The Farm in Poway
Neighborhood Aesthetic Compatibility

The crafting of successful street scenes and neighborhoods relies upon creating a pleasant combination of homes that do not overwhelm but rather enhance the community aesthetic.

To promote diversity in residential street scene and create individuality between homes, we included a broad palate of architectural styles that will be compatible with the farm design theme and the eclectic mix of housing styles found within the surrounding neighborhood.

We have scaled the homes appropriately to the size of each lot and in relationship to one another to ensure a harmonious and high-quality environment.

The homes in our design also include enough variation in massing and style to establish a sense of individuality and avoid street scenes that appear repetitive and boring.

Our plan will foster successful street scenes by carefully coordinating building designs that work together to establish variety.

In an effort to craft our plan in a manner that will be compatible with and complementary to the surrounding neighborhood, we performed a survey of homes along streets that are adjacent to the project and created a selection of different local styles. We have found the following styles of homes represented in the surrounding neighborhood: Farmhouse, Modern, American Traditional, California Ranch, Craftsman, Cottage, and Monterey.

**Surveyed Streets:**
Valle Verde Rd.
St. Andrews Dr.
Port Marnock Dr.
Valle De Lobo Wy.
Tam O Shanter Dr.
Cloudcroft Ct.
Cloudcroft Dr.

The following 24 homes surveyed are examples of 1 and 2 story homes throughout the adjacent golf course.
1. 16929 Valle Verde Rd.
2. 17014 St. Andrews Dr.
3. 17101 St. Andrews Dr.
4. 17307 St. Andrews Dr.
5. 17364 St. Andrews Dr.
6. 17410 Port Marnock Dr.
7. 17533 St. Andrews Dr.
8. 13411 St. Andrews Pl.
9. 17754 St. Andrews Dr.
10. 17806 St. Andrews Dr.
11. 13615 Valle De Lobo Wy.
12. 17956 St. Andrews Dr.
13. 17678 Tam O Shanter Dr.
14. 17468 Tam O Shanter Dr.
15. 17342 Tam O Shanter Dr.
16. 17229 Tam O Shanter Dr.
17. 17197 Tam O Shanter Dr.
18. 17187 Tam O Shanter Dr.
19. 17133 Tam O Shanter Dr.
20. 17154 Cloudcroft Dr.
21. 13547 Cloudcroft Ct.
22. 17066 Cloudcroft Dr.
23. 17050 Cloudcroft Dr.
24. 16921 Cloudcroft Dr.
1. 16929 Valle Verde Rd.
style: Cottage
colors (body, trim, roof): Tan, Dark Brown, Brown
roof material: Concrete Flat Tile
siding material: Stucco
other: Custom Driveway, Low-water Landscaping

2. 17014 St. Andrews Dr.
style: Cottage
colors (body, trim, roof): Beige, White, Grey
roof material: Asphalt Shingle
siding material: Stucco, Stone Veneer, Wood Siding
other: Low-Water Landscaping

3. 17101 St. Andrews Dr.
style: California Ranch
colors (body, trim, roof): Taupe, White, Brown
roof material: Concrete Flat Tile
siding material: Stucco
other: Solar, Low-water Landscaping, Raised Garden Beds, Ranch-style Fence

4. 17307 St. Andrews Dr.
style: California Ranch, Craftsman
colors (body, trim, roof): Grey, White, Light Grey
roof material: Concrete Flat Tile
siding material: Stucco (smooth finish)
other: Contemporary American Landscaping, Solar, Custom Driveway
5. 17346 St. Andrews Dr.
style: American Traditional
colors (body, trim, roof): Beige/Brown, Brown/Orange, Brown
roof material: Asphalt Shingle
siding material: Stucco, Wood Siding
other: Low-water Landscaping, Accent Fence to match house

6. 17410 Port Marnock Dr.
style: Modern
colors (body, trim, roof): Peach, Tan, Clay Red
roof material: Concrete S-Tile
siding material: Stucco
other: Attached Multi-Family, Low-water Landscaping

7. 17533 St. Andrews Dr.
style: California Ranch
colors (body, trim, roof): White, Dark Brown, Clay-Red
roof material: Concrete S-Tile
siding material: Stucco
other: Low-water Landscaping, Custom Driveway

8. 13411 St. Andrews Pl.
style: California Ranch
colors (body, trim, roof): Olive, White, Charcoal
roof material: Asphalt Shingle
siding material: Wood Siding, Stone Veneer
other: Custom Driveway
9. 17754 St. Andrews Dr.
style: Tuscan
colors (body, trim, roof): Tan, Brown, Tan
roof material: Concrete S-Tile
siding material: Stucco, Stone Veneer
other: Low-Water Landscaping, Custom Driveway

10. 17806 St. Andrews Dr.
style: Modern
colors (body, trim, roof): Taupe, White, Tan
roof material: Concrete Flat Tile
siding material: Stucco, Brick Veneer
other: Custom Driveway

11. 13615 Valle De Lobo Wy.
style: Modern
colors (body, trim, roof): Beige, Cream, Clay Red
roof material: Concrete S-Tile
siding material: Stucco
other: Attached Multi-Family, Low-water Landscaping

12. 17956 St. Andrews Dr.
style: Craftsman
colors (body, trim, roof): Off-White, Brown, Brown
roof material: Concrete Flat Tile
siding material: Stucco, Stone Veneer
other: Low-Water Landscaping
13. 17678 Tam O' Shanter Dr.
style: Modern
colors (body, trim, roof): White, Black, Tan (not visible from street)
roof material: Flat Roof Tar and Gravel (not visible from street)
siding material: Stucco
other: Low-water Landscaping

14. 17468 Tam O Shanter Dr.
style: California Ranch
colors (body, trim, roof): Tan, White, Clay Red
roof material: Concrete S-Tile
siding material: Stucco, Wood Siding
other: Traditional So-Cal Landscaping

15. 17342 Tam O Shanter Dr.
style: American Traditional
colors (body, trim, roof): Gray-Blue, White, Charcoal
roof material: Concrete Flat Tile
siding material: Stucco, Wood Siding
other: Traditional So-Cal Landscaping

16. 17229 Tam O Shanter Dr.
style: American Traditional
colors (body, trim, roof): Tan/Brown, Tan, Red-Brown
roof material: Concrete Flat Tile
siding material: Stucco, Wood Siding, Shingles
other: Traditional So-Cal Landscaping
17. 17197 Tam O’Shanter Dr.
style: California Ranch
colors (body, trim, roof): Grey, Brick-Red, Brown
roof material: Concrete Flat Tile
siding material: Wood Panel, Brick Veneer
other: Low-water Landscaping

18. 17187 Tam O’Shanter Dr.
style: Modern
colors (body, trim, roof): Tan, Brown, Brown
roof material: Concrete Flat Tile
siding material: Wood Panel
other: Solar, Low-water Landscaping

19. 17133 Tam O Shanter Dr.
style: Monterey
colors (body, trim, roof): White, Black, Brown
roof material: Asphalt Shingle
siding material: Wood Siding, Stucco
other: Low-water Landscaping

20. 17154 Cloudcroft Dr.
style: Modern, California Ranch
colors (body, trim, roof): Off-White/Stone, White/Dark Brown, Clay-Red
roof material: Concrete S-Tile
siding material: Stucco, Stone
other: Low-water Landscaping
21. 13547 Cloudcroft Ct.
style: Monterey
colors (body, trim, roof): Beige, Cream, Brown
roof material: Concrete Flat Tile
siding material: Stucco, Wood Siding
other: Custom Driveway

22. 17066 Cloudcroft Dr.
style: Cottage
colors (body, trim, roof): Blue-Grey, White, Brown
roof material: Asphalt Shingle
siding material: Stucco
other: Custom Driveway

23. 17050 Cloudcroft Dr.
style: California Ranch, Craftsman
colors (body, trim, roof): Beige, Brown, Tan
roof material: Flat Concrete Tile
siding material: Stucco, Wood Panel Accents
other: Traditional American Landscaping

24. 16921 Cloudcroft Dr.
style: California Ranch, Modern
colors (body, trim, roof): White/Cream, White, Light Tan
roof material: Concrete S-Tile
siding material: Stucco
other: Low-water Landscaping