

Belvedere ACC Review Check List ACC Review Date _____

Document Revision Date: July 17 2012, Revised March 26 2013, Revised April 1 2013

Revised May 21, 2013, Revised October 1 2013

Address, Lot and Block

Owner:

Builder or Contractor:

Plan Identification

Type of Review

**Check List must be provided by Applicant at Home Preliminary Plan Review,
Home Final Plan Review, Pool Plan Review and Landscape Plan Review.**

Owner, Builder and/or Contractor Requirements

- 1. All Parties (including Owner, Builder and/or Contractor) must comply with all Belvedere ACC, CCR, HOA, Travis County, 2009 IRC codes and community regulations.**
- 2. McComis must perform a code review pool and/or home plans before construction commencement. Builder or Contractor must deliver two (2) sets of the plans to McComis.**
- 3. McComis Inspections must perform all pool and home improvement construction inspections for ACC approved plans.**
- 4. The 2009 IRC is the McComis construction inspection standard.**
- 5. Required items on site before construction commencement:**
 - a. Builder Performance Deposit of \$3,000.00 for new home, and \$1,000.00 for pool to Belvedere HOA.**
 - b. SWPPP report secured and posted on construction site.**
 - c. Metal trash dumpster (for new home construction).**
 - d. Fire extinguisher.**
 - e. CD in PDF form of ACC approved plan to Amenity Center.**
- f. ACC approved check list must be executed by Owner and Builder or Contractor.**
- 7. Oak wilt best management practices must be executed at all times.**
- 8. Belvedere Contractor/subcontractor hours for construction:**

Monday thru Friday: 7am to 7pm

Saturday: 9am to 5pm

Sunday: NO construction on Sundays, not even interior work.

No work may be scheduled on Holidays, as defined by Federal Reserve Holidays, plus Christmas Eve.

- 9. Construction site must be maintained in a professional manner.**
- 10. Owner and Custom Builder are responsible for any contractor community violations.**
- 11. Secure entry gate codes for subcontractors from Kim Bigley with Alliance (512.347.2898)**
- 12. All ACC, CCR, HOA and community regulations must be in compliance and final home and/or pool inspection completed before Certificate of Occupancy (CO) is issued.**
- 13. Owner responsible for compliance with all ACC, CCR, HOA, Travis County and community codes.**
- 14. This Belvedere ACC Check List must be executed and acknowledged by the Custom Builder and/or Contractor performing the ACC approved work.**
- 15. A nonrefundable Capital Impact Fee of \$3,000.00 must be submitted by the new home builder before new home construction commences.**

- 16. A refundable Builder Performance Deposit of \$3000,00 must be submitted by the new home builder before new home construction commences. Builder or subcontractor violation fines shall be credited by the HOA from the Builder Performance Deposit. The net amount remaining shall be returned to the builder when the Certificate of Occupancy (CO) is issued by the HOA. Any Deposit fine overage shall be collected from the builder, or at closing of the home.**
- 17. Both the Capital Impact Fee and the Builder Performance Deposit checks must come from the builder.**
- 18. The property Owner shall be notified of builder violations and fines.**
- 19. Copies of the builder Capital Impact Fee and Builder Performance Deposit checks shall be provided to the Owner.**
- 20. The Capital Impact Fee policy is effective with new home construction commencements after October 1 2013.**

Para.	Description	Yes
I	PRELIMINARY PLAN REVIEW	
	Height ridge poles and location stakes installed at least ten (10) days before ACC final review?	
	Plot Plan Provided?	
	Impervious cover less than 9400 SF? Include calculations.	
	Rainwater or other impervious credit considerations	
	Applicant must submit LCRA impervious cover credit formula	
	Topo survey?	
	Tree survey?	
	Four Elevations Provided?	
	Materials and color?	
	Trophy trees (8 inch caliper or greater removed)?	
	Floor Plan?	
4.7(i)	Septic Design Completed? Approved by County?	
4.7(o)	Plot plan complies with easements??	
4.10	Plot plan complies with all recorded plat setbacks?	
4.18	Within 35' Height Limitation & Maximum 2 stories?	
4.7(p)	Improvements proposed allow for proper drainage?	
4.7l	Septic design and Travis County approval in progress	
4.8	Minimum heated square footage over 2800 sf?	
4.8	If two stories, minimum 65% living on first floor?	
4.18	Plate heights: 50% 1st floor minimum 12', Minimum 1st floor 10', Minimum 2nd floor 9'	
4.4	Garage(s): Minimum 2 car? Perpendicular to street, or 30' setback? Single doors preferred, if facing street? Wood facing on Garage Doors?	
4.6	Driveway(s): Proposed Material acceptable? Location? Pervious? Material?	
4.15	Roof pitches minimum 4:12 or greater? Roof materials approved? (Metal or Tile) Roof color acceptable? Chimney caps per CCR's?	
4.19	Maximum Concrete foundation exposure is 18" or less?	
4.7(j)	Exterior HVAC, Pool and Other Equipment and Trash Containers All exterior equipment properly located? All exterior equipment Masonry screened? Outside trash container required and must be masonry screened.	
4.7(m)	Sight lines maintained?	
4.7(v)	Propane Tank Properly located?	

II	FINAL DESIGN REVIEW	Page 4 of 10
	All items completed in Preliminary Review?	
	Complete Set of Construction Documents presented?	
	Structural Plans Sealed by Structural Engineer?	
	If not complete, What's missing?	
	Home and/or Pool Improvement Construction Inspection CCR Requirement?	
	All inspections by McComis Inspections complying with 2009 IRC standards	
4.7(y)	Exterior colors reviewed and approved?	
	Color board on site ACC approved before any exterior materials installed?	
4.9	Exterior building materials: 100% Masonry or Stucco?	
	Other materials proposed? Are they acceptable?	
	Maximum wood exterior of 20% of exterior wall square footage	
	On site color board ACC approved before materials' installation	
4.26	Outside dark sky lighting acceptable?	
4.11	Homesite and/or pool fence improvements?	
	Is fence in accordance with CCR's and 2009 IRC requirements	
	Capital Impact Fee of \$3,000.00 and Builder Performance Deposit of \$3,000.00 required before construction commencement	
	Certificate of Occupancy	
	No CO until all McComis inspections approved and landscaping installed	
III.	POOL PLAN REVIEW	
	Site plan	
	Setbacks	
	Impervious cover calculations	
	Pool deck	
	Pool fencing required according to 2009 IRC	
	McComis Inspections	
	McComis must perform plan review before construction commencement	
	2009 IRC is the inspection requirement	
	Pool fencing required according to 2009 IRC	
	Performance Deposit of \$1000.00 required before construction commencement	
IV.	LANDSCAPE PLAN REVIEW	
4.12	Landscape Plan must be submitted by frame stage final inspection?	
	Replacement trees proposed?	
	LCRA Manual native plants required	
	MP Rotator system or better required	
	Drip system only for plants and trees	
	Maximum spray irrigation area of 2.5 times the footprint SF, or 12,000 SF, whichever is less.	
	Address monument located on landscape plan	
	Landscape contractor must attend ACC final plan review.	
	Landscaping must cover all foundation	
4.16	Retaining walls proposed?	
	Retaining walls approved?	
4.7(n)	Any outside storage buildings, swimming pools, greenhouses, playhouses, etc.?	
	Are they located within established setbacks?	
4.15	Any solar panels proposed?	
	Any rain harvesting proposed?	
5.7	Is Homebuilder Approved?	

7.18	Any Variances requested	Page 5 of 10	
	APPROVED / DISAPPROVED		
	Comments:		
	Executed by Owner:	Executed by Custom Builder, Pool or Landscape Contractor:	
	Date:	Date:	
	The Builder, Pool contractor and/or Landscape Contractor agrees to comply with Belvedere ACC approval provisions, CCR's, HOA and community regulations, Travis County and 2009 IRC code requirements.		
	The ACC approved plans shall prevail and override any plan requirement differences with CCR's or other provisions.		