

SHEET TITLE: SITE PLAN

SHEET NO. PRE-001

RUSTON MUNICIPAL CODE BASE ZONING REQUIREMENTS 5324 N COMMERCIAL ST 2365000343 6197 SF / 0.142 ACRES SECTION 23 TOWNSHIP 21 RANGE 02 QUARTER 14 BAY VIEW TO RUSTON L 1 OF S P 2010-11-24-5001 EASE OF RECORD OUT 034-1 SEG 2011-0208 BB 12/10/10 BB RES

AVG GRADE (LOT GRADE):

STREET ADDRESS: PARCEL NUMBER: PARCEL SIZE:

LEGAL DESCRIPTION:

ZONE:

ZONING CONSTRAINTS

MINIMUM LOT SIZE: 4400 SF 45 FT MINIMUM LOT WIDTH: MAXIMUM LOT COVERAGE: NONE (SEE OPEN SPACE REQ'S) FRONT YARD SETBACK: 20 FT

SIDE YARD SETBACK: 5 FT MIN (15' TOTAL COMBINED) REAR YARD SETBACK: 25 FT OR 30 FT W/ MIN 8:12 ROOF PITCH MAXIMUM HEIGHT LIMIT: MAX SETBACK:

138.203'

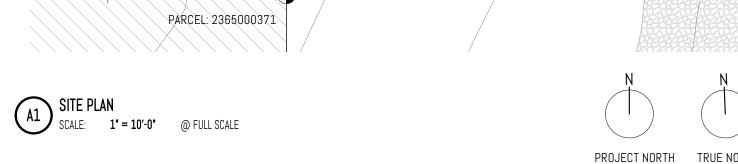
50 SF MIN. PER UNIT, FACING AND CONNECTED TO STREET THROUGH WALKS WEATHER-PROTECTED ENTRIES: REQUIRED OPEN SPACE: 100 SF PRIVATE OUTDOOR OPEN SPACE PER UNIT

100 SF COMMON OUTDOOR SPACE PER UNIT PARKING RATIO: 2 PER UNIT PARKING REDUCTION: REDUCE REQUIRED PARKING BY 1 STALL PER 20 FT OF LINEAL STREET

FRONTAGE PROVIDING ON-STREET PARKING TOTAL PARKING REQ'D: 5 ON-SITE PARKING STALLS

GRAPHIC LEGEN	D		
• · · -	PROPERTY LINE & SYMBOL / IMAGINARY LOT LINE		GRAVEL SURFACE
4	CONCRETE SURFACE		(E) NEIGHBORING BUILDIN
	ASPHALT DRIVEWAY/ROADWAY	\overline{Z}	AREA NOT IN SCOPE (N.I.C





GARAGE 1 ENCLOSED

PARKING STALL

DRIVEWAY 1 OPEN PARKING STALL

N COMMERICAL STREET

PARCEL: 2365000343

75 SF PRIVATE

OPEN SPACE @ LEVEL 3

TOWNHOME B: 1875 SF TOTAL SIDE YARD SETBACK: 25'

TOWNHOME A: 1875 SF

TOTAL SIDE YARD SETBACK: 25'

(E) FIRE HYDRANT TO REMAIN ——

PARCEL: 2365000342

5' - 0" SIDE YARD

\$ETBACK

WASTE -STORAGE

50' - 0"

STREET PARKING 1 OPEN PARKING STALL

161 SF PRIVATE

ENTRY LEVEL

EGRESS WINDOW

75 SF PRIVATE OPEN SPACE @ LEVEL 3

TOWNHOME C: 2,075 SF TOTAL SIDE YARD SETBACK: 15'

GARAGE: 828 SF 3 ENCLOSED PARKING STALLS

WELL, TYP

125 SF PRIVATE OPEN SPACE @ ENTRY LEVEL

PRIVATE OPEN SPACE @ ENTRY LEVEL 3

OPEN SPACE @ - - -

PARCEL: 2365000281

10' - 0" SIDE YARD

SETBACK

- RETAINING WALL -

3'-0" MAX HEIGHT

'- O" MIN ACCESSORY SETBACK

GRAVEL ALLEY

RENDERING - STREET FACADE
NOT TO SCALE





REVISION

PRINCIPAL-IN-CHARGE: PROJECT ARCHITECT:

PROJECT STATUS:

SHEET TITLE:

SHEET NO.

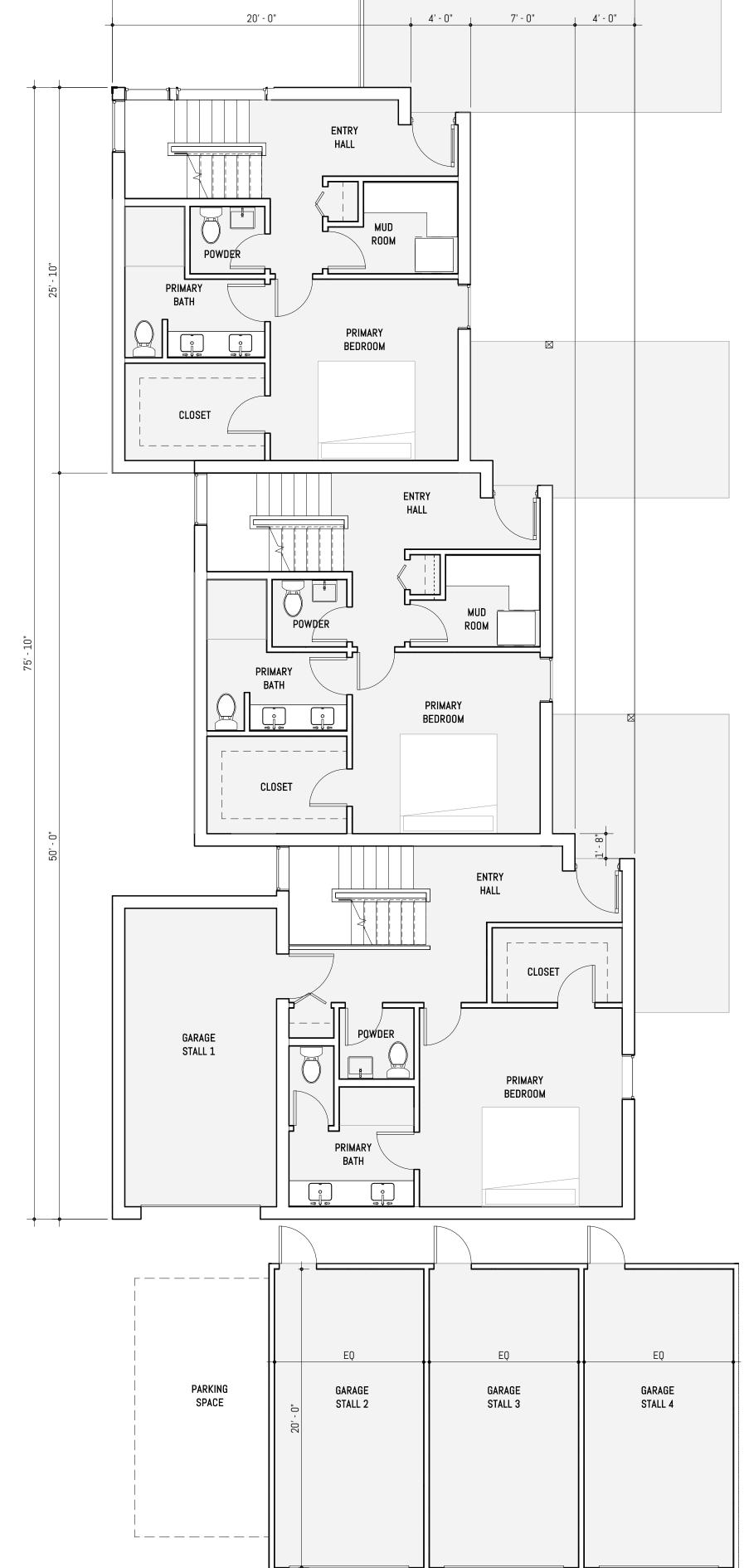
08/06/2025

FLOOR PLANS

PRE-002

089-03-24







4'-0" 7'-0" 4'-0"

BEDROOM

BEDROOM

BONUS

BEDROOM

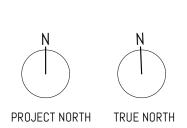
BEDROOM

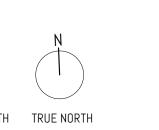
BEDROOM

FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0" @ FULL SCALE



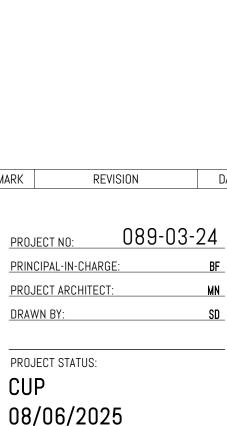




LEVEL 3 \(\square \)





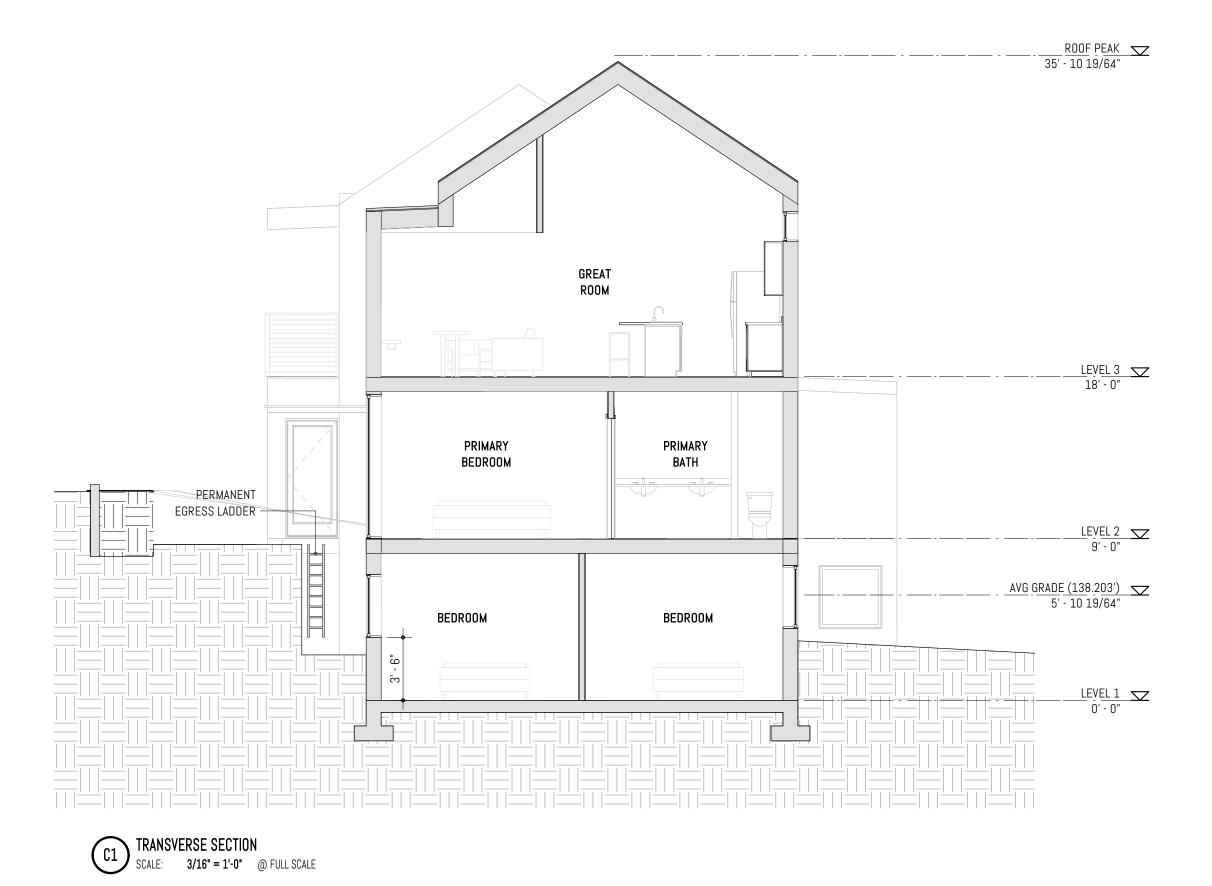


PROJECT ARCHITECT: PROJECT STATUS: 08/06/2025

SHEET TITLE: SECTIONS AND **ELEVATIONS**

SHEET NO.

PRE-003



— 8:12 SLOPE, TYP. 1/2:12 SLOPE, TYP. — GARAGE ROOF PEAK 20' - 4 87/256" AVG GRADE (138.203') 5' - 10 19/64"

NORTH ELEVATION

SCALE: 3/16" = 1'-0" @ FULL SCALE

R00F PEAK 35' - 10 19/64" GREAT ROOM GREAT ROOM GREAT ROOM GARAGE ROOF PEAK 20' - 4 87/256" LEVEL 3 \(\square 18' - 0" \) GARAGE STALL 3 PRIMARY BEDROOM PRIMARY BEDROOM ENTRY Hall ENTRY Hall AVG GRADE (138.203') 5' - 10 19/64" BEDR00M BEDROOM BATHROOM

LONGITUDINAL SECTION

SCALE: 3/16" = 1'-0" @ FULL SCALE

RUSTON MUNICIPAL CODE RES ZONING REQUIREMENTS

(RMC) 25.01.040 - RESIDENTIAL (RES) ZONE

THE RESIDENTIAL DISTRICT IS REPRESENTED BY RUSTON'S TRADITIONAL RESIDENTIAL-STYLE BUILDINGS WITH SMALL FRONT, SIDE AND REAR YARDS ALONG TREE-LINED STREETS. STRUCTURES ARE ONE TO TWO STORIES IN HEIGHT WITH FRONT PORCHES AND PITCHED ROOF FORMS.

NEIGHBORHOODS PREDOMINANTLY INCLUDE SINGLE-FAMILY HOMES, WITH LIMITED INSTANCES OF TWO-FAMILY AND MULTI-FAMILY HOMES. HOME OCCUPATIONS AND ACCESSORY DWELLINGS ARE ENCOURAGED WHERE IMPACTS TO NEARBY RESIDENTIAL USES ARE MINIMIZED.

PEDESTRIAN-ORIENTED STREET-SIDE FACADES WITH CLEAR ENTRIES AND FRONT PORCHES ARE A HIGH PRIORITY. VEHICLE ACCESS IS LIMITED TO ON-STREET PARALLEL PARKING AND ALLEYS WHERE AVAILABLE.

GRAPHIC LEGEND

PROPERTY LINE & SYMBOL / IMAGINARY LOT LINE

CONCRETE SURFACE

ASPHALT DRIVEWAY/ROADWAY

GRAVEL SURFACE

(E) NEIGHBORING BUILDING

AREA NOT IN SCOPE (N.I.C)

NEW DECIDUOUS TREE

DRO PLAI

DROUGHT-RESISTANT PLANTINGS & GRASSES

GRASSES

SITE PLAN

SCALE: 1" = 10'-0" @ FULL SCALE

RELOCATED POWER POLE

PARCEL: 2365000371

PARCEL: 2365000342

N COMMERICAL STREET

TOWNHOME A

TOWNHOME B

GRAVEL ALLEY

50' - 0"

EGRESS WINDOW WELL

EGRESS WINDOW WELL

EGRESS WINDOW WELL

PARCEL: 2365000281

RETAINING WALL -3'-0" MAX HEIGHT

— CAST-IN-PLACE CONCRETE WALKWAY

(E) DECIDUOUS TREE

CAST IN PLACE RETAINING WALL, REFER TO CIVIL

STAIRS DOWN TO STREET LEVEL, REFER TO CIVIL

N N

PROJECT NORTH TRUE NORTH

MARK REVISION E

PROJECT NO: 089-03-24

PRINCIPAL-IN-CHARGE: BF

PROJECT ARCHITECT: MN

PROJECT STATUS:
CUP
08/06/2025

SHEET TITLE:

LANDSCAPE PLAN

PRE-004