

Viejo Carmel
Carmel-By-The-Sea, California



Viejo Carmel is a distinctive residential infill project nestled into the quiet town of Carmel-by-the-Sea. The 1/2-acre site is composed of five cottage-scaled buildings totaling 20 townhomes and stacked flat units over a one-level subterranean garage. While modest in size, each unit offers luxurious appointments, scenic orientation and convenient access to the downtown shopping district on Ocean Avenue. Units range in size from 545 sq.ft. studios, 660 to 710 sq.ft. one-bedrooms, 990 sq.ft. two-bedroom flats, up to 1,160 sq.ft. townhomes.

The building is deliberately divided into two distinct architectural characters, responding to the vernacular of the town, further breaking down the scale of the project. Two buildings on the 4th Avenue (south) side are authentic interpretations of the French Tudor Style indicated by their wood shake roofs, brick veneer, half-timbering, wood windows, smooth trowelled plaster and copper detailing. The buildings on the north end of the site are inspired by Spanish Colonial architecture. These rich buildings are adorned with clay barrel roof tiles, exposed rafter tails, copper detailing, antique wood work, wrought iron railings and natural stone from regional quarries.

Client	Lexor Builders, Inc.
Units	20
Stories	Two
Density	40 du/ac
Contractor	Lexor Builders, Inc.
Completed	2001

Awards
2003 Builder's Choice Grand Award (2)
2002 NAHB Pillars of the Industry Award
2002 Best in American Living
Platinum Award
2002 Gold Nugget Grand Award