

# 4521-38th-ave-cyc1-plan-set.pdf DEMO DOCUMENT

Synthetic demo file for fixture G01-clean-ordinance-valid-path-a-contractor-two-story (Clean approval: Path A (ordinance-valid))

Document type: plan\_set. Quality: good.

cover\_sheet.address = 4521 38th Avenue, Sacramento, CA 95824

cover\_sheet.sheet\_index = true

cover\_sheet.work\_description = Construct a new detached two-story 1,150 sq ft accessory dwelling unit (2 bedroom / 1 bath) v

cover\_sheet.description\_of\_work = Construct a new detached two-story 1,150 sq ft accessory dwelling unit (2 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 = 5

site\_plan.rear\_setback\_ft = 6.5

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

site\_plan.separation\_primary\_ft = 12

site\_plan.fire\_separation\_ft = 12

site\_plan.adu\_sqft = 1150

site\_plan.adu\_footprint\_sqft = 640

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 = 19

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