

**HERS FEATURE SUMMARY**

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

**Additional Notes:**

All removed / demo material shall be disposed of at a facility designated to accept and process such materials.  
NPDES / COA - No temporary stockpiles, equipment, wash down or construction related run-off permitted on street or sidewalk.

Residential street addresses shall be installed on the building with numbers that are a min. of 4" in ht. and w/ a 1/2" stroke and shall be of a contrasting background. The address shall be visible and legible from the street. During hours of darkness, the numbers shall be internally illuminated w/ a low-voltage power source. Where the building exceeds 50 feet or more from the roadway, additional 4" h. numbers shall be displayed at the property access entrances.

The approval of plans and specifications does not permit the violation of any section of the building code and city ordinance or state law.

See Grading Plan submitted by TRLS Engineering for site specifics  
TRLS Engineering 10770 "T" Avenue Suite 108 Hesperia, Ca. 92345  
Contact: Tom Regan (760) 948-4900

Percolation Report and OWTS Design by ALR Engineering  
Apple Valley, Ca. 92307 760-242-9154

Water Purveyor: Apple Valley Foothill County  
Water District (760) 247-1101

Electricity : Southern California Edison

This area is a Moderate Fire Severity Zone. See exterior elevations sheets A3.0 and A3.1 for exterior finish, roofing, window and exterior doors requirements.

A 30' road dedication is required for both Viento and Flora Vista Road frontages.

For residential uses on parcels of 18,000 square feet or larger, the required offstreet parking, loading areas and access drives shall be just-proved with materials that may include slag, gravel, or other similar materials, or fully paved.

All Permits associated with the project will be approved at one time prior to start of construction

All work, material, methods, etc. shall conform to all governing building codes, regulations and agencies.

The general contractor and/or sub-contractors shall be responsible for verifying all dimensions and conditions prior to commencing work. Report any discrepancies and/or potential to the designer and/or engineer prior to proceeding.

All bedrooms to be provided with a smoke detector in accordance with CBC R310 in addition to bedrooms, an additional detector shall be installed @ a point centrally located in the hall giving access to those rooms. Where ceiling height of rooms adjoining the hall exceed that of the hallway by 24" or greater, a smoke detector shall be installed in the adjoining room as well as in the hallway. Units to be hard wired w/ battery back-up and interconnected. Units may be battery operated in existing construction. See sht. E1.0

Provide carbon monoxide detectors as specified on sht. E1.0

Dwelling is equipped with a heating system capable of maintaining a room temperature of 68 degrees @ a point 3'-0" a.f.f. in all habitable rooms

Every sleeping room shall be provided with at least one escape or rescue window with a min. clear opening area of 5.7 s.f. (5 s.f. permitted @ 1st floor bedrooms) The min. net clear opening ht. of 24" and 20" clear opening width. Finished sill ht. shall not exceed 44" a.f.f. and window unit shall be operable from the inside to provide a full, clear opening without the use of special tools.

All habitable rooms shall be provided with natural ventilation by means of operable exterior openings w/ an area not less than 4% of the floor area being ventilated. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and have an area of not less than 8% of the floor area of the interior room, but not less than 25 s.f. The min. operable area to the outdoors shall be based on the total floor area being ventilated. For natural light, the min. net glazed area shall not be less than 8% of the floor area of the interior room. For the purpose of natural lighting, an adjoining room may provide the required lighting as long as a min. of one half of the area of the common wall is open and provides an opening of not less than 1/10th the floor area of the interior room or 25 s.f. whichever ever is greater.

Glazing shall be tempered in the following locations: Sliding and/or sliding glass doors. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glass is within a 24" arc of either vertical edge of the door at a sloped position and where the bottom exposed edge of the glass is less than 60" above the walking surface. Glazing located in any portion of a wall located within a tub and/or shower area where the bottom edge is less than 60" above the standing surface and drain inlet.

1. Exposed area of individual pane exceeds 9 s.f.
2. Exposed bottom edge less than 18" a.f.f.
3. Exposed top edge greater than 36" a.f.f.
4. One or more walking surfaces within 36" horizontally of the plane of the glass.

Tempered glass panels shall be permanently identified by the manufacturer.

Lighting above tub and shower to be approved for wet locations

Provide fluorescent or LED lighting in bathroom and kitchen with an efficacy of at least 40 lumens per watt

All recessed lighting in contact with insulation shall be IC rated

All 120 volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit.

Provide a min. of 2 - 20 amp small appliance circuits serving kitchen counter outlets per NEC 210.11 (C) (1)

Provide Ground Fault Interruption protection for all kitchen convenience outlets. Garage outlets to also be GFCI protected.

All Bathroom outlets shall be on a separate circuit

Provide a dedicated 20 amp circuit for laundry rooms per NEC 210.11 (C) (2)

Fixture boxes used for support of ceiling fans shall be listed for such support per NEC 314.27 (D)

Provide tamper resistant receptacles per NEC 406.11 at all dwelling unit receptacles required by NEC 210.52. All 120 volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas.

Shower walls including tubs, to be finished w/ a smooth non-absorbent surface to a min. of 72 inches above finished floor

Tub and showers shall be provided with individual controls of the pressure balance type or a thermostatic mixing valve per CPC 418

Provide water tight pan for water heater draining to an approved location

Water heaters to be provided w/ a temperature pressure relief valve discharging to outside bldg.

All new gas line shall be galv. wrought iron or galv. steel for indoor or outdoor abv. ground installation. For underground installation, factory coated material listed for underground gas line install in accordance w/ manufacturer's requirements. When using non-metallic pipe, an electrically cont. corrosion resistant tracer wire (min. 14 AWG) shall be buried with the pipe. Pipes shall be installed a min. 18" below grade

The maximum number of water closets for a 3" horizontal waste line is 3. A 4" waste line is req'd. for more than 2

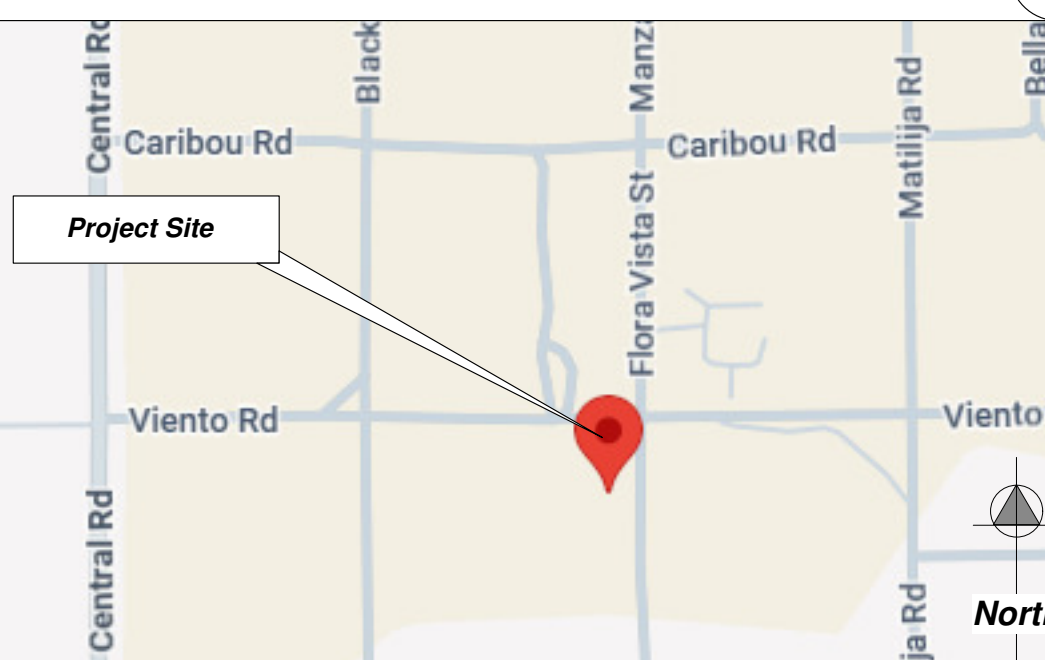
All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated per Table 120.3-A California Energy Standards

1. The first 5 feet of hot and cold water pipes from the storage tank.
2. All piping with a nominal diameter of 3/4" or larger.
3. All piping associated with a domestic hot water recirculation system regardless of pipe diameter.
4. Piping from the heating source to storage tank or between tanks.
5. Piping buried below grade.
6. All hot water pipes from heating source to the kitchen fixtures.

**Abbreviations**

&	and	JST.	joist
@	at	LG	long
AB	anchor bolt	LLH	long leg horizontal
ARCHL	architectural	LLV	long leg vertical
BLD/G	building	MLX	maximum
BLK/G	blocking	MLB.	microlam beam
BM	beam	MTL	metal
BN	boundary nail	M.B.	machine bolt
CIP	cast in place	MECH.	mechanical
CJ	ceiling joist	MIN.	minimum
CMU	concrete masonry unit	NTS.	not to scale
CONT.	continuous	N.L.C.	not in contract
CTR	center	O.C.	on center
C.L.	center line	OH.	overhang
d	double	P.L.	property line
DBL	diameter	PLY.	plywood
DIAG.	diagonal	PSF	pounds per square foot
DI	ditto	PSI	pounds per square inch
EA.	each	P.T.	pressure treated
E.F.	each face	REINF.	reinforced
E.N.	edge nail	R.S.	rough sawn
EQ	equal	Re. S.	re-sawn
ES	each side	Sched.	schedule
EW	each way	Sh.	shear
EWB	each way bottom	Sim.	similar
EXP	expansion	SQ.	square
EXT	exterior	Stagg.	staggered
(E)	existing	STD	standard
F.F.	finished floor	Stiff.	stiffener
FLR	floor	STL	steel
F.N.	field nail	STR	structural
F.O.S.	face of stud	T & B	top and bottom
FT	feet	T & G	top and groove
FTG.	footing	Thk.	thickness
GA.	gauge	T.S.	structural tube
GLB	glued laminated beam	T.O.P.	top of plate
H.D.	hold down	T.O.S.	top of sheathing
HDR	header	TYP.	typical
HGR	hanger	U.n.o.	unless noted otherwise
HDRZ.	horizontal	V	vertical
HSB	high strength bolt	W	steel wide flange
IN.	inch	W/O	without
INFO.	information	WO	wood
INT.	interior	W.P.	waterproof
		W.W.F.	welded wire fabric

**General Notes**



**Vicinity Map**

revisions	by
R1	BS
A1.0	General Project Data Notes and Specifications Site Plan and Project Vicinity Map
A1.1	CalGreen Residential Mandatory Measures
A1.2	CalGreen Residential Mandatory Measures
A2.0	ADU Standard Floor Plan and Detached Garage
A2.1	ADU Reverse Floor Plan and Detached Garage
A3.0	Exterior Elevations Standard Plan
A3.1	Exterior Elevations Reverse Plan
A4.0	Framing Sections
A4.1	Framing Sections, Roof Plan, Details
SN1.0	Structural Notes and Specifications
SN1.1	2022 CBC Nailing Schedules
S1.0	ADU Foundation Standard Plan, Details
S1.1	ADU Foundation Reverse Plan, Details
S1.2	Detached Garage Foundation Plan Standard and Reverse Plan, Details
S2.0	Roof Framing Standard Plan, Details
S2.1	Roof Framing Reverse Plan, Details
S2.2	Detached Garage Standard and Reverse Roof Framing Plan, Details
E1.0	Electrical Plan, Standard Plan
E1.1	Electrical Plan, Reverse Plan
T24-1	T-24 Energy Compliance Documentation Standard Plan
T24-2	T-24 Energy Compliance Documentation Standard Plan
T24-3	T-24 Energy Compliance Documentation Reverse Plan
T24-4	T-24 Energy Compliance Documentation Reverse Plan
RMR-1	2022 Single Family Residential Mandatory Requirements

**Sheet Index**

Project Location:  
22687 Viento Road  
Apple Valley, California 92308

San Bernardino County Assessors Parcel No.  
# 3080141120000

**Project Description:**

Construct two new 2 Bedroom / 2 Bath Detached Accessory Dwelling Units with Detached Garages on an Existing Single Family Dwelling Lot. One ADU and Detached Garage will be the Standard Plan, the 2nd ADU and Detached Garage will be a Reversed Plan.

Proposed 1-story ADU ..... 1030 s.f. (x 2)  
R-3 Occupancy / Type V-B construction  
(non-fire sprinklered)

Proposed ADU Covered Porches ..... 231 s.f. (x 2)

Proposed Detached Garage ..... 441 s.f. (x 2)  
U- Occupancy / Type V-B

Existing 2-Story Single Family Dwelling  
R-3 Occupancy / Type V-B construction ..... 1928 s.f.  
(non-fire sprinklered)  
1st floor 1064 s.f.  
2nd floor 864 s.f.

Existing Attached Garage ..... 1120 s.f.  
U Occupancy / Type V-B construction  
(non-fire sprinklered)

Total lot size: 71,221 s.f. (1.63 acres)  
Total Building Footprint : 5570 s.f.  
Total Lot Coverage : 8 % < 35 % allowable

**Applicable Codes and Regulations:**  
2022 California Building Code (CBC)  
2022 California Residential Code (CRC)  
2022 California Electrical, Mechanical  
and Plumbing Codes (CEC, CMC, CPC)  
2022 California Energy Code  
California Green Building Standards

**Owner:**

Luis A. Noguera Bustamante  
22687 Viento Road  
Apple Valley, Ca. 92308

**General Contractor:**

(to be determined)

**Engineer of Record:**

Ingrid Stinchcomb  
I. Stinchcomb P.E. Inc.  
5525 Goss Road  
Phelan, California 92371  
760.868.1746 ofc.  
760.220.7004 cell

**Plans Preparer:** T-24 Energy Compliance Consultant:

Brent A. Stinchcomb  
5525 Goss Road  
Phelan, California 92371  
760.868.1746 ofc.  
760.221.0194 cell

Simple Energy Solutions  
CABEC Certified Energy Analyst  
Sara E. Sharp 707-703-3829  
sara@simpleenergysolutionsca.com

**Site Info / Project Data**

revisions	by
R1	BS

Designer:  
Brent A. Stinchcomb  
5525 Goss Road  
Phelan, California 92371  
760.868.1746 ofc.  
760.221.0194 cell

Signature:

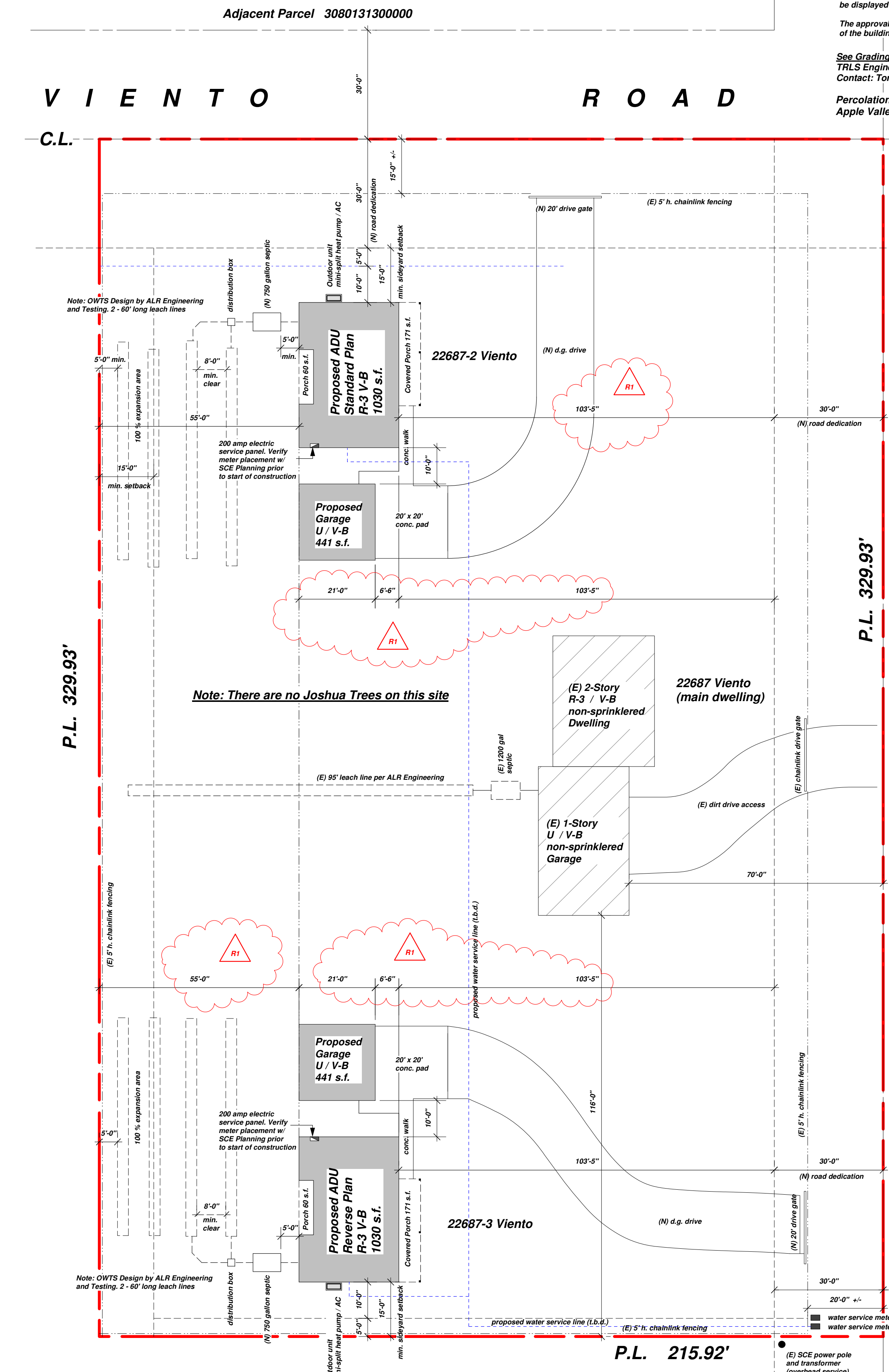
Owner:  
Luis A. Noguera Bustamante  
22687 Viento Road  
Apple Valley, Ca. 92308

Project title  
Accessory Dwelling Unit(s)  
with Detached Garage(s)  
22687 Viento Road  
Apple Valley, Ca. 92308

sheet index  
General Project Data  
General Notes  
Site Plan  
Vicinity Map

drawn: bs  
checked:  
date: 10-29-25  
scale: as noted  
job no. 25-1210

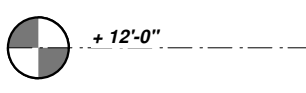
**A1.0**  
of sheets



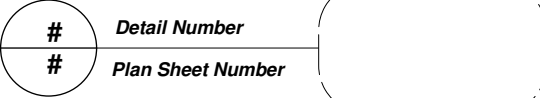
**Site Plan**

scale 1" = 20'

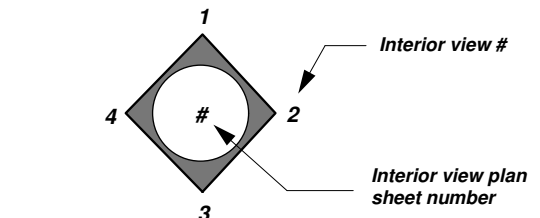
**Structural Grid Reference**



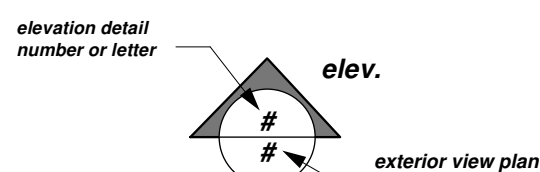
**Elevation Datum**



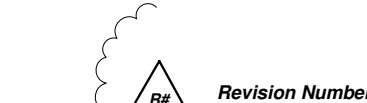
**Detail Reference**



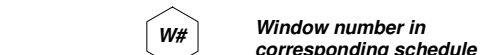
**Interior Elevation Reference**



**Exterior Elevation Reference**



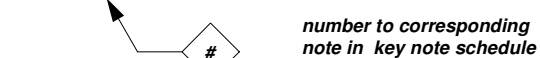
**Revision Delta**



**Window Symbol**



**Door Symbol**



**Key Note Reference**

**Center Line**

**Section Indicator**

Plan Sheet Number

**Building Section Reference**

**Offset Reference**

**Offset Reference**

**Property Line**

**Symbols**

**Site Plan**

**Apple Valley Foothill County Water District**  
**22545 Del Oro Road, Apple Valley, CA 92308**  
**Office: 760-247-7330**  
**Email: [info@avfwater.org](mailto:info@avfwater.org)**  
**Website: [www.avfwater.org](http://www.avfwater.org)**

March 23, 2026

Re: Will-Serve Letter, Water Availability  
Service Address: 22510 Via Seco Road, Apple Valley, CA 92308  
Reference: Domestic Water Service for Single Family Residence as per  
APN: 3080-141-12-0000

To Whom It May Concern:

Based on the available information provided to this office, please be advised that the above referenced property is within the service area of the Apple Valley Foothill County Water District. There is currently water service serving this parcel from the water meter location on Blackfoot Road, which runs East through parcels 3080-141-13-0000, 3080-141-14-0000, 3080-141-15-0000, and 3080-141-16-0000. At the time water service was originally installed all conditions as described herein and pursuant to the Apple Valley Foothill County Water District Rules and Regulations for water service were satisfied. A Service Availability Letter does not constitute a permit to connect, but only identifies the conditional availability of service and the requirements that must be met in order to receive a permit to connect. The water district does not provide sewer service.

The current documentation to have a meter installed are:

- Proof of a County assigned address
- Proof of a County assigned permit building/agriculture/plumbing etc.
- Proof of a County Fire letter/Requirements (if 1" meter is required)

**Please note that all water use for the grading of the property must be done from a source outside of the district, this includes fire hydrants or other district facilities. Doing so is a violation of the districts rules and regulations, will result in fines and immediate disconnection of water service to the district.**

Due to San Bernardino County Sprinkler Requirements, this parcel may require a district approved backflow device. The installation and testing of this backflow device is solely the customers responsibility. In addition, due to San Bernardino County Fire Sprinkler requirements, the meter size may need to be upgraded, or additional water service connection/s may need to be required. If so, this would be at your expense.

This Service Availability Letter is valid for a period of one year from the date of issue; information is based on a single-family residence for the referenced parcel. Any changes with the zone, subdivision or any other use will invalidate this letter.

Please note that this Service Availability Letter and proposal to provide water service will become null and void and be of no force or effect if any of the foregoing terms and conditions are not fulfilled. All fees area subject to change.

Please direct any questions or concerns to the undersigned at (760) 247-1101. Thank you.

Sincerely,



Daniel B. Smith  
General Manager

