

THE ARBORS

DESIGN REVIEW
BOARD

JANUARY 5,
2023

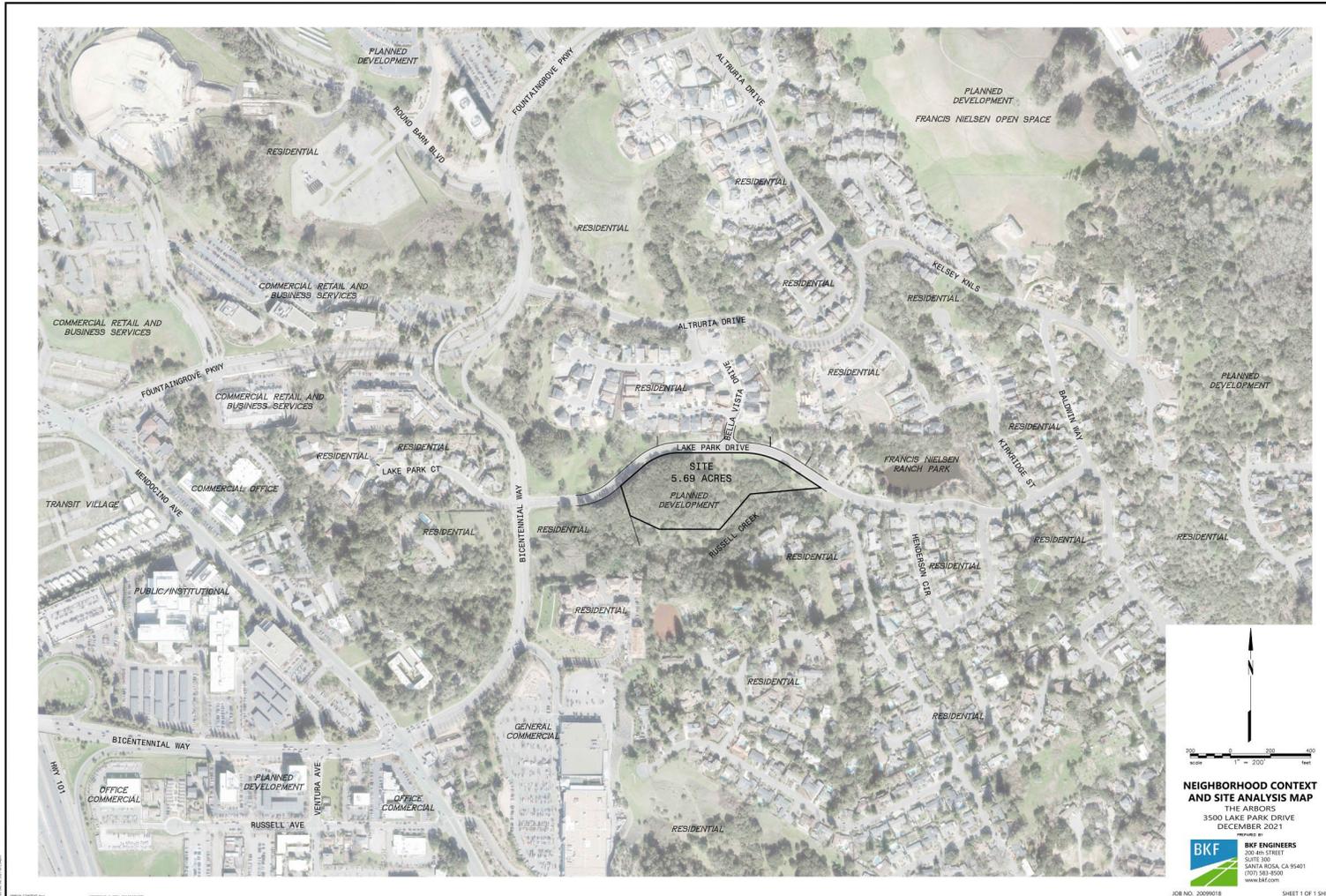
THE ARBORS: BRIEF HISTORY

- The Arbors is part of the Nielsen Ranch Development
- The Overall Site Development Plan was approved by the Planning Commission in 1992
- The Plan consisted of:
 - Approximately 100 detached single-family homes
 - Lake at Nielsen Park
 - 10 acres of Open Space/Park
 - Condominiums/Townhouses

THE ARBORS SUBDIVISION

- The Arbors Subdivision was approved by the Planning Commission on April 8, 2010
- The Approved and Recorded Arbors Subdivision is:
 - A 37-lot single-family attached residential subdivision consisting of:
 - 14 duets (28 lots) and
 - 3 lots of three attached homes (9 lots)
 - Five Building Types and a total of 8 floor plans
 - Building sizes range from 2,546 sq. ft. to 1,851 sq. ft.
 - All units are two-story with attached garages

NEIGHBORHOOD CONTEXT



SURROUNDING NEIGHBORHOOD: BELLA VISTA DRIVE



SURROUNDING NEIGHBORHOOD: LAKE PARK DRIVE



SURROUNDING NEIGHBORHOOD: HOMES ACROSS FROM THE PROJECT



SITE MAP



SITE PLAN FOR THE ARBORS



M.A. Adams & Co. Inc.
Professional Engineer
No. 10000
10000

THE ARBORS
SANTA ROSA CALIFORNIA
THE CEBRERIAN GROUP
NO. 10000
10000

SITE PLAN

DATE: 10/10/10

SCALE: 1" = 40'

PROJECT NO. 10000

11/10/10

A-S

UNIT DISTRIBUTION

Building Type	Plan	Square Footage	Lot Number
I	G	2518	2, 4
	H	2546	1, 3
II	F	2461	5, 6, 18, 19, 20, 21, 36, 37
III	A	1851	25, 27, 29, 8, 9, 15, 17
	B	1970	24, 26, 28, 7, 10, 14, 16
IV	A	1851	35, 32, 13
	B	1970	33, 30, 11
	C	2019	34, 31, 12
V	D	2098	23
	E	2005	22

ARCHITECTURE: BUILDING TYPE I



2546

2518

Front Elevation



2518

2546

Rear Elevation



Right Side Elevation - 2518



Left Side Elevation - 2546

ARCHITECTURE: BUILDING TYPE II



Front Elevation



Rear Elevation

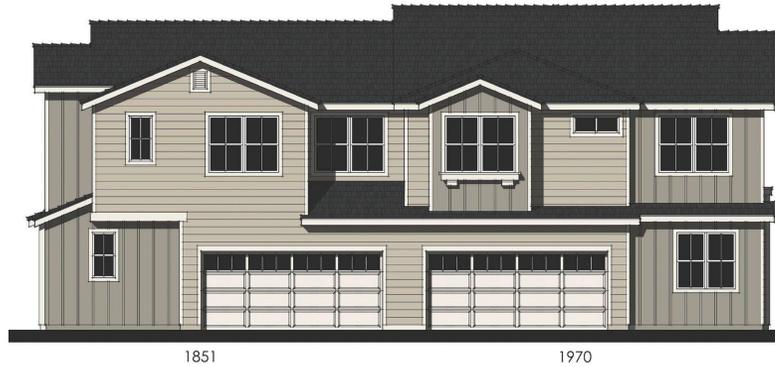


Left Side Elevation - 2461



Right Side Elevation - 2461

ARCHITECTURE: BUILDING TYPE III



Rear Elevation



Right Side Elevation-1851



Front Elevation



ARCHITECTURE: BUILDING TYPE IV



1970

2019

1851

Front Elevation



1851

2019

1970

Rear Elevation



Left Side Elevation - 1970



Right Side Elevation - 1851

ARCHITECTURE: BUILDING TYPE V



Left Side Elevation - 2005



Front Elevation



Right Side Elevation - 2098



Rear Elevation