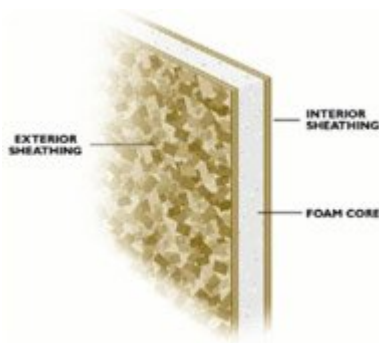


State-of-the-Art Building Techniques

Palmilla has been recognized by the home building industry and Department of Energy for home design and energy efficiency. Advanced principles of building science, construction techniques and materials are utilized to ensure energy costs are among the lowest in the Valley.

The homes in the beautiful Palmilla community are built with state-of-the-art Structural Insulated Panels (SIPs). SIPs are made by sandwiching an insulation core made of expanded polystyrene (EPS) between two sheets of engineered wood products. This “sandwich framing” method is three times stronger than conventional framing, impenetrable to air and features a flame resistant core. In addition, SIP construction has a much higher R-Value, or resistance to thermal penetration, than conventionally framed homes. Palmilla is the only community in the desert utilizing SIP's.



Designed for Energy Efficiency

Palmilla's homes achieve maximum energy efficiency by integrating the specifications of the federal government's ENERGY STAR certification program into their homes. ENERGY STAR labeled homes operate 30% more efficiently than the 1993 Model Energy Code. The result is a very comfortable home that offers energy savings, straighter walls, structural integrity and preservation of the environment.

To achieve the ENERGY STAR certification Palmilla homes incorporate the following:

- Use of Structural Insulated Panels (SIP's) in the walls for high thermal efficiency
- Energy conserving Low-E windows and Therma-Tru French doors
- R-38 ceiling insulation
- Multi-zone central air conditioning with programmable thermostats



Quality Construction... Quality Appointments

- Sealed HVAC ducting to prevent air leakage
- Tandem 50 gallon water heater with recirculating system
- Reflective Roof sheathing that includes an aluminum barrier designed to keep the heat out and cool air –in.

State of the Art Wiring

Palmilla homes utilize a well engineered wiring system for electrical, security, sound, satellite and cable television. Data networking is achieved utilizing Category 5 wiring, located throughout the homes.

Innovative Lines & Space

Textures and expertly crafted features are Palmilla's signature. Coffered ceilings, slab granite, rich woods, stone fireplaces, tiled floors and rich carpeting are key elements of each home. As you enter the homes you experience gently stepped living spaces that are thoughtfully planned for traffic flow and view lines. Large, uninterrupted expanses of glass display unobstructed views of pools, mountains and cascading water.

Exterior features that may vary per plan include:

- Handsome stone veneer
- Dramatic mahogany entry doors
- Spacious covered patios
- Interlocking paver patios, driveway, walks and courtyards
- Lush front yard landscaping
- Expansive 10-foot dual glazed view windows
- Stackable 10-foot sliding doors
- Private guest casitas
- Roomy 2 and 3 car insulated garages
- Air conditioned garage storage area
- Copper accents throughout the exterior



Quality Construction... Quality Appointments

Key interior features that may vary per plan include:

- Stone facades
- Raised fireplaces with gas logs
- Coffered ceilings and interior walls with radius corners
- Spacious walk-in closets with Melamine® closet organizers
- Sunken wetbars in most plans
- Sunken living areas
- Solid-core interior doors
- Decora light switches
- Decorative glass block windows

Showcase Kitchens:

- Rich slab granite, kitchen, island and wet bar countertops
- Under-counter task lighting
- Stainless steel under-mount executive-chef sink
- Beautiful cherry cabinetry with lined interiors and easy-glide drawers
- Stainless steel appliance package by Thermador and KitchenAide, including double oven, microwave and dishwasher
- Thermadore Professional Series gas cooktop
- Chimney-style wall hood
- Seperba KitchenAide refrigerator
- Trash Compactor
- Wet bar refrigerator