

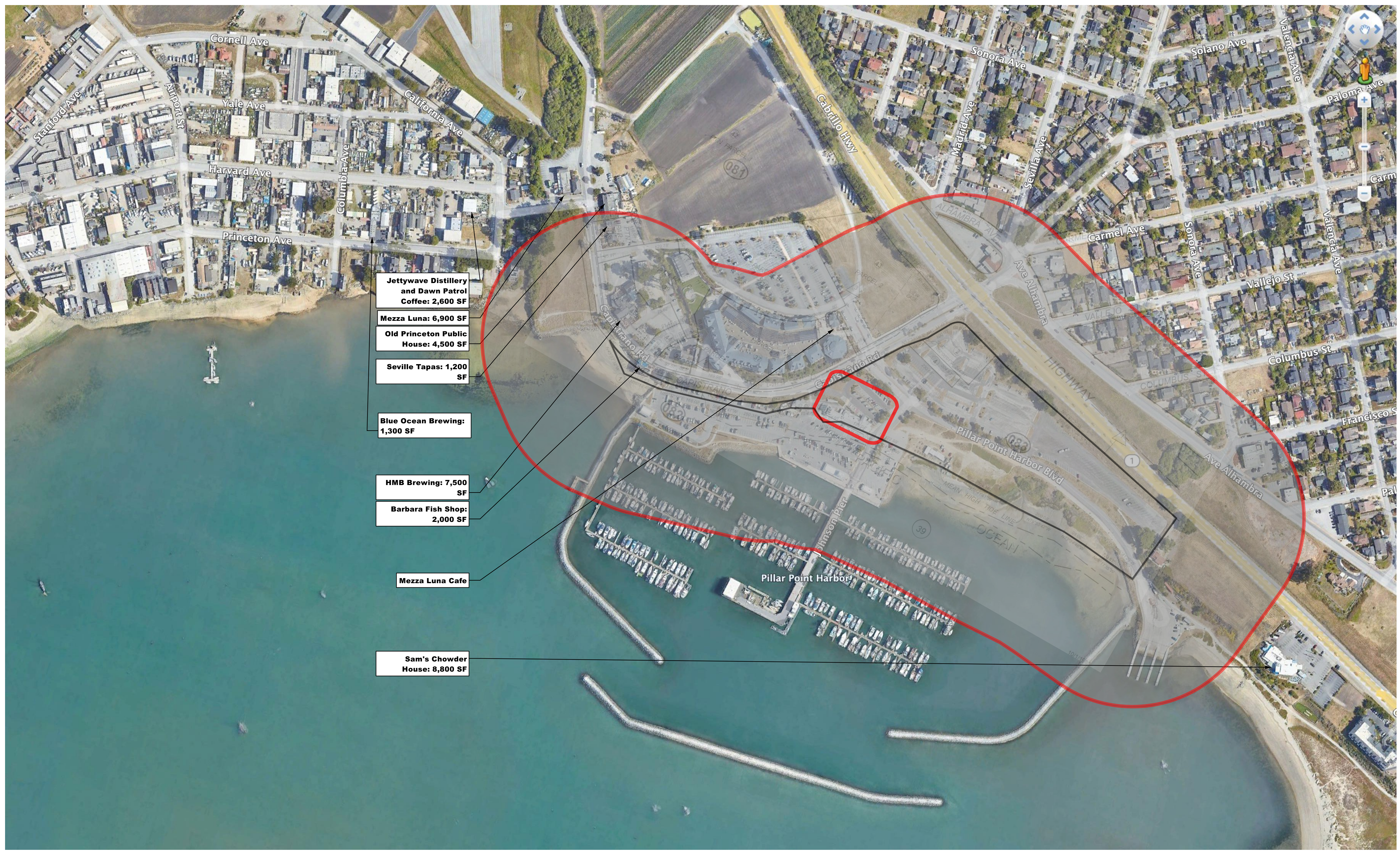


Submitted for SM County use in scheduling Community Workshop

Pillar Point Harbor Retail Center

Schematic Design Progress Review w/ Landscape and Entitlements progress





Jettywave Distillery and Dawn Patrol Coffee: 2,600 SF

Mezza Luna: 6,900 SF

Old Princeton Public House: 4,500 SF

Seville Tapas: 1,200 SF

Blue Ocean Brewing: 1,300 SF

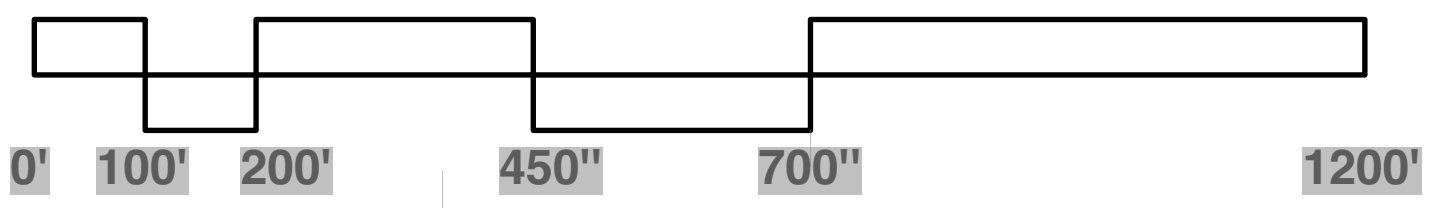
HMB Brewing: 7,500 SF

Barbara Fish Shop: 2,000 SF

Mezza Luna Cafe

Sam's Chowder House: 8,800 SF

Viscinity
SCALE: NTS
APRIL 25 2024

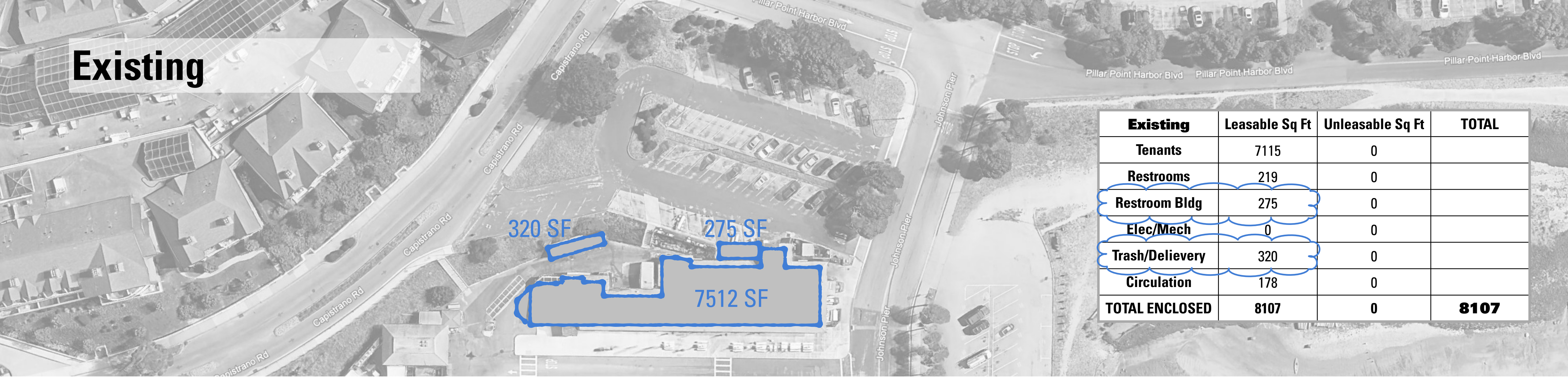


PILLAR POINT HARBOR RETAIL CENTER
JOHNSON PIER, HALF MOON BAY, CA 94019



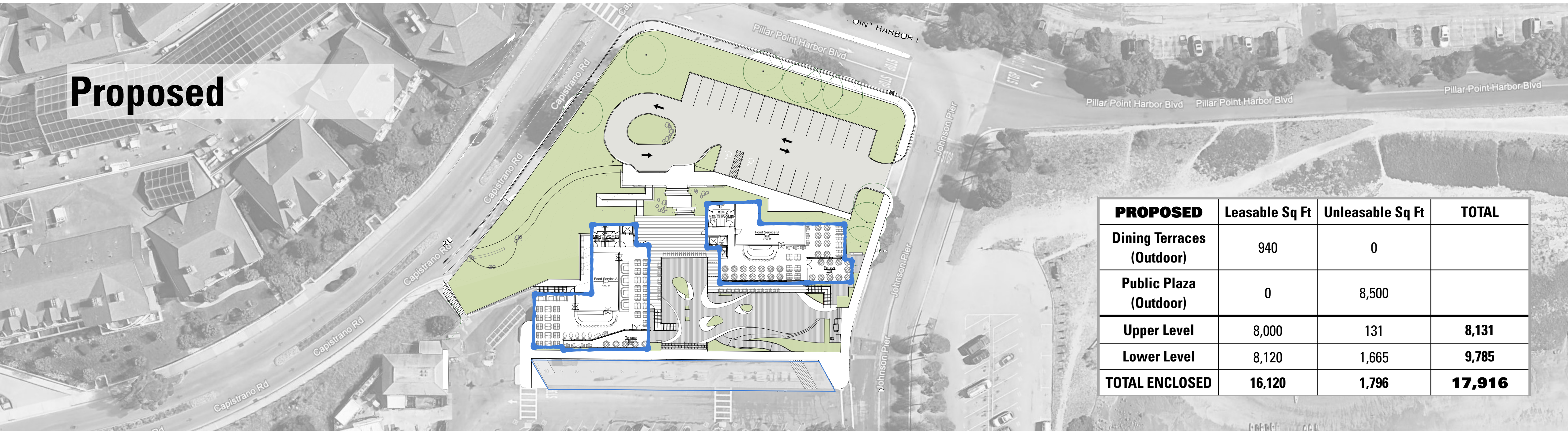
729 Heinz Ave, Suite 1, Berkeley, CA 94710
Phone: 510-848-0895

Existing



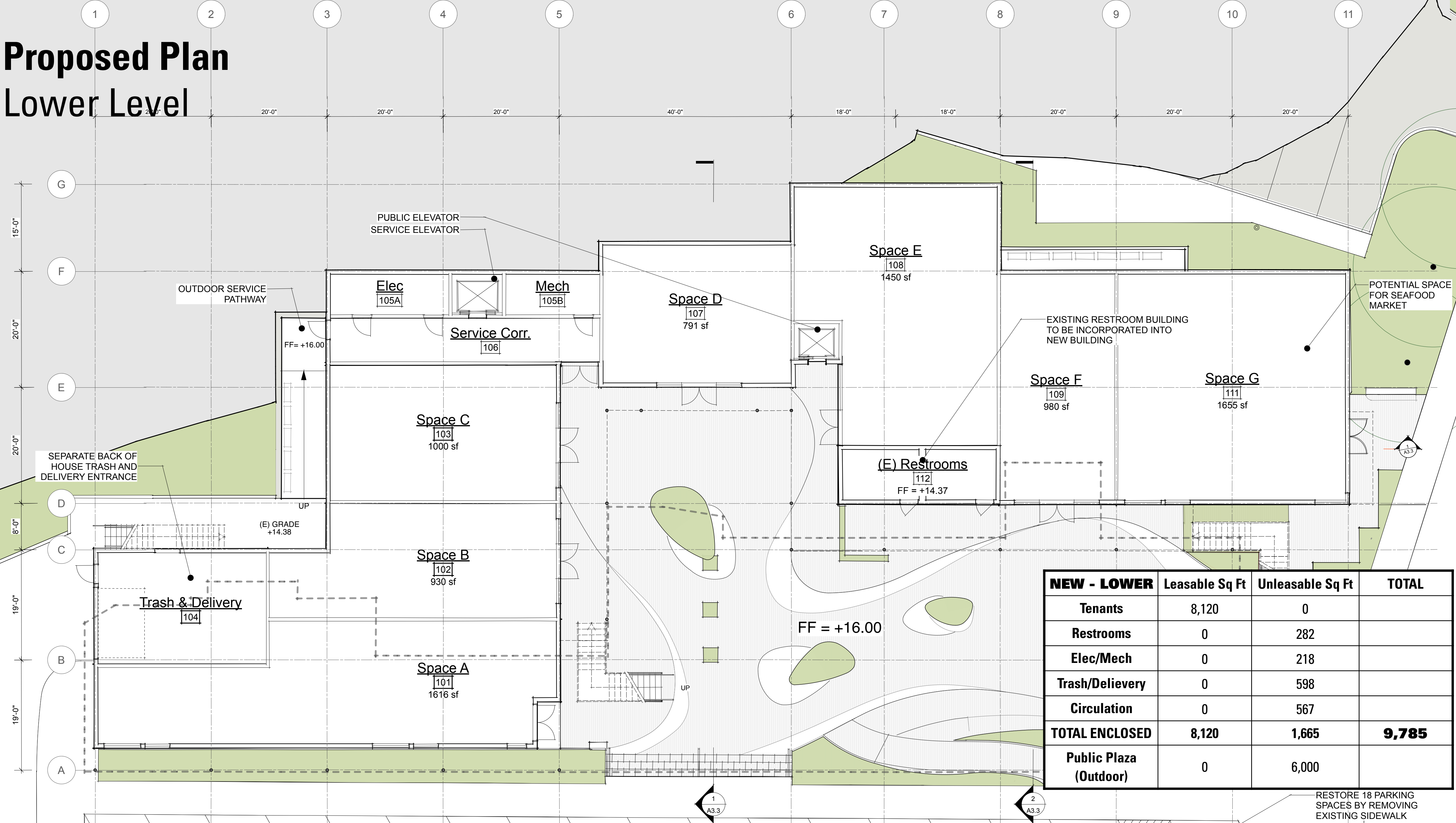
Existing	Leasable Sq Ft	Unleasable Sq Ft	TOTAL
Tenants	7115	0	
Restrooms	219	0	
Restroom Bldg	275	0	
Elec/Mech	0	0	
Trash/Delievery	320	0	
Circulation	178	0	
TOTAL ENCLOSED	8107	0	8107

Proposed



PROPOSED	Leasable Sq Ft	Unleasable Sq Ft	TOTAL
Dining Terraces (Outdoor)	940	0	
Public Plaza (Outdoor)	0	8,500	
Upper Level	8,000	131	8,131
Lower Level	8,120	1,665	9,785
TOTAL ENCLOSED	16,120	1,796	17,916

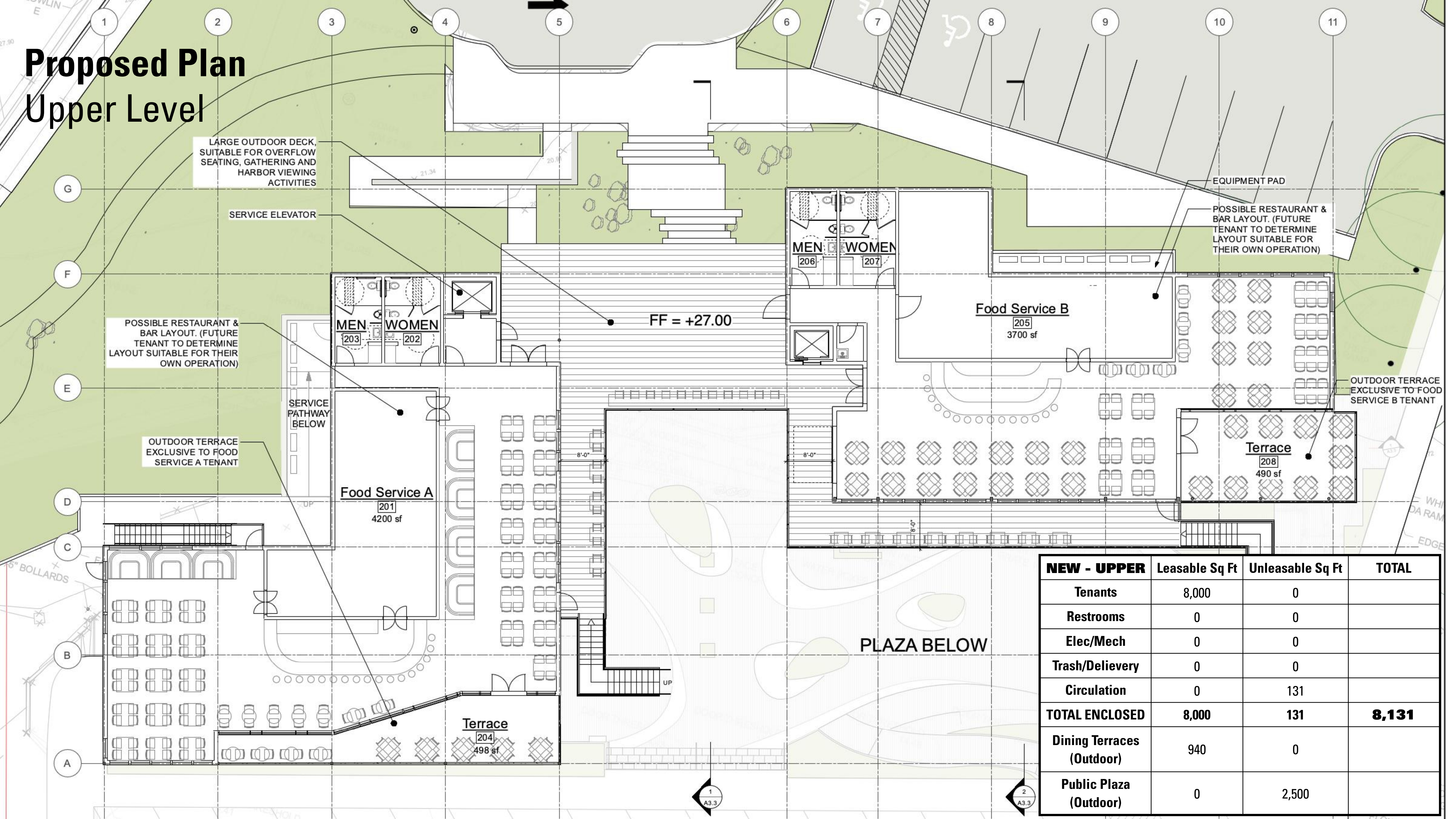
Proposed Plan Lower Level



NEW - LOWER	Leasable Sq Ft	Unleasable Sq Ft	TOTAL
Tenants	8,120	0	
Restrooms	0	282	
Elec/Mech	0	218	
Trash/Delievery	0	598	
Circulation	0	567	
TOTAL ENCLOSED	8,120	1,665	9,785
Public Plaza (Outdoor)	0	6,000	

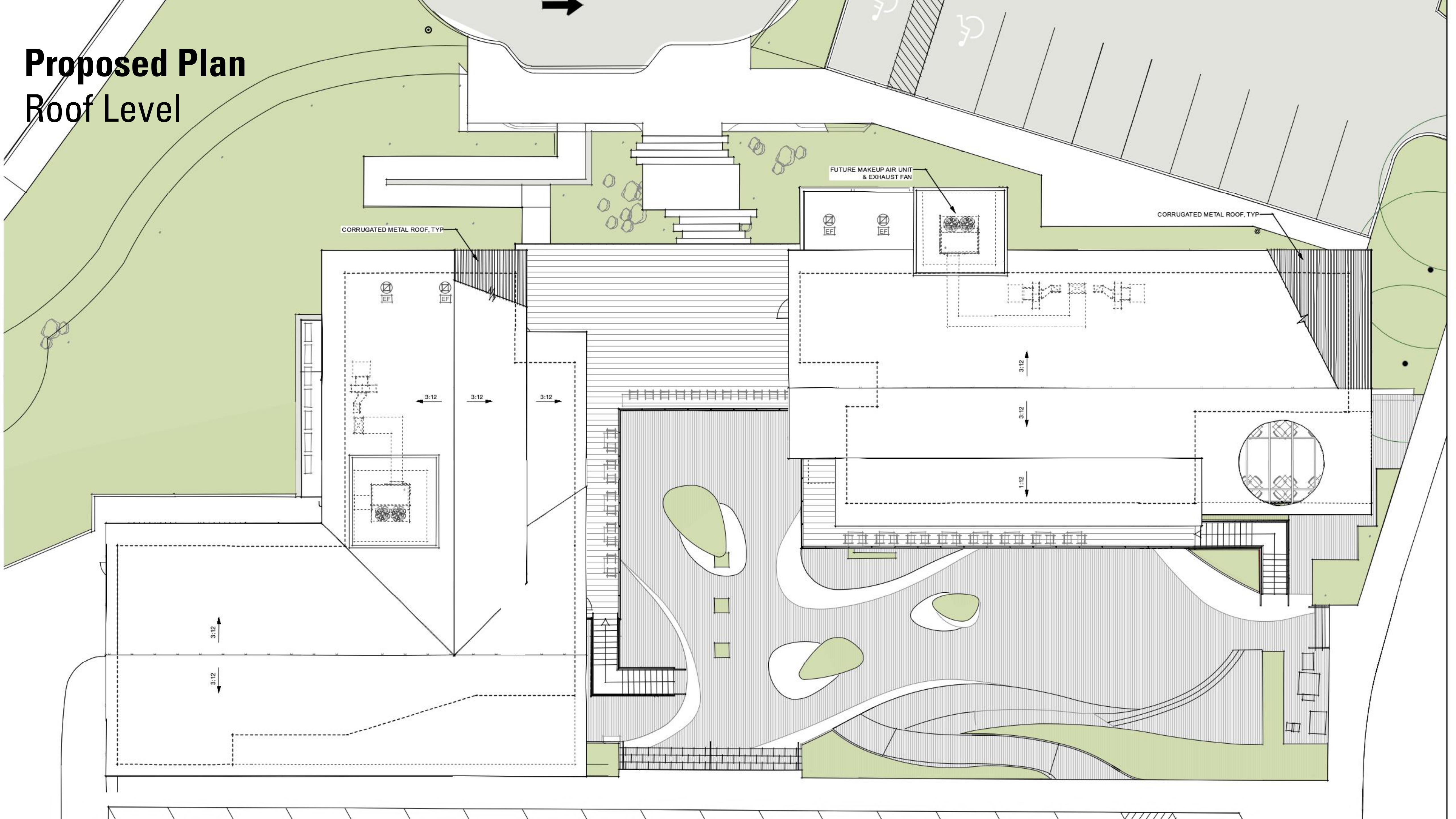
RESTORE 18 PARKING SPACES BY REMOVING EXISTING SIDEWALK

Proposed Plan Upper Level



NEW - UPPER	Leasable Sq Ft	Unleasable Sq Ft	TOTAL
Tenants	8,000	0	
Restrooms	0	0	
Elec/Mech	0	0	
Trash/Delievery	0	0	
Circulation	0	131	
TOTAL ENCLOSED	8,000	131	8,131
Dining Terraces (Outdoor)	940	0	
Public Plaza (Outdoor)	0	2,500	

Proposed Plan Roof Level



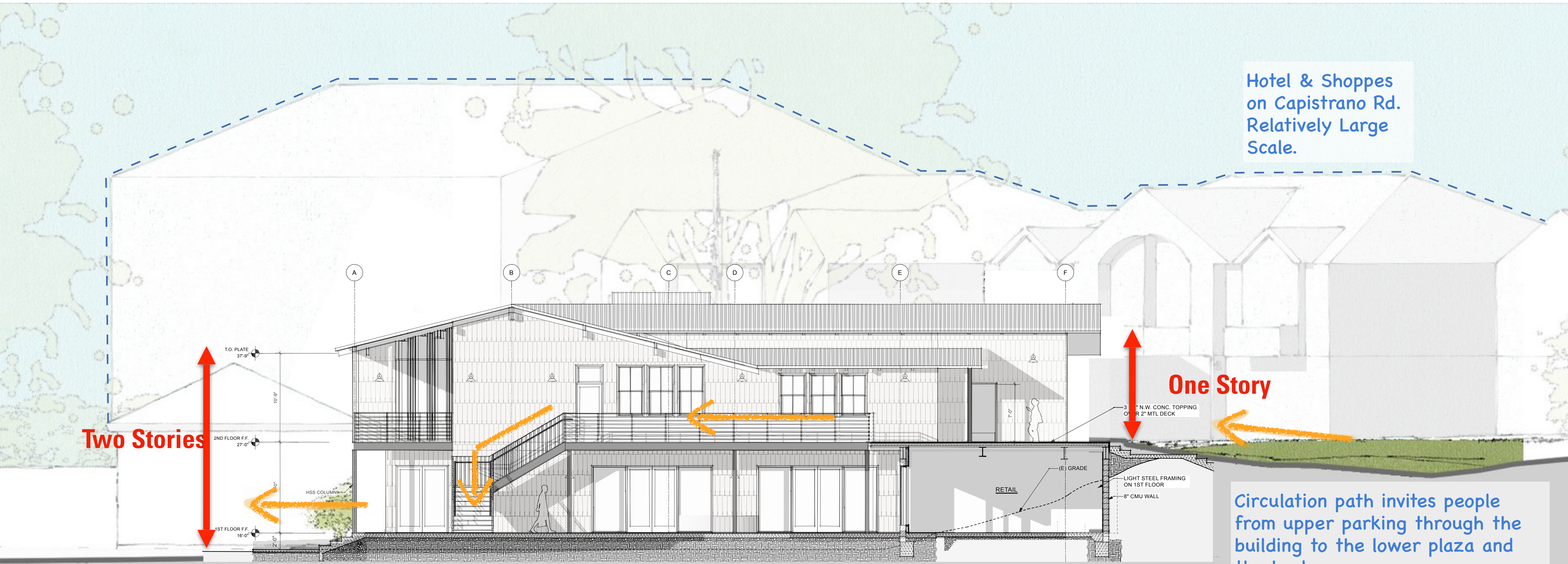
Half Moon Bay & Princeton Context

Small, Local, Funky



Site Section Diagram

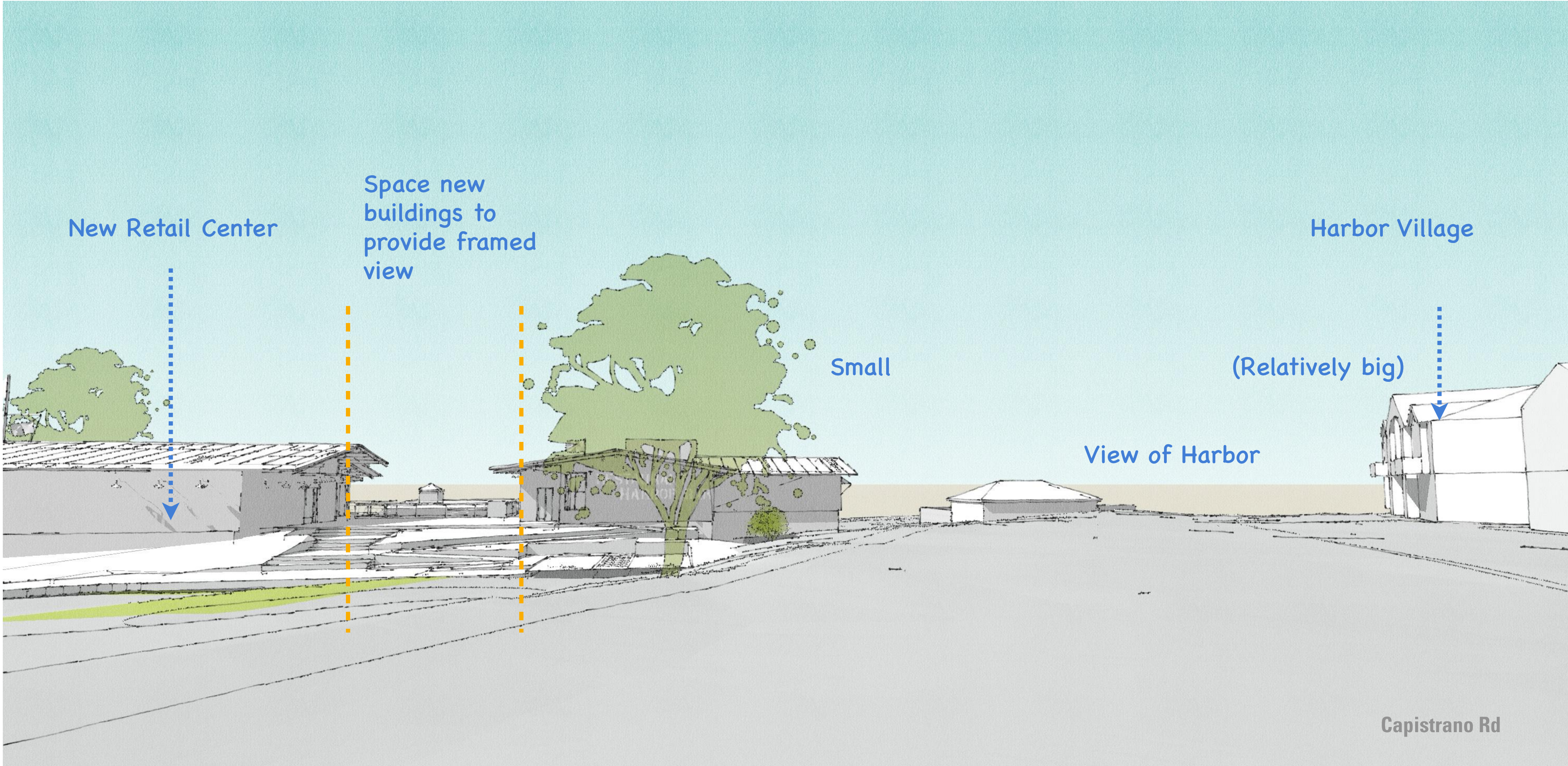
Diminutive to the North, Dynamic to the South



Approach View - before From Capistrano Road

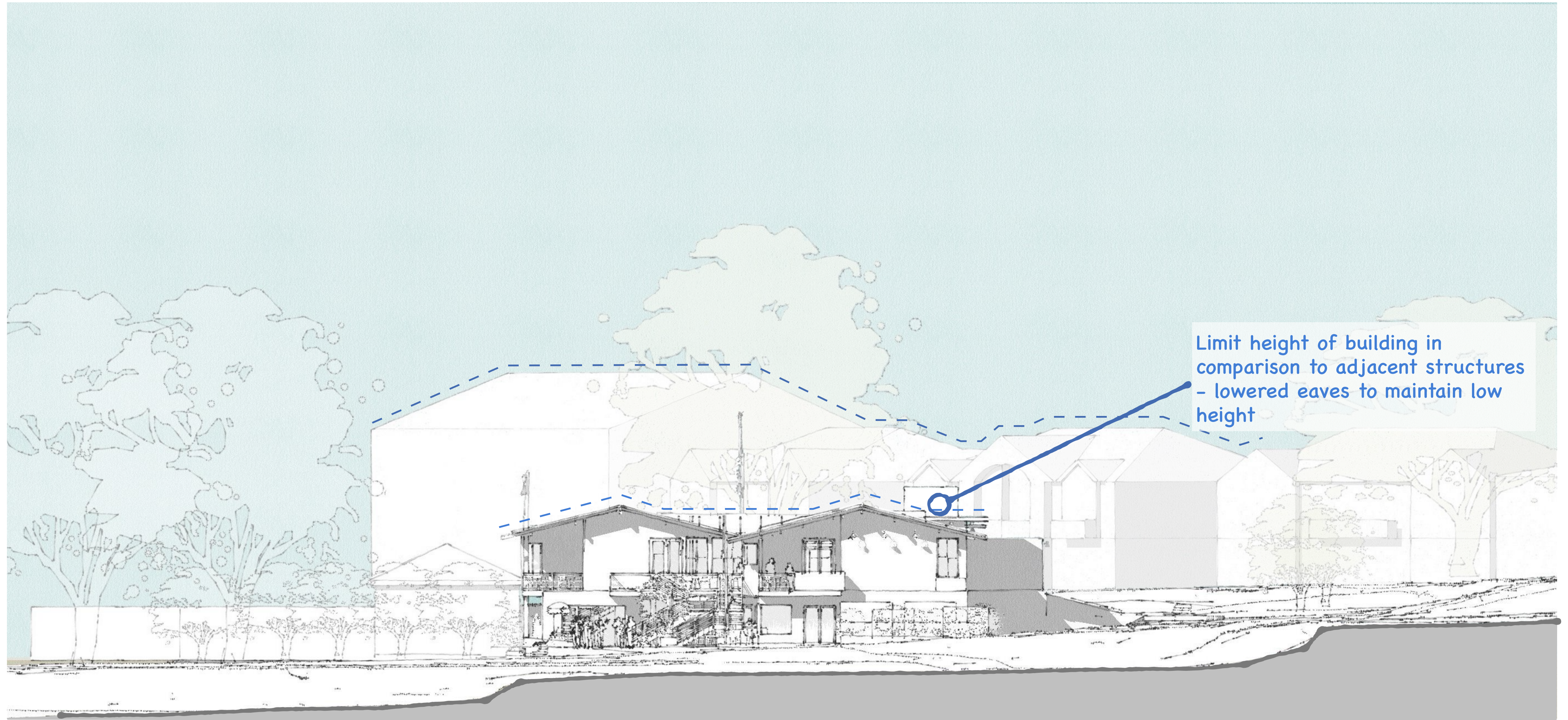


Approach View - after From Capistrano Road

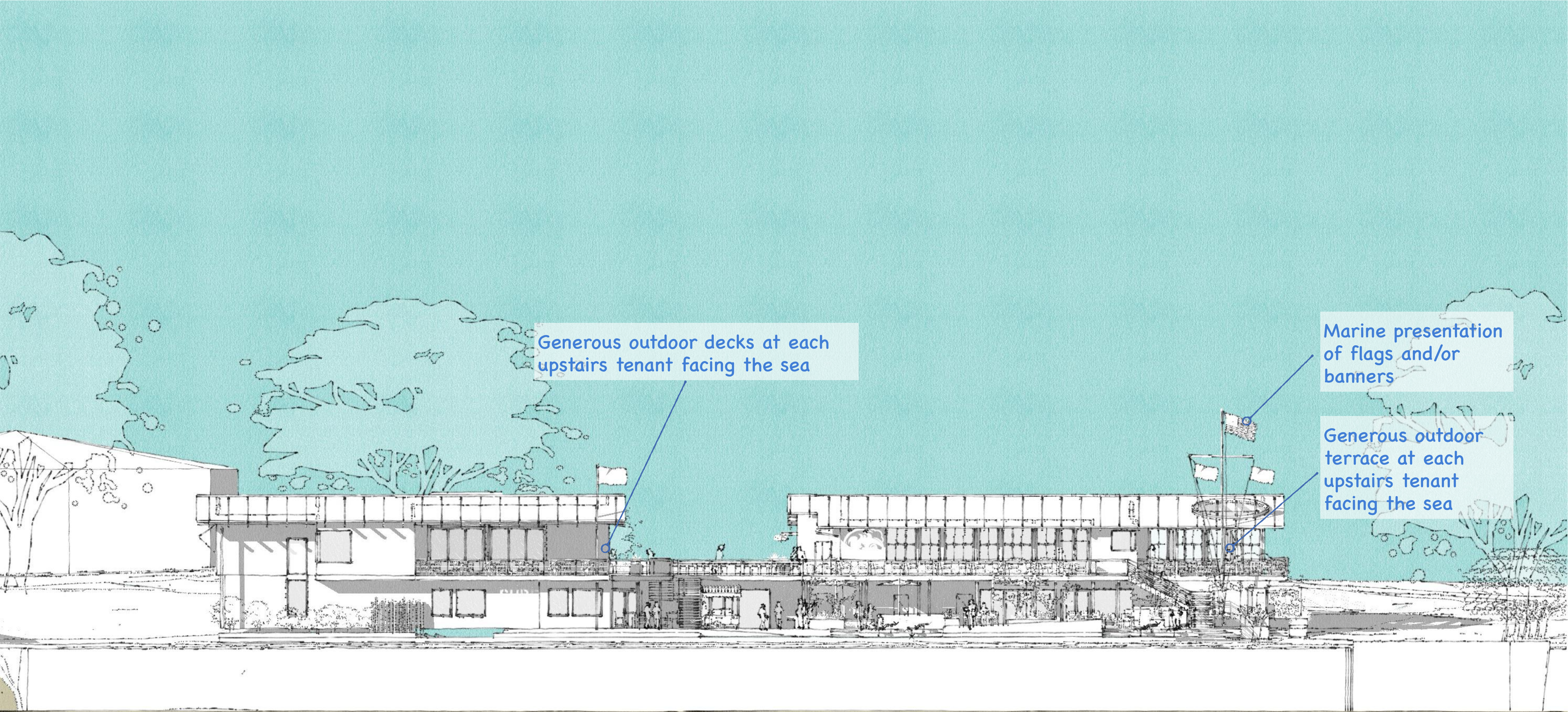


East Elevation

Elevations show more dynamic character, modest scale compared to neighbor



South Elevation



Generous outdoor decks at each upstairs tenant facing the sea

Marine presentation of flags and/or banners

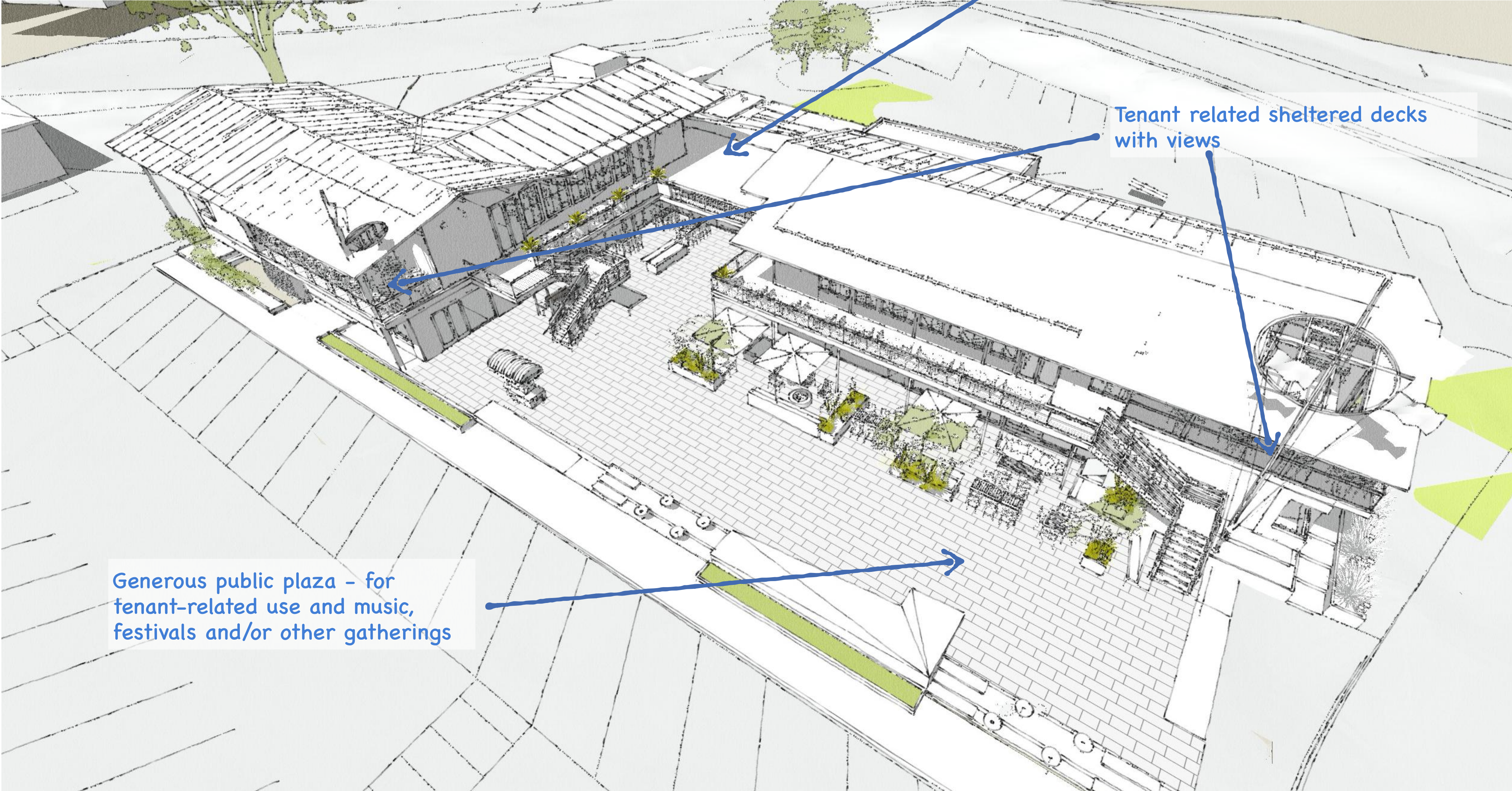
Generous outdoor terrace at each upstairs tenant facing the sea

Overhead View from Southeast

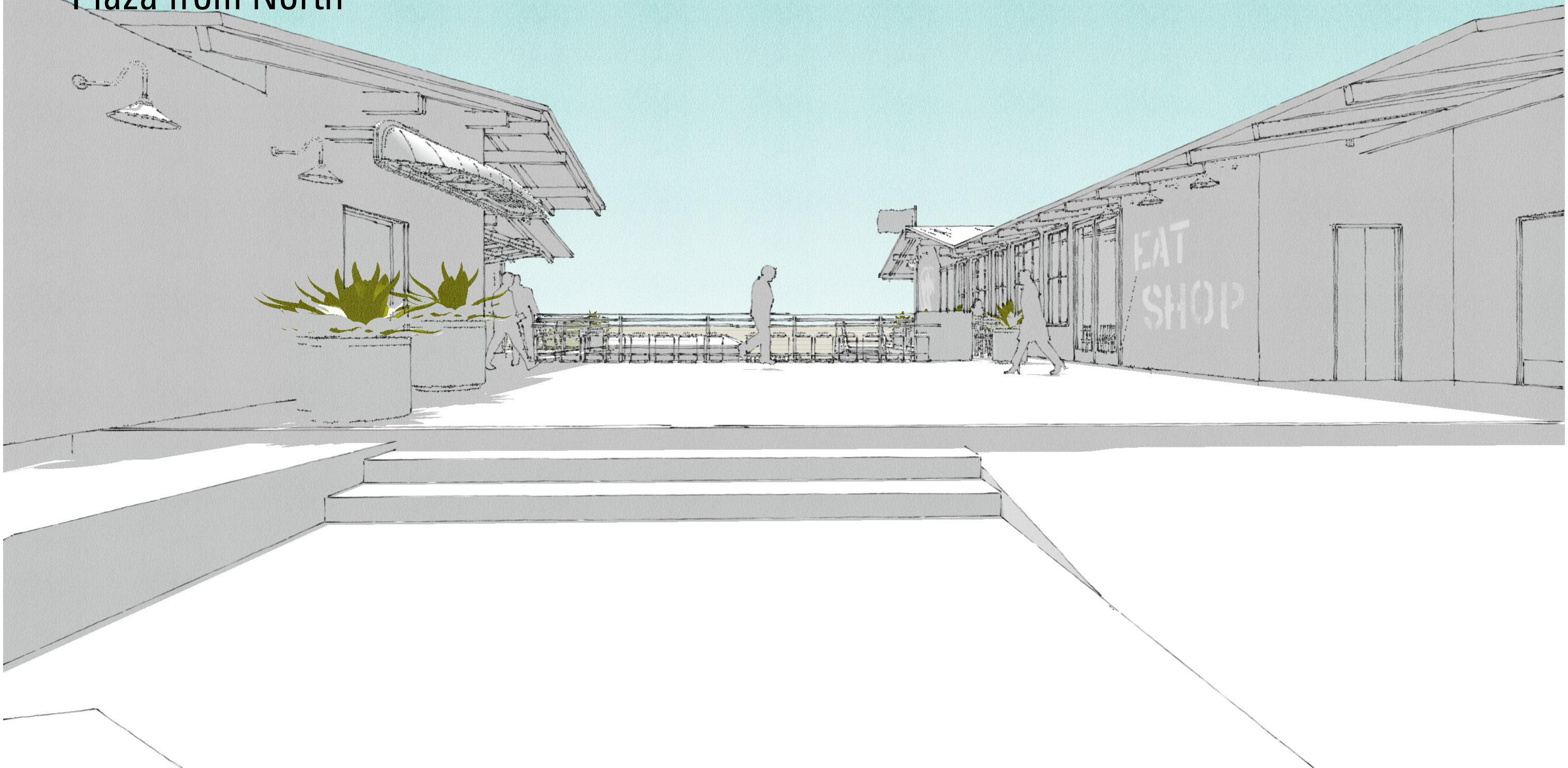
Welcoming entry plaza with 'aha' view

Tenant related sheltered decks with views

Generous public plaza - for tenant-related use and music, festivals and/or other gatherings



Approach to Upper Plaza from North



Approach to Upper Plaza from North

BREAK IN MASSING

PRESERVES & FRAMES VIEW ONTO THE HARBOR

LIGHTING TO ILLUMINATE INFORMAL WALL GRAPHICS

UPSIDE DOWN BOAT: TENANT CHARACTER IS ENCOURAGED!!

IT'S SUCH A NICE VIEW...

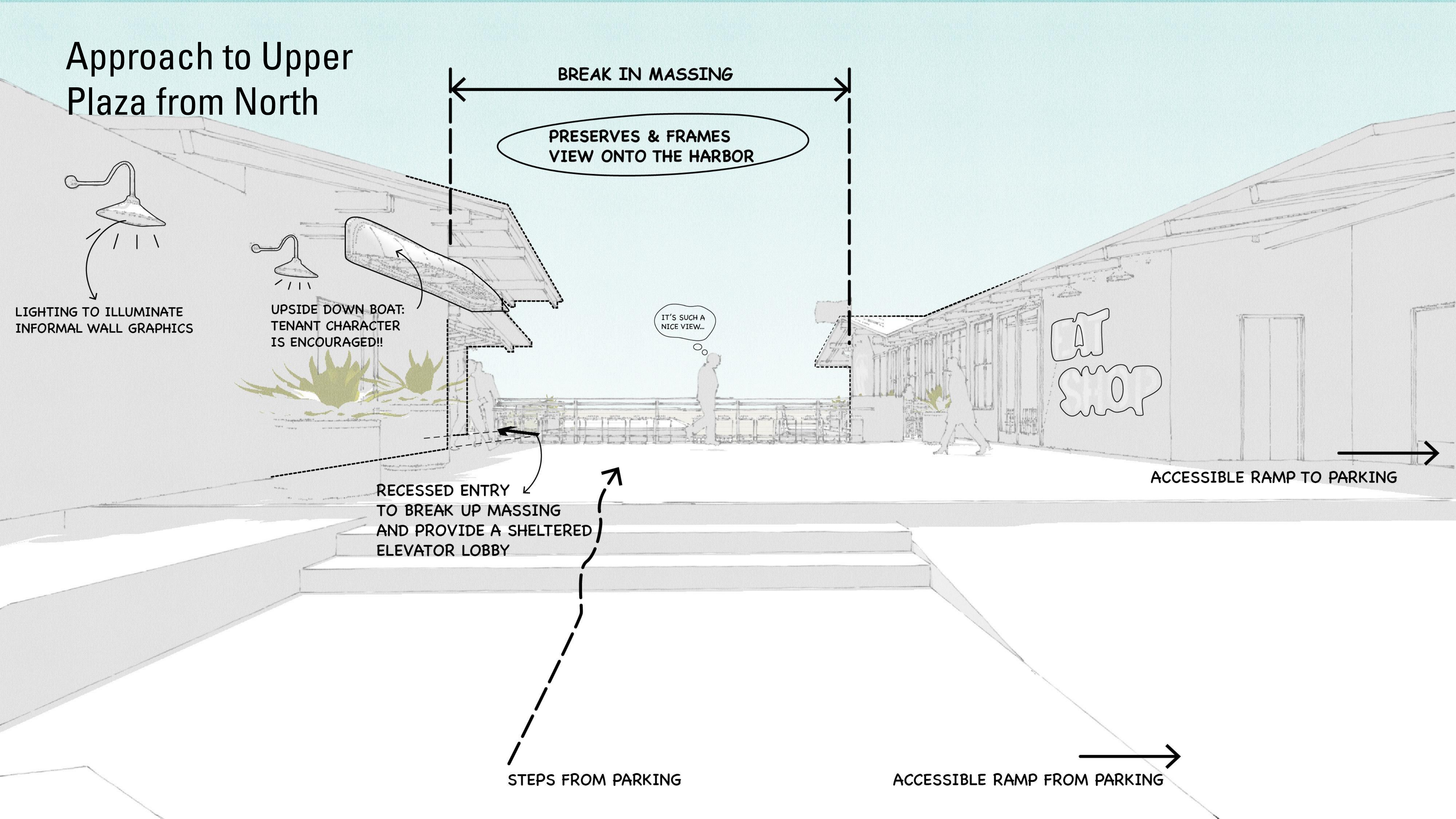
EAT SHOP

RECESSED ENTRY TO BREAK UP MASSING AND PROVIDE A SHELTERED ELEVATOR LOBBY

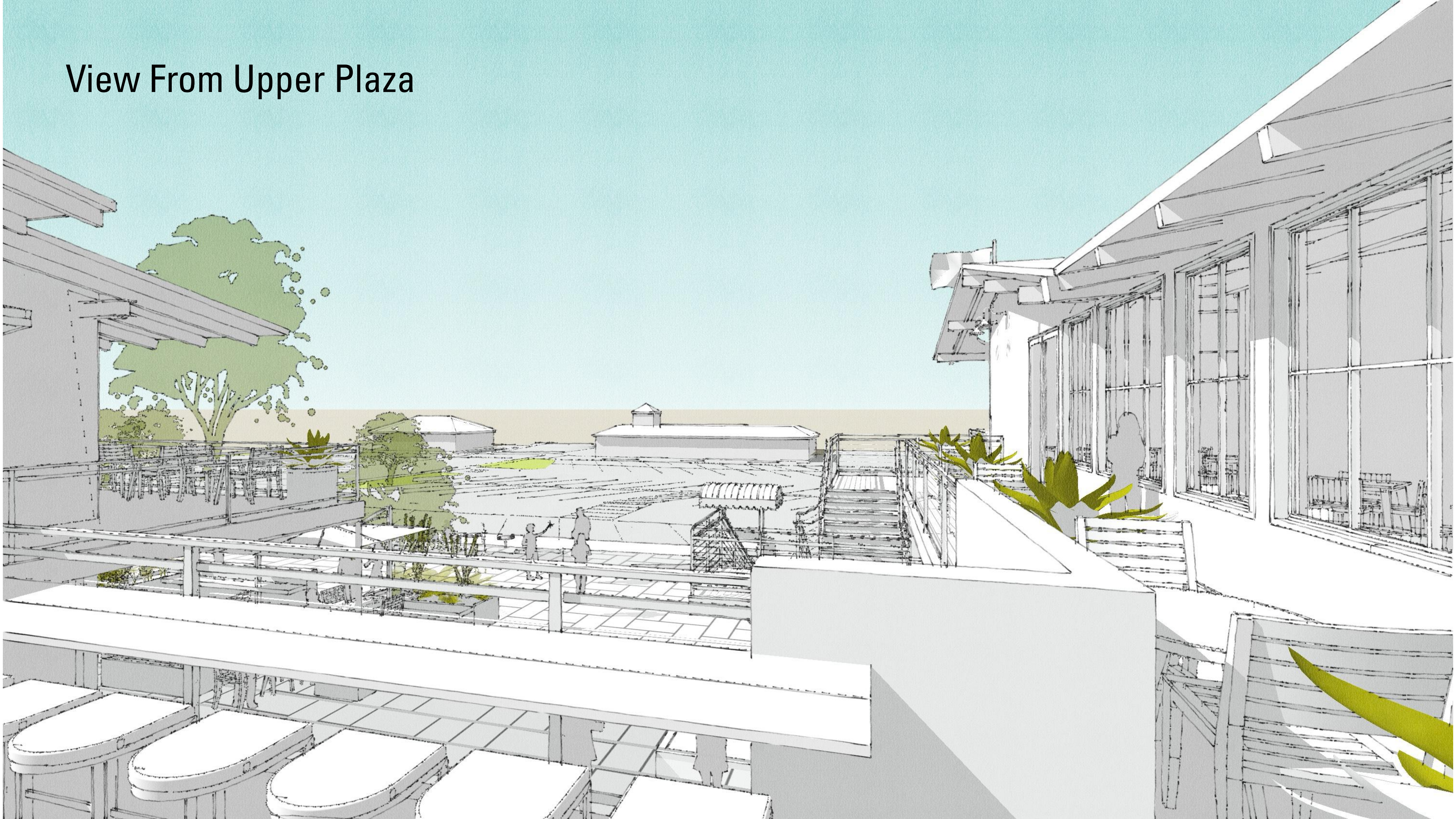
ACCESSIBLE RAMP TO PARKING

STEPS FROM PARKING

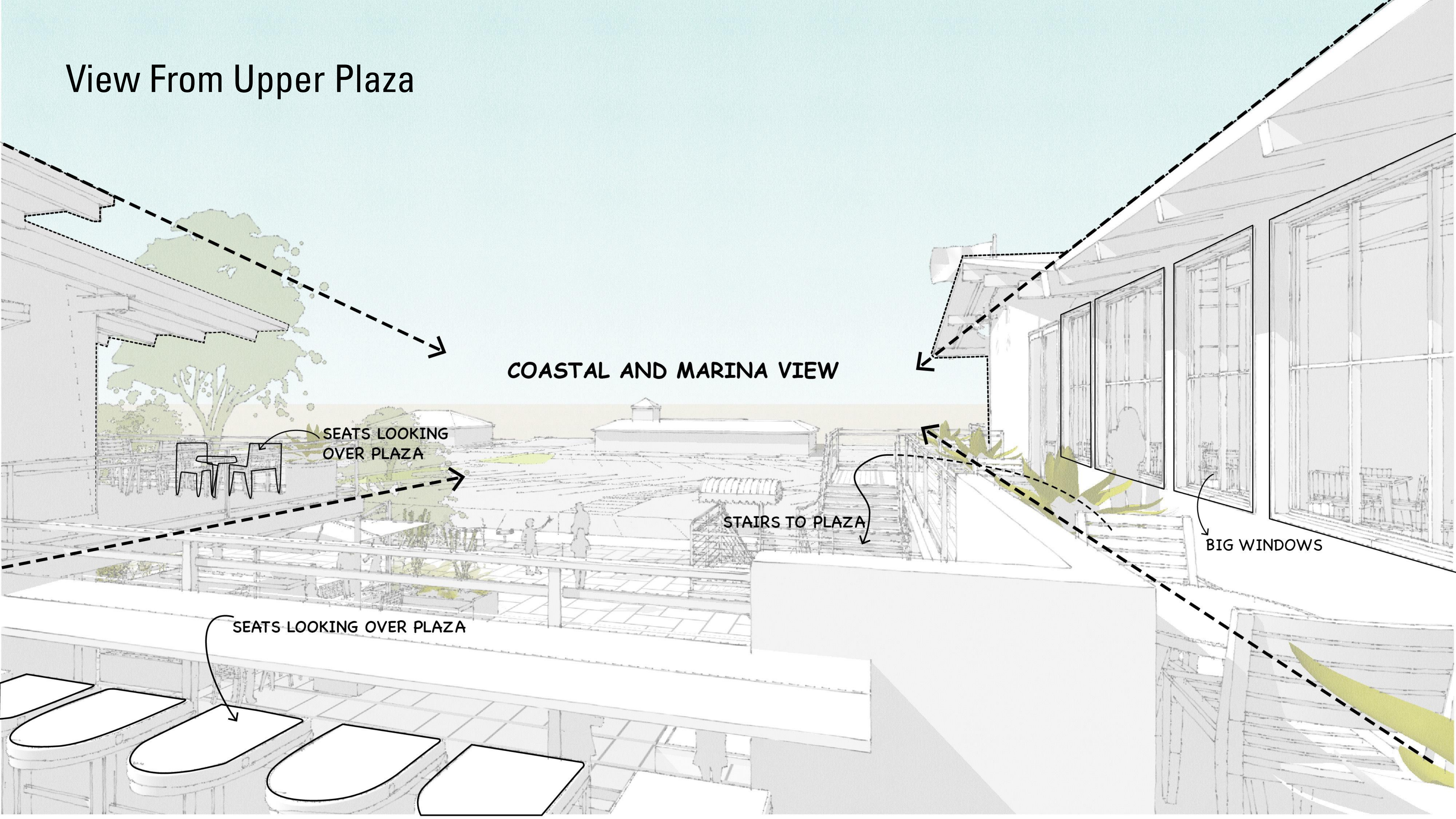
ACCESSIBLE RAMP FROM PARKING



View From Upper Plaza



View From Upper Plaza



COASTAL AND MARINA VIEW

SEATS LOOKING OVER PLAZA

STAIRS TO PLAZA

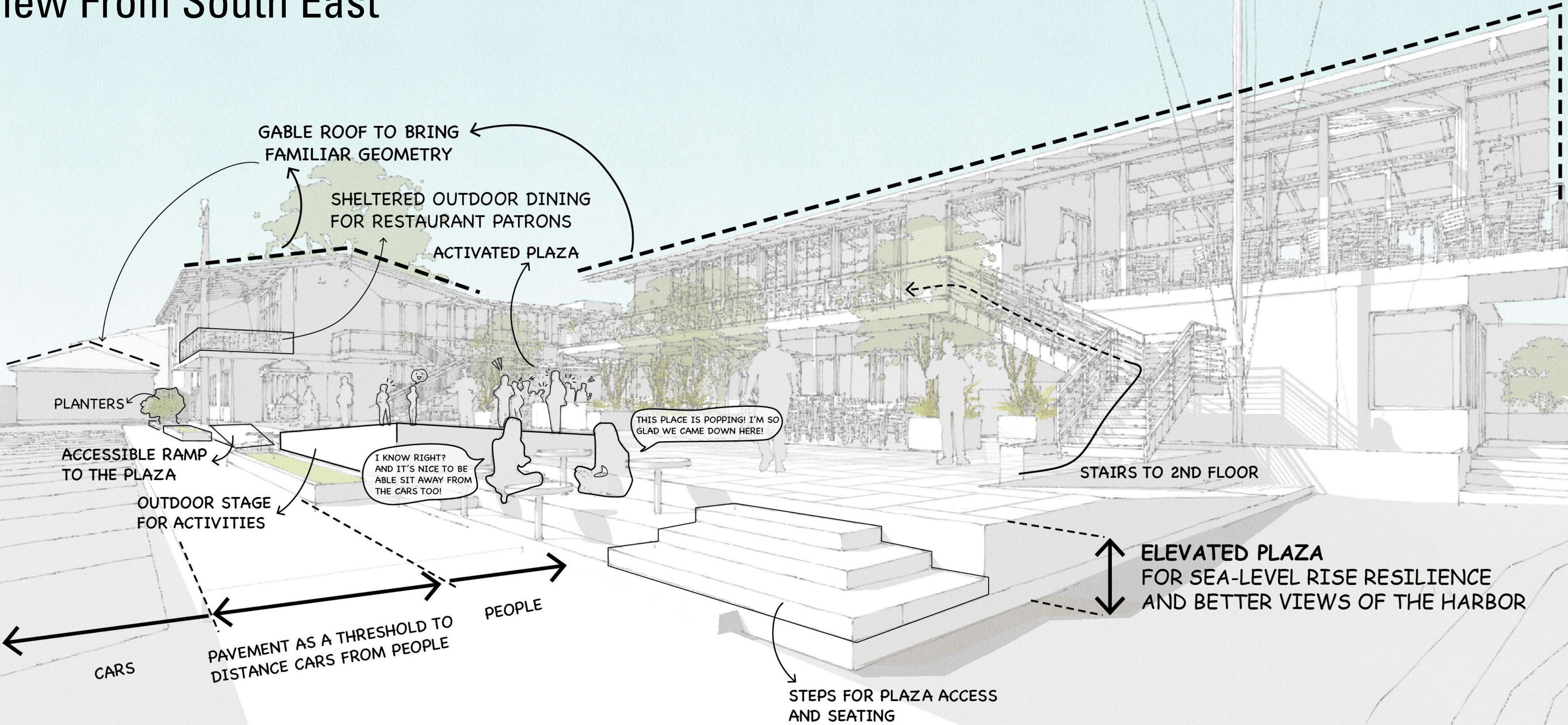
BIG WINDOWS

SEATS LOOKING OVER PLAZA

View From South East



View From South East



GABLE ROOF TO BRING FAMILIAR GEOMETRY

SHELTERED OUTDOOR DINING FOR RESTAURANT PATRONS

ACTIVATED PLAZA

PLANTERS

ACCESSIBLE RAMP TO THE PLAZA

OUTDOOR STAGE FOR ACTIVITIES

PAVEMENT AS A THRESHOLD TO DISTANCE CARS FROM PEOPLE

CARS

PEOPLE

THIS PLACE IS POPPING! I'M SO GLAD WE CAME DOWN HERE!

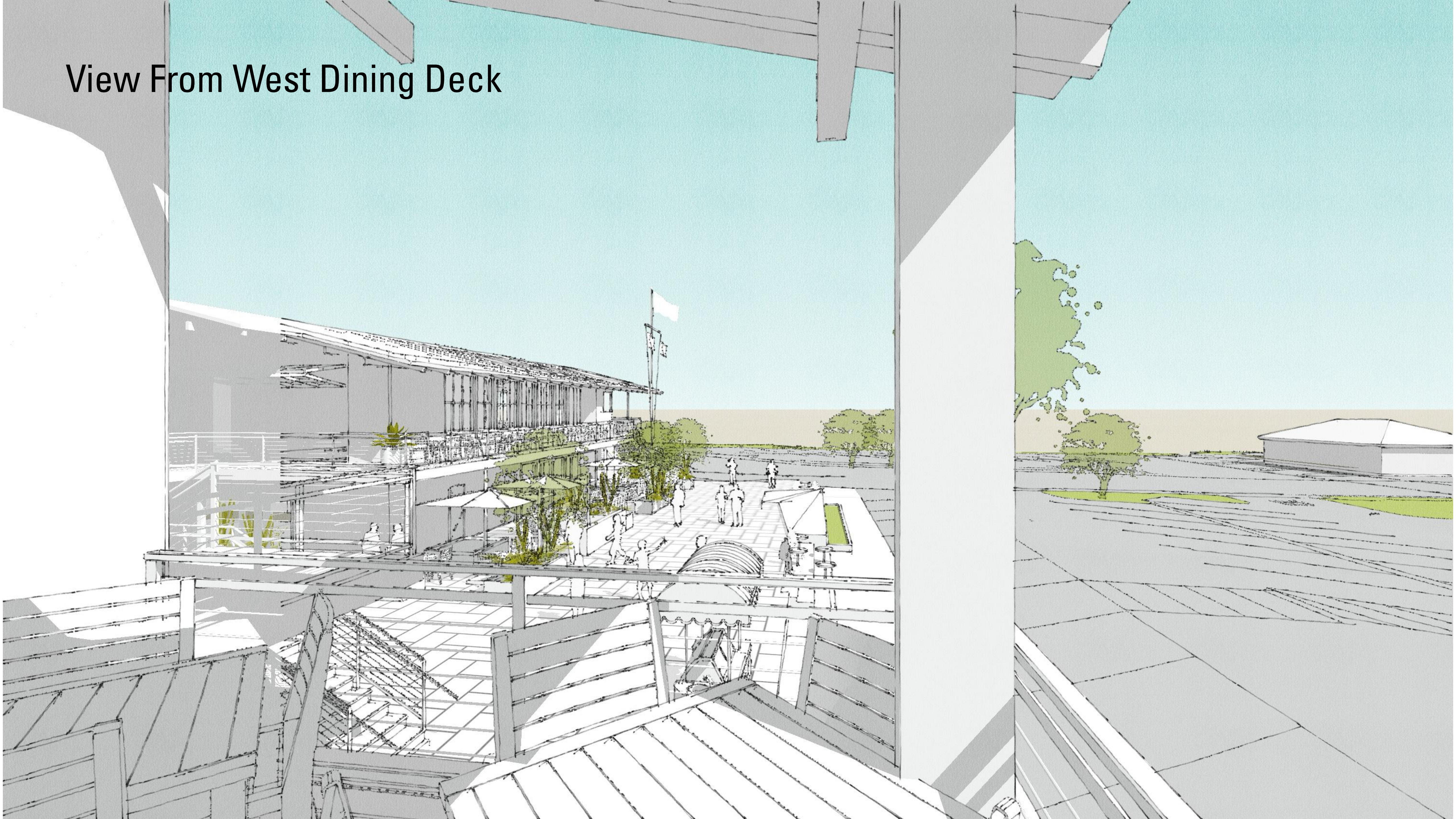
I KNOW RIGHT? AND IT'S NICE TO BE ABLE SIT AWAY FROM THE CARS TOO!

STAIRS TO 2ND FLOOR

ELEVATED PLAZA FOR SEA-LEVEL RISE RESILIENCE AND BETTER VIEWS OF THE HARBOR

STEPS FOR PLAZA ACCESS AND SEATING

View From West Dining Deck



View From West Dining Deck

SHELTERED OUTDOOR DINING FOR RESTAURANT PATRONS

BIG ROOF TO PROVIDE MORE SHELTERED OUTDOOR SEATING

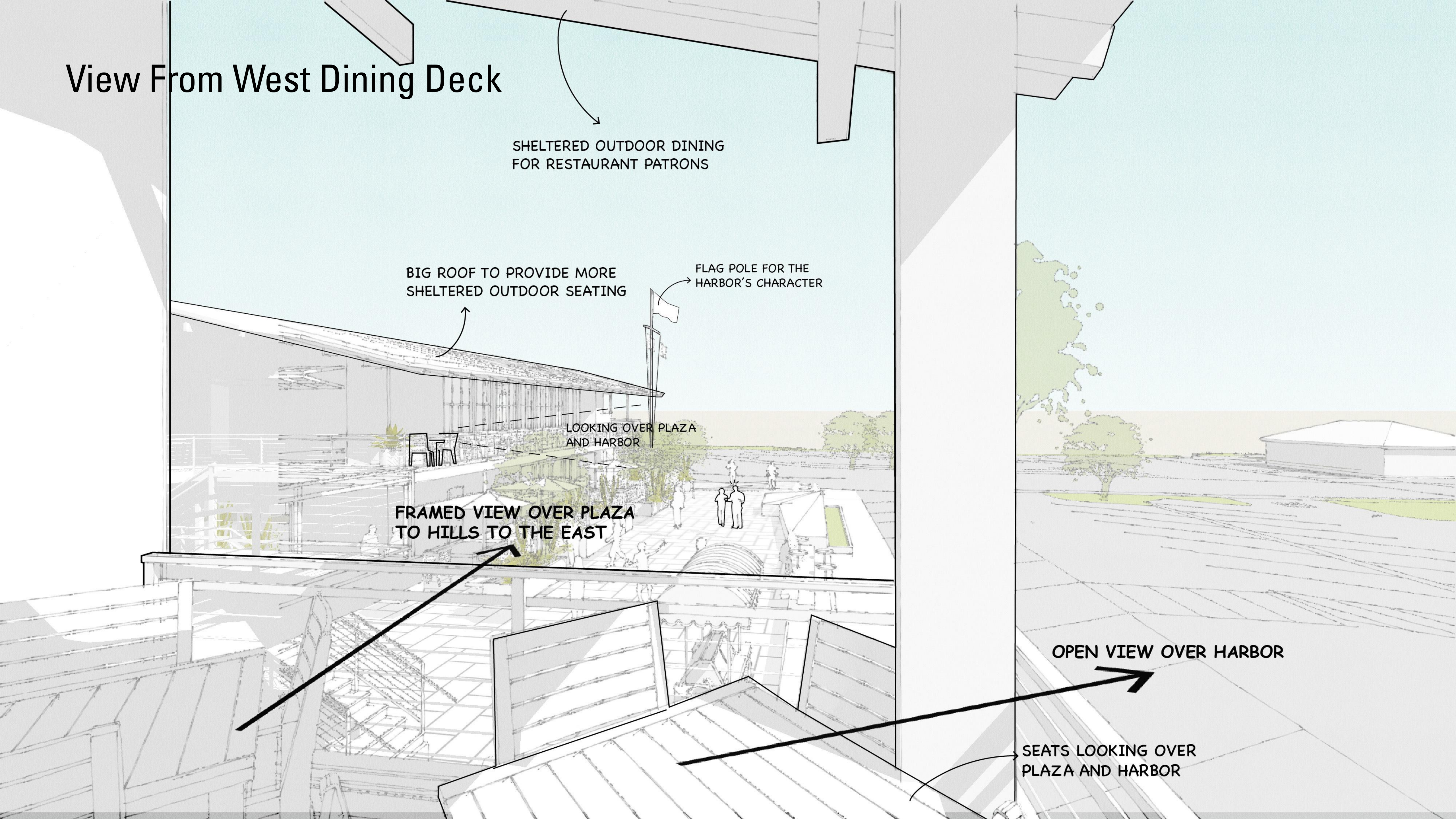
FLAG POLE FOR THE HARBOR'S CHARACTER

LOOKING OVER PLAZA AND HARBOR

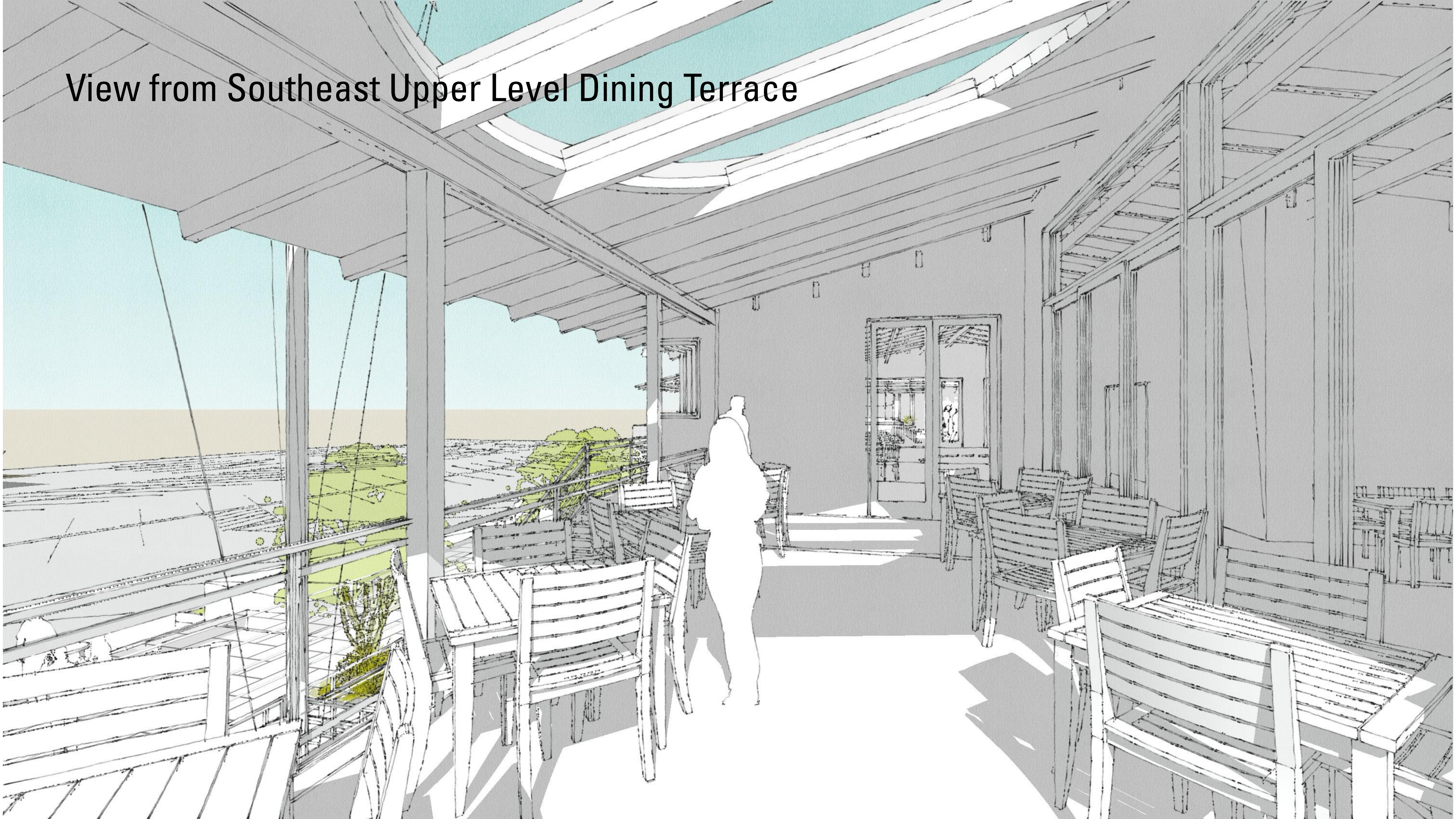
FRAMED VIEW OVER PLAZA TO HILLS TO THE EAST

OPEN VIEW OVER HARBOR

SEATS LOOKING OVER PLAZA AND HARBOR



View from Southeast Upper Level Dining Terrace



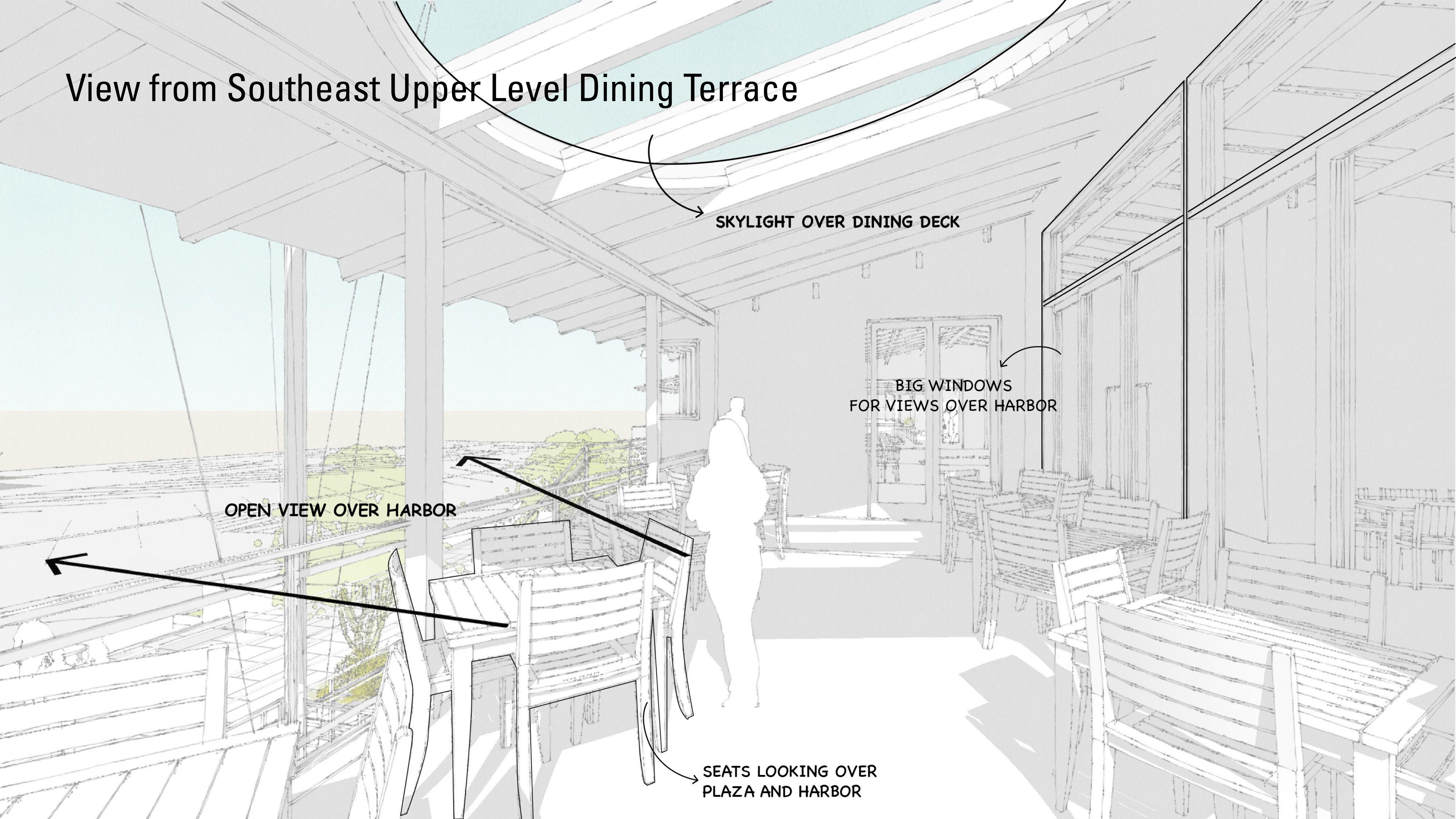
View from Southeast Upper Level Dining Terrace

SKYLIGHT OVER DINING DECK

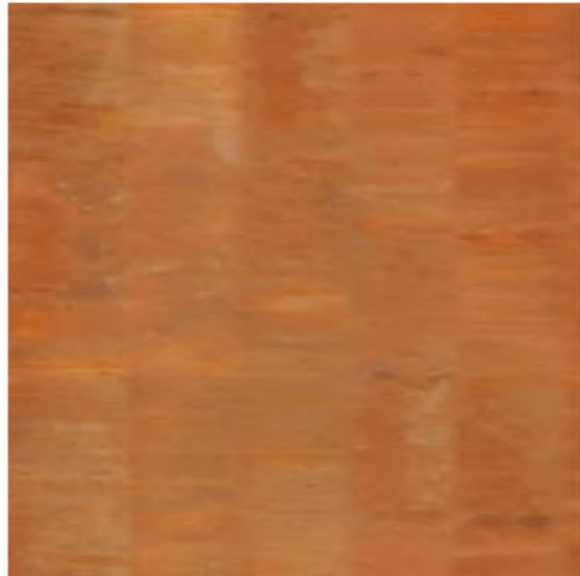
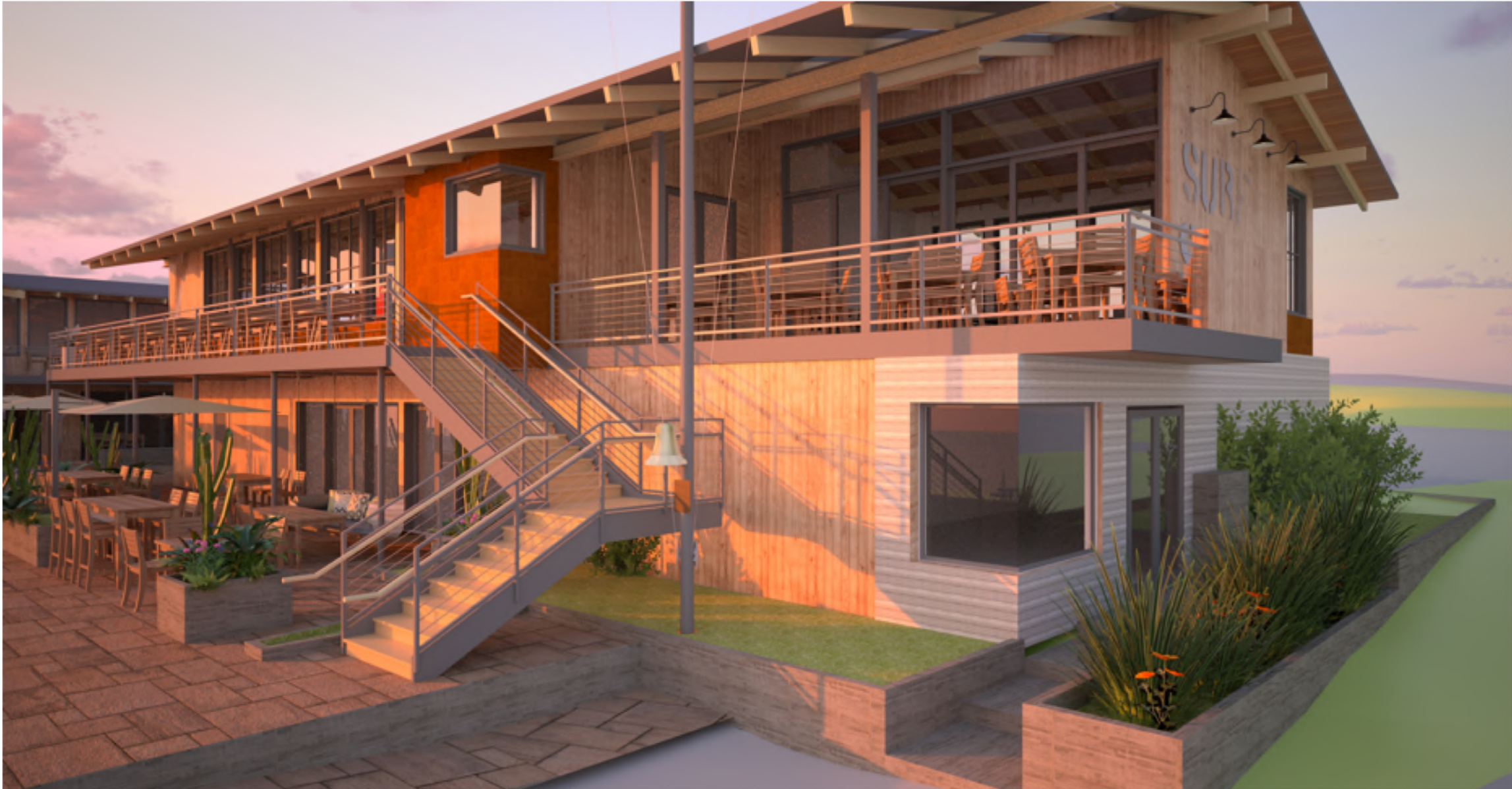
BIG WINDOWS FOR VIEWS OVER HARBOR

OPEN VIEW OVER HARBOR

SEATS LOOKING OVER PLAZA AND HARBOR



Material Studies



CORTEN STEEL PANEL
BELOW WINDOWS



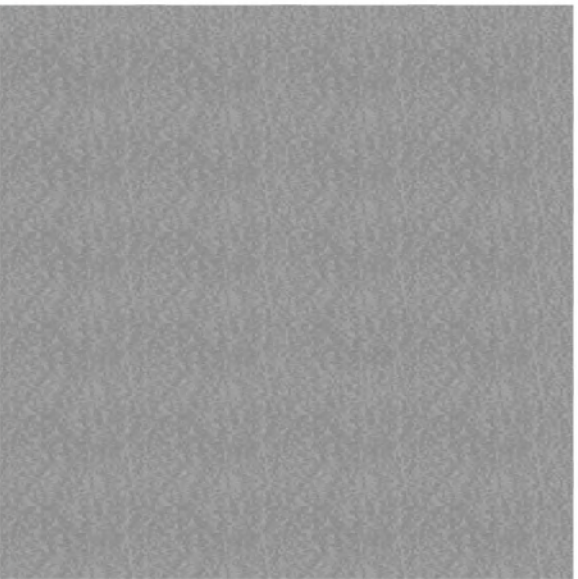
BOARD FORMED
CONCRETE PLANTER



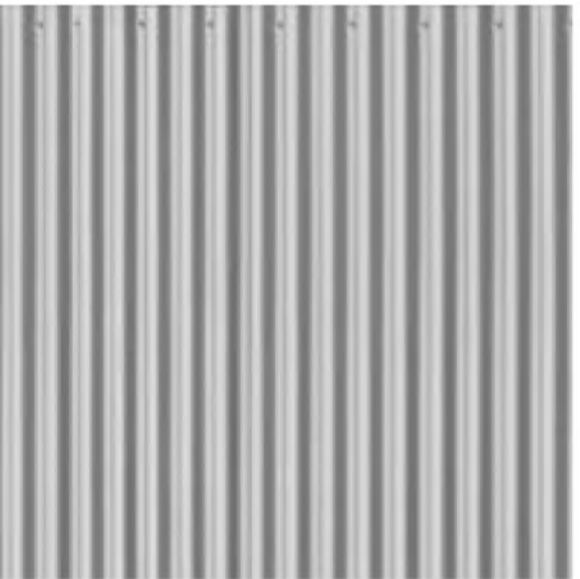
SHINGLES



VERTICAL WOOD SIDING



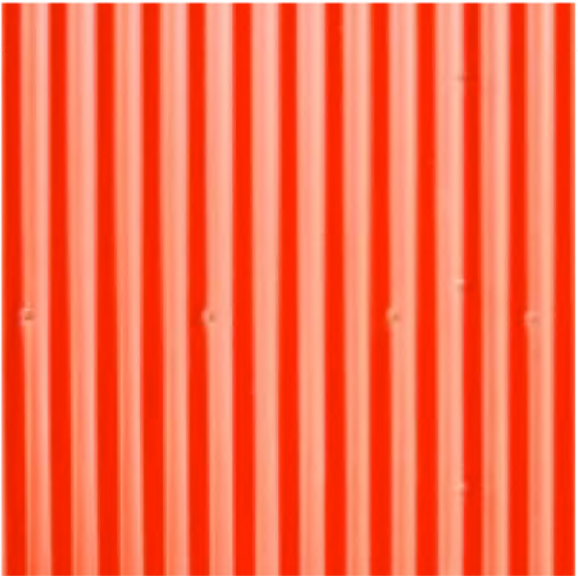
PAINTED STEEL MEMBERS &
DOOR/WINDOW FRAME



CORRUGATED METAL SIDING



WEATHERED LAMINATED
TIMBER DECKING



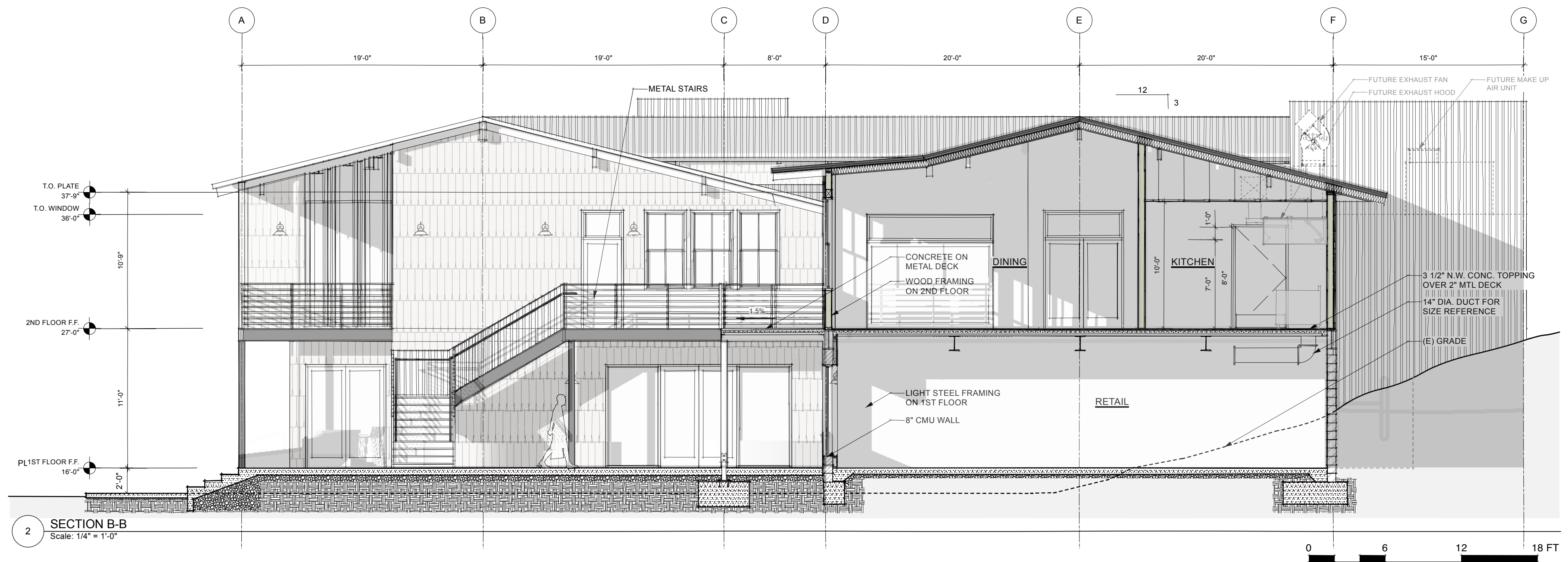
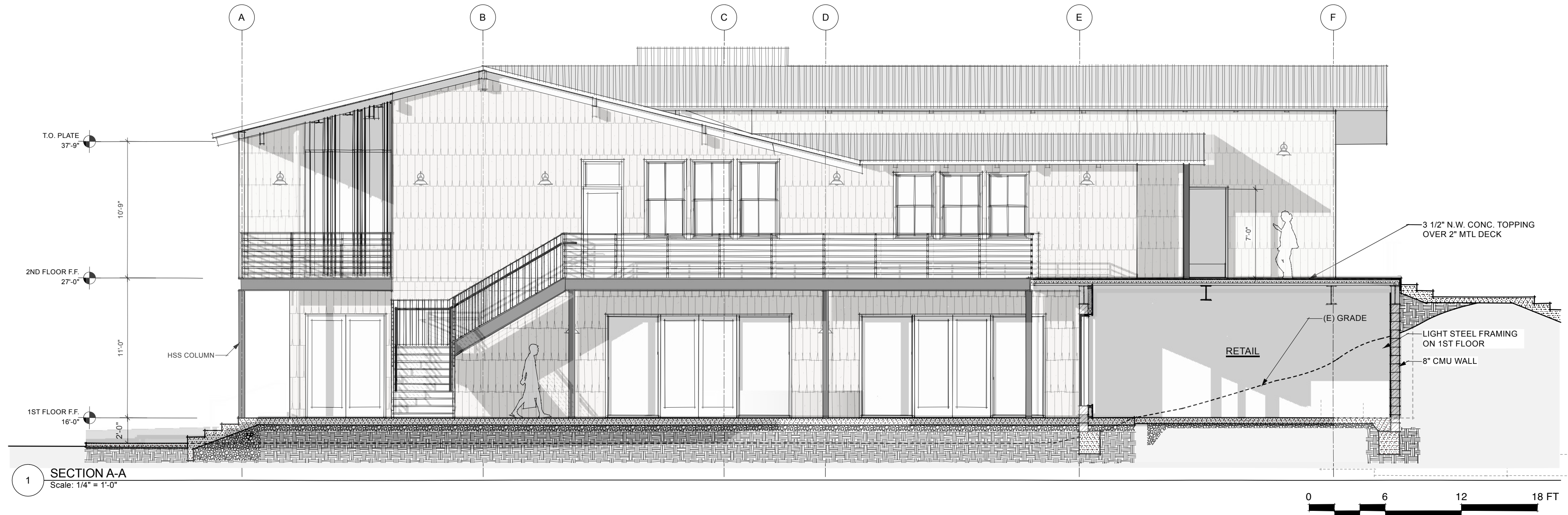
RED CORRUGATED METAL



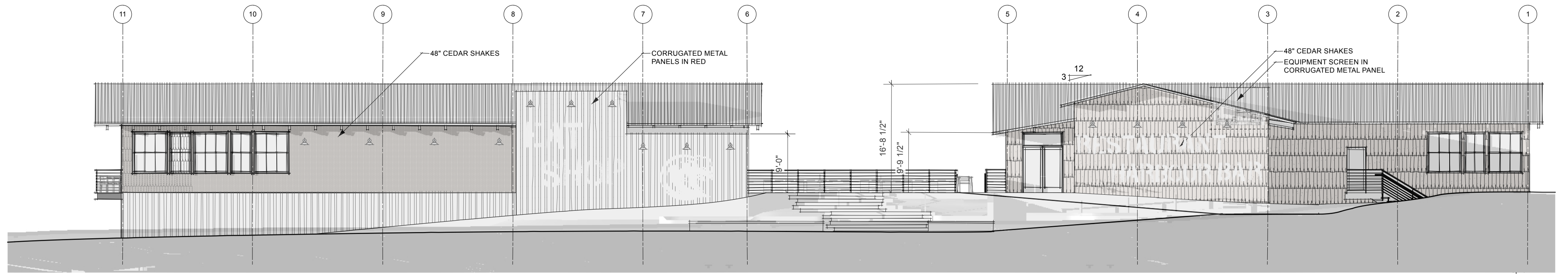
SLAB TILE

Generous public plaza - for
tenant-related use and music,
festivals and/or other gatherings

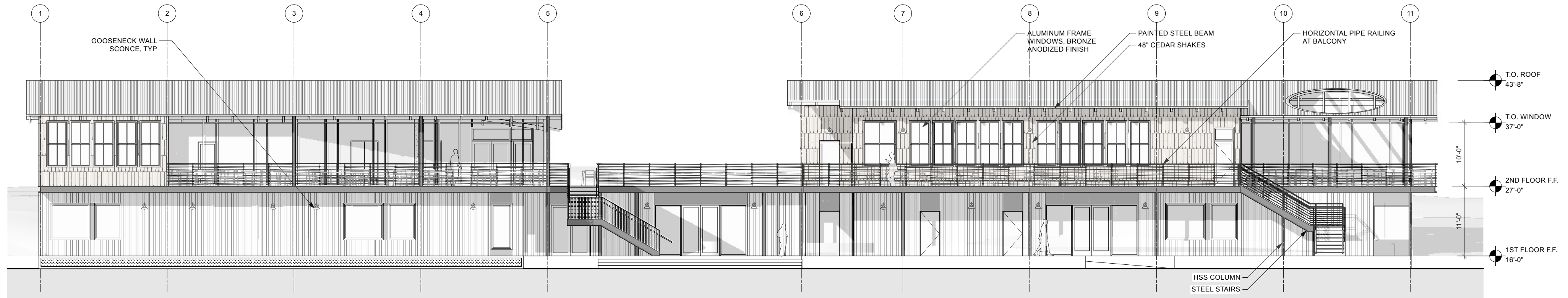
Sections



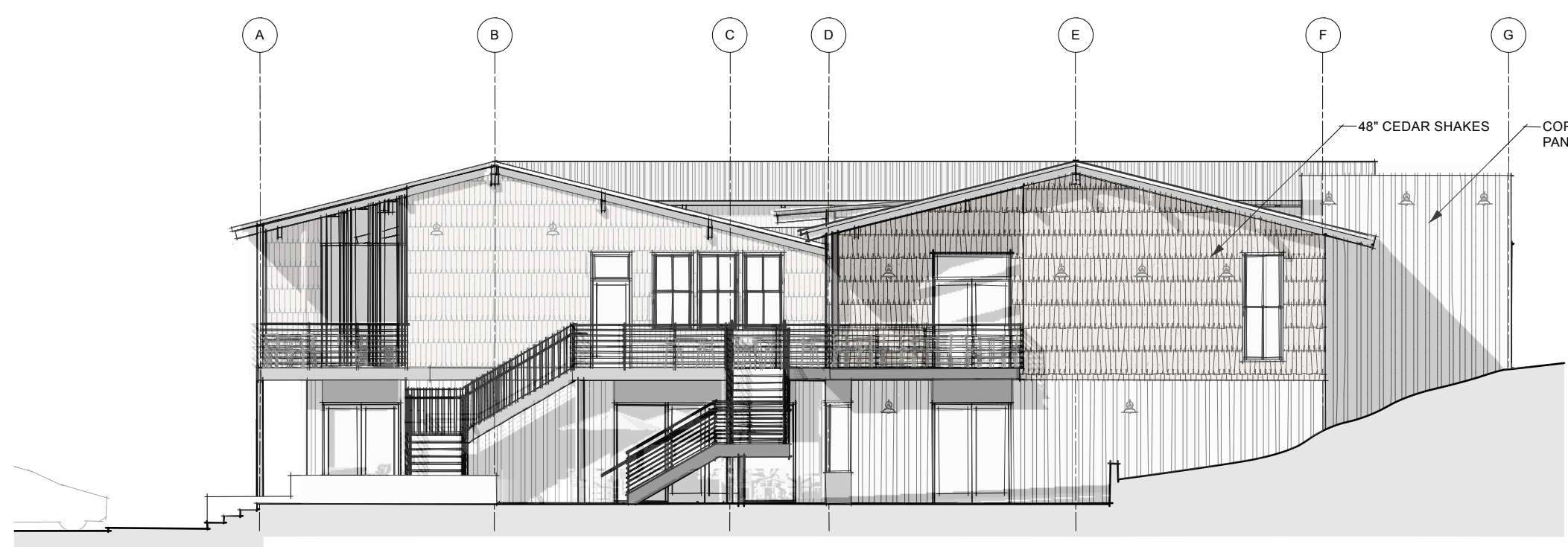
Elevations



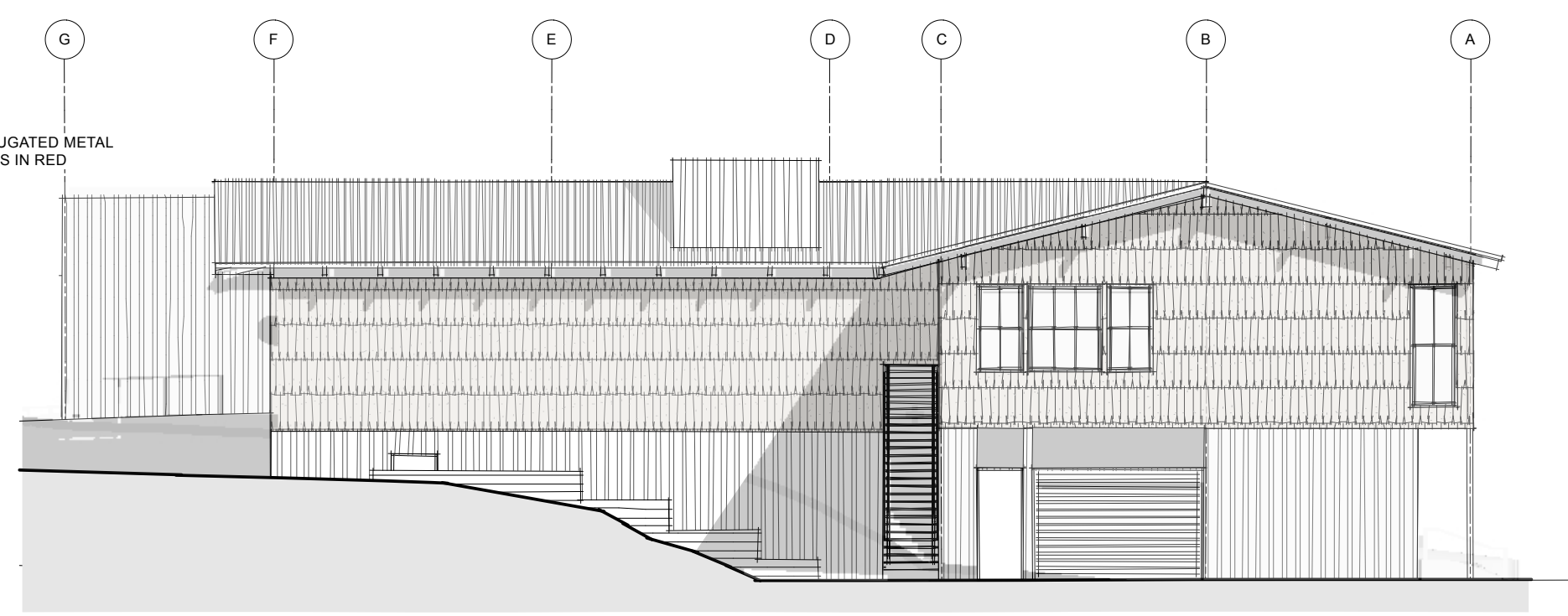
1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



5 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

Approach from North Entry Plaza

Inviting Step Back Under Roof

Multiple material changes reinforce tenant identity and break down apparent massing.

Suggestion of bold color in some locations to contrast with general natural and 'local' color palette.

Recessed entry with large door to invite and welcome.



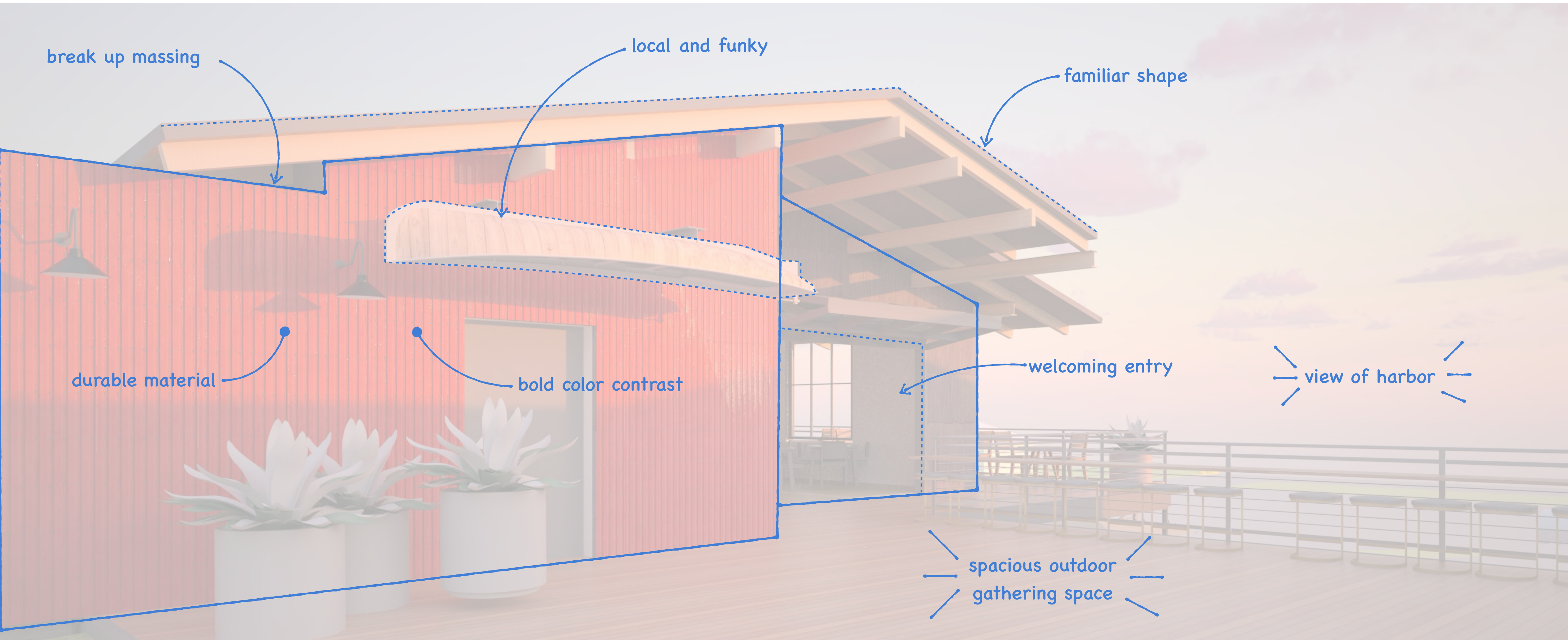
Approach from North Entry Plaza

Inviting Step Back Under Roof

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Suggestion of bold color in some locations to contrast with general natural and 'local' color palette.

Recessed entry with large door to invite and welcome.



break up massing

local and funky

familiar shape

durable material

bold color contrast

welcoming entry

view of harbor

spacious outdoor gathering space

Approach from Johnson Pier Road

More Dynamic Character Emerges on Close Approach

South facing upper decks capture views to sea and harbor.

Encourage tenant graphics on building, illuminated only by down facing wall fixtures.

Below - study of overcalled stained cedar shingles above board and batten concrete lower walls.



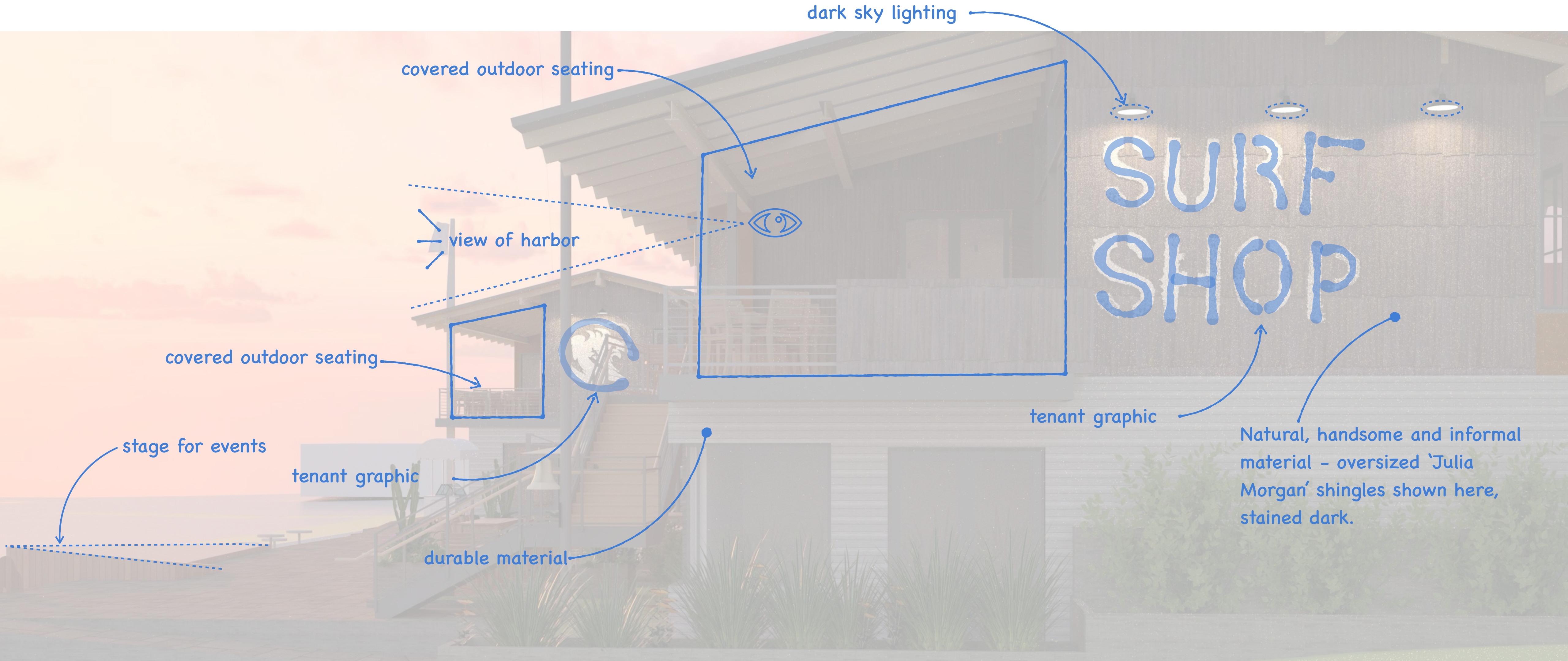
Approach from Johnson Pier Road

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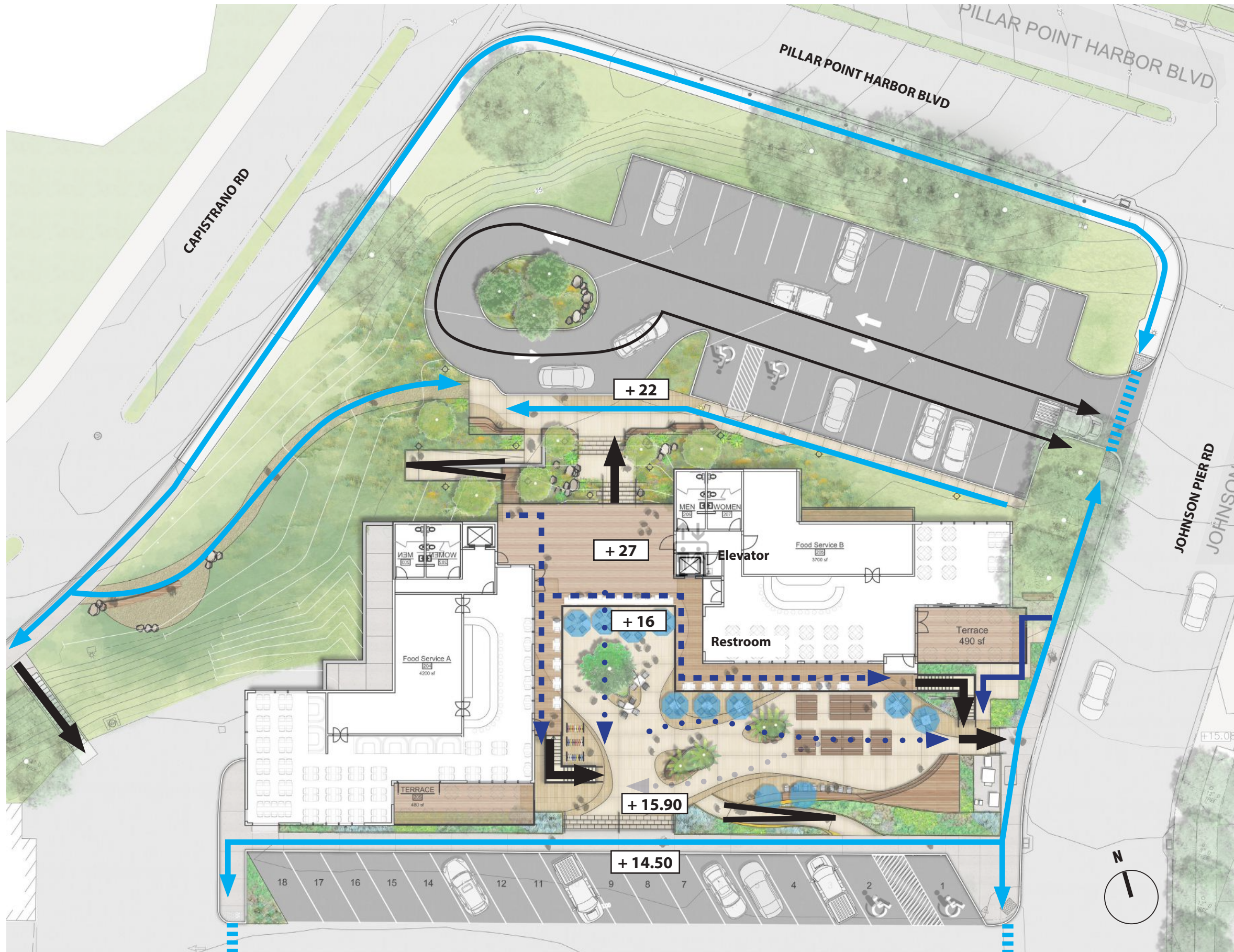
Below - study of overcalled stained cedar shingles above board and batten concrete lower walls.













OVERALL SITE PLAN



SITE CIRCULATION



LEGEND

-  Onsite Vehicular
-  External Circulation
-  Crosswalk
-  Stair Exit
-  Sloped Walk Exit
-  Second Story Circulation
-  First Story Circulation
-  Spot Elevation
-  ADA Parking
-  Elevator

SITE PROGRAM



LEGEND

- Deck
- Stage
- Entry Plaza
- Community Plaza
- Scenic Overlook
- Dropoff
- ↑
 ↓
 [Elevator Icon]
 Elevator

SITE PLAN - UPPER TERRACE

LEGEND

- 1 Accessible Parking
- 2 Lighting Accents
- 3 Dropoff
- 4 Entry Plaza w/ Fixed Seating
- 5 Accessible Ramp
- 6 Grand Stair w/ Boulder Accents
- 7 Deck Space
- 8 Harbor Overlook



UPPER TERRACE ENLARGEMENT - MATERIALS



UPPER TERRACE ENLARGEMENT - PLANTING



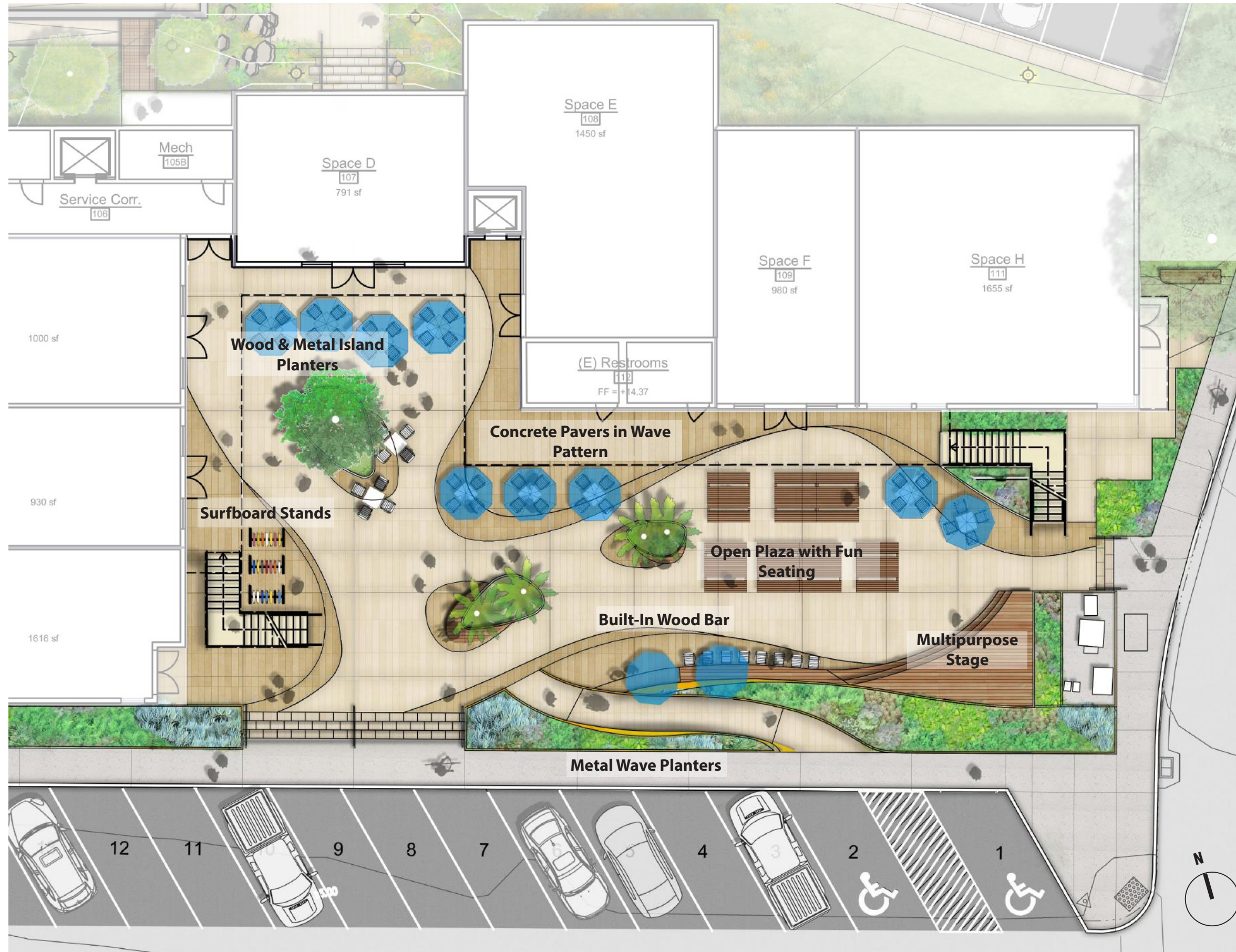
SITE PLAN - LOWER TERRACE

LEGEND

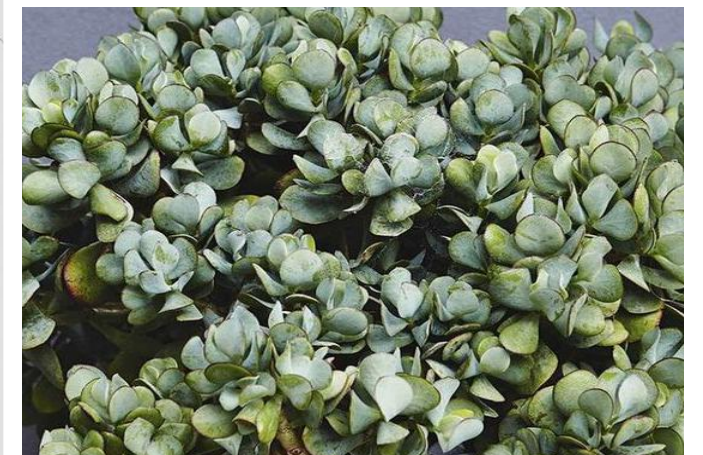
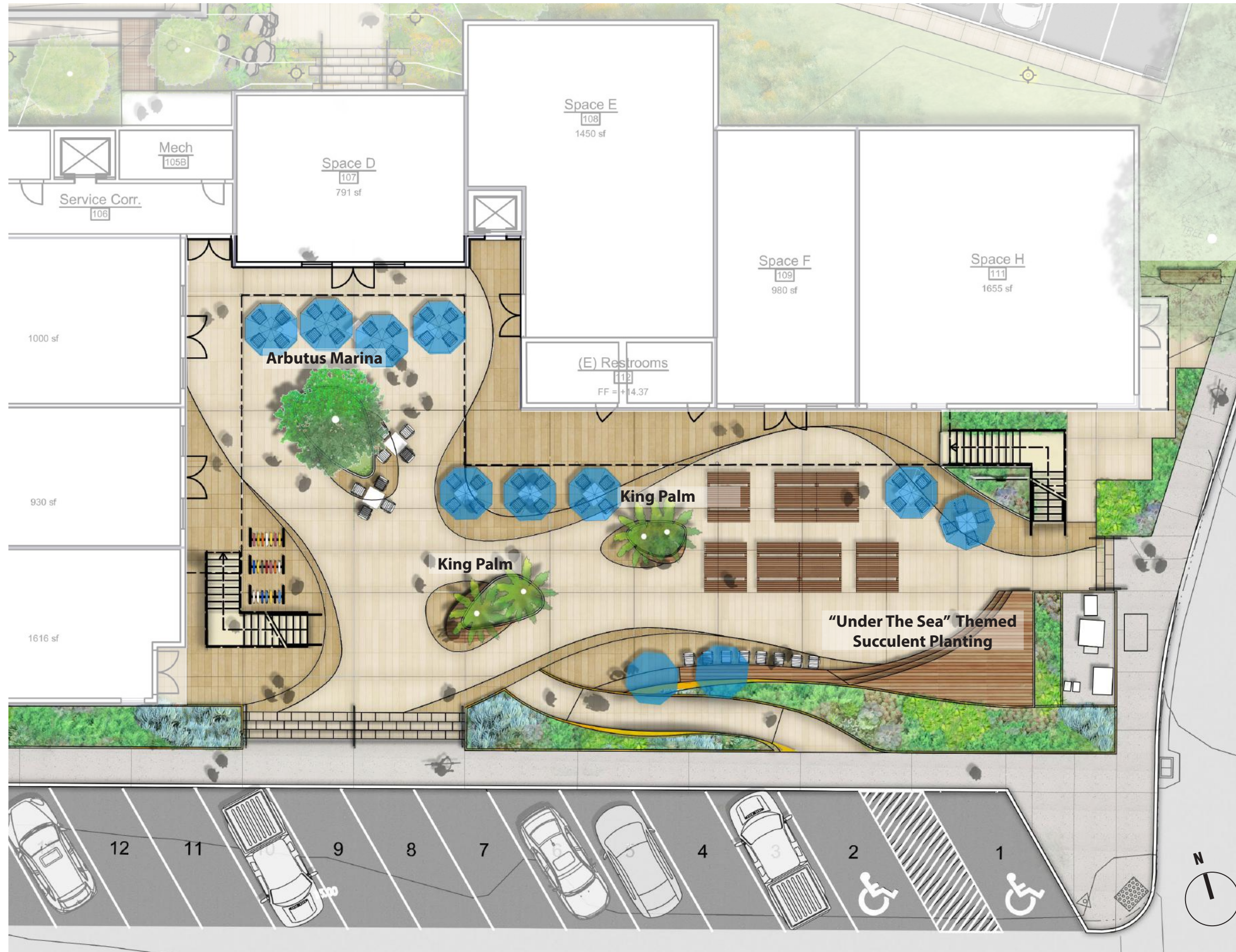
- 1 Street Entry
- 2 PG&E Enclosure
- 3 Stage
- 4 Sloped Walk Integrated into Planters
- 5 Community Plaza
- 6 Restrooms
- 7 Raised Steel Planters
- 8 Accessible Parking
- 9 New Parking
- 10 Servicing



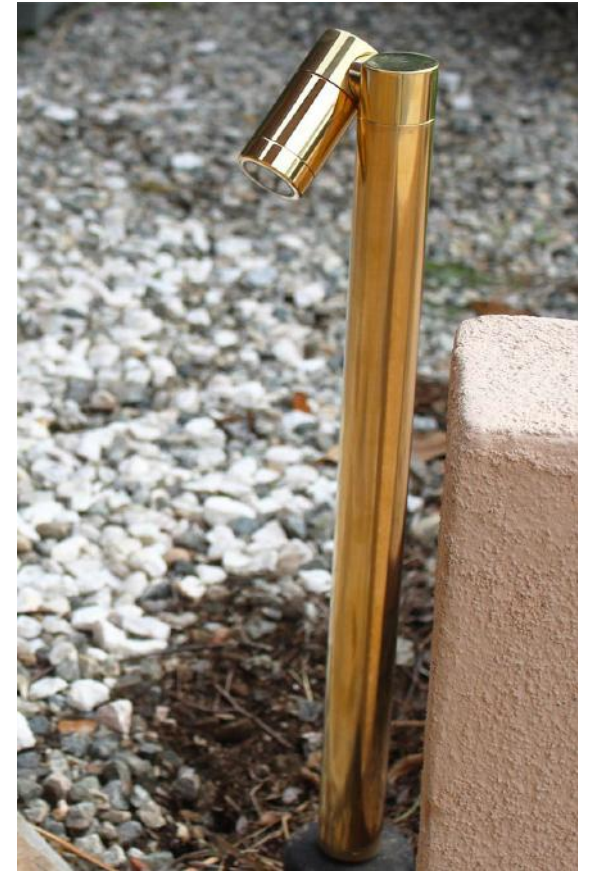
LOWER TERRACE ENLARGEMENT - MATERIALS



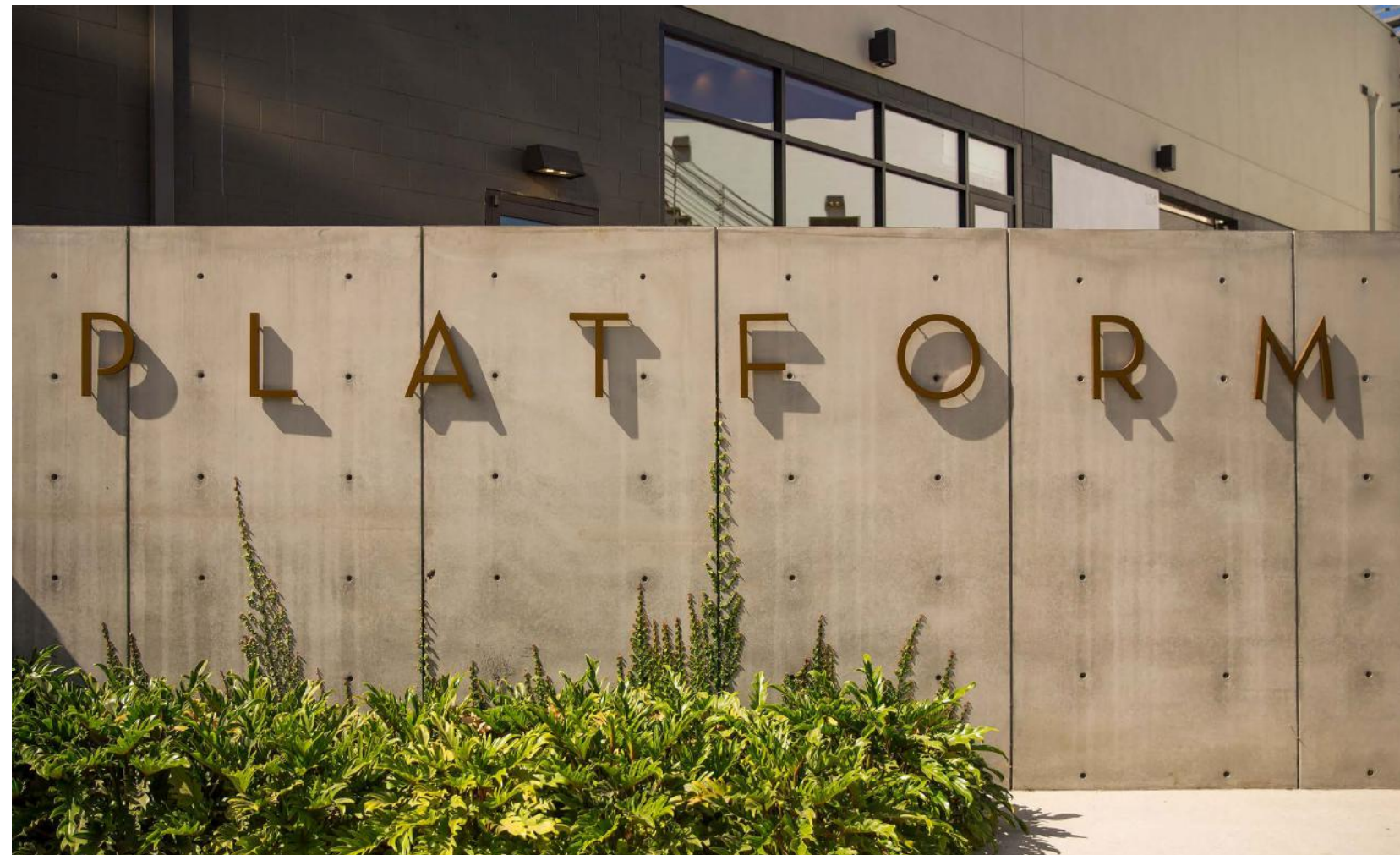
LOWER TERRACE ENLARGEMENT - PLANTING



LIGHTING



WAYFINDING & SIGNAGE



Project:

PILLAR POINT HARBOR RETAIL
1 JOHNSON PIER
HALF MOON BAY, CA 94019
APN:047-390-020

Consultants:

MECHANICAL/PLUMBING/ELECTRICAL
BELDEN Consulting Engineers
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Pleasanton, CA 94588
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SWA Group
530 Bush Street, 6th Floor
San Francisco, CA 94108
TEL: 415.836.8770

No. Date Issue

Issue Note:

2024
Project ID: PPH
Drawn By: AA
Review By: MV
Plot Date: 2024-06-07


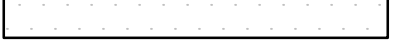
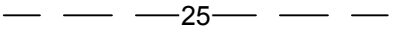


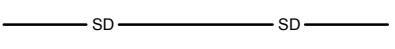
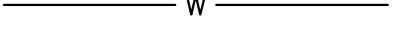







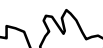




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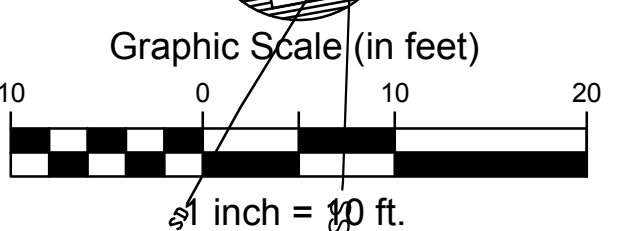
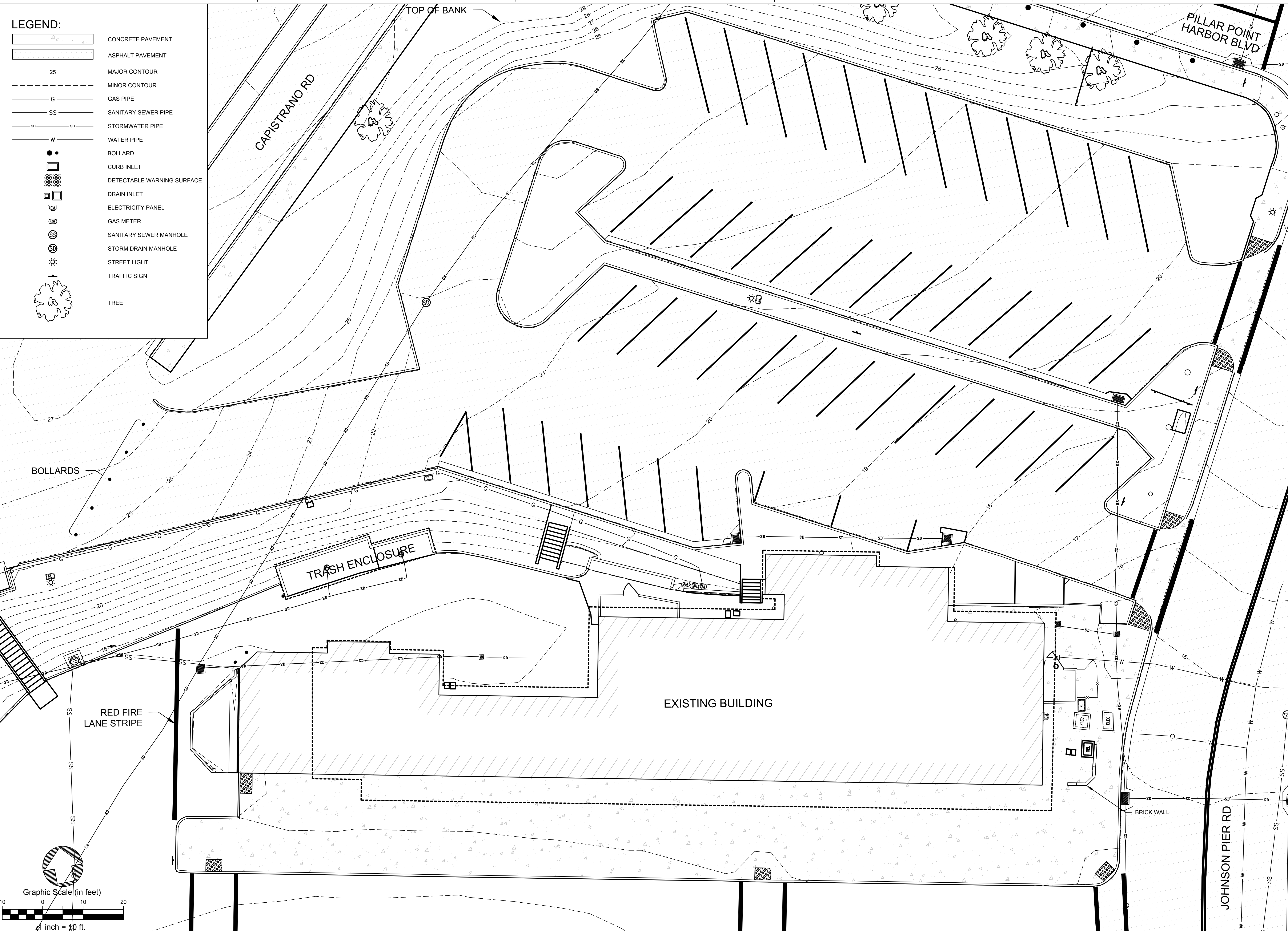
EXISTING PLAN

Sheet No.:

C1.0

LEGEND:

-  CONCRETE PAVEMENT
-  ASPHALT PAVEMENT
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  GAS PIPE
-  SANITARY SEWER PIPE
-  STORMWATER PIPE
-  WATER PIPE
-  BOLLARD
-  CURB INLET
-  DETECTABLE WARNING SURFACE
-  DRAIN INLET
-  ELECTRICITY PANEL
-  GAS METER
-  SANITARY SEWER MANHOLE
-  STORM DRAIN MANHOLE
-  STREET LIGHT
-  TRAFFIC SIGN
-  TREE



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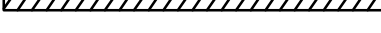
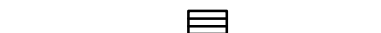


2024
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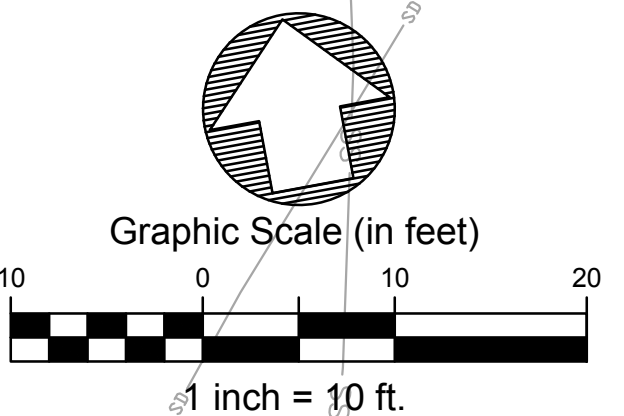
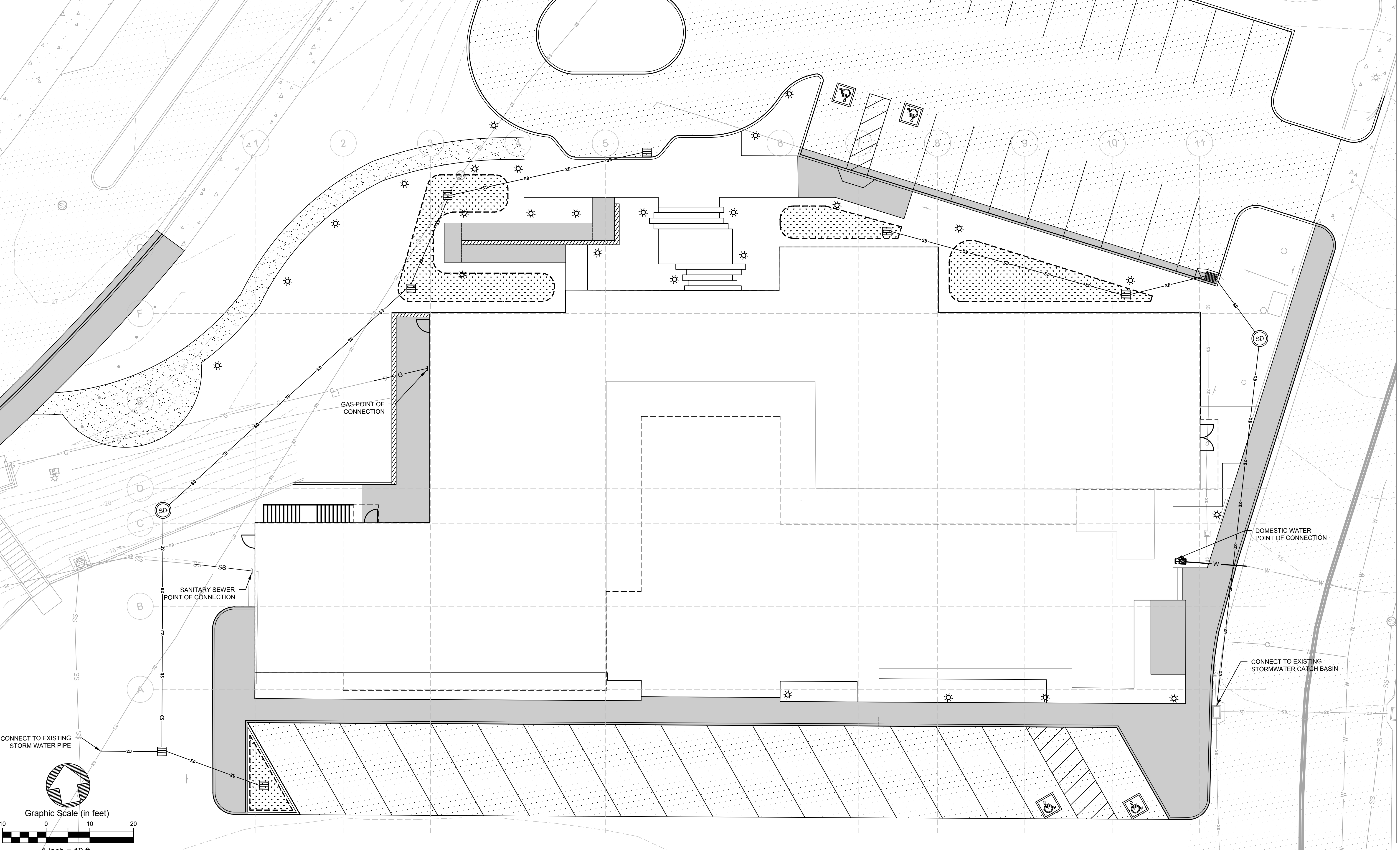
Sheet Title:

UTILITIES PLAN

Sheet No.:

C2.0

- LEGEND:**
-  CONCRETE
 -  ASPHALT
 -  DECOMPOSED GRANITE
 -  BIORETENTION AREA
 -  RETAINING WALL
 -  CURB AND GUTTER
 -  CURB AND/OR FIELD INLET
 -  STORM DRAIN PIPE



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HALF MOON BAY, CA 94019
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Issue Note:


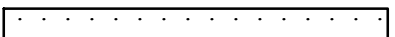
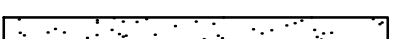



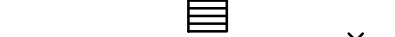
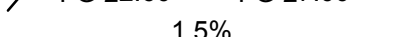

2024
Project ID: PPH
Drawn By: AA
Review By: MV
Plot Date: 2024-06-07

Sheet Title:
GRADING AND DRAINAGE PLAN

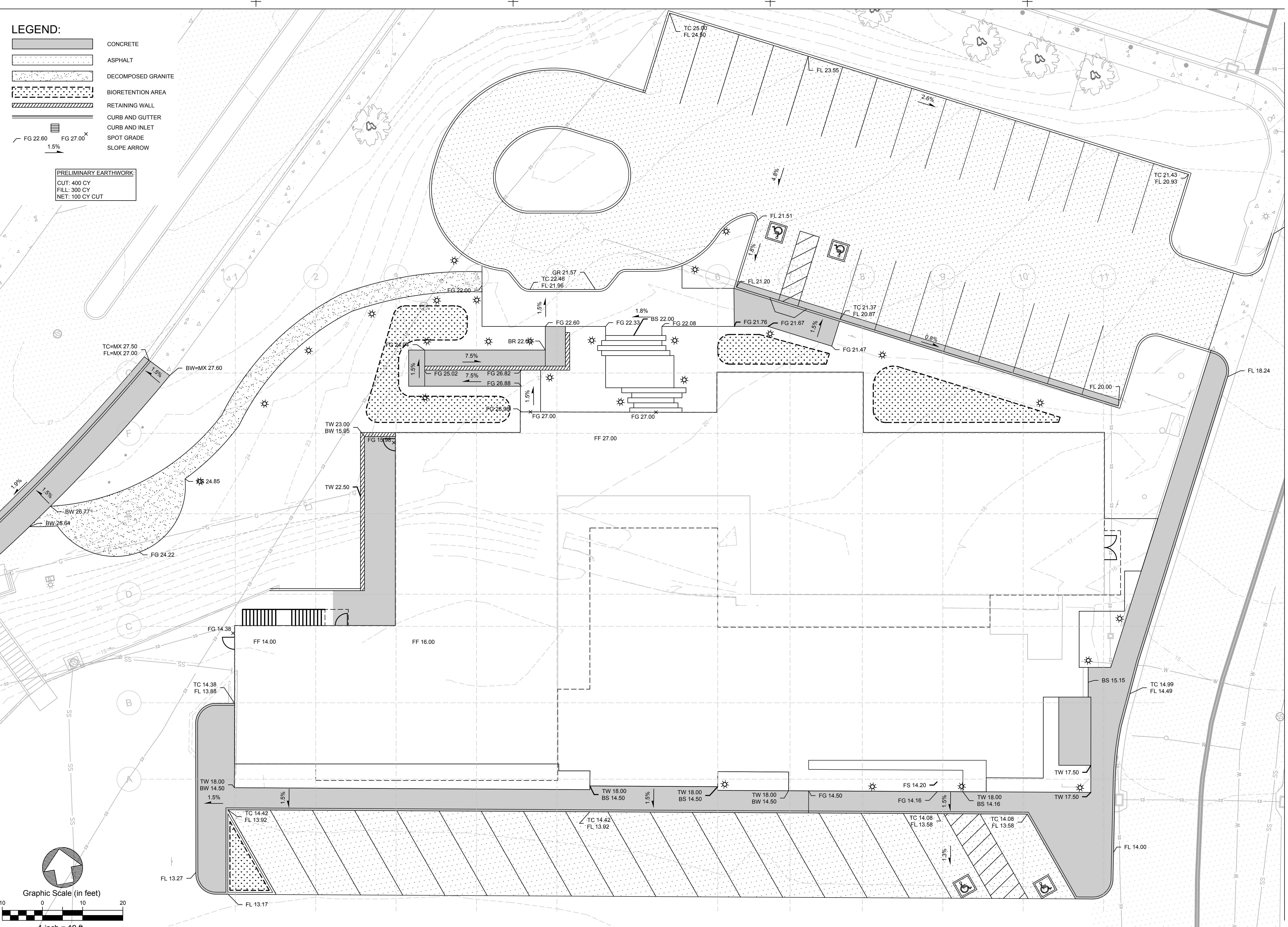
Sheet No.:

C3.0


LEGEND:

-  CONCRETE
-  ASPHALT
-  DECOMPOSED GRANITE
-  BIORETENTION AREA
-  RETAINING WALL
-  CURB AND GUTTER
-  CURB AND INLET
-  SPOT GRADE
-  SLOPE ARROW

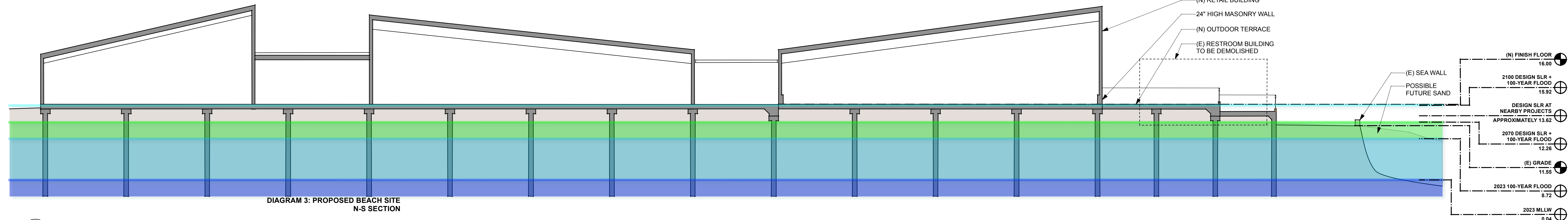
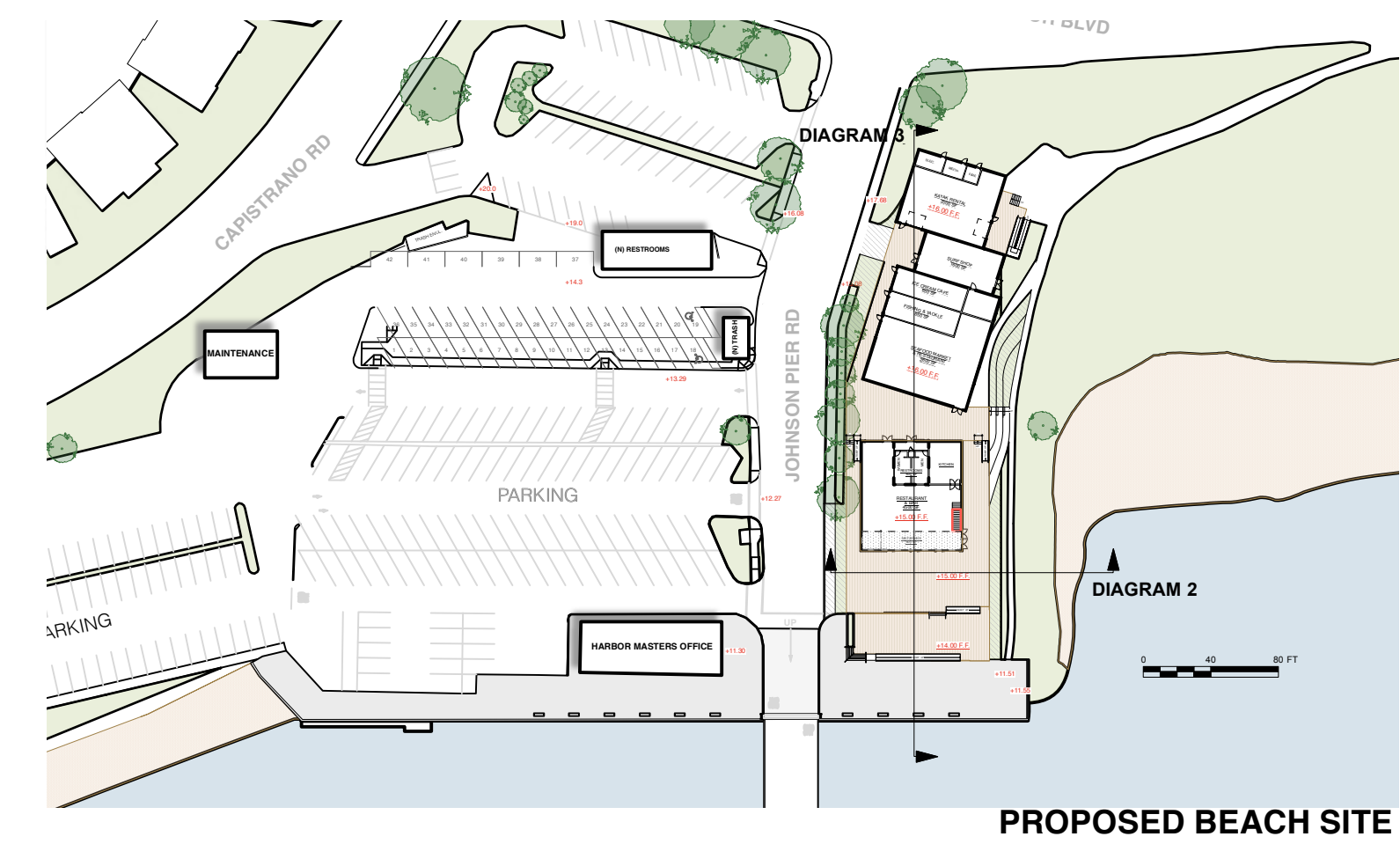
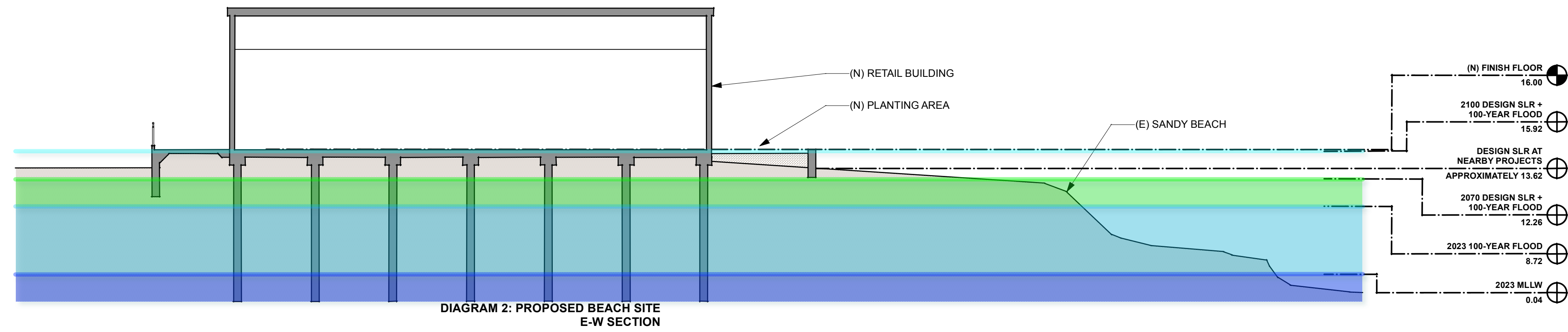
PRELIMINARY EARTHWORK:
CUT: 400 CY
FILL: 300 CY
NET: 100 CY CUT



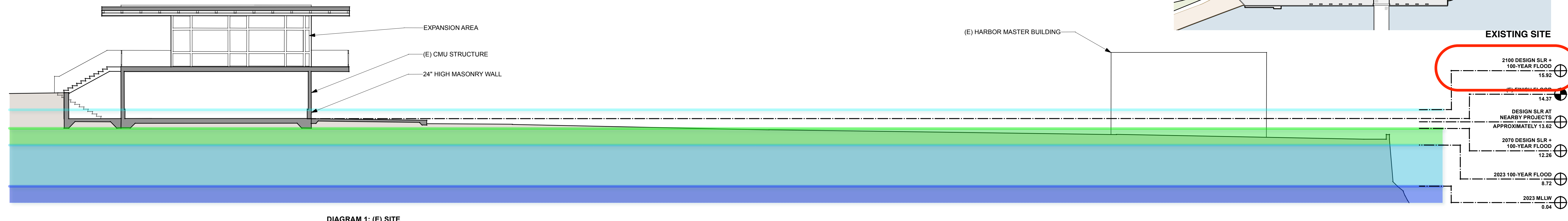
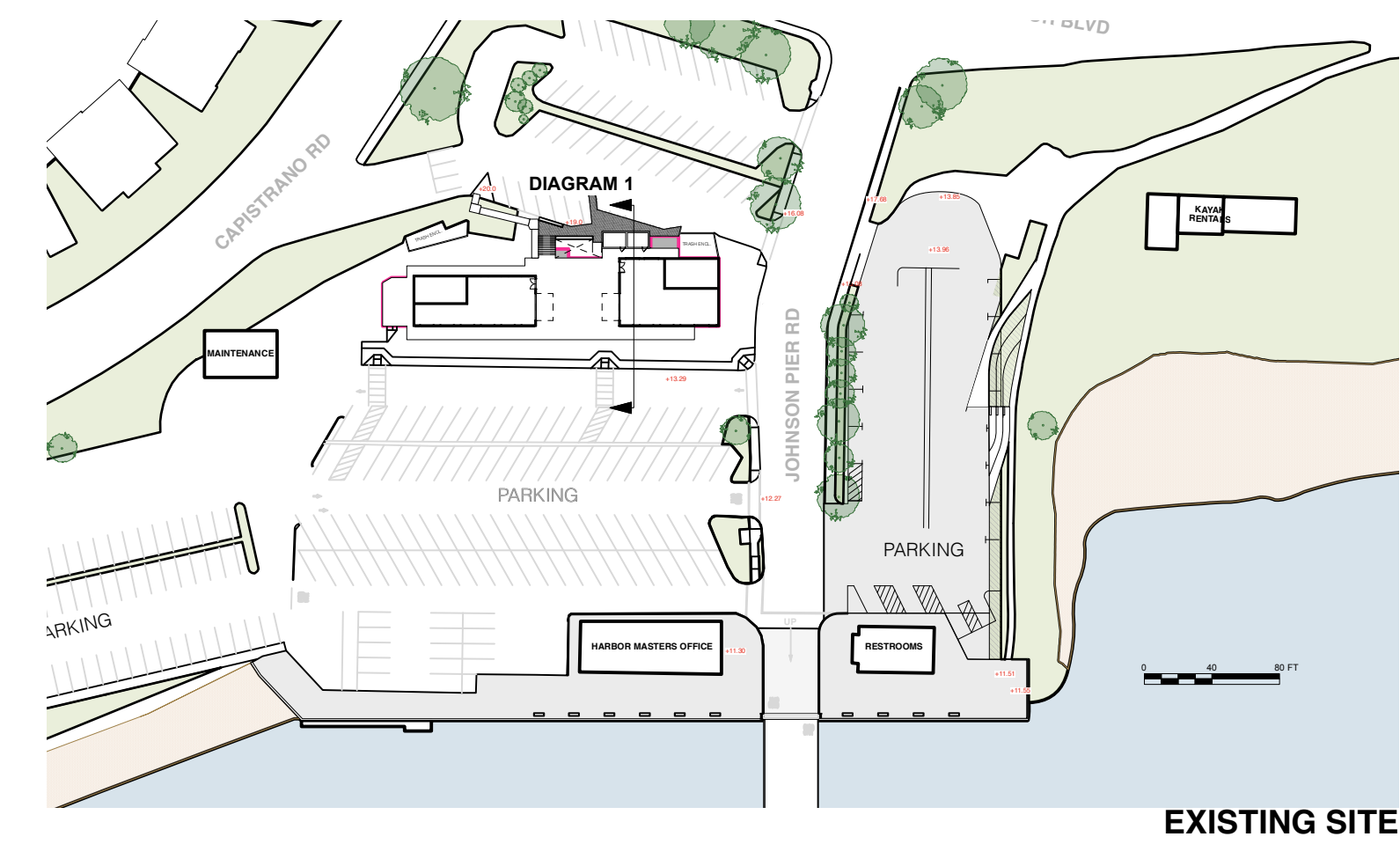
Graphic Scale (in feet)



1 inch = 10 ft.



1 BEACH SIDE SCHEME
Scale: 1" = 10'-0"



2 EXISTING SITE W/ (N) SECOND FLOOR
Scale: 1" = 10'-0"