

Palomares

- **LOCATION:** POMONA, CA
- **TYPE:** DETACHED CONDO
- **DENSITY:** 8.99 D.U. /AC
- **S. F.:** 1,497 – 2,050

The challenge in designing this neighborhood of homes was in the combining of both wide/shallow and narrow/deep floor plans in such a manner as to maximize the project's planning potential and overall density. The architectural objective was to create an enclave of homes designed to meet the needs and desires of the first-time move-up market, and do so in a skillfully-executed fashion that would exceed the buyer's expectations.

Each plan was designed to be full-featured with carefully proportioned square footage allocated to the primary living areas. And a primary program objective was to offer a high bedroom count, to which the largest plan offers five. A level of sophistication was infused into the home through the use of sculpted volume ceiling spaces as well as carefully chosen view corridors and division of space.

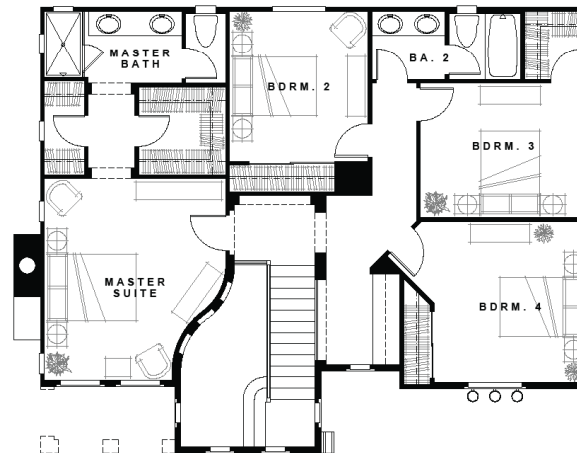
The exterior elevations were all designed to compliment one another in an effort to achieve an aesthetic of comfortable neighborhood continuity. In the final analysis, while each home reflects its' own strong individuality of character, it is only in the artful blending of these characters and program objectives, that the project ultimately achieves success.



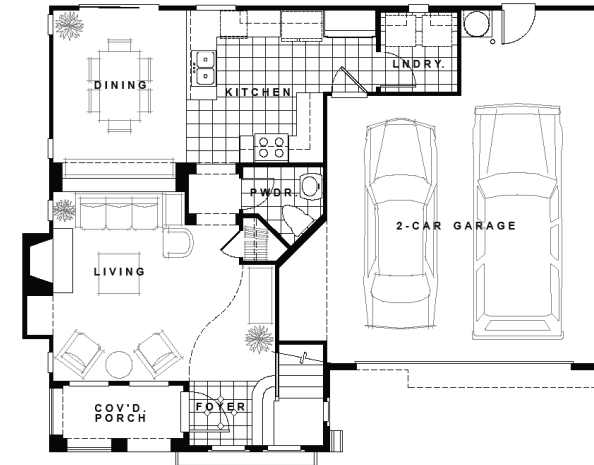
SPANISH



CRAFTSMAN



SECOND FLOOR



FIRST FLOOR

PLAN 2

SINGLE-FAMILY DETACHED

