

# Housing Master Plans

Supporting Development of  
Affordable Housing in Nevada  
County



# Partners



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## A REGIONAL PARTNERSHIP FOR ACHIEVABLE HOUSING

- Nevada County
- Placer County
- Sierra County
- City of Grass Valley
- City of Nevada City
- Town of Truckee

# Financial Facts

- Funding Sources:
  - LEAP Grant: \$104,000
  - ARPA Grant: \$200,000
  - Partner Jurisdiction: \$83,000
  - Total Funding: \$387,000
- 36 free uses of the plans (6 per jurisdiction) are available.
- The plans cost \$1,200 per set.
- A fourth set of plans for a carriage house and a 5th snow load will be ready by the end of June.



# Design Philosophy

Each unit has been designed to be:

- Easily adapted interiors
- Cost-effective as possible
- Simply modified including façade and elements
- Open-concept and provide welcoming atmospheres
- Inclusive of features such as covered outdoor spaces



# Complete Construction Documents

- Floor Plans
- Elevations
- Building Sections
- HVAC Ducting
- Gas Line Pipe Sizing
- Energy Calculations
- Fire Sprinkler Plans
- Solar Plans
- Structural Details
- Structural Sheets: Shear, Foundation, and Roof Framing



# Flexible Construction Documents

- Three Floor Plans
- Four Snow Loads: 30psf, 50psf, 70psf and 490psf
- Two layouts: Standard and flopped
- Garage or no garage
- Two Foundation Types: Slab or Raised Floor
- Two HVAC Types: Heat Pump or Ducted Split
- Roofing Material
- Siding Material

**Over 100  
possible  
combinations**

# Three Floor Plans

- 2 story ADU with 1-bedroom, 1-bathroom over 2-car garage with exterior access to dwelling
- Single-story 2-bedroom, 1-bathroom single-family dwelling/ADU with or without 1- car garage
- Single story 3-bedroom, 2-bathroom single-family dwelling/ADU with or without 2-car garage

# 2 story 1 Bedroom ADU – Front View





# 2 story 1 Bedroom ADU - Rear View



# 2-bedroom, 1-bathroom - No Garage - Front View



# 2-bedroom, 1-bathroom – With Garage - Front View



# 2-bedroom, 1-bathroom – Rear View



# 3-bedroom, 2-bathroom – No Garage - Front View



# 3-bedroom, 2-bathroom – With Garage - Front View



# 3-bedroom, 2-bathroom – Rear View



**Questions?**