



A REGIONAL PARTNERSHIP FOR ACHIEVABLE HOUSING

PRE-APPROVED ADU OPTIONS AND SITE INFORMATION

Name _____

Phone _____ Email _____

Address _____ APN _____

CHOOSE ONE FROM EACH HEADING:

JURISDICTIONAL AUTHORITY	FLOOR PLAN	LAYOUT	GARAGE OPTION	HVAC TYPE
☐ City of Grass Valley ☐ City of Nevada City ☐ Nevada County ☐ Placer County ☐ Sierra County ☐ Town of Truckee	☐ 1 bedroom ☐ 2 bedrooms ☐ 3 bedrooms	☐ Standard ☐ Mirrored	☐ Garage ☐ No garage	☐ Ductless heat pump mini-split ☐ Gas-fired ducted split

ROOFING MATERIAL	CLADDING MATERIAL	DO YOU REQUIRE CHANGES TO THE ENERGY CALCULATIONS	FIRE SPRINKLERS REQUIRED? If primary residence has them or ADU is primary residence, fire sprinklers are required	SOLAR DESIGN
☐ Composition shingle ☐ Metal	☐ Stucco ☐ Fiber cement lap siding ☐ Wood panels	☐ Yes* ☐ No	☐ Yes ☐ No FIRE SPRINKLER SUPPLY TYPE ☐ Underground or above-ground tank with pump ☐ Above ground (served by well or public water)*	☐ Low elevation (less than 70 PSF ground snow load) ☐ High elevation*

WILL TRUSSES BE ORDERED THROUGH DIAMOND TRUSS?	IS BUILDING SITE A 3H:1V SLOPE OR FLATTER?	ARE YOU REQUESTING MODIFICATIONS?	BUILDING DEPARTMENT USE ONLY.	
☐ Yes ☐ No*	☐ Yes ☐ No*	☐ Yes* ☐ No	Flood Zone _____ SDS _____ Maximum Wind Speed _____ Fire Severity Zone _____	GROUND SNOW LOAD _____ PSF ☐ 30 PSF ☐ 50 PSF ☐ 70 PSF ☐ 490+ PSF
			Contact your jurisdiction for more information.	

*See back of page.

* Contact Jackson and Sands Engineering for any of the following:

- Updated energy calculations: Changes to source of heating/cooling, windows, etc.
- Custom fire sprinkler design: Systems using well water or a commercial water source
- Custom solar design: High elevation areas.
- Trusses not ordered from Diamond Truss Company
- Building on slopes over 3:1: Requires additional design to account from slopes
- To make changes to the overall design

Additional fees will be charged for services rendered. Jackson and

Sands: adu@jacksonandsandsengineering.com

For additional information, please visit:

www.sierracounty.ca.gov/794/Affordable-Housing-Master-Plans