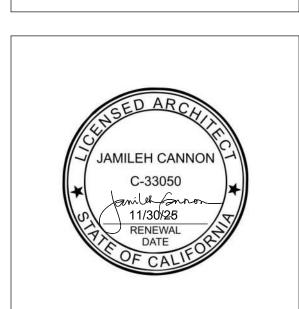
Envision Housing - Salinas

workbench

03/17/2025 - SB330

189 WALNUT AVE.
SANTA CRUZ, CA 95060
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issue #	description
1	SB330 PREAPPLICATIO
APN	004-011-
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ROSS AREA BY L	JSE							
LEVEL	RESIDENTIAL	CIRCULATION	CIRCULATION EXTERIOR	AMENITY	MANAGEMENT	SERVICE / MECH.	COMMERCIA L	TOTALS
EVEL 1	0 SF	2,118 SF	99 SF	4,297 SF	491 SF	800 SF	0 SF	7,805 SF
EVEL 2	6,140 SF	1,329 SF	587 SF	454 SF	0 SF	183 SF	0 SF	8,693 SF
EVEL 3	6,594 SF	1,329 SF	587 SF	0 SF	0 SF	183 SF	0 SF	8,693 SF
EVEL 4	6,594 SF	1,329 SF	587 SF	0 SF	0 SF	183 SF	0 SF	8,693 SF
EVEL 5	6,594 SF	1,329 SF	587 SF	0 SF	0 SF	183 SF	0 SF	8,693 SF
ROOF	0 SF	112 SF	0 SF	0 SF	0 SF	0 SF	0 SF	112 SF
RAND TOTALS	25,922 SF	7,546 SF	2,449 SF	4,751 SF	491 SF	1,532 SF	0 SF	42,691 SF

SOUTH BUILDING WING GROSS AREA

GROSS AREA BY USE

LEVEL	RESIDENTIAL	CIRCULATION	CIRCULATION EXTERIOR	AMENITY	MANAGEMENT	SERVICE / MECH.	COMMERCIA L	TOTALS
LEVEL 1	0 SF	2,549 SF	0 SF	0 SF	0 SF	1,616 SF	7334 SF	11,499 S
LEVEL 2	7,194 SF	2,188 SF	0 SF	0 SF	0 SF	277 SF	0 SF	9,660 SI
LEVEL 3	7,194 SF	2,188 SF	0 SF	0 SF	0 SF	277 SF	0 SF	9,660 SI
LEVEL 4	7,194 SF	2,188 SF	0 SF	0 SF	0 SF	277 SF	0 SF	9,660 SI
LEVEL 5	7,194 SF	2,188 SF	0 SF	0 SF	0 SF	277 SF	0 SF	9,660 SI
ROOF	0 SF	117 SF	0 SF	0 SF	0 SF	0 SF	0 SF	117 SF
GRAND TOTALS	28.778 SF	11.419 SF	0 SF	0 SF	0 SF	2.724 SF	7334 SF	50.255 S

TOTAL BUILDING GROSS AREA

GROSS AREA BY USE

LEVEL	RESIDENTIAL	CIRCULATION	CIRCULATION EXTERIOR	AMENITY	MANAGEMENT	SERVICE / MECH.	COMMERCIAL	TOTALS
LEVEL 1	0 SF	4,667 SF	99 SF	4,297 SF	491 SF	2,416 SF	7334 SF	19,304 SF
LEVEL 2	13,334 SF	3,517 SF	587 SF	454 SF	0 SF	460 SF	0 SF	18,353 SF
LEVEL 3	13,788 SF	3,517 SF	587 SF	0 SF	0 SF	460 SF	0 SF	18,353 SF
LEVEL 4	13,788 SF	3,517 SF	587 SF	0 SF	0 SF	460 SF	0 SF	18,353 SF
LEVEL 5	13,788 SF	3,517 SF	587 SF	0 SF	0 SF	460 SF	0 SF	18,353 SF
ROOF	0 SF	229 SF	0 SF	0 SF	0 SF	0 SF	0 SF	229 SF
GRAND TOTALS	54,700 SF	18,965 SF	2,449 SF	4,751 SF	491 SF	4,256 SF	7334 SF	92,946 SF

NORTH BUILDING WING - UNIT COUNT

Name	Count	Р	ERCENTAGE
UNIT-1BR UNIT-2BR UNIT-3BR	15 12 8 35	43% 34% 23% 100%	
	33	100 /0	

SOUTH BUILDING WING - UNIT COUNT

PERCENTAGE

UNIT-1BR	20	50%
UNIT-2BR	8	20%
UNIT-3BR	12	30%
	40	100%

PROJECT - UNIT TOTAL COUNT

UNIT-1BR	35	47%
UNIT-2BR	20	27%
UNIT-3BR	20	27%
	75	100%

PROJECT TEAM

ARCHITECT WORKBENCH ARCHITECT: JAMILEH CANNON CONTACT: JESSICA PRESLEY 189 WALNUT AVE. SANTA CRUZ, CA 95060 P: 831.227.2217 E: jessica@workbenchbuilt.com

<u>CIVIL</u> BKF CONTACT: JEREMY MARELLO 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 P: 408.467.9137 E: jmarello@bkf.com

LANDSCAPE BFS LANDSCAPE ARCHITECTS CONTACT: BETH MATZ 425 PACIFIC STREET #201 MONTEREY, CA 93940 P: 831.646.1383 E: beth@bfsla.com

CONTRACTOR WORKBENCH CONTACT: TIM GORDIN 189 WALNUT AVE. SANTA CRUZ, CA 95060 P: 931.902.9734 E: tim@workbenchbuilt.com

JOINT TRENCH

TBD

MECHANICAL STRUCTURAL

ELECTRICAL PLUMBING

BUILDING MAINTENANCE <u>LIGHTING</u>

GREEN POINT RATER

TRASH CONSULTANT AMERICAN TRASH MGMT. INC. CONTACT: CARLA SANCHEZ 1900 POWELL STREET SUITE 220 EMERYVILLE, CA 94608 P: 510.607.7609

E: carlasanchez@trashmanage.com **LOW VOLTAGE / SECURITY**

SCOPE OF WORK

DEMOLITION OF ALL EXISTING STRUCTURES. CONSTRUCTION OF A NEW MIXED USE, PREDOMINANTLY MULTIFAMILY RESIDENTIAL, PROJECT WITH GROUND FLOOR COMMERCIAL IN NORTHERN PORTION OF DEVELOPMENT. PROPOSAL ALSO CONTAINS PARKING LOT, GROUND FLOOR RESIDENTIAL ENTRY COURTYARD, PLAY AREA, AND OPEN SPACES.

PUBLIC FUNDING IS TO BE USED ON THIS PROJECT, AND FINANCING FROM THE FEDERAL AND STATE LOW INCOME HOUSING TAX CREDIT PROGRAM WILL BE SOUGHT. TCAC REGULATIONS ARE APPLICABLE TO THE PROJECT.

THE PROJECT WILL BE UTILIZING THE STATE DENSITY BONUS

PROJECT DATA

004-011-029, 004-011-031 ZONING DISTRICT: MAF (MIXED ARTERIAL FRONTAGE)

LOT SIZE: 104,010 SF

PROPOSED BUILDING AREA BY TYPE:

N. BUILDING (WING) TYPE III-A 42,688 SQFT

S. BUILDING (WING) TYPE I-A 7,334 SQFT TYPE III-A 42,921 SQFT

BUILDING HEIGHT

N. BUILDING (WING)

S. BUILDING (WING)

BUILDING OCCUPANCIES:

N. BUILDING (WING)

R-2 (PRIMARY) WITH ACCESSORY OCCUPANCIES (A-3, B, & S-2)

S. BUILDING (WING)

R-2 (PRIMARY) WITH ACCESSORY OCCUPANCIES

(A-3, B, F-1, & S-2)

VEHICLE PARKING SPACES:

(SEE CHART PROJECT PARKING TOTAL COUNT BELOW

FOR BREAKDOWN)

REQUIRED BICYCLE PARKING SPACES:

CGC A4.106.9.2	CLASS I - LONG TERM BICYCLE PARKING
	38 SPACES (1 SPOT FOR EVERY 2 DWELLING UNITS)

CGC A4.106.9.1 **CLASS II - SHORT-TERM BICYCLE PARKING**

5 SPACES (5% OF MOTORIZED VEHICLE PARKING)

CLASS II - SHORT-TERM BICYCLE PARKING 10 SPACES (10% OF AUTOMOBILE PARKING SPACES) COMMERCIAL, MIXED USE (MU), AND INDUSTRIAL ZONING DISTRICTS USE CLASSIFICATIONS: 10% OF THE REQUIREMENT FOR AUTOMOBILE

PARKING SPACES WHERE PARKING SPACE REQUIREMENTS ARE TEN OR MORE SPACES. THE MAXIMUM REQUIRED NUMBER OF BICYCLE PARKING SPACES NEED NOT EXCEED FIFTY SPACES

PROVIDED BICYCLE PARKING SPACES:

37-50.400 SMC

CLASS I - LONG TERM BICYCLE PARKING

100 SPACES

CLASS II - SHORT TERM BICYCLE PARKING 12 SPACES

PROJECT - PARKING TOTAL COUNT

ı	IVOJECI		IOIA
	SPACE TYPE	(QUANTITY
	ADA	3	3
	VAN ADA	1	L
	EV VAN ADA	1	L
	EV	1	L1
	STANDARD	3	<u>31</u>
	TOTAL	g	97
	MOTORCYCLE	2	<u>)</u>

SHEET LIST

GENERAL

COVER PAGE PROJECT INFORMATION CODE INFORMATION

CIVIL

C1.0 **EXISTING CONDITIONS**

ARCHITECTURAL SITE PLAN

A3.00 **ELEVATIONS ELEVATIONS ELEVATIONS** A3.03 **ELEVATIONS**

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CONCESSIONS

OPEN SPACE REDUCTION

DEVIATION FROM RECYCLING AND SOLID WASTE ENCLOSURE STANDARDS DEVIATION FROM RESIDENTIAL BEDROOMS PER DWELLING UNIT

MIX REQUIREMENT OF THE R-H-1.8 DISTRICT FOR THE PERCENTAGE OF THREE-AND FOUR-BEDROOM DWELLING UNITS

4. REPLACEMENT OF AN EIGHT (8) FOOT HIGH SOLID WALL WITH AN 8-FOOT-HIGH WOODEN FENCE

5. COMMERCIAL SPACE REDUCTION

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE

DEFERRED SUBMITTALS

1. TENANT IMPROVEMENT

2. FIRE SPRINKLERS / AND ALARM

3. SOLAR

VICINITY MAP N.T.S





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> JAMILEH CANNON \ anile Sanon / 11/30/25

79 CA

467 & Salina:

ISSUES/ REVISIONS description SB330 PREAPPLICATION 2025.0317 004-011-029 & 031 03/17/2025 Print Date JP/MB Checked by N.T.S disclosed without written consent of the Workbench, Inc.

> PROJECT **INFORMATION**

> > G0.01

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JAMILEH CANNON \

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workbench

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SANTA CRUZ, CA 95060

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CONT'D:

BUILDING CODE NOTES

THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS FOR JURISDICTIONAL RESPONSE TIMES, ETC. SEE

BUILDING ELEMENT	TYPE I-A	TYPE III
PRIMARY STRUCTURAL FRAME	3	1
EXTERIOR BEARING WALLS	3	2
INTERIOR BEARING WALLS	3	1
NONBEARING WALLS AND		
INTERIOR PARTITIONS (PER TABLE 60)	2) 0	0
FLOOR CONSTRUCTION AND		
ASSOC. SECONDARY MEMBERS	2	1
ROOF CONSTRUCTION AND		
ASSOC. SECONDARY MEMBERS	1 1/2	1

PREDOMINANTLY R-2 (RESIDENTIAL), W/SOME A-3, B, F-1, & S-2 SPACES

TYPE I-A: NON-SEPARATED OCCUPANCIES ALLOWED PER 508.3, AS ALL TYPE III-A: 1 HR SEPARATION BETWEEN ALL DIFFERENT OCCUPANCIES UNLESS

TYPE I-A: UL HEIGHT ALLOWED, 1-STORY PODIUM PROPOSED

PROPOSED BUILDING MEETS THE REQUIREMENTS OF CBC 510.2 ALLOWING THE TYPE I-A AND TYPE III-A PORTIONS TO BE CONSIDERED SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS AND LIMITATIONS ON HEIGHT AND NUMBER OF STORIES. A 3-HR RATED HORIZONTAL

PROVIDED VIA STAIRWAYS AND HORIZONTAL EXITS. NOTE THAT THE ELEVATOR IS NOT PART OF THE ACCESSIBLE MEANS OF EGRESS PER EXCEPTION TO CBC 1009.2.1. STAIRWAYS ARE NOT REQUIRED TO HAVE 48" BETWEEN HANDRAILS,

THIS PROJECT DOES MEET THE DEFINITION OF "PUBLIC HOUSING" AND IS

THEREFORE SUBJECT TO THE REQUIREMENTS OF CBC CHAPTER 11B FOR THE RESIDENTIAL UNITS. ALL COMMERCIAL AND COMMON RESIDENTIAL SPACES

ROOF IS UNOCCUPIED, THEREFORE ACCESS IS PROVIDED THROUGH A HATCH OF

ERRCS WILL COMPLY WITH 2022 CFC SECTION 510, 2015 NFPA 72, CHAPTER 24. THE INFRASTRUCTURE (SHAFTS, EMPTY CONDUITS, STRUCTURAL BLOCK-OUTS,

ETC.) ARE INCLUDED IN THE DRAWINGS, AND WILL BE INSTALLED AS PART OF THE BASE BUILDING CONTRACT. AFTER THE WALLS ARE BUILT AND THE WINDOWS HAVE BEEN INSTALLED, THE CONTRACTOR WILL CONTACT THE FIRE DEPARTMENT TO TEST THE RADIO COVERAGE ON SITE. AT THAT TIME, A DETERMINATION WILL BE MADE BY THE FD AS TO WHETHER A RADIO BOOSTER SYSTEM IS REQUIRED. IF IT IS REQUIRED, THEN IT WILL BE DESIGNED AND

TWO-WAY COMMS: PROVIDED AT EACH SIDE OF THE HORIZONTAL EXIT.

FIRE ALARM SYSTEM: PER NFPA 72 (2015 EDITION), TO BE INSTALLED THROUGHOUT THE BUILDING TO BE SUBMITTED BY THE DESIGN / BUILD FIRE ALARM CONTRACTOR.

> SMOKE DETECTION TO BE AT FIRE ALARM CONTROL PANEL. SMOKE DETECTORS AT ELEVATOR LOBBIES AND SHAFTS RETURN ELEVATOR TO A PRESELECTED FLOOR. HEAT DETECTOR AT ELEVATOR CONTROL ROOM SHUTS OFF ELEVATOR BEFORE SPRINKLER ACTIVATES. SMOKE DETECTORS SHALL SEND SIGNAL TO FIRE

ALARM CONTROL PANEL.

SMOKE CONTROL: NOT REQUIRED.

SMOKE DETECTION:

ELEVATOR NOTES: PASSENGER ELEVATOR(S), GEARLESS TRACTION MACHINE-ROOM-LESS TYPE.

ELEVATOR CABS CAN ACCOMMODATE AN AMBULANCE STRETCHER PER CBC 3002.4.3A. ELEVATORS CAR ENCLOSURE MATERIAL MEET THE REQUIREMENTS

OF ASME A17.1, SAFETY CODE FOR ELEVATORS

PLANNING CODE NOTES

NOTES:

THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS FOR JURISDICTIONAL RESPONSE TIMES, ETC.

AS THE UPPER STORIES OF THE PROJECT ARE CONNECTED AND REQUIRED AS A HORIZONTAL MEANS OF EGRESS, THE PROJECT SHALL BE CONSIDERED ONE BUILDING FOR PURPOSES OF PLANNING AND ZONING.

ZONING DISTRICT: MAF (MIXED-USE ARTERIAL FRONTAGE)

HT. LIMIT: **ALLOWED: 65'**

PROVIDED: 59' EXCLUDING PARAPETS, ELEVATOR OVERRUNS AND OTHER

REQUIRED APPURTENANCES

SETBACKS:

FLOOD PLANE: **VARIES - SEE PLANS** RIPARIAN: 30' - SEE PLANS MARKET STREET: RESIDENTIAL:

BUILDINGS CANNOT INTERSECT A 45° TILTED PLANE THAT STARTS 10' ABOVE GRADE AT THE PROPERTY BOUNDARY BETWEEN OUR SITE AND THE RESIDENTIAL PROPERTIES THAT BOUND SITE ON EAST AND NORTH.

USABLE OPEN SPACE: REQUIRED: PLAY AREA - MIN. 900 SF CHILDREN'S PLAY AREA PER SEC 37-30.250 (K) OPEN SPACE - MIN. 37,500 SF DEVELOPMENT 500 SF OPEN SPACE PER UNIT = 500 SF X 75 UNITS

STANDARDS FOR R-H-1.8 SHALL BE MET (SEC PROVIDED: CHILDREN'S PLAY AREA: 1,114 SF 37-30.140) OPEN SPACE: 30,231 SF

UNIT COUNT & MIX: ALLOWED: PER STATE DENSITY BONUS & PER SEC 37-30.250 (J)(3) PER SEC. 37-30.140: DEVELOPMENT 3 BEDROOM UNITS = 20% STANDARDS FOR R-H-1.8 4 BEDROOM UNITS = 10% SHALL BE MET (SEC.

37-30.140) **PROVIDED:** SEE PROJECT TOTAL CHART PARKING: **QUALIFIES FOR AB2097**

PER SEC 37-30.250 (J)(4) **REQUIRED: RESIDENTIAL - 123 STALLS REQUIRED** DEVELOPMENT 1.5 STALLS PER EACH 1 BED = 52.5 STANDARDS FOR R-H-1.8 2 STALLS PER EACH 2 BR = 40 SHALL BE MET (ARTICLE 2 STALLS PER EACH 2 BR = 30 V DIVISION 2 SEC

37-50.360) REQUIRED: RESIDENTIAL - 7 EV CHARGING INSTALLED SPACES, OF WHICH 1 IS ACCESSIBLE

WITHOUT AB 2097)

(5% OF 123 RESIDENTIAL SPACES THAT WOULD BE REQUIRED WITHOUT AB 2097)

REQUIRED: RESIDENTIAL - 3 ACCESSIBLE PARKING STALLS, OF WHICH 1 IS VAN ACCESSIBLE AND 1 IS EV CHARGING (2% OF 123 RESIDENTIAL SPACES THAT WOULD BE REQUIRED

REQUIRED: COMMERCIAL - 19 STALLS REQUIRED 1 STALL PER 400 SF OF COMMERCIAL AREA =19 (7334/400)

NO LOADING SPACE REQUIRED

REQUIRED: COMMERCIAL - 1 VAN ACCESSIBLE PARKING STALL (1 ADA STALL FOR 1-25 REQUIRED STALLS)

PROVIDED: 97 TOTAL PARKING SPACES PROVIDED (SPACES SHARED BETWEEN

COMMERCIAL AND RESIDENTIAL USE, SEE BREAKDOWN ON

BICYCLE PARKING **REQUIRED: 10 SPACES** (ARTICLE V DIVISION 2 10% OF CAR PARKING = 10 SPACES (97 X .10) SEC. 37-50.400 (b)(2))

STORMWATER: **SEE CIVIL AND LANDSCAPE DRAWINGS**

PROVIDED:

FAR: ALLOWED:

(SEC. 37-30.250)

CA GOVERMENT CODE PROJECT IS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP AND 100% 65915(f)(3)(D)(ii),

24 UNITS/ACRE = 24*2.38 = 57

AFFORDABLE. NO MAXIMUM DENSITY LIMITS ALLOWED.

.894 (92,943 TOTAL GSF / 104,010 LOT AREA SF = .894 FAR)

REQUIRED: GROUND FLOOR .25 FAR (104,010 SF X .25) = 26,002 SF

COMMERCIAL: **PROVIDED:** CONCESSION SOUGHT (SEE SQ FTG. CHARTS)

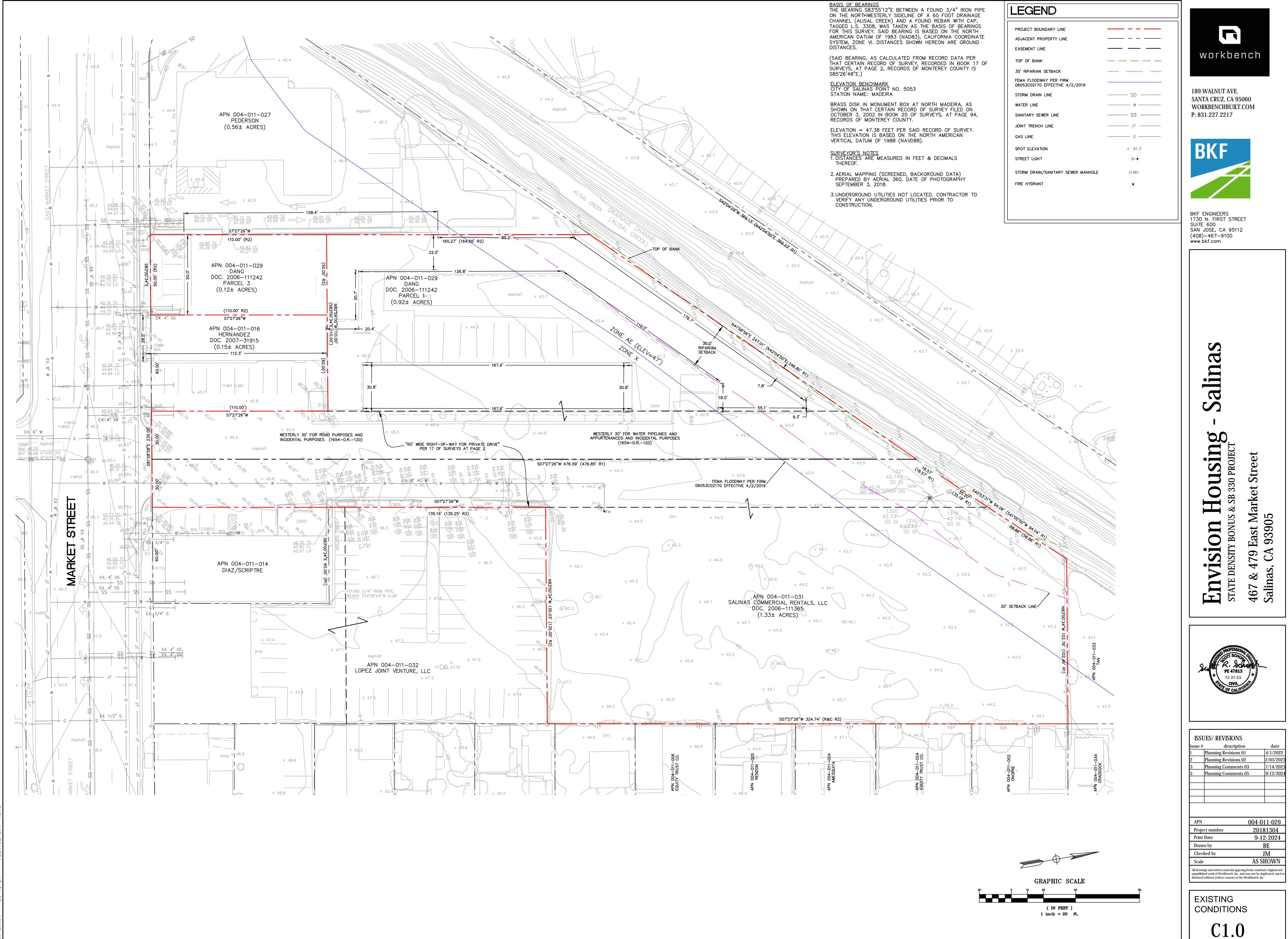
LANDSCAPE **REQUIRED:** MIN. 5% OF SITE SHALL BE LANDSCAPED **REQUIREMENT: PROVIDED:** PROJECT COMPLIES, SEE CIVIL AND LANDSCAPE

DRAWINGS



CODE

INFORMATION G0.02

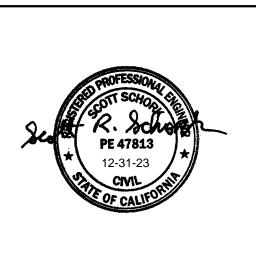




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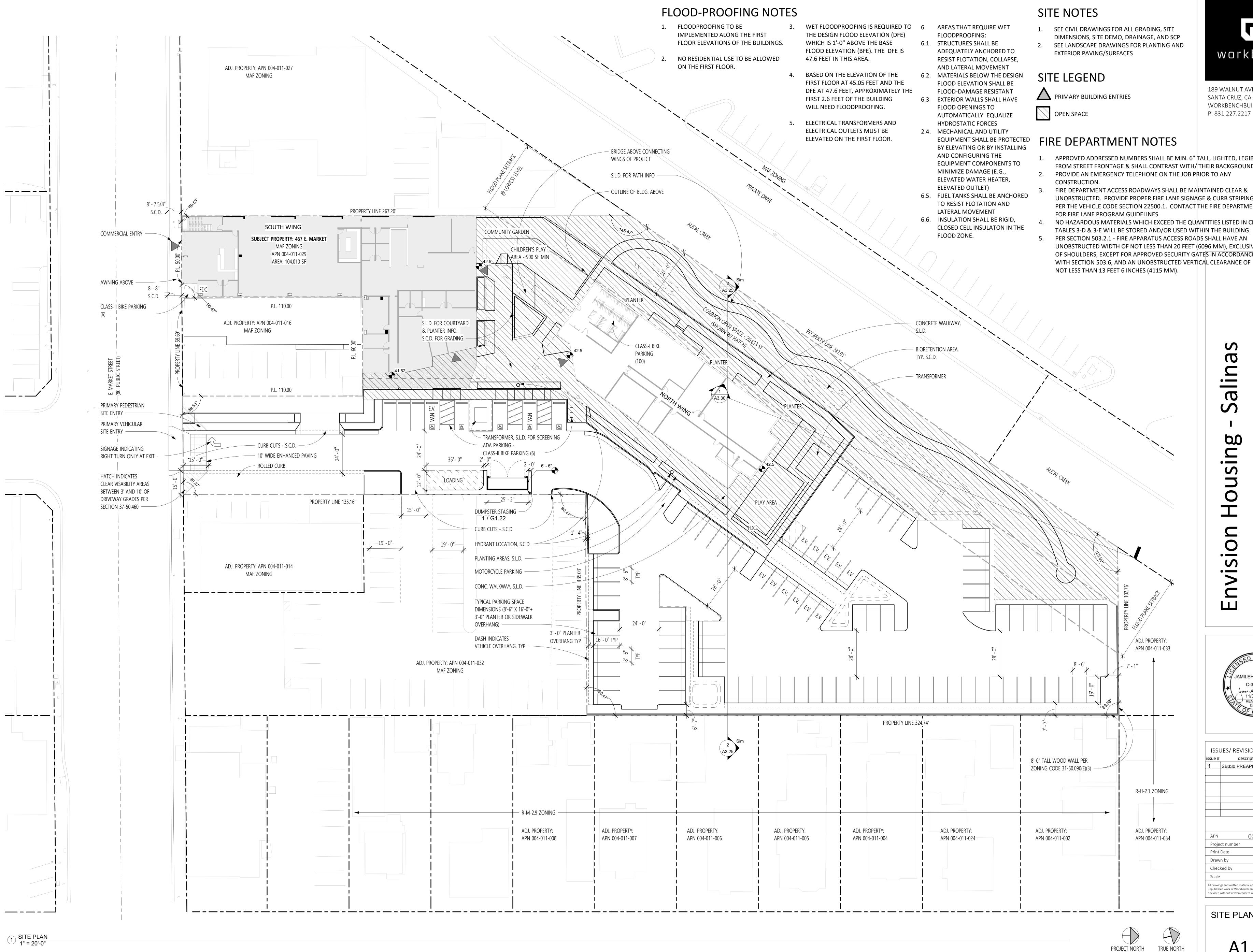


BKF ENGINEERS 1730 N. FIRST STREET SUITE 600 SAN JOSE, CA 95112 (408) - 467 - 9100www.bkf.com



ISSUES/ REVISIONS						
ssue #	description	date				
	Planning Revisions 01	4/1/2022				
)	Planning Revisions 02	2/03/2023				
}	Planning Comments 03	7/14/2023				
ó	Planning Comments 05	9/12/2024				
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APN	004-02	11-029				
Proje	ct number 2018	31304				
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- APPROVED ADDRESSED NUMBERS SHALL BE MIN. 6" TALL, LIGHTED, LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST WITH/ THEIR BACKGROUND
- UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT
- 4. NO HAZARDOUS MATERIALS WHICH EXCEED THE QUANTITIES LISTED IN CBC
- UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF

7



East Ma 93905

467 & Salinas

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SITE PLAN

A1.01

ADJ. PROPERTY - APN 004-011-027

T.O. ELEVATOR SHAFT BEYOND -

MEP ROOF SCREEN BEYOND -

T.O. ROOF STRUCTURE BEHIND PARAPET, SHOWN

VERTICAL RANDOM PATTERN
FIBER CEMENT SIDING -

PENTHOUSE ELEV.

ROOF 59' - 0"

SUBJECT PROPERTY

10' - 3 1/4" 3' - 8 1/2" 11' - 10 3/4"

S4 S5

13' - 2"

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SUBJECT PROPERTY

ADJ. PROPERTY - APN 004-011-016 (SUBJECT PROPERTY BEYOND)

S10)

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20075

EB

03/17/2025

1/8" = 1'-0"

A3.00

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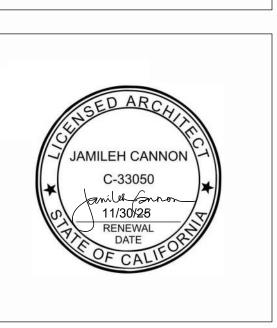
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Project number 20075

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Scale 1/8" = 1'-0"

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ELEVATIONS

A3.01

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Envision Housing - Salina

JAMILEH CANNON

C-33050

MILEMAN

11/30/28

RENEWAL

DATE

OF CALIFOR

467 & 4 Salinas,

ISSUES/ REVISIONS
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ELEVATIONS

A3.02



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SUBJECT PROPERTY

29' - 10"

MEP ROOF SCREEN BEYOND

26' - 1 1/2"

(N1)N2

Envision Housing - Salinas

JAMILEH CANNON

C-33050

11/30/28

RENEWAL
DATE

OF CALLED

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Scale 1/8" = 1'-0"

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ELEVATIONS

A3.03