



For More Information/Images:
Heather McCune
949-553-9100 ext. 245
hmccune@bassenianlagoni.com

Bassenian Lagoni Architects Wins Gold Nugget Grand Award; Nine Awards of Merit

Bassenian/Lagoni Architects, Newport Beach, Ca. recently was recognized with the 2006 Gold Nugget Grand Award in the competitive category, Best Single Family Detached Home 1,700 sq. ft. and over on a Compact Lot. The winning entry was Residence Three at Portico at Pacific Highlights Ranch built by Pardee Homes.

The challenge in this alley-loaded, moderately priced neighborhood in a sought-after San Diego master plan was to create a powerful architectural streetside face that generates strong individuality between homes on compact lots while enriching the community aesthetic. The California ranch motif with vertical siding and the shedded roof capping on an expansive porch delivers the distinct elevation without compromising livability. The well-proportioned porch adds a valued shade zone along the front side of the home. A second side courtyard on a tight alley-loaded product lets the 2,413 sq. ft. plan live larger by creating a vital activity enclave. The plan preserves distinctly formal and informal regions on the lower level. A turning stair tower, filled with natural light leads to the second level. Elevated windows light the entire hallway to the secondary bedrooms. Set apart from the activity is the master suite.

“Being recognized by the panel of judges in this competitive category is an honor,” says president Carl Lagoni. “Delivering well-designed, well-detailed homes that

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present all the living spaces buyers want on a compact lot provides the challenge that inspires our talented team of professionals. Our planners and designers regularly develop the solutions that separate our clients' projects in the marketplace, and the decision of the judges recognizes their creativity.”

Award of Merit winners crisscrossed the Gold Nugget categories. “Our work rose to the top in this important competition in ten different planning and design categories both domestically and internationally,” notes CEO Aram Bassenian. “This recognition reflects the growing expertise of our staff and the expanding nature of our practice.”

The Award of Merit winners include:

- **Castellina at Covenant Hills** in the category best neighborhood site plan under 15 acres
- **Viscaya Plan Three** in the category best single family detached home under 2,300 sq. ft. on a small lot
- **Bella Fiore Plan One** in the category best single family detached home 2,600 to 3,000 sq. ft.
- **Montanez at Covenant Hills Residence Three X** in the category best single family detached home 3,601 to 4,000 sq. ft.
- **The Cortile Collection at The Bridges Residence Four** in the category best single family detached home over 5,000 sq. ft.
- **Castellina at Covenant Hills** in the category best for sale attached housing project under 18 units per acre.
- **Sheshan International Golf Community** in the category international residential project, and
- **Castellina at Covenant Hills** in the category attached suburban project of the year.