



VERRADO CUSTOM HOME DESIGN REVIEW

The quality of architectural character and site planning for each Home contributes to making the entire Community a more attractive and valuable place. The Design Review Process was established to provide Homeowners, designers, and Builders the tools and information needed to fully achieve the established Community goals for Verrado.

There are four steps to the Design Review process for all custom lots in Verrado (refer to Section 8 of the Verrado Custom Home Design Guidelines for more detail).

- Step 1 – Pre-Design Meeting

The first meeting includes a presentation of the Verrado design philosophy for the home and site, including the goals and character of the entire community. The Design Review process and requirements will be explained in more detail and the design constraints for your specific lot will also be covered. Please contact Jon Carlson at 480-481-9100 to set a meeting time.

- Step 2 – Preliminary Design Review

The Preliminary Design Review consists of three parts: site design, architectural design and conceptual landscape design. The Committee will review complete submissions and respond with comments on site planning, site grading, architectural massing, roof massing, style interpretation, conceptual landscape design, and other criteria described in the Design Guidelines. Submission must be made Espiritu Loci. Plans are reviewed for a minimum of two (2) weeks and will be heard at the next DRC meeting.

- Step 3 – Final Design Review

After receiving the Design Review Committee's approval or conditional approval of the Preliminary Design a Final Design submission may be submitted. The submission will include a response to any Design Review Committee issues from the Preliminary Design Review, final drawings, material samples and a schedule for construction. The Design Review Committee will review the complete submission for resolution of outstanding issues. A Certificate of Design Review Committee Approval will be issued once the criteria for design has been satisfied. Submission must be made Espiritu Loci. Plans are reviewed for a minimum of two (2) weeks and will be heard at the next DRC meeting.

- Step 4 – Construction Review

Construction may begin once a construction permit from the Town of Buckeye is secured, a Certificate of Design Review Committee Approval is issued and the builder has attended a preconstruction meeting with a representative of the Design Review Committee. Please call Espiritu Loci to set a meeting time. The builder must contact Jon Carlson at least ten (10) working days prior to framing completion to schedule a rough framing review. An exterior color and material review will be conducted when the Builder notifies Jon Carlson the samples are available for review. All homes in Verrado are to be equipped with a Structure Wiring System (SWS). The most current SWS specifications must be obtained prior to design of the home's infrastructure. When construction has completed there is a Final Compliance Review. The owner shall provide written notice to Espiritu Loci of the completion of construction and improvements that have been given final design approval. Once all outstanding issues have been resolved a Certificate of Construction Compliance will be issued.

Espiritu Loci has been retained to administer the Custom Home Design Review process for Verrado. For more information or to set up your Pre-design Meeting please contact Jon Carlson (jcarlson@espirituloci.com) at 480-481-9100.