

Step 3: Construction Documents/Final Review Checklist

This review checks for compliance with the Design Guidelines and verifies that recommendations made at the sketch review have been incorporated. *Conformity to applicable local regulations and building codes is the responsibility of your architect or builder.*

OWNER(S): _____

PROJECT ADDRESS: _____

ACADIA PLANTATION TND PROJECT (circle one) A, C, or D

SQUARE (Project C only): _____ LOT: _____

PLEASE submit only required forms and documents requested for Step 3.

a. Form A: Sketch Review Application bearing stamp of approval

- Include a copy of form returned @ step 2

b. Form B: Materials & Finishes list

Print and Fill in form

- All materials used in exterior finishes shall have details provided on Form "B".
 - Some exterior finishes may also be marked directly on the plan, if so, please make note of these items on Form "B" by listing sheet number.
 - Some materials listed should also list the manufacturer, "series name" of the unit of material, and a sample (photo, brochure or similar): main entrance door, front façade windows, roofing (shingles), bricks, and shutters.
 - If gutters are a part of your plan, detail/specs must be submitted in advance of installation or shown in detail on your final drawing.
 - All "painted" exterior materials should not only list the color, but include the name of the paint manufacturer, exact name of the color given by manufacturer.
 - List materials of walks (front walk, Courtyard gate, etc.: i.e., concrete, exposed aggregate, brick, stone, tile, etc.

- Provide paint color cards and/or brochures with relevant information to show your intent.

- Sign and Date

c. Construction Document Drawings (drawn to scale) as outlined below:

Site Plan (minimum 1/16" = 1'-0") showing:

- Show and dimension ALL property lines.
- Show and dimension ALL setback lines (both sides, front, rear) and easements.
- Show sidewalk line and alley line.
- North arrow
- Show overall building footprint (with entries, stoops or steps, porticos, porches, colonnades, balconies, or other such areas delineated) dimensions and dimensions to property line.
 - Dimensions of the Primary Front Façade of the house.
- Overhangs shown as dashed lines.
- Show driveway and ALL walks (front walk, if any courtyard gate walk and rear walks) with dimensions and note materials.
- Show Location of any fences and garden/courtyard walls. This applies to both primary and secondary garden/courtyard walls.
 - Show overall dimensions and dimensions to property lines.
 - Show all gates and swings.
 - Show all columns.
 - Show all gates.
 - Show location (dimensions to property lines) of any EXISTING fences and garden/courtyard walls on adjacent property. This applies to both primary and secondary garden/courtyard walls. 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. Show or explain connection detail to adjacent walls.
 - Notation describing the design intent of any fences and garden/courtyard walls (include description of materials, note 7' to 7.5' in height above Finished Floor Elevation (FFE) and knee wall height).
 - 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.
- Show and dimension any hard surface in courtyard.
- Show exterior equipment (including but not limited to HVAC compressor, electrical meter, gas meter, utilities, generator, etc.).
- Show drainage direction/flow of site.

- If the courtyard is predominantly concrete, note intent of surface or subsurface drainage & intent of discharge on drainage plan.
- If gutters and downspouts will be used, note intent of discharge on drainage plan.
- Drainage arrows must be provided 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.

Floor Plan(s) (1/8" = 1'-0" OR 1/4" = 1'-0") showing:

- Show overall dimensions.
- Room names and dimensions.
- Dimensions of entries, stoops or steps, porticos, porches, colonnades, balconies, or other such areas.
- Dimension column spacing and note column size. (Minimum porch columns 6"x6")
- Show Windows, and doors with swings.
- Roofs shown as dashed lines.
- Total square footage (enclosures and porches shown separately).
- Opening and finish schedule.

Electrical Plans (1/8" = 1'-0" OR 1/4" = 1'-0") showing:

- Exterior lighting depicting type of lighting fixtures (include symbol index).
 - NOTE: Exterior "flood" lights at front facade should be shielded or recessed into soffit to prevent projecting beyond subject lot (i.e., across the street, into side neighbors' lots, etc.)

Elevations of all sides (1/8" = 1'-0" OR 1/4" = 1'-0") showing:

- Show doors and windows (depicting divided lights where required) and dimension head height of those that are front facing.
- Principal materials rendered and specified.
- Dimension finished floor (FFE) in relation to sidewalk/manhole.
- Dimension FFE to ceiling height of entries, stoops or steps, porticos, porches, colonnades, balconies, or other such areas.
- Dimension height of each floor, eave, and maximum height in relation to ground level.
- Dimension exterior plate heights
- CITY REQUIREMENTS - NOTE TO ALL HOME DESIGNERS: We have received notice from the City of Thibodaux (Plan Review) that all 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.
- Any fences and garden/courtyard walls shown with gates and rendered materials and dimension (height above FFE). This applies to both primary and secondary garden/courtyard walls on primary facades.
- Label roof pitch
- Details showing: Eaves, door and window surrounds, porches or other such areas. Any others as requested by Acadia Plantation.

Landscape Plan (minimum 1/16" = 1'-0") showing:

- Landscape Plan showing layout and location of required trees and new plantings by common species names.
 - NOTE:** if landscape plan is not provided at time of Final Review, it is permissible submit the landscape plan during construction within the first 4 months after construction has begun but must provide intent to do so in writing (letter format) to the DRB.
 - The Plans should include the design/layout on site and details as to types of plants, quantity of plants, etc.
 - Specify 3" hardwood mulch to planting beds.
 - Show minimum of one ornamental tree.
- Note turf grass
 - front facing: sod
 - rear: sod or seed
 - specify: Bermuda/*Cynodon dactylon* (drought tolerant), Zoysia/*Zoysia species* (shade and drought tolerant), Centipede/*Eremochloa ophiuroides*, or St. Augustine/*Stenotaprum secundatum* (shade tolerant).
- Front yard landscaping is the responsibility of the builder/homeowner and shall commence prior to occupancy and be complete within 1 month after occupancy.
 - The front yard includes all planting between the right-of-way/property line and the house, including the side of the house to the fence return.
 - Side yards that face the street on the corner lots shall be treated as front yards.
 - The backyard area includes all areas behind the house and the front fence return.
 - Plant materials in front yards shall be from the approved landscape material list; Landscaping standards are available from RAI office @ 110 Rue Angeliq, Suite E-3.
- The homeowner is responsible for maintenance
 - Irrigation is required in front planting beds.
 - Add soil amendments and fertilizer to planting beds.

submit 1 full size drawing set with details as requested (this copy will not be returned)

email digital drawing set with details to acadiadr@gmail.com

d. Variances

- If there were any variances to The Design Guidelines, print and submit the approved copy (from step 2) of the letter.

e. This checklist

- Print this checklist to submit with your review documents.
- Review each item to verify that you have all required information and check box next to each item on list.
- NOTE: If any items are missing, the documents will be marked as incomplete and returned. The drawings will not be reviewed until complete.**
- Sign here to verify that everything is complete. _____

Submit one copy of all required documents [Form A stamped, Form B with color samples, drawings (1 full size set and 1 digital copy), stamped variance letter if required, and Step 3 checklist] to:

DRB c/o RAI at 110 Rue Angelique, Suite E-3, Thibodaux, LA 70301

All documents shall include Acadia Plantation TND Project A, C, or D; square number (for project C only); lot number; owner(s)' name(s); and project address.

ACADIA PLANTATION WILL STAMP THE DRAWINGS and FORM B UPON FINAL APPROVAL

Any correspondence or questions may be directed to the Design Review Board (DRB).

Phone: 985-448-1766 Fax: 985-448-4788

acadiadrbr@gmail.com

We look forward to working with you.

Sincerely,

The Design Review Board of Acadia Plantation TND Residential Association, Inc.

Form B: Materials List

Rev. 03/03/20

Attn: Design Review Board of Acadia Plantation TND Residential Association, Inc.

Acadia Plantation TND Project (circle one): A, C, or D

SQUARE (Project C only): _____ LOT: _____

PROJECT ADDRESS: _____

Railings, Columns: Wood _____ Iron _____ Other _____ Color: _____

Beams: Wood _____ Iron _____ Other _____ Color: _____

Explain Other _____

Main Entrance Door: Wood _____ Other _____ Color: _____

Explain Other _____

Manufacturer/Series _____

Additional Doors: Wood _____ Fiberglass _____ Aluminum _____ Other _____ Color: _____

Explain Other _____

Front Porch floor/apron finish: Wood _____ Concrete with edger _____ Other _____ Color: _____

Explain Other _____

Manufacturer/Series Edger: _____

Entry Steps: Wood _____ Brick _____ Other _____ Color: _____

Manufacturer/Series Brick: _____

Courtyard Wall/Garden Wall: Wood _____ Iron _____ Brick: _____ Other _____ Color: _____

Explain Other _____

Manufacturer/Series Brick: _____

CY Gates: Wood _____ Iron _____ Other _____ Color: _____

Explain Other _____

Misc. Fence / Gates: Wood _____ Iron _____ Other _____ Color: _____

Explain Other _____

Chimney: Brick _____ Stucco _____ Cement Board _____ Other _____ Color: _____

Explain Other _____

Driveway: Concrete _____ Brick Pavers _____ Other _____ Color: _____

Explain Other _____

Walk Ways: Concrete _____ Brick Pavers _____ Other _____ Color: _____

Explain Other _____

Garage Doors: Wood _____ Aluminum _____ Other _____ Color: _____

Explain Other _____

Manufacturer/Series (if front loaded lot) _____

Roofing: Shingles (list wood/asphalt) _____ Slate / Synthetic Slate _____ Galv. Steel _____

Copper _____ Other _____ Color: _____

Explain Other _____

Manufacturer/Series _____

Gutters: Galv. Steel ___ Copper ___ Anodized or ESP Aluminum ___ Other ___
Color _____
Explain Other _____

Shutters: Wood ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series (front facing) _____

Soffit: Wood ___ Cement Board ___ Other ___ Color: _____
Explain Other _____

Walls:
Front: Wood ___ Cement Board ___ Brick ___ Stucco ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series Brick: _____

Rear: Wood ___ Cement Board ___ Brick ___ Stucco ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series Brick: _____

Left: Wood ___ Cement Board ___ Brick ___ Stucco ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series Brick: _____

Right: Wood ___ Cement Board ___ Brick ___ Stucco ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series Brick: _____

Windows:
Front: Wood ___ Vinyl Clad ___ Other ___ Color: _____
Explain Other _____
Manufacturer/Series (applied grilles/divided lights) _____

Rear: Wood ___ Vinyl Clad ___ Other ___ Color: _____
Explain Other _____

Left: Wood ___ Vinyl Clad ___ Other ___ Color: _____
Explain Other _____

Right: Wood ___ Vinyl Clad ___ Other ___ Color: _____
Explain Other _____

ALL REQUIRED DOCUMENTS SHALL BE SUBMITTED AS PER ITEMS OUTLINED IN THE DESIGN REVIEW PROCEDURE **Step 3. Construction Documents Review/ Final Review.**

****NOTE: FINAL COLOR SELECTIONS (MANUFACTURER NAME, COLOR) MUST BE SUBMITTED WITH THIS FORM FOR FINAL APPROVAL. Please provide paint color cards and/or brochures with relevant information to show your intent.**

DATE SUBMITTED: _____ SIGNATURE _____