

BID PACKAGE



PROJECT NAME

New Housing Construction of up to 6 Single Family Homes
on the Ramona Indian Reservation in Anza, CA 92539

SOLICITATION/PROJECT REFERENCE

RBC-2024-01

ISSUED BY

Ramona Band of Cahuilla
56310 Hwy 371, Suite B
Anza, California 92539

DATE ISSUED

April 29, 2024

POINT OF CONTACT/CONTRACTING OFFICER

Susan Reckker, Tribal Administrator
Telephone: (951) 763-4105
Email: sreckker@ramona-nsn.gov

PRE-BID CONFERENCE

A Pre-Bid Conference will be held
at **10am PDT on Wednesday, May 6, 2024**
at Ramona Band of Cahuilla Tribal Office
56310 Hwy 371, Suite B
Anza, California 92539

BID SUBMISSION

Bids are due to Ramona Band of Cahuilla
**no later than 1pm PDT on
Tuesday, May 14, 2024**

PUBLIC BID OPENING

1pm PDT on Tuesday, May 14, 2024
Ramona Band of Cahuilla Tribal Office
56310 Hwy 371, Suite B
Anza, California 92539

BIG PACKAGE

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SECTION I
INVITATION FOR SEALED BIDS
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The Ramona Band of Cahuilla (Owner) will receive sealed bids from qualified firms and enterprises to complete work that generally consists of New Housing Construction of up to 6 Single Family Homes on the Ramona Indian Reservation in Anza, CA. 92539. **Sealed bids will be received up to 1pm Pacific Daylight Time on Tuesday, May 14, 2024.** Bids will be received up to that deadline via email to Susan Reckker, Tribal Administrator, at sreckker@ramona-nsn.gov or via certified mail addressed to Ramona Band of Cahuilla, 56310 Hwy 371, Suite B, Anza, California, 92539. Bids submitted by email shall indicate in the subject line "Sealed Bid – RBC-2024-01" and attach all bid-related documents in portable document format (pdf). Bids submitted by certified mail to the above noted address shall be in a sealed envelope to the attention of the "Tribal Administrator" and marked "Sealed Bid – RBC 2024-01." Each bid will be dated and time-stamped upon receipt. **Sealed bids shall be publicly opened and recorded beginning at 1pm on Tuesday, May 14, 2024** at the Ramona Band of Cahuilla Tribal Office at 56310 Hwy 371, Suite B, Anza, California 92539. Bids may not be withdrawn for a period of sixty (60) days following the opening of bids without the consent of the Owner.

Bids shall be made on the forms provided in the Bid Package and conforming to the bid instructions to contractors that are also provided in the Bid Package. Bona fide bidders may obtain copies of the Bid Package at the Ramona Band of Cahuilla Tribal Office, 56310 Hwy 371, Suite B, Anza, California 92539, by requesting a copy of the Bid Package via email to sreckker@ramona-nsn.gov, or by downloading the Bid Package directly from the Tribe's website <https://ramona-nsn.gov/new-construction-project/>.

Contractors have the option to attend a **pre-bid conference that will be held on Tuesday, May 6, 2024, at 10am PDT** at the Ramona Band of Cahuilla Tribal Office at 56310 Hwy 371, Suite B, Anza, California 92539. Bidders are highly encouraged to inspect the sites and verify lineal measurements. In no event will a failure to inspect constitute grounds for withdrawal of a bid after opening or constitute grounds for a claim after contract award. Contractors planning to attend the pre-bid conference are asked to give advance notice of this intention to Susan Reckker, Tribal Administrator, at (951) 763-4105 or via email to sreckker@ramona-nsn.gov.

Competition in this bid solicitation will be open to all qualified bidders. However, if a responsive bid is received from at least one qualified, responsible and responsive Indian Organization or Indian-Owned economic enterprise bidder and is within three (3) percent of the bid of the lowest responsible and responsive bidder, the contract will be awarded to the Indian Organization or Indian-Owned economic enterprise. The term "Indian-Owned economic enterprise" means any Indian-owned commercial, industrial, or business activity established and organized for the purpose of profit in which the Indian ownership constitutes not less than fifty-one (51) percent. **Bidders claiming Indian Preference shall include in their bid a completed and signed "Indian Preference Questionnaire Application" the form of which is found in the Bid Package at Section III, Part 2, Exhibit F.**

To bid and perform public work, the bidder, and any subcontractors, shall hold or obtain such licenses as required by State Statutes, and federal and local laws and regulations. Bids will be accepted only from bidders holding an active **California Contractor's License Class B (General Building Contractor)**.

Contract award or proposal rejection will occur within 15 days after bid opening. The intent is to award the project to the bidder that will result in a total cost to the Owner, which is within its budget. Bids meeting all of the bid requirements included herein shall be considered for award, subject to Owner's discretion to waive any informality or irregularity.

The Contractor shall have 10 days from the issuance of the Notice of Award to obtain the required performance assurance and payment security and insurance, as specified hereinafter, and be prepared to execute the construction contract.

In the event that the lowest bidder is not awarded a contract, a dissenting contractor may file a written complaint (or protest) with the Contracting Officer within three (3) calendar days from the date of the Owner's notice to the unsuccessful bidder or from the date of the action (or omission) upon which the

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complaint is based. No untimely or oral complaint (or protest) will be considered.

The work will be completed in all respects within 365 calendar days (12 months) beginning on the date a Notice to Proceed is issued to the Contractor awarded the contract, subject to adjustment(s) as approved by Contract Officer to account for delays due to availability of qualified contractors to perform the work, weather related site conditions, delay in availability of materials for the work, or other reasonable impediments as determined by Contract Officer.

Ramona Band of Cahuilla
Name of Owner

By: 
Danae Hamilton Vega
Chairwoman

Dated: April 26, 2024

SECTION II
SCOPE OF WORK
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General Scope of Work

New housing construction of up to 6 single-family homes on the Ramona Indian Reservation in Anza, CA 92539("Project") conforming with the Project Drawings and Specifications (dated 4/23/2024), which are included in the Bid Package at Section V.

Please note that grading and compaction activities have already been completed to specifications for all 6 sites identified in the Drawings and Specifications.

Please also note that bids must contain both a "Base Bid" for all 6 sites identified in the Project Drawings and Specifications and an "Alternate Bid" for the 5 home sites identified as Sites 1, 2, 4, 5, and 6 in the Project Drawings and Specifications.

Point of Contact/Contracting Officer

- Susan Reckker, Tribal Administrator, sreckker@ramona-nsn.gov or (951)-763-4105

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SECTION III
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1. Bid Preparation and Submission

(a) Bidders are expected to examine the specifications, drawings, all instructions, and, if applicable, the construction site (see also the contract clause entitled Site Investigation and Conditions Affecting the Work of the *General Conditions of the Contract for Construction*). Failure to do so will be at the bidders' risk.

(b) All bids must be submitted on the forms provided by the Ramona Band of Cahuilla (Owner). Bidders shall furnish all the information required by the solicitation. Bids must be signed and the bidder's name typed or printed on the bid sheet and each continuation sheet which requires the entry of information by the bidder. Erasures or other changes must be initialed by the person signing the bid. Bids signed by an agent shall be accompanied by evidence of that agent's authority. (Bidders should retain a copy of their bid for their records.)

(c) The following documents constitute a complete bid and are required to be completed and submitted to form a responsive bid:

- (1) Bidder Questionnaire (Exhibit A).
- (2) Bid Form (Exhibit B).
- (3) Bid Guarantee (use form of Exhibit C if Bid Bond, or form of Exhibit D if Irrevocable Letter of Credit).
- (4) Form of Non-Collusive Affidavit. (Exhibit E).
- (5) Indian Preference Qualification Application, if applicable. (Exhibit F).
- (6) Bidders must submit as part of their bid a completed form HUD- 5369-A, "Representations, Certifications, and Other Statements of Bidders" (Exhibit G).

(d) All bid documents submitted by certified mail shall be sealed in an envelope addressed to attention of Owner's Point of Contact/Contracting Officer as specified in Section I to the Bid Package headed "Invitation For Bids," and shall be clearly marked with the words "Sealed Bid," the

Solicitation/Project Reference "RBC-2024-01," the bidder's name, and the date and time for receipt of bids. Bids submitted to by email shall be to the Owner's Point of Contact/Contracting Officer as specified in the Invitation for Bids and indicate in the subject line "Sealed Bid – RBC-2024-01" and attach all bid-related documents in portable document format (pdf).

(e) If this solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, bidders should insert the words "No Bid" in the space provided for any item on which no price is submitted.

(f) Unless expressly authorized elsewhere in this solicitation, alternate bids will not be considered.

(g) Unless expressly authorized elsewhere in this solicitation, bids submitted by telegraph or facsimile (fax) machines will not be considered.

(h) If the proposed contract is for a Mutual Help project (as described in 24 CFR Part 905, Subpart E) that involves Mutual Help contributions of work, material, or equipment, supplemental information regarding the bid advertisement is provided as an attachment to this solicitation.

2. Explanations and Interpretations to Prospective Bidders

(a) Any prospective bidder desiring an explanation or interpretation of the solicitation, specifications, drawings, etc., must request it at least 10 days before the scheduled time for bid opening. Requests may be oral or written. Oral requests must be confirmed in writing. The only oral clarifications that will be provided will be those clearly related to solicitation procedures, i.e., not substantive technical information. No other oral explanation or interpretation will be provided. Any information given a prospective bidder concerning this solicitation will be furnished promptly to all other prospective bidders as a written amendment to the solicitation, if that information is necessary in submitting bids, or if the lack of it would be prejudicial to other prospective bidders.

(b) Any information obtained by, or provided to, a bidder other than by formal amendment to the solicitation shall not constitute a change to the solicitation.

3. Amendments to Invitations for Bids

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Bidders shall acknowledge receipt of any amendment to this solicitation (1) by signing and returning the amendment, (2) by identifying the amendment number and date on the bid form, or (3) by letter or email, if those methods are authorized in the solicitation. The Owner must receive acknowledgement by the time and at the place specified for receipt of bids. Bids which fail to acknowledge the bidder's receipt of any amendment will result in the rejection of the

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bid if the amendment(s) contained information which substantively changed the Owner's requirements.

(c) Amendments will be on file in the offices of the Owner at least 7 days before bid opening.

4. Responsibility of Prospective Contractor

(a) The Owner will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the Owner will consider such matters as the bidder's:

- (1) Integrity;
- (2) Compliance with public policy;
- (3) Record of past performance; and
- (4) Financial and technical resources (including construction and technical equipment).

(b) Before a bid is considered for award, the bidder may be requested by the Owner to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide such additional information shall render the bidder nonresponsible and ineligible for award.

5. Late Submissions, Modifications, and Withdrawal of Bids

(a) Any bid received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it:

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail or by email and it is determined by the Owner that the late receipt was due solely to mishandling by the Owner after receipt at the Owner; or

(3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and observed holidays.

(b) Any modification or withdrawal of a bid is subject to the same conditions as in paragraph (a) of this provision.

(c) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date and the bid, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, bidders should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(d) The only acceptable evidence to establish the time of receipt at the Owner is the time/date stamp of Owner on the proposal wrapper or other documentary evidence of receipt maintained by the Owner.

(e) The only acceptable evidence to establish the date of mailing of a late bid, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, bidders should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and Failure by a bidder to acknowledge receipt of the envelope or wrapper.

(f) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful bid that makes its terms more favorable to the Owner will be considered at any time it is received and may be accepted.

(g) Bids may be withdrawn or modified by written notice delivered to Owner at the address listed in the solicitation or by email to reckker@ramona-nsn.gov and received at any time before the exact time set for opening of bids; provided that written confirmation of email withdrawal over the signature of the bidder is mailed and postmarked prior to the specified bid opening time. A bid may be withdrawn in person by a bidder or its authorized representative if, before the exact time set for opening of bids, the identity of the person requesting withdrawal is established and the person signs a receipt for the bid.

6. Bid Opening

All bids received by the date and time of receipt specified in the solicitation will be publicly opened and read. The time and place of opening will be as specified in the solicitation. Bidders and other interested persons may be present.

7. Service of Protest

(a) Definitions. As used in this provision:

"Interested party" means an actual or prospective bidder whose direct economic interest would be affected by the award of the contract.

"Protest" means a written objection by an interested party to this solicitation or to a proposed or actual award of a contract pursuant to this solicitation.

(b) Protests shall be served on the Contracting Officer at the Owner's offices by obtaining written and dated acknowledgement of such protest from the Contracting Officer.

(c) All protests shall be resolved in accordance with the Owner's protest policy and procedures, copies of which are maintained at the Owner's offices.

8. Contract Award

(a) The Owner will evaluate bids in response to this solicitation without discussions and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the Owner considering only price and any price-related factors specified in the solicitation.

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(b) If the apparent low bid received in response to this solicitation exceeds the Owner's available funding for the proposed contract work, the Owner may either accept separately priced items (see 8(e) below) or use the following procedure to determine contract award. The Owner shall apply in turn to each bid (proceeding in order from the apparent low bid to the high bid) each of the separately priced bid deductible items, if any, in their priority order set forth in this solicitation. If upon the application of the first deductible item to all initial bids, a new low bid is within the Owner's available funding, then award shall be made to that bidder. If no bid is within the available funding amount, then the Owner shall apply the second deductible item. The Owner shall continue this process until an evaluated low bid, if any, is within the Owner's available funding. If upon the application of all deductibles, no bid is within the Owner's available funding, or if the solicitation does not request separately priced deductibles, the Owner shall follow its written policy and procedures in making any award under this solicitation.

(c) In the case of tie low bids, award shall be made in accordance with the Owner's written policy and procedures.

(d) The Owner may reject any and all bids, accept other than the lowest bid (e.g., the apparent low bid is unreasonably low), and waive informalities or minor irregularities in bids received, in accordance with the Owner's written policy and procedures.

(e) Unless precluded elsewhere in the solicitation, the Owner may accept any item or combination of items bid.

(f) The Owner may reject any bid as nonresponsive if it is materially unbalanced as to the prices for the various items of work to be performed. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated for other work.

(g) A written award shall be furnished to the successful bidder within the period for acceptance specified in the bid.

9. Bid Guarantee (applicable to construction and equipment contracts exceeding \$25,000)

All bids must be accompanied by a negotiable bid guarantee which shall not be less than five (5) percent of the amount of the bid. The bid guarantee may be a certified check, bank draft, U.S. Government Bonds at par value, or a bid bond secured by a surety company acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed in the form of Exhibit C. In the case where the work under the contract will be performed on an Indian reservation area, the bid guarantee may also be an irrevocable Letter of Credit in the form of Exhibit D. Certified checks and bank drafts must be made payable to the order of the Owner. The bid guarantee shall insure the execution of the contract and the furnishing of a method of assurance of completion by the successful bidder as required by the solicitation (see below, Clause 10, "Assurance of Completion"). Failure to submit a bid guarantee with the bid shall result in the rejection of the bid. Bid guarantees submitted by unsuccessful bidders will be returned as soon as practicable after bid opening.

10. Assurance of Completion

(a) Unless otherwise provided in State law, the successful bidder shall furnish an assurance of completion agreement prior to the execution of any contract under this solicitation. This assurance may

be —

(1) a performance and payment bond in a penal sum of one-hundred (100) percent of the contract price; or, as may be required or permitted by State law, as evidenced in the form of Exhibit D found at Section IV of the Bid Package for this Project;

(2) separate performance and payment bonds, each for fifty (50) percent or more of the contract price;

(3) a twenty-five (25) percent irrevocable letter of credit in the form of Exhibit E found at Section IV of the Bid Package for this Project and payable to Owner according to its provisions and the provisions of the completion assurance agreement in the form of Exhibit F at Section IV of the Bid Package for this Project;

(4) an irrevocable letter of credit for ten (10) percent of the total contract price with a monitoring and disbursements agreement with the Owner; or

(5) a cash escrow in the amount of twenty (20) percent of the contract price established in a bank acceptable to Owner in an account in Owner's name, in the form of certificates of deposit or other interest-bearing accounts, as evidenced by a letter from such bank to Owner in the form of Exhibit G found at Section IV of the Bid Package for this Project and administered in accordance with the terms such letter and a completion assurance agreement in the form of Exhibit H found at Section IV of the Bid Package for this Project;

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the state where the work is to be performed. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Copies of the circular may be downloaded on the U.S. Department of Treasury website <http://www.fms.treas.gov/c570/index.html>, or ordered for a minimum fee by contacting the Government Printing Office at (202) 512-2168.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the successful bidder to obtain the required assurance of completion within 10 days after the prescribed forms are presented for signature, or within such extended period as the Owner may grant based upon reasons determined adequate by the Owner, shall render the bidder ineligible for award. The Owner may then either award the contract to the next lowest responsible bidder or solicit new bids. The Owner may retain the ineligible bidder's bid guarantee.

(e) There shall be retained, from each partial payment under the construction contract (see Exhibit C, "Supplementary Conditions to Contract" at Section 27F, found at Section IV of this Bid Package), ten (10) percent of the estimated amount of such payment until fifty (50) percent of the contract is completed. After which, Owner shall lower retention to five (5) percent if the work completed is satisfactory. If the Contracting Officer subsequently determines that the Contractor's

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performance and progress are unsatisfactory, the Owner shall reinstate the ten (10) percent retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

11. Preconstruction Conference (applicable to construction contracts)

After award of a contract under this solicitation and prior to the start of work, the successful bidder will be required to attend a preconstruction conference with representatives of the Owner and its architect/engineer, and other interested parties convened by the Owner. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract (e.g., Equal Employment Opportunity, Labor Standards). The Owner will provide the successful bidder with the date, time, and place of the conference.

12. Indian Preference Requirements (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

(a) HUD has determined that the contract awarded under this solicitation is subject to the requirements of section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). Section 7(b) requires that any contract or subcontract entered into for the benefit of Indians shall require that, to the greatest extent feasible

(1) Preferences and opportunities for training and employment (other than core crew positions; see paragraph (h) below) in connection with the administration of such contracts or subcontracts be given to qualified "Indians." The Act defines "Indians" to mean persons who are members of an Indian tribe and defines "Indian tribe" to mean any Indian tribe, band, nation, or other organized group or community, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, which is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians; and,

(2) Preference in the award of contracts or subcontracts in connection with the administration of contracts be given to Indian organizations and to Indian-owned economic enterprises, as defined in section 3 of the Indian Financing Act of 1974 (25 U.S.C. 1452). That Act defines "economic enterprise" to mean any Indian-owned commercial, industrial, or business activity established or organized for the purpose of profit, except that the Indian ownership must constitute not less than fifty-one (51) percent of the enterprise; "Indian organization" to mean the governing body of any Indian tribe or entity established or recognized by such governing body; "Indian" to mean any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act; and Indian "tribe" to mean any Indian tribe, band, group, pueblo, or community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

(b) (1) The successful Contractor under this solicitation shall comply with the requirements of this provision in awarding all subcon-

tracts under the contract and in providing training and employment opportunities.

(2) A finding by the Owner that the contractor, either (i) awarded a subcontract without using the procedure required by the Owner, (ii) falsely represented that subcontracts would be awarded to Indian enterprises or organizations; or, (iii) failed to comply with the contractor's employment and training preference bid statement shall be grounds for termination of the contract or for the assessment of penalties or other remedies.

(c) If specified elsewhere in this solicitation, the Owner may restrict the solicitation to qualified Indian-owned enterprises and Indian organizations. If two or more (or a greater number as specified elsewhere in the solicitation) qualified Indian-owned enterprises or organizations submit responsive bids, award shall be made to the qualified enterprise or organization with the lowest responsive bid. If fewer than the minimum required number of qualified Indian-owned enterprises or organizations submit responsive bids, the Owner shall reject all bids and readvertise the solicitation in accordance with paragraph (d) below.

(d) If the Owner prefers not to restrict the solicitation as described in paragraph (c) above, or if after having restricted a solicitation an insufficient number of qualified Indian enterprises or organizations submit bids, the Owner may advertise for bids from non-Indian as well as Indian-owned enterprises and Indian organizations. Award shall be made to the qualified Indian enterprise or organization with the lowest responsive bid if that bid is -

(1) Within the maximum HUD-approved budget amount established for the specific project or activity for which bids are being solicited; and

(2) No more than ~~three~~ (3) percent higher than the total bid price of the lowest responsive bid from any qualified bidder. If no responsive bid by a qualified Indian-owned economic enterprise or organization is within the stated range of the total bid price of the lowest responsive bid from any qualified enterprise, award shall be made to the bidder with the lowest bid.

(e) Bidders seeking to qualify for preference in contracting or subcontracting shall submit proof of Indian ownership with their bids. Proof of Indian ownership shall include but not be limited to:

(1) Certification by a tribe or other evidence that the bidder is an Indian. The Owner shall accept the certification of a tribe that an individual is a member.

(2) Evidence such as stock ownership, structure, management, control, financing and salary or profit sharing arrangements of the enterprise.

(f) (1) All bidders must submit with their bids a statement describing how they will provide Indian preference in the award of subcontracts. The specific requirements of that statement and the factors to use by the Owner in determining the statement's adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement shall be rejected as nonresponsive. The Owner may require that comparable statements be provided by subcontractors to the successful Contractor, and may require the Contractor to reject any bid or proposal by a subcontractor that fails to include the statement.

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(2) Bidders and prospective subcontractors shall submit a certification (supported by credible evidence) to the Owner in any instance where the bidder or subcontractor believes it is infeasible to provide Indian preference in subcontracting. The acceptance or rejection by the owner of the certification shall be final. Rejection shall disqualify the bid from further consideration.

(g) All bidders must submit with their bids a statement detailing their employment and training opportunities and their plans to provide preference to Indians in implementing the contract; and the number or percentage of Indians anticipated to be employed and trained. Comparable statements from all proposed subcontractors must be submitted. The criteria to be used by the Owner in determining the statement(s)'s adequacy are included as an attachment to this solicitation. Any bid that fails to include the required statement(s), or that includes a statement that does not meet minimum standards required by the Owner shall be rejected as nonresponsive.

(h) Core crew employees. A core crew employee is an individual who is a bona fide employee of the contractor at the time the bid is submitted; or an individual who was not employed by the bidder at the time the bid was submitted, but who is regularly employed by the bidder in a supervisory or other key skilled position when work is available. Bidders shall submit with their bids a list of all core crew employees.

(i) Preference in contracting, subcontracting, employment, and training shall apply not only on-site, on the reservation, or within the Owner's jurisdiction, but also to contracts with firms that operate outside these areas (e.g., employment in modular or manufactured housing construction facilities).

(j) Bidders should contact the Owner to determine if any additional local preference requirements are applicable to this solicitation.

(k) The Owner [] does [X] does not maintain lists of Indian-owned economic enterprises and Indian organizations by specialty (e.g., plumbing, electrical, foundations), which are available to bidders to assist them in meeting their responsibility to provide preference in connection with the administration of contracts and subcontracts.

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Representations, Certifications, and Other Statements of Bidders
(HUD Form 5369-A)

EXHIBIT A
BIDDER QUESTIONNAIRE
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BIDDER'S NAME _____

EMPLOYER IDENTIFICATION NUMBER _____

D.B.A. _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ PHONE _____

STATE LICENSE NO. _____ TYPE: _____

HOW LONG IN BUSINESS? _____. HOW MANY EMPLOYEES? _____

BANK REFERENCES _____

1. Attach a list of the 3 projects that you've worked on in the last 5 years that are most comparable to the subject Project in this bid solicitation. List the name, address, contact person, and contact phone number for each of the projects.
2. Attach a Statement indicating your normal construction time for a single home, from permitting to Certificate of Occupancy, what your production capacity is (i.e., how many homes can you have under construction at one time), and how your normal build time would be impacted if you did have multiple homes underway simultaneously? Please also provide your estimate of the time needed for you to complete construction of the (a) 6 single family homes in your Base Bid, and (b) the 5 single family homes in your Alternate Bid based on the Designs and Specifications, for this Project and explain your proposed approach and schedule for these activities from permitting to Certificate of Completion.
3. Are you eligible to perform work for the federal government? No []. Yes [].
4. Do you have any union affiliations? No []. Yes []. If yes, please attach a list of union affiliations.
5. Are you an equal opportunity employer? No []. Yes [].
6. Attach a statement describing how you will provide Indian-Preference in the award of subcontracts for this Project.
7. Attach a list of the name(s), address(es), and contact information for your insurance carrier(s) and submit proof of insurance coverages as specified in Section IV of the Bid Package at Exhibit C ("Supplementary Conditions of the Contract), Clause 6 ("Insurance") for (a) Commercial General Liability, (b) Builders Risk, (c) Automotive Liability, and (d) Workers Compensation.
8. Are you or any member of your family related to any employee of the Owner or member of the governing body of the Owner? No [], Yes []. If yes, please attach a statement explaining that relationship.

Signature of License Holder

Signature of Company Representative (if different)

Date: _____

Date: _____

**EXHIBIT B
FORM OF BID
Page 1 of 2**

TO: The Ramona Band of Cahuilla

BID FOR: New Housing Construction on Ramona Indian Reservation

SOLICITATION/PROJECT REFERENCE: RBC-2024-01

PROJECT NAME: New Housing Construction of up to 6 Single Family Homes on the Ramona Indian Reservation in Anza, CA. 92539

1. The undersigned, _____, submits the following Base and Alternate bids to the Ramona Band of Cahuilla (Owner) in response to solicitation/project reference RBC-2024-01. **We acknowledge that the Owner requires submission of both Base and Alternate bids to be eligible for consideration and that the value of our accompanying bid security is the amount of our Base Bid multiplied by the five (5) percent specified in the "Instructions to Bidders" in the Project's Bid Package.**

(a) Base Bid. The undersigned, having had the option to attend the pre-bid conference, familiar with all existing and new conditions at the site of the work and with the Contract documents, which include the Invitation for Bids, Instructions to Bidders, this Bid, the Bid Bond or Letter of Credit, the Non-Collusive Affidavit, the requirements for Performance and Payment Security, the form of Construction Contract, General Conditions, Supplementary Conditions, any applicable Special Conditions, Drawings and Specifications (and exhibits and addenda, if any thereto, and on file in the office of the Owner), hereby proposes to furnish all supervision, technical personnel, labor, material, machinery, tools, equipment, fixtures, and services including transportation services, and to perform and complete all work required within the time specified in the Contract Documents for **the Construction of 6 Single Family Homes on the Ramona Indian Reservation, identified as Site Numbers 1, 2, 3, 4, 5, and 6 in the Project Drawings and Specifications found at Section V of the Bid Package**, for the total sum shown below.

BASE BID (6 HOMES): \$ _____ .00

Dollars

(b) Alternate Bid. The undersigned, having had the option to attend the pre-bid conference, familiar with all existing and new conditions at the site of the work and with the Contract documents, which include the Invitation for Bids, Instructions to Bidders, this Bid, the Bid Bond or Letter of Credit, the Non-Collusive Affidavit, the requirements for Performance and Payment Security, the form of Construction Contract, General Conditions, any applicable Special Conditions, Specifications and Drawings (and exhibits and addenda, if any thereto, and on file in the office of the Owner), hereby proposes to furnish all supervision, technical personnel, labor, material, machinery, tools, equipment, fixtures, and services including transportation services, and to perform and complete all work required within the time specified in the Contract Documents for **the Construction of 5 Single Family Homes on the Ramona Indian Reservation, identified as Site Numbers 1, 2, 4, 5, and 6 in the Project Drawings and Specifications found at Section V of the Bid Package**, for the total sum shown below.

ALTERNATE BID (5 HOMES): \$ _____ .00

Dollars

**EXHIBIT B
FORM OF BID
Page 2 of 2**

1. Security in the sum of _____ dollars

(\$ _____) in the form of _____ is submitted herewith in accordance with the Instructions to Bidders.

2. Attached hereto is an affidavit in proof that the undersigned has not colluded with any person with respect to this proposal.

3. The bidder represents that he () **has**, () **has not**, participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10925, 11114, or 11246; that bidder () **has**, () **has not**, filed all required compliance reports, and that representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with subcontracts which are exempt from the clause.)

4. Certification of Non-Segregated Facilities. By signing this bid, the bidder certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Opportunity clause in the Contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that he will retain such certification in his files; and that he will forward a notice to his proposed subcontractors as provided in the Instruction to Bidders.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C.1001.

Date: _____

(Name of Bidder)

Official
Address: _____

By: _____ Title: _____

Phone: _____ Fax: _____

**EXHIBIT C
BID BOND
Page 1 of 1**

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, _____
_____, PRINCIPAL, and as SURETY, are held and firmly bound unto herein called the "Owner" in the penal sum of \$_____, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted this accompanying bid, dated _____, for \$_____;

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period specified, within 60 days after the said opening, and shall within the period specified therefore, or, if no period specified, within 10 days after the prescribed forms are presented to him for signature, enter into a written contract with the Owner in accordance with the bid as accepted, and have the required performance and payment security for the faithful performance and proper fulfillment of such contract; or in the event of the withdrawal of said bid within the period specified, or the failure to enter into such contract and give security within the time specified, if the Principal shall pay the Owner the difference between the amount specified in said bid and the amount for which the Owner may procure the required work or supplies or both, if the latter amount be in excess of the former, then the above obligation shall be void and of no effect, otherwise it shall remain in full force and effect.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument this _____ day of _____, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

_____ Principal	_____ Name and Title
_____ Name and Title (Signatures must be notarized.)	_____ Name and Title

(Power-of-Attorney for person signing for surety company must be attached to bond.)

EXHIBIT D
IRREVOCABLE LETTER OF CREDIT
Page 1 of 1

(INSERT ON BANK LETTERHEAD)

Dear _____:

We hereby authorize you to draw on us to the aggregate amount of \$_____ (five (5) percent of the amount of the bid) in the event _____ withdraws its bid within the bid holding period, or upon being awarded a contract, fails to provide adequate performance and payment security as required by the Contract documents.

Such drafts must be accompanied by the following document:

A written certification by you that the proceeds of any draft drawn on this Letter of Credit will be used solely to indemnify the Owner against loss or damage suffered by it resulting from any act or omission described in the above paragraph.

We warrant to you that all drafts drawn in compliance with the terms of this Letter of Credit will be unconditionally and duly honored upon delivery of the documentation specified and presented to this office.

This Letter of Credit is irrevocable and shall be in full force and effect until notification in writing is received from you that a contract for **Solicitation/Project Reference RBC-2024-01** has been awarded and executed, whereupon this Letter of Credit shall automatically be canceled.

This Letter of Credit shall not be modified or amended except upon the written agreement of this Bank and the Owner.

Sincerely yours,

President

EXHIBIT E
FORM OF NON-COLLUSIVE AFFIDAVIT
Page 1 of 1

State of _____)

County of _____)

_____, being first duly sworn, deposes and says:

That he is, _____ the party making the foregoing proposal for bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not, in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of an affiliate or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Owner or any person interested in the proposed contract, and that all statements in said proposal for bid are true.

Solicitation/Project Reference: RBC-2024-01

Location: Ramona Indian Reservation, Anza, CA 92539

Signature

Name and Title

Date
(Signature should be notarized)

EXHIBIT F
INDIAN PREFERENCE QUALIFICATION APPLICATION
Page 1 of 5

<p style="text-align: right;">_____ herein submits to Ramona Band of Cahuilla</p> <p style="text-align: center;">(Name of Applicant)</p> <p>(Owner) the following application seeking to qualify as a 51% or more Indian Owned and controlled economic enterprise or tribal organization so it can be eligible for Indian Preference in Owner's selection and award of contracts, subcontracts, employment, and training. This application must be submitted in a timely manner and by a date prescribed by Owner for the Applicant to be considered eligible for Indian Preference. Applicant may be required to periodically resubmit this application from time to time.</p>
Name of Organization/Enterprise:
Address:
Phone Number: _____ Fax Number: _____
E-Mail: _____

I. Organization

- a. Are you:
 - i. a private for profit or non-profit company, or
 - ii. a Tribal Organization
- b. Circle One
 - i. Corporation
 - ii. Partnership
 - iii. Joint Venture
 - iv. Sole Proprietorship
 - v. Other (describe): _____
- c. Date Established _____
- d. Place Established _____
- e. Dates organization/enterprise changed or amended as to ownership and management:

- f. Attach to this application current organization/enterprise documents
(including where appropriate Articles of Incorporation and bylaws)

II. Current Ownership

- a. Date current ownership was established _____

EXHIBIT F
INDIAN PREFERENCE QUALIFICATION APPLICATION
 Page 2 of 5

Current Ownership fill out an additional disclosure for each owner that is an entity				
Name	Check if enrolled in a federally recognized tribe	Address	Telephone	% of Ownership

- b. Attach to this application official evidence or record of enrollment of allowners who are enrolled members of federally recognized tribes.
- c. Name any companies or individuals that provide management or administrative services to your company:

- d. How many employees do you currently have? _____
- e. Who has made capital contributions to your company?

- f. Who will get your profit on this contract and in what percentage?

- g. Who is your bank and what is the name and telephone number of the bank official with whom you work at that bank?

- h. What insurance agency and what insurance company provides your insurance (include contact name(s) and telephone number(s)?

- i. If you are a construction company, what agency and what bonding companies provide your bid and performance and payment bonds (include telephone number)?

EXHIBIT F
INDIAN PREFERENCE QUALIFICATION APPLICATION
Page 3 of 5

j. Explain who will contract or subcontract more than 10% of your work to:

k. If you are supplying good, name companies that will provide you 10% or more of the goods to be provided under the contract you are seeking (identify if they are 51% or more Indian owned and controlled by an enrolled member of a federally recognized tribe):

III. Past and Current Performance

a. Have you or any owner of your entity had any of the following occur in the past 10 years (circle those, if any, that apply):

- i. Filed bankruptcy or petition into bankruptcy
- ii. Sued regarding a contract or payment of a contract
- iii. Sued regarding contract, performance or payment of a contract
- iv. Failed to complete a contract on time
- v. Had a claim made on a bond provided on your behalf
- vi. Involved in arbitration regarding a contract or its performance
- vii. Had a contract terminated for cause
- viii. Denied Indian Preference after seeking it
- ix. Debarred, suspended or other sanctions
- x. Failed to properly pay a supplier, subcontractor, employee as required by this contract
- xi. Any legal judgments entered against you
- xii. Another other incident involving performance of a contract where claims or disputes arose

b. If any of the above apply, please explain in an attached narrative

c. Name other companies in business similar to what you now do that you and your owners have operated or owned in the last 10 years:

EXHIBIT F
INDIAN PREFERENCE QUALIFICATION APPLICATION
Page 4 of 5

- d. List all Tribes, Tribally Designated Housing Entities, and Indian Housing Authorities that you have had a contract with in the past 10 years (include the years you had the contracts):

IV. Control

- a. List all officers and any Board members of your company and identify if that are enrolled in a federally recognized Tribe. If so, indicate which Tribe as well as what management duties they have:

- b. If any of the above individuals have employment, positions or contracts with or interests in (including ownership) other companies, please identify and explain, including % or work time they spend in that position:

- c. If you are a construction company, list your core crew employees:

- d. What companies or individuals, if any, are mentoring or providing you assistance (including but not limited to loans, capital or staff) to develop as a company and explain in an attached narrative:

- e. Disclose here, and explain in an attached narrative, any agreements or arrangements whereby some or all of your company is managed, administered or run in whole or in part by an individual or company not otherwise explained in this application:

EXHIBIT F
INDIAN PREFERENCE QUALIFICATION APPLICATION
Page 5 of 5

- f. Disclose here, and explain in an attached narrative, any public or private agreements, or arrangements, other than those fully disclosed and explained elsewhere in this application, whereby individuals (i.e., service agreements, supplier contracts or subcontracting) or companies received profit from your company:

By submitting this Application, you are asserting that you believe and know yourself to be a 51% or more Indian owned and controlled economic enterprise or Tribal organization.

Where not enough space has been provided on this form to allow you to fully explain your answers use additional sheets and attach to this application.

Your application must be truthful and correct. Making false or misleading statements could subject your company and the individual signing this Application to criminal prosecution and civil penalties since the contract may be funded with government funds.

If any changes in these circumstances or others that impact your eligibility for Indian Preference occur prior to the award of a contract or during the performance of such a contract, you agree to immediately notify Owner.

Furthermore, if based on additional information or changes in circumstances, you should, in the opinion of Owner lose 51% or more Indian ownership or control of you company, you will lose eligibility for Indian Preference.

If applicant is Sole Proprietor, sign below:

Name: _____ Date: _____

If applicant is in a Partnership or Joint Venture, all Partners must sign below:

Name: _____ Date: _____

Name: _____ Date: _____

If applicant is a Corporation:

Name: _____ Date: _____
President or CEO's signature)

**EXHIBIT G
REPRESENTATIONS, CERTIFICATIONS
AND OTHER STATEMENTS OF BIDDERS
(HUD FORM 5369-A)**

Representations, Certifications, and Other Statements of Bidders Public and Indian Housing Programs

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2. Contingent Fee Representation and Agreement	1
3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions	1
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13. Bidder's Signature	3

1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the Owner, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within 3 working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [] is, [] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a Owner employee or officer to give consideration or to act regarding a Owner contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [] has, [] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, [] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the Owner Contracting Officer.

(d) Any misrepresentation by the bidder shall give the Owner the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

- (a) Result in an unfair competitive advantage to the bidder; or,
- (b) Impair the bidder's objectivity in performing the contract work.

[] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

- (1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,
- (2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

- (a) "Acceptance period," as used in this provision, means the number of calendar days available to the Owner for awarding a contract from the date specified in this solicitation for receipt of bids.
- (b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.
- (c) The Owner requires a minimum acceptance period of 15 calendar days.
- (d) In the space provided immediately below, bidders may specify a longer acceptance period than the Owner's minimum requirement. The bidder allows the following acceptance period: _____ calendar days.

(e) A bid allowing less than the Owner's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [] is, [] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [] is, [] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|------------------------|------------------------------|
| [] Black Americans | [] Asian Pacific Americans |
| [] Hispanic Americans | [] Asian Indian Americans |
| [] Native Americans | [] Hasidic Jewish Americans |

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [] is, [] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [] is, [] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

- (1) Obtain identical certifications from the proposed subcontractors;
- (2) Retain the certifications in its files; and
- (3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [] is, [] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the Owner's Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [] is, [] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

(Signature and Date)

(Typed or Printed Name)

(Title)

(Company Name)

(Company Address)

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**EXHIBIT A
FORM OF CONSTRUCTION CONTRACT**

This contract made this _____ day of _____, by and between _____, herein called the "Contractor", and the Ramona Band of Cahuilla, herein called the " Owner". The Contractor and the Owner agree as follows:

Statement of Work

The Contractor shall furnish all labor, material, equipment and services, and perform and complete work required for the construction of **Solicitation/Project Reference RBC-2024-01** consisting of new construction of _____ single family homes on the Ramona Indian Reservation in strict accordance with the Contract Documents listed herein.

Contract Price

The Owner shall pay the Contractor for performance of the contract, subject to additions or deductions as provided in the Contract:

1. The sum of _____ dollars (\$ _____) for materials, exclusive of the charge for installation; and
2. The sum of _____ dollars (\$ _____) for all other costs to complete the Work in accordance with the Contract Documents, including the cost to install materials, labor, fixtures, overhead and profit.
3. The total contract includes items 1 and 2, above, _____ dollars (\$ _____).

Contract Documents

1. Invitation for Bids, Instructions to Bidders, the form of bid, the Bid Bond, the Non-Collusive Affidavit, the requirements for Performance and Payment Security, the Construction Contract, General Conditions, Supplementary Conditions, any applicable Special Conditions, Specifications, and Drawings (and exhibits and addenda, if any thereto, and on file in the office of the Owner); and

2. The following exhibits, if any, each of which has been initialed by the parties or otherwise appropriately identified: (if none, insert none").

IN WITNESS WHEREOF, the parties hereto caused this Instrument to be executed in three (3) original counterparts as of the day and year first above written.

For the Contractor:

For the Owner:

By: _____

By: _____

Title: _____

Title: _____

Business Address:

Business Address

Telephone: _____

Telephone: _____

**EXHIBIT B
GENERAL CONDITIONS OF THE CONTRACT
(HUD-FORM 5370)**

General Conditions for Construction Contracts - Public Housing Programs

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157 (exp. 1/31/2027)

**Applicability. This form is applicable to any
construction/development contract greater than \$250,000.**

Public reporting burden for this collection of information is estimated to average 1.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB number.

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1. Definitions

- (a) "Architect" means the person or other entity engaged by the PHA to perform architectural, engineering, design, and other services related to the work as provided for in the contract. When a PHA uses an engineer to act in this capacity, the terms "architect" and "engineer" shall be synonymous. The Architect shall serve as a technical representative of the Contracting Officer. The Architect's authority is as set forth elsewhere in this contract.
- (b) "Contract" means the contract entered into between the PHA and the Contractor. It includes the forms of Bid, the Bid Bond, the Performance and Payment Bond or Bonds or other assurance of completion, the Certifications, Representations, and Other Statements of Bidders (form HUD-5370), these General Conditions of the Contract for Construction (form HUD-5370), the applicable wage rate determinations from the U.S. Department of Labor, any special conditions included elsewhere in the contract, the specifications, and drawings. It includes all formal changes to any of those documents by addendum, change order, or other modification.
- (c) "Contracting Officer" means the person delegated the authority by the PHA to enter into, administer, and/or terminate this contract and designated as such in writing to the Contractor. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer also designated in writing. The Contracting Officer shall be deemed the authorized agent of the PHA in all dealings with the Contractor.
- (d) "Contractor" means the person or other entity entering into the contract with the PHA to perform all of the work required under the contract.
- (e) "Drawings" means the drawings enumerated in the schedule of drawings contained in the Specifications and as described in the contract clause entitled Specifications and Drawings for Construction herein.
- (f) "HUD" means the United States of America acting through the Department of Housing and Urban Development including the Secretary, or any other person designated to act on its behalf. HUD has agreed, subject to the provisions of an Annual Contributions Terms and Conditions (ACC), to provide financial assistance to the PHA, which includes assistance in financing the work to be performed under this contract. As defined elsewhere in these General Conditions or the contract documents, the determination of HUD may be required to authorize changes in the work or for release of funds to the PHA for payment to the Contractor. Notwithstanding HUD's role, nothing in this contract shall be construed to create any contractual relationship between the Contractor and HUD.
- (g) "Project" means the entire project, whether construction or rehabilitation, the work for which is provided for in whole or in part under this contract.
- (h) "PHA" means the Public Housing Agency organized under applicable state laws which is a party to this contract.
- (j) "Specifications" means the written description of the technical requirements for construction and includes the criteria and tests for determining whether the requirements are met.
- (l) "Work" means materials, workmanship, and manufacture and fabrication of components.

2. Contractor's Responsibility for Work

- (a) The Contractor shall furnish all necessary labor, materials, tools, equipment, and transportation necessary for performance of the work. The Contractor shall also furnish all necessary water, heat, light, and power not made available to the Contractor by the PHA pursuant to the clause entitled Availability and Use of Utility Services herein.
- (b) The Contractor shall perform on the site, and with its own organization, work equivalent to at least [] (12 percent unless otherwise indicated) of the total amount of work to be performed under the order. This percentage may be reduced by a supplemental agreement to this order if, during performing the work, the Contractor requests a reduction and the Contracting Officer determines that the reduction would be to the advantage of the PHA.
- (c) At all times during performance of this contract and until the work is completed and accepted, the Contractor shall directly superintend the work or assign and have on the work site a competent superintendent who is satisfactory to the Contracting Officer and has authority to act for the Contractor.
- (d) The Contractor shall be responsible for all damages to persons or property that occur as a result of the Contractor's fault or negligence, and shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. The Contractor shall hold and save the PHA, its officers and agents, free and harmless from liability of any nature occasioned by the Contractor's performance. The Contractor shall also be responsible for all materials delivered and work performed until completion and acceptance of the entire work, except for any completed unit of work which may have been accepted under the contract.
- (e) The Contractor shall lay out the work from base lines and bench marks indicated on the drawings and be responsible for all lines, levels, and measurements of all work executed under the contract. The Contractor shall verify the figures before laying out the work and will be held responsible for any error resulting from its failure to do so.
- (f) The Contractor shall confine all operations (including storage of materials) on PHA premises to areas authorized or approved by the Contracting Officer.
- (g) The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. After completing the work and before final inspection, the Contractor shall (1) remove from the premises all scaffolding, equipment, tools, and materials (including rejected materials) that are not the property of the PHA and all rubbish caused by its work; (2) leave the work area in a clean, neat, and orderly condition satisfactory to the Contracting Officer; (3) perform all specified tests; and, (4) deliver the installation in complete and operating condition.
- (h) The Contractor's responsibility will terminate when all work has been completed, the final inspection made, and the work accepted by the Contracting Officer. The Contractor will then be released from further obligation except as required by the warranties specified elsewhere in the contract.

3. Architect's Duties, Responsibilities, and Authority

- (a) The Architect for this contract, and any successor, shall be designated in writing by the Contracting Officer.

- (b) The Architect shall serve as the Contracting Officer's technical representative with respect to architectural, **Schedule** engineering, and design matters related to the work performed under the contract. The Architect may provide direction on contract performance. Such direction shall be within the scope of the contract and may not be of a nature which: (1) institutes additional work outside the scope of the contract; (2) constitutes a change as defined in the Changes clause herein; (3) causes an increase or decrease in the cost of the contract; (4) alters the Construction Progress Schedule; or (5) changes any of the other express terms or conditions of the contract.
- (c) The Architect's duties and responsibilities may include but shall not be limited to:
- (1) Making periodic visits to the work site, and on the basis of his/her on-site inspections, issuing written reports to the PHA which shall include all observed deficiencies. The Architect shall file a copy of the report with the Contractor's designated representative at the site;
 - (2) Making modifications in drawings and technical specifications and assisting the Contracting Officer in the preparation of change orders and other contract modifications for issuance by the Contracting Officer;
 - (3) Reviewing and making recommendations with respect to - (i) the Contractor's construction progress schedules; (ii) the Contractor's shop and detailed drawings; (iii) the machinery, mechanical and other equipment and materials or other articles proposed for use by the Contractor; and, (iv) the Contractor's price breakdown and progress payment estimates; and,
 - (4) Assisting in inspections, signing Certificates of Completion, and making recommendations with respect to acceptance of work completed under the contract.

4. Other Contracts

The PHA may undertake or award other contracts for additional work at or near the site of the work under this contract. The Contractor shall fully cooperate with the other contractors and with PHA employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The Contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or by PHA employees

Construction Requirements

5. Pre-construction Conference and Notice to Proceed

of the work, and that it has investigated and satisfied itself

- (a) Within ten calendar days of contract execution, and prior to the commencement of work, the Contractor shall attend a preconstruction conference with representatives of the PHA, its Architect, and other interested parties convened by the PHA. The conference will serve to acquaint the participants with the general plan of the construction operation and all other requirements of the contract. The PHA will provide the Contractor with the date, time, and place of the conference.
- (b) The contractor shall begin work upon receipt of a written Notice to Proceed from the Contracting Officer or designee. The Contractor shall not begin work prior to receiving such notice.

6. Construction Progress

- (a) The Contractor shall, within five days after the work commences on the contract or another period of time determined by the Contracting Officer, prepare and submit to the Contracting Officer for approval three copies of a practicable schedule showing the order in which the Contractor proposes to perform the work, and the dates on which the Contractor contemplates starting and completing the several salient features of the work (including acquiring labor, materials, and equipment). The schedule shall be in the form of a progress chart of suitable scale to indicate appropriately the percentage of work scheduled for completion by any given date during the period. If the Contractor fails to submit a schedule within the time prescribed, the Contracting Officer may withhold approval of progress payments or take other remedies under the contract until the Contractor submits the required schedule.
- (b) The Contractor shall enter the actual progress on the chart as required by the Contracting Officer, and immediately deliver three copies of the annotated schedule to the Contracting Officer. If the Contracting Officer determines, upon the basis of inspection conducted pursuant to the clause entitled Inspection and Acceptance of Construction, herein that the Contractor is not meeting the approved schedule, the Contractor shall take steps necessary to improve its progress, including those that may be required by the Contracting Officer, without additional cost to the PHA. In this circumstance, the Contracting Officer may require the Contractor to increase the number of shifts, overtime operations, days of work, and/or the amount of construction plant, and to submit for approval any supplementary schedule or schedules in chart form as the Contracting Officer deems necessary to demonstrate how the approved rate of progress will be regained.
- (c) Failure of the Contractor to comply with the requirements of the Contracting Officer under this clause shall be grounds for a determination by the Contracting Officer that the Contractor is not prosecuting the work with sufficient diligence to ensure completion within the time specified in the Contract. Upon making this determination, the Contracting Officer may terminate the Contractor's right to proceed with the work, or any separable part of it, in accordance with the Default clause of this contract.

7. Site Investigation and Conditions Affecting the Work

- (a) The Contractor acknowledges that it has taken steps reasonably necessary to ascertain the nature and location as to the general and local conditions which can affect the work or its cost, including but not limited to, (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and roads; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during work performance. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is

reasonably ascertainable from an inspection of the site, including all exploratory work done by the PHA, as well as from the drawings and specifications made a part of this contract. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the PHA.

- (b) The PHA assumes no responsibility for any conclusions or interpretations made by the Contractor based on the information made available by the PHA. Nor does the PHA assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before the execution of this contract, unless that understanding or representation is expressly stated in this contract.

8. Differing Site Conditions

(a) The Contractor shall promptly, and before the conditions are disturbed, give a written notice to the Contracting Officer of (1) subsurface or latent physical conditions at the site which differ materially from those indicated in this contract, or (2) unknown physical conditions at the site(s), of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inhering in work of the character provided for in the contract.

(b) The Contracting Officer shall investigate the site conditions promptly after receiving the notice. Work shall not proceed at the affected site, except at the

Contractor's risk, until the Contracting Officer has provided written instructions to the Contractor. If the conditions do materially so differ and cause an increase or decrease in the Contractor's cost of, or the time required for, performing any part of the work under this contract, whether or not changed as a result of the conditions, the Contractor shall file a claim in writing to the PHA within ten days after receipt of such instructions and, in any event, before proceeding with the work. An equitable adjustment in the contract price, the delivery schedule, or both shall be made under this clause and the contract modified in writing accordingly.

(c) No request by the Contractor for an equitable adjustment to the contract under this clause shall be allowed, unless the Contractor has given the written notice required; provided, that the time prescribed in (a) above for giving written notice may be extended by the Contracting Officer.

(d) No request by the Contractor for an equitable adjustment to the contract for differing site conditions shall be allowed if made after final payment under this contract.

9. Specifications and Drawings for Construction

(a) The Contractor shall keep on the work site a copy of the drawings and specifications and shall at all times give the Contracting Officer access thereto. Anything mentioned in the specifications and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both. In case of difference between drawings and specifications, the specifications shall govern. In case of discrepancy in the figures, in the drawings, or in the specifications, the matter shall be

promptly submitted to the Contracting Officer, who shall promptly make a determination in writing. Any adjustment by the Contractor without such a determination shall be at its own risk and expense. The Contracting Officer shall furnish from time to time such detailed drawings and other information as considered necessary, unless otherwise provided.

(b) Wherever in the specifications or upon the drawings the words "directed", "required", "ordered", "designated", "prescribed", or words of like import are used, it shall be understood that the "direction", "requirement", "order", "designation", or "prescription", of the Contracting Officer is intended and similarly the words "approved", "acceptable", "satisfactory", or words of like import shall mean "approved by", or "acceptable to", or "satisfactory to" the Contracting Officer, unless otherwise expressly stated.

(c) Where "as shown" "as indicated", "as detailed", or words of similar import are used, it shall be understood that the reference is made to the drawings accompanying this contract unless stated otherwise. The word "provided" as used herein shall be understood to mean "provide complete in place" that is "furnished and installed".

(d) "Shop drawings" means drawings, submitted to the PHA by the Contractor, subcontractor, or any lower tier subcontractor, showing in detail (1) the proposed fabrication and assembly of structural elements and (2) the installation (i.e., form, fit, and attachment details) of materials of equipment. It includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by the Contractor to explain in detail specific portions of the work required by the contract. The PHA may duplicate, use, and disclose in any manner and for any purpose shop drawings delivered under this contract.

(e) If this contract requires shop drawings, the Contractor shall coordinate all such drawings, and review them for accuracy, completeness, and compliance with other contract requirements and shall indicate its approval thereon as evidence of such coordination and review. Shop drawings submitted to the Contracting Officer without evidence of the Contractor's approval may be returned for resubmission. The Contracting Officer will indicate an approval or disapproval of the shop drawings and if not approved as submitted shall indicate the PHA's reasons therefore. Any work done before such approval shall be at the Contractor's risk. Approval by the Contracting Officer shall not relieve the Contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with (f) below.

(f) If shop drawings show variations from the contract requirements, the Contractor shall describe such variations in writing, separate from the drawings, at the time of submission. If the Architect approves any such variation and the Contracting Officer concurs, the Contracting Officer shall issue an appropriate modification to the contract, except that, if the variation is minor or does not involve a change in price or in time of performance, a modification need not be issued.

(g) It shall be the responsibility of the Contractor to make timely requests of the PHA for such large scale and full size drawings, color schemes, and other additional information, not already in his possession, which shall be

required in the planning and production of the work. Such requests may be submitted as the need arises, but each such request shall be filed in ample time to permit appropriate action to be taken by all parties involved so as to avoid delay.

- (h) The Contractor shall submit to the Contracting Officer for approval four copies (unless otherwise indicated) of all shop drawings as called for under the various headings of these specifications. Three sets (unless otherwise indicated) of all shop drawings, will be retained by the PHA and one set will be returned to the Contractor. As required by the Contracting Officer, the Contractor, upon completing the work under this contract, shall furnish a complete set of all shop drawings as finally approved. These drawings shall show all changes and revisions made up to the time the work is completed and accepted.
- (i) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all shop drawings prepared by subcontractors are submitted to the Contracting Officer.

10. As-Built Drawings

- (a) "As-built drawings," as used in this clause, means drawings submitted by the Contractor or subcontractor at any tier to show the construction of a particular structure or work as actually completed under the contract. "As-built drawings" shall be synonymous with "Record drawings."
- (b) As required by the Contracting Officer, the Contractor shall provide the Contracting Officer accurate information to be used in the preparation of permanent as-built drawings. For this purpose, the Contractor shall record on one set of contract drawings all changes from the installations originally indicated, and record final locations of underground lines by depth from finish grade and by accurate horizontal offset distances to permanent surface improvements such as buildings, curbs, or edges of walks.
- (c) This clause shall be included in all subcontracts at any tier. It shall be the responsibility of the Contractor to ensure that all as-built drawings prepared by subcontractors are submitted to the Contracting Officer.

11. Material and Workmanship

- (a) All equipment, material, and articles furnished under this contract shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in this contract. References in the contract to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard of quality and shall not be construed as limiting competition. The Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of, and as approved by the Contracting Officer, is equal to that named in the specifications, unless otherwise specifically provided in this contract.
- (b) Approval of equipment and materials.
- (1) The Contractor shall obtain the Contracting Officer's approval of the machinery and mechanical and other equipment to be incorporated into the work. When requesting approval, the Contractor shall furnish to the Contracting Officer the name of the manufacturer, the model number, and other information concerning the performance, capacity, nature, and rating of the

machinery and mechanical and other equipment. When required by this contract or by the Contracting Officer, the Contractor shall also obtain the Contracting Officer's approval of the material or articles which the Contractor contemplates incorporating into the work. When requesting approval, the Contractor shall provide full information concerning the material or articles. Machinery, equipment, material, and articles that do not have the required approval shall be installed or used at the risk of subsequent rejection.

- (2) When required by the specifications or the Contracting Officer, the Contractor shall submit appropriately marked samples (and certificates related to them) for approval at the Contractor's expense, with all shipping charges prepaid. The Contractor shall label, or otherwise properly mark on the container, the material or product represented, its place of origin, the name of the producer, the Contractor's name, and the identification of the construction project for which the material or product is intended to be used.
- (3) Certificates shall be submitted in triplicate, describing each sample submitted for approval and certifying that the material, equipment or accessory complies with contract requirements. The certificates shall include the name and brand of the product, name of manufacturer, and the location where produced.
- (4) Approval of a sample shall not constitute a waiver of the PHA right to demand full compliance with contract requirements. Materials, equipment and accessories may be rejected for cause even though samples have been approved.
- (5) Wherever materials are required to comply with recognized standards or specifications, such specifications shall be accepted as establishing the technical qualities and testing methods, but shall not govern the number of tests required to be made nor modify other contract requirements. The Contracting Officer may require laboratory test reports on items submitted for approval or may approve materials on the basis of data submitted in certificates with samples. Check tests will be made on materials delivered for use only as frequently as the Contracting Officer determines necessary to insure compliance of materials with the specifications. The Contractor will assume all costs of retesting materials which fail to meet contract requirements and/or testing materials offered in substitution for those found deficient.
- (6) After approval, samples will be kept in the Project office until completion of work. They may be built into the work after a substantial quantity of the materials they represent has been built in and accepted.
- (c) Requirements concerning lead-based paint. The Contractor shall comply with the requirements concerning lead-based paint contained in the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) as implemented by 24 CFR Part 35.

12. Permits and Codes

- (a) The Contractor shall give all notices and comply with all applicable laws, ordinances, codes, rules and regulations. Notwithstanding the requirement of the Contractor to comply with the drawings and specifications in the contract, all work installed shall comply with all applicable codes and regulations as amended by any

waivers. Before installing the work, the Contractor shall examine the drawings and the specifications for compliance with applicable codes and regulations bearing on the work and shall immediately report any discrepancy it may discover to the Contracting Officer.

Where the requirements of the drawings and specifications fail to comply with the applicable code or regulation, the Contracting Officer shall modify the contract by change order pursuant to the clause entitled Changes herein to conform to the code or regulation.

- (b) The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. Where the PHA can arrange for the issuance of all or part of these permits, fees and licenses, without cost to the Contractor, the contract amount shall be reduced accordingly.

13. Health, Safety, and Accident Prevention

(a) In performing this contract, the Contractor shall:

- (1) Ensure that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his/her health and/or safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation;
- (2) Protect the lives, health, and safety of other persons;
- (3) Prevent damage to property, materials, supplies, and equipment; and,
- (4) Avoid work interruptions.

(b) For these purposes, the Contractor shall:

- (1) Comply with regulations and standards issued by the Secretary of Labor at 29 CFR Part 1926. Failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54, 83 Stat. 96), 40 U.S.C. 3701 et seq.; and
- (2) Include the terms of this clause in every subcontract so that such terms will be binding on each subcontractor.

(c) The Contractor shall maintain an accurate record of exposure data on all accidents incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment, and shall report this data in the manner prescribed by 29 CFR Part 1904.

(d) The Contracting Officer shall notify the Contractor of any noncompliance with these requirements and of the corrective action required. This notice, when delivered to the Contractor or the Contractor's representative at the site of the work, shall be deemed sufficient notice of the noncompliance and corrective action required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to take corrective action promptly, the Contracting Officer may issue an order stopping all or part of the work until satisfactory corrective action has been taken. The Contractor shall not base any claim or request for equitable adjustment for additional time or money on any stop order issued under these circumstances.

(e) The Contractor shall be responsible for its subcontractors' compliance with the provisions of this clause. The Contractor shall take such action with respect to any subcontract as the PHA, the Secretary of Housing and Urban Development, or the Secretary of Labor shall direct as a means of enforcing such provisions.

14. Temporary Heating

The Contractor shall provide and pay for temporary heating, covering, and enclosures necessary to properly protect all work and materials against damage by dampness and cold, to dry out the work, and to facilitate the completion of the work. Any permanent heating equipment used shall be turned over to the PHA in the condition and at the time required by the specifications.

15. Availability and Use of Utility Services

(a) The PHA shall make all reasonably required amounts of utilities available to the Contractor from existing outlets and supplies, as specified in the contract. Unless otherwise provided in the contract, the amount of each utility service consumed shall be charged to or paid for by the Contractor at prevailing rates charged to the PHA or, where the utility is produced by the PHA, at reasonable rates determined by the Contracting Officer. The Contractor shall carefully conserve any utilities furnished without charge.

(b) The Contractor, at its expense and in a manner satisfactory to the Contracting Officer, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of each utility used for the purpose of determining charges. Before final acceptance of the work by the PHA, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

16. Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements

(a) The Contractor shall preserve and protect all structures, equipment, and vegetation (such as trees, shrubs, and grass) on or adjacent to the work site, which are not to be removed under this contract, and which do not unreasonably interfere with the work required under this contract.

(b) The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limbs or branches of trees are broken during performance of this contract, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Contracting Officer.

(c) The Contractor shall protect from damage all existing improvements and utilities (1) at or near the work site and (2) on adjacent property of a third party, the locations of which are made known to or should be known by the Contractor. Prior to disturbing the ground at the construction site, the Contractor shall ensure that all underground utility lines are clearly marked.

(d) The Contractor shall shore up, brace, underpin, secure, and protect as necessary all foundations and other parts of existing structures adjacent to, adjoining, and in the vicinity of the site, which may be affected by the excavations or other operations connected with the construction of the project.

(e) Any equipment temporarily removed as a result of work under this contract shall be protected, cleaned, and replaced in the same condition as at the time of award of this contract.

- (f) New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the specifications.
- (g) No structural members shall be altered or in any way weakened without the written authorization of the Contracting Officer, unless such work is clearly specified in the plans or specifications.
- (h) If the removal of the existing work exposes discolored or unfinished surfaces, or work out of alignment, such surfaces shall be refinished, or the material replaced as necessary to make the continuous work uniform and harmonious. This, however, shall not be construed to require the refinishing or reconstruction of dissimilar finishes previously exposed, or finished surfaces in good condition, but in different planes or on different levels **Construction** when brought together by the removal of intervening work, unless such refinishing or reconstruction is specified in the plans or specifications.
- (i) The Contractor shall give all required notices to any adjoining or adjacent property owner or other party before the commencement of any work.
- (j) The Contractor shall indemnify and save harmless the PHA from any damages on account of settlement or the loss of lateral support of adjoining property, any damages from changes in topography affecting drainage, and from all loss or expense and all damages for which the PHA may become liable in consequence of such injury or damage to adjoining and adjacent structures and their premises.
- (k) The Contractor shall repair any damage to vegetation, structures, equipment, utilities, or improvements, including those that are the property of a third party, resulting from failure to comply with the requirements of this contract or failure to exercise reasonable care in performing the work. If the Contractor fails or refuses to repair the damage promptly, the Contracting Officer may have the necessary work performed and charge the cost to the Contractor.

17. Temporary Buildings and Transportation of Materials

- (a) Temporary buildings (e.g., storage sheds, shops, offices, sanitary facilities) and utilities may be erected by the Contractor only with the approval of the Contracting Officer and shall be built with labor and materials furnished by the Contractor without expense to the PHA. The temporary buildings and utilities shall remain the property of the Contractor and shall be removed by the Contractor at its expense upon completion of the work. With the written consent of the Contracting Officer, the buildings and utilities may be abandoned and need not be removed.
- (b) The Contractor shall, as directed by the Contracting Officer, use only established roadways, or use temporary roadways constructed by the Contractor when and as authorized by the Contracting Officer. When materials are transported in prosecuting the work, vehicles shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any federal, state, or local law or regulation. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, or roads.

18. Clean Air and Water

The contractor shall comply with the Clean Air Act, as amended, 42 USC 7401 et seq., the Federal Water Pollution Control Water Act, as amended, 33 U.S.C. 1251 et seq., and standards issued pursuant thereto in the facilities in which this contract is to be performed.

19. Energy Efficiency

The Contractor shall comply with mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under the contract is performed.

20. Inspection and Acceptance of

- (a) Definitions. As used in this clause -
- (1) "Acceptance" means the act of an authorized representative of the PHA by which the PHA approves and assumes ownership of the work performed under this contract. Acceptance may be partial or complete.
- (2) "Inspection" means examining and testing the work performed under the contract (including, when appropriate, raw materials, equipment, components, and intermediate assemblies) to determine whether it conforms to contract requirements.
- (3) "Testing" means that element of inspection that determines the properties or elements, including functional operation of materials, equipment, or their components, by the application of established scientific principles and procedures.
- (b) The Contractor shall maintain an adequate inspection system and perform such inspections as will ensure that the work performed under the contract conforms to contract requirements. All work is subject to PHA inspection and test at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.
- (c) PHA inspections and tests are for the sole benefit of the PHA and do not: (1) relieve the Contractor of responsibility for providing adequate quality control measures; (2) relieve the Contractor of responsibility for loss or damage of the material before acceptance; (3) constitute or imply acceptance; or, (4) affect the continuing rights of the PHA after acceptance of the completed work under paragraph (j) below.
- (d) The presence or absence of the PHA inspector does not relieve the Contractor from any contract requirement, nor is the inspector authorized to change any term or condition of the specifications without the Contracting Officer's written authorization. All instructions and approvals with respect to the work shall be given to the Contractor by the Contracting Officer.
- (e) The Contractor shall promptly furnish, without additional charge, all facilities, labor, and material reasonably needed for performing such safe and convenient inspections and tests as may be required by the Contracting Officer. The PHA may charge to the Contractor any additional cost of inspection or test when work is not ready at the time specified by the Contractor for inspection or test, or when prior rejection makes reinspection or retest necessary. The PHA shall perform all inspections and tests in a manner that will not unnecessarily delay the work. Special, full size, and performance tests shall be performed as described in the contract.

- (f) The PHA may conduct routine inspections of the construction site on a daily basis.
- (g) The Contractor shall, without charge, replace or correct work found by the PHA not to conform to contract requirements, unless the PHA decides that it is in its interest to accept the work with an appropriate adjustment in contract price. The Contractor shall promptly segregate and remove rejected material from the premises.
- (h) If the Contractor does not promptly replace or correct rejected work, the PHA may (1) by contract or otherwise, replace or correct the work and charge the cost to the Contractor, or (2) terminate for default the Contractor's right to proceed.
- (i) If any work requiring inspection is covered up without approval of the PHA, it must, if requested by the Contracting Officer, be uncovered at the expense of the Contractor. If at any time before final acceptance of the entire work, the **Construction PHA** considers it necessary or advisable, to examine work already completed by removing or tearing it out, the Contractor, shall on request, promptly furnish all necessary facilities, labor, and material. If such work is found to be defective or nonconforming in any material respect due to the fault of the Contractor or its subcontractors, the Contractor shall defray all the expenses of the examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the Contracting Officer shall make an equitable adjustment to cover the cost of the examination and reconstruction, including, if completion of the work was thereby delayed, an extension of time.
- (j) The Contractor shall notify the Contracting Officer, in writing, as to the date when in its opinion all or a designated portion of the work will be substantially completed and ready for inspection. If the Architect determines that the state of preparedness is as represented, the PHA will promptly arrange for the inspection. Unless otherwise specified in the contract, the PHA shall accept, as soon as practicable after completion and inspection, all work required by the contract or that portion of the work the Contracting Officer determines and designates can be accepted separately. Acceptance shall be final and conclusive except for latent defects, fraud, gross mistakes amounting to fraud, or the PHA's right under any warranty or guarantee.

21. Use and Possession Prior to Completion

- (a) The PHA shall have the right to take possession of or use any completed or partially completed part of the work. Before taking possession of or using any work, the Contracting Officer shall furnish the Contractor a list of items of work remaining to be performed or corrected on those portions of the work that the PHA intends to take possession of or use. However, failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The PHA's possession or use shall not be deemed an acceptance of any work under the contract.
- (b) While the PHA has such possession or use, the Contractor shall be relieved of the responsibility for (1) the loss of or damage to the work resulting from the PHA's possession or use, notwithstanding the terms of the clause entitled Permits and Codes herein; (2) all maintenance costs on the areas occupied; and, (3) furnishing heat, light, power, and water used in the areas

occupied without proper remuneration therefore. If prior possession or use by the PHA delays the progress of the work or causes additional expense to the Contractor, an equitable adjustment shall be made in the contract price or the time of completion, and the contract shall be modified in writing accordingly.

22. Warranty of Title

The Contractor warrants good title to all materials, supplies, and equipment incorporated in the work and agrees to deliver the premises together with all improvements thereon free from any claims, liens or charges, and agrees further that neither it nor any other person, firm or corporation shall have any right to a lien upon the premises or anything appurtenant thereto.

23. Warranty of

- (a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (j) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of _____ (one year unless otherwise indicated) from the date of final acceptance of the work. If the PHA takes possession of any part of the work before final acceptance, this warranty shall continue for a period of (one year unless otherwise indicated) from the date that the PHA takes possession.
- (b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—
 - (1) The Contractor's failure to conform to contract requirements; or
 - (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.
- (c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.
- (d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.
- (e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- (f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall:
 - (1) Obtain all warranties that would be given in normal commercial practice;
 - (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
 - (3) Enforce all warranties for the benefit of the PHA.
- (g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

- (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.
- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.
- (j) This warranty shall not limit the PHA's rights under the Inspection and Acceptance of Construction clause of this contract with respect to latent defects, gross mistakes or fraud.

24. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers.

Administrative Requirements

25. Contract Period

this contract within _____ calendar days of the effective date of the contract, or within the time schedule established in the notice to proceed issued by the Contracting Officer.

26. Order of Provisions

accordance with the terms and conditions of the

In the event of a conflict between these General Conditions and the Specifications, the General Conditions shall prevail. In the event of a conflict between the contract and any applicable state or local law or regulation, the state or local law or regulation shall prevail; provided that such state or local law or regulation does not conflict with, or is less restrictive than applicable federal law, regulation, or Executive Order. In the event of such a conflict, applicable federal law, regulation, and Executive Order shall prevail.

27. Payments

retain ten (10) percent of the amount of progress

- (a) The PHA shall pay the Contractor the price as provided in this contract.
- (b) The PHA shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer. The PHA may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses.
- (c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a

basis for determining progress payments. The breakdown shall be approved by the Contracting Officer and must be acceptable to HUD. If the contract covers more than one project, the Contractor shall furnish a separate breakdown for each. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

- (d) The Contractor shall submit, on forms provided by the PHA, periodic estimates showing the value of the work performed during each period based upon the approved submitted not later than _____ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment. If the contract covers more than one project, the Contractor shall furnish a separate progress payment estimate for each.
- (e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made: I hereby certify, to the best of my knowledge and belief, that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the contract;
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
- (3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in subcontract.

Name:

Title:

Date:

- (f) Except as otherwise provided in State law, the PHA shall payments until completion and acceptance of all work under the contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the PHA shall reinstate the ten (10) percent (or other percentage as provided in State law) retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.
- (g) The Contracting Officer may authorize material delivered on the site and preparatory work done to be taken into consideration when computing progress payments.

Material delivered to the Contractor at locations other than the site may also be taken into consideration if the Contractor furnishes satisfactory evidence that (1) it has acquired title to such material; (2) the material is properly stored in a bonded warehouse, storage yard, or similar suitable place as may be approved by the Contracting Officer; (3) the material is insured to cover its full value; and (4) the material will be used to perform this contract. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the PHA's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the PHA.

- (h) All material and work covered by progress payments made shall, at the time of payment become the sole property of the PHA, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the PHA to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the PHA in the course of their employment, the Contractor shall restore such damaged work without cost to the PHA and to seek redress for its damage only from those who directly caused it.
- (i) The PHA shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the PHA arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.
- (j) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.
- (k) The PHA shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the PHA to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

28. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which do not change the rights or

responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

- (c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

29. Changes

- (a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:
 - (1) In the specifications (including drawings and designs);
 - (2) In the method or manner of performance of the work;
 - (3) PHA-furnished facilities, equipment, materials, services, or site; or,
 - (4) Directing the acceleration in the performance of the work.
- (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.
- (c) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.
- (d) If any change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for an adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.
- (e) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract.
- (f) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

- (1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs when size of change warrants revision.
- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change. The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work.
- (g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.
- (h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.
- (i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.
- (j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

30. Suspension of Work

- (a) The Contracting Officer may order the Contractor in writing to suspend, delay, or interrupt all or any part of the work of this contract for the period of time that the Contracting Officer determines appropriate for the convenience of the PHA.
- (b) If the performance of all or any part of the work is, for an unreasonable period of time, suspended, delayed, or interrupted (1) by an act of the Contracting Officer in the administration of this contract, or (2) by the Contracting Officer's failure to act within the time specified (or within a reasonable time if not specified) in this contract an adjustment shall be made for any increase in the cost of performance of the contract (excluding profit) necessarily caused by such unreasonable suspension, delay, or interruption and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension, delay, or interruption to the extent that performance would have

- been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor or for which any equitable adjustment is provided for or excluded under any other provision of this contract.
- (c) A claim under this clause shall not be allowed (1) for any costs incurred more than 20 days before the Contractor shall have notified the Contracting Officer in writing of the act or failure to act involved (but this requirement shall not apply as to a claim resulting from a suspension order); and, (2) unless the claim, in an amount stated, is asserted in writing as soon as practicable after the termination of the suspension, delay, or interruption, but not later than the date of final payment under the contract.

31. Disputes

- (a) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to the contract. A claim arising under the contract, unlike a claim relating to the contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim. The submission may be converted to a claim by complying with the requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (b) Except for disputes arising under the clauses entitled Labor Standards - Davis Bacon and Related Acts, herein, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (c) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (d) The Contracting Officer shall, within 60 (unless otherwise indicated) days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (e) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within (30 unless otherwise indicated) days after receipt of the Contracting Officer's decision.
- (f) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

32. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to

proceed with the work (or separable part of the work) that has been delayed. In this event, the PHA may take over the work and complete it, by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the PHA in completing the work.

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if—
- (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include (i) acts of God, or of the public enemy, (ii) acts of the PHA or other governmental entity in either its sovereign or contractual capacity, (iii) acts of another contractor in the performance of a contract with the PHA, (iv) fires, (v) floods, (vi) epidemics, (vii) quarantine restrictions, (viii) strikes, (ix) freight embargoes, (x) unusually severe weather, or (xi) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Contractor and the subcontractors or suppliers; and
 - (2) The Contractor, within days (10 days unless otherwise indicated) from the beginning of such delay (unless extended by the Contracting Officer) notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the Disputes clause of this contract.
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligations of the parties will be the same as if the termination had been for convenience of the PHA.

33. Liquidated Damages

- (a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of this contract, the Contractor shall pay to the PHA as liquidated damages, the sum of \$ _____ [Contracting Officer insert amount] for each day of delay. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed. To the extent that the Contractor's delay or nonperformance is excused under another clause in this contract, liquidated damages shall not be due the PHA. The Contractor remains liable for damages caused other than by delay.
- (b) If the PHA terminates the Contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final

completion of the work together with any increased costs occasioned by the PHA in completing the work.

- (c) If the PHA does not terminate the Contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

34. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract.

35. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the PHA under the contract may be assigned to a bank, trust company, or other financial institution. Such assignments of claims shall only be made with the written concurrence of the Contracting Officer. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership as approved by the Contracting Officer.

36. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract:
 - (1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.
 - (2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ _____ [Contracting Officer insert amount]

per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

(3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ _____

[Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

37. Subcontracts

(a) Definitions. As used in this contract -

(1) "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime contract or a subcontract.

(2) "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another subcontractor.

(b) The Contractor shall not enter into any subcontract with any subcontractor who has been temporarily denied participation in a HUD program or who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or of the state in which the work under this contract is to be performed.

(c) The Contractor shall be as fully responsible for the acts or omissions of its subcontractors, and of persons either directly or indirectly employed by them as for the acts or omissions of persons directly employed by the Contractor.

(d) The Contractor shall insert appropriate clauses in all subcontracts to bind subcontractors to the terms and conditions of this contract insofar as they are applicable to the work of subcontractors.

(e) Nothing contained in this contract shall create any contractual relationship between any subcontractor and the PHA or between the subcontractor and HUD.

38. Subcontracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms

The Contractor shall take the following steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms:

- (a) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (b) Ensuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
- (c) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
- (d) Establishing delivery schedules, where the requirements of the contract permit, which encourage participation by small and minority businesses and women's business enterprises; and
- (e) Using the services and assistance of the U.S. Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce, and State and local governmental small business agencies.

39. Equal Employment Opportunity

During the performance of this contract, the Contractor/Seller agrees as follows:

- (a) The Contractor/Seller shall not discriminate against any employee or applicant for employment because of race color, religion, sex, sexual orientation, gender identity, disability, or national origin.
- (b) The Contractor/Seller shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, disability, or national origin. Such action shall include, but not be limited to, (1) employment, (2) upgrading demotion, (4) transfer, (5) recruitment or recruitment advertising, (6) layoff or termination, (7) rates of pay or other forms of compensation, and (8) selection for training, including apprenticeship

(c) The Contractor/Seller agrees to post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer setting forth the provisions of this nondiscrimination clause.

(d) The Contractor/Seller shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor/Seller, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(e) The Contractor/Seller shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.

(f) The Contractor/Seller shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.

(g) The Contractor/Seller shall furnish all information and reports required by Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor/Seller shall permit

access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(h) In the event of a that the Contractor/Seller is in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor/seller may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(i) The contractor/seller will include the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub[contractor/seller] or vendor. The [contractor/seller] will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the [contractor/seller] becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the [contractor/seller] may request the United States to enter into such litigation to protect the interests of the United States.

(j) Compliance with the requirements of this clause shall be to the maximum extent consistent with, but not in derogation of, compliance with section 7(b) of the Indian Self-Determination and Education Assistance Act and the Indian Preference clause of this contract.

40. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968.

(a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 prioritization requirements and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

41. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

42. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the PHA, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the PHA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

43. Limitations on Payments made to Influence Certain Federal Financial Transactions

- (a) The Contractor agrees to comply with Section 1352 of Title 31, United States Code which prohibits the use of **Acts** Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) The Contractor further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL, Disclosure of Lobbying Activities) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan, or cooperative agreement.

44. Royalties and Patents

The Contractor shall pay all royalties and license fees. It shall defend all suits or claims for infringement of any patent rights and shall save the PHA harmless from loss on account thereof; except that the PHA shall be responsible for all such loss when a particular design, process or the product of a particular manufacturer or manufacturers is specified and the Contractor has no reason to believe that the specified design, process, or product is an infringement. If, however, the Contractor has reason to believe that any design, process or product specified is an infringement of a patent, the Contractor shall promptly notify the Contracting Officer. Failure to give such notice shall make the Contractor responsible for resultant loss.

45. Examination and Retention of Contractor's Records

- (a) The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.
- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to (1) appeals under the Disputes clause of this contract, (2) litigation or settlement of claims arising from the performance of this contract, or (3) costs and expenses of this contract to which the PHA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

46. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

- (a) Minimum Wages.
 - (1) All laborers and mechanics employed under this contract in the development or construction of the project(s) involved will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall

be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met: (A) The work to be performed by the classification requested is not performed by a classification in the wage determination; and (B) The classification is utilized in the area by the construction industry; and (C) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in classification.

(3) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(4) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the

amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(b) Withholding of funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and basic records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)

(ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c) (1) of this clause and that such information is correct and complete;
 - (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3; and
 - (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.

(3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to

make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) (1) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship and Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
- (2) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under

the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (3) Equal employment opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (e) Compliance with Copeland Act requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.
- (f) Contract termination; debarment. A breach of this contract clause may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (g) Compliance with Davis-Bacon and related Act requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.
- (h) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this clause shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (i) Certification of eligibility.
 - (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
 - (3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.
- (j) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.
 - (1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics, including watchmen and guards, shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
 - (2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the provisions set forth in subparagraph (j)(1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic (including watchmen and guards) employed in violation of the provisions set forth in subparagraph (j)(1) of this clause, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in subparagraph (j)(1) of this clause. DOL posts current fines at: <https://www.dol.gov/whd/govcontracts/cwhssa.htm#cmp>
 - (3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in subparagraph (j)(2) of this clause.
 - (k) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

47. Non-Federal Prevailing Wage Rates

(a) Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State or tribal law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

(1) The applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;

(b) An applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or

(c) An applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

48. Procurement of Recovered Materials.

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

() Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 1 of 8

The following supplements modify, change, delete from or add to the “General Conditions of the Contract – form HUD 5370, OMB 2577-0157” Where any Clause of the General Conditions is modified or any Paragraph or Subparagraph thereof is modified or deleted by these Supplementary Conditions, the unaltered provisions of that Clause, Paragraph, or Subparagraph shall remain in effect.

1. DEFINITIONS

Replace paragraph (h) in Clause 1 of the General Conditions headed **DEFINITIONS** with the following:

(h) “PHA” means the Owner which is a party to this contract.

Add paragraph (i) to Clause 2 of the General Conditions headed **DEFINITIONS** as follows:

(i) “Owner” means the Ramona Band of Cahuilla, a federally recognized Indian tribe.

2. ARCHITECT’S DUTIES, RESPONSIBILITIES, AND AUTHORITY

Replace paragraph (a) in Clause 3 of the General Conditions headed **ARCHITECT’S DUTIES, RESPONSIBILITIES, AND AUTHORITY** with the following:

(a) The Architect for this Contract, and any successor or a person acting in lieu of the architect, shall be designated in writing by the Contracting Officer. A person acting in lieu of the Architect shall perform the functions assigned in this paragraph to the Architect.

3. PAYMENTS

Clause 27 of the General Conditions headed **PAYMENTS** is replaced in its entirety by the following.

(a) The Owner shall pay the Contractor the price as provided in this Contract.

(b) The Owner shall make progress payments approximately every 30 days as the work proceeds, on estimates of work accomplished which meets the standards of quality established under the contract, as approved by the Contracting Officer, and the delivery and proper storage of materials at the job-site or other location within the boundaries of the Ramona Indian Reservation as are approved by the Owner. The Owner may, subject to written determination and approval of the Contracting Officer, make more frequent payments to contractors which are qualified small businesses

(c) Before the first progress payment under this contract, the Contractor shall furnish, in such detail as requested by the Contracting Officer, a breakdown of the total contract price showing the amount included therein for each principal category of the work, which shall substantiate the payment amount requested in order to provide a basis for determining progress payments. The breakdown shall be approved by the Contracting Officer. The values and quantities employed in making up this breakdown are for determining the amount of progress payments and shall not be construed as a basis for additions to or deductions from the contract price. The Contractor shall prorate its overhead and profit over the construction period of the contract.

(d) The Contractor shall submit, on forms provided by the Owner, periodic estimates showing the value of the work performed during each period based upon the approved breakdown of

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 2 of 8

the contract price, and of the materials delivered and property stored at the job site or other approved location. Such estimates shall be submitted not later than 10_ days in advance of the date set for payment and are subject to correction and revision as required. The estimates must be approved by the Contracting Officer with the concurrence of the Architect prior to payment.

(e) Along with each request for progress payments and the required estimates, the Contractor shall furnish the following certification, or payment shall not be made:

I hereby certify, to the best of my knowledge and belief, that:

(1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the Contract;

(2) Payments to subcontractors and suppliers have been made from previous payments received under the Contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,

(3) This request for progress payments does not include any amounts which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

(f) The Owner shall **retain ten (10) percent** of the amount of progress payments until completion and acceptance of all work under the Contract; except, that if upon completion of 50 percent of the work, the Contracting Officer, after consulting with the Architect, determines that the Contractor's performance and progress are satisfactory, the Owner may lower the retention to 5% if the work completed is satisfactory. If the Contracting Officer subsequently determines that the Contractor's performance and progress are unsatisfactory, the Owner shall reinstate the ten (10) percent retainage until such time as the Contracting Officer determines that performance and progress are satisfactory.

(g) The Owner shall **retain five (5) percent** of the Contract Amount to secure the Contractor's warranty and shall remit the unused portion of the amount at the end of the warranty period. The time limit of the warranty shall not apply to any latent defects, or gross mistakes or fraud on the part of the Contractor.

(h) All materials shall be delivered to and properly stored at the job site or other approved location before installation into the Work. Progress payments must include the cost of such materials, which shall be insured to cover its full value and used to perform this contract. Title to the materials shall transfer to the Owner upon payment therefor and prior to installation into the Work. Before any progress payment which includes delivered material is made, the Contractor shall furnish such documentation as the Contracting Officer may require to assure the protection of the Owner's interest in such materials. The Contractor shall remain responsible for such stored material notwithstanding the transfer of title to the Owner.

(i) All material and work covered by progress payments made shall, at the time of payment become the sole property of the Owner, but this shall not be construed as (1) relieving the Contractor from the sole responsibility for all material and work upon which payments have been made or the restoration of any damaged work; or, (2) waiving the right of the Owner to require the fulfillment of all of the terms of the contract. In the event the work of the Contractor has been damaged by other contractors or persons other than employees of the Owner in the course of their employment, the Contractor shall restore such damaged work without cost to the Owner and to seek redress for its damage only from those who directly caused it.

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 3 of 8

(j) The Owner shall make the final payment due the Contractor under this contract after (1) completion and final acceptance of all work; and (2) presentation of release of all claims against the Owner arising by virtue of this contract, other than claims, in stated amounts, that the Contractor has specifically excepted from the operation of the release. Each such exception shall embrace no more than one claim, the basis and scope of which shall be clearly defined. The amounts for such excepted claims shall not be included in the request for final payment. A release may also be required of the assignee if the Contractor's claim to amounts payable under this contract has been assigned.

(k) Prior to making any payment, the Contracting Officer may require the Contractor to furnish receipts or other evidence of payment from all persons performing work and supplying material to the Contractor, if the Contracting Officer determines such evidence is necessary to substantiate claimed costs.

(l) The Owner shall not; (1) determine or adjust any claims for payment or disputes arising there under between the Contractor and its subcontractors or material suppliers; or, (2) withhold any moneys for the protection of the subcontractors or material suppliers. The failure or refusal of the Owner to withhold moneys from the Contractor shall in nowise impair the obligations of any surety or sureties under any bonds furnished under this contract.

4. DISPUTES

Replace paragraph (e) in Clause 31 of the General Conditions with the following:

(e) The Contracting Officer's decision shall be final unless (1) the Contractor appeals in writing to the Chairwoman of the Ramona Band of Cahuilla in accordance with the Owner's policy and procedures, and if not resolved at that level, (2) the parties agree to refer the appeal to an independent mediator or arbitrator.

5. LIQUIDATED DAMAGES

The first sentence of paragraph (a) in Clause 33 of the General Conditions is replaced in its entirety as follows:

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled "Default" of this contract, the Contractor shall pay to the Owner as liquidated damages, the sum of \$500.000/day.

Further, Clause 33 of the General Conditions is supplemented by adding new paragraph (c) as follows:

(c) The parties agree that this provision on liquidated damages is governed by Cal. Civil Code Section 1671 (b) and that amount of liquidated damages specified in this paragraph 33 is reasonable based on the information available to the parties at the time this contract was entered.

6. INSURANCE

Clause 36 of the General Conditions headed **INSURANCE** is replaced in its entirety with the following

(a) Before commencing the work, the Contractor and each subcontractor shall furnish the Owner with certificates of insurance showing the following insurance is in force and will insure

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 4 of 8

all operations under the Contract:

(1) Workers' Compensation and Employers' Liability Insurance. For all Contractor or subcontractor employees who are subject to the terms of the Project Contractor agreement, and to the extent required by the applicable state or federal law, the Contractor and subcontractors shall maintain in full force and effect a Workers' Compensation policy. That policy shall provide minimum employer's liability coverage of One Million Dollars (\$1,000,000.00) per accident for bodily injury or disease. The Contractor and subcontractors shall provide an endorsement that the insurer waives the right of subrogation against the Owner and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.

(2) Commercial General Liability Insurance. The Contractor shall have a combined single limit for bodily injury and property damage of not less than Five Million Dollars (\$5,000,000.00) per occurrence to protect the Contractor and each sub-contractor against claims for bodily injury or death and damage to property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability. If the Contractor has a "Claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Agreement; and the extended reporting period may not be less than five years following the completion date of the Agreement.

(3) Automobile Liability Insurance. The Contractor shall have Automobile Liability insurance against claims for bodily injury, death, or property damage resulting from the maintenance, ownership, or use of all owned or non-owned and hired automobiles, trucks, and trailers. The minimum acceptable limit that must be obtained is no less than One Million Dollars (\$1,000,000.00) per any one accident or loss.

(4) Builder's Risk Insurance. On a replacement-cost value basis, the Contractor shall procure and maintain, during the life of the Contractor agreement, Builder's Risk (Course of Construction), or similar first-party property coverage to insure against all risks of accidental physical loss, and shall include without limitation the perils of vandalism and/or malicious mischief(both without any limitation regarding vacancy or occupancy), sprinkler leakage, civil authority, theft, sonic disturbance, earthquake, flood, collapse, wind, fire, war, terrorism, lightning, smoke, and rioting. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for engineering services and expenses required as a result of any insured loss upon the work and project, including completed work and work in progress, to the full insurable value thereof.

(5) Umbrella or Excess Liability. Five Million Dollars (\$5,000,000.00) per occurrence to meet the policy limit requirements of the required policies if the Contractor's underlying policy limits are less than required. There shall be no gap between the per-occurrence amount of any underlying policy and the start of the coverage under the Umbrella Liability Insurance Policy. Any Umbrella Liability Insurance Policy shall protect the Contractor and the Owner, and in amounts, and that complies with all requirements for Commercial General Liability and Automobile Liability and Employers' Liability Insurance.

(b) Other Insurance Provisions: The policies shall contain, or shall be endorsed to contain, the following provisions:

(1) For the Commercial General Liability and Automobile Liability policies:

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
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(i) The Owner, its representatives, consultants, trustees, officers, officials, employees, agents, and volunteers ("Additional Insureds") are to be covered as additional insureds with respect to liability arising out of activities performed by or on behalf of Contractor; instruments of Service and completed operations of the Contractor; premises owned, occupied, or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the Additional Insureds.

(ii) For any claims related to the project, Contractor's insurance coverage shall be primary insurance with respect to the Additional Insureds. Any insurance or self-insurance maintained by the Additional Insureds shall be in excess of the Contractor's insurance and shall not contribute with it. Any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the Additional Insureds.

(2) Contractor's insurance shall apply separately to each insured against whom the claim is made, or suit is brought, except with respect to the limits of the insurer's liability.

(3) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Owner.

(4) Contractor shall furnish the Owner with certificates of insurance showing maintenance of the required insurance coverage and original endorsements affecting coverage. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by the Owner before work commences. Contractor must provide updates on the insurance coverage throughout the term of the Contractor agreement to ensure that there is no break in coverage during the performance of the Work. Failure to provide evidence of current coverage shall be grounds for termination for breach of contract.

(5) Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A unless otherwise authorized in writing by the Owner.

(6) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Owner.

(7) Contractor shall furnish the Owner with certificates of insurance showing maintenance of the required insurance coverage and original endorsements affecting coverage. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by the Owner before work commences. Contractor must provide updates on the insurance coverage throughout the term of the Contractor agreement to ensure that there is no break in coverage during the performance of the Work. Failure to provide evidence of current coverage shall be grounds for termination for breach of contract.

(8) Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A unless otherwise authorized in writing by the Owner.

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 6 of 8

7. HUD REGULATIONS - 2 CFR §200.326.

Pursuant to 2 C.F.R. § 200.327, those portions of Appendix II to Part 200 of Title 2 of the Code of Federal Regulations applicable hereto are hereby incorporated herein as though the language, clauses, provisions, and requirements that must be included are actually set forth herein. Contractor certifies compliance with Appendix II as applicable.

5. LABOR STANDARDS – TRIBALLY DETERMINED PREVAILING WAGE RATES

Clause 46 of the General Conditions headed “Labor Standards – Davis Bacon and Related” does not apply to this contract, because the Owner has adopted Tribal Resolution No. 2024.07, “Tribal Prevailing Wages Ordinance and Tribally Determined Prevailing Wages Schedule” (“Ordinance” and “Schedule,” respectively), which establish prevailing wage rates that are required to be paid under this contract in place of Federally prevailing wage rates (See 25 U.S.C. Sec. 4114(b)(3)). Contractor and all subcontractors shall pay **no less** than the prevailing wages as determined by the Owner pursuant to the Ordinance and established in the Schedule, and shall otherwise comply with the Ordinance and Schedule in all respects. These are the minimum rates to be paid for on any NAHASDA funded construction, rehab, or maintenance project(s). When requesting payment(s), certified payroll shall be submitted showing compliance with the Tribally Determined Prevailing Wage Rates Schedule, which appears at Exhibit 1 to the Ordinance. A copy of the current Ordinance and Schedule with detailed listing of all wage rates is included the Bid Package at Section VII, which is incorporated herein by reference. A truncated version of that Schedule listing only “Basic Hourly Rates” for each labor classification therein appears below.

Classification	Basic Hourly Rates
CARPENTER & RELATED TRADES	
Carpenter, Cabinet Installer, Insulation Installer, Hardwood Floor Worker, Acoustical Installer	\$48.86
<u>Shingler</u>	\$48.99
Table Power Saw Operator	\$48.96
Pneumatic Nailer or Power Stapler	\$49.11
Roof Loader of Shingles	\$34.20
Scaffold Builder	\$40.77
CEMENT MASON	
Cement Mason, Curb & Gutter Machine Operator; Clary & Similar Type of Screed Operator (Cement only); Grinding Machine Operator (all types); Jackson Vibratory, Texas Screed & Similar Type Screed Operator; Scoring Machine Operator	\$44.00
Magnesite, magnesite-terrazzo & mastic composition, Epoxy, Urethanes and exotic coatings, Dex-O-Tex	\$44.12

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 7 of 8

Classification	Basic Hourly Rates
Floating & Troweling Machine Operator	\$44.25
DRYWALL INSTALLER/LATHER	
Drywall Installer/Lather	\$48.86
Stocker, Scrapper	\$20.80
LABORER	
Group 1: Boring Machine Helper (Outside) Certified Confined Space Laborer Cleaning & Handling of Panel Forms Concrete Screeding for Rough Strike-Off Concrete, Water Curing Demolition Laborer, the cleaning of brick if performed by an employee performing any other phase of demolition work, & the cleaning of lumber Fiberoptic Installation, Blowing, Splicing, & Testing Technician on public right-of-way only Fire Watcher, Limbers, Brush Loaders, Pilers & Debris Handlers Flagman Gas, Oil and/or Water Pipeline Laborer Laborer, Asphalt-Rubber Material Loader Laborer, General or Construction Laborer, General Cleanup Laborer, Jetting Laborer, Temporary Water & Air Lines Plugging, Filling of Shee-Bolt Holes; Dry Packing of Concrete & Patching Post Hole Digger (Manual) Railroad Maintenance, Repair Trackman & Road Beds; Streetcar & Railroad Construction Track Laborers Rigging & Signaling Scaler Slip Form Raisers Tarman & Mortar Man Tool Crib or Tool House Laborer Traffic Control by any method Water Well Driller Helper Window Cleaner Wire Mesh Pulling - All Concrete Pouring Operations	\$41.38
LANDSCAPE	
Landscape/Irrigation Laborer	\$39.57
Landscape Hydro Seeder	\$40.67
Landscape/Irrigation Tender	\$20.80

8. TAXES

Under the terms of the contract the Owner is of the opinion based on consultations with the State Board of Equalization that state sales tax does not apply to materials and fixtures used in this project. The state sales tax exemption however depends on the contract term that requires the bidder to state in the contract the total sales price of materials to be used in the project, exclusive of the charge for installation. Bidders must also include in all of their subcontracts the following provisions:

- The total sales price of the materials to be used in performing the subcontracts is \$ _____, exclusive of the charge of installation.

EXHIBIT C
SUPPLEMENTARY CONDITIONS OF THE CONTRACT
Page 8 of 8

- Title to all materials to be used in this project shall transfer to the Owner at the time of delivery to the job-site and prior to the time the materials are installed by the Contractor or any subcontractor. The Owner shall have no obligation to pay for materials furnished under this Subcontract or the Prime Contract until they have been delivered to the job site.

- As used in this Subcontract, the term "materials" has the same meaning as provided in 18 California Code of Regulations ("CCR") 1521 (a) (4).

The exemption from state sales tax on materials and fixtures also depends on the use by the Contractor and all Subcontractors of a state resale number at the time materials are purchased by the Contractor and all Subcontractors. The Contractor must ensure that all Subcontractors use resale numbers in acquiring materials for use in this project.

The Owner will not assume any responsibility for state sales tax liability of any Contractor or Subcontractor who fails to obtain and use a state resale number in connection with purchasing all materials and fixtures intended for resale to the Owner for use in this project.

In addition, all partial payment requests submitted by Contractor must include invoice showing the total cost of materials covered by the request.

EXHIBIT D
PERFORMANCE AND PAYMENT BOND
Page 1 of 3

KNOW ALL MEN BY THESE PRESENTS:

THAT WE , _____

_____, as

PRINCIPAL, and _____, as SURETY, are held

firmly bound unto _____

_____ hereinafter called the

Owner, in the penal sum of _____
(\$ _____), for the payment of which sum we bind ourselves, our heirs, executors,
administrators, and successors, jointly and severally.

WHEREAS, Principal has entered into a certain Contract with the Owner, dated _____, a copy
of which is hereto attached and made a part hereof.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall in all respects fully
perform the Contract and all duly authorized modifications thereof, during its original term and any
extensions thereof that may be granted and during any guaranty period for which the Contract provides,
and if the Principal shall fully satisfy all claims arising out of the prosecution of the work under the Contract
and shall fully indemnify the Owner for all expenses which it may incur by reason of such claims, including
its attorney's fees and court costs, and if the Principal shall make full payment to all persons supplying
labor, services, materials, or equipment in the prosecution of the work under the Contract, in default of
which such persons shall have a direct right of action hereupon; and if the Principal shall pay or cause to
be paid all sales and use taxes payable as a result of the performance of the Contract as well as payment
of gasoline and special motor fuel taxes in the performance of the Contract and all motor vehicle fees
required for commercial motor vehicles used in connection with the performance of the Contract, then this
obligation shall be void; otherwise, it shall remain in full force and effect. No modification of the Contract or
extension of the term thereof, nor any forbearance on the part of the Owner shall in any way release the
Principal or the Surety from liability hereunder. Notice to the Surety of any such modification, extension, or
forbearance is hereby waived.

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT D
PERFORMANCE AND PAYMENT BOND
Page 2 of 3

IN WITNESS WHEREOF, the aforesaid Principal and Surety have executed this instrument and affixed their seals hereto, this _____ day of _____.

_____ Principal	_____ Surety
_____ name and title	_____ name and title

(signatures must be notarized.)

(Power-of-Attorney for person signing for surety company must be attached to bond.)

The rate of premium on this bond is \$ _____ per thousand.

The total amount of premium charge is \$ _____.

(The above is to be filled in by Surety Company.)

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the
_____ Secretary of the corporation

named as Principal in the foregoing bond; that _____

_____, who signed the bond on behalf of the Principal, was

then _____ of said corporation; that I know his signature thereto is genuine; and that said bond was fully signed, sealed, and attested for and in behalf of said corporation by authority of its governing body.

EXHIBIT D
PERFORMANCE AND PAYMENT BOND
Page 3 of 3

DIRECTIONS FOR PREPARATION OF PERFORMANCE AND PAYMENT BOND

1. Individual sureties, partnerships or corporations not in the surety business are not acceptable.
2. The name of the Principal shall be shown exactly as it appears in the Contract.
3. The penal sum shall not be less than required by the Contract.
4. If the principals are partners or joint venture's, each member shall execute the bond as an individual and state his place of residence.
5. The official character and authority of the person(s) executing the bond for the Principal, if a corporation, shall be certified by the Secretary of Assistant Secretary thereof under the corporate seal, or copies attached to such records of the corporation as will evidence the official character and authority of the officer signing, duly certified by the Secretary of Assistant Secretary, under the corporate seal, to be true copies.
6. The current power-of-attorney of the person signing for the surety company must be attached to the bond.
7. The date of the bond must not be prior to the date of the contract.
8. The following information must be placed on the bond by the surety company:
 - A. The rate of premium in dollars per thousand; and
 - B. The total dollar amount of premium charged.
9. Type or print the name underneath each signature appearing on the bond.
10. An executed copy of the bond must be attached to each copy of the Contract (original counterpart) intended for signing.

EXHIBIT E
IRREVOCABLE LETTER OF CREDIT
Page 1 of 1

[INSERT ON BANK LETTERHEAD]

[INSERT DATE]

[INSERT OWNER'S NAME & ADDRESS]

Dear _____:

We hereby authorize you to draw on us to the aggregate amount of \$ _____ in the event _____ defaults, or fails to complete construction and/or payments under that certain Construction Contract with you dated _____.

Such drafts must be accompanied by:

1. Completion Assurance Agreement dated _____ for the project known as Solicitation/Project Reference: RBC-2024-01.
2. Written certification by you that the proceeds of any draft drawn on this Letter of Credit will be used solely for the purposes and interests described in the Completion Assurance Agreement.

We warrant you that all drafts drawn in compliance with the terms of this Letter of Credit will be duly honored upon delivery of documentation specified and presented to this office until _____ or until fifteen (15) months after the date of substantial completion of the Construction Contract dated between _____, the Contractor, and _____ the Owner, as the said date of substantial completion is defined in said Construction Contract, whichever first occurs.

This Letter is irrevocable and shall be in full force and effect unless notification in writing is received by you canceling same.

This credit shall not be modified or amended except upon the written agreement of this Bank and the Owner.

Sincerely,

President

cc: (Insert Contractor)

EXHIBIT F
COMPLETION ASSURANCE AGREEMENT
(LETTER OF CREDIT IN LIEU OF PAYMENT AND PERFORMANCE BOND)
Page 1 of 2

THIS AGREEMENT made this _____ day of _____ by and between the
_____(Owner) and the _____ (Contractor).

WITNESSETH

WHEREAS, the Contractor and the Owner have entered into a Construction Contract dated _____, providing for the construction of a project described in such Contract; and

WHEREAS, the Contractor desires to meet his obligations to supply one-hundred (100) percent Performance and Payment Bonds with a substitution of another form of security; and

WHEREAS, the Owner has determined that a Letter of Credit arrangement would provide sufficient security in lieu of a performance and payment bond.

NOW THEREFORE, in consideration of the mutual promises and undertakings herein contained, and for the purpose of inducing the Owner to substitute a Letter of Credit arrangement for a Performance and Payment Bond, the parties hereto agree that:

1. The Contractor has provided the Owner with an unconditional, irrevocable, Letter of Credit (Fund), issued by a banking institution in the amount of \$ _____ to secure and indemnify the Owner for any expense, loss or damage suffered or sustained as a result of any default by the Contractor in the performance of its obligations under the Construction Contract. It is expressly understood and agreed that said Fund shall at all times be under the control of the Owner.
2. All disbursements from the Fund shall be authorized and made by the Owner.
3. The Fund shall be maintained as a separate trust account and may be drawn in increments up to its aggregate amount or the aggregate may be drawn. Any incremental draw will not impair or diminish the right of the Owner to make subsequent draws in any amount(s) up to the aggregate amount of the Fund. The proceeds of a draw may be disbursed as follows:
 - A. To the Contractor during the course of construction to promote the completion of the project, as may be deemed necessary by the Owner.
 - B. To the Owner the entire fund or balance remaining therein in the event of a default by the Contractor under the Construction Contract to be used by the Owner to indemnify it for any loss, damage or expense whatsoever which it may suffer by reason of the Contractor's failure to perform the Construction Contract.
 - C. To the Contractor the balance of such fund remaining after three months from the date of substantial completion, but only so long as the Project is free and clear of any liens, claims or encumbrances whatsoever. There shall be withheld from the payment of said balance an amount equal to two and one-half (2-1/2) percent of the total amount of the Construction Contract, which sum is to be retained in account for a period of fifteen months from the date of substantial completion or for another period less than fifteen months if authorized by the Owner. Said sum shall be held as a Fund to guarantee against defects in construction due to faulty materials or workmanship or damage to the premises resulting from such defects, which defects or damage become apparent within one year from the date of substantial completion. Said sum may be used for the correction of defects or damage in the event the Contractor fails to make such corrections. The Contractor's liability for such corrections is not limited by the amount of such sum.

EXHIBIT F
COMPLETION ASSURANCE AGREEMENT
(LETTER OF CREDIT IN LIEU OF PAYMENT AND PERFORMANCE BOND)
Page 2 of 2

4. It is agreed the Contractor may provide a separate unconditional and irrevocable Letter of Credit to satisfy the requirement set forth in paragraph 3C above, that two and one-half (2-1/2) percent of the total Construction Contract amount, for latent defects, to be retained for fifteen months beyond the date of substantial completion. If such separate unconditional and irrevocable Letter of Credit is provided, it must be delivered to the Owner and made subject to this Completion Assurance Agreement before any balance remaining in the Fund is released to the Contractor or the Fund is canceled.
5. Any other provision of this Agreement notwithstanding, it is understood and agreed that no funds may be disbursed to the Contractor so long as there are any outstanding liens, claims or encumbrances against the project, written notice of which have been received by the Owner. If any such claims, liens and encumbrances have not been removed or resolved, and written notice of such removal or resolution received by the Owner by the date of substantial completion, the Owner may in its sole discretion exercise any of its rights under the Construction Contract General Conditions.
6. It is expressly understood by all parties hereto that in the event of a default by Contractor in any of its obligations under the Construction Contract, the entire Fund, any part thereof, or balance remaining therein may, at the option of the Owner, be paid to Owner together with an assignment of all rights granted to the Owner.
7. This agreement shall not alter or limit the obligations and liabilities of the Contractor under the Construction Contract but shall be deemed to be additional security for the performance by the Contractor of its obligations thereunder.
8. It is understood and agreed in the event the fund is held by a depository, that the depository is not charged with any duty or responsibility to see to the performance of or compliance with any agreements between any of the parties hereto other than that of paying over the fund as directed in writing by the Owner, nor to see to the application of the Fund after making disbursements as so directed. It is expressly understood and agreed that any claim, controversy, dispute or disagreement which may exist between the Contractor and the owner shall have no effect whatsoever upon the obligation of the Depository to pay the Owner promptly upon receipt of a notice issued pursuant to the terms of the Fund and this Agreement.

Contractor

(name and title)

Owner

(name and title)

Approved by Bank:

(name and title)

**EXHIBIT G
(CASH DEPOSIT IN LIEU OF PAYMENT & PERFORMANCE BOND)**

Page 1 of 1

[PLACE ON BANK LETTERHEAD]

[ADDRESS TO OWNER]]

Dear _____:

This will acknowledge that this Bank has established an account in the amount of \$ _____ with funds received from _____ is account has been issued in the name of _____ and the original certificate manifesting the same is being handed to you herewith. It is our understanding that this account is being established in lieu of performance and payment bonds customarily furnished in construction projects. The account shall serve as the "Fund" referred to in the Completion Assurance Agreement, dated _____, by and between the Owner and the Contractor.

The Bank shall pay over all or part of the funds in the account together with interest herein to the Owner, or to another as the Owner may designate, upon written notification by the Owner to the Bank of a default by the Contractor under the Construction Contract, or of the Contractor's failure to perform the Construction Contract.

The Bank shall pay over all or part of the funds in the account upon proper notification by the Owner without regard to any objections, claims, defenses, assertions, or actions by the Contractor or any other person or entity acting on behalf of the Contractor. The Bank specifically recognizes that any controversy, dispute, claim or disagreement which may exist between the Contractor and the Owner have no effect whatsoever upon the obligation of the Bank to pay the Owner promptly upon receipt of the notice referred to above.

Sincerely,

President

EXHIBIT H
COMPLETION ASSURANCE AGREEMENT
(CASH DEPOSIT IN LIEU OF PAYMENT AND PERFORMANCE BOND)
Page 1 of 2

THIS AGREEMENT made this _____ day of _____ by and between
the _____ (owner) and
_____ (Contractor).

WITNESSETH

WHEREAS, the Contractor and the Owner have entered into a Construction Contract dated _____ providing for the construction of a project described in such Contract; and

WHEREAS, the Contractor desires to meet his obligations to supply _____ percent Performance and Payment Bonds with a substitution of another form of security; and

WHEREAS, the Owner has determined that a cash deposit arrangement would provide sufficient security in lieu of a Performance and Payment Bond.

NOW THEREFORE, in consideration of the mutual promises and undertakings herein contained, and for the purpose of inducing the Owner to substitute a cash deposit arrangement for a Performance and Payment Bond, the parties hereto agree that:

1. The Contractor has provided the Owner with a letter dated _____, from a banking institution evidencing the deposit of funds in an account (Fund) in the amount of \$_____. The Fund has been established in the name of the Owner to secure and indemnify it for any expense, loss or damage suffered or sustained as a result of any default by the Contractor in the performance of its obligations under the Construction Contract. It is expressly understood and agreed that said Fund shall at all times be under the control of the Owner.

2. All disbursements from the Funds shall be authorized and made by the Owner.

3. The Fund shall be maintained as a separate trust account and may be drawn in increments up to its aggregate amount or the aggregate may be drawn. Any incremental draw will not impair or diminish the right of the Owner to make subsequent draws in any amount(s) up to the aggregate amount of the Fund. The proceeds of a draw may be disbursed as follows:

A. To the contractor during the course of construction to promote the completion of the project, as may be deemed necessary by the Owner

B. To the Owner the entire Fund or balance remaining therein in the event of a default by the contractor under the Construction Contract to be used by the Owner to indemnify it for any loss, damage or expense whatsoever which it may suffer by reason of Contractor's failure to perform the construction contract.

C. To the Contractor the balance of such Fund remaining after three months from the date of substantial completion, but only so long as the Project is free and clear of any liens, claims or encumbrances whatsoever. There shall be withheld from the payment of said balance an amount equal to two and one-half (2-1/2) percent of the total amount of the Construction Contract, which sum is to be retained in account for a period of fifteen months from the date of substantial completion or for another period less than fifteen months if authorized by the Owner. Said sum shall be held as a Fund to guarantee against defects in construction due to faulty materials or workmanship or damage to the premises resulting from such defects, which defects or damage become apparent within one year after date of substantial

EXHIBIT H
COMPLETION ASSURANCE AGREEMENT
(CASH DEPOSIT IN LIEU OF PAYMENT AND PERFORMANCE BOND
Page 2 of 2

completion. Said sum may be used for the correction of defects or damage in the event the Contractor fails to make such corrections. The Contractor's liability for such corrections is not limited by the amount of such sum.

4. It is agreed that Contractor may provide a separate unconditional and irrevocable Letter of Credit to satisfy the requirement, set forth in paragraph 3C above, that two and one-half (2-1/2) percent of the total Construction Contract amount, for latent defects, to be retained for fifteen months beyond the date of substantial completion. If such separate unconditional and irrevocable Letter of Credit is provided, it must be delivered to the Owner and made subject to this Completion Assurance Agreement before any balance remaining in the fund is released to the Contractor or the Fund canceled.

5. Any other provision of this Agreement notwithstanding, it is understood and agreed that no funds may be disbursed to the Contractor so long as there are any outstanding liens, claims or encumbrances against the Project, written notice of which have been received by the Owner. If any such claims, liens and encumbrances have not been removed or resolved, and written notice of such removal or resolution received by the Owner, by the date of substantial completion, the Owner may in its sole discretion exercise any of its rights under the General Conditions of the Construction Contract.

6. It is expressly understood by all parties hereto that in the event of a default by the Contractor in any of its obligations under the Construction Contract, the entire Fund, any part thereof, or balance remaining therein may, at the option of the Owner, be paid to the Owner together with an assignment of all rights granted to the Owner.

7. This Agreement shall not alter or limit the obligations and liabilities of Contractor under the Construction Contract, but shall be deemed to be additional security for the performance by the Contractor of its obligations thereunder.

8. It is understood and agreed that in the event the Fund is held by a depository, that the depository is not charged with any duty or responsibility to see to the performance of or compliance with any agreements between any of the parties hereto other than that of paying over the Fund as directed in writing by the Owner, nor to see to the application of the Fund after making disbursements as so directed. It is expressly understood and agreed that any claim, controversy, dispute or disagreement which may exist between the Contractor and the Owner shall have no effect whatsoever upon the obligation of the depository to pay the Owner promptly upon receipt of a notice issued pursuant to the terms of the Fund and this Agreement.

9. Notwithstanding any other provision of the Construction Contract, it is agreed the fund will be administered pursuant to the terms of the Fund, this Agreement and any consistent provisions in the Construction Contract. Any inconsistent provisions in the Construction Contract shall be superseded and controlled by the Fund and this Agreement. It is expressly agreed that reference to this Agreement or collateral Construction Contract document does not make the issuance of the Fund conditional.

Contractor	Owner
(name and title)	(name and title)

Approved by Bank:

EXHIBIT I
NOTICE TO PROCEED
Page 1 of 1

Date: _____

Contractor: _____

Address: _____

Subject: Ramona Indian Reservation - New Construction of [INSERT #] Single Family Homes.

Solicitation/Project Reference: RBC-2024-01.

Project Name and Location: New Housing Construction of [INSERT #] Single Family Homes on the Ramona Indian Reservation in Anza, CA 92539, on lands therein land located near Table Mountain Truck Trail.

Amount of Contract: \$ _____

Gentlemen:

Pursuant to the terms of your Contract, dated _____, you are hereby notified to commence work thereunder at the start of business on _____. The time for completion set forth herein is _____ calendar days, including the starting day, which establishes _____ as the completion date.

Please acknowledge receipt of this Notice to Proceed by signing, dating, and returning this document to the Contracting Officer.

Sincerely,

(Contracting Officer)

ACCEPTED: (Owner)

By: _____

By: _____

Title: _____

Title: _____

License No. _____

Date: _____

EXHIBIT J
REQUEST FOR ACCEPTANCE OF SUBCONTRACTOR
Page 1 of 1

Date: _____

Solicitation/Project Reference: RBC-2024-01

To: _____

In accordance with our prime contract for New Housing Construction of [INSERT #] Single Family Homes on the Ramona Indian Reservation in Anza, CA 92539 we request acceptance of the following proposed subcontractor to perform work or supply material as indicated below:

1. _____
(Name of proposed subcontractor)

2. Scope of Work: (state kind of work, if labor, material or both, and give Specification Reference)

3. The subcontractor's non-collusive affidavit in the form required by our contract is furnished herewith (original only attached to the original of this request)

4. We warrant that the provisions required by our contract to be inserted in each subcontract will be inserted in this subcontract.

5. We certify that this proposed subcontractor is not ineligible to receive awards of contracts from the United States as evidenced by the list or lists of debarred contractors maintained by HUD.

6. There will be no assignment of interest in this subcontract except as follows (if none, so state):

7. Terms of Payment _____ . Price: \$ _____

8. Remarks:

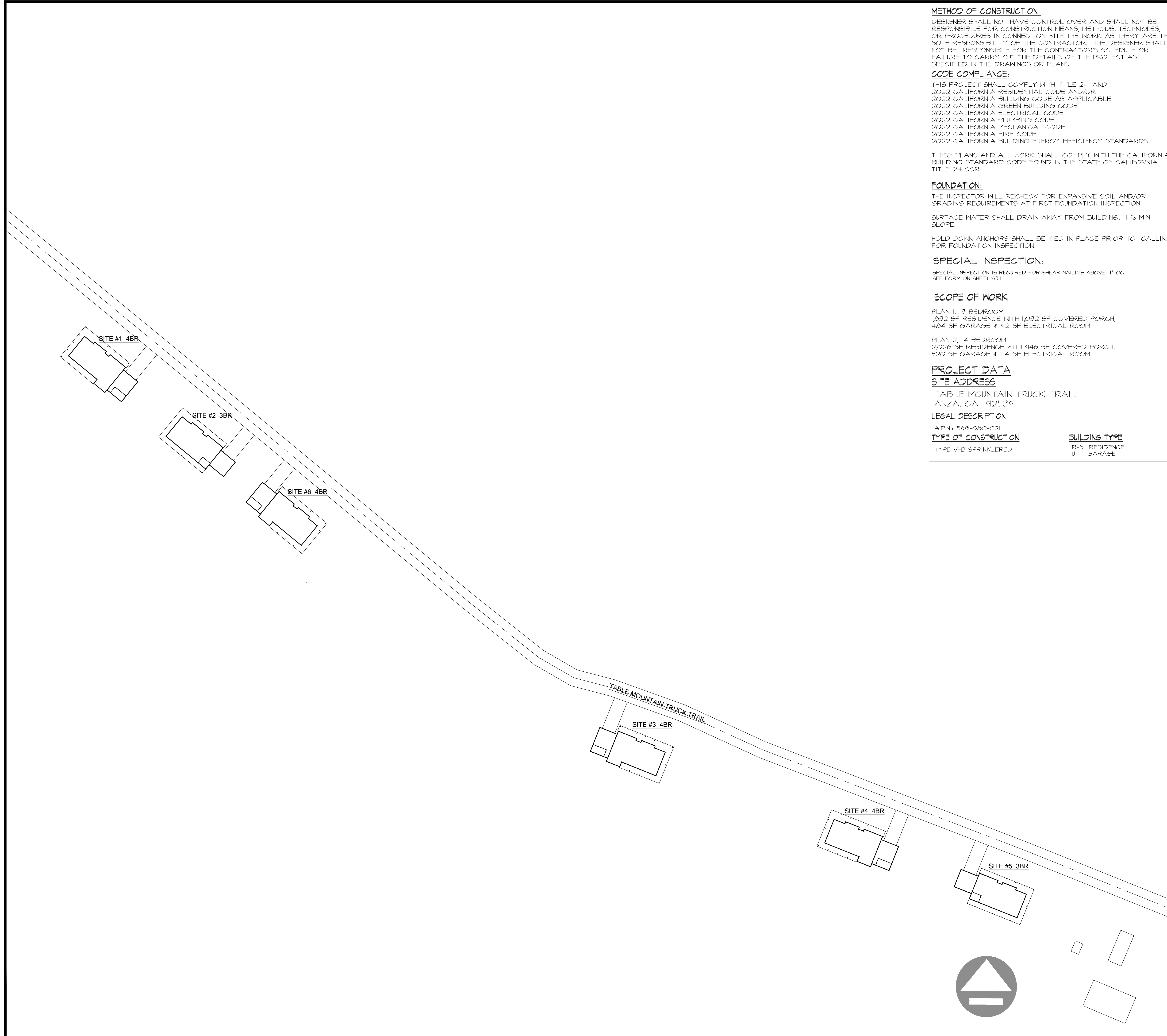
9. By: _____ Title: _____
(Prime Contractor)

ACCEPTANCE OR REJECTION

The proposed subcontractor named above is accepted, denied. If accepted, the contracting party giving such acceptance assumes no responsibility in connection with the form or terms of the subcontract nor the performance of the subcontractor and this form *will not be returned*. If rejected, the reason(s) will be briefly stated herein and this form *will be returned* within 10 days after receipt.

Date: _____ Signature: _____
(Contracting Officer)

EXHIBIT V
PROJECT DRAWINGS AND SPECIFICATIONS



METHOD OF CONSTRUCTION:

DESIGNER SHALL NOT HAVE CONTROL OVER AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES IN CONNECTION WITH THE WORK AS THEY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO CARRY OUT THE DETAILS OF THE PROJECT AS SPECIFIED IN THE DRAWINGS OR PLANS.

CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH TITLE 24, AND 2022 CALIFORNIA RESIDENTIAL CODE AND/OR 2022 CALIFORNIA BUILDING CODE AS APPLICABLE
 2022 CALIFORNIA GREEN BUILDING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR

FOUNDATION:

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOIL AND/OR GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION.

SURFACE WATER SHALL DRAIN AWAY FROM BUILDINGS. 1% MIN SLOPE.

HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET 53.1

SCOPE OF WORK

PLAN 1, 3 BEDROOM
 1,032 SF RESIDENCE WITH 1,032 SF COVERED PORCH,
 484 SF GARAGE & 92 SF ELECTRICAL ROOM

PLAN 2, 4 BEDROOM
 2,026 SF RESIDENCE WITH 946 SF COVERED PORCH,
 520 SF GARAGE & 114 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
 U-1 GARAGE

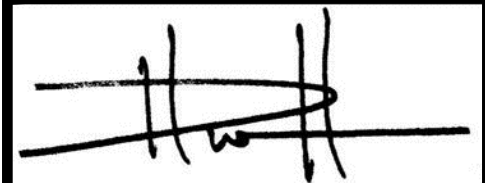
SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A02	LOT #2 SITE PLAN - THREE BEDROOM
A03	LOT #5 SITE PLAN - THREE BEDROOM REVERSED
A04	LOT #1 SITE PLAN - FOUR BEDROOM
A05	LOT #4 SITE PLAN - FOUR BEDROOM
A06	LOT #3 SITE PLAN - FOUR BEDROOM REVERSED
A07	LOT #6 SITE PLAN - FOUR BEDROOM REVERSED
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A11	PLAN 1-3BR FLOOR PLAN
A12	PLAN 1-3BR ROOF PLAN
A13	PLAN 1-3BR ELEVATIONS
A21	PLAN 1-3BR REVERSE FLOOR PLAN
A22	PLAN 1-3BR REVERSE ROOF PLAN
A23	PLAN 1-3BR REVERSE ELEVATIONS
A31	PLAN 2-4BR FLOOR PLAN
A32	PLAN 2-4BR ROOF PLAN
A33	PLAN 2-4BR ELEVATIONS
A41	PLAN 2-4BR REVERSE FLOOR PLAN
A42	PLAN 2-4BR REVERSE ROOF PLAN
A43	PLAN 2-4BR REVERSE ELEVATIONS
E11	PLAN 1-3BR ELECTRICAL PLAN
E12	PLAN 1-3BR PANEL SCHEDULES AND SINGLE LINE DIAGRAM
E21	PLAN 1-3BR REVERSE ELECTRICAL PLAN
E22	PLAN 1-3BR REVERSE PANEL SCHEDULES AND SINGLE LINE DIAGRAM
E31	PLAN 2-4BR ELECTRICAL PLAN
E32	PLAN 2-4BR PANEL SCHEDULES AND SINGLE LINE DIAGRAM
E41	PLAN 2-4BR REVERSE ELECTRICAL PLAN
E42	PLAN 2-4BR REVERSE PANEL SCHEDULES AND SINGLE LINE DIAGRAM
P11	PLAN 1-3BR PLUMBING PLAN
P21	PLAN 1-3BR REVERSE PLUMBING PLAN
P31	PLAN 2-4BR PLUMBING PLAN
P41	PLAN 2-4BR REVERSE PLUMBING PLAN
T11	PLAN 1-3BR TITLE 24 ENERGY CALCULATIONS
T12	PLAN 1-3BR TITLE 24 ENERGY CALCULATIONS
T13	PLAN 1-3BR TITLE 24 MANDATORY MEASURES
T21	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T22	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T23	PLAN 2-4BR TITLE 24 MANDATORY MEASURES
S01	STRUCTURAL NOTES
S02	FOUNDATION DETAILS
S02a	SIMPSON STEEL STRONG WALL FOUNDATION DETAILS
S03	FRAMING DETAILS
S04	SECTIONS
S11	PLAN 1-3BR FOUNDATION PLAN
S12	PLAN 1-3BR FRAMING PLAN
S13	PLAN 1-3BR ROOF FRAMING PLAN
S21	PLAN 1-3BR REVERSE FOUNDATION PLAN
S22	PLAN 1-3BR REVERSE FRAMING PLAN
S23	PLAN 1-3BR REVERSE ROOF FRAMING PLAN
S31	PLAN 2-4BR FOUNDATION PLAN
S32	PLAN 2-4BR FRAMING PLAN
S33	PLAN 2-4BR ROOF FRAMING PLAN
S41	PLAN 2-4BR REVERSE FOUNDATION PLAN
S42	PLAN 2-4BR REVERSE FRAMING PLAN
S43	PLAN 2-4BR REVERSE ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

HENRIKSON BUILDING DESIGN
 DAVE HENRIKSON PRINCIPAL DESIGNER
 33175 TEMECULA PKWY #A218
 TEMECULA, CA 92592
 (951) 698-3300
 e-mail: dave@henriksonbd.com

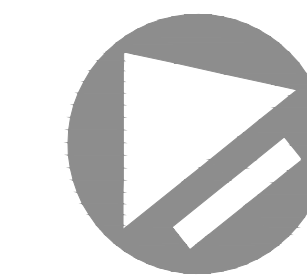
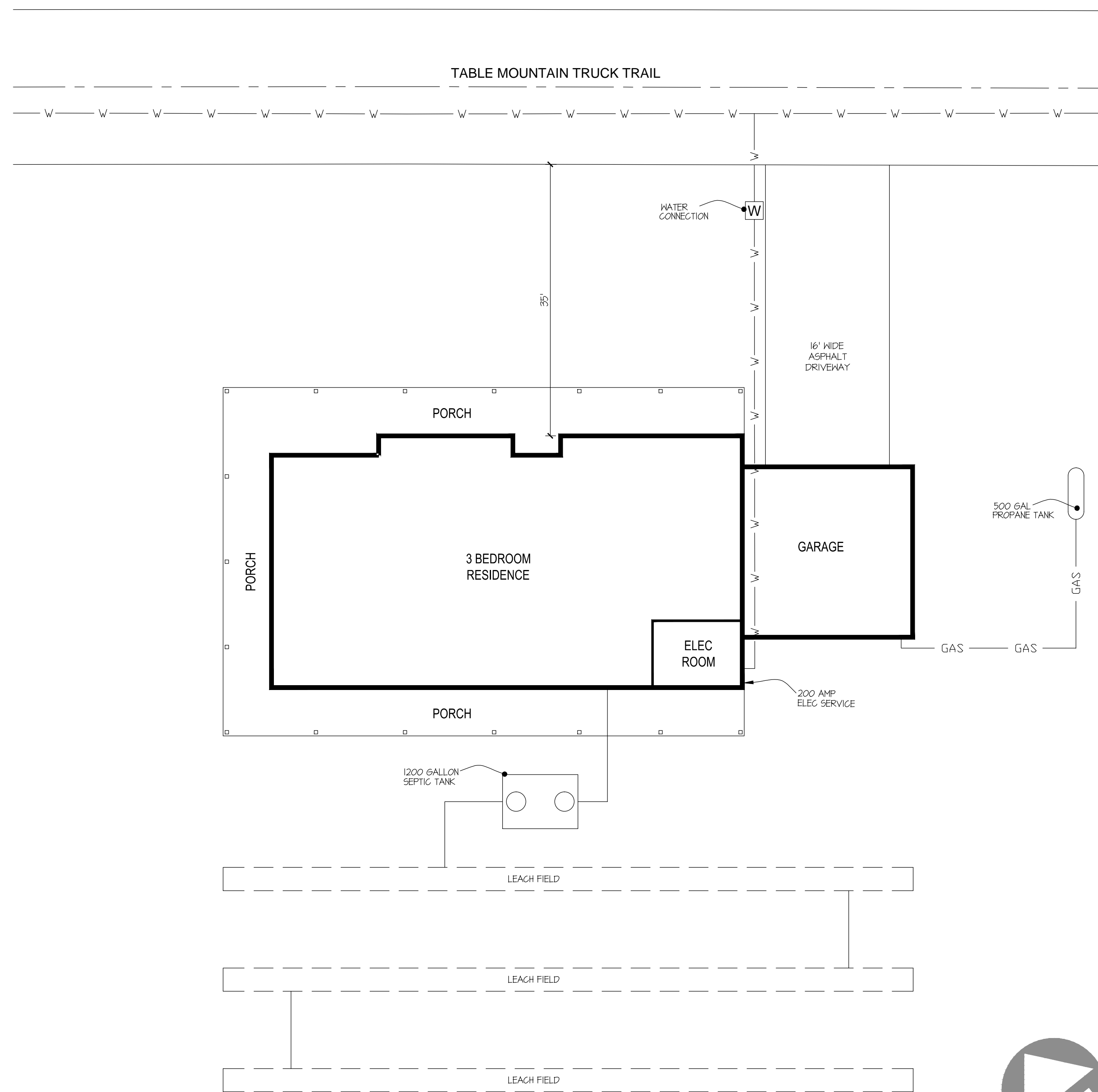


PROJECT NAME
 RAMONA BAND OF CAHULLA
 TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539

JOB NO: 22-46
 DATE: 4/23/2024
 DESIGNER: DWH
 CHECKED: DWH
 SCALE: NO SCALE

SHEET TITLE
 SITE PLAN

SHEET NO.
 A0.1



SCALE = 1"=10'-0"

METHOD OF CONSTRUCTION:

DESIGNER SHALL NOT HAVE CONTROL OVER AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES IN CONNECTION WITH THE WORK AS THEY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO CARRY OUT THE DETAILS OF THE PROJECT AS SPECIFIED IN THE DRAWINGS OR PLANS.

CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH TITLE 24, AND 2022 CALIFORNIA RESIDENTIAL CODE AND/OR 2022 CALIFORNIA BUILDING CODE AS APPLICABLE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR.

FOUNDATION:

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOIL AND/OR GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION.

SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. 1% MIN SLOPE.

HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET 531.

SCOPE OF WORK

PLAN 1, 3 BEDROOM
1,832 SF RESIDENCE WITH 1,032 SF COVERED PORCH,
484 SF GARAGE & 92 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
U-1 GARAGE

SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A02	LOT #2 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A11	PLAN I-3BR FLOOR PLAN
A12	PLAN I-3BR ROOF PLAN
A13	PLAN I-3BR ELEVATIONS
E11	PLAN I-3BR ELECTRICAL PLAN
E12	PLAN I-3BR PANEL SCHEDULES AND SINGLE LINE DIAGRAM
P11	PLAN I-3BR PLUMBING PLAN
T11	PLAN I-3BR TITLE 24 ENERGY CALCULATIONS
T12	PLAN I-3BR TITLE 24 ENERGY CALCULATIONS
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S02	FOUNDATION DETAILS
S02a	SIMPSON STEEL STRONG-WALL FOUNDATION DETAILS
S03	FRAMING DETAILS
S04	SECTIONS
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S12	PLAN I-3BR FRAMING PLAN
S13	PLAN I-3BR ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

HENRIKSON
BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PKWY #A218
TEMECULA, CA 92592
(951) 698-3333
e-mail: dave@henriksonbd.com

[Handwritten signature]

PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

JOB NO. 21-04

DATE: 4/23/2024

DESIGNER: DWH

CHECKED: DWH

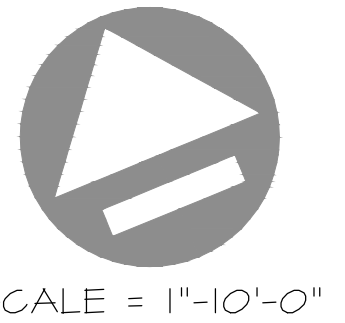
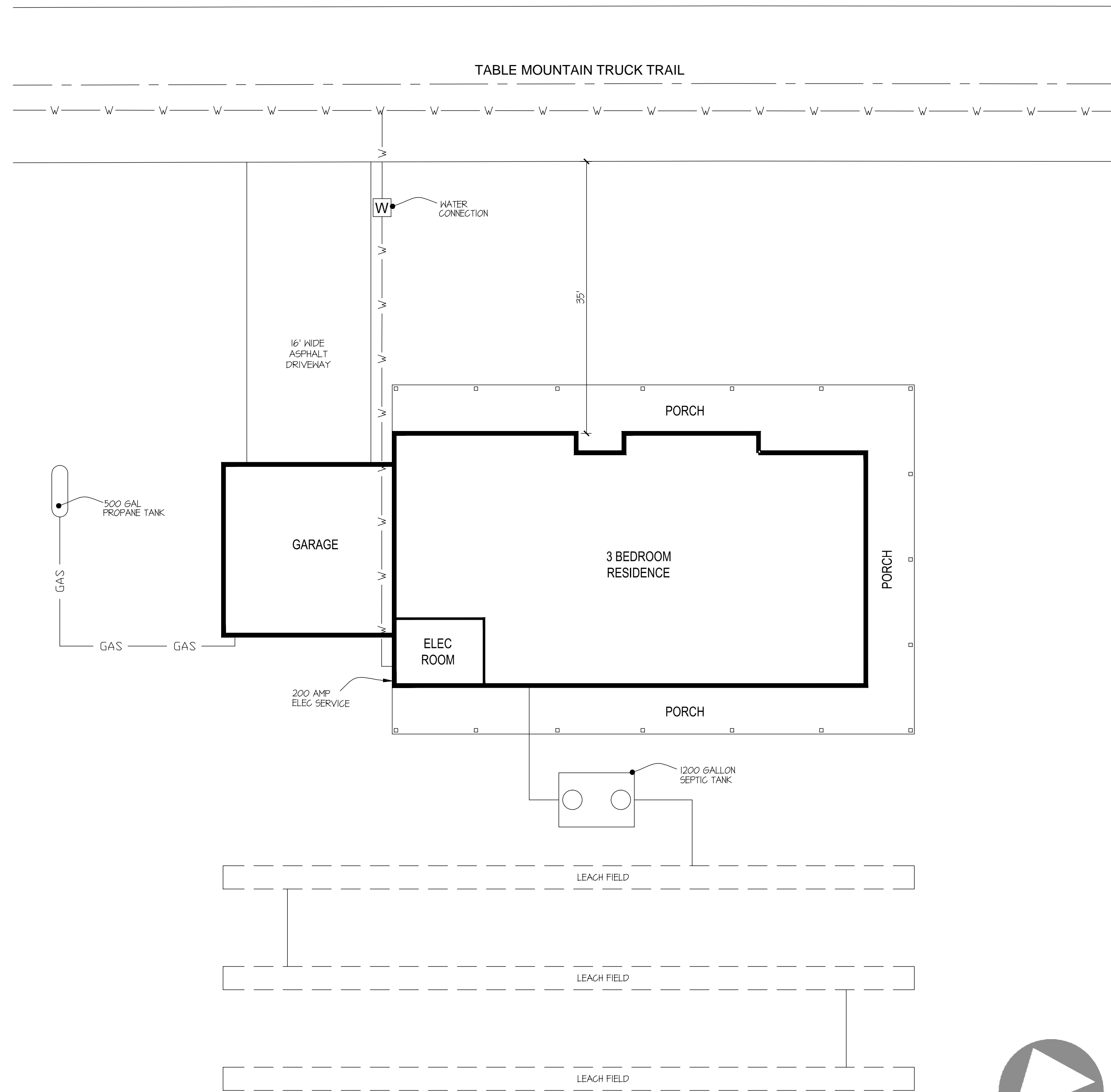
SCALE: 1"=10'-0"

SHEET TITLE

PLAN 1
SITE #2

SHEET NO.

A0.2



SCALE = 1"=10'-0"

METHOD OF CONSTRUCTION:
 DESIGNER SHALL NOT HAVE CONTROL OVER AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES IN CONNECTION WITH THE WORK AS THEY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO CARRY OUT THE DETAILS OF THE PROJECT AS SPECIFIED IN THE DRAWINGS OR PLANS.

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THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR.

FOUNDATION:
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SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. 1% MIN SLOPE.

HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

SPECIAL INSPECTION:
 SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET 531.

SCOPE OF WORK
 PLAN 1, 3 BEDROOM
 1,832 SF RESIDENCE WITH 1,032 SF COVERED PORCH,
 484 SF GARAGE & 92 SF ELECTRICAL ROOM

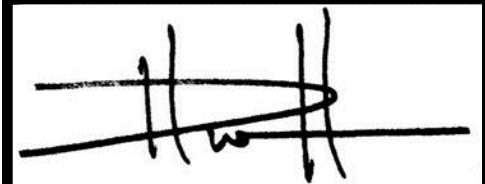
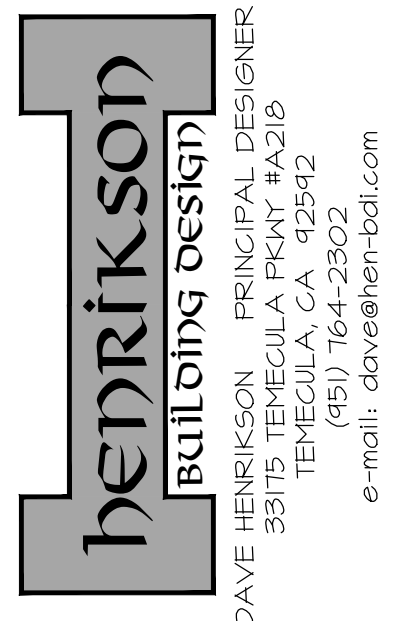
PROJECT DATA
SITE ADDRESS
 TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539

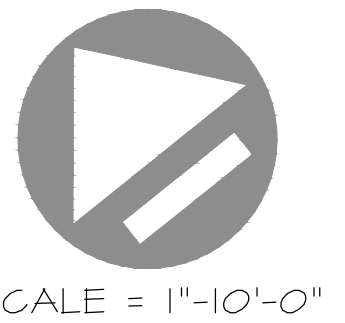
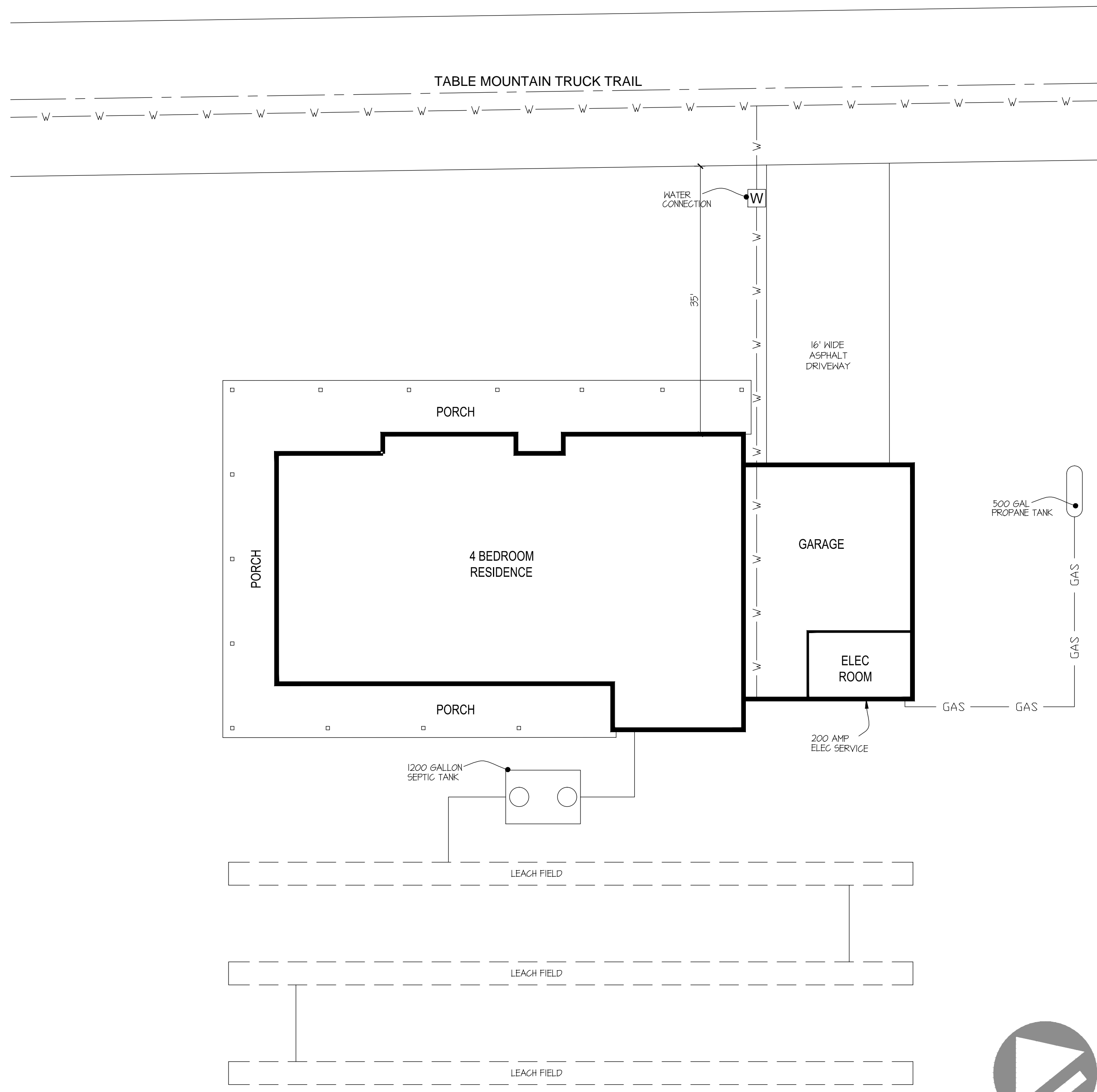
LEGAL DESCRIPTION
 A.P.N.: 568-080-021

TYPE OF CONSTRUCTION	BUILDING TYPE
TYPE V-B SPRINKLERED	R-3 RESIDENCE U-1 GARAGE

SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A03	LOT #5 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A21	PLAN 1-3BR REVERSE FLOOR PLAN
A22	PLAN 1-3BR REVERSE ROOF PLAN
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S01	STRUCTURAL NOTES
S02	FOUNDATION DETAILS
S02a	SIMPSON STEEL STRONG-WALL FOUNDATION DETAILS
S03	FRAMING DETAILS
S04	SECTIONS
S21	PLAN 1-3BR REVERSE FOUNDATION PLAN
S22	PLAN 1-3BR REVERSE FRAMING PLAN
S23	PLAN 1-3BR REVERSE ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS	
△	CHANGES BY OWNER
△	
△	
	
	
PROJECT NAME RAMONA BAND OF CAHILLA TABLE MOUNTAIN TRUCK TRAIL ANZA, CA 92539 PLAN #1 REVERSE, 3 BEDROOM	
JOB NO.:	21-04
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1"=10'-0"
SHEET TITLE	
PLAN 1-REV SITE #2	
SHEET NO.	A0.3



METHOD OF CONSTRUCTION:

DESIGNER SHALL NOT HAVE CONTROL OVER AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES IN CONNECTION WITH THE WORK AS THEY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO CARRY OUT THE DETAILS OF THE PROJECT AS SPECIFIED IN THE DRAWINGS OR PLANS.

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THIS PROJECT SHALL COMPLY WITH TITLE 24, AND 2022 CALIFORNIA RESIDENTIAL CODE AND/OR 2022 CALIFORNIA BUILDING CODE AS APPLICABLE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR.

FOUNDATION:

THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOIL AND/OR GRADING REQUIREMENTS AT FIRST FOUNDATION INSPECTION.

SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. 1% MIN SLOPE.

HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET S31.

SCOPE OF WORK

PLAN 2, 4 BEDROOM
2,026 SF RESIDENCE WITH 946 SF COVERED PORCH,
520 SF GARAGE & 114 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
U-1 GARAGE

SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A04	LOT #1 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A31	PLAN 2-4BR FLOOR PLAN
A32	PLAN 2-4BR ROOF PLAN
A33	PLAN 2-4BR ELEVATIONS
E31	PLAN 2-4BR ELECTRICAL PLAN
E32	PLAN 2-4BR PANEL SCHEDULES AND SINGLE LINE DIAGRAM
F31	PLAN 2-4BR PLUMBING PLAN
T21	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T22	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T23	PLAN 2-4BR TITLE 24 MANDATORY MEASURES
S01	STRUCTURAL NOTES
S02	FOUNDATION DETAILS
S02a	SIMPSON STEEL STRONG-WALL FOUNDATION DETAILS
S03	FRAMING DETAILS
S04	SECTIONS
S31	PLAN 2-4BR FOUNDATION PLAN
S32	PLAN 2-4BR FRAMING PLAN
S33	PLAN 2-4BR ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER
2	
3	

HENRIKSON
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PKWY #A218
TEMECULA, CA 92592
(951) 698-3333
e-mail: dave@henrikson.com

[Handwritten signature]

PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2, 4 BEDROOM

JOB NO: 21-04

DATE: 4/23/2024

DESIGNER: DWH

CHECKED: DWH

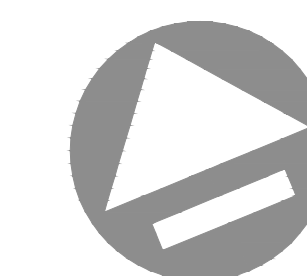
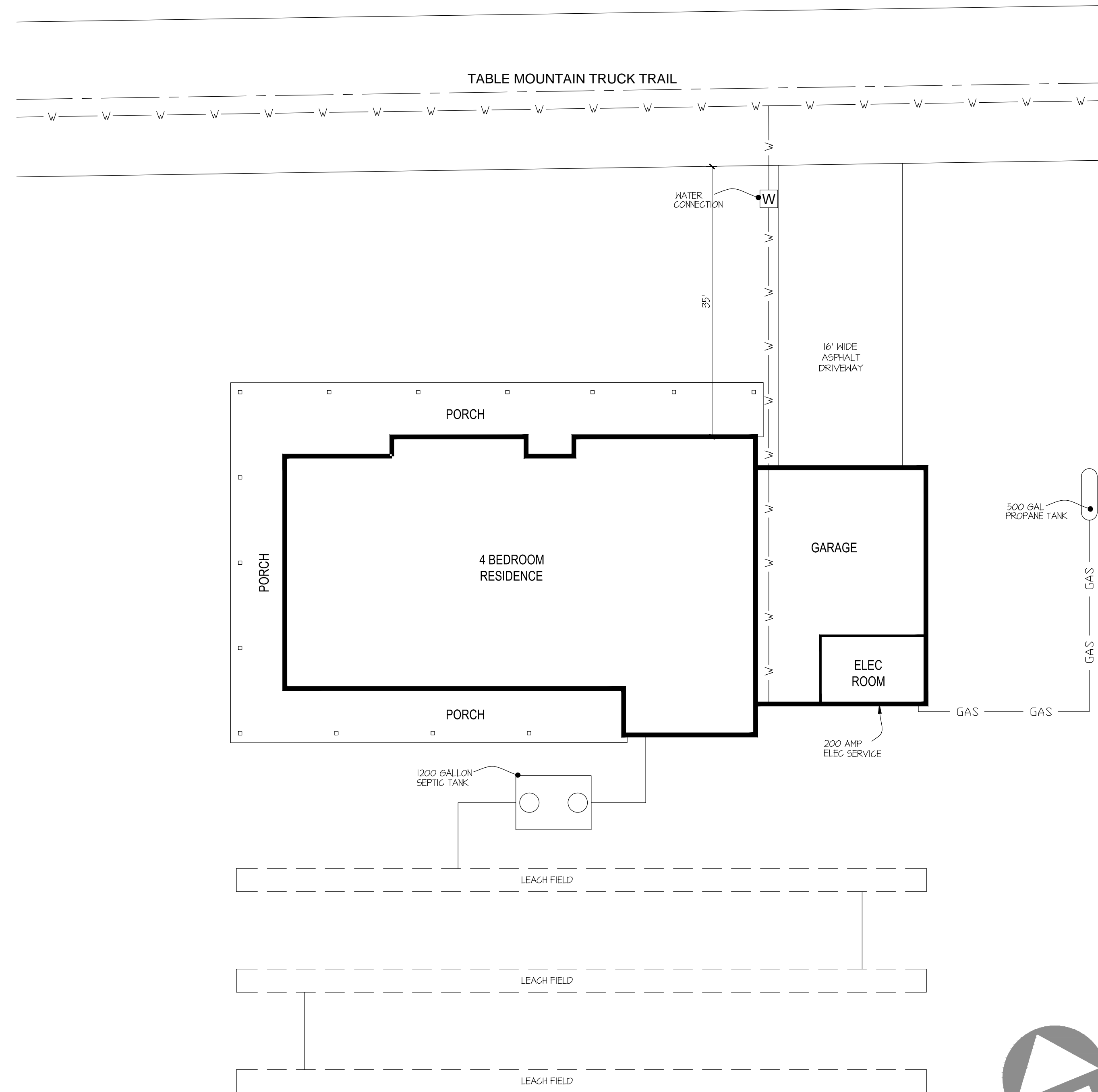
SCALE: 1"=10'-0"

SHEET TITLE

PLAN 2
SITE #1

SHEET NO.

A0.4



SCALE = 1"=10'-0"

METHOD OF CONSTRUCTION:

DESIGNER SHALL NOT HAVE CONTROL OVER AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES IN CONNECTION WITH THE WORK AS THEY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO CARRY OUT THE DETAILS OF THE PROJECT AS SPECIFIED IN THE DRAWINGS OR PLANS.

CODE COMPLIANCE:

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THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR.

FOUNDATION:

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SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. 1% MIN SLOPE.

HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET S31.

SCOPE OF WORK

PLAN 2, 4 BEDROOM
2,026 SF RESIDENCE WITH 946 SF COVERED PORCH,
520 SF GARAGE & 114 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
U-1 GARAGE

SHEET INDEX

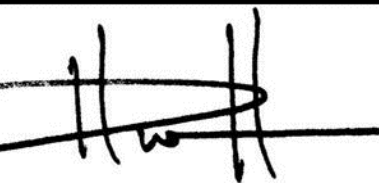
NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A05	LOT #4 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A31	PLAN 2-4BR FLOOR PLAN
A32	PLAN 2-4BR ROOF PLAN
A33	PLAN 2-4BR ELEVATIONS
E31	PLAN 2-4BR ELECTRICAL PLAN
E32	PLAN 2-4BR PANEL SCHEDULES AND SINGLE LINE DIAGRAM
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T21	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
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S03	FRAMING DETAILS
S04	SECTIONS
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S33	PLAN 2-4BR ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER
2	
3	

HENRIKSON
BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
33715 TEMECULA PKWY #A218
TEMECULA, CA 92592
(760) 234-3333
e-mail: dave@henricson.com



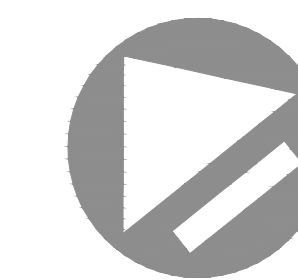
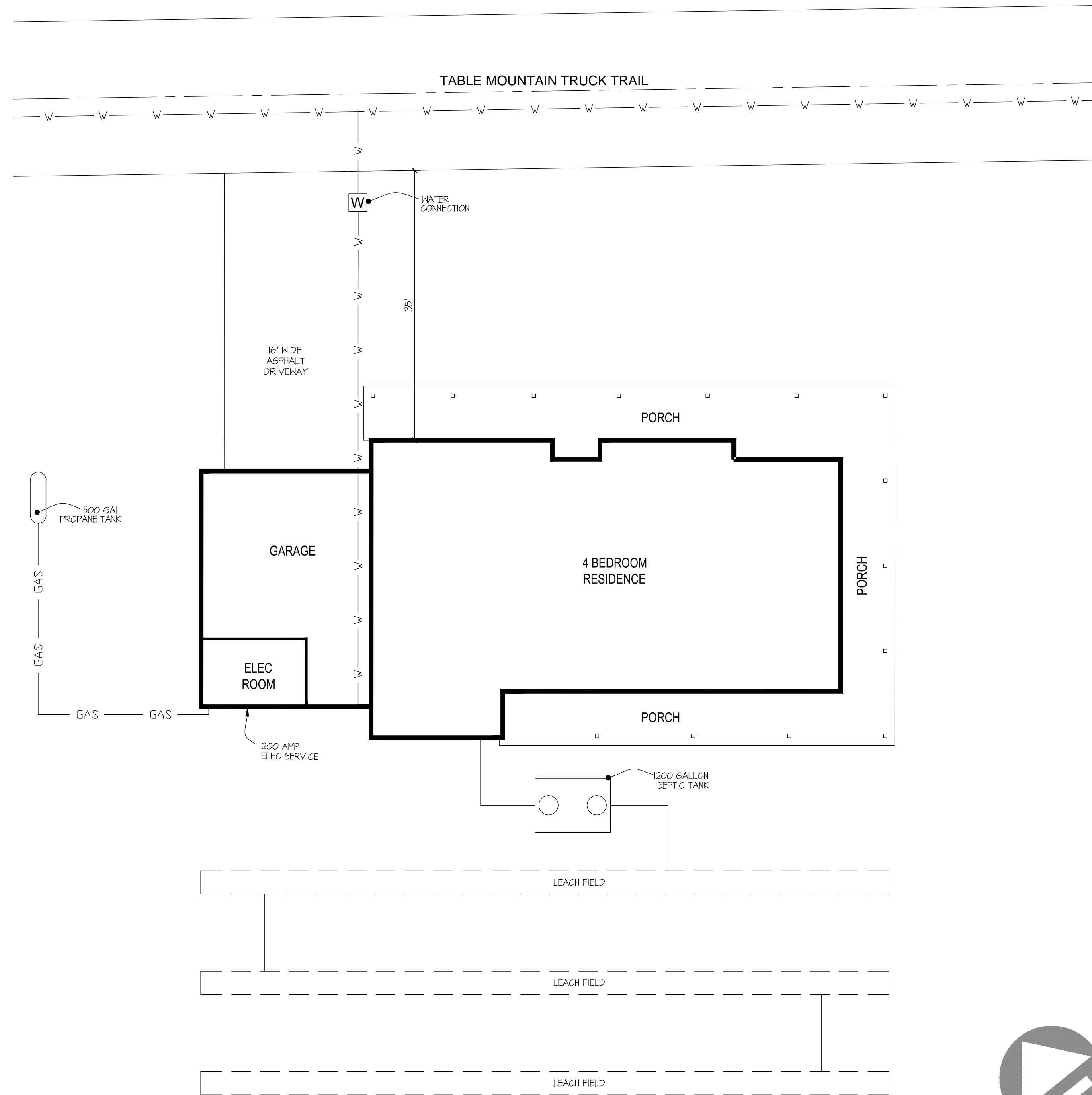
PROJECT NAME
RAMONA BAND OF CAHILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

PLAN #2, 4 BEDROOM

JOB NO.	21-04
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1"=10'-0"

SHEET TITLE
PLAN 2
SITE #4

SHEET NO.
A0.5



SCALE = 1"=10'-0"

METHOD OF CONSTRUCTION:

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SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET 531.

SCOPE OF WORK

PLAN 2, 4 BEDROOM
2,026 SF RESIDENCE WITH 946 SF COVERED PORCH,
520 SF GARAGE & 114 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
U-1 GARAGE

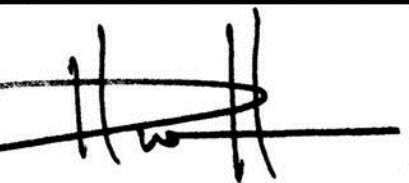
SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A06	LOT #3 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A4.1	PLAN 2-4BR OPTION FLOOR PLAN
A4.2	PLAN 2-4BR OPTION ROOF PLAN
A4.3	PLAN 2-4BR OPTION ELEVATIONS
E4.1	PLAN 2-4BR OPTION ELECTRICAL PLAN
E4.2	PLAN 2-4BR OPTION PANEL SCHEDULES AND SINGLE LINE DIAGRAM
P4.1	PLAN 2-4BR OPTION PLUMBING PLAN
T2.1	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T2.2	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T2.3	PLAN 2-4BR TITLE 24 MANDATORY MEASURES
S0.1	STRUCTURAL NOTES
S0.2	FOUNDATION DETAILS
S0.2a	SIMPSON STEEL STRONG-WALL FOUNDATION DETAILS
S0.3	FRAMING DETAILS
S0.4	SECTIONS
S4.1	PLAN 2-4BR OPTION FOUNDATION PLAN
S4.2	PLAN 2-4BR OPTION FRAMING PLAN
S4.3	PLAN 2-4BR OPTION ROOF FRAMING PLAN
SSW1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
SSW2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
SSW4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

HENRIKSON
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PKWY #A218
TEMECULA, CA 92592
1/6/2024
e-mail: dave@henriksonbd.com



PROJECT NAME
RAMONA BAND OF CAHILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2-REVERSE, 4 BEDROOM

JOB NO. 21-04

DATE: 4/23/2024

DESIGNER: DWH

CHECKED: DWH

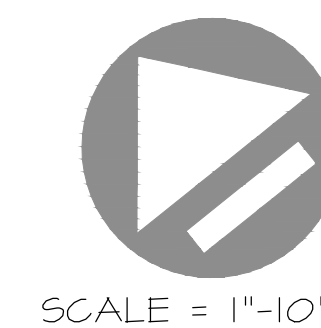
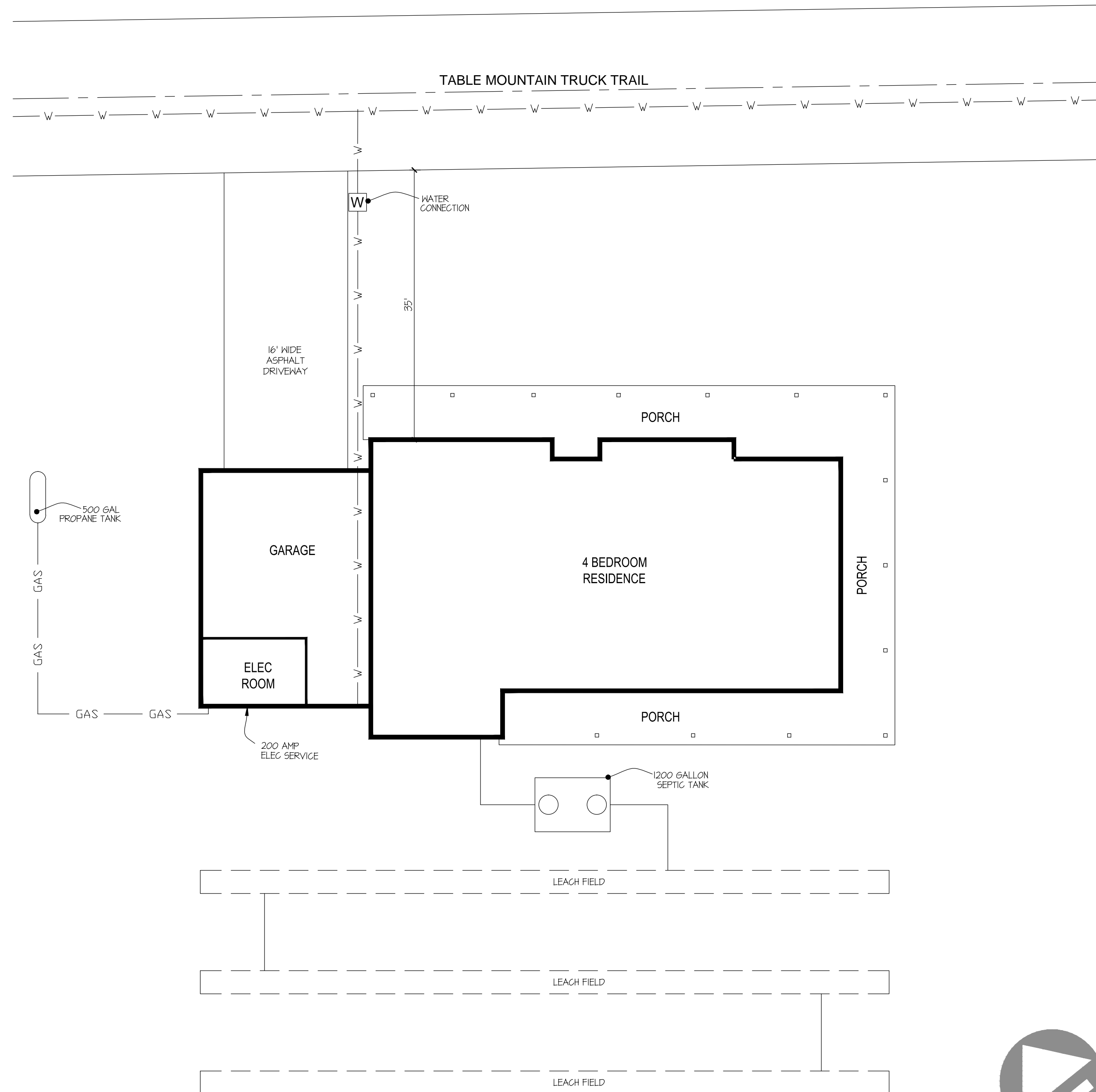
SCALE: 1"=10'-0"

SHEET TITLE

PLAN 2-REV
SITE #3

SHEET NO.

A0.6



METHOD OF CONSTRUCTION:

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SPECIAL INSPECTION:

SPECIAL INSPECTION IS REQUIRED FOR SHEAR NAILING ABOVE 4" OC. SEE FORM ON SHEET 531.

SCOPE OF WORK

PLAN 2, 4 BEDROOM
2,026 SF RESIDENCE WITH 946 SF COVERED PORCH,
520 SF GARAGE & 114 SF ELECTRICAL ROOM

PROJECT DATA

SITE ADDRESS

TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

LEGAL DESCRIPTION

A.P.N.: 568-080-021

TYPE OF CONSTRUCTION

TYPE V-B SPRINKLERED

BUILDING TYPE

R-3 RESIDENCE
U-1 GARAGE

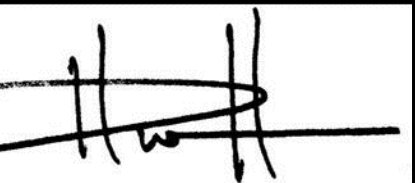
SHEET INDEX

NO.	DESCRIPTION
A01	OVERALL SITE PLAN / PROJECT INFORMATION
A02	LOT #6 SITE PLAN
A10	DOOR & WINDOW SCHEDULES AND FLOOR PLAN KEY NOTES
A4.1	PLAN 2-4BR REVERSE FLOOR PLAN
A4.2	PLAN 2-4BR REVERSE ROOF PLAN
A4.3	PLAN 2-4BR REVERSE ELEVATIONS
E4.1	PLAN 2-4BR REVERSE ELECTRICAL PLAN
E4.2	PLAN 2-4BR REVERSE PANEL SCHEDULES AND SINGLE LINE DIAGRAM
P4.1	PLAN 2-4BR REVERSE PLUMBING PLAN
T2.1	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
T2.2	PLAN 2-4BR TITLE 24 ENERGY CALCULATIONS
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S0.1	STRUCTURAL NOTES
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S0.4	SECTIONS
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S4.2	PLAN 2-4BR REVERSE FRAMING PLAN
S4.3	PLAN 2-4BR REVERSE ROOF FRAMING PLAN
S5W1	SIMPSON STEEL STRONG-WALL ANCHORAGE DETAILS
S5W2	SIMPSON STEEL STRONG-WALL FRAMING DETAILS
S5W4	SIMPSON STEEL STRONG-WALL PORTAL FRAMING DETAILS

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

HENRIKSON BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PKWY #A218
TEMECULA, CA 92592
(951) 692-3232
dave@henriksonbuilding.com



PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2-REVERSE, 4 BEDROOM

JOB NO. 21-04

DATE: 4/23/2024

DESIGNER: DWH

CHECKED: DWH

SCALE: 1"=10'-0"

SHEET TITLE

PLAN 2-REV
SITE #6

SHEET NO.

A0.7

REQUIRED SPECIAL FEATURES

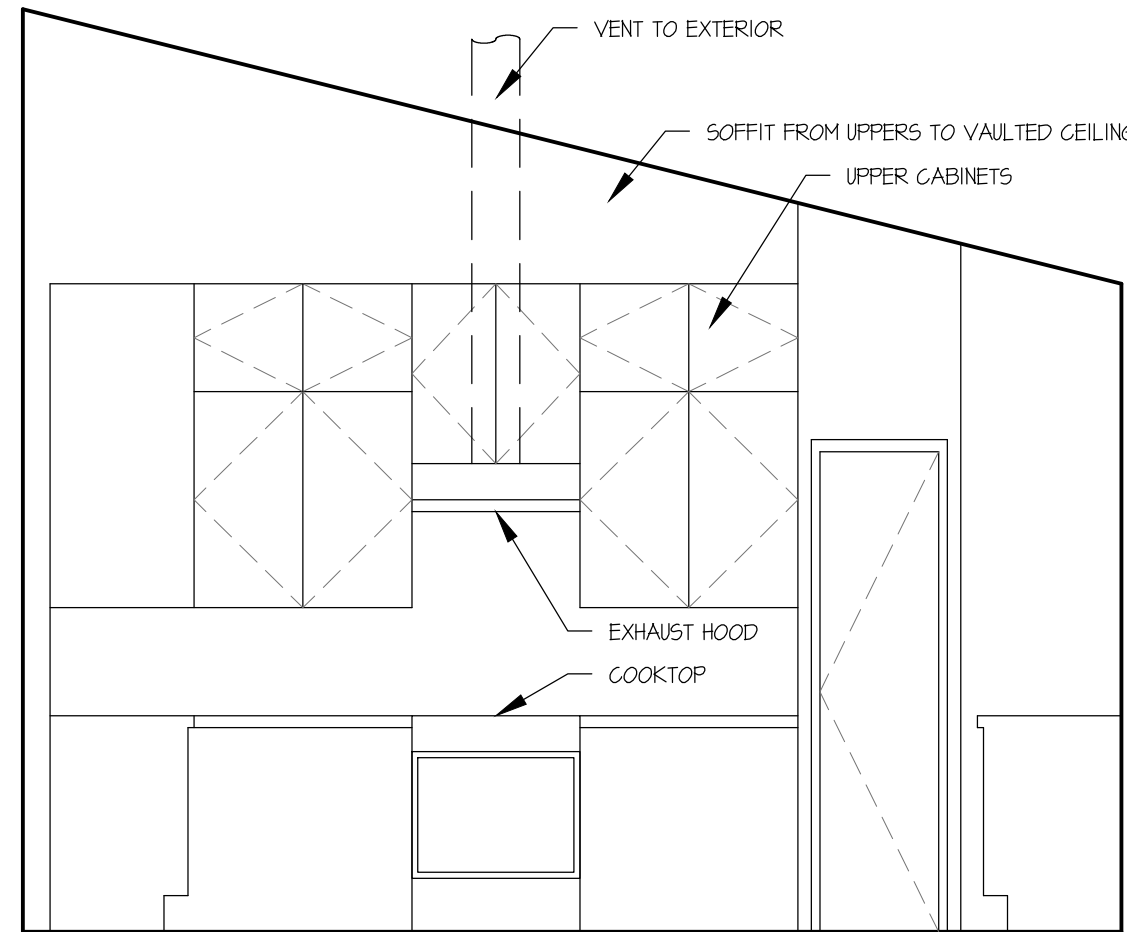
THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE:

- BATTERY SYSTEM: 5 kWh (SELF UTILIZATION CREDIT TAKEN)
- RAISED HEEL TRUSS (HEIGHT ABOVE TOP PLATE)
- INSULATION BELOW ROOF DECK
- NORTHEAST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED

HERS TESTING

HERS VERIFICATION AND/OR DIAGNOSTIC TESTING REQUIRED, PROPERLY FILLED FORMS (MAY NOT BE FILLED OUT BY HAND), REGISTERED, AND SIGNED FIELD VERIFICATION AND/OR DIAGNOSTIC TESTING DOCUMENTATION (GF-4R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR THE FOLLOWING ENERGY EFFICIENCY MEASURES:

- BUILDING-LEVEL VERIFICATIONS
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- VERIFIED HEAT PUMP RATED HEATING CAPACITY



INTERIOR ELEVATION

WINDOW SCHEDULE

SYMBOL	ROOM	WIDTH	HEIGHT	SILL HT	TEMPER	RO	MANUF	MODEL	OPERATION	NOTES
(1)	BED 2 & 3	5'-0"	4'-6"	42"	-	+1/2	-	-	HORIZONTAL SLIDER	-
(2)	FAMILY	8'-0"	5'-0"	36"	-	+1/2	-	-	XOX	-
(3)	MSR BATH	4'-0"	2'-0"	72"	YES	+1/2	-	-	HORIZONTAL SLIDER	-
(4)	MSR BATH	4'-0"	4'-0"	48"	YES	+1/2	-	-	PICTURE	-
(5)	MSR BATH	2'-0"	3'-0"	60"	-	+1/2	-	-	VERTICAL SLIDER	-
(6)	MSR BED	2'-6"	5'-0"	36"	-	+1/2	-	-	VERTICAL SLIDER	-
(7)	MSR BED	3'-0"	6'-0"	24"	YES	+1/2	-	-	VERTICAL SLIDER	-
(8)	NOOK	6'-0"	5'-0"	36"	YES	+1/2	-	-	HORIZONTAL SLIDER	-
(9)	KITCHEN	6'-0"	4'-0"	48"	-	+1/2	-	-	HORIZONTAL SLIDER	-
(10)	BATH 2	4'-0"	2'-0"	72"	YES	+1/2	-	-	HORIZONTAL SLIDER	-
(11)	BEDROOM 4	5'-0"	4'-6"	42"	-	+1/2	-	-	HORIZONTAL SLIDER	ONLY FOR 4 BEDROOM HOUSES
(12)	BEDROOM 1	5'-0"	4'-0"	48"	-	+1/2	-	-	HORIZONTAL SLIDER	-
(13)	HALL & LAUNDRY	10' ø	-	-	YES	-	-	-	SOLATUBE	MODEL 160 15N TUBULAR SKYLIGHT WITH INTEGRATED SOLAR POWERED NIGHT LIGHT

WINDOW NOTES:

ALL NEW WINDOWS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC. COMPLY WITH TITLE 24 ENERGY DOCUMENTATION REQUIREMENTS LISTED ON SHEET T24-1

ALL EXTERIOR GLAZING TO BE

- U-factor of 0.30
- SHGC of 0.23

ALL EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS AND GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS TO BE WOOD FRAMED, DUAL GLAZED

- ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
 - SLEEPING ROOMS MUST HAVE AN EXTERIOR EGRESS DOOR OR WINDOW WITH:
 - 5.7 SQ.FT. MINIMUM NET CLEAR OPENABLE AREA (5.0 SQ.FT. FOR GRADE-LEVEL OPENINGS);
 - 24" MINIMUM NET CLEAR OPENABLE HEIGHT;
 - 20" MINIMUM NET CLEAR OPENABLE WIDTH;
 - BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR;
 - DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY;
 - WINDOW WELLS OF 9 SQ.FT. HORIZONTAL AREA AND 36" MINIMUM DIMENSIONS AND EQUIPPED WITH LADDERS/STEPS FOR ESCAPE.
- WINDOWS TO BE MANUFACTURED BY _____ (CHOICE BY OWNER)
- SAFETY GLAZING REQUIRED TO BE PERMANENTLY MARKED (ETCHED) AS REQUIRED BY IRC R308.1
- ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. ALL LABELS ARE TO SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.
- OPENABLE WINDOWS SHALL BE LOCATED A MINIMUM OF 10' FROM ANY PLUMBING VENTS, CHIMNEYS, ETC.

DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	RO	NOTES	LATCH SET	STOPS
(A)	5'-0"	8'-0"	-	ENTRY UNIT, 3080 DOOR w/ SIDELITE	ENTRY SET	HINGE
(B)	3'-0"	8'-0"	-	EXTERIOR, I-LITE, TEMPERED, OUT-SWING	ENTRY SET	HINGE
(C)	2'-6"	6'-8"	-	EXTERIOR SOLID FIBERGLASS	PRIVACY	HINGE
(D)	2'-8"	6'-8"	-	FIRE DOOR, MDF, PRIMED	PRIVACY	HINGE
(E)	2'-8"	6'-8"	-	INTERIOR MDF, PRIMED	PRIVACY	HINGE
(F)	2'-8"	6'-8"	-	INTERIOR MDF, PRIMED, BARN DOOR HARDWARE	-	-
(G)	2'-6"	6'-8"	-	INTERIOR MDF, PRIMED	PASSAGE	HINGE
(H)	2'-4"	6'-8"	-	INTERIOR MDF, PRIMED	PRIVACY	HINGE
(J)	6'-0"	6'-8"	-	INTERIOR MDF, PRIMED, WARDROBE	-	-
(K)	16'-0"	8'-0"	-	SECTIONAL, METAL, WOOD LOOK	-	-

EXTERIOR DOOR NOTES:

ALL EXTERIOR DOORS MUST COMPLY WITH ONE OF THE FOLLOWING:

- EXTERIOR SURFACE OR GLADDING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- SOLID-CORE WOOD MINIMUM 1 3/8 INCH THICK
- MINIMUM 20-MINUTE FIRE-RATED

FINISH SCHEDULE

LOCATION	FLOORS			WALLS		CEILING		DOOR		FRAME	
	MATERIAL	FINISH #	BASE	MATERIAL	FINISH #	MATERIAL	FINISH #	MATERIAL	FINISH #	MATERIAL	FINISH #
ENTRY	VINYL	LVT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
FAMILY ROOM	VINYL	LVT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
KITCHEN	VINYL	LVT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
NOOK	VINYL	LVT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BEDROOM #1	CARPET	GPT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BEDROOM #2	CARPET	GPT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BEDROOM #3	CARPET	GPT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BEDROOM #4	CARPET	GPT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
CLOSETS	CARPET	GPT	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BATHROOM #1	TILE	TILE	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
BATHROOM #2	TILE	TILE	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03
MIDROOM / LAUNDRY	TILE	TILE	CB	GYP BOARD	P-01	GYP BOARD	P-02	WOOD	P-03	WOOD	P-03

FINISH MATERIALS:

- GPT CARPET AND PAD, COLOR: BY OWNER
- LVP ARMSTRONGS LUXURY VINYL PLANK FLOORING, COLOR: BY OWNER
- TILE CERAMIC TILE, COLOR: BY OWNER
- P-01 ALL WALL PAINT TO BE SHERWIN WILLIAMS EMERALD INTERIOR LATEX MATTE FINISH COLOR: TBD
- P-02 ALL CEILING PAINT TO BE SHERWIN WILLIAMS PRO MAR CEILING FNT COLOR: WHITE
- P-03 ALL TRIM PAINT TO BE SHERWIN WILLIAMS PRO-CLASSIC ACRYLIC PAINT SEMI GLOSS COLOR: TBD
- P-04 ALL PRIMER IS TO BE SHERWIN WILLIAMS MULTI-PURPOSE PRIMER
- P-05 ALL EXTERIOR PAINT TO BE SHERWIN WILLIAMS EMERALD EXTERIOR PAINT COLOR: TBD

FLOOR PLAN NOTES

BATH NOTES

- PRE-FAB ENGINEERED QUARTZ COUNTER TOP w/4" BACK AND END SPLASH. COLOR TO BE DETERMINED BY OWNER.
- TILE OVER TUB MIN. 10" ABOVE DRAIN TO COVER WALL, PROTECT FRAMING w/30# W.P. FELT. AIR BARRIER TO BE PLACED ON INSIDE STUD FACE AT TUB.
- TILE SHOWER WALLS MIN. 10" ABOVE DRAIN TO COVER WALL AND TILE SHOWER FLOOR. PROTECT FRAMING w/ 30# W.P. FELT.
- MIN 30" CLEAR FOR WATER CLOSET COMPARTMENT AND MIN 24" CLEAR IN FRONT OF WATER CLOSET.
- GENERAL LIGHTING IN BATHROOMS SHALL BE HIGH EFFICACY FIXTURES. AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR. SEE ELECTRICAL LIGHTING NOTES FOR MORE INFO.
- MECHANICAL EXHAUST FANS (50 cfm min) FROM BATHROOMS SHALL COMPLY BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE BUILDING. FAN SHALL BE CONTROLLED BY READILY ACCESSIBLE HUMIDISTAT - UNLESS FAN FUNCTIONS AS COMPONENT OF WHOLE-HOUSE VENTILATION SYSTEM - WITH CONTROLS CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50% TO 80%

LAUNDRY

- LAUNDRY COUNTER TOP SHALL BE QUARTZ. TILE BACK SPLASH FROM COUNTER TO UPPER CABINETS COLOR TO BE DETERMINED BY OWNER
- PROVIDE 4" DRYER VENT TO EXTERIOR (VENT THROUGH THE ROOF) MAX 14' COMBINED HORZ & VERT LENGTH w/ TWO 90 DEGREE ELBOWS, TWO FEET DEDUCTED FROM MAXIMUM LENGTH FOR EACH ELBOW IN EXCESS OF TWO

KITCHEN NOTES

- KITCHEN EXHAUST (100 cfm min) HOOD w/ FAN & LIGHT. RUN EXHAUST DUCT TO EXTERIOR.
- KITCHEN COUNTER TOP SHALL BE PRE-FAB ENGINEERED QUARTZ. TILE BACK SPLASH FROM COUNTER TO UPPER CABINETS. COLOR TO BE DETERMINED BY OWNER
- ISLAND COUNTER TOP SHALL BE SLAB ENGINEERED QUARTZ. COLOR TO BE DETERMINED BY OWNER
- PROVIDE STUB OUT COLD WATER LINE FOR ICE MAKER.
- GENERAL LIGHTING TO BE LOW VOLTAGE LED FIXTURE ON A SEPERATE SWITCH THAN INCANDESCENT LIGHTING.

WATER HEATER

- WATER HEATER SHALL BE TANKLESS MODEL INSTALLED IN GARAGE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- DUCTLESS MINI-SPLIT HVAC SYSTEM, CONDENSER LOCATED OUTSIDE BEHIND GARAGE

ATTIC ACCESS

- ATTIC ACCESS SHALL BE 30" x 30". THE OPENING MAY BE 22" x 30" IF THE EQUIPMENT CAN BE REMOVED THROUGH SUCH OPENING. MIN 30" CLEAR HEADROOM IN ATTIC ABOVE THE ACCESS OPENING.

GENERATOR

- 22kW PROPANE GENERATOR INTERCONNECTED TO ELECTRICAL SERVICE

WHOLE HOUSE FAN

- LISTED WHOLE HOUSE FAN REQUIRED. QUIETCOOL TRIDENT PRO LINE MODEL TRI PRO-2.5X. INSTALL PER MANUFACTURERS RECOMMENDATIONS

FIREPLACE

- ELECTRIC FIREPLACE BY TOUGHSTONE HOME PRODUCTS. MODEL SIDELINE 36" RECESSED SMART FIREPLACE #80014 OR EQUIVALENT.

INSTALL PER MANUFACTURERS RECOMMENDATIONS.

GARAGE

- MINIMUM 5/8 INCH TYPE-X GYPSUM BOARD ON THE CEILING OF THE GARAGE AND WITH A MINIMUM OF 5/8 INCH TYPE-X GYPSUM BOARD ON ALL OF THE WALLS OF THE GARAGE
- DOOR BETWEEN GARAGE AND OCCUPIED SPACES SHALL BE 1-3/8" THICK, SELF CLOSING & SELF LATCHING. DOOR SHALL BE MADE AIRTIGHT WITH WEATHERSTRIPPING JAMBS, HEAD, AND THRESHOLD.
- EXTERIOR GARAGE DOORS SHALL HAVE WEATHER-STRIPPING AT THE TOP, BOTTOM AND SIDES OF THE DOOR TO LIMIT GAPS TO 1/8" OR LESS. WEATHER-STRIPPING TO BE V-2 OR BETTER FLAMMABILITY RATING
- ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE ELECTRIC VEHICLE CHARGING"

MECHANICAL EXHAUST SYSTEM

A MECHANICAL EXHAUST VENTILATION SYSTEM SUPPLY VENTILATION SYSTEM OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.

ALL MECHANICAL EXHAUST FANS

ALL EXHAUST FANS INSTALLED MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" (FOR CONTINUOUS USE CALCULATION) OR 3 "SONE" (FOR INTERMITTENT USE CALCULATION)

SMOKE DETECTOR

PROVIDE PERMANENTLY WIRED SMOKE DETECTORS w/ BATTERY BACKUP IN EACH BEDROOM AND HALLS LEADING TO BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE DETECTORS. ALL SMOKE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

SMOKE + CARBON MONOXIDE DETECTOR

PROVIDE INTERCONNECTED AND HARD-WIRED SMOKE + CARBON MONOXIDE DETECTORS w/ BATTERY BACKUP OUTSIDE EACH SEPERATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.

DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

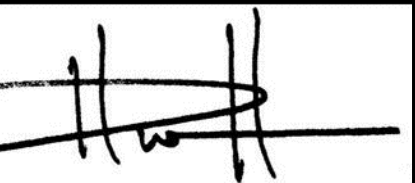
SMOKE + CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE + CARBON MONOXIDE DETECTORS. ALL SMOKE + CARBON MONOXIDE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

REVISIONS

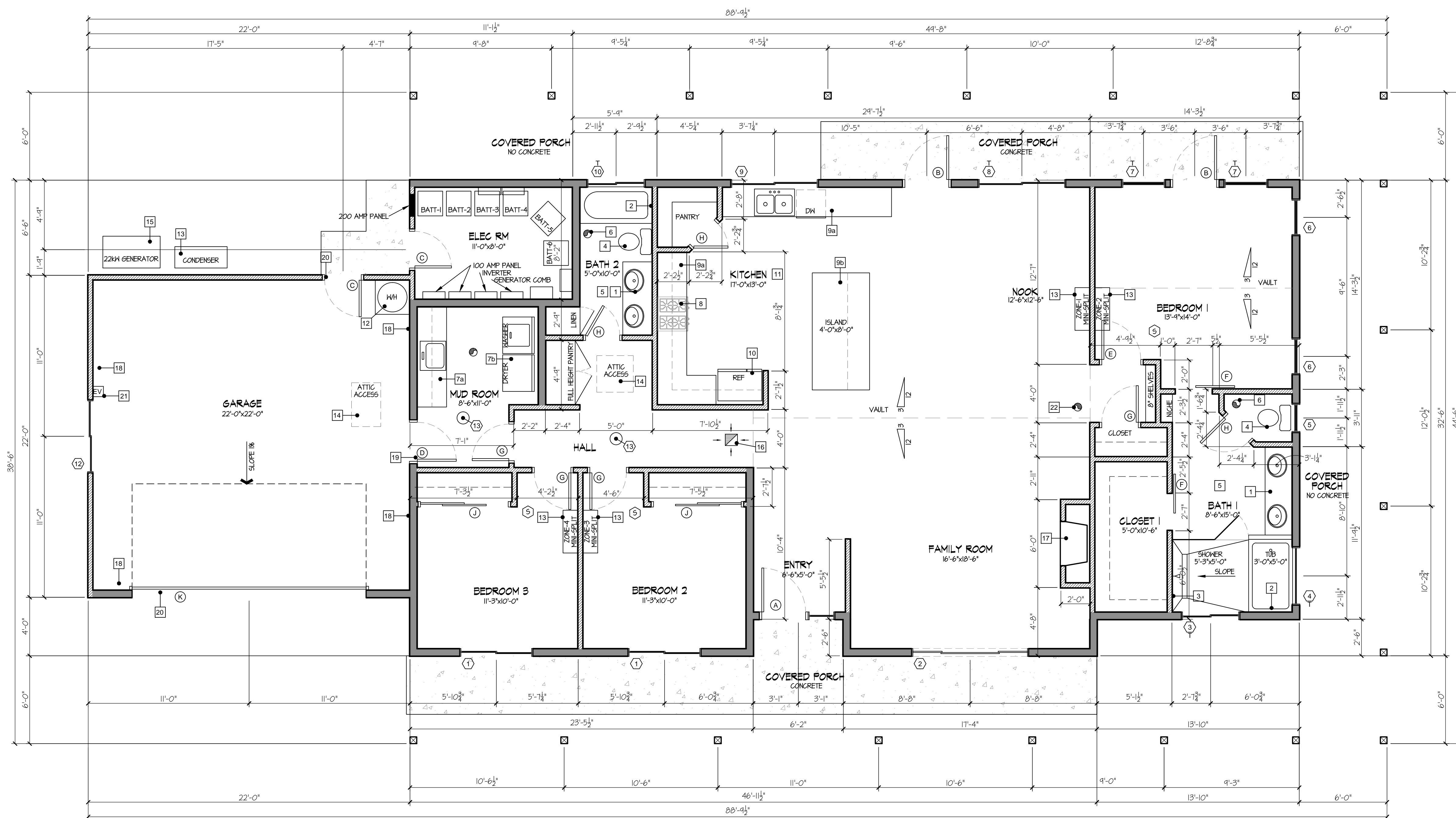
NO.	CHANGES BY OWNER

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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

JOB NO:	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	NO SCALE
SHEET TITLE	
FLOOR PLAN KEY NOTES, DOOR & WINDOW SCHEDULES	
SHEET NO.	
A1.0	



RESIDENCE	1,882 SF	WALL LEGEND
COVERED PORCH	1,032 SF	2"x6" STUD HALL
GARAGE	484 SF	2"x4" STUD HALL
ELEC RM	92 SF	

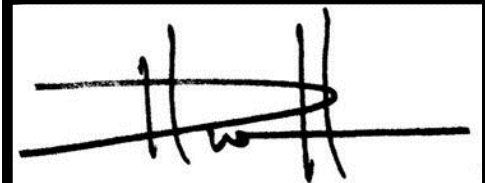
**PLAN #1 3BR
FLOOR PLAN
SITE #2**

REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson
BUILDING DESIGN

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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #1, 3 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

**PLAN #1
FLOOR PLAN**

SHEET NO.
A1.1

ATTIC VENTILATION:

ATTIC SHALL BE VENTILATED. THE NET FREE AREA OF VENTS SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA.

ATTIC VENTILATION OPENINGS SHALL NOT EXCEED 144 SQ. IN. EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH WITH OPENINGS A MINIMUM OF 1/16" AND NOT TO EXCEED 1/8" EACH.

GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES.

O'HAGIN'S "FIRE AND ICE" VENTS
COMPOSITION SHINGLES (LOW PROFILE)
GALVANIZED STEEL
FREE AIR MOVEMENT IS 64.8 SQ. IN.
BACKED WITH 1/8" G.I. HARDWARE CLOTH.
5BCC1-9650A

ATTIC OVER NEW ROOF:

ATTIC AREA = $\frac{3,456}{150} \times 144 = 3,318$

$52 \times 64.8 = 3,370$ SQ. IN.

USE 26 VENTS AT HIGH POINT OF ROOF.

USE 26 VENTS AT LOW POINT OF ROOF.

ROOFING:

ROOFING TO BE CLASS "A" FIRE RATED ASPHALT SHINGLES, CERTAINTED LANDMARK 30 YEAR SHINGLES, COLOR TO BE SELECTED BY OWNER, ICC-ES, ESR-1384

MINIMUM UNDERLAYMENT SHALL BE ONE LAYER OF 30 POUND WATERPROOF FELT.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

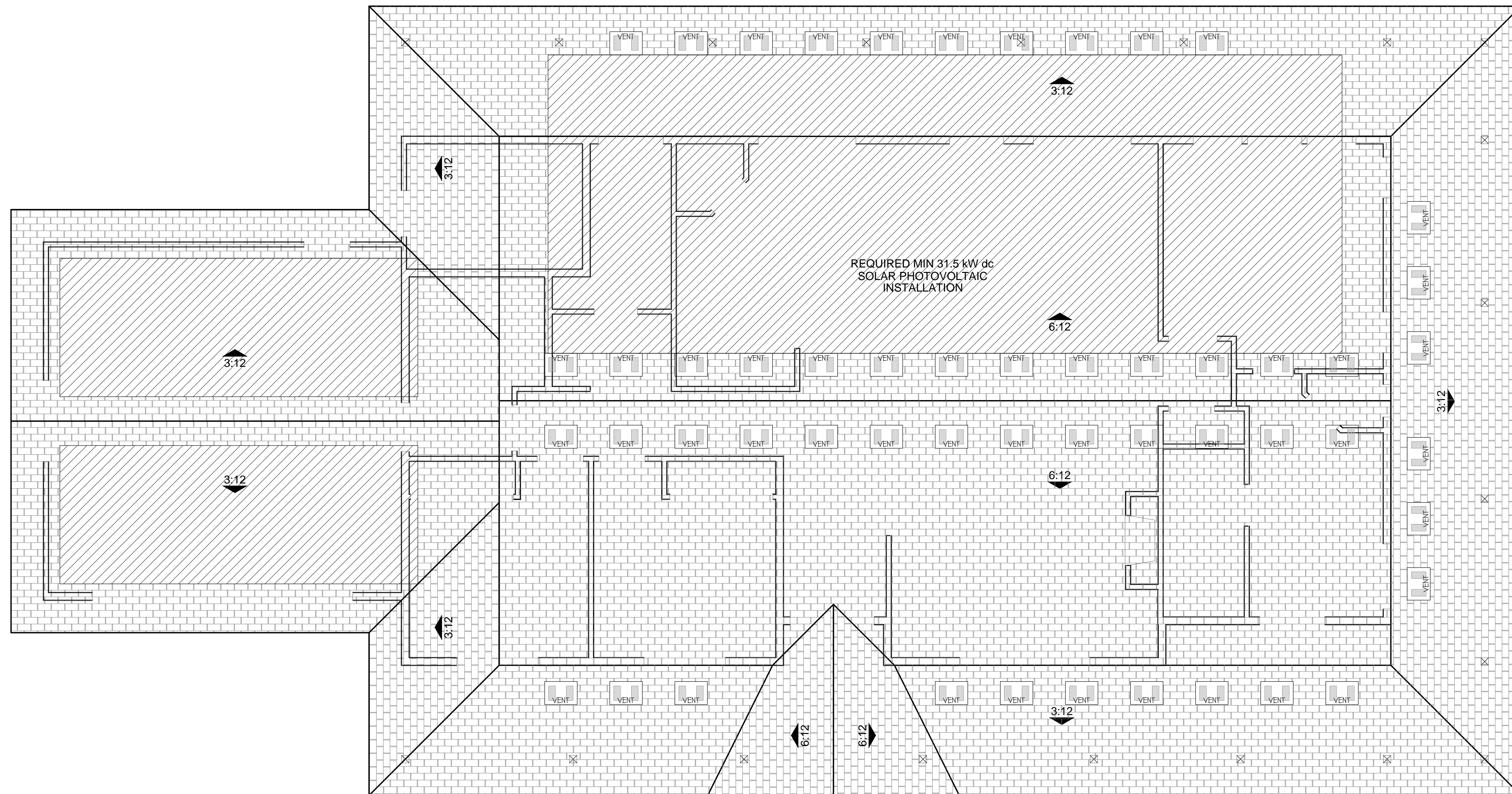
IF THE ROOF DECKING IS VISIBLE THERE IS TO BE FIRE-BLOCKING 50 AS NOT TO ALLOW FLAMES OR EMBERS TO CONTACT THE ROOF DECK.

ALL VENTS IN ROOF TO BE LOUVERED AND COVERED W/ 1/8" NON-COMBUSTIBLE CORROSION-RESISTANT METAL MESH.

ALL EXTERIOR FASCIA AND GABLE END OVERHANG TRIM TO BE PAINTED 1x STOCK OVER FIBER CEMENT BOARDS.

ALUMINUM DRIP EDGE, MINIMUM 5", SHALL BE INSTALLED ON ENTIRE ROOF PERIMETER.

SEAMLESS EXTRUDED ALUMINUM GUTTERS AND DOWNSPOUTS WILL BE INSTALLED ON ALL HOMES. OUTFALL PIPING SHALL BE INSTALLED TO EACH DOWNSPOUT TO CARRY RAIN WATER A MINIMUM OF 10 FEET FROM THE DWELLING UNLESS STORM WATER MANAGEMENT REGULATIONS DICTATE OTHERWISE.



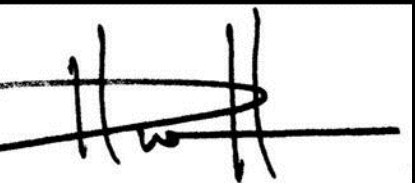
**PLAN #1 3BR
ROOF PLAN
SITE #2**



REVISIONS

△	CHANGES BY OWNER
△	
△	

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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589
PLAN #1, 3 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

**PLAN #1
ROOF PLAN**

SHEET NO.
A1.2

FIRE RESISTIVE CONSTRUCTION:

THE PROFILE OF ROOF COVERINGS THAT EXPOSE THE ROOF DECKING SHALL BE FIRE STOPPED W/ MORTAR.

EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND BE SCREENED W/ 1/8" MAX CORROSION-RESISTANT WIRE MESH.

SKYLIGHTS SHALL BE TEMPERED GLASS OR A CLASS "A" RATED ASSEMBLY.

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE COVERED AND COVERED W/ 1/8" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH.

ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES OR EAVE OVERHANGS.

EAVE CONSTRUCTION TO MATCH DETAIL 01E OR 06E ON ELEVATION SHEETS

UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND W/ WALL FINISH TO MATCH U.O.N. PER ELEVATIONS

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITH DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCKING AREA.

EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR OF SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED.

PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, TRELLISES, ETC. SHALL BE OF NON-COMBUSTIBLE MATERIAL OR ONE-HOUR FIRE-RESISTIVE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD OR MODIFIED HEAVY-TIMBER CONSTRUCTION.

PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.

ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN 5'0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OR THE BUILDING.

SIDING

HORIZONTAL SIDING
HARDIE PLANK H210 FIBER-CEMENT LAP SIDING - 8-25" WIDTH, SMOOTH, ICC-ESR-2240*. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

TRIM
HARDIE TRIM FIBER-CEMENT 4/4 SMOOTH BOARDS. 3/4" THICK x 3 1/2" WIDE AT CORNERS AND AROUND WINDOWS. 3/4" THICK x 4 1/4" FOR FASCIA TRIM. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

EAVE SOFFIT
HARDIE SOFFIT - SMOOTH PANELS FOR SOFFITS. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PORCH
HARDIE SOFFIT - BEADED PORCH PANEL. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PROVIDE A MINIMUM 0.019-INCH CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2".

THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

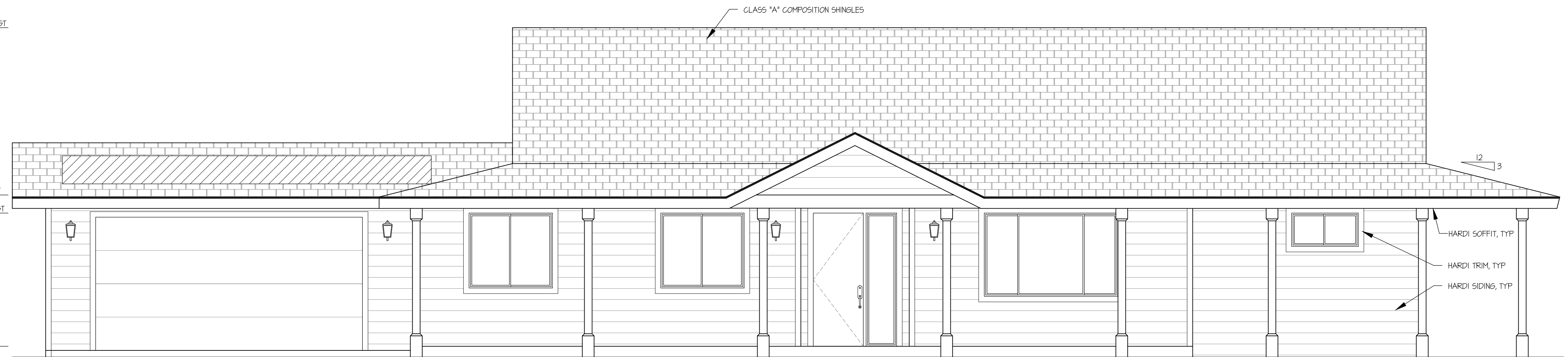
THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

± 1'-2" RIDGE HGT.

± 9'-1" CEILING HGT.

± 8'-0" WINDOW HGT.

± 0'-0" FIN. FLR.



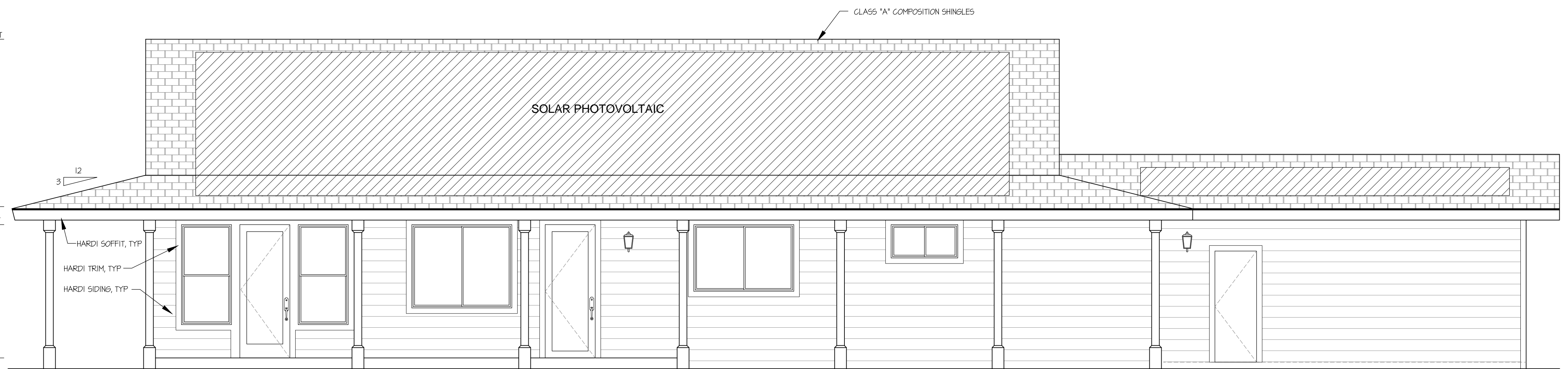
FRONT (NORTH) ELEVATION

± 1'-2" RIDGE HGT.

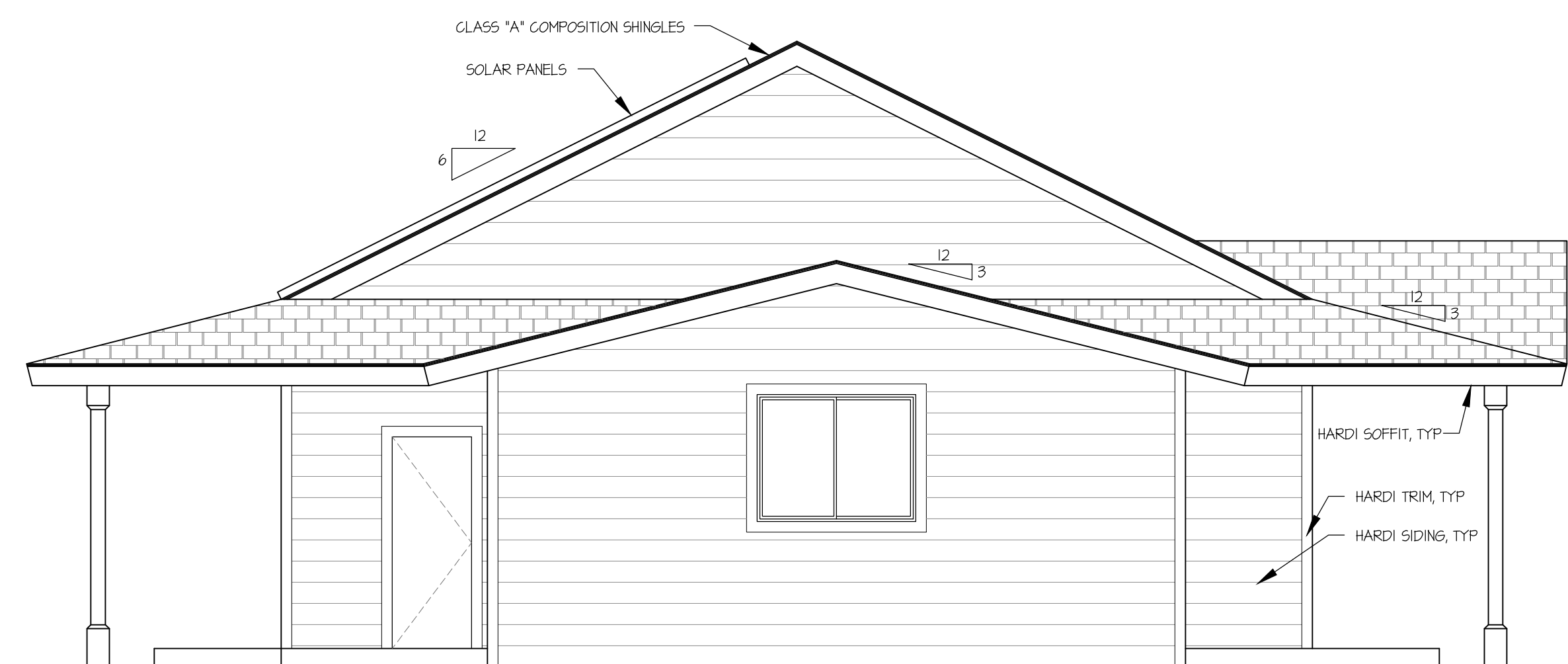
± 9'-1" CEILING HGT.

± 8'-0" WINDOW HGT.

± 0'-0" FIN. FLR.



REAR (SOUTH) ELEVATION



LEFT (EAST) ELEVATION



RIGHT (WEST) ELEVATION

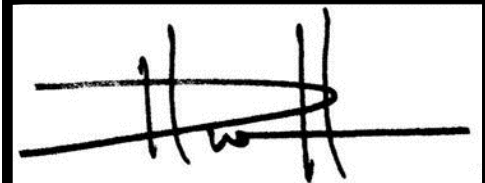
PLAN #1 3BR SITE #2

REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
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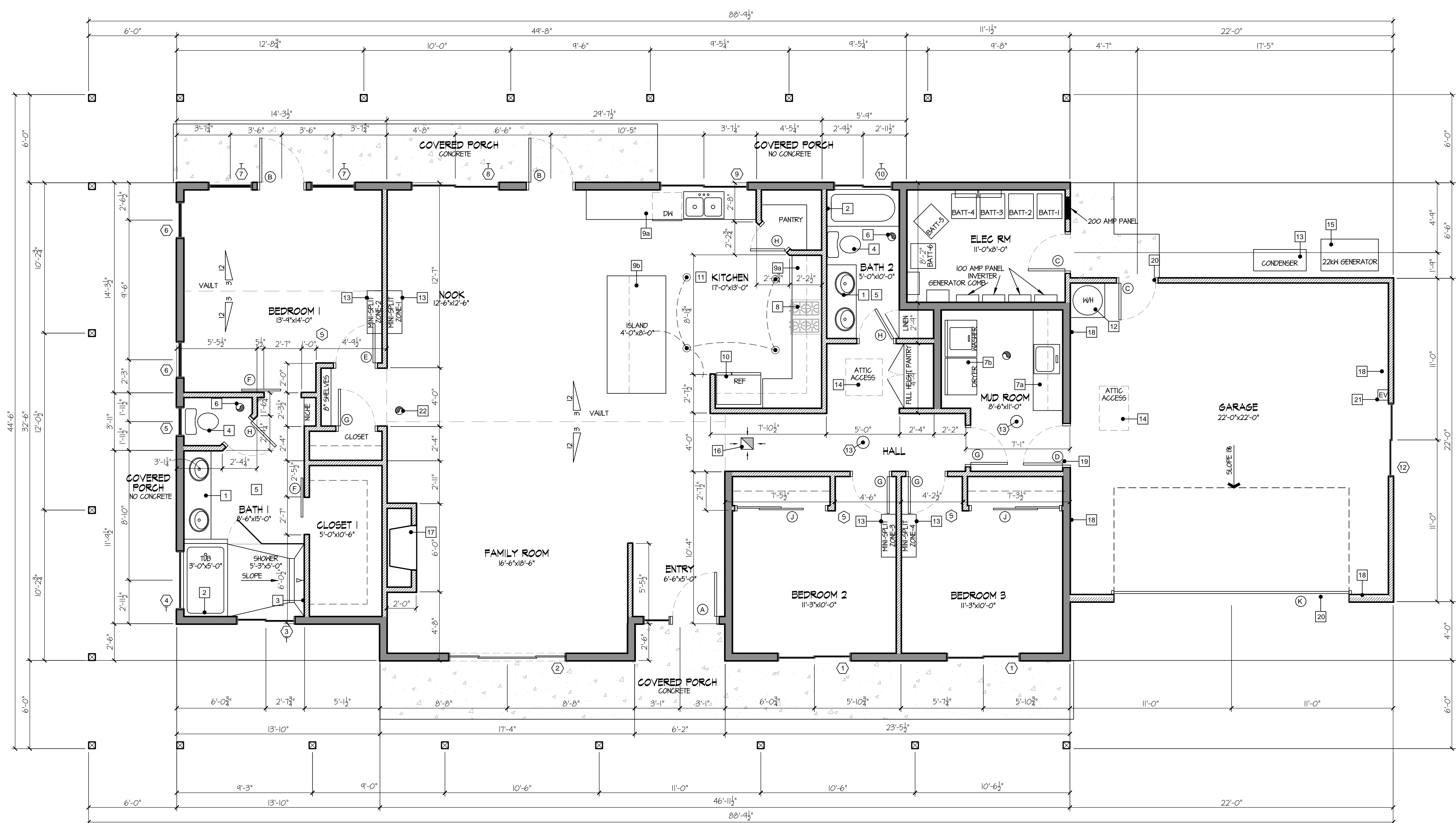


PROJECT NAME

RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #1, 3 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	
PLAN #1 ELEVATIONS	
SHEET NO.	
A1.3	



RESIDENCE	1,832 SF	WALL LEGEND
COVERED PORCH	1,032 SF	2x6" STUD WALL
GARAGE	484 SF	2x6" STUD WALL
ELEC RM	92 SF	2x4" STUD WALL

**PLAN #1-REV 3BR
FLOOR PLAN
SITE #5**

REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson
BUILDING DESIGN

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PROJECT NAME
**RAMONA BAND OF CAHILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589**

PLAN #1 REVERSE, 3 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

PLAN #1 REVERSE FLOOR PLAN

SHEET NO.
A2.1

ATTIC VENTILATION:

ATTIC SHALL BE VENTILATED. THE NET FREE AREA OF VENTS SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA.

ATTIC VENTILATION OPENINGS SHALL NOT EXCEED 144 SQ. IN. EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH WITH OPENINGS A MINIMUM OF 1/16" AND NOT TO EXCEED 1/8" EACH.

GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES.

O'HAGIN'S "FIRE AND ICE" VENTS
COMPOSITION SHINGLES (LOW PROFILE)
GALVANIZED STEEL
FREE AIR MOVEMENT IS 64.8 SQ. IN.
BACKED WITH 1/8" Ø.1. HARDWARE CLOTH.
5BCC1-9650A

ATTIC OVER NEW ROOF:

ATTIC AREA = $\frac{3,456}{150} \times 144 = \frac{3,318}{150}$

$52 \times 64.8 = 3,370$ SQ. IN.

USE 26 VENTS AT HIGH POINT OF ROOF.

USE 26 VENTS AT LOW POINT OF ROOF.

ROOFING:

ROOFING TO BE CLASS "A" FIRE RATED ASPHALT SHINGLES. CERTAINTED LANDMARK 30 YEAR SHINGLES. COLOR TO BE SELECTED BY OWNER. ICC-ES, ESR-1384

MINIMUM UNDERLAYMENT SHALL BE ONE LAYER OF 30 POUND WATERPROOF FELT.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

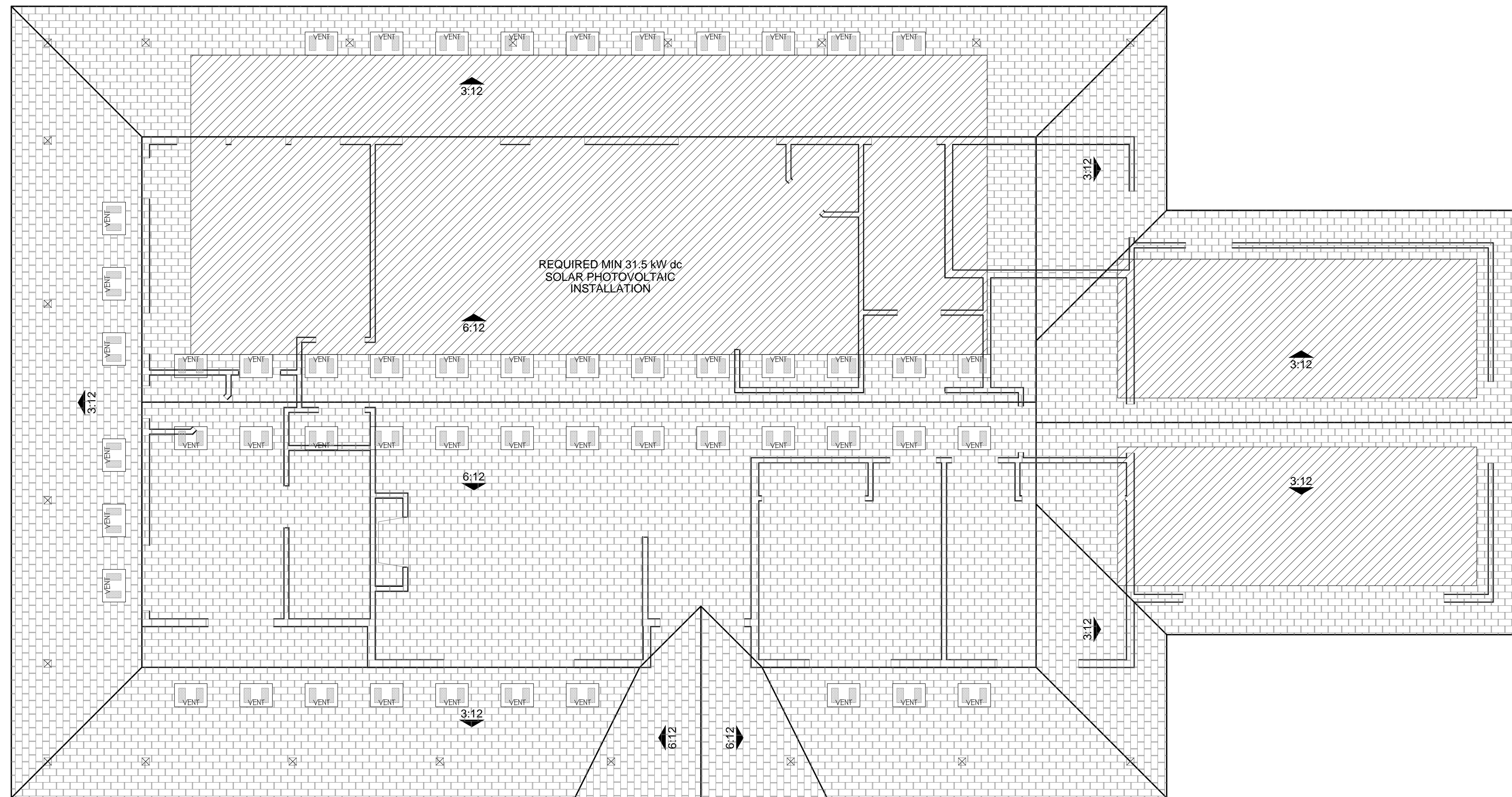
IF THE ROOF DECKING IS VISIBLE THERE IS TO BE FIRE-BLOCKING SO AS NOT TO ALLOW FLAMES OR EMBERS TO CONTACT THE ROOF DECK.

ALL VENTS IN ROOF TO BE LOUVERED AND COVERED W/ 1/8" NON-COMBUSTIBLE CORROSION-RESISTANT METAL MESH.

ALL EXTERIOR FASCIA AND GABLE END OVERHANG TRIM TO BE PAINTED 1x STOCK OVER FIBER CEMENT BOARDS.

ALUMINUM DRIP EDGE, MINIMUM 5", SHALL BE INSTALLED ON ENTIRE ROOF PERIMETER.

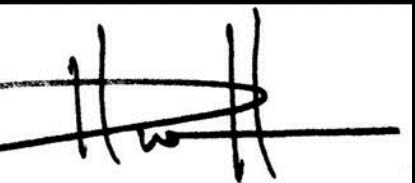
SEAMLESS EXTRUDED ALUMINUM GUTTERS AND DOWNSPOUTS WILL BE INSTALLED ON ALL HOMES. OUTFALL PIPING SHALL BE INSTALLED TO EACH DOWNSPOUT TO CARRY RAIN WATER A MINIMUM OF 10 FEET FROM THE DWELLING UNLESS STORM WATER MANAGEMENT REGULATIONS DICTATE OTHERWISE.



REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33115 TEMECULA PKWY #A218
TEMECULA, CA 92592
(951) 698-2000
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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589
PLAN #1 REVERSE, 3 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

PLAN #1 REVERSE
ROOF PLAN

SHEET NO.
A2.2

PLAN #1-REV 3BR
ROOF PLAN
SITE #5

FIRE RESISTIVE CONSTRUCTION:

THE PROFILE OF ROOF COVERINGS THAT EXPOSE THE ROOF DECKING SHALL BE FIRE STOPPED W/ MORTAR.

EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND BE SCREENED W/ 1/8" MAX CORROSION-RESISTANT WIRE MESH.

SKYLIGHTS SHALL BE TEMPERED GLASS OR A CLASS "A" RATED ASSEMBLY.

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED W/ 1/8" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH.

ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES OR EAVE OVERHANGS.

EAVE CONSTRUCTION TO MATCH DETAIL 01E OR 06E ON ELEVATION SHEETS

UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND W/ WALL FINISH TO MATCH U.O.N. PER ELEVATIONS

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITH DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCKING AREA.

EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR OF SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED.

PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, TRELLISES, ETC. SHALL BE OF NON-COMBUSTIBLE MATERIAL OR ONE-HOUR FIRE-RESISTIVE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD OR MODIFIED HEAVY-TIMBER CONSTRUCTION.

PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.

ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN 5'0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OR THE BUILDING.



FRONT (NORTH) ELEVATION

SIDING

HORIZONTAL SIDING
HARDIE PLANK H210 FIBER-CEMENT LAP SIDING - 8-25" WIDTH, SMOOTH, ICC-ESR-2240*. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

TRIM
HARDIE TRIM FIBER-CEMENT 4/4 SMOOTH BOARDS. 3/4" THICK x 3 1/2" WIDE AT CORNERS AND AROUND WINDOWS. 3/4" THICK x 4 1/4" FOR FASCIA TRIM. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

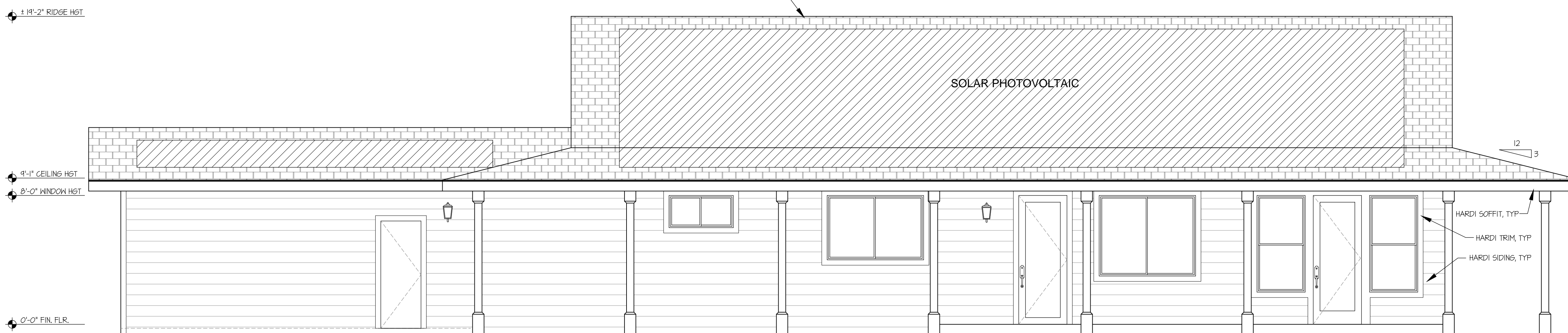
EAVE SOFFIT
HARDIE SOFFIT - SMOOTH PANELS FOR SOFFITS. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PORCH
HARDIE SOFFIT - BEADED PORCH PANEL. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

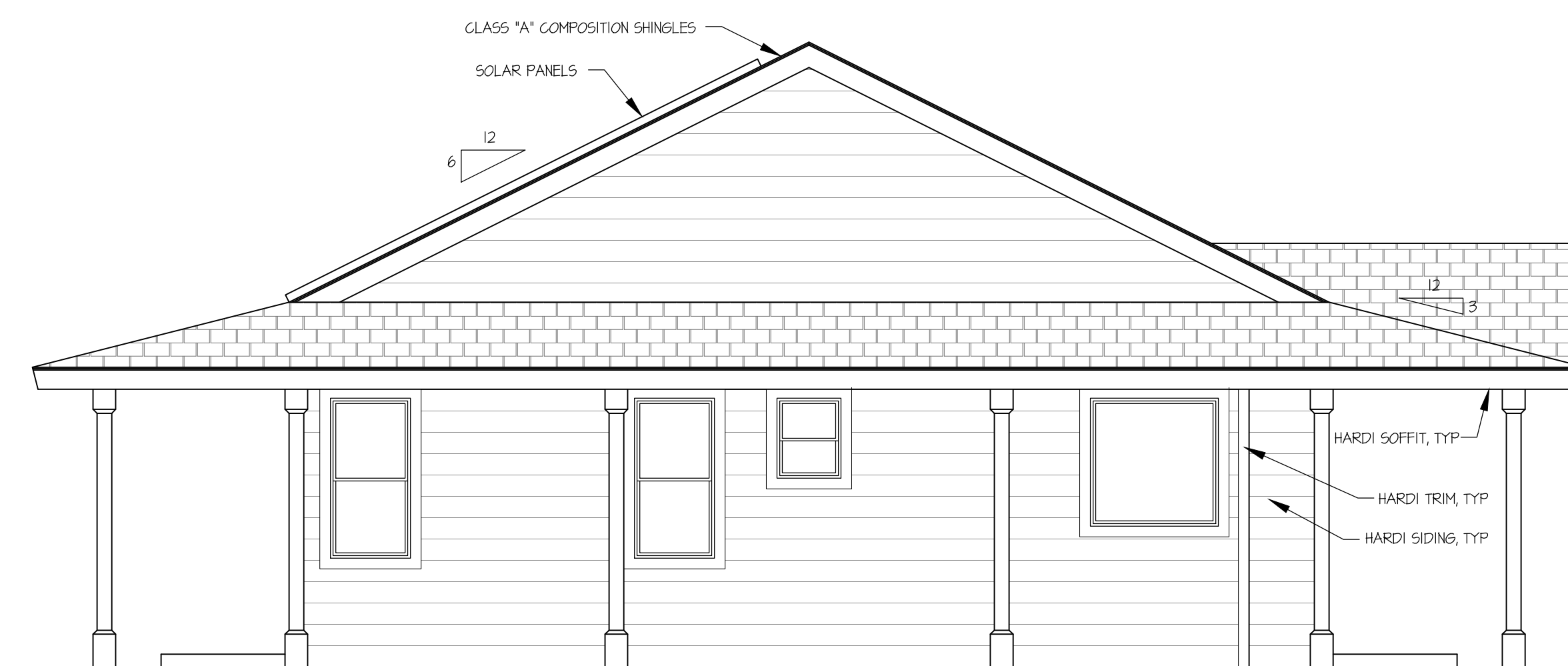
PROVIDE A MINIMUM 0.014-INCH CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2".

THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

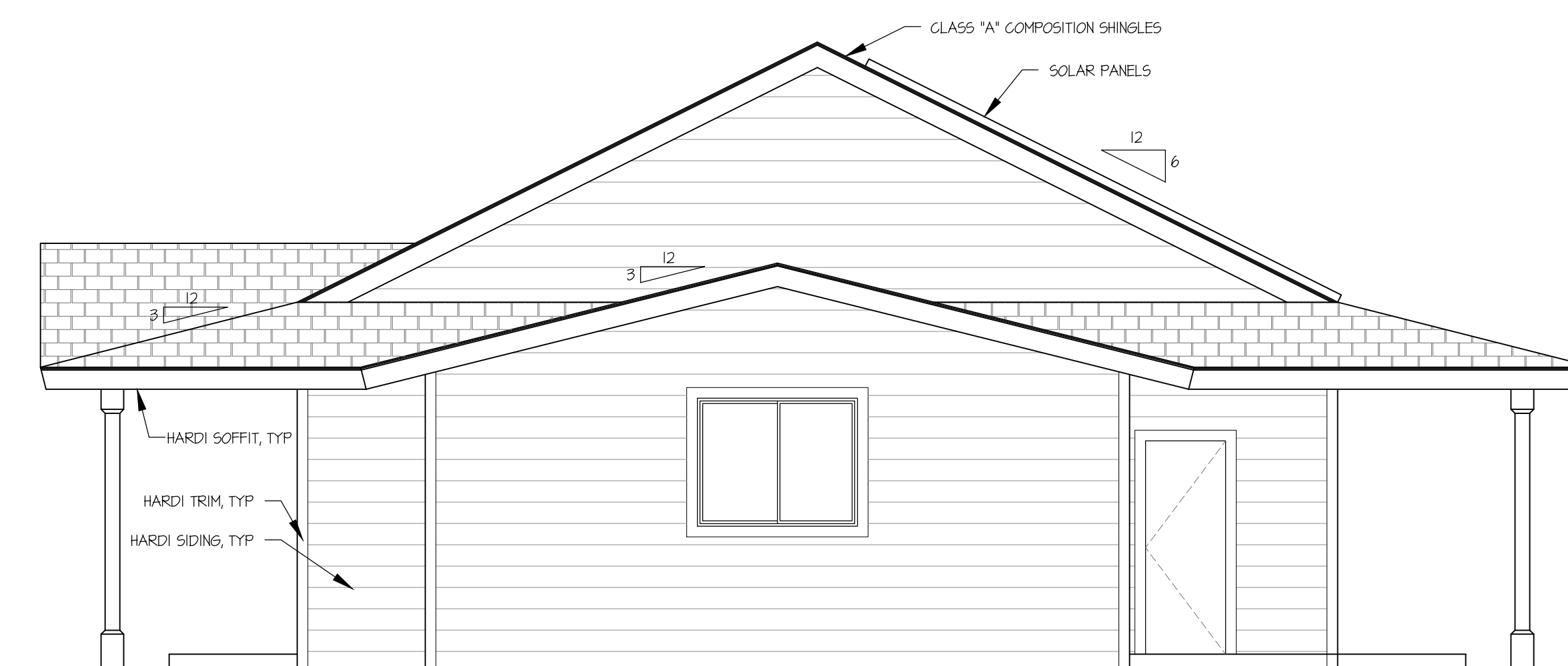
THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.



REAR (SOUTH) ELEVATION



LEFT (EAST) ELEVATION



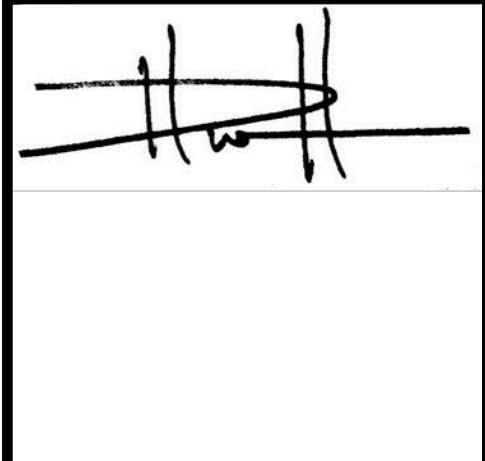
RIGHT (WEST) ELEVATION

PLAN #1 REV 3BR GITE #5

REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
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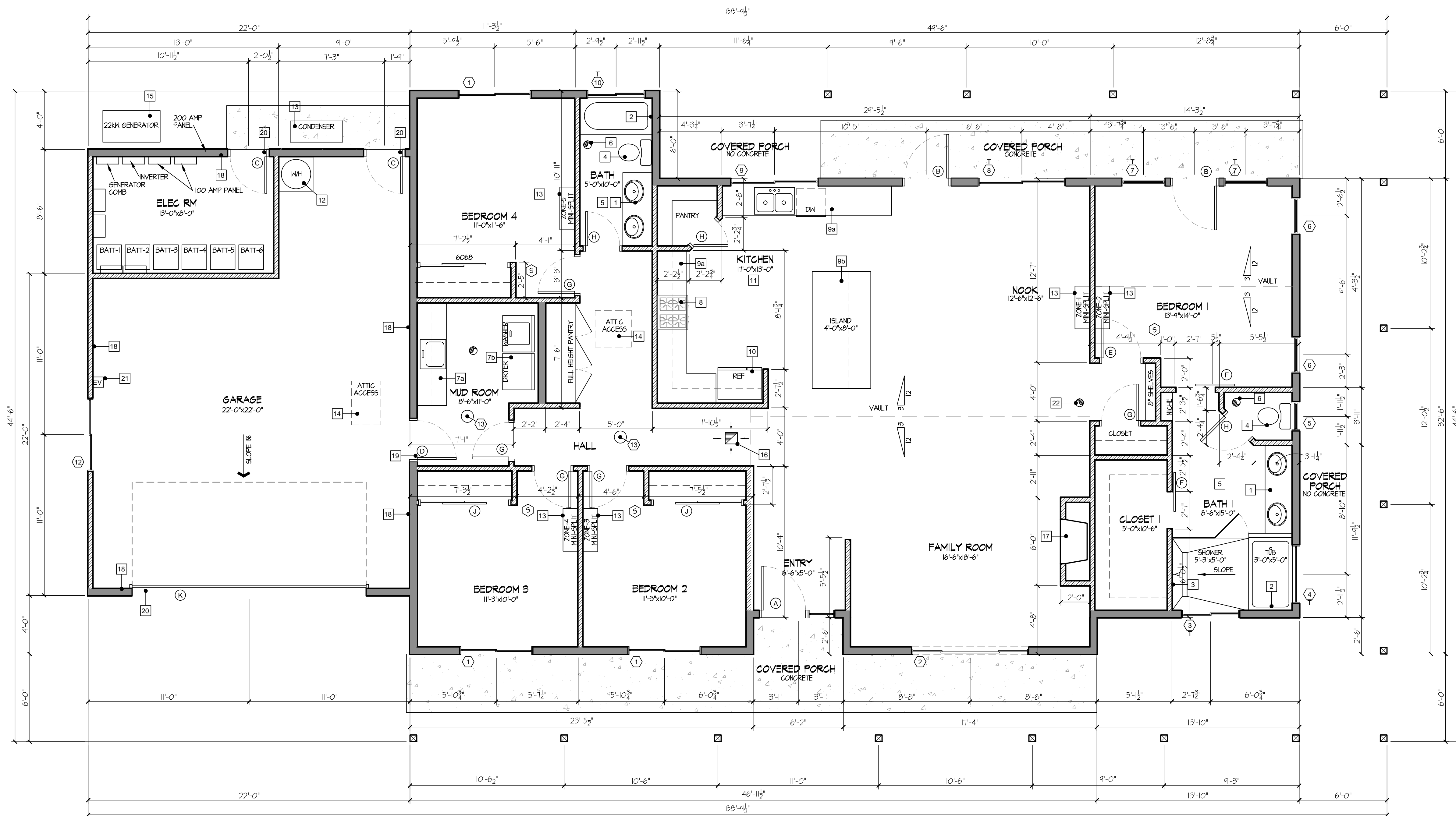


PROJECT NAME
RAMONA BAND OF CAHILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #1 REVERSE, 3 BEDROOM

JOB NO. 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE: 1/4"=1'-0"
SHEET TITLE
PLAN #1 REVERSE ELEVATIONS

SHEET NO.
A2.3



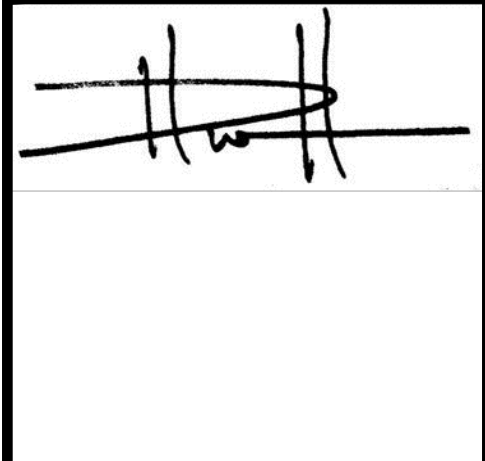
RESIDENCE	2,026 SF	WALL LEGEND
COVERED PORCH	946 SF	2"x6" STUD HALL
GARAGE	520 SF	2"x4" STUD HALL
ELEC RM	114 SF	

**PLAN #2 4BR
FLOOR PLAN**
SITE #1 & #4

REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON BUILDING DESIGN
DAVE HENRIKSON - PRINCIPAL DESIGNER
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E-MAIL: dave@henriksonbd.com



PROJECT NAME
**RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539**

PLAN #2, 4 BEDROOM

JOB NO.	22-46
DATE	4/23/2024
DESIGNER	DWH
CHECKED	DWH
SCALE	1/4"=1'-0"
SHEET TITLE	

**PLAN #2
FLOOR PLAN**

SHEET NO.
A3.1

ATTIC VENTILATION:

ATTIC SHALL BE VENTILATED. THE NET FREE AREA OF VENTS SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA.

ATTIC VENTILATION OPENINGS SHALL NOT EXCEED 144 SQ. IN. EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH WITH OPENINGS A MINIMUM OF 1/16" AND NOT TO EXCEED 1/8" EACH.

GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES.

O'HAGIN'S "FIRE AND ICE" VENTS
COMPOSITION SHINGLES (LOW PROFILE)
GALVANIZED STEEL
FREE AIR MOVEMENT IS 64.8 SQ. IN.
BACKED WITH 1/8" G.I. HARDWARE CLOTH.
5BCC1-9650A

ATTIC OVER NEW ROOF:

ATTIC AREA = $\frac{3644}{150} \times 144 = 3,498$

$54 \times 64.8 = 3,499$ SQ. IN.

USE 27 VENTS AT HIGH POINT OF ROOF.

USE 27 VENTS AT LOW POINT OF ROOF.

ROOFING:

ROOFING TO BE CLASS "A" FIRE RATED ASPHALT SHINGLES. CERTAINTED LANDMARK 30 YEAR SHINGLES. COLOR TO BE SELECTED BY OWNER. ICC-ES, ESR-1384

MINIMUM UNDERLAYMENT SHALL BE ONE LAYER OF 30 POUND WATERPROOF FELT.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

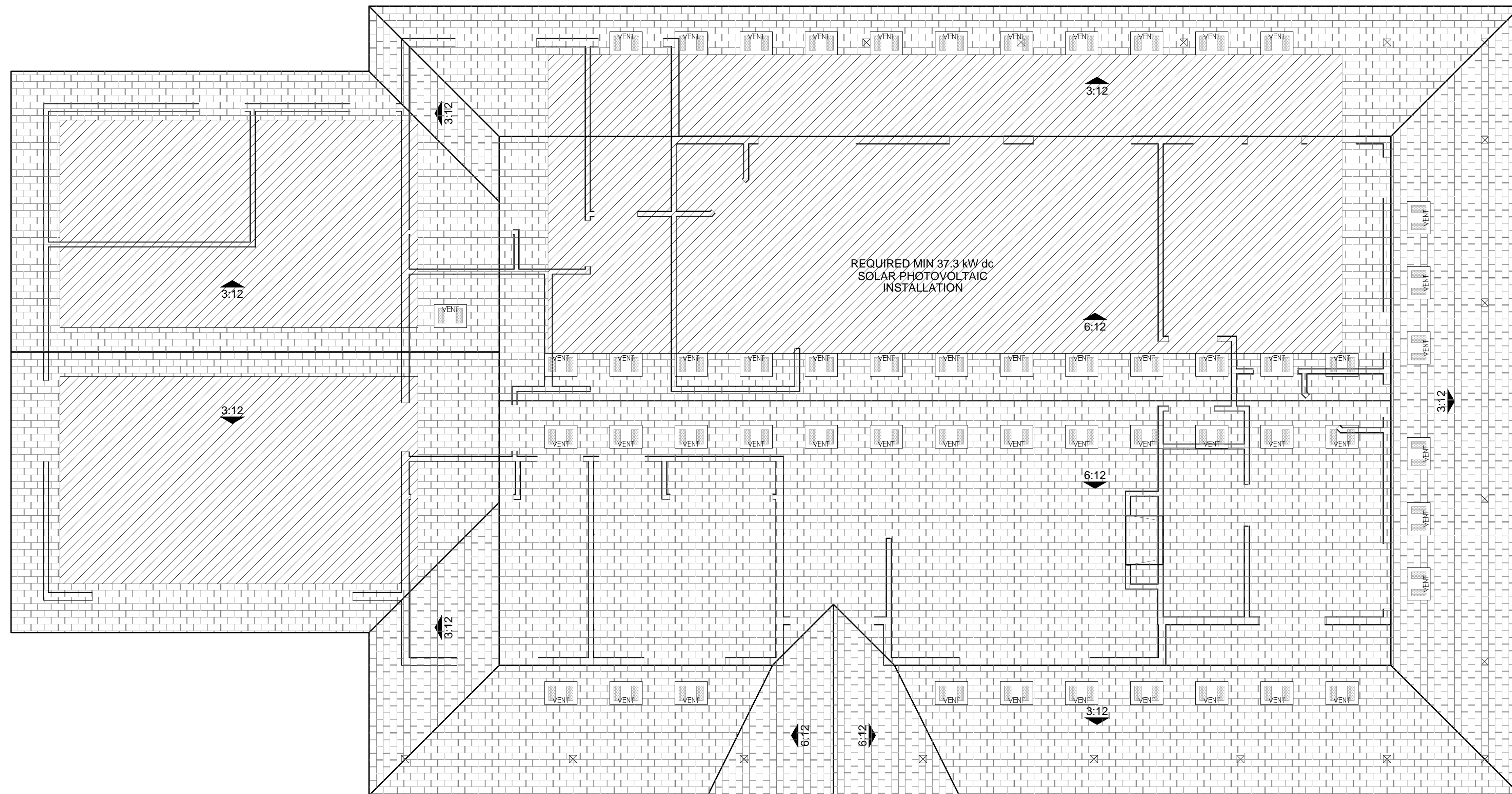
IF THE ROOF DECKING IS VISIBLE THERE IS TO BE FIRE-BLOCKING 50 AS NOT TO ALLOW FLAMES OR EMBERS TO CONTACT THE ROOF DECK.

ALL VENTS IN ROOF TO BE LOUVERED AND COVERED W/ 1/8" NON-COMBUSTIBLE CORROSION-RESISTANT METAL MESH.

ALL EXTERIOR FASCIA AND GABLE END OVERHANG TRIM TO BE PAINTED 1x STOCK OVER FIBER CEMENT BOARDS.

ALUMINUM DRIP EDGE, MINIMUM 5", SHALL BE INSTALLED ON ENTIRE ROOF PERIMETER.

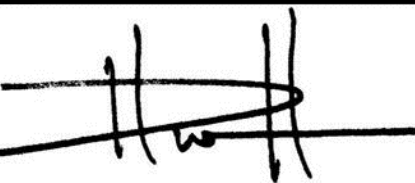
SEAMLESS EXTRUDED ALUMINUM GUTTERS AND DOWNSPOUTS WILL BE INSTALLED ON ALL HOMES. OUTFALL PIPING SHALL BE INSTALLED TO EACH DOWNSPOUT TO CARRY RAIN WATER A MINIMUM OF 10 FEET FROM THE DWELLING UNLESS STORM WATER MANAGEMENT REGULATIONS DICTATE OTHERWISE.



REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589
PLAN #2, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

PLAN #2
ROOF PLAN

SHEET NO.
A3.2

PLAN #2 4BR
ROOF PLAN
SITE #1 & #4

FIRE RESISTIVE CONSTRUCTION:

THE PROFILE OF ROOF COVERINGS THAT EXPOSE THE ROOF DECKING SHALL BE FIRE STOPPED W/ MORTAR.

EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND BE SCREENED W/ 1/8" MAX CORROSION-RESISTANT WIRE MESH.

SKYLIGHTS SHALL BE TEMPERED GLASS OR A CLASS "A" RATED ASSEMBLY.

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOWERED AND COVERED W/ 1/8" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH.

ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES OR EAVE OVERHANGS.

EAVE CONSTRUCTION TO MATCH DETAIL 01E OR 06E ON ELEVATION SHEETS

UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND W/ WALL FINISH TO MATCH U.O.N. PER ELEVATIONS

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITH DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCKING AREA.

EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR OF SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED.

PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, TRELLISES, ETC. SHALL BE OF NON-COMBUSTIBLE MATERIAL OR ONE-HOUR FIRE-RESISTIVE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD OR MODIFIED HEAVY-TIMBER CONSTRUCTION.

PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.

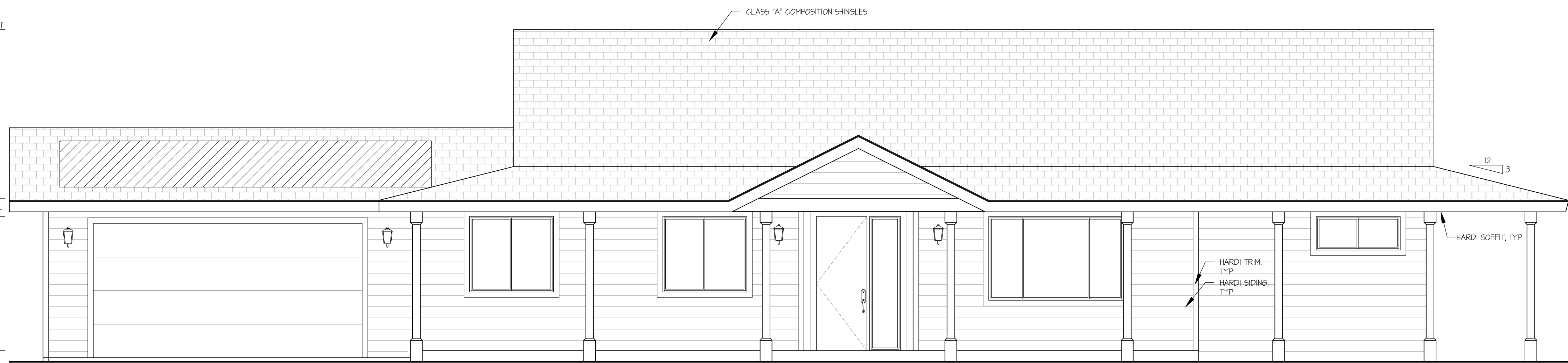
ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN 5'0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OR THE BUILDING.

± 11'-2" RIDGE HGT

9'-1" CEILING HGT

8'-0" WINDOW HGT

0'-0" FIN. FLR.



FRONT (NORTH) ELEVATION

SIDING

HORIZONTAL SIDING
HARDIE PLANK H210 FIBER-CEMENT LAP SIDING - 8-25" WIDTH, SMOOTH, ICC-ESR-2240. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

TRIM
HARDIE TRIM FIBER-CEMENT 4/4 SMOOTH BOARDS. 3/4" THICK x 3 1/2" WIDE AT CORNERS AND AROUND WINDOWS. 3/4" THICK x 4 1/4" FOR FASCIA TRIM. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

EAVE SOFFIT
HARDIE SOFFIT - SMOOTH PANELS FOR SOFFITS. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PORCH
HARDIE SOFFIT - BEADED PORCH PANEL. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PROVIDE A MINIMUM 0.014-INCH CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2".

THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

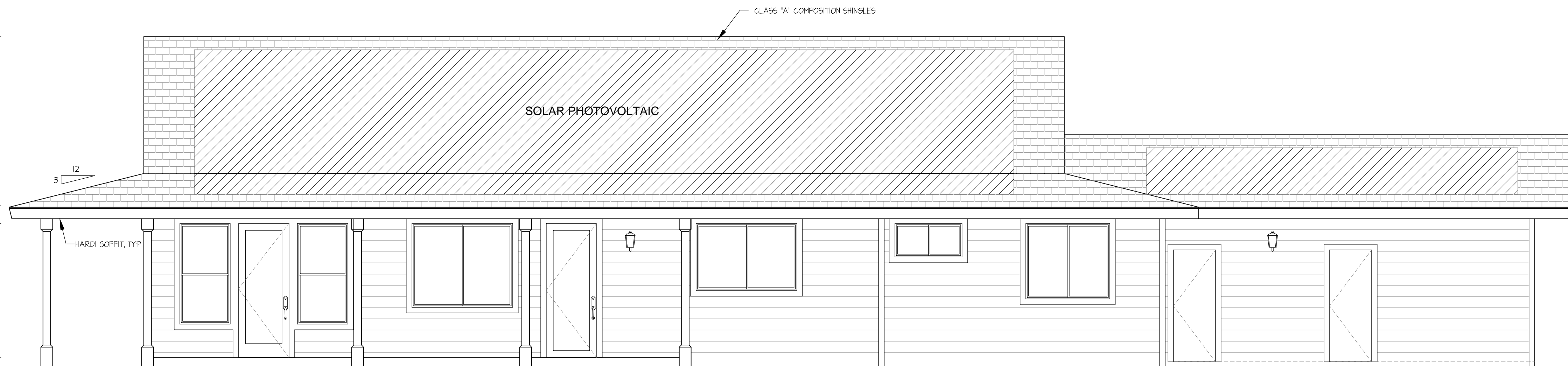
THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.

± 11'-2" RIDGE HGT

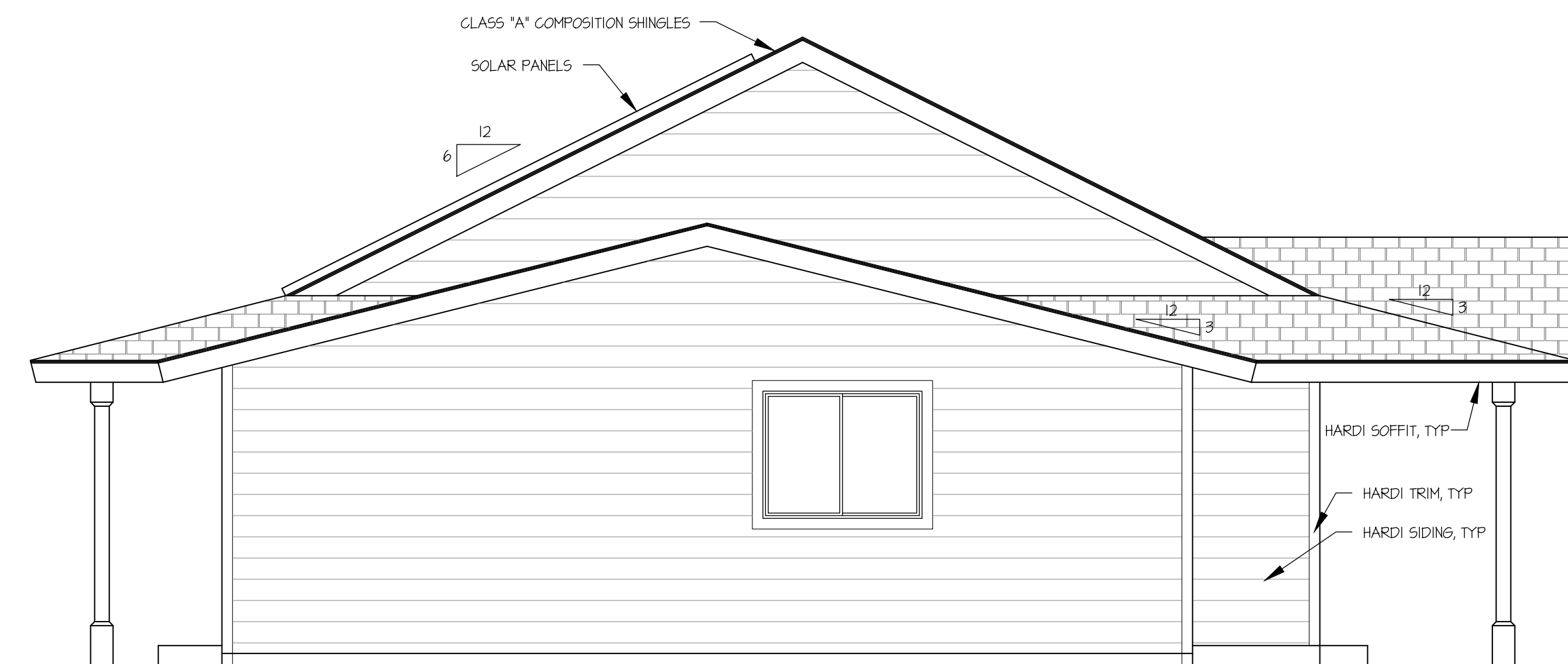
9'-1" CEILING HGT

8'-0" WINDOW HGT

0'-0" FIN. FLR.



REAR (SOUTH) ELEVATION



LEFT (EAST) ELEVATION



RIGHT (WEST) ELEVATION

**PLAN #2 4BR
SITE #3**

REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson
BUILDING DESIGN

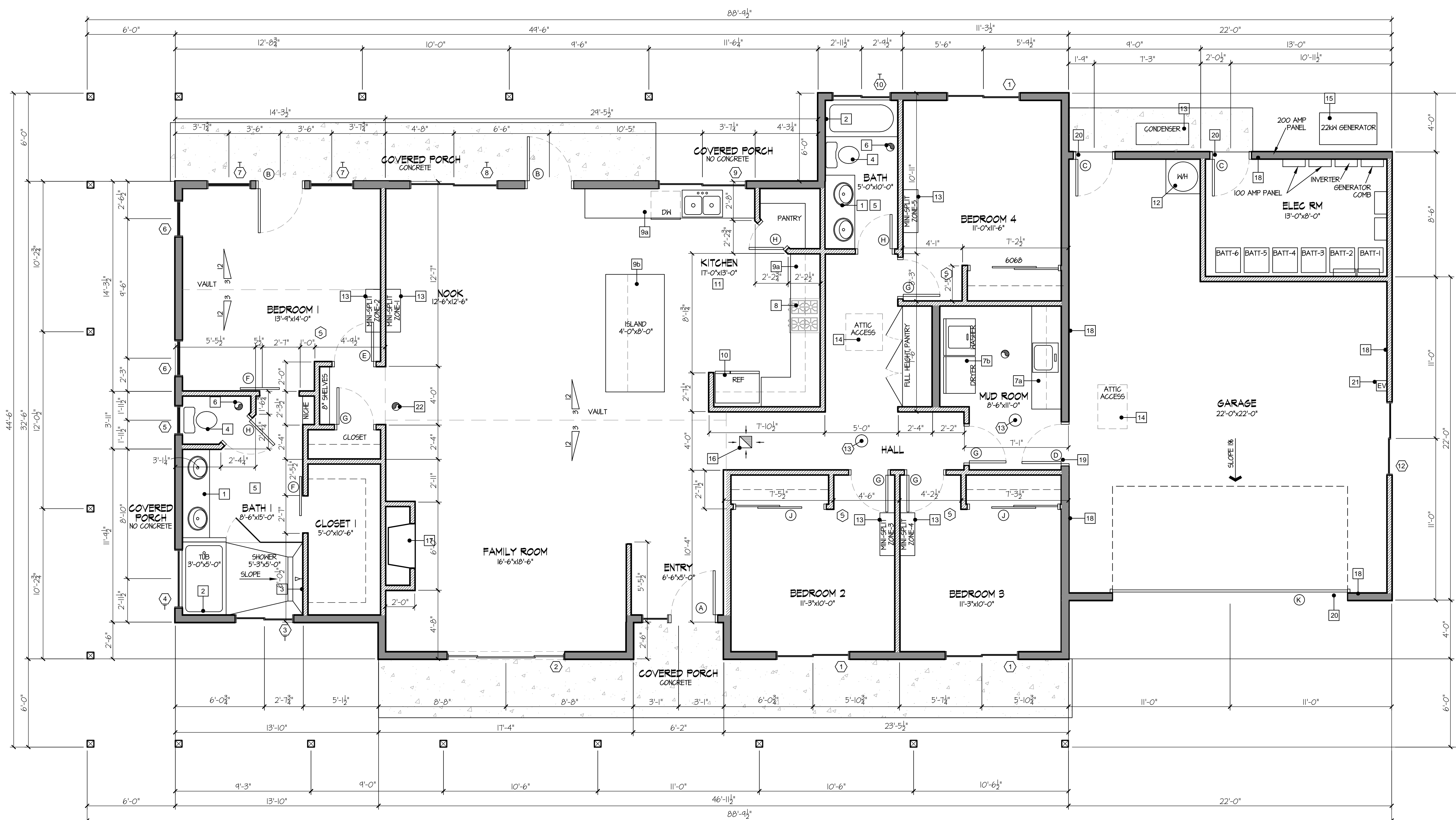
DAVE HENRIKSON PRINCIPAL DESIGNER
53175 TECOMULA PKWY #A218
TECOMULA, CA 92594
(951) 226-2200
e-mail: dave@henrikson.com

[Handwritten signature]

PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #2, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	PLAN #2 ELEVATIONS
SHEET NO.	A3.3



RESIDENCE	2026 SF	WALL LEGEND
COVERED PORCH	946 SF	2"x6" STD WALL
GARAGE	520 SF	2"x4" STD WALL
ELEC RM	114 SF	

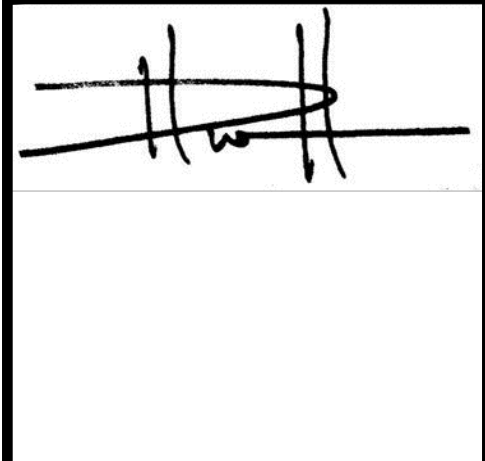
**PLAN #2-REV 4BR
FLOOR PLAN
SITE #3 & #6**

REVISIONS

△	CHANGES BY OWNER
△	
△	

henrikson
BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
33115 TECUCULA PKWY #A218
TEMECULA, CA 92592
(951) 261-2200
e-mail: dave@henriksonbd.com



PROJECT NAME
**RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539**

PLAN #2-REVERSE, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

**PLAN #2-REV
FLOOR PLAN**

SHEET NO.
A4.1

ATTIC VENTILATION:

ATTIC SHALL BE VENTILATED. THE NET FREE AREA OF VENTS SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA.

ATTIC VENTILATION OPENINGS SHALL NOT EXCEED 144 SQ.IN. EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION RESISTANT METAL MESH WITH OPENINGS A MINIMUM OF 1/16" AND NOT TO EXCEED 1/8" EACH.

GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES.

O'HAGIN'S "FIRE AND ICE" VENTS
COMPOSITION SHINGLES (LOW PROFILE)
GALVANIZED STEEL
FREE AIR MOVEMENT IS 64.8 SQ. IN.
BACKED WITH 1/8" G.I. HARDWARE CLOTH.
5BCC1-9650A

ATTIC OVER NEW ROOF:

ATTIC AREA = $\frac{3644}{150} \times 144 = \frac{3,498}{150}$

$54 \times 64.8 = 3,499$ SQ.IN.

USE 27 VENTS AT HIGH POINT OF ROOF.

USE 27 VENTS AT LOW POINT OF ROOF.

ROOFING:

ROOFING TO BE CLASS "A" FIRE RATED ASPHALT SHINGLES. CERTAINTED LANDMARK 30 YEAR SHINGLES. COLOR TO BE SELECTED BY OWNER. ICC-ES, ESR-1384

MINIMUM UNDERLAYMENT SHALL BE ONE LAYER OF 30 POUND WATERPROOF FELT.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

IF THE ROOF DECKING IS VISIBLE THERE IS TO BE FIRE-BLOCKING SO AS NOT TO ALLOW FLAMES OR EMBERS TO CONTACT THE ROOF DECK.

ALL VENTS IN ROOF TO BE LOUVERED AND COVERED W/ 1/8" NON-COMBUSTIBLE CORROSION-RESISTANT METAL MESH.

ALL EXTERIOR FASCIA AND GABLE END OVERHANG TRIM TO BE PAINTED 1x STOCK OVER FIBER CEMENT BOARDS.

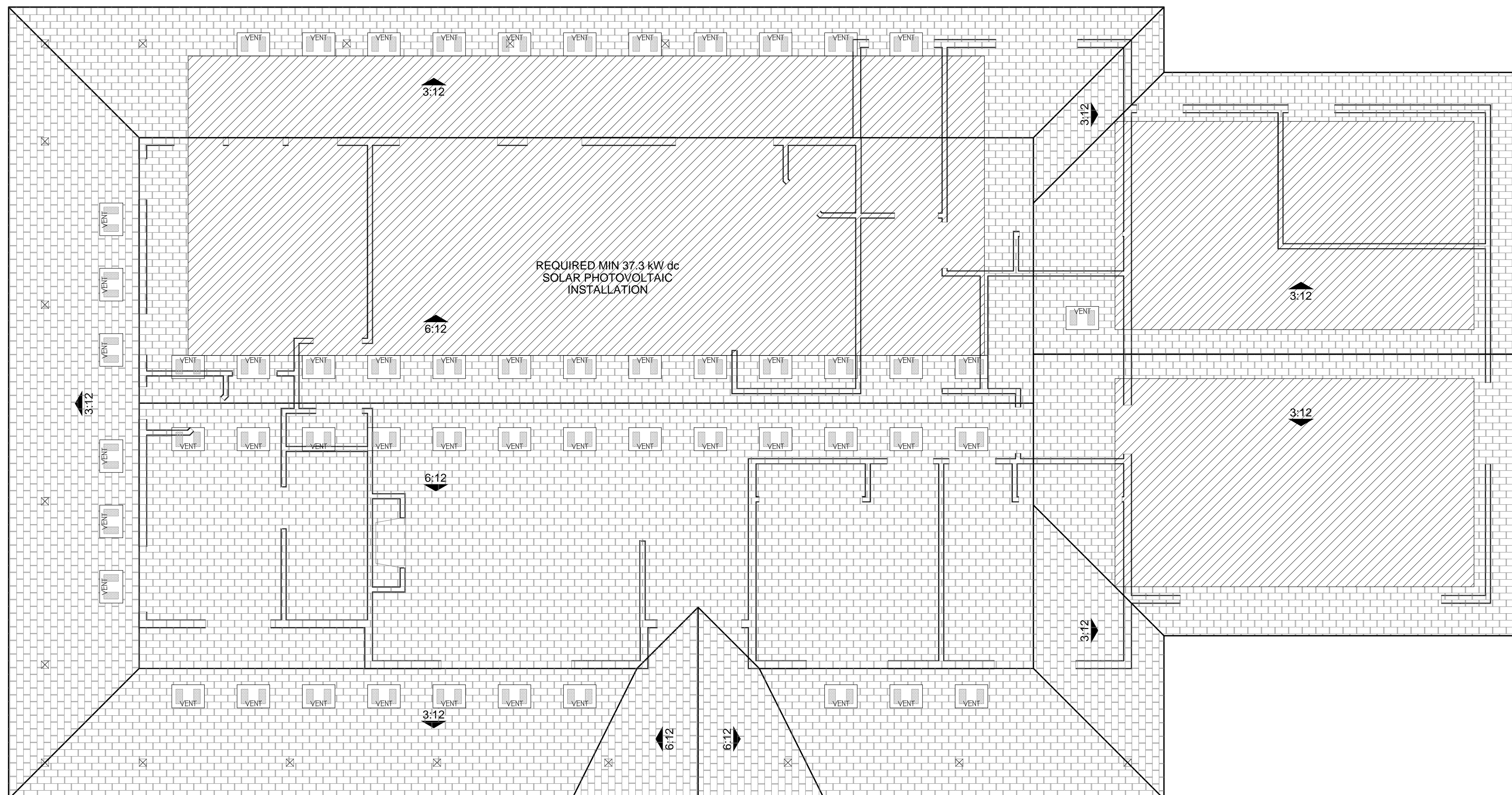
ALUMINUM DRIP EDGE, MINIMUM 5", SHALL BE INSTALLED ON ENTIRE ROOF PERIMETER.

SEAMLESS EXTRUDED ALUMINUM GUTTERS AND DOWNSPOUTS WILL BE INSTALLED ON ALL HOMES. OUTFALL PIPING SHALL BE INSTALLED TO EACH DOWNSPOUT TO CARRY RAIN WATER A MINIMUM OF 10 FEET FROM THE DWELLING UNLESS STORM WATER MANAGEMENT REGULATIONS DICTATE OTHERWISE.

REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2-REVERSE, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

PLAN #2-REV
ROOF PLAN

SHEET NO.
A4.2

PLAN #2-REV 4BR
ROOF PLAN
SITE #3 & #6

FIRE RESISTIVE CONSTRUCTION:

THE PROFILE OF ROOF COVERINGS THAT EXPOSE THE ROOF DECKING SHALL BE FIRE STOPPED W/ MORTAR.

EXPOSED VALLEY FLASHINGS SHALL BE AT LEAST NO. 26-GAUGE CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND BE SCREENED W/ 1/8" MAX CORROSION-RESISTANT WIRE MESH.

SKYLIGHTS SHALL BE TEMPERED GLASS OR A CLASS "A" RATED ASSEMBLY.

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED W/ 1/8" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH.

ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES OR EAVE OVERHANGS.

EAVE CONSTRUCTION TO MATCH DETAIL 01E OR 06E ON ELEVATION SHEETS

UNDER FLOOR AREAS SHALL BE ENCLOSED TO THE GROUND W/ WALL FINISH TO MATCH U.O.N. PER ELEVATIONS

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITH DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCKING AREA.

EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR OF SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED.

PROJECTIONS SUCH AS DECKS, CARPORTS, BALCONIES, PATIO COVERS, TRELLISES, ETC. SHALL BE OF NON-COMBUSTIBLE MATERIAL OR ONE-HOUR FIRE-RESISTIVE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD OR MODIFIED HEAVY-TIMBER CONSTRUCTION.

PAPER FACED INSULATION IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.

ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN 5'0" OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OR THE BUILDING.

SIDING

HORIZONTAL SIDING
HARDIE PLANK H210 FIBER-CEMENT LAP SIDING - 8-25" WIDTH, SMOOTH, ICC-ESR-2240*. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

TRIM
HARDIE TRIM FIBER-CEMENT 4/4 SMOOTH BOARDS. 3/4" THICK x 3 1/2" WIDE AT CORNERS AND AROUND WINDOWS. 3/4" THICK x 4 1/4" FOR FASCIA TRIM. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

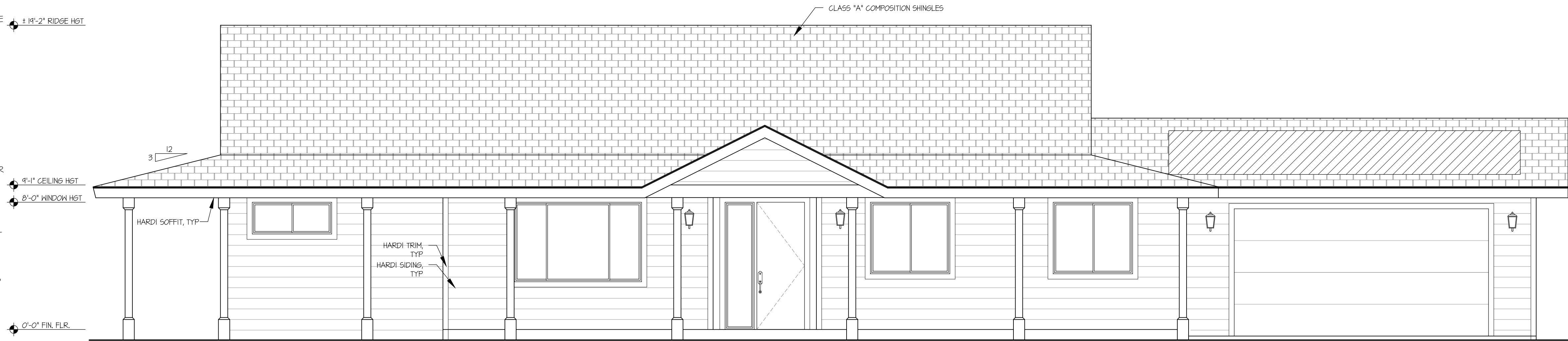
EAVE SOFFIT
HARDIE SOFFIT - SMOOTH PANELS FOR SOFFITS. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

PORCH
HARDIE SOFFIT - BEADED PORCH PANEL. COLOR TO BE SELECTED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL COMPLY WITH CHAPTER 25 OF THE 2022 CBC.

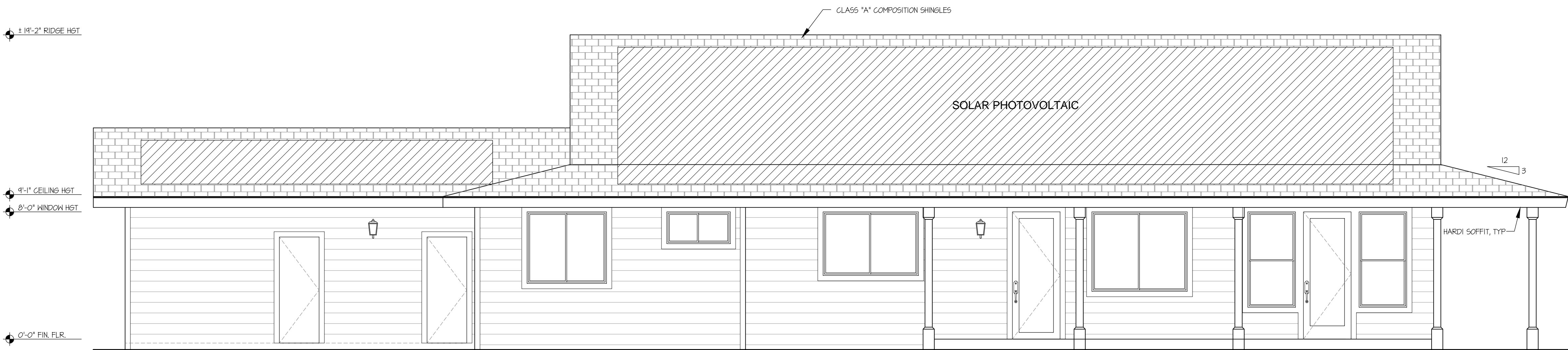
PROVIDE A MINIMUM 0.014-INCH CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2".

THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

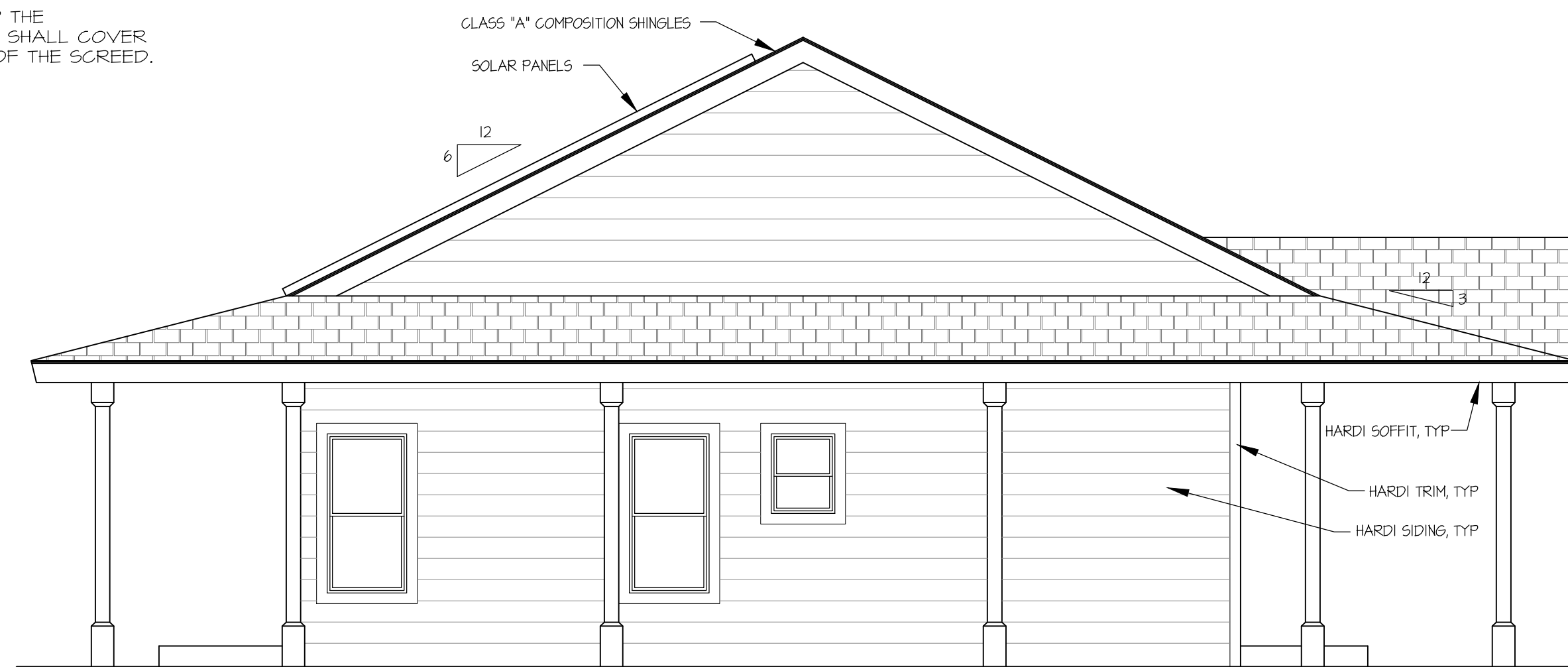
THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.



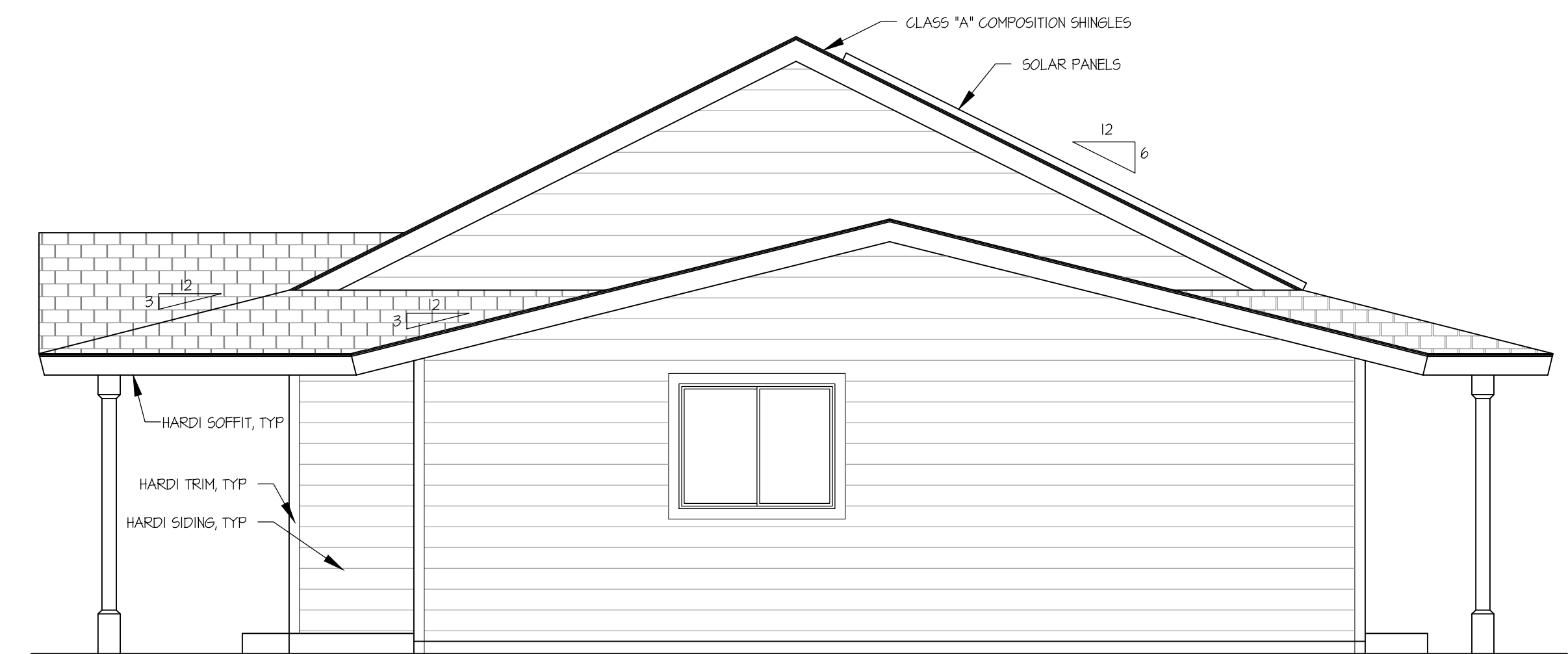
FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



LEFT (EAST) ELEVATION



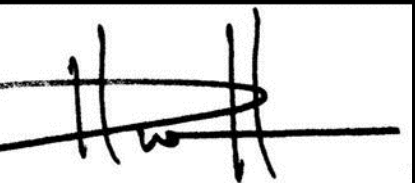
RIGHT (WEST) ELEVATION

**PLAN #2-REV 4BR
SITE #3 & #6**

REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TERCULA PKWY #A218
TERECULA, CA 92594
(760) 232-0111
e-mail: dave@henriksonbd.com



PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589
PLAN #2-REVERSE, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

**PLAN #2-REV
ELEVATIONS**

SHEET NO.
A4.3

ELECTRICAL NOTES

ELECTRICAL SERVICE SHALL BE 200 AMP. TOP BREAKER NOT TO EXCEED 48 INCHES ABOVE SLAB. PROVIDE UFER GROUND AT ELECTRICAL PANEL LOCATION. ALL ELECTRICAL BRANCH WIRING SHALL BE COPPER.

ELECTRICAL BOXES LOCATED IN FIRE RESISTANT ASSEMBLIES SHALL HAVE THE SAME RATINGS AS THE ASSEMBLY. ICGO REPORT 3626.

LIGHTING:
ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A

ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2022" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacartappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LED RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2022-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacartappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LUMINAIRES REQUIRING "JA8-2022" OR "JA8-2022-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.

RECESSED DOWNLIGHT LUMINAIRES IN CEILING SHALL NOT BE SCREW-BASED

BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR

IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 10 SQUARE FEET ARE EXEMPT). TITLE 24 910.0.4.

RECESSED LIGHT FIXTURES SHALL BE APPROVED FOR ZERO INSULATION CLEARANCE (IC) AND ARE CERTIFIED TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.

OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.

AT LEAST ONE WALL SWITCH - CONTROLLED LIGHTING OUTLET TO BE INSTALLED IN EVERY HABITABLE ROOM; IN BATHROOMS, HALLWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER; AND THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS, NEC ART. 210(A)

ALL DECORA TYPE SWITCHES TO BE NO MORE THAN 48" ABOVE FINISH FLOOR.

RECEPTACLE OUTLETS:

ALL WALL RECEPTACLES SHALL BE 18"-42" ABOVE FINISH FLOOR. ALL ELECTRICAL OUTLETS MUST BE TAMPER PROOF AND PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI.)

GROUND FAULT CIRCUIT INTERRUPTER (G.F.I.) ARE REQUIRED IN BATHROOMS, KITCHENS AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS.

ALL 125-VOLT, SINGLE, 15-AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERS AND WET BAR SINKS.

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH 2022 CEC ART. 210-52(a) THROUGH AND INCLUDING (n).

KITCHEN AND DINING: IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" BY 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4' OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOP, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACE.

BEDROOMS: ALL BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED. "NEC ART. 210-12(B)

BATHROOM: PER NEC ART. 210-11(C)(3), BATHROOM SHALL BE EITHER A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY RECEPTACLE OUTLETS.

PROVIDE A WALL RECEPTACLE ADJACENT TO EACH LAVATORY IN EACH BATHROOM NEC ART. 210-52(D)

HALLWAY: HALLWAYS OF 10 FEET OR MORE IN LENGTH AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED.

SOLAR PHOTOVOLTAIC SYSTEM

STANDARD DESIGN PV CAPACITY: ____ kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 12 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL

STANDARD DESIGN PV CAPACITY: 2.41 kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV MONITORING CAPACITY REQUIREMENTS. THE PV SYSTEM SHALL HAVE A WEB-BASED PORTAL AND A MOBILE DEVICE APPLICATION THAT AT A MINIMUM PROVIDE THE DWELLING OCCUPANTS ACCESS TO THE FOLLOWING INFORMATION:

- THE NOMINAL kWh RATING OF THE PV SYSTEM
- NUMBER OF PV MODULES AND NOMINAL WATT RATINGS OF EACH MODULE.
- HOURLY, OR 15-MINUTE INTERVAL, DAILY, MONTHLY, AND ANNUAL kWh PRODUCTION IN NUMERIC AND GRAPHIC FORMATS.
- RUNNING TOTAL OF DAILY kWh PRODUCTION
- DAILY kWh PEAK POWER PRODUCTION
- CURRENT kWh PRODUCTION OF THE ENTIRE PV SYSTEM

SMOKE DETECTOR

PROVIDE PERMANENTLY WIRED SMOKE DETECTORS w/ BATTERY BACKUP IN EACH BEDROOM AND HALLS LEADING TO BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE DETECTORS. ALL SMOKE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

SMOKE + CARBON MONOXIDE DETECTOR

PROVIDE INTERCONNECTED AND HARD-WIRED SMOKE + CARBON MONOXIDE DETECTORS w/ BATTERY BACKUP OUTSIDE EACH SEPERATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.

DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SMOKE + CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

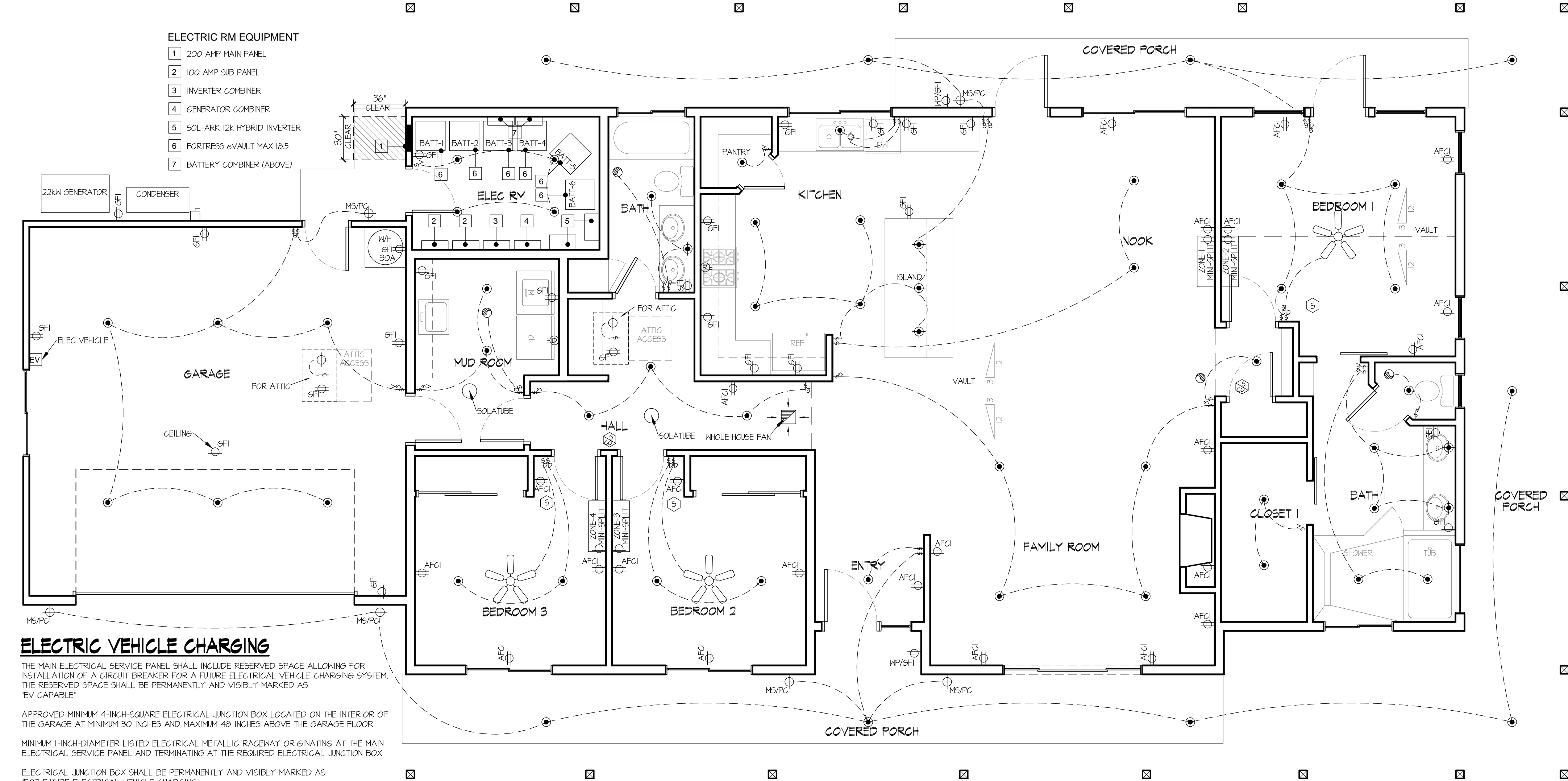
ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE + CARBON MONOXIDE DETECTORS. ALL SMOKE + CARBON MONOXIDE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

ELECTRICAL SYMBOLS

- AFCI WALL OUTLET, TAMPER-PROOF
- GFI WALL OUTLET, TAMPER-PROOF
- 220V WALL OUTLET, TAMPER-PROOF
- 220V RANGE OUTLET
- 220V DRYER OUTLET
- 60 WATT-INCANDESCENT BRACKET LIGHT
- 60 WATT-INCANDESCENT FLUSH LIGHT
- 15 WATT- L.E.D. FLUSH LIGHT
- 40 WATT-FLUORESCENT LIGHT 2 BULB
- VANITY LIGHT BAR
- EXTERIOR LIGHTS, MOTION SENSOR AND PHOTOCELL
- EXHAUST FAN, 5 AIR CHANGES PER HOUR MINIMUM, DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. DUCTLESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
- SMOKE DETECTOR, COMPLY WITH UBC STANDARD
- SMOKE + CARBON MONOXIDE DETECTOR, COMPLY WITH UBC STANDARD
- TELEVISION OUTLET- COAXIAL CABLE
- WALL SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- TELEPHONE JACK
- CAT-5 COMMUNICATIONS JACK
- CEILING FAN AND LIGHT.
- WHOLE HOUSE FAN

ELECTRIC RM EQUIPMENT

- 200 AMP MAIN PANEL
- 100 AMP SUB PANEL
- INVERTER COMBINER
- GENERATOR COMBINER
- SOL-ARK 12K HYBRID INVERTER
- FORTRESS eVAULT MAX 10.5
- BATTERY COMBINER (ABOVE)



ELECTRIC VEHICLE CHARGING

THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED ON THE INTERIOR OF THE GARAGE AT MINIMUM 30 INCHES AND MAXIMUM 48 INCHES ABOVE THE GARAGE FLOOR

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE MAIN ELECTRICAL SERVICE PANEL AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE ELECTRICAL VEHICLE CHARGING"

REVISIONS

△	CHANGES BY OWNER
△	
△	

bedrikson
BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
3315 TEJOCULA PKWY #A210
TEJOCULA, CA 92594
(951) 682-2621
e-mail: dave@bedrikson.com

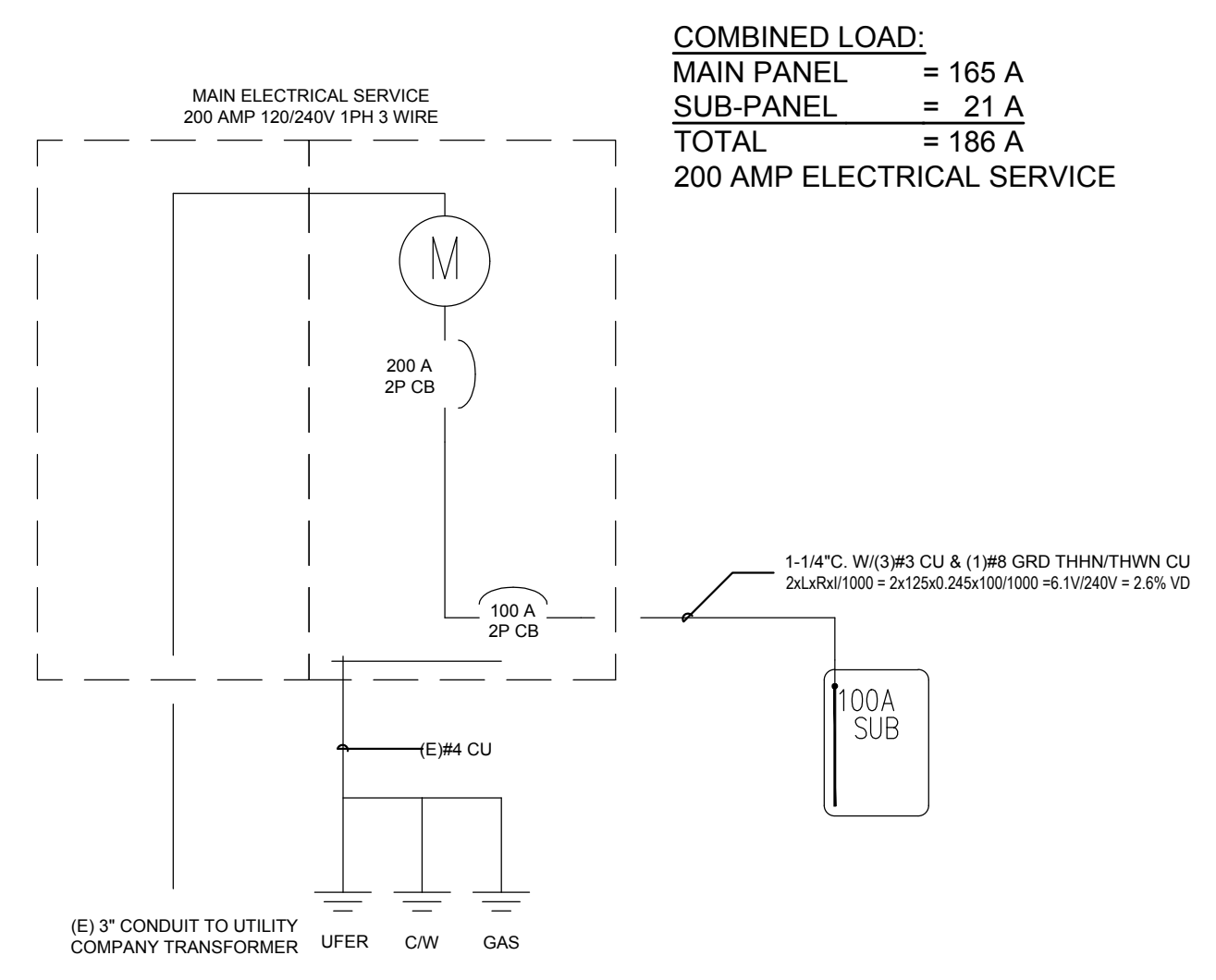
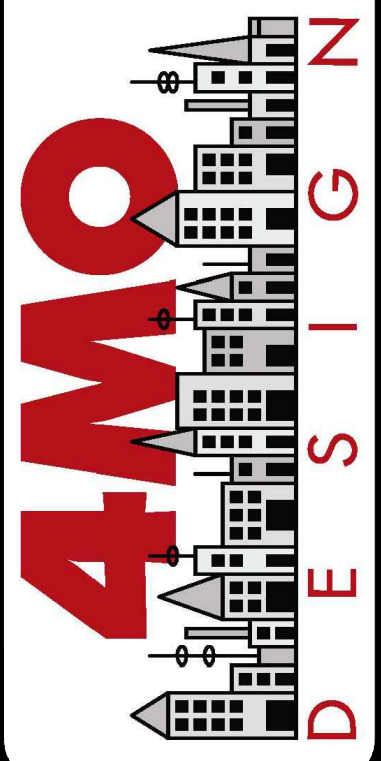
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #1, 3 BEDROOM

JOB NO:	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	
PLAN #1 ELECTRICAL PLAN	
SHEET NO.	
E1.1	

PLAN #1 3BR
ELECTRICAL PLAN
SITE #2

Gary Formoe, Principal
 Murreta, CA 92562
 Phone (909) 518-5736
 formoedesign@gmail.com



SINGLE LINE DIAGRAM

COMBINED LOAD:
 MAIN PANEL = 165 A
 SUB-PANEL = 21 A
 TOTAL = 186 A
 200 AMP ELECTRICAL SERVICE

PLAN 1 MAIN PANEL					100 A BUS MLO SEMI-FLUSH				
VOLTAGE 120/240 1 Ø 3 WIRE					VOLTAGE 120/240 1 Ø 3 WIRE				
NO.	AMP	POLE	LOCATION	WATTS	NO.	AMP	POLE	LOCATION	WATTS
1	30	2	SOLAR	0	2	15	1	GARAGE LIGHTS	400
2	---	---	---	0	3	15	1	WHOLE HOUSE FAN	400
3	20	1	GARAGE OUTDOOR GFI PLUGS	700	4	15	1	SMOKE DETECTORS	400
4	20	1	GARAGE OUTDOOR GFI PLUGS	700	5	15	1	HALL MUD ROOM, ELEC RM, BATH	700
5a	20	1	ISLAND	800	6	15	1	BEDROOM 2 & 3	700
5b	20	1	MICRO	1400	7	15	1	FAMILY RM, KIT, NOOK, PORCH LIGHTS	700
6a	20	1	WASHER	1500	8	15	1	MASTER BEDROOM	700
6b	20	1	DISHWASHER	1100	9	15	1	SPARE	
7a	20	1	KIT. COUNTER PLUGS	1500	10			SPACE	
7b	20	1	BATH GFI PLUGS	360	11			SPACE	
8a	20	1	MASTER BATH GFI PLUGS	360	12			SPACE	
8b	20	1	KIT. COUNTER PLUGS	1500				TOTAL	2200
9	40	2	OVEN	4600				TOTAL	2500
10	---	---	---	4800					
11	50	2	A/C	4275					
12	---	---	---	4275					
13	30	2	WATER HEATER	3300					
14	---	---	---	3300					
15	30	2	DRYER	3300					
16	---	---	---	3300					
17	40	2	EV CHARGING	0					
18	---	---	---	0					
19	100	2	SUB-PANEL	2200					
20	---	---	---	2500					
			TOTAL	21735					22435

Residential Standard Calculation		Version 2011 L		9/20/19/17		Ramona - Cahulla Plan 2	
STEP 1 Article 220.42 & 220.52		General Lighting load		6,078 VA		4MO Design	
2 Small Appliance		Laundry circuit		1,500 VA		40023 Blazing Star Ct	
Gen Lgt. Sm App & Launr Load		100% Demand		10,578 VA		Murreta, CA 92562	
		100% Demand		3,000 VA		909-518-5736	
		25% Demand		2,602 VA		9/11/2023 11:49	
		25% Demand		5,976 VA			
STEP 2 Article 220.55 & 220.61		A/C Condenser & Fixed Electric Space Heating		5,700 VA		General Lighting Demand Load	
5,700 VA		A/HU 1		5,700 VA		5,652 VA	
5,700 VA		A/HU 2		5,700 VA		Heating Load	
5,700 VA		A/HU 3		5,700 VA		CU Load	
5,700 VA		A/HU 4		5,700 VA		5,700 VA	
5,700 VA		A/HU 5		5,700 VA		Greater of Heat @ 100% vs A/C @ 100%	
STEP 3 Article 220.55		Water Heater		4,500 VA		Appliance Demand Load	
4,500 VA		Refrigerator		1,400 VA		7,065 VA	
4,500 VA		Freezer		1,400 VA		Dryer Demand Load	
4,500 VA		Dishwasher		1,030 VA		5,000 VA	
4,500 VA		Disposal		860 VA		Range Demand Load	
4,500 VA		IR Hood		400 VA		3,680 VA	
4,500 VA		Microwave		1,400 VA		Service Demand	
4,500 VA		Microwave		1,400 VA		27,097 VA	
4,500 VA		Mini Refrig		113 VA		Demand Load	
4,500 VA		Wine Ctr		64 A		113 A	
4,500 VA		Istata Hot		125 A		Neutral Demand	
4,500 VA		Ironing Center		125 A		64 A	
4,500 VA		Jacuzzi Tub		2		Min. Service Req.	
4,500 VA		Sprinkler Pump		2		125 A	
4,500 VA		Well Pump		6		Min. Feeder size	
4,500 VA		Fountain Pump		6		Min. Neutral size	
4,500 VA		Elevator		6		Eq. Gridding Cond.	
4,500 VA		Pool Equip. Panel		6		Copper	
4,500 VA		GATES		6			
4,500 VA		Other load		6			
4,500 VA		Total Appliance Load		9,420 VA			
4,500 VA		4 or more demand @ 75% plus 100% demand loads		7,965 VA			
STEP 4 Article 220.54		Electric Clothes Dryers		5,000 VA			
STEP 5 Article 220.55		Electric Ranges		4,600 W			
Number of appliances		Col C demand		0			
or Number of gas ranges		Cooktop		Col B demand			
Check box for Gas Range		Cooktop		Col B demand			
		Oven(s)		Col B demand			
		Oven(s)		Col B demand			
		Oven(s)		Col B demand			
		Number of appliances		1 Dem Factor		80%	
		Cooktop & Oven Demand Load		3,880 W			

CONTRACTOR NOTE:
 THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTORS OR SUB-CONTRACTORS FOR CHANGES RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

Project:
RAMONA BAND OF CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539
 PLAN #1, 3 BEDROOM

Sheet title:
 PANEL SCHEDULE, LOAD CALCS & SINGLE LINE DIAGRAM

Project no.: 23007
 Drawn by: GF
 Checked by: DH
 Date: 5/17/2023
 Revision:

Sheet no.:
E1.2

ELECTRICAL NOTES

ELECTRICAL SERVICE SHALL BE 200 AMP. TOP BREAKER NOT TO EXCEED 48 INCHES ABOVE SLAB. PROVIDE WIRING GROUND AT ELECTRICAL PANEL LOCATION. ALL ELECTRICAL BRANCH WIRING SHALL BE COPPER.

ELECTRICAL BOXES LOCATED IN FIRE RESISTANT ASSEMBLIES SHALL HAVE THE SAME RATINGS AS THE ASSEMBLY. IGB0 REPORT 3626.

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KITCHEN AND DINING: IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLES SHALL BE INSTALLED 30" THAT NO POINT ALONG THE WALL IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" BY 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4' OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOP, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACE.

BEDROOMS: ALL BEDROOM BRANCH CIRCUITS WILL BE AFCI CIRCUIT PROTECTED. *NEC ART. 210-12(B)

BATHROOM: PER NEC ART. 210-11(C)(3). BATHROOM SHALL BE EITHER A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY RECEPTACLE OUTLETS.

PROVIDE A WALL RECEPTACLE ADJACENT TO EACH LAVATORY IN EACH BATHROOM NEC ART. 210-52(D)

HALLWAY: HALLWAYS OF 10 FEET OR MORE IN LENGTH AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED.

SOLAR PHOTOVOLTAIC SYSTEM

STANDARD DESIGN PV CAPACITY: ____ kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 12 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL

STANDARD DESIGN PV CAPACITY: 2.41 kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV MONITORING CAPACITY REQUIREMENTS. THE PV SYSTEM SHALL HAVE A WEB-BASED PORTAL AND A MOBILE DEVICE APPLICATION THAT AT A MINIMUM PROVIDE THE DWELLING OCCUPANTS ACCESS TO THE FOLLOWING INFORMATION:

- THE NOMINAL kWh RATING OF THE PV SYSTEM
- NUMBER OF PV MODULES AND NOMINAL WATT RATINGS OF EACH MODULE.
- HOURLY, OR 15-MINUTE INTERVAL, DAILY, MONTHLY, AND ANNUAL kWh PRODUCTION IN NUMERIC AND GRAPHIC FORMATS.
- RUNNING TOTAL OF DAILY kWh PRODUCTION
- DAILY kWh PEAK POWER PRODUCTION
- CURRENT kWh PRODUCTION OF THE ENTIRE PV SYSTEM

SMOKE DETECTOR

PROVIDE PERMANENTLY WIRED SMOKE DETECTORS w/ BATTERY BACKUP IN EACH BEDROOM AND HALLS LEADING TO BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE DETECTORS. ALL SMOKE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

SMOKE + CARBON MONOXIDE DETECTOR

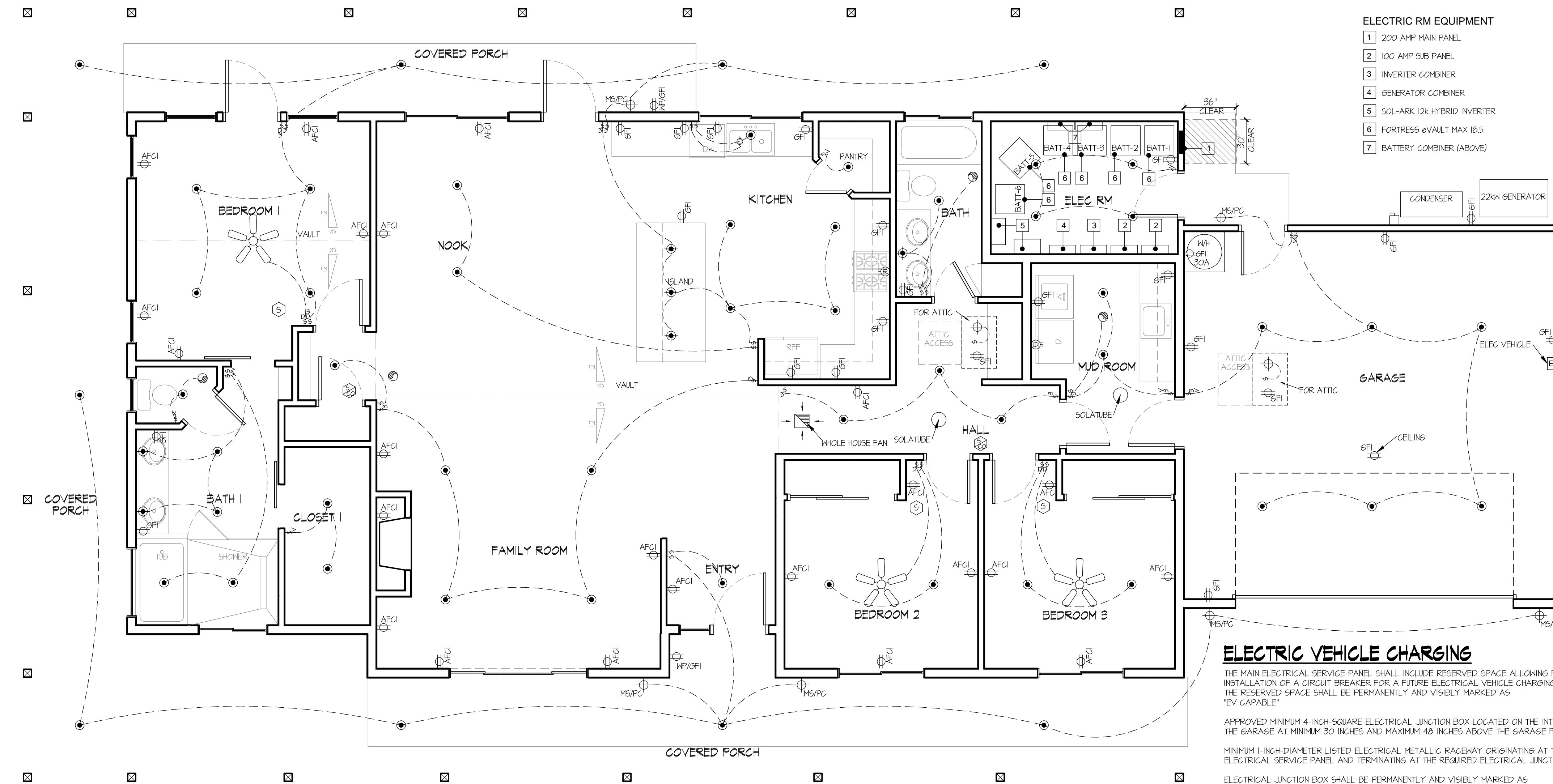
PROVIDE INTERCONNECTED AND HARD-WIRED SMOKE + CARBON MONOXIDE DETECTORS w/ BATTERY BACKUP OUTSIDE EACH SEPERATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE + CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE + CARBON MONOXIDE DETECTORS. ALL SMOKE + CARBON MONOXIDE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

ELECTRICAL SYMBOLS

- AFCI WALL OUTLET TAMPER-PROOF
- GFI WALL OUTLET TAMPER-PROOF
- 220V WALL OUTLET TAMPER-PROOF
- 220V RANGE OUTLET
- 220V DRYER OUTLET
- 60 WATT-INCANDESCENT BRACKET LIGHT
- 60 WATT-INCANDESCENT FLUSH LIGHT
- 15 WATT- L.E.D. FLUSH LIGHT
- 40 WATT-FLUORESCENT LIGHT 2 BULB
- VANITY LIGHT BAR
- EXTERIOR LIGHTS, MOTION SENSOR AND PHOTOCELL
- EXHAUST FAN, 5 AIR CHANGES PER HOUR MINIMUM, DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. DUCTLESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
- SMOKE DETECTOR, COMPLY WITH UBC STANDARD
- SMOKE + CARBON MONOXIDE DETECTOR, COMPLY WITH UBC STANDARD
- TELEVISION OUTLET- COAXIAL CABLE
- WALL SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- TELEPHONE JACK
- CAT-5 COMMUNICATIONS JACK
- CEILING FAN AND LIGHT.
- WHOLE HOUSE FAN



- ELECTRIC RM EQUIPMENT**
- 200 AMP MAIN PANEL
 - 100 AMP SUB PANEL
 - INVERTER COMBINER
 - GENERATOR COMBINER
 - SOL-ARK 12K HYBRID INVERTER
 - FORTRESS eVAULT MAX 18.5
 - BATTERY COMBINER (ABOVE)

ELECTRIC VEHICLE CHARGING

THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED ON THE INTERIOR OF THE GARAGE AT MINIMUM 30 INCHES AND MAXIMUM 48 INCHES ABOVE THE GARAGE FLOOR

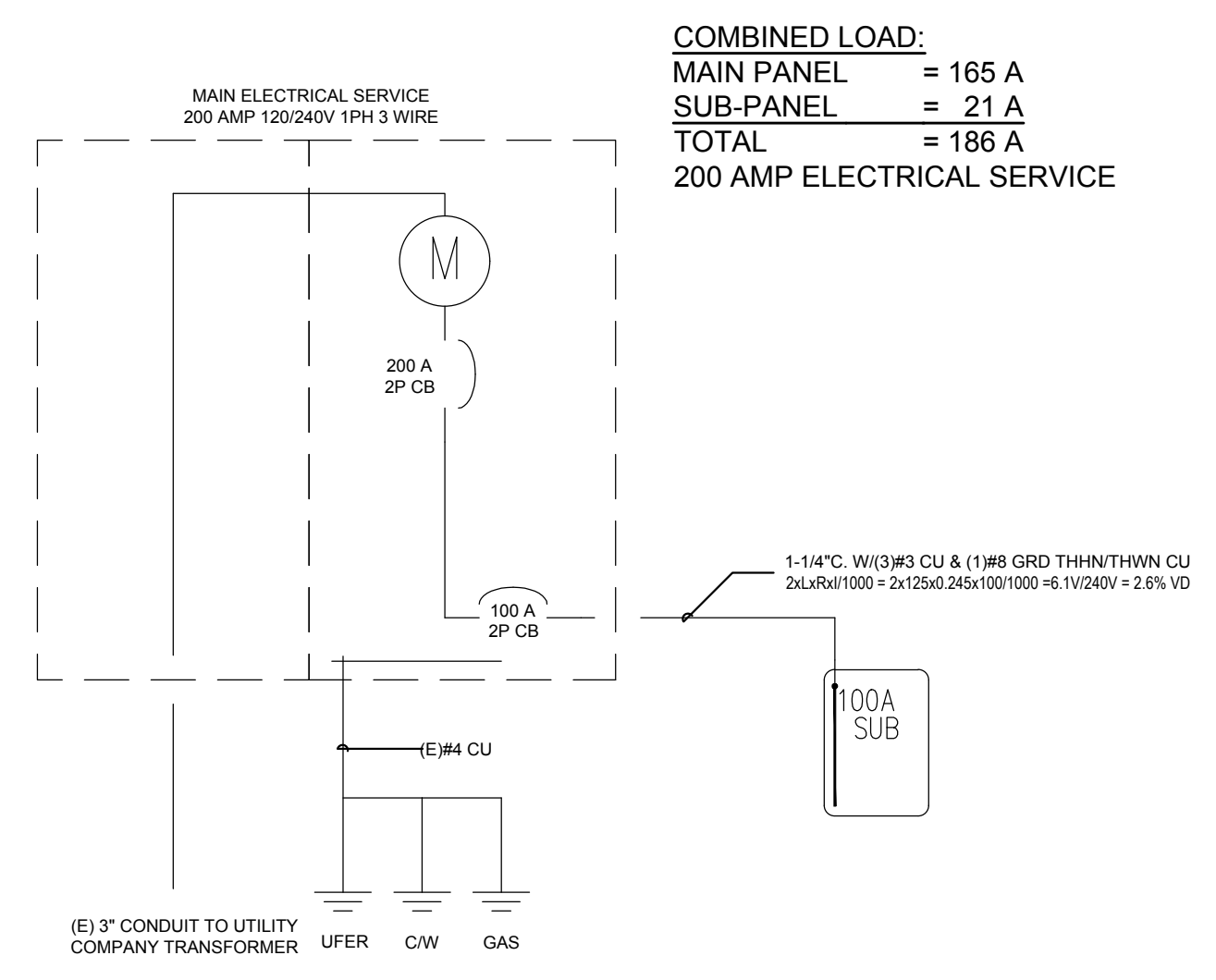
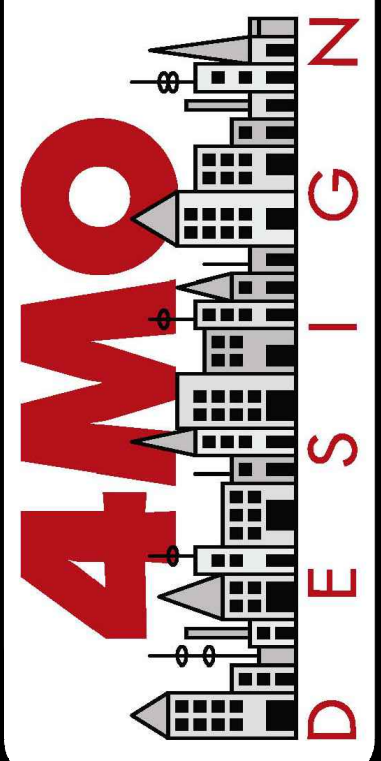
MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE MAIN ELECTRICAL SERVICE PANEL AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE ELECTRICAL VEHICLE CHARGING"

REVISIONS	
	CHANGES BY OWNER
<p>DAVE HENRIKSON PRINCIPAL DESIGNER 3315 TEMECULA PKWY #A218 TEMECULA, CA 92592 (951) 698-2020 e-mail: dave@henrikson.com</p>	
<p>PROJECT NAME: RAMONA BAND OF CAHULLA TABLE MOUNTAIN TRUCK TRAIL ANZA, CA 92589</p>	
JOB NO:	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	
<p>PLAN #1 REVERSE ELECTRICAL PLAN</p>	
SHEET NO.	
<p>E2.1</p>	

PLAN #1-REV 3BR ELECTRICAL PLAN SITE #5

Gary Formoe, Principal
 Murieta, CA 92562
 Phone (909) 518-5736
 formoedesign@gmail.com



SINGLE LINE DIAGRAM

COMBINED LOAD:
 MAIN PANEL = 165 A
 SUB-PANEL = 21 A
 TOTAL = 186 A
 200 AMP ELECTRICAL SERVICE

PLAN 1 MAIN PANEL					100 A BUS MLO SEMI-FLUSH				
VOLTAGE 120/240 1 Ø 3 WIRE					VOLTAGE 120/240 1 Ø 3 WIRE				
NO.	AMP	POLE	LOCATION	WATTS	NO.	AMP	POLE	LOCATION	WATTS
1	30	2	SOLAR	0	1	15	1	GARAGE LIGHTS	400
2	---	---	---	0	2	15	1	WHOLE HOUSE FAN	400
3	20	1	GARAGE OUTDOOR GFI PLUGS	700	3	15	1	SMOKE DETECTORS	400
4	20	1	GARAGE OUTDOOR GFI PLUGS	700	4	15	1	HALL MUD ROOM ELEC RM BATH	700
5a	20	1	ISLAND	800	5	15	1	BEDROOM 2 & 3	700
5b	20	1	MICRO	1400	6	15	1	FAMILY RM KIT NOOK PORCH LIGHTS	700
6a	20	1	WASHER	1500	7	15	1	FAMILY RM NOOK PLUGS	700
6b	20	1	DISHWASHER	1100	8	15	1	MASTER BEDROOM	700
7a	20	1	KIT. COUNTER PLUGS	1500	9	15	1	SPARE	
7b	20	1	BATH GFI PLUGS	360	10			SPACE	
8a	20	1	MASTER BATH GFI PLUGS	360	11			SPACE	
8b	20	1	KIT. COUNTER PLUGS	1500	12			SPACE	
9	40	2	OVEN	4600				TOTAL	2200
10	---	---	---	4800					
11	50	2	A/C	4275					
12	---	---	---	4275					
13	30	2	WATER HEATER	3300					
14	---	---	---	3300					
15	30	2	DRYER	3300					
16	---	---	---	3300					
17	40	2	EV CHARGING	0					
18	---	---	---	0					
19	100	2	SUB-PANEL	2200					
20	---	---	---	2500					
			TOTAL	21735					22435

Residential Standard Calculation		Version 2011 L		Ramona - Cahulla Plan 2	
STEP 1 Article 220.42 & 220.52	General Lighting load	6,078 VA		4MO Design	40023 Blazing Star Ct
	Small Appliance	3,000 VA			Murieta, CA 92562
	Laundry circuit	1,500 VA			909-518-5736
	Gen Lgt. Sm App & Launr Load	10,578 VA			9/11/2023 11:49
		3,000 VA @ 100%	3,000 VA		
		7,578 VA @ 25%	2,625 VA		
STEP 2 Article 220.56 & 220.61	A/C Condenser & Fixed Electric Space Heating			General Lighting Demand Load	5,652 VA
	AHU 1	5,700 VA		Heating Load	
	AHU 2			CU Load	5,700 VA
	AHU 3				
	AHU 4			Greater of Heat @ 100% vs A/C @ 100%	5,700 VA
	AHU 5				
STEP 3 Article 220.53	Water Heater	4,500 VA		Appliance Demand Load	7,065 VA
	Refrigerator	1,400 VA		Dryer Demand Load	5,000 VA
	Freezer			Range Demand Load	3,680 VA
	Dishwasher	1,030 VA		Service Demand	27,097 VA
	Disposal	860 VA		Demand Load	113 A
	IR Hood	400 VA		Neutral Demand	64 A
	Microwave	1,400 VA		Min. Service Req.	125 A
	Microwave			Min. Feeder size	2
	Mini Refrig			Min. Neutral size	6
	Wine Ctr			Eq. Gridding Cond.	6
	Wine Ctr			Copper	
	Wine Hot				
	Wine Center				
	Jacuzzi Tub				
	Sprinkler Pump				
	Well Pump				
	Fountain Pump				
	Elevator				
	Pool Equip. Panel				
	GATES				
	Other load				
				Total Appliance Load	9,420 VA
				4 or more demand @ 75% plus 100% demand loads	7,965 VA
STEP 4 Article 220.54	Electric Clothes Dryers	5,000 VA			
STEP 5 Article 220.55	Electric Ranges				
	Col C demand	0			
	Number of appliances				
	or Check box for Gas Range				
	Cooktop	Col B demand			
	Cooktop	Col B demand			
	Oven(s)	4,600 W	Col B demand		
	Oven(s)		Col B demand		
	Number of appliances	1 Dem Factor	80%		
	Cooktop & Oven Demand Load		3,680 W		

CONTRACTOR NOTE:
 THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTORS OR SUB-CONTRACTORS FOR CHANGES RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

Project:
RAMONA BAND OF CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539
 PLAN #1, 3 BEDROOM

Sheet title:
 PANEL SCHEDULE, LOAD CALCS & SINGLE LINE DIAGRAM

Project no.: 23007
 Drawn by: GF
 Checked by: DH
 Date: 5/17/2023
 Revision:

Sheet no.:
E2.2

ELECTRICAL NOTES

ELECTRICAL SERVICE SHALL BE 200 AMP. TOP BREAKER NOT TO EXCEED 48 INCHES ABOVE SLAB. PROVIDE WIRING GROUND AT ELECTRICAL PANEL LOCATION. ALL ELECTRICAL BRANCH WIRING SHALL BE COPPER.

ELECTRICAL BOXES LOCATED IN FIRE RESISTANT ASSEMBLIES SHALL HAVE THE SAME RATINGS AS THE ASSEMBLY. ICGO REPORT 3626.

LIGHTING:
ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A

ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2022" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LED RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2022-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LUMINAIRES REQUIRING "JA8-2022" OR "JA8-2022-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.

RECESSED DOWNLIGHT LUMINAIRES IN CEILING SHALL NOT BE SCREW-BASED

BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR

IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 10 SQUARE FEET ARE EXEMPT). TITLE 24 910(K)4.

RECESSED LIGHT FIXTURES SHALL BE APPROVED FOR ZERO INSULATION CLEARANCE (IC) AND ARE CERTIFIED TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.

OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.

AT LEAST ONE WALL SWITCH - CONTROLLED LIGHTING OUTLET TO BE INSTALLED IN EVERY HABITABLE ROOM; IN BATHROOMS, HALLWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER; AND THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS, NEC ART. 210(A)

ALL DECORA TYPE SWITCHES TO BE NO MORE THAN 48" ABOVE FINISH FLOOR.

RECEPTACLE OUTLETS:

ALL WALL RECEPTACLES SHALL BE 18"-42" ABOVE FINISH FLOOR. ALL ELECTRICAL OUTLETS MUST BE TAMPER PROOF AND PROTECTED BY AFCI CIRCUIT INTERRUPTERS (AFCI)

GROUND FAULT CIRCUIT INTERRUPTER (G.F.I.) ARE REQUIRED IN BATHROOMS, KITCHENS AND NET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS.

ALL 125-VOLT, SINGLE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERS AND NET BAR SINKS.

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH 2022 CEC ART. 210-52(a) THROUGH AND INCLUDING (n).

KITCHEN AND DINING: IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" BY 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4' OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOP, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACE.

BEDROOMS: ALL BEDROOM BRANCH CIRCUITS WILL BE AFCI CIRCUIT PROTECTED. (NEC ART. 210-12(B))

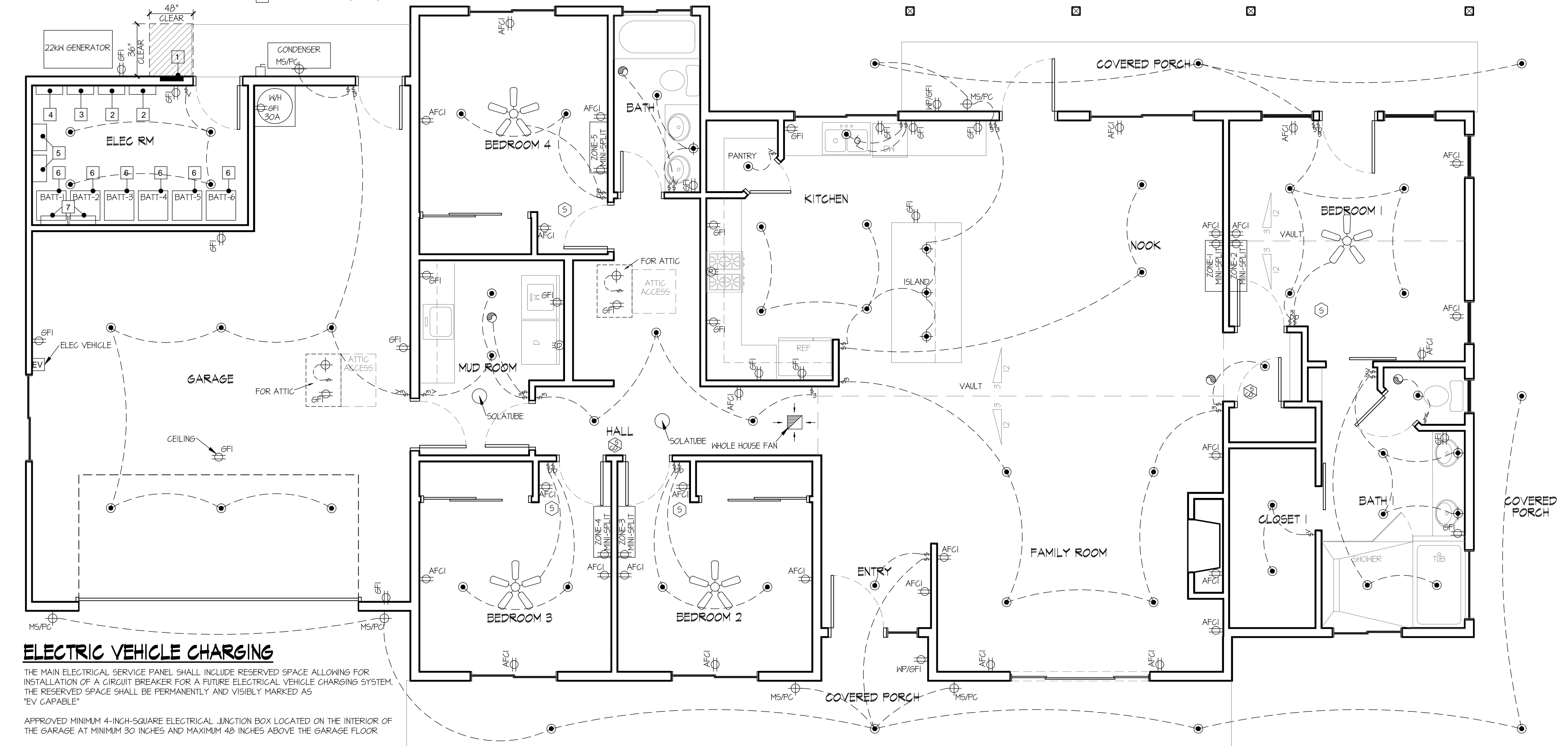
BATHROOM: PER NEC ART. 210-11(C)(3), BATHROOM SHALL BE EITHER A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY RECEPTACLE OUTLETS.

PROVIDE A WALL RECEPTACLE ADJACENT TO EACH LAVATORY IN EACH BATHROOM NEC ART. 210-52(D)

HALLWAY: HALLWAYS OF 10 FEET OR MORE IN LENGTH AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED.

ELECTRIC RM EQUIPMENT

- 1 200 AMP MAIN PANEL
- 2 100 AMP SUB PANEL
- 3 INVERTER COMBINER
- 4 GENERATOR COMBINER
- 5 SOL-ARK 12k HYBRID INVERTER
- 6 FORTRESS eVVAULT MAX 10.5
- 7 BATTERY COMBINER (ABOVE)



ELECTRIC VEHICLE CHARGING

THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED ON THE INTERIOR OF THE GARAGE AT MINIMUM 30 INCHES AND MAXIMUM 48 INCHES ABOVE THE GARAGE FLOOR

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE MAIN ELECTRICAL SERVICE PANEL AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE ELECTRICAL VEHICLE CHARGING"

SOLAR PHOTOVOLTAIC SYSTEM

STANDARD DESIGN PV CAPACITY: _____ kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 12 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL

STANDARD DESIGN PV CAPACITY: 2.41 kWh dc IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV MONITORING CAPACITY REQUIREMENTS. THE PV SYSTEM SHALL HAVE A WEB-BASED PORTAL AND A MOBILE DEVICE APPLICATION THAT AT A MINIMUM PROVIDE THE DOWELLING OCCUPANTS ACCESS TO THE FOLLOWING INFORMATION:

- a) THE NOMINAL kWh RATING OF THE PV SYSTEM
- b) NUMBER OF PV MODULES AND NOMINAL WATT RATINGS OF EACH MODULE.
- c) HOURLY, OR 15-MINUTE INTERVAL, DAILY, MONTHLY, AND ANNUAL kWh PRODUCTION IN NUMERIC AND GRAPHIC FORMATS.
- d) RUNNING TOTAL OF DAILY kWh PRODUCTION
- e) DAILY kWh PEAK POWER PRODUCTION
- f) CURRENT kWh PRODUCTION OF THE ENTIRE PV SYSTEM

SMOKE DETECTOR

PROVIDE PERMANENTLY WIRED SMOKE DETECTORS w/ BATTERY BACKUP IN EACH BEDROOM AND HALLS LEADING TO BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE DETECTORS. ALL SMOKE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

SMOKE + CARBON MONOXIDE DETECTOR

PROVIDE INTERCONNECTED AND HARD-WIRED SMOKE + CARBON MONOXIDE DETECTORS w/ BATTERY BACKUP OUTSIDE EACH SEPERATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.

DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE + CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE + CARBON MONOXIDE DETECTORS. ALL SMOKE + CARBON MONOXIDE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

ELECTRICAL SYMBOLS

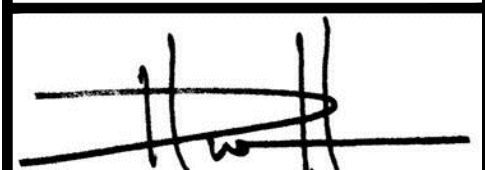
- AFCI: ARC FAULT INTERRUPTER WALL OUTLET, TAMPER-PROOF
- GFI: GROUND FAULT INTERRUPTER WALL OUTLET TAMPER-PROOF
- 220V WALL OUTLET TAMPER-PROOF
- 220V RANGE OUTLET
- 220V DRYER OUTLET
- 60 WATT-INCANDESCENT BRACKET LIGHT
- 60 WATT-INCANDESCENT FLUSH LIGHT
- 15 WATT- L.E.D. FLUSH LIGHT
- 40 WATT-FLUORESCENT LIGHT 2 BULB
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- EXTERIOR LIGHTS, MOTION SENSOR AND PHOTOCELL
- EXHAUST FAN, 5 AIR CHANGES PER HOUR MINIMUM, DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. DUCTLESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
- SMOKE DETECTOR, COMPLY WITH UBC STANDARD
- SMOKE + CARBON MONOXIDE DETECTOR, COMPLY WITH UBC STANDARD
- TELEVISION OUTLET- COAXIAL CABLE
- WALL SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- TELEPHONE JACK
- CAT-5 COMMUNICATIONS JACK
- CEILING FAN AND LIGHT.
- WHOLE HOUSE FAN

REVISIONS

△	CHANGES BY OWNER

henrikson
BUILDING DESIGN

DAVE HENRIKSON - PRINCIPAL DESIGNER
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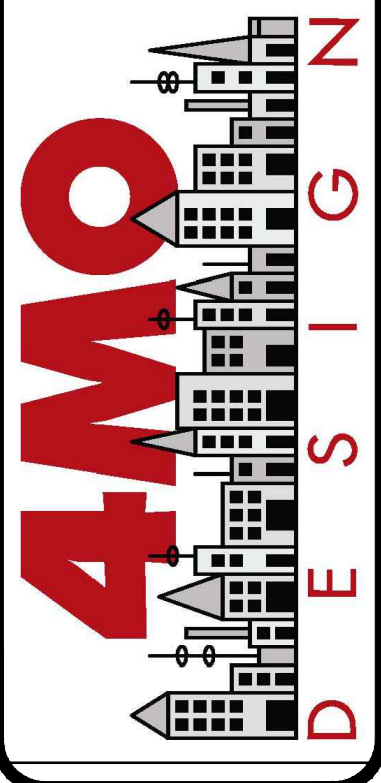


PROJECT NAME
**RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589**

PLAN #2, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	PLAN #2 ELECTRICAL PLAN
SHEET NO.	E3.1

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 Phone (909) 518-5736
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RAMONA BAND OF CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
 ANZA, CA 92539
PLAN #1, 3 BEDROOM

Project:

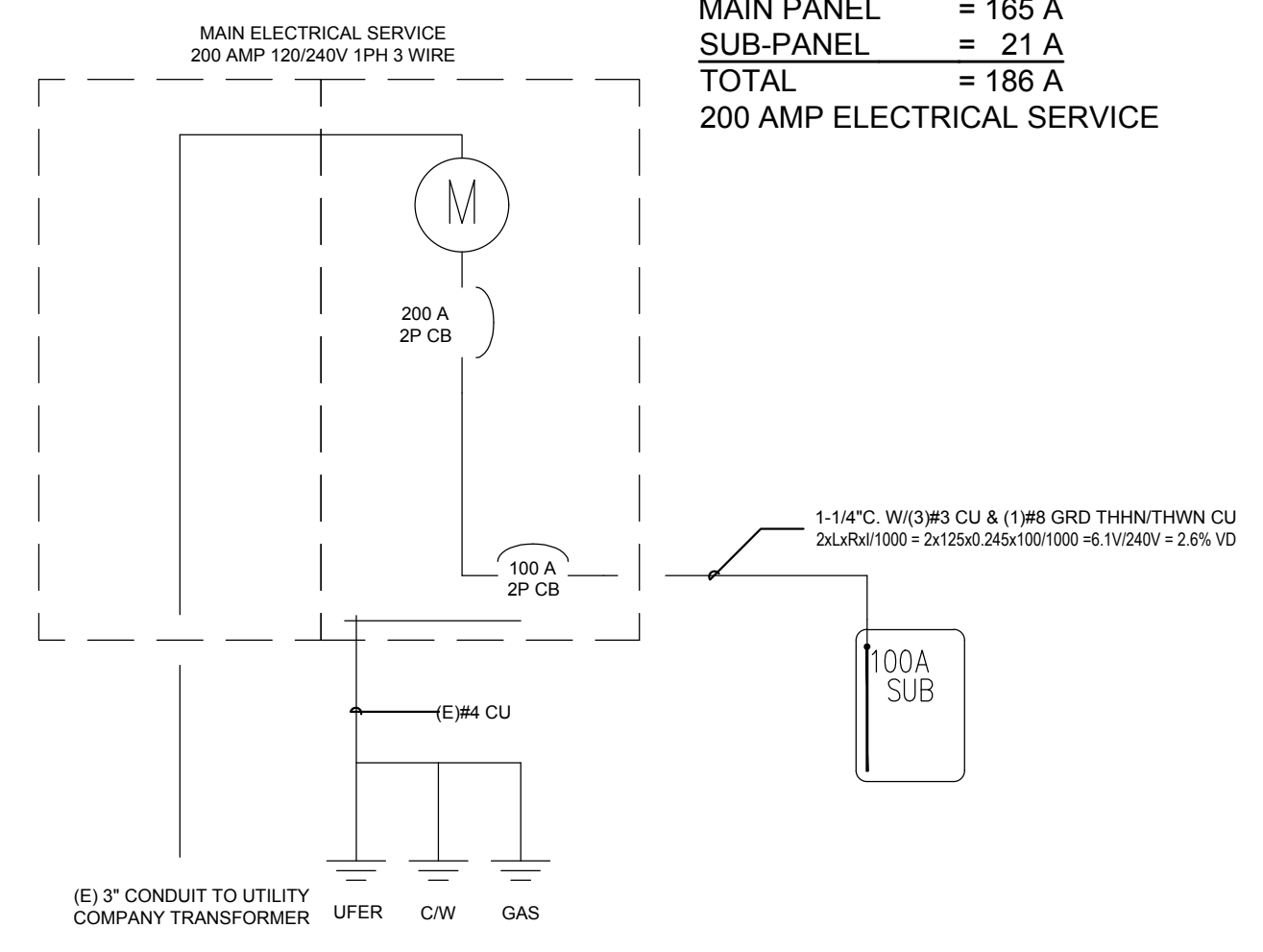
Sheet title:
PANEL SCHEDULE, LOAD CALCS & SINGLE LINE DIAGRAM

Project no.: 23007
 Drawn by: GF
 Checked by: DH
 Date: 5/17/2023
 Revision:

Sheet no.:

E3.2

COMBINED LOAD:
 MAIN PANEL = 165 A
 SUB-PANEL = 21 A
 TOTAL = 186 A
 200 AMP ELECTRICAL SERVICE



SINGLE LINE DIAGRAM

PLAN 2 MAIN PANEL				100 A BUS MLO				SEMI-FLUSH					
200 A BUS 200 A CB				VOLTAGE 120/240 1 Ø 3 WIRE				PLAN 2 SUB PANEL SCHEDULE					
NO.	AMP	POLE	LOCATION	WATTS	A	B	NO.	AMP	POLE	LOCATION	WATTS	A	B
1	30	2	SOLAR	0			1	15	1	GARAGE LIGHTS	400		
2	---	---	---	0			2	15	1	WHOLE HOUSE FAN	400		
3	20	1	GARAGE_OUTDOOR GFI PLUGS	700			4	15	1	HALL, MUD ROOM, ELEC RM, BATH	700		
4	20	1	GARAGE_OUTDOOR GFI PLUGS	700			5	15	1	BEDROOM 2 & 3	700		
5a	20	1	ISLAND	800			6	15	1	FAMILY RM, KIT, NOOK, PORCH LIGHTS	700		
5b	20	1	MICRO	1400			7	15	1	FAMILY RM, NOOK PLUGS	700		
8a	20	1	WASHER	1500			8	15	1	MASTER BEDROOM	700		
8b	20	1	DISHWASHER	1100			9	15	1	BEDROOM 4	400		
7a	20	1	KIT. COUNTER PLUGS	1500			10			SPACE			
7b	20	1	BATH GFI PLUGS	360			11			SPACE			
8a	20	1	MASTER BATH GFI PLUGS	360			12			SPACE			
8b	20	1	KIT. COUNTER PLUGS	1500						TOTAL	2600	2500	
9	40	2	OVEN	4600						SEE RESIDENTIAL LOAD CALCULATIONS			
10	---	---	---	4600									
11	50	2	A/C	4275									
12	---	---	---	4275									
13	30	2	WATER HEATER	3300									
14	---	---	---	3300									
15	30	2	DRYER	3300									
16	---	---	---	3300									
17	40	2	EV CHARGING	0									
18	---	---	---	0									
19	100	2	SUB-PANEL	2600									
20	---	---	---	2500									
			TOTAL	22135									
			SEE RESIDENTIAL LOAD CALCULATIONS										

Residential Standard Calculation		Version 2011 L		9/25/1917		Ramona - Cahuilla Plan 2	
STEP 1 Article 220.42 & 220.52		2008 General Lighting load		6,078 VA		4MO Design	
2		Small Appliance		3,000 VA		4923 Steady Star Ct	
1		Laundry circuit		1,500 VA		Murieta, CA 92562	
Glen Lgt, Sm App & Lavn. Load		10,578 VA		3,000 VA @ 100% =		909-518-5736	
				7,578 VA @ 35% =		5/17/2023 11:48	
				3,000 VA @ 25% =			
				VA			
				General Lighting Demand Load		5,652 VA	
STEP 2 Article 220.56 & 220.61		A/C Condenser & Fixed Electric Space Heating		Total		1	
AHU 1		5,700 VA		VA		Heating Load	
AHU 2		VA		VA		CU Load	
AHU 3		VA		VA		5,700 VA	
AHU 4		VA		VA		Greater of Heat @ 100% vs A/C @ 100%	
AHU 5		VA		VA		5,700 VA	
STEP 3 Article 220.53		Water Heater		4,500 VA		Appliance Demand Load	
Refrigerator		1,400 VA		1,400 VA		7,065 VA	
Freezer		VA		VA		Dryer Demand Load	
Dishwasher		1,000 VA		1,000 VA		3,680 VA	
Disposal		660 VA		660 VA		Range Demand Load	
R / Hood		400 VA		400 VA		Service Demand	
Microwave		1,400 VA		1,400 VA		27,097 VA	
Microwave		VA		VA		Demand Load	
Men Refrig		VA		VA		113 A	
Wine Cb		VA		VA		Neutral Demand	
Toaster Hot		VA		VA		64 A	
Ironing Center		VA		VA		Min. Service Req.	
Jacuzzi Tub		VA		VA		125 A	
Sprinkler Pump		VA		VA		Min. Feeder size	
Well Pump		VA		VA		6	
Fountain Pump		VA		VA		Min. Neutral size	
Elevator		VA		VA		6	
Pool Equip. Panel		VA 100% Demand		VA		Eq. Grdng Cond.	
GATES		VA No Demand		VA		Copper	
Other load		VA No Demand		VA			
				Total Appliance Load		9,420 VA	
				4 or more demand @ 75% plus 100% demand loads		7,065 VA	
STEP 4 Article 220.54		Electric Clothes Dryers		5,000 VA			
STEP 5 Article 220.55		Electric Ranges					
or Number of appliances		Cul C demand		0			
Cooktop		Cul B demand		0			
Cooktop		Cul B demand		0			
Oven(s)		4,600 W		Cul B demand			
Number of appliances		1 Dem. Factor		80%			
Cooktop & Oven Demand Load		3,680 W					

CONTRACTOR NOTE:
 THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION LAYOUT. NO ALLOWANCE SHALL BE GIVEN TO THE CONTRACTORS OR SUB-CONTRACTORS FOR CHANGES RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

ELECTRICAL NOTES

ELECTRICAL SERVICE SHALL BE 200 AMP. TOP BREAKER NOT TO EXCEED 48 INCHES ABOVE SLAB. PROVIDE UFER GROUND AT ELECTRICAL PANEL LOCATION. ALL ELECTRICAL BRANCH WIRING SHALL BE COPPER.

ELECTRICAL BOXES LOCATED IN FIRE RESISTANT ASSEMBLIES SHALL HAVE THE SAME RATINGS AS THE ASSEMBLY. ICGO REPORT 3626.

LIGHTING:
ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A

ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2022" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LED RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2022-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT <http://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>

ALL LUMINAIRES REQUIRING "JA8-2022" OR "JA8-2022-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR.

RECESSED DOWNLIGHT LUMINAIRES IN CEILING SHALL NOT BE SCREW-BASED

BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR

IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS; ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 10 SQUARE FEET ARE EXEMPT). TITLE 24 910(K)(4).

RECESSED LIGHT FIXTURES SHALL BE APPROVED FOR ZERO INSULATION CLEARANCE (IC) AND ARE CERTIFIED TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

FLUORESCENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT CAN ONLY ACCEPT FLUORESCENT BULBS WITH A MINIMUM EFFICACY OF 40 LUMENS PER WATT.

OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.

AT LEAST ONE WALL SWITCH - CONTROLLED LIGHTING OUTLET TO BE INSTALLED IN EVERY HABITABLE ROOM; IN BATHROOMS, HALLWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER; AND THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS, NEC ART. 210(A)

ALL DECORA TYPE SWITCHES TO BE NO MORE THAN 48" ABOVE FINISH FLOOR.

RECEPTACLE OUTLETS:

ALL WALL RECEPTACLES SHALL BE 18"-42" ABOVE FINISH FLOOR. ALL ELECTRICAL OUTLETS MUST BE TAMPER PROOF AND PROTECTED BY AFCI CIRCUIT INTERRUPTERS (AFCI).

GROUND FAULT CIRCUIT INTERRUPTER (G.F.I.) ARE REQUIRED IN BATHROOMS, KITCHENS AND NET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS.

ALL 125-VOLT, SINGLE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, KITCHEN COUNTERS AND NET BAR SINKS.

RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH 2022 CEC ART. 210-52(a) THROUGH AND INCLUDING (n).

KITCHEN AND DINING: IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" BY 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4' OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOP, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACE.

BEDROOMS: ALL BEDROOM BRANCH CIRCUITS WILL BE AFCI CIRCUIT PROTECTED. "NEC ART. 210-12(B)

BATHROOM: PER NEC ART. 210-11(C)(3), BATHROOM SHALL BE EITHER
A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY RECEPTACLE OUTLETS.

PROVIDE A WALL RECEPTACLE ADJACENT TO EACH LAVATORY IN EACH BATHROOM NEC ART. 210-52(D)

HALLWAY: HALLWAYS OF 10 FEET OR MORE IN LENGTH AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED.

SOLAR PHOTOVOLTAIC SYSTEM

STANDARD DESIGN PV CAPACITY: ____ kW & IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT.

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 12 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL

STANDARD DESIGN PV CAPACITY: 2.41 kW & IS REQUIRED TO BE INSTALLED PRIOR TO FINAL INSPECTION.

SOLAR PV MONITORING CAPACITY REQUIREMENTS. THE PV SYSTEM SHALL HAVE A WEB-BASED PORTAL AND A MOBILE DEVICE APPLICATION THAT AT A MINIMUM PROVIDE THE DWELLING OCCUPANTS ACCESS TO THE FOLLOWING INFORMATION:

- THE NOMINAL kW RATING OF THE PV SYSTEM
- NUMBER OF PV MODULES AND NOMINAL WATT RATING OF EACH MODULE.
- HOURLY, OR 15-MINUTE INTERVAL, DAILY, MONTHLY, AND ANNUAL kWh PRODUCTION IN NUMERIC AND GRAPHIC FORMATS.
- RUNNING TOTAL OF DAILY kWh PRODUCTION
- DAILY kWh PEAK POWER PRODUCTION
- CURRENT kWh PRODUCTION OF THE ENTIRE PV SYSTEM

SMOKE DETECTOR

PROVIDE PERMANENTLY WIRED SMOKE DETECTORS w/ BATTERY BACKUP IN EACH BEDROOM AND HALLS LEADING TO BEDROOMS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE DETECTORS. ALL SMOKE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

SMOKE + CARBON MONOXIDE DETECTOR

PROVIDE INTERCONNECTED AND HARD-WIRED SMOKE + CARBON MONOXIDE DETECTORS w/ BATTERY BACKUP OUTSIDE EACH SEPERATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.

DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SMOKE + CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDINGS PERMANENT WIRING w/OUT A DISCONNECTION SWITCH OTHER THAN REQ'D FOR OVERCURRENT PROTECTION. DETECTORS SHALL BE EQUIPPED w/ A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

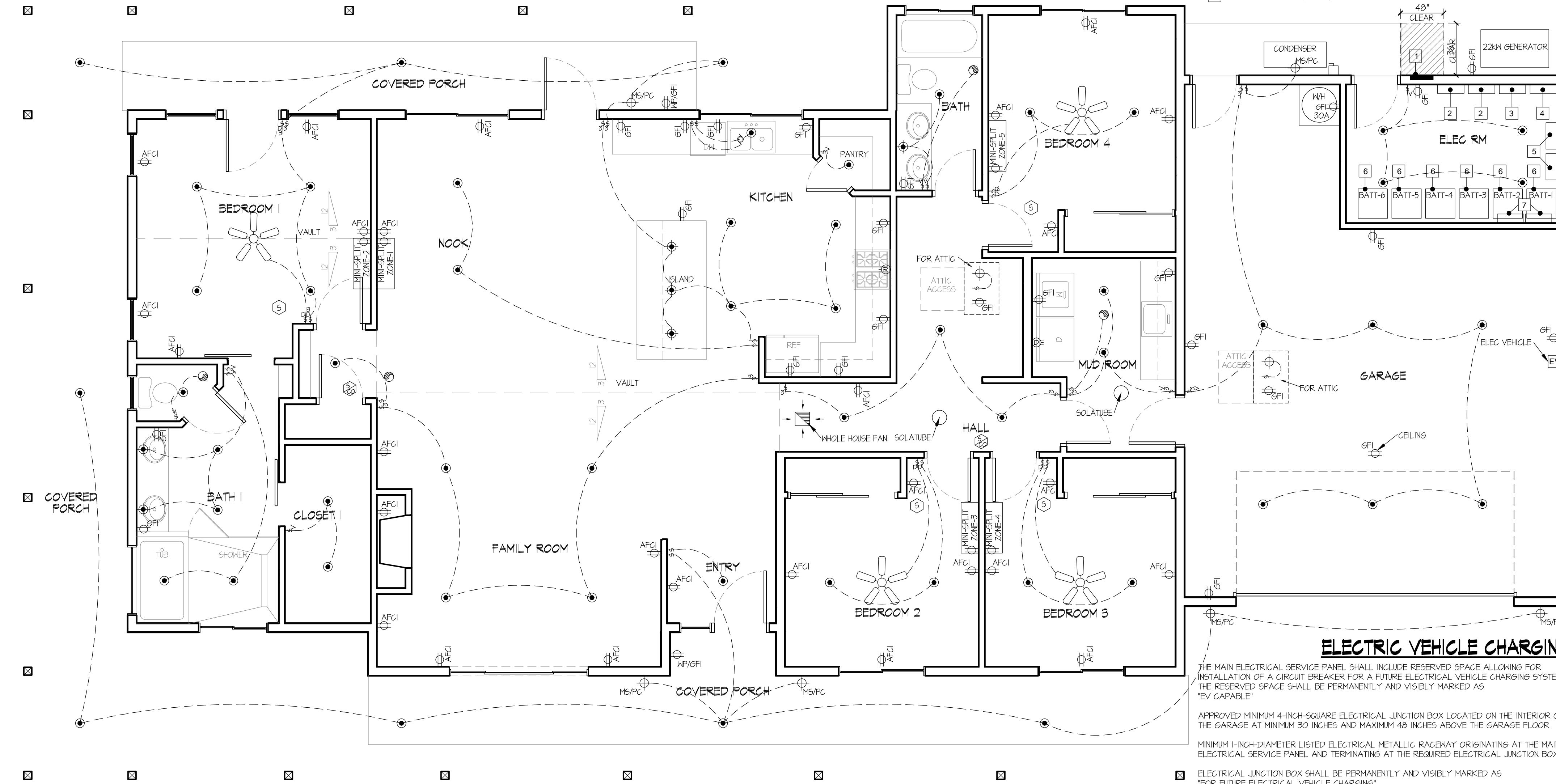
ALL EXISTING STRUCTURE ATTACHED TO NEW CONSTRUCTION SHALL HAVE SMOKE + CARBON MONOXIDE DETECTORS. ALL SMOKE + CARBON MONOXIDE DETECTORS IN EXISTING STRUCTURE CAN BE PRIMARILY BATTERY POWERED.

ELECTRICAL SYMBOLS

- AFCI: AFCI
- GFI: GFI
- 220V WALL OUTLET TAMPER-PROOF
- 220V RANGE OUTLET
- 220V DRYER OUTLET
- 60 WATT-INCANDESCENT BRACKET LIGHT
- 60 WATT-INCANDESCENT FLUSH LIGHT
- 15 WATT- L.E.D. FLUSH LIGHT
- 40 WATT-FLUORESCENT LIGHT 2 BULB
- VANITY LIGHT BAR
- EXTERIOR LIGHTS, MOTION SENSOR AND PHOTOCELL
- EXHAUST FAN, 5 AIR CHANGES PER HOUR MINIMUM, DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. DUCTLESS FANS CANNOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT.
- SMOKE DETECTOR, COMPLY WITH UBC STANDARD
- SMOKE & CARBON MONOXIDE DETECTOR, COMPLY WITH UBC STANDARD
- TELEVISION OUTLET- COAXIAL CABLE
- WALL SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- TELEPHONE JACK
- CAT-5 COMMUNICATIONS JACK
- CEILING FAN AND LIGHT.
- WHOLE HOUSE FAN

ELECTRIC RM EQUIPMENT

- 200 AMP MAIN PANEL
- 100 AMP SUB PANEL
- INVERTER COMBINER
- GENERATOR COMBINER
- SOL-ARK 12K HYBRID INVERTER
- FORTRESS eVALLT MAX 185
- BATTERY COMBINER (ABOVE)



ELECTRIC VEHICLE CHARGING

THE MAIN ELECTRICAL SERVICE PANEL SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF A CIRCUIT BREAKER FOR A FUTURE ELECTRICAL VEHICLE CHARGING SYSTEM. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED ON THE INTERIOR OF THE GARAGE AT MINIMUM 30 INCHES AND MAXIMUM 48 INCHES ABOVE THE GARAGE FLOOR

MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE MAIN ELECTRICAL SERVICE PANEL AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX

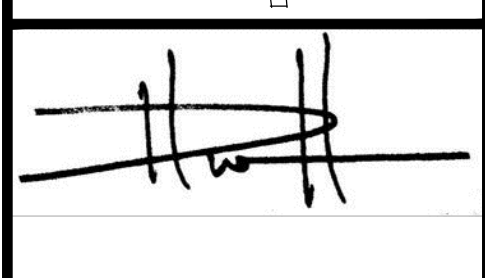
ELECTRICAL JUNCTION BOX SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE ELECTRICAL VEHICLE CHARGING"

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

henrikson
BUILDING DESIGN

DAVE HENRIKSON - PRINCIPAL DESIGNER
33715 TECOMULA PKWY #A218
TECOMULA, CA 92592
(951) 682-2222
e-mail: dave@henrikson.com



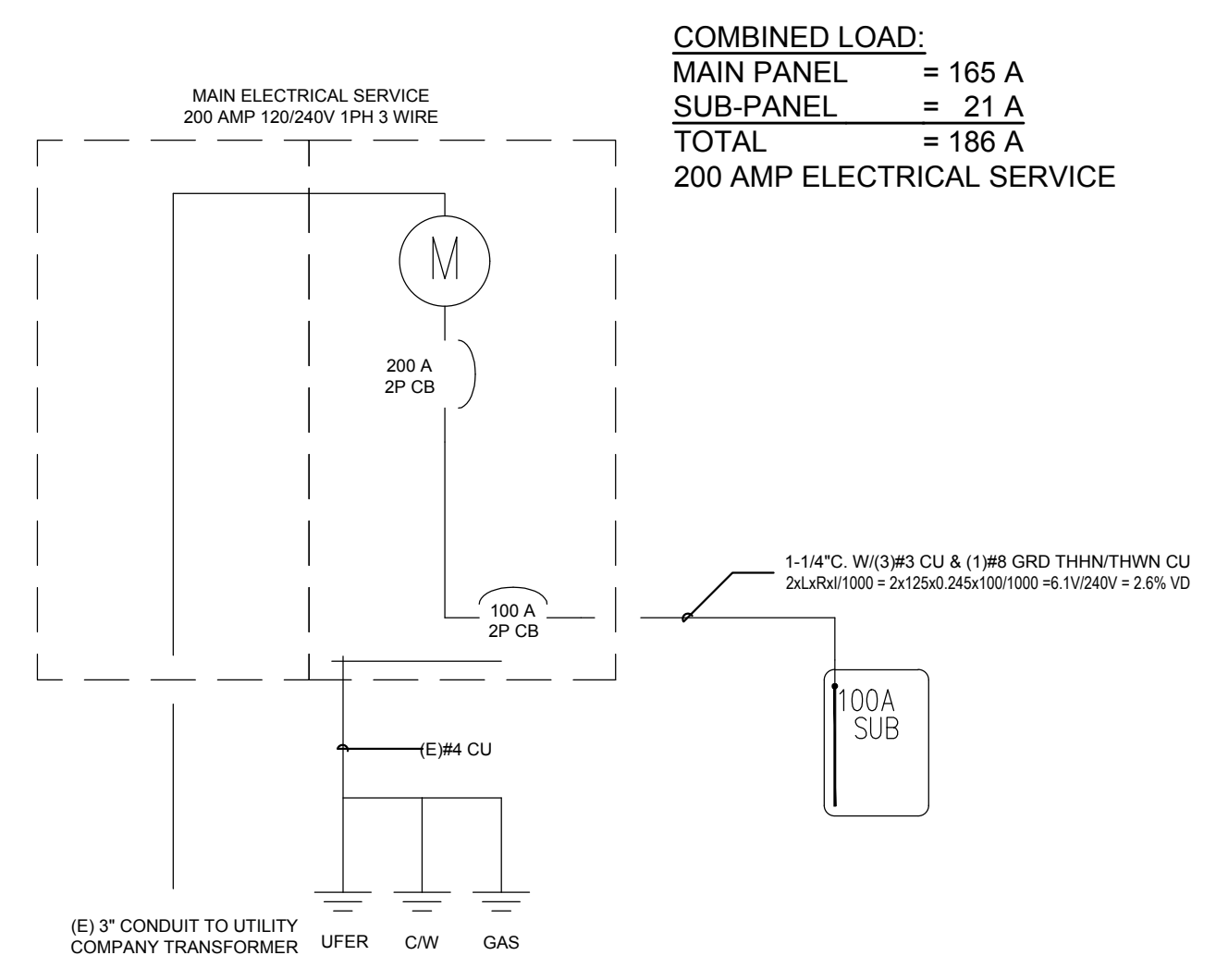
PROJECT NAME
RAMONA BAND OF CAHILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92589

PLAN #2-REVERSE, 4 BEDROOM

JOB NO.	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	
PLAN #2 REVERSE ELECTRICAL PLAN	
SHEET NO.	
E4.1	

PLAN #2-REV 4BR
ELECTRICAL PLAN
SITE #3 & #6





SINGLE LINE DIAGRAM

PLAN 2 MAIN PANEL				100 A BUS MLO				SEMI-FLUSH					
200 A BUS 200 A CB				VOLTAGE 120/240 1 Ø 3 WIRE				VOLTAGE 120/240 1 Ø 3 WIRE					
MAIN PANEL SCHEDULE				PLAN 2 SUB PANEL SCHEDULE									
NO.	AMP.	POLE	LOCATION	WATTS	A	B	NO.	AMP.	POLE	LOCATION	WATTS	A	B
1	30	2	SOLAR	0			1	15	1	GARAGE LIGHTS	400		
2	---	---	---	0			2	15	1	WHOLE HOUSE FAN	400		400
3	20	1	GARAGE_OUTDOOR GFI PLUGS	700			3	15	1	SMOKE DETECTORS	400		
4	20	1	GARAGE_OUTDOOR GFI PLUGS	700			4	15	1	HALL, MUD ROOM, ELEC RM, BATH	700		
5a	20	1	ISLAND	800			5	15	1	BEDROOM 2 & 3	700		
5b	20	1	MICRO	1400			6	15	1	FAMILY RM, KIT, NOOK, PORCH LIGHTS	700		
6a	20	1	WASHER	1500			7	15	1	FAMILY RM, NOOK PLUGS	700		
6b	20	1	DISHWASHER	1100			8	15	1	MASTER BEDROOM	700		
7a	20	1	KIT, COUNTER PLUGS	1500			9	15	1	BEDROOM 4	400		
7b	20	1	BATH GFI PLUGS	360			10	---	---	SPACE			
7c	20	1	MASTER BATH GFI PLUGS	360			11	---	---	SPACE			
7d	20	1	KIT, COUNTER PLUGS	1500			12	---	---	SPACE			
9	40	2	OVEN	4600						TOTAL	2600		2500
10	---	---	---	4600						SEE RESIDENTIAL LOAD CALCULATIONS			
11	50	2	A/C	4275									
12	---	---	---	4275									
13	30	2	WATER HEATER	3300									
14	---	---	---	3300									
15	30	2	DRYER	3300									
16	---	---	---	3300									
17	40	2	EV CHARGING	0									
18	---	---	---	0									
19	100	2	SUB-PANEL	2600									
20	---	---	---	2500									
			TOTAL	22135									
			SEE RESIDENTIAL LOAD CALCULATIONS										

CONTRACTOR NOTE:
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		VA @ 25% =		VA			
				General Lighting Demand Load		5,652 VA	
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AHU 3		VA		VA		VA	
AHU 4		VA		VA		VA	
AHU 5		VA		VA		VA	
STEP 3 Article 220.53		A/C Condenser & Fixed Electric Space Heating					
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Refrigerator		1,400 VA		Dryer Demand Load		5,000 VA	
Freezer		VA		Range Demand Load		3,680 VA	
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Disposal		660 VA		Demand Load		113 A	
R / Hood		400 VA		Neutral Demand		64 A	
Microwave		1,400 VA		Min. Service Req.		125 A	
Microwave		VA		Min. Feeder size		2	
Mini Refrig		VA		Min. Neutral size		6	
Wine Cb		VA		Eq. Grdng Cond.		6	
Toaster		VA		Copper			
Toaster Hot		VA					
Ironing Center		VA					
Jacuzzi Tub		VA					
Sprinkler Pump		VA					
Well Pump		VA					
Fountain Pump		VA					
Elevator		VA					
Pool Equip. Panel		VA 100% Demand					
GATES		VA No Demand					
Other load		VA No Demand					
				Total Appliance Load		9,420 VA	
				4 or more demand @ 75% plus 100% demand loads		7,065 VA	
STEP 4 Article 220.54		Electric Clothes Dryers		5,000 VA			
STEP 5 Article 220.55		Electric Ranges					
or Number of appliances		Cul C demand		0			
Check box for Gas Range		Cul B demand		0			
		Cul B demand		4,600 W			
		Cul B demand		0 W			
		Number of appliances		1 Dem. Factor		80%	
		Cul B demand		3,680 W			

PLUMBING LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
— S OR W —	S OR W	SOIL OR WASTE (ABOVE GRADE)
— S OR W —	S OR W	SOIL OR WASTE (BELOW GRADE)
— V —	V	VENT
— CD —	CD	CONDENSATE DRAIN
— CW —	CW	COLD WATER
— HW —	HW	HOT WATER
— HWR —	HWR	HOT WATER RETURN
— G —	G	GAS (LOW PRESSURE)
— MPG —	MPG	GAS (MEDIUM PRESSURE 5 PSI)
— SD —	SD	STORM DRAIN
— FCO —	FCO	FLOOR CLEANOUT
— COTG —	COTG	CLEANOUT TO GRADE
— WCO —	WCO	WALL CLEANOUT
— SOV —	SOV	SHUT-OFF VALVE (BALL VALVE)
— C.V. —	C.V.	CHECK VALVE
— G.C. —	G.C.	GAS COCK
— SOV —	SOV	SHUT-OFF VALVE IN YARD BOX
— U —	U	UNION
— G.V. —	G.V.	GATE VALVE
(E)	EXIST.	EXISTING
— POC —	POC	POINT OF CONNECTION
— T/PRV —	T/PRV	TEMPERATURE & PRESSURE RELIEF VALVE
— VTR —	VTR	VENT THRU ROOF
— CONN —	CONN	CONNECTION
— FU —	FU	FIXTURE UNITS
— GPM —	GPM	GALLONS PER MINUTE
— AP —	AP	ACCESS PANEL
— W/ —	W/	WITH
— DN —	DN	DOWN
— TYP. —	TYP.	TYPICAL
— TP —	TP	TEMPERATURE & PRESSURE RELIEF

DRAINAGE FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	DRAINAGE FU'S	TOTAL DRAINAGE FU'S
WATER CLOSET	2	4	8
LAVATORY	4	1	4
BATHTUB	2	2	4
SHOWER	1	2	2
SINK	2	2	2
CLOTHES WASHER	1	3	3
TOTAL			23
*PER TABLE 702.1 & 703.2 OF THE CALIFORNIA PLUMBING CODE			3" WASTE

WATER FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	WATER FU'S	TOTAL WATER FU'S
WATER CLOSET	2	2.5	5
LAVATORY	4	1	4
BATHTUB	2	4	8
SHOWER	1	2	2
SINK	2	1.5	3
CLOTHES WASHER	1	4	4
HOSE BIB	1	2.5	2.5
HOSE BIB, ADDITIONAL	2	1	2
TOTAL			30.5
*PER TABLE 610.3 & 610.4 OF THE CALIFORNIA PLUMBING CODE <=200'			1" WATER

- GREEN BUILDING, PLUMBING & ENERGY NOTES:**
- NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH, NEW LAVATORIES MAY NOT EXCEED 1.2 GPM, NEW KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM AND NEW SHOWERS MAY NOT EXCEED 1.8 GPM OF FLOW.
 - PLUMBING MATERIALS SHALL BE: DWV – SCHEDULE 40 ABS OR PVC, ABOVE GROUND WATER PIPE – TYPE 'L' OR 'M' COPPER WITH WROUGHT COPPER FITTING AND NO-LEAD SOLDER, UNDERGROUND WATER PIPE – TYPE 'K' WITH NO FITTINGS UNDER SLAB.
 - ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED 1/2" PIPE (1/2" INSULATION); 3/4" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION). ADDITIONALLY THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION.
 - BELOW GRADE HOT WATER PIPING IS REQUIRED TO BE INSTALLED IN A WATERPROOF AND NON-CRUSHABLE SLEEVE OR CASING THAT ALLOWS FOR REPLACEMENT OF BOTH THE PIPING AND INSULATION.
 - THE CONTROL VALVES IN THE SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
 - WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC SECTION 4.303.1.3.2.
 - LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL-BASED CONTROLLERS. CGC SECTION 4.304.1.

CODE COMPLIANCE

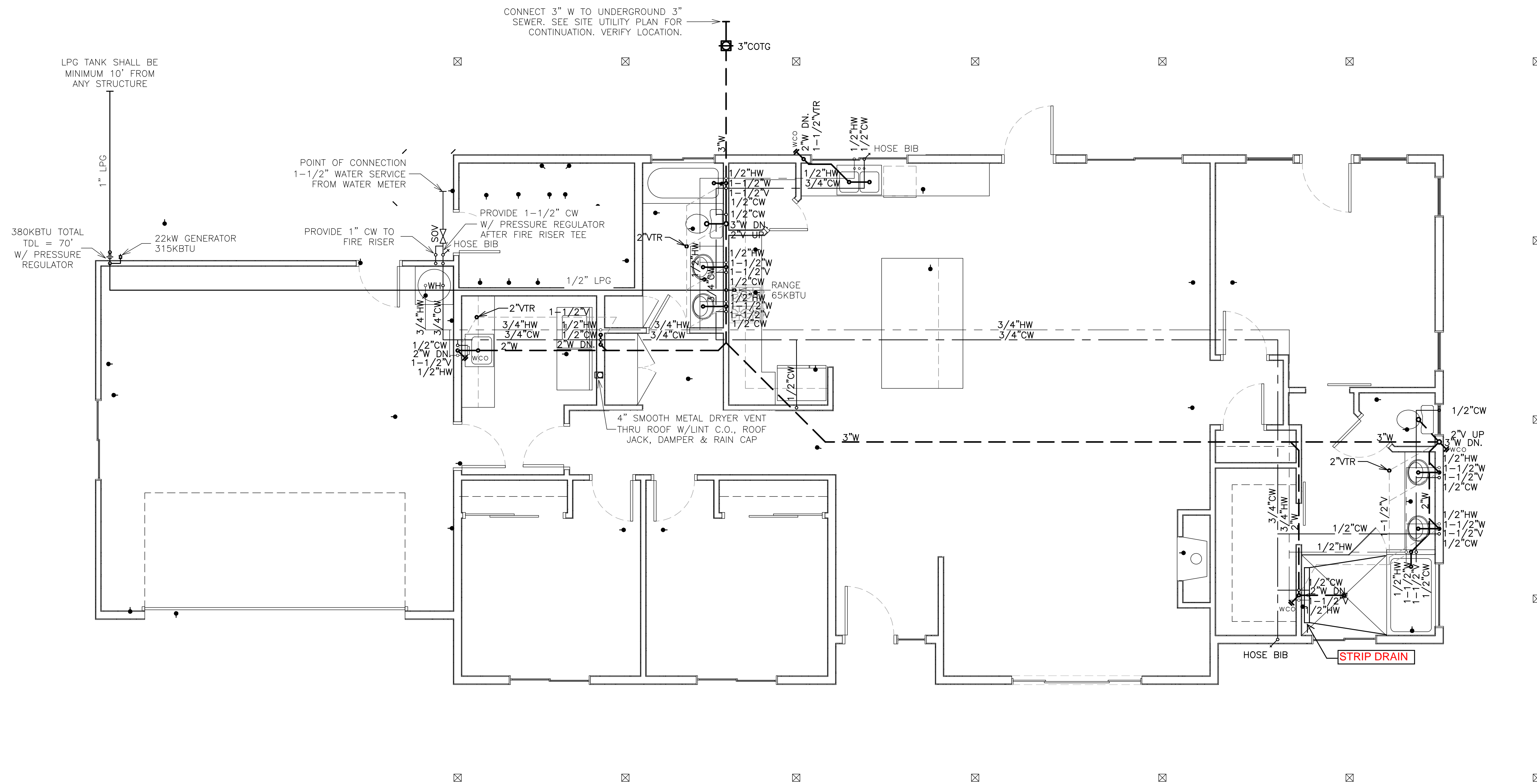
THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE.

THE 2022 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.

SCOPE OF WORK

- INSTALL PLUMBING EQUIPMENT AND UTILITIES INCLUDING WATER, WASTE/VENT PIPING, CLEANOUTS, HANGERS, SUPPORTS, VALVES, AND ACCESSORIES AND MATERIALS SHOWN ON THESE PLANS OR AS NECESSARY IN COMPLIANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION.
- TEST ENTIRE SYSTEMS IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION.

- GENERAL NOTES:**
- ALL WASTE LINES SHALL SLOPE 2% MIN.
 - FOR INDIVIDUAL FIXTURE BRANCH LINE SIZES, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P2.0.
 - PLUMBING VENT TERMINATIONS SHALL BE AT LEAST 10 FEET HORIZONTAL FROM ANY AIR INTAKE.

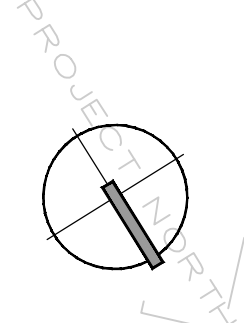


CONTRACTOR NOTE:

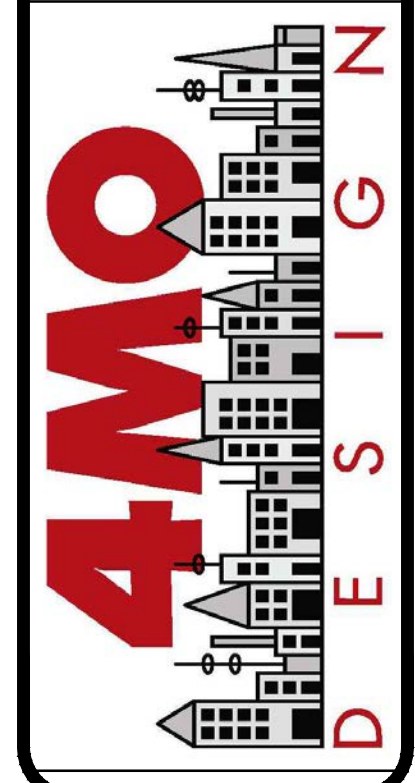
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PLAN #1 PLUMBING PLAN

SCALE: 1/4" = 1'-0"



Gary Formoe, Principal
Murrieta, CA 92562
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RAMONA BAND of CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

Project no.: 23007
Drawn by: GF
Checked by: DH
Date: 5/1/2023
Revision:

Sheet no.:

P1.1

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
— S OR W	S OR W	SOIL OR WASTE (ABOVE GRADE)
— S OR W	S OR W	SOIL OR WASTE (BELOW GRADE)
— V	V	VENT
— CD	CD	CONDENSATE DRAIN
— CW	CW	COLD WATER
— HW	HW	HOT WATER
— HWR	HWR	HOT WATER RETURN
— G	G	GAS (LOW PRESSURE)
— MPG	MPG	GAS (MEDIUM PRESSURE 5 PSI)
— SD	SD	STORM DRAIN
— FCO	FCO	FLOOR CLEANOUT
— COTG	COTG	CLEANOUT TO GRADE
— WCO	WCO	WALL CLEANOUT
— SOV	SOV	SHUT-OFF VALVE (BALL VALVE)
— C.V.	C.V.	CHECK VALVE
— G.C.	G.C.	GAS COCK
— SOV	SOV	SHUT-OFF VALVE IN YARD BOX
— U	U	UNION
— G.V.	G.V.	GATE VALVE
(E)	EXIST.	EXISTING
— POC	POC	POINT OF CONNECTION
— T/PRV	T/PRV	TEMPERATURE & PRESSURE RELIEF VALVE
— VTR	VTR	VENT THRU ROOF
— CONN	CONN	CONNECTION
— FU	FU	FIXTURE UNITS
— GPM	GPM	GALLONS PER MINUTE
— AP	AP	ACCESS PANEL
— W/	W/	WITH
— DN	DN	DOWN
— TYP.	TYP.	TYPICAL
— TP	TP	TEMPERATURE & PRESSURE RELIEF

DRAINAGE FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	DRAINAGE FU'S	TOTAL DRAINAGE FU'S
WATER CLOSET	2	4	8
LAVATORY	4	1	4
BATHTUB	2	2	4
SHOWER	1	2	2
SINK	2	2	2
CLOTHES WASHER	1	3	3
TOTAL			23
*PER TABLE 702.1 & 703.2 OF THE CALIFORNIA PLUMBING CODE			3" WASTE

WATER FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	WATER FU'S	TOTAL WATER FU'S
WATER CLOSET	2	2.5	5
LAVATORY	4	1	4
BATHTUB	2	4	8
SHOWER	1	2	2
SINK	2	1.5	3
CLOTHES WASHER	1	4	4
HOSE BIB	1	2.5	2.5
HOSE BIB, ADDITIONAL	2	1	2
TOTAL			30.5
*PER TABLE 610.3 & 610.4 OF THE CALIFORNIA PLUMBING CODE <=200'			1" WATER

GREEN BUILDING, PLUMBING & ENERGY NOTES:

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CODE COMPLIANCE

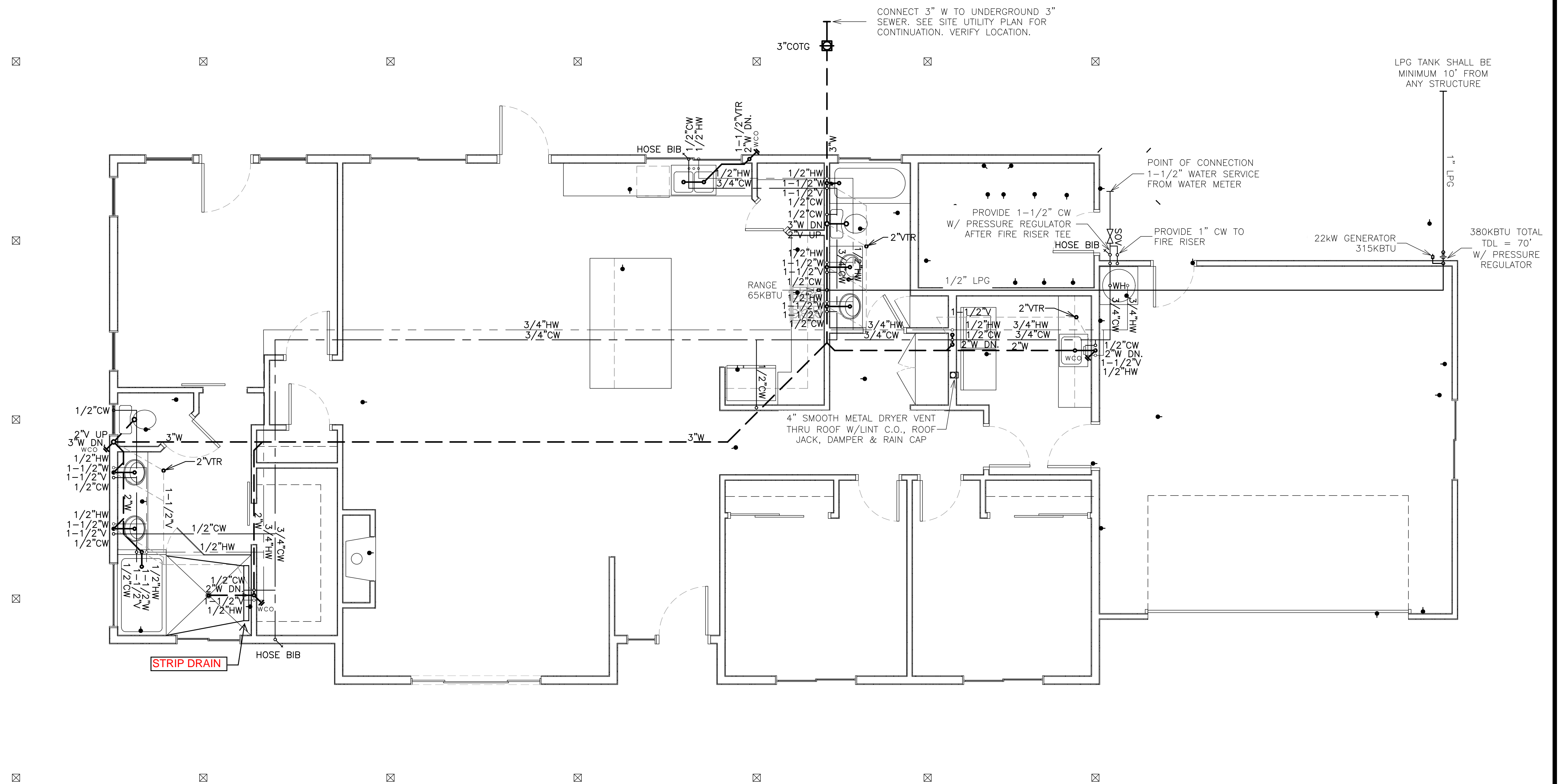
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SCOPE OF WORK

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- TEST ENTIRE SYSTEMS IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION.

GENERAL NOTES:

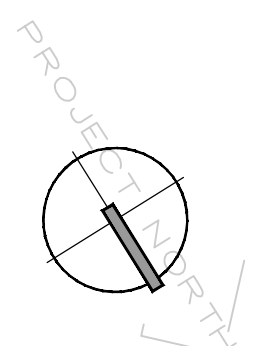
- ALL WASTE LINES SHALL SLOPE 2% MIN.
- FOR INDIVIDUAL FIXTURE BRANCH LINE SIZES, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P2.0.
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PLAN #1-REV PLUMBING PLAN

SCALE: 1/4" = 1'-0"



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RAMONA BAND of CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
Project: PLAN #1, 3 BEDROOM

Sheet title:
PLAN #1-REV
PLUMBING PLAN

Project no.: 23007
Drawn by: GF
Checked by: DH
Date: 5/1/2023
Revision:

Sheet no.:
P2.1

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
— S OR W	S OR W	SOIL OR WASTE (ABOVE GRADE)
— S OR W	S OR W	SOIL OR WASTE (BELOW GRADE)
— V	V	VENT
— CD	CD	CONDENSATE DRAIN
— CW	CW	COLD WATER
— HW	HW	HOT WATER
— HWR	HWR	HOT WATER RETURN
— G	G	GAS (LOW PRESSURE)
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— COTG	COTG	CLEANOUT TO GRADE
— WCO	WCO	WALL CLEANOUT
— SOV	SOV	SHUT-OFF VALVE (BALL VALVE)
— C.V.	C.V.	CHECK VALVE
— G.C.	G.C.	GAS COCK
— SOV	SOV	SHUT-OFF VALVE IN YARD BOX
— U	U	UNION
— G.V.	G.V.	GATE VALVE
(E)	EXIST.	EXISTING
— POC	POC	POINT OF CONNECTION
— T/PRV	T/PRV	TEMPERATURE & PRESSURE RELIEF VALVE
— VTR	VTR	VENT THRU ROOF
— CONN	CONN	CONNECTION
— FU	FU	FIXTURE UNITS
— GPM	GPM	GALLONS PER MINUTE
— AP	AP	ACCESS PANEL
— W/	W/	WITH
— DN	DN	DOWN
— TYP.	TYP.	TYPICAL
— TP	TP	TEMPERATURE & PRESSURE RELIEF

DRAINAGE FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	DRAINAGE FU'S	TOTAL DRAINAGE FU'S
WATER CLOSET	2	4	8
LAVATORY	4	1	4
BATHTUB	2	2	4
SHOWER	1	2	2
SINK	2	2	2
CLOTHES WASHER	1	3	3
TOTAL			23
*PER TABLE 702.1 & 703.2 OF THE CALIFORNIA PLUMBING CODE			3" WASTE

WATER FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	WATER FU'S	TOTAL WATER FU'S
WATER CLOSET	2	2.5	5
LAVATORY	4	1	4
BATHTUB	2	4	8
SHOWER	1	2	2
SINK	2	1.5	3
CLOTHES WASHER	1	4	4
HOSE BIB	1	2.5	2.5
HOSE BIB, ADDITIONAL	2	1	2
TOTAL			30.5
*PER TABLE 610.3 & 610.4 OF THE CALIFORNIA PLUMBING CODE <=200'			1" WATER

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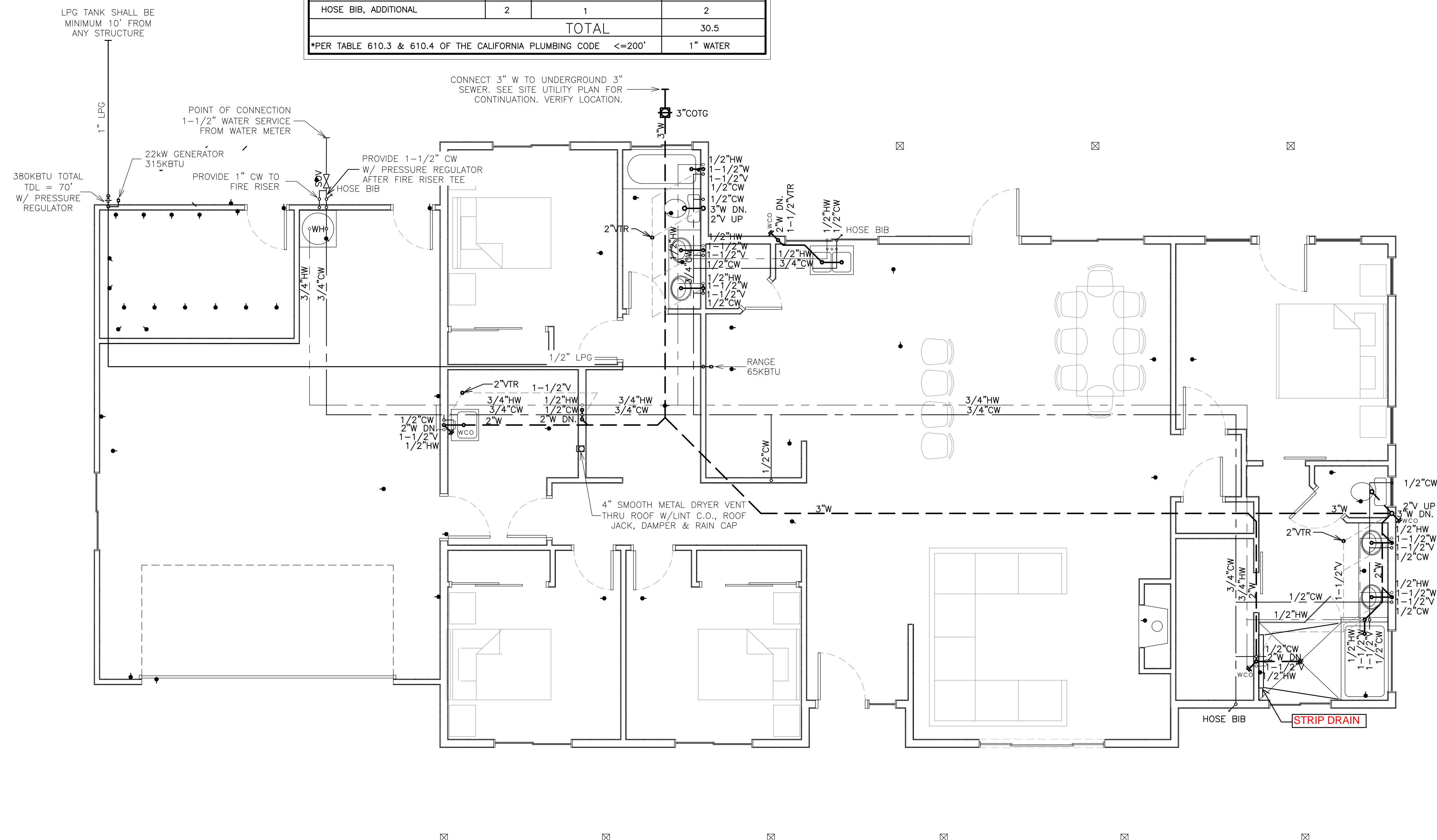
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SCOPE OF WORK

- INSTALL PLUMBING EQUIPMENT AND UTILITIES INCLUDING WATER, WASTE/VENT PIPING, CLEANOUTS, HANGERS, SUPPORTS, VALVES, AND ACCESSORIES AND MATERIALS SHOWN ON THESE PLANS OR AS NECESSARY IN COMPLIANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION.
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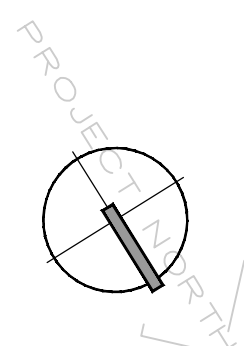
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PLAN #2 PLUMBING PLAN

SCALE: 1/4" = 1'-0"



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RAMONA BAND of CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

Sheet title:
PLAN #2
PLUMBING PLAN

Project no.: 23007
Drawn by: GF
Checked by: DH
Date: 5/1/2023
Revision:

Sheet no.:

P3.1

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
— S OR W —	S OR W	SOIL OR WASTE (ABOVE GRADE)
— S OR W —	S OR W	SOIL OR WASTE (BELOW GRADE)
— V —	V	VENT
— CD —	CD	CONDENSATE DRAIN
— CW —	CW	COLD WATER
— HW —	HW	HOT WATER
— HWR —	HWR	HOT WATER RETURN
— G —	G	GAS (LOW PRESSURE)
— MPG —	MPG	GAS (MEDIUM PRESSURE 5 PSI)
— SD —	SD	STORM DRAIN
— FCO —	FCO	FLOOR CLEANOUT
— COTG —	COTG	CLEANOUT TO GRADE
— WCO —	WCO	WALL CLEANOUT
— SOV —	SOV	SHUT-OFF VALVE (BALL VALVE)
— C.V. —	C.V.	CHECK VALVE
— G.C. —	G.C.	GAS COCK
— SOV —	SOV	SHUT-OFF VALVE IN YARD BOX
— U —	U	UNION
— G.V. —	G.V.	GATE VALVE
(E)	EXIST.	EXISTING
— POC —	POC	POINT OF CONNECTION
— T/PRV —	T/PRV	TEMPERATURE & PRESSURE RELIEF VALVE
— VTR —	VTR	VENT THRU ROOF
— CONN —	CONN	CONNECTION
— FU —	FU	FIXTURE UNITS
— GPM —	GPM	GALLONS PER MINUTE
— AP —	AP	ACCESS PANEL
— W/ —	W/	WITH
— DN —	DN	DOWN
— TYP. —	TYP.	TYPICAL
— TP —	TP	TEMPERATURE & PRESSURE RELIEF

DRAINAGE FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	DRAINAGE FU'S	TOTAL DRAINAGE FU'S
WATER CLOSET	2	4	8
LAVATORY	4	1	4
BATHTUB	2	2	4
SHOWER	1	2	2
SINK	2	2	2
CLOTHES WASHER	1	3	3
TOTAL			23
*PER TABLE 702.1 & 703.2 OF THE CALIFORNIA PLUMBING CODE			3" WASTE

WATER FIXTURE UNITS			
FIXTURE DESCRIPTION	QTY.	WATER FU'S	TOTAL WATER FU'S
WATER CLOSET	2	2.5	5
LAVATORY	4	1	4
BATHTUB	2	4	8
SHOWER	1	2	2
SINK	2	1.5	3
CLOTHES WASHER	1	4	4
HOSE BIB	1	2.5	2.5
HOSE BIB, ADDITIONAL	2	1	2
TOTAL			30.5
*PER TABLE 610.3 & 610.4 OF THE CALIFORNIA PLUMBING CODE			<=200' 1" WATER

GREEN BUILDING, PLUMBING & ENERGY NOTES:

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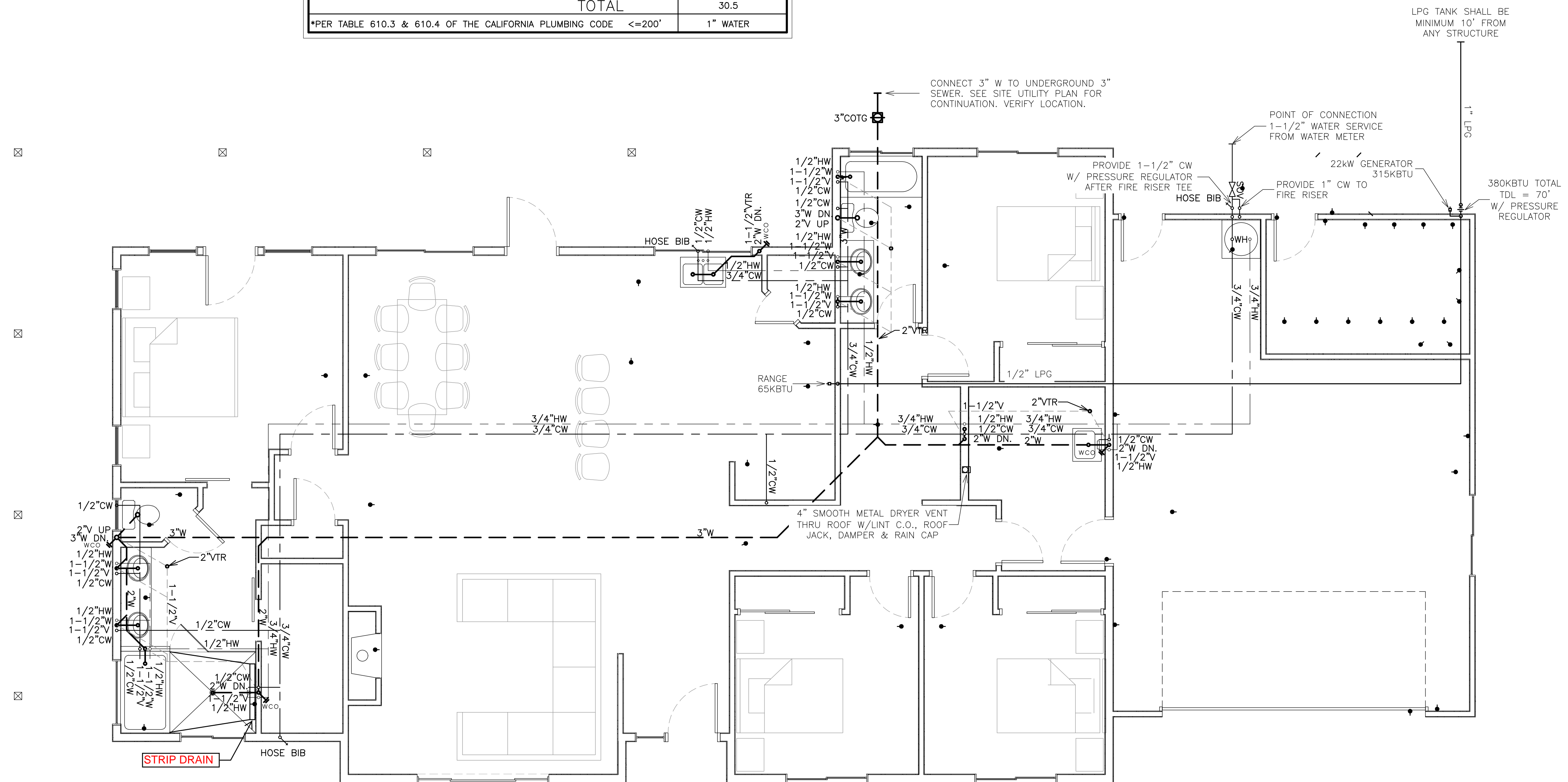
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PLAN #2-REV PLUMBING PLAN

SCALE: 1/4" = 1'-0"

Project:
RAMONA BAND of CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

Sheet title:
PLAN #2-REV PLUMBING PLAN

Project no.: 23007
Drawn by: GF
Checked by: DH
Date: 5/1/2023
Revision:

Sheet no.:
P5.1

4MO DESIGN
Gary Formoe, Principal
Murrieta, CA 92562
Phone (909) 518-5736
formoedesign@gmail.com

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Plan1 Ramona Band of Cahuilla
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-04-25T18:30:15-07:00
Input File Name: 23164 Plan1rev1.rbd22x

CF1R-PRF-01E
(Page 1 of 12)

GENERAL INFORMATION table with 20 rows and 4 columns: Item, Description, Value, and Unit.

COMPLIANCE RESULTS table with 3 rows and 2 columns: Item, Description.

Registration Number: 223-P0100137868-000-000-0000000-0000
Registration Date/Time: 2023-04-25 20:28:12
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CalCERTS, Inc.
Report Generated: 2023-04-25 18:31:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Plan1 Ramona Band of Cahuilla
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-04-25T18:30:15-07:00
Input File Name: 23164 Plan1rev1.rbd22x

CF1R-PRF-01E
(Page 2 of 12)

ENERGY DESIGN RATINGS table with 6 columns: Energy Design Ratings (Source Energy, Efficiency EDR, Total EDR) and Compliance Margins (Source Energy, Efficiency EDR, Total EDR).

Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

Registration Number: 223-P0100137868-000-000-0000000-0000
Registration Date/Time: 2023-04-25 20:28:12
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CalCERTS, Inc.
Report Generated: 2023-04-25 18:31:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Plan1 Ramona Band of Cahuilla
Calculation Description: Title 24 Analysis

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Input File Name: 23164 Plan1rev1.rbd22x

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ENERGY USE SUMMARY table with 7 columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), Compliance Margin (EDR2).

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ENERGY USE SUMMARY table with 7 columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy, Proposed Design TDV Energy, Compliance Margin (EDR1), Compliance Margin (EDR2).

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ENERGY USE INTENSITY table with 5 columns: Energy Use, Standard Design (kBtu/ft²-yr), Proposed Design (kBtu/ft²-yr), Compliance Margin (kBtu/ft²-yr), Margin Percentage.

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REQUIRED PV SYSTEMS table with 12 columns: Item, Description, Value, Unit.

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Project title block containing: SHEET NO. T1.1, PROJECT NAME RAMONA BAND of CAHUILLA TABLE MOUNTAIN TRUCK TRAIL ANZA, CA 92539, PLAN #1, 3 BEDROOM, henrikson BUILDING DESIGN, DAVE HENRIKSON PRINCIPAL DESIGNER, 33175 TEMECULA PKWY #A218 TEMECULA, CA 92592 (951) 764-2302 e-mail: dave@hen-bdl.com, REVISIONS.

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01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan1 Ramona Band of Cahulla	1832	1	3	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	hvac1	1832	10.4	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	House	R-21 Wall	0	Front	548	141	90
Left Wall	House	R-21 Wall	90	Left	59	0	90
Back Wall	House	R-21 Wall	180	Back	446	146	90
Right Wall	House	R-21 Wall	270	Right	328	47	90
House >> Attic	House >> Attic House	R-21 Wall	n/a	n/a	152	0	n/a
House >> Gar/Mech	House	R-21 Wall	n/a	n/a	368	17.8	n/a
Roof	House	R-38 Roof Attic + R-13	n/a	n/a	1832	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic House	Attic Roof House	Ventilated	6	0.1	0.85	No	No

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
4020 Window	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
8050 Window	Window	Front Wall	Front	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Window	Window	Front Wall	Front	0			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
(2) 5046 SL	Window	Front Wall	Front	0			1	45	0.3	NFRC	0.23	NFRC	Bug Screen
4020 Window	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
6040 Window	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Fr Dr	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
6050 Window	Window	Back Wall	Back	180			1	30	0.3	NFRC	0.23	NFRC	Bug Screen
3060 Window	Window	Back Wall	Back	180			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Fr Dr	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
3060 Window	Window	Back Wall	Back	180			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
(2) 2650 SH	Window	Right Wall	Right	270			1	25	0.3	NFRC	0.23	NFRC	Bug Screen
2030 Window	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
4040 Window	Window	Right Wall	Right	270			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
3080 Front Door	Front Wall	24	0.5

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01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
2858 Door to Garage	House >> Gar/Mech	17.8	0.5

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	House	1832	152	none	0	80%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic Roof House	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-13	None / 0	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 Insul.
R-38 Roof Attic + R-13	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C. with Raised Heel Truss Height 18 in	R-38	None / None	0.025	Over Ceiling Joists: R-28.3 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	RheemPROPH50T2R H37530	Outside	House	House

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
hvac1	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2				EER / EER / CEER
Heat Pump System 1	Ductless MiniSplit HP	3	HSPF	8.8	18000	11000	EER/SEER	15	11	Not Zonal	Single Speed	Heat Pump System 1-herstump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-herstump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRot	82	0.35	Exhaust	No	n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Douglas Williams
Signature Date: 2023-04-25 18:38:08
Address: 2085 James Gaynor Street, Fallbrook, CA 92028
Phone: 760-846-6480

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Dave Henriksen
Company: Henriksen Building Design
Address: 33175 Temecula Parkway #A218, Temecula, CA 92592
Phone: 951-764-2302

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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SHEET NO. T1.2

SCALE: AS SHOWN

CHECKED: DHH

DESIGNER: DHH

DATE: 6/08/23

JOB NO: 22-46

PROJECT NAME

RAMONA BAND of CAHUILLA

TABLE MOUNTAIN TRUCK TRAIL

ANZA, CA 92539

PLAN #1, 3 BEDROOM



henriksen
BUILDING DESIGN

DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PKWY #A218
TEMECULA, CA 92592
(951) 764-2302
e-mail: dave@hen-bdl.com

REVISIONS

2022 Single-Family Residential Mandatory Requirements Summary	
NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.	
Building Envelope:	
§ 110.0(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E299, or AAMA/WDMA/CSA 1011.5 2/14-2011.
§ 110.0(a)2:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10.111(a).
§ 110.0(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0-A, 110.0-B, or J4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. Joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.9(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.9(b):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.9(g).
§ 110.9(c):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.9(i) and be labeled per § 10-113 when the installation of a cool roof is specified on the CF-18.
§ 110.9(d):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 9-16 area-weighted average U-factor not exceeding U-0.164. Ceiling and rafters must have minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor not exceeding U-0.043. Rafter roof assemblies minimum R-19 or area-weighted average U-factor of 0.04 or less. All attic access doors must be permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck, or on top of a driveway ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(e):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without fittings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.9(i).
§ 150.0(f):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class 1 or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(f).
§ 150.0(g):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.
Fireplaces, Decorative Gas Appliances, and Gas Log:	
§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System:	
§ 110.0. § 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.
§ 110.2(b):	Control for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(a):	Insulation. Limited service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(a)2:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.9 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary	
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply-voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any duct.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Liner Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.
§ 150.0(i)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 123.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2'5" x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(j)2:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and labeled by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
§ 110.8(g)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)3:	CMC Compliance. All air distribution system ducts and plenums must meet CMC §§ 601.0.605.0 and ANSIS/MACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (FV3.1.4.3.9) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.
§ 150.0(m)1:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and wire bands.
§ 150.0(m)2:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic gravity ventilation dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, steel metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix R3.3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth or can be one inch sized per Equation 150.0-A. Clean-air filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter.

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2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.
Ventilation and Indoor Air Quality:	
§ 150.0(p)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(p)1.
§ 150.0(p)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(p)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or controlled per § 150.0(p)1B(i)(iv). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(p)1C.
§ 150.0(p)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(p)1C(ii).
§ 150.0(p)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust, nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(p)1G(i)(ii); enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(p)1G(i)(iv). Airflow must be measured by the installer per § 150.0(p)1G(v), and rated for sound per § 150.0(p)1G(v).
§ 150.0(p)1H-B:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(p)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/plenums per Reference Residential Appendix RA3.7. Whole-Dwelling Unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2.2 no less than the minimum airflow rate required by § 150.0(p)1C.
§ 150.0(p)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HW or AHAM to comply with the airflow and sound requirements per § 150.0(p)1G.
Pool and Spa Systems and Equipment:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDCs; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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2022 Single-Family Residential Mandatory Requirements Summary	
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimmer controls that allow the lighting to be manually adjusted up and down. Forward phase out dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control, or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.9 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	Single-Family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b).
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest part of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

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HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY	
Project Name:	Plan 1 Ramona Band of Cahulla
Date:	4/26/2023
System Name:	HVAC
Floor Area:	1,832
ENGINEERING CHECKS	
Number of Systems:	3
HEATING SYSTEM	
Output per System:	18,000
Total Output (kBtu/h):	54,000
Output (kBtu/sqft):	29.5
COOLING SYSTEM	
Output per System:	18,000
Total Output (kBtu/h):	54,000
Total Output (Tons):	4.5
Output (kBtu/sqft):	29.5
Total Output (sqft/Ton):	47.7
Air System	
CFM per System:	0
Airflow (cfm):	0
Airflow (cfm/sqft):	0.0
Airflow (cfm/Ton):	0.0
Outside Air (%):	0.0%
Outside Air (cfm/sqft):	0.0
Note: values above given at ARI conditions	
TIME OF SYSTEM PEAK	
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)	
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)	

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ENERGY USE AND COST SUMMARY		ECON-1			
Project Name:		Date:			
Plan 1 Ramona Band of Cahulla		4/25/2023			
Rate:		Fuel Type: Electricity			
	STANDARD	PROPOSED	MARGIN		
Energy Use (kWh)	Peak Demand (kW)	Cost (\$)	Energy Use (kWh)	Peak Demand (kW)	
Jan 414	3.3	1,346	4.1	-0.31	
Feb 322	3.5	1,107	4.7	-0.785	
Mar 299	2.8	1,023	3.1	-0.724	
Apr 284	3.3	1,008	3.5	-0.745	
May 38	2.5	280	3.4	-0.244	
Jun 9	2.3	78	5.8	-0.69	
Jul -23	1.9	-14	1.8	-0.9	
Aug 44	2.1	5	1.1	3.9	
Sep 57	1.8	73	1.4	-1.6	
Oct 198	1.8	421	15.4	-13.6	
Nov 361	2.7	878	3.8	-5.16	
Dec 444	3.3	1,240	4.2	-0.96	
Year 2,424	3.5	7,446	15.4	-5,021	
CO2	tons/yr	tons/yr	tons/yr	tons/yr	
Rate:		Fuel Type: Propane			
	STANDARD	PROPOSED	MARGIN		
Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)	Energy Use (therms)	Peak Demand (kBtu/hr)	
Jan 57	41.1	0	0.0	57	
Feb 47	39.3	0	0.0	47	
Mar 40	37.1	0	0.0	40	
Apr 39	37.4	0	0.0	39	
May 7	26.2	0	0.0	7	
Jun 1	11.8	0	0.0	1	
Jul 0	0.0	0	0.0	0	
Aug 0	0.0	0	0.0	0	
Sep 0	0.0	0	0.0	0	
Oct 7	39.2	0	0.0	7	
Nov 27	34.9	0	0.0	27	
Dec 49	38.6	0	0.0	49	
Year 274	41.1	0	0.0	274	
CO2	tons/yr	tons/yr	tons/yr	tons/yr	
Annual Totals		Demand	Cost	Cost/sqft	Virtual Rate
Electricity	7,446 kWh	15 kW	\$ 0	0.00 /sqft	\$ /kWh
Propane	0 therms	0 kBtu/hr	\$ 0	0.00 /sqft	\$ /therm
		Total	\$ 0	0.00 /sqft	
Site Energy Use Index:				13.87	kBtu/sqft
EnergyPro 9.1 by EnergySoft User Number: 6505 ID: 23164 Page 21 of 21					

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REVISIONS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan2 Ramona Band of Cahuilla
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-04-25T18:21:23-07:00
Input File Name: 23165 Plan2 rev1.rbd22x

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GENERAL INFORMATION					
01	Project Name	Plan2 Ramona Band of Cahuilla			
02	Run Title	Title 24 Analysis			
03	Project Location	Table Mountain Truck Trail Site 1, 3, 4			
04	City	05	Standards Version	2022	
06	Zip code	07	Software Version	EnergyPro 9.1	
08	Climate Zone	09	Front Orientation (deg/ Cardinal)	All orientations	
10	Building Type	11	Number of Dwelling Units	1	
12	Project Scope	13	Number of Bedrooms	4	
14	Addition Cond. Floor Area (ft ²)	15	Number of Stories	1	
16	Existing Cond. Floor Area (ft ²)	17	Fenestration Average U-factor	0.3	
18	Total Cond. Floor Area (ft ²)	19	Glazing Percentage (%)	16.40%	
20	ADU Bedroom Count	n/a			

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 223-P0100137908-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-04-25 20:28:36
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CalCERTS, Inc.
Report Generated: 2023-04-25 18:22:50

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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	52.2	62.6	50.8			
Proposed Design						
North Facing	32.9	54.4	44.7	19.3	8.2	6.1
East Facing	33.6	55.7	45.6	18.6	6.9	5.2
South Facing	33.4	55.2	45.3	18.8	7.4	5.5
West Facing	32.9	54.1	44.5	19.3	8.5	6.3

RESUL³: PASS
¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.
Standard Design PV Capacity: 2.72 kWdc
Proposed PV Capacity Scaling: North (2.72 kWdc) East (2.72 kWdc) South (2.72 kWdc) West (2.72 kWdc)

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	15.81	106.24	9.5	102.84	6.31	3.4
Space Cooling	0.1	1.11	0	0.01	0.1	1.1
IAQ Ventilation	0.36	3.96	0.36	3.96	0	0
Water Heating	1.96	24.06	1.16	14.59	0.8	9.47
Self Utilization/Flexibility Credit				-3.72		3.72
North Facing Efficiency Compliance Total	18.23	135.37	11.02	117.68	7.21	17.69
Space Heating	15.81	106.24	9.7	104.89	6.11	1.25
Space Cooling	0.1	1.11	0.03	0.33	0.07	0.78
IAQ Ventilation	0.36	3.96	0.36	3.96	0	0
Water Heating	1.96	24.06	1.16	14.54	0.8	9.52
Self Utilization/Flexibility Credit				-3.45		3.45
East Facing Efficiency Compliance Total	18.23	135.37	11.25	120.37	6.98	15

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	15.81	106.24	9.67	104.5	6.14	1.74
Space Cooling	0.1	1.11	0	0	0.1	1.11
IAQ Ventilation	0.36	3.96	0.36	3.96	0	0
Water Heating	1.96	24.06	1.16	14.59	0.8	9.47
Self Utilization/Flexibility Credit				-3.64		3.64
South Facing Efficiency Compliance Total	18.23	135.37	11.19	119.41	7.04	15.96
Space Heating	15.81	106.24	9.43	101.51	6.38	4.73
Space Cooling	0.1	1.11	0.04	0.41	0.06	0.7
IAQ Ventilation	0.36	3.96	0.36	3.96	0	0
Water Heating	1.96	24.06	1.16	14.53	0.8	9.53
Self Utilization/Flexibility Credit				-3.53		3.53
West Facing Efficiency Compliance Total	18.23	135.37	10.99	116.88	7.24	18.49

Registration Number: 223-P0100137908-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-04-25 20:28:36
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CalCERTS, Inc.
Report Generated: 2023-04-25 18:22:50

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EUI ¹	27.45	21.21	6.24	22.73
Net EUI ²	19.99	13.75	6.24	31.22
East Facing				
Gross EUI ¹	27.45	21.48	5.97	21.75
Net EUI ²	19.99	14.02	5.97	29.86
South Facing				
Gross EUI ¹	27.45	21.39	6.06	22.08
Net EUI ²	19.99	13.93	6.06	30.32
West Facing				
Gross EUI ¹	27.45	21.03	6.42	23.39
Net EUI ²	19.99	13.57	6.42	32.12

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.72	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

BATTERY SYSTEMS						
01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	Round Trip Efficiency
Basic	5	0.95	n/a	0.95	n/a	0.9

REQUIRED SPECIAL FEATURES

The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 5 kWh (Self Utilization Credit taken)
- Raised heel truss (height above top plate)
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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 CFZRs and CF3Rs are required to be completed in the HERS Registry

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

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SHEET NO. T2.1	TITLE TITLE 24 CALCULATIONS	SCALE: CHECKED: DESIGNER: DATE: JOB NO. PROJECT NAME RAMONA BAND OF CAHUILLA TABLE MOUNTAIN TRUCK TRAIL ANZA, CA 92539 PLAN #2, 4 BEDROOM	JOB NO. 22-46	DATE: 6/08/23	DESIGNER: DNH	CHECKED: DNH	SCALE: SHEET TITLE	REVISIONS

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01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan2 Ramona Band of Cahulla	2026	1	4	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	hvac1	2026	10.4	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	House	R-21 Wall	0	Front	548	141	90
Left Wall	House	R-21 Wall	90	Left	95	0	90
Back Wall	House	R-21 Wall	180	Back	548	169.5	90
Right Wall	House	R-21 Wall	270	Right	382	47	90
House >> Attic	House >> Attic House	R-21 Wall	n/a	n/a	152	0	n/a
House >> Garage	House	R-21 Wall	n/a	n/a	275	17.8	n/a
Roof	House	R-38 Roof Attic + R-13	n/a	n/a	2026	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic House	Attic RoofHouse	Ventilated	6	0.1	0.85	No	No

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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
4020 Window	Window	Front Wall	Front	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
8050 Window	Window	Front Wall	Front	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Window	Window	Front Wall	Front	0			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
(2) 5046 SL	Window	Front Wall	Front	0			1	45	0.3	NFRC	0.23	NFRC	Bug Screen
5046 Window	Window	Back Wall	Back	180			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
4020 Window	Window	Back Wall	Back	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
6040 Window	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Fr Dr	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
6050 Window	Window	Back Wall	Back	180			1	30	0.3	NFRC	0.23	NFRC	Bug Screen
3060 Window	Window	Back Wall	Back	180			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
3080 Fr Dr	Window	Back Wall	Back	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
3060 Window	Window	Back Wall	Back	180			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
(2) 2650 SH	Window	Right Wall	Right	270			1	25	0.3	NFRC	0.23	NFRC	Bug Screen
2020 Window	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
4040 Window	Window	Right Wall	Right	270			1	16	0.3	NFRC	0.23	NFRC	Bug Screen

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01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
3080 Front Door	Front Wall	24	0.5
2868 Door to Garage	House >> Garage	17.8	0.5

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	House	2026	173	none	0	80%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofHouse	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-13	None / 0	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/heating/cooling Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
R-38 Roof Attic + R-13	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C. with Raised Heel Truss Height 18 in.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	RheemPROPH50T2R H37530	Outside	House	House

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
hvac1	Heat pump heating cooling	Heat Pump System 1	3	Heat Pump System 1	3	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2				EER / EER / CEER
Heat Pump System 1	Ductless MiniSplit HP	3	HSPF	8.8	18000	11000	EER/SEER	15	11	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRot	95	0.35	Exhaust	No	n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Douglas Williams
Signature Date: 2023-04-25 18:38:53
Address: 2085 James Gaynor Street
Fallbrook, CA 92028
Phone: 760-846-6480

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Dave Henriksen
Signature Date: 2023-04-25 20:28:36
Address: 33175 Temecula Parkway #A218
Temecula, CA 92592
Phone: 951-764-2302

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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SHEET NO. T2.2	TITLE TITLE 24 CALCULATIONS	SCALE	CHECKED DNH	DESIGNER DNH	DATE 6/08/23	JOB NO. 22-46	PROJECT NAME RAMONA BAND OF CAHUILLA TABLE MOUNTAIN TRUCK TRAIL ANZA, CA 92539		 HENRIKSON BUILDING DESIGN DAVE HENRIKSON PRINCIPAL DESIGNER 33175 TEMECULA PKWY #A218 TEMECULA, CA 92592 (951) 764-2302 e-mail: dave@hen-bdl.com	REVISIONS
							PLAN #2, 4 BEDROOM			

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (40002)

Building Envelope:

- § 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E289, or AAMA/WDMA/CSA 1011.5/2A44-2011.*
- § 110.6(a)2: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
- § 110.6(b): **Field fabricated exterior doors and fenestration products** must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J4.5 for exterior doors. They must be caulked and/or weather-stripped.
- § 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
- § 110.9(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
- § 110.9(b): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.9(c).
- § 110.9(c): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.9(d) and be labeled per § 10-113 when the installation of a cool roof is specified on the CF-18.
- § 110.9(d): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
- § 150.0(a): **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 9-16 area-weighted average U-factor not exceeding U-0.164. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. All access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck, or on top of a driveway ceiling.
- § 150.0(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
- § 150.0(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
- § 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
- § 150.0(e): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration, and, when installed as part of a heated slab floor, meet the requirements of § 110.9(c).
- § 150.0(f): **Vapor Retarder.** In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class 1 or Class 2 vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(f).
- § 150.0(g): **Vapor Retarder.** In climate zones 14 and 16, a Class 1 or Class 2 vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
- § 150.0(h): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a minimum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.*

Fireplaces, Decorative Gas Appliances, and Gas Log:

- § 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
- § 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
- § 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.
- § 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System:

- § 110.0-§ 110.3: **Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
- § 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
- § 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
- § 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
- § 110.3(a): **Insulation.** Limited service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
- § 110.3(b): **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(s): **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet, main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
- § 150.0(t): **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(u): **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
- § 150.0(v): **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)1: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Ventilation and Indoor Air Quality:

- § 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
- § 150.0(o)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling-unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(o)1B(a)(iv). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
- § 150.0(o)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and Townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
- § 150.0(o)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust, nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1G(ii), enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)1G(i)-(iv). Airflow must be measured by the installer per § 150.0(o)1G(v), and rated for sound per § 150.0(o)1C-iii.
- § 150.0(o)1H-B: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/registers per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
- § 150.0(o)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HW or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1G.

Pool and Spa Systems and Equipment:

- § 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAED65, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use electric resistance heating.*
- § 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
- § 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
- § 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
- § 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
- § 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

- § 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
- § 150.0(h)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
- § 150.0(h)1B: **Screw based luminaires** must contain lamps that comply with Reference Joint Appendix JA6.*
- § 150.0(h)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
- § 150.0(h)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA6 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(h)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
- § 150.0(h)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(h)1.*

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Plan 2 Ramona Band of Cahulla
Date: 4/26/2023
System Name: hvac
Floor Area: 2,026

ENGINEERING CHECKS	SYSTEM LOAD	COIL COOLING PEAK		COIL HTG. PEAK		
		CFM	Sensible	Latent	CFM	Sensible
Number of Systems	3					
Heating System						
Output per System	18,000	9C1	17,462	262	548	19,643
Total Output (Btu/h)	54,000					
Output (Btu/h/sqft)	26.7					
Cooling System						
Output per System	18,000					
Total Output (Btu/h)	54,000					
Total Output (Tons)	4.5					
Total Output (Btu/h/sqft)	26.7					
Total Output (sqft/Ton)	45.0					
Air System						
CFM per System	0	HVAC EQUIPMENT SELECTION				
Airflow (cfm)	0	F414u ACU1B	46,732	0		36,587
Airflow (cfm/sqft)	0.00					
Airflow (cfm/Ton)	0.0					
Outside Air (%)	0.0%					
Outside Air (cfm/sqft)	0.00					
Note: values above given at AH conditions						
TIME OF SYSTEM PEAK						
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)						
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)						

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA6.*
- § 150.0(h)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA6 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
- § 150.0(h)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are not to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
- § 150.0(h)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
- § 150.0(h)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.
- § 150.0(h)2A: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
- § 150.0(h)2C: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(h).
- § 150.0(h)2B: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
- § 150.0(h)2D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(h)2A.
- § 150.0(h)2E: **Automatic Shutoff Controls.** In bedrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off-functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
- § 150.0(h)2F: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
- § 150.0(h)2K: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
- § 150.0(h)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control, or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
- § 150.0(h)4: **Internally Illuminated Address Signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
- § 150.0(h)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 150.0, 150.1, 150.4, 140.6, and 141.0.

Solar Readiness:

- § 110.10(a)1: **Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
- § 110.10(b)1A: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 150 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
- § 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
- § 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
- § 110.10(b)3B: **Shading.** Any obstruction located on the roof or other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest part of the solar zone, measured on the vertical plane.*
- § 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
- § 110.10(c): **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbers from the solar zone to the water-heating system.
- § 110.10(d)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
- § 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

ENERGY USE AND COST SUMMARY ECON-1

Project Name: Plan 2 Ramona Band of Cahulla
Date: 4/25/2023

Rate:	STANDARD			PROPOSED			FUEL Type: Electricity		
	Energy Use (kWh)	Peak Demand (kW)	Cost (\$)	Energy Use (kWh)	Peak Demand (kW)	Cost (\$)	Energy Use (kWh)	Peak Demand (kW)	MARGIN Cost (\$)
Jan	308	4.6	1,519	6.0		-1,013			-1.5
Feb	347	3.8	1,201	4.3		-854			-0.7
Mar	312	2.7	1,104	4.1		-792			-1.4
Apr	278	2.8	1,095	4.0		-816			-1.2
May	61	2.7	339	3.2		-278			-0.5
Jun	11	2.5	85	6.4		-75			-3.8
Jul	-30	1.8	-20	1.9		-10			-0.1
Aug	40	2.1	1	1.2		39			0.9
Sep	60	2.2	79	1.5		-19			0.7
Oct	224	2.9	468	16.9		-245			-14.0
Nov	408	3.4	970	5.1		-564			-1.7
Dec	458	3.1	1,330	4.6		-874			-1.5
Year	2,669	4.6	8,170	16.9		-5,500			-12.4
CO ₂		tons/yr		tons/yr					tons/yr

Rate:	STANDARD			PROPOSED			FUEL Type: Propane		
	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)	Energy Use (therms)	Peak Demand (kBtu/hr)	MARGIN Cost (\$)
Jan	65	45.8	0	0.0		65			45.8
Feb	53	43.7	0	0.0		53			43.7
Mar	48	41.3	0	0.0		48			41.3
Apr	45	41.9	0	0.0		45			41.9
May	8	29.4	0	0.0		8			29.4
Jun	1	15.7	0	0.0		1			15.7
Jul	0	0.0	0	0.0		0			0.0
Aug	0	0.0	0	0.0		0			0.0
Sep	0	0.0	0	0.0		0			0.0
Oct	9	43.7	0	0.0		9			43.7
Nov	32	38.9	0	0.0		32			38.9
Dec	56	43.2	0	0.0		56			43.2
Year	314	45.8	0	0.0		314			45.8
CO ₂		tons/yr		tons/yr					tons/yr

Annual Totals	Energy	Demand	Cost	Cost/sqft	Virtual Rate
Electricity	8,170 kWh	17 kW	\$ 0	\$ 0.00 /sqft	\$ /kWh
Propane	0 therms	0 kBtu/hr	\$ 0	\$ 0.00 /sqft	\$ /therm
Total	\$ 0	\$ 0	\$ 0.00 /sqft	\$ 0.00 /therm	

Site Energy Use Index: 13.76 kBtu/sqft

EnergyPro 9.1 by EnergySoft User Number: 6505 ID: 23165 rev1 Page 21 of 21

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REVISIONS

bedrikson BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
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TEREQUILA, CA 92594
(951) 666-3333
e-mail: dave@bedrikson.com

RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

PROJECT NAME: **PLAN #2, 4 BEDROOM**

JOB NO.: 22-46
DATE: 6/08/23
DESIGNER: DWH
CHECKED: DWH
SCALE:
SHEET TITLE

TITLE 24 MANDATORY MEASURES

SHEET NO. **T2.3**

Solicitation/Project Ref. - RBC-2024-01

1.0 GENERAL NOTES

- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE ENGINEER/ARCHITECT/DESIGNER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES OR PROPOSED CHANGES.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE DRAWINGS.
- PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- ALL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR. THE CONTRACTOR IS TO INSURE THAT THE PLANS ARE REVIEWED BY THE SOILS ENGINEER FOR COMPLIANCE WITH SOIL CONDITIONS.

2.0 FOUNDATION

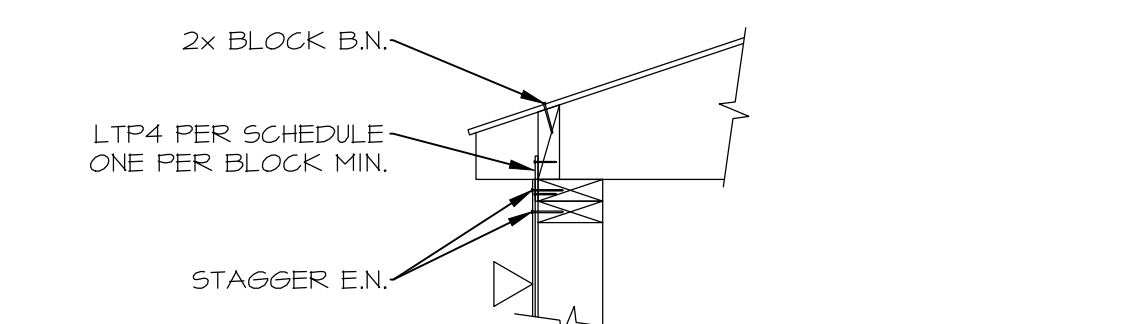
- BOTTOM OF FOOTINGS SHALL BE (UNLESS OTHERWISE NOTED): ONE STORY - 12" WIDE x 12" INTO SOIL. TWO STORY - 15" WIDE x 18" INTO SOIL. ALL FOOTINGS TO HAVE A #5 REBAR TOP AND BOTTOM.
- SOIL PREPARATION, GRADING AND FOOTINGS TO BE IN CONFORMANCE WITH THE 2022 CBC CLASS V SOIL (UNLESS OTHERWISE NOTED PER SOILS REPORT).
- FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL REMOVED FROM EXCAVATIONS. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER. BEFORE ANY CONCRETE IS PLACED, EXCAVATION SHALL BE CHECKED AND APPROVED BY A QUALIFIED SOILS ENGINEER TO INSURE COMPLIANCE WITH REQUIREMENTS.
- PROVIDE SHORING AT TOP OF ALL RETAINING EARTH PRIOR TO BACKFILLING UNLESS OTHERWISE NOTED. SHORING TO REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORTING MEMBERS ARE INSTALLED. IF SUPPORTING MEMBERS ARE CONCRETE, SHORING IS TO REMAIN IN PLACE FOR (7) DAYS MIN. AFTER CONCRETE PLACEMENT.
- BACKFILL FOR ALL RETAINING WALLS SHALL BE PERMEABLE MATERIAL.
- BACKFILLING SHALL NOT BEGIN UNTIL ALL MASONRY OR CONCRETE RETAINING MEMBERS HAVE BEEN PLACED A MINIMUM OF (14) DAYS.
- TESTING LAB SHALL SUBMIT COMPACTION FOR ALL FILL TO THE SOILS ENGINEER PRIOR TO REQUESTING FOUNDATION INSPECTION. ALL LOOSE SOIL AND FILL (INCLUDING BACKFILL BEHIND RETAINING WALLS) SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY. COMPACTION SHALL ALSO COMPLY WITH THE SOILS REPORT.
- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM STRUCTURE FOUNDATIONS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FT DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURES (CRC R407.3). INFERVIOR SURFACES WITHIN 10 FT OF BUILDING OR STRUCTURE FOUNDATIONS SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING OR STRUCTURE.

3.0 REINFORCED CONCRETE

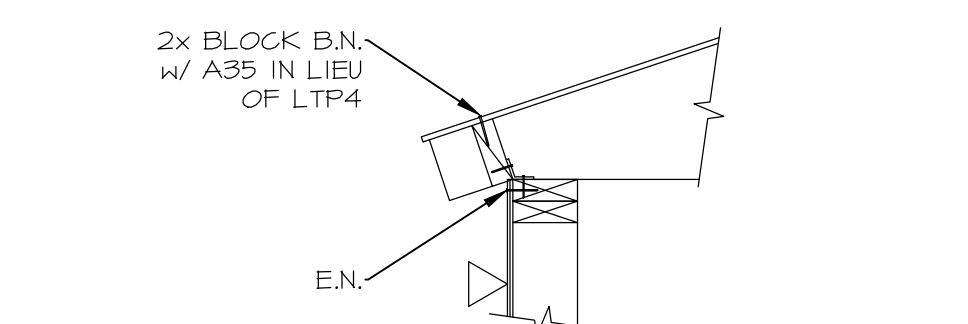
- CEMENT SHALL CONFORM TO ASTM C 150, TYPE I OR TYPE II.
- UNLESS NOTED OTHERWISE CONCRETE DESIGN STRENGTH FOR SLABS AND FOOTINGS SHALL BE 2,500 PSI AT 28 DAYS. AREAS WITH CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL HAVE A WATER TO CEMENT RATIO OF 0.5 AND A STRENGTH OF 4,000 PSI AT 28 DAYS. FOR SEVERE OR VERY SEVERE SULFATE CONDITIONS THE WATER TO CEMENT RATIO TO BE 0.45 WITH 4,500 PSI AT 28 DAYS.
- READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C 94.
- ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM A 494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. (CALCIUM CHLORIDE SHALL NOT BE USED).
- NO CONDUIT PLACED IN CONCRETE SLAB SHALL HAVE AN OUTSIDE DIAMETER GREATER THAN 1/2" THE THICKNESS OF THE SLAB. EXCEPT FOR LOCAL OFFSETS, MINIMUM CLEARANCE BETWEEN CONDUITS SHALL BE 6".
- PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS ETC., SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS NOTED OTHERWISE OR 1/2" RADII.
- NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIONS STRENGTH AT (28) DAYS OF 7000 PSI AS MEASURED BY ASTM C 109. PRE-GROUTING OF BASE PLATES SHALL NOT BE PERMITTED.
- CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318-14 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, EXCEPT AS MODIFIED BY THESE NOTES.
- SLABS POURED ON GRADE SHALL BE LEVEL (OR PLANAR) TO WITH 1/8" IN 8'-0" IN ANY DIRECTION EXCEPT AS NOTED OTHERWISE ON THE PLANS OR AS MODIFIED BY THESE NOTES.

4.0 REINFORCING STEEL

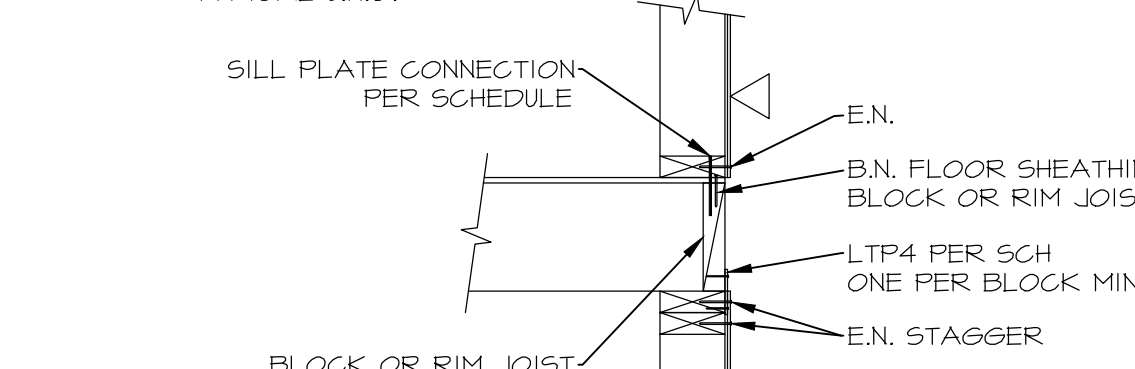
- BAR REINFORCEMENT SHALL BE ASTM A 615, GRADE 40 FOR #5 AND SMALLER AND GRADE 60 FOR BARS LARGER THAN #5.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
- VERTICAL BARS IN WALLS SHALL BE ACCURATELY PORTIONED PER THE PLANS AND TIED INTO POSITION TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING (192) TIMES THE BAR DIAMETER.
- REINFORCING DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE" LATEST EDITION.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER: FOOTINGS ADJACENT TO EARTH 3" CLEAR CONCRETE SURFACE (FORMED) EXPOSED TO EARTH OR WEATHER SLABS 3/4"
- ALL REINFORCING STEEL, ANCHORS BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
- DOWELS BETWEEN FOOTINGS AND MASONRY SHALL BE THE SAME GRADE, SPACING AND SIZE.
- SPACER TIES #3 SHALL BE PLACED APPROX. AT 2'-6" O.C. IN ALL FOOTINGS TO SECURE REINFORCING IN PLACE.



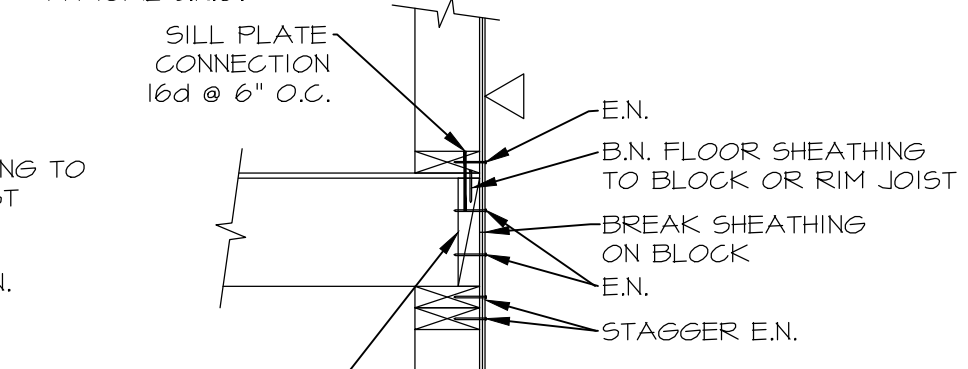
(SW-1) SINGLE SHEAR TYPICAL U.N.O.



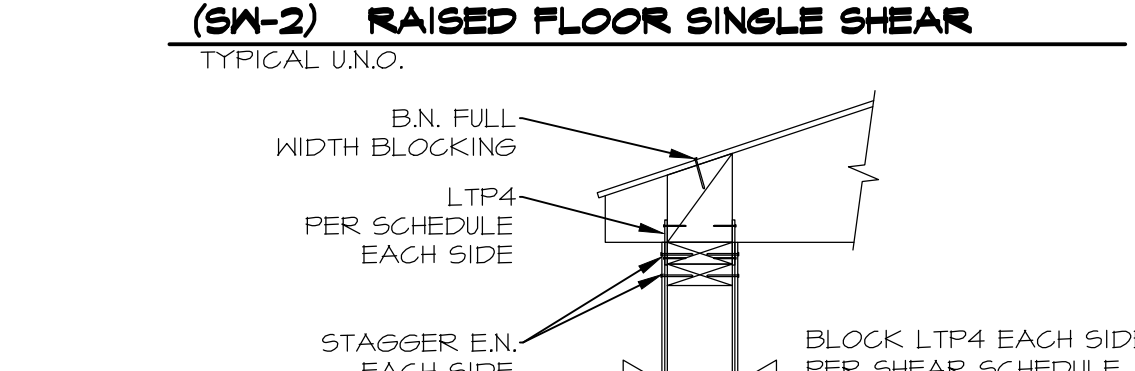
(SW-1) ALTERNATE FOR SINGLE SHEAR TYPICAL U.N.O.



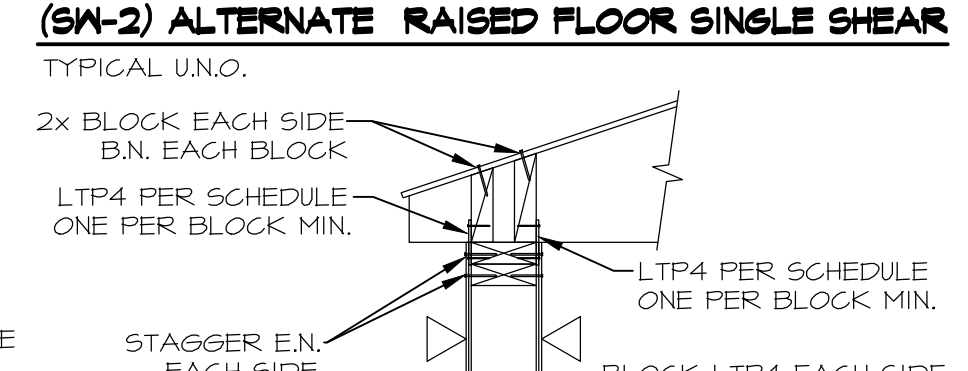
(SW-2) RAISED FLOOR SINGLE SHEAR TYPICAL U.N.O.



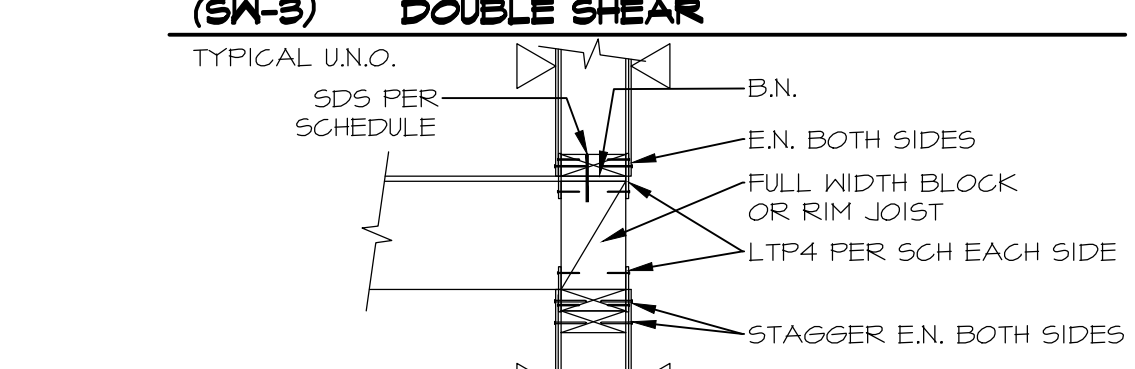
(SW-2) ALTERNATE RAISED FLOOR SINGLE SHEAR TYPICAL U.N.O.



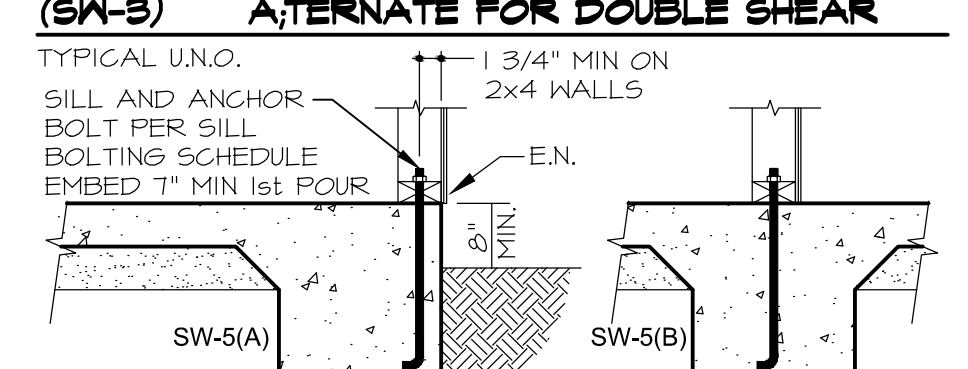
(SW-3) DOUBLE SHEAR TYPICAL U.N.O.



(SW-3) ALTERNATE FOR DOUBLE SHEAR TYPICAL U.N.O.



(SW-4) RAISED FLOOR DOUBLE SHEAR TYPICAL U.N.O.



(SW-5) ALTERNATE FOR DOUBLE SHEAR TYPICAL U.N.O.

5.0 STRUCTURAL WOOD

- ALL WOOD MEMBERS SHALL BE DOUGLAS FIR (D.F.) OR LARCH GRADE PER DOC P20-10 MARKED BY A RECOGNIZED GRADING AGENCY (W.C.I.A. AND W.P.A.).
- WOOD GRADES (UNLESS OTHERWISE NOTED): A) HORIZONTAL MEMBERS: JOISTS = GRADE #2 4x & 6x BEAMS & STRINGERS = GRADE #1 4x FRAMING = GRADE #2 LEGGERS = GRADE #2 MUDDSILLS = PRESSURE TREATED #2 B) VERTICAL MEMBERS: 2x4 - 8'-0" TO 14' = CONST. 2x4 STUDS 8'-0" TO 14' = GRADE #2 2x6 AND LARGER STUDS = GRADE #1 POSTS AND TIMBERS = GRADE #1
- PLYWOOD SHEATHING SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL PRODUCTS STANDARDS DOC P51 OR DOC P51-09 OR DOC P5-2-10 (EXT. GLUE).
- WOOD TO BE DETAILED OR APPROVED BY ENGINEER PER 2022 CBC SEC 2304.
- ALL SILL OR FLATS RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH THE EARTH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED (P) FROM THE END OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED.
- ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE A STANDARD CUT WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" DIAMETER LARGER THAN THE SPECIFIED BOLT DIAMETER.
- ALL FRAMING ANCHORS, POST CAPS, COLUMN BASE, STRAPS, ETC. SHALL BE MANUFACTURED BY 'SIMPSON COMPANY' OR EQUAL.
- BLOCKING AND BRIDGING TO BE PER 2022 CBC SEC. 2308.4 & 2308.5.7.
- ALL HOLDDOVNS TO BE ON 4x FRAMING MINIMUM UNLESS NOTED OTHERWISE PER PLAN. "HD" TYPE OF HOLDDOVNS MAY BE ON (2) -2x NAILED TOGETHER WITH 16d AND 6" O.C.
- BOLTS TO BE A307 GRADE STEEL. FOR MUDDSILLS AND WOOD TO WOOD CONNECTIONS.
- NAILS TO BE COMMONS UNLESS OTHERWISE NOTED.

6.0 GLUED LAMINATED TIMBERS

- MANUFACTURE OF GLUED-LAMINATED TIMBERS SHALL BE IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS-68-73, AITC 117-82, AND FABRICATED IN A PLANT WITH AN APPROVED QUALITY CONTROL SYSTEM. MANUFACTURER SHALL SUBMIT AN AITC INSPECTION CERTIFICATE TO THE BUILDING DEPARTMENT AND ENGINEER PRIOR TO INSTALLATION.
- USING EXTERNAL GLUE, COMBINATION SYMBOL 24F-V4 SIMPLE SPANS AND 24F-V8 FOR CONTINUOUS OR CANTILEVERED MEMBERS.
- PARALLAMS PER ICC-ES ESR-1387 OR EQUAL GRADE 2.2E U.N.O.

T.O. MASONRY

- MASONRY UNIT SHALL BE GRADE N WITH fm = 1,500 PSI
- SPECIAL INSPECTION IS REQUIRED
- CEMENT SHALL BE LOW ALKALI PORTLAND CEMENT AND CONFORM TO ASTM C150 TYPE I OR II
- MORTAR SHALL BE TYPE "S" CONFORMING TO TMS402/602-16 TABLE 1-ASTM (1,800 PSI AT 28 DAYS MINIMUM) CONSISTING OF: 1 PART PORTLAND CEMENT TYPE I OR II LOW ALKALI 1 1/2 TO 2 PART HYDRATED TYPE "S" LIME AGGREGATE TO BE 2 1/4 TO 3 TIMES THE SUM OF CEMENT AND LIME
- GROUT SHALL CONFORM TO TABLE 1-ASTM C476 (2,000 PSI AT 28 DAYS MINIMUM) CONSISTING OF: 1 PART PORTLAND CEMENT 2 1/4 TO 3 PARTS AGGREGATE (SAND) 1 TO 2 PARTS PER GRAVEL.
- ALL WALLS SHALL BE SOLID GROUTED
- WHEN GROUTING IS STOPPED FOR LONGER THAN ONE HOUR, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1" 1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
- PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELL FOR GROUT LIFTS IN EXCESS OF 5'-0" OF HEIGHT.

8.0 STRUCTURAL STEEL

- ALL WORKMANSHIP MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AISC 360-16 & AISC 341-16 SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING: PLATE & STRUCTURAL STEEL SECTIONS ASTM A36 STEEL PIPES ASTM A53, GRADE B, Fy = 36 KSI STEEL TUBING ASTM A500, GRADE B, Fy = 46 KSI MACHINE & ANCHOR BOLTS ASTM F1554 GR58 NUTS ASTM A563, HEX GRADE A ASTM A577, GRADE 50, Fy = 50 KSI
- WELDING SHALL BE SHOP WELDED AND SHALL CONFORM TO AWS D1.1D1.1M-15, D1.2D1.2M-15, D1.3D1.3M-08, D1.4D1.4M-2017, D1.8D1.8M-2016, D0C1-2016 AND SHALL BE PERFORMED BY WELDERS QUALIFIED UNDER THE PROCEDURES CONTAINED THEREIN.
- ANY FIELD WELDING SHALL BE WITH SPECIAL INSPECTION

SEE SWS(A) SILL BOLTING

MARK	V (plf) (allowable)	SILL AND BOLTING SEE SWS
1	2x4 = 125 2x6 = 200 2x8 = 200	2x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 48" O.C.
2	2x4 = 175 2x6 = 280 2x8 = 280	2x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 32" O.C.
3	3x4 = 250 3x6 = 350 3x8 = 350	2x OR 3x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 24" O.C.
4	3x4 = 250 3x6 = 500 3x8 = 650	3x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 24" O.C.
5	3x4 = 375 3x6 = 750 3x8 = 1000	3x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 16" O.C.
6	3x4 = 500 3x6 = 1000 3x8 = 1350	3x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 12" O.C.
7	3x4 = 550 3x6 = 1300 3x8 = 1600	3x PRESSURE TREATED 5/8" Ø x 12" ANCHOR BOLTS AT 9" O.C.
8	3x4 = 744 3x6 = 1600 3x8 = 2100	3x PRESSURE TREATED 3/4" Ø x 12" ANCHOR BOLTS AT 9" O.C.

(6) VERIFY (3) IF SHEAR SCHEDULE REQUIRES 3x TO COMPLY WITH E.N.

2022 C.B.C. INTERIOR SHEARWALLS EDGE DISTANCE ≥ 6" SILL BOLTING SEE SWS(B)

MARK	V (plf)	SILL AND BOLTING
(A)	145 PLF	5/8" Ø 2x P.T. 48" O.C.
(B)	210 PLF	5/8" Ø 2x P.T. 32" O.C.
(C)	293 PLF	5/8" Ø 2x P.T. 24" O.C.
(D)	350 PLF	5/8" Ø 3x P.T. 16" O.C.
(E)	480 PLF	5/8" Ø 3x P.T. 24" O.C.
(F)	728 PLF	5/8" Ø 3x P.T. 16" O.C.
(G)	1170 PLF	3/4" Ø 3x P.T. 12" O.C.
(H)	1640 PLF	3/4" Ø 4x P.T. 12" O.C.

2022 CBC TABLE 2306.3(1) SHEARWALL AND CONNECTIONS SHEATHING ONE SIDE

MARK	V (allowable)	MATERIAL (PER 2022 CBC STAPLES)	MATERIAL (PER ESR-1539 ALTERNATE USING NAILS)	TOP PLATE CONNECTION SEE SW1	RAISED FLOOR SILL PLATE CONNECTION SEE SW3
2	155 PLF	3/8" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 6" O.C. EDGES, 12" O.C. FIELD 2x FRAMING @ 16" O.C.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD STUDS 2x FRAMING @ 16" O.C. BLOCKED	LTP4 - 24" O.C.	16d - 6" O.C.
3	235 PLF	3/8" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 4" O.C. EDGES, 12" O.C. FIELD 2x FRAMING @ 16" O.C.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD STUDS 2x FRAMING @ 16" O.C. BLOCKED	LTP4 - 24" O.C.	16d - 4" O.C.
4	280 PLF	3/8" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 3" O.C. EDGES, 12" O.C. FIELD 2x FRAMING @ 16" O.C.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD STUDS 2x FRAMING @ 16" O.C. BLOCKED	LTP4 - 16" O.C.	16d - 3" O.C.
5	350 PLF	3/8" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 2" O.C. EDGES, 12" O.C. FIELD 2x FRAMING @ 16" O.C. ADJOINING PANEL EDGES 3x * MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 4" O.C. EDGES, 12" O.C. FIELD STUDS 2x FRAMING @ 16" O.C. BLOCKED 3x P.T. SILL	LTP4 - 16" O.C.	SDS25600 @ 9" O.C. 3x BLOCK OR RIM JOIST
6	400 PLF	3/8" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 2" O.C. EDGES, 12" O.C. FIELD 2x FRAMING @ 16" O.C. ADJOINING PANEL EDGES 3x * MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 4" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 16" O.C.	SDS25800 @ 9" O.C. 3x BLOCK OR RIM JOIST
7	475 PLF	15/32" WOOD STRUCTURAL 1 PANEL, BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 2" O.C. EDGES, 12" O.C. FIELD ADJOINING PANEL EDGES 3x * MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 4" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 12" O.C.	SDS25800 @ 6" O.C. 3x BLOCK OR RIM JOIST
8	550 PLF	N/A	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 4" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 12" O.C.	SDS25800 @ 6" O.C. 3x BLOCK OR RIM JOIST
9	730 PLF	N/A	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 2" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 8" O.C.	SDS25800 @ 4" O.C. 3x BLOCK OR RIM JOIST
10	870 PLF	N/A	15/32" WOOD STRUCTURAL 1 PANEL, 10d @ 2" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 8" O.C.	SDS25800 @ 3" O.C. 3x BLOCK OR RIM JOIST

SHEATHING TWO SIDE (DOUBLE SIDED) * *

MARK	V (allowable)	MATERIAL (PER 2022 CBC STAPLES)	MATERIAL (PER 2021 SDPWS TABLE 4.3A NAILS)	TOP PLATE CONNECTION SEE SW3 EACH SIDE	SILL PLATE CONNECTION SEE SW4
11	470 PLF	3/8" STR 1 SHEATHING, BOTH SIDES BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 4" O.C. EDGES, 12" O.C. FIELD, OFFSET PANEL JOINTS FOR 2x OR USE 3x STUDS WHEN E.N. IS ON BOTH SIDES TO COMMON MEMBER. MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 24" O.C.	SDS25800 @ 6" O.C.
12	560 PLF	3/8" STR 1 SHEATHING, BOTH SIDES BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 3" O.C. EDGES, 12" O.C. FIELD, OFFSET PANEL JOINTS FOR 2x OR USE 3x STUDS WHEN E.N. IS ON BOTH SIDES TO COMMON MEMBER. MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 16" O.C.	SDS25800 @ 6" O.C.
13	800 PLF	3/8" STR 1 SHEATHING, BOTH SIDES BLOCKED 16 GA 1 1/2" LEGS STAPLES @ 2" O.C. EDGES, 12" O.C. FIELD, OFFSET PANEL JOINTS FOR 2x OR USE 3x STUDS WHEN E.N. IS ON BOTH SIDES TO COMMON MEMBER. MUDDSILL 3x P.T.	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 16" O.C.	SDS25800 @ 4" O.C.
14	950 PLF	N/A	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 6" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 12" O.C.	SDS25800 @ 4" O.C.
15	1100 PLF	N/A	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 2" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 8" O.C.	SDS25800 @ 3" O.C.
16	1450 PLF	N/A	3/8" WOOD STRUCTURAL 1 PANEL, 8d @ 2" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 8" O.C.	SDS25800 @ 4" O.C.
17	1740 PLF	N/A	15/32" WOOD STRUCTURAL 1 PANEL, 10d @ 2" O.C. EDGES, 12" O.C. FIELD INTERMEDIATE STUDS 2x @ EDGE NAILING TO ABUTTING PANELS 3x STUDS REQUIRED. FRAMING @ 16" O.C. BLOCKED MUDDSILL 3x P.T.	LTP4 - 8" O.C.	SDS25800 @ 4" O.C.

* VERIFY SILL SCHEDULE. SILL MAY BE 3x P.T. PER SILL SCHEDULE

NOTES: IN LIEU OF 3x, TWO 2x MAY BE USED WITH 16d @ 4" O.C. TOGETHER THRU (6) AND SDS25300 @ 4" O.C. (7) THRU (17)

3x STUD REQUIRED FOR E.N. = 2" O.C. WITH STAPLES OR DOUBLE SIDED WITH E.N. ON EACH SIDE TO COMMON STUD 4" O.C. OR LESS - FOR 8d 3x STUDS AT ADJOINING PANELS FOR E.N. 3" O.C. OR LESS STAGGER SHEATHING FOR E.N. ON DIFFERENT STUDS

** A35 ON THE INSIDE OF BLOCK MAY BE USED AT THE SAME SPACING AS THE LTP4.

SPECIAL INSPECTION REQUIRED WHEN FASTENERS SPACING OF SHEATHING IS EQUAL TO OR LESS THAN 4" O.C SHEATHING TO BE STRUCT 1, NAILS TO BE COMMON

FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FOR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

STAPLES SHALL HAVE A MIN CROWN WIDTH OF 7/16" & SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS

SEE SWS SILL BOLTING

- NOTE SILL SCHEDULE (4) THROUGH (8) 3x, REQUIRES 3x SILL CONTRACTOR TO VERIFY BOLT SIZE AND SPACING PER SILL SCHEDULE.
- BOLTS TO BE EMBEDDED A MINIMUM OF 7" INTO FIRST POUR ON TWO POUR SYSTEMS
- BOLTS AT CONCRETE CURBS TO BE EMBEDDED 7" MINIMUM INTO POUR EXCLUDING CURBS.
- BOLTS (1) THROUGH (8) TO HAVE 3 x 3 x .229" PLATE WASHER.
- MINIMUM BOLTING ON ALL WALLS 48" O.C. 3 x 3 x .229" PLATE WASHER.
- VERIFY (3) IF SHEAR SCHEDULE REQUIRES 3x TO COMPLY WITH E.N.

DESIGN CRITERIA

GOVERNING CODE: 2022 CBC

LOADS PER ASCE 7-16
WIND VELOCITY: 100 MPH, EXP C
INTERNAL PRESSURE COEFFICIENT: 0.18
RISK CATEGORY: II
SITE CLASS: D, SOIL BEARING = 1500 PSF
SEISMIC DESIGN CATEGORY: D

Ss = 2.451 Sds = 1.961 RhoY = 1.3
Cs = 0.982 Sms = 2.941 RhoY = 1.3
Ct = 0.302 I = 1.0 R = 6.5

DESIGN METHOD: ASD = .7E & .6W
WIND VELOCITY 100 MPH, EXP C

Pv = .7(1.961)(1.3)W = .275 W
6.5/1P

VERTICAL:
ROOF LL = 20 PSF STUCCO DL = 12 PSF
EXT WALL DL = 18 PSF INT WALL LL = 10 PSF

ELEVATION = 4,806.85'
GROUND SNL: P1(PSF) = 30+1.6(4,806.85-2800)/100 = 62
FLAT ROOF SNL: P1(PSF) = 0.7Cs Ct Is P2 WHERE Cs = 1.0 (TABLE 7-2 ASCE) Ct = 1.0 (TABLE 7-3 ASCE) Is = 1.0 (TABLE 1.5-2 ASCE)

P1 = 0.7(1)(1)(1)(62) = 43.47 PSF SAY 45 PSF
SEISMIC IS 2 x SNL IF OVER 30 PSF: 2(45) = 9 PSF
ROOF DL + SNL = 25 + 9 PSF = 34 PSF SAY 35 PSF

NAILING SCHEDULE CONNECTION FASTENING LOCATION

CONNECTION	FASTENING	LOCATION
ROOF	3-8d COMMON (2 1/2" x 0.131") or 3-10d BOX (3" x 0.129") or 3-2" x 0.131" NAILS, or 3- 1/4" GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL
BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	2-8d COMMON (2 1/2" x 0.131") or 2- 2" x 0.131" NAILS, or 2- 3/4" GAGE STAPLES, 7/16" CROWN	EACH END, TOE NAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-16d COMMON (3 1/2" x 0.162") or 3- 2" x 0.131" NAILS, or 3- 3/4" GAGE STAPLES, 7/16	

REVISIONS	
△	CHANGES BY OWNER
△	
△	

HENRIKSON
BUILDING DESIGN

DAYE HENRIKSON PRINCIPAL DESIGNER
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PROJECT NAME
**RAMONA BAND
of CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539**

MANNING ENGINEERING INC.
CIVIL / Structural Consultants
37574 Commerce Center Dr., Suite 133
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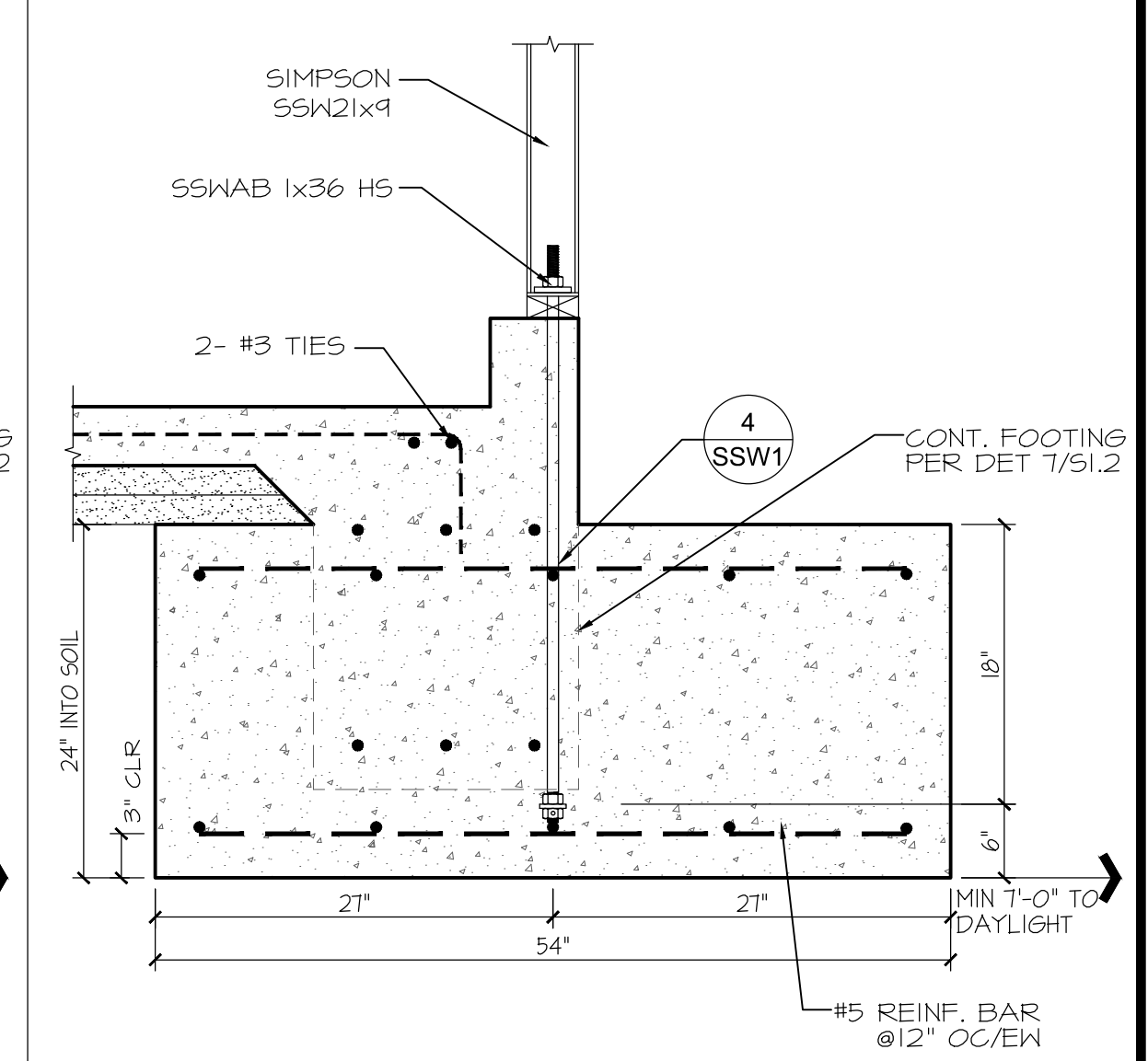
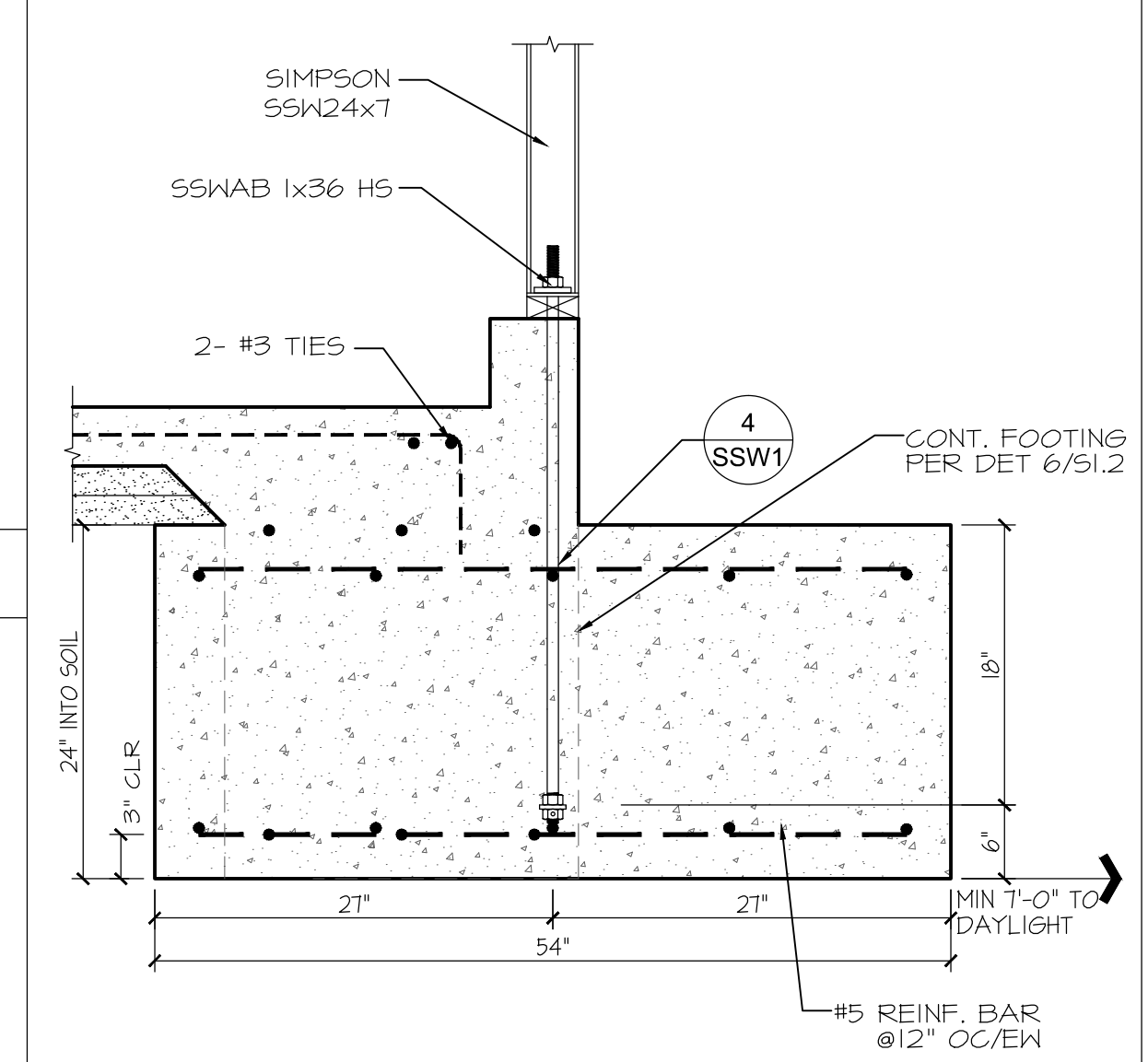
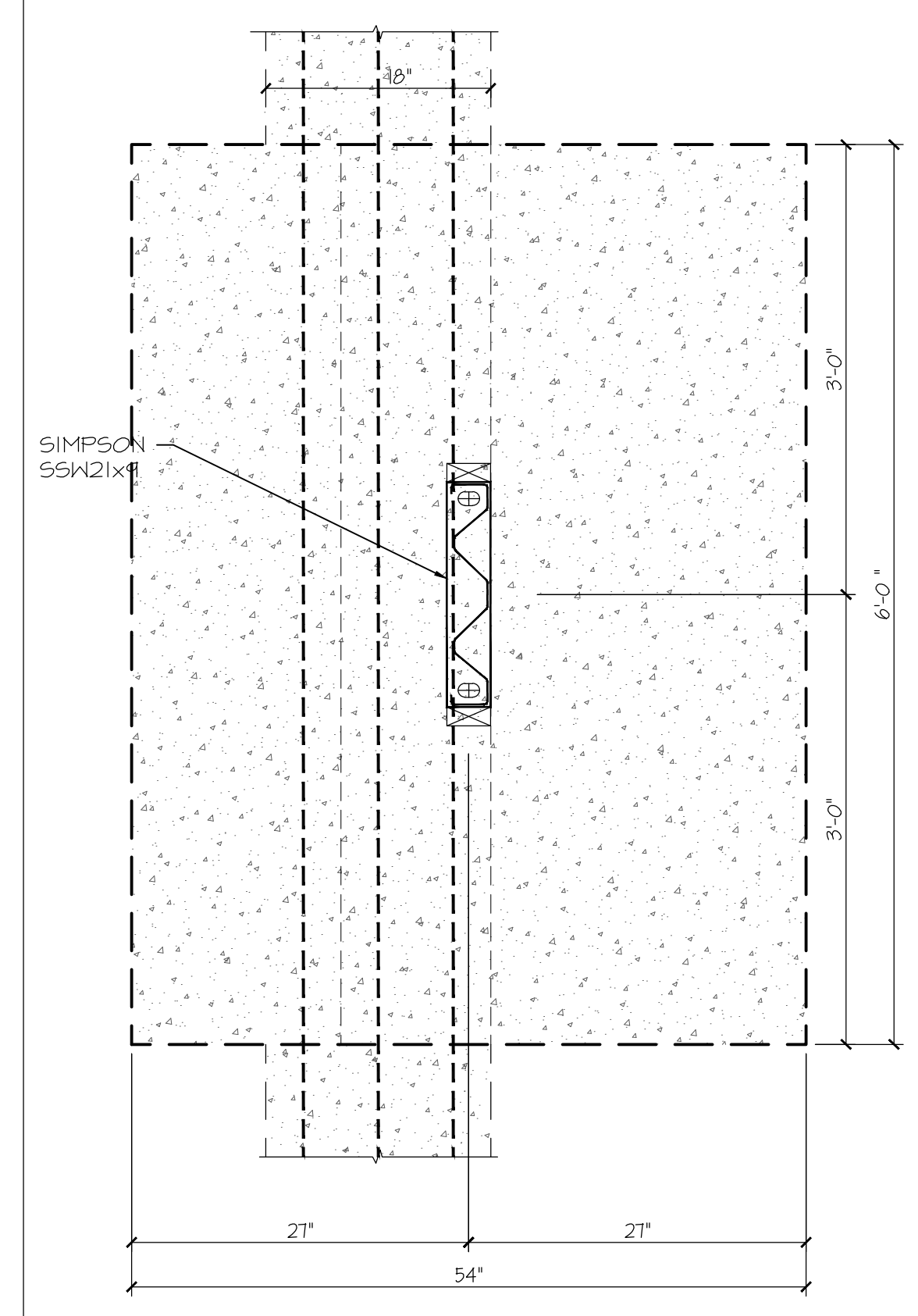
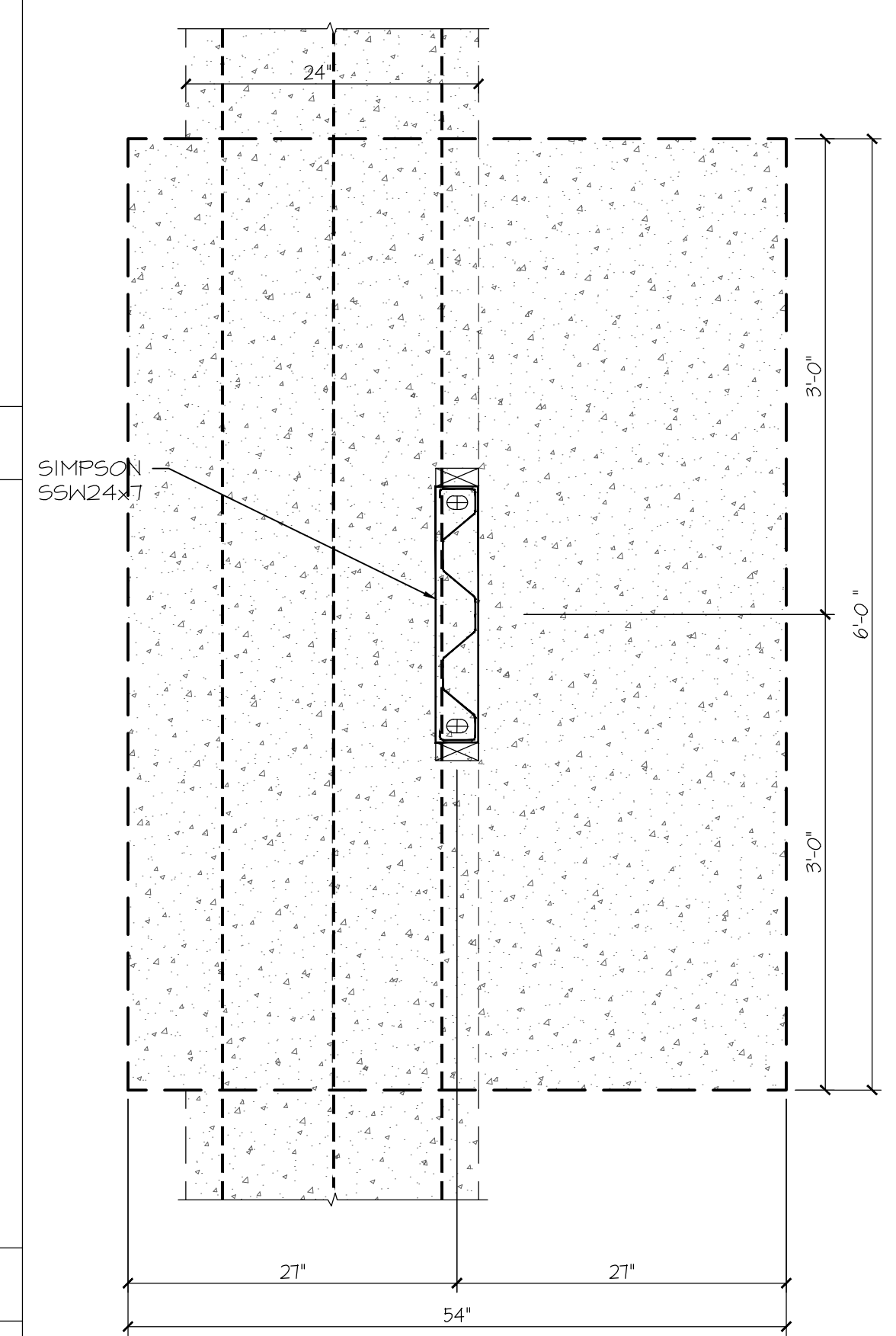
MEI

REGISTERED PROFESSIONAL ENGINEER
JOSEPH MANNING
No. C038456
EXP. 03/31/2025
CIVIL
STATE OF CALIFORNIA

23 APR 2024

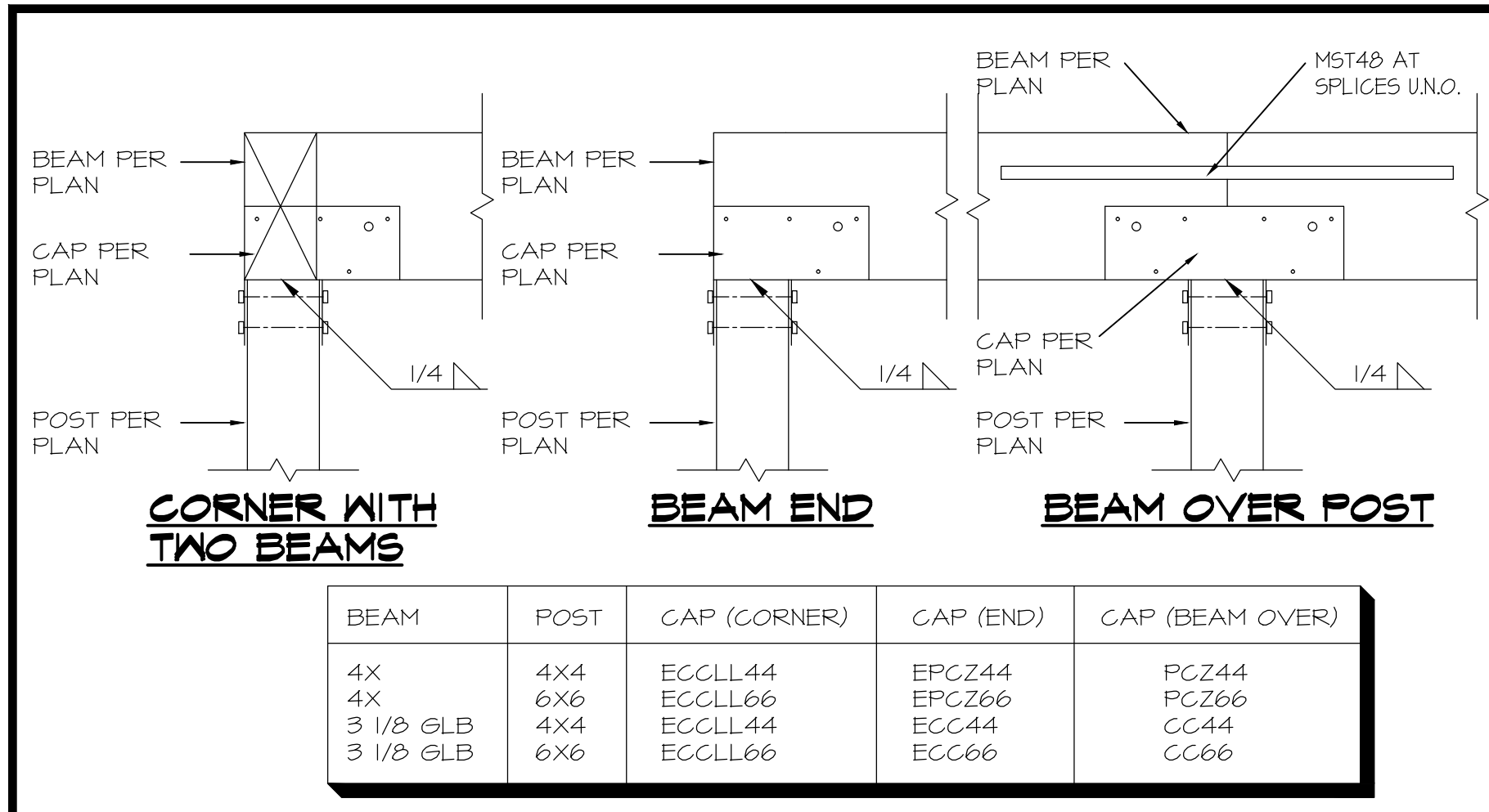
JOB NO. 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE:
SHEET TITLE
**STRUCTURAL
DETAILS**

SHEET NO.
S0.2a

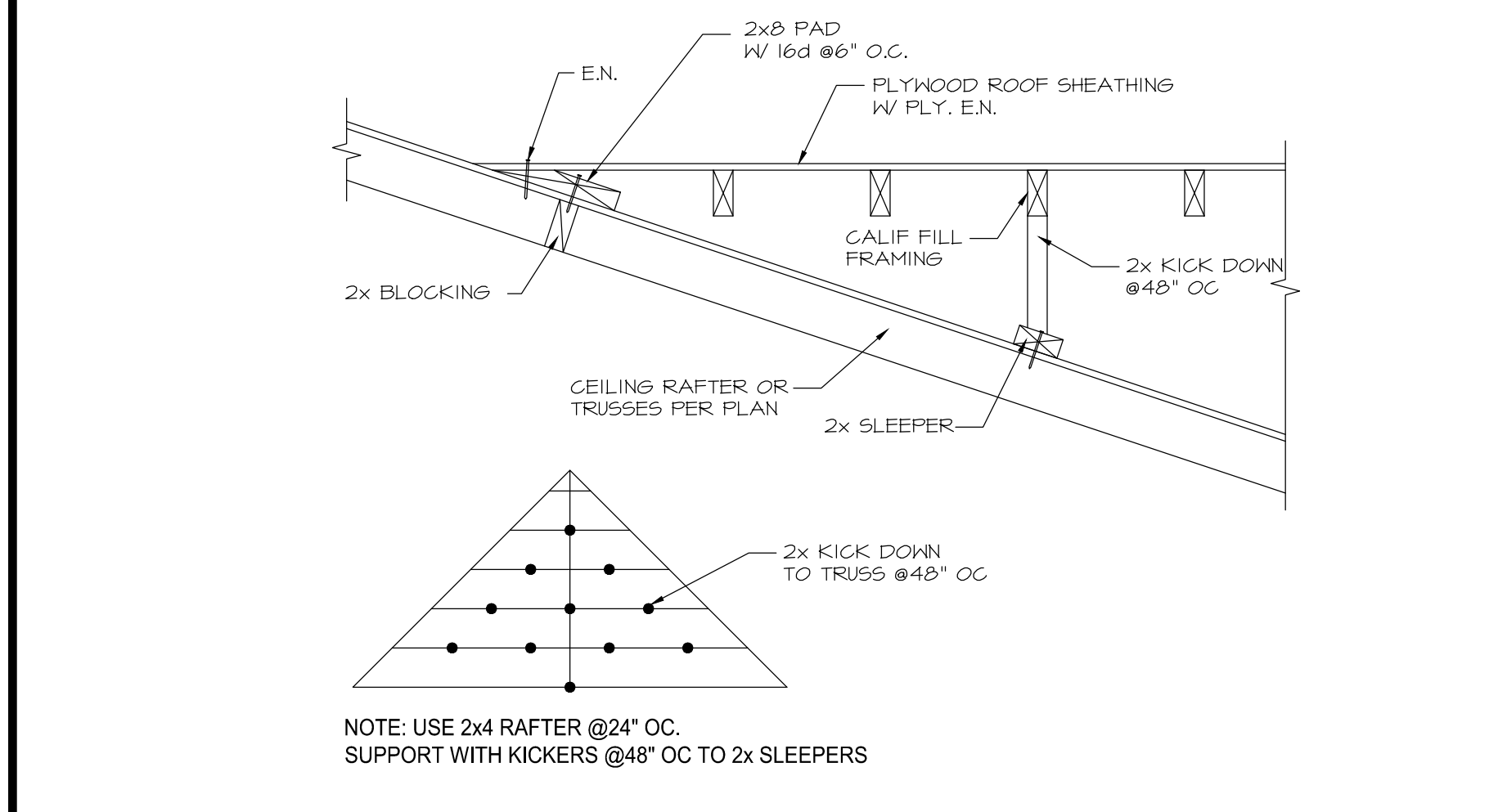


SSW24x7 FOOTING SCALE 1" = 1'-0" DET-2

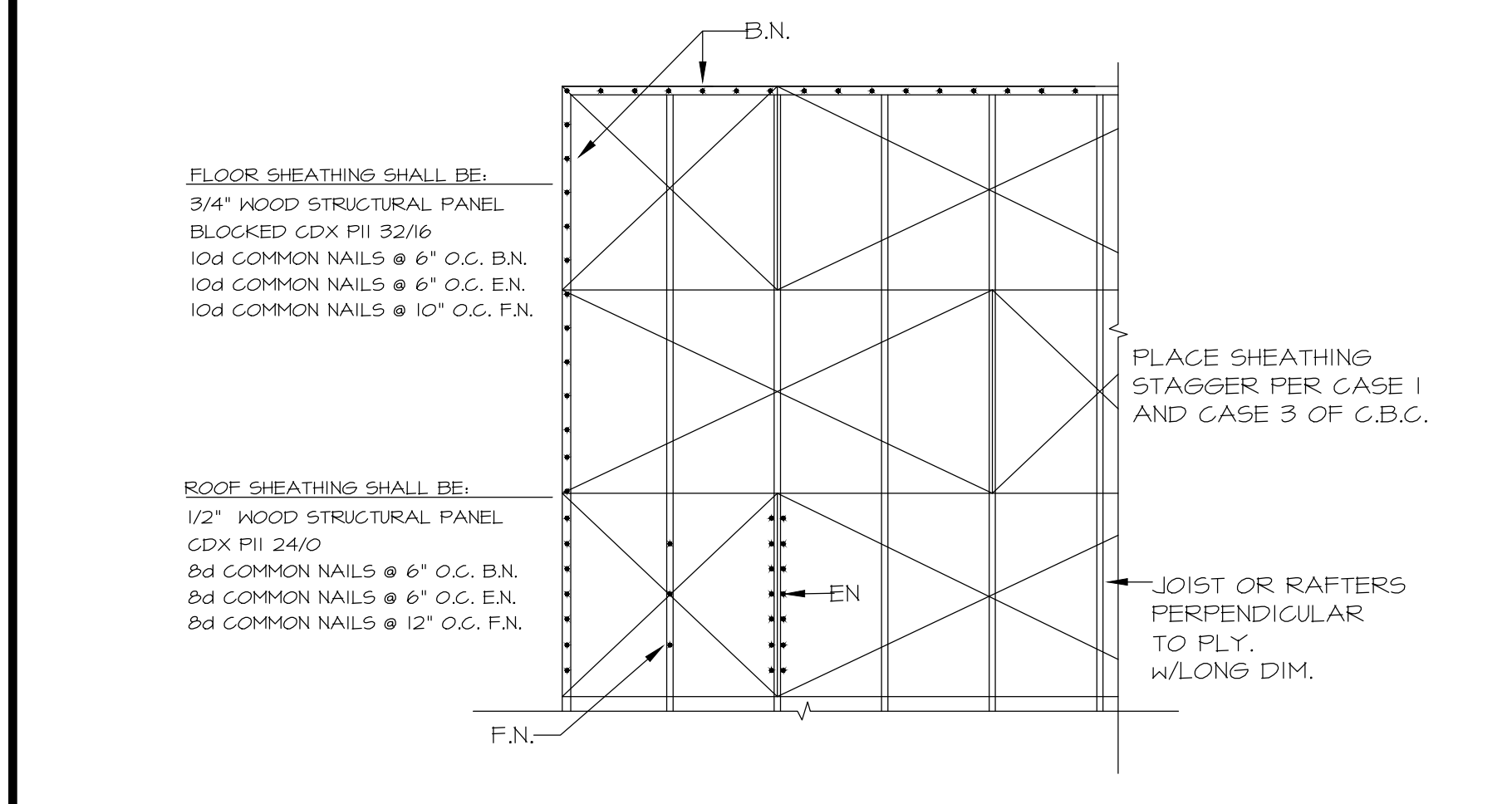
SSW21x9 FOOTING SCALE 1" = 1'-0" DET-1



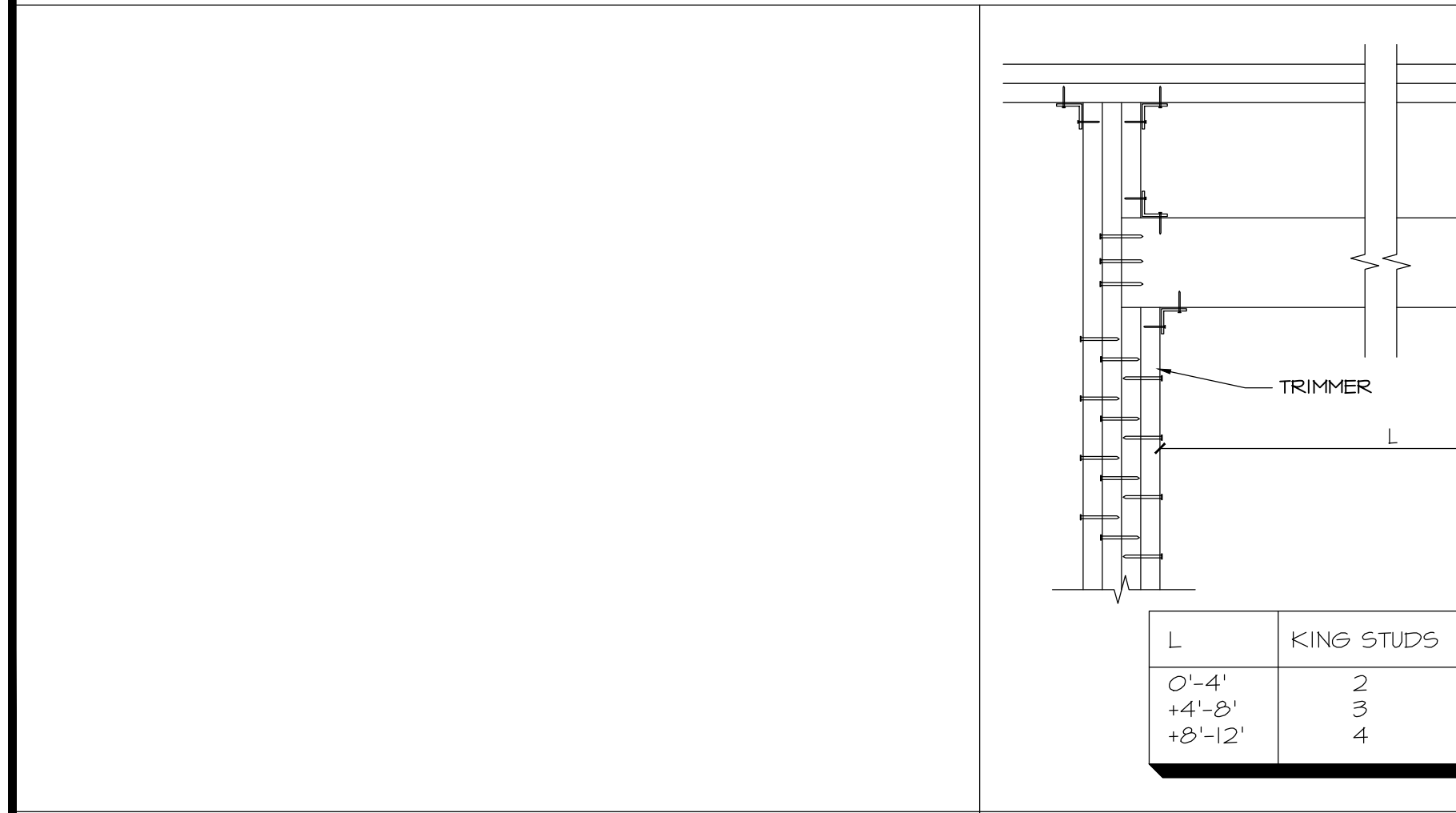
POST / BEAM CONNECTION SCALE 1" = 1'-0" DET-14



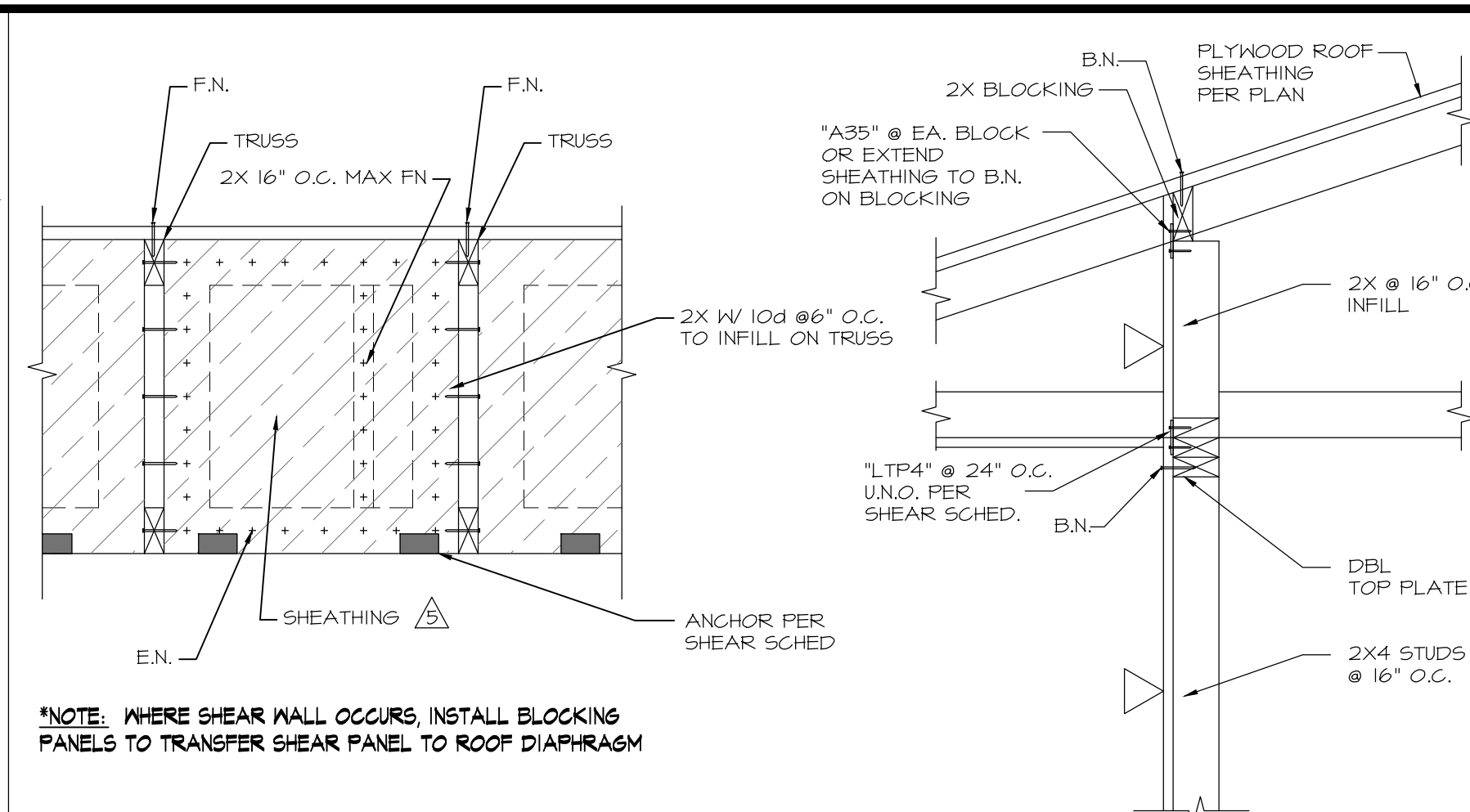
SHEAR TRANSFER @ RAISED HIP SCALE NO SCALE DET-15



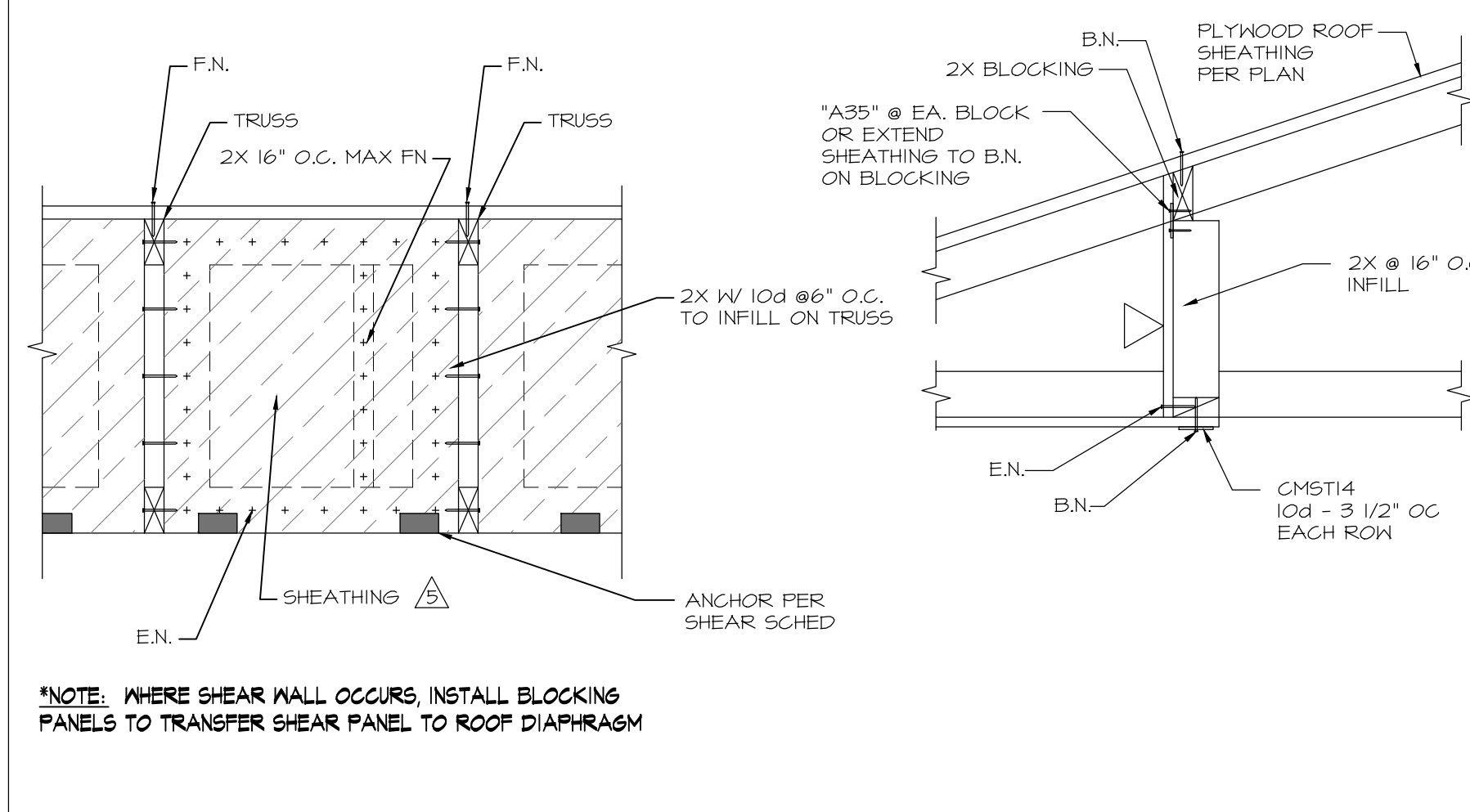
PLYWOOD SHEATHING DET-16



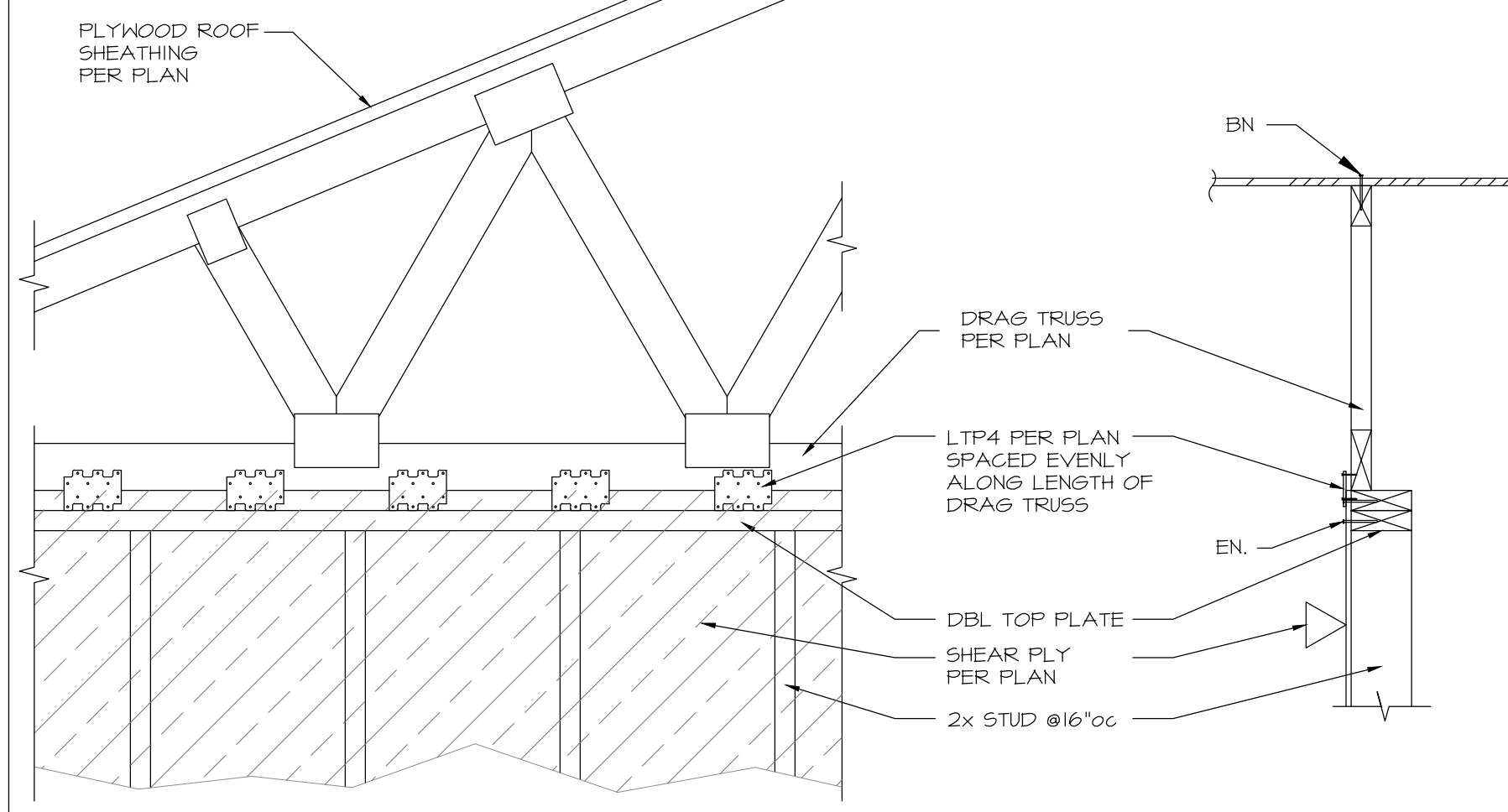
TYPICAL EXTERIOR HEADER SCALE 1" = 1'-0" DET-13



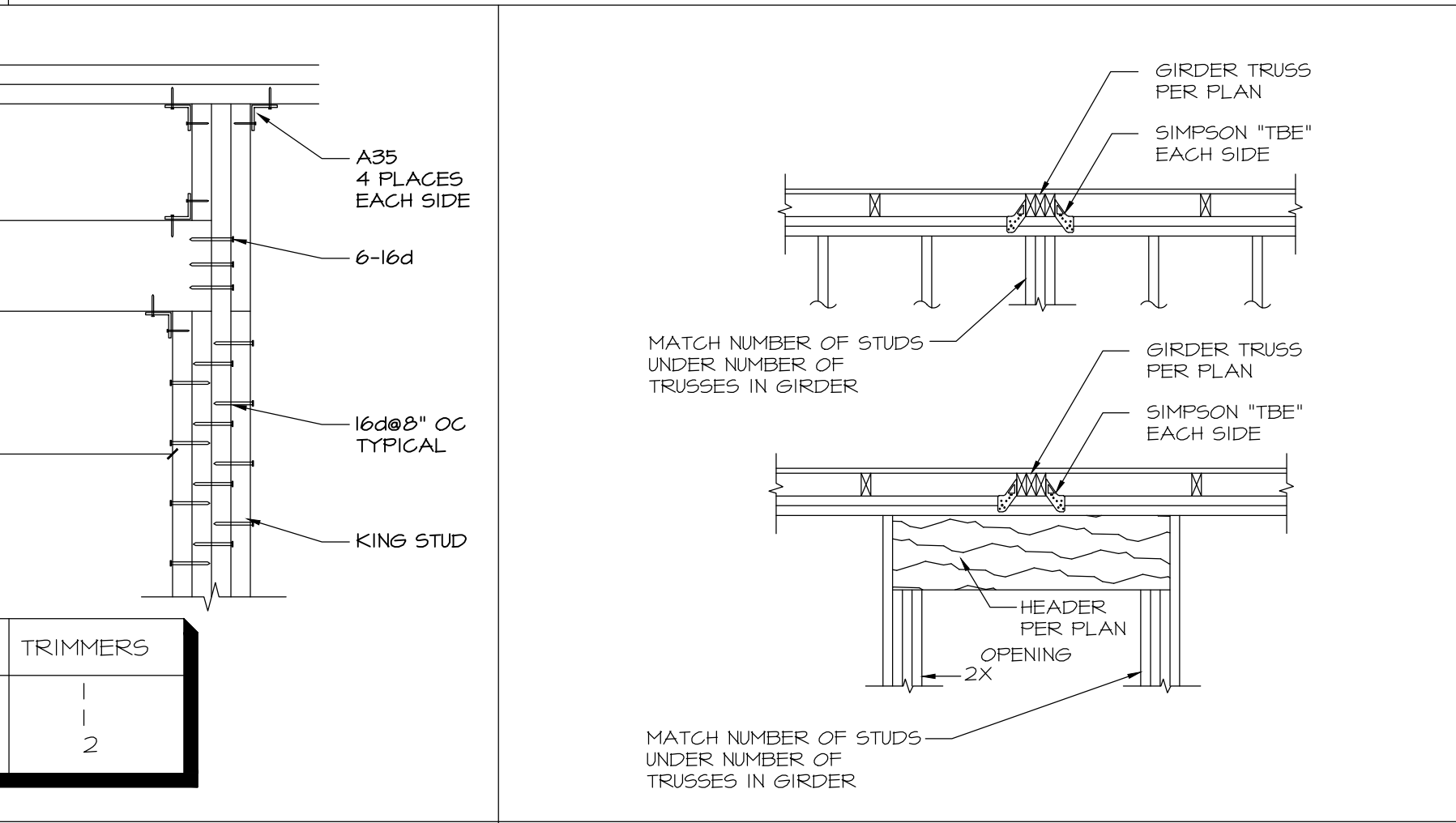
SHEAR TRANSFER @ WALLS PERP TO TRUSSES SCALE 1" = 1'-0" DET-9



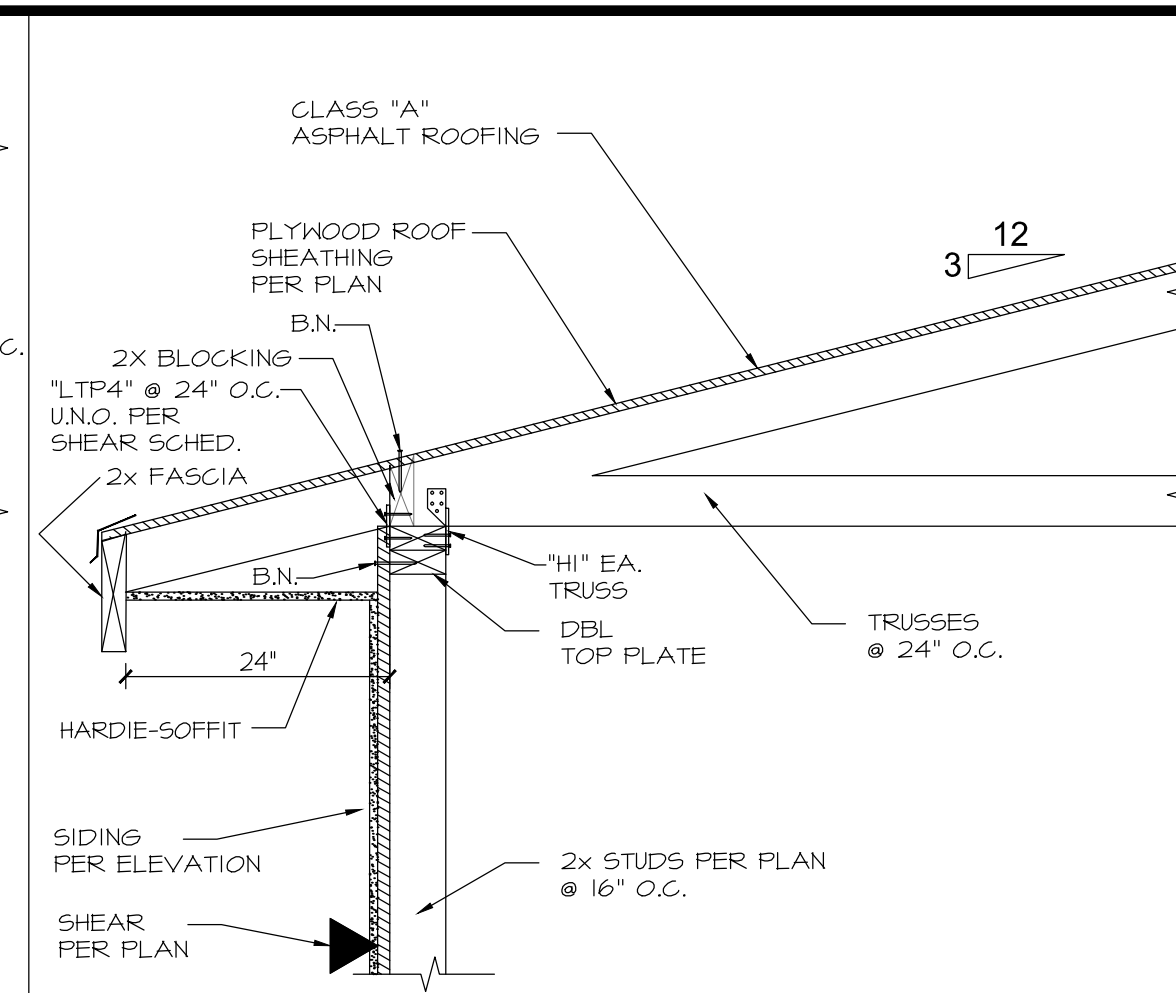
SHEAR TRANSFER @ WALLS PERP TO TRUSSES SCALE 1" = 1'-0" DET-10



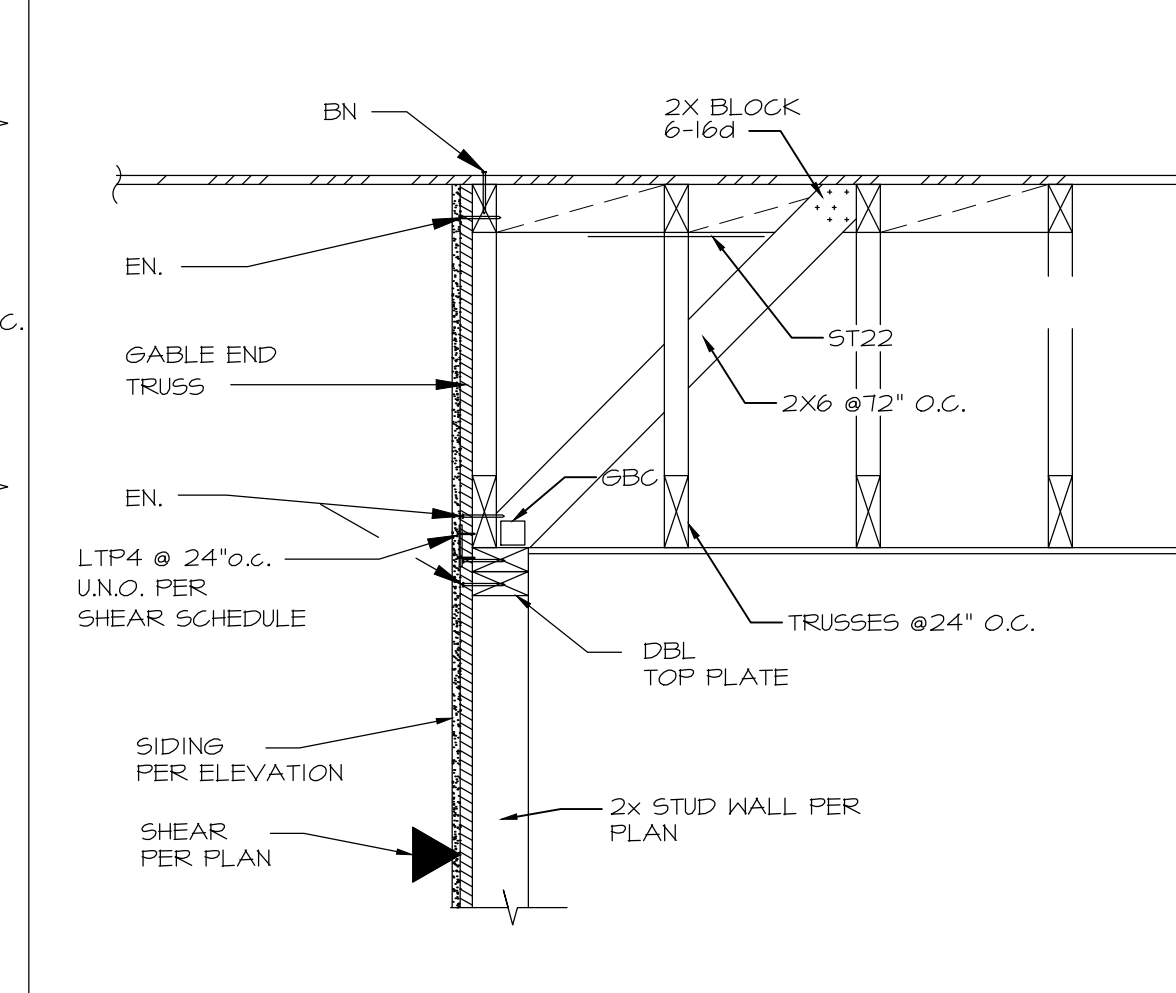
DRAG TRUSS TO SHEAR PANEL SCALE 1/2" = 1'-0" DET-11



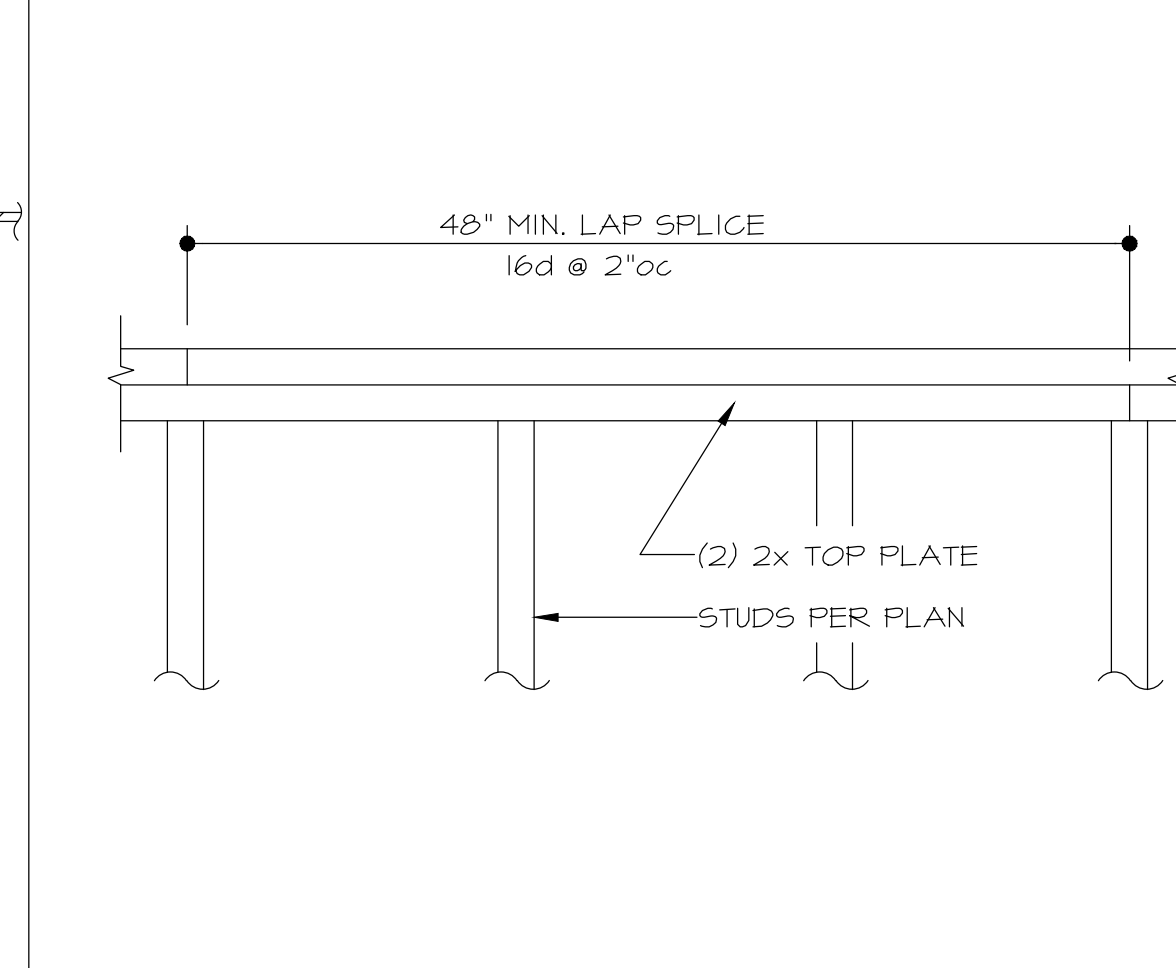
BEARING AT GIRDER TRUSS SCALE 1" = 1'-0" DET-12



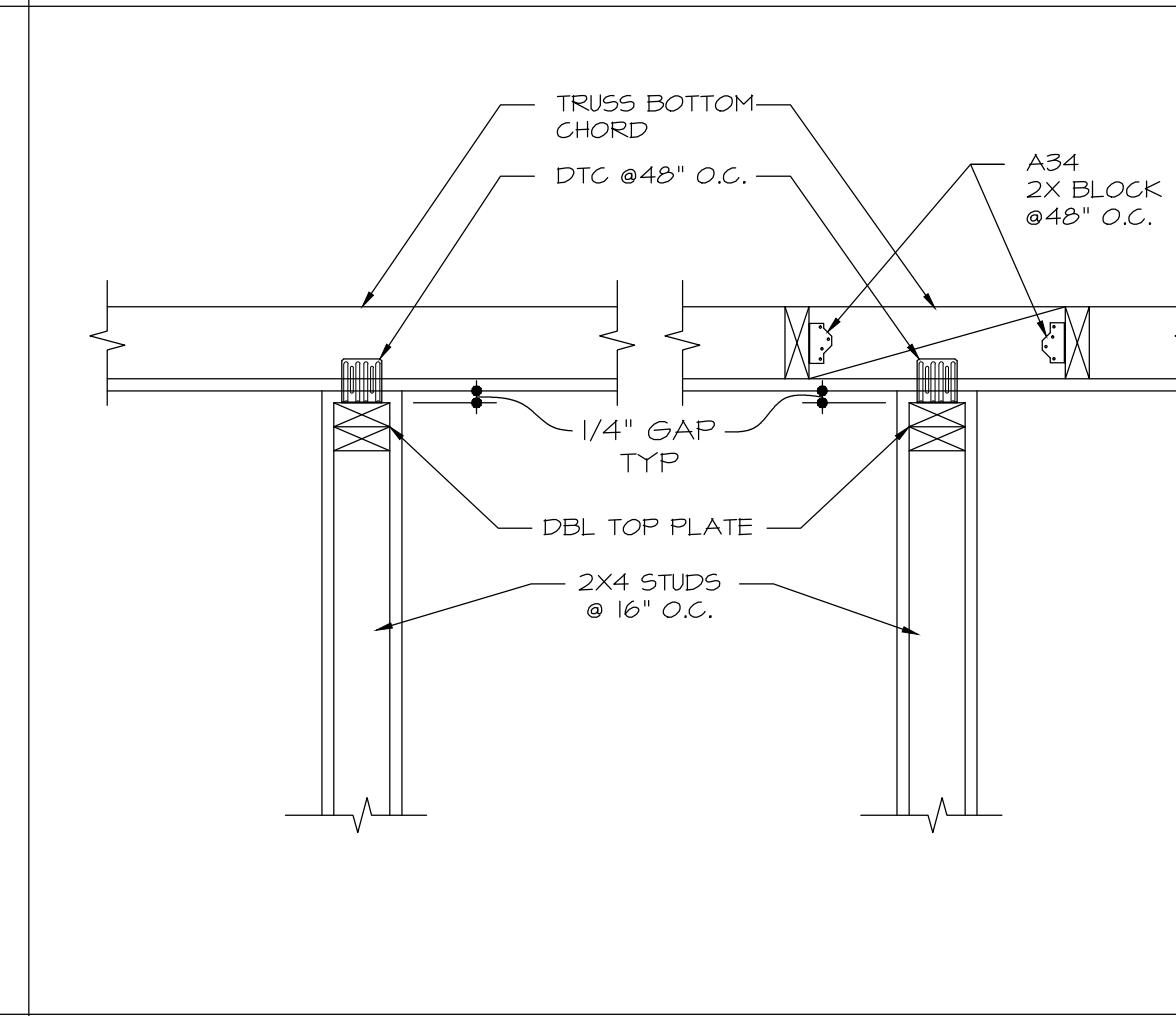
SHEAR TRANSFER @ HIP SCALE 1" = 1'-0" DET-5



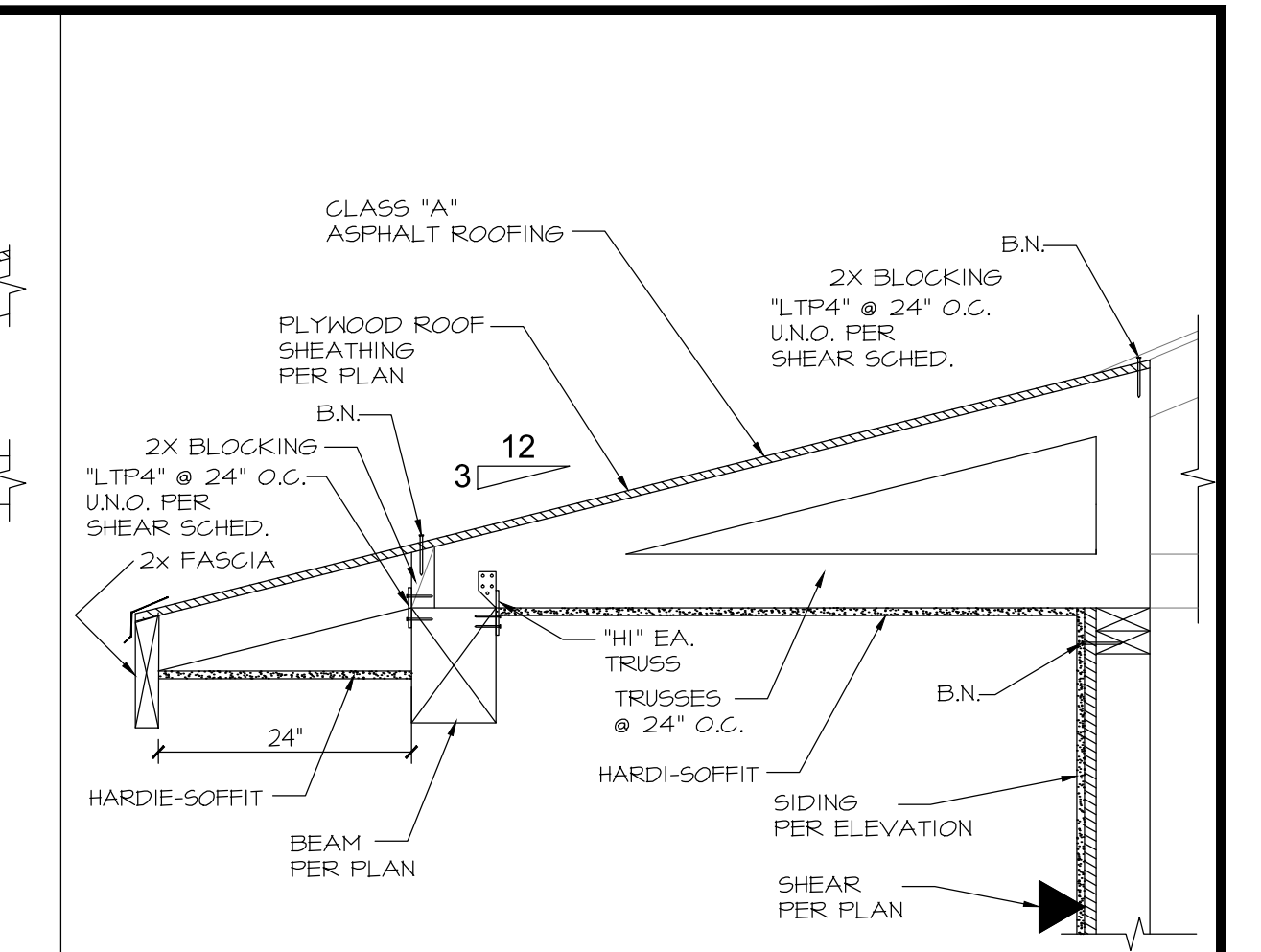
SHEAR TRANS @ GABLE END SCALE 1" = 1'-0" DET-6



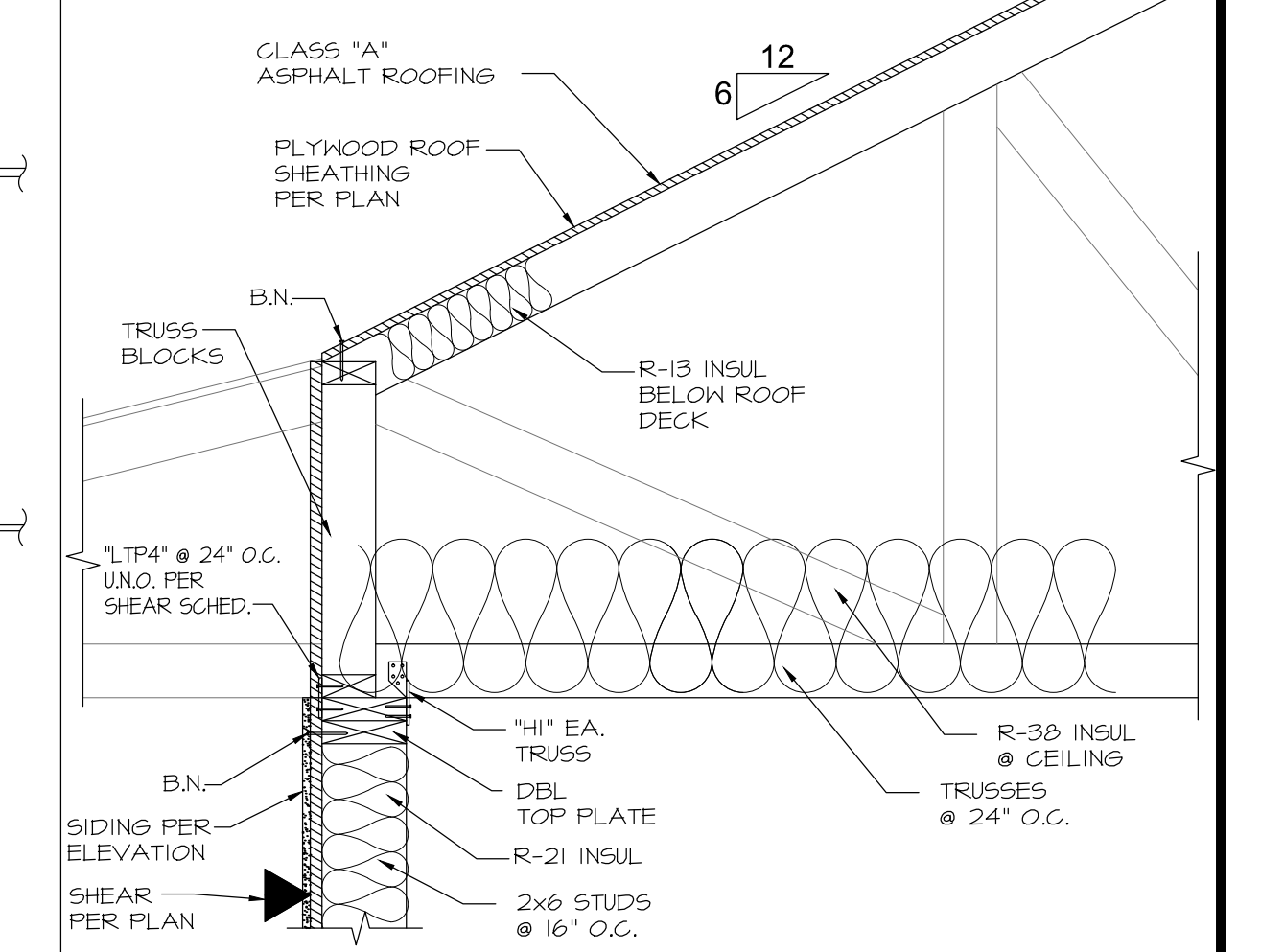
TYPICAL CHORD SPLICE SCALE 1" = 1'-0" DET-7



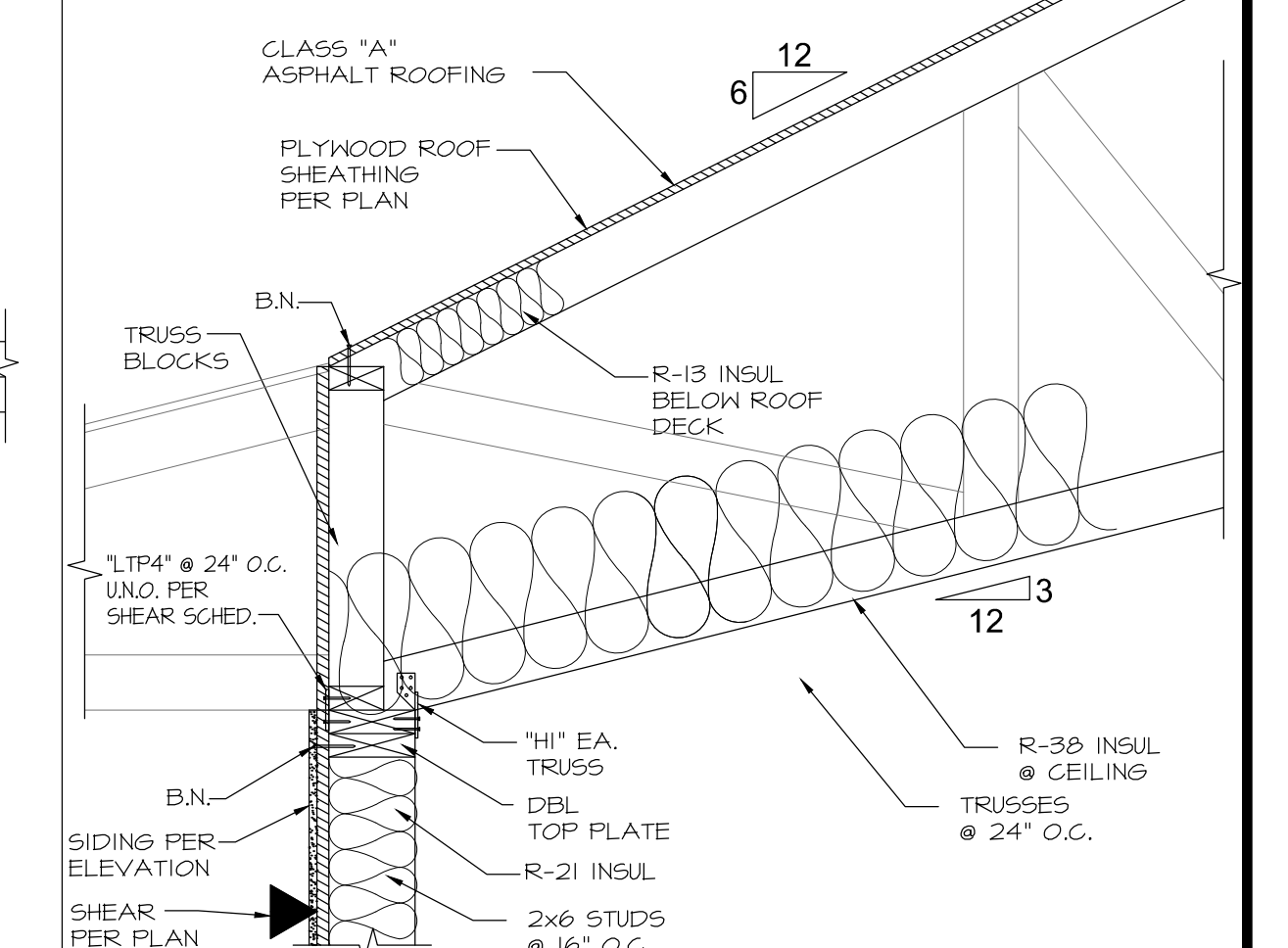
NON-BEARING WALL SCALE 1" = 1'-0" DET-8



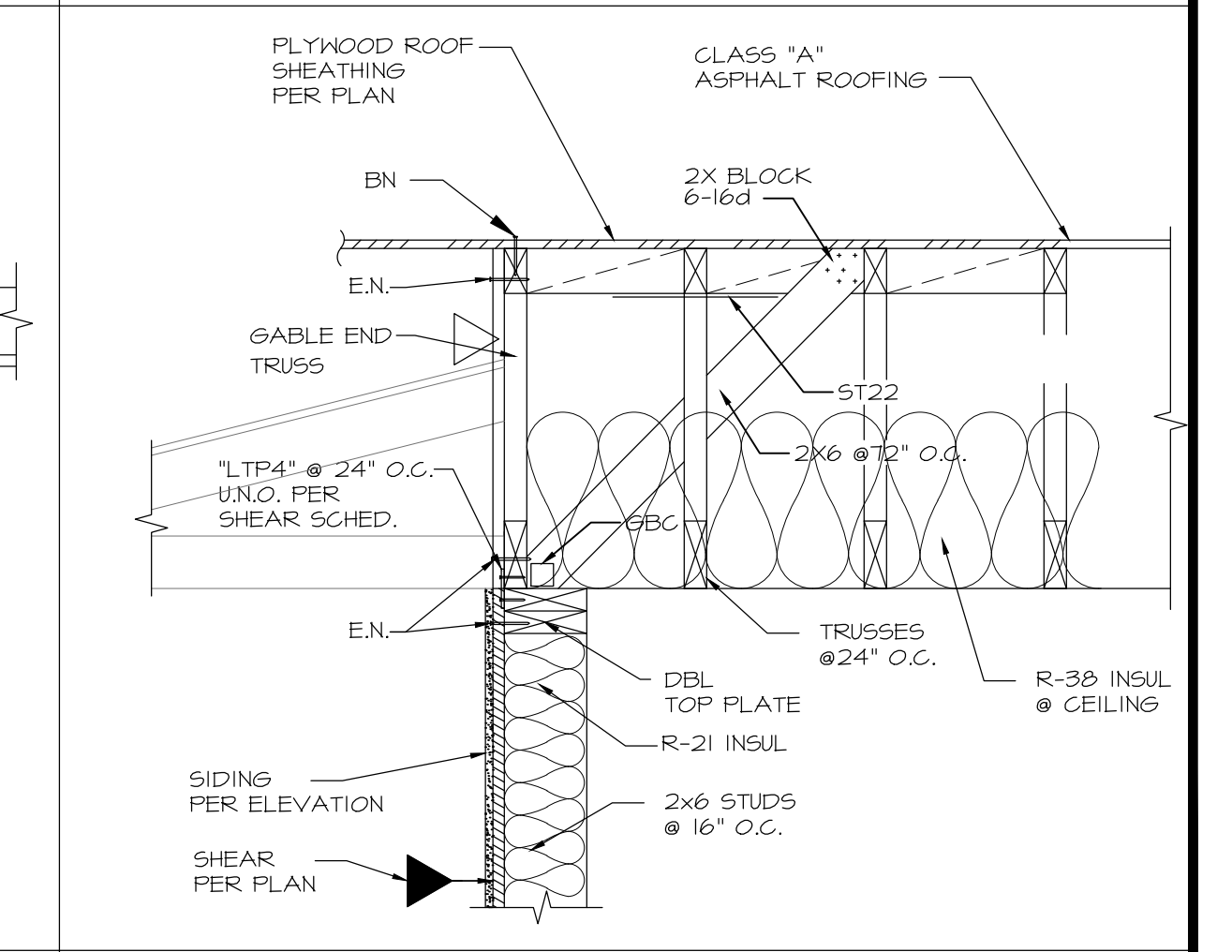
PORCH ROOF SCALE 1" = 1'-0" DET-1



SHEAR TRANSFER @ HIP SCALE 1" = 1'-0" DET-2



SHEAR TRANSFER @ HIP SCALE 1" = 1'-0" DET-3



SHEAR TRANS @ GABLE END SCALE 1" = 1'-0" DET-4

REVISIONS

NO.	DESCRIPTION
1	CHANGES BY OWNER

HENRIKSON
BUILDING DESIGN
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9375 TECOMA PARKWAY #202
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(951) 222-2222
e-mail: dave@henrikson-bd.com

PROJECT NAME
RAMONA BAND
of CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539

MANNING ENGINEERING I NC.
CIVIL / Structural Consultants
37574 Commerce Center Dr., Suite 133
Torrance, Ca. 90509
BLS: 0338456
Email: mman@mei.com

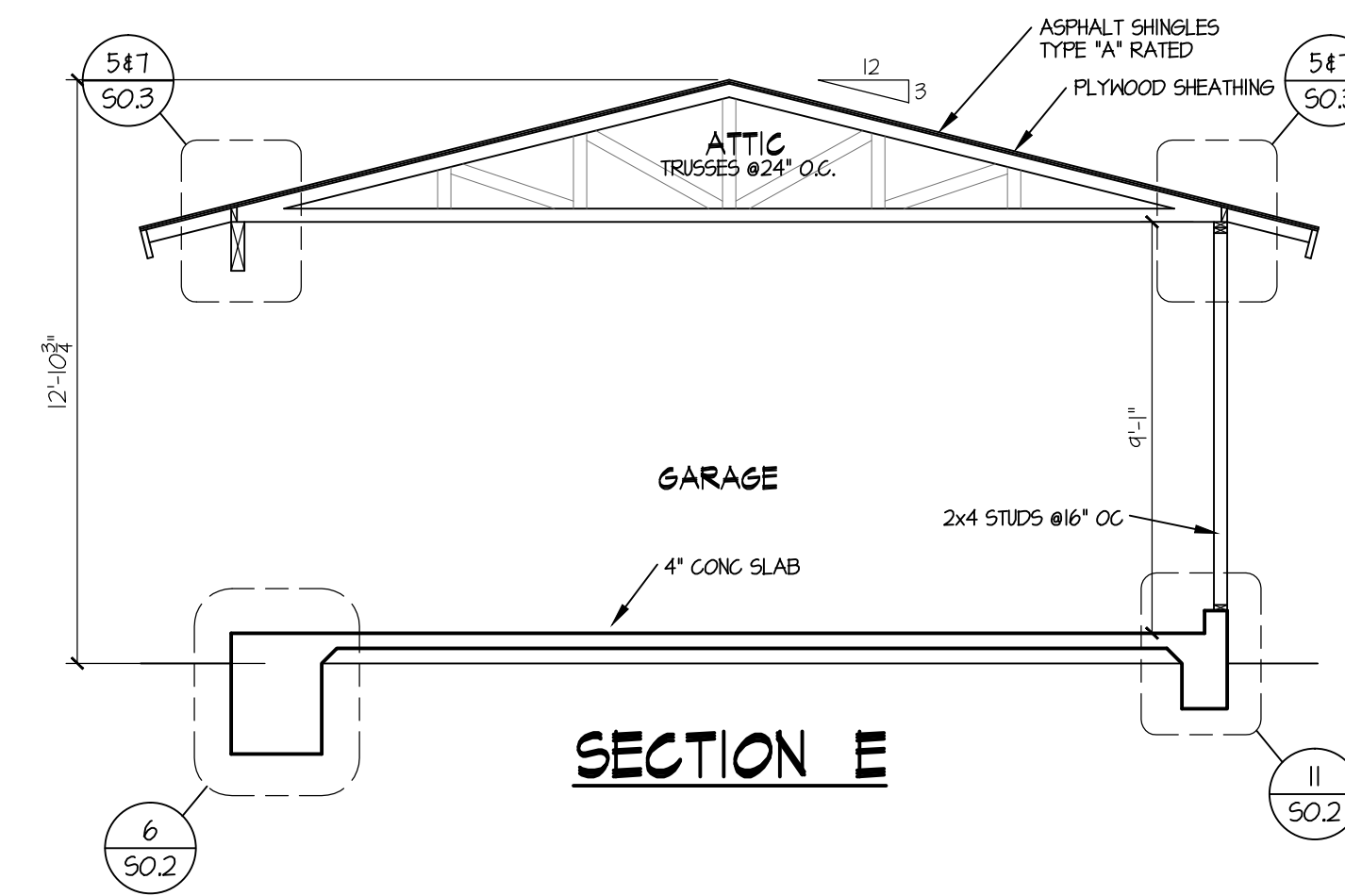
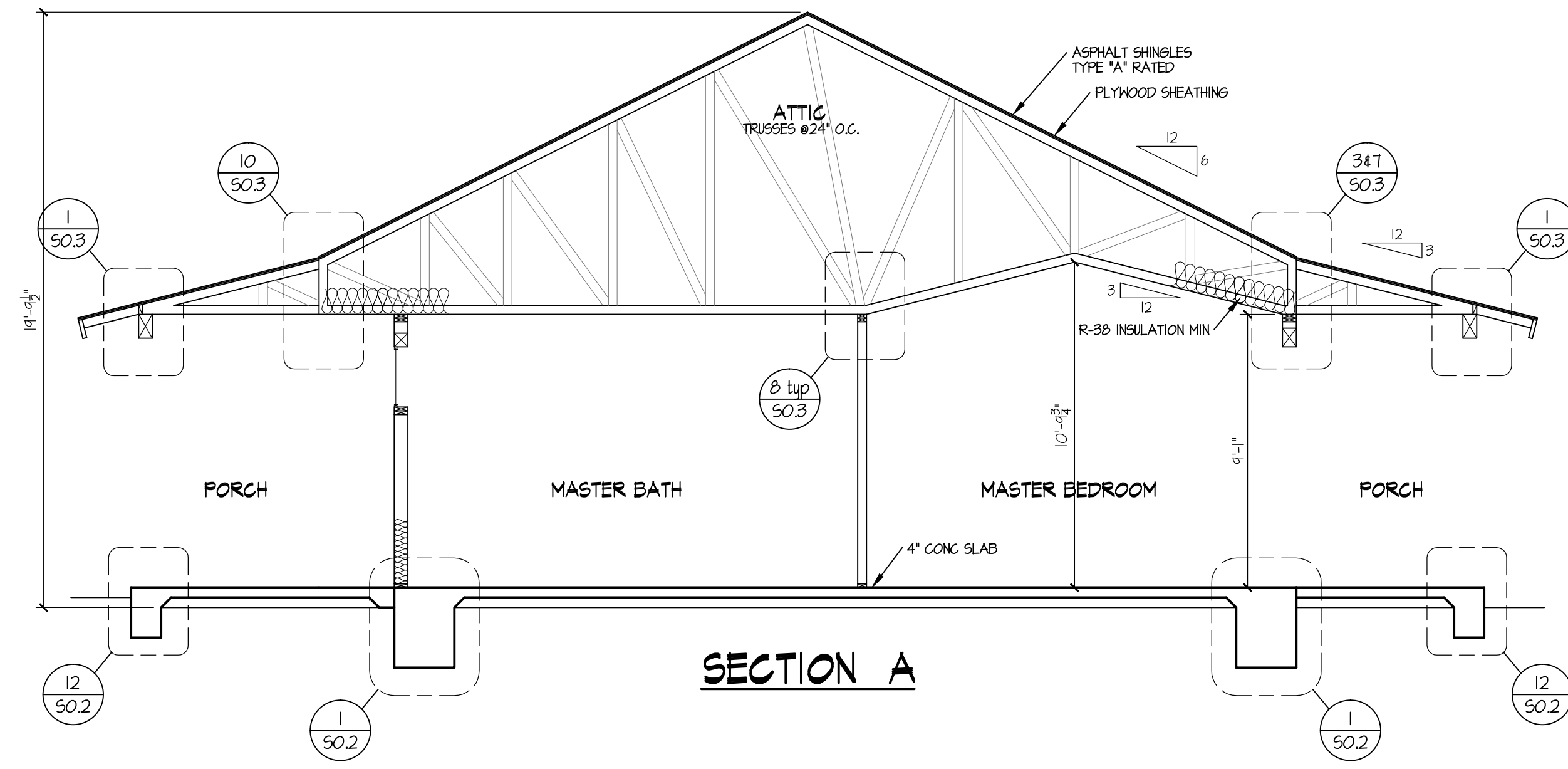
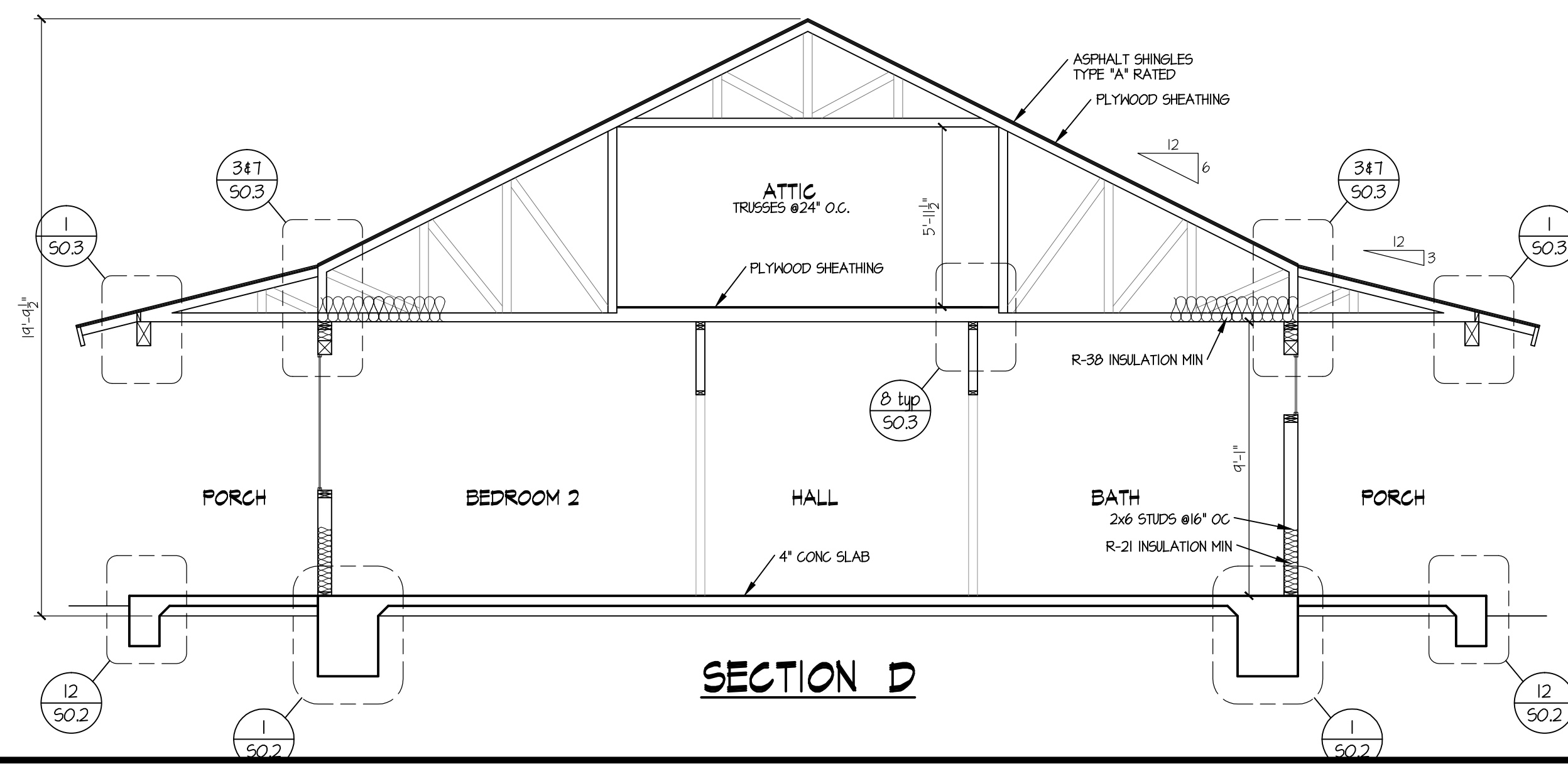
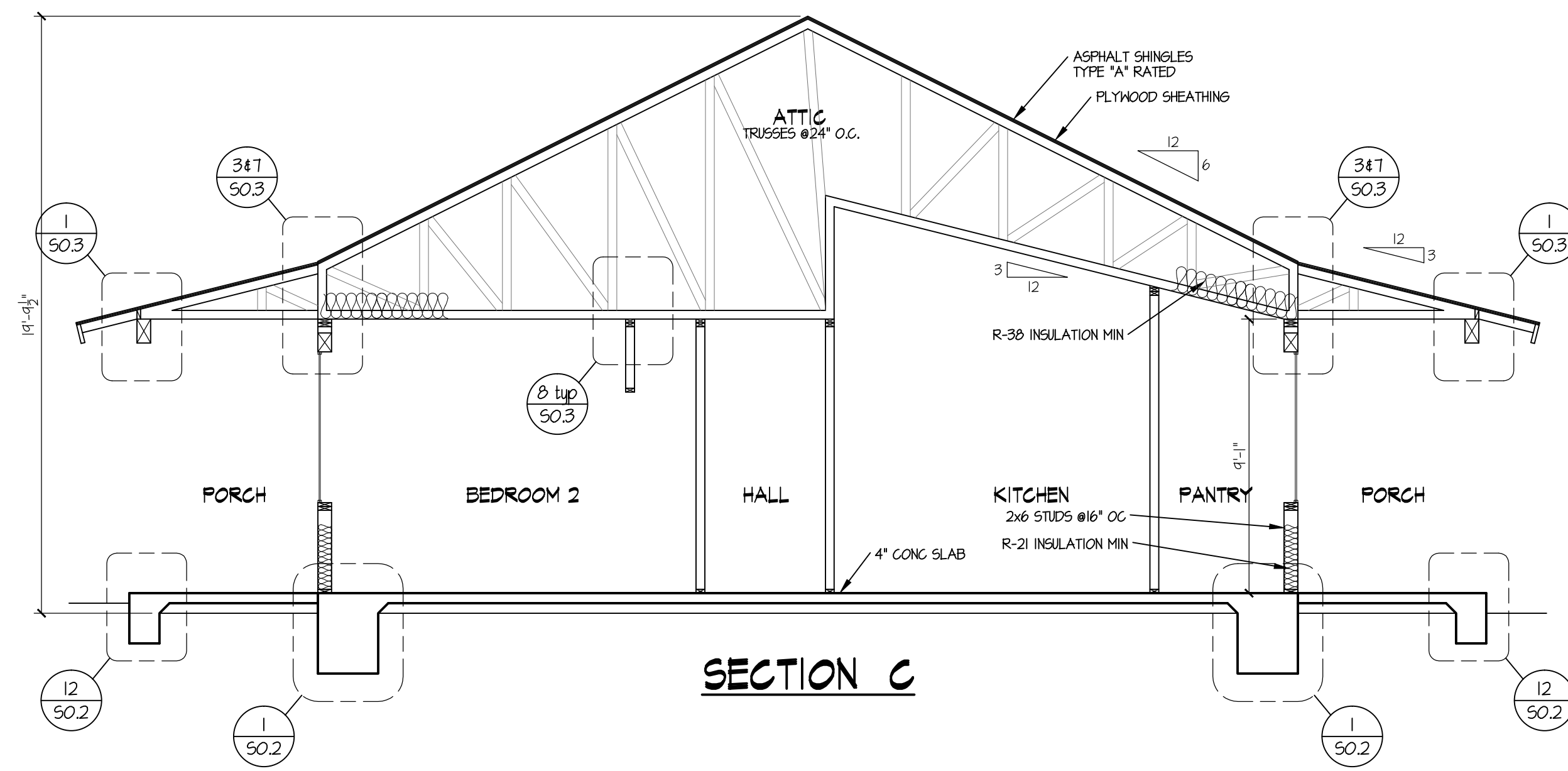
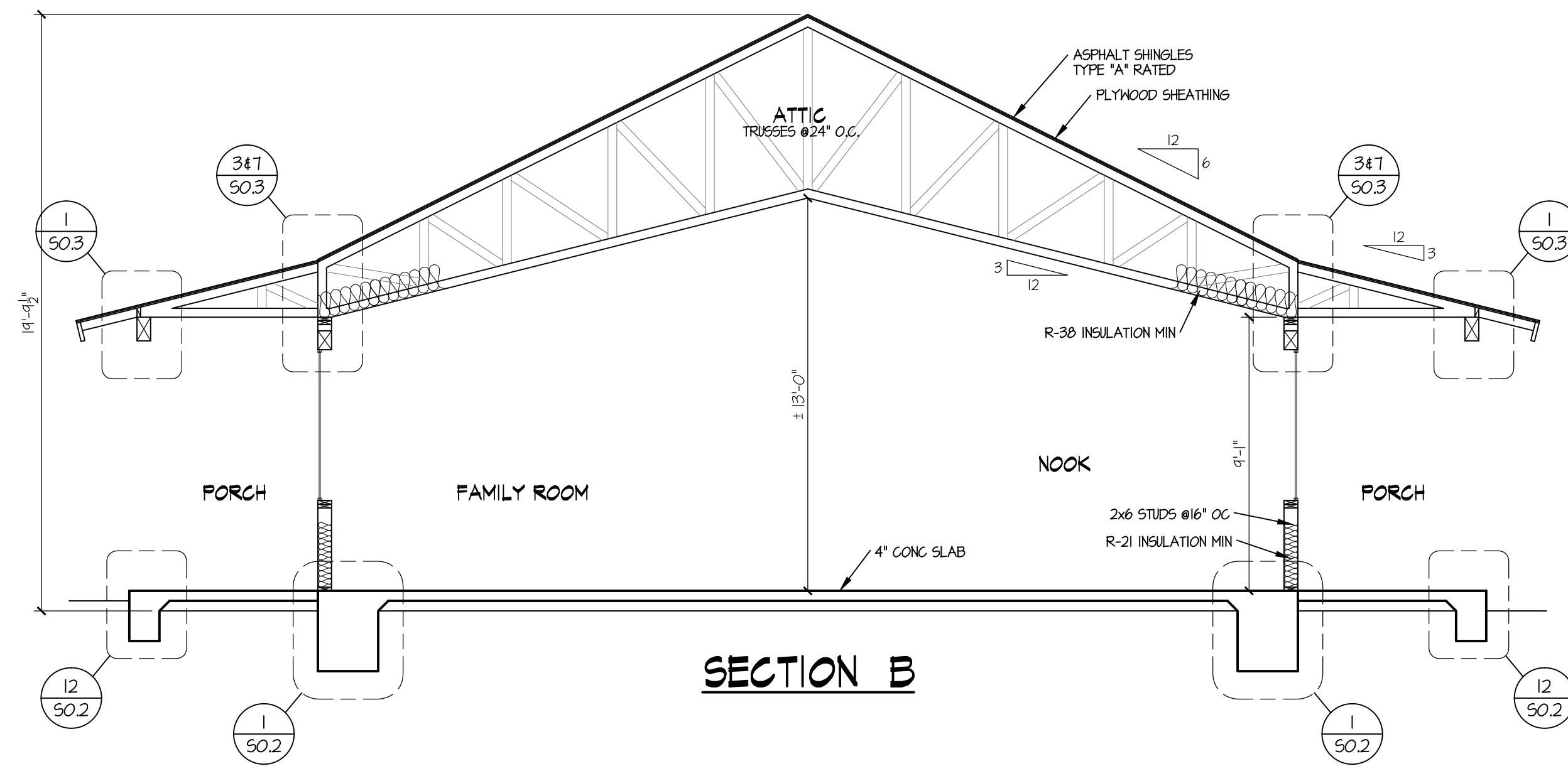
MEI

REGISTERED PROFESSIONAL ENGINEER
No. C038456
EXP. 03/12/2025
CIVIL
STATE OF CALIFORNIA

23 APR 2024

JOB NO: 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE:
SHEET TITLE
STRUCTURAL DETAILS
SHEET NO.

S0.3

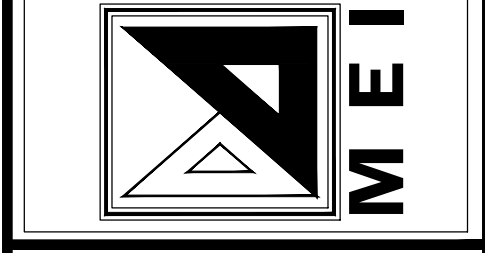


REVISIONS	
△	CHANGES BY OWNER
△	
△	

HENRIKSON
BUILDING DESIGN
DAYE HENRIKSON PRINCIPAL DESIGNER
93715 TECICULA PKWY #A218
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TEL: 951-222-2211
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PROJECT NAME
**RAMONA BAND
OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539**

MANNING ENGINEERING INC.
CIVIL / Structural Consultants
37574 Commerce Center Dr., Suite 133
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23 APR 2024

JOB NO:	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	

PLAN #1
SECTIONS

SHEET NO.
S0.4

FOUNDATION PLAN NOTES

1. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
2. ALL ANCHOR BOLTS, HOLDDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
3. A SOILS ENGINEER SHALL EVALUATE ANY UNANTICIPATED UNCOMPACTED FILL OR EXPANSIVE SOIL OR OTHER SOIL PROBLEMS DISCLOSED DURING CONSTRUCTION.
4. MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2500 POUNDS PER SQUARE INCH. (UNLESS OTHERWISE NOTED)
5. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING WITH A ONE PERCENT MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 5'.
6. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 5/8"x10" STEEL BOLTS MIN 7" EMB'DMT INTO CONCRETE OR MASONRY AND NO MORE THAN 6'OC. THERE SHALL BE A MIN OF TWO AB PER SILL WITH ONE AB LOCATED W/IN 12" OF END OF SILL.
7. PLATE WASHERS A MIN OF 3"x3"x0.229" THICK SHALL BE USED ON EA ANCHORBOLT.
8. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 5/8" INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4 3/8" (AND A MAXIMUM OF 12")
9. BOTTOM OF FOOTING SHALL BE FOUND AT A DEPTH THAT MAINTAINS AT LEAST 1 FT HORIZ TO DAYLIGHT ADJACENT TO DOWN HILL SLOPES.
10. SLAB REINFORCEMENT IS TO BE PLACED FROM THE CENTER TO THE UPPER 1/3RD OF THE SLAB, AND HAVE ADEQUATE SUPPORTS TO HOLD IT IN PLACE DURING THE CONCRETE POUR.

REVISIONS

△	CHANGES BY OWNER
△	
△	

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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

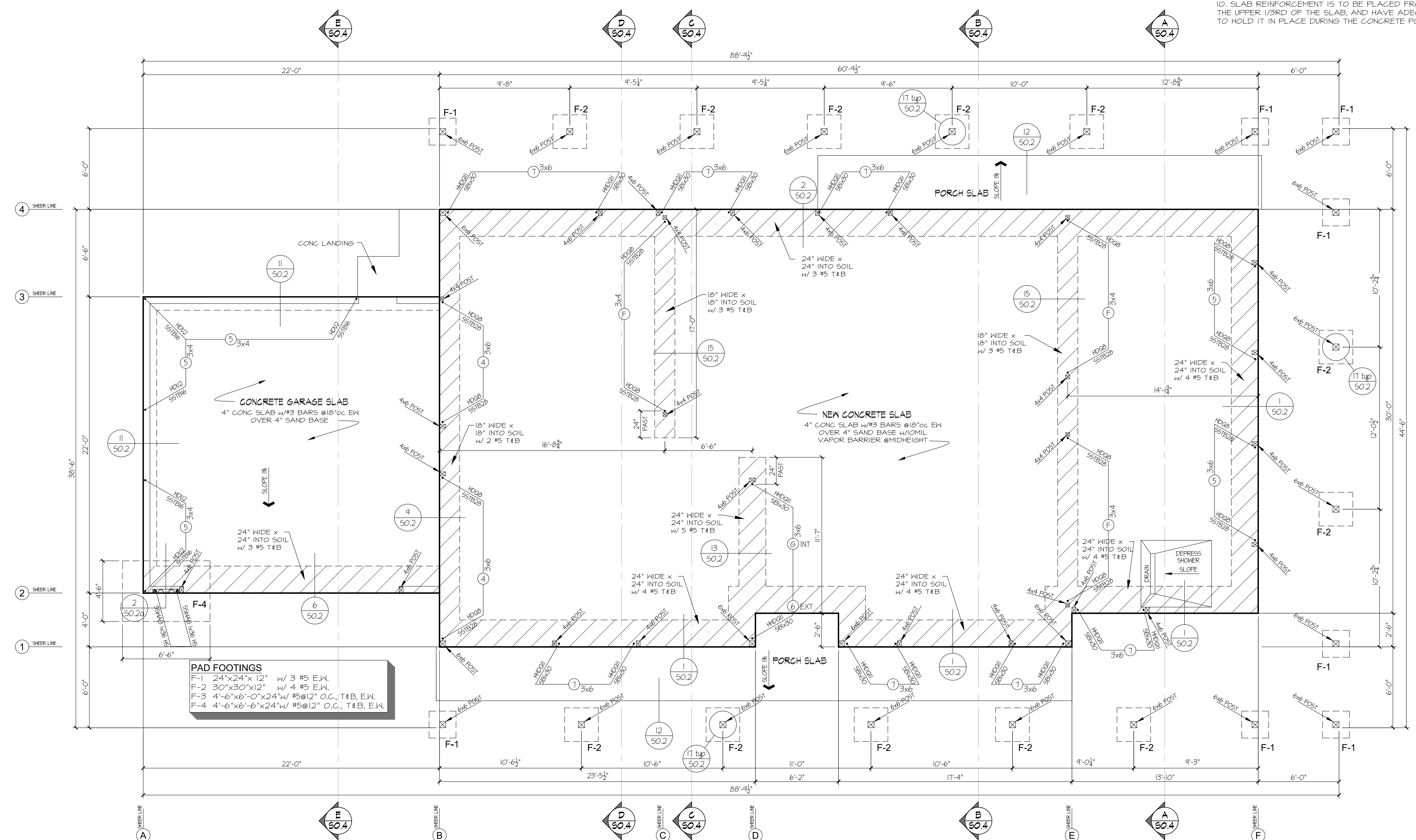
MANNING ENGINEERING INC.
 CIVIL / Structural Consultants
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REGISTERED PROFESSIONAL ENGINEER
 JOSEPH MANNING
 No. C038456
 CIVIL
 STATE OF CALIFORNIA
 EXP. 03/31/2028

23 APR 2024

JOB NO: 22-46
 DATE: 4/23/2024
 DESIGNER: DWH
 CHECKED: DWH
 SCALE: 1/4"=1'-0"
 SHEET TITLE
PLAN #1 FOUNDATION PLAN
 SHEET NO.
S1.1



PLAN #1 3BR
FOUNDATION PLAN
SITE #2

FRAMING PLAN NOTES

SEE ARCHITECTURAL PLAN FOR DIMENSIONS
 SEE DET (SO.3) FOR TYP. TOP PLATE SPLICE
 DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
 DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERED/ MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLU MEMBERS, PARALAMS, MICROLAMS, I-JOISTS, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
 FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
 WHERE TOP OR SOLE PLATE ARE CUT FOR PIPES, A METAL TIE MINIMUM 0.054 INCHES THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE OPENING WITH 8 - 10d NAILS MINIMUM EACH SIDE. THE STRAPS SHALL NOT EXTEND LESS THAN 6" BEYOND THE CUT OR NOTCH.

REVISIONS

△	CHANGES BY OWNER
△	
△	

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 DAVE HENRIKSON PRINCIPAL DESIGNER
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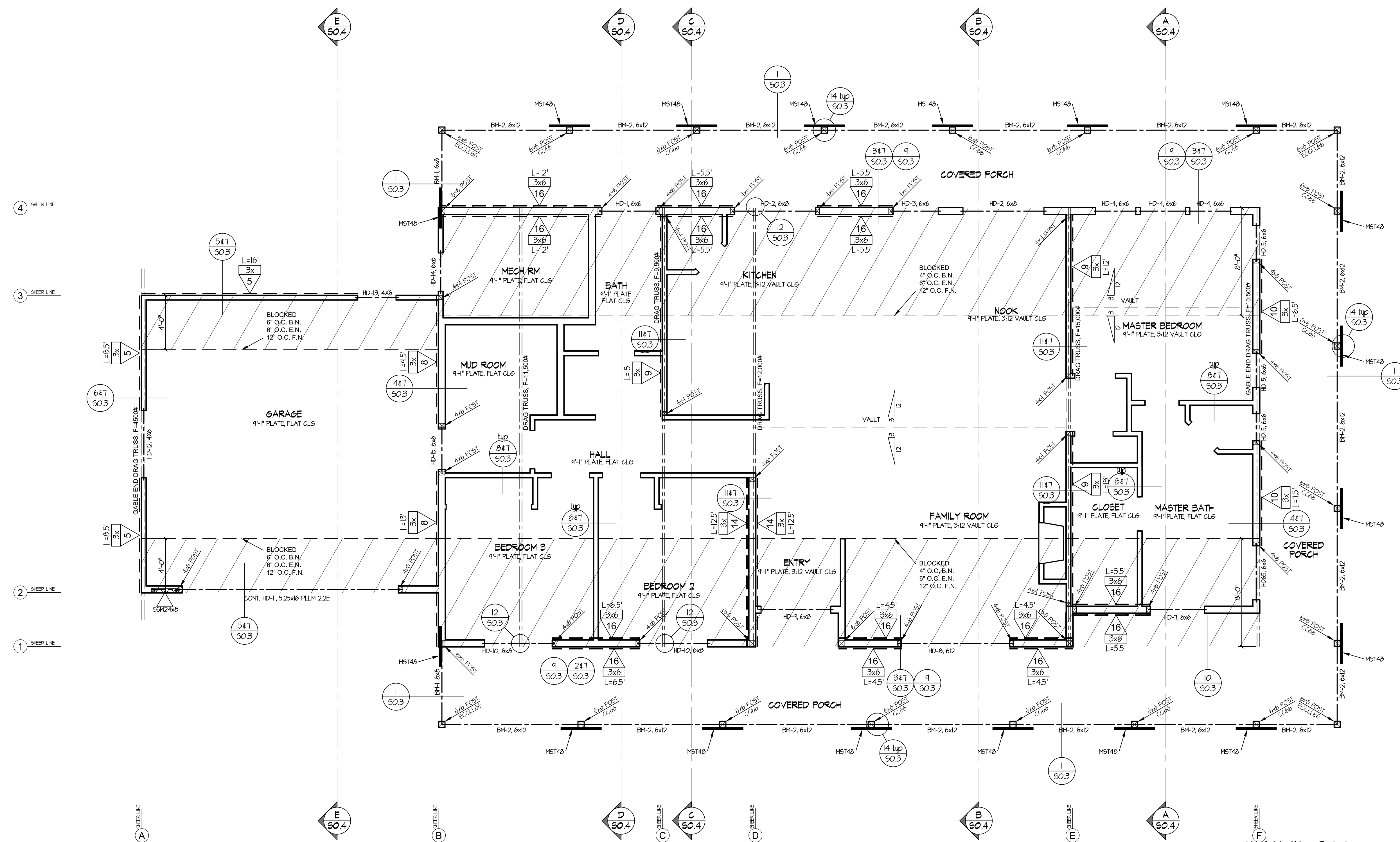
PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

MANNING ENGINEERING INC.
 CIVIL / Structural Consultants
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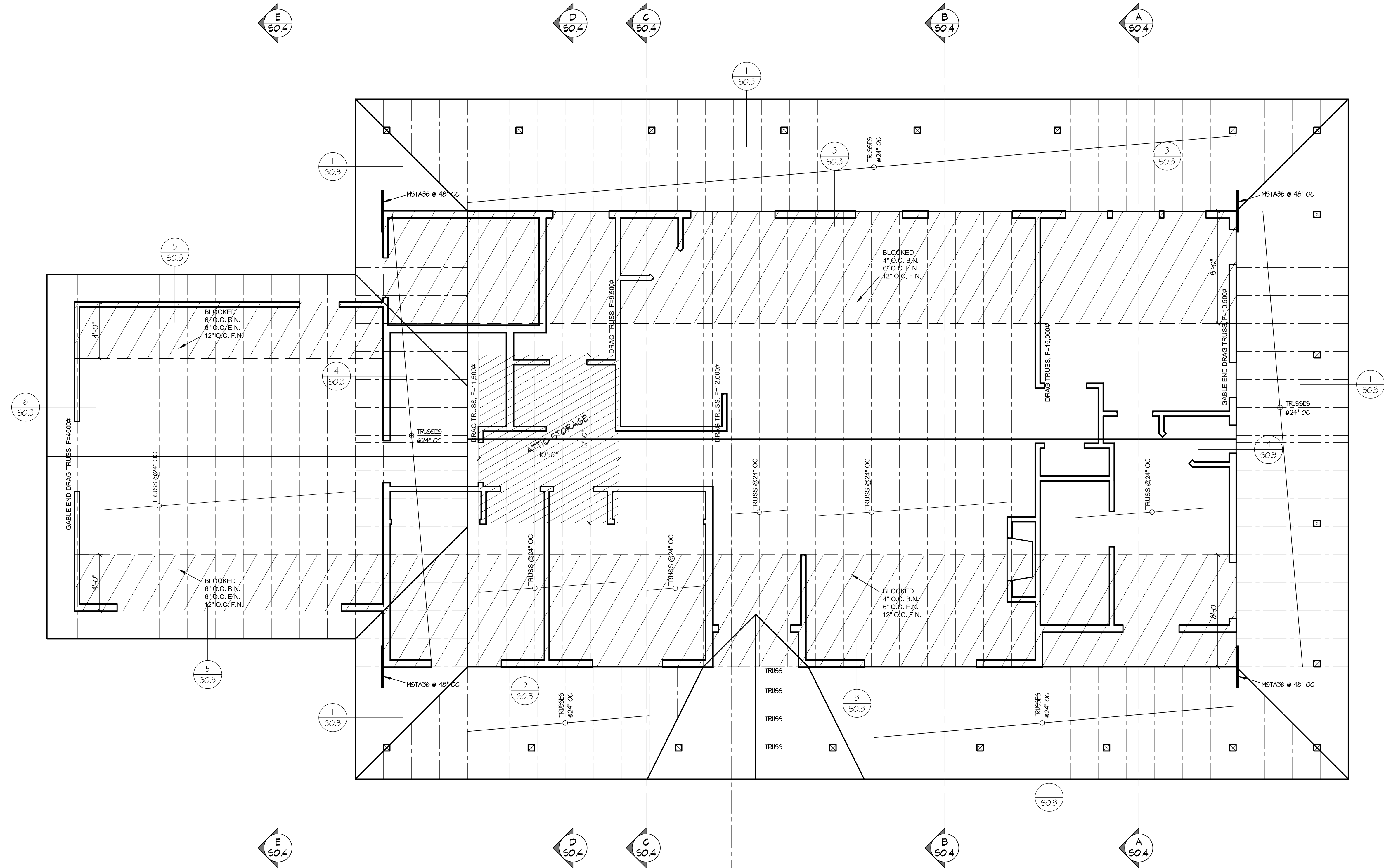
MEI

REGISTERED PROFESSIONAL ENGINEER
 JOSEPH MANNING
 No. C038456
 CIVIL
 STATE OF CALIFORNIA
 23 APR 2024

JOB NO: 22-46
 DATE: 4/23/2024
 DESIGNER: DWH
 CHECKED: DWH
 SCALE: 1/4"=1'-0"
SHEET TITLE
PLAN #1
FRAMING PLAN
 SHEET NO.
S1.2



PLAN #1 3BR
FRAMING PLAN
SITE #2



TYPICAL SLOPED ROOF PLYND TO BE 15/32" (32/16) APA RATED SHEATHING CDX 1/2" Ed. B.N. @ 6' O.C., EN. @ 6' O.C. & FN. @ 12' O.C. RUN LONG DIMENSION ACROSS RAFTERS & STGR. JOINTS.

**PLAN #1 3BR
ROOF FRAMING PLAN
SITE #2**

REVISIONS	
△	CHANGES BY OWNER
△	
△	

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93715 TEMECULA PKWY #A218
TEMECULA, CA 92592
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e-mail: dave@hen-bdl.com

PROJECT NAME
RAMONA BAND
OF CAHUILLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

MANNING ENGINEERING INC.
Civil / Structural Consultants
37574 Commerce Center Dr., Suite 133
Temecula, Ca. 92591-1047
BLS: 012826046
Email: mman@mei.com



23 APR 2024

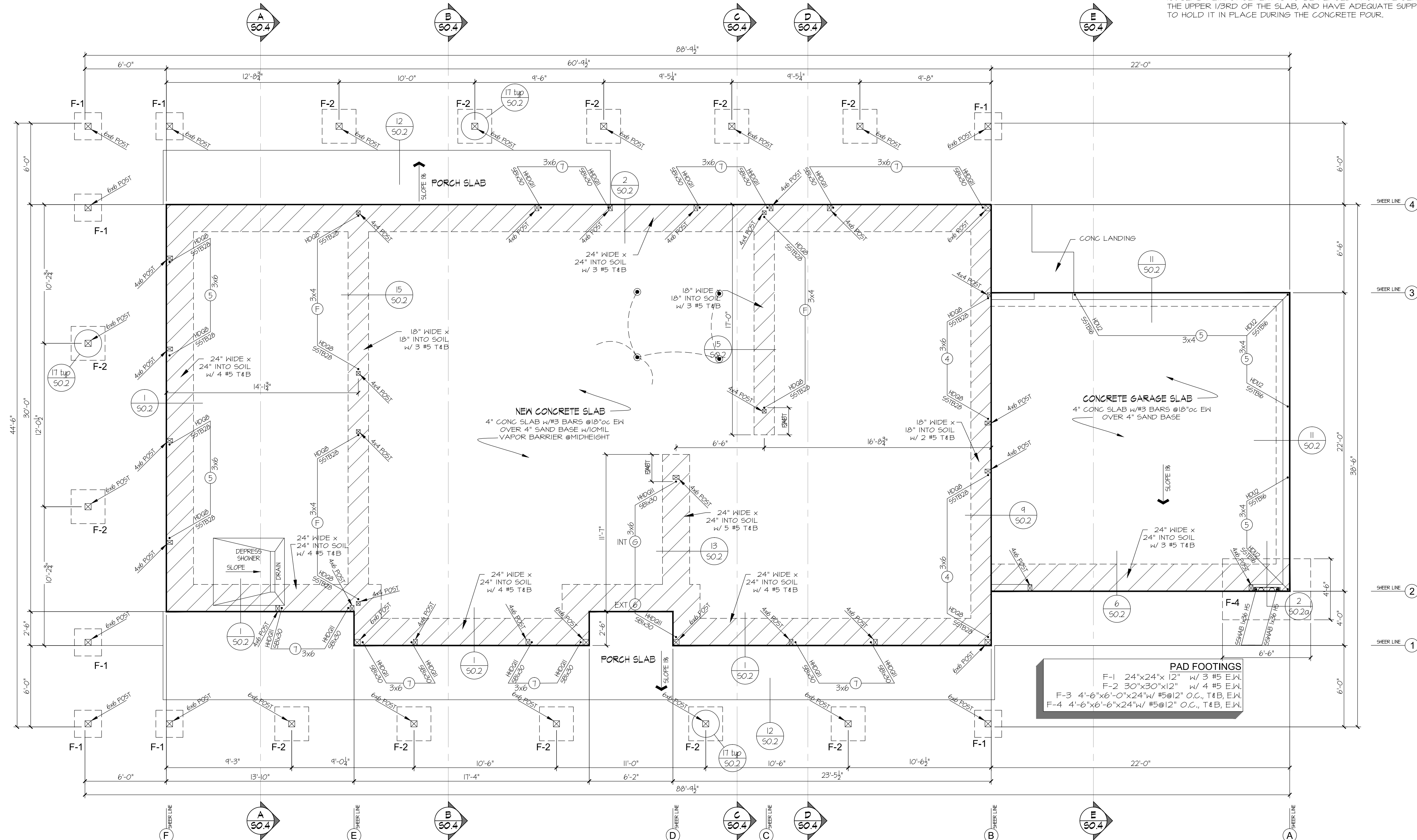
JOB NO: 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE: 1/4"=1'-0"
SHEET TITLE

PLAN #1
ROOF FRAMING
PLAN

SHEET NO.
S1.3

FOUNDATION PLAN NOTES

1. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
2. ALL ANCHOR BOLTS, HOLD-DOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
3. A SOILS ENGINEER SHALL EVALUATE ANY UNANTICIPATED UNCOMPACTED FILL OR EXPANSIVE SOIL OR OTHER SOIL PROBLEMS DISCLOSED DURING CONSTRUCTION.
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9. BOTTOM OF FOOTING SHALL BE FOUND AT A DEPTH THAT MAINTAINS AT LEAST 7 FT HORIZ TO DAYLIGHT ADJACENT TO DOWN HILL SLOPES.
10. SLAB REINFORCEMENT IS TO BE PLACED FROM THE CENTER TO THE UPPER 1/3RD OF THE SLAB, AND HAVE ADEQUATE SUPPORTS TO HOLD IT IN PLACE DURING THE CONCRETE POUR.



PAD FOOTINGS
 F-1 24"x24"x12" w/ 3 #5 E.W.
 F-2 30"x30"x12" w/ 4 #5 E.W.
 F-3 4'-6"x6'-0"x24" w/ #5@12" O.C., T4B, E.W.
 F-4 4'-6"x6'-6"x24" w/ #5@12" O.C., T4B, E.W.

PLAN #1-REV 3BR
FOUNDATION PLAN
SITE #5

REVISIONS

△	CHANGES BY OWNER
△	
△	

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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

MANNING ENGINEERING INC.
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MEI

REGISTERED PROFESSIONAL ENGINEER
 JOSEPH MANNING
 No. C038456
 EXP. 03/12/2025
 CIVIL
 STATE OF CALIFORNIA

23 APR 2024

JOB NO: 22-46
 DATE: 4/23/2024
 DESIGNER: DWH
 CHECKED: DWH
 SCALE: 1/4"=1'-0"
 SHEET TITLE
PLAN #1 REVERSE FOUNDATION PLAN
 SHEET NO.
S2.1

FRAMING PLAN NOTES

SEE ARCHITECTURAL PLAN FOR DIMENSIONS

SEE DET (S0.3) FOR TYP. TOP PLATE SPLICE

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

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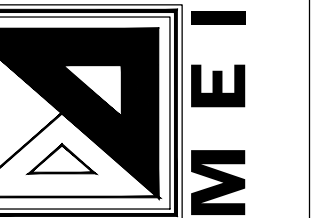
REVISIONS

CHANGES BY OWNER

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3315 TEJOCULA PRY# #A218
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RAMONA BAND
OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

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Civil / Structural Consultants
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BKS # 0388456
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23 APR 2024

JOB NO: 22-46

DATE: 4/23/2024

DESIGNER: DWH

CHECKED: DWH

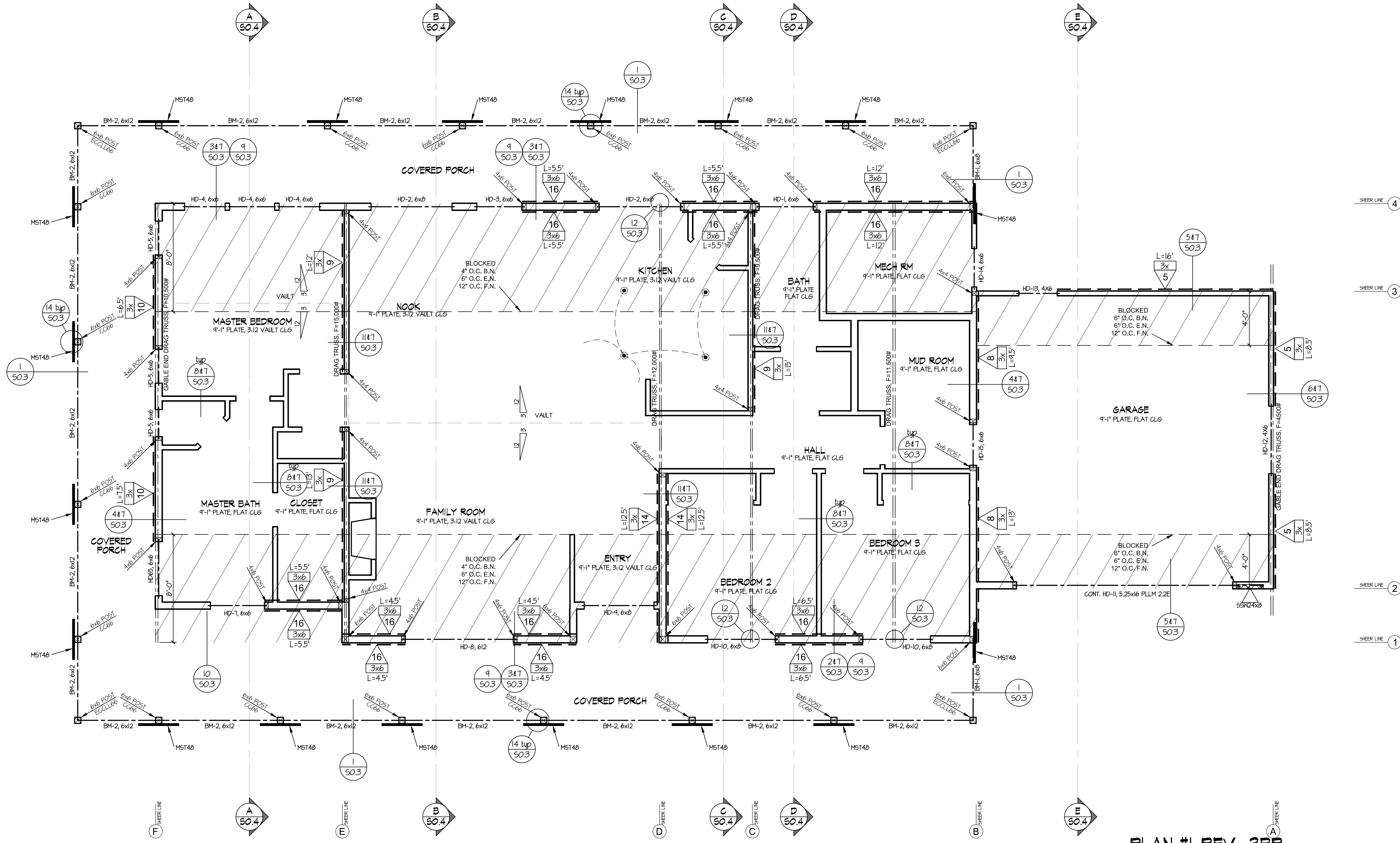
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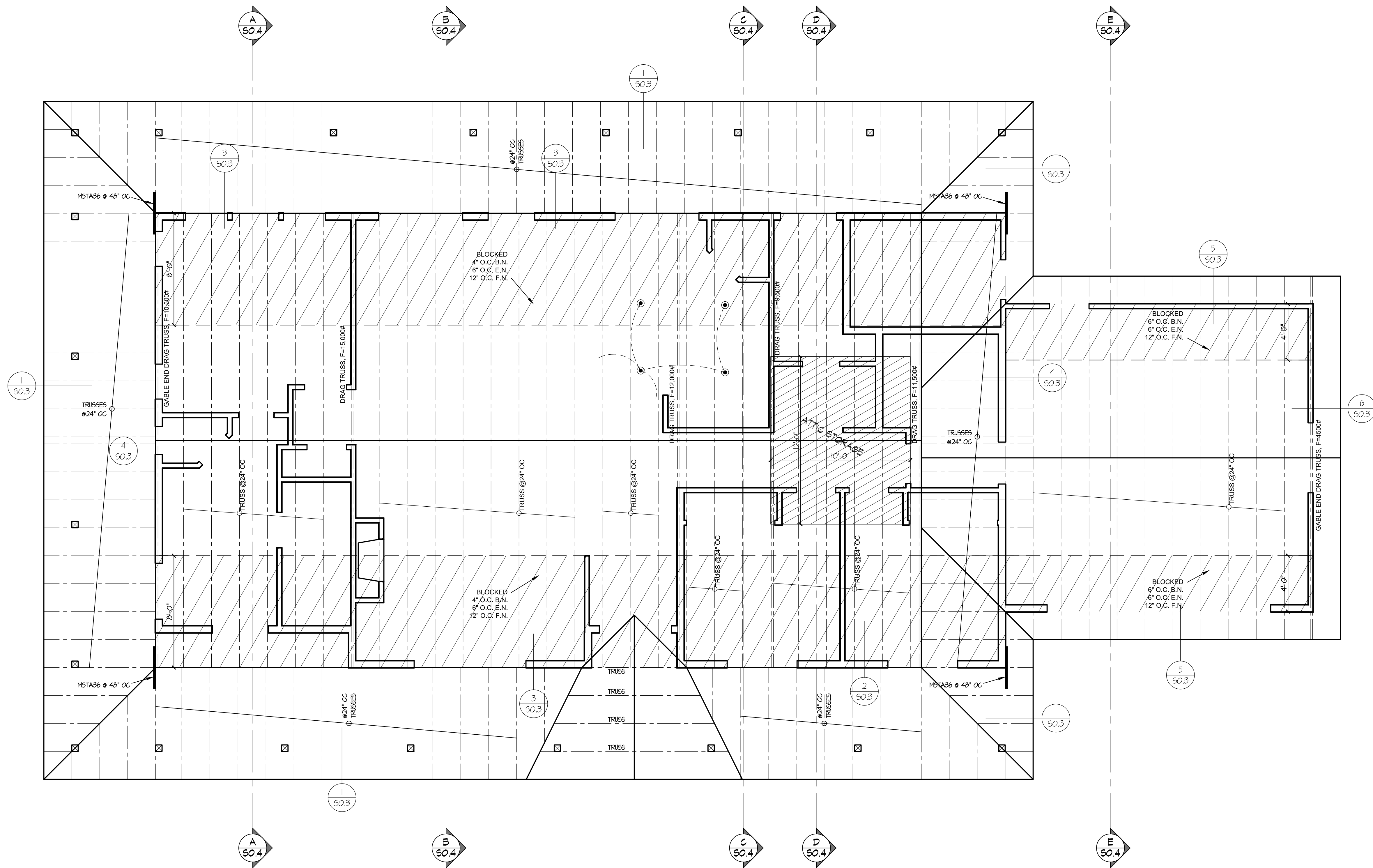
PLAN #1 REVERSE FRAMING PLAN

SHEET NO.

S2.2



PLAN #1-REV 3BR
FRAMING PLAN
SITE #5



TYPICAL SLOPED ROOF PLYND TO BE 15/32" (32/16) APA RATED SHEATHING CDX 1/8" Ed. B.N. @ 6' O.C., EN. @ 6' O.C. & FN. @ 12' O.C. RUN LONG DIMENSION ACROSS RAFTERS & STR. JOINTS.

**PLAN #1-REV 3BR
ROOF FRAMING PLAN
SITE #5**

REVISIONS

△	CHANGES BY OWNER
△	
△	

HENRIKSON BUILDING DESIGN
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PROJECT NAME
RAMONA BAND OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #1, 3 BEDROOM

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MEI

REGISTERED PROFESSIONAL ENGINEER
 JOSEPH MANNING
 No. C038456
 EXP. 3/31/2025
 CIVIL
 STATE OF CALIFORNIA

23 APR 2024

JOB NO: 22-46
 DATE: 4/23/2024
 DESIGNER: DWH
 CHECKED: DWH
 SCALE: 1/4"=1'-0"
 SHEET TITLE
PLAN #1 REVERSE ROOF FRAMING PLAN
 SHEET NO.
S2.3

FRAMING PLAN NOTES

SEE ARCHITECTURAL PLAN FOR DIMENSIONS
SEE DET (SO.3) FOR TYP. TOP PLATE SPLICE
DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
DO NOT CUT, NOTCH, DRILL, BORE, SHAVE, TAPER OR FOR ANY REASON MODIFY PRE-ENGINEERED/ MANUFACTURED STRUCTURAL ELEMENTS SUCH AS GLU MEMBERS, PARALAMS, MICROLAMS, I-JOISTS, LIGHT GAUGE METAL MEMBERS AND OTHER SIMILAR TIMBER OR STEEL PRODUCTS UNLESS SUCH MODIFICATIONS ARE WITHIN THE WRITTEN PARAMETERS SET FORTH BY THE MANUFACTURER OF THAT PRODUCT OR A LETTER OF CERTIFICATION FROM THE MANUFACTURER'S ENGINEER WITH A SIGNED AND STAMPED DETAIL IS ISSUED AND AUTHORIZED BY THE PROJECT ENGINEER OF RECORD AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
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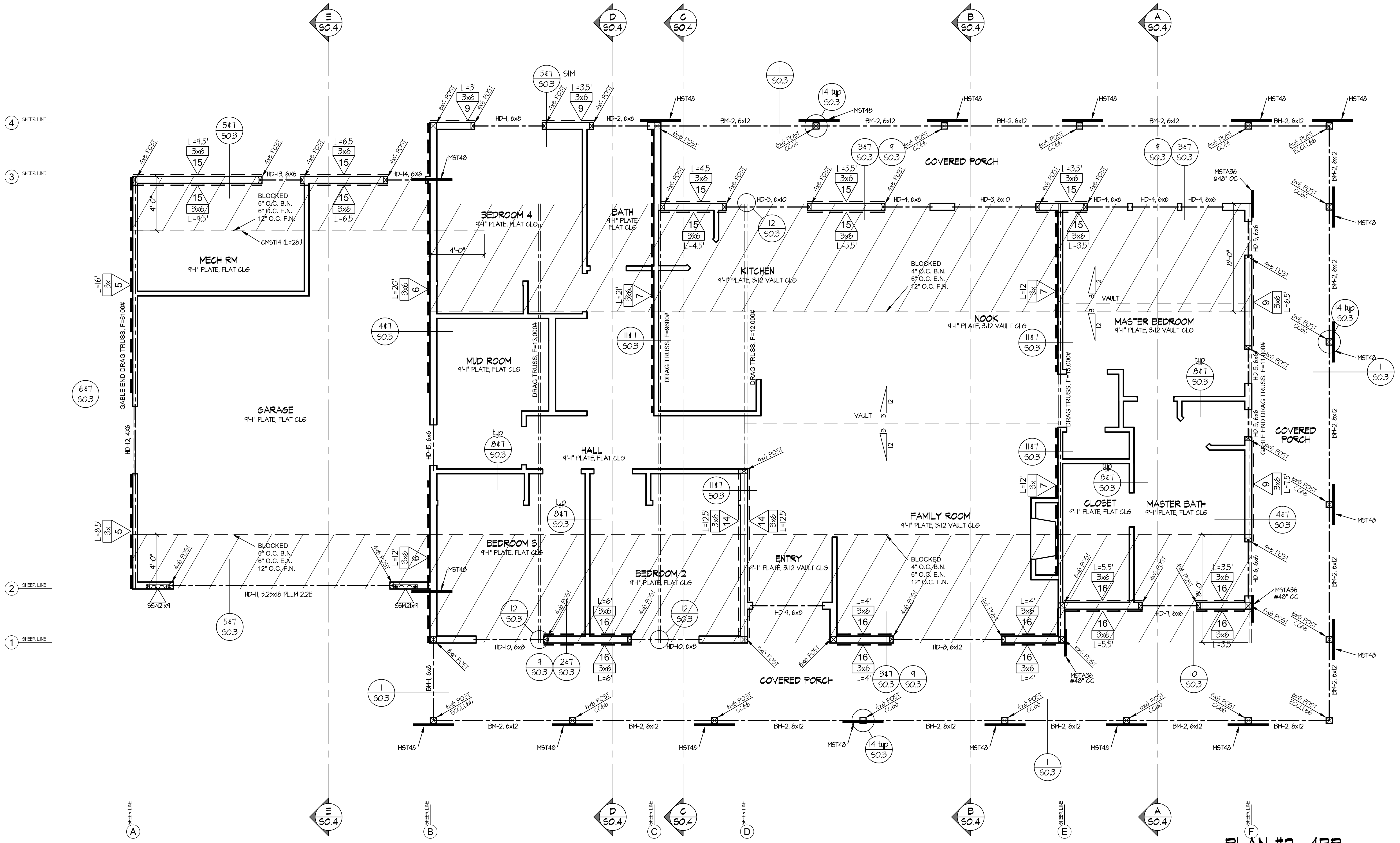
REVISIONS
CHANGES BY OWNER
HENRIKSON BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
9375 TECICULA PKWY #A210
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e-mail: daveh@hen-bdl.com

PROJECT NAME
RAMONA BAND
of CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2, 4 BEDROOM

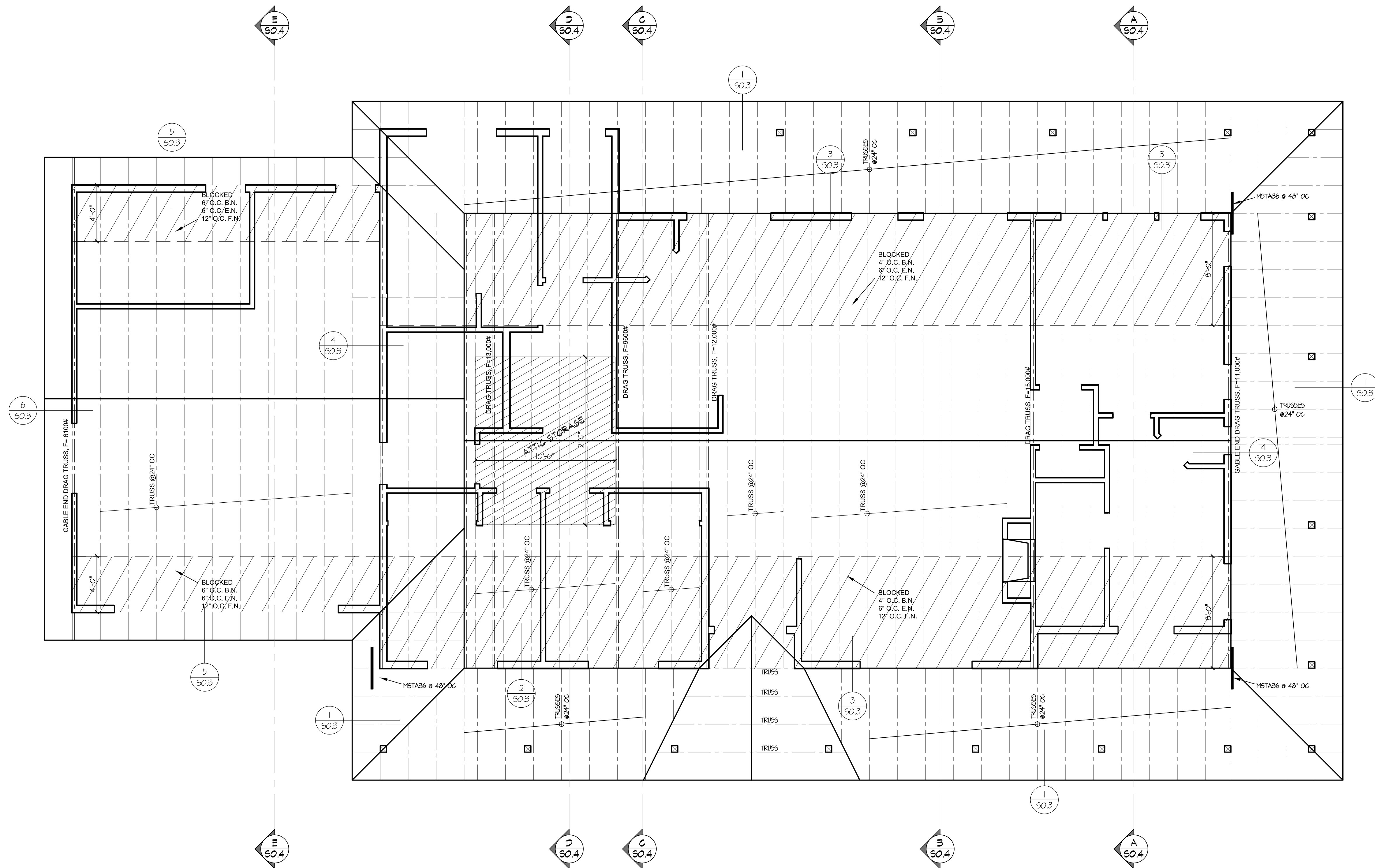
MANNING ENGINEERING INC.
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PROFESSIONAL ENGINEER
JOSEPH MANNING
No. C038456
EXP. 03/12/2025
CIVIL
STATE OF CALIFORNIA
23 APR 2024

JOB NO: 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE: 1/4"=1'-0"
SHEET TITLE
PLAN #2
FRAMING PLAN
SHEET NO.
S3.2



PLAN #2 4BR
FRAMING PLAN
SITE #1 & #4



TYPICAL SLOPED ROOF PLYND TO BE 15/32" (32/16) APA RATED SHEATHING CDX 1/8" Bd. B.N. @ 6" O.C., E.N. @ 6" O.C. & F.N. @ 12" O.C. RUN LONG DIMENSION ACROSS RAFTERS & STR. JOINTS.

PLAN #2 4BR
ROOF FRAMING PLAN
 SITE #1 & #4

REVISIONS

△	CHANGES BY OWNER
△	
△	

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PROJECT NAME
RAMONA BAND
OF CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2, 4 BEDROOM

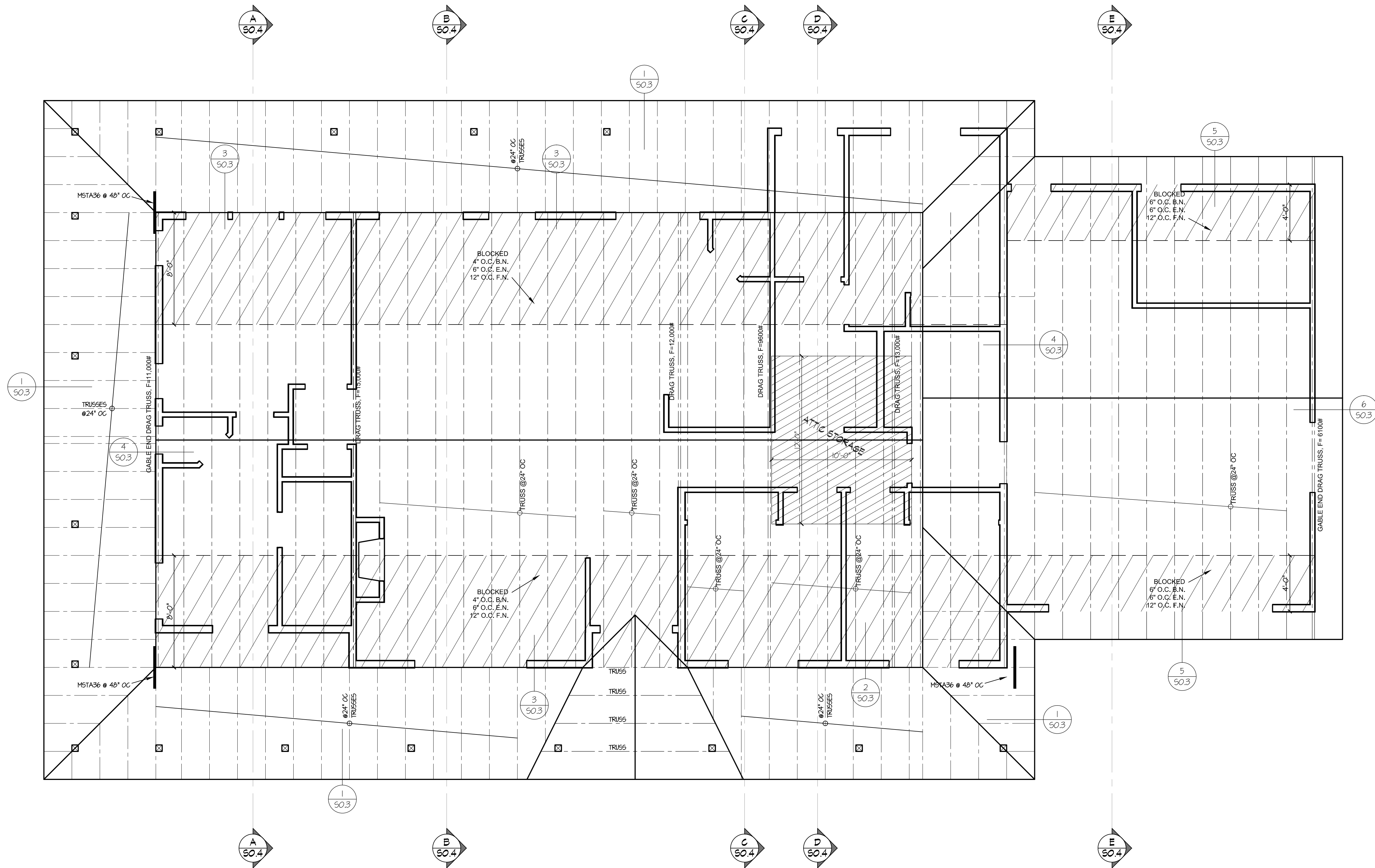
MANNING ENGINEERING INC.
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 Email: mman@maninc.com

MEI

REGISTERED PROFESSIONAL ENGINEER
 JOSEPH MANNING
 No. C038456
 EXP. 3/31/2025
 CIVIL
 STATE OF CALIFORNIA

23 APR 2024

JOB NO:	22-46
DATE:	4/23/2024
DESIGNER:	DWH
CHECKED:	DWH
SCALE:	1/4"=1'-0"
SHEET TITLE	PLAN #2 ROOF FRAMING PLAN
SHEET NO.	S3.3



TYPICAL SLOPED ROOF PLYND TO BE 15/32" (32/16) APA RATED SHEATHING CDX 1/8" Bd. B.N. @ 6' O.C., E.N. @ 6' O.C. & F.N. @ 12' O.C. RUN LONG DIMENSION ACROSS RAFTERS & STR. JOINTS.

**PLAN #2-REV 4BR
ROOF FRAMING PLAN
SITE #3 & #6**

REVISIONS

△	CHANGES BY OWNER
△	
△	

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BUILDING DESIGN
DAYE HENRIKSON - PRINCIPAL DESIGNER
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PROJECT NAME
**RAMONA BAND
of CAHULLA
TABLE MOUNTAIN TRUCK TRAIL
ANZA, CA 92539
PLAN #2-REVERSE, 4 BEDROOM**

MANNING ENGINEERING INC.
CIVIL / Structural Consultants
37574 Commerce Center Dr., Suite 133
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Email: mman@maninc.com

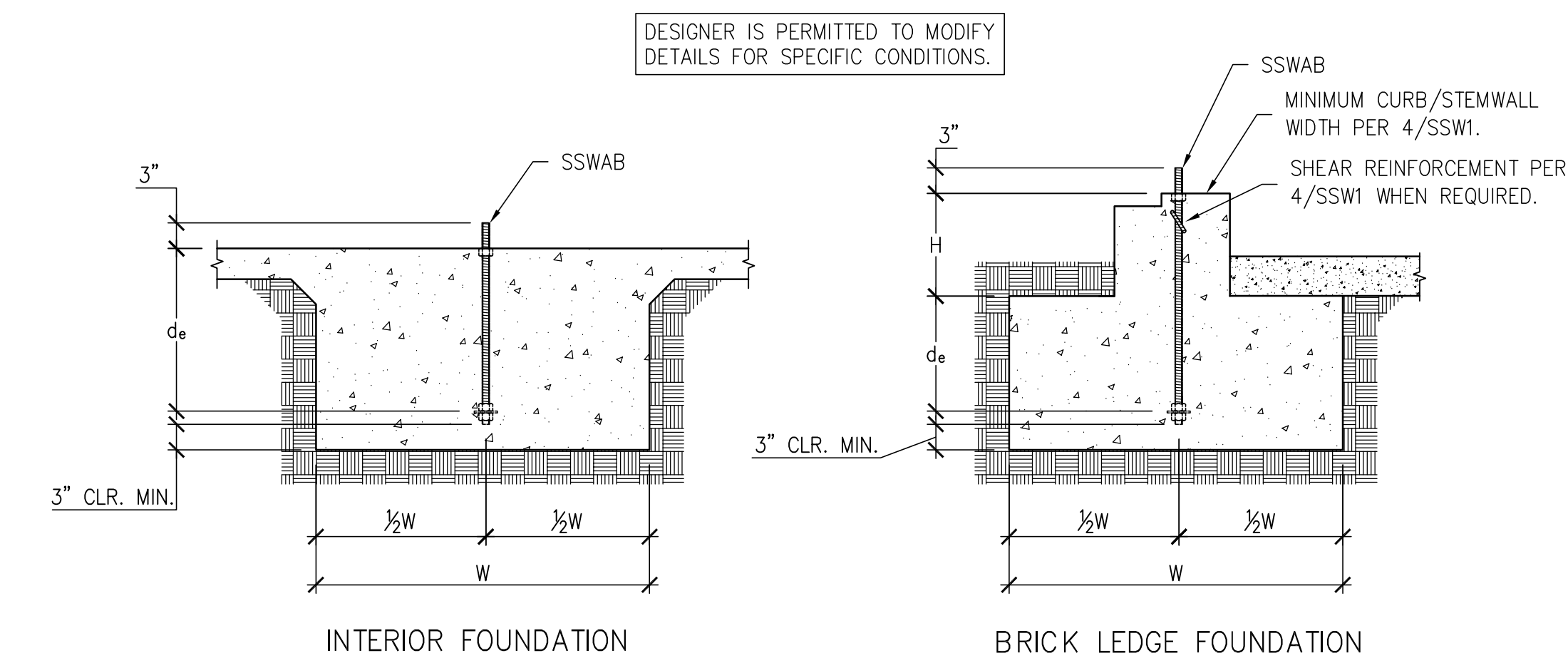
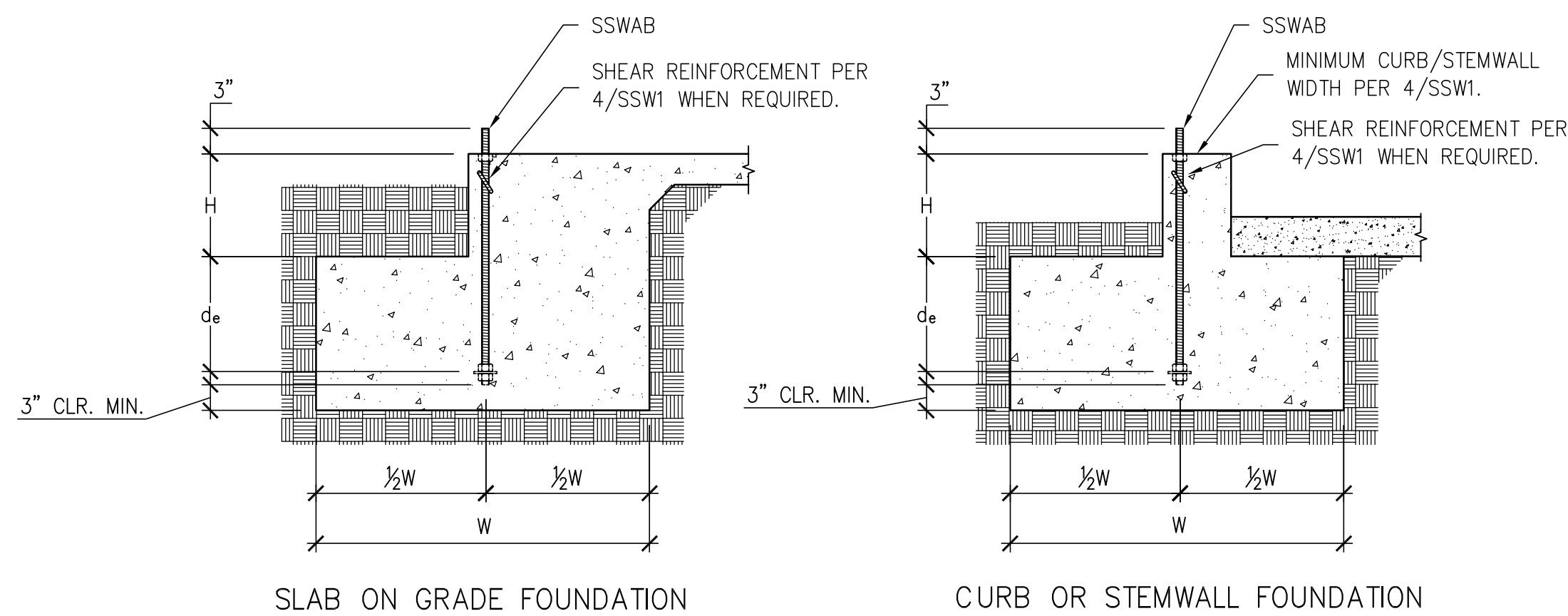
MEI

REGISTERED PROFESSIONAL ENGINEER
JOSEPH MANNING
No. C038456
EXP. 3/31/2025
CIVIL
STATE OF CALIFORNIA

23 APR 2024

JOB NO: 22-46
DATE: 4/23/2024
DESIGNER: DWH
CHECKED: DWH
SCALE: 1/4"=1'-0"
SHEET TITLE
**PLAN #2-REV
ROOF FRAMING
PLAN**

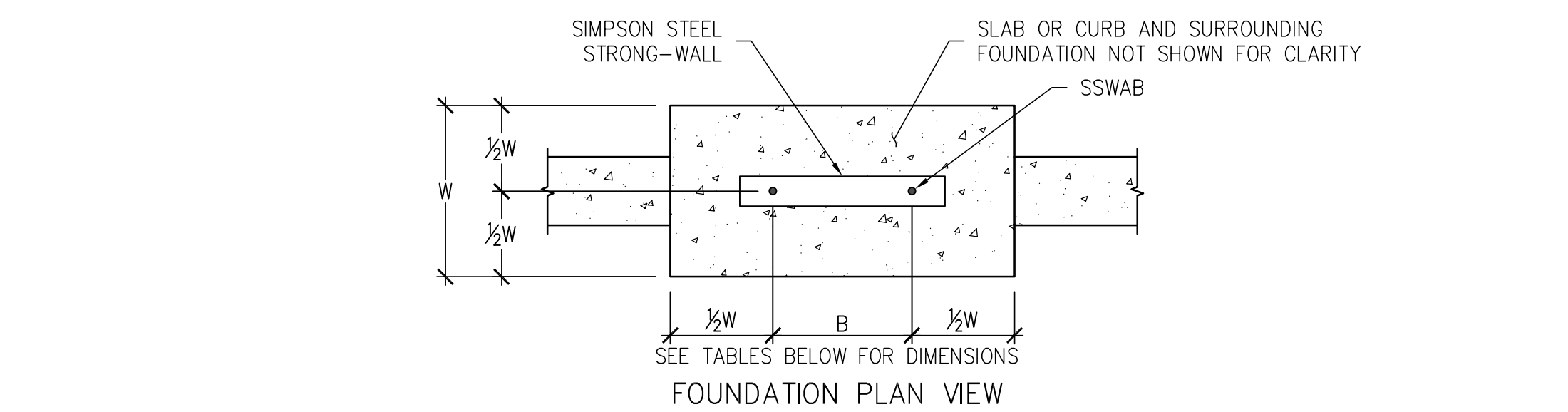
SHEET NO.
S4.3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTES:
 1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
 2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 3. MAXIMUM H = 1_e - d_e. SEE 5/SSW1 AND 6/SSW1 FOR 1_e.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS



DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
	UNCRAKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
			7,400	18	6	11,400	24	8
		HIGH STRENGTH	11,400	24	8	21,100	36	12
	UNCRAKED	STANDARD	13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
		HIGH STRENGTH	19,900	35	12	35,300	50	17

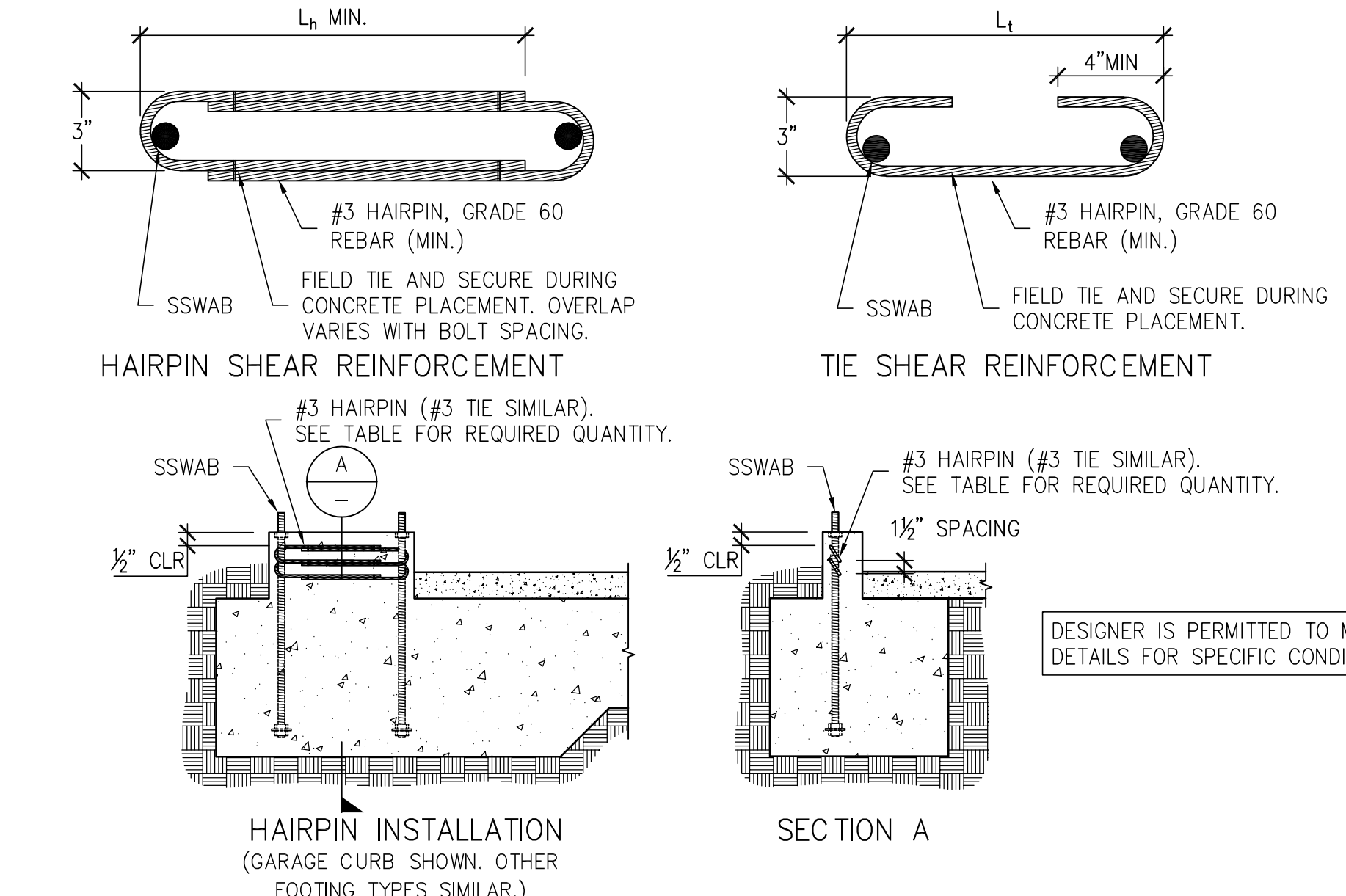
NOTES:
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 6. REFER TO 1/SSW1 FOR d_e.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

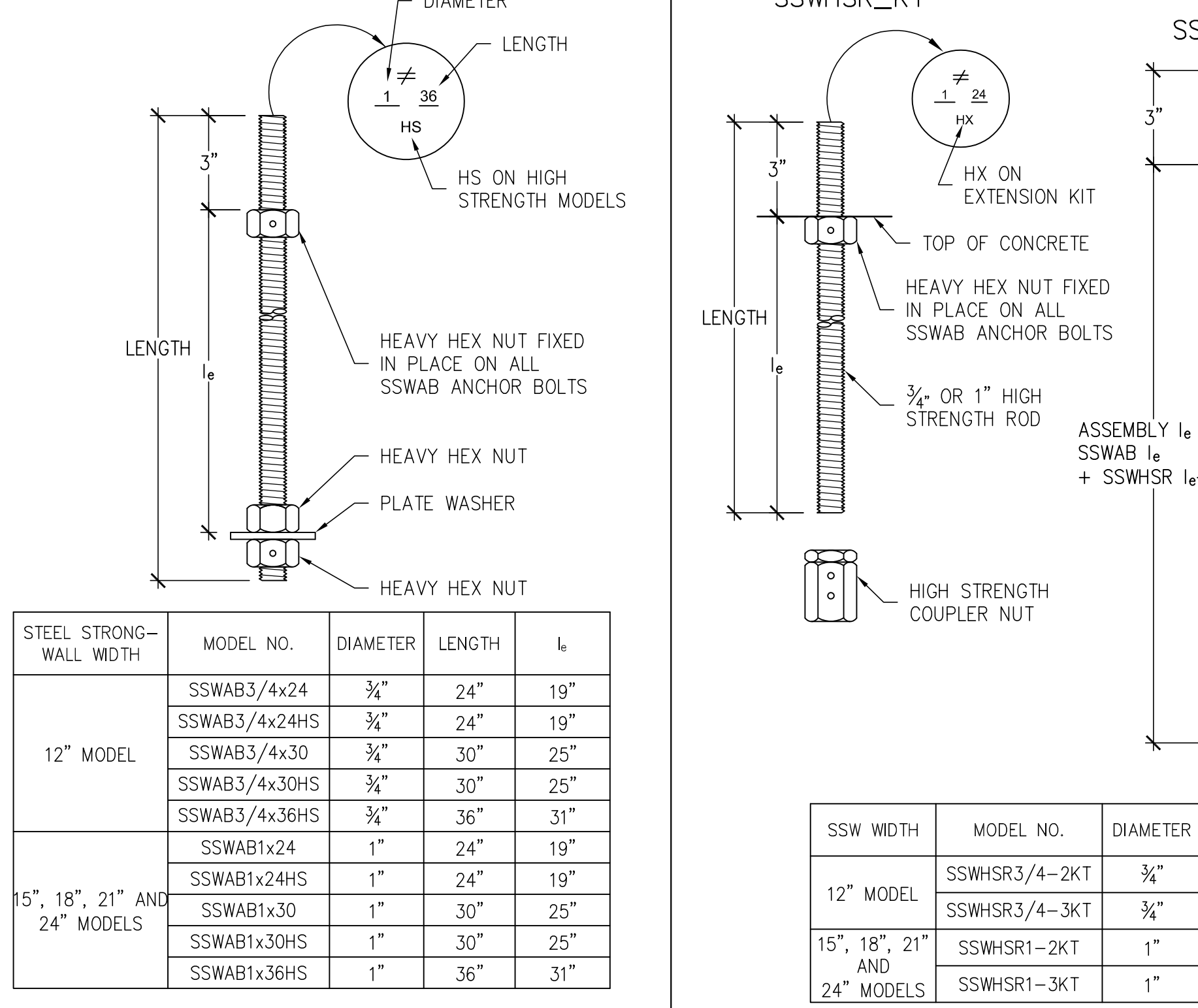
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
			9,600	21	7	17,100	31	11
		HIGH STRENGTH	18,200	32	11	33,000	46	16
	UNCRAKED	STANDARD	8,800	17	6	15,700	25	9
			9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,600	28	10	32,600	40	14
WIND	CRACKED	STANDARD	19,900	30	10	35,300	42	14
			6,000	14	6	7,300	16	6
		HIGH STRENGTH	7,300	16	6	13,500	24	8
	UNCRAKED	STANDARD	9,600	20	7	17,100	29	10
			11,800	22	8	22,700	34	12
		HIGH STRENGTH	13,500	24	8	27,400	38	13

NOTES:
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 6. SEE 1/SSW1 AND 2/SSW1 FOR W AND d_e.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI



STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE



SSW ANCHOR BOLTS

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	17,800	29	10	32,100	42	14
	UNCRAKED	STANDARD	8,800	16	6	15,700	25	9
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
WIND	CRACKED	STANDARD	19,900	27	9	35,300	39	13
			5,400	12	6	6,800	14	6
		HIGH STRENGTH	8,300	16	6	11,800	20	7
	UNCRAKED	STANDARD	9,600	18	6	17,100	26	9
			11,600	20	7	21,400	30	10
		HIGH STRENGTH	13,400	22	8	25,800	34	12

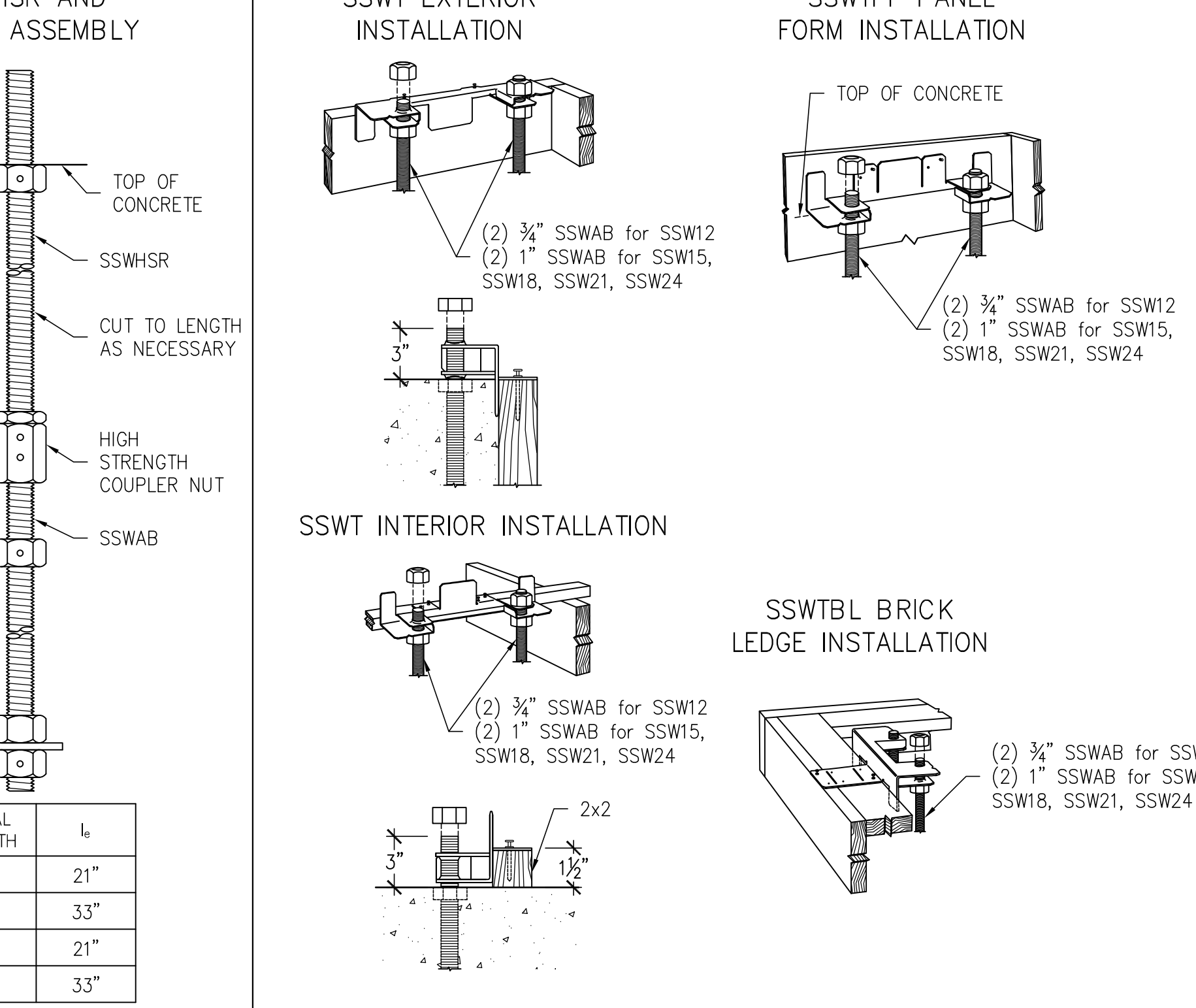
NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f_c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
 6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	SEISMIC ³				WIND ⁴			
	L _t OR L _e (in.)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	ASD ALLOWABLE SHEAR LOAD V (lbs.) ⁵			
					6" MIN CURB / STEMWALL		8" MIN CURB / STEMWALL	
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN				
SSW21	15	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN				
SSW24	17	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN				

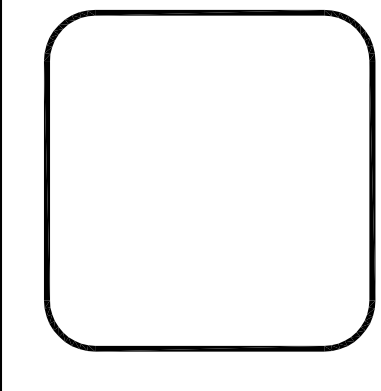
NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f_c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
 6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

SSW ANCHOR BOLT EXTENSION



SSW ANCHOR BOLT TEMPLATES

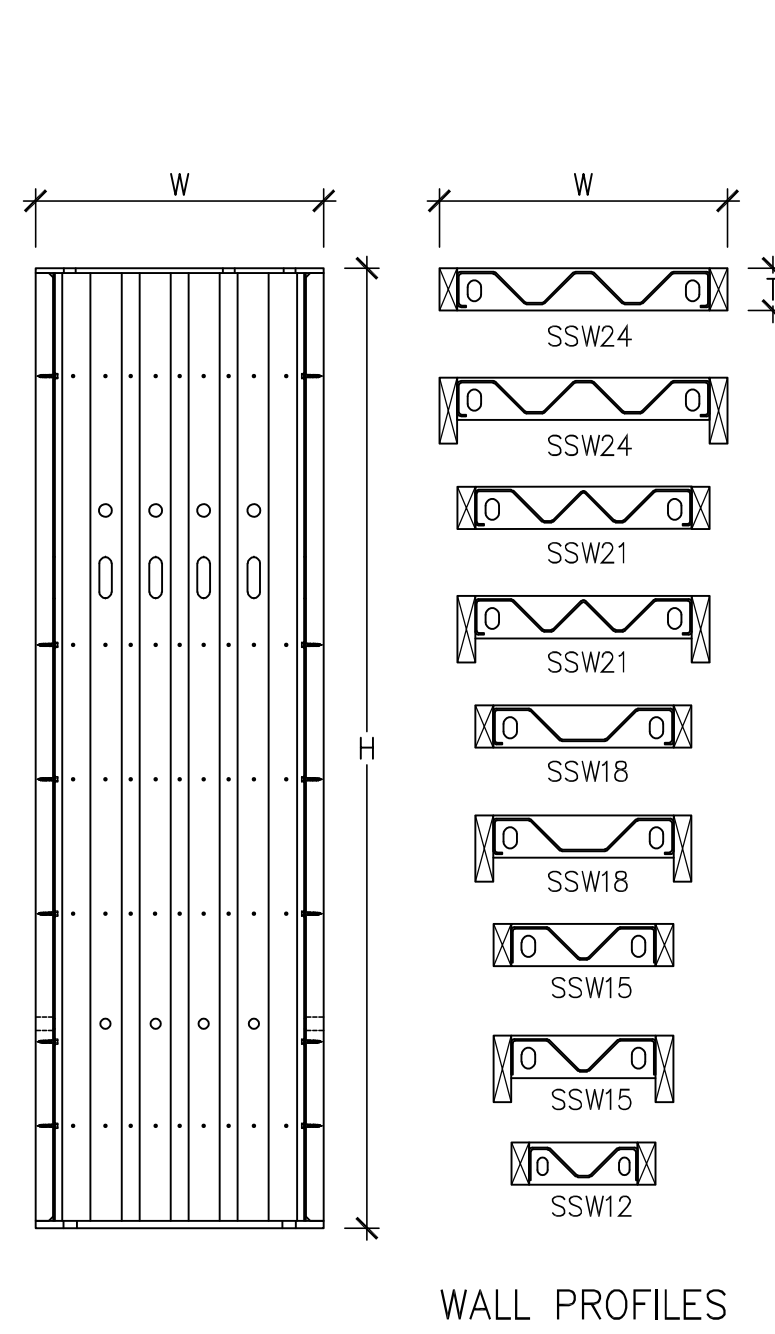
NO.	DATE	REVISIONS
1	09-21-2009	2006 BC REVISIONS
2	04-16-2014	2012 BC REVISIONS
3	08-08-2016	2015 BC REVISIONS
4	06-18-2020	2018 BC REVISIONS
5	03-16-2021	2021 BC REVISIONS



SIMPSON Strong-Tie, Co. Inc.
 6956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 • Tel: (800) 999-5099
 • Website: www.strongtie.com

STEEL STRONG-WALL ANCHORAGE DETAILS ENGINEERED DESIGNS

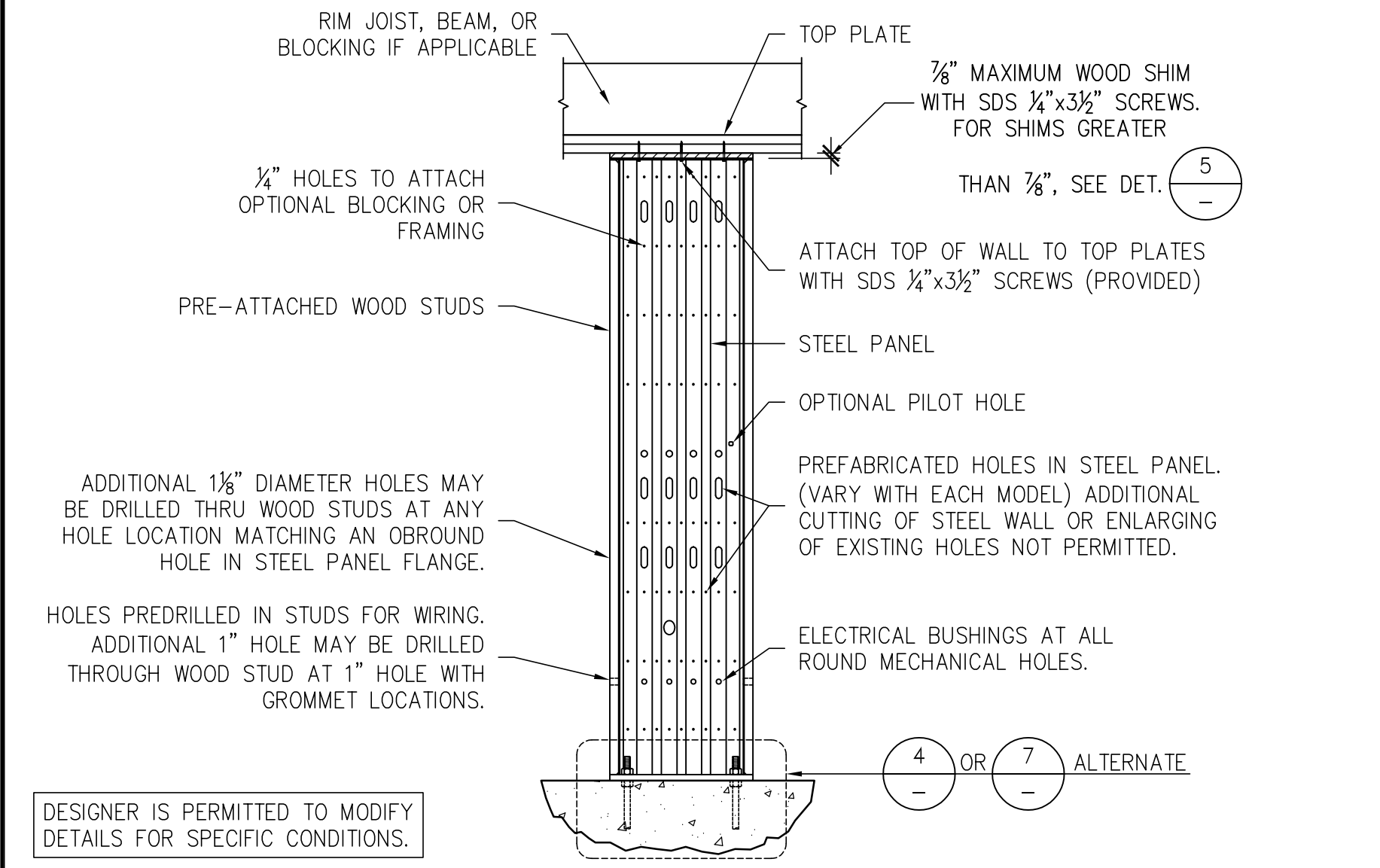
NAME: _____
 DATE: 03-16-2021
 SCALE: N.T.S.
 CHECKED: _____
 SHEET: SSW1
 OF SHEETS: _____
 JOB NO.: _____



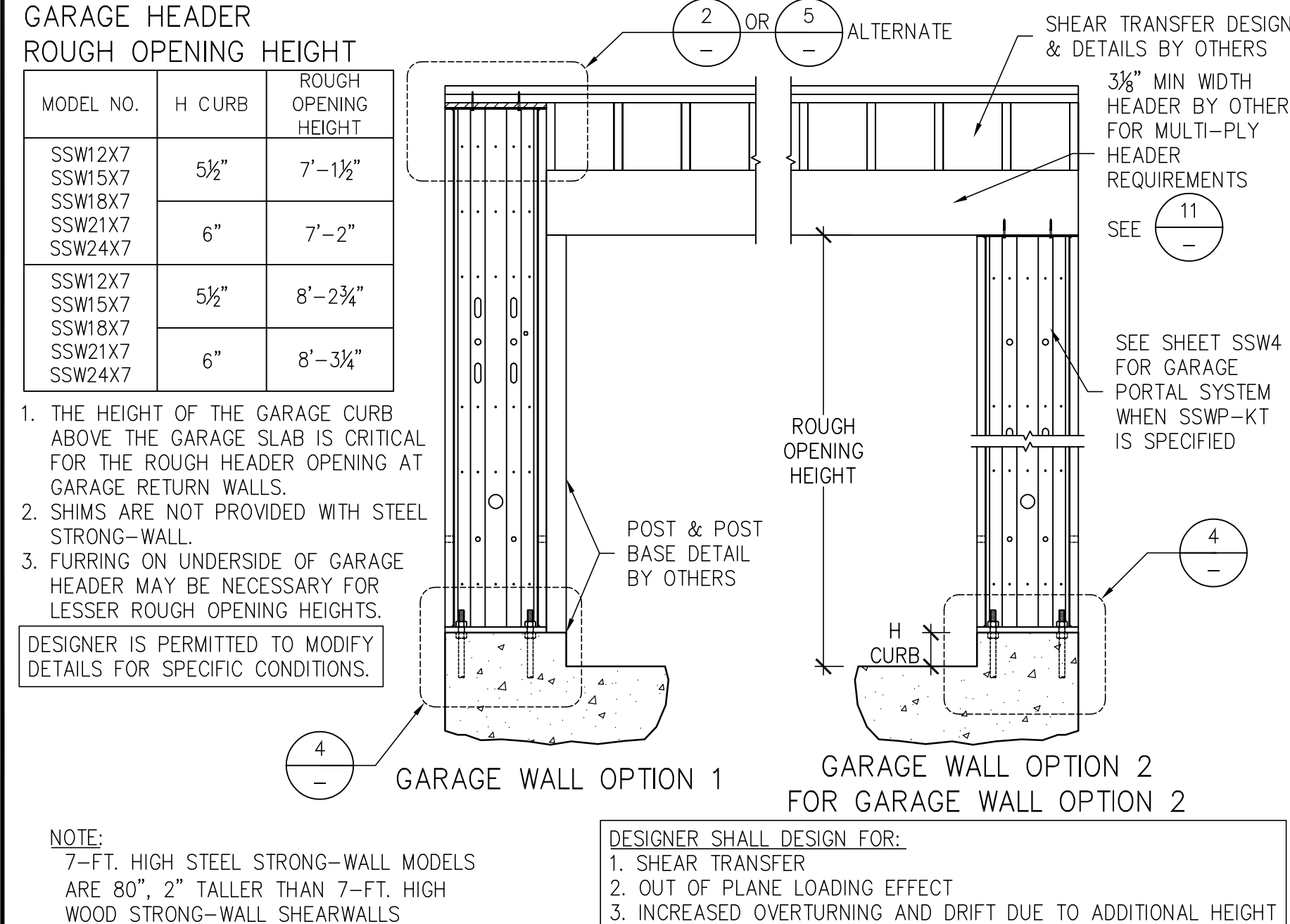
STEEL STRONG-WALL MODELS						
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H(in)	T(in)	HOLDOWN ANCHOR BOLTS	QTY. OF TOP OF WALL SCREWS	
SSW12x7	--	80	3 3/8	2-3/4"	4	
SSW15x7	--	80	3 3/8	2-1"	6	
SSW18x7	--	80	3 3/8	2-1"	9	
SSW21x7	--	80	3 3/8	2-1"	12	
SSW24x7	--	80	3 3/8	2-1"	14	
SSW12x7.4	--	85 3/8	3 3/8	2-3/4"	4	
SSW15x7.4	--	85 3/8	3 3/8	2-1"	6	
SSW18x7.4	--	85 3/8	3 3/8	2-1"	9	
SSW21x7.4	--	85 3/8	3 3/8	2-1"	12	
SSW24x7.4	--	85 3/8	3 3/8	2-1"	14	
SSW12x8	--	93 3/8	3 3/8	2-3/4"	4	
SSW15x8	SSW15x8-STK	93 3/8	3 3/8	2-1"	6	
SSW18x8	SSW18x8-STK	93 3/8	3 3/8	2-1"	9	
SSW21x8	SSW21x8-STK	93 3/8	3 3/8	2-1"	12	
SSW24x8	SSW24x8-STK	93 3/8	3 3/8	2-1"	14	
SSW12x9	--	105 3/8	3 3/8	2-3/4"	4	
SSW15x9	SSW15x9-STK	105 3/8	3 3/8	2-1"	6	
SSW18x9	SSW18x9-STK	105 3/8	3 3/8	2-1"	9	
SSW21x9	SSW21x9-STK	105 3/8	3 3/8	2-1"	12	
SSW24x9	SSW24x9-STK	105 3/8	3 3/8	2-1"	14	
SSW12x10	--	117 3/8	3 3/8	2-3/4"	4	
SSW15x10	SSW15x10-STK	117 3/8	3 3/8	2-1"	6	
SSW18x10	SSW18x10-STK	117 3/8	3 3/8	2-1"	9	
SSW21x10	SSW21x10-STK	117 3/8	3 3/8	2-1"	12	
SSW24x10	SSW24x10-STK	117 3/8	3 3/8	2-1"	14	
SSW15x11	SSW15x11-STK	129 3/8	5 3/8	2-1"	6	
SSW18x11	SSW18x11-STK	129 3/8	5 3/8	2-1"	9	
SSW21x11	SSW21x11-STK	129 3/8	5 3/8	2-1"	12	
SSW24x11	SSW24x11-STK	129 3/8	5 3/8	2-1"	14	
SSW15x12	SSW15x12-STK	141 3/8	5 3/8	2-1"	6	
SSW18x12	SSW18x12-STK	141 3/8	5 3/8	2-1"	9	
SSW21x12	SSW21x12-STK	141 3/8	5 3/8	2-1"	12	
SSW24x12	SSW24x12-STK	141 3/8	5 3/8	2-1"	14	
SSW18x13	SSW18x13-STK	153 3/8	5 3/8	2-1"	9	
SSW21x13	SSW21x13-STK	153 3/8	5 3/8	2-1"	12	
SSW24x13	SSW24x13-STK	153 3/8	5 3/8	2-1"	14	

TABLE NOTES:
 1. SDS 1/4"x3/8" SCREWS PROVIDED WITH WALL.
 2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

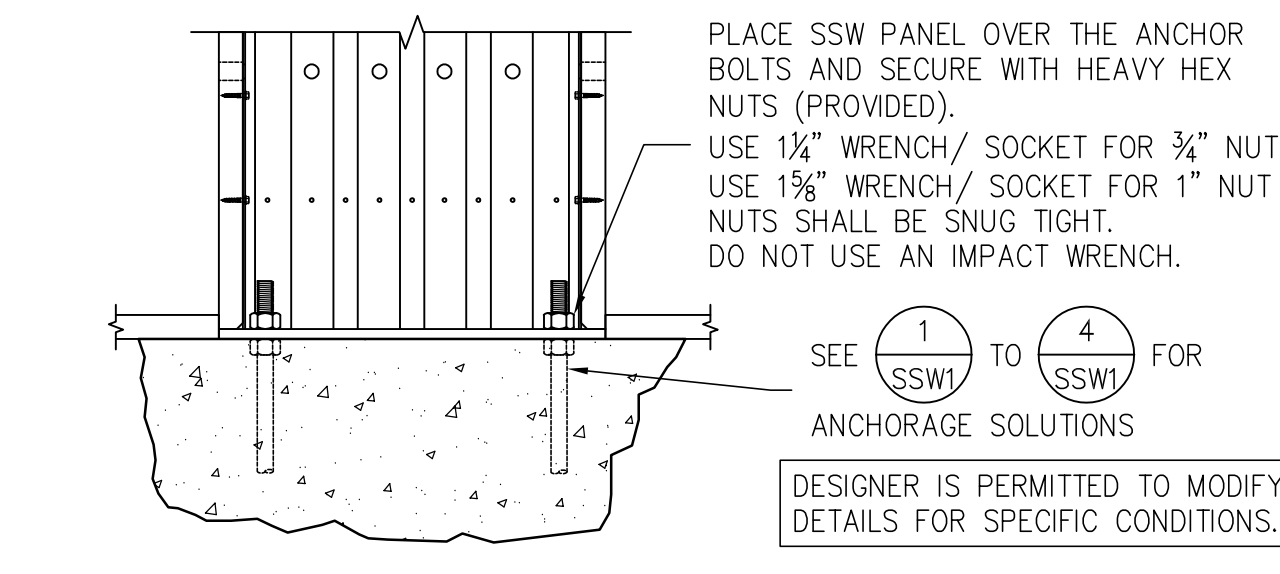
STEEL STRONG-WALL MODELS 1



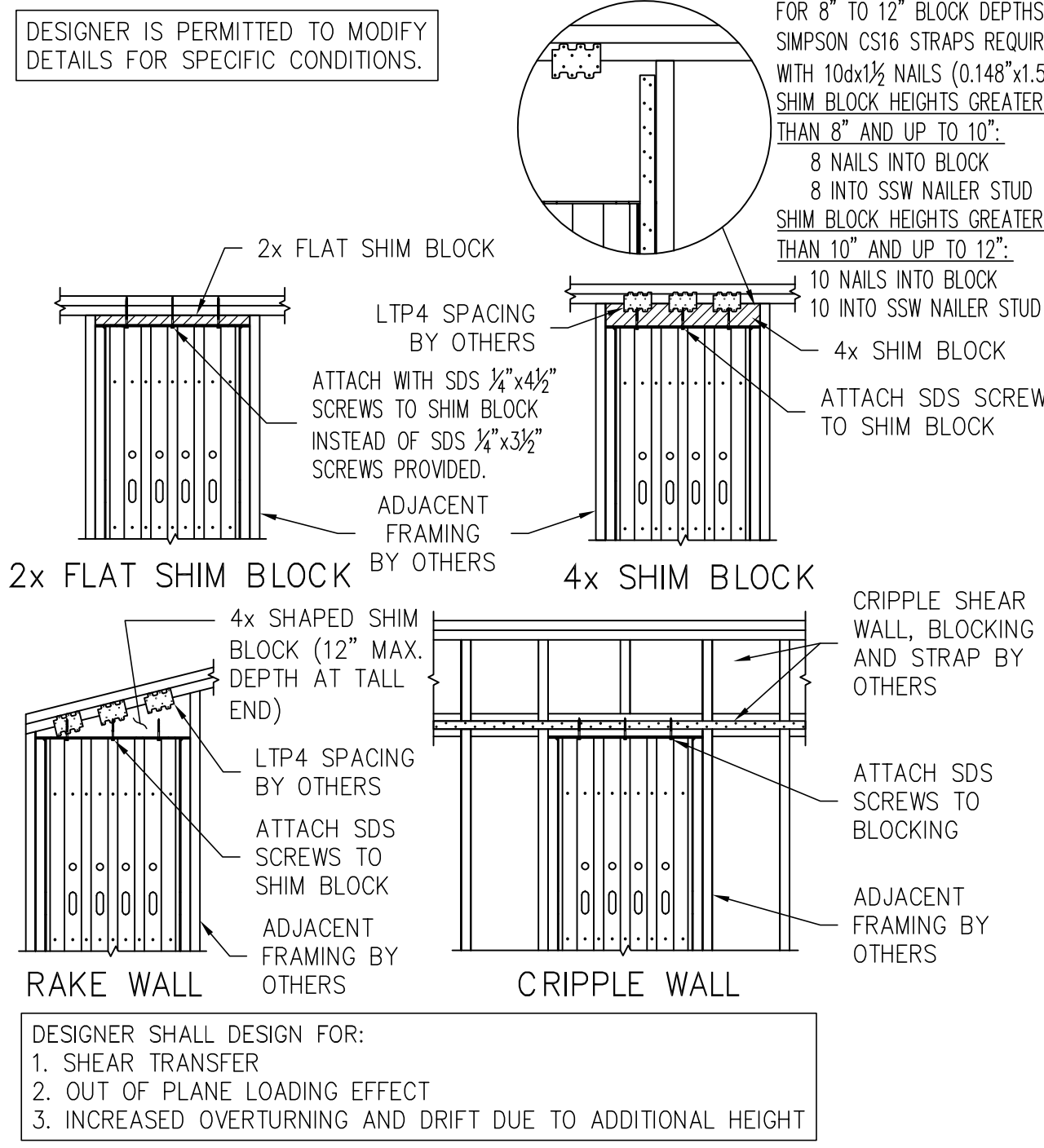
SINGLE-STORY SSW ON CONCRETE 2



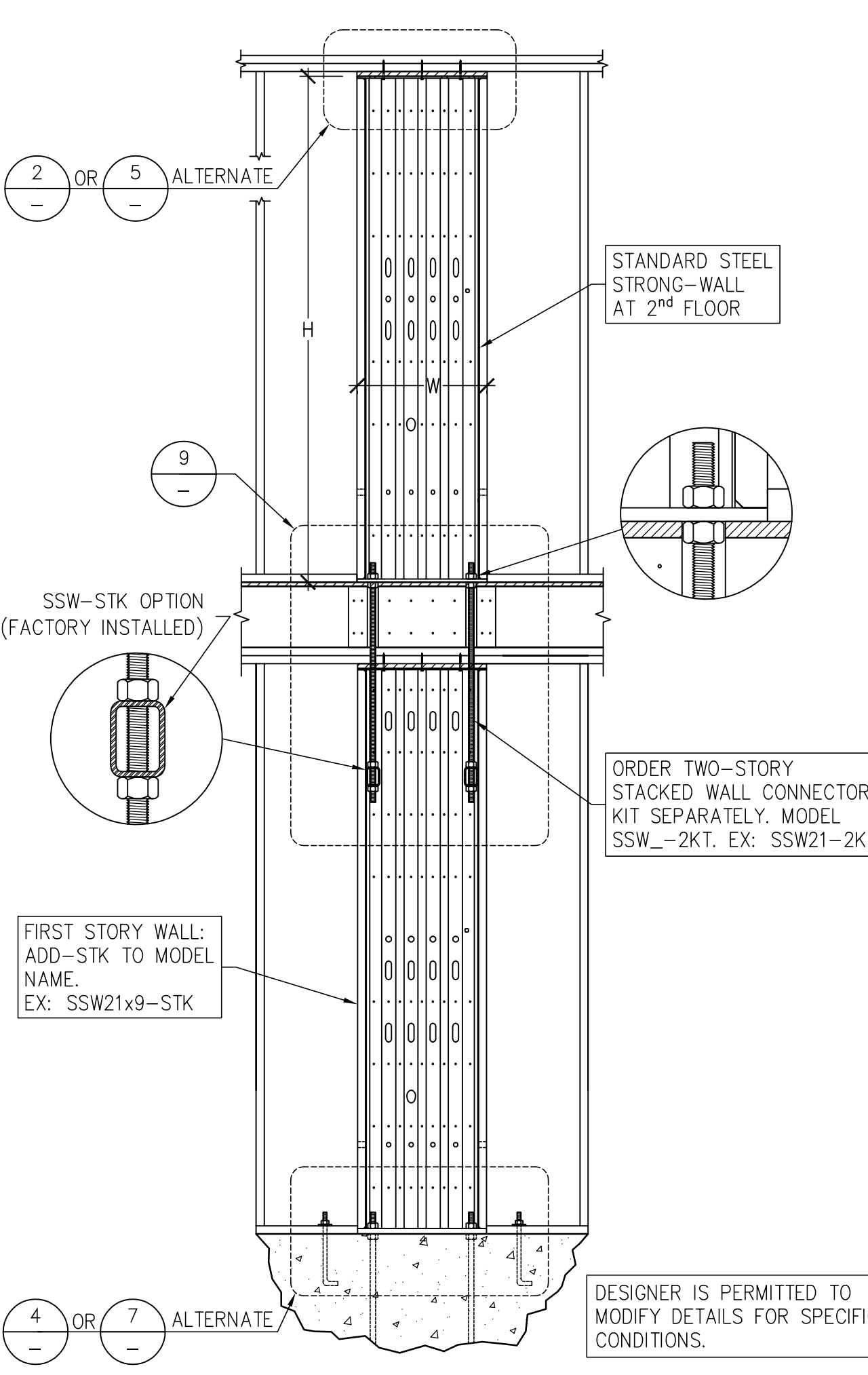
ALTERNATE GARAGE WALL OPTIONS 3



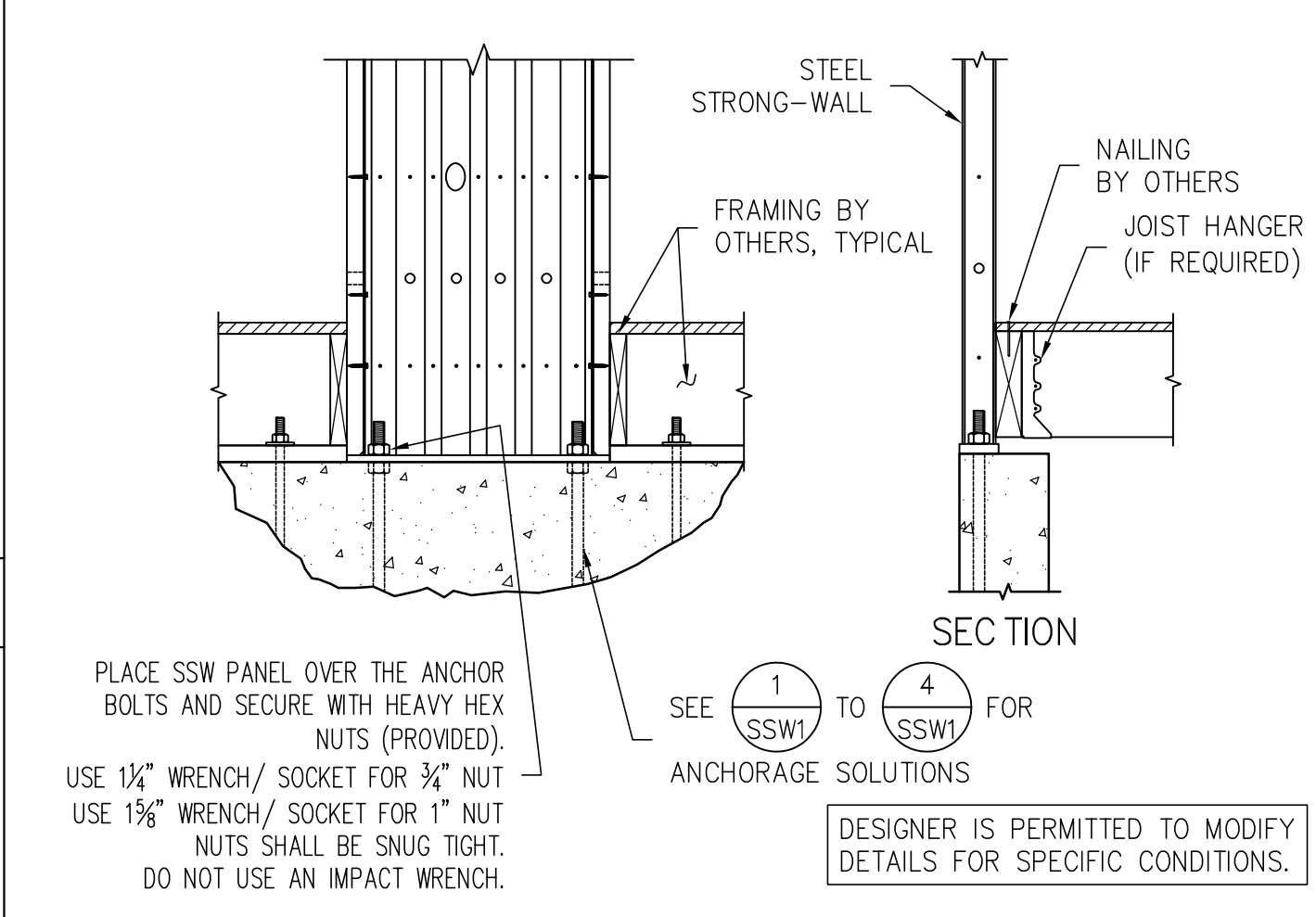
STRONG-WALL ON CONCRETE 4



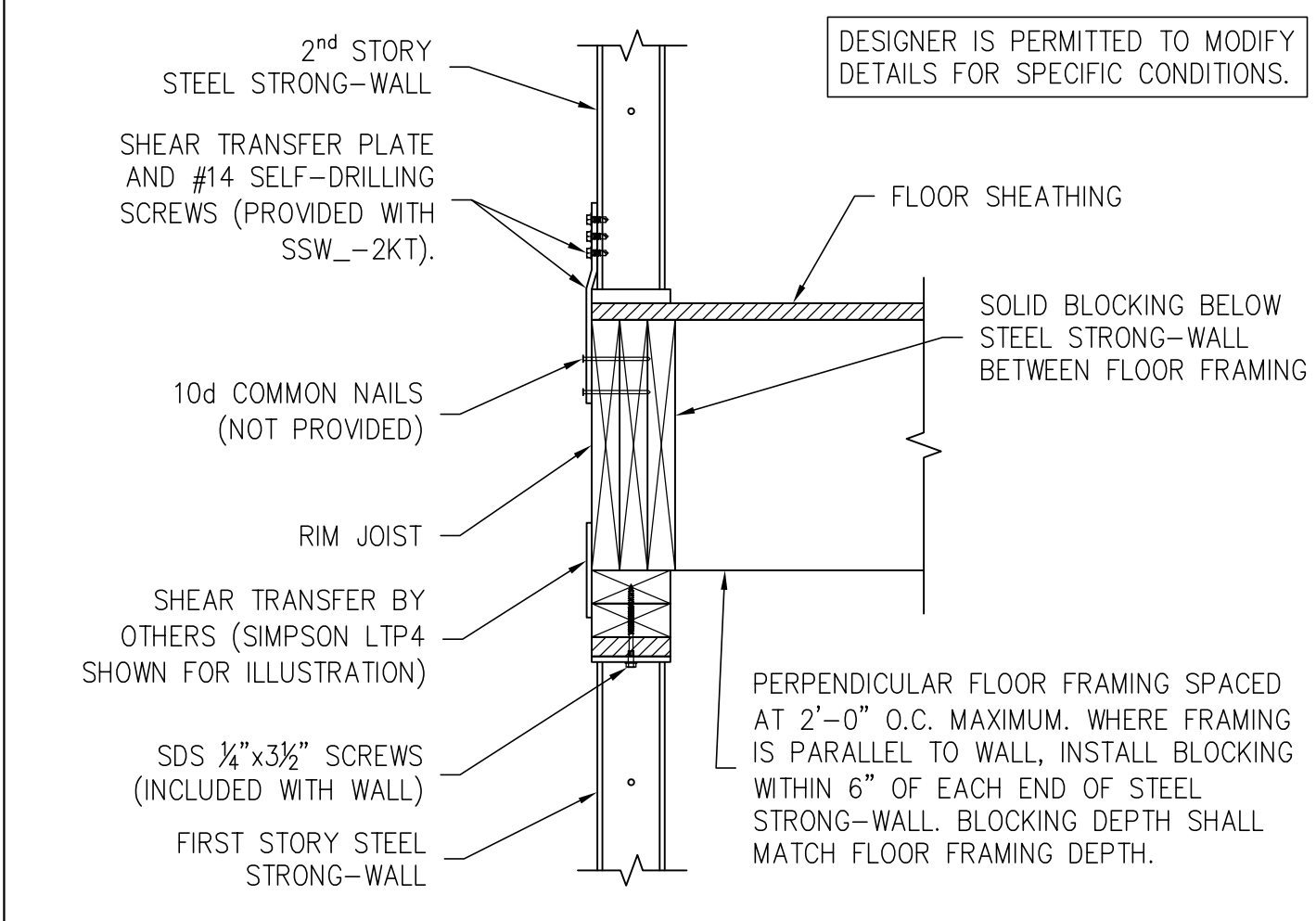
TOP OF WALL HEIGHT ADJUSTMENTS 5



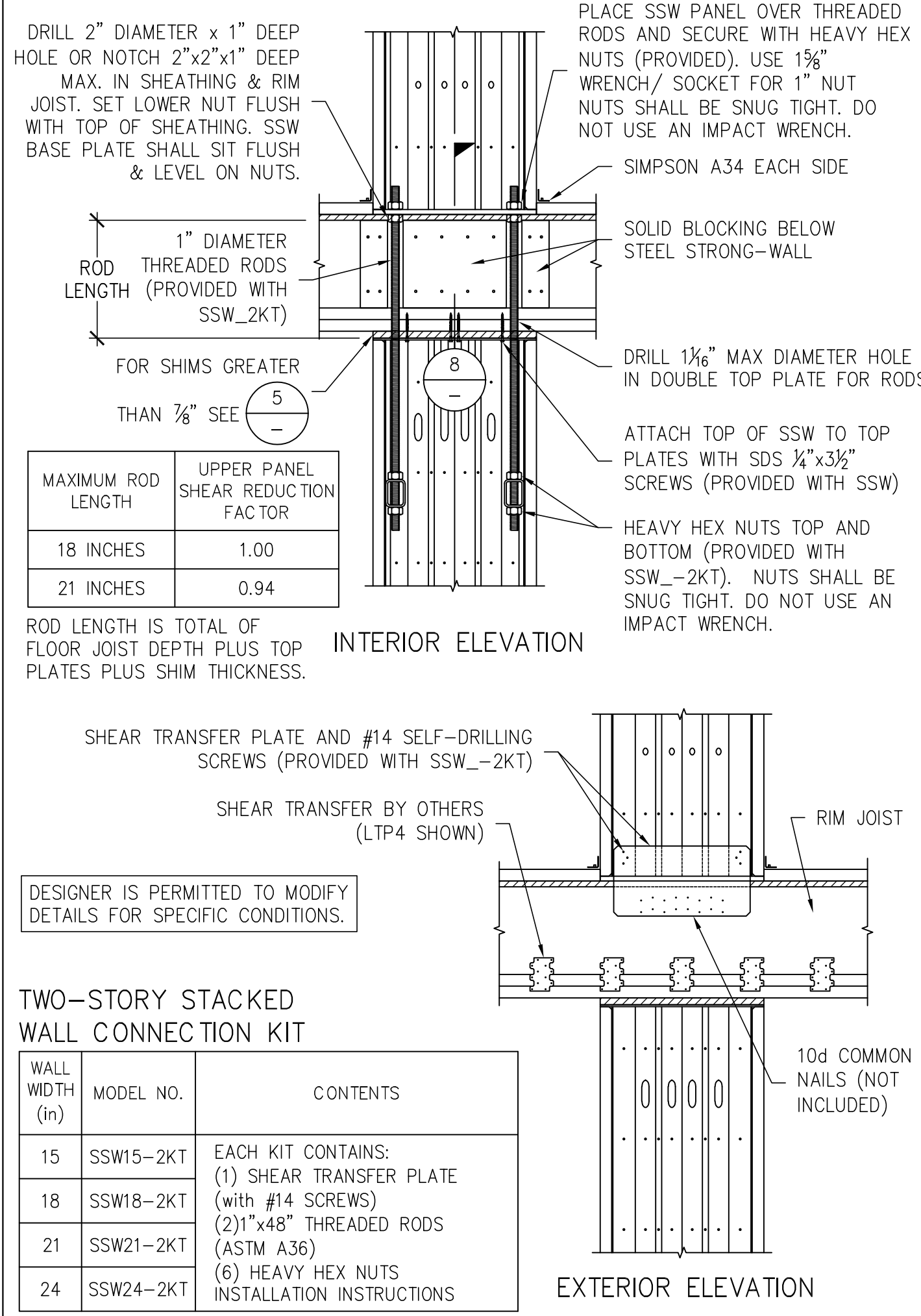
TWO-STORY STACKED 6



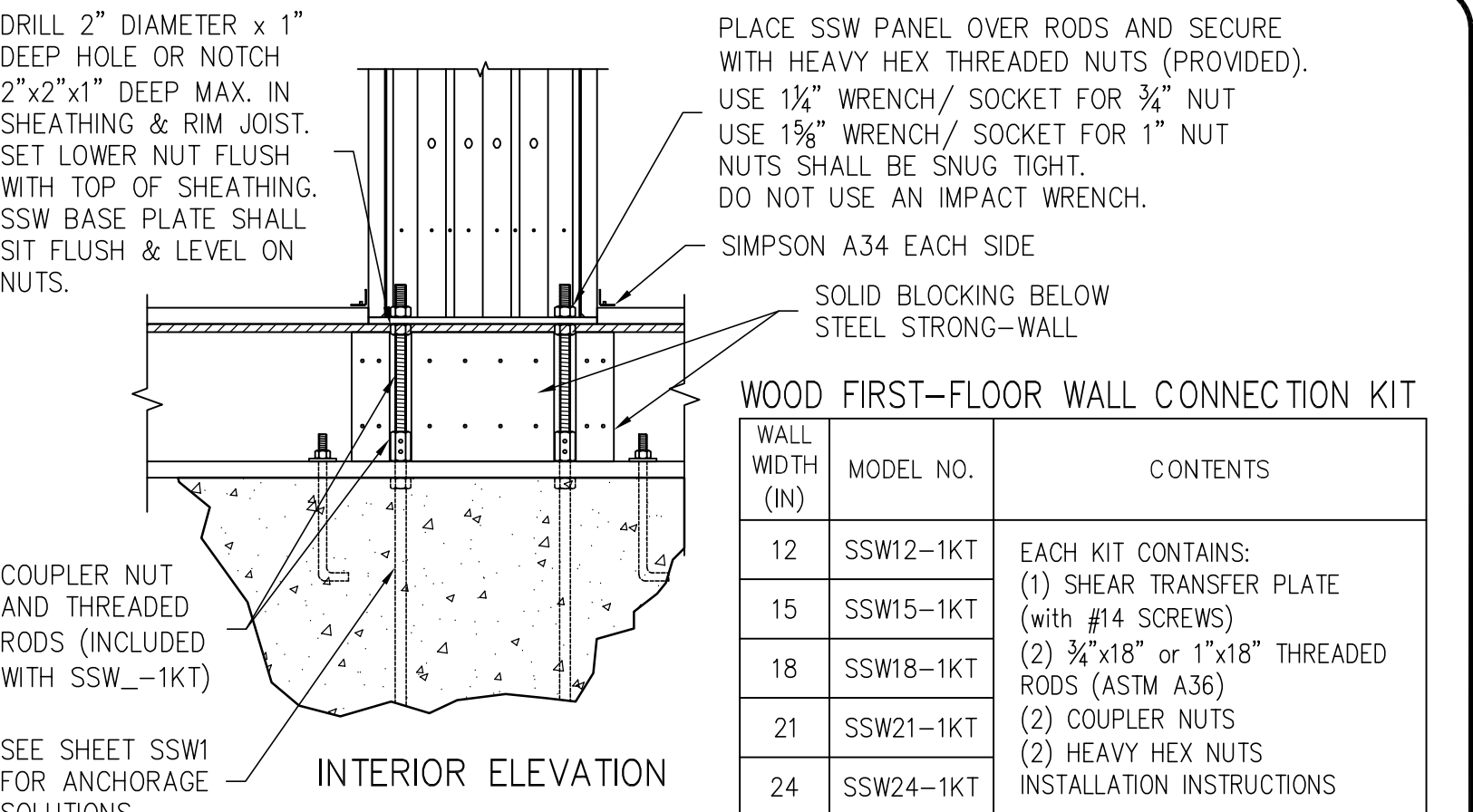
ALTERNATE 1ST FLOOR WOOD FRAMING 7



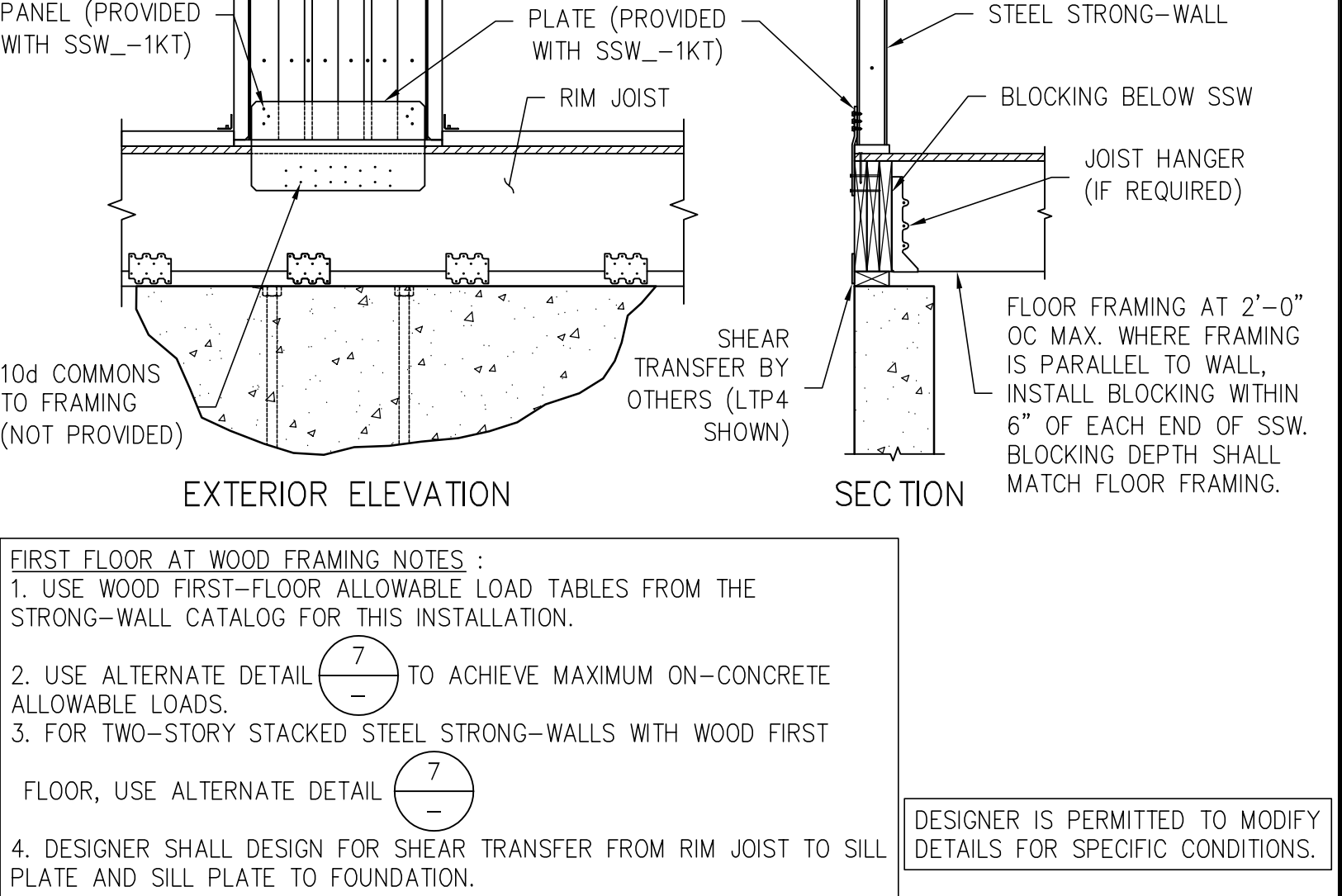
TWO-STORY STACKED FLOOR SECTION 8



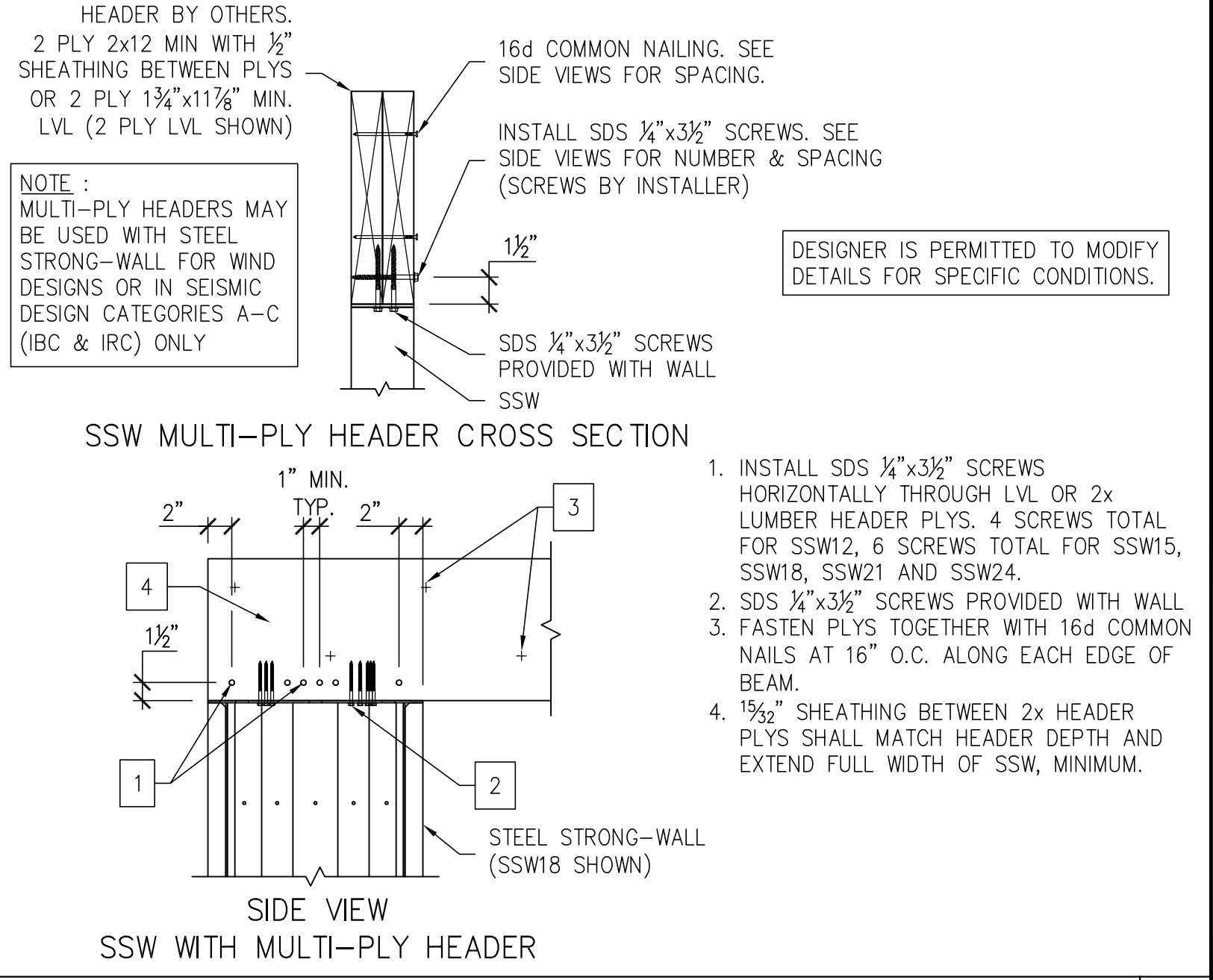
TWO-STORY STACKED FLOOR FRAMING 9



WOOD FIRST-FLOOR WALL CONNECTION KIT



FIRST FLOOR AT WOOD FRAMING 10



MULTI-PLY HEADERS 11

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
 2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
 3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
 4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
 6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
 7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
 8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES 12

NO.	DATE	REVISIONS
1	09-21-2009	2006 IBC REVISIONS
2	04-16-2014	2012 IBC REVISIONS
3	08-08-2016	2015 IBC REVISIONS
4	06-18-2020	2018 IBC REVISIONS
5	03-16-2021	2021 IBC REVISIONS

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SIMPSON Strong-Tie

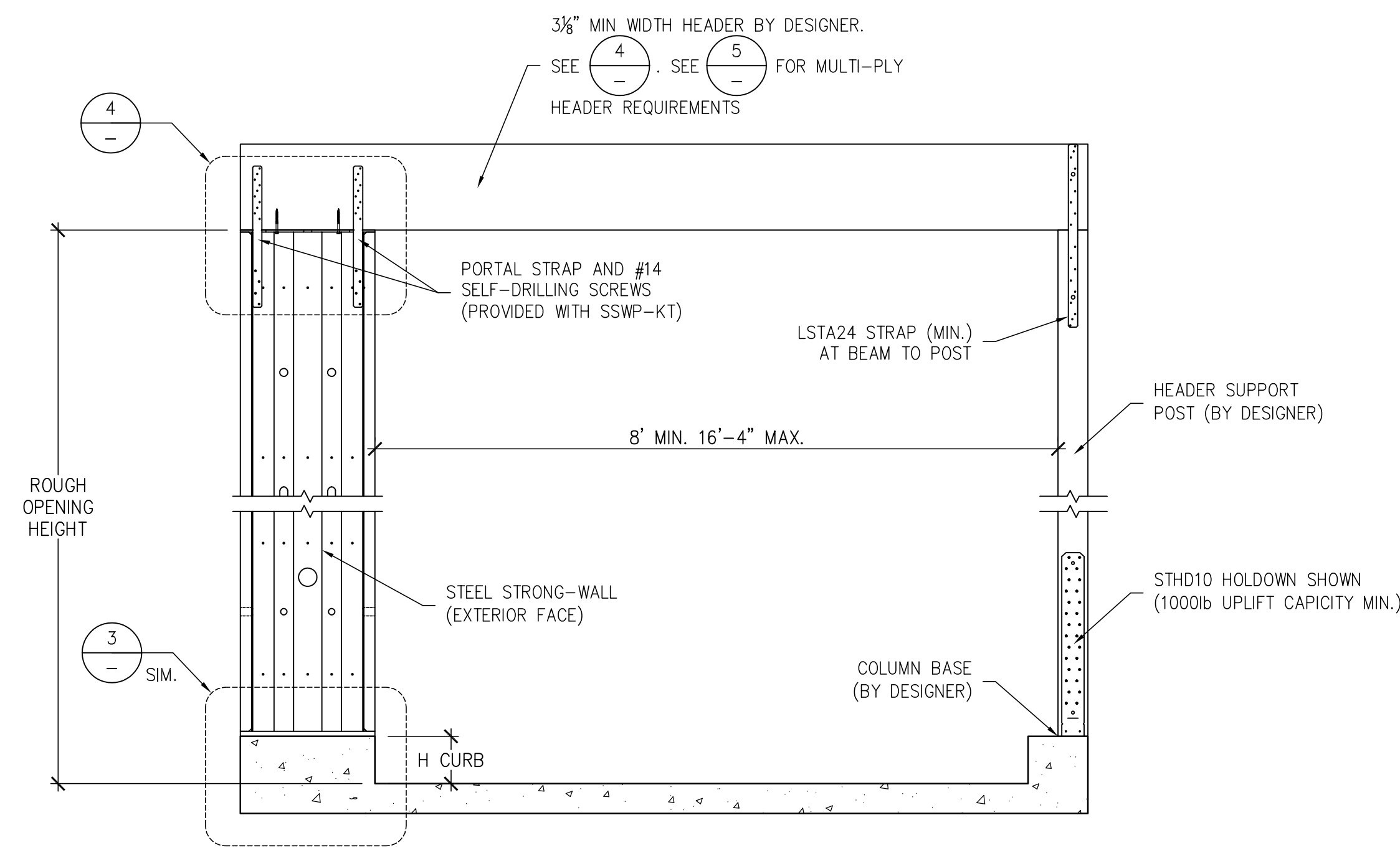
THIS IS NO EQUAL

STEEL STRONG-WALL
 FRAMING DETAILS
 ENGINEERED DESIGNS

SIMPSON Strong-Tie

THIS IS NO EQUAL

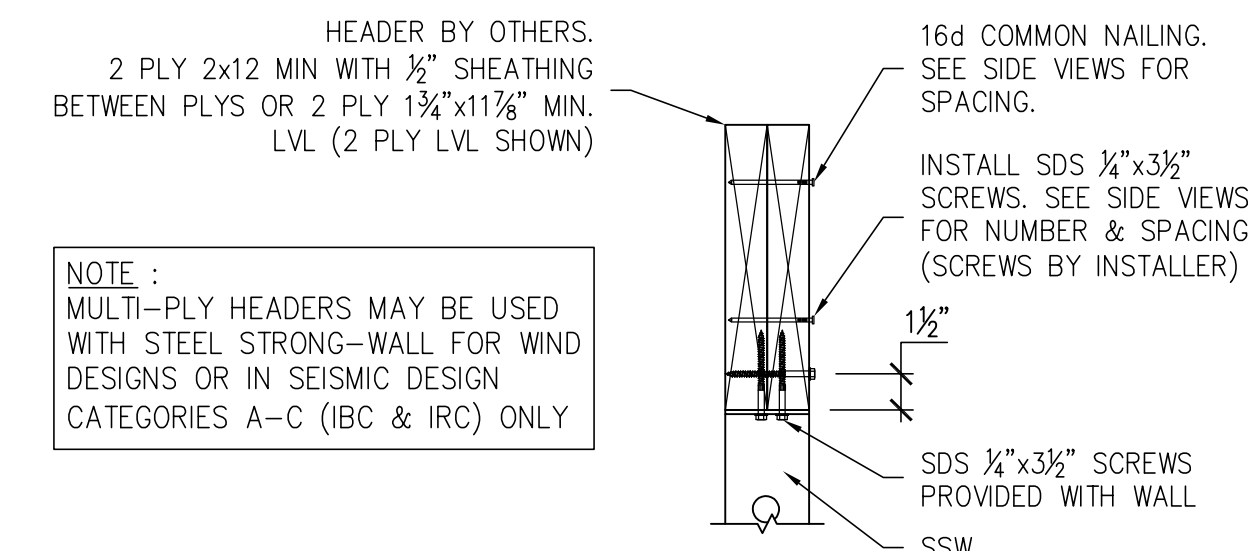
NAME	DATE	SCALE	CHECKED	SHEET	JOB NO.
	03-16-2021	N.T.S.		SSW2	



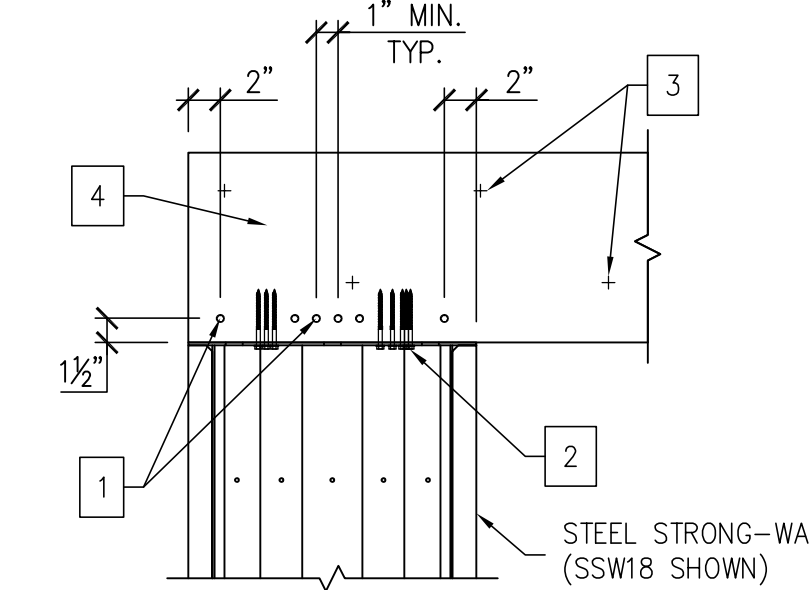
GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12X7 SSW15X7 SSW18X7	5 1/2"	7'-1 1/2"
SSW12X7.4 SSW15X7.4 SSW18X7.4	0"	7'-1 1/2"
SSW12X8 SSW15X8 SSW18X8	5 1/2"	8'-2 3/4"
	6"	8'-3 1/4"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.



SSW MULTI-PLY HEADER CROSS SECTION



SIDE VIEW SSW WITH MULTI-PLY HEADER

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTE : PORTAL STRAP NOT SHOWN FOR CLARITY. REFER TO DETAIL 4/SSW4 FOR PORTAL STRAP INSTALLATION.

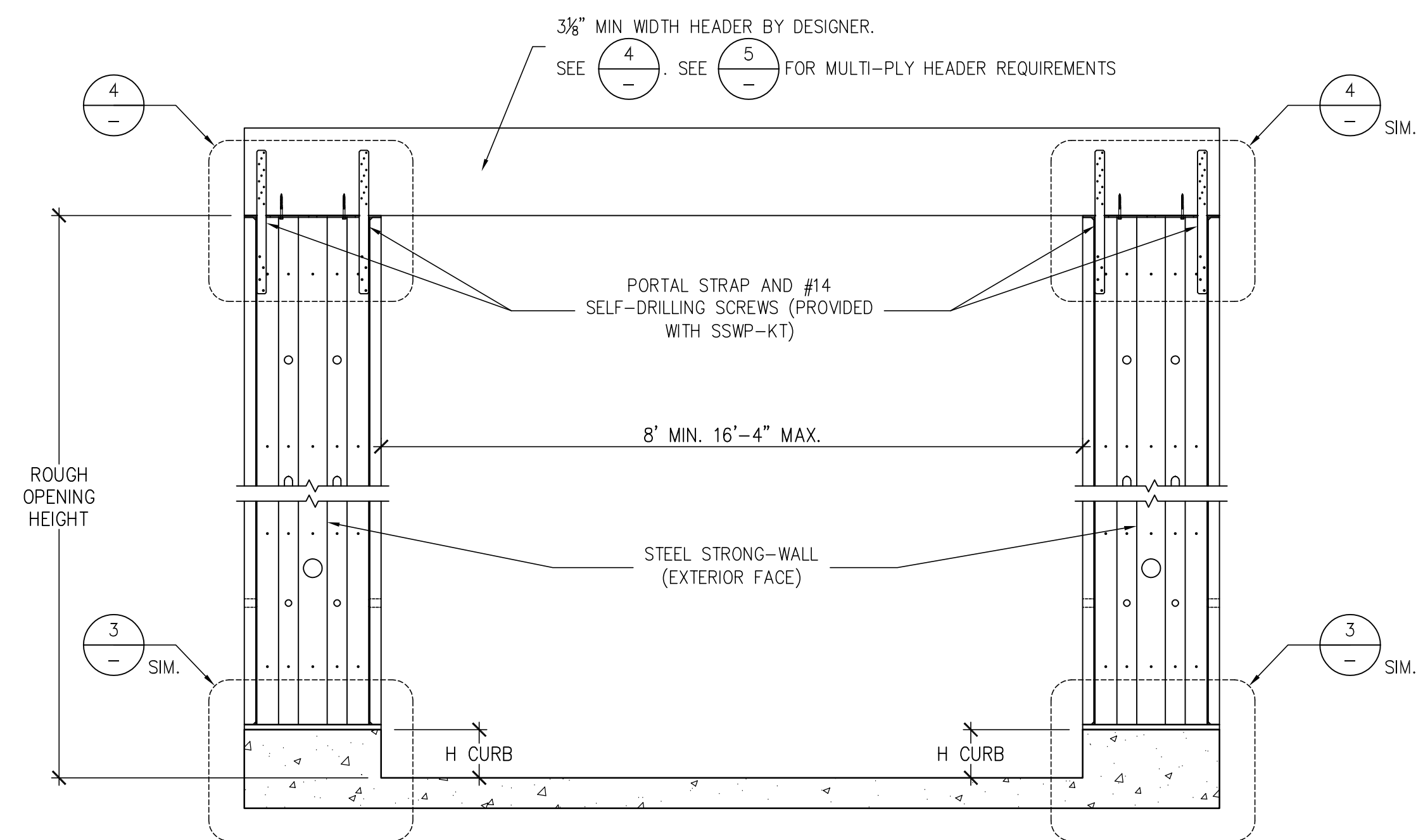
1. INSTALL SDS 1/4"x3/8" SCREWS HORIZONTALLY THROUGH LVL OR 2x LUMBER HEADER PLYS. 4 SCREWS TOTAL FOR SSW12.6 SCREWS TOTAL FOR SSW15, SSW18, SSW21 AND SSW24.
2. SDS 1/4"x3/8" SCREWS PROVIDED WITH WALL FASTEN PLYS TOGETHER WITH 16d COMMON NAILS AT 16" O.C. ALONG EACH EDGE OF BEAM.
3. 1/2" SHEATHING BETWEEN 2x HEADER PLYS SHALL MATCH HEADER DEPTH AND EXTEND FULL WIDTH OF SSW, MINIMUM.

STEEL STRONG-WALL SINGLE WALL PORTAL

1

MULTI-PLY HEADERS

5



GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12X7 SSW15X7 SSW18X7	5 1/2"	7'-1 1/2"
SSW12X7.4 SSW15X7.4 SSW18X7.4	0"	7'-1 1/2"
SSW12X8 SSW15X8 SSW18X8	5 1/2"	8'-2 3/4"
	6"	8'-3 1/4"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING DOWN GARAGE HEADER MAY BE NECESSARY FOR CORRECT ROUGH OPENING HEIGHT.

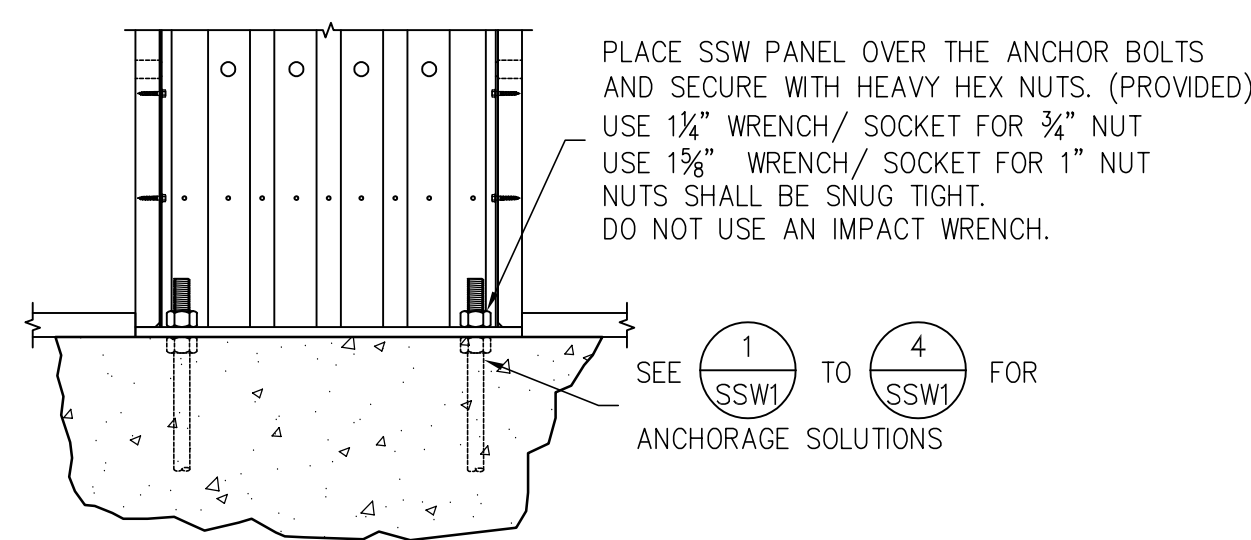
1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." "HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

STEEL STRONG-WALL DOUBLE WALL PORTAL

2

NOTES

6

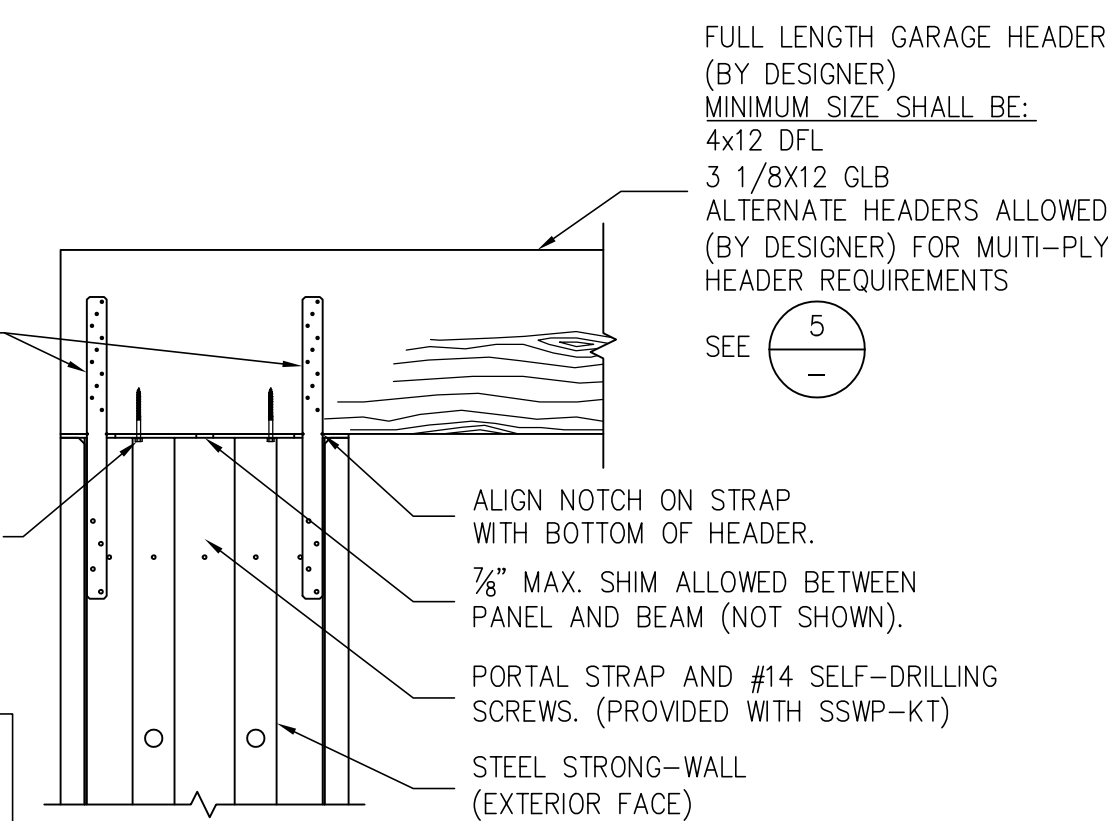


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTE : LOAD PATH DESIGN AND DETAILS ABOVE HEADER TO BE PROVIDED BY DESIGNER.

FIELD NAIL PORTAL STRAP TO HEADER WITH (10) 10dX2 1/2" MIN. NAILS. FASTEN STRAP TO PANEL WITH (4) #14 SELF-DRILLING SCREWS. (SCREWS PROVIDED WITH SSWP-KT)

NOTE : STRAPS MUST BE INSTALLED ON EXTERIOR FACE OF SSW PANEL. POSITION HEADER FLUSH WITH EXTERIOR FACE OF SSW PANEL.



BASE PLATE CONNECTION

3

TOP OF WALL CONNECTION

4

NO.	DATE	REVISIONS
0	09-21-2009	FIRST RELEASE
1	04-16-2014	2012 BC REVISIONS
2	08-08-2016	2015 BC REVISIONS
3	06-18-2020	2018 BC REVISIONS
5	03-16-2021	2021 BC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
 5956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

THIS IS NO EQUAL

STEEL STRONG-WALL
 PORTAL SYSTEM FRAMING DETAILS
 ENGINEERED DESIGNS

SIMPSON Strong-Tie
 THIS IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	SSW4
OF SHEETS	
JOB NO.	

SECTION VI
PICTURES OF THE PROJECT AREA AND SITES
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SECTION VI
PICTURES OF THE PROJECT AREA AND SITES
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SECTION VI
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SECTION VI
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SECTION VII
TRIBALLY DETERMINED PREVAILING WAGE RATES

RAMONA BAND OF CAHUILLA

56310 Highway 371, Suite B
Post Office Box 391670
Anza, California 92539



Tel: (951) 763-4105
Fax: (951) 763-4325
Website: www.ramona-nsn.gov
Email: admin@ramona-nsn.gov

"A SOVEREIGN NATION"

RESOLUTION 2024-07

ADOPTING TRIBAL PREVAILING WAGES LAW AND TRIBALLY DETERMINED PREVAILING WAGES SCHEDULE FOR CERTAIN CONTRACTS WITH THE TRIBE AND IN PLACE OF FEDERALLY DETERMINED PREVAILING WAGE RATES

WHEREAS, The Ramona Band of Cahuilla Indians ("Tribe") are a federally-recognized Indian tribe exercising inherent sovereign authority in self-governing the Tribe based on its customs and traditions; and

WHEREAS, The Ramona Indian Reservation consists of 642 acres of land held in trust by the United States Department of the Interior for the use and benefit of the Tribe; and

WHEREAS, Consistent with custom and tradition, governance of the Tribe is committed to the authority of the Tribal Chairwoman, and such authority extends broadly over all subject matters pertaining to the Tribe and its interests, including but not limited to governance of the Tribe, its members, the Reservation, and to all actions and decisions for, on behalf of, and binding on the Tribe in all such matters, including but not limited to authority to negotiate, contract for, or conclude agreements with private persons and organizations and to expend funds for Tribal Government purposes; and

WHEREAS, Section 104(b) of the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA), as amended on December 27, 2000, by the Omnibus Indian Advancement Act (P.L. 106-568), allows for Indian tribes to determine and apply their own prevailing wage rates in their contracts or agreements for the development and operation of affordable housing in place of Federally determined prevailing wage rates; and

WHEREAS, Consistent with Section 104(b) of NAHASDA, the Tribe has developed its own Tribal Prevailing Wages Law, the text of which is set forth in this Resolution, pursuant to which the Tribe will develop and apply their own prevailing wage rates in their contracts or agreements for development and operation of affordable housing in place of Federally determined prevailing wage rates, and which requires the payment of not less than the wage rates the Tribe determines to be prevailing, and which establishes the Tribe's administrative mechanism for establishing such prevailing wage rates; and

WHEREAS, consistent with the Tribal Prevailing Wages Law as provided herein, the Tribe has developed the Tribally Determined Wage Rates appearing at Exhibit 1 to this Resolution, which the Tribe incorporates herein by reference; and

WHEREAS, the Tribe desires adopting the Tribal Prevailing Wages Law appearing herein and the Tribally Determined Wage Rates appearing at Exhibit 1 to this Resolution, effective immediately;

NOW, THEREFORE BE IT RESOLVED THAT, the Tribe adopts the following Tribal Prevailing Wages Law:

SECTION ONE. This Resolution shall be known as the "Tribal Prevailing Wages Law."

SECTION TWO. The text of the Tribal Prevailing Wage Law is as follows:

1.00 Definitions.

1.01 "Act" shall mean the Native American Housing Assistance and Self-Determination Act of 1996, as amended, Pub. L. 104-330, 25 U.S.C. *4101 et seq.

1.02 "Agreement" shall mean any contract or agreement for assistance, sale or lease funded under the Act.

1.03 "Minimum Contract Amount" shall mean an amount in excess of \$10,000 or any increase or decrease in that amount, as determined by the Tribe, based on changes in the cost of living on or after the effective date of the most recent amendment to this resolution. The Tribe may increase or decrease the Minimum Contract Amount by adopting the revised amount by action of the Tribe's governing body and by delegating such authority to an employee of the Tribe to administer this resolution pursuant to § 2.03 herein.

1.04 "Prevailing Wage" shall mean the wages as determined by the Tribe prevailing on the Tribe's reservation for each class of architect, technical engineer, draftsman, technician, laborer, mechanic, and similar employee employed in the development and operation of affordable housing projects and services. Prevailing Wage shall not apply to any unpaid volunteer, intern, or any volunteer who receives only a nominal fee, expenses, or reasonable benefit and who is not otherwise employed at any time in the construction work of the Agreement. Prevailing Wage shall not apply to homeowners or homebuyers participating in a sweat equity program.

1.05 "Tribe" shall mean the Ramona Band of Cahuilla.

2.00 Payment of Prevailing Wages Required.

2.01 Payment Required in Agreements. Any Agreement with the Tribe for a contract price exceeding the Minimum Contract Amount shall contain a provision requiring that not less than Prevailing Wages shall be paid to all architects, technical engineers, draftsman, technicians, laborers, mechanics, and similar employees employed in the development of housing under the Act and each maintenance laborer or mechanic employed in the operation of housing funded under the Act.

- A. Each Agreement shall contain a provision which imposes as a penalty an amount equal to the amount of wages required under this Section and a further penalty of \$500 per day for each day an employer fails to maintain or allow the Tribe or designated employee(s) of the Tribe to inspect certified payroll records as required by this Resolution or fails to provide a copy of such record upon request.
- B. The Agreement shall provide that the Tribe, and any adversely affected employee may bring an action in any court of competent jurisdiction against the employer to recover the wages required under this Resolution plus the penalty and interest at the maximum rate allowed by applicable law and/or the further penalty for failure to allow inspection or to provide copies of certified payroll records. In addition, in any such action the Tribe or the employee shall be entitled to recover from the employer a reasonable attorneys fee in addition to his or her other costs of suit.

2.02. Tribe to Conduct Wage Survey. Every three years or at such other interval as the Tribe determines is appropriate based on economic conditions affecting the labor market serving the project location, the Tribe may arrange for a wage survey to be conducted in order to determine the Prevailing Wage.

- A. The Tribe shall obtain wage rates from any number of employers of each class of profession or trade included in the survey or shall use an average of the prevailing wage rates issued for any other jurisdictions as determined reasonable by the Tribe and shall establish the Prevailing Wage for each class of profession or trade included in the survey.
- B. The Tribe shall retain for not less than three years the names and addresses of the employers contacted and the wage rates reported by each employer or alternative data used to establish the wage rates.
- C. Wage rates shall include salary but not the value of benefits paid to or on behalf of the employees.
- D. The results of the survey and the prevailing wage shall be contained in a Schedule of Prevailing Wages, which shall list each covered class of profession and trade and the hourly rate for each, and the effective dates of the schedule.
- E. Should the Tribe determine that a wage survey has not or will not result in data that is sufficient to properly determine prevailing wage rates per Section 2.02 A., the Tribe may elect to use prevailing wage rates determined by the Secretary of Labor under the Davis-Bacon Act (40 U.S.C. § 3141).

2.03 Delegation of Authority. The Tribe may delegate its authority under this Resolution to designated employees and agents of the Tribe. Unless otherwise altered by amendment to this Resolution, the Tribe herein delegates such authority to the Tribal Administrator.

3.00 Employer Requirements.

3.01 Payment of Prevailing Wages and Access to Records. Each covered employer, including the Tribe, when performing under an Agreement, shall pay prevailing wages, and shall maintain certified payroll records reporting the hourly rates paid each employee. The certified payroll records shall be available for inspection and copying during regular office hours by the Tribe and designated employees and agents of the Tribe. Any employee shall be entitled to inspect and copy his or her certified payroll record.

3.02 Schedule to be Provided. The Tribe shall provide every covered employer at the time bids or proposals are solicited with a copy of the currently effective Schedule of Prevailing Wages.

3.03 Posting of Wage Schedules. At all times while performing under an Agreement, each covered employer shall post at the job site and in its principal office a copy of the Schedule of Prevailing Wages furnished by the Tribe.

SECTION THREE.

The provisions of this Resolution shall become effective immediately upon adoption of this Resolution by the Council.

NOW THEREFORE BE IT FURTHER RESOLVED THAT, the Tribe, consistent with the Tribal Prevailing Wages Law, also adopts the Tribally Determined Wage Rates appearing at Exhibit 1 to this Resolution, which shall become effective immediately upon adoption of this Resolution by the Council.

CERTIFICATION

This is to certify that the foregoing was duly adopted by the General Council of the Ramona Band of Cahuilla on this 22 day of April, 2024, by a vote of

X in FAVOR, 0 OPPOSED, and 0 ABSTAINING.



Danae Hamilton Vega, Chairwoman

4/24/2024

Date

EXHIBIT 1

TRIBALLY DETERMINED PREVAILING WAGES SCHEDULE EFFECTIVE APRIL 29, 2024*											
Classification	Basic Hourly Rate	Health & Welfare	Pension	Vacation & Holiday	Training	Other	Hours	Total Hourly Rate	Daily Overtime Hourly Rate (1 ½ X)	Saturday Overtime Hourly Rate (1 ½ X)	Sunday/Holiday Overtime Hourly Rate (2 X)
CARPENTER & RELATED TRADES											
Carpenter, Cabinet Installer, Insulation Installer, Hardwood Floor Worker, Acoustical Installer	\$48.86	\$8.25	\$5.91	\$7.39	\$0.72	\$3.44	8.0	\$74.57	\$99.00	\$99.00	\$123.43
Shingler	\$48.99	\$8.25	\$5.91	\$7.39	\$0.72	\$3.44	8.0	\$74.70	\$99.20	\$99.20	\$123.69
Table Power Saw Operator	\$48.96	\$8.25	\$5.91	\$7.39	\$0.72	\$3.44	8.0	\$74.67	\$99.15	\$99.15	\$123.63
Pneumatic Nailer or Power Stapler	\$49.11	\$8.25	\$5.91	\$7.39	\$0.72	\$3.44	8.0	\$74.82	\$99.38	\$99.38	\$123.93
Roof Loader of Shingles	\$34.20	\$8.25	\$5.91	\$7.39	\$0.72	\$3.44	8.0	\$59.91	\$77.01	\$77.01	\$94.11
Scaffold Builder	\$40.77	\$8.25	\$5.91	\$7.43	\$0.72	\$2.94	8.0	\$66.02	\$86.41	\$86.41	\$106.79
CEMENT MASON											
Cement Mason, Curb & Gutter Machine Operator; Clary & Similar Type of Screed Operator (Cement only); Grinding Machine Operator (all types); Jackson Vibratory, Texas Screed & Similar Type Screed Operator; Scoring Machine Operator	\$44.00	\$8.50	\$10.63	\$7.34	\$0.64	\$0.24	8.0	\$71.35	\$93.35	\$93.35	\$115.35
Magnesite, magnesite-terrazzo & mastic composition, Epoxy, Urethanes and exotic coatings, Dex-O-Tex	\$44.12	\$8.50	\$10.63	\$7.34	\$0.64	\$0.24	8.0	\$71.47	\$93.53	\$93.53	\$115.59
Floating & Troweling Machine Operator	\$44.25	\$8.50	\$10.63	\$7.34	\$0.64	\$0.24	8.0	\$71.60	\$93.73	\$93.73	\$115.85
DRYWALL INSTALLER/LATHER											
Drywall Installer/Lather	\$48.86	\$8.25	\$5.91	\$7.39	\$0.72	\$3.77	8.0	\$74.90	\$99.33	\$99.33	\$123.76
Stocker, Scrapper	\$20.80	\$4.25	\$0.00	\$8.39	\$0.72	\$0.00	8.0	\$34.16	\$44.56	\$44.56	\$54.96
LABORER											
Group 1: Boring Machine Helper (Outside) Certified Confined Space Laborer Cleaning & Handling of Panel Forms Concrete Screeding for Rough Strike-Off Concrete, Water Curing Demolition Laborer, the cleaning of brick if performed by an employee performing any other phase of demolition work, & the cleaning of lumber Fiberoptic Installation, Blowing, Splicing, & Testing Technician on public right-of-way only Fire Watcher, Limbers, Brush Loaders, Pilers & Debris Handlers Flagman Gas, Oil and/or Water Pipeline Laborer Laborer, Asphalt-Rubber Material Loader Laborer, General or Construction Laborer, General Cleanup Laborer, Jetting Laborer, Temporary Water & Air Lines Plugging, Filling of Shee-Bolt Holes; Dry Packing of Concrete & Patching Post Hole Digger (Manual) Railroad Maintenance, Repair Trackman & Road Beds; Streetcar & Railroad Construction Track Laborers Rigging & Signaling Scaler Slip Form Raisers Tarman & Mortar Man Tool Crib or Tool House Laborer Traffic Control by any method Water Well Driller Helper Window Cleaner Wire Mesh Pulling - All Concrete Pouring Operations	\$41.38	\$8.95	\$11.62	\$5.02	\$0.75	\$0.67	8.0	\$68.39	\$89.08	\$89.08	\$109.77
LANDSCAPE											
Landscape/Irrigation Laborer	\$39.57	\$8.95	\$11.62	\$5.02	\$0.75	\$0.50	8.0	\$66.41	\$86.20	\$86.20	\$105.98
Landscape Hydro Seeder	\$40.67	\$8.95	\$11.62	\$5.02	\$0.75	\$0.50	8.0	\$67.51	\$87.85	\$87.85	\$108.18
Landscape/Irrigation Tender	\$20.80	\$3.60	\$2.19	\$1.18	\$0.00	\$0.00	8.0	\$27.77	\$38.17	\$38.17	\$48.57
*Developed, as authorized by Section 2.01(A) of Ramona Band of Cahuilla, Tribal Prevailing Wages Ordinance (Tribal Resolution 2024.07,), in consideration of the prevailing wage rates determination by the Director of California Industrial Relations for all localities within Imperial, Inyo, Kern, Los Angeles, Mono, Orange, Riverside, San Bernardino, San Luis Obispo, Santa Barbara and Ventura counties.pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1 for Commercial Building, Highway, Heavy Construction and Dredging Projects.											