



Custom Home Design Guidelines



Date	Submission	Name	Parcel - Lot Number
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Preliminary Design Submission Supplemental Checklist			
Application Forms			
C	N		Application Forms completed
Submission Fee			
C	N		check for required amount with Lot number indicated on the check
C	N		check made out to DMB White Tank, LLC
Scale Study Model			
C	N		scale model of the proposed house
C	N		scale of 1/8" = 1'
C	N		constructed on a topographic base of 1' contour intervals
C	N		<i>topographic base should extend a minimum 20' horizontally beyond any area of Cut or Fill</i>
C	N		<i>Supplemental digital animation models in 3D are allowed as long as they show all sides of the Home integrated properly within the site context</i>
Copy of model			
C	N		copy in the form of a photograph of the model
Remodeling or Additions			
C	N		color photographs of all sides of existing structure
C	N		location of the addition or remodel area delineated and labeled on the photograph
C	N		each photograph labeled with the direction the photograph was taken
C	N		each photograph labeled with name of the project
C	N		each photograph labeled with name of the Homeowner
C	N		each photograph labeled with name of the Applicant
C	N		each photograph labeled with the address
C	N		each photograph labeled with Lot number
Site Analysis Plan			
C	N		1 full size (24"x36" preferred; 30"x42" maximum)
C	N		1 11"x17"
C	N		Site Photos
Site Analysis Plan Includes:			
C	N		Minimum 1"=20'
C	N		Property lines
C	N		easements
C	N		setbacks
C	N		Building Envelope and/ or Building Pad
C	N		natural drainage patterns
C	N		key sight lines
C	N		key view angles
C	N		natural assets and opportunities
C	N		prevailing wind direction
C	N		Summer, winter, fall, and spring sun orientation
C	N		Morning, noon and evening sun angles
C	N		vehicular access options
C	N		any special features that serve as opportunities or constraints
C	N		Site photo from adjacent street(s)

C – compliant

N - noncompliant

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C	N	Site photo from adjacent golf
C	N	Site photo from center of envelope of building pad in 4 directions
C	N	Natural Foothills Lot only - identify all trees within the Building Envelope with trunk diameter measured 1' from natural grade, dripline, and notes on the health of each tree
C	N	Natural Foothills Lot only - identify significant trees near the Building Envelope, with trunk diameter measured 1' foot from natural grade, dripline, and notes on the health of each tree
Location Map		
C	N	Show location of property in the development with adjacent streets and names
Site Survey		
C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17
Site Survey Includes:		
C	N	minimum 1"=20'
C	N	bar type scale
C	N	prepared by a land survey or civil engineer registered in the State of Arizona
C	N	Lot boundaries and dimensions
C	N	easements
C	N	setbacks
C	N	centerline of adjacent streets
C	N	utility tap locations
C	N	existing topographic contours at 1' intervals
C	N	major terrain features
C	N	major boulders
C	N	existing trees and cacti
Site Plan		
C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17
Site Plan Includes:		
C	N	minimum 1" = 20'
C	N	property corners
C	N	dimensions
C	N	setback requirements
C	N	Existing Building Envelope
C	N	Proposed Building Envelope
C	N	natural topography with contour intervals of 1' foot within the immediate building area
C	N	natural site topography with contour intervals of 2' within 100' of the building
C	N	natural site topography with contour intervals of 10' on steep slopes and on remainder of property
C	N	proposed finish grades with contours and call outs
C	N	location of structures
C	N	structure distance to property lines
C	N	total square footage of Lot
C	N	total square footage of Building Envelope
C	N	total square footage of house
C	N	total square footage of garage
C	N	total square footage of other structures
C	N	driveway with parking area
C	N	turnarounds
C	N	fences
C	N	storage areas
C	N	pools
C	N	location of exterior mechanical equipment
C	N	trees to be removed
C	N	trees to be protected

C – compliant

N - noncompliant

Preliminary Design Submission Supplemental Checklist

Roof Plan		
C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17
Roof Plans Include:		
C	N	Minimum 1/8" = 1' (prefer 1/4" = 1')
C	N	Roof plan matches scale of floor plan
C	N	roof direction and pitch
C	N	heights of flat roofs
C	N	heights of sloped roofs
C	N	location of crickets
C	N	location of all roof-mounted equipment
C	N	heights of all roof-mounted equipment
C	N	skylights
Floor Plan		
C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17
Floor Plans		
C	N	minimum 1/8" = 1' (prefer 1/4" = 1')
C	N	vertical elevations for each floor level change
Exterior Elevations		
C	N	Colored Rendered Exterior Elevations - 1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	Colored Rendered Exterior Elevations - 1 - 11 x 17
C	N	Colored Rendered Exterior Elevations - 1 - 8 ½ x 11
C	N	Black and White Exterior Elevations - 1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	Black and White Colored Exterior Elevations - 1 - 11 x 17
C	N	Black and White Colored Exterior Elevations - 1 - 8 ½ x 11
Exterior Elevations Include:		
C	N	minimum 1/8" = 1' (prefer 1/4" = 1')
C	N	existing grades
C	N	finished grades
C	N	<i>exterior materials should be noted</i>
C	N	<i>should note roof slopes</i>
C	N	<i>should note heights above existing grade</i>
C	N	<i>should note heights above finish grade</i>
C	N	retaining walls
C	N	retaining walls materials
Wall Sections		
C	N	Wall Sections - 1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	Wall Sections - 1 - 11 x 17
Wall Sections Include:		
C	N	minimum 1 wall section
C	N	1" = 1'-0" scale
C	N	From roof to foundation
C	N	window detail
C	N	other elements to show a full profile
C	N	Note all materials
Site Building Cross Sections		
C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17
Site Building Cross Sections Include:		

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C	N	minimum 1 cross-section if grade falls in 1 direction
C	N	Multiple cross sections if site is falling in more than 1 direction
C	N	scale matches plan
C	N	goes through house and encompasses entire Building Envelope area
C	N	<i>cross-sections should run parallel to primary slope of Lot</i>

Landscape Zone Plan

C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17

Landscape Zone Plan Include:

C	N	minimum 1"=20'
C	N	Native zones
C	N	Streetscape Zones
C	N	Enhanced Zones
C	N	Transitional Zones
C	N	Private Zones
C	N	Property lines
C	N	Existing building envelope
C	N	Proposed building envelope
C	N	Natural topography
C	N	Building footprint or floor plan
C	N	driveway
C	N	Guest parking
C	N	Site walls
C	N	hardscape

Landscape Concept Plan

C	N	1 - full size (24"x36" preferred; 30"x42" maximum)
C	N	1 - 11 x 17

Landscape Concept Plan Include:

C	N	minimum 1"=20'
C	N	existing trees
C	N	existing vegetation
C	N	existing site features
C	N	existing trees and vegetation to be removed noted
C	N	Proposed tree massing
C	N	Proposed shrub groupings
C	N	Pools
C	N	Pool equipment areas
C	N	Placement of ac/utility equipment
C	N	ac/utility equipment screening
C	N	Placement of trash
C	N	Screening of trash
C	N	patios
C	N	terraces
C	N	Site walls
C	N	fences
C	N	hardscape
C	N	Grading contours and labels
C	N	drainage