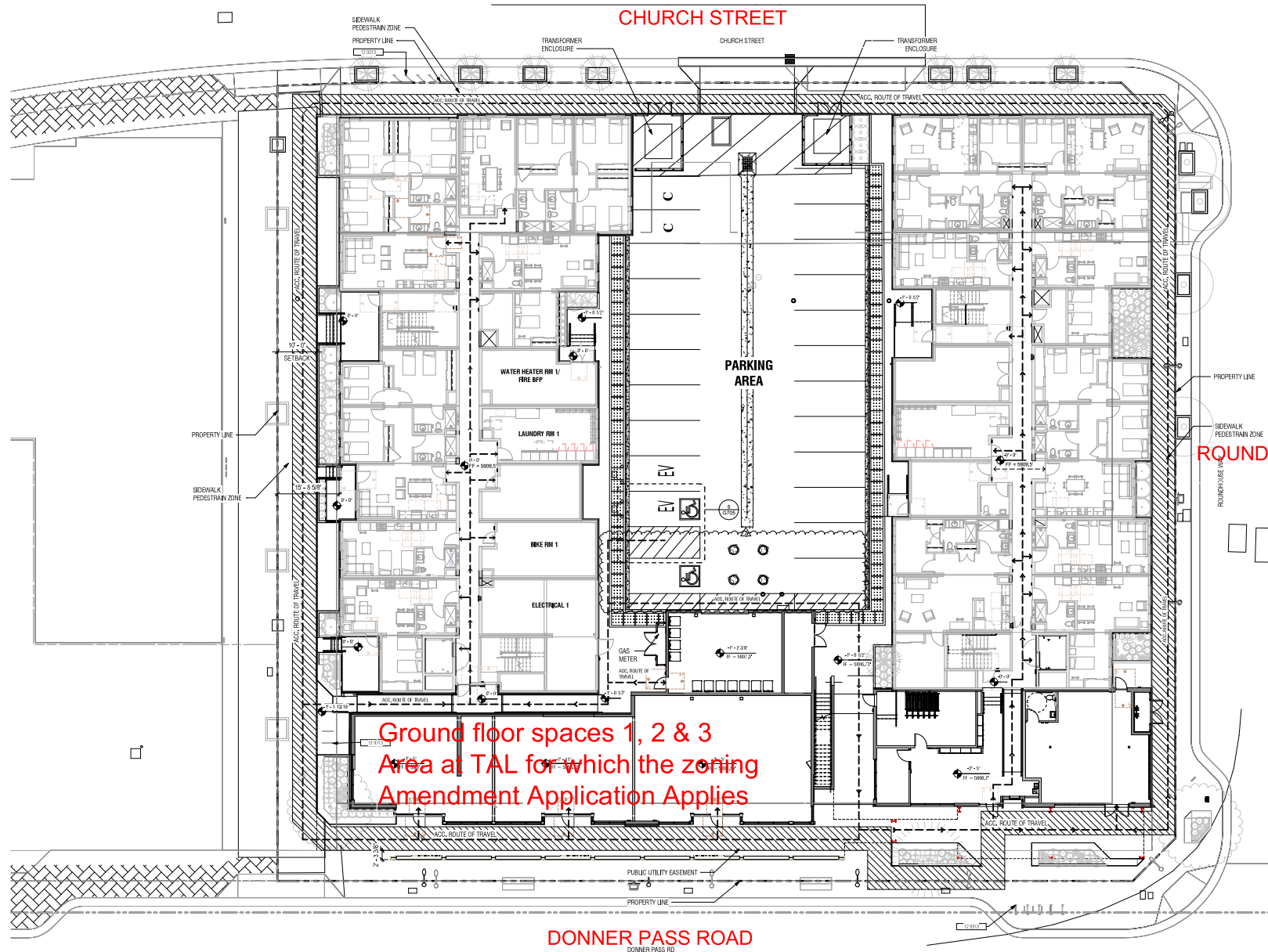


**PLANNING COMMISSION RESOLUTION 2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE  
RECOMMENDING APPROVAL OF AMENDMENTS TO THE TRUCKEE RAILYARD MIXED-  
USE DEVELOPMENT MASTER PLAN AND THE TAHOE TRUCKEE COMMUNITY  
FOUNDATION ZONING CLEARANCE**

**EXHIBIT “D”**

**TAHOE TRUCKEE COMMUNITY FOUNDATION PLANS**



# SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-406 FOR RAMPS.
2. BATHROOM ROOM ON SECOND FLOOR WILL BE USED AS RECREATIONAL AMENITY FOR AGES 13-17.
3. SEE CIVIL FOR SITE CONTOURS

# KEY NOTES

12-5000 HIGGINS

# LEGEND

- FACTORY BUILT - SEE HCD STATE PERMIT SET
- ACCESSIBLE PATH OF TRAVEL AND DIRECTION
- MIN. 7'-0" WIDE CLEAR PATH OF TRAVEL ALONG ALL FRONTS
- FIRE HYDRANT, SCD

**lowney arch**

510.836.5400 | lowneyarch.com  
3800 17th Street, Suite 200 | Oakland, CA 94612

**Truckee Artist  
Lofts**

**Downtown Truckee  
Investors, LP**

9848 Donner Pass Road, Truckee, CA 96161  
APN: APN 010-042-004

**OWNER**  
DOWNTOWN TRUCKEE INVESTORS LP

1724 10TH STREET, SUITE 120  
SACRAMENTO, CA 95811

Phone: 916.446.4040

**ARCHITECT**  
LOWNEY ARCHITECTURE

980 17th Street, Suite 200  
Oakland, CA 94612

Phone: 510.836.5400

**STRUCTURAL**  
DCI ENGINEERS

815 Stewart Street, Suite 1000  
Seattle, WA 98101

Phone: 415.781.1505

**CIVIL ENGINEERING**  
EASTERN SIERRA ENGINEERING

4515 Town Drive  
Reno, NV 89521

Phone: 775.828.7220

**MEP**  
FARD ENGINEERS

305 Lennon Lane, Suite 200  
Walnut Creek, CA 94510

Phone: 925.286.5152

**LANDSCAPE ARCHITECT**  
LOWNEY ARCHITECTURE

980 17th Street, Suite 200  
Oakland, CA 94612

Phone: 510.836.5400

**GENERAL CONTRACTOR**  
CFY Development Inc.

1724 10TH STREET, SUITE 120  
SACRAMENTO, CA 95811

Email: CFYINC@yahoo.com  
Phone: (916) 446-4040



#	DATE	ISSUES & REVISIONS	BY
1	07/26/2019	SITE PERMIT SET	JK
2	09/18/2019	SITE PERMIT #2	JK
3	11/18/2019	SITE PERMIT #3	JK

**N**  
PROJECT  
NORTH

**N**  
TRUE  
NORTH

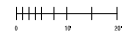
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PROJECT NUMBER:  
SHEET ISSUE DATE:  
SHEET TITLE:

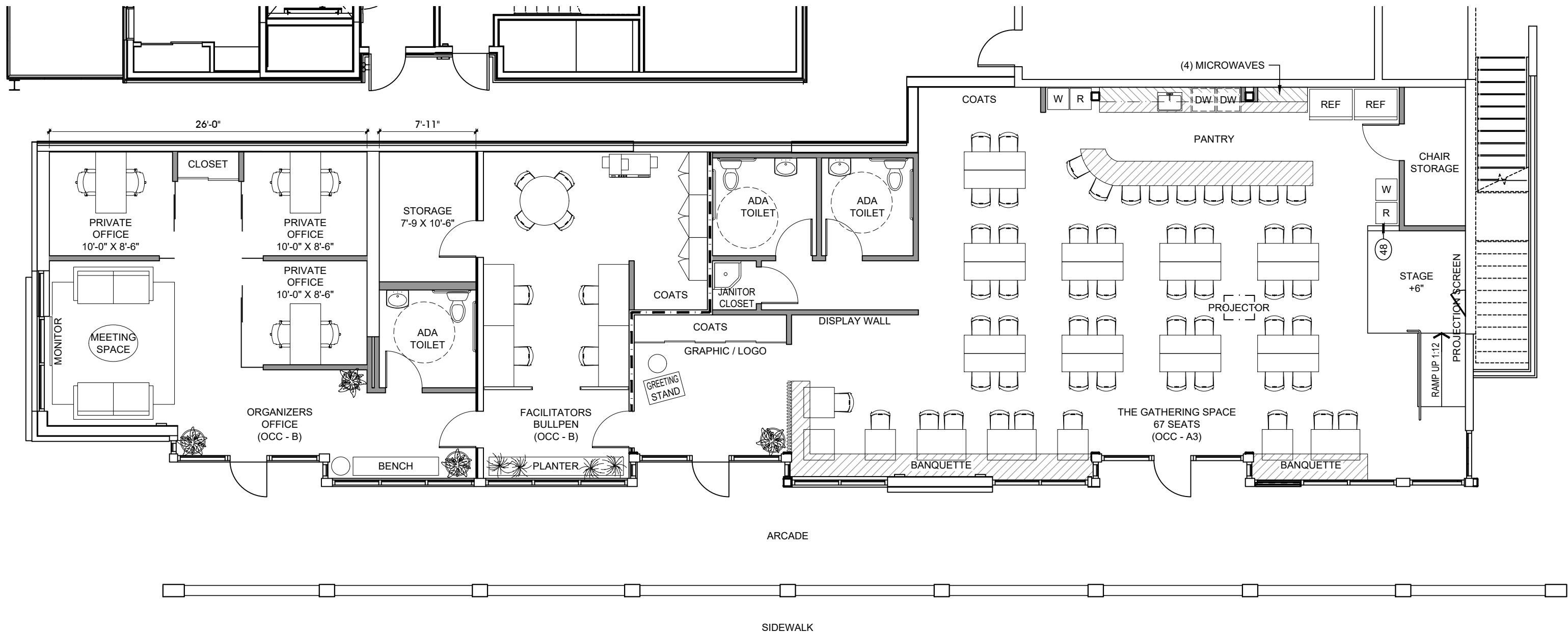
**SITE PLAN**

**SHEET NUMBER**

**A101**

ALL DIMENSIONS AND LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. THE EXACT LOCATION AND DIMENSIONS OF THE PROJECT SHALL BE DETERMINED BY THE PROJECT ENGINEER.

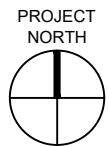




8530 VENICE BOULEVARD  
LOS ANGELES, CA 90034  
TEL 310 | 287 | 2180  
ENV-team.com

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

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## SPACE PLAN - DRAFT

TRUCKEE TAHOE COMMUNITY FOUNDATION  
TTCF 24  
9848 Donner Pass Road  
Suits 1, 2 & 3  
Truckee, CA 96161

Dwg No: SP1.2

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

Date: 09/04/24

Project No: 24022.01

lowney  
arch

## Truckee Artist Lofts

9848 Donner Pass Road, Truckee, CA 96161  
APN: APN 019-421-004

**ARCHITECT**  
LOWNEY ARCHITECTURE  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400

**CIVIL ENGINEERING**  
EASTERN SIERRA ENGINEERING  
4515 Town Drive  
Reno, NV 89521  
Phone: 775.828.7220

**LANDSCAPE ARCHITECT**  
LOWNEY ARCHITECTURE  
360 17th Street, Suite 200  
Oakland, CA 94612  
Phone: 510.836.5400

**MODULAR FACTORY**  
FACTORY\_OS  
Building 680, 1245 Nimitz Avenue  
Vallejo, CA 94592  
Phone: 510.588.5138



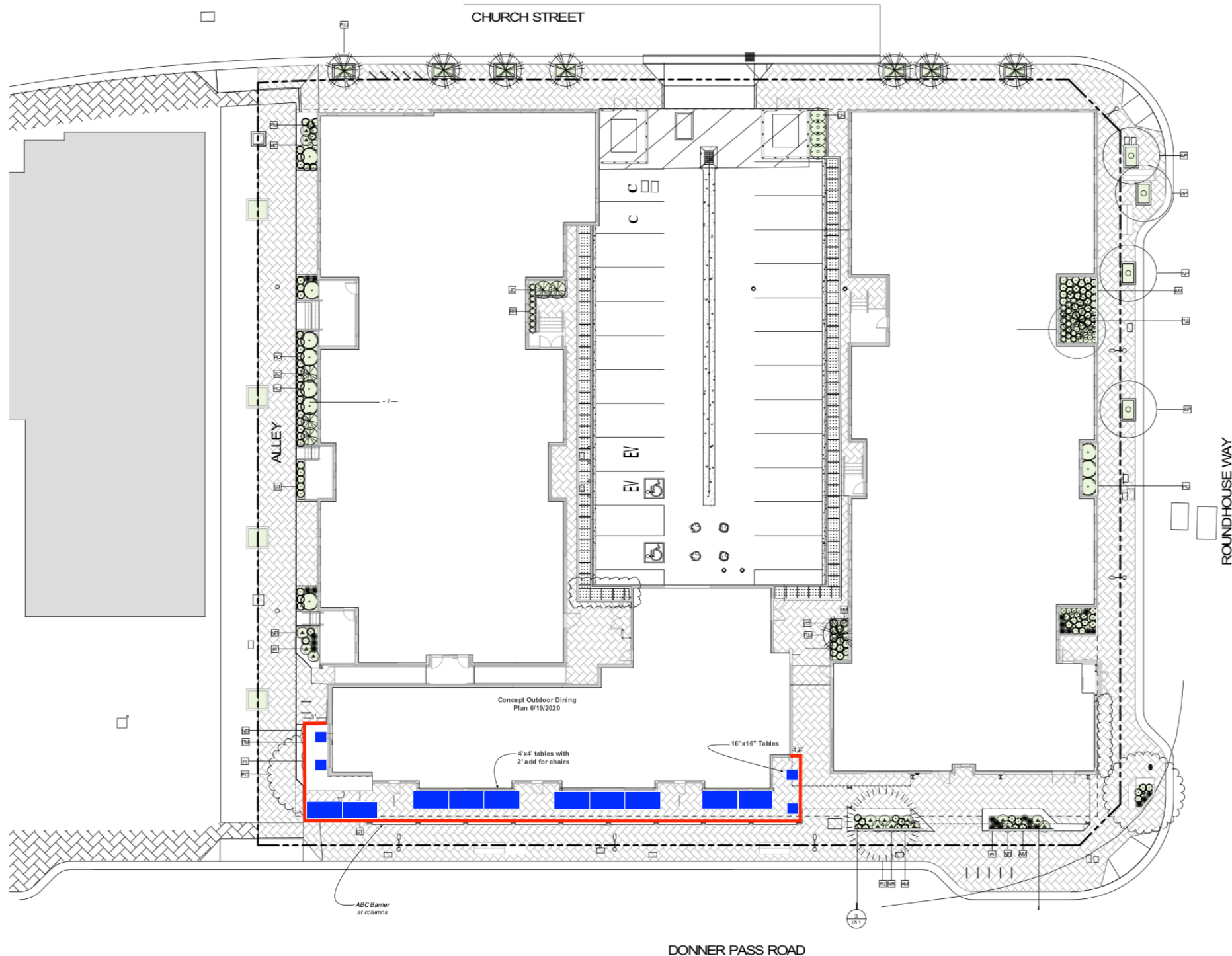
DRAWN BY:	Author
PROJECT NUMBER:	18-267
SHEET ISSUE DATE:	11/18/19
SHEET TITLE:	

PLANTING PLAN  
GROUND LEVEL

SHEET NUMBER

### L3.1

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1 LANDSCAPE PLANTING PLAN, STREET LEVEL  
1" = 10'-0"

11/18/2019 3:13:58 PM