PLANNING COMMISSION RESOLUTION 2024-12

EXHIBIT A

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2024-00000014/DP-UP-MUP-ZC-TM-HDR-SP (RESIDENCES AT JIBBOOM)

PLANS

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Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

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

DEVELOPMENT STANDARDS

ZONING DISTRICT: DMU
(DOWNTOWN MIXED USE)

FRONT & STREET SIDE SETBACK: EDGE OF EXISTING OR FUTURE SIDEWALK

SIDE & REAR SETBACK: NONE

FLOOR AREA RATIO (FAR): NO MAXIMUM

SITE COVERAGE: NO MAXIMUM

HEIGHT LIMIT: 50 FT. OR 3.5 STORIES

HOUSING DENSITY:
ALLOWED: 24 UNITS PER ACRE
PROPOSED: 24 UNITS PER ACRE (100%)

DENSITY BONUS CALCULATIONS
LOT SIZE = 1.67 ACRE
BASE DENSITY AT 24 DU/ACRE = 40.08
ROUND UP TO 41 UNITS
50% INCREASE FOR PROVIDING 24% LOW INCOME UNITS = 20.5
ROUND UP TO 21 UNITS
TOTAL UNITS ALLOWED = 62 UNITS

LOW INCOME UNITS (80% AMI) CALCULATIONS
24% OF 40 UNITS BASE DENSITY = 9.6
ROUND UP TO 10 UNITS

PARKING ANALYSIS, USING DENSITY BONUS NEAR MAJOR TRANSIT CALCULATION
62 RESIDENTIAL UNITS
@ 0.5 SPACES/UNIT = 31 SPACES
3,339 SF COMMERCIAL
@ 250 SF/SPACE FOR RETAIL USE = 13 SPACES

TOTAL SPACES REQUIRED = 44 SPACES

ONSITE PARKING PROVIDED = 58 SPACES
ONSTREET PARKING TO BE DEVELOPED
= 11 SPACES X .75 FACTOR TO BE DESIGNATED FOR PROJECT = 8 SPACES

TOTAL SPACES PROVIDED = 66 SPACES

PARKING TYPES:

REQUIRED:
STANDARD (75%) = 33 SPACES
COMPACT (25%) = 11 SPACES

PROVIDED:
STANDARD: 33 REQ. + 7 VOLUNTARY = 40 (61%)
COMPACT: 11 REQ. + 15 VOLUNTARY = 26 (39%)

ACCESSIBLE PARKING = 3 SPACES (4.5%)

BUILDING DATA

BUILDING A

RESIDENTIAL
CONDITIONED FLOOR AREA = 7,334 SF
UNCONDITIONED COVERED = 4,752 SF

TOTAL FLOOR AREA = 12,086 SF
MEASURED FROM INTERIOR FACE OF EXTERIOR WALL

RESIDENTIAL UNITS:
(7) STUDIO UNITS
(8) 1 BR UNITS

BUILDING B-C

COMMERCIAL
CONDITIONED FLOOR AREA = 2,230 SF

RESIDENTIAL
CONDITIONED FLOOR AREA = 24,868 SF
UNCONDITIONED COVERED = 15,621 SF

TOTAL FLOOR AREA = 42,719 SF
MEASURED FROM INTERIOR FACE OF EXTERIOR WALL

RESIDENTIAL UNITS:
(8) STUDIO UNITS
(10) 1 BR UNITS
(12) 2 BR UNITS
(2) 3 BR UNITS

BUILDING D

COMMERCIAL
CONDITIONED FLOOR AREA = 1,109 SF

RESIDENTIAL
CONDITIONED FLOOR AREA = 20,692 SF
UNCONDITIONED COVERED = 12,706 SF

TOTAL FLOOR AREA = 34,507 SF
MEASURED FROM INTERIOR FACE OF EXTERIOR WALL

RESIDENTIAL UNITS:
(5) 1 BR UNITS
(1) 2 BR UNITS
(9) 3 BR UNITS

VICINITY MAP NTS

PROJECT PARTICIPANTS

OWNER: SEAN WHELAN & JIBBOOM STREET, LLC
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LAND USE COUNSEL:
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martinwood@scopeinc.net

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STREET ELEVATION

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COVER SHEET

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1
PLANNING-3 07.19.24 2
PLANNING-3 09.03.24 2
DRAWN: RT
JOB NO: 200101
SHEET: 0

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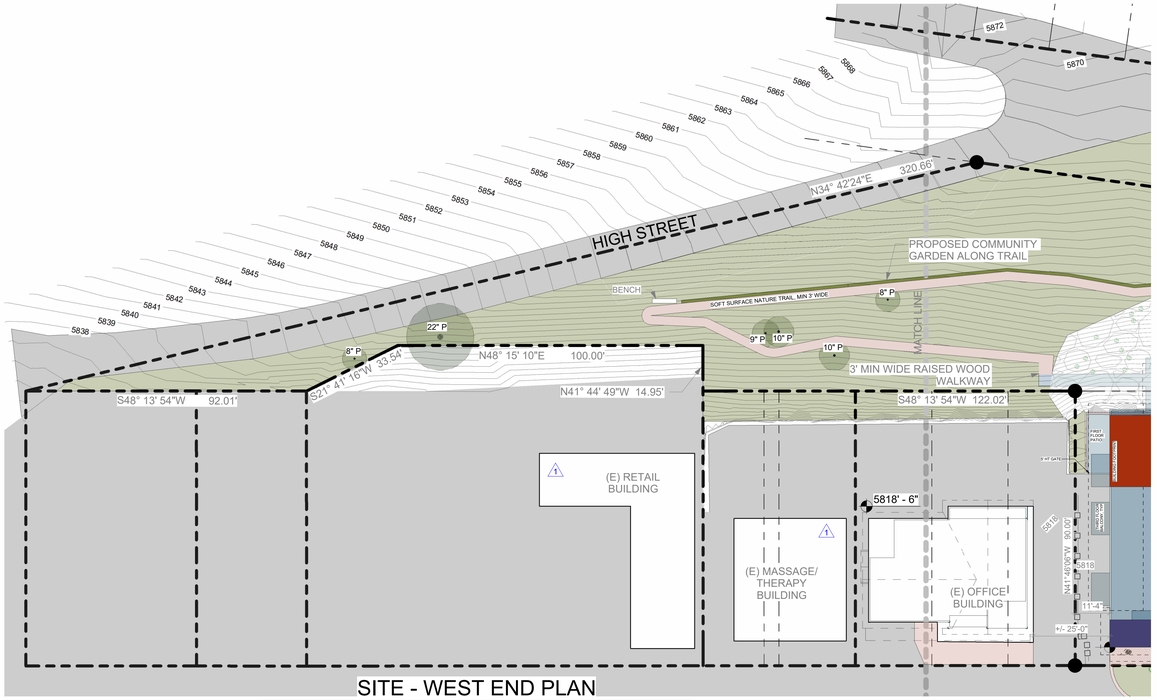
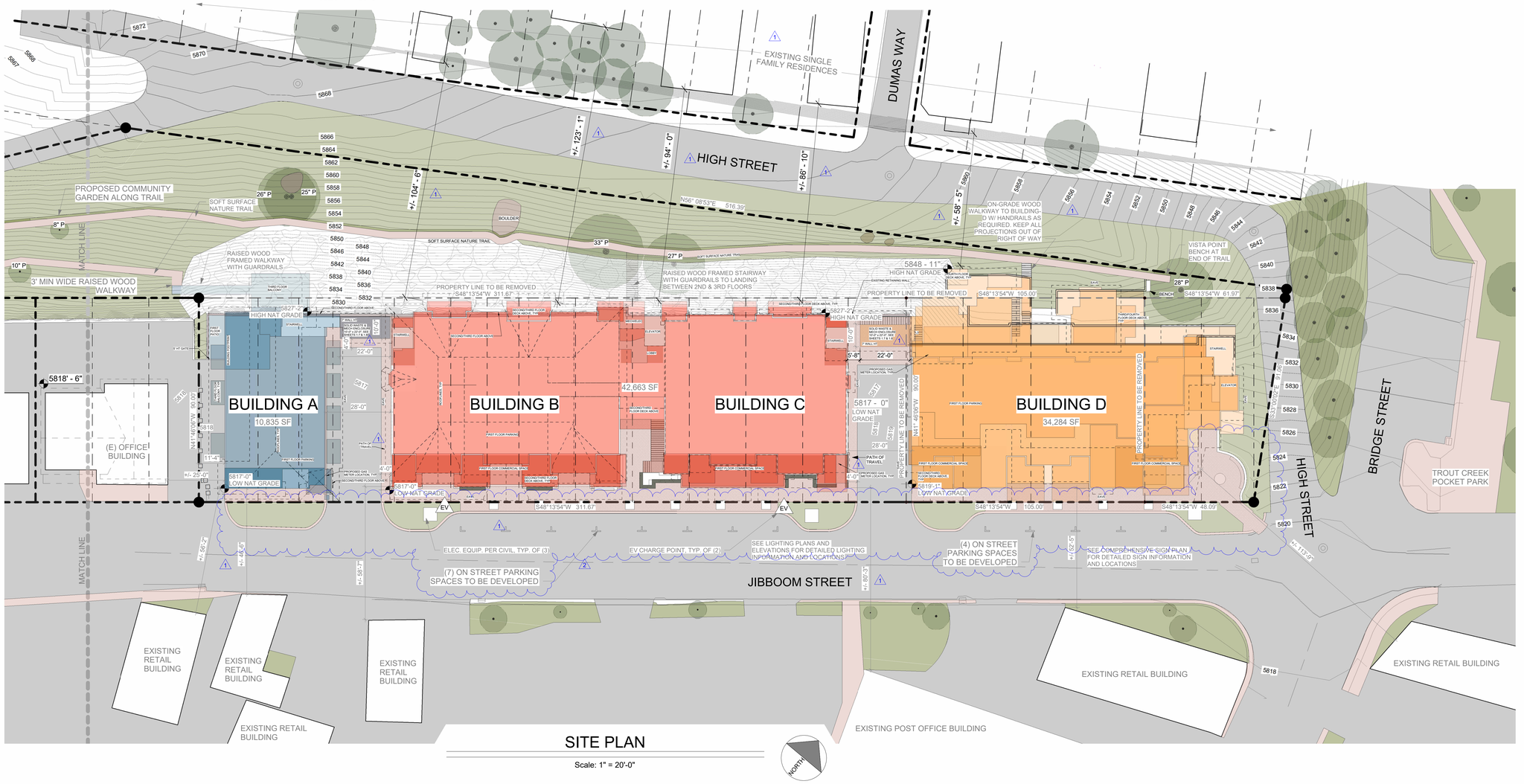


SITE - WEST END PLAN

Scale: 1" = 20'-0"

PROJECT AREAS

Building A		Building B-C		Building D			
Conditioned		**Conditioned**		**Conditioned**			
1st Floor Res	402	1st Floor Commercial	2,230	1st Floor Commercial	1,109	Total Commercial	3,339
2nd Floor Res	2,577	2nd Floor Residential	9,820	2nd Floor Residential	6,436		
3rd Floor Res	2,535	3rd Floor Residential	9,820	3rd Floor Residential	7,572		
				4th Floor Residential	4,875		
Interior Common Area	1,820	Interior Common Area	5,228	Interior Common Area	1,809	Total Residential/Common Conditioned	52,894
Building A Conditioned	7,334	Building B-C Conditioned	27,098	Building D Conditioned	21,801	Total Conditioned	56,233
Unconditioned Covered		**Unconditioned Covered**		**Unconditioned Covered**			
Balconies Covered	803	Balconies Covered	3,235	Balconies Covered	1,926	Total Covered Balconies/Walkway/Exterior Stair	10,869
Covered Walkway	225	Covered Walkway	971	Covered Walkway	3,197		
				Exterior Stair Covered	512		
Garage	2,322	Garage	11,136	Garage	6,368	Total Garage/Storage/Mechanical	22,210
Storage/Mechanical	1,402	Storage/Mechanical	279	Storage/Mechanical	703		
Building A Covered Uncond.	4,752	Building B-C Covered Uncond.	15,621	Building D Covered Uncond.	12,706	Total Unconditioned	33,079
Building A Floor Area	12,086	Building B-C Floor Area	42,719	Building D Floor Area	34,507	Total Floor Area	89,312
Unconditioned Uncovered		**Unconditioned Uncovered**		**Unconditioned Uncovered**			
Balconies Uncovered	230	Balconies Uncovered	894	Balconies Uncovered	2,227	Total Uncovered Balconies/Patio/Exterior Stair	3,915
Patio Uncovered	136	Exterior Stair Uncovered	150	Exterior Stair Uncovered	278		
Building A Uncond.	366	Building B-C Uncond.	1,044	Building D Uncond.	2,505	Total Unconditioned	3,915
		Total residential conditioned	24,868	Total residential conditioned	20,692	Residential Floor Area excluding exterior walls, inclusive of unconditioned and covered accessory uses	85,973
						Nonresidential Floor Area excluding exterior walls	3,339
						Total Project Floor Area	89,312



SITE PLAN

Scale: 1" = 20'-0"

LEGEND

- 5400 — CONTOUR LINE TO REMAIN
- 5400 — DEMO CONTOUR LINE
- 6" P — TREE w/ DRIPLINE, DIAMETER & TYPE P=PINE, F=FIR, C=CEDAR, S=STUMP
- TREE TO BE REMOVED
- TREE TRUNK PROTECTION
- 6500' EP/GB — ELEVATION DATUM

PRELIMINARY, NOT FOR CONSTRUCTION

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SITE PLAN - OVERALL

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
PLANNING-3 09.03.24	2
DRAWN:	LW
JOB NO:	200101
SHEET:	1.1

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SITE SOLAR STUDY PLAN

Scale: 1" = 20'-0"

NORTH

GENERAL NOTES

SHADOWS ARE SHOWN DURING WINTER SOLSTICE.
DECEMBER 21, 2024 AT NOON

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SHEET: 1.2

JOB NO: 200101

DRAWN: LW

DATE:
- TOT PLANNING 02.02.24
- PLANNING-3 08.28.24 (2)

SOLAR ACCESS SHADOW PLAN

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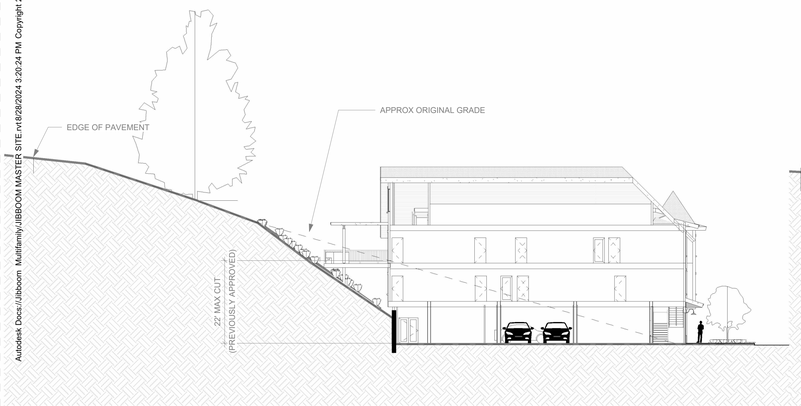
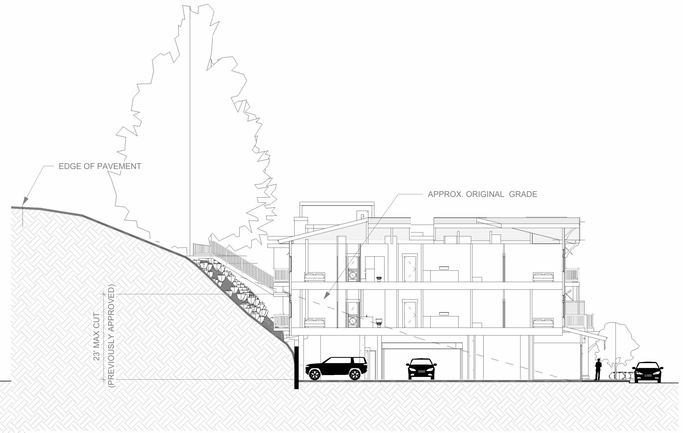


SITE SECTION BUILDING A

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

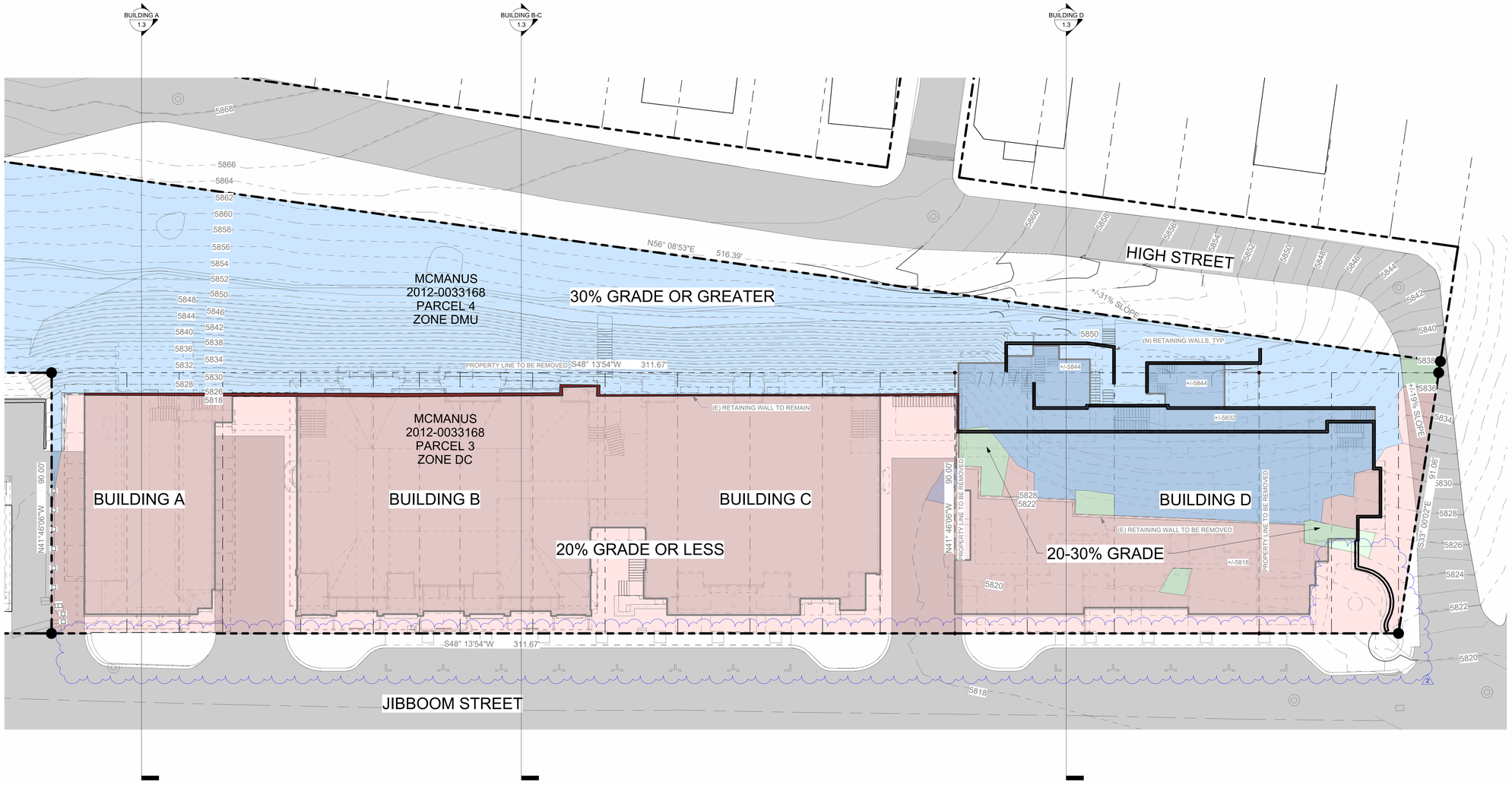


SITE SECTION BUILDING B-C

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

SITE SECTION BUILDING D

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



GRADE ANALYSIS

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

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GRADE ANALYSIS

DATE:	
-TOT PLANNING 02.02.24	
PLANNING-3 08.28.24	2
DRAWN:	AS, EA
JOB NO:	200101
SHEET:	1.3

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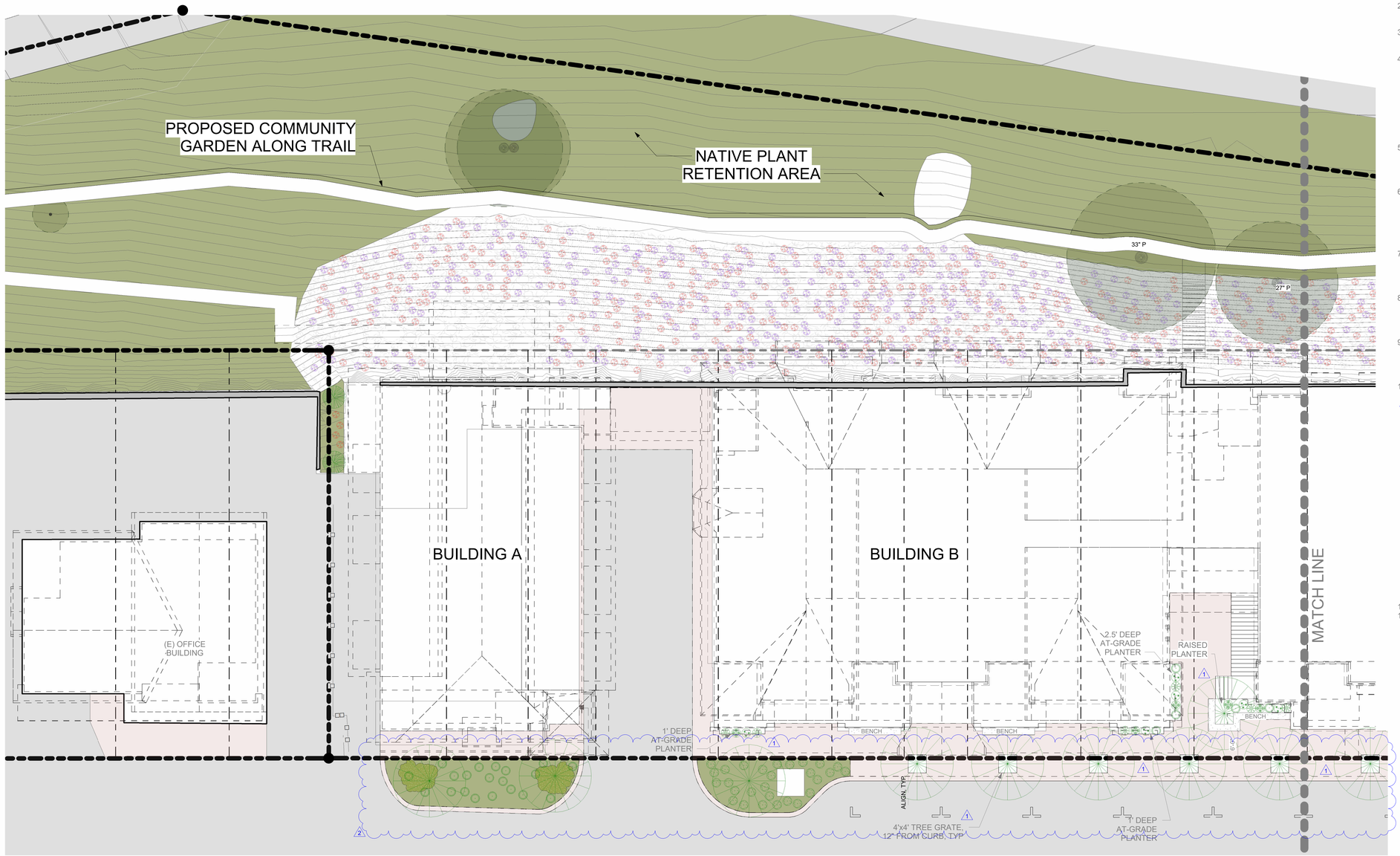

GENERAL LANDSCAPING NOTES

1. SEE LIGHTING PLANS AND ELEVATIONS FOR DETAILED LIGHTING INFORMATION AND LOCATIONS.
2. SEE COMPREHENSIVE SIGN PROGRAM FOR DETAILED SIGN INFORMATION AND LOCATIONS.
3. SEE CIVIL PLANS FOR DRAINAGE, GRADING, UTILITY, AND ADDITIONAL INFORMATION.
4. A TREE PROTECTION PLAN SHALL BE IMPLEMENTED AND MAINTAINED BY AN ARBORIST OR REGISTERED PROFESSIONAL FORESTER. PLEASE CONTACT: 1

   GREG MATUSAK, PRINCIPAL BIOLOGIST AND ARBORIST
   GREG MATUZAK ENVIRONMENTAL CONSULTING LLC.
   P.O. BOX 2016, NEVADA CITY, CA 95959
   GMATUZAK@GMAIL.COM
   530-557-5077
5. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
6. FOR LANDSCAPE INSTALLATIONS, 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. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
7. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIAL SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS, UNLESS PROHIBITED BY LOCAL FULE MODIFICATION PLAN GUIDELINES.
8. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
9. 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.
10. 2 LANDSCAPED AREAS SHALL BE SUPPORTED BY A PERMANENT, AUTOMATIC WATER-EFFICIENT IRRIGATION SYSTEM COORDINATED TO MEET THE NEEDS OF VARIOUS PLANTING AREAS IN ACCORDANCE WITH SECTION 18.40.050.C OF THE TRUCKEE DEVELOPMENT CODE.
    IRRIGATION SYSTEM SHALL BE DESIGNED AS FOLLOWS:

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.

11. THE TOTAL PROPOSED LANDSCAPE AREA = **2,064** SQ. FT.
12. THE APPROXIMATE AMOUNT OF LANDSCAPING DEVOTED TO:
    - TURF = 0 SQ. FT. / 0%
    - DROUGHT-TOLERANT PLANTS = 2,064 SQ. FT. / 100%
    - INDIGENOUS PLANTS = 2,064 SQ. FT. / 100%

PLANT LEGEND

REFER TO SITE PLAN FOR ADDITIONAL LEGEND

NATURAL ZONE PLANTS

SYMBOL/KEY	COMMON NAME	TYPE	SCIENTIFIC NAME	QT	SPACING	SIZE AT PLANTING
	Pine - Adult	Tree	Pinus	17	Per Plans	Existing
	Red Twig Dogwood	Shrub	Cornus sericea	6	Per Plans	#5
	Scouler's Willow	Shrub	Salix scouleriana	2	Per Plans	#1

TRANSITIONAL ZONE PLANTS

SYMBOL/KEY	COMMON NAME	TYPE	SCIENTIFIC NAME	QT	SPACING	SIZE AT PLANTING
	Compact Mugo Pine	Shrub	Pinus mugo 'compacta'	4	Per Plans	#5
	Quaking Aspen	Tree	Populus Tremuloides	4	Per Plans	#15
	Western Bleeding Heart	Plant	Dicentra formosa	19	Per Plans	70% #1 30% 4"

ADDITIONAL PLANTS

SYMBOL/KEY	COMMON NAME	TYPE	SCIENTIFIC NAME	QT	SPACING	SIZE AT PLANTING
	Black Eyed Susan	Plant	Dicentra formosa	35	Per Plans	70% #1 30% 4"
	Chokecherry	Tree	Prunus Virginiana	27	Per Plans	(22) @ #15 (80%) (5) @24-inch box (20%)
	Echinacea	Plant	Dicentra formosa	40	Per Plans	70% #1 30% 4"
	Hollyhocks	Plant	Malvaceae	28	Per Plans	70% #1 30% 4"
	Mountain Spiraea	Plant	Spiraea Splendis	49	Per Plans	70% #1 30% 4"
	Poppy	Wildflower	Eriogonum umbellatum	Seeds	Seeds	Seeds
	Shasta Daisy	Shrub	Leucanthemum Suoerbum	37	Per Plans	(26) @ #5 (12) @ #1
	Sweatpea	Wildflower	Eriogonum umbellatum	Seeds	Seeds	Seeds
	Sweet Woodruff	Groundcover	Galium Odoratum		N/A	Coverage within 2 years
	Allysum	Groundcover	Lobularia Maritima		N/A	Coverage within 2 years

TABLE 3-5
REQUIRED MIX OF PLANT MATERIALS

Plant Material	Required Percentage of Mix
Trees total count: 33	
24-inch box	20% (7)
#15	80% (5+21 = 26)
Shrubs total count: 51	
#5	70% (6+4+26 = 36)
#1	30% (3+12 = 15)
Plants	
#1 / 4" (herbaceous plants/perennials)	70%/30%
Groundcover	
Coverage within 2 years	100%

TREE PROTECTION LEGEND

- VPF — VEGETATION PROTECTION FENCING
- 5400 — CONTOUR LINE
- TREE TO BE REMOVED
- TREE TRUNK PROTECTION

LANDSCAPE & TREE PROTECTION PLAN BLDG A, B

Scale: 1" = 10'-0"

NORTH

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LANDSCAPE & TREE PROTECTION PLAN BLDG A,B

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1
PLANNING-3 07.19.24 2
PLANNING-3 09.03.24 2
DRAWN: MRMR
JOB NO: 200101
SHEET: 1.4

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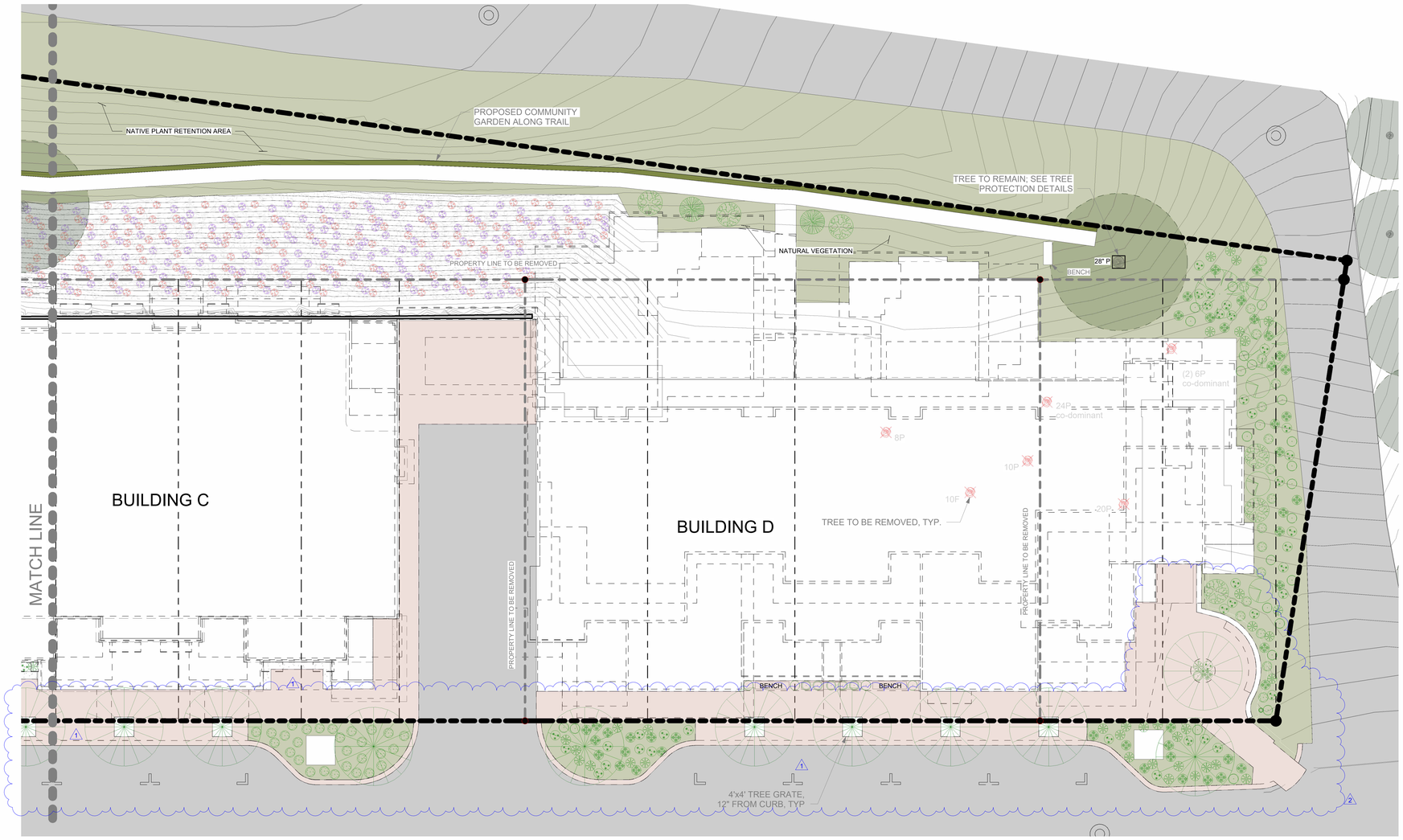
GENERAL LANDSCAPING NOTES

SEE SHEET 1.4 FOR ADDITIONAL NOTES AND PLANT LEGEND



TREE PROTECTION LEGEND

VPF	VEGETATION PROTECTION FENCING
5400	CONTOUR LINE
	TREE TO BE REMOVED
	TREE TRUNK PROTECTION

LANDSCAPE & TREE PROTECTION
PLAN BLDG C, D

Scale: 1" = 10'-0"

NORTH

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LANDSCAPE & TREE PROTECTION
PLAN BLDG C,D

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
PLANNING-3 09.03.24	2
DRAWN:	MRMR
JOB NO:	200101
SHEET:	1.5

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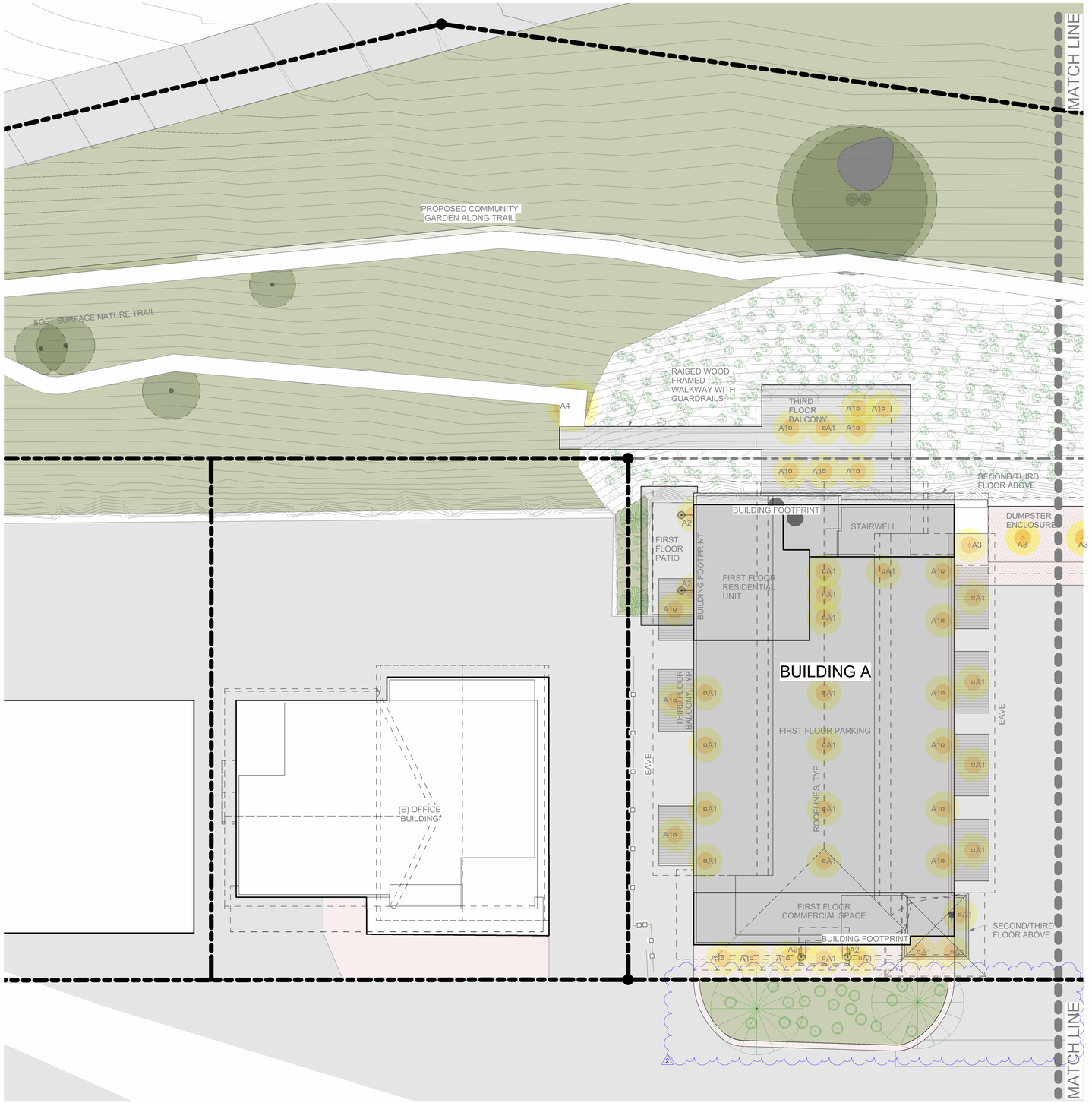


LIGHTING PLAN - BUILDING A

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

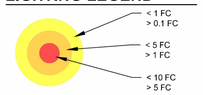
NORTH

8' - 0" 16' - 0" 24' - 0" 32' - 0"

GENERAL LIGHTING NOTES

1. ALL LIGHT FIXTURES TO BE PLACED ON PHOTOMETRIC SENSORS.
2. SEE ELEVATIONS FOR ADDITIONAL LIGHTING INFORMATION AND LOCATIONS.
3. SEE COMPREHENSIVE SIGN PLANS FOR SIGN INFORMATION AND LOCATIONS.

LIGHTING LEGEND



LIGHTING PATTERN (SHAPE VARIES) IN FOOTCANDLES (FC) AT GROUND/FLOOR SURFACE

KEY	BRAND	MODEL	STYLE	SIZE	FINISH
A1	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN	8-11/16" ∅	PAINT TO MATCH SOFFIT
A2	TMS	FORTE - 1710 LUMENS	SCONCE	16" ∅	ARCH BRONZE
A3	TMS	FORTE - 1530 LUMENS	PENDANT	12" ∅	ARCH BRONZE
A4	LANDSCAPE FORMS	ASHBERY - 60 LUMENS	PATH LIGHT	36-3/4" x 9-1/2"	ONYX

A1

A2

A3

A4

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LIGHTING PLAN - BUILDING A

DATE:
-TOT PLANNING 02.02.24
PLANNING-3 08.28.24 2
DRAWN: RT
JOB NO: 200101
SHEET: 1.6 A

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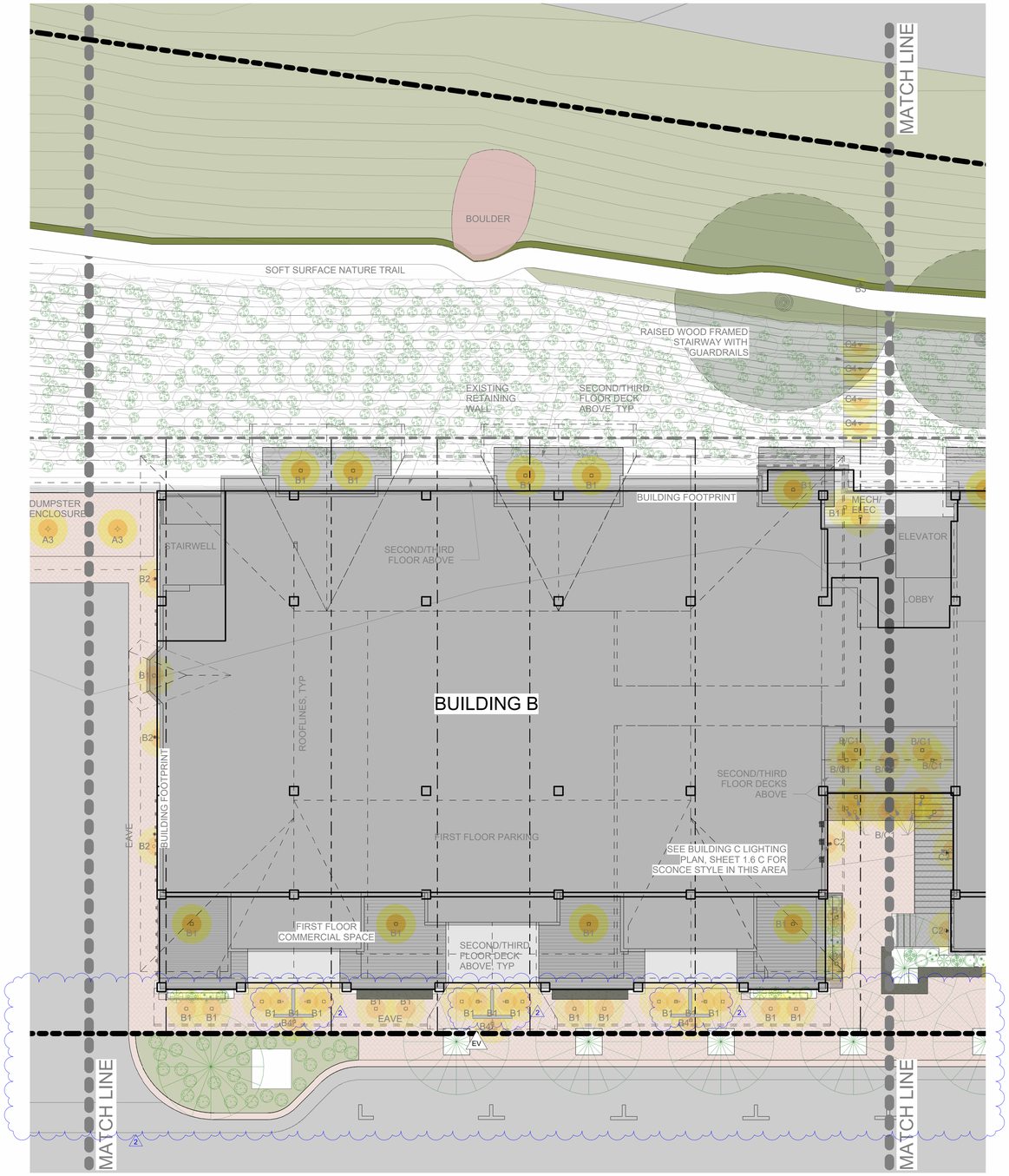
GENERAL SHEET NOTES

REFER TO SHEET 1.6 A FOR LIGHTING NOTES.



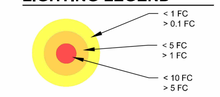
LIGHTING PLAN - BUILDING B

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

8' - 0" 16' - 0" 24' - 0" 0" 32' - 0"

NORTH

LIGHTING LEGEND



LIGHTING PATTERN (SHAPE VARIES) IN FOOTCANDLES (FC) AT GROUND/FLOOR SURFACE

KEY	BRAND	MODEL	STYLE	SIZE	FINISH
B1	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN	8-11/16" ∅	PAINT TO MATCH SOFFIT
B2	MODERN FORMS	BALTHUS - 481 LUMENS	SCONCE	6" x 13" x 7-3/8"	OIL RUBBED BRONZE
B3	LANDSCAPE FORMS	ASHBERY - 60 LUMENS	PATH LIGHT	36-3/4" x 9-1/2"	ONYX
B4	BK LIGHTING	DELTA STAR - 630 LUMENS	DIRECTIONAL	7" x 6-1/2"	BRONZE WRINKLE

B1

B2

B3

B4

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LIGHTING PLAN - BUILDING B

DATE:
-TOT PLANNING 02.02.24
PLANNING-3 07.19.24 2
PLANNING-3 09.03.24 2
DRAWN: RT
JOB NO: 200101

SHEET: 1.6 B

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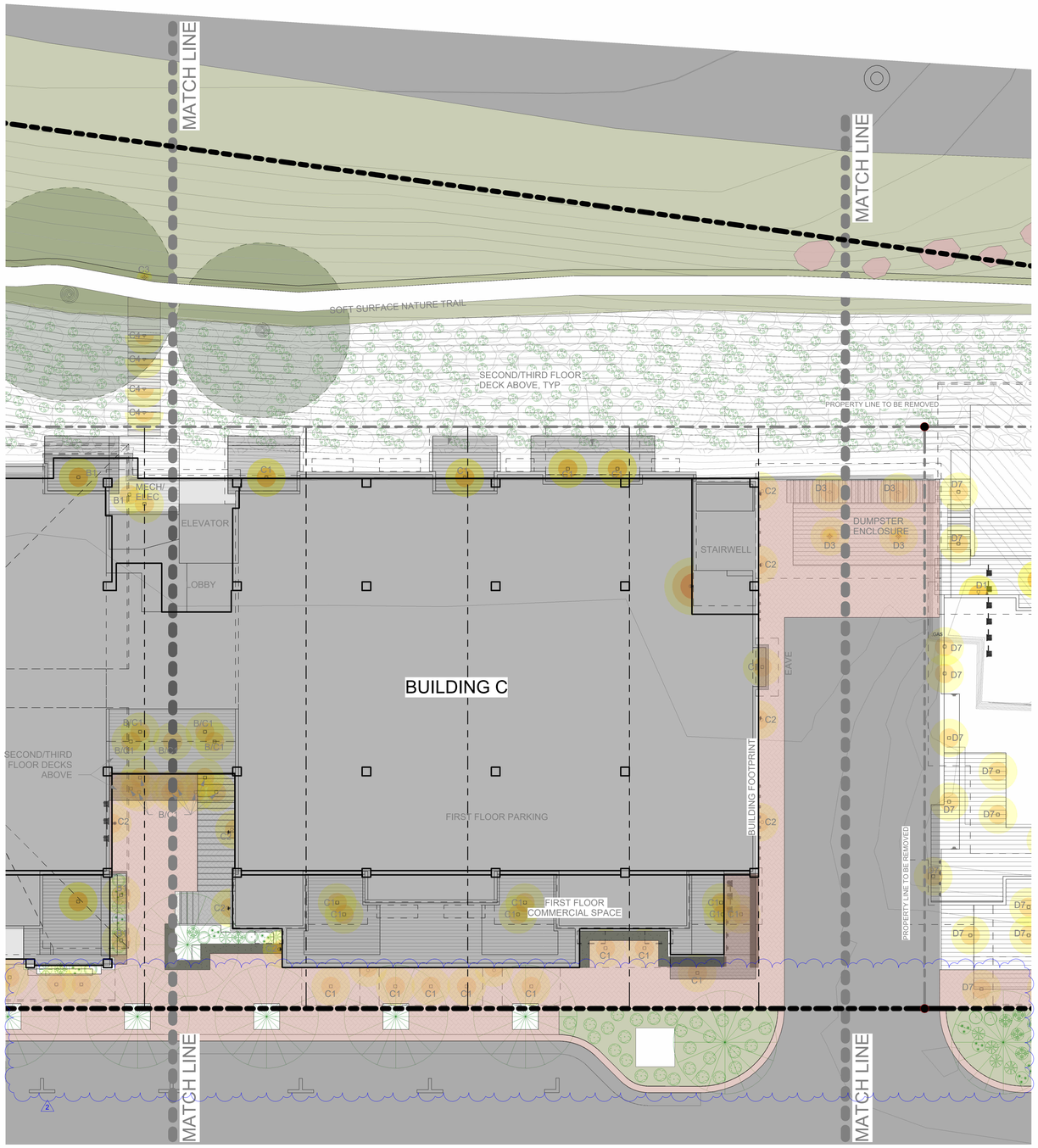


LIGHTING PLAN - BUILDING C

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

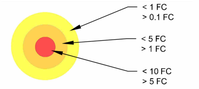
8' - 0" 16' - 0" 24' - 0" 0" 32' - 0"

NORTH

GENERAL SHEET NOTES

REFER TO SHEET 1.6 A FOR LIGHTING NOTES.

LIGHTING LEGEND



LIGHTING PATTERN (SHAPE VARIES) IN FOOTCANDLES (FC) AT GROUNDFLOOR SURFACE

KEY	BRAND	MODEL	STYLE	SIZE	FINISH
C1	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN	8-11/16" ∅	PAINT TO MATCH SOFFIT
C2	MAXIM LIGHTING	LAREDO - 1120 LUMENS	SCONCE	7" x 17" x 5"	RUSTIC FORGE
C3	LANDSCAPE FORMS	ASHBERY - 60 LUMENS	PATH LIGHT	36-3/4" x 9-1/2"	ONYX
C4	ASPECT LED	AL-IWM-L - 90 LUMENS	IN-WALL PATH	6-3/4" x 4-1/4"	GREY

C1

C2

C3

C4

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LIGHTING PLAN - BUILDING C

DATE:
-TOT PLANNING 02.02.24
PLANNING-3 09.03.24 2

DRAWN: RT
JOB NO: 200101
SHEET: 1.6 C

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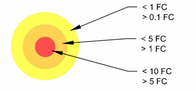
GENERAL SHEET NOTES

REFER TO SHEET 1.6 A FOR LIGHTING NOTES.

LIGHTING LEGEND



LIGHTING PATTERN (SHAPE VARIES) IN FOOTCANDLES (FC) AT GROUNDFLOOR SURFACE

KEY	BRAND	MODEL	STYLE	SIZE	FINISH
D1	VISUAL COMFORT MODERN	PEAK OUTDR - 295 LUMENS	SCONCE	5" x 13" x 4.3"	BRONZE
D2	TMS	FORTE - 1710 LUMENS	SCONCE	16" ∅	ARCH BRONZE
D3	TMS	FORTE - 1530 LUMENS	PENDANT	12" ∅	ARCH BRONZE
D4	LANDSCAPE FORMS	ASHBERY - 60 LUMENS	PATH LIGHT	36-3/4" x 9-1/2"	ONYX
D5	ASPECT LED	AL-IWM-L - 90 LUMENS	IN-WALL PATH	6-3/4" x 4-1/4"	GREY
D6	BK LIGHTING	DELTA STAR - 630 LUMENS	DIRECTIONAL	7" x 6-1/2"	BRONZE WRINKLE
D7	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN	8-11/16" ∅	PAINT TO MATCH SOFFIT

LIGHTING PLAN - BUILDING D

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

NORTH

8' - 0" 16' - 0" 24' - 0" 32' - 0"

D1

D3

D2

D4

D5

D6

D7

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

LIGHTING PLAN - BUILDING D

DATE:
-TOT PLANNING 02.02.24
PLANNING-3 09.03.24 /2\

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JOB NO: 200101
SHEET: 1.6 D

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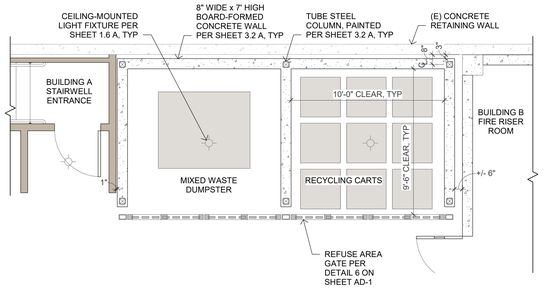
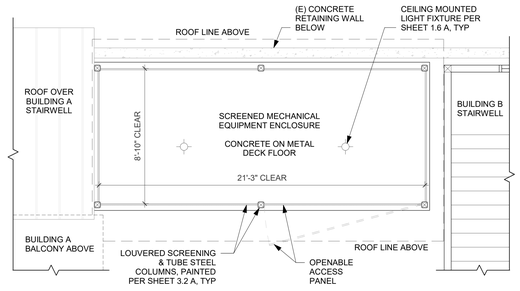
GENERAL SHEET NOTES

SEE SHEET 1.8 FOR ELEVATIONS.



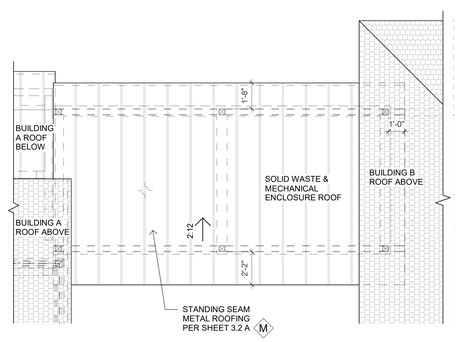
SOLID WASTE ENCLOSURE FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



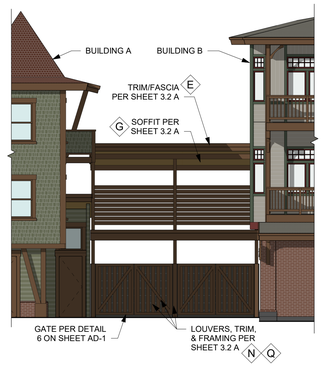
MECHANICAL ENCLOSURE SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



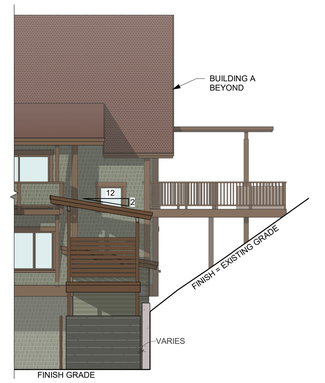
ROOF PLAN

Scale: 1/4" = 1'-0"



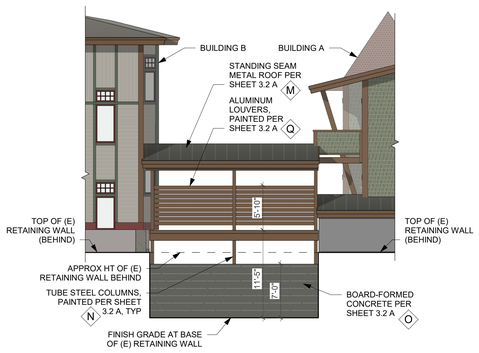
SOUTH ELEVATION

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



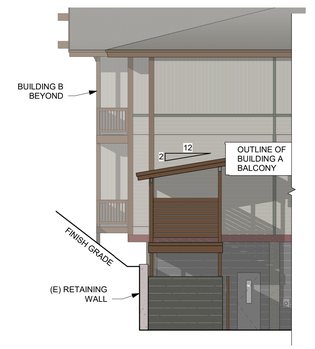
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

SOLID WASTE & MECHANICAL - WEST ENCLOSURE PLANS

4' - 0" 0" 8' - 0" 12' - 0" 16' - 0"

NORTH

SOLID WASTE & MECHANICAL - WEST ENCLOSURE ELEVATIONS

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SOLID WASTE & MECHANICAL
PLANS - WEST ENCLOSURE

DATE:
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JOB NO: 200101
SHEET: 1.7

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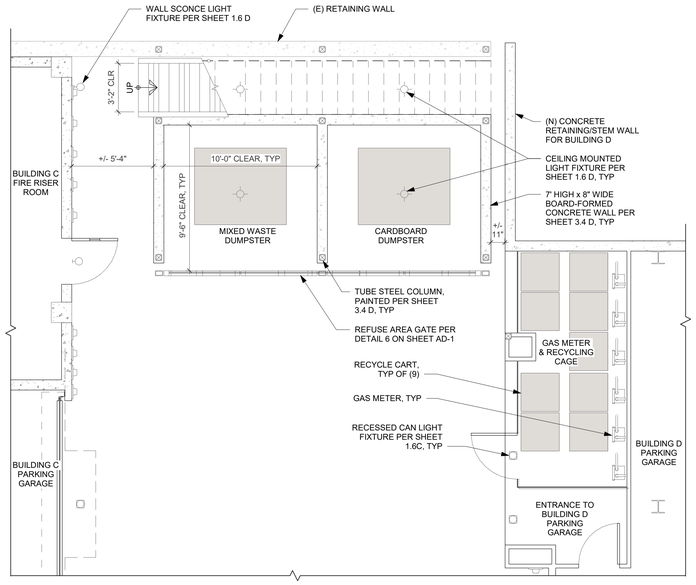
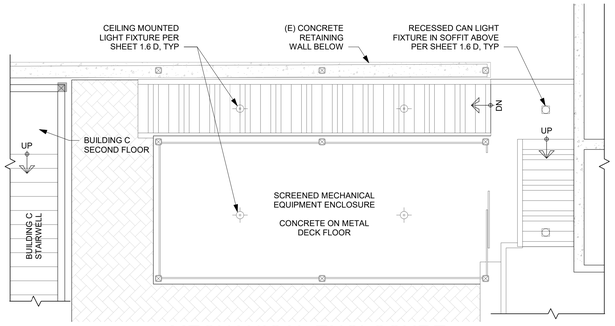


SOLID WASTE ENCLOSURE FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



MECHANICAL ENCLOSURE SECOND FLOOR PLAN

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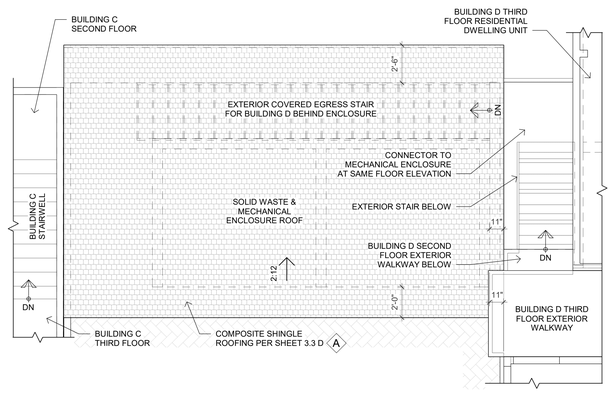
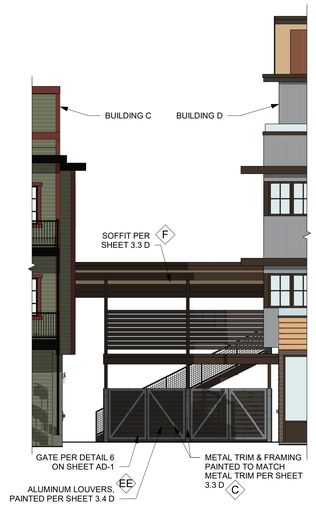


ROOF PLAN

Scale: 1/4" = 1'-0"

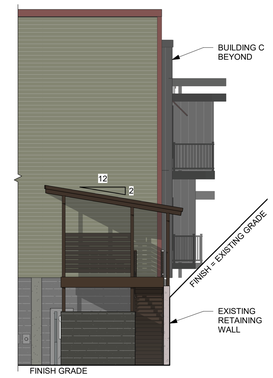
SOLID WASTE & MECHANICAL - EAST ENCLOSURE PLANS

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"
NORTH



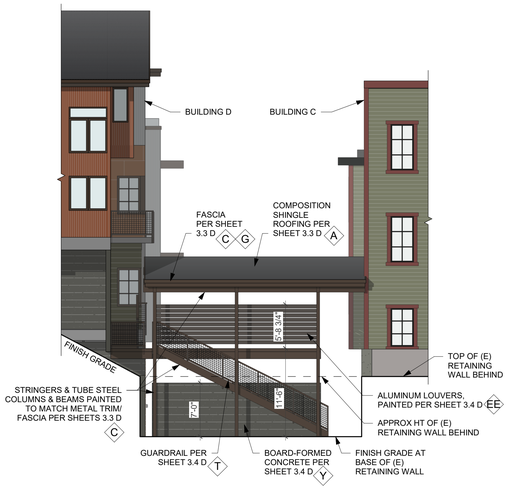
SOUTH ELEVATION

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



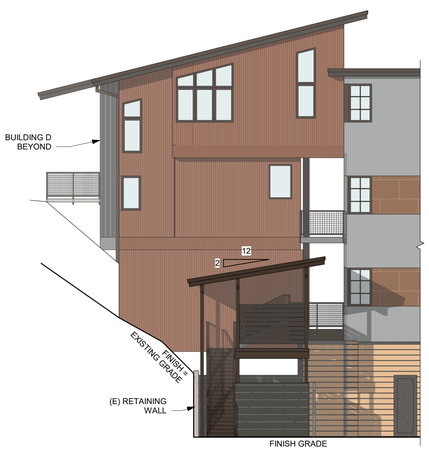
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

SOLID WASTE & MECHANICAL - EAST ENCLOSURE ELEVATIONS

GENERAL SHEET NOTES

SEE SHEET 1.7 FOR FLOOR & ROOF PLANS.

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SOLID WASTE & MECHANICAL PLANS - EAST ENCLOSURE

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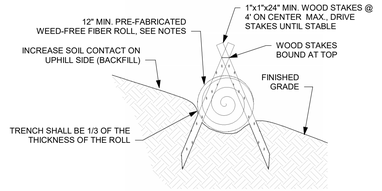
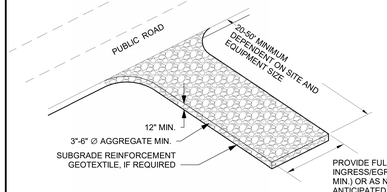


NOTES:
1. INSTALL ROLLS PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
   A. AT SLOPES 4:1 OR FLATTER FIBER ROLLS SHALL BE PLACED AT 20 FT. INTERVALS MAX.
   B. AT SLOPES BETWEEN 4:1 AND 2:1, FIBER ROLLS SHALL PLACED AT 15 FT. INTERVALS MAX.
   C. AT SLOPES 2:1 OR GREATER FIBER ROLLS SHALL BE PLACED AT 10 FT. INTERVALS MAX.
2. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
3. IT IS RECOMMENDED THAT PILOT HOLES BE DRIVEN THROUGH THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
4. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
5. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD HAVE A 6" MIN. OVERLAP, NOT ABUTTED.
6. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
7. REPAIR ANY RILLS OR GULLIES PROMPTLY.
8. FIBER ROLL SHALL NOT BE MADE FROM STRAW, FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 5 LBS PER LINEAL FOOT.

06/10/2022
Scale: 3/4" = 1'-0"

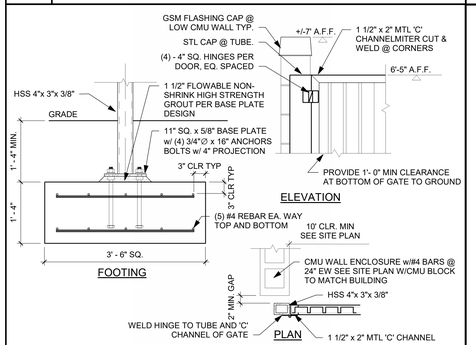
5 FIBER ROLL



NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
2. THE AGGREGATE SHALL BE 3"-6" Ø DRAIN ROCK
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMANENT DRIVEWAY OR PARKING AREAS ARE PLANNED.
5. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
6. THE ENTRANCE SHALL BE INSPECTED AND MAINTAINED WEEKLY DURING THE RAINY SEASON AND TWO-WEEK INTERVALS IN THE NON-RAINY SEASON OR AS REQUIRED.
7. CRUSHED ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
8. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED WITHIN 24 HOURS.
9. THE CRUSHED ROCK AND GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION
10. LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY, OR COVERED IN SNOW.
11. PROVIDE AMPLE TURNING RADII AS PART OF THE ENTRANCE.
12. LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 M.P.H. OR LESS TO CONTROL DUST
13. AT CONTRACTOR'S OPTION, ASPHALT DRIVEWAY MAY BE USED AS CONSTRUCTION ENTRANCE IN LIEU OF THIS DETAIL. PROVIDE ASPHALT TOPPING AT END OF CONSTRUCTION PER SITE PLAN.

08/11/2022
Scale: 3/4" = 1'-0"

1 CONSTRUCTION ENTRANCE1



NOTE:

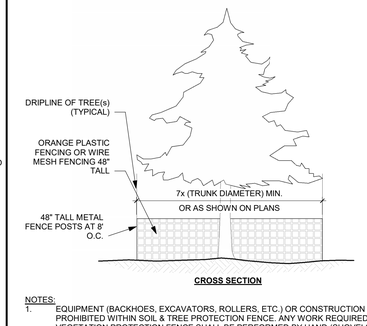
CONSTRUCT ENCLOSURE ON A CONCRETE PAD WITH A CONCRETE APRON AND SLOPE PAD 1/8" PER FT TO DRAIN.PROVIDE TRAFFIC BOLLARDS 12" INSIDE REAR OF ENCLOSURE TO KEEP DUMPSTERS FROM BEING PUSHED AGAINST BACK WALL.

CUSTOM FABRICATED GATE:

GATE PANELS ALL OF COLOR 'MIDNIGHT BRONZE' OF METAL SALES "VERTI-LINE SERIES" T-10A RIBBED METAL PANEL SET IN FRAME. 2 1/2"x2" 'C' CHANNEL FRAME AT ALL (4) SIDES MITER CUT & WELDED TOGETHER @ CORNERS. PROVIDE WEATHER-PROOF SLIDE BOLTS TO HOLD GATE CLOSED.

Scale: 3/4" = 1'-0"

6 REFUSE AREA GATE DETAIL



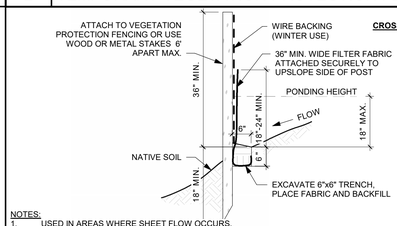
CROSS SECTION

NOTES:
1. EQUIPMENT (BACKHOES, EXCAVATORS, ROLLERS, ETC.) OR CONSTRUCTION MATERIALS ARE PROHIBITED WITHIN SOIL & TREE PROTECTION FENCE. ANY WORK REQUIRED WITHIN THE VEGETATION PROTECTION FENCE SHALL BE PERFORMED BY HAND (SHOVELS, RAKES, ETC.) IF IS NECESSARY TO CUT ANY ROOTS, THEY SHALL BE CLEAN CUT (NOT BROKEN) AND TREE SEALANT APPLIED. IRRIGATE AS NECESSARY FOR TREE HEALTH.
2. VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PROJECT APPROVAL.
3. WHEN IN TRPA JURISDICTION SEE TRPA "CODE OF ORDINANCE" AND TRPA "BMP HANDBOOK" FOR MORE INFORMATION

11/

Scale:NTS

2 TEMPORARY VEGETATION PROTECTION FENCE1

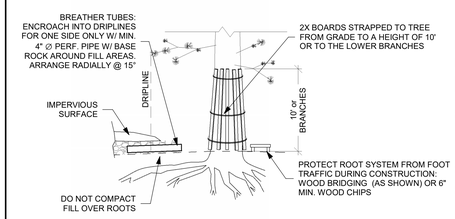


NOTES:
1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCE TO DIVERT FLOW. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
3. INSTALL ALONG A LEVEL CONTOUR AT LEAST 3' FROM TOE OF ADJACENT SLOPE IF POSSIBLE SO WATER DOES NOT POND ABOVE PONDING HEIGHT AT ANY POINT ALONG THE SILT FENCE.
4. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
5. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
6. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
7. SILT FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
8. SEDIMENT THAT ACCUMULATES IN THE BMP SHOULD BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/2 HEIGHT OF BARRIER.
9. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1. (MAY NEED HEAVY DUTY SILT FENCE FOR STEEPER SLOPES)
10. IN LAKE TAHOE BASIN SUBJECT TO TRPA, REFER TO TRPA "CODE OF ORDINANCE" AND TRPA "BMP HANDBOOK" OTHERWISE, SEE CALIFORNIA STORMWATER BMP" HANDBOOK FOR MORE INFORMATION.

11/

Scale: 3/4" = 1'-0"

3 TEMPORARY EROSION BARRIER1



CROSS SECTION

NOTES:
1. SIGNIFICANT NATURAL FEATURES WITHIN THE CONSTRUCTION ACTIVITY ZONE DESIGNATED TO-BE-SAVED MUST BE PROTECTED AT ALL TIMES.
2. AT CONTRACTORS OPTION AND WHEN SPACE PERMITS, PROVIDE 4-FOOT HIGH VEGETATION PROTECTION FENCING PLACED ALONG THE DRIPLINES OF EACH TREE IN LIEU OF BOARDS SHOWN ABOVE.
3. DO NOT PLACE FILL OVER ROOT SYSTEMS, TYPICAL UNLESS NOTED OTHERWISE ON PLANS. WHEN REQUIRED, PROVIDE UNCOMPACTED GRAVEL FILL AND BREATHER TUBES AS SHOWN ABOVE.
4. POST AND PIER CONSTRUCTION WHERE REQUIRED.
5. HAND DIG TRENCHES WITHIN DRIPLINES.
6. WRAP ALL EXPOSED ROOTS w/WET BURLAP UNTIL BACKFILLED.

11/09/2022
Scale: 1" = 1'-0"

4 TREE PROTECTION WITHIN DRIPLINE

PRELIMINARY, NOT FOR CONSTRUCTION
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KRISTINA LEE THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA. 96161
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MWA INC
architecture/engineering

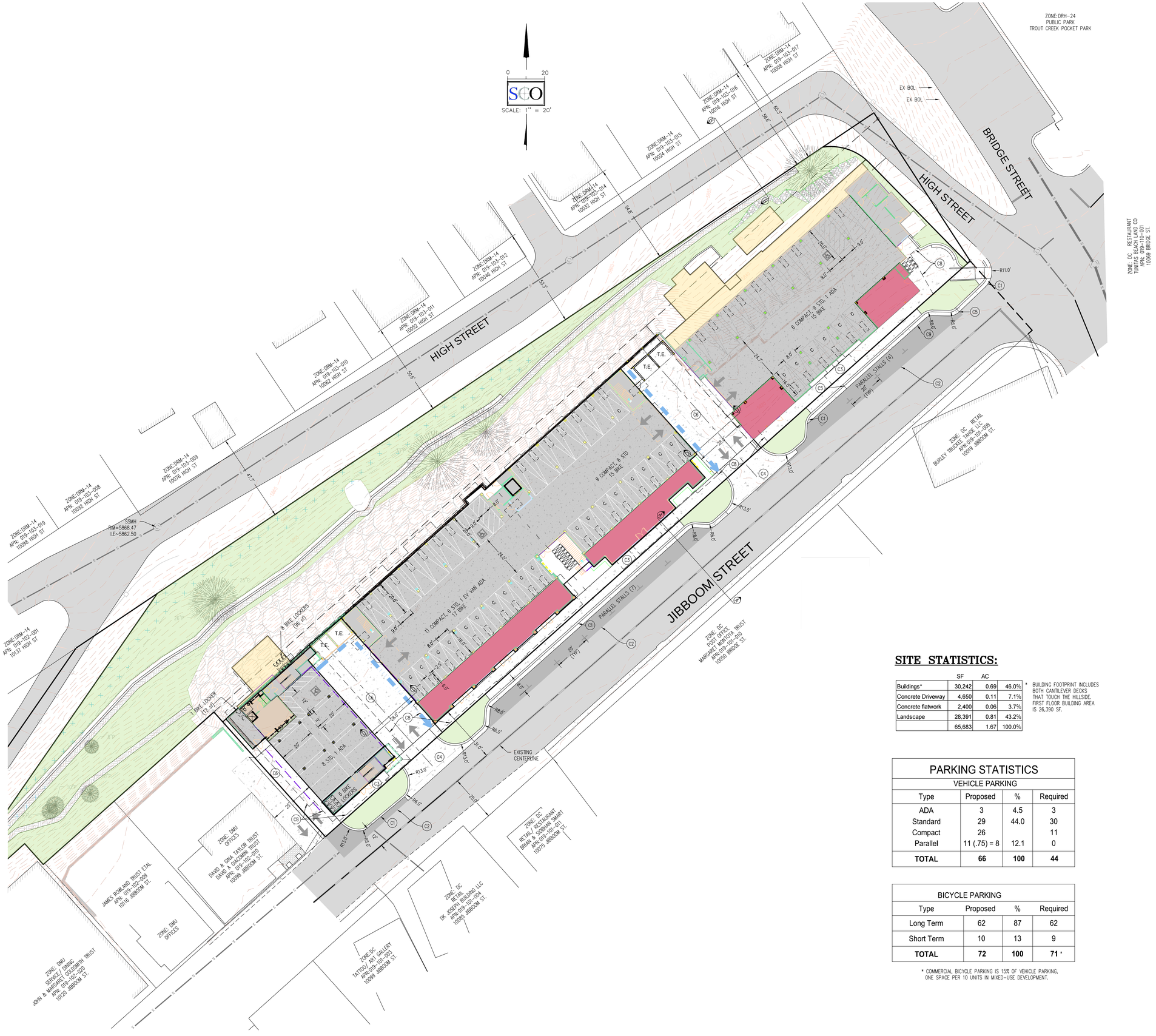
Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

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

SITE DETAILS

DATE:
-TOT PLANNING 02.02.24
-
-
-
-
-
-
-
-
-
DRAWN: Author
JOB NO: 200101
SHEET:
AD-1



LEGEND

- PROPERTY LINE
- 8"W — WATER LINE PIPE (SIZE AS NOTED)
- 15"SD — STORM DRAIN PIPE
- 8"SS — SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE TO REMAIN
- EXISTING SEWER LINE TO BE REMOVED AND REPLACED
- GAS — GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- 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
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TDPUD ELECTRIC BOX
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- 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
- T.E. — 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
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 TYPE E CURB, 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

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 = 3,865 S.F.
TOTAL SNOW STORAGE AREA = 4,445 S.F. (115%)

SITE STATISTICS:

	SF	AC	
Buildings*	30,242	0.69	46.0%
Concrete Driveway	4,650	0.11	7.1%
Concrete flatwork	2,400	0.06	3.7%
Landscape	28,391	0.81	43.2%
	65,683	1.67	100.0%

* 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	3	4.5	3
Standard	29	44.0	30
Compact	26		11
Parallel	11 (.75) = 8	12.1	0
TOTAL	**66**	**100**	**44**

BICYCLE PARKING

Type	Proposed	%	Required
Long Term	62	87	62
Short Term	10	13	9
TOTAL	**72**	**100**	**71 ***

* 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.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
CONTACT: MARTIN WOOD – 530.272.5841
martinwood@scopeinc.net

ARCHITECT
MWA, INC
11165 BROCKWAY ROAD
TRUCKEE, CA 96161
CONTACT: KURT REINKENS, ARCHITECT
(530) 587-6257

GENERAL PLAN / ZONING
GP: 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)

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
DWG: SEE DAY STAMP
DATE: JULY, 2024

USE PERMIT
JIBBOOM RESIDENCES
SITE AND SNOW STORAGE PLAN
TOWN OF TRUCKEE
CALIFORNIA

SCO PLANNING & ENGINEERING
PLANNING • ENGINEERING • SURVEYING
GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
NATHAN J. BLACK
C 93447
CIVIL
STATE OF CALIFORNIA
1/30/2024

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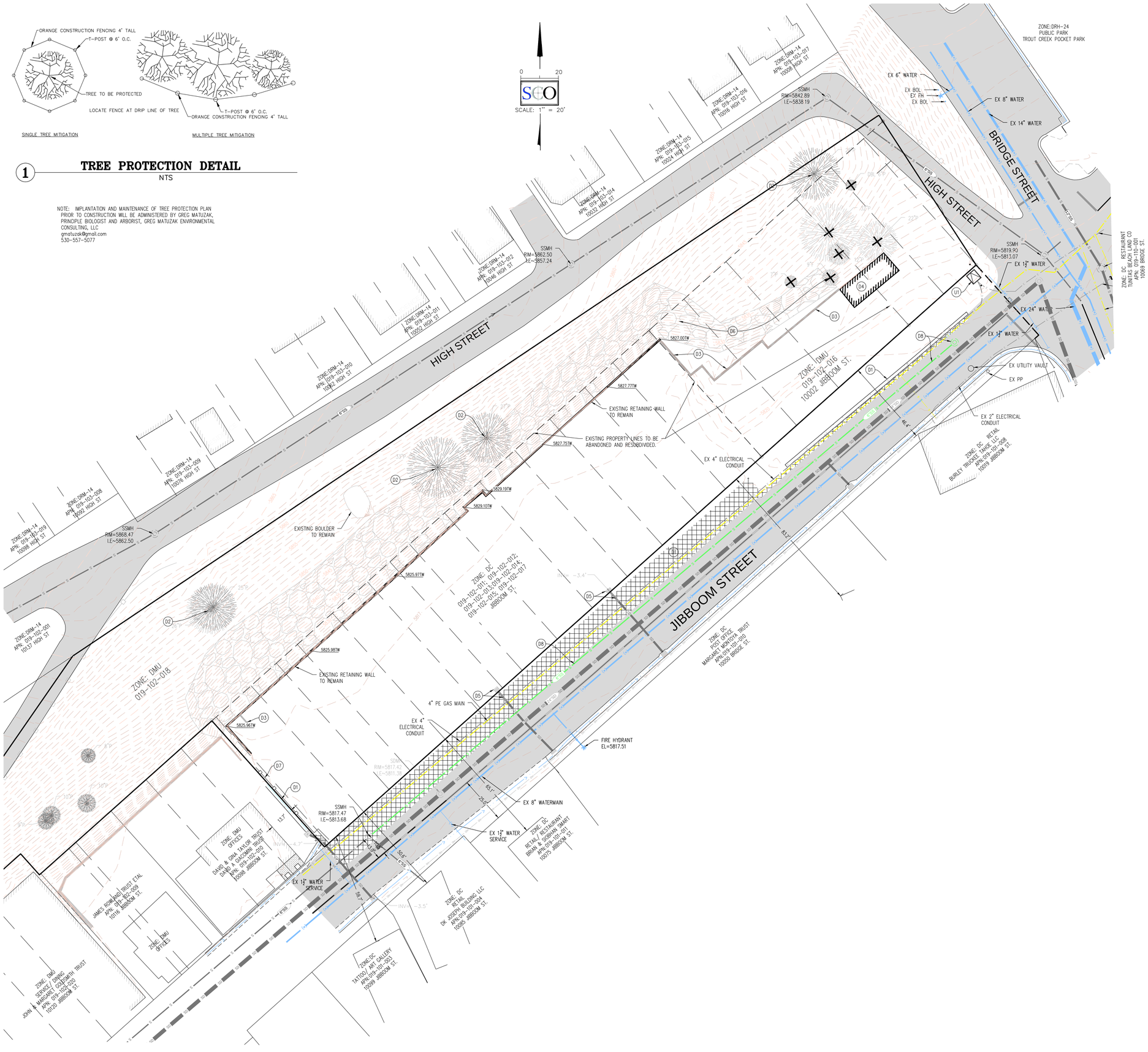
1 TREE PROTECTION DETAIL

NTS

NOTE: IMPLANTATION AND MAINTENANCE OF TREE PROTECTION PLAN PRIOR TO CONSTRUCTION WILL BE ADMINISTERED BY GREG MATUZAK, PRINCIPLE BIOLOGIST AND ARBORIST, GREG MATUZAK ENVIRONMENTAL CONSULTING, LLC
gmatuzak@gmail.com
530-557-5077



LEGEND

- PROPERTY LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE (AS DESCRIBED)
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD LINE
- EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
- EXISTING STORM DRAIN INLET & MANHOLE
- EXISTING SEWER LINE TO REMAIN
- EXISTING SEWER LINE TO BE REMOVED AND REPLACED
- EXISTING SEWER MANHOLE
- EXISTING WATERLINE (AS NOTED)
- EXISTING FENCE
- EXISTING SURFACE FLOW LINE
- EXISTING FIRE HYDRANT
- (DESCRIBE) PROPERTY CORNER MONUMENT
- PROPERTY CORNER NOT FOUND
- EXISTING ROCK SLOPE PROTECTION (RSP)
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING CONIFER TREE TO BE REMOVED (6 TOTAL)

UTILITY FACILITIES & NOTES:

1. SURFACE UTILITY FEATURES AS WELL AS SIZE, TYPE, AND LOCATION OF UNDERGROUND UTILITIES SHOWN ARE PER FIELD SURVEY, "AS BUILT", AND VARIOUS SOURCES. ACTUAL LOCATION MAY VARY.

U1 EXISTING TRANSFORMER AND BOLLARDS TO BE RELOCATED.

DEMOLITION NOTES:

D1 SAW CUT AND REMOVE EXISTING PAVEMENT/HARDSCAPE

D2 INSTALL TREE PROTECTION FENCING WHERE SHOWN, OR WITHIN 10' OF GRADING OPERATIONS. SEE DETAIL 1

D3 EXISTING RETAINING WALL TO BE REMOVED.

D4 EXISTING BUILDING TO BE REMOVED.

D5 EXISTING STORM PIPE & STRUCTURE TO BE REMOVED AND REPLACED. SEE UTILITY PLAN FOR PROPOSED LOCATION

D6 EXISTING ROCK SLOPE PROTECTION TO BE REMOVED AND/OR RELOCATED.

D7 EXISTING FENCE LINE TO BE REMOVED.

D8 EXISTING SEWER TO BE REMOVED AND REPLACED. SEE UTILITY PLAN FOR ADJUSTED ALIGNMENT AND FACILITIES.

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.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
CONTACT: MARTIN WOOD - 530.272.5841
martinwood@scopeinc.net

ARCHITECT

MWA, INC
11165 BROCKWAY ROAD
TRUCKEE, CA 96161
CONTACT: KURT REINKENS, ARCHITECT
(530) 587-6257

GENERAL PLAN / ZONING

GP: 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)

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
DWG: SEE DAY STAMP
DATE: JULY, 2024

USE PERMIT
JIBBOOM RESIDENCES
TOPOGRAPHY & DEMOLITION PLAN
TOWN OF TRUCKEE
CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JONATHAN T. BECK
C 85844
CIVIL
STATE OF CALIFORNIA
1/30/2024

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DRIVEWAY SECTION D–D
SCALE: 1" = 5'–0"

SOFT SURFACE TRAIL SECTION E–E
SCALE: 1" = 5'–0"

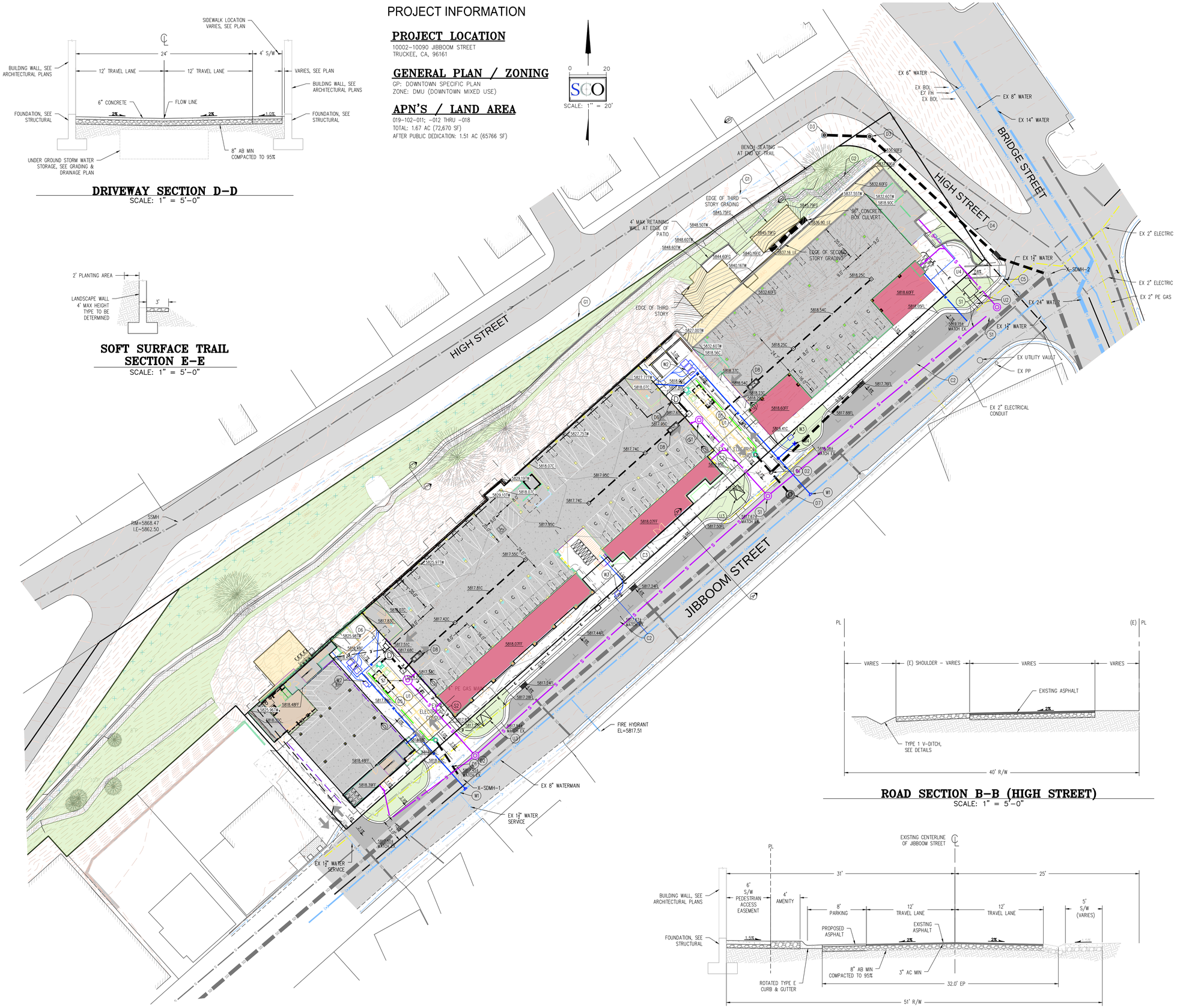
PROJECT INFORMATION

PROJECT LOCATION
10002–10090 JIBBOOM STREET
TRUCKEE, CA, 96161

GENERAL PLAN / ZONING
GP: 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)

0 20
SCALE: 1" = 20'



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)
- 15"SD — STORM DRAIN PIPE
- 8"SS — SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE TO REMAIN
- GAS — GAS LINE
- JU — JOINT TRENCH (DRY UTILITIES)
- 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
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED

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" HDPE STORM DRAIN PIPE.

D2 WHERE CROWN OF STORM DRAIN IS LESS THAT 18" BELOW FINISH GRADE, SLURRY CAP TO BOTTOM OF BASE. WHERE APPLIES.

D3 36" CMP INLET, SEE TOWN OF TRUCKEE DETAIL SD#48

D4 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

CUT AND FILL VOLUMES

TOTAL CUT:	4288 CY
TOTAL FILL:	767 CY
NET (EXPORT):	3521 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.

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 LINE

ALL SEWER INSTALLATION SHALL MEET OR EXCEED DISTRICT CODE ORDINANCE 1–2021.

SEWER LATERAL NOTE: ALL 4" SEWER LATERALS SHALL BE CONSTRUCTED 2% MIN SLOPE PER FIG. 8 SHT. C8.5, ONCE BEYOND CROSSING WITH OTHER UTILITIES SUCH AS WATER AND STORM DRAIN LATERALS CAN BE STEEPENED TO HAVE CLEANOUTS TO GRADE AND LATERAL AT 48" MIN DEPTH TYPICAL ALL LOTS.

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

UTILITIY NOTES:

U1 JOINT UTILITY TRENCH, MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS AND TDPUD STD. DWG. NO. UT–S3.

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.

NATURAL GAS PIPING TO THE GAS METER SHALL BE INSTALLED BY SW GAS (ALL TRENCHING AND BACKFILL BY CONTRACTOR). NATURAL GAS PIPING BEYOND THE METER SHALL BE INSTALLED BY THE CONTRACTOR PER THE APPROVED PLUMBING PLAN. ALL UNDERGROUND PIPE TO BE INSTALLED WITH TRACER WIRE PLACED 12" ABOVE PIPE WITH YELLOW WARNING TAPE LABELED "DANGER GAS PIPE".

ROAD SECTION B–B (HIGH STREET)
SCALE: 1" = 5'–0"

TYPICAL ROAD SECTION A–A (JIBBOOM STREET)
SCALE: 1" = 5'–0"

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
DWG: SEE DAY STAMP
DATE: JULY, 2024

USE PERMIT
JIBBOOM RESIDENCES
PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
TOWN OF TRUCKEE CALIFORNIA

SCO PLANNING + ENGINEERING + SURVEYING
GRASS VALLEY
(530) 272–5841
TRUCKEE
(530) 582–4043

REGISTERED PROFESSIONAL ENGINEER NATHAN J. BECKWITH C 88944 CIVIL STATE OF CALIFORNIA
1/30/2024

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TENTATIVE PARCEL MAP
FOR
JIBBOOM STREET RESIDENCES
TOWN OF TRUCKEE, CALIFORNIA
MARCH , 2024

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.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
CONTACT: MARTIN WOOD – 530.272.5841
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ARCHITECT
MWA. INC
11165 BROCKWAY ROAD
TRUCKEE, CA 96161
CONTACT: KURT REINKENS, ARCHITECT
(530) 587–6257

GENERAL PLAN / ZONING
GP: 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)

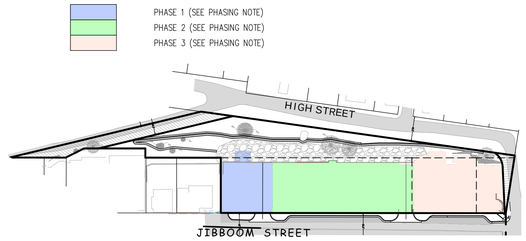
FIRE PROTECTION
TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER
TRUCKEE SANITARY DISTRICT

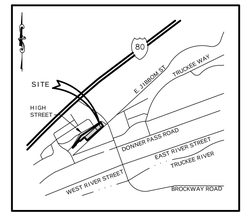
BASIS OF BEARING
THE BASIS OF BEARING FOR THIS PARCEL MAP IS IDENTICAL TO THE RECORD OF SURVEY IN THE COUNTY OF NEVADA FILED IN BOOK 12 OF SURVEYS PAGE 200, NEVADA COUNTY RECORDS.

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)).



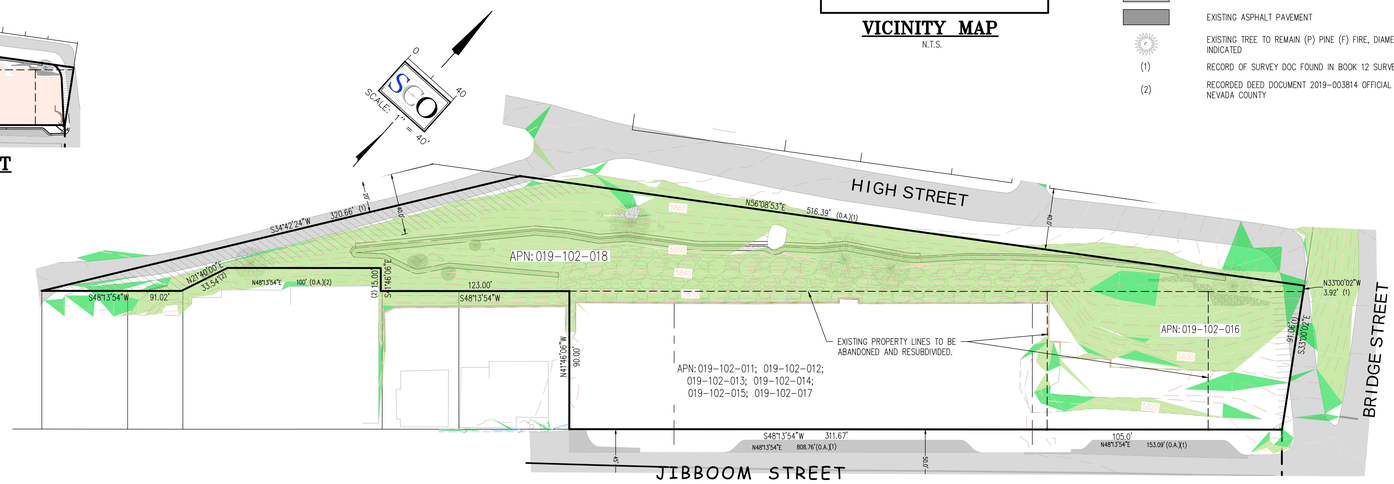
PHASING EXHIBIT
1"=100'

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.



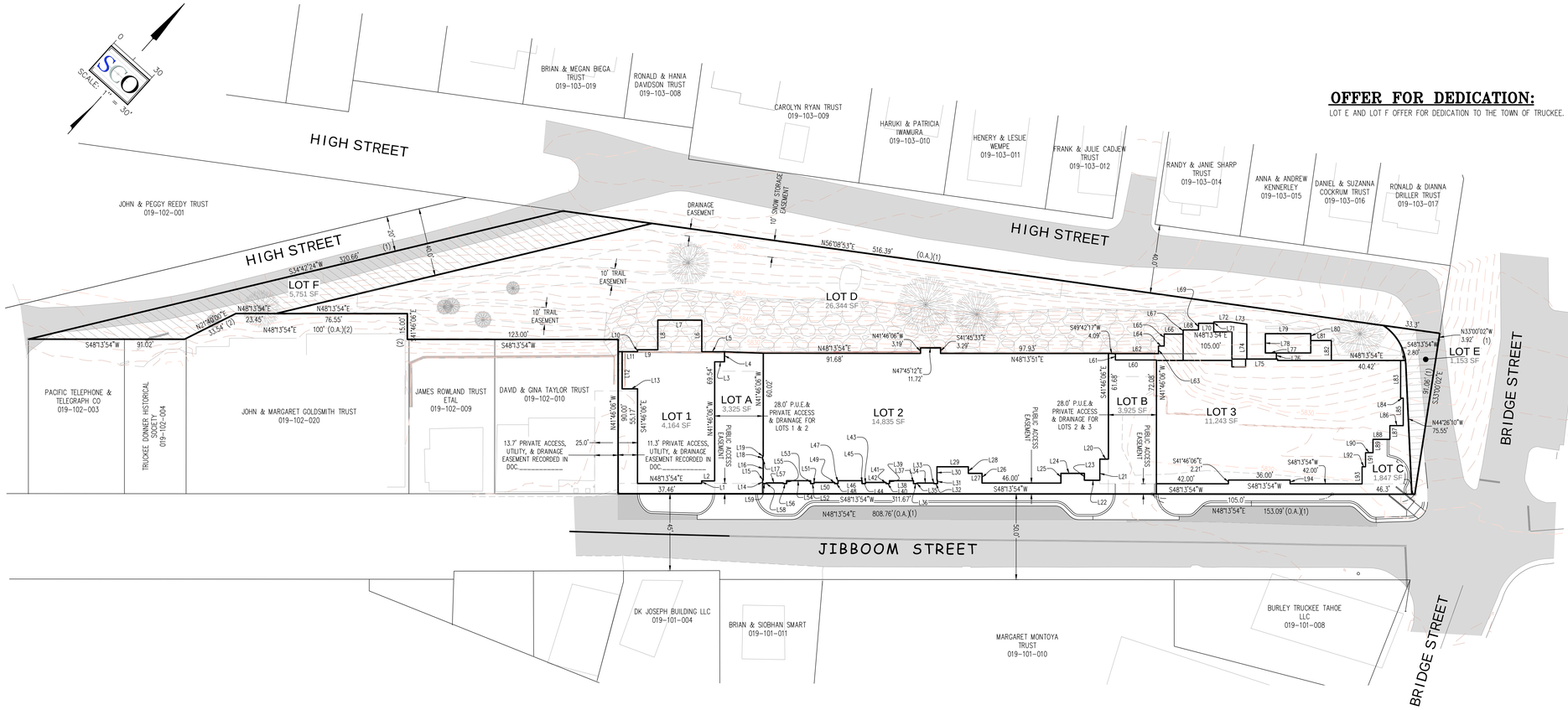
VICINITY MAP
N.T.S.

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'

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.50'	N 41°46'06" W
L2	7.54'	N 48°13'54" E
L3	5.71'	N 48°13'54" E
L4	5.83'	N 41°46'06" W
L5	13.25'	S 48°13'54" W
L6	18.46'	N 41°46'06" W
L7	25.67'	S 48°13'54" W
L8	17.33'	S 41°46'06" E
L9	11.79'	S 48°13'54" W
L10	1.12'	S 41°46'06" E
L11	9.00'	S 48°13'54" W
L12	21.71'	S 41°46'06" E
L13	9.00'	N 48°13'54" E
L14	2.00'	N 41°46'06" W
L15	0.33'	N 48°13'54" E
L16	12.00'	N 41°46'06" W
L17	0.33'	S 48°13'54" W
L18	2.00'	N 41°46'06" W
L19	0.33'	N 48°13'54" E
L20	5.00'	S 48°13'54" W
L21	12.31'	S 41°46'06" E
L22	9.00'	S 48°13'54" W
L23	4.00'	N 41°46'06" W
L24	13.67'	S 48°13'54" W
L25	5.67'	S 41°46'06" E

LINE #	LENGTH	DIRECTION
L26	5.67'	N 41°46'06" W
L27	8.02'	S 48°13'54" W
L28	3.83'	N 41°46'06" W
L29	18.31'	S 48°13'54" W
L30	7.85'	S 41°46'06" E
L31	2.00'	S 48°13'54" W
L32	2.00'	S 48°13'54" W
L33	0.33'	N 41°46'06" W
L34	10.00'	S 48°13'54" W
L35	0.33'	S 41°46'06" E
L36	2.00'	S 48°13'54" W
L37	1.67'	N 41°46'06" W
L38	14.00'	S 48°13'54" W
L39	1.67'	S 41°46'06" E
L40	2.00'	S 48°13'54" W
L41	0.67'	N 41°46'06" W
L42	12.00'	S 48°13'54" W
L43	0.67'	S 41°46'06" E
L44	2.00'	S 48°13'54" W
L45	1.67'	N 41°46'06" W
L46	14.00'	S 48°13'54" W
L47	1.67'	S 41°46'06" E
L48	2.00'	S 48°13'54" W
L49	0.67'	N 41°46'06" W
L50	12.00'	S 48°13'54" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	0.67'	S 41°46'06" E
L52	2.00'	S 48°13'54" W
L53	1.67'	N 41°46'06" W
L54	14.00'	S 48°13'54" W
L55	1.67'	S 41°46'06" E
L56	2.00'	S 48°13'54" W
L57	10.00'	S 48°13'54" W
L58	0.33'	S 41°46'06" E
L59	2.00'	S 48°13'54" W
L60	23.92'	S 48°13'54" W
L61	3.69'	N 41°46'06" W
L62	25.06'	N 48°13'54" E
L63	4.46'	N 41°46'06" W
L64	3.35'	N 48°13'54" E
L65	6.96'	N 41°46'06" W
L66	11.08'	N 48°13'54" E
L67	2.46'	N 41°46'06" W
L68	8.92'	N 48°13'54" E
L69	3.83'	N 41°46'17" W
L70	8.92'	N 48°13'54" E
L71	0.83'	N 41°46'06" W
L72	9.80'	N 48°13'54" E
L73	9.58'	N 56°08'08" E
L74	20.32'	S 41°46'06" E
L75	17.29'	N 48°13'54" E

LINE #	LENGTH	DIRECTION
L76	3.56'	N 41°46'06" W
L77	6.50'	S 48°13'54" W
L78	11.25'	N 41°46'06" W
L79	26.50'	N 48°13'54" E
L80	4.00'	S 41°46'06" E
L81	12.04'	N 48°13'54" E
L82	11.62'	S 41°46'06" E
L83	22.01'	S 41°46'06" E
L84	1.54'	N 48°13'54" E
L85	16.00'	S 41°46'06" E
L86	7.79'	S 48°13'54" W
L87	8.00'	S 41°46'06" E
L88	9.87'	S 48°13'54" W
L89	7.79'	S 41°46'06" E
L90	4.33'	S 48°13'54" W
L91	8.21'	S 41°46'06" E
L92	2.00'	S 48°13'54" W
L93	10.00'	S 41°46'06" E
L94	2.21'	N 41°46'06" W

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
DWG: SEE DAY STAMP
DATE: JULY, 2024

USE PERMIT
JIBBOOM RESIDENCES
TENTATIVE PARCEL MAP
TOWN OF TRUCKEE
CALIFORNIA

SCO PLANNING & ENGINEERING • SURVEYING
GRASS VALLEY (530) 272–5841
TRUCKEE (530) 582–4043

LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8760
PRELIMINARY
STATE OF CALIFORNIA

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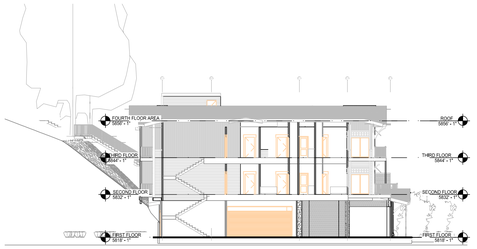
TENTATIVE MAP
FOR
JIBBOOM STREET RESIDENCES
TOWN OF TRUCKEE, CALIFORNIA
MARCH , 2024

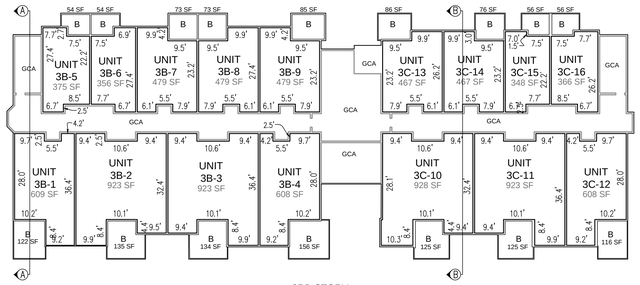


CROSS SECTIONS "A"
1"=20'

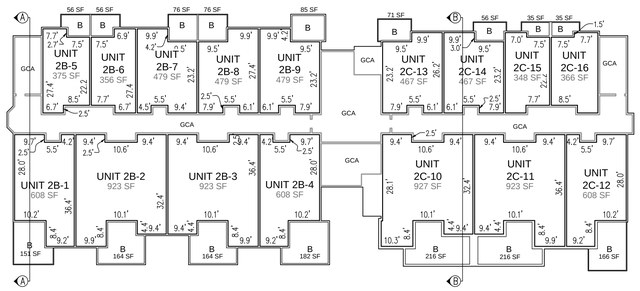
BUILDING B/C

CROSS SECTIONS "B"
1"=20'

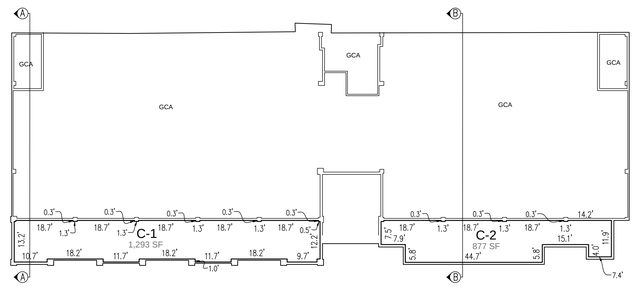
BUILDING B/C



3RD STORY
BUILDING B & C

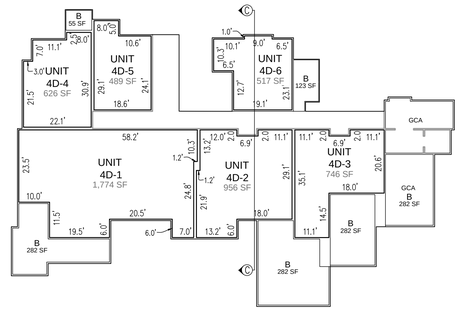


2ND STORY
BUILDING B & C

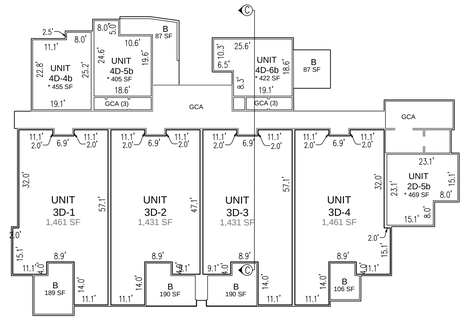


DETAIL "A"
CONDOMINIUM LOTS
1"=20'

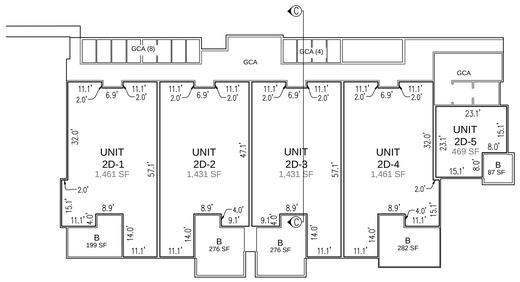
1ST STORY
BUILDING B & C



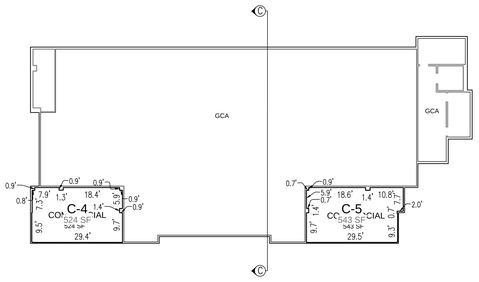
4TH STORY
BUILDING D



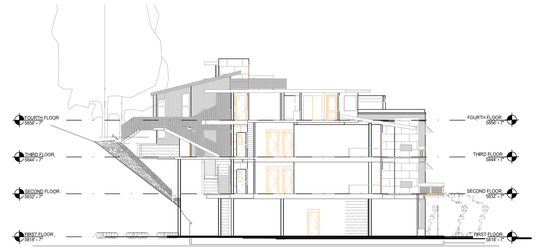
3RD STORY
BUILDING D



2ND STORY
BUILDING D



1ST STORY
BUILDING D



CROSS SECTION "C"
1"=20'

BUILDING D

LEGEND

EUCA	EXCLUSIVE USE COMMON AREA
GCA	GENERAL USE COMMON AREA
RCA	RESIDENTIAL COMMON AREA
B	BALCONY
P	PATIO
*	DENOTES PART OF A TWO STORY UNIT

NOTES:

1. WALL ANGLES NOT DELINEATED ARE PARALLEL OR PERPENDICULAR TO GRID LAYOUT.
2. B-XX DESIGNATES BALCONY EUCA FOR THE UNIT NUMBER AS INDICATED.
3. INDIVIDUAL UNITS ARE FURTHER DEFINED ON SHEET_____.

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.

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.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
CONTACT: MARTIN WOOD – 530.272.5841
martinwood@scopeinc.net

ARCHITECT
MWA, INC
11165 BROCKWAY ROAD
TRUCKEE, CA 96161
CONTACT: KURT REINKENS, ARCHITECT
(530) 587-6257

GENERAL PLAN / ZONING
GP: 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)

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
DWG: SEE DAY STAMP
DATE: JULY, 2024

USE PERMIT
JIBBOOM RESIDENCES
AIRSPACE/ CONDOMINIUM PLAN
TOWN OF TRUCKEE
CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

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TRUCKEE (530) 582-4043

LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8910
PRELIMINARY
STATE OF CALIFORNIA

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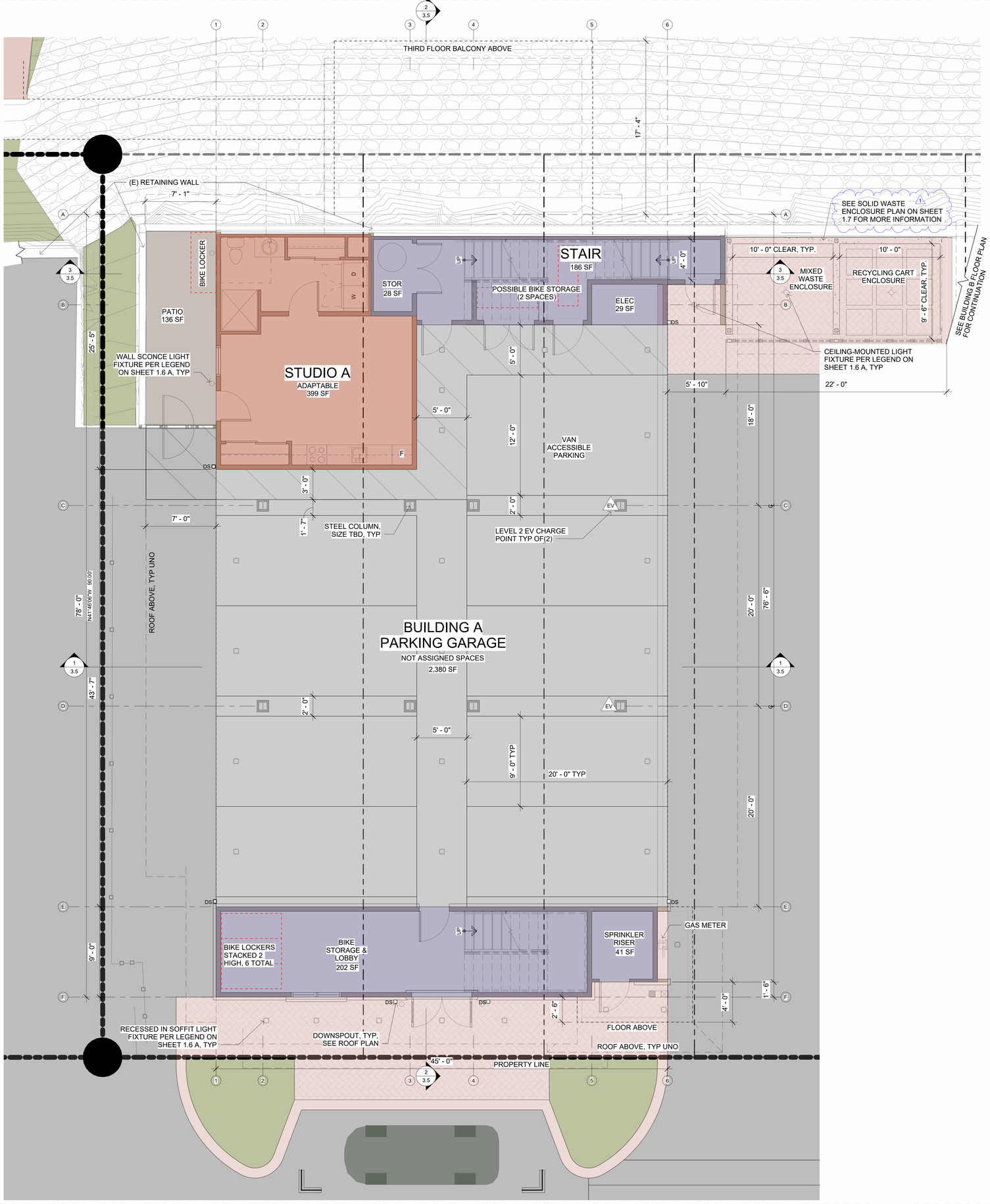

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

CONDITIONED FLOOR AREA

1ST FLR RESIDENTIAL UNIT	402 SF
2ND FLR RESIDENTIAL UNITS	2577 SF
3RD FLR RESIDENTIAL UNITS	2535 SF
INTERIOR COMMON AREA	1820 SF
TOTAL CONDITIONED	7334 SF

UNCONDITIONED FLOOR AREA

BALCONIES	230 SF
COVERED BALCONIES	803 SF
COVERED WALKWAY	225 SF
GARAGE	2322 SF
PATIO	136 SF
STORAGE/MECHANICAL	1402 SF
TOTAL UNCONDITIONED	5118 SF

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0" 0" 8' - 0" 16' - 0"

NORTH

NOT FOR CONSTRUCTION

3/29/2024 11:54:20 AM PRELIMINARY, NOT FOR CONSTRUCTION

KURT MONROE REINKENS
KRISTINE TAYLOR-EPSON
ARCHITECTS
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PH: 530.587.6257
FX: 530.587.0761

MWA INC
architecture/engineering

JIBBOOM STREET RESIDENCES
10060 JIBBOOM STREET
TRUCKEE, CA 96161
APN: 019-102-011

FIRST FLOOR PLAN BUILDING A

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

DRAWN: RT
JOB NO: 200101
SHEET: 2.1 A

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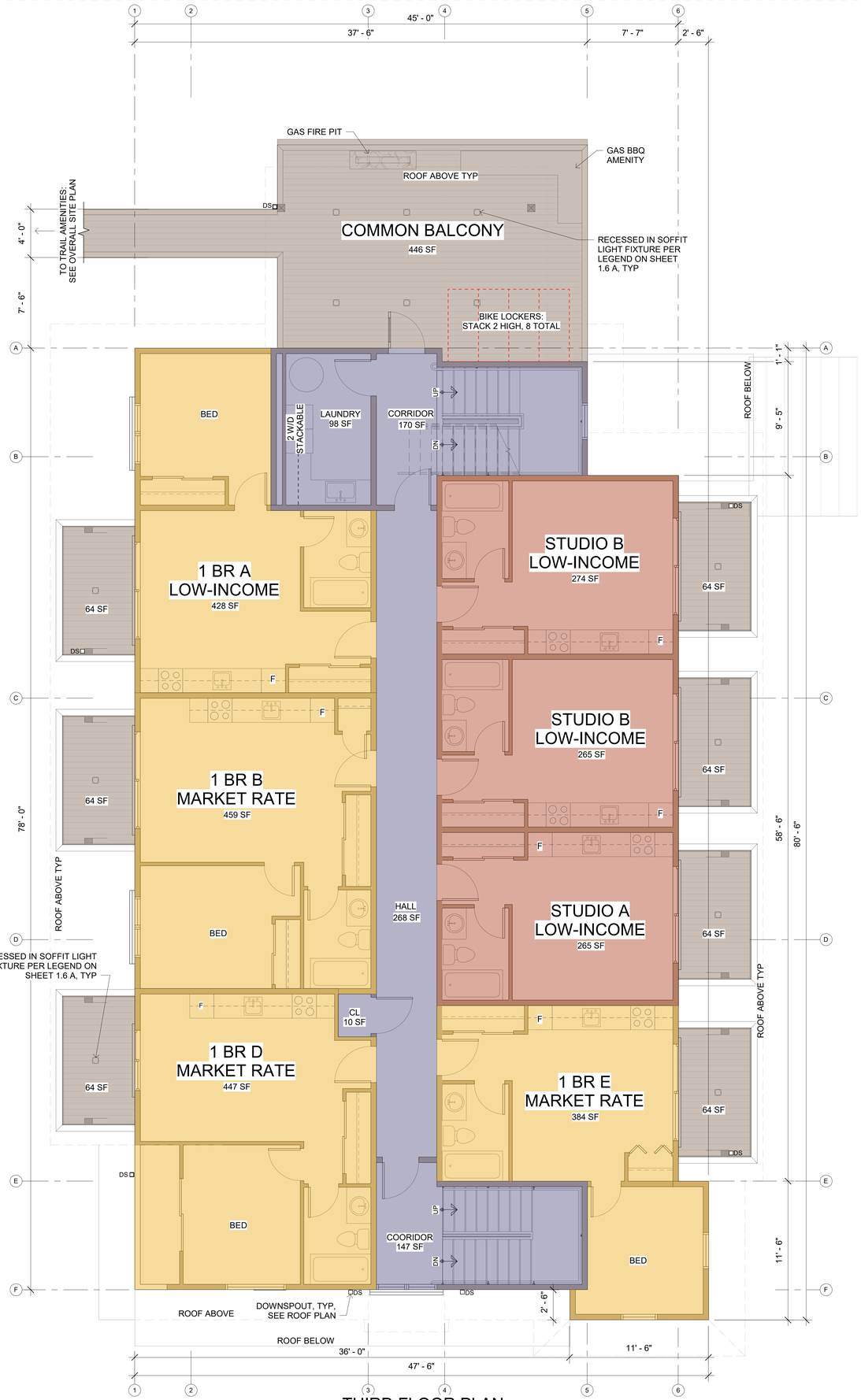
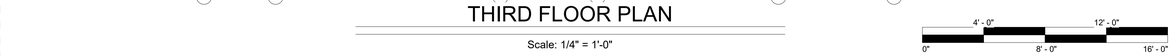


THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



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architecture/engineering

JIBBOOM STREET RESIDENCES

10060 JIBBOOM STREET
TRUCKEE, CA 96161

APN: 019-102-011

SECOND AND THIRD FLOOR PLAN
BUILDING A

DATE:	
PLANNING	02.02.24
PLANNING-2	03.28.24
DRAWN:	RT
JOB NO:	200101
SHEET:	2.2 A

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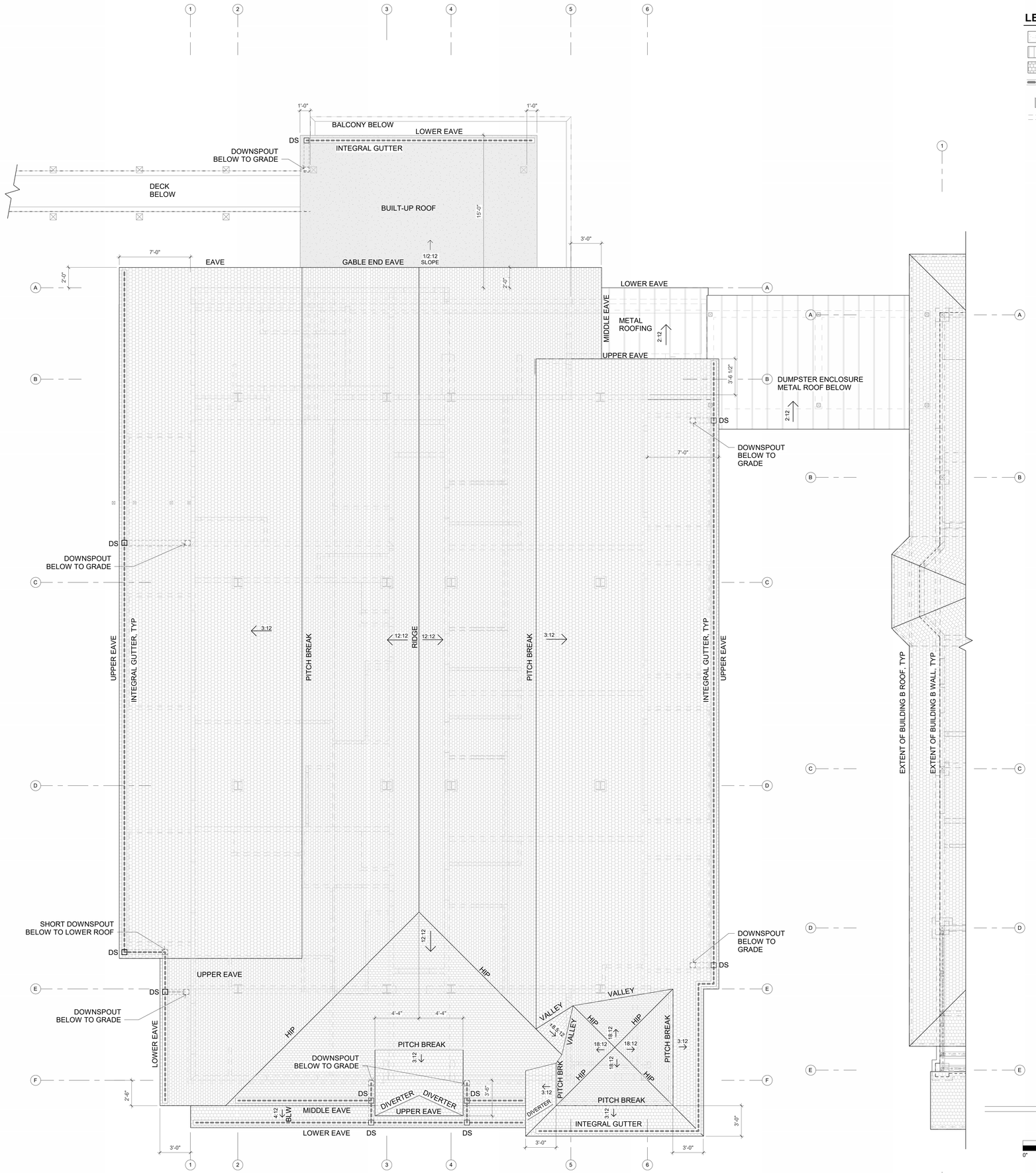

LEGEND

- FLAT ROOFING
- METAL ROOFING
- ASPHALT COMPOSITION ROOFING
- DS — INTEGRAL GUTTER w/ DOWNSPOUT & ICE MELT SYSTEM
- KICK OUT FLASHING
- WALL BELOW

ROOF PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

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2/1/2024 12:54:37 PM

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MW INC
architecture/engineering

JIBBOOM STREET RESIDENCES

10060 JIBBOOM STREET
TRUCKEE, CA 96161

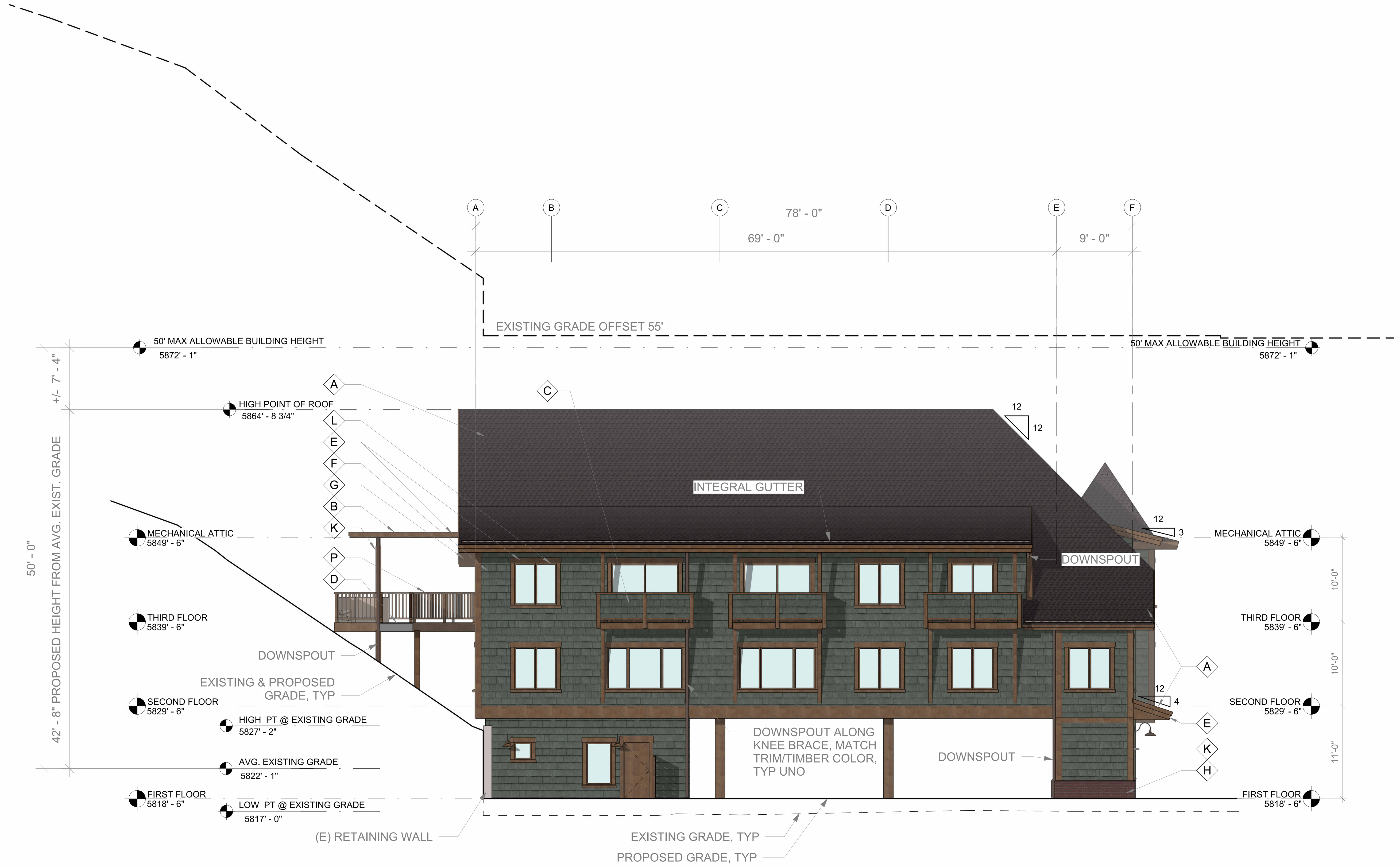
APN: 019-102-011

ROOF PLAN BUILDING A

DATE:
TOT PLANNING 02.02.24

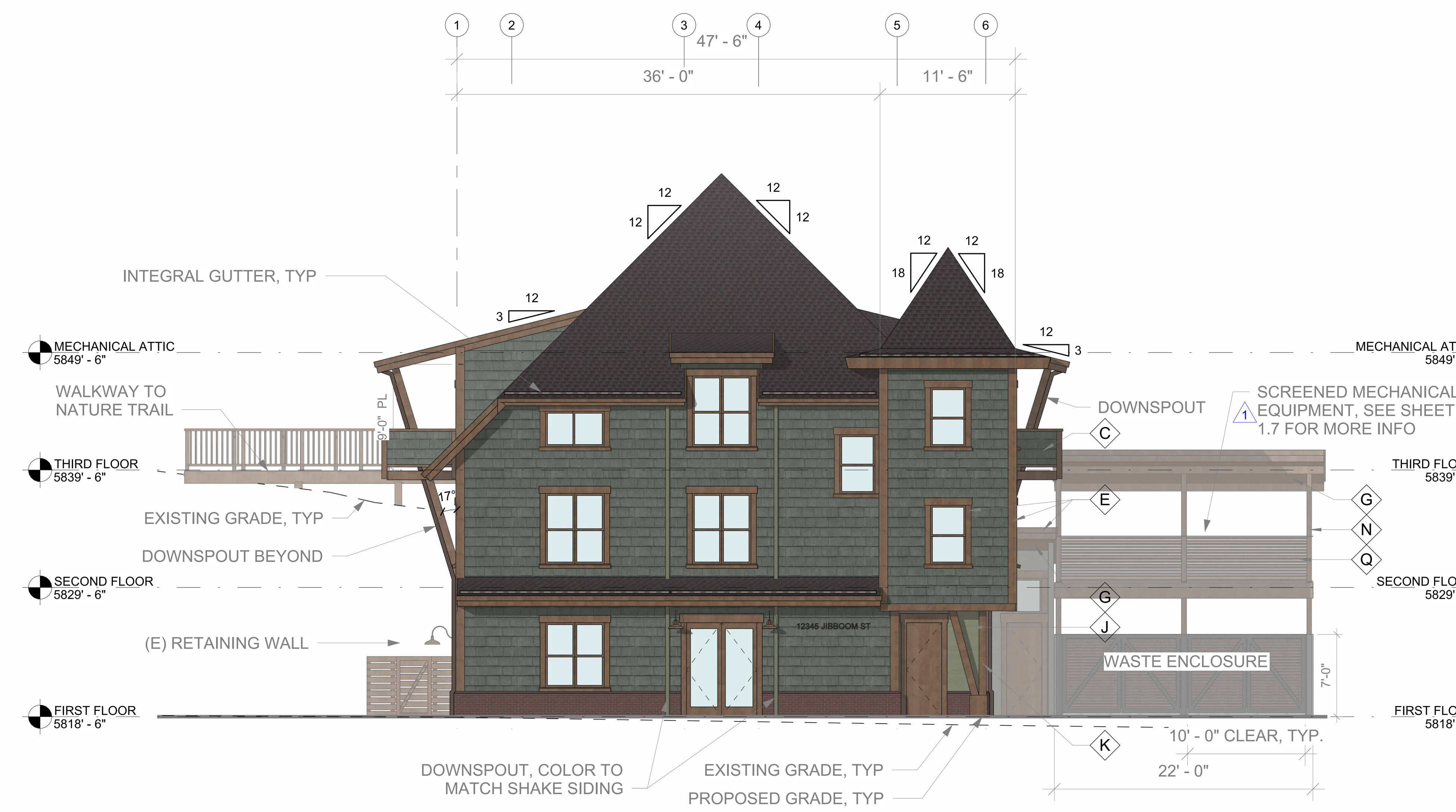
DRAWN: RT
JOB NO: 200101

SHEET:
2.3 A



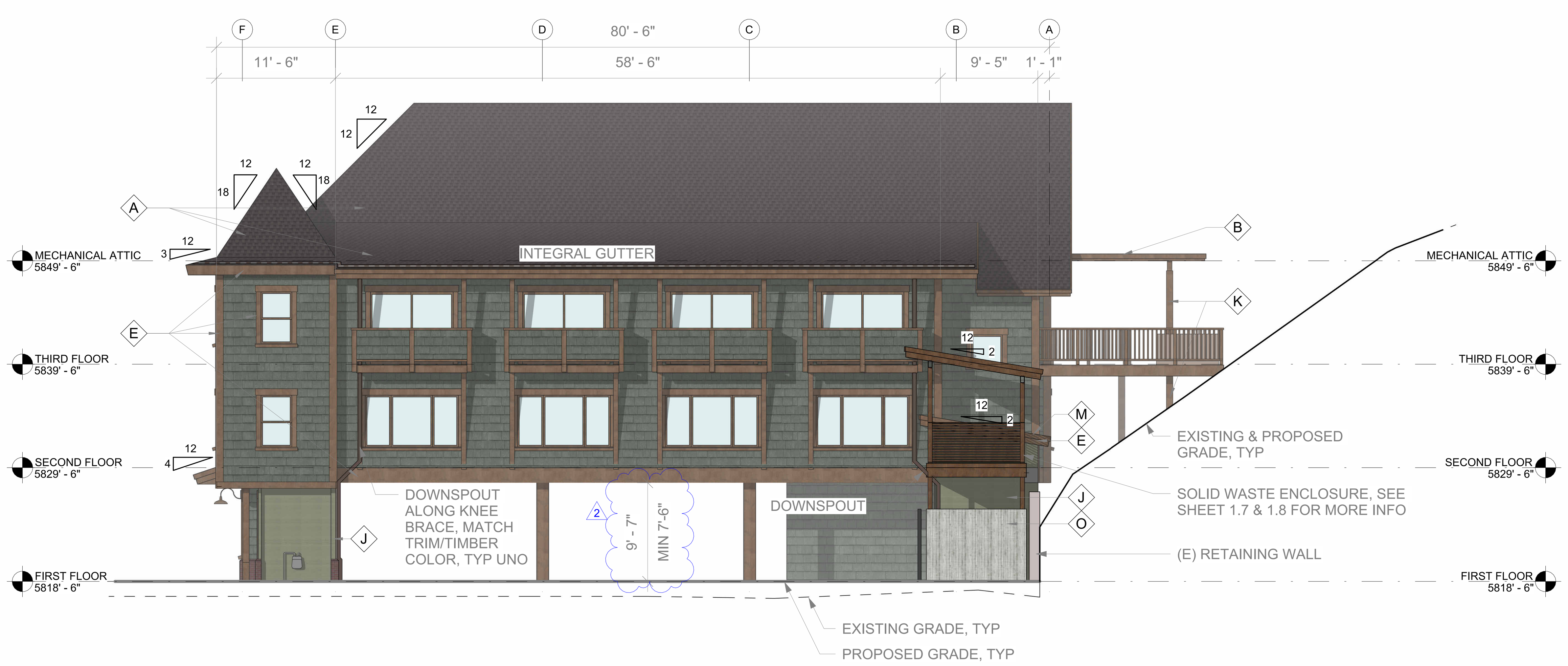
WEST ELEVATION

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



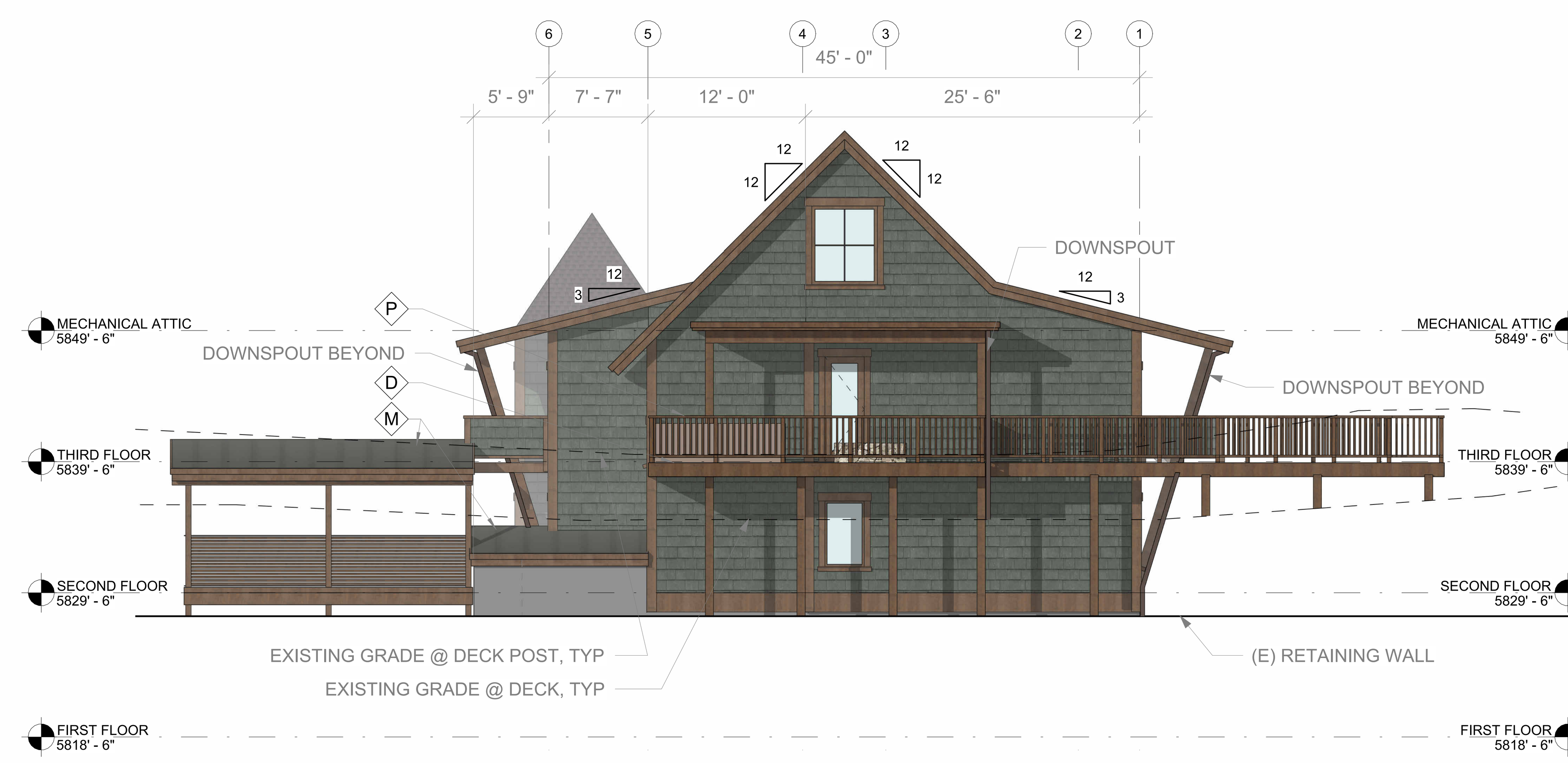
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

7/19/2024 8:02:57 AM PRELIMINARY, NOT FOR CONSTRUCTION

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MWA INC
architecture/engineering

JIBBOOM STREET RESIDENCES

10060 JIBBOOM STREET
TRUCKEE, CA 96161

APN: 019-102-011

ELEVATIONS BUILDING A

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
PLANNING-2 07.19.24	2
-	
-	
-	
-	
-	
-	
DRAWN:	Author
JOB NO:	200101
SHEET:	3.1 A

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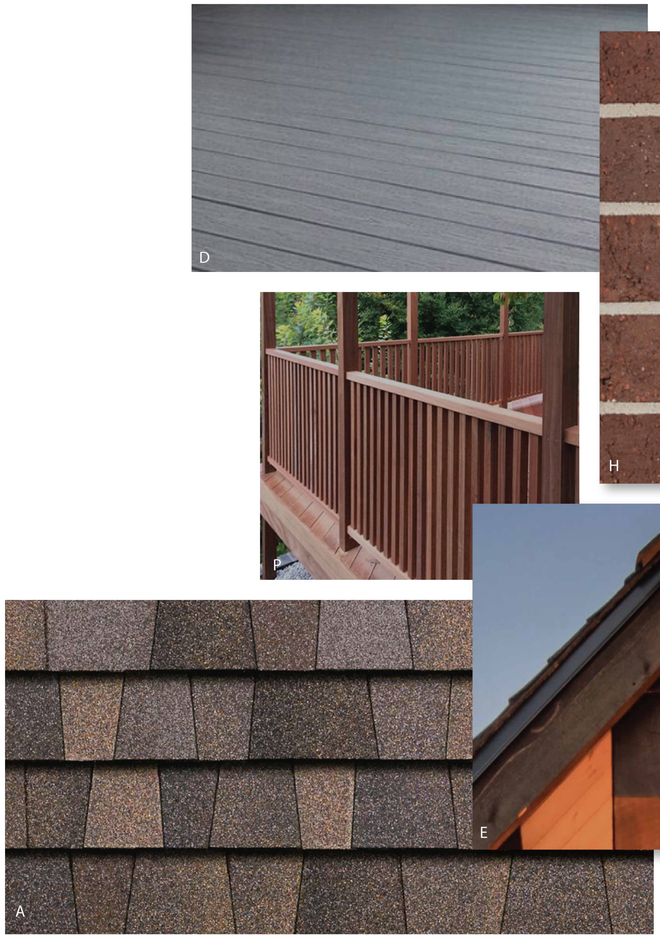

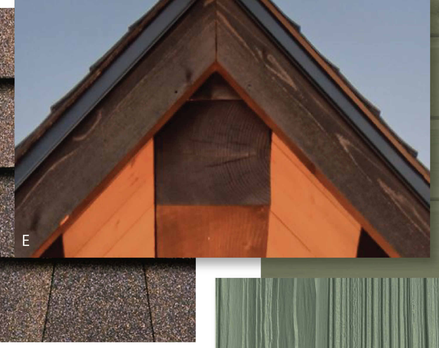

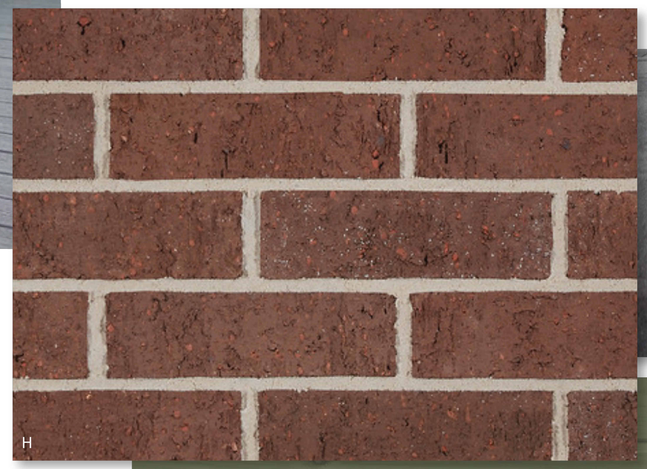

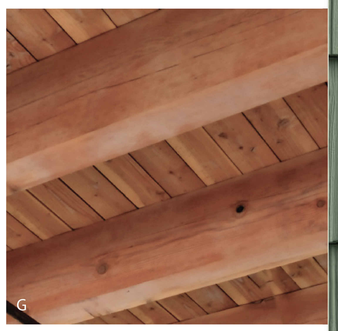

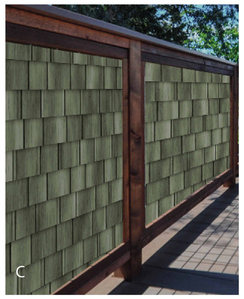

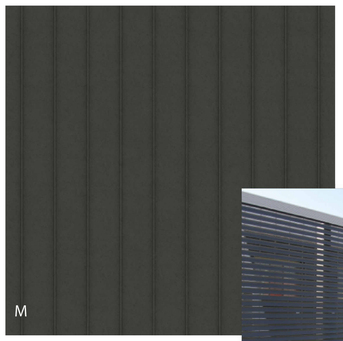

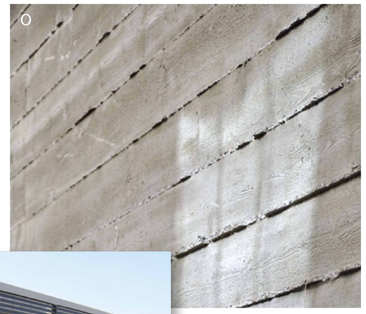

BUILDING A MATERIALS

	MATERIAL	FINISH/COLOR:
A	**COMP ROOFING:** LANDMARK BY CERTAINTEED	SHENANDOAH
B	**FLAT ROOFING:** BUILT-UP ROOFING	DARK GREY
C	**GUARDRAIL:** WOOD POST AND RAILS w/ SHAKE SIDING (MATERIAL F)	SOLID BODY STAIN TO MATCH SIERRA PACIFIC WINDOWS (BRONZE)
D	**DECKING:** TREX DECKING	CLAM SHELL
E	**WOOD FASCIA, WINDOW, CORNER, & DOOR TRIM**: 2x ROUGH SAWN CEDAR	SOLID BODY STAIN TO MATCH SIERRA PACIFIC WINDOWS (BRONZE)
F	**SHINGLE SIDING:** TBD, WUI COMPLIANT	CABOT SEMI-SOLID STAIN HEDGEROW
G	**WOOD SOFFIT:** 1x6 T&G FIR	DUCKBACK 50% SEMI-TRANSPARENT WEATHERED GRAY, 50% "NATURAL"
H	**BRICK:** BELDEN	RUM RAISIN VELOUR

	MATERIAL	FINISH/COLOR:
J	**WOOD SIDING HORZ GREEN:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	CABOT SEMI-SOLID STAIN - HEDGEROW
K	**DARK WOOD TIMBERS**	SOLID BODY STAIN TO MATCH SIERRA PACIFIC WINDOWS (BRONZE)
L	**METAL CLAD WOOD WINDOWS:** SIERRA PACIFIC URBAN	BRONZE (024)
M	**METAL STANDING SEAM ROOF:** METAL SALES	SLATE GREY
N	**STEEL FRAMING AT DUMPSTER ENCLOSURE**	PAINT TO MATCH SIERRA PACIFIC WINDOWS (BRONZE)
O	**HORZ BOARD FORMED CONCRETE:** BOARD FORMED w/ RAISED GRAIN AND FORM WITH 1/2" GAPS	50% LM SCOFIELD BLACK
P	**GUARDRAIL:** 4x4 POSTS, 2x RAILS, 2x2 WOOD BALUSTERS	SOLID BODY STAIN TO MATCH SIERRA PACIFIC WINDOWS (BRONZE)
Q	**EQUIPMENT LOUVERS:** ALUMINUM EQUIPMENT LOUVERS AND PRIVACY SCREEN	DARK BRONZE TO MATCH SIERRA PACIFIC WINDOWS

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JIBBOOM STREET RESIDENCES

10060 JIBBOOM STREET
TRUCKEE, CA 96161
APN: 019-102-011

EXTERIOR FINISH MATERIALS
BUILDING A

DATE:
TOT PLANNING 02.02.24

DRAWN: RT
JOB NO: 200101
SHEET:
3.2 A

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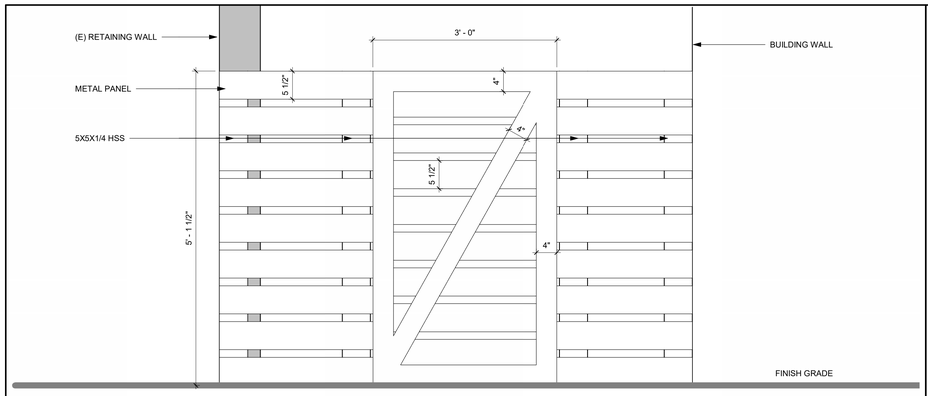
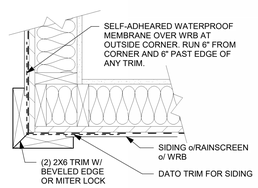


11 PATIO GATE

Scale: 1" = 1'-0"



PLAN VIEW
TRIM AT OUTSIDE CORNER

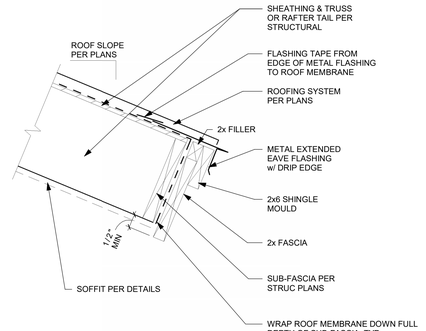
SEE ELEVATIONS AND SPECIFICATIONS FOR PROJECT SPECIFIC CONDITIONS

NOTES:
REFER TO PROJECT ELEVATIONS AND SPECS FOR ADDITIONAL INFORMATION

11/09/2022

7 TRIM @ OUTSIDE CORNER

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

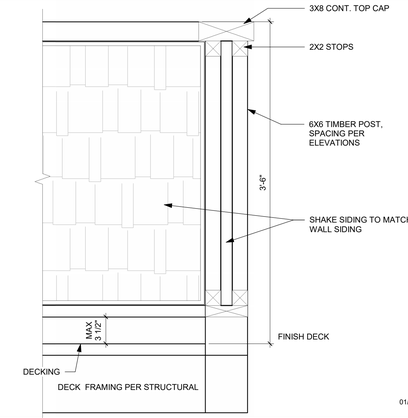


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

08/11/2022

3 FASCIA AT SOFFITED EAVE, TYP.

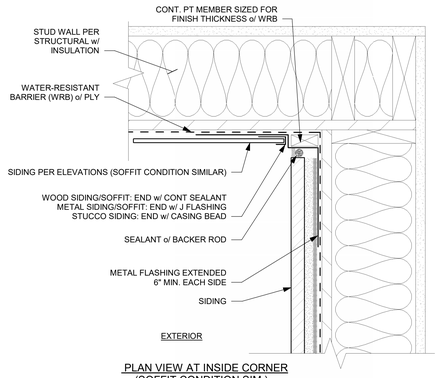
Scale: 1 1/2" = 1'-0"



01/29/2024

1 GUARDRAIL - SHAKE SIDING

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



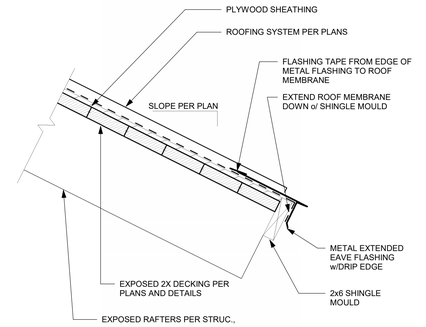
PLAN VIEW AT INSIDE CORNER
(SOFFIT CONDITION SIM.)

NOTE:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.

11/09/2022

8 SIDING AT VERTICAL TRANSITION CORNER

Scale: 3" = 1'-0"

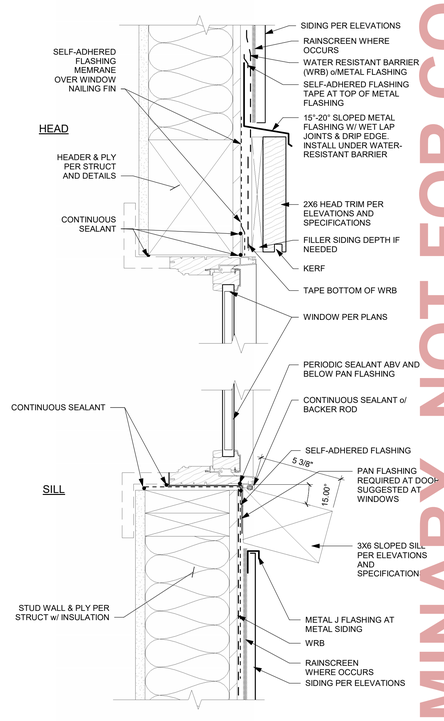


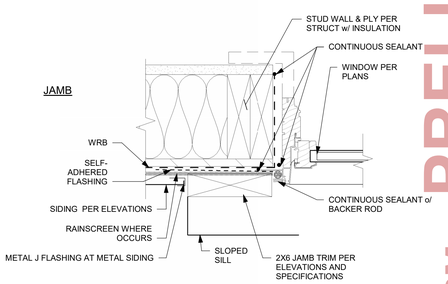
NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

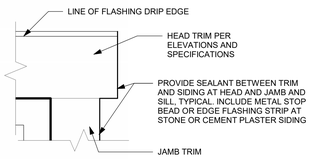
08/11/2022

4 FASCIA AT EXPOSED RAFTERS @ DECK & WASTE

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







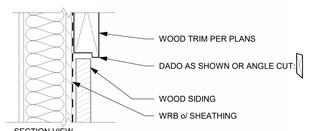
NOTES:
1. SEE "TYPICAL WINDOW FLASHING (DOOR SIM.)" DETAIL FOR MORE DETAILED INFORMATION.
2. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
3. INTERIOR TRIM SHOWN IS FOR REPRESENTATION ONLY. SEE SPECIFICATIONS.
4. 2% SLOPE CANT STRIP OR SHAPED SILL REQUIRED IF NOT USING PAN FLASHING AT SILL.
5. SHIM WINDOW FRAME AS REQUIRED, SEAL SHIM SPACE w/ CC SPRAY FOAM TYPICAL.
6. METAL CLAD WINDOW w/ INTEGRAL NAILING FIN ASSUMED, NOTIFY ARCHITECT IF DIFFERENT CONDITION EXISTS.
7. VERIFY COMPATIBILITY OF SEALANTS TO ADJACENT PRODUCTS.

08/15/2022

2 WINDOW/DOOR W/ WOOD TRIM

Scale: 3" = 1'-0"

SECTION VIEW
WOOD SIDING ABOVE WOOD SIDING/TRIM



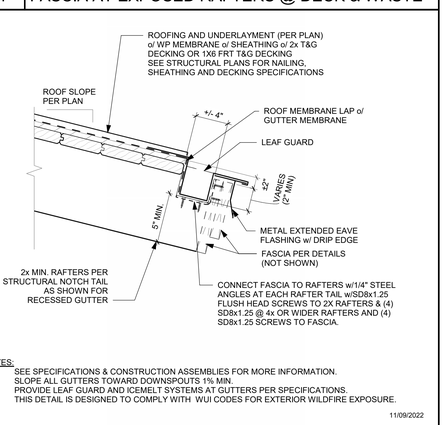
SECTION VIEW
WOOD TRIM ABOVE WOOD SIDING

NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

11/09/2022

9 SIDING - HORIZONTAL TRANSITION - WOOD

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

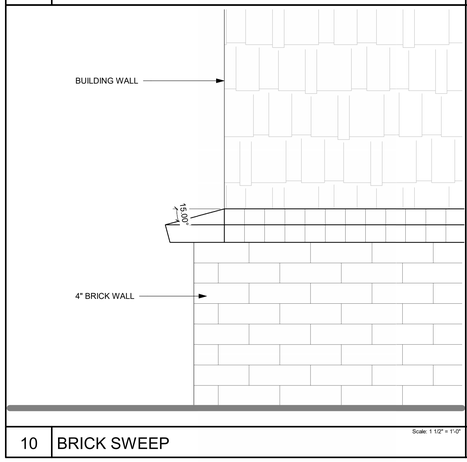


NOTES:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
2. SLOPE ALL GUTTERS TOWARD DOWNSPOUTS 1% MIN.
3. PROVIDE LEAF GUARD AND ICEMELT SYSTEMS AT GUTTERS PER SPECIFICATIONS.
4. THIS DETAIL IS DESIGNED TO COMPLY WITH WUI CODES FOR EXTERIOR WILDFIRE EXPOSURE.

11/09/2022

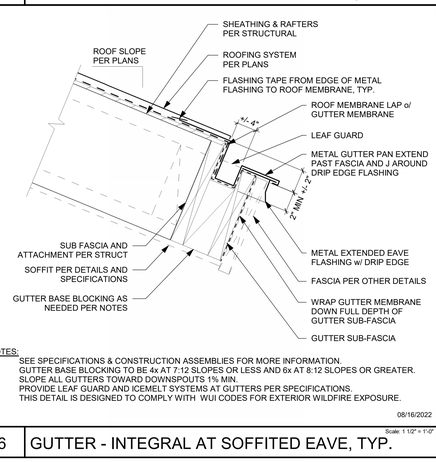
5 INTEGRAL GUTTER EXPOSED RAFTERS @ DECK

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



10 BRICK SWEEP

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



NOTES:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
2. GUTTER BASE BLOCKING TO BE 4x AT 7:12 SLOPES OR LESS AND 6x AT 8:12 SLOPES OR GREATER.
3. SLOPE ALL GUTTERS TOWARD DOWNSPOUTS 1% MIN.
4. PROVIDE LEAF GUARD AND ICEMELT SYSTEMS AT GUTTERS PER SPECIFICATIONS.
5. THIS DETAIL IS DESIGNED TO COMPLY WITH WUI CODES FOR EXTERIOR WILDFIRE EXPOSURE.

08/16/2022

6 GUTTER - INTEGRAL AT SOFFITED EAVE, TYP.

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

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

DETAILS - BUILDING A

DATE:
-TOT PLANNING 02.02.24
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DRAWN: OG

JOB NO: 200101

SHEET:

AD-A

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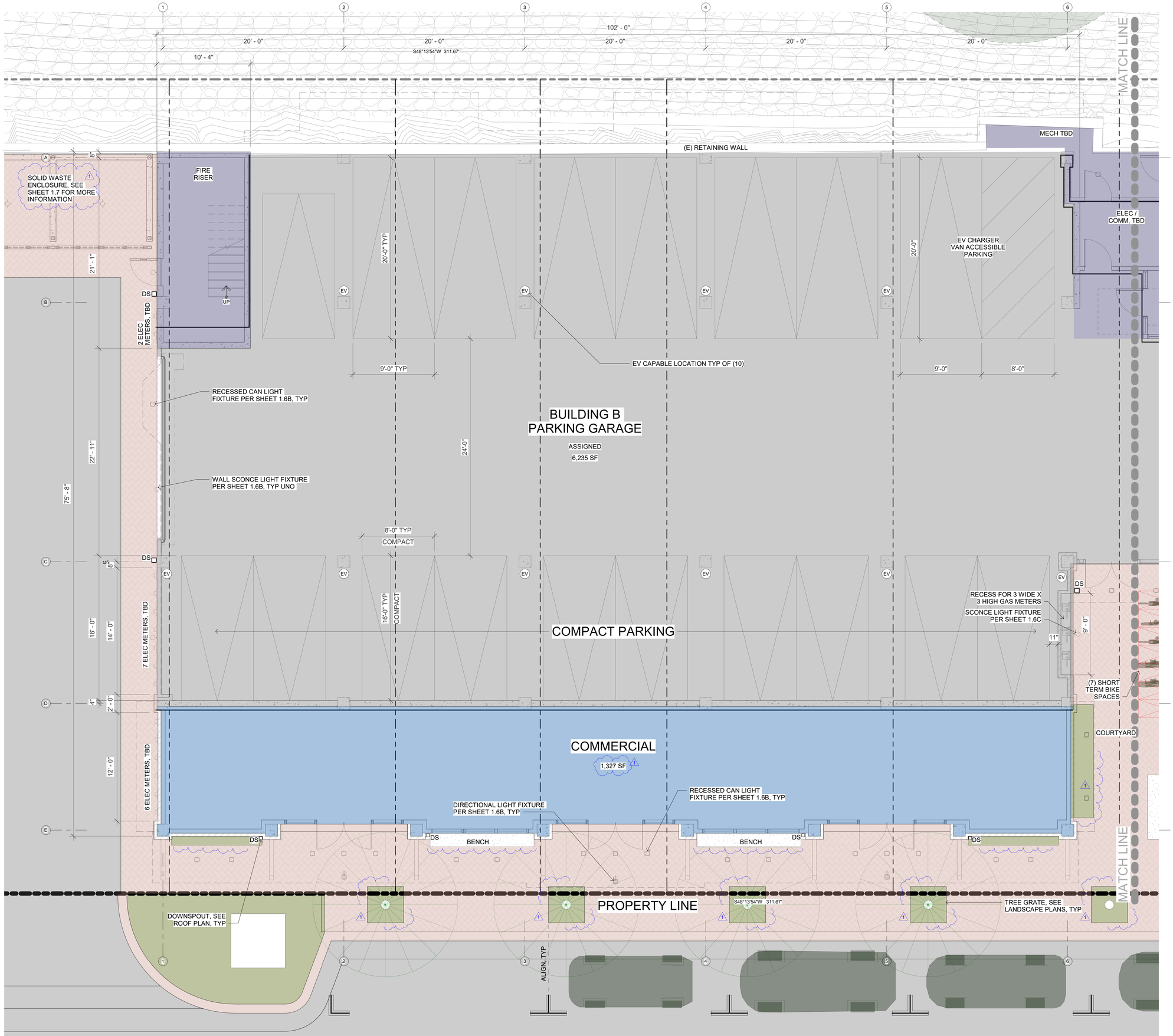

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

B (WEST END) FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

CONDITIONED FLOOR AREA

1ST FLR COMMERCIAL	2230 SF
2ND FLR RESIDENTIAL UNITS	9820 SF
3RD FLR RESIDENTIAL UNITS	9820 SF
INTERIOR COMMON AREA	5228 SF
TOTAL CONDITIONED	27099 SF

UNCONDITIONED FLOOR AREA

BALCONIES	894 SF
COVERED BALCONIES	3235 SF
COVERED WALKWAY	971 SF
EXT STAIR	150 SF
GARAGE	11136 SF
STORAGE/MECHANICAL	279 SF
TOTAL UNCONDITIONED	16665 SF

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FIRST FLOOR PLAN BUILDING B-C (WEST END)

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
DRAWN:	RT
JOB NO:	200101

SHEET: 2.1B-C

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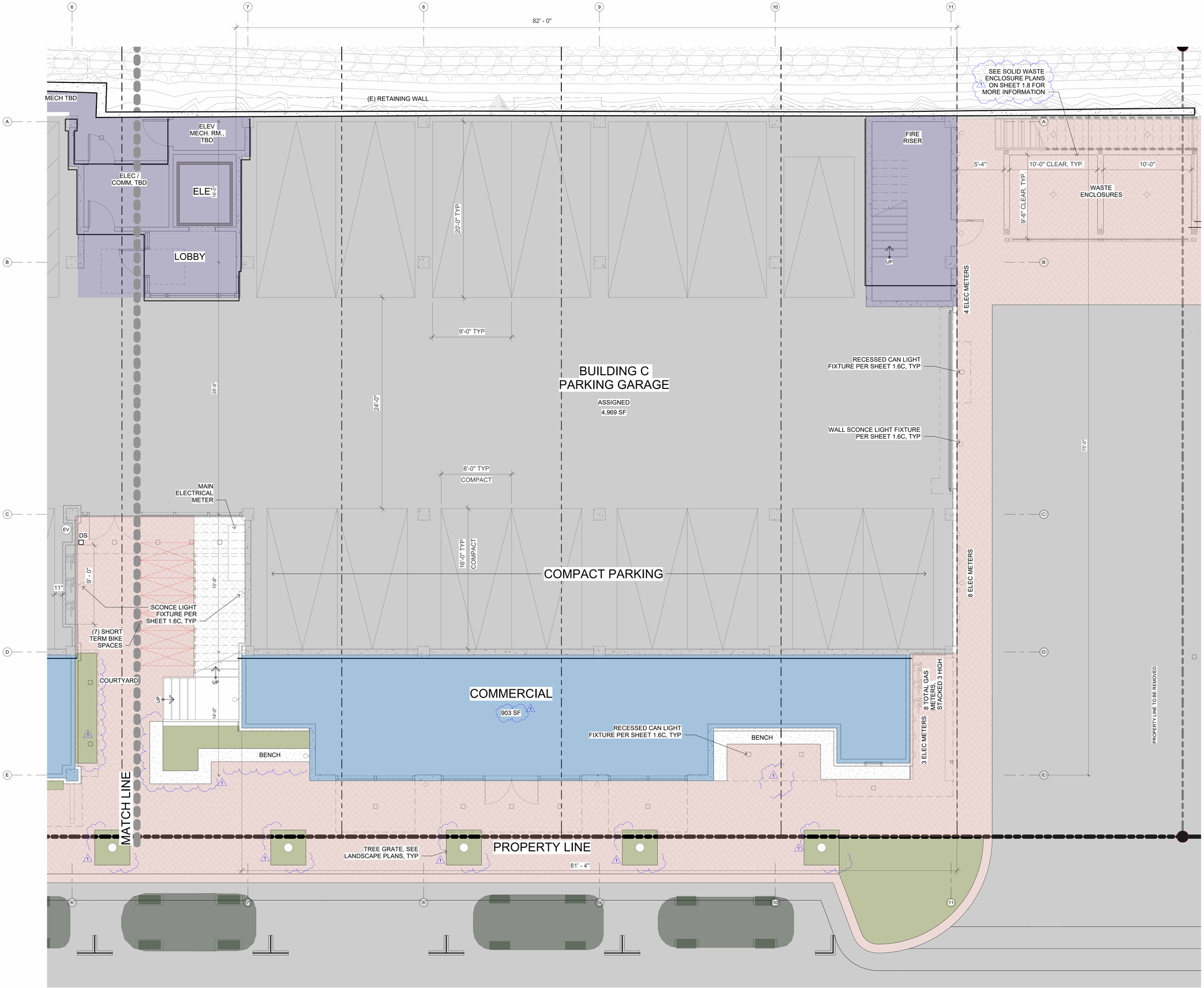

C (EAST END) FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

LEGEND

- FULL HEIGHT WALL
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FIRST FLOOR PLAN BUILDING B-C
(EAST END)

DATE:	
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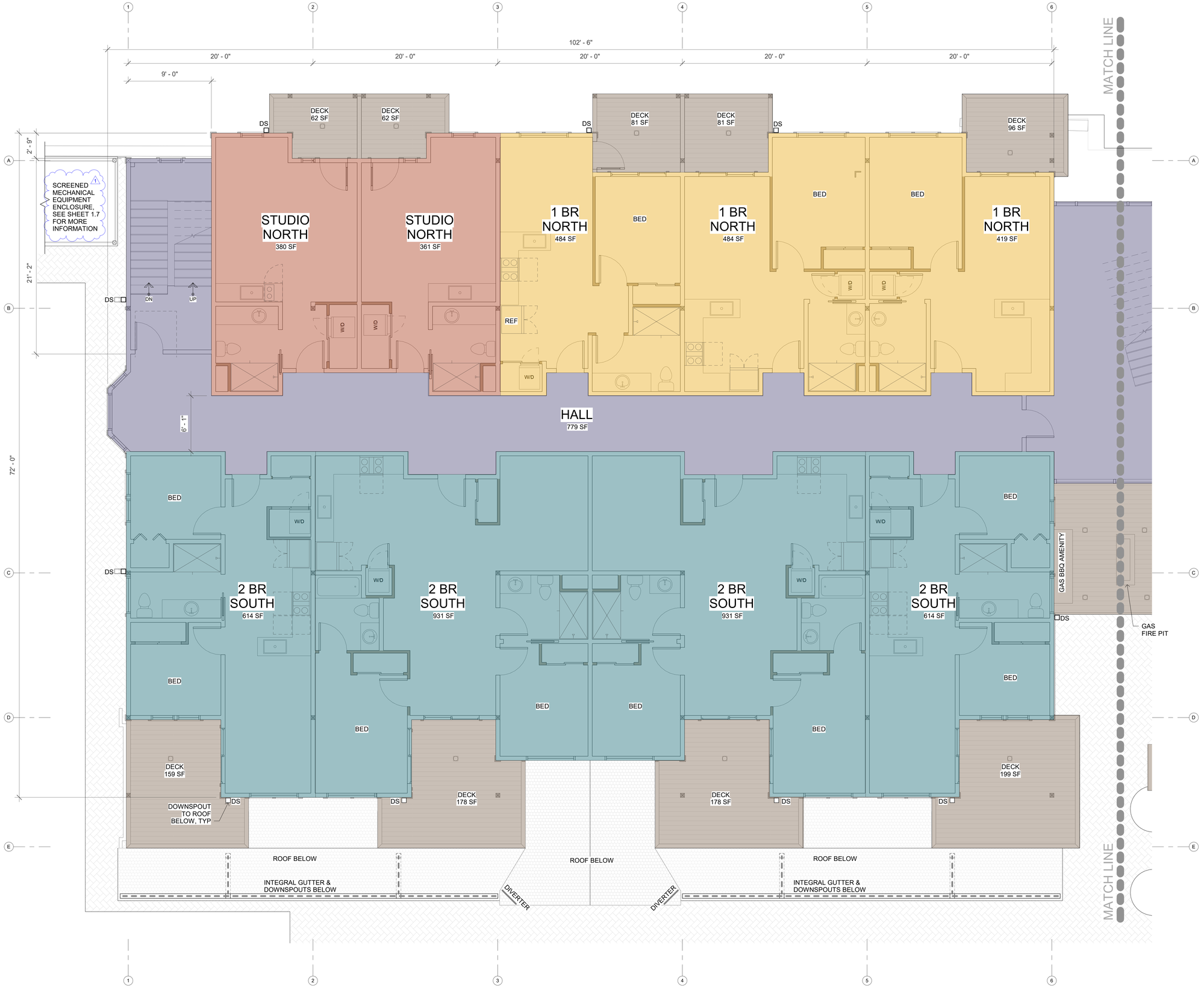

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
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B (WEST END) SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0" 0" 8' - 0" 16' - 0"

NORTH

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SECOND FLOOR PLAN BUILDING B-C (WEST END)

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
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-	
-	
-	
-	
-	
DRAWN:	LW
JOB NO:	200101
SHEET:	2.3B-C

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LEGEND

- FULL HEIGHT WALL
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C (EAST END) SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

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

SECOND FLOOR PLAN BUILDING B-C (EAST END)

DATE:	
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PLANNING-2 03.28.24	1
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JOB NO:	200101
SHEET:	2.4B-C

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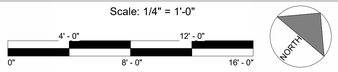
B (WEST END) THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"



LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
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- 1 BEDROOM PLAN
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019-102-018-000

THIRD FLOOR PLAN BUILDING B-C
(WEST END)

DATE:
TOT PLANNING 02.02.24

DRAWN: LW
JOB NO: 200101
SHEET:
2.5B-C

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LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

C (EAST END) THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

0" 4' - 0" 8' - 0" 12' - 0" 16' - 0"

NORTH

PRELIMINARY, NOT FOR CONSTRUCTION

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019-102-018-000

THIRD FLOOR PLAN BUILDING B-C
(EAST END)

DATE:
TOT PLANNING 02.02.24

DRAWN: LW
JOB NO: 200101
SHEET:
2.6B-C

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B (WEST END) ROOF PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

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ROOF PLAN BUILDING B-C
(WEST END)

DATE:
TOT PLANNING 02.02.24

DRAWN: RT
JOB NO: 200101

SHEET:
2.7B-C

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STAIR UP TO GRADE
UP
DECK BELOW
DIVERTER
MATCH LINE
DOWNSPOUT AT ROOF BELOW
DS
AWNINGS BELOW, CENTERED ON WINDOWS, SEE ELEVATIONS AND FLOOR PLANS, TYP
6'-4"
4'-4"
12:12
DS BLW
CONDENSORS
PARAPET WALL, TYP
1/2 : 12
EXTERIOR COVERED EGRESS STAIR FOR BUILDING D BEHIND ENCLOSURE
GARBAGE ENCLOSURE ROOF BELOW
2:12
PITCH BREAK
SINGLE PLY ROOFING MEMBRANE
ALIGN TERMINATION OF PARAPET WALL WITH INTERIOR FACE OF THIRD FLOOR WALL BELOW
POTENTIAL PV SOLAR ARRAY
20'-6 1/4"
ROOF DRAIN, EXACT LOCATIONS TBD, TYP
CONDENSORS
FLAT ROOF
9'-0"
ROOF BELOW, CENTERED ON WINDOWS, SEE ELEVATIONS AND FLOOR PLAN
INTEGRAL GUTTER, TYP
THIRD FLOOR BALCONY BELOW
SECOND FLOOR STAIR BELOW
3'-0"
FLAT ROOF, SINGLE PLY MEMBRANE
THIRD FLOOR BALCONY BELOW
SECOND FLR BALCONY BELOW
FIREPLACES BELOW
HALF WALL (GUARD) BELOW
ROOFS BELOW
FLAT ROOF BELOW
DS AT ROOF BLW
SCUPPER, TYP
THIRD FLR BALCONY BELOW
EXTENT OF FIRST FLOOR WALLS BELOW
SECOND FLOOR BALCONY BELOW

C (EAST END) ROOF PLAN

Scale: 1/4" = 1'-0"

4' - 0" 8' - 0" 12' - 0" 16' - 0"

NORTH

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ROOF PLAN BUILDING B-C (EAST END)

DATE: TOT PLANNING 02.02.24
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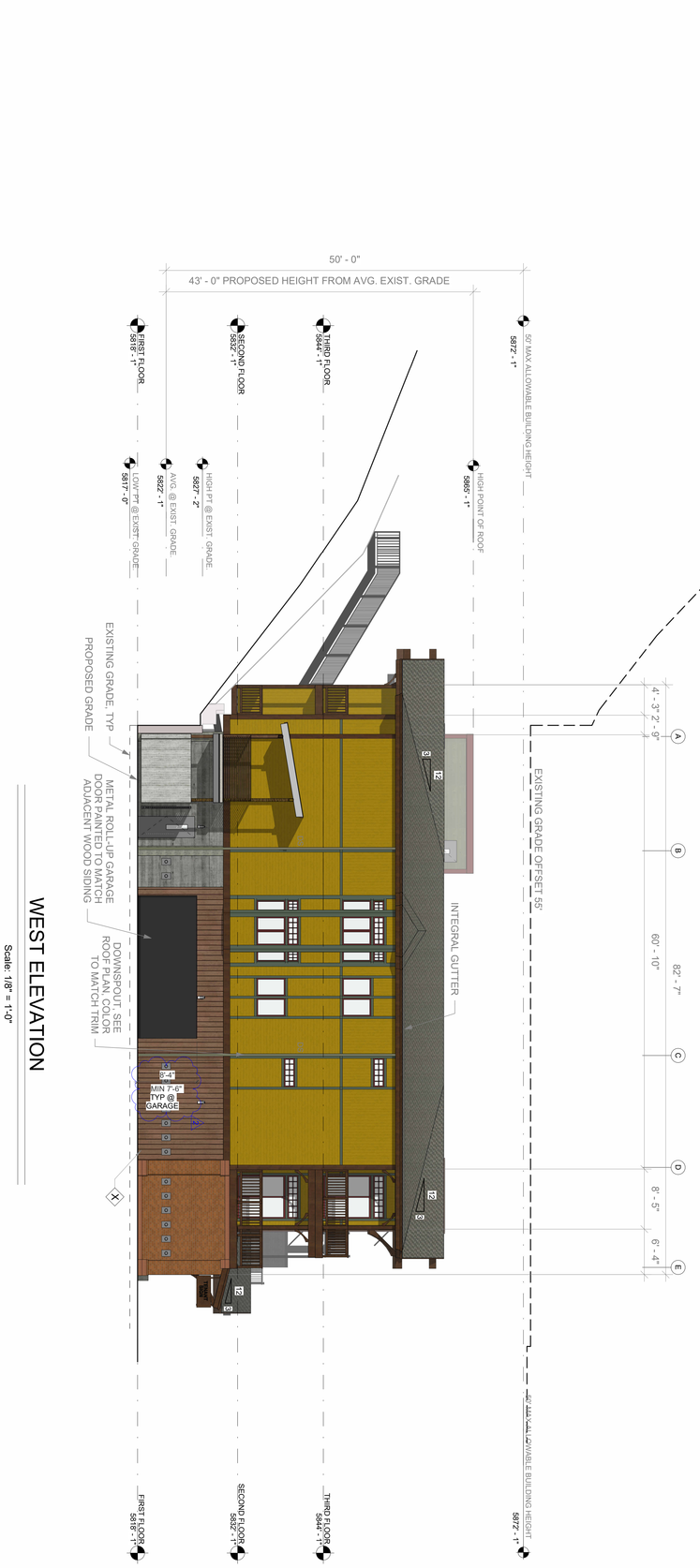

WEST ELEVATION

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

SOUTH ELEVATION

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

7/19/2024 7:47:39 AM

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DATE: TOT PLANNING 02.02.24

PLANNING-3 07.19.24 2

ELEVATIONS BUILDING B-C

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NORTH ELEVATION

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

EAST ELEVATION

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

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ELEVATIONS BUILDING B-C

DATE: TOT PLANNING 02.02.24

DRAWN: Author

JOB NO: 200101

SHEET: 3.2B-C

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BUILDING B MATERIALS

	MATERIALS	FINISH/COLOR:
A	**COMP ROOFING:** LANDMARK TL BY CERTAINTEED	COUNTRY GRAY
B	**FLAT ROOF:** IB SINGLE PLY ROOFING MEMBRANE	GRAY
C	**WOOD FASCIA & TRIM:** 2x CEDAR	CABOT SOLID BODY STAIN - BARK MULCH
D	**WOOD TIMBERS:** STRUCTURAL DOUG FIR	CABOT SOLID BODY STAIN - BARK MULCH
E	**WOOD RAILING:** CEDAR 4x4 POSTS, 2x4 RAILS, 2x2 BALLUSTERS	CABOT SOLID BODY STAIN - BARK MULCH

	MATERIALS	FINISH/COLOR:
F	**HORIZONTAL AND VERTICAL WOOD SIDING**: WUI 1x CEDAR	TO MATCH HISTORIC YELLOW AT TRAIN STATION
G	**WINDOW & ACCENT TRIM:** 2x CEDAR	CABOT SOLID STAIN - BALSAM PINE
H	**BRICK:** BELDEN MODULAR FACE BRICK	ST SIMON BLEND DART-TEX
I	**STOREFRONT WINDOWS/DOORS:** TBD	TO MATCH SIERRA PACIFIC WINDOWS (CLAY)
J	**METAL CLAD WOOD WINDOWS:** SIERRA PACIFIC URBAN	CLAY (026)

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EXTERIOR FINISH MATERIALS
BUILDING B

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

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SHEET: 3.3B

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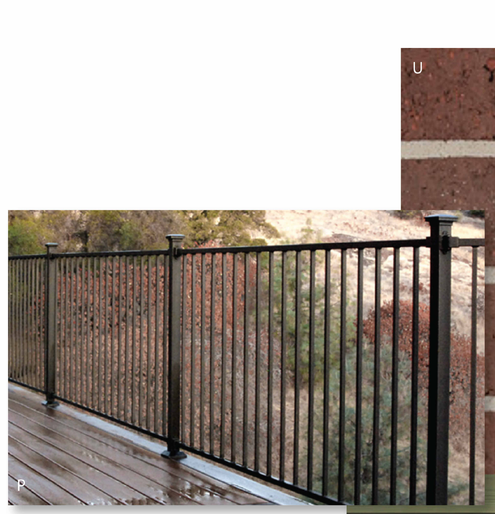

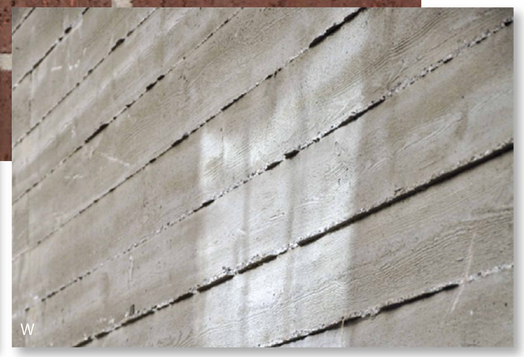

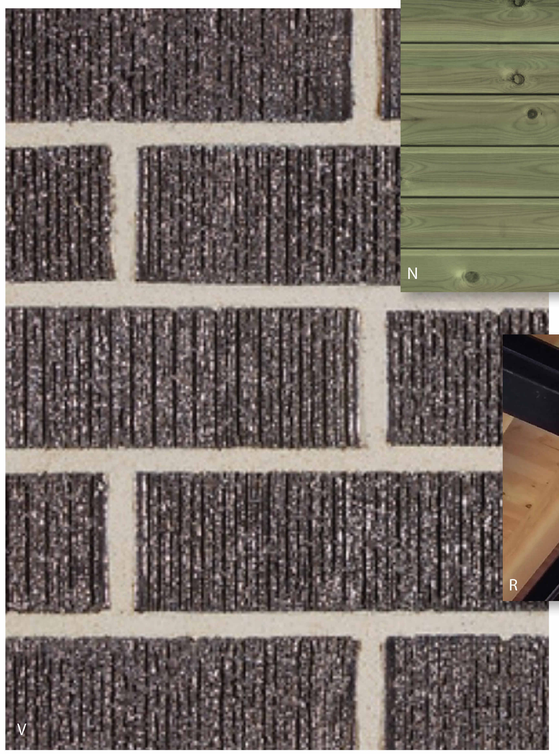

BUILDING C MATERIALS

	MATERIALS	FINISH/COLOR
K	**AWNING:** STANDING SEAM METAL w/ METAL BRACKETS	TO MATCH SIERRA PACIFIC WINDOWS (BLACK)
L	**AWNING:** STANDING SEAM METAL w/ METAL BRACKETS	TO MATCH VERTICAL WOOD SIDING (CABOT SOLID STAIN - TILE RED)
M	**WOOD SIDING VERTICAL:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	CABOT SOLID STAIN - TILE RED
N	**WOOD SIDING HORZ GREEN:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	CABOT SEMI-SOLID STAIN - HEDGEROW
O	**WOOD SIDING VERTICAL:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	CABOT SOLID STAIN - BLACK
P	**METAL RAILING:** 2x2 POSTS, 1x2 RAILS, VERTICAL BALLUSTERS	TO MATCH SIERRA PACIFIC WINDOWS (BLACK)
Q	**METAL CLAD WOOD WINDOWS & GLASS DOORS:** SIERRA PACIFIC URBAN	BLACK (023)

	MATERIALS	FINISH/COLOR
R	**EXPOSED STEEL**	TO MATCH SIERRA PACIFIC WINDOWS (BLACK)
S	**STOREFRONT WINDOWS/DOORS:** TBD	TO MATCH SIERRA PACIFIC WINDOWS (BLACK)
T	**WINDOW/DOOR/CORNER TRIM:** 2x CEDAR	CABOT SEMI-SOLID STAIN - TILE RED
U	**BRICK:** BELDEN MODULAR FACE BRICK	830 DART-TEX
V	**BRICK:** BELDEN MODULAR FACE BRICK	METALLIC BLACK VERTICAL SCORE
W	**HORZ BOARD FORMED CONCRETE:** BOARD FORMED w/ RAISED GRAIN AND FORM WITH 1/2" GAPS	NATURAL
X	**WOOD SIDING VERTICAL:** SELECT TIGHT KNOT 2x8 RUSTIC CEDAR	TO MATCH WOOD FASCIA & TRIM

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EXTERIOR FINISH MATERIALS
BUILDING C

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

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SHEET: 1
3.4C

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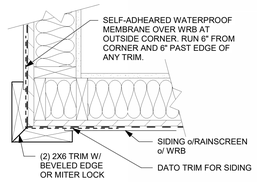


PLAN VIEW
TRIM AT OUTSIDE CORNER

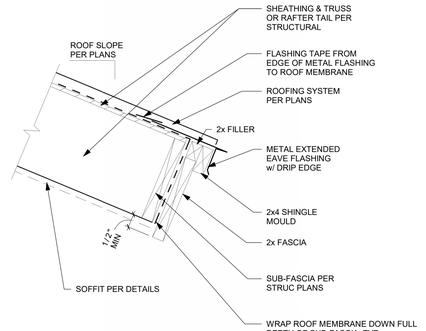
SEE ELEVATIONS AND SPECIFICATIONS FOR PROJECT SPECIFIC CONDITIONS

NOTES:
REFER TO PROJECT ELEVATIONS AND SPECS FOR ADDITIONAL INFORMATION

11/09/2022

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

7 TRIM @ OUTSIDE CORNER

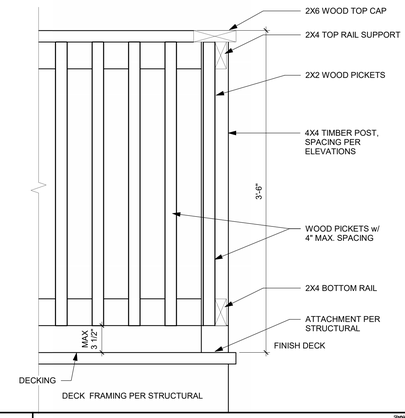


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

08/11/2022

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

3 FASCIA AT SOFFITED EAVE

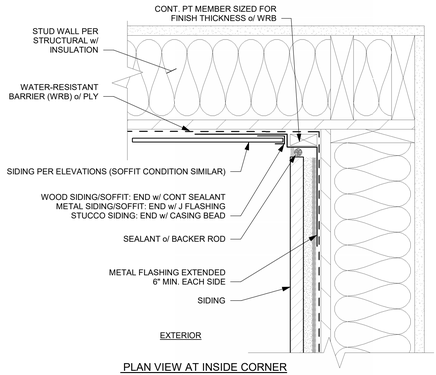


DECK FRAMING PER STRUCTURAL

09/25/2022

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

1 GUARDRAIL - WOOD AND PICKETS



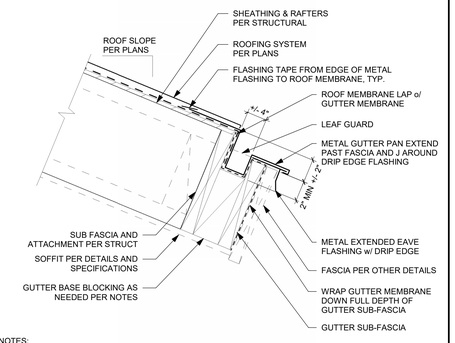
PLAN VIEW AT INSIDE CORNER
(SOFFIT CONDITION SIM.)

NOTE:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.

11/09/2022

Scale: 3" = 1'-0"

8 SIDING AT VERTICAL TRANSITION CORNER

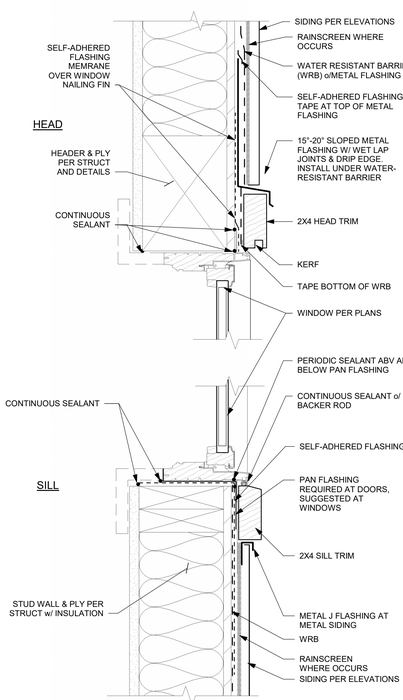


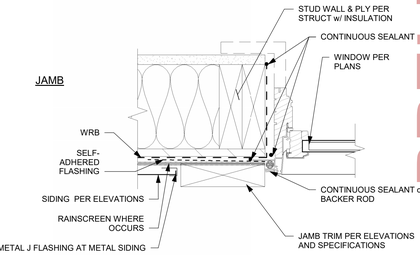
NOTES:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
2. GUTTER BASE BLOCKING TO BE 4x AT 7:12 SLOPES OR LESS AND 6x AT 8:12 SLOPES OR GREATER.
3. SLOPE ALL GUTTERS TOWARD DOWNSPOUTS 1% MIN.
4. PROVIDE LEAF GUARD AND ICEMELT SYSTEMS AT GUTTERS PER SPECIFICATIONS.
5. THIS DETAIL IS DESIGNED TO COMPLY WITH WUI CODES FOR EXTERIOR WILDFIRE EXPOSURE.

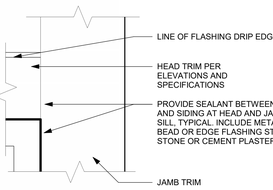
08/16/2022

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

4 GUTTER - INTEGRAL AT SOFFITED EAVE







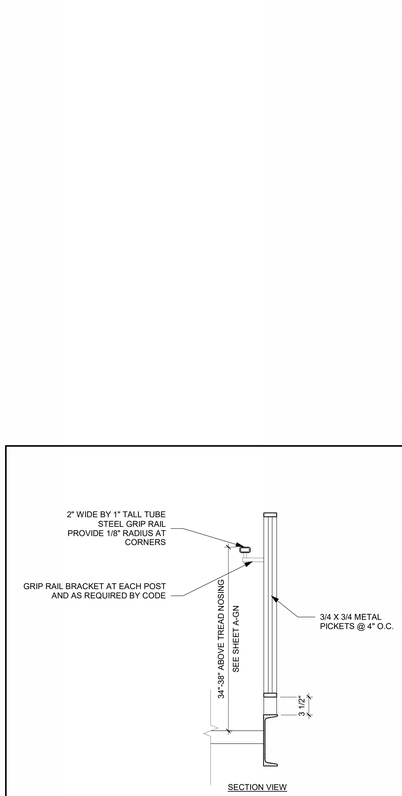
ELEVATION AT HEAD

NOTES:
1. SEE "TYPICAL WINDOW FLASHING (DOOR SIM.)" DETAIL FOR MORE DETAILED INFORMATION.
2. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
3. INTERIOR TRIM SHOWN IS FOR REPRESENTATION ONLY. SEE SPECIFICATIONS.
4. 2% SLOPE CANT STRIP OR SHAPED SILL REQUIRED IF NOT USING PAN FLASHING AT SILL.
5. SHIM WINDOW FRAME AS REQUIRED, SEAL SHIM SPACE w/ CC SPRAY FOAM TYPICAL.
6. METAL CLAD WINDOW w/ INTEGRAL NAILING FIN ASSUMED, NOTIFY ARCHITECT IF DIFFERENT CONDITION EXISTS.
7. VERIFY COMPATIBILITY OF SEALANTS TO ADJACENT PRODUCTS.

08/15/2022

Scale: 3" = 1'-0"

2 WINDOW/DOOR W/ WOOD TRIM

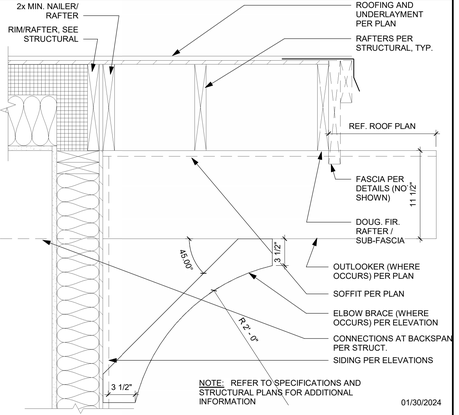


NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

11/09/2022

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

9 SIDING - HORIZONTAL TRANSITION - WOOD

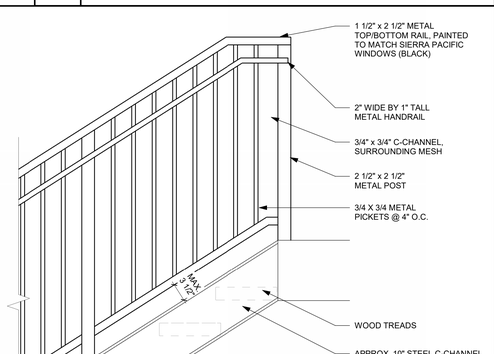


NOTE: REFER TO SPECIFICATIONS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

01/30/2024

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

5 OUTLOOKER & ELBOW BRACE

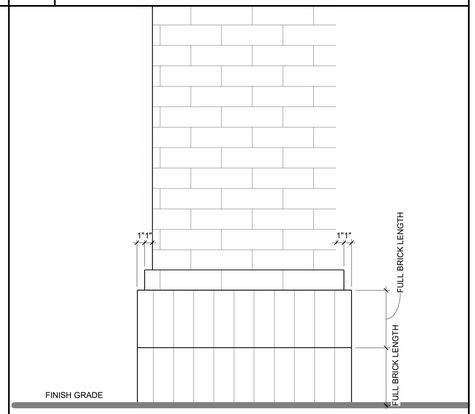


NOTES:
1. SEE SPECIFICATIONS & "ARCHITECTURAL AND LIFE AND SAFETY" NOTES FOR INFORMATION ON RAILING REQUIREMENTS.
2. REFER TO STRUCTURAL DETAILS FOR GUARDRAIL REQUIREMENTS.

11/09/2022

Scale: 1" = 1'-0"

10 SITE STAIRS - METAL AND PICKETS



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

6 BRICK COLUMNS

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

DETAILS - BUILDING B

DATE:
-TOT PLANNING 02.02.24

DRAWN: Author

JOB NO: 200101

SHEET:
AD-B

2/1/2024 12:30:23 PM

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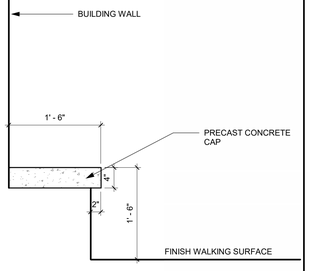
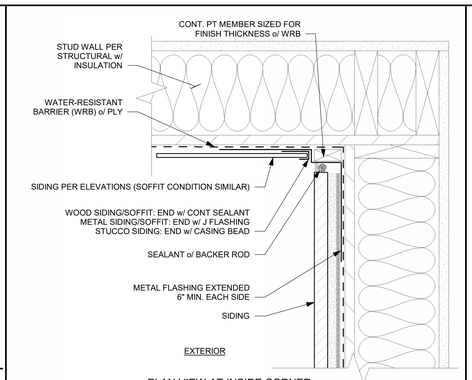


01/30/2024

Scale: 1" = 1'-0"

13 CONCRETE BENCH @ SIDEWALK



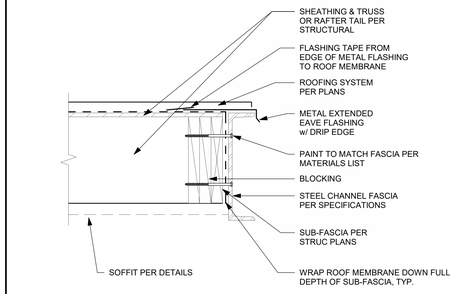
PLAN VIEW AT INSIDE CORNER
(SOFFIT CONDITION SIM.)

NOTE:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.

11/09/2022

Scale: 3" = 1'-0"

9 SIDING AT VERTICAL TRANSITION CORNER

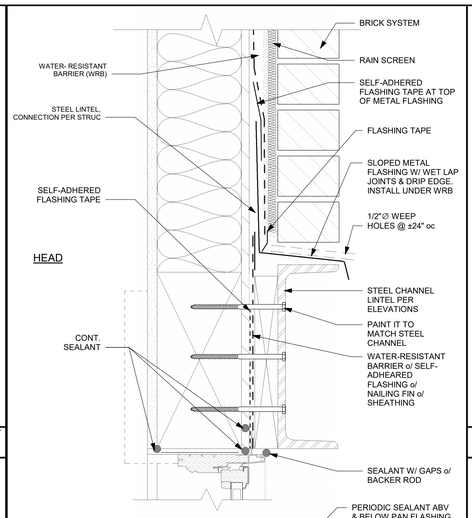


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

04/05/2023

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

5 C CHANNEL FASCIA AT SOFFITED EAVE



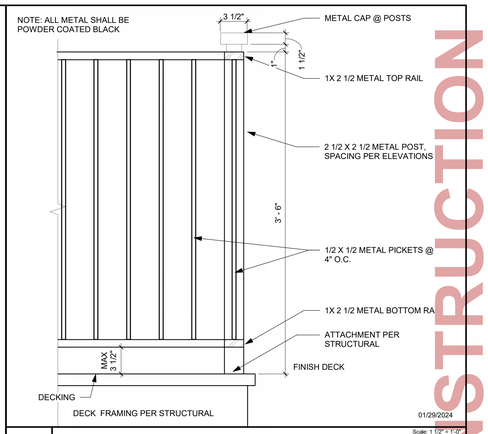
ELEVATION

NOTES:
1. SEE "TYPICAL WINDOW FLASHING (DOOR SIM.)" DETAIL AND TYPICAL STONE VENEER FOR MORE DETAILED INFORMATION.
2. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
3. INTERIOR TRIM SHOWN IS FOR REPRESENTATION ONLY. SEE SPECIFICATIONS.
4. 2% SLOPE CANT STRIP OR SHAPED SILL REQUIRED IF NOT USING PAN FLASHING AT SILL.
5. SHIM WINDOW FRAME AS REQUIRED, SEAL SHIM SPACE w/ CC SPRAY FOAM TYPICAL.
6. METAL CLAD WINDOW w/ INTEGRAL NAILING FIN ASSUMED, NOTIFY ARCHITECT IF DIFFERENT CONDITION EXISTS.
7. VERIFY COMPATIBILITY OF SEALANTS TO ADJACENT PRODUCTS.

10/11/2022

Scale: 3" = 1'-0"

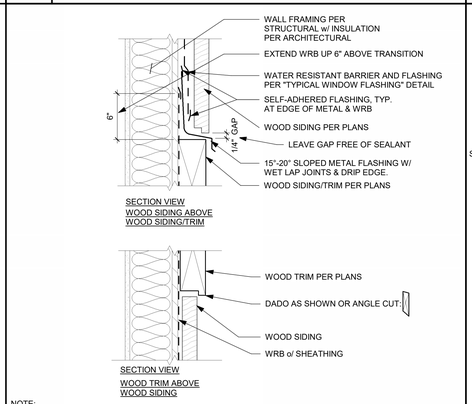
3 WINDOW IN BRICK W/STEEL CHANNEL LINTEL



01/29/2024

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

1 GUARDRAIL - METAL AND PICKETS

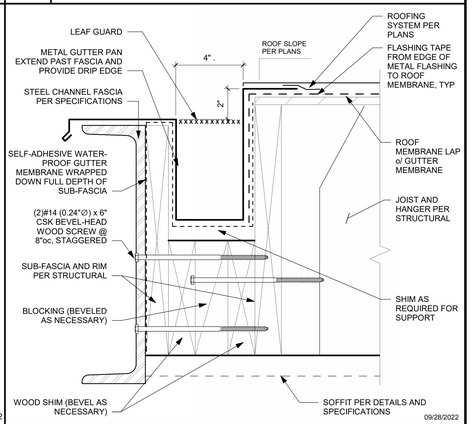


NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

11/09/2022

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

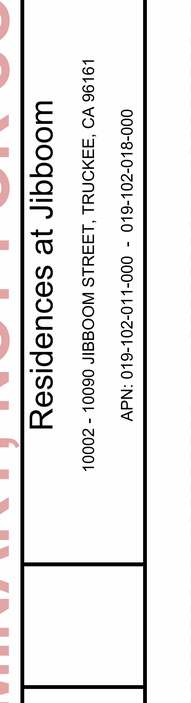
10 SIDING - HORIZONTAL TRANSITION - WOOD



09/28/2022

Scale: 3" = 1'-0"

6 CHANNEL FASCIA w/INTEGRAL GUTTER

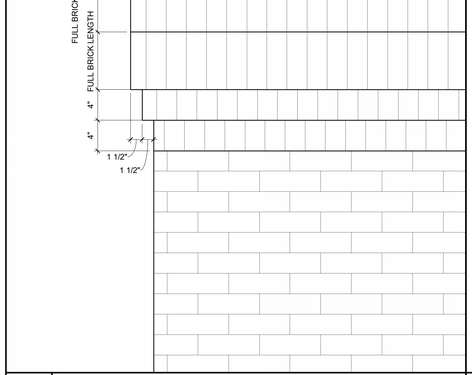


NOTES:
1. SEE "TYPICAL WINDOW FLASHING (DOOR SIM.)" DETAIL FOR MORE DETAILED INFORMATION.
2. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
3. INTERIOR TRIM SHOWN IS FOR REPRESENTATION ONLY. SEE SPECIFICATIONS.
4. 2% SLOPE CANT STRIP OR SHAPED SILL REQUIRED IF NOT USING PAN FLASHING AT SILL.
5. SHIM WINDOW FRAME AS REQUIRED, SEAL SHIM SPACE w/ CC SPRAY FOAM TYPICAL.
6. METAL CLAD WINDOW w/ INTEGRAL NAILING FIN ASSUMED, NOTIFY ARCHITECT IF DIFFERENT CONDITION EXISTS.
7. VERIFY COMPATIBILITY OF SEALANTS TO ADJACENT PRODUCTS.

08/15/2022

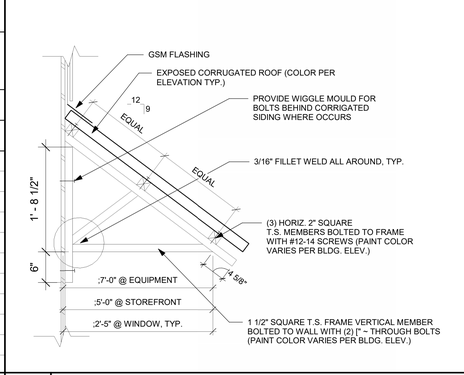
Scale: 3" = 1'-0"

2 WINDOW/DOOR W/ WOOD TRIM_BLDG C



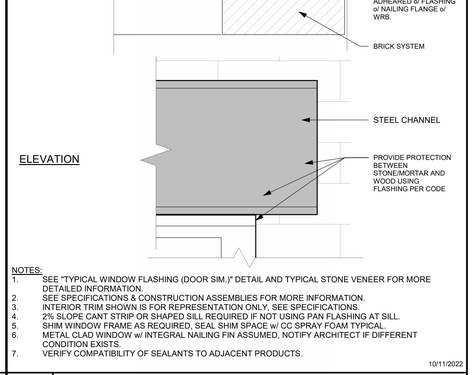
Scale: 1 1/2" = 1'-0"

11 BRICK CROWN DETIAL @ RED BRICK



Scale: 1" = 1'-0"

7 WINDOW AWNING_BLDG C



NOTES:
REFER TO MATERIALS LIST SHEET A-3.1 AND CONSTRUCTION ASSEMBLIES SHEET A-4.1 FOR ADDITIONAL INFORMATION.

02/02/2023

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

4 PARAPET WALL

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

12 BRICK CROWN DETIAL @ BLACK BRICK

SEE ELEVATIONS AND SPECIFICATIONS FOR PROJECT SPECIFIC CONDITIONS

NOTES:
REFER TO PROJECT ELEVATIONS AND SPECS FOR ADDITIONAL INFORMATION

11/09/2022

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

8 TRIM @ OUTSIDE CORNER_BLDG C

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

DETAILS - BUILDING C

DATE:
-TOT PLANNING 02.02.24

DRAWN: Author

JOB NO: 200101

SHEET:
AD-C

PRELIMINARY, NOT FOR CONSTRUCTION

2/1/2024 12:30:28 PM

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CONDITIONED FLOOR AREA	
1ST FLR COMMERCIAL	1109 SF
2ND FLR RESIDENTIAL UNITS	6436 SF
3RD FLR RESIDENTIAL UNITS	7572 SF
4TH FLR RESIDENTIAL UNITS	4875 SF
INTERIOR COMMON AREA	1809 SF
TOTAL CONDITIONED	21802 SF

UNCONDITIONED FLOOR AREA	
BALCONIES	2227 SF
COVERED BALCONIES	1926 SF
COVERED EXT STAIR	512 SF
COVERED WALKWAY	3197 SF
EXT STAIR	278 SF
GARAGE	6368 SF
STORAGE/MECHANICAL	703 SF
TOTAL UNCONDITIONED	15211 SF

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

MATCH LINE

SEE SOLID WASTE ENCLOSURE PLANS ON SHEET 1.8 FOR MORE INFORMATION

GAS METER AND RECYCLING CAGE

RETAINING WALL

RC CART

GAS METERS 18 stacked 3 high

15' - 5"

20'-0" TYP

9'-0" TYP

EV CHARGER
VAN ACCESSIBLE STALL

9'-0"

9'-0"

STAIR

UP

ELEV

DS

LOBBY
262 SF

STORAGE / MECHANICAL
108 SF

1'-5 2"

16'

PROJECTION ABV, TYP

PARKING GARAGE
6,279 SF

24'-8"

PROPERTY LINE TO BE REMOVED

ELECTRIC METERS
(COMMERCIAL AND RESIDENTIAL)

8'-0"

7'-9 1/2"

VEGETATION ABOVE

PROPERTY LINE
TO BE REMOVED

ELECTRIC METER TYP

8'-0" TYP
COMPACT

COMPACT

16'-0" TYP

COMMERCIAL
545 SF

COMMERCIAL
564 SF

FIRE SPRINKLER RISER

RETAINING WALL

BENCH

PLAZA

TREE GRATE

(3) COVERED BIKE SPACES

STOREFRONT SYSTEM

BENCH

PUBLIC ART

BENCH

DS

STOREFRONT SYSTEM

COVERED WALKWAY

COVERED WALKWAY

ROOF ABOVE, TYP

LOW RECESSED STEP LIGHT AT BASE OF BENCH PER SHEET 1.6D, TYP OF (4)

CURB CUT

DIRECTIONAL LIGHT FIXTURE TOWARD ART PER SHEET 1.6D, TYP OF (2)

RECESSED CAN LIGHT FIXTURE PER SHEET 1.6D, TYP

AMENITY ZONE

TREE GRATE, TYP

CURB, EDGE OF PAVEMENT

CURB, EDGE OF PAVEMENT

JIBBOOM STREET PARKING

42'-0"
8'-0"
2'-0"
20'-0"
20'-0"
36'-0"
10'-0"
10'-0"
20'-0"
144'-0"
20'-6"
42'-0"
5'-6"
4'-0"
2'-0"
6'-4"
22'-0"
16'-1 1/2"

125'-8"
144'-0"
16'-9 1/2"
1'-6 1/2"

24'-0"
8'-0"
12'-0"
4'-0"
18'-8"
10'-0"
9'-6"
9'-6" CLEAR
4'-0"
5'-4"
8'-0"
15'-4"
16'-0"
20'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 8' - 0" 12' - 0" 16' - 0"

NORTH

NOT FOR CONSTRUCTION

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

FIRST FLOOR PLAN BUILDING D

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
DRAWN:	RT, EA
JOB NO:	200101
SHEET:	2.1 D

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SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

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019-102-018-000

SECOND FLOOR PLAN BUILDING D

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

DRAWN: EA
JOB NO: 200101

SHEET: 2.2 D

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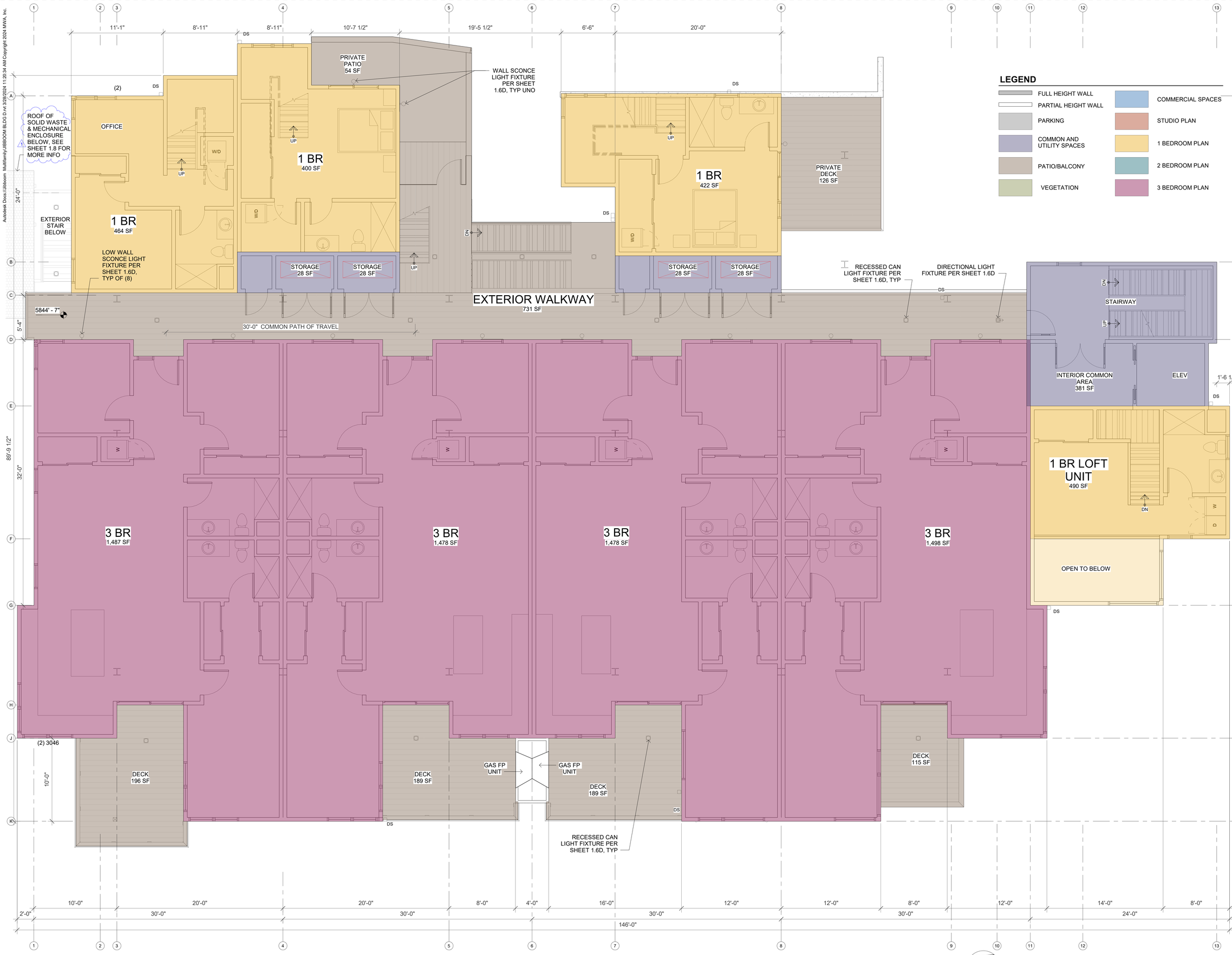

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

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019-102-018-000

THIRD FLOOR PLAN BUILDING D

DATE:	
PLANNING 02.02.24	
PLANNING-2 03.28.24	1
DRAWN:	EA
JOB NO:	200101
SHEET:	2.3 D

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PRIVATE DECK 63 SF
MID-FLOOR LANDING
WALL SCONCE LIGHT FIXTURE PER SHEET 1.6D
TO TRAIL AMENITIES: SEE OVERALL SITE PLAN
OPEN TO BELOW
1 BR 464 SF
1 BR 400 SF
1 BR 560 SF
PRIVATE DECK 172 SF
ROOF ABOVE, TYP
EXTERIOR WALKWAY
LOW WALL SCONCE LIGHT FIXTURE PER SHEET 1.6D, TYP OF (6)
RECESSED CAN LIGHT FIXTURE PER SHEET 1.6D, TYP
DIRECTIONAL LIGHT FIXTURE PER SHEET 1.6D
INTERIOR COMMON AREA 262 SF
STAIRWAY
FOR ROOFTOP MAINTENANCE
ELEV
3080
(2) 3080 GL
40100
3 BR ROOF TOP 1,802 SF
2 BR ROOF TOP 1,002 SF
1BR ROOF TOP 763 SF
W/D
REF.
BED 167 SF
3050_blank
4050
5050 2
6050
GAS BBQ AMENITY
COMMON BBQ DECK 359 SF
GAS FIREPLACE UNITS
PRIVATE DECK 335 SF
PRIVATE DECK 431 SF
ROOF BELOW, TYP
GAS FIREPLACE UNIT
PRIVATE DECK 600 SF
RECESSED CAN LIGHT FIXTURE PER SHEET 1.6D, TYP

LEGEND

- FULL HEIGHT WALL
- PARTIAL HEIGHT WALL
- PARKING
- COMMON AND UTILITY SPACES
- PATIO/BALCONY
- VEGETATION
- COMMERCIAL SPACES
- STUDIO PLAN
- 1 BEDROOM PLAN
- 2 BEDROOM PLAN
- 3 BEDROOM PLAN

1'-6" 6'-6" 7'-7" 8'-11"
6'-11 1/2" 13'-0 1/2" 4'-0" 5'-4" 9'-4" 20'-0" 24'-4"
8'-0" 16'-0" 24'-0"
11'-3" 17'-9 1/2" 20'-0"
8'-0" 12'-0" 12'-0" 4'-0" 10'-0" 49'-5 1/2"
4'-0" 9'-0" 13'-0" 13'-0" 13'-0 1/2" 10'-6"
30'-0" 60'-0" 30'-0" 22'-5 1/2" 142'-5 1/2"
2'-0" 8'-0" 2'-0" 20'-0" 20'-0" 7'-11" 14'-1" 6'-0" 12'-0" 12'-0" 15'-0" 3'-0" 16'-0" 6'-5 1/2"

FOURTH FLOOR PLAN

Scale: 1/4" = 1'-0"

NORTH

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FOURTH FLOOR PLAN BUILDING D

DATE: TOT PLANNING 02.02.24

DRAWN: EA
JOB NO: 200101
SHEET: 2.4 D

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EAVE
DS
COMP ROOF
GARBAGE ENCLOSURE ROOF BELOW, SEE BUILDING C ROOF PLAN
2:12
3:12
MECHANICAL EQUIPMENT AREA
1/2:12
GUARDRAIL
INTEGRAL GUTTER, TYP
MAINTENANCE GATE
SCONCE LIGHT FIXTURE ABOVE DOORS PER SHEET 1.6D
DN
FLAT ROOF
ROOF DRAIN, EXACT LOCATIONS TBD, TYP
FUTURE SOLAR ZONE
2'-0"
FLAT ROOF, BUILT-UP ROOFING W/ CAP SHEET, TYP
DECK BLW, TYP
FLAT ROOF BELOW
DECK BELOW, TYP
SPLITTER
CAP
AWNING
PLAZA AND SIDEWALK BELOW

ROOF PLAN

Scale: 1/4" = 1'-0"

4' - 0" 12' - 0"
0" 8' - 0" 16' - 0"

NORTH

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ROOF PLAN BUILDING D

DATE:
TOT PLANNING 02.02.24

DRAWN: RT, EA
JOB NO: 200101
SHEET: 2.5 D

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SOUTH ELEVATION

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

WEST ELEVATION

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

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SHEET:	3.1 D
JOB NO:	20101
DRAWN:	EA
DATE:	PLANNING 02.02.24
	PLANNING-2 03.28.24 1
	PLANNING-3 07.19.24 2

ELEVATIONS

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

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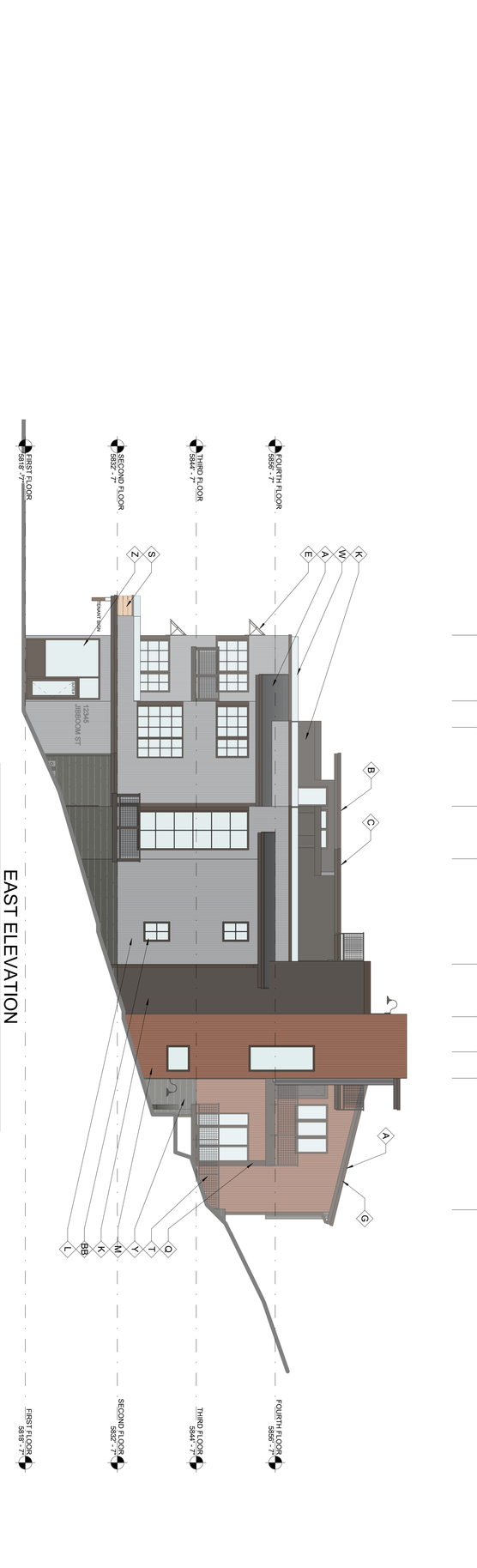

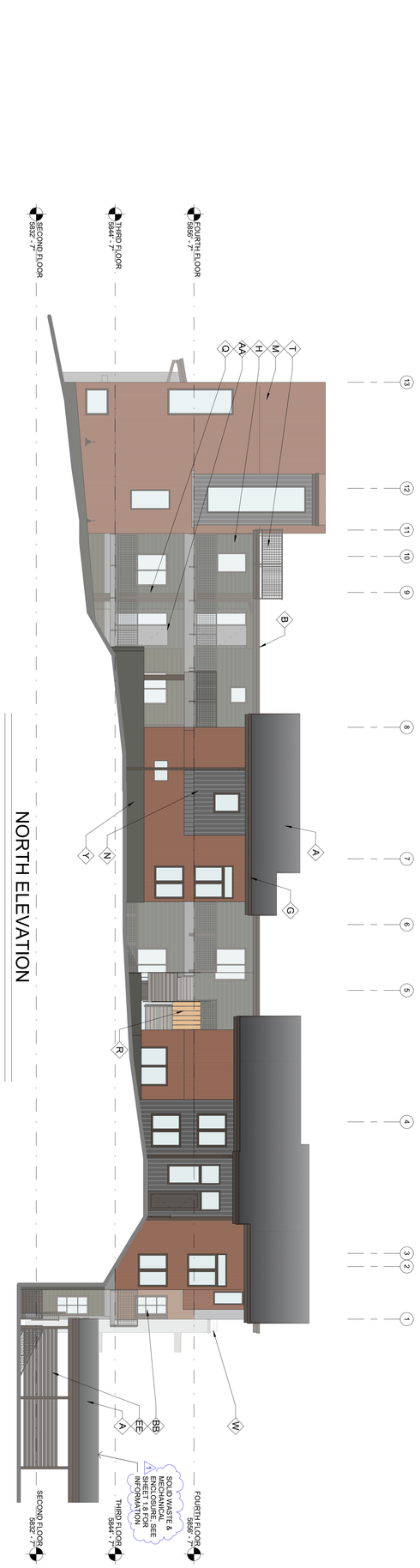

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SHEET: 3.2 D

JOB NO: 200101

DRAWN: EA

DATE:
PLANNING1-03.28.24
PLANNING2-03.28.24 A

ELEVATIONS

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

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BUILDING D MATERIALS, PAGE 1

	MATERIAL	FINISH/COLOR:
A	**COMP ROOFING:** LANDMARK BY CERTAINTEED	SHENANDOAH
B	**FLAT ROOF:** BUILT-UP ROOFING	DARK GREY
C	**METAL FLASHING, SOFFIT, AND FASCIA:** METAL SALES	DARK BRONZE (50)
D	**NOT USED**	
E	**CORRUGATED AWNING:** CORRUGATED METAL w/ STEEL BRACKETS	TO MATCH "C"
F	**WOOD SOFFIT:** 1x6 T&G FIR	TO MATCH GAPPED BOARD
G	**WOOD FASCIA:** 2x CEDAR	SOLID BODY STAIN TO MATCH METAL
H	**WOOD SIDING HORZ GREEN:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	CABOT SEMI-SOLID STAIN - HEDGEROW
I	**WOOD SIDING HORZ BROWN:** SELECT TIGHT KNOT 1x8 CHANNEL RUSTIC CEDAR	TO MATCH GAPPED BOARD

	MATERIAL	FINISH/COLOR:
J	**METAL SIDING FLAT STEEL SHINGLES:** 22 GAUGE, 2'x5' SHINGLES	FINISH TO RUST NATURALLY
K	**METAL SIDING FLAT METAL PANELS:** 22 GAUGE METAL SALES	DARK BRONZE (50)
ALT-L	**METAL SIDING CORRUGATED:** RECLAIMED GALVANIZED METAL	VARIED: PER PHOTOS, ARCHITECT TO VERIFY
L	**METAL SIDING CORRUGATED METAL:** 24 GAUGE METAL SALES	MISTIQUE PLUS
M	**METAL SIDING RUSTED CORRUGATED METAL:** VERTICALLY ORIENTED	RUSTED
N	**METAL SIDING REVEAL WALL PANEL:** PAC-CLAD 7" SMOOTH PROFILE 22 GAUGE STEEL	MIDNIGHT BRONZE
O	**DARK WOOD TIMBERS**	TO MATCH WOOD FASCIA
P	**LIGHT WOOD TIMBERS**	TO MATCH GAPPED BOARD

NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION

3/28/2024 4:00:40 PM

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

EXTERIOR FINISH MATERIALS
BUILDING D

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

DRAWN: LW, EA
JOB NO: 200101
SHEET: 1
3.3 D

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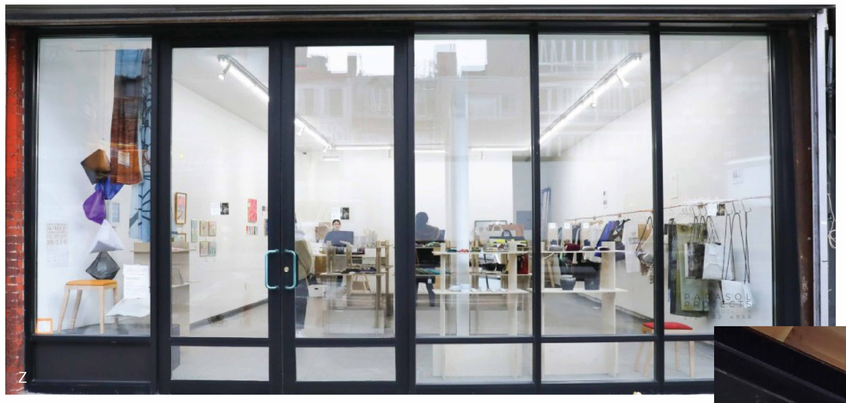
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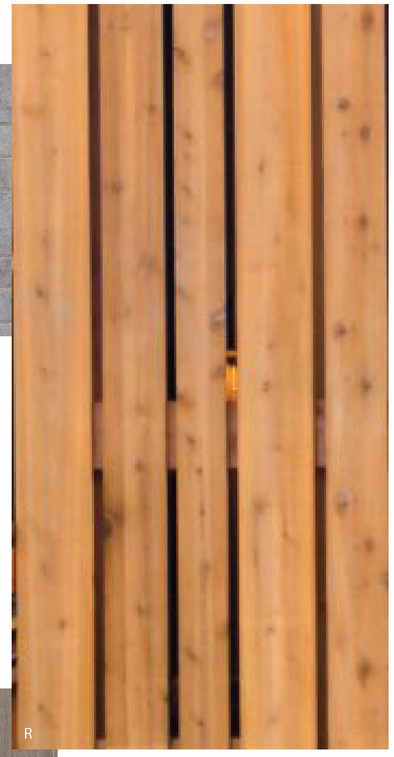
DD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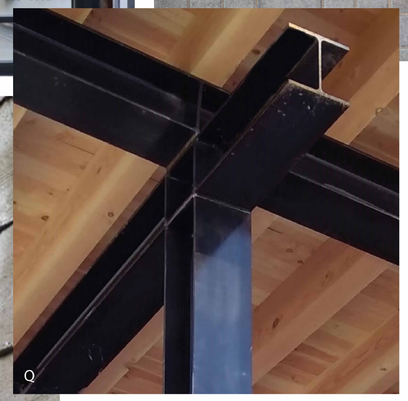
S

W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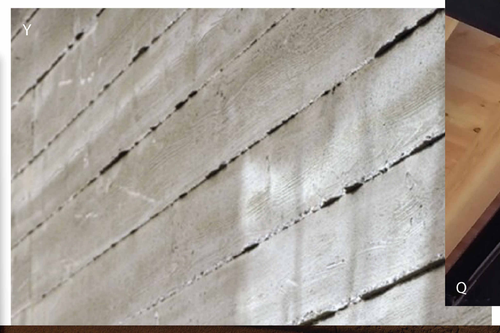
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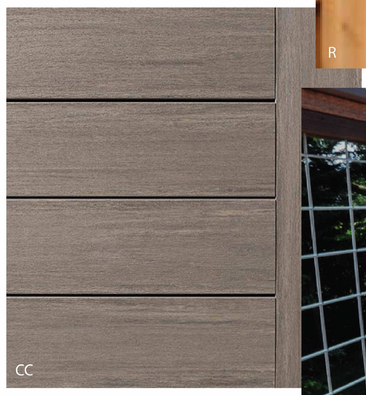
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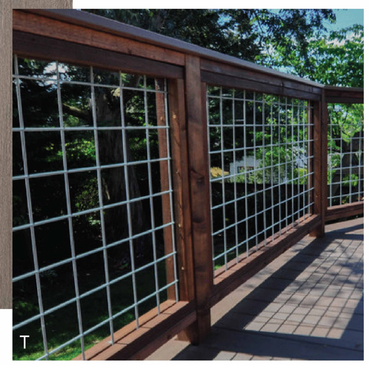
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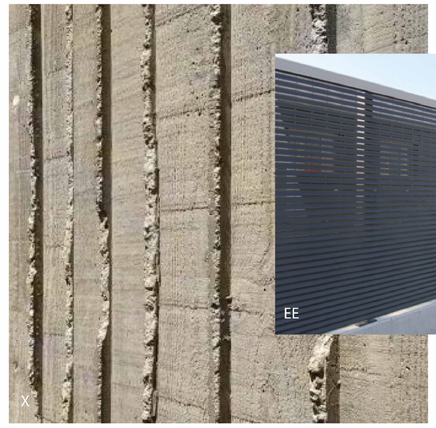
X

EE

BUILDING D MATERIALS, PAGE 2

	MATERIAL	FINISH/COLOR:
Q	**EXPOSED STEEL:** POSTS AND BEAMS	DARK TINTED LACQUER
R	**VERTICAL GAPPED BOARD:** 2x NOMINAL WESTERN RED CEDAR STK GRADE PLANKS OF VARIED WIDTH	DUCKBACK 50% SEMI-TRANSPARENT WEATHERED GRAY, 50% "NATURAL"
S	**HORIZONTAL GAPPED BOARD:** 2x NOMINAL WESTERN RED CEDAR STK GRADE PLANKS OF VARIED WIDTH	DUCKBACK 50% SEMI-TRANSPARENT WEATHERED GRAY, 50% "NATURAL"
T	**3"x3" x 6 GA WELDED WIRE MESH w/ DARK WOOD FRAME:** CEDAR	TO MATCH WOOD FASCIA
U	**NOT USED**	
V	**NOT USED**	
W	**GLASS RAILING ABOVE 30":** TEMPERED w/ CONCEALED HARDWARE	DARK BRONZE HARDWARE AND SUPPORTS
X	**VERTICAL BOARD FORMED CONCRETE :** BOARD FORMED w/ RAISED GRAIN AND 1/2" GAPS AT CURVED BENCH WALL	50% LM SCOFFIELD BLACK

	MATERIAL	FINISH/COLOR:
Y	**HORIZONTAL BOARD FORMED CONCRETE:** BOARD FORMED w/ RAISED GRAIN AND 1/2" GAPS	50% LM SCOFFIELD BLACK
Z	**STOREFRONT:** OLD CASTLE THERMAL DOOR w/ 1" GLASS	COLOR TO MATCH RESIDENTIAL DOORS
AA	**RESIDENTIAL DOORS:** SIERRA PACIFIC OR EQUAL, METAL CLAD	DARK BRONZE WITH OBSCURED GLASS
BB	**RESIDENTIAL WINDOWS:** MILGARD VINYL OR EQUAL, SIMULATED DIVIDED LITES PER ELEVATIONS	BRONZE
CC	**DECKING:** TIMBERTECH VINTAGE COLLECTION	COASTLINE
DD	**PAVERS:** BASALITE MISSION 4x8 SQUARE EDGE IN ROTATE HERRINGBONE w/ SOLDIER COURSE AT PERIMETER	PACIFICA
EE	**EQUIPMENT LOUVERS:** ALUMINUM EQUIPMENT LOUVERS AND PRIVACY SCREEN	DARK BRONZE HARDWARE AND SUPPORTS

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Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

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

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EXTERIOR FINISH MATERIALS
BUILDING D

DATE:
PLANNING 02.02.24
PLANNING-2 03.28.24 1

DRAWN: LW, EA
JOB NO: 200101
SHEET: 3.4 D

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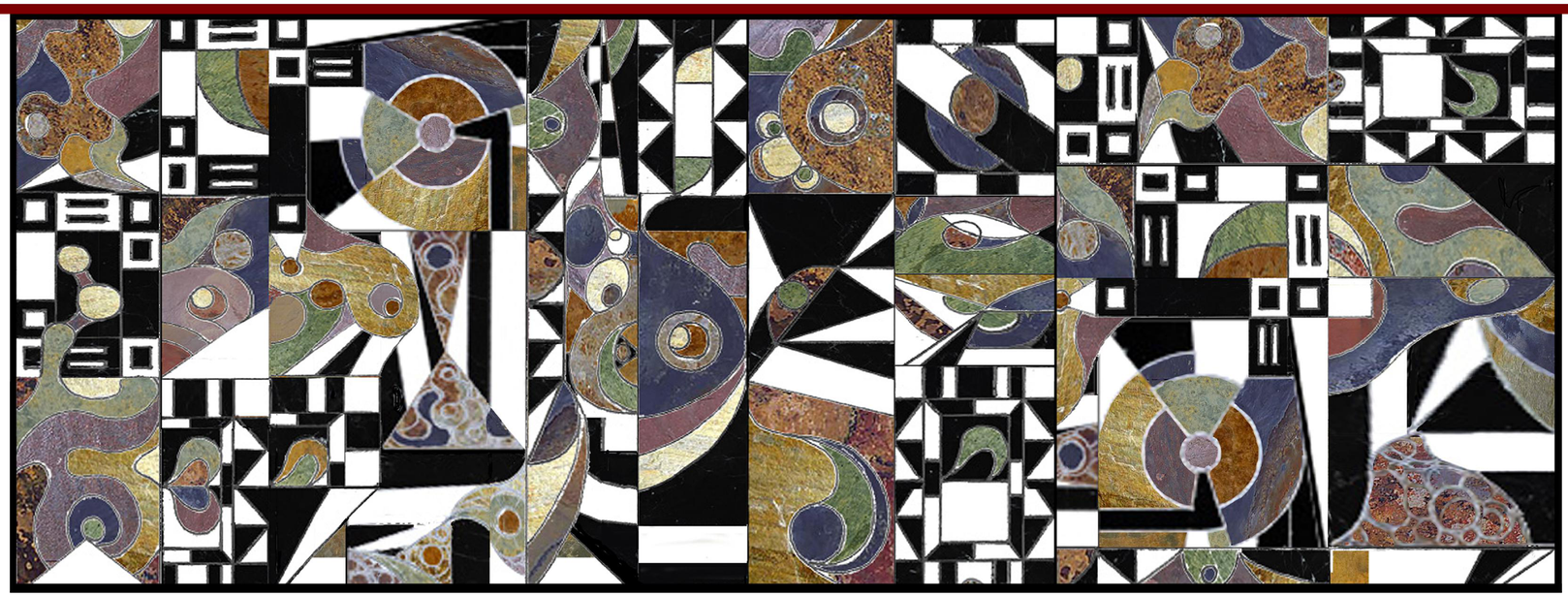
ARTECLETTICA - www.arteclettica.com & **MOUNTAIN FORGE** - www.mtnforge.com



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

ARTISTS' PROPOSAL

NOT TO SCALE

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3/28/2024 12:32:46 PM

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Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

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

ARTISTS' PROPOSAL

DATE:
PLANNING-2 03.28.24 1

DRAWN: LW, EA
JOB NO: 200101
SHEET: 3.5 D

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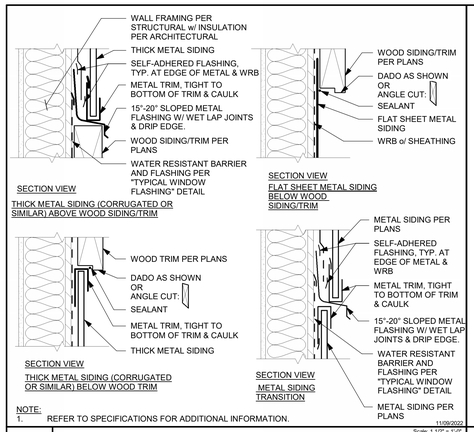
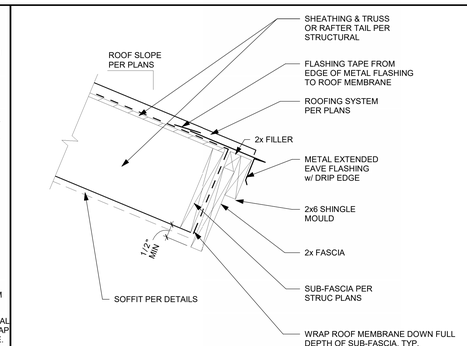


NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

11/09/2022

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

12 SIDING - HORIZ TRANSITION - WOOD TO METAL

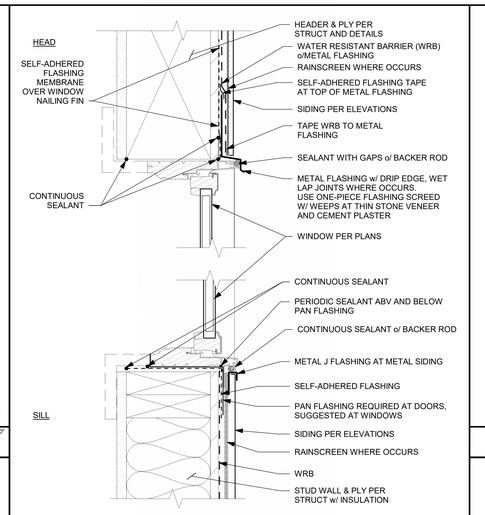


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

08/11/2022

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

8 FASCIA AT SOFFITED EAVE

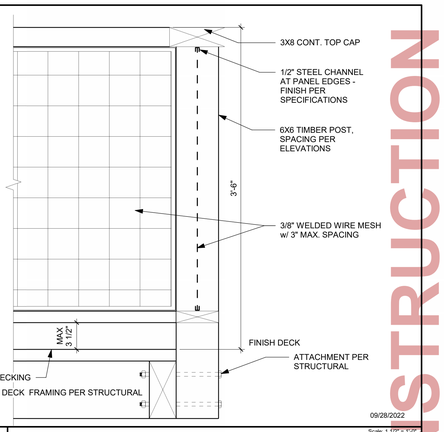


NOTES:
1. SEE "TYPICAL WINDOW FLASHING (DOOR SIM.)" DETAIL FOR MORE DETAILED INFORMATION.
2. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
3. INTERIOR TRIM SHOWN IS FOR REPRESENTATION ONLY, SEE SPECIFICATIONS.
4. 2% SLOPE CANT STRIP OR SHAPED SILL REQUIRED IF NOT USING PAN FLASHING AT SILL.
5. SHIM WINDOW FRAME AS REQUIRED, SEAL SHIM SPACE w/ CC SPRAY FOAM TYPICAL.
6. METAL CLAD WINDOW w/ INTEGRAL NAILING FIN ASSUMED, NOTIFY ARCHITECT IF DIFFERENT CONDITION EXISTS.
7. VERIFY COMPATIBILITY OF SEALANTS TO ADJACENT PRODUCTS.

08/15/2022

Scale: 3" = 1'-0"

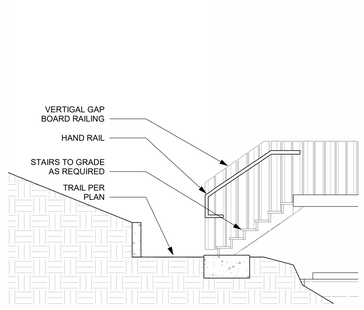
5 WINDOW/DOOR (TRIMLESS)



09/28/2022

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

1 GUARDRAIL - WOOD AND WIRE MESH



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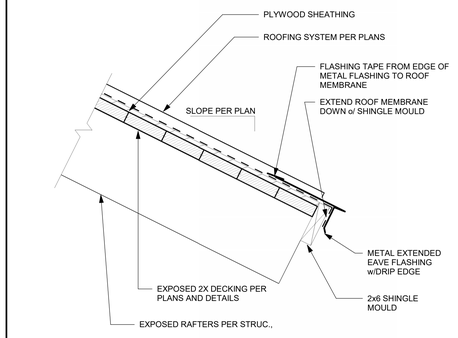
13 SITE STAIRS

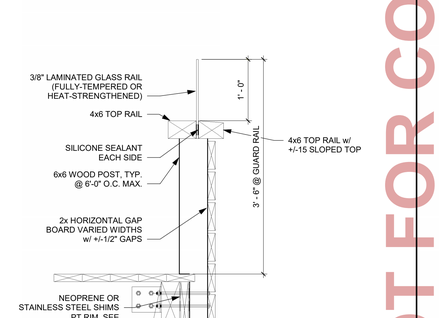


NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

08/11/2022

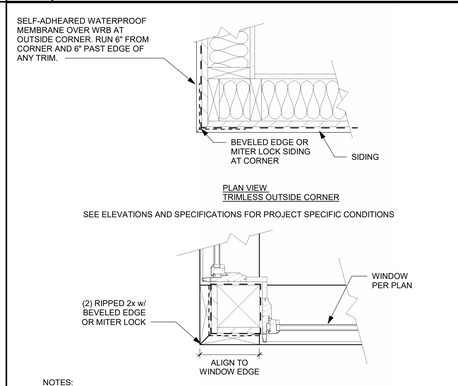
Scale: 1 1/2" = 1'-0"

9 FASCIA DETAIL AT EXPOSED RAFTERS



Scale: 1" = 1'-0"

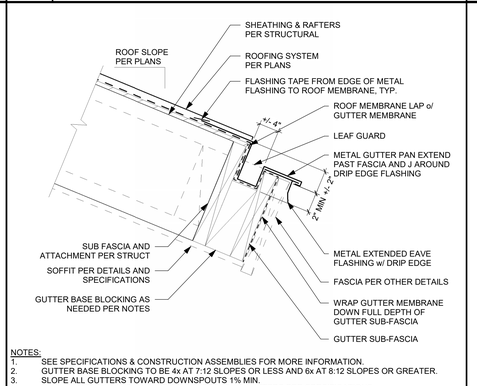
2 HORIZONTAL GAP RAIL w/ GLASS



11/09/2022

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

10 CORNER TRIM (@ CORNER WINDOWS)

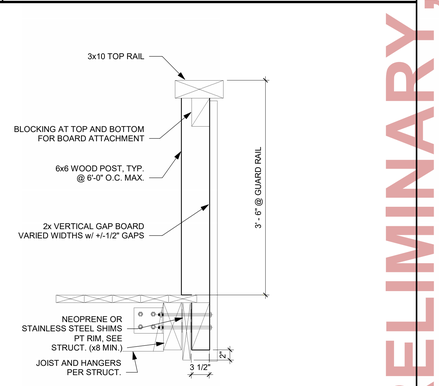


NOTES:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
2. GUTTER BASE BLOCKING TO BE 4x AT 7:12 SLOPES OR LESS AND 6x AT 8:12 SLOPES OR GREATER.
3. SLOPE ALL GUTTERS TOWARD DOWNSPOUTS 1% MIN.
4. PROVIDE LEAF GUARD AND ICEMELT SYSTEMS AT GUTTERS PER SPECIFICATIONS.
5. THIS DETAIL IS DESIGNED TO COMPLY WITH WUI CODES FOR EXTERIOR WILDFIRE EXPOSURE.

08/16/2022

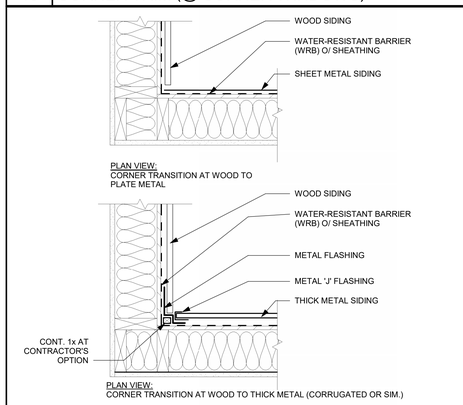
Scale: 1 1/2" = 1'-0"

6 GUTTER - INTEGRAL AT SOFFITED EAVE



Scale: 1" = 1'-0"

3 VERTICAL GAP RAIL

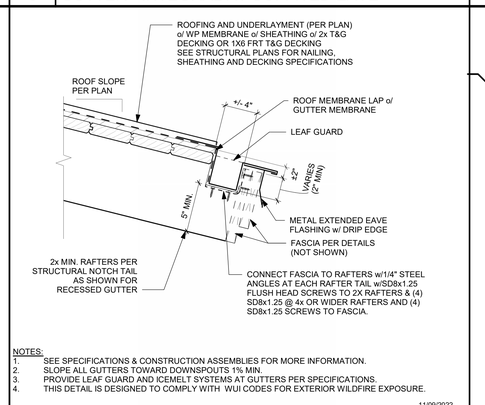


NOTE: REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

08/03/2022

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

11 SIDING - WOOD TO METAL AT INSIDE CORNER

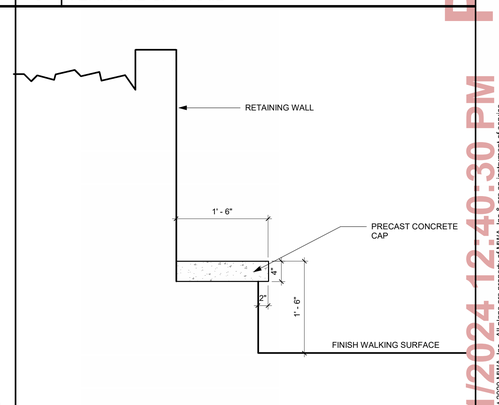


NOTES:
1. SEE SPECIFICATIONS & CONSTRUCTION ASSEMBLIES FOR MORE INFORMATION.
2. SLOPE ALL GUTTERS TOWARD DOWNSPOUTS 1% MIN.
3. PROVIDE LEAF GUARD AND ICEMELT SYSTEMS AT GUTTERS PER SPECIFICATIONS.
4. THIS DETAIL IS DESIGNED TO COMPLY WITH WUI CODES FOR EXTERIOR WILDFIRE EXPOSURE.

11/09/2022

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

7 GUTTER - INTEGRAL AT EXPOSED RAFTERS



01/29/2024

Scale: 1" = 1'-0"

4 CONCRETE BENCH @ PLAZA

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Residences at Jibboom

10002 - 10090 JIBBOOM STREET, TRUCKEE, CA 96161

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

DETAILS - BUILDING D

DATE:
-TOT PLANNING 02.02.24

DRAWN: Author

JOB NO: 200101

SHEET:
AD-D

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RESIDENCES AT JIBBOOM

COMPREHENSIVE SIGN PROGRAM

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Residences at Jibboom

JOB NO: 200101

COVER SHEET

DATE: TOT PLANNING 02.02.24

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PROJECT DESCRIPTION

Project:

The proposed project is a new approximately 88,000 square foot mixed-use commercial and residential building comprised of 62 residential units with ground floor leasable commercial space and enclosed parking. It is located in Downtown Truckee along Jibboom Street, and at the corner of High Street.

The commercial spaces are located on the ground floor with a total of 3,339 SF of commerial space that is spread out across Buildings B-C, and D. Building A is only residential and does not contain any commercial space.

Each future tenant will need to determine what signage is appropriate and necessary for their particular use. This comprehensive sign program is intended to promote the design and installation of high quality, creative, and vibrant signage within a specific set of signage requirements and guidelines. This document defines those requirements and guidelines in a clear and concise manner that determines how future tenants may design and implement signage, while maintaining the overall character of the building and the Truckee community.

Access and Circulation:

The proposed project is positioned facing Jibboom street with Building D on the corner at High Street. One commerical tenant is located at this corning with its entry facing High Street. All other commerical entrances face towards Jibboom Street. A plaza is located on the corner of Jibboom and High Street to create a gathering area and an ehanced sidewalk experaince leads pedestrians further down Jibboom in front of the store fronts. This design is ideal for creating functional, easy access to all of the tenant spaces. Off street parking is additionally located infront of each building on Jibboom Street. All enclosed parking is reserved for residential tenants.

Jibboom Street is considered the main entrance. Therefore, it was deemed appropriate to have the main address lettering along this street. However, since Building D is located on a corner, it is equally appropriate to have the building address noted along the East elevation for those approching from High Street.

General Signage Guidelines:

In addition to the two 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 on page 3 - Proposed Signage.

Although some parking and public service signs are shown, these signs shall be per the requirements specific to those types of signs, and are therefore marked as "exempt" in the signage calculations within this program. Not all exempt signage is shown in the sign program. Refer to page 2 for more information regarding exempt signage.

Signs are broken into the following general types:

- A - Wall sign with halo-lit address lettering
- G - Window sign on door glazing, permanently painted or mounted (decal)
- 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. Refer to page 2 for information.

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.

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   - Project Description
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2. SIGNAGE REQUIREMENTS
   - General Requirements
   - Sign Types
   - Temporary Signs
   - New/Modifications
   - Installation
   - Exempt Signs
   - Prohibited Signs
3. PROPOSED SIGNAGE
   - Signage Calculation Table
   - Sizes, materials, lighting
   - Details
4. SITE PLAN
   - Sign Locations
5. ELEVATIONS
   - Building A, B-C, D
   - Sign Locations
   - Sign Types
   - Signage Calculation Tables

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ARCHITECT

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Residences at Jibboom

JOB NO: 200101

INTRODUCTION

DATE: TOT PLANNING 02.02.24

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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. Particular code sections are referenced throughout this document. Although only information found pertinent to this comprehensive sign program has been included, 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 the public view.
- Neon sign 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 are only permitted in-lieu of allowed wall signs and/or projecting signs.
- If oriented perpendicular to a buildng facade, hanging signs, may be substituted for allowed projecting signs and shall comply with all the projecting sign standards, except the max projecting from the buildng.
- 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 buildng face more than 1/2 the width of the underlying sidewalk, or not be 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 alled for each building.

E. Subdivision entrance
F. Temporary
G.* Wall:
- Located on building frontages with direct customer access.
- Shall not project from 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 a 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 a 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 building 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 are not visible from any angle to the 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

PROHIBITED

The following are condensed applicable excerpts from Development Code, Section 18.54.060 - 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 erected in a manner that interfere with fire escape, exit, or standpipe or obsutruct 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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Residences at Jibboom

JOB NO: 200101

SIGNAGE REQUIREMENTS

DATE: TOT PLANNING 02.02.24

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Type G: Window Sign on Door

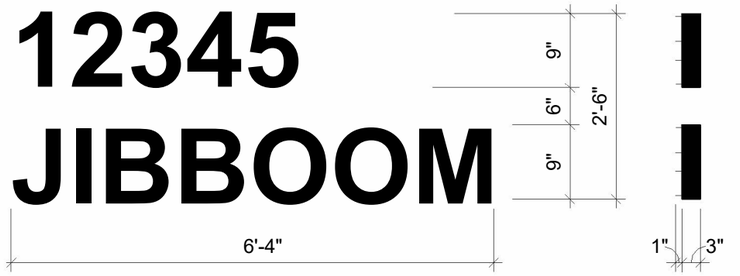
PERMANENTLY PAINTED OR MOUNTED LETTERING
ON DOOR GLAZING
HEIGHT: 4" / FONT: ARIAL / COLOR: WHITE
0.75 SQ. FT. AVERAGE TOTAL SIGN AREA, 1 SQ. FT. MAXIMUM

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

NOTE: TEXT SHOWN IN THIS DETAIL IS ONLY AN EXAMPLE OF THIS TYPE OF SIGN USED THROUGHOUT THE PROJECT.
SEE ELEVATIONS ON SHEETS 5 AND 6 FOR LOCATIONS OF DOOR SIGNS AND ACTUAL TEXT PROPOSED AT EACH.

Type A2: Wall Sign - Address

ALONG SOUTH ENTRANCE APPROACH 2
INDIVIDUAL HALO-LIT HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS
DEPTH: 3" WITH 1" NON-CORROSIVE STANDOFF / HEIGHT: 9"
FONT: ARIAL / COLOR: PAINTED BLACK
NO BACKGROUND, WHITE LED HALO ILLUMINATION, CLEAR DIFFUSER POLYCARBONATE BACKING
13 SQ. FT. TOTAL SIGN AREA



FRONT VIEW SIDE VIEW

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

Type A1: Wall Sign - Address

ALONG SOUTH ENTRANCE APPROACH 2
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 POLYCARBONATE BACKING
3 SQ. FT. TOTAL SIGN AREA

FRONT VIEW SIDE VIEW

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

JIBBOOM RESIDENCES: SIGN CALCULATIONS

ELEVATION	SIGN TYPE	DESCRIPTION	SIGN AREA (SQ. FT.)	QTY	AREA SUBTOTAL
BLDG A SOUTH	A1	WALL SIGN - ADDRESS	3	1	3
BLDG B/C SOUTH	G	WINDOW SIGN ON DOOR	1	4	4
BLDG B/C SOUTH	H1	HANGING SIGN	12	3	26
BLDG B/C SOUTH	A2	WALL SIGN - ADDRESS	13	1	13
BLDG B/C SOUTH	A3	WALL SIGN - INDIVIDUAL LETTERS	5	1	5
BLDG B/C WEST	H2	HANGING PERPENDICULAR	7	3	21
BLDG D SOUTH	G	WINDOW SIGN ON DOOR	1	1	1
BLDG D SOUTH	H1	HANGING SIGN	16	2	32
BLDG D SOUTH	A2	WALL SIGN - ADDRESS	13	1	13
BLDG D EAST	G	WINDOW SIGN ON DOOR	1	1	1
BLDG D EAST	H1	HANGING SIGN	10	1	10
BLDG D EAST	A2	WALL SIGN - ADDRESS	13	1	13
BLDG D WEST	H1	HANGING SIGN	10	1	10
			SIGN AREA TOTAL:		152

NOTE: SEE PAGES S-7, S-8, S-9 FOR LOCATION INFORMATION AND SIGN CALCULATIONS

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Residences at Jibboom

JOB NO: 200101

PROPOSED SIGNAGE

DATE: TOT PLANNING 02.02.24
PLANNING-3 07.19.24

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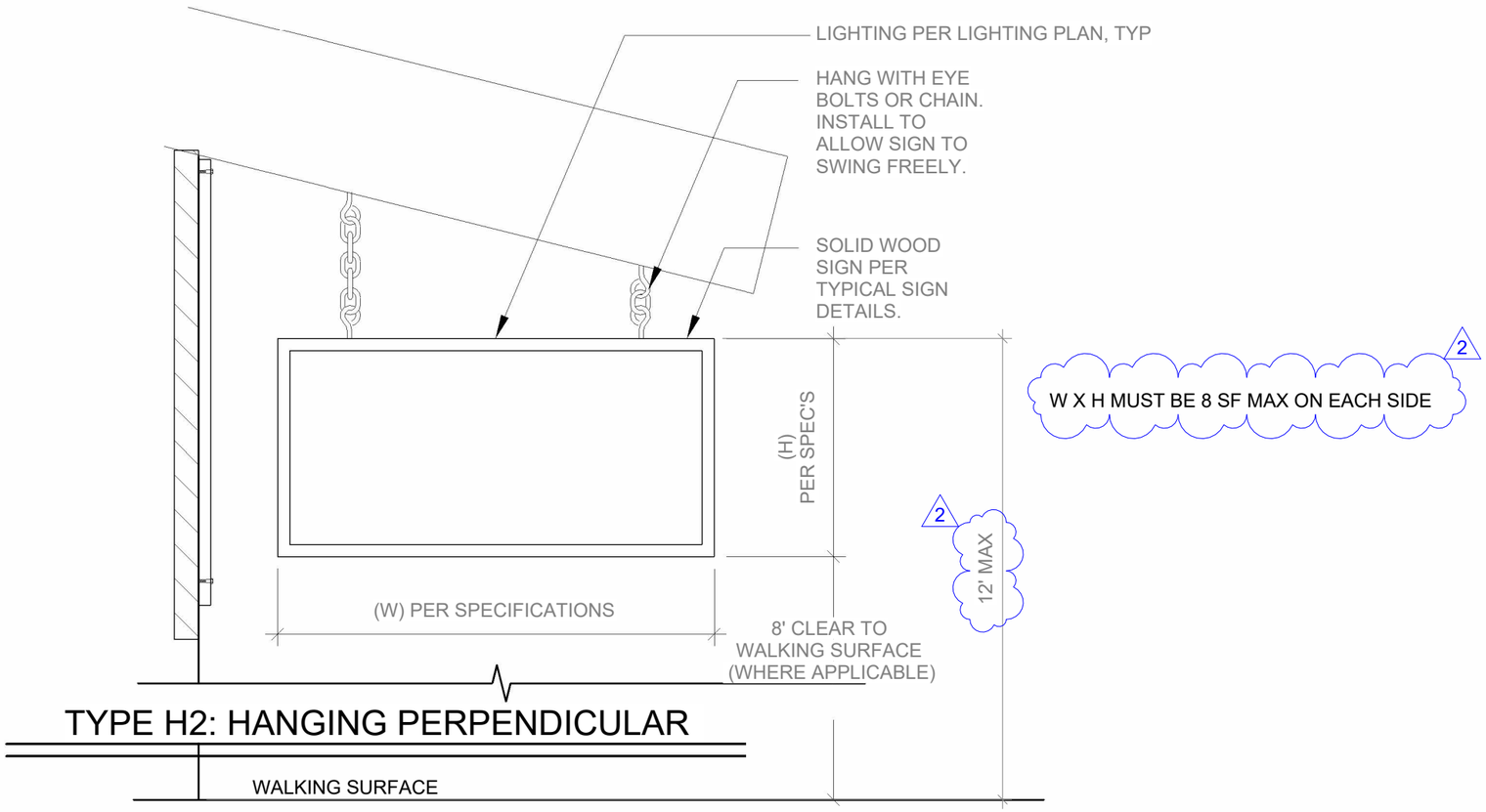
TYPE H1: HANGING SIGN



TYPE H2: HANGING PERPENDICULAR

TYPE A3: WALL SIGN - INDIVIDUAL LETTERS

ALONG SOUTH ENTRANCE APPROACH
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
POLYCARBONATE BACKING

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Residences at Jibboom

JOB NO: 200101

PROPOSED SIGNAGE

DATE: TOT PLANNING 02.02.24
PLANNING-3 07.19.24

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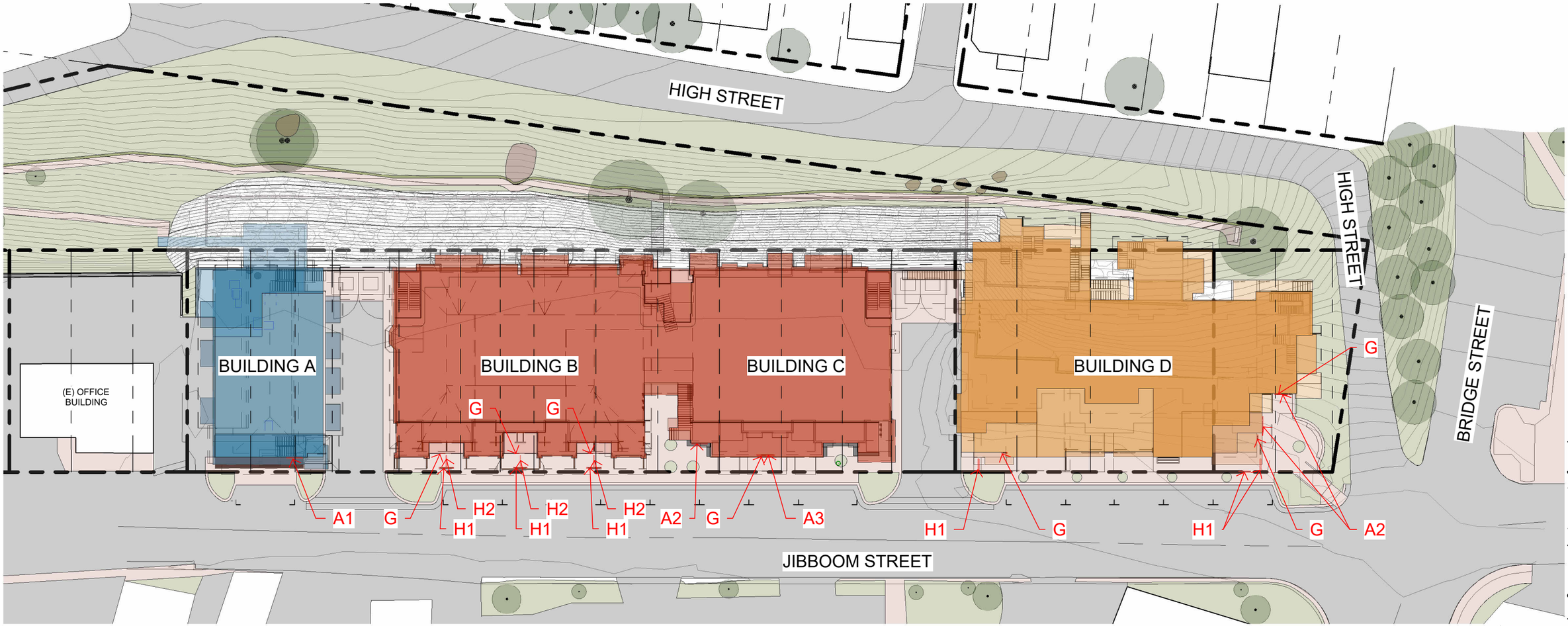

SIGN LEGEND	
SIGN TYPE	DESCRIPTION
A1	WALL SIGN - ADDRESS
A2	WALL SIGN - ADDRESS
A3	WALL SIGN - INDIVIDUAL LETTERS
H1	HANGING SIGN
H2	HANGING PERPENDICULAR
G	WINDOW SIGN ON DOOR

SITE SIGN PLAN

Scale: 1" = 40'-0"

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Residences at Jibboom

JOB NO: 200101

SITE PLAN

Scale: 1" = 40'-0"

DATE: TOT PLANNING 02.02.24

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SOUTH BUSINESS FRONTAGE	
45 LINEAR FEET	
ALLOWABLE WALL SIGN AREA	
45 SF	
PROPOSED WALL SIGNS	AREA
Halo Lit Address Lettering (A1)	3 SF
TOTAL WALL SIGN AREA:	3 SF
WALL SIGN AREA REMAINING:	42 SF

SOUTH ELEVATION

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

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JIBBOOM STREET RESIDENCES
JOB NO: 200101

ELEVATIONS BUILDING A

DATE: TOT PLANING 02.02.24

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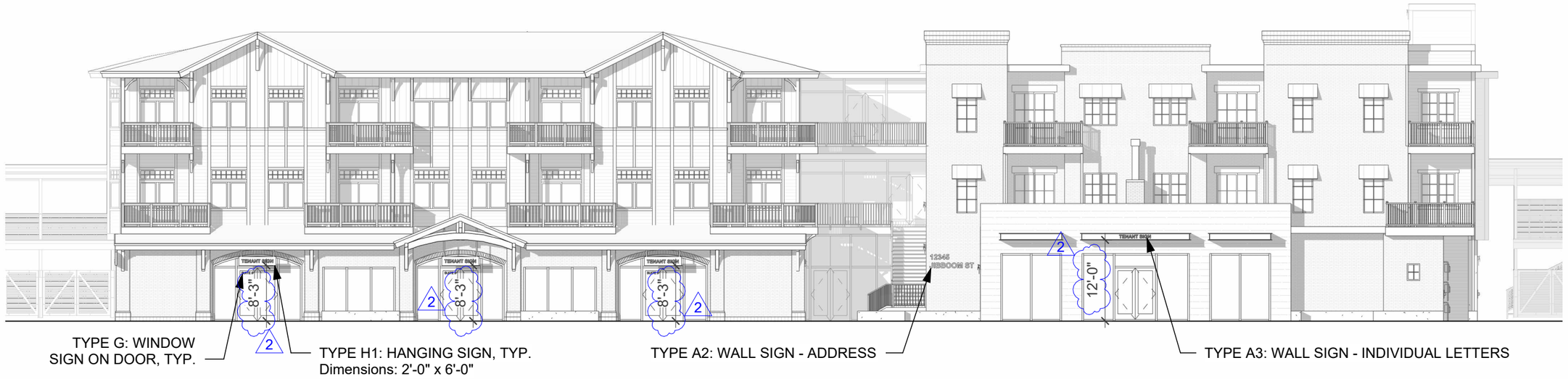

SOUTH ELEVATION

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

WEST ELEVATION

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

SOUTH BUSINESS FRONTAGE	
184 LINEAR FEET	
ALLOWABLE WALL SIGN AREA	
184 SF	
PROPOSED HANGING SIGNS	AREA
TYPE H1: HANGING SIGN (3)	36 SF
PROPOSED WINDOW SIGNS	AREA
TYPE G: WINDOW SIGN ON DOOR (4)	4 SF
PROPOSED WALL SIGNS	AREA
TYPE A2: WALL SIGN - ADDRESS	13 SF
PROPOSED WALL SIGNS	AREA
TYPE A3: WALL SIGN - IND. LETTERS	5 SF
TOTAL WALL SIGN AREA:	58 SF
WALL SIGN AREA REMAINING:	126 SF
WEST BUSINESS FRONTAGE	
PROJECTING SIGNS TO NOT EXCEED 8 SF	
PROPOSED PROJECTING SIGNS	AREA
TYPE H2: HANGING PERPENDICULAR (3)	21 SF

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Residences at Jibboom

JOB NO: 200101

ELEVATIONS BUILDING B-C

DATE: TOT PLANNING 02.02.24
PLANNING-3 07.19.24

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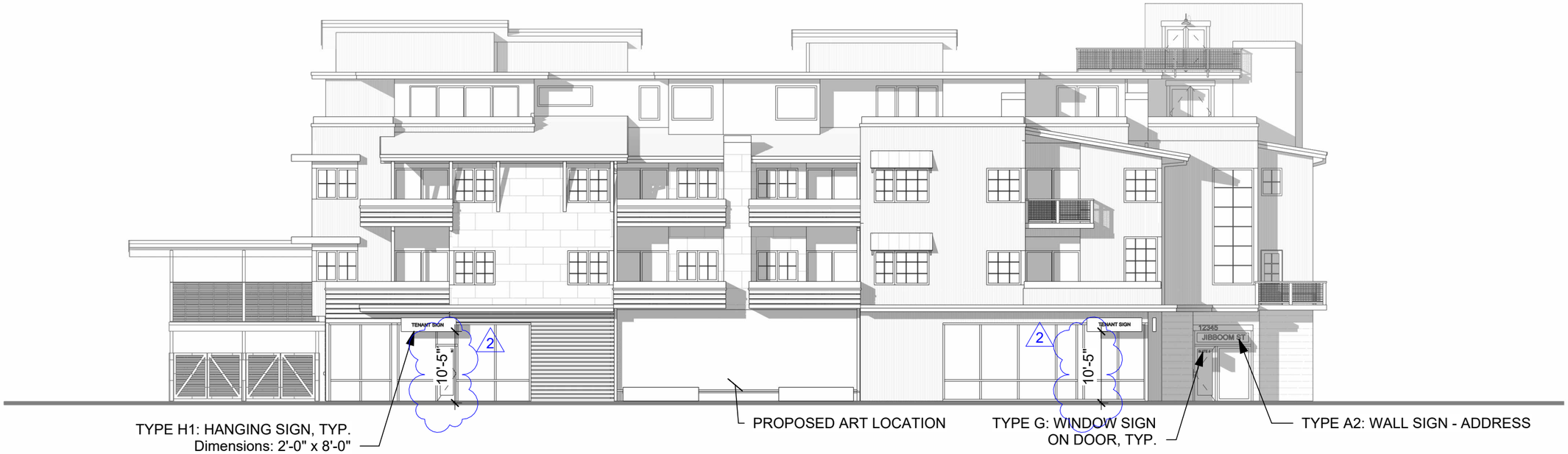


TYPE H1: HANGING SIGN, TYP.
Dimensions: 2'-0" x 8'-0"

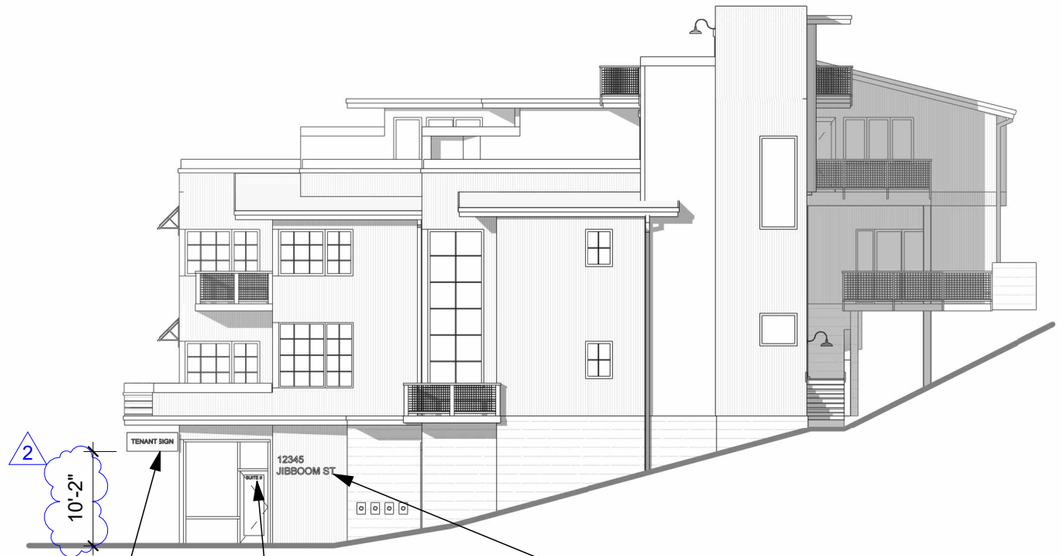
PROPOSED ART LOCATION

TYPE G: WINDOW SIGN
ON DOOR, TYP.

TYPE A2: WALL SIGN - ADDRESS

SOUTH ELEVATION

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



TYPE H1: HANGING SIGN, TYP.
Dimensions: 2'-0" x 5'-0"

TYPE G: WINDOW SIGN
ON DOOR

TYPE A2: WALL SIGN - ADDRESS

EAST ELEVATION

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

SOUTH BUSINESS FRONTAGE	
144 LINEAR FEET	
ALLOWABLE WALL SIGN AREA	
144 SF	
PROPOSED HANGING SIGNS	AREA
TYPE H1: HANGING SIGN (2)	32 SF
PROPOSED WINDOW SIGNS	AREA
TYPE G: WINDOW SIGN ON DOOR (2)	2 SF
PROPOSED WALL SIGNS	AREA
TYPE A2: WALL SIGN - ADDRESS	13 SF
TOTAL WALL SIGN AREA:	47 SF
WALL SIGN AREA REMAINING:	97 SF
EAST/WEST* BUSINESS FRONTAGE	
68 LINEAR FEET	
ALLOWABLE WALL SIGN AREA	
68 SF	
PROPOSED HANGING SIGNS	AREA
TYPE H1: HANGING SIGN (3)	30 SF
PROPOSED WINDOW SIGNS	AREA
TYPE G: WINDOW SIGN ON DOOR (1)	1 SF
PROPOSED WALL SIGNS	AREA
TYPE A2: WALL SIGN - ADDRESS	13 SF
TOTAL WALL SIGN AREA:	44 SF
WALL SIGN AREA REMAINING:	24 SF

*SEE SHEET S-6 FOR WEST SIGN LOCATION

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Residences at Jibboom

JOB NO: 200101

ELEVATIONS BUILDING D

DATE: TOT PLANNING 02.02.24
PLANNING-3 07.19.24

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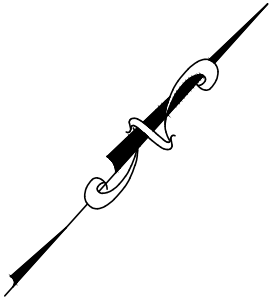
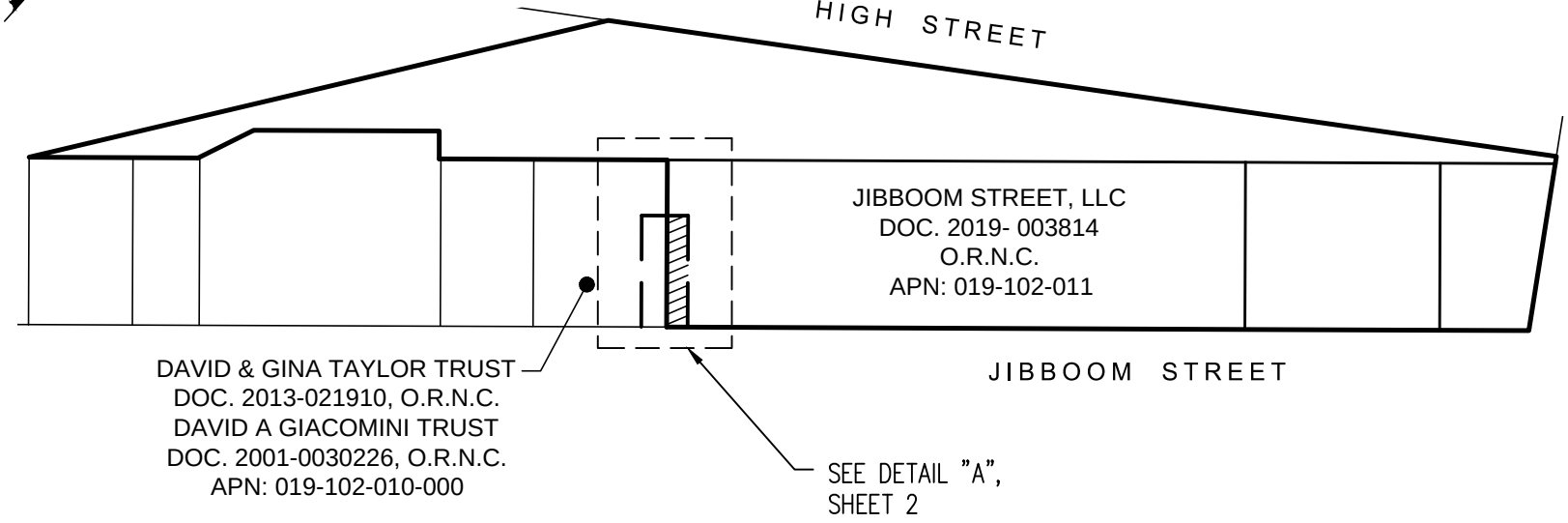
EXHIBIT "B"

PRIVATE ACCESS AND UTILITY EASEMENT

A PORTION OF N.E. 1/4 SECTION 15,
T.17 N., R16E. MDB&M.
TOWN OF TRUCKEE, COUNTY OF NEVADA STATE OF CALIFORNIA

JULY, 2024 SCALE: 1"=100'





LEGEND:

O.R.N.C.	OFFICIAL RECORDS OF NEVADA COUNTY
POB	POINT OF BEGINNING
APN	ASSESSOR PARCEL NUMBER

NOTE: APN'S ARE SUBJECT TO CHANGE

BASIS OF BEARINGS:

THE BASIS OF BEARING IS IDENTICAL TO THAT RECORDED RECORD OF SURVEY RECORDED IN BOOK 12 OF SURVEY MAPS, PAGE 200 OF OFFICIAL RECORDS OF NEVADA COUNTY.

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EXHIBIT "B"

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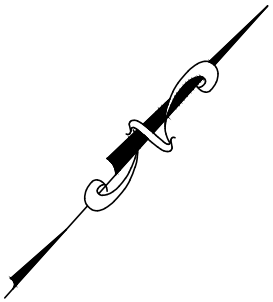
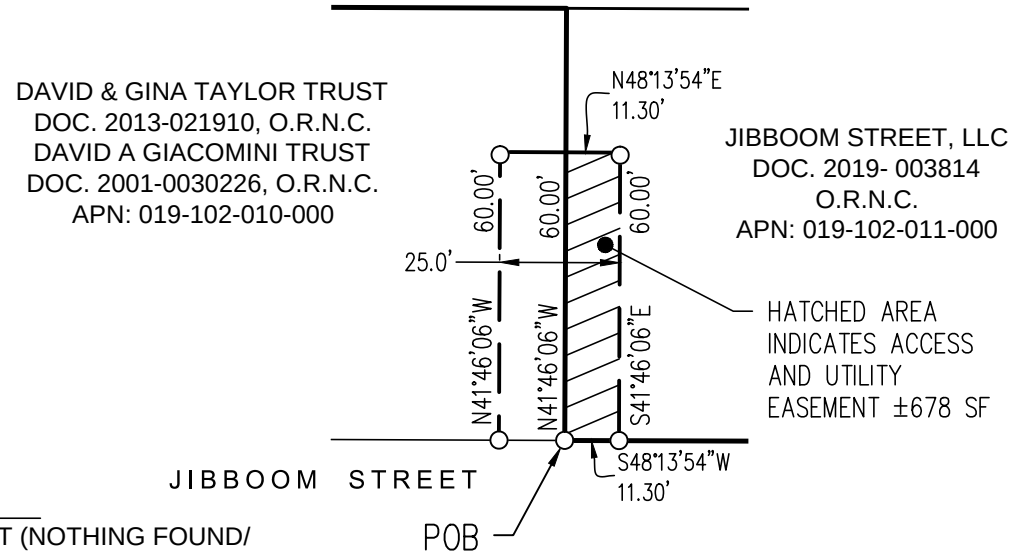
JULY, 2024 SCALE: 1"=40'





DETAIL "A"
1" = 40'

LEGEND:

O	DIMENSION POINT (NOTHING FOUND/ NOTHING SET)
O.R.N.C.	OFFICIAL RECORDS OF NEVADA COUNTY
POB	POINT OF BEGINNING
APN	ASSESSOR'S PARCEL NUMBER

NOTE: APN'S ARE SUBJECT TO CHANGE

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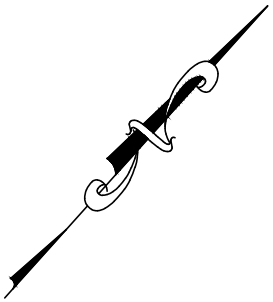
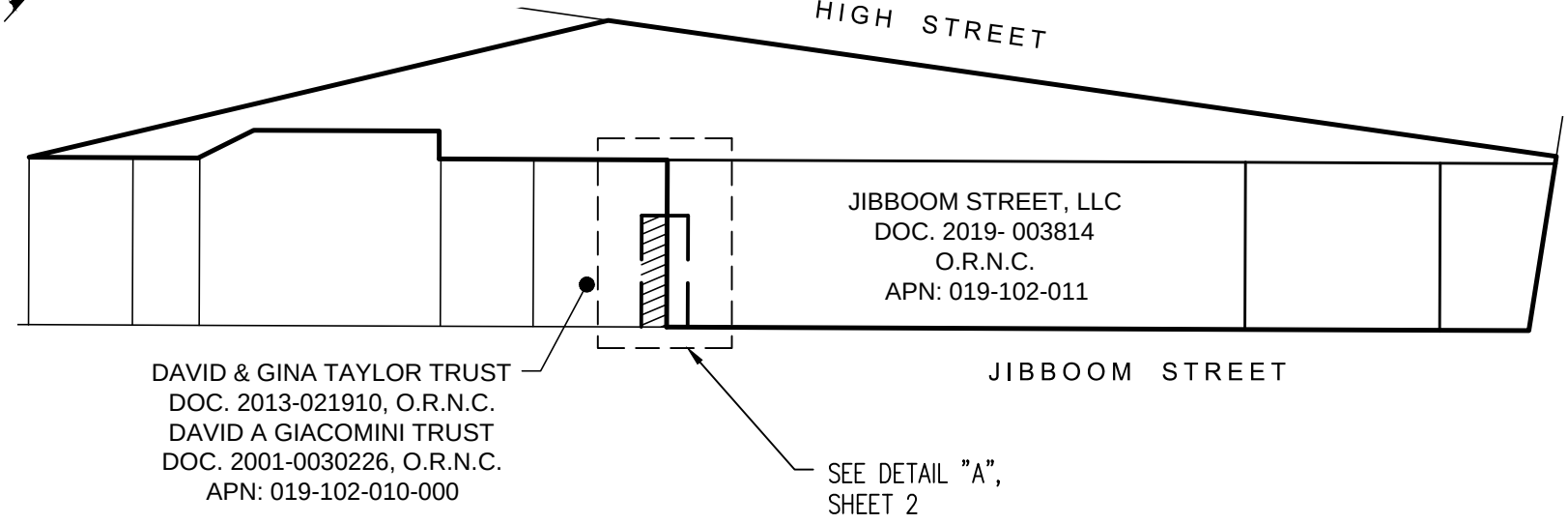
JULY, 2024 SCALE: 1"=100'





LEGEND:

O.R.N.C.	OFFICIAL RECORDS OF NEVADA COUNTY
POB	POINT OF BEGINNING
APN	ASSESSOR PARCEL NUMBER

NOTE: APN'S ARE SUBJECT TO CHANGE

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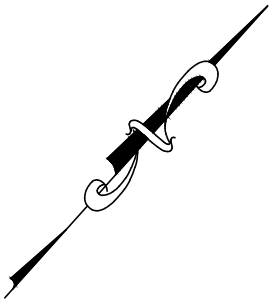
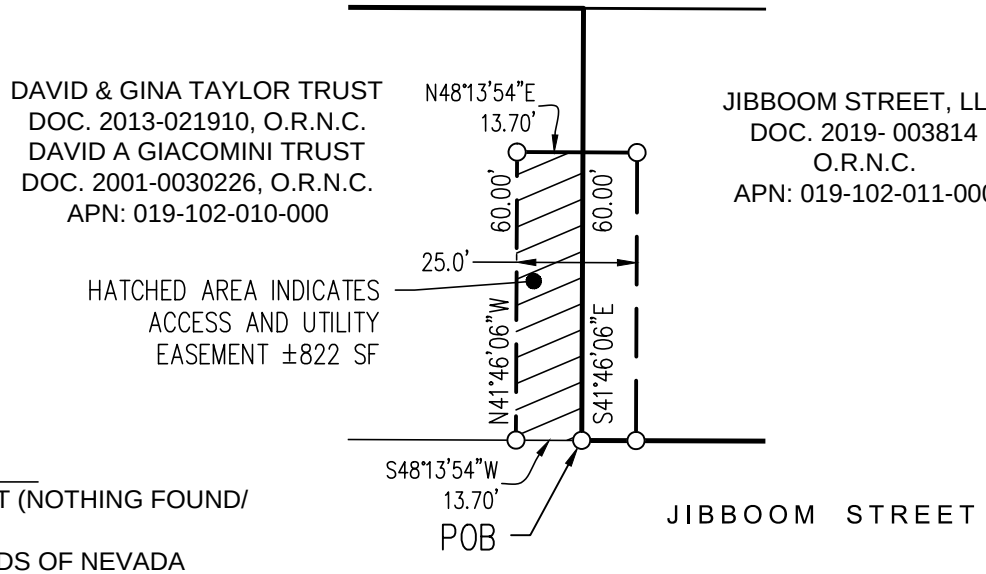
JULY, 2024 SCALE: 1"=40'





DETAIL "A"
1" = 40'

LEGEND:

O	DIMENSION POINT (NOTHING FOUND/ NOTHING SET)
O.R.N.C.	OFFICIAL RECORDS OF NEVADA COUNTY
POB	POINT OF BEGINNING
APN	ASSESSOR'S PARCEL NUMBER

NOTE: APN'S ARE SUBJECT TO CHANGE

BASIS OF BEARINGS:

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By Modern Forms

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Balthus LED Indoor/Outdoor Wall Sconce
By Modern Forms

Product Options

Finish: Oil Rubbed Bronze,
Size: Small

Details

No transformer or driver required
Mounts directly to junction box
Dimmer Range: 10%

Dimensions

Small Option Fixture: Width 6", Height 13", Depth 7.38"

Lighting

Small

Lamp Type	LED Built-in
Total Lumens	481
Total Watts	10.00
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	80,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
https://www.lumens.com/balthus-led-indoor-outdoor-wall-sconce-by-modern-forms-MFM514195.html
Rating: ETL Listed Wet

ITEM#: MFM514195

Created January 31st, 2024

Details:

- Designed in 2015
- No transformer or driver required
- Mounts directly to junction box
- Dimmer Range: 10%
- Material: Aluminum
- Shade Material: Clear Mouth Blown Hammered Glass
- Dimmable: Yes
- Dimmer Not Included
- Dimmer Type: Electronic low voltage (ELV)
- Lighting Style: Soft/Diffused/Ambient
- Location Rating: ETL Listed Wet
- Dark Sky Compliant: This design is compliant with International Dark Sky Association standards to reduce outdoor light pollution.
- Title 24 Compliant: This design is compliant with California's expansive Title 24 energy use regulations.
- OK for Outdoor Use
- Assembly Required: No
- Warranty: 5 Years Functional, 2 Years Finish
- Made In China

Options:

- Finish: Oil Rubbed Bronze, Black
- Size: Small, Medium, Large

Lighting:

Choose an option from the tabs below to see complete lighting specifications.

Small | Medium | Large

Lamp Type	LED Built-in
Total Lumens	481
Total Watts	10.00
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	80,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Dimensions:

Small Option Fixture: Width 6", Height 13", Depth 7.38"
Medium Option Fixture: Width 7", Height 16.38", Depth 8.5"
Large Option Fixture: Width 9", Height 21", Depth 10.75"

Compare Brightness:

View Chart

Manufacturer IDs: view

California Residents: Prop 65 regulations

Sale!

OUT OF STOCK

The Lift 200

$599.00–$999.00

Ceiling Height: (Channel included but shipped / packaged separate from The Lift)

12FT 11FT 10FT 9FT 8FT

☐	3ft Mock Top Plate	- 1 +	$49.00
☐	Cargo Rack In stock	- 1 +	~~$499.00~~ $449.10
☐	Roof Rack	- 1 +	~~$399.00~~

Shop My Account Search Wishlist

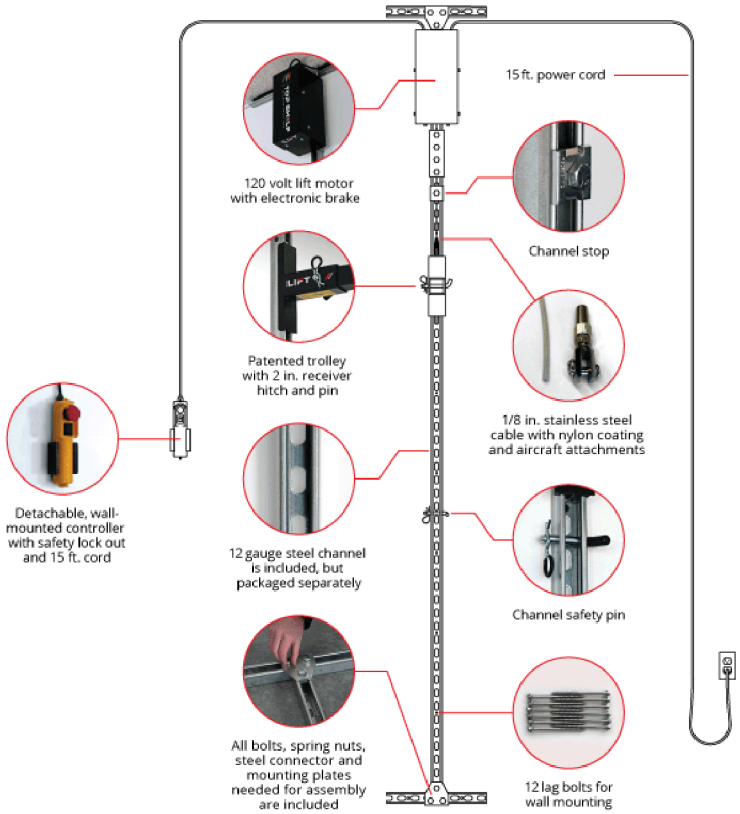
Search products...

ADD TO CART

SKU: TS-LFT-200-01

Category: The Lift

DESCRIPTION



The Lift is the most versatile, secure and easy to use storage lift system on the market. The Lift utilizes the industry standard 2in hitch receiver to allow you to use common bike carriers and cargo attachments that you may already own. The Lift also can accommodate all the attachments that you may use for the roof rails on your SUV by utilizing one of our custom designed attachments made specifically for The Lift.

NOTE: The advertised load capacity is based on the center of the load being 24in or less from the wall. If the center of load is more than 24in, please contact us at support@topshelfstoragesolutions.com regarding your application

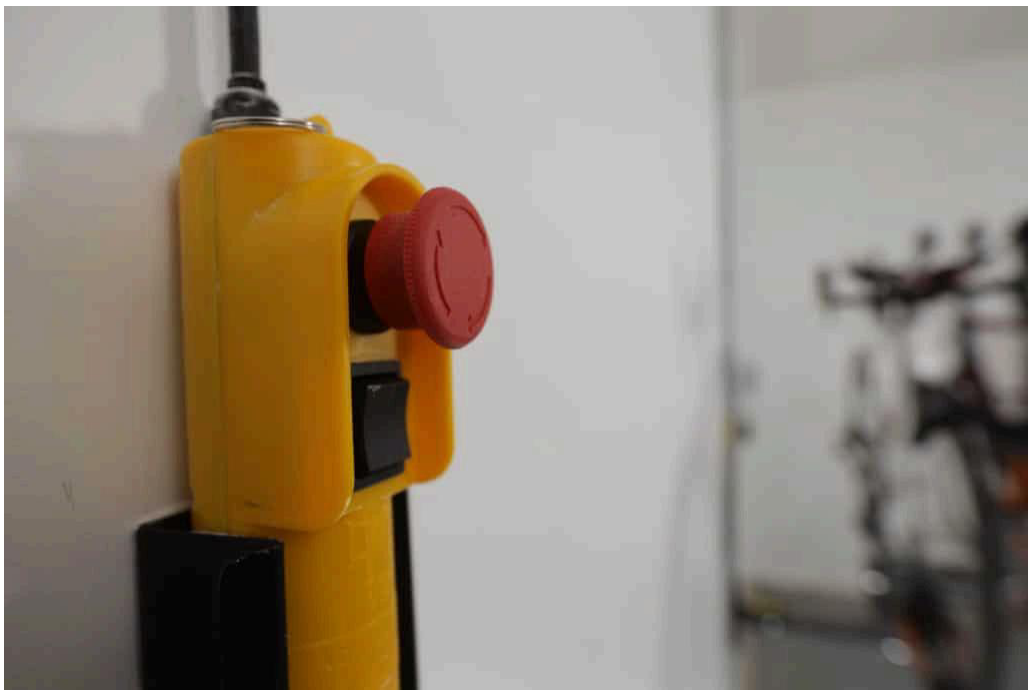
- Safely lifts 200lbs (Includes the attachment)
- Utilize and store Hitch Receiver Attachments you already own
- Utilize and Store common Roof Rack attachments you already own
- No wasted space...Lifts items clear to the ceiling
- Supports Double Trolley attachment for two hitch receivers
- Channel stop provided to set the upper stopping point
- Supports both 2in and 1 1/4 hitch receiver attachments

PRODUCT SPECIFICATIONS

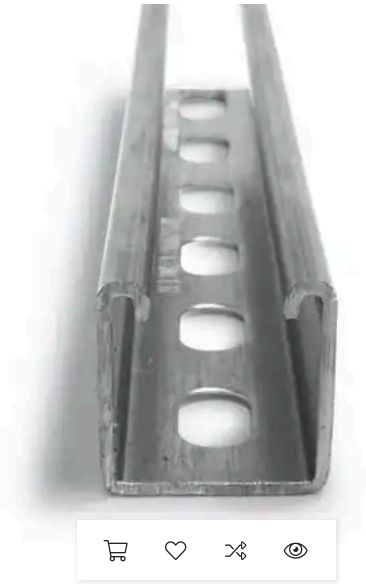
- Max Lifting Capacity: 200lbs
- All hardware provided to mount to a standard wall
- Durable black powder coat and zinc plated finishes
- Electrical Requirements: 120 VAC
- Product Weight(lbs): 55lbs

SAFETY FEATURES

- The Lift Motor has an electronic brake when not in use to keep the Lift from moving
- The Lift stops quickly if the gear or attachment being lifted comes into contact with somthing
- The controller includes a child safety lock that must be turned to operate
- The up / down button on the controller must be held down for The Lift to move
  (This keeps the user out of harm's way and attention focused on the movement of the Lift)
- A channel safety pin is provided for extra security that The Lift will not come down when not in use
- A hitch receiver safety pin is provided to secure the attachment into The Lift's hitch receiver
- The Lift is secured to the wall with 12 lag screws (provided)
- A cargo net or tie down straps are suggested to secure your items to attachment when being lifted
- The Lift wire cable is aircraft grade w/breaking strength of 2,000lbs

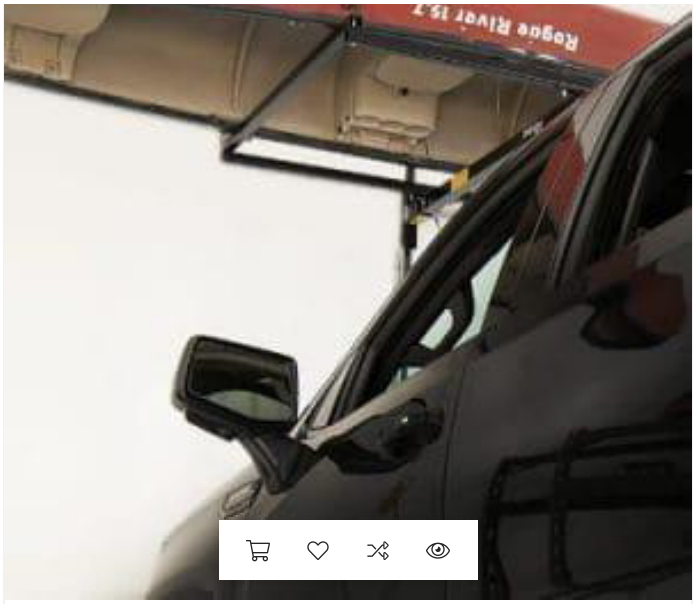


ADDITIONAL INFORMATION



3ft Mock Top Plate

$49.00



Roof Rack

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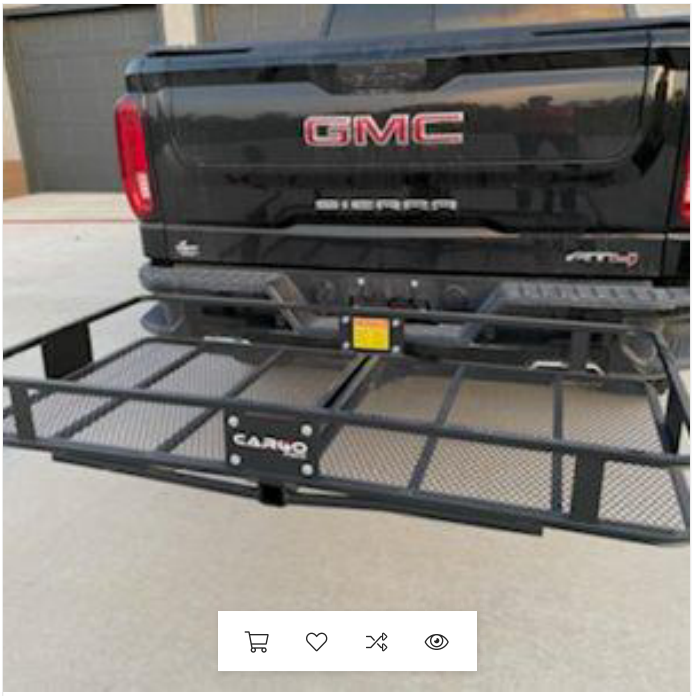


Cargo Rack

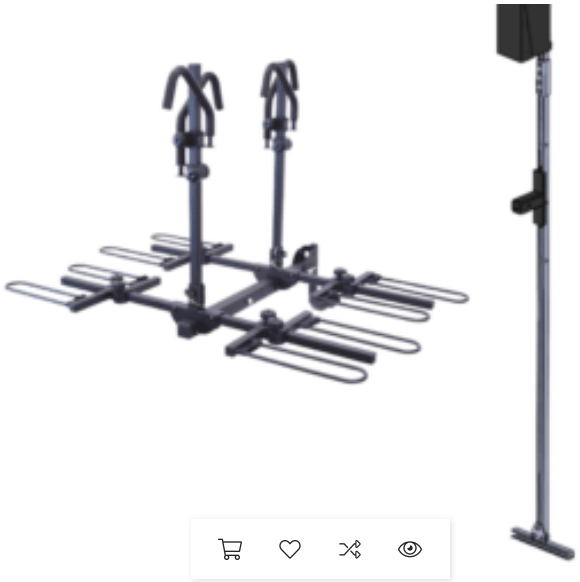
$499.00

Related products

Sale!

Overhead Garage Storage Lift 400

$799.00 – $1,199.00



The Lift Bundle – All-in-one Bike Storage

$999.00 – $1,599.00

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EDGE OF PAVEMENT
EXISTING
GRADE
23' MAX CUT PROPOSED
12' MIN.
TYP.

Sale!

OUT OF STOCK

The Lift 200

$599.00–$999.00

Ceiling Height: (Channel included but shipped / packaged separate from The Lift)

12FT 11FT 10FT 9FT 8FT

☐	3ft Mock Top Plate	- 1 +	$49.00
☐	Cargo Rack In stock	- 1 +	~~$499.00~~ $449.10
☐	Roof Rack	- 1 +	~~$399.00~~

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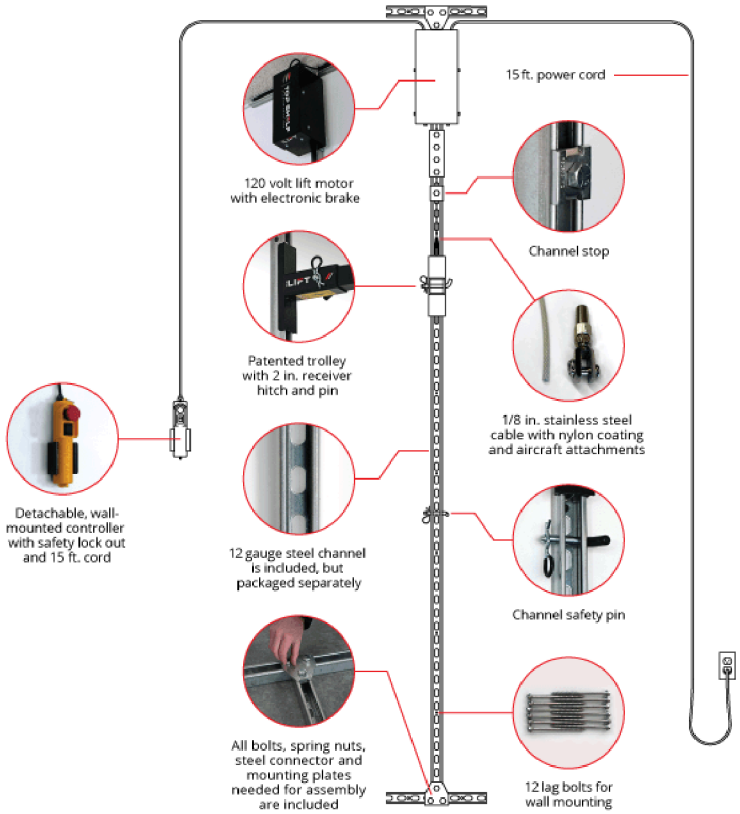
Search products...

ADD TO CART

SKU: TS-LFT-200-01

Category: The Lift

DESCRIPTION



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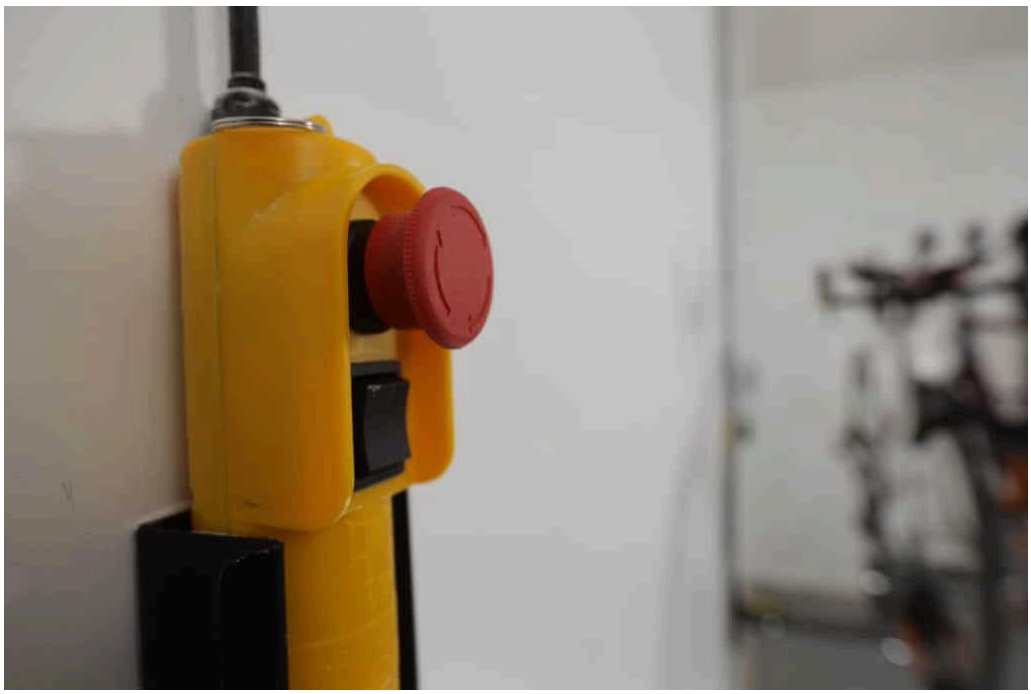

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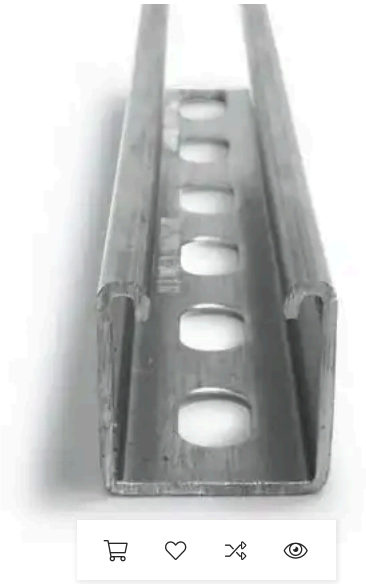

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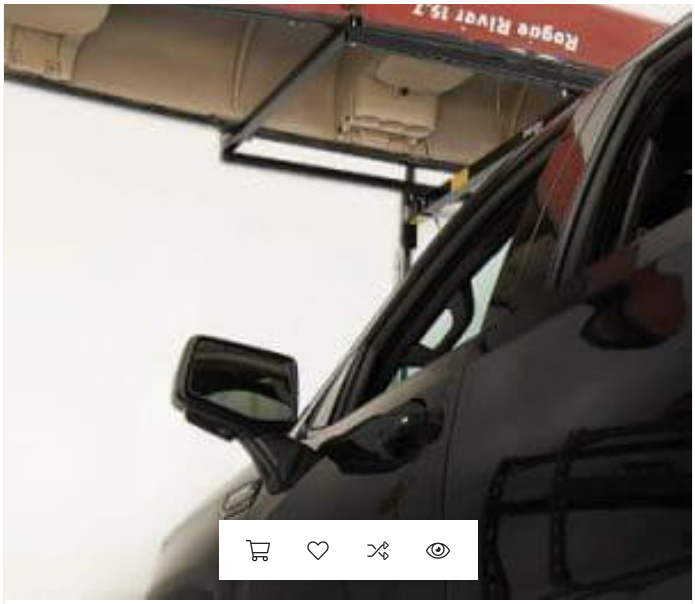

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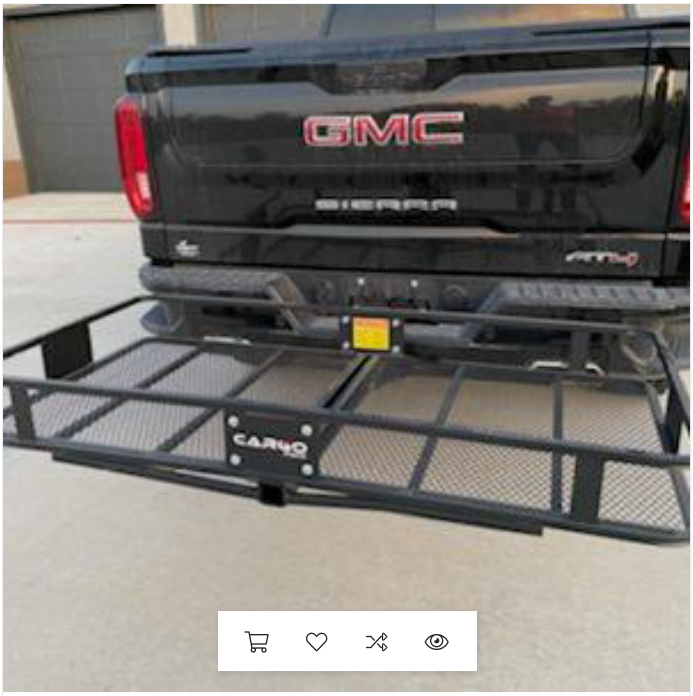

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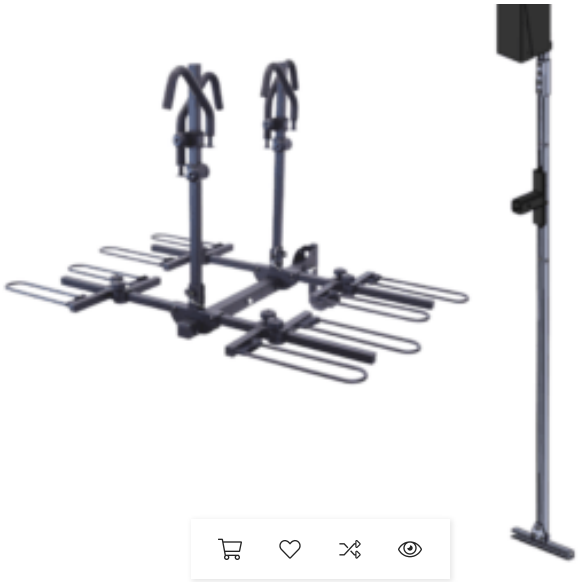

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