

### BUILDING CODES

(WHERE APPLICABLE)

CALIFORNIA CODES:

STATE OF CALIFORNIA TITLE 24 (2022 EDITION)

- PART 1 BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 VOLUME 1 CALIFORNIA BUILDING CODE
- PART 2 VOLUME 2 CALIFORNIA BUILDING CODE
- PART 3 CALIFORNIA ELECTRICAL CODE (PER 2020 NEC)
- PART 4 CALIFORNIA MECHANICAL (PER 2021 UMCO)
- PART 5 CALIFORNIA PLUMBING CODE (PER 2021 UPC)
- PART 6 CALIFORNIA ENERGY CODE
- PART 9 CALIFORNIA FIRE CODE (PER 2021 IFC)
- PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 CALIFORNIA REFERENCED STANDARDS CODE
- TOWN OF TRUCKEE MUNICIPAL CODE, ORD 2023 (R106.1.1)

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

NATIONAL REFERENCE STANDARDS:

- ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
- A.I.T.C. TIMBER CONSTRUCTION MANUAL, LATEST EDITION
- A.C.I. AMERICAN CONCRETE INSTITUTE, LATEST EDITION
- AF&PA 2018 NATIONAL DESIGN SPECIFICATIONS (NDS)

# OLD TRESTLE - TRTR

## 10331 WEST RIVER ST. & 10257 WEST RIVER ST.

### TRUCKEE, CA 96161

## APN: 019-120-004 & 019-130-004

### CODE ANALYSIS

1. OCCUPANCY & BUILDING TYPE CLASSIFICATION: MIXED OCCUPANCY, GROUPS PER CBC 302.1.

S-2	736 SF	LOW-HAZARD STORAGE	RETAIL STORAGE
M	1481 SF	MERCANTILE	RETAIL SALES OF SPIRITS. SEE #6 BELOW
B	382 SF	BUSINESS	OFFICE
A-2	10043 SF	ASSEMBLY	COMMERCIAL KITCHEN, DINING.
F-1	1311 SF	MODERATE HAZARD FACTORY	DISTILLERY (PER CFC TABLE 5003.1.1 (1) CLASS 1B & 1C FLAMMABLE LIQUIDS NOT REQUIRED TO BE GROUP H-3 PROVIDED THERE IS LESS THAN 30 GALLONS (OPEN SYSTEM) OR 120 GALLONS (CLOSED SYSTEM) OF CLASS 1B OR 1C FLAMMABLE LIQUIDS ALLOWED PER CONTROL AREA OR DOUBLE THOSE AMOUNTS IN A SPRINKLERED BUILDING)
TOTAL	13953 SF		

OUTDOOR OCCUPIED AREAS GROUP A-2 5331 SF ASSEMBLY: OUTDOOR DINING & LOUNGE AREAS

CONSTRUCTION TYPE, PER CBC 602 AND TABLE 601: TYPE V-B  
MINIMUM ROOF COVERING PER CBC SECTION 1505 = CLASS A

2. FIRE SPRINKLERS:  
AUTOMATIC SPRINKLER SYSTEM SHALL BE REQUIRED PER 903.2.1.2.

SEE "4. SEPARATION OF OCCUPANCIES" BELOW. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 APPLY: PER CBC 903.2.1.2, SPRINKLERS ARE REQUIRED FOR GROUP A-2 OCCUPANCIES EXCEEDING 5,000 SF OR 100 OCCUPANTS.

PER SECTION 4.G OF THE TRUCKEE FIRE PROTECTION DISTRICT ORDINANCE 05-2019, FOR OCCUPANCIES OTHER THAN GROUP R, FIRE SPRINKLERS ARE REQUIRED FOR NEW STRUCTURES OR ADDITIONS RESULTING IN TOTAL FLOOR AREA GREATER THAN 2,600 SF. FIRE SPRINKLERS ARE REQUIRED FOR THE F-1 DISTILLERY BUILDING PER 903.2.4.2.

AN ANSUL FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED IN COOKING EXHAUST HOODS.

PER RECOMMENDED FIRE PROTECTION PRACTICES FOR DISTILLED SPIRITS BEVERAGE FACILITIES, FIRE ALARM SYSTEM AND MONITORING SERVICE SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72.

3. ALLOWABLE BUILDING SIZE FOR TYPE V-B WITH SPRINKLERS:

ALLOWABLE BUILDING HEIGHT FOR TYPE V-B CONSTRUCTION BY OCCUPANCY PER TABLE 504.3 AND TABLE 504.4

HEIGHT IN FEET	EXISTING BUILDING GROUP A-2	GROUP B	GROUP M	GROUP S-1	DISTILLERY GROUP F-1
NUMBER OF STORIES ABOVE GRADE PLANE	2	3	6	2	2
PROPOSED BUILDING HEIGHT = 4'-41'-11" ABOVE GRADE PLANE (2-STORY)	60	60	60	60	60

ALLOWABLE AREA PER TABLE 506.2 BY OCCUPANCY FOR 2 STORY BUILDING, SPRINKLERED, WITHOUT FRONTAGE INCREASE

PROPOSED BUILDING GROUP A-2	GROUP B	GROUP M	GROUP S-1	DISTILLERY GROUP F-1
18,000 SF	27,000 SF	36,000 SF	36,000 SF	34,000 SF

ALLOWABLE BUILDING AREA: SEE #1 ABOVE. ALLOWED.

4. SEPARATION OF OCCUPANCIES:  
PER CBC 508.3.3 NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES. BOTH EXISTING AND NEW BUILDINGS ARE IN COMPLIANCE WITH THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9: PER CBC/CFC 903.2.1.2, SPRINKLERS ARE REQUIRED FOR GROUP A-2 OCCUPANCIES EXCEEDING 5,000 SF OR 100 OCCUPANTS. GROUP M, B, S-1 AND F-1 OCCUPANCIES ARE LESS RESTRICTIVE.

ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES DOES NOT EXCEED THE MOST RESTRICTIVE ALLOWANCES.

5. FIRE AND SMOKE PROTECTIVE ELEMENTS:  
PER CBC TABLE 601, TYPE VB FIRE RESISTANCE RATING FOR ALL ELEMENTS = 0-HR UNLESS OTHERWISE DETERMINED. PER CBC TABLE 705.5, FIRE RESISTANCE RATING FOR EXTERIOR WALLS IN TYPE VB CONSTRUCTION SHALL BE:

FIRE SEPARATION	GROUPS M, S-1, AND F-1	GROUPS A-2 AND B
BETWEEN 5' AND 10'	1 HOUR	1 HOUR
GREATER THAN 10'	0 HOUR	0 HOUR

### PROJECT PARTICIPANTS

OWNER 1: ANDY BARR, TRTR, LLC  
2560 BUSINESS PKWY  
MINDEN, NV 89423  
(530) 386-6885

OWNER 2: SKI BROMAN, TRTR, LLC  
2560 BUSINESS PKWY  
MINDEN, NV 89423  
(775) 721-2970

ARCHITECT: KURT REINKENS  
MWA, INC.  
1165 BROCKWAY RD, SUITE 1  
TRUCKEE, CA 96161  
(530) 587-6257  
CONTACT: KARIN JOHNSON

STRUCTURAL: MWA, INC.  
1165 BROCKWAY RD, SUITE 1  
(530) 587-6257  
CONTACT: KEVIN CHAPPELL

CIVIL: PR DESIGN & ENGINEERING INC.  
8888 NORTH LAKE BLVD, PO BOX 1847  
KINGS BEACH, CALIFORNIA, 96143  
TEL: 530-546-4500  
CONTACT: JASON LYNN

CONTRACTOR: TBD

### SYMBOLS

BUILDING SECTION REFERENCE: DRAWING NUMBER, SHEET NUMBER

EXTERIOR ELEVATION, WALL OR FRAME ELEVATION REFERENCE: DRAWING NUMBER, SHEET NUMBER

INTERIOR ELEVATION REFERENCE: DRAWING NUMBER, SHEET NUMBER

DETAIL/SECTION REFERENCE: DRAWING NUMBER, SHEET NUMBER

DOOR REFERENCE OR STRUCTURAL PLATE SPLICE REFERENCE: ROOM NUMBER, DOOR LETTER, REF. NUMBER

WINDOW REFERENCE: WINDOW NUMBER

SHEAR WALL TYPE: MINIMUM SHEAR WALL LENGTH, SHEAR WALL TYPE, SIDE OF WALL TO SHEAR PLY

REVISION REFERENCE: REVISION NUMBER

KEYNOTE DESIGNATION: KEYNOTE NUMBER

STRUCTURAL REFERENCE GRIDS: NOTE: GRID LINES LOCATE FACE OF FRAMING AND / OR FOUNDATION STEM WALLS UNO

NORTH ARROW

STAIR DIRECTION, # RISERS, # TREADS & THEIR DIMENSIONS: UP, 7R @ 6", 11T @ 11"

ROOM NAME & NUMBER

ELEVATION MARKER

CENTER, FLOOR, & PROJECTED LINES

PROPERTY & BOUNDARY LINES

HIDDEN LINES

BREAK LINES

MASONRY/VENEER

CONCRETE

INSULATION (LOOSE OR BATT)

INSULATION (RIGID)

EARTH - NATURAL / UNDISTURBED

EARTH - COMPACTED FILL

SAND / PLASTER / MORTAR / TRENCH

ROCK FILL

METAL (LARGE SCALE)

GYPSPUM WALLBOARD

FINISHED WOOD

STRUCTURAL WOOD (CONT. MEMBER)

STRUCTURAL WOOD (NON-CONT. MEMBER)

PLYWOOD

TILE (CERAMIC)

### BUILDING DATA

PROJECT DESCRIPTION: COMMERCIAL REMODEL / ADDITION  
CONVERT EXISTING WAREHOUSE TO TASTING ROOM W/ COMMERCIAL KITCHEN, ADDITION OF RESTAURANT, RETAIL, DISTILLERY, OUTDOOR DINING & BARREL DISPLAY

DESIGN CRITERIA: ALTERATION OF AND ADDITION TO AN EXISTING BUILDING. SCOPE OF WORK INCLUDES DEMOLITION OF DOORS, WINDOWS, WALL, PLUMBING FIXTURES, AND PORTION OF ROOF. NEW CONSTRUCTION INCLUDES WALLS, ROOF, DOORS, WINDOWS, DECKS & PATIOS, STAIRS, ETC. PROJECT INCLUDES LOT LINE ADJUSTMENT AND REZONE TO MERGE TWO PARCELS.

DESIGN CRITERIA: FROST DEPTH: 18 INCHES; SEISMIC: IMPORTANCE FACTOR: I<sub>e</sub> = 1.0; SHORT PERIOD RESPONSE ACCELERATION: S<sub>s</sub> = 1.259g; 1 SECOND RESPONSE ACCELERATION: S<sub>1</sub> = 0.415g; SITE CLASS: D; SEISMIC DESIGN CATEGORY: D

WIND: BASIC WIND SPEED: 120 MPH; IMPORTANCE FACTOR: I = 1.0

SNOW LOADS: GROUND SNOW LOAD: P<sub>g</sub> = 175 PSF; EXPOSURE FACTOR: C<sub>e</sub> = 1.0; IMPORTANCE FACTOR: I = 1.0

LIVE LOADS: FLOOR: 50 PSF; DECK: 100 PSF; ATTIC: 60 PSF; ROOF: PER ASSOCIATED SNOW LOAD

APPLICATION PROCESSING: DEVELOPMENT PERMIT - USE PERMIT FOR 'BEVERAGE' PRODUCTION & 'BARS & DRINKING ESTABLISHMENT' - ZONING CLEARANCE - MINOR USE PERMIT - SIGN PLAN; LOT LINE ADJUSTMENT - ZONING MAP AMENDMENT - DOWNTOWN TRUCKEE PLAN AMENDMENT

PROJECT USE: RESTAURANT, TASTING ROOM, DISTILLERY, MERCANTILE AREA

OCCUPANCY CLASSIFICATION: A-2, M, F-1, B, S-2

CONSTRUCTION TYPE: V-B (NON RATED)

STORIES: 2 STORY

BUILDING AREAS (INCLUDING EXTERIOR WALLS)

EXISTING GROSS CONDITIONED SQUARE FEET	PROPOSED GROSS CONDITIONED SQUARE FEET
MAIN BUILDING FIRST FLOOR (COND.): 3052 SF	(E) FIRST FLOOR: 6863 SF
MAIN BUILDING SECOND FLOOR (COND.): 780 SF	(N) SECOND FLOOR: 3980 SF
	CONDITIONED TOTAL: 13953 SF

EXISTING CONDITIONED TO BE DEMOLISHED: MAIN BUILDING FIRST FLOOR (COND.): 42 SF

EXISTING UNCONDITIONED TO BE DEMOLISHED: MAIN BUILDING FIRST FLOOR (COND.): 91 SF

EXISTING CONDITIONED TO REMAIN: MAIN BUILDING FIRST FLOOR (COND.): 3010 SF

(N) FIRST FLOOR COVERED DECK: 1295 SF

(N) FIRST FLOOR COVERED PATIO: 1268 SF

(N) FIRST FLOOR UNCOVERED PATIO: 2724 SF

(N) GARBAGE ENCLOSURE: 442 SF

(N) SECOND FLOOR COVERED DECK: 2140 SF

(N) SECOND FLOOR COVERED PATIO: 798 SF

(N) SECOND FLOOR UNCOVERED DECK: 2018 SF

(N) SECOND FLOOR UNCOVERED STAIRS: 325 SF

UNCONDITIONED TOTAL: 11010 SF

### JURISDICTIONS & SERVICES

PLANNING DEPT.: TOWN OF TRUCKEE COMMUNITY DEVELOPMENT (530) 582-7700

BUILDING DEPT.: TOWN OF TRUCKEE BUILDING DIVISION (530) 582-7821

FIRE DEPT.: TRUCKEE FIRE DISTRICT (530) 582-7850

PARKS & REC.: TRUCKEE-DONNER REC & PARKS DISTRICT (530) 582-7720

SCHOOL: TAHOE-TRUCKEE UNIFIED SCHOOL DISTRICT (530) 582-2546

SEWER: TRUCKEE SANITARY DISTRICT (530) 587-3804

WATER/ELEC.: TRUCKEE DONNER PUBLIC UTILITY DISTRICT (530) 587-3896

GAS: SOUTHWEST GAS (877) 900-6020

ELECTRIC: LIBERTY UTILITIES (877) 327-7758

ENVIRO. HEALTH: NEVADA COUNTY (530) 285-1222



### ABBREVIATIONS

#	POUND OR NUMBER	DH	DOUBLE HUNG	HB	HOLLOW CORE	OD	OUTSIDE DIAMETER	STS	SELF TAPPING SCREW
+	APPROXIMATELY	DL	DEAD LOAD	HOC	HOT DIPPED GALVANIZED	OH	OPPOSITE HAND	SV	SHEET VINYL
@	AT	DN	DOWN	HDR	HEADER	OSB	ORIENTED STRAND BOARD	T	TREAD
°	DEGREE	DO	DITTO	HHS	HOLEY HEAD SCREW	PC	PIECE	T&G	TOP AND BOTTOM
Ø	DIAMETER	DTL	DETAIL	HM	HOLLOW METAL	PH	PANIC HARDWARE	T&G	TONGUE AND GROOVE
∠	ANGLE	DW	DISHWASHER	HORIZ	HORIZONTAL	PL	PLATE	T.O.	TOP OF
(A)	"MEMBER" ABOVE	DWG	DRAWING	HSS	HIGH STRENGTH BOLT	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
ABV	ABOVE	EA	EACH	HSS	HOLLOW STRUCTURAL	PLWD	PLYWOOD	THRD	THREADED
ACOUS	ACOUSTIC	EAC	EACH	SECTION		PP	PARTIAL JOINT PENETRATION	TN	TOP NAIL
ACT	ACOUSTIC CEILING TILE	EACV	EROSION CONTROL BARRIER	HT	HEIGHT	TPC	TOP OF CONCRETE	TOC	TOP OF CURB
AFF	ABOVE FINISH FLOOR	EJ	EXPANSION JOINT	HVC	HEATING/VENTILATION/AIR CONDITIONING	PSD	POUND PER SQUARE FOOT PRESSURE (PRESERVATIVE)	PT	TOP OF PAVEMENT
ALUM	ALUMINUM	EL	ELECTRICAL	HVY	HEAVY	R	RISER	TOW	TOP OF WALL/STEEL
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	ID	INSIDE DIAMETER	RDWD	REDWOOD	TS	TUBE STEEL
AWN	AWNING	EN	EDGE NAILING	INSUL	INSULATION	REF	REFRIGERATOR	TS	TYPICAL
BD	BOARD	ENGR	ENGINEERING	INV	INVERTED	REIN	REINFORCING	UNO	UNLESS NOTED OTHERWISE
BEV	BEVELED	EQ	EDGE OF PAVEMENT	JH	JOIST HANGER	REDD	REQUIRED	VERT	VERTICAL
BIF	BIFOLD	EQ	EQUAL	JST	JOIST	RET	RETAINING	VIF	VERIFY IN FIELD
BLDG	BUILDING	EW	EACH WAY	JST	JOIST	RHW	ROUND HEAD WOOD SCREW	VPF	VEGETATION PROTECTION FENCE
BLKG	BLOCKING	EWX	EACH WAY EACH FACE	LAV	LAVATORY	RM	ROOM	W	WIDTH
BLW	BELOW	EX	EXISTING	LF	LINEAR FOOT	RO	ROUGH OPENING	W	WITH
BM	BEAM	EXT	EXTERIOR	LL	LIVE LOAD	RL	RAINWATER LEADER	w/o	WITHOUT
BO	BOTTOM OF	FAU	FIXED GLASS	LLH	LONG LEG HORIZONTAL	SC	SOLID CORE OR SLIP CURB	WD	WOOD
BOF	BOTTOM OF FOOTING	FAU	FORGED AIR UNIT	LLV	LONG LEG VERTICAL	SCD	SEE CIVIL DRAWINGS	WF	WIDE FLANGE
BTM	BOTTOM	FC	FRAMING CLIP	LPG	LIQUID PROPANE GAS	SCH	SCHEDULE	WM	WASHING MACHINE
BTWN	BETWEEN	FD	FIRE DRAM	LS	LAG SCREW	SD	SMOKE DETECTOR	WP	WOOD POINT
BUR	BURN	FE	FIRE EXTINGUISHER	LVL	LAMINATED VENEER LUMBER	SECT	SECTION	WCS	WOOD SCREW
C	CASEMENT	FF	FINISH FLOOR	LW	LIGHT WEIGHT	SED	SEE ELECTRICAL DRAWINGS	WT	WEIGHT
CAB	CABINET	FG	FULL GLASS	LWC	LIGHT WEIGHT INSULATING	SF	SQUARE FEET	WWR	WELDED WIRE REINFORCING
CL	CONTROL JOINT	FWHS	FLAT HEAD WOOD SCREW	FIN	FINISH	SH	SHEET		
CLG	CEILING	FLR	FLOOR	FIN	FINISH	SHT	SHEATHING		
CLO	CLOSET	FB	FACE OF BLOCK	MB	MACHINE BOLT	SHTG	SHEATHING		
CLR	CLEAR	FBC	FACE OF CONCRETE/COLUMN	MECH	MECHANICAL	SL	SLIDER OR SNOW LOAD		
CMU	CONCRETE MASONRY UNIT	FOC	FACE OF FRAMING/FINISH	MFR	MANUFACTURER	SL	SLIDER OR SNOW LOAD		
CNJ	CONSTRUCTION JOINT	FOF	FACE OF FRAMING/FINISH	MI	MALLEABLE IRON	SMD	SEE MECHANICAL DRAWINGS		
COL	COLUMN	FOHC	FACE OF HEART CENTER	MIN	MINIMUM	SMS	SHEET METAL SCREW		
COMP	COMPOSITE	FOF	FACE OF FRAMING/FINISH	MISC	MISCELLANEOUS	SP	STRUCTURAL PLYWOOD/PANEL		
CONC	CONCRETE	FOS	FACE OF STRUCTURE/STUD/STEEL	MOD	MODULAR	SPC'G	SPACING		
CONT	CONTINUOUS	FP	FIREPLACE	MTD	MOUNTED	MTD	MOUNTED		
CONTR	CONTRACTOR	FR	FRENCH	MTL	METAL	MTL	METAL		
CP	COMPLETE JOINT PENETRATION	FT	FOOT OR FEET	(N)	NEW	SG	SQUARE		
CPT	CARPET	FTG	FOOTING	NIC	NATURAL GAS	SG	STAINLESS STEEL / SELECT		
CSK	COUNTERSINK	GA	Gauge OR GAGE	NLG	NAILING	STD	STANDARD		
CVG	CONTINUOUS VERTICAL GRAIN	GALV	GALVANIZED	NLR	NAILER	STFNR	STIFFENER		
D	DRYER	GD	GARBAGE DISPOSAL	NOM	NOMINAL	STGRD	STAGGERED		
DBL	DOUBLE	GLV	GLUED LAMINATED BEAM	NTS	NOT TO SCALE	STK	SELECT TIGHT KNOT		
DEMO	DEMOLISH	CSM	GALVANIZED SHEET METAL	NW	NORMAL WEIGHT	STL	STEEL		
DF	DOUGLAS FIR	GWB	GYPSPUM WALLBOARD	OV	OVER	STRUC	STRUCTURAL		
		GYP	GYPSPUM	OC	ON CENTER				



### BUILDING NOTES

- AUTOMATIC FIRE SPRINKLER SYSTEM, DESIGN-BUILD TRUSSES, AND GAS LINE SCHEMATICS WILL BE A DEFERRED SUBMITTAL AND MAY BE REQUIRED TO BE ON A SEPARATE PERMIT. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO FORWARDING THEM TO THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHOULD NOTE ON THE DOCUMENT INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHOULD NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
- PER CBC SECTION 1704, THE OWNER OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. REFERENCE STRUCTURAL SHEET S-1.1 FOR ALL REQUIRED INSPECTIONS.
- FABRICATOR APPROVAL: APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- SEE WUI FIRE PERFORMANCE CHECKLIST (TOWN OF TRUCKEE)
- TOTAL NUMBER OF PROPOSED GAS FIREPLACES: 2. THE PRE-MANUFACTURED FIREPLACES WILL BE A 'LISTED' APPROVED UNIT AND THE LISTING AND INSTALLATION MANUAL SHALL BE AVAILABLE FOR REVIEW BY THE CITY FIELD INSPECTOR UPON REQUEST. PER CFC R106.1.1

### FIRE DEPARTMENT NOTES

- BEFORE VERTICAL CONSTRUCTION BEGINS, ON-SITE FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT AND IN SERVICE.
- TEMPORARY ADDRESS SIGNAGE SHALL BE CLEARLY VISIBLE FROM THE STREET.
- AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN THE BUILDING SHALL BE EQUIPPED WITH DUCT DETECTORS AND AUTOMATIC SHUT OFF (CMC 208.1)
- KNOW ACCESS IS REQUIRED FOR CONTROL ROOMS AND ELECTRICAL ROOMS
- ELECTRICAL MAIN DISCONNECTS SHALL BE PROVIDED TO THE EXTERIOR OF THE BUILDING
- THE MAIN ELECTRICAL DISCONNECT OF THE BUILDING SHALL BE IDENTIFIED WITH PERMANENT ALL WEATHER SIGNAGE STATING MAIN ELECTRICAL DISCONNECT ON THE EXTERIOR OF THE BUILDING. OUTSIDE LETTERING SHALL BE 4" TALL AND CONTRAST WITH THE BACKGROUND.
- MAIN GAS SHUT OFF TO THE BUILDING SHALL BE IDENTIFIED WITH PERMANENT ALL WEATHER SIGNAGE STATING MAIN GAS SHUT OFF.
- FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A:10-B:C SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75-FOOT TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FIVE (5) FEET ABOVE FLOOR LEVEL.
- FIRE SPRINKLER SYSTEM PLANS, DATA SHEETS AND CALCULATIONS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLANS SHALL BE SUBMITTED BY A LICENSED C-10 FIRE ALARM CONTRACTOR AND CONFORM TO NFPA #72, 2016 EDITION, AND THE TRUCKEE FIRE DISTRICT.
- FIRE ALARM AND FIRE SPRINKLER MONITORING PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLANS SHALL BE SUBMITTED BY A LICENSED C-10 FIRE ALARM CONTRACTOR AND CONFORM TO NFPA #72, 2016 EDITION. THE SYSTEM SHALL BE UL CERTIFIED AND MONITORED BY A UL CENTRAL STATION FOR THE LIFE OF THE BUILDING. A UL CERTIFICATE SHALL BE REQUIRED AT FINAL.
- COMMERCIAL COOKING HOOD FIRE SUPPRESSION SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THEY SHALL COMPLY WITH UL 300.

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MWA  
architect | engineering | interiors

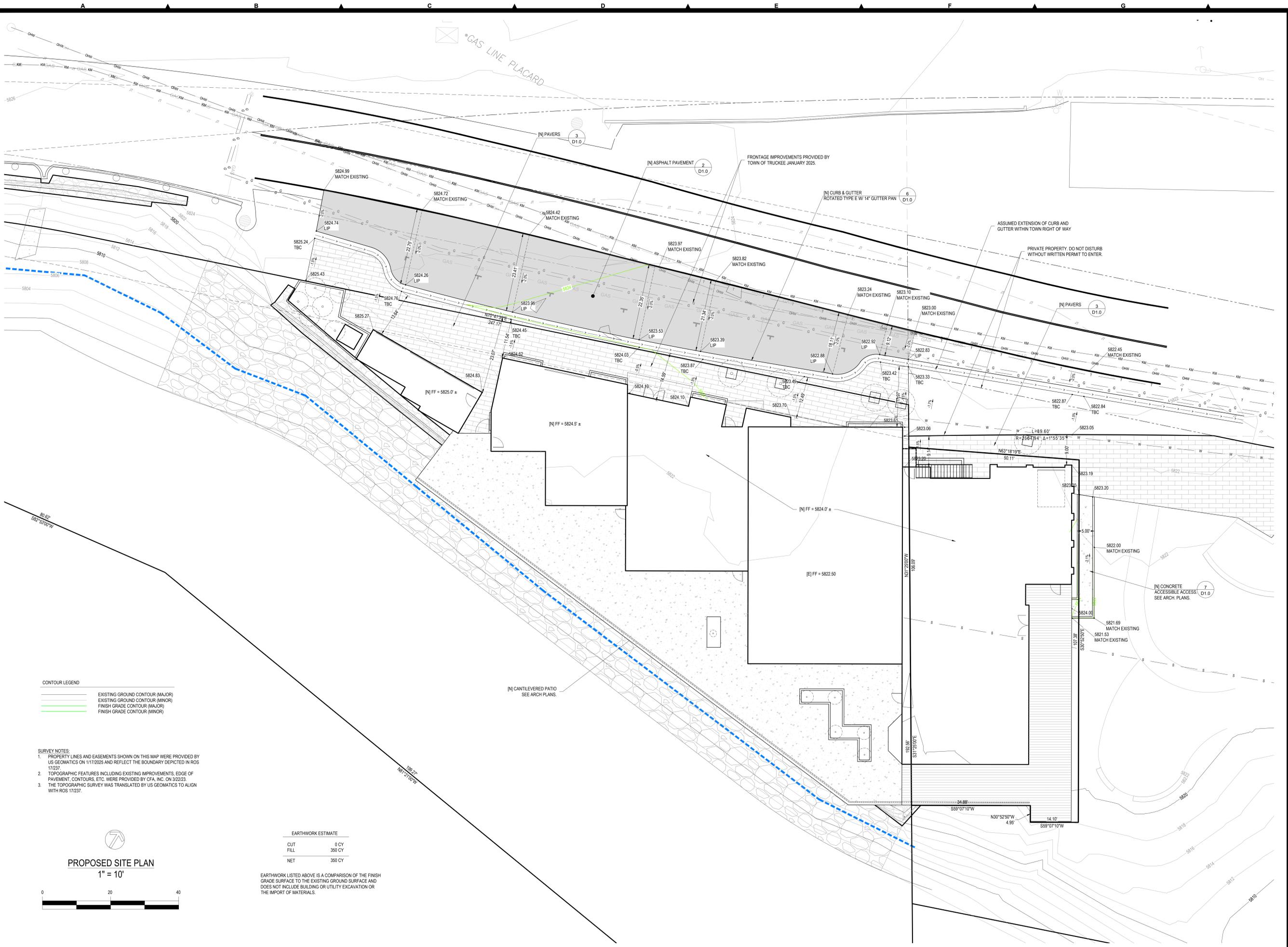
COVER SHEET

DATE: 2025-04-07 - Planning 1  
2025-06-02 - Planning 2

DRAWN: MRMR  
JOB NO: 230806  
SHEET: P-0







\*GAS LINE PLACARD

FRONTAGE IMPROVEMENTS PROVIDED BY TOWN OF TRUCKEE JANUARY 2025.

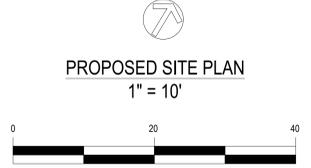
ASSUMED EXTENSION OF CURB AND GUTTER WITHIN TOWN RIGHT OF WAY

PRIVATE PROPERTY. DO NOT DISTURB WITHOUT WRITTEN PERMIT TO ENTER.

CONTOUR LEGEND

	EXISTING GROUND CONTOUR (MAJOR)
	EXISTING GROUND CONTOUR (MINOR)
	FINISH GRADE CONTOUR (MAJOR)
	FINISH GRADE CONTOUR (MINOR)

- SURVEY NOTES:
- PROPERTY LINES AND EASEMENTS SHOWN ON THIS MAP WERE PROVIDED BY US GEOMATICS ON 1/17/2025 AND REFLECT THE BOUNDARY DEPICTED IN ROS 17237.
  - TOPOGRAPHIC FEATURES INCLUDING EXISTING IMPROVEMENTS, EDGE OF PAVEMENT, CONTOURS, ETC. WERE PROVIDED BY CFA, INC. ON 3/22/23.
  - THE TOPOGRAPHIC SURVEY WAS TRANSLATED BY US GEOMATICS TO ALIGN WITH ROS 17237.



EARTHWORK ESTIMATE

CUT	0 CY
FILL	350 CY
NET	350 CY

EARTHWORK LISTED ABOVE IS A COMPARISON OF THE FINISH GRADE SURFACE TO THE EXISTING GROUND SURFACE AND DOES NOT INCLUDE BUILDING OR UTILITY EXCAVATION OR THE IMPORT OF MATERIALS.

BAR IS ONE INCH AT FULL SCALE  
0 1'

IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

DATE: JUNE 3, 2025

SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 4'

FILE: P1010 TRESTLE 2025

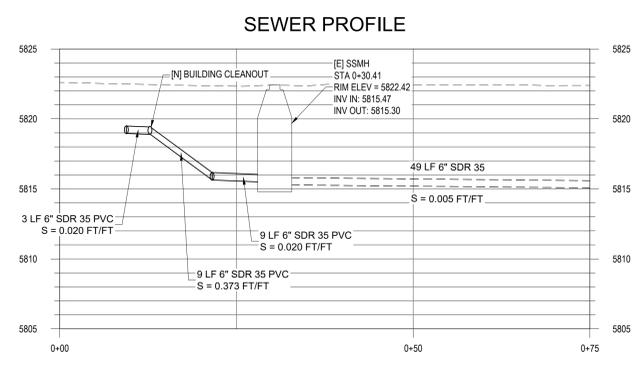
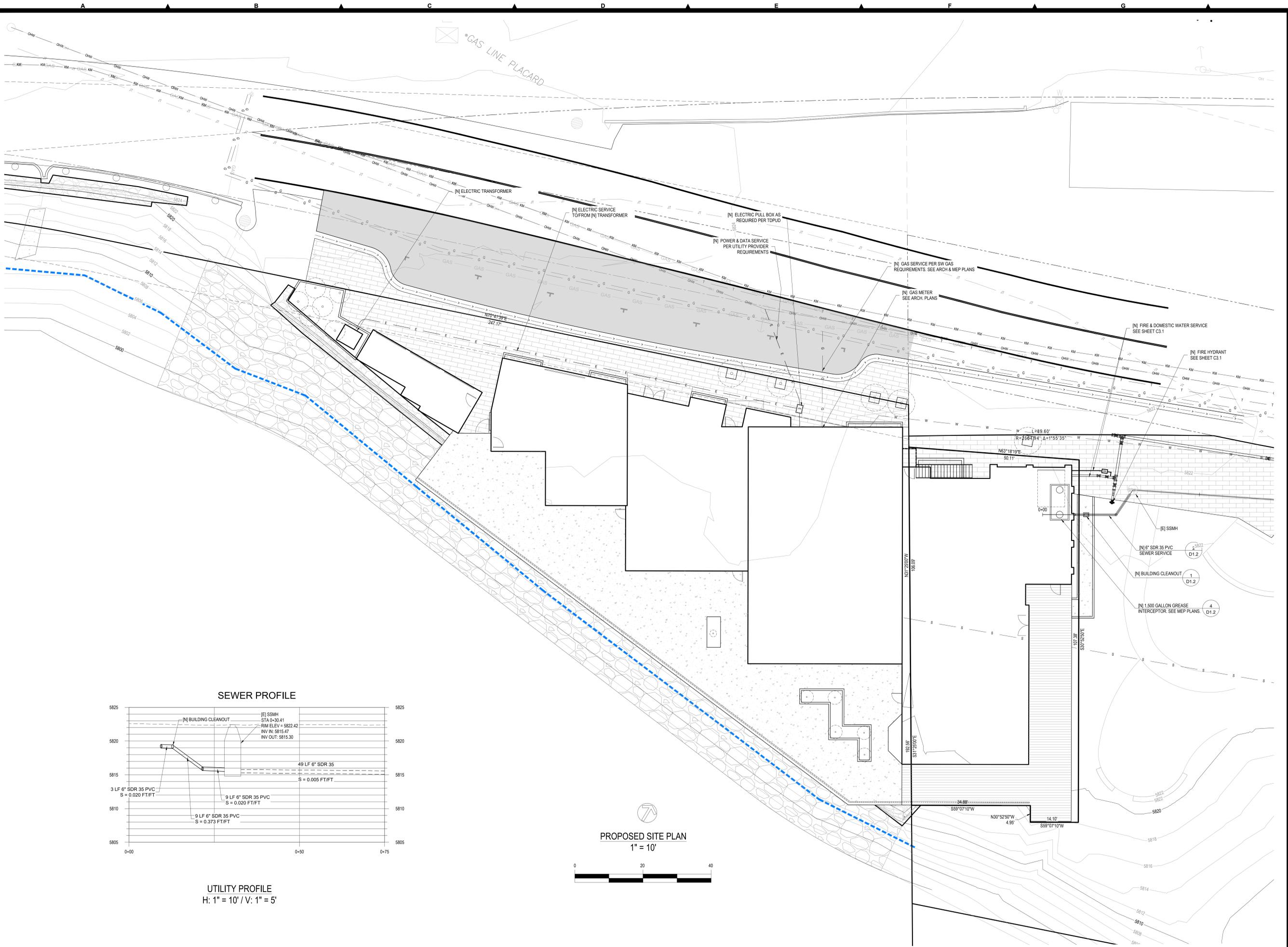
PRR DESIGN & ENGINEERING INC.  
8889 North Lake Blvd., P.O. Box 847  
Kings Beach, California 96149-0847  
Tel: 530-346-4500 www.prrdesign.com

REGISTERED PROFESSIONAL ENGINEER  
No. 76864  
Exp. 12-31-28  
CIVIL  
STATE OF CALIFORNIA

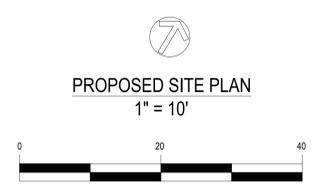
DATE SIGNED:  

10331 & 10251 WEST RIVER STREET  
OLD TRESTLE DISTILLERY  
GRADING PLAN  
APN: 019-120-004 & 019-130-004  
TOWN OF TRUCKEE  
CALIFORNIA

C2.0



**UTILITY PROFILE**  
H: 1" = 10' / V: 1" = 5'



BAR IS ONE INCH AT FULL SCALE  
0 1" IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

DATE: JUNE 3, 2025  
 SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'  
 FILE: P101D TRESTLE 2025

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 8889 North Lake Blvd., P.O. Box 847  
 Kings Beach, California 95945-0847  
 Tel: 530-346-4500 www.prdet.com

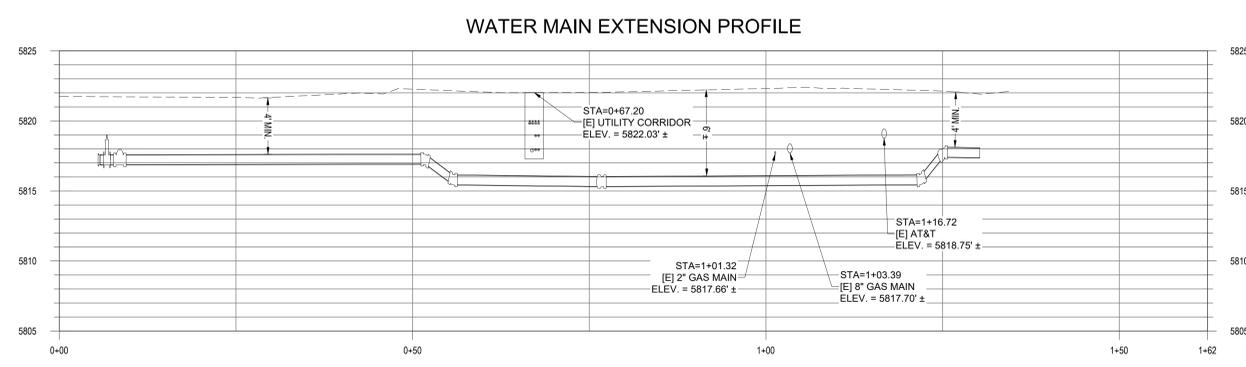
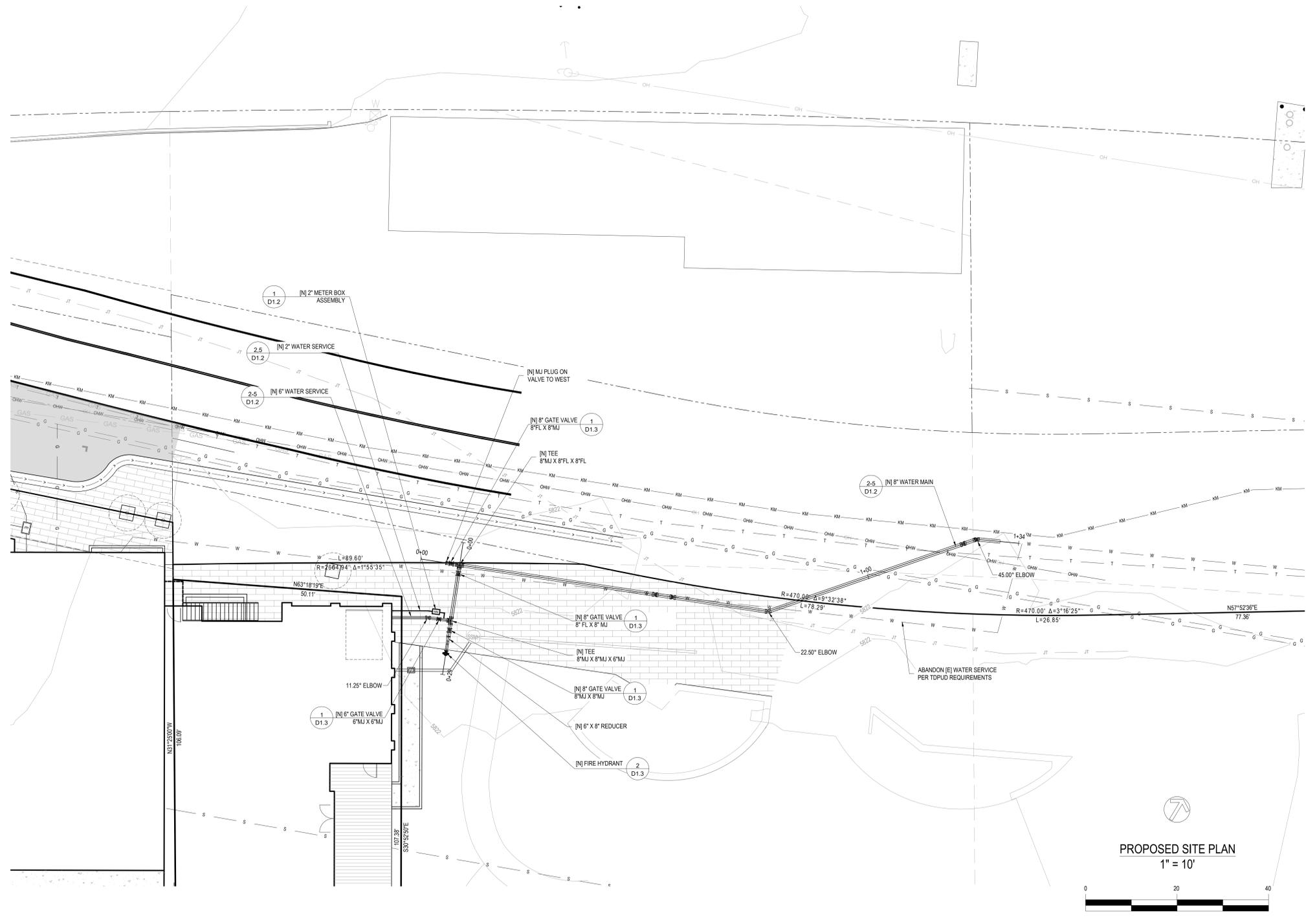
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 No. 76864  
 Exp. 12-31-28  
 CIVIL  
 STATE OF CALIFORNIA

DATE SIGNED: \_\_\_\_\_

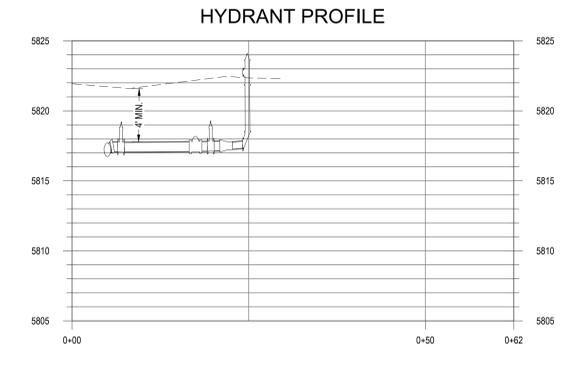
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 OLD TRESTLE DISTILLERY  
 CALIFORNIA

**UTILITY PLAN**  
 APN: 019-120-004 & 019-130-004  
 TOWN OF TRUCKEE

**C3.0**



**UTILITY PROFILE**  
H: 1" = 10' / V: 1" = 5'



**UTILITY PROFILE**  
H: 1" = 10' / V: 1" = 5'

BAR IS ONE INCH AT FULL SCALE  
0 1' IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

REV. DATE

PRJ. ENG. / JRL DATE: JUNE 3, 2025  
DRAWN: JRL  
SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'  
FILE: P101D TRESTLE 2025

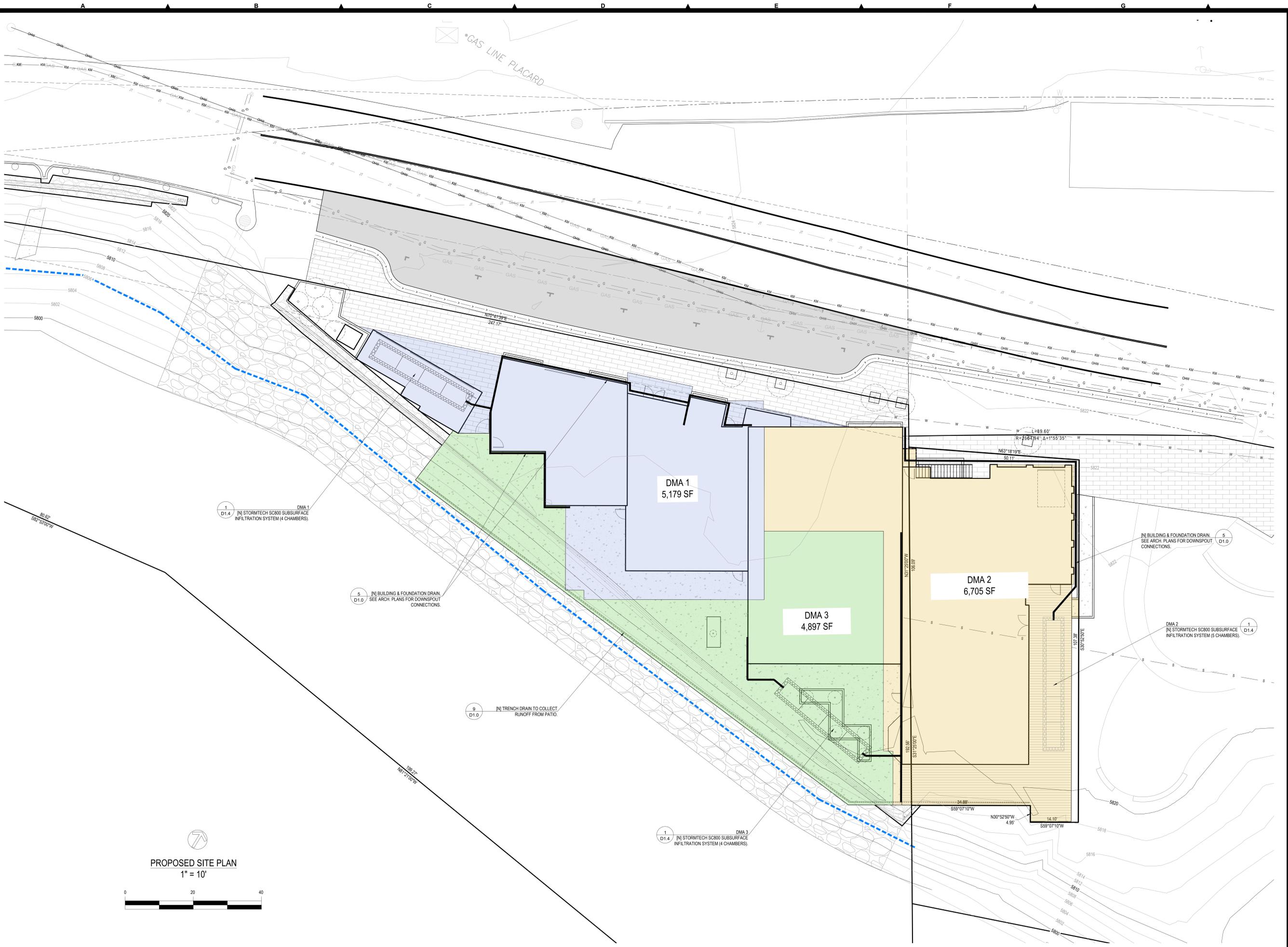
**PDR DESIGN & ENGINEERING INC.**  
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**PROFESSIONAL SEAL**  
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OLD TRESTLE DISTILLERY  
UTILITY PLAN  
APN: 019-120-004 & 019-130-004  
TOWN OF TRUCKEE  
CALIFORNIA

**C3.1**



PROPOSED SITE PLAN  
1" = 10'



\*GAS LINE PLACARD

DMA 1  
5,179 SF

DMA 3  
4,897 SF

DMA 2  
6,705 SF

1  
D1.4  
INI STORMTECH SC800 SUBSURFACE INFILTRATION SYSTEM (4 CHAMBERS)

5  
D1.0  
INI BUILDING & FOUNDATION DRAIN. SEE ARCH. PLANS FOR DOWNSPOUT CONNECTIONS.

9  
D1.0  
INI TRENCH DRAIN TO COLLECT RUNOFF FROM PATIO.

1  
D1.4  
DMA 3  
INI STORMTECH SC800 SUBSURFACE INFILTRATION SYSTEM (4 CHAMBERS)

DMA 2  
INI STORMTECH SC800 SUBSURFACE INFILTRATION SYSTEM (5 CHAMBERS)

INI BUILDING & FOUNDATION DRAIN. SEE ARCH. PLANS FOR DOWNSPOUT CONNECTIONS.

BAR IS ONE INCH AT FULL SCALE  
0 1'

IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

DATE: JUNE 3, 2025  
SCALE: HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 10'  
FILE: P101D TRESTLE 2025

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DATE SIGNED: \_\_\_\_\_

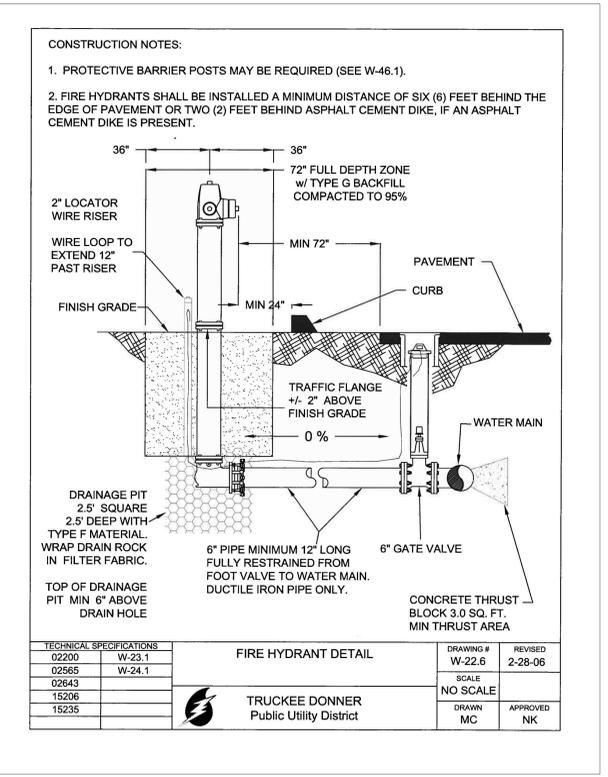
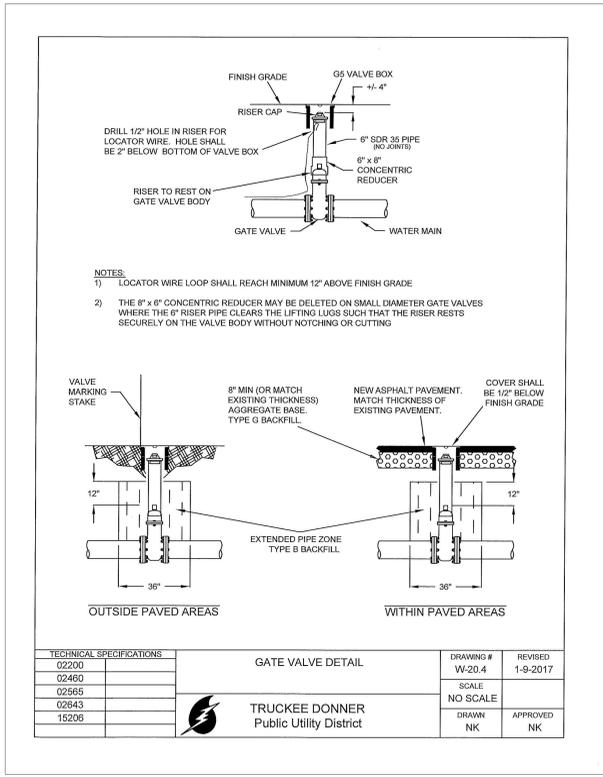
10331 & 10257 WEST RIVER STREET  
DRAINAGE PLAN  
APN: 019-120-004 & 019-130-004  
TOWN OF TRUCKEE CALIFORNIA

C4.0









GATE VALVE 1

FIRE HYDRANT 2

RESERVED 3

RESERVED 4

RESERVED 5

RESERVED 6

RESERVED 7

RESERVED 8

BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION	DATE	REV.

DATE: JUNE 3, 2025  
SCALE: HORIZONTAL: VERTICAL:  
FILE: P101D TRESTLE 2025

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CIVIL DETAILS  
APN: 019-120-004 & 019-130-004  
TOWN OF TRUCKEE CALIFORNIA

**D1.3**





**WATER EFFICIENT LANDSCAPE NOTE:**

INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).

NON-RESIDENTIAL: INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 100% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF IS NOT ALLOWED IN NON-RESIDENTIAL PROJECTS.

TURF (IF UTILIZED) IS LIMITED TO SLOPES NOT EXCEEDING 5% AND IS NOT USED IN PARKWAYS LESS THAN 10 FEET IN WIDTH.

IRRIGATION CONTROLLERS USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.

PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.

AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

AREAS LESS THAN 10 FEET IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

A PRIVATE LANDSCAPE SUBMETER IS INSTALLED AT NON-RESIDENTIAL LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUB-METER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

**SNOW STORAGE / OFF-HAUL PLAN**

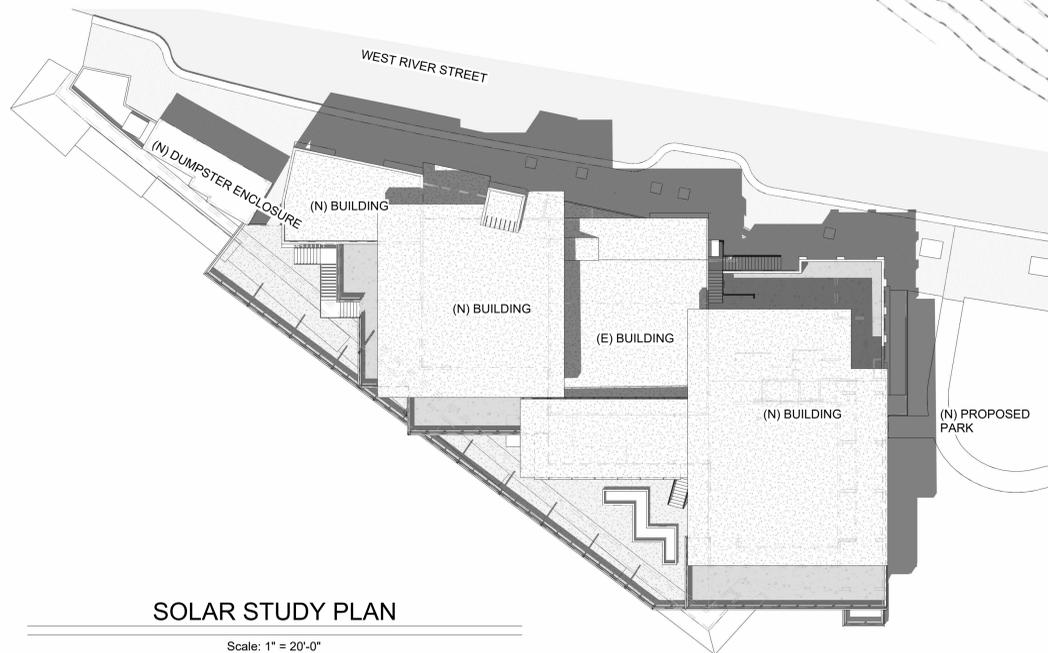
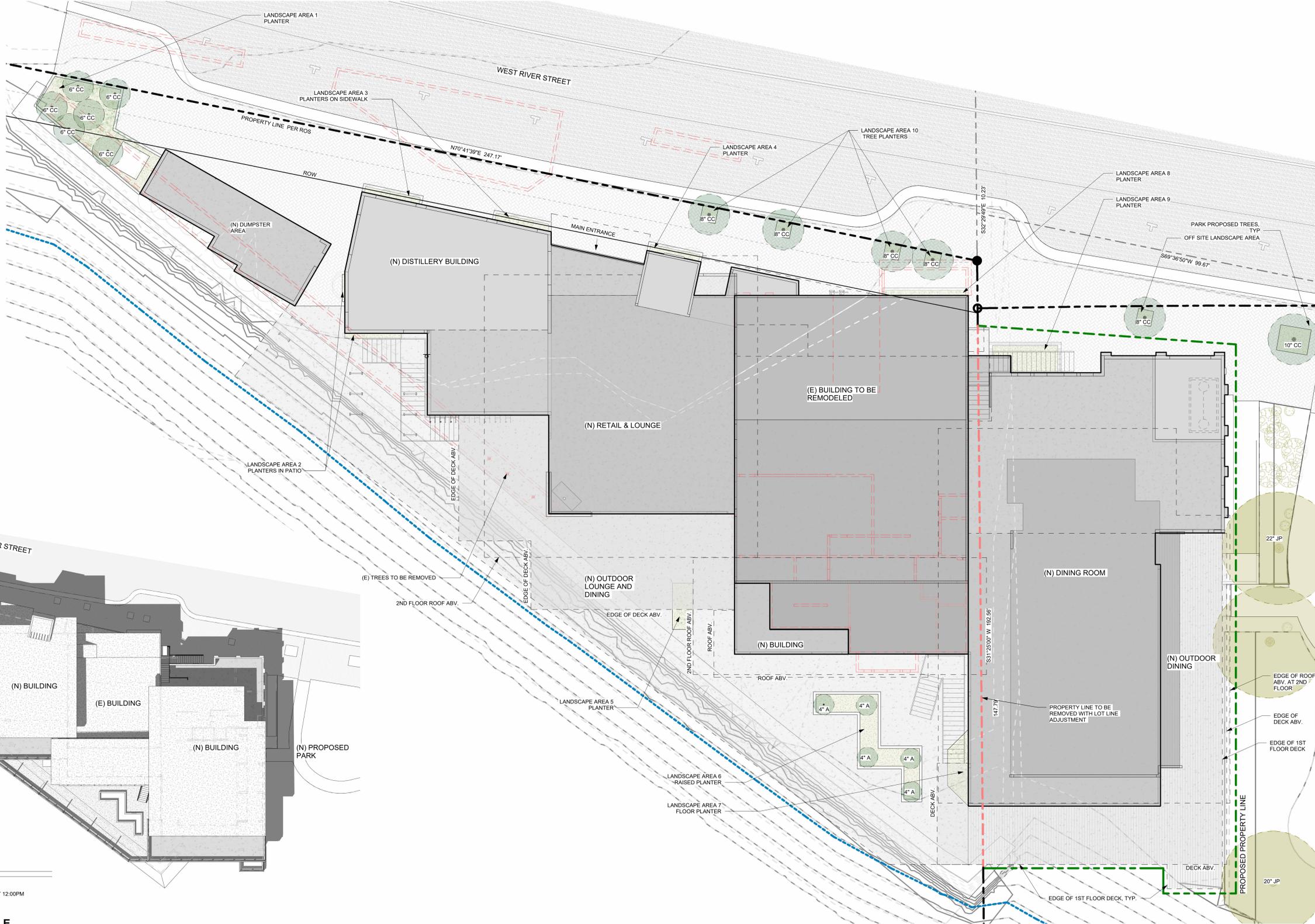
EXISTING CONDITIONS TO REMAIN. SNOW STORAGE AREAS TBD PENDING TRUCKEE ENGINEERING APPROVAL.

SNOW LOAD = 171 PSF

FOR PROJECTS LESS THAN 200 PSF, THE REQUIRED SNOW STORAGE AREA SHALL EQUAL AT LEAST 50% OF THE TOTAL PARKING AND DRIVEWAY AREA. UP TO HALF OF THE REQUIRED ONSITE SNOW STORAGE MAY BE LOCATED WITHIN A SNOW STORAGE EASEMENT (18.30.130)

TOTAL VEHICLE, PEDESTRIAN AND UTILITIES ACCESS AREA TO BE CLEARED OF SNOW 764 SF

764 SF \* 50% = 382 SF REQUIRED SNOW STORAGE



**SOLAR STUDY PLAN**

Scale: 1" = 20'-0"

SHADOWS PRODUCED BY THE PROPOSED STRUCTURE ON DECEMBER 21st AT 12:00PM

**PLANTING LEGEND AND SCHEDULE**

REFER TO SITE AND EROSION CONTROL PLAN FOR ADDITIONAL LEGEND

**PLANTING SCHEDULE - STREET IMPROVEMENTS**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE AT PLANTING
	CC	Western Chokecherry <sup>1</sup>	Prunus Virginiana 'demisa'	12 *	24" Box Tree
	MS	Mountain Spiraea <sup>1</sup>	Spiraea splendens	19 *	5 Gal
	TB	Thimbleberry <sup>1</sup>	Rubus parviflorus	N/A - SEEDS	N/A
	VH	Vine - Hops <sup>2</sup>	Humulus lupulus	10 *	5 Gal
	WBH	Fringe Bleeding Heart <sup>2</sup>	Dicentra eximia	13 *	5 Gal

\*TOTALS ONLY INCLUDE TREES AND SHRUBS IN STREET FRONTAGE AREA.

PER TOWN OF TRUCKEE RECOMMENDED PLANT LIST:

<sup>1</sup> NATIVE VEGETATION

<sup>2</sup> ADAPTED VEGETATION

**PLANTING SCHEDULE - ON SITE LANDSCAPING**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE AT PLANTING
	A	Aspen <sup>1</sup>	Populus Tremuloides	5	24" Box Tree
	MS	Mountain Spiraea <sup>1</sup>	Spiraea splendens	5	5 Gal
	TB	Thimbleberry <sup>1</sup>	Rubus parviflorus	N/A - SEEDS	N/A
	VH	Vine - Hops <sup>2</sup>	Humulus lupulus	14	5 Gal
	WBH	Fringe Bleeding Heart <sup>2</sup>	Dicentra eximia	2	5 Gal

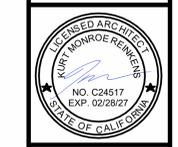
**TABLE OF PROPOSED LANDSCAPED AREAS**

AREA 1	224 S.F.
AREA 2	14 S.F.
AREA 3	27 S.F.
AREA 4	16 S.F.
AREA 5	37 S.F.
AREA 6	127 S.F.
AREA 7	67 S.F.
AREA 8	16 S.F.
AREA 9	55 S.F.
AREA 10	27 S.F.
<b>TOTAL ON SITE LANDSCAPING</b>	<b>610 S.F.</b>
<b>TOTAL OFF SITE LANDSCAPING</b>	<b>18 SF</b>

**MANDATORY LANDSCAPING CALCULATIONS**

PER DEVELOPMENT CODE SECTION 18.40.040, SUBSECTION C "STREET BUFFER LANDSCAPING".  
 LINEAR FEET OF STREET FRONTAGE: 208'  
 REQUIRED TREES: 208/20 = 10.4 = 11 TREES  
 REQUIRED SHRUBS: 208/5 = 42 SHRUBS  
 SEE PLANTING SCHEDULE FOR PROVIDED QUANTITIES OF TREES AND SHRUBS.

ADAPTED HIGH WATER LANDSCAPING: 6.8%  
 ADAPTED MODERATE AND LOW WATER LANDSCAPE: 29%  
 NATIVE LANDSCAPING: 64%  
 DROUGHT RESISTANT LANDSCAPING: 100%



**LANDSCAPING PLAN**

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



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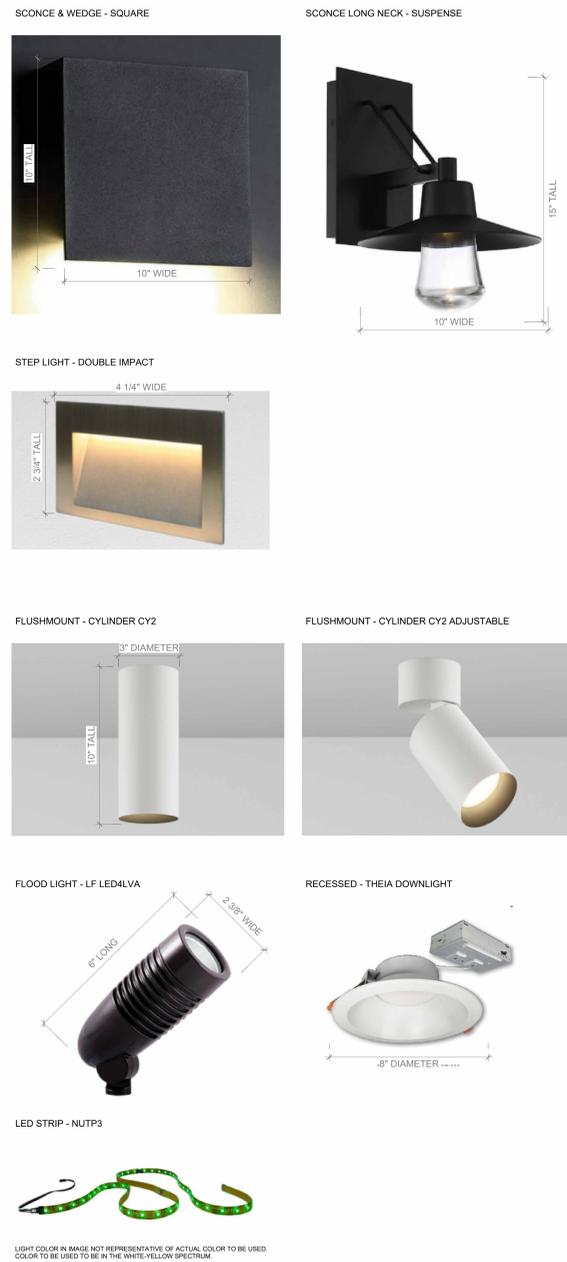
**ELECTRICAL LEGEND**

- OUTLET - 110V DUPLEX
- GROUND FAULT INTERRUPT
- WEATHER PROOF
- GAS OUTLET
- HOSE BIB
- YARD HYDRANT
- DATA (ETHERNET, CAT 5, ETC. - COORDINATE w/ OWNER)
- CABLE TELEVISION / SATELLITE DISH OUTLET
- SINGLE POLE SWITCH w/ VARIOUS PROPERTIES AS INDICATED BELOW:
  - 3 = 3-WAY
  - 4 = 4-WAY
  - A = ASTRONOMICAL TIME CLOCK
  - D = DIMMER
  - J = DOOR JAMB SENSOR
  - M = MOTION SENSOR (OUTDOOR)
  - O = OCCUPANCY SENSOR (INDOOR)
  - P = PHOTO CONTROL
  - V = VACANCY SENSOR
  - S = SAFETY
- PUSH BUTTON
- GARBAGE DISPOSAL
- 110v SMOKE DETECTOR (SD) AND/OR CARBON MONOXIDE ALARM (CO)
- EXHAUST FAN - RECESSED
- HIGH EFFICACY (UNO) LIGHT FIXTURE - RECESSED
- HIGH EFFICACY (UNO) LIGHT FIXTURE - RECESSED DIRECTIONAL EYEBALL
- HIGH EFFICACY (UNO) LIGHT FIXTURE - PENDANT
- HIGH EFFICACY (UNO) LIGHT FIXTURE - SURFACE MOUNTED
- HIGH EFFICACY (UNO) LIGHT FIXTURE - SURFACE MOUNTED DIRECTIONAL
- HIGH EFFICACY (UNO) LIGHT FIXTURE - WALL SCONCE - DOWN LIGHT
- HIGH EFFICACY (UNO) LIGHT FIXTURE - STEP LIGHT
- HIGH EFFICACY (UNO) LIGHT FIXTURE - WALL SCONCE - UP AND DOWN LIGHT
- HIGH EFFICACY (UNO) LIGHT FIXTURE - LINEAR, SIZE AND TYPE PER PLAN
- HIGH EFFICACY (UNO) LIGHT FIXTURE - LINEAR LED STRIP

**EMERGENCY LIGHTING LEGEND**

- HIGH EFFICACY (UNO) LIGHT FIXTURE - DIRECTIONAL FLOOD LIGHT
- E = EMERGENCY EGRESS
- S = SAFETY
- M = MOTION LIGHTING - 5 MINUTE TIMER

**LIGHTING FIXTURES IMAGES AND SIZING**



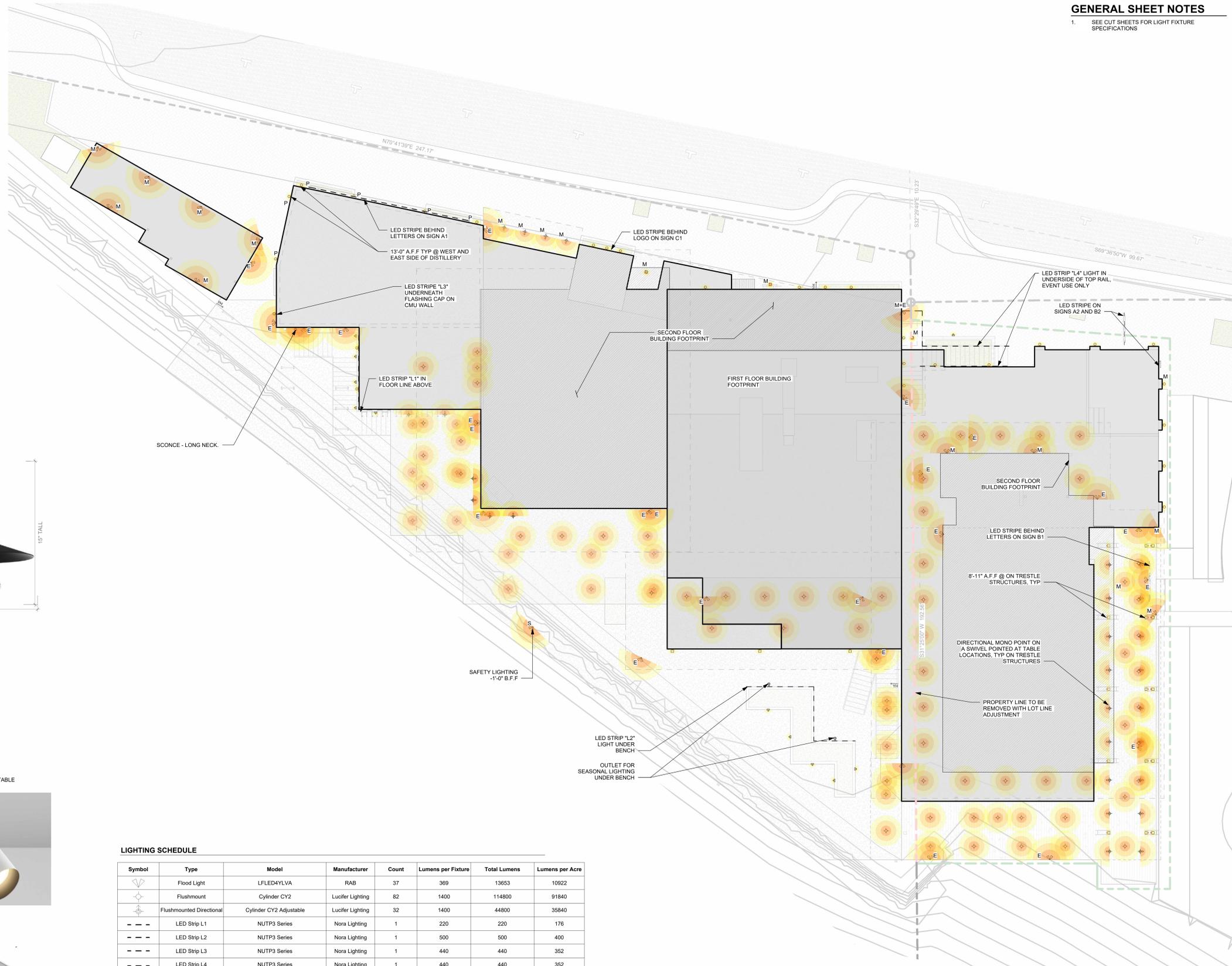
**LIGHTING SCHEDULE**

Symbol	Type	Model	Manufacturer	Count	Lumens per Fixture	Total Lumens	Lumens per Acre
	Flood Light	LFLED4YLVA	RAB	37	369	13653	10922
	Flushmount	Cylinder CY2	Lucifer Lighting	82	1400	114800	91840
	Flushmount Directional	Cylinder CY2 Adjustable	Lucifer Lighting	32	1400	44800	35840
	LED Strip L1	NUTP3 Series	Nora Lighting	1	220	220	176
	LED Strip L2	NUTP3 Series	Nora Lighting	1	500	500	400
	LED Strip L3	NUTP3 Series	Nora Lighting	1	440	440	352
	LED Strip L4	NUTP3 Series	Nora Lighting	1	440	440	352
	LED Strip Light Sign	NUTP3 Series	Nora Lighting	1	500	500	400
	Recessed	Theia Led Downlight	Nora Lighting	1	1920	1920	1536
	Sconce	Square	Modern Forms	28	1400	39200	31360
	Sconce - Long Neck	Suspense	Modern Forms	1	835	835	668
	Step	Double Impact	Lucifer Lighting	11	150	1650	1320
	Wedge	Square	Modern Forms	18	1400	25200	20160
Total Lumens						244158	195326

NOTE: SEE CUT SHEETS FOR MORE INFORMATION, ALL FIXTURES SHALL BE SHIELDED DOWNWARD.

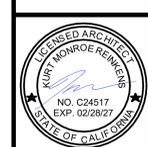
**GENERAL SHEET NOTES**

- SEE CUT SHEETS FOR LIGHT FIXTURE SPECIFICATIONS



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 185 CROCKER AVENUE, SUITE 1  
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 TRUCKEE, CA 96161  
 APN: 019-120-004 & 019-130-004



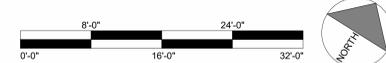
**SITE LIGHTING**  
 DATE:  
 2025-04-07 - Planning 1  
 2025-06-02 - Planning 2

DRAWN: MRMR  
 JOB NO: 230806  
 SHEET:

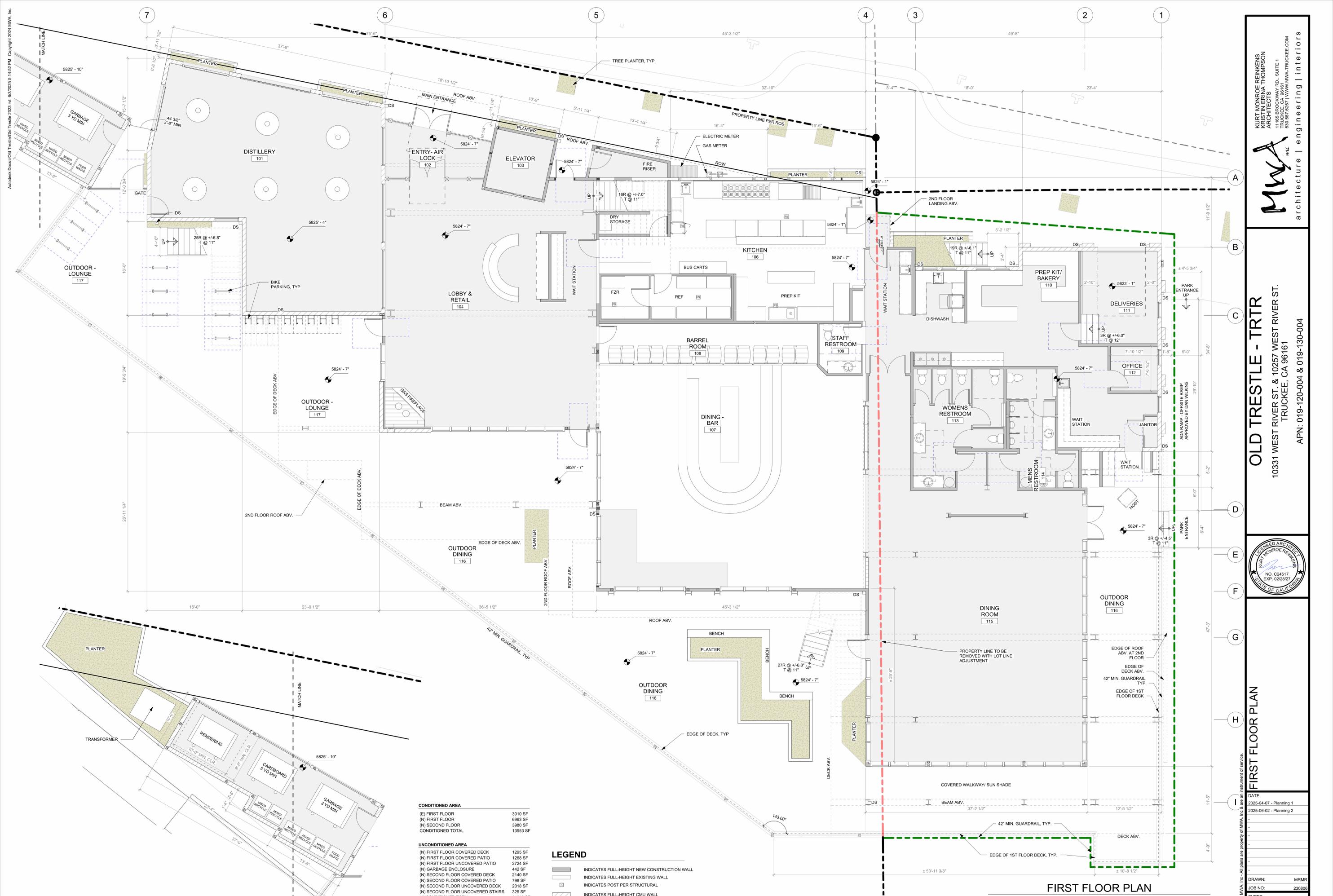
**P-1.4**

**SITE LIGHTING ANALYSIS PLAN**

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



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CONDITIONED AREA	
(E) FIRST FLOOR	3010 SF
(N) FIRST FLOOR	6963 SF
(N) SECOND FLOOR	3980 SF
CONDITIONED TOTAL	13953 SF

UNCONDITIONED AREA	
(N) FIRST FLOOR COVERED DECK	1295 SF
(N) FIRST FLOOR COVERED PATIO	1268 SF
(N) FIRST FLOOR UNCOVERED PATIO	2724 SF
(N) GARBAGE ENCLOSURE	442 SF
(N) SECOND FLOOR COVERED DECK	2140 SF
(N) SECOND FLOOR COVERED PATIO	798 SF
(N) SECOND FLOOR UNCOVERED DECK	2018 SF
(N) SECOND FLOOR UNCOVERED STAIRS	325 SF
UNCONDITIONED TOTAL	11010 SF

**LEGEND**

- INDICATES FULL-HEIGHT NEW CONSTRUCTION WALL
- INDICATES FULL-HEIGHT EXISTING WALL
- INDICATES POST PER STRUCTURAL
- INDICATES FULL-HEIGHT CMU WALL

**GARBAGE ENCLOSURE PLAN**

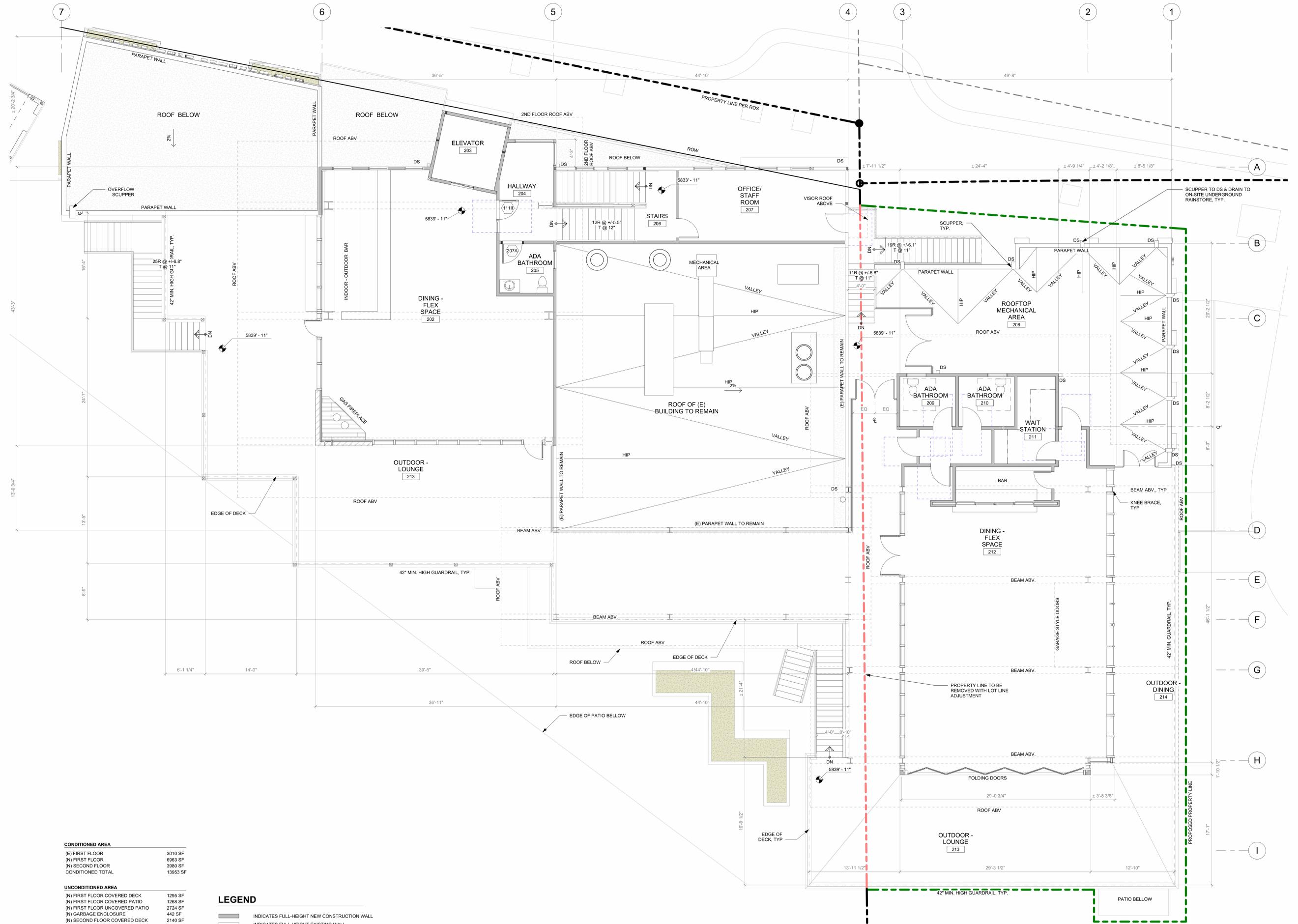
Scale: 3/16" = 1'-0"

**FIRST FLOOR PLAN**

Scale: 3/16" = 1'-0"



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CONDITIONED AREA	
(E) FIRST FLOOR	3010 SF
(N) FIRST FLOOR	6963 SF
(N) SECOND FLOOR	3880 SF
CONDITIONED TOTAL	13953 SF

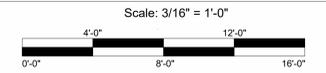
  

UNCONDITIONED AREA	
(N) FIRST FLOOR COVERED DECK	1255 SF
(N) FIRST FLOOR COVERED PATIO	1268 SF
(N) FIRST FLOOR UNCOVERED PATIO	2724 SF
(N) GARBAGE ENCLOSURE	442 SF
(N) SECOND FLOOR COVERED DECK	2140 SF
(N) SECOND FLOOR COVERED PATIO	798 SF
(N) SECOND FLOOR UNCOVERED DECK	2018 SF
(N) SECOND FLOOR UNCOVERED STAIRS	325 SF
UNCONDITIONED TOTAL	11010 SF

**LEGEND**

	INDICATES FULL-HEIGHT NEW CONSTRUCTION WALL
	INDICATES FULL-HEIGHT EXISTING WALL
	INDICATES POST PER STRUCTURAL
	INDICATES FULL-HEIGHT CMU WALL

### SECOND FLOOR PLAN



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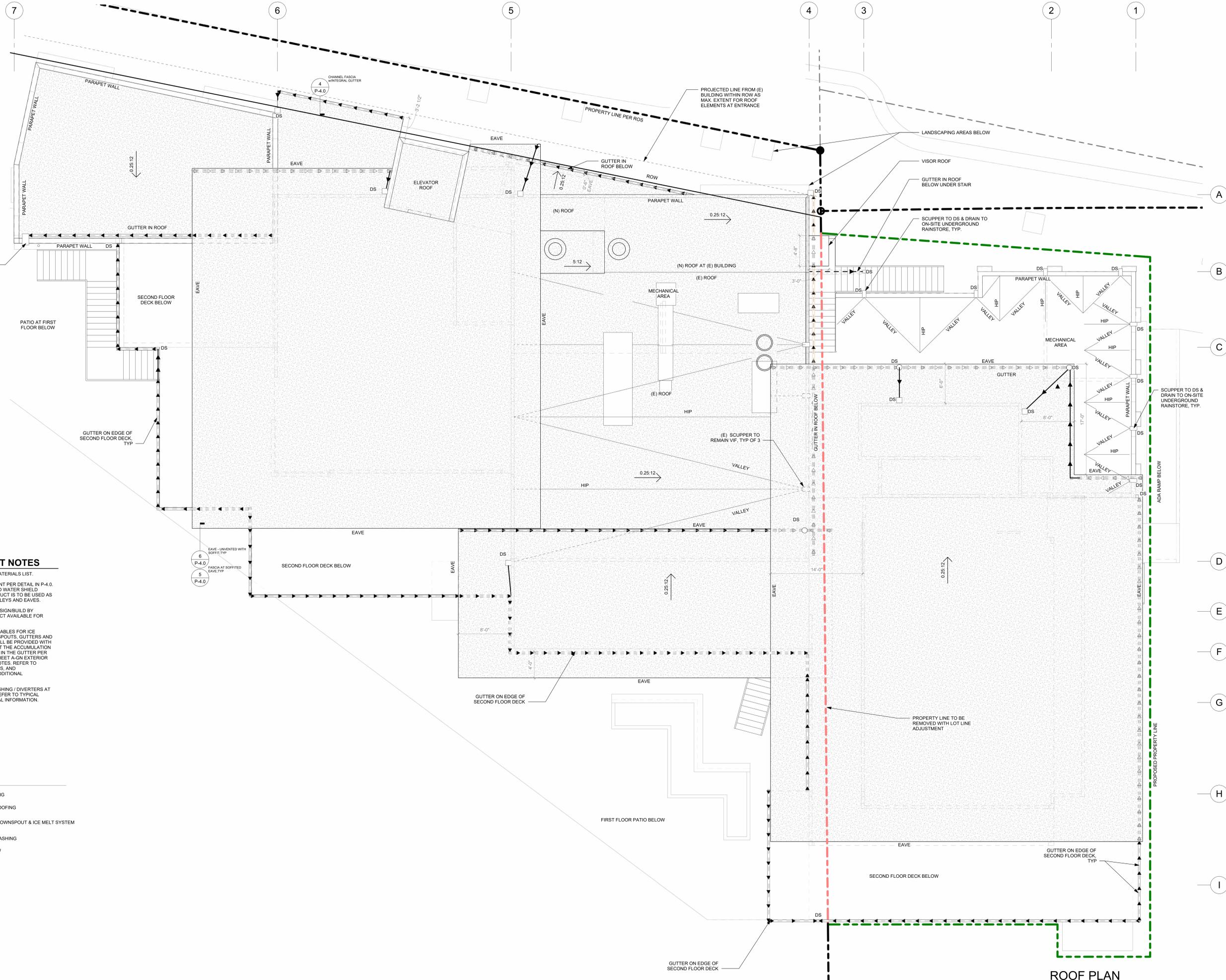
**SECOND FLOOR PLAN**

DATE:  
2025-04-07 - Planning 1  
2025-06-02 - Planning 2

DRAWN: MRMR  
JOB NO: 230806  
SHEET:

**P-2.2**

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**GENERAL SHEET NOTES**

- SEE SHEET P-3.1 FOR MATERIALS LIST.
- ROOFING UNDERLAYMENT PER DETAIL IN P-4.0. WUI-COMPLIANT ICE AND WATER SHIELD ROLLED ROOFING PRODUCT IS TO BE USED AS UNDERLAYMENT AT VALLEYS AND EAVES.
- ALL FLASHING TO BE DESIGN/BUILD BY CONTRACTOR. ARCHITECT AVAILABLE FOR CONSULTATION.
- PROVIDE HEAT TRACE CABLES FOR ICE PROTECTION AT DOWNSPOUTS, GUTTERS AND VALLEYS. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER WUI CODE. SEE ALSO SHEET A-GN EXTERIOR WILDFIRE EXPOSURE NOTES. REFER TO MATERIALS LIST, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PROVIDE KICK-OUT FLASHING / DIVERTERS AT SIDEWALLS. TYPICAL REFER TO TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

**LEGEND**

- FLAT ROOFING
- EXISTING ROOFING
- GUTTER w/ DOWNSPOUT & ICE MELT SYSTEM
- KICK OUT FLASHING
- WALL BELOW
- GUTTER

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KRISTIN LERINA THOMPSON  
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TRUCKEE, CA 96161  
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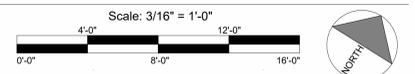
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APN: 019-120-004 & 019-130-004



<b>ROOF PLAN</b>	
DATE:	2025-04-07 - Planning 1
	2025-06-02 - Planning 2
DRAWN:	MRMR
JOB NO:	230806
SHEET:	

**P-2.3**



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### GENERAL SHEET NOTES

- ALL EXTERIOR MATERIALS COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

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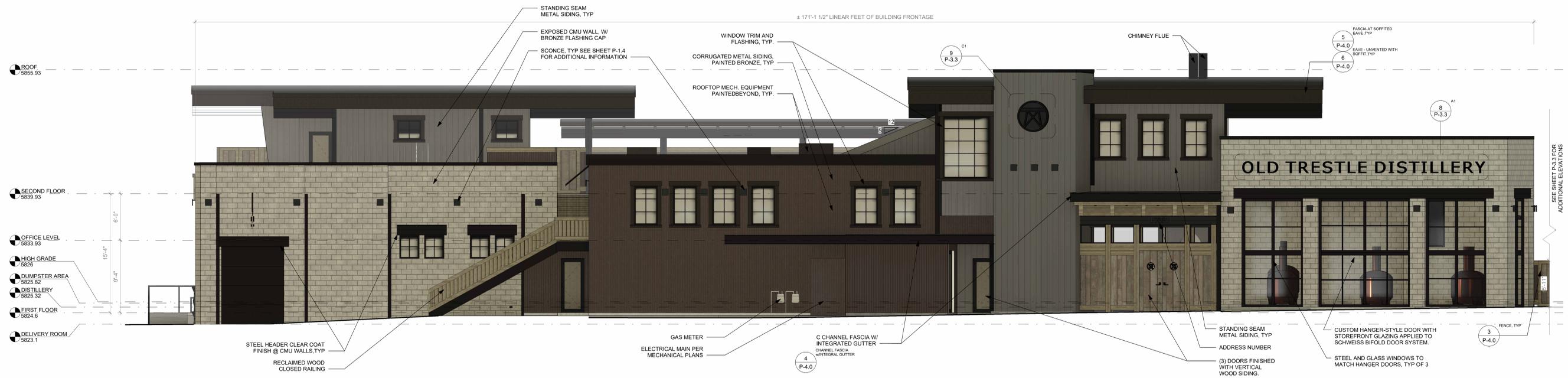
**OLD TRESTLE - TRTR**  
10331 WEST RIVER ST. & 10257 WEST RIVER ST.  
TRUCKEE, CA 96161  
APN: 019-120-004 & 019-130-004



**ELEVATIONS**

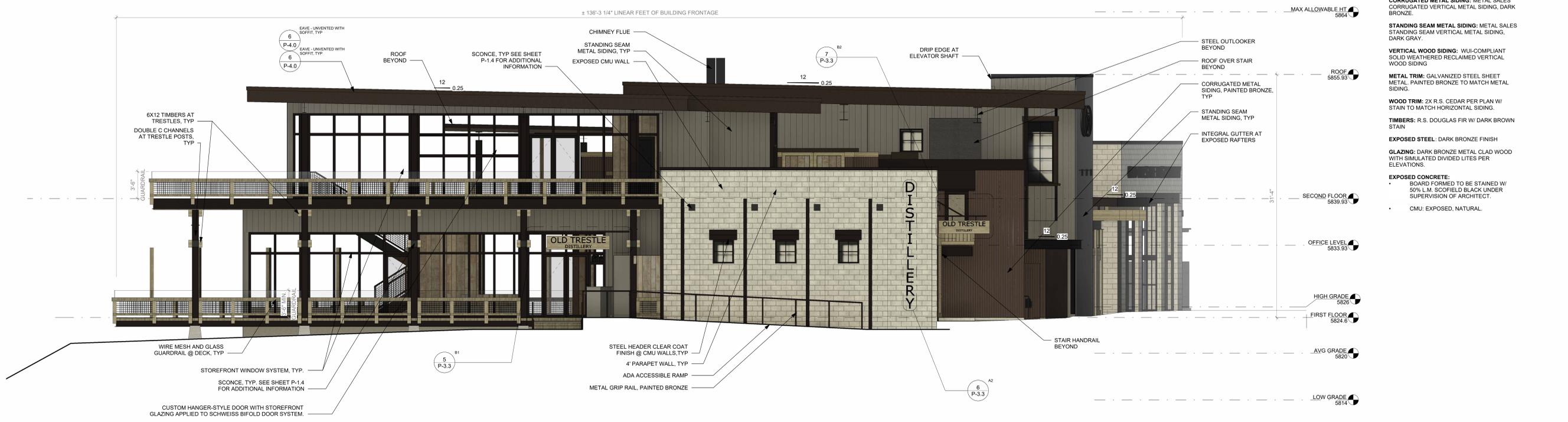
DATE:	2025-04-07 - Planning 1
DATE:	2025-05-29 - Planning 2
DRAWN:	MRMR
JOB NO:	230806
SHEET:	

**P-3.1**



### NORTH ELEVATION

Scale: 3/16" = 1'-0"



### EAST ELEVATION

Scale: 3/16" = 1'-0"

### MATERIALS LIST

NOTE: THE FOLLOWING IS A SUMMARY OF THE PROPOSED EXTERIOR MATERIALS. HATCHES SHOWN MAY NOT BE TO SCALE. ALL EXTERIOR MATERIALS TO BE VERIFIED BY OWNER AND MUST COMPLY WITH THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

**LOW SLOPE ROOFING:** WATERPROOF PVC MEMBRANE BY IB ROOF SYSTEMS, COLOR GRAY.

**SOFFIT:** FRT 2x T&G CEDAR, STAINED TO MATCH SIDING

**METAL FLASHING:** METAL SALES, COLOR DARK BRONZE.

**CORRUGATED METAL SIDING:** METAL SALES CORRUGATED VERTICAL METAL SIDING, DARK BRONZE.

**STANDING SEAM METAL SIDING:** METAL SALES STANDING SEAM VERTICAL METAL SIDING, DARK GRAY.

**VERTICAL WOOD SIDING:** WUI-COMPLIANT SOLID WEATHERED RECLAIMED VERTICAL WOOD SIDING

**METAL TRIM:** GALVANIZED STEEL SHEET METAL, PAINTED BRONZE TO MATCH METAL SIDING.

**WOOD TRIM:** 2X R.S. CEDAR PER PLAN W/ STAIN TO MATCH HORIZONTAL SIDING.

**TIMBERS:** R.S. DOUGLAS FIR W/ DARK BROWN STAIN

**EXPOSED STEEL:** DARK BRONZE FINISH

**GLAZING:** DARK BRONZE METAL CLAD WOOD WITH SIMULATED DIVIDED LITES PER ELEVATIONS.

**EXPOSED CONCRETE:**  
- BOARD FORMED TO BE STAINED W/ 50% L.M. SCOFIELD BLACK UNDER SUPERVISION OF ARCHITECT.  
- CMU: EXPOSED, NATURAL.





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TREES AT STREET FRONTAGE HIDDEN IN THIS IMAGE. SEE SHEET P-1.3 FOR LANDSCAPING PLAN



TREES AT STREET FRONTAGE HIDDEN IN THIS IMAGE. SEE SHEET P-1.3 FOR LANDSCAPING PLAN



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3D IMAGES

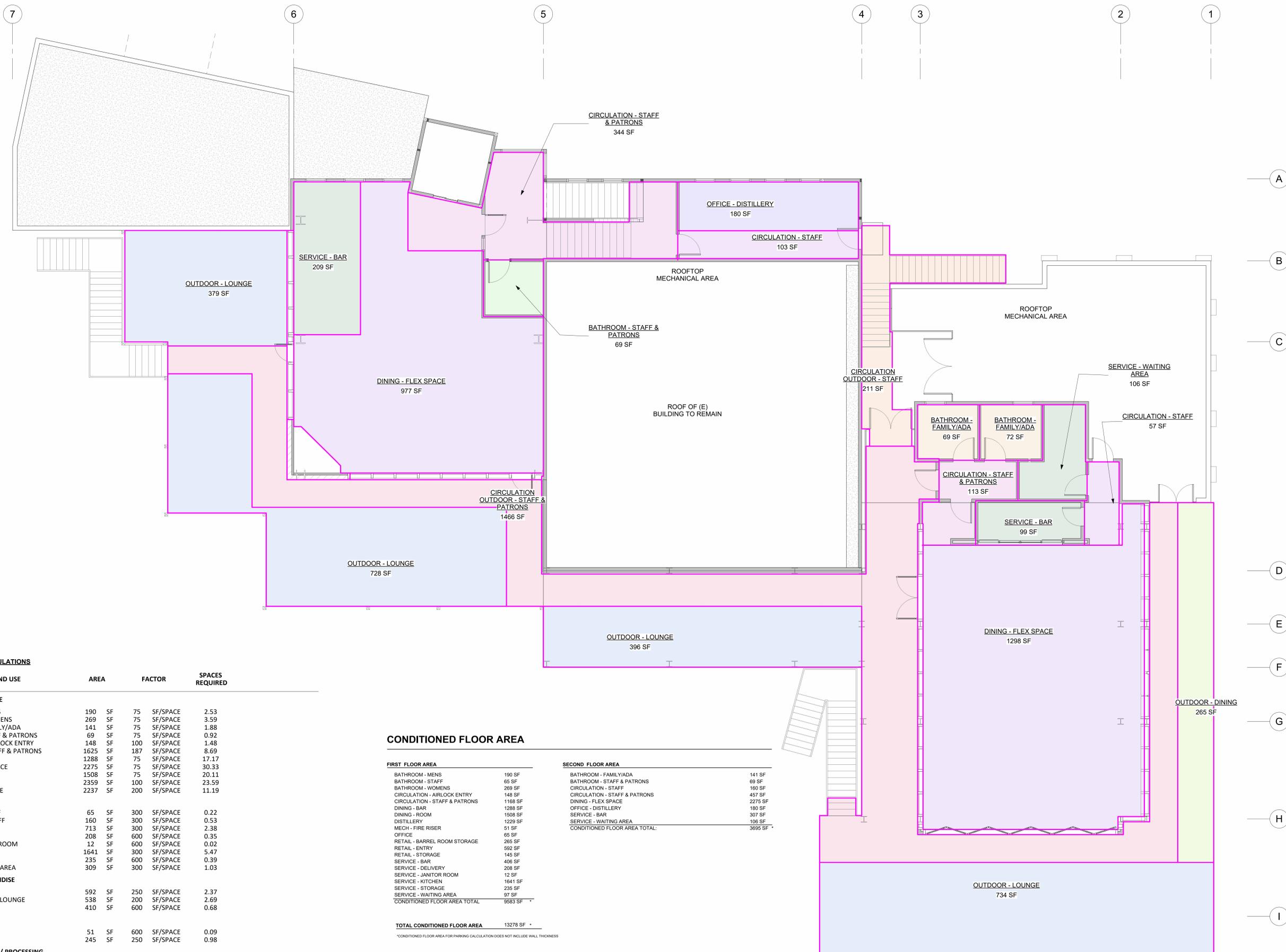
DATE:  
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JOB NO: 230806  
SHEET:

**P-3.5**





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**LAND USE & PARKING CALCULATIONS**

LAND USE	AREA	FACTOR	SPACES REQUIRED
<b>RESTAURANT- TABLE SERVICE</b>			
BATHROOM - MENS	190 SF	75 SF/SPACE	2.53
BATHROOM - WOMENS	269 SF	75 SF/SPACE	3.59
BATHROOM - FAMILY/ADA	141 SF	75 SF/SPACE	1.88
BATHROOM - STAFF & PATRONS	69 SF	75 SF/SPACE	0.92
CIRCULATION - AIRLOCK ENTRY	148 SF	100 SF/SPACE	1.48
CIRCULATION - STAFF & PATRONS	1625 SF	187 SF/SPACE	8.69
DINING - BAR	1288 SF	75 SF/SPACE	17.17
DINING - FLEX SPACE	2275 SF	75 SF/SPACE	30.33
DINING - ROOM	1508 SF	75 SF/SPACE	20.11
OUTDOOR - DINING	2359 SF	100 SF/SPACE	23.59
OUTDOOR - LOUNGE	2237 SF	200 SF/SPACE	11.19
<b>SERVICE</b>			
BATHROOM - STAFF	65 SF	300 SF/SPACE	0.22
CIRCULATION - STAFF	160 SF	300 SF/SPACE	0.53
SERVICE - BAR	713 SF	300 SF/SPACE	2.38
SERVICE - DELIVERY	208 SF	600 SF/SPACE	0.35
SERVICE - JANITOR ROOM	12 SF	600 SF/SPACE	0.02
SERVICE - KITCHEN	1641 SF	300 SF/SPACE	5.47
SERVICE - STORAGE	235 SF	600 SF/SPACE	0.39
SERVICE - WAITING AREA	309 SF	300 SF/SPACE	1.03
<b>RETAIL / GENERAL MERCHANDISE</b>			
RETAIL - ENTRY	592 SF	250 SF/SPACE	2.37
OUTDOOR - RETAIL LOUNGE	538 SF	200 SF/SPACE	2.69
RETAIL - STORAGE	410 SF	600 SF/SPACE	0.68
<b>OFFICE</b>			
MECHANICAL	51 SF	600 SF/SPACE	0.09
OFFICE	245 SF	250 SF/SPACE	0.98
<b>GENERAL MANUFACTURING / PROCESSING</b>			
DISTILLERY & ACCESSORY STORAGE	1229 SF	500 SF/SPACE	3.00
<b>TOTAL LAND USE AREA (INTERIOR+EXTERIOR)</b>	<b>18517 SF</b>		<b>141.67</b>
EXEMPTION FOR RIVERSIDE OUTDOOR DINING			-10.0 EXEMPT*
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>131.67</b>
			<b>21.25</b>
			<b>ROUNDED TO 132 PARKING SPACES</b>
			<b>ROUNDED TO 22 BICYCLE SPACES</b>

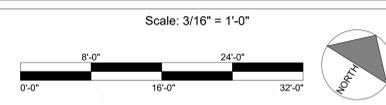
**CONDITIONED FLOOR AREA**

FIRST FLOOR AREA		SECOND FLOOR AREA	
BATHROOM - MENS	190 SF	BATHROOM - FAMILY/ADA	141 SF
BATHROOM - STAFF	65 SF	BATHROOM - STAFF & PATRONS	69 SF
BATHROOM - WOMENS	269 SF	CIRCULATION - STAFF	160 SF
CIRCULATION - AIRLOCK ENTRY	148 SF	CIRCULATION - STAFF & PATRONS	457 SF
CIRCULATION - STAFF & PATRONS	1168 SF	DINING - FLEX SPACE	2275 SF
DINING - BAR	1288 SF	OFFICE - DISTILLERY	180 SF
DINING - ROOM	1508 SF	SERVICE - BAR	307 SF
DISTILLERY	1229 SF	SERVICE - WAITING AREA	106 SF
MECH - FIRE RISER	51 SF	CONDITIONED FLOOR AREA TOTAL:	3695 SF
OFFICE	65 SF		
RETAIL - BARREL ROOM STORAGE	205 SF		
RETAIL - ENTRY	592 SF		
RETAIL - STORAGE	145 SF		
SERVICE - BAR	406 SF		
SERVICE - DELIVERY	208 SF		
SERVICE - JANITOR ROOM	12 SF		
SERVICE - KITCHEN	1641 SF		
SERVICE - STORAGE	235 SF		
SERVICE - WAITING AREA	97 SF		
CONDITIONED FLOOR AREA TOTAL	9583 SF		
<b>TOTAL CONDITIONED FLOOR AREA</b>		<b>13278 SF</b>	

**UNCONDITIONED EXTERIOR AREA**

FIRST FLOOR EXTERIOR		SECOND FLOOR EXTERIOR	
CIRCULATION OUTDOOR - STAFF & PATRONS	2208 SF	CIRCULATION OUTDOOR - STAFF	211 SF
OUTDOOR - DINING	2094 SF	CIRCULATION OUTDOOR - STAFF & PATRONS	1466 SF
OUTDOOR - RETAIL LOUNGE	538 SF	OUTDOOR - DINING	265 SF
SERVICE - OUTDOOR WAITING AREA	107 SF	OUTDOOR - LOUNGE	2237 SF
UNCONDITIONED FLOOR AREA TOTAL:	4946 SF	UNCONDITIONED FLOOR AREA TOTAL:	4179 SF

**SECOND FLOOR AREA PLAN**



\*PER TRUCKEE DEVELOPMENT CODE 18.48.040.H RESTAURANTS ADJACENT TO TRUCKEE RIVER: OUTDOOR SEATING AND DINING AREAS FOR RESTAURANTS ADJACENT TO THE TRUCKEE RIVER SHALL BE EXEMPT FROM COMPLYING WITH THE PARKING REQUIREMENTS OF THIS CHAPTER AND PAYING IN-LIEU PARKING FEES, UP TO A MAXIMUM OF 10 PARKING SPACES.



# PRE-APP PARKING CALCULATION

## PRE-APP PARKING CALCULATION BY MWA

LAND USE	AREA	FACTOR	SPACES REQUIRED
<b>RESTAURANT- TABLE SERVICE</b>			
BATHROOM - MENS	254 SF	75 SF/SPACE	3.39
BATHROOM - STAFF	65 SF	300 SF/SPACE	0.22
BATHROOM - WOMENS	296 SF	75 SF/SPACE	3.95
BATHROOM - FAMILY/ADA	144 SF	300 SF/SPACE	0.48
BATHROOM - STAFF & PATRONS	70 SF	180 SF/SPACE	0.39
CIRCULATION - AIRLOCK ENTRY	158 SF	300 SF/SPACE	0.53
CIRCULATION - STAFF & PATRONS	869 SF	180 SF/SPACE	4.83
CIRCULATION - STAFF	136 SF	300 SF/SPACE	0.45
DINING - BAR	2010 SF	75 SF/SPACE	26.80
DINING - OUTDOOR	3578 SF	100 SF/SPACE	35.78
DINING - CONFERENCE ROOM	941 SF	75 SF/SPACE	12.55
DINING - CONFERENCE ROOM	1040 SF	75 SF/SPACE	13.87
PRIVATE TASTING ROOM - LOUNGE	1164 SF	100 SF/SPACE	11.64
SERVICE - DELIVERY	160 SF	500 SF/SPACE	0.32
SERVICE - JANITOR ROOM	62 SF	300 SF/SPACE	0.21
SERVICE - KITCHEN	1858 SF	300 SF/SPACE	6.19
SERVICE - WAITING AREA	264 SF	300 SF/SPACE	0.88
SERVICE - STORAGE	273 SF	600 SF/SPACE	0.46
SERVICE - BAR	540 SF	300 SF/SPACE	1.80
OUTDOOR SPACE/ GAMES	1012 SF	300 SF/SPACE	3.37
<b>RETAIL / GENERAL MERCHANDISE</b>			
RETAIL - ENTRY	1126 SF	250 SF/SPACE	4.50
RETAIL - OUTDOOR LOUNGE	438 SF	250 SF/SPACE	1.75
RETAIL - STORAGE	380 SF	600 SF/SPACE	0.63
<b>OFFICE</b>			
MECHANICAL	33 SF	500 SF/SPACE	0.07
OFFICE	184 SF	250 SF/SPACE	0.74
<b>GENERAL MANUFACTURING / PROCESSING</b>			
DISTILLERY & ACCESSORY STORAGE	1250 SF	500 SF/SPACE	0.57
<b>TOTAL LAND USE AREA</b>	<b>19466 SF</b>		<b>111.83</b>
(E) BUILDING AREA	3223 SF		
EXEMPTION FOR RIVERSIDE OUTDOOR DINING			-10.0 EXEMPT*
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>141.83 (ROUND TO 142 SPACES)</b> <b>22.77 (ROUNDED 23 BICYCLE SPACES (11% OF 142 SPACES))</b>

## PRE-APP PARKING CALCULATION BY TOWN OF TRUCKEE

LAND USE	Square Feet	Parking Demand	Required
Restaurant, table service and bars/drinking establishments, patron area	6,943 sf	1 per 75 sf	92.6
Restaurant, table service and bars/drinking establishments, service area	3,074 sf	1 per 300 sf	10.3
Outdoor dining	6,192 sf	1 per 100 sf	61.9
Retail, general merchandise	1,579 sf	1 per 250 sf	6.3
Office, accessory to primary use	283 sf	1 per 250 sf	1.1
Beverage production	1,250 sf	1 per 1,000 sf	1.3
<b>Total Parking Demand</b>			<b>174.75</b>
Outdoor dining exemption for restaurants adjacent to the Truckee River	Up to a maximum of 10 spaces		-10
<b>Total Required Spaces (rounded up to next whole number per DC Section 18.48.040.A.3)</b>			<b>165</b>

## CROSS ANALYSIS OF PARKING CALCULATION

LAND USE	AREA	FACTOR	SPACES REQUIRED
<b>RESTAURANT- TABLE SERVICE</b>			
BATHROOM - MENS	254 SF	75 SF/SPACE	3.39
BATHROOM - STAFF	65 SF	300 SF/SPACE	0.22
BATHROOM - WOMENS	296 SF	75 SF/SPACE	3.95
BATHROOM - FAMILY/ADA	144 SF	300 SF/SPACE	0.48
BATHROOM - STAFF & PATRONS	70 SF	180 SF/SPACE	0.39
CIRCULATION - AIRLOCK ENTRY	158 SF	300 SF/SPACE	0.53
CIRCULATION - STAFF & PATRONS	869 SF	180 SF/SPACE	4.83
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<b>OFFICE</b>			
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OFFICE	184 SF	250 SF/SPACE	0.74
<b>GENERAL MANUFACTURING / PROCESSING</b>			
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<b>TOTAL LAND USE AREA</b>	<b>19466 SF</b>		<b>151.83</b>
(E) BUILDING AREA	3223 SF		
EXEMPTION FOR RIVERSIDE OUTDOOR DINING			-10.0 EXEMPT*
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>141.83 (ROUND TO 142 SPACES)</b> <b>22.77 (ROUNDED 23 BICYCLE SPACES)</b>

Restaurant, table service and bars/drinking establishments, patron area

Outdoor dining

Restaurant, table service and bars/drinking establishments, service area

Retail, general merchandise

Office, accessory to primary use

# PROPOSED PARKING CALCULATION REFERENCES

TABLE 3-8 PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type	Vehicle Spaces Required
Retail Trade	
Automobile, mobile home, vehicle, machinery and parts sale	1 space per each 400 sq. ft. of gross floor area, plus 1 space per each 3,000 sq. ft. of outdoor display and sales service area, plus 1 space per each 300 sq. ft. of gross floor area for a parts department.
Building material sales, hardware stores, plant nurseries and garden supply sales	1 space per each 300 sq. ft. of gross floor area, plus 1 space per each 1,000 sq. ft. of outdoor display and sales area.
Convenience stores	1 space per each 200 sq. ft. of gross floor area.
Restaurants, table service; bars and drinking establishments	1 space per each 75 sq. ft. of gross floor area for patrons, plus 1 space per each 300 sq. ft. of service area, plus one space per each 100 sq. ft. of outdoor dining area. See Section 18.48.040.H regarding restaurants adjacent to the Truckee River.
Restaurants, fast food; restaurants, drive-in or with drive-through facilities; restaurants, coffee shop	1 space per each 100 sq. ft. of gross floor area, plus 1 space per each 100 sq. ft. of outdoor dining area.
Retail stores	
General merchandise, second hand stores	1 space per each 250 sq. ft. of gross sales area, plus 1 space per each 600 sq. ft. of storage area, and 1 space per each company vehicle.
Furniture, furnishings, and equipment and warehouse retail stores	1 space per each 500 sq. ft. of gross floor area and 1 space per each company vehicle.
Shopping centers	1 space per each 250 sq. ft. of gross floor area for centers of less than 30,000 sq. ft. and 1 space per each 300 sq. ft. of gross floor area for centers of 30,000 sq. ft. or more.

USING STORAGE AREA FACTOR FOR RETAIL AND SERVICE STORAGE AREAS

## FACTOR CALCULATION FOR CIRCULATION AREAS

PATRON CIRCULATION AREA FACTOR	75 SF/SPACE
SERVICE CIRCULATION AREA FACTOR	300 SF/SPACE
AVERAGE CIRCULATION AREA FACTOR	$75+300 \div 2 = 187.5$ 187 SF/SPACE

## FACTOR CALCULATION FOR OUTDOOR GAME AREA

AREA DESIGNED TO FUNCTION AS A BOCCIE BALL COURT. GAME IS PLAYED BY 4 PLAYERS AT A TIME.	
TOTAL OUTDOOR GAME AREA:	985 SF
TOTAL USE OF AREA:	$985 \div 4 = 246$
FACTOR USED:	250 SF/SPACE

# PARKING CALCULATION SUGGESTED FOR LOUNGE AREAS

## DINING

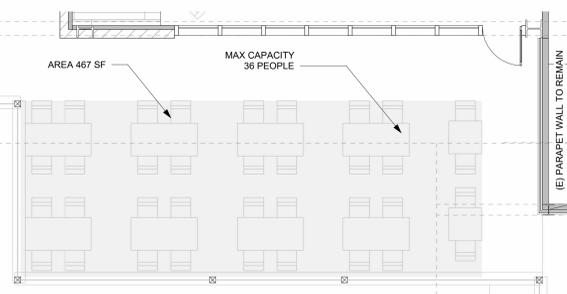
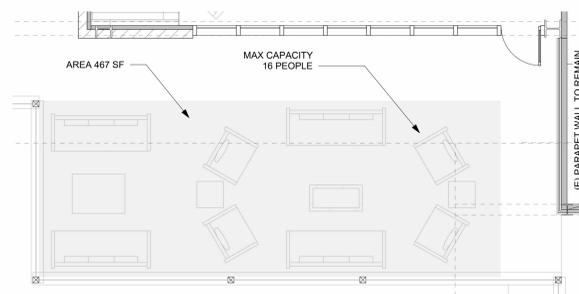


TABLE SITTING EXHIBIT PLAN

Scale: 3/16" = 1'-0"

## LOUNGE



LOUNGE SITTING EXHIBIT PLAN

Scale: 3/16" = 1'-0"

# PROPOSED PARKING CALCULATION

LAND USE	AREA	FACTOR	SPACES REQUIRED
<b>RESTAURANT- TABLE SERVICE</b>			
BATHROOM - MENS	190 SF	75 SF/SPACE	2.53
BATHROOM - WOMENS	269 SF	75 SF/SPACE	3.59
BATHROOM - FAMILY/ADA	141 SF	75 SF/SPACE	1.88
BATHROOM - STAFF & PATRONS	69 SF	75 SF/SPACE	0.92
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CIRCULATION - STAFF & PATRONS	1625 SF	187 SF/SPACE	8.69
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CIRCULATION - STAFF	160 SF	300 SF/SPACE	0.53
SERVICE - BAR	713 SF	300 SF/SPACE	2.38
SERVICE - DELIVERY	208 SF	600 SF/SPACE	0.35
SERVICE - JANITOR ROOM	12 SF	600 SF/SPACE	0.02
SERVICE - KITCHEN	1641 SF	300 SF/SPACE	5.47
SERVICE - STORAGE	235 SF	600 SF/SPACE	0.39
SERVICE - WAITING AREA	309 SF	300 SF/SPACE	1.03
<b>RETAIL / GENERAL MERCHANDISE</b>			
RETAIL - ENTRY	592 SF	250 SF/SPACE	2.37
OUTDOOR - RETAIL LOUNGE	538 SF	200 SF/SPACE	2.69
RETAIL - STORAGE	410 SF	600 SF/SPACE	0.68
<b>OFFICE</b>			
MECHANICAL	51 SF	600 SF/SPACE	0.09
OFFICE	245 SF	250 SF/SPACE	0.98
<b>GENERAL MANUFACTURING / PROCESSING</b>			
DISTILLERY & ACCESSORY STORAGE	1229 SF	500 SF/SPACE	3.00
<b>TOTAL LAND USE AREA (INTERIOR+EXTERIOR)</b>	<b>18517 SF</b>		<b>141.67</b>
EXEMPTION FOR RIVERSIDE OUTDOOR DINING			-10.0 EXEMPT*
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>131.67 (ROUND TO 132 PARKING SPACES)</b> <b>21.25 (ROUNDED 22 BICYCLE SPACES)</b>

# OCCUPANCY ANALYSIS

## OUTDOOR TABLE SITTING ANALYSIS

PER DEVELOPMENT CODE	100 SF/SPACE
IN EXHIBIT AREA	467/100 = 4.67 5 PARKING SPACES

## TABLE SITTING OCCUPANCY ANALYSIS AS SHOWN IN EXHIBIT

AT TABLE SITTING AREA MAX CAPACITY OF PATRONS IS 36 PEOPLE.
PER DEVELOPMENT CODE 36 PEOPLE = 5 PARKING SPACES

## LOUNGE SITTING AREA ANALYSIS

AT LOUNGE SITTING AREA MAX CAPACITY OF PATRONS IS 16 PEOPLE.
--

## PROPOSED ANALYSIS:

36 PEOPLE = 5 PARKING SPACES
16 PEOPLE = 2.22 = 3 PARKING SPACES

## SUGGESTED FACTOR: 200 SF/SPACE