



Brittany West



This work was prepared by me or under my supervision and construction will be under my observation.

Project Architect:
Skip Goodell
Architect Lic. C-10132
Expires 10-31-2007
32-220 Rancho Vista
Suite 206
Cathedral City, CA 92234
760-902-2432
fax 760-328-7128

skipgoodell@brittanywest.com
www.brittanywest.com

Desert Rose Town Homes
194 New Town Homes
Verberna Drive
Desert Hot Springs, CA 92240
APN 656-040-032

Developer:
Skip Goodell for
Brittany West, LLC
32-220 Rancho Vista, Suite 206
Cathedral City, CA 92234
Phone 760-902-2432

These drawings are an instrument of service and remain the property of Brittany West, LLC. They are not to be reproduced, stored, disseminated or assigned to any third party without the express written permission of Brittany West, LLC.

© 2008 Brittany West, LLC

Site Plan

December 10, 2007

A-1

Arroyo de Paz Apartments - 60 units

Extend Flood Control - Concrete box/culvert connect to Arroyo de Paz line and extend to Verberna - to be covered and out of sight
County or Riverside Flood Control Easements to be abandoned and/or modified

30' ROW dedication to the City - plus Street improvements per City Standards with curbs, gutters and sidewalks

Site Information

APN 656-040-032
General Plan and Zoning - RH
Gross Area - 14.02 acres
Net Area - 13.5 acres
Number of Guest Parking Required - 39 stalls
Number of Guest Parking Provided - 40 stalls
Number of ADA Parking Required - 2 stalls
Number of ADA Parking Provided - 2 stalls
Each unit has two garaged stalls plus their own driveways that will accommodate 2 more guest stalls = 776 stalls total

Coverage Calculations

Overall site area - 672,711 sf
Right of Way Dedication - 54,723 sf (8.1%)
Building area footprint - 148,182 sf (24.3%)
Parking areas - 8,586 sf (12.7%)
Driveway areas - 87,963 sf (14.4%)
Ground floor patio areas - 23,864 sf (3.9%)
Total Coverage - 410,480 sf (61.2%)
Total Landscaped - 200,230 sf (32.8%)

Project Description

194 three-story units each composed of a ground floor two car garage with a hobby area and a 1/2 bath;
2nd floor living areas with a 1/2 bath, kitchen, dining and living room;
3rd floor bedrooms (2) with two full baths, and a laundry area, and a roof top garden accessed from a tower and a stairway from within each unit.
Each unit has its own stairway that is accessible from a lobby area that serves the main entry door and door from the garage.
Clubhouse - two stories - two pools on grade and a roof top garden with a lap pool, trellis and shade amenities; dance floor; kitchen; eating and meeting areas; media center; and an elevator.
The total project will be "Green" sustainable design and apply for the highest LEED's rating possible - Platinum

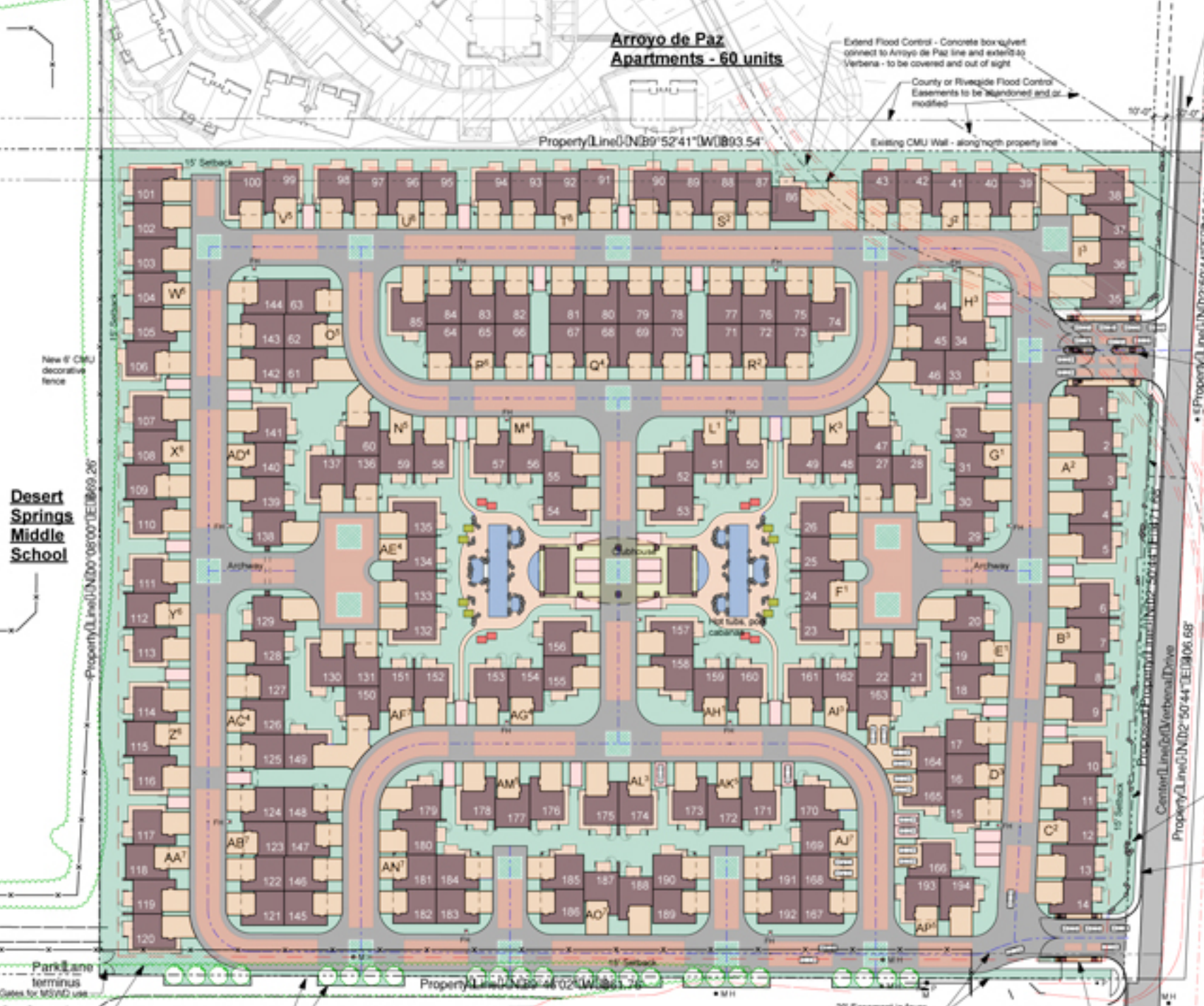
Project Information

Verberna Drive - 30 foot dedication to the City plus off-site improvements per City Standards - curb, gutter and sidewalk
Verberna Drive will extend to Camino Campanero - 24 wide and without sidewalks
Mailboxes - at the Clubhouse
Trash - individual units - with curbside collection
New CMU perimeter walls - 6' high except 9' high along the southern property line with MSWD
No Mechanical units will be on the ground or exposed to view - Photovoltaic solar panels on roof tops (if provided) will be behind the parapets and out of view
Roofs are at 30' high except for gabled parapet walls and roof access towers and the towers are stepped back from property lines
No Parking allowed on the streets - ALL parking is off street

Two Bunch Palms Resort



Site Plan Legend



Desert Springs Middle School

Parklane terminus Gates for MSWD use
Grass/Crete surface to take vehicular loads

New 6' CMU decorative wall over 3 retaining wall for a total of 9' barrier between our project and MSWD - tree pockets and CMU wall is on MSWD property for their Conditions of Approval



Site Plan

0 20' 40' 80'

Mission Springs Water District

Extend Verberna Drive to Camino Campanero 1,353 feet - 28 foot half road improvements per City Standards - no sidewalk

30' Easement in favor of MSWD to remain
Entry Gate for owners and with roof cover structure

New 6' CMU decorative fence with boulders and 3-1 berms up against the walls
New 5' sidewalk, curb, and gutter

Desert Landscape Common areas
All walkways are stone & brick pavers

Guest parking 10' x 20'
Unit driveway allows 2 cars
30' wide Private drives per Fire Dept
20' Radius typical

Decorative Pattern in drive

Guest Parking No on drive parking
Drive Pattern allows 2 cars
5' Sidewalk
20' Drive
5' Sidewalk

Spiral Stair to Deck above
Deck above & Patio below
Unit Number
2 Car garages ground level

Building Number
Phase Number