



INTERNATIONAL DESIGN GROUP
A R C H I T E C T U R E ■ I N T E R I O R D E S I G N

JB Pastor Building
(Design Review Application DR 23-140)

Project Consistency to Commercial Design Guidelines

The proposed JB Pastor Building is a two level, partial basement and partial apartment roof deck in the service commercial district (SC). Commercial spaces and on-site parking in the ground level and second story apartments.

The design intent is to respect and preserve the historical village character; integrate with residential attribution of the community and pedestrian friendly environment. The overall design concept includes harmony of interior and exterior spaces as an overall experience. Open space gallery for pedestrian use in the commercial areas including permanent planters, landscape areas and benches. Access to commercial units is through 2 access points in the sidewalk on Dolores Street. In the second-floor apartments outdoor covered open balconies to access each unit and courtyards to some of the units are features that allows indoor and outdoor experience. This will be achieved with a harmonized architecture in the immediate surroundings of Spanish Colonial, Italianate and Mediterranean structures.

The proposed project will have facades that will reminisce traditional architecture of the period through use of traditional elements such as authentic clay tile roofs, wood corbels and beams, decorative wrought iron railings, limestone floors, cantilevered features, window projections and the like.

The proposed projects scale and form will complement the rhythm of structures in the immediate vicinity through the use proportioned storefront fenestrations for the commercial areas and properly scaled in the apartments. The use of character defining details through eaves, parapets, overhangs, finishing details and similar features. The undulating walls creating shadow lines that cultivate interest in architecture will be achieved. The use of natural stone and mixed with stucco including molding surrounds of fenestrations adds texture and color. Each building façade has interest and have no long blank walls. The various building heights add to the creation of various roof forms and a “village” feel.