



SITE DATA:

APN: 05G-16G-110
 ZONING: C-D
 OCCUPANCY GROUP (BLDG 1, 1st FLOOR): A-2 OR B
 OCCUPANCY GROUP (BLDG 1, 2nd & 3rd FLOOR): R-3
 OCCUPANCY GROUP (BLDG 2): R-2
 TYPE OF CONSTRUCTION: V-B

APPLICABLE CODES:

HALF MOON BAY CITY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER: TONY UCCELLI
 1153 LAUREL ST
 SAN CARLOS, CA 94070
 tucelli@prodigy.net
 650.592.3355

ARCHITECT: EDWARD C LOVE, ARCHITECT
 720 MILL ST
 HALF MOON BAY, CA 94019
 LIC: C23077
 edwardclovearch@gmail.com
 650.728.7615

GEOTECH: SIGMA PRIME GEOSCIENCES, INC
 332 PRINCETON AVE
 HALF MOON BAY, CA 94019
 sigmaprm@gmail.com
 650.728.3590

CIVIL ENGINEERING: 150 CALIFORNIA ST
 SUITE 600
 SAN FRANCISCO, CA 94111
 415.930.7900

NOTES:

1. PROJECT COMPLIES WITH 2019 CBC CHAPTER 11A

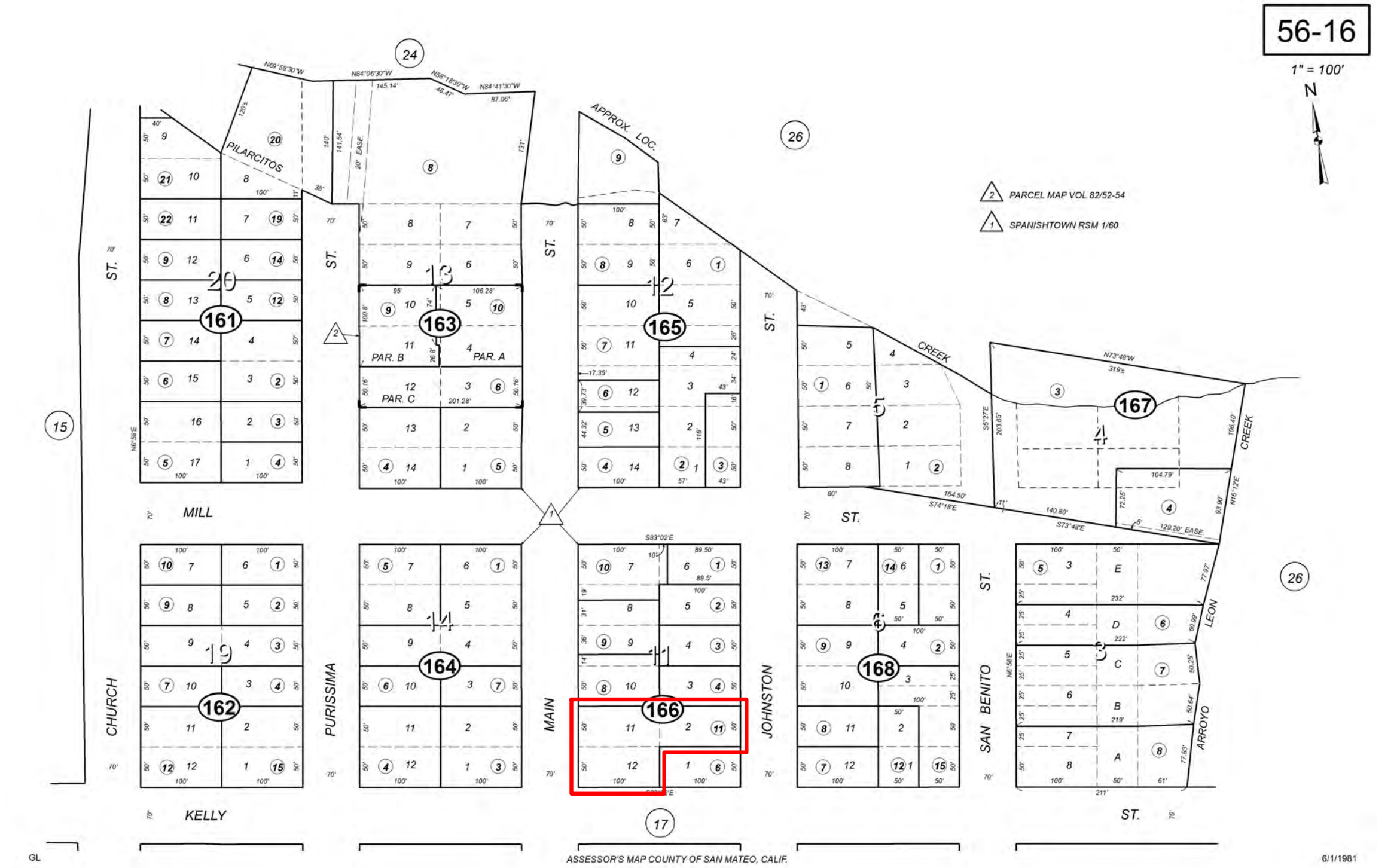
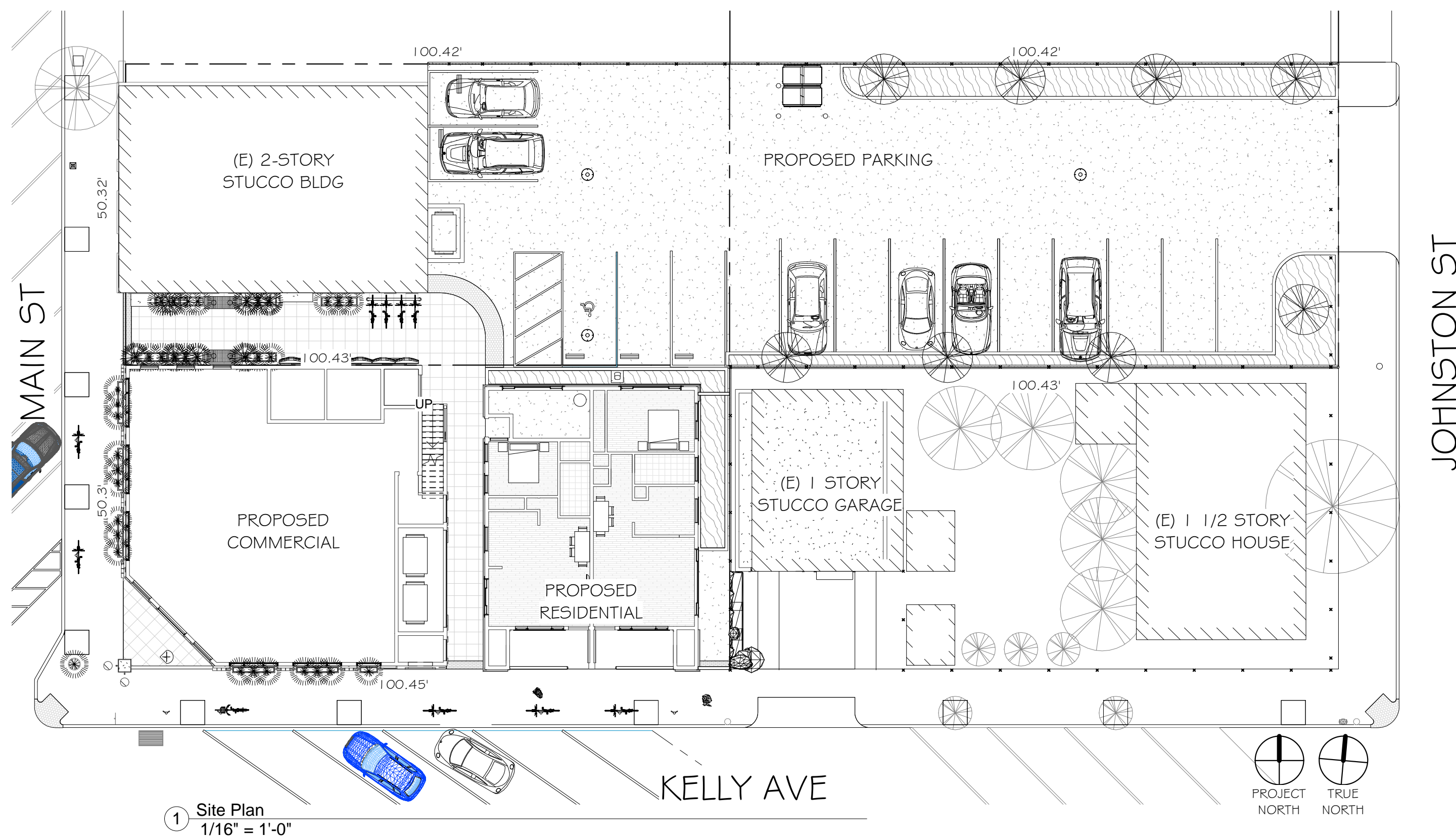
	EXISTING		PROPOSED		TOTAL		ALLOWED					
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%				
LOT AREA	10000											
LOT COVERAGE	0	0.0	3882	38.8	3882	38.8	10000	100.0				
FLOOR AREA							NA					
			COMMERCIAL SPC UNIT 1 FIRST FLR UNIT 2 FIRST FLR UNIT 3 FIRST FLR UNIT 3 SCND FLR UNIT 4 FIRST FLR UNIT 4 SCND FLR UNIT 5 FIRST FLR UNIT 5 SCND FLR UNIT 6 FIRST FLR UNIT 6 SCND FLR MAINT/UTILITY DUMPSTERS	2157 547 699 635 723 635 723 798 771 798 771 301	COMMERCIAL SPC UNIT 1 FIRST FLR UNIT 2 FIRST FLR UNIT 3 FIRST FLR UNIT 3 SCND FLR UNIT 4 FIRST FLR UNIT 4 SCND FLR UNIT 5 FIRST FLR UNIT 5 SCND FLR UNIT 6 FIRST FLR UNIT 6 SCND FLR MAINT/UTILITY DUMPSTERS	2157 547 699 635 723 635 723 798 771 798 771 301						
Total	0	0.0	Total	9666	96.7	Total	9666	96.7	Total	NA	0	0.0

Parking Calculations

Building / Use	Customer Serving	Req'd Spaces
<u>Building 1</u>		
Customer Serving	1380 ÷ 300	4.6
Apartments	2 - 2BR @ 1.5	3.0
<u>Building 2</u>		
Apartments	2 - 1BR @ 1.0	2.0
	2 - 2BR @ 1.5	3.0
<u>433 - 435 Main St</u>		
Customer Serving	1180 ÷ 300	3.9
Apartments	2 - 1BR @ 1.0	2.0
		18.5
Mixed Use Reduction @ 20%		-3.7
Total Required		14.8 (15)
<u>Supplied</u>		
Parking Lot		15
New Space on Johnson St		1
Total Supplied		16

Sheet List - Architectural

Sheet Number	Sheet Name
AO.00	Cover Sheet
AR.01	Rendering
AR.03	Rendering
AR.04	Rendering
AR.05	Rendering
SU.1	Survey
AO.01	Existing Site Plan Ground Level
A1.01	Proposed Site Plan Ground Level
A1.02	Proposed Second Level
A1.03	Proposed Third Level
A1.04	First Floor Plan
A1.05	Second Floor Plan
A1.06	Third Floor Plan
A1.07	Roof Plan
A1.08	Floor Area Calculations
A2.01	Elevations Building 1 - West & East
A2.02	Elevations Buildings 1 & 2 - South & North
A2.03	Elevations Building 2 - East & West
A3.01	Section Views
A5.01	Details



REVISIONS



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Proposed Mixed-Use Project
 Anthony Uccelli
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Cover Sheet

FOR REVIEW ONLY

DATE: 02/25/2022
 SCALE: As indicated
 DRAWN: GMH
 JOB: UCCELLI

SHEET: AO.00
 OF SHEETS

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DATE: 02/25/2022

SCALE:

DRAWN: GMH

JOB: UCCELLI

SHEET:

AR.01

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DATE: 02/25/2022

SCALE:

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JOB: UCCELLI

SHEET:

AR.04

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Rendering

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SCALE:

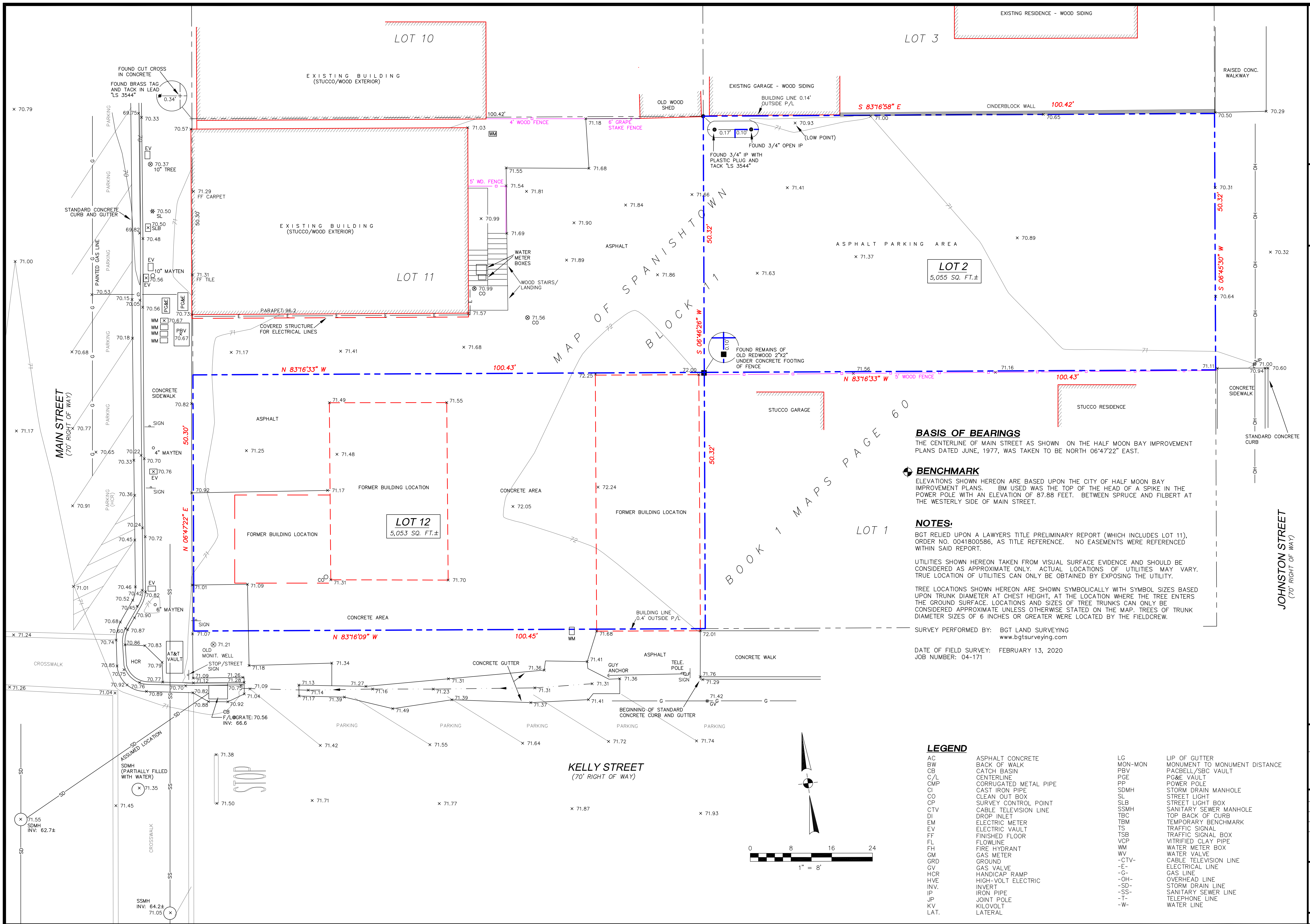
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SHEET:

AR.05

OF SHEETS



BASIS OF BEARINGS

THE CENTERLINE OF MAIN STREET AS SHOWN ON THE HALF MOON BAY IMPROVEMENT PLANS DATED JUNE, 1977, WAS TAKEN TO BE NORTH 06°47'22" EAST.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF HALF MOON BAY IMPROVEMENT PLANS. A BM USED WAS THE TOP OF THE HEAD OF A SPIKE IN THE POWER POLE WITH AN ELEVATION OF 87.88 FEET. BETWEEN SPRUCE AND FILBERT AT THE WESTERLY SIDE OF MAIN STREET.

NOTES:

BGT RELIED UPON A LAWYERS TITLE PRELIMINARY REPORT (WHICH INCLUDES LOT 11), ORDER NO. 0041800586, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

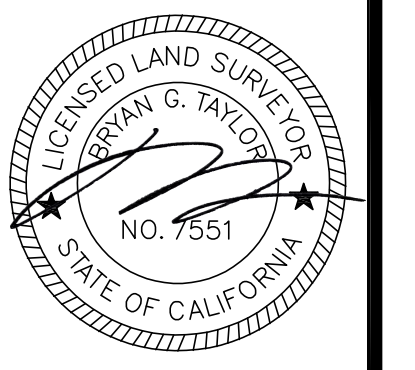
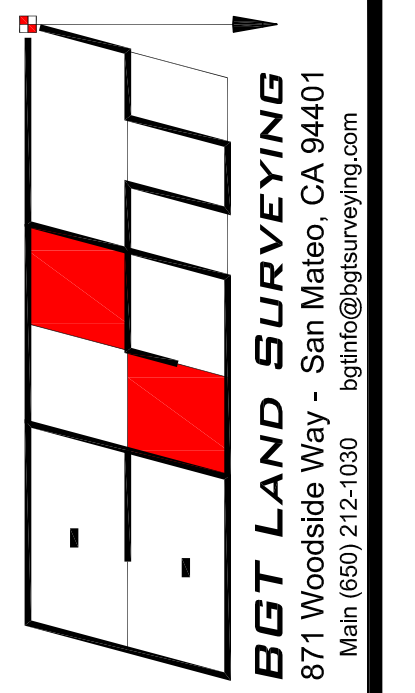
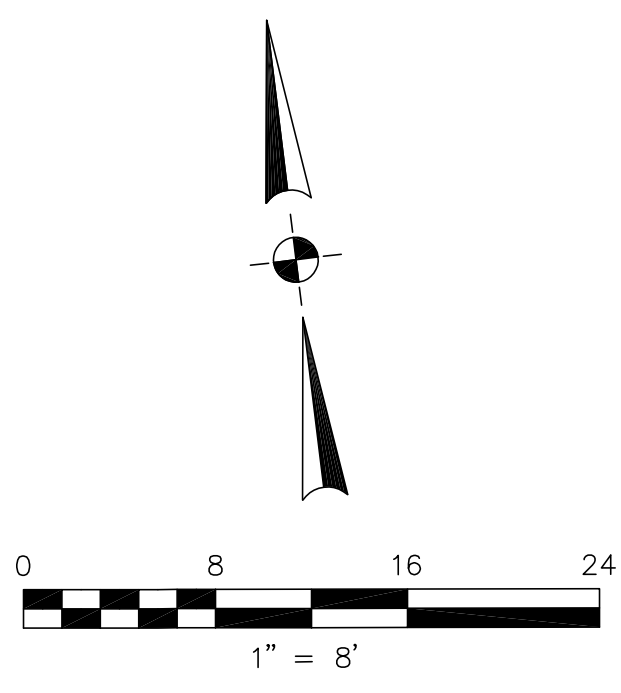
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: FEBRUARY 13, 2020
JOB NUMBER: 04-171

LEGEND

AC	ASPHALT CONCRETE	LG	LIP OF GUTTER
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PO&E VAULT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CI	CAST IRON PIPE	SDMH	STORM DRAIN MANHOLE
CO	CLEAN OUT BOX	SL	STREET LIGHT
CP	SURVEY CONTROL POINT	SLB	STREET LIGHT BOX
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
CTV	CABLE TELEVISION LINE	TBC	TOP BACK OF CURB
EM	ELECTRIC METER	TBM	TEMPORARY BENCHMARK
EV	ELECTRIC VAULT	TS	TRAFFIC SIGNAL
FF	FINISHED FLOOR	TSB	TRAFFIC SIGNAL BOX
FL	FLOWLINE	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	WM	WATER METER BOX
GM	GAS METER	WV	WATER VALVE
GRD	GROUND	-CTV-	CABLE TELEVISION LINE
GV	GAS VALVE	-E-	ELECTRICAL LINE
HCR	HANDICAP RAMP	-G-	GAS LINE
HVE	HIGH-VOLT ELECTRIC	-OH-	OVERHEAD LINE
INV.	INVERT	-SD-	STORM DRAIN LINE
IP	IRON PIPE	-SS-	SANITARY SEWER LINE
JP	JOINT POLE	-T-	TELEPHONE LINE
KV	KILOVOLT	-W-	WATER LINE
LAT.	LATERAL		



BOUNDARY AND TOPOGRAPHIC SURVEY
 LOTS 2 AND 12, BLOCK 11, "MAP OF SPANISHTOWN" (BOOK 1 MAPS 60)
447 MAIN STREET
 HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:
056-166-110 (PORTION)

Prepared For:
TONY UCCELLI
575 ALAMEDA DE LAS PULGAS
SAN CARLOS, CA

Date: FEB. 2020

Scale: 1" = 8'

Contour Interval: 1'

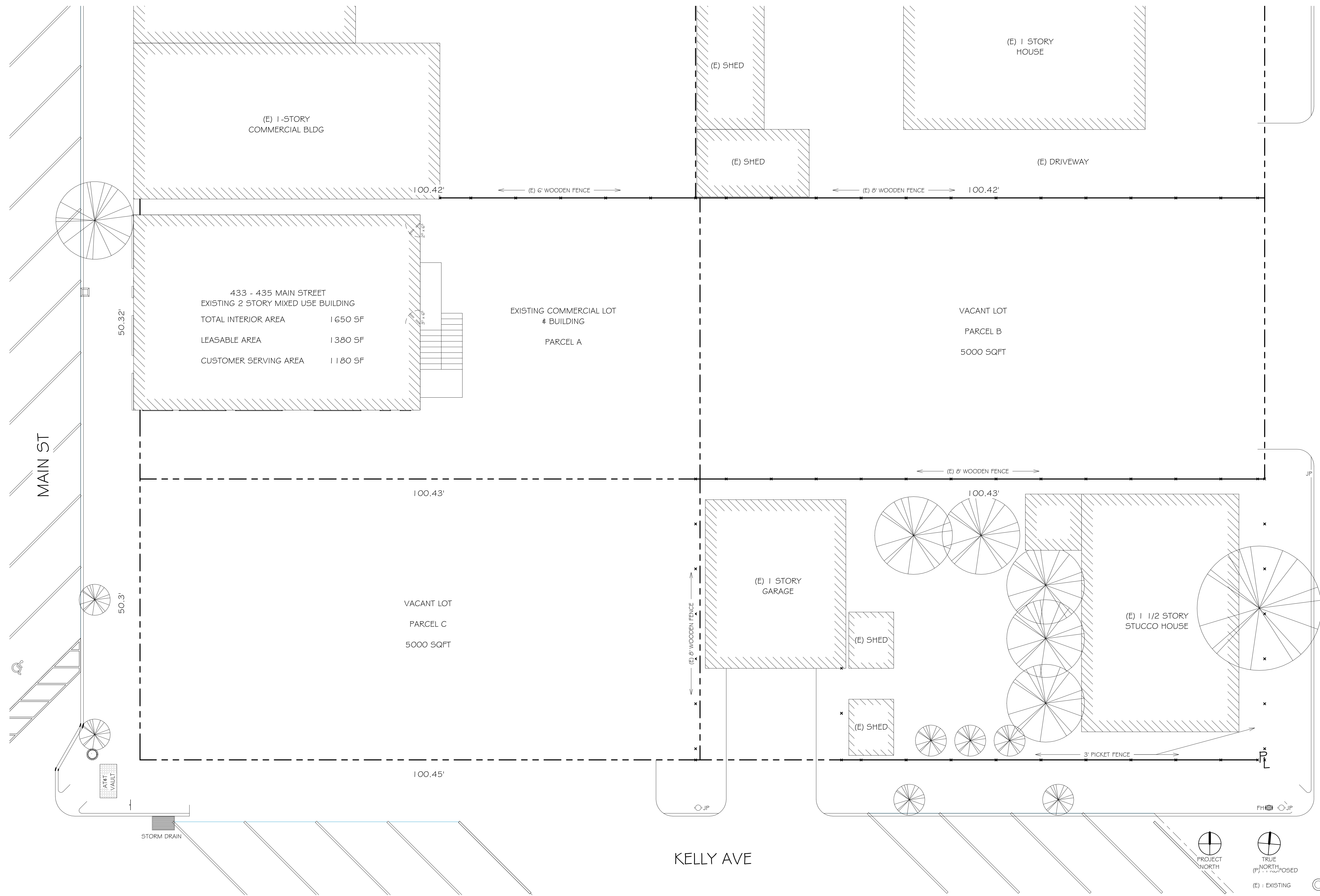
Drawn by: LHL

Revisions:

SU-1

Job No. 04-171

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433 - 435 MAIN STREET
 EXISTING 2 STORY MIXED USE BUILDING
 TOTAL INTERIOR AREA 1650 SF
 LEASABLE AREA 1380 SF
 CUSTOMER SERVING AREA 1180 SF

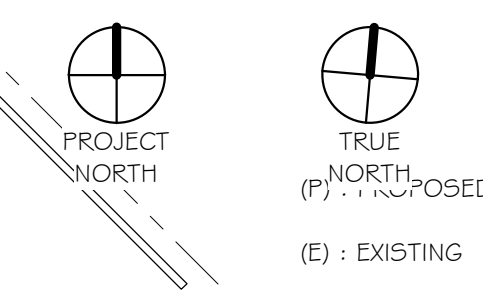
EXISTING COMMERCIAL LOT
 & BUILDING
 PARCEL A

VACANT LOT
 PARCEL B
 5000 SQFT

VACANT LOT
 PARCEL C
 5000 SQFT

1 Existing Site Plan
 1/8" = 1'-0"

- TREE WELL
- TRASH CAN
- PLANTER
- ⊗ FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT



REVISIONS



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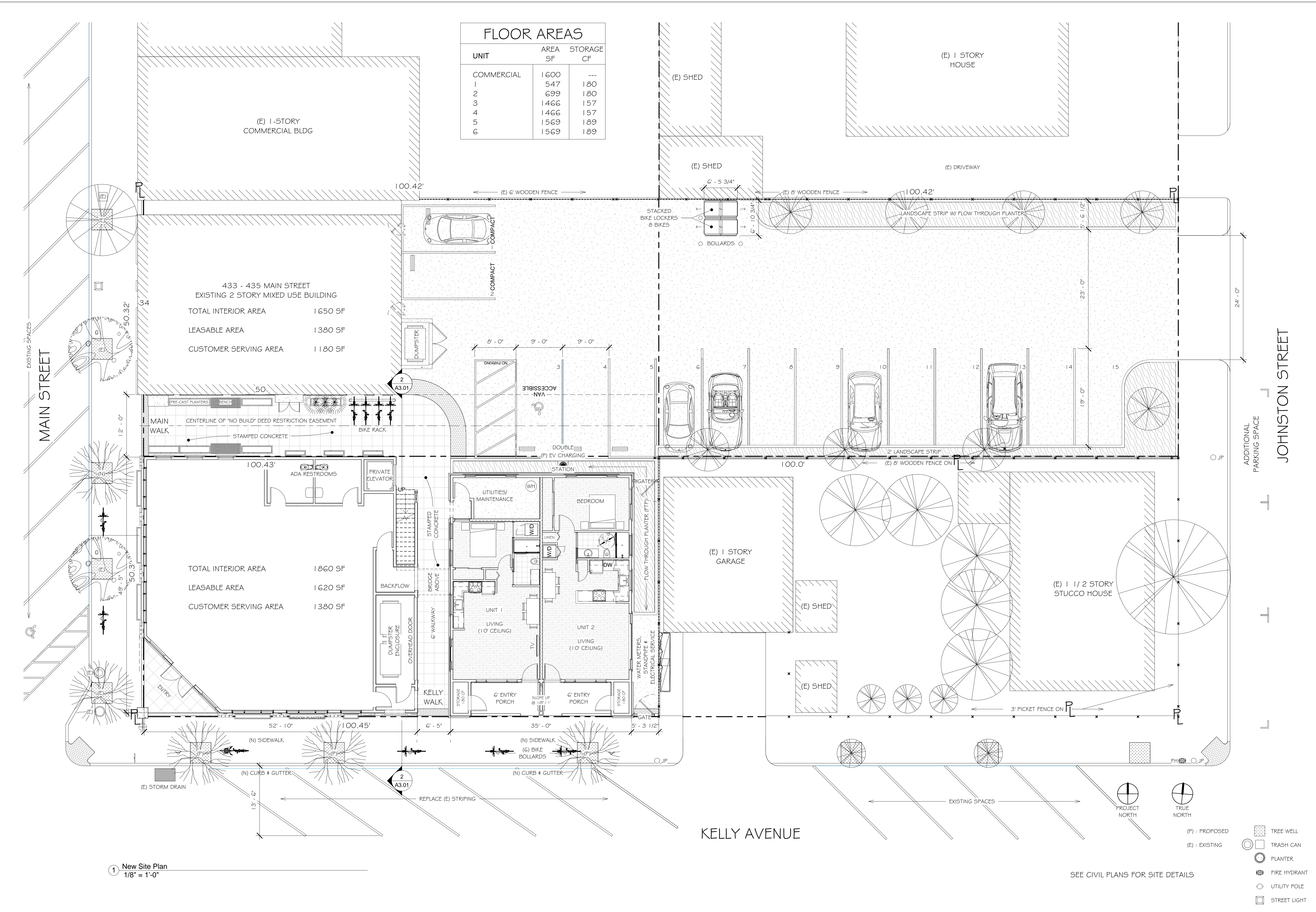
Proposed Mixed-Use Project
 Anthony Uccelli
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 Half Moon Bay, CA

Existing Site Plan
 Ground Level

FOR REVIEW ONLY

DATE: 02/25/2022
 SCALE: 1/8" = 1'-0"
 DRAWN: GMH
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1 New Site Plan
 1/8" = 1'-0"

SEE CIVIL PLANS FOR SITE DETAILS

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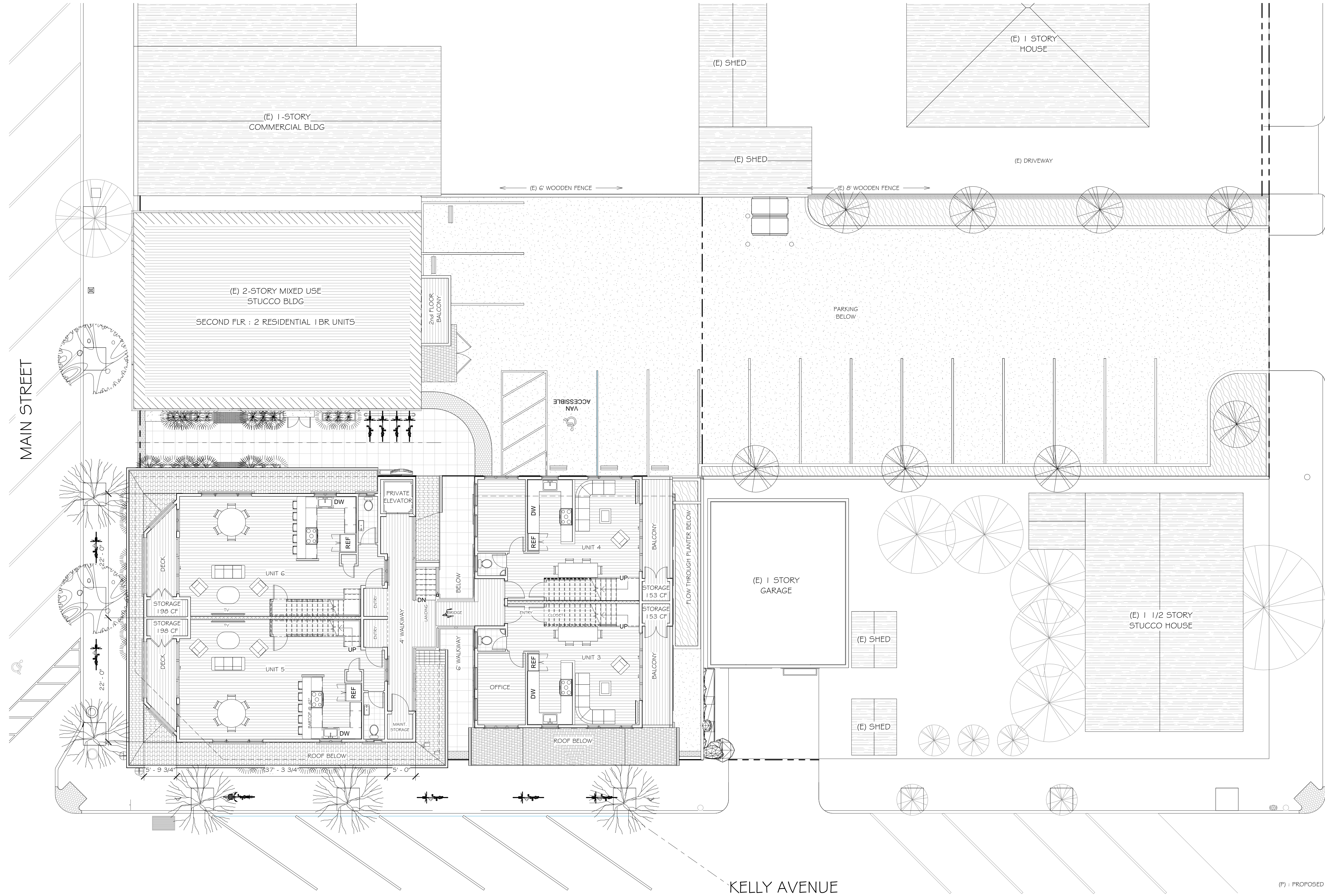
Proposed Mixed-Use Project
 Anthony Uccelli
 Main St & Kelly Ave
 Half Moon Bay, CA

Proposed Site Plan
 Ground Level

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DATE: 02/25/2022
 SCALE: 1/8" = 1'-0"
 DRAWN: Author
 JOB: UCCELLI
 SHEET: **A1.01**
 OF SHEETS

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1 DD - Level 2 - B1
1/8" = 1'-0"

- (P) : PROPOSED
- (E) : EXISTING
- TREE WELL
- TRASH CAN
- PLANTER
- FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT

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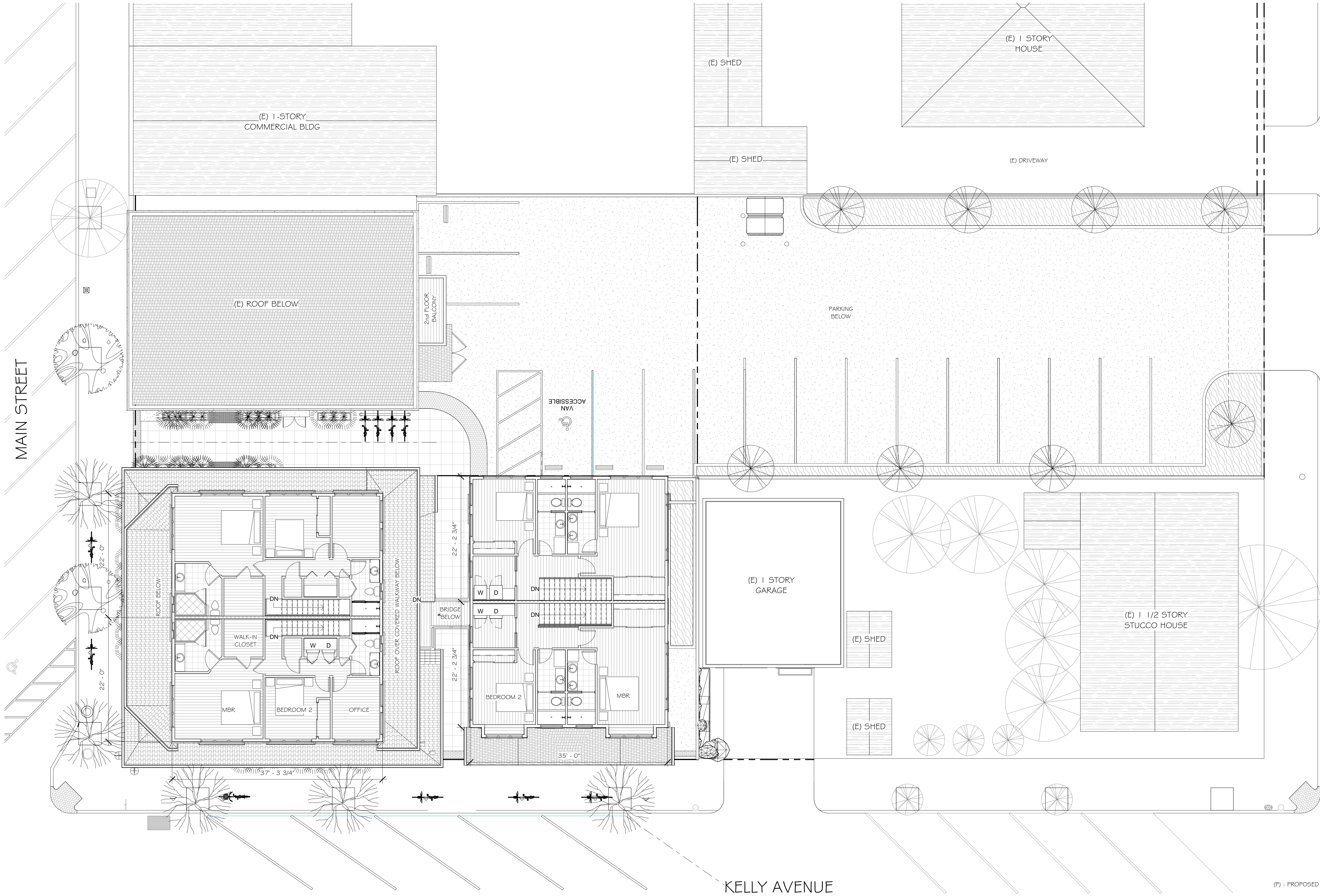
Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
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Proposed Second
Level

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DATE: 02/25/2022
SCALE: 1/8" = 1'-0"
DRAWN: GMH
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SHEET:
A1.02
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1 DD - Level 3 - B1
1/8" = 1'-0"

- (P) : PROPOSED
- (E) : EXISTING
- TREE WELL
- TRASH CAN
- PLANTER
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Proposed Mixed-Use Project
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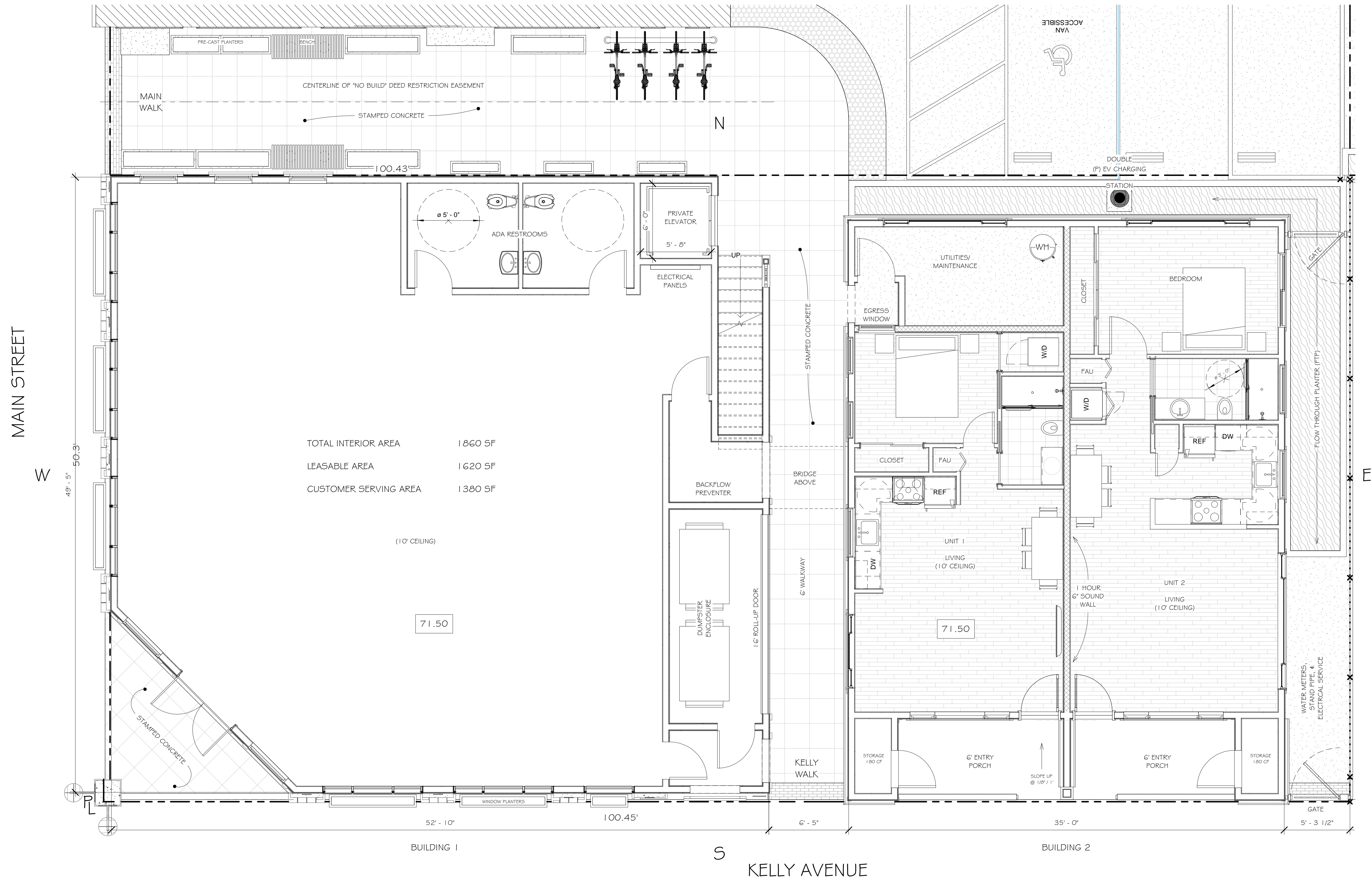
Proposed Third Level

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1 Level 1 - Floor Plan
1/4" = 1'-0"

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Proposed Mixed-Use Project
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First Floor Plan

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SCALE: 1/4" = 1'-0"

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A1.04

OF SHEETS



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Proposed Mixed-Use Project
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Second Floor Plan

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DATE: 02/25/2022

SCALE: 1/4" = 1'-0"

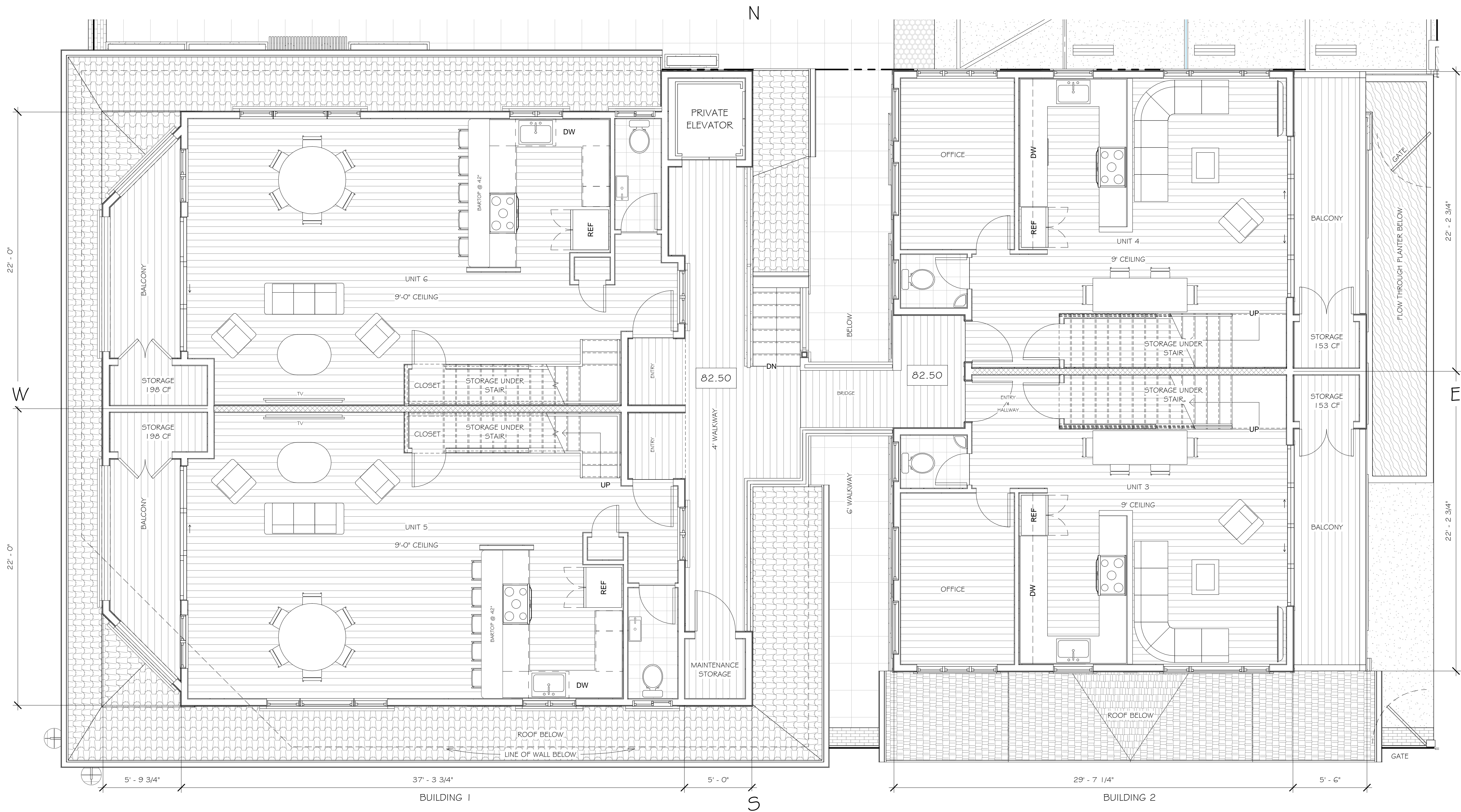
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1 Level 2 - Floor Plan
1/4" = 1'-0"

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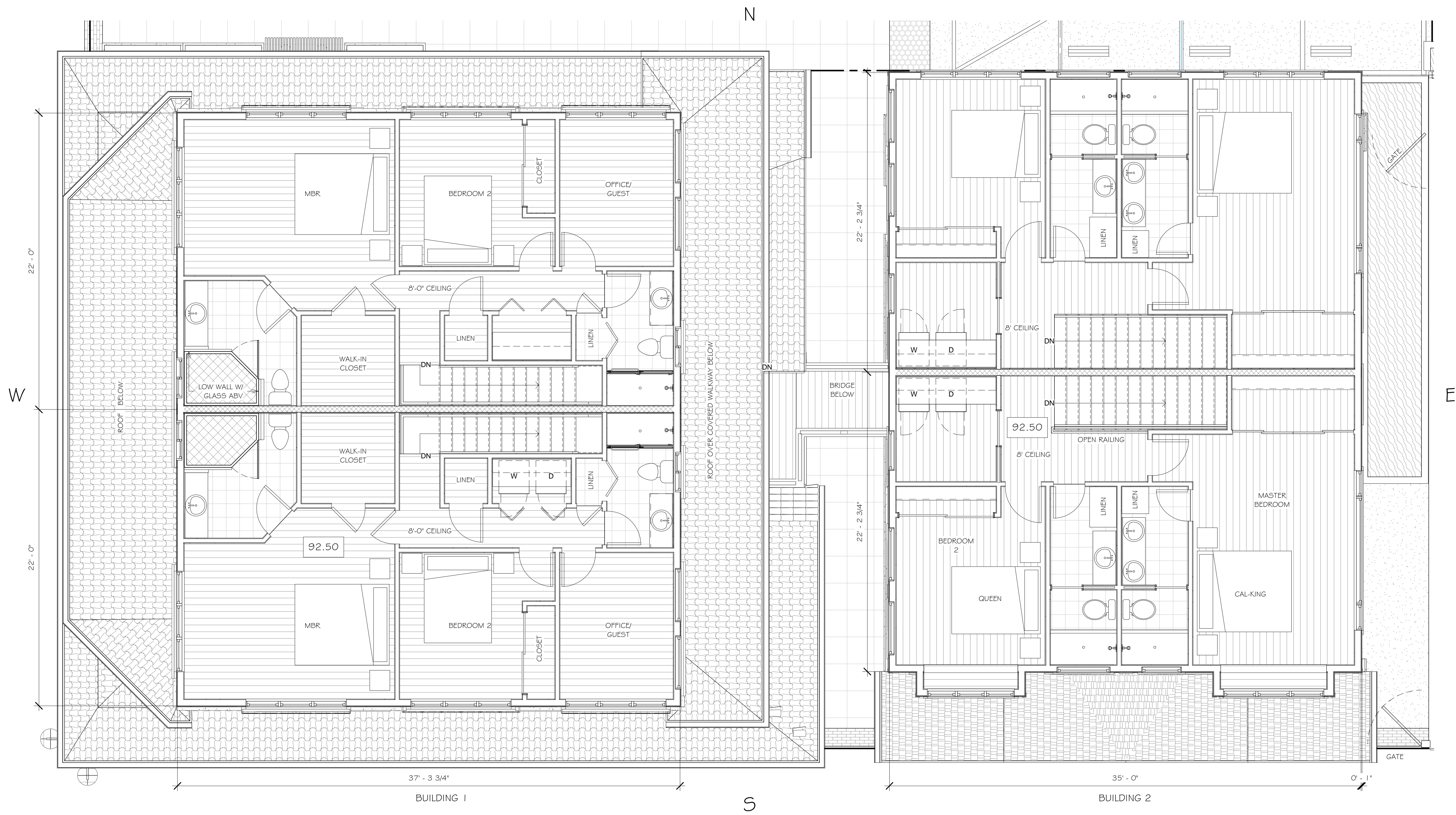
Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
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Third Floor Plan

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SCALE: 1/4" = 1'-0"
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1 Level 3 - Floor Plan
1/4" = 1'-0"

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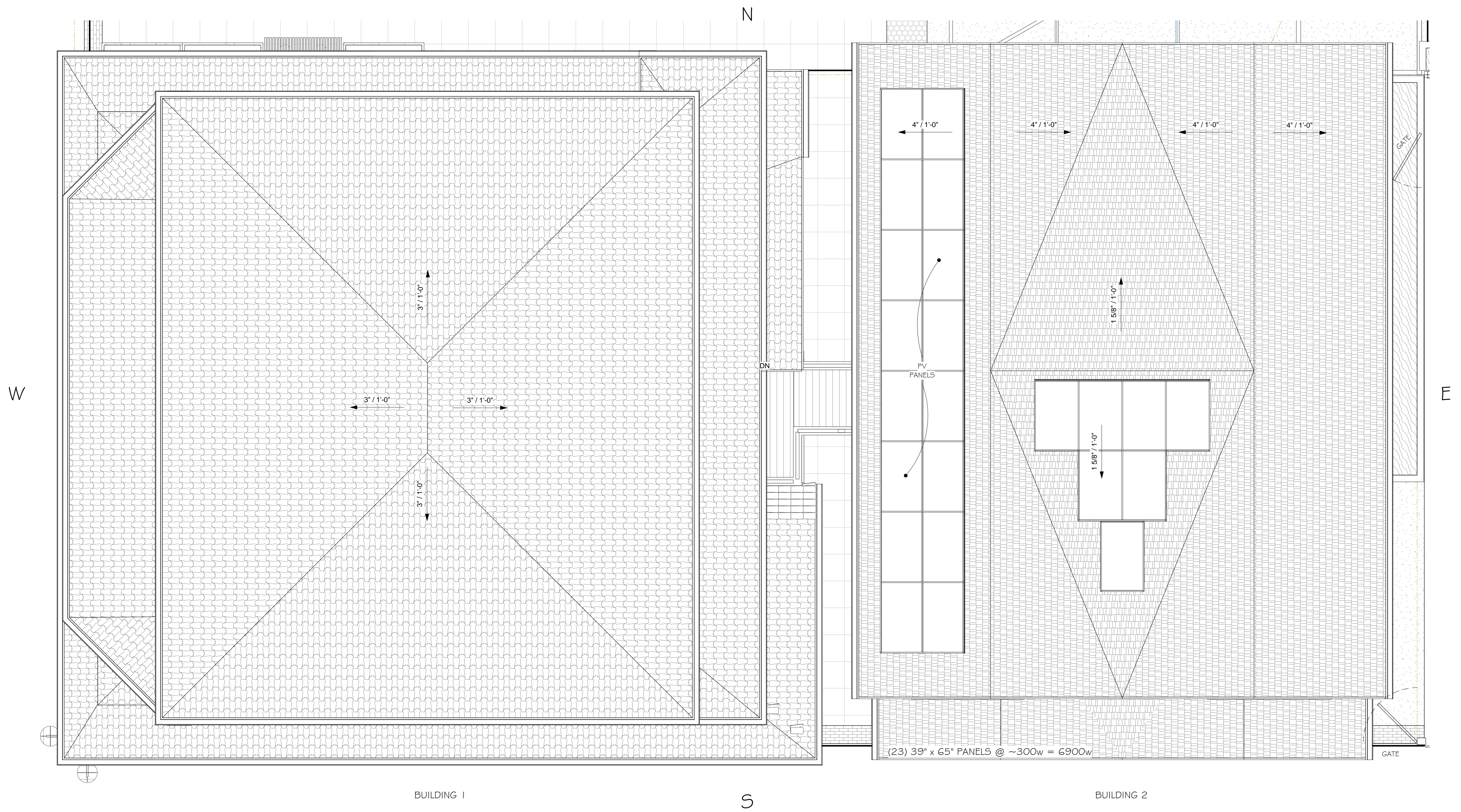
Proposed Mixed-Use Project
Anthony Uccelli
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Roof Plan

FOR
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SCALE: 1/4" = 1'-0"
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1 Level 3 - Roof Plan
1/4" = 1'-0"



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Floor Area Calculations

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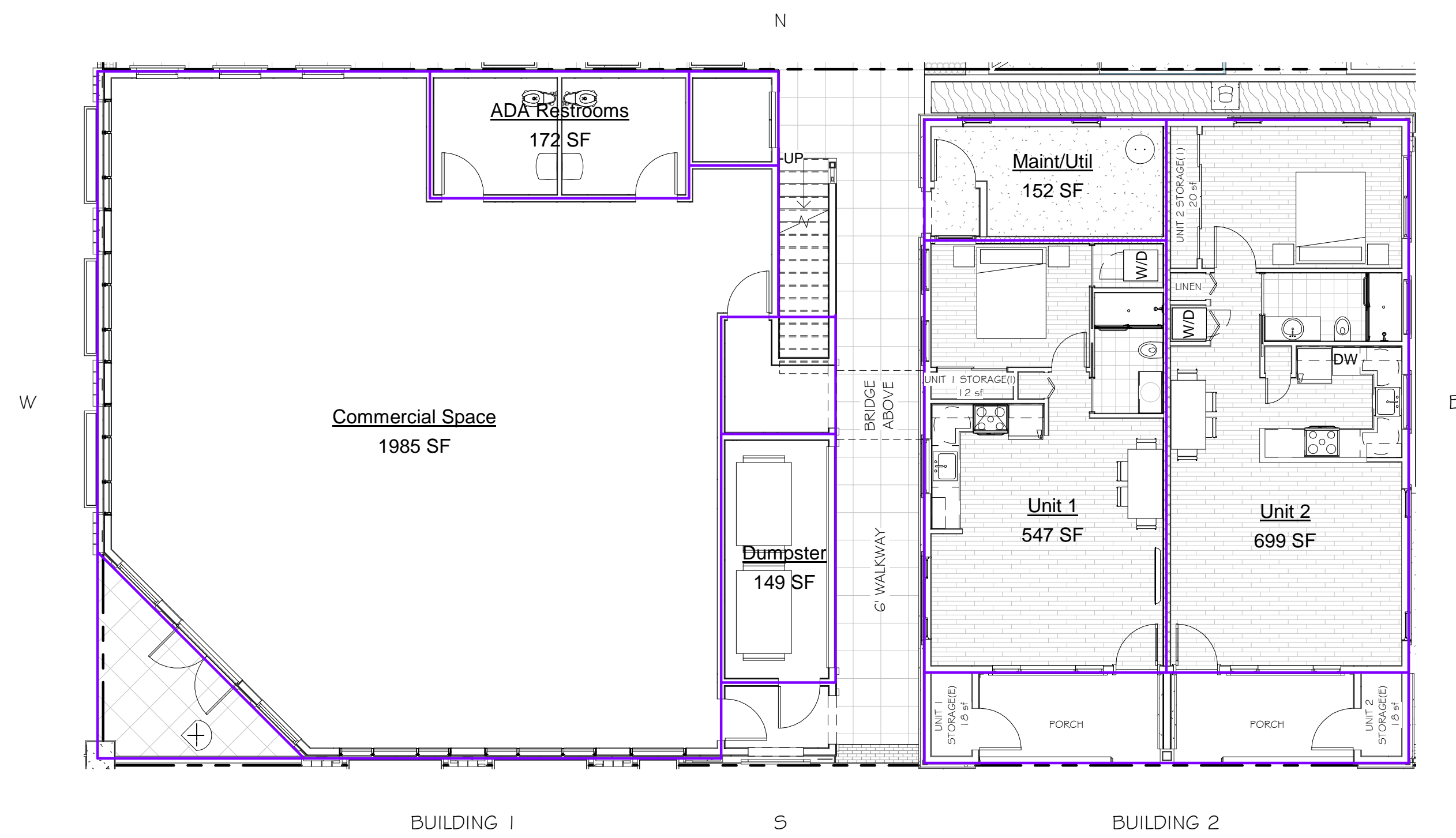
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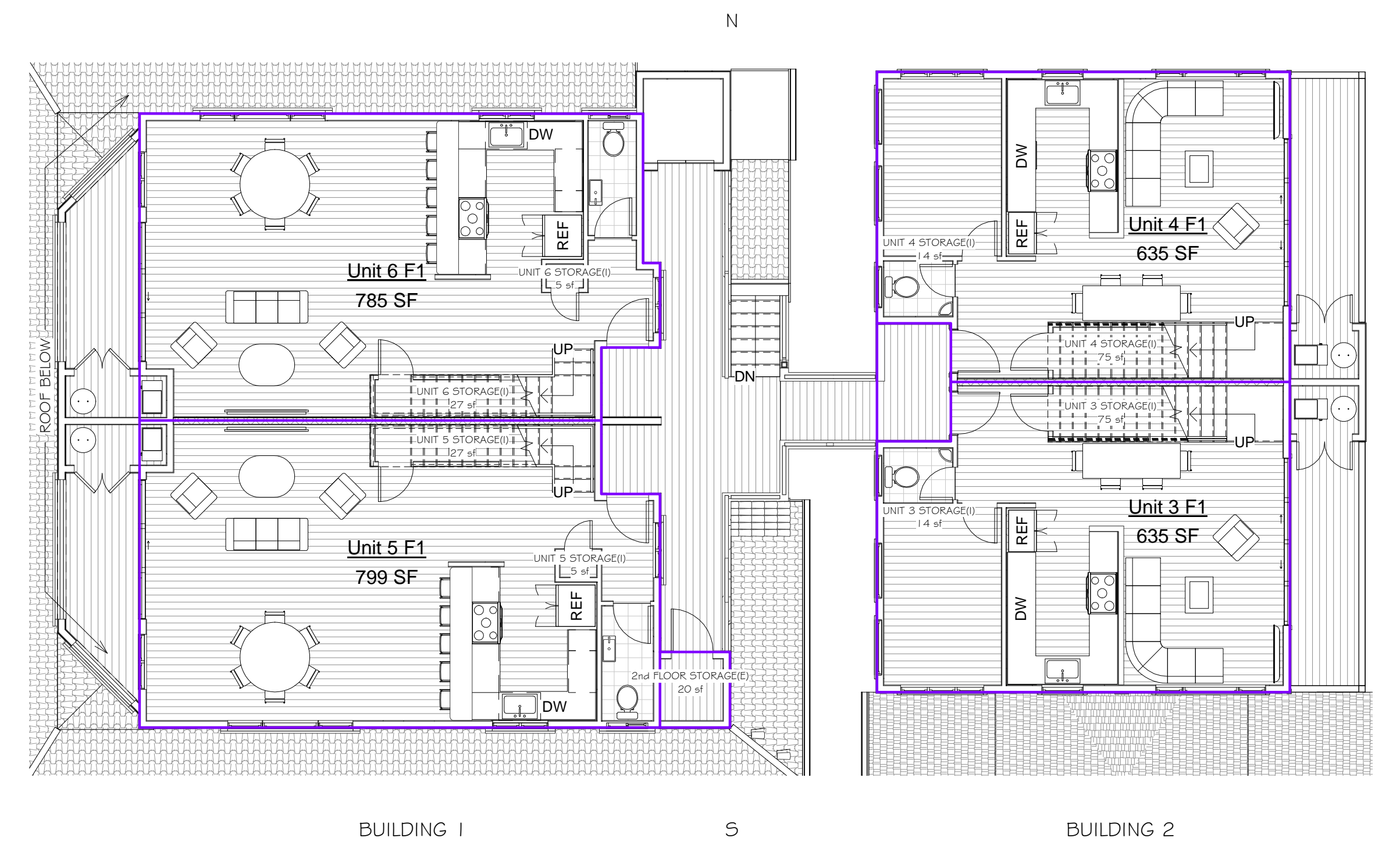
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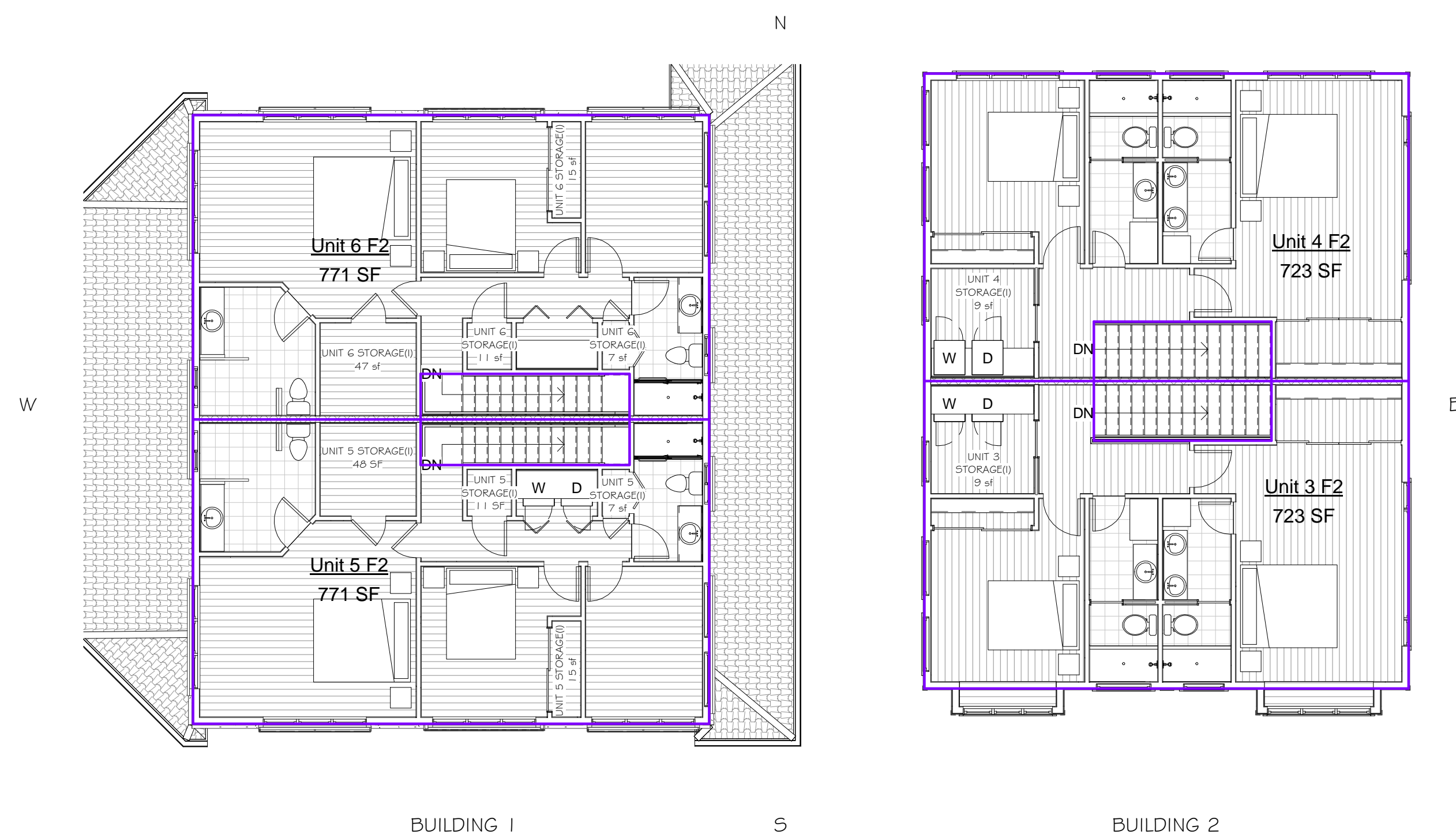
OF SHEETS



1 Level 1
 1/8" = 1'-0"



2 Level 2 - B1
 1/8" = 1'-0"



3 Level 3 - B1
 1/8" = 1'-0"

Area Calculations				
Name	Area	Lot Coverage	Floor Area	Comments
ADA Restrooms	172 SF	Yes	Yes	
Commercial Space	1985 SF	Yes	Yes	
Dumpster	149 SF	Yes	Yes	
Maint/Util	152 SF		Yes	
Unit 1	547 SF		Yes	Unit 1 Total : 547
Unit 2	699 SF		Yes	Unit 2 Total : 699
Unit 3 F1	635 SF	Yes	Yes	Unit 3 Total : 1358
Unit 3 F2	723 SF		Yes	
Unit 4 F1	635 SF	Yes	Yes	Unit 4 Total : 1358
Unit 4 F2	723 SF		Yes	
Unit 5 F1	799 SF		Yes	Unit 5 Total : 1570
Unit 5 F2	771 SF		Yes	
Unit 6 F1	785 SF		Yes	
Unit 6 F2	771 SF		Yes	Unit 6 Total : 1556

Exterior Storage Areas		
Name	CF	Comments
Unit 1 Storage(E)	180.00	Ext Storage on Porch
Unit 2 Storage(E)	180.00	Ext Storage on Porch
Unit 3 Storage (E)	153.00	Ext Storage on Balcony
Unit 4 Storage (E)	153.00	Ext Storage on Balcony
Unit 5 Storage (E)	198.00	Ext Storage on Balcony
Unit 6 Storage (E)	198.00	Ext Storage on Balcony



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Elevations Building 1 -
West & East

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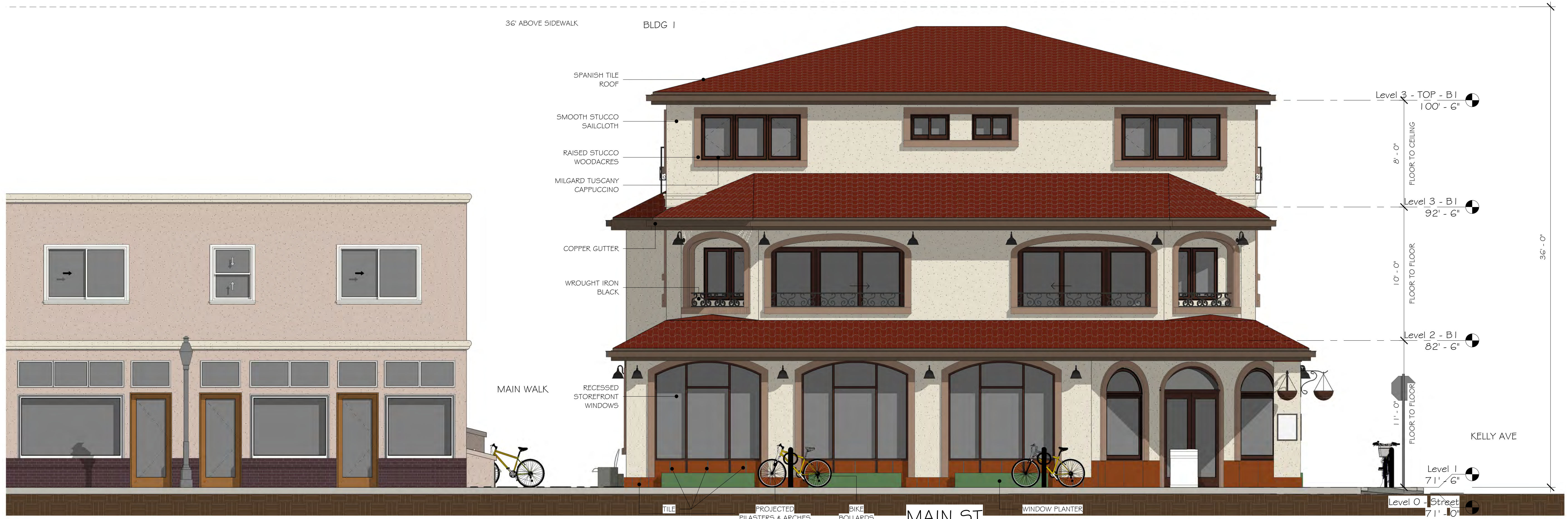
DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.01

OF SHEETS



① West - Bldg 1 - Color
1/4" = 1'-0"



③ East - Bldg 1 - Color
1/4" = 1'-0"



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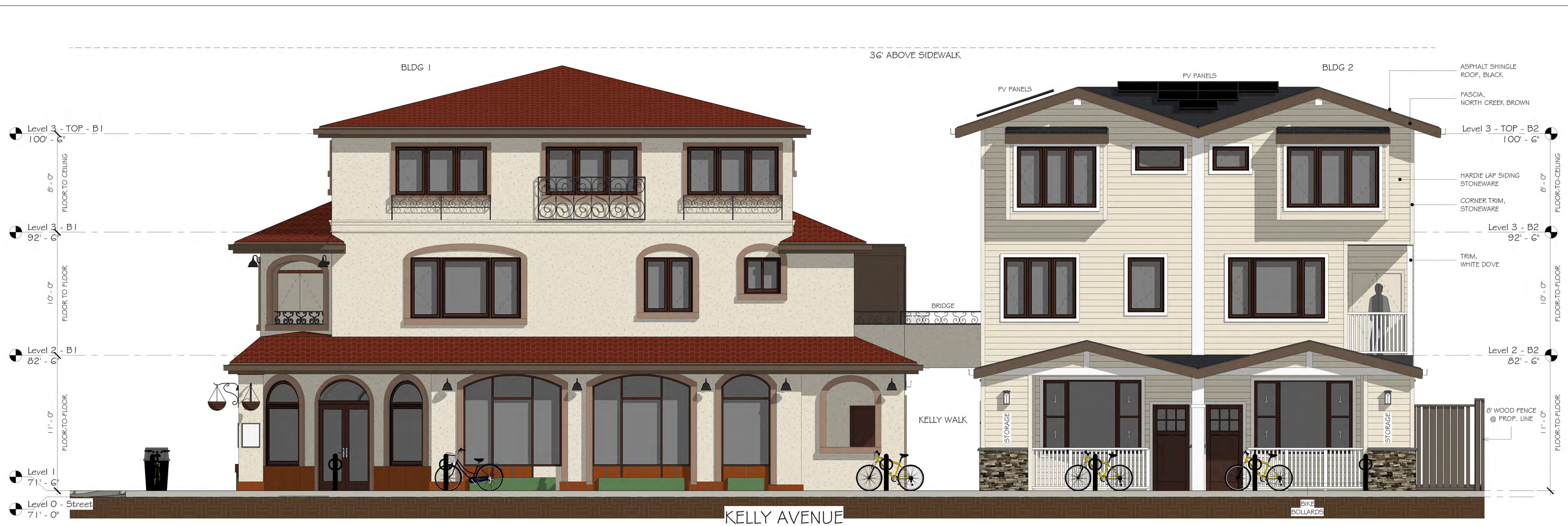
Elevations Buildings 1
 & 2 - South & North

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 SHEET:

A2.02

OF SHEETS



South - Building 1 & 2
 1/4" = 1'-0"



North - Building 1 & 2
 1/4" = 1'-0"

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West - Bldg 2
1/4" = 1'-0"



East - Bldg 2
1/4" = 1'-0"

REVISIONS



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Half Moon Bay, CA

Elevations Building 2 -
East & West

FOR
REVIEW
ONLY

DATE: 02/25/2022

SCALE: 1/4" = 1'-0"

DRAWN: GMH

JOB: UCCELLI

SHEET:

A2.03

OF SHEETS



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Proposed Mixed-Use Project
Anthony Uccelli
Main St & Kelly Ave
Half Moon Bay, CA

Section Views

FOR REVIEW ONLY

DATE: 02/25/2022

SCALE: 1/4" = 1'-0"

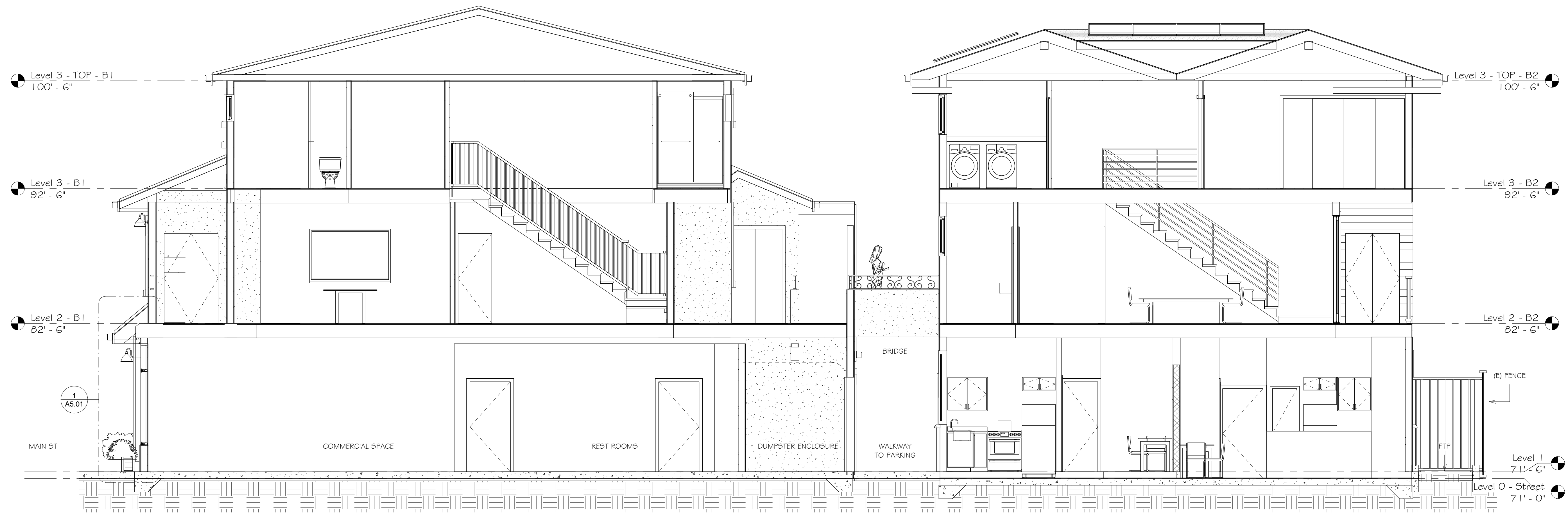
DRAWN: GMH

JOB: UCCELLI

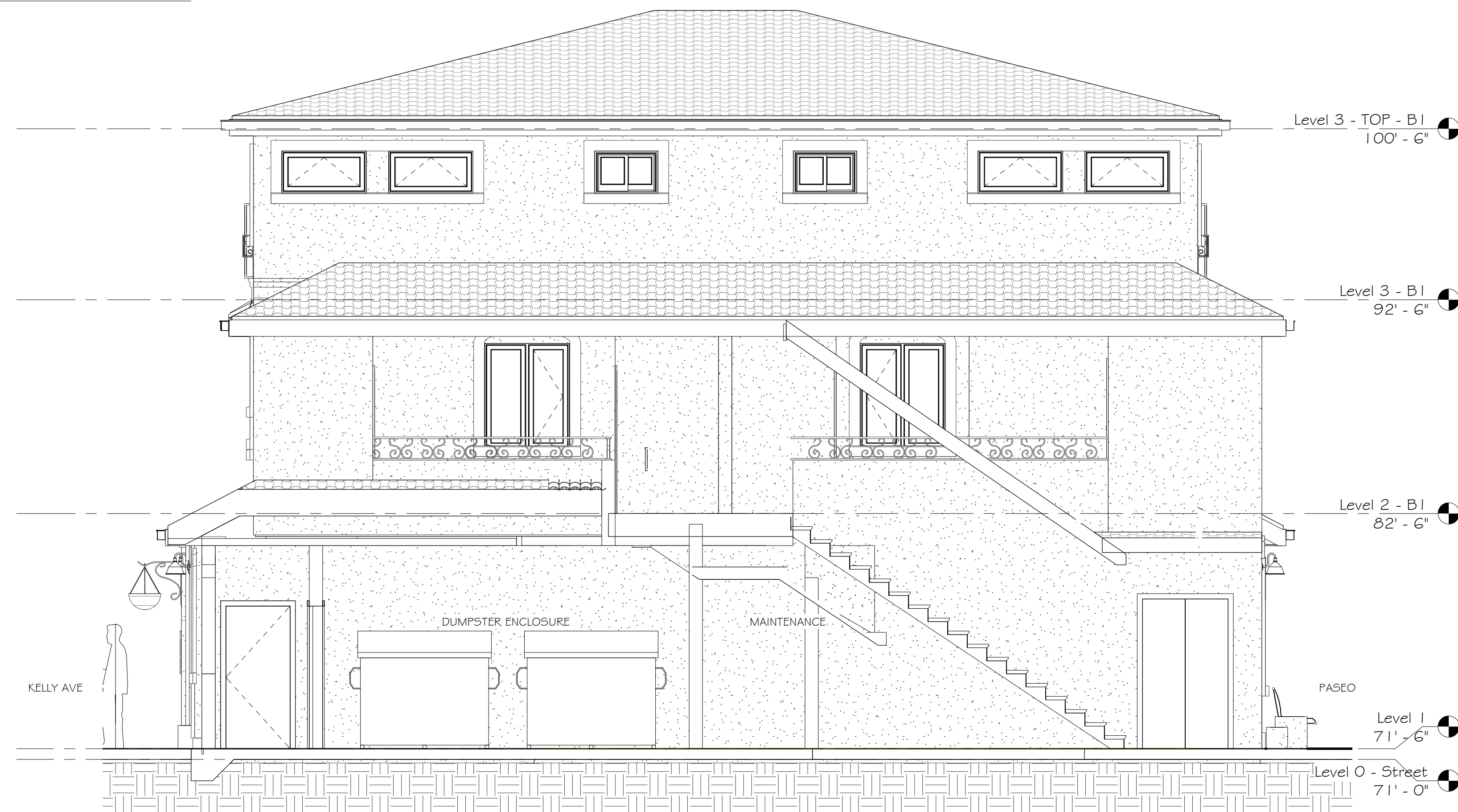
SHEET:

A3.01

OF SHEETS



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

REVISIONS



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Details

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DATE: 02/25/2022

SCALE: 1/2" = 1'-0"

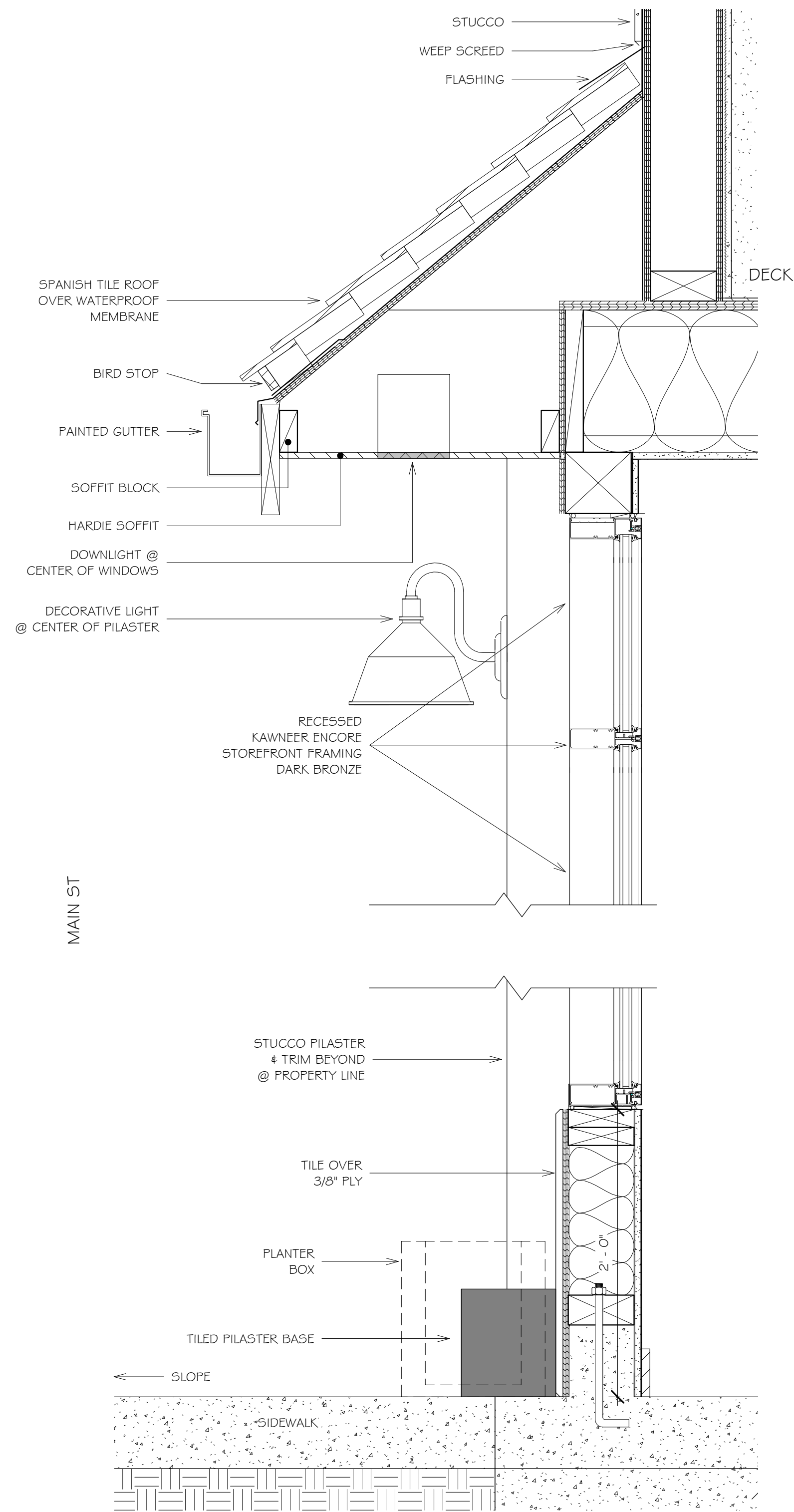
DRAWN: GMH

JOB: UCCELLI

SHEET:

A5.01

OF SHEETS



1 Section of Storefront @ Street Level
1/2" = 1'-0"

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