

1684-fernwood-st-cyc1-plan-set.pdf DEMO DOCUMENT

Synthetic demo file for fixture G03-clean-ordinance-valid-path-b-owner-small-lot (Clean approval: Path B (ordinance-valid), own

Document type: plan_set. Quality: good.

cover_sheet.address = 1684 Fernwood Street, Sacramento, CA 95822

cover_sheet.sheet_index = true

cover_sheet.work_description = Construct a new detached single-story 720 sq ft accessory dwelling unit (1 bedroom / 1 bath)

cover_sheet.description_of_work = Construct a new detached single-story 720 sq ft accessory dwelling unit (1 bedroom / 1 bath)

cover_sheet.occupancy = R-3

cover_sheet.construction_type = V-B

cover_sheet.sprinklers = no

cover_sheet.sprinklers_primary = false

cover_sheet.toilet_counts = Primary dwelling: 2 water closets; ADU: 1 water closet

cover_sheet.building_type = all_electric

cover_sheet.designer_declaration = true

cover_sheet.codes_declaration = true

cover_sheet.code_cycle_declaration = 2025 California Building Standards Code (Title 24) with City of Sacramento amendments

site_plan.utility_connection_points = true

site_plan.abandoned_septic_note = no abandoned septic on site

site_plan.setbacks_dimensioned = true

site_plan.north_arrow = true

site_plan.easements_driveways_drainage = true

site_plan.sewer_line_details = true

site_plan.side_setback_ft = 4.5

site_plan.rear_setback_ft = 5

site_plan.dist_to_front_line = 70

site_plan.separation_primary_ft = 10

site_plan.fire_separation_ft = 10

site_plan.adu_sqft = 720

site_plan.adu_footprint_sqft = 720

floor_plan.room_uses = true

floor_plan.dimensions = true

floor_plan.window_door_sizes_types = true

floor_plan.ceiling_height = 8'-0" typical

floor_plan.ceiling_height_ft = 8

elevations.views_nsew = true

elevations.height_ft = 15

sections.longitudinal = true

sections.transverse = true

structural_plans.foundation_footing_details = true

structural_plans.roof_ceiling_framing = true

structural_plans.floor_framing = true

structural_plans.braced_shear_wall_plans = true

structural_plans.connection_details = true

electrical_plan.panel_locations_amperage_busbar = true

electrical_plan.switch_receptacle_lighting_scaled = true

electrical_plan.meter_count = 2

title24_report.certificates_of_compliance = true

title24_report.code_cycle = 2025 CFC