

delgado-adu-plan-set-v2.pdf DEMO DOCUMENT

Synthetic demo file for fixture G09-side-setback-state-path (Side setback 3.5 ft on the state-standards path (4 ft minimum)).

Document type: plan_set. Quality: good.

cover_sheet.address = 2741 38th Street, Sacramento, CA 95817

cover_sheet.sheet_index = true

cover_sheet.work_description = Construct a new detached 748 sf one-story accessory dwelling unit (1 bed / 1 bath) in the rear

cover_sheet.description_of_work = Construct a new detached 748 sf one-story accessory dwelling unit (1 bed / 1 bath) in the rear

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 WC; ADU: 1 WC

cover_sheet.building_type = all_electric

cover_sheet.designer_declaration = true

cover_sheet.codes_declaration = 2025 Title 24 with City of Sacramento amendments (ORD 2025-0031; City Code §15.04.050)

cover_sheet.code_cycle_declaration = 2025 Title 24 with City of Sacramento amendments (ORD 2025-0031; City Code §15.04.050)

site_plan.utility_connection_points = true

site_plan.abandoned_septic_note = none on parcel

site_plan.setbacks_dimensioned = true

site_plan.north_arrow = true

site_plan.easements_driveways_drainage = true

site_plan.sewer_line_details = 4-in ABS, 2% slope, tie-in at existing lateral

site_plan.side_setback_ft = 3.5

site_plan.rear_setback_ft = 4.5

site_plan.front_setback_ft = 27

site_plan.dist_to_front_line = 68

site_plan.separation_primary_ft = 8

site_plan.adu_sqft = 748

site_plan.adu_footprint_sqft = 748

site_plan.fire_separation_ft = 10

site_plan.utility_equipment_screened = true

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.entrance_faces_roadway_or_open_space = true

elevations.views_nsew = true

elevations.height_ft = 15

elevations.blank_wall_area_sqft = 140

elevations.mechanical_equipment_concealed = true

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