



HOUSING MASTER PLANS

The Housing Master Plans Project is a regional partnership with Nevada County, Sierra County, Placer County, Town of Truckee, City of Grass Valley and City of Nevada City along with design partners Russell Davidson Architect and Jackson & Sands Engineering to provide flexible housing options to the public. This program aims to reduce design cost and plan review for single-family or accessory dwelling units.

Each ADU or plan design is adaptable to various locations, styles, and budgets which provide homeowners with a customizable living space that suits their needs and preferences. [The Options and Site Information Form](#) provides more details on the design flexibility.

Before you apply for the permit, there are a few things to consider:

- Verify your septic system and well can accommodate the additional dwelling unit. Please reach to [Environmental Health](#) with any septic/well questions.
- Prepare your site plan. The site plan should show all development on the parcel including the proposed location of the new structure and any supporting utilities.
- Verify your property setbacks or restrictions are in compliance. Please contact the [Planning Department](#) to discuss your proposed building site and to obtain your property setbacks.
- Consider if you need to grade your parcel for the addition of the new structure. If so, you will need to submit grading plans in addition to your plan submittal.
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- Verify developments standards for accessory or second dwelling units by review our [ADU FAQ handout](#).

How to Apply:

To begin the permit process, you will need to purchase a set of plans from the design consultant for \$1200. Please contact Jackson & Sands Engineering at adu@jacksonandsandsengineering.com to for the right to use the master plans.

For a complete plan submittal, you will need to submit a site plan and a receipt from Jackson & Sands to the Nevada County Building Department either in person or digitally using our Nevada County Citizen Access Portal.

For more information, please visit www.nevadacountyca.gov/CDAHousing

MASTER PLAN DESIGNS



2 Story ADU

Upper Level
1 Bedroom
1 Bathroom
661sf

Lower Level
Garage
661sf



1 Story
ADU or Single-Family Dwelling

2 Bedroom
1 Bathroom
747sf

1 car Garage
315sf



1 story
ADU or Single-Family Dwelling

3 Bedroom
2 Bathroom
1,194sf

2 car Garage
480sf