

# 2731-38th-ave-adu-plan-set.pdf DEMO DOCUMENT

Synthetic demo file for fixture G20-form-sqft-mismatch (Form declares 748 sf; floor plan and site plan declare 838 sf plan-dec

Document type: plan\_set. Quality: good.

cover\_sheet.address = 2731 38th Avenue, Sacramento, CA 95824

cover\_sheet.sheet\_index = true

cover\_sheet.work\_description = Construct a new detached single-story accessory dwelling unit with full kitchen, one bathroom

cover\_sheet.description\_of\_work = Construct a new detached single-story accessory dwelling unit with full kitchen, one bathroo

cover\_sheet.occupancy = R-3

cover\_sheet.construction\_type = V-B

cover\_sheet.sprinklers = false

cover\_sheet.sprinklers\_primary = false

cover\_sheet.toilet\_counts = primary dwelling: 2; ADU: 1

cover\_sheet.building\_type = all\_electric

cover\_sheet.designer\_declaration = true

cover\_sheet.codes\_declaration = true

cover\_sheet.code\_cycle\_declaration = 2025 Title 24 with City of Sacramento amendments (ORD 2025-0031; City Code 15.04.

site\_plan.utility\_connection\_points = true

site\_plan.abandoned\_septic\_note = none present

site\_plan.setbacks\_dimensioned = true

site\_plan.north\_arrow = true

site\_plan.easements\_driveways\_drainage = true

site\_plan.sewer\_line\_details = true

site\_plan.water\_service\_material = copper

site\_plan.side\_setback\_ft = 4.5

site\_plan.rear\_setback\_ft = 5

site\_plan.front\_setback\_ft = 42

site\_plan.dist\_to\_front\_line = 72

site\_plan.adu\_sqft = 838

site\_plan.adu\_footprint\_sqft = 838

site\_plan.separation\_primary\_ft = 10

site\_plan.fire\_separation\_ft = 10

floor\_plan.room\_uses = true

floor\_plan.dimensions = true

floor\_plan.window\_door\_sizes\_types = true

floor\_plan.ceiling\_height = true

floor\_plan.ceiling\_height\_ft = 8

floor\_plan.interior\_livable\_sqft = 838

floor\_plan.smoke\_co\_alarm\_locations = true

elevations.views\_nsew = true

elevations.height\_ft = 16

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

structural\_plans.design\_wind\_speed\_mph = 110