



IMPORTANT NOTES FOR FINAL DRAWINGS

****MUST BE INCLUDED ON ALL HOUSE PLANS FOR REVIEW****

FINISHED FLOOR ELEVATION (FFE): Project A Lots – minimum of 18" above nearest manhole
Project C Lots – mandatory 30" above sidewalk grade

First story interior clear height shall be no less than 10' nor more than 12'.

Exterior plate height, first floor, should be 10'-12'; second floor exterior plate height at least 9'.

All courtyard walls should be 7' – 7.6' in height; this is measured from near Finished Floor Elevation (FFE) (near is defined as within 6" or less of FFE). If there will be a secondary courtyard on opposite side of home's primary courtyard, it shall have the same requirements as previously noted. If adjacent properties have an established primary courtyard wall, it is the obligation of the next owner to build so as to adjust their plans to "compliment" and utilize that existing wall. All courtyard wall details must be submitted to our Design Review Board for their review before construction begins.

A fence is defined as 3.5' or greater, and at the approval of the Design Review Board. Fencing is not in lieu of a courtyard wall.

Drainage arrows must be provided on final drawing to properly reflect drainage to front and rear of subject lot on each side of house to be constructed; if there is an existing house on either side of the subject property, the grading must transition to the existing grades while maintaining flow of water as shown.

If gutters are a part of your plan, detail/specs must be submitted in advance of installation or shown in detail in your final drawing.

Any exposed portions of concrete slab shall not exceed 8 inches at any time, especially where the lot grade is near sidewalk grade up to the front façade, then, must transition to the FFE.

Walk leading to front porch will be what materials, i.e., concrete, exposed aggregate, brick, stone, tile, etc.? NOTE – all lots typically have sewer taps to the house side of the existing sidewalks and are located at or near the center of the lot.

Will there be any walk leading to the front gate of the courtyard? If yes, what materials, i.e., concrete, exposed aggregate, brick, stone, tile, etc.?

Show location(s) of exterior HVAC compressor unit on final drawings.

All 1.5 or 2-story homes to be constructed on a lot adjacent to an existing home will require special attention to its second level side elevation window construction and placement. For privacy issues – a clear-view second story window will not be permitted if it would overlook a neighboring courtyard or similar outdoor leisure area. Special requirements for windows on that side of the home may be, but not limited to, for example, use of opaque glass, Bahama shutters, or use obscure glass or clearstory windows with the sill height at 7 feet high or higher from finish floor.

CITY REQUIREMENTS – NOTE TO ALL HOME DESIGNERS:

We have received notice from the City of Thibodaux (Plan Review) that all of our plans being submitted must give the height from finished floor to highest roof peak. A current ordinance requires a maximum of 35 feet. Please be sure all plans submitted include this information.

Landscaping is a vital part of construction plans; certain landscaping will have to be installed prior to occupancy; it is permissible to submit landscape plans during house construction for approval, these plans should include design/layout on site and details as to types of plants, quantity of plants, etc.; you will be provided a guideline of "Landscape Standards" for your use in planning.

All materials used in exterior finishes shall have details provided on Form "B". Some exterior finishes may also be marked directly on the plan. Please make note of these items on Form "B".

The materials listed on Form "B" should also list the manufacturer, "series name" of the unit of material, and a sample (photo, brochure or similar); main entrance door, windows, roofing (shingles) and shutters.

All "painted" exterior materials should not only list a color but include the name of the paint manufacturer, exact name of the color given by manufacturer and a "swatch" of the paint; if you select paint from one of the Developer's "fan decks" this will satisfy the requirement.