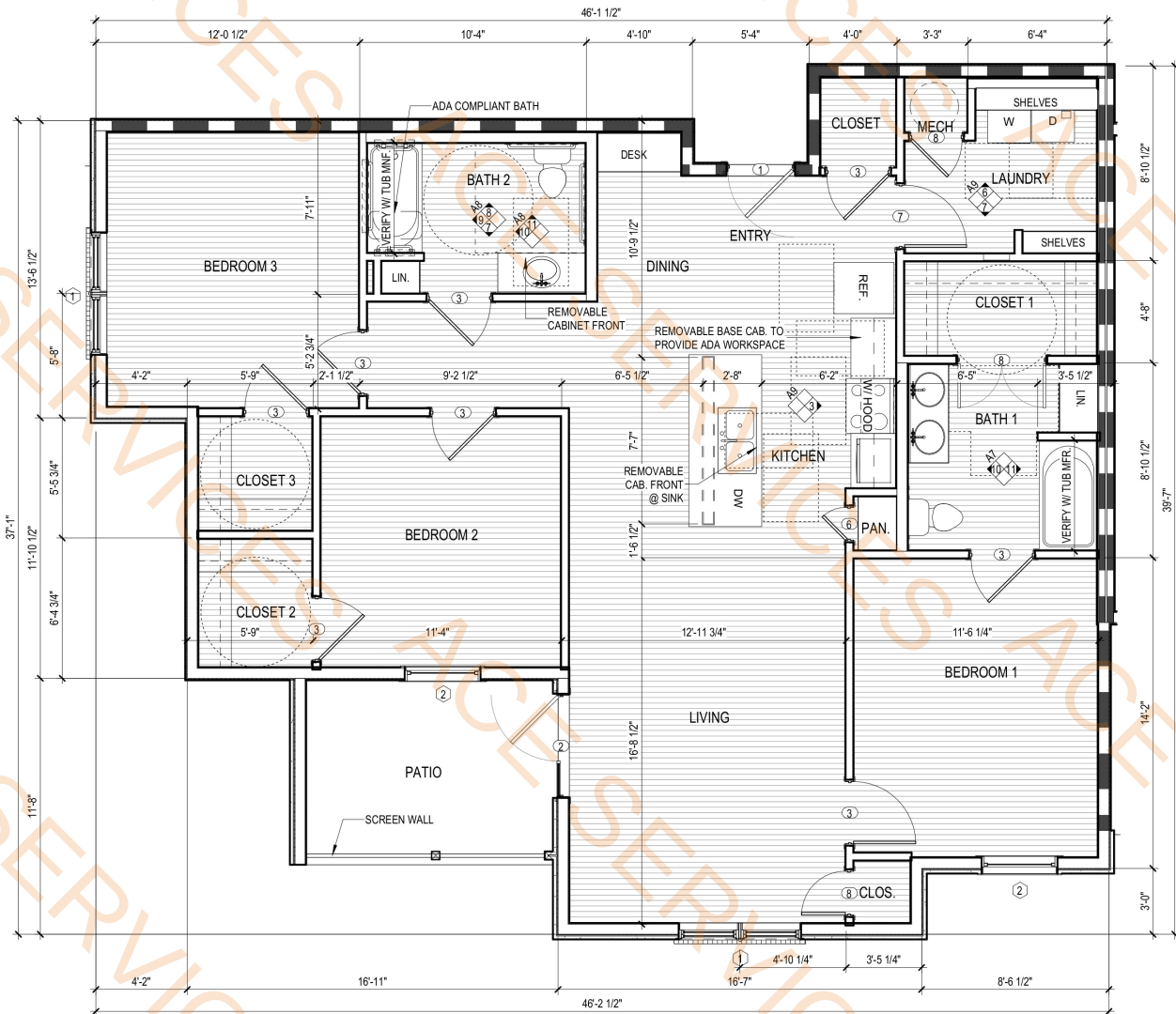
Architect Project No.
2926

CONSTRUCTION
DOCUMENTS

5/24/2024



A4
UNIT B2.1 LVL 1, 2 & 3
FLOOR PLAN



1 UNIT C1.0 - LVL 1 FLOOR PLAN ADA
1/4" = 1'-0"

N.S.F.= 1,316 S.F.

All dwelling units on ground floor shall be in compliance with the HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991. See sheet 6 for all first floor ADA requirements.

Provide strobes & horns in all Visual/Hearing Impaired units as required by the State Fire Marshal.

See site plan for locations and number of Visual/Hearing Impaired units required.

PROVIDE STROBES AT ACCESSIBLE APARTMENT UNITS WITHIN BUILDINGS THAT ARE REQUIRED TO HAVE A FIRE ALARM SYSTEM.

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.
2. PROVIDE ONE HORN/STROBE DEVICE CONNECTED TO THE FIRE ALARM SYSTEM SOMEWHERE IN THE APARTMENT.

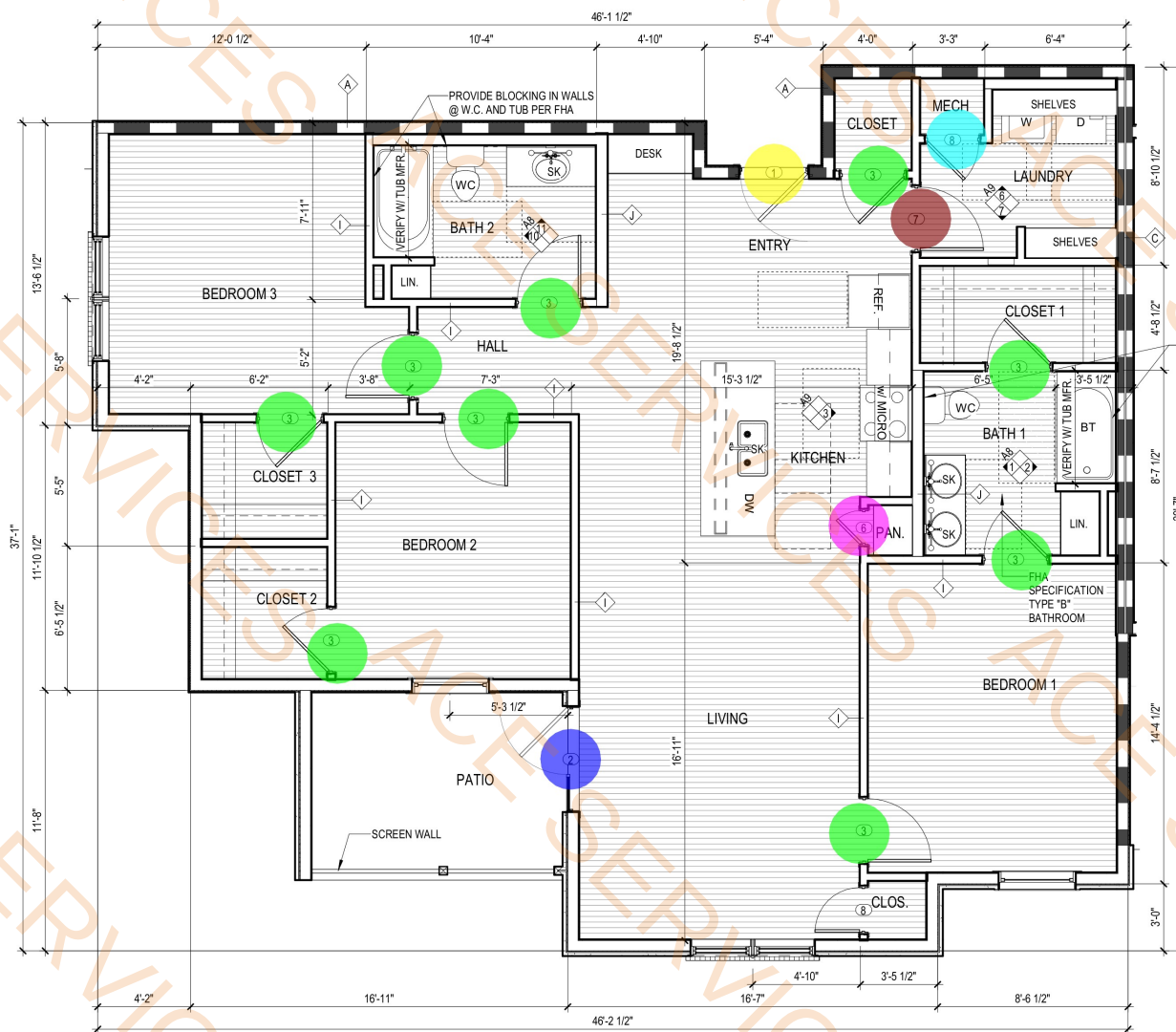
AT ACCESSIBLE APARTMENTS THAT ARE NOT REQUIRED TO HAVE A FIRE ALARM SYSTEM:

1. PROVIDE SMOKE/SOUNDER/STROBE SINGLE STATION DEVICES IN ALL SLEEPING ROOMS.

APPLY TO ADA UNIT C:

1. GENTEX SMOKE DETECTOR WITH HORN AND STROBE --- 7139CS-W (USED IN EACH BEDROOM & LIVING ROOM) MOUNT 1" FROM CEILING.
2. GENTEX FIRE STROBE & HORN (INDICATOR ONLY) --- GEC3-24WW USED IN BATHROOMS & KITCHEN) MOUNT 80" OFF FLOOR.
3. NUTONE DOOR BELL KIT --- CD110NBULK (ONE AT EACH FRONT DOOR)
4. 24 VOLT POWER SUPPLY IN METAL BOX W/ BATTERY BACKUP SCHLAGE 515 SERIES 24VOC 5AMP IN NEMA 1 STEEL WITH OUTPUT TERMINAL BARRIER STRIP & SCREW TERMINALS. INSTALL IN MECH CLOSET LABELED LOW VOLTAGE SIGNAL DEVICE POWER SUPPLY. MOUNT 80" ABOVE FLOOR.
5. SONIC ALERT PLUG IN FLASHER MODULE --- DS700 (IN LIVING SO A LAMP CAN BE PLUGGED INTO IT. MOUNT AT 36". THIS ATTACHES TO THE DOOR BELL.

NOTE: PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHAL APPROVED) IN EACH UNIT. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.



2 UNIT C1.1 - LVL 1, 2 & 3 FLOOR PLAN
1/4" = 1'-0"

N.S.F.= 1,316 S.F.

Door(3)	9.0 EA
Door (1)	1.0 EA
Door (2)	1.0 EA
Door (6)	1.0 EA
Door (8)	1.0 EA
Door (7)	1.0 EA

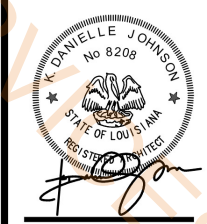
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CONSTRUCTION
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5/24/2024



A5
UNITS C1.0 ADA AND C1.1 -
LVL 1, 2 & 3 FLOOR PLAN

PLOT DATE: 5/23/2024 4:18:48 PM



1 BUILDING TYPE I- FRONT ELEVATION
1/8" = 1'-0"

REAR ELEVATION SIMILAR



2 BUILDING TYPE I- SIDE ELEVATION
1/8" = 1'-0"

OPPOSITE SIDE ELE

- Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-0")
- Painted Fiber Cement Lap Siding
- Painted 4" Fiber Cement Trim (B-I)
- Painted 10" High Fiber Cement Trim

172.4 FT
2460.3 SQ FT
289.8 FT
215.3 FT

The Architectural Studio
JAMES DODDS, AIA | LANCE MALLEY, AIA
409 North 7th Street, Baton Rouge, LA 70802
office: 225-215-1777 www.architect7.com

NORTH VILLAGE - PHASE III
RUSTON, LA

No.	Date	Description

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B1.6

BUILDING I - EXTERIOR
ELEVATIONS

PLOT DATE: 5/23/2024 4:19:59 PM

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED



1 BUILDING TYPE I- FRONT ELEVATION
1/8" = 1'-0"

REAR ELEVATION SIMILAR



2 BUILDING TYPE I- SIDE ELEVATION
1/8" = 1'-0"

- Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-0")
- Painted Fiber Cement Lap Siding
- Painted 4" Fiber Cement Trim (B-I)
- Painted 10" High Fiber Cement Trim

172.4 FT
2461.6 SQ FT
284.8 FT
214.4 FT

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B1.6
BUILDING I - EXTERIOR
ELEVATIONS

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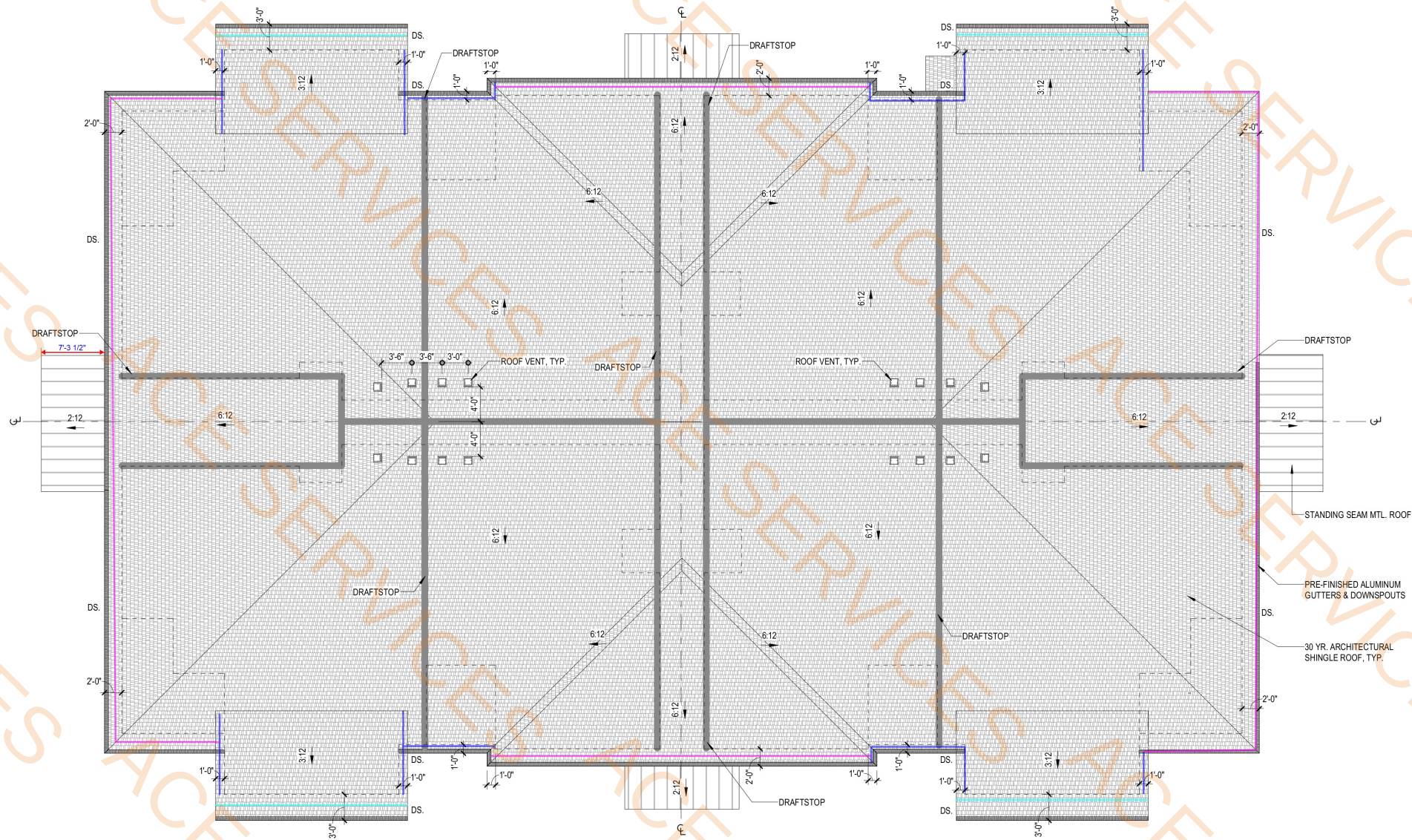
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NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

1 BUILDING TYP I - ROOF PLAN
1/8" = 1'-0"

- Painted Fiber Cement Soffit (1'-0") Wide
- Painted Fiber Cement Soffit (2'-0") Wide
- Painted Fiber Cement Soffit (3'-0") Wide

116.9 FT
287.7 FT
88.6 FT



ROOFING SYSTEM LEGEND	
	STANDING SEAM METAL ROOFING. KYNAR FINISH 18" PANELS WITH KYNAR FINISH AND HIGH-TEMP SELF ADHERING UNDERLAYMENT, RE: SPECIFICATIONS SECTION 07 61 13.
	30 YEAR ARCHITECTURAL SHINGLE ROOF WITH UNDERLAYMENT, RE: SPECIFICATIONS SECTION 07 31 13

ATTIC VENTILATION CALCULATIONS	
12" LOW PROFILE GRAVITY VENT = 113 SQUARE INCHES	
UNIT A1.0 / A 1.1 / A 2.1	
783 SF X 0.0035 = 2.74 SF	
2.74 SF X 144 = 394.63 SQ. INCHES FREE AREA REQUIRED	
50% AT SOFFIT = 197.32 SQ. INCHES MIN. CONTINUOUS VENTED SOFFIT	
50% AT RIDGE = 197.32 SQ. INCHES MIN./113 = 1.75	
2 LOW PROFILE GRAVITY VENTS PER UNIT A12	
UNIT B1.0 / B 1.1	
1,944 SF X 0.0035 = 3.65 SF	
3.65 SF X 144 = 526.18 SQ. INCHES FREE AREA REQUIRED	
50% AT SOFFIT = 263.09 SQ. INCHES MIN. CONTINUOUS VENTED SOFFIT	
50% AT RIDGE = 263.09 SQ. INCHES MIN./113 = 2.33	
2 LOW PROFILE GRAVITY VENTS PER UNIT B1	

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B1.7
BUILDING I - ROOF PLAN

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B2.6

BUILDING II - EXTERIOR
ELEVATIONS

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1 BUILDING TYPE II - FRONT ELEVATION

1/8" = 1'-0"

REAR ELEVATION SIMILAR

2 BUILDING TYPE II

1/8" = 1'-0"

- Painted Fiber Cement Siding (Building II)
- Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-0")
- Painted 4" Fiber Cemnt Trim (B-II)
- Painted Fiber Cement Trim (10" H)

4037.6 SQ FT
156.1 FT
475.4 FT
186.0 FT

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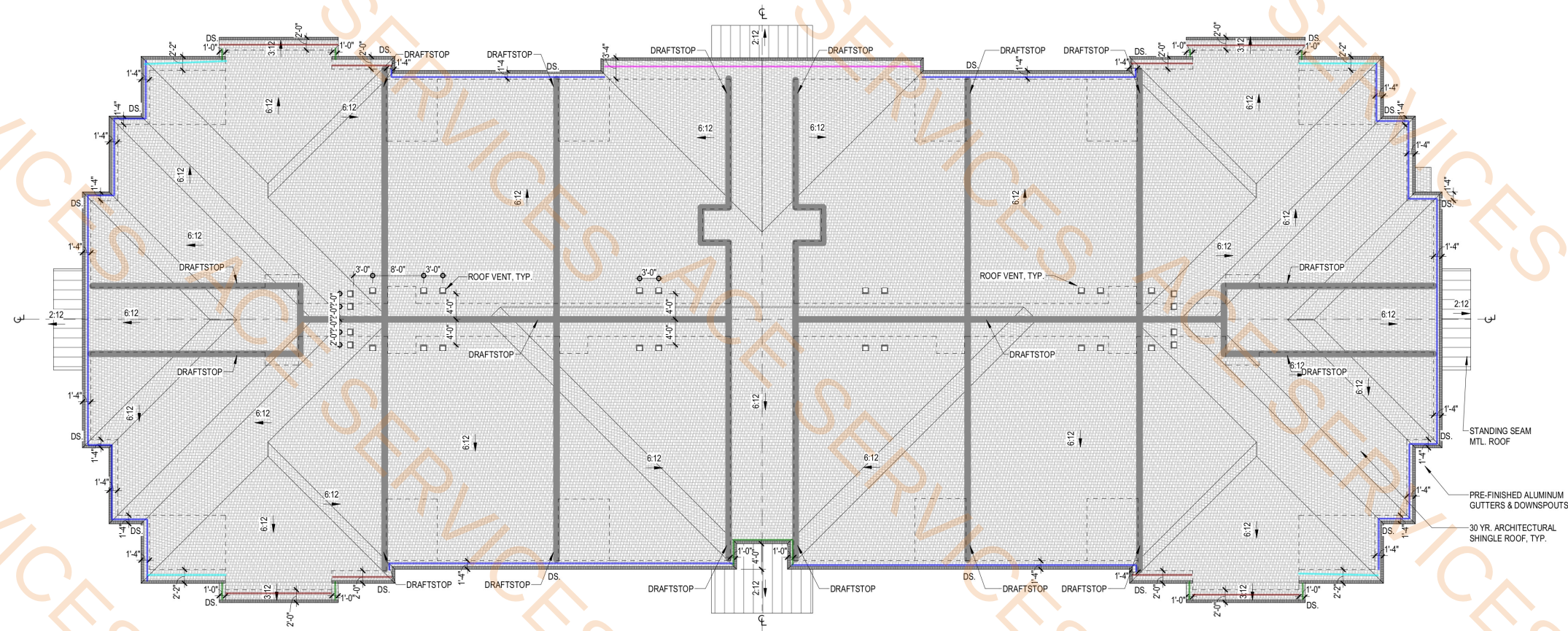
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BUILDING II - EXTERIOR
ELEVATIONS

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1 BUILDING TYPE I - LEVEL 3 FLOOR & ROOF FRAMING PLAN
3/32" = 1'-0"



ROOFING SYSTEM LEGEND	
	STANDING SEAM METAL ROOFING, KYMAR FINISHED 18" PANELS WITH KYMAR FINISH AND HIGH-TEMP SELF ADHERING UNDERLAYMENT, RE: SPECIFICATIONS SECTION 07 61 13.
	30 YEAR ARCHITECTURAL SHINGLE ROOF WITH UNDERLAYMENT, RE: SPECIFICATIONS SECTION 07 31 13

ATTIC VENTILATION CALCULATIONS	
12" LOW PROFILE GRAVITY VENT = 113 SQUARE INCHES	
UNIT A1.0 / A.1.1 / A.2.1	
783 SF X 0.0035 = 2.74 SF	
2.74 SF X 144 = 394.63 SQ. INCHES FREE AREA REQUIRED	
50% AT SOFFIT = 197.32 SQ. INCHES MIN. CONTINUOUS VENTED SOFFIT	
50% AT RIDGE = 197.32 SQ. INCHES MIN./113 = 1.75	
2 LOW PROFILE GRAVITY VENTS PER UNIT A12	
UNIT C1.0 / C1.1	
1,316 SF X 0.0035 = 4.61 SF	
4.61 SF X 144 = 663.26 SQ. INCHES FREE AREA REQUIRED	
50% AT SOFFIT = 331.63 SQ. INCHES MIN. CONTINUOUS VENTED SOFFIT	
50% AT RIDGE = 331.63 SQ. INCHES MIN./113 = 2.93	
3 LOW PROFILE GRAVITY VENTS PER UNIT C1	

- Painted Fiber Cement Soffit (1'-4") Wide
- Painted Fiber Cement Soffit (3'-4") Wide
- Painted Fiber Cement Soffit (2'-2") Wide
- Painted Fiber Cement Soffit (2'-0") Wide
- Painted Fiber Cement Soffit (1'-0") Wide

283.1 FT

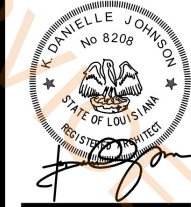
37.2 FT

37.5 FT

81.3 FT

26.5 FT

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED



B2.7
BUILDING II - ROOF PLAN

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B2.7
BUILDING II - ROOF PLAN

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NORTH VILLAGE - PHASE III
RUSTON, LA



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JAMES DODDS, AIA | LANCE MALLEY, AIA
409 North 7th Street, Baton Rouge, LA 70802
office 225-215-1777 www.architect7.com



1 BUILDING TYPE III - FRONT ELEVATION
1/8" = 1'-0"



2
1/8"

- Painted Fiber Cement Siding (Building III)
- Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-0")
- 4" Painted Fiber Cemnt Trim (B-III)
- Painted Fiber Cement Trim (10" H)

2850.3 SQ FT

188.6 FT

411.2 FT

198.0 FT

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B3.6

BUILDING III - EXTERIOR
ELEVATIONS

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1 BUILDING TYPE III - FRONT ELEVATION
1/8" = 1'-0"



- Painted Fiber Cement Siding (Building III)
- Paint @ Balcony 1 1/2" OD Stainless Steel Metal Railing Ht (3'-0")
- 4" Painted Fiber Cemnt Trim (B-III)
- Painted Fiber Cement Trim (10" H)

2850.3 SQ FT

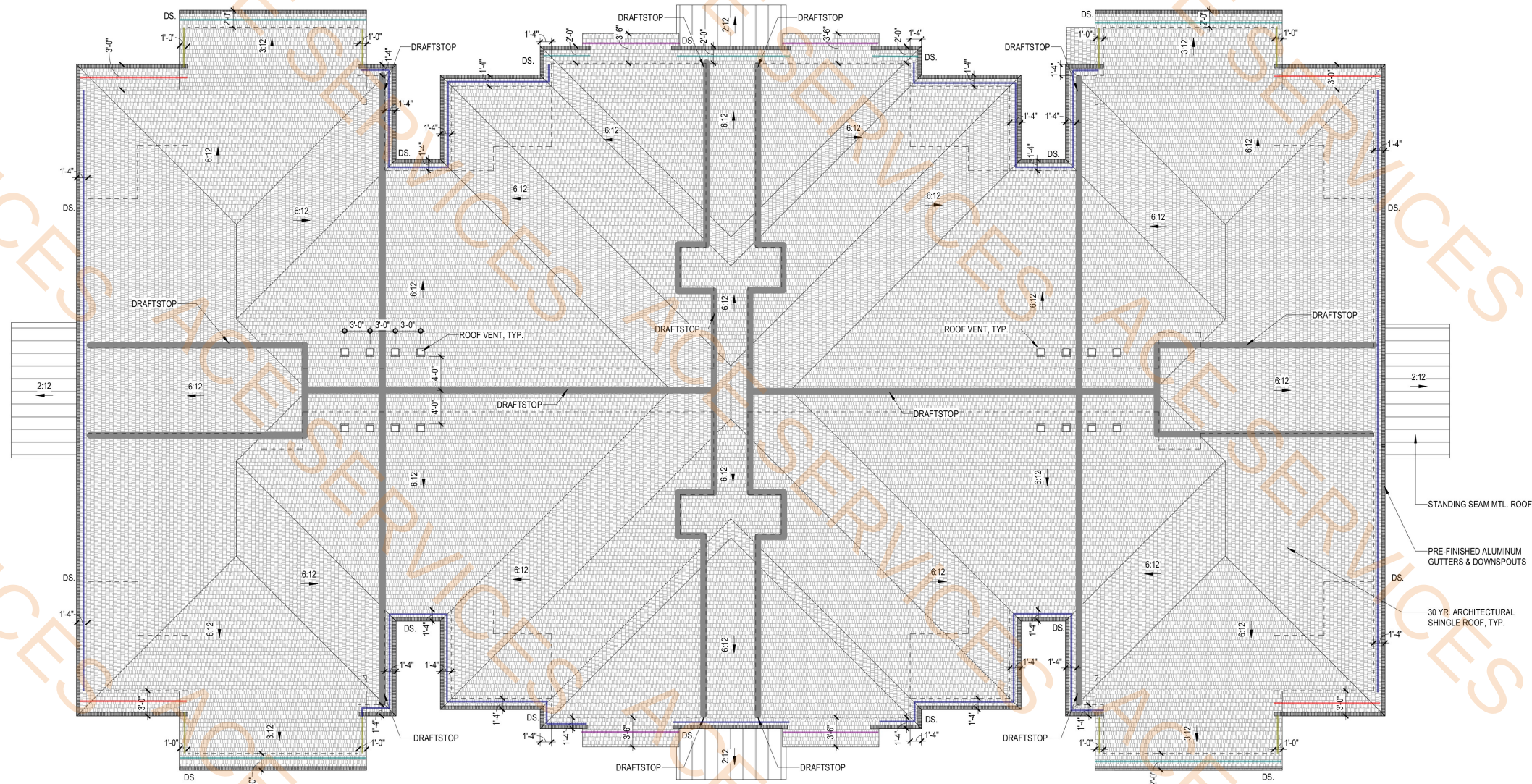
188.6 FT

411.2 FT

198.0 FT

No.	Date	Description

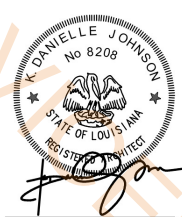




1 BUILDING TYPE III - ROOF PLAN

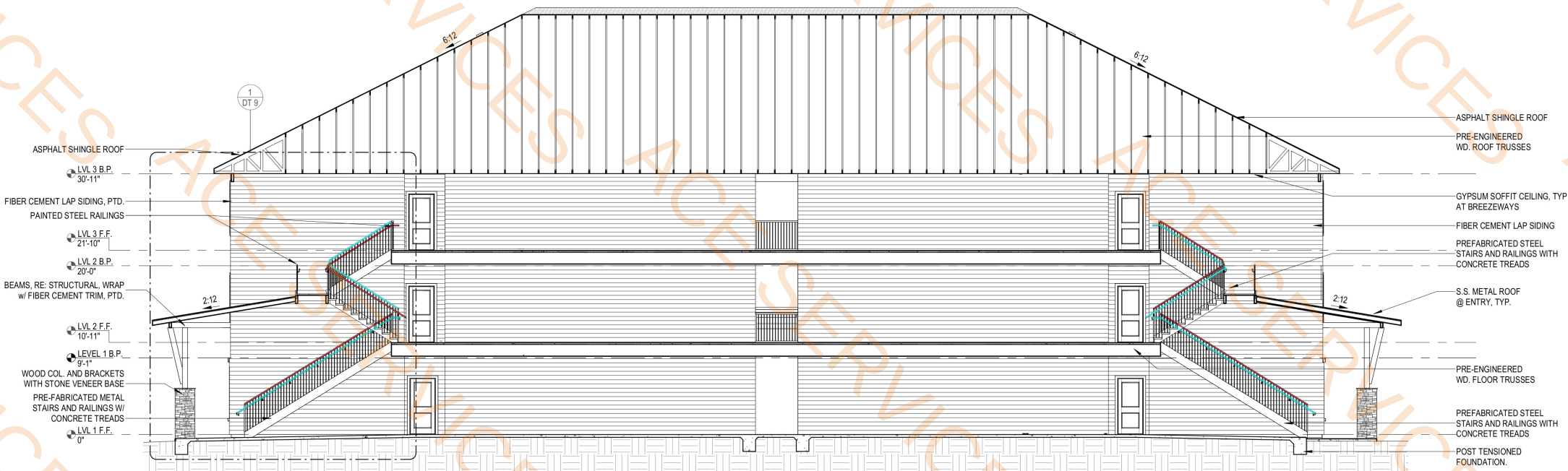
-  Painted Fiber Cement Soffit (1'-0") Wide
-  Painted Fiber Cement Soffit (1'-4") Wide
-  Painted Fiber Cement Soffit (3'-6") Wide
-  Painted Fiber Cement Soffit (2'-0") Wide
-  Painted Fiber Cement Soffit (3'-0") Wide

ATTIC VENTILATION CALCULATIONS	
12" LOW PROFILE GRAVITY VENT = 113 SQUARE INCHES	
UNIT B1 (0.8) B11 1.000 SF X 0.0005 = 3.00 SF 50% AT SOFFIT = 263.09 SQ. INCHES FREE AREA REQUIRED 50% AT RIDGE = 263.09 SQ. INCHES MIN. CONTINUOUS VENTED SOFFIT 50% AT RIDGE = 263.09 SQ. INCHES MIN. (113 = 2.33 2 LOW PROFILE GRAVITY VENTS PER UNIT B1	36.6 FT 350.1 FT 45.8 FT 112.6 FT 50.5 FT

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1 BUILDING I - LONG SECTION @ BALCONY
1/8" = 1'-0"



2 BUILDING I - LONG SECTION THRU STAIR
1/8" = 1'-0"

Painted Metal Handrail (3'-0") Ht
Painted Metal Guardrail (3'-0") Ht

85.7 FT
81.6 FT

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DT 2

TYPICAL BUILDING
SECTIONS

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