

## Residences at Jibboom

10002-10060 Jibboom Street  
Truckee, CA 96161

PROJECT AMENDMENT REVISION 1

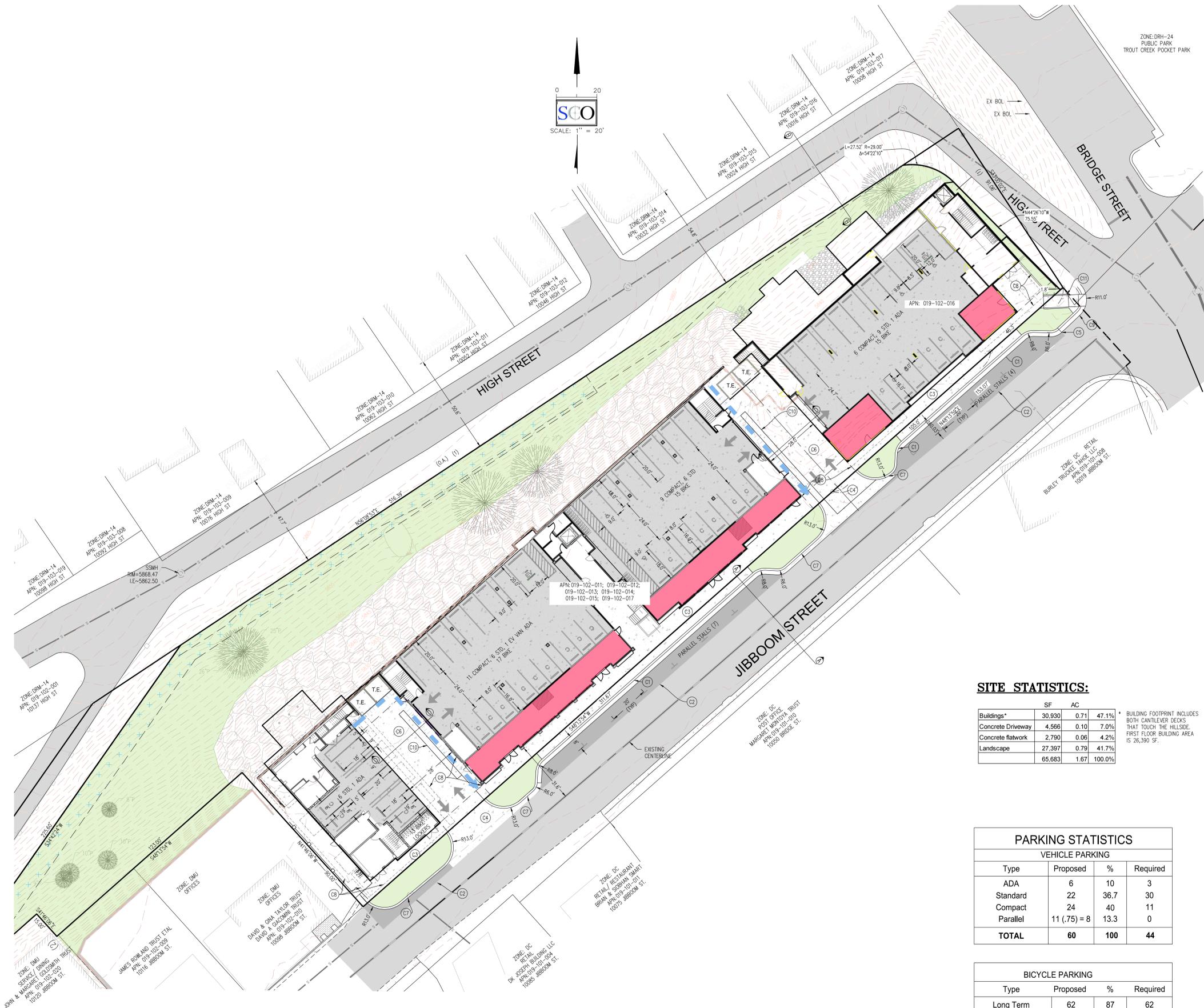
01.16.2026











### LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE TO REMAIN
- EXISTING SEWER LINE TO BE REMOVED AND REPLACED
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TOPUD ELECTRIC BOX
- SUDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
- PROPOSED BICYCLE LIFT FOR STORAGE
- PROPOSED SHORT TERM BICYCLE STORAGE, UNLESS NOTED OTHERWISE
- PROPOSED SOLID AND RECYCLING ENCLOSURE
- PROPOSED PATH OF TRAVEL

- ### CIVIL SITE ITEMS:
- C1 CONSTRUCT CONCRETE ROTATED TYPE E CURB AND GUTTER. SEE TOWN OF TRUCKEE DETAIL SD#14
  - C2 MATCH EXISTING AC, SEE DETAIL 3, SHEET 4
  - C3 CONSTRUCT CONCRETE SIDEWALK, SEE TOWN OF TRUCKEE DETAIL SD#21
  - C4 CONSTRUCT CONCRETE DRIVEWAY APRON, SEE TOWN OF TRUCKEE DETAIL SD#24 SIMILAR.
  - C5 TRANSITION FROM TYPE E CURB TO ROTATED TYPE E CURB.
  - C6 CONSTRUCT CONCRETE FLATWORK ACCESS ISLE WITH HYDRONIC HEATING. CONSTRUCT 4" REINFORCED CONCRETE SECTION OVER 6" BASE.
  - C7 CONSTRUCT CONCRETE ROTATED TYPE E CURB NO GUTTER. SEE TOWN OF TRUCKEE DETAIL SD#14
  - C8 EAVE LINE. HEIGHT VARIES SEE ARCH. PLANS
  - C9 CONSTRUCT CONCRETE TYPE E CURB AND GUTTER. SEE TOWN OF TRUCKEE DETAIL SD#14
  - C10 CONSTRUCT 3" CONCRETE VALLEY GUTTER.
  - C11 CONCRETE ADA RAMP

### SNOW STORAGE NOTES:

SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION.  
SEE TOWN OF TRUCKEE SD#16 AND SD #21 FOR CRACK CONTROL JOINT SPECIFICS

SNOW STORAGE AREA (TYPICAL)  
TOTAL CONCRETE AREA ONSITE = 0 S.F. (HYDRONIC N/A)  
TOTAL ASPHALT ADDED TO JIBBOOM = 2,530 S.F.  
TOTAL SNOW STORAGE AREA = 4,445 S.F. (115%)

### SITE STATISTICS:

	SF	AC	%
Buildings*	30,930	0.71	47.1%
Concrete Driveway	4,566	0.10	7.0%
Concrete flatwork	2,790	0.06	4.2%
Landscape	27,397	0.79	41.7%
<b>TOTAL</b>	<b>65,683</b>	<b>1.67</b>	<b>100.0%</b>

\* BUILDING FOOTPRINT INCLUDES BOTH CANTILEVER DECKS THAT TOUCH THE HILLSIDE. FIRST FLOOR BUILDING AREA IS 26,390 SF.

### PARKING STATISTICS

VEHICLE PARKING			
Type	Proposed	%	Required
ADA	6	10	3
Standard	22	36.7	30
Compact	24	40	11
Parallel	11 (7.5) = 8	13.3	0
<b>TOTAL</b>	<b>60</b>	<b>100</b>	<b>44</b>

### BICYCLE PARKING

Type	Proposed	%	Required
Long Term	62	87	62
Short Term	10	13	9
<b>TOTAL</b>	<b>72</b>	<b>100</b>	<b>71</b>

\* COMMERCIAL BICYCLE PARKING IS 15% OF VEHICLE PARKING, ONE SPACE PER 10 UNITS IN MIXED-USE DEVELOPMENT.

### PROJECT INFORMATION

**PROJECT LOCATION**  
10002-10090 JIBBOOM STREET  
TRUCKEE, CA, 96161

**OWNER / APPLICANT**  
JIBBOOM STREET LLC  
POB 5638  
TAHOE CITY, CA 96145

**PLANNING & ENGINEERING**  
SCO PLANNING & ENGINEERING, INC.  
1072 E MAIN STREET  
GRASS VALLEY, CA 95945  
CONTACT: MARTIN WOOD - 530.272.5841  
martinwood@scopeinc.net

**ARCHITECT**  
ASCEND ARCHITECTURE  
TRUCKEE, CA 96161  
CONTACT: PAUL FERRO, ARCHITECT  
(415) 215-8904

**GENERAL PLAN / ZONING**  
CP: DOWNTOWN SPECIFIC PLAN  
ZONE: DMU (DOWNTOWN MIXED USE)

**APN'S / LAND AREA**  
019-102-011; -012 THRU -018  
TOTAL: 1.67 AC (72,670 SF)  
AFTER PUBLIC DEDICATION: 1.51 AC (65766 SF)

USE PERMIT  
JIBBOOM RESIDENCES  
PRELIMINARY SITE AND SNOW STORAGE PLAN

DESIGNED: JTB  
DRAWN: JTB, NB, KT  
PROJ. NO: 202335  
DWG. NO: SEE DAY STAMP  
DATE: NOVEMBER, 2025

NO. REVISIONS

DATE

CALIFORNIA

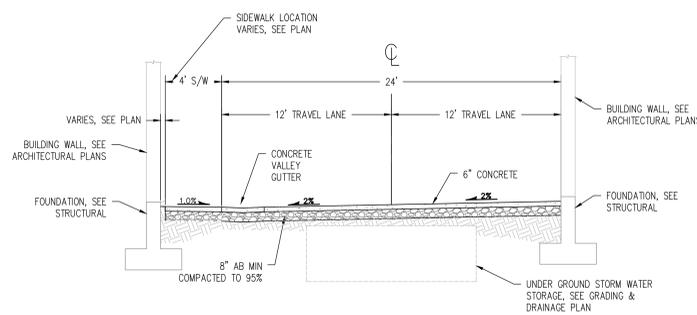
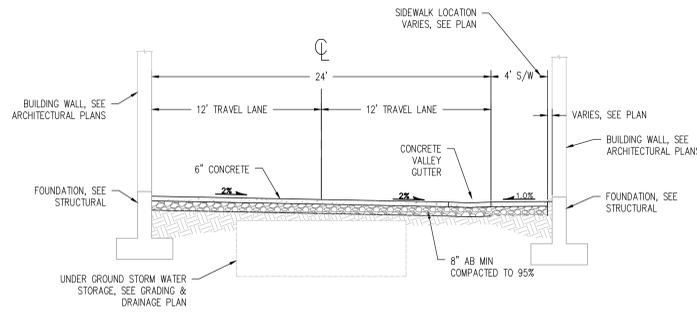
TOWN OF TRUCKEE

SCO PLANNING & ENGINEERING, INC.

GRASS VALLEY (530) 272-5841  
TRUCKEE (530) 566-4045

1 OF 6





**PROJECT INFORMATION**

**PROJECT LOCATION**

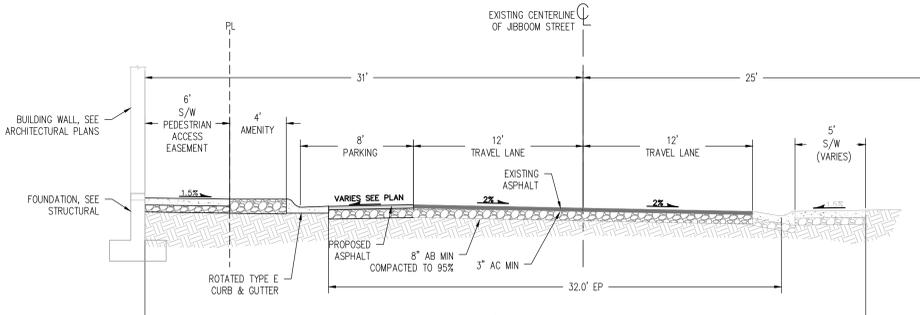
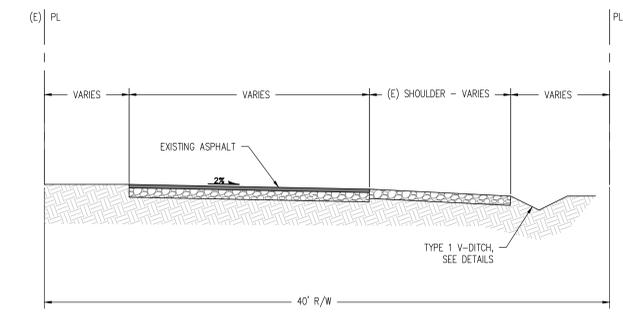
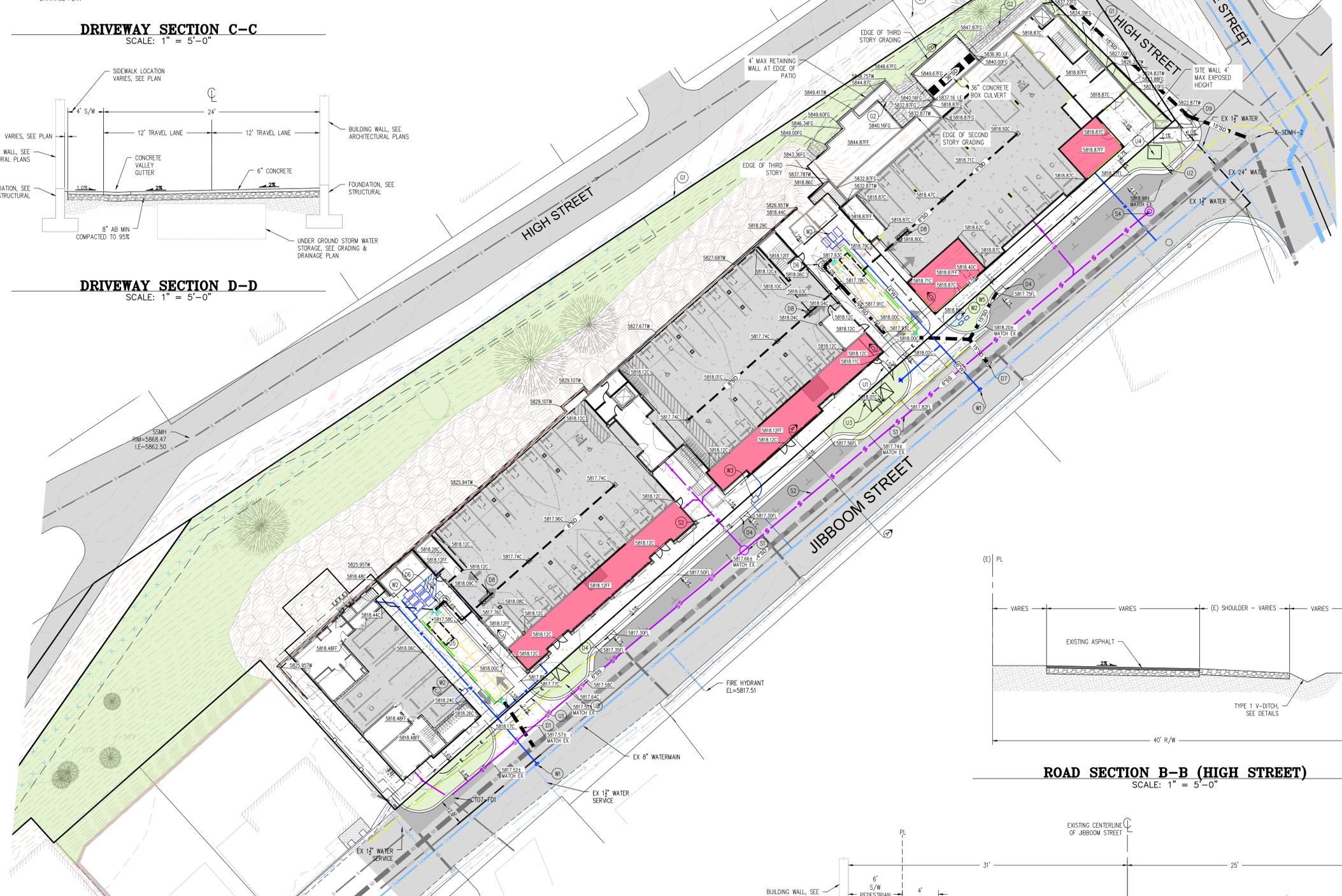
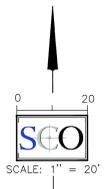
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TRUCKEE, CA, 96161

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019-102-011; -012 THRU -018  
TOTAL: 1.67 AC (72,670 SF)  
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**LEGEND**

- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- 8" W WATER LINE PIPE (SIZE AS NOTED)
- 12" SD STORM DRAIN PIPE
- 6" S/S SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE TO REMAIN
- GAS GAS
- JOINT TRENCH (DRY UTILITIES)
- E E ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TDPUD ELECTRIC BOX
- SUDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
- SE-5 FIBER ROLLS
- FLOW LINE

**GRADING FACILITIES:**

- G1 CONSTRUCT TYPE 1 V-DITCH PER DETAIL 1, SHEET C8.4. DITCH SHALL BE ROCK LINED PER TYPE 1R WHEN SLOPES EXCEED 5%.
- G2 ROCK SLOPE PROTECTION REQUIRED WHERE SLOPE IS GREATER THAN 2:1

**DRAINAGE FACILITIES:**

- D1 INSTALL 15' HOPE STORM DRAIN PIPE.
- D2 WHERE CROWN OF STORM DRAIN IS LESS THAN 18" BELOW FINISH GRADE, SLURRY CAP TO BOTTOM OF BASE, WHERE APPLIES.
- D3 36" CMP INLET, SEE TOWN OF TRUCKEE DETAIL SD#48
- D4 ROTATED TYPE E DRAIN INLET
- D5 STORMTEC CHAMBER SYSTEM
- D6 48" STORM DRAIN MANHOLE WITH UPFLOW WATER QUALITY FILTERS
- D7 48" STORM DRAIN MANHOLE
- D8 SAND OIL SEPARATOR
- D9 TYPE E DRAIN INLET

**CUT AND FILL VOLUMES**

TOTAL CUT: 4465 CY  
TOTAL FILL: 892 CY  
NET (EXPORT): 3573 CY

**WATER FACILITIES & NOTES:**

- W1 INSTALL TAP AT MAIN LINE, SEE TDPUD WATER DETAIL W-4.5
- W2 RESIDENTIAL METER BOXES & FACILITIES TO BE VERIFIED WITH TDPUD.
- W3 COMMERCIAL METER BOX & LINE TO BE VERIFIED WITH TDPUD.
- W4 INSTALL FIRE HYDRANT PER TDPUD STANDARDS.
- W5 LANDSCAPE METER AND BACKFLOW DEVICE TO BE VERIFIED WITH TDPUD

WHERE WATERLINE INTERSECTS ABOVE SD OR SEWER LINE CONTRACTOR SHALL INSTALL A FULL STICK OF WATER PIPE SHOULD BE CENTERED ON THE STORM DRAIN OR SEWER, WHEN THE WATER PIPE IS BELOW THE STORM DRAIN OR SEWER.

MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER TDPUD STD. DWG. NO. W-44.2 PROVIDE 24" MINIMUM CLEARANCE FROM WATER FACILITIES TO ANY OTHER UTILITY. THIS INCLUDES ALL ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES, ABOVE OR BELOW GROUND.

CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES, VAULTS AND MANHOLES WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.

**SEWER FACILITIES & NOTES:**

- S1 INSTALL SANITARY SEWER MANHOLE PER TSD STANDARDS.
  - S2 INSTALL 6" SEWER MAIN
  - S3 INSTALL 6" SEWER LATERAL
  - S4 INSTALL END OF LINE CLEANOUT TO GRADE PER TSD FIGURE 5
- ALL SEWER INSTALLATION SHALL MEET OR EXCEED DISTRICT CODE ORDINANCE 1-2021.  
ALL SEWER LATERALS 2% MIN TO MANHOLE OR WYE. PER TSD FIG 8 NOTE:  
WHERE SEWER LATERALS CROSS WATER LINE MAINTAIN 2% OFF OF WYE AND RISE AFTER CROSSING

**UTILITY NOTES:**

- U1 JOINT UTILITY TRENCH, MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS AND TDPUD STD. DWG. NO. UT-53.
- U2 ELECTRICAL LINE TO BE CONFIRMED WITH TDPUD.
- U3 RELOCATED OR NEW TRANSFORMER PER TDPUD REQUIREMENTS.
- U4 RELOCATED PAD-MOUNT SWITCH TO BE CONFIRMED WITH TDPUD.

**USE PERMIT**  
 JIBBOOM RESIDENCES  
 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

NO.	REVISIONS	DATE

DESIGNED: JTB  
 DRAWN: JTB, NB, KT  
 PROJ. NO.: 202335  
 DWG. NO.: SEE DAY STAMP  
 DATE: NOVEMBER, 2025



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



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**FIRE PROTECTION**

TRUCKEE FIRE PROTECTION DISTRICT

**WATER & ELECTRICAL**

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

**SEWER**

TRUCKEE SANITARY DISTRICT

**BASIS OF BEARING**

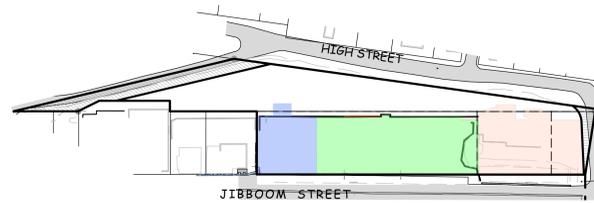
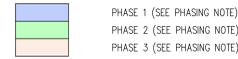
THE BASIS OF BEARING FOR THIS PARCEL MAP IS IDENTICAL TO THE RECORD OF SURVEY IN THE COUNTY OF NEVADA FILED IN BOOK 12 OF SURVEYS PAGE 200, NEVADA COUNTY RECORDS.

**CONDOMINIUM NOTE:**

SEE SHEET 7 FOR PROPOSED CONDOMINIUM AIRSPACE DIAGRAMS FOR BUILDINGS WITHIN LOTS 2 & 3. (47 RESIDENTIAL UNITS, 4 COMMERCIAL UNITS, AND VARIOUS GENERAL USE (GCA), AND EXCLUSIVE USE COMMON AREA (EUCA)).

TENTATIVE PARCEL MAP  
FOR  
**JIBBOOM STREET RESIDENCES**

TOWN OF TRUCKEE, CALIFORNIA  
JANUARY, 2026



**PHASING EXHIBIT**

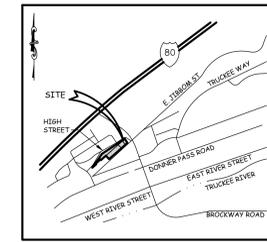
1"=100'

**PHASING NOTE:**

THE PROJECT IS LIKELY TO CONSTRUCT IN ONE PHASE; HOWEVER UP TO THREE PHASES ARE PROPOSED BASED ON MARKET DEMAND, AND ENVIRONMENT.

PHASE 1: BUILDING A  
PHASE 2: BUILDING B/C  
PHASE 3: BUILDING D

NOTE: PHASES CAN BE MODIFIED AND/OR COMBINED.

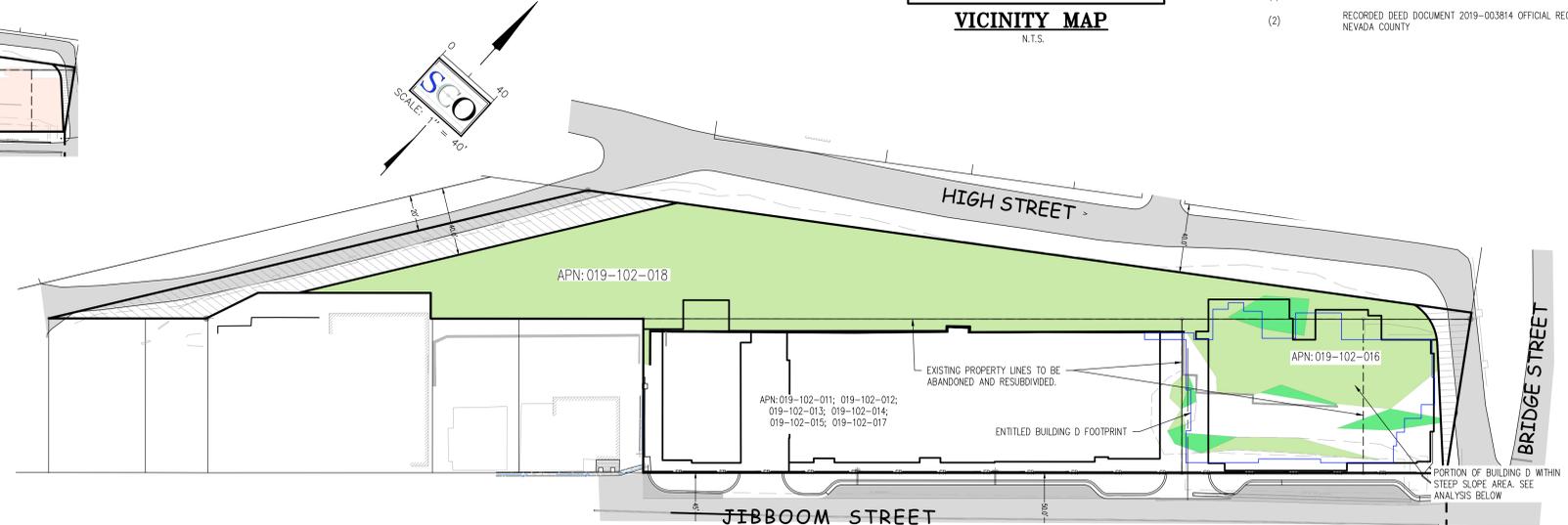


**VICINITY MAP**

N.T.S.

**LEGEND**

- PROPERTY LINE
- - - - EXISTING PROPERTY LINE TO BE ABANDONED
- SLOPES 20% - 30%
- SLOPES 30% +
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- ☀ EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
- (1) RECORD OF SURVEY DOC FOUND IN BOOK 12 SURVEYS PG 200.
- (2) RECORDED DEED DOCUMENT 2019-003814 OFFICIAL RECORDS NEVADA COUNTY



**STEEP SLOPE EXHIBIT**

1"=40'

**BUILDING D ANALYSIS**

ENTITLED BUILDING D	PROPOSED BUILDING D
BUILDING FOOTPRINT 106.36 S.F.	102.53 S.F.
<20% AREA 40.89 S.F.	38.4% 36.40 S.F.
20-30% AREA 914 S.F.	8.6% 963 S.F.
>30% AREA 5633 S.F.	53.0% 5650 S.F.

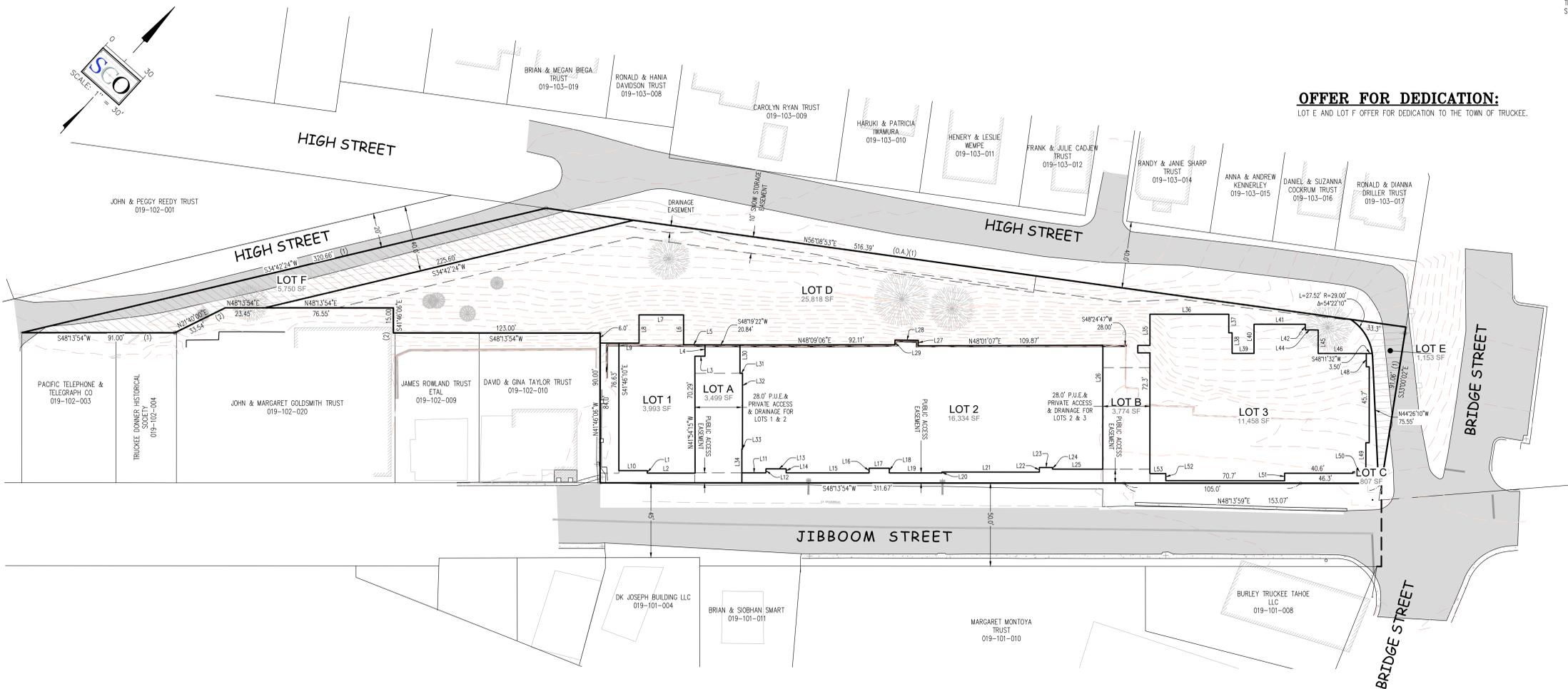
NOTE: FOR THE PURPOSES OF THIS STEEP SLOPE ANALYSIS, THE "BUILDING FOOTPRINT" AREA IS A COMBINATION OF ALL BUILDING FLOOR AREA THAT IS IN CONTACT WITH GROUND, INCLUDING ALL BUILDING STORES. ANALYSIS DISREGARDS DECK/PATIO AREAS THAT MAY HAVE MINOR FOUNDATION FOOTPRINTS WITHIN STEEP SLOPES.

**OFFER FOR DEDICATION:**

LOT E AND LOT F OFFER FOR DEDICATION TO THE TOWN OF TRUCKEE.

**LINE TABLE**

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	1.50'	S 41°46'08" E	L26	74.49'	S 41°46'18" E
L2	28.44'	N 48°13'54" E	L27	3.29'	S 40°02'42" E
L3	6.00'	N 48°13'54" E	L28	13.84'	N 49°04'34" E
L4	6.84'	N 41°47'27" W	L29	2.87'	N 39°58'03" W
L5	12.73'	S 48°20'50" W	L30	17.10'	N 41°45'43" W
L6	17.90'	N 41°46'06" W	L31	1.50'	S 48°13'54" W
L7	26.50'	S 48°13'54" W	L32	45.50'	N 41°46'06" W
L8	16.94'	S 41°46'06" W	L33	0.33'	N 48°13'54" W
L9	11.94'	S 48°13'50" W	L34	14.28'	N 41°46'06" W
L10	16.89'	N 48°13'54" W	L35	18.75'	N 41°46'06" W
L11	14.33'	S 48°13'54" W	L36	46.91'	N 48°13'54" W
L12	2.40'	S 41°46'06" W	L37	11.17'	S 41°46'06" W
L13	12.00'	S 48°13'54" W	L38	12.33'	S 41°46'06" W
L14	2.40'	N 41°46'06" W	L39	13.03'	N 48°13'54" W
L15	49.33'	S 48°13'54" W	L40	17.50'	N 41°46'06" W
L16	2.79'	S 41°46'02" E	L41	30.48'	N 48°13'54" W
L17	12.00'	S 48°13'54" W	L42	3.42'	S 41°46'06" W
L18	2.79'	N 41°46'06" W	L44	7.70'	N 48°13'54" W
L19	31.33'	S 48°13'54" W	L45	14.06'	S 41°46'06" W
L20	0.53'	S 41°46'06" W	L46	28.83'	N 48°13'54" W
L21	57.98'	S 48°13'54" W	L48	8.00'	S 41°46'07" E
L22	2.75'	S 41°46'06" W	L49	17.54'	S 41°46'06" W
L23	7.76'	S 48°13'54" W	L50	7.72'	S 48°13'54" W
L24	0.98'	N 41°46'06" W	L51	4.50'	S 41°46'06" W
L25	29.93'	S 48°13'54" W	L52	4.25'	N 41°46'06" W
L53	9.50'	S 48°13'54" W			



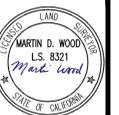
**TENTATIVE MAP PREPARER**

SCO PLANNING & ENGINEERING, INC.  
1072 E MAIN STREET  
GRASS VALLEY, CA 95945  
MARTIN WOOD - L.S. 8321  
530.272.5841  
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USE PERMIT  
JIBBOOM RESIDENCES  
TENTATIVE PARCEL MAP



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TENTATIVE MAP  
FOR  
**JIBBOOM STREET RESIDENCES**  
TOWN OF TRUCKEE, CALIFORNIA  
JANUARY, 2026

**LEGEND**

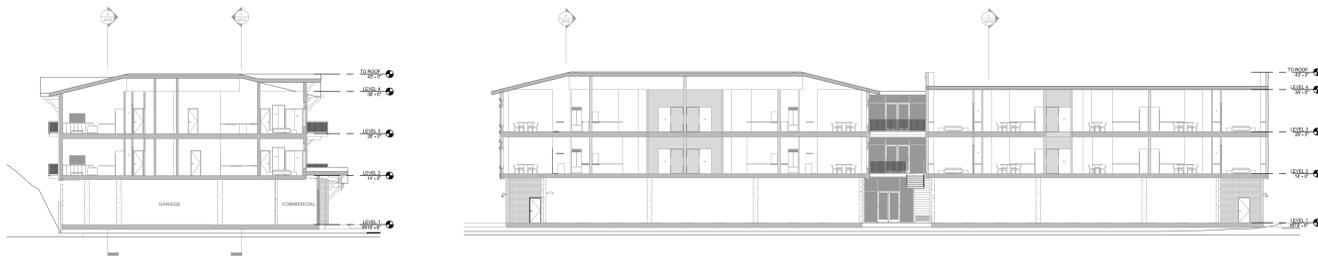
- GCA GENERAL USE COMMON AREA
- B BALCONY
- DENOTES PART OF A TWO STORY UNIT

**NOTES:**

1. WALL ANGLES NOT DELINEATED ARE PARALLEL OR PERPENDICULAR TO GRID LINES.
2. B-XX DESIGNATES BALCONY EUCA FOR THE UNIT NUMBER AS INDICATED.

**NOTES:**

1. THIS IS A CONDOMINIUM PLAN FOR A CONDOMINIUM "PROJECT" AS THOSE ARE USED AND DEFINED IN SECTION 1351(F), TITLE 6, PART 4, DIVISION II OF THE CALIFORNIA CIVIL CODE.
2. THE CONDOMINIUM PROJECT CONSISTS OF 47 RESIDENTIAL UNITS, 4 COMMERCIAL UNITS, AND VARIOUS COMMON AREAS AS DENOTED ON THIS PLAN.
3. ALL ELEVATIONS NOTED ON THESE SHEETS ARE MEASURED TO THE UNFINISHED INTERIOR SURFACES OF THE FLOORS AND CEILINGS.
4. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS CONDOMINIUM PLAN ARE IN FEET AND DECIMALS THEREOF.
5. ALL BUILDING WALLS, UNIT WALLS, AND TIES TO THE UNITS ARE AT RIGHT ANGLES TO EACH OTHER, UNLESS OTHERWISE SHOWN.



**CROSS SECTIONS "A"**

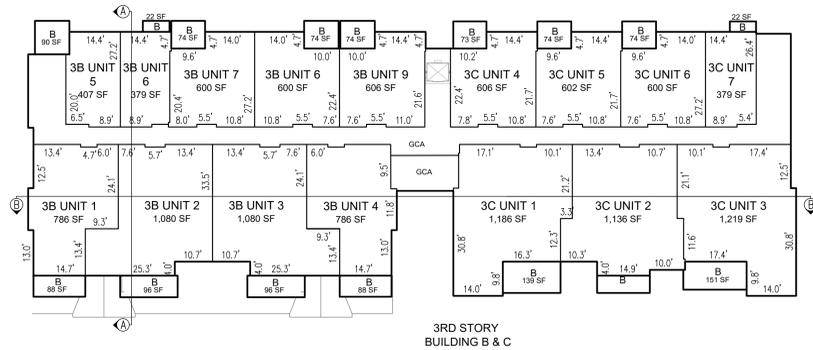
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BUILDING B/C

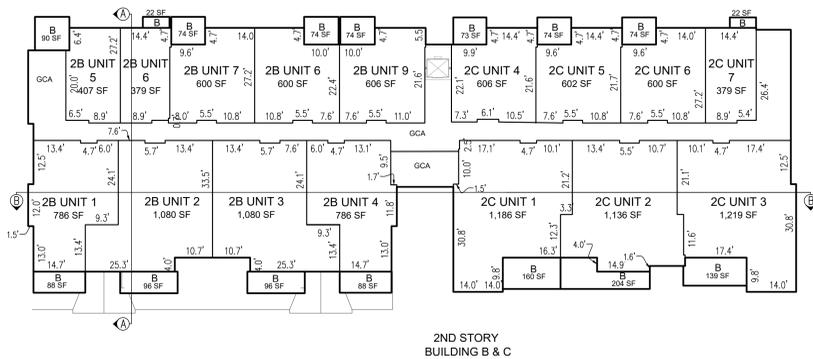
**CROSS SECTIONS "B"**

1"=20'

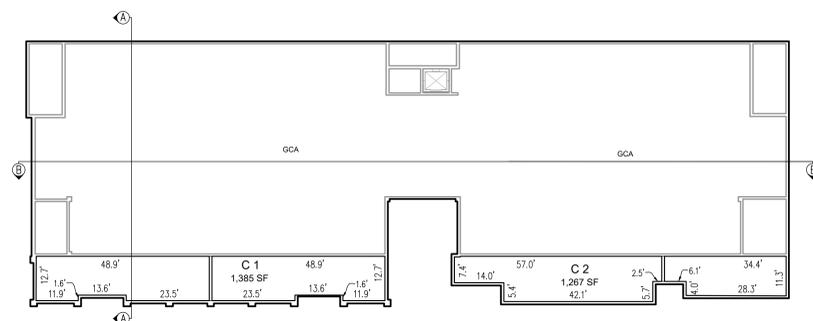
BUILDING B/C



3RD STORY  
BUILDING B & C



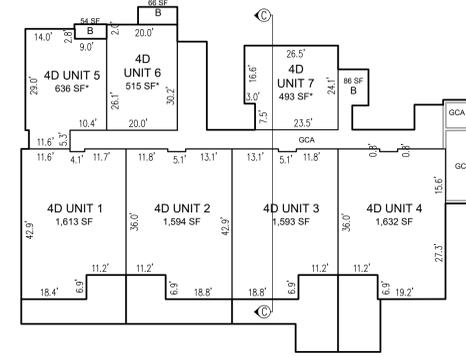
2ND STORY  
BUILDING B & C



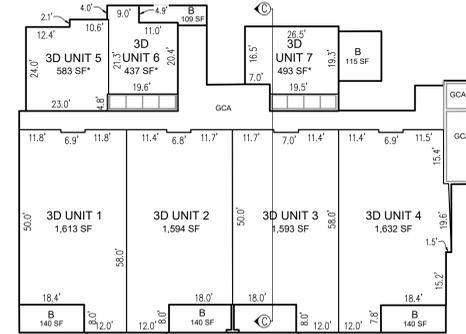
**DETAIL "A"**  
**CONDOMINIUM LOTS**

1"=20'

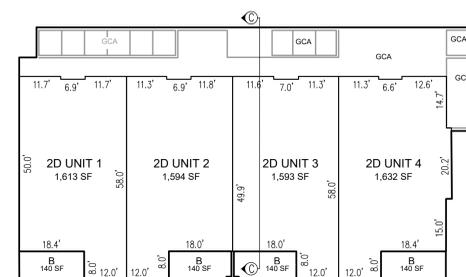
1ST STORY  
BUILDING B & C



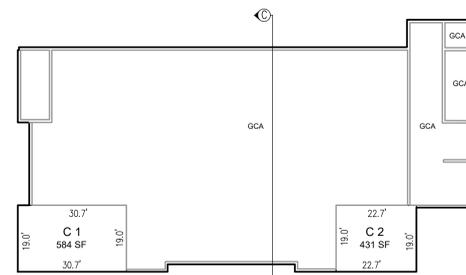
4TH STORY  
BUILDING D



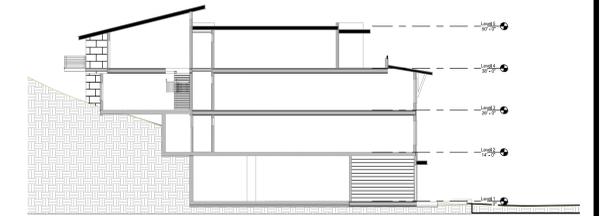
3RD STORY  
BUILDING D



2ND STORY  
BUILDING D



1ST STORY  
BUILDING D



**CROSS SECTION "C"**

1"=20'

BUILDING D

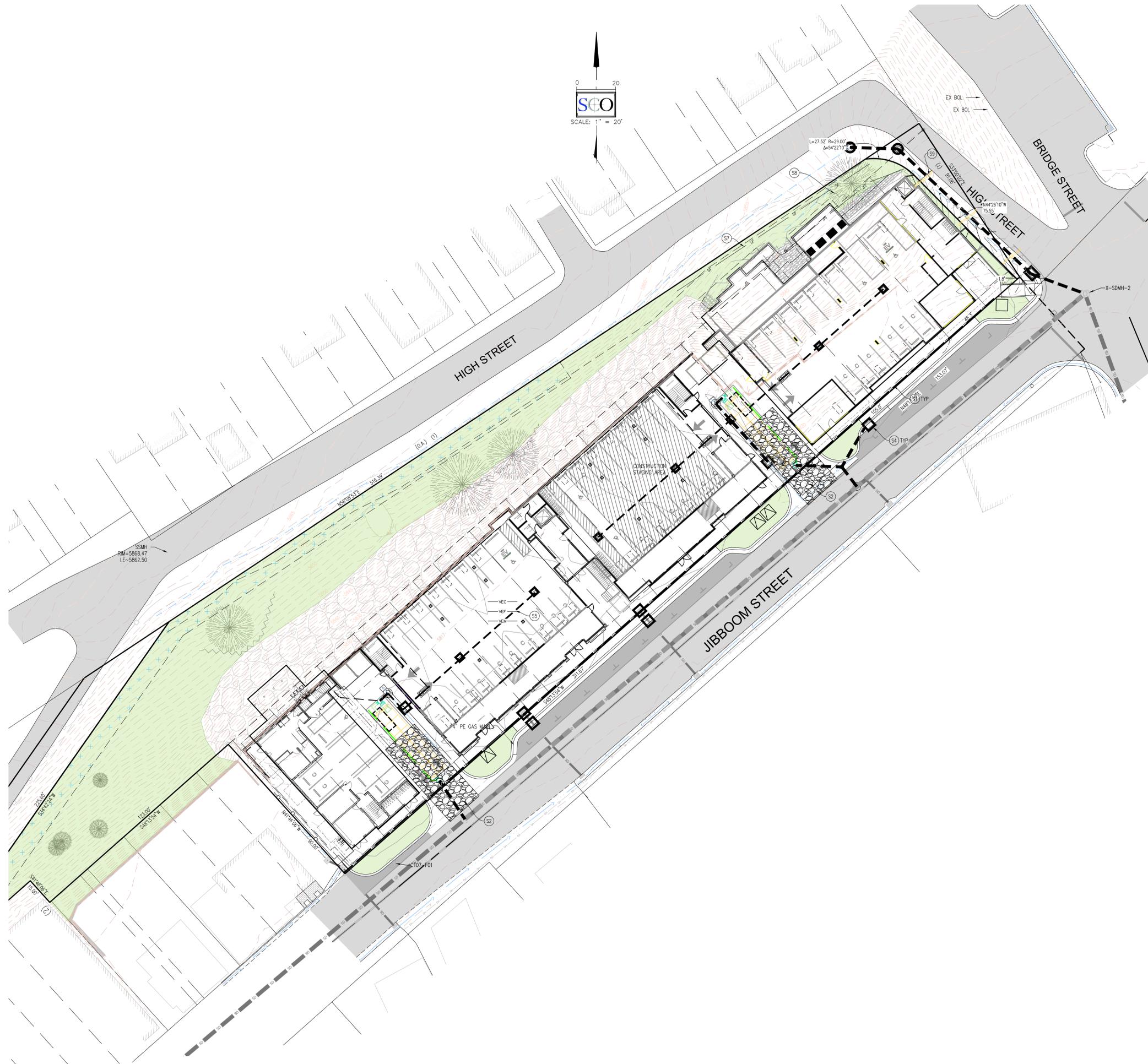
USE PERMIT  
JIBBOOM RESIDENCES  
TENTATIVE AIRSPACE/ CONDOMINIUM PLAN

TOWN OF TRUCKEE



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





**LEGEND**

	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
	EXISTING MINOR CONTOUR LINE (1' INTERVAL)
	SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
	SE-5-FIBER ROLLS
	SE-10-STORM DRAIN INLET PROTECTION
	EC-2 CONSTRUCTION FENCE
	NS-8-VEHICLE & EQUIPMENT CLEANING
	NS-9-VEHICLE & EQUIPMENT FUELING
	NS-10-VEHICLE & EQUIPMENT MAINTENANCE
	STORMWATER DISCHARGE LOCATION
	DRAIN INLET
	STORM DRAIN PIPE
	BEST MANAGEMENT PRACTICES
	CALIFORNIA STORM WATER QUALITY ASSOCIATION
	TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
	CONSTRUCTION STAGING AREA
	WM-8 CONCRETE WASH-OUT AREA
	EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
	GRADING LIMITS
	DISTURBANCE AREA
	SE-4 CHECK DAMS
	SE-6 GRAVEL BAG BERM

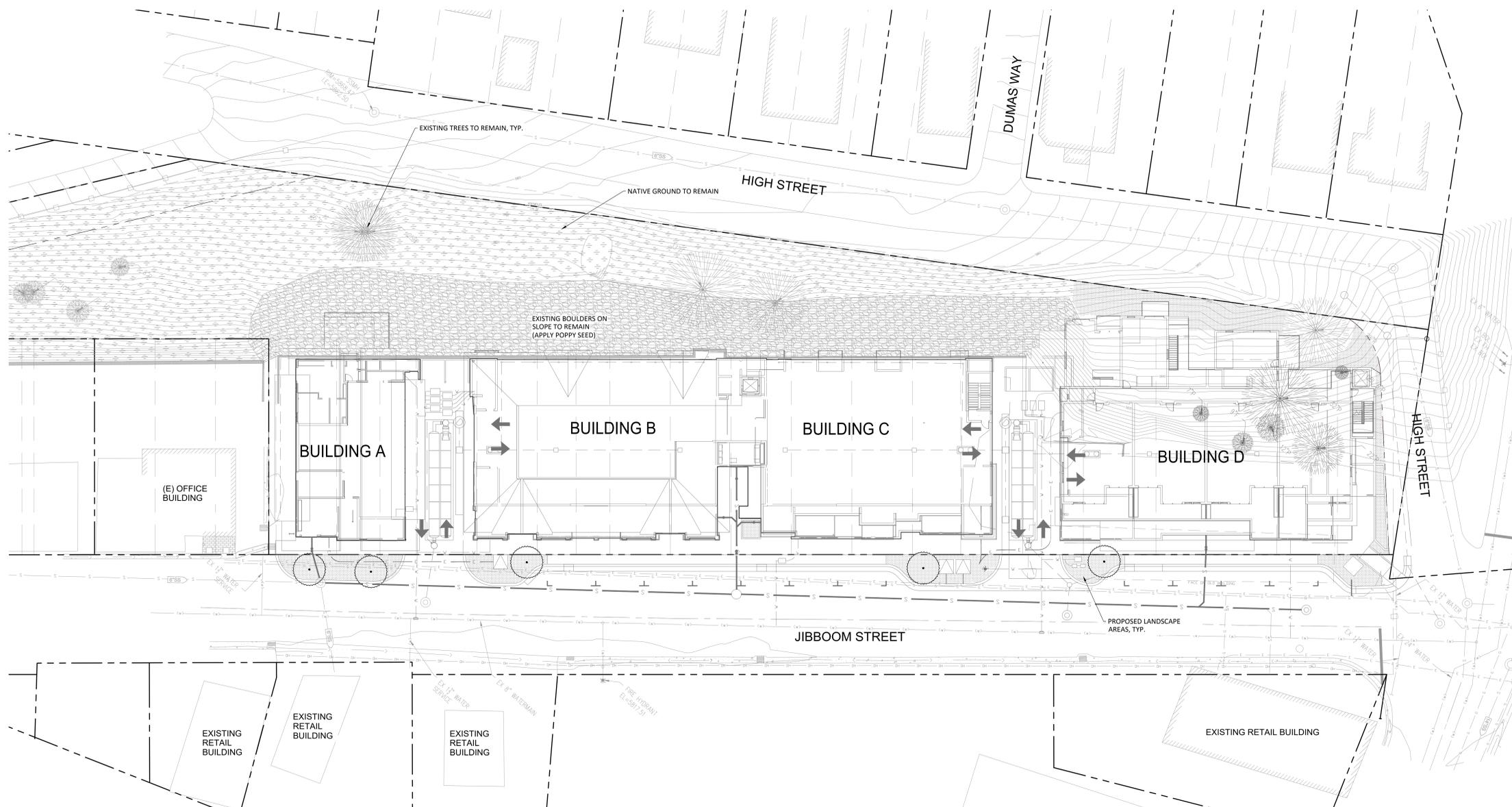
**STORM WATER POLLUTION CONTROL NOTES:**

1. THE INFORMATION ON THESE DRAWINGS ARE ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
2. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE.
3. FIELD CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE PLAN AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
4. PERMANENT EROSION CONTROL WILL BE INSTALLED AS AREAS ARE DETERMINED TO BE SUBSTANTIALLY COMPLETE.
5. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS WILL BE PROTECTED WITH A SEDIMENT TRAP INLET PROTECTION.
6. TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL FINAL IMPROVEMENTS ARE COMPLETED AND GRADED AREAS ARE REVEGETATED.
7. WORK SHALL BE DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN.
8. ALL AREAS (INCLUDING UNPAVED ROADS) WITH VEHICLE TRAFFIC SHOULD BE WATERED OR HAVE DUST PALLIATIVES APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
9. ALL ON-SITE VEHICLES SHOULD BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.
10. ALL DISTURBED AREAS SHALL BE WINTERIZED PRIOR TO THE ONSET OF INCLEMENT WEATHER OR OCTOBER 15TH WHICHEVER COMES FIRST.

**CONSTRUCTION NOTES:**

51. INSTALL FIBER ROLLS TYPICAL. SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS. INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4).
52. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT. SEE BMP TC-1 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR TRACKING CONTROL REQUIREMENTS.
53. LOCATION OF CONCRETE CLEANOUT AREA SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS OR SHALL BE CONDUCTED OFFSITE AT THE CONCRETE PLANT. SEE BMP WM-8 FOR ADDITIONAL INFORMATION IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA).
54. INSTALL STORM DRAIN INLET PROTECTION. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE REVEGETATED. SEE BMP SE-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.
55. LOCATION OF COMBINED VEHICLE CLEANING, FUELING AND MAINTENANCE STORAGE AREA SHALL BE LOCATED PER THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS. SEE BMPs NS-8, NS-9, AND NS-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.
56. LOCATION OF CONSTRUCTION STAGING AREA. CONTRACTOR MAY RELOCATE STAGING AREA AS NEEDED. STAGING AREA PERIMETER SHALL BE FENCED AND FIBER ROLLS AND SHALL BE PLACED AT PERIMETER.
57. INSTALL SILT FENCING/FIBER ROLLS AT TOP OF SLOPE/ AND PERIMETER OF DISTURBED AREA.
58. INSTALL CONSTRUCTION FENCING SEE BMP EC-2 FOR ADDITIONAL INFORMATION.
59. INSTALL CHECK DAMS ON STEEP FLOW LINES, FOR ADDITIONAL INFORMATION SEE BMP SE-4 AND SE-6 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK.

DESIGNED: JTB	DRAWN: JTB, NB, KT	PROJ. NO.: 202335	DWG. NO.: SEE DAY STAMP	DATE: NOVEMBER, 2025
DATE	NO. REVISIONS			
USE PERMIT				
JIBBOOM RESIDENCES				
PRELIMINARY WATER POLLUTION CONTROL PLAN				
TOWN OF TRUCKEE				
 PLANNING-ENGINEERING-SURVEYING				
GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4045				
 JASON T. BARNHART CIVIL ENGINEER 011812026				
6				
OF				
6				



10002 - 10090 JIBBOOM STREET,  
TRUCKEE, CA 96161

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
DESIGN DEVELOPMENT	1/30/26

Revisions      Δ Delta      Date

### TRUCKEE FIRE REQUIREMENTS

- REMOVE LOWER BRANCHES UP TO AT LEAST 1/3 OF THE TREE HEIGHT WHEN UNDERSTORY VEGETATION AND SMALL TREES ARE PRESENT.
- WHEN UNDERSTORY VEGETATION IS NOT PRESENT, REMOVE LOWER BRANCHES TO A MINIMUM OF SIX TO EIGHT FEET ABOVE THE GROUND.
- THE LOWER BRANCHES OF SHRUBS ARE TO BE REMOVED TO PROVIDE FOR AT LEAST TWELVE INCHES OF CLEARANCE FROM GROUND FUELS.
- REMOVE DEAD VEGETATION AND BREAK UP THE CONTINUITY OF BRUSH SPECIES.
- ALL PLANTER AREAS WITHIN 5' OF ANY STRUCTURE SHALL BE TREATED AS A FIRE-SAFE ZONE.
- INSTALL A MINIMUM 5" BAND OF GRAVEL DIRECTLY ADJACENT TO THE PERIMETER OF ALL STRUCTURES (2" DEPTH).
- EXTEND GRAVEL TO ROOF OVERHANG LIMITS WHERE SNOW MELT MAY DRIP ONTO PLANTER AREAS BELOW. CONFIRM LOCATIONS IN THE FIELD.
- INSTALL WEED FABRIC BELOW ALL GRAVEL LOCATIONS. WEED FABRIC TO BE WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WITH A MINIMUM 4 OUNCE WEIGHT AND A 20-YEAR WARRANTY.
- PROVIDE MATERIAL SUBMITTALS FOR GRAVEL WEED FABRIC FOR OWNER REVIEW AND APPROVAL.

#### DEFENSIBLE SPACE ZONE NOTES

**ZONE 0 - EMBER-RESISTANT ZONE:**  
ZONE 0 EXTENDS UP TO 5 FEET FROM BUILDINGS, STRUCTURES, DECKS ETC. THE EMBER RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES.  
THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION. USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH. REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANTS, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.). CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC. REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVE PIPE OUTLET. LIMIT PLANTS IN THIS AREA TO LOW GROWING, NON WOODY PROPERLY WATERED AND MAINTAINED PLANTS. LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF DECKS. RELOCATE FIREWOOD AND LUMBER TO ZONE 2. REPLACE COMBUSTIBLE FENCING, GATES, AND ARBORS ATTACHED TO THE HOME WITH NONCOMBUSTIBLE ALTERNATIVES. CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE. CONSIDER RELOCATING BOATS, RV'S, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

**ZONE 1 - LEAN, CLEAN AND GREEN ZONE:**  
ZONE 1 EXTENDS FROM 5 FEET TO 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER. REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION). REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS. REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES. RELOCATE WOOD PILES TO ZONE 2. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS. REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES AND STAIRS. CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

**ZONE 2 - REDUCE FUEL ZONE:**  
ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.  
CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES. CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES. CREATE VERTICAL SPACE BETWEEN SHRUBS AND TREES. REMOVE FALLEN GRASS, NEEDLES, TWIGS, BARK CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF THREE INCHES. ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

**ZONE 1 AND 2:**  
"OUTBUILDINGS" AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

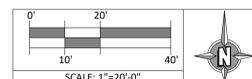
### TREE LIST

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE*	REMARKS
<b>TREES</b>					
	ALNUS TENUFOLIA/ MOUNTAIN ALDER	15 GAL	--	MED	STANDARD
	PINUS JEFFREYI/ JEFFREY PINE	15 GAL	--	LOW	STANDARD
	PRUNUS VIRGINIANA/ CHOKEBERRY	15 GAL	--	MED	STANDARD
	EXISTING TREES TO REMAIN				
	EXISTING TREES TO BE REMOVED				

### SHRUB LIST

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE*	REMARKS
<b>SHRUBS</b>					
	ACHILLEA TOMENTOSA/ CREEPING YARROW	1 GAL	48	LOW	-
	BERBERIS AQUIFOLIUM 'COMPACTA'/ OREGON GRAPE	5 GAL	28	LOW	-
	DICENTRA FORMOSA/ PACIFIC BLEEDING HEART	5 GAL	48	LOW	-
	KNIPHOFIA UVARIA/ RED HOT POKER	1 GAL	49	LOW	-
	PINUS MUGO 'COMPACTA'	5 GAL	15	LOW	-
	POTENTILLA FRUTICOSA/ SHRUBBY CINQUEFOIL	1 GAL	18	LOW	-
	SPIRAEA SPLENDENS/ MOUNTAIN SPIREA	5 GAL	14	LOW	-

PLANTER AREA CALCULATIONS:  
LANDSCAPE AREA DEVOTED TO TURF: 0 SQUARE FEET.  
LANDSCAPE AREA DEVOTED TO DROUGHT TOLERANT AND INDIGENOUS PLANTS: 5,494 SQUARE FEET  
• 220 SHRUBS REQUIRED  
• 220 SHRUBS PROPOSED  
TOTAL LANDSCAPE AREA: 5,494 SQUARE FEET



**MSLA**  
Landscape Architecture, Inc.  
306 Canyon Falls Dr.  
Folsom, CA 95630  
916-992-2322  
www.msdesign.com

## PLANTING PLAN



**SHEET NOTES:**

1. AREAS SHOWN IN PLANS ARE NET AREAS. REFER TO G005 AREA SCHEDULE FOR GROSS AREAS



**Residences at Jibboom**

10002-10060 Jibboom Street  
Truckee, CA 96161

**SEAN WHELAN**

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date
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**1 FLOOR PLAN - LEVEL 1**  
1/4" = 1'-0"

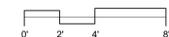
**AREA SCHEDULE\_BLDG A**

NAME	AREA
<b>CONDITIONED</b>	
1BR	2,422 SF
1BR LOW INCOME	2,163 SF
BIKE ROOM	184 SF
CIRCULATION	1,134 SF
ELECTRICAL RM	226 SF
LAUNDRY	154 SF
LOBBY	281 SF
STAIRS	270 SF
STUDIO LOW INCOME	1,731 SF
	<b>8,564 SF</b>
<b>UNCONDITIONED</b>	
BALCONY	434 SF
COMMON BALCONY	473 SF
FIRE RISER RM	72 SF
GARAGE	1,718 SF
MECH ATTIC	1,665 SF
PATIO	148 SF
	<b>4,510 SF</b>
	<b>13,075 SF</b>

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**BLDG A - FLOOR PLAN - LEVEL 1**

**A001**



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**SHEET NOTES:**

1. AREAS SHOWN IN PLANS ARE NET AREAS. REFER TO G005 AREA SCHEDULE FOR GROSS AREAS



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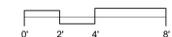
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**BLDG A - FLOOR PLAN - LEVEL 2**

**A002**



**1 FLOOR PLAN - LEVEL 2**  
1/4" = 1'-0"



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**SHEET NOTES:**

1. AREAS SHOWN IN PLANS ARE NET AREAS. REFER TO G005 AREA SCHEDULE FOR GROSS AREAS

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Truckee, CA 96161

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Revisions	Δ Delta	Date
	1	10/19/2022

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**BLDG A - FLOOR PLAN - LEVEL 3**

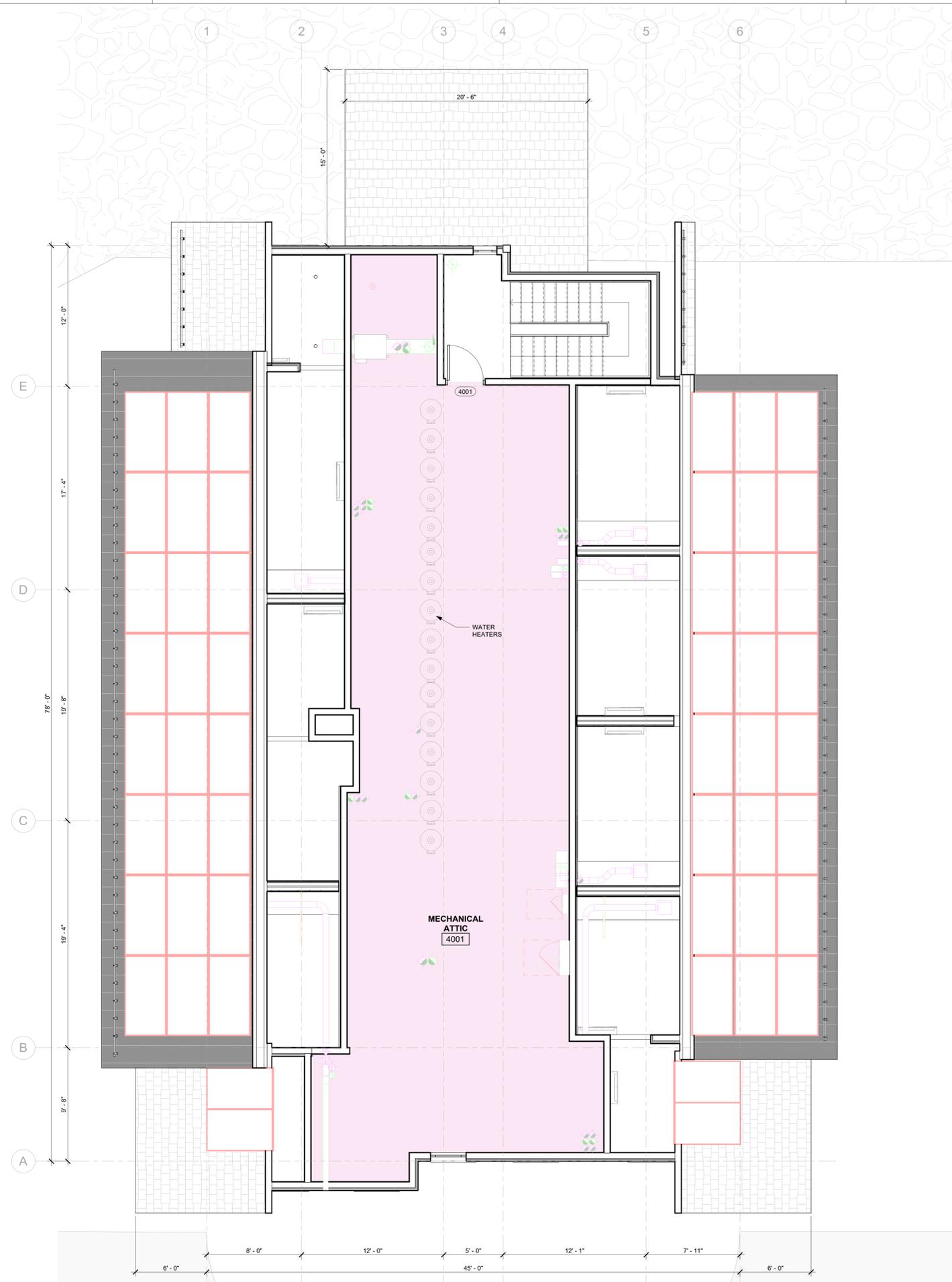
**A003**



**1 FLOOR PLAN - LEVEL 3**  
1/4" = 1'-0"



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**1 FLOOR PLAN - MECHANICAL ATTIC**  
1/4" = 1'-0"

**SHEET NOTES:**

1. AREAS SHOWN IN PLANS ARE NET AREAS. REFER TO G005 AREA SCHEDULE FOR GROSS AREAS



**Residences at Jibboom**

10002-10060 Jibboom Street  
Truckee, CA 96161

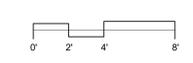
**SEAN WHELAN**

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SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date
1		10/19/2022

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**BLDG A - FLOOR PLAN - MECHANICAL ATTIC**  
**A004**



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CIP-2



WD-1



WDD-1



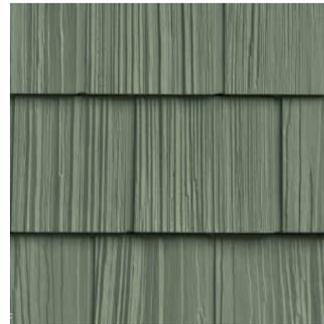
ROS-1



WR-2



WD-11



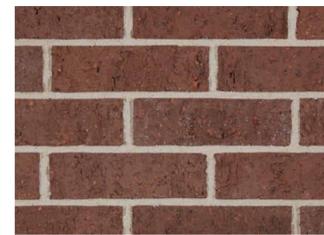
WAS-1



WWD-1



LOU-1



BV-1



MP-1



DGL-1

BUILDING MATERIALS	
KEYNOTE	MATERIAL
BV-1	BRICK VENEER, BELDEN, MODULAR FACE BRICK RUM RAISIN VELOUR
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
DGL-1	DOUBLE GLAZED ENTRY DOOR, ALUMINUM CLAD WOOD TO MATCH WWD-1
LOU-1	ALUMINUM EQUIPMENT LOUVERS AND PRIVACY SCREEN, PTD TO MATCH WD-1
MP-1	METAL STANDING SEAM ROOFING, SLATE GRAY
ROS-1	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTED, PEWTER
WAS-1	WOOD SHINGLES, CEDAR, CABOT SEMI-SOLID STAIN HEDGEROW, WUI COMPLIANT
WD-1	WOOD FINISH, CEDAR, CABOT SOLID STAIN, BARK
WD-11	WOOD SOFFIT, 1X6 T&G FIR, DUCKBACK 50% SEMI-TRANSPARENT WEATHERD GRAY, 50% NATURAL
WDD-1	WOOD DECKING, TREX DECKING, CLAM SHELL
WR-1	WOOD RAILING, VERTICAL 2X2 POSTS, VERTICAL BALUSTERS TO MATCH WD-1
WWD-1	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BRONZE



### Residences at Jibboom

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Truckee, CA 96161

SEAN WHELAN

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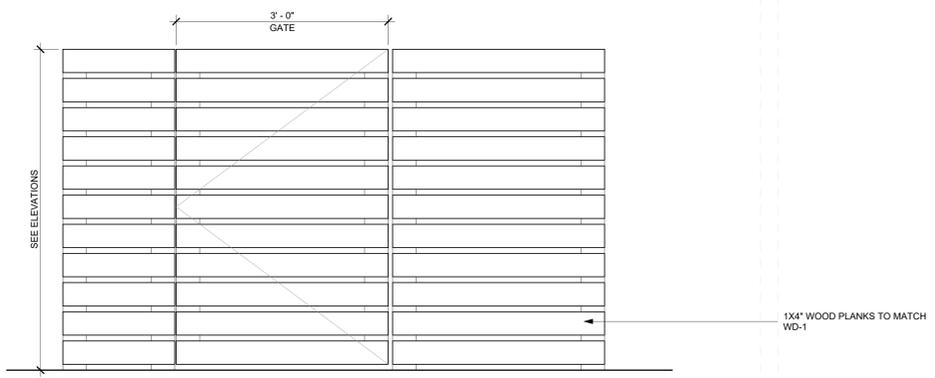
Revisions	Δ Delta	Date

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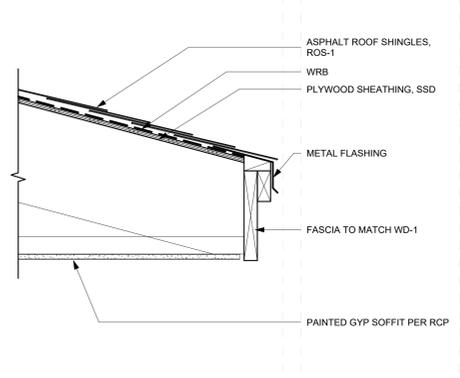
### EXTERIOR FINISH MATERIALS

# A007

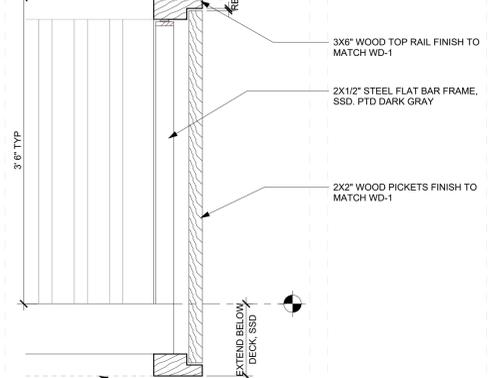
**11** PATIO GATE  
1" = 1'-0"



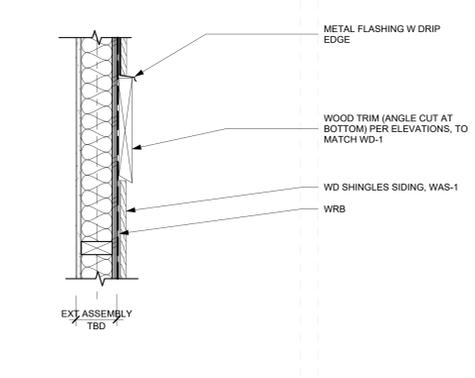
**7** EAVE W/ SOFFIT  
1 1/2" = 1'-0"



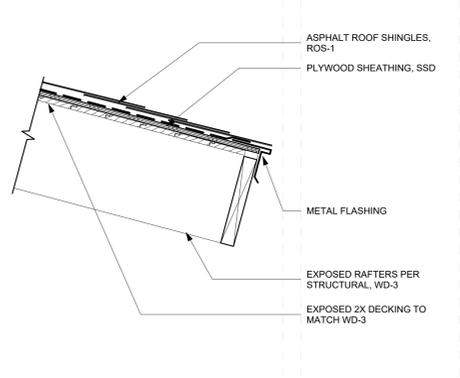
**3** GUARDRAIL @ BALCONY  
1 1/2" = 1'-0"



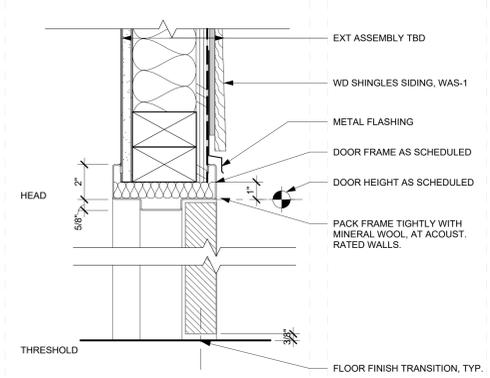
**10** SHINGLE @ HOR TRIM TRANSITION  
1 1/2" = 1'-0"



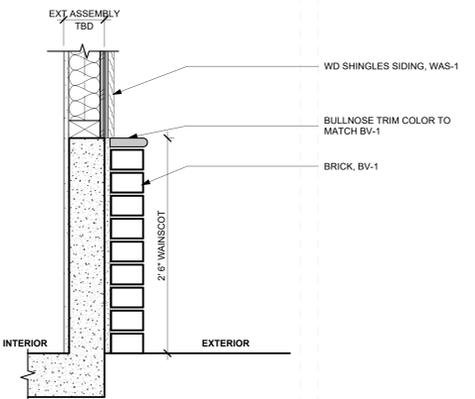
**6** FACIA @ EXPOSED RAFTERS  
1 1/2" = 1'-0"



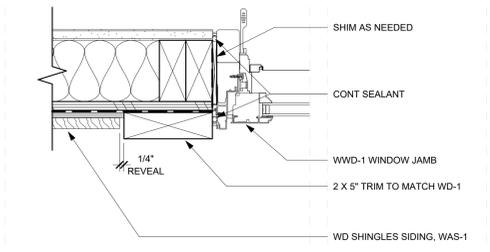
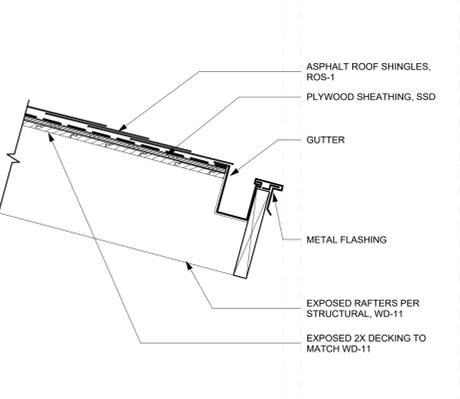
**2** TYP HM DOOR  
3" = 1'-0"



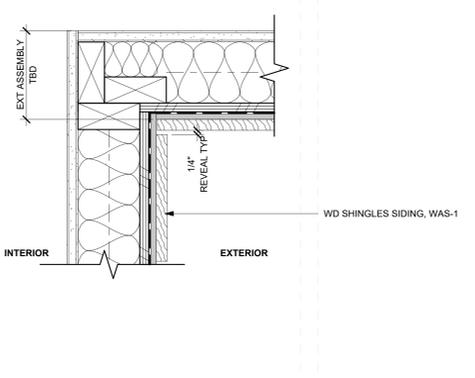
**9** BRICK VENEER WAINSCOT  
1 1/2" = 1'-0"



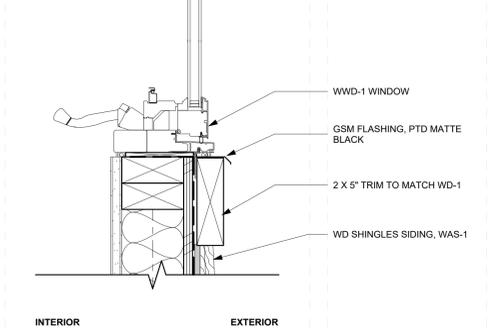
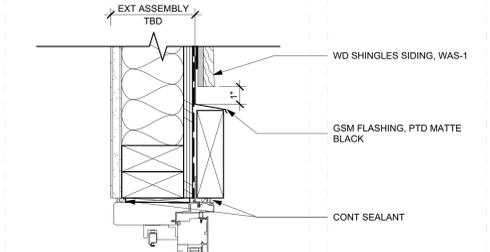
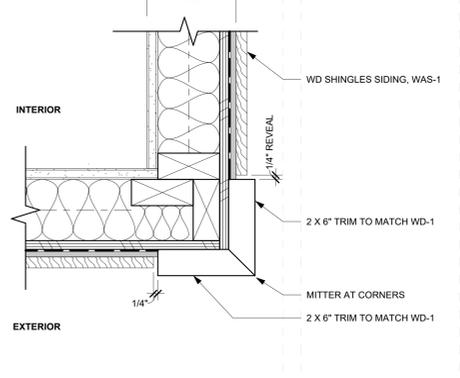
**5** GUTTER @ EXPOSED RAFTERS  
1 1/2" = 1'-0"



**8** TRIM @ OUTSIDE CORNER  
3" = 1'-0"



**4** TRIM @ OUTSIDE CORNER  
3" = 1'-0"



**1** WINDOW SILL/HEAD/JAMB TYP  
3" = 1'-0"

Residences at Jibboom

10002-10060 Jibboom Street  
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

Ascend Architecture 25.007  
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415.215.8904 www.Ascend-Arch.com

DETAILS BLDG A

A008

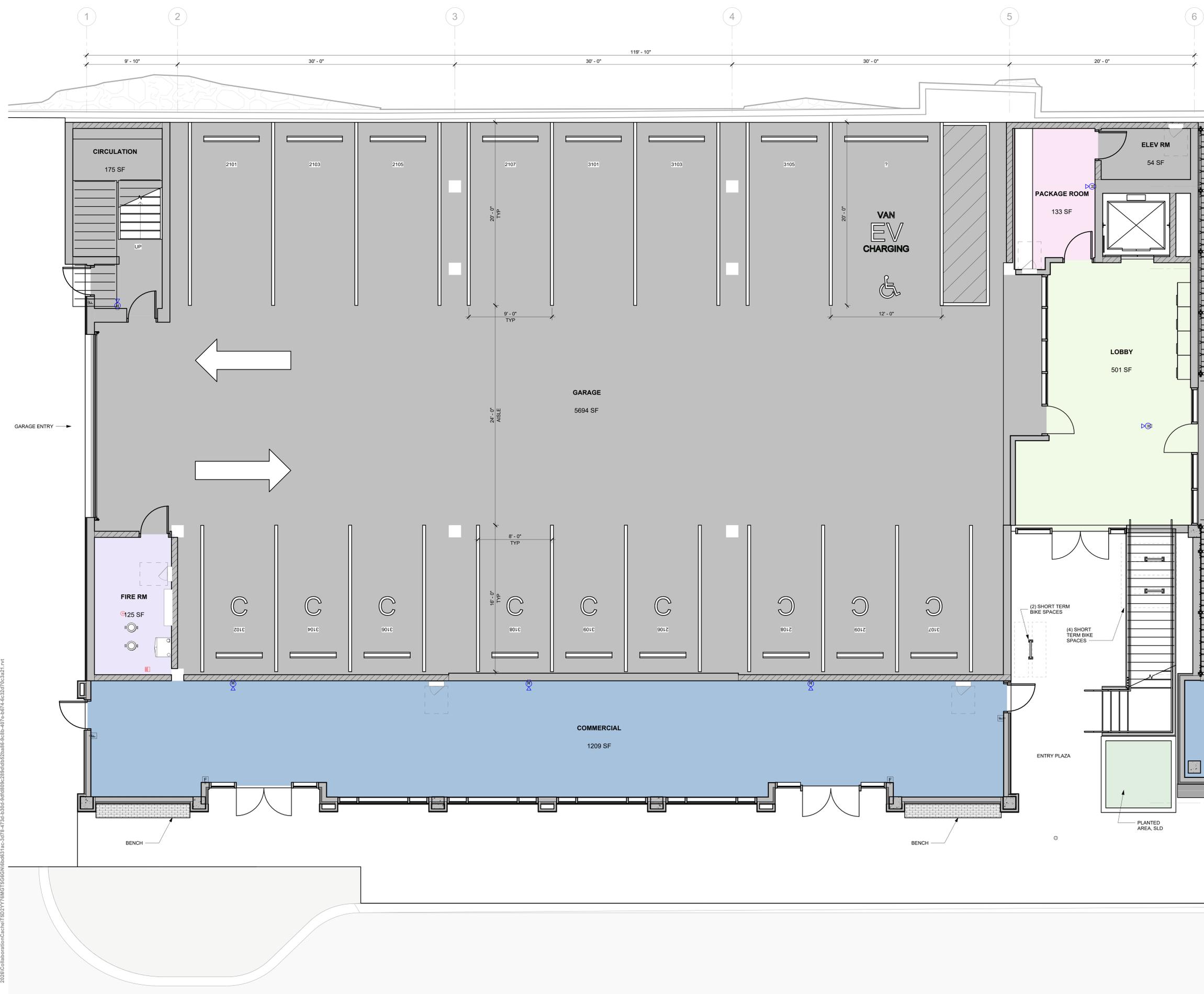
Residences at  
Jibboom  
Building BC

10002-10050 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date



AREA SCHEDULE_BLDG BC	
Name	Area
CONDITIONED	10,384 SF
1BR	6,591 SF
2BR	4,811 SF
3BR	2,577 SF
CIRCULATION	2,650 SF
COMMERCIAL	63 SF
ELEV	451 SF
LOBBY	96 SF
MECH RM	151 SF
PACKAGE RM	1,393 SF
STAIRS	2,338 SF
STUDIO	31,505 SF
UNCONDITIONED	2,716 SF
BALCONY	352 SF
COMMON BALCONY	207 SF
ELEC RM	167 SF
FIRE RM	11,050 SF
GARAGE	14,492 SF
	45,997 SF

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BLDG BC - FLOOR  
PLAN - LEVEL 1 -  
WEST

A009

1 FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"

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Residences at  
Jibboom  
Building BC

10002-10050 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

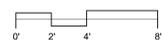
Ascend Architecture 25.007  
10680 Carson Range Road, Truckee, CA 96161  
415.215.8904 www.Ascend-Arch.com

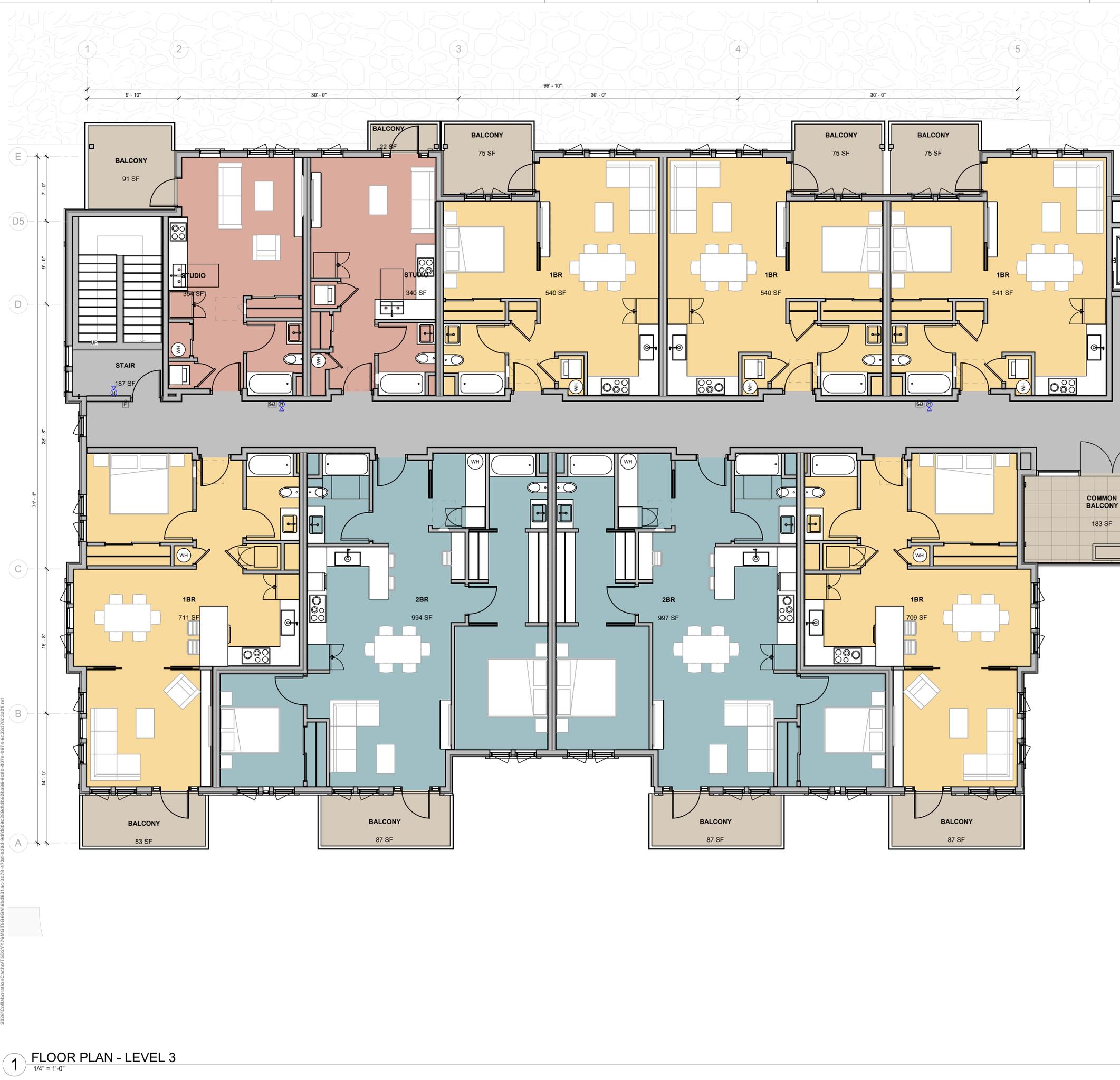
BLDG BC - FLOOR  
PLAN - LEVEL 2 -  
EAST

A012

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1 FLOOR PLAN - LEVEL 2  
1/4" = 1'-0"





Residences at  
Jibboom  
Building BC

10002-10050 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

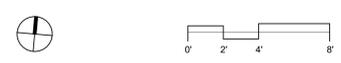
Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

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BLDG BC - FLOOR  
PLAN - LEVEL 3 -  
WEST

**A013**



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Residences at  
Jibboom  
Building BC

10002-10050 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

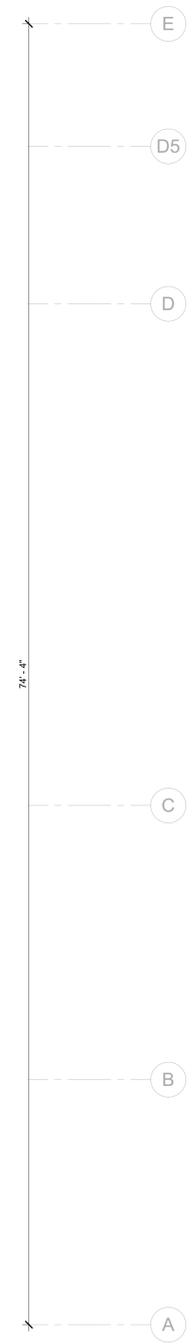
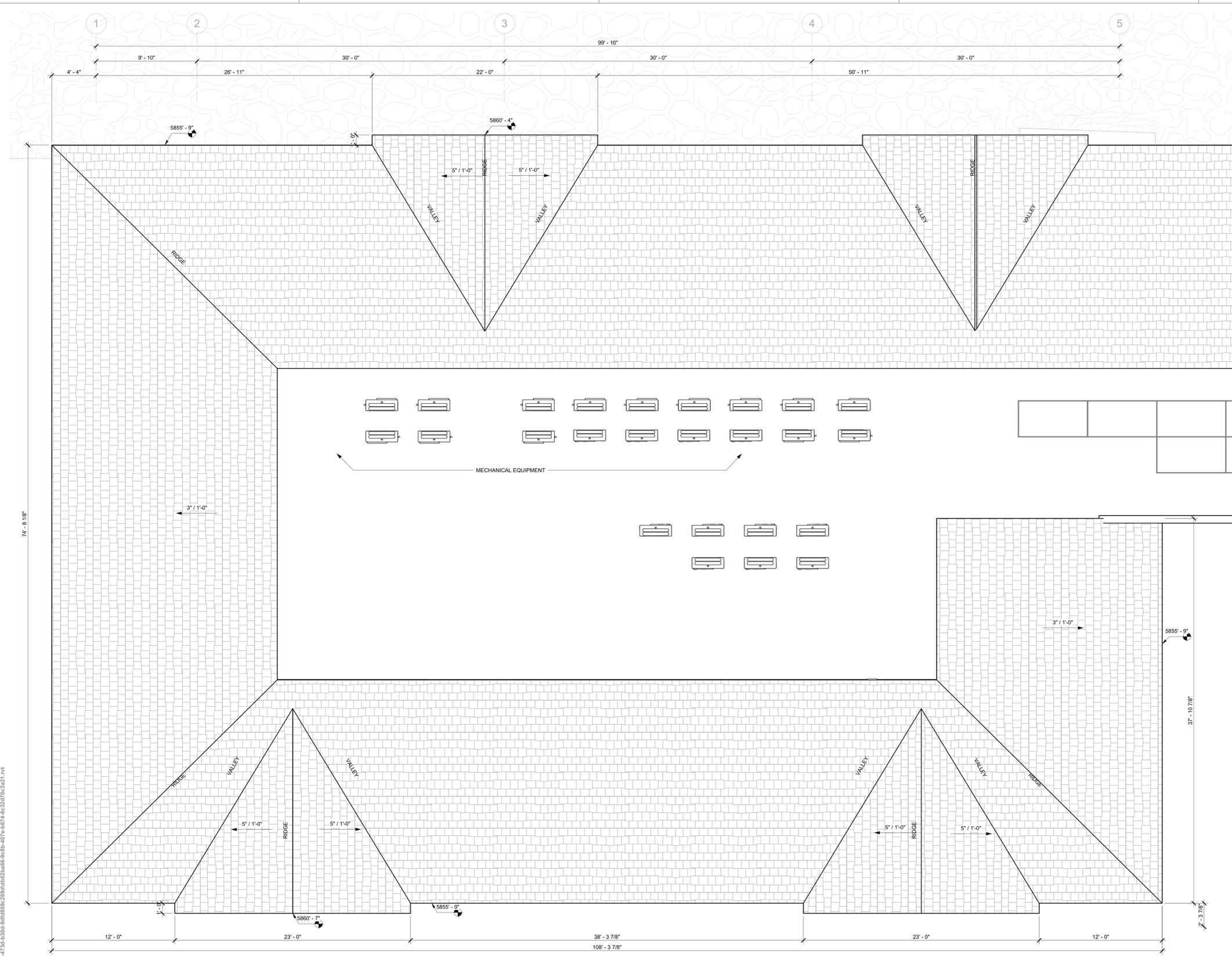
Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

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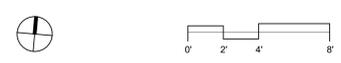
BLDG BC - ROOF  
PLAN - WEST

A015



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1 ROOF PLAN  
1/4" = 1'-0"



Residences at  
Jibboom  
Building BC

10002-10090 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

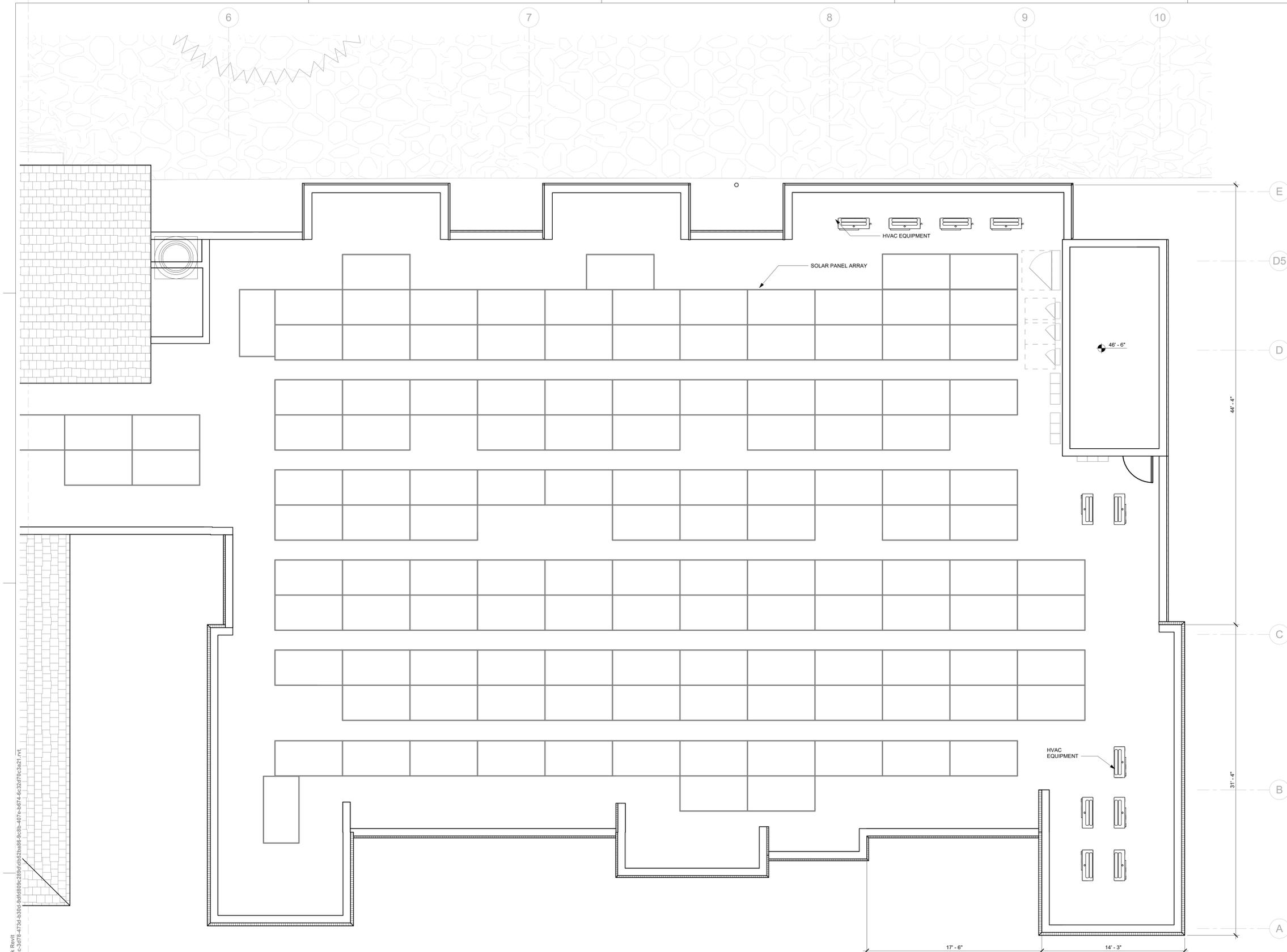
Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

Ascend Architecture 25.007  
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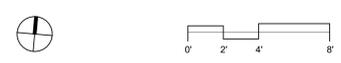
BLDG BC - ROOF  
PLAN - EAST

A016



E  
D5  
D  
44'-4"  
C  
31'-4"  
B  
17'-6"  
14'-3"  
A

1 ROOF PLAN  
1/4" = 1'-0"



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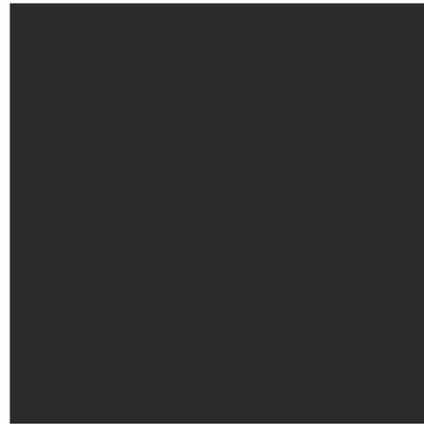
BUILDING MATERIALS	
KEY	MATERIAL
BV-2	BRICK VENEER, BELDEN, MODULAR FACE BRICK ST SIMON BLEND DART-TEX
BV-3	BRICK VENEER, BELDEN, MODULAR FACE BRICK 830 DART-TEX
BV-4	BRICK VENEER, BELDEN, MODULAR FACE BRICK METALLIC BLACK VERTICAL SCORE
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
GDR-1	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, DARK GRAY
GDR-2	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, GREEN TO MATCH ADJACENT WALL
MR-1	METAL RAILING, 2"x 1/2" STEEL FLAT BAR POSTS BALUSTERS @ 4' OC, BLACK
MT-4	METAL STANDING SEAM ROOFING, BLACK (TO MATCH SFA-1)
MT-6	EXPOSED STEEL, BLACK (TO MATCH SFA-1)
ROS-2	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTED, COUNTRY GRAY
SFA-1	ALUMINUM STOREFRONT, TO MATCH WWD-2 (CLAY)
SFA-3	ALUMINUM STOREFRONT, BRONZE
WD-2	WOOD TRIM, CABOT SOLID STAIN, BALSAM PINE
WD-3	WOOD FINISH, CEDAR, SOLID BODY STAIN, BARK MULCH
WD-5	WOOD SIDING, HORIZONTAL AND VERTICAL, CEDAR, TO MATCH HISTORIC YELLOW AT TRAIN STATION
WD-6	WOOD SIDING, VERTICAL, CEDAR, 1X8, CABOT SOLID STAIN, TILE RED
WD-7	WOOD SIDING, HORIZONTAL, CEDAR, 1X8, CABOT SEMI-SOLID STAIN, HEDGEROW
WD-9	WOOD TRIM, VERTICAL, CEDAR, 1X8, CABOT SOLID STAIN, TILE RED
WD-11	WOOD SOFFIT, 1X6 T&G FIR, DUCKBACK 50% SEMI-TRANSPARENT WEATHERD GRAY, 50% NATURAL
WWD-2	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, CLAY
WWD-3	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BLACK



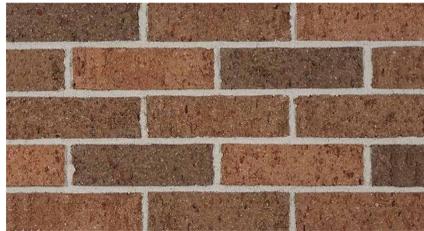
ROS-2



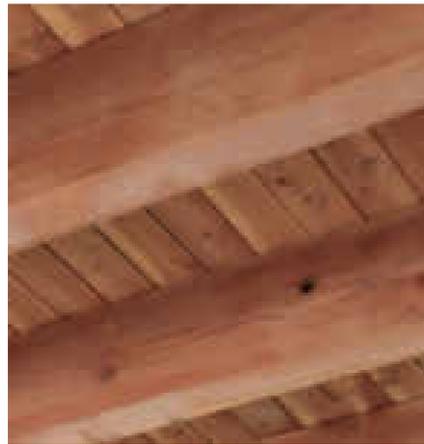
CIP-2



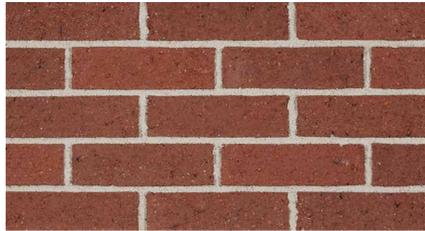
WWD-3



BV-2



WD-5



BV-3



WWD-2



WD-5



BV-4



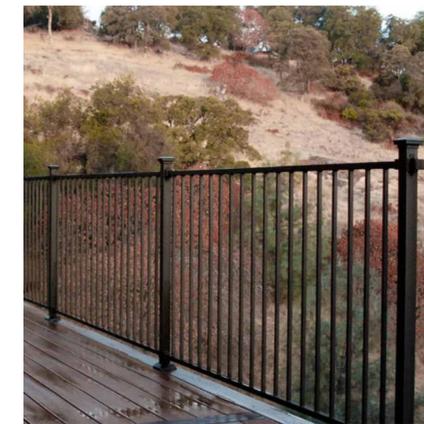
WD-2



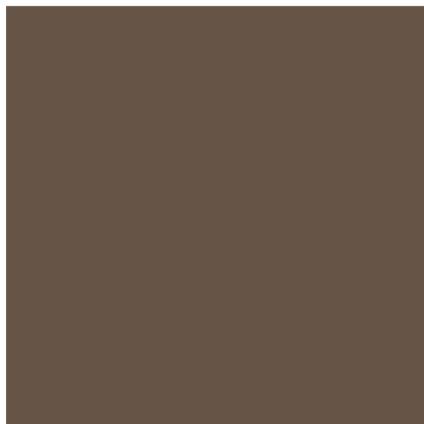
WR-1



WD-7



MR-1



WD-3



WD-9



WD-6

## Residences at Jibboom Building BC

10002-10090 Jibboom Street,  
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	12/12/25
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

Ascend Architecture 25.007  
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BLDG BC - MATERIALS

A018



**SHEET NOTES**

1. AREAS SHOWN IN FLOOR PLANS ARE NET AREAS. REFER TO AREA SCHEDULE FOR GROSS UNIT AREAS.

**Residences at Jibboom**

10002-10090 Jibboom Street, Truckee, CA 96161

**SEAN WHELAN**

Issuance	Date
PROJECT AMENDMENT	12/01/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions      Δ Delta      Date



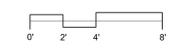
AREA SCHEDULE_BLDG D	
NAME	AREA
<b>CONDITIONED</b>	
1BR	1,964 SF
2BR	6,035 SF
3BR	12,870 SF
BIKE RM	276 SF
COMMERCIAL	1,016 SF
ELEV	69 SF
LOBBY	678 SF
STAIRS	849 SF
	23,757 SF
<b>UNCONDITIONED</b>	
BALCONY	2,618 SF
CIRCULATION	1,145 SF
ELECTRICAL RM	205 SF
FIRE RISER RM	83 SF
GARAGE	5,879 SF
STORAGE	718 SF
	10,648 SF
	34,405 SF

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**BLDG D - FLOOR PLAN - LEVEL 1**

**A020**

**1 FLOOR PLAN - LEVEL 1**  
1/4" = 1'-0"



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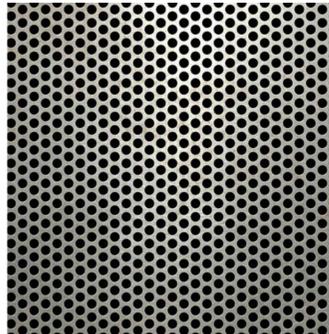
ROS-1



SFA-3



WD-4



MP-5



MT-2



MP-3



WAS-3



WDD-3



MT-3



MP-2



CIP



WD-11

BUILDING MATERIALS	
KEY NUMBER	MATERIAL
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
GDR-3	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, DARK GRAY
MP-2	CORRUGATED METAL, MISTIQUE PLUS
MP-3	CORRUGATED METAL, RUSTED
MP-5	PERFORATED METAL PANEL, ROUND 50% OPEN, DARK BRONZE
MR-2	METAL RAILING, 2"x 1/2" STEEL FLAT BAR POSTS & RAILING, BLACK W WOOD ACCENTS
MT-2	METAL SIDING FLAT METAL PANELS, 22 GA, DARK BRONZE
MT-3	METAL SIDING FLAT STEEL SHINGLES, 22 GA, RUSTED
ROS-1	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTEED, PEWTER
SFA-3	ALUMINUM STOREFRONT, BRONZE
WAS-3	TONGUE & GROOVE CEDAR SIDING 1X6" HORIZONTAL, GREEN
WD-4	HORIZONTAL GAPPED BOARD, RED CEDAR
WD-11	WOOD SOFFIT, 1X6 T&G FIR, DUCKBACK 50% SEMI-TRANSPARENT WEATHERD GRAY, 50% NATURAL
WDD-3	WOOD DECKING, TIMBERTECH VINNTAGE COLLECTION, COASTLINE
WR-3	WOOD RAILING, HORIZONTAL PLANKS & PERFORATED PANEL
WWD-1	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BRONZE



### Residences at Jibboom

10002-10090 Jibboom Street, Truckee, CA 96161

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Revisions	Delta	Date
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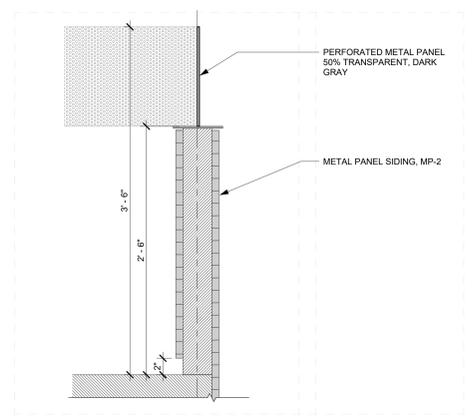
### BLDG D - MATERIALS

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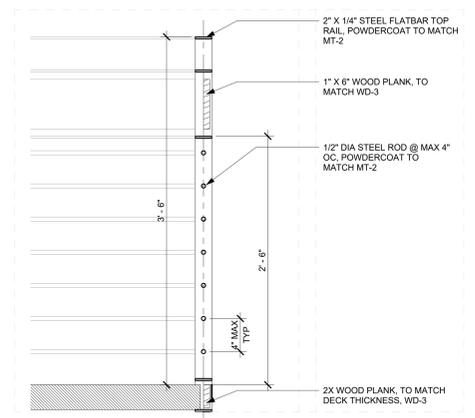
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Issuance	Date
PROJECT AMENDMENT	12/01/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

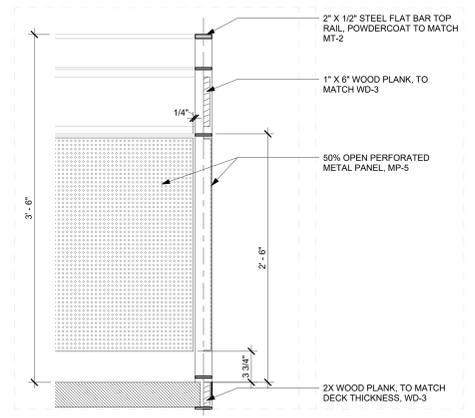
Revisions	Δ Delta	Date
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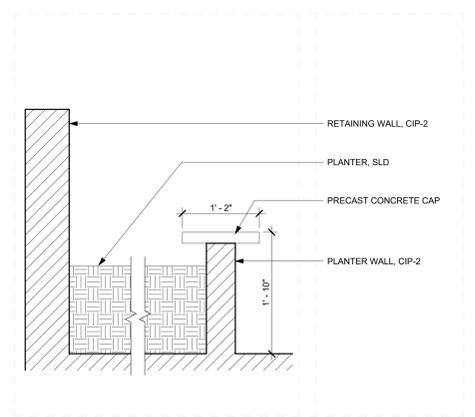
**4 RAILING 3 DETAIL**  
1 1/2" = 1'-0"



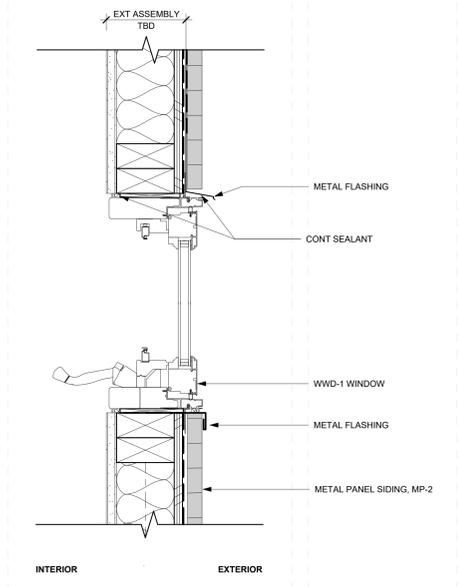
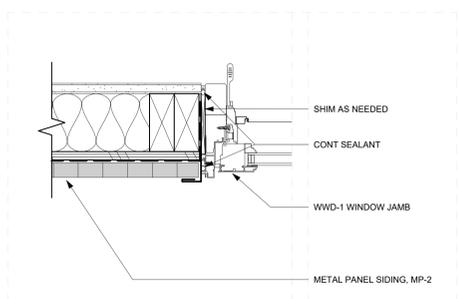
**3 RAILING 2 DETAIL**  
1 1/2" = 1'-0"



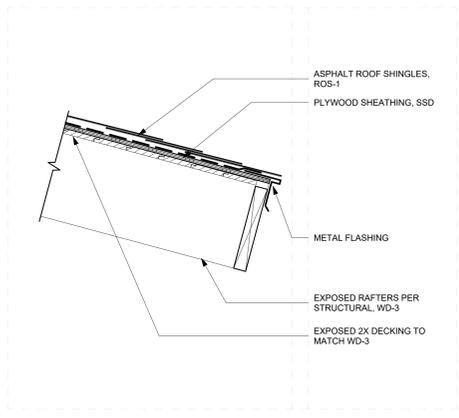
**2 RAILING 2 W PANEL DETAIL**  
1 1/2" = 1'-0"



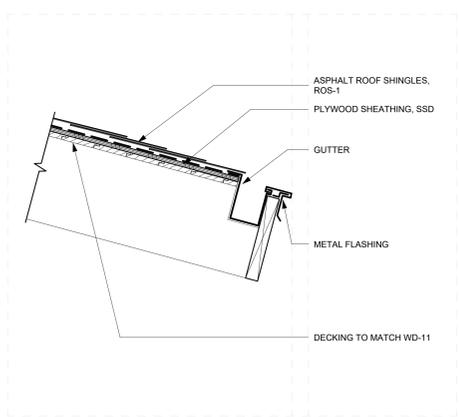
**1 CONCRETE BENCH @ PLAZA**  
1" = 1'-0"



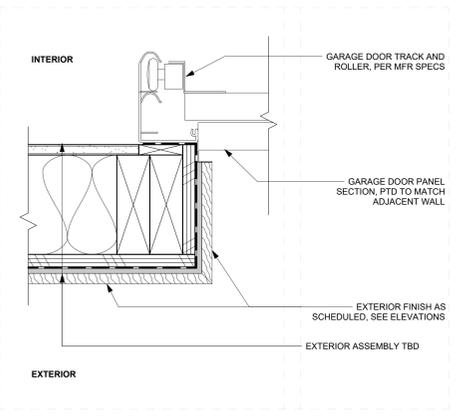
**7 WINDOW SILL/HEAD/ JAMB DETAIL**  
3" = 1'-0"



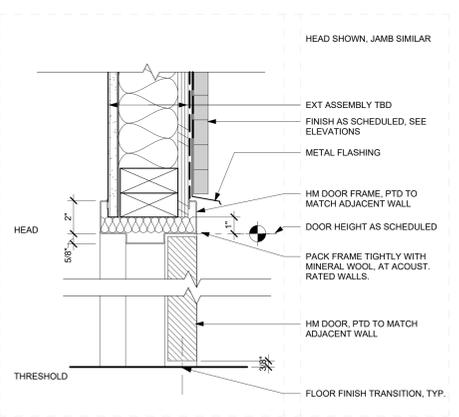
**6 FACIA @ EXPOSED RAFTERS**  
1 1/2" = 1'-0"



**5 GUTTER @ EXPOSED RAFTERS**  
1 1/2" = 1'-0"



**9 GARAGE DOOR JAMB DETAIL**  
3" = 1'-0"



**8 TYP EXT HM DR HEAD**  
3" = 1'-0"

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**SHEET NOTES:**

1. AREAS SHOWN IN PLANS ARE NET AREAS. REFER TO G005 AREA SCHEDULE FOR GROSS AREAS

**Residences at Jibboom**

10002-10060 Jibboom Street  
Truckee, CA 96161

**SEAN WHELAN**

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Revisions	Δ Delta	Date

**TRASH CONTAINER CALCS**

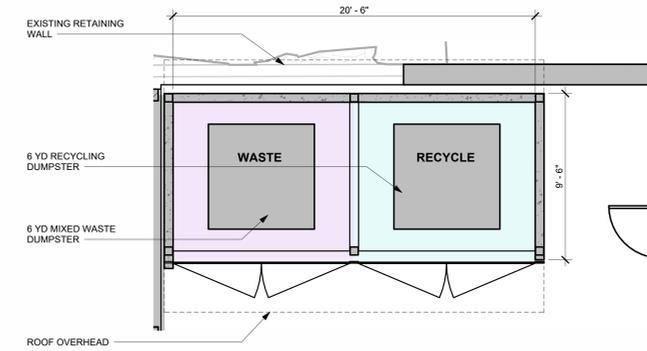
\* CALCULATION BASED ON 1/3 OF A CUBIC YARD PER UNIT OF CONTAINER CAPACITY (PER TRUCKEE MUNICIPAL CODE TITLE 18, DEVELOPMENT CODE), PROPORTIONS 60% FOR MIXED WASTE AND 40% RECYCLING.

**SOLID WASTE ENCLOSURE BETWEEN BLDG A & B**  
 BLDG A: 15 UNITS X 1/3 = 5 CUBIC YARDS  
 BLDG B: 16 UNITS X 1/3 = 5.3 CUBIC YARDS  
 TOTAL: 10.3 CUBIC YARDS

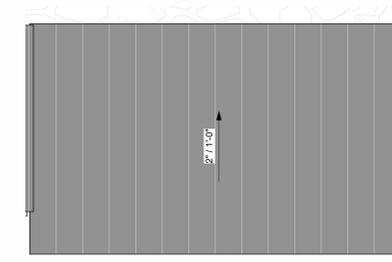
RECYCLE 10.3 X 0.40 = 4.1 CUBIC YARDS  
 MIXED WASTE 10.3 X 0.60 = 6.2 CUBIC YARDS

**SOLID WASTE ENCLOSURE BETWEEN BLDG C & D**  
 BLDG C: 16 UNITS X 1/3 = 5.3 CUBIC YARDS  
 BLDG D: 15 UNITS X 1/3 = 5 CUBIC YARDS  
 TOTAL: 10.3 CUBIC YARDS

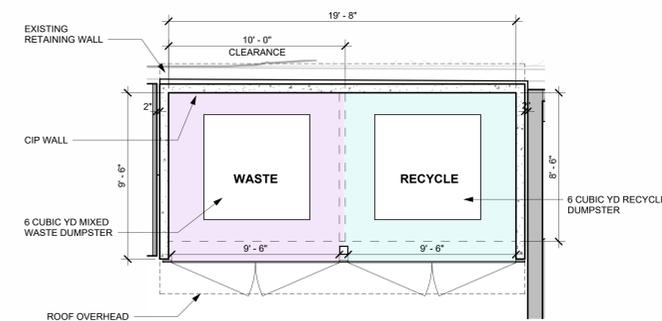
RECYCLE 10.3 X 0.40 = 4.1 CUBIC YARDS  
 MIXED WASTE 10.3 X 0.60 = 6.2 CUBIC YARDS



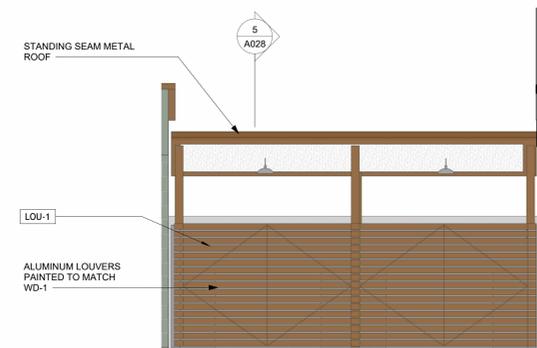
**3 SOLID WASTE ENCLOSURE PLAN - C&D**  
1/4" = 1'-0"



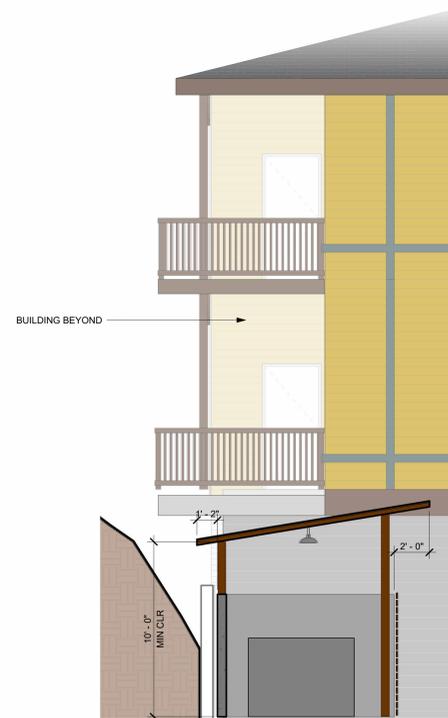
**2 MECHANICAL ENCLOSURE - ROOF TYP**  
1/4" = 1'-0"



**1 SOLID WASTE ENCLOSURE PLAN - A&B**  
1/4" = 1'-0"



**4 TYP TRASH ENCLOSURE - ELEVATION**  
1/4" = 1'-0"



**5 TRASH ENCLOSURE TYP**  
1/4" = 1'-0"



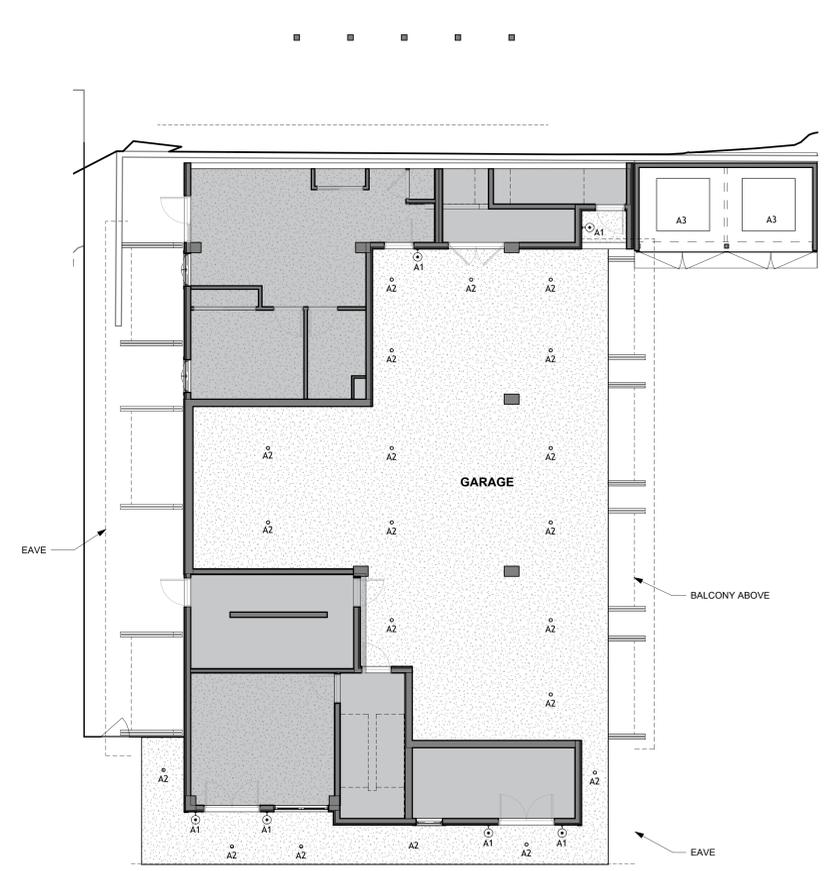
Residences at Jibboom

10002-10060 Jibboom Street  
Truckee, CA 96161

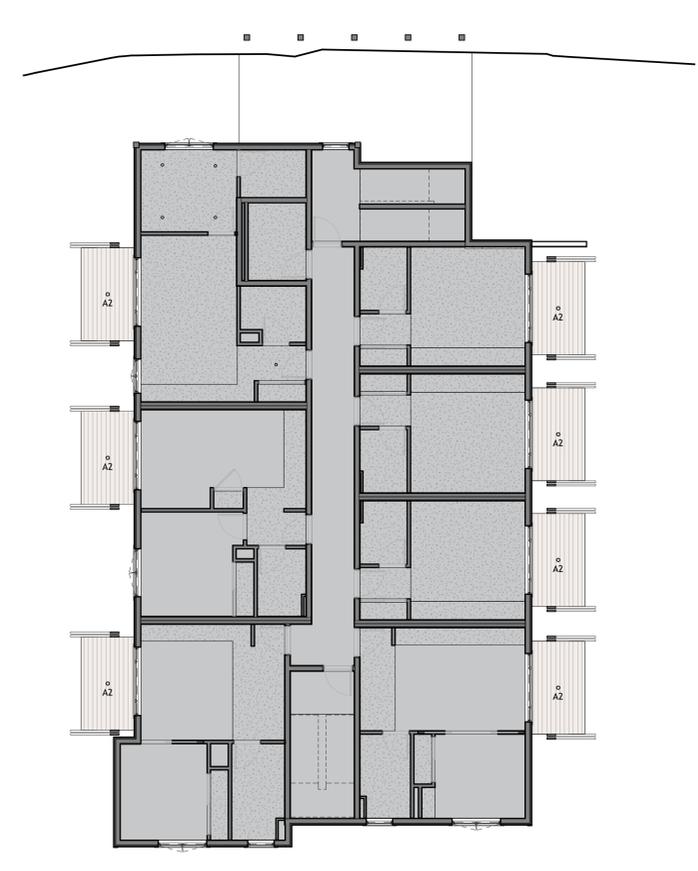
SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

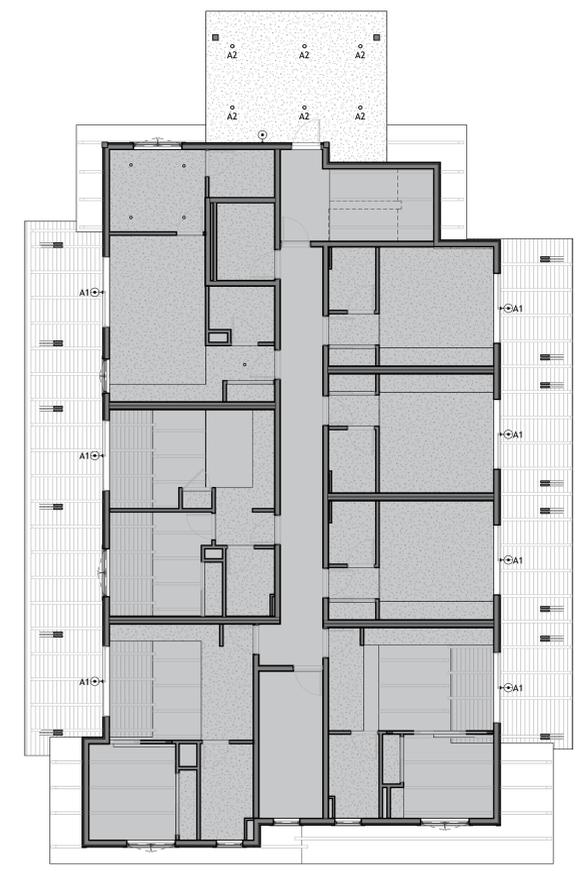
Revisions	Δ Delta	Date
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1 LEVEL 1 - LIGHTING PLAN  
1/8" = 1'-0"



2 LEVEL 2 - LIGHTING PLAN  
1/8" = 1'-0"



3 LEVEL 3 - LIGHTING PLAN  
1/8" = 1'-0"

**LIGHTING FIXTURE INFORMATION**  
**LIGHTING FIXTURE SCHEDULE**

Tag	Manufacturer	Model	Description	Finish
A1	TMS	FORTE - 1710 LUMENS	WALL MOUNTED SCONCE	ARCH BRONZE
A2	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN LIGHT 8"	PAINT TO MATCH SOFFIT
A3	TMS	FORTE - 1530 LUMENS	PENDANT LIGHT	ARCH BRONZE



**LEGEND**

- INTERIOR SPACE, NOT IN SCOPE
- RECESSED CAN
- PENDANT
- A0 LIGHTING FIXTURE TAG, SEE LIGHTING FIXTURE SCHEDULE

- NOTES**
- ALL LIGHT FIXTURES TO BE PLACED ON PHOTOMETRIC SENSORS
  - SEE ELEVATIONS FOR ADDITIONAL LIGHTING INFORMATION AND LOCATIONS
  - SEE COMPREHENSIVE SIGN PLANS FOR SIGN INFORMATION AND LOCATIONS

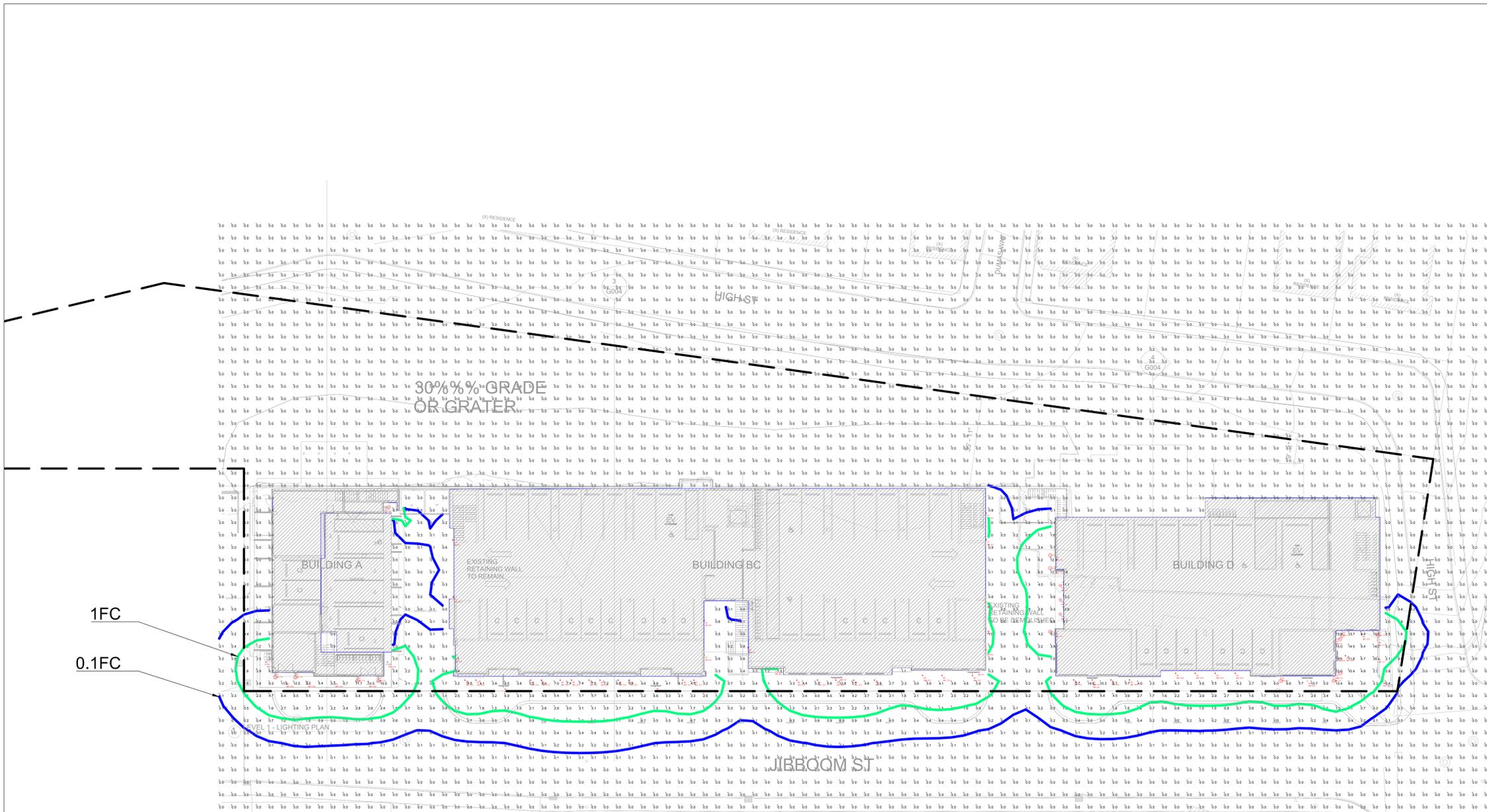


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1 SITE PLAN AT LEVEL 1

Luminaire Schedule											
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	LLD	LDD	UDF	Mounting Height	Description
⊕	5	A1	Single	1384	15	0.850	0.944	0.900	1.000	7.5	TMS 4W-O-15LED-40K-X-WM
⊕	6	A2	Single	1043	14.3	0.875	0.944	0.900	1.030	12.8	DMF MD-12-9-40-GA-O_M4TRS-X
⊕	5	B1	Single	159	4	0.850	0.944	0.900	1.000	8.5	BEGA 33513
⊕	20	B2	Single	1043	14.3	0.875	0.944	0.900	1.030	12.5	DMF MD-12-9-40-GA-O_M4TRS-X
⊕	4	B3	Single	462	6.8	0.850	0.944	0.900	1.000	10	BK DS-LED-e66-WFL-A9-X-12
⊕	7	C1	Single	159	4	0.850	0.944	0.900	1.000	8.5	BEGA 33513
⊕	9	D1	Single	1384	15	0.850	0.944	0.900	1.000	7.5	TMS 4W-O-15LED-40K-X-WM
⊕	10	D2	Single	1043	14.3	0.875	0.944	0.900	1.030	10.5	DMF MD-12-9-40-GA-O_M4TRS-X
⊕	3	D3	Single	1109	17.25	0.850	0.944	0.900	1.000	10	TMS FOR-O-12-15LED-X-X-40K-X-X
⊕	3	D5	Single	527	7.92768	0.850	0.944	0.900	1.000	1.5	BK MYK-I-LED-e199-2-SD-B2-010-MT-X
⊕	3	D6	Single	462	6.8	0.850	0.944	0.900	1.000	9.8	BK DS-LED-e66-WFL-A9-X-12

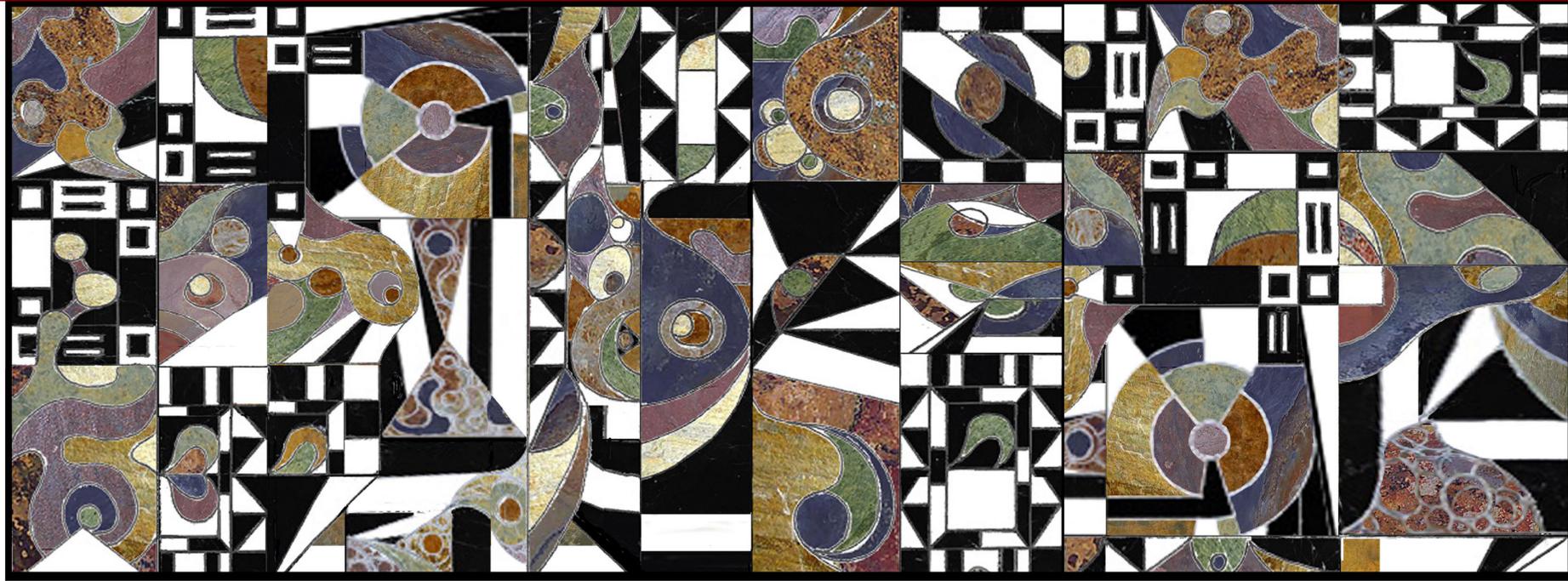
Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

**SITE LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION**  
 ( ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N. )

**PRELIMINARY - NOT FOR CONSTRUCTION**  
**NOT FOR QUOTING PURPOSES**

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS FROM THE MANUFACTURER'S PUBLISHED LAMP AND LUMINAIRE DATA. ACTUAL LAMP BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS MAY VARY FROM THE MANUFACTURER'S DATA. CALCULATED FOOTCANDLE VALUES ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THE CALCULATIONS.

Calculations have been performed according to IESNA standards and good practice. The user is responsible for providing accurate input data and for verifying the results of the calculations. The user is also responsible for ensuring that the lighting design meets the requirements of the applicable codes and standards. The user is also responsible for ensuring that the lighting design is aesthetically pleasing and meets the needs of the project. The user is also responsible for ensuring that the lighting design is cost-effective and meets the budget of the project. The user is also responsible for ensuring that the lighting design is sustainable and meets the goals of the project. The user is also responsible for ensuring that the lighting design is safe and meets the requirements of the applicable codes and standards. The user is also responsible for ensuring that the lighting design is compliant with the applicable laws and regulations. The user is also responsible for ensuring that the lighting design is in accordance with the project goals and objectives. The user is also responsible for ensuring that the lighting design is in accordance with the project schedule and timeline. The user is also responsible for ensuring that the lighting design is in accordance with the project budget and resources. The user is also responsible for ensuring that the lighting design is in accordance with the project risk management plan. The user is also responsible for ensuring that the lighting design is in accordance with the project communication plan. The user is also responsible for ensuring that the lighting design is in accordance with the project stakeholder expectations. The user is also responsible for ensuring that the lighting design is in accordance with the project success criteria. The user is also responsible for ensuring that the lighting design is in accordance with the project overall goals and objectives.



*“Unity of Opposites”*, Mixed media 3 D Mural Proposal for the Residence at Jibboom, Truckee, CA.

**ARTISTS' PROPOSAL**

NOT TO SCALE

PRELIMINARY, NOT FOR CONSTRUCTION

ARTISTS' PROPOSAL

Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

APN: 019-102-011-000 - 019-102-018-000



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KRISTIN ERINA THOMPSON  
ARCHITECTS  
11165 BROCKWAY RD., SUITE 1  
TRUCKEE, CA 96161  
PH: 530.887.6257  
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DATE:	PLANNING-2 03 28 24
DRAWN:	LW_EA
JOB NO:	200101
SHEET:	3.5 D

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# COMPREHENSIVE SIGN PROGRAM



**ACCESS AND CIRCULATION:**  
THE PROPOSED PROJECT IS POSITIONED FACING JIBBOOM STREET WITH BUILDING D ON THE CORNER AT HIGH STREET. ONE COMMERCIAL TENANT IS LOCATED AT THIS CORNER WITH ITS ENTRY FACING HIGH STREET. ALL OTHER COMMERCIAL ENTRANCES FACE TOWARD JIBBOOM STREET. A PLAZA IS LOCATED ON THE CORNER OF JIBBOOM AND HIGH STREET TO CREATE A GATHERING AREA, AND AN ENHANCED SIDEWALK EXPERIENCE LEADING PEDESTRIANS FURTHER DOWN JIBBOOM IN FRONT OF THE STOREFRONTS. THIS DESIGN IS IDEAL FOR CREATING FUNCTIONAL, EASY ACCESS TO ALL OF THE TENANT SPACES. OFF-STREET PARKING IS LOCATED IN FRONT OF EACH BUILDING ON JIBBOOM STREET. JIBBOOM STREET IS CONSIDERED THE MAIN ENTRANCE. THEREFORE, THE MAIN ADDRESS LETTERING IS ALONG THIS STREET.

**GENERAL SIGNAGE GUIDELINES:**  
IN ADDITION TO THE PREVIOUSLY MENTIONED ADDRESS SIGNS, THIS COMPREHENSIVE SIGN PROGRAM PROVIDES SPECIFIC INFORMATION FOR THE LOCATIONS, SIZES, TYPES, COLORS, AND MATERIALS FOR ALL OTHER BUILDING SIGNS FOR EACH SIGN TYPE (LISTED BELOW). DETAILED INFORMATION IS PROVIDED. PARKING AND PUBLIC SERVICE SIGNS SHALL BE PER SPECIFIC REQUIREMENTS TO THOSE TYPES, AND ARE THEREFORE MARKED AS "EXEMPT" IN THE SIGNAGE CALCULATIONS. NOT ALL EXEMPT SIGNAGE IS SHOWN IN THE SIGN PROGRAM. SIGNS ARE BROKEN INTO THE FOLLOWING GENERAL TYPES:  
A - WALL SIGN WITH HALO-LIT ADDRESS LETTERING  
G - WINDOW SIGN OR DOOR GLAZING, PERMANENTLY PAINTED OR MOUNTED  
H - HANGING SIGN WITH DOWNWARD LIGHTING

ALL NON-EXEMPT SIGN TYPES ARE SHOWN IN THIS COMPREHENSIVE SIGN PROGRAM EXCEPT FOR THOSE WHICH WILL BE TENANT-SPECIFIC. THESE ARE NOTED AS TYPE "W" - WINDOW SIGN PER TENANT. REFER TO PAGE 2 OF THE PROGRAM FOR REQUIREMENTS, RESTRICTIONS, AND GUIDELINES FOR ALL SIGNAGE. FUTURE TENANTS WILL NEED TO ABIDE BY THIS COMPREHENSIVE SIGN PROGRAM WHEN INSTALLING NEW SIGNAGE. THE PROGRAM WILL HELP TO ENSURE THAT ANY NEW SIGNAGE WILL BLEND NICELY WITH THE OVERALL CHARACTER OF THE PROJECT AND NEIGHBORHOOD, YET WILL ALLOW FOR THE INDIVIDUAL EXPRESSION OF EACH TENANT. THE PROGRAM OUTLINES THE ALLOWABLE CONSTRUCTION, INSTALLATION, AND REMOVAL OF SIGNS IN AN EFFORT TO MAINTAIN THE QUALITY AND VISUAL IMPACT OF BOTH THE BUILDING AND THE SIGNAGE. RESTRICTIONS AND PROHIBITED SIGNAGE ARE ALSO NOTED.

**TEMPORARY:**  
TEMPORARY SIGNS ARE NOT INCLUDED IN THIS COMPREHENSIVE SIGN PROGRAM AND ARE SUBJECT TO THE REQUIREMENTS OF DEVELOPMENT CODE SECTION 18.54.050 - TEMPORARY SIGN PERMIT REQUIREMENTS. ALL TEMPORARY SIGN PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF TRUCKEE PLANNING DIVISION AND THE PROPERTY OWNER.

**GENERAL:**  
GENERAL SIGNAGE REQUIREMENTS, RESTRICTIONS, AND GUIDELINES HAVE BEEN TAKEN FROM THE TOWN OF TRUCKEE DEVELOPMENT CODE, SECTIONS 18.54 SIGNS AND 18.56 SIGN DESIGN GUIDELINES. ALL SIGNAGE IS REQUIRED TO COMPLY WITH ALL SECTIONS OF THE DEVELOPMENT CODE. REFER TO THE FULL DEVELOPMENT CODE FOR ADDITIONAL INFORMATION. THE FOLLOWING ARE CONDENSED APPLICABLE EXCERPTS FROM THE DEVELOPMENT CODE, SECTION 18.54.070 - GENERAL REQUIREMENTS FOR ALL SIGNS.

- SIGNS AND SUPPORTING HARDWARE SHALL BE MAINTAINED AND IN GOOD REPAIR AT ALL TIMES. WHEN SIGNS ARE REMOVED OR REPLACED, ALL SUPPORTS NO LONGER REQUIRED SHALL BE REMOVED, AND UNPAINTED AREAS SHALL BE PAINTED TO MATCH THE ADJACENT PORTION OF THE BUILDING.
- SIGN AREA SHALL BE CALCULATED PER DEVELOPMENT CODE REQUIREMENTS.
- SIGNS SHALL BE CONSTRUCTED OF NATURAL MATERIALS, SUCH AS WOOD OR RUSTIC METAL, OR ENGINEERED PRODUCTS THAT APPEAR LIKE NATURAL MATERIALS.
- GLOSSY AND/OR REFLECTIVE SURFACES ARE PROHIBITED.
- SIGN ILLUMINATION SHALL BE DESIGNED TO ELIMINATE NEGATIVE IMPACTS ON SURROUNDING STREETS AND PROPERTIES. LIGHTING SHALL BE DIRECTED AND SHIELDED. UPLIGHTING IS PROHIBITED, AS ARE BLINKING, FLASHING, FLUTTERING, OR CHANGING LIGHTS.
- SIGN LIGHTING SHALL NOT INTERFERE OR CREATE A HAZARD TO OPERATORS OF MOTOR VEHICLES.
- LIGHTING SHALL BE ENERGY-EFFICIENT. HALO-LIT SIGNS SHALL BE LOW-INTENSITY AND PRODUCE A SOFT GLOW. THE LIGHT SOURCE SHALL NOT BE VISIBLE FROM PUBLIC VIEW OR TRESPASS BEYOND THE SIGN FACE.
- LIGHTS SHALL HAVE A COLOR TEMPERATURE OF 3,000K OR LESS.
- METAL FRAMING FOR THE SIGN SHALL NOT BE VISIBLE FROM PUBLIC VIEW.
- NEON SIGNS SHALL BE RESTRICTED TO 50% OF THE TOTAL AREA ALLOWED FOR THE SIGN TYPE.
- CABINET (CAN OR BOX) SIGNS THAT ARE INTERNALLY ILLUMINATED SHALL HAVE OPAQUE BACKGROUNDS SO THAT WHEN THE SIGN IS ILLUMINATED, ONLY THE WORDS OR LOGOS ON THE SIGNS ARE LIGHTED.

**SIGN TYPES**  
THE FOLLOWING ARE ALL OF THE PERMANENT SIGN TYPES AS LISTED IN THE DEVELOPMENT CODE, SECTION 18.54.080 - STANDARDS FOR SPECIFIC TYPES OF PERMANENT SIGNS. THOSE NOTED WITH AN ASTERISK (\*) ARE THE TYPES USED IN THIS COMPREHENSIVE SIGN PROGRAM.

- A. AWNING
- B. GROUND-MOUNTED
- C. \* HANGING: ATTACHED BELOW A CANOPY OR ROOF EAVE AND ONLY PERMITTED IN LIEU OF ALLOWED WALL SIGNS AND/OR PROJECTING SIGNS. IF ORIENTED PERPENDICULAR TO A BUILDING FACADE, HANGING SIGNS MAY BE SUBSTITUTED FOR ALLOWED PROJECTING SIGNS AND SHALL COMPLY WITH ALL THE PROJECTING SIGN STANDARDS, EXCEPT THE MAX PROJECTION FROM THE BUILDING. SHALL BE LOCATED SO THAT THE LOWEST EDGE OF ANY PART OF THE SIGN OR ANY RELATED ELEMENT IS AT LEAST 8 FEET ABOVE THE GROUND OR WALKING SURFACE USED BY PEDESTRIANS.

- D. \* PROJECTING: LOCATION REQUIRED TO BE CLOSE TO THE CUSTOMER ENTRANCE, ORIENTED TO PEDESTRIANS. SHALL NOT PROJECT FROM THE BUILDING FACE MORE THAN 1/2 THE WIDTH OF THE UNDERLYING SIDEWALK, OR MORE THAN 48 INCHES INCLUDING THE SIGN BRACKET. MAXIMUM NUMBER OF SIGNS: ONE PER BUILDING ENTRANCE. MAXIMUM SIZE: 8 SF ON EACH SIDE. MAXIMUM HEIGHT: 12 FEET, WITH 8 FEET CLEARANCE ABOVE THE GROUND OR WALKWAY. LIGHTING REQUIREMENTS: INTERNAL LIGHTING OR STATIONARY NEON SIGNS. IF NEON LIGHTS ARE USED, ONLY ONE NEON SIGN IS ALLOWED FOR EACH BUILDING.

- E. SUBDIVISION ENTRANCE
- F. TEMPORARY
- G. \* WALL: LOCATED ON BUILDING FRONTAGES WITH DIRECT CUSTOMER ACCESS. SHALL NOT PROJECT FROM THE SURFACE THEY ARE ATTACHED TO MORE THAN NECESSARY AND NOT GREATER THAN 12 INCHES. SHALL NOT PROJECT ABOVE ROOF. SHALL NOT OBSTRUCT A WINDOW. ONE SIGN PER CUSTOMER ACCESS DOOR. ONE SQUARE FOOT SIGN AREA PER LINEAL FOOT OF BUSINESS FRONTAGE WITH DIRECT CUSTOMER ACCESS. MAXIMUM HEIGHT TO BE BELOW ROOF EAVE AND 20 FEET ABOVE WALKING SURFACE. LIGHTING MUST BE NIGHT-SKY COMPLIANT. MAXIMUM OF TWO NON-INTERNAL LIGHT FIXTURES FOR FIRST 15 LINEAL FEET OF WALL SIGNAGE, PLUS ONE ADDITIONAL LIGHT FOR SIGNS LONGER THAN 15 LINEAL FEET.

- H. \* WINDOW: SHALL ONLY BE LOCATED ON GROUND AND SECOND-LEVEL WINDOWS. MAY BE PERMANENTLY PAINTED OR MOUNTED ON THE INTERIOR OR EXTERIOR OF WINDOWS AND DOOR GLAZING. SHALL NOT COVER MORE THAN 50% OF THE WINDOW (INCLUDING ALL SIGNS ON THAT WINDOW). SHALL NOT COVER MORE THAN 15% OF THE ENTIRE GLAZING ON A BUILDING FRONTAGE WITH DIRECT CUSTOMER ACCESS. ONLY STATIONARY NEON LIGHTING ALLOWED. ONE NEON LIGHT PER BUILDING. TENANT SIGNS THAT ARE CONSIDERED "TEMPORARY" SHALL FOLLOW THE REQUIREMENTS OUTLINED IN SECTION 18.54.050.

**NEW / MODIFICATIONS**  
ALL SIGNAGE SHALL BE REQUIRED TO FOLLOW BOTH THE TOWN OF TRUCKEE DEVELOPMENT CODE AND THIS COMPREHENSIVE SIGN PROGRAM. SIGNAGE THAT IS APPROVED AS PART OF THIS PROGRAM WILL NOT REQUIRE A SEPARATE APPROVAL OR PERMIT. HOWEVER, ANY NEW SIGNS, DEVIATIONS OR CHANGES FROM THE APPROVED SIGNAGE, REVISIONS, MODIFICATIONS OR REPLACEMENTS, WILL REQUIRE SUBMITTAL OF A REVISION TO THIS PROGRAM AND APPROVAL FROM BOTH THE TOWN OF TRUCKEE PLANNING DIVISION AND THE PROPERTY OWNER BEFORE INSTALLATION OF SAID SIGNAGE. THE PROPERTY OWNER SHALL INFORM ANY TENANT OF THIS COMPREHENSIVE SIGN PROGRAM AND THEIR RESPONSIBILITY TO FOLLOW THE APPROVED PROGRAM AS PART OF THEIR LEASE.

**INSTALLATION**  
ALL SIGNAGE AND SIGN LIGHTING SHALL BE INSTALLED IN A MANNER IN WHICH IT CAN BE REMOVED WITHOUT DAMAGE TO THE BUILDING, ITS EXTERIOR FINISHES, OR OTHER SIGNAGE. ANY MOUNTING BRACKETS, CONNECTIONS, ELECTRICAL CONNECTIONS, OR SIMILAR ITEMS THAT ARE NO LONGER NEEDED SHALL BE REMOVED. HOLES OR VOIDS IN BUILDINGS FINISHES THAT REMAIN AFTER A SIGN IS REMOVED SHALL BE PATCHED, REPAIRED, OR PAINTED WITH A FINISH THAT MATCHES THE ADJACENT BUILDING FINISH SO THAT THE HOLE OR VOID LOCATION IS NOT VISIBLE.

**EXEMPT**  
THE FOLLOWING SIGNS ARE EXEMPT FROM SIGN PLAN REVIEW PER DEVELOPMENT CODE, SECTION 18.54.030 - SIGN PLAN REVIEW REQUIREMENTS, PART D. EXEMPTIONS FROM SIGN PLAN REVIEW, OFFICIAL TRAFFIC OR GOVERNMENT SIGNS OR LEGAL NOTICES. SIGNS ON LICENSED COMMERCIAL VEHICLES. BENCH AND OTHER SIGNS LOCATED AT TOWN PUBLIC TRANSIT LOCATIONS. SIGNS PREVIOUSLY APPROVED AND NOT VISIBLE FROM ANY ANGLE TO MOTORISTS OR PEDESTRIANS. PERMANENT SIGNS LIMITED BY MAXIMUM AREAS PER SECTION 18.54.030 PART D.2. WINDOW SIGNS THAT DO NOT EXCEED 1/2 SQUARE FOOT IN AREA OR 50% OF THE WINDOW AREA. MAXIMUM 6 SIGNS PER BUSINESS. TEMPORARY SIGNS THAT COMPLY WITH SECTION 18.54.050.

THE FOLLOWING ARE CONDENSED APPLICABLE EXCERPTS FROM DEVELOPMENT CODE, SECTION 18.54.080  
PROHIBITED SIGNS:  
ANY SIGN NOT IN COMPLIANCE WITH THE DEVELOPMENT CODE OR THIS COMPREHENSIVE SIGN PROGRAM ARE PROHIBITED, EXCLUDING ANY REVISIONS THAT ARE APPROVED BY THE TOWN OF TRUCKEE PLANNING DIVISION AND THE PROPERTY OWNER.  
NO SIGN SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY, ON STREETS, OR UTILITY POLES. ABANDONED OR DETERIORATING SIGNS ARE PROHIBITED.  
ANIMATED, MOVING, FLASHING, BLINKING, REFLECTING, REVOLVING OR OTHER SIMILAR SIGNS ARE PROHIBITED (EXCEPTIONS: BANNERS, STREAMERS, PENNANTS, BILLBOARD, BENCH, CERTAIN LIGHTED CABINET, CHANGEABLE COPY, ELECTRIC READER BOARD, INFLATED, FLAGS, HOME OCCUPATION, OFF-SITE, OBSCENE, OFFENSIVE, PORTABLE FREESTANDING, AND ROOF SIGNS ARE PROHIBITED (EXCEPTIONS):  
VINYL SIGNS ARE PROHIBITED, EXCEPT LETTERING APPLIED TO WINDOWS AND TEMPORARY SIGNS. SIGNS SHALL NOT USE SEARCHLIGHTS. SIGNS ERRECTED IN A MANNER THAT INTERFERE WITH FIRE ESCAPE, EXIT, OR STANDPIPE OR OBSTRUCT VENTILATOR, DOOR, STAIRWAY, OR WINDOW ABOVE THE FIRST STORY.  
SIGNS EMITTING SOUNDS, ODORS, OR VISIBLE MATTER ARE PROHIBITED.  
NO SIGN SHALL BE ATTACHED TO, SUSPENDED FROM, OR SUPPORTED BY ANY VEHICLE, TRAILER, ANOTHER SIGN, OR AN UMBRELLA.

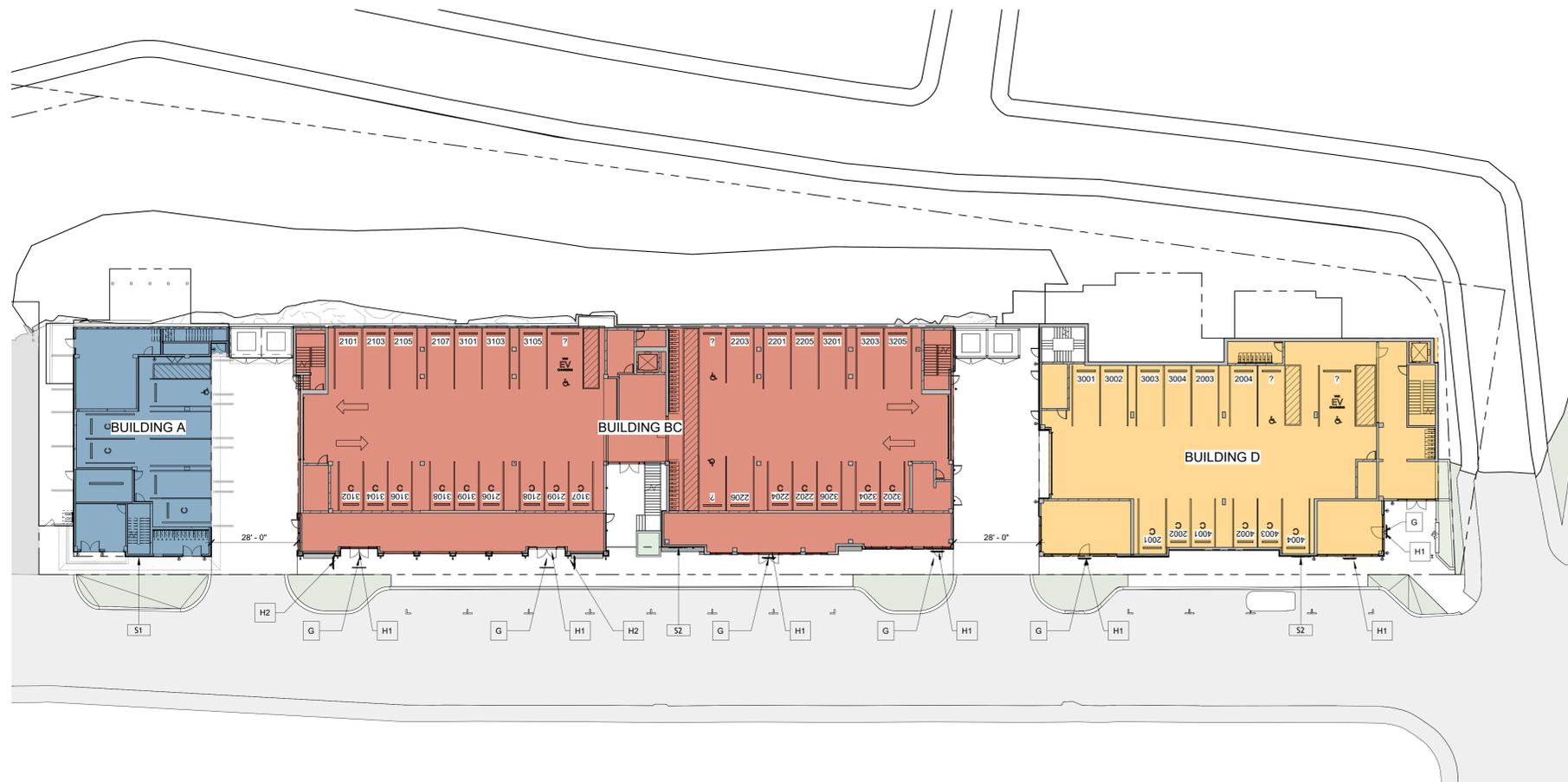
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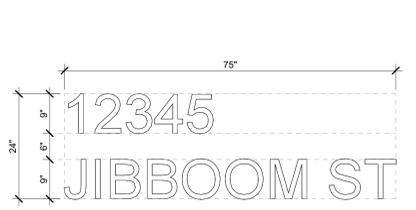
Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date
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### 1 SITE PLAN 1" = 20'-0"

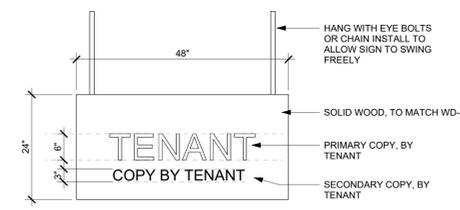
### SIGN TYPES



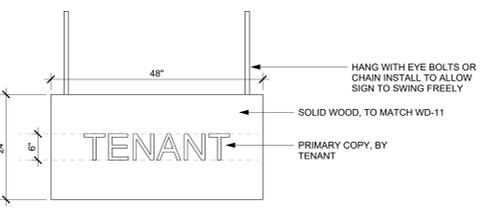
**TYPE : S2**  
INDIVIDUAL HALO-LIT HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS  
DEPTH: 3" WITH 1" NON-CORROSIVE STANDOFF / HEIGHT: 6"  
FONT: ARIAL / COLOR: PAINTED BLACK  
NO BACKGROUND, WHITE LED HALO ILLUMINATION, CLEAR DIFFUSER  
13 SQ. FT. TOTAL SIGN AREA



**TYPE : S1**  
INDIVIDUAL HALO-LIT HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS  
DEPTH: 2" WITH 1" NON-CORROSIVE STANDOFF / HEIGHT: 6"  
FONT: ARIAL / COLOR: PAINTED BLACK  
NO BACKGROUND, WHITE LED HALO ILLUMINATION, CLEAR DIFFUSER  
3 SQ. FT. TOTAL SIGN AREA



**TYPE : H1**  
WOOD HANGING SIGN  
8 SQ.FT SIGN AREA  
INDIVIDUAL HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS  
FONT: ARIAL / COLOR: BLACK



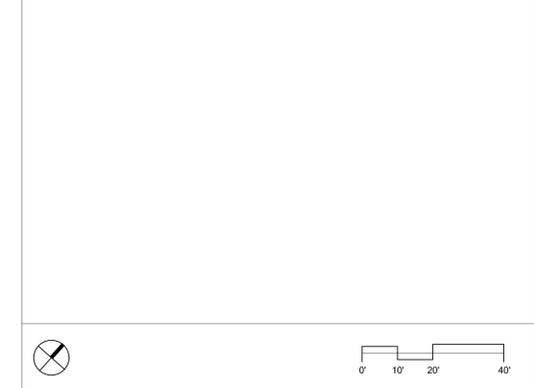
**TYPE : H2**  
WOOD HANGING SIGN PERPENDICULAR  
8 SQ.FT SIGN AREA  
INDIVIDUAL HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS  
FONT: ARIAL / COLOR: BLACK



**TYPE : G**  
PERMANENTLY PAINTED OR MOUNTED LETTERING ON DOOR GLAZING  
HEIGHT: 4" / FONT: ARIAL / COLOR: WHITE  
0.75 SQ. FT.  
AVERAGE TOTAL SIGN AREA: 1 SQ. FT MAX

### EXTERIOR SIGNAGE SCHEDULE

TYPE MARK	DESCRIPTION	COUNT
G	PERMANENTLY PAINTED OR MOUNTED LETTERING ON DOOR GLAZING, HEIGHT: 4" / FONT: ARIAL / COLOR: WHITE	5
H1	HANGING SIGN	7
H2	HANGING SIGN PERPENDICULAR	2
HD1	HALO LIT HOT ROLLED STEEL CHANNEL LETTERS, 6" HIGH, FONT: ARIAL, PTD BLACK	50
S1	HALO LIT ADDRESS LETTERING, ARIAL 9" HIGH	1
S2	HALO LIT ADDRESS LETTERING, ARIAL 9" HIGH	2



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## SITE PLAN - SIGN

SI001



4 SOUTH ELEVATION - BLDG D - SIGNAGE  
1/8" = 1'-0"



5 EAST ELEVATION - BLDG D - SIGNAGE  
1/8" = 1'-0"



3 SOUTH ELEVATION - BLDG BC - SIGNAGE  
1/8" = 1'-0"



1 SOUTH ELEVATION - BLDG A - SIGNAGE  
1/8" = 1'-0"



2 WEST ELEVATION - BLDG BC - SIGNAGE  
1/8" = 1'-0"

Residences at Jibboom

10002-10060 Jibboom Street  
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
PROJECT AMENDMENT REV 1	01/16/26
50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date

LEGEND

X0 SIGNAGE TAG, SEE SCHEDULE

Ascend Architecture 25.007  
10680 Carson Range Road, Truckee, CA 96161  
415.215.8904 www.Ascend-Arch.com

SIGNAGE ELEVATIONS

SI002



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