

# THE ARBORS

DESIGN REVIEW  
BOARD

JANUARY 5,  
2023

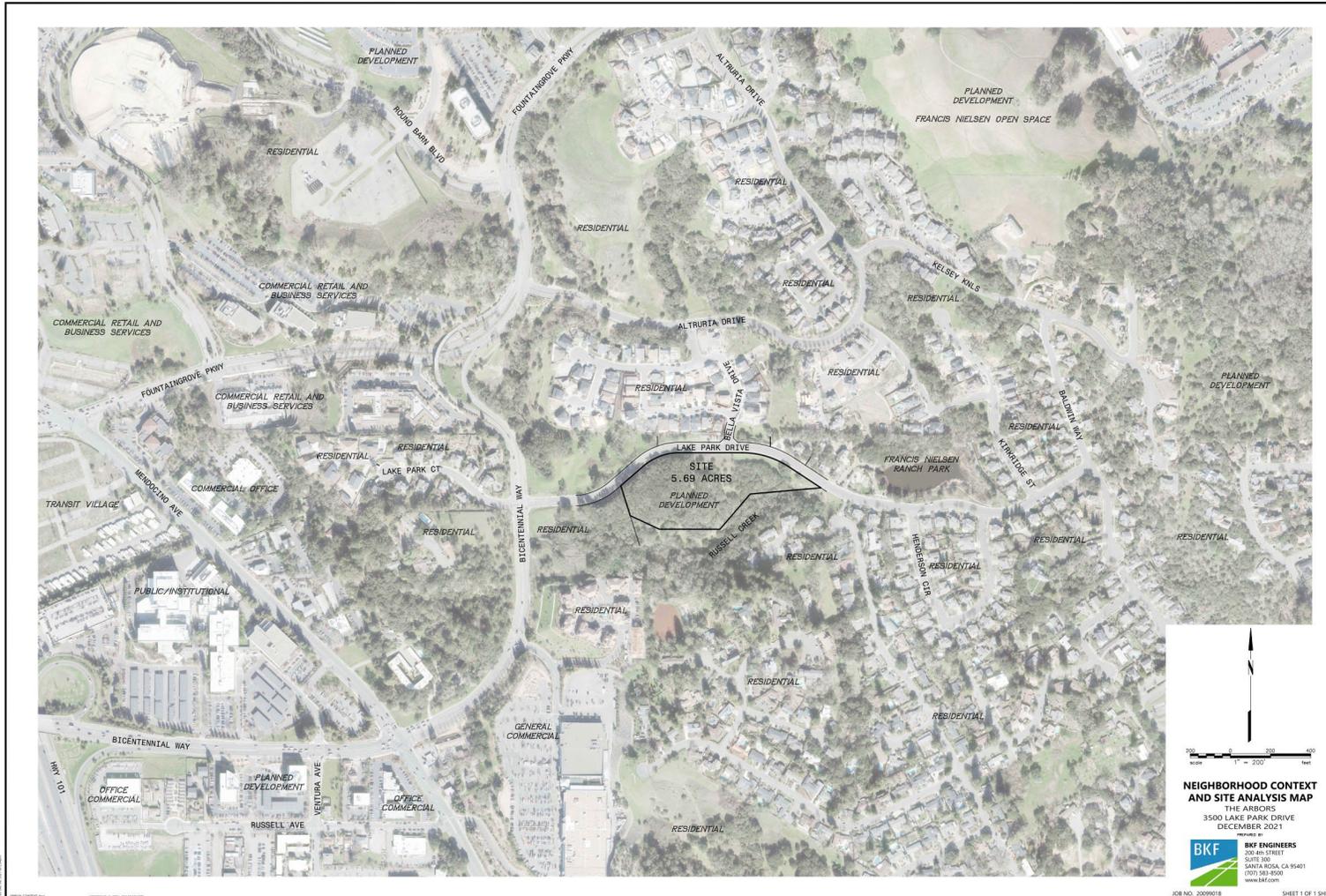
# THE ARBORS: BRIEF HISTORY

- 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



SCALE: 1" = 40'

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THE ARBORS  
SANTA ROSA CALIFORNIA  
THE CEBRERIAN GROUP  
DATE: 10/15/10  
SCALE: 1" = 40'

SITE PLAN



**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



2461

2461

Front Elevation



2461

2461

Rear Elevation

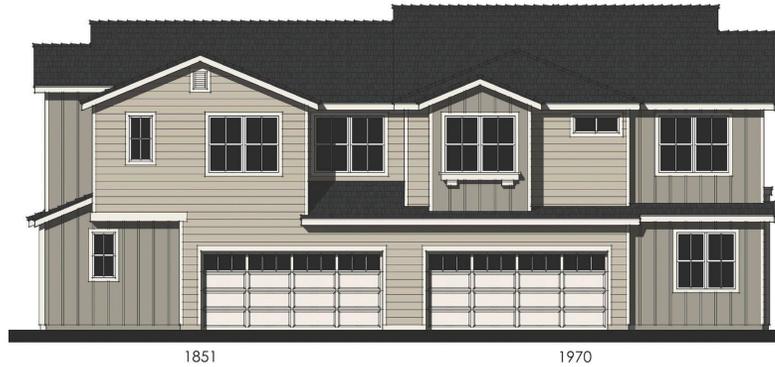


Left Side Elevation - 2461



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



2005

2098

Front Elevation



Right Side Elevation - 2098



2098

2005

Rear Elevation