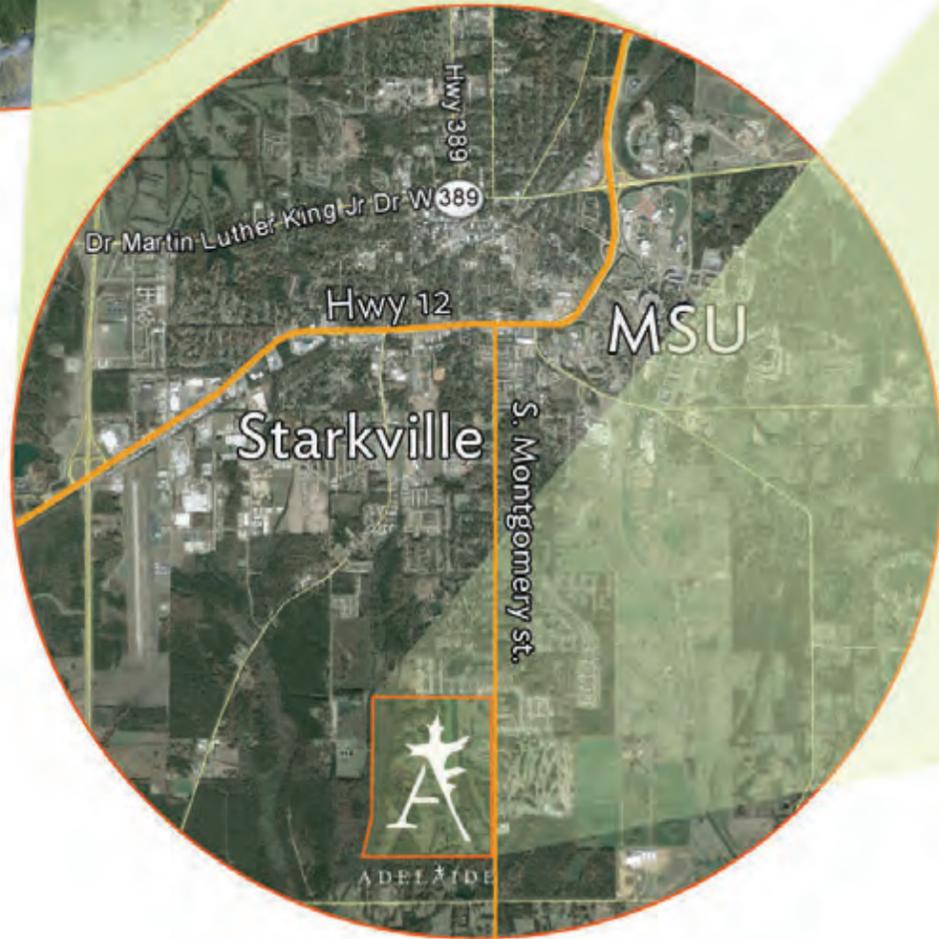


HISTORIC LIFESTYLE



A DELAIDE

Location Map



Welcome to Adelaide



This pattern book has been crafted as a guide to designers, builders, and home owners to illustrate the founding principles that will define Adelaide.

Live. Eat. Work. Play.

The idea of a Traditional Neighborhood Development (TND) is that everything happens in one "place." You don't have to go miles away to enjoy the staples of life or the simple pleasures of life. It's all right here - even within walking distance.

Sit on your porch, enjoy the sunset and sip on a glass of lemonade. Walk to the lake with the grandkids and catch a bass before dinner. Get married at the Chapel and start your life here.

Enjoy family. Enjoy friends. Enjoy neighbors.
Imagine that.

Adelaide is uniquely designed to look and feel as if it naturally evolved over the course of the last century. The development will seamlessly blend residential, commercial, and public spaces with a focus on walkability, beauty, tradition, and a sense of community.

Adelaide is built for connectivity with a picturesque town center, wide open walkways, tranquil parks and the convenience of shops and restaurants just a short walk away.

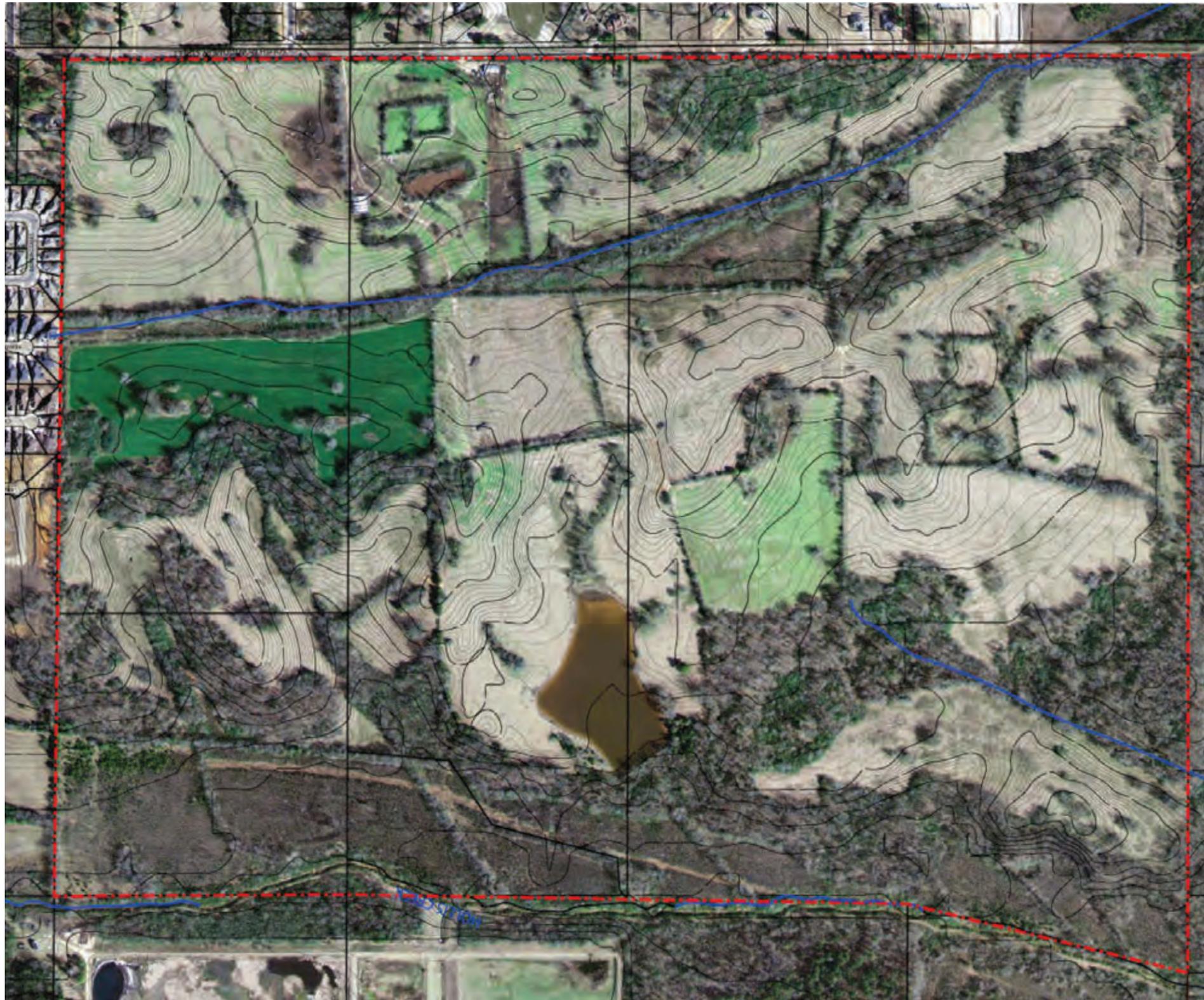


The character and nature of the Adelaide community will preserve a story. The name will be forever tied to a piece of property she so carefully protected all these years. She was Giving, She was Protective, always being careful with what she possessed and counting it as a blessing. She was Spiritual, always giving credit to God, and not ourselves. She was Gentle, always concerned about others and their comfort.

Her name was Adelaide. Her parents met on this site and formed a bond of marriage that was never broken. She lives on in the spirit of this place.



Site Topography



Existing Site

The site has rolling topography and is a picturesque open space surrounded by growth. The agricultural character and history of the property is evident by the existing ponds, pastures, and barn structures.

Mature stands of trees have been preserved along tributaries and fence lines. The trees define pockets of various pastures in which cattle reside.



Analysis of Key Site Features



Analysis

In an effort to preserve the existing characteristics of this property, major pockets of vegetation were noted.

Key features, such as high points, places of intrinsic significance, and features in the natural landscape were highlighted prior to the design process beginning.





Walkability

A major component in the planning of any traditional neighborhood is looking at how development should happen based on the ability to walk to a destination within 5 minutes. In this plan, we have 5 neighborhood centers. The circles on the plan represent 1/4 mile and 1/2 mile walks from each neighborhood center. These circles are referred to as Pedestrian Sheds. At the center of the Ped Shed, the development is very dense. As you get closer to the outer ring of the circle, the density decreases. This creates the ability to diversify the real estate products offered, and create neighborhoods rather than subdivisions.



Community & Neighborhood



Village Center



Tree Lined Avenue



Civic Space

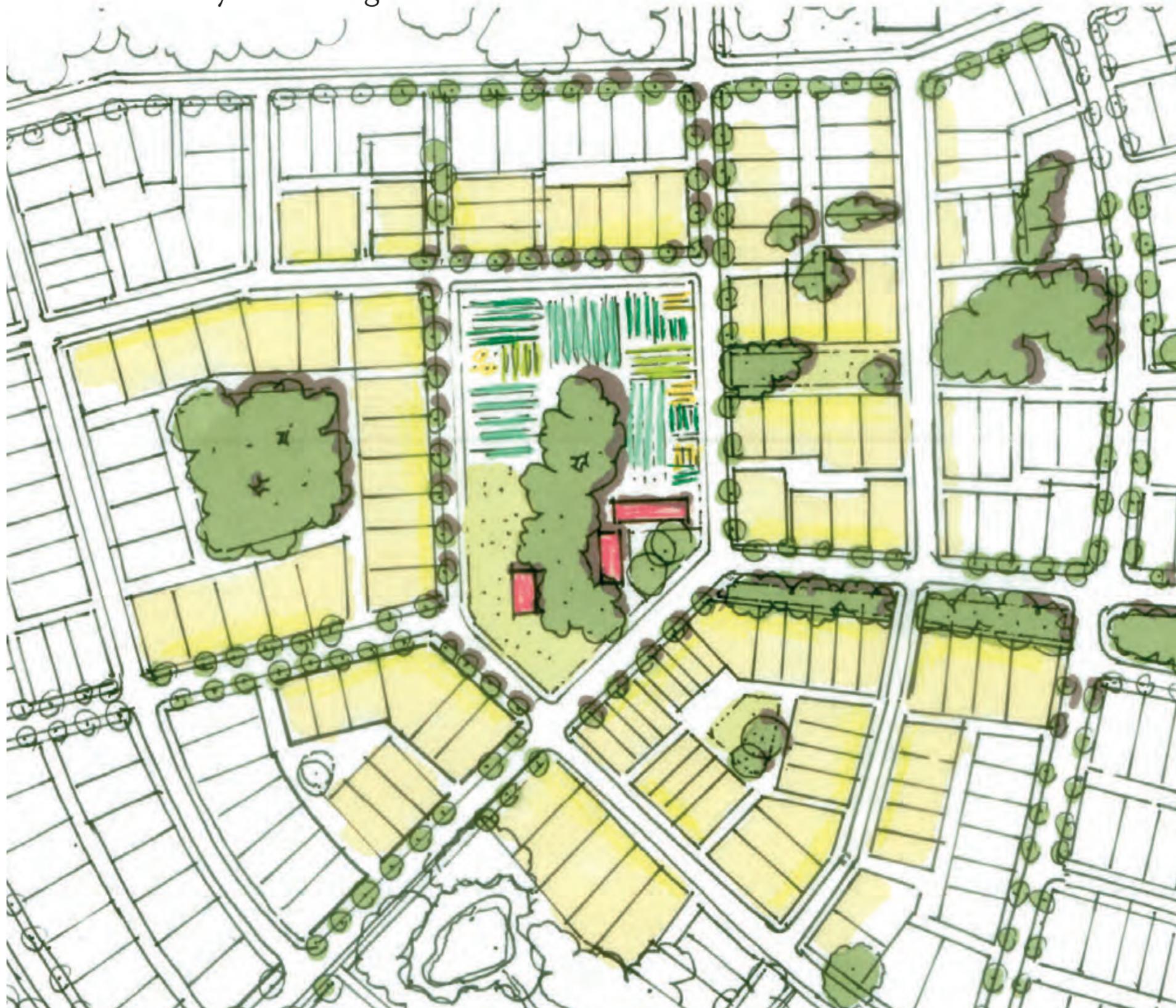


Neighborhood

Traditional Neighborhoods have a variety of thoroughfares, designed for more than just cars. Pedestrians are important to the fabric of a TND, and that is what differentiates them from a normal suburb. Street widths, sidewalks, building setbacks and landscape treatments are critical to making a "place" for people to live and thrive.

Open parks and civic space are gifts back to the people and community, and create a higher quality of life.

Community Farming



Farming

Years ago, communities worked and grew together. Neighbors talked to each other and shared time building each other up.

People depended on and helped each other. Community farming is a model of small scale farming from Europe, but gaining momentum here. It's a way to achieve that goal of bring people together.

A community can grow their food, educate and teach their children, and share what they grow.

A Novel Idea



All in One

Live. Eat. Work. Play.

The idea of a Traditional Neighborhood Development is that everything happens in one "place." You don't have to go miles away to enjoy the staples or simple pleasures of life. It's all right here - even within walking distance.

Sit on your porch and enjoy the sunset. Walk to the lake with the grandson and catch a bass before dinner. Get married at the Chapel and start your life here.

Enjoy family. Enjoy friends. Enjoy your neighbors.

Imagine that.

Illustrative Master Plan



Adelaide is uniquely designed to look and feel as if it naturally evolved over the course of the last century. The development will seamlessly blend residential, commercial, and public spaces with a focus on walkability, beauty, tradition, and a sense of community.

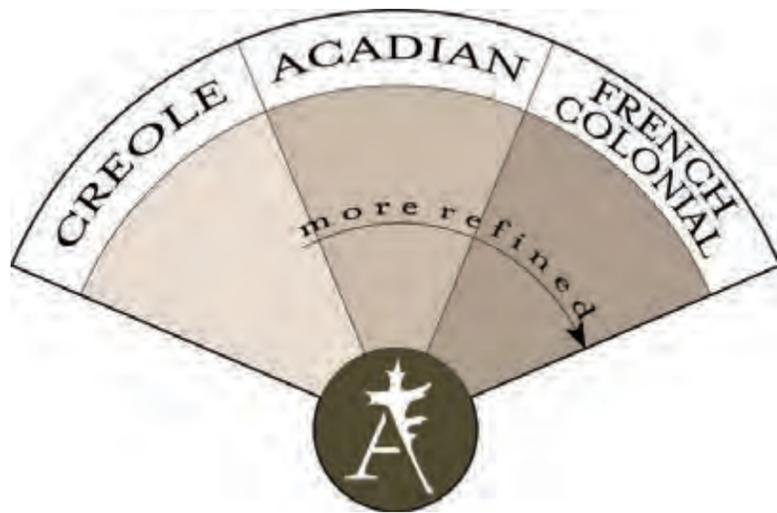
Adelaide is built for connectivity with a picturesque town center, wide open walkways, tranquil parks and the convenience of shops and restaurants just a short walk away.



ARCHITECTURAL CHARACTER



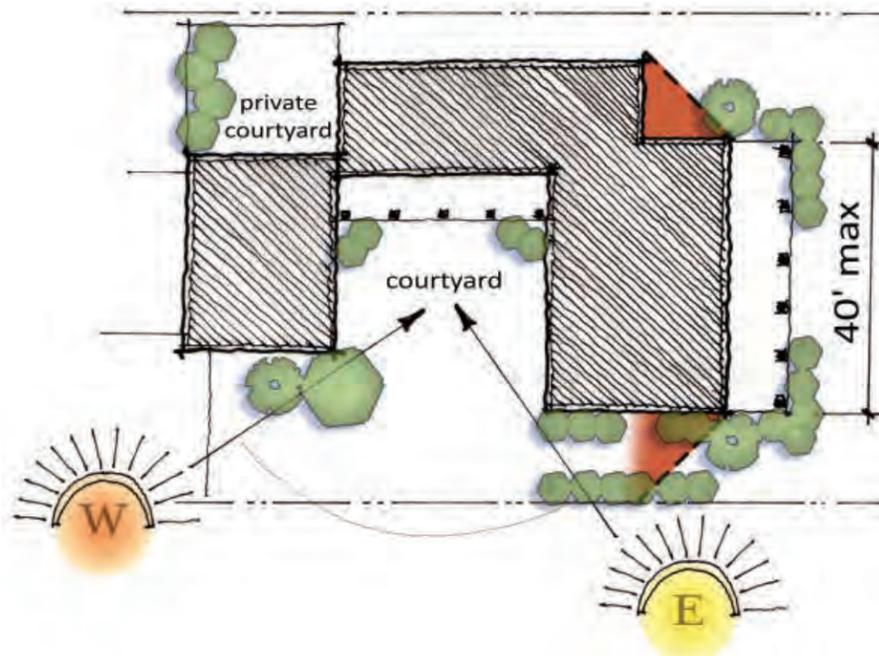
Creating an Adelaide House



Adelaide's architecture is uniquely southern Louisiana, with a splash here and there of some other southern styles. To use this pattern book most effectively, first decide which style suits you and your family best.

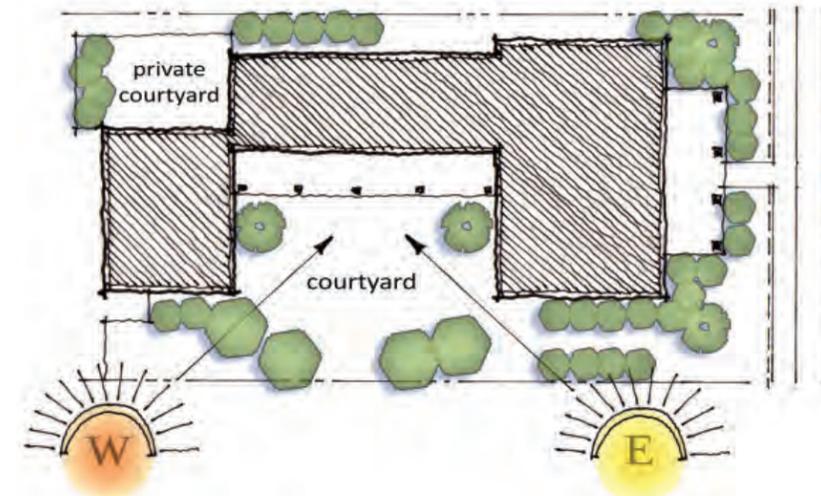
We use the diagram above to give you insight into which style will work best for you. Creole buildings are going to be on the simple side of construction - less detail, more simple shapes, and therefore, less costly construction. Acadian houses are going to be middle of the road, the additional second level and porches increases cost a little, but gives a distinctive look. Finally, French Colonial designs are more refined, with more detail and trimwork, and therefore tend to be more costly than Acadian and Creole.

You can dial the architecture up or down or dial the detail up or down, and by doing so, dial your cost up or down to suit your budget and your dream home look.



Arrange the house on site to take advantage of eastern and southern sun, and protect against western sun. Porches and courtyards work great together and should face south to give shade and provide sunshine that people can enjoy. Think of the courtyard as an outdoor room that you actually use. Porches and courtyards don't necessarily need to face due south, they just need to take advantage of sun in the morning and midday, and protect from the heat in late afternoon and early evening. On any given block, courtyards need to face the same direction, and neighboring windows that face courtyards need to guard against viewing straight into the neighbors courtyard.

To add to the street appeal, windows should appear on the side walls of the house within the first eight feet from the corner.



The main body of the house should be no greater than 40' wide for houses up to 5,000 square feet and no greater than 50' for houses above 5,000 square feet.

Narrow side and rear wings allow for more windows and better light through the house. These wings shall be no more than 1 1/2 stories in height and the maximum width and placement of wings is determined by a 45 degree line from the front corners of the main body of the house.



The Courtyard

The courtyards of an Adelaide home design with a main body and thin wings have influences from Spanish, French, and West Indies traditions, but actually have it's beginning roots in New Orleans Creole architecture when the city began rebuilding after the great fires of 1788 & 1794.

Particularly in more urban or dense developments, interior courtyards can play a vital part of any good house design - providing privacy in an outdoor living space, as well as helping deal with the humid climate of the South.



Creating A Usable Front Porch & Outdoor Room

A porch is more than just an attractive addition to the front of the house. Simply adding a porch doesn't make a house fit for a TND. The porch serves a very important purpose. Getting the porch right can make all the difference in the world.

Porches, on American homes prior to World War II, were often built on the front and the back of the house. The back porch was used as another sitting space. Mass production homes post war, started building much smaller porches, often too small for habitable uses or social uses. The small porches

were more or less a decorative nod to the pre-war homes with "real" front porches.

Adelaide strives to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. If done correctly, this can be a successful usable space. To do this, we view the front porch as both public and private - public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it.

This is achieved with layers of boundaries - boundaries like

elevated porches, yard fences, and porch railings. These elements provide the privacy we need psychologically to feel comfortable enough to actually use our front porches, accomodating chairs or benches, tables, plants, porch swings, rocking chairs, or ceiling fans.

The diagrams and table below show the relationship between the distance of the front porch to the sidewalk and the height of the porch above the sidewalk in order to create a usable and enjoyable front porch.



The Outdoor Room

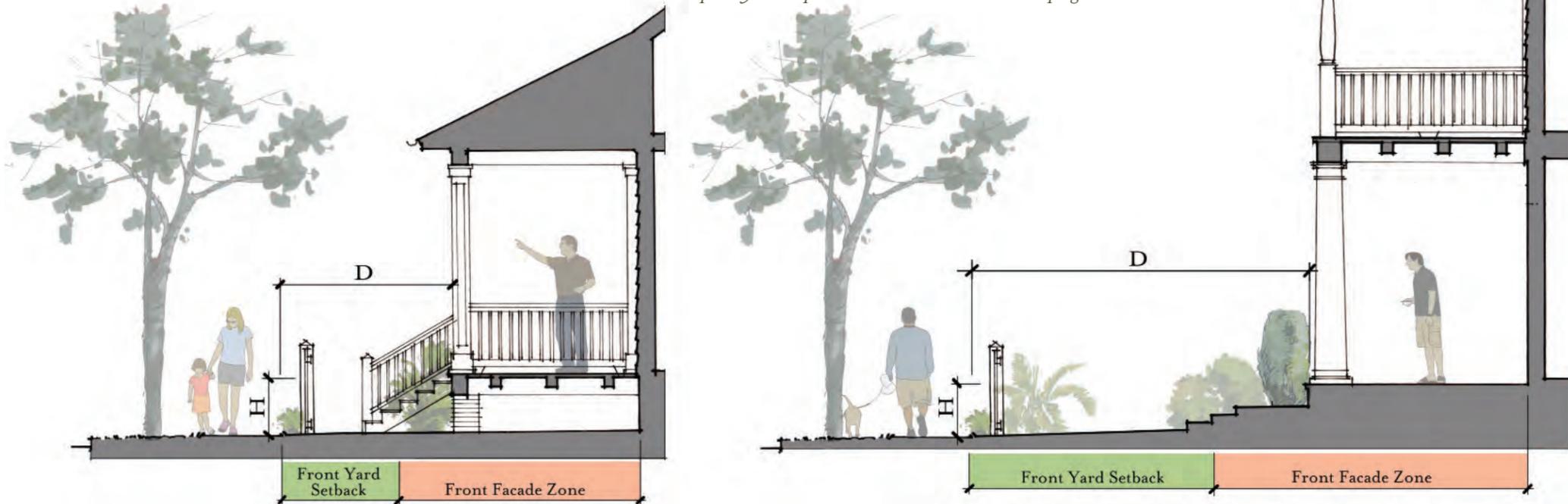
In our southern climate, the porch is a cooling device for the house, providing shade at the exterior wall and working in conjunction with windows that can be opened to improve house ventilation.

Adelaide strives to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. The porch is both public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it.



For Creole and one-story French Colonial houses, take an approach between using front yard fences and porch railings in order to achieve the desired effect and porch height. Both help with privacy and usability. Refer to the fence location diagram on page 25.

For Acadian and two-story French Colonial houses, resort first to adding a yard fence or hedge at the sidewalk in order to reduce the height of the porch and refrain from adding a railing at the porch. Historically the first level porch in the Acadian style did not have railings since the porch was usually at grade or, at most, one foot above grade. Of course, historically, the first level was not the main living level either. For Urban Lots, the yard fence alone will reduce the porch height to 30" above sidewalk, which keeps you from having a porch railing per code. Greater privacy on the porch can be achieved with landscaping.



Lot Type	Urban	Cottage	Park	Village	Estate	Preserve
Depth "D"	4'-6'	6'-12'	12' - 23'	16' - 27'	26' - 43'	30' - 73'
Height "H"	48"	48" - 32"	32" - 22"	26" - 20"	20" Min	20" Min
"H" if added Porch Railing	36"	36" - 26"	26" - 20"	20" Min.	20" Min	20" Min
"H" if added Yard Fence or Hedge	30"	30" - 24"	24" - 20"	20" Min.	20" Min	20" Min

History of the Creole Style

Creoles are the "locals" or "natives", a term from the New World during the time of the French and Spaniard controlled Louisiana. Creoles' lives are more public, urban lives, rather than private and rural. Of the three Adelaide styles - Creole, Acadian, and French Colonial - Creole houses are the most simple and tend to be smaller in nature. Because of the urban nature of Creoles, the vast majority of their houses are cottages, shotguns, townhouses, or camelbacks.

Creole houses were typically built raised off the ground due to the frequent flooding, have steeply pitched roofs, and tall windows to the floor or French doors. Urban examples stand flush with the sidewalk with a roof overhang for cover - no porch - usually attached units or the occasional shotgun style with a narrow hipped roof. Slightly less urban examples have generous porches across the full front with side gables. The simple roof shed to the front made construction simple and gave more roof for a 1/2 story living area above the main level. This roof shape also made adding the porch on front or back easy to do with a simple pitch break.

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves to porch elements to windows and doors. Porch columns are simple timbers with chamfered corners, and the porch beams above are usually timber as well. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive. The more simple, likely the more authentic Creole. However, since Creole includes French and Spanish roots, components of Spanish Creole detailing can legitimately "season" the architecture. Spanish Creole elements tend to be a little more ornate or decorative, and there are some definite differences in Spanish Creole building massing - see appropriate Spice Styles which include Spanish Creole.



ADELAIDE CREOLE

Key Elements of Style

1. Urban examples are raised and flush to the sidewalk or street with a roof overhang for rain cover.
2. Less urban examples are raised and have deep front porches across the front.
3. Steep pitched roofs with side gables.
4. Full height or tall, vertically proportioned windows with tall shutters.
5. Massing is symmetrical usually with equal bays, but can be slightly off at center or end bays. Windows are not necessarily centered in bays, but preferable.



Adelaide Creole Variations & Inspirations



photograph by Steve Mouzon



photograph by Steve Mouzon



The Creoles

The food of the Creole is Afro-European with some French flair. Creole cooking uses the "holy trinity" of bell peppers, celery and onion, and includes a lot of tomatoes, a sign of Italian influence. They rely heavily on red peppers, mustard, allspice, okra, and garlic for a full flavor that's not necessarily hot.

Creole music is a blend of Caribbean and African music.

Creoles can have strong ties to Catholicism, but also follow other religions based on their personal heritage and background.



photograph by Steve Mouzon



photograph by Steve Mouzon



photograph by Steve Mouzon



Adelaide Creole Variations & Inspirations



The Creole Style

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves, to porch elements, to windows and doors.

Porch columns are simple timbers with chamfered corners, and the porch beams above are usually timber as well. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive.

The more simple, the more authentic Creole it is.



photograph by Steve Mouzon

photograph by Steve Mouzon



photograph by Steve Mouzon

photograph by Steve Mouzon

photograph by Steve Mouzon



History of the Acadian Style

Acadians are descendants of French settlers having migrated from coastal France via Canada and Maine and finally settling in the swamps of southern Louisiana. The original settled colony in Canada was named "La Cadie" or Acadia. The original settlers called themselves "Acadians" or "Cadiens" which was soon Anglicized as "Cajuns." Say the word "Acadian" in your best Cajun accent and you'll see how that works.

Acadians and Cajuns are not urban folk. They live in rural areas, are clannish, and live private lives. As they settled in the low land areas or swamps, the frequent flooding demanded house adaptations such as building their houses raised off the ground and usually on stilts, including pillars of wood or brick. As they adapted to new life in this area, it seems they learned building techniques from the Creole and native Indians. This is a vital influence on the key elements of Acadian style and especially influences the two-story massing with living areas on the second level. One-story structures may have been built for temporary housing while repairing their damaged house, but even those often included stairs leading from the front porch into the roof, or from the middle of the house into the roof space for a second level.

Cajuns are an eclectic bunch, often mixing elements of architectural styles into their own. This can make it difficult to distinguish between Creole and French Colonial or even Spanish Creole, and why most pattern books lump all 3 styles together. In truth, it's Cajun culture to do so and seen in Cajun food as well. Gumbo, a main Cajun dish, is a mix of many elements from various cultures with elements of western Africa, the Spanish, Caribbean, Native American, and French influences to create something wonderful and unique to Cajuns. Quite often, we see influences of these same cultures in the architecture that creates Acadian homes.

ADELAIDE ACADIAN

Key Elements of style

1. Steep pitched roofs with side gables.
2. Deep porches most often recessed under one roof form.
3. Most often two story mass with large columns on first floor and thin columns on second floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bays, but not always.
5. Architectural elements are commonly a mix of Creole and French Colonial.



Photograph by Steve Gross and Sue Daley

Adelaide Acadian Variations & Inspirations



Acadian Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: Typically large openings of casement or double hung with simple muntin patterns.

Shutters: Slatted panel, or plank (batten), louvered, or solid panel.

Roof: Asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



Spanish Creole influence



photograph by Steve Mouzon



History of the French Colonial Style

Colonial dwellings in Louisiana in the late seventeenth century were heavily influenced by French Canadian explorers (Acadians), European French, and the French, West Indian Creoles by way of ships from France via the Haitian Creole community on the north coast of Haiti to the Louisiana colonies. Architectural influences from these three peoples are the roots of the French Colonial Style. In general, the Haitian Creole style is the least refined, the French Canadian style resembles architecture of early French Quebec and Normandy, and the European French style was a simplified French Renaissance style in basic form, strongly influenced by neoclassical principles.

Early buildings were rectangular with high pitched hipped roofs and European French embellishments such as French segmental arches over doors and windows. They were symmetrically designed, built low to the ground, and included shutters, French doors, casement windows, and fireplaces with chimneys. Creoles were much better prepared for the weather conditions in Louisiana than the European French, and therefore the European French style adapted with raised construction and added galleries to the basic rectangular forms. Porch roof forms evolved from simple lean-to roofs over porches to the double-pitched roof form we commonly recognize as French Colonial, and eventually to the single-pitched "umbrella roof", covering the main body and the galleries.

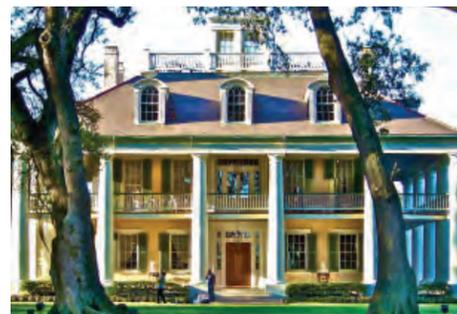
Adelaide French Colonial inherits the early tradition of the more refined neoclassical, Greek Revival, and French Renaissance roots, as well as the environmentally adapted elements of galleries, roof forms, and the more ornate and refined aspects of the Caribbean and Creole influenced columns. What seems to be a straightforward style, is really the evolution of Spanish, French, and English styles originated in Europe, evolved in the West Indies, and served up in southern Louisiana.



ADELAIDE FRENCH COLONIAL

Key Elements of style

1. Steep pitched hipped roofs, usually broken by a shallower pitch over the galleries.
2. Deep porches and galleries most often recessed under one roof form.
3. One story & two story massing with large classic influenced columns on 1st floor and slender colonnettes on 2nd floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bay.
5. West Indian Creole/Colonial influences seen in the detailing.



Adelaide French Colonial Variations & Inspirations



photograph by Steve Gross and Sue Daley



French Colonial Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: Typically large openings of casement or double hung with more elaborate muntin patterns.

Shutters: Slatted panel, or plank (batten), louvered, or solid panel.

Roof: Asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



photograph by Philip Gould



photograph by Steve Gross and Sue Daley



Adelaide French Colonial Variations & Inspirations



French Colonial Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

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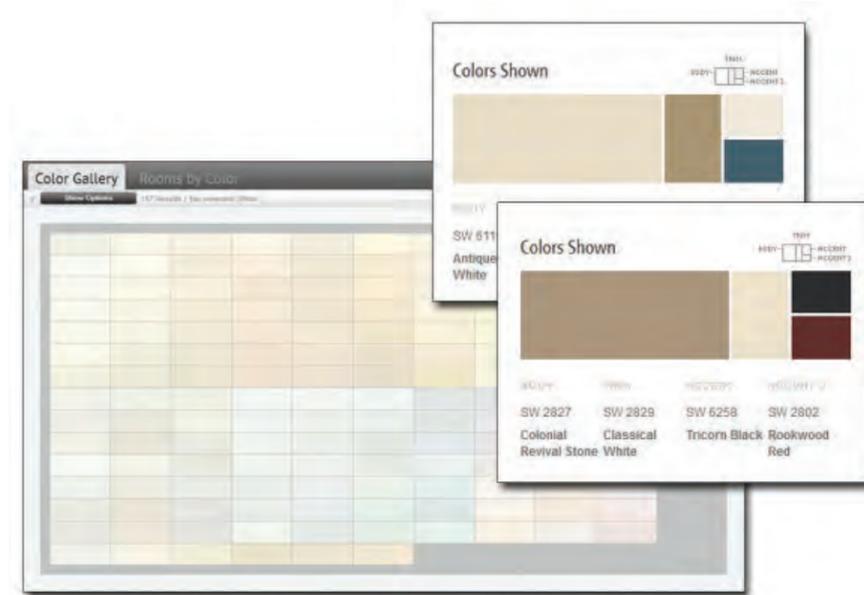
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Shutters: Slatted panel, or plank (batten), louvered, or solid panel.

Roof: Asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



ADELAIDE MATERIAL PALETTE



By far the most common house color family for Creole, Acadian, and French Colonial houses is white.

Main body colors can be in the family of cold whites and warm whites, and lighter earth tones or natural wood tones. Brick colors are to be in the red and brown tones, or painted with main body colors.

House Elements: shutters, window frames, and certain trim pieces can be colors selected from the historic palette of Sherwin Williams or Benjamin Moore, or equal.

Historic pictures of Creole, Acadian, and French Colonial houses can be presented to set a precedent for color selection. Colors can be reviewed by the Adelaide ARB.

Walls

1. Brick, painted brick, or parged brick
2. Hardie bd. Siding/trim
3. Select Wood trim
4. Stucco - not EIFS

Windows

1. Windsor Legend series (preferred for this initial streetscape)
2. Marvin wood or clad
3. Jeld-wen wood or clad
4. Pella wood or clad
5. Weathershield wood or clad

Roofing

1. Timberline Ultra HD Shingles, all colors except Sienna Sunset - 40 year architectural shingle
2. Timberline HD Shingles, Barkwood, Charcoal, Driftwood, Shakedown, Slate, and Weathered Wood - 40 year architectural shingle
3. Metal Roofing - 5 V metal or standing seam, galvanized color or approved painted color
4. Wood cedar shake roof
5. Select Slate roof

Gutters

1. Half round only with round downspouts - copper, aluminum, or galvanized

Garage doors

1. Wood garage doors
2. Panelized metal garage doors (approved by ARB)

Spice Styles & Locations

The three main Adelaide styles should be considered the main ingredients of the development - in Cajun terms, the Roux, or the base stock of chicken or sausage and okra. The Spice Styles are like the peppers, the onions, the thyme, and the sassafras root - adding dashes of flavor to the overall gumbo.

Too much of the one ingredient and the food is bland. If too much spice is used, the dish is ruined. No spice style should be used within 1,000 feet of another one of the same style, on the same thoroughfare. This is measured along the centerline of the main street on the shortest route between the two.

The following pages give examples of appropriate spice styles and the Resources Page gives some good direction on design resources for traditional neighborhood design guidelines that can be applied to any spice style. The design principles as outlined earlier in this pattern book still apply to all styles - setbacks, zones, and porch principles.



Spice Lots

Section A - Lots 36, 42, 51, 61, 71, 94, 104, 107, 111, 112, 115, 127, 136, 139, 150, 157, 162.

Section B - Lots 7, 10, 33, 39, 56, 59, 65.

Section C - Lots 3, 10, 22, 27, 33, 40, 50, 69, 80, 88, 101, 124, 127, 165, 173, 174, 180-B, 199, 214, 224, 231, 235, 240, 242, 257.

Section D - Lots 3, 15, 21, 35, 46, 49, 64, 71, 78, 81, 84, 101, 110, 125, 138, 140, 141, 147, 182, 183, 196, 202.

Section E - Lots 3, 31, 41, 58, 65, 75, 85, 89, 93, 111, 117, 121, 122, 132, 142, 151, 162, 169, 188, 200, 209.

Appropriate Adelaide Spice Styles



Colonial Revival



Classical



Victorian



St. Augustine / West Indies



Colonial Farmhouse



Classical



Victorian Farmhouse



St. Augustine / West Indies



Colonial



Classical



Victorian - Classical Influence



French Colonial/ West Indies



Spice Styles

Colonial, Victorian, West Indian, and Spanish styles blend well with Creole, Acadian, and French Colonial architecture since they are mostly related.

Since the community of Adelaide is developed on farmland, we've added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap-around porches, vertical board and batten siding, large windows, and Victorian detailing.

Appropriate Adelaide Spice Styles



Spanish Creole



Spanish Creole - Courtyard Entry



French Eclectic



Mississippi Farmhouse



Spanish Creole Townhouse



Spanish Creole Sideyard



French Eclectic



Mississippi Farmhouse



Spanish Colonial



West Indies



French Eclectic



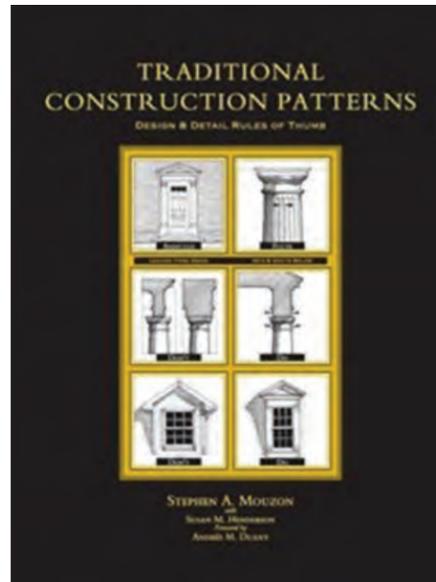
Mississippi Farmhouse



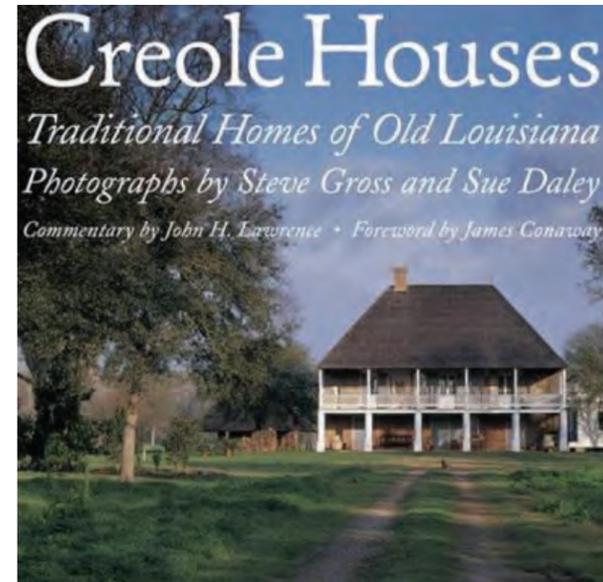
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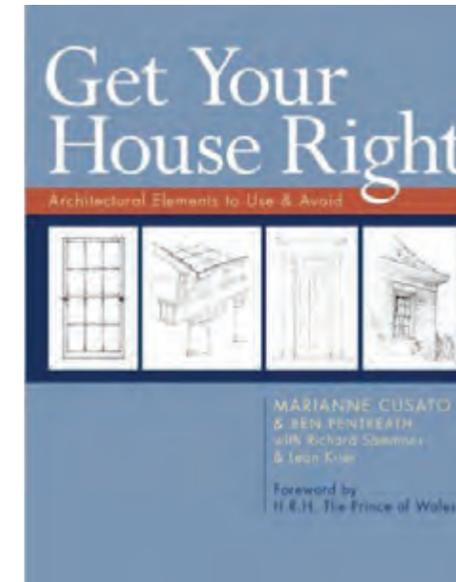
Since the community of Adelaide is developed on farmland, we've added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap-around porches, vertical board and batten siding, large windows, and Victorian detailing.



This book, by Stephen Mouzon, is an excellent resource for traditional details and creating a house that looks right and is built right.

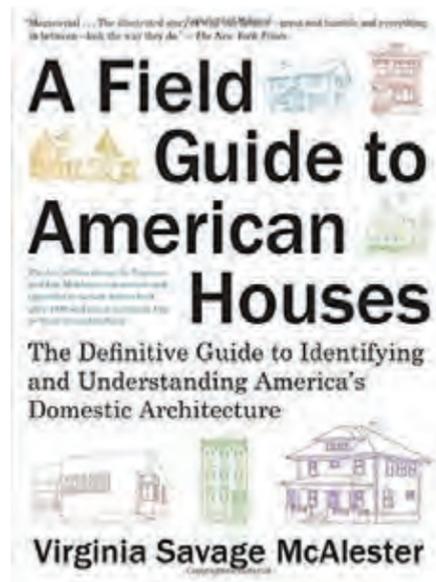


Great pictures and info on Old Louisiana homes.

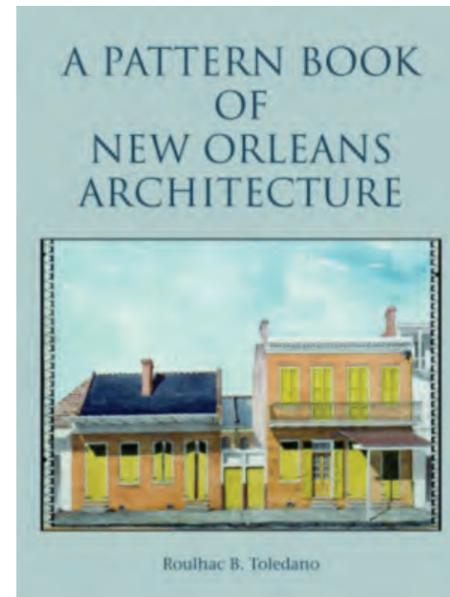


Marianne Cusato's book is perfect for getting various details on your house right.

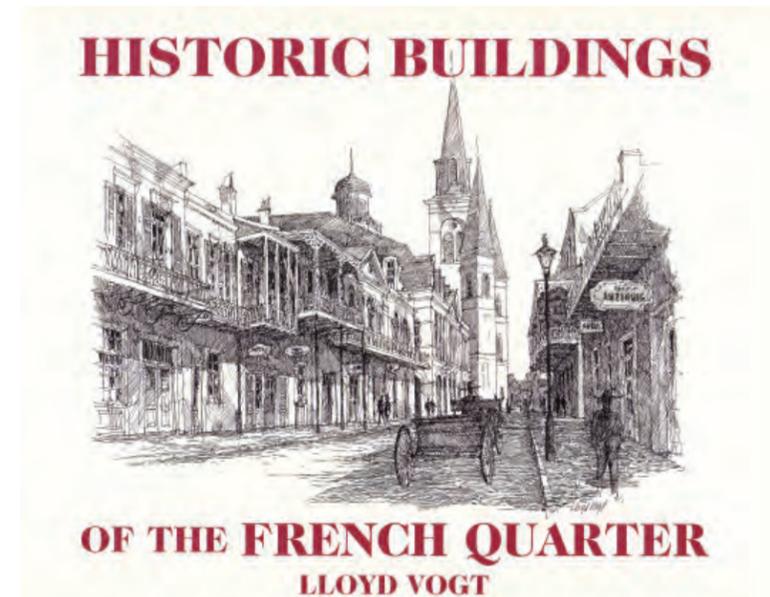
ARCHITECTURE RESOURCES



An invaluable source for helping anyone identify almost any style house built in America.



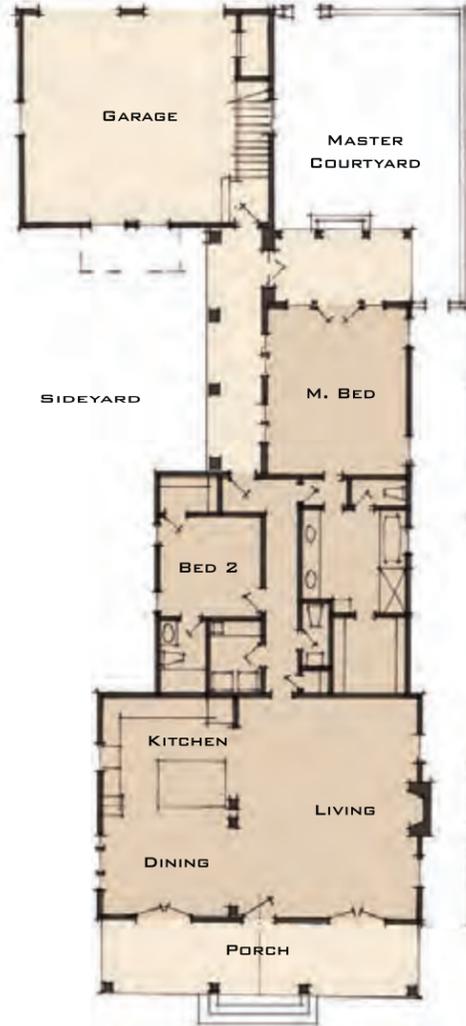
This book is excellent for seeing original drawings of old buildings and houses in New Orleans. It also includes drawings and plans of different house types found in New Orleans.



I'm a huge fan of Lloyd Vogt. His drawings are amazing to say the least. This book is full of information on historic buildings, architecture patterns, and history of Creole buildings and houses in New Orleans. This is a great visual resource for creating great southern Louisiana architecture.

H O M E D E S I G N S

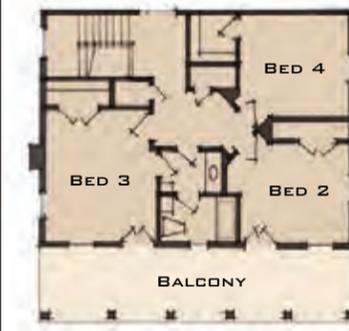
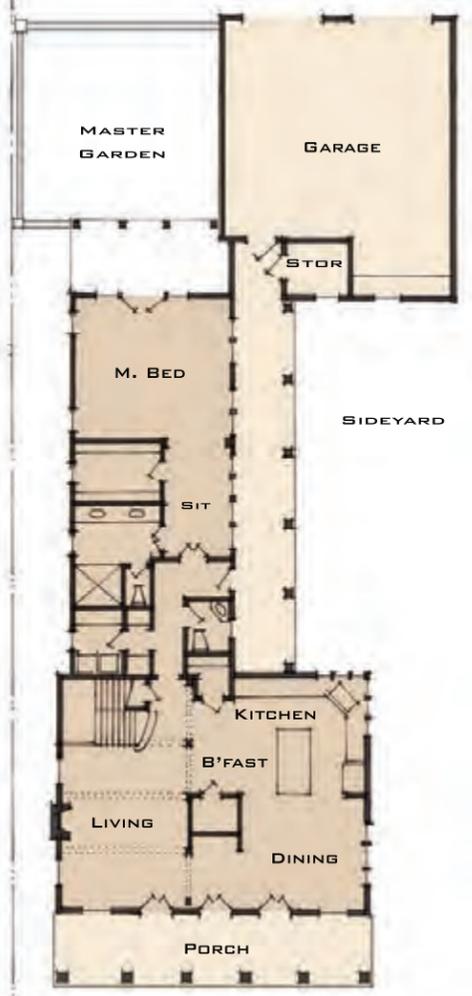
A D E L A I D E



THOMPSON
architecture placemaking illustration



THOMPSON
architecture placemaking illustration



THOMPSON
architecture placemaking illustration

Sugar Shack I

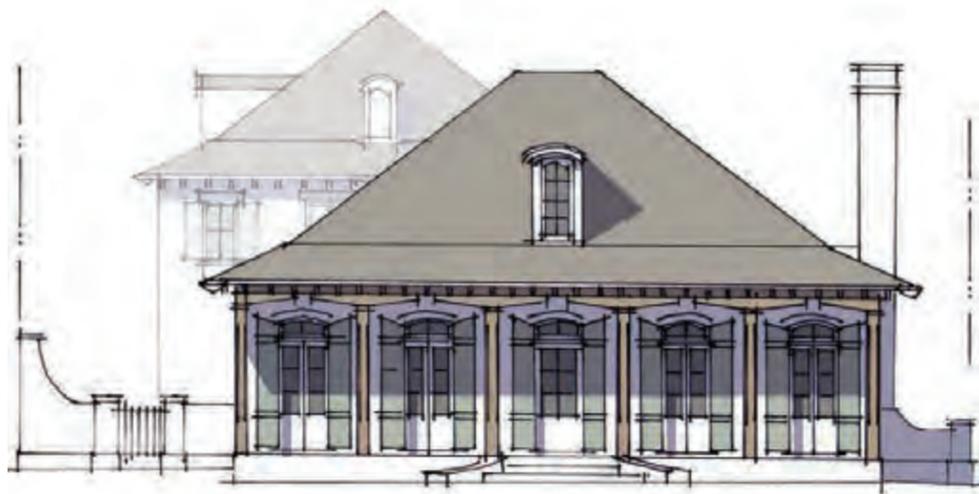
3 BR 3 1/2 BA | 2,546 SF Living
Thompson Placemaking | 601.955.4094

Sugar Shack II

3 BR 2 1/2 BA | 2,393 SF Living
Thompson Placemaking | 601.955.4094

Rabbit Manoir I

4 BR 2 1/2 BA | 2,671 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration

File' Gumbo

3 BR 3 1/2 BA | 2,646 SF Living
Thompson Placemaking | 601.955.4094

THOMPSON
architectural placemaking illustration



Cajun Sideyard

3 BR 3 1/2 BA | 2,200 SF Living
Thompson Placemaking | 601.955.4094

THOMPSON
architectural placemaking illustration



Rabbit Manoir II

4 BR 2 1/2 BA | 2,671 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Le Roux

3 BR 3 1/2 BA | 2,532 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Acadian Hollow

4 BR 2 1/2 BA | 2,489 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Lagniappe I

4 BR 3 1/2 BA | 3,395 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Adelaide I

4 BR 3 1/2 BA | 4,033 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Adelaide II

4 BR 3 1/2 BA | 4,084 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration

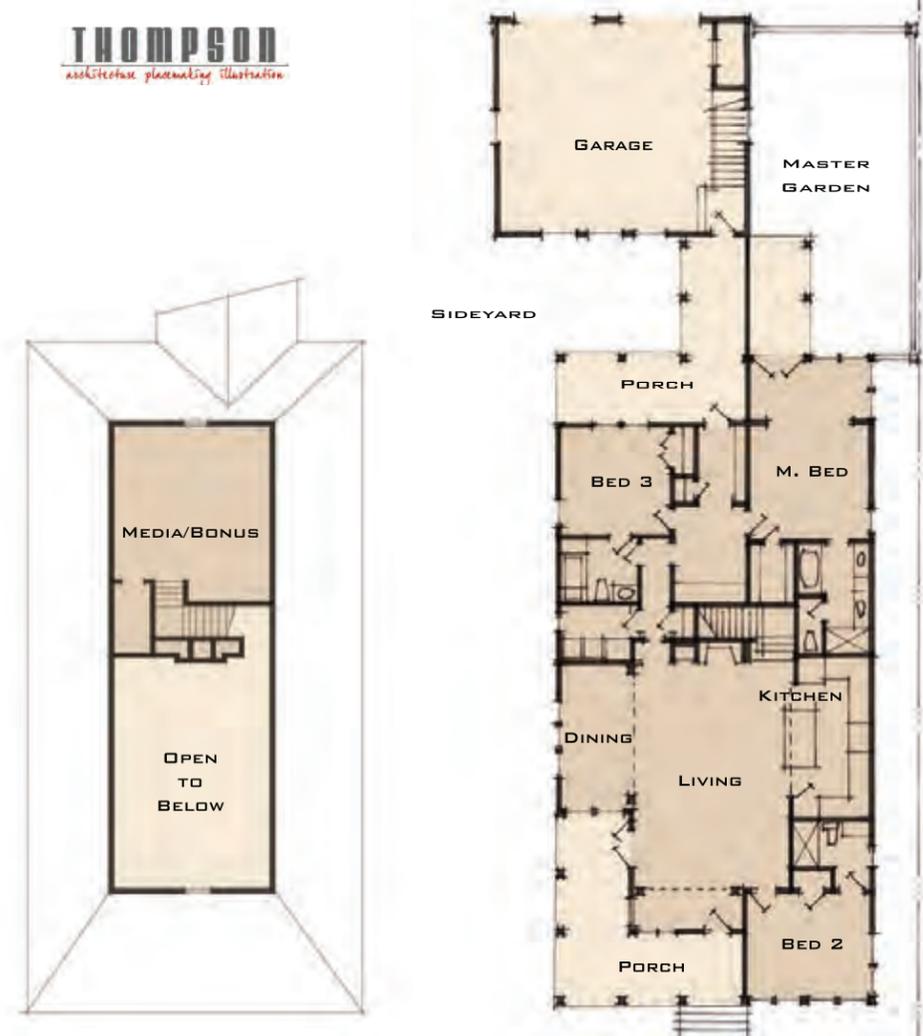


Adelaide III

3 BR 3 1/2 BA | 3,197 SF Living
Thompson Placemaking | 601.955.4094



THOMPSON
architectural placemaking illustration



Manchac

3 BR 3 BA | 2,350 SF Living
Thompson Placemaking | 601.955.4094

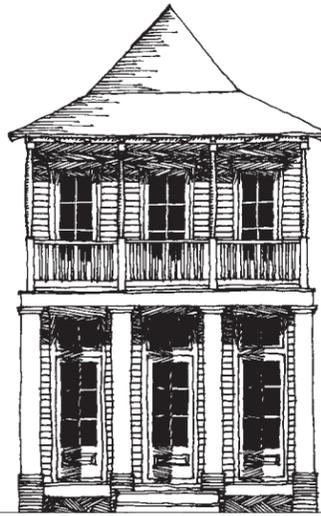


THOMPSON
architectural placemaking illustration



Lou'siana Boy

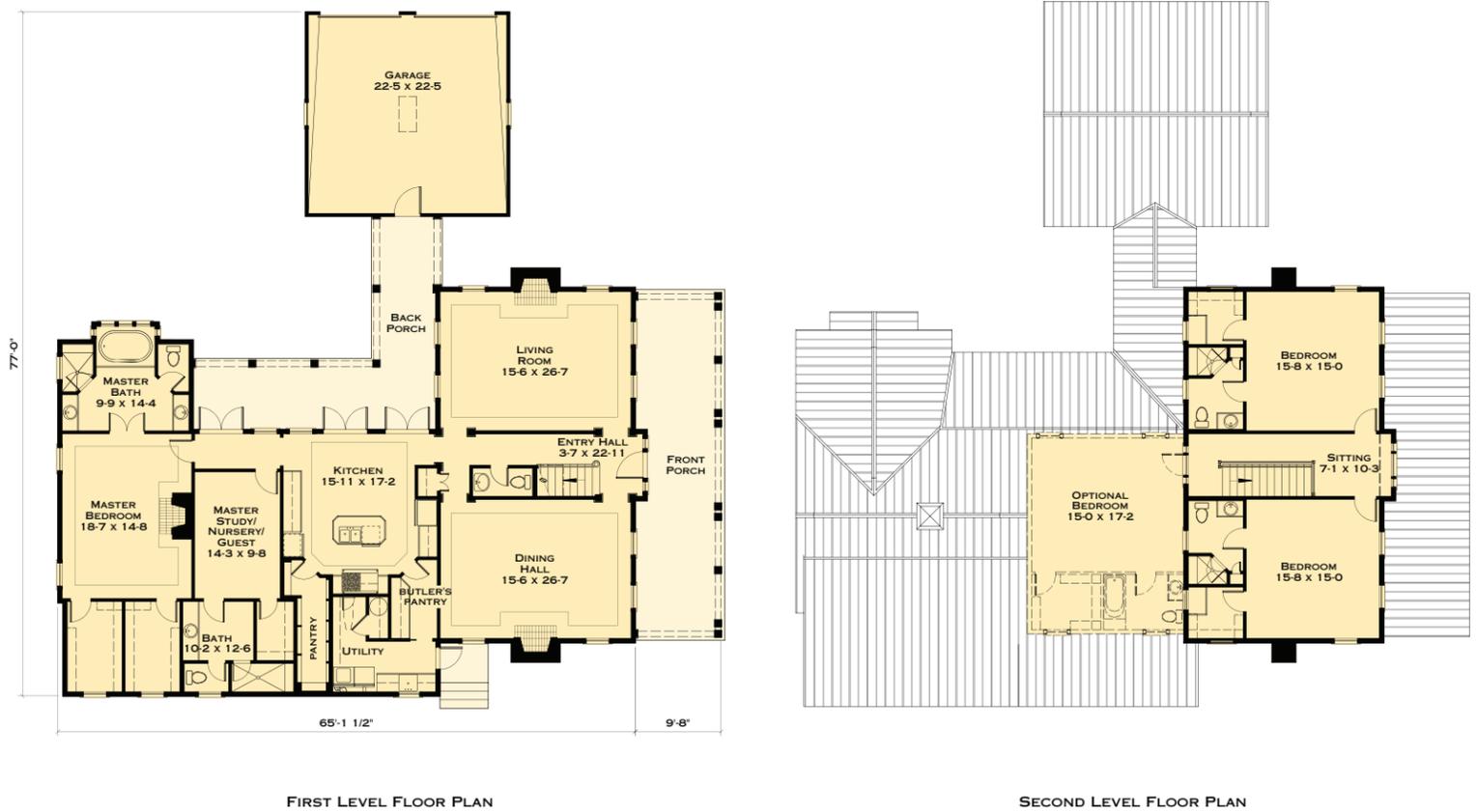
4 BR 2 1/2 BA | 2,489 SF Living
Thompson Placemaking | 601.955.4094



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Cumberland II

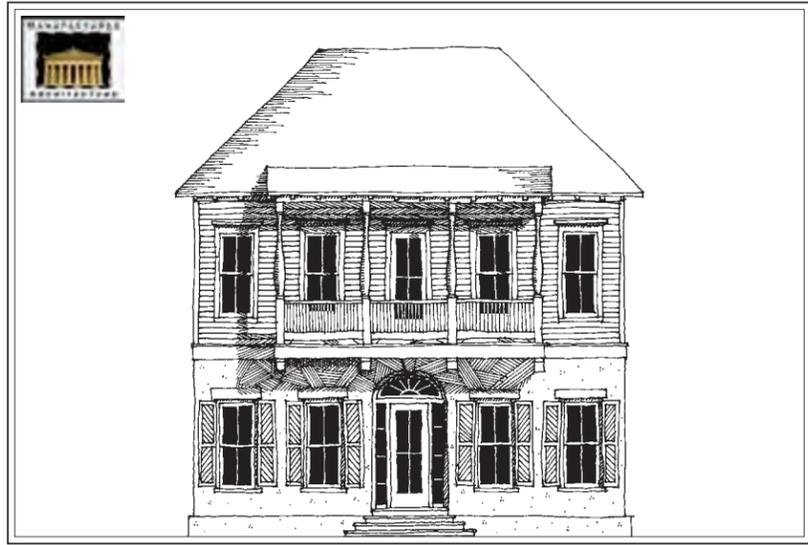
3 BR 2 1/2 BA | 2,169 SF Living
steve@mouzon.com



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Orchard House

4 BR 4 1/2 BA | 3,615 SF Living
steve@mouzon.com



FIRST LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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Cumberland III

3 BR 3 1/2 BA | 2,028 SF Living

steve@mouzon.com



FIRST LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

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Courtyard House

4 BR 4 BA | 3,709 SF Living

steve@mouzon.com



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Abbeville III

4 BR 4 1/2 BA | 3,554 SF Living

steve@mouzon.com



ACADIAN HALL



FIRST FLOOR

SECOND FLOOR

SERIES FOUR

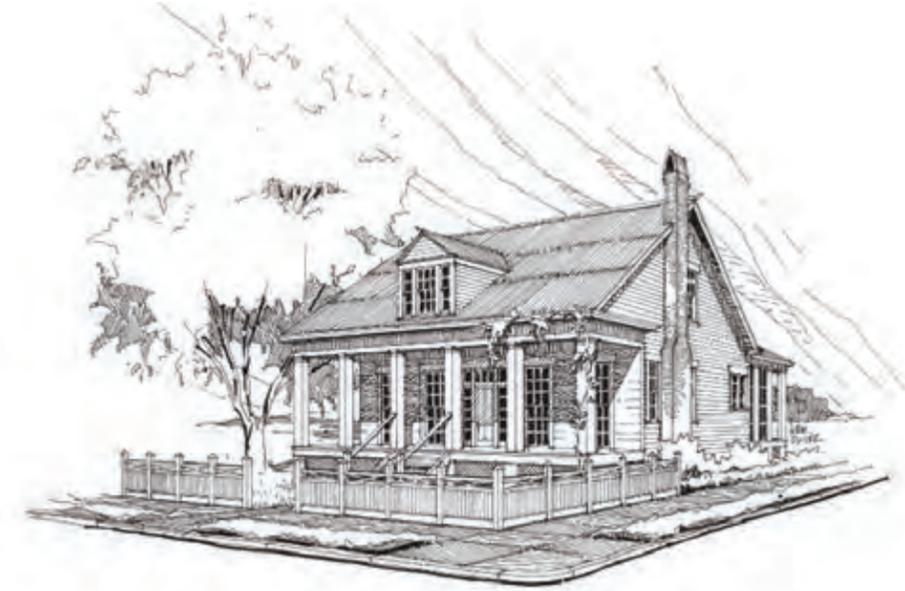
3 BEDROOMS, 3.5 BATHS
2,969 TOTAL SQUARE FEET
FOOT PRINT 38-0 X 62-0

A. MASTER BEDROOM..... 14-8 X 16-1	F. FLEX AREA..... 16-5 X 16-3
B. KITCHEN..... 17-9 X 16-8	G. BEDROOM 2..... 13-10 X 13-2
C. BREAKFAST ALCOVE..... 9-8 X 9-3	H. BEDROOM 3..... 13-10 X 13-2
D. DINING ROOM..... 13-5 X 19-5	I. PIAZZA..... 38-0 X 8-0
E. FAMILY ROOM..... 21-8 X 19-5	

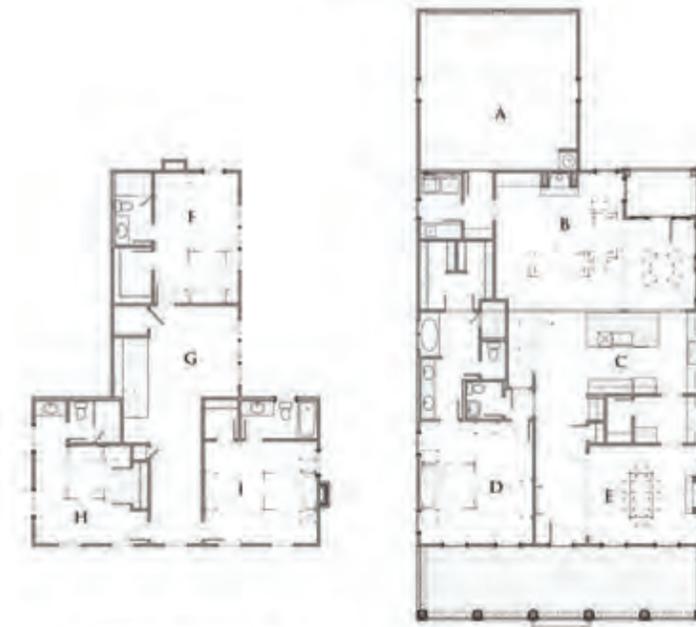
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Acadian Hall

3 BR 3 1/2 BA | 2,969 SF Living
wholetownsolutions.com



LOST RABBIT



SECOND FLOOR VI

FIRST FLOOR

SERIES ONE

4 BEDROOMS, 4.5 BATHS
3,245 AVG. SQUARE FEET
MAX. FOOT PRINT 39-0 X 83-3

A. GARAGE..... 21-5 X 21-5	F. BEDROOM 4..... 11-5 X 17-10
B. FAMILY ROOM..... 17-5 X 18-7	G. PLAY/STUDY..... 12-0 X 12-5
C. KITCHEN..... 15-9 X 11-2	H. BEDROOM 2..... 15-5 X 13-5
D. MASTER BEDROOM..... 15-5 X 16-8	I. BEDROOM 3..... 15-5 X 14-0
E. DINING ROOM..... 15-5 X 13-5	J. FLEX AREA..... 17-0 X 26-1

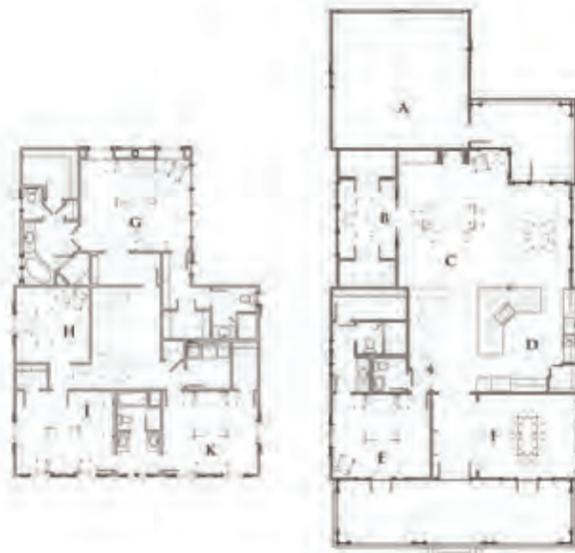
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Lost Rabbit Cottage

4 BR 4 1/2 BA | 3,245 SF Living
wholetownsolutions.com



SUGAR HILL



SECOND FLOOR VI

FIRST FLOOR

SERIES TWO

4 BEDROOMS, 4.5 BATHS
3,725 AVG. SQUARE FEET
MAX. FOOT PRINT 37-0 X 83-9

A. GARAGE.....	21-5 X 21-5	G. MASTER BEDROOM	17-6 X 14-8
B. FLEX AREA.....	12-7 X 9-0	H. PLAY/STUDY	11-8 X 12-0
C. FAMILY ROOM.....	18-2 X 21-5	I. FITNESS AREA.....	11-8 X 12-0
D. KITCHEN.....	15-7 X 16-2	J. BEDROOM 3.....	15-8 X 13-3
E. BEDROOM 2.....	15-5 X 13-2	K. BEDROOM 4.....	15-1 X 13-3
F. DINING ROOM.....	15-5 X 13-2		

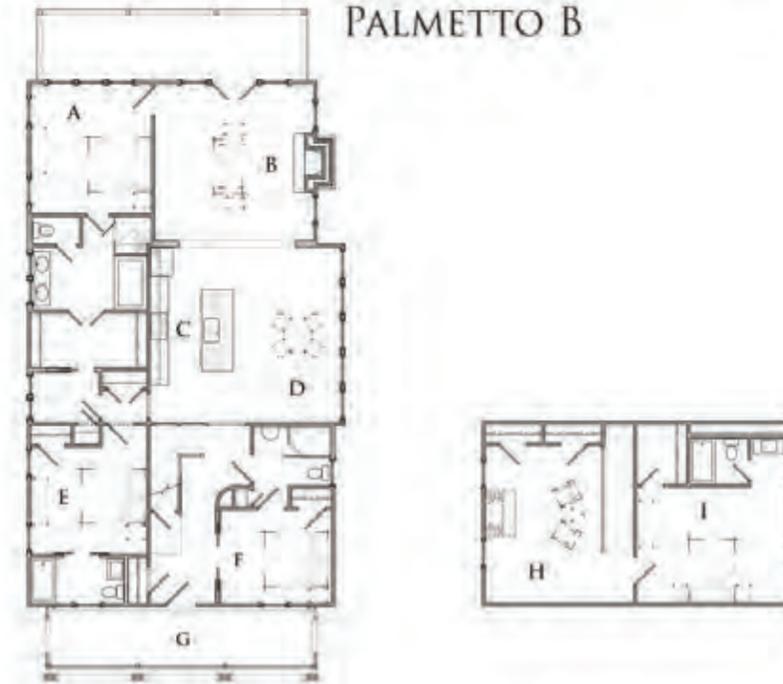
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Sugar Hill

4 BR 4 1/2 BA | 3,725 SF Living
wholetownsolutions.com



PALMETTO B



FIRST FLOOR

SECOND FLOOR

SERIES EIGHT

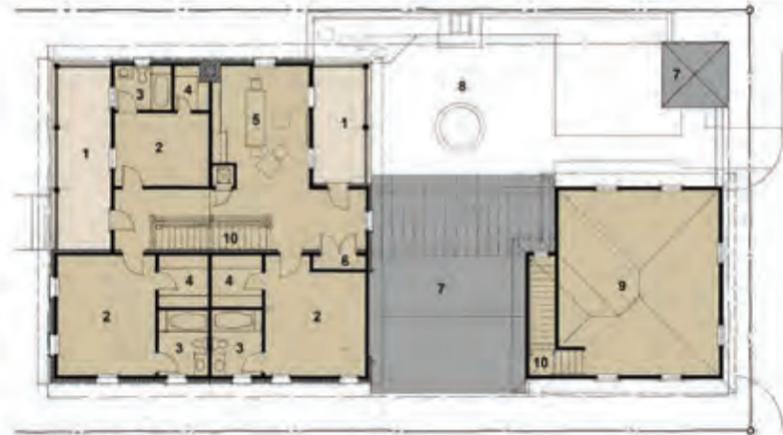
4 BEDROOMS, 4 BATHS
2,550 AVG. SQUARE FEET
MAX. FOOT PRINT 35-0 X 75-0

A. MASTER BEDROOM.....	13-5 X 14-4	G. PORCH.....	29-0 X 6-10
B. FAMILY ROOM.....	17-8 X 17-4	H. FLEX AREA.....	13-2 X 17-4
C. KITCHEN.....	9-3 X 19-5	I. BEDROOM 4.....	16-8 X 12-9
D. DINING ROOM.....	11-11 X 19-5	J. MASTER BEDROOM 1.....	13-5 X 14-1
E. BEDROOM 2.....	12-11 X 11-11	K. MASTER BEDROOM 2.....	13-5 X 14-1
F. BEDROOM 3.....	12-11 X 11-11	L. OFFICE/STUDY.....	12-5 X 10-4

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Palmetto B

4 BR 4 BA | 2,550 SF Living
wholetownsolutions.com



- 1. Balcony
- 2. Bedroom
- 3. Bath
- 4. Closet
- 5. Media
- 6. Storage
- 7. Roof Below
- 8. Courtyard Below
- 9. Bonus Room
- 10. Stairs



- 1. Porch
- 2. Living
- 3. Foyer
- 4. Dining
- 5. Laundry
- 7. Kitchen
- 8. Pantry
- 9. Master Bedroom
- 10. Master Bath
- 11. Master Closet
- 13. Exterior Storage
- 14. Outdoor Kitchen
- 15. Courtyard
- 16. Landscaping
- 17. Fountain



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Acadian Courtyard

4 BR 4 1/2 BA | 3,627 SF Living
 bruceabbt@bellsouth.net



First Floor



Second Floor



© Copyright, Bruce Tolar

Creole Double Gallery

4 BR 4 1/2 BA | 3,328 SF Living
 bruceabbt@bellsouth.net

ADELAÏDE