

SECTION V ARCHITECTURE AND SITE DESIGN GUIDELINES**DESIGN INTENT FOR DESERT PALISADES**

As previously stated, Desert Palisades is located within the eastern extents of the Chino Canyon alluvial fan. The site is a sloping incline directly at the base of a background of rocky desert mountains, leading to Mount San Jacinto peak. The project is organized to respect, maintain and enhance the natural site features. The homes will be designed to appear cohesive with their natural setting as they blend and recede into the environment. Homes should exhibit innovative construction and green building principles. The dwellings are simply defined as resting as lightly as possible on the land with flat expansive roof overhangs and a proportional mix of glazing and wall. The natural terrain should remain as intact as possible, using creative landscaping methods such as boulder groupings to blend the buildings into the natural setting.

PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines for Desert Palisades neighborhood are intended to assist residents in the design of the homes and home sites to achieve the objectives and vision for the area as set forth in this Specific Plan. The guidelines and images within these documents are intended to set a general direction for land and building development, but are not meant to prescribe a specific design response. There is adequate latitude in the document to allow individual expression of homeowners, while maintaining consistent aesthetics and achieving sustainable goals and priorities.

GOALS AND OBJECTIVES OF THE DESIGN GUIDELINES

Maintain Views of Mountains and the Valley Floor

Mountain and valley views should be considered during the planning of every site, by building orientation, adjusting heights and the integration of view corridors. Night lighting should remain minimal so as not to cause obstruction or glare in the skyline or alter the mountainscape. Walls and planted trees should be strategically selected and placed so neighboring sight lines are available. A professional design review process will contribute to capitalizing on valuable view corridors, both on- and off-site to the maximum degree possible. The HOA, through the CCRs, will create and maintain a design review committee that will include at least one licensed architect and one licensed landscape architect along with Desert Palisades property owners.

Preservation of the Natural Landscape

The site should remain as natural as possible in its grading and overall development. Buildings should blend and recede into the environment. Rocks and plants can be incorporated into the site by way of pathways, screens, short walls and building elements. Homes, pools, driveways and other built features should be located to minimize site disturbances and maximize the use of natural resources on site. In keeping with the environmental intent of the overall site design, edge landscaping should be native and drought tolerant. View and privacy controls should be via native boulders or other natural material as well as the building architecture itself. Pedestrian access from individual sites to natural features such as trails and arroyos is strongly encouraged. Natural drainage channels shall be incorporated and maintained where feasible including accepting natural sheet flows from neighboring uphill properties.

Building Design

The architecture is rooted in desert modernism and regional vernacular. In principal, this work is best exemplified by the work of architects William Cody, John Lautner, Richard Neutra, Donald Wexler, Ken Kellogg and E. Stewart Williams. Current examples of appropriate desert architecture are exemplified by the work of Antoine Predock, Will Bruder, Rick Joy, David Hovey and Wendell Burnette.

The goal is to create innovative structures rich in interest and high aesthetic quality using the same inspiration and creativity as the rich, diverse, and celebrated architecture that made Palm Springs renowned and unique, from the middle of the 20th Century to the present. There should be a sense of timelessness, transparency, mass, texture, and a color palette derived from the local desert setting.

GENERAL SITE GUIDELINES

The following sections set forth guidelines and standards to guide the community's general pattern of development as well as lot-specific issues such as the locations of accessory structures, garages, patios, etc.

Driveways and Parking

Each site shall have one driveway entrance from the street limited to 14 feet in width. Circular drives may be discretionally permitted, and may be limited to 9 foot maximum width at the street connection. All sites are encouraged to minimize the impact of parking and drives from the street. The use of permeable surfaces and paving is encouraged to minimize concentrated runoff and maximize on-site water retention/percolation.

Allowed surfacing materials include:

- decomposed granite (parking areas only);
- pervious concrete;
- gravel pavers (grass pavers without the grass);

- colored, sand finished or exposed aggregate concrete; and
- colored pre-cast concrete pavers or stone;
- recycled concrete or other green materials (colored to match natural surface).

Asphalt is not permitted. Paving materials should mimic the natural color palette found on the site. Parking shall be screened, to the degree possible, from street and adjacent home sites. Large vehicles (i.e. motor homes and commercial vehicles) may not be kept on any single family dwelling site except for loading and unloading for a maximum period of 24 hours in any two week period.

Individual property gates, if used, must be Integrated into the landscape as much as possible

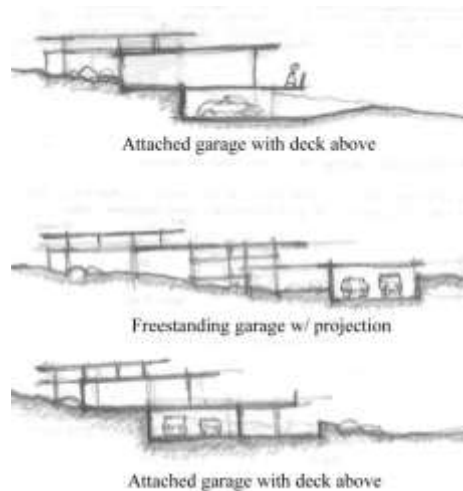
Garages and Carports

In order to enhance the streetscape and maintain a domestic scale to the entry zone, garage doors and/or carport openings should be oriented away from the street and open to an auto court.

The area of a garage or carport is not limited. However, garage and carport must be proportional to home and counts toward maximum building coverage.

The height of a garage is limited to 12 feet and is to be used as a single story space.

While garages may be freestanding, it is strongly recommended that these be connected to the main residence by means of architectural projections such as breezeways, trellises, connecting wall elements, fascia elements, or split levels with garage below. The desired result is a cohesive whole with low horizontal lines. Covered parking for more than two vehicles should be broken up into multiple masses with visually separated openings.



Patios and Terraces

The intention in developing patios and terraces is to create spaces that provide an extension of interior living spaces.

Patios and terraces are to be located and designed in such a manner that they will become both natural extensions of living patterns within the building and a transition zone to the natural landscape beyond. Patios and terraces will be most comfortable if they have the feel of an outdoor room that implies shelter. Informal human-scaled spaces, such as building recesses and overhangs, trellises, and seating walls are encouraged to define edges. Planting and other focal elements should be utilized to define and enrich these spaces, but must be foremost in compliance with the conditions set forth in Section VI (Landscaping Guidelines).

Exterior patio/terrace materials should be unified with building materials and are most elegant when naturally extending from indoors to outdoors. Allowed materials include:

- Colored, sand finished or exposed aggregate concrete; and
- Colored pre-cast concrete pavers and native stone.

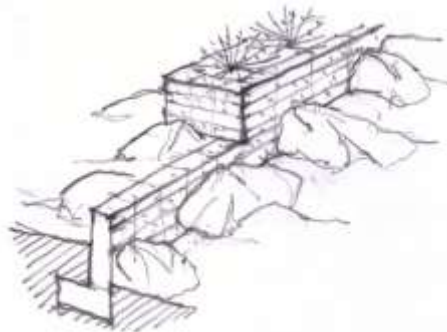
Permeability is encouraged, or else drainage design should minimize concentration of runoff. All paved areas larger than 150 sq. ft. must have permeable joints.

Fences, Planters and Retaining Walls

Generally, fences are discouraged. Low architectural walls or planters integrated with the design are encouraged for privacy barriers.

Existing rocks and boulders on site should be kept and placed to the best advantage, as a feature to screen or direct views.

The use of perimeter property line fences is prohibited. Raised planters and/or retaining walls are more appropriate using varying heights, separations and plants for screening. Where fences are necessary, minimize their use and visibility to within the site. If fences are used they should relate to the building and surrounding patios and terraces and not to the property or set back lines. Fence heights should be kept as low as possible unless it is utilized to protect and conceal a pool or hot tub where it may extend to 60 inches immediately adjacent the pool and surrounding patio. Exposed retaining wall heights shall be kept to a minimum. Where retaining walls are exposed more than 36" they must be screened. Stepping retaining walls are recommended where there is a steep change in grading conditions. Pursuant to the ESA-SP Zoning Ordinance, retaining walls shall only be permitted in maximum lengths of 25 feet.



Retaining Wall Screening Concept

Appropriate fence and planter materials include:

- Open precast concrete fences (not solid);
- stone or concrete walls and wing walls that are extensions of the building; and

- weathering metal and hedges, if informal.
- Concrete block colored and textured to complement the architecture and blend with the site

Inappropriate fence and planter materials include:

- Chain link;
- brick;
- wood;
- shiny or corrugated metal; and
- formal hedges

Exterior Structures and Site Furnishings

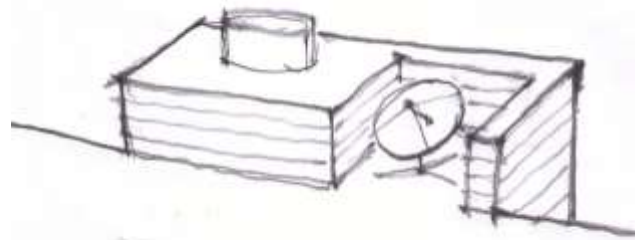
The objective for the character and placement of ancillary structures and site furnishings is that they should appear as extensions to the main home and its immediately surrounding outdoor spaces, rather than as separate and detached elements. The basis for their location and design should be their contribution to the overall composition of outdoor space. Materials should complement those utilized on the patio, terrace surfaces, and of the home.

Site furnishings such as outdoor art, deck/patio furniture, arbors, trellises, and greenhouses are allowed provided that they are located within the outdoor spaces immediately surrounding the home. Exceptions are minor elements used to identify the home site that may be located at the entrance to a driveway. Pedestrian entry gates shall be integrated into the landscaped area immediately surrounding the main dwelling.

Play structures are to be constructed of materials and colors blending with the environment.

Tennis and other paved or deck play courts are permitted, but must be demonstrated to have minimal site impact. Courts shall not be illuminated and fencing shall not exceed 6 feet.

Satellite dishes and antennas are to be integrally designed into the roof structure and to be as visually shielded as possible from off-site areas.



Satellite Dish Screening Concept

Flag pole height must not exceed the height of the residence.

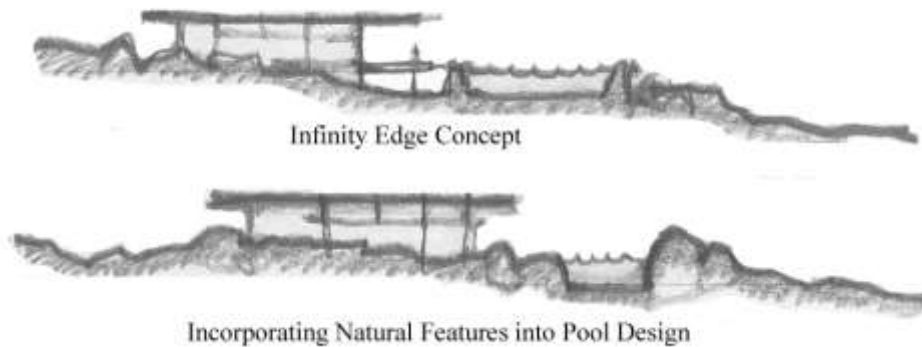
Spas, Water Features and Pools

The installation of in-ground pools and/or spas is allowed. The style and treatment of the pool deck area is to be consistent with the primary residence and other exterior terraces. It is strongly recommended that pools interconnect with the main residence by means of landscape treatments, outdoor living areas, and/or architectural projections such as breezeways, canopies, colonnades, and pergolas. Size of pools is not limited, but both pools and spas must be fenced according to State and local codes as well as consistent with these guidelines.

Pools and spas shall be of concrete and plaster (or *pebble-tec*) construction and multi level interconnecting pools are encouraged. Plastic-liner pools are not permitted. Where the topography permits, infinity edges are encouraged.

s

Heating for pool water, if desired, should be via alternative energy sources such as solar or heat exchange rather than gas or electric heater. Salt or ozone-based water filtration is highly recommended for swimming pools, but chlorine is also permitted. Pool equipment should be situated in such a way as to minimize on and off site noise.



Exterior Lighting

The objective is to use exterior lighting sparingly to avoid spilling glare into the sky or onto mountainsides and adjacent spaces and homes. Lighting should be used to provide essential illumination for safety and security reasons and should not spill into adjoining areas nor disrupt others enjoyment of the dark sky natural to the area.

The project should utilize low intensity, high efficacy, LED and fluorescent indirect light sources to light paths, patios and entries.

Subtle accent lighting on trees or other structural elements must have light source shielded from view with appropriate fixture housing and baffling. Wattage shall not exceed 65 watts on a fully recessed downward facing light, 40 watts on other building mounted lights and 25 watts on landscape lights. Fixture design should complement the home and be consistent with the architectural guidelines set forth in the paragraphs that follow.

ARCHITECTURAL GUIDELINES

The objective is to develop an architectural character that reflects the timeless qualities of desert modernism and regional vernacular, the spirit of the site, and the extreme climate. First and foremost, the building form and structure must be designed in response to the site terrain and climate. The use of time-tested

inorganic materials that withstand the extreme climate are encouraged. Site planning must take advantage of the topography in order to enhance view potential and also respond to the site's natural boulder setting. The design aesthetic should reinforce and complement the contrasting horizontal desert floor and vertical mountains and canyons with clear horizontal and vertical lines.

Building Location/Foundation Systems and Terrain

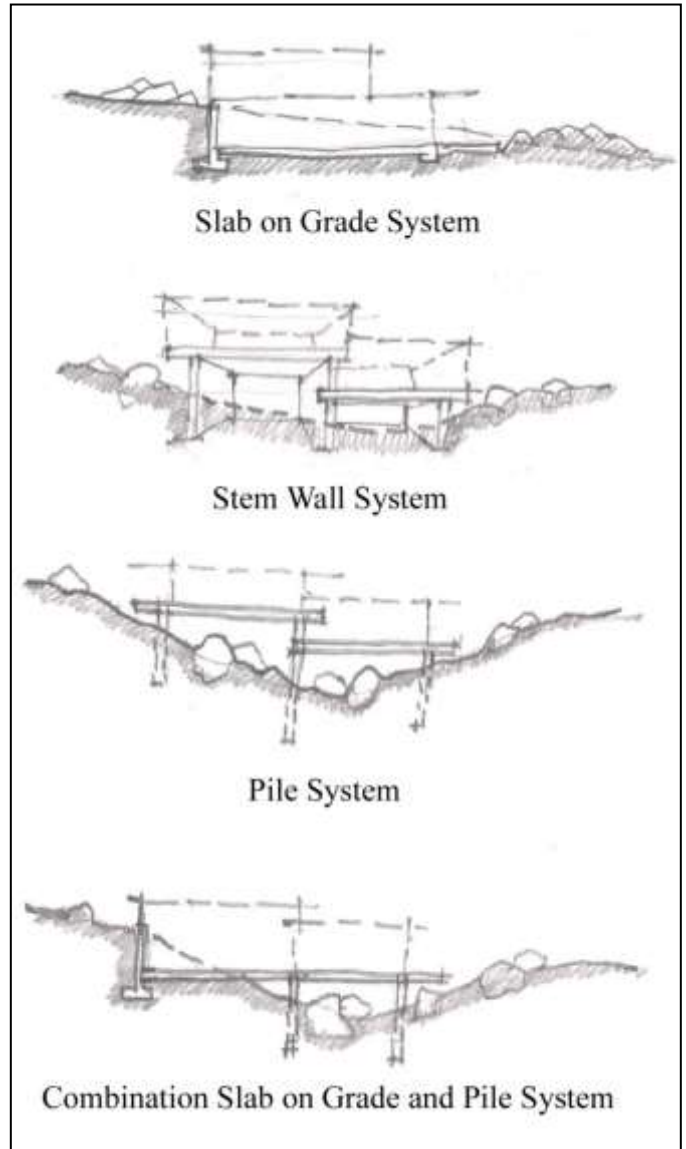
Due to the individual grading and design of each home site, mass grading will not occur on site. Further, each lot within the Desert Palisades community is unique, thus demanding a site specific response. In general, all sites are underlain with varying size boulders (3' to >18' diameter) and cobble (<3' in diameter), with gravel and sand filling the voids in-between.

Due to this reality any site work will expose and/or generate rock. This rock must be re-incorporated, chemically split or removed. Chemical splitting of boulders or removal have broad environmental impacts and should be avoided. Therefore, each site should be designed to be disturbed as minimally as possible.

The phrase "minimal site disturbance" means working around or incorporating into the design natural geological features, such as large boulders and arroyos, as well as the use of non-invasive foundation systems. Appropriate foundation systems should be site specific, but may include: pile systems (where a series of holes are drilled to support columns for elevated floors); stem wall system (where a perimeter trench is dug to support walls for elevated floors); slab on grade with perimeter footings (where site is prepared for a level slab and includes over-excavation, cut and fill).

Most building sites will be a combination of the aforementioned systems. For example, an elevated portion of a site may require cut and the installation of retaining walls prior to slab on grade installation. Adjacent building areas that are depressed may require bridging over with a raised floor on a pile system. Most any combination of systems may be employed with the goal of minimizing site disturbance. Foundation systems that require extensive site material to be removed and/or imported fill should be avoided.

To this end, the use of modular building systems is encouraged. The goal of these systems is the same for site built construction, reflect the timeless qualities of desert architecture, spirit of the site, and the extreme climate—while minimizing on site construction time and building waste and off site noise, dust and other environmental impacts.



Building Mass, Height, Scale and Form

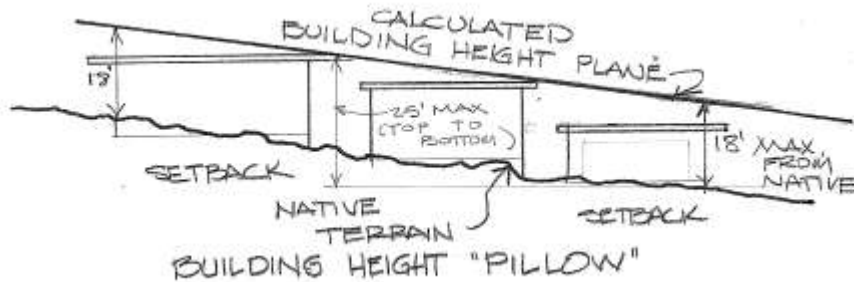
The building mass should integrate the indoor living and outdoor living spaces with the natural topography. The plan layout should be configured to define exterior space and create opportunities for natural breezes, daylight, and outdoor living spaces.

In order to strengthen indoor-outdoor relationships and to avoid large bulky masses, detached garages should utilize trellises or breezeways to connect with the main residence where possible.

Residential dwelling types shall be a maximum of one story, but if stepping with the terrain may have multiple levels. When designing with multiple levels, adjacent grade shall be no more than 18 feet from the top of the roof and the maximum overall height from lowest floor elevation to highest roof element will be 25 feet. Building masses should employ a simple rectilinear/box geometry or curvilinear “organic” massing (see images below), composing large planes. Generally, built form should be articulated into 2 to 3 volumes and unified with horizontal roof planes. Volumes should be additive in nature, with one volume being clearly dominant. Lesser forms, such as smaller horizontal planes, vertical elements, may play off larger volumes.

Masses should be composed to ground the building form in the landscape, yet focus the sequence of arrival and proportion between larger and smaller spaces within the house.

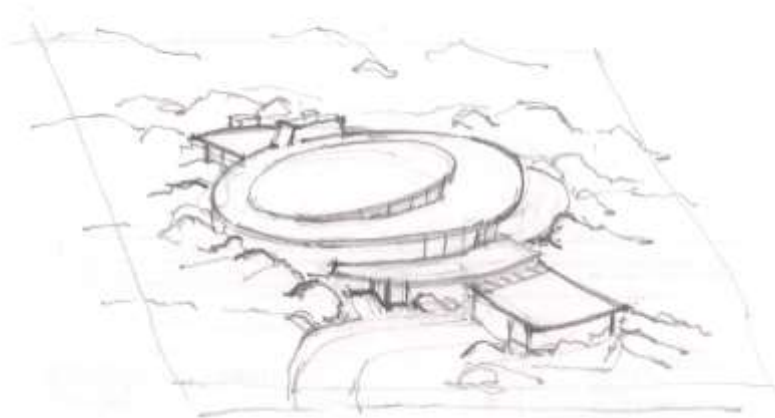
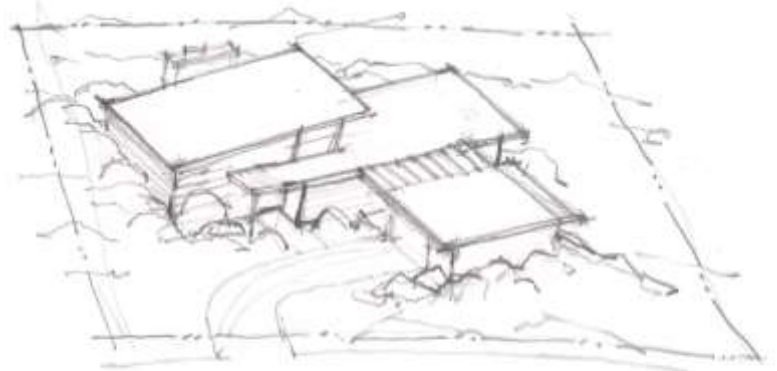
The building envelope for height may be thought of as an 18 foot “pillow” that undulates over the native terrain. (See sketch).



Solar control strategies appropriate for their orientation must be integral to the design. Recessed glazing is the optimal method to control solar access to the interior. Other methods may be considered if integral to the design.

No part of the building shall encroach on established building setbacks, with the exception of roof overhangs, trellis overhangs, or solar control features, which may extend up to 4 feet into the front setback zone and 4" per foot into other setbacks.

In order to soften and articulate a long or expansive building face, offsets and projections may be added using full planes of wall surface, or building elements such as stone vertical elements, steel horizontal elements and plants, but the composition of the elevations should be considered as a whole and related to its site, primarily.



Orientation of the building to emphasize southern exposure will, with the appropriate overhangs, passively heat

and minimize required cooling. Maximizing these seasonal benefits is strongly encouraged.

Structural Expression

Buildings should reflect the desert character of Palm Springs by using naturally expressed inorganic materials (concrete, stone, masonry block, steel and glass). Concrete, masonry or natural stone may provide a proportional anchor to the ground surface. Steel and engineered timber may be used as exposed supporting elements with appropriate treatment such as metal capping or cladding and surface paint or sealant. Untreated wood products are often best utilized when not exposed to direct sunlight.

A clear and simple structural arrangement is encouraged, and the design will be enhanced by exposing or expressing the structural elements as they contribute to the order of the house plan and appearance.

Roofs and Building Height

Due to overall site and view concerns, roofscapes and building volumes must be considered for their impact in the general and visible environment. Roof material should be responsive to the climatic effects of sun, wind and rain typically occurring on the site.

Horizontal and low slope roofs are preferred to maintain uninterrupted views. Low flat planes, reinforcing the horizontal desert floor, are encouraged. Large roof overhangs are encouraged in order to reduce undesirable solar gain and glass reflectivity, as well as to shelter outdoor patios, terraces and provide shade.

Roofs are to be non-flammable, code rated, non-reflective and utilize subdued earth colors drawn from a palette based on the desert rocks, sand, and dry flora. Class B roof coverings or roof assembly is required in High Fire Severity Zones, in which the project site is located. A Class B roof covering is one that is effective against a

moderate fire exposure, affords a moderate degree of fire protection to the roof deck, does not slip from position, and does not present a flying brand hazard. Roofing shall be as required by the City Fire Department and other applicable codes.

Appropriate roof materials may include:

- Single-ply membranes;
- built-up roofs with ballast surfaces using local desert colored stones;
- flat concrete tile; and
- matte finished seamed metal.

Inappropriate roof materials include:

- Wood shakes;
- roman tile;
- sloping exposed foam; and
- shiny metal
- Alumawood

Roof materials requiring special consideration by the HOA, include:

- Bermuda roofs
- Spanish tile and
- exposed foam

If Spanish tile roofs are used, any openings or gaps must be 'fire-stopped' (e.g., cement patch or other filler material) to limit embers (and other debris) from getting under the roof covering in the event of wildfire.

Broad sheltering roofs having clean, simple lines are encouraged. The primary roof forms allowable are flat, low sloped, or shed. Secondary roofs may be any of these. Unusual forms such as "A-Frame" and Mansard roofs are not permitted.

Roof planes may be stepped with several planes following the terrain. The maximum allowable roof pitch shall be 3:1.

The dimensions and scale of roofs, walls, windows, and structural elements should be proportioned to each other, with an emphasis on the horizontal incorporation of the house into the site.

Overhangs should be a minimum of 3'-0" with a minimal fascia/structural depth to be structurally sound.

Where possible roof edges at eaves and rakes may include exposed structural elements such as purlins and rafter tails. These should be detailed simply and in proportion with the architecture of the roof and building.

Solar electric and/or hot water systems are encouraged, and should be designed to minimize visual impact or shall be incorporated into the roof design.

Provisions for future solar electric installation should be considered when not incorporated in the initial design. Any subsequent installation of solar systems shall require architectural review by the HOA and the City.

Downspouts, gutters, and flashings should be minimized. Where required, these should be of durable quality, a natural or patina finish, and should be provided with the means to prevent the accumulation of debris. All roof stacks, crickets and other related elements should be painted to match the adjacent roof color. Roof vents are to be concealed and should be designed to resist the intrusion of flame.

Exterior Doors/Windows

By design, windows and glass door openings should take advantage of views, minimize reflectivity, solar absorption, glare and nighttime light emission and minimize overlook between residences. Large panes of glass are preferred.

In order to reinforce the connection to the outdoors, large windows with edges at or near the floor and/or ceiling, and sliding glass doors opening from main living areas, are recommended.

Square or rectangular window shapes should be emphasized. Arches, circular, triangular, octagonal, or trapezoidal windows or doors are discouraged as they suggest other building types and histories not associated with “desert” architecture. One exception is trapezoidal clearstory windows that take their shape from the adjacent sloping ceiling and roof.

Passive solar design strategies which locate the windows to enhance daylight and useful solar heat gain, as well as gathering natural ventilation, are strongly encouraged.

The use of metal-clad or aluminum window frames are encouraged. Window elements should be integral. Removable or ‘snap-in’ mullions are discouraged. Windows should be generally rectangular in form, vertically or horizontally oriented, with larger undivided panes.

Appropriate window types include:

- Awnings;
- hopper;
- casement; and
- fixed glass.

Window frames should be consistent in material, color, and proportion with the surrounding structure.

Glass may be coated to control solar heat gain (“low E”), but a reflective, tinted or mirrored appearance is not acceptable. Operable windows should be placed to maximize cross ventilation.

Exterior Walls

Only those building materials that appear natural and indigenous are appropriate. Color, texture, and form should be combined to help buildings recede and blend into the landscape.

Exterior walls shall be composed of approved noncombustible or ignition resistant material, *or* shall provide protection from the intrusion of flames and embers in accordance with State Fire Marshal Building Code 12-7A-1.

Appropriate wall materials may include:

- Natural stone having the appearance of indigenous material and color;
- smooth faced, sand blasted, board formed and bush hammered architectural concrete;
- smooth trowel finish and sand finish stucco, where used in defined planes;
- architectural smooth faced, sand blasted, split faced and colored precision concrete block;
- architecturally composed fiber cement;
- copper or neutral-toned finish metal; and
- Cor-ten steel.

Inappropriate wall materials include:

- brick and other veneer masonry;
- cultured stone;

- highly reflective or shiny metal;
- log construction;
- decorative patterned stucco; and
- surface-applied stone tile.
- Alumawood

Of the inappropriate materials listed above, those requiring special consideration by the HOA for approval, include:

- brick and veneer masonry;
- cultured stone;
- wood siding and
- decorative patterned stucco

Exterior walls should be simple, refined compositions that firmly ground the building to the site. A minimum of two and a maximum of three exterior wall materials (glazing system materials excluded) should be used with one material clearly dominant. Stone masonry should be of 4" minimum thickness. Wood is not recommended without significant overhang. If used it should be from a certified "green" and managed source. Additionally, it should be selected for its ability to withstand the dry/hot environment without excessive maintenance. Wood composition should be placed vertically or horizontally only. Accompanying accent trim should be proportional in scale to the built form and to be painted/stained to match or complement adjacent surface color and texture.

Large unbroken wall planes comprised of a single material should be used judiciously. Changes in wall materials should coincide with a clear break in massing, ground plane and/or surface plane. Materials should be composed and consistently applied to all building elevations.

Decks and Patios

Decks, patios and terraces should be designed to encourage a connection between indoor and outdoor spaces. These elements should be designed using natural materials that are both consistent with the exterior finishes and integral to the architectural style of the residence.

Balconies, decks, and patios should be designed with consideration given to the climatic influences of sun, shade, wind and rain. Trellis and/or overhead canopies may provide a shady transition from indoors to poolside and terraces.

Note: Decking and/or patio surfaces shall be constructed with ignition resistant material and pass performance requirements of State Fire Marshal Building Code 12-7A-4 (Parts A and B).

Appropriate materials for decks, patios, and terraces are:

- Native sand and gravel;
- stone; and
- exposed aggregate or architectural concrete, provided these are consistent with the architectural style and exterior finishes of the house.

As a means of integrating built form with site, ground oriented terraces are strongly preferred over elevated decks for outdoor living areas unless integrally designed as the top surface of the roof element. Freestanding, elevated decks should be constructed low to the ground or otherwise integrated into the site.

In order to provide weather protection, balconies or decks may be covered by trellis or canopies. Alternatively, overhead elements are encouraged in order to integrate building mass with decks and balconies. In addition to providing shade from the sun, trellis forms may also create poolside pavilion character. These design features should express an extension of the design elements found in the residence. Trellises providing 70% shade factor or more, canopies and shade structures count toward the total lot coverage limit for each lot.

Guard rail designs should be consistent with the material, detailing and architectural style of the dwelling. Glass or metal cable guard rails are encouraged for their transparency and least obstruction for views to and from the house. Highly decorative ornate railing styles and heavy wood or metal pickets are discouraged.

Chimney, Skylights and Roof Projections

Roof elements should be designed expressing horizontal planes. The body of the building volume may remain below the projections or protrude through them. Verticals should suggest a strong perpendicular connection to the desert floor. Horizontals should suggest a light structure floating above the desert floor. Projections can be expressed up to allowable building code requirements, as well as allowable State Fire Marshal building code requirements for homes in high fire severity zones.

Chimneys should be mass elements anchored to the finished grade. Concrete, concrete block, natural stone, brick masonry, neutral-finish metal or steel plate or other approved exterior wall materials are acceptable. Wood is not acceptable. All visible metals should be of finished color or patina so as to complement or blend with roof color and minimize reflectivity. Spark arrestors should be custom designed to complement the architecture. See Section 3.3 regarding rooftop equipment.

A significant aspect of the desert environment is the nighttime quality of darkness. In order to preserve this quality, skylights should be minimized. Clerestory and roof monitor designs are encouraged and provide less direct light spill impact, while allowing for the introduction of light into interior spaces. Further, interior light sources should not be positioned so as to direct light upwards through skylights.

Where skylights are used they should comply with the following: low profile, clear glazed, non-reflective skylight units and light tubes are acceptable. Bubble and/or domed skylights are discouraged. Every effort should be made to visually shield

skylights from direct view of adjacent dwelling. Flashings and frames should be painted or pre-finished to match roof color.

Accessory Structures

The design of accessory structures should be consistent to the style and architectural characteristics of the main building. The permitted use of accessory structures is limited to detached garages, second units, and pool/garden pavilions. Accessory structures shall not exceed 12 feet in height and are subject to review by the HOA and the City. The maximum floor area of accessory structures is not limited, but counts toward the maximum allowable building coverage per lot (6,000 sq. ft.).

Pool and garden pavilions (up to 150 s.f.) are to be located with a minimum setback of 10 feet to the front, rear and side property lines. The intent is that the pavilion be constructed primarily as a shade structure with open walls on a minimum of three sides.

Details

Details should be minimalist and essential in use. Simple forms provide interest in the way they are crafted and complement adjacent materials. Details should reflect the selected materials' natural qualities and reinforce the design of the complete building. Decoration and ornamentation should be used sparingly and should be limited to the small scale or hand sized objects where human scale and interaction is focused, such as custom door handles.

Detail elements to consider include window and door hardware, metal over exposed rafter and beam tails, structural connections, brackets, exposed truss connections, fenestrations, trellises, exterior cladding patterns, saw cuts in concrete slabs, patios, drives and decks as well as other strategies consistent with modern desert architecture.

Colors and Materials

Exterior materials should have colors that are integral to their natural properties or draw from the indigenous desert color palette. These local colors should recede and blend into the landscape.

The desert palette is most observed through the architectural shell of the building. Smaller inward items such as indoor/outdoor planes can begin to reflect the more vibrant desert colors, such as those found on rocks (lichen) and blooming cacti.

In general, colors of exterior elements, including roofs, walls, trims, and landscape structures, should be subdued, recessive and complementary of the colors found in the surrounding landscape.

Sustainability

Just as this unique community is carefully sited to protect and sustain its natural environment, the products and processes which create these homes should respect natural resources and the long-term health of the environment.

Environmentally responsible and safe materials and treatments are encouraged, to provide comfortable interior spaces and healthy indoor air quality. Low-flow shower heads, faucets, and dual-flush toilets and tankless water heaters are strongly encouraged, beyond the requirements of building codes.

Optimized energy performance via energy-efficient heating and cooling equipment, solar, yard lighting, and appliances, as well as a well insulated exterior building envelope, insulated and internally located ductwork, and high performance windows are also recommended where not already required by building codes.

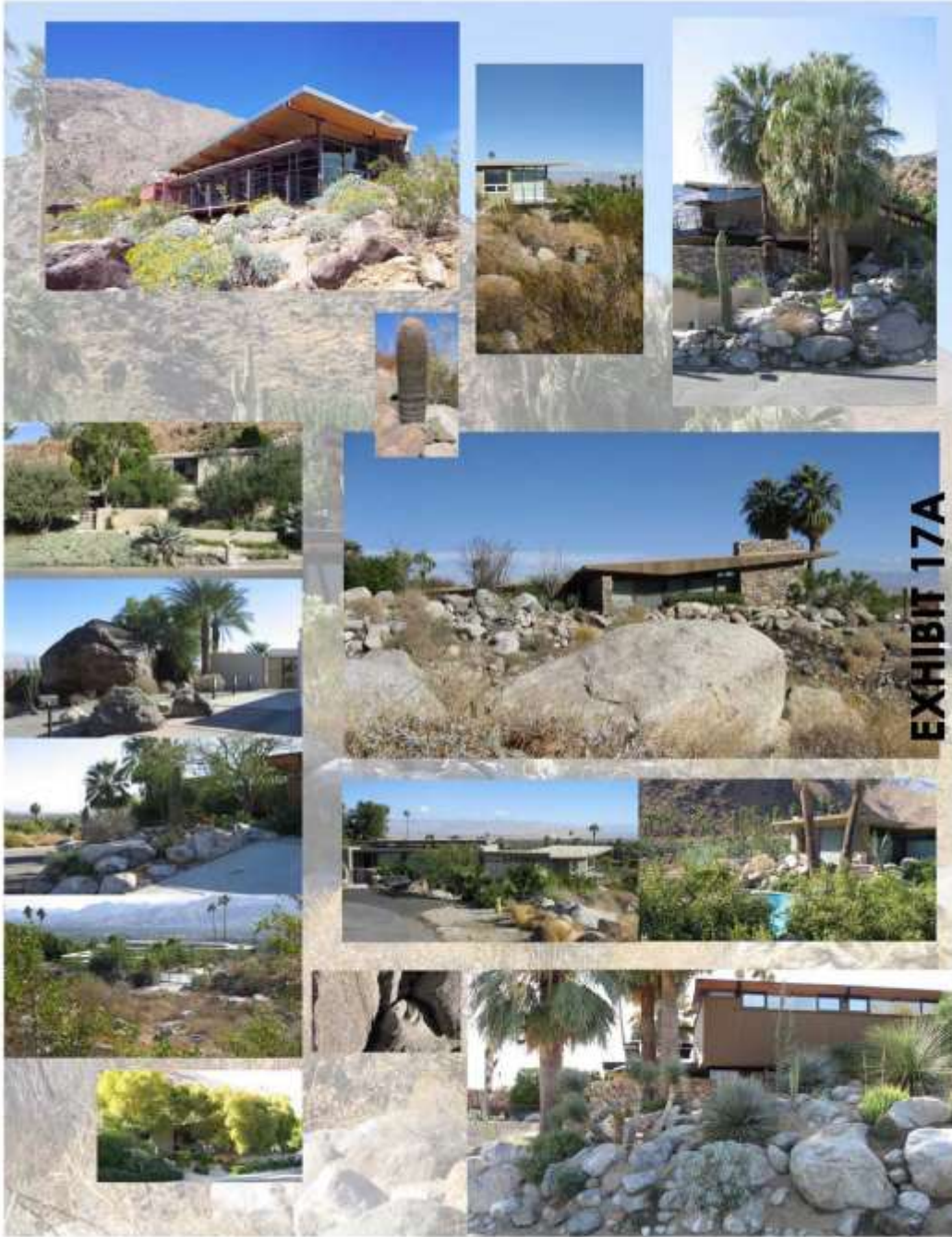
Graywater reuse (from lavatory sinks, showers, dishwashers, and washing machines) for landscape irrigation is an excellent way of reducing the demand for potable treated water, and is encouraged within code guidelines.

City services are in place to facilitate community recycling. A screened enclosure is required for each residence to accommodate trash cans and recycling containers for recyclables and green waste. The enclosure design should be an extension of the dwelling architecture.

Construction waste management strategies should incorporate sorting, recycling and reuse to minimize landfill impact and encourage community-wide benefits and responsibility of the construction industry.

As all individual sites will have to retain incremental increases in storm water run off, each site will evaluate the use of basins (percolation) or cisterns (reuse in landscape areas).

Date: 11/09/2010



Conceptual Architecture Photos I
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 Bob Hope Drive ■ Rancho Mirage ■ CA 92270
 Telephone (760) 300-9811 ■ Fax (760) 323-7893



N.T.S.
-94-



NTS
-95-

EXHIBIT 17B

Date: 11/09/2010



MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34300 BON HOPK DRIVE • RANCHO MIRAGE • CA 92310
TELEPHONE (760) 320-9811 • FAX (760) 323-7893

Conceptual Architecture Photographs II
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN