



## **Design Review Committee Meeting - Special Meeting Agenda**

**Thursday, November 20, 2025 at 12:30 PM**

**33 Church Street, Sutter Creek, CA 95685**

**The Agenda can be found on the City's Website: [www.cityofsuttercreek.org](http://www.cityofsuttercreek.org)**

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**The City of Sutter Creek Design Review Committee Meeting will be available in person and LIVE on YouTube at <https://www.youtube.com/@CityofSutterCreek>.**

**You can also watch the meeting on Zoom (please note Zoom participation is only available for viewing.**

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

**Or Dial by phone:** 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

*Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.*

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- 1. Call to Order and Establish a Quorum for Regular Meeting**
- 2. Pledge of Allegiance to the Flag**
- 3. Public Forum**

*Any person may address the Committee regarding matters not on the agenda and within their purview.*

- 4. Consent Agenda**

*Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.*

- A. [Design Review Committee Minutes of October 14, 2025.](#)**

**[Recommendation: Approval of Minutes](#)**

**5. Design Clearance Applications**

**A. Applicant: Heather Westaby**

Recommendation: Review plans as presented and provide application direction for Design Clearance. Approve Design Clearance for 12 single family residential units located at 110-165 Bryson Court.

**6. Adjournment**



## Design Review Committee Minutes

Monday, October 14, 2025 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City’s Website: [www.cityofsuttercreek.org](http://www.cityofsuttercreek.org)

The City of Sutter Creek Design Review Committee Meeting is available to view on YouTube at <https://www.youtube.com/@CityofSutterCreek>.

1. **Call to Order and Establish a Quorum for Regular Meeting**

The meeting was called to order at 5:00 PM by Acting Chair John Otto.

Present: John Otto, Sandi Baracco, Sharyn Brown, and Shirla Lopez

Absent: Susan Peters (Committee Member John Otto to preside as Acting Chair for this meeting)

Staff: Contract Planner Erin Ventura and City Manager Tom DuBois

2. **Pledge of Allegiance to the Flag**

Acting Chair John Otto led The Pledge of Allegiance.

3. **Public Forum**

Zero (0) public comment was made.

4. **Consent Agenda**

A. Design Review Committee Minutes of September 8, 2025

**Motion made by Committee Member Lopez, second by Committee Member Brown. Motion passed to approve all items on the Consent Agenda.** Committee Member Baracco abstained, citing that she was not in attendance for the September 8, 2025 meeting.

**AYES:** Acting Chair Otto, and Committee Members Brown and Lopez

**NOES:** None

**ABSENT:** Chair Peters

**ABSTAIN:** Committee Member Baracco

**MOTION CARRIED 3-0, with one (1) absent and one (1) abstention.**

5. **Design Clearance Applications**

- A. 150 Spanish Street - Design Clearance for Exterior Improvements to an Existing Home.

The Committee discussed the application. The applicant was present and discussed her intentions to keep the look exactly “as is.”

Committee Member Brown commented that she preferred powder coated roofs to reflective surfaces.

**Motion made by Committee Member Lopez, second by Committee Member Brown. Motion passed to approve the application.**

**AYES:** Acting Chair Otto, and Committee Members Baracco, Brown, and Lopez

**NOES:** None

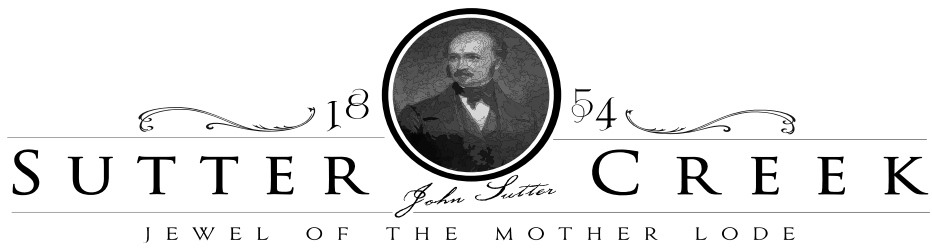
**ABSENT:** Chair Peters

**ABSTAIN:** None

**MOTION CARRIED 4-0, with one (1) absent.**

6. **Adjournment**

The meeting was adjourned at 5:12pm



DATE: November 20, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 110-165 Bryson Court - Design Clearance for 12 Single Family Residences  
 Zoning: R-3 Multi-Family Dwellings  
 Design Standard District: Outside of the Historic District  
 Applicant: Heather Westaby

**RECOMMENDATION:**

Approve Design Clearance for 12 single family residential units located at 110-165 Bryson Court.

**DISCUSSION:**

The applicant, Heather Westaby, is proposing to construct twelve single-family homes within an existing, undeveloped subdivision. The subdivision was originally approved for twelve single-family units in 2009, and the street, curb, gutter, parking, and utility infrastructure have already been installed.

The proposal includes three floor plans, each offered in two elevation styles, resulting in six total elevation options to be distributed across the twelve homes.

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	R-3	R-3	Yes	
<b>District:</b>	--	--		
<b>Lot Size:</b>	3,500 sf	4,483 sf – 8,332 sf	Yes	
<b>Set Back requirements:</b>				
<b>Front</b>	10'	15'	Yes	
<b>Side</b>	5'/10'	5'	Yes	
<b>Rear</b>	10'	10'	Yes	
<b>Lot coverage</b>	75%	24.4%- 11.4%	Yes	
<b>Are there existing historic features?</b>	No			
<b>Structure Type</b>	SFR	SFR	Yes	
<b>Max Building height</b>	40ft	24' 7" 25' 5"	Yes	

Plan 1625  
Living Area: 1,627 sf  
Garage: 267.56 sf  
Covered Porch: 49.33 sf

Plan 1808  
Living Area: 1,808 sf  
Garage: 436 sf  
Covered Porch: 26 sf

Plan 2016  
Living Area: 2,016 sf  
Garage: 457 sf  
Covered Porch: 20-25 sf

Design Standards

The City’s Design Standards provide additional guidance related to compatibility with adjacent development, building and parking placement, landscaping, accessory structures, and overall building design. While this project is located outside the Historic District and may be approved at the staff level, staff is referring it to the DRC for review due to its scale. Chapter 2.0, *Design Standards That Apply to All Projects*, should be applied to this proposal.

2.0 Design Standards That Apply to All Project

2. 1 Overall Design Objectives

a. Keep it simple:

The proposed building designs are consistent in size and scale.

d. Ensure compatibility with existing context:

The 12-lot subdivision is located adjacent to a park and within an established neighborhood that represents one of the newer residential areas in Sutter Creek. The surrounding homes include a mix of single-story and two-story units, with many being duplexes.

2.2 General Site Design

2.2.1 Adjacent Development

The applicant’s home designs are intended to complement existing development. The surrounding lots are relatively small, and the proposed structures are arranged to provide off-street parking and adequate yard space.

2.2.2 Building and Parking Locations

Setbacks vary based on road orientation and lot frontage, resulting in a visually interesting and varied streetscape.

2.2.3–2.2.8

These standards will be reviewed in detail when the applicant submits for a Site Plan Permit.

2.3 General Building Design Standards

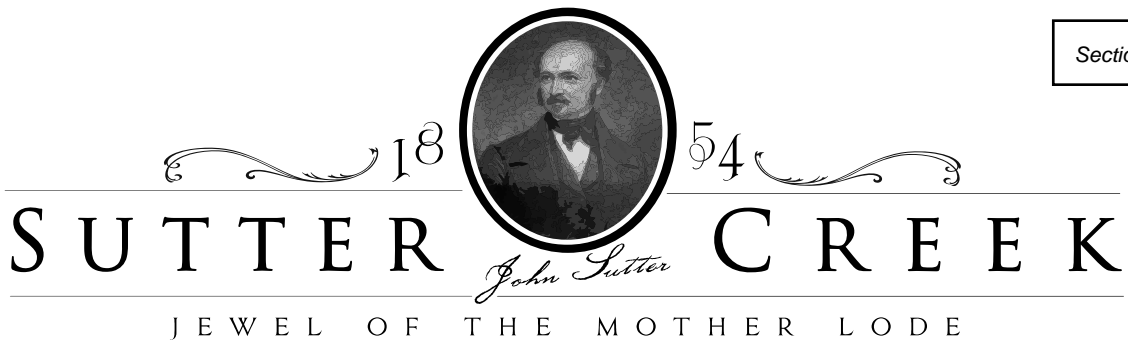
2.3.1 Architectural Style

The applicant has incorporated several desirable design elements. For example, plan 1808A features vertical wood siding; Plans 1625B, 1808B, and 2016B incorporate stone accents; and all models include multi-pane windows.

Each design provides a defined focal-point entry consistent with Section 2.3.7.

**CONCLUSION:**

Staff finds that the applicant has made a meaningful effort to integrate the City’s Design Standards into the project. The existing lot configuration presents challenges, as does the applicant’s goal of producing for-sale “workforce” housing; however, the submittal reflects thoughtful consideration of both the standards and site constraints.



Thank you for investing in Sutter Creek. We understand that you are making a commitment by investing in your property and we are here to help you understand the City's Design Review process.

The City of Sutter Creek and its residents are very proud of the city and its heritage. We have a passion for the area's history and strive to preserve the historic nature of the city and ensure that projects are compatible with others in the area. We too love Sutter Creek and want to continue to add value through implementation of our adopted design standards. To that end, we are here to help guide you through the process of improving your property while meeting the applicable City design standards.

Before permitting may begin, your application must meet the Design Standards, which can be found here: <https://cityofsuttercreek.org/2015-forms-documents/Complete%20Design%20Standards102315.pdf>. Your project will be reviewed by the Design Review Committee (DRC), which is responsible for reviewing your application to determine whether or not it conforms to the Design Standards.

The City's Design Standards apply to every project in the City that requires a building permit and/or a planning entitlement, unless exempted pursuant to Section 1.3.1, including but not limited to all of the following:

- a. New construction;
- b. Alteration to the exterior of an existing structure;
- c. Repair of exterior features on an existing structure;
- d. Addition to the exterior of an existing structure;
- e. Moving an existing structure;
- f. Demolition of an existing structure;
- g. New subdivisions.

In addition, within the Main Street Historic District, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. *Every applicable project requires Design Clearance before it can move forward to permitting.*

By investing in our community, we are together ensuring that the look and feel of Sutter Creek remains intact and Sutter Creek continues to be the charming place we all love.

City of Sutter Creek  
 Design Review Application  
 For Residential Projects Outside the Historic Districts

Section 5, Item A.

Please complete the “Existing & Proposed” Columns to all applicable requirements. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: ALL elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features. This application has first sentence of each requirement. See Design Standards for full descriptions.

DATE: 10/31/25  
 TO: DESIGN REVIEW COMMITTEE  
 FROM: Heather Westaby

Project Address: 110-165 Bryson Court, Sutter Creek  
 REVIEWED and SUBMITTED BY: \_\_\_\_\_

#	Design Standard Reference	Design Criteria Requirements:					Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:	
1		Zoning	R1 <input type="checkbox"/>	R2 <input type="checkbox"/>	R3 <input checked="" type="checkbox"/>	R4 <input type="checkbox"/>	Vacant Lot	12 SFR's	Yes		
2		District:									
3		Lot Size:	N/A					4,463 sf - 8,332 sf	4,463 sf - 8,332 sf	Yes	
4		Set Back requirements:									
5		Front	25'	20'	15'	10'	N/A	15' house, 20' garage	Yes		
6		Side	5'	5'	5'	5'	N/A	5'	Yes		
7		Rear	15'	10'	10'	10'	N/A	10'	Yes		
8		Max Lot coverage	50%	75%	75%	75%	N/A	11.4% - 24.4%	Yes		
9	2.2	Site Design	All applications for projects subject to these Design Standards shall include information clearly demonstrating compliance with each of the applicable design standards that follow:					Existing Lots & Street	BUILDINGS ONLY	Yes	
10	2.2.1	Adjacent Development									
11		(a)	The land use and site organization of neighboring properties;					Residential	Residential	Yes	
12		(b)	The Architectural character, style, and scale of neighboring structures;					Duplexes & Trailer Park	2 Story Craftman Cottages	Yes	

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
13		(c)	The existing natural features (i.e., mature trees, landforms, etc.);	None	Front Yard Landscaping w/Trees	Yes	
14		(d)	Opportunities to preserve ridgelines and/or enhance views;	None	N/A		
15		(e)	Privacy and solar access of the site and neighboring properties;	None	Will not restrict neighbors solar access	Yes	
16		(f)	Links to adjacent development using sidewalks or pathways and shared access driveways and parking; and	Sidewalks	Use Existing Ste	Yes	
17		(g)	Use of construction and/or restoration materials in a manner that is consistent with the texture, color, geometry, and visual relationship of historic building materials.	None	Yes	Yes	
18	2.2.2	<b>Building and Parking Locations</b>					
19		(a) <b>General placement.</b>	Buildings should generally be oriented parallel to streets and placed as close to the street as established setbacks permit.	Existing Lots & Street	Existing Lots & Street	Yes	
20		(b) <b>Pedestrian or vehicular orientation.</b>	The orientation of buildings shall respond to the pedestrian or vehicular nature of the street.	Existing Lots & Street	Existing Lots & Street	Yes	
21		(c) <b>Protection of views and natural features.</b>	Buildings should be sited to preserve and enhance significant views, vegetation, existing landforms, and natural features.	Existing Lots & Street	Existing Lots & Street	Yes	

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
22	(d)	<b>Consideration of views in project design.</b>	Visually Sensitive Areas (VSAs), scenic views and the natural environment surrounding the project site shall be considered early during the conceptual design stage of a project.	Existing Lots & Street	Existing Lots & Street	Yes	
23	(f)	<b>Corner building.</b>	The primary mass of the building should not be placed at an angle to the corner.	Existing Lots & Street	Existing Lots & Street	Yes	
24	(g)	<b>Projects with multiple structures.</b>	Multiple buildings in a single project should create a positive functional relationship with one another.	None	3 plans, 2 elevations each 6 total	Yes	
25	(h)	<b>Open space areas.</b>	Open space areas shall be accessible from the majority of structures and shall be landscaped and oriented to take advantage of sun or shade as appropriate.	None	N/A		
26	(i)	<b>Pedestrian walkways.</b>	Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof).	Existing Lots & Street	Existing Lots & Street	Yes	
27	(j)	<b>Off-site views, solar access.</b>	Building placement should optimize off-site views to ridgelines, hillsides, mountains, open space, or watercourses whenever possible.	Existing Lots & Street	Existing Lots & Street		
28	(k)	<b>Buildings on slopes.</b>	Buildings constructed on hillsides should step to follow the natural terrain whenever possible.	Existing Lots & Street	Existing Lots & Street	Yes	

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
29	(l)	<b>Parking facilities</b>					
30		1)	The visual impact of parking lots shall be minimized by locating such facilities in a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping.	None	N/A		
31		2)	Parking areas should be located to the rear of buildings or should be screened so that they do not dominate the streetscape.	None	N/A		
32		3)	When parking occurs on sloping terrain, consider stepping the parking areas to follow the terrain rather than allowing the lot surface to extend significantly above or below natural grade.	None	N/A	Yes	
33		4)	Enclosed parking structures should be designed with screening and landscaping to minimize their visual impact.	None	N/A		
34	2.2.3	<b>Landscaping</b>					
35		(a)	Landscaped areas shall be planned as an integral part of the overall project and not simply located in “left-over” areas of the site.	None	Front Yard Landscaping + Trees	Yes	
36		(b)	Landscaping shall be used to help define outdoor spaces, soften a structure’s appearance, and where feasible to screen parking, loading, storage, trash enclosures, and equipment areas.	None	Agreed	Yes	

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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
37		(c)	The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged.	Existing Lots & Street	Existing Lots & Street	Yes	
38	2.2.4	<b>Solar Exposure, Collectors and Skylights</b>					
39		(a)	Building placement and landscaping should accommodate solar designs wherever possible.	Existing Lots & Street	Yes	Yes	
40		(b)	New developments and structures should be oriented to maximize solar access opportunities to the greatest extent feasible.	Existing Lots & Street	Yes	Yes	
41		(c)	Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the	Existing Lots & Street	Yes	Yes	
42		(d)	Roof-mounted collectors should be installed at the same angle as or as close as possible to the pitch of the roof.	Existing Lots & Street	Yes	Yes	
43		(e)	Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic or screened from public view.	Existing Lots & Street	Yes	Yes	
44		(f)	Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure wherever feasible.	Existing Lots & Streetvne	Yes	Yes	

City of Sutter Creek  
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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
45		(g) Skylights and solar panels should be installed as unobtrusively as possible.	None	Yes	Yes	
46	2.2.5	<b>Exterior Lighting</b>				
47		(a) Exterior lighting shall be designed to be compatible with the Architectural and landscape design of the project.	None	Agreed	Yes	
48		(b) An appropriate hierarchy of lighting fixture types and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building entrances, site entrances, walkways, parking areas, landscaping, monuments, signage, and other areas of the site).	None	Agreed	Yes	
49		(c) The use of exterior lighting to accent a building's architecture is encouraged.	None	Agreed	Yes	
50		(d) To achieve the desired lighting level for parking and pedestrian areas, the use of shorter, low intensity fixtures is encouraged over the use of tall fixtures that illuminate large areas.	N/A	N/A	Yes	
51	2.2.6	<b>Screening</b>				
52		(a) Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy.	N/A	N/A	Yes	

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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
53		(b) The method of screening shall be compatible with adjacent structures in terms of overall design, materials, and color.	None	Agreed	Yes	
54		(c) Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.	None	Agreed	Yes	
55	2.2.7	<b>Refuse, Storage and Equipment Areas</b>				
56		a. Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public.	None	Agreed	Yes	
57		b. Trash bins shall be fully enclosed within a structure that is compatible with the structure it is associated with.	None	Agreed	Yes	
58		c. Trash storage areas that are visible from the upper stories of adjacent structures should, where feasible, have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views.	None	Agreed	Yes	
59		d. Screening facilities shall be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.	None	Agreed	Yes	

City of Sutter Creek  
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#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
60		<p>e. Utility equipment (e.g., electric and gas meters, electrical panels, backflow prevention devices, junction boxes, and public utility equipment) shall be located in a utility room within the structure, in enclosed utility cabinets, in an appropriately screened area at the rear of the structure, or in the most inconspicuous location available that still provides for efficient access, operation and maintenance.</p>	None	Agreed	Yes	
61		<p>f. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, satellite dishes, pool equipment, communications equipment) and other mechanical equipment for the building shall be concealed from view of public streets and neighboring properties whenever possible.</p>	None	Agreed	Yes	
62		<p>g. Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design.</p>	None	Agreed	Yes	

City of Sutter Creek  
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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
63	2.2.8	<b>Fence and Wall Design</b>	The design of fences and walls should harmonize with the site and with the buildings in both scale and materials.	None	6' Tall Redwood Good Neighbor Privacy Fencing	Yes	
64	2.3.1	<b>Architectural Style</b>	<u>Review the Design Standards. Describe how the project meets each requirement.</u>				
65		a.	Desirable character elements. New projects should incorporate as many as possible of the following “character-defining elements” of the historic buildings of Sutter Creek into new designs: See 1-7 in the Design Standards.	None	Wood Siding, Exposed Wood, Stone Facades, Comp Shingles, Multi-pane windows, etc.	Yes	
66		c.	Multi-tenant structures. Multi-tenant structures should emphasize the individuality of units by variations in rooflines and wall planes.	None	N/A - SFR's		
67		d.	Residential compatibility. New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures.	None	Agreed	Yes	
68	2.3.2	<b>Façade</b>					
69		a.	Façade design. Building façades shall be designed to provide visual interest and relief.	None	Agreed	Yes	
70		b.	Façade elements. Building façade elements (e.g., windows, doors, and eaves) should be in proportion with and relate to one another.	None	Windows, Doors, Rooflines, etc.	Yes	

City of Sutter Creek  
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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
71		c.	Wall features. Wall design features should not be overly decorative; however, blank side and end walls should be avoided.	None	Windows, Doors & Window Articulations	Yes	
72		d.	Balconies and porches. Balconies and porches, like other wall features, should be simply designed and are encouraged where appropriate	None	Porches, Porticos	Yes	
73		e.	Awnings and Canopies. Awnings and canopies	None	N/A		
74	2.3.3	<b>Fenestration</b>					
75		a.	Windows. Windows and doors should be of a simple, uncluttered design.	None	Clean Window Designs Carried Throughout	Yes	
76		b.	Decorative windows. Decorative windows should be used in limited quantities.	None	Clean Window Designs Carried Throughout Doors & Windows	Yes	
77		c.	Doors. Doors should be located in a manner that complements the design of the building while serving their intended function.	None	Doors w/complimentary colors & placement	Yes	
78	2.3.4	<b>Roofs and Rooflines</b>					
79		a.	Roof materials should be selected to be	None	?		
80	2.3.5	<b>Equipment Screening</b>					
81		a.	Roof equipment should be used judiciously and should be screened from public view wherever feasible.	None	Agreed	Yes	
82		b.	Roof penetrations (e.g., plumbing and exhaust vents) should be grouped together or otherwise arranged or located to minimize their visual impact.	None	Agreed	Yes	

City of Sutter Creek  
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#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
83	2.3.6	<b>Parapets</b>					
84		a.	Parapet walls should be treated as an integral part of the structure's design.	None	Agreed	Yes	
85	2.3.7	<b>Entries</b>					
86		a.	Entries should be protected from the elements and should create a focal point for the building.	None	Front Porches	Yes	
87		b.	Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building's design, calling attention to the importance of the entry.	None	Agreed	Yes	
88	2.3.8	<b>Additions to Existing Structures</b>					
89		a.	Building additions shall follow the same general scale, proportion, massing, and detailing as the original structure and should not be in stark contrast to the original.	None	N/A		
90		b.	The design of a new addition shall incorporate the main characteristics of the existing structure.	None	N/A		
91	2.3.9	<b>Building Materials</b>					
92		a.	Artificial or decorative façade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, shall be avoided.	None	Agreed	Yes	
93		b.	The composition of materials should avoid creating the impression of thinness and artificiality.	None	Agreed	Yes	

City of Sutter Creek  
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Section 5, Item A.

#	Design Standard Reference	Design Criteria Requirements:	Existing:	Proposed:	Design criteria met? Y/N?	Recommendations to meet Design Criteria:
94		c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings are encouraged.	None	Wood & Stone	Yes	
95	2.3.10	<b>Colors</b>				
96		a. Colors should be compatible with existing colors of the surrounding area but need not duplicate existing colors.	None	See attached color schemes	Yes	
97		b. Accent colors should be used carefully.	None	See attached color schemes	Yes	
98		c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes.	None	Agreed	Yes	
99		d. Accent colors on wall surfaces can enliven buildings.	None	Agreed	Yes	
100		e. Exterior wall colors should harmonize with the site and surrounding buildings.	None	Agreed	Yes	

OTHER COMMENTS: This is a very challenging site with restrictive lots for home design. The intention is to build for sale "workforce" housing at reasonable prices.

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# BRYSON COTTAGES

## DESIGN REVIEW

### SUTTER CREEK, CA



#### PLAN: 1625 BUILDING AREA

CONDITIONED FLOOR AREA LVL 1	
LIVING AREA	: 675.69 SF
TOTAL	: 675.69 SF
CONDITIONED FLOOR AREA LVL 2	
LIVING AREA	: 952.00
GROSS BUILDING AREA	: 1,627.00
ENCLOSED NON-CONDITIONED FLOOR AREA	
GARAGE & STORAGE	: 267.56 SF
TOTAL	: 267.56 SF
COVERED DECK (LANDING) SPACE	
	: 49.33 SF
TOTAL	: 49.33 SF
NET BUILDING AREA	: 1944.58 SF

#### PLAN: 1808 BUILDING AREA

CONDITIONED FLOOR AREA LVL 1	
LIVING AREA	: 700 SF
CONDITIONED FLOOR AREA LVL 2	
LIVING AREA	: 1,108 SF
GROSS BUILDING AREA	: 1,808 SF
ENCLOSED NON-CONDITIONED FLOOR AREA	
GARAGE & STORAGE	: 436 SF
TOTAL	: 436 SF
PORCH ELEVATION A & B	
	: 26 SF
NET BUILDING AREA A & B	: 2,270 SF

#### PLAN: 2016 BUILDING AREA

CONDITIONED FLOOR AREA LVL 1	
LIVING AREA	: 788 SF
CONDITIONED FLOOR AREA LVL 2	
LIVING AREA	: 1,228 SF
GROSS BUILDING AREA	: 2,016 SF
ENCLOSED NON-CONDITIONED FLOOR AREA	
GARAGE & STORAGE	: 457 SF
TOTAL	: 457 SF
PORCH ELEVATION A	
	: 20 SF
PORCH ELEVATION B	
	: 25 SF
NET BUILDING AREA A	: 2,493 SF
NET BUILDING AREA B	: 2,498 SF

#### Sheet Number

- 1
- 1.1
- 2.1
- 2.2
- 2.3
- 3.1
- 3.2
- 3.3
- 4.1
- 4.2
- 4.3

#### Sheet Name

- DESIGN REVIEW COVERSHEET
- BRYSON COTTAGES SITE PLAN
- 1625 - ELEVATION A
- 1625 - ELEVATION B
- 1625 - FLOORPLANS - A & B
- 1808 - ELEVATION A
- 1808 - ELEVATION B
- 1808 - FLOORPLANS - A & B
- 2016 - ELEVATION A
- 2016 - ELEVATION B
- 2016 - FLOORPLANS - A & B



1625 A



1808 A



2016 A



1625 B



1808 B



2016 B

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# FINAL SUBDIVISION MAP No. 175 BRYSON COTTAGES SUBDIVISION

LOTS 12 AND 13 OF UNIT No. 1, GOLD QUARTZ TERRACE FILED FOR RECORD ON FEBRUARY 25th, 1980  
IN BOOK 4 OF SUBDIVISIONS, AT PAGE 72, OFFICIAL RECORDS OF AMADOR COUNTY, CALIFORNIA.  
ALSO BEING A PORTION OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN  
IN THE CITY OF SUTTER CREEK, AMADOR COUNTY, CALIFORNIA

FOR: BRYSON COTTAGES L.L.C.  
DEED REF.: 2007-0007115

BY: WARD ASSOCIATES  
1493 CALAVERITAS ROAD  
SAN ANDREAS, CALIFORNIA 95249

### LEGEND AND NOTES

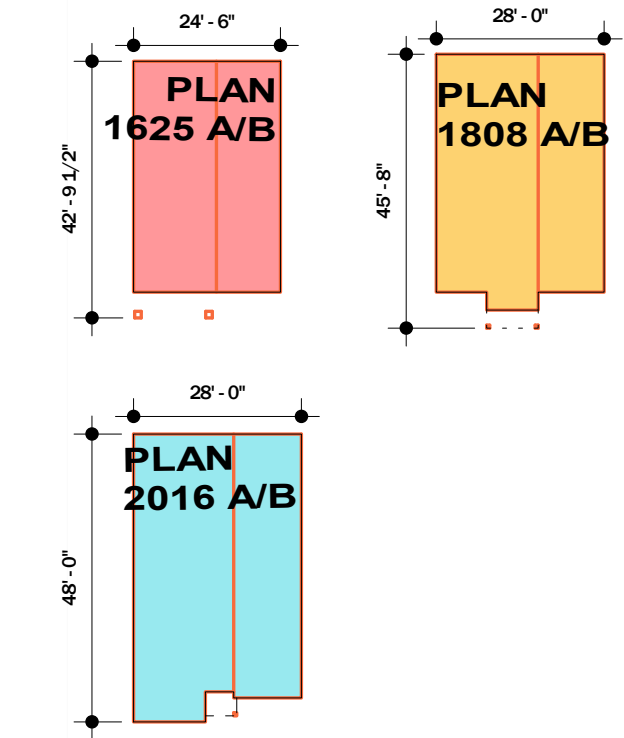
- INDICATES: FOUND MONUMENTS AS NOTED.
- INDICATES: SET 1/2" REBAR CAPPED L.S. 6425.
- INDICATES: CALCULATED POINT, NOTHING SET.
- (U.O.) INDICATES: UNKNOWN ORIGIN.
- (S.F.N.F.) INDICATES: SEARCHED FOR, NOT FOUND.
- (r) INDICATES: RADIAL BEARING
- LC INDICATES: LONG CHORD
- (a) INDICATES: RECORD DATA PER BOOK 4 OF SUBDIVISIONS, PAGE 76-77.
- (m) INDICATES: MEASURED ON THIS SURVEY.
- (P.U.E.) INDICATES: PUBLIC UTILITY EASEMENT
- INDICATES: PUBLIC UTILITY EASEMENT
- INDICATES: PRIVATE ROAD RIGHT-OF-WAY, P.U.E. & DRAINAGE EASEMENT
- INDICATES: EASEMENT AS NOTED

### LEGEND

- BUILDING SETBACK LINES
- FRONT HOUSE SETBACK: 20'  
FRONT GARAGE SETBACK: 15'  
REAR HOUSE SETBACK: 10'  
SIDE SETBACK: 5'

### PLANS USED

SAMPLE LAYOUT ONLY,  
SUBJECT TO CHANGE.



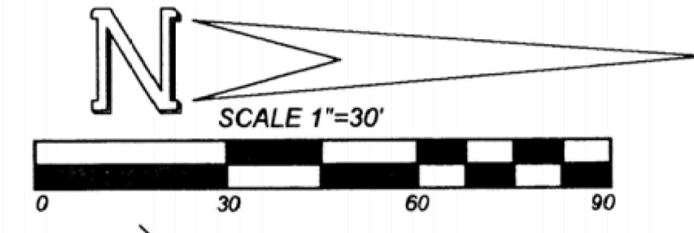
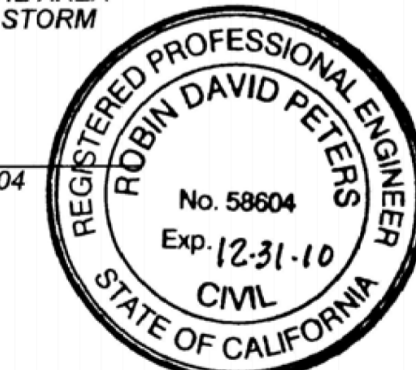
COURSE	BEARING	DISTANCE
1	S 44°39'58" E	46.93'
2 - LC	N 34°11'33" W	18.86'
3 - LC	N 18°34'31" W	3.46'
4 - LC	N 04°06'22" W	17.12'
5 - LC	S 02°35'37" W	26.30'
6 - LC	S 06°49'59" E	20.05'
7 - LC	S 15°27'22" E	22.35'
8 - LC	S 23°50'05" E	18.85'
9 - LC	S 31°58'08" E	21.15'
10	S 36°16'15" E	12.89'
11	S 36°16'15" E	29.83'
12 - LC	N 30°38'35" W	9.81'
13 - LC	N 11°20'59" W	23.63'
14	S 02°18'58" W	5.93'
15	S 69°32'23" W	32.33'
17	N 16°09'13" E	32.04'

COURSE	BEARING	DISTANCE
52	N 45°18'28" E	23.19'
53	S 56°29'26" E	18.69'
54	S 70°50'44" E	51.62'
55	N 79°05'21" E	11.92'
56 - LC	S 04°54'10" E	17.49'
57	N 70°50'41" W	37.31'
58 - LC	N 76°43'20" W	69.40'

CURVE	RADIUS	ARC LENGTH	DELTA
C 56	156.00'	17.50'	06°29'38"
C 58	295.00'	60.51'	11°45'09"

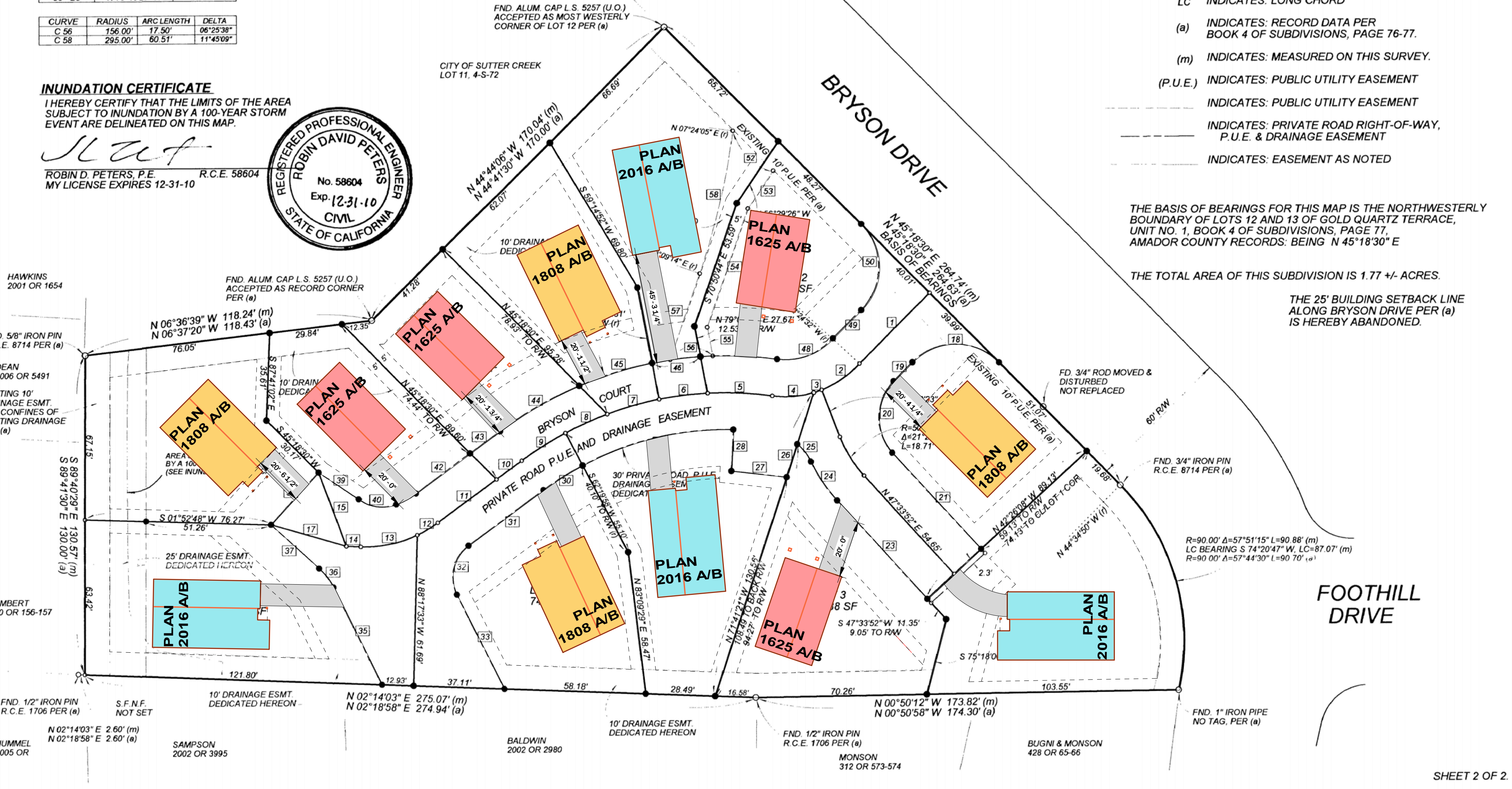
**INUNDATION CERTIFICATE**  
I HEREBY CERTIFY THAT THE LIMITS OF THE AREA  
SUBJECT TO INUNDATION BY A 100-YEAR STORM  
EVENT ARE DELINEATED ON THIS MAP.

ROBIN D. PETERS, P.E.  
R.C.E. 58604  
MY LICENSE EXPIRES 12-31-10



COURSE	BEARING	DISTANCE
18 - LC	S 00°19'18" W	35.35'
19	S 44°39'55" E	11.00'
20 - LC	S 88°33'03" E	29.12'
21	N 47°33'51" E	55.91'
22	S 42°26'08" E	30.00'
23	S 47°33'52" W	56.95'
24 - LC	N 56°03'30" E	19.20'
25 - LC	S 52°05'16" W	9.07'
26	S 71°41'21" E	14.21'
27	S 06°41'55" W	22.57'
28	N 86°56'25" W	16.92'
29 - LC	S 13°00'19" E	63.76'
30 - LC	S 31°58'10" E	18.90'
31	S 36°16'14" E	38.06'
32 - LC	S 76°13'47" E	20.55'
33	N 63°48'35" E	43.23'
35	S 63°48'36" W	44.65'
36 - LC	S 53°04'34" W	9.68'
37	S 42°20'32" W	26.50'
38	N 47°39'28" W	28.92'
39	N 33°55'14" E	19.80'
40 - LC	N 08°01'11" E	15.58'
41 - LC	N 28°41'30" W	9.24'
42	N 36°16'11" W	27.61'
43	N 36°16'11" W	15.11'
44 - LC	S 29°23'26" E	37.38'
45 - LC	S 16°42'38" E	31.53'
46 - LC	S 07°13'41" E	20.04'
47 - LC	S 02°11'58" W	31.23'
48 - LC	N 20°04'12" W	24.43'
49	N 44°41'32" W	16.45'
50 - LC	N 89°40'44" W	35.36'

CURVE	RADIUS	ARC LENGTH	DELTA
C 18	25.00'	39.26'	89°58'25"
C 20	21.00'	32.17'	87°46'08"
C 24	65.00'	19.27'	16°59'46"
C 25	21.00'	9.14'	24°55'52"
C 29	126.00'	64.49'	29°19'37"
C 30	126.00'	18.92'	08°36'13"
C 32	16.00'	22.32'	79°55'06"
C 36	26.00'	9.74'	21°28'04"
C 40	16.00'	16.27'	58°15'00"
C 41	35.00'	9.26'	15°09'47"
C 44	156.00'	37.47'	13°45'41"
C 45	156.00'	25.58'	11°35'55"
C 46	156.00'	20.06'	07°21'57"
C 47	156.00'	31.28'	11°29'21"
C 48	26.00'	25.43'	56°01'53"
C 50	23.00'	39.28'	90°01'32"



THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH-WESTERLY  
BOUNDARY OF LOTS 12 AND 13 OF GOLD QUARTZ TERRACE,  
UNIT NO. 1, BOOK 4 OF SUBDIVISIONS, PAGE 77,  
AMADOR COUNTY RECORDS. BEING N 45°18'30" E

THE TOTAL AREA OF THIS SUBDIVISION IS 1.77 +/- ACRES.

THE 25' BUILDING SETBACK LINE  
ALONG BRYSON DRIVE PER (a)  
IS HEREBY ABANDONED.

SHEET 2 OF 2

LOT #	1	2	3	4	5	6	7	8	9	10	11	12
LOT COVERAGE %	18.2	11.4	14.2	17.2	15.6	15.2	18.4	20.3	22.1	24.4	19	16.5



RIVERLAND HOMES, INC.  
4170 Douglas Blvd., #150  
Granite Bay, CA 95746  
Tanner Judkins: 916.850.0536

PROJECT:  
**SILVER  
EAGLE**

PROJECT:  
**SILVER EAGLE**  
DESIGN REVIEW  
SITE PLAN

DATE: 10.31.2025  
PROJECT NO:  
REVISION: DATE:

NOTES

**BRYSON  
COTTAGES  
SITE  
PLAN**

SCALE: As indicated

# 1.1

DRAWN BY: DAVID SUSHCH

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**COLOR PACKAGE 1**

**SHEET KEYNOTES**

Key Value      Keynote Text

- A01      ROOFING
- A03      WINDOWS
- A04      ENTRY DOOR
- A05      EXTERIOR 1-COAT STUCCO SYSTEM
- A07      ROOF FACIA GUTTER

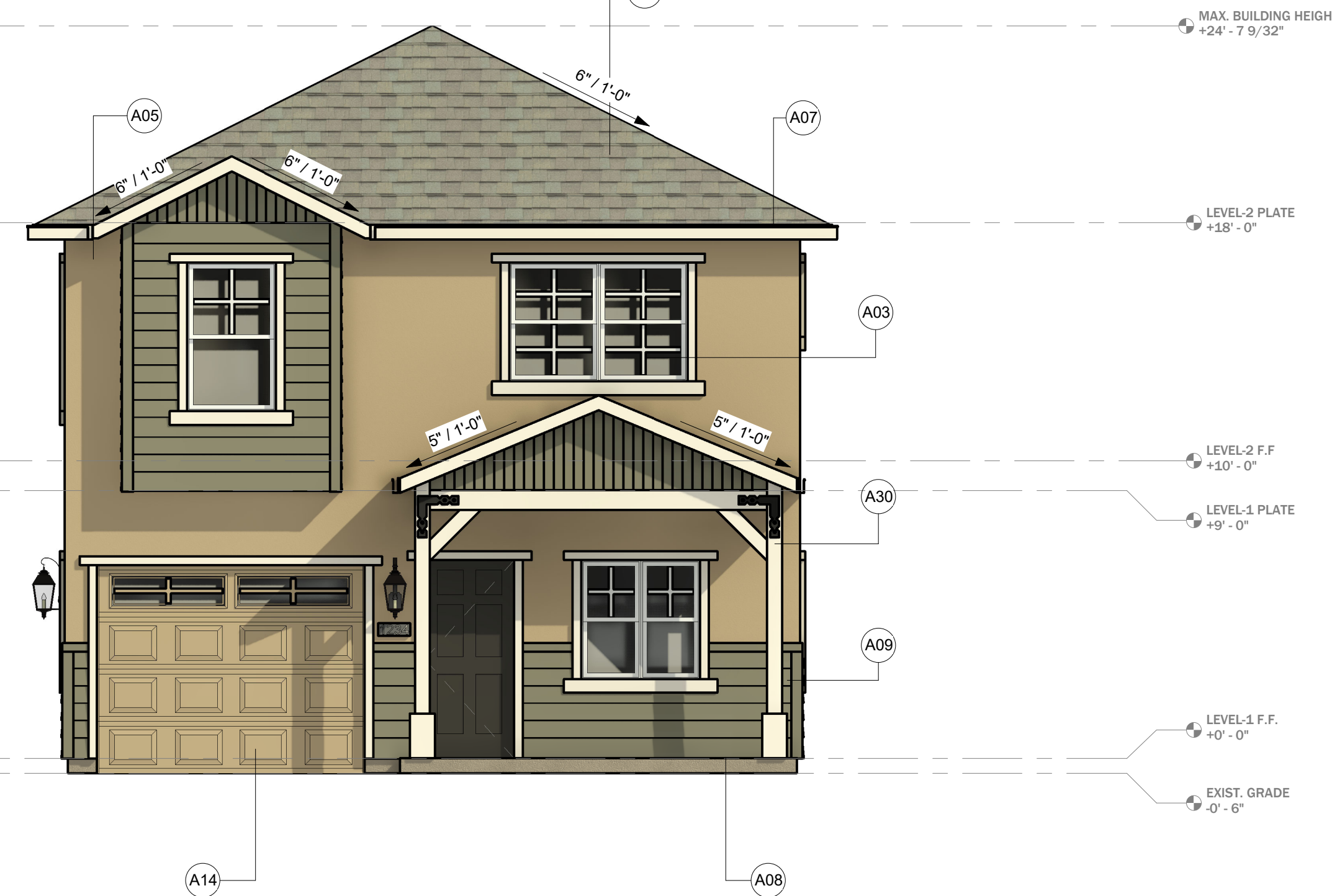
**SHEET KEYNOTES**

Key Value      Keynote Text

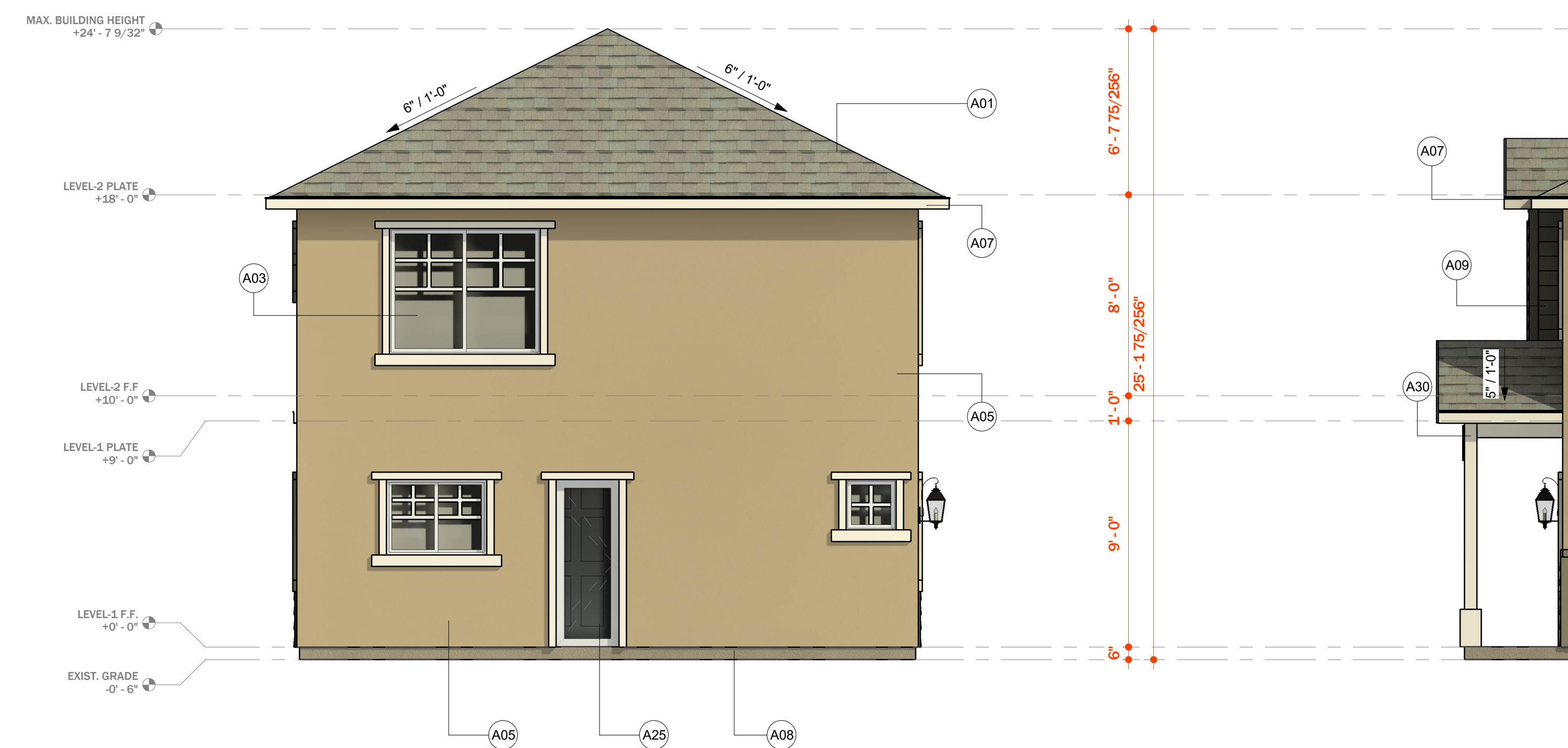
- A08      SCREED LINE
- A09      LAP SIDING
- A14      GARAGE DOOR
- A18      MASONRY VENEER (BUILDERS CHOICE)
- A25      EXTERIOR DOOR
- A30      POST



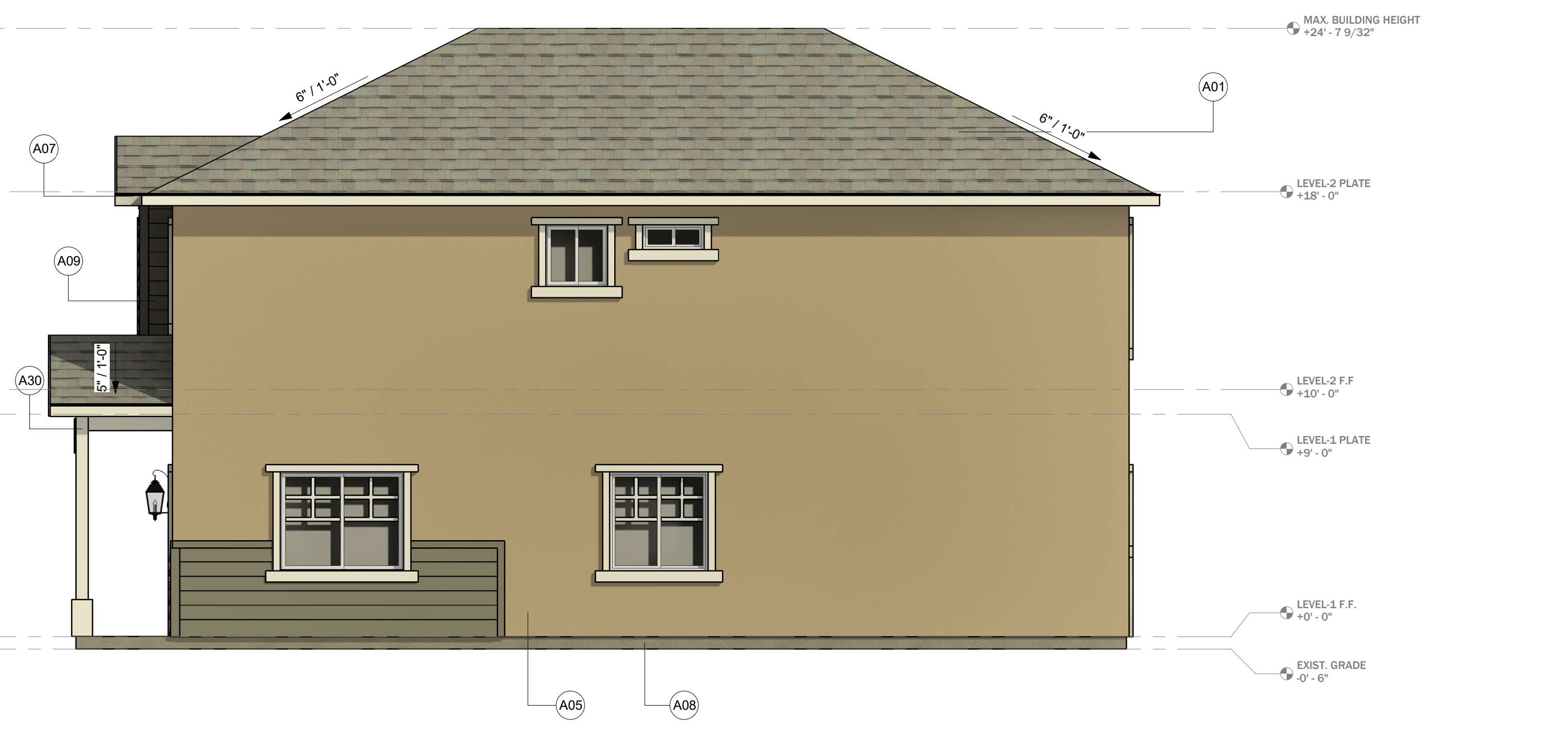
**2**      **EXTERIOR ELEVATION - LEFT OPT A**  
SCALE: 1/4" = 1'-0"



**1**      **EXTERIOR ELEVATION - FRONT OPT A**  
SCALE: 1/4" = 1'-0"



**4**      **EXTERIOR ELEVATION - REAR OPT A**  
SCALE: 1/4" = 1'-0"



**3**      **EXTERIOR ELEVATION - RIGHT OPT A**  
SCALE: 1/4" = 1'-0"



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PROJECT:  
**BRYSON COTTAGES**

PROJECT  
**BRYSON COTTAGES**

DATE	10/31/25
PROJECT NO	N/A
REVISION	DATE

NOTES

**1625 - ELEVATION A**

SCALE: 1/4" = 1'-0"

**2.1**

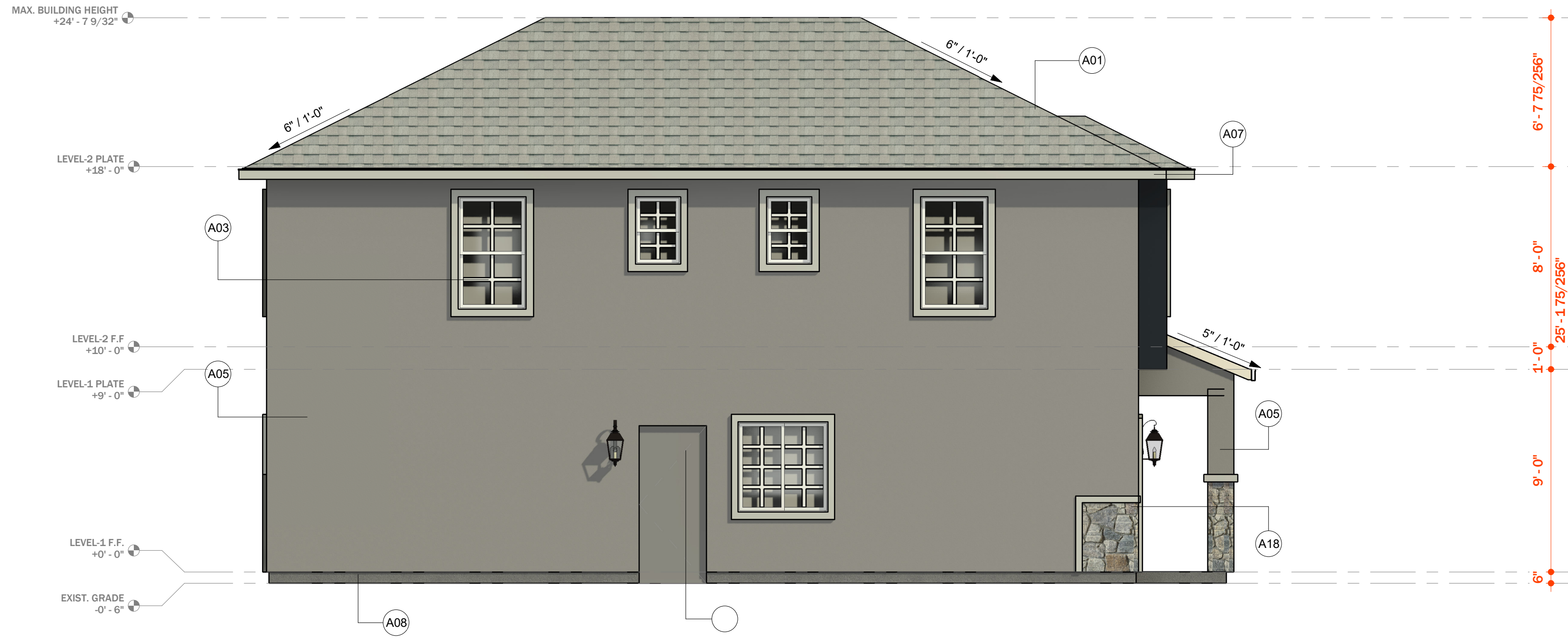
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**COLOR PACKAGE 2**



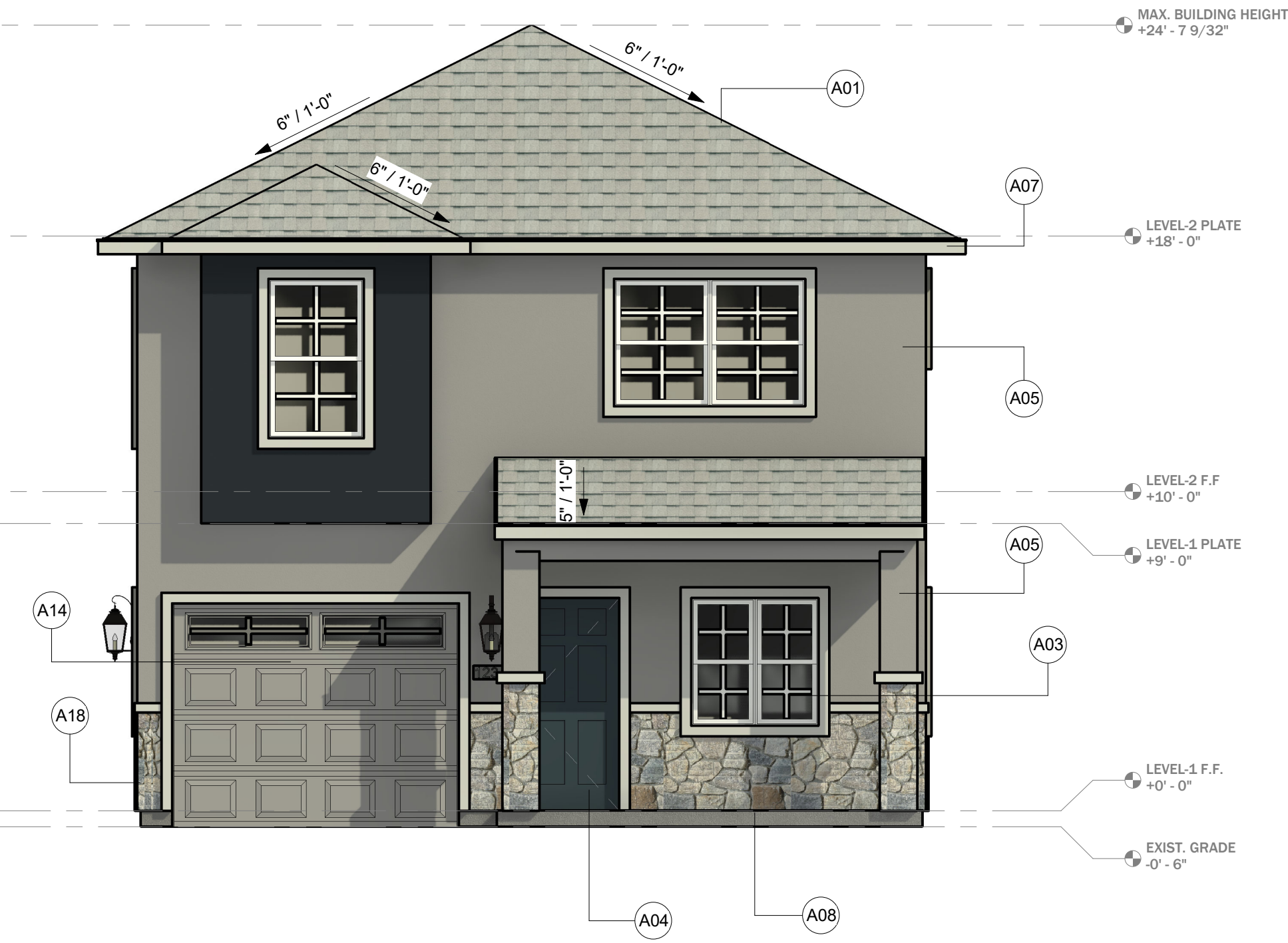
**2** EXTERIOR ELEVATION - LEFT OPT B  
SCALE: 1/4" = 1'-0"

**SHEET KEYNOTES**

Key Value	Keynote Text
A01	ROOFING
A03	WINDOWS
A04	ENTRY DOOR
A05	EXTERIOR 1-COAT STUCCO SYSTEM
A07	ROOF FACIA GUTTER

**SHEET KEYNOTES**

Key Value	Keynote Text
A08	SCREED LINE
A09	LAP SIDING
A14	GARAGE DOOR
A18	MASONRY VENEER (BUILDERS CHOICE)
A25	EXTERIOR DOOR POST
A30	POST



**1** EXTERIOR ELEVATION - FRONT OPT B  
SCALE: 1/4" = 1'-0"



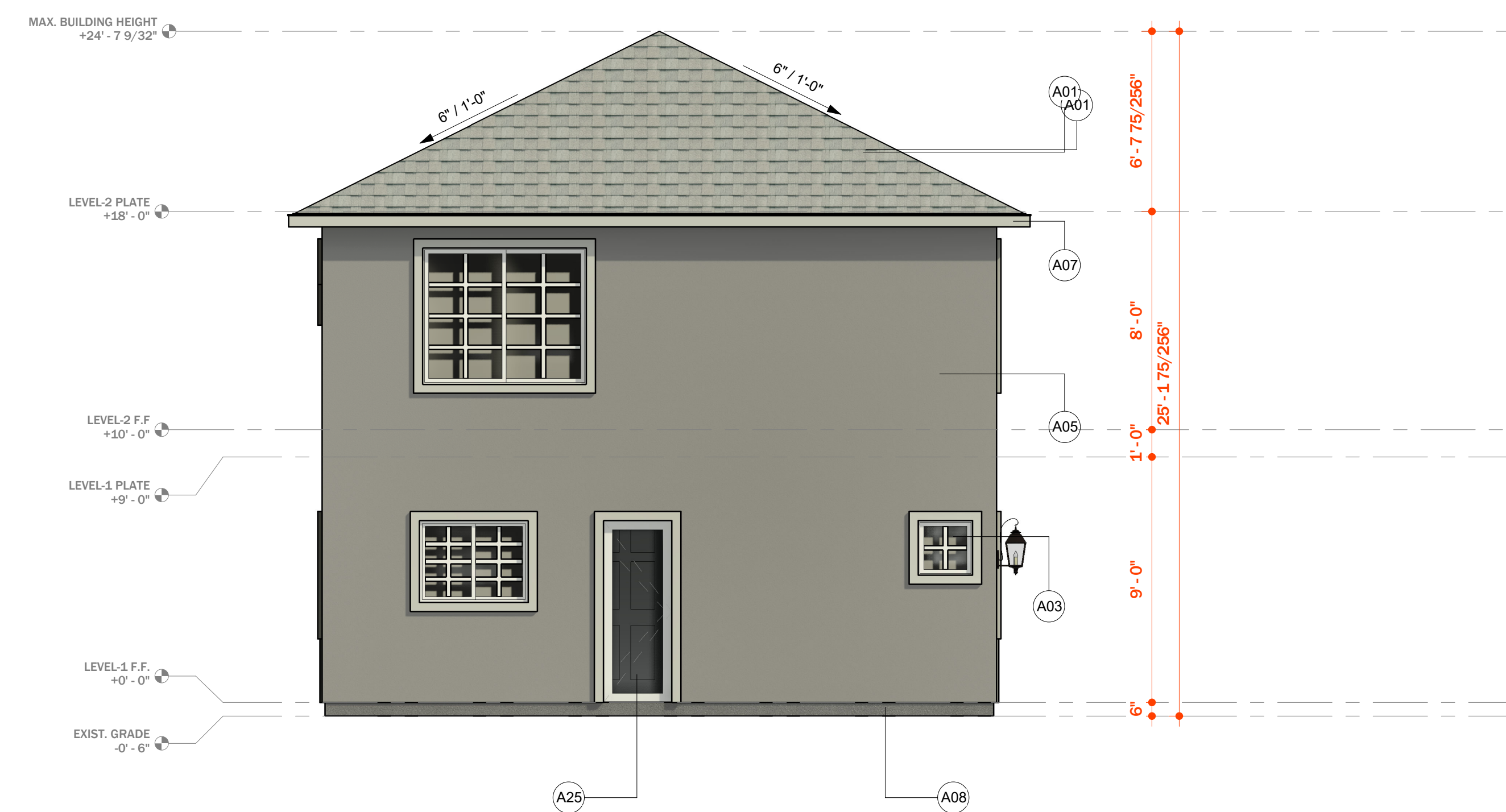
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**BRYSON COTTAGES**

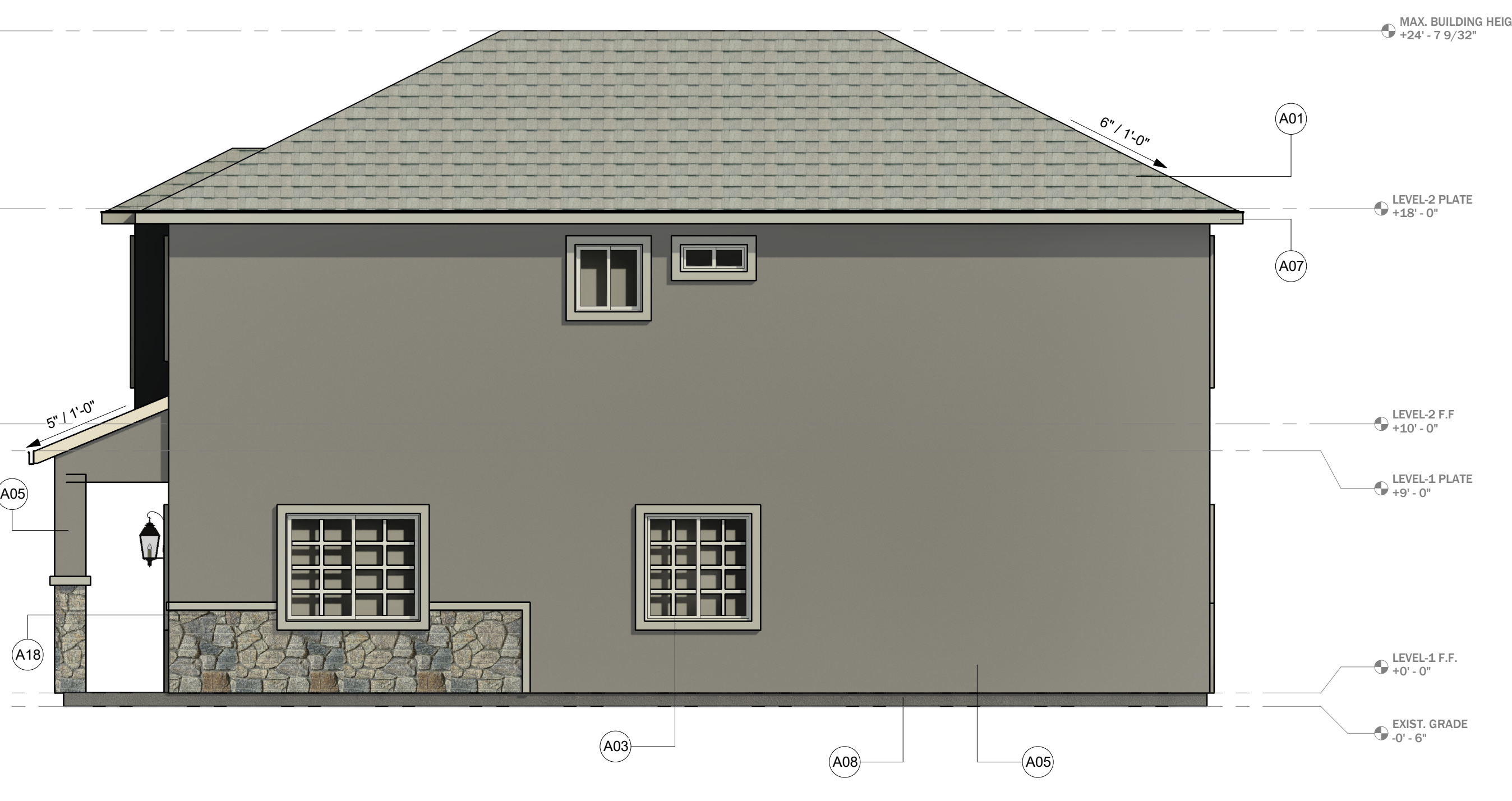
PROJECT:  
**BRYSON COTTAGES**

DATE	10/31/25
PROJECT NO	N/A
REVISION	DATE

NOTES



**4** EXTERIOR ELEVATION -REAR OPT B  
SCALE: 1/4" = 1'-0"



**3** EXTERIOR ELEVATION - RIGHT OPT B  
SCALE: 1/4" = 1'-0"

**1625 - ELEVATION B**

SCALE: 1/4" = 1'-0"

**2.2**

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Tanner Judkins: 916.850.0536

PROJECT:  
**BRYSON COTTAGES**

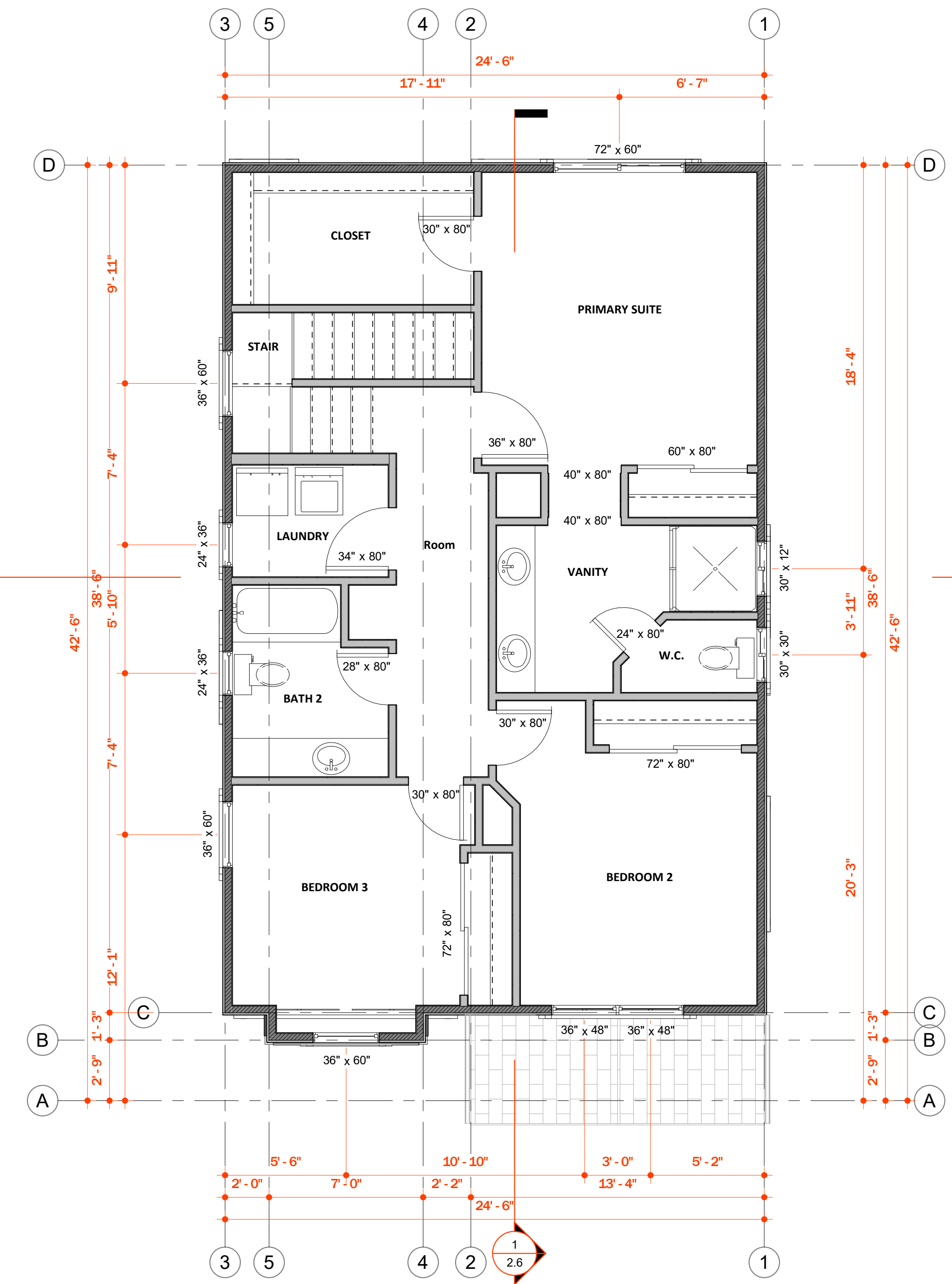
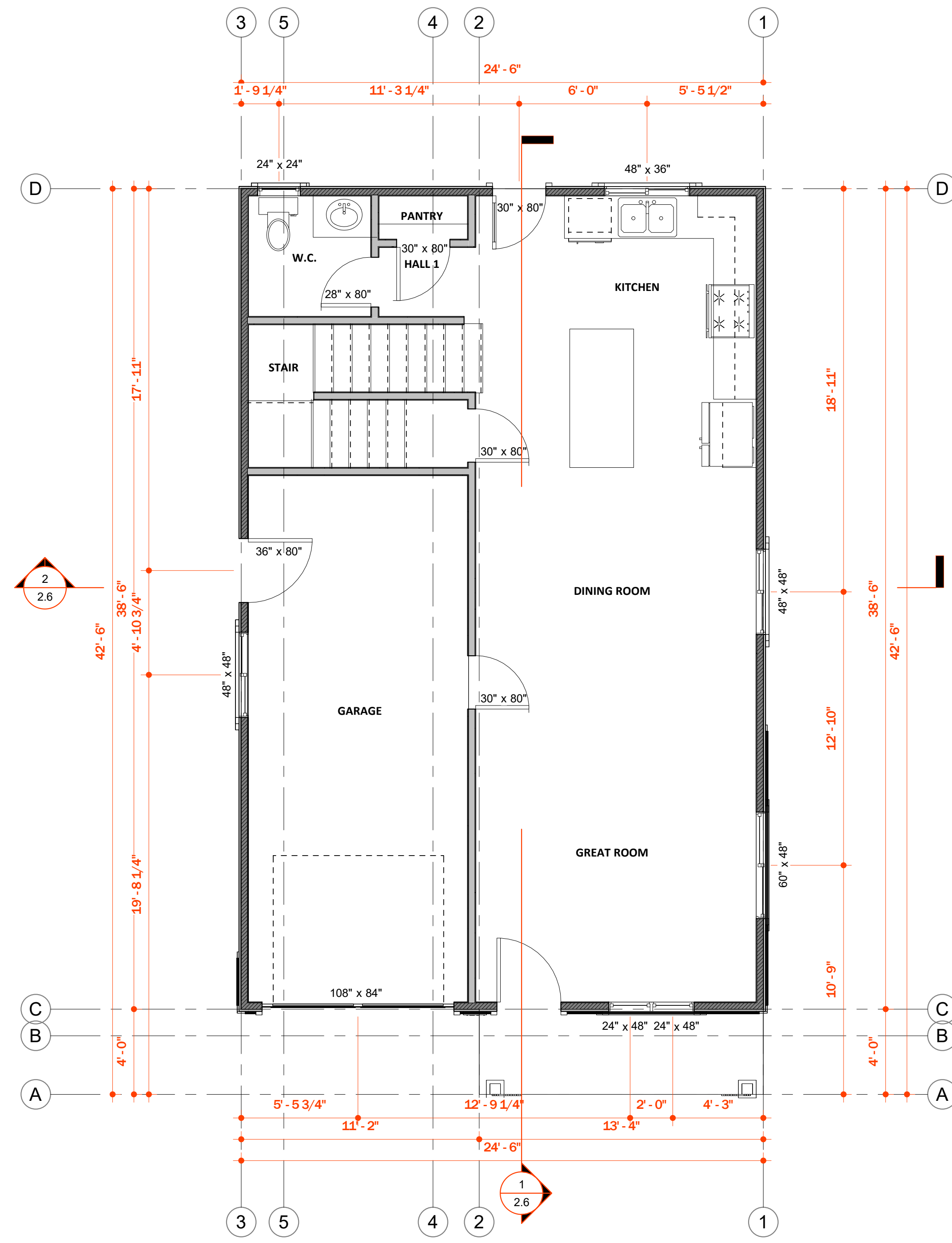
PROJECT  
**BR/SON/COTTAGES**

DATE 10/31/25  
PROJECT NO N/A  
REVISION DATE

NOTES

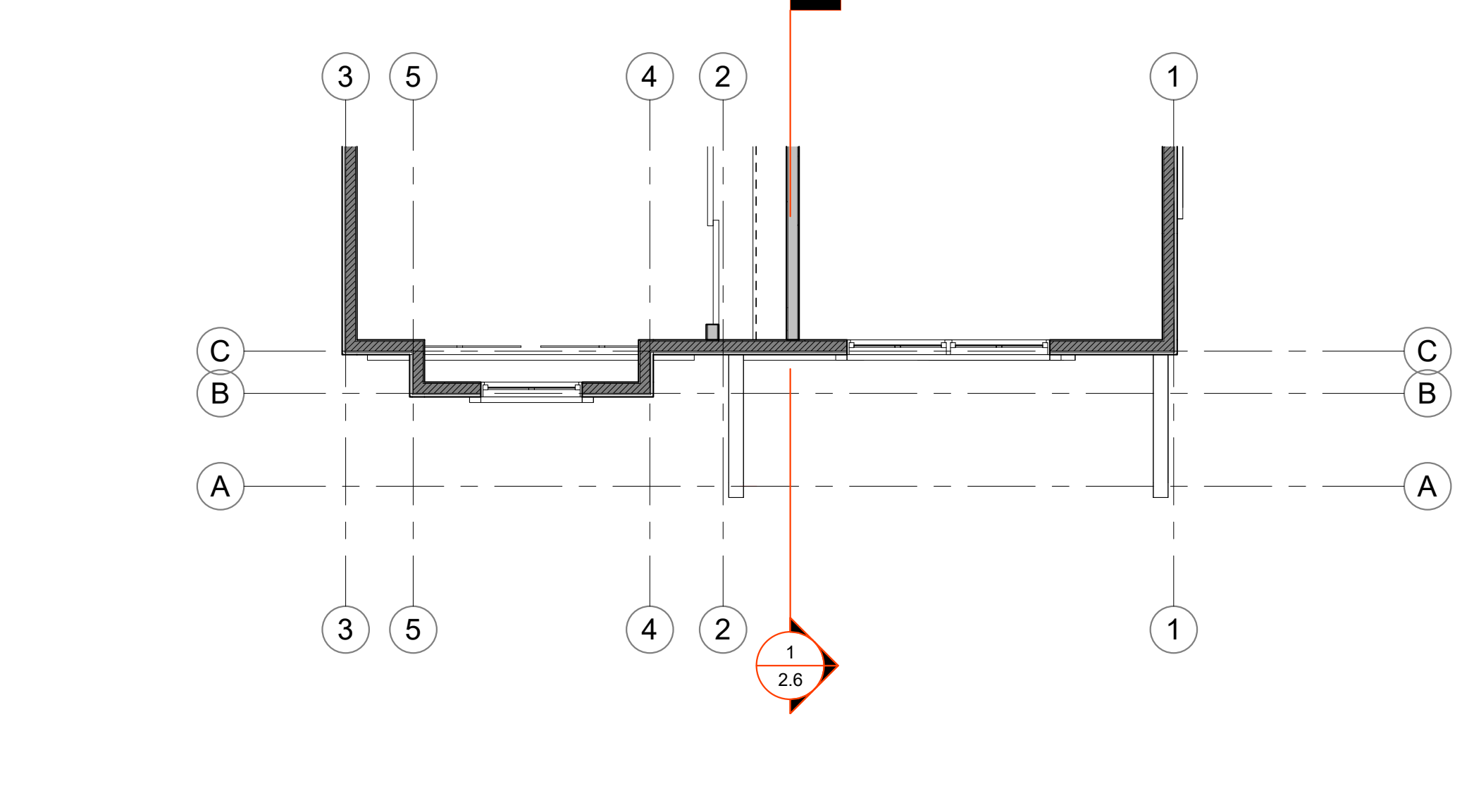
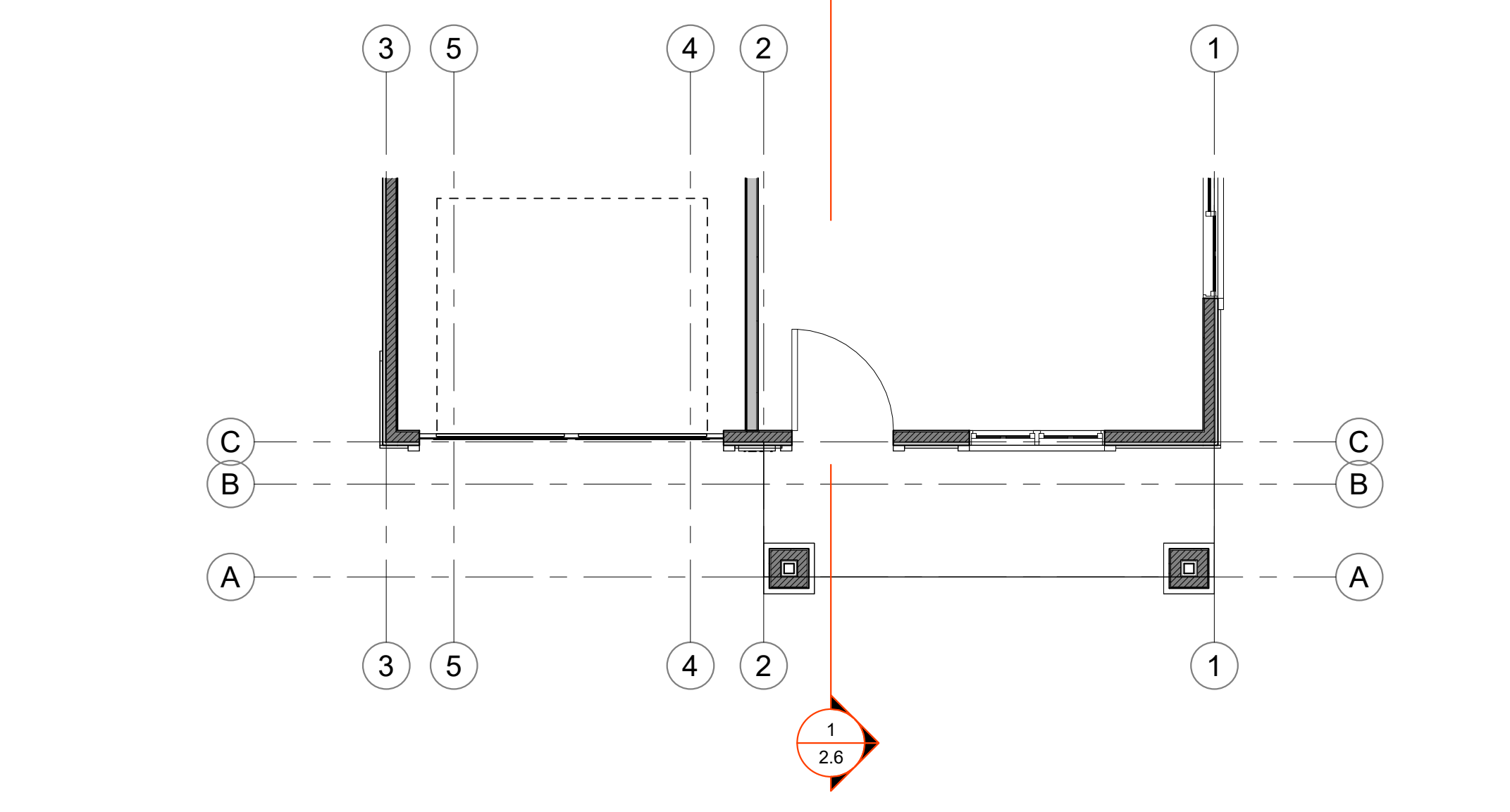
LEGEND: FLOOR PLAN

- (N) BED1 (REMOVED)
- WINDOW SYMBOL: SEE WINDOW SCHEDULE SHEET.  
NOTE: ESCAPE OR RESCUE WINDOWS REQUIRED IN "R" OCCUPANCIES SHALL HAVE A MINIMUM NET CLEAR OPENABLE DIMENSIONS - AREA OF 5.7 SF., HEIGHT 24", WIDTH 20", SILL HEIGHT 44" ABOVE FINISH FLOOR (TYP).
- DOOR SYMBOL: SEE DOOR SCHEDULE SHEET
- OPENING SYMBOL: SEE OPENING SCHEDULE SHEET
- NEW EXTERIOR WALL CONSTRUCTION - 2X4 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE. SEE EXTERIOR ELEVATIONS FOR LOCATION AND TYPE OF EXTERIOR FINISH.
- NEW INTERIOR WALL CONSTRUCTION - 2X4 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- NEW INTERIOR WALL CONSTRUCTION - 2X6 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- NEW EXTERIOR WALL CONSTRUCTION - 2X6 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- DOORS-1: SEE SCHEDULE  
COLOR: AS SELECTED BY OWNER- CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW/DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.  
DOOR TO HAVE LEVER HANDLES
- WINDOWS-1: SEE SCHEDULE  
COLOR: AS SELECTED BY OWNER- CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW/DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
- (N) WATER CLOSET: AS SELECTED BY OWNER
- SHOWER KITS DETAILS TO BE DETERMINED BY OWNER
- (N) SHOWER KIT: AS SELECTED BY OWNER  
SHOWER ENCLOSURE: PROVIDE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 70" (MIN) ABOVE DRAIN INLET SLOPING 1/4"=12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC.
- TUB ENCLOSURE: PROVIDE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 70" (MIN) ABOVE DRAIN INLET SLOPING 1/4"=12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC.
- (N) LAVATORY: AS SELECTED BY OWNER  
OPTIONAL: MASTER BATHROOM VANITIES TO BE 36" COMFORT HEIGHT, WITH WHEELCHAIR ACCESSIBLE (OPEN KNEE SPACE).  
OPTIONAL: SINGLE LEVER WATER CONTROLS.
- TOWEL RING
- TOWEL BAR
- ROBE HOOK
- (N) CABINETRY: AS SELECTED BY OWNER  
(N) COUNTER TOPS: AS SELECTED BY OWNER  
(N) BACKSPLASHES: AS SELECTED BY OWNER
- (N) EXT CONCRETE PAD-1: LENGTH TO MATCH DOOR X 30" MIN. DEPTH X 4" THICK CONCRETE PAD (MIN) @ ALL EXTERIOR DOORWAYS AND GRADE MOUNTED MECHANICAL EQUIPMENT. SLOPE PAD 1/4"=12" AWAY FROM BUILDING EDGE. PROVIDE 8" MAXIMUM STEP FOR IN-SWINGING DOORS AND 1" MAXIMUM FOR EXTERIOR SWINGING DOORS BETWEEN TOP OF PAD AND THRESHOLD (TYP).  
FRONT DOOR LANDING TO BE A MINIMUM OF 5'X5'.
- (N) RANGE: AS SELECTED BY OWNER
- (N) REFRIGERATOR: AS SELECTED BY OWNER
- (N) DISHWASHER: AS SELECTED BY OWNER
- (N) SINK: AS SELECTED BY OWNER



**1 FLOOR PLAN - LEVEL 1 - OPT A**  
SCALE: 1/4" = 1'-0"

**2 FLOOR PLAN - LEVEL 2 - OPT A**  
SCALE: 1/4" = 1'-0"



**3 FLOOR PLAN - LEVEL 1 - OPT B**  
SCALE: 1/4" = 1'-0"

**4 FLOOR PLAN - LEVEL 2 - OPT B**  
SCALE: 1/4" = 1'-0"

**1625 - FLOORPLANS - A & B**

SCALE: 1/4" = 1'-0"

**2.3**

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**COLOR PACKAGE 3**

**SHEET KEYNOTES**

Key Value	Keynote Text
A01	ROOFING
A03	WINDOWS
A04	ENTRY DOOR
A05	EXTERIOR 1-COAT STUCCO SYSTEM
A07	ROOF FACIA GUTTER
A08	SCREENED LINE
A09	LAP SIDING
A12	STREET ADDRESS
A14	GARAGE DOOR
A17	STUCCO FOAM BOARD
A18	MASONRY VENEER (BUILDERS CHOICE)
A30	POST



RIVERLAND HOMES, INC.  
4170 Douglas Blvd., #150  
Granite Bay, CA 95746  
Tanner Judkins: 916.850.0536

PROJECT:  
**BRYSON COTTAGES**

PROJECT ADDRESS  
BRYSON COTTAGES

DATE	10.31.2025
PROJECT NO	N/A
REVISION	DATE

NOTES

**1808 - ELEVATION A**

SCALE: 1/4" = 1'-0"

**3.1**

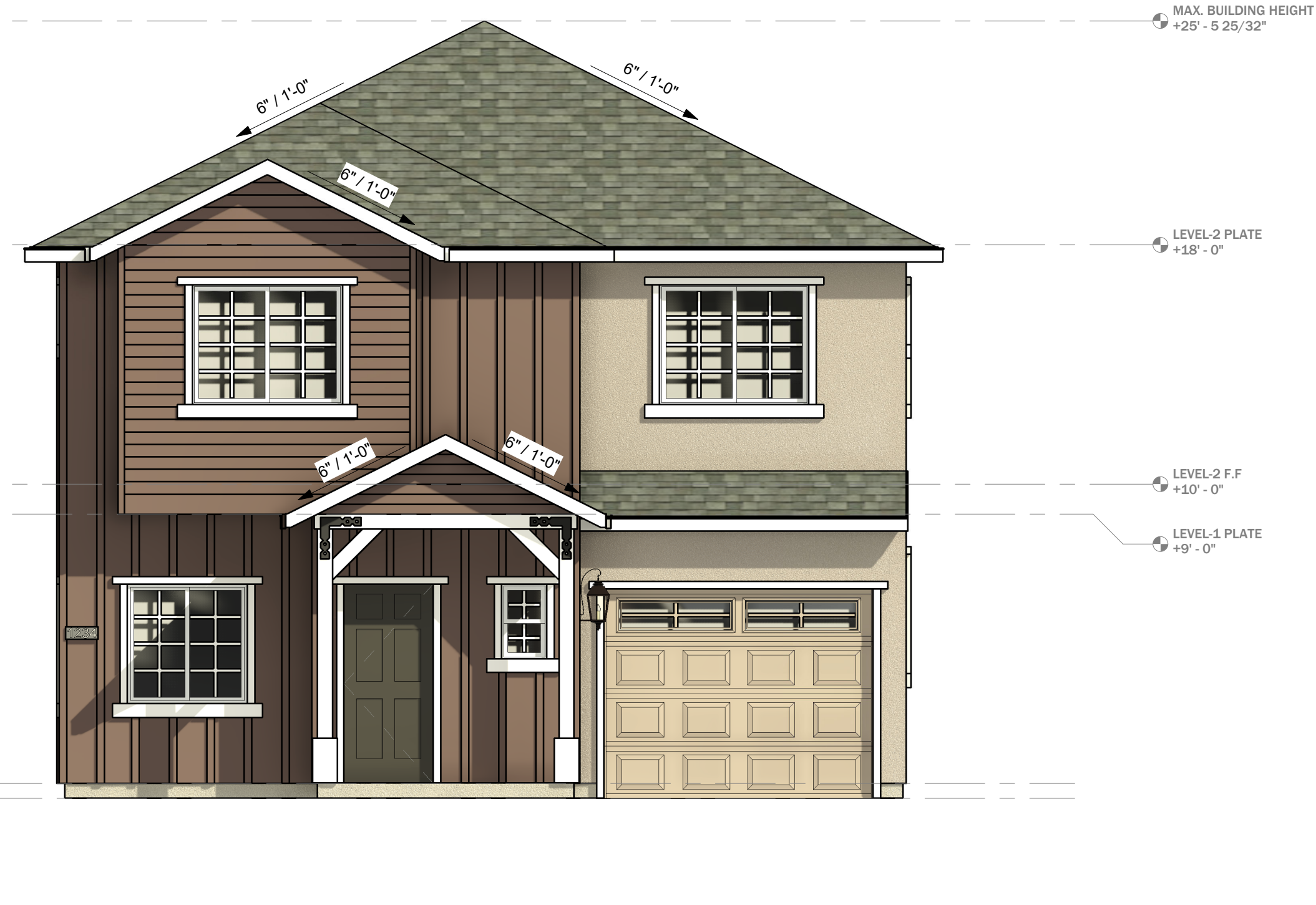
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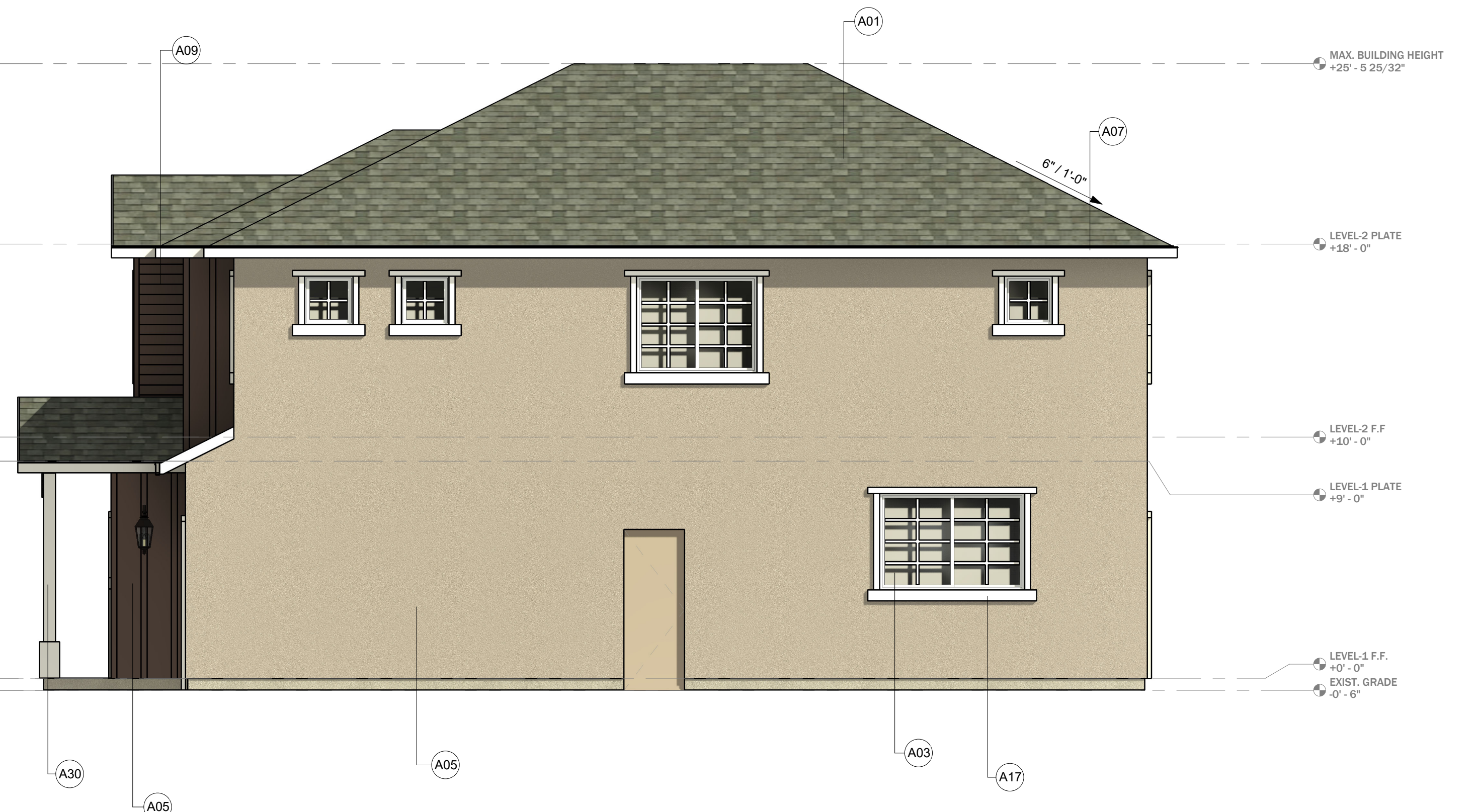
**3** EXTERIOR ELEVATION A - LEFT  
SCALE: 1/4" = 1'-0"



**1** EXTERIOR ELEVATION A - FRONT  
SCALE: 1/4" = 1'-0"



**2** EXTERIOR ELEVATION A - REAR  
SCALE: 1/4" = 1'-0"



**4** EXTERIOR ELEVATION A - RIGHT  
SCALE: 1/4" = 1'-0"

# COLOR PACKAGE 4

## SHEET KEYNOTES

Key Value	Keynote Text
A01	ROOFING
A03	WINDOWS
A04	ENTRY DOOR
A05	EXTERIOR 1-COAT STUCCO SYSTEM
A07	ROOF FACIA GUTTER
A08	SCREED LINE
A09	LAP SIDING
A12	STREET ADDRESS
A14	GARAGE DOOR
A17	STUCCO FOAM BOARD
A18	MASONRY VENEER (BUILDERS CHOICE)
A30	POST



RIVERLAND HOMES, INC  
4170 Douglas Blvd., #150  
Granite Bay, CA 95746  
Tanner Judkins: 916.850.0536

PROJECT:  
**BRYSON COTTAGES**

PROJECT ADDRESS  
BRYSON COTTAGES

DATE	10.31.2025
PROJECT NO	N/A
REVISION	DATE

NOTES

**1808 - ELEVATION B**

SCALE: 1/4" = 1'-0"

# 3.2

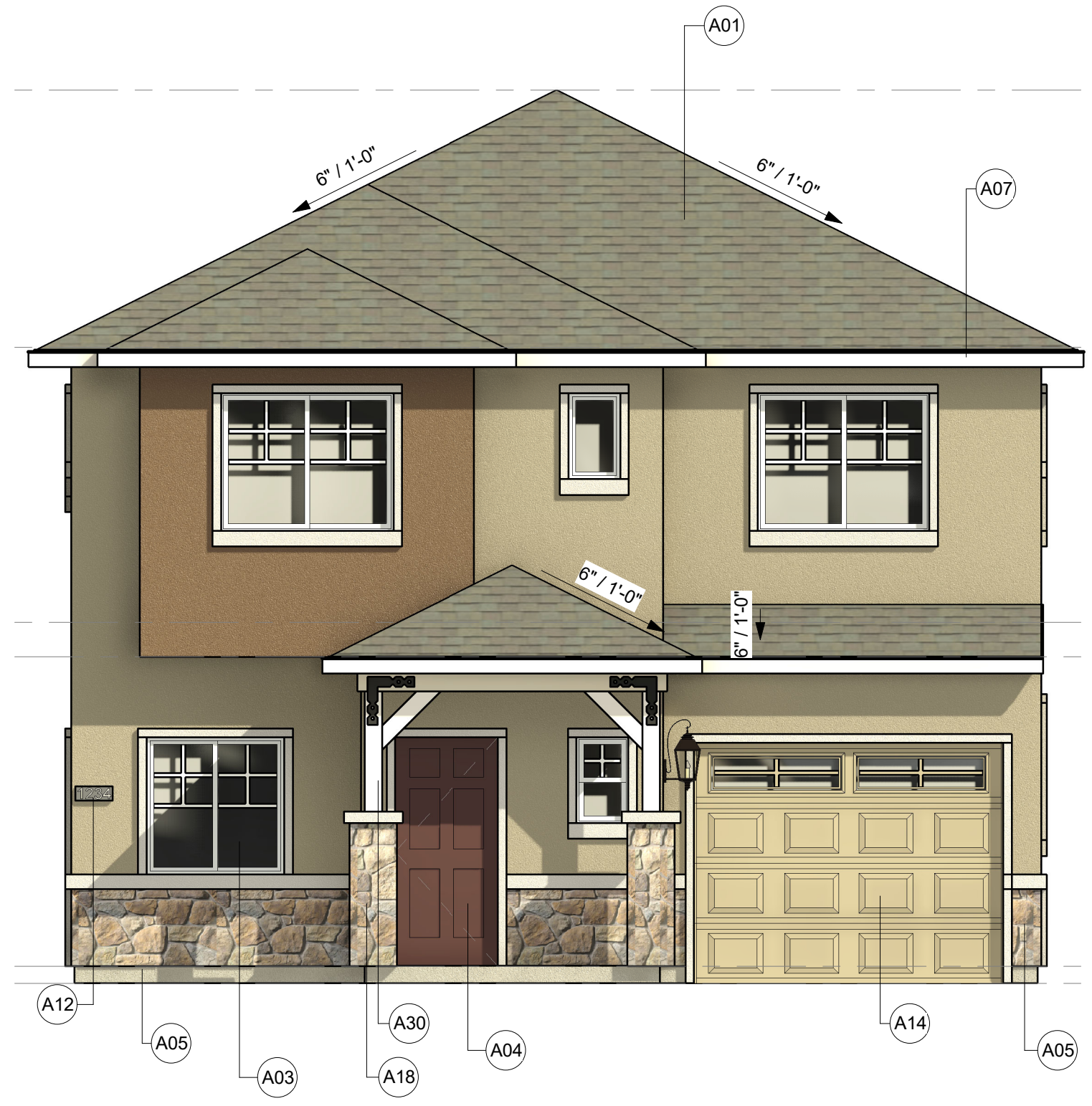
DRAWN BY: RHI

MAX. BUILDING HEIGHT +25'-5 25/32"  
LEVEL-2 PLATE +18'-0"  
LEVEL-2 F.F. +10'-0"  
LEVEL-1 PLATE +9'-0"  
LEVEL-1 F.F. +0'-0"  
EXIST. GRADE -0'-6"



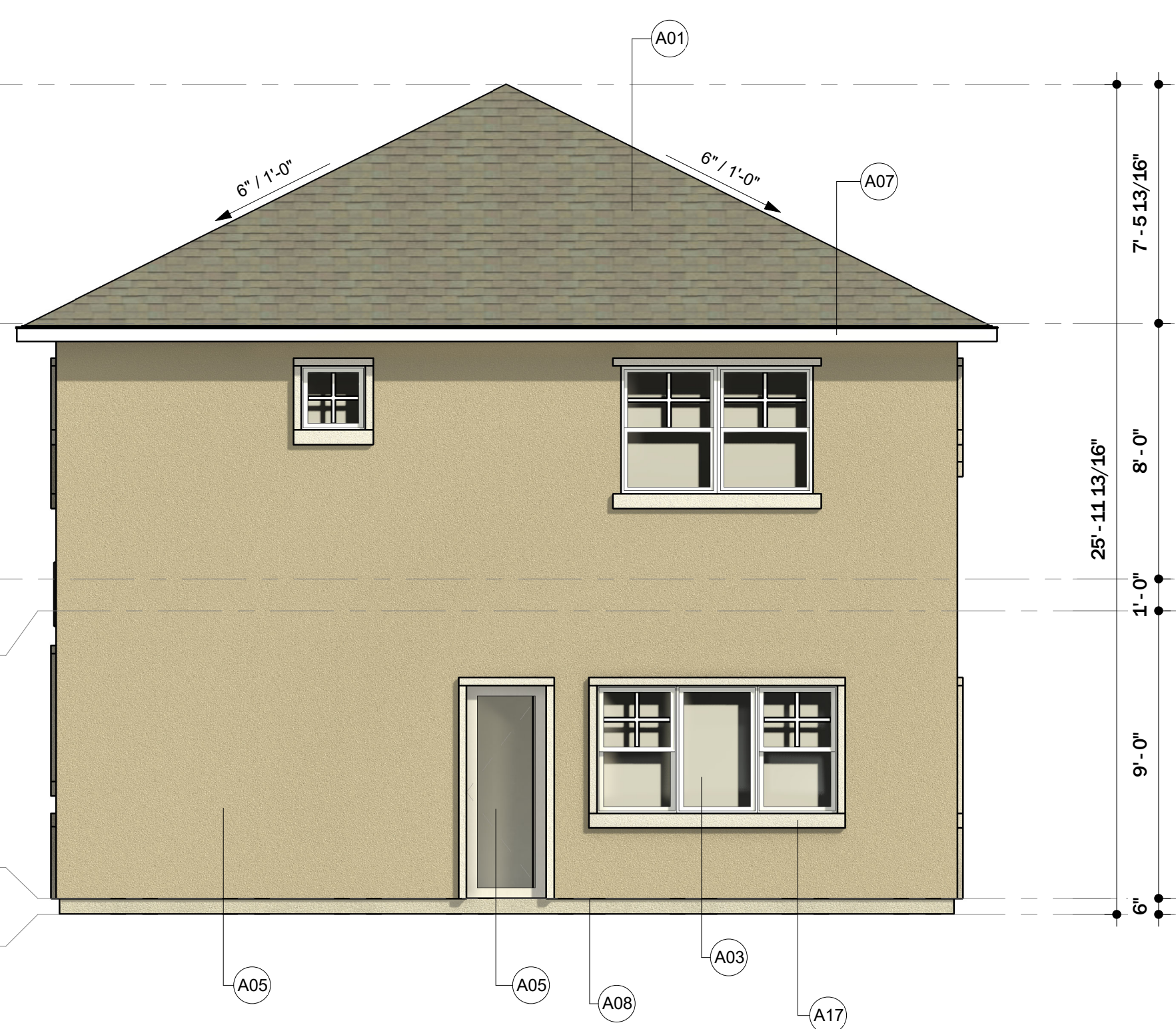
**2** EXTERIOR ELEVATION B - LEFT  
SCALE: 1/4" = 1'-0"

MAX. BUILDING HEIGHT +25'-5 25/32"  
LEVEL-2 PLATE +18'-0"  
LEVEL-2 F.F. +10'-0"  
LEVEL-1 PLATE +9'-0"  
LEVEL-1 F.F. +0'-0"  
EXIST. GRADE -0'-6"



**1** EXTERIOR ELEVATION B - FRONT  
SCALE: 1/4" = 1'-0"

MAX. BUILDING HEIGHT +25'-5 25/32"  
LEVEL-2 PLATE +18'-0"  
LEVEL-2 F.F. +10'-0"  
LEVEL-1 PLATE +9'-0"  
LEVEL-1 F.F. +0'-0"  
EXIST. GRADE -0'-6"



**3** EXTERIOR ELEVATION B - REAR  
SCALE: 1/4" = 1'-0"

MAX. BUILDING HEIGHT +25'-5 25/32"  
LEVEL-2 PLATE +18'-0"  
LEVEL-2 F.F. +10'-0"  
LEVEL-1 PLATE +9'-0"  
LEVEL-1 F.F. +0'-0"  
EXIST. GRADE -0'-6"



**4** EXTERIOR ELEVATION B - RIGHT  
SCALE: 1/4" = 1'-0"

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RIVERLAND HOMES, INC  
4170 Douglas Blvd., #150  
Granite Bay, CA 95746  
Tanner Judkins: 916.850.0536

PROJECT:  
**BRYSON COTTAGES**

PROJECT ADDRESS  
BRYSON COTTAGES

DATE 10.31.2025  
PROJECT NO N/A  
REVISION DATE

NOTES

**1808 - FLOOR PLANS - A & B**

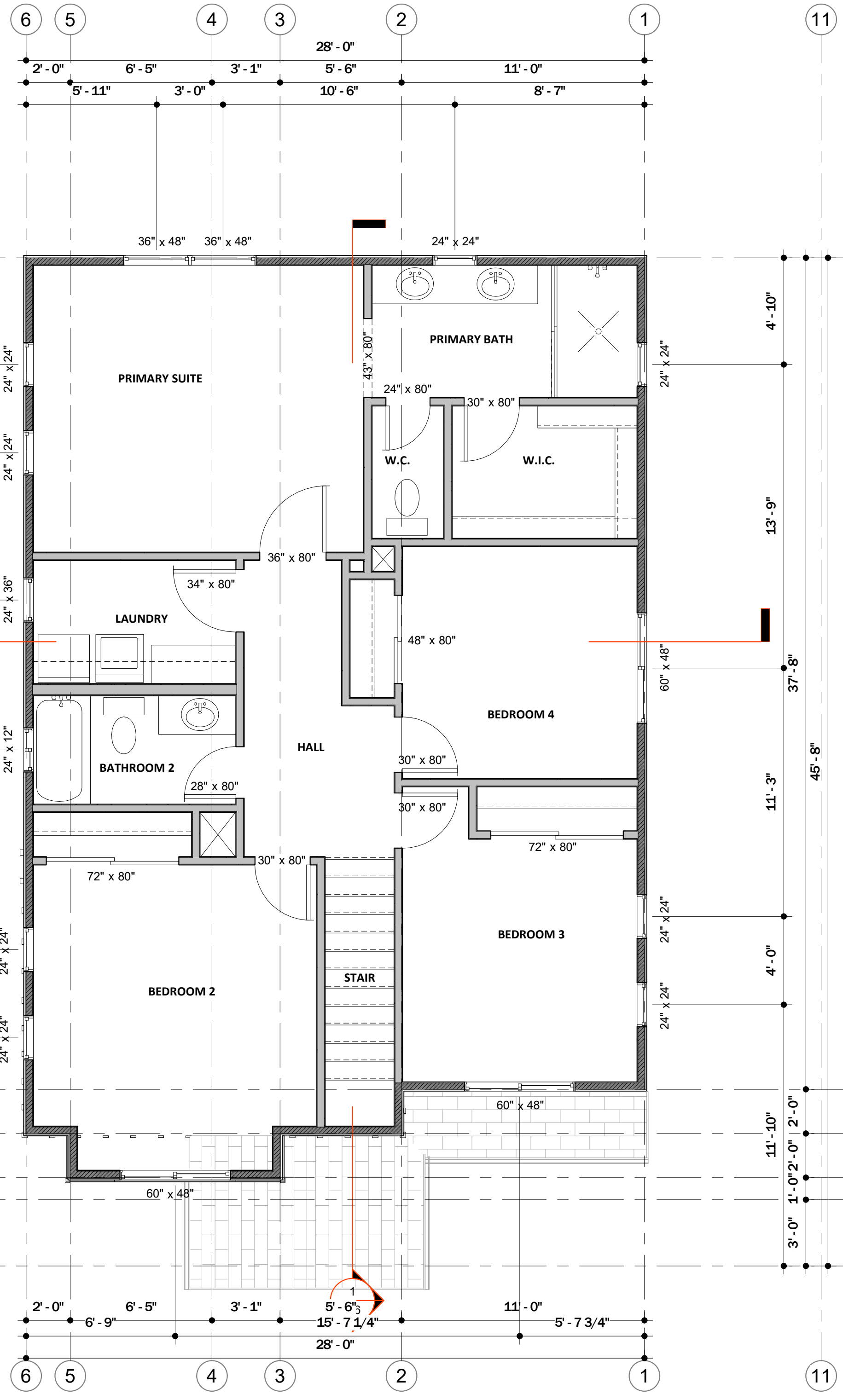
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**3.3**

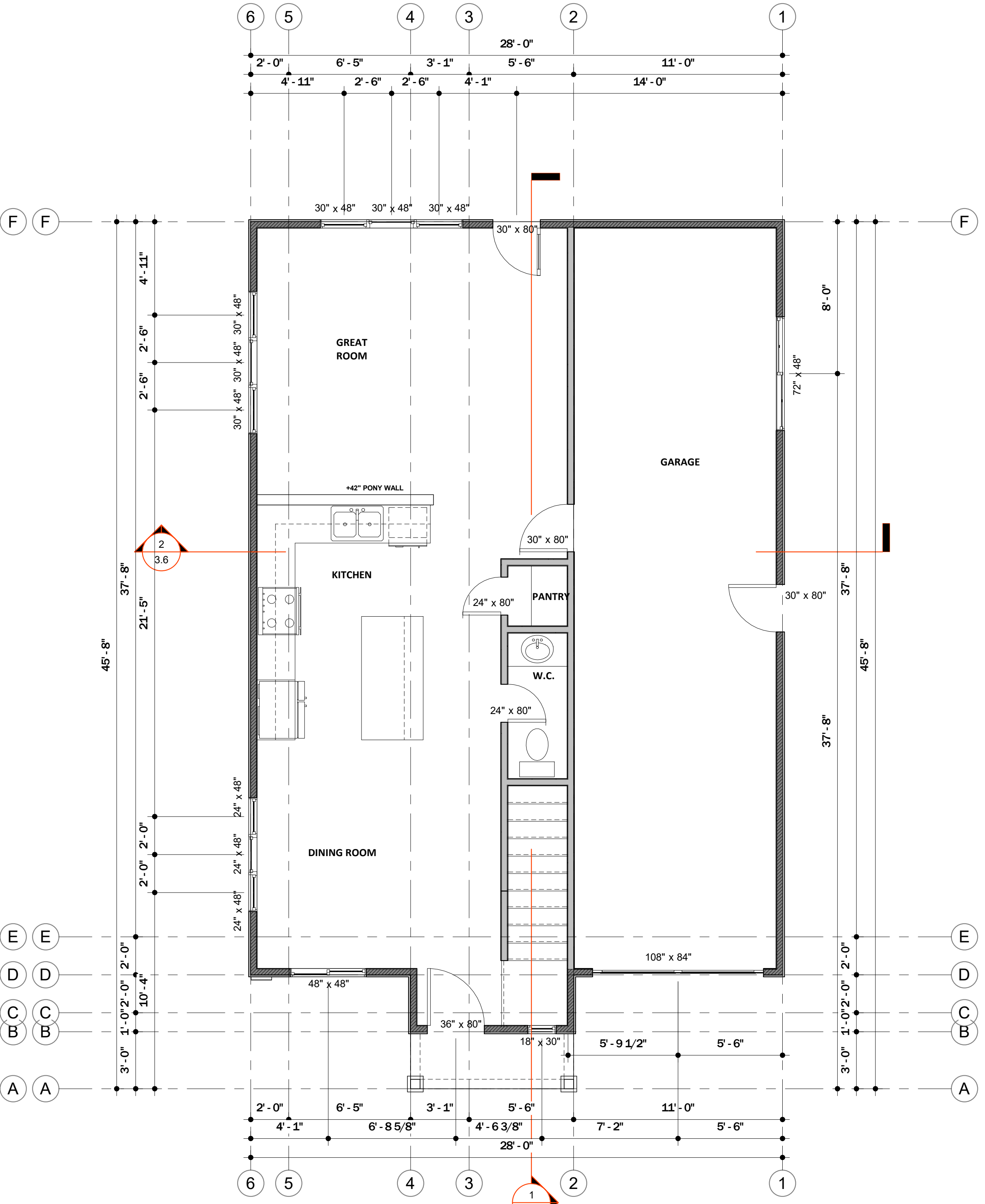
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**LEGEND: FLOOR PLAN**

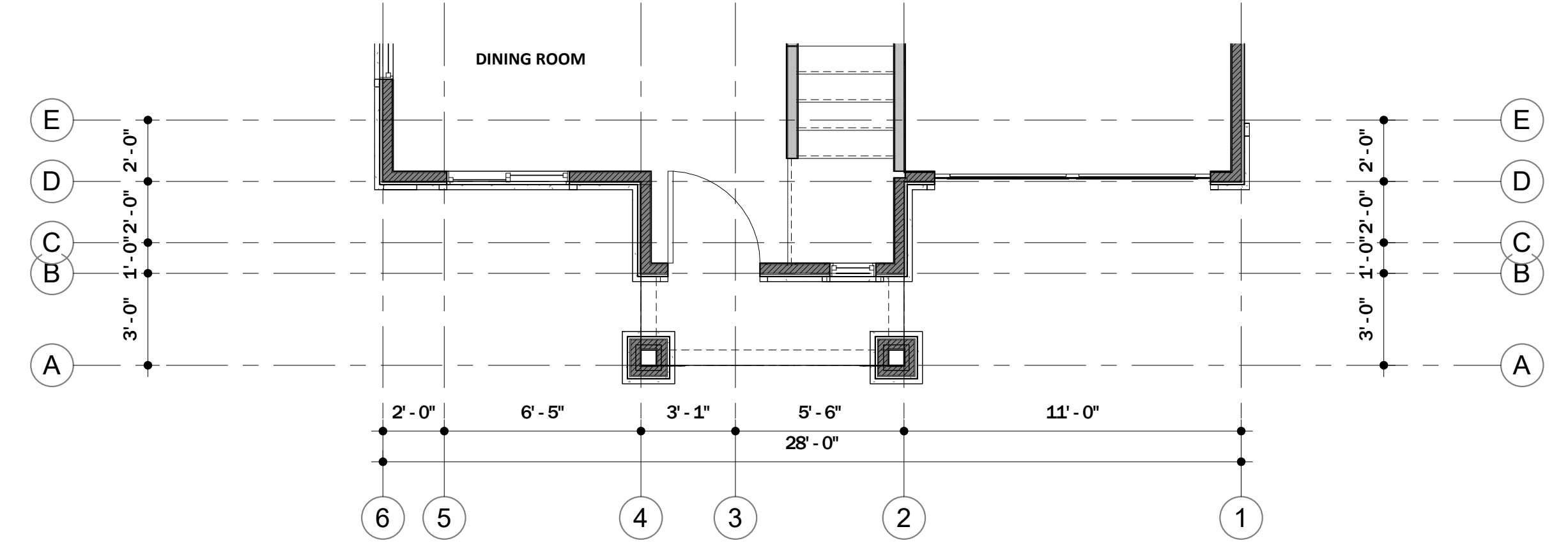
- (N) BED1 (R01R1)
- WINDOW SYMBOL: SEE WINDOW SCHEDULE SHEET. NOTE: ESCAPE OR RESCUE WINDOWS REQUIRED IN "R" OCCUPANCIES SHALL HAVE A MINIMUM NET CLEAR OPENABLE DIMENSIONS - AREA OF 5.7 S.F., HEIGHT 24", WIDTH 20", SILL HEIGHT 44" ABOVE FINISH FLOOR (TYP).
- DOOR SYMBOL: SEE DOOR SCHEDULE SHEET
- OPENING SYMBOL: SEE OPENING SCHEDULE SHEET
- NEW EXTERIOR WALL CONSTRUCTION - 2X4 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE. SEE EXTERIOR ELEVATIONS FOR LOCATION AND TYPE OF EXTERIOR FINISH.
- NEW INTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- NEW INTERIOR WALL CONSTRUCTION: 2X6 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- NEW EXTERIOR WALL CONSTRUCTION: 2X6 D.F. STUDS @ 16" O.C. FINISH AS SPECIFIED ON FINISH SCHEDULE
- DOORS-1: SEE SCHEDULE  
COLOR: AS SELECTED BY OWNER - CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW/DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.  
DOOR TO HAVE LEVER HANDLES
- WINDOWS-1: SEE SCHEDULE  
COLOR: AS SELECTED BY OWNER - CAULK ALL EXTERIOR JOINTS (TYP). SEE WINDOW/DOOR SCHEDULE AND FLOOR PLAN FOR TYPE, LOCATION & SIZE.
- (N) WATER CLOSET: AS SELECTED BY OWNER
- SHOWER KITS DETAILS TO BE DETERMINED BY OWNER
- (N) SHOWER KIT: AS SELECTED BY OWNER  
SHOWER ENCLOSURE: PROVIDE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 70" (MIN) ABOVE DRAIN INLET SLOPING 1/4"-12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC.
- TUB ENCLOSURE: PROVIDE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 70" (MIN) ABOVE DRAIN INLET SLOPING 1/4"-12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC.
- (N) LAVATORY: AS SELECTED BY OWNER  
OPTIONAL: MASTER BATHROOM VANITIES TO BE 36" COMFORT HEIGHT, WITH WHEELCHAIR ACCESSIBLE (OPEN KNEE SPACE).  
OPTIONAL: SINGLE LEVER WATER CONTROLS.
- TOWEL RING
- TOWEL BAR
- ROBE HOOK
- (N) CABINERY: AS SELECTED BY OWNER  
(N) COUNTER TOPS: AS SELECTED BY OWNER  
(N) BACKSPASHES: AS SELECTED BY OWNER
- (N) EXT CONCRETE PAD-1: LENGTH TO MATCH DOOR X 30" MIN. DEPTH X 4" THICK CONCRETE PAD (MIN) @ ALL EXTERIOR DOORWAYS AND GRADE MOUNTED MECHANICAL EQUIPMENT. SLOPE PAD 1/4"-12" AWAY FROM BUILDING EDGE. PROVIDE 8" MAXIMUM STEP FOR IN-SWINGING DOORS AND 1" MAXIMUM FOR EXTERIOR SWINGING DOORS BETWEEN TOP OF PAD AND THRESHOLD (TYP).  
FRONT DOOR LANDING TO BE A MINIMUM OF 5'X5'.
- (N) RANGE: AS SELECTED BY OWNER
- (N) REFRIGERATOR: AS SELECTED BY OWNER
- (N) DISHWASHER: AS SELECTED BY OWNER
- (N) SINK: AS SELECTED BY OWNER



**2 ELEVATION A - LEVEL 2**  
SCALE: 1/4" = 1'-0"



**1 ELEVATION A - LEVEL 1**  
SCALE: 1/4" = 1'-0"



**3 ELEVATION B - LEVEL 1**  
SCALE: 1/4" = 1'-0"

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**COLOR PACKAGE 5**

**SHEET KEYNOTES**

Key Value      Keynote Text

- A01 ROOFING
- A03 WINDOWS
- A04 ENTRY DOOR
- A07 ROOF FACIA GUTTER
- A08 SCREED LINE
- A09 LAP SIDING
- A12 STREET ADDRESS
- A14 GARAGE DOOR
- A15 TRIM HARDIEBOARD
- A17 STUCCO FOAM BOARD
- A25 EXTERIOR DOOR
- A27 EXTERIOR LIGHT POST
- A30 POST



RIVERLAND HOMES, INC  
4170 Douglas Blvd., #150  
Granite Bay, CA 95746  
Tanner Judkins: 916.850.0536

PROJECT:  
**BRYSON COTTAGES**

PROJECT ADDRESS  
**BRYSON COTTAGES**

DATE 10.29.2025  
PROJECT NO N/A  
REVISION DATE

NOTES

**2016 - ELEVATION A**

SCALE: 1/4" = 1'-0"

**4.1**

DRAWN BY: RHI 28

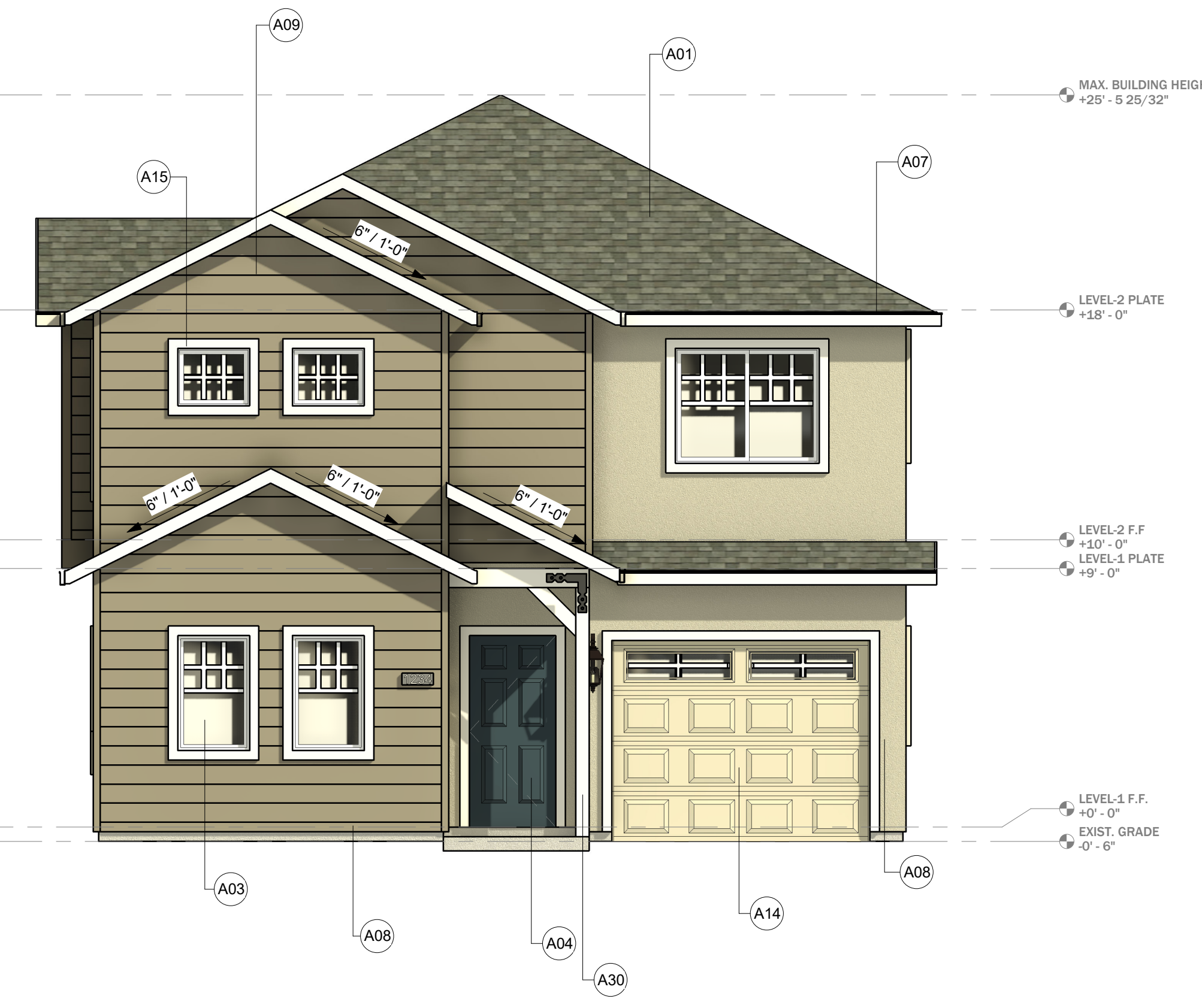
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**3** EXTERIOR ELEVATION A - LEFT  
SCALE: 1/4" = 1'-0"



**1** EXTERIOR ELEVATION A - FRONT  
SCALE: 1/4" = 1'-0"



**2** EXTERIOR ELEVATION A - REAR  
SCALE: 1/4" = 1'-0"



**4** EXTERIOR ELEVATION A - RIGHT  
SCALE: 1/4" = 1'-0"

# COLOR PACKAGE 6

## SHEET KEYNOTES

Key Value      Keynote Text

- A01 ROOFING
- A03 WINDOWS
- A04 ENTRY DOOR
- A07 ROOF FACIA GUTTER
- A08 SCREED LINE
- A09 LAP SIDING
- A12 STREET ADDRESS
- A14 GARAGE DOOR
- A15 TRIM HARDIEBOARD
- A17 STUCCO FOAM BOARD
- A25 EXTERIOR DOOR
- A27 EXTERIOR LIGHT POST
- A30 POST



RIVERLAND HOMES, INC.  
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DATE 10.31.2025  
PROJECT NO N/A  
REVISION DATE

NOTES

**2016 - ELEVATION B**

SCALE: 1/4" = 1'-0"

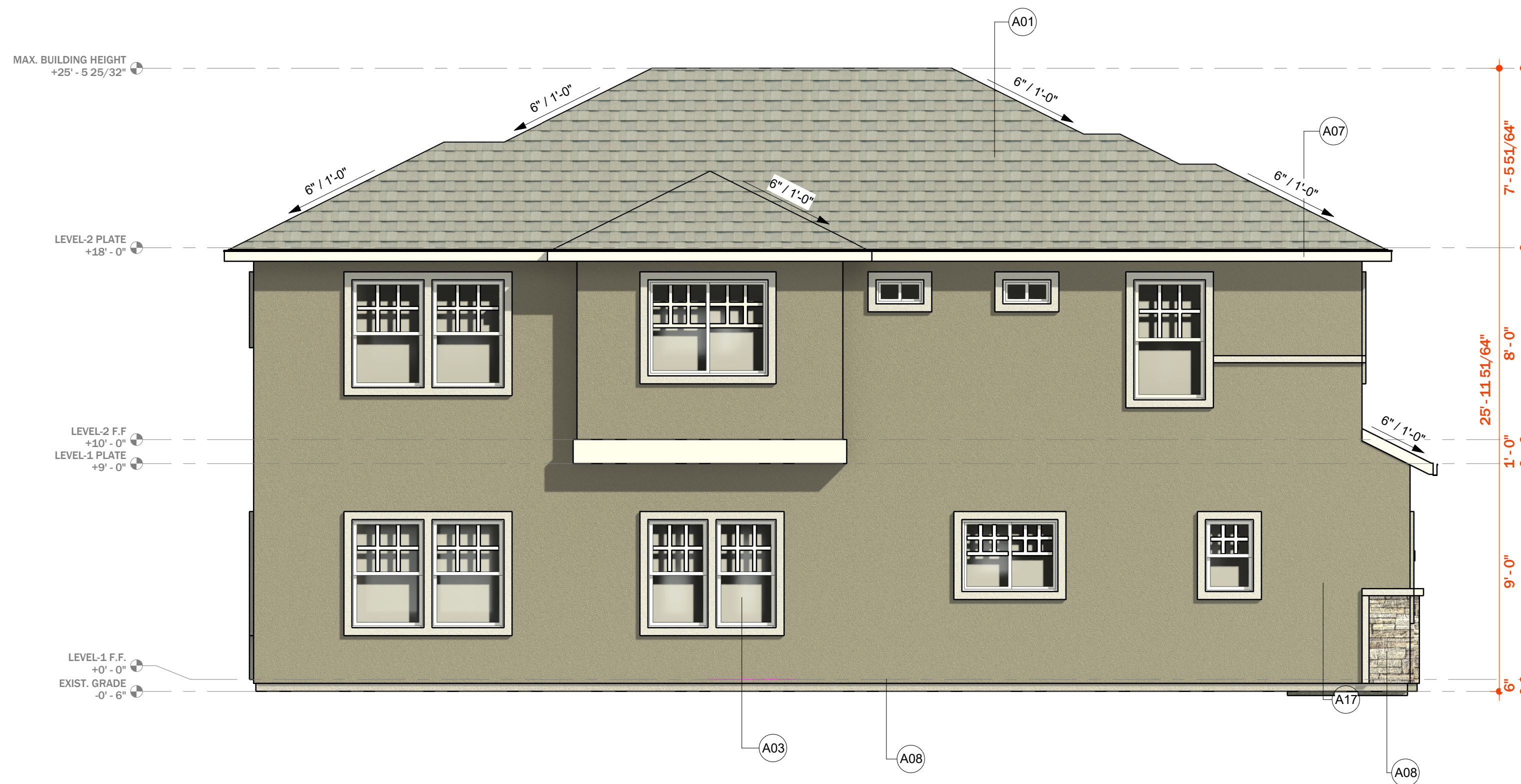
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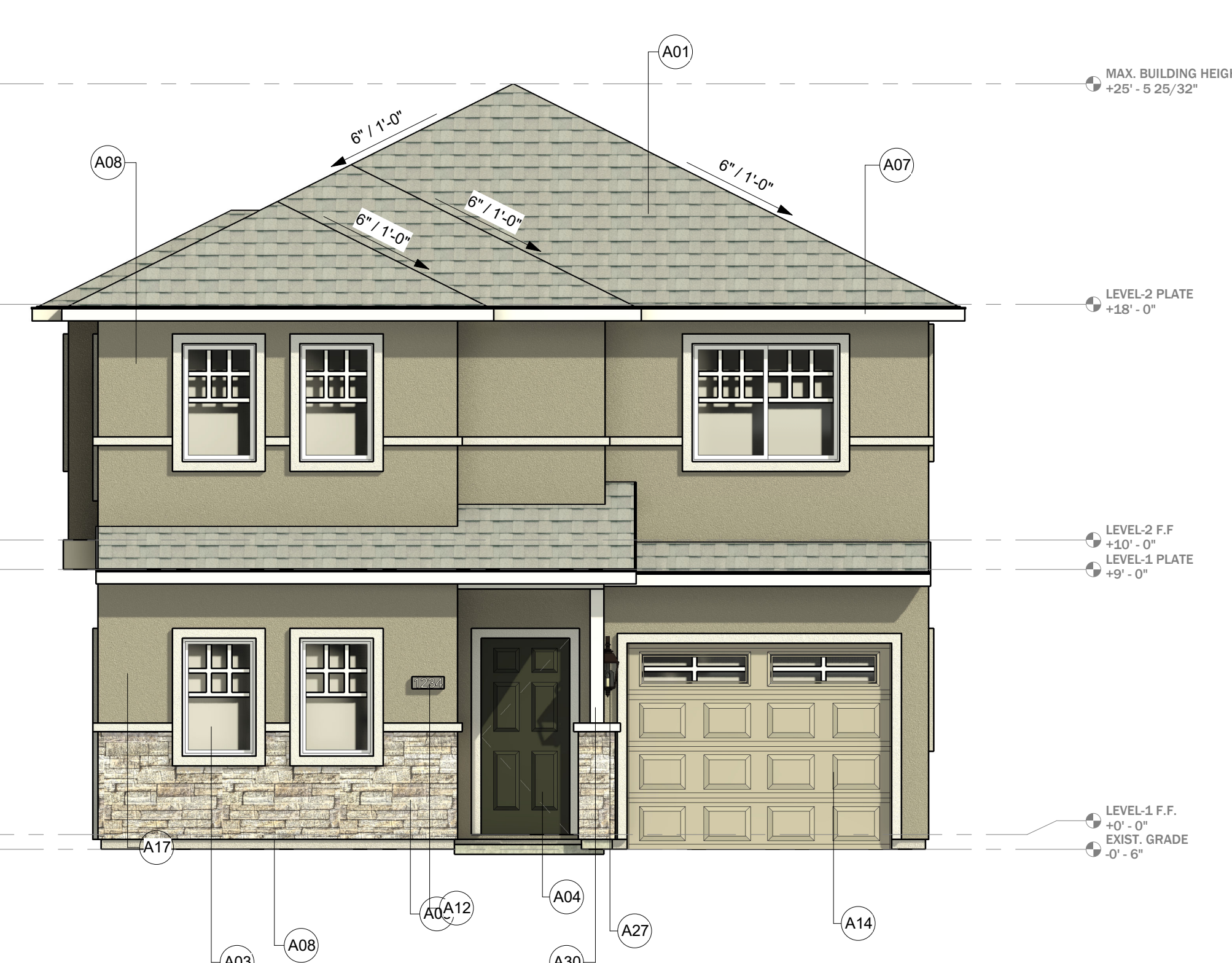
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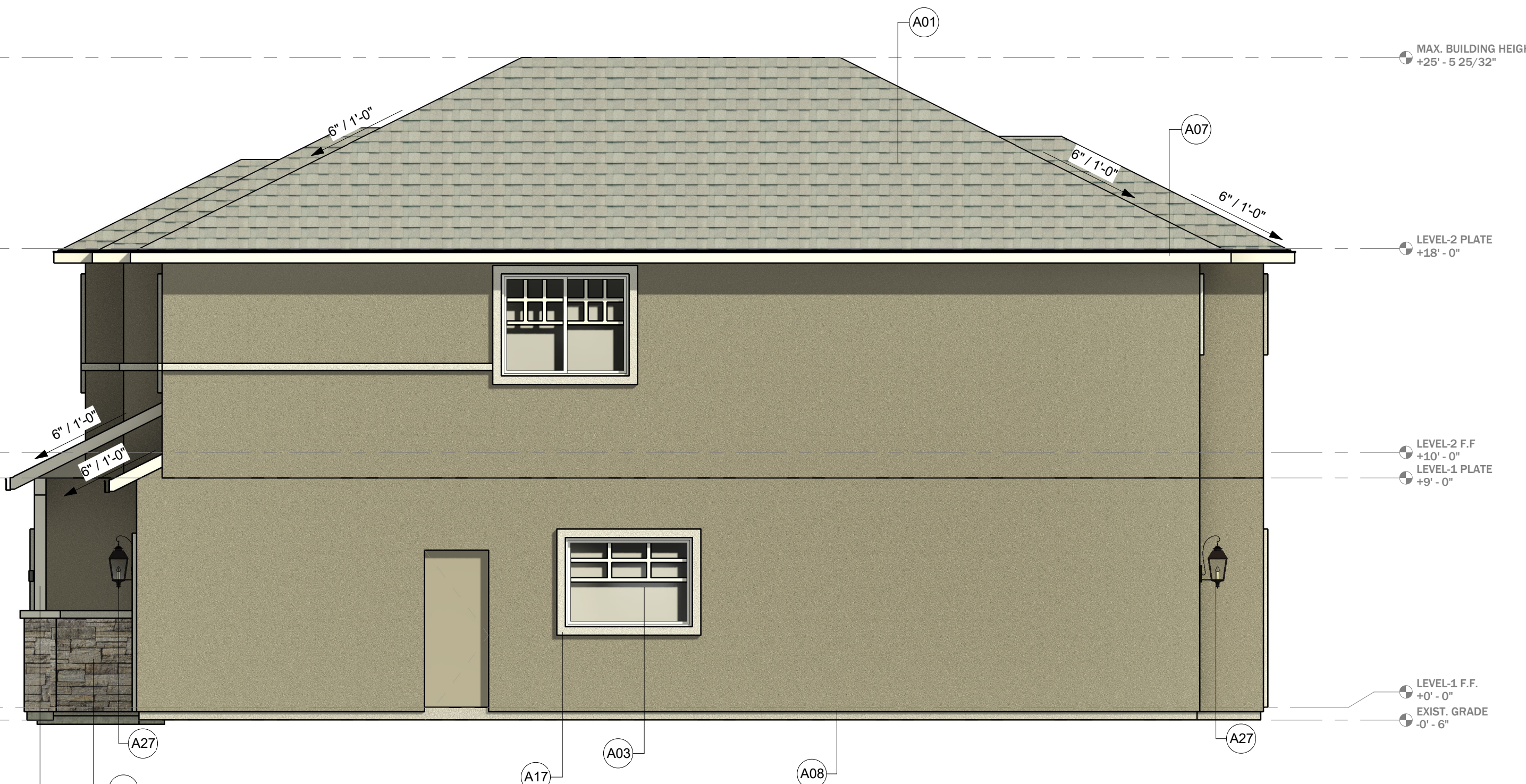
**2** EXTERIOR ELEVATION B - LEFT  
SCALE: 1/4" = 1'-0"



**1** EXTERIOR ELEVATION B - FRONT  
SCALE: 1/4" = 1'-0"



**4** EXTERIOR ELEVATION B - REAR  
SCALE: 1/4" = 1'-0"



**3** EXTERIOR ELEVATION B - RIGHT  
SCALE: 1/4" = 1'-0"



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DATE 10.29.2025  
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REVISION DATE

NOTES

**2016 - FLOOR PLANS - A & B**

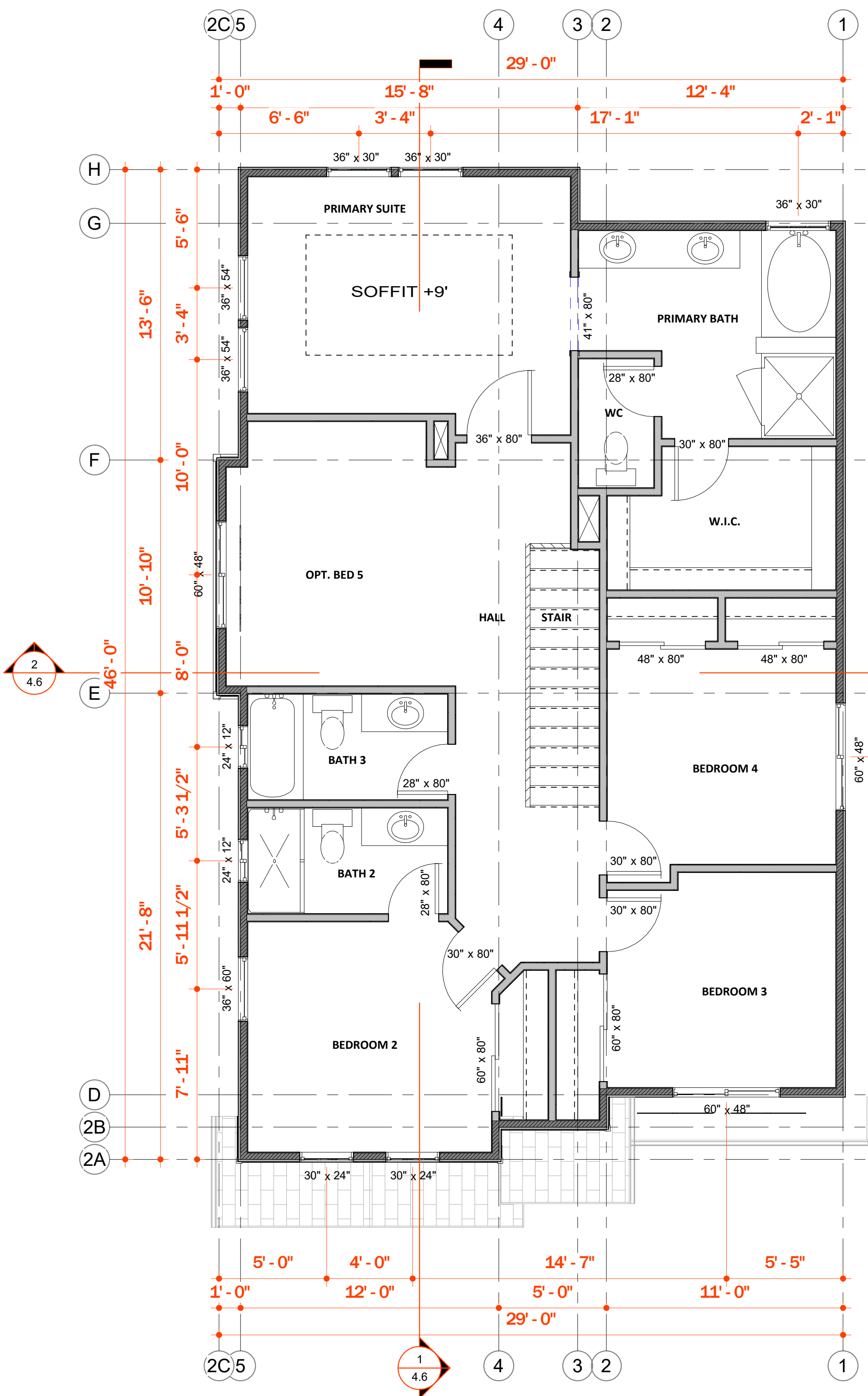
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**4.3**

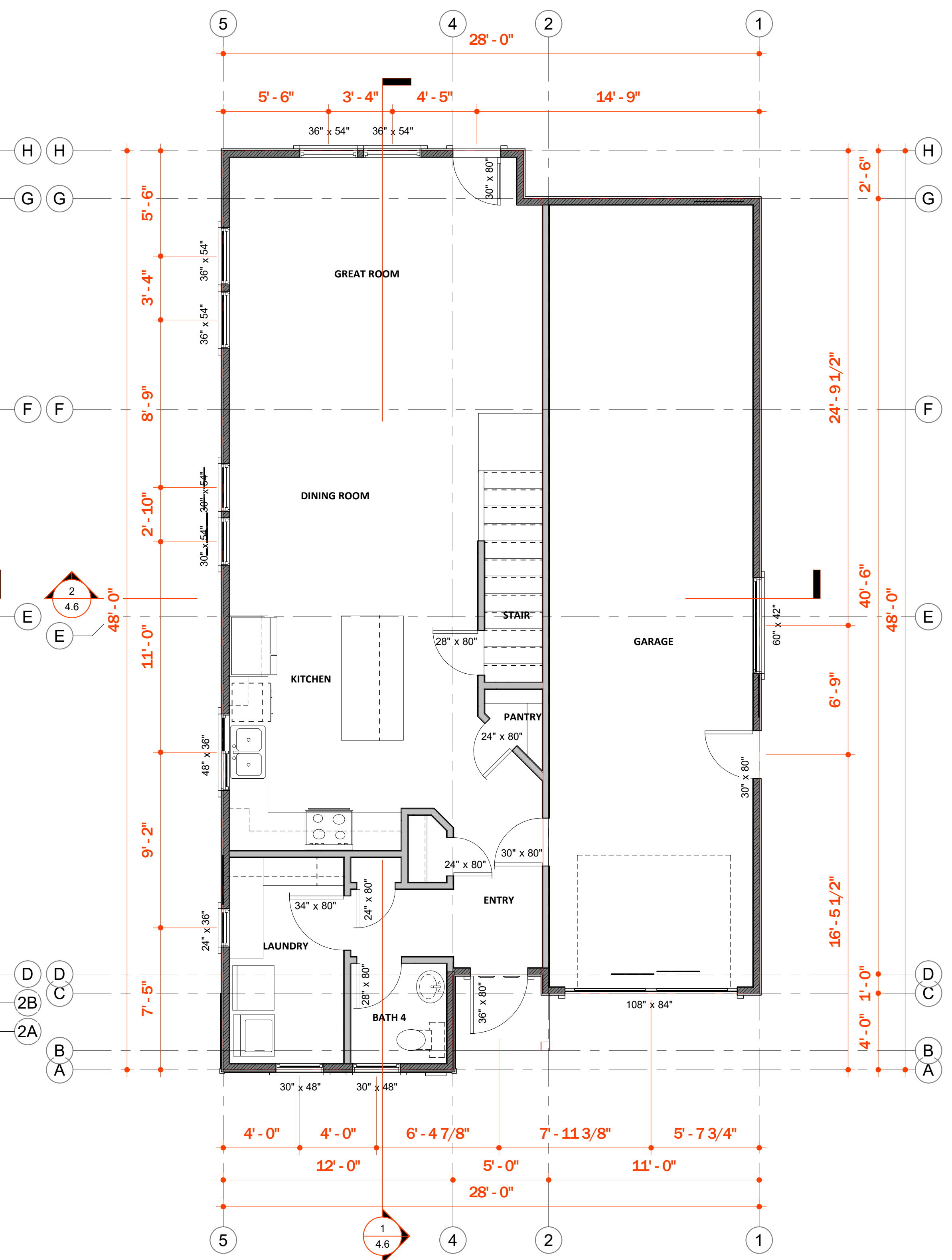
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**LEGEND: FLOOR PLAN**

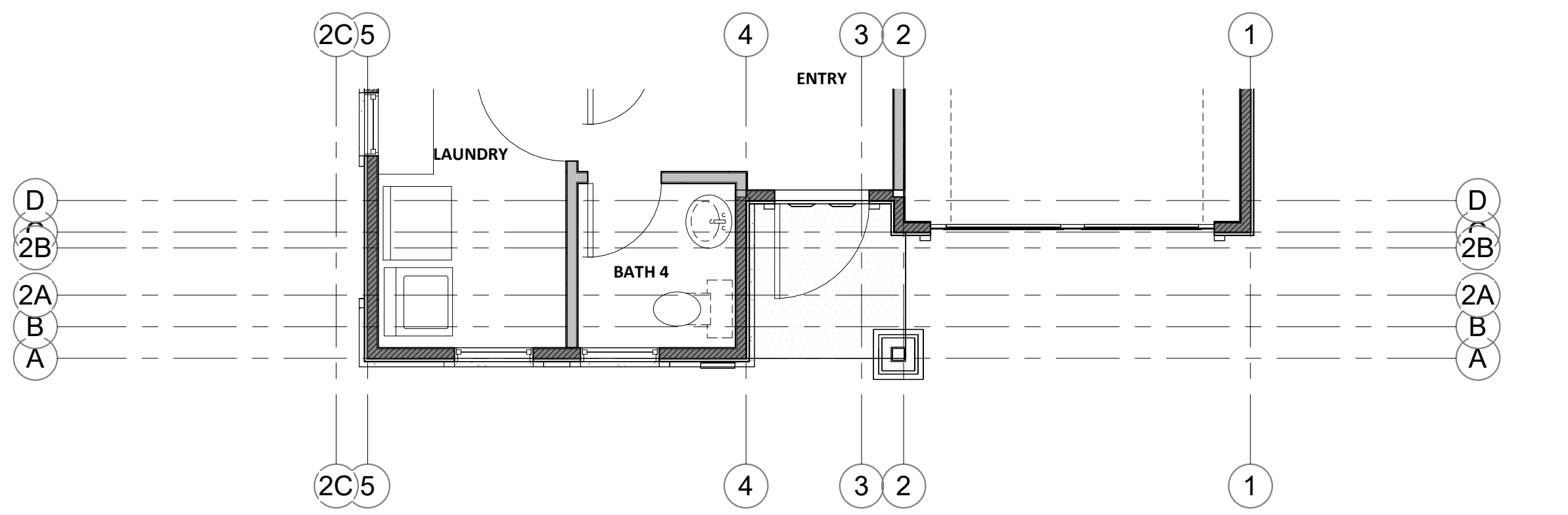
- (N) BED1 (80/91)
- WINDOW SYMBOL: SEE WINDOW SCHEDULE SHEET.  
NOTE: ESCAPE OR RESCUE WINDOWS REQUIRED IN "R" OCCUPANCIES SHALL HAVE A MINIMUM NET CLEAR OPENABLE DIMENSIONS - AREA OF 5.7 S.F., HEIGHT 24", WIDTH 20", SILL HEIGHT 44" ABOVE FINISH FLOOR (TYP).
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- TOWEL RING
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(N) BACKSPLASHES: AS SELECTED BY OWNER
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FRONT DOOR LANDING TO BE A MINIMUM OF 5'X5'.
- (N) RANGE: AS SELECTED BY OWNER
- (N) REFRIGERATOR: AS SELECTED BY OWNER
- (N) DISHWASHER: AS SELECTED BY OWNER
- (N) SINK: AS SELECTED BY OWNER



**2 LEVEL 2 - ELEVATION A**  
SCALE: 1/4" = 1'-0"



**1 LEVEL 1 - ELEVATION A**  
SCALE: 1/4" = 1'-0"



**3 LEVEL 1 - ELEVATION B**  
SCALE: 1/4" = 1'-0"

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# Standard Exterior Features Booklet

# BRYSON COTTAGES

# Table of Contents

Exterior Color Packages	3-9
Exterior Fixtures & Hardware	10

# BRYSON COTTAGES

## 1. Exterior Color Packages

#	PAINT COLORS*				STONE VENEER**		Roof Shingle
	Body	Trim	Accent	*Door Color	Color	Styles	Color
1	DE6214 Pigeon Gray	DE6155 Soft Ivory	DE6245 Aged Jade	DET628 Charcoal Sketch	Bucks County	CL	Aged Cedar 0668-0055
2	DET618 Industrial Age	DET617 Winter Morn	DE6342 Blue Steel	DET593 Made of Steel	Echo Ridge	DF	Crystal Gray 0668-0058
3	DEC751 Ash Gray	DEW383 Cool December	DE6042 Bear in Mind	DET628 Charcoal Sketch	Bucks County	CL	Weathered Wood 0668-0119
4	DET637 Seagull Wail	DE6211 Light Beige	DE6125 Carved Wood	DET699 Bourbon Truffle	Sevilla	DF	Aged Cedar 0668-0055
5	DET641 Doric White	DET653 Historic White	DE6210 Midnight Brown	DET593 Made of Steel	Echo Ridge	CL	Aged Cedar 0668-0055
6	DET625 Reclaimed Wood	DET648 White Picket Fence	DE6280 English Forest	DET628 Charcoal Sketch	Sevilla	DF	Crystal Gray 0668-0058
	Dunn Edwards Paint			*If Needed			
			Boral Cultured Stone LedgeStone, Dressed Fieldstone		Country		Composition Roof CertainTeed Landmark Solaris

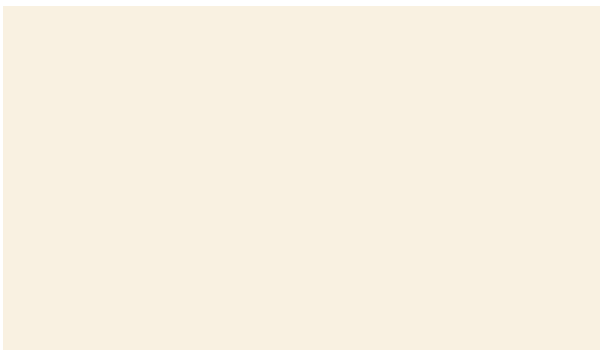
# Exterior Color Package 1



Body: Pigeon Gray DE6214



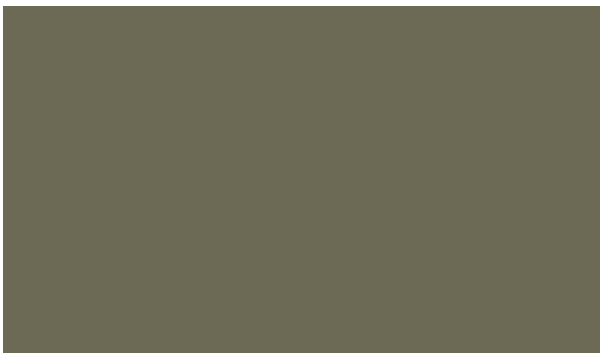
Door Color: Charcoal Sketch DET628



Trim: Soft Ivory DE6155



CertainTeed Landmark Solaris  
Cool Roof Shingles  
Aged Cedar 0668-0055



Accent: Aged Jade DE6245



Boral Cultured Stone  
Country LedgeStone  
Bucks County

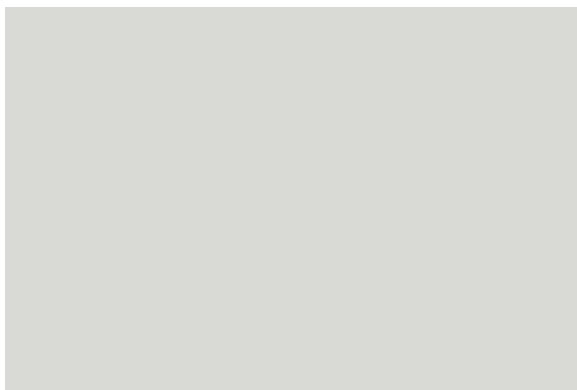
# Exterior Color Package 2



Body: Industrial Age DET618



Door Color: Made of Steel DET593



Trim: Winter Morn DET617



CertainTeed Landmark Solaris Cool  
Roof Shingles  
Crystal Gray 0668-0058



Accent: Blue Steel DE6342



Boral Cultured Stone  
Dressed Fieldstone  
Echo Ridge

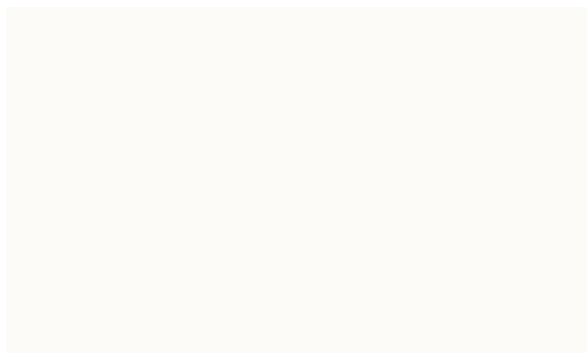
# Exterior Color Package 3



Body: Ash Gray DEC751



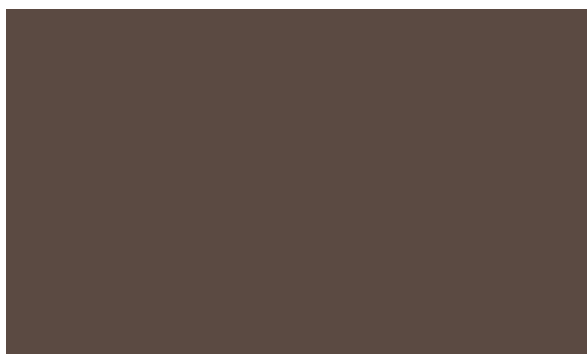
Door Color: Charcoal Sketch DET628



Trim: Cool December DEW383



CertainTeed Landmark Solaris  
Cool Roof Shingles  
Weathered Wood 0668-0119



Accent: Bear In Mind DE6042

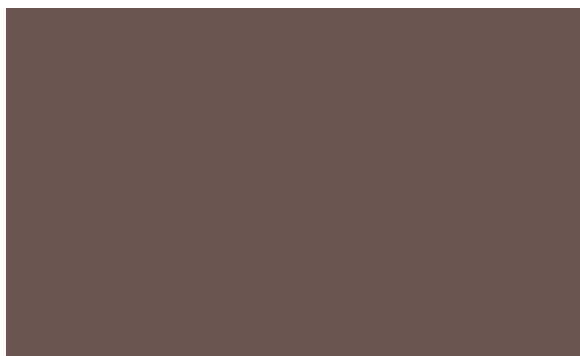


Boral Cultured Stone  
Country Ledgestone  
Bucks County

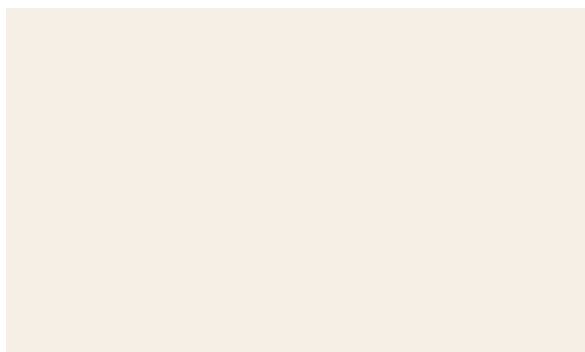
# Exterior Color Package 4



Body: Seagull Wail DET637



Door Color: Bourbon Truffle DEC699



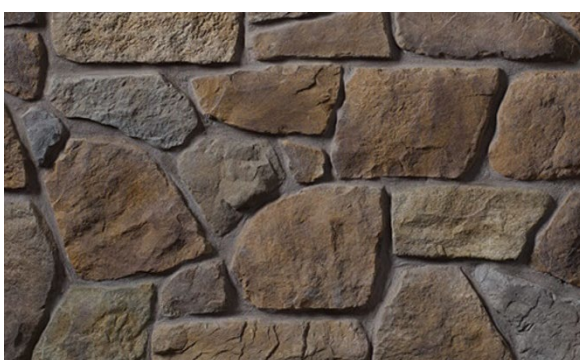
Trim: Light Beige DE6211



CertainTeed Landmark Solaris  
Cool Roof Shingles  
Aged Cedar 0668-0055

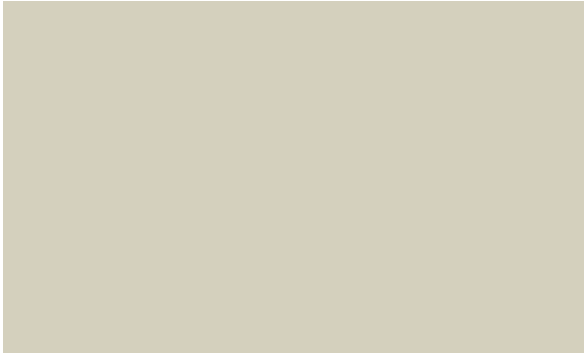


Accent: Carved Wood DE6125



Boral Cultured Stone  
Dressed Fieldstone  
Sevilla

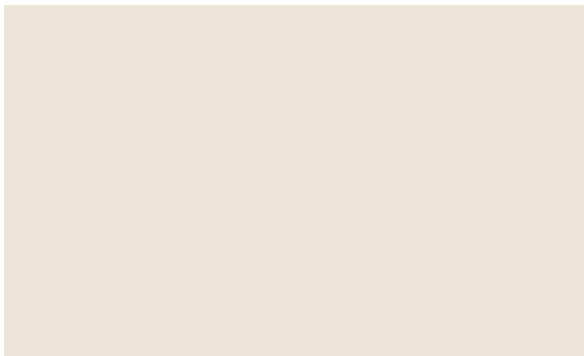
# Exterior Color Package 5



Body: Doric White DET641



Door Color: DET593 Made of Steel



Trim: Historic White DET653



Boral Cultured Stone  
Country Ledgestone  
Echo Ridge



Accent: DEGR33 Sycamore Bark



CertainTeed Landmark Solaris  
Cool Roof Shingles  
Aged Cedar 0668-0055

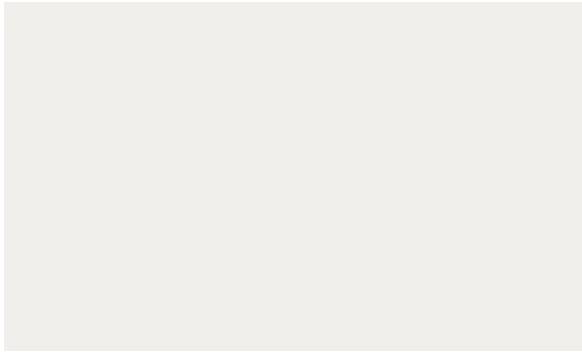
# Exterior Color Package 6



Body: Reclaimed Wood DET625



Door Color: Charcoal Sketch DET628



Trim: White Picket Fence DET648



CertainTeed Landmark Solaris  
Cool Roof Shingles  
Crystal Gray 0668-0058



Accent: English Forest DE6280



Boral Cultured Stone  
Country Ledgestone  
Ashfall

# Exterior Fixtures & Hardware



Exterior Coach Light  
Seagull



Entry Handle and Lock Set  
Kwikset



Exterior Ceiling Light  
Kichler