



INTERNATIONAL DESIGN GROUP

ARCHITECTURE ■ INTERIOR DESIGN

Proposed JB Pastor Building Commercial Design Guidelines Compliance Analysis

A. Conservation of Design

1. New buildings should not imitate styles of the past but strive to achieve compatibility with the old.

The re-designed project takes on a creative or artistic approach to the Spanish Revival and Mediterranean architecture which features design elements like terra-cotta clay tile roofs, natural stone, white stucco walls, soft arches, wrought iron Juliet balconies ceramic tile feature, etc.

2. Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and window should be used as guides to establish the context for new or remodeled buildings.

Lot 10 currently hosts two existing commercial structures, one of which features a two-story Mediterranean style. The adjacent properties maintain a cohesive two-story profile, creating a balanced urban context. In response to this architectural framework, we propose the development of two-story buildings that are thoughtfully designed to harmonize with their surroundings.

The zoning regulations permit a maximum height of 30 feet; however, our proposal features buildings ranging from 22'9" to 28'0" feet in height. This strategic choice ensures that our structures remain lower than the neighboring properties, thus reducing the structures' massing. By respecting the existing eave heights, we foster a sense of continuity and visual harmony within the streetscape.

Every design element—from doors and windows to balconies—will reflect the depth of dimensions and stylistic nuances of the adjacent buildings, creating a seamless integration with the urban fabric. This attention to detail ensures that our proposal not only compliments the existing surrounding architecture but also enriches the overall character of the area.

3. Adding a new design element in order to create a separate business identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

The proposed buildings are conceived as a cohesive architectural ensemble, unified by a stylistic architectural language. Each structure harmoniously contributes to the overall identity of the project, ensuring that no individual unit diverges from the collective vision. This

integration fosters a seamless vernacular, free from contrasting architectural style, resulting in a meticulously curated environment that embodies a holistic aesthetic.

4. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

The street-facing façade is methodically crafted to evoke visual intrigue through the strategic arrangement of openings, architectural elements, and materials. This design approach harmoniously balances form and function, inviting exploration and engagement while enhancing the overall character of the building.

5. Long blank walls should be avoided and building facades should be broken up visually to reflect the rhythm of typical storefronts, i.e. alterations, entrances or offsets every twenty to thirty feet.

Specifically, the street façade along Dolores Avenue, and all building façade, has been thoughtfully articulated through a series of layered design composition, incorporating strategically placed fenestrations, wall undulation and diverse architectural elements. This approach effectively will not have blank façades, fostering visual interest and enhancing the experience.

6. Roof forms should be complete and not present false fronts.

There are no false fronts in this project, the forms follow function in plan and elevation. Slope roof terminates into roof decks with landscaping. Special attention in re-designing the apartment adjacent to the stone house terrace apartments, low profile parapets to conceal solar panels, thus reducing mass and bulk adjacent to the stone house terrace apartment building.

7. Partial mansard roofs (typical of franchise architecture) and pitched roofs that do not reach a true peak or hip should be avoided.

This project avoids the use of superficial partial mansard roofs, opting instead for a continuous roofline that gracefully wraps around each building. Within the roof well, we have integrated either expansive roof deck terraces or essential rooftop equipment, such as solar panels and mechanical units, ensuring both functionality and aesthetic coherence while maximizing the usable space at the top of each structure.

- B. Façade Proportions. Each building should be treated as a consistent whole.

This is certainly true of this project. As mentioned earlier, each building is designed as a consistent whole - as one project. This achieved will be with careful selection of architectural details coloration, fenestrations and materials selection.

1. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.

As previously articulated, this project has been carefully designed with a cohesive pattern that harmonizes the buildings within the ensemble. Every detail—windows, doors, color palettes, and architectural accents—has been carefully considered to create a unified aesthetic that enhances the overall architectural narrative. This thoughtful approach ensures a seamless integration of elements.

2. If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

We wholeheartedly embrace this methodology in our development approach. While there may be slight variations in color and materials to subtly differentiate individual units and tenants, these distinctions are intentionally designed to maintain a cohesive identity for the entire project. Each choice is made with careful consideration, ensuring that the overall aesthetic remains unified while still allowing for individual expression within the larger architectural context.

3. Buildings and storefronts in the core commercial area should establish a “pedestrian wall” close to the front property line (generally within 0” to 24”)

This project creates a pedestrian wall at the property line with recesses, planters and “popouts” to create street façade interest. In addition, to further enhance the community building and ornamented wall public appreciation, the proposed building façade has been layered and setback to allow for this experience. Also, by layering unit 106 and apartment 2B, it allows for a better appreciation of the ornamented wall and community building from a southerly approach.

C. Façade Proportions.

1. The pedestrian wall should not be without relief; it should be punctuated by occasional offsets produced by entries, window projections, small planters, and entrances to courtyards and intra-block walkways.

With this project’s planter wall set on the property line, the wall plane is broken up by wall recesses to windows and doors, as well as having entrances to the intrablock walkways and gallery.

2. The relation Purely decorative balustrades and balconies are discouraged.

There are no faux or decorative balustrades or balconies in this project. All balconies are usable.

- D. Window Patterns. Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman, arched windows (Spain, colonial Revival), or banded window (Craftsman) are typical.

Window design is consistent with the proposed architecture style. All windows are well proportioned and have true divided lights.

1. Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.

There are no large sheets of glass in this project.

2. Such window treatments as mitered corners, etched glass, and glass block are to be avoided.

None of these window treatments are proposed for this project.

3. Transom windows above doors or extending the width of the façade should be preserved or restored as exemplary of traditional storefront design.

These are new buildings there is nothing to restore. However, we are not proposing transom windows in this development

- E. Size, Shape, and Nature of Doors and Entries. Entrances to stores are typically recessed from the façade by creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.

1. Conserve or create recessed entries. Should two business entries be close to one another in the same building, a single recess may be designed to accommodate both.

This project utilizes gallery entry, set back minimum of two feet from the property line, and also implements recessed facade with front facing planters to create interest along the sidewalk on Dolores St.

2. Business spaces located on a corner may substitute an angled or beveled entry instead of a recess to create variety and visual interest.

This property is not on a corner lot.

3. The floor of a recess should be differentiated from the adjoining sidewalk through contrasting stone, brick, or tile paving that does not extend beyond the property line.

This project proposes limestone paving in the new development gallery up to the property line. We will also redo the existing sidewalk and provide new concrete pavers

4. Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors. All PAR doors into retail areas are within the gallery area. The intent is to allow access for tenants goods and products that will require larger access opening.

All pair doors in the retail areas are within the interior gallery area. The intent is to allow access for tenants' goods and products that require larger access opening.

5. Simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate. Dutch doors are a Carmel Tradition.

This project proposes combination steel windows and metal clad wood at the street level, in the front façade. Metal clad wood doors and windows at the second level.

- F. Materials, Textures, and Colors. Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone as well as landscaping are encouraged.

The primary materials proposed for this project include stucco, natural stone, steel, and wood for the windows and doors, complemented by clay roof tiles and decorative ceramic tiles. These elements are thoughtfully integrated, reflecting the established character of the Commercial District while ensuring durability and aesthetic harmony.

1. Paint should be applied as a solid color, without texture or mottling. Antiqued and faux finishes are inappropriate.

Only solid paint colors are proposed for this project. No faux finish will be used

2. Muted paint colors, which blend with the natural surroundings are appropriate. Bright and primary colors should be avoided. Contrasting colors should be saturated and earthen.

The proposed color palette for this project embraces a sophisticated range of off-white and earth tones for the stucco, aligning with the established coloration of the Commercial District. This understated approach eschews vibrant hues in favor of a refined and cohesive look, enhancing the overall architectural integrity and complementing the surrounding context.

- G. Courtyards and Intra-Block Walkways. Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets defining a block.

This project proposes intra-block walkways, accessed through the existing restaurant/

- H. Landscaping: Carmel is noted as “the village in a forest”, and the forest should not end at the boundaries of the commercial district. Improvements to property that incorporate trees and other living plant materials attractively arranged and maintained are desirable.

In the absence of a central courtyard, the design incorporates wide galleries including the spaces between the ornamented wall and the community room building; and strategically integrates planters and benches throughout the property, enhancing the landscape and promoting a sense of connection to nature. Planters will be positioned along the street façade at the sidewalk, creating a welcoming entry. Additionally, planters will line the galleries, fostering a harmonious flow. On the second floor, we are thoughtfully placing planters on balconies near windows, ensuring that greenery is an integral part of the overall aesthetic and

experience of the space. Specially adjacent to the stone house terrace apartments. Providing an 8'0" setback buffer from the property line complimented by continuous planters.

Significant trees (as determined by the City Forester) need to be preserved, and site design should provide for additional trees. Healthy street trees are encouraged, as is the location of trees within the interior of blocks and away from street frontage in order to enhance the distribution of trees and to create a more effective canopy.

There are no significant trees on site. Given the current landscape of the property, our design approach will enhance the project with strategically placed planters to introduce greenery and soften the environment. This focus on planters allows for a dynamic integration of plants while maintaining a cohesive aesthetic, without the introduction of trees into the design.

1. Permanently installed planter boxes are encouraged.

The planters mentioned on 'F' are permanent planter boxes.

2. Street furniture—benches, trash containers, drinking fountains, etc.—can be a welcoming feature in the commercial area, but should be carefully selected for compatibility with the surrounding architecture and commercial activity. Benches should be carefully sited to avoid congestion and litter problems.

We are proposing benches and trash containers throughout the property.

3. Flower boxes under display windows, hanging baskets of floral displays in intra-block walkways, and formal flowerbeds are frequent and encouraged.

Please refer to 'F,' as there will be permanent planters throughout the development.

- I. Lighting. Lighting should be the minimum required for public safety.
 1. Harsh, unscreened, flashing, blinking and garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting and tree lighting.

As part of our commitment to preserving the unique character of Carmel, we will collaborate closely with a lighting engineer to emphasize the critical importance of safeguarding the integrity of the night sky. We are fully dedicated to adhering to the zoning code, ensuring that light intensity is carefully controlled and limited to what is strictly necessary for public safety. Our approach will prioritize minimizing atmospheric light pollution, achieving a harmonious balance in illumination that enhances the environment without compromising the natural beauty of the night sky. This strategy reflects both a respect for local regulations and a commitment to fostering a tranquil, welcoming atmosphere for the community.

2. Lighting fixtures should be discrete or compatible in design with the building and site.

We are providing a photometric plan complying with city requirements.