

LAUGHLIN RANCH OWNERS ASSOCIATION

3900 Frontage Rd., Suite 1•Bullhead City, AZ 86442•Office(928)758-9999•lroa@dandemanagement.com

Date: January 20, 2020
TO: All Architects, Architectural Designers, Builders, Contractors and Owners
FROM: Laughlin Ranch Design Review Board
SUBJECT: Architectural Applications

Attached are revised Architectural Applications for Laughlin Ranch. One set is for **CUSTOM HOMES** and the other is for **PRODUCTION HOMES**. Page one (1) describes which neighborhoods are Custom and which are Production.

Please note the following:

ANY SUBMITTAL FOR A NEW HOME **MUST** INCLUDE THE HOME, LAUGHLIN RANCH WALLS AND FRONT YARD LANDSCAPING, **NO EXCEPTIONS**.

YOUR SUBMITTAL INCLUDING COMPLETED APPLICATION PLANS AND CHECKS MADE OUT TO LAUGHLIN RANCH OWNERS ASSOCIATION (LROA) **MUST BE SUBMITTED A MINIMUM OF ONE (1) WEEK PRIOR TO THE NEXT SCHEDULED MEETING IN ORDER TO BE CONSIDERED.**

APPLICANT MUST BE IN ATTENDANCE AT MEETING WHEN APPLICATION(S) ARE REVIEWED. FAILURE TO APPEAR WILL RESULT IN NO REVIEW OF APPLICATION(S).

Also please note, page 29 as the submittal and deposit fees have changed.

If you have any questions regarding this application or need additional assistance please do not hesitate to call or stop in the office.

Thank you,

LAUGHLIN RANCH OWNERS ASSOCIATION

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January 1, 2020

This packet is for anyone doing any external construction in the following Custom Home Neighborhoods:

Avalon Heights and The Vistas

NOTICE: This packet has changed and is now effective January 1, 2020.

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7. Green Building checklist (To be completed by Architect/Designer).
8. Custom Home Checklist (for applicant use only).
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Notes:

- 1. YOUR SUBMITTAL INCLUDING COMPLETED APPLICATION PLANS AND CHECKS MADE OUT TO LAUGHLIN RANCH OWNERS ASSOCIATION (LROA) MUST BE SUBMITTED A MINIMUM OF ONE (1) WEEK PRIOR TO THE NEXT SCHEDULED MEETING IN ORDER TO BE CONSIDERED.**

- 2. APPLICANT MUST BE IN ATTENDANCE AT MEETING WHEN APPLICATION(S) ARE REVIEWED. FAILURE TO APPEAR WILL RESULT IN NO REVIEW OF APPLICATION(S).**

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Date: January 1, 2020
To: Laughlin Ranch Owners and Contractors
From: Laughlin Ranch Design Review Board (LRDRB)
Subject: 2020 "LRDRB" Meeting Schedule

The following are the scheduled meeting dates. All dates are on the first Thursday of the month. Meeting time is 10:00 a.m. and the place is D&E Management meeting room.

January 2, 2020
February 6, 2020
March 5, 2020
April 2, 2020
May 7, 2020
June 4, 2020
July 2, 2020
August 6, 2020
September 3, 2020
October 1, 2020
November 5, 2020
December 3, 2020

This is a tentative schedule which is dependent on receiving complete submissions at least one week in advance of meeting date.

In the event there are not complete submittals turned in on time, the "LRDRB" members will be notified via telephone or email that not complete submittals have been received and the meeting is then considered "cancelled".

NOTE: APPLICANT MUST BE IN ATTENDANCE AT MEETING WHEN THE APPLICATIONS ARE REVIEWED. FAILURE TO APPEAR WILL RESULT IN NO REVIEW OF THE APPLICATION(S).

CC: LRDRB Members
Board of Directors
Denise Ferreira
D&E Calendar

LAUGHLIN RANCH OWNERS ASSOCIATION

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EXPLANATION OF MINIMUM SQUARE FOOTAGE PER NEIGHBORHOOD

January 1, 2020

SF (Square Footage): Minimum square footage per neighborhood as follows:

Amber Ridge:	1600
Black Mountain:	1700
Copper Canyon:	1300
North Fork:	1300
Silverado Pass:	1700
The Canyons:	1300
The Vistas:	2000
Avalon Heights:	Refer to Tract Declaration
The Overlook:	Refer to Tract Declaration
The Pinnacle:	Refer to Tract Declaration

Setbacks: Standard city setbacks apply to Amber Ridge, Black Mountain, Copper Canyon, The Canyons, North Fork, Silverado Pass. For The Overlook and The Pinnacle refer to preliminary or final plat.

Note: There is a 16' wide "view corridor" across the rear 16' of each lot. Buildings and/or landscaping over 30" high is prohibited in this view corridor area.

**FIRST ADDENDUM TO
THE LAUGHLIN RANCH CUSTOM HOME DESIGN GUIDELINES**

The Laughlin Ranch Design Review Board ("LRDRB") adopted Custom Home Design Guidelines pursuant to powers granted it in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Laughlin Ranch Association recorded in Book 5444, page 549, Official Records of Mohave County, Arizona. The LRDRB desires to amend the Custom Home Design Guidelines in the manner below to streamline the process.


1. The Preliminary Design Review submittal requirement and all references to the Preliminary Design Review process are hereby deleted. The submittal process will consist of a Pre-Design Conference and a Final Design Review.

2. The Design Review Fee and Deposit amounts set forth in the Custom Home Design Guidelines are hereby deleted. Design Review Fees and Deposits shall be established by a Schedule of Submittal Fees and Deposits adopted by the LRDRB from time to time.


This First Addendum shall be included in all submittal packages distributed by the LRDRB.

ADOPTED this _____ day of _____, 2019.

LAUGHLIN RANCH DESIGN REVIEW BOARD

By: 
By: David Lords
Its: President

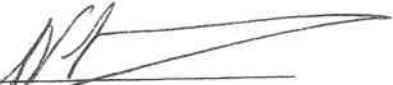
LAUGHLIN RANCH OWNERS ASSOCIATION, INC.

By: 
By: David W. Lords
Its: President

DECLARANT:

LGH HOMEBUILDERS, LP,
an Arizona limited partnership,

By: AZDEVELOP, LLC,
an Arizona limited liability company
Its: General Partner

By: 
By: Shahryar Varahramyan
Its: Manager

LR ASSET INVESTMENT, LP,
an Arizona limited partnership,

By: SV3S, LLC,
an Arizona limited liability company
Its: General Partner

By: 
By: Shahryar Varahramyan
Its: Manager

**PRE-DESIGN
CONFERENCE**



Pre-Graded Lots

**CUSTOM HOME
REQUEST FOR PLAN REVIEW BY
THE LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)**

To: LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)

I wish to submit the following information and attached plans for review and approval by the LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB). Pertinent information is as follows:

Owner:
Name _____
Mailing Address _____
City/State/Zip _____
Phone _____

Architect/Designer:
Firm Name _____
Contact _____
Mailing Address _____
City/State/Zip _____
Phone _____
Fax _____

Project Location:
Subdivision Tract # _____
Lot # _____
Street address _____

Contractor/Builder:
Firm Name _____
Contact _____
Mailing Address _____
City/State/Zip _____
Phone _____
Fax _____

Site Information:
Lot Size _____

**For Fees and Deposits refer to schedule of submittal fees
and deposits dated 1-1-20 (included in this packet**

**PRE-DESIGN
CONFERENCE**

Pre-Graded Lots **CUSTOM HOME CHECKLIST**

To: LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)

As a record owner of Tract _____ Lot _____ in Laughlin Ranch.

I hereby appoint _____ to act as my agent in all dealings with the Laughlin Ranch Design Review Board pertaining to the construction of a residence or improvements thereto at the above described location. This authorization shall automatically terminate upon issuance of the Compliance Letter by the Laughlin Ranch Design Review Board. Should I elect to terminate this authorization at anytime prior to the issuance of the Compliance Letter, I shall provide the Laughlin Ranch Design Review Board with written notification of said termination.

Owner's Signature:

Printed Name:

Date:

I certify this information represents what is intended to be built, plus I acknowledge that I am aware that CC&R's and Laughlin Ranch Design Review Board Guidelines apply, and I will abide by them.

Applicant's Signature:

Printed Name:

Date:

For Committee Use Only:

Plan Review Fee

Received from: _____ Amount: _____ Ck# _____ Date: _____

Clean-up/Compliance Deposit:

Received from: _____ Amount: _____ Ck# _____ Date: _____

Received from: _____ Amount: _____ Ck# _____ Date: _____

**F I N A L
DESIGN REVIEW**

Pre-Graded Lots

- Final After Preliminary
- One Step Prelim. + Final Combined



**CUSTOM HOME
REQUEST FOR PLAN REVIEW BY
THE LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)**

To: LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)

I wish to submit the following information and attached plans for review and approval by the LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB). Pertinent information is as follows:

Owner:

Name _____
 Mailing Address _____

 City/State/Zip _____
 Phone _____

Architect/Designer:

Firm Name _____
 Contact _____
 Mailing Address _____
 City/State/Zip _____
 Phone _____
 Fax _____

Project Location:

Subdivision Tract# _____
 Lot # _____
 Street address _____

Contractor/Builder:

Firm Name _____
 Contact _____
 Mailing Address _____
 City/State/Zip _____
 Phone _____
 Fax _____

Site Information:

Lot Size _____

House Information:

Enclosed Conditioned _____ SF*
 Enclosed Unconditioned _____ SF
 Total Enclosed _____ SF
 Bldg Footprint/Roof Area _____ SF
 2nd Story Roof Area _____ SF
 2nd Story as a Percentage of Roof Area _____ %
 (1/3 of Roof Area Maximum)

Items Submitted for Review:

- Green Building Certification Letter
- House Plans
- Landscape Plans
- Pool Plans
- An Addition to Existing
- Fence/Wall Plans
- Other (Describe): _____

Building Materials: _____

*SEE ATTACHED EXPLANATION

Pre-Graded Lots

CUSTOM HOME CHECKLIST
Initial Home Construction Fee's:

Req'd	Provided
_____	_____
_____	_____
_____	_____

Design review fee previously paid:
Landscape design review fee paid:
Compliance/Clean up deposit paid:

Additions/Modifications Fee's:

Req'd	Provided
_____	_____
_____	_____

Design Review Fee paid:
Compliance/Clean up deposit paid:

Introduction/General Requirements:

Req'd	Provided
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Form
Design Approach Narrative
Completed Green Building Certification Letter/Check Sheet
Approximate schedule of completion (home & landscaping)
Two full sized sets of Drawings

Site Plan (1:20 scale minimum):

Req'd	Provided
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Proposed grading/drainage
Setbacks* check for view corridor
Building footprint/roof plan
Driveway location
Guest Parking
Walls/fences
Patios, decks, pools

Floor Plan (1/8" = 1'-0" min.):

Req'd	Provided
_____	_____
_____	_____
_____	_____
_____	_____

Room descriptions/proposed uses
Walls, doors, windows, garages and door sizes.. w x h
Mechanical & electrical services locations
Air Conditioning / heating and pool equipment locations

Roof Plans: (1/8" = 1'-0" min.):

Req'd	Provided
_____	_____
_____	_____
_____	_____

Building heights
Existing and finish grades
Roof area (each roof mass and total roof area)

*See Attached Explanation

Pre-Graded Lots **CUSTOM HOME CHECKLIST**

Residential Landscape Worksheet

The following checklist is intended to serve as a guide for Landscape Submission for the Laughlin Ranch Owners Association Review. This worksheet must be complete and included with each Unit type. Incomplete worksheets will not be reviewed.

Plan Submittal Worksheet

Approved	Incomplete	Front Yard	Rear Yard
		Landscape Area* = Sq. Ft. _____	Landscape Area* = Sq. Ft. _____
		1 – 24” box theme street tree provided (plus 2-24” box theme street tree at side yard on corner lots)	N/A
		1 – 15 gal. accent tree (1 per 500 sq. ft.)	1 – 15 gal. accent tree (1 per 1000 sq. ft.)
		1 – Shrub per 50sq. ft. (50% minimum to be 5 gallon)	1 – Shrub per 150sq. ft. (50% minimum to be 5 gallon)
		Total number of plants provided =	Total number of plants provided =
		Grading Plans or notes	Grading Plans or notes
		Hardscape upgrades/lighting	Hardscape upgrades/lighting
		Total Lin. Ft. of header & type =	Total Lin. Ft. of header & type =

Landscape area is determined by measuring all area that is not being utilized for driveway, building, and/or hardscape elements.

Plan Review Checklist

Approved	Incomplete	
		Base Information: Complete Scale, property line, floorplan, engineered to lot
		Hardscape – Standard Driveway and Walk Proposed upgrades
		Grading Spot elevations, flow lines
		Planting Plan Layout, topdressing, plant legend, density, callouts
		Irrigation Plan Point of connection, controller, backflow valves, labels, sleeves
		Overall Submittal

Shaded Areas – Plan Review Use Only

**Custom Home
Single Family Residential
Green Building Checklist**

January 2005

rev. 1/05

Project Name - _____ Point Rating - _____

Project Address - _____

A MINIMUM OF 28 ACCUMULATED POINTS REQUIRED

Use this checklist to qualify your project after meeting the prerequisites (mandatory requirements) in each of the categories.

1. SITE USE

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Protected building entrance	1.1 Building designed with minimum impact on site topography and natural drainage ways.	2	
	1.2 Plants and natural features protected during construction.	1	
	1.3 Non-permeable walkways, uncovered patios, aprons and driveways cover no more than 40% of the net buildable site.	2	
	1.4 All driveways constructed of permeable materials.	1	
	1.5 Home is oriented on lot so the longest axial dimension faces within 20 degrees of south.	3	
	1.6 Home is designed with protected outdoor living area on east and/or south side.	1	
	1.7 Home is designed with protected outdoor living area on north side.	1	
	1.8 Protected outdoor living area(s) is equal in area to at least 25% of total conditioned space.	2	
	1.9 Outdoor structures, decking, and landscaping materials made from recycled content materials (i.e. plastic lumber) or non-toxic lumber.	1	
	1.10 Xeriscape is at least 90% of landscaped areas.	2	
	1.11 Non-sprinkler, zoned irrigation system with separate valving.	1	
	1.12 Irrigation controller with a rain sensor shut off.	1	
	1.13 No Lawn.	2	

**F I N A L
DESIGN REVIEW**

	1.14 Rainwater collection system with on-site distribution to vegetation.	2	
	1.15 Rainwater collection and storage system for future use on site.	1	
	1.16 No chemical herbicides used on site.	1	
	1.17 No chemical pesticides (includes termite pretreatment) used within building footprint.	1	
	1.18 Utility supplied electric power on site at start of construction.	1	
Sub-total:			

2. STRUCTURAL ELEMENTS

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> All treated wood base plates to be least toxic (e.g. - borate)	2.1 Non-asphalt based damp proofing installed at basement and/or retaining walls.	1	
	2.2 Western coal fly ash concrete w/min. 18% substituted volume.	1	
	2.3 Floor structure: at least 75% is non-solid sawn lumber unless from certified sustainable source.	2	
	2.4 Roof structure: at least 75% is non-solid sawn lumber unless from certified sustainable source.	2	
	2.5 Beams and headers (4 feet or more in length): at least 75% is non-solid sawn lumber unless from certified sustainable source	2	
	2.6 Interior framing: at least 75% is non-solid sawn lumber unless from certified sustainable source.	2	
	2.7 Interior borate (least toxic) treated lumber used for at least 50% of wood structure, excluding trusses.	2	
	2.8 Low-toxic (no urea-formaldehyde resin) sub-floor and/or sheathing for roof and walls.	2	
	2.9 Integral wall system (multi-functional system which combines structural, thermal properties, and/or finish).	4	
	2.10 Materials from regionally extracted resources.	4	
	2.11 Structural products from regional manufacturers.	1	
Sub-total:			

3. BUILDING ENVELOPE

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Exterior walls insulated to min. R-19	3.1 Stem or foundation insulated with min. R-7 from grade down to top of footing.	1	
	3.2 Wall assembly rated with a min. U- factor of 0.040 (R-25).	2	
<input type="checkbox"/> Ceilings insulated to min. R-30	3.3 Wall assembly rated with a min. U- factor of 0.033 (R-30).	3	
	3.4 Ceilings insulated to min. R-38.	3	
<input type="checkbox"/> Continuous air/thermal	3.5 Radiant barrier installed at roof or ceiling assembly.	1	

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	3.26 CFC and HCFC free foam insulation used at:		
	Foundation/Slab	1	
	Basement	1	
	Walls	2	
	Ceiling/roof	2	
	3.27 Cementitious foam insulation used at:		
	Walls	1	
	Ceiling/Roof	1	
	3.28 Natural insulation (straw, cork, cotton) used.	2	
	3.29 Formaldehyde-free fiberglass insulation.	2	
	Sub-total:		

4. HEATING, COOLING, & VENTILATION

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> A/C unit min. 12.0 SEER <input type="checkbox"/> All ductwork joints sealed with water-based mastic <input type="checkbox"/> All air supply & return ducts insulated with min. R-4 in <u>conditioned</u> spaces and min. R-6 in <u>unconditioned</u> spaces <input type="checkbox"/> Provide return air paths for every enclosed <u>livable</u> room with a return air duct or transfer grill <input type="checkbox"/> Programable/set-back thermostat <input type="checkbox"/> Min. three outlet boxes for multi-speed ceiling fans <input type="checkbox"/> Carbon monoxide (CO) detector at house/garage	4.1 <u>Natural gas cooling</u> unit with min. 0.6 COP (coefficient of performance) rating - or - <u>Electric heat pump</u> with multi-speed compressors and variable speed air handlers.	3	
	4.2 Zoned HVAC system with independent temperature control for all habitable rooms or spaces (not including bathrooms, closets and utility spaces). Size HVAC units per Manual J.	4	
	4.3 Ductwork insulation greater than R-4.2 in conditioned space and greater than R-6 in unconditioned space.	4	
	4.4 Total duct leakage measured in CFM at 25 Pascal's pressure shall be equal to or less than 3% of the floor area served by each unit, or equal to or less than 5% of the fan flow at high speed for each system installed.	3	
	4.5 Evaporative cooling system with independent air distribution system.	4	
	4.6 Cool tower or other passive cooling devices.	3	
	4.7 Minimum of three reversible, multi-speed ceiling fans installed.	2	
	4.8 Vented roof cavity with-continuous ridge and eaves venting, or insulation on underside of roof.	3	
	4.9 Whole house fan.	1	
	4.10 Stack and/or cross ventilation for seasonal cooling (paths no greater than 40 ft.).	2	
	4.11 Home is designed for passive solar winter heating (requires solar heat gain analysis):		
Meets at least 50% of total heating demand	2		
Meets at least 75% of total heating demand	3		
Meets 100% of total heating demand	4		

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entry door and in rooms with combustion appliances <input type="checkbox"/> HVAC system has make-up air (at least 10 cfm's times number of bedrooms + 1) <input type="checkbox"/> HVAC system w/ replaceable, pleated (non-fiberglass) filter or equivalent with min. 8 MERV rating <input type="checkbox"/> Mech. room(s) w/ combustion appliances air sealed or isolated from habitable area	4.12 Ventilation system installed per ASHRAE standards (std. #62-2003): kitchen – min. 100 CFM; bathroom – min. 20 CFM (continuous) or 50 CFM (spot); master bedroom – min. 20 CFM; other bedrooms – min. 10 CFM.	3	
	4.13 Sealed-combustion or power vented furnace.	1	
	4.14 Sealed-combustion or power vented water heater.	1	
	4.15 Sealed-combustion fireplace.	1	
	4.16 Heat recovery ventilator or air-to-air heat exchanger.	3	
	4.17 Whole house filtration system: Electronic, Pleated media (min. 2 inch filter) or Ultraviolet.	2	
	4.18 Central vacuum system with outside exhaust.	2	
	4.19 Exhaust fan in garage on timer and/or wired to door opener (balance exhaust / intake air with transfer grill to outside).	1	
	4.20 Detached garage to separate noxious fumes from house.	1	
	4.21 All exhaust fans rated for 1.5 sone (noise rating) or less.	1	
	4.22 Passive radon ventilation system installed per EPA guidelines	3	
	Sub-total:		

5. ELECTRICAL POWER, LIGHTING & APPLIANCES

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Light colored interior walls (at least 50% of rooms) with Light Reflectance Value (LRV) of min. 40% and light colored interior ceilings and soffits (at least 50% of rooms) with LRV of min. 70% <input type="checkbox"/> All recessed lights penetrating air/thermal barrier are airtight and I.C. rated <input type="checkbox"/> Built-in and individually	5.1 Light colored interior floor covering with LRV of min. 25%.	1	
	5.2 Daylighting allows natural light to enter the house from two sides of rooms in at least 50% of total livable floor area (excluding skylights).	2	
	5.3 No recessed lights in insulated ceilings.	2	
	5.4 At least 50% of total numbers of fixtures are non-incandescent. (compact or tubular fluorescent, low voltage halogen, neon).	2	
	5.5 Maximum interior lighting wattage not to exceed 0.5 watts per sq. ft.	3	
	5.6 Energy Usage Guarantee by builder or energy efficiency provider.	4	
	5.7 Smart wiring system for lighting control and telecommunications.	2	
	5.8 Energy Star rated appliances (1 point each).	1	
	5.9 Gas dryer stub-out.	1	
	5.10 Passive clothes drying system installed.	2	
	5.11 Subscriber of utility company solar power generation program	1	
	5.12 Solar electric (photovoltaic) lighting for at least 50% of site lighting.	2	

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DESIGN REVIEW**

switched task lighting in at least 3 separate areas (e.g. bathroom vanity, kitchen counter, desk)	5.13 Provide south roof area for future solar panels (min. 400 sq. ft. within 20° of south) and electrical rough in for solar electric (photovoltaic) power system.	4	
	5.14 Solar electric (photovoltaic) power system installed (8 pts. per 1 kW capacity).		
	5.15 Fuel cells powered by solar power (8 pts. per 1 kW capacity).		
	5.16 Fuel cells powered by gas (6 pts. per 1 kW capacity).		

Sub-total:

6. PLUMBING SYSTEM

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Hot water lines insulated with min R-3 <input type="checkbox"/> Water heater timer installed on electric water heaters <input type="checkbox"/> Gas water heater(s) min. energy factor (EF) of 0.58 for tanks with 60 gallons or less and min. EF of 0.53 for tanks over 60 gallons <input type="checkbox"/> Electric water heater(s) min. energy factor (EF) of 0.95	6.1 Water heater within 20-pipe feet length of bathroom fixtures.	2	
	6.2 Insulated hot water system: Point of use recirculation system (1 pt. ea.) Point of use tankless system (1 pt. ea.) Whole house recirculation (time-based) Whole house tankless system	3 5	
	6.3 Electric heat pump water heater.	3	
	6.4 Provide south roof area for future solar panels (min. 400 sq. ft. within 20° of south) and plumbing rough-in for solar water heating system.	4	
	6.5 Solar water heating system (min. 80% of annual hot water needs and certified by the Solar Rating Certification Council - SRCC).	8	
	6.6 Ultra low-flow toilet (less than 1.6 gal/flush) or toilet with dual flush control (1 pt. per fixture).		
	6.7 Centrally located manifold water distribution system.	2	
	6.8 Two pipe drain system for future gray water recovery system.	2	
	6.9 Complete gray water irrigation system.	3	
	6.10 Point of use water purification system that meets ANSI/NSF standards (does not include standard reverse osmosis systems).	2	
	6.11 Point of entry water purification system that meets ANSI/NSF standards.	4	

Sub-total:

7. ROOFING

Prerequisites	Rating Options	Pts	Score
None	7.1 Min. 25% recycled content roof material (e.g. metal, rubber).	1	
	7.2 High durability/low maintenance roof material (i.e., concrete, slate, clay, metal, fiber-cement).	1	

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	7.3 Where permitted, reflective roof surface with min. 75% LRV to reduce heat gain.	2	
	7.4 Roof material weighs less than 350 lbs/100 sq. ft. to reduce roof mass.	1	
	7.5 Reusable/recyclable roofing materials (e.g.- metal, concrete).	2	
	7.6 Roof system incorporates organic materials (earth/vegetation): 1 pt. for each 25% of roof area		
	7.7 Roof covering has min. 25-year manufacturer warranty.	2	
Sub-total:			

8. EXTERIOR FINISHES

Prerequisites	Rating Options	Pts	Score
None	8.1 Regionally (within 500 miles) derived materials (e.g. – bricks, stones).	1	
	8.2 Regionally quarried and processed or cultured stone.	1	
	8.3 Reconstituted or recycled-content siding (minimum 50% pre- or post-consumer).	1	
	8.4 Reconstituted or recycled-content fascia, soffit or trim, (minimum 50% pre- or post-consumer), OSB, or w.p. gypsum board.	1	
	8.5 Engineered wood sub-fascia, soffit or trim (i.e.-fiberboard or laminated strand lumber) or OSB(oriented Strand Board).	1	
	8.6 Integrally colored stucco.	1	
	8.7 Stucco applied directly to wall system without lath (e.g. - masonry, ICF).	2	
	8.8 Fiber cement siding material.	1	
	8.9 Materials left in natural state. (i.e.- exposed CMU).	2	
	8.10 Wall colors have a Light Reflectance Value (LRV) of 40% or less for reduced desert glare.	1	
Sub-total:			

9. INTERIOR FINISHES

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Paints (non-flat & flat) with maximum 250 grams/liter VOC (volatile organic compound) content.	9.1 Wallboard made with min. 25% recycled material (e.g. - wheat board, drywall with flue-gas or industrial by-product gypsum).	1	
	9.2 Zero VOC paint product or meet Green Seal (Std. GS-11) limits of 150 grams/liter for non-flat paints and 50 grams/liter for flat paints.	2	
	9.3 Ethylene Glycol (EG) free paint.	2	
	9.4 Paints/finishes with minimum 20% recycled content.	1	

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DESIGN REVIEW**

Varnishes with maximum 275 grams/liter and lacquers with maximum 550 grams/liter	9.5 Adhesives used for installation of materials (i.e. - drywall, paneling, carpet pad, wood flooring, ceramic or VCT tile, cove base, etc.) with max. VOC content of 150 grams/liter.	4	
	9.6 Finishes (sealants & sealant primers) on floors with max. VOC content of 250 grams/liter.	1	
	9.7 Finishes (sealants & sealant primers) on all woodwork other than cabinetry with max. VOC content of 250 grams/liter.	1	
Sub-total:			

10. INTERIOR DOORS, CABINETRY, TRIM

Prerequisites	Rating Options	Pts	Score
None	10.1 All solid wood doors are domestic hardwoods or wood from certified sustainable source (FSC or SFI).	2	
	10.2 All composite doors made from non-toxic binders (no urea-formaldehyde).	2	
	10.3 All exposed substrate materials containing formaldehyde are sealed with water-based formaldehyde blocking finish (inside cabinets, underside of countertops, edges).	2	
	10.4 Formaldehyde free casework (base/upper cabinets; counters; built-ins).	2	
	10.5 Recycled content countertops.	1	
	10.6 Concrete or regionally quarried and processed stone countertops.	1	
	10.7 Casework is domestic hardwood or from certified sustainable source (FSC or SFI).	2	
	10.8 Interior trim (100%) is finger-jointed/engineered wood, domestic hardwood or from certified sustainable source (FSC or SFI).	1	
	10.9 No tropical woods used.	1	
	10.10 Cabinets pre-finished or on-site application of cabinet finishes with max. 350 grams/liter.	1	
	10.11 No wood base, cove, door or window trim used (1 pt. per category/max. 3 pts).		
Sub-total:			

11. FINISH FLOOR

Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Ceramic tile adhesives and grout installed with maximum 250 grams/liter VOC content	11.1 All wall-to-wall carpeting and padding tacked and/or taped (in lieu of glue) throughout home.	1	
	11.2 Natural linoleum with low toxic adhesive or backing.	1	
	11.3 Recycled content or salvaged flooring (carpet, tile, reclaimed wood, etc.).	1	
	11.4 Natural fiber carpet or rugs (domestic cotton, wool, jute, sisal).	1	

**F I N A L
DESIGN REVIEW**

	11.5 Regionally (within 500 miles) quarried and processed stone (i.e. - flagstone).	1	
	11.6 Finished concrete (polished, colored/stained, textured/scored)	1	
	11.7 Rapidly renewable resource flooring (i.e. - cork, bamboo or other materials made from plants that are harvested within a 10-year cycle).	1	
	11.8 Low-fired temperature tile (i.e. - saltillo).	1	
	11.9 Hard flooring (other than carpeting) is 75% of conditioned floor area.	2	
	11.10 Combined hard flooring is 100% of conditioned floor area.	3	
Sub-total:			
12. POOLS & SPAS			
Prerequisites	Rating Options	Pts	Score
None	12.1 No swimming pool or spa.	2	
	12.2 Spa only (capacity less than 300 gal.).	1	
	12.3 Pool and spa are physically separate.	1	
	12.4 Solar assisted heating/cooling system: Pool: 8 pts. Spa: 4 pts.	8 4	
	12.5 Gas spa heater with min. 0.8 energy factor (EF).	1	
	12.6 Retractable cover: Pool: 4 pts. Spa: 2 pts.	4 2	
	12.7 Low-chlorine pool filtration system.	2	
	12.8 Pool filtration has zero water loss backwash system.	1	
Sub-total:			
13. SOLID WASTE			
Prerequisites	Rating Options	Pts	Score
<input type="checkbox"/> Built-in recycling center with two or more 5 gal. bins in or near kitchen	13.1 Construction waste reduction / reuse plan written and followed (e.g.-recycle bins for wood, cardboard, drywall, foam, metal, concrete, masonry, asphalt): 1 pt. for each item recycled by builder or waste hauler		
	13.2 Donate excess materials to a non-profit building organization.	1	
	13.3 Allocated area for City recycling containers directly accessible to pick-up point.	1	
	13.4 Composting system installed in yard (manufactured or made at site).	4	
Sub-total:			

**F I N A L
DESIGN REVIEW**

14. SPECIAL OPTIONS			
Prerequisite	Rating Options	Pts	Score
None	14.1 Participant in Energy Certification Program (i.e. - EPA Energy Star Home, Engineered for Life, Certified Plus, Build America, Utility Company Programs).	6	
	14.2 Energy Performance Analysis (i.e. - REM Design, Energy 10, Energy Scheming, Energy Plus, HERS).	6	
	14.3 House under 3000 sq. ft. of total livable/conditioned space (does not include guesthouse and other ancillary structures).	6	
	14.4 Cumulative credit for a house under 2000 sq. ft. of total livable/conditioned space (does not include guesthouse and other ancillary structures).	4	
	14.5 Life Cycle Analysis of building component(s).		
	14.6 Life Cycle Analysis of whole building.		
	14.7 Lighting Design Modeling.		
	14.8		
	14.9		
	14.10		
	14.11		
	14.12		
		Sub-total:	

Pre-Graded Lots

**Custom Home
Single Family Residential
Green Building Checklist**

SUMMARY SCORE SHEET

Project Name - _____ Point Rating - _____

CHECKLIST TOTALS	Score
Site Use	
Structural Elements	
Building Envelope	
Heating, Cooling, & Ventilation	
Electrical Power, Lighting, & Appliances	
Plumbing System	
Roofing	
Exterior Finishes	
Interior Finishes	
Interior Doors, Cabinetry, Trim	
Finish Floor	
Pools & Spas	
Solid Waste	
Special Options	
GRAND TOTAL	

Prepared by Architect/Designer: _____
Print Name

Signature: _____ Date: _____

CUSTOM HOME CHECKLIST

Section 1.0 - Site Design

1.1a Pre-Graded Lots - Buildable Area

- The Buildable Area has not been altered.
- Guest house is be no larger than 50% of the main house in total square footage, and continues the same architectural "style" as the main house.
- All elements of the home's structure are included within the buildable area.

1.1b Native Lots - Building Envelopes

- Any proposed alterations to the building envelope have not increased the envelope area.
- All site grading, walls and construction disturbances is contained within the building envelope.
- Guest house is no larger than 50% of the main house in total square footage, and continues the same architectural "style" as the main house.

1.2 Building Size

- Minimum Building size is 2,000 square feet (livable). *Smaller home sizes may be approved by the LRDRB, if the quality of materials, massing and design is appropriate to the context of the neighborhood.*
- The maximum size for any single building element shall be 4,000 square feet.

1.4 Building height restrictions

- The maximum overall height for a home on a lot is per height indicated on the lot sheet for this property. Height is measured above natural grade or finished grade, whichever is lower, to the highest point of the home.
- Two story elements are not greater than 1/3 of the overall roof area.
- Chimneys do not exceed the maximum height by more than two feet.

1.5 Grading

- Grading appears natural.
- Rooflines follow grade transitions to help break up large masses and avoid the appearance of excessive heights.
- No grade changes greater than 4:1 occur.
- No excessive excavation or fill occurs.

1.6 Drainage

- Drainage ways appear natural.
- No new drainage flow has been introduced to the adjacent properties.
- All drainage ways maintain historical flow where possible.
- The use of river rock is not used for drainage ways off the site or for non-functional, aesthetic drainages.

1.7 Site Walls/Fences

- All site walls and fences use approved materials and colors.
- A planting area has been provided for terraced site walls (4' min. in width) have been provided
- Consistent top of wall elevations for multiple retaining walls.
- All finishes on walls and fences continue down to natural grade.
- No retaining walls exceed Six Feet in height.
- No terraced retaining walls exceed Twelve Feet above natural grade.

CUSTOM HOME CHECKLIST

1.8 Mechanical Equipment - Should not be visible from anywhere in the community.

- Walls used to screen the mechanical equipment extend 12" above the height of the tallest equipment
- Walls are of similar style, materials and color as the residence and appear as an extension of the residence.
- No roof top mechanical equipment occurs.
- Electrical meters, satellite dishes, television and radio antennas are screened from the street, golf course, open space and adjacent properties.
- Rooftop projections such as vents, gutters, etc. are designed to compliment the architecture of the home.

1.10 Garage doors

- Single car garage doors are at minimum 9' wide
- Garages and garage doors greater than a Two-car garage width include a Two Foot change in the elevation.
- The garage is not the dominant architectural mass visible from the street.
- Garage doors are setback at least 18" from the adjacent wall surfaces.
- Side entry garage doors may encroach up to 5' outside of envelope or buildable area provided doing so compliments the home design and grading. *Confirm with LRDRB any intention to use this provision prior to designing the home to confirm PAD status and availability of this provision.*
- No garage door exceed 10' in height.
- No carports are proposed.

1.11 Pools, spas and water features

- Water features integrate into the overall design of the home.
- Materials, colors and design compliment and reflect the architectural style.

1.12 Play Equipment

- Basketball hoops are not proposed.
- Any recreation equipment or play surface is designed to blend into the desert whenever possible.

1.14 Lighting

- Lighting does not line driveways, sidewalks or paths
- No on-site pole lights are proposed.
- Floodlights proposed and any security lighting is shielded from the view of neighbors and are on a motion detector.
- No "malibu" lights are proposed.
- No colored or fluorescent lights are proposed.
- No outside high intensity discharge type lighting are proposed.
- All lighting will be installed or as to be aimed not to intrude on surrounding property or cause night sky pollution.
- Exterior lights will be mounted a maximum of 10 feet high on building surfaces.
- No more than two lights for a two-car garage, three lights for a 3-car garage, recessed or mounted on the face of garage are proposed
- Brass, carriage, etc... fixtures are not proposed.
- The source of light is concealed from view as to not disturb neighbors and streetscape.

CUSTOM HOME CHECKLIST

1.15 Flags and Flagpoles

- The size and location of proposed flags is indicated.

1.16 Antennae and Satellite Receivers

- Satellite dishes, television, radio aerials or antennas have been installed with sensitivity to screening from the road, adjacent homesites, golf course, or public areas.
- No umbrella covers over satellite dishes are proposed.

1.17 Driveways.

- The driveway has been located where indicated by the Building Envelope. (if envelope exists)
- Driveways are to be colored exposed aggregate, pavers, stamped colored concrete, natural stone, or other patterned and textured methods.
- No asphalt drives or standard untreated concrete is proposed

1.18 On-Site Parking

- An area for the parking of two guest automobiles on site is provided.
- Trucks, buses, motor homes, campers, boats, trailers, motorcycles, or any other motorized vehicle other than a conventional automobile located on site, must stored or parked within an enclosed garage so as to be completely hidden from view.

1.19 Signage

- Address identification text style and size is per the Design Guidelines.
- No signage detached from the house is proposed.
- Address and identification is visible from the street.

1.20 Golf Course Impact (as applicable)

- No structure or landscaping is proposed which would in any way physically or visually obstruct play
- No visual or audio features which would in the opinion of the golf course operators create distraction is proposed.
- No enhanced protection such as nets, high walls, or landscaping of excessive heights is proposed.
- No storage sheds are visible from the golf course.
- No direct access from residential lots to the golf course is provided.

1.21 Patios and Gazebos

- Covered patios are architecturally integrated with the design of the house.
- Gazebos are located at least fifteen feet (15') from yard walls.

1.22 Awnings and Canopies

- Awnings are a complementary color to the exterior.
- All colors and patterns have been included for approval by the LRDRB.

1.23 Ornamentation

- No driftwood, wagons, skulls, sculpture, ceramic figures, etc. are proposed for front yards.

CUSTOM HOME CHECKLIST

Section 2.0 - Architectural Design

2.3 Quality/Permanence

- Meets or exceeds Laughlin Ranch Green Building Standards
- Exterior material finished surface are capable of withstanding the extreme temperature changes prevalent in the area.
- Exterior materials must maintain their original appearance or age in such a fashion that adds to the character and does not create a failure of structural or thermal integrity.
- No reflective materials are proposed.
- Designs have been considered from all sides not just front or rear elevations, and all elevations maintain a visual cohesiveness.
- Multiple material elevations are provided.
- Stucco systems (if used) include, finish textures that aresmooth/Semi smooth "Sand" varieties. No heavy textures such as "Spanish Lace" is proposed.

2.4 Roof

- Roof Materials are either:
 - Painted Metal
 - Corrugated Metal
 - Copper (Non-Reflective)
 - Clay Tile
 - Wood Shakes
 - Concrete Tile
 - Slate
- Roof slopes are not less than 2:12
- Flat roofs have a minimum 1/4" per foot minimum slope and all flashing, appurtenances, vents, and skylights are adequately screened behind parapets of sufficient heights to do so.
- Projecting eaves are not less than 6" in thickness.
- Gutters are of galvanized steel, copper or painted aluminum.
- Scuppers are integral to the architectural style of the house.
- Skylights proposed include detailed drawings showing location in plans and elevations.

2.5 Windows/Doors

- Windows, Doors, and Garage Doors are either:
 - Wood/Painted or Stained
 - Steel (except front door)
 - Copper
 - Glass Block
- Monolithic glass less than 3/8" thick and reflective glass are not proposed.
- All arched windows are of all the same type.
- Retractable styles awnings have wind sensors.
- Shade screens are colored to match home

CUSTOM HOME CHECKLIST

Section 3.0 - Landscape Design

Landscape

Like the section regarding building envelopes and buildable area, Landscape is divided into two different sub-sections. Because Native Lots have an element that Pre-Graded lots do not (i.e. -- native vegetation), they require a different set of standards.

3.1 Native Lots

- The Native zone maintains the appearance of natural desert.
- No landscape lighting occurs in Native Zone except as permitted.
- The plant materials which are proposed in the Transitional Area are the unrestricted varieties indicated on the approved plant list.
- A minimum of 50% of the required planting occurs in the transition zone.
- The Private Zone is hidden behind walls or structures, and is separated from the Natural Area either by a Transitional Area or a design element such as an approved wall or fence.

3.2 Pre-Graded Custom Lots

- The Front Yard Landscape Zone includes only the unrestricted varieties indicated on the approved plant list. Decomposed granite may be provided and must be the selected neighborhood type.
- A minimum of 50% of the required planting occurs in the Front Yard Landscape Zone.
- The Private Zone is not visible from the street or from adjacent properties because it is hidden behind walls or structures, such as an approved wall or fence.
- Grading: Landscape installation does not obstruct drainage through the lot as established by the Civil Engineer.
- Berming appears as naturally occurring gentle mounding. Height of berm does not exceed 16" above established engineered grade. Shape of berms are smooth and random with variable side slopes (5:1 – 8:1) feathered to blend into adjacent grade condition.
- The quantity and size of landscaping materials required has been based on the actual square footage of the landscape area, determined by measuring all areas within the building envelope or buildable area that are not being utilized for driveways, buildings and/or hardscape elements.
- Decomposed granite shall be used to top dress all front yard landscape areas, with at least one application of pre-emergent herbicide.
- No use of headers as an individual element to divide or define property edge is proposed.
- Any boulders incorporated into the landscape design, are clustered and limited to surface select granite type. Boulders are clustered with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders do not exceed 3' in height (above street curb) and have a natural character that is compatible with specified decomposed granite.
- Colored or lava rock are not proposed.
- Shrub and groundcover varieties are clustered in random solid masses.
- No polyethylene film below granite is proposed.
- Pool equipment has been located away from view fence and concealed from view.
- All irrigation equipment for Private Zone landscaping is installed within enclosed walls and is not visible through view fence, if one exists.
- Irrigation design and installation satisfies all local codes.
- No trenching within 18" of foundation, structures or site walls occur.

CUSTOM HOME CHECKLIST

3.3 Street Trees:

- In neighborhoods where the average street frontage lot width is 80' or less are required to provide a street tree.
- Street trees is per predetermined from the street tree list.

LAUGHLIN RANCH OWNERS ASSOCIATION

3900 Frontage Rd., Suite 1•Bullhead City, AZ 86442•Office(928)758-9999•lroa@dandemanagement.com

November 1, 2019

SCHEDULE OF SUBMITTAL FEES AND DEPOSITS FOR OWNER/CONTRACTORS

<u>TYPE</u>	<u>FEE</u>	<u>DEPOSIT</u>
Home - (Must include Home, Walls and Front Yard Landscaping)	\$2500.00	\$4500.00
Home - (per above plus including pool)	\$2500.00	\$6000.00
Home Addition - (Rooms, Casita, RV Garage, etc)	\$2000.00	\$4500.00
Other - (Pool, Patio, Porch, Pergola, Gazebo, Wall, Landscaping, etc)	\$ 750.00	\$2500.00

FOR BUILDER INVESTMENT GROUP

<u>TYPE</u>	<u>FEE</u>	<u>DEPOSIT</u>
Home - (Must include Home, Walls and Front Yard landscaping)	\$1500.00	\$0.00
Home - (Per above plus including pool)	\$1500.00	\$0.00
Site Specific Submittal - (Homes, Walls and Front Yard Landscaping)	\$1000.00	\$4500.00
Site Specific Submittal - (Per above plus including Pool)	\$1000.00	\$6000.00

FEES FOR ADDITIONAL SUBMITTALS

Second Final Review	N/C	N/C
Third Final Review (if required)	\$1250.00	N/D

lrdbrfeeschedule.cy