

1 HORIZONTAL 4' WOOD FENCE

LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED HYDRONIC HEATING
- PROPOSED BUILDING/ROOF ABOVE
- BICYCLE STALL/LOCKER
- (1) RECORD INFORMATION PER BOOK 9, SUBDIVISIONS, PAGE 17, O.R.N.C.
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY

SNOW STORAGE NOTES:

SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION.

SNOW STORAGE AREA (TYPICAL)
 TOTAL CONCRETE AREA ON-SITE = 9,267 S.F. (HYDRONIC N/A)
 TOTAL SNOW STORAGE AREA = 0 S.F. (HYDRONIC N/A)

NOTES

- 1 - TRASH ENCLOSURE, REINFORCED CONCRETE APRON (SEE DETAIL 2 & 3, SHEET 4 OF 4)
- 2 - BICYCLE PARKING
- 3 - PARALLEL PARKING TO BE REMOVED
- 4 - PARALLEL PARKING TO REMAIN
- 5 - POTENTIAL/FUTURE EV CHARGER
- 6 - OUTDOOR EVENT/PLAZA
- 7 - INSTALL 4' FENCE (SEE DETAIL THIS PAGE)

COMMON OUTDOOR AREA NOTES:

REQUIRED: 15 UNITS * 250 SF FOR EACH DWELLING UNIT = 3,750 SF
 SHORT TERM - 1 SPACE PER 6 UNITS 3

PROPOSED: POOL/TERRACE/LOUNGE (4TH FLOOR) = 4,141 SF
 OUTDOOR PATIO AND LANDSCAPED AREA = 852 SF
 TOTAL = 4,993 SF

BICYCLE PARKING NOTES:

REQUIRED: MULTI FAMILY: LONG TERM - 1 SPACE PER UNIT 15 *
 SHORT TERM - 1 SPACE PER 6 UNITS 3

NON RESIDENTIAL: 1 SPACE PER 5 (HOTEL)(60) 12
 1 SPACE PER 2000 SF (RESTAURANT) 2

* LONG TERM BICYCLE PARKING WILL BE LOCATED INSIDE THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.



OWNER
 CP TRUCKEE LLC
 221 G STREET, SUITE 205
 DAVIS, CA 95616
 707-429-8000
 PROJECT CONTACT: RIKESH PATEL RIKESH@PRESIDIO.CO

SITE ADDRESS
 NW CORNER OF DONNER PASS WAY AND TRUCKEE WAY
 TRUCKEE, CA 96161

PLANNING/ENGINEERING
 SCO PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE, SUITE 240
 GRASS VALLEY, CA 95945
 (530) 272-5841
 CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

ARCHITECT
 DLR GROUP
 333 W WACKER DRIVE, SUITE 850
 CHICAGO, ILLINOIS 60606
 312-382-9980
 CONTACT: CHARLES MCDANIEL

FIRE PROTECTION
 TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL
 TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWAGE DISPOSAL
 TRUCKEE SANITARY DISTRICT

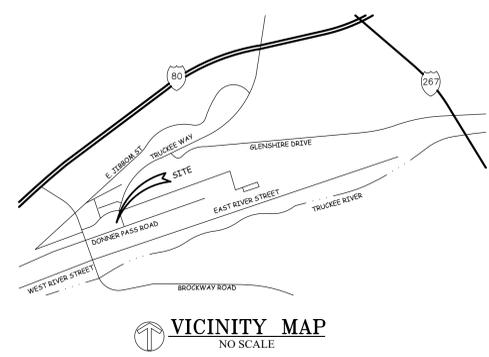
ASSESSOR'S PARCEL NUMBER
 019-421-001

PARCEL SIZE
 41,351± SF

GENERAL PLAN/ ZONING
 DMU - DOWNTOWN MIXED USE / DE - DOWNTOWN EXTENSION

LAND USE & PARKING STATISTICS							PARKING					
	EXISTING			PROPOSED			AUTO		BICYCLE			
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%	Proposed	Required		Proposed	Required	
Bldg Footprint	0	0	0	13,860	0.32	33.5	ADA	1	1			
Concrete	1,765	0.04	4.3	9,025	0.21	21.8	EV VAN	1	1			
Pavers	0	0	0	6,285	0.14	15.2	Standard	11	15			
Landscape/OS	39,586	0.91	95.7	12,181	0.28	29.5	Compact	4	0	Bicycle - Short Term	17	17
							Delivery	1	1	Long Term	15 *	15
TOTAL	41,351	0.95	100	41,351	0.95	100	TOTAL	18	18	TOTAL	32	32

TOTAL IMPERVIOUS SURFACE: 71.8% (29,678 SF)
 TOTAL AREA OF PROPOSED DISTURBANCE: 95% (39,511 SF)



DESIGNED: MDW
 DRAWN: MDW
 PROJ. NO.: 202423
 DWG. NO.: JULY 2025
 DATE: SEE DAY STAMP

NO. REVISIONS
 PLAN CHECK 1
 PLAN CHECK 2

DATE
 XX/XX/2024
 XX/XX/2024

CALIFORNIA

DEVELOPMENT PERMIT
 COMMON PINE HOTEL
 SITE PLAN

TOWN OF TRUCKEE

SCO
 PLANNING-ENGINEERING-SURVEYING

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4048

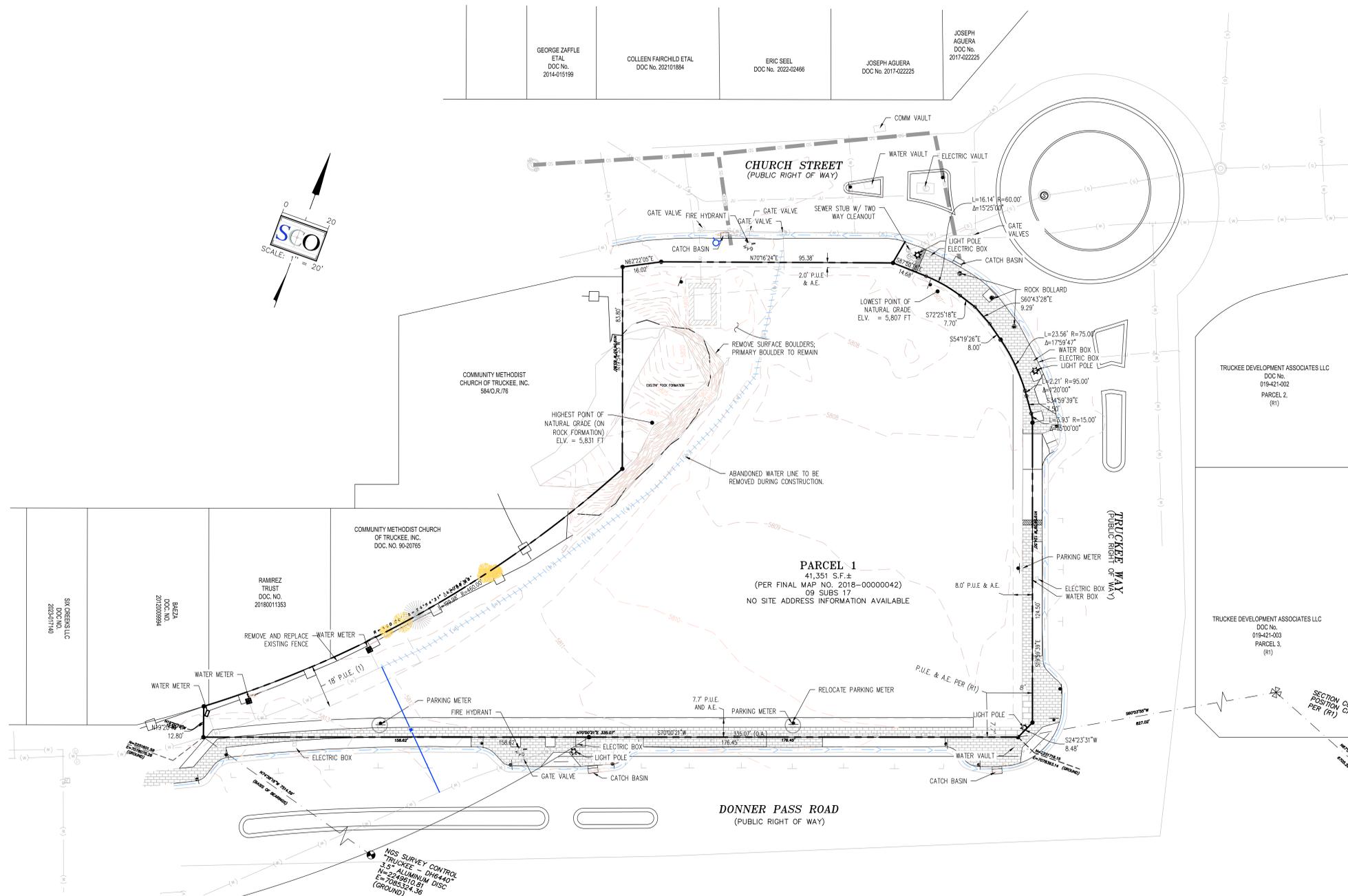
REGISTERED PROFESSIONAL ENGINEER
 MATHAN J. BLANK
 C 29487
 CIVIL
 STATE OF CALIFORNIA

1 OF 6

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - SETBACK LINE (AS DESCRIBED)
- - - MAJOR CONTOUR LINE (5' INTERVAL)
- - - MINOR CONTOUR LINE (1' INTERVAL)
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
- EXISTING STORM DRAIN MANHOLE & INLET
- EXISTING SEWER LINE (8" PVC SDR35)
- EXISTING SEWER MANHOLE & CLEANOUT
- EXISTING FENCE
- EXISTING SURFACE FLOW LINE
- PROPERTY CORNER MONUMENT (NAIL & TAG, PLS 8628)
- PROPERTY CORNER NOT FOUND
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING DECIDUOUS TREE BLACK OAK (BO), DIAMETER INDICATED
- EXISTING TREE TO BE REMOVED (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING BOULDER(S)
- EXISTING BOULDER(S) TO REMOVE

(R1) RECORDED DOCUMENT BBOOK 9 SUBD PAGE 17, O.R.N.C.



BASIS OF BEARINGS:
 CALIFORNIA STATE PLAN COORDINATE SYSTEM, ZONE 2 0402, NORTH AMERICAN DATUM OF 1983/2011, AS DETERMINED USING THE INFORMATION PUBLISHED BY NATIONAL GEODETIC SURVEY (NGS) AND REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. THE BEARING BETWEEN NGS SURVEY CONTROL MONUMENT, "TRUCKEE - DH6440" AND THE NAIL AND TAG, "PLS 8628", FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, "PARCEL 1, PER (R1)", IS TAKEN AS NORTH 74°38'14" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000355262.



DESIGNED: MDW	DATE	NO. REVISIONS	DATE	DESIGNED: MDW	DATE: SEE DAY STAMP
DRAWN: MDW	XX/XX/2024	PLAN CHECK 1	XX/XX/2024	PROJ. NO.: 202423	
PROJ. NO.: 202423		PLAN CHECK 2	XX/XX/2024	DWG. NO.: 202423	
DATE: SEE DAY STAMP				CALIFORNIA	

DEVELOPMENT PERMIT

COMMON PINE HOTEL

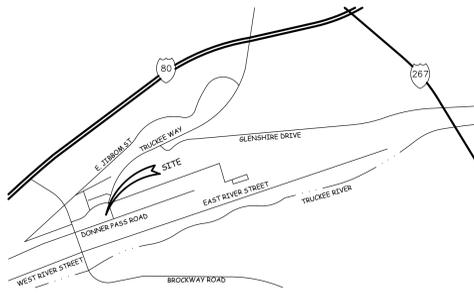
TOPOGRAPHY & DEMOLITION PLAN

TOWN OF TRUCKEE

PLANNING-ENGINEERING-SURVEYING

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4048

2 OF 6



VICINITY MAP
NO SCALE

OWNER
PRESIDIO BAY AREA LLC
282 OLIVETTA BLVD
ORINDA, CA 94563
PROJECT CONTACT: BEN STRAUS (503) 956-9373

SITE ADDRESS
NW CORNER OF DONNER PASS WAY AND TRUCKEE WAY
TRUCKEE, CA 96161

PLANNING/ENGINEERING
SDO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

ARCHITECT
SB ARCHITECTS
3131 MCKINNEY AVE, SUITE 125
DALLAS, TX 75204
(214) 778-1024
CONTACT: JON HOLDEN

ASSESSOR'S PARCEL NUMBER
019-421-001

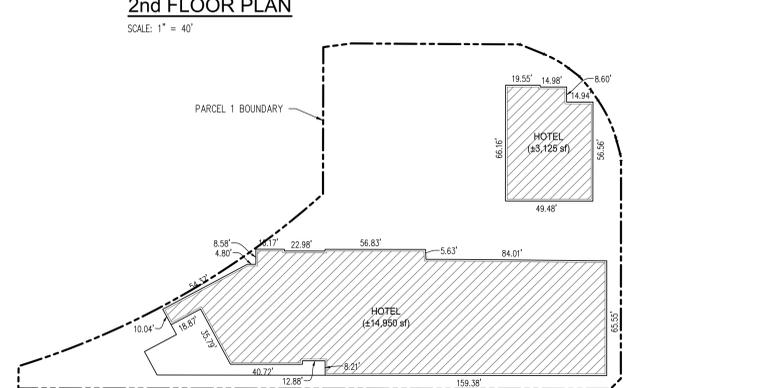
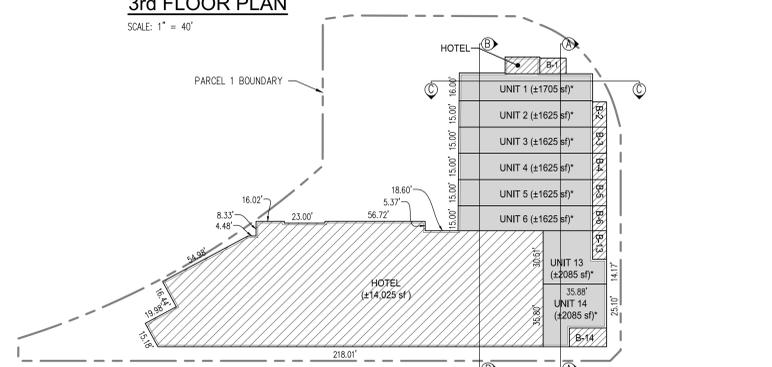
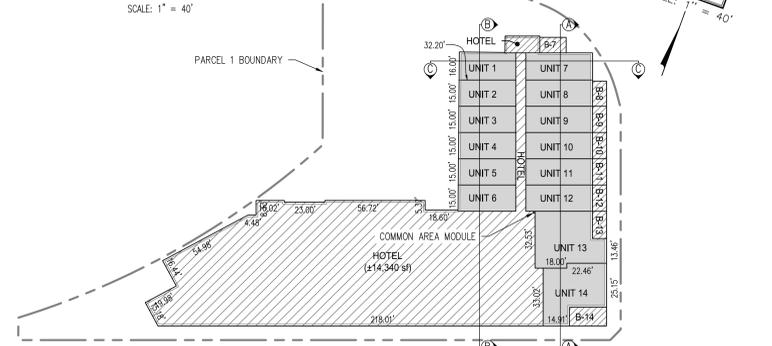
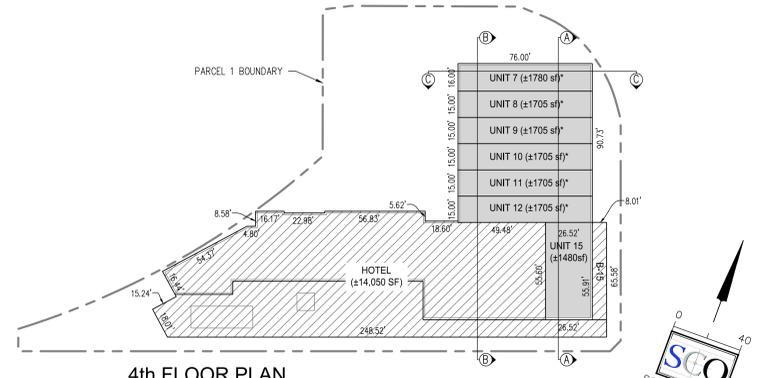
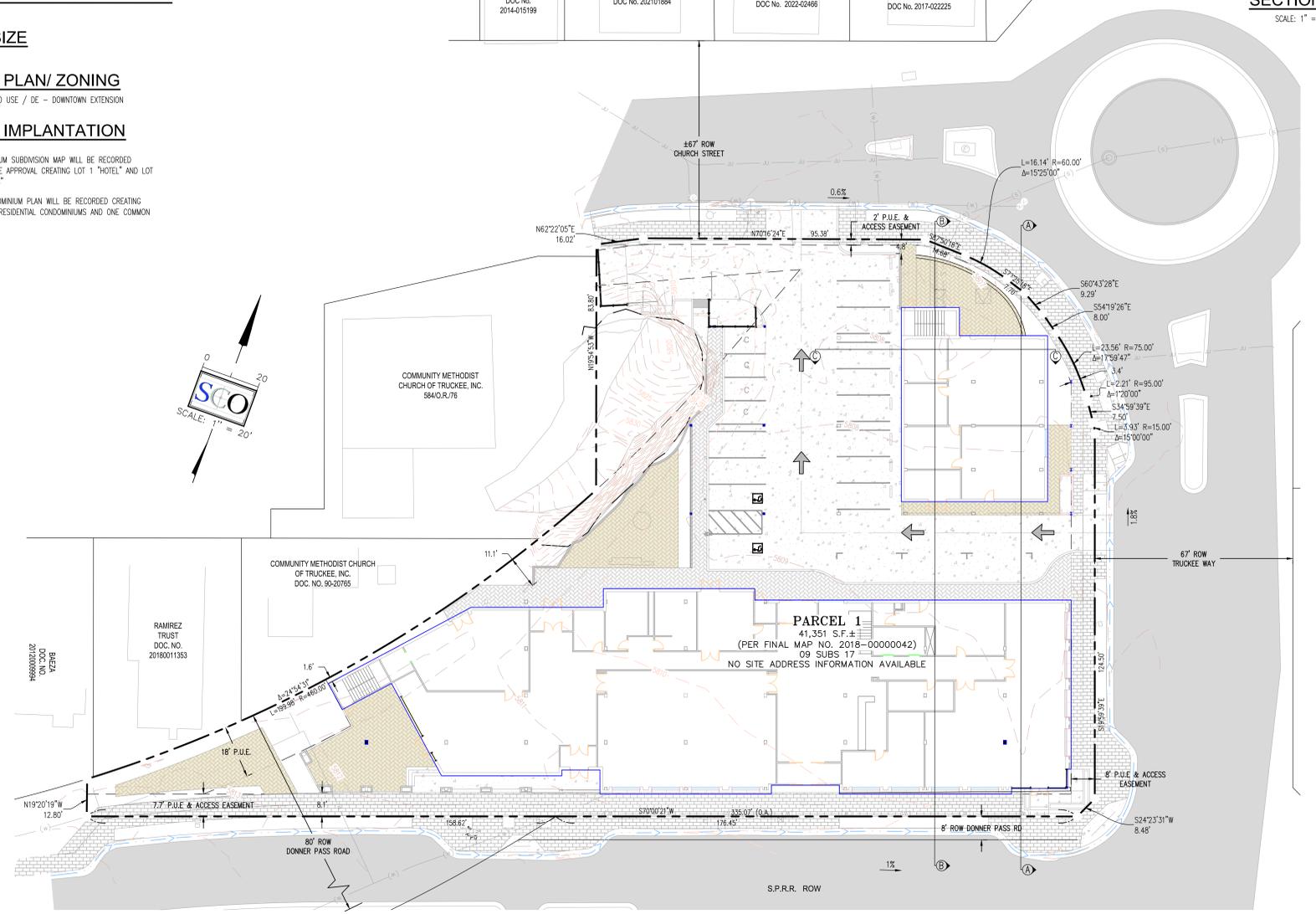
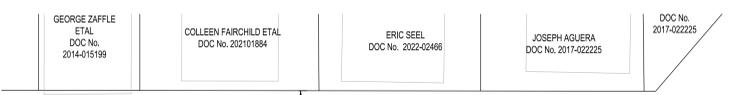
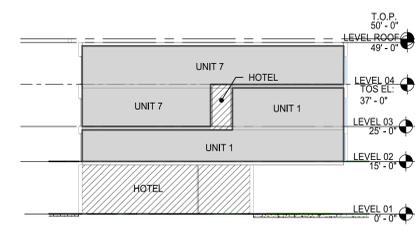
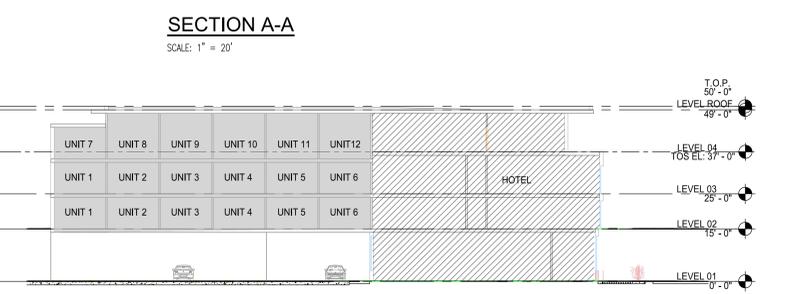
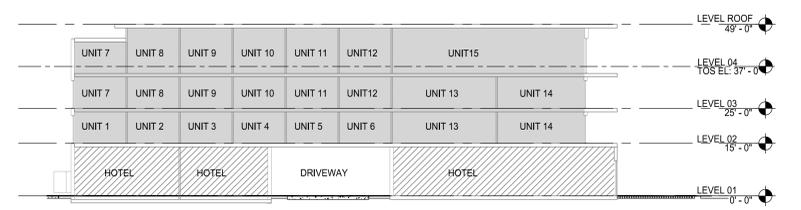
PARCEL SIZE
41,351± SF

GENERAL PLAN/ ZONING
DMU - DOWNTOWN MIXED USE / DE - DOWNTOWN EXTENSION

PHASING/ IMPLANTATION
PHASE 1
A FINAL MAP/CONDOMINIUM SUBDIVISION MAP WILL BE RECORDED FOLLOWING THE TENTATIVE APPROVAL CREATING LOT 1 "HOTEL" AND LOT 2 "FUTURE CONDO UNITS"
PHASE 2
SUBSEQUENTLY, A CONDOMINIUM PLAN WILL BE RECORDED CREATING FIFTEEN (15) SEPARATE RESIDENTIAL CONDOMINIUMS AND ONE COMMON AREA MODULE.

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE (AS DESCRIBED)
 - - - SETBACK LINE (AS DESCRIBED)
 - - - MAJOR CONTOUR LINE (5' INTERVAL)
 - - - MINOR CONTOUR LINE (1' INTERVAL)
 - - - EXISTING ELECTRIC LINE
 - - - EXISTING OVERHEAD LINE
 - - - EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
 - - - EXISTING STORM DRAIN MANHOLE & INLET
 - - - EXISTING SEWER LINE (8" PVC SDR35)
 - - - EXISTING SEWER MANHOLE & CLEANOUT
 - - - PROPERTY CORNER MONUMENT (NAIL & TAG, PLS 8628)
 - - - PROPERTY CORNER NOT FOUND
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT PAVEMENT
 - (R1) RECORDED DOCUMENT BBOOK 9 SUBD PAGE 17, O.R.N.C.
 - RCA RESIDENTIAL COMMON AREA
 - B BALCONY
- ▲ BUILDING SECTION DELINEATION, SEE SECTION DETAILS

- AIRSPACE LOT KEY**
- ▨ LOT 1 - HOTEL
 - ▩ LOT 2 - CONDOMINIUM UNITS
 - LOT 3 - COMMON AREA MODULE

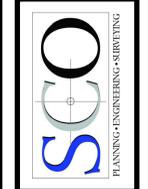


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2	PLAN CHECK 2	XX/XX/2024	PROJ. NO: 202423
			DWG: JULY, 2025
			DATE: SEE DAY STAMP

CALIFORNIA

DEVELOPMENT PERMIT
COMMON PINE HOTEL
TENTATIVE CONDOMINIUM AIRSPACE MAP

TOWN OF TRUCKEE



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 586-4048



LEGEND

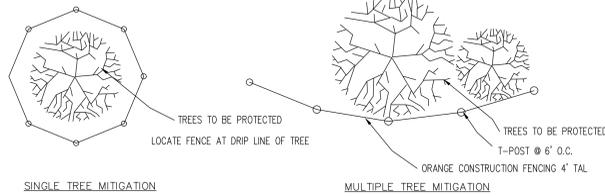
- PROPERTY LINE
- - - EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- - - EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- - - PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- - - PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- 8" W — WATER LINE PIPE (SIZE AS NOTED)
- 18" SD — STORM DRAIN PIPE (SIZE AS NOTED)
- 8" SS — SEWER LINE (SIZE AS NOTED)
- GAS — GAS LINE
- J — JOINT TRENCH (DRY UTILITIES)
- E — ELECTRIC LINE
- F — FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (PLATE XXX, SHEET X.X)
- SINGLE WATER SERVICE (PLATE XXX, SHEET X.X)
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- COMMUNICATION BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONTOUR LABEL (SEE COVER SHEET FOR ABBREVIATIONS)
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- PROPOSED HYDRONIC HEATING ACROSS DRIVEWAY
- LANDSCAPE TREE PLANTER - SEE LANDSCAPE PLANS FOR SPECIFICS

NOTES:

1. CONSTRUCT REINFORCED CONCRETE DRIVEWAY. HYDRONIC HEATING FOR SNOW-MELT WHERE SHOWN.
2. CONSTRUCT CONCRETE FLATWORK.
3. SAWCUT AND REMOVE (X) PAVEMENT SIDEWALK TO ACCOMMODATE REINFORCED CONCRETE DRIVEWAY APPROACH.
4. CONSTRUCT CONCRETE STAIRS WITH NOSING AND HANDRAILS.
5. CONSTRUCT CONCRETE PEDESTRIAN RAMP WITH CURBING AND HANDRAILS.
6. INSTALL LANDSCAPE DRAIN WITH ATRIUM GRATE (TYPICAL).
7. INSTALL JENSEN 24" DRAINAGE INLET WITH PEDESTRIAN GRATE (TYPICAL).
8. INSTALL WATER SERVICE
9. INSTALL LANDSCAPE WATER SERVICE
10. INSTALL 6" FIRE LINE
11. INSTALL ELECTRICAL TRANSFORMER
12. INSTALL SUB-SURFACE STORMTECH INFILTRATION CHAMBERS
13. CONNECT STORM DRAINAGE OUTFALL TO STUB AT (X) DRAINAGE INLET
14. CONSTRUCT TYPE A1-6 CONCRETE BARRIER CURB
15. PROTECT EXISTING PINE TREES WITHIN BOULDER FORMATION PER TREE PROTECTION DETAIL.
16. INSTALL EV ADA CHARGER
17. CONSTRUCT RAISED PLANTER AROUND OUTDOOR DINING AREA.
18. INSTALL PAVER FLAT WORK
19. INSTALL PARKING BLOCK
20. INSTALL COMMERCIAL DRIVEWAY
21. BOULDER FORMATION TO REMAIN
22. CONSTRUCT CONCRETE RETAINING CURB ±18"
23. CONSTRUCT 4' TALL PRIVACY SCREEN FENCE. SEE DETAIL SHEET C1.0.
24. EXPAND SIDEWALK, MATCH EXISTING MATERIAL AND COLOR

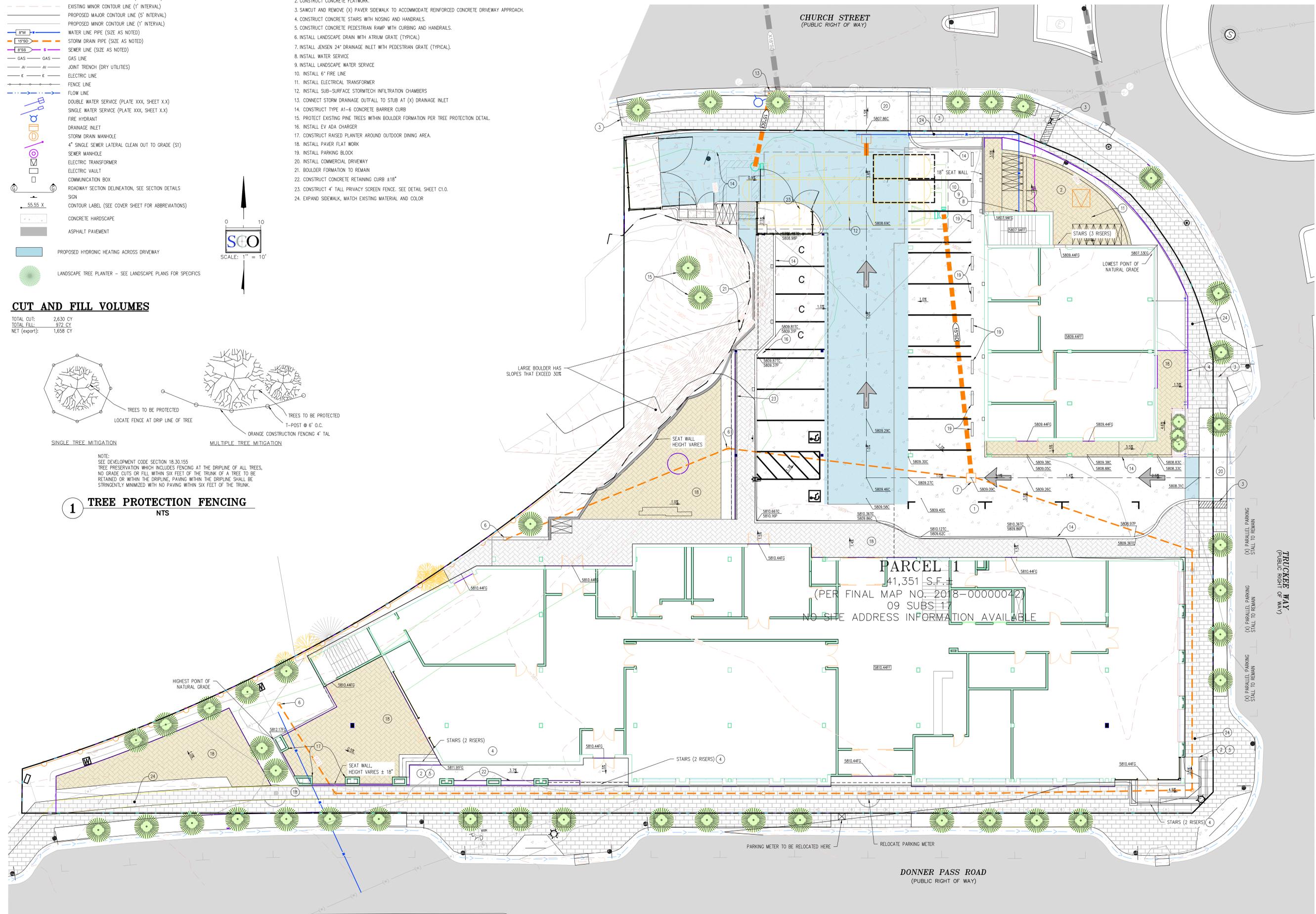
CUT AND FILL VOLUMES

TOTAL CUT: 2,630 CY
 TOTAL FILL: 972 CY
 NET (export): 1,658 CY



1 TREE PROTECTION FENCING NOTES

NOTE:
 SEE DEVELOPMENT CODE SECTION 18.30.155
 TREE PRESERVATION WHICH INCLUDES FENCING AT THE DRIFLINE OF ALL TREES.
 NO GRADE CUTS OR FILL WITHIN SIX FEET OF THE TRUNK OF A TREE TO BE
 RETAINED OR WITHIN THE DRIFLINE, PAVING WITHIN THE DRIFLINE SHALL BE
 STRONGLY MINIMIZED WITH NO PAVING WITHIN SIX FEET OF THE TRUNK.



PARCEL 1
 41,351 S.F.
 (PER FINAL MAP NO. 2018-0000042)
 09 SUBS 17
 NO SITE ADDRESS INFORMATION AVAILABLE

NO. REVISIONS	DATE	DESIGNED: MDW	DRAWN: MDW	PROJ. NO.: 202423	DWG. DATE: JULY, 2025
PLAN CHECK 1	XX/XX/2024				
PLAN CHECK 2	XX/XX/2024				

CALIFORNIA

DEVELOPMENT PERMIT
 COMMON PINE HOTEL
 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

TOWN OF TRUCKEE

SCO PLANNING & ENGINEERING - SURVEYING

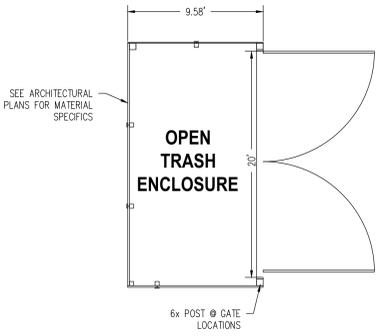
GRASS VALLEY (530) 272-5841
 TRUCKEE (530) 586-4048

REGISTERED PROFESSIONAL ENGINEER
 NATHAN J. BLUM
 CIVIL
 STATE OF CALIFORNIA
 C 29487

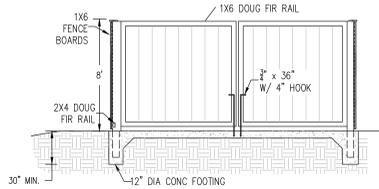
4 OF 6

LEGEND:

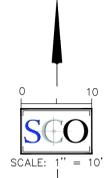
- PROPERTY LINE
- SE-1-SILT FENCE SQ#71, SEE STORM DRAIN DETAILS
- SE-5-FIBER ROLLS
- SE-10-STORM DRAIN INLET PROTECTION
- EC-2 CONSTRUCTION FENCE
- EC-9-DRAINAGE SWALES/EARTH DIKE
- EC-10 OUTLET PROTECTION/VELOCITY DISSIPATION DEVICE
- NS-8-VEHICLE & EQUIPMENT CLEANING
- NS-9-VEHICLE & EQUIPMENT FUELING
- NS-10-VEHICLE & EQUIPMENT MAINTENANCE
- ★ STORMWATER DISCHARGE LOCATION
- FLOW LINE
- SURFACE FLOW DIRECTION
- DRAIN INLET
- STORM DRAIN PIPE
- BMP BEST MANAGEMENT PRACTICES
- CASQA CALIFORNIA STORM WATER QUALITY ASSOCIATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION STAGING AREA
- WM-8 CONCRETE WASH-OUT AREA



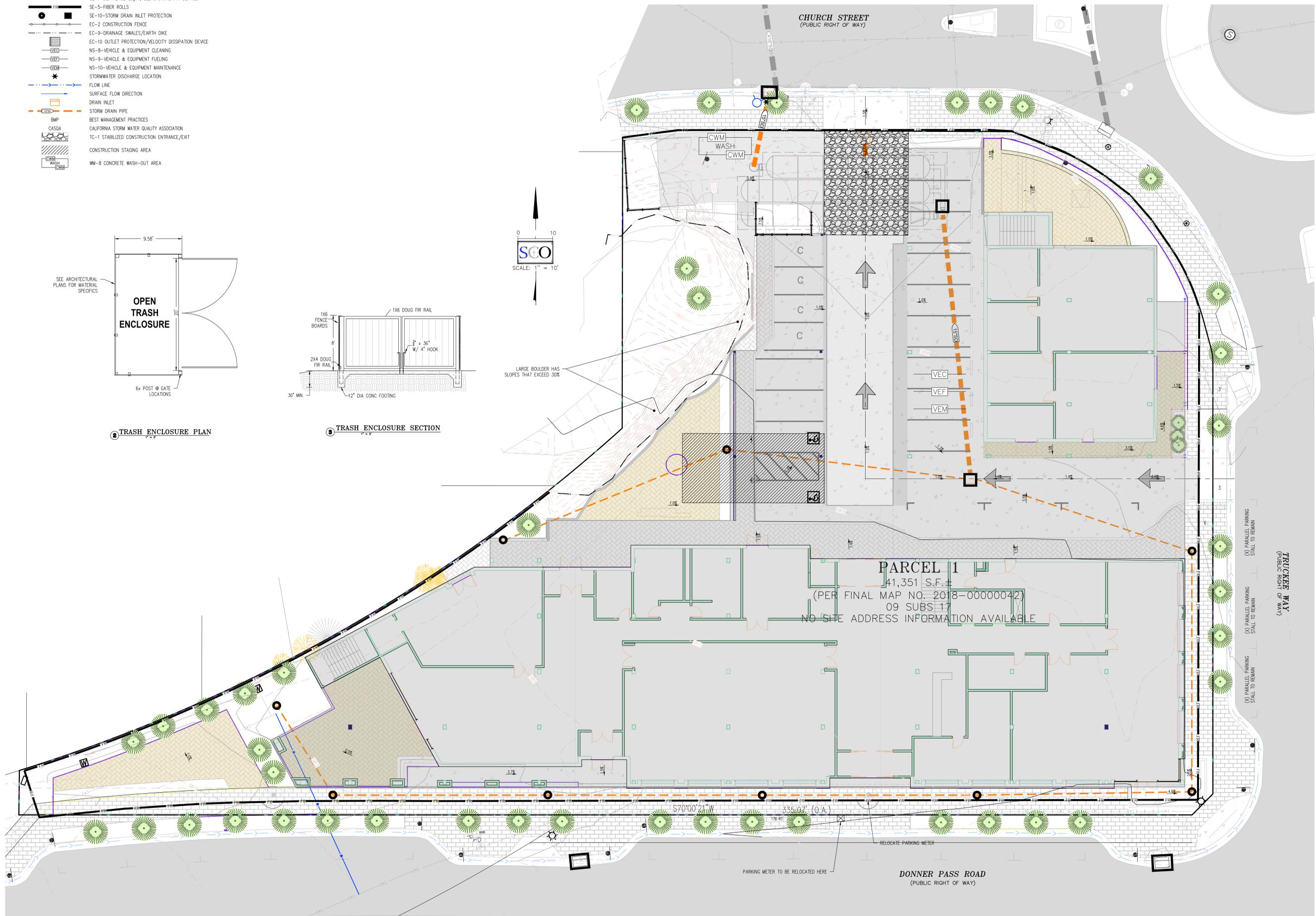
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE SECTION



LARGE BOULDER HAS SLOPES THAT EXCEED 30%



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DEVELOPMENT PERMIT
COMMON PINE HOTEL
 PRELIMINARY STORM WATER QUALITY AND EROSION CONTROL PLAN
 TOWN OF TRUCKEE, CALIFORNIA

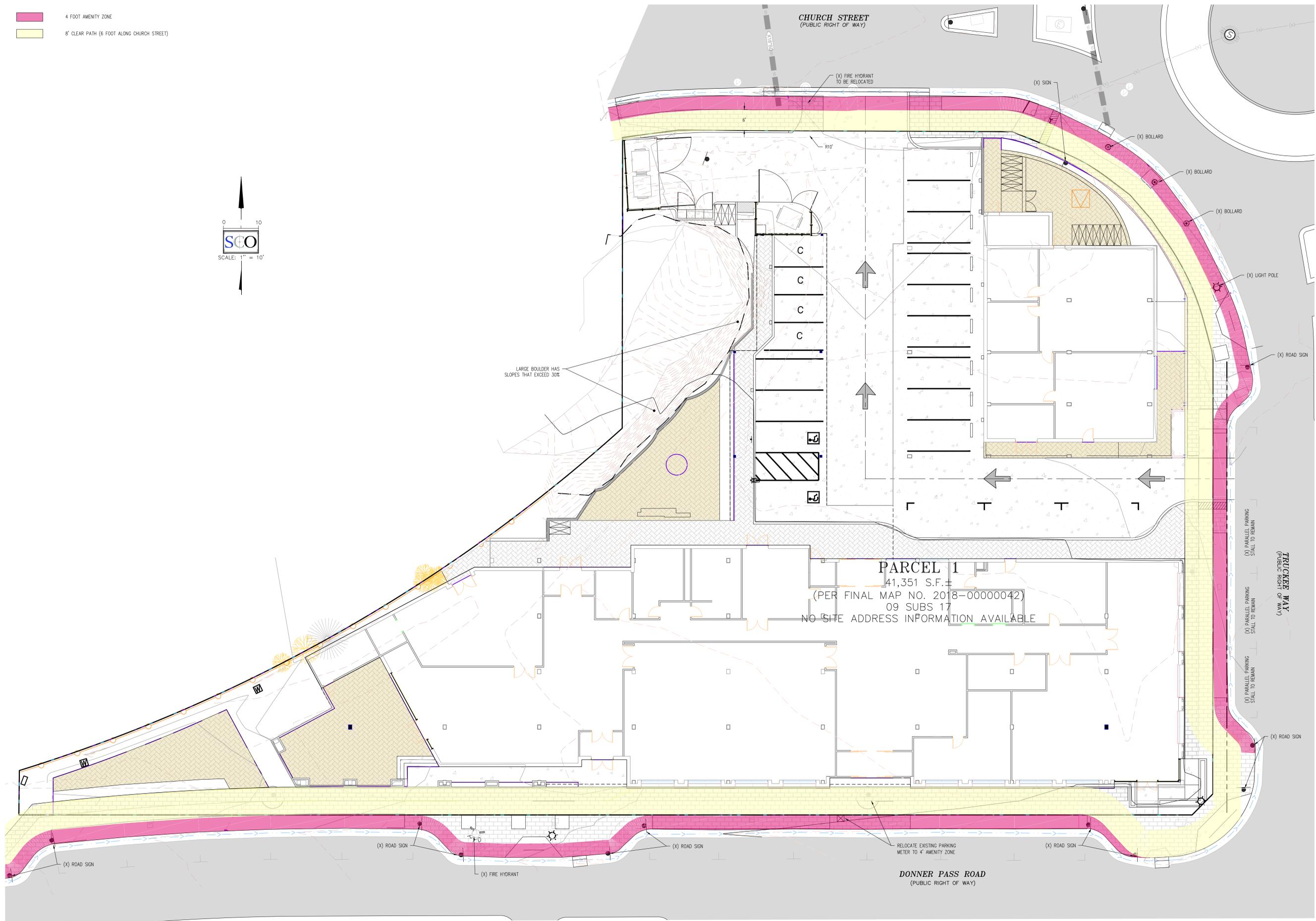
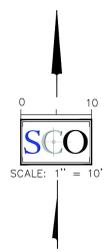
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4048

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL J. BLUMBERG
 CIVIL
 STATE OF CALIFORNIA
 C 89487

5 OF 6

LEGEND

- PROPERTY LINE
- 4 FOOT AMENITY ZONE
- 8' CLEAR PATH (6 FOOT ALONG CHURCH STREET)



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PLAN CHECK 2	XX/XX/2024				

DEVELOPMENT PERMIT
COMMON PINE HOTEL
SIDEWALK EXHIBIT

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 562-4045

6 OF 6

TRUCKEE RAILYARD HOTEL

TRUCKEE, CA

ENTITLEMENTS
10/23/2025



OWNER

CP TRUCKEE LLC
262 Glorietta Boulevard
Orinda, California 94503
Contact: Rikesh Patel
rikesh@commonpine.com

ARCHITECT

DLR GROUP
333 W. Wacker Drive, Suite 850
Chicago, Illinois 60606
312.382.1660
Contact: Charles McDaniel
cmcdaniel@dlrgroup.com

CIVIL

SCO

140 Lilton Drive, Suite 240
Grass Valley, California 95945
530.272.5841
Contact: Martin D. Wood
martinwood@scopinc.net

LANDSCAPE

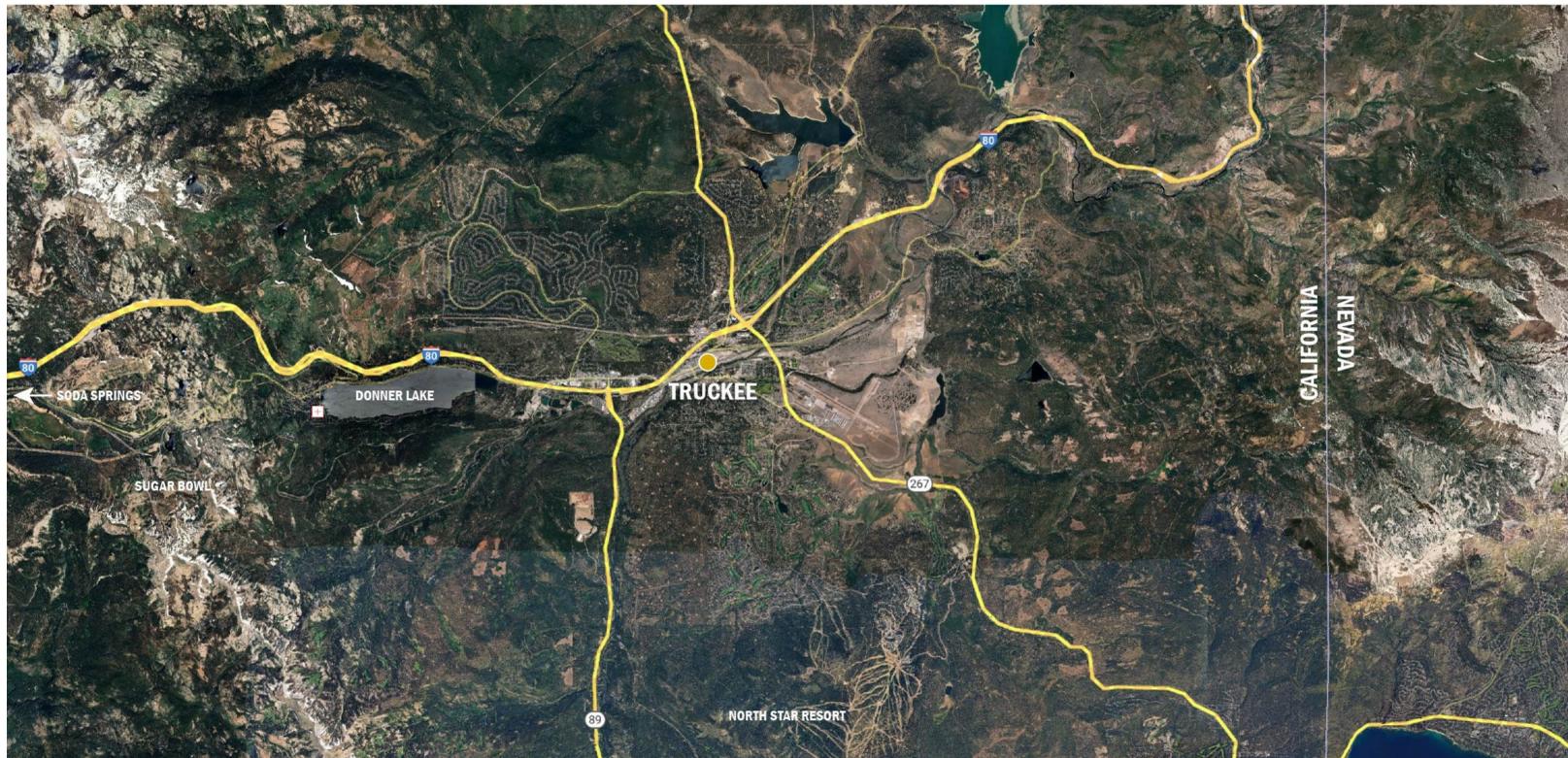
HIRSCH & ASSOCIATES, INC.

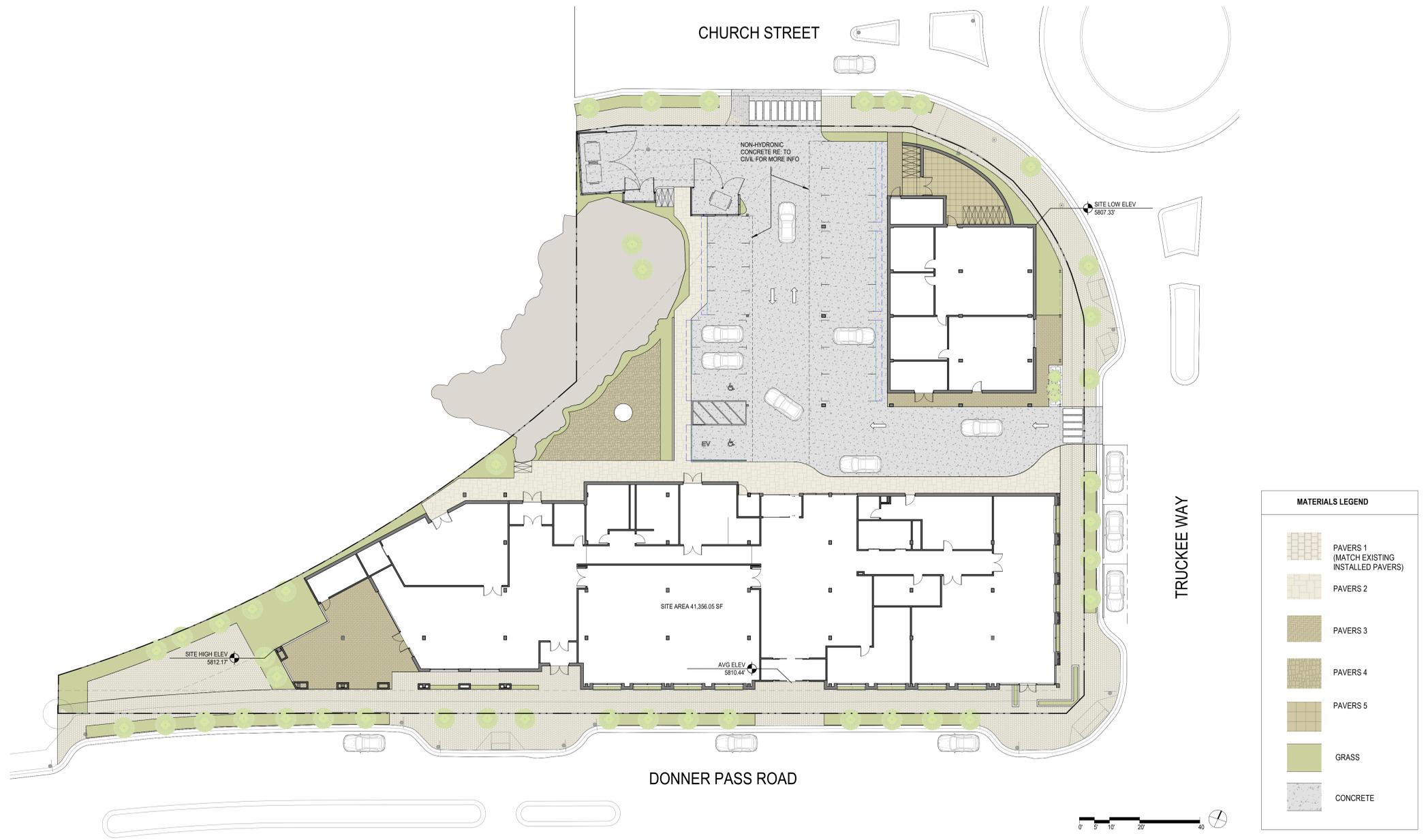
2221 East Winston Road, Suite A
Anaheim, California 92806
530.272.5841
Contact: Greg Thayer
greg@hailandarch.com

LIGHTING

WITHIN-LIGHT

287 S Santa Anita Avenue
Pasadena, California 91107
Contact: Wesley Burdett
wes@within-light.com





GUESTROOM ROOM MODULE SCHEDULE		
Guestroom Type	Count	
GR - 1 BED	2	
GR - DOUBLE QUEEN	33	
GR - KING	25	
	60	

RESIDENTIAL UNIT MODULE SCHEDULE		
Guestroom Type	Count	
RES - 2 BED	13	
RES - 3 BED	2	
	15	

LEVEL 01 - GROSS AREA SCHEDULE		
Name	Area	
ADMIN	559 SF	
ELEC	332 SF	
EMPLOYEE	861 SF	
ENG SHOP	250 SF	
FIRE PUMP	182 SF	
FITNESSWELLNESS	2,292 SF	
GEAR	483 SF	
HOTEL LOBBY	2,843 SF	
KITCHEN	1,049 SF	
LAUNDRY	566 SF	
MAIL	105 SF	
MDF	245 SF	
MECH	1,024 SF	
MEETING	2,449 SF	
MEN	268 SF	
PKG	133 SF	
RESTAURANT	2,439 SF	
VALET	59 SF	
VERTICAL CIRCULATION	678 SF	
WOMEN	374 SF	
	17,192 SF	

LEVEL 02 - GROSS AREA SCHEDULE		
Name	Area	
BOH	81 SF	
CIRCULATION	1,857 SF	
ELEC	64 SF	
GUESTROOMS	11,123 SF	
HK	236 SF	
RESIDENTIAL	8,890 SF	
VERTICAL CIRCULATION	631 SF	
	22,872 SF	

LEVEL 03 - GROSS AREA SCHEDULE		
Name	Area	
BOH CIRCULATION	54 SF	
CIRCULATION	2,325 SF	
ELEC	64 SF	
GUESTROOMS	10,643 SF	
HK	75 SF	
RESIDENTIAL	8,579 SF	
VERTICAL CIRCULATION	660 SF	
	22,407 SF	

LEVEL 04 - GROSS AREA SCHEDULE		
Name	Area	
BAR	1,260 SF	
BOH CIRCULATION	54 SF	
BOHSERVICE	221 SF	
ELEC	64 SF	
GUESTROOMS	4,281 SF	
HK	332 SF	
POOL EQUIP	177 SF	
PUBLIC CIRCULATION	1,802 SF	
RESIDENTIAL	8,365 SF	
RR	218 SF	
VERTICAL CIRCULATION	481 SF	
WARM	203 SF	
	17,238 SF	

LEVEL 01 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR	TRASH	254 SF
OUTDOOR COVERED	COVERED	1,420 SF
OUTDOOR COVERED	COVERED	88 SF
OUTDOOR COVERED	COVERED	339 SF
OUTDOOR COVERED	COVERED	6,404 SF
OUTDOOR COVERED	COVERED	8,485 SF

LEVEL 02 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR GUESTROOM	BALCONY	1,247 SF
		1,247 SF

LEVEL 03 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR GUESTROOM	BALCONY	1,824 SF
		1,824 SF

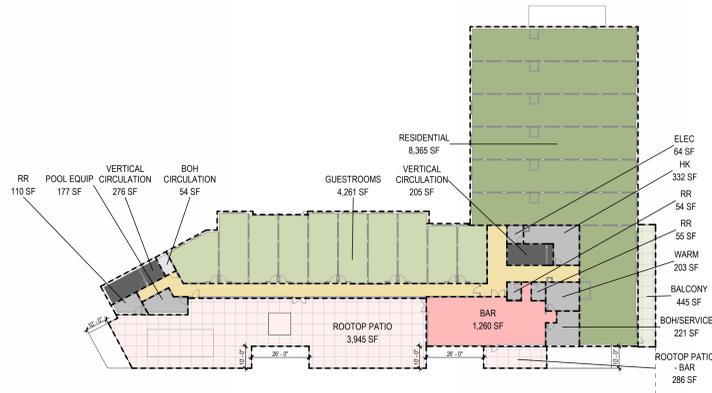
LEVEL 04 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR	ROOFTOP PATIO	3,945 SF
OUTDOOR GUESTROOM	BALCONY	445 SF
OUTDOOR	ROOFTOP PATIO	286 SF
OUTDOOR	BAR	4,675 SF

GROSS PROGRAM AREAS - HOTEL		
Department	Name	Area
BOH	ADMIN	559 SF
BOH	BOH	27 SF
BOH	BOHSERVICE	221 SF
BOH	ELEC	528 SF
BOH	EMPLOYEE	861 SF
BOH	ENG SHOP	250 SF
BOH	FIRE PUMP	182 SF
BOH	GEAR	483 SF
BOH	HK	643 SF
BOH	KITCHEN	1,049 SF
BOH	LAUNDRY	566 SF
BOH	MAIL	105 SF
BOH	MDF	245 SF
BOH	MECH	1,024 SF
BOH	MEN	268 SF
BOH	PKG	133 SF
BOH	POOL EQUIP	177 SF
BOH	RR	218 SF
BOH	VALET	59 SF
BOH	WARM	203 SF
BOH	WOMEN	374 SF
BOH CIRCULATION	BOH	54 SF
BOH CIRCULATION	BOH CIRCULATION	108 SF
FOH / PUBLIC / LOBBY	FITNESSWELLNESS	2,292 SF
FOH / PUBLIC / LOBBY	MEETING	2,449 SF
FOOD & BEVERAGE	BAR	1,260 SF
FOOD & BEVERAGE	RESTAURANT	2,439 SF
GUESTROOMS - HOTEL	GUESTROOMS	26,027 SF
PUBLIC CIRCULATION	CIRCULATION	4,183 SF
PUBLIC CIRCULATION	HOTEL LOBBY	2,843 SF
PUBLIC CIRCULATION	PUBLIC CIRCULATION	1,602 SF
VERTICAL CIRCULATION	VERTICAL CIRCULATION	2,456 SF
		53,885 SF

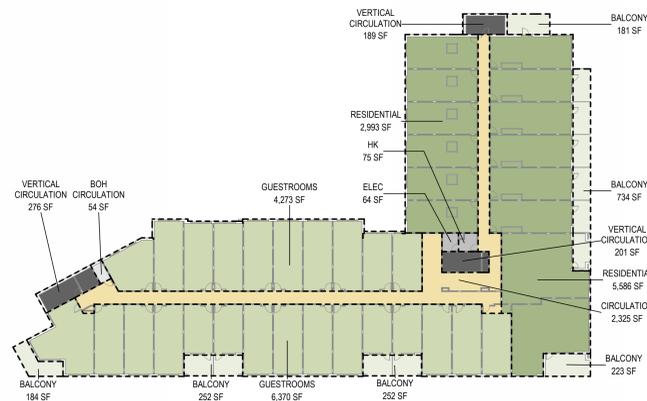
GROSS PROGRAM AREAS - CONDOS		
Department	Name	Area
GUESTROOM - RESI	RESIDENTIAL	25,624 SF
		25,624 SF

GROSS PROGRAM AREA CATEGORIES		
Space Function	Area	
BOH	8,423 SF	
GUEST	26,027 SF	
PUBLIC	19,435 SF	
RESIDENTIAL	25,824 SF	
	79,709 SF	

1 LEVEL 04 - GROSS AREA PLAN
SCALE: 1/32" = 1'-0"



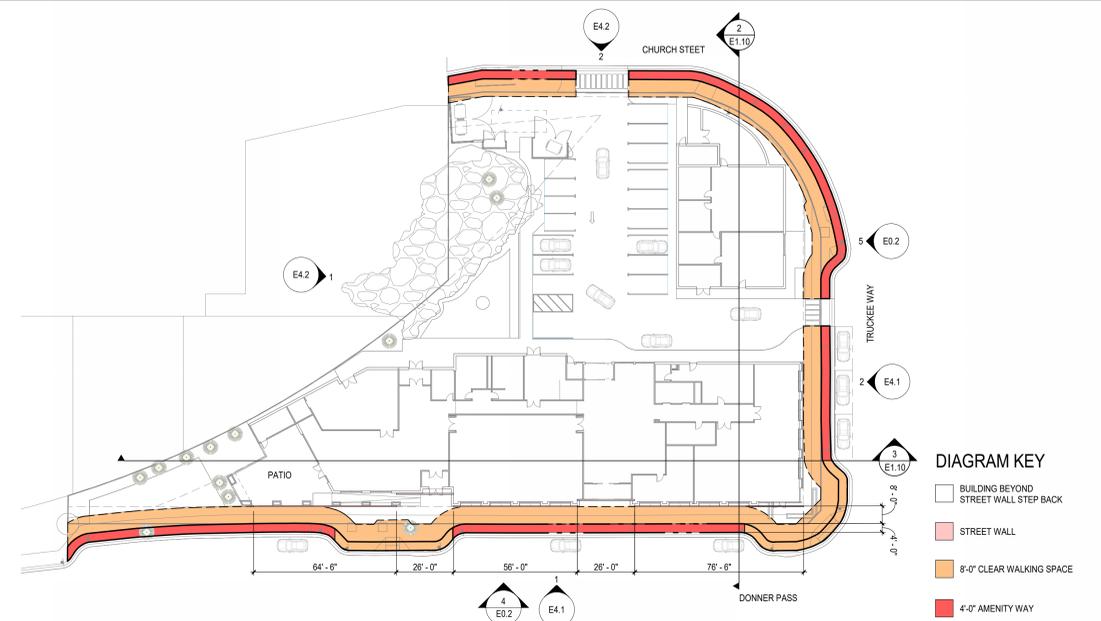
3 LEVEL 03 - GROSS AREA PLAN
SCALE: 1/32" = 1'-0"



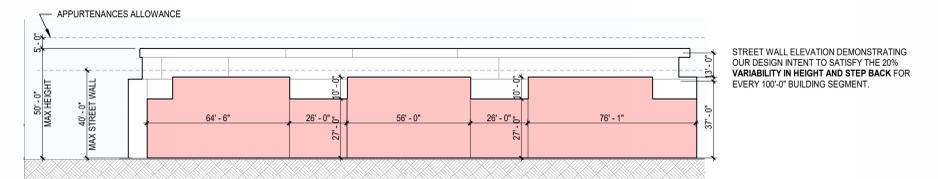
6 LEVEL 02 - GROSS AREA PLAN
SCALE: 1/32" = 1'-0"



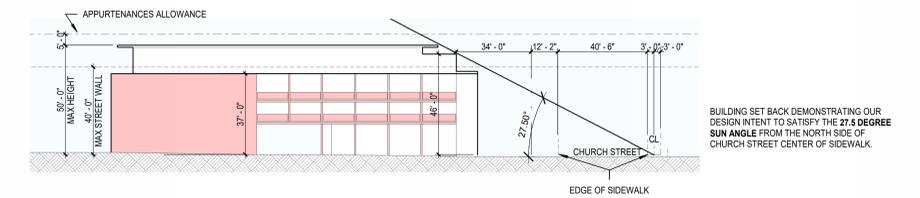
2 LEVEL 01 - CITY SET BACK REQUIREMENTS
SCALE: 1/32" = 1'-0"



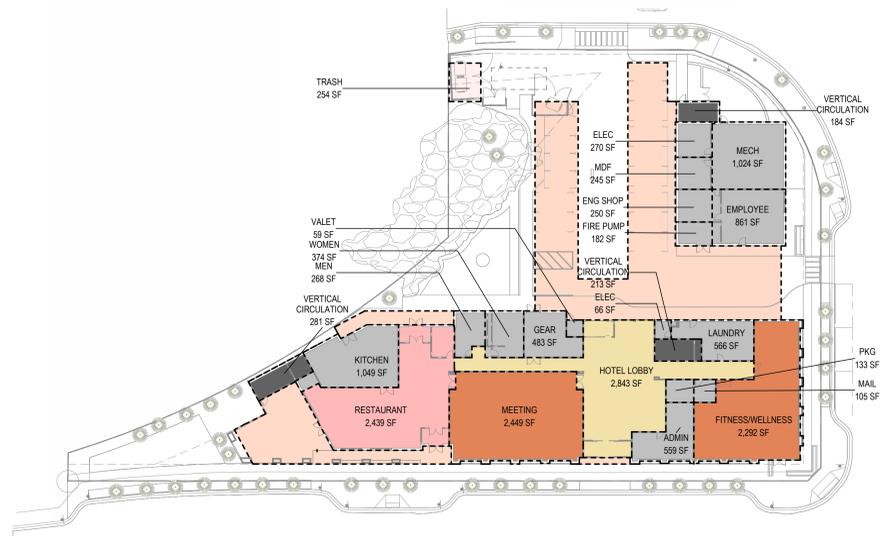
4 DIAGRAMMATIC STREET WALL ELEVATION - DONNER PASS
SCALE: 1/32" = 1'-0"

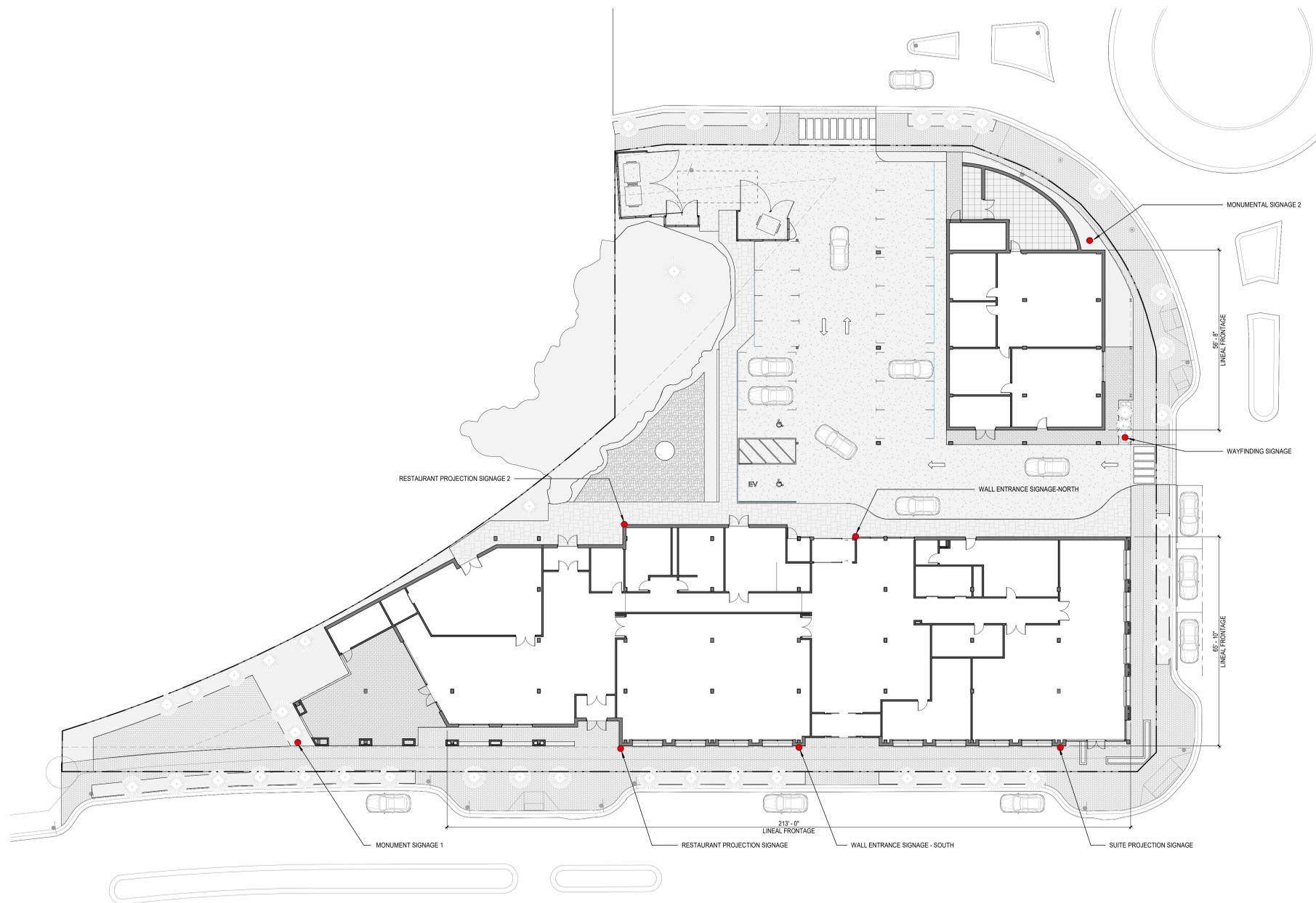


5 DIAGRAMMATIC STREET WALL ELEVATION & SUN ANGLE - TRUCKEE WAY
SCALE: 1/32" = 1'-0"



7 LEVEL 01 - GROSS AREA PLAN
SCALE: 1/32" = 1'-0"





WALL SIGNAGE SCHEDULE			
TYPE	HEIGHT	WIDTH	AREA
RESTAURANT PROJECTION SIGNAGE	3'-0"	2'-0"	6 SF
WALL ENTRANCE SIGNAGE - STREET	1'-6"	3'-0"	4.5 SF
SUITE PROJECTION SIGNAGE	2'-6"	0'-10"	2.5 SF
RESTAURANT PROJECTION SIGNAGE 2	3'-0"	2'-0"	6 SF
WALL ENTRANCE SIGNAGE - NORTH	1'-6"	3'-0"	4.5 SF
			23.5 SF

*COMPLIES WITH 1 SQUARE FEET PER 1 LINEAL FEET OF BUSINESS FRONTAGE

GROUND SIGNAGE SCHEDULE			
TYPE	HEIGHT	WIDTH	AREA
MONUMENTAL SIGNAGE 1	4'-0"	7'-0"	28 SF
WAYFINDING SIGNAGE	4'-0"	1'-3"	5 SF
MONUMENTAL SIGNAGE 2	4'-0"	4'-0"	16 SF
			49 SF

*COMPLIES WITH MULTI-TENANT 30 SQUARE FEET ON EACH SIDE & 1 PER STREET FRONTAGE

FRONTAGE LINEAR FT & AREA		
ORIENTATION	LINEAR FEET	AREA
EAST	122'-6"	7,890 SF
NORTH	213'-0"	11,914 SF
SOUTH	213'-0"	11,914 SF
WEST	122'-6"	7,890 SF

SIGNAGE SCHEDULE

TENANT SIGNS TO BE MODIFIED WITH SIGNAGE PERMIT

SIGNAGE LOCATIONS ARE CONCEPTUAL TO SHOW FUTURE LOCATIONS AND THE SIGN PROGRAM WILL BE REVIEWED AS PART OF A FUTURE SUBMITTAL



- AMENITY
- FOOD & BEVERAGE
- HOTEL KEY
- RESIDENTIAL
- CIRCULATION
- RESIDENTIAL CIRCULATION
- BOH
- VERTICAL CIRCULATION

LEVEL 01 - NET AREA SCHEDULE	
Name	Area
ADMIN	501 SF
CONDO ENTRANCE & MAIL	373 SF
EGRESS STAIR	151 SF
EGRESS STAIR	157 SF
ELEC	54 SF
ELEC	214 SF
ELEVATOR	73 SF
ELEVATORS	166 SF
EMPLOYEE	688 SF
ENG SHOP	274 SF
FIRE PUMP	183 SF
FITNESS/WELLNESS	2,158 SF
GEAR	444 SF
HOTEL LOBBY	2,350 SF
KITCHEN	924 SF
LAUNDRY	511 SF
MAIL	220 SF
MDF	204 SF
MECH	955 SF
MEETING	2,321 SF
MEN RR	246 SF
RESTAURANT	2,201 SF
STORAGE	140 SF
VALET	48 SF
WOMEN RR	276 SF



LEVEL 01 - FLOOR PLAN

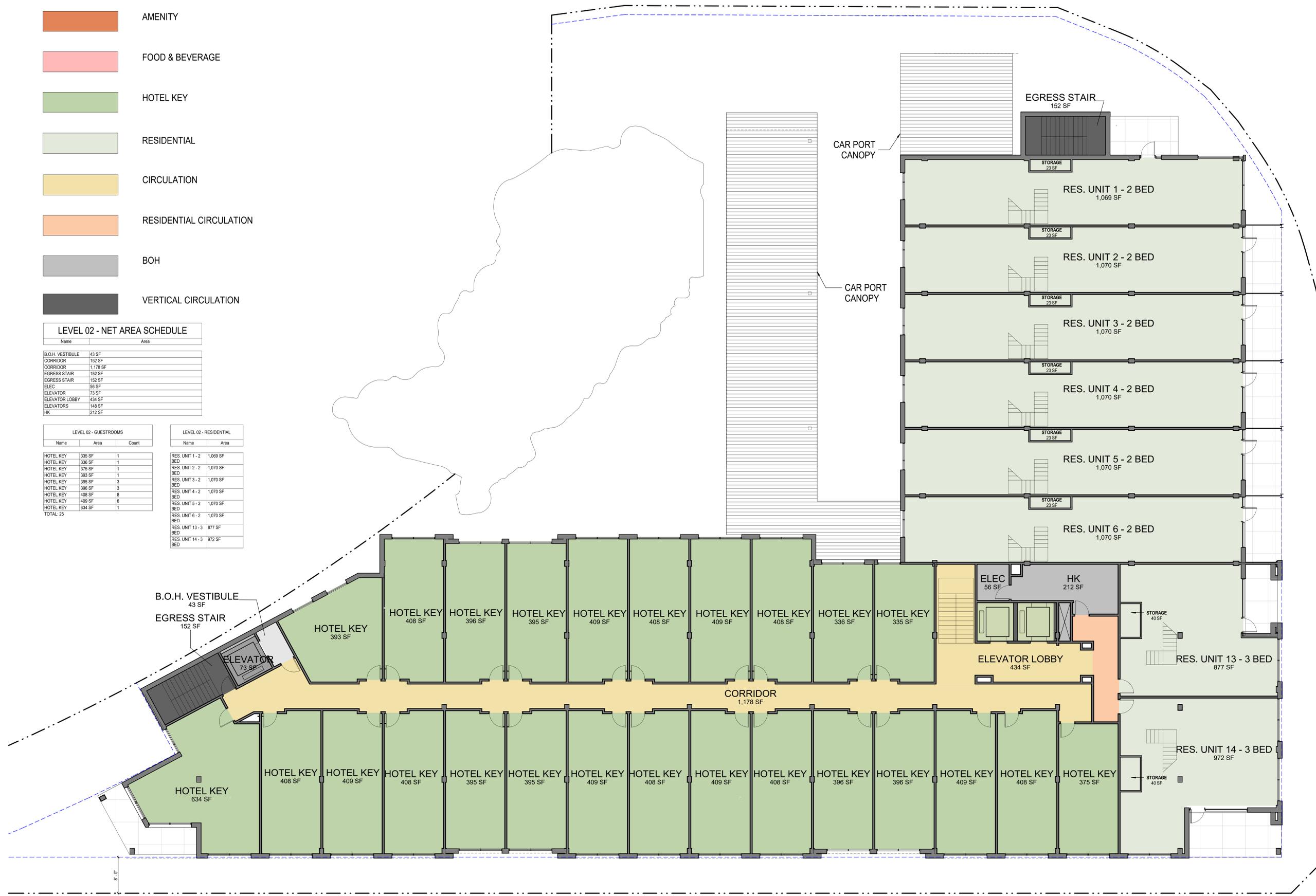
TRUCKEE RAILYARD HOTEL

- AMENITY
- FOOD & BEVERAGE
- HOTEL KEY
- RESIDENTIAL
- CIRCULATION
- RESIDENTIAL CIRCULATION
- BOH
- VERTICAL CIRCULATION

LEVEL 02 - NET AREA SCHEDULE	
Name	Area
B.O.H. VESTIBULE	43 SF
CORRIDOR	1,178 SF
EGRESS STAIR	152 SF
ELEC	56 SF
ELEVATOR	73 SF
ELEVATOR LOBBY	434 SF
ELEVATORS	148 SF
HK	212 SF

LEVEL 02 - GUESTROOMS		
Name	Area	Count
HOTEL KEY	335 SF	1
HOTEL KEY	336 SF	1
HOTEL KEY	375 SF	1
HOTEL KEY	393 SF	1
HOTEL KEY	395 SF	3
HOTEL KEY	396 SF	3
HOTEL KEY	408 SF	8
HOTEL KEY	409 SF	6
HOTEL KEY	634 SF	1
TOTAL:		25

LEVEL 02 - RESIDENTIAL	
Name	Area
RES. UNIT 1 - 2 BED	1,069 SF
RES. UNIT 2 - 2 BED	1,070 SF
RES. UNIT 3 - 2 BED	1,070 SF
RES. UNIT 4 - 2 BED	1,070 SF
RES. UNIT 5 - 2 BED	1,070 SF
RES. UNIT 6 - 2 BED	1,070 SF
RES. UNIT 13 - 3 BED	877 SF
RES. UNIT 14 - 3 BED	972 SF



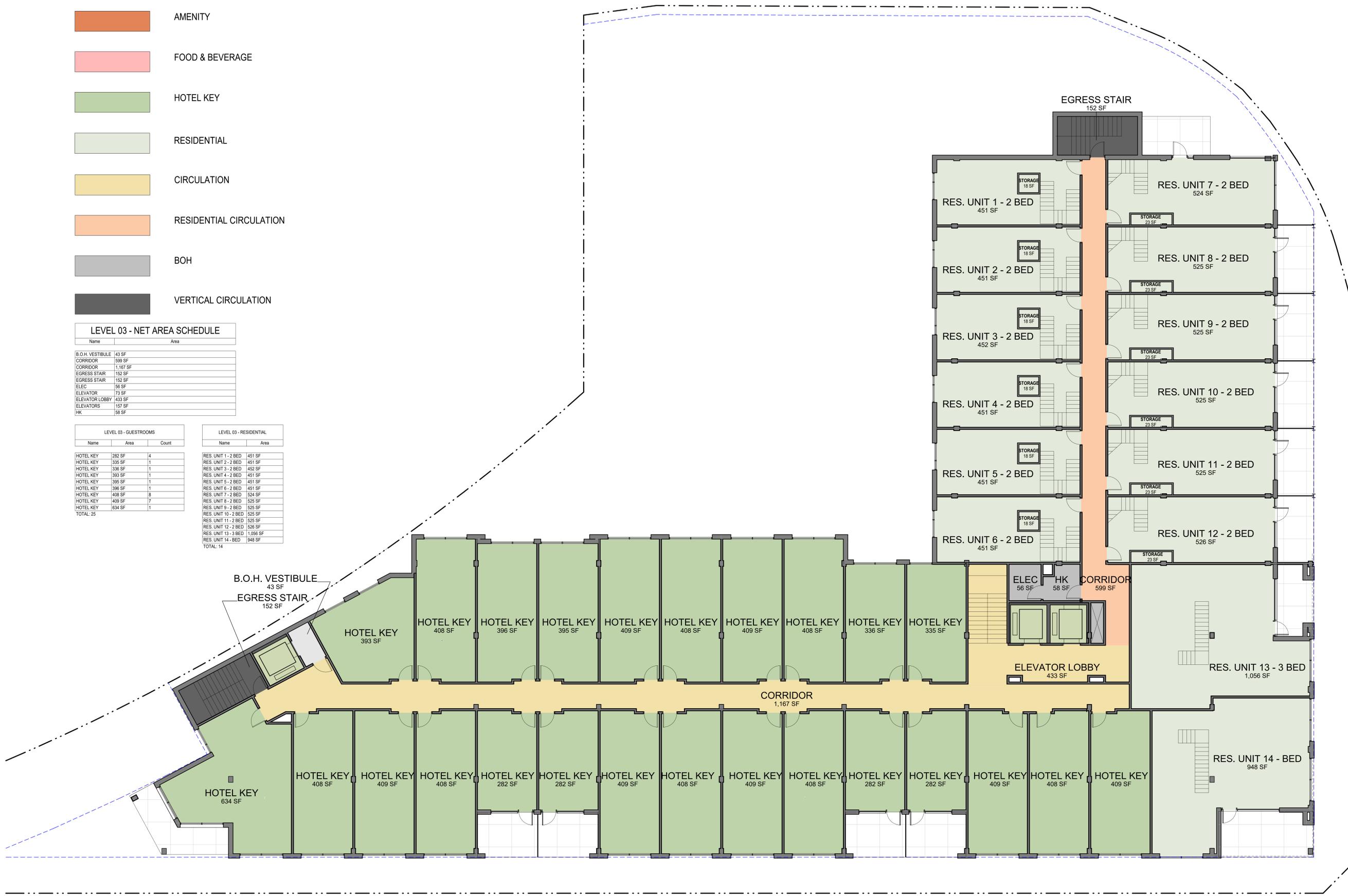
LEVEL 02 - FLOOR PLAN

- AMENITY
- FOOD & BEVERAGE
- HOTEL KEY
- RESIDENTIAL
- CIRCULATION
- RESIDENTIAL CIRCULATION
- BOH
- VERTICAL CIRCULATION

LEVEL 03 - NET AREA SCHEDULE	
Name	Area
B.O.H. VESTIBULE	43 SF
CORRIDOR	599 SF
CORRIDOR	1,167 SF
EGRESS STAIR	152 SF
EGRESS STAIR	152 SF
ELEC	56 SF
ELEVATOR	73 SF
ELEVATOR LOBBY	433 SF
ELEVATORS	157 SF
HK	58 SF

LEVEL 03 - GUESTROOMS		
Name	Area	Count
HOTEL KEY	282 SF	4
HOTEL KEY	335 SF	1
HOTEL KEY	336 SF	1
HOTEL KEY	393 SF	1
HOTEL KEY	395 SF	1
HOTEL KEY	396 SF	1
HOTEL KEY	408 SF	8
HOTEL KEY	409 SF	7
HOTEL KEY	634 SF	1
TOTAL:	25	

LEVEL 03 - RESIDENTIAL	
Name	Area
RES. UNIT 1 - 2 BED	451 SF
RES. UNIT 2 - 2 BED	451 SF
RES. UNIT 3 - 2 BED	452 SF
RES. UNIT 4 - 2 BED	451 SF
RES. UNIT 5 - 2 BED	451 SF
RES. UNIT 6 - 2 BED	451 SF
RES. UNIT 7 - 2 BED	524 SF
RES. UNIT 8 - 2 BED	525 SF
RES. UNIT 9 - 2 BED	525 SF
RES. UNIT 10 - 2 BED	525 SF
RES. UNIT 11 - 2 BED	525 SF
RES. UNIT 12 - 2 BED	525 SF
RES. UNIT 13 - 3 BED	1,056 SF
RES. UNIT 14 - BED	948 SF
TOTAL:	14



LEVEL 03 - FLOOR PLAN

- AMENITY
- FOOD & BEVERAGE
- HOTEL KEY
- RESIDENTIAL
- CIRCULATION
- RESIDENTIAL CIRCULATION
- BOH
- VERTICAL CIRCULATION

LEVEL 04 - NET AREA SCHEDULE

Name	Area
B.O.H. VESTIBULE	43 SF
BAR	1,172 SF
BOH/SERVICE	198 SF
CORRIDOR	901 SF
CORRIDOR	98 SF
EGRESS STAIR	152 SF
ELEC	56 SF
ELEVATOR	73 SF
ELEVATOR	423 SF
LOBBY	
ELEVATORS	162 SF
HK	303 SF
POOL EQ	147 SF
RR	82 SF
RR	48 SF
RR	48 SF
WARM	188 SF

LEVEL 04 - GUESTROOMS		
Name	Area	Count
HOTEL KEY	335 SF	1
HOTEL KEY	336 SF	1
HOTEL KEY	393 SF	1
HOTEL KEY	395 SF	1
HOTEL KEY	396 SF	1
HOTEL KEY	408 SF	2
HOTEL KEY	409 SF	1
HOTEL KEY	410 SF	1
HOTEL KEY	411 SF	1
HOTEL KEY	411 SF	1
HOTEL KEY	408 SF	1
HOTEL KEY	336 SF	1
HOTEL KEY	335 SF	1
TOTAL:		10

LEVEL 04 - RESIDENTIAL		
Name	Area	Level
RES. UNIT 7 - 2 BED	1,069 SF	LEVEL 04
RES. UNIT 8 - 2 BED	1,074 SF	LEVEL 04
RES. UNIT 9 - 2 BED	1,070 SF	LEVEL 04
RES. UNIT 10 - 2 BED	1,070 SF	LEVEL 04
RES. UNIT 11 - 2 BED	1,070 SF	LEVEL 04
RES. UNIT 12 - 2 BED	1,070 SF	LEVEL 04
RES. UNIT 15 - 2 BED	1,368 SF	LEVEL 04
TOTAL:	7	



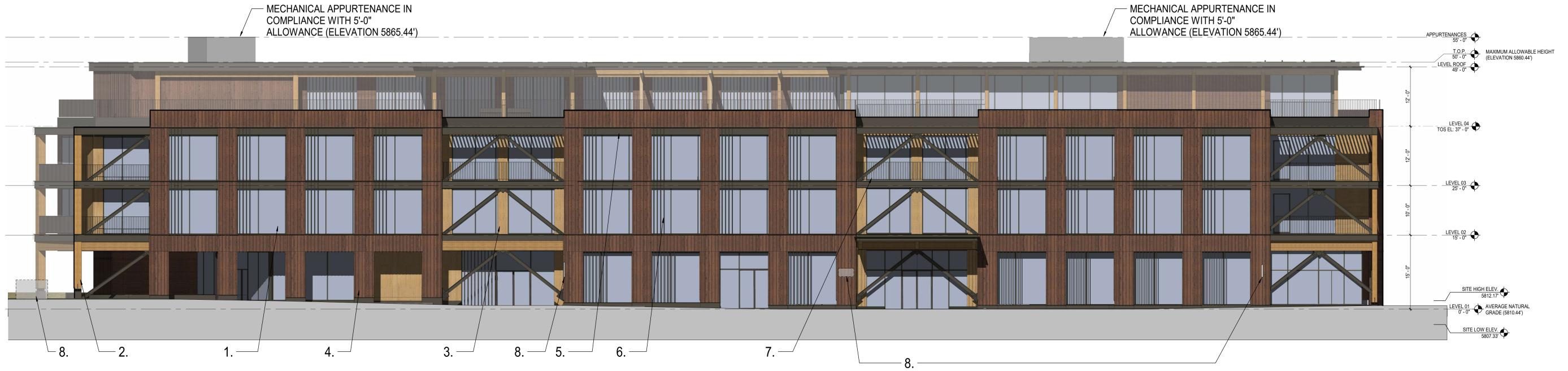
LEVEL 04 - FLOOR PLAN



MATERIALS LEGEND

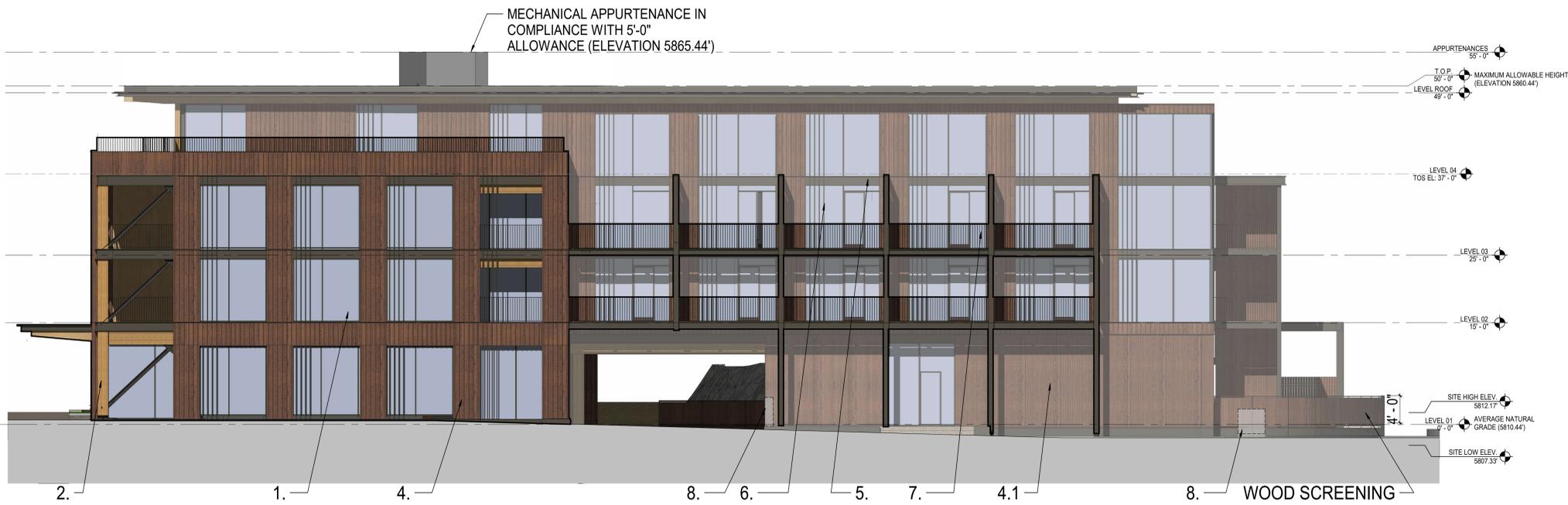
SCALE: 1/2" = 1'-0"

- 1. GLAZING
- 2. EXPOSED MASS TIMBER
- 3. NATURAL WOOD SIDING
- 4. STAINED WOOD SIDING W/ VERTICAL SLATS
- 4.1 STAINED WOOD SIDING
- 5. COATED METAL
- 6. COATED ALUMINUM EXTRUSIONS
- 7. STEEL RAILING
- 8. SIGNAGE



SOUTH ELEVATION - DONNER PASS

SCALE: 1/8" = 1'-0"



EAST ELEVATION - TRUCKEE WAY

SCALE: 1/8" = 1'-0"

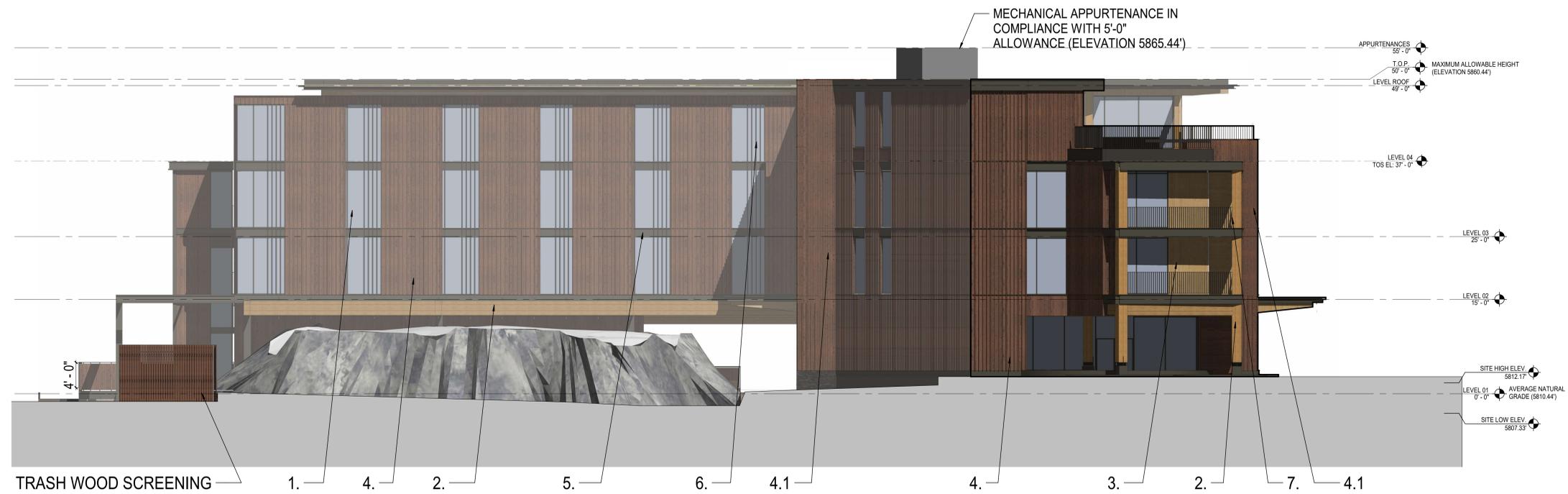
MATERIALS LEGEND

- 1. GLAZING
- 2. EXPOSED MASS TIMBER
- 3. NATURAL WOOD SIDING
- 4. STAINED WOOD SIDING W/ VERTICAL SLATS
- 4.1 STAINED WOOD SIDING
- 5. COATED METAL
- 6. COATED ALUMINUM EXTRUSIONS
- 7. STEEL RAILING
- 8. SIGNAGE



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- 1. GLAZING
- 2. EXPOSED MASS TIMBER
- 3. NATURAL WOOD SIDING
- 4. STAINED WOOD SIDING W/ VERTICAL SLATS
- 4.1 STAINED WOOD SIDING
- 5. COATED METAL
- 6. COATED ALUMINUM EXTRUSIONS
- 7. STEEL RAILING
- 8. SIGNAGE

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TRUCKEE RAILYARD HOTEL TRUCKEE, CA



EXTERIOR LIGHTING DESIGN

Lighting Legend:

SYMBOL	TYPE	DESCRIPTION	Qty
◇	LA-X	ADJUSTABLE DOWNLIGHT - MEDIUM BEAM	2
◇	LA-1-X	ADJUSTABLE DOWNLIGHT - WIDE BEAM	6
▷	LB-X	STEP LIGHT	31
⊕	LC-X	BOLLARD (PLANTERS)	3
⊙	LD-X	ADJUSTABLE SURFACE MOUNTED DOWNLIGHT - WIDE BEAM	9
---	LE-X	SHIELDED COBE LIGHT - LED TAPE	551 ft
⊙	LF-X	ADJUSTABLE WALL MOUNTED DOWNLIGHT - WIDE BEAM	33
⊙	LF-1-X	ADJUSTABLE WALL MOUNTED DOWNLIGHT - NARROW BEAM	6
▷	LG-X	MUSHROOM HEAD BOLLARD (LANDSCAPE)	8
⊕	LH-X	WALL MOUNTED DOWNLIGHT ACCENT LIGHT	39

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2. Refer to the interior design elevations for wall mounted lighting and control set-outs and mounting heights.
3. Contractor to refer to millwork package for lighting and power locations inside millwork.*

Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev 01	08/09/2024
3	Entitlement	07/17/2025

ALL QUANTITIES MUST BE VERIFIED BY INSTALLING ELECTRICAL CONTRACTOR/ELECTRICAL ENGINEER.

Description:

EXTERIOR LIGHTING
COVER SHEET

Scale:

1/8" = 1'-0"

Format:

ARCH E

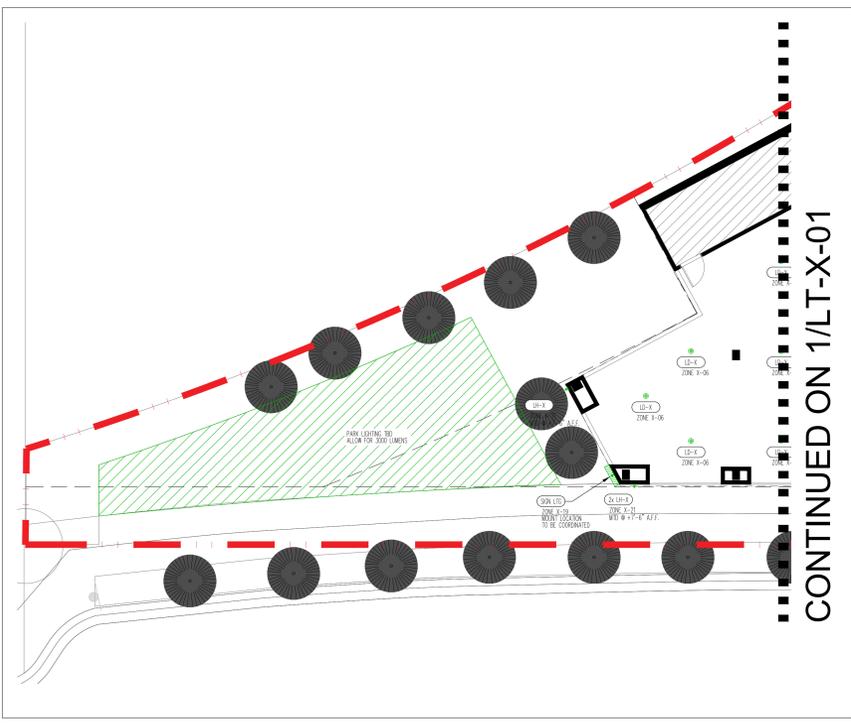
Date:

07.17.2025

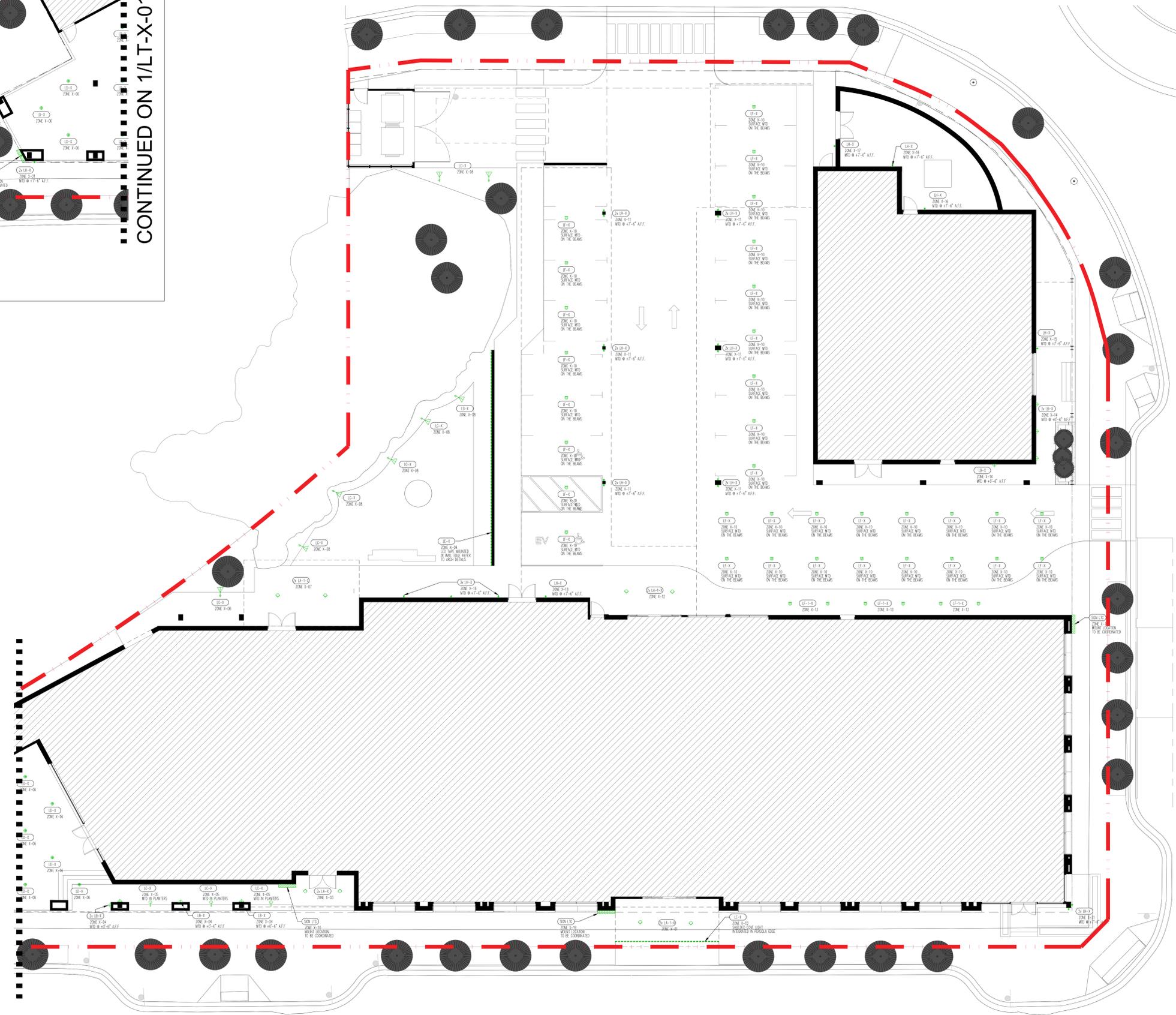
SHEET No.

LT-X-00

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2 PLAZA LIGHTING PLAN



1 HOTEL LIGHTING PLAN

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Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev01	08/09/2024
3	Entitlement	07/17/2025

Description:

EXTERIOR FIRST FLOOR LIGHTING PLAN

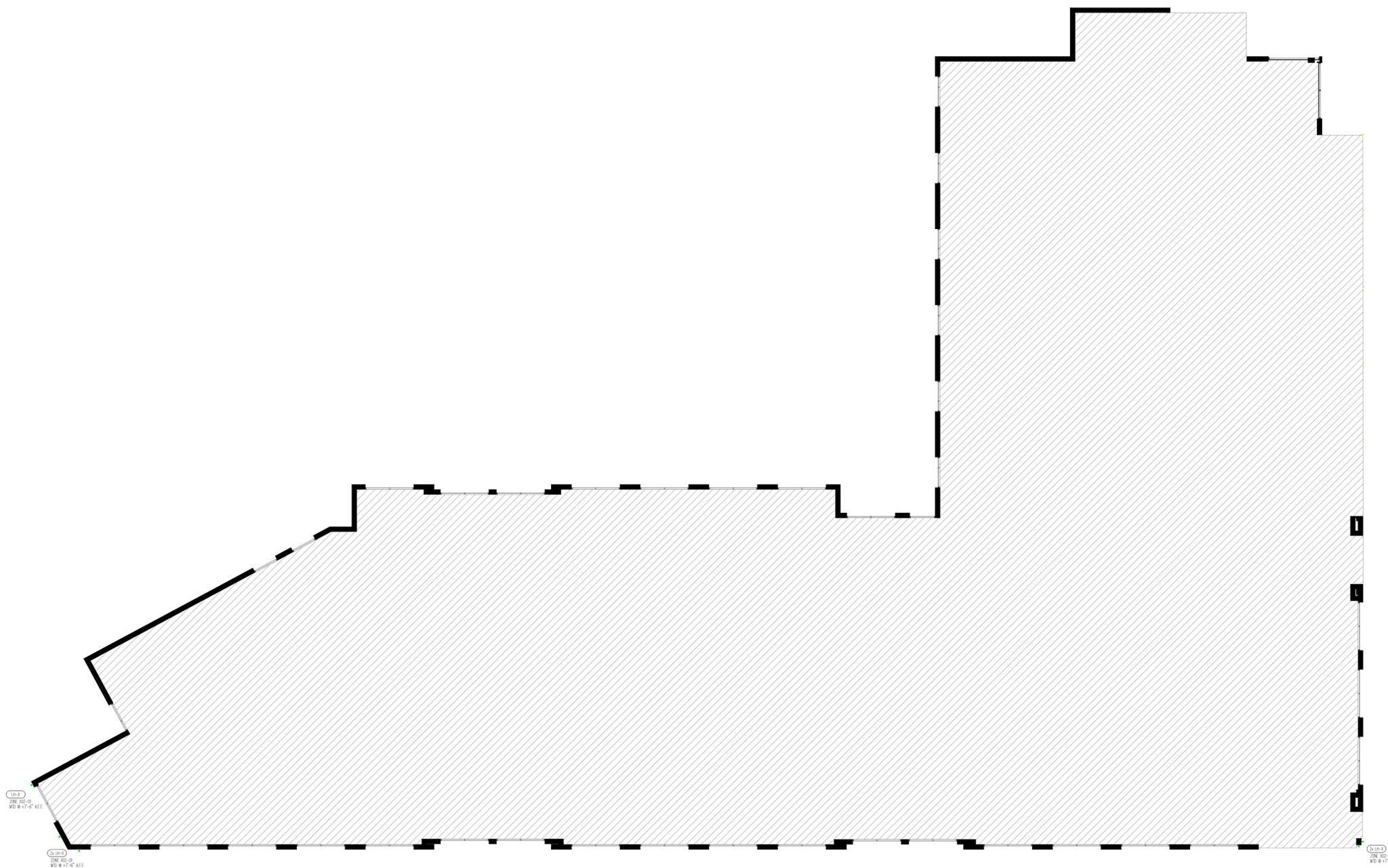
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Format: ARCH E

Date: 07.17.2025

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3. Contractor to refer to millwork package for lighting and power locations inside millwork.

Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev 01	08/09/2024
3	Entitlement	07/17/2025

Description:

EXTERIOR SECOND FLOOR
LIGHTING PLAN

Scale: 1/8" = 1'-0"

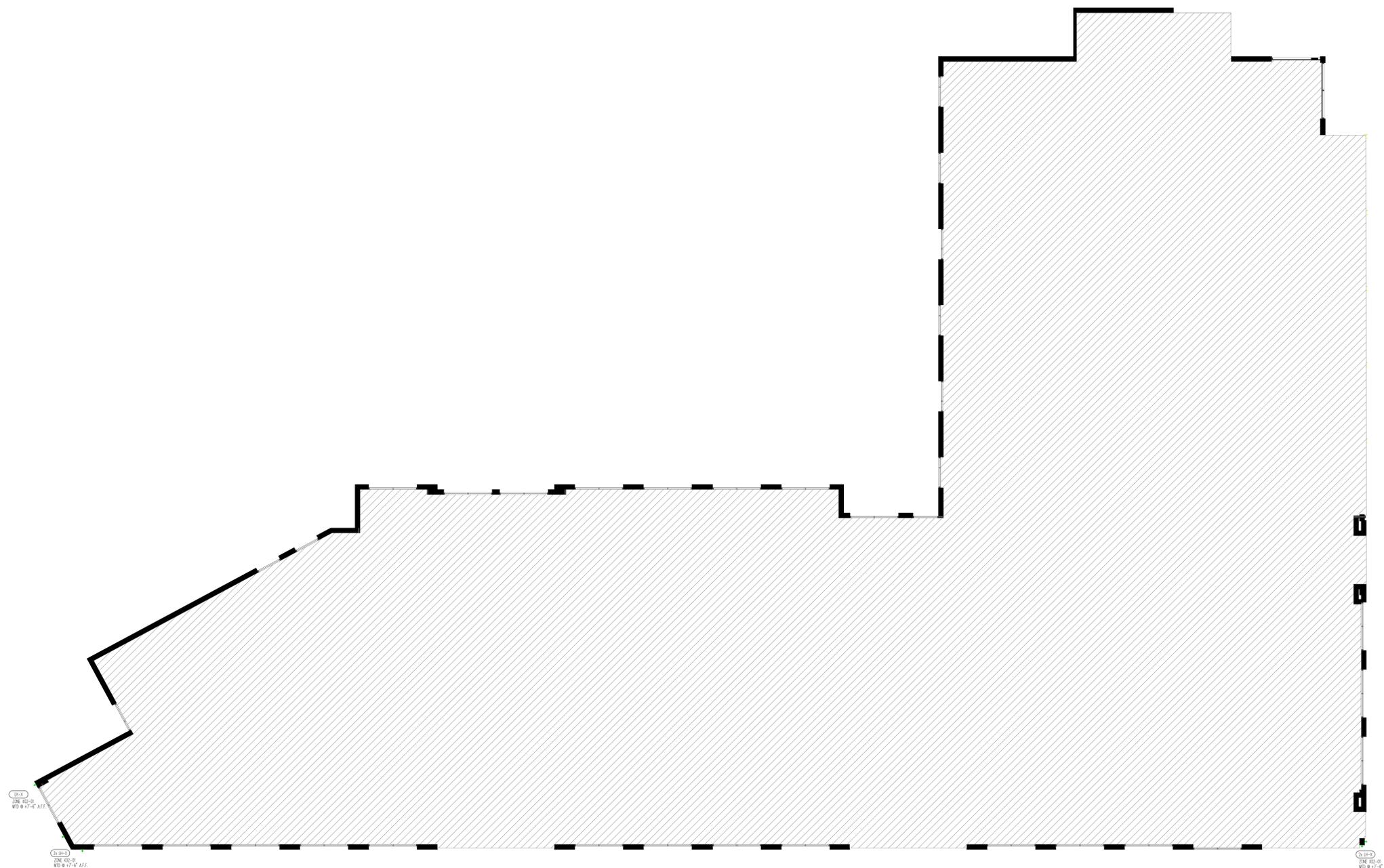
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Date: 07.17.2025

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3. Contractor to refer to millwork package for lighting and power locations inside millwork.

Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev 01	08/09/2024
3	Entitlement	07/17/2025

Description:

EXTERIOR THIRD FLOOR
LIGHTING PLAN

Scale:

1/8" = 1'-0"

Format:

ARCH E

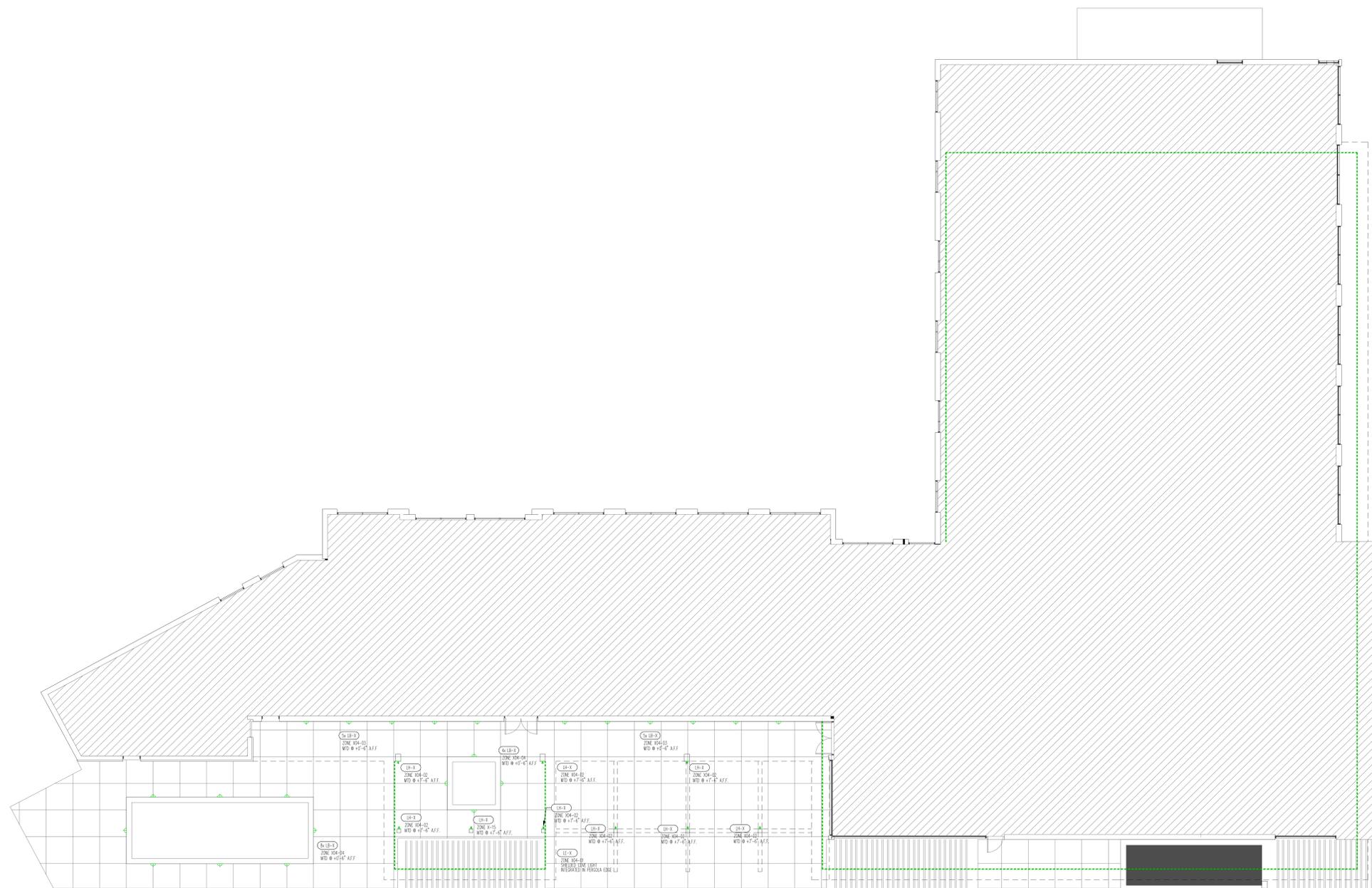
Date:

07.17.2025

SHEET No.

LT-X-03

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Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev01	08/09/2024
3	Entitlement	07/17/2025

Description:

EXTERIOR FOURTH FLOOR
LIGHTING PLAN

Scale:

1/8" = 1'-0"

Format:

ARCH E

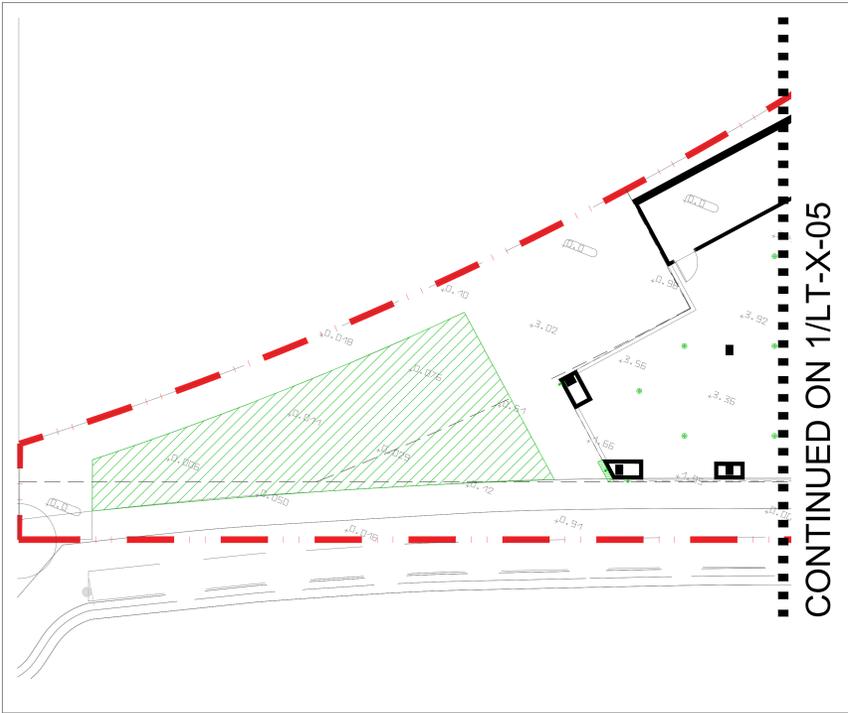
Date:

07.17.2025

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LT-X-04

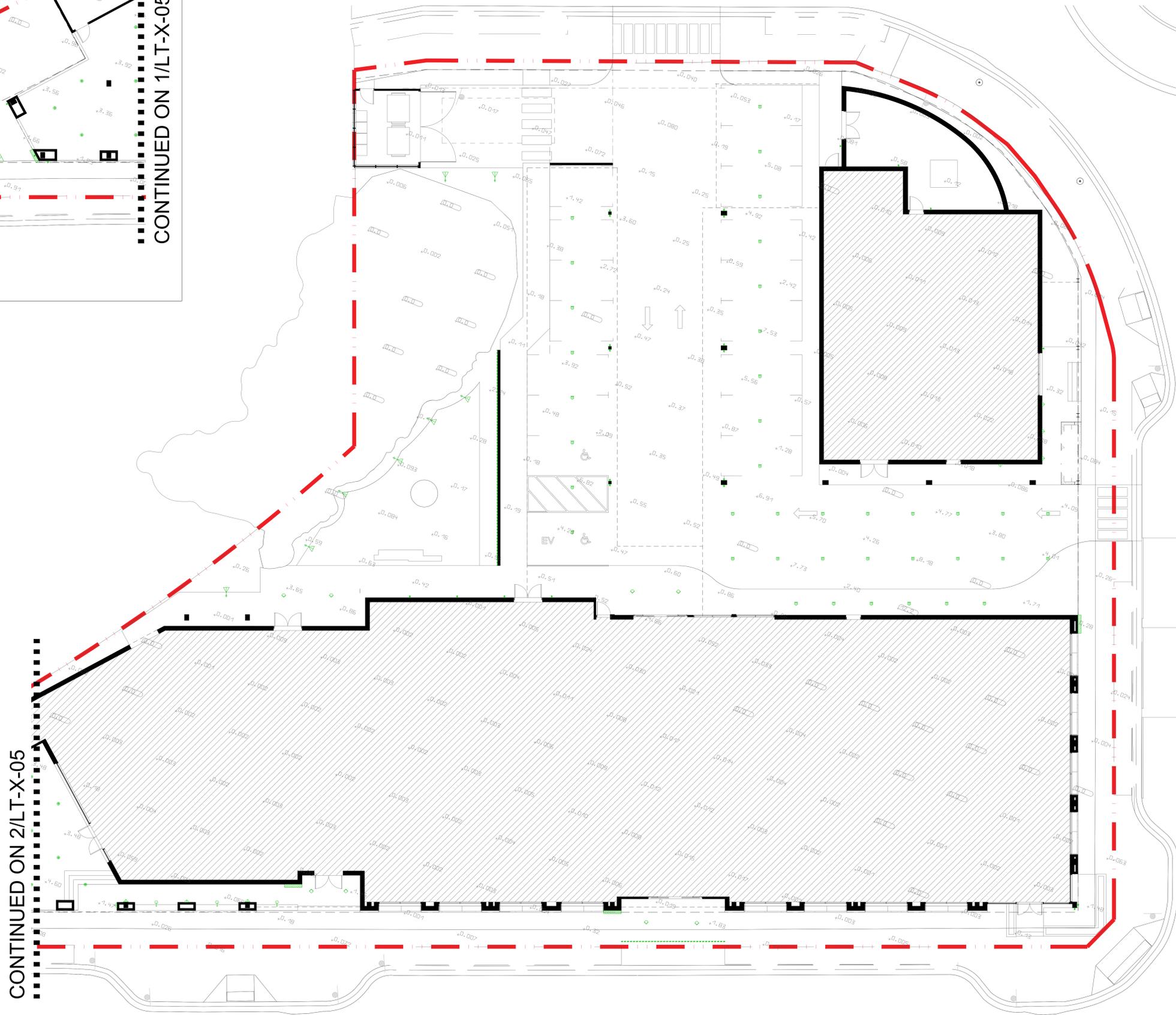
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CONTINUED ON 1/LT-X-05

2 PLAZA PHOTOMETRIC PLAN

2



CONTINUED ON 2/LT-X-05

1 HOTEL PHOTOMETRIC PLAN

1

TRUCKEE RAILYARD HOTEL
TRUCKEE, CA

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THIS DRAWING IS FOR DESIGN INTENT ONLY, NOT FOR CONSTRUCTION.
1. This information is to be incorporated into final engineering/ architecture drawings.
2. Refer to the interior design elevations for wall mounted lighting and control set-outs and mounting heights.
3. Contractor to refer to millwork package for lighting and power locations inside millwork.

Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev01	08/09/2024
3	Entitlement	07/17/2025

Description:

EXTERIOR FIRST FLOOR
PHOTOMETRIC PLAN

Scale: 1/8" = 1'-0"

Format: ARCH E

Date: 07.17.2025

SHEET No.

LT-X-05