

Desert Rose

A Wellness and Resort Community
Desert Hot Springs, California

Designed By - Brittany West, LLC
Owners – GG/Goodell – Desert Rose, LLC

Making a Difference

- ▶ LEED – Leadership in Energy and Environmental Design – Platinum is our Goal – no one else is doing this
- ▶ Private Power Production – Hybrid solar and cogeneration engines – 100% redundancy
 - \$7,000,000 cost – independent of project cost
 - Potential – Income production that would lower HOA costs
 - \$6,000,000 grants – would reduce our costs and create a handsome return to the HOA and investors
 - Recent laws have made Private Power Production affordable and attractive
- ▶ Timeless Design – Low Maintenance Materials and Individual Patterns – no two units are exactly the same in color, texture, and presentation
- ▶ Moderate Pricing – attractive financing for home buyers
- ▶ Using local talent – sub contractors and suppliers
- ▶ Creating jobs and opportunities in the face of a depressed economy
- ▶ Quality housing – a Flagship for the Community
- ▶ You can place a live plant within our units immediately after construction without fear of it dying – low emissions from materials – Healthy Environment

Sustainable by Design - LEED

▶ Sustainable Sites

- Storage for bicycles – 15% or more units
- Refueling for low-emitting vehicles – 3% or more

▶ Water Efficiency

- Water Efficient Landscaping – 50% less water requirement
- No potable water use for landscaping

▶ Energy and Atmosphere

- On site renewable energy – Green Power
- Measurement and verification – Commissioning – Refrigerant Management

▶ Materials and Resources

- Construction Waste management
- Materials reuse – Recycle Content – Regional Materials – Certified Wood

▶ Indoor Environment Quality

- Outdoor Air Delivery monitoring – Increased ventilation
- Low Emitting Materials – wood – carpet – adhesives - paints - coatings

▶ Innovations and Design Process

- Conducted by a LEED Certified Professional
- Documentation and Strategies

Design Attributes

1. Two car garage with storage and hobby space
2. Two guest parking at each unit's driveway
3. Tall and vaulted ceilings
4. Stone and hardwood flooring
5. Stone countertops
6. Solid Core Doors
7. Roof Top Gardens
8. Elevated Balconies
9. Security Systems
10. Wired for High Speed Cable and Ethernet connections
11. Site Security – CMU Walls and Covered Gates
12. One Unit – Security 24 hours
13. Clubhouse – 5,000 sf
14. Two Common Pool Areas
15. Private Drives – 30 feet wide
16. No Parking on Streets
17. 40 Guest Parking Stalls
18. Sustainable architectural detailing and materials
19. Site pathways – pavers and some shaded with rose covered trellises
20. Stone, slate and brick exteriors

Desert Rose - Amenities

1. Central Pools and Spas
2. Central Club House Building
 - a. Meeting Rooms
 - b. Dance Floor
 - c. Manager's Office
 - d. Kitchen and Snack Area
 - e. Roof Top Garden and Adult Lap Pool and Party Area
3. Private Streets (Drives) 30' wide
4. Condo Map – CC&R's – Grounds and structures maintained by HOA
5. Four BBQ areas
6. Two tot lot areas
7. Extension of Verbena – south
8. Moderate Pricing
9. Driveways – pervious paving system
10. Underground storm drain system
11. Each unit has it's own entrance
12. Desert Landscaping – with color - water saving
13. Water purification systems
14. Air purification systems
15. LEED's – sustainable design and longevity for value

DESERT ROSE

Site Pictures



DESERT ROSE

Site Pictures



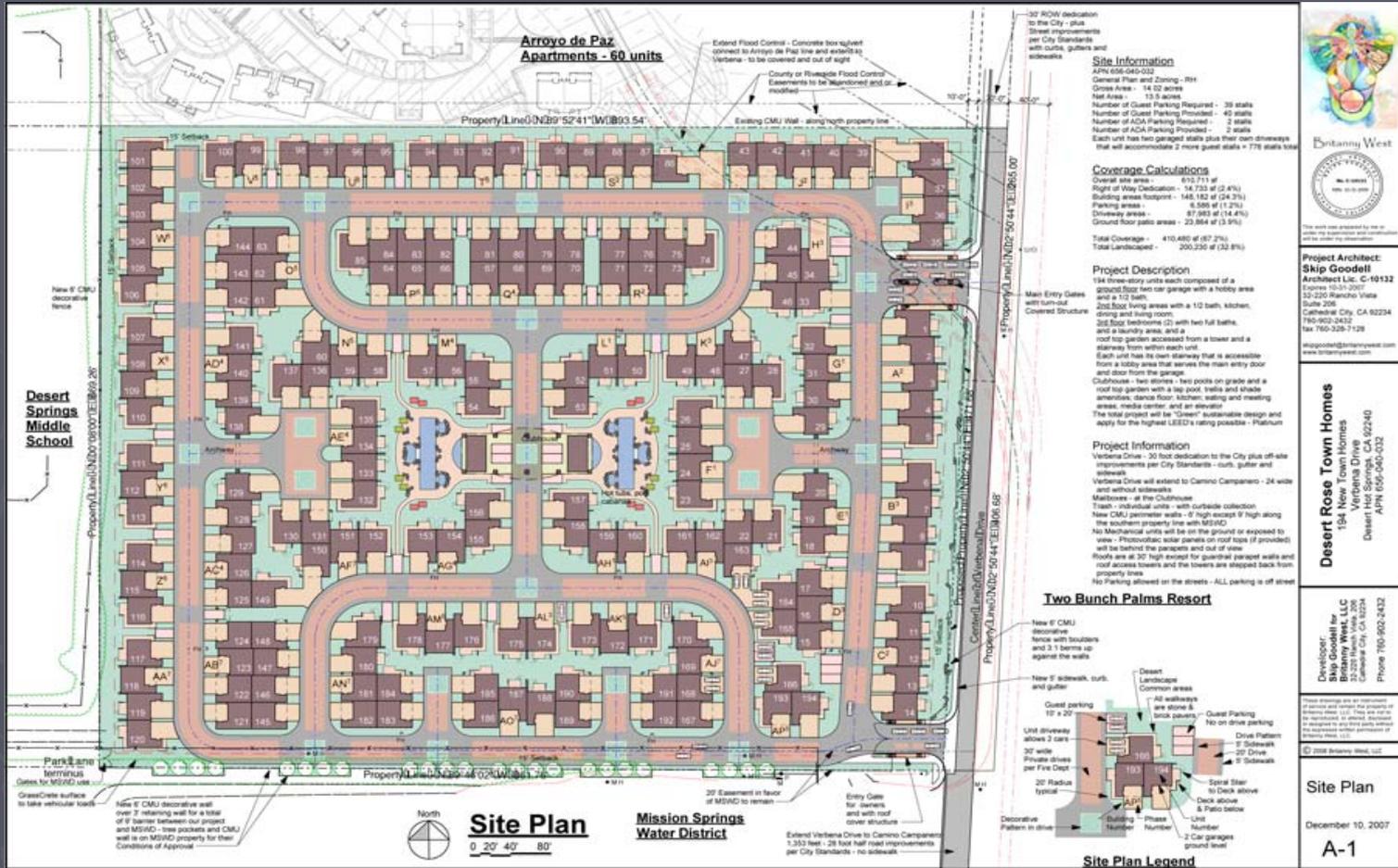
DESERT ROSE

Site Pictures



APR 23 2005

Desert Rose – Site Plan



Verbena Main Entry Gate



Southern Verbena Gate



Interior Driveway Court



Around the Corner



Street Site View



Club House and Roof Top Gardens



Club House – drive under



Club House – long view



Clubhouse
SOUTH

Club House – end view



Clubhouse
WEST

Main Gate – elevation view



Verbenas Entrance
EAST

Typical Elevations



BUILDING
O
SOUTH
.16

Typical Unit – front elevation



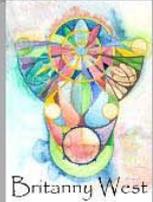
BUILDING
P
WEST
.7

Typical Unit Clustering



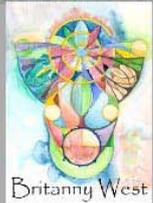
BUILDING
S
SOUTH
.1

Typical Clustering – back view



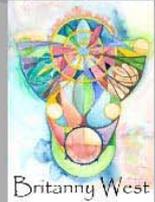
BUILDING
D
EAST
.13

Typical Clustering – end view



BUILDING
F
NORTH
.7

Mixture of materials – unit identity



BUILDING
G
SOUTH
.7

Landscape to Unit Profile



BUILDING
G
WEST
.7

Roof Towers and Access



BUILDING
M
EAST
.15

Typical Elevation – Brick Pattern



Site Planting Plan



PLANT LEGEND FOR MASTER PLAN

Quantity	Symbol	Scientific Name	Common Name	Planting Size
39		<i>Acacia salicina</i>	Willow acacia	24" Box
10		<i>Acacia senegalensis</i>	Shimmering acacia	24" Box
44		<i>Acacia senegalensis</i>	Mulga acacia	24" Box
234		<i>Washingtonia robusta</i>	Mexican Fan Palm	14-18 HT, Stemmed
189		<i>Prosopis juliflora</i>	Chinese Mesquite	24" Box Multi Tr.
35		<i>Cercidium deserti</i>	Desert Museum	24" Box Multi Tr.
71		<i>Cercidium deserti</i>	Desert Museum	24" Box Multi Tr.
35		<i>Cercidium deserti</i>	Desert Museum	24" Box Multi Tr.
28		<i>Prosopis juliflora</i>	Chinese Mesquite	24" Box Multi Tr.
20		<i>Prosopis juliflora</i>	Chinese Mesquite	24" Box Multi Tr.

MISSION SPRINGS WATER DISTRICT

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8		<i>Bulbocystis</i>	Philo palm	30" Box
275		<i>Hebe x exoniifolia</i>	Red yucca	5-Gal
275		<i>Leucophyllum rugosifolium</i>	Texas orange	5-Gal
293		<i>Leucophyllum 'Green Cloud'</i>	Green Cloud	5-Gal
352		<i>Muhlenbergia capillaris</i>	Royal Blue	5-Gal
189		<i>Muhlenbergia capillaris</i>	Royal Blue	5-Gal
32		<i>Persea grandis</i>	Beard tongue	5-Gal
118		<i>Prunus serotina</i>	Lavender cherry	5-Gal
158		<i>Cupressus hyssopifolia</i>	Felix heather	5-Gal
63		<i>Yucca</i>	To be selected	5-Gal
66		<i>Yucca</i>	To be selected	5-Gal
196		<i>Yucca</i>	To be selected	5-Gal
184		<i>Yucca</i>	To be selected	5-Gal

Quantity	Symbol	Scientific Name	Common Name	Planting Size
360		<i>Bougainvillea 'Da La La'</i>	Bougainvillea	5-Gal
476		<i>Bougainvillea 'Green Carpet'</i>	Bougainvillea	5-Gal
402		<i>Lantana monteperensis</i>	Purple lantana	5-Gal
360		<i>Lantana monteperensis</i>	Purple lantana	5-Gal
5		<i>Vitis</i>	New Gold Lantana	5-Gal



Britanny West

No. 5-110
Rev. 10-10-07

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Desert Rose Townhomes
2114 Village Drive
Desert Hot Springs, California 92240
APN 656-040-032

DESIGNED BY: BRITANNY WEST
PROJECT NO: 2114 VILLAGE DRIVE
DATE: 10/10/07
SCALE: 1"=30'
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
APPROVED BY: J. WILSON

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Desert Hot Springs, CA 92240
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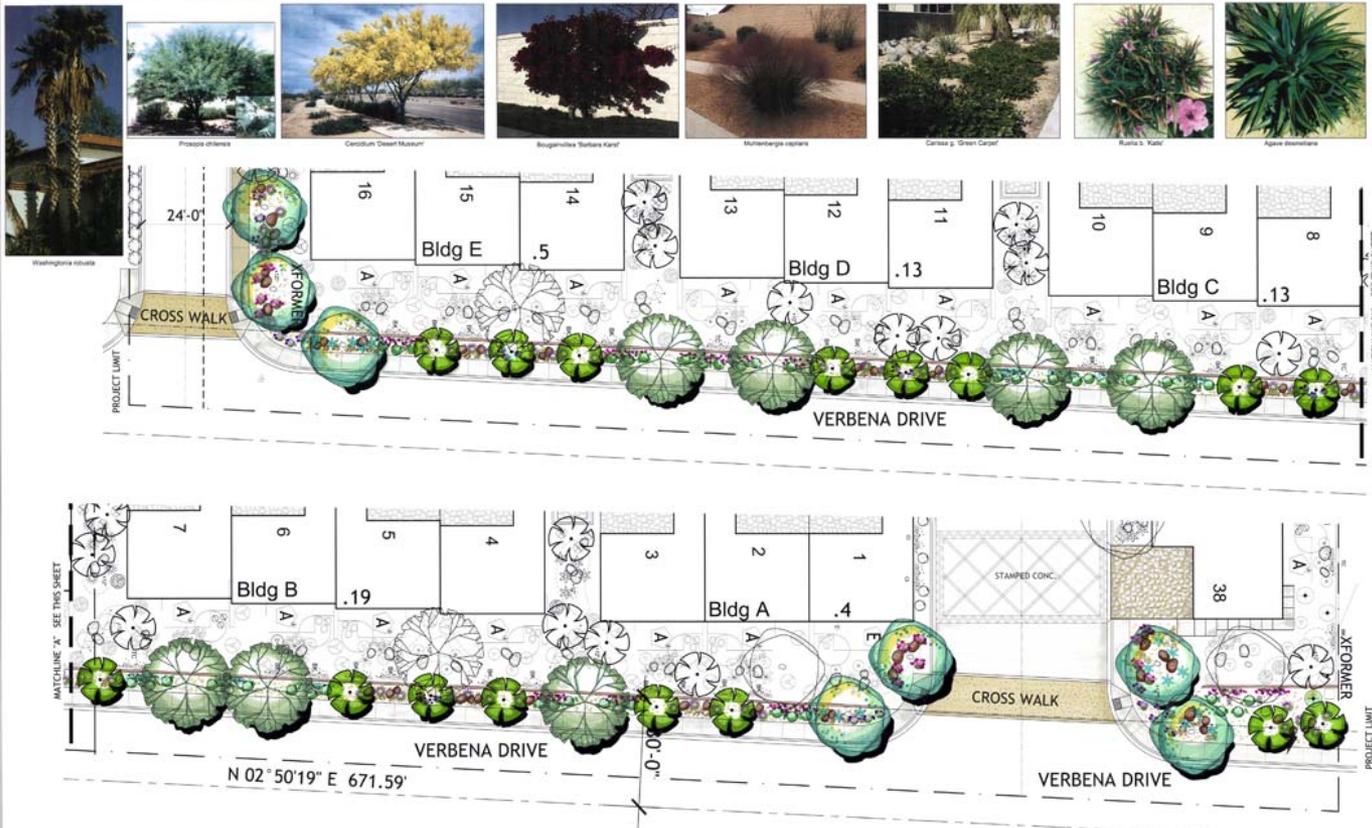


SCALE: 1"=30'

NOTE: SEE SHEET L-2 FOR PLANTING NOTES

L-1

Verberna Drive Planting Plan



Desert Oasis Townhomes
211 New Townhomes
Verberna Drive
Desert Hot Springs, California 92240
APN 655-040-032

DESIGNED & DRAWN BY
EPV CONSULTING INC.
1000 N. GARDEN AVENUE, SUITE 100
DESERT HOT SPRINGS, CA 92240
TEL: 951-261-1111
WWW.EPVCONSULTING.COM

VERBERNA DRIVE
PLANTING PLAN



PLANT LEGEND FOR VERBERNA STREETSCAPE			
Tree			
Quantity	Symbol	Scientific Name	Common Name
1	(Symbol)	Prosopis juliflora	Golden Mesquite
2	(Symbol)	Cercidium desert Museum	Desert Museum
3	(Symbol)	Bruguiera torresiana	24'-8" Multi Tr.
4	(Symbol)	Muhlenbergia capriata	Common Name
5	(Symbol)	Verberna groundcover	Mexican Fan Palm
6	(Symbol)	Warringtonia robusta	10'-18" HT. Shrub
7	(Symbol)	Agave bromeliads	Common Name
8	(Symbol)	Rhus b. Kuhl	Common Name
9	(Symbol)	Carissa green Carpet	Common Name
10	(Symbol)	Muhlenbergia capriata	Common Name
11	(Symbol)	Verberna groundcover	Common Name
12	(Symbol)	Agave bromeliads	Common Name
13	(Symbol)	Rhus b. Kuhl	Common Name
14	(Symbol)	Carissa green Carpet	Common Name
15	(Symbol)	Muhlenbergia capriata	Common Name
16	(Symbol)	Verberna groundcover	Common Name
17	(Symbol)	Agave bromeliads	Common Name
18	(Symbol)	Rhus b. Kuhl	Common Name
19	(Symbol)	Carissa green Carpet	Common Name
20	(Symbol)	Muhlenbergia capriata	Common Name
21	(Symbol)	Verberna groundcover	Common Name
22	(Symbol)	Agave bromeliads	Common Name
23	(Symbol)	Rhus b. Kuhl	Common Name
24	(Symbol)	Carissa green Carpet	Common Name
25	(Symbol)	Muhlenbergia capriata	Common Name
26	(Symbol)	Verberna groundcover	Common Name
27	(Symbol)	Agave bromeliads	Common Name
28	(Symbol)	Rhus b. Kuhl	Common Name
29	(Symbol)	Carissa green Carpet	Common Name
30	(Symbol)	Muhlenbergia capriata	Common Name
31	(Symbol)	Verberna groundcover	Common Name
32	(Symbol)	Agave bromeliads	Common Name
33	(Symbol)	Rhus b. Kuhl	Common Name
34	(Symbol)	Carissa green Carpet	Common Name
35	(Symbol)	Muhlenbergia capriata	Common Name
36	(Symbol)	Verberna groundcover	Common Name
37	(Symbol)	Agave bromeliads	Common Name
38	(Symbol)	Rhus b. Kuhl	Common Name
39	(Symbol)	Carissa green Carpet	Common Name
40	(Symbol)	Muhlenbergia capriata	Common Name
41	(Symbol)	Verberna groundcover	Common Name
42	(Symbol)	Agave bromeliads	Common Name
43	(Symbol)	Rhus b. Kuhl	Common Name
44	(Symbol)	Carissa green Carpet	Common Name
45	(Symbol)	Muhlenbergia capriata	Common Name
46	(Symbol)	Verberna groundcover	Common Name
47	(Symbol)	Agave bromeliads	Common Name
48	(Symbol)	Rhus b. Kuhl	Common Name
49	(Symbol)	Carissa green Carpet	Common Name
50	(Symbol)	Muhlenbergia capriata	Common Name
51	(Symbol)	Verberna groundcover	Common Name
52	(Symbol)	Agave bromeliads	Common Name
53	(Symbol)	Rhus b. Kuhl	Common Name
54	(Symbol)	Carissa green Carpet	Common Name
55	(Symbol)	Muhlenbergia capriata	Common Name
56	(Symbol)	Verberna groundcover	Common Name
57	(Symbol)	Agave bromeliads	Common Name
58	(Symbol)	Rhus b. Kuhl	Common Name
59	(Symbol)	Carissa green Carpet	Common Name
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83	(Symbol)	Rhus b. Kuhl	Common Name
84	(Symbol)	Carissa green Carpet	Common Name
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88	(Symbol)	Rhus b. Kuhl	Common Name
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91	(Symbol)	Verberna groundcover	Common Name
92	(Symbol)	Agave bromeliads	Common Name
93	(Symbol)	Rhus b. Kuhl	Common Name
94	(Symbol)	Carissa green Carpet	Common Name
95	(Symbol)	Muhlenbergia capriata	Common Name
96	(Symbol)	Verberna groundcover	Common Name
97	(Symbol)	Agave bromeliads	Common Name
98	(Symbol)	Rhus b. Kuhl	Common Name
99	(Symbol)	Carissa green Carpet	Common Name
100	(Symbol)	Muhlenbergia capriata	Common Name

2" depth compacted 3/8" Minus Desert Gold Decomposed Granite
By Southwest Borders and Stone placed in all areas unless otherwise noted
Existing Borders from site

PLANTING NOTES

- PLANTING AREAS TO RECEIVE A 2" MIN. LAYER OF DESERT GOLD DECOMPOSED GRANITE
WETTED AND COMPACTED
- PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTORS CONVENIENCE
ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES FROM PLAN PRIOR TO BEING CONTRACTOR TO
INSTALL AND MAINTAIN PLANTS INDICATED IN THIS PLAN
- ALL TREES WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED DEEP ROOT
BORDERS
- ALL BOLLARDS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 10% OF BOLLARD SIZE.
BOLLARDS IN CLUSTERS ARE TO BE SET AT VARIOUS HEIGHTS.

SCALE: 1"=10'

Open Space Planting Plan



PLANT LEGEND FOR MASTER PLAN

Quantity	Symbol	Scientific Name	Common Name	Planting Size
32		<i>Acacia saligna</i>	Willow acacia	24" Box
15		<i>Acacia senegal</i>	Shameek acacia	24" Box
40		<i>Acacia senegal</i>	Mulga acacia	24" Box
35		<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box Multi S
11		<i>Cercidium desert museum</i>	Desert Mesquite	24" Box Multi S
10		<i>Lagerströmia indica</i>	Crape myrtle	24" Box Multi S
88		<i>Phoenix s. wissonii</i>	Purple palm frond	24" Box Multi S
10			2' depth connected 3/4" Minus Desert Gold Decoupage Granite	
10			Building Builders from site	
10			Cereus Fractured Granite 2'-4" Dia. Cover Completely	

Quantity	Symbol	Scientific Name	Common Name	Planting Size
9		<i>Bulbocystis sp.</i>	Red palm	30" Box
44		<i>Chamaecrista humilis</i>	Mediterranean fan palm	30" Box Multi S
234		<i>Washingtonia robusta</i>	Mexican Fan Palm	14'-10" HT. Binned

Quantity	Symbol	Scientific Name	Common Name	Planting Size
212		<i>Agave americana</i>	Agave	5-Gal
75		<i>Aloe barbadensis</i>	Aloe vera	5-Gal
54		<i>Cassia nemophyle</i>	Desert cassia	5-Gal
56		<i>Madia stricklandii</i>	Madia	5-Gal
114		<i>Crocodyria nevadensis</i>	Crocodyria	5-Gal

Quantity	Symbol	Scientific Name	Common Name	Planting Size
270		<i>Hesperaloe parviflora</i>	Red yucca	5-Gal
275		<i>Leucophyllum z. g. purpureum</i>	Texas nectar	5-Gal
292		<i>Leucophyllum 'Green Cloud'</i>	Green Cloud	5-Gal
189		<i>Muhlenbergia acutata</i>	Regal Grass	5-Gal
189		<i>Muhlenbergia lindheimeri</i>	Lindheimer nuthatch	5-Gal
32		<i>Panchostemum superbum</i>	Beard tongue	5-Gal
118		<i>Phoradendron leucocarpum</i>	Leucol cherry	10-Gal Container
256		<i>Crotalaria hirsutifolia</i>	Pink bush	5-Gal
53		<i>Rhus l. 'Yali'</i>	Dwarf Rhus	5-Gal
52		<i>Yucca recurvifolia</i>	Yucca	5-Gal

Quantity	Symbol	Scientific Name	Common Name	Planting Size
385		<i>Boegenhovia 'Oz La Li'</i>	Boegenhovia	5-Gal
43		<i>Balaia multistrata</i>	Desert margold	5-Gal
276		<i>Carissa g. 'Green Carpet'</i>	Green Carpet navel pine	5-Gal
483		<i>Lantana montevidensis</i>	Purple lantana	5-Gal
388		<i>Lantana 'New Gold'</i>	New Gold Lantana	5-Gal

Quantity	Symbol	Scientific Name	Common Name	Planting Size
81		<i>Bougainvillea 'Bougainvillea King'</i>	Bougainvillea	15-Gal 100-000
66		<i>Callitriche maculata</i>	Pink powder puff	15-Gal 100-000
6		<i>Rosa barbatula</i>	Lady Bank Rose Luster	15-Gal 100-000
24		<i>Tecoma stans</i>	Yellow bells	15-Gal 100-000
28		<i>Lonicera japonica</i>	Honeycreeper	15-Gal 100-000



Britany West



Desert Rose Townhomes
 214 Verbesna Drive
 Desert Hot Springs, California 92240
 APN 656-040-032

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 EPY CONSULTING INC.
 1111 W. 10th Street, Suite 100
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 Phone: 602.955.1111
 Fax: 602.955.1112
 www.epyconsulting.com

OPEN SPACE
 PLANTING PLAN



DATE: 08-04-20
SCALE: 1/16"=1'-0"

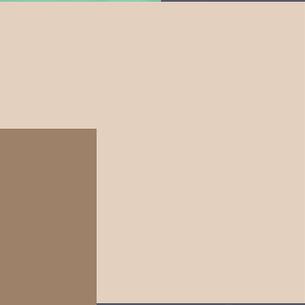
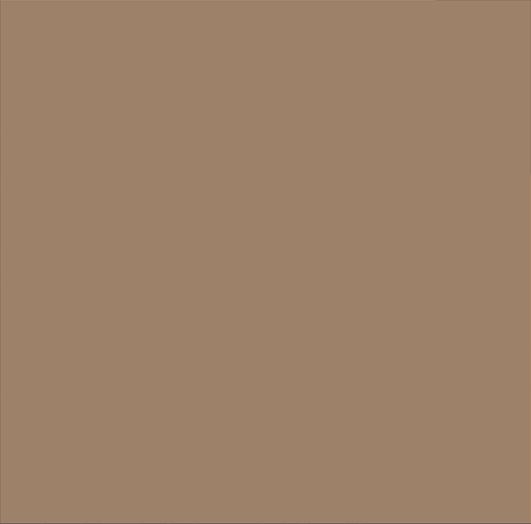
DESERT ROSE

Theme 1

Aged Copper Colored Roof



Sherwin Williams
Sand Dollar #6099
Windows, Railing, Stairs



Sherwin Williams
Portabello #6102
Stucco

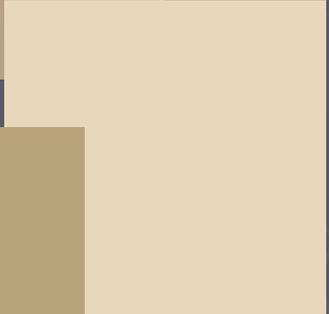
Stone colors to be determined independently of color scheme to preserve the individual style of each unit

DESERT ROSE

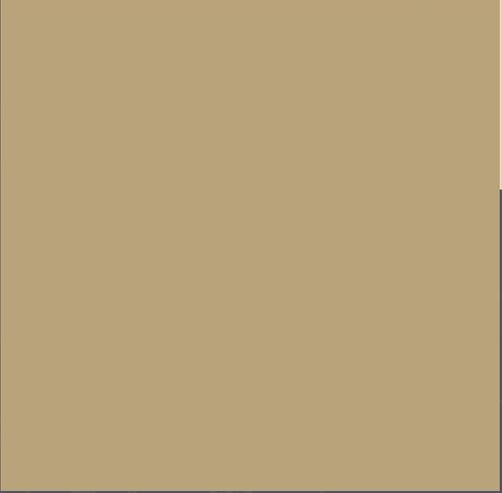
Theme 2



Tan Roof Color



Sherwin Williams
Netsuke #6134
Windows, Railing, Stairs



Sherwin Williams
Burlap #6137
Stucco

Stone colors to be determined independently of color scheme to preserve the individual style of each unit

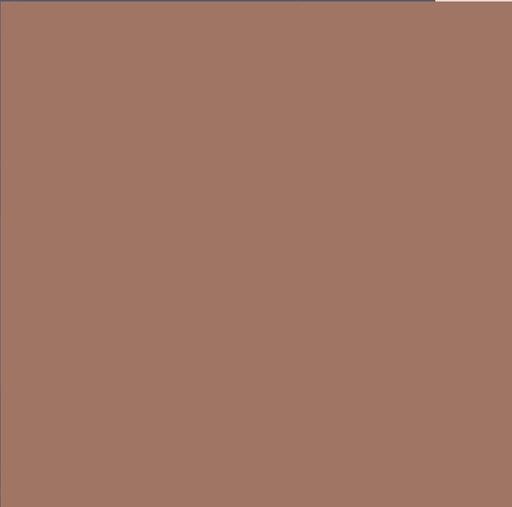
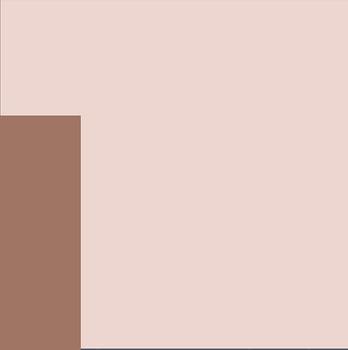
DESERT ROSE

Theme 3

Bronze Roof Color



Sherwin Williams
Malted Milk #6057
Windows, Railing, Stairs

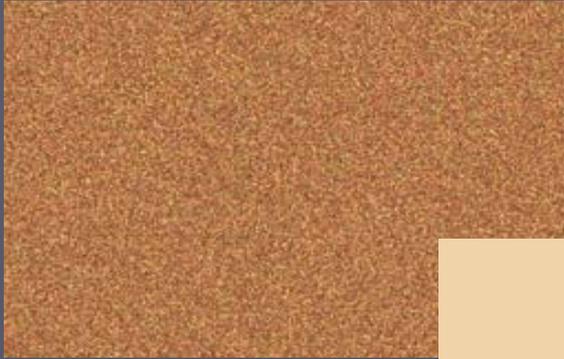


Sherwin Williams
Moroccan Brown #6060
Stucco

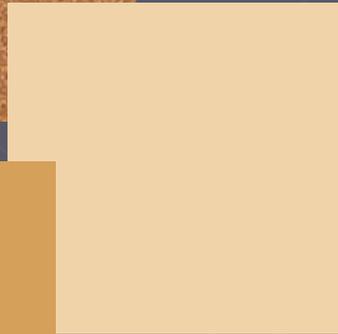
Stone colors to be determined independently of color scheme to preserve the individual style of each unit

DESERT ROSE

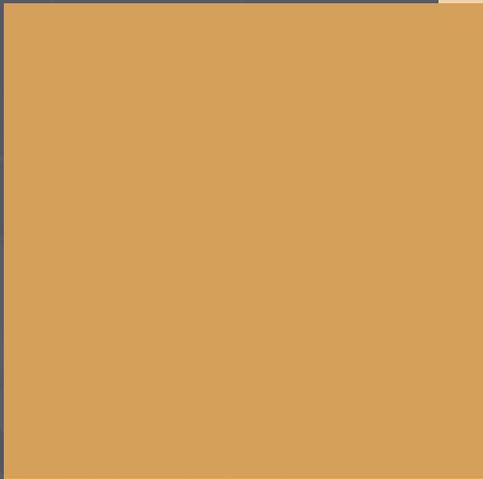
Theme 4



Metallic Bronze Roof Color



Sherwin Williams
Compatible Cream #6387
Windows, Railing, Stairs



Sherwin Williams
Bosc Pear #6390
Stucco

Stone colors to be determined independently of color scheme to preserve the individual style of each unit

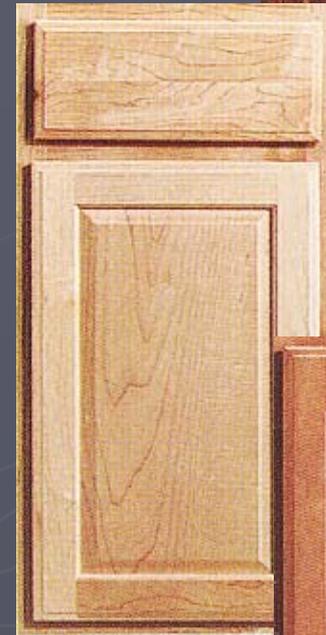
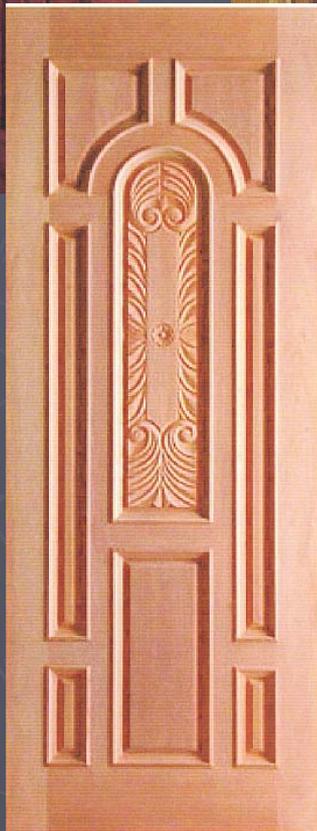
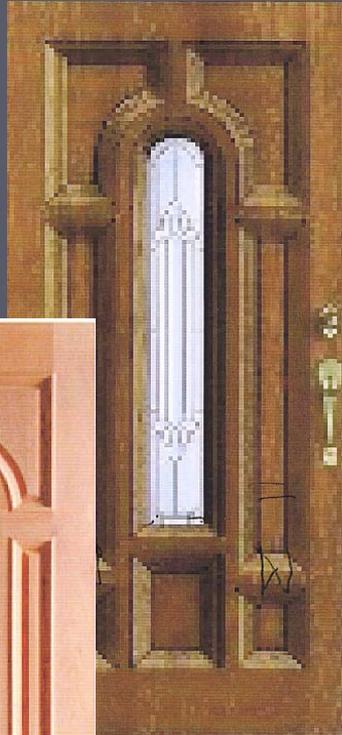
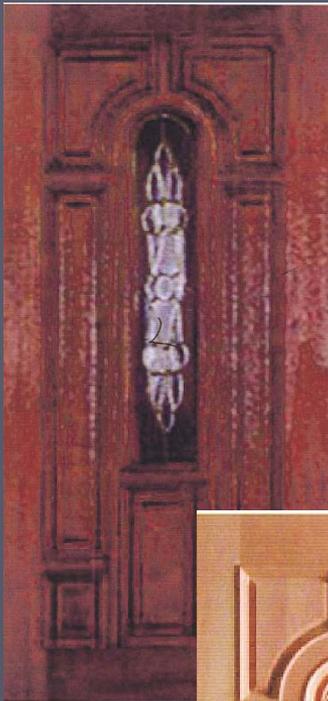
DESERT ROSE

Interior Finishes

- ▶ Granite Countertops
- ▶ Wood Plank Floors
- ▶ Travertine Tile Floors
- ▶ Raised Panel Cabinets
- ▶ 8' Solid Core Natural Mahogany Doors (Match Cabinets)

DESERT ROSE

Door &
Cabinet
Samples



DESERT ROSE

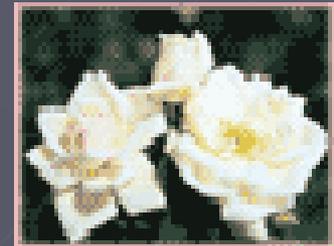
At Desert Rose, there are 66 building groups, out of those, there are 24 geometric varieties. Each geometric variety will be named after a climbing rose.



Colette



America



White Dawn



Autumn Sunset



Aloha



Angel Face



Maid of Honor



Royal Sunset



Don Juan



Scent from Above



LIFE IS
TOO
SHORT
TO DRINK
BAD
WINE