

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 Production Home Neighborhoods:

Amber Ridge, Black Mountain, The Canyons, Copper Canyon, North Fork and Silverado Pass

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

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1. "LRDRB" meeting schedule.
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3. Production Home Design Guidelines "CD".
4. First addendum to the Production Home Design Guidelines.
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6. Final Design Review form.
7. Green Building checklist (To be completed by Architect/Designer).
8. Production Home Checklist (for applicant use only).
9. Schedule of Submittal Fees and Deposits.

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 APPLICATIONS(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 PRODUCTION HOME DESIGN GUIDELINES**

The Laughlin Ranch Design Review Board ("LRDRB") adopted Production 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 Production 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 Production 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 30th day of December, 2019.

LAUGHLIN RANCH DESIGN REVIEW BOARD

By: 
By: DAVID LORDS
Its: President

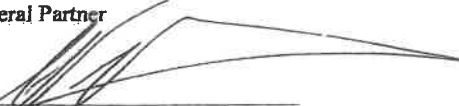
LAUGHLIN RANCH OWNERS ASSOCIATION, INC.

By: 
By: David W. Lords
Its: President

DECLARANT:

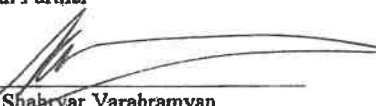
LGH HOMEBUILDERS, LP,
an Arizona limited partnership,

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

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CORRECTIONS PRODUCTION HOME DESIGN GUIDELINES

<u>PAGE</u>	<u>LOCATION</u>	<u>CORRECTION</u>
49	2 ND column, last sentence	Planting within the rear 16' view corridor shall not exceed 30" in height.
70	Verbiage	<p>View fence walls consist of an 18" high masonry base wall with cap to match the 6' wall. Attached to the base wall, view fence panels consist of #4 rusted rebar with 1" tube steel rails mounted between support columns of the 4" diameter rusted tube steel on 8" centers. A 9" diameter Laughlin Ranch logo is attached to the center of every third fence panel, 24 ft. apart.</p> <p>To ensure neighborhood integrity, screen walls and view fence, by builder, may not be modified by homeowner. To protect neighbors views, planting within the view fence setback cannot exceed 30" in height.</p>
70	Diagram	16' View fence setback, rear

**PRODUCTION
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 _____
Email _____

Architect/Designer:

Firm Name _____
Contact _____
Mailing Address _____

City/State/Zip _____
Phone _____
Fax _____
Email _____

Project Location:

Subdivision Tract# _____
Lot # _____
Street Address _____

Contractor/Builder:

Firm Name _____
Contact _____
Mailing Address _____

Phone _____
Fax _____
Email _____

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**

PRODUCTION 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 _____

**PRODUCTION HOME
REQUEST FOR PLAN REVIEW BY
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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 T r a c t # _____
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
Building Materials: _____

Items Submitted for Review:

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

*See Attached Explanation

Pre-Graded Lots

PRODUCTION 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, garage and door sizes - w x h
Mechanical & electrical service 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

PRODUCTION 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

**Production 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	

	1.14 Rainwater collection system with on-site distribution to vegetation.	R	
	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 within 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 0.023 (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	

**F I N A L
DESIGN REVIEW**

barrier indicated on drawings <input type="checkbox"/> Windows have a U-factor of 0.65 or less <input type="checkbox"/> Windows have NFRC Solar Heat Gain Coefficient (SHGC) of 0.55 or less	3.6 House is wrapped with an exterior air infiltration barrier or building system provides an integral air infiltration barrier.	1	
	3.7 Advanced air sealing package in framed construction (i.e. sealing at top & bottom plates, corners, and penetrations).	2	
	3.8 Diagnostic Blower door test with 0.35 ACH or less.	4	
	3.9 All exterior opaque doors insulated with min. R-2 (U-0.5).	2	
	3.10 Garage door insulated to min. R-2 (U-0.5).	1	
	3.11 Glazing have a total unit U-factor of: .50 - .59 .36 or less	3 4	
	3.12 Glazing have a Solar Heat Gain Coefficient (SHGC) of .40 or less.	3	
	3.13 Wood used in wood clad windows is certified by the Sustainable Forest Initiative (SFI) or Forest Stewardship Council (FSC).	2	
	3.14 Wood windows with exterior finish meeting ASTM 2604 for metal cladding.	1	
	3.15 Exterior shading devices / screens with a shading coefficient of 0.45 or lower installed on windows.	2	
	3.16 Interior window treatments with light color and reflective properties, insulation value, or shading coefficient.	1	
	3.17 Skylights with a U-factor of 0.5 or lower and Solar Heat Gain Coefficient of 0.40 or lower. Skylight size limited to 10% of floor area of space unless protected from direct sunlight with exterior shading device.	1	
	3.18 Light tubes with a U-factor of 0.5 or lower and Solar Heat Gain Coefficient of 0.40 or lower.	1	
	3.19 South glass has full exterior shading in May, June, and July at noon.	2	
	3.20 No more than 25% of total glass area is located on east and west walls combined.	2	
	3.21 Total glazed area is less than 20% of the total conditioned space (including skylights).	3	
	3.22 Structures and/or landscaping provide summer sun control/shading on min. 50% of east and west wall surfaces.	2	
	3.23 Insulation has minimum 25% recycled content.	1	
	3.24 Cellulose insulation with non-toxic insect treatment (e.g. - borate).	2	
	3.25 Blown-in insulation used at: Walls Ceilings	2 2	

3.26 CFC and HCFC free foam insulation used at: Foundation/Slab Basement Walls Ceiling/roof	1 1 1 1 2	
3.27 Cementitious foam insulation used at: Walls Ceiling/Roof	1 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 conditioned spaces and min. R-6 in unconditioned spaces <input type="checkbox"/> Provide return air paths for every enclosed livable room with a return air duct or transfer grill <input type="checkbox"/> Programmable/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 Natural gas cooling unit with min. 0.6 COP (coefficient of performance) rating - or - Electric heat pump 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 Meets at least 75% of total heating demand Meets 100% of total heating demand	2 3 4	

<input type="checkbox"/> 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. #62-2008): 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 telecommunication.	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	

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	

	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-14) 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	

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 VGT 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	

	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).	2	
		Sub-total:	

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:		

**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: _____

PRODUCTION HOME CHECKLIST

3.0 – Site Design

- All drainage ways exit the site from its historical location.
- The use of river rock is not used for drainage ways off the site or for non-functional, aesthetic drainages.
- All site walls and fences use approved materials and colors.
- For any terraced site walls, a planting area (min. 4' in width) is provided.
- Multiple retaining walls maintain consistent top of wall elevations.
- All retaining walls and view fences are designed similar to the architectural style of the residence with similar color and materials.
- All finishes on walls and fences continue down to natural grade.
- Retaining walls do not exceed Six Feet in height.
- Fences other than property division are of wood, metal, aluminum, wrought iron, or steel.
- Retaining walls are minimized in the front yard to create seamless landscaping design from lot to lot.
- Screen walls retaining or accent walls that are visible from the street are designed to match the character, color and texture of the Laughlin Ranch Community Wall.
- Finished dimension of all site walls are not less than 8" and have finished tops.
- Dully Fence Walls are not used.
- Address identification is visible from the street and is consistent with the architecture of the home
- No signage detached from the house is proposed.
- Walls used to screen the mechanical equipment, extend 12" above the height of the tallest equipment and is of similar style, materials and color as the residence.
- No roof top mechanical equipment is proposed.
- 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.
- Basketball hoops are not proposed in either the front or backyard.

Lighting

- Lighting does not line driveways, sidewalks or paths.
- No on-site pole lights are proposed.
- Floodlights, if provided are shielded from the view of neighbors and are installed with a motion detector and installed directly beneath overhangs.
- No "malibu" lights are proposed.
- No colored or fluorescent lights are proposed.
- Lighting is compatible for a residential environment and does not in any manner constitute a nuisance, distraction and/or cause visual pollution.
- No Outside high intensity discharge type lighting is proposed, including mercury vapor lights.
- All lighting complies with applicable zoning ordinance requirements within Bullhead City.
- Landscape and path lighting is minimal and used primarily for safety reasons.
- All lighting is architecturally integrated into structures.
- All security lighting shall be motion activated.
- The number of exterior lighting is limited to provide subtle neighborhood environment.

PRODUCTION HOME CHECKLIST

- All lighting is shielded.
- Lighting does not feature the walls of the home as focal points.
- Exterior lights are mounted a maximum of 10 feet high on building surfaces.
- In residential areas where there are no streetlights each garage door has a maximum of two lights mounted on the face of a side entry garage.
- The source of all ext. light is concealed from view.

Driveways

- Entry driveway is a minimum of 12 feet wide.
- Driveways are made of brick, stone, integrally colored exposed aggregate concrete or integrally colored stamped concrete.
- Design includes: a minimum of two conduits buried under entire driveway width, extending 12 inches from the driveway on both sides and positioned approximately 10 feet back from the curb.

Swimming Pools

- Swimming pool is screened and conforms to governing Regulatory Agency requirements.
- Pool decks is not closer than 3 feet from property walls.
- No above-ground pools is proposed.
- Diving boards, and any vertical accessories are screened from adjacent property and golf course views.
- No draining of pools onto adjacent property, washes, golf course, or open space.
- All pool equipment is concealed from view from streets, golf course and/or adjoining properties.

PRODUCTION HOME CHECKLIST

Golf Course Impact

- No structure landscaping or visual/audio features which would in any way physically or visually obstruct play occurs.
- Design considers potential hazards (such as frequent errant golf balls) and nuisances (such as golf course maintenance equipment or tournament activity).
- No enhanced protection such as nets, high walls, or landscaping of excessive heights is proposed.
- No direct access to the golf course from residential lot is provided.

Garage

- Garage has been designed in such a way as to minimize the visual impact from the street.
- Any garages greater than a two-car garage width include a Two Foot change in the vertical elevation.
- The garage is not the dominant architectural mass visible from the street.
- Garage doors are setback 18" from the adjacent wall surfaces.
- An enclosed 2-car (or greater) garage containing not less than four hundred square feet with minimum dimensions being twenty feet (20') wide by twenty feet (20') long is provided.
- Minimum width of garage door is sixteen feet (16') for a 2 car garage door and nine feet (9') for a single door.
- Maximum height of any garage door shall be 8'. Garages intended for RV's may have garage doors up to 12'-6" in height provided:
 - Face of garage door is set back a minimum of 40' from the curb and recessed a minimum of 8' from adjacent building wall facing the street.
 - Roof over RV shall be the lower of 3 roof masses (minimum of 400 sq.ft. each), separated by a minimum of 3' vertical.

Patios and Gazebos

- Covered patios are architecturally integrated with the design of the house
- Roofing material is the same as the house.
- Gazebo is located at least fifteen feet (15') from yard walls.

Awnings and Canopies

- Awnings have a minimum 5-year guarantee and are a complementary color to the exterior.

Building Elements

- All mechanical equipment antennas, satellite dishes, cable equipment is screened from view.
- Columns are not less than 12" square or round.
- Column bases are integral to exterior character and used to prevent wood columns from coming into contact with the earth.
- Archways and piers are a minimum of 12" thick.
- Bay windows are habitable space and continue down to ground.
- All exposed sheet metal, i.e. flashing, vent hoods is copper or painted to match adjacent surfaces or approved material.
- Spark arrestors are hidden.

PRODUCTION HOME CHECKLIST

Visual Impact

- The visual impact of the structure is minimal, and inconspicuous rather than dominating.
- The color, massing, shape, and texture of the structure is complimentary and sympathetic to the adjacent streetscape and natural surroundings.
- Varied front setbacks and side yards provided between neighboring homes.
- Building elevation design is not the same or similar to structures located on adjacent properties.
- Adjacent homes are of a varying color.

Quality/Permanence

- Exterior material finished surface have been selected to be capable of withstanding the extreme temperature changes prevalent in the area.
- Reflective materials are not provided.
- Overall massing and aesthetics convey integrity and quality of design.
- Multiple material elevations have been provided.
- When stucco systems are utilized, finish textures are smoother "Sand" varieties.

Roof

- Roof Materials are either:
 - Painted Metal
 - Corrugated Metal
 - Copper (Non-Reflective)
 - Clay Tile
 - Wood Shakes
 - Concrete Tile
 - Slate
- Pitched roof slopes are not less than 2:12
- Flat roofs are a minimum 1/4" per foot slope and all flashing, appurtenances, vents, and skylights 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 (if provided) are integral to the architectural style of the house.

Windows/Doors

- Windows, Doors, and Garage Doors are made of:
 - Wood/Painted or Stained
 - Steel (except front door)
 - Copper
 - Glass Block
- Windows and Doors are insulated.
- No reflective/mirrored glass is proposed.
- Awnings (if provided) are designed integrally and compatible in style with the house. Retractable styles have wind sensors.
- Shade screens (if provided) colored to match home.

PRODUCTION HOME CHECKLIST

10.0 Landscape Design

- Irrigation trenches and emitters are located to maintain 20" minimum clearance from foundations.
- Grades along foundations slope away from structures.

Front Yard Design

- Grading: Landscape installation does not obstruct drainage through lot as established by the Civil Engineer.
- Sharp edges and corners of all slopes are graded to establish smooth transitions to any adjacent residence or open space.
- Height of berming or gentle mounding of front yard landscape does not exceed 16" above established engineered grade.
- Selected decomposed granite groundcover is per neighborhood selected variety.
- No use of headers as an individual element to divide or define property edge is provided.
- Landscaper has, or will review site with home builder representative prior to beginning work to note actual site conditions or discrepancies.
- Shrub and ground cover varieties are clustered in random solid masses.
- Plants have been selected for alternating seasons of display and color. (8 varieties maximum per front yard design)
- Low growing ground cover has been selected along driveway and street frontages to maintain site visibility.
- The use of river rock for non-functional decorative swales is not provided.
- The use of polyethylene film below granite is prohibited.
- Low voltage lighting is used only to subtly highlight entry walks, or accentuate trees.
- No lighting is proposed to line edge of driveways or streets.
- Front yard accent walls do not exceed 30" and are finished to match house finishes.
- Address identification is located adjacent to the drive entrance.

Rear Yard Design

- Rear yard landscape design does not compromise views or impact adjacent residences or open space.
- Turf areas do not occur within 24" of homes or perimeter walls.
- Pool equipment is located away from view fence and concealed from view.
- Trees are located to reasonably respect neighbor's views.
- Drainage has been maintained along enclosed rear yards established by the Civil Engineer.
- No improvements touch perimeter walls.

Irrigation Design

- All landscape areas are watered by an underground drip system.
- Irrigation equipment is located in an inconspicuous location out of view from public streets.
- Controllers are located in side yards and conduit is painted to match house.
- Turf valves have flow controls and are concealed in planting (outside of grass areas).
- Drip tubing is buried on uphill side of plant.
- Sleeves have been provided under driveway and walks.
- Turf spray heads have adjustable arc and radius to minimize over spray.
- Backflow prevention assembly is installed per City of Bullhead local codes.
- All front yard valve boxes are tan in color.

PRODUCTION HOME CHECKLIST

Landscape Lighting

- Exterior building lighting, either attached to or as part of the building, is the minimum needed to provide general illumination and security of entries, patios, and outdoor spaces.
- Exterior site lighting is directed onto vegetation or prominent site features such as boulders or planting and not upon the building.
- Lighting of plant materials is achieved by utilizing lamps recessed into the ground or hidden by plant materials.
- Uplighting is allowed only into hard features and tree canopies.
- Only low voltage lighting fixtures with a maximum lamp of 40 watts is used for all exterior lighting applications.

LAUGHLIN RANCH OWNERS ASSOCIATION

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

January 1, 2020

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