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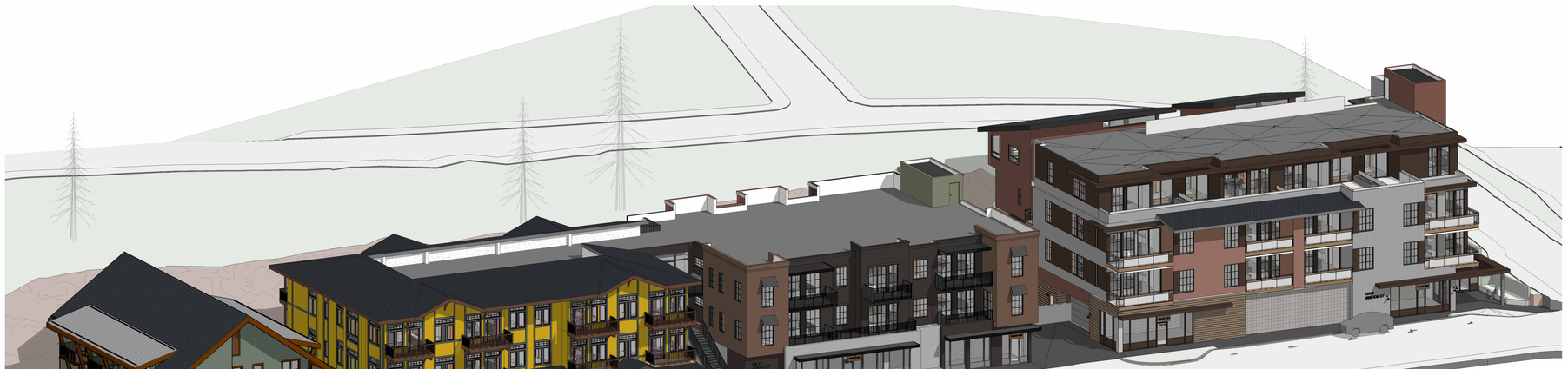

Residences at Jibboom

10002-10060 Jibboom Street
Truckee, CA 96161

PROJECT AMENDMENT REV 1

01.16.2026

PROJECT NUMBER_PROJECT NAME_ISSUANCE_DATE

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ZONING INFO

SITE ADDRESS:	10002-10060 JIBBOOM STREET, TRUCKEE, CA 96161
APN #:	019-102-011-000 / 019-102-018-000
LOT AREA:	TOTAL SITE AREA: 72,745 SF / 1.67 ACR
ZONING DISTRICT:	DMU - DOWNTOWN MIXED USE

	REQUIRED:	PROPOSED:
LOT AREA	MIN. AREA: XX SF MIN. WIDTH: XX FT MIN. DEPTH: XX FT	72,745 SF / 1.67 ACR
HEIGHT / BULK LIMIT:	MAX 3 STORIES OR 50 FEET, WHICHEVER IS LESS	BLDG HT TO AVG NAT GRADE BLDG A: 42' 11" BLDG BC: 43' 0" BLDG D: 45' 0" *WAIVER REQUESTED FOR 4 STORIES AT BLDG D
SETBACKS:	FRONT: 0 FT SIDE: 0 FT REAR: 0 FT	FRONT: 6" WEST: 2' 6" EAST: 2' 3" REAR: 3' 3" MIN / 73' MAX SEE G002 SITE PLAN
OPEN SPACE REQUIREMENTS:	20% OR SLOPES IN EXCESS OF 30%, WHICH EVER IS GREATER	52.9%
OPEN SPACE FOR RESIDENTS:	REQ FOR EACH UNIT: BALCONY 60 SF / DECK 90 SF / PATIO 90 SF WITH MIN DIMENSION NOT LESS THAN 6 FT	(51) UNITS W/ BALCONY PROVIDED = 83% OF UNITS BALCONY SIZE: 48 SQFT, 6 FT MIN DIM * WAIVER REQUESTED AND APPROVED PER PREVIOUS ENTITLEMENT APPROVAL DATED 9/17/24
DENSITY / UNITS:	24 DWELLING UNITS / ACR MAX 24 X 1.67 = 40.8 = ROUND UP 41 UNITS MAX	UNITS PER DENSITY BONUS (DB): BASE DENSITY = 41 UNITS 50% INCREASE* = 21 UNITS **TOTAL UNITS ALLOWED 62 UNITS** LOW INCOME UNITS: PROVIDES 24% DB = 41X0.24= 10 UNITS TOTAL UNITS PROPOSED: 62 UNITS

PARKING CALCULATIONS

	REQUIRED:	PROPOSED:
DIMENSIONS:	REGULAR PARKING SPACE 9'x20' COMPACT SPACES 8' x 16' DRIVE AISLE: 24' / 90 DEGREE PARKING 50% OF REQ SPACES TO BE COVERED	PROVIDED: REGULAR SPACE 9'x20' DRIVE AISLE: 24' / 90 DEGREE PARKING LOCATED IN PARKING GARAGE
COUNT:	*USING DENSITY BONUS NEAR MAJOR TRANSIT 62 R. UNITS @ 0.5 SPACES/UNIT 3,604 SF COMMERCIAL @ 250 SF/SPACE RESIDENTIAL 31 SPACES COMMERCIAL 14 SPACES **TOTAL SPACES REQ (45) SPACES**	PROVIDED: BLDG A 7 SPACES BLDG BC 31 SPACES BLDG D 14 SPACES STREET PARKING 11 SPACES(x0.75) = 8 **TOTAL PROVIDED: (60) SPACES**
TYPES:	75% REQ STANDARD = 45 X 0.75 = 34 25% REQ COMPACT = 45 X 25 = 12	STANDARD 34 REQ + 1 = (35) SPACES COMPACT 12 REQ + 13 = (25) SPACES
ADA PARKING:	**RESIDENTIAL:** ASSIGNED PARKING: SPACE PROVIDED TO BE 2% OF UNIT # (CBC 1109A.4) **A (15) UNITS x (2%) = (1) SPACES** **BC (32) UNITS x (2%) = (1) SPACES** **D (15) UNITS x (2%) = (1) SPACES** PROVIDE ONE OF EACH MIN: (1) ADA CAR, (1) ADA VAN, (1) ADA **EV** VAN SIGNAGE REQ'D BY SEC 1109A. 8.8 NOT REQ'D FOR ASSIGNED PARKING	**RESIDENTIAL PROVIDED:** (4) ADA CAR SPACES (2) EV VAN ADA-COMPLIANT
BIKE PARKING:	LONG-TERM REQ 1 BIKE SPACE PER RESIDENTIAL UNIT REQ'D: BLDG A (15) SPACES BLDG BC (32) SPACES BLDG D (15) SPACES TOTAL REQ **(62) SPACES** SHORT-TERM BIKE SPACES: 1 PER 10 RESIDENTIAL UNIT = (6) SPACES 15% OF COMMERCIAL VEHICULAR = 15 X 0.15 = 2.25 = (3) SPACES TOTAL ST REQ= **(9) SPACES**	LONG TERM BIKE SPACES PROVIDED: BLDG A (15) SPACES BLDG BC (32) SPACES BLDG D (15) SPACES TOTAL **(62) SPACES** SHORT-TERM BIKE SPACES PROVIDED: BLDG A (2) SPACES BLDG BC (6)SPACES BLDG D (2) SPACES TOTAL **(10) SPACES** TOTAL SPACES PROVIDED: **(72) SPACES**

BUILDING DATA

BUILDING A

UNIT TYPE	COUNT
1BR	5
1BR LOW INCOME	4
STUDIO LOW INCOME	6
	15

LEVEL	AREA
CONDITIONED	
LEVEL 1	1,641 SF
LEVEL 2	3,474 SF
LEVEL 3	3,475 SF
	8,590 SF
UNCONDITIONED	
LEVEL 1	1,912 SF
LEVEL 3	907 SF
LEVEL 4	1,665 SF
	4,484 SF
	13,075 SF

BUILDING BC

UNIT TYPE		COUNT
1BR		16
2BR		6
3BR		4
STUDIO		6
		32
COMMERCIAL SPACE	1,267 SF	1
COMMERCIAL SPACE	1,384 SF	1
	2,652 SF	2

LEVEL	AREA
CONDITIONED	
LEVEL 1	3,938 SF
LEVEL 2	13,831 SF
LEVEL 3	13,832 SF
	31,600 SF
UNCONDITIONED	
LEVEL 1	11,317 SF
LEVEL 2	1,593 SF
LEVEL 3	1,446 SF
	14,356 SF
	45,956 SF

BUILDING D

UNIT TYPE		COUNT
1BR		2
2BR		5
3BR		8
		15
COMMERCIAL SPACE	587 SF	1
COMMERCIAL SPACE	435 SF	1
	1,022 SF	2

LEVEL	AREA
CONDITIONED	
LEVEL 1	2,295 SF
LEVEL 2	7,192 SF
LEVEL 3	8,484 SF
LEVEL 4	6,791 SF
	24,761 SF
UNCONDITIONED	
LEVEL 1	6,343 SF
LEVEL 2	1,515 SF
LEVEL 3	1,510 SF
LEVEL 4	2,047 SF
	11,414 SF
	36,176 SF

PROJECT DESCRIPTION

RESIDENCES AT JIBBOOM IS A NEW MULTIFAMILY HOUSING PROJECT PROPOSED IN THE HEART OF HISTORIC DOWNTOWN TRUCKEE, LOCATED AT 10002 – 10060 JIBBOOM STREET, WEST OF HIGH STREET.
THE PROJECT CONSISTS OF THREE BUILDINGS ON A 1.67-ACRE SITE. THE BUILDINGS ARE NESTLED INTO AN EXISTING HILLSIDE BETWEEN JIBBOOM STREET AND HIGH STREET. THE NATURAL HILL AND ITS ROCK BOULDERS WILL REMAIN LARGELY PRESERVED, AND THE EXISTING RETAINING WALL AT THE BASE OF THE SLOPE WILL BE MOSTLY INTEGRATED INTO THE NEW CONSTRUCTION.
FROM WEST TO EAST, THE BUILDINGS ARE IDENTIFIED AS BUILDINGS A, B/C, AND D. EACH BUILDING HAS A DISTINCT ARCHITECTURAL EXPRESSION THAT REFLECTS THE DIVERSE STYLES AND PERIODS PRESENT IN HISTORIC DOWNTOWN TRUCKEE.
BUILDING A IS A THREE-STORY RESIDENTIAL BUILDING WITH FIFTEEN (15) UNITS. IT PRESENTS ITS NARROW GABLE END TO JIBBOOM STREET. THE STREET FAÇADE IS ACTIVATED BY THE ENTRANCE LOBBY AND AMENITY SPACES AND IS HIGHLIGHTED BY A CANOPY ROOF EXTENDING ACROSS THE BUILDING'S WIDTH.
BUILDING B/C IS A THREE-STORY MIXED-USE BUILDING WITH COMMERCIAL SPACES AND A PARKING GARAGE ON LEVEL 1, AND THIRTY-TWO (32) RESIDENTIAL UNITS ON LEVELS 2 AND 3. BUILDINGS B AND C ARE VISUALLY DISTINCT AND SEPARATED BY AN ENTRANCE LOBBY; HOWEVER, THEY FUNCTION AS A SINGLE BUILDING UNDER THE BUILDING CODE.
BUILDING D IS A FOUR-STORY STRUCTURE WITH COMMERCIAL SPACES AND A PARKING GARAGE ON LEVEL 1, AND FIFTEEN (15) RESIDENTIAL UNITS ON LEVELS 2 THROUGH 4.
PARKING GARAGES FOR ALL BUILDINGS ARE LOCATED AT THE REAR AND ACCESSED FROM DRIVE AISLES BETWEEN BUILDINGS A AND B/C, AND BETWEEN BUILDINGS B/C AND D.
THE MATERIAL PALETTE FEATURES WARM, CRAFT-INSPIRED MATERIALS COMMONLY FOUND IN THE HISTORIC DOWNTOWN, CONTRIBUTING TO A HARMONIOUS INTEGRATION WITH THE SURROUNDING CONTEXT. THE PROJECT WILL PROVIDE MUCH-NEEDED HOUSING IN THE DOWNTOWN AREA AND EXPAND HOUSING OPPORTUNITIES FOR LOCAL RESIDENTS

PROJECT DIRECTORY

CLIENT

SEAN WHELAN
ADDRESS

CONTACT: SEAN WHELAN
PHONE: 415-990-4852
EMAIL: seanwhelan@mac.com

ARCHITECT

ASCEND ARCHITECTURE
10680 CARSON RANGE ROAD,
TRUCKEE, CA 96161

CONTACT: PAUL FERRO
PHONE: 415-215-8904
EMAIL: paul@Ascend-Arch.com

CIVIL ENGINEER

SCO PLANNING, ENGINEERING & SURVEYING, INC
140 LITTON DR, SUITE 240
GRASS VALLEY, CA

CONTACT: MARTIN WOOD
PHONE: 530-272-5841
EMAIL: martinwood@scopeinc.net

LANDSCAPE ARCHITECT

MSLA LANSCAPE ARCHITECTURE
ADDRESS

CONTACT: MICHAEL SHULAR
PHONE: 916-989-3372
EMAIL: mshular@msladesign.com

VICINITY MAP

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Residences at Jibboom

10002-10060 Jibboom Street
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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TITLE SHEET

G001

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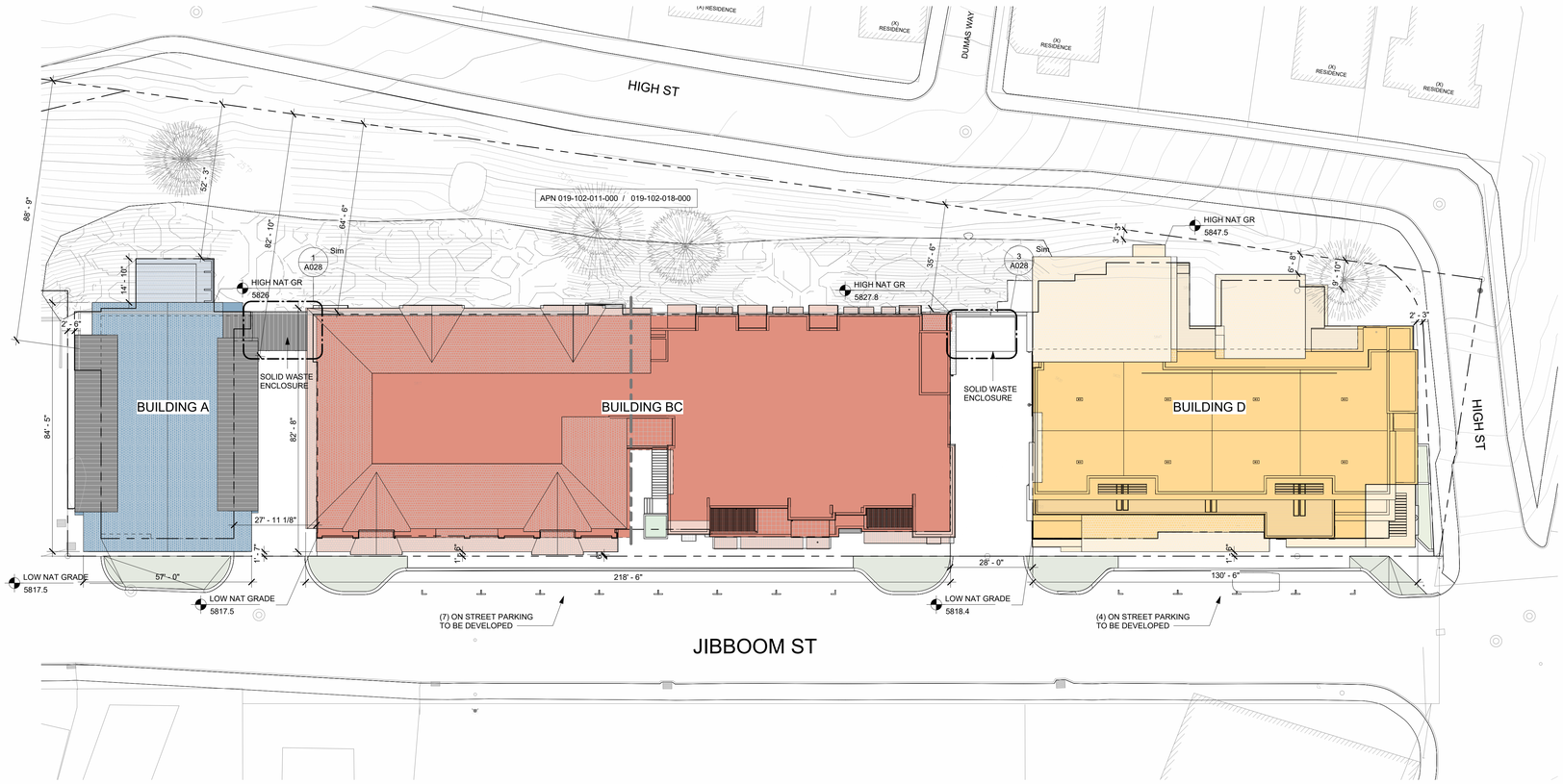
2 SITE ELEVATION
1" = 20'-0"



1 SITE PLAN
1" = 20'-0"

SHEET NOTES

SEE SIGN PLAN FOR DETAILED SIGN INFORMATION & LOCATIONS

**EXCLUDES STRUCTURED PARKING & EXTERIOR OPEN SPACE (BALCONIES)*

AREA SCHEDULE*

NAME	AREA
A	
BIKE ROOM	184 SF
LAUNDRY	154 SF
LOBBY	281 SF
PATIO	148 SF
CIRCULATION	1,134 SF
STAIRS	270 SF
ELECTRICAL RM	226 SF
FIRE RISER RM	79 SF
MECH ATTIC	1,665 SF
1BR	2,422 SF
1BR LOW INCOME	2,189 SF
STUDIO LOW INCOME	1,731 SF
	10,482 SF
BC	
COMMERCIAL SPACE	2,652 SF
LOBBY	538 SF
CIRCULATION	2,567 SF
ELEV	67 SF
STAIRS	1,429 SF
ELECTRICAL RM	197 SF
FIRE RISER RM	123 SF
MECH RM	76 SF
PACKAGE RM	156 SF
1BR	10,378 SF
2BR	6,631 SF
3BR	4,775 SF
STUDIO	2,331 SF
	31,920 SF
D	
BIKE ROOM	281 SF
COMMERCIAL SPACE	1,022 SF
FIRE RISER RM	131 SF
STAIRS	202 SF
LOBBY	730 SF
CIRCULATION	2,300 SF
ELEV	70 SF
STAIRS	1,018 SF
ELECTRICAL RM	154 SF
1BR	1,984 SF
2BR	6,096 SF
3BR	12,865 SF
STORAGE	713 SF
	27,567 SF
	69,969 SF

LEGEND

PROPERTY LINE

0' 10' 20' 40'

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Residences at Jibboom

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Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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SITE PLAN

G002

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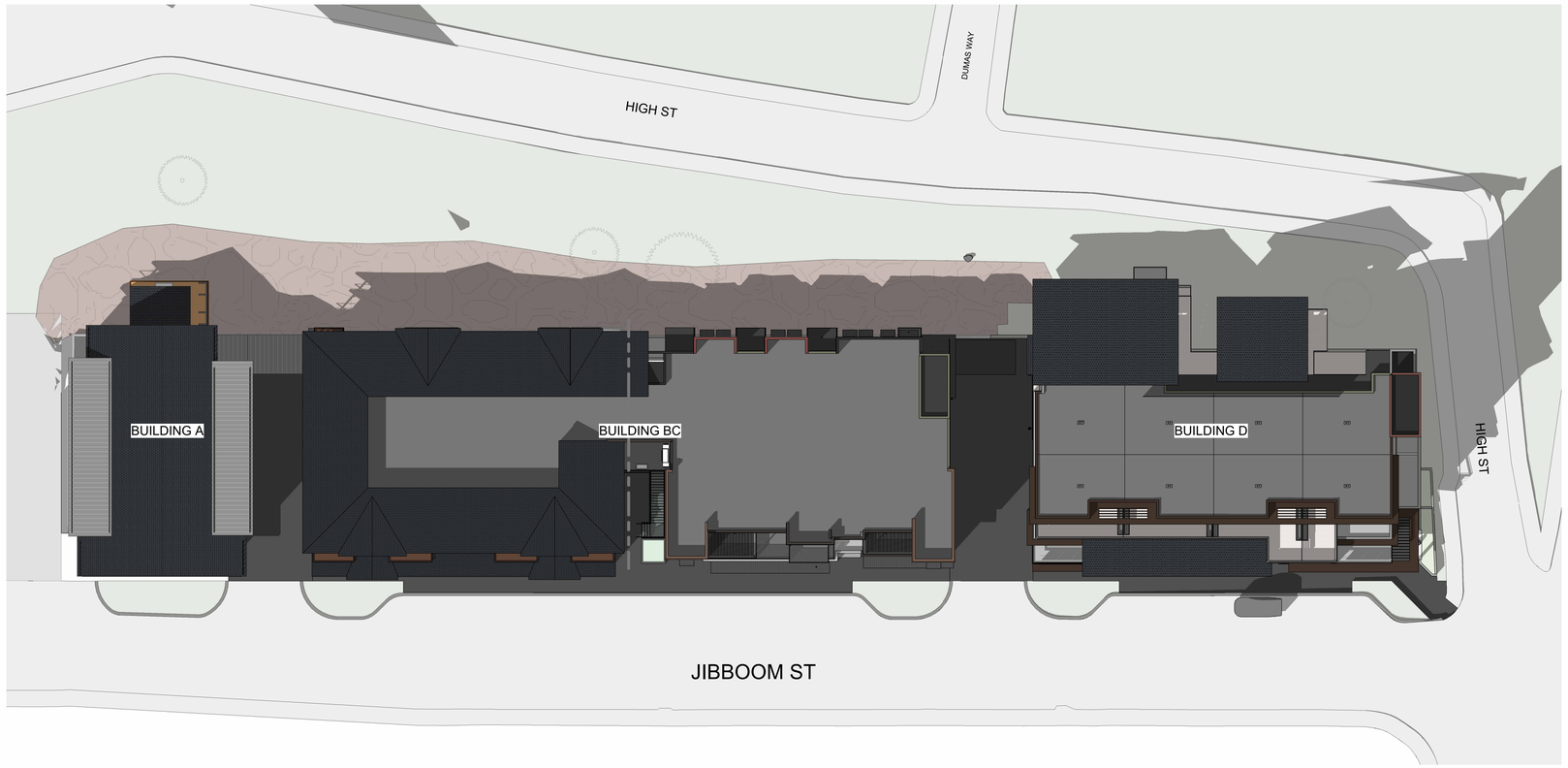

1. SHADOWS ARE SHOWN DURING WINTER SOLSTICE, DECEMBER 21ST, 2025 AT NOON

1 SITE SOLAR STUDY

1" = 20'-0"

SHEET NOTES

1. SHADOWS ARE SHOWN DURING WINTER SOLSTICE, DECEMBER 21ST, 2025 AT NOON

LEGEND

PROPERTY LINE

0' 10' 20' 40'

Ascend Architecture

Residences at Jibboom

10002-10060 Jibboom Street
Truckee, CA 96161

SEAN WHELAN

Issuance	Date
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Revisions	Δ Delta	Date

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SOLAR ACCESS PLAN

G003

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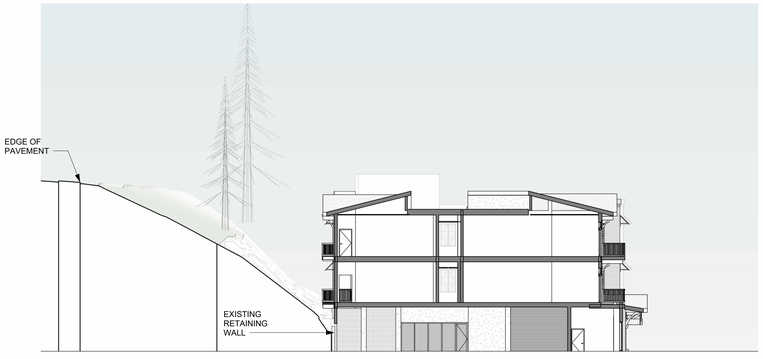
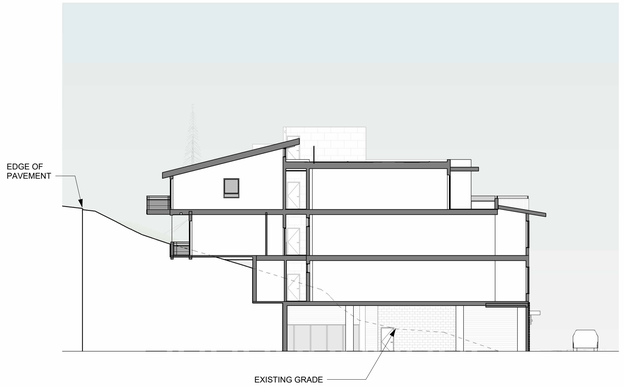
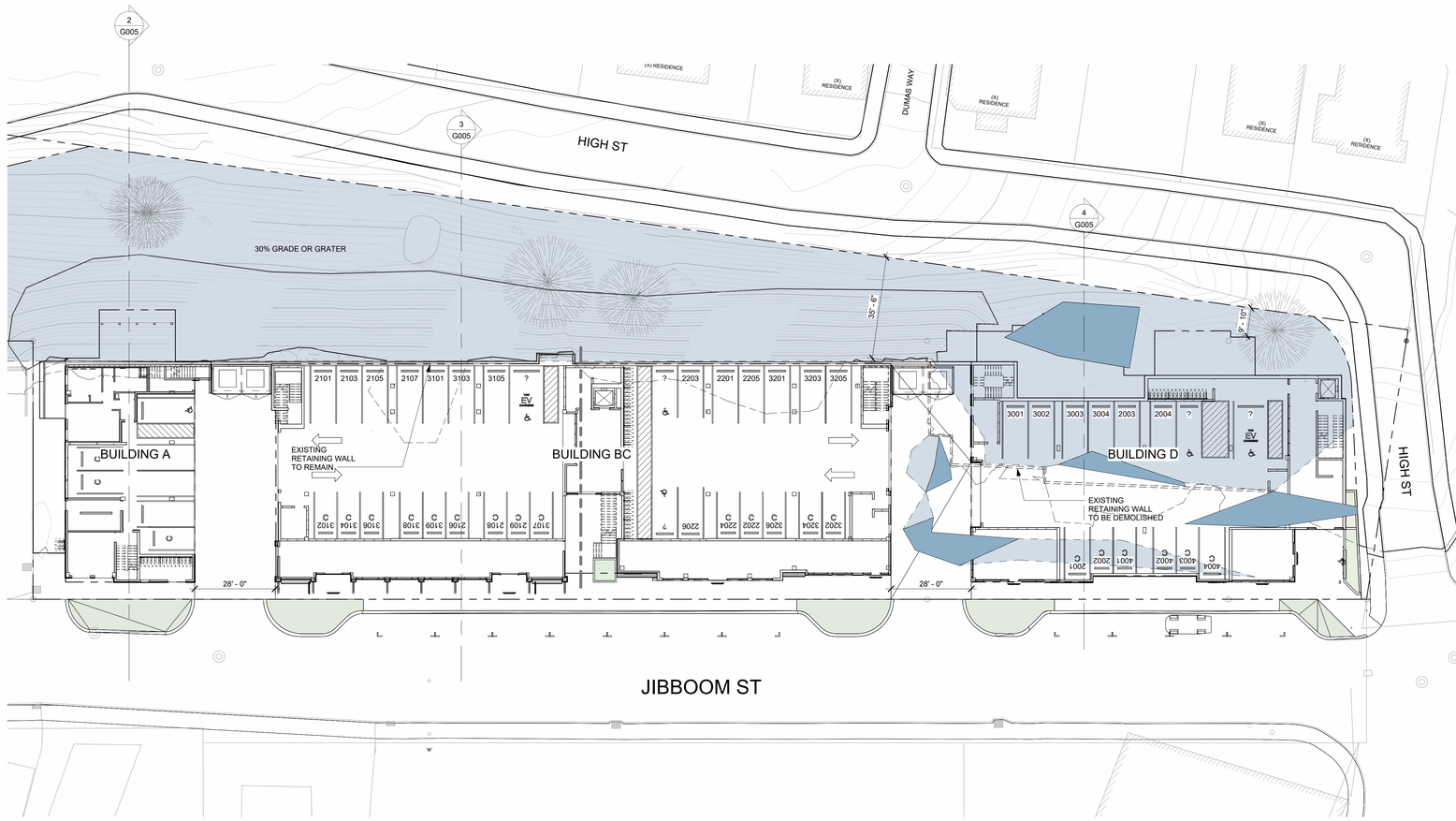
2 SITE SECTION AT BLDG A
1/16" = 1'-0"



3 SITE SECTION AT BLDG BC
1/16" = 1'-0"



4 SITE SECTION AT BLDG D
1/16" = 1'-0"



1 SITE PLAN AT LEVEL 1
1" = 20'-0"

LEGEND

- PROPERTY LINE
- 30% OR GRATER SLOPE AREA, SEE CIVIL DRAWINGS
- 20% SLOPE AREA, SEE CIVIL DRAWINGS

0' 10' 20' 40'

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Residences at Jibboom

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SITE SECTIONS

G005

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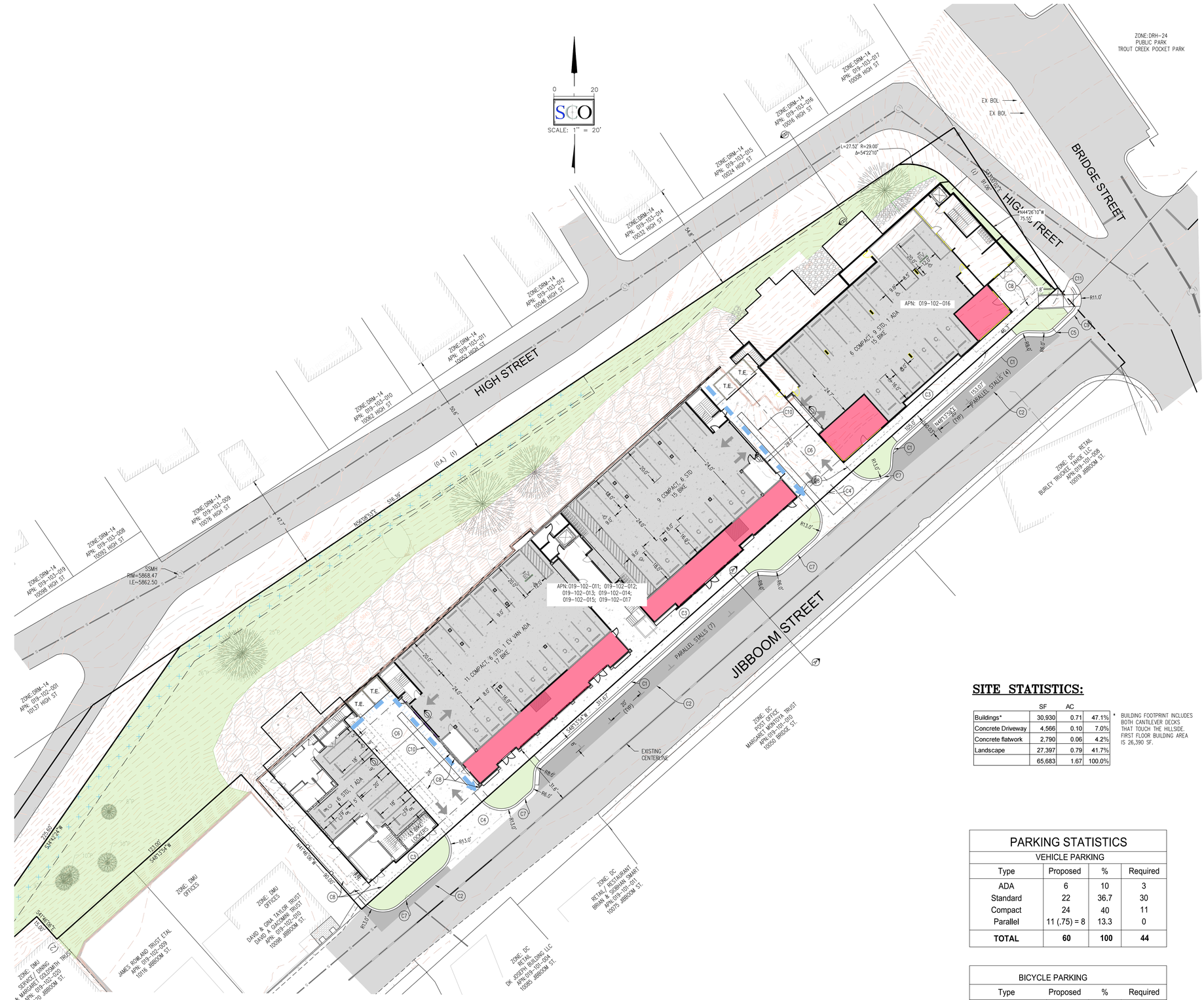

LEGEND

- 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
- JU — JOINT TRENCH (DRY UTILITIES)
- E — ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT
- D — DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE
- SEWER MANHOLE
- M E C — 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 SIMILAR.
C5 TRANSITION FROM TYPE E CURB TO ROTATED TYPE E CURB.
C6 CONSTRUCT CONCRETE FLATWORK ACCESS ISLE WITH HYDRONIC HEATING. CONSTRUCT 4" REINFORCED CONCRETE SECTION OVER 6" BASE.
C7 CONSTRUCT CONCRETE ROTATED TYPE E CURB NO GUTTER. SEE TOWN OF TRUCKEE DETAIL SD#14
C8 EAVE LINE. HEIGHT VARIES SEE ARCH. PLANS
C9 CONSTRUCT CONCRETE TYPE E CURB AND GUTTER. SEE TOWN OF TRUCKEE DETAIL SD#14
C10 CONSTRUCT 3' CONCRETE VALLEY GUTTER.
C11 CONCRETE ADA RAMP

SNOW STORAGE NOTES:

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

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

SITE STATISTICS:

	SF	AC	
Buildings*	30,930	0.71	47.1%
Concrete Driveway	4,566	0.10	7.0%
Concrete flatwork	2,790	0.06	4.2%
Landscape	27,397	0.79	41.7%
	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	6	10	3
Standard	22	36.7	30
Compact	24	40	11
Parallel	11 (.75) = 8	13.3	0
TOTAL	**60**	**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.
1072 E MAIN STREET
GRASS VALLEY, CA 95945
CONTACT: MARTIN WOOD – 530.272.5841
martinwood@scopeinc.net

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

GENERAL PLAN / ZONING
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: NOVEMBER, 2025

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

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

JASON T. BARNUM — PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA
PRELIMINARY
01/08/2026

1 OF 6

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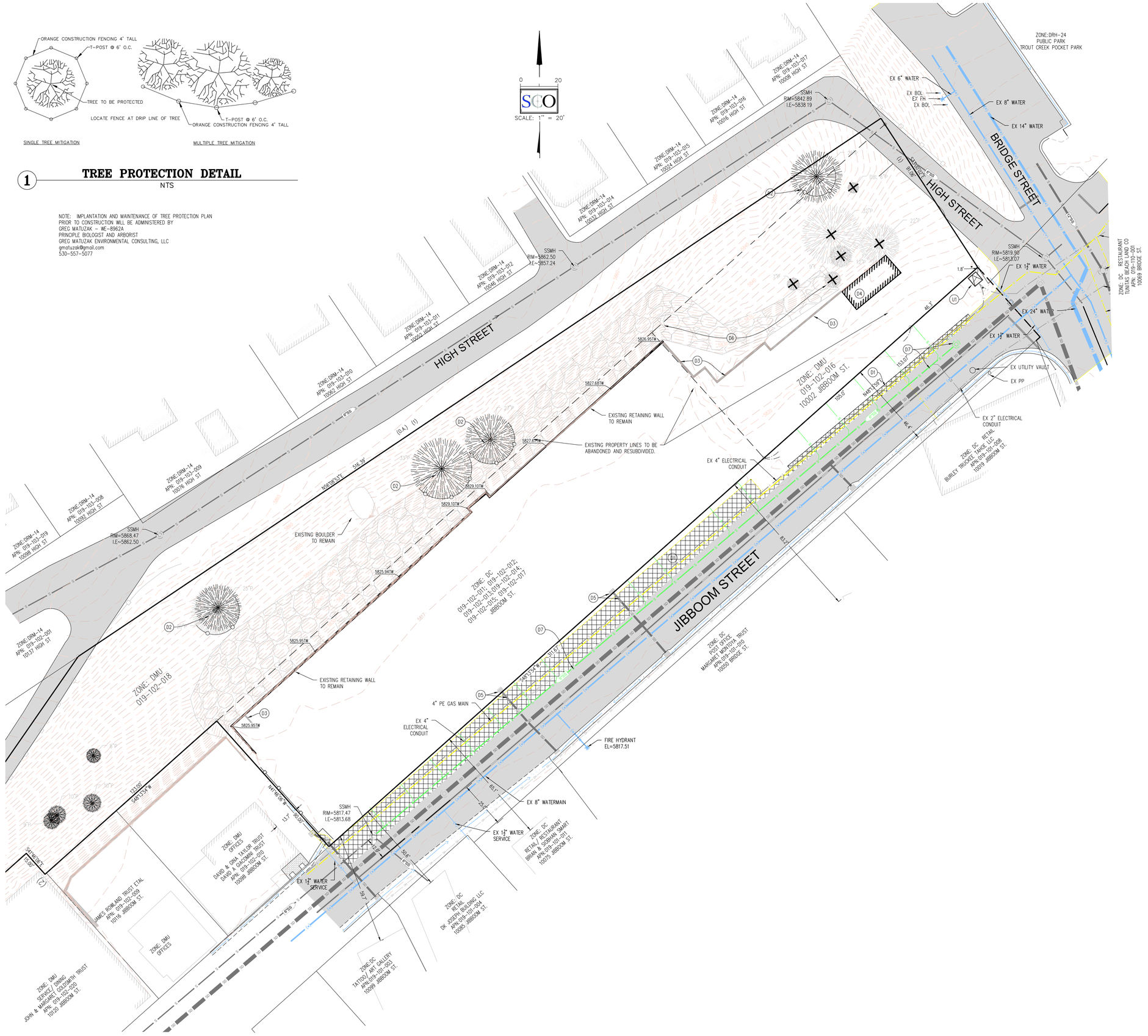
1 TREE PROTECTION DETAIL

NTS

NOTE: IMPLANTATION AND MAINTENANCE OF TREE PROTECTION PLAN PRIOR TO CONSTRUCTION WILL BE ADMINISTERED BY
GREG MATUZAK – WE–8962A
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 SEWER TO BE REMOVED AND REPLACED. SEE UTILITY PLAN FOR ADJUSTED ALIGNMENT AND FACILITIES.

BASIS OF BEARINGS

BOUNDARY SHOWN HEREON IS BASED ON THE RECORD OF SURVEY FILED IN BOOK 12 OF SURVEYS AT PAGE 200, O.R.N.C.

BENCHMARK

THE VERTICAL BENCHMARK IS NGVD 29 BASED ON BENCH MARK "A921" ELEV. 5940.67

SURVEY NOTE:

1. THE TOPOGRAPHIC AND BOUNDARY SURVEY SHOWN WAS PERFORMED NOVEMEBER 18TH, 20116 BY ANDREOG GEOMATICS. THIS SURVEY HAS BEEN PARTIALLY FIELD REVIEWED (JULY 16th , 2025) BY SCO PLANNING & ENGINEERING, INC. AND NO SUBSTANTIVE CHANGES TO THE SITE WERE OBSERVED. FOR DESIGN PURPOSES, SCO HAS LOCATED SOME ADDITIONAL SUPPLEMENTAL INFORMATION PRIMARILY WITH REGARD TO USA PAINT MARKINGS DATA AND INVERT ELEVATION DATA FOR SEWER AND STORM DRAINAGE.
2. ADDITIONAL VERIFICATION OF SURVEY WILL BE REQUIRED. TO BE COMPLETED WHEN WEATHER PERMITS.

LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8321
Mark Wood
STATE OF CALIFORNIA

NO.	REVISIONS	DATE

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

USE PERMIT

JIBBOOM RESIDENCES

TOPOGRAPHY, DEMOLITION & TREE PROTECTION PLAN

TOWN OF TRUCKEE CALIFORNIA

SCO PLANNING & ENGINEERING

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

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 28926
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
07/08/2026

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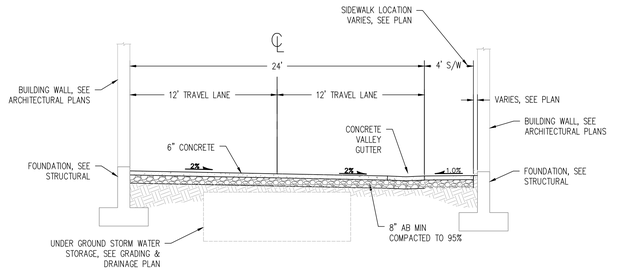


DRIVEWAY SECTION C–C
SCALE: 1" = 5'–0"

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

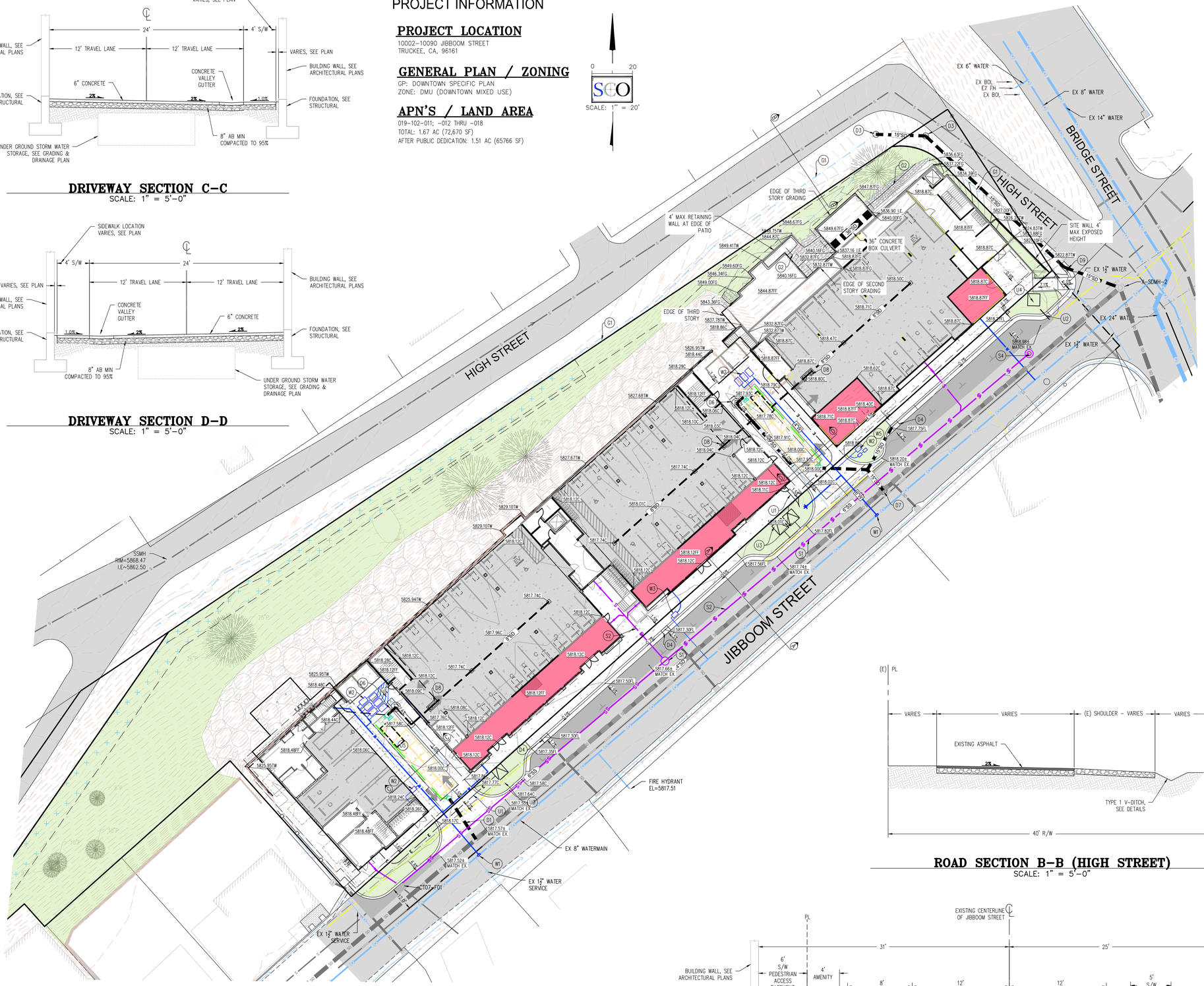
PROJECT INFORMATION

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

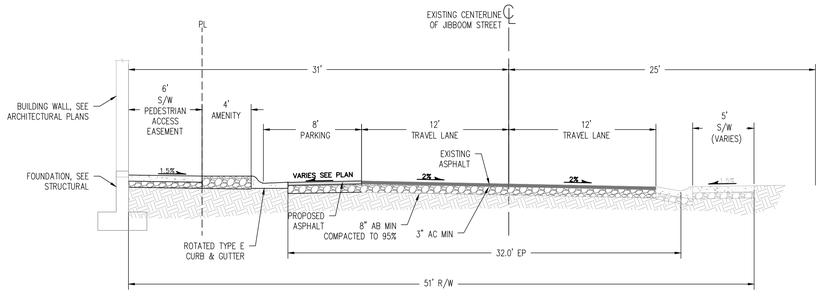
GENERAL PLAN / ZONING
GP: DOWNTOWN SPECIFIC PLAN
ZONE: DMU (DOWNTOWN MIXED USE)

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'



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



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

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)
- SS — 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
- SE–5 FIBER ROLLS
- FLOW LINE

GRADING FACILITIES:

G1 CONSTRUCT TYPE 1 V–DITCH PER DETAIL 1, SHEET C8.4. DITCH SHALL BE ROCK LINED PER TYPE 1R WHEN SLOPES EXCEED 5%.

G2 ROCK SLOPE PROTECTION REQUIRED WHERE SLOPE IS GREATER THAN 2:1

DRAINAGE FACILITIES:

D1 INSTALL 15" 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 ROTATED TYPE E DRAIN INLET

D5 STORMTEC CHAMBER SYSTEM

D6 48" STORM DRAIN MANHOLE WITH UPFLOW WATER QUALITY FILTERS

D7 48" STORM DRAIN MANHOLE

D8 SAND OIL SEPARATOR

D9 TYPE E DRAIN INLET

CUT AND FILL VOLUMES

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

WATER FACILITIES & NOTES:

W1 INSTALL TAP AT MAIN LINE, SEE TDPUD WATER DETAIL W–4.5

W2 RESIDENTIAL METER BOXES & FACILITIES TO BE VERIFIED WITH TDPUD.

W3 COMMERCIAL METER BOX & LINE TO BE VERIFIED WITH TDPUD.

W4 INSTALL FIRE HYDRANT PER TDPUD STANDARDS.

W5 LANDSCAPE METER AND BACKFLOW DEVICE TO BE VERIFIED WITH TDPUD

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

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

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

SEWER FACILITIES & NOTES:

S1 NSTALL SANITARY SEWER MANHOLE PER TSD STANDARDS.

S2 INSTALL 6" SEWER MAIN

S3 INSTALL 6" SEWER LATERAL

S4 INSTALL END OF LINE CLEANOUT TO GRADE PER TSD FIGURE 5

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

ALL SEWER LATERALS 2% MIN TO MANHOLE OR WYE. PER TSD FIG 8 NOTE:

WHERE SEWER LATERALS CROSS WATER LINE MAINTAIN 2% OFF OF WYE AND RISE AFTER CROSSING

UTILTIY 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.

NO.	REVISIONS	DATE

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

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

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

JASON T. BARNUM
No. 89905
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
01/08/2026

3 OF 6

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

PROJECT INFORMATION

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

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

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

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

GENERAL PLAN / ZONING
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

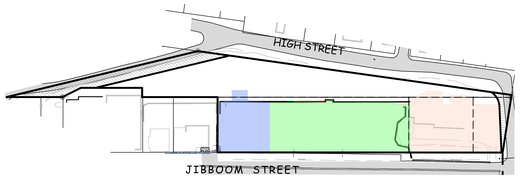
WATER & ELECTRICAL
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

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.

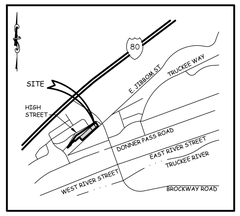
CONDOMINIUM NOTE:
SEE SHEET 7 FOR PROPOSED CONDOMINIUM AIRSPACE DIAGRAMS FOR BUILDINGS WITHIN LOTS 2 & 3. (47 RESIDENTIAL UNITS, 4 COMMERCIAL UNITS, AND VARIOUS GENERAL USE (GCA), AND EXCLUSIVE USE COMMON AREA (EUCA)).

PHASE 1 (SEE PHASING NOTE)
PHASE 2 (SEE PHASING NOTE)
PHASE 3 (SEE PHASING NOTE)



PHASING EXHIBIT
1"=100'

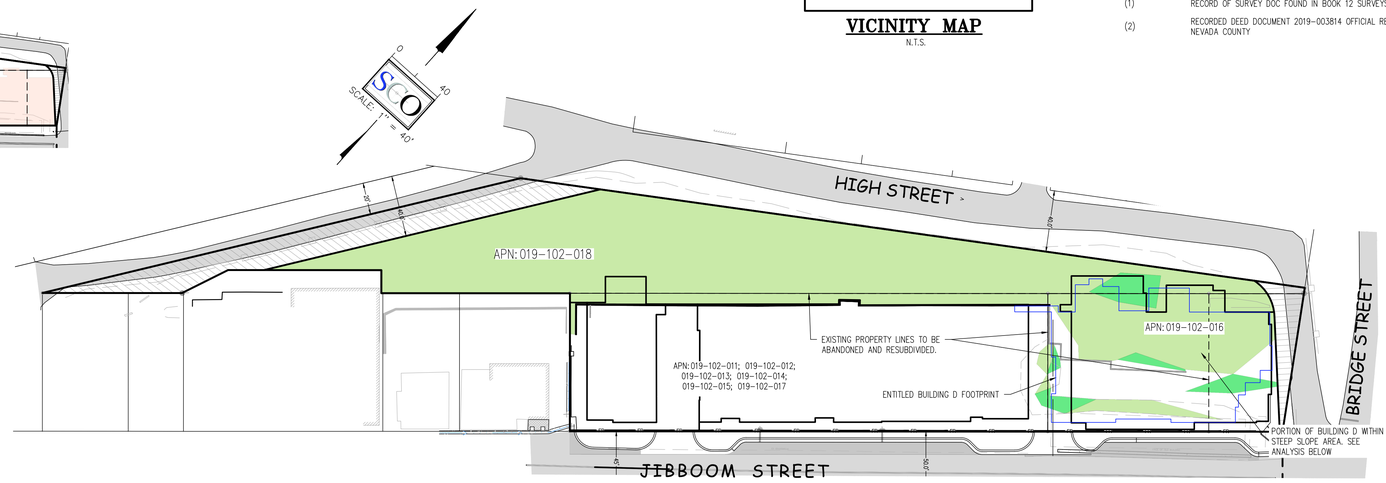
PHASING NOTE:
THE PROJECT IS LIKELY TO CONSTRUCT IN ONE PHASE; HOWEVER UP TO THREE PHASES ARE PROPOSED BASED ON MARKET DEMAND, AND ENVIRONMENT.
PHASE 1: BUILDING A
PHASE 2: BUILDING B/C
PHASE 3: BUILDING D
NOTE: PHASES CAN BE MODIFIED AND/OR COMBINED.



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
(P)	EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
(1)	RECORD OF SURVEY DOC FOUND IN BOOK 12 SURVEYS PG 200.
(2)	RECORDED DEED DOCUMENT 2019–003814 OFFICIAL RECORDS NEVADA COUNTY

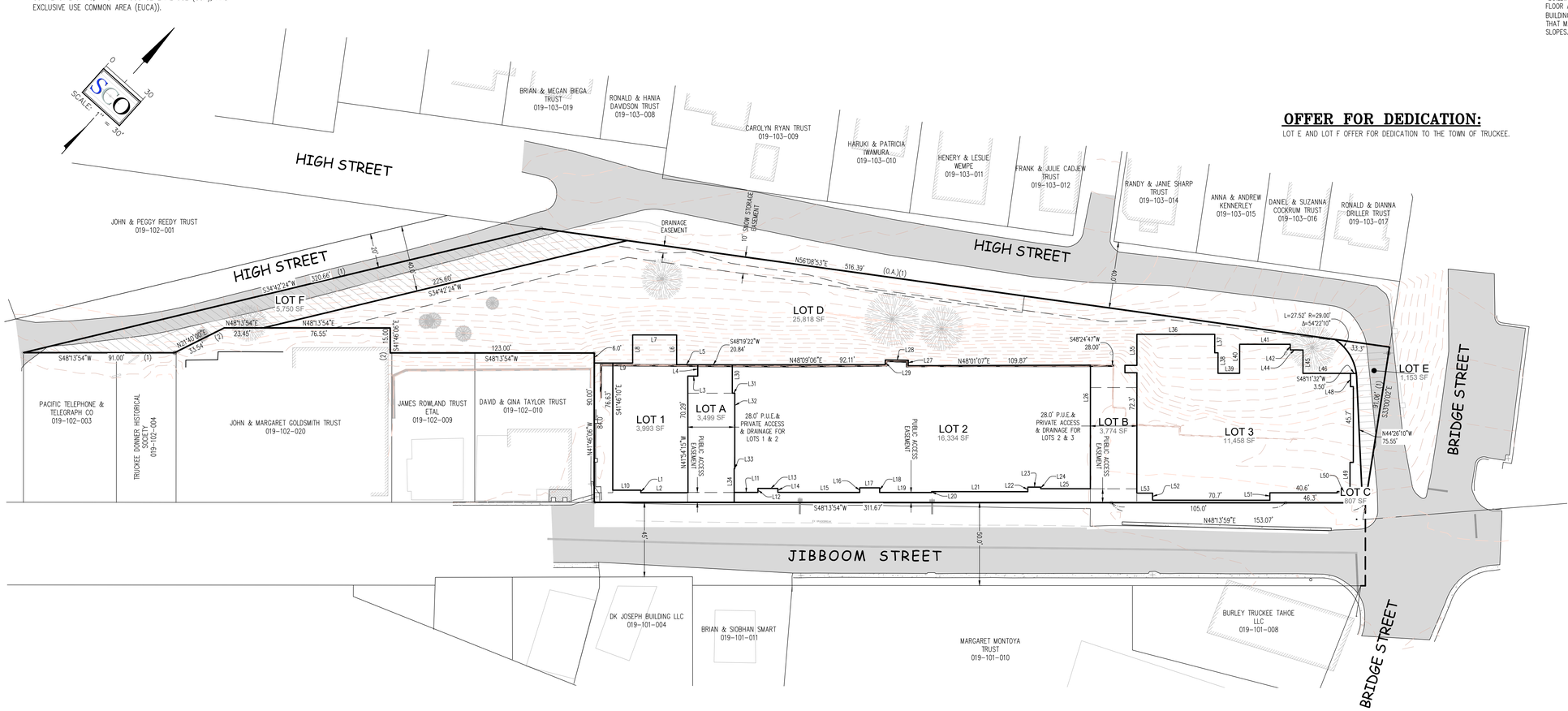


STEEP SLOPE EXHIBIT
1"=40'

BUILDING D ANALYSIS

	ENTITLED BUILDING D		PROPOSED BUILDING D	
BUILDING FOOTPRINT	10636 S.F.	100%	10253 S.F.	100%
<20% AREA	4089 S.F.	38.4%	3640 S.F.	35.5%
20–30% AREA	914 S.F.	8.6%	963 S.F.	9.4%
>30% AREA	5633 S.F.	53.0%	5650 S.F.	55.1%

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



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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.50'	S 41°46'06" E
L2	28.44'	N 48°13'54" E
L3	6.00'	N 48°13'54" E
L4	6.84'	N 41°47'27" W
L5	12.73'	S 48°20'50" W
L6	17.90'	N 41°46'06" W
L7	26.50'	S 48°13'54" W
L8	16.94'	S 41°46'06" E
L9	11.94'	S 48°13'50" W
L10	16.89'	N 48°13'54" E
L11	14.33'	S 48°13'54" W
L12	2.40'	S 41°46'06" E
L13	12.00'	S 48°13'54" W
L14	2.40'	N 41°46'06" W
L15	49.33'	S 48°13'54" W
L16	2.79'	S 41°46'02" E
L17	12.00'	S 48°13'54" W
L18	2.79'	N 41°46'06" W
L19	31.33'	S 48°13'54" W
L20	0.53'	S 41°46'06" E
L21	57.98'	S 48°13'54" W
L22	2.75'	S 41°46'06" E
L23	7.76'	S 48°13'54" W
L24	0.98'	N 41°46'06" W
L25	29.93'	S 48°13'54" W
L26	74.49'	S 41°46'18" E
L27	3.29'	S 40°02'42" E
L28	13.84'	N 49°04'34" E
L29	2.87'	N 39°38'03" W
L30	17.10'	N 41°45'43" W
L31	1.50'	S 48°13'54" W
L32	45.50'	N 41°46'06" W
L33	0.33'	N 48°13'54" E
L34	14.28'	N 41°46'06" W
L35	18.75'	N 41°46'06" W
L36	46.91'	N 48°13'54" E
L37	11.17'	S 41°46'06" E
L38	12.33'	S 41°46'06" E
L39	13.03'	N 48°13'54" E
L40	17.50'	N 41°46'06" W
L41	30.48'	N 48°13'54" E
L42	3.42'	S 41°46'06" E
L44	7.70'	N 48°13'54" E
L45	14.08'	S 41°46'06" E
L46	28.63'	N 48°13'54" E
L48	8.00'	S 41°46'07" E
L49	17.54'	S 41°46'06" E
L50	7.72'	S 48°13'54" W
L51	4.50'	S 41°46'06" E
L52	4.25'	N 41°46'06" W
L53	9.50'	S 48°13'54" W

TENTATIVE MAP PREPARER
SCO PLANNING & ENGINEERING, INC.
1072 E MAIN STREET
GRASS VALLEY, CA 95945
MARTIN WOOD – L.S. 8321
530.272.5841
martinwood@scopeinc.net

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
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NO. | REVISIONS | DATE

USE PERMIT
JIBBOOM RESIDENCES
TENTATIVE PARCEL MAP
TOWN OF TRUCKEE CALIFORNIA

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LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8321
STATE OF CALIFORNIA

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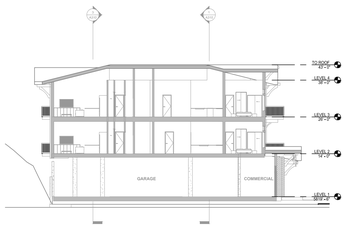
TENTATIVE MAP
FOR
JIBBOOM STREET RESIDENCES
TOWN OF TRUCKEE, CALIFORNIA
JANUARY, 2026

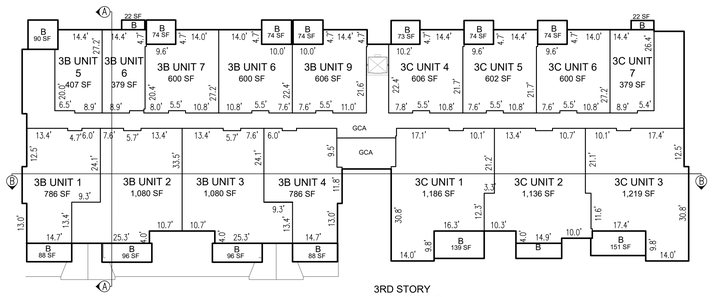


CROSS SECTIONS "A"
1"=20'

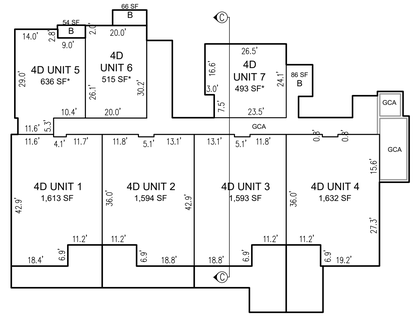
BUILDING B/C

CROSS SECTIONS "B"
1"=20'

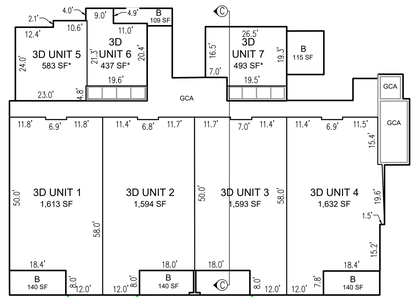
BUILDING B/C



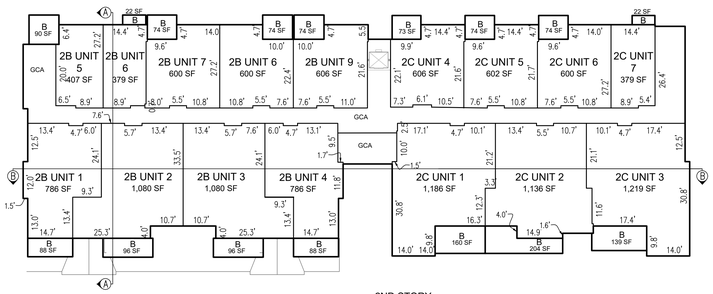
3RD STORY
BUILDING B & C



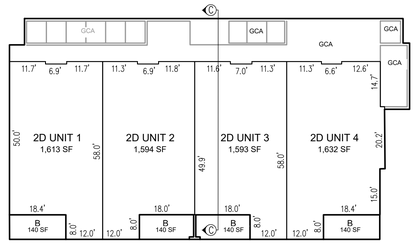
4TH STORY
BUILDING D



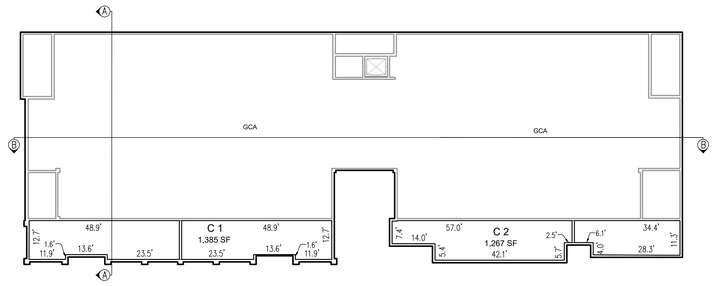
3RD STORY
BUILDING D



2ND STORY
BUILDING B & C

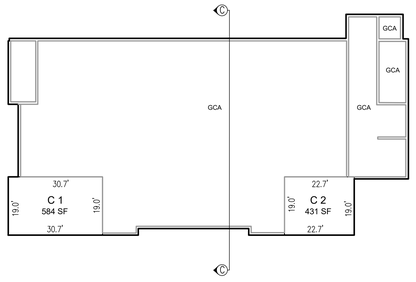


2ND STORY
BUILDING D



DETAIL "A"
CONDOMINIUM LOTS
1"=20

1ST STORY
BUILDING B & C



1ST STORY
BUILDING D

LEGEND

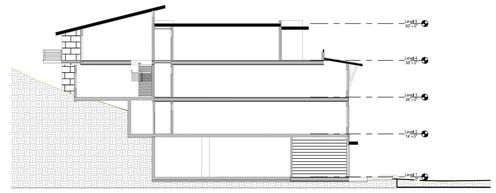
GCA	GENERAL USE COMMON AREA
B	BALCONY
*	DENOTES PART OF A TWO STORY UNIT

NOTES:

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

NOTES:

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



CROSS SECTION "C"
1"=20'

BUILDING D

NO.	REVISIONS	DATE

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

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

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GRASS VALLEY
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TRUCKEE
(530) 582-4043

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MARTIN D. NOLAN
L.S.
PRELIMINARY
STATE OF CALIFORNIA

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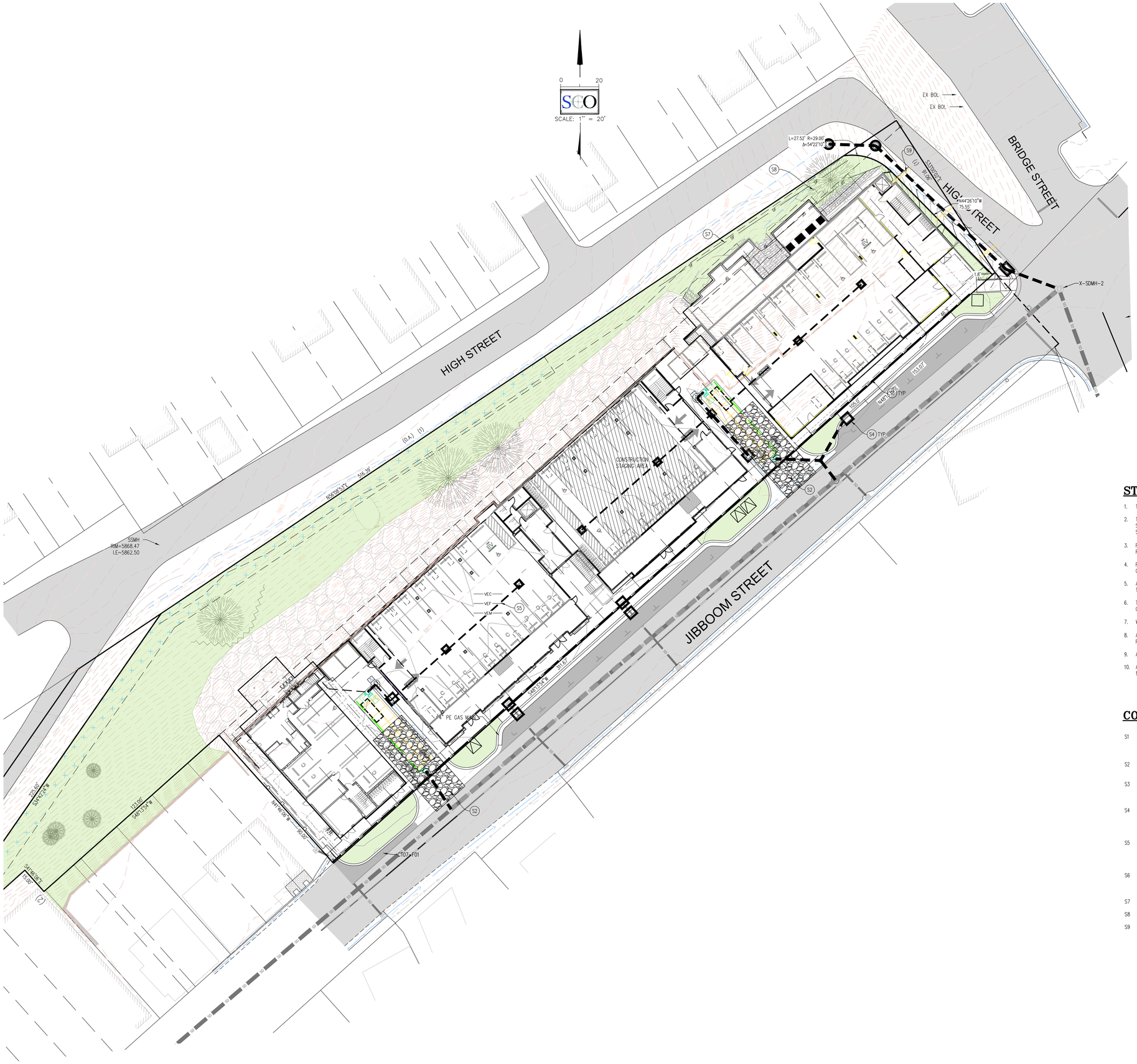

LEGEND

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

STORM WATER POLLUTION CONTROL NOTES:

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

CONSTRUCTION NOTES:

S1 INSTALL FIBER ROLLS TYPICAL. SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS. INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4).

S2 INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT. SEE BMP TC-1 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR TRACKING CONTROL REQUIREMENTS.

S3 LOCATION OF CONCRETE CLEANOUT AREA SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS OR SHALL BE CONDUCTED OFFSITE AT THE CONCRETE PLANT. SEE BMP WM-8 FOR ADDITIONAL INFORMATION IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) .

S4 INSTALL STORM DRAIN INLET PROTECTION. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE REVEGETATED. SEE BMP SE-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

S5 LOCATION OF COMBINED VEHICLE CLEANING, FUELING AND MAINTENANCE STORAGE AREA SHALL BE LOCATED PER THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS. SEE BMPs NS-8, NS-9, AND NS-10 IN THE THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

S6 LOCATION OF CONSTRUCTION STAGING AREA. CONTRACTOR MAY RELOCATE STAGING AREA AS NEEDED. STAGING AREA PERIMETER SHALL BE FENCED AND FIBER ROLLS AND SHALL BE PLACED AT PERIMETER

S7 INSTALL SILT FENCING/FIBER ROLLS AT TOP OF SLOPE/ AND PERIMETER OF DISTURBED AREA.

S8 INSTALL CONSTRUCTION FENCING SEE BMP EC-2 FOR ADDITIONAL INFORMATION.

S9 INSTALL CHECK DAMS ON STEEP FLOW LINES, FOR ADDITIONAL INFORMATION SEE BMP SE-4 AND SE-6 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK.

NO.	REVISIONS	DATE

DESIGNED: JTB
DRAWN: JTB, NB, KT
PROJ. NO: 202335
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DATE: NEVEMBER, 2025

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JIBBOOM RESIDENCES
PRELIMINARY WATER POLLUTION CONTROL PLAN
TOWN OF TRUCKEE
CALIFORNIA

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TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 99908
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
01/08/2026

6 OF 6

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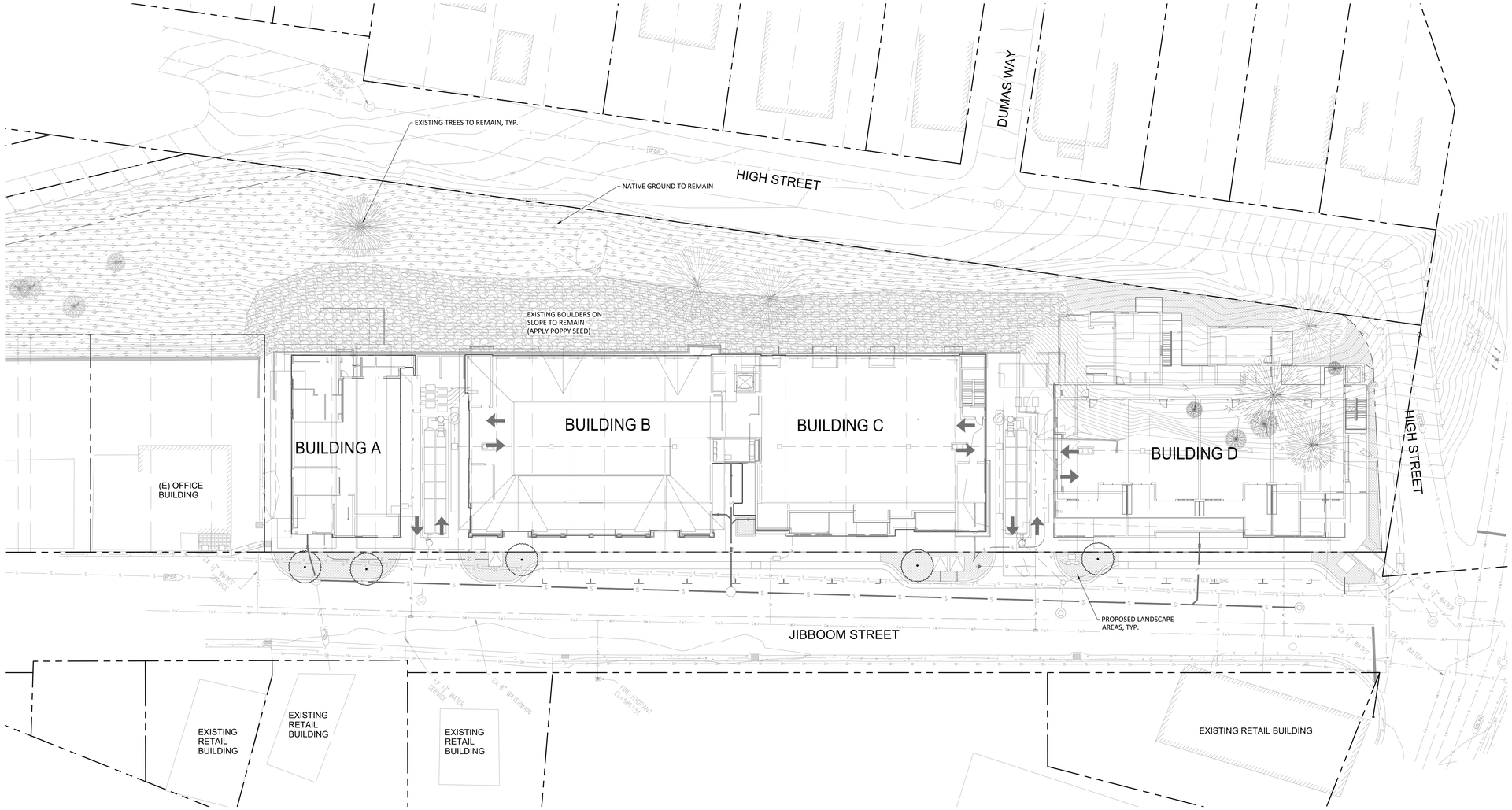

0' 20'
10' 40'
SCALE: 1"=20'-0"

TRUCKEE FIRE REQUIREMENTS

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

DEFENSIBLE SPACE ZONE NOTES

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

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

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

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

TREE LIST

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

SHRUB LIST

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

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

TOTAL LANDSCAPE AREA: 5,494 SQUARE FEET

Ascend Architecture

10002 - 10090 JIBBOOM STREET,
TRUCKEE, CA 96161

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

Revisions	Δ Delta	Date

PRELIMINARY
LANDSCAPE ARCHITECT
CHRISTOPHER M. MSLA
REGISTERED
2008 01.27
STATE OF CALIFORNIA

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

PLANTING PLAN

L1

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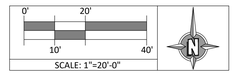
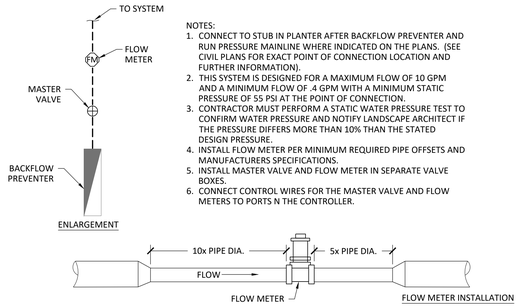
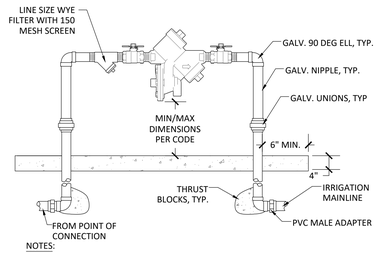




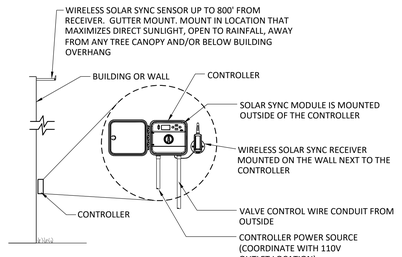
NOTES:
1. CONNECT TO STUB IN PLANTER AFTER BACKFLOW PREVENTER AND RUN PRESSURE MAINLINE WHERE INDICATED ON THE PLANS. (SEE CIVIL PLANS FOR EXACT POINT OF CONNECTION LOCATION AND FURTHER INFORMATION).
2. THIS SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 10 GPM AND A MINIMUM FLOW OF .4 GPM WITH A MINIMUM STATIC PRESSURE OF 55 PSI AT THE POINT OF CONNECTION.
3. CONTRACTOR MUST PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM WATER PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.
4. INSTALL FLOW METER PER MINIMUM REQUIRED PIPE OFFSETS AND MANUFACTURERS SPECIFICATIONS.
5. INSTALL MASTER VALVE AND FLOW METER IN SEPARATE VALVE BOXES.
6. CONNECT CONTROL WIRES FOR THE MASTER VALVE AND FLOW METERS TO PORTS N THE CONTROLLER.

A- IRRIGATION POINT OF CONNECTION
NTS



NOTES:
1. LOCAL CODES SHALL GOVERN INSTALLATION REQUIREMENTS.
2. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MIL. VINYL PIPE WRAP.
3. INSTALL WEATHER BLANKET WITH CABLE LOCK AROUND BACKFLOW PREVENTER.
4. INSTALL BACKFLOW PREVENTER PER MANUFACTURERS SPECIFICATIONS.
5. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER PER CITY APPROVED LIST.
6. BACKFLOW PREVENTER SHALL BE TESTED AFTER INSTALLATION AND CERTIFIED BY A QUALIFIED TECHNICIAN. PROVIDE WRITTEN CERTIFICATION OF THE BACKFLOW PRIOR TO THE START OF THE MAINTENANCE PERIOD.

B- BACKFLOW PREVENTER
NTS



C- IRRIGATION CONTROLLER DETAIL (WALL MOUNT)
NTS

IRRIGATION LEGEND

SYMBOL	
	IRRIGATION AREAS
	1" SCHEDULE 40 PVC IRRIGATION MAINLINE. ACTUAL LOCATION SHALL BE LOCATED WITHIN PLANTER AREAS.
	CONTROL VALVES
	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)

EQUIPMENT LIST:

- BACKFLOW: 1" WILKINS 975XL REDUCED PRESSURE.
- MASTER VALVE: 1" HUNTER ICV (NORMALLY CLOSED).
- FLOW SENSOR: FLOMEC 1" (MODEL QS200-10).
- CONTROLLER: HUNTER ACC2 WITH SOLAR SYNC (SMART CONTROLLER).CONTROL VALVES: HUNTER ICV.
- GATE VALVE: NIBCO T113.
- DRIP IRRIGATION: HUNTER HDL SUPPLY LINE WITH POINT SOURCE DRIP EMITTERS.
- TREE BUBBLERS: HUNTER PCN-50 BUBBLER NOZZLE INSTALLED ON 4" POP-UP SPRINKLER (PROS-04-CV).

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TRUCKEE, CA 96161

Issuance	Date
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DESIGN DEVELOPMENT	1/30/26

Revisions	Δ Delta	Date

PRELIMINARY

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

IRRIGATION PLAN

L5

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

SHEET NOTES:

1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS

NET USABLE AREA SCHEDULE_BLDG A

NAME	AREA
CONDITIONED	
1BR	2,422 SF
1BR LOW INCOME	2,189 SF
BIKE ROOM	184 SF
CIRCULATION	1,134 SF
ELECTRICAL RM	226 SF
LAUNDRY	154 SF
LOBBY	281 SF
STAIRS	270 SF
STUDIO LOW INCOME	1,731 SF
	8,590 SF
UNCONDITIONED	
BALCONY	434 SF
COMMON BALCONY	473 SF
FIRE RISER RM	79 SF
GARAGE	1,686 SF
MECH ATTIC	1,665 SF
PATIO	148 SF
	4,484 SF
	13,075 SF

0' 2' 4' 8'

Ascend Architecture

Residences at Jibboom

10002-10060 Jibboom Street
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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BLDG A - FLOOR PLAN - LEVEL 1

A001

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

SHEET NOTES:

1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS

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SEAN WHELAN

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

Revisions	Δ Delta	Date

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BLDG A - FLOOR PLAN - LEVEL 2

A002

0' 2' 4' 8'

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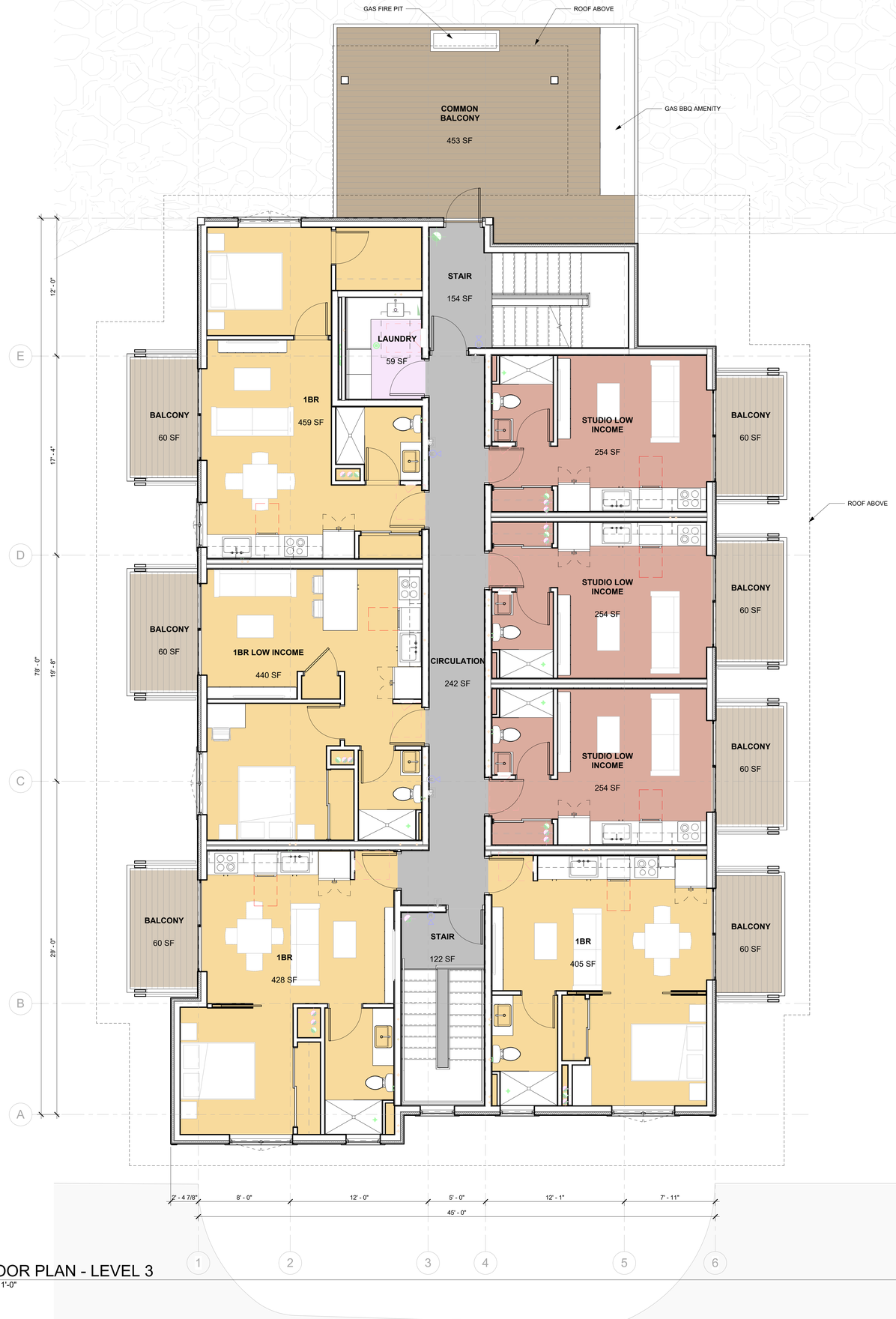

1 FLOOR PLAN - LEVEL 3
1/4" = 1'-0"

SHEET NOTES:

1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS

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SEAN WHELAN

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50% DESIGN DEVELOPMENT	01/30/26

Revisions	Δ Delta	Date
	1	10/19/2022

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BLDG A - FLOOR PLAN - LEVEL 3

A003

0' 2' 4' 8'

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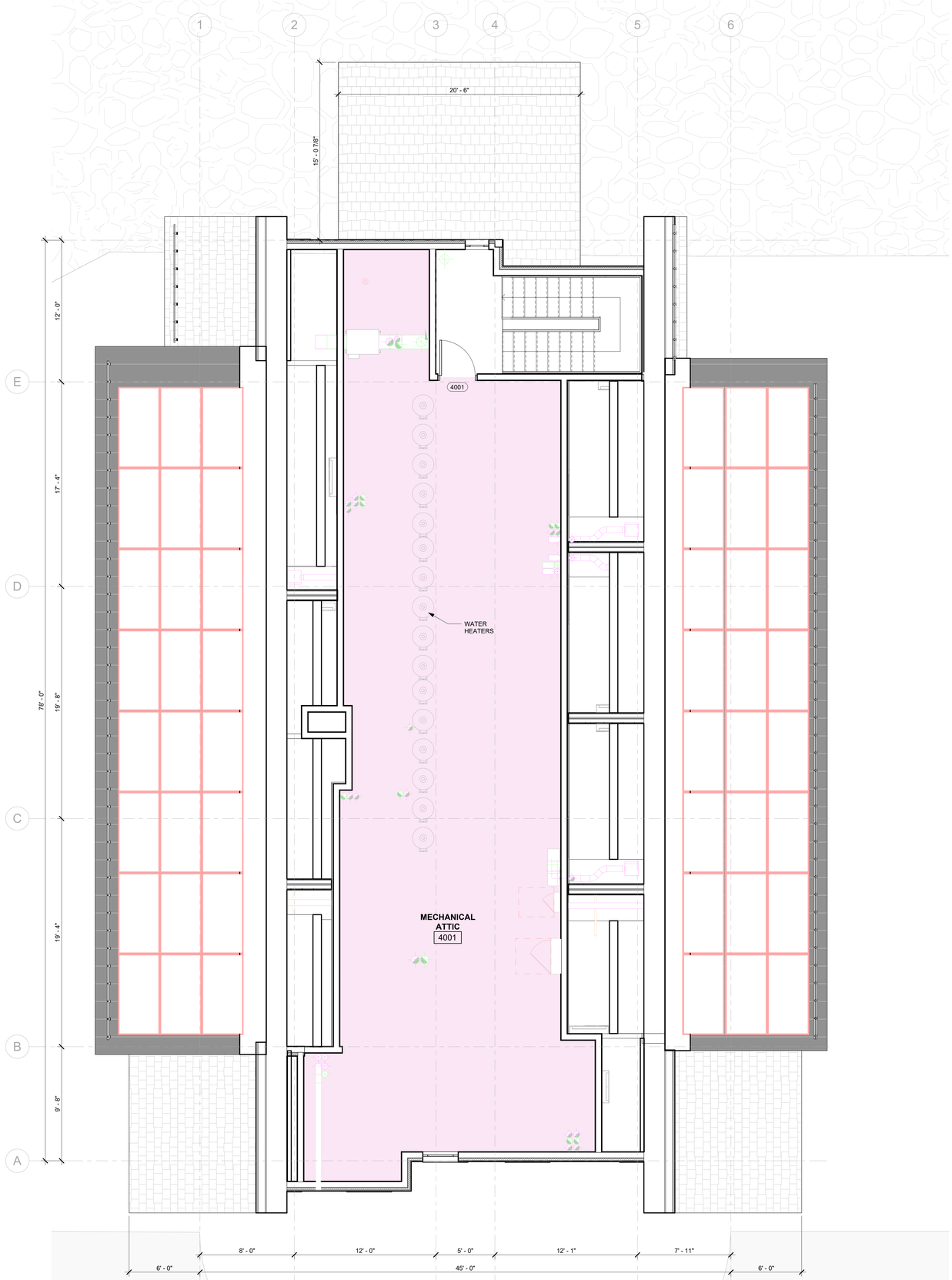

1 FLOOR PLAN - MECHANICAL ATTIC
1/4" = 1'-0"

SHEET NOTES:

1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS

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

Revisions	Δ Delta	Date
	1	10/19/2022

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0' 2' 4' 8'

BLDG A - FLOOR PLAN - MECHANICAL ATTIC

A004

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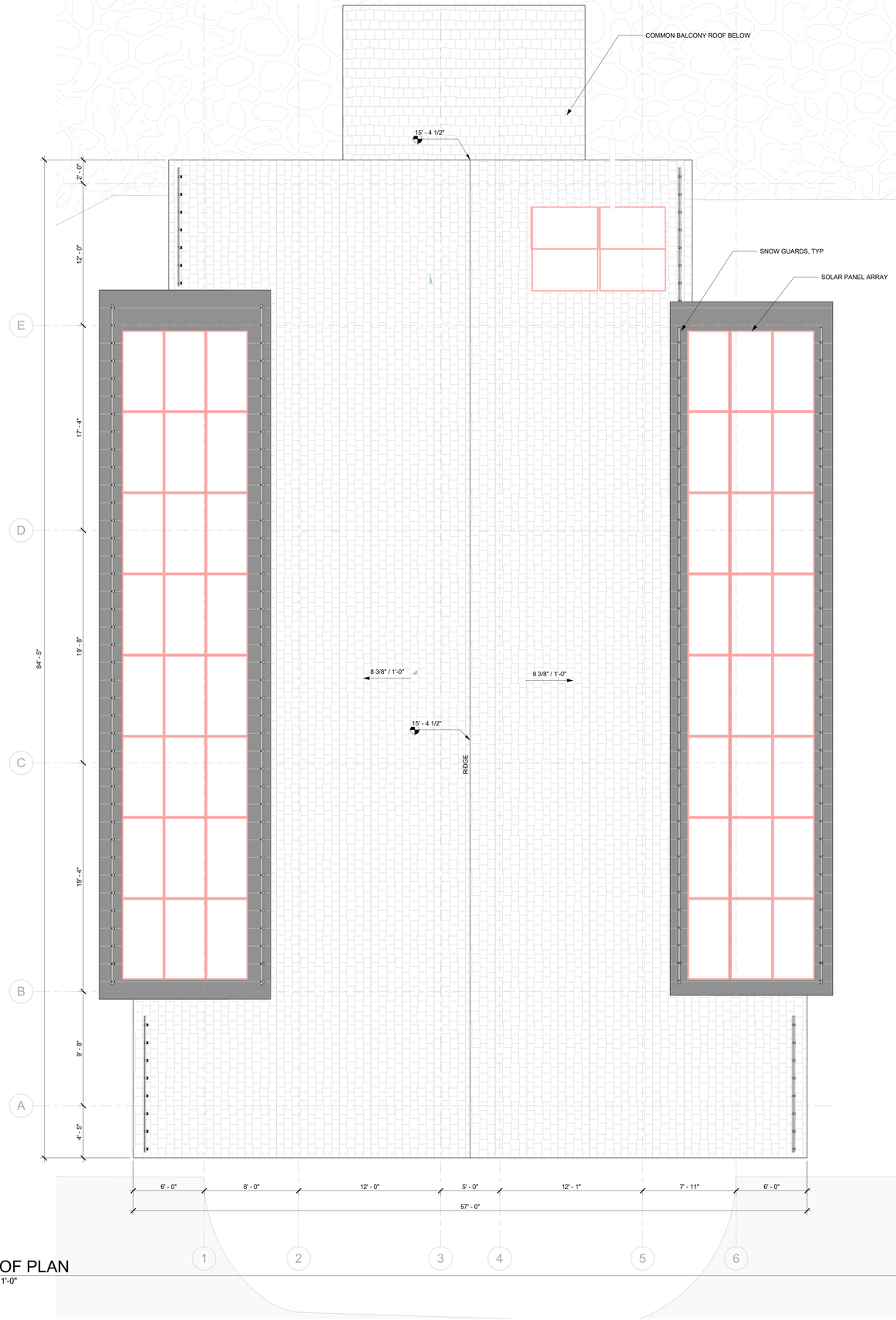

1 ROOF PLAN
1/4" = 1'-0"

SHEET NOTES:

1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS

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BLDG A - ROOF PLAN

A005

0' 2' 4' 8'

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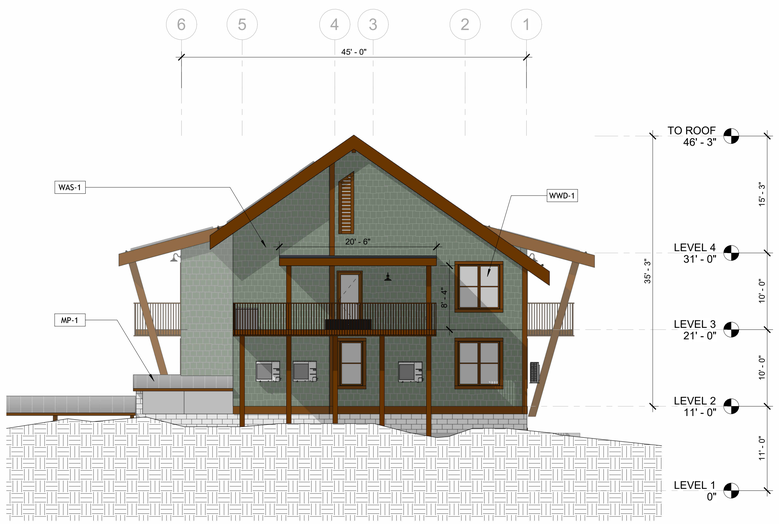
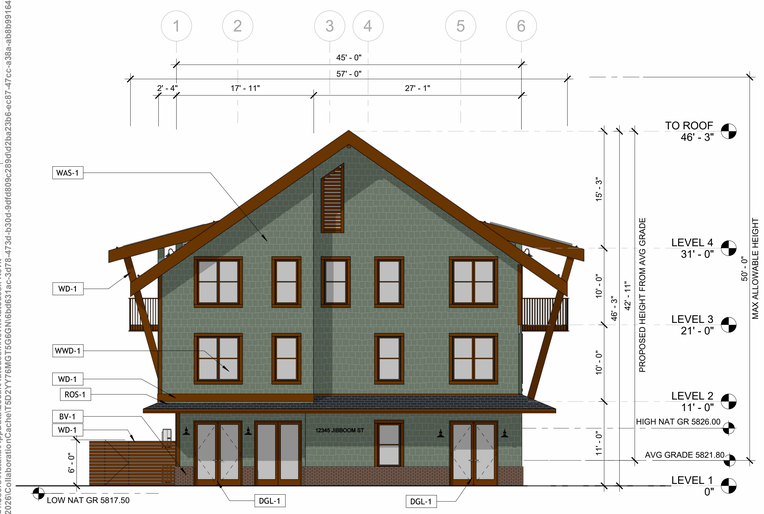
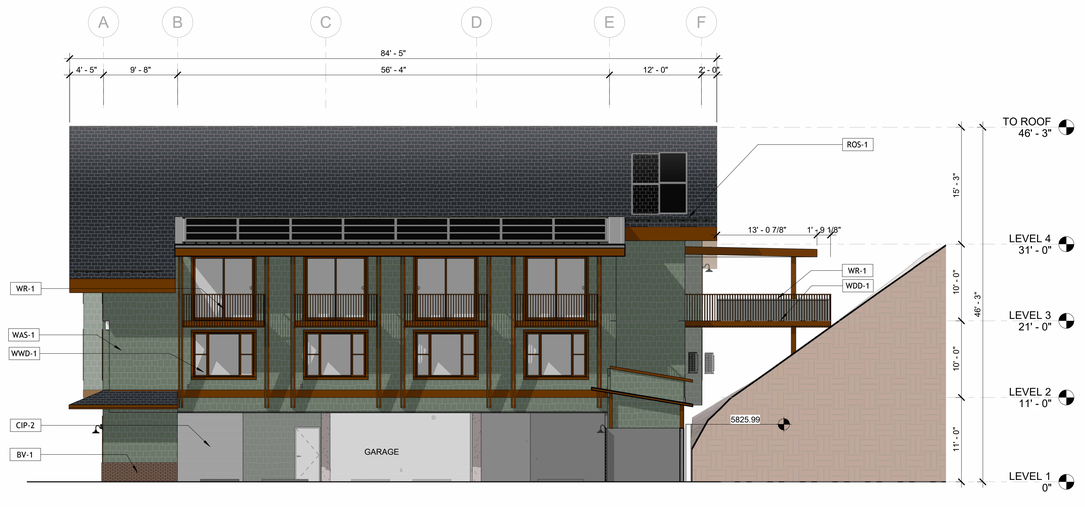


3 NORTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

SHEET NOTES

1. SEE G002 SITE PLAN FOR LOW NATURAL GRADE AND HIGH NATURAL GRADE POINT LOCATIONS

LEGEND

- SHINGLE SIDING
- ASPHALT ROOFING SHINGLES
- BRICK WAINSCOT

KEYNOTES

BV-1	BRICK VENEER, BELDEN, MODULAR FACE BRICK RUM RAISIN VELOUR
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
DGL-1	DOUBLE GLAZED ENTRY DOOR, ALUMINUM CLAD WOOD TO MATCH WWD-1
MP-1	METAL STANDING SEAM ROOFING, SLATE GRAY
ROS-1	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTEED, PEWTER
WAS-1	WOOD SHINGLES, CEDAR, CABOT SEMI-SOLID STAIN HEDGEROW, WUI COMPLIANT
WD-1	WOOD FINISH, CEDAR, CABOT SOLID STAIN, BARK
WDD-1	WOOD DECKING, TREX DECKING, CLAM SHELL
WR-1	WOOD RAILING, VERTICAL 2X2 POSTS, VERTICAL BALUSTERS TO MATCH WD-1
WWD-1	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BRONZE

0' 4' 8' 16'

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BUILDING ELEVATIONS

A006

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CIP-2

WD-1

WDD-1

ROS-1

WR-2

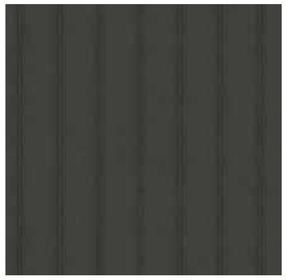
WD-11

WAS-1

WWD-1

LOU-1

BV-1



MP-1

DGL-1

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

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EXTERIOR FINISH MATERIALS

A007

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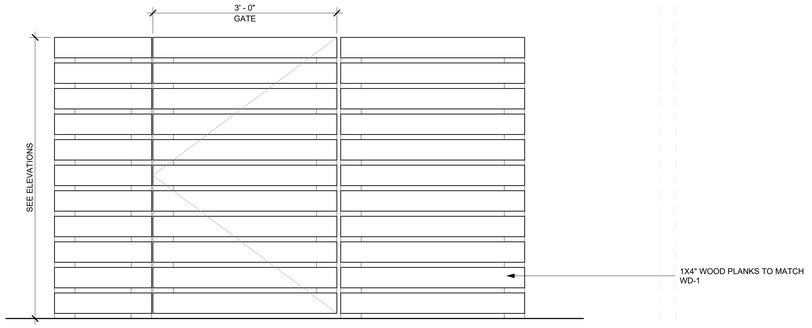
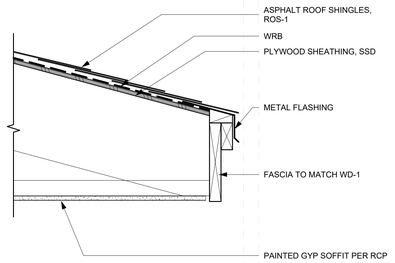
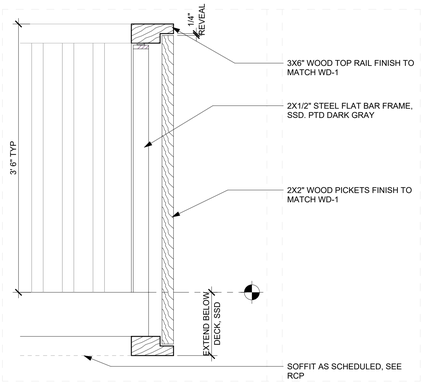


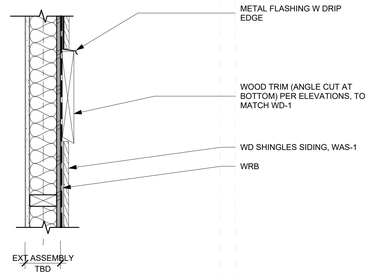
11 PATIO GATE
1" = 1'-0"



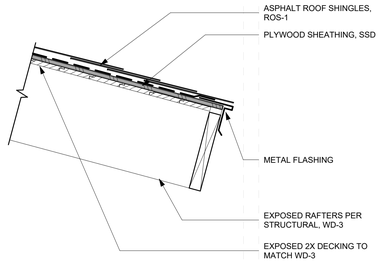
7 EAVE W/ SOFFIT
1 1/2" = 1'-0"



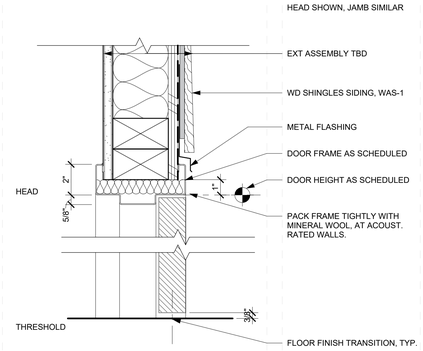
3 GUARDRAIL @ BALCONY
1 1/2" = 1'-0"



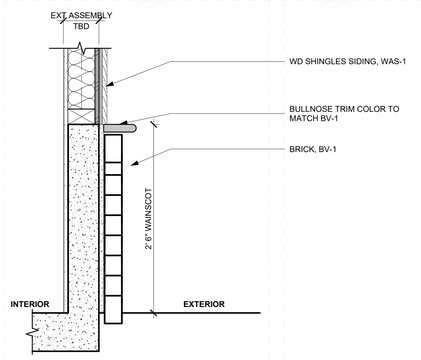
10 SHINGLE @ HOR TRIM TRANSITION
1 1/2" = 1'-0"



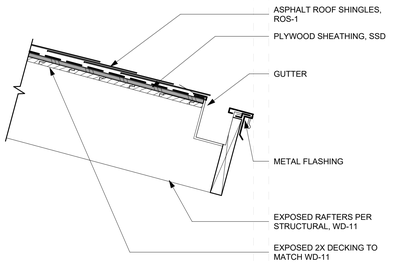
6 FACIA @ EXPOSED RAFTERS
1 1/2" = 1'-0"



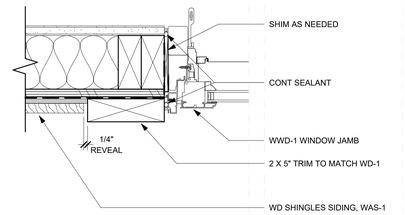
2 TYP HM DOOR
3" = 1'-0"

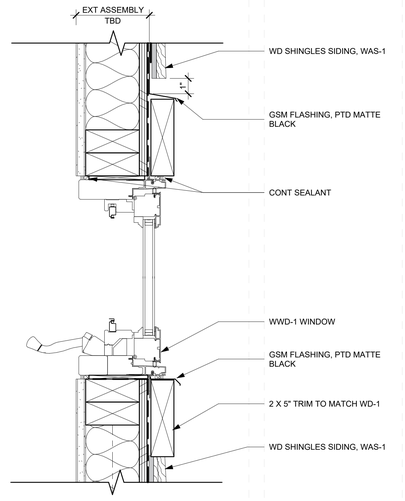


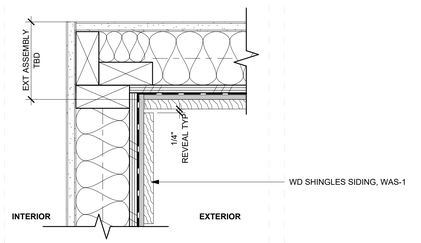
9 BRICK VENEER WAINSCOT
1 1/2" = 1'-0"



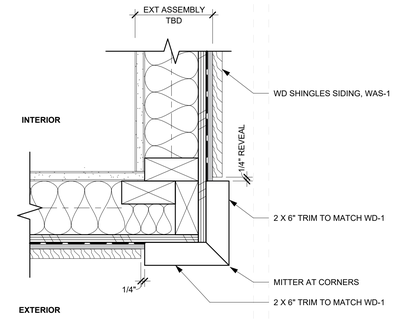
5 GUTTER @ EXPOSED RAFTERS
1 1/2" = 1'-0"







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



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

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

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Residences at Jibboom

10002-10060 Jibboom Street
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SEAN WHELAN

Issuance	Date
PROJECT AMENDMENT	12/01/25
SCHEMATIC DESIGN	12/12/25
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DETAILS BLDG A

A008

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

* AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

0' 2' 4' 8'

1 FLOOR PLAN - LEVEL 1

1/4" = 1'-0"

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BLDG BC - FLOOR PLAN - LEVEL 1 - WEST

A009

* AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

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

0' 2' 4' 8'

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BLDG BC - FLOOR PLAN - LEVEL 1 - EAST

A010

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

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0' 2' 4' 8'

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BLDG BC - FLOOR PLAN - LEVEL 2 - WEST

A011

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

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0' 2' 4' 8'

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BLDG BC - FLOOR PLAN - LEVEL 2 - EAST

A012

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

* AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

0' 2' 4' 8'

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BLDG BC - FLOOR PLAN - LEVEL 3 - WEST

A013

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

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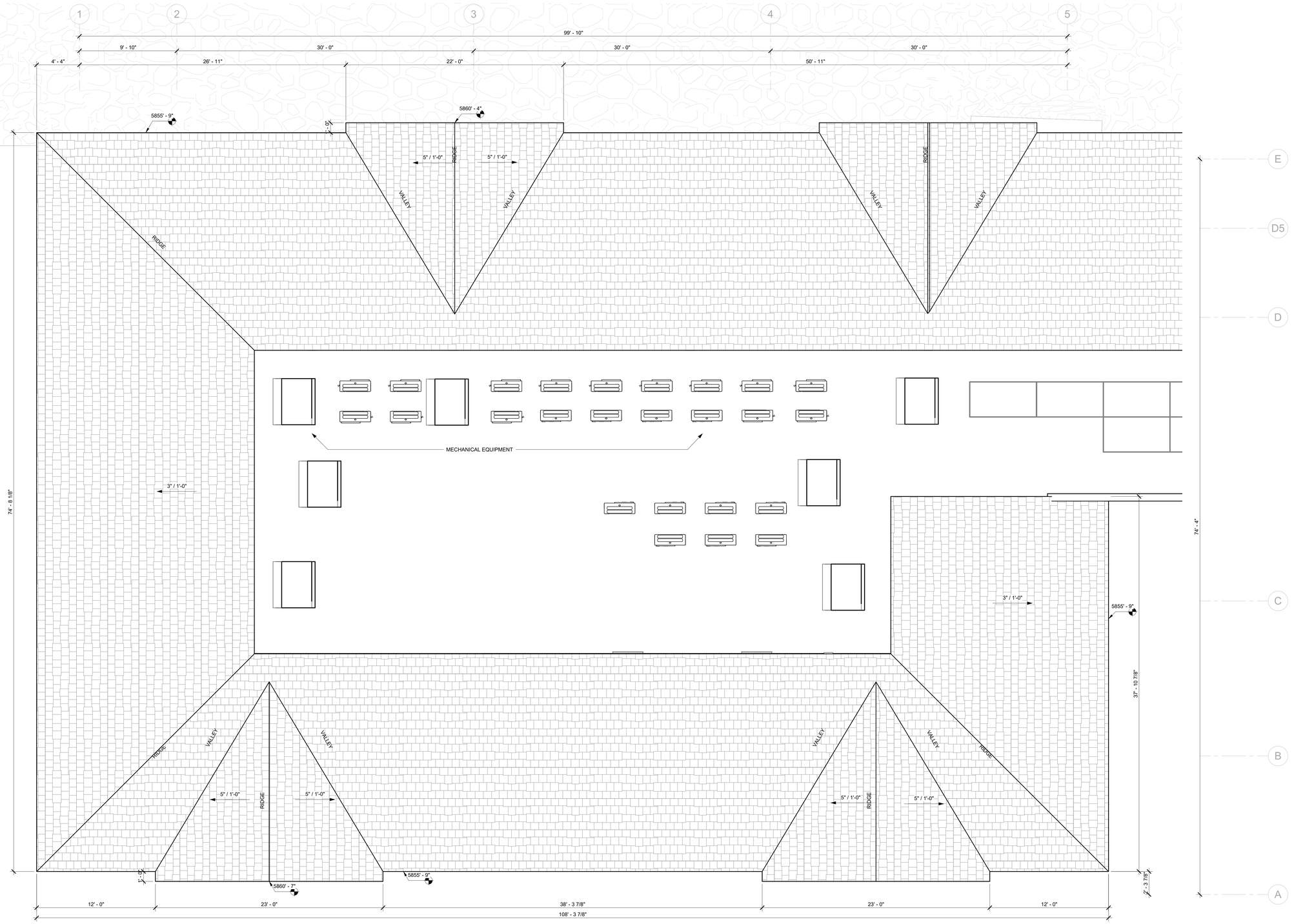
BLDG BC - FLOOR PLAN - LEVEL 3 - EAST

A014



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1/4" = 1'-0"

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0' 2' 4' 8'

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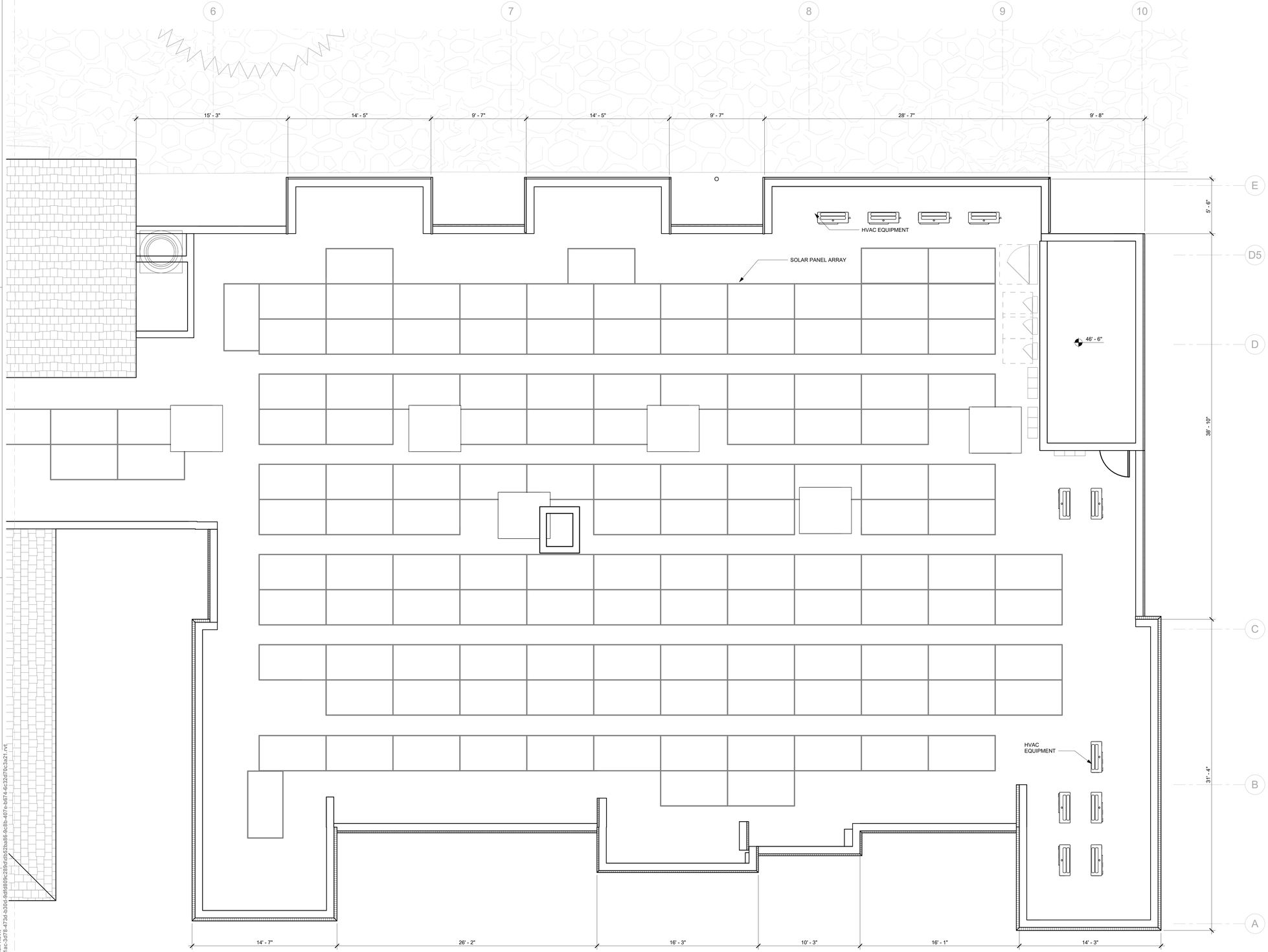
BLDG BC - ROOF PLAN - WEST

A015



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

* AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

0' 2' 4' 8'

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Ascend Architecture

Residences at Jibboom Building BC

10002-10090 Jibboom Street,
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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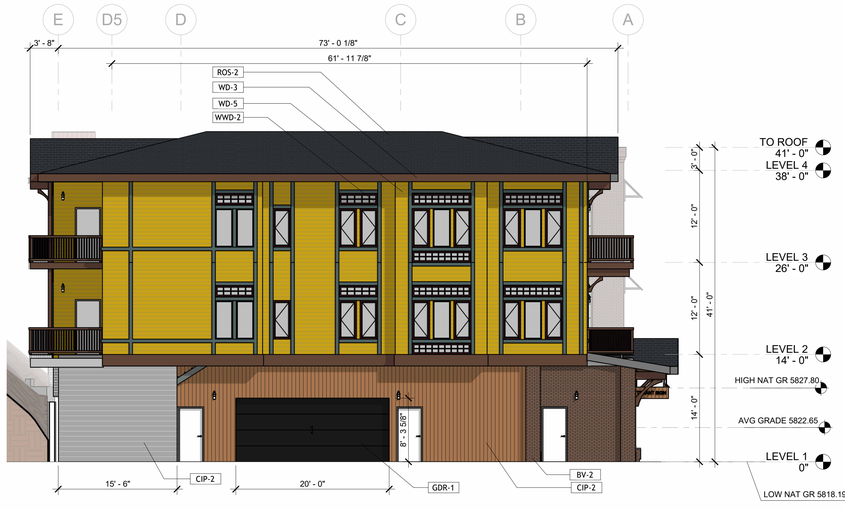
BLDG BC - ROOF PLAN - EAST

A016

4 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

SHEET NOTES

1. SEE SITE PLAN FOR LOW NATURAL GRADE AND HIGH NATURAL GRADE POINTS LOCATIONS

KEYNOTES

BV-2	BRICK VENEER, BELDEN, MODULAR FACE BRICK ST SIMON BLEND DART-TEX
BV-3	BRICK VENEER, BELDEN, MODULAR FACE BRICK 830 DART-TEX
BV-4	BRICK VENEER, BELDEN, MODULAR FACE BRICK METALLIC BLACK VERTICAL SCORE
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
GDR-1	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, DARK GRAY
GDR-2	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, GREEN TO MATCH ADJACENT WALL
MR-1	METAL RAILING, 2"x 1/2" STEEL FLAT BAR POSTS BALUSTERS @ 4" OC, BLACK
MT-4	METAL STANDING SEAM ROOFING, BLACK (TO MATCH SFA-1)
MT-6	EXPOSED STEEL, BLACK (TO MATCH SFA-1)
ROS-2	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTEED, COUNTRY GRAY
SFA-1	ALUMINUM STOREFRONT, TO MATCH WWD-2 (CLAY)
SFA-3	ALUMINUM STOREFRONT, BRONZE
WD-2	WOOD TRIM, CABOT SOLID STAIN, BALSAM PINE
WD-3	WOOD FINISH, CEDAR, SOLID BODY STAIN, BARK MULCH
WD-5	WOOD SIDING, HORIZONTAL AND VERTICAL, CEDAR, TO MATCH HISTORIC YELLOW AT TRAIN STATION
WD-6	WOOD SIDING, VERTICAL, CEDAR, 1X8, CABOT SOLID STAIN, TILE RED
WD-7	WOOD SIDING, HORIZONTAL, CEDAR, 1X8, CABOT SEMI-SOLID STAIN, HEDGEROW
WD-9	WOOD TRIM, VERTICAL, CEDAR, 1X8, CABOT SOLID STAIN, TILE RED
WD-11	WOOD SOFFIT, 1X6 T&G FIR, DUCKBACK 50% SEMI-TRANSPARENT WEATHERD GRAY, 50% NATURAL
WWD-2	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, CLAY
WWD-3	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BLACK

0' 4' 8' 16'

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BLDG BC - ELEVATIONS

A017

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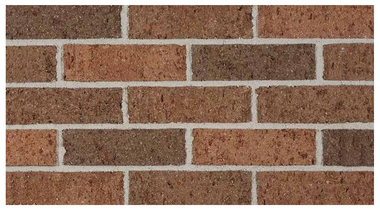
ROS-2

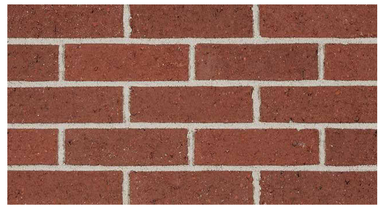
CIP-2

WWD-3



BV-2

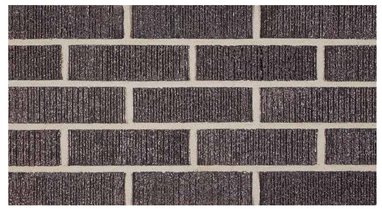
WD-11



BV-3

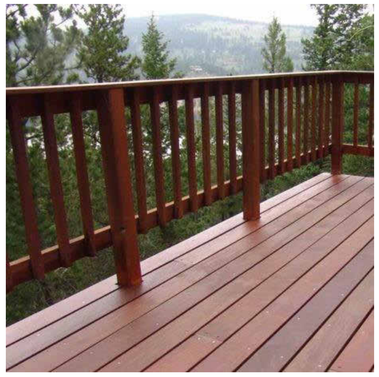
WWD-2

WD-5



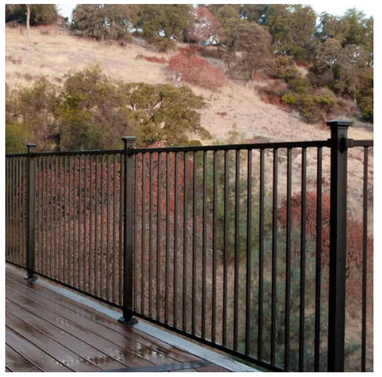
BV-4

WD-2



WR-1

WD-7



MR-1

WD-3

WD-9

WD-6

BUILDING MATERIALS	
KEY	MATERIAL
BV-2	BRICK VENEER, BELDEN, MODULAR FACE BRICK ST SIMON BLEND DART-TEX
BV-3	BRICK VENEER, BELDEN, MODULAR FACE BRICK 830 DART-TEX
BV-4	BRICK VENEER, BELDEN, MODULAR FACE BRICK METALLIC BLACK VERTICAL SCORE
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WD-7	WOOD SIDING, HORIZONTAL, CEDAR, 1X8, CABOT SEMI-SOLID STAIN, HEDGEROW
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BLDG BC - MATERIALS

A018

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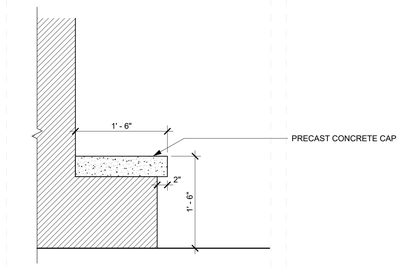
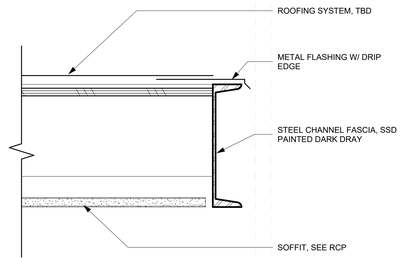
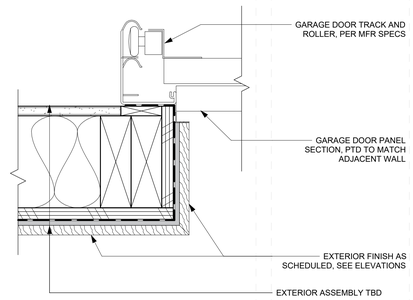


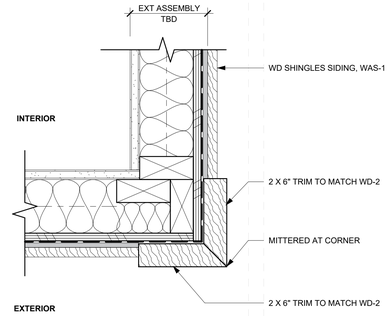
14 CONCRETE BENCH @ SIDEWALK
1" = 1'-0"



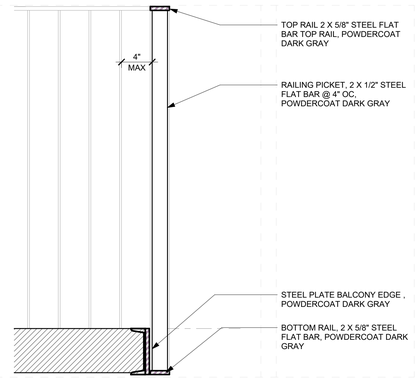
10 CHANNEL FACIA AT CANOPY
3" = 1'-0"



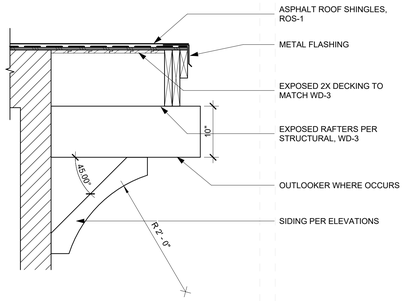
17 GARAGE DOOR JAMB DETAIL
3" = 1'-0"



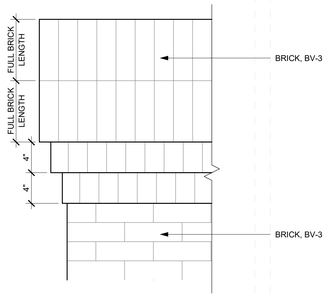
6 TRIM @ OUTSIDE CORNER
3" = 1'-0"



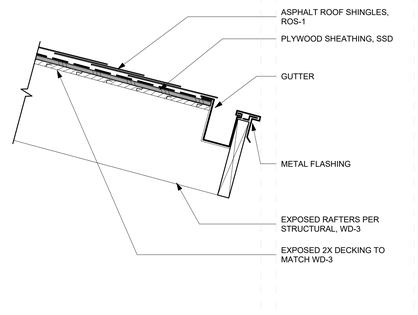
3 RAILING 2 DETAIL
1 1/2" = 1'-0"



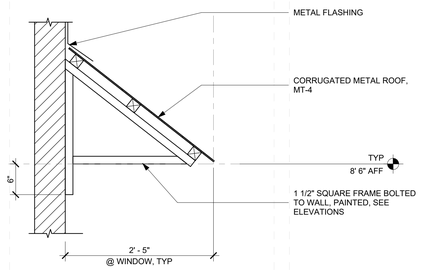
16 OUTLOOKER & ELBOW BRACE
1" = 1'-0"



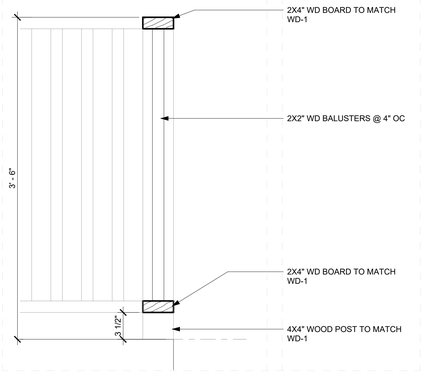
13 BRICK DETAIL @ RED BRICK
1 1/2" = 1'-0"



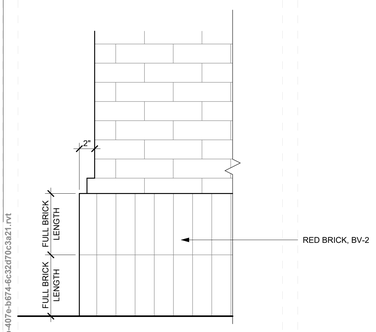
9 GUTTER @ EXPOSED RAFTER
1 1/2" = 1'-0"



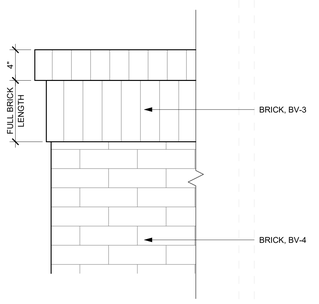
5 WINDOW AWNING
1" = 1'-0"



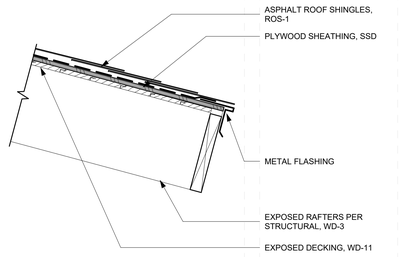
2 RAILING DETAIL
1 1/2" = 1'-0"



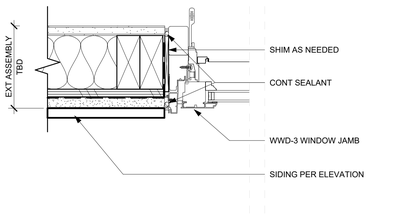
15 BRICK DETAIL @ COLUMN
1 1/2" = 1'-0"

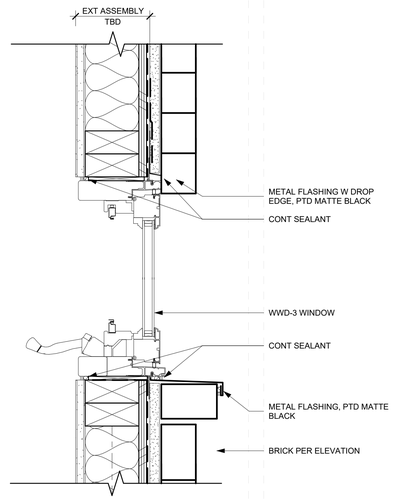


12 BRICK DETAIL @ BLACK BRICK
1 1/2" = 1'-0"

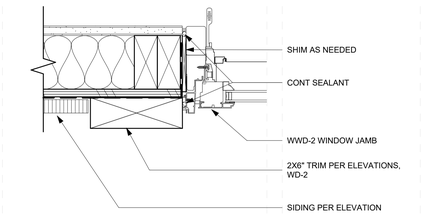


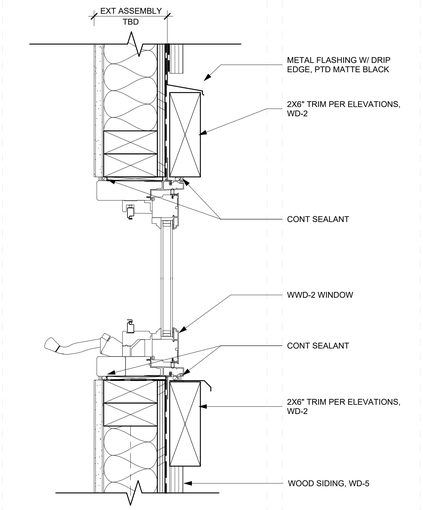
8 FACIA @ EXPOSED RAFTERS
1 1/2" = 1'-0"



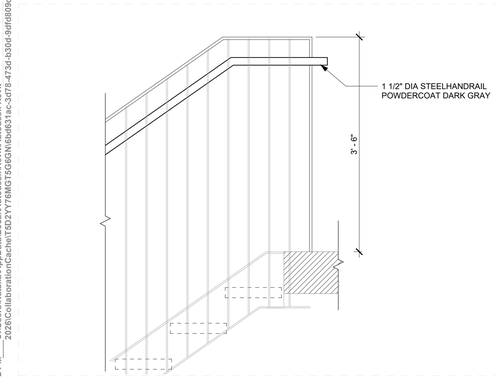


4 WINDOW SILL/HEAD/JAMB_BLDG C
3" = 1'-0"

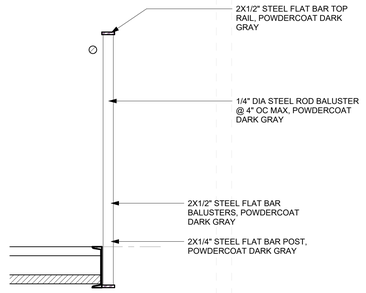




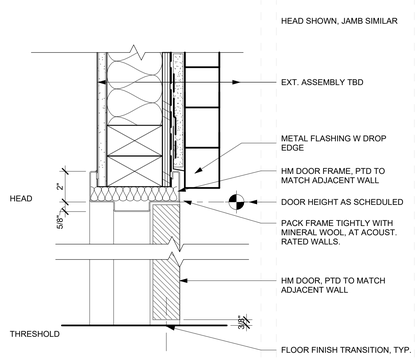
1 WINDOW SILL/HEAD/JAMB_BLDG B
3" = 1'-0"



11 PLAZA EXTERIOR STAIRS
1" = 1'-0"



7 TYP EXT HM DOOR HEAD
3" = 1'-0"



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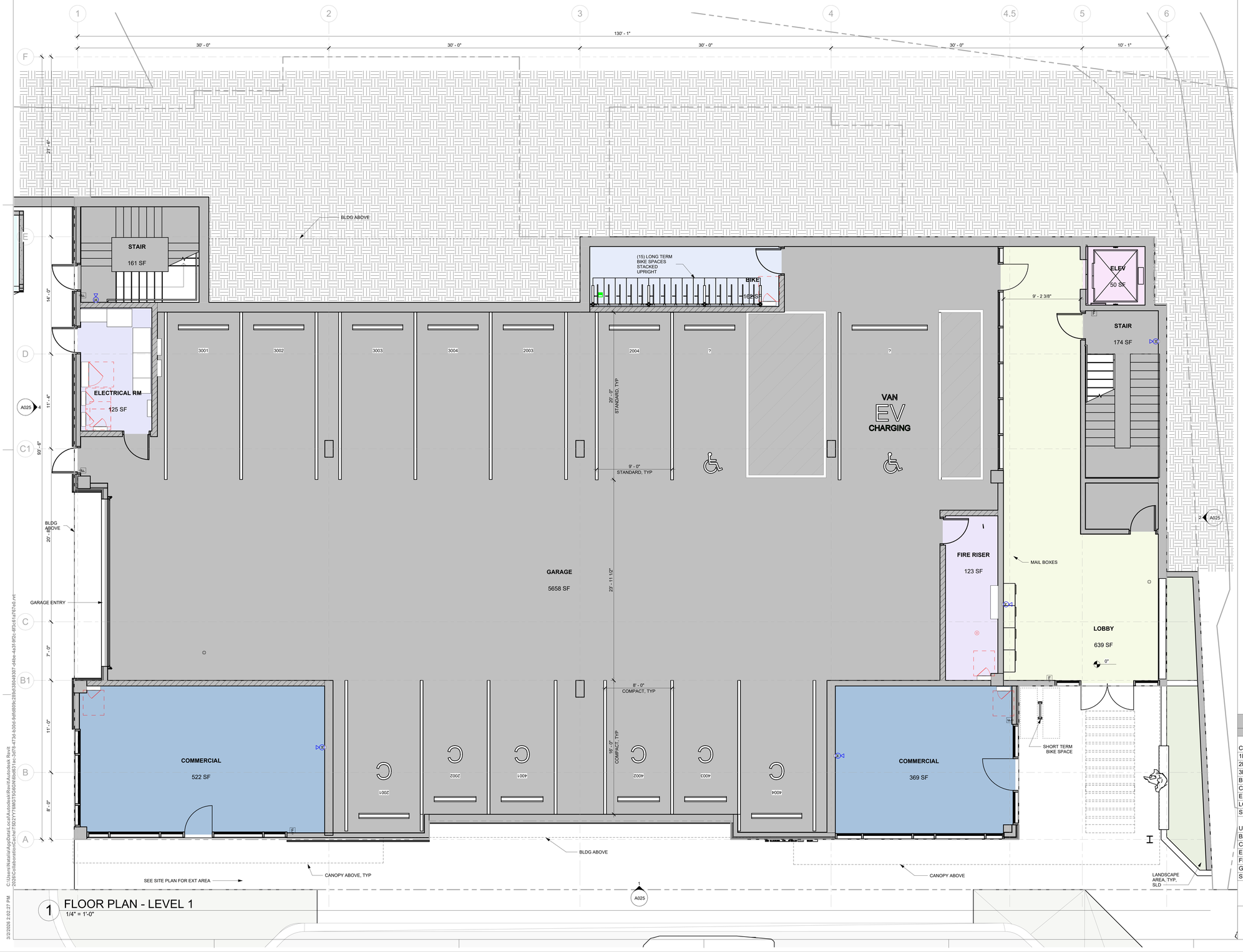
BLDG BC - DETAILS

A019



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

SHEET NOTES

1. AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

NET USABLE AREA SCHEDULE_BLDG D

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

0' 2' 4' 8'

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BLDG D - FLOOR PLAN - LEVEL 1

A020

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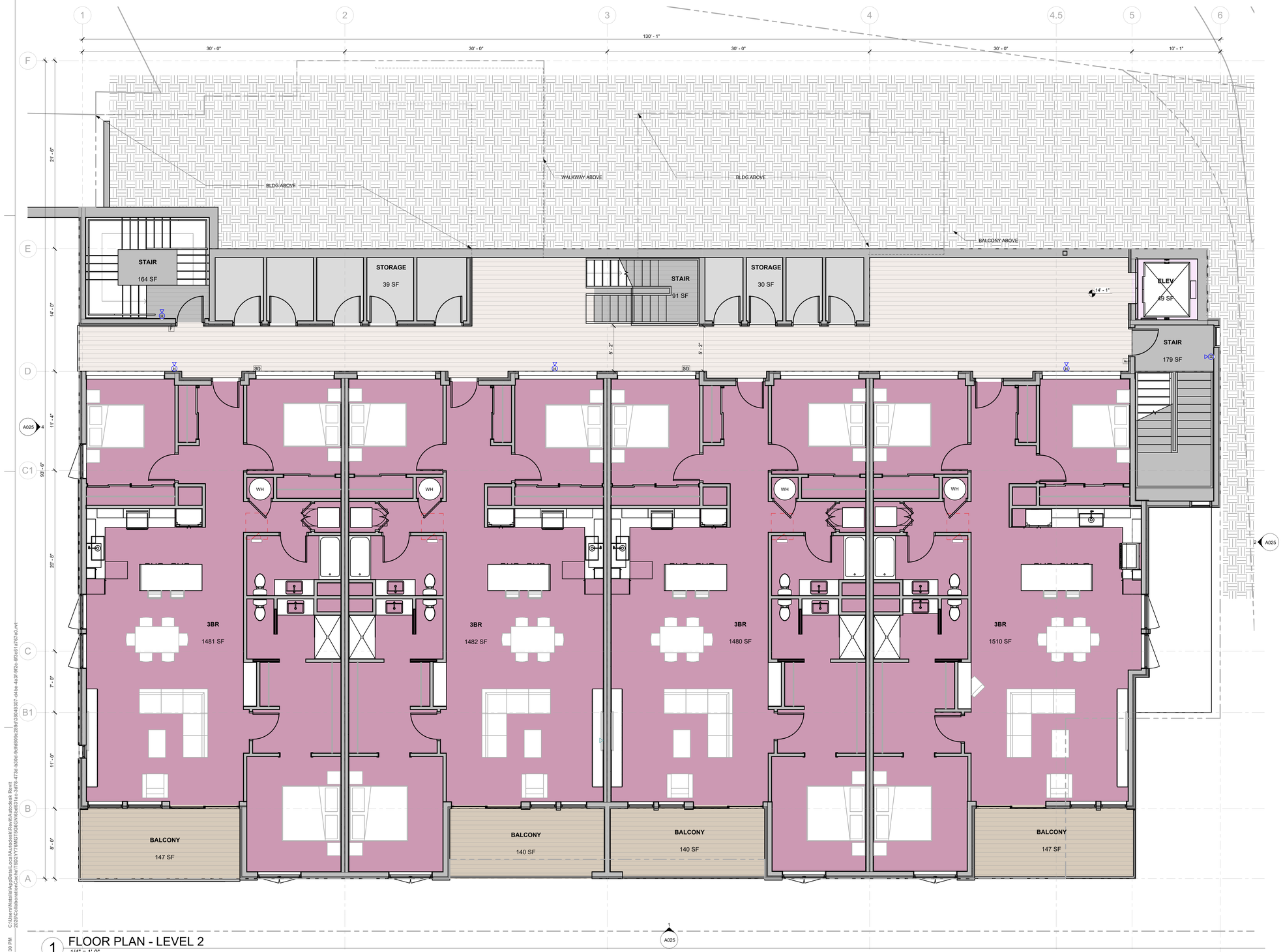

1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

SHEET NOTES

1. AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

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	1	11/20/2025

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BLDG D - FLOOR PLAN - LEVEL 2

A021

0' 2' 4' 8'

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

SHEET NOTES

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Revisions	Δ Delta	Date
	1	11/20/2025

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BLDG D - FLOOR PLAN - LEVEL 3

A022

0' 2' 4' 8'

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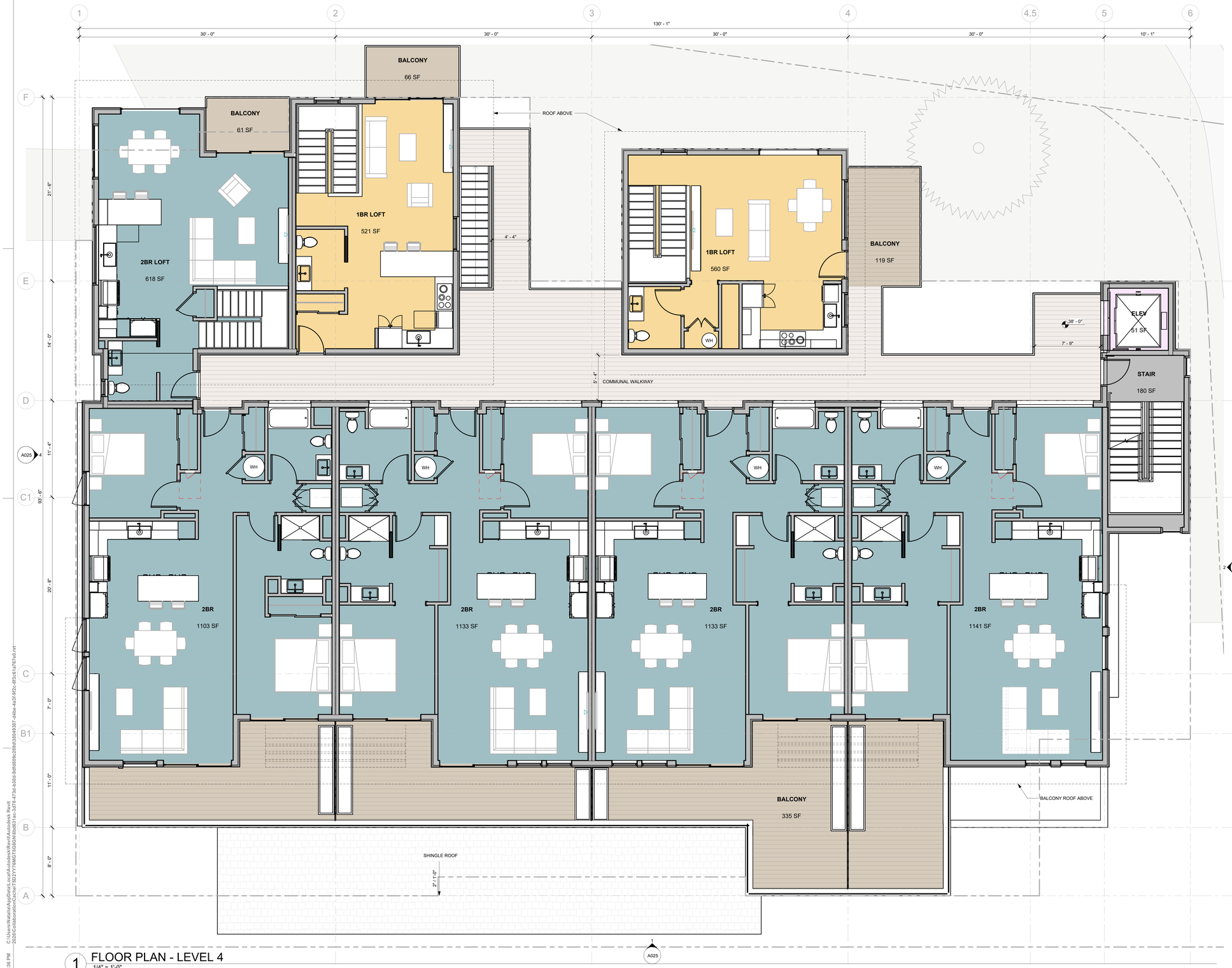

1 FLOOR PLAN - LEVEL 4
1/4" = 1'-0"

SHEET NOTES

1. AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

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Issuance	Date
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BLDG D - FLOOR PLAN - LEVEL 4

A023

0' 2' 4' 8'

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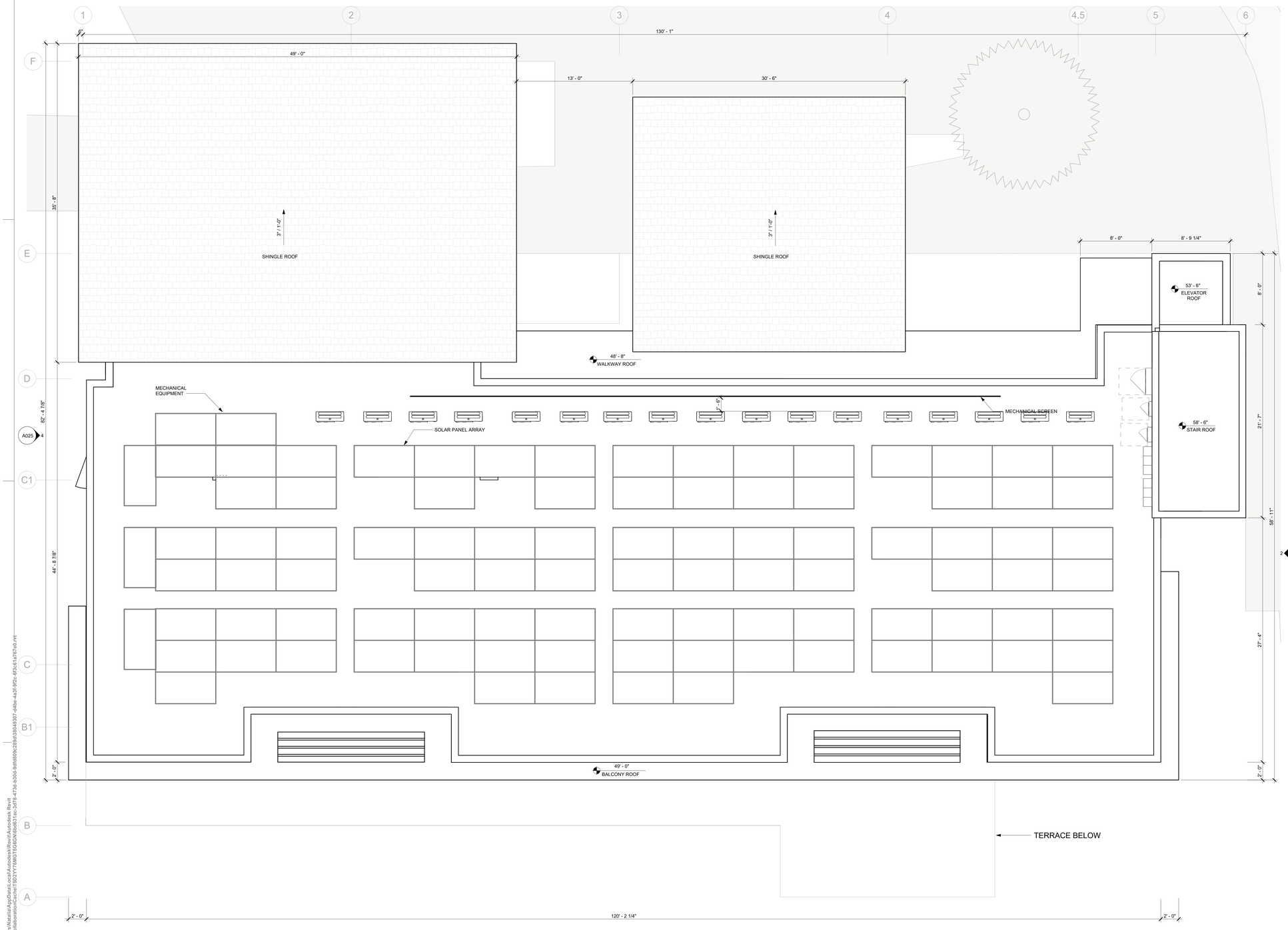

1 ROOF PLAN
1/4" = 1'-0"

1
A025

SHEET NOTES

1. AREAS SHOWN IN FLOOR PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS UNIT AREAS

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BLDG D - ROOF PLAN

A024

0' 2' 4' 8'

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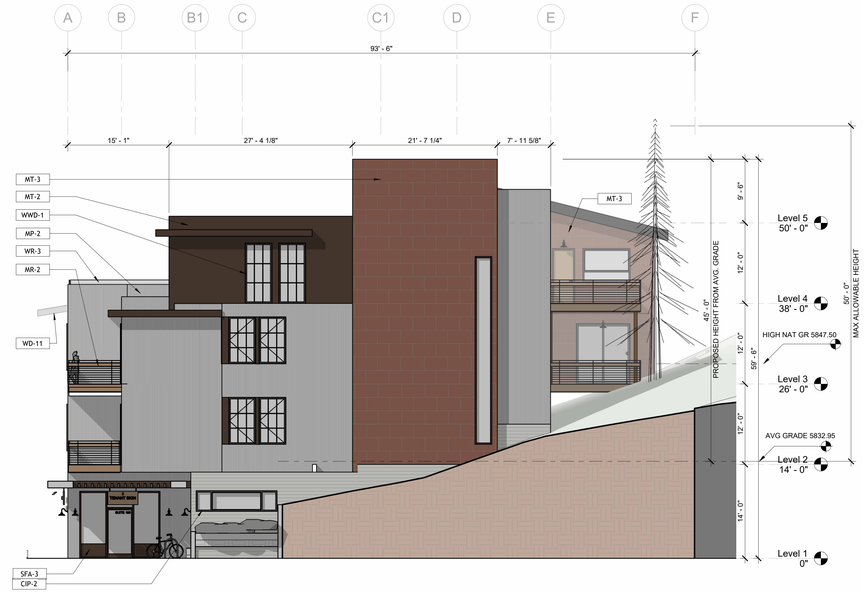
4 WEST ELEVATION
1/8" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

SHEET NOTES

LEGEND

- ASPHALT ROOF SHINGLES, PEWTER
- METAL SIDING FLAT STEEL SHINGLES, 22 GA, RUSTED
- METAL SIDING FLAT METAL PANELS, 22 GA, DARK BRONZE
- CORRUGATED METAL, MISTIQUE PLUS
- CORRUGATED METAL, RUSTED
- HORIZONTAL WOOD SIDING, GREEN
- CIP HORIZONTAL BOARD FORM CONCRETE

KEYNOTES

CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
GDR-3	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, DARK GRAY
MP-2	CORRUGATTED METAL, MISTIQUE PLUS
MP-3	CORRUGATED METAL, RUSTED
MP-5	PERFORATED METAL PANEL, ROUND 50% OPEN, DARK BRONZE
MR-2	METAL RAILING, 2"x 1/2" STEEL FLAT BAR POSTS & RAILING, BLACK W WOOD ACCENTS
MT-2	METAL SIDING FLAT METAL PANELS, 22 GA, DARK BRONZE
MT-3	METAL SIDING FLAT STEEL SHINGLES, 22 GA, RUSTED
ROS-1	ASPHALT ROOF SHINGLES, LANDMARK BY CERTAINTEED, PEWTER
SFA-3	ALUMINUM STOREFRONT, BRONZE
WAS-3	TONGUE & GROOVE CEDAR SIDING 1X6" HORIZONTAL, GREEN
WD-4	HORIZONTAL GAPPED BOARD, RED CEDAR
WD-11	WOOD SOFFIT, 1X8 T&G FIR, DUCKBACK 50% SEMI-TRANSPARENT WEATHERD GRAY, 50% NATURAL
WDD-3	WOOD DECKING, TIMBERTECH VINNTAGE COLLECTION, COASTLINE
WR-3	WOOD RAILING, HORIZONTAL PLANKS & PERFORATED PANEL
WWD-1	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BRONZE

0' 4' 8' 16'

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BLDG D - ELEVATIONS

A025

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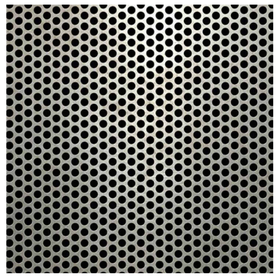
ROS-1

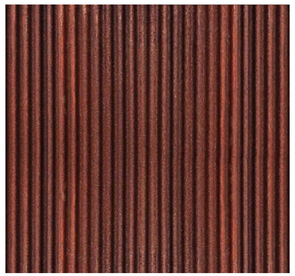
SFA-3

WD-4



MP-5

MT-2

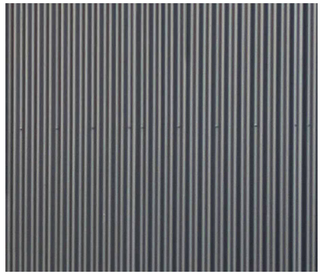


MP-3

WAS-3

WDD-3

MT-3



MP-2

CIP

WD-11

BUILDING MATERIALS	
KEY NUMBER	MATERIAL
CIP-2	CIP HORIZONTAL BOARD FORM CONCRETE
GDR-3	GARAGE DOOR, SECTIONAL OVERHEAD, STEEL, DARK GRAY
MP-2	CORRUGATTED METAL, MISTIQUE PLUS
MP-3	CORRUGATED METAL, RUSTED
MP-5	PERFORATED METAL PANEL, ROUND 50% OPEN, DARK BRONZE
MR-2	METAL RAILING, 2"x 1/2" STEEL FLAT BAR POSTS & RAILING, BLACK W WOOD ACCENTS
MT-2	METAL SIDING FLAT METAL PANELS, 22 GA, DARK BRONZE
MT-3	METAL SIDING FLAT STEEL SHINGLES, 22 GA, RUSTED
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SFA-3	ALUMINUM STOREFRONT, BRONZE
WAS-3	TONGUE & GROOVE CEDAR SIDING 1X6" HORIZONTAL, GREEN
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WDD-3	WOOD DECKING, TIMBERTECH VINNTAGE COLLECTION, COASTLINE
WR-3	WOOD RAILING, HORIZONTAL PLANKS & PERFORATED PANEL
WWD-1	ALUMINUM CLAD WOOD WINDOWS, SIERRA PACIFIC, URBAN, BRONZE

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BLDG D - MATERIALS

A026

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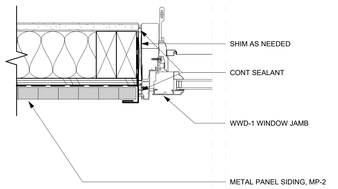
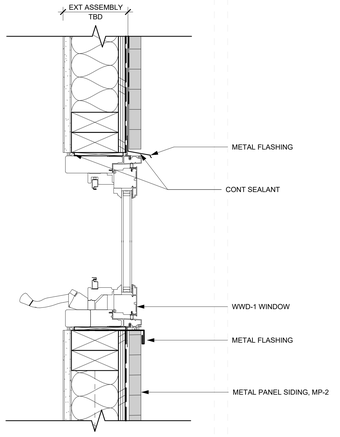
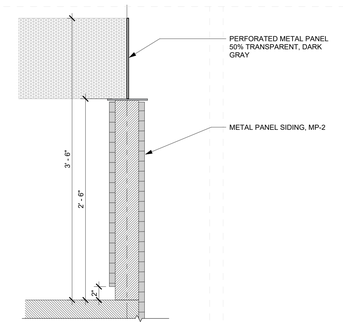
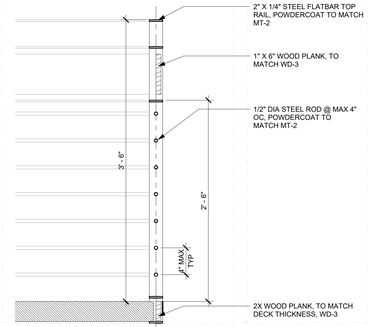




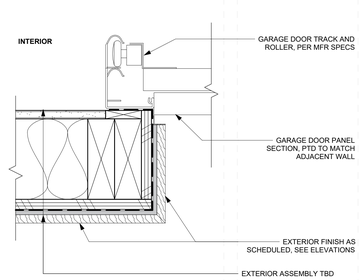
7 WINDOW SILL/HEAD/ JAMB DETAIL
3" = 1'-0"



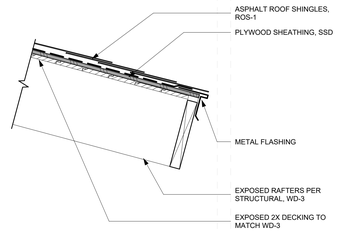
4 RAILING 3 DETAIL
1 1/2" = 1'-0"



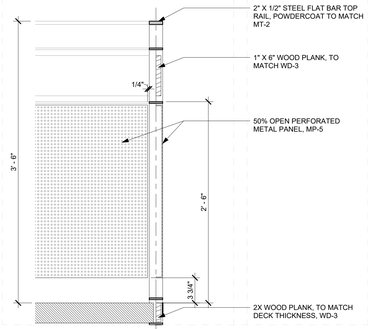
3 RAILING 2 DETAIL
1 1/2" = 1'-0"



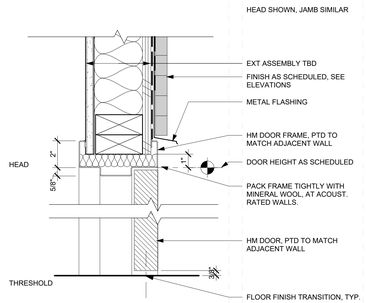
9 GARAGE DOOR JAMB DETAIL
3" = 1'-0"



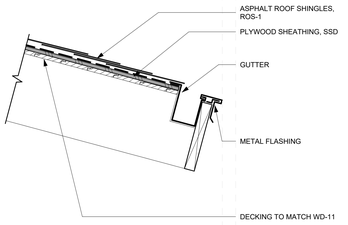
6 FACIA @ EXPOSED RAFTERS
1 1/2" = 1'-0"



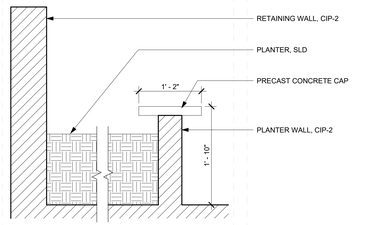
2 RAILING 2 W PANEL DETAIL
1 1/2" = 1'-0"



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



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



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

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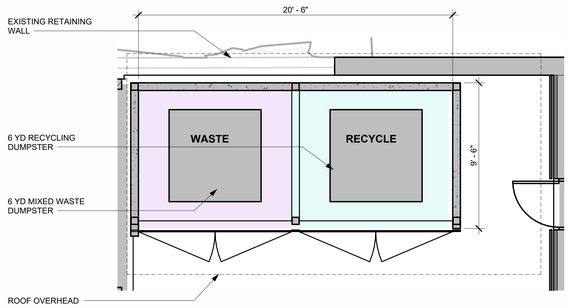
BLDG D - DETAILS

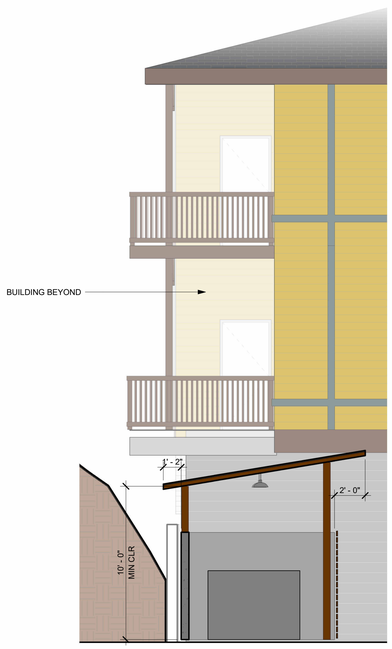
A027

SHEET NOTES:

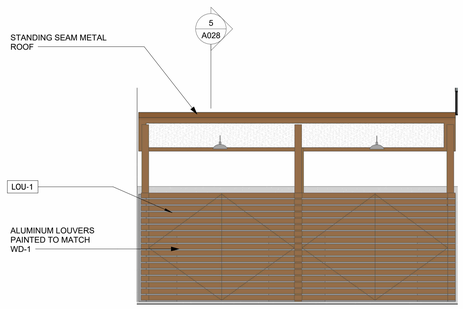
1. AREAS SHOWN IN PLANS ARE NET USABLE AREAS. REFER TO G001 AREA SCHEDULE FOR GROSS AREAS



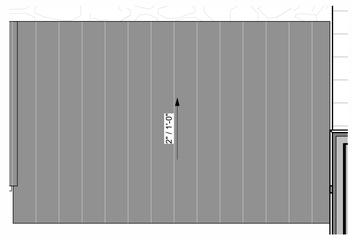
3 SOLID WASTE ENCLOSURE PLAN - C&D
1/4" = 1'-0"



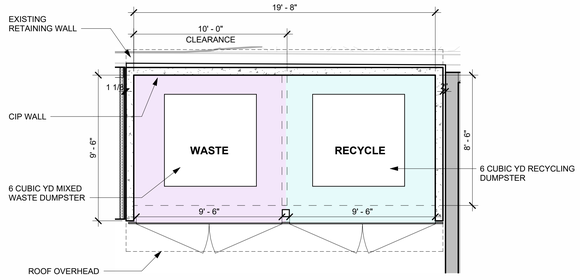
5 TRASH ENCLOSURE TYP
1/4" = 1'-0"



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



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



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

TRASH CONTAINER CALCS

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

SOLID WASTE ENCLOSURE BETWEEN BLDG A & B

BLDG A :	15 UNITS	X	1/3	=	5 CUBIC YARDS
BLDG B :	16 UNITS	X	1/3	=	5.3 CUBIC YARDS
TOTAL:					10.3 CUBIC YARDS
RECYCLE	10.3 X 0.40 =				4.1 CUBIC YARDS
MIXED WASTE	10.3 X 0.60 =				6.2 CUBIC YARDS

SOLID WASTE ENCLOSURE BETWEEN BLDG C & D

BLDG C:	16 UNITS	X	1/3	=	5.3 CUBIC YARDS
BLDG D:	15 UNITS	X	1/3	=	5 CUBIC YARDS
TOTAL:					10.3 CUBIC YARDS
RECYCLE	10.3 X 0.40 =				4.1 CUBIC YARDS
MIXED WASTE	10.3 X 0.60 =				6.2 CUBIC YARDS

0' 2' 4' 8'

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ENLARGED TRASH ENCLOSURE

A028

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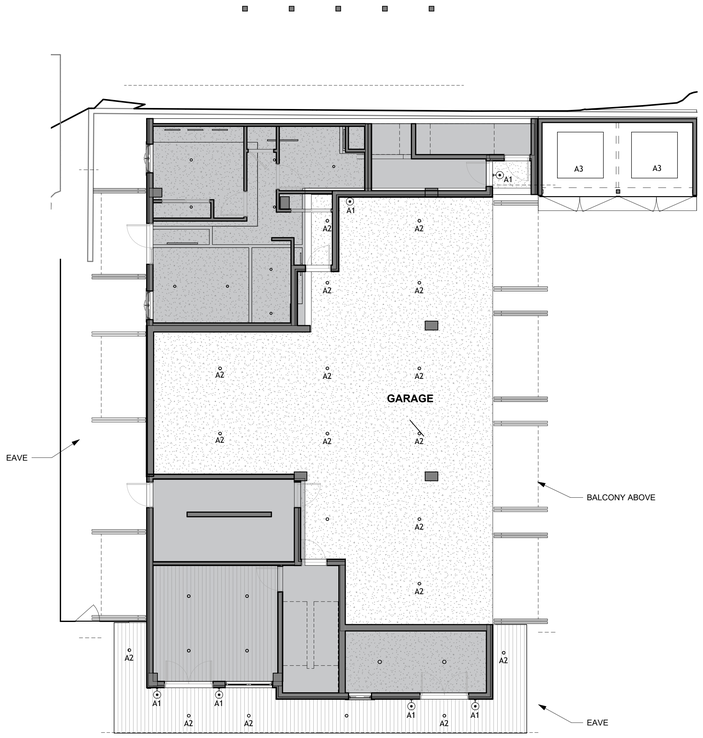
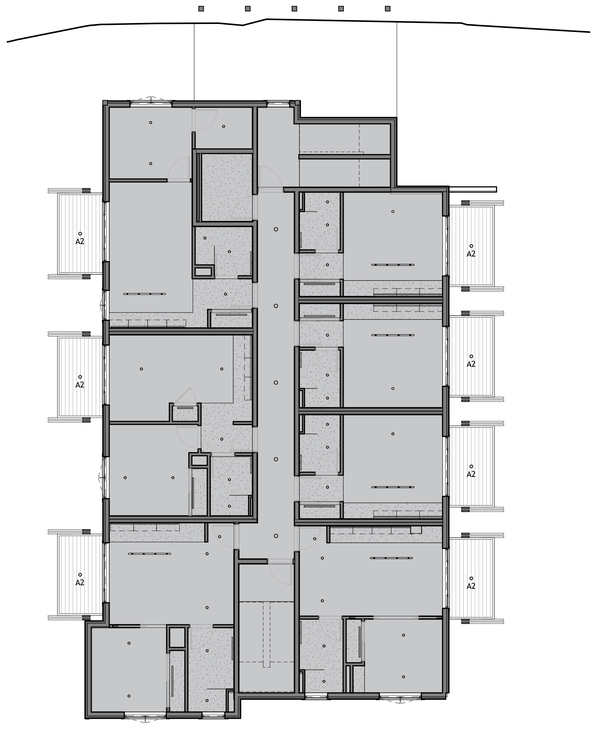


1 LEVEL 1 - LIGHTING PLAN
1/8" = 1'-0"



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

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

LIGHTING FIXTURE INFORMATION

LIGHTING FIXTURE SCHEDULE_EXTERIOR LIGHTING

Tag	Manufacturer	Model	Description	Finish
A1	TMS	FORTE - 1710 LUMENS	WALL MOUNTED SCONCE	ARCH BRONZE
A2	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN LIGHT 8"	PAINT TO MATCH SOFFIT
A3	TMS	FORTE - 1530 LUMENS	PENDANT LIGHT	ARCH BRONZE
L1			RECESSED CAN LIGHT, 4"	
L2			LINEAR SCONCE AT VANITY	
L3			LINEAR SCONCE AT VANITY	
L4			STRIP LIGHT AT CLOSETS W OCCUPANCY SENSOR	
L6			RECESSED CAN LIGHT, 6"	
L7			TRACK W (4) TRACK LIGHTS	
UC			UNDER CABINET LIGHTS	

A2

A1

A3

LEGEND

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

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

0' 2' 4' 8'

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BLDG A - EXTERIOR LIGHTING PLAN

LI001

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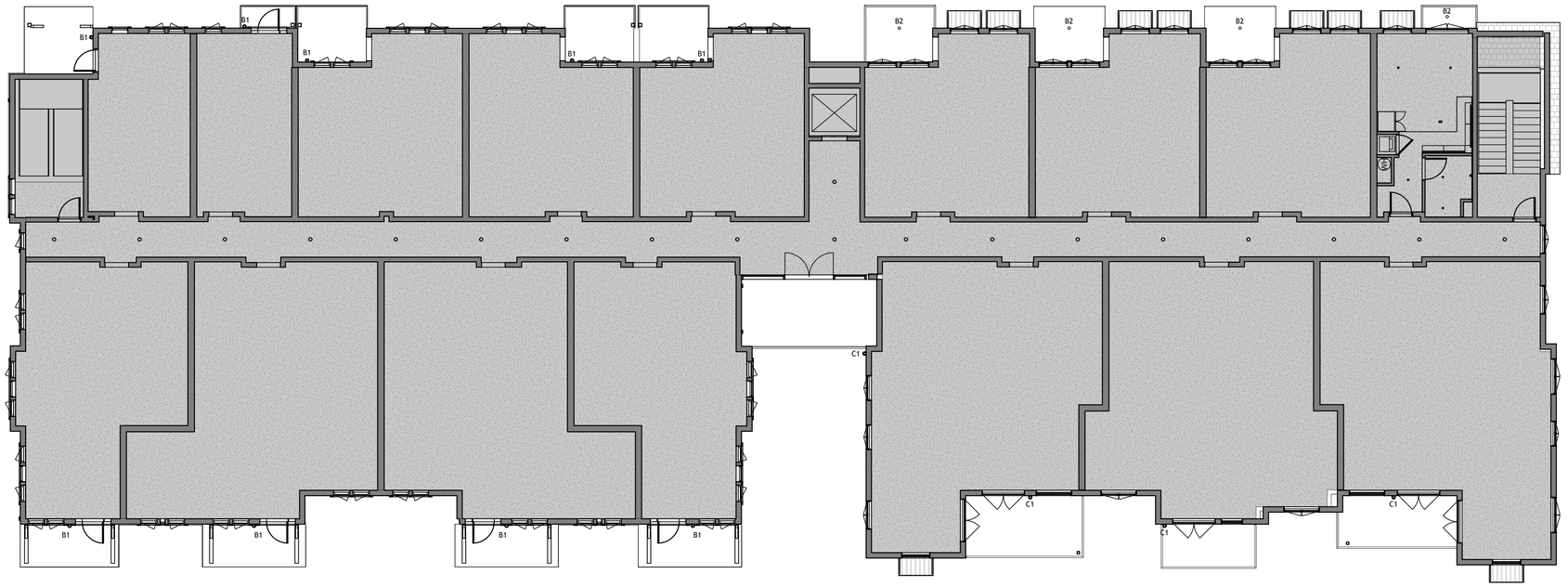
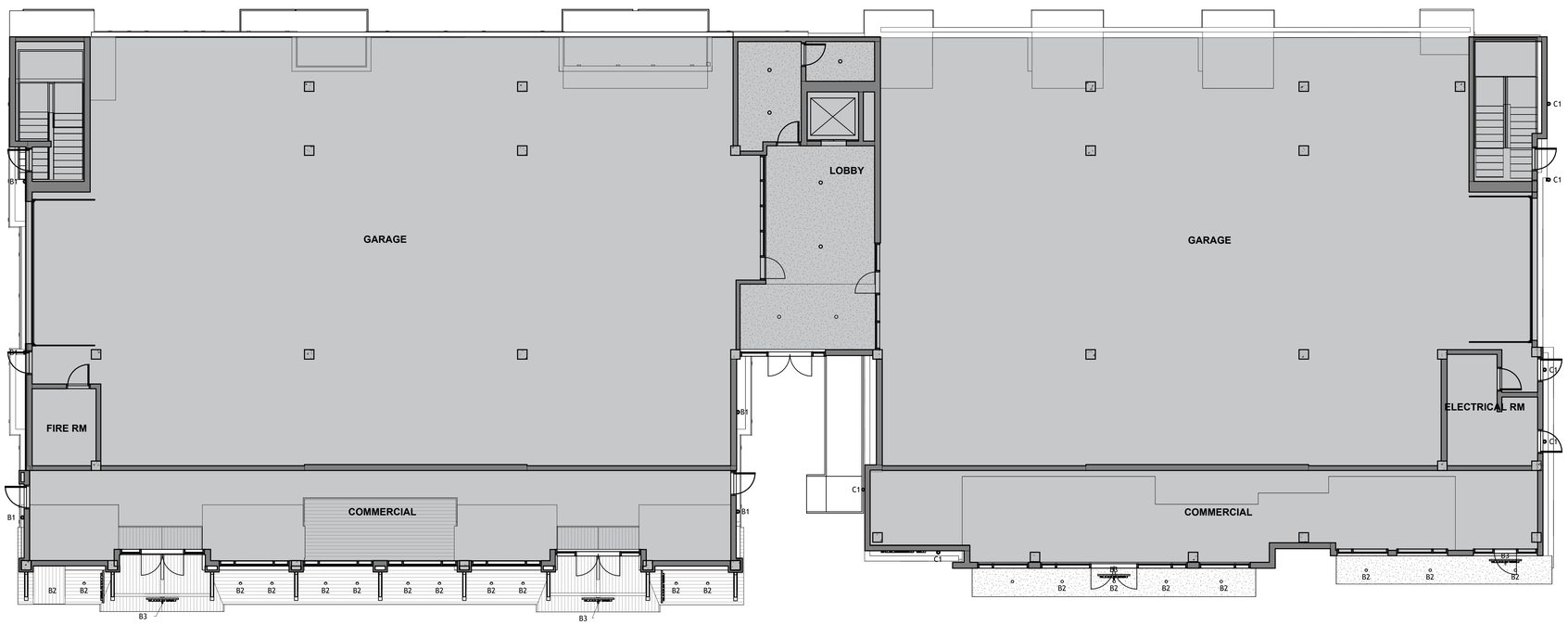


2 LIGHTING PLAN - LEVEL 2 & 3
1/8" = 1'-0"



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

LIGHTING FIXTURE INFORMATION

LIGHTING FIXTURE SCHEDULE_Exterior

TAG	MANUFACTURER	MODEL	DESCRIPTION	FINISH
B1	MODERN FORMS	BALTHUS - 481 LUMENS	SCONCE	OIL RUBBED BRONZE
B2	NORA LIGHTING	NLTH-81TW 1920 LUMENS	RECESSED CAN LIGHT, 8"	PAINT TO MATCH SOFFIT
B3	BK LIGHTING	DELTA STAR - 630 LUMENS	DIRECTIONAL	BRONZE WRINKLE
C1	TBD	LAREDO - 1120 LUMENS	SCONCE	RUSTIC FORGE
L1	TBD		RECESSED CAN LIGHT, 3"	
L2	TBD		SCONCE AT VANITY	
L3	TBD		LINEAR PENDANT	
L4	TBD		STRIP LIGHT AT CLOSETS	
L6	TBD		RECESSED CAN LIGHT, 6"	
UC	TBD		UNDER CABINET LIGHTS	
UC1	TBD		UNDER CABINET LIGHTS	

LIGHTING FIXTURE REFERENCE

B2

C1

B1

B3

LEGEND

INTERIOR SPACE, NOT IN SCOPE

A0 LIGHTING FIXTURE TAG, SEE LIGHTING FIXTURE SCHEUDLE

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

0' 4' 8' 16'

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Ascend Architecture

Residences at Jibboom Building BC

10002-10090 Jibboom Street,
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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

EXTERIOR LIGHTING PLAN - BLDG BC

LI002

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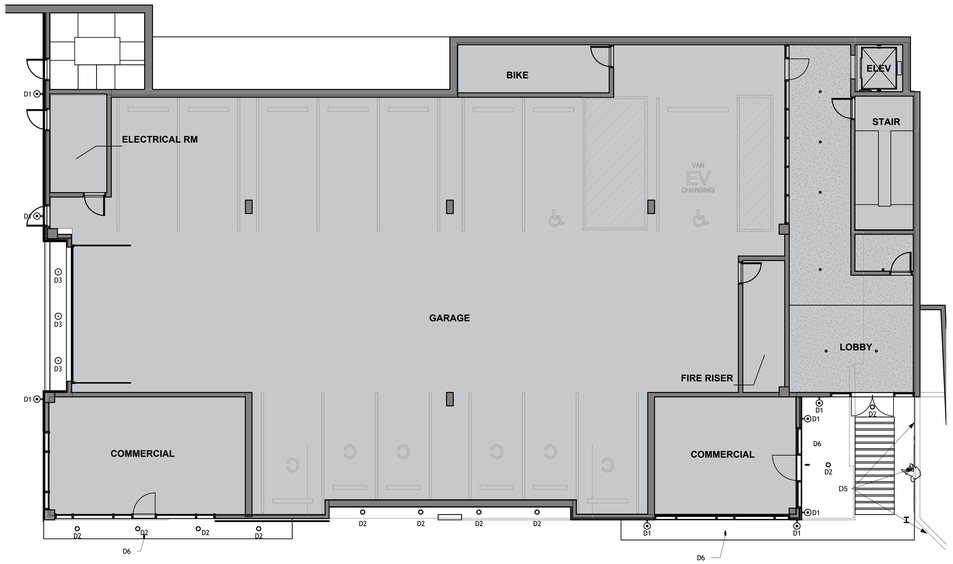
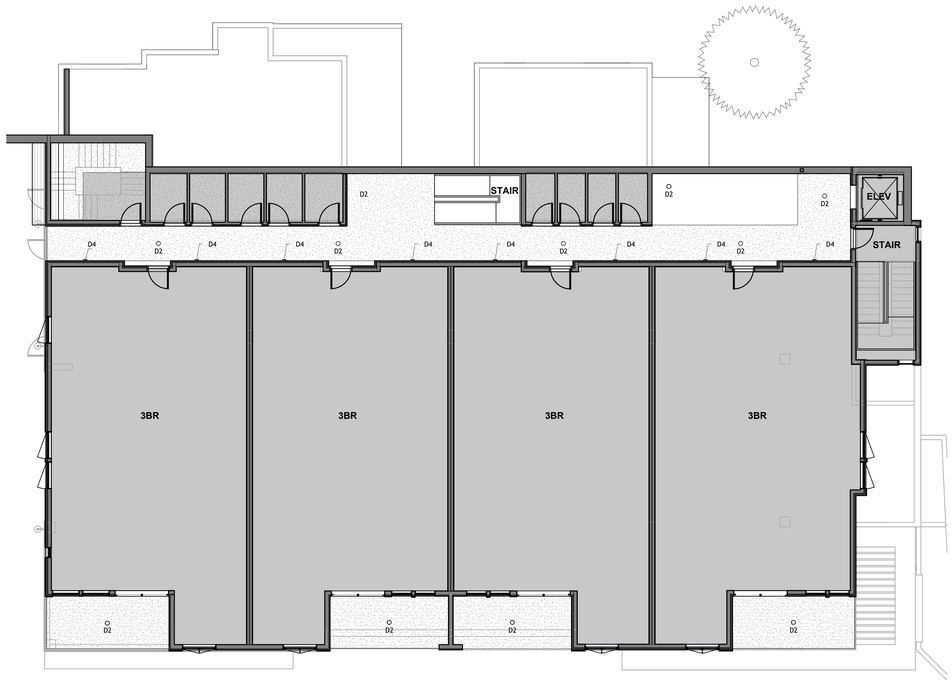


1 EXTERIOR LIGHTING PLAN - LEVEL 01
1/8" = 1'-0"



2 EXTERIOR LIGHTING PLAN - LEVEL 02
1/8" = 1'-0"

LIGHTING FIXTURE INFORMATION

LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	SSS
D1	TMS	FORTE - 1710 LUMENS	WALL MOUNTED SCONCE	ARCH BRONZE
D2	NORA LIGHTING	NLTH-81TW - 1920 LUMENS	RECESSED CAN LIGHT 8"	PAINT TO MATCH SOFFIT
D3	TMS	FORTE - 1530 LUMENS	PENDENT LIGHT	ARCH BRONZE
D4	VISUAL COMFORT MODERN	PEAK OUTDR	WALL MOUNTED SCONCE	BRONZE
D5	ASPECT LED	AL-IWM-L	IN-WALL PATH	GRAY
D6	BK LIGHTING	DELTA STAR - 630 LUMENS	DIRECTIONAL (FOR SIGNAGE)	BRONZE WRINKLE

LIGHTING FIXTURE REFERENCE

LEGEND

INTERIOR SPACE, NOT IN SCOPE

A0 LIGHTING FIXTURE TAG, SEE LIGHTING FIXTURE SCHEUDLE

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

0' 4' 8' 16'

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Residences at Jibboom

10002-10090 Jibboom Street,
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

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415.215.8504 www.Ascend-Arch.com

EXTERIOR LIGHTING PLAN - BLDG D L01 & L02

LI003

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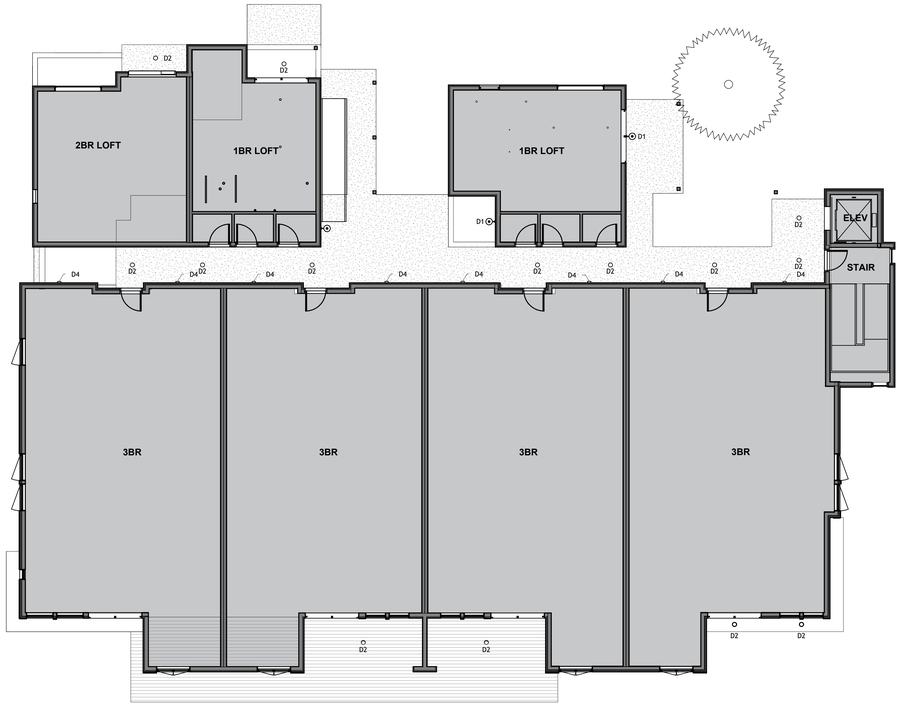

1 EXTERIOR LIGHTING PLAN - LEVEL 03
1/8" = 1'-0"

2 EXTERIOR LIGHTING PLAN - LEVEL 04
1/8" = 1'-0"

LIGHTING FIXTURE INFORMATION

LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	SSS
D1	TMS	FORTE - 1710 LUMENS	WALL MOUNTED SCONCE	ARCH BRONZE
D2	NORA LIGHTING	NLTH-81TW - 1920 LUMENS	RECESSED CAN LIGHT 8"	PAINT TO MATCH SOFFIT
D3	TMS	FORTE - 1530 LUMENS	PENDENT LIGHT	ARCH BRONZE
D4	VISUAL COMFORT MODERN	PEAK OUTDR	WALL MOUNTED SCONCE	BRONZE
D5	ASPECT LED	AL-WW-L	IN-WALL PATH	GRAY
D6	BK LIGHTING	DELTA STAR - 630 LUMENS	DIRECTIONAL (FOR SIGNAGE)	BRONZE WRINKLE

LIGHTING FIXTURE REFERENCE

LEGEND

INTERIOR SPACE, NOT IN SCOPE

A0 LIGHTING FIXTURE TAG, SEE LIGHTING FIXTURE SCHEUDLE

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

0' 4' 8' 16'

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SEAN WHELAN

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

Revisions	Δ Delta	Date

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EXTERIOR LIGHTING PLAN - BLDG D L03 & L04

LI004

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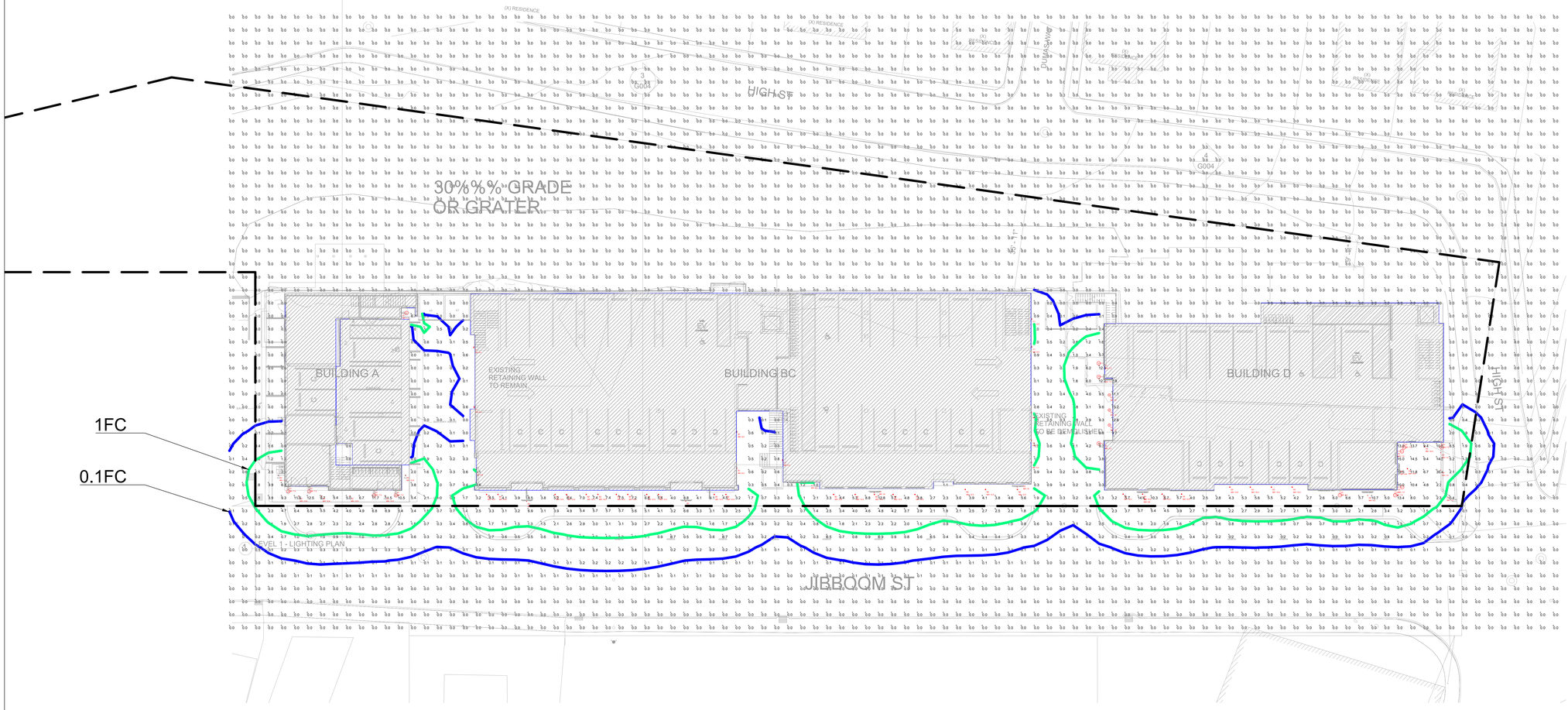

1 SITE PLAN AT LEVEL 1

Luminaire Schedule

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

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

SITE LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Oregon / SW Washington
9450 SW Gemini Dr. #51841
Beaverton, OR 97008-7172
503-644-3445

Sacramento, CA
2277 Fair Oaks Blvd.
Suite 660
Sacramento, CA 95825
916-344-3445

Fresno, CA
7550 N. Palm Ave.
Suite 107
Fresno, CA 93711
559-431-3800

Reno, NV
5190 Neil Road
Suite 111
Reno, NV 89502
775-359-8770

Oregon / SW Washington
9450 SW Gemini Dr. #51841
Beaverton, OR 97008-7172
503-644-3445

Diamond Peak Drive
Suite 111
Vancouver, WA 98662
503-644-3445

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LABORATORY TESTING PERFORMED BY MANUFACTURERS ACCORDING TO PUBLISHED LAMP RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. Actual performance of any manufacturer's luminaires may differ due to variations in tolerances in calculation methods, testing procedures, component performance, voltage variations, input data used to generate the attached calculations such as room surface reflectances, and maintenance conditions. Actual performance of the lighting calculations. If the real environment conditions do not match the input data, the calculated results will deviate between measured values and calculated values.

AGI32 VERSION 20.0
AGI (C) 2024 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
8863 BAYMEADOWS WAY WEST, SUITE 5000, JACKSONVILLE, FL 32256

REPORT FOR:
SUGARPINE ENGINEERING

SALES REPRESENTATIVE:
DAVID GARIBAY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
YUCHENG LU
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
RESIDENCES AT JIBBOOM
TRUCKEE, CA

DRAWING NO. / INPUT FILE:
24709GAR-A-0

REV	SHEET	DATE	SCALE
0	1 OF 1	1/16/2026	1/16" = 1'-0"

Autodesk Docs://Jibboom Multifamily/JIBBOOM BLDG D.rvt 3/28/2024 12:32:46 PM Copyright 2024 MWA, Inc.

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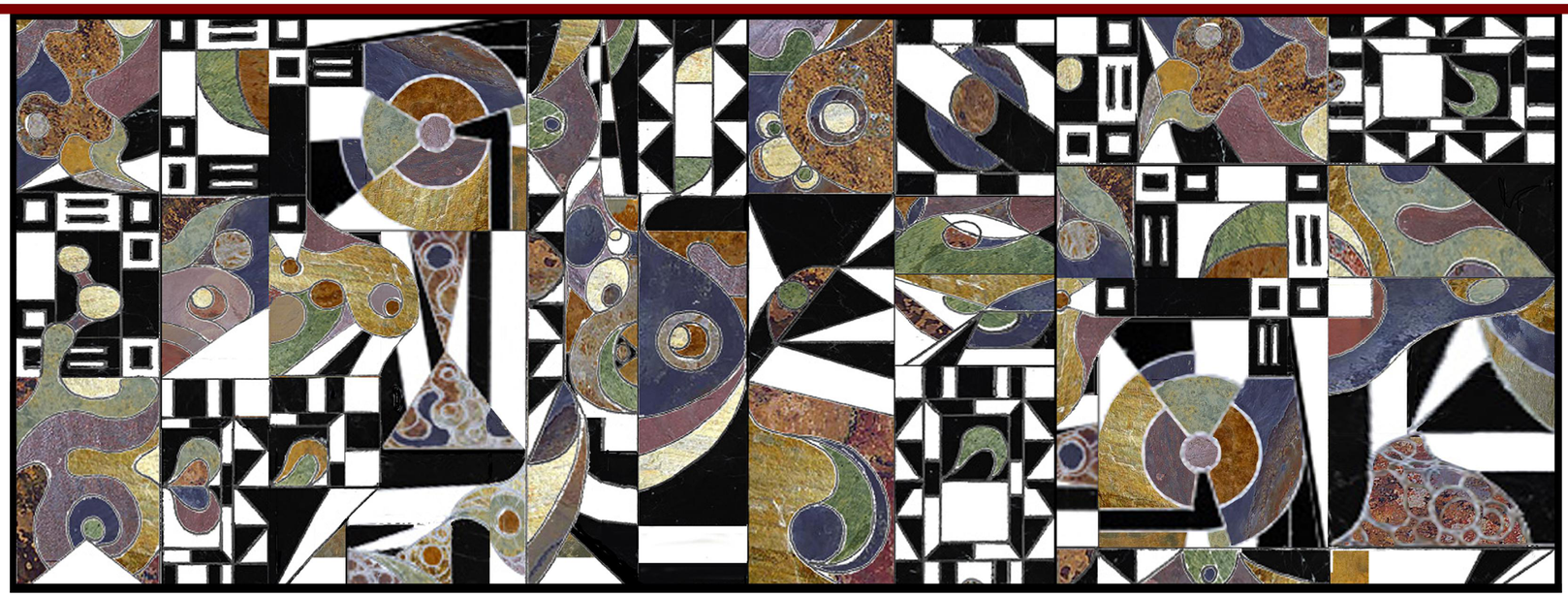

"***Unity of Opposites***", Mixed media 3 D Mural Proposal for the Residence at Jibboom**,** *Truckee, CA***.**

ARTISTS' PROPOSAL

NOT TO SCALE

PRELIMINARY, NOT FOR CONSTRUCTION

3/28/2024 12:32:46 PM

KURT MONROE REINKENS
KRISTINA KEMMLER THOMPSON
ARCHITECTS
11165 BROCKWAY RD. SUITE 1
TRUCKEE, CA 96161
PH: 530.587.0257
FX: 530.587.0761

MWA INC
architecture/engineering

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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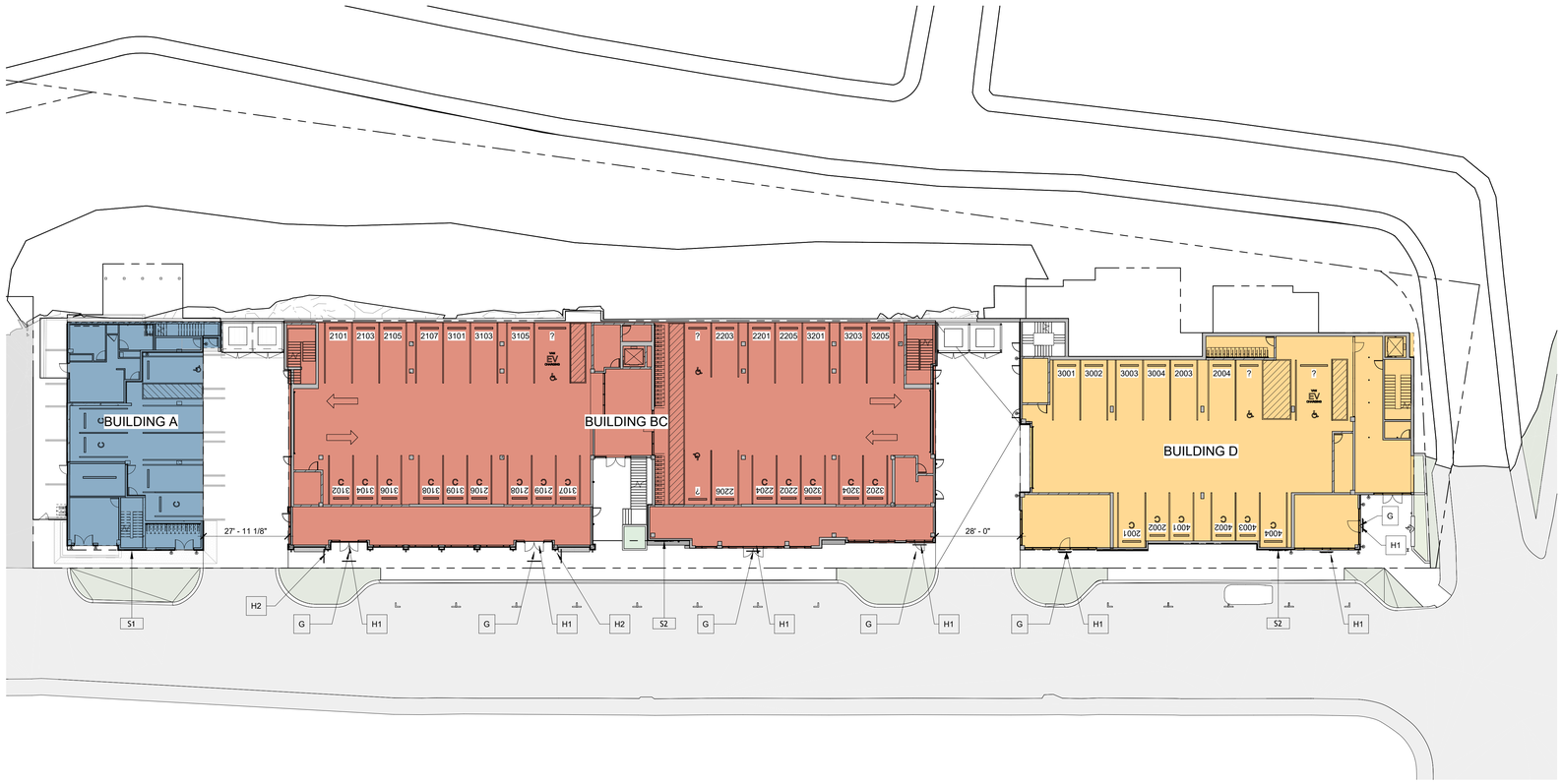
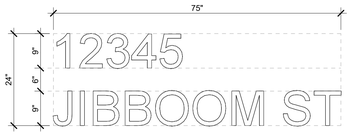


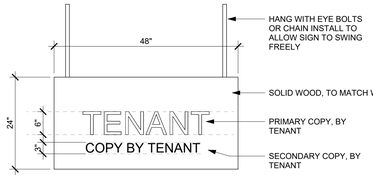
1 SITE PLAN
1" = 20'-0"

SIGN TYPES



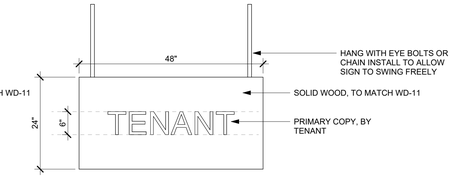
TYPE : S2

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



TYPE : H1

WOOD HANGING SIGN
8 SQFT SIGN AREA
INDIVIDUAL HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS
FONT: ARIAL / COLOR: BLACK



TYPE : H2

WOOD HANGING SIGN PERPENDICULAR
8 SQFT MAX ON EACH SIDE
INDIVIDUAL HOT ROLLED STEEL REVERSE PAN CHANNEL LETTERS
FONT: ARIAL / COLOR: BLACK

TYPE : S1

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

TYPE : G

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

EXTERIOR SIGNAGE SCHEDULE

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

0' 10' 20' 40'

COMPREHENSIVE SIGN PROOGRAM

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

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

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

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

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

1. 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.

2. SIGN AREA SHALL BE CALCULATED PER DEVELOPMENT CODE REQUIREMENTS.

3. SIGNS SHALL BE CONSTRUCTED OF NATURAL MATERIALS, SUCH AS WOOD OR RUSTIC METAL, OR ENGINEERED PRODUCTS THAT APPEAR LIKE NATURAL MATERIALS.

4. GLOSSY AND/OR REFLECTIVE SURFACES ARE PROHIBITED.

5. 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.

6. SIGN LIGHTING SHALL NOT INTERFERE OR CREATE A HAZARD TO OPERATORS OF MOTOR VEHICLES.

7. 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.

8. LIGHTS SHALL HAVE A COLOR TEMPERATURE OF 3,000K OR LESS.

9. METAL FRAMING FOR THE SIGN SHALL NOT BE VISIBLE FROM PUBLIC VIEW.

10. NEON SIGNS SHALL BE RESTRICTED TO 50% OF THE TOTAL AREA ALLOWED FOR THE SIGN TYPE.

11. CABINET (CAN OR BOX) SIGNS THAT ARE INTERNALLY ILLUMINATED SHALL HAVE OPAQUE BACKGROUNDS SO THAT WHEN THE SIGN IS ILLUMINATED, ONLY THE WORDS OR LOGOS ON THE SIGNS ARE LIGHTED.

SIGN TYPES

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

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

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

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

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

NEW / MODIFICATIONS

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

INSTALLATION

ALL SIGNAGE AND SIGN LIGHTING SHALL BE INSTALLED IN A MANNER IN WHICH IT CAN BE REMOVED WITHOUT DAMAGE TO THE BUILDING, ITS EXTERIOR FINISHES, OR OTHER SIGNAGE.
ANY MOUNTING BRACKETS, CONNECTIONS, ELECTRICAL CONNECTIONS, OR SIMILAR ITEMS THAT ARE NO LONGER NEEDED SHALL BE REMOVED. HOLES OR VOIDS IN 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 NOT VISIBLE FROM ANY ANGLE TO MOTORISTS OR PEDESTRIANS.
PERMANENT SIGNS LIMITED BY MAXIMUM AREAS PER SECTION 18.54.030 PART D.2.
WINDOW SIGNS THAT DO NOT EXCEED 1/2 SQUARE FOOT IN AREA OR 50% OF THE WINDOW AREA, MAXIMUM 6 SIGNS PER BUSINESS.
TEMPORARY SIGNS THAT COMPLY WITH SECTION 18.54.050.

THE FOLLOWING ARE CONDENSED APPLICABLE EXCERPTS FROM DEVELOPMENT CODE, SECTION 18.54.060

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

10002-10060 Jibboom Street
Truckee, CA 96161

SEAN WHELAN

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

Revisions	Δ Delta	Date

Ascend Architecture 25.007
10660 Carson Range Road, Truckee, CA 96161
415.215.8904 www.Ascend-Arch.com

SITE PLAN - SIGN

SI001

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FACADE SURFACE AREA = 6,310 SF

4 SOUTH ELEVATION - BLDG D - SIGNAGE

1/8" = 1'-0"

FACADE SURFACE AREA = 1,708 SF

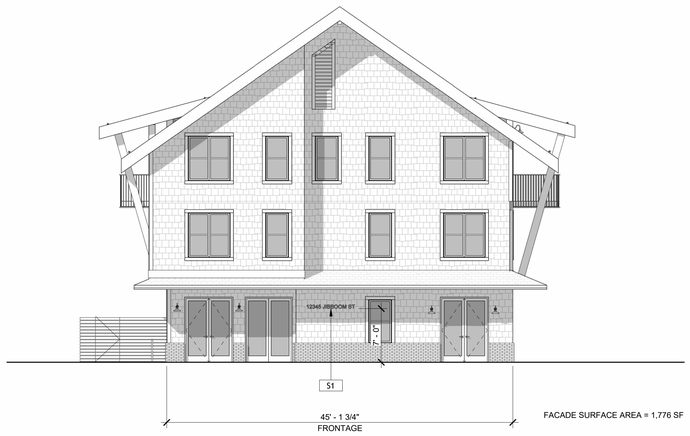
5 EAST ELEVATION - BLDG D - SIGNAGE

1/8" = 1'-0"

FACADE SURFACE AREA = 8,996 SF

3 SOUTH ELEVATION - BLDG BC - SIGNAGE

1/8" = 1'-0"



FACADE SURFACE AREA = 1,776 SF

1 SOUTH ELEVATION - BLDG A - SIGNAGE

1/8" = 1'-0"

2 WEST ELEVATION - BLDG BC - SIGNAGE

1/8" = 1'-0"

SHEET NOTES:

LEGEND

X0	SIGNAGE TAG, SEE SCHEDULE

0' 2' 4' 8'

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SIGNAGE ELEVATIONS

SI002

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