

ENVISION PEACE VILLAGE



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
5	SB330 PRE APPLICATION	10.13.2025
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	NTS

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

COVER SHEET INDEX

GP0.01

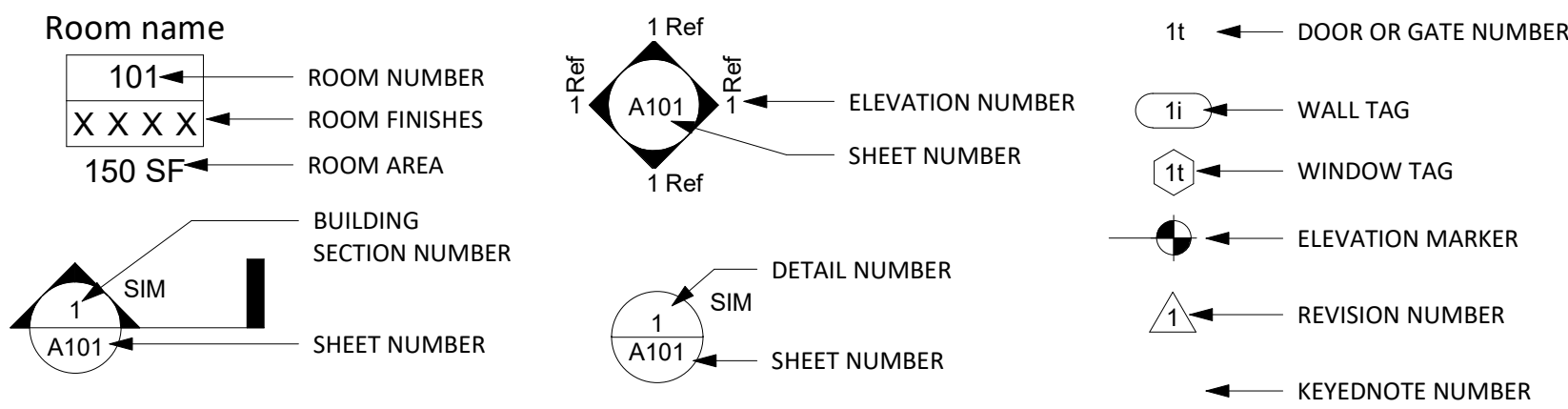
MAJOR MODIFICATION REVISION 01

05.12.2026

GENERAL			
GP0.01	COVER SHEET INDEX	C7.1	DETAILS
GP0.02	PROJECT INFO	C7.2	DETAILS
GP0.03	EXISTING SITE PHOTOS	C7.3	DETAILS
GP0.04	OPEN SPACE EXHIBIT	C7.4	DETAILS
GP0.05	RENDERING & 3D EXHIBITS	ARCHITECTURAL	
GP0.06	RENDERING & 3D EXHIBITS	AP1.01	PROPOSED LEVEL 1 PLAN
GP0.07	RENDERING & 3D EXHIBITS	AP1.02	PROPOSED LEVEL 2-4 PLAN
GP0.08	RENDERING & 3D EXHIBITS	AP1.05	PROPOSED LEVEL 5 PLAN
GP0.09	SHADOW STUDY	AP1.06	PROPOSED ROOF PLAN
GP0.10	DEMO SITE PLAN	AP3.01	PROPOSED ELEVATIONS
GP0.11	SITE PLAN	AP3.02	PROPOSED ELEVATIONS
GP0.12	SITE SECTIONS	AP4.01	BUILDING SECTIONS
GP0.13	RECORDED EASEMENTS	AP5.01	ENLARGED WALL SECTIONS
		AP9.02	BICYCLE PARKING INFO
		LANDSCAPE	
		LC-1	PRELIMINARY LANDSCAPE PLAN
		LC-2	SUPPLEMENTAL LANDSCAPE EXHIBITS
		LC-3	LANDSCAPE LIGHTING PLAN

CIVIL	
C0.1	TENTATIVE MAP
C1.1	EXISTING SITE & DEMOLITION PLAN
C1.2	SIGNAGE & STRIPING PLAN
C2.1	SITE IMPROVEMENTS
C2.2	SITE IMPROVEMENTS
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	SECTIONS
C4.4	DRIVEWAY PROFILE
C5.1	STORM WATER CONTROL PLAN
C6.1	EROSION CONTROL PLAN

GRAPHIC LEGEND



PROJECT DIRECTORY

APPLICANT/ 99 YEAR GROUND LESSOR ENVISION PEACE VILLAGE, LLC CONTACT: CLAY TOMBS 189 WALNUT AVE. SANTA CRUZ CA 95060 P: 831.227.2217 E: clay@workbenchbuilt.com	PROPERTY OWNER PEACE VILLAGE HOUSING, LLC JAMES WELLER 900 HIGH ST SANTA CRUZ CA 95060 P: 510.325.1361 E: jweller@cruzio.com	ARCHITECT WORKBENCH JAMILEH CANNON CONTACT: JESSICA PRESLEY 189 WALNUT AVE. SANTA CRUZ, CA 95060 P: 831.227.2217 E: jessica@workbenchbuilt.com
CONTRACTOR TBD	CIVIL C2G/CIVIL CONSULTANTS GROUP INC. CONTACT: DAVID DAUPHIN 4444 SCOTTS VALLEY DRIVE, SUITE 6, SCOTTS VALLEY, CA 95066-4529 P: 831.438.4420 E: david@c2gengrs.com	LANDSCAPE FORM/WORK LANDSCAPE ARCHITECTURE CONTACT: MICHAEL VAIL, ASLA 2585 UNIVERSITY AVE. SAN DIEGO, CA 92104 P: 619.269.4423 E: mike@formwork-la.com
GEOTECHNICAL DEES & ASSOCIATES, INC. 501 MISSION STREET, SUITE 8A SANTA CRUZ, CA 95060 P: 831.427.1770 E: office@deesandassociates.com	GEOLOGY ZINN GEOLOGY 2231 40TH AVENUE SANTA CRUZ, CA 95062 P: 831.334.4833 E: enzinn@gmail.com	ARBORIST KURT FOUTS 826 MONTEREY AVENUE CAPITOLA, CA 95010 P: 831.359.3607 E: kurtfouts1@outlook.com



PEACE VILLAGE, VIEW OF ENTRY

- CODE INFORMATION**
1. 2025 CALIFORNIA BUILDING CODE
 2. 2025 CALIFORNIA RESIDENTIAL CODE
 3. 2025 CALIFORNIA ELECTRICAL CODE
 4. 2025 CALIFORNIA PLUMBING CODE
 5. 2025 CALIFORNIA MECHANICAL CODE
 6. 2025 CALIFORNIA FIRE CODE
 7. 2025 CALIFORNIA GREEN BUILDING STANDARDS
 8. 2025 CALIFORNIA ENERGY CODE
 9. CITY OF SANTA CRUZ CODE AMENDMENTS

BUILDING GROSS AREA							
LEVEL	RESIDENTIAL	CIRCULATION	VERTICAL CIRCULATION	SERVICE/MECH.	BIKE PARKING	AMENITY	TOTALS
LEVEL 1	3,599 SF	1,828 SF	434 SF	1,554 SF	1,025 SF	1,894 SF	10,335 SF
LEVEL 2	8,132 SF	1,053 SF	457 SF	992 SF	0 SF	1,255 SF	11,887 SF
LEVEL 3	8,132 SF	1,053 SF	132 SF	992 SF	0 SF	1,255 SF	11,562 SF
LEVEL 4	8,132 SF	1,053 SF	132 SF	992 SF	0 SF	1,255 SF	11,562 SF
LEVEL 5	6,985 SF	1,053 SF	132 SF	683 SF	0 SF	1,732 SF	10,584 SF
GRAND TOTALS	34,980 SF	6,038 SF	1,286 SF	5,212 SF	1,025 SF	7,391 SF	55,931 SF

BUILDING GROSS AREA							
LEVEL	RESIDENTIAL	CIRCULATION	VERTICAL CIRCULATION	SERVICE/MECH.	BIKE PARKING	AMENITY	TOTALS
LEVEL 1	3,599 SF	1,828 SF	434 SF	1,554 SF	1,025 SF	1,894 SF	10,335 SF
LEVEL 2	8,132 SF	1,053 SF	457 SF	992 SF	0 SF	1,255 SF	11,887 SF
LEVEL 3	8,132 SF	1,053 SF	132 SF	992 SF	0 SF	1,255 SF	11,562 SF
LEVEL 4	8,132 SF	1,053 SF	132 SF	992 SF	0 SF	1,255 SF	11,562 SF
LEVEL 5	6,985 SF	1,053 SF	132 SF	683 SF	0 SF	1,732 SF	10,584 SF
GRAND TOTALS	34,980 SF	6,038 SF	1,286 SF	5,212 SF	1,025 SF	7,391 SF	55,931 SF

PROJECT - UNIT COUNT

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

PROJECT - UNIT COUNT

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

[illegible][illegible]

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

PROJECT DATA

APN:	001-022-45
ADDRESS:	900 B HIGH ST.
ZONING DISTRICT:	R-1-10
LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
COASTAL ZONE:	NO
GENERAL PLAN LAND USE DESIGNATION DENSITY:	10 DUA
OCCUPANCY GROUP:	R-2
BUILDING CONSTRUCTION TYPE:	III-A
BUILDING SPRINKLERED:	YES
PARCEL AREA:	97,122 SF
PARCEL ACREAGE:	2.23 ACRES

PROJECT DATA

APN:	001-022-45
ADDRESS:	900 B HIGH ST.
ZONING DISTRICT:	R-1-10
LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
COASTAL ZONE:	NO
GENERAL PLAN LAND USE DESIGNATION DENSITY:	10 DUA
OCCUPANCY GROUP:	R-2
BUILDING CONSTRUCTION TYPE:	III-A
BUILDING SPRINKLERED:	YES
PARCEL AREA:	97,122 SF
PARCEL ACREAGE:	2.23 ACRES

SCOPE OF WORK

WORKBENCH AND ENVISION PEACE VILLAGE, LLC PLAN TO BUILD 47 UNITS OF HOUSING AT 900 B HIGH ST. THE UNITS WILL BE A MIX OF STUDIO, 1, 2, 3, 5, & 6 BEDROOM UNITS. THE 5 AND 6 BEDROOM UNITS WILL SHARE LARGER AMENITY SPACES ON EACH LEVEL. THE LOUNGE AND 5TH FLOOR AMENITY SPACE WITH A SMALL ROOF DECK WILL BE FOR ALL TENANTS.

THE DOUBLE LOADED CORRIDOR BUILDING WILL BE APPROXIMATELY 55,931 SQUARE FEET WILL BE 5 STORIES OF TYPE III-A CONSTRUCTION.

THE PARCEL HAS BEEN SPLIT INTO TWO PARCELS, WITH PARCEL B CONTAINING THE PROPOSED NEW BUILDING AND EASEMENTS FOR ACCESS, UTILITIES, AND PARKING RECORDED ON PARCEL A.

THIS PROJECT IS PRIVATELY FUNDED AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CBC 11A & 11B

SCOPE OF WORK

WORKBENCH AND ENVISION PEACE VILLAGE, LLC PLAN TO BUILD 47 UNITS OF HOUSING AT 900 B HIGH ST. THE UNITS WILL BE A MIX OF STUDIO, 1, 2, 3, 5, & 6 BEDROOM UNITS. THE 5 AND 6 BEDROOM UNITS WILL SHARE LARGER AMENITY SPACES ON EACH LEVEL. THE LOUNGE AND 5TH FLOOR AMENITY SPACE WITH A SMALL ROOF DECK WILL BE FOR ALL TENANTS.

THE DOUBLE LOADED CORRIDOR BUILDING WILL BE APPROXIMATELY 55,931 SQUARE FEET WILL BE 5 STORIES OF TYPE III-A CONSTRUCTION.

THE PARCEL HAS BEEN SPLIT INTO TWO PARCELS, WITH PARCEL B CONTAINING THE PROPOSED NEW BUILDING AND EASEMENTS FOR ACCESS, UTILITIES, AND PARKING RECORDED ON PARCEL A.

THIS PROJECT IS PRIVATELY FUNDED AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CBC 11A & 11B

PLANNING CODE NOTES		6	
<u>BUILDING HEIGHT PER R-1-10 ZONING</u> (SCMC 24.10.350)	REQUIRED: PRINCIPAL: 2 1/2 STORIES & 30' ACCESSORY: 1 STORY & 15' SINGLE-STORY STRUCTURE: N/A ALLOWABLE: 30' PROVIDED: 60'-0" 6 (SDBL WAIVER)	<u>BICYCLE PARKING</u> 24.12.250(2)(A) 24.12.250(2)(B) SEE AP9.02 FOR MORE INFO ON BICYCLE PARKING	REQUIRED: 60 TOTAL SPACES 48 CLASS-I SPACES RESIDENTIAL (1 SPACE / UNIT) OF WHICH 3 LARGE BIKE CLASS I (5%) 12 CLASS-II SPACES RESIDENTIAL (1 SPACE / 4 UNITS) OF WHICH 1 CLASS-II LARGE BIKE SPACE (5%) PROVIDED: 108 SPACES 91 CLASS-I SPACES 5 LARGE BIKE - CLASS I 11 CLASS-II SPACES 1 CLASS-II LARGE BIKE
<u>SETBACKS PER R-1-10 ZONING</u> SETBACKS: (13.10.323)	FRONT: 25' SIDE: 10' REAR: 30' SEE PLANS FOR SETBACKS PROVIDED (SDBL WAIVER)	<u>USABLE OPEN SPACE</u>	REQUIRED: NONE DUE TO R-1-10 ZONING 7 PROVIDED COMMON OPEN SPACE: 2,571 SF PROVIDED PRIVATE OPEN SPACE: 2,009 SF SEE SHEET GP0.04 FOR OPEN SPACE EXHIBIT

PLANNING CODE NOTES		6
<u>BUILDING HEIGHT PER R-1-10 ZONING</u> (SCMC 24.10.350)	REQUIRED: PRINCIPAL: 2 1/2 STORIES & 30' ACCESSORY: 1 STORY & 15' SINGLE-STORY STRUCTURE: N/A ALLOWABLE: 30' PROVIDED: 60'-0"  (SDBL WAIVER)	<u>BICYCLE PARKING</u> REQUIRED: 60 TOTAL SPACES 48 CLASS-I SPACES RESIDENTIAL (1 SPACE / UNIT) OF WHICH 3 LARGE BIKE CLASS I (5%) 12 CLASS-II SPACES RESIDENTIAL (1 SPACE / 4 UNITS) OF WHICH 1 CLASS-II LARGE BIKE SPACE (5%) SEE AP9.02 FOR MORE INFO ON BICYCLE PARKING PROVIDED: 108 SPACES 91 CLASS-I SPACES 5 LARGE BIKE - CLASS I 11 CLASS-II SPACES 1 CLASS-II LARGE BIKE
<u>SETBACKS PER R-1-10 ZONING</u> SETBACKS: (13.10.323)	FRONT: 25' SIDE: 10' REAR: 30' SEE PLANS FOR SETBACKS PROVIDED (SDBL WAIVER)	<u>USABLE OPEN SPACE</u> REQUIRED: NONE DUE TO R-1-10 ZONING  PROVIDED COMMON OPEN SPACE: 2,571 SF PROVIDED PRIVATE OPEN SPACE: 2,009 SF SEE SHEET GP0.04 FOR OPEN SPACE EXHIBIT

CONTEXT & MOBILITY

CONTEXT & MOBILITY

CONTEXT & MOBILITY

CONTEXT & MOBILITY

CONTEXT & MOBILITY

CONTEXT & MOBILITY

ENVISION PEAC
900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
5	SB330 PRE APPLICATION	10.13.2025
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		NTS

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
5	SB330 PRE APPLICATION	10.13.2025
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		NTS

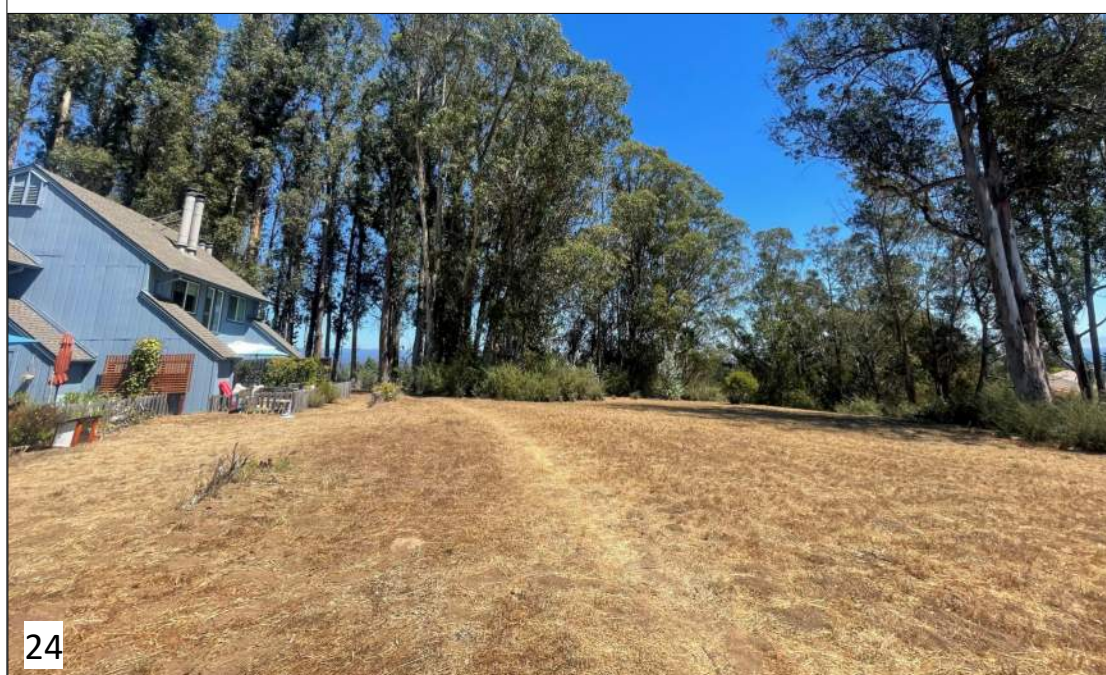
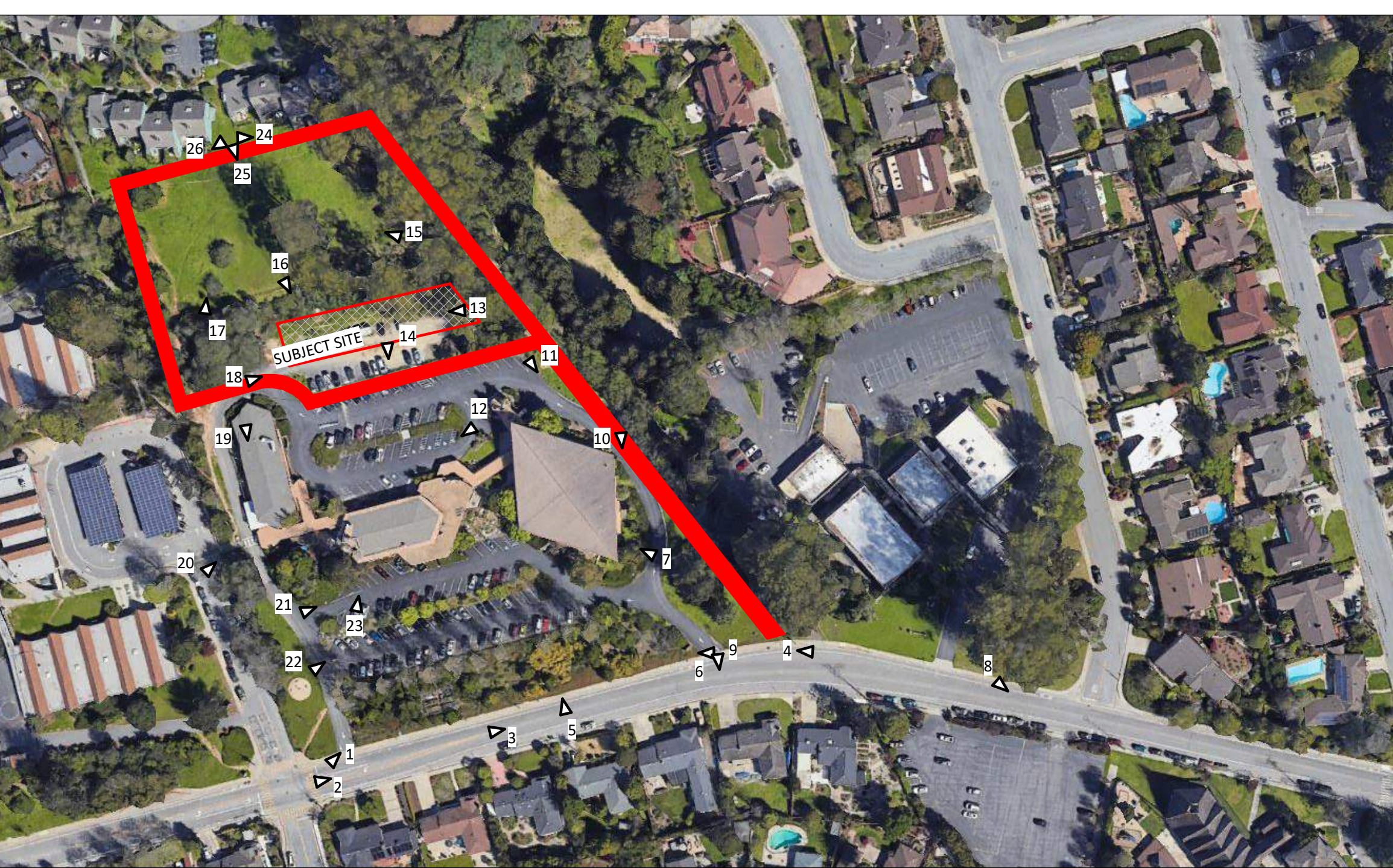
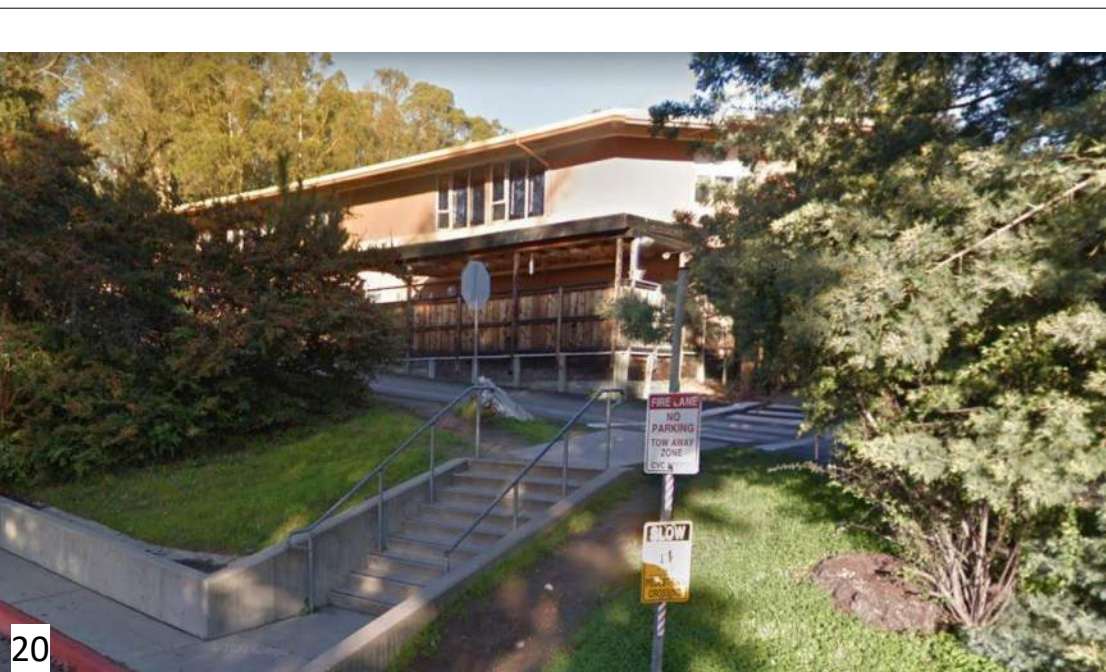
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

PROJECT INFO

GP0.02

PROJECT INFO

GP0.02



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE
900 B HIGH ST.
SANTA CRUZ, CA 95060

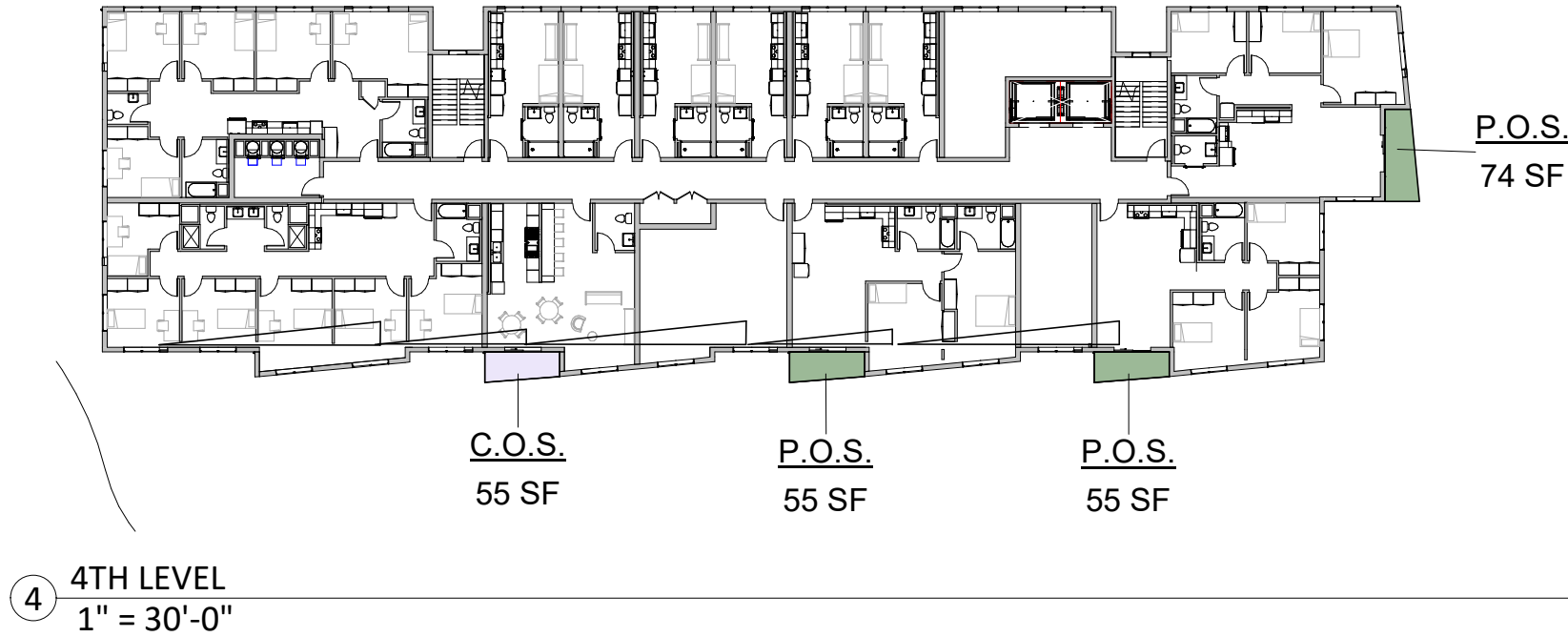
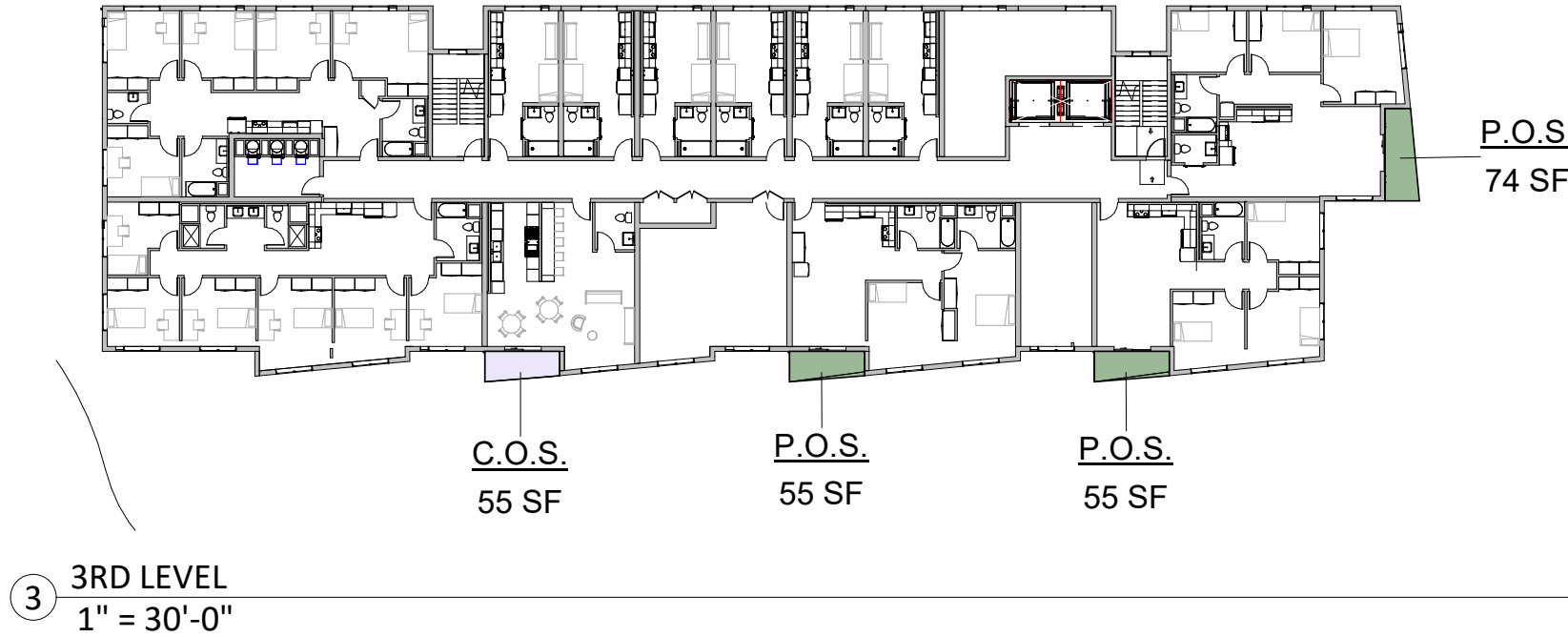
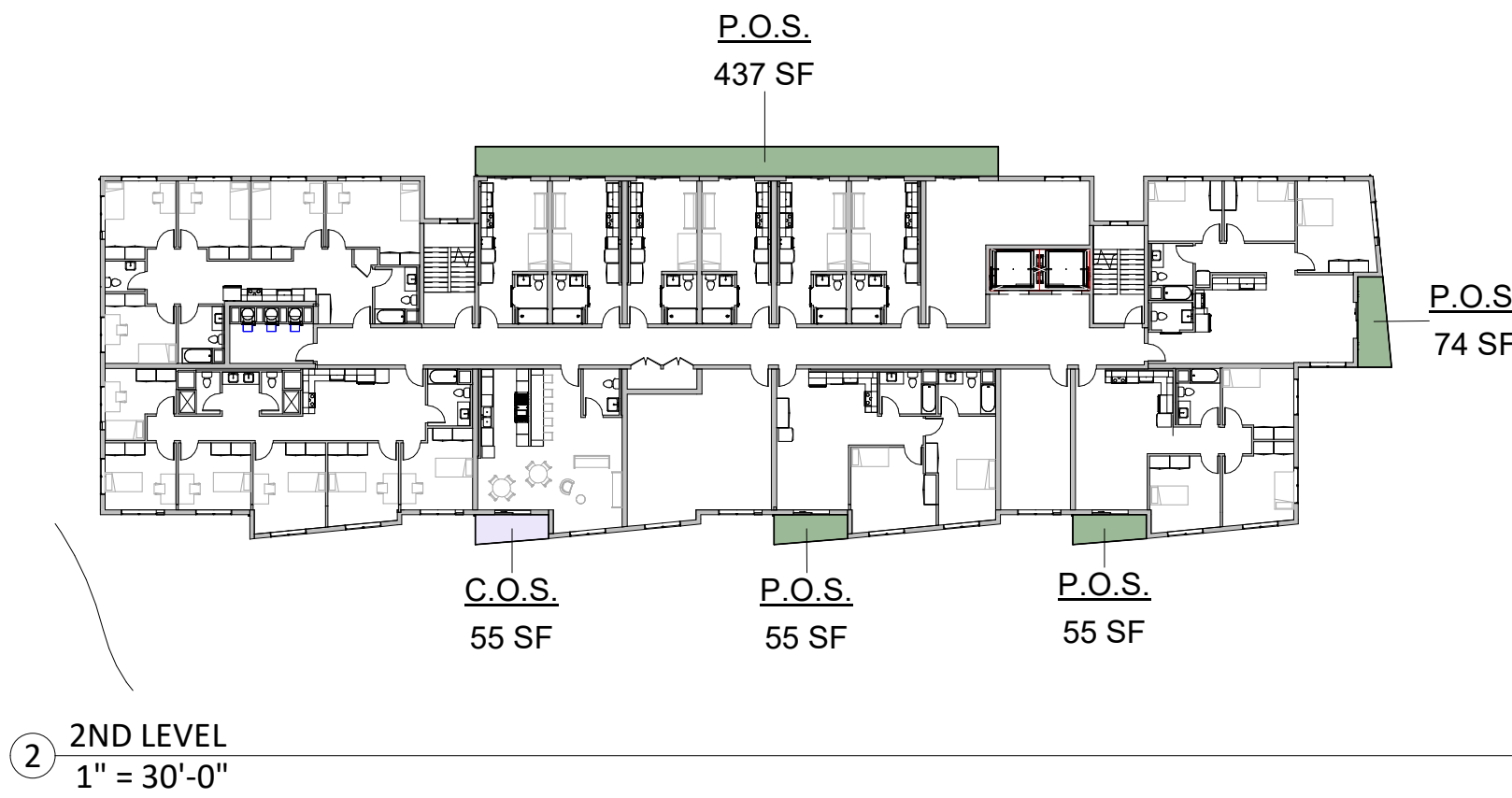
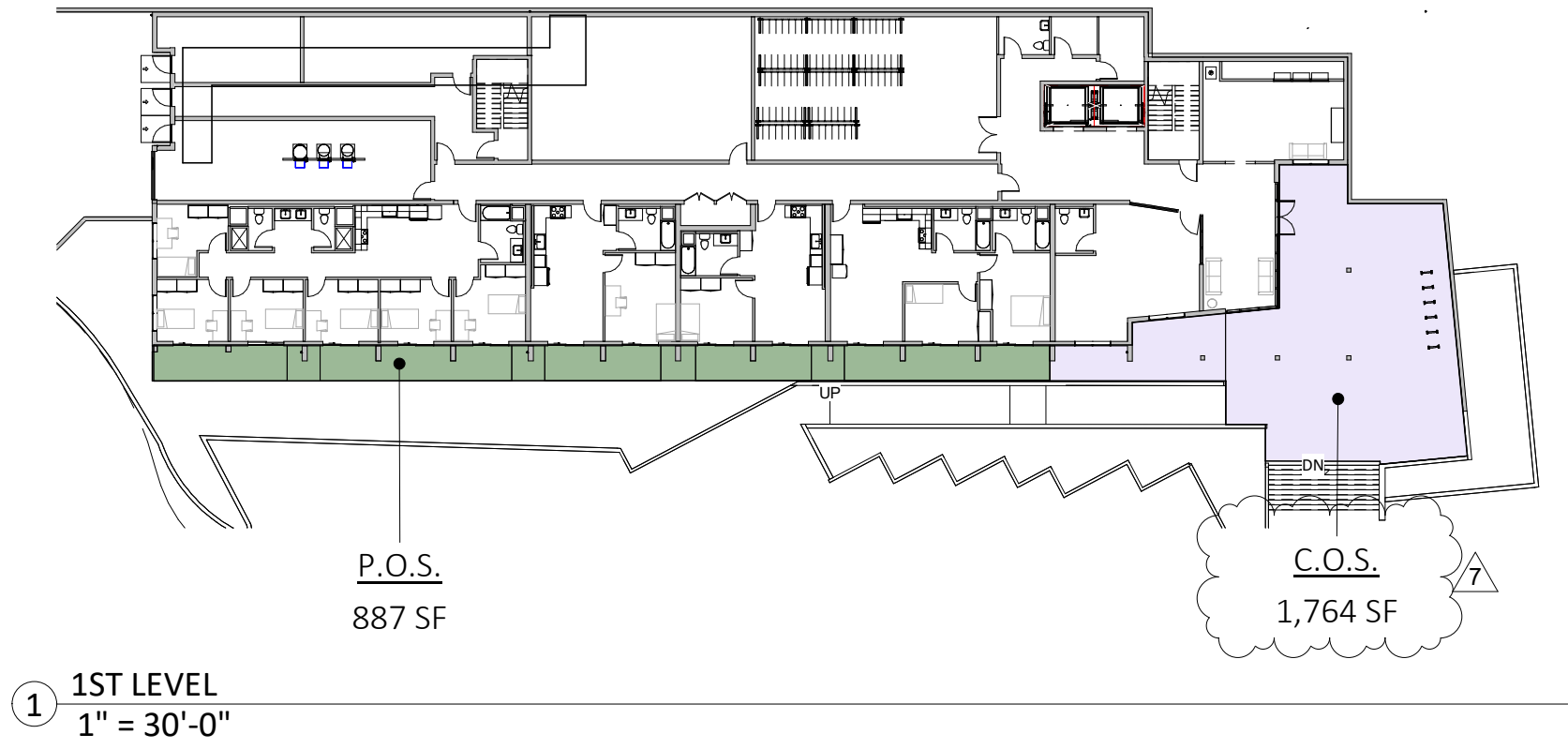
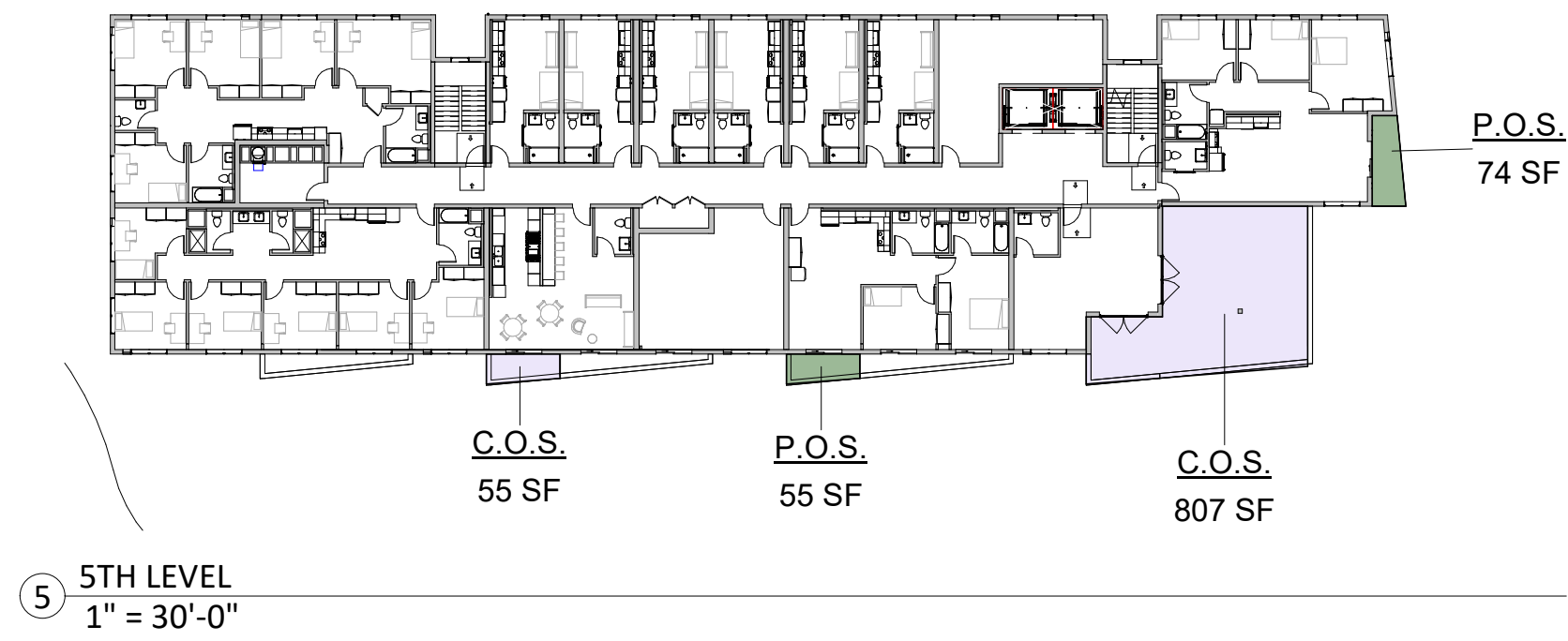


ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	NTS

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

EXISTING SITE
PHOTOS
GP0.03



OPEN SPACE LEGEND

C.O.S. COMMON OPEN SPACE

P.O.S. PRIVATE OPEN SPACE

OPEN SPACE REQUIREMENTS

TOTAL UNIT COUNT	47 UNITS
COMMON USABLE OPEN SPACE REQ'D	NONE REQD.
COMMON USABLE OPEN SPACE PROVIDED	2,571 SF
PRIVATE OPEN SPACE REQ'D	NONE REQD.
PRIVATE OPEN SPACE PROVIDED	2,009 SF

ENVISION PEACE VILLAGE

900 B HIGH ST.

SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		As indicated
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

OPEN SPACE EXHIBIT

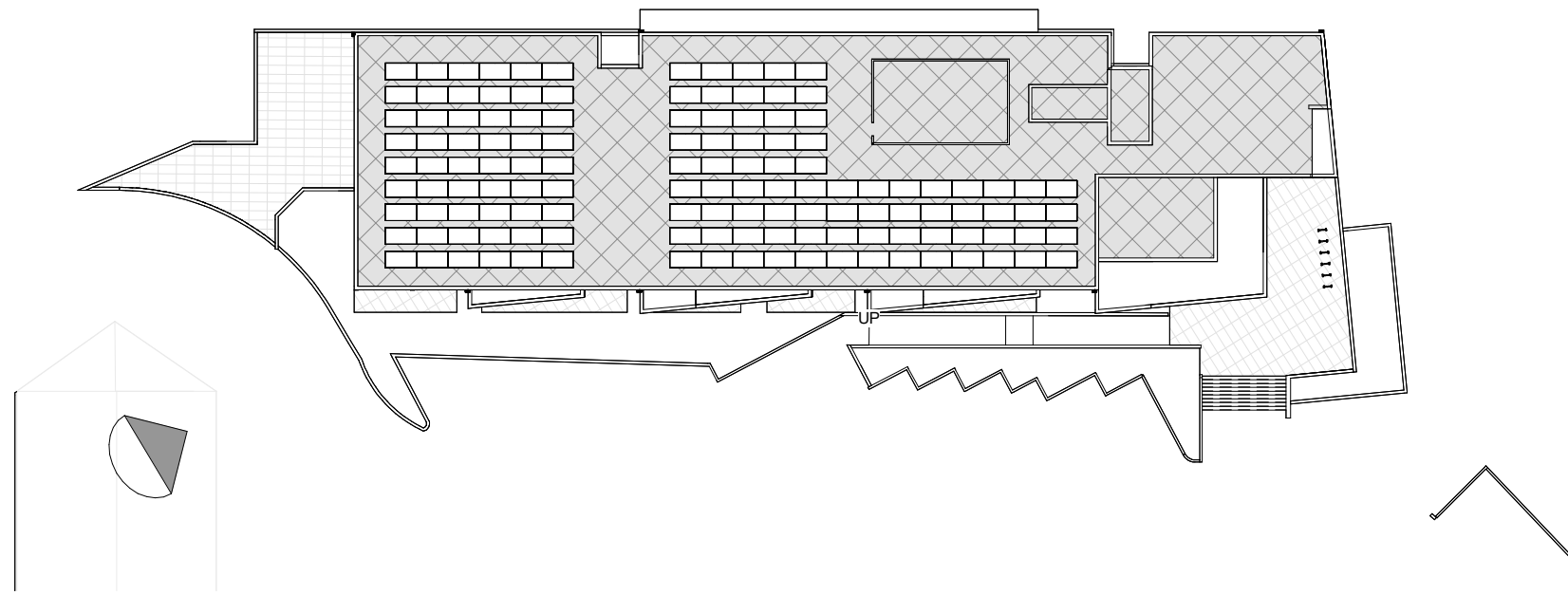
GP0.04



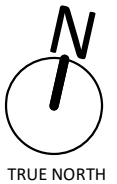
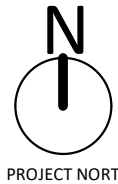
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



VIEW FROM SOUTH-WEST



1 KEY PLAN - GP0.05
1" = 40'-0"



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE
900 B HIGH ST.
SANTA CRUZ, CA 95060

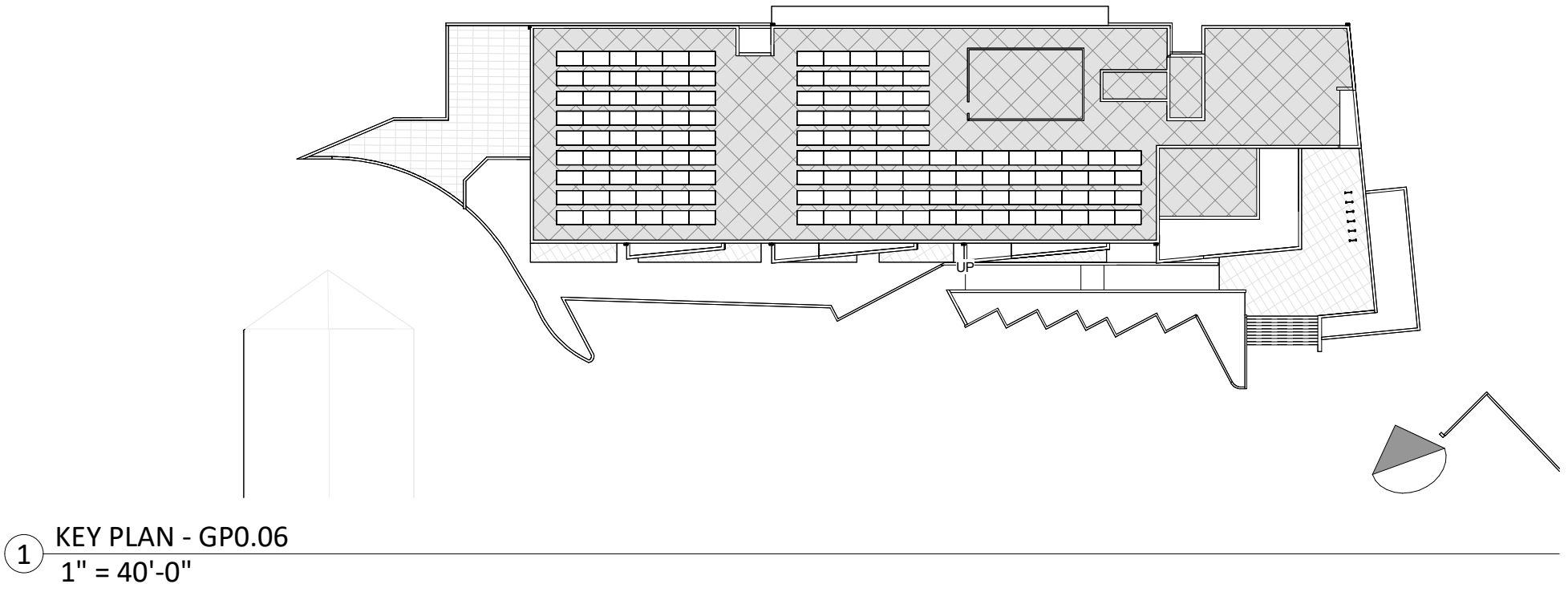


ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		MB
Checked by		OH
Scale		NTS
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

RENDERING & 3D
EXHIBITS
GP0.05



VIEW FROM SOUTH-EAST: BUILDING ENTRY



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE
900 B HIGH ST.
SANTA CRUZ, CA 95060

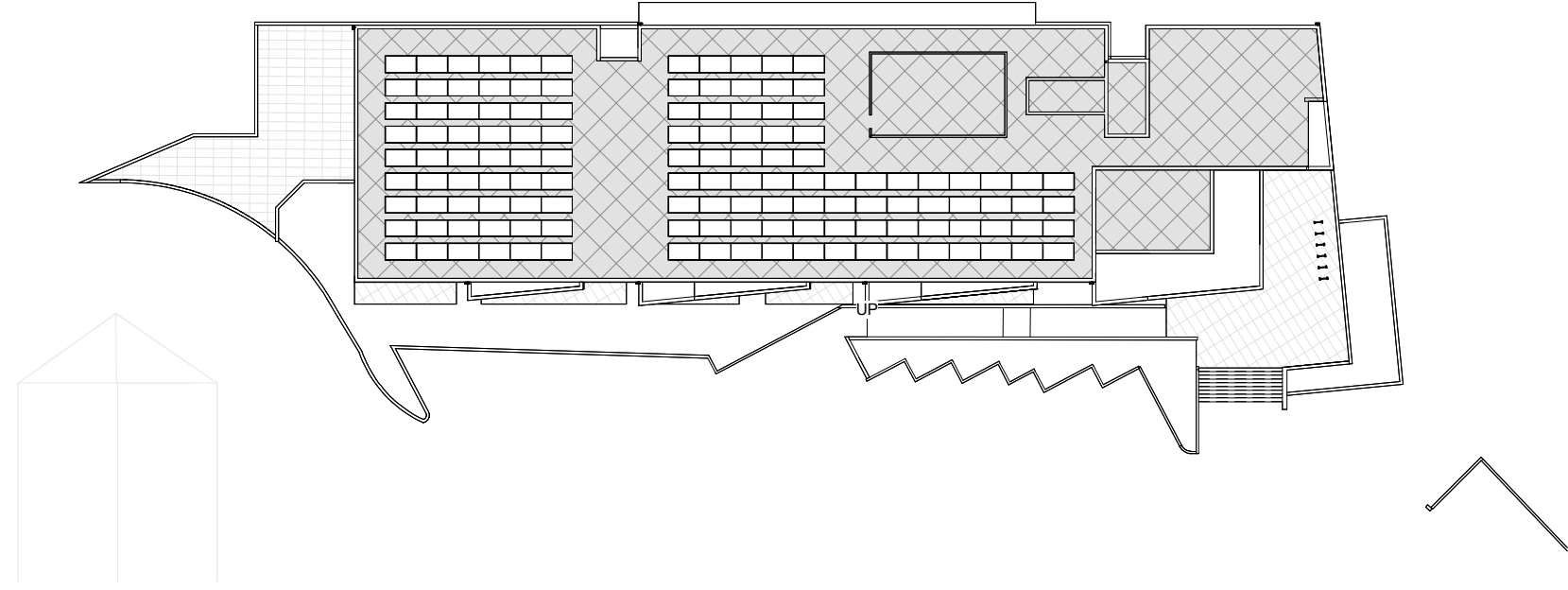
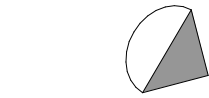


ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		NTS
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

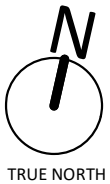
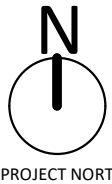
RENDERING & 3D
EXHIBITS
GP0.06



VIEW FROM NORTH-WEST



1 KEY PLAN - GP0.07
1" = 40'-0"



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number	001-022-45	
Project number	22133	
Print Date	05.12.2026	
Drawn by	MB	
Checked by	OH	
Scale	NTS	
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

RENDERING & 3D
EXHIBITS
GP0.07



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE

900 B HIGH ST.

SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB3330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number	001-022-45	
Project number	22133	
Print Date	05.12.2026	
Drawn by	MB	
Checked by	OH	
Scale	NTS	

All drawings and written material appearing herein constitute original and unapproved work of Workbench, Inc., and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

RENDERING & 3D EXHIBITS

GP0.08

ENVISION PEACE VILLAGE

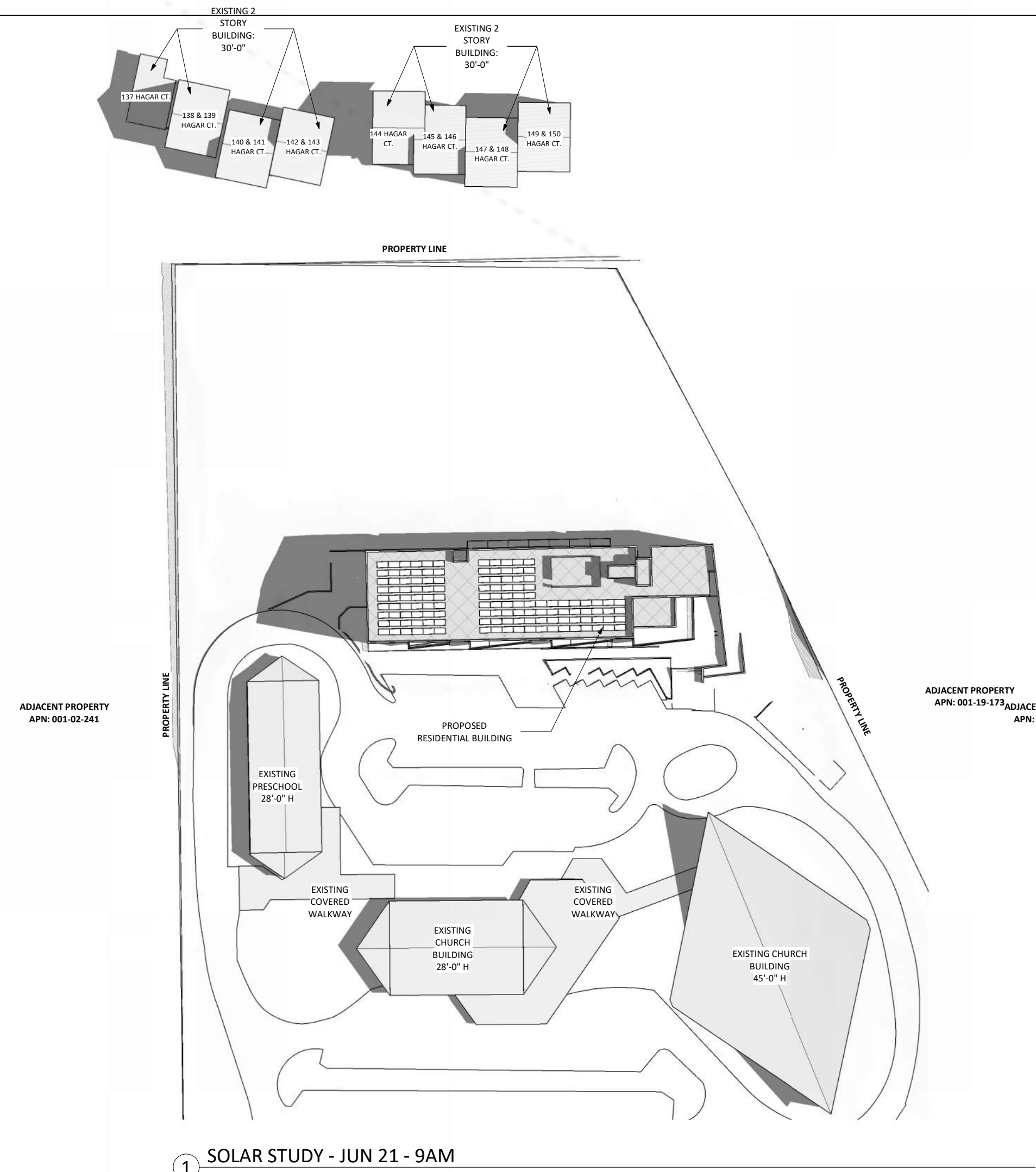
900 B HIGH ST.
SANTA CRUZ, CA 95060



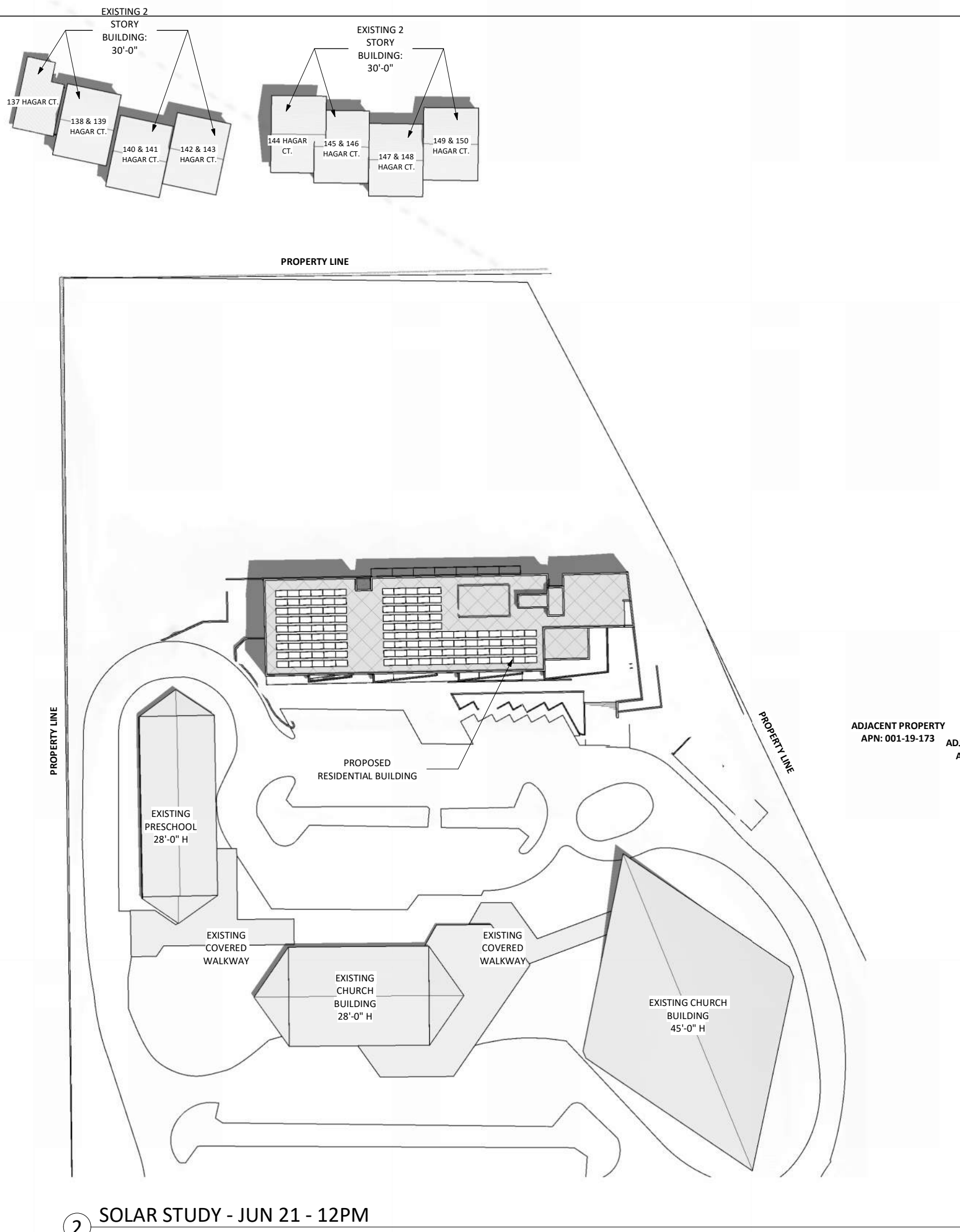
ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		MB
Checked by		OH
Scale		
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

SHADOW STUDY

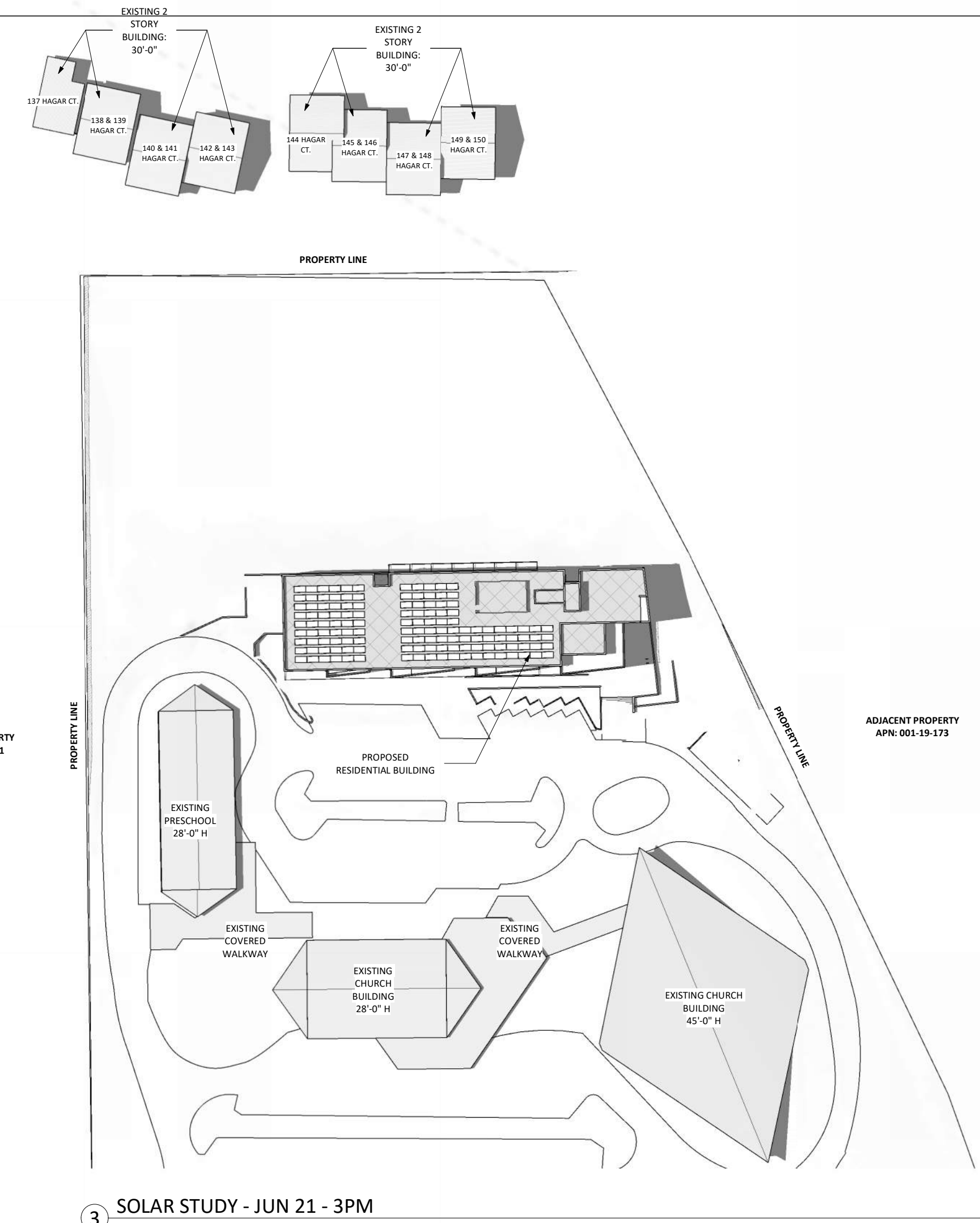
GP0.09



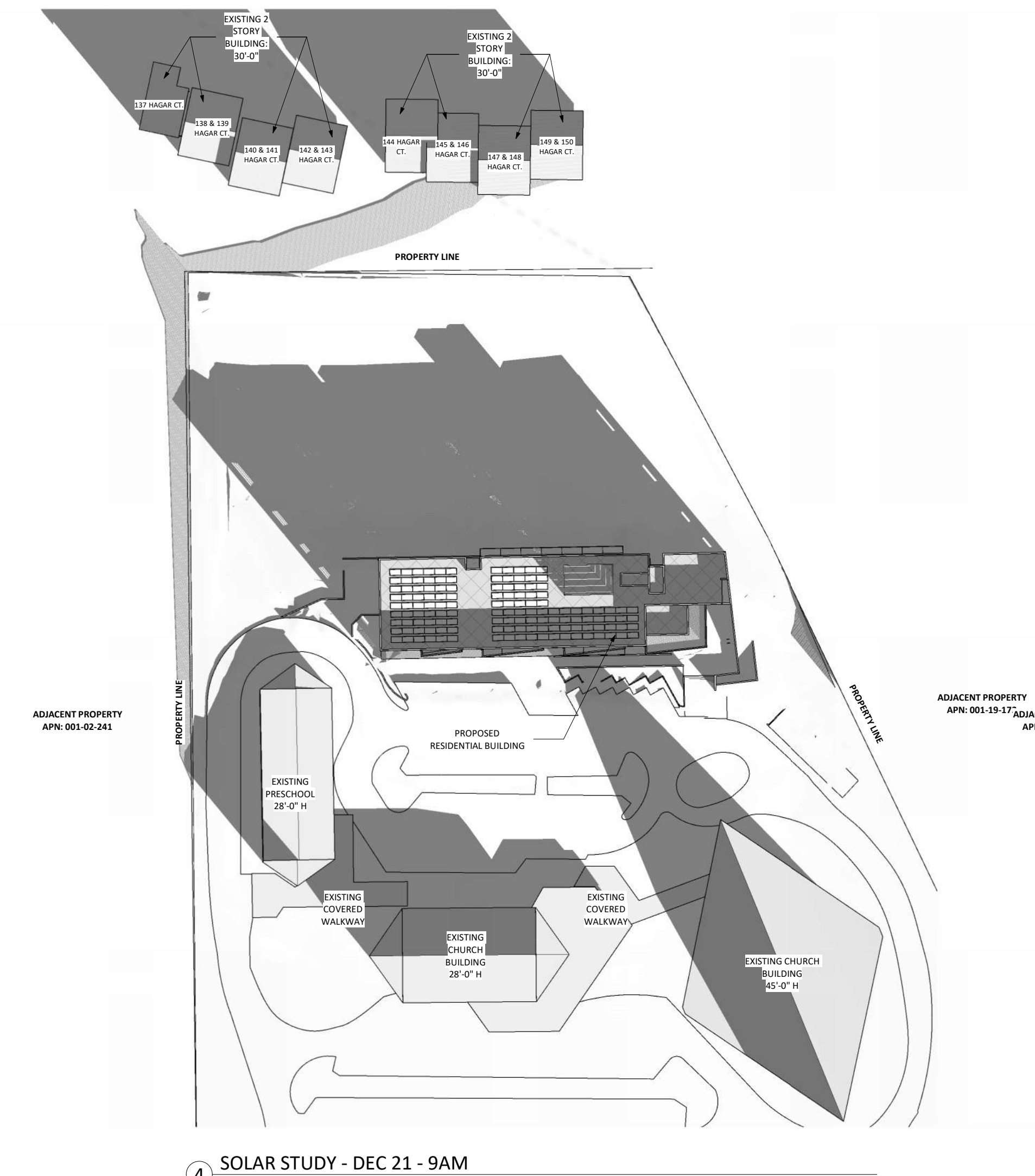
1 SOLAR STUDY - JUN 21 - 9AM



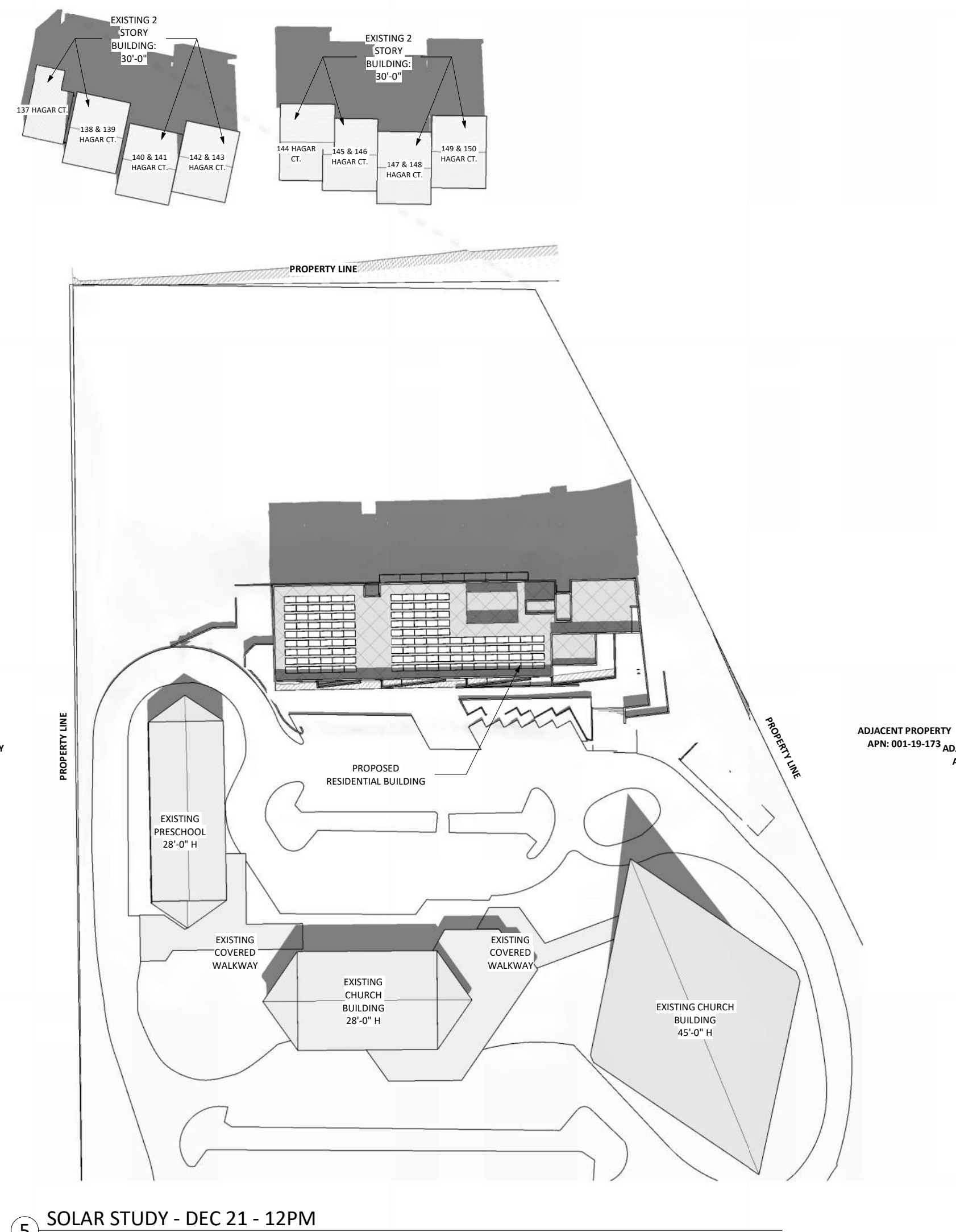
2 SOLAR STUDY - JUN 21 - 12PM



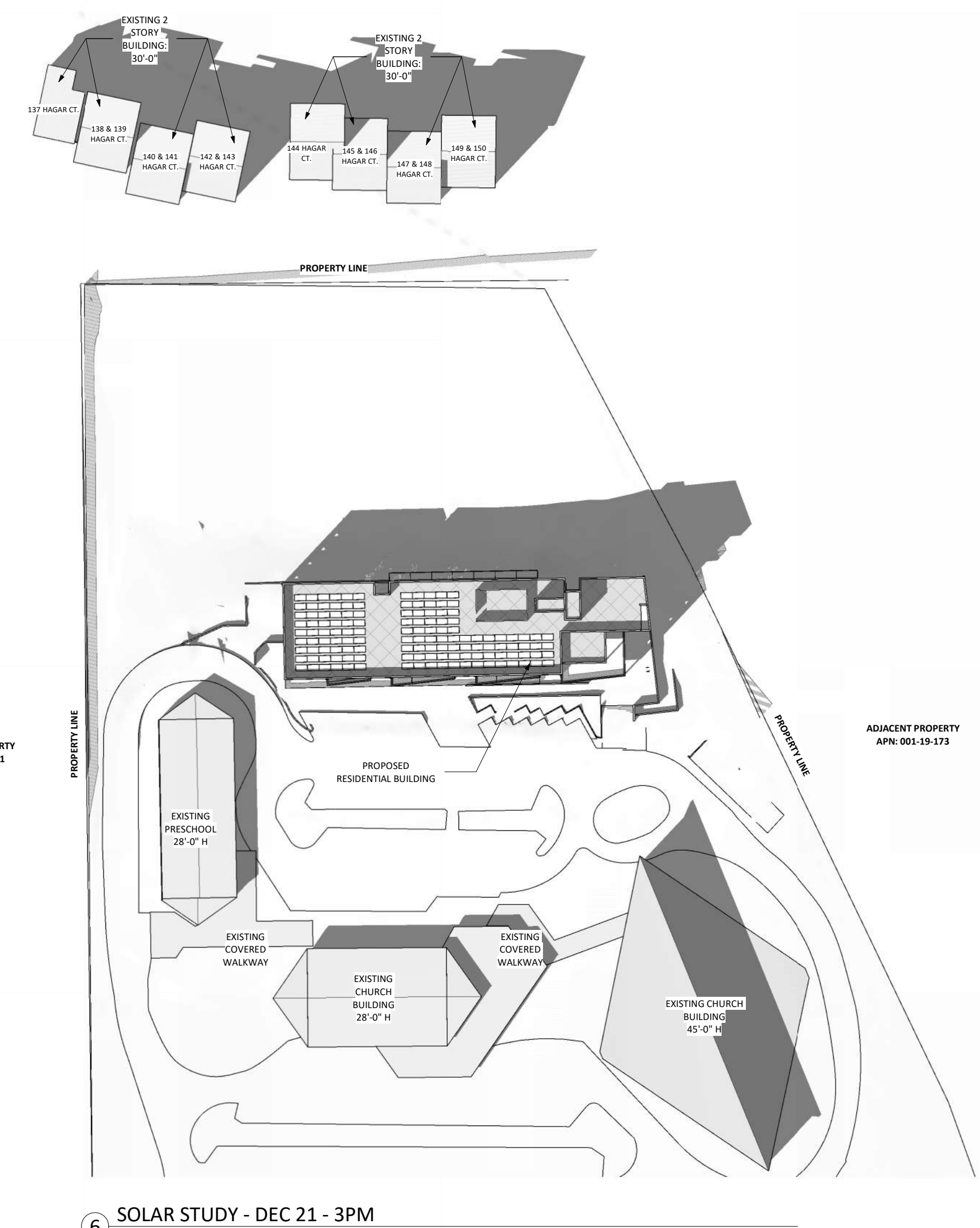
3 SOLAR STUDY - JUN 21 - 3PM



4 SOLAR STUDY - DEC 21 - 9AM



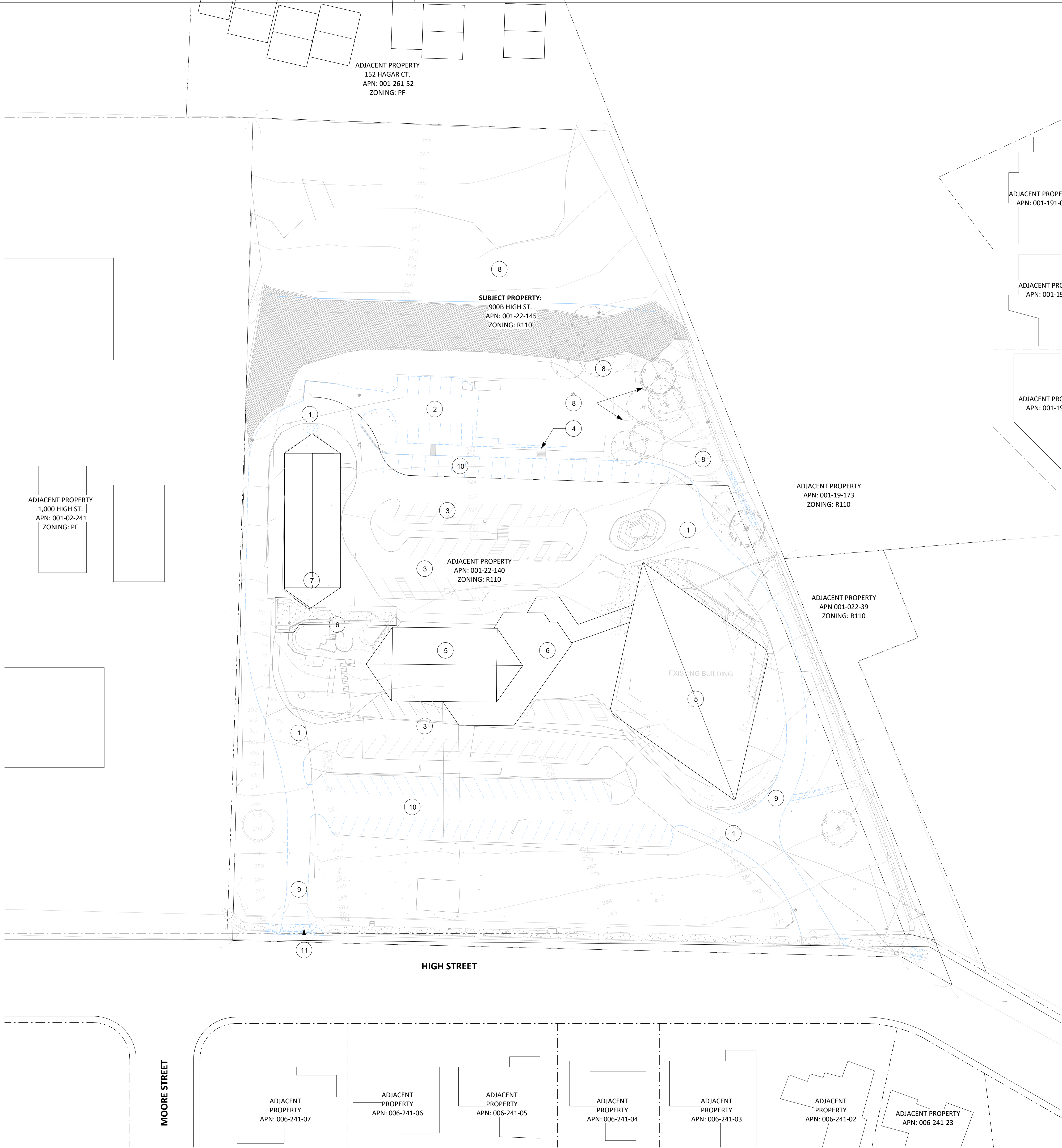
5 SOLAR STUDY - DEC 21 - 12PM



6 SOLAR STUDY - DEC 21 - 3PM

5/13/2026 2:13:18 PM

1 SITE PLAN - DEMO
1" = 40'-0"



DEMO SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING 30% (OR GREATER) SLOPES
- EXISTING CONCRETE TO BE DEMOLISHED
- EXISTING STRIPING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

DEMO SITE PLAN - PLANNING

KEYNOTE	MATERIAL
1	EXISTING DRIVEWAY
2	EXISTING PARKING LOT TO BE DEMOLISHED
3	PARKING
4	EXISTING SITE STAIRS TO BE DEMOLISHED
5	EXISTING CHURCH BUILDING
6	EXISTING COVERED PARKWAY
7	EXISTING PRESCHOOL BUILDING
8	EXISTING TREE TO BE REMOVED
9	EXISTING DRIVEWAY TO BE DEMOLISHED
10	TERRACE
11	EXISTING SIDEWALK, CURB AND GUTTER TO BE DEMOLISHED

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
5	SB330 PRE APPLICATION	10.13.2025
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	NTS

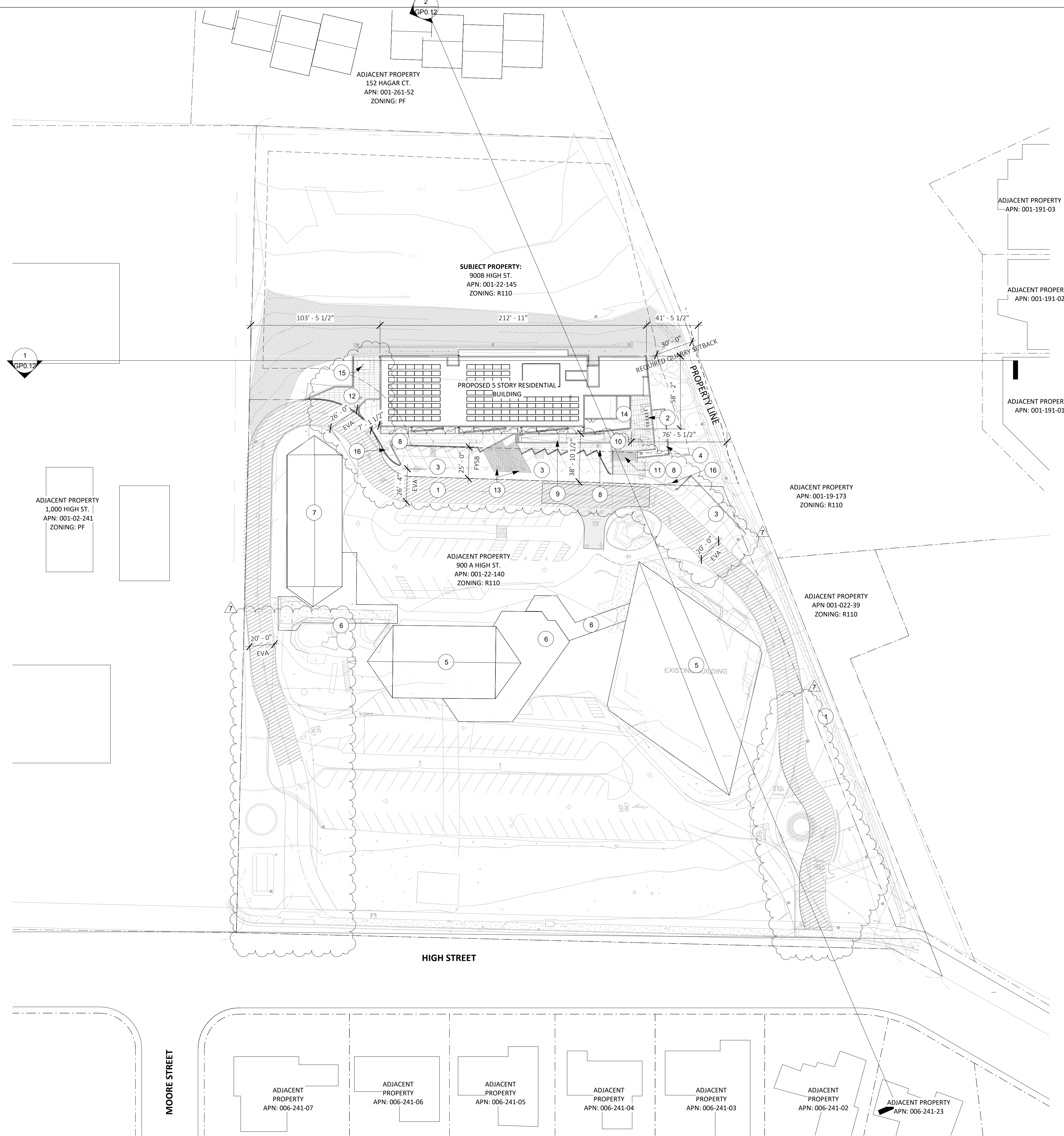
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

DEMO SITE PLAN

GP0.10

5/13/2026 2:13:18 PM

1 SITE PLAN - CONTEXT - PLANNING
1" = 40'-0"



SITE PLAN LEGEND

- PROPERTY LINE
- TOE OF SLOPE
- SETBACK
- EXISTING 30% (OR GREATER) SLOPES
- 20' WIDE EMERGENCY VEHICLE ACCESS

KEYED NOTES - SITE PLAN - PLANNING

KEYNOTE	MATERIAL
1	EXISTING DRIVEWAY
2	PROPOSED CLASS-II BIKE PARKING
3	PARKING
4	BIORETENTION PLANTER
5	EXISTING CHURCH BUILDING
6	EXISTING COVERED PARKWAY
7	EXISTING PRESCHOOL BUILDING
8	LANDSCAPE PLANTING AREA
9	PROPOSED RAMP
10	TERRACE
11	CONCRETE STAIRS
12	HARDSCAPE
13	ACCESSIBLE PARKING SPACE
14	LEVEL 5 ROOF TERRACE
15	PAD MOUNTED TRANSFORMER
16	FIRE HYDRANT

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
5	SB330 PRE APPLICATION	10.13.2025
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	As indicated

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

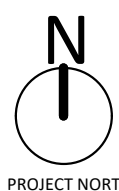
SITE PLAN

GP0.11



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217





ISSUES/ REVISIONS

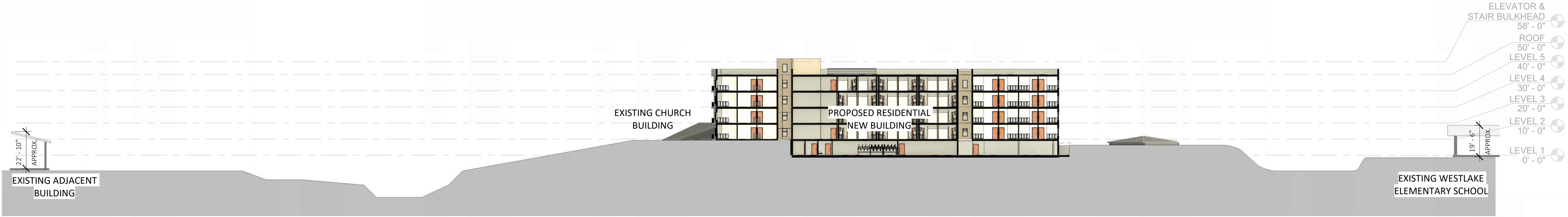
Issue	DESCRIPTION	DATE
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	1/32" = 1'-0"

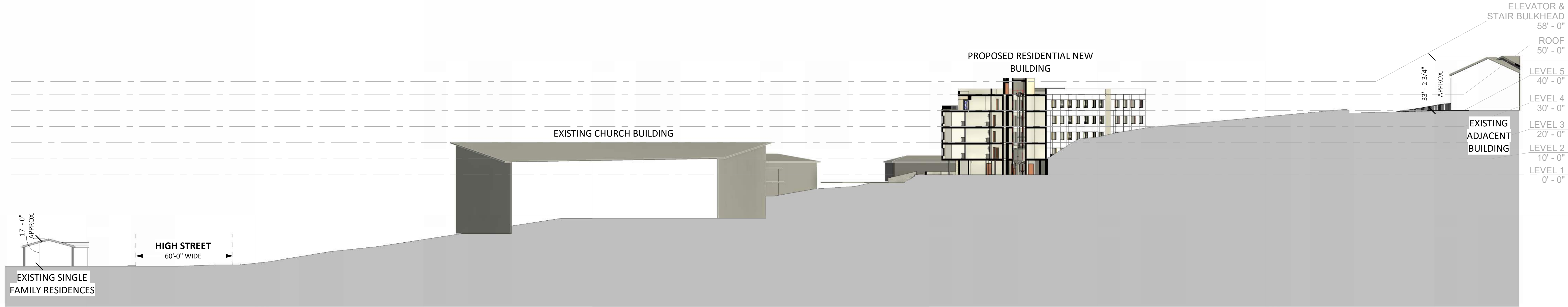
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

SITE SECTIONS

GP0.12



1 EAST - WEST SITE SECTION - PLANNING
1/32" = 1'-0"



2 NORTH-SOUTH SITE SECTION - PLANNING
1/32" = 1'-0"

August 10, 2021
A18021-2
Page 1 of 2

LEGAL DESCRIPTION
FENCE EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, BEING A PORTION OF LANDS CONVEYED TO THE FIRST CONGREGATIONAL CHURCH IN THAT GRANT DEED RECORDED ON DECEMBER 10, 1954, IN VOLUME 995 AT PAGE 526 OF DEEDS, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FENCE EASEMENT 1

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LANDS AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGH STREET, AS SHOWN ON THAT RECORD OF SURVEY RECORDED ON DECEMBER 31, 2020, IN VOLUME 131 OF MAPS AT PAGE 19, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE LANDS OF THE CITY OF SANTA CRUZ AS SHOWN ON SAID RECORD OF SURVEY, NORTH 14° 15' 10" WEST, 120.37 FEET TO THE POINT OF BEGINNING FOR FENCE EASEMENT 1;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 14° 15' 10" WEST, 129.83 FEET TO A POINT, REFERENCED AS POINT "A";

THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 16° 37' 05" EAST, 123.11 FEET;

THENCE, SOUTH 22° 21' 32" WEST, 8.52 FEET, TO THE POINT OF BEGINNING OF FENCE EASEMENT 1.

August 10, 2021
A18021-2
Page 2 of 2

FENCE EASEMENT 2

COMMENCING AT SAID POINT "A", THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 14° 15' 10" WEST, 244.26 FEET, TO THE POINT OF BEGINNING ON FENCE EASEMENT 2.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 14° 15' 10" WEST, 98.07 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 22° 46' 35" EAST, 65.02 FEET;

THENCE, SOUTH 01° 40' 30" WEST, 35.12 FEET, TO THE POINT OF BEGINNING OF FENCE EASEMENT 2.

CONTAINING 330 SQUARE FEET FOR FENCE EASEMENT 1, AND 473 SQUARE FEET FOR FENCE EASEMENT 2, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

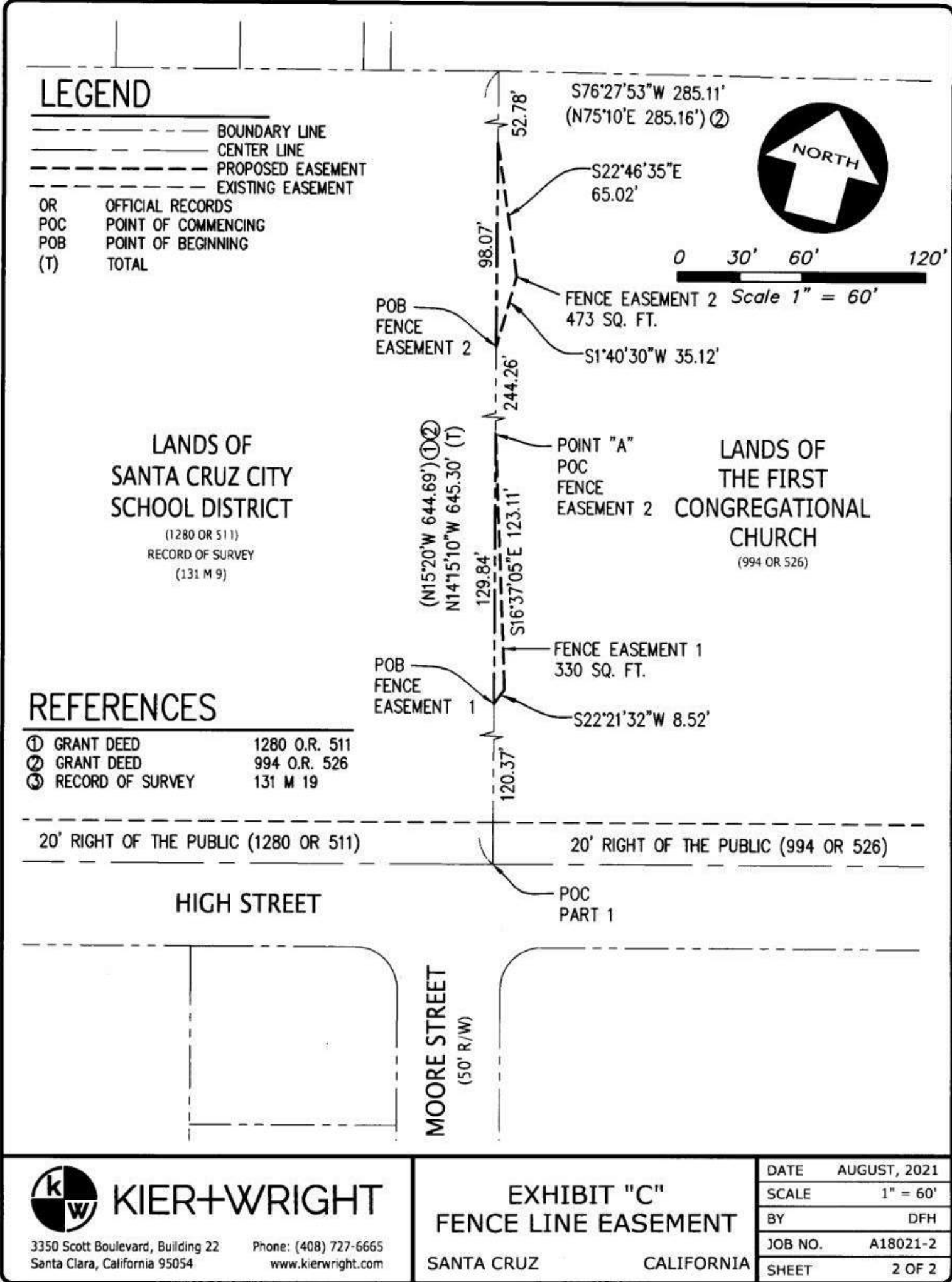
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


RYAN M. AMAYA, P.L.S. 8134

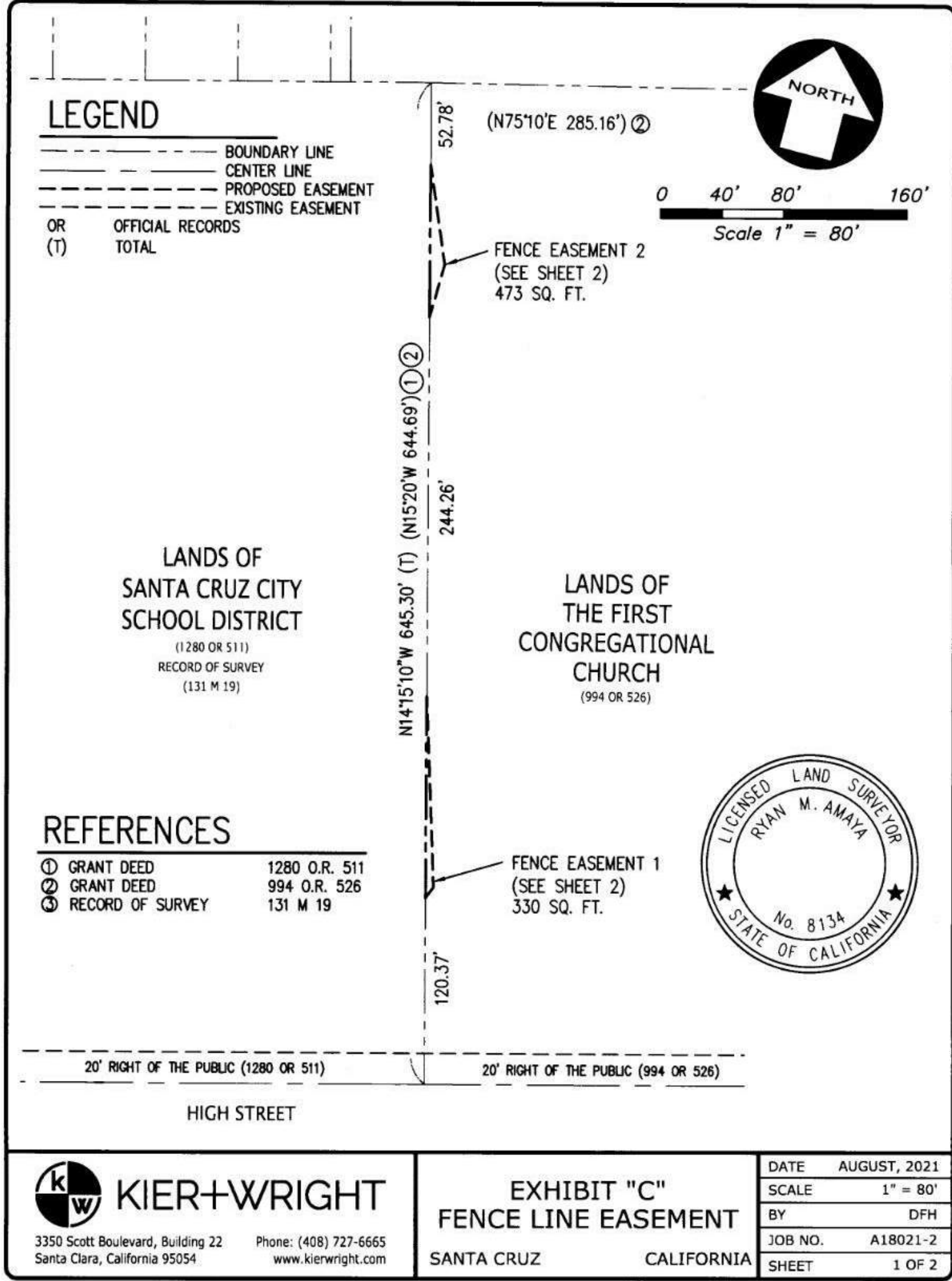


08/09/2021
DATE

Description: Santa Cruz, CA Document - Year.DocID 2021.55376 Page: 11 of 14
Order: tg Comment:

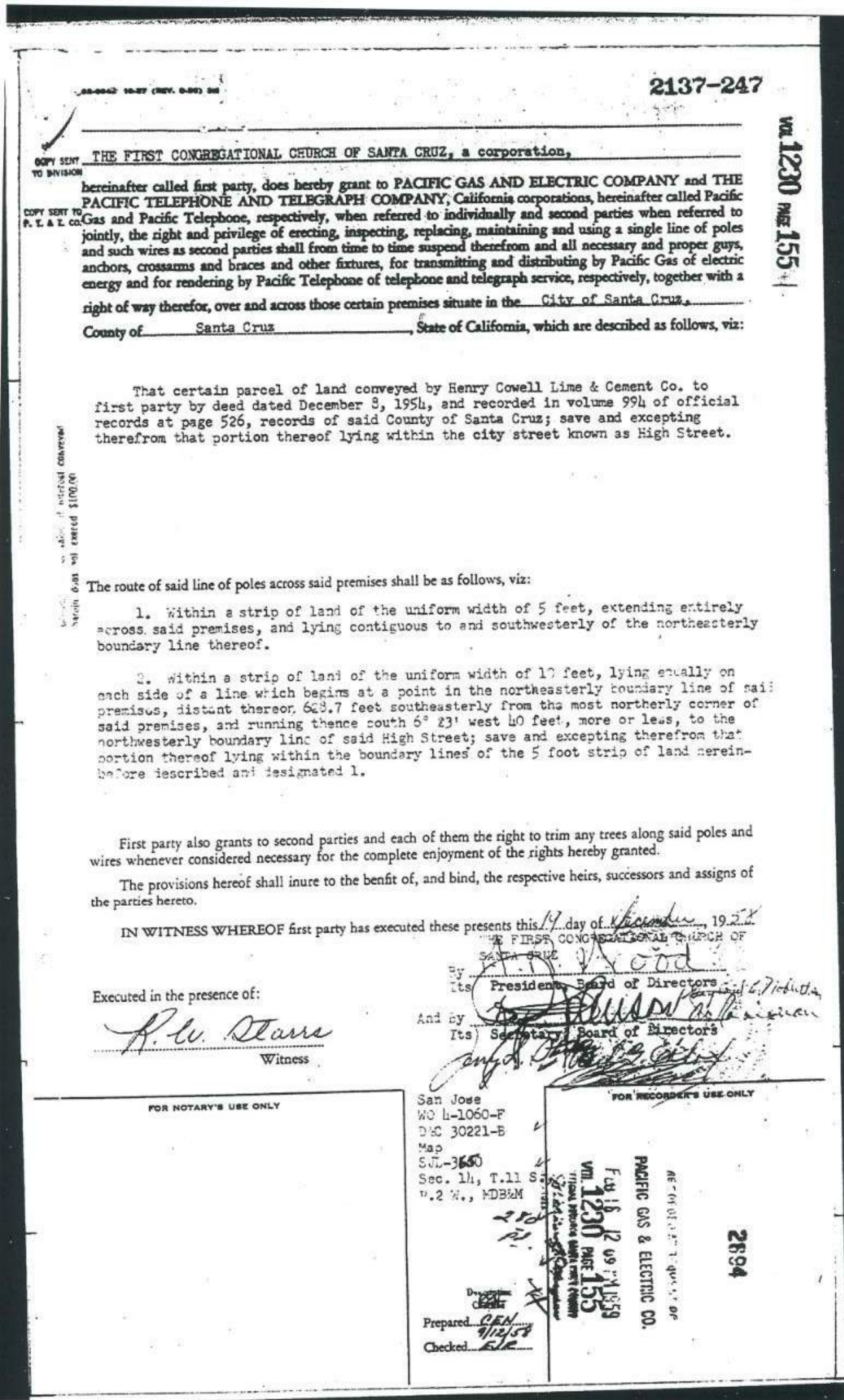


Description: Santa Cruz, CA Document - Year.DocID 2021.55376 Page: 14 of 14
Order: tg Comment:



Z:\2018\A18021-2\DWG\SURVEY\PLAT\A18021-PD.dwg 8-16-21 04:54:35 PM @henderson

Description: Santa Cruz, CA Document - Year.DocID 2021.55376 Page: 13 of 14
Order: tg Comment:



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

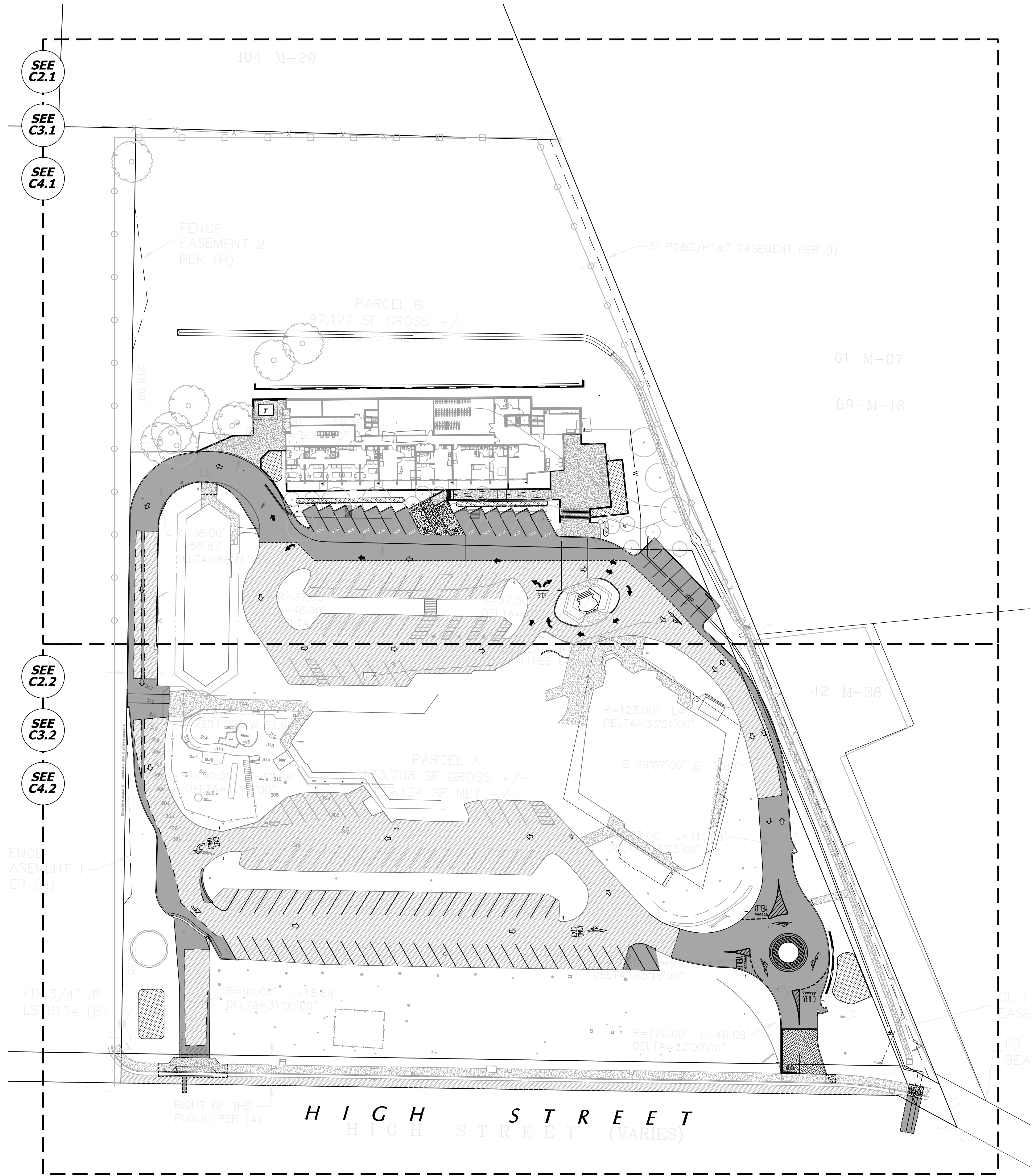
Issue	DESCRIPTION	DATE
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	NTS

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

RECORDED
EASEMENTS

GP0.13



ARCHITECT:

WORKBENCH
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
831.227.2217

CIVIL ENGINEER:

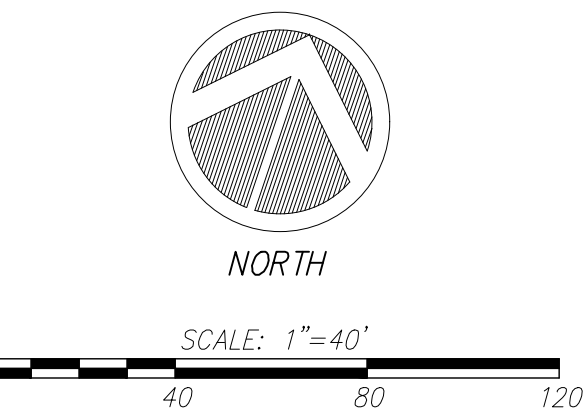
C2G/CIVIL CONSULTANTS GROUP, INC.
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE, STE 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4453

CIVIL SHEET INDEX

- C0.0 - SHEET INDEX
- C1.1 - EXISTING SITE/DEMOLITION PLAN
- C1.2 - SIGNAGE AND STRIPING PLAN
- C2.1 - SITE IMPROVEMENT PLAN
- C2.2 - SITE IMPROVEMENT PLAN
- C3.1 - UTILITY PLAN
- C3.2 - UTILITY PLAN
- C4.1 - GRADING AND DRAINAGE PLAN
- C4.2 - GRADING AND DRAINAGE PLAN
- C4.3 - SECTIONS
- C4.4 - ACCESS ROAD PROFILES
- C4.5 - ACCESS ROAD PROFILES
- C5.1 - STORM WATER MANAGEMENT PLAN
- C6.1 - EROSION CONTROL PLAN
- C7.1 - CONSTRUCTION DETAILS
- C7.2 - CONSTRUCTION DETAILS
- C7.3 - CONSTRUCTION DETAILS
- C7.4 - CONSTRUCTION DETAILS
- C7.5 - CONSTRUCTION DETAILS



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
4	MINOR MODIFICATION	07.22.25
6	MAJOR MODIFICATION	11.19.25
7	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 40'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

SHEET INDEX

C0.0

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC., TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

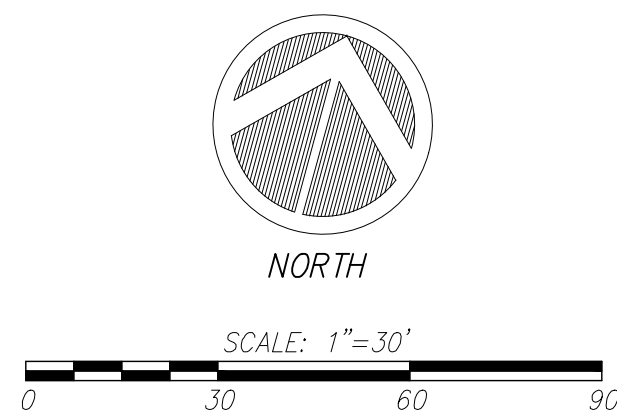
THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

1. ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.
2. ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.
3. TREES NOT SHOWN FOR DEMOLITION ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT.

	EXISTING AC TO REMAIN		EXISTING CONCRETE TO REMAIN
	EXISTING AC TO BE REMOVED		EXISTING CONCRETE TO BE REMOVED

- 1 REMOVE EXISTING CONCRETE STEPS
- 2 REMOVE EXISTING TREE
- 3 SAWCUT/REMOVE EXISTING AC
- 4 REMOVE EXISTING STRIPING
- 5 SAWCUT/REMOVE EXISTING CONCRETE

EXISTING IMPERVIOUS AREAS						
IMPERVIOUS AREA TYPE	TOTAL		TO BE REMOVED		TO REMAIN	
	Sq.Ft.	Acres	Sq.Ft.	Acres	Sq.Ft.	Acres
AC	70,530	1.05	24,599	0.56	45,931	1.05
CONCRETE	9,848	0.22	406	0.01	9,442	0.22
BUILDING	25,646	0.59	0	0.00	25,646	0.59
TOTALS	106,024	1.86	25,005	0.57	81,019	1.86
% OF REPLACED IMPERVIOUS AREA	24%					
PERVIOUS AREA	164,806	3.78				
TOTAL PROJECT AREA	270,830	6.22				

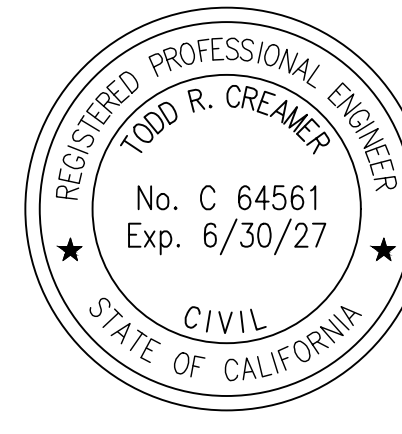


189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2G /CIVIL CONSULTANTS
GROUP, INC.

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060



Issue	DESCRIPTION	DATE
	SB330 PRE-APPLICATION	11.21.22
	PLANNING REVISION 01	02.23.23
	PLANNING REVISION 02	06.07.23
	MINOR MODIFICATION	07.22.25
	MAJOR MODIFICATION	11.19.25
	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 30'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

EXISTING SITE & DEMOLITION PLAN

C1.1



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2G
C2G / CIVIL CONSULTANTS
GROUP, INC.

Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
4	MINOR MODIFICATION	07.22.25
6	MAJOR MODIFICATION	11.19.25
7	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 30'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

SIGNAGE &
STRIPING PLAN

C1.2

GENERAL SIGNING AND MARKING NOTES

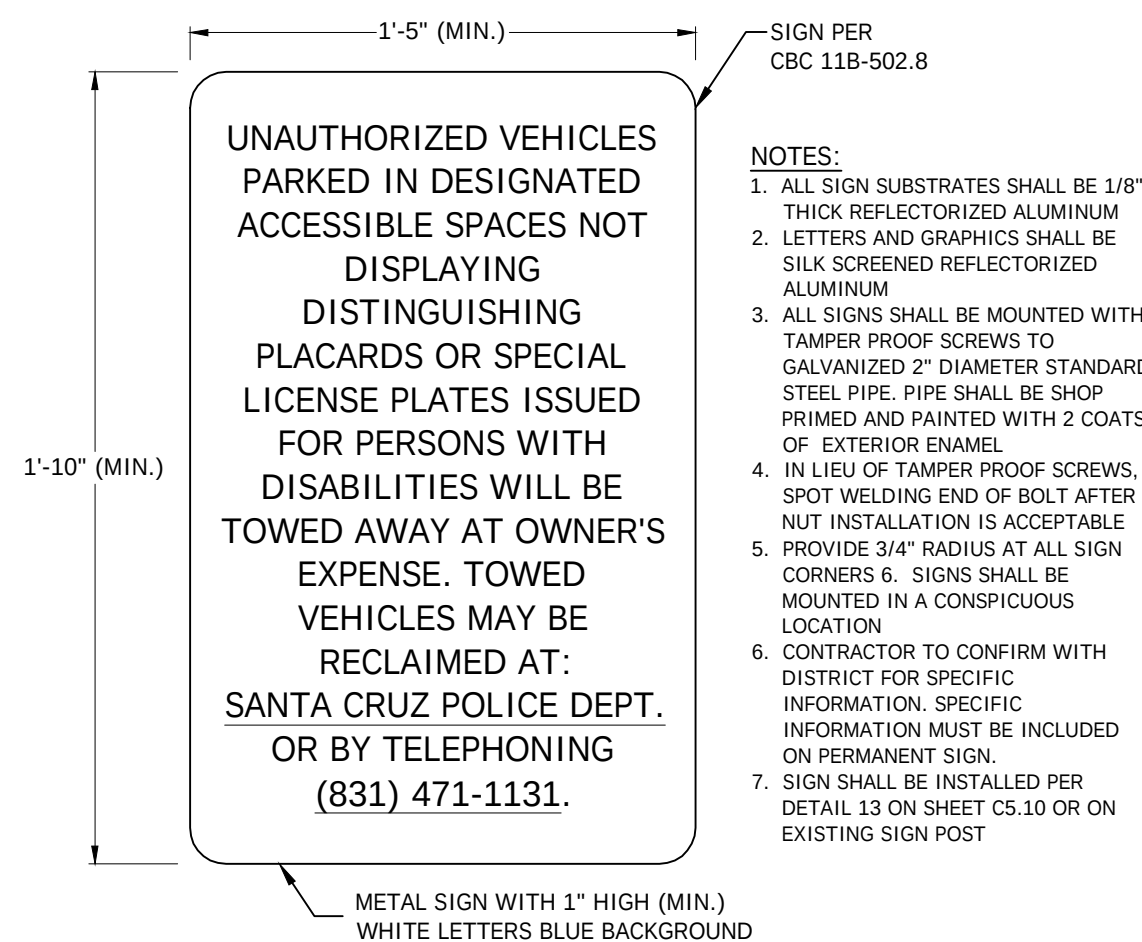
- FOR EXISTING STRIPING REMOVAL, REFER TO DEMOLITION SHEET, C1.1
- ALL SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA TRAFFIC MANUAL, CHAPTER 4.
- SIGNS TO BE OF STANDARD SIZE DESIGNATED FOR EACH TYPE AS SHOWN IN THE CALTRANS "APPROVED" SIGN SPECIFICATION SHEETS", OR AS NOTED OTHERWISE, OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER. SIGNS, POSTS AND HARDWARE SHALL CONFORM TO SECTION 56 OF THE LATEST EDITION OF THE CALTRANS STANDARD SPECIFICATIONS.
- MOUNTING SHALL CONFORM TO APPROPRIATE PROVISIONS OF CHAPTER 2, TRAFFIC MANUAL, AND APPLICABLE "STANDARDS PLANS", STATE OF CALIFORNIA (CALTRANS), DATED 2014, EXCEPT WHERE OTHERWISE INDICATED ON PLANS.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS WHICH CONFLICT WITH THE WORK SHOWN ON THE STRIPING PLAN. REMOVAL OF PAVEMENT MARKINGS SHALL BE PERFORMED BY BEAD OR WET SANDBLASTING, OR OTHER METHOD APPROVED BY THE CITY ENGINEER.
- ALL PAVEMENT MARKINGS INCLUDING STOP LEGENDS, LIMIT LINES, PEDESTRIAN CROSSWALKS, LANE LINES AND TURN ARROWS SHALL BE THERMOPLASTIC. ALL PAVEMENT MARKINGS SHALL CONFORM TO CALTRANS STANDARD PLAN A24 (A-E). REFER TO LEGEND FOR ARROW TYPES. ALL PAVEMENT STRIPING SHALL CONFORM TO CALTRANS STANDARD PLAN A20 (A-D).
- REFLECTIVE PAVEMENT MARKERS SHALL CONFORM TO SECTION 85 OF THE LATEST EDITION OF THE CALTRANS STANDARDS SPECIFICATIONS. REPLACE ANY DAMAGED OR MISSING PAVEMENT MARKERS WITHIN LIMITS OF WORK.
- REFER TO CALTRANS STANDARD PLANS, LATEST EDITION, RS1 THRU RS4, FOR TYPICAL SIGN INSTALLATION DETAILS.
- THE EXACT LOCATION OF ALL NEW STRIPING AND PAVEMENT MARKINGS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND SHALL BE APPROVED BY THE CITY ENGINEER.
- SIGN CONTRACTOR SHALL CALL TOLL FREE UNDERGROUND SERVICE ALERT (U.S.A.) @ 800-642-2444 A MINIMUM OF 48 HOURS PRIOR TO DIGGING POST HOLES FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
- ALL PROPOSED TRAFFIC STRIPING, MESSAGE, SIGNAGE, SYMBOL, & LEGEND SHALL BE THERMOPLASTIC.

LEGEND

- DIRECTIONAL TRAFFIC STRIPING
- VEHICULAR PATH OF TRAVEL

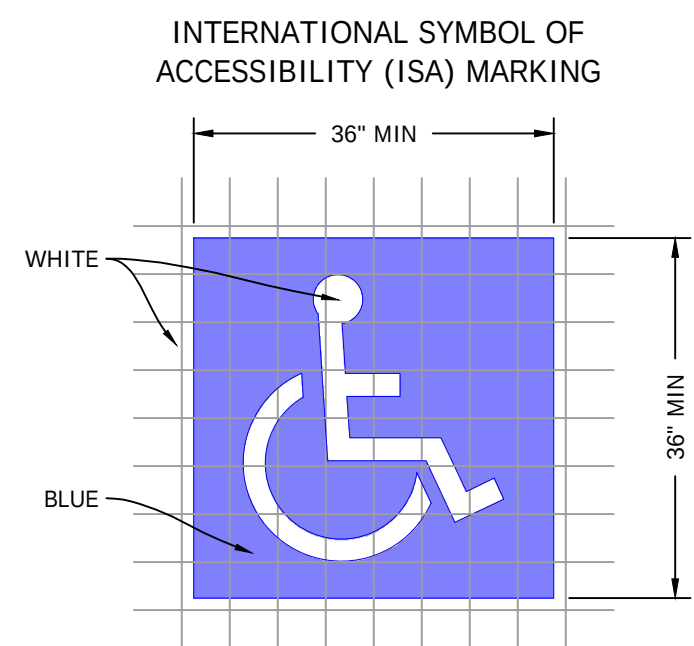
SHEET NOTES

- 3"-WIDE WHITE STRIPING
- STOP SIGN
- DIRECTIONAL TRAFFIC STRIPING
- RIGHT TURN ONLY SIGN
- LEFT TURN ONLY SIGN
- ONE WAY - DO NOT ENTER SIGN
- NO LEFT TURN SIGN
- SIGN AND POST PER DETAIL 1 & 3 ON THIS SHEET
- PAINTED SYMBOL PER DETAIL 2 ON THIS SHEET
- "KEEP RIGHT" SIGN
- 9X19" PERPENDICULAR PARKING STALL (TYP OF 7)
- YIELD SIGN
- EVA ONLY



1 UNAUTHORIZED VEHICLE SIGN

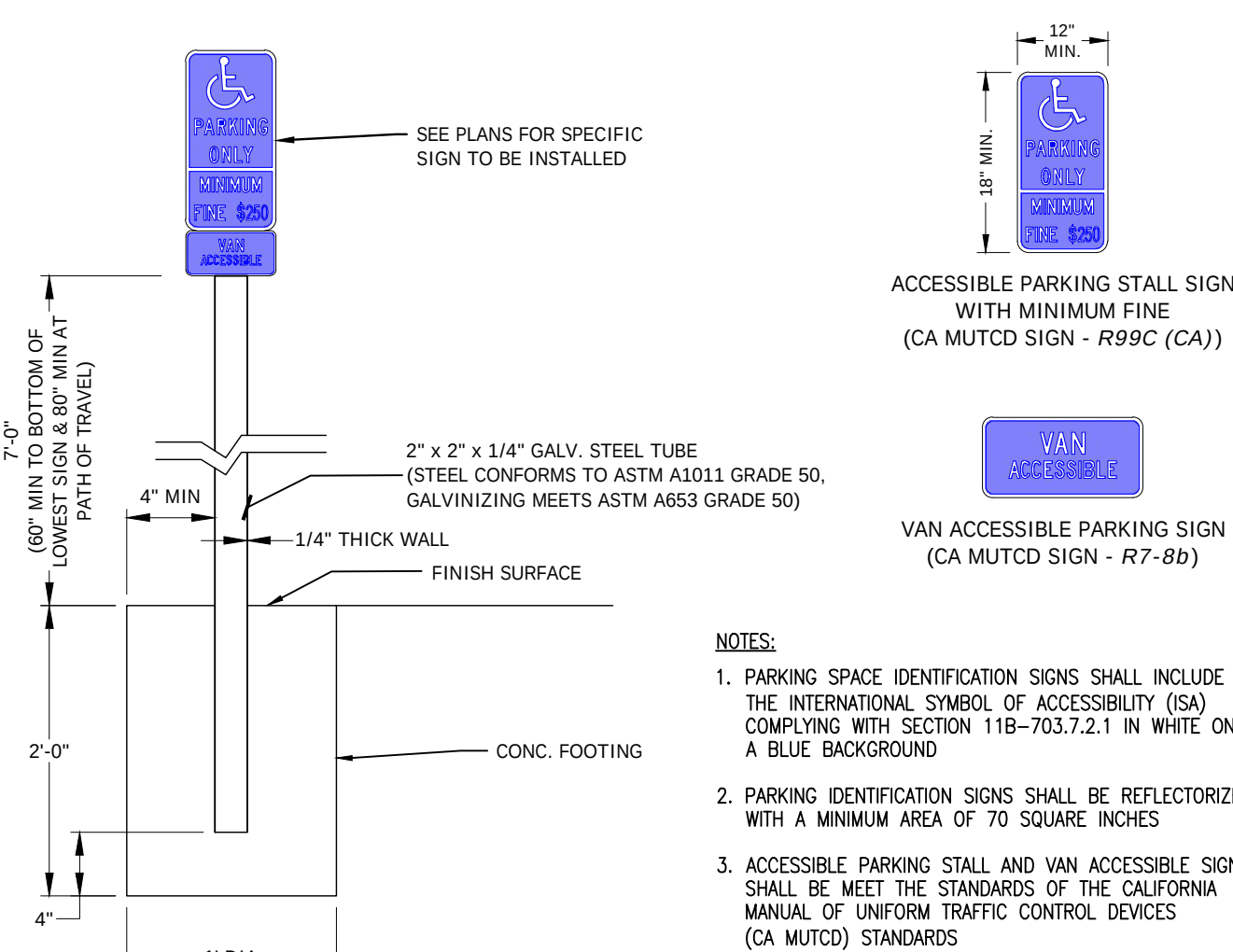
Scale: NTS



NOTE:
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) SHALL COMPLY WITH CBC SECTION 11B-703.7.2.1. THE ISA SHALL BE WHITE ON A BLUE BACKGROUND AND A MINIMUM OF 36 INCHES WIDE BY 36 INCHES HIGH (914 MM BY 914 MM). THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH.

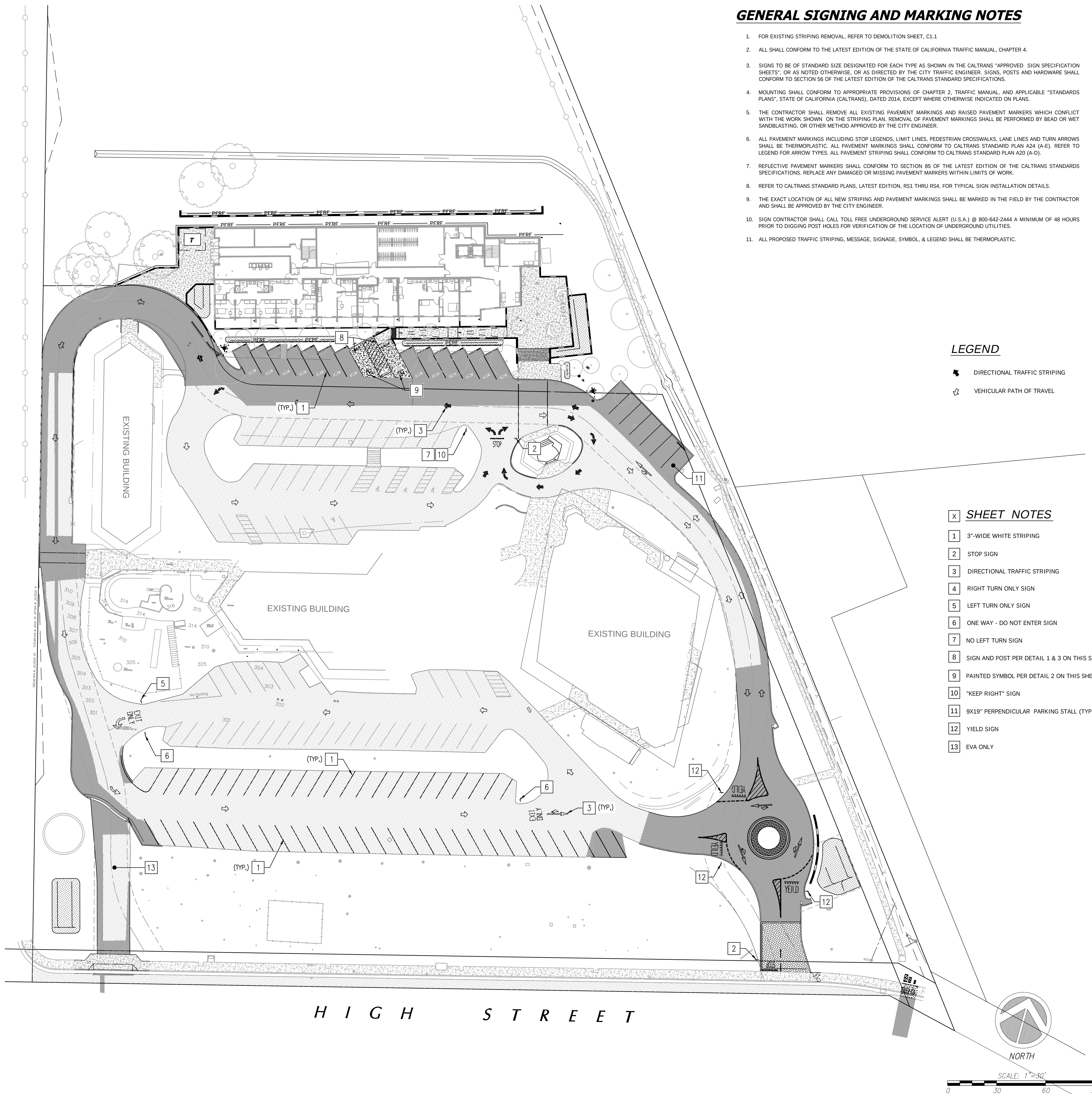
2 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)

Scale: NTS



3 SIGN POST DETAIL

Scale: NTS



SCALE: 1" = 30'

0 30 60 90



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



Engineers/Planners
4444 Scotts Valley Drive / Suite
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

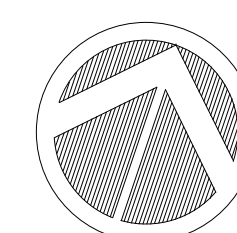
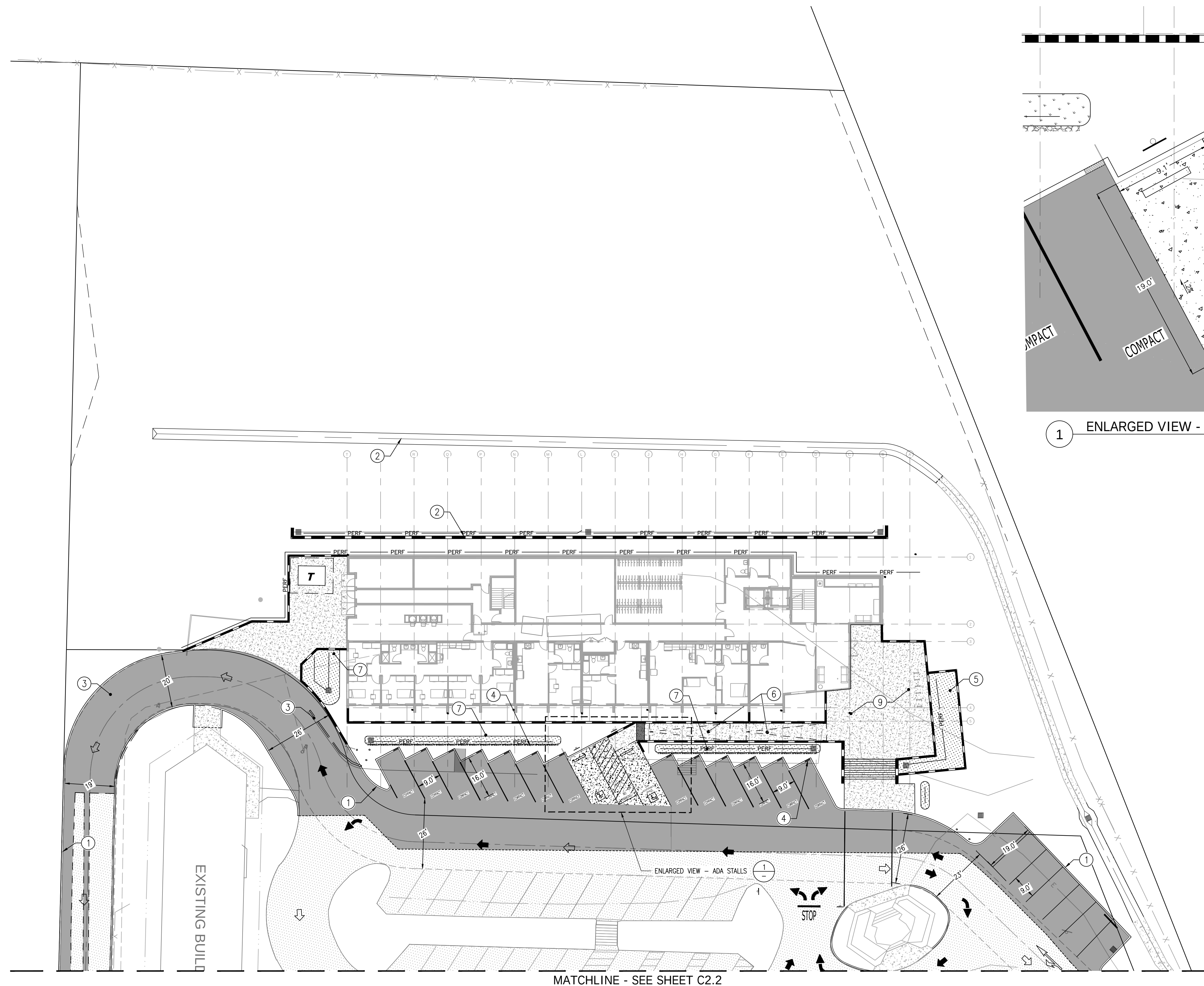
Issue	DESCRIPTION	DATE
	SB330 PRE-APPLICATION	11.21.22
	PLANNING REVISION 01	02.23.23
	PLANNING REVISION 02	06.07.23
	MINOR MODIFICATION	07.22.25
	MAJOR MODIFICATION	11.19.25
	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 30'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

SITE IMPROVEMENTS

C2.1



NORTH

SCALE: 1"=20'

PAVING LEGEND

- | | |
|---|-------------------------------------|
|  | AC SECTION FOR DRIVEWAY
WIDENING |
|  | CONCRETE SIDEWALK |
|  | EXISTING AC |
|  | BIORETENTION / PLANTER |
|  | 20.0' EMERGENCY VEHICLE A |
|  | EXISTING CONCRETE |

CURBING AND MISC ITEMS LEGEND

-  TYPE "C" CURB
 PROPERTY LINE
 RETAINING WALL

⊗ IMPROVEMENT NOTES

- 1 CURB PER DETAIL 5, SHEET C7.1
- 2 CONCRETE V-DITCH PER DETAIL 5, SHEET C7.1
- 3 AC SECTION FOR DRIVEWAY WIDENING - MATCH EXISTING SECTION
- 4 MODIFIED CURB PER DETAIL 9, SHEET C7.2
- 5 FLOW THROUGH PLANTER PER DETAIL 4, SHEET C7.2
- 6 CONCRETE ACCESSIBLE RAMP & HANDRAILS
- 7 BIORETENTION PER DETAIL 1, SHEET C7.2
- 8 TRUNCATED DOMES PER DETAIL 8, SHEET C7.2
- 9 CONCRETE PATIO





189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



Engineers/Planners
4444 Scotts Valley Drive / Suite
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
<u>0.</u>	SB330 PRE-APPLICATION	11.21.22
<u>1.</u>	PLANNING REVISION 01	02.23.23
<u>2.</u>	PLANNING REVISION 02	06.07.23
<u>4.</u>	MINOR MODIFICATION	07.22.25
<u>6.</u>	MAJOR MODIFICATION	11.19.25
<u>7.</u>	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 20'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

UTILITY PLAN

C3.1

SANITARY SEWER PIPE DATA:

- | | |
|---|---|
| 1 | 20 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 2 | 15 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 3 | 172 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 4 | 50 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 5 | 50 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 6 | 30 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |
| 7 | 70 LF OF 8" PVC SDR-26 PIPE @ S=1.0% MIN |

UTILITY NOTES:

- 1 SANITARY POINT OF CONNECTION TO NEW BUILDING - SEE PLUMBING PLANS
- 2 SANITARY LATERAL PER CITY OF SANTA CRUZ STANDARD DRAWING 1 & 2, SEE SHEET C7.4
- 3 SANITARY SEWER CLEANOUT PER CITY OF SANTA CRUZ STANDARD DRAWING 5, SEE SHEET C7.4
- 4 POINT OF CONNECTION TO ON-SITE IRRIGATION SYSTEM
- 5 WATER POINT OF CONNECTION TO BUILDING - INSTALL B36 BOX WITH SHUT-OFF VALVE
- 6 FIRE SERVICE POINT OF CONNECTION TO BUILDING
- 7 8" FIRE PREVENTION BACKFLOW PREVENTER PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 9
- 8 ¾" IRRIGATION BACKFLOW PREVENTER PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 8
- 9 POINT OF CONNECTION TO EXISTING WATER MAIN (LOCATION APPROXIMATE) PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 1
- 10 INSTALL 70 LF OF 6" C900 PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 14
- 11 INSTALL GATE VALVE
- 12 INSTALL POST INDICATOR VALVE PER DETAIL 11, SHEET C6.1
- 13 INSTALL F.D.C. PER SCWD STANDARD
- 14 INSTALL FIRE HYDRANT PER SCWD STANDARD
- 15 INSTALL WEIGHT & LEVER CHECK VALVE
- 16 INSTALL 8" x 6" REDUCER

WATER PIPE DATA:

- ① INSTALL 6" PVC C900 PER CITY OF SANTA CRUZ WATER DEPARTMENT
STANDARD DRAWING 14
- ② INSTALL 8" PVC C900 PER CITY OF SANTA CRUZ WATER DEPARTMENT
STANDARD DRAWING 14
- ③ INSTALL 4" C900 PER CITY OF SANTA CRUZ WATER DEPARTMENT
STANDARD DRAWING 14
- ④ INSTALL 2" PE TUBING IRRIGATION LINE

LEGEND

WATER METER

POST INDICATOR VALVE

F.I.D.C

FIRE HYDRANT

VALVE

REDUCER

WATER LINE

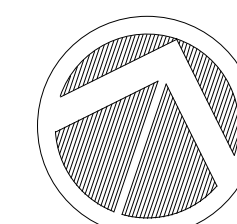
FIRE SERVICE LINE

IRRIGATION LINE

SANITARY SEWER LINE

STORM DRAIN LINE

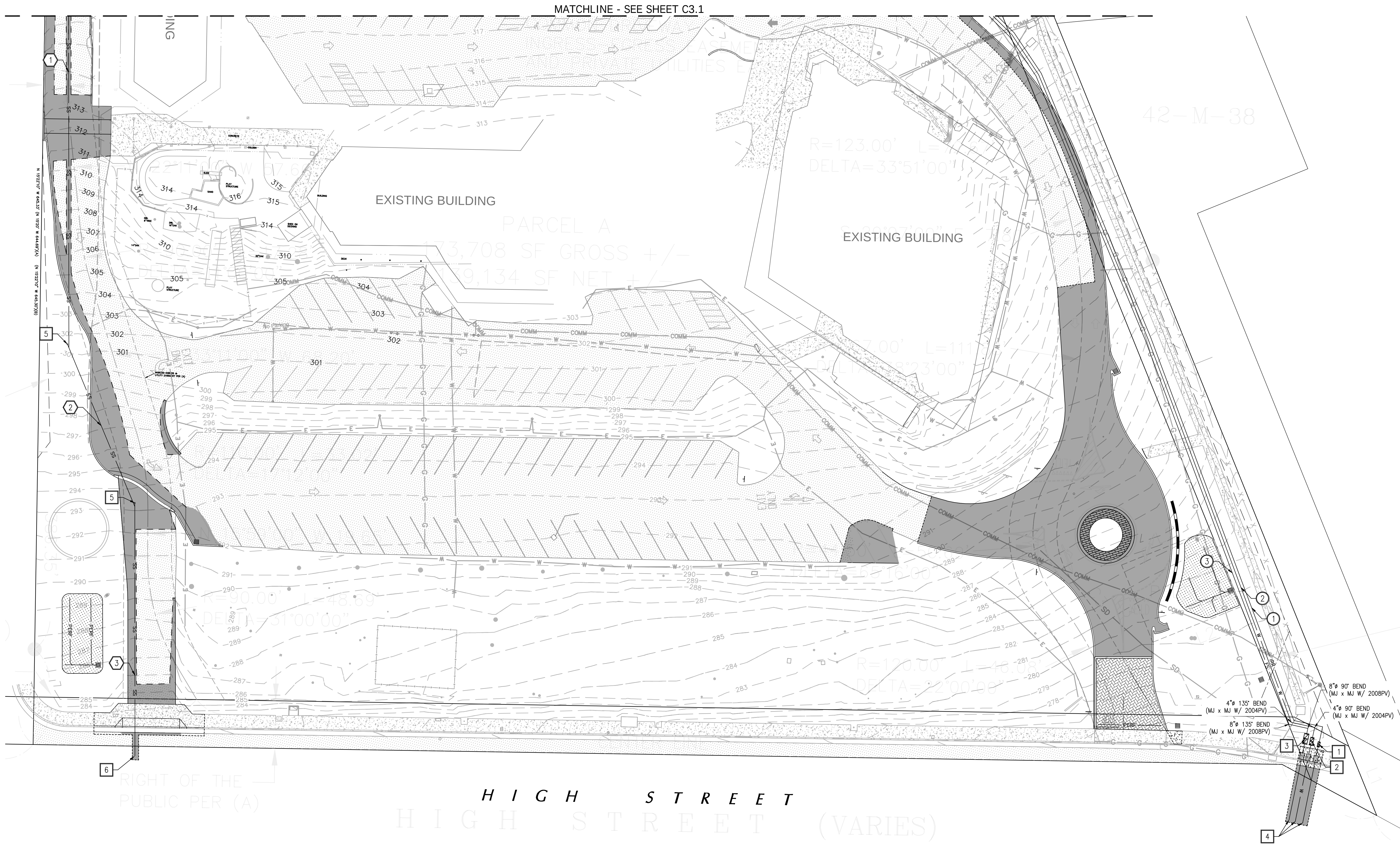
MATCHLINE - SEE SHEET C3.2



NORTH

SCALE: 1"=20'





189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



C2G / CIVIL CONSULTANTS
GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
4	MINOR MODIFICATION	07.22.25
6	MAJOR MODIFICATION	11.19.25
7	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 20'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

UTILITY PLAN

C3.2



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2G
C2G / CIVIL CONSULTANTS
GROUP, INC.

Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

ISSUE	DESCRIPTION	DATE
0.	SB330 PRE-APPLICATION	11.21.22
1.	PLANNING REVISION 01	02.23.23
2.	PLANNING REVISION 02	06.07.23
3.	MINOR MODIFICATION	07.22.25
4.	MAJOR MODIFICATION	11.19.25
5.	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 20'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

GRADING PLAN

C4.1

⊗ STORM DRAIN PIPE DATA:

- 322 LF OF 12" HDPE PIPE, SLOPE VARIES
- 40 LF OF 12" HDPE PIPE @ 6.8% SLOPE
- 28 LF OF 12" HDPE PIPE @ 1.0% SLOPE
- 180 LF OF 30" HDPE PIPE (DETENTION VESSEL) @ 0.3% SLOPE
- 27 LF OF 6" HDPE PIPE @ 8.7% SLOPE
- 28 LF OF 6" HDPE PIPE @ 6.4% SLOPE
- 15 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 25 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 26 LF OF 6" HDPE PIPE @ 2.9% SLOPE
- 33 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 35 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 78 LF OF 8" HDPE PIPE @ 16.5% SLOPE
- 7 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 18 LF OF 8" HDPE PIPE @ 7.3% SLOPE
- 33 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 15 LF OF 6" HDPE PIPE @ 3.3% SLOPE
- 12 LF OF 6" HDPE PIPE @ 3.4% SLOPE
- 20 LF OF 6" HDPE PIPE @ 3.4% SLOPE
- 18 LF OF 6" HDPE PIPE @ 18.6% SLOPE
- 10 LF OF 6" HDPE PIPE @ 29.5% SLOPE
- 78 LF OF 8" HDPE PIPE @ 2.5% SLOPE
- 13 LF OF 6" HDPE PIPE @ 2.5% SLOPE
- 13 LF OF 6" HDPE PIPE @ 2.5% SLOPE
- 13 LF OF 6" HDPE PIPE @ 2.5% SLOPE
- 5 LF OF 6" HDPE PIPE @ 3.2% SLOPE
- 19 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 13 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 13 LF OF 6" HDPE PIPE @ 1.0% SLOPE
- 13 LF OF 6" HDPE PIPE @ 1.0% SLOPE

⊗ STORM DRAIN NOTES:

- RAISED FLOW THROUGH PLANTER PER DETAIL 4, SHEET C7.2
- V64 DROP INLET. SEE DETAIL 3, SHEET C7.2
- 10" AREA DRAIN PER DETAIL 6 & 7, SHEET C7.2
- DRAIN CLEANOUT PER DETAIL 5, SHEET C7.2
- MANHOLE PER DETAIL 8, SHEET C7.1
- 3" AREA DRAIN WITH CAP

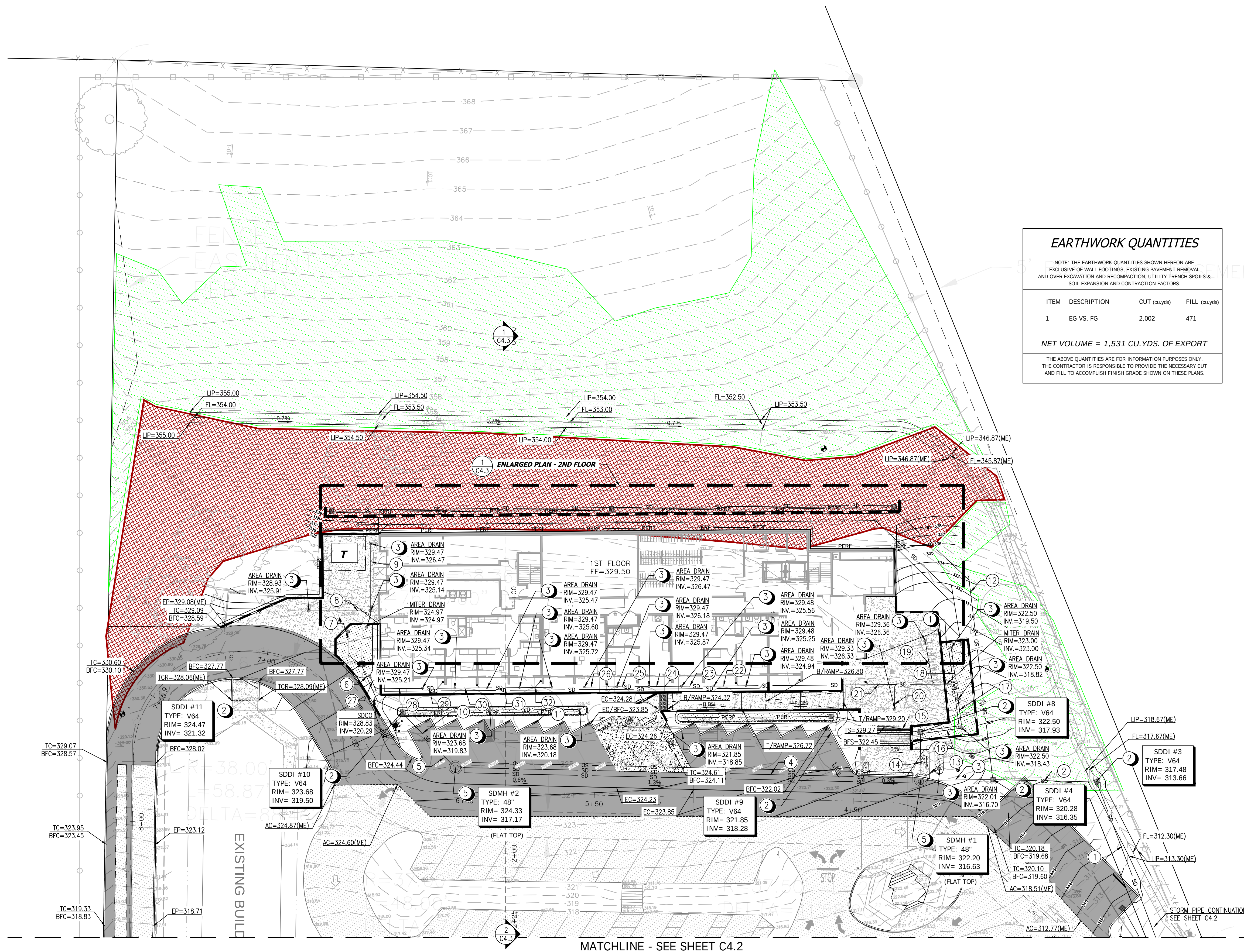
EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	2,002	471

NET VOLUME = 1,531 CU. YDS. OF EXPORT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.



GENERAL GRADING NOTES:

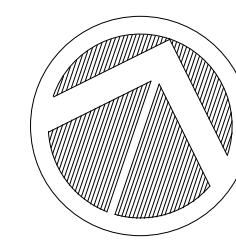
- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
- ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
- ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557 MOST RECENT EDITION.
- BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
- BUILDING PAD SHALL CONSTRUCTED PER THE GEOTECHNICAL REPORT. PREPARATION SHALL EXTEND 3' BEYOND ALL EXTERIOR FACES OF THE BUILDING.
- STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
- ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE

RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.

- CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO AS-NEW CONDITION AT THEIR SOLE EXPENSE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
- ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE CITY OF SANTA CRUZ.
- GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNDER 5-FEET IN HEIGHT. GRADING SLOPES GREATER THAN 5-FEET IN HEIGHT SHALL NOT EXCEED 3(H):1(V), UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
- CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
- ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.

LEGEND

- 10% - 29% SLOPE
- 30% - 49% SLOPE
- LIMITS OF UPPER BUILDING OVER-EX & RE-COMPACT (5' DEEP OVER EX W/ 3" THICK LAYER OF GROUT)
- LIMITS OF LOWER BUILDING OVER-EX & RE-COMPACT (10' DEEP OVER EX & RE-COMPACT)



SCALE: 1" = 20'
0 20 40 60





workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2G
C2G / CIVIL CONSULTANTS
GROUP, INC.

Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
4	MINOR MODIFICATION	07.22.25
6	MAJOR MODIFICATION	11.19.25
7	MAJOR MODIFICATION	05.11.26

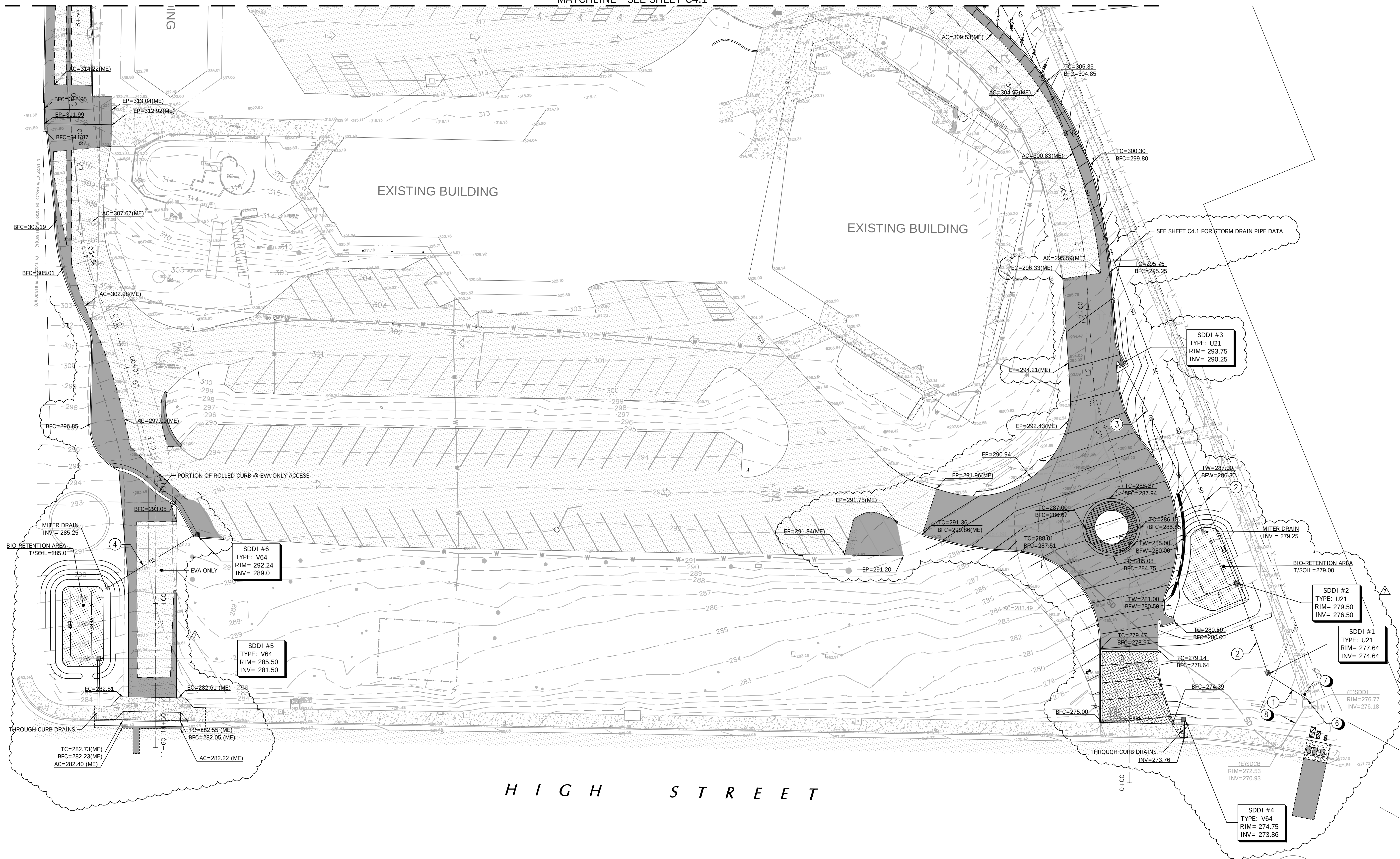
APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	1" = 20'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

GRADING PLAN

C4.2

MATCHLINE - SEE SHEET C4.1



GENERAL GRADING NOTES:

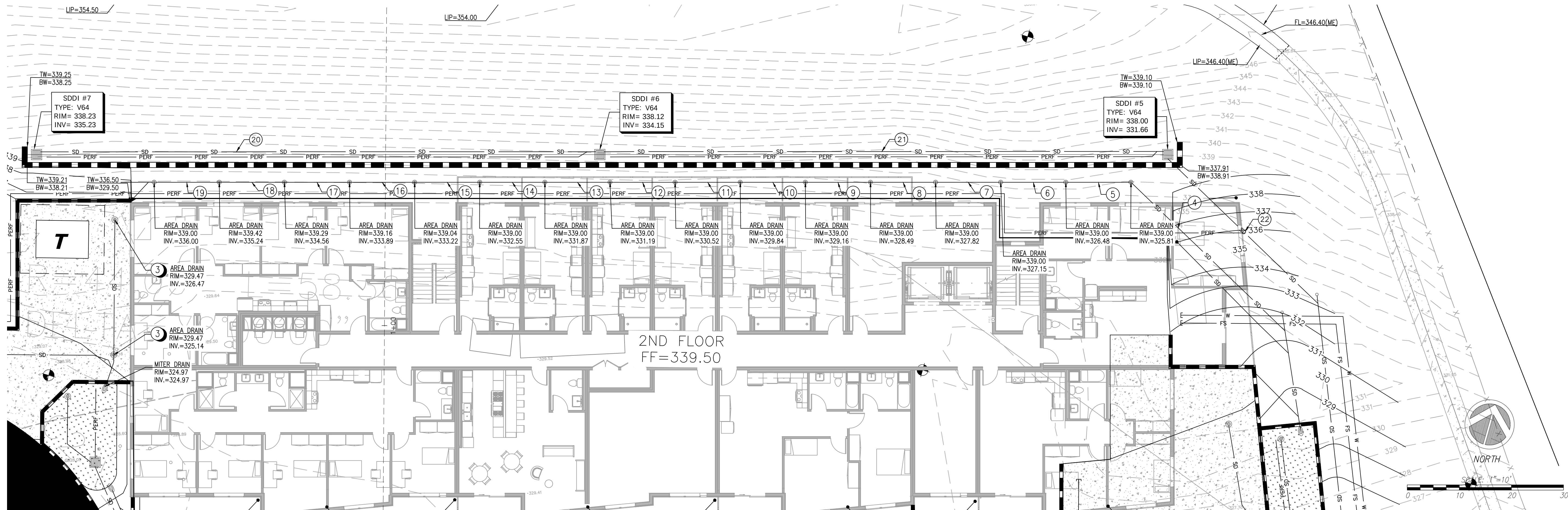
- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
- ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
- ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557 MOST RECENT EDITION.
- BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
- BUILDING PAD SHALL CONSTRUCTED PER THE GEOTECHNICAL REPORT. PREPARATION SHALL EXTEND 3' BEYOND ALL EXTERIOR FACES OF THE BUILDING.
- STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
- ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO AS-NEW CONDITION AT THEIR SOLE EXPENSE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
- ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE CITY OF SANTA CRUZ.
- GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNDER 5-FEET IN HEIGHT. GRADING SLOPES GREATER THAN 5-FEET IN HEIGHT SHALL NOT EXCEED 3(H):1(V), UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
- CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
- ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.

STORM DRAIN PIPE DATA:

- 20 LF OF 12" HDPE PIPE @ 2% MIN. SLOPE
- 38 LF OF 12" HDPE PIPE @ 4.8% SLOPE
- 79 LF OF 8" HDPE PIPE @ 13.9% MIN. SLOPE
- 40 LF OF 8" HDPE PIPE @ 9.4% SLOPE

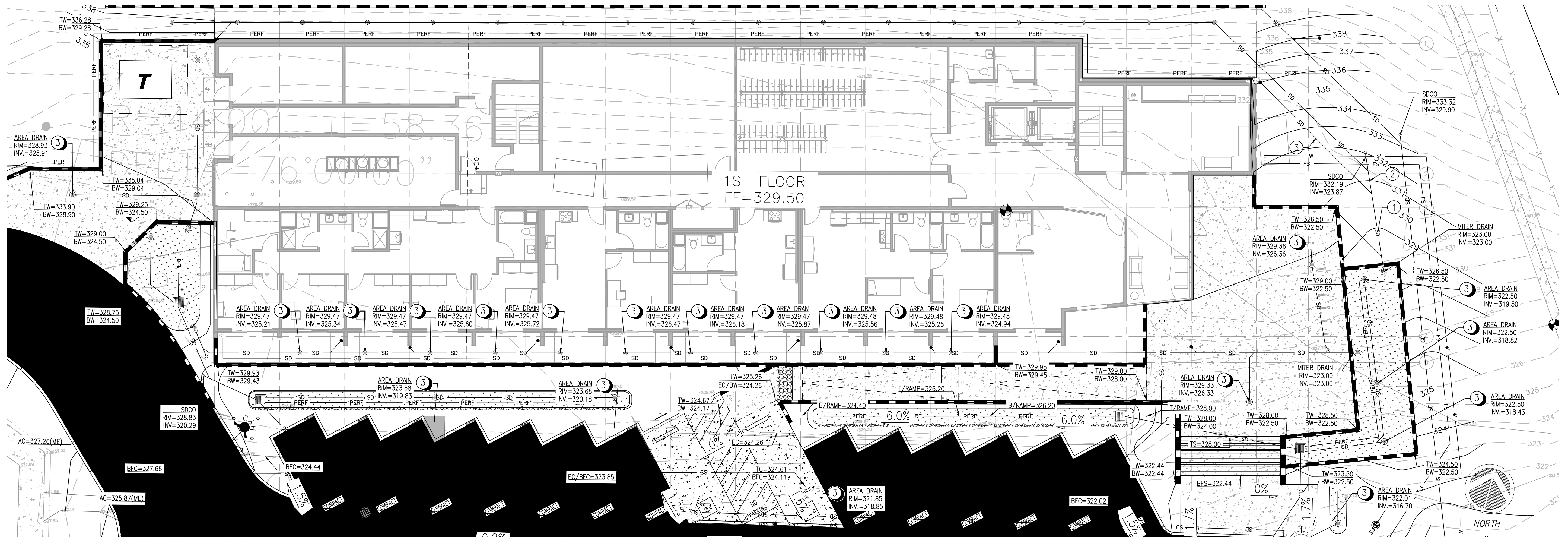
STORM DRAIN NOTES:

- RAISED FLOW THROUGH PLANTER PER DETAIL 4, SHEET C7.2
- V64 DROP INLET. SEE DETAIL 3, SHEET C7.2
- 10" AREA DRAIN PER DETAIL 6 & 7, SHEET C7.2
- DRAIN CLEANOUT PER DETAIL 5, SHEET C7.2
- MANHOLE PER DETAIL 8, SHEET C7.1
- REMOVE & REPLACE (E) SD INLET W/ NEW U43 INLET W/ SIDE OPENING TO RECEIVE CONCRETE V-DITCH. NEW INVERT SHALL BE 272.50
- REMOVED & REPLACE PORTION OF EXISTING CONCRETE VALLEY GUTTER AS NEEDED TO MAKE STORM P.O.C. TO EXISTING INLET
- REMOVE & REPLACE PORTION OF PIPE. NEW PIPE SHALL MATCH (E) DIAMETER & SHALL SLOPE NO LESS THEN 4% TO THE EXISTING CATCH BASIN ON HIGH STREET.



1 ENLARGED VIEW - 2ND FLOOR

Scale: 1"=10'



2 ENLARGED VIEW - 1ST FLOOR

Scale: 1"=10'



workbench

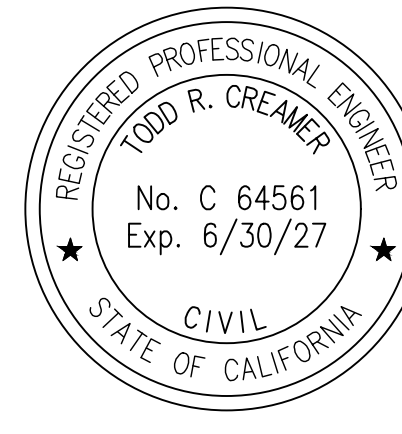
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2G
C2G / CIVIL CONSULTANTS
GROUP, INC.

Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

ISSUE	DESCRIPTION	DATE
0.	SB330 PRE-APPLICATION	11.21.22
1.	PLANNING REVISION 01	02.23.23
2.	PLANNING REVISION 02	06.07.23
3.	MINOR MODIFICATION	07.22.25
4.	MAJOR MODIFICATION	11.19.25
5.	MAJOR MODIFICATION	05.11.26

APN number 001-022-40
Project number 2011.04
Print Date 05.11.2026
Drawn by DD
Checked by TC
Scale

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

ENLARGED
GRADING PLANS

C4.3



workbench

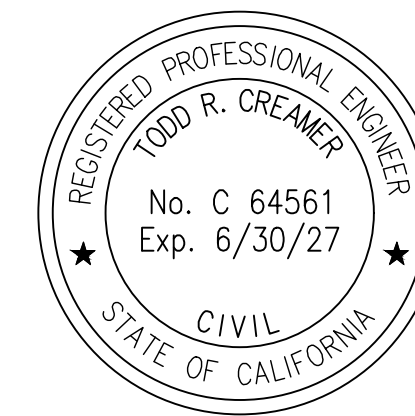
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



C2G / CIVIL CONSULTANTS
GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

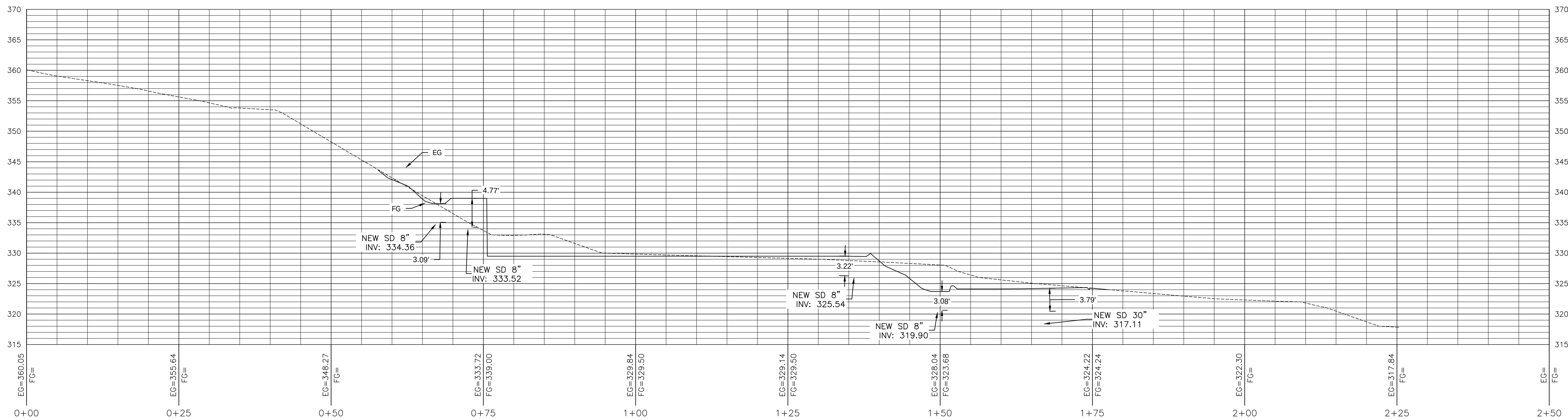
ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
3	MINOR MODIFICATION	07.22.25
4	MAJOR MODIFICATION	11.19.25
5	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

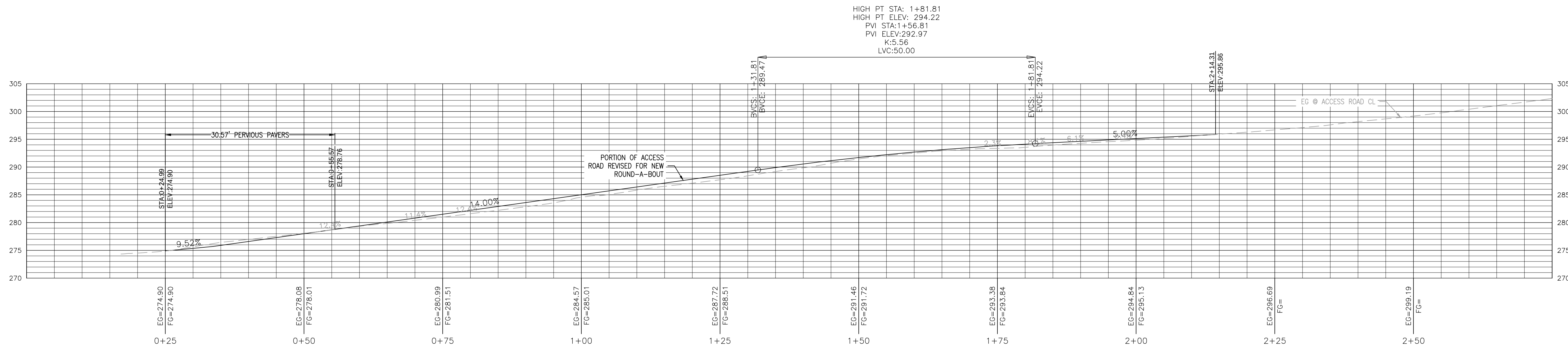
ACCESS ROAD
PROFILES

C4.4



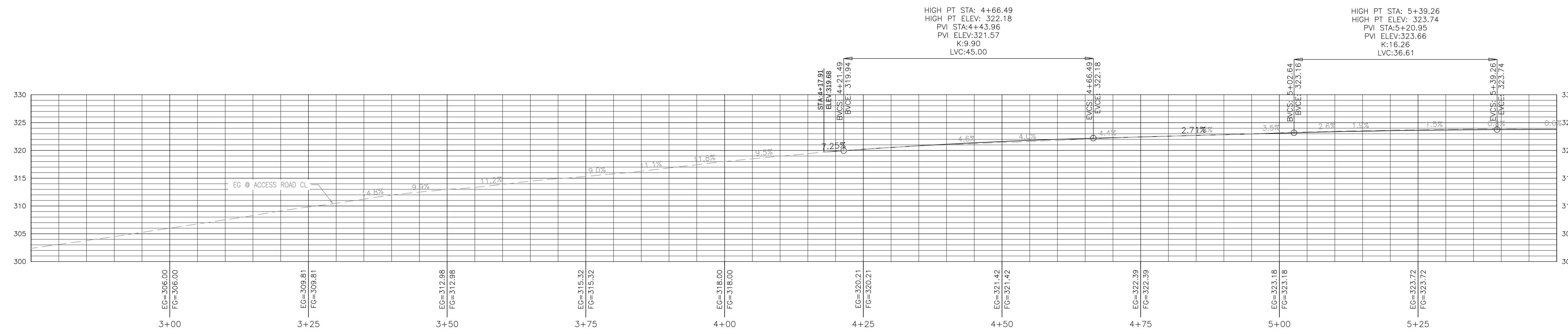
1 N-S SITE SECTION

Scale: 1:1



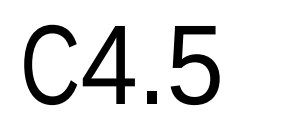
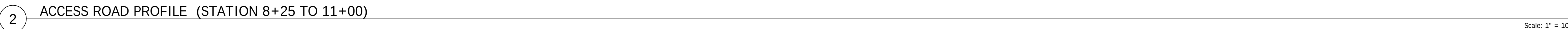
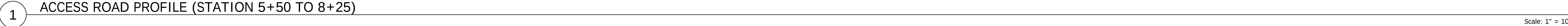
2 ACCESS ROAD PROFILE (STATION 0+00 TO 2+75)

Scale: 1" = 10'

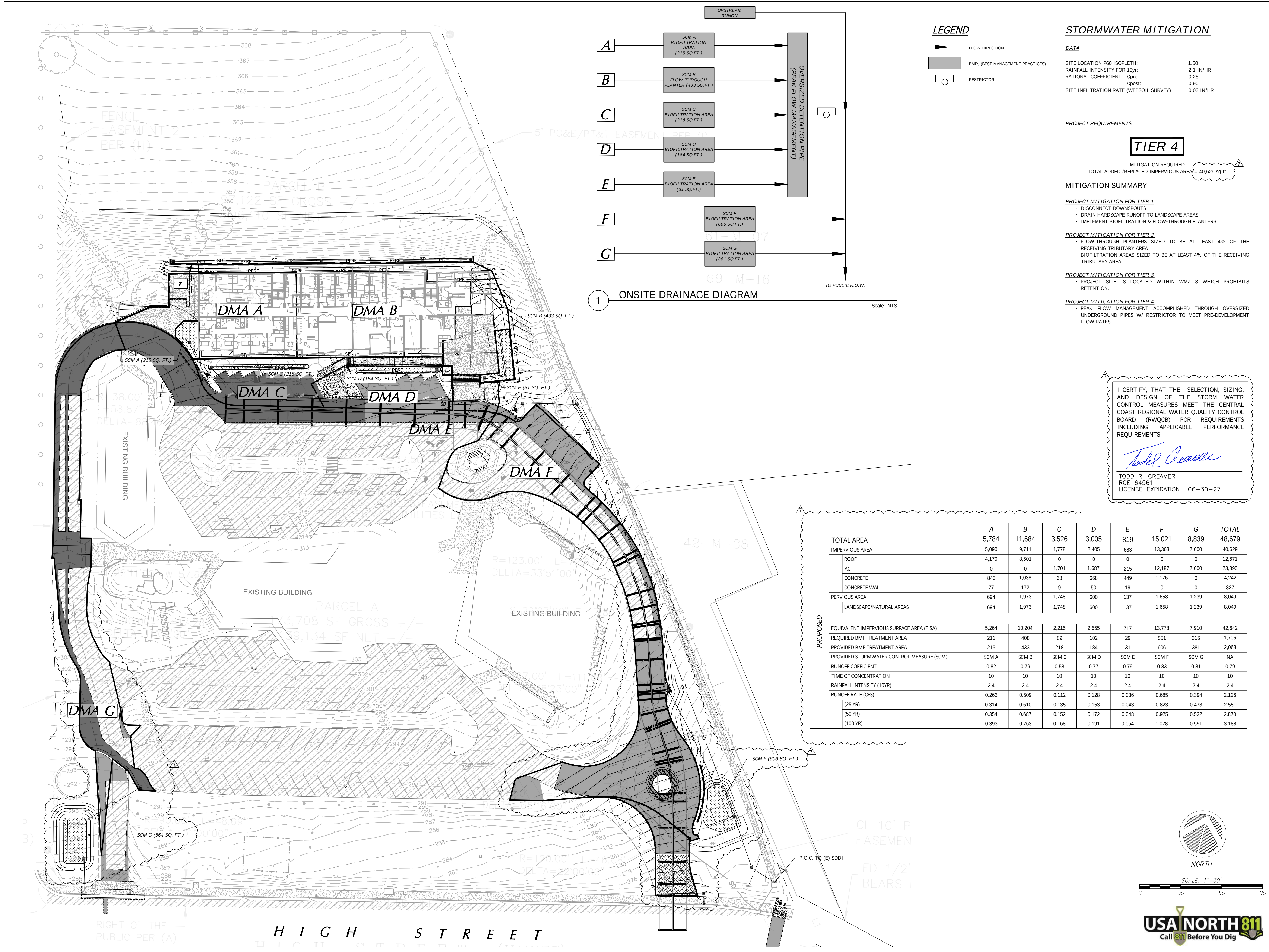


3 ACCESS ROAD PROFILE (STATION 2+75 TO 5+50)

Scale: 1" = 10'



Printing: Z:\Stored\CAD\2017.04 - Peace United Church\Design\CAD\Sheets\2017.04 - ACCESS ROAD PROFILE Layout: C4.5 - DWG PROFILES.dwg Last Saved: Fri May 08, 2026 - 8:20am Last Plotted: Wed May 13, 2026 - 9:45am By: Trevor Andrews



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



PEACE VILLAGE

900 HIGH ST.

SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
ISSUE	DESCRIPTION	DATE
0.	SB330 PRE-APPLICATION	11.21.22
1.	PLANNING REVISION 01	02.23.23
2.	PLANNING REVISION 02	06.07.23
3.	MINOR MODIFICATION	07.22.25
4.	MAJOR MODIFICATION	11.19.25
5.	MAJOR MODIFICATION	05.11.26

APN number 001-022-40

Project number 2011.04

Print Date 05.11.2026

Drawn by DD

Checked by TC

Scale 1" = 30'

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

STORMWATER CONTROL PLAN

C5.1



C2G / CIVIL CONSULTANTS
GROUP, INC.

900 HIGH ST.
SANTA CRUZ, CA 95060

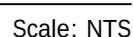


APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	

EROSION CONTROL
PLAN

C6.1

Scale: NTS



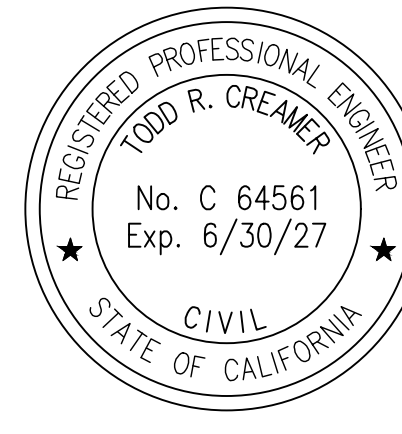
3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



C2G / CIVIL CONSULTANTS
GROUP, INC.

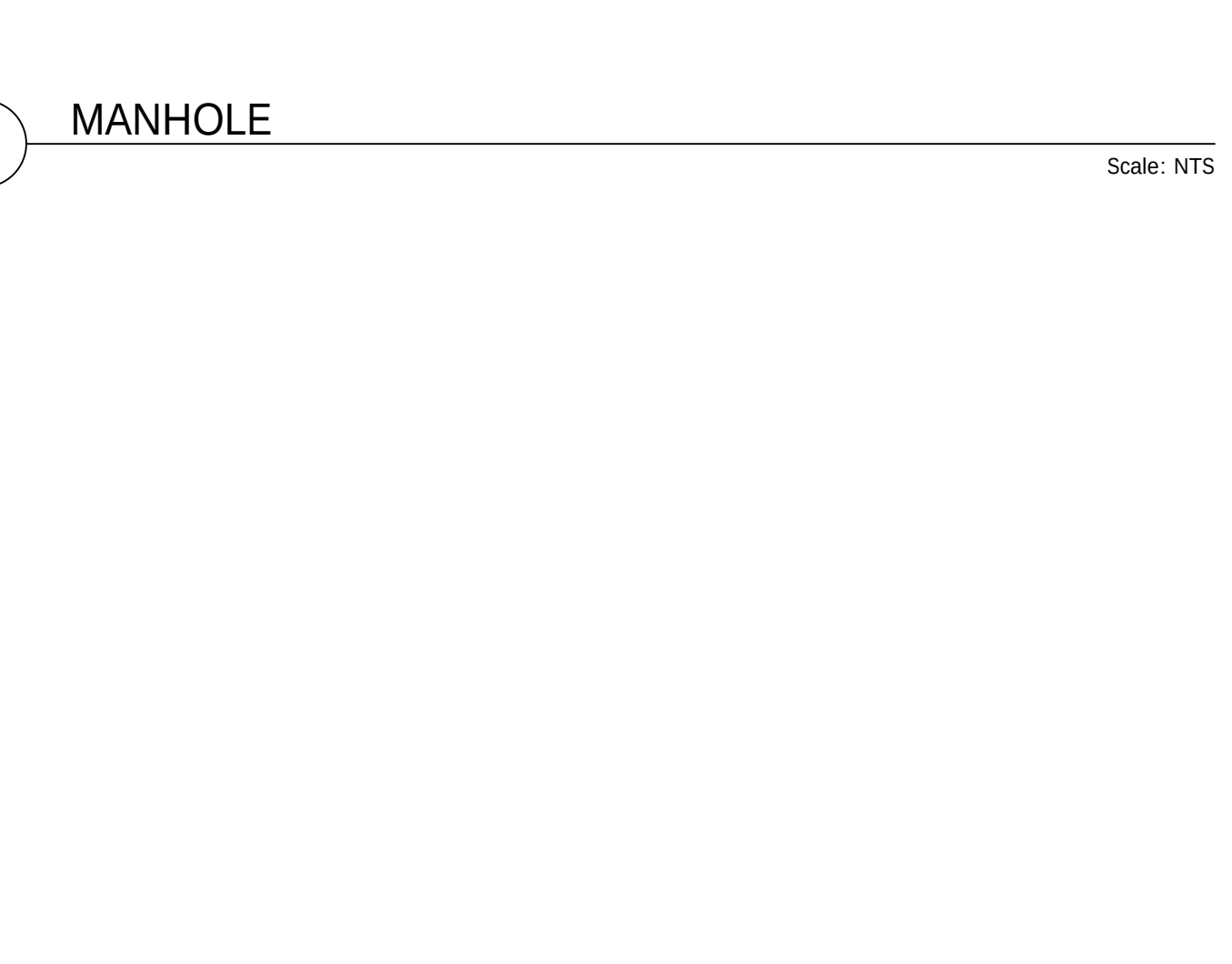
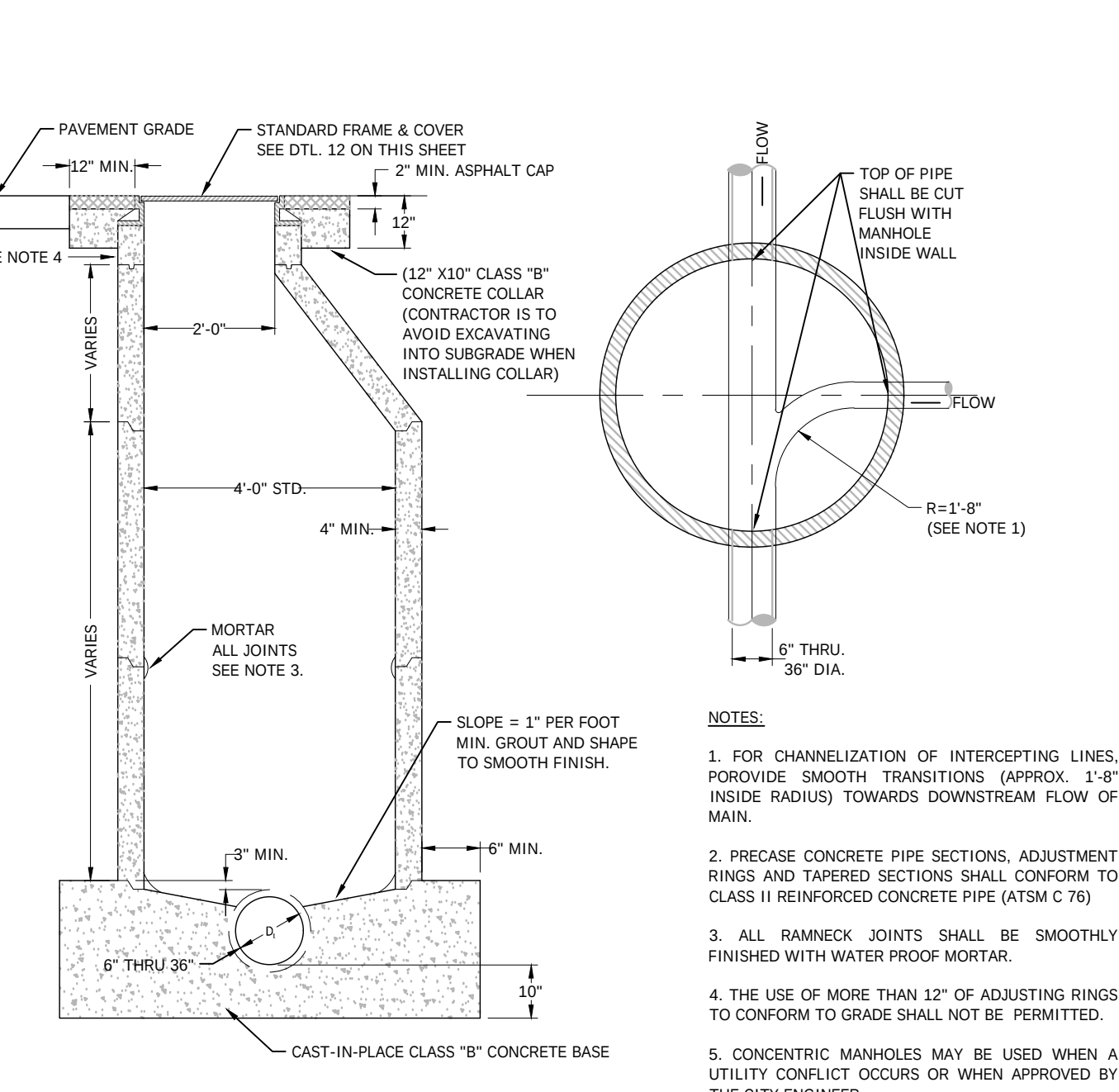
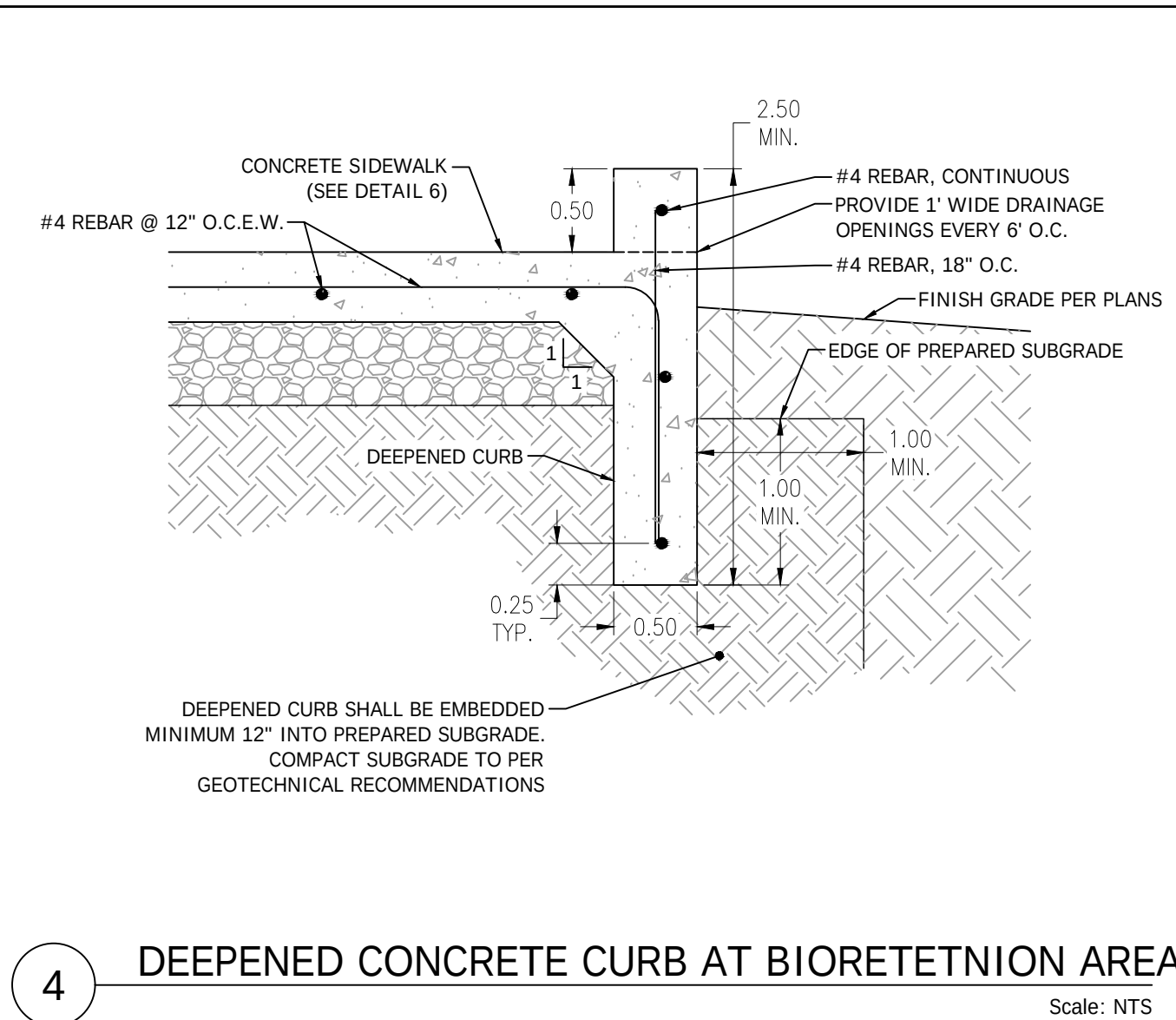
PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060

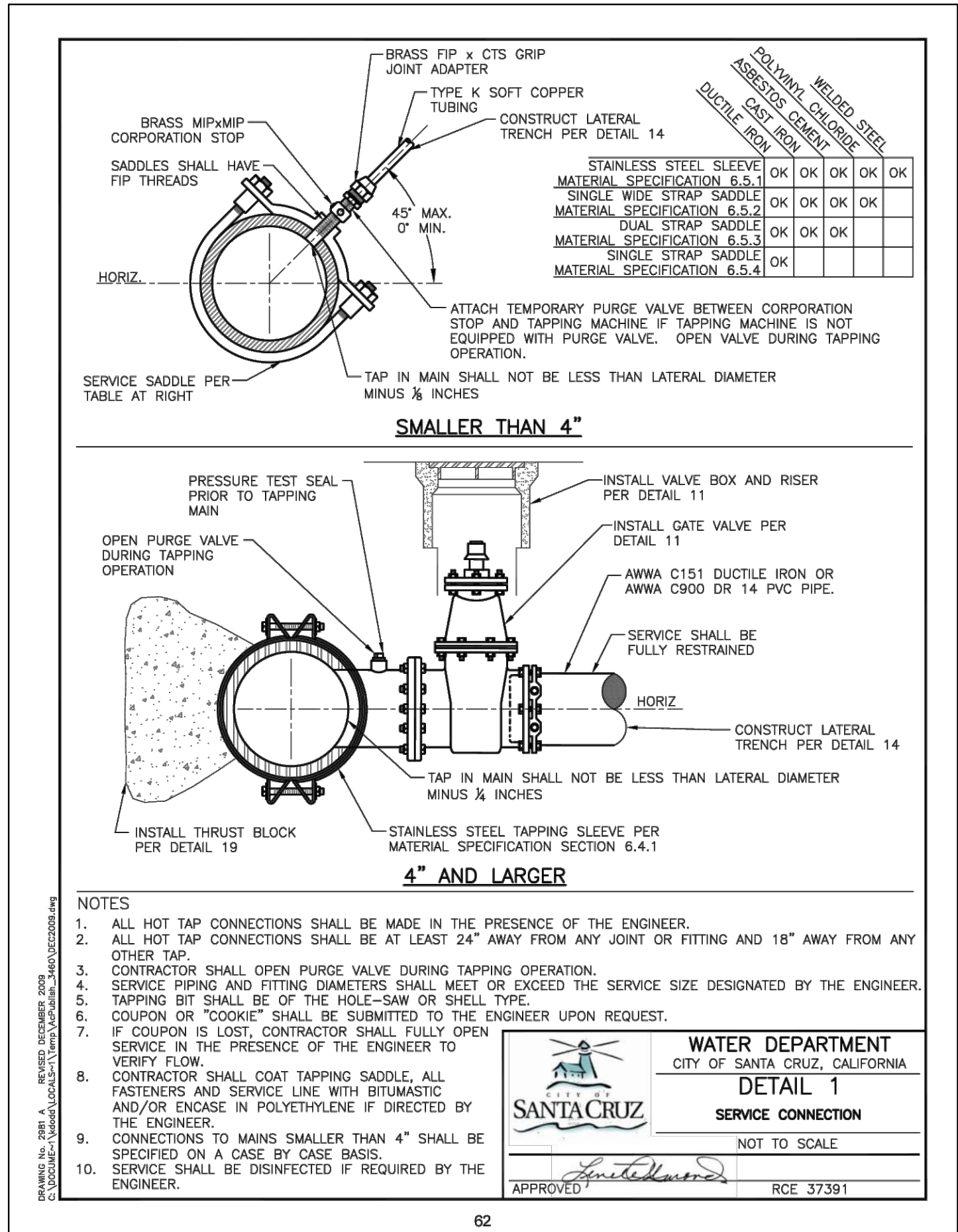


Issue	DESCRIPTION	DATE
	SB330 PRE-APPLICATION	11.21.22
	PLANNING REVISION 01	02.23.23
	PLANNING REVISION 02	06.07.23
	MINOR MODIFICATION	07.22.25
	MAJOR MODIFICATION	11.19.25
	MAJOR MODIFICATION	05.11.26

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

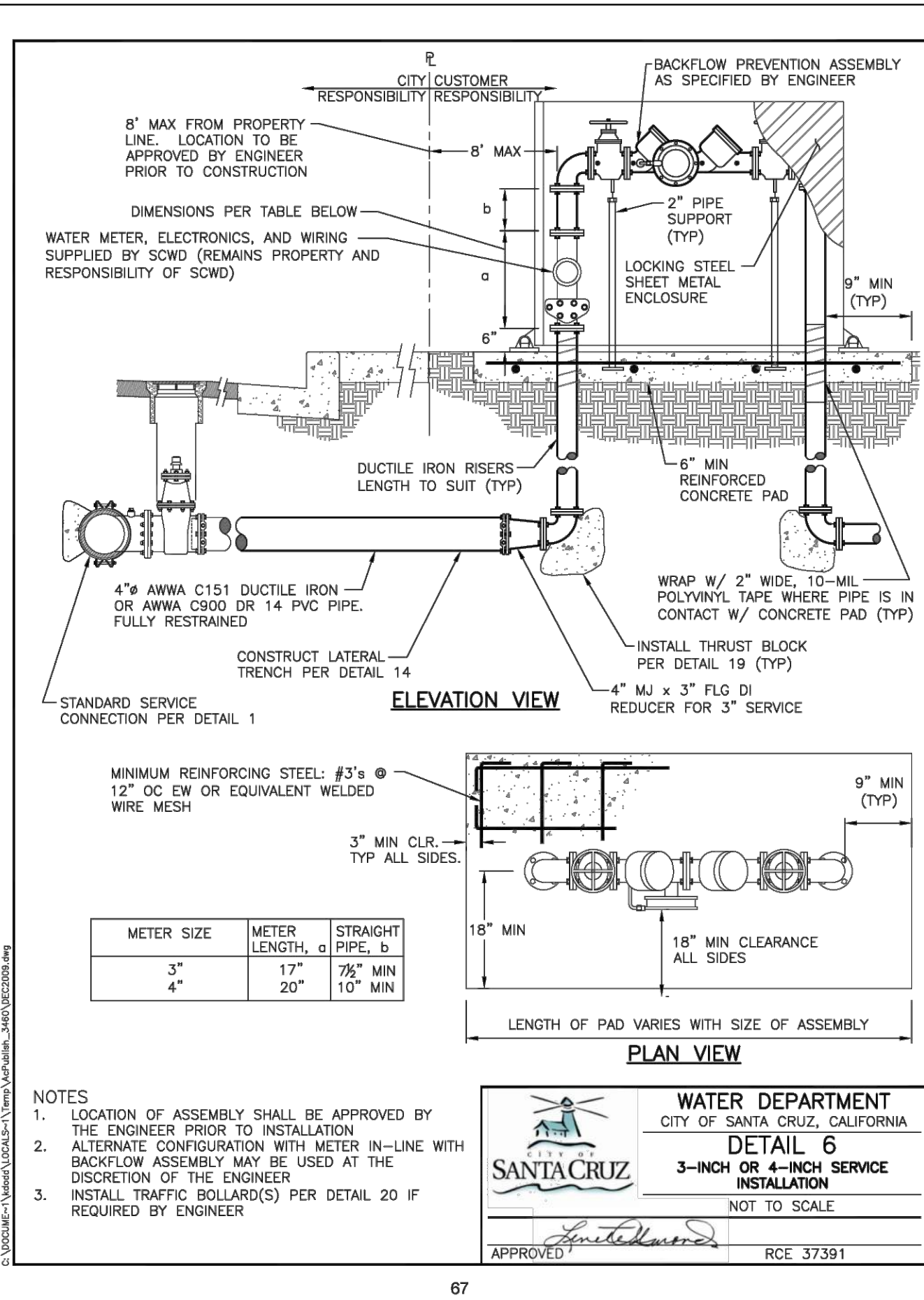
C7.1





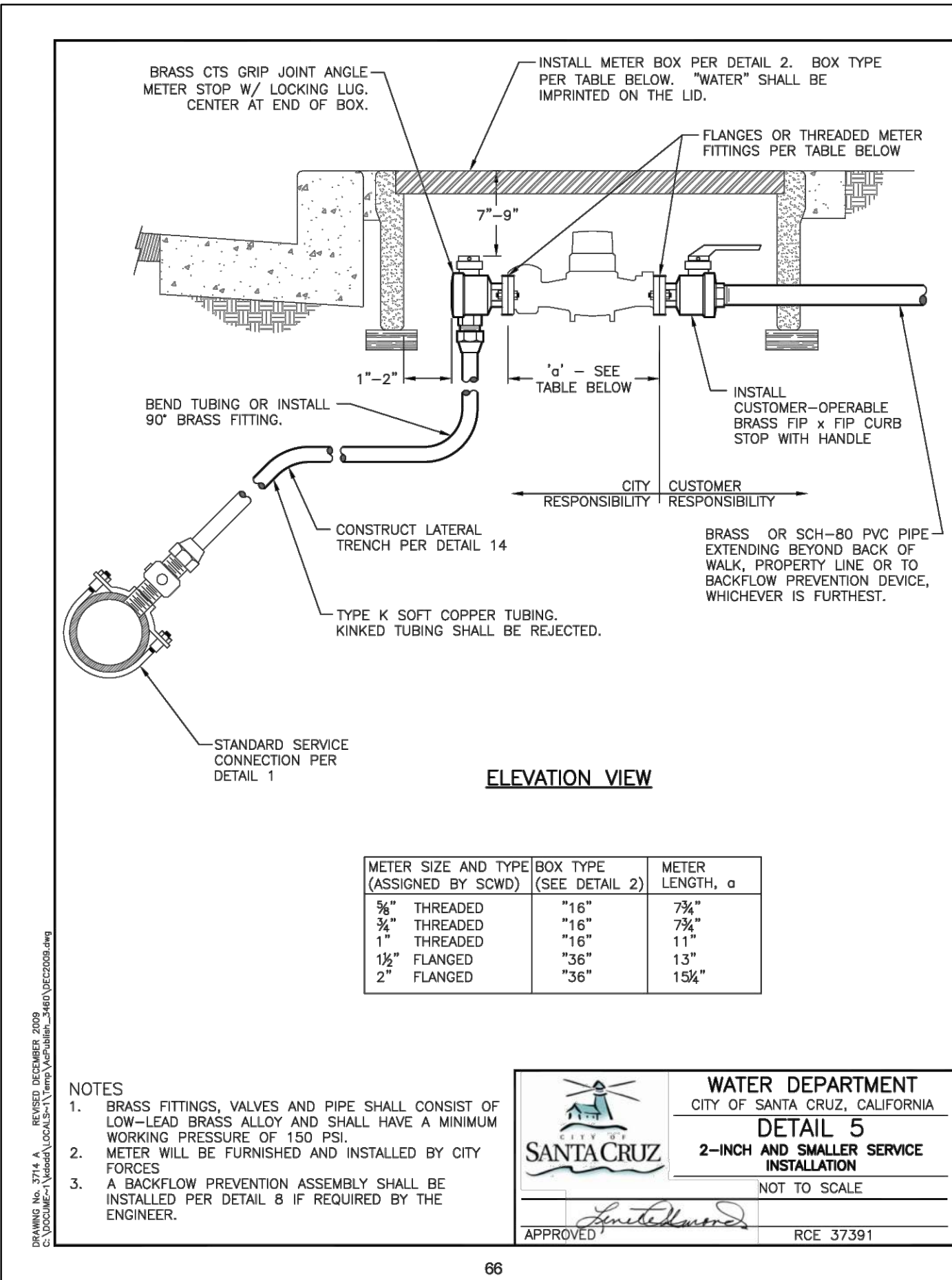
1 SERVICE CONNECTION

Scale: NTS



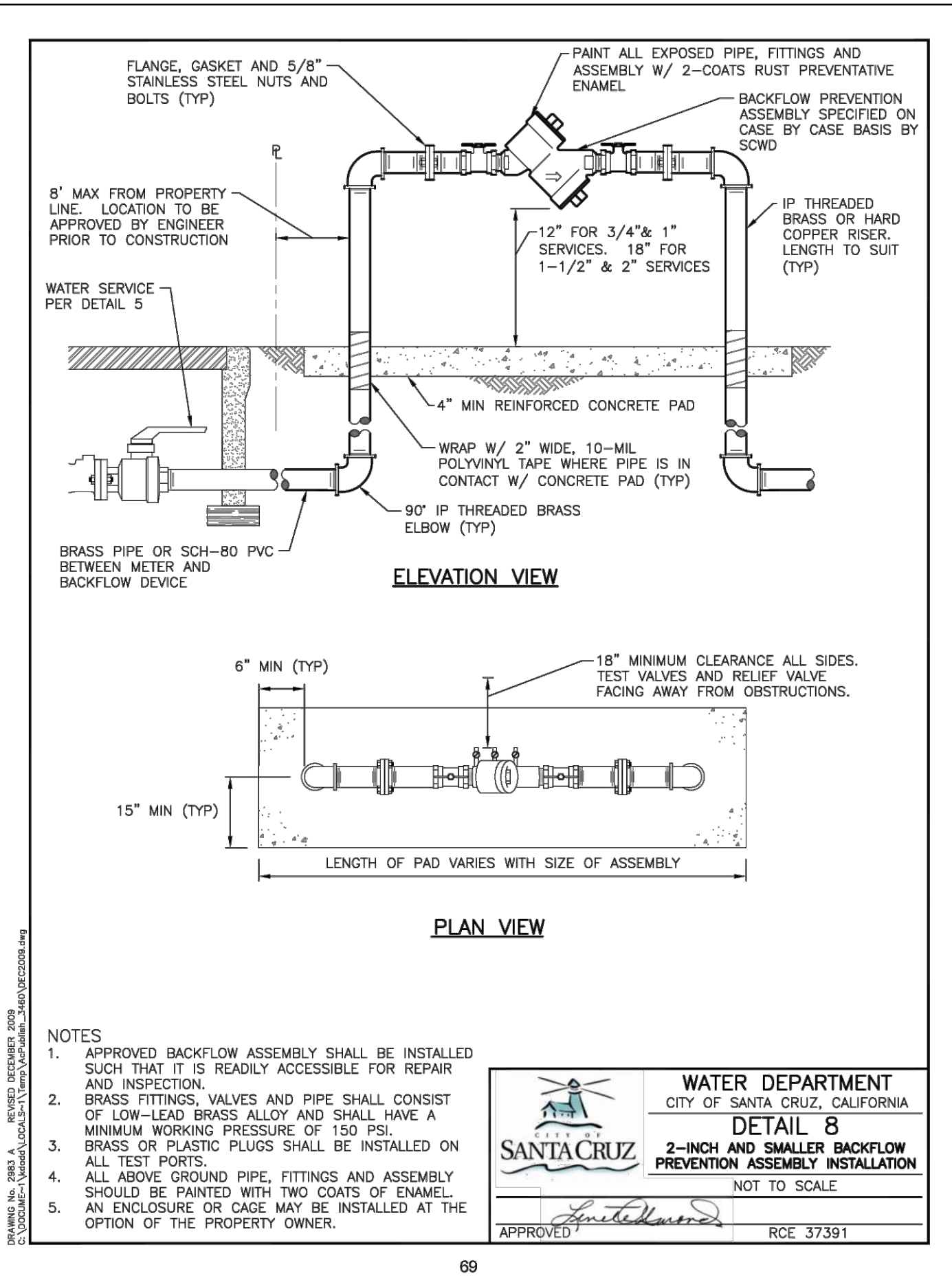
2 BACKFLOW PREVENTION ASSEMBLY INSTALLATION

Scale: NTS



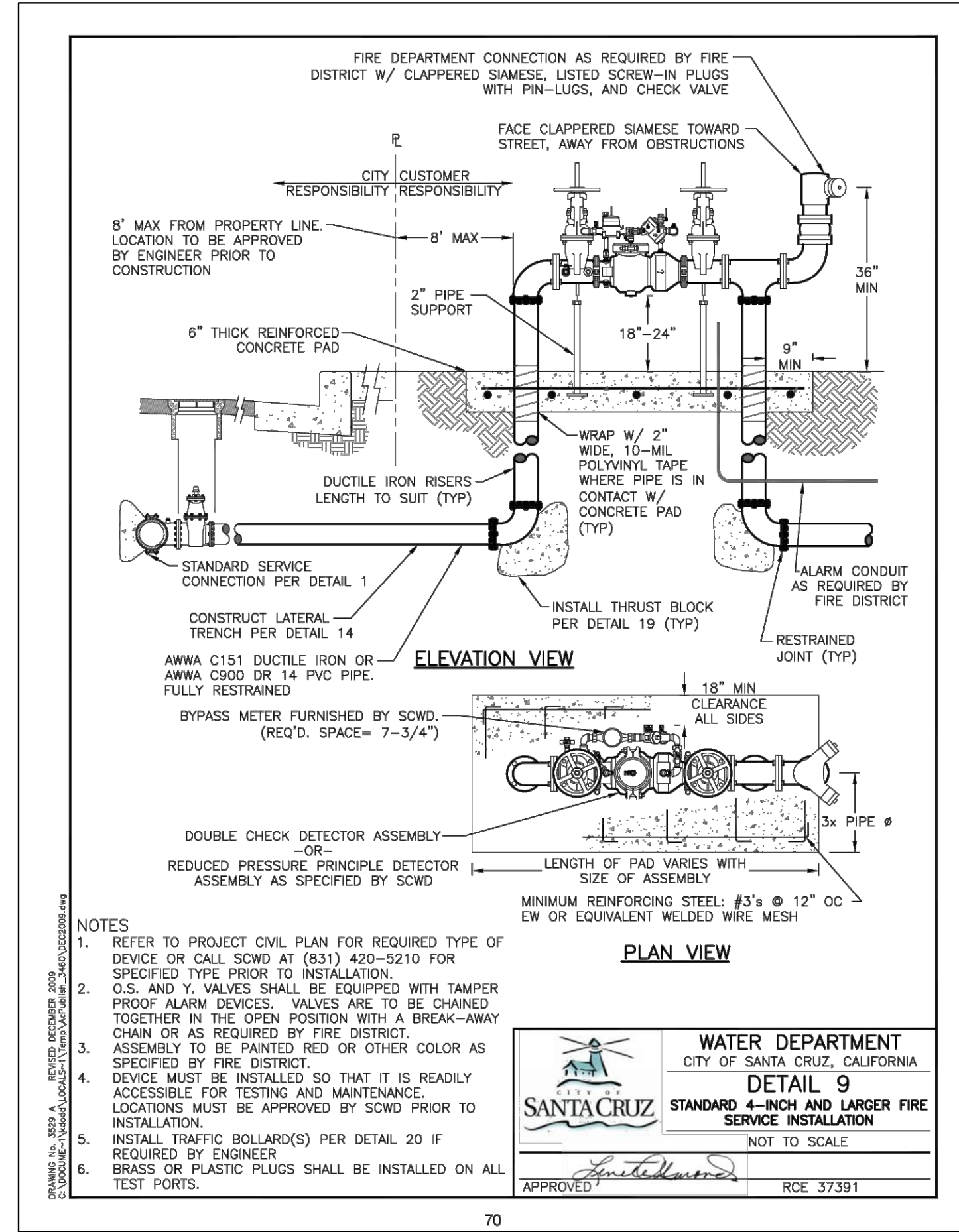
3 SERVICE LATERAL

Scale: NTS



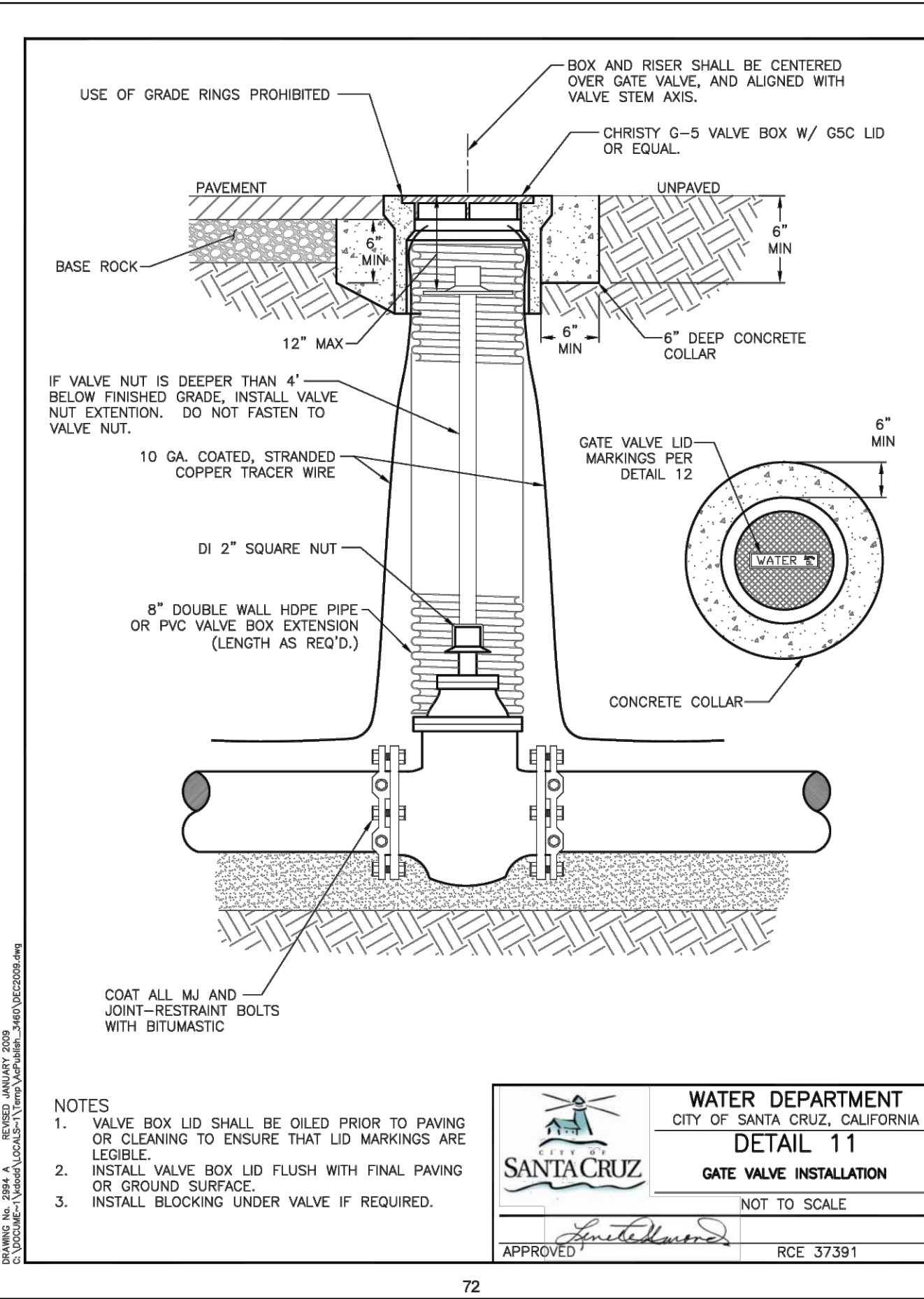
4 BACKFLOW PREVENTION ASSEMBLY INSTALLATION

Scale: NTS



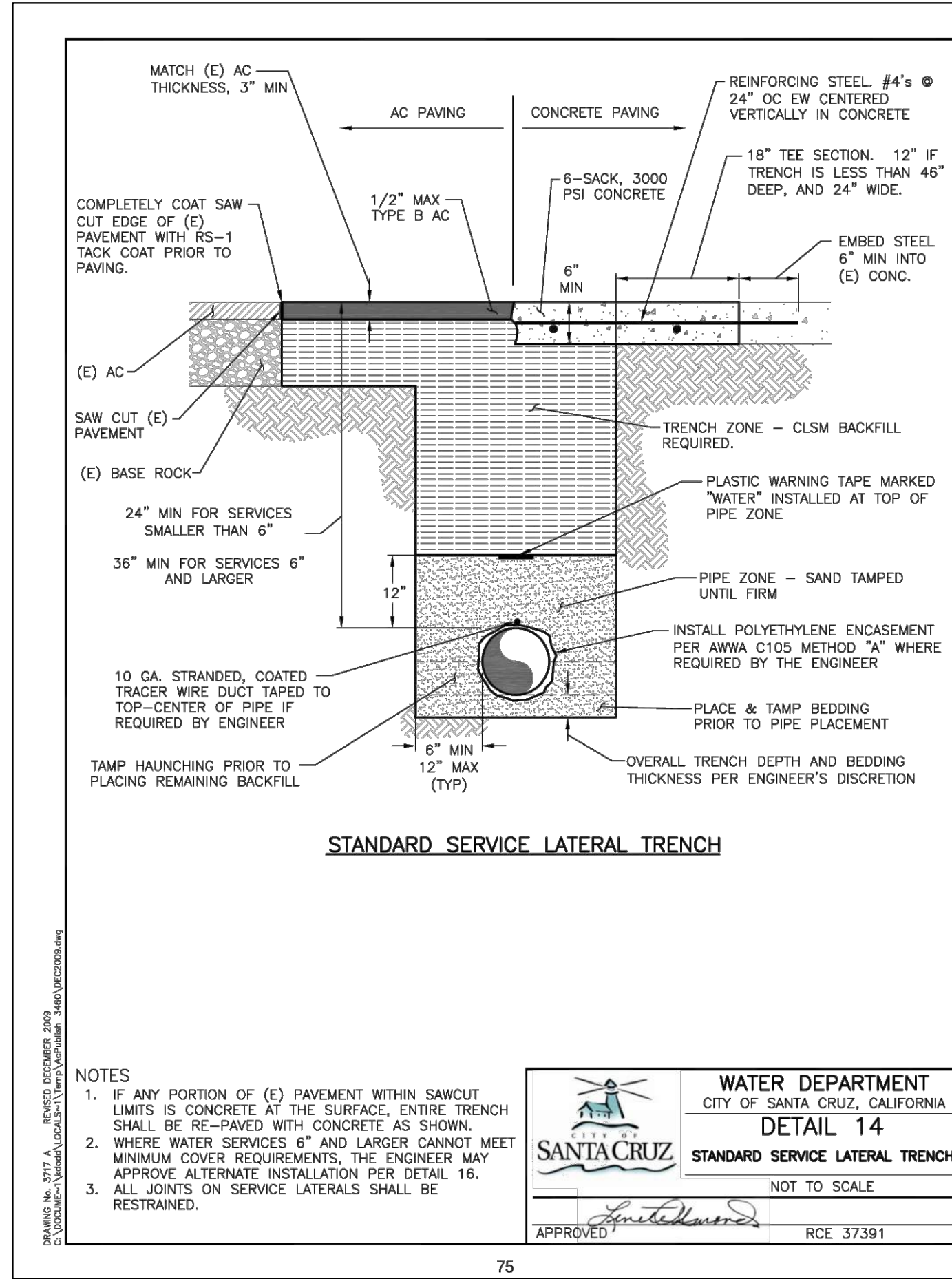
5 FIRE SERVICE INSTALLATION

Scale: NTS



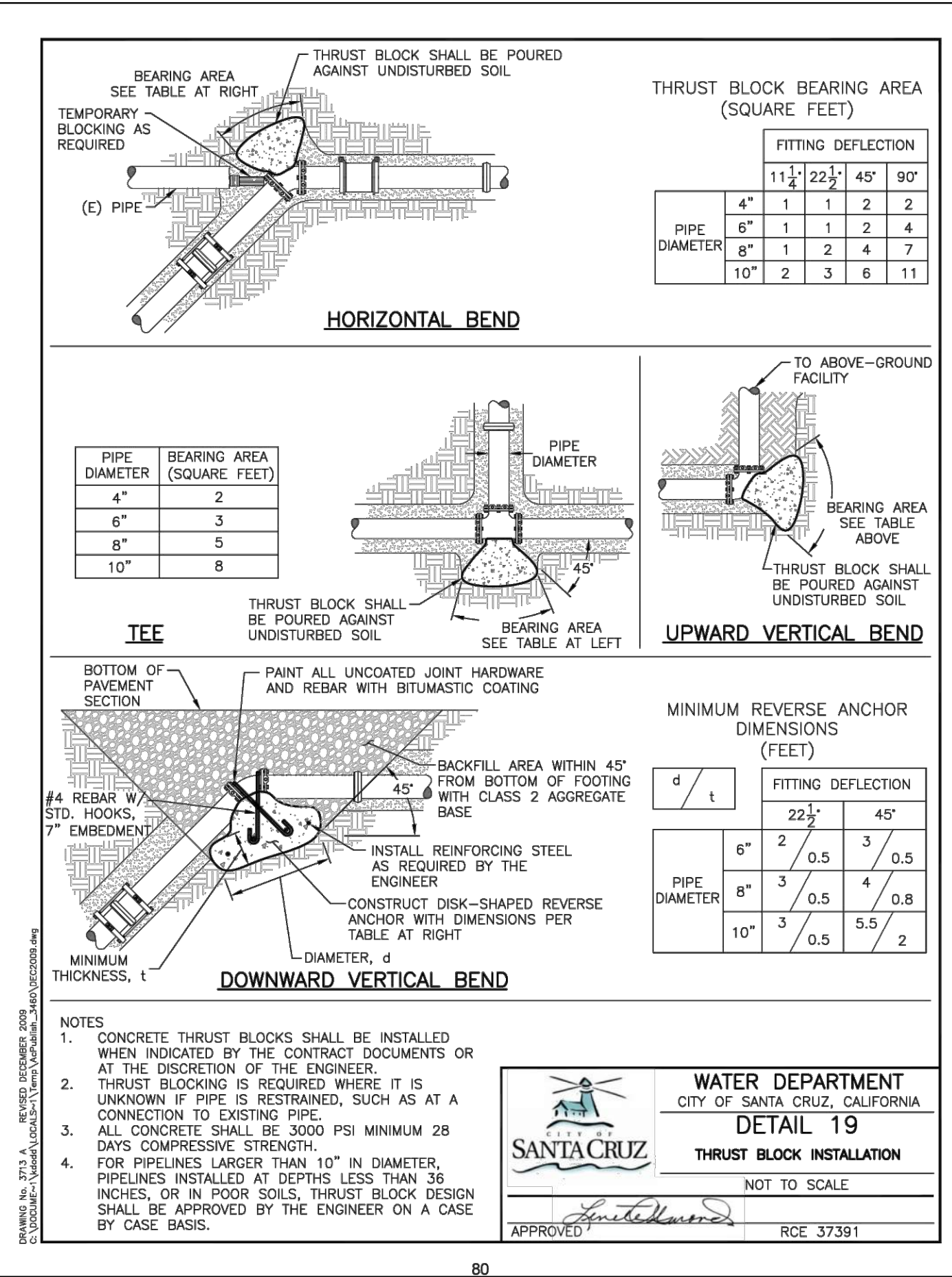
6 GATE VALVE INSTALLATION

Scale: NTS



7 STANDARD SERVICE LATERAL TRENCH

Scale: NTS



8 THRUST BLOCK INSTALLATION

Scale: NTS

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

C2C
C2G / CIVIL CONSULTANTS
GROUP, INC.

Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE

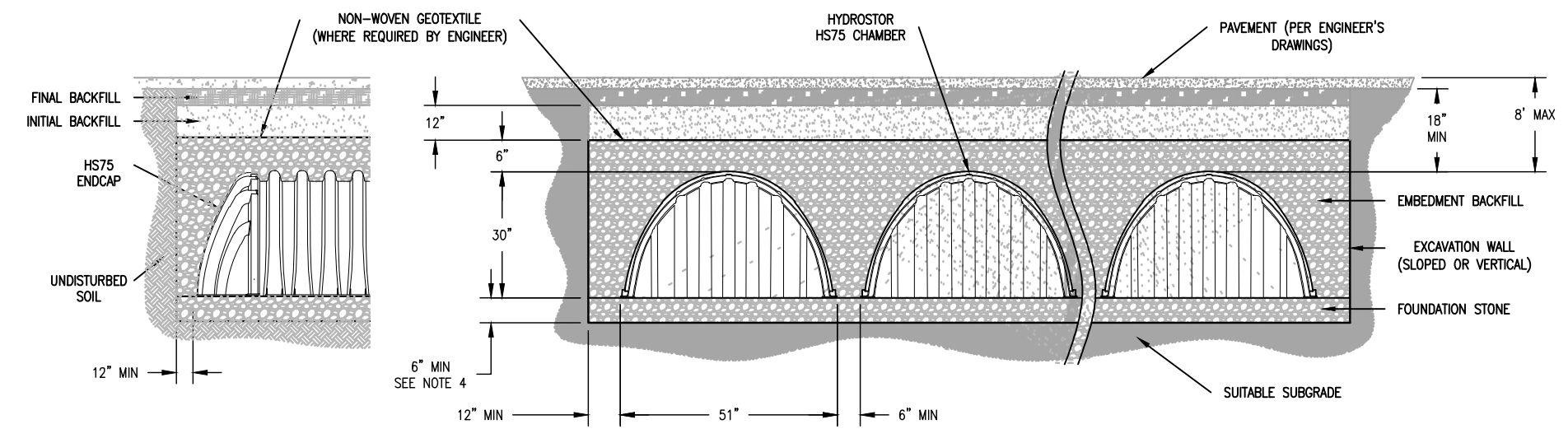
900 HIGH ST.
SANTA CRUZ, CA 95060

ISSUES/ REVISIONS

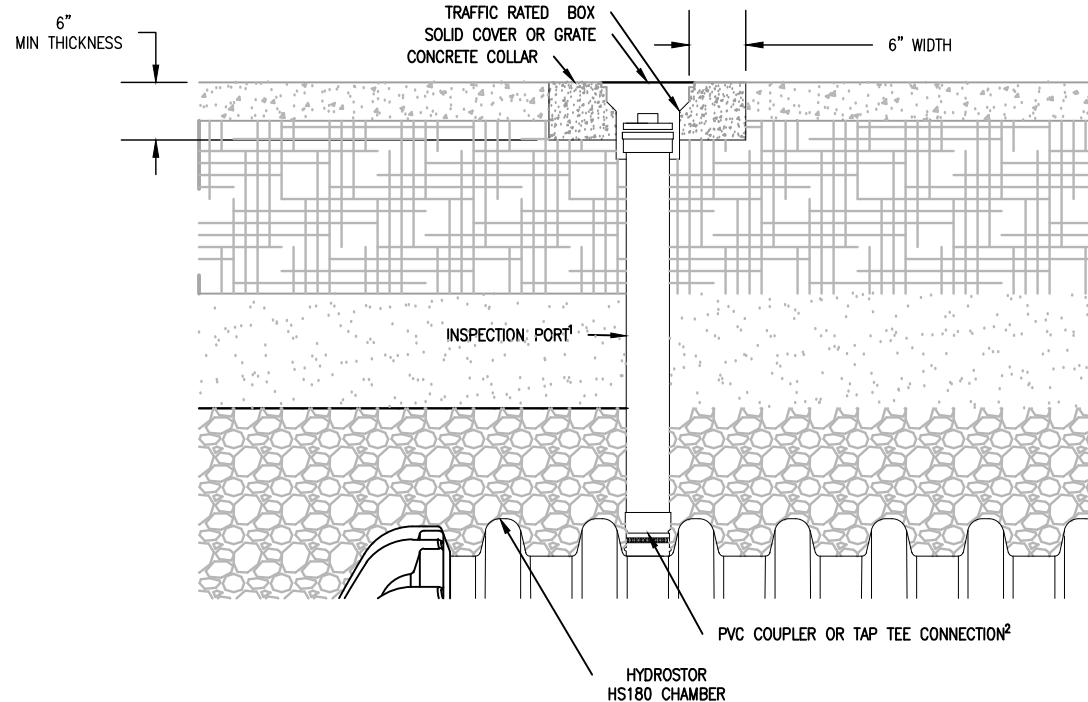
ISSUE	DESCRIPTION	DATE
01	SB330 PRE-APPLICATION	11.21.22
02	PLANNING REVISION 01	02.23.23
03	PLANNING REVISION 02	06.07.23
04	MINOR MODIFICATION	07.22.25
05	MAJOR MODIFICATION	11.19.25
06	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	

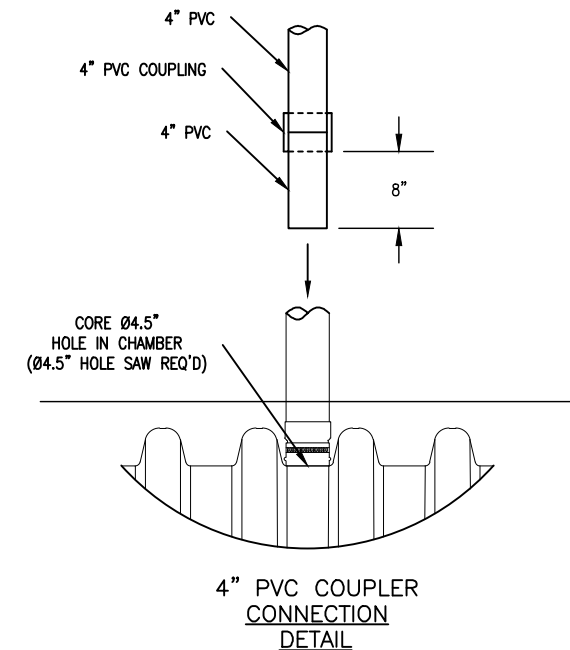
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.



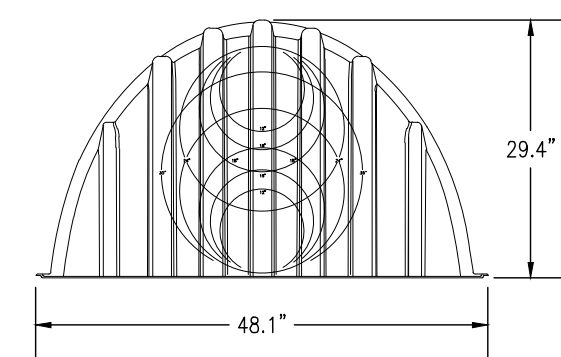
STANDARD CHAMBER SECTION



INSPECTION PORT

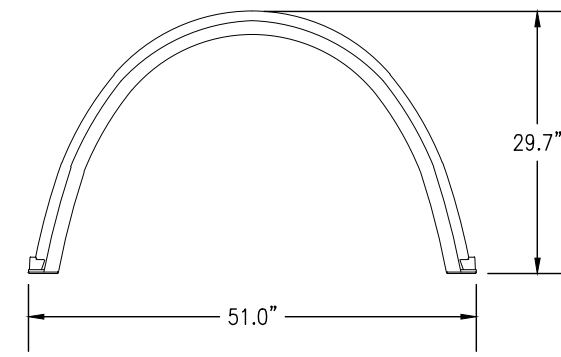


6" & 8" TAP TEE CONNECTION DETAIL (SEE NOTE 1)



END CAP

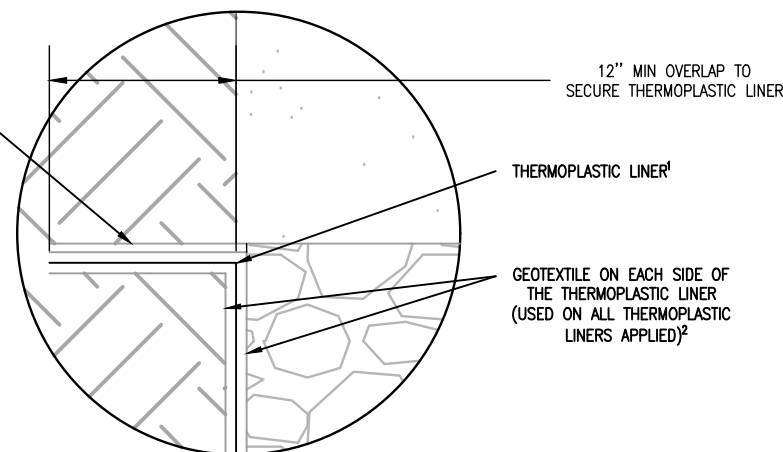
Chamber Specifications	
Chamber Size (L x W x H)	87.1" x 51.0" x 29.7"
Installed Length	84.9"
Chamber Storage	46.4 ft ³
Min. Installed Storage*	74.9 ft ³
Weight	70 lbs
Chambers / Pallet	33
Approx. Weight / Pallet	2,500 lbs



CHAMBER

NOTES:

- REFERENCE "HYDROSTOR HS75 - CROSS SECTION (D-7-300A)" FOR ALL ACCEPTABLE FILL MATERIAL & PROPER INSTALLATION OF CHAMBER SYSTEM.
- THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY
- THERMOPLASTIC LINERS OPTIONS INCLUDE:
-POLYVINYL CHLORIDE (PVC), 30 MIL PVC
-LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL LLDPE
-REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR-S
- ² 6 oz/yd² NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAIL)

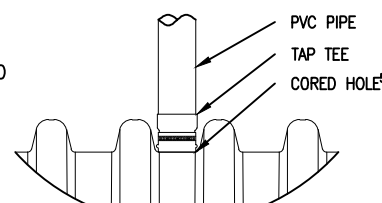


DETAIL A
THERMOPLASTIC LINER DETAIL

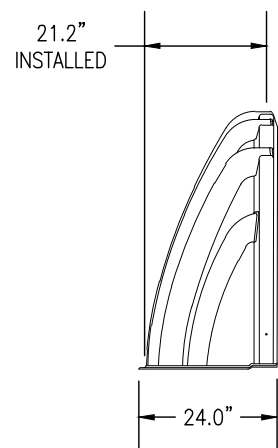
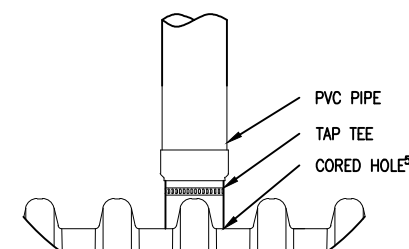
LINER DETAIL

NOTES:

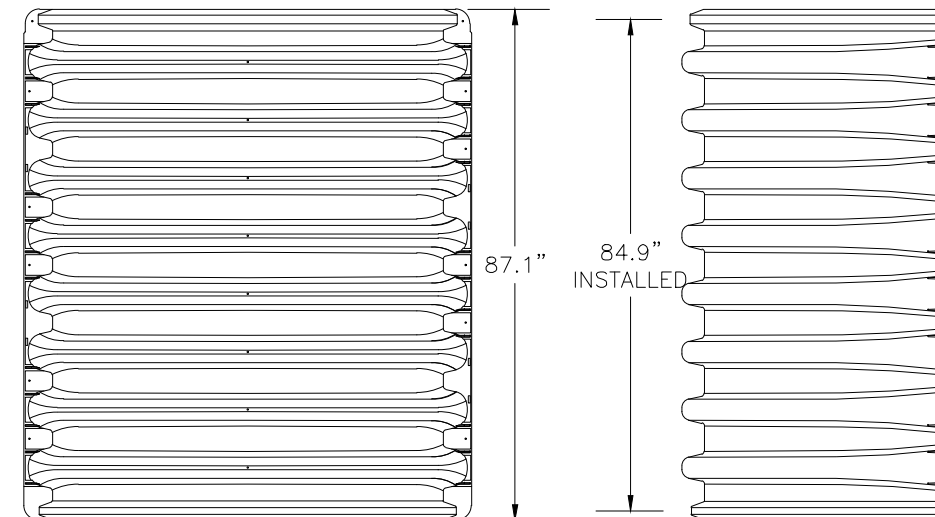
- 4" INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS.
6" OR 8" INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
- TAP TEE CONNECTION CAN CONSIST OF QWIKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
- ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
- PVC MAY BE EITHER SDR 35 OR SCH 40
- CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm);
6" CUT TO 7" ; 8" CUT TO 9"



4" TAP TEE CONNECTION DETAIL (SEE NOTE 1)

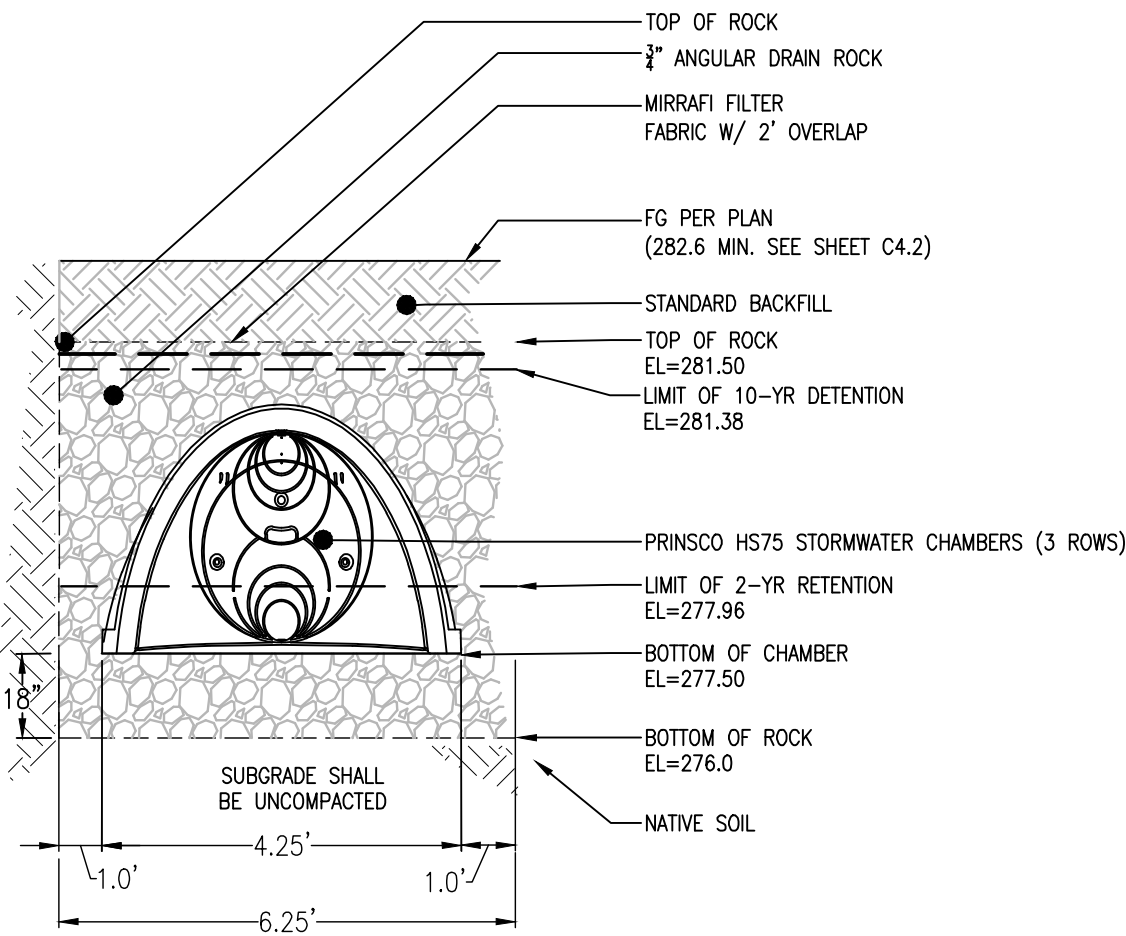


End Cap Specifications	
End Cap Size (L x W x H)	11.6" x 48.1" x 29.4"
Installed Length	8.0"
End Cap Storage	2.75 ft ³
Min. Installed Storage*	12.02 ft ³
Weight	12 lbs



7 HS75 STORMWATER CHAMBER STANDARD DETAIL (OR SUBSTITUTE APPROVED BY ENGINEER)

Scale: NTS

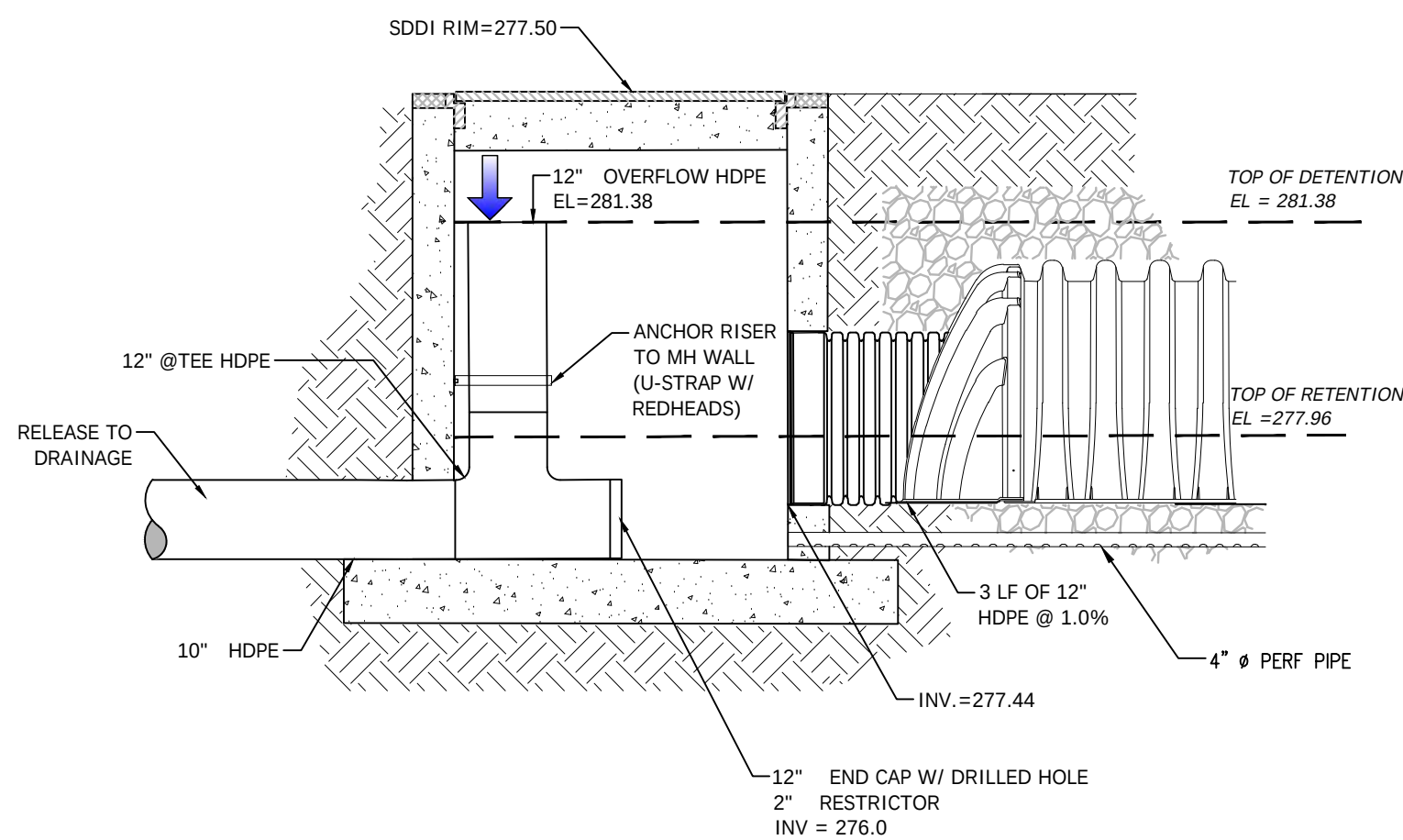


INFILTRATION CHAMBER NOTES

- MIN DISTANCE FROM OUTER EDGE OF CHAMBER TO EDGE OF TRENCH: 12"

1 UNDERGROUND STORAGE CHAMBERS SECTION

Scale: NTS



3 STORMWATER RELEASE STRUCTURE

Scale: NTS

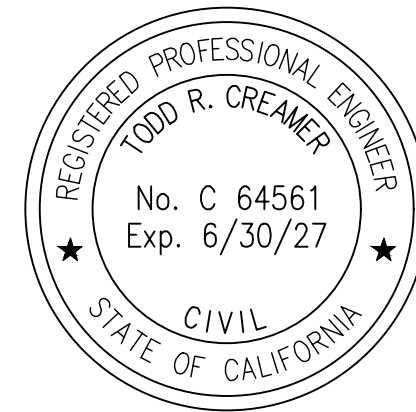


189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

ISSUE	DESCRIPTION	DATE
0	SB330 PRE-APPLICATION	11.21.22
1	PLANNING REVISION 01	02.23.23
2	PLANNING REVISION 02	06.07.23
4	MINOR MODIFICATION	07.22.25
6	MAJOR MODIFICATION	11.19.25
7	MAJOR MODIFICATION	05.11.26

APN number	001-022-40
Project number	2011.04
Print Date	05.11.2026
Drawn by	DD
Checked by	TC
Scale	

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

DETAILS

C7.5

ENVISION PEACE VILLAGE

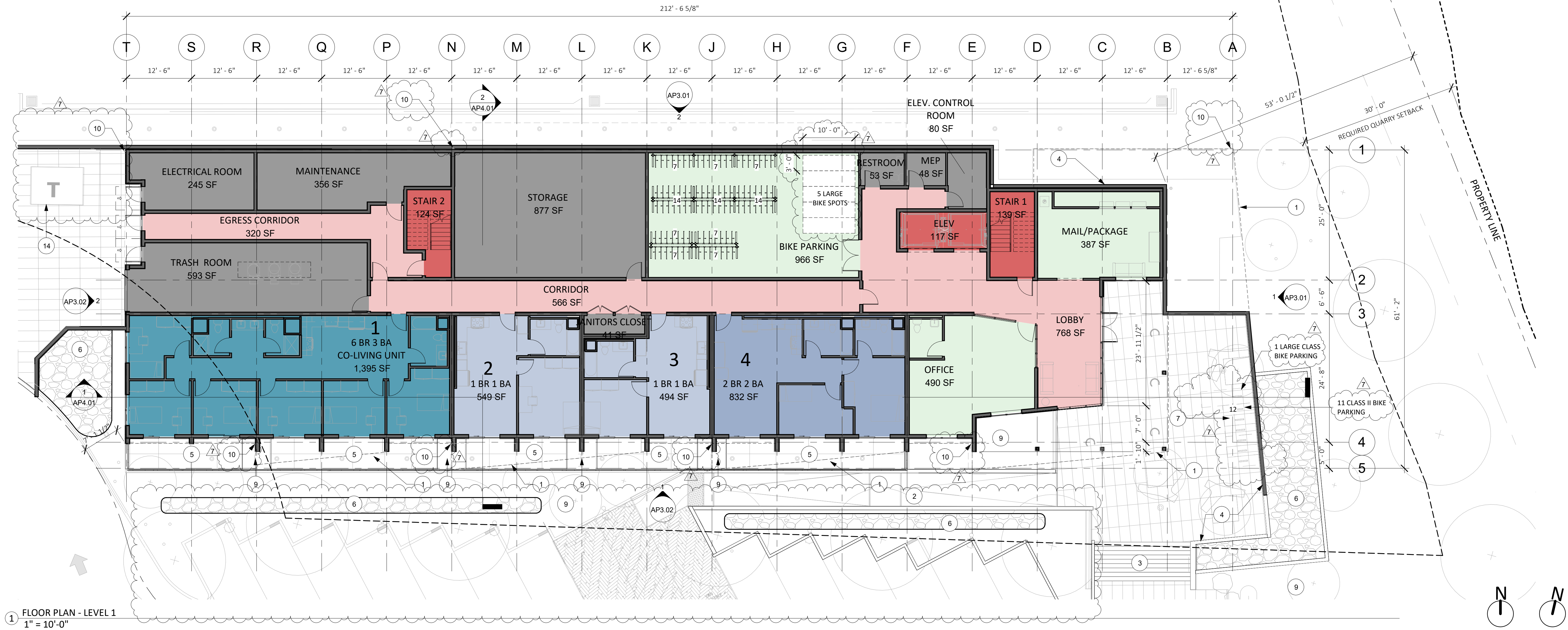
900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		As indicated
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

PROPOSED LEVEL 1
PLAN

AP1.01



1 FLOOR PLAN - LEVEL 1
1" = 10'-0"

FLOOR PLAN NOTES

- SEE SHEET GP SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
- THE PROJECT WILL MEET THE NECESSARY PROVISIONS OF CBC CHAPTER 10, 11A & 11B AS APPLICABLE
- NO PUBLIC FUNDS WILL BE USED

UNIT MIX

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	LINE OF WALL ABOVE
2	PROPOSED ADA RAMP
3	PROPOSED STAIRS
4	PROPOSED RETAINING WALL
5	PRIVATE OUTDOOR SPACE
6	PROPOSED BIORETENTION PLANTER
7	PROPOSED CLASS-II BIKE PARKING
9	LANDSCAPE
10	DOWNSPOUT, SHALL BE HARD PIPED TO DRAINAGE SYSTEM PER STORMWATER PLANS
11	BALCONY
12	JULIET BALCONY
13	PRIVATE OUTDOOR SPACE - OCCURS AT LEVEL 2 ONLY
14	PAD MOUNTED TRANSFORMER



FLOOR PLAN NOTES

- SEE SHEET GP SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
- THE PROJECT WILL MEET THE NECESSARY PROVISIONS OF CBC CHAPTER 10, 11A & 11B AS APPLICABLE
- NO PUBLIC FUNDS WILL BE USED

UNIT MIX

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	LINE OF WALL ABOVE
2	PROPOSED ADA RAMP
3	PROPOSED STAIRS
4	PROPOSED RETAINING WALL
5	PRIVATE OUTDOOR SPACE
6	PROPOSED BIORETENTION PLANTER
7	PROPOSED CLASS-II BIKE PARKING
9	LANDSCAPE
10	DOWNSPOUT, SHALL BE HARD PIPED TO DRAINAGE SYSTEM PER STORMWATER PLANS
11	BALCONY
12	JULIET BALCONY
13	PRIVATE OUTDOOR SPACE - OCCURS AT LEVEL 2 ONLY
14	PAD MOUNTED TRANSFORMER



1 FLOOR PLAN - LEVEL 5
1" = 10'-0"

FLOOR PLAN NOTES

- SEE SHEET GP SHEETS FOR GENERAL NOTES AND PROJECT INFORMATION.
- THE PROJECT WILL MEET THE NECESSARY PROVISIONS OF CBC CHAPTER 10, 11A & 11B AS APPLICABLE
- NO PUBLIC FUNDS WILL BE USED

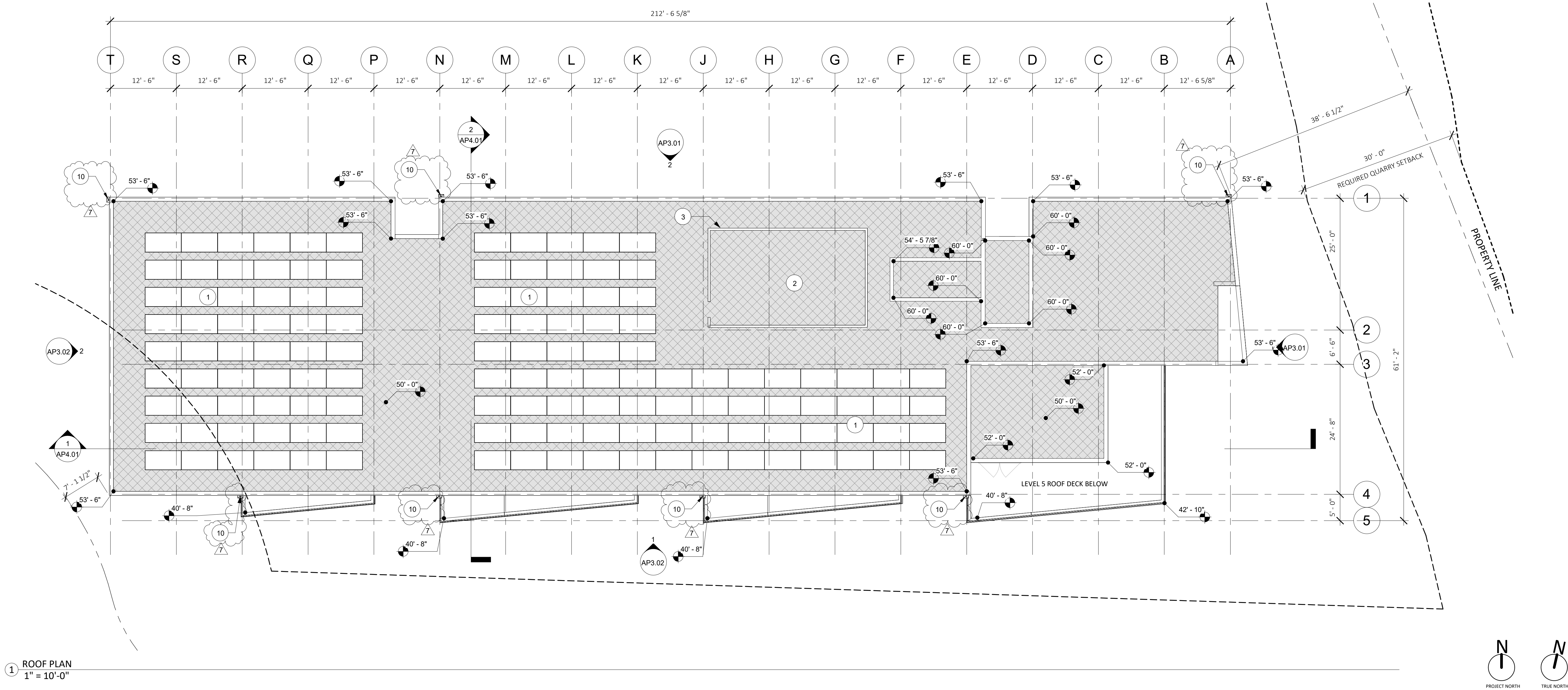
UNIT MIX

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

FLOOR PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	LINE OF WALL ABOVE
2	PROPOSED ADA RAMP
3	PROPOSED STAIRS
4	PROPOSED RETAINING WALL
5	PRIVATE OUTDOOR SPACE
6	PROPOSED BIORETENTION PLANTER
7	PROPOSED CLASS-II BIKE PARKING
9	LANDSCAPE
10	DOWNSPOUT, SHALL BE HARD PIPED TO DRAINAGE SYSTEM PER STORMWATER PLANS
11	BALCONY
12	JULIET BALCONY
13	PRIVATE OUTDOOR SPACE - OCCURS AT LEVEL 2 ONLY
14	PAD MOUNTED TRANSFORMER

ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		As indicated
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		



FLOOR PLAN NOTES

- SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION.
- THE PROJECT WILL MEET THE NECESSARY PROVISIONS OF CBC CHAPTER 10, 11A & 11B AS APPLICABLE
- NO PUBLIC FUNDS WILL BE USED

UNIT MIX

UNIT TYPE	COUNT
STUDIO	24
1 BR 1 BA	2
2 BR 2 BA	5
3 BR 1 BA	3
3 BR 1.5 BA	4
5 BR 2.5 BA CO-LIVING UNIT	4
6 BR 3 BA CO-LIVING UNIT	5
	47

ROOF PLAN KEYED NOTES

KEYNOTE	MATERIAL
1	SOLAR PHOTOVOLTAICS, UNDER SEPARATE PERMIT
2	MECHANICAL EQUIPMENT TO EXCEED HIGHEST POINT OF ROOF-MOUNTED EQUIPMENT BY 6" TO COMPLY WITH SV MURDS
3	ROOF SCREEN, REFER TO EXTERIOR ELEVATIONS
4	STAIR ENCLOSURE
5	ROOF MEMBRANE
6	VENT
7	SOLAR CANOPY AT LEVEL 4 COMMUNITY ROOM
8	LOWER LEVEL ELEMENTS
10	DOWNSPOUT, SHALL BE HARD PIPED TO DRAINAGE SYSTEM PER STORMWATER PLANS.



2 NORTH ELEVATION - PLANNING
3/32" = 1'-0"



1 EAST ELEVATION - PLANNING
3/32" = 1'-0"

ELEVATIONS GENERAL NOTES

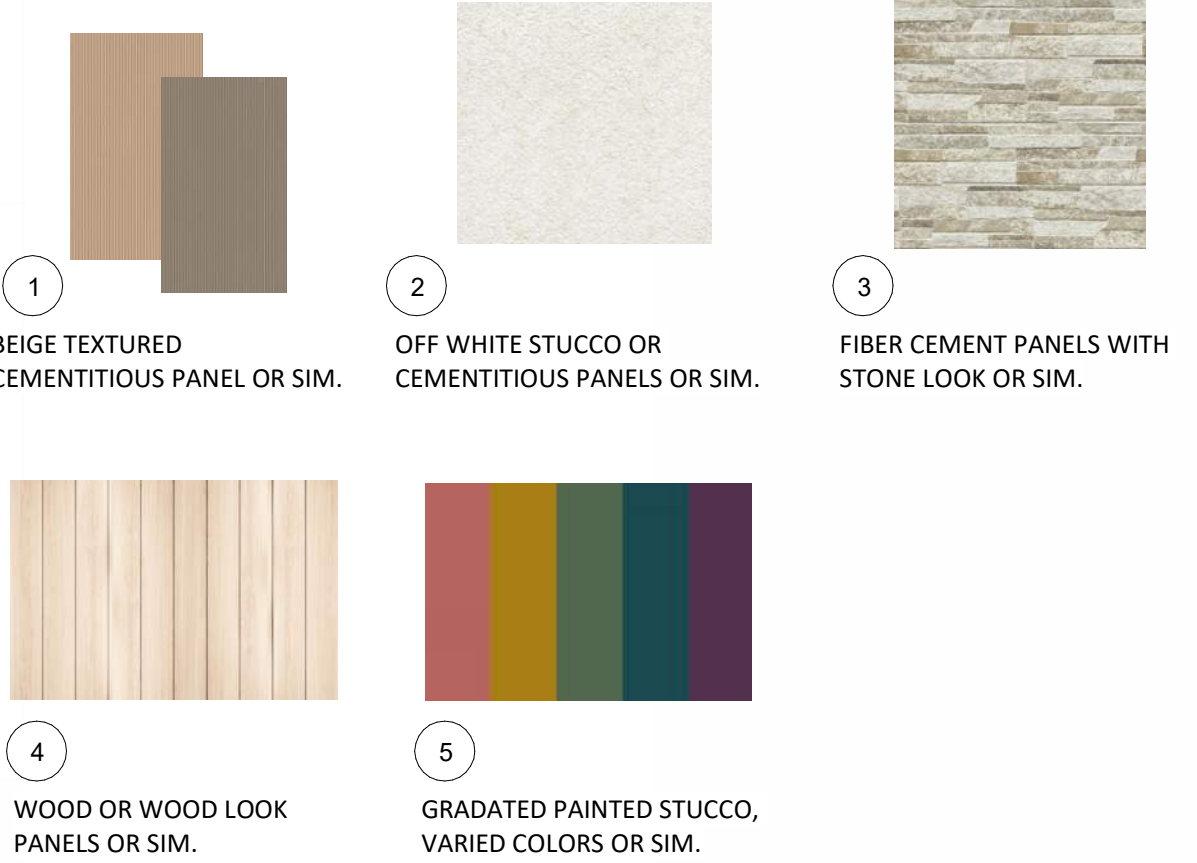
- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

ELEVATION KEYED NOTES

KEYED NOTES - EXTERIOR ELEVATIONS - PLANNING	
KEYNOTE	MATERIAL
1	BEIGE TEXTURED CEMENTITIOUS PANELS OR SIM.
2	STUCCO
3	FIBER CEMENT PANELS WITH STONE LOOK OR SIM.
4	WOOD OR WOOD LOOK PANELS OR SIM.
5	GRADATED PAINTED STUCCO, VARIED COLORS OR SIM.
6	DARK BRONZE ANODIZED CURTAIN WALL SYSTEM OR SIM.
7	VINYL WINDOWS OR SIM.
8	VINYL DOORS OR SIM.
9	METAL RAILING AND BALCONY
12	WOOD OR WOOD LOOK SOFFIT
13	RETAINING WALL

MATERIALS LEGEND

EXTERIOR FINISHES



CURTAIN WALL



WINDOWS



7 VINYL WINDOWS OR SIM.

DOORS



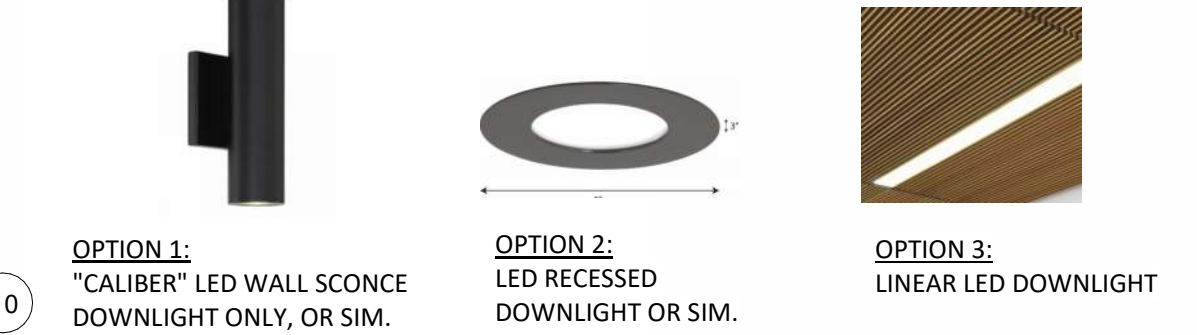
8 VINYL DOORS OR SIM.

RAILING

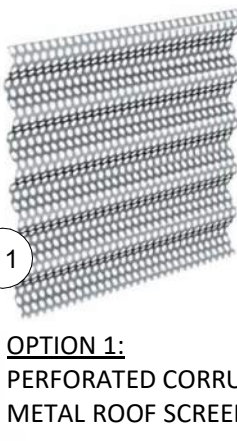


9 METAL BALCONY RAILING

LIGHTING

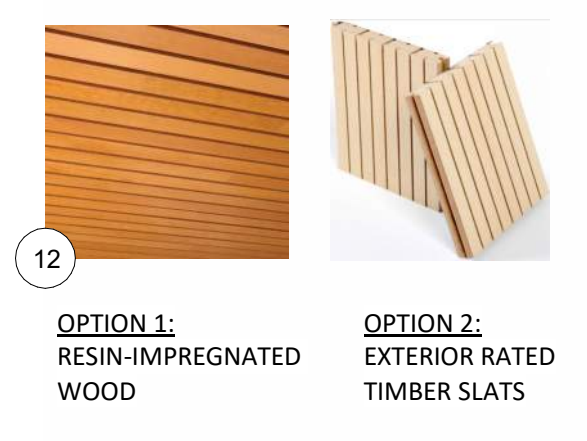


ROOF SCREEN



11 OPTION 1: PERFORATED CORRUGATED METAL ROOF SCREEN

SOFFIT



12 OPTION 1: CORRUGATED METAL \ SCREEN

OPTION 2: RESIN-IMPREGNATED WOOD

OPTION 3: EXTERIOR RATED TIMBER SLATS

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	As indicated

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

PROPOSED ELEVATIONS

AP3.01

ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		As indicated
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

ELEVATIONS GENERAL NOTES

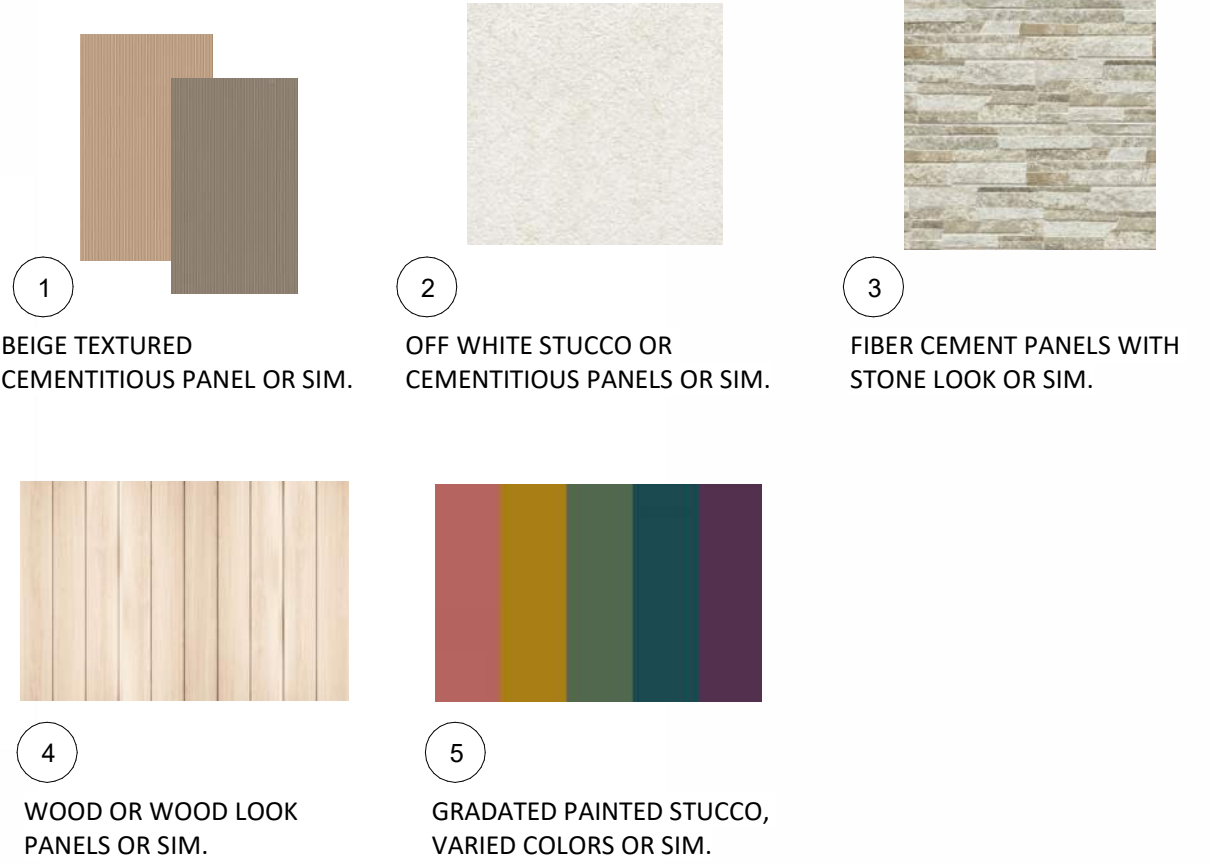
- PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
- CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

ELEVATION KEYED NOTES

KEYED NOTES - EXTERIOR ELEVATIONS - PLANNING	
KEYNOTE	MATERIAL
1	BEIGE TEXTURED CEMENTITIOUS PANELS OR SIM.
2	STUCCO
3	FIBER CEMENT PANELS WITH STONE LOOK OR SIM.
4	WOOD OR WOOD LOOK PANELS OR SIM.
5	GRADATED PAINTED STUCCO, VARIED COLORS OR SIM.
6	DARK BRONZE ANODIZED CURTAIN WALL SYSTEM OR SIM.
7	VINYL WINDOWS OR SIM.
8	VINYL DOORS OR SIM.
9	METAL RAILING AND BALCONY
12	WOOD OR WOOD LOOK SOFFIT
13	RETAINING WALL

MATERIALS LEGEND

EXTERIOR FINISHES



CURTAIN WALL



WINDOWS



VINYL WINDOWS OR SIM.

DOORS



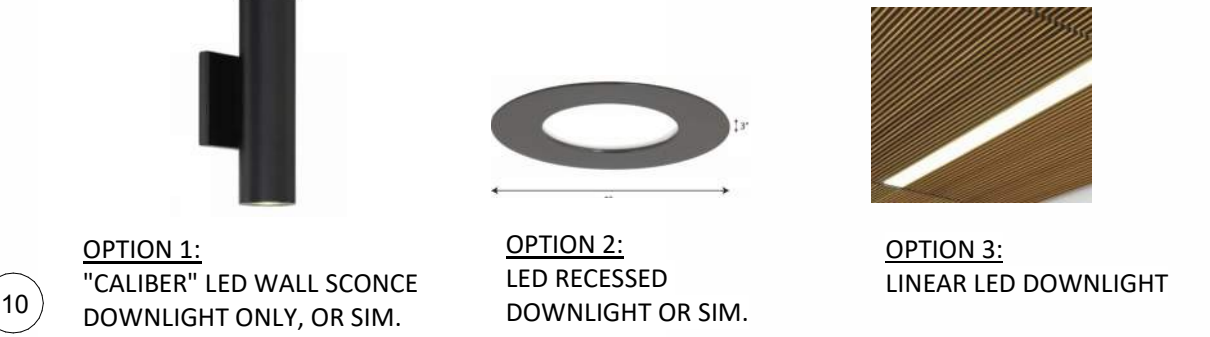
VINYL DOORS OR SIM.

RAILING

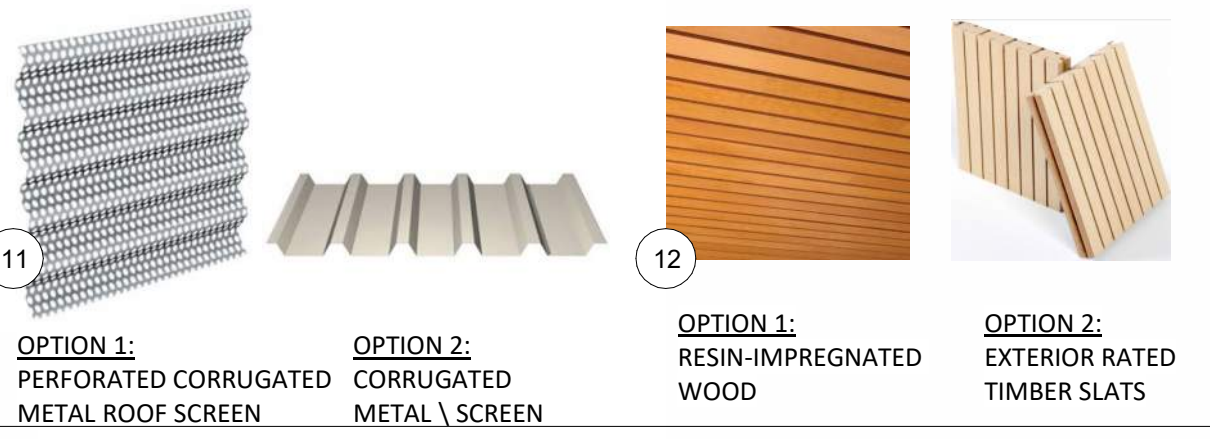


METAL BALCONY RAILING

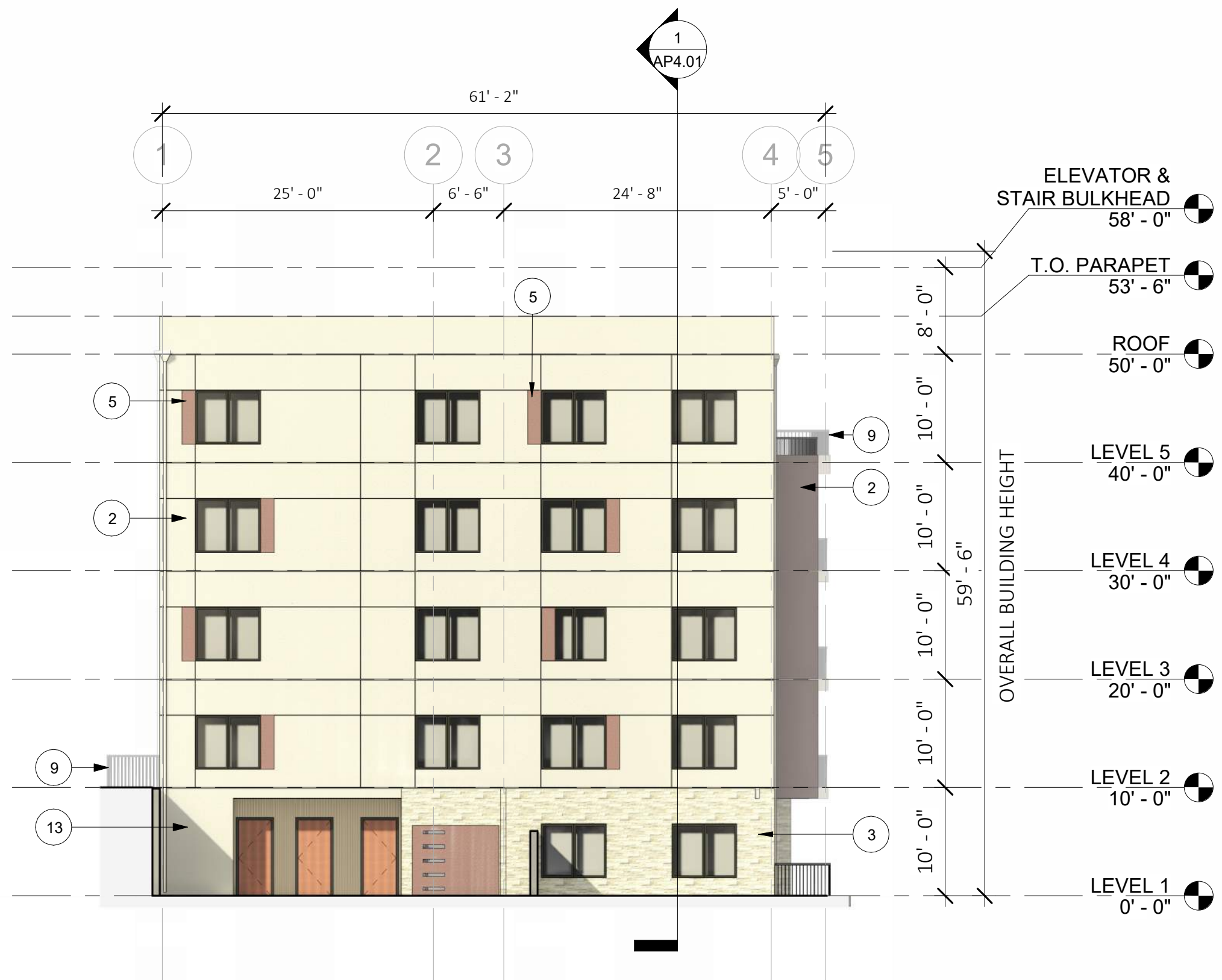
LIGHTING



ROOF SCREEN

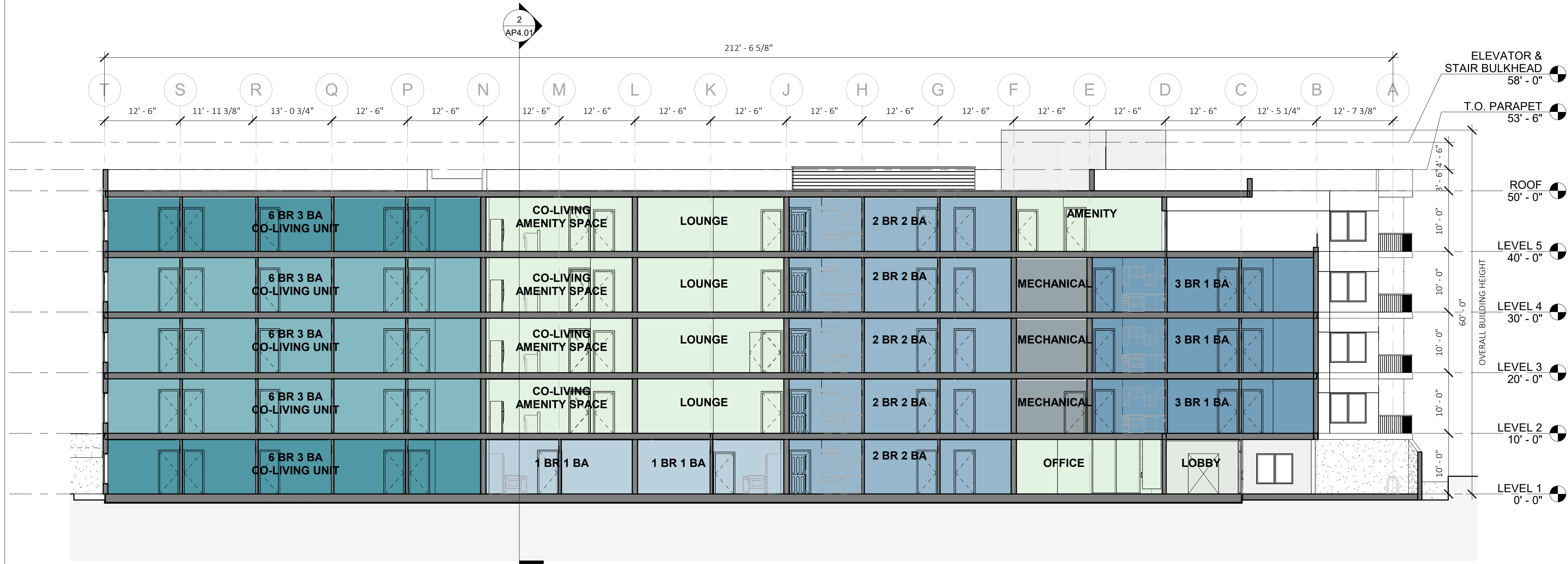


1 SOUTH ELEVATION - PLANNING
3/32" = 1'-0"

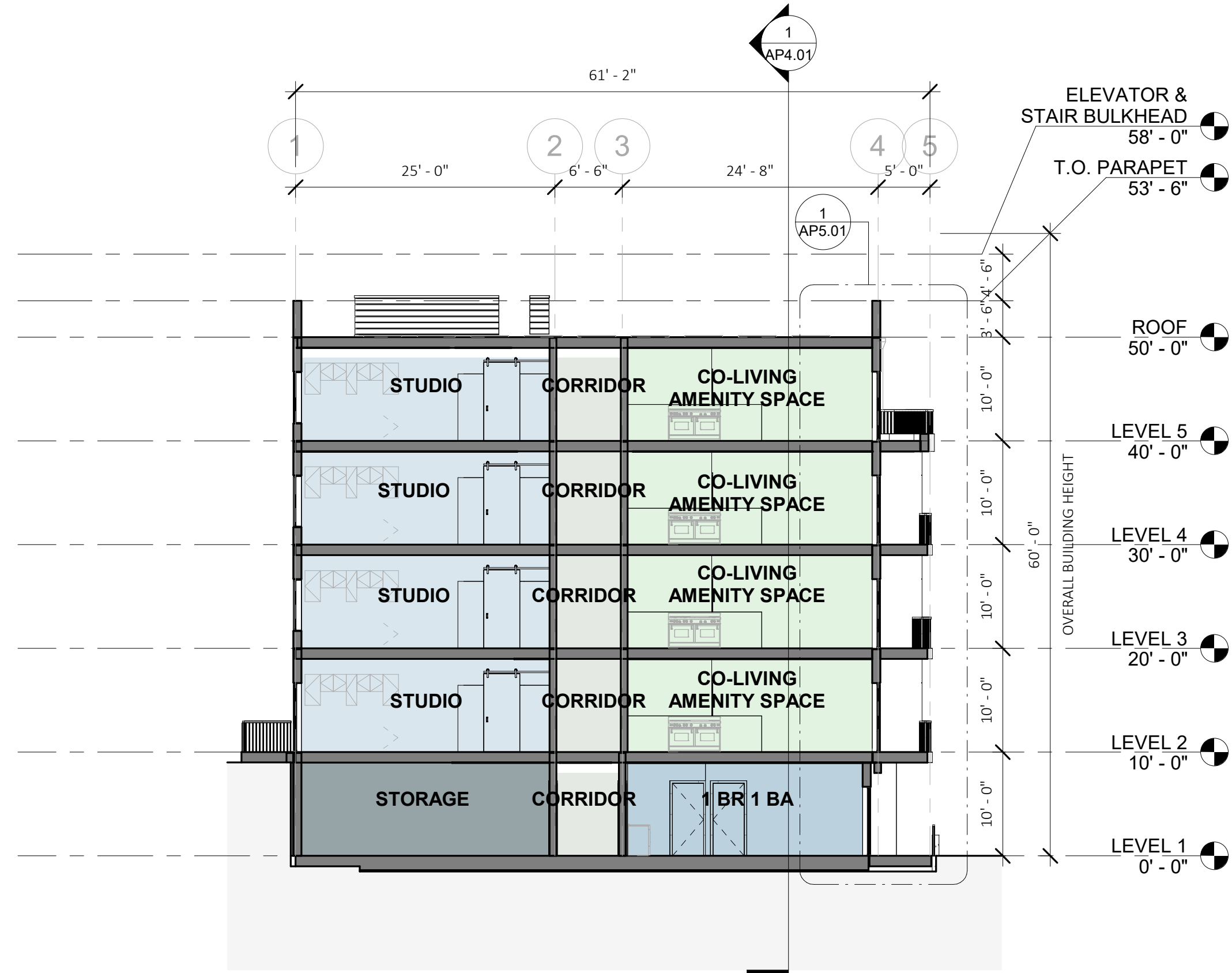


2 WEST ELEVATION - PLANNING
3/32" = 1'-0"

1 EAST -WEST SECTION - PLANNING
3/32" = 1'-0"



2 NORTH-SOUTH SECTION - PLANNING
3/32" = 1'-0"



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE
900 B HIGH ST.
SANTA CRUZ, CA 95060

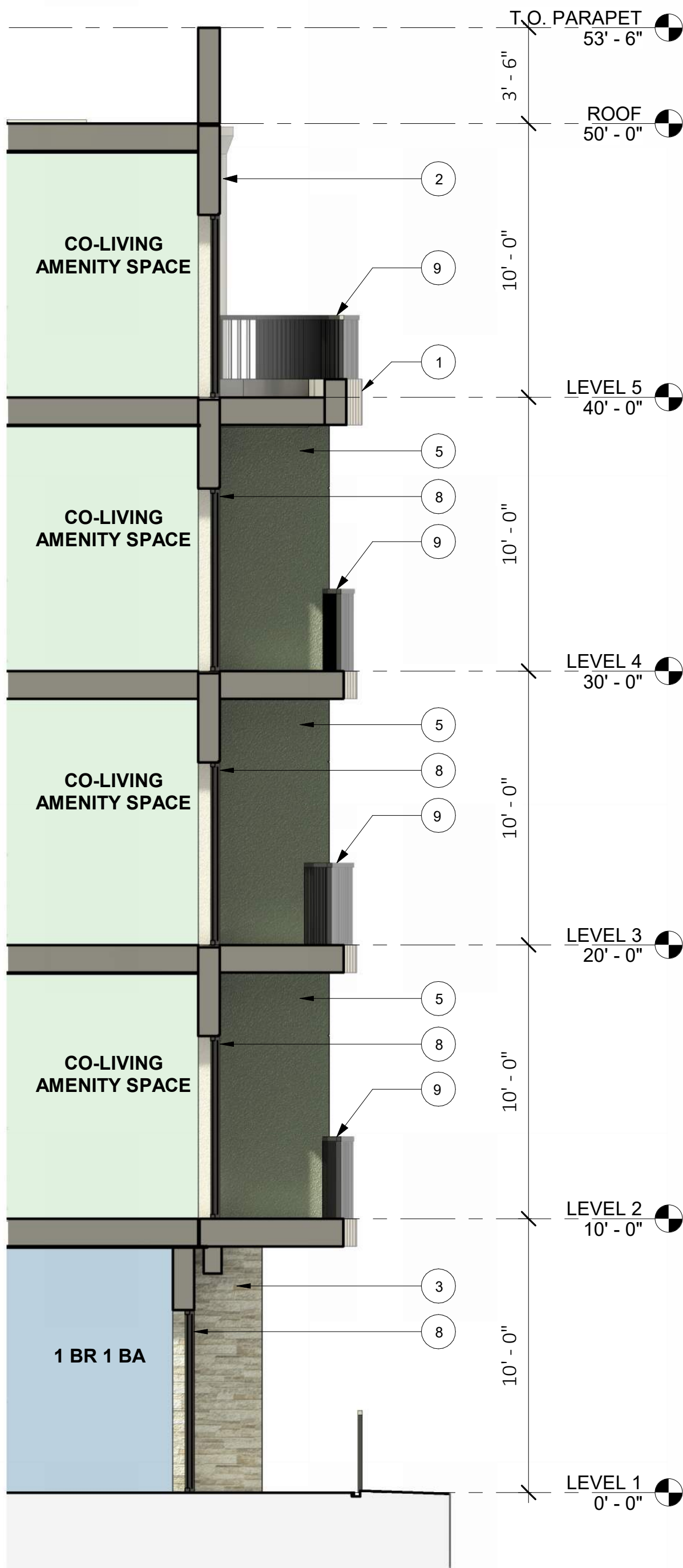


ISSUES/ REVISIONS		
Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026
APN number		001-022-45
Project number		22133
Print Date		05.12.2026
Drawn by		JP
Checked by		OH
Scale		3/32" = 1'-0"
All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.		

BUILDING SECTIONS

AP4.01

1 NORTH-SOUTH ENLARGED WALL SECTION - PLANNING
1/4" = 1'-0"



WALL SECTION GENERAL NOTES

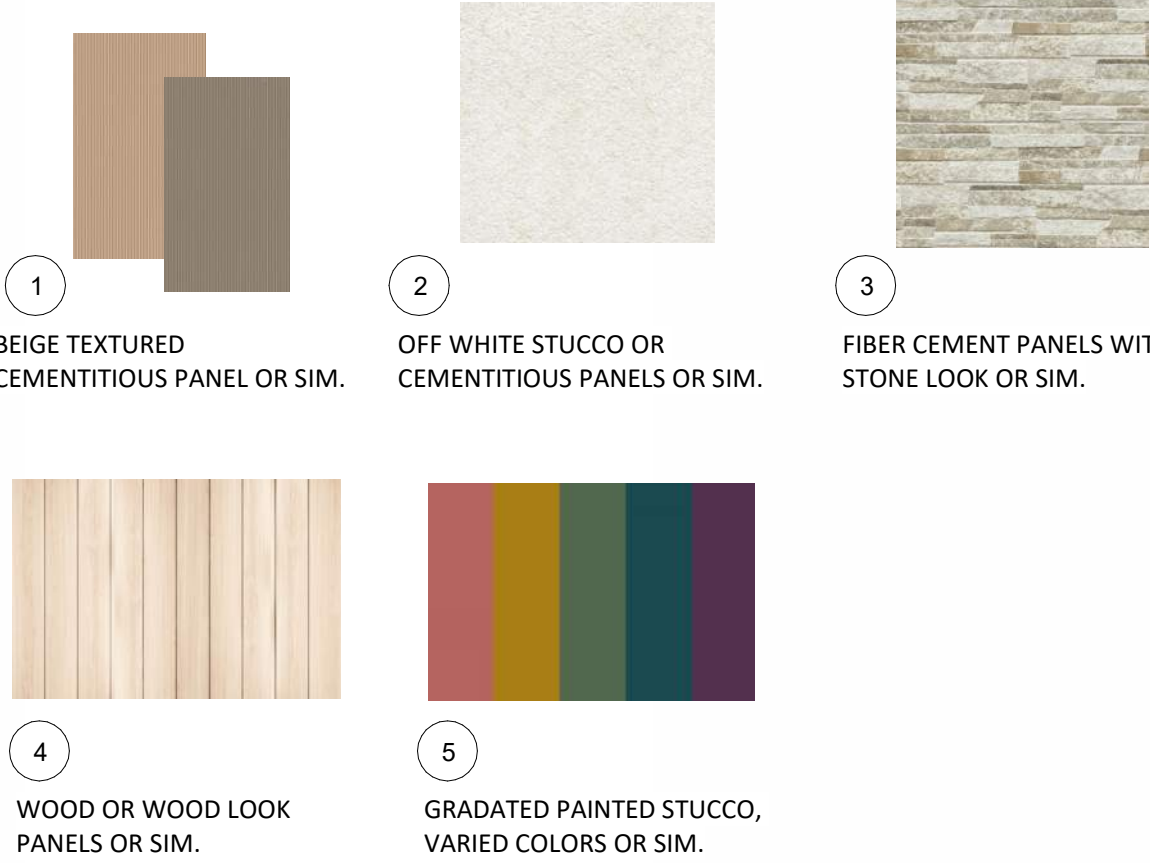
1. REFER ALSO TO SHEETS AP3.01, AP3.02 AND AP3.03.

WALL SECTION KEYED NOTES

KEYED NOTES - EXTERIOR ELEVATIONS - PLANNING	
KEYNOTE	MATERIAL
1	BEIGE TEXTURED CEMENTITIOUS PANELS OR SIM.
2	STUCCO
3	FIBER CEMENT PANELS WITH STONE LOOK OR SIM.
4	WOOD OR WOOD LOOK PANELS OR SIM.
5	GRADATED PAINTED STUCCO, VARIED COLORS OR SIM.
6	DARK BRONZE ANODIZED CURTAIN WALL SYSTEM OR SIM.
7	VINYL WINDOWS OR SIM.
8	VINYL DOORS OR SIM.
9	METAL RAILING AND BALCONY
12	WOOD OR WOOD LOOK SOFFIT
13	RETAINING WALL

MATERIALS LEGEND

EXTERIOR FINISHES



CURTAIN WALL



WINDOWS



7 VINYL WINDOWS OR SIM.

DOORS



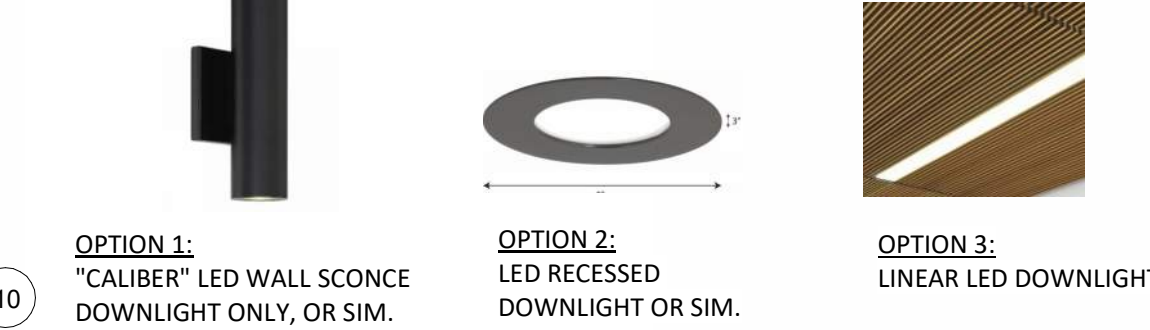
8 VINYL DOORS OR SIM.

RAILING

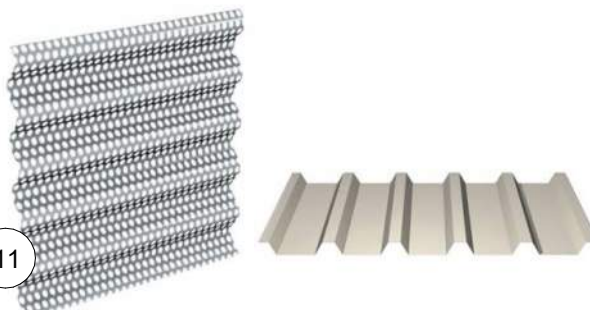


9 METAL BALCONY RAILING

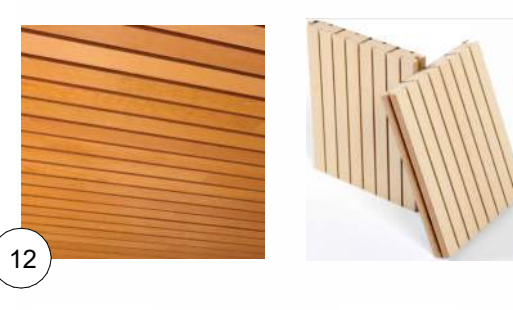
LIGHTING



ROOF SCREEN



SOFFIT



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

ENVISION PEACE VILLAGE

900 B HIGH ST.
SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	SB330 PRE APPLICATION	11.21.2022
1	PLANNING REVISION 01	02.23.2023
2	PLANNING REVISION 02	06.07.2023
3	PLANNING REVISION 03	11.13.2023
4	PLANNING REVISION 04	01.25.2024
6	MAJOR MODIFICATION	11.19.2025
7	MM REVISION 01	05.12.2026

APN number	001-022-45
Project number	22133
Print Date	05.12.2026
Drawn by	JP
Checked by	OH
Scale	As indicated

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

ENLARGED WALL
SECTIONS

AP5.01

9/7/2022 4:35:42 PM



- LANDSCAPE ELEMENTS**
- ① EXISTING CHURCH.
 - ② ENTRY COURTYARD.
 - ③ UNIT PAVERS @ ADA PARKING STALLS.
 - ④ EXISTING MULTI-FAMILY.
 - ⑤ CONCRETE PAVING.
 - ⑥ LANDSCAPE BOULDERS.
 - ⑦ SHORT-TERM BIKE PARKING.
 - ⑧ EXISTING CHURCH PARKING.
 - ⑨ NEW 3-FT. WOOD HOGWIRE FENCE.
 - ⑩ EXISTING CHAIN-LINK FENCE: REPAIR & REPLACE AS NEEDED.
 - ⑪ EXISTING METAL FENCE @SCHOOL TO REMAIN.
 - ⑫ EXISTING SCHOOL.
 - ⑬ LOW SITE RETAINING WALL OR PLANTER WALL IN SMOOTH CONCRETE.

- PLAN KEY**
- EXISTING TREES TO REMAIN. SEE ARBORIST REPORT.
 - EXISTING TREES TO BE REMOVED. SEE ARBORIST REPORT.
 - NEW TREES. SEE LC-2.
 - NEW LANDSCAPING. SEE LC-2.
 - STORMWATER PLANTER LANDSCAPING. SEE LC-2.
 - EXISTING/NATURALIZED GRASSES AND LANDSCAPING TO REMAIN.

EXISTING TREES

TOTAL TO REMAIN	9
TOTAL TO BE REMOVED	23
TOTAL HERITAGE TREES TO BE REMOVED	15
REPLACEMENT TREES REQUIRED @ 15-GAL.	30
REPLACEMENT TREES PROVIDED *PENDING UPDATED ARBORIST REPORT*	30

IRRIGATED LANDSCAPE AREA

TOTAL SQUARE FOOTAGE	16,548
----------------------	--------

NOTE: PLANTING IS DESIGNED IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPE ORDINANCE, PER SECTION 16.16.030(A)(3).



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

form/work
2813 B STREET
SAN DIEGO, CA 92102
T: 619.269.4423
f/w
LANDSCAPE ARCHITECTURE

PEACE VILLAGE
900 HIGH ST.
SANTA CRUZ, CA 95060

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
01	PLANNING REVISION 01	03.02.2023
02	PLANNING REVISION 02	06.07.2023
03	REVISION 04 MINOR MODIFICATION	07.22.2025
06	REVISION 06 MAJOR MODIFICATION	11.19.2025
07	REVISION 07 MAJOR MODIFICATION	05.01.2026

APN number	001-022-40
Project number	22133
Print Date	05.01.2026
Drawn by	
Checked by	
Scale	

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

PRELIMINARY
LANDSCAPE PLAN -
LEVEL 1
LC-1



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

form/work
2813 B STREET
SAN DIEGO, CA 92102
T: 619.269.4423

f/w

LANDSCAPE ARCHITECTURE



- ① ALUMINUM OR FIBERGLASS PRE-FAB PLANTERS.
- ② LARGE FORMAT PORCELAIN PEDASTAL PAVERS.
- ③ BBQ COUNTER.
- ④ PRE-CAST 'TWIG' SEATING ELEMENT.
- ⑤ COMMUNITY PICNIC TABLE.
- ⑥ TABLE SEATING FOR SMALLER GROUPS.

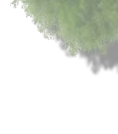
—BLDG. OVERHEAD,
TYP.

—30X48 IN. WHEELCHAIR ACCESSIBLE
AT END OF TABLE, TYP.

PRELIMINARY LANDSCAPE PLAN - LEVEL 5

SCALE: 1"=10'-0"



SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS
TREE 1: 	QUERCUS AGRIFOLIA (COAST LIVE OAK)	24"-IN. BOX	LOW
	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLIUS (SANTA CRUZ ISLAND IRONWOOD)	24"-IN. BOX	LOW
	CEROIS CANADENSIS 'TEXAS WHITE' (EASTERN REDBUD)	24"-IN. BOX	MOD
	QUERCUS ILEX (HOLLY OAK)	24"-IN. BOX	LOW
TREE 2: 	BETULA OCCIDENTALIS (WATER BIRCH)	15 GAL.	HIGH
	PRUNUS ILICIFOLIA SSP. LYONII (CATALINA CHERRY)	15 GAL.	LOW
TREE 3: 	CERCIS OCCIDENTALIS (WESTERN REDBUD)	15 GAL.	LOW
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (HOWARD MCMINN MANZANITA)	15 GAL.	LOW
	PACIFIC WAX MYRTLE (MYRICA CALIFORNICA)	15 GAL.	MOD
TREE 4: 	ACER BUERGERIANUM (TRIDENT MAPLE)	24"-IN. BOX	MOD
	PLATANUS ACERIFOLIA 'BLOODGOOD' (LONDON PLANE TREE)	24"-IN. BOX	MOD

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS
DROUGHT-TOLERANT PLANTING (SUCH AS):			
	WOODY SHRUBS (SUCH AS):		
	RHAMNUS C. 'EVE CASE' (DWF COFFEEBERRY)	5 GAL	LOW
	WESTRINGIA FRUITICOSA (COAST ROSEMARY)	5 GAL	LOW
	SMALLER ACCENT SHRUBS (SUCH AS):		
	GALVEZIA SPECIOSA 'FIRECRACKER' (FIRECRACKER SNAPDRAGON)	5 GAL	LOW
	ARCTOSTAPHYLOS 'EMERALD CARPET' (CARPET MANZANITA)	5 GAL	MOD
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' (WINNIFRED GILMAN CLEVELAND SAGE)	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'BOULE' (BOULE ROSEMARY)	5 GAL	LOW
	PERENNIALS/ORNAMENTAL GRASSES (SUCH AS):		
	DUDLEYA CV. 'PALO VERDE' (PALO VERDE DUDLEYA)	1 GAL	LOW
	MIMULUS 'BURST LEMON' (BURST YELLOW MONKEYFLOWER)	1 GAL	MOD
	POLYSTICHUM MUNITUM (WESTERN SWORD FERN)	5 GAL	MOD
	HEUCHERA 'WENDY' (WENDY CORAL BELLS)	1 GAL	MOD
	SISYRINCHUM BELLUM (BLUE EYED GRASS)	1 GAL	LOW
	BOULETELOUA GRACILIS 'BLONDE AMBITION' (BLONDE AMBITION BLUE GRAMA GRASS)	5 GAL	LOW
	CAREX PANSA (DUNE SEDGE)	1 GAL	MOD
	CAREX DIVULSA (BERKELEY SEDGE)	1 GAL	LOW

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS
GROUNDCOVERS (SUCH AS):			
	FESTUCA RUBRA 'MOLATE' (MOLATE RED FESCUE)	1 GAL	LOW
	ROSEMARINUS OFFICINALIS (PROSTRATE ROSEMARY)	1 GAL	LOW
	CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT' (YANKEE POINT CEANOTHUS)	1 GAL	LOW
	ERIGERON KARVINSKIANUS (MEXICAN DAISY)	1 GAL	LOW
	SALVIA LEU. 'POINT SAL SPREADER' (PURPLE SAGE)	1 GAL	LOW
	STORMWATER TREATMENT PLANTINGS (SUCH AS):		
	 JUNCUS PATENS (CALIFORNIA GREY RUSH)	1 GAL	LOW
	CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)	1 GAL	LOW
	IRIS DOUGLASIANA (DOUGLAS IRIS)	1 GAL	LOW
VINES (SUCH AS):			
	BIGNONIA CAPREOLATA (CROSS VINE)	15 GAL	MOD

CANDIDATE PLANT LEGEND



PRECAST 'NATURAL' SEATING ELEMENTS



SHORT-TERM BIKE PARKING



WOOD HOGWIRE FENCING



LOW METAL PLANTER

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
01	PLANNING REVISION 01	03.02.2023
02	PLANNING REVISION 02	06.07.2023
03	REVISION 04 MINOR MODIFICATION	07.22.2025
06	REVISION 06 MAJOR MODIFICATION	11.19.2025
07	REVISION 07 MAJOR MODIFICATION	05.01.2026

APN number	001-022-40
Project number	22133
Print Date	05.01.2026
Drawn by	
Checked by	
Scale	

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

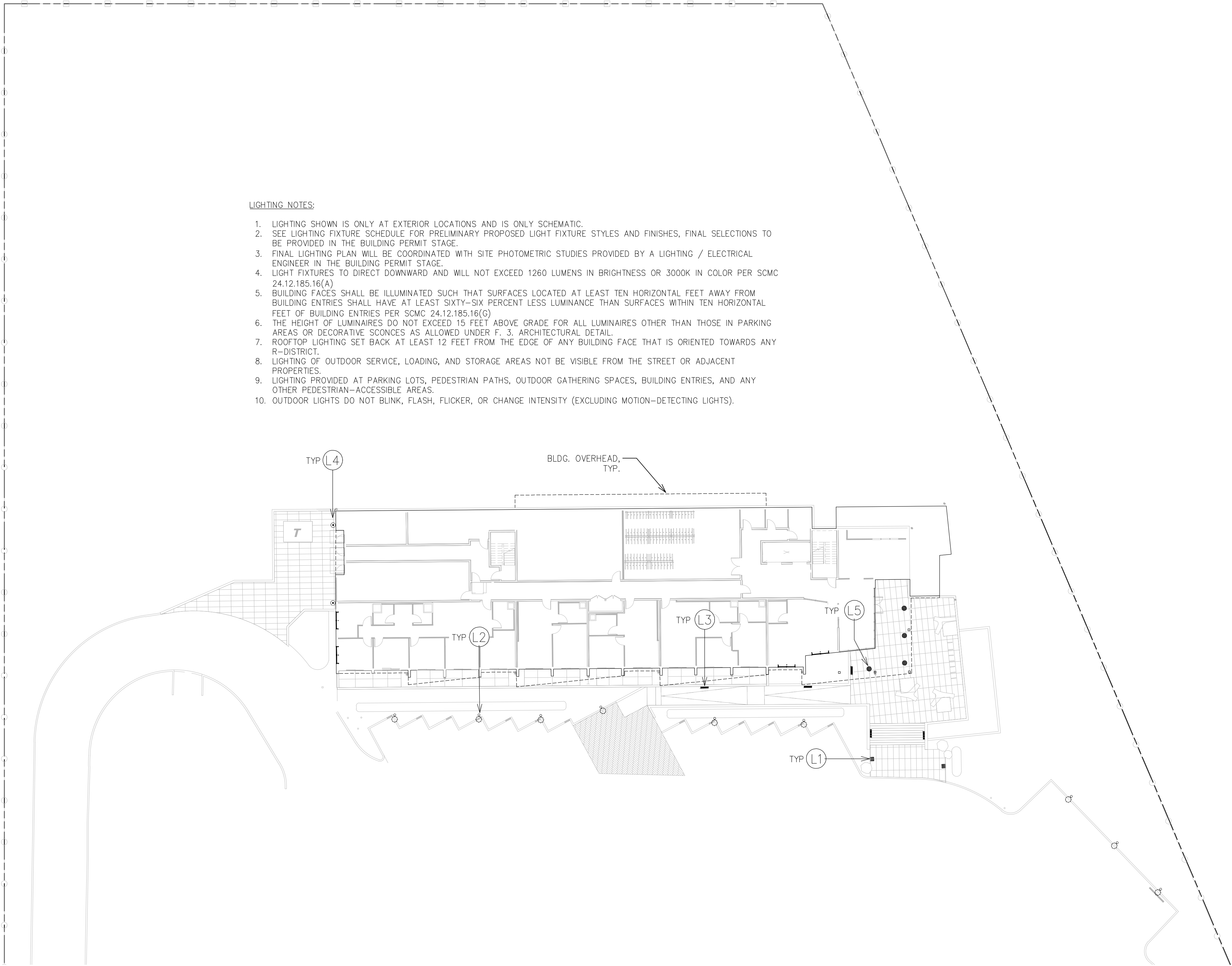
SUPPLEMENTAL
LANDSCAPE EXHIBITS

LC-2

9/7/2022 4:35:42 PM

PRELIMINARY EXTERIOR LIGHTING PLAN

SCALE: 1"=20'



LIGHTING NOTES:

1. LIGHTING SHOWN IS ONLY AT EXTERIOR LOCATIONS AND IS ONLY SCHEMATIC.
2. SEE LIGHTING FIXTURE SCHEDULE FOR PRELIMINARY PROPOSED LIGHT FIXTURE STYLES AND FINISHES, FINAL SELECTIONS TO BE PROVIDED IN THE BUILDING PERMIT STAGE.
3. FINAL LIGHTING PLAN WILL BE COORDINATED WITH SITE PHOTOMETRIC STUDIES PROVIDED BY A LIGHTING / ELECTRICAL ENGINEER IN THE BUILDING PERMIT STAGE.
4. LIGHT FIXTURES TO DIRECT DOWNWARD AND WILL NOT EXCEED 1260 LUMENS IN BRIGHTNESS OR 3000K IN COLOR PER SCMC 24.12.185.16(A)
5. BUILDING FACES SHALL BE ILLUMINATED SUCH THAT SURFACES LOCATED AT LEAST TEN HORIZONTAL FEET AWAY FROM BUILDING ENTRIES SHALL HAVE AT LEAST SIXTY-SIX PERCENT LESS LUMINANCE THAN SURFACES WITHIN TEN HORIZONTAL FEET OF BUILDING ENTRIES PER SCMC 24.12.185.16(G)
6. THE HEIGHT OF LUMINAIRES DO NOT EXCEED 15 FEET ABOVE GRADE FOR ALL LUMINAIRES OTHER THAN THOSE IN PARKING AREAS OR DECORATIVE SCONCES AS ALLOWED UNDER F. 3. ARCHITECTURAL DETAIL.
7. ROOFTOP LIGHTING SET BACK AT LEAST 12 FEET FROM THE EDGE OF ANY BUILDING FACE THAT IS ORIENTED TOWARDS ANY R-DISTRICT.
8. LIGHTING OF OUTDOOR SERVICE, LOADING, AND STORAGE AREAS NOT BE VISIBLE FROM THE STREET OR ADJACENT PROPERTIES.
9. LIGHTING PROVIDED AT PARKING LOTS, PEDESTRIAN PATHS, OUTDOOR GATHERING SPACES, BUILDING ENTRIES, AND ANY OTHER PEDESTRIAN-ACCESSIBLE AREAS.
10. OUTDOOR LIGHTS DO NOT BLINK, FLASH, FLICKER, OR CHANGE INTENSITY (EXCLUDING MOTION-DETECTING LIGHTS).

CONCEPTUAL LIGHTING FIXTURES

L1 DECORATIVE BOLLARD LIGHT (SHIELDED)



L2 DECORATIVE PEDESTRIAN POLE LIGHT (SHIELDED)



L3 SITE WALL-MOUNTED DOWNLIGHT.



L4 DIRECTIONAL WALL MOUNTED SCONCE.



L5 RECESSED DOWNLIGHT.



workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

form/work
2813 B STREET
SAN DIEGO, CA 92102
T: 619.269.4423

f/w
LANDSCAPE ARCHITECTURE

PEACE VILLAGE

900 HIGH ST.
SANTA CRUZ, CA 95060

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
01	PLANNING REVISION 01	03.02.2023
02	PLANNING REVISION 02	06.07.2023
03	REVISION 04 MINOR MODIFICATION	07.22.2025
06	REVISION 06 MAJOR MODIFICATION	11.19.2025
07	REVISION 07 MAJOR MODIFICATION	05.01.2026

APN number	001-022-40
Project number	22133
Print Date	05.01.2026
Drawn by	
Checked by	
Scale	

All drawings and written material appearing herein constitute original and unpublished work of Workbench, Inc. and may not be duplicated, used or disclosed without written consent of the Workbench, Inc.

PRELIMINARY
EXTERIOR LIGHTING
PLAN

LC-3