

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: 17 UNITS * 250 SF FOR EACH DWELLING UNIT = 4,250 SF
 PROPOSED: POOL/TERRACE/LOUNGE (4TH FLOOR) = 4,141 SF
 OUTDOOR PATIO AND LANDSCAPED AREA = 2,4758 SF
 TOTAL = 4,993 SF

BICYCLE PARKING NOTES:

REQUIRED: MULTI FAMILY: LONG TERM - 1 SPACE PER UNIT 17 *
 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
 707-428-8000
 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

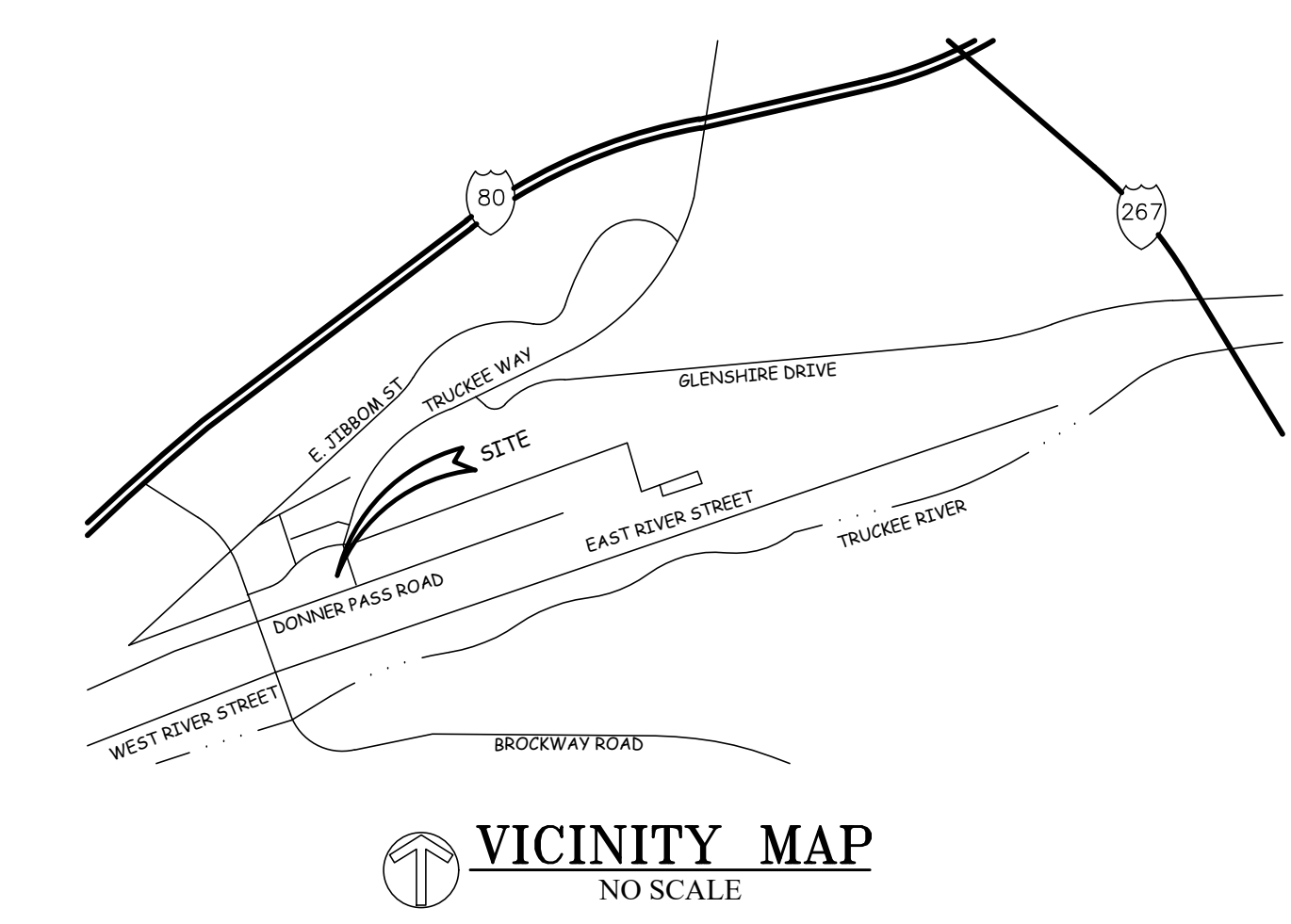
ASSESSOR'S PARCEL NUMBER
 019-421-001

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	17,390	0.40	42.1	ADA	1	1			
Concrete	1,765	0.04	4.3	9,788	0.22	23.7	EV ADA	1	1			
Pavers	0	0	0	6,030	0.14	14.6	Standard	16	17			
Landscape/OS	39,586	0.91	95.7	8,143	0.19	19.7	Compact	4	0	Bicycle - Short Term	17	17
							Delivery	1	1	Long Term	17 *	17
TOTAL	41,351	0.95	100	41,351	0.95	100	TOTAL	23	20	TOTAL	34	34

TOTAL IMPERVIOUS SURFACE: 80.3% (33,208 SF)
 TOTAL AREA OF PROPOSED DISTURBANCE: 95% (39,511 SF)



DESIGNED: MDW
 DRAWN: MDW
 PROJ. NO.: 202423
 DWG. NO.: MARCH 17, 2026
 DATE: SEE DAY STAMP

NO. REVISIONS

DATE

CALIFORNIA

DEVELOPMENT PERMIT
 COMMON PINE HOTEL
 SITE PLAN

TOWN OF TRUCKEE

SCO
 PLANNING-ENGINEERING-SURVEYING

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

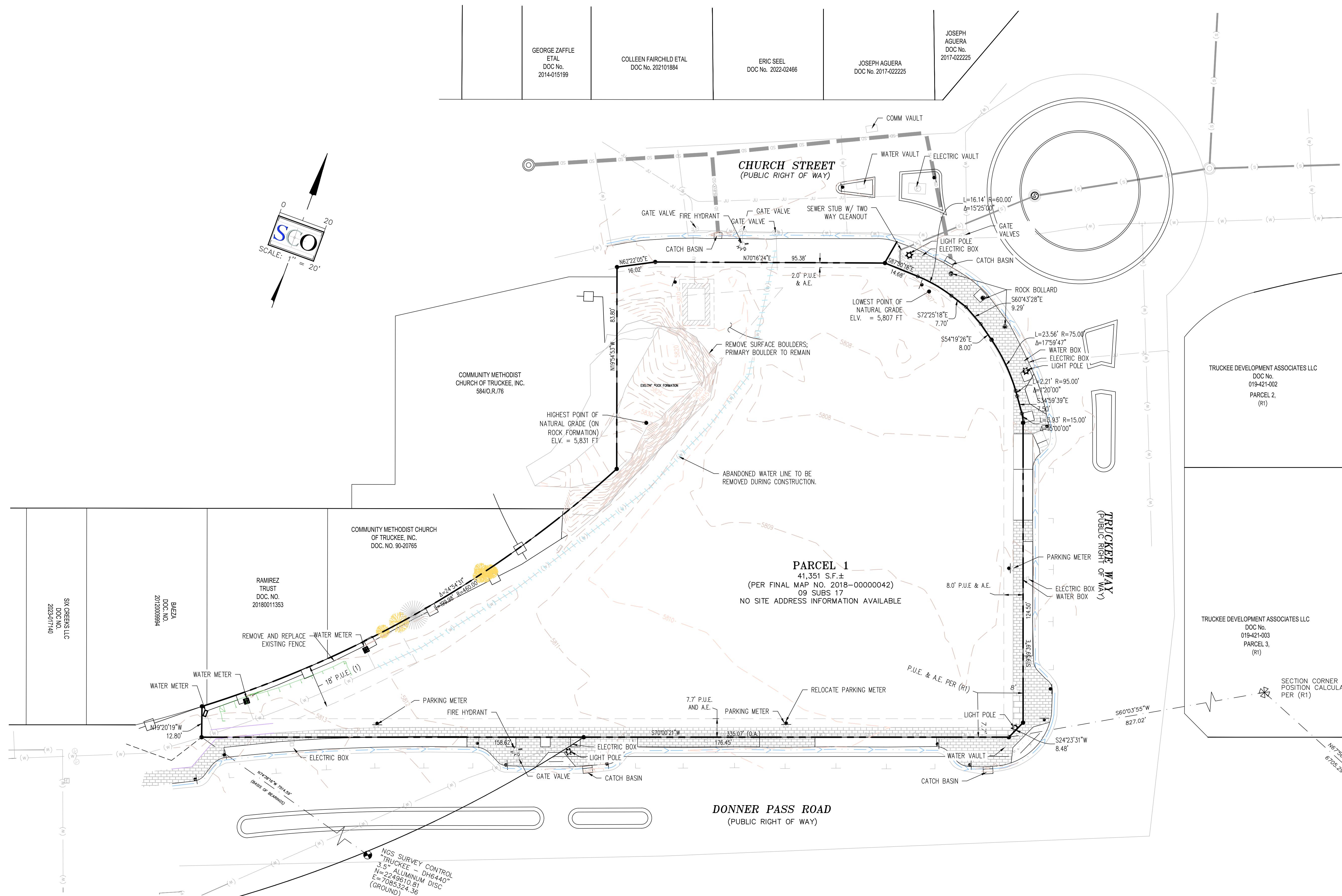
PROFESSIONAL SEAL
 JASON T. BARNUM
 CIVIL ENGINEER
 051718026

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 WATER 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.

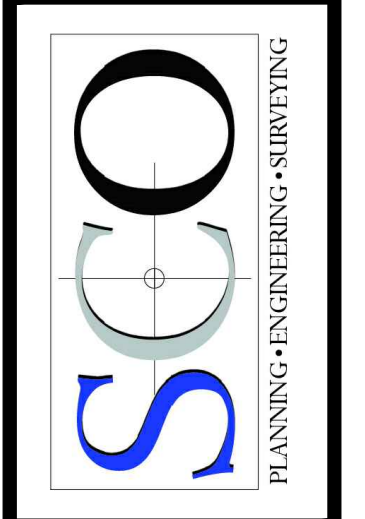
DESIGNED: MDW	DATE
DRAWN: MDW	
PROJ. NO.: 202423	
DWG. NO.: MARCH 17, 2026	
DATE, SEE DAY STAMP	

NO. REVISIONS	

CALIFORNIA

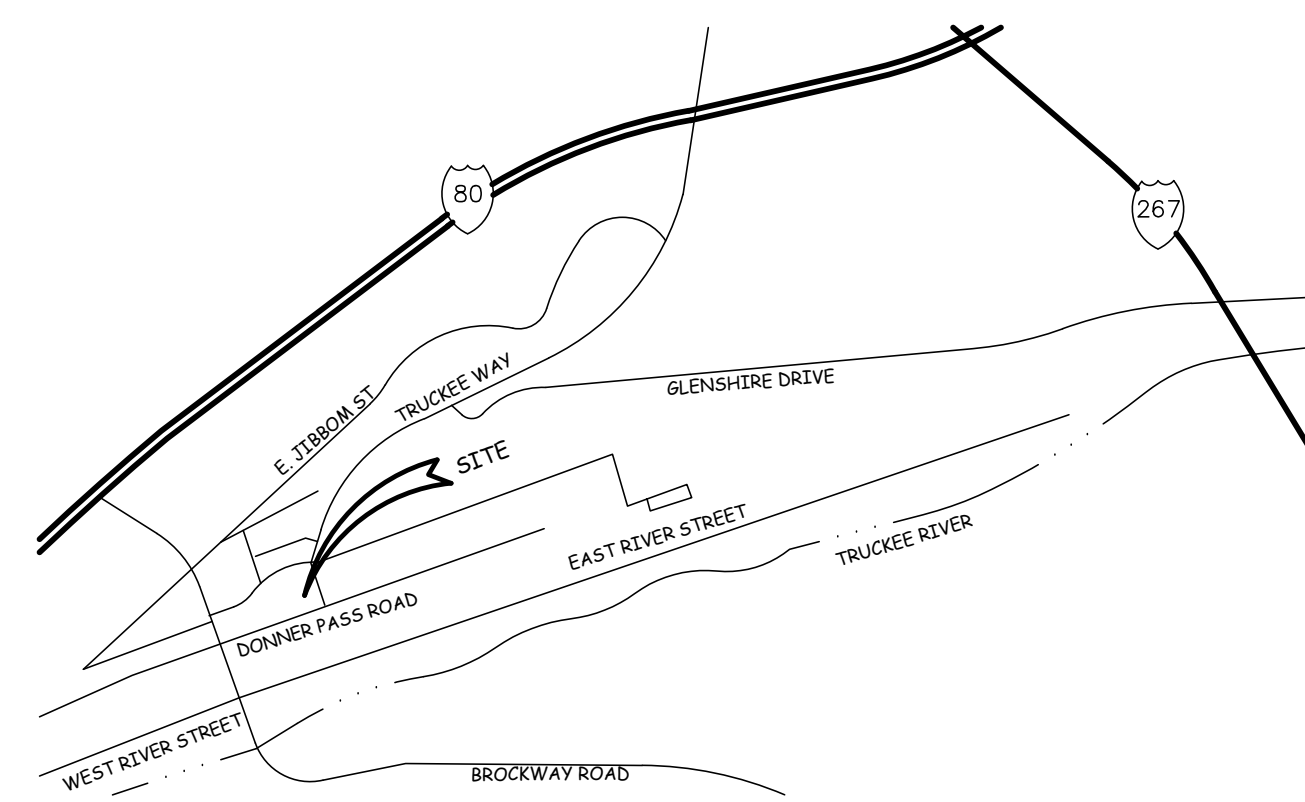
DEVELOPMENT PERMIT
 COMMON PINE HOTEL
 TOPOGRAPHY & DEMOLITION PLAN

TOWN OF TRUCKEE



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 562-4048





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

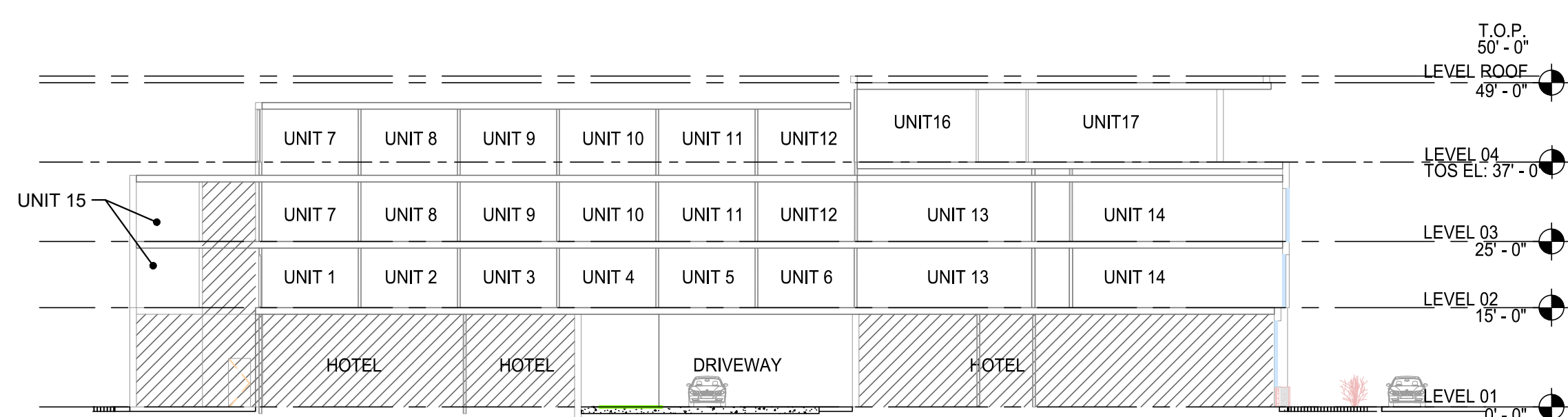
PHASE 1
A FINAL MAP/CONDOMINIUM SUBDIVISION MAP WILL BE RECORDED FOLLOWING THE TENTATIVE APPROVAL CREATING LOT 1 "HOTEL" AND LOT 2 "FUTURE CONDO UNITS"
PHASE 2
SUBSEQUENTLY, A CONDOMINIUM PLAN WILL BE RECORDED CREATING SEVENTEEN (17) SEPARATE RESIDENTIAL CONDOMINIUMS AND ONE COMMON AREA MODULE.

LEGEND

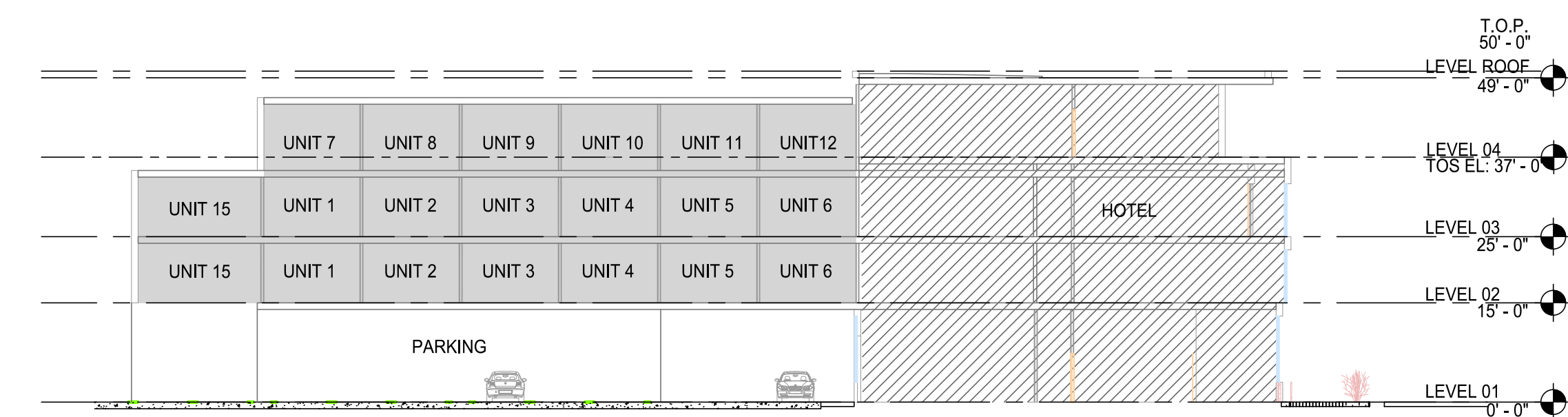
- PROPERTY LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE (AS DESCRIBED)
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- EXISTING ELECTRIC LINE
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- PROPERTY CORNER MONUMENT (NAIL & TAG, PLS 8628)
- PROPERTY CORNER NOT FOUND
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT PAVEMENT
- (R1) RECORDED DOCUMENT BBOK 9 SUBD PAGE 17, O.R.N.C.
- RCA RESIDENTIAL COMMON AREA
- B BALCONY
- BUILDING SECTION DELINEATION, SEE SECTION DETAILS

AIRSPACE LOT KEY

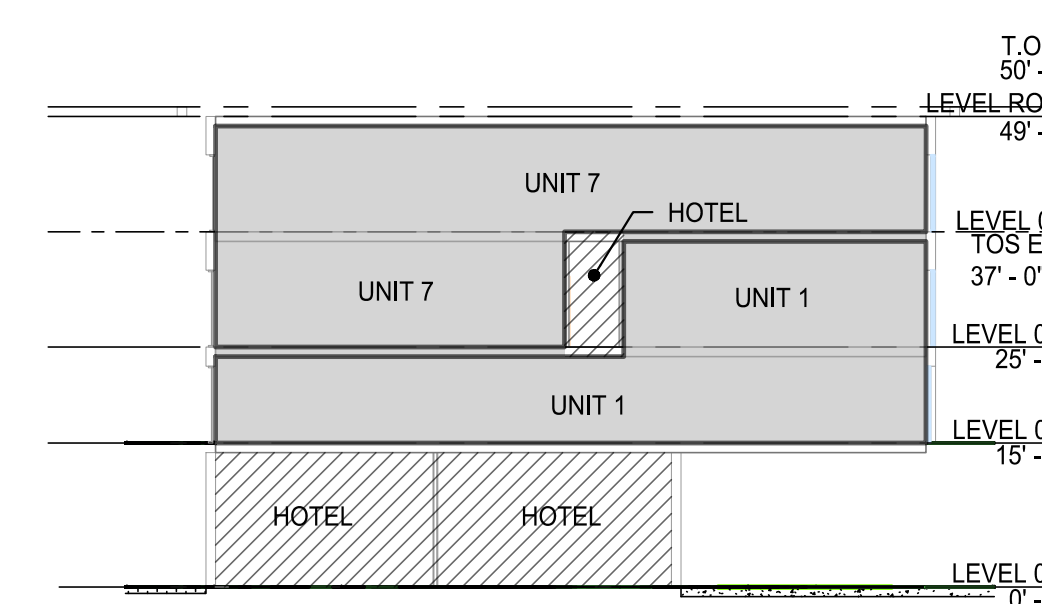
- LOT 1 - HOTEL
- LOT 2 - CONDOMINIUM UNITS
- LOT 3 - COMMON AREA MODULE



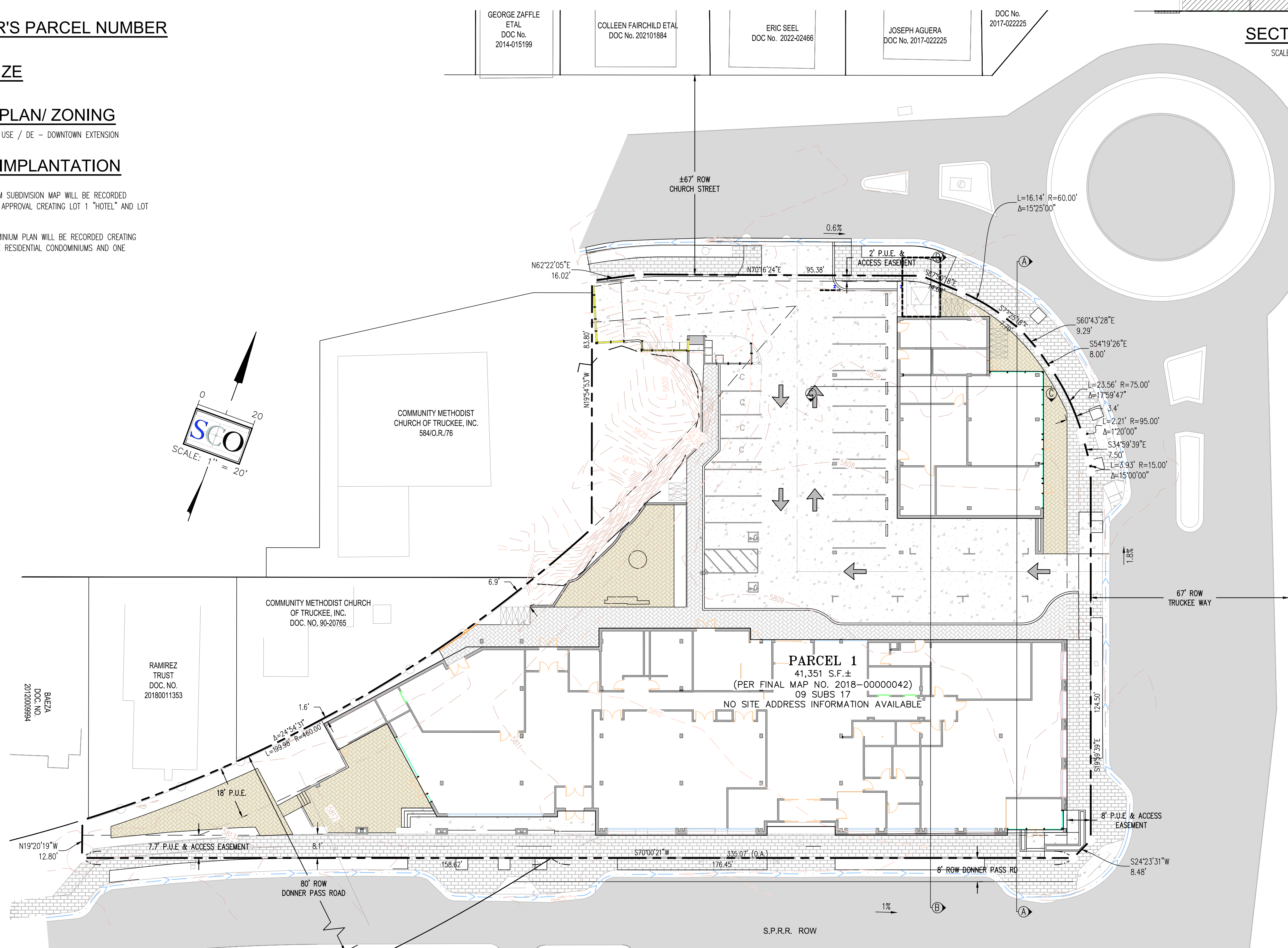
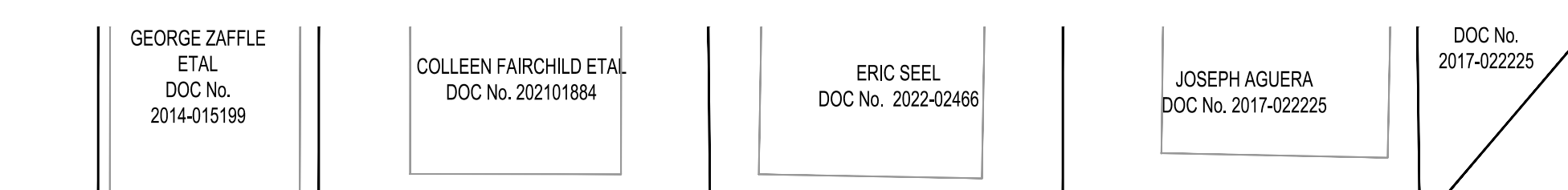
SECTION A-A
SCALE: 1" = 20'



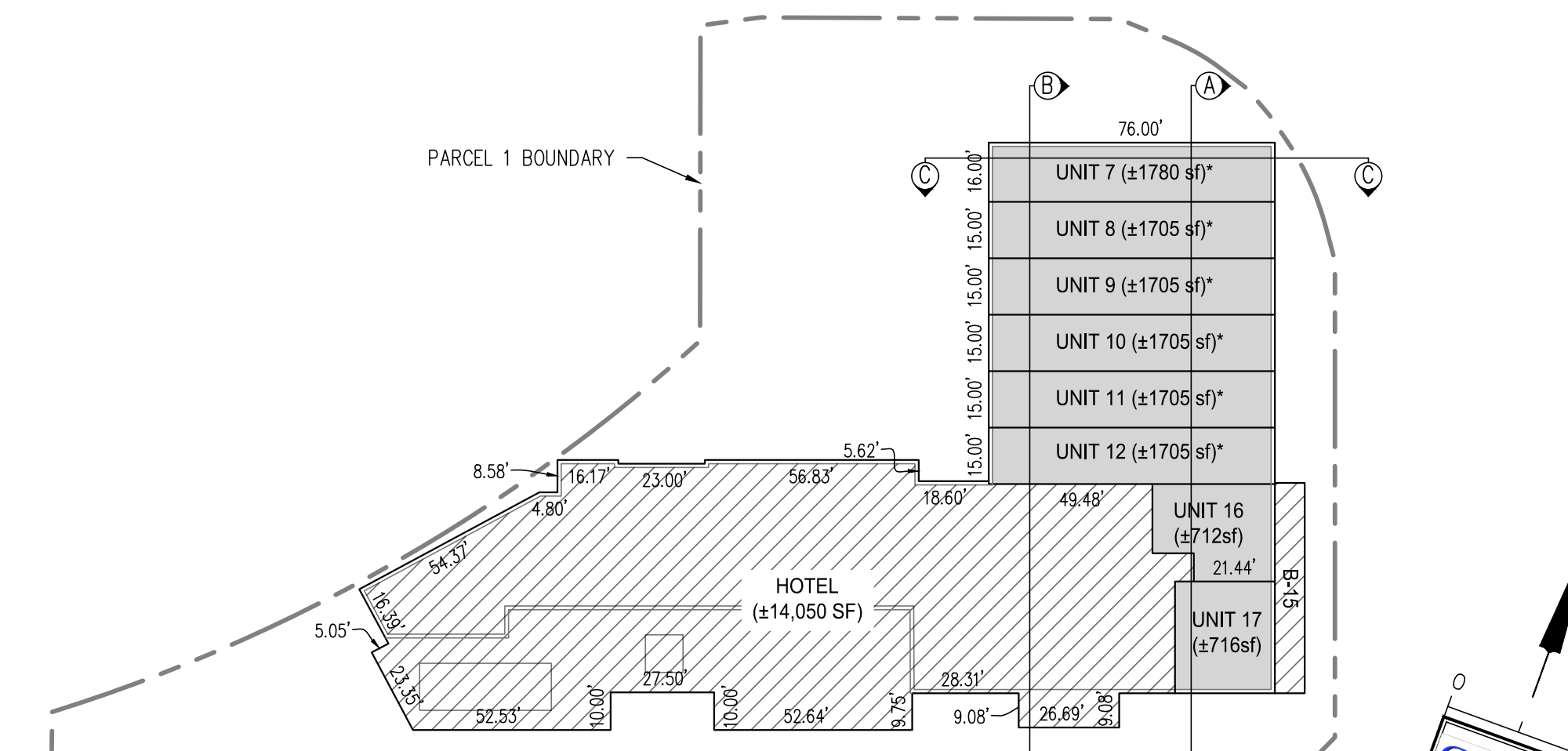
SECTION B-B
SCALE: 1" = 20'



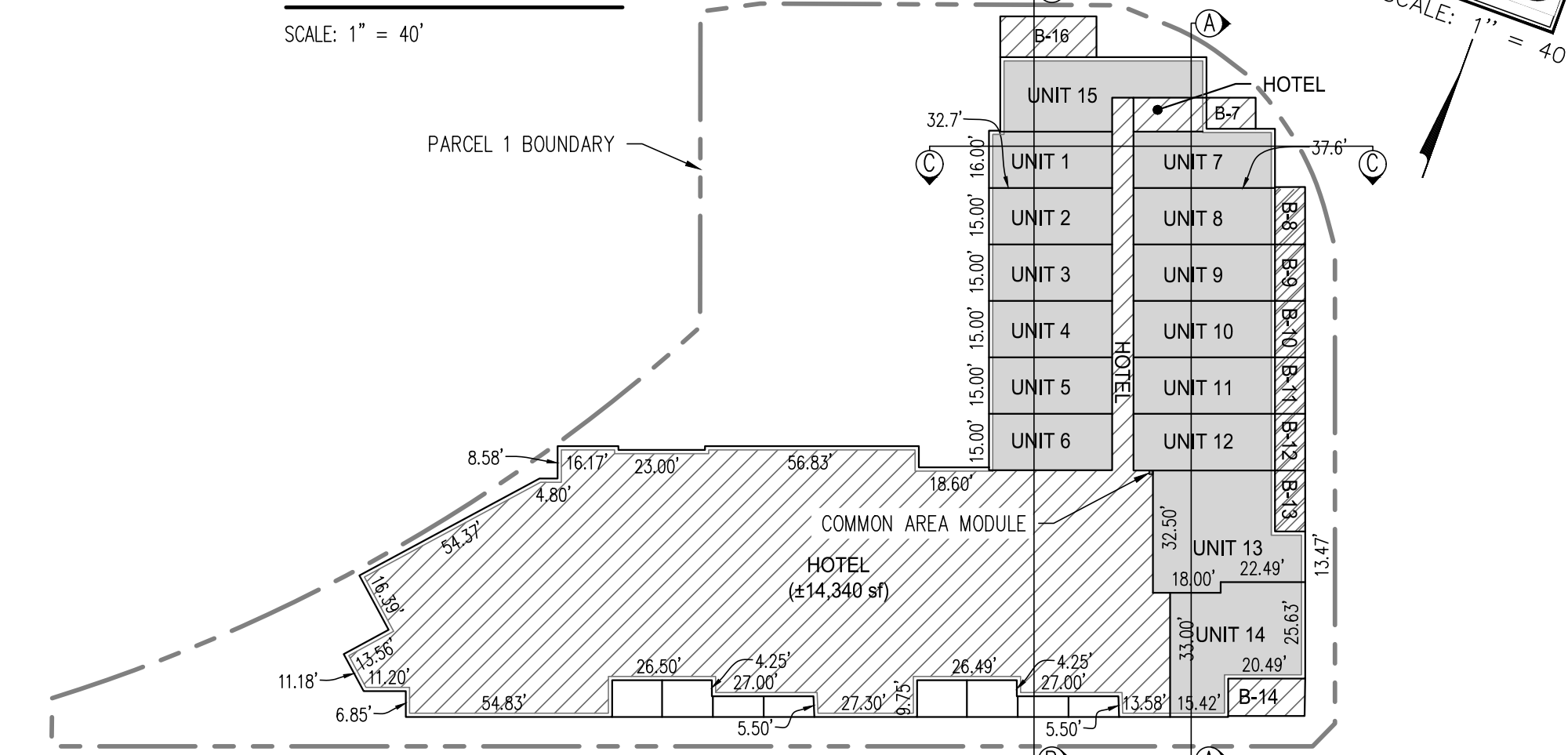
SECTION C-C
SCALE: 1" = 20'



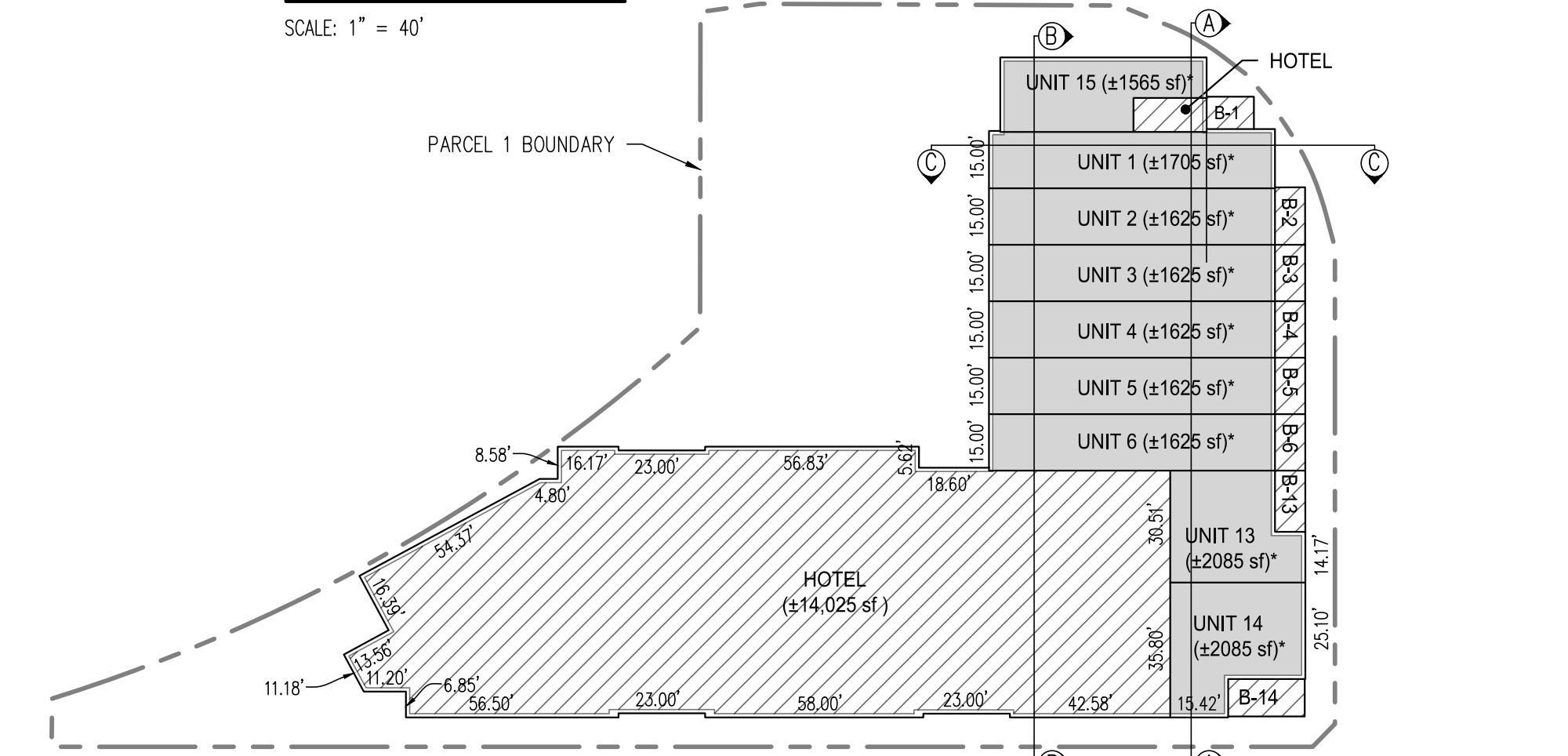
1st FLOOR PLAN
SCALE: 1" = 20'



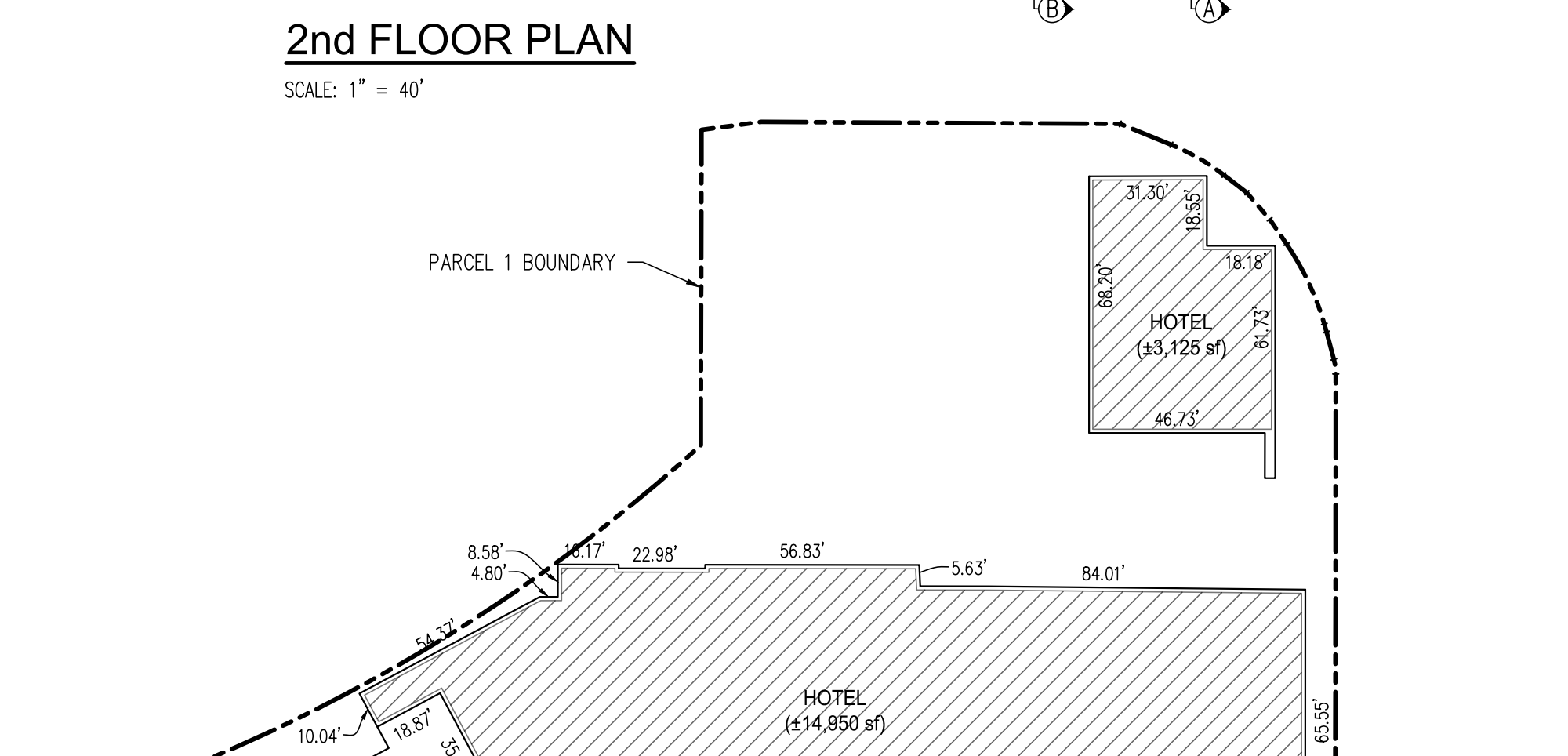
4th FLOOR PLAN
SCALE: 1" = 40'



3rd FLOOR PLAN
SCALE: 1" = 40'



2nd FLOOR PLAN
SCALE: 1" = 40'



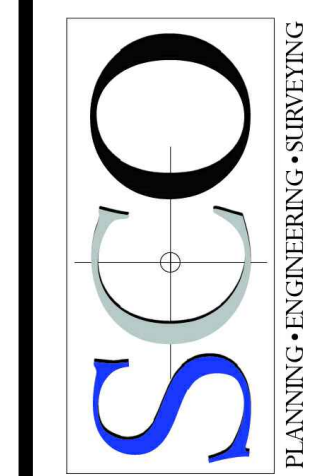
1st FLOOR PLAN
SCALE: 1" = 40'

DESIGNED: MDW	DATE
DRAWN: MDW	NO. REVISIONS
PROJ. NO: 202423	
DWG. DATE: MARCH 17, 2026	
DATE, SEE DAY STAMP	

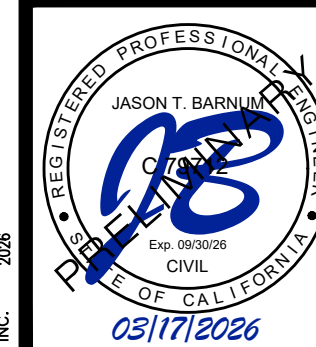
CALIFORNIA

DEVELOPMENT PERMIT
COMMON PINE HOTEL
TENTATIVE CONDOMINIUM AIRSPACE MAP

TOWN OF TRUCKEE

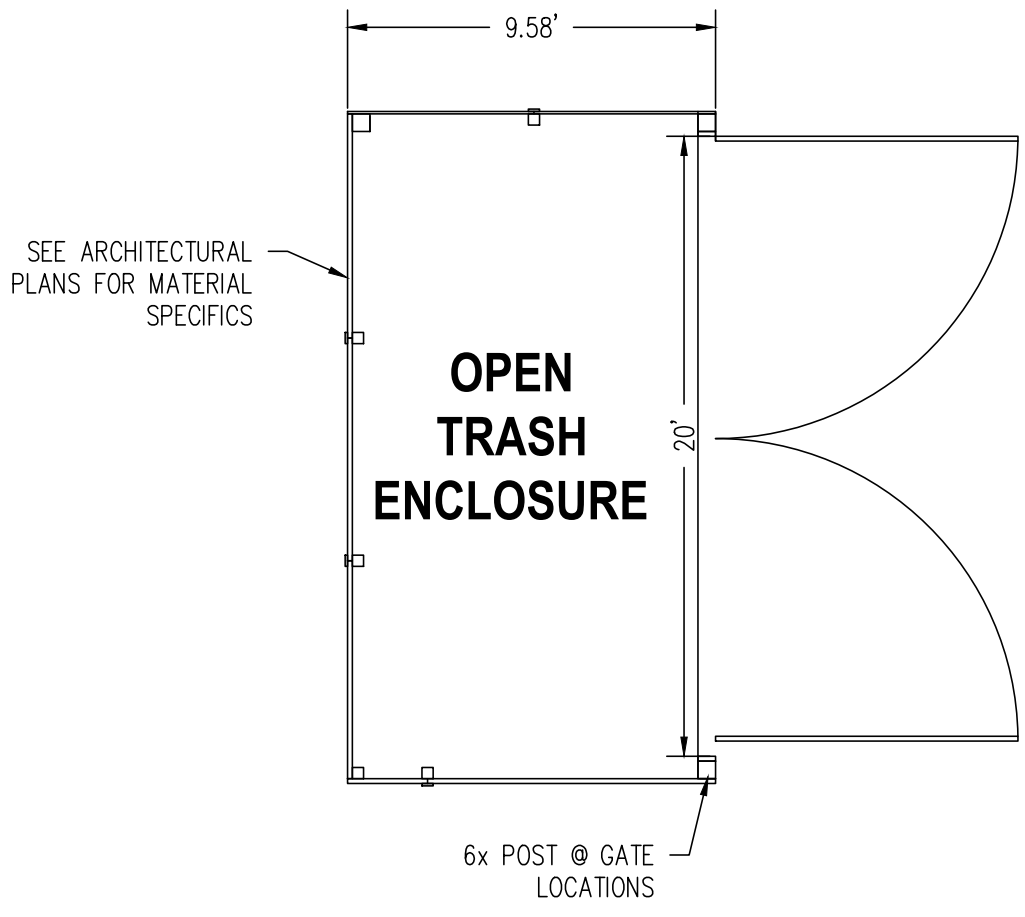


GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 562-4048

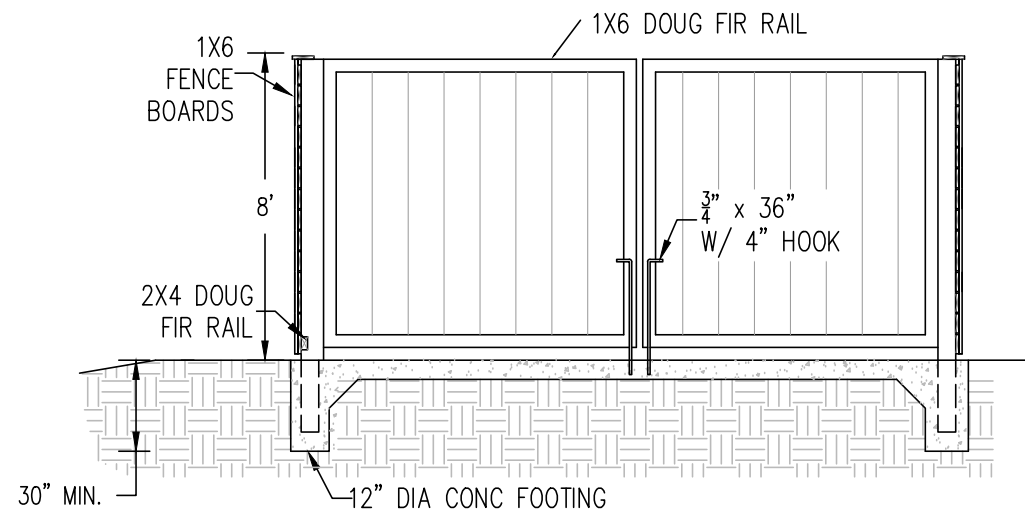


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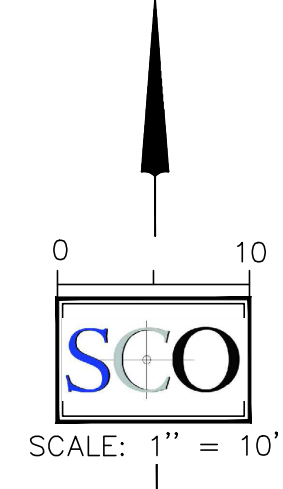
- PROPERTY LINE
- SE-1-SILT FENCE SQ#71, SEE STORM DRAIN DETAILS
- SE-5-FIBER ROLLS
- SE-10-STORM DRAIN INLET PROTECTION
- EC-2 CONSTRUCTION FENCE
- EC-9-DRAINAGE SWALES/EARTH DIKE
- EC-10 OUTLET PROTECTION/VELOCITY DISSIPATION DEVICE
- VECI
- VEF
- VEM
- ★ STORMWATER DISCHARGE LOCATION
- FLOW LINE
- SURFACE FLOW DIRECTION
- DRAIN INLET
- STORM DRAIN PIPE
- BMP
- CASQA
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION STAGING AREA
- WM-8 CONCRETE WASH-OUT AREA



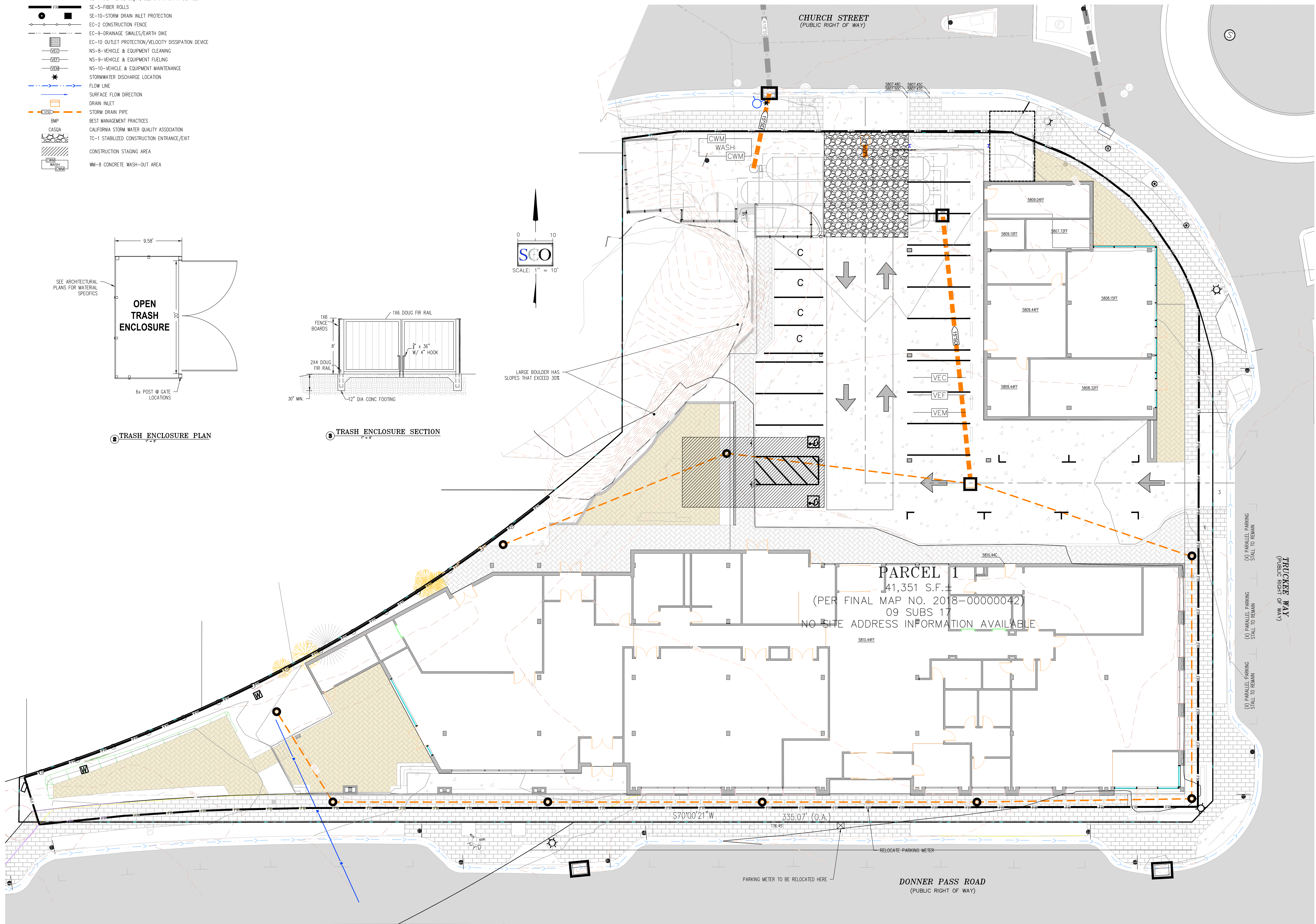
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE SECTION



LARGE BOULDER HAS SLOPES THAT EXCEED 30%



DESIGNED: MDW	DRAWN: MDW	PROJ. NO.: 202423	DWG. DATE: MARCH 17, 2026
DATE	NO. REVISIONS		

DEVELOPMENT PERMIT
COMMON PINE HOTEL
PRELIMINARY STORM WATER QUALITY AND EROSION CONTROL PLAN

TOWN OF TRUCKEE
CALIFORNIA

PLANNING-ENGINEERING-SURVEYING

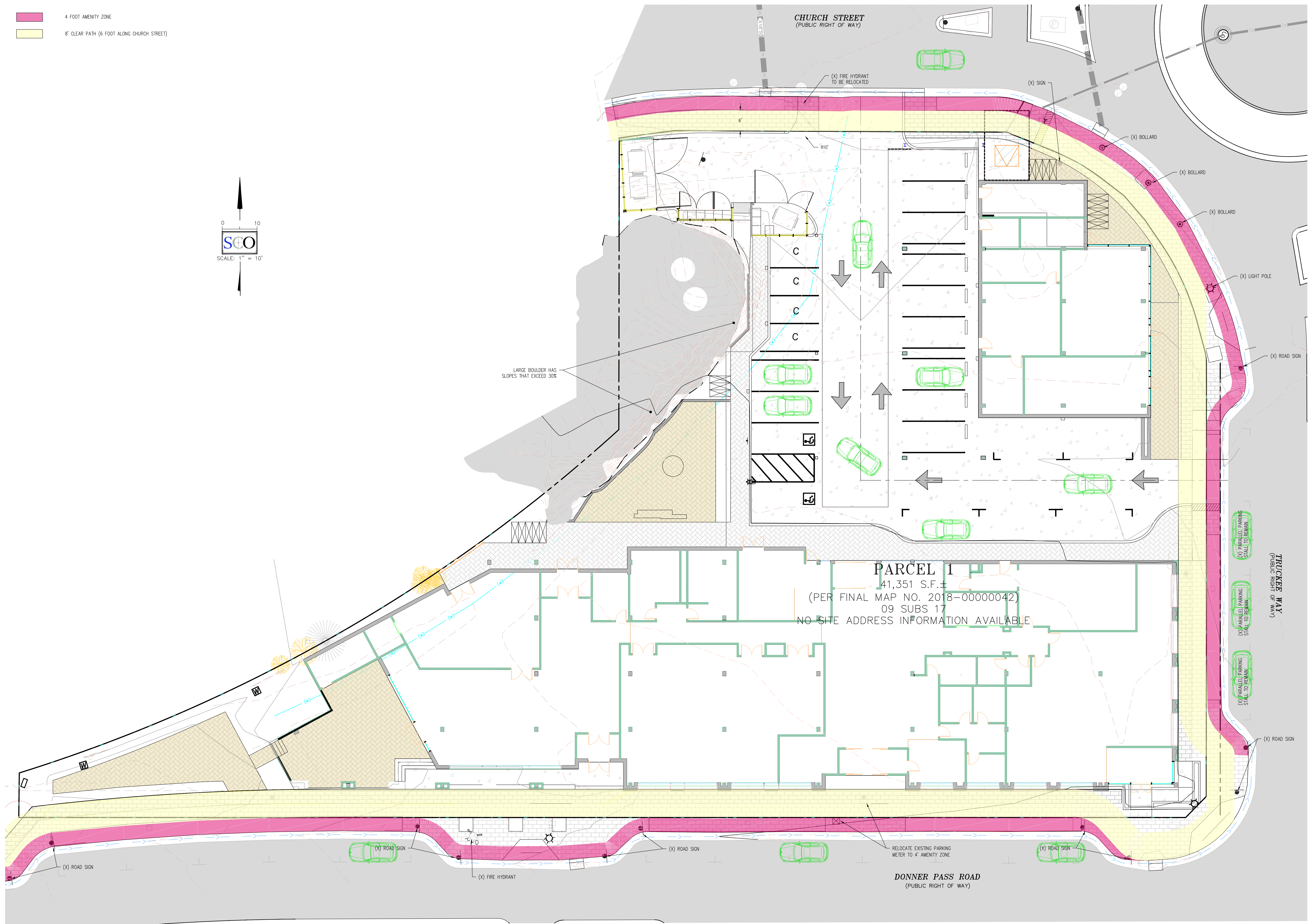
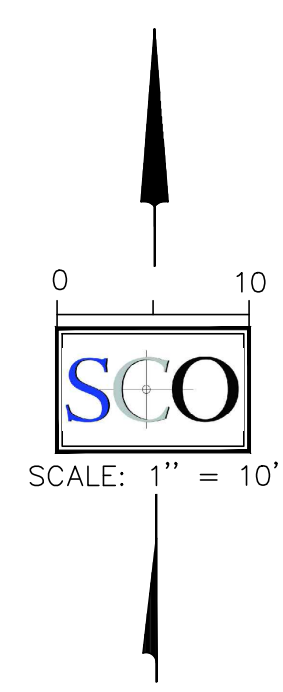
GRASS VALLEY (530) 272-5841
TRUCKEE (530) 562-4048

PROFESSIONAL ENGINEER
MASON T. BARNES
CIVIL
CALIFORNIA
021712026

5 OF 6

LEGEND

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



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. NO.: MARCH 17, 2026

DEVELOPMENT PERMIT
COMMON PINE HOTEL
 SIDEWALK EXHIBIT

PLANNING-ENGINEERING-SURVEYING

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 562-4048

6 OF 6

TRUCKEE RAILYARD HOTEL

TRUCKEE, CA

ENTITLEMENTS
3-20-2026



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
312.392.9960
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@scopeinc.net

LANDSCAPE

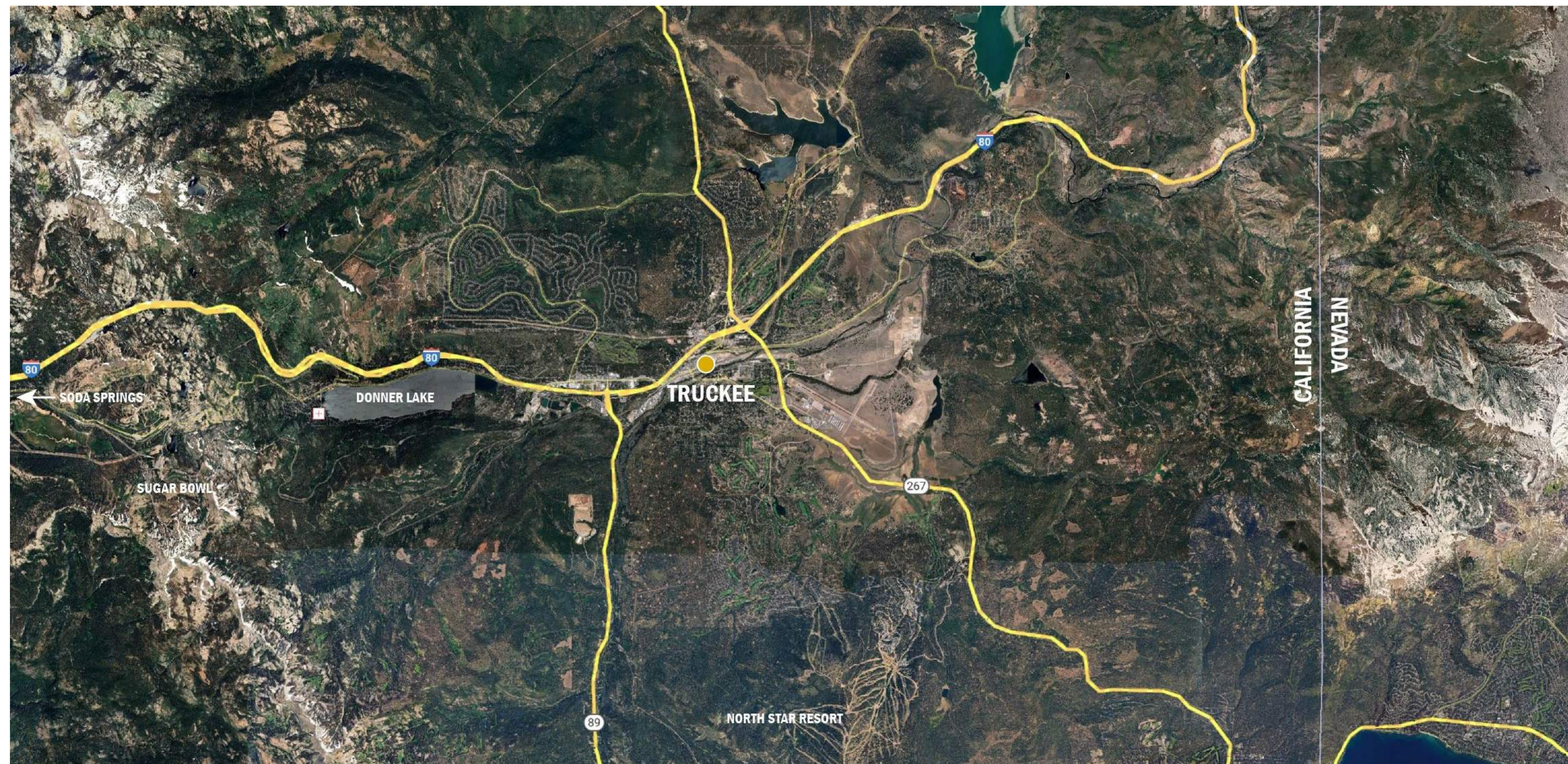
HIRSCH & ASSOCIATES, INC.

2221 East Winston Road, Suite A
Anaheim, California 92806
530.272.5841
Contact: Greg Thayer
greg@hialandarch.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 - 1 BED	2
RES - 2 BED	12
RES - 3 BED	3
	17

LEVEL 01 - GROSS AREA SCHEDULE	
Name	AREA
ADMIN	563 SF
ELEC	66 SF
EMPLOYEE	662 SF
ENG SHOP	230 SF
EVENT	2,195 SF
FITNESS	639 SF
GEAR	411 SF
HOTEL LOBBY	2,955 SF
KITCHEN	1,049 SF
LAUNDRY	566 SF
MAIL	61 SF
MEN	268 SF
MEP	1,170 SF
PKG	71 SF
RESTAURANT	2,439 SF
RETAIL	1,266 SF
VALET	59 SF
VERTICAL CIRCULATION	671 SF
WELLNESS CENTER	1,474 SF
WOMEN	374 SF
	17,188 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	9,755 SF
VERTICAL CIRCULATION	635 SF
	23,721 SF

LEVEL 03 - GROSS AREA SCHEDULE	
Name	Area
BOH CIRCULATION	54 SF
CIRCULATION	2,367 SF
ELEC	64 SF
GUESTROOMS	10,643 SF
HK	75 SF
RESIDENTIAL	9,423 SF
VERTICAL CIRCULATION	635 SF
	23,261 SF

LEVEL 04 - GROSS AREA SCHEDULE	
Name	Area
BAR	1,260 SF
BOH CIRCULATION	54 SF
BOHSERVICE	221 SF
ELEC	64 SF
GUESTROOMS	4,261 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	1,446 SF
OUTDOOR COVERED	COVERED	92 SF
OUTDOOR COVERED	COVERED	339 SF
OUTDOOR COVERED	COVERED	7,261 SF
OUTDOOR COVERED	COVERED	9,393 SF

LEVEL 02 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR GUESTROOM	BALCONY	1,281 SF
		1,281 SF

LEVEL 03 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR GUESTROOM	BALCONY	2,003 SF
		2,003 SF

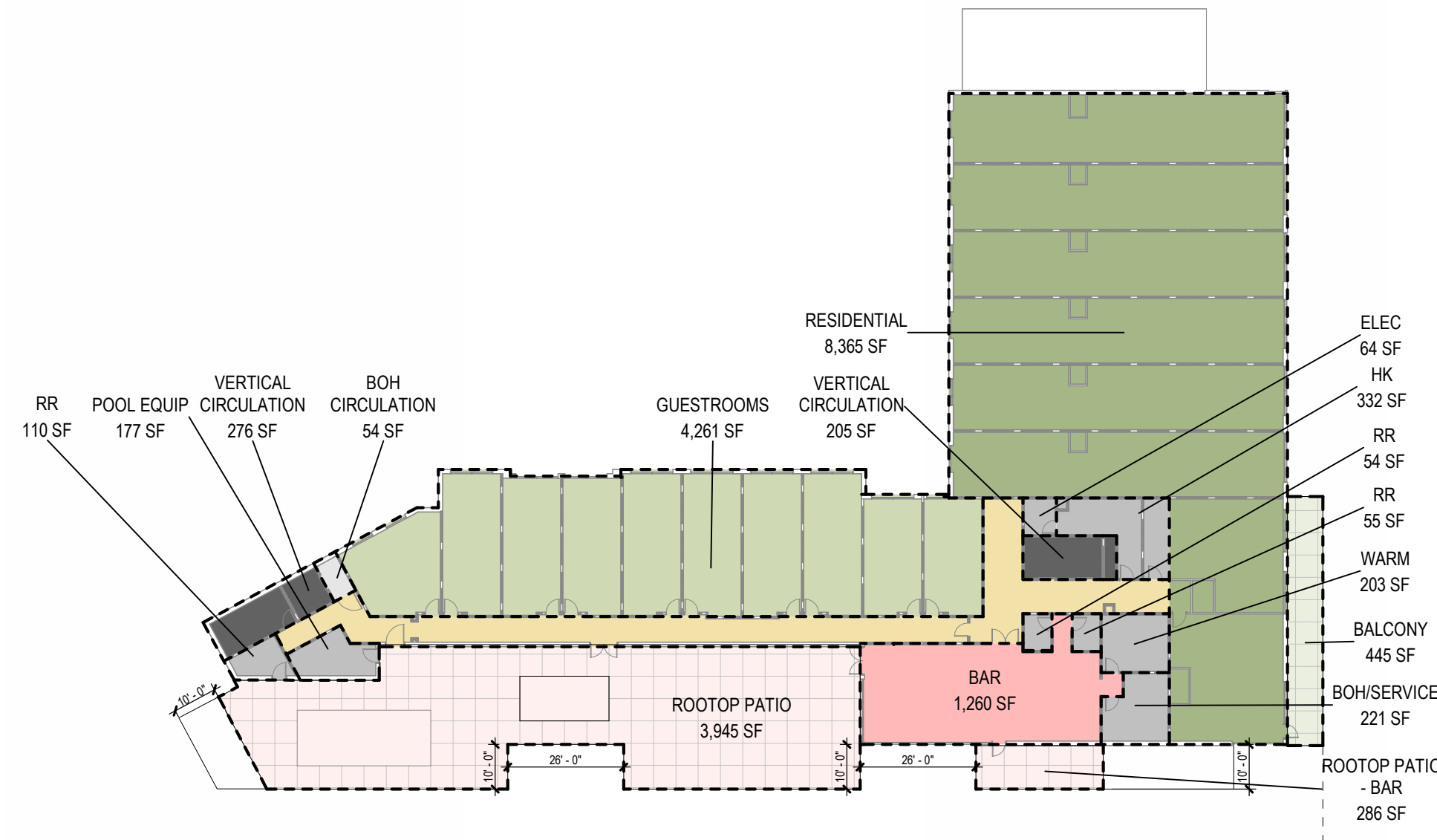
LEVEL 04 - GROSS AREA OUTDOOR		
Department	Name	Area
OUTDOOR	ROOFTOP PATIO	3,945 SF
OUTDOOR GUESTROOM	BALCONY	445 SF
OUTDOOR	ROOFTOP PATIO	286 SF
OUTDOOR	BAR	4,675 SF

GROSS PROGRAM AREAS - HOTEL		
Department	Name	Area
BOH	ADMIN	563 SF
BOH	BOH	27 SF
BOH	BOHSERVICE	221 SF
BOH	ELEC	258 SF
BOH	EMPLOYEE	662 SF
BOH	ENG SHOP	230 SF
BOH	GEAR	411 SF
BOH	HK	643 SF
BOH	KITCHEN	1,049 SF
BOH	LAUNDRY	566 SF
BOH	MAIL	61 SF
BOH	MEN	268 SF
BOH	MEP	1,170 SF
BOH	PKG	71 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 CIRCULATION	54 SF
BOH CIRCULATION	BOH CIRCULATION	108 SF
FOH / PUBLIC / LOBBY	EVENT	2,195 SF
FOH / PUBLIC / LOBBY	FITNESS	639 SF
FOH / PUBLIC / LOBBY	WELLNESS CENTER	1,474 SF
FOOD & BEVERAGE	BAR	1,260 SF
FOOD & BEVERAGE	RESTAURANT	2,439 SF
GUESTROOMS - HOTEL	GUESTROOMS	26,027 SF
PUBLIC CIRCULATION	CIRCULATION	4,224 SF
PUBLIC CIRCULATION	HOTEL LOBBY	2,955 SF
PUBLIC CIRCULATION	PUBLIC CIRCULATION	1,802 SF
RETAIL	RETAIL	1,266 SF
VERTICAL CIRCULATION	VERTICAL CIRCULATION	2,362 SF
		53,865 SF

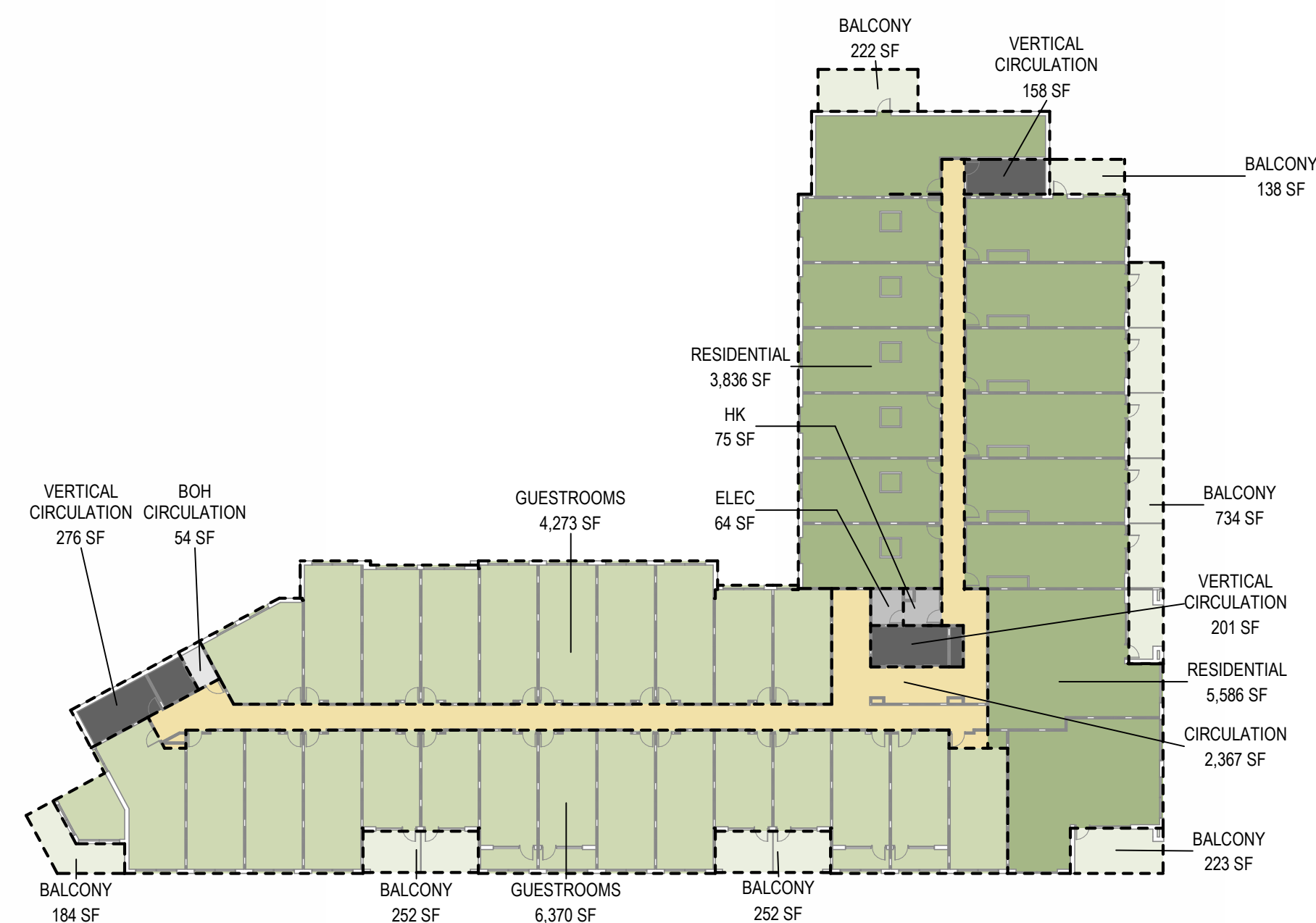
GROSS PROGRAM AREAS - CONDOS		
Department	Name	Area
GUESTROOM - RESI	RESIDENTIAL	27,543 SF
		27,543 SF

GROSS PROGRAM AREA CATEGORIES	
Space Function	Area
BOH	8,291 SF
GUEST	26,027 SF
PUBLIC	19,547 SF
RESIDENTIAL	27,543 SF
	81,408 SF

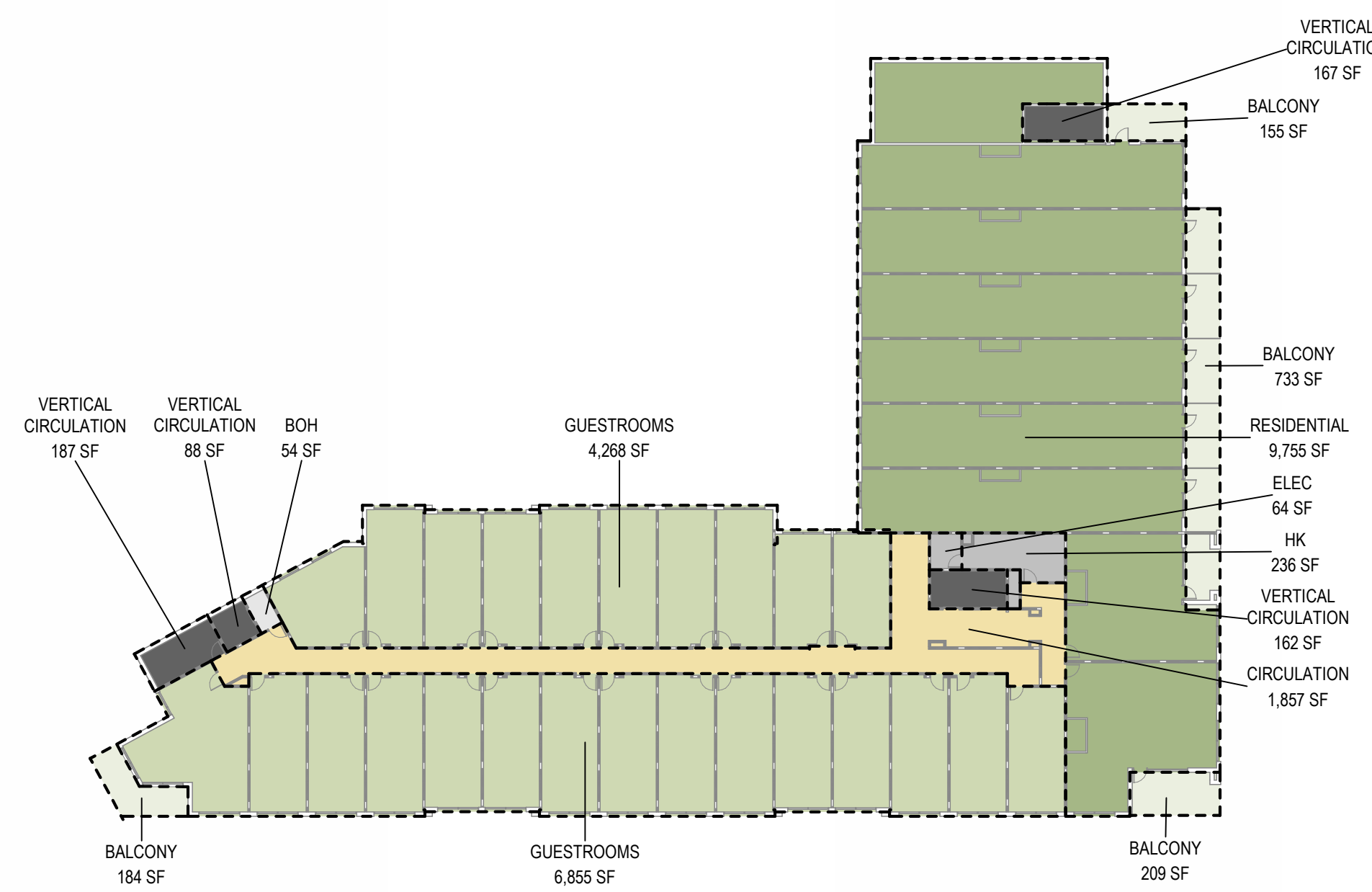
1 LEVEL 04 - GROSS AREA PLAN
E0.2 SCALE: 1/32" = 1'-0"



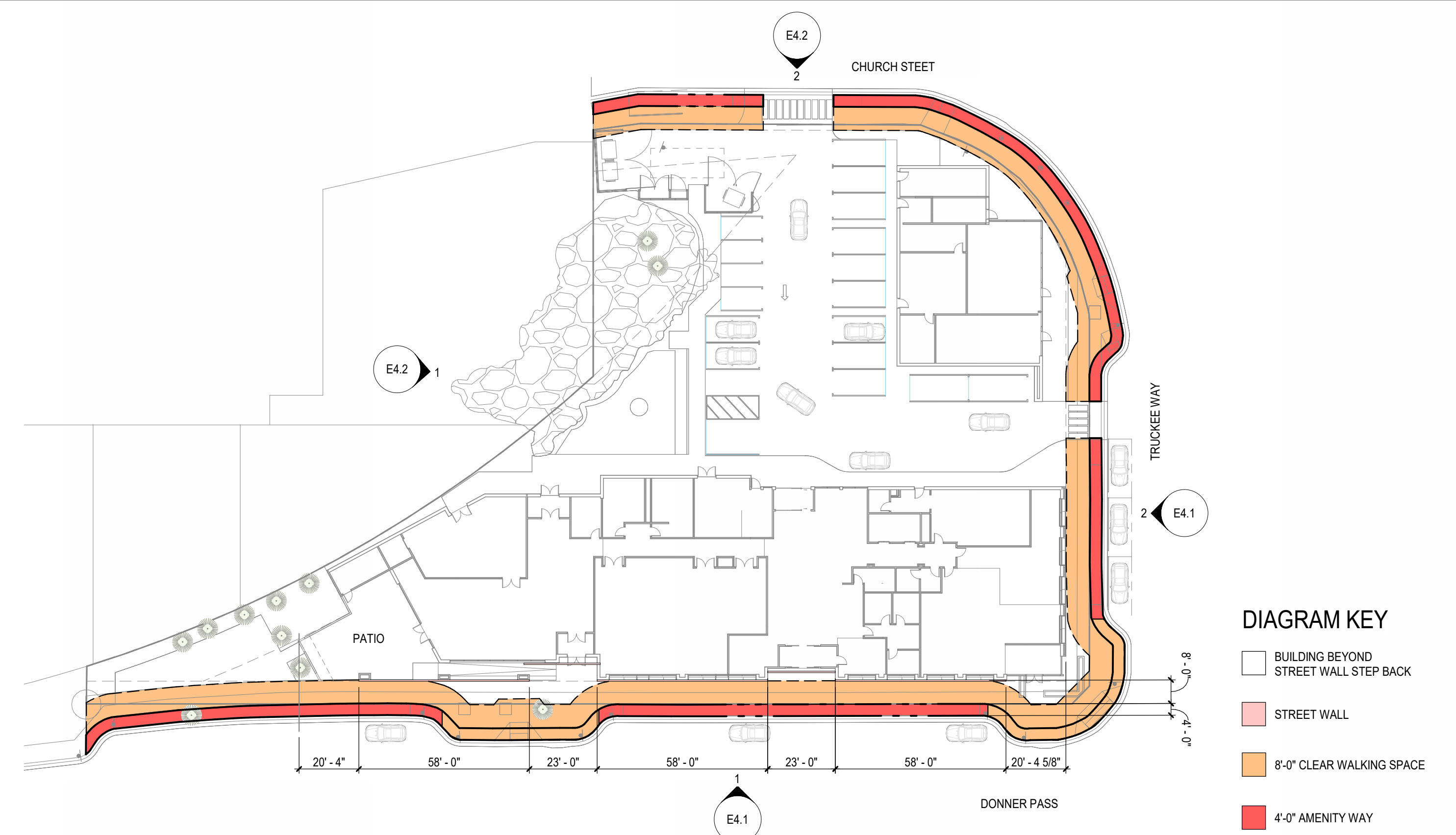
3 LEVEL 03 - GROSS AREA PLAN
E0.2 SCALE: 1/32" = 1'-0"



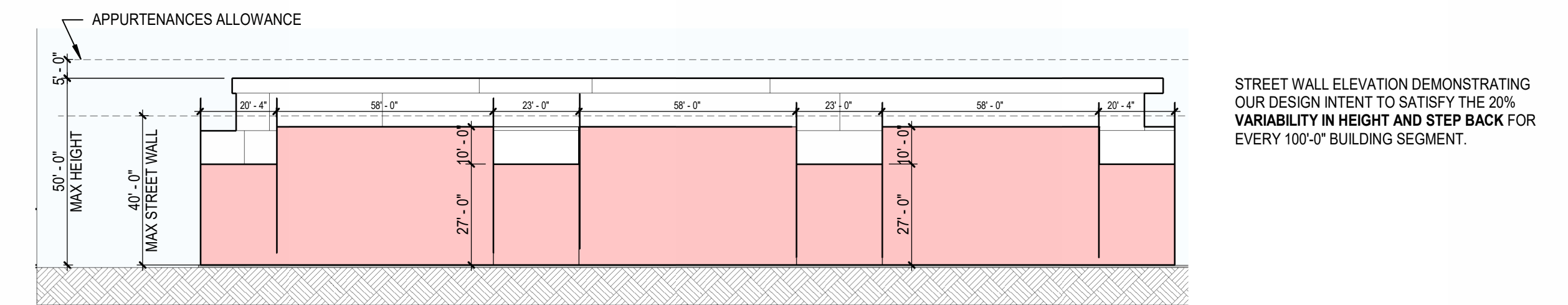
6 LEVEL 02 - GROSS AREA PLAN
E0.2 SCALE: 1/32" = 1'-0"



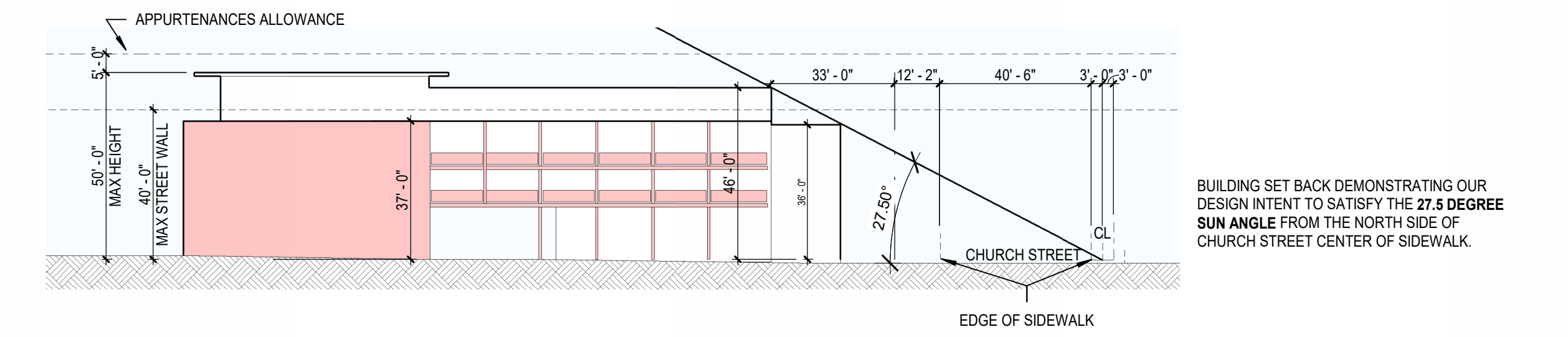
2 LEVEL 01 CITY SET BACK REQUIREMENTS
E0.2 SCALE: 1/32" = 1'-0"



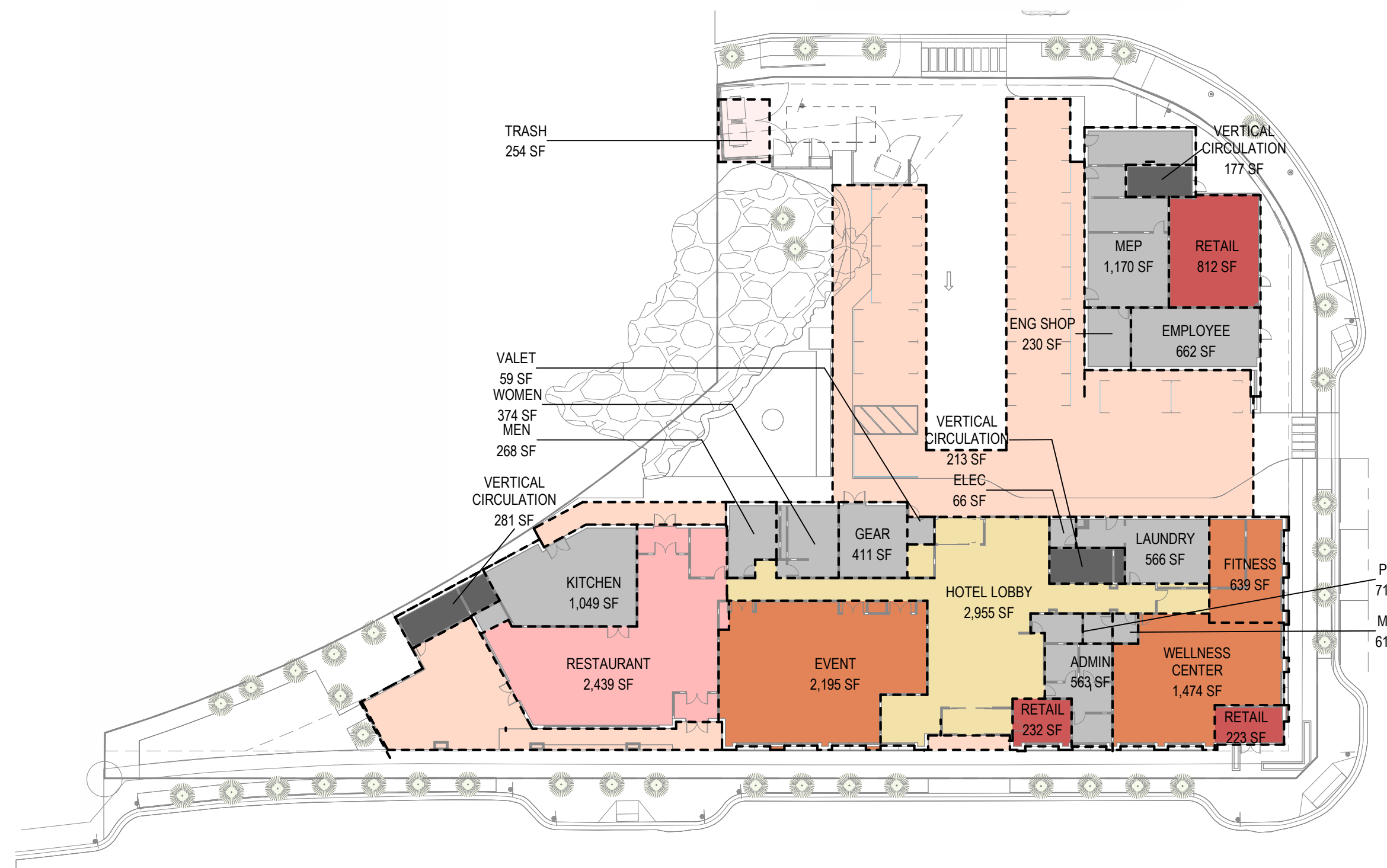
4 DIAGRAMMATIC STREET WALL ELEVATION - DONNER PASS
E0.2 SCALE: 1/32" = 1'-0"



5 DIAGRAMMATIC STREET WALL ELEVATION & SUN ANGLE - TRUCKEE WAY
E0.2 SCALE: 1/32" = 1'-0"

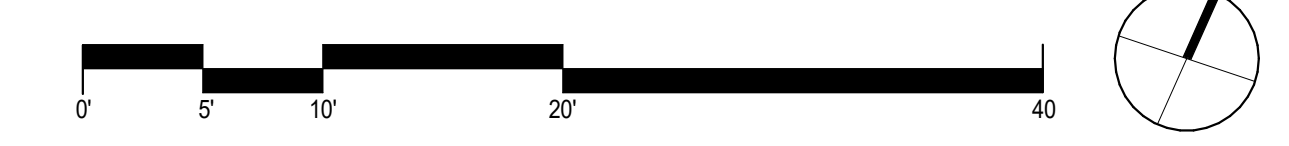


7 LEVEL 01 - GROSS AREA PLAN
E0.2 SCALE: 1/32" = 1'-0"



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

LEVEL 01 - NET AREA SCHEDULE	
Name	Area
ADMIN	413 SF
CONDO ENTRANCE & MAIL	448 SF
EGRESS STAIR	154 SF
EGRESS STAIR	157 SF
ELEC	54 SF
ELEC	277 SF
ELEVATOR	73 SF
ELEVATORS	166 SF
EMPLOYEE BREAK ROOM	584 SF
ENG SHOP	192 SF
EVENT	2,021 SF
FIRE RISER	90 SF
FITNESS	702 SF
GEAR	500 SF
GEAR	500 SF
HOTEL LOBBY	2,245 SF
KITCHEN	924 SF
LAUNDRY	723 SF
LUG	102 SF
MAIL	54 SF
MDF	208 SF
MECH	461 SF
MEN RR	246 SF
PKG	62 SF
RESTAURANT	2,181 SF
RETAIL	199 SF
RETAIL	201 SF
RETAIL	782 SF
STORAGE	140 SF
WELLNESS CENTER	1,207 SF
WOMEN RR	276 SF



LEVEL 01 - FLOOR PLAN

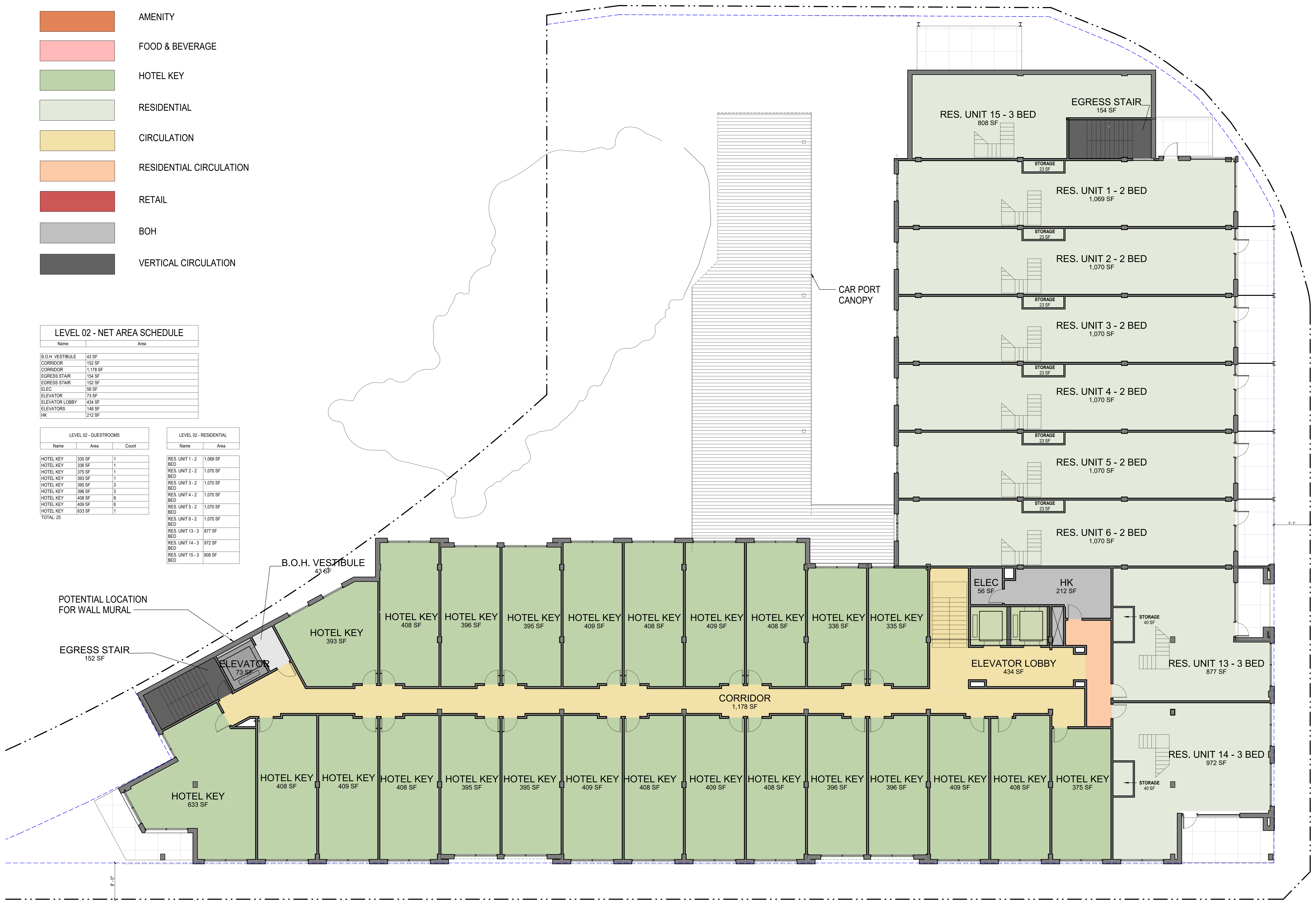
TRUCKEE RAILYARD HOTEL

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

LEVEL 02 - NET AREA SCHEDULE	
Name	Area
B.O.H. VESTIBULE	43 SF
CORRIDOR	152 SF
CORRIDOR	1,178 SF
EGRESS STAIR	154 SF
EGRESS STAIR	152 SF
ELEC	56 SF
ELEVATOR	73 SF
ELEVATOR LOBBY	434 SF
ELEVATORS	148 SF
HK	212 SF
HW	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	633 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
RES UNIT 15 - 3 BED	808 SF



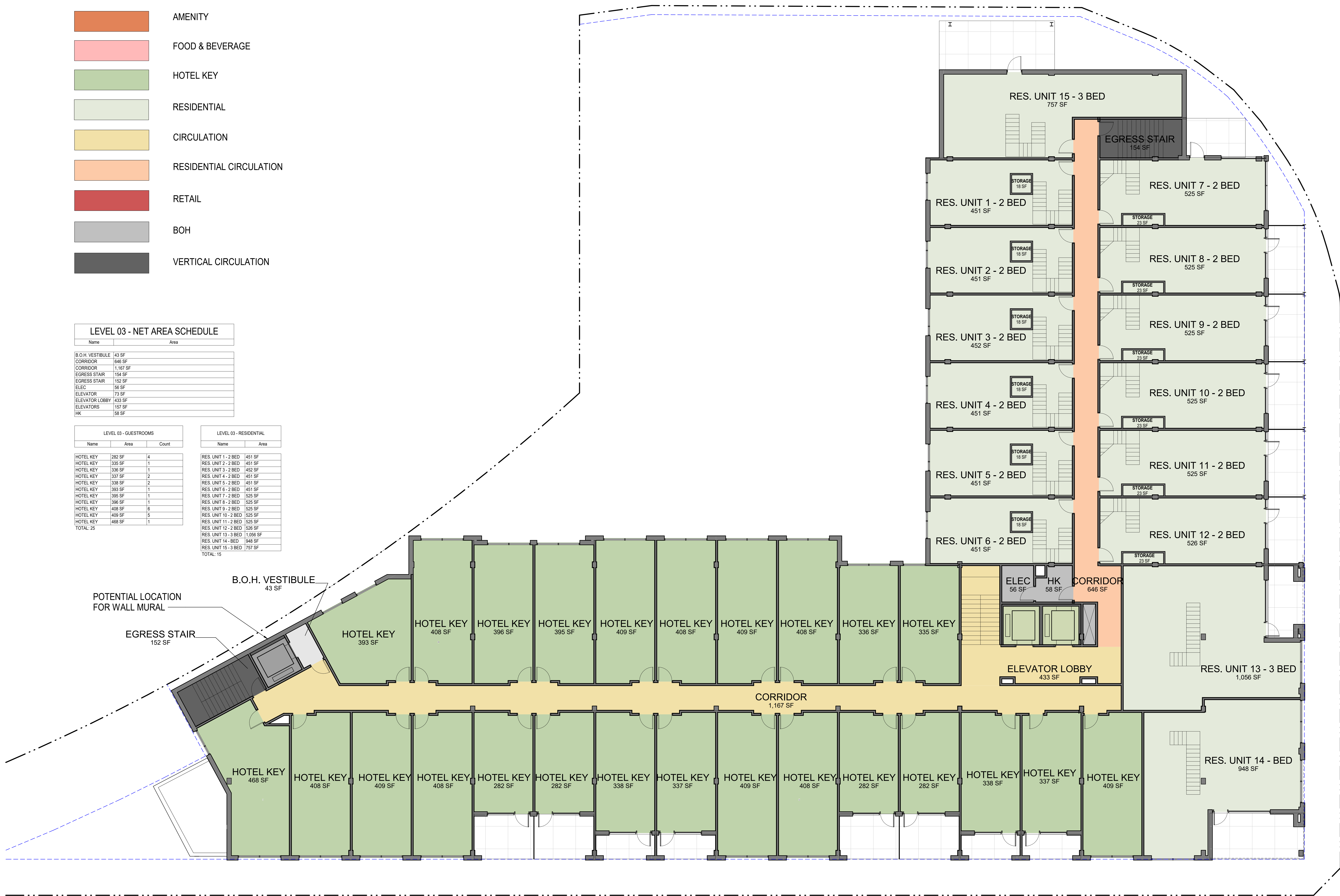
LEVEL 02 - FLOOR PLAN

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

LEVEL 03 - NET AREA SCHEDULE	
Name	Area
B.O.H. VESTIBULE	43 SF
CORRIDOR	646 SF
CORRIDOR	1,167 SF
EGRESS STAIR	154 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	337 SF	2
HOTEL KEY	338 SF	2
HOTEL KEY	393 SF	1
HOTEL KEY	395 SF	1
HOTEL KEY	396 SF	1
HOTEL KEY	408 SF	6
HOTEL KEY	409 SF	5
HOTEL KEY	468 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	525 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 - 1 BED	948 SF
RES. UNIT 15 - 3 BED	757 SF
TOTAL:	15



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

LEVEL 04 - NET AREA SCHEDULE

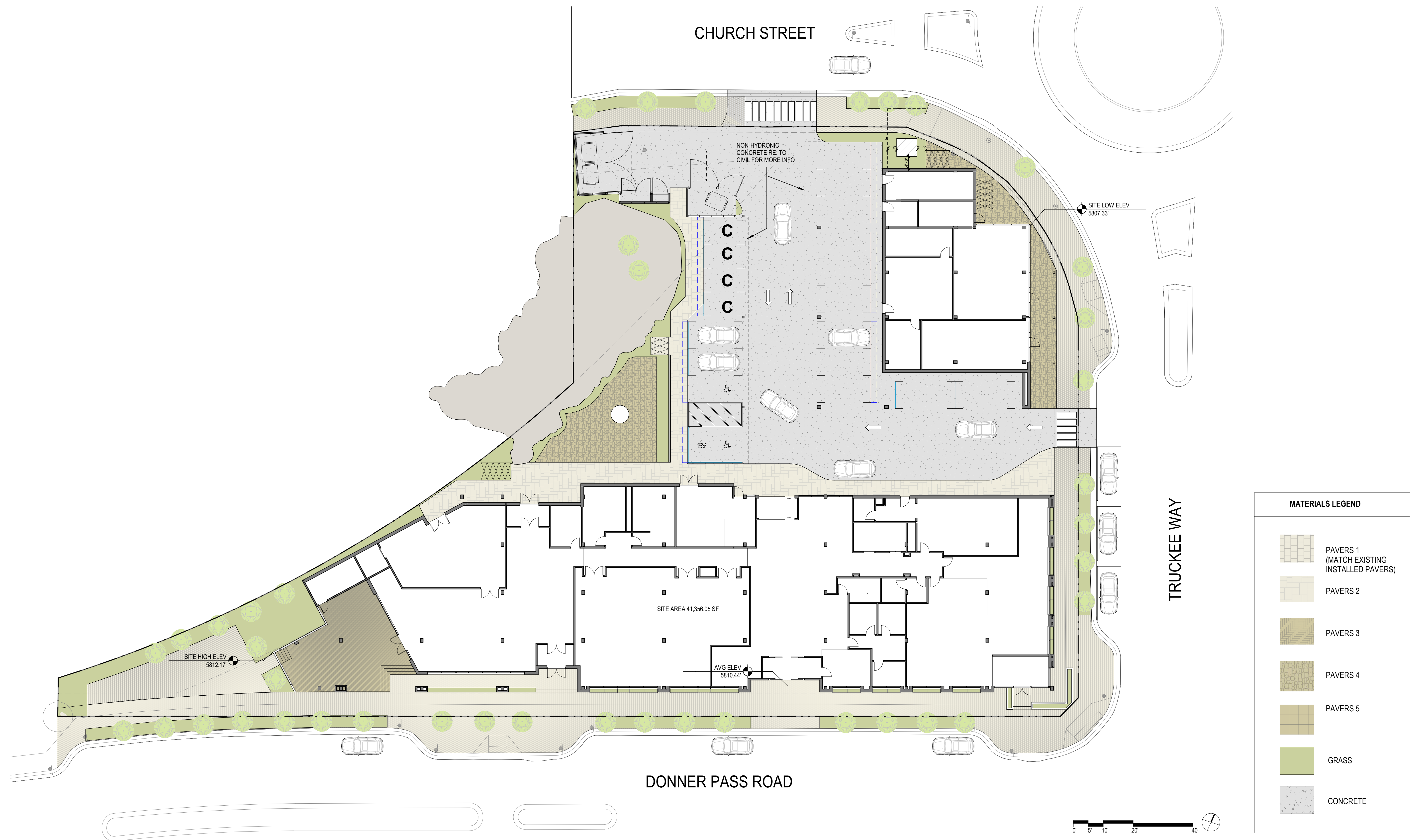
Name	Area
B.O.H. VESTIBULE	43 SF
BAR	1,172 SF
BOH/SERVICE	198 SF
CORRIDOR	898 SF
CORRIDOR	135 SF
EGRESS STAIR	152 SF
ELEC	56 SF
ELEVATOR	73 SF
ELEVATOR	423 SF
LOBBY	
ELEVATORS	162 SF
HK	196 SF
POOL EQ	147 SF
RR	82 SF
RR	48 SF
RR	48 SF
WARM	188 SF

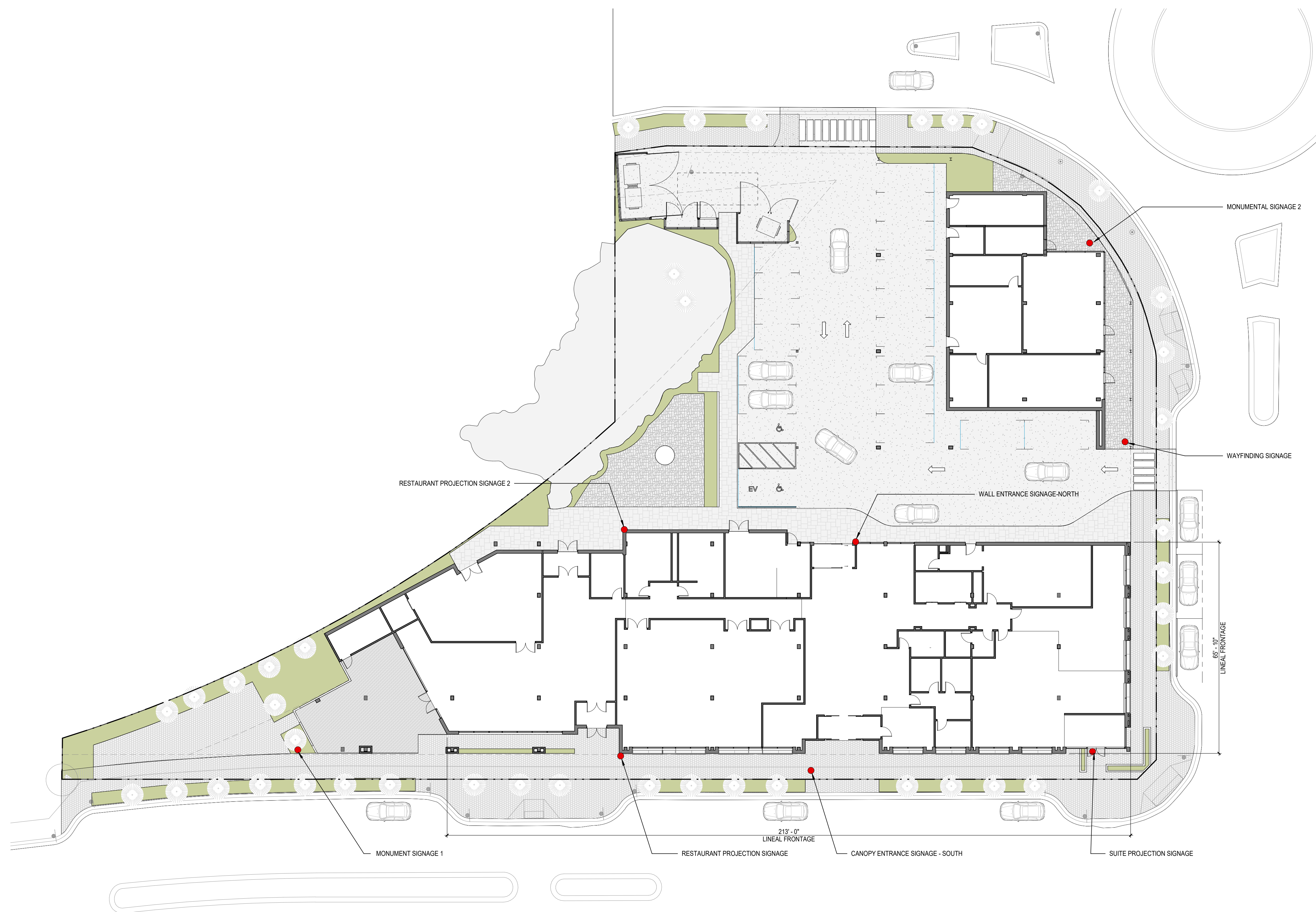
LEVEL 04 - GUESTROOMS		
Name	Area	Count
HOTEL KEY	335 SF	1
HOTEL KEY	336 SF	1
HOTEL KEY	393 SF	1
HOTEL KEY	395 SF	1
HOTEL KEY	396 SF	1
HOTEL KEY	408 SF	2
HOTEL KEY	409 SF	1
HOTEL KEY	410 SF	1
HOTEL KEY	411 SF	1
HOTEL KEY	411 SF	1
TOTAL:		10

LEVEL 04 - RESIDENTIAL			
Name	Area	Level	
RES. UNIT 7 - 2 BED	1,114 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 16 - 1 BED	712 SF	LEVEL 04	
RES. UNIT 17 - 1 BED	716 SF	LEVEL 04	
TOTAL:			8



LEVEL 04 - FLOOR PLAN





WALL SIGNAGE SCHEDULE			
TYPE	HEIGHT	WIDTH	AREA
RESTAURANT PROJECTION SIGNAGE	2'-0"	1'-0"	2 SF
CANOPY ENTRANCE SIGNAGE - STREET	1'-6"	5'-0"	7.5 SF
SUITE PROJECTION SIGNAGE	0'-10"	4'-0"	3.5 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
MONUMENT SIGNAGE 1	4'-0"	7'-0"	28 SF
WAYFINDING SIGNAGE	4'-0"	1'-3"	5 SF
MONUMENT SIGNAGE 2	4'-0"	4'-0"	16 SF
			49 SF

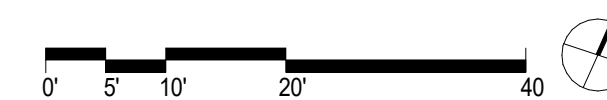
*COMPLIES WITH MULTI-TENANT 30 SQUARE FEET ON EACH SIDE & 1 PER STREET FRONTAGE

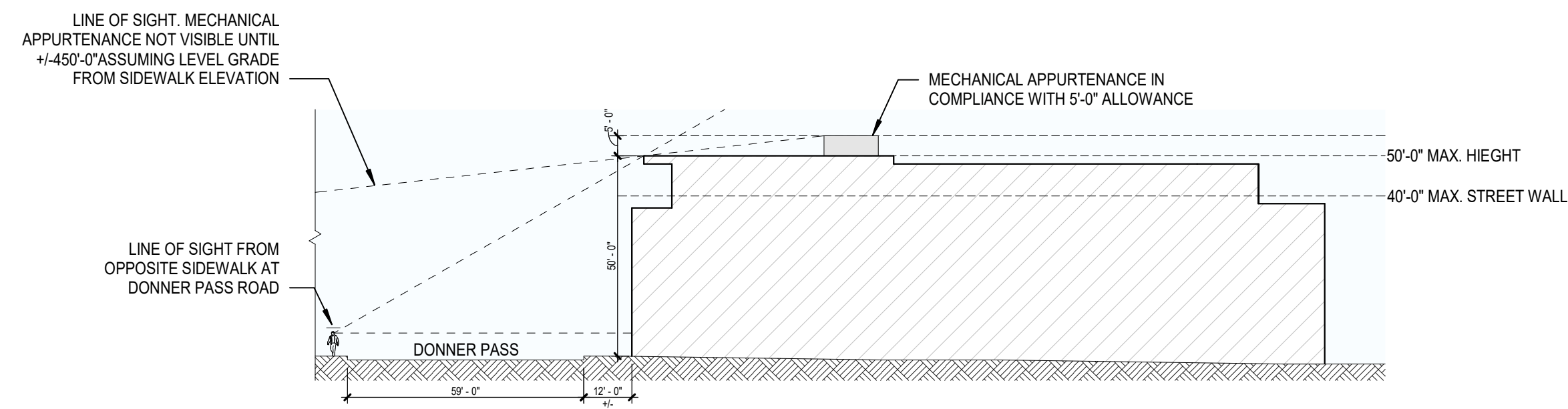
FRONTAGE LINEAR FT & AREA		
ORIENTATION	LINEAR FEET	AREA
EAST	122'-6"	7,890 SF
NORTH	213'-0"	11,914 SF
SOUTH	213'-0"	11,914 SF
WEST	122'-6"	7,890 SF

SIGNAGE SCHEDULE

TENANT SIGNS TO BE MODIFIED WITH SIGNAGE PERMIT

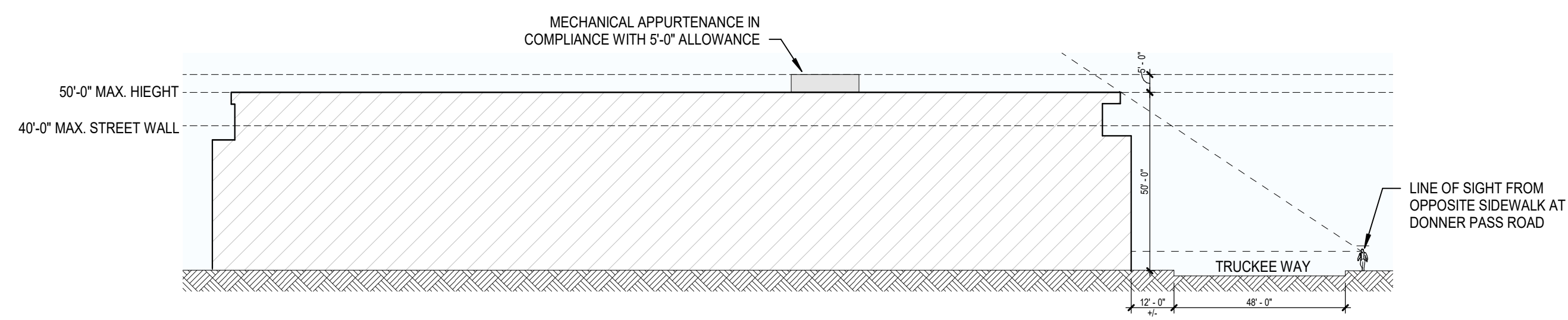
SIGNAGE LOCATIONS ARE CONCEPTUAL TO SHOW FUTURE LOCATIONS AND THE SIGN PROGRAM WILL BE REVIEWED AS PART OF A FUTURE SUBMITTAL





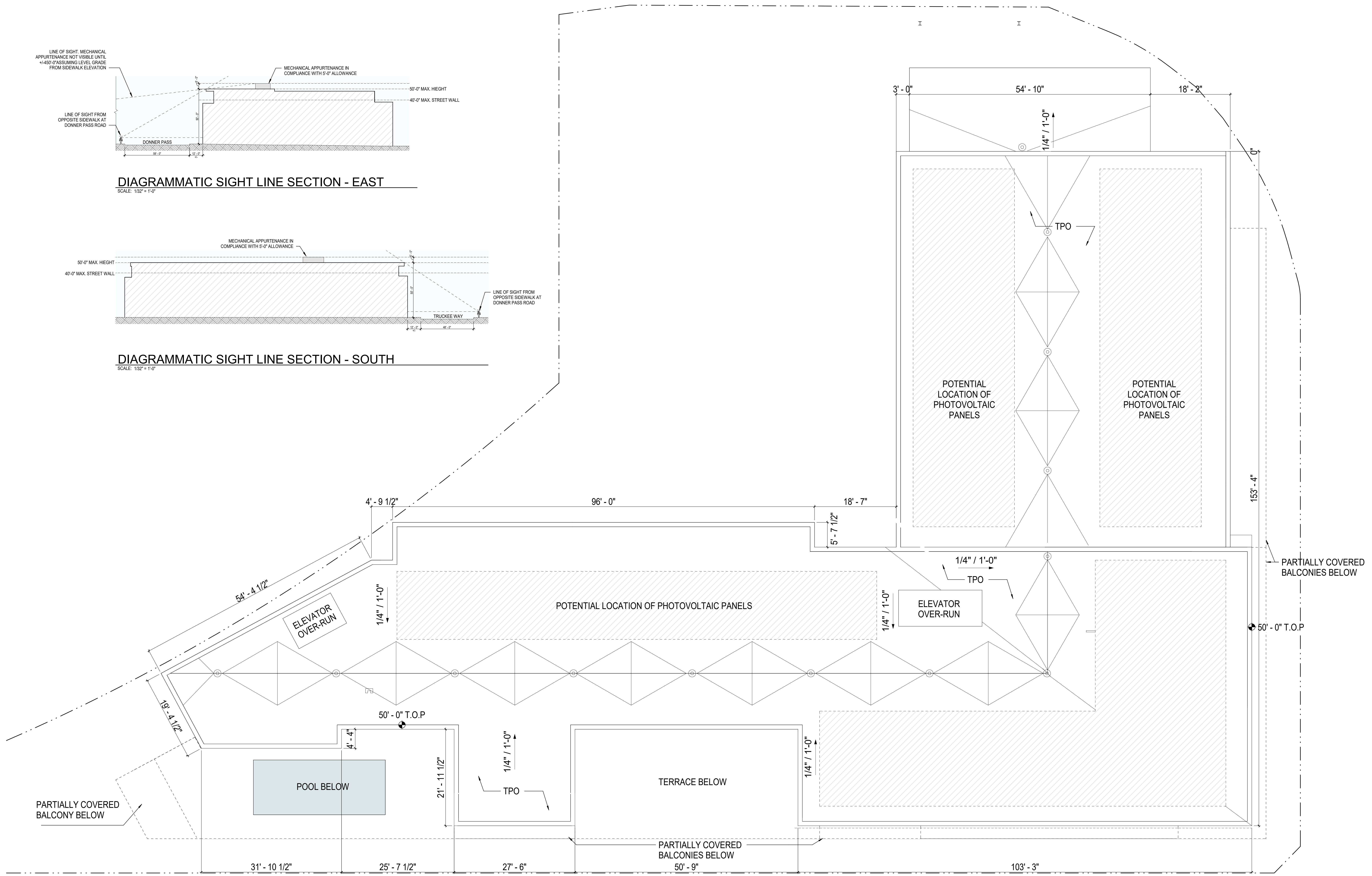
DIAGRAMMATIC SIGHT LINE SECTION - EAST

SCALE: 1/32" = 1'-0"



DIAGRAMMATIC SIGHT LINE SECTION - SOUTH

SCALE: 1/32" = 1'-0"





EXTERIOR DESIGN RELATED PLANNING REVIEW COMMENTS

- 1) DIFFERENTIATE BETWEEN THE DIFFERENT AREAS OF THE BUILDING TO BREAK DOWN LONG MASSING
- 2) DIFFERENTIATE BETWEEN THE BUILDING BASE AND UPPER LEVELS
- 3) CREATE MORE TRANSPARENCY AT BASE AND PUSH ACTIVE USES FORWARD TO ENCOURAGE STREET ACTIVITY
- 4) TRANSITION IN SCALE AND MATERIALS AT THE SW CORNER OF THE BUILDING TO RELATE TO ADJACENT BUILDINGS
- 5) NE CORNER HAS TOO MUCH SOLID WALL AT THE BASE AND SHOULD BE MORE WELCOMING FOR PEOPLE ARRIVING TO TRUCKEE ALONG TRUCKEE WAY
- 6) SCALE OF THE WINDOWS AT UPPER LEVELS SHOULD RELATE MORE CLOSELY TO THE SCALE OF WINDOWS IN THE HISTRIC STREET FRONT
- 7) CONSIDER ADDING ADDITIONAL MATERIALS TO BREAK UP MASS OF BUILDING
- 8) INCLUDE CREATIVE TREATMENT SUCH AS A MURAL ON FACADES THAT DO NOT INCLUDE DISPLAY WINDOWS
- 9) INCLUDE TRANSITION OF BUILDING HEIGHTS
- 10) THE FACADE SHOULD APPEAR AS FLAT WITH DECORATIVE ELEMENTS AND PROJECTING SETBACK ARTICULATION
- 11) UPPER FLOORS SHOULD APPEAR AS MORE SOLID THAN THE LOWER FLOOR
- 12) USE OF SIMPLE BOX AND RECTANGE SHAPES WITH ADDITIONS THAT APPEAR "TACKED-ON"
- 13) PROVIDE EXTERIOR SEMI-PUBLIC GATHERING SPACES WITH THE DESIGN AND PLACEMENT OF PLANTERS AND SEATING
- 14) A LAYERING OF BUILDING PLANES IS ENCOURAGED
- 15) INCLUDE OUTDOOR DINING AND OR NOOK/RETAIL RESTAURANT AREAS
- 16) UTILIZE ROOF PARAPETS



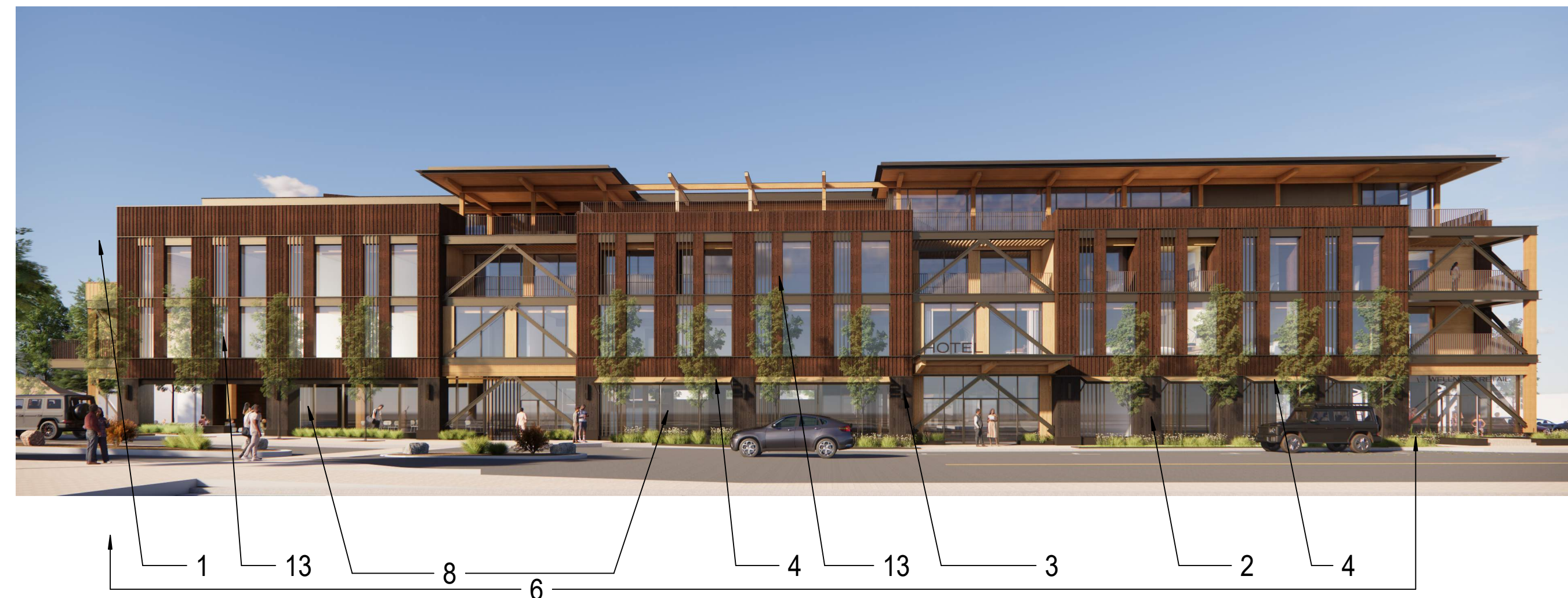
COMMON PINE CHANGES IN RESPONSE TO COMMENTS
(COMMENTS ADDRESSED BY EACH INTERVENTION INCLUDED IN PARENTHESES)

- 1) UPDATED MASSING AND MATERIALS ON SW CORNER FACING DOWNTOWN TO RELATE TO CONTEXT AND STEP DOWN IN SCALE TO THE SMALLER BUILDINGS (2, 3, 4, 6)
- 2) REMOVED VERTICAL BATTERS AT THE GROUND FLOOR TO CREATE A MATERIAL DIFFERENCE BETWEEN THE BASE AND UPPER FLOORS AND CHANGED THE SIDIGN COLOR (2, 7)
- 3) ADDED DARK SKY APPROVED EXTERIOR SCUNCES AT THE BASE TO FURTHER DIFFERENTIATE THE BASE AND ENHANCE THE PEDESTRIAN WALKING EXPERIENCE (2,3,7,10,12)
- 4) ADDED AWNINGS AT THE BASE TO RELATE TO THE HISTORIC STOREFRONTS, DIFFERENTIATE BETWEEN SEGMENTS OF THE FACADE, AND ENHANCE THE PEDESTRIAN EXPERIENCE (2, 3, 7, 10,12)
- 5) INTRODUCED FORMED METAL SIDING TO PROVIDE ADDITIONAL MATERIAL DIFFERENTIATION BETWEEN PORTIONS OF THE BUILDING (1,7)
- 6) MADE SMALL INTERVENTIONS TO EACH MAJOR PORTION OF THE FACADE TO MAKE EACH UNIQUE INCLUDING THE ADDITION OF NEW BALCONIES, AWNINGS, INCREASED TRANSPARENCY AT THE BASE, AND DIFFERENTIATION BETWEEN THE RESTAURANT, HOTEL, AND WELLENS RETAIL ENTRANCES (1,12,10,14)
- 7) ADDED RETAIL AT SEVERAL LOCATIONS ON THE GROUND FLOOR TO INCREASE STREET LEVEL ACTIVITY (1, 2, 5, 13,15)
- 8) INCREASED THE OPENESS AND TRANSPARENCY AT THE BUILDING BASE (2,3)
- 9) REDESIGNED THE NE CORNER OF THE BUILDING TO PROVIDE AN ACTIVE FRONT FACING APPEARANCE TO VISITORS ARRIVING TO TRUCKEE ALONG TRUCKEE WAY (5)
- 10) CREATED AN ADDITIONAL TRANSITION IN SCALE AT CHURCH STREET TO THE SMALL BUILDINGS ACROSS THE ROAD. (1)
- 11) ADDED ADDITIONAL SEMI-PUBLIC SEATING AREAS (13)
- 12) CREATED ADDITIONAL BUILDING LAYERING WITH NEW BALCONIES (1,14)
- 13) REDUCED THE SIZE OF THE UPPER FLOOR WINDOWS (2,6)
- 14) ADDED AN AREA FOR A POTENTIAL MURAL ON THE NORTH FACADE (8)
- 15) REDUCED THE HEIGHT OF THE ROOF ABOVE THE RESIDENTIAL UNITS AND CREATED A PARAPET CONDITION (1,16)



MATERIALS LEGEND

-  GLAZING
-  EXPOSED MASS TIMBER
-  NATURAL WOOD SIDING
-  STAINED WOOD SIDING W/ VERTICAL BATTERS
-  STAINED WOOD SIDING
-  STAINED WOOD SIDING
-  COATED METAL
-  FORMED COATED METAL
-  COATED ALUMINUM EXTRUSIONS
-  STEEL RAILING
-  SIGNAGE



EXTERIOR DESIGN RELATED PLANNING REVIEW COMMENTS

- 1) DIFFERENTIATE BETWEEN THE DIFFERENT AREAS OF THE BUILDING TO BREAK DOWN LONG MASSING
- 2) DIFFERENTIATE BETWEEN THE BUILDING BASE AND UPPER LEVELS
- 3) CREATE MORE TRANSPARENCY AT BASE AND PUSH ACTIVE USES FORWARD TO ENCOURAGE STREET ACTIVITY
- 4) TRANSITION IN SCALE AND MATERIALS AT THE SW CORNER OF THE BUILDING TO RELATE TO ADJACENT BUILDINGS
- 5) NE CORNER HAS TOO MUCH SOLID WALL AT THE BASE AND SHOULD BE MORE WELCOMING FOR PEOPLE ARRIVING TO TRUCKEE ALONG TRUCKEE WAY
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- 13) PROVIDE EXTERIOR SEMI-PUBLIC GATHERING SPACES WITH THE DESIGN AND PLACEMENT OF PLANTERS AND SEATING
- 14) A LAYERING OF BUILDING PLANES IS ENCOURAGED
- 15) INCLUDE OUTDOOR DINING AND OR NOOK/RETAIL RESTAURANT AREAS
- 16) UTILIZE ROOF PARAPETS

COMMON PINE CHANGES IN RESPONSE TO COMMENTS
(COMMENTS ADDRESSED BY EACH INTERVENTION INCLUDED IN PARENTHESES)

- 1) UPDATED MASSING AND MATERIALS ON SW CORNER FACING DOWNTOWN TO RELATE TO CONTEXT AND STEP DOWN IN SCALE TO THE SMALLER BUILDINGS (2, 3, 4, 6)
- 2) REMOVED VERTICAL BATTENS AT THE GROUND FLOOR TO CREATE A MATERIAL DIFFERENCE BETWEEN THE BASE AND UPPER FLOORS AND CHANGED THE SIDIGN COLOR (2, 7)
- 3) ADDED DARK SKY APPROVED EXTERIOR SCONCES AT THE BASE TO FURTHER DIFFERENTIATE THE BASE AND ENHANCE THE PEDESTRIAN WALKING EXPERIENCE (2,3,7,10,12)
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- 14) ADDED AN AREA FOR A POTENTIAL MURAL ON THE NORTH FACADE (8)
- 15) REDUCED THE HEIGHT OF THE ROOF ABOVE THE RESIDENTIAL UNITS AND CREATED A PARAPET CONDITION (1,16)

MATERIALS LEGEND

-  GLAZING
-  EXPOSED MASS TIMBER
-  NATURAL WOOD SIDING
-  STAINED WOOD SIDING W/ VERTICAL BATTENS
-  STAINED WOOD SIDING
-  STAINED WOOD SIDING
-  COATED METAL
-  FORMED COATED METAL
-  COATED ALUMINUM EXTRUSIONS
-  STEEL RAILING
-  SIGNAGE



SE CORNER - INCLUDED TO SHOW SETBACK ARTICULATION AND FACADE DIFFERENTIATION



SW CORNER - INCLUDED TO SHOW TRANSITION IN HEIGHT AND SCALE FROM 3 STORIES TO THE ADJACENT SHORTER BUILDINGS



SW CORNER - INCLUDED TO SHOW SETBACK ARTICULATION AND FACADE DIFFERENTIATION



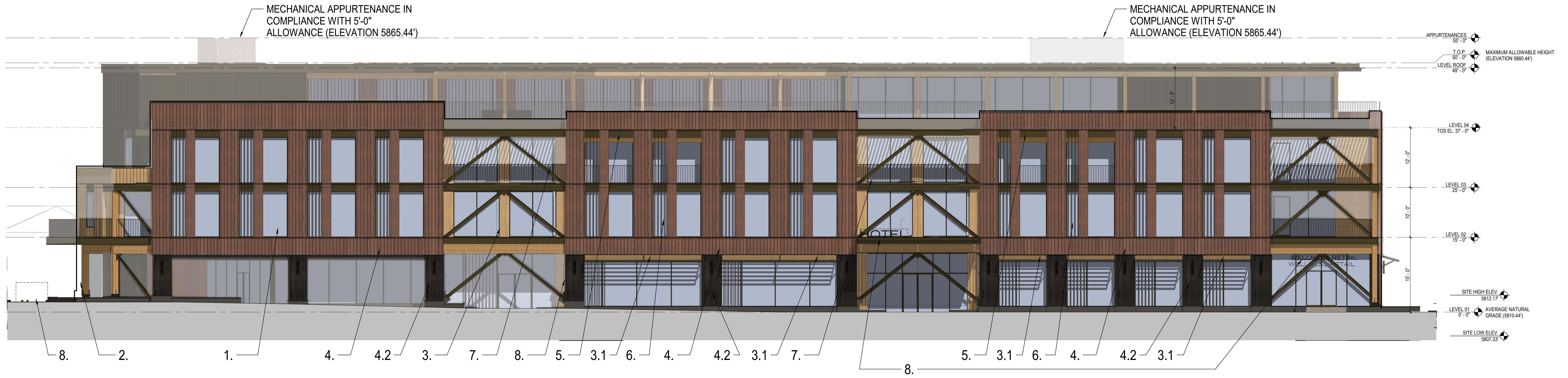
NE CORNER - INCLUDED TO SHOW FIRST IMPRESSIONS OF BUILDING FROM TRUCKEE WAY



SW CORNER - INCLUDED TO SHOW ACTIVATION OF OUTDOOR DINING AT RESTAURANT

MATERIALS LEGEND

- GLAZING
- EXPOSED MASS TIMBER
- NATURAL WOOD SIDING
- STAINED WOOD SIDING W/ VERTICAL BATTENS
- STAINED WOOD SIDING
- STAINED WOOD SIDING
- COATED METAL
- FORMED COATED METAL
- COATED ALUMINUM EXTRUSIONS
- STEEL RAILING
- SIGNAGE



SOUTH ELEVATION - DONNER PASS

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

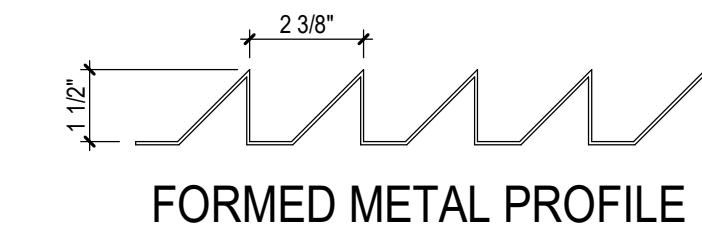


EAST ELEVATION - TRUCKEE WAY

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

MATERIALS LEGEND

- 1. GLAZING
- 2. EXPOSED MASS TIMBER
- 3. NATURAL WOOD SIDING
- 3.1 SHADE AWNING
- 4. STAINED WOOD SIDING W/ VERTICAL BATTENS
- 4.1 STAINED WOOD SIDING
- 4.2 STAINED WOOD SIDING
- 5. COATED METAL
- 5.1 FORMED COATED METAL
- 6. COATED ALUMINUM EXTRUSIONS
- 7. STEEL RAILING
- 8. SIGNAGE

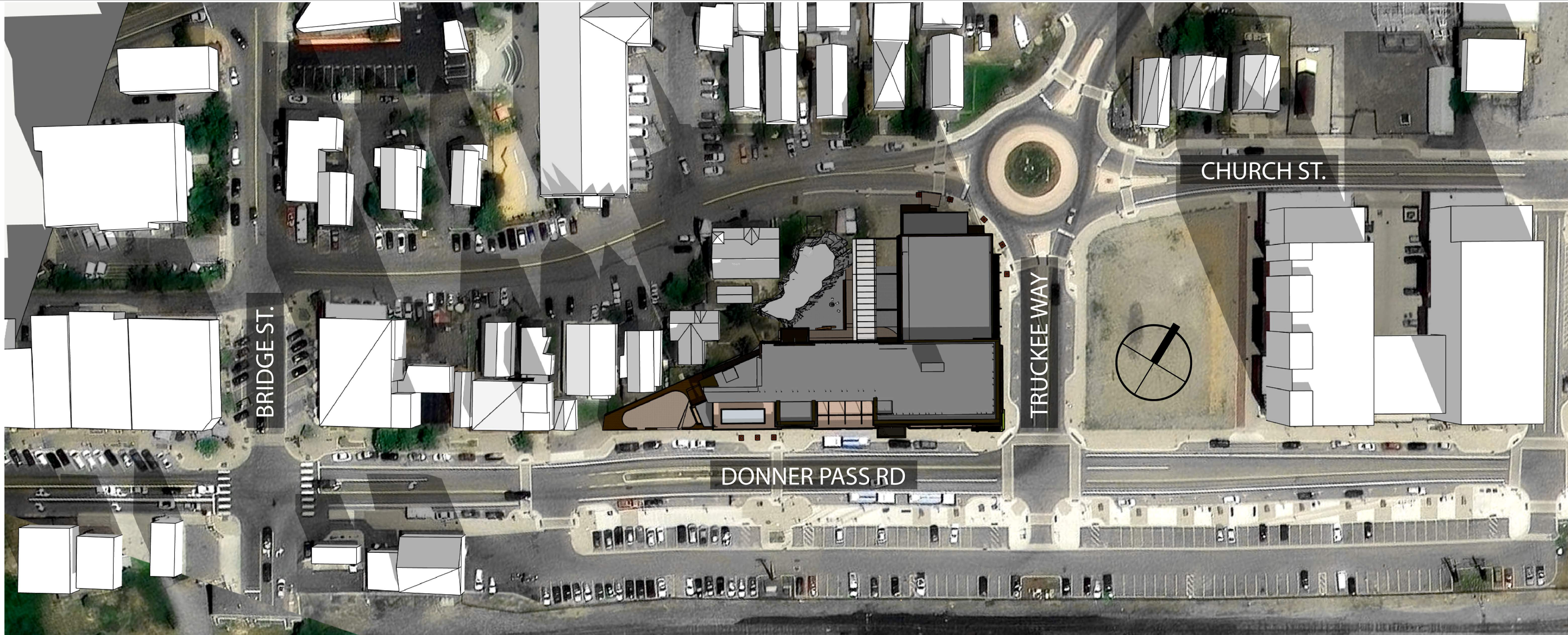


FORMED METAL PROFILE

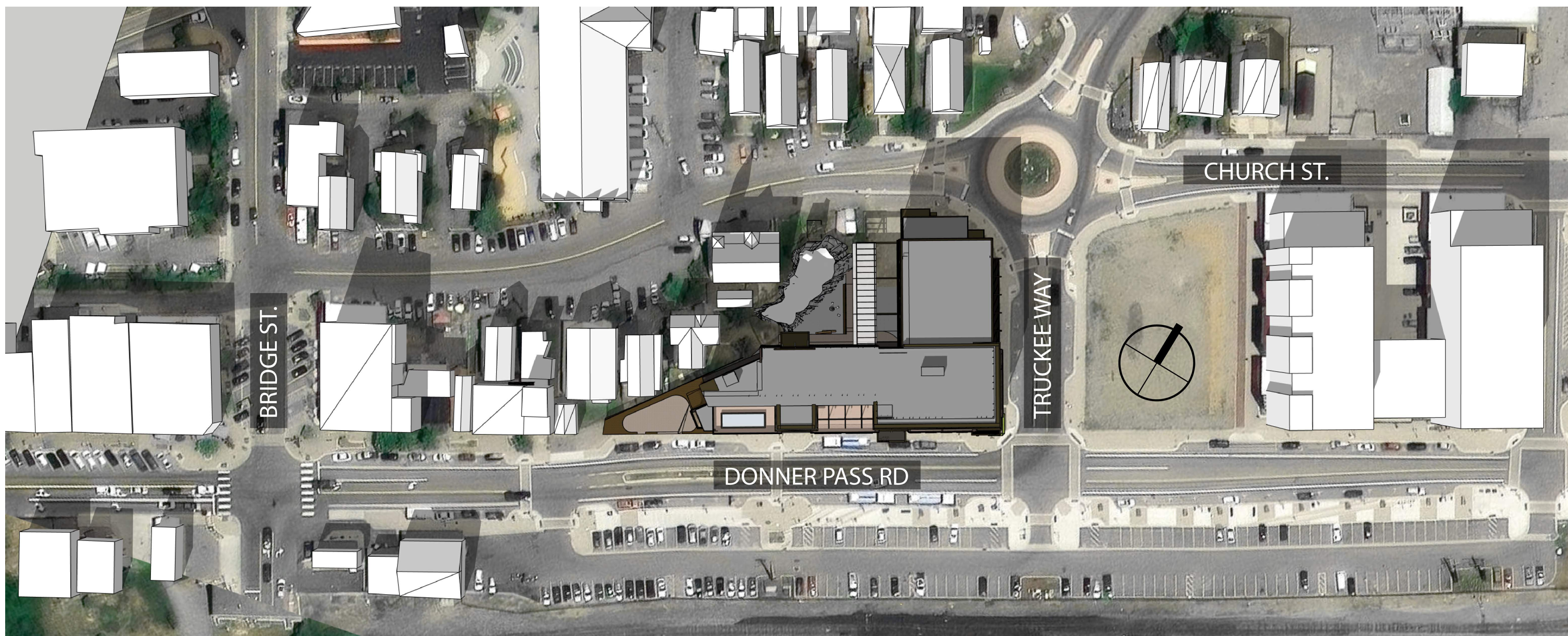
FORMED METAL PROFILE

SCALE: 3" = 1'-0"

12/21 @ 9AM



12/21 @ NOON



12/21 @ 3PM





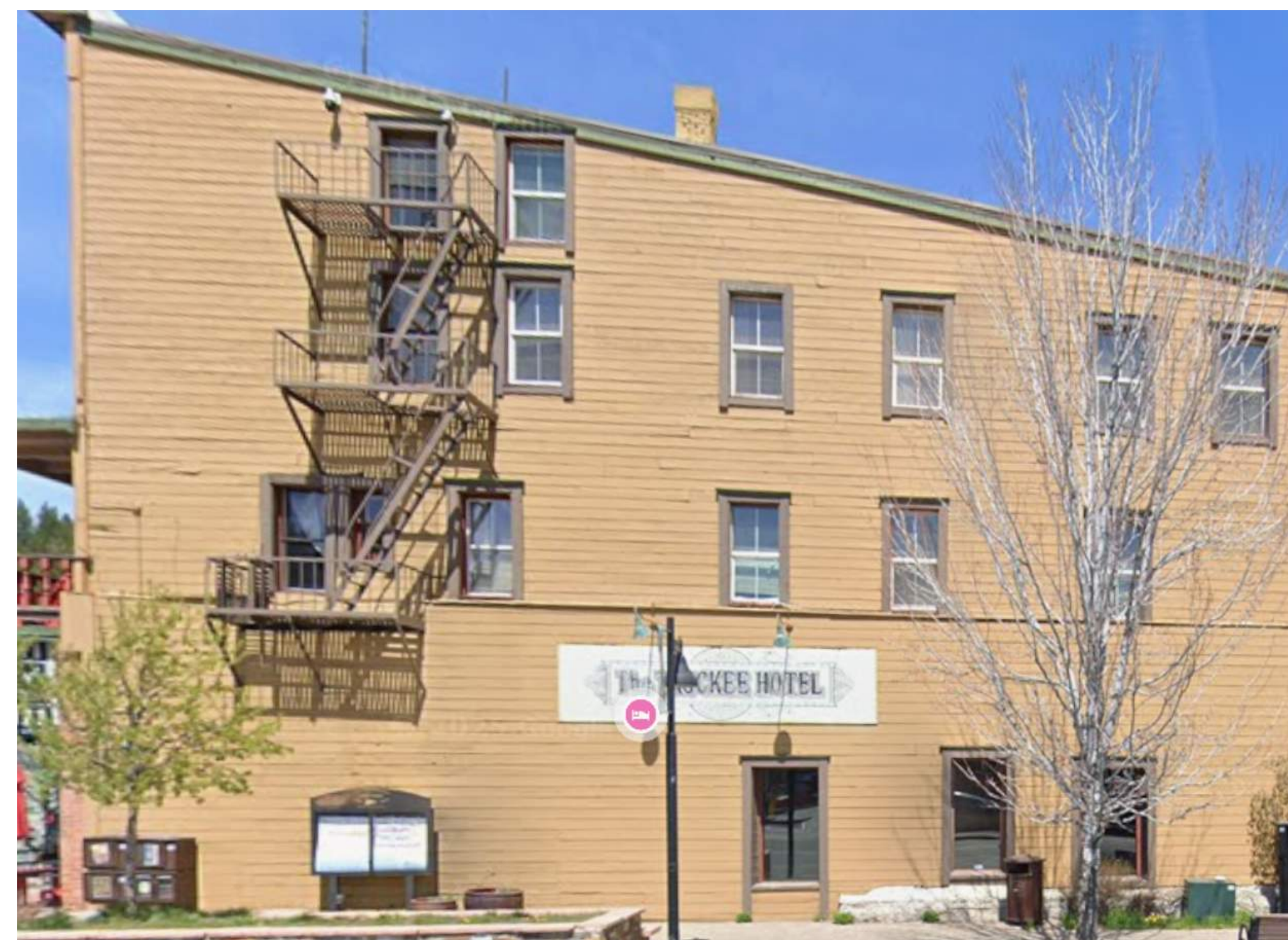
10072 DONNER PASS RD



10060 DONNER PASS RD



9932 DONNER PASS RD



10007 BRIDGE STREET



10118 DONNER PASS RD



10156 DONNER PASS RD



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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	10
▷	LB-X	STEP LIGHT	35
⊕	LC-X	BOLLARD (PLANTERS)	8
⊙	LD-X	ADJUSTABLE SURFACE MOUNTED DOWNLIGHT - WIDE BEAM	10
---	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)	10
⊕	LH-X	WALL MOUNTED DOWNLIGHT ACCENT LIGHT	38
⊕	LI-X	WALL MOUNTED SCENE	16

TRUCKEE RAILYARD HOTEL
TRUCKEE, CA

Client:

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info@therpmgroup.com

*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_Rev 01	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026

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

Description:

EXTERIOR LIGHTING
COVER SHEET

Scale:

1/8" = 1'-0"

Format:

ARCH E

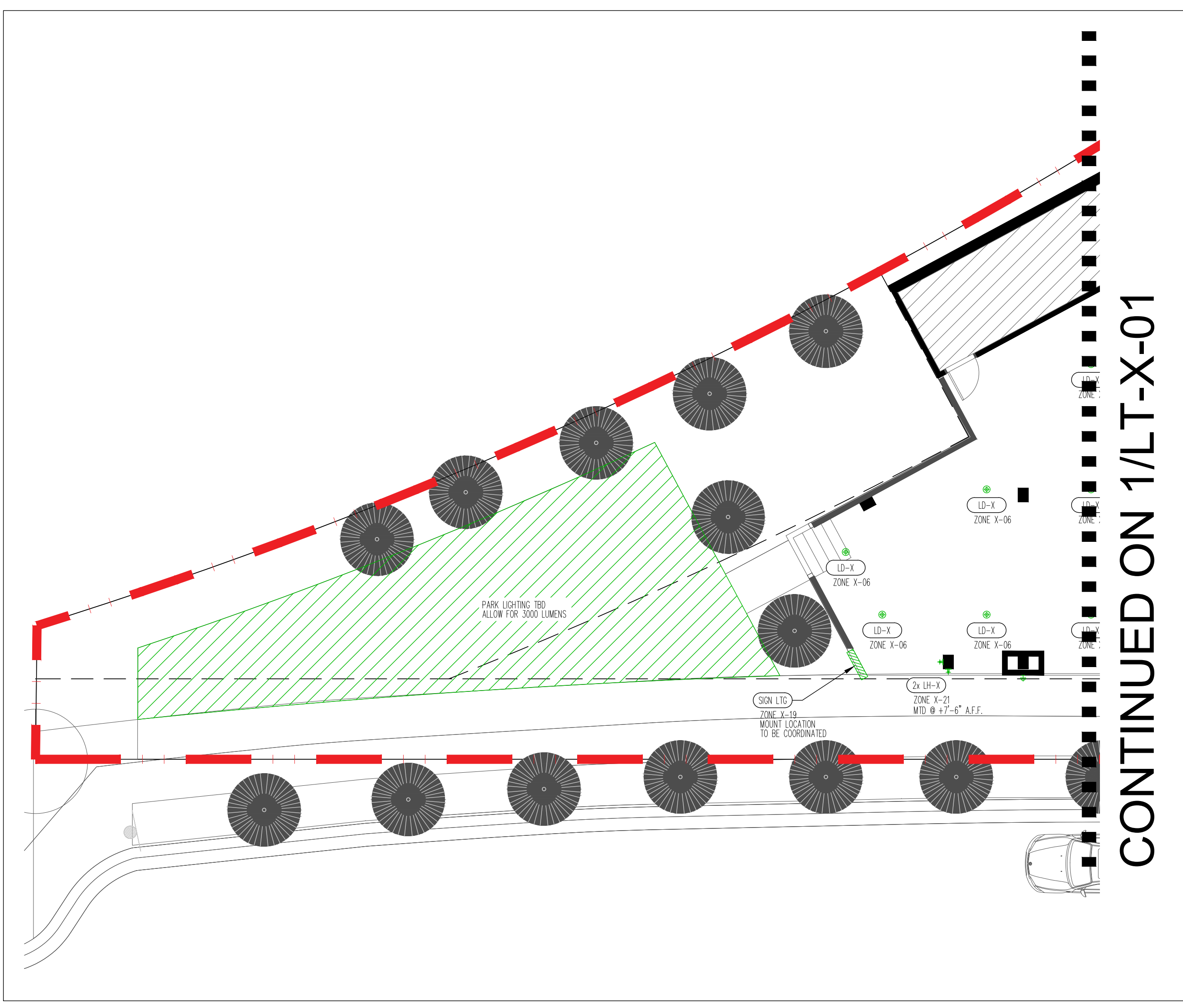
Date:

03.17.2026

SHEET No.

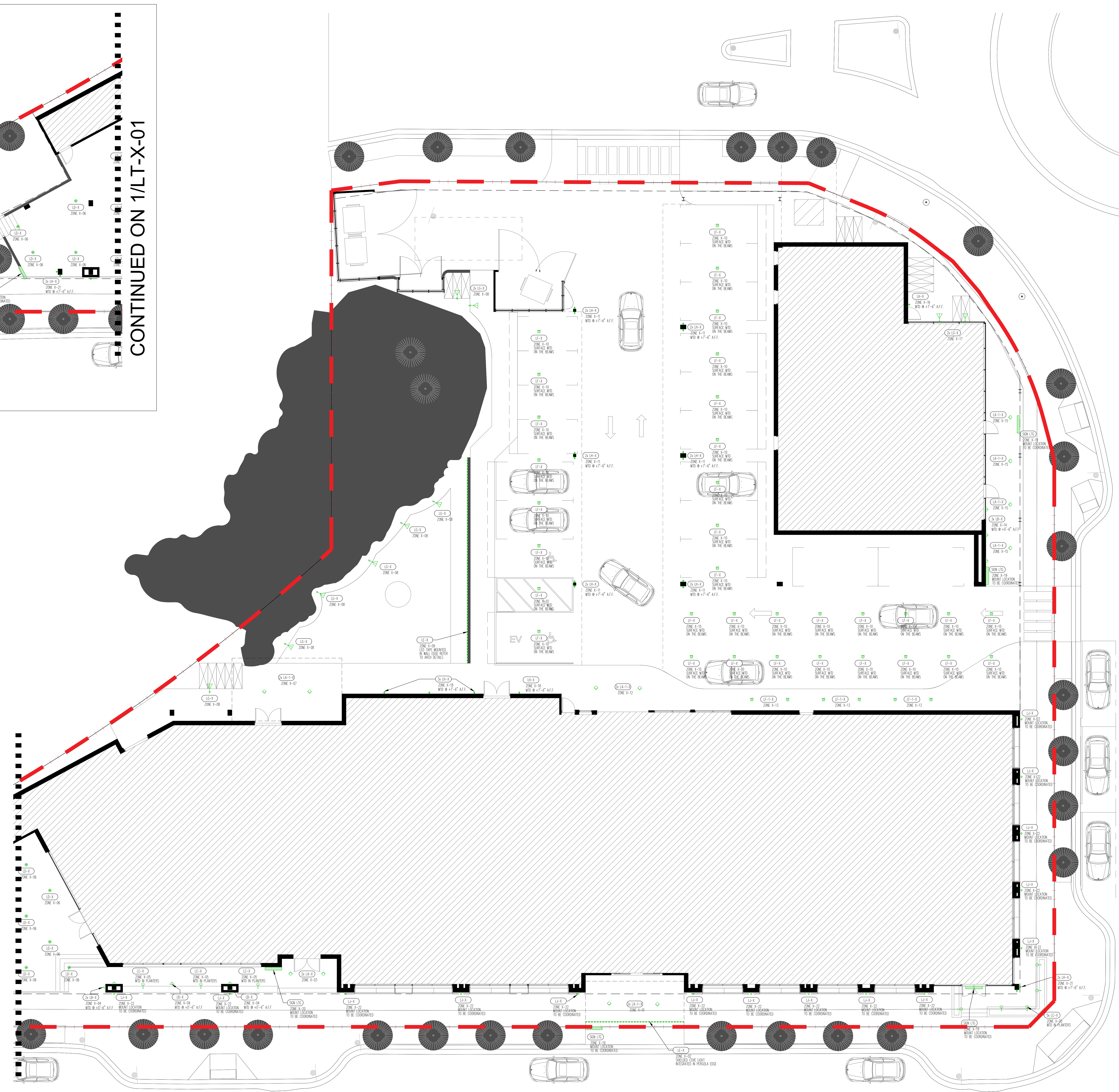
LT-X-00

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2 PLAZA LIGHTING PLAN

CONTINUED ON 1/LT-X-01



CONTINUED ON 2/LT-X-01

1 HOTEL LIGHTING PLAN

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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	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026

Description:

EXTERIOR FIRST FLOOR LIGHTING PLAN

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

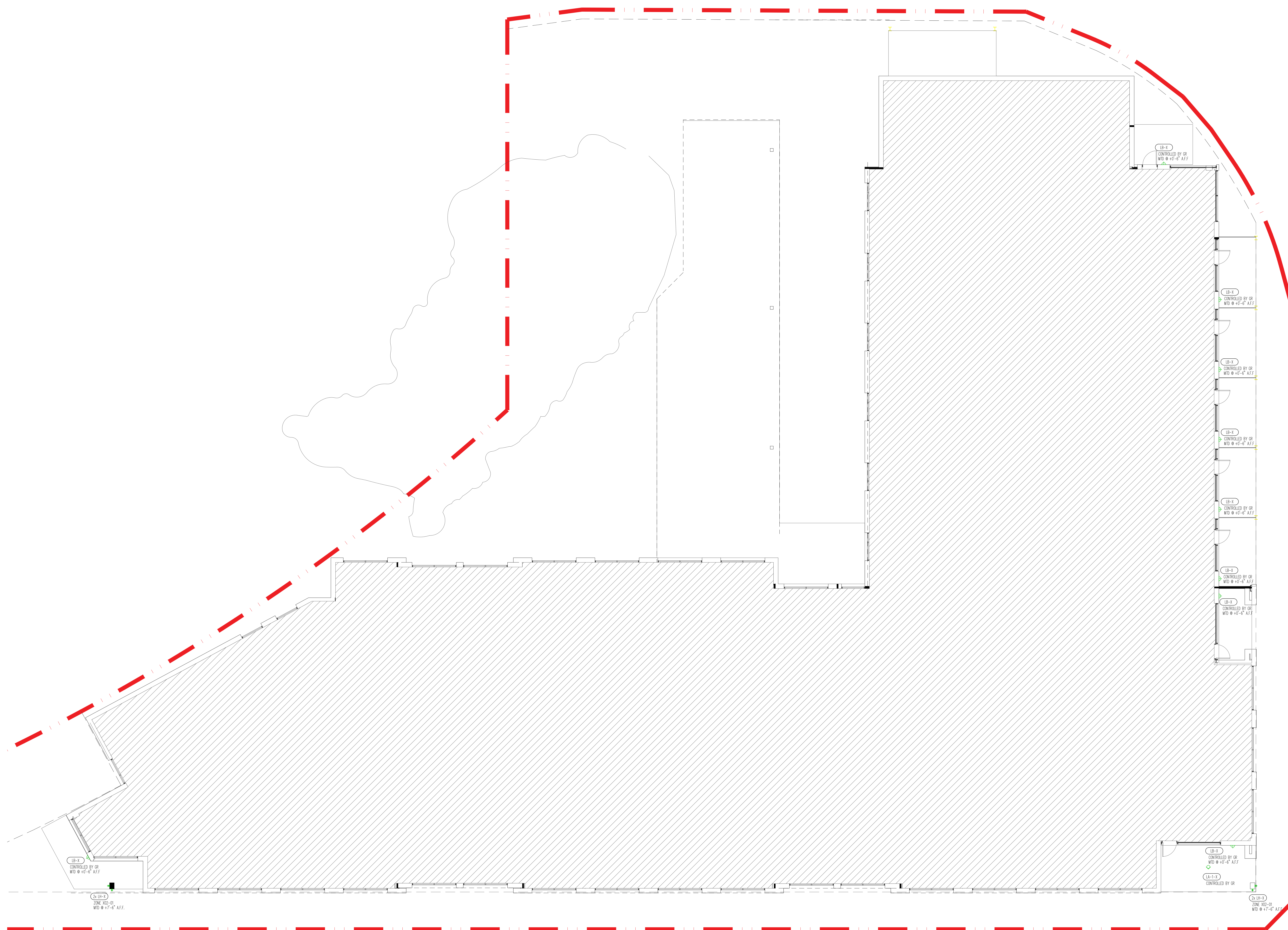
Format: ARCH E

Date: 03.17.2026

SHEET No.

LT-X-01

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Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev.01	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026
5	Entitlement_Rev.02	05/11/2026

Description:
EXTERIOR SECOND FLOOR LIGHTING PLAN

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

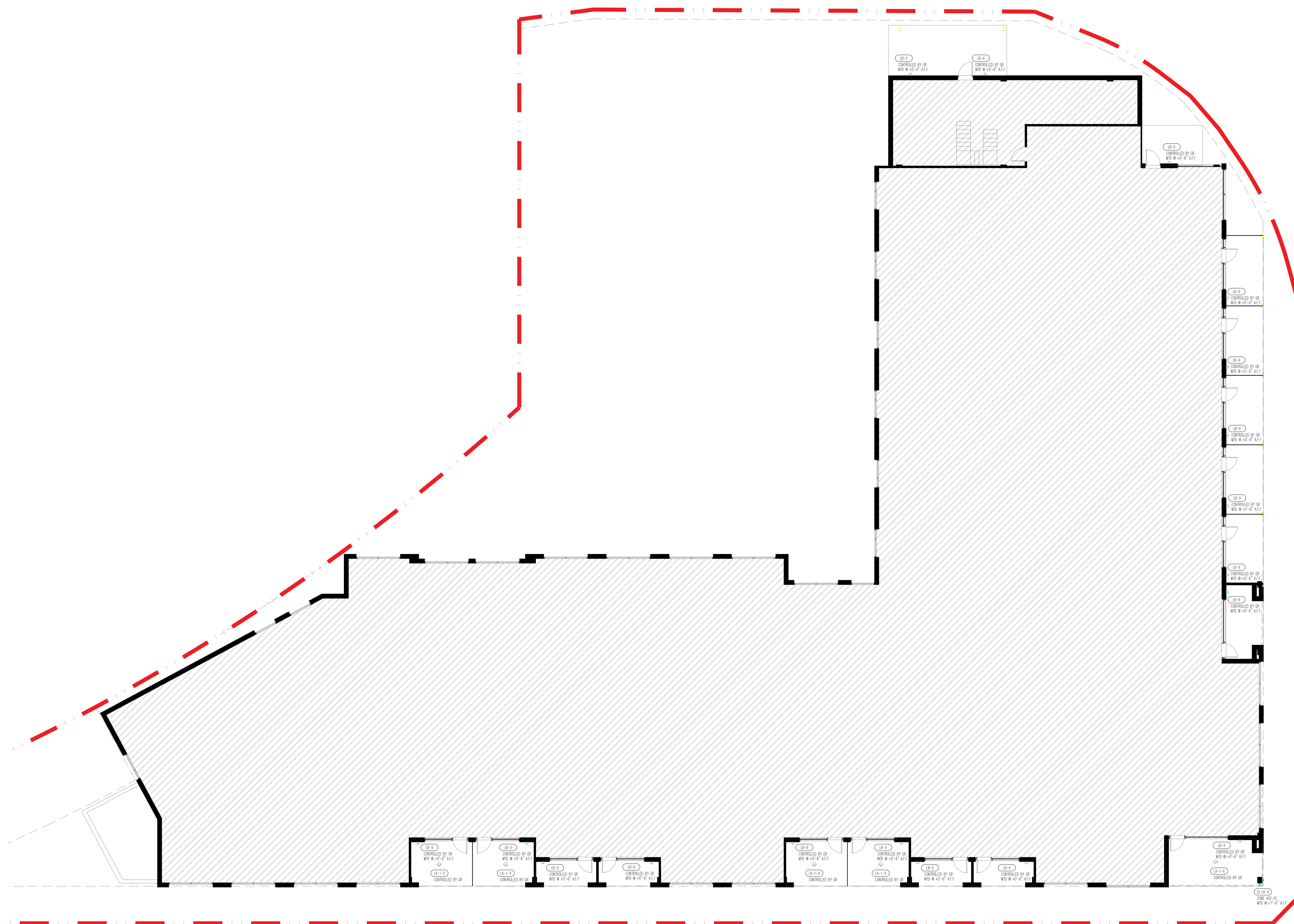
Format: ARCH E

Date: 05.11.2026

SHEET No.

LT-X-02

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Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev01	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026
5	Entitlement_Rev.02	05/11/2026

Description:
EXTERIOR THIRD FLOOR LIGHTING PLAN

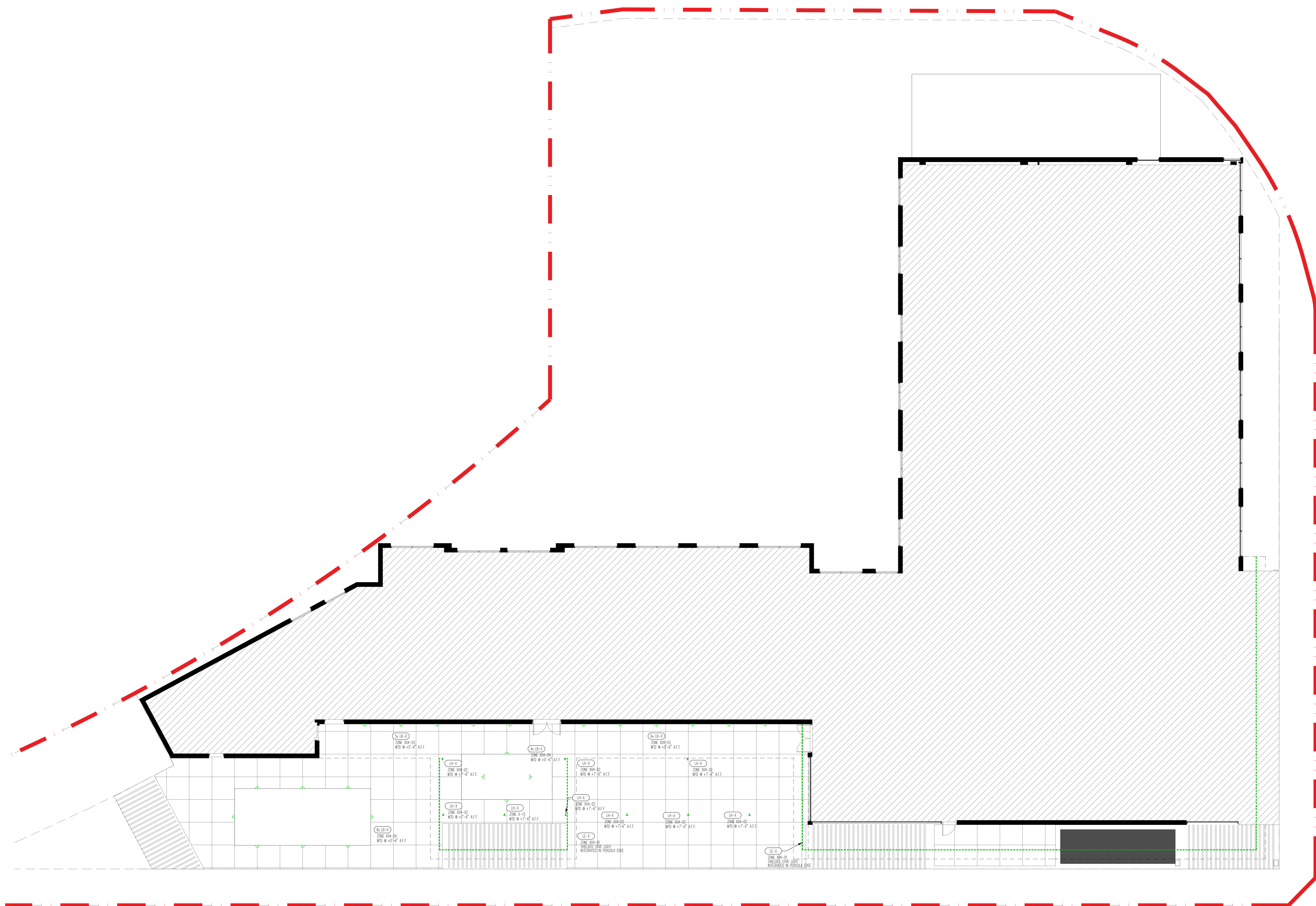
Scale: 1/8" = 1'-0"

Format: ARCH E

Date: 05.11.2026

SHEET No.
LT-X-03

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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_Rev01	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026

Description:

EXTERIOR FOURTH FLOOR
LIGHTING PLAN

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

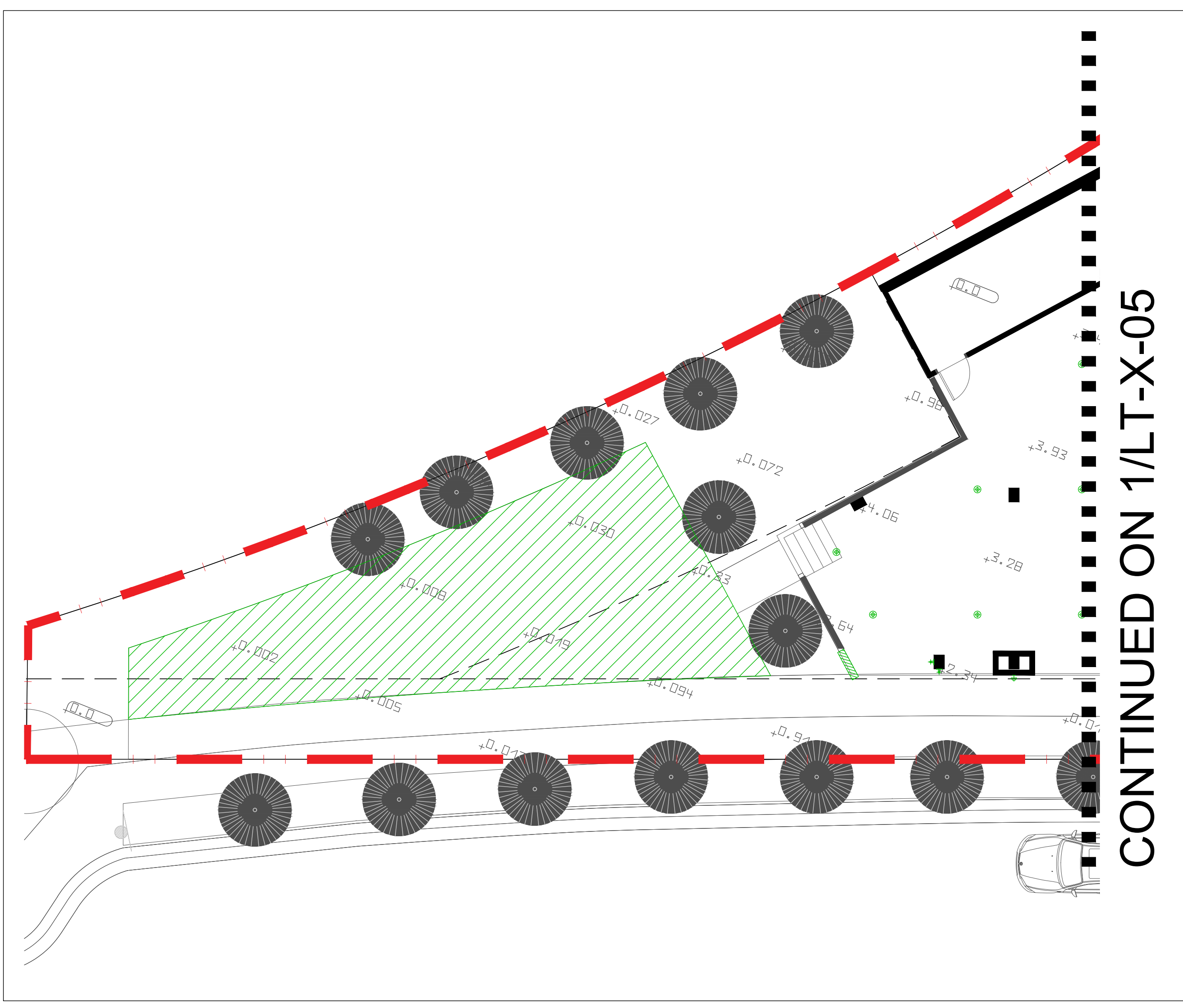
Format: ARCH E

Date: 03.17.2026

SHEET No.

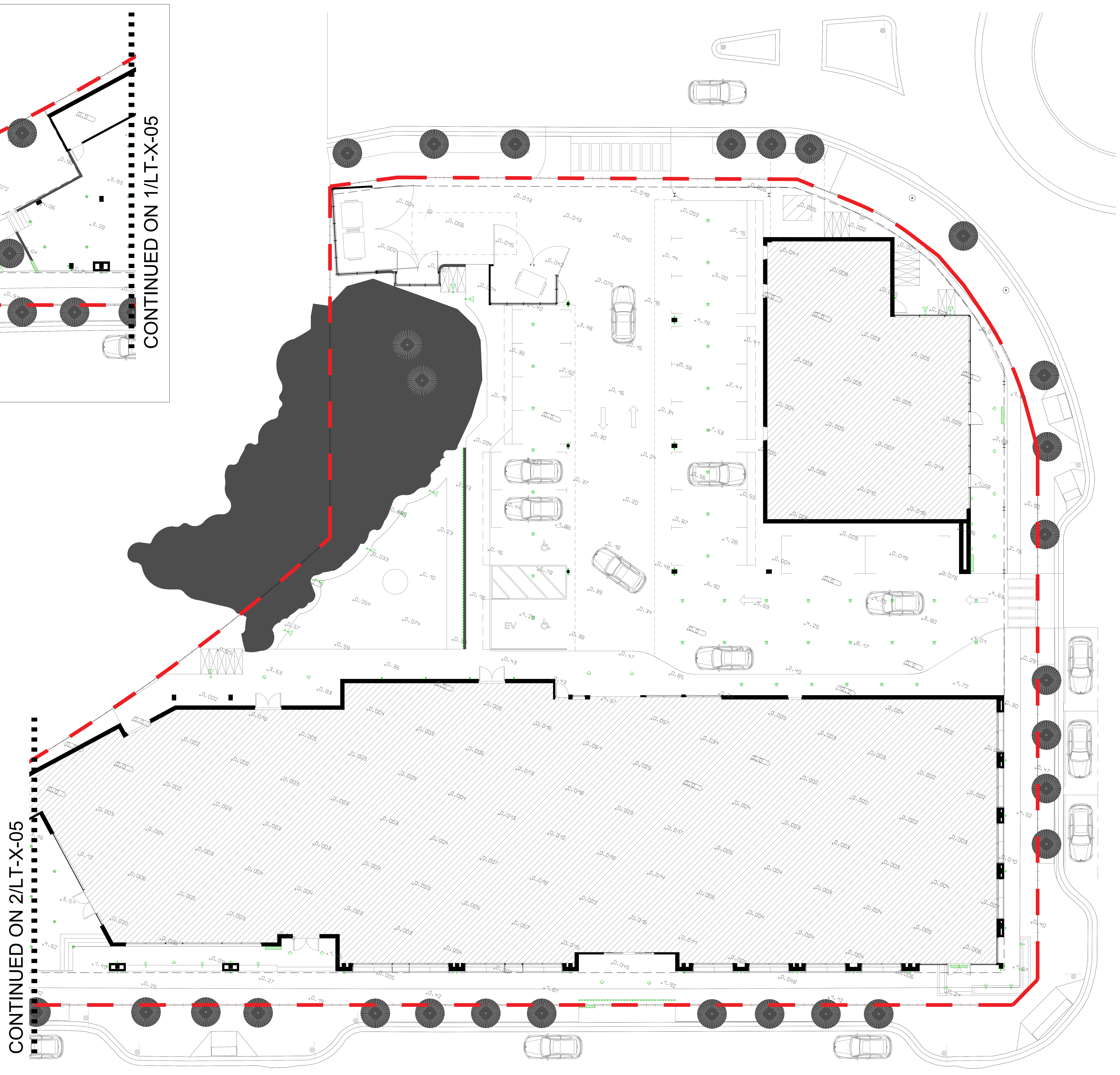
LT-X-04

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CONTINUED ON 1/LT-X-05

2 PLAZA PHOTOMETRIC PLAN



CONTINUED ON 2/LT-X-05

1 HOTEL PHOTOMETRIC PLAN

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Issue #:	Description:	Date:
1	Entitlement	06/12/2024
2	Entitlement_Rev01	06/09/2024
3	Entitlement	07/17/2025
4	Entitlement	03/17/2026

Description:

EXTERIOR FIRST FLOOR
PHOTOMETRIC PLAN

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

Format: ARCH E

Date: 03.17.2026

SHEET No.

LT-X-05