



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave.
Santa Rosa, CA 95404

**DESIGN REVIEW AND PRESERVATION
BOARD
REGULAR MEETING AGENDA AND
SUMMARY REPORT - FINAL-REVISED
APRIL 16, 2026**

4:30 P.M.

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER LOCATED
AT 100 SANTA ROSA AVENUE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM BY VISITING,
[HTTPS://SRCITY-ORG.ZOOM.US/J/87360892833](https://srcity-org.zoom.us/j/87360892833) , OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 873 6089 2833**

3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

**Public Comment may be made live, in-person, during the meeting in the
Council Chamber or submitted in advance via email at DRPB@srcity.org
by 5:00 p.m. the Wednesday before the Design Review and Preservation
Board Meeting. Any written correspondence may be included in the
agenda before the meeting begins.**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY
BASED ON JUST CAUSE UNDER THE BROWN ACT, THE CITY
WILL ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM
LINK OR DIAL-IN NUMBER ABOVE.**

4:30 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

This time is reserved for any Board Member to announce remote participation under the “Just Cause” provision of Government Code Section 54953.8.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - December 18, 2025.

Attachments: [Draft Minutes - December 18, 2025](#)

4. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction the Design Review and Preservation Board. The public may comment on agenda items when the item is called. Each speaker is allowed up to three minutes.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

The Design Review & Preservation Board serves as the City’s authority on design review and historic/cultural preservation. The Board is charged with considering the location, design, site plan configuration, and the overall effect of proposed projects upon surrounding properties and the City in general, as well as considering proposed alterations to properties within the City’s Preservations Districts and designated landmarks. The Board shall compare proposed projects to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City’s Design Guidelines, architectural criteria for special areas, the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and other applicable City and State requirements.

5.2 BOARD MEMBER REPORTS

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTION)

Vice Chair Election

6. DEPARTMENT REPORTS

This time is reserved for City staff to provide a briefing on issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for consideration.

7. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

8. CONSENT ITEM(S)

None.

9. SCHEDULED ITEM(S)

- 9.1*** REPORT - CONCEPT DESIGN REVIEW - CREEKSIDE VILLAGE TOWNHOMES, Not a Project - 2327, 2611, 2809 MONTGOMERY DRIVE - PLN25-0526

BACKGROUND: REPORT - Concept Design Review application for feedback on the proposed development of 163 townhome-style condominium units on an approximately 14.91-acre site distributed over a series of three-story buildings. Proposed on-site parking is 326 covered stalls and 55 uncovered stalls, as well as 25 off-site street parking stalls, adjacent to the project site. Project site includes the Carrillo Adobe, a designated historic landmark.

PRESENTED BY: Sheila Wolski, Project Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Project Narrative](#)
[Attachment 3 - Concept DR Plans](#)
[Attachment 4 - Public Comments](#)
[Presentation](#)
[Presentation - Applicant \(Uploaded 4-13-2026\)](#)
[Public Comments \(Uploaded 4-13-2026\)](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

**Design Review and Preservation
Board**

- FINAL-REVISED

APRIL 16, 2026

In compliance with Zoning Code Section 20-62, the decision of the Design Review and Preservation Board is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at (707) 543-4645 (TTY Relay at 711) or Cschnepper@srcity.org. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.

Any writings or documents provided to the Design Review and Preservation Board prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.



City of Santa Rosa

Text File

File Number: 26-202DRPB

Agenda Date: 4/16/2026

Version: 1

Status: In Committee

In Control: Design Review and Preservation Board

File Type: DRPB - Minutes

Agenda Number: 3.1



**Design Review and Preservation Board
Regular Meeting Minutes - Draft**

Thursday, December 18, 2025

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Jones-Carter called the meeting to order at 4:30 p.m.

Present 5 - Chair Melanie Jones-Carter, Vice Chair Adam Sharron, Board Member Sher Ennis, Board Member Drew Fagent, and Board Member Drew Weigl

Absent 1 - Board Member Ingrid Anderson

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - November 6, 2025.

Approved as submitted.

3.2 Design Review Board - Draft Minutes - February 6, 2025.

Approved as submitted.

3.3 Cultural Heritage Board - Draft Minutes - July 17, 2024.

Approved as submitted.

4. PUBLIC COMMENTS

There were no public comments.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Jones-Carter read aloud the Statement of Purpose.

5.2 BOARD MEMBER REPORTS

Board Member Weigl reported that he is resigning from the Design Review and Preservation Board.

Vice Chair Sharron reported on his time serving on the Design Review and Preservation Board with Board Member Weigl.

There were no public comments.

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTION)

None.

6. DEPARTMENT REPORTS

Staff Liaison Kristina Toomians reported on Board Members Weigl time served on the Board.

There were no public comments.

7. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

None.

8. CONSENT ITEM(S)

None.

9. SCHEDULED ITEM(S)

9.1* PUBLIC HEARING - LAGO FRESCA APARTMENTS - DESIGN REVIEW - 2445 SUMMERFIELD RD, 4744 HOEN AVE - DR22-037

BACKGROUND: Major Design Review for Lago Fresca Apartments, a 50-unit multifamily project in four separate 3-story buildings. Four (4) of the 50 units are designated for very low-income residents. This project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Design Review and Preservation Board, by resolution, approve Design Review for the Lago Fresca project, a 50-unit multifamily residential development located at 2445 Summerfield Road and 4744 Hoen Avenue.

PRESENTED BY: Monet Sheikhali, Supervising Planner.

Ex Parte Disclosures: None.

Project Planner Sheikhali presented.

Applicant representatives presented.

Staff and applicant representatives responded to Board Member questions.

Chair Jones-Carter opened the Public Hearing at 5:06 p.m.

Member of the public spoke in opposition of this project.

Janice Karrman spoke in opposition of the project.

Member of the public spoke in opposition of the project.

Grant spoke in opposition of the project.

Steve Schwartz spoke in opposition of the project.

Mindy Shambow spoke in opposition of the project.

Rebecca Hopper spoke in opposition of the project.

George Stinger spoke in opposition of the project.

Robert Osling spoke in opposition of the project.

Ahmad Amadi spoke in opposition of the project.

Iris Osling spoke in opposition of the project.

Member of the public spoke in opposition of the project.

Chair Jones-Carter closed the Public Hearing at 5:37 p.m.

Staff and applicant representatives responded to Board Member questions.

Board Members discussed recommended changes.

A motion was made by Vice Chair Sharron, seconded by Board Member Fagent, to waive reading of the text and adopt as amended:

RESOLUTION NO. DRPB - RES - 2025-003 ENTITLED: RESOLUTION OF THE DESIGN REVIEW AND PRESERVATION BOARD OF THE CITY OF SANTA ROSA APPROVING DESIGN REVIEW FOR THE LAGO FRESCO PROJECT, A 50-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE, ASSESSOR'S PARCEL NO. 014-361-028, AND -029, FILE NO. DR22-037 (PRJ22-019).

The motion carried by the following vote:

Yes: 4 - Chair Jones-Carter, Vice Chair Sharron, Board Member Ennis and Board Member Fagent

No: 1 - Board Member Weigl

Absent: 1 - Board Member Anderson

10. ADJOURNMENT

Chair Jones-Carter adjourned the meeting at 6:52 p.m.



City of Santa Rosa

Text File

File Number: 26-001DRPB

Agenda Date: 4/16/2026

Version: 1

Status: In Committee

In Control: Design Review and Preservation Board

File Type: DRPB - Agenda Item

Agenda Number: 9.1*

CITY OF SANTA ROSA
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 STAFF REPORT FOR DESIGN REVIEW AND PRESERVATION BOARD

April 16, 2026

PROJECT TITLE

Creekside Village Townhomes

APPLICANT

Mark Pilarczyk, Swenson

ADDRESS/LOCATION

2327, 2611, 2809 Montgomery Drive

PROPERTY OWNER

Green Valley Corporation

ASSESSOR'S PARCEL NUMBER

013-400-004, -005, -006

FILE NUMBER

PLN25-0526

PROJECT SITE ZONING

PD 05-003

GENERAL PLAN DESIGNATION

Medium Density Residential

APPLICATION DATE

October 27, 2025

APPLICATION COMPLETION DATE

October 28, 2025

PROJECT PLANNER

Sheila Wolski

RECOMMENDATION

Provide comments and recommendations

PROPOSAL

Concept Design Review application for feedback on the proposed development of 163 townhome-style condominium units on an approximately 14.91-acre site distributed over a series of three-story buildings. Proposed on-site parking is 326 covered stalls and 55 uncovered stalls, as well as 25 off-site street parking stalls, adjacent to the project site. Project site includes the Carrillo Adobe, a designated historic landmark.

Attachments

- Attachment 1 – Disclosure Form
- Attachment 2 – Concept Design Review Project Narrative
- Attachment 3 – Plans
- Attachment 4 – Public Comments

DISCLOSURE FORM

(Form 3 of 5)

Project Title: Creekside VillageProject Address: 2327-2809 Montgomery Drive, Santa Rosa, CA**INTERESTED PARTIES:**

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals

Partnerships: Identify all general and limited partners

Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (Unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed).

LLCs: Identify all members, managers, partners, officers, and directors

Trusts: Identify all trustees and beneficiaries.

Option Holders: Identify all holders of options on the real property.

Full Name:	Address
Green Valley Corporation	777 North First Street, San Jose, CA 95112
Case B. Swenson, Trustee of the CBS&SS 2020 Trust U/T/A dated Decemb	777 North First Street, San Jose, CA 95112
Case B. Swenson, Trustee of the CBS&RS 2020 Trust U/T/A dated Decemb	777 North First Street, San Jose, CA 95112

AFFILIATED PARTIES:

In addition, please identify the name of each civil engineer, architect, and consultant for the project

Full Name:	Address:
David Meads	777 North First Street, San Jose, 95112
Fain Piran	777 North First Street, San Jose, 95112
Briana Morrison	15 3rd St, Santa Rosa, CA 95401
Cindy Omoth	15 3rd St, Santa Rosa, CA 95401
Jim Fain	15 3rd St, Santa Rosa, CA 95401

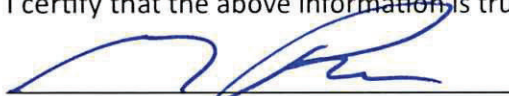
Rachelle Stewart	15 3rd St, Santa Rosa, CA 95401

Additional names and addresses attached:

YES NO

The above information shall be promptly updated by the applicant to reflect a change that occurs prior to final action.

I certify that the above information is true and correct:



Applicant Signature

10-22-25

Date

LEVINE ACT DISCLOSURE STATEMENT

INSTRUCTIONS: All persons shall include this Disclosure Form along with their application to the City. Failure to comply with this requirement may cause your application to be rejected. In the space provided below, please identify the applicable decision-making body with review authority over your application. Identify all the applicable officers and the amount of contribution given to each officer. Please see the City of Santa Rosa webpages for information regarding the members of the various decision-making bodies (City Council, Planning Commission, Design Review Board, Cultural Heritage Board, etc.). Any questions regarding the information required to be disclosed in this form should be directed to the City Attorney.

California Government Code section 84308, commonly referred to as the "Levine Act," precludes an elected or appointed officer of a local government agency from making, participating in, or in any way attempting to influence decisions by the agency if the officer receives any political contributions totaling more than \$500 in the 12 months preceding the decision, while the decision is pending, and for 12 months following the final decision by the agency, when the contribution is from any person that has a financing interest in the decision. This prohibition applies to: (a) any license, permit, or other entitlement for use considered by the local agency for any business, profession or trade, land use licenses and permits, and all other entitlements for use considered by the local agency; and (b) contributions made directly to the officer, received by the officer on behalf of any other officer, or received on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of any such contributions to be made by the applicant seeking the approval by the local agency.

LEVINE ACT DISCLOSURES:

1. Have you or your company, or any agent on behalf of you or your company, made any contributions of more than \$500 to any elected or appointed officer of the City Council,

Planning Commission or other decision-making body in the 12 months preceding the date your application was submitted to the City?

YES NO

If yes, please identify the specific elected or appointed officer by name, and indicate the amount of any such campaign contribution(s):

Name of Officer: _____

Name of Decision-Making Body: _____

Amount of Contribution: _____

2. Do you or your company, or any agent on behalf of you or your company, anticipate or plan to make any contributions of more than \$500 to any elected or appointed officer of the City Council, Planning Commission, or other applicable decision-making body after the date of the City's final decision on your application, or in the 12 months after the City's decision on the application?

YES NO

If yes, please identify the specific officer by name:

Name of Officer: _____

Name of Decision-Making Body: _____

NOTE: Answering yes to either of the two (2) questions above does not preclude the City of Santa Rosa from approving your application. It does, however, preclude the identified officer(s) from making, participating in, or in any way attempting to influence the decision. Failing to provide full and accurate information on this form may be grounds for denial of your application, may render an approval null and void, and other legal penalties.

DATE 3/27/26

Green Valley Corporation, dba Swenson

NAME OF COMPANY

Mark Pilarczyk, President of Development

NAME & TITLE

Mark Pilarczyk Digitally signed by Mark Pilarczyk
Date: 2026.03.27 11:40:53 -07'00'

SIGNATURE OF AUTHORIZED OFFICIAL

Proposed Project
Design Concept Narrative
Creekside Village Townhomes
2653 Montgomery Drive
Santa Rosa, CA

The Creekside Village Townhomes project is a new residential development consisting of 163 townhome-style condominium units on an approximately 14.91-acre site in Santa Rosa. The site is located between Montgomery Drive to the south and Santa Rosa Creek to the north, with Franquette Avenue to the east and Saint Eugene's Cathedral to the west.

The project includes the subdivision of three existing parcels to create a cohesive residential community while preserving key environmental and cultural features of the site, including a riparian corridor along Santa Rosa Creek and existing heritage trees.

The proposed development is designed to balance the need for new housing with sensitivity to the surrounding natural environment. The site planning responds to the creek edge by maintaining open space and integrating landscaped areas that enhance the natural setting.

Project Design

The project is organized as a townhome-style community with internal circulation, landscaped open spaces, and pedestrian-friendly pathways. The site design emphasizes connectivity, with clear circulation patterns for vehicles and pedestrians while creating a cohesive neighborhood environment.

Buildings are arranged to respect the natural features of the site, particularly the creek and riparian setbacks, while also creating a defined residential community. The layout incorporates open space areas and landscaping to provide visual relief and opportunities for outdoor use by residents.

Parking is provided on site and distributed throughout the development to serve the residential units while maintaining an efficient and functional site layout.

Architecture

The architectural design consists of townhome-style buildings that create a residential scale appropriate for the surrounding neighborhood. The buildings are designed with variation in massing, materials, and articulation to break down the scale and create visual interest throughout the community.

Material and color palettes will be coordinated across the development to create a cohesive identity while incorporating variation to avoid repetition. Architectural elements such as roof forms, façade articulation, and private entries contribute to a high-quality residential environment.

Placemaking / Livability

The project is designed to create a livable and connected residential community. Open space areas, landscaped corridors, and proximity to Santa Rosa Creek contribute to a strong sense of place and provide opportunities for passive recreation and outdoor enjoyment.

Pedestrian pathways and internal circulation promote walkability and connectivity throughout the site, while the preservation of natural features enhances the overall character of the development.

Landscape

The landscape design focuses on preserving existing natural features while introducing new plantings that complement the site. The riparian corridor along Santa Rosa Creek will be protected and enhanced, and existing heritage trees will be preserved where feasible.

New landscaping will include a mix of drought-tolerant and low-maintenance plantings that support long-term sustainability and reduce water usage.

Sustainability

The project will comply with applicable California energy and building standards, including Title 24. Sustainable design strategies will include energy-efficient building systems, water-efficient landscaping, and thoughtful site planning that reduces environmental impacts while enhancing resident comfort.

Concept Design Review

Creekside Village Townhomes

File No. PLN25-0526

2327, 2611, 2809 Montgomery Drive

April 16, 2026

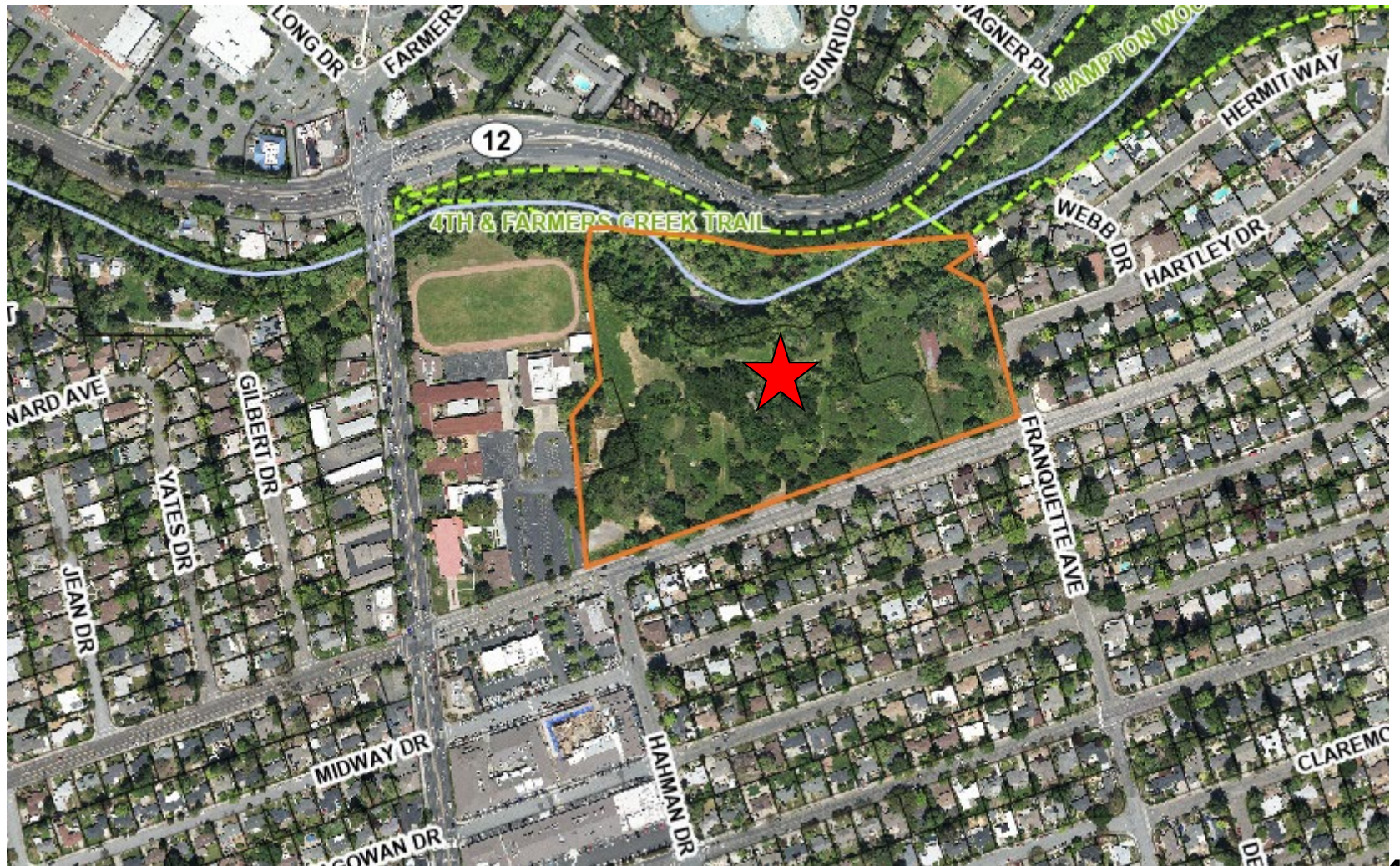
Sheila Wolski, Project Planner
Planning and Economic Development

- Not required, but recommended for complex projects
- Received prior to submittal of development application
- Does not include:
 - Environmental review
 - Staff analysis
 - Comments from other departments or agencies
- No formal actions or decisions will be made at this meeting
- Purpose of the meeting is to provide the opportunity to offer advice, suggestions and feedback on concept design

Concept Design Review for the proposed development of 163 townhome-style condominium units on an approximately 14.91-acre site distributed over a series of three-story buildings. Proposed on-site parking is 326 covered stalls and 55 uncovered stalls, as well as 25-off-site, on-street parking stalls adjacent to project site. Project site includes the Carrillo Adobe and a portion of Santa Rosa Creek.



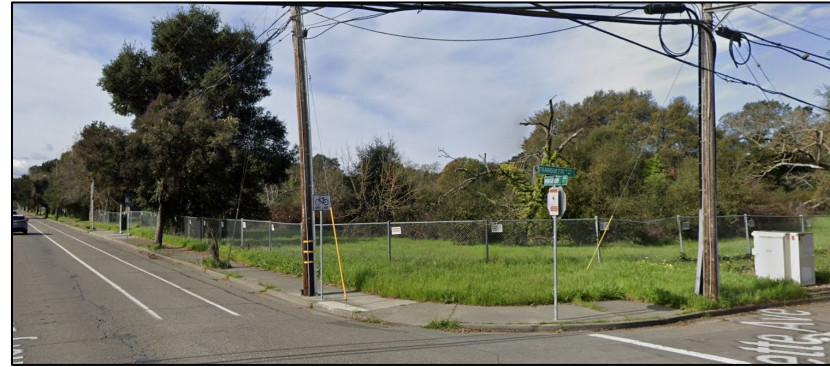
Neighborhood Context

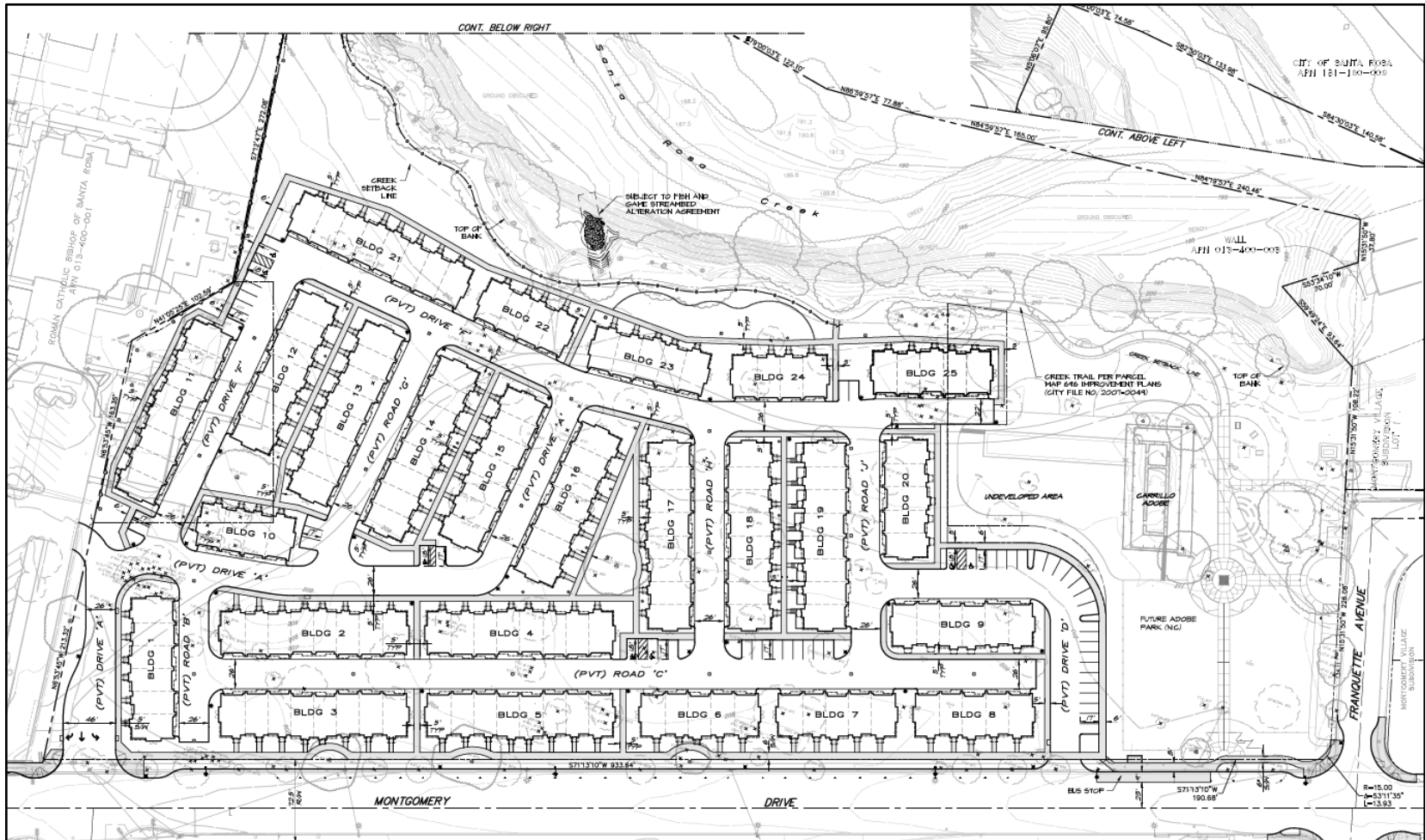




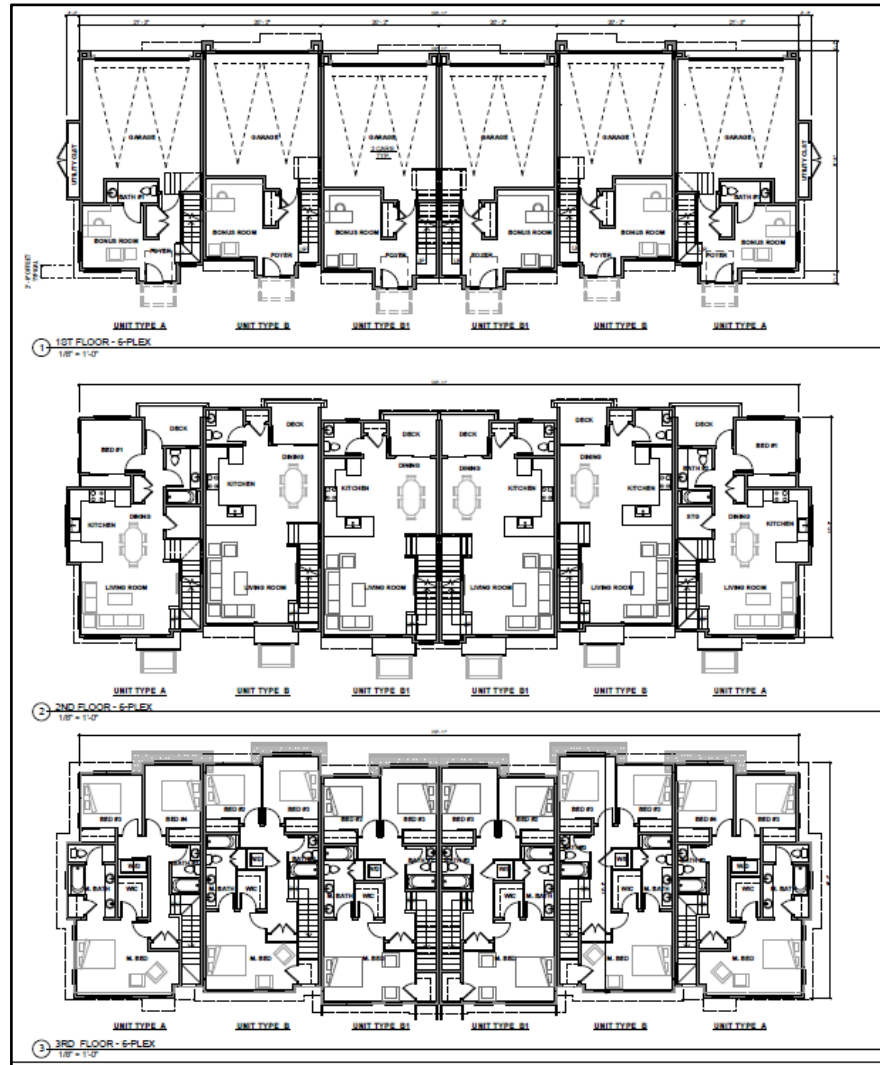
GP: Medium Residential
Zone: PD







Townhome Floor Plan 6-Plex



Conceptual Architecture 6-Plex



Landscaping, Amenities



“Not A Project”

The request for the Design Review and Preservation Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

The Applicant and the Planning and Economic Development Department are requesting the Design Review and Preservation Board provide comments and direction for the Creekside Village Townhomes project.

Sheila Wolski, Project Planner
Planning and Economic Development
swolski@srcity.org
(707) 543-4705

CREEKSIDE VILLAGE TOWNHOMES

2653 MONTGOMERY DRIVE, SANTA ROSA, CA 95405



Project Overview

Total Units

- 163 total units
- Includes 16 affordable units and 16 ADA-compliant units

Parking Provided

- Covered parking for all 163 units – 326 stalls
- On-site surface parking (includes 8 ADA stalls) – 55 stalls
- On-street parking – 25 stalls

Total parking provided – 406 stalls

Parking Ratio – 2.49

Project Details

- Total number of buildings: 25
- Total project area: 14.91 acres
- 10.93 Units per Acre

Previous Approval

- The site was previously approved in 2007 for 165 Multifamily units

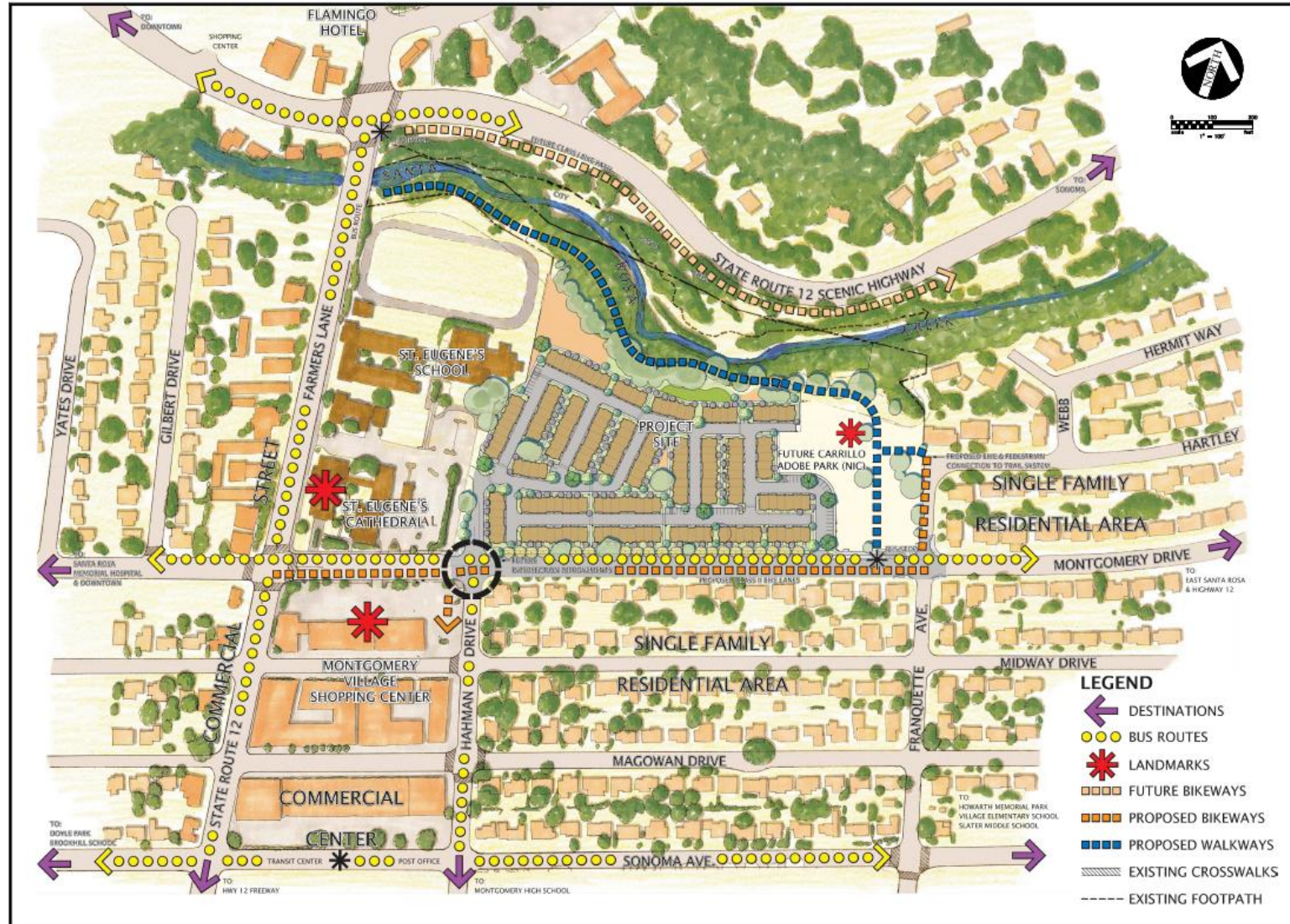
ECONOMIC BENEFIT TO THE CITY

- Based on the January 5, 2026 fee schedule from the City of Santa Rosa, the project is estimated to generate approximately \$11 million, subject to confirmation.
- The project is also projected to generate approximately \$1.7M in property annual tax revenue.

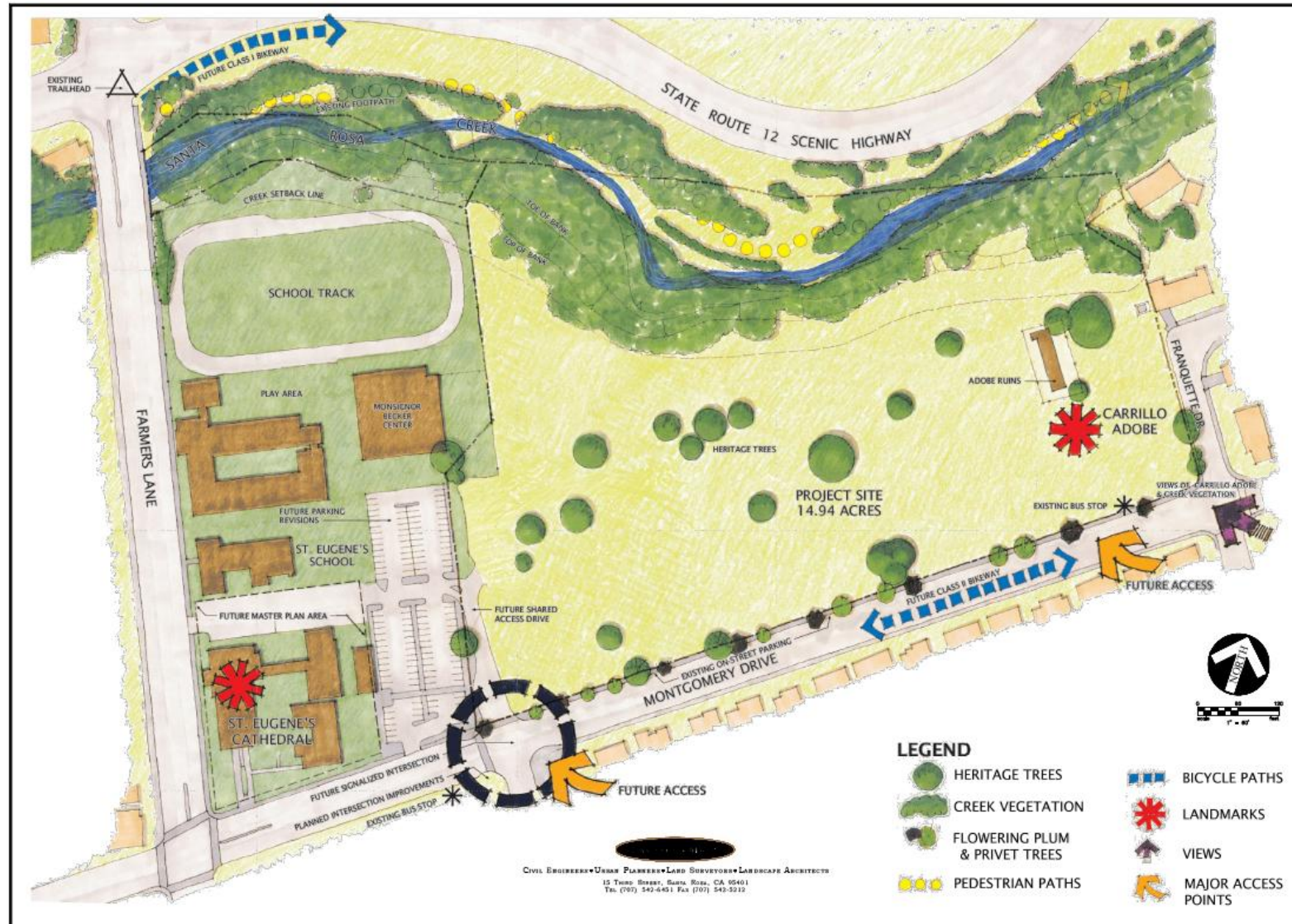
Site Plan



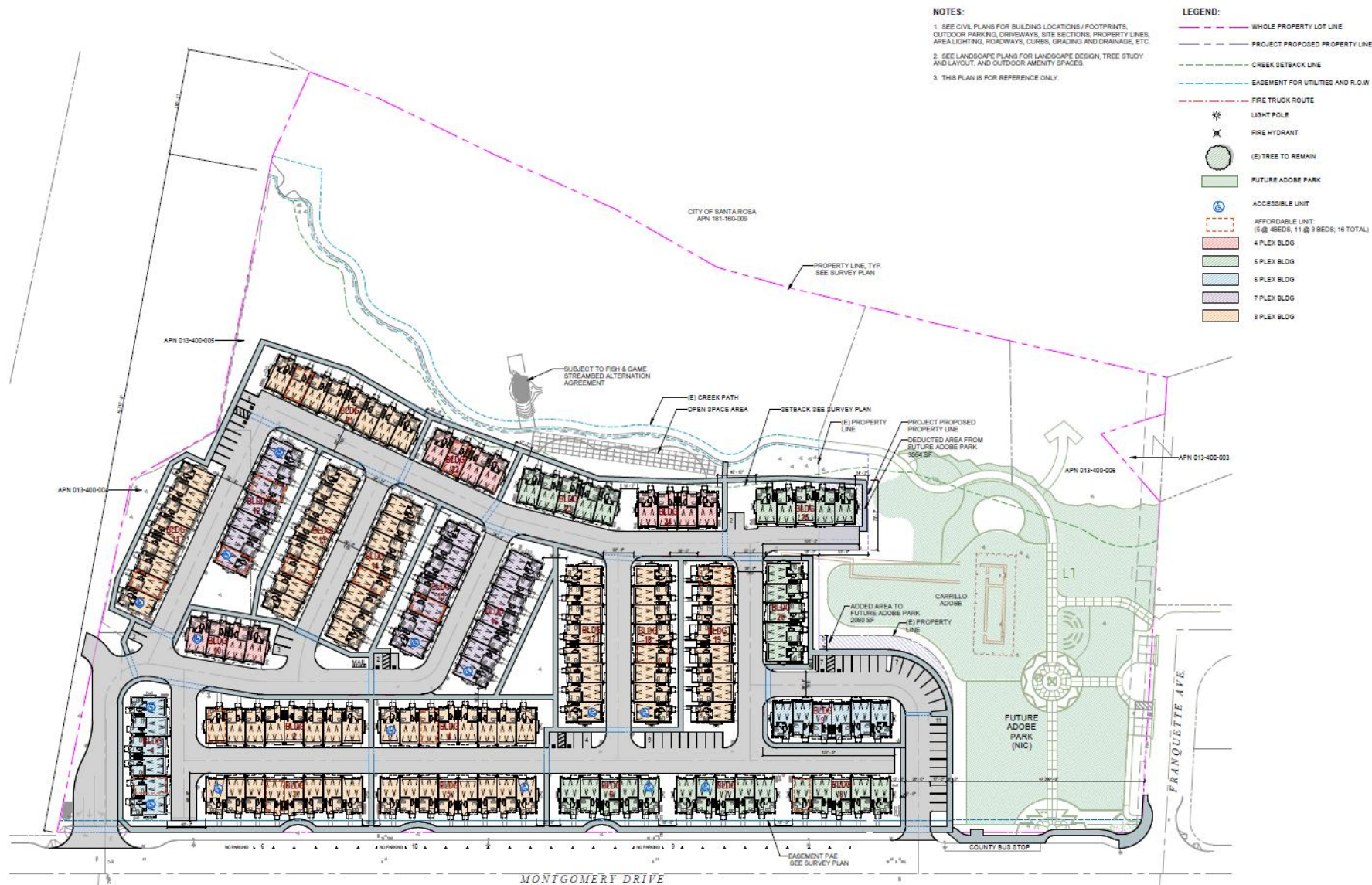
Neighborhood Context Map



Site Analysis

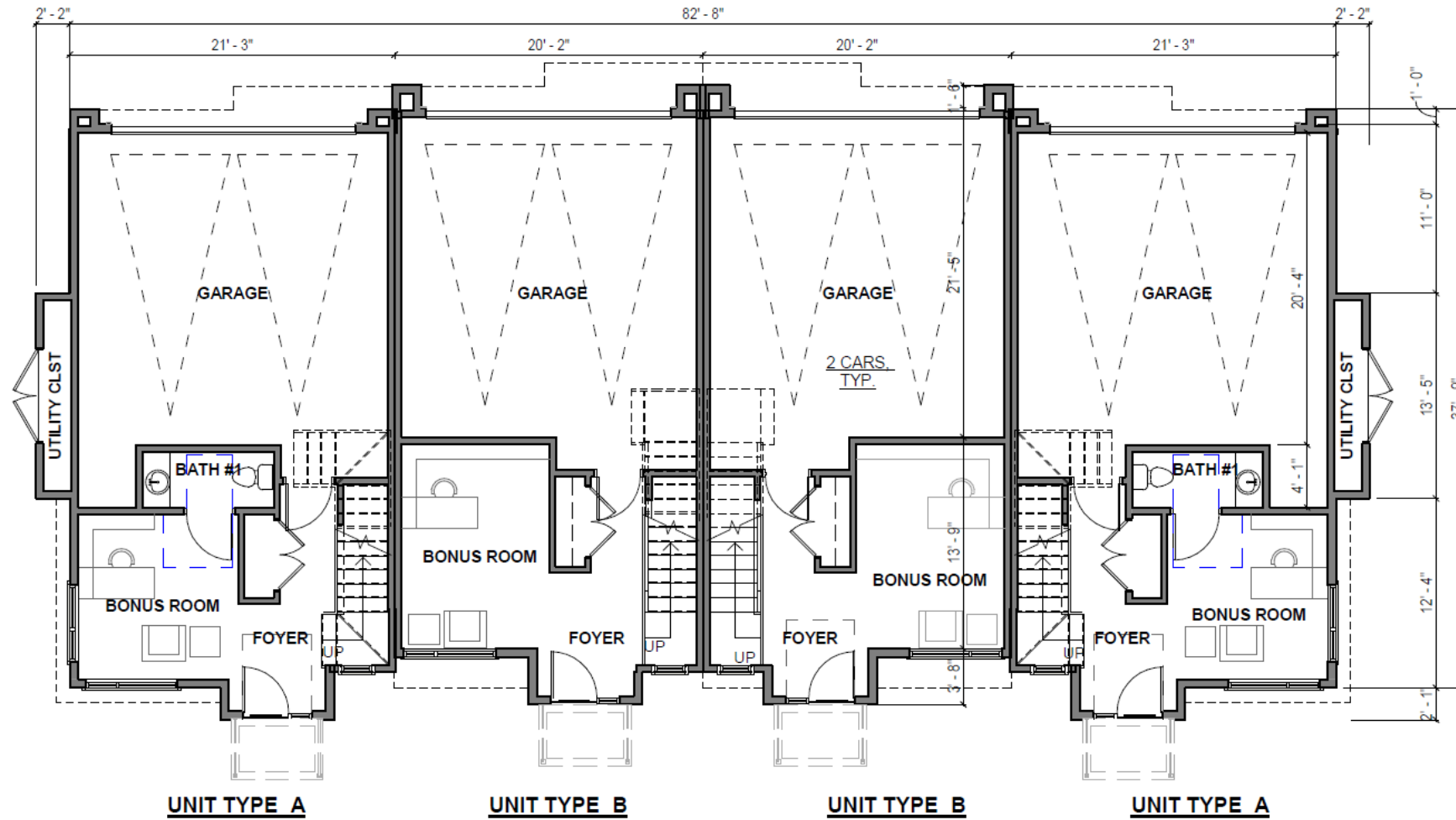


Site Analysis



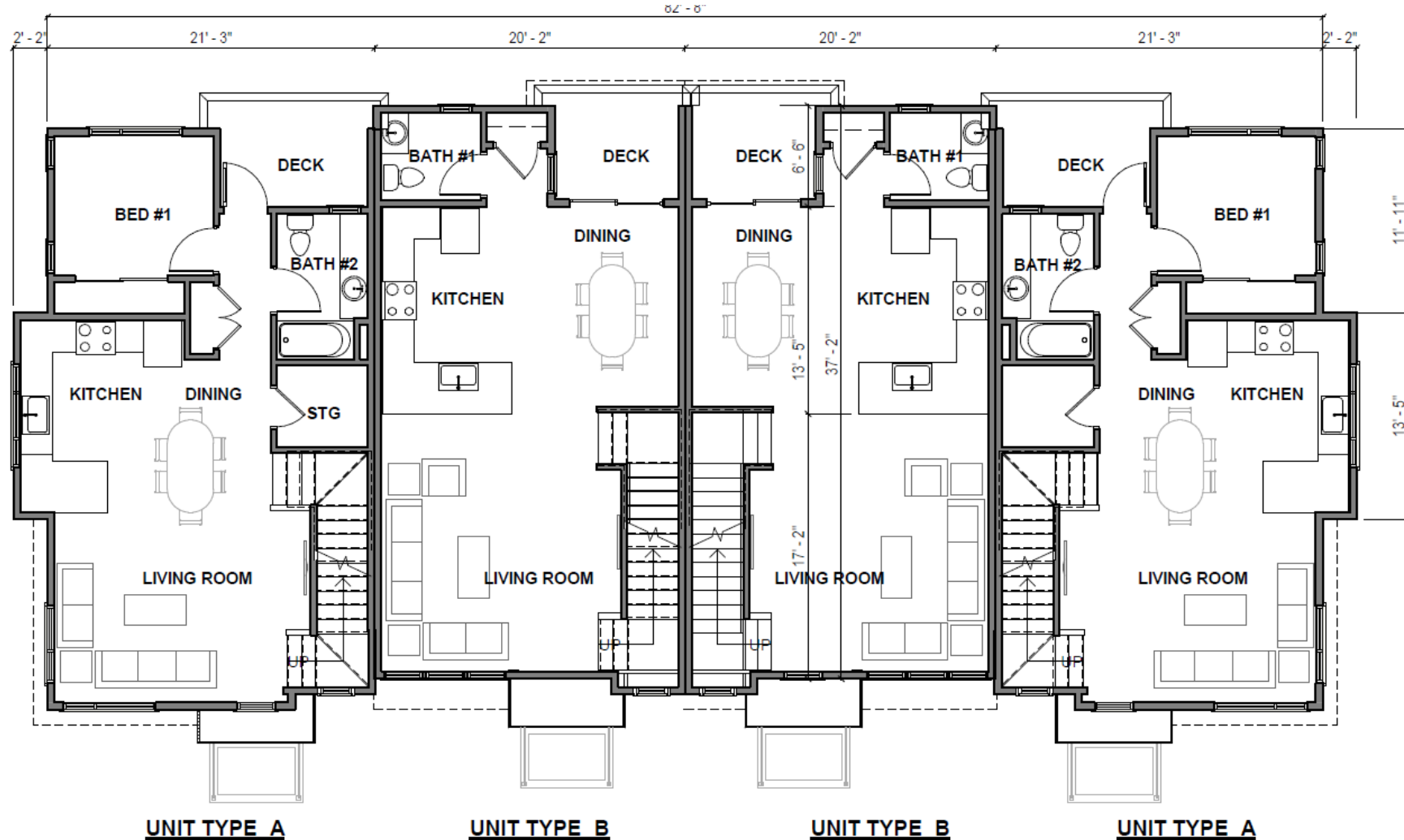


1st Floor Unit Layout for 4-Plex



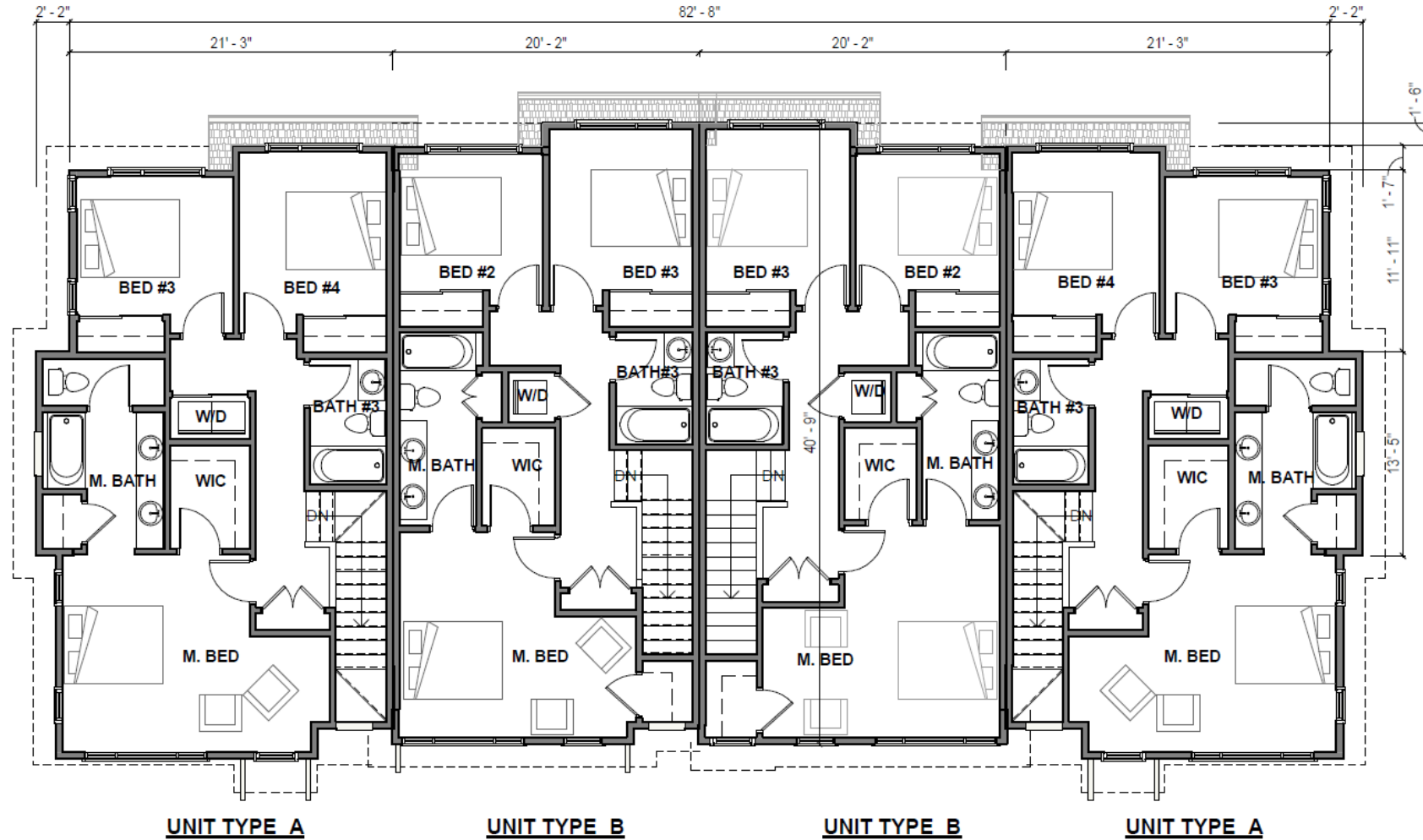
1 1ST FLOOR - 4-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 4-Plex



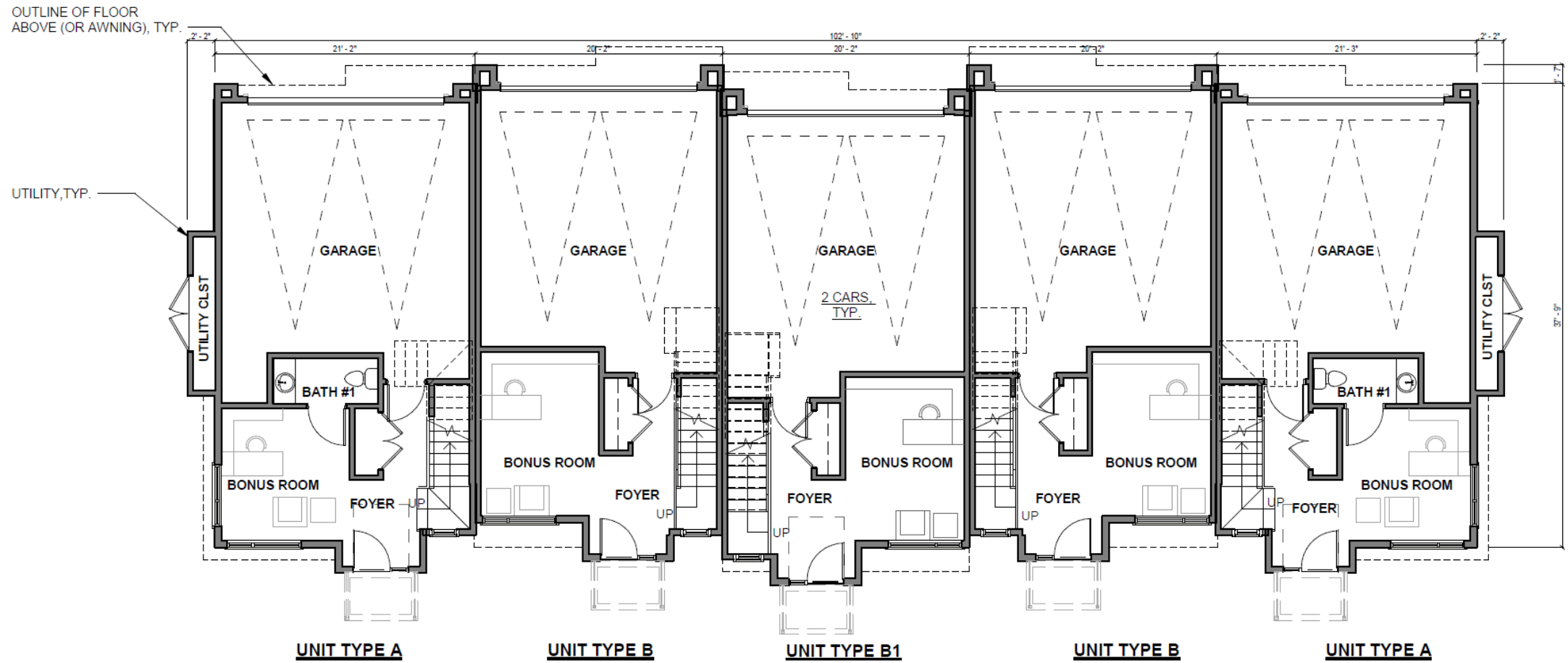
2 2ND FLOOR - 4-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 4-Plex



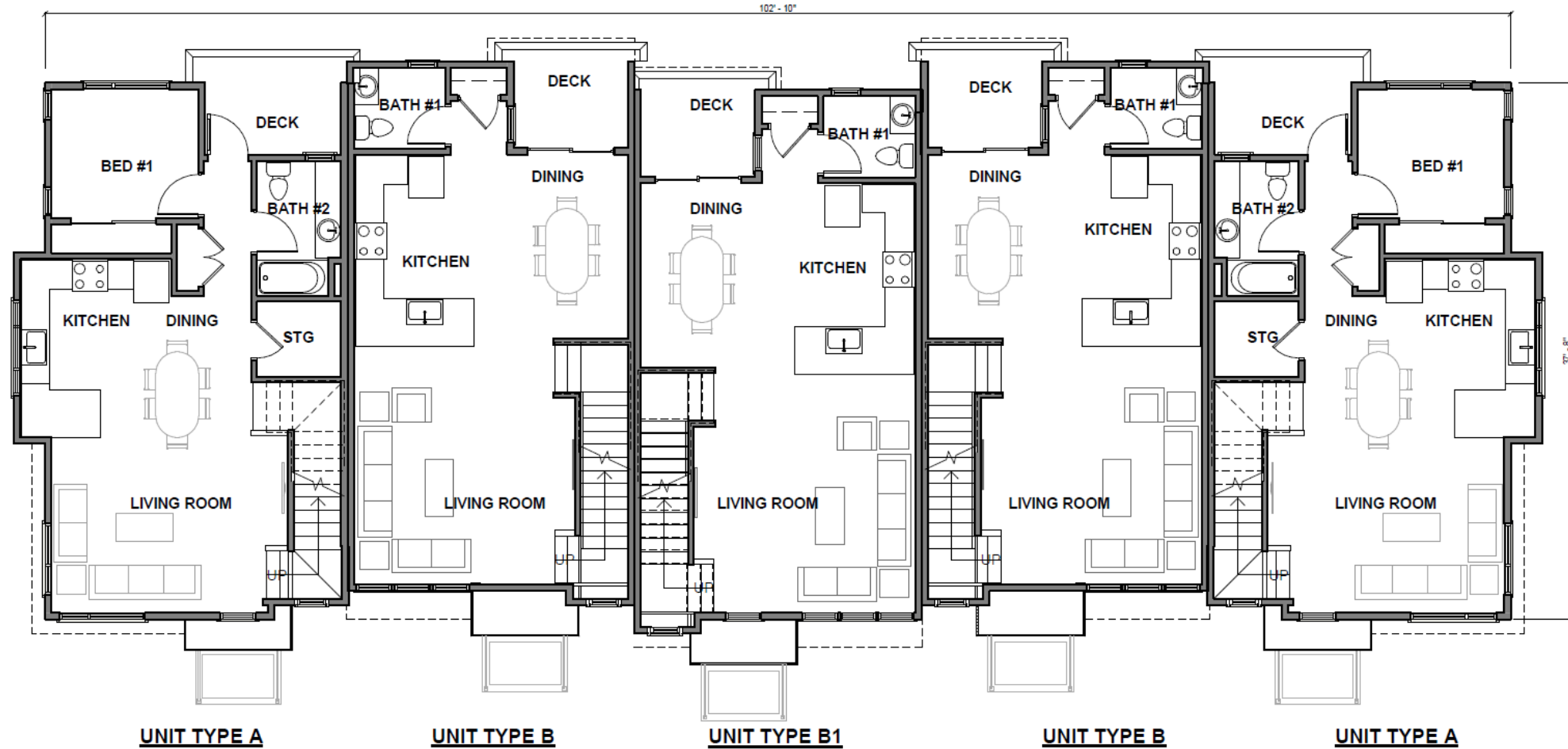
3 3RD FLOOR - 4-PLEX
1/8" = 1'-0"

1st Floor Unit Layout for 5-Plex



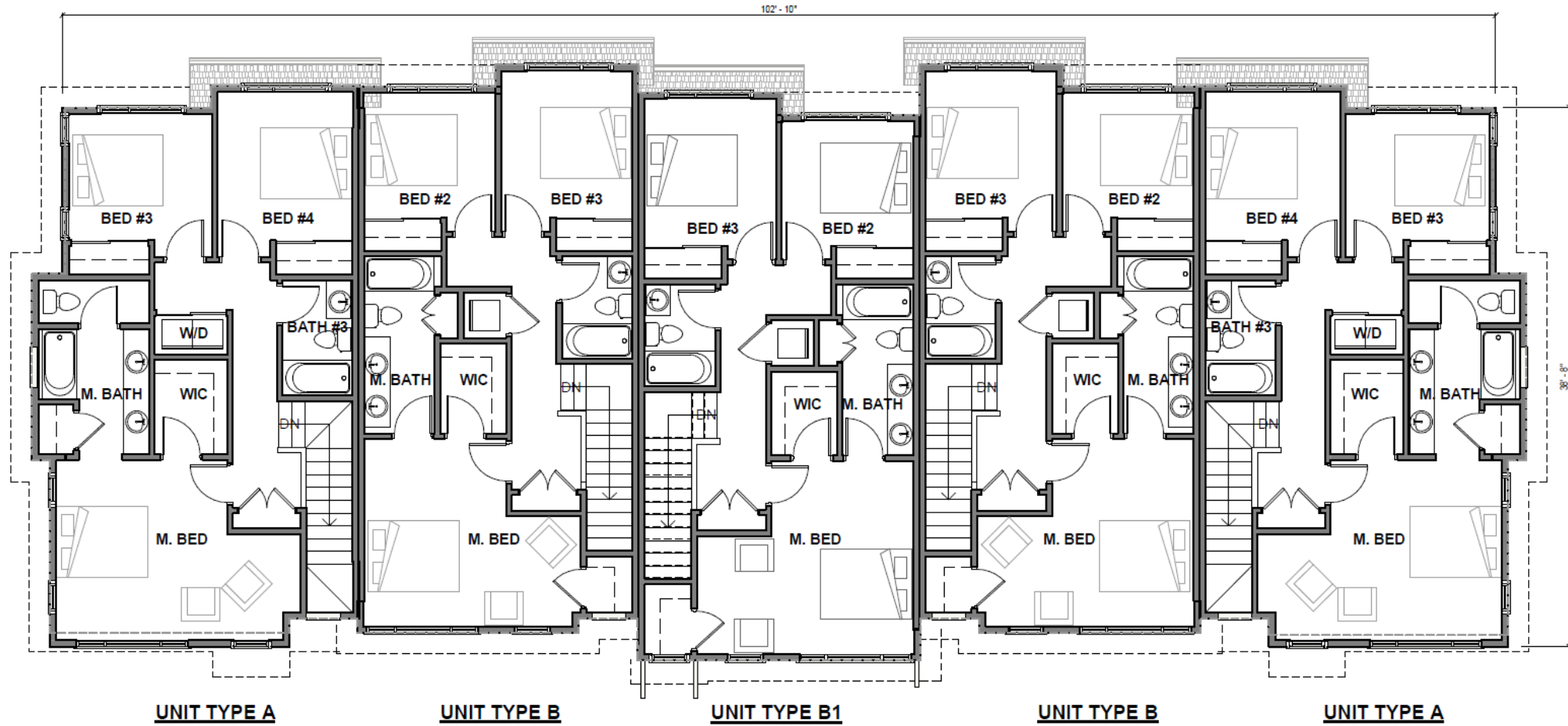
4 1ST FLOOR - 5-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 5-Plex



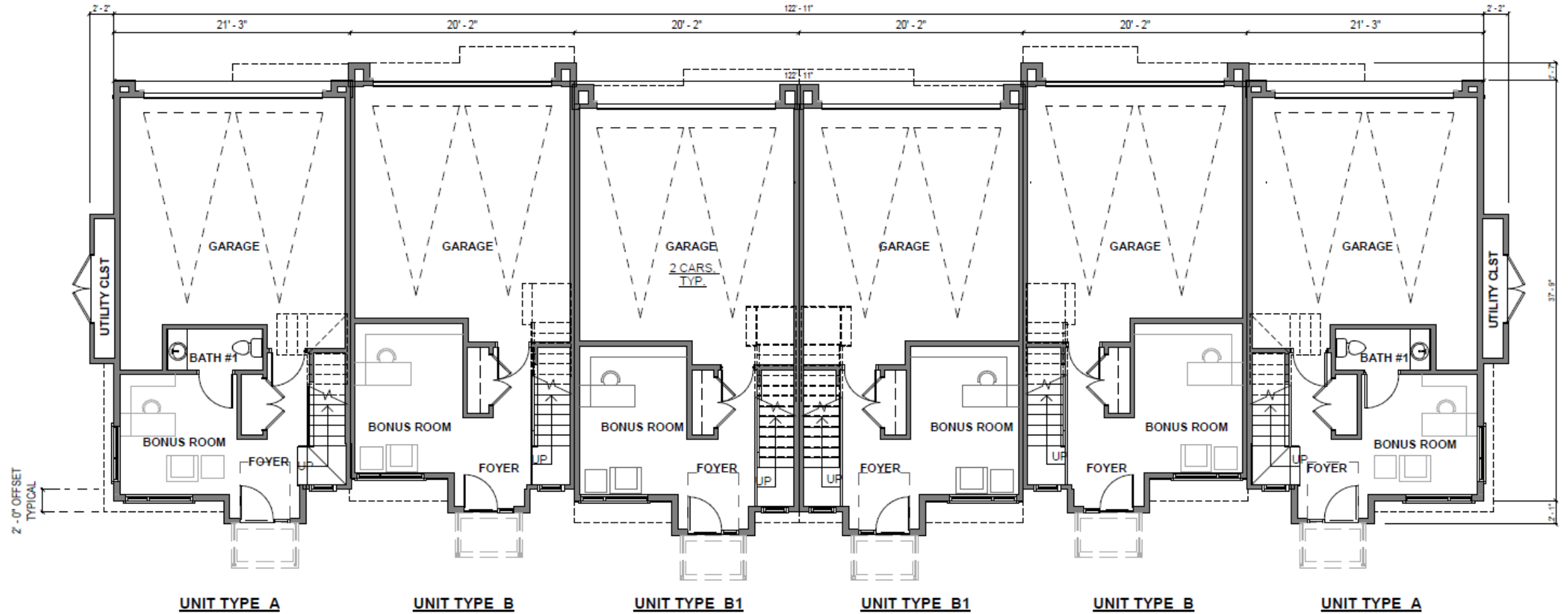
5 2ND FLOOR - 5-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 5-Plex



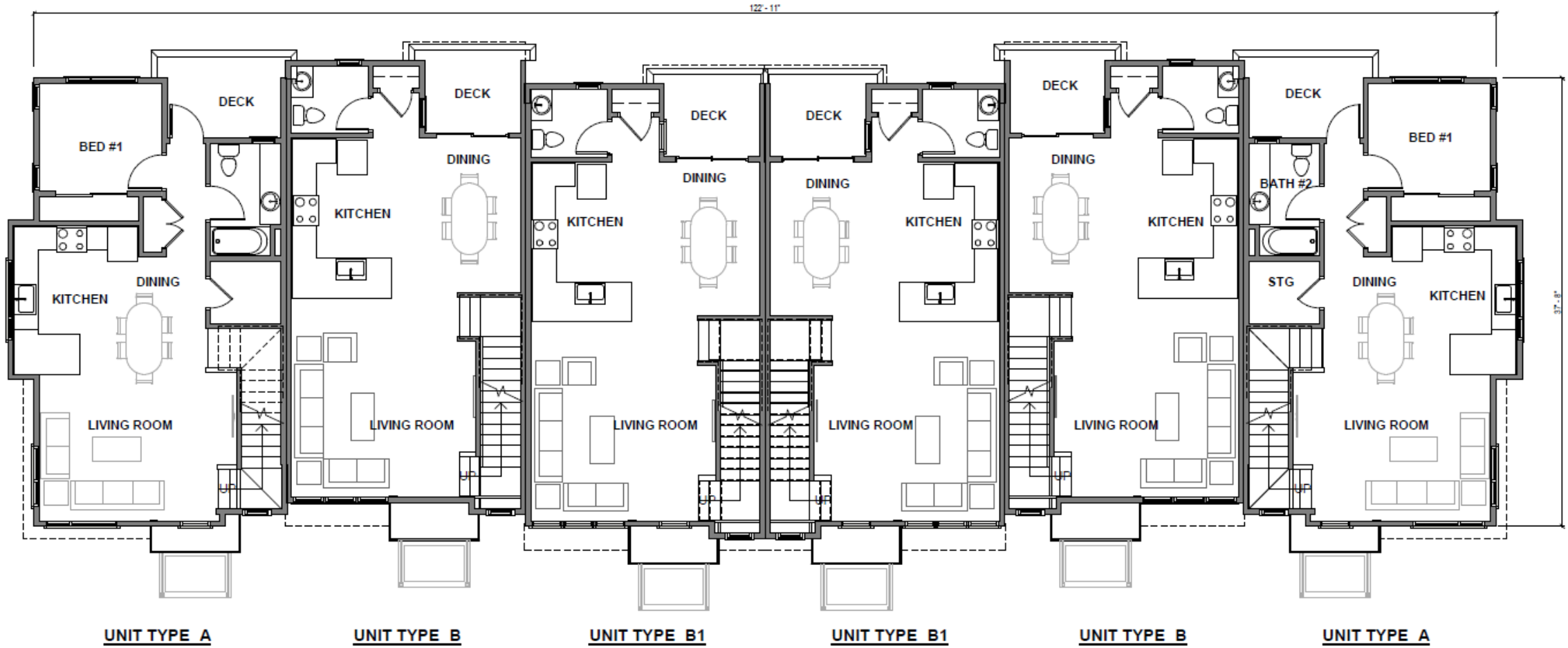
6 3RD FLOOR - 5-PLEX
1/8" = 1'-0"

1st Floor Unit Layout for 6-Plex



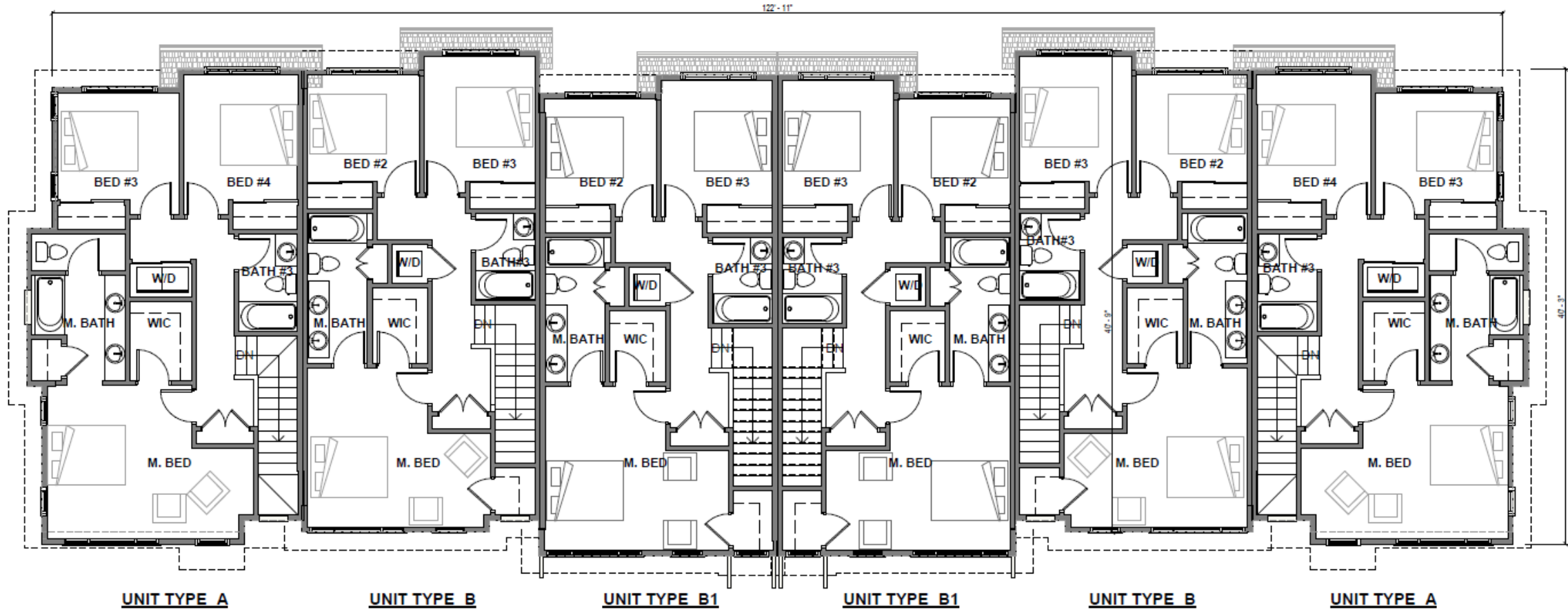
1 1ST FLOOR - 6-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 6-Plex



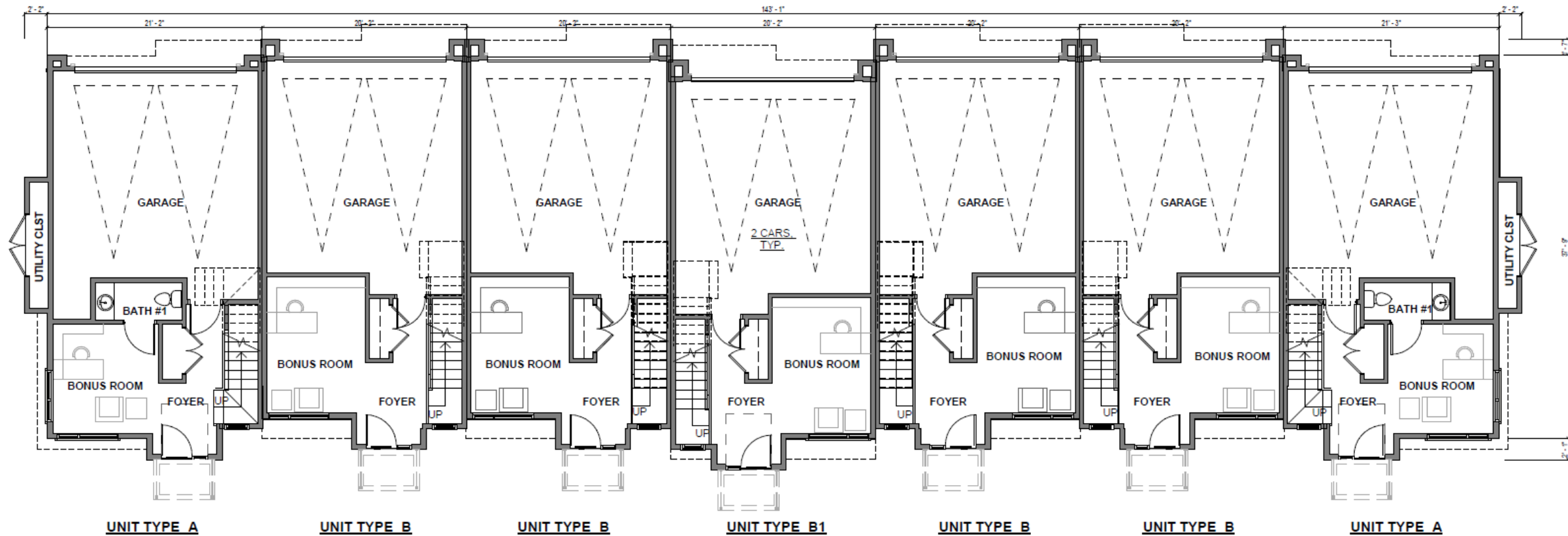
2 2ND FLOOR - 6-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 6-Plex



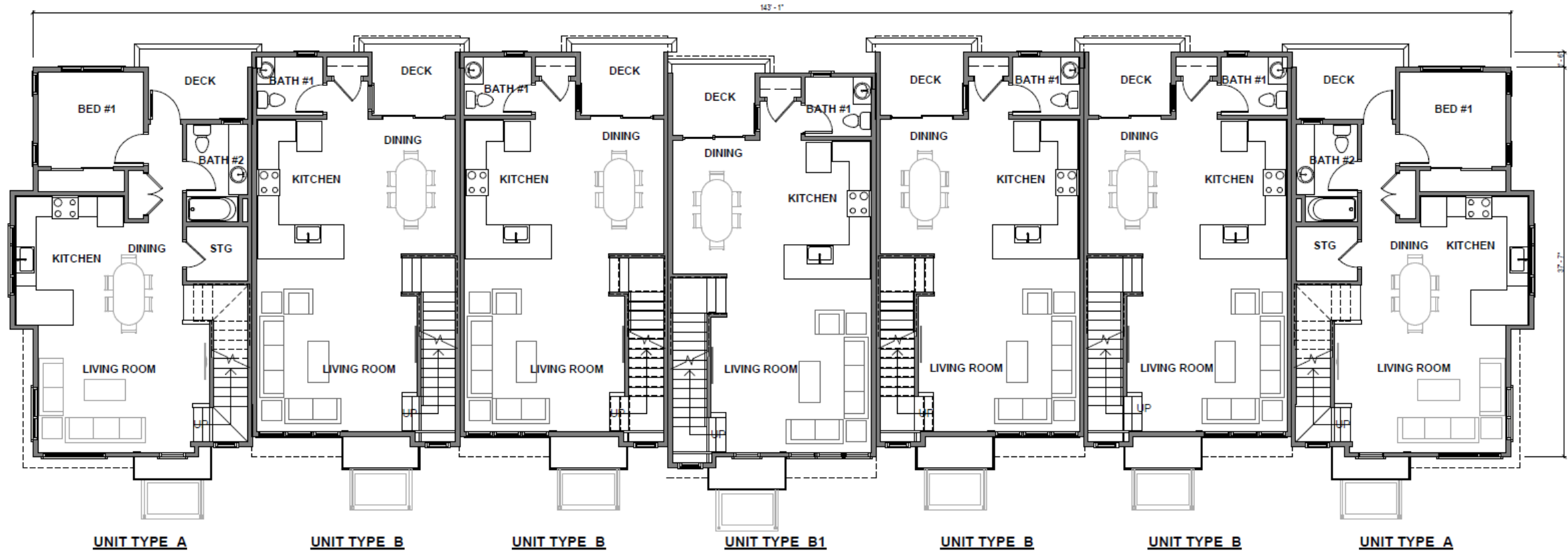
3 3RD FLOOR - 6-PLEX
1/8" = 1'-0"

1st Floor Unit Layout for 7-Plex



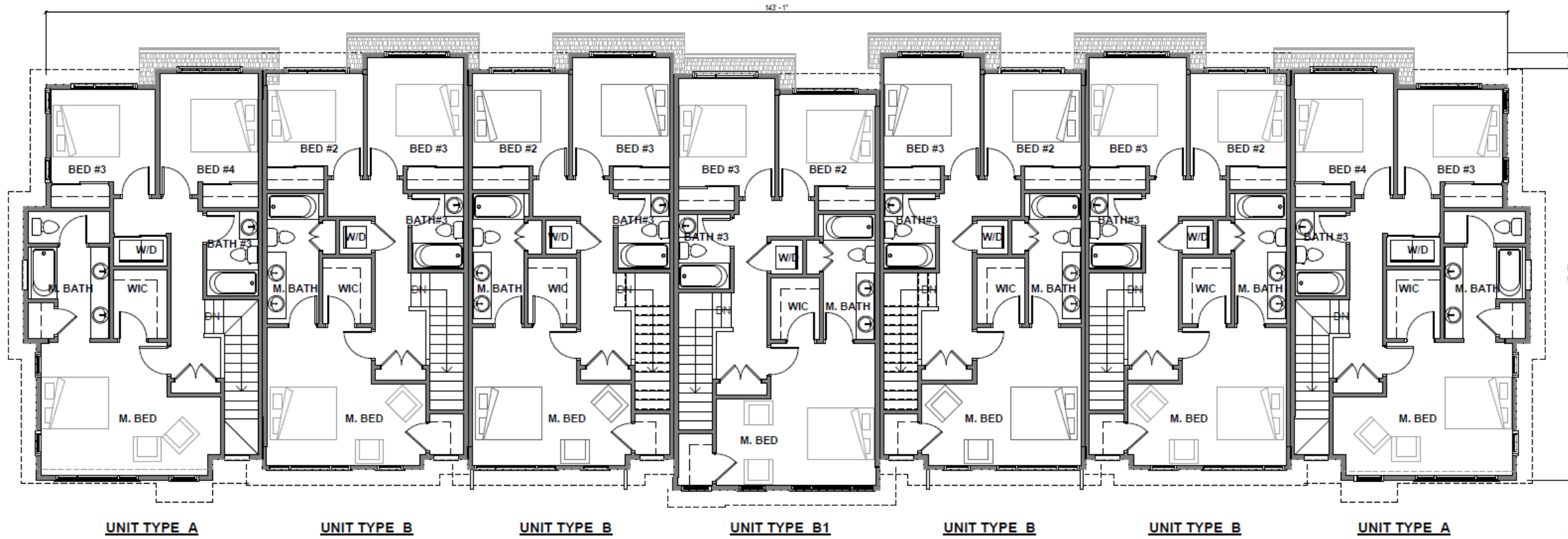
1 1ST FLOOR - 7-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 7-Plex



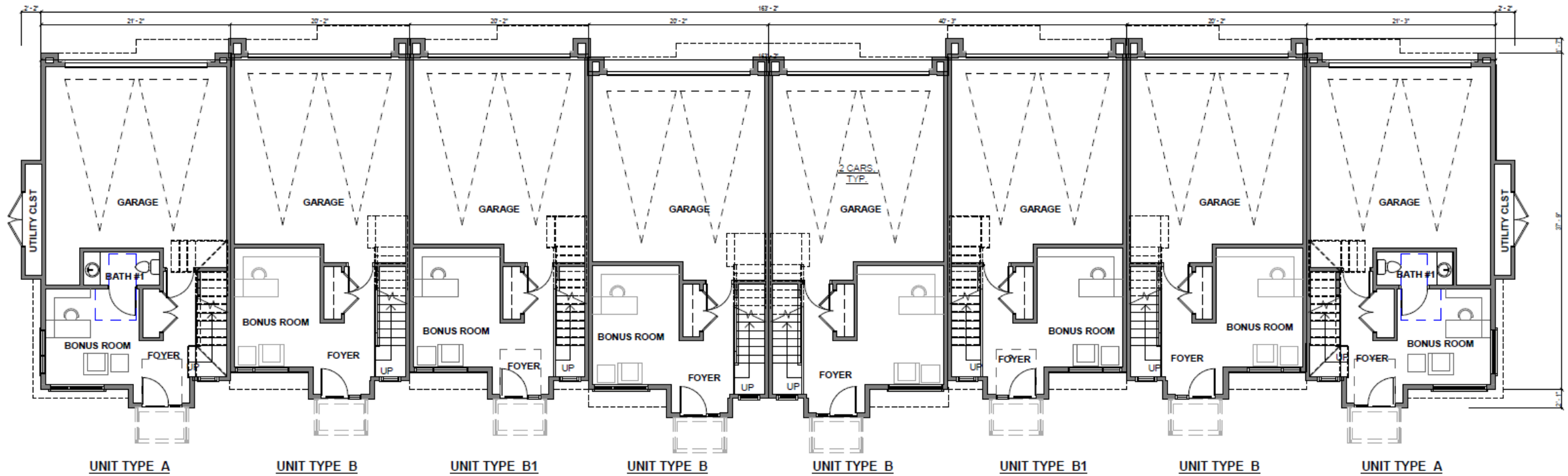
2 2ND FLOOR - 7-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 7-Plex



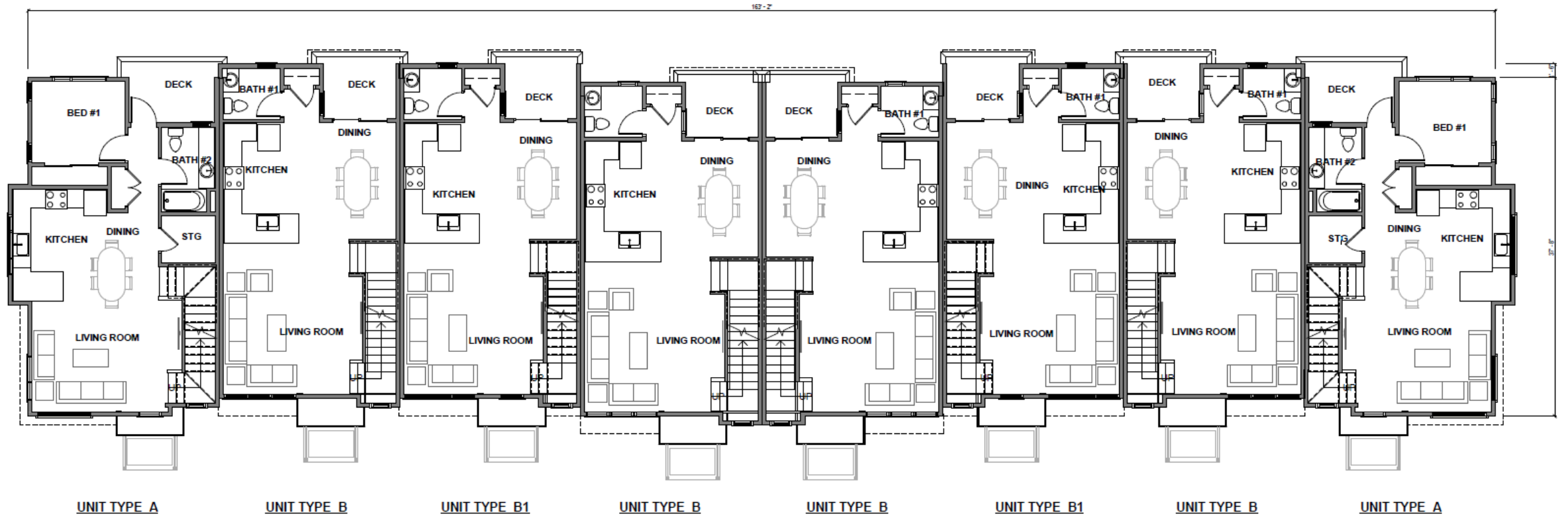
3 3RD FLOOR - 7-PLEX
1/8" = 1'-0"

1st Floor Unit Layout for 8-Plex



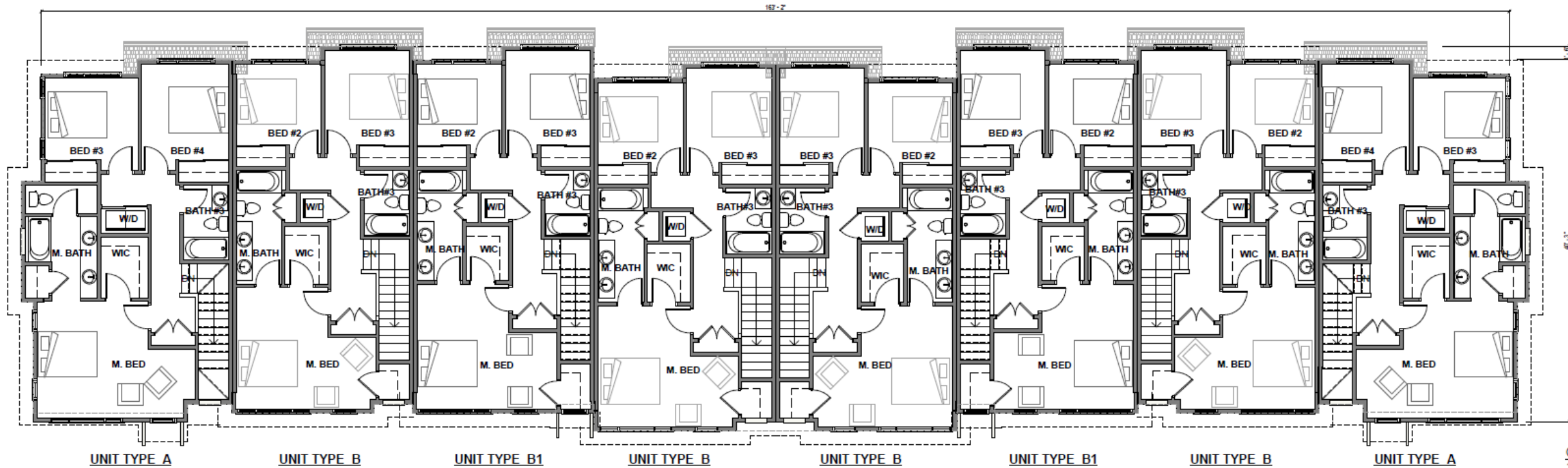
① 1ST FLOOR - 8-PLEX
1/8" = 1'-0"

2nd Floor Unit Layout for 8-Plex



2 2ND FLOOR - 8-PLEX
1/8" = 1'-0"

3rd Floor Unit Layout for 8-Plex



3 3RD FLOOR - 8-PLEX
1/8" = 1'-0"

4-Plex Front Elevation



1 4-PLEX - FRONT ELEVATION
1/8" = 1'-0"

4-Plex Side Elevation



2 4-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 4-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

4-Plex Rear Elevation



4 4-PLEX - REAR ELEVATION
1/8" = 1'-0"

GENERAL NOTES

5-Plex Front Elevation



① 5-PLEX - FRONT ELEVATION
1/8" = 1'-0"

5-Plex Side Elevation



2 5-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 5-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

5-Plex Rear Elevation



4 5-PLEX - REAR ELEVATION
1/8" = 1'-0"

6-Plex Front Elevation



1 6-PLEX - FRONT ELEVATION
1/8" = 1'-0"

6-Plex Side Elevation



2 6-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 6-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

6-Plex Rear Elevation



4 6-PLEX - REAR ELEVATION
1/8" = 1'-0"

7-Plex Front Elevation



① 7-PLEX - FRONT ELEVATION
1/8" = 1'-0"

7-Plex Side Elevation



② 7-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



③ 7-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

8-Plex Front Elevation



1 8-PLEX - REAR ELEVATION
1/8" = 1'-0"

8-Plex Side Elevation



2 8-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 8-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"

8-Plex Rear Elevation



4 8-PLEX - NORTH ELEVATION
1/8" = 1'-0"





Thank you!

