

**SUBMITTAL TO THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 10.1  
(ID # 19657)

**MEETING DATE:**

**FROM :** HOUSING AUTHORITY:

Tuesday, September 20, 2022

**SUBJECT:** HOUSING AUTHORITY: Approval of the Form of Section 8 Project-Based Voucher Program Agreement to Enter into a Housing Assistance Payments Contract for Rehabilitation and Approval of the Form of the HAP Contract, between Vista Dorada, L.P. and the Housing Authority of the County of Riverside, for the Vista Dorada Project, Located in the City of Corona; District 2. [\$0]

**RECOMMENDED MOTION:** That the Board of Commissioners:

1. Approve the form of the Section 8 Project-Based Voucher Program Agreement to Enter into a Housing Assistance Payments Contract for Rehabilitation, by and between Vista Dorada, L.P. and the Housing Authority of the County of Riverside (AHAP Contract) for the Vista Dorada project located in the City of Corona;
2. Approve the form of the Section 8 Project-Based Voucher Program Housing Assistance Payments Contract - Rehabilitation Part I and II (HAP Contract); and
3. Authorize the Executive Director of the Housing Authority of the County of Riverside, or designee, to execute a form of the attached AHAP Contract, and a form of the attached HAP Contract, each substantially conforming in form and substance to the attached AHAP Contract and HAP Contract, subject to approval as to form by County Counsel; and to take all necessary steps to implement the AHAP Contract and HAP Contract including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

**ACTION:Policy**

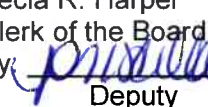
  
Heidi Marshall, Director of Housing, Homelessness Prevention 8/11/2022

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**MINUTES OF THE BOARD OF COMMISSIONERS**

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: September 20, 2022  
xc: Housing

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	
			2022/23	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The Housing Authority of the County of Riverside (HACR) awarded Abode Communities (Developer) 52 Section 8 Project-Based Voucher (PBVs) for the proposed Vista Dorada project located in the City of Corona (Project). The PBVs were awarded pursuant to a Request for Proposal released by the HACR on March 22, 2022. The Developer has formed a limited partnership know as Vista Dorada L.P., a California limited partnership (Owner), for the purpose of developing and financing the proposed Project.

The Project is located at 1910 Frontage Road in the City of Corona on 1.27 acres, known as Assessor Parcel Number 102-250-054. The Project will consist of the acquisition, rehabilitation, and conversion of a 53-room hotel property into 52 permanent supportive housing (PSH) units and 1 manager's unit. The 52 PSH units will house individuals experiencing homelessness and/or chronic homelessness. Vista Dorada will consist of 53 units: 17 studio units, 35 one-bedroom units, and 1 two-bedroom manager unit. The three-story building is served by an elevator and features large, suite-configured rooms ranging in size from approximately 325 to 650 square feet. Common spaces include a large banquet room with commercial kitchen, lobby area, outdoor patio space and fitness room. The target population will consist of people experiencing homelessness and/or chronic homelessness, earning no more than 30% of Area Median Income (AMI). All units will be subsidized by project-based Section 8 vouchers and will receive onsite, specifically targeted supportive services designed to help stabilize and thrive. Wrap around permanent supportive services will be provided by County of Riverside Behavioral Health.

The County of Riverside, in partnership with Developer, successfully secured \$11,949,900 in State Homekey funds for the acquisition and construction of the proposed Project. The Homekey application was successful in large part due to the ARPA funds that the Board of Supervisors approved on January 11, 2022 (Minute Order 3.19), as local matching funds. The 52 Section 8 project-based vouchers that staff recommend that the Board of Commissioners approve are valued at approximately \$17,000,000 in rental subsidies over the 20-year term of the attached PBV HAP agreement. The Section 8 PBVs that are being placed on this Project are necessary due to the target population. Without the PBVs, the Project would not be feasible.

The proposed Project and the Section 8 Project-Based Voucher Program Housing Assistance Payments Contract meets the conditions of categorical exclusion under Title 24 Code of Federal

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Regulations (CFR) Section 58.35 (a) in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA).

**Impact on Residents and Businesses**

The rental assistance that the PBVs are providing the Project will have a positive impact on the residents to stabilize housing and operation of the rehabilitation housing complex in addition to providing affordable housing to the community of Corona.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund. The HACR's contribution to the Project includes the Section 8 Project-Based Vouchers which are fully funded by the United States Department of Housing and Urban Development.

**Attachments:**

- Form of AHAP Contract
- Form of HAP Contract

  
Brianna Lontajo, Principal Management Analyst

9/14/2022

  
Minnie C. Hall, County Counsel

9/9/2022

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**AGREEMENT TO ENTER INTO A  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART I**

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

## 1.1 Parties

This Agreement to Enter into Housing Assistance Payments Contract ("Agreement") is between:

Housing Authority of the County of Riverside ("PHA") and  
Vista Dorada, L.P. ("owner").

## 1.2 Purpose

The owner agrees to develop the Housing Assistance Payments Contract ("HAP Contract") units to in accordance with Exhibit B and to comply with Housing Quality Standards ("HQS"), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP Contract with the owner of the Contract units.

Previous Editions are obsolete

Agreement to Enter into a PBV HAP Contract  
HUD 52531A, Part 1 of 2  
(07/2019)

WHEN DOCUMENT IS FULLY EXECUTED RETURN **Page 1 of 17**

**CLERK'S COPY**

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

SEP 20 2022 10.1

### 1.3 Contents of Agreement

This Agreement consists of Part I, Part II, and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal. (Selection of proposals must be in accordance with 24 CFR 983.51.)

EXHIBIT B: Description of work to be performed under this Agreement, including:

- if the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- if the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable.

EXHIBIT C: Description of housing, including:

- project site.
- total number of units in project covered by this Agreement.
- locations of contract units on site.
- number of contract units by area (size) and number of bedrooms and bathrooms.
- services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.

- estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract.

## 1.4 Significant Dates

- A. **Effective Date of the Agreement:** The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until a subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single-stage project will have the same Agreement effective date for all contract units. A multi-stage project will separate effective dates for each stage.

### Single-stage project

- i. Effective Date for all contract units: 08/30/2022
- ii. Date of Commencement of the Work: The date for commencement of work is not later than 09/30/2022 calendar days after the effective date of this Agreement.
- iii. Time for Completion of Work: The date for completion of the work is not later than 180 calendar days after the effective date of this Agreement.

### Multi-Stage Project

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

STAGE	NUMBER OF UNITS	EFFECTIVE DATE	DATE OF COMMENCEMENT OF WORK	TIME FOR COMPLETION OF WORK


**1.5 Nature of the Work**

This Agreement is for **New Construction** of units to be assisted by the project-based Voucher program.

This Agreement is for **Rehabilitation** of units to be assisted by the project-based Voucher program.

**1.6 Schedule of Completion**

- A. **Timely Performance of Work:** The owner agrees to begin work no later than the date for commencement of work as stated in paragraph (d). In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. **Time for Completion:** All work must be completed no later than the end of the period stated in paragraph (d). Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must be completed no later than the end of the period stated in paragraph (d).
- C. **Delays:** If there is a delay in the completion due to unforeseen factors beyond the owner’s control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

**1.7 Changes in Work**

- A. The owner must obtain prior PHA approval for any change from the work specific in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner at the amounts determined by PHA.

- B. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner at the amounts determined by PHA in accordance with HUD requirements.
- C. The PHA (or HUD in the case of insured or coinsured mortgages) may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

## 1.8 Work completion

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
  - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
  - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)
  - 3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, this Agreement may specify additional documentation that must be submitted by owner as evidence of completion of the housing. Check the following that apply:
    - A certificate of occupancy or other evidence that the contract units comply with local requirements.
    - An architect's or developer's certification that the housing complies with:
      - the HQS;
      - State, local, or other building codes;
      - Zoning;
      - The rehabilitation work write-up for rehabilitated housing;



\_\_\_\_\_ The work description for newly constructed housing; or

\_\_\_\_\_ Any additional design or quality requirements pursuant to this Agreement.

### **1.9 Inspection and Acceptance by the PHA of Completed Contract Units**

- A. Completion of Contract Units: Upon receipt of owner notice of completion of Contract units, the PHA shall take the following steps:
  - 1. Review all evidence of completion submitted by owner.
  - 2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements imposed by the PHA under this Agreement.
- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non-acceptance. The parties must not enter into the HAP contract.
- C. Acceptance: If the PHA determines housing has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

### **1.10 Acceptance where defects or deficiencies are reported:**

- A. If other defects or deficiencies exist, the PHA shall determine whether and to what extent the defects or deficiencies are correctable, whether the units will be accepted after correction of defects or deficiencies, and the requirements and procedures for such correction and acceptance.
- B. Completion in Stages: Where completion in stages is provided for, the procedures of this paragraph shall apply to each stage.

### **1.11. Execution of HAP Contract**

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.

- B. Completion in Stages: Where completion in stages is provided for the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in Exhibit C of the contract for each stage. Upon acceptance of the first stage, the owner shall execute the contract and the signature block provided in the contract for that stage. Upon acceptance of each subsequent stage, the owner shall execute the signature block provided in the contract for such stage.
- C. Form of Contract: The terms of the contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the contract unless such change is approved by HUD headquarters. Prior to execution by the owner, all blank spaces in the contract shall be completed by the PHA.
- D. Survival of owner Obligations: Even after execution of the contract, the owner shall continue to be bound by all owner obligations under the Agreement.

### **1.12 Initial determination of rents**

- A. The estimated amount of initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial amount of rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rent for each units may in no event exceed the amount authorized in accordance with HUD regulations and requirements. Where the estimated initial rent to owner exceeds the amount authorized in accordance with HUD regulations, the PHA shall establish a lower initial rent tow owner, in accordance with HUD regulations and requirements.

### **1.13 Uniform Relocation Act**

- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be paid in accordance with HUD requirements.

- C. The acquisition of real property for a project to be assisted under the program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.
- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

#### **1.14 Protection of In-Place Families**

- A. In order to minimize displacement of in-place families, if a unit to be placed under Contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA’s waiting list (if they are not already on the list) and, once their continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with the program regulations and other HUD requirements.

#### **1.15 Termination of Agreement and Contract**

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

#### **1.16 Rights of HUD if PHA Defaults Under Agreement**

If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under this Agreement, HUD may assume the PHA’s rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay Annual Contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

## 1.17 Owner Default and PHA Remedies

### A. Owner Default

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or mortgage insured by HUD and:
  - a. The owner has failed to comply with the regulations for the applicable HUD loan or mortgage insurance program, with the mortgage or mortgage note, or with the regulatory agreement; or
  - b. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

### B. PHA Remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.

3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

The PHA's exercise or non-exercise of any remedy for owner breach of the Agreement is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

## 1.18 PHA and Owner Relation to Third Parties

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in contract by the Comptroller General or any federal Department or agency. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.

C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.

D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to

enforce any provision of this Agreement or the Contract, or to assert any claim against HUD, the PHA or the owner under the Agreement or the Contract.

- E. Exclusion of owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

### **1.19 PHA-Owned Units**

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

### **1.20 Conflict of Interest**

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials
  - 1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
  - 2. HUD may waive this provision for good cause.
- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

### **1.21 Interest of Member or Delegate to Congress**

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement of HAP contract.

## **1.22 Transfer of the Agreement, HAP Contract, or Property**

### **A. PHA Consent to Transfer**

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract, or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

### **B. Procedure for PHA Acceptance of Transferee**

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract, or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

### **C. When Transfer is Prohibited**

The PHA will not consent to the transfer if any transferee, or any principal or interested party, is debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

## **1.23 Exclusion from Federal Programs**

### **A. Federal Requirements**

The owner must comply with and is subject to requirements of 2 CFR part 2424.

### **B. Disclosure**

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.

2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424.

## 1.24 Lobbying Certifications

- A. The owner certifies, to the best of the owner's knowledge and belief, that:
  1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, 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 the awarding of the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
  2. If any funds other than Federally 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 in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

## 1.25 Subsidy Layering

### A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.



B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

## 1.26 Prohibition of Discrimination

- A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age, or familial status.
- B. The owner must comply with the following requirements:
1. The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*;
  2. Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1959–1963 Comp., p. 652, and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
  3. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
  4. The Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146;
  5. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
  6. Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*;
  7. 24 CFR part 8;
  8. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;

9. Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
10. Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprise Development); and
11. Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393, and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
12. HUD’s Equal Access Rule at 24 CFR 5.105. [OGC-Nonconcurrence: This section failed to reference protections with respect to actual or perceived sexual orientation, gender identity, or marital status in accordance with HUD’s Equal Access Rule at 24 CFR 5.105(a). Revising as indicated above is sufficient to resolve this concern.

- C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

## **1.27 Owner Duty to Provide Information and Access to HUD and PHA**

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers, and records of the owner to the extent necessary to determine compliance with this Agreement.

## **1.28 Notices and Owner Certifications**

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.

- B. Any certification or warranty by the owner pursuant to the Agreement shall be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.

### 1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and will all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements.
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, *Federal Register* notices, or other binding program directives.

### 1.30 Applicability of Part II Provisions — Check All that Apply

- Training, Employment, and Contracting Opportunities  
Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.
- Equal Employment Opportunity  
Section 2.2 applies only to construction contracts of more than \$10,000.
- Labor Standards Requirements  
Sections 2.4, 2.8, and 2.10 apply only when this Agreement covers nine or more units.
- Flood Insurance  
Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

FORM APPROVED COUNTY COUNSEL  
BY: AMRIT P. BRILLON DATE: 5/8/2022

**EXECUTION OF THE AGREEMENT**

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print) <b>Housing Authority of the County of Riverside</b>
By: Signature of authorized representative
<b>Carrie Harmon, Deputy Executive Director</b> Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print) <b>Vista Dorada, L.P.</b>
By: Signature of authorized representative
<b>Lara Regus, Senior VP, Development</b> Name and official title (Print)
Date

**Exhibit A of AHAP**

Approved PBV Proposal



# HOUSING AUTHORITY of the County of Riverside

*Main Office*  
5555 Arlington Avenue  
Riverside, CA 92504-2506  
(951) 351-0700  
Admin FAX (951) 688-6873  
Housing FAX (951) 354-6324  
TDD (951) 351-9844

May 18, 2022

Stephanie Park  
Abode Communities  
1149 S. Hill Street Suite 700  
Los Angeles, CA 90015

*Indio Office*  
44-199 Monroe, Suite B  
P.O. Box 1747  
Indio, CA 92201-1747  
(760) 863-2828  
(760) 863-2838 FAX  
TDD (760) 863-2830

RE: Vista Dorada, Corona, CA

*Website: harivco.org*

Dear Stephanie Park:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers (PBVs) pursuant to the Request for Proposal released by the HACR on March 22, 2022. The HACR is reserving funding for fifty-two (52) PBVs for a fifteen (15) year contract term. The estimated total annual value of the 52 PBVs is \$10,662,323.59 over the 15-year contract term.

Final commitment of the Project Based Vouchers is subject to the following items:

- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid until December 31, 2023, all financing must be secured by this deadline. Requests for extensions will not be considered. Therefore, all evidence of secured financing must be provided on or before December 31, 2023.

If you have any questions, please feel free to contact Nicole Sanchez at (760) 863-2825 or via e-mail at [NiSanchez@rivco.org](mailto:NiSanchez@rivco.org)

Thank you,

Juan Garcia  
Principal Development Specialist  
Housing Authority of the County of Riverside



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 670, 95833  
P.O. Box 952054  
Sacramento, CA 94252-2054  
(916) 263-2771  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



March 14, 2022

Heidi Marshall, Director  
County of Riverside  
3403 10th Street, Suite 300  
Riverside, CA 92501

Lara Regus, Senior Vice President, Development  
Abode Communities  
1149 South Hill Street, Suite 700  
Los Angeles, CA 90015

Dear Heidi Marshall and Lara Regus:

**RE: Award Announcement – Homekey Program  
Notice of Funding Availability Fiscal Year 2021/2022, Round 2  
County of Riverside, Abode Communities – *Vista Dorada*  
Contract No. 21-HK-17169**

The California Department of Housing and Community Development (Department) is pleased to announce that the County of Riverside, (Awardee) has been awarded a Homekey Round 2 award in the amount of \$11,949,900. This letter constitutes notice of the designation of Homekey funds for the Awardee.

Awardees will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing.

Your Ambassador will be in communication with you to develop a standard agreement and confirm any documents needed to execute this contract.

Congratulations on your successful application. For further information, please contact Jason Blair, Homekey Program Manager, Program Design and Implementation Branch, at (916) 776-7671 or [Jason.Blair@hcd.ca.gov](mailto:Jason.Blair@hcd.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Seeger".

Jennifer Seeger  
Deputy Director  
Division of State Financial Assistance



# HOUSING AUTHORITY of the County of Riverside

Main Office  
5555 Arlington Avenue  
Riverside, CA 92504-2506  
(951) 351-0700  
FAX (951)354-6324  
TDD (951) 351-9844

Indio Office  
44-199 Monroe, Ste. B  
Indio, CA 92201  
(760) 863-2828  
(760) 863-2838 FAX  
TDD (760) 863-2830

Website: [harivco.org](http://harivco.org)

May 27, 2022

ADOBE COMMUNITIES  
1149 S. HILL ST. STE. 700  
LOS ANGELES, CA 90015  
ATTN. STEPHANIE PARK

RE: Estimate of Initial Rents – HCV Project-Based Vouchers  
VISTA DORADA, CORONA

Dear Ms. Park:

The Housing Authority of the County of Riverside in accordance with the Code of Federal Regulation (CFR) 983.301 has completed a rent comparability analysis to determine the estimated initial rents for the Project-Based Vouchers that will be utilized for the Vista Dorada Project in Corona, CA. The estimated initial contract rent, current applicable utility allowance and gross contract rent are as follows:

**PBV Contract Rent Determination**

<b>Bedroom Size</b>	<b>STUDIO</b>	<b>1BR</b>
Reasonable Rent	\$2164.81 per GoSection8	\$1873.95 per GoSection8
110% of 2022 FMR	\$1168 (\$1062 + 106)	\$1322 (\$1202 + 120)
less Utility Allowance eff 7/1/21	\$0	\$0
FMR Rent Cap	\$1168	\$1322
<b>Lower of Reasonable Rent or FMR Rent Cap</b>	<b>\$1168</b>	<b>\$1322</b>

Actual rents will be determined prior to execution of the Project-Based Voucher Program Housing Assistance Payment (HAP) Contract. If you have any questions, please feel free to contact me at (951) 343-5437.

Sincerely,

Jennifer Graham  
Principal Development Specialist





## Reasonable Rent Study

**Developer Name:** Abode Communities

**Developer Address:** 1149 S Hill St. Suite 700 Los Angeles, CA 90015

**Developer Contact:** Stephanie Park / [spark@abodecommunities.org](mailto:spark@abodecommunities.org) / (213) 225-2770

**Project Name:** Vista Dorada

**Project Address:** 1910 Frontage Rd., Corona, CA 92882

**New Construction or Existing:** Conversion of Existing Hotel to PSH

**Standard Utility Allowance or Energy Efficient? If energy efficient (EE), must attach proof that you have been approved to use the EE allowance by the Housing Authority. N/A – not requesting utility allowance.**

**Number of units:** 53 (52 affordable units, 1 manager unit)

**Number of Project Based Vouchers:** 52

**Rent Requested by Owner:**

Studio: \$1,274

One BR: \$1,442

Two BR: \$0 (manager unit only)-

**Square Footage of Units and number of bathrooms (full/half):**

Studio: 473sf

One BR: 481sf

Two BR: 916sf

**Utilities and who responsible (Owner or Tenant):**

SCE or non-SCE? Owner or tenant? SCE / Owner

Is heating gas or electric? Owner or tenant? Electric / Owner

Is water heating gas or electric? Owner or tenant? Gas / Owner

Is Stove gas or electric? Owner or tenant? Electric / Owner

**Amenities:**

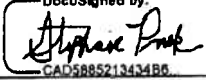
Will the unit have a dishwasher? 27 units are believed to have dishwashers based on as-built drawings (not able to verify onsite due to current occupancy).

**Will the units have washer and dryer in the unit or will the property have a laundry room?**

Laundry rooms (1<sup>st</sup> and 2<sup>nd</sup> floor, three W/D each)

**Will the units have covered parking space?** No – surface parking

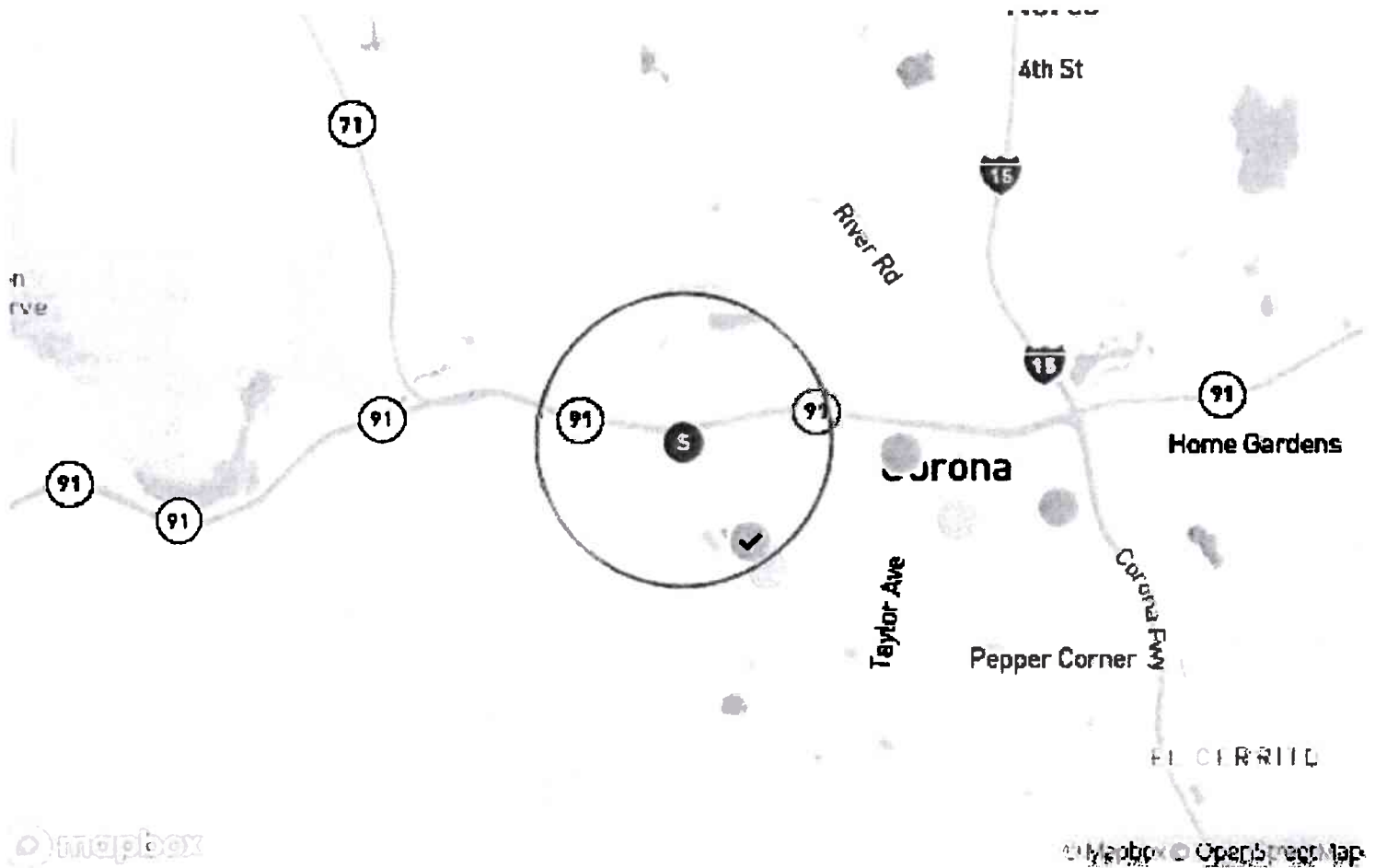
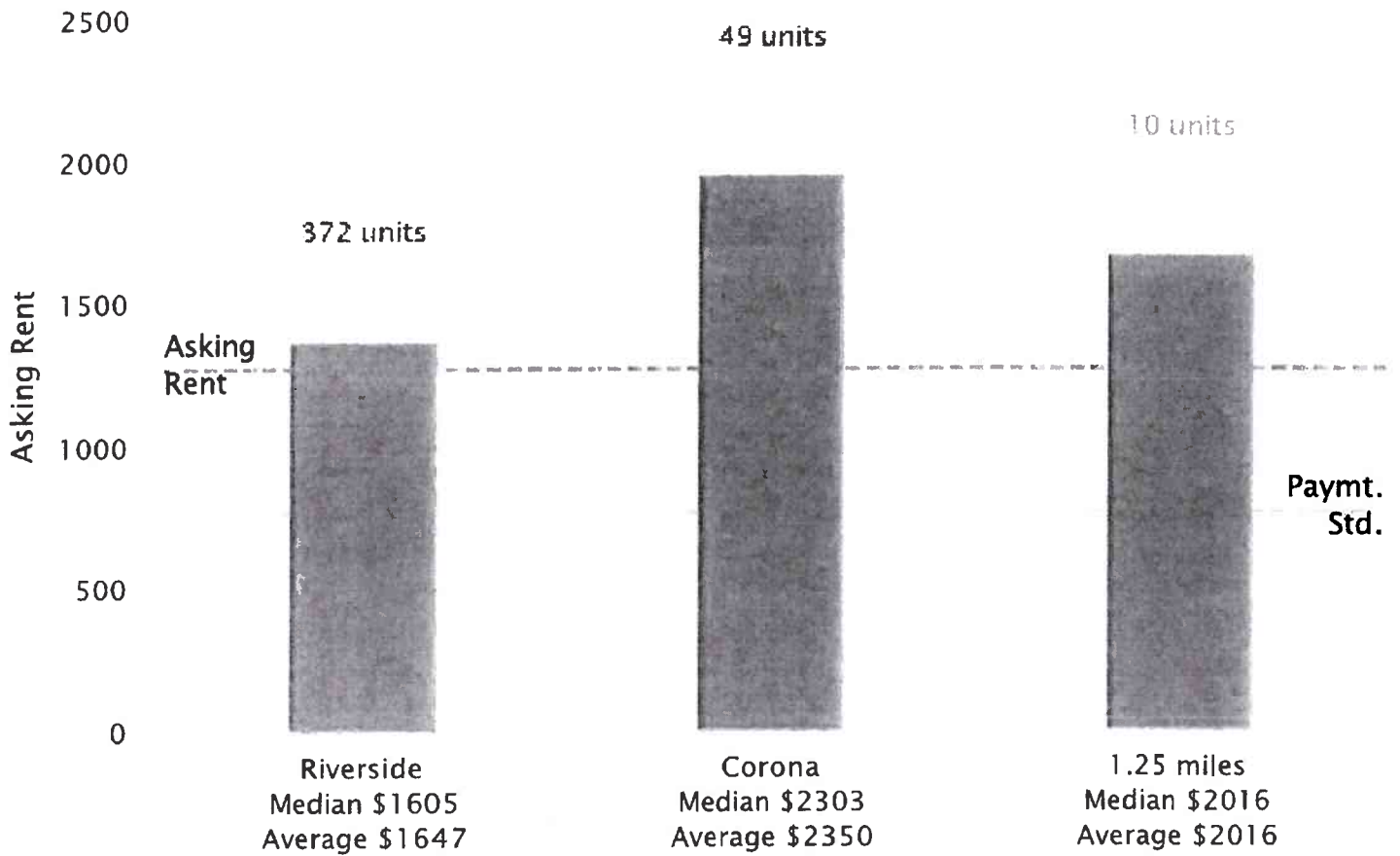
**Any other amenities? If so please list?** Community room and meeting room.

Developer Signature:  CAD988521343486

## Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1910 Frontage Rd	1700 Via Pacifica Aucmlz	1700 Via Pacifica Aucqcu	1700 Via Pacifica Aucqit
Model		0/1/0/550	0/1/0/550	0/1/0/550
City	Corona 92882	Corona 92882	Corona 92882	Corona 92882
<b>LOCATION</b>				
Subdivision				
Proximity to Subject		1.04	1.04	1.04
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>Size</b>				
Beds/Baths/Half Baths	0/1/0	0/1/0	0/1/0	0/1/0
Sq. Ft.	473	550	550	550
Adjustment		Superior / Adj: -\$13.86	Superior / Adj: -\$13.86	Superior / Adj: -\$13.86
<b>TYPE</b>				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AGE</b>				
Year Built	2022	1988	1988	1988
Adjustment		Inferior / Adj: \$195.00	Inferior / Adj: \$195.00	Inferior / Adj: \$195.00
<b>CONDITION &amp; QUALITY</b>				
Rating	Average	Average	Average	Average
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>UTILITIES</b>				
Heat	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Tenant
Hot Water / Paid By	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Tenant
Sewer Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Lights / Other Electric	Owner	Tenant	Tenant	Tenant
Adjustment		Inferior / Adj: \$97.00	Inferior / Adj: \$97.00	Inferior / Adj: \$97.00
<b>MAINTENANCE</b>				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AMENITIES</b>				
Amenities	Dishwasher, Garbage Disposal, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove	Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community
AC	Central	Central	Central	Central
Heat	Central	Unknown	Unknown	Unknown
Parking	Open	Unknown	None	Unknown
Exterior Features				
Lot Size				
Adjustment		Superior / Adj: -\$80.00	Superior / Adj: -\$70.00	Superior / Adj: -\$40.00
<b>RENT ADJUSTMENTS</b>				
Data Source		Internet Listing	Internet Listing	Internet Listing
Date Listed		4/22/2022	2/14/2022	4/22/2022
Date Rented				
Listing Status		Rented	Rented	Rented
Asking Rent	\$1,274.00	\$1,950.00	\$1,950.00	\$1,950.00
Actual Rent				
Adjustment		\$198.14	\$208.14	\$238.14
Adjusted Monthly Rent		\$2,148.14	\$2,158.14	\$2,188.14
<b>COMPARABLE BREAKDOWN</b>				
9,638 Recent comparables in jurisdiction				
372 Similar 0 bedroom comparables in Riverside County				
49 Similar 0 bedroom comparables in the City of Corona				
10 Within 1.25 miles				
<b>CERTIFICATION</b>				
I (we) estimate the monthly market rent of the subject as of 05/27/2022 to be \$2,164.81.				
The adjusted reasonable rent range is \$2,148.14 to \$2,188.14.				
Requested Rent Amount: \$1,274.00 Rent Approved: \$1,274.00.				
RR Certifier Signature: <u>Jennifer Graham</u>				
QC Certifier Signature: _____				
In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Riverside County Housing Authority, the requested rent of \$1,274.00 IS reasonable, and the approved rent of \$1,274.00 IS reasonable.				
		Certification ID <u>1CA553F5-726E-4D56-8EDC-DF115591B769</u> Certification Date <u>2022-5-27</u> Version <u>AVM 6.1, RRC 7.0, RW5</u> Client Reference Voucher Bedroom Family Name <u>Vista Dorada</u> Housing Authority <u>Riverside County Housing Authority</u> Certifier <u>Jennifer Graham</u> Utility Schedule <u>7-21 Riverside Multi-Family (Apartment) SCE</u> Page <u>1 of 1 excluding appendices.</u>		

# Local Market Analysis



The adjusted reasonable rent range is \$2,148.14 to \$2,188.14.

Comparable 1: **\$2,148.14** 90.62% Very Similar

Comparable 2: **\$2,158.14** 90.48% Very Similar

Comparable 3: **\$2,188.14** 90.07% Very Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

**Comparable 1:**

Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Total adjustment for this property is (\$198.14)

**Comparable 2:**

Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$208.14)

**Comparable 3:**

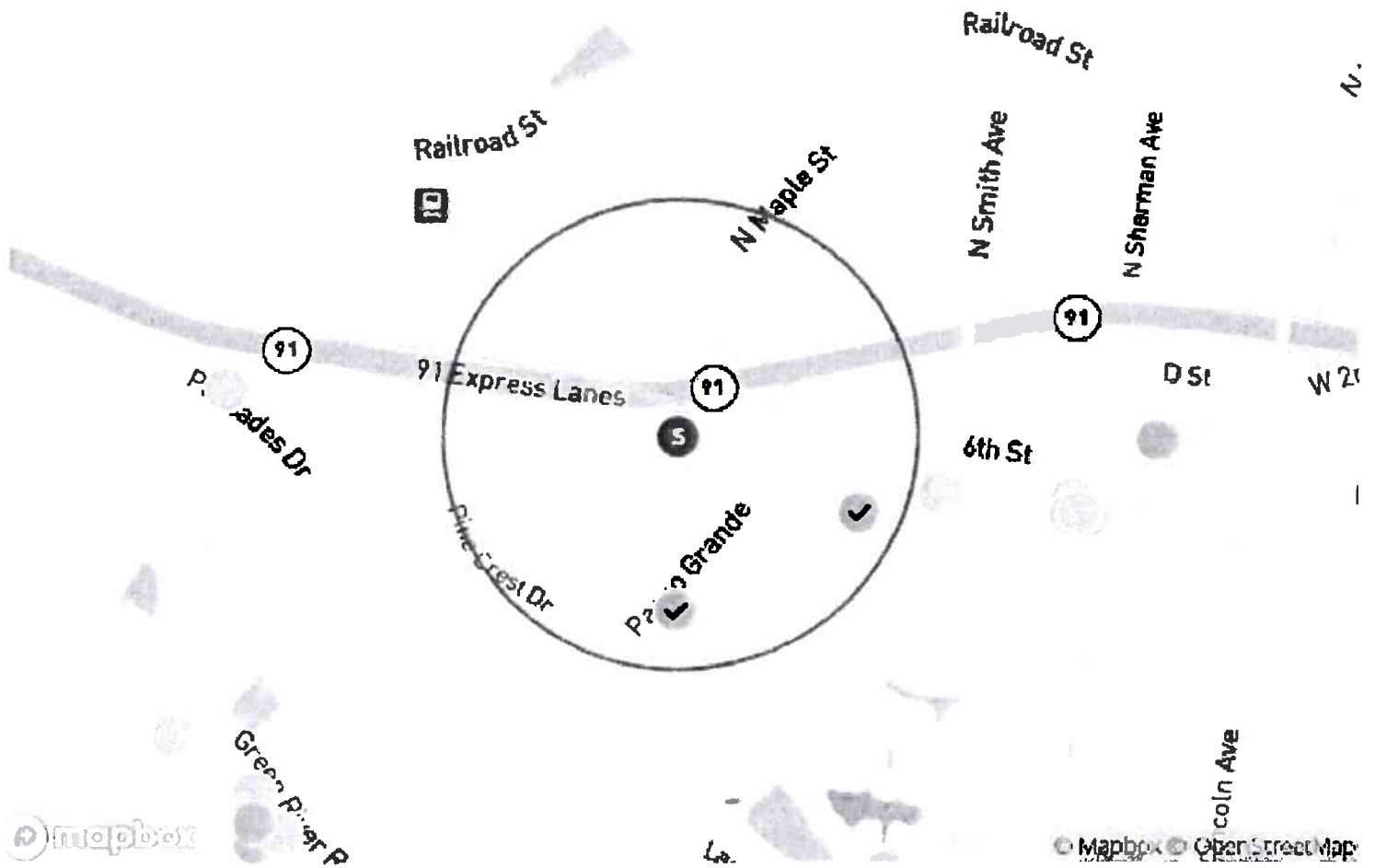
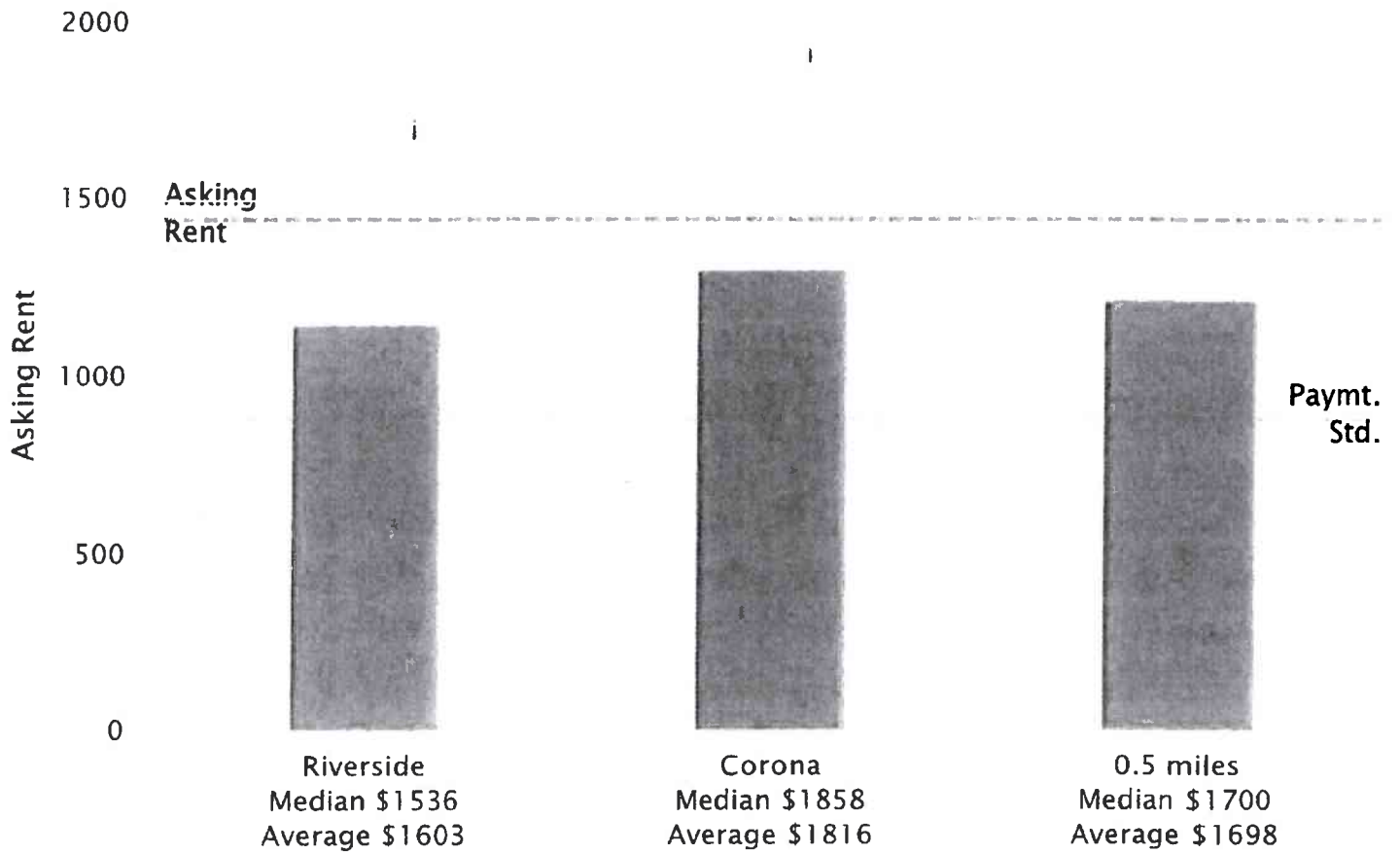
Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Total adjustment for this property is (\$238.14)

This rent reasonable certification is based on information provided by others and/or obtained from

## Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1910 Frontage Rd	915 Paseo Grande 1X1B	788 Springwood St Aucpjd	915 Paseo Grande 16
Model		1/1/0/700	1/1/0/605	1/1/0/700
City	Corona 92882	Corona 92882	Corona 92882	Corona 92882
<b>LOCATION</b>				
Subdivision				
Proximity to Subject		0.38	0.41	0.38
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>Size</b>				
Beds/Baths/Half Baths	1/1/0	1/1/0	1/1/0	1/1/0
Sq. Ft.	481	700	605	700
Adjustment		Superior / Adj: -\$39.42	Superior / Adj: -\$22.32	Superior / Adj: -\$39.42
<b>TYPE</b>				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AGE</b>				
Year Built	2022	1966	1986	1964
Adjustment		Inferior / Adj: \$169.50	Inferior / Adj: \$170.00	Inferior / Adj: \$169.50
<b>CONDITION &amp; QUALITY</b>				
Rating	Average	Average	Average	Average
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>UTILITIES</b>				
Heat	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Owner
Hot Water / Paid By	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Owner
Sewer Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Lighting / Other Electric	Owner	Tenant	Tenant	Owner
Adjustment		Inferior / Adj: \$107.00	Inferior / Adj: \$107.00	Similar / Adj: \$0.00
<b>MAINTENANCE</b>				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AMENITIES</b>				
Amenities	Dishwasher, Garbage Disposal, Onsite Laundry, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Pool, Refrigerator, Stove	Garbage Disposal, W/D Hookups, Refrigerator, Stove
AC	Central	Central	Central	Central
Heat	Central	Unknown	Unknown	Unknown
Parking	Open	None	None	None
Exterior Features				
Lot Size				
Adjustment		Superior / Adj: -\$40.00	Superior / Adj: -\$65.00	Inferior / Adj: \$15.00
<b>RENT ADJUSTMENTS</b>				
Data Source		Internet Listing	Internet Listing	Internet Listing
Date Listed		12/30/2021	12/30/2021	12/17/2021
Date Rented				
Listing Status		Rented	Rented	Rented
Asking Rent	\$1,442.00	\$1,695.00	\$1,700.00	\$1,695.00
Actual Rent				
Adjustment		\$197.08	\$189.68	\$145.08
Adjusted Monthly Rent		\$1,892.08	\$1,889.68	\$1,840.08
<b>COMPARABLE BREAKDOWN</b>				
9,638 Recent comparables in jurisdiction				
1,247 Similar 1 bedroom comparables in Riverside County				
126 Similar 1 bedroom comparables in the City of Corona				
3 Within 0.50 miles				
<b>CERTIFICATION</b>				
I (we) estimate the monthly market rent of the subject as of 05/27/2022 to be \$1,873.95.				
The adjusted reasonable rent range is \$1,840.08 to \$1,892.08.				
Requested Rent Amount: \$1,442.00 Rent Approved: \$1,442.00.				
RR Certifier Signature: <u>Jennifer Graham</u>				
QC Certifier Signature: _____				
In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Riverside County Housing Authority, the requested rent of \$1,442.00 IS reasonable, and the approved rent of \$1,442.00 IS reasonable.				
		Certification ID <u>AD165DB3-4AAE-4AF0-91E5-90E0D39BB478</u> Certification Date <u>2022-5-27</u> Version <u>AVM 6.1, RRC 7.0, RWS</u> Client Reference _____ Voucher Bedroom <u>1</u> Family Name <u>Vista Dorada</u> Housing Authority <u>Riverside County Housing Authority</u> Certifier <u>Jennifer Graham</u> Utility Schedule <u>7-21 Riverside Multi-Family (Apartment) SCE</u> Page <u>1 of 1 excluding appendices.</u>		

# Local Market Analysis



**The adjusted reasonable rent range is \$1,840.08 to \$1,892.08.**

Comparable 1: **\$1,892.08** 90.58% Very Similar  
Comparable 2: **\$1,889.68** 90.70% Very Similar  
Comparable 3: **\$1,840.08** 89.01% Somewhat Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

**Comparable 1:**

Living area for comparable is superior to subject (-\$39.42 adjustment)  
Condition for comparable is inferior to subject (\$169.50 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$12.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$6.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$11.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$197.08)

**Comparable 2:**

Living area for comparable is superior to subject (-\$22.32 adjustment)  
Condition for comparable is inferior to subject (\$170.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$12.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$6.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$11.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$189.68)

**Comparable 3:**

Living area for comparable is superior to subject (-\$39.42 adjustment)  
Condition for comparable is inferior to subject (\$169.50 adjustment)  
Dish washer for comparable is inferior to subject (\$15.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$145.08)

This rent reasonable certification is based on information provided by others and/or obtained from outside sources. No opinion, warranty, or guarantee of the reliability of the data relied upon is implied or expressed by the use of that data herein, and GOsection8.com does not warrant the correctness of the data. All Data should be verified by the RR Certifier for accuracy.



# **Exhibit B of AHAP**

Project Description

PROJECT  
**VISTA DORADA**  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100  
www.abodecommunities.com

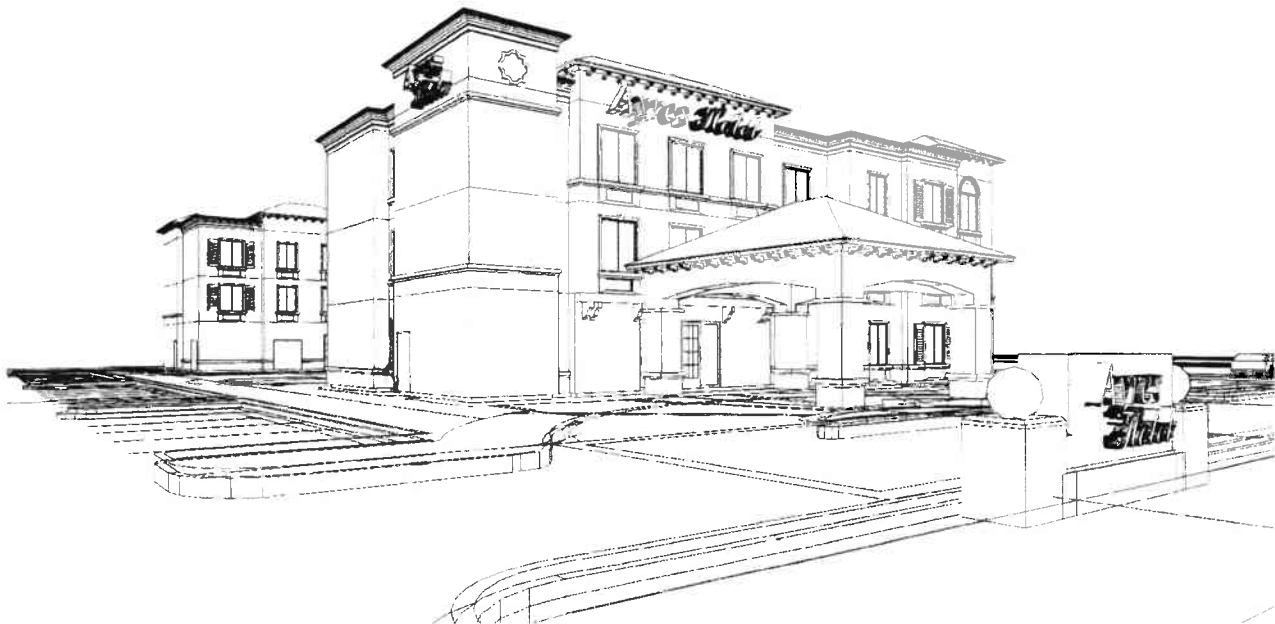
CLIENT  
Abode Communities  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100

ARCHITECT  
Abode Communities  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100

CONTRACT  
C-00000001

REGISTRATION  
REGISTERED ARCHITECT  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100

REGISTERED ARCHITECT  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100



# VISTA DORADA

**PROJECT SUMMARY**

**DECLARATION**  
I, **FRANCOIS NIAZI**  
CONTRACT NO. **14-27-00001-0002**

**PROJECT ADDRESS**  
110 S. H Street, Suite 700  
La Habra, CA 91704  
T 714.947.7100  
www.abodecommunities.com

PROJECT NO. 14-27-00001-0002

NO ARCHITECTURAL OR ENGINEERING WORK SHALL BE PERFORMED WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED ARCHITECT OR ENGINEER.



NO.	DATE	REV.
1	01.15.14	01
2	01.15.14	02
3	01.15.14	03
4	01.15.14	04
5	01.15.14	05
6	01.15.14	06
7	01.15.14	07
8	01.15.14	08
9	01.15.14	09
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16	01.15.14	16
17	01.15.14	17
18	01.15.14	18
19	01.15.14	19
20	01.15.14	20

COVER SHEET

DRP NUMBER  
**G0.00**

Supplemental to 14-27-00001-0002



**LEGEND**

→ ACCESSIBLE PATH OF TRAVEL, MIN. W. HERE

101 → EGRESS LOGIC/DIRECTIONAL, MINIMUM WHERE INDICATED

- NOTES**
1. POWER PORTABLE FIRE EXTINGUISHER WITH A RATING NO. LESS THAN 2A:10BC, WITH 10 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING FOR EACH FLOOR, AND AS OTHERWISE DIRECTED BY THE FIRE MARSHAL.
  2. IF MULTIPLE FIRE EXTINGUISHER CANNOT BE IN ONE COMPARTMENT, REFER TO DETAIL 101-101-01.
  3. FINISHES: FINISHES FOR ALL AREAS SHALL BE AS SHOWN ON ALL SHEETS. FINISHES FOR ALL AREAS SHALL BE AS SHOWN ON ALL SHEETS. FINISHES FOR ALL AREAS SHALL BE AS SHOWN ON ALL SHEETS.
  4. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH IBC SECTION 1004. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH IBC SECTION 1004.
  5. EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1010. EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1010.
  6. MEANS OF EGRESS SYSTEM SHALL HAVE CLEAR CEILING HEIGHT OF 7'6". EXCEPT IN ONE AND TWO FAMILY DWELLING UNITS, CLEAR FLOOR LEVELS SHALL BE UNIFORM AND LEVEL THROUGHOUT THE MEANS OF EGRESS SYSTEM.
  7. EXIT STAIRS SHALL BE READILY ACCESSIBLE FROM THE DIRECTION OF EGRESS TRAVEL. EXIT STAIRS SHALL BE READILY ACCESSIBLE FROM THE DIRECTION OF EGRESS TRAVEL. EXIT STAIRS SHALL BE READILY ACCESSIBLE FROM THE DIRECTION OF EGRESS TRAVEL.
  8. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR ALL LIFE SAFETY SYSTEMS.

PROJECT NO. 101-101-01

DATE: 10/15/11

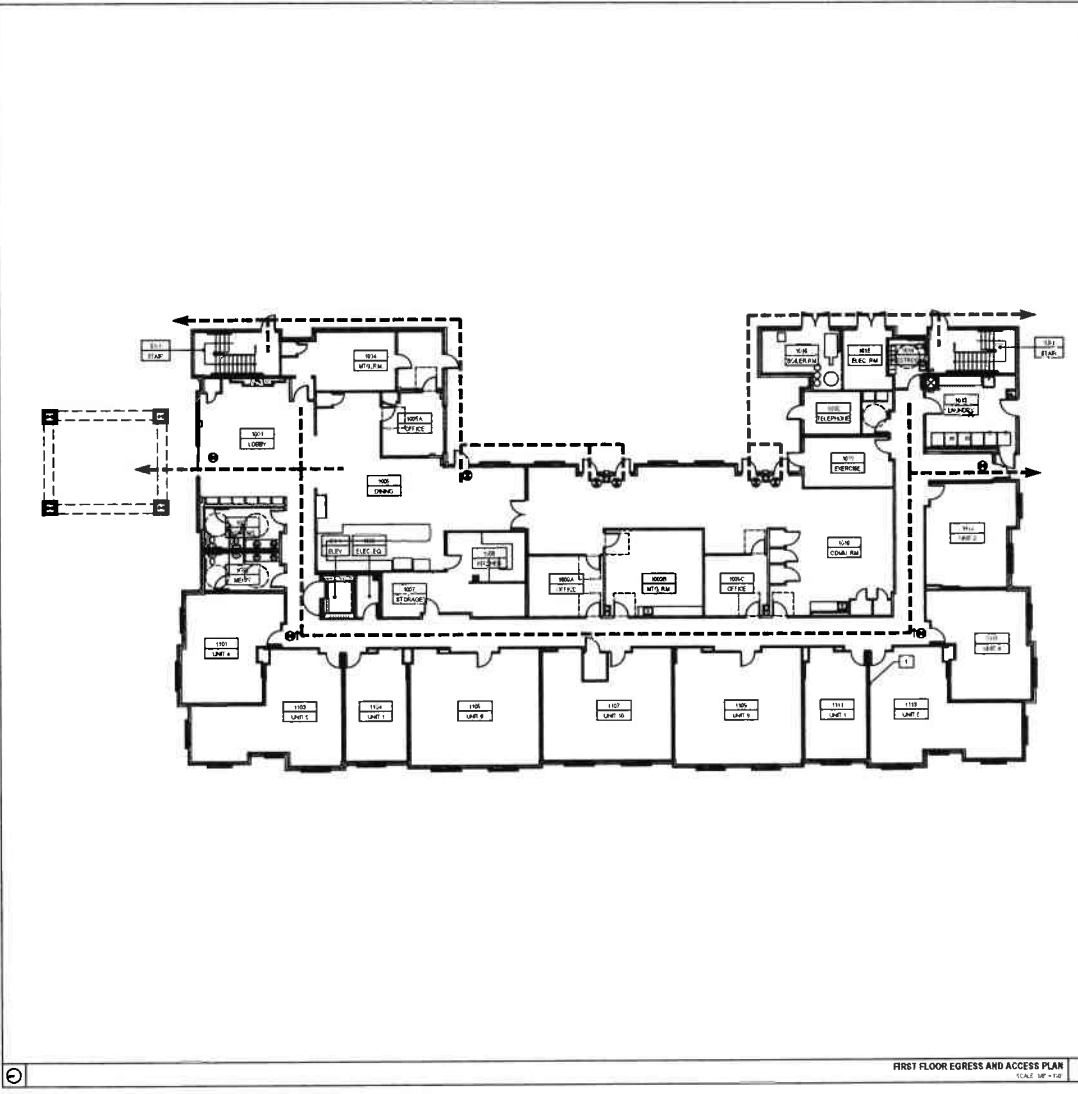
SCALE: 1/8" = 1'-0"



NO.	DATE	BY
1	10/15/11	ML
2	10/15/11	ML
3	10/15/11	ML
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5	10/15/11	ML
6	10/15/11	ML
7	10/15/11	ML
8	10/15/11	ML
9	10/15/11	ML
10	10/15/11	ML

**EGRESS AND ACCESS PLAN**

**GL.11**



**FIRST FLOOR EGRESS AND ACCESS PLAN**  
SCALE: 1/8" = 1'-0"

**VISTA DORADA**

PHASE 2B  
 1400 S. 10th Street, Suite 200  
 Tempe, AZ 85281

PROJECT NO. 2020-001  
 SHEET NO. G1.12

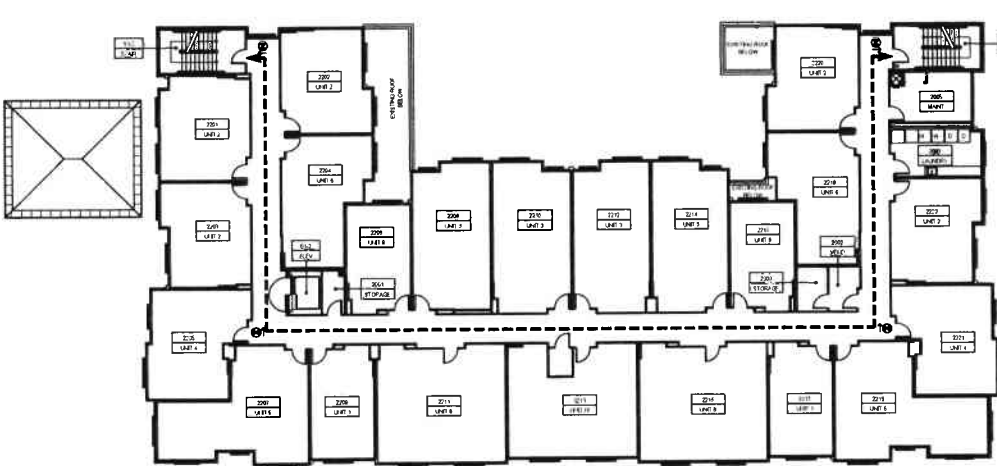
DATE: 08/14/2020  
 DRAWN BY: J. B. [Name]  
 CHECKED BY: [Name]

**NOTES**

1. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING NO. LESS THAN AN EGRESS ROUTE IN FREEWAY DISTANCE TO ALL PORTIONS OF THE BUILDING FOR IDENTIFICATION AND AS OTHERWISE CREDITED BY THE FIRE DEPARTMENT.
2. NUMBER OF EXITS SHALL BE DETERMINED BY A CONSULTANT REFER TO DETAIL 14-1030.
3. PROVIDE EXITS WITH EGRESS SIGNAGE AT ALL EXITS AND AT ALL EXITS WITH EGRESS SIGNAGE. LOCATION OF ALL EXITS SHALL BE MARKED PRIOR TO INSTALLATION.
4. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 2018 IBC SECTION 1004.0 AND 1004.0.1.
5. EXITS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC SECTION 1004. EXITS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC SECTION 1004. EXITS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC SECTION 1004. EXITS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IBC SECTION 1004.
6. MEANS OF EGRESS SYSTEMS SHALL BE CLEARLY IDENTIFIED BY 7.5' EXCEPT BY OTHER MEANS. EXITS SHALL BE IDENTIFIED BY SIGNAGE, CLEARLY IDENTIFIED BY MEANS OF EGRESS SYSTEMS AND BY TRAFFIC. REFER TO DETAIL SECTION 1004.
7. EXITS SHALL BE REACHABLE FROM ALL DIRECTIONS OF TRAFFIC. EXITS SHALL BE IDENTIFIED BY SIGNAGE AND BY TRAFFIC. REFER TO DETAIL SECTION 1004.
8. MEANS OF EGRESS SYSTEMS SHALL BE CLEARLY IDENTIFIED BY 7.5' EXCEPT BY OTHER MEANS. EXITS SHALL BE IDENTIFIED BY SIGNAGE, CLEARLY IDENTIFIED BY MEANS OF EGRESS SYSTEMS AND BY TRAFFIC. REFER TO DETAIL SECTION 1004.

**LEGEND**

- ACCESSIBLE PATH OF TRAVEL, MIN. 48" WIDE
- EXIT SIGN LOCATION, ONE-CYCLE, ARROWS WERE INDICATED



FIRST FLOOR EGRESS AND ACCESS PLAN  
 SCALE: 1/8" = 1'-0"

PROJECT NO. 2020-001

DATE: 08/14/2020

DRAWN BY: J. B. [Name]

CHECKED BY: [Name]

DATE: 08/14/2020

SCALE: 1/8" = 1'-0"

PROJECT NO. 2020-001

DATE: 08/14/2020

DRAWN BY: J. B. [Name]

CHECKED BY: [Name]

DATE: 08/14/2020

SCALE: 1/8" = 1'-0"

PROJECT NO. 2020-001

DATE: 08/14/2020

DRAWN BY: J. B. [Name]

CHECKED BY: [Name]

DATE: 08/14/2020

SCALE: 1/8" = 1'-0"

PROJECT NO. 2020-001

DATE: 08/14/2020

DRAWN BY: J. B. [Name]

CHECKED BY: [Name]

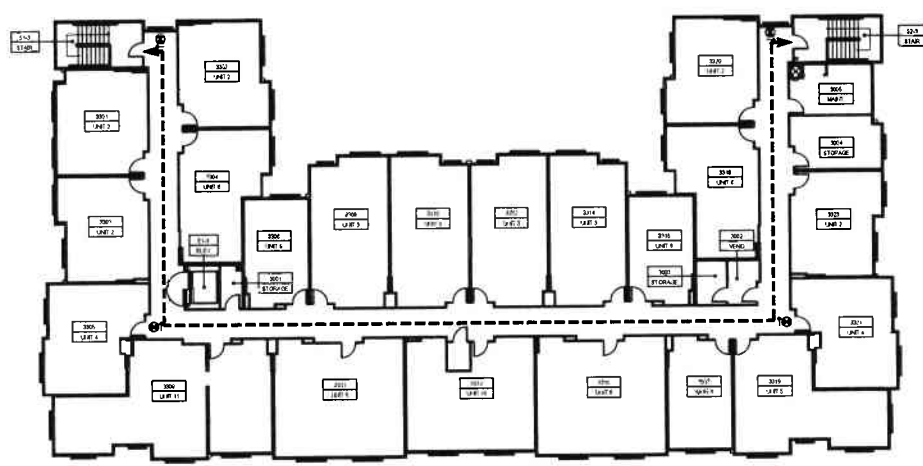
DATE: 08/14/2020

**LEGEND**

→ ACCESSIBLE PATH OF TRAVEL, MIN. 48" WIDE

EXIT SIGN LOCATION, DIRECTION, AND/OR WHERE INDICATED

- NOTES**
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF LESS THAN 30,000 BTU/LP WITH A REEF TRIMMER OR TRICE TO ALL PORTIONS OF THE BUILDING FOR EACH FLOOR, UNLESS OTHERWISE DIRECTED BY THE AHJ'S.
  - UNMOUNTED FIRE EXTINGUISHER CABINETS TO BE A 4 COM PART. REFER TO DETAIL 15-1000.
  - PRINER 1 1/4" WIDE EXIT SIGN IS REQUIRED AT ALL CORNER/HEIGHT ENDS. VERIFY LOCATION OF ALL EXIT SIGNS WITH AHJ'S PRIOR TO INSTALLATION.
  - OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 2010 IBC SECTION 1004. OCCUPANT LOAD.
  - EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH 2010 IBC SECTION 1014, EXIT ACCESS.
  - MEANS OF EGRESS SYSTEMS SHALL HAVE CLEAR FLOOR HEIGHT OF 7' 6" EXCEPT IN ONE AND TWO STORY BUILDINGS. SIGN HEIGHTS, CLEAR FLOOR HEIGHTS, MINIMUM CLEARANCE AND FLOOR TRAFFIC. REFER TO 2010 IBC SECTION 1002.
  - EXIT SIGNS SHALL BE READABLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN BACKLIT SHALL BE READABLE THROUGH DIMMER ACCESS COVER BY THE SIGN. PANELS MAY BE MORE THAN 90° FROM THE NEAREST VISIBLE EXIT SIGN.
  - ENERGETIC AND LIGHT POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE PROTECTIVE POWER FOR 2 HOURS UNLESS OTHERWISE SPECIFIED.



FIRST FLOOR EGRESS AND ACCESS PLAN  
SCALE: 1/8" = 1'-0"

PROJECT NO. 2021

DATE: 04/15/2021

BY: [Signature]

CHECKED BY: [Signature]

DATE: 04/15/2021



NO.	DATE	BY
1	04/15/2021	[Signature]
2		
3		
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**EGRESS AND ACCESS PLAN**

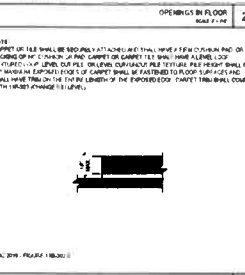
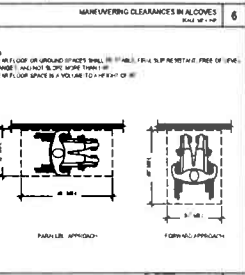
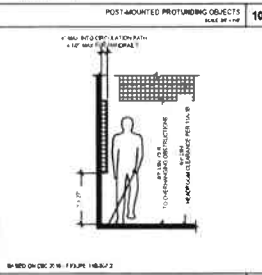
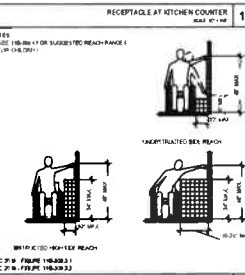
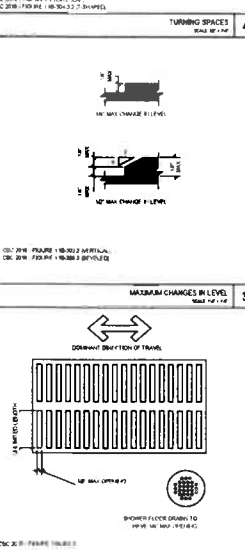
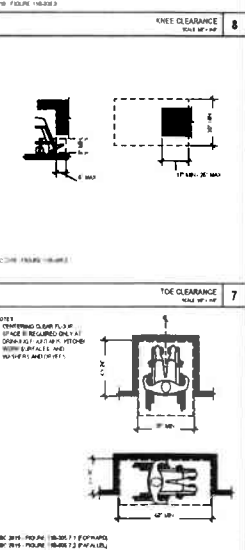
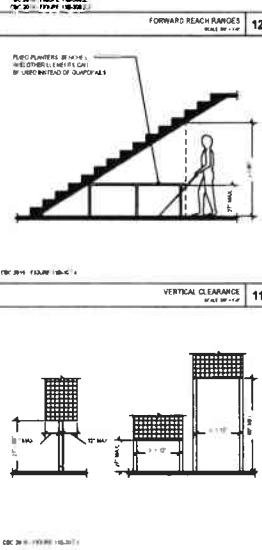
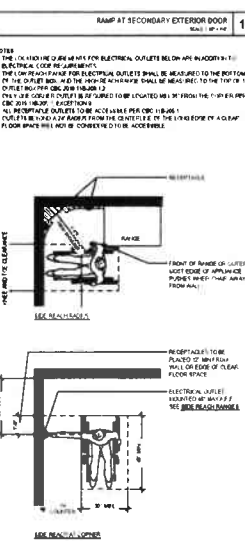
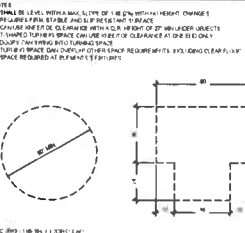
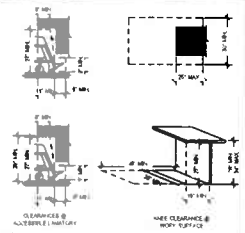
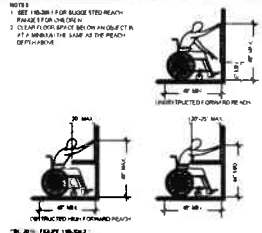
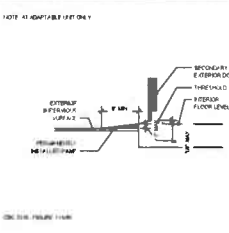
PROJECT NO. 2021  
**G1.13**











**abode communities architecture**

**VISTA DORADA**

Project Location: 1000 E. 10th Street, Suite 710, Los Angeles, CA 90015

Architect: abode communities architecture  
1000 E. 10th Street, Suite 710  
Los Angeles, CA 90015  
310.207.0000

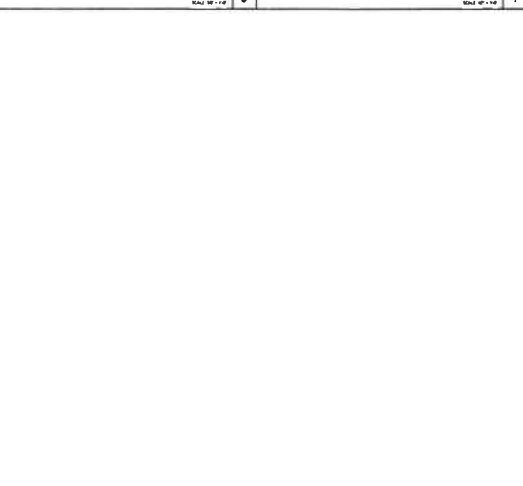
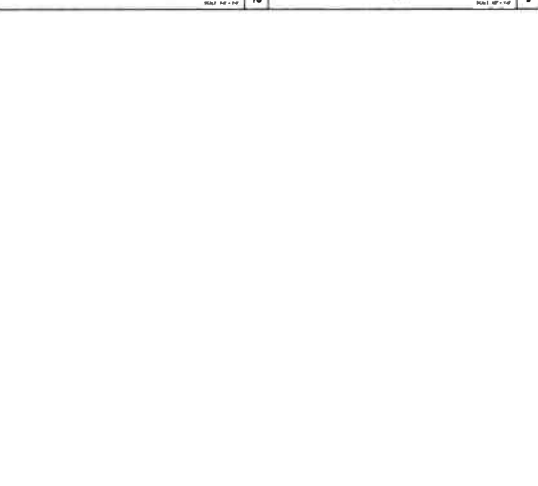
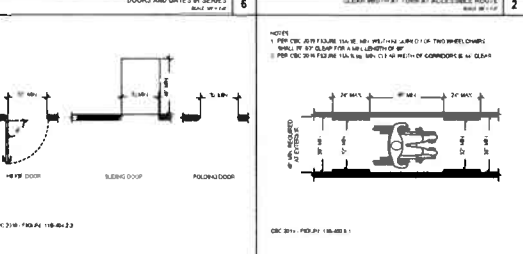
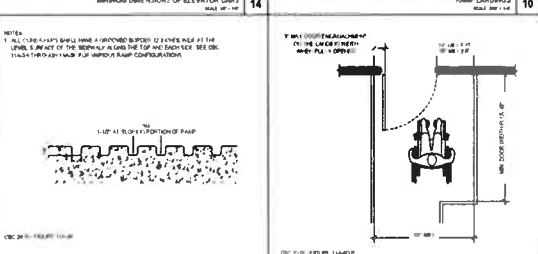
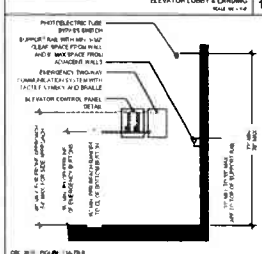
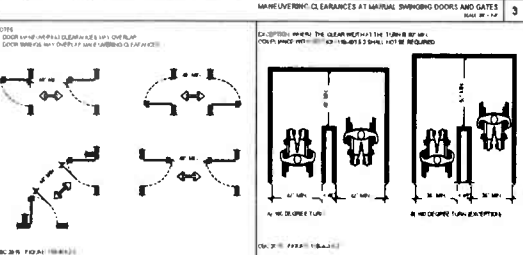
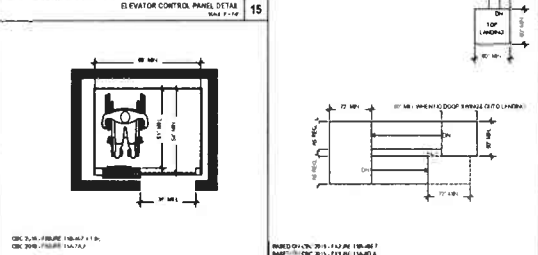
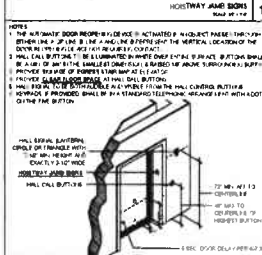
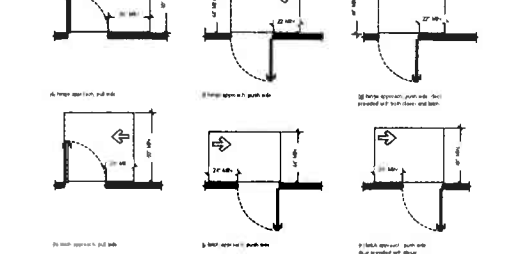
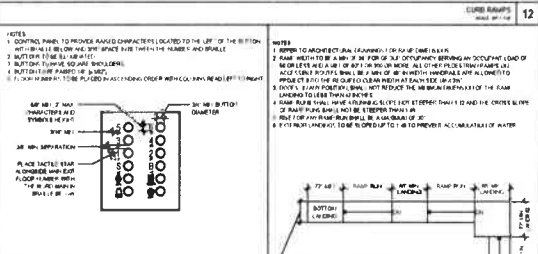
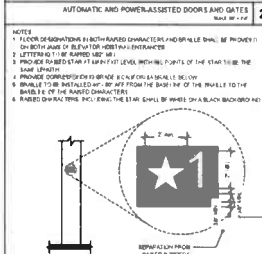
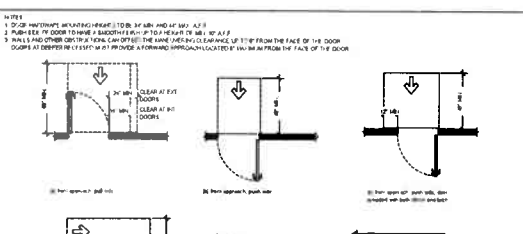
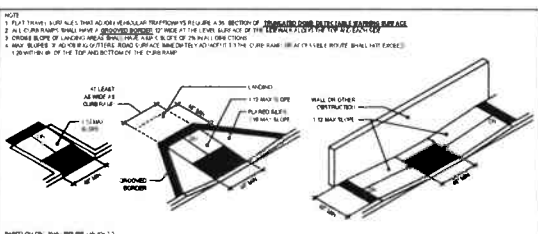
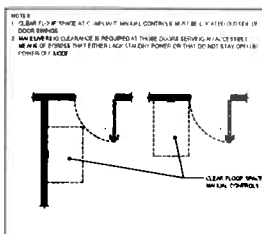
Client: abode communities  
1000 E. 10th Street, Suite 710  
Los Angeles, CA 90015  
310.207.0000

Architectural Consultant:  
1000 E. 10th Street, Suite 710  
Los Angeles, CA 90015  
310.207.0000

PHOTO: [Image]

ARCHITECTURE - BUILDING BLOCKS

**G3.01**



<p><b>13</b> HANDRAIL, NON-CIRCULAR CROSS SECTIONS</p> <p>NOTE: 1. HANDRAILS SHALL BE LOCATED TO PROTECT THE USER FROM FALLS OR INJURY AND EXTEND AT LEAST TO THE TOP OF THE RAMP. 2. ALL SURFACES OF THE HANDRAIL SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 3. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 4. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.02</p>	<p><b>12</b> HANDRAIL CLEARANCE AND HORIZONTAL PROJECTIONS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.03</p>	<p><b>11</b> RAMP HANDRAIL EXTENSION AND EDGE PROTECTION</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.04</p>	<p><b>10</b> STAIR HANDRAILS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.05</p>
<p><b>16</b> HANDRAIL, NON-CIRCULAR CROSS SECTIONS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.02</p>	<p><b>12</b> HANDRAIL CLEARANCE AND HORIZONTAL PROJECTIONS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.03</p>	<p><b>11</b> RAMP HANDRAIL EXTENSION AND EDGE PROTECTION</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.04</p>	<p><b>10</b> STAIR HANDRAILS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.05</p>
<p><b>15</b> STAIR HANDRAIL EXTENSIONS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.06</p>	<p><b>11</b> RAMP HANDRAIL EXTENSION AND EDGE PROTECTION</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.04</p>	<p><b>7</b> STAIR STEP DETAIL</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.07</p>	<p><b>3</b> SINGLE ACCESSIBLE STALL</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.08</p>
<p><b>14</b> HANDRAIL HEIGHT</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.09</p>	<p><b>10</b> STAIR HANDRAILS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.05</p>	<p><b>6</b> TOW AWAY SIGN</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.10</p>	<p><b>2</b> VAN ACCESSIBLE EVCS STALL</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.11</p>
<p><b>14</b> HANDRAIL HEIGHT</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.09</p>	<p><b>9</b> STAIR HANDRAILS</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.05</p>	<p><b>5</b> ACCESSIBLE PARKING SIGN</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.12</p>	<p><b>1</b> PAINTED PAVEMENT EMBLEM</p> <p>NOTE: 1. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE. 2. HANDRAILS SHALL NOT BE LOCATED WITHIN THE TRAVEL PATH OF THE RAMP. 3. HANDRAILS SHALL BE FINISHED WITH AN ANTI-SLIP SURFACE.</p> <p>BASED ON: CBC 2019 FIGURE 1104.08.13</p>

1. The user shall not be required to use the device if it is not necessary to use the device to use the facility. 2. The user shall not be required to use the device if it is not necessary to use the device to use the facility.



Section	Code	IBC
1104.08.01	1104.08.01	1104.08.01
1104.08.02	1104.08.02	1104.08.02
1104.08.03	1104.08.03	1104.08.03
1104.08.04	1104.08.04	1104.08.04
1104.08.05	1104.08.05	1104.08.05
1104.08.06	1104.08.06	1104.08.06
1104.08.07	1104.08.07	1104.08.07
1104.08.08	1104.08.08	1104.08.08
1104.08.09	1104.08.09	1104.08.09
1104.08.10	1104.08.10	1104.08.10
1104.08.11	1104.08.11	1104.08.11
1104.08.12	1104.08.12	1104.08.12
1104.08.13	1104.08.13	1104.08.13

VISTA DORADA

Project: Vista Dorada  
 Location: Las Vegas, NV  
 Architect: obodo communities architecture

Accessories: obodo communities architecture  
 Manufacturer: obodo communities architecture

Manufacturer: obodo communities architecture  
 Manufacturer: obodo communities architecture

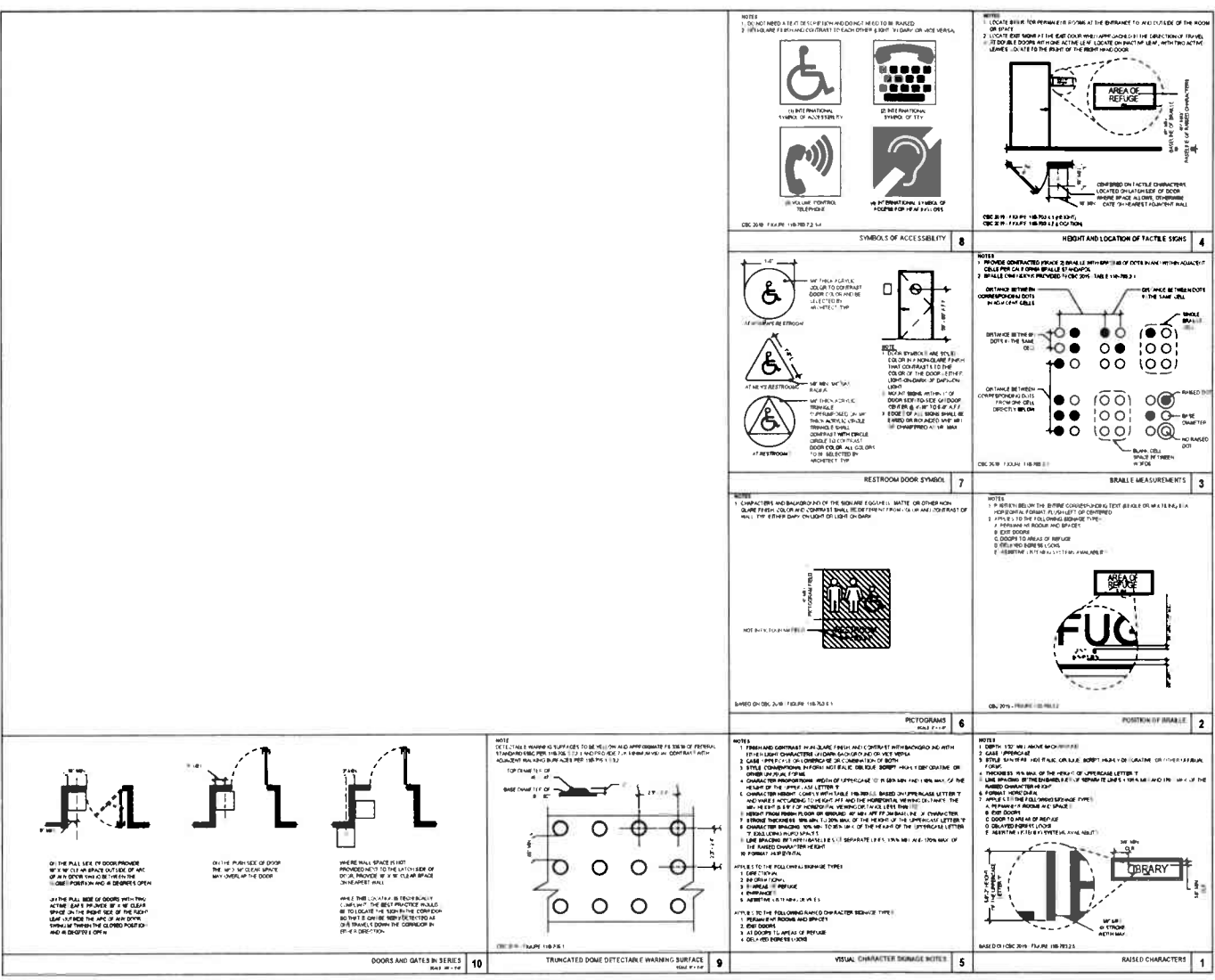
Manufacturer: obodo communities architecture  
 Manufacturer: obodo communities architecture



ACCESSIBILITY - PLUMBING ELEMENTS & FACILITIES

G3.04  
 September 2018 (Rev. 04.18)

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. MATCHED AREA: PROVIDE # LOCATIONS ON FUTURE BATHS TO FIT GRAB BARS</li> <li>2. REFER TO GRAB BAR AND SUPPORTS FOR FURTHER INFORMATION</li> <li>3. COURSE AND BOLD LINE: FULLY SUPPORTED</li> <li>4. LOCATIONS: FULL, BOLD LINE: FULL, PARTIAL: PARTIAL</li> </ol> <p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. GRAB BAR: 1 1/2" DIA. (38.1mm) MIN. WALL</li> <li>2. WALL SURFACE: ADJACENT TO WALLS SHALL BE FREE OF TRIM OR OBSTRUCTION</li> <li>3. SEE GRAB BAR MONITORING CROSS SECTION</li> </ol> <p>GRAB BAR DETAIL AT WALL</p>	<p>HEIGHT AND DEPTH OF URINALS</p>	<p>ACCESSIBLE TOILET COMPARTMENT</p>
<p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p> <p>GRAB BAR DETAIL AT WALL</p>	<p>GRAB BAR DETAIL AT WALL</p>	<p>HEIGHT AND DEPTH OF URINALS</p>	<p>ACCESSIBLE TOILET COMPARTMENT</p>
<p>REINFORCEMENT FOR GRAB BARS</p>	<p>GRAB BAR DETAIL AT WALL</p>	<p>TOILET COMPARTMENT MOUNTING HEIGHTS</p>	<p>WHEEL CHAIR ACCESSIBLE TWO COMPARTMENTS</p>
<p>SPACING OF GRAB BARS</p>	<p>CLEARANCE AND GRAB BARS FOR BATHROOMS</p>	<p>ACCESSIBLE TOILET COMPARTMENT TOILET CLEARANCE</p>	<p>SIZE OF CLEARANCE AT WATER CLOSETS</p>
<p>WASHERS AND CLOTHES DRYERS</p>	<p>GRAB BAR MONITORING CROSS SECTIONS</p>	<p>CLEARANCES AND GRAB BARS FOR ROLL-IN SHOWER</p>	<p>DRINKING FOUNTAINS</p>





**VISTA DORADA**

PHASE 01  
 DEMO FIRST FLOOR PLAN  
 11/20/2017

PROJECT  
 Abode Communities  
 1100 W. 10th Street, Suite 700  
 Fort Collins, CO 80502  
 970.221.2700

ARCHITECT  
 Abode Communities  
 1100 W. 10th Street, Suite 700  
 Fort Collins, CO 80502  
 970.221.2700

MECHANICAL  
 Abode Communities  
 1100 W. 10th Street, Suite 700  
 Fort Collins, CO 80502  
 970.221.2700

**LEGEND**

- AREA OF WORK
- MOVE TO UNIT
- DEMOLITION UNIT

**NOTES**

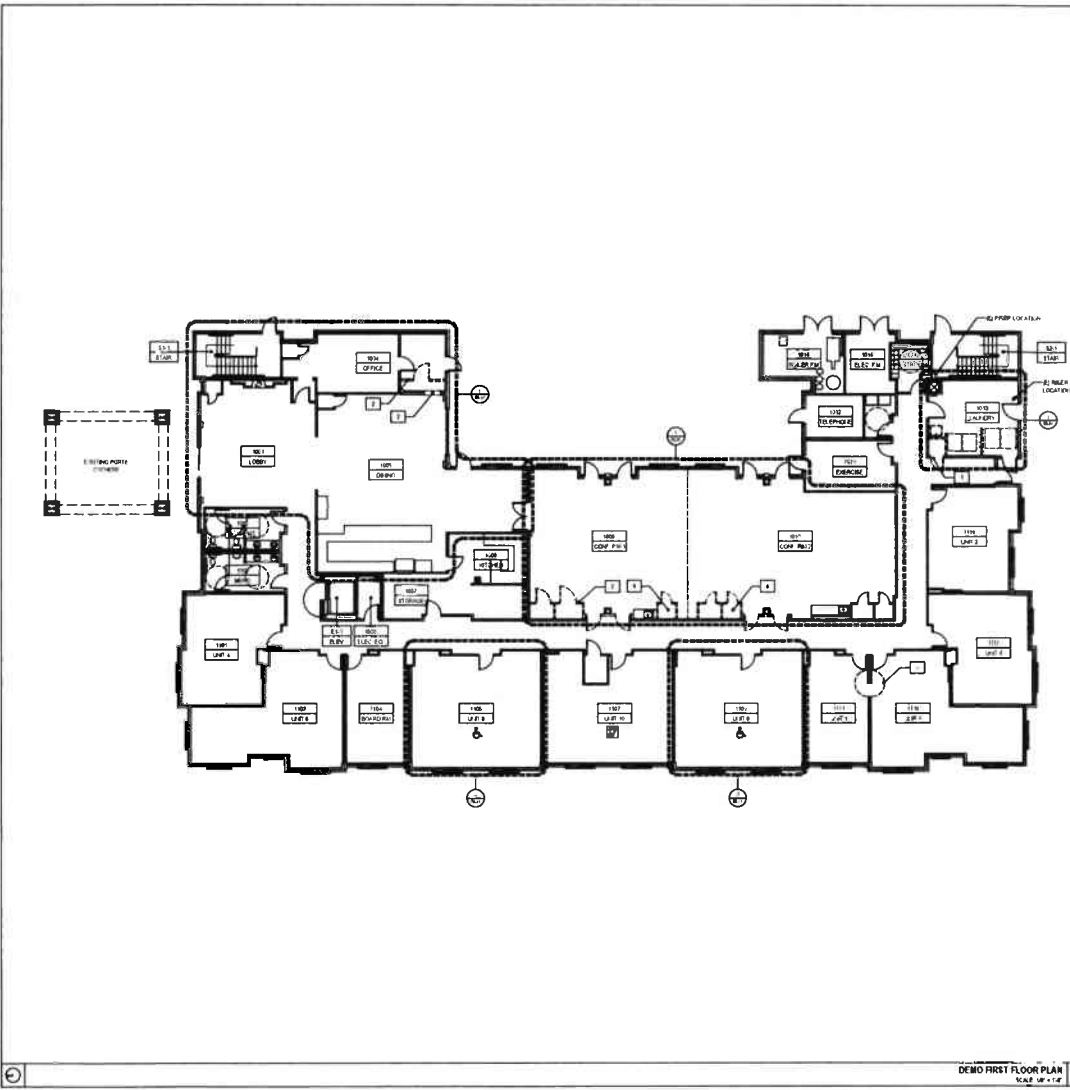
1. ALL ELECTRICAL DEMOLITION AND SQUARE FOOTAGE ANALYSIS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL.
2. REMOVE ALL FINISH CASING AND TRIM & REMOVE INTERIOR WALLS AND CEILING OF DOOR OPENINGS TO BE OF OR AT FRAME DIMENSIONS. REMOVE TO A CLEARANCE OF 2" OF DOOR.
3. REMOVE BATHS EXCEPT WHERE NOTED IN PROJECT OR FIELD CONDITIONS.
4. REMOVE INTERIOR WALLS OF ALL DOOR FRAME & TRIM AND THEREAFTER REMOVE HARD.
5. REMOVE ALL UNIT FLOOR AND INTERIOR FLOOR FINISHES TO FINISH OR CONCRETE SUB FLOOR.
6. REMOVE ALL DOOR WALLS AND INTERIOR WALLS AND CEILING AT UNITS WHERE NOTED.
7. REMOVE ALL BATHROOMS AND MECHANICAL UNITS AT UNITS WHERE NOTED.
8. REMOVE EXISTING ROOF WHERE NOTED.
9. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FEATURES WHERE NOTED AND SYSTEMS ARE TO BE REMOVED FROM ROOMS, INCLUDING BUT NOT LIMITED TO FLEX ROOMS AND GARAGES.
10. DEMOLITION AND FINISHING SUBCONTRACTORS ARE RESPONSIBLE FOR PACKAGING TRASH AND DEBRIS AS NEEDED AND UNITS ARE AVAILABLE AND BEING RE-MADE UP AS NOTED. TRASH AND DEBRIS IS NOT PART OF THIS PACKAGE AND SHOULD BE REMOVED BY STRUCTURAL ENGINEER PRIOR TO PERMIT BY THE CONTRACTOR.
11. ALL CHANGES SHALL BE NOTED AND APPROVED BY ALL PARTIES. REMOVE ALL EXISTING AND NEW EXTERIOR WALLS AND INTERIOR WALLS BY CONTRACTOR.
12. REFER TO ALL DIMENSIONS FOR A DOOR AND WINDOW LOCATIONS.

**KEYNOTES**

- REMOVE DOOR AND DOOR FRAME MATCHING SMOOTH WALLS MATCH TO ADJACENT SURFACE
- REMOVE WALL
- REMOVE SKIN
- REMOVE KEYHOLE UNIT REFER TO ALL SERIES

**DEMO FIRST FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

**1**



PROJECT NO. 1017

DATE: 11/20/2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

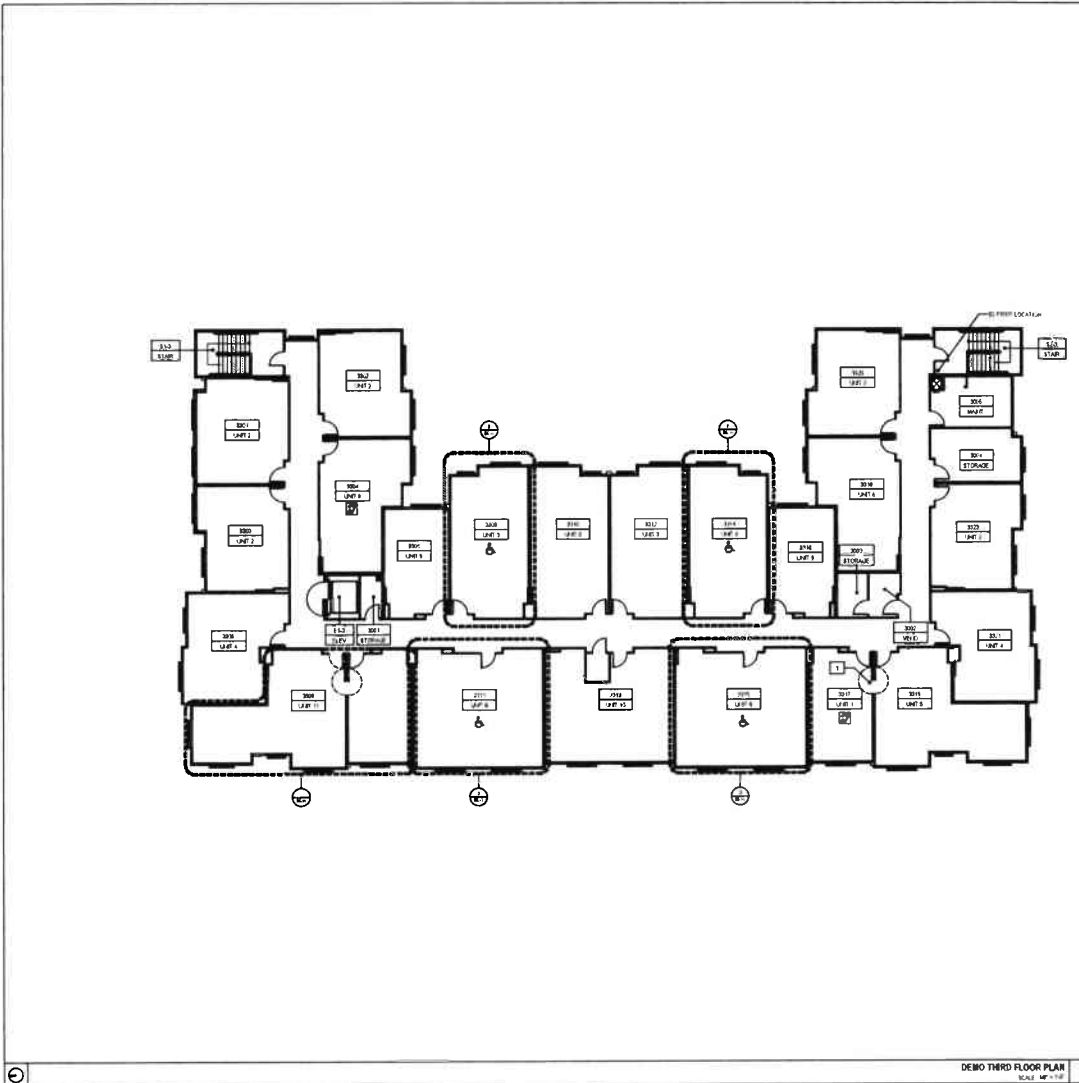


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1	11/20/2017	[Name]
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D2.01  
 DEMO FIRST FLOOR PLAN







**LEGEND**

- AREA OF WORK
- ACCESS POINT UNIT
- COLONNADE FRAME UNIT

**NOTES**

1. ALL DIMENSIONS AND SQUARE FOOTAGE APPLICABLE ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
2. REMOVE ALL PARTIAL DOORS AND PARTIALS WHERE NOTED. LEAVE AN OPENING OF DOOR DIMENSIONS TO BE SET OR AS PART OF REPAIRS TO ACCOMMODATE IF IN DOOR.
3. LEAVE IN PLACE ALL DOORS IN THE AREA OF WORK UNLESS OTHERWISE NOTED.
4. REMOVE ALL PARTIALS OF DOOR FRAMES, TRIM AND TRIM WALLS WHERE NOTED.
5. REMOVE ALL PARTIALS OF DOOR FRAMES, TRIM AND TRIM WALLS WHERE NOTED.
6. REMOVE ALL PARTIALS OF INTERIOR WALLS AND CEILING WALLS WHERE NOTED.
7. REMOVE ALL PARTIALS OF INTERIOR WALLS AND CEILING WALLS WHERE NOTED.
8. REMOVE EXISTING DOORS WHERE NOTED.
9. THE SCOPE OF THE DEMO WORK SHALL INCLUDE THE REMOVAL OF ALL DEMO WORK PLUMBING AND MECHANICAL PARTS (HANGERS, UNITS AND SYSTEMS) TO BE REMOVED FROM THE BUILDING BUT NOT LIMITED TO THE FOLLOWING:
  - 10. DEMOLITION AND FRAMING SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AS NECESSARY UNDER ANY WALLS TO BE REMOVED. ALL TEMPORARY SHORING AND PARTS OF THE PACKAGE ARE TO BE REMOVED BY THE CONTRACTOR PRIOR TO DEMO BY THE CONTRACTOR.
  - 11. REPAIRS TO ALL EXISTING PARTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO DRAWINGS AND NOTES FOR DEMO AND REPAIR LOCATIONS.

**KEYNOTES**

- 1. REMOVE DOOR AND DOOR FRAME, PARTIALS AND BLOWN UP (SEE NOTES 2 AND 3) SURFACE.
- 2. REMOVE WALL.
- 3. REMOVE DOOR.
- 4. REMOVE MECHANICAL UNIT (REFER TO DRAWINGS).

**DEMO THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**1**

**abode communities architecture**

**VISTA DORADA**

PROJECT: VISTA DORADA  
1148 E 14th Street, Suite 300  
San Jose, CA 95128  
TEL: 408.298.2000  
WWW.ABODECOMMUNITIES.COM

**DATE:** 08/20/2024  
**BY:** [Signature]  
**CHECKED BY:** [Signature]  
**APPROVED BY:** [Signature]

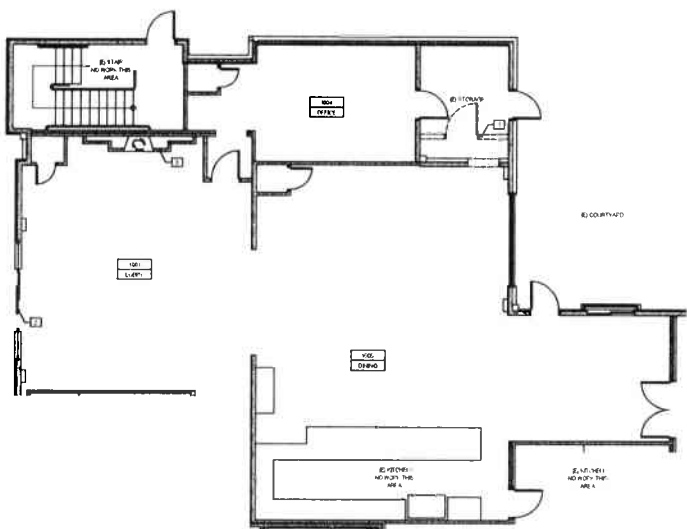
**DEMO THIRD FLOOR PLAN**

**D2.03**

Revised: 08/20/2024

**abode  
communities  
architecture**

**PROJECT**  
**VISTA DORADA**  
4760 HOLLYWOOD BLVD  
LOS ANGELES, CA 90028  
**DATE**  
11/11/2011  
**PROJECT NO**  
11-1111  
**ARCHITECT**  
AIA/BCA/CA/CES/LEED  
4760 HOLLYWOOD BLVD  
LOS ANGELES, CA 90028  
1 773.829.1767  
COMMUNAL LINES  
RESIDENTIAL SERVICES  
ASSOCIATES INC.  
1000 W. 8TH ST SUITE  
1000A LOS ANGELES  
CA 90057



**LEGEND**

	EXISTING OR NEW WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO BE REMOVED
	DOOR AND FRAME TO BE REMOVED

- NOTES**
1. ALL EXISTING CONDITIONS AND CONSTRUCTION ARE SUBJECT TO THE APPROXIMATE CONDITIONS TO WHICH THEY ARE FOUND.
  2. REMOVE ALL WALLS WHERE NOTED.
  3. REMOVE ALL PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS.
  4. REMOVE ALL PARTITION DOORS AND FRAMES WHERE NOTED. WHEN AN ALTERNATE OF DOOR OPENING TO BE BY GLASS PARTITION, IT SHALL BE IDENTICAL TO COORDINATE WITH EXISTING.
  5. VERIFY THAT ALL EXISTING MECHANICAL SYSTEMS ARE IDENTICAL TO EXISTING.
  6. REMOVE ALL EXISTING MECHANICAL SYSTEMS, PARTS AND FRAMEWORK WHERE NOTED.
  7. REMOVE EXISTING MECHANICAL SYSTEMS WHERE NOTED.
  8. REMOVE ALL EXISTING MECHANICAL SYSTEMS, PARTS AND FRAMEWORK WHERE NOTED.
  9. REMOVE ALL EXISTING EXTERIOR WALLS AND CONCRETE AT LOTS WHERE NOTED.
  10. REMOVE ALL EXISTING WALLS AND CONCRETE AT LOTS WHERE NOTED.
  11. REMOVE EXISTING DOORS WHERE NOTED.
  12. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS, INCLUDING ALL PIPING, CONDUITS, TRUNKING, AND CABLES, BUT SHALL NOT INCLUDE THE REMOVAL OF ANY STRUCTURAL ELEMENTS.
  13. DEMOLITION WORK SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY MATERIALS, INCLUDING ALL EXISTING MECHANICAL SYSTEMS, PARTS AND FRAMEWORK, TO BE REUSED OR ALTERNATE TO REPLACE A LOST PART OF THE PACKAGE. ALL MATERIALS TO BE REUSED OR ALTERNATE SHALL BE IDENTIFIED TO THE CONTRACTOR.
  14. MATCH THE FINISHES OF THE EXISTING STRUCTURE TO MATCH THE FINISHES OF THE EXISTING STRUCTURE.
  15. REFER TO THE MECHANICAL SYSTEMS FOR A COMPLETE DESCRIPTION OF ALL SYSTEMS AND EQUIPMENT TO BE INSTALLED.
  16. TEMPORARY STRUCTURES SHALL BE CAPTURED.

- KEYNOTES**
- 1. PATCH AND SMOOTH WALLS ACCORD TO GENERAL CONTRACT.
  - 2. PATCH AND SMOOTH WALLS TO REMAIN.
  - 3. PATCH AND SMOOTH WALLS TO REMAIN.
  - 4. REMOVE ALL EXISTING WALLS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS.
  - 5. REMOVE EXISTING WALLS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS.
  - 6. REMOVE EXISTING WALLS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS.
  - 7. REMOVE EXISTING WALLS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS, PARTITIONS.

DEMOLITION ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

PROJECT NO: 11-1111

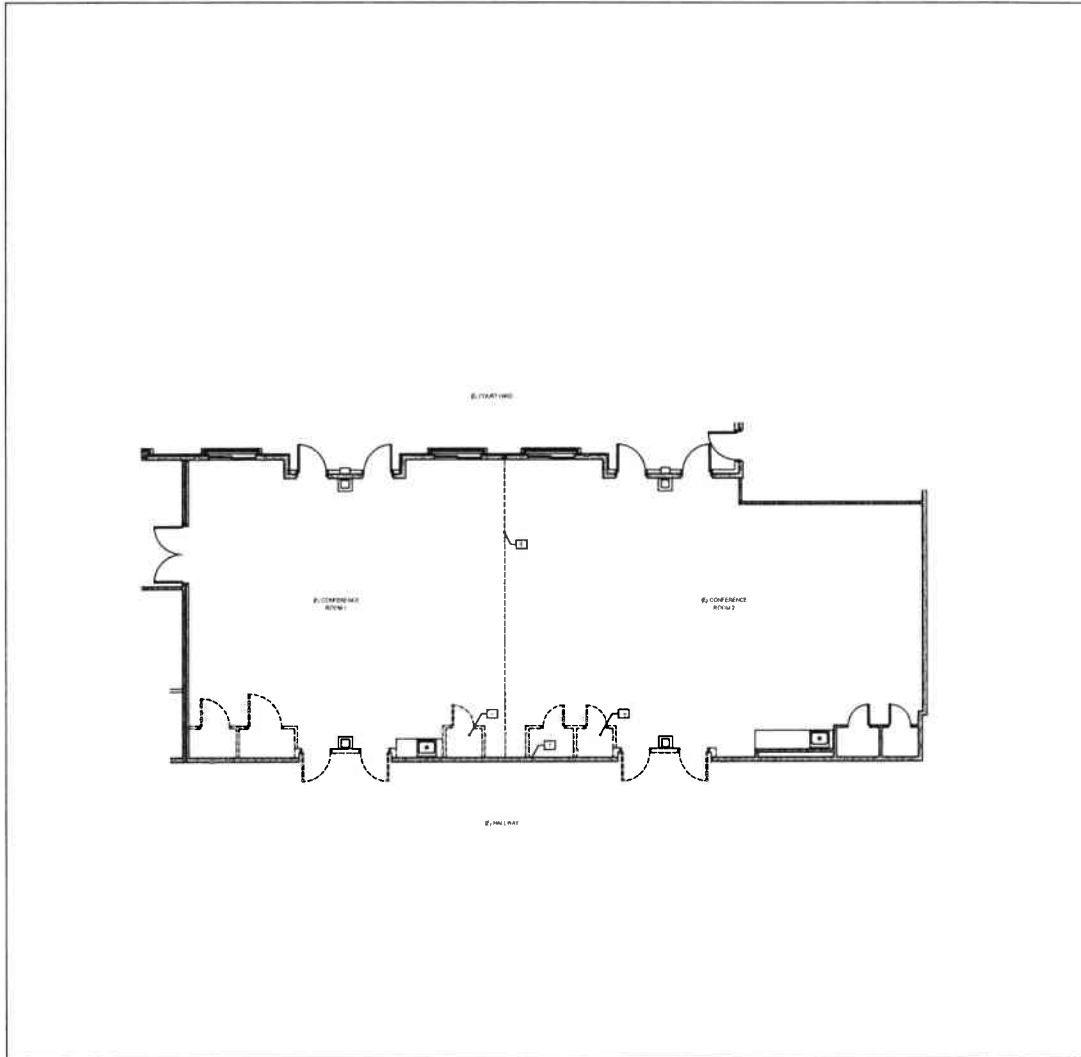
DATE: 11/11/2011

NO.	DATE	DESCRIPTION
1	11/11/2011	DEMOLITION ENLARGED PLAN

DWG NO: DEMO ENLARGED PLANS

DSG:01

DATE: 11/11/2011



**LEGEND**

- TO BE DEMOLISHED (PER NOTES)
- - - EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REFINISHED
- EXISTING WALL TO BE REMOVED
- DOOR AND FRAME TO BE REFINISHED

**NOTES**

1. ALL FINISH DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE CONTRACTOR TO VERIFY IN FIELD.
2. REMOVE ALL APPROXIMATE DIMENSIONS.
3. REMOVE ALL EXISTING CONCRETE (EXCEPT 1" FLOOR AND 1" SUB FLOOR) AS SHOWN.
4. REMOVE ALL EXISTING DOORS AND FRAMES WHERE NOTED OR SHOWN AS PART OF DOOR OR FRAME TO BE DEMOLISHED AND TO BE RECONSTRUCTED BY OWNER.
5. REMOVE EXISTING DOORS AND FRAMES AT INTERIOR WALLS AS NOTED.
6. REMOVE EXISTING DOORS AND FRAMES AT EXTERIOR WALLS AS NOTED.
7. REMOVE EXISTING DOORS WHERE NOTED.
8. REMOVE ALL LIME PLASTER AND INTERIOR FINISHES TO PLUMB TO FINISH OVER NEW DRYWALL.
9. REMOVE ALL EXISTING INTERIOR WALLS AND PARTITIONS AS NOTED.
10. REMOVE ALL BASEBOARD AND MOLDING AND PARTITIONS AS NOTED.
11. REMOVE EXISTING ROOF WHERE NOTED.
12. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL EXISTING PLUMBING AND MECHANICAL SYSTEMS AS NOTED AND REFER TO ALL CURCULUM IN THIS PROJECT. ALL NOTED TO BE DEMOLISHED SHALL BE DEMOLISHED.
13. DEMOLITION AND FINISH BACKLOGGERS ARE RESPONSIBLE FOR PROVIDING TRANSPORTATION SERVICES FROM LANDFILL TO BE REFINISHED OR REUSED TO MEET ALL REGULATORY REQUIREMENTS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
14. PATCH AND REPAIR ALL EXISTING EXTERIOR SURFACES AND FINISHES AT ALL INTERIOR WALLS WITH ALL OTHER FINISHES TO BE DEMOLISHED.
15. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
16. DEMOLITION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.

**KEYNOTES**

- 1. PATCH AND REPAIR ALL EXTERIOR SURFACES AND FINISHES AT ALL INTERIOR WALLS WITH ALL OTHER FINISHES TO BE DEMOLISHED.
- 2. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 3. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 4. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 5. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 6. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 7. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 8. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 9. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.
- 10. DEMOLITION AND REPAIRS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS AND ALL OTHER REQUIREMENTS AS NOTED IN ALL CONTRACTS.

DEMO ENLARGED PLAN  
SCALE 1/8"=1'-0"



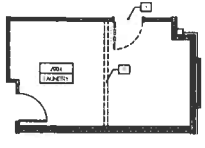


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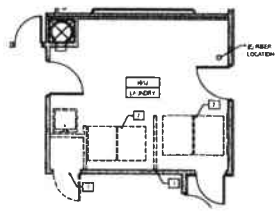
[Symbol]	EXISTING/CONCRETE TO REMAIN
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	EXISTING WALL TO BE REMOVED
[Symbol]	DOOR AND FRAME TO BE REMOVED

- NOTES**
1. ALL BUILDING OVERLAYS AND SQUARE FOOTAGE AND UNIT FARE APPROXIMATE CONSTRUCTION TO BE FIELD CHECKED.
  2. REMOVE ALL APPLIANCES AND CABINETS.
  3. REMOVE EXISTING TOILET, LAVATORY, TUB AND SHOWER. REPAIRS MADE AS NOTED.
  4. REMOVE ALL PARTIAL DOORS AND FRAME WHERE NOTED. USE 3/4" MINIMUM THICKNESS OF DOOR OPENING TO BE 3/4" CLEAR AT FRAME. DEMAND ADJUST TO MATCH SURFACE TO BE OPEN.
  5. REMOVE EXISTING DOOR AND FRAME WHERE NOTED. REPAIR AS NOTED.
  6. REMOVE EXISTING DOOR AND FRAME TRIM AND FINISHES AS NOTED.
  7. REMOVE EXISTING DOOR AND FRAME WHERE NOTED.
  8. REMOVE ALL EXISTING INTERIOR FLOOR FINISHES TO REVEAL EXISTING SUB FLOOR.
  9. REMOVE ALL EXISTING INTERIOR WALLS AND PARTIAL WALLS AT UNITS WHERE NOTED.
  10. REMOVE ALL EXISTING INTERIOR WALLS AND PARTIAL WALLS AT UNITS WHERE NOTED.
  11. REMOVE EXISTING DOOR WHERE NOTED.
  12. THE SCOPE OF THE DEMO PROVIDED INCLUDES THE REMOVAL OF ALL EXISTING PLUMBING AND MECHANICAL FINISHES WHERE NOTED AND SYSTEMS AS NOTED IN THE WORK INCLUDES BUT IS NOT LIMITED TO THE WORK SHOWN IN DRAWINGS.
  13. CONTRACTOR AND FINISHERS CONTRACTOR IS NOT RESPONSIBLE FOR PROTECTING THE EXISTING STRUCTURE AND FINISHES WHERE NOTED AND SYSTEMS AS NOTED IN THE WORK INCLUDES BUT IS NOT LIMITED TO THE WORK SHOWN IN DRAWINGS.
  14. PATCH AND REPAIR ALL EXISTING EXTERIOR FINISHES AND TRIM FROM ALL EXISTING AND NEW EXTERIOR WALLS WITH EXISTING FINISHES AND TRIM TO MATCH EXISTING FINISHES.
  15. REFER TO PLAN IN DEMO SCHEDULE FOR DEMO SEQUENCE AND LOCATION.
  16. DEMO SHALL BE PERFORMED AS NOTED.

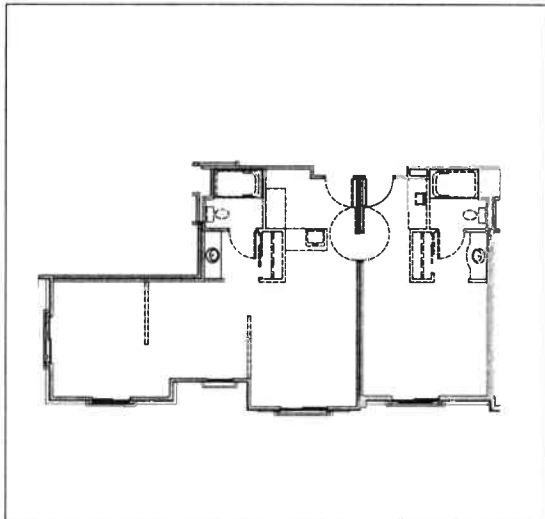
- KEYNOTES**
- 1. PATCH AND REPAIR SMOOTH WALLS TO MATCH EXISTING SURFACE
  - 2. EXISTING ENTRY TO REMAIN
  - 3. EXISTING ENTRY TO REMAIN
  - 4. REMOVE EXISTING ENTRY. REFER TO PROPOSED PLAN
  - 5. REMOVE EXISTING ENTRY
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  - 7. REMOVE EXISTING ENTRY. REFER TO PROPOSED PLAN
  - 8. REMOVE EXISTING ENTRY. REFER TO PROPOSED PLAN



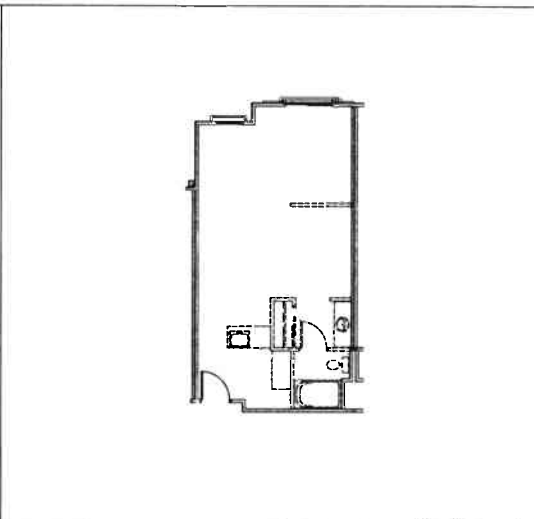
SECOND FLOOR LAUNDRY ROOM ENLARGED DEMO PLAN  
SCALE: 1/8" = 1'-0"



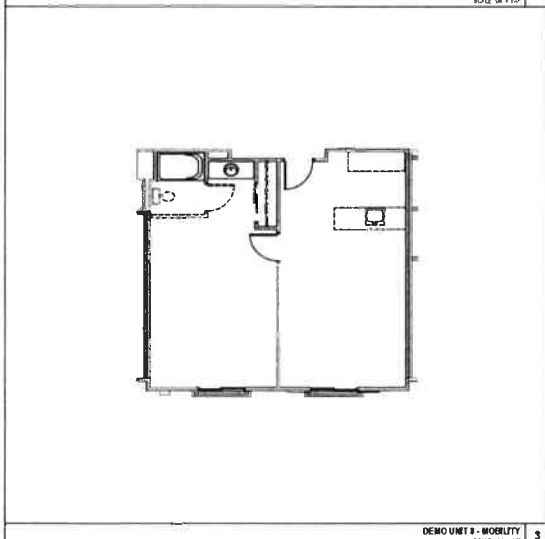
FIRST FLOOR LAUNDRY ROOM ENLARGED DEMO PLAN  
SCALE: 1/8" = 1'-0"



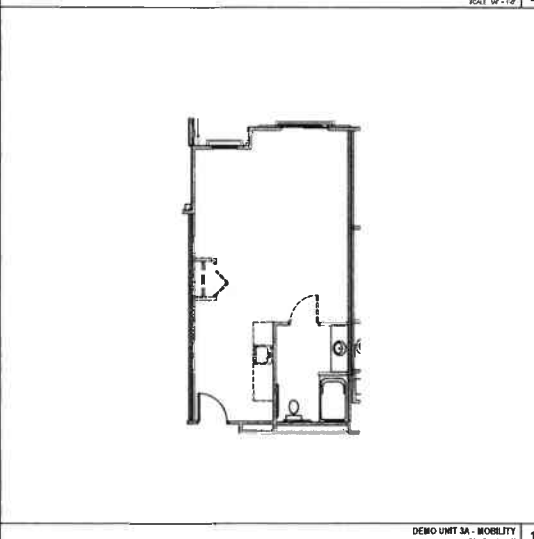
DEMO UNIT 11 - MANAGER UNIT  
SCALE: 1/4" = 1'-0"



DEMO UNIT 3B - MOBILITY  
SCALE: 1/4" = 1'-0"



DEMO UNIT 3 - MOBILITY  
SCALE: 1/4" = 1'-0"



DEMO UNIT 3A - MOBILITY  
SCALE: 1/4" = 1'-0"

**LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXTRA WALL TO BE ADDED
- DOOR TO BE REMOVED

**NOTES**

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE ASSUME UNIT APPROXIMATE CONTRACTOR TAKE OFF FIELD.
2. REMOVE ALL APPLIANCES IN CLOSET.
3. REMOVE EXISTING CEILING LIGHTS (2) AND EXISTING CEILING FAN (1) AND REMOVE ALL EXISTING LIGHT FIXTURES AND WIRING. REMOVE ALL EXISTING LIGHT FIXTURES AND WIRING. REMOVE ALL EXISTING LIGHT FIXTURES AND WIRING. REMOVE ALL EXISTING LIGHT FIXTURES AND WIRING.
4. REMOVE ALL EXISTING DOORS AND FRAME. REMOVE DOORS AND FRAME. REMOVE DOORS AND FRAME. REMOVE DOORS AND FRAME.
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8. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
9. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
10. REMOVE EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
11. REMOVE EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
12. THE SCOPE OF THE WORK INCLUDES THE REMOVAL OF ALL EXISTING PLUMBING AND MECHANICAL FITTINGS, WIRING, AND SYSTEMS AS SHOWN BY THE EXISTING DRAWINGS AND NOT TO BE REINSTALLED.
13. DEMOLITION AND REMOVAL OF EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
15. REFER TO ALL NOTES FOR A COMPLETE LIST OF WORK AND REMOVAL ITEMS. REMOVE ALL EXISTING INTERIOR WALLS AND CEILING AT UNIT'S APARTMENT.
16. THE UNIT SHALL BE READY FOR OCCUPANCY.

**KEYNOTES**

- PATCH AND SMOOTH WALL, PATCH AND REPAIR CEILING

**abode communities architecture**

**VISTA DORADA**

Abode Communities  
1000 N. 10th Street, Suite 100  
Phoenix, AZ 85006  
Tel: 602.955.1111  
www.abodecomm.com

PROJECT NO. 2021-001

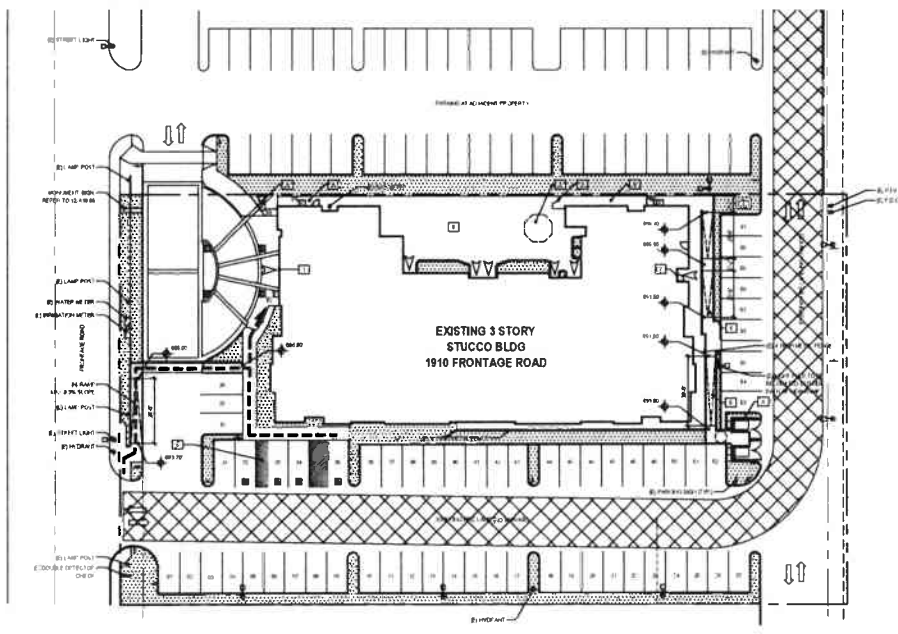
DATE: 08/11/2021

SCALE: 1/4" = 1'-0"

DEMO UNIT PLANS

**D5.11**

Revised: 08/11/2021



**LEGEND**

- AREA OF WORK, PERIMETER OF PLAN
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL, ADA 405
- BUILDING ENTRY, ADA 405
- VEHICLE PARKING, ADA 405
- ACCESSIBLE PUBLIC STORAGE AREA
- ACCESSIBLE PARKING, ADA 405
- STREET CURB RAMP, ADA 405
- ADA 405 PARKING, ADA 405
- PLANTING AREA
- STREET LIGHT
- STREET POLE AND LIGHT TO REMAIN
- KEYNOTE

**abode communities architecture**

**VISTA DORADA**

1910 FRONTAGE ROAD  
 1910 FRONTAGE ROAD  
 1910 FRONTAGE ROAD

DATE: 08/15/2018  
 TIME: 10:00 AM  
 PROJECT NO: 18-001

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

- NOTES**
1. ALL EXISTING WALLS AND SQUARE FOOTAGE INDICATED ARE TO REMAIN.
  2. FINISH FLOOR TO BE 4" CONC. ON 4" SAND.
  3. ALL EXISTING LANDSCAPE SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  4. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  5. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  6. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  7. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  8. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  9. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.
  10. ALL EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE AND NOT TO BE REMOVED.

- KEYNOTES**
- 1. 4" CONC. ON 4" SAND
  - 2. 4" CONC. ON 4" SAND
  - 3. 4" CONC. ON 4" SAND
  - 4. 4" CONC. ON 4" SAND
  - 5. 4" CONC. ON 4" SAND
  - 6. 4" CONC. ON 4" SAND
  - 7. 4" CONC. ON 4" SAND
  - 8. 4" CONC. ON 4" SAND
  - 9. 4" CONC. ON 4" SAND
  - 10. 4" CONC. ON 4" SAND

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**PROJECT INFO**

PROJECT NO: 18-001  
 DATE: 08/15/2018  
 TIME: 10:00 AM

**DESIGNED BY**  
**DRAWN BY**  
**CHECKED BY**  
**APPROVED BY**

**DATE**  
**TIME**  
**PROJECT NO**




**SCALE**  
**1/8" = 1'-0"**

**SITE PLAN**





**LEGEND**

-  AREA OF WORK
-  UTILITY UNIT
-  COLLABORATION UNIT





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**NOTES**

1. ALL GROUNDWORK AND SOFT FLOOR WORK SHALL BE APPROVED BY THE CONTRACTOR TO BE BUILT.
2. RELEVANT FINISHES SHALL BE AS PER ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.
3. ALL 12" AND OTHER RELATED TO THE DIMENSIONS OF OPENING SHALL BE COMPLETED FIRST, OR BEFORE THE TIME OF THE INSTALLATION OF THE NEW COOKING AND REHEATING EQUIPMENT.

---

**KEYNOTES**

-  ALL IN THIS FLOOR OPENING PRICED TYPE II OPTIMAL AND ADAPTS AS A TYPICAL, INDIVIDUAL, OR PART OF THE WORK OF THE SUBCONTRACTOR.
-  NEW IN READY ROOM 12A.
-  NEW IN READY ROOM 12B.
-  NEW IN READY ROOM 12C.

**abode communities architecture**

PROJECT: **VISTA DORADA**

CLIENT: **Abode Communities**  
1400 N. Hill Street, Suite 100  
Los Angeles, CA 90012  
Tel: 213.855.2700

ARCHITECT: **Abode Communities**  
1400 N. Hill Street, Suite 100  
Los Angeles, CA 90012  
Tel: 213.855.2700

CONTRACT NO.: **12-0000**

**MECHANICAL/ELECTRICAL/PLUMBING**  
SHEET NO. **ME-20** OF **20**  
DATE: **08/11/2011**

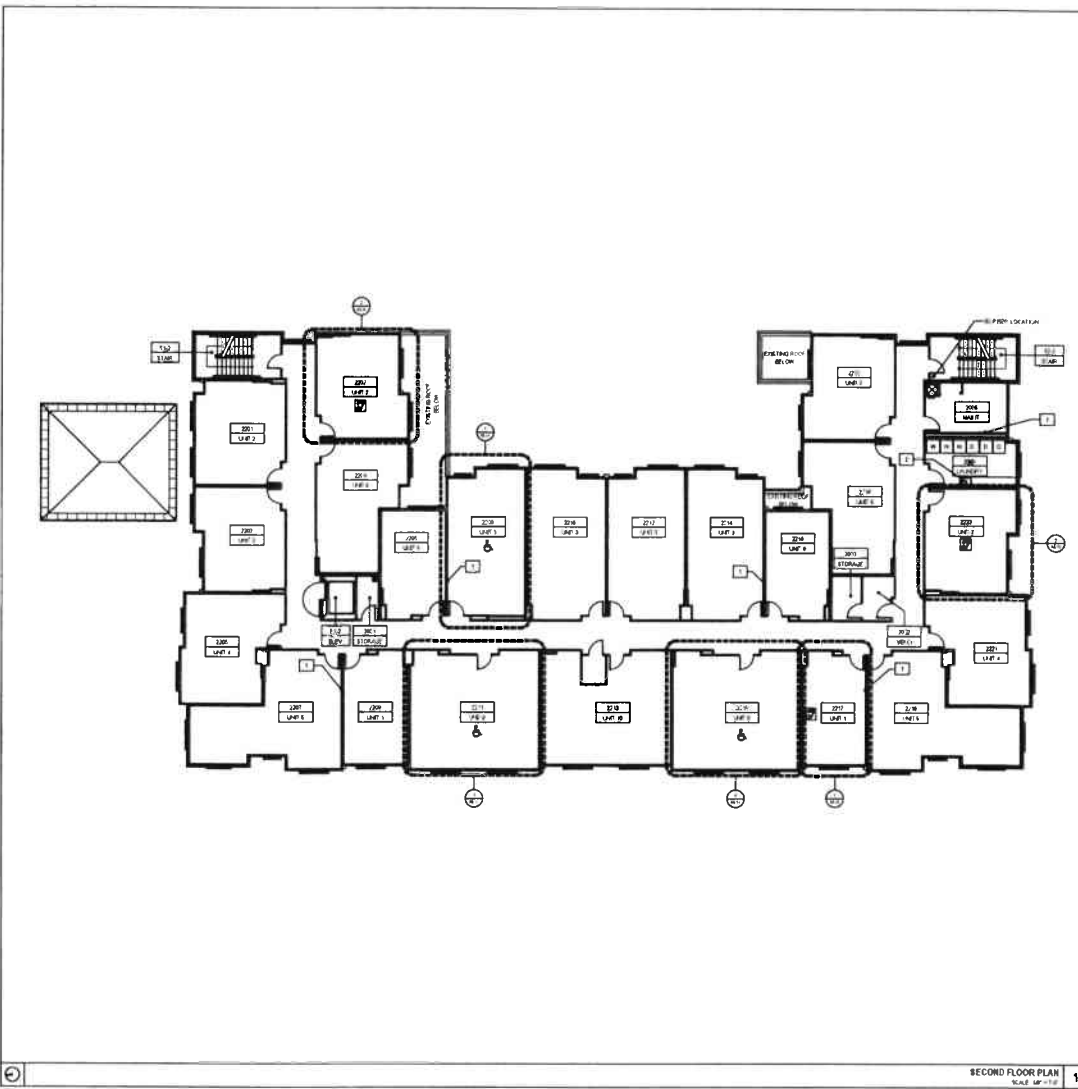
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DATE	BY	DESCRIPTION
08/11/2011	ME-20	ISSUED FOR PERMIT
08/11/2011	ME-20	ISSUED FOR PERMIT
08/11/2011	ME-20	ISSUED FOR PERMIT

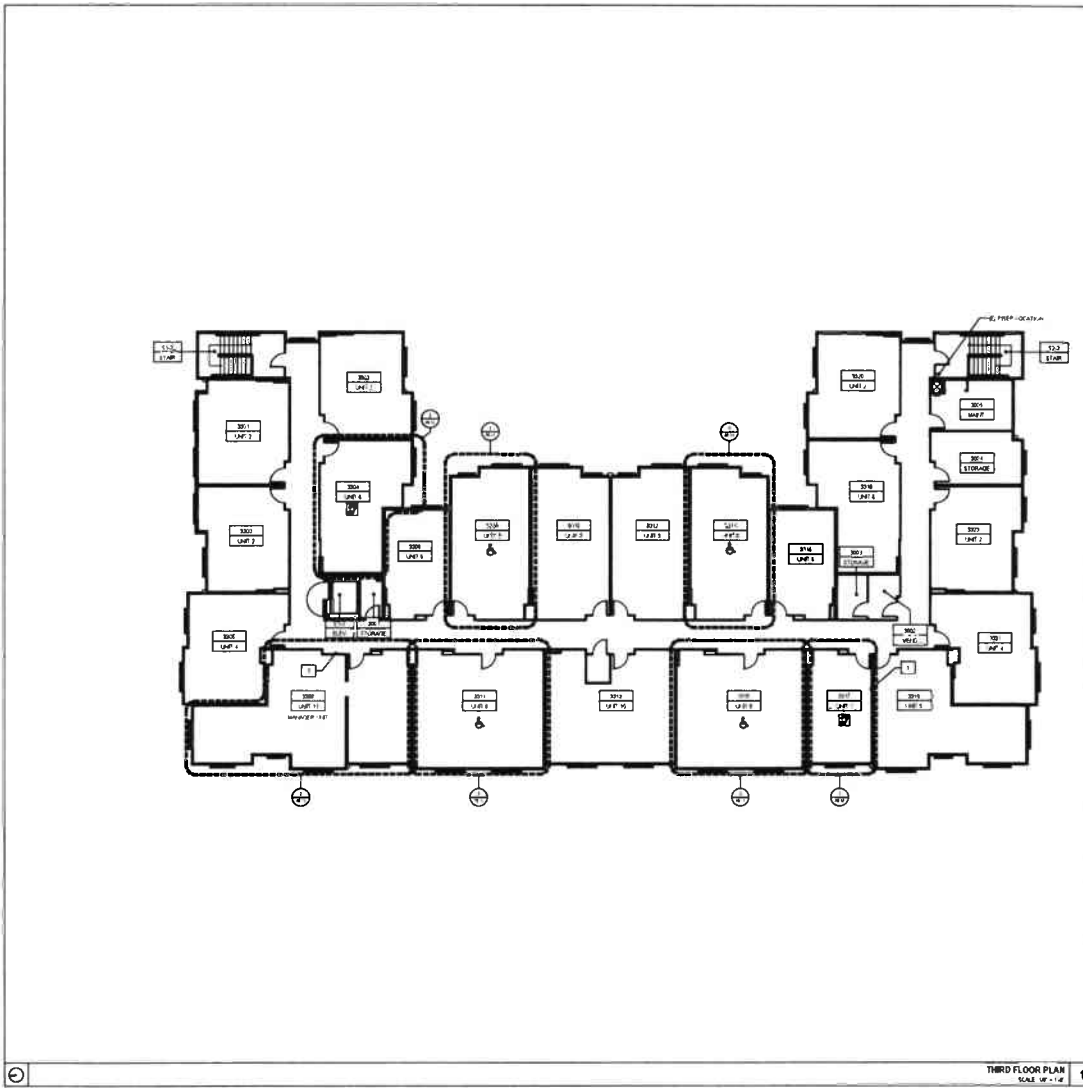
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**SECOND FLOOR PLAN**

Scale: **A2.02**



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**LEGEND**

- AREA OF WORK
- WATER FLOOR
- COINTEGRATION UNIT

**NOTES**

1. ALL EXISTING DIMENSIONS AND SO ARE TO FACE UNLESS OTHERWISE APPROXIMATE. CONTRACTOR TO VERIFY ALL FIELD.
2. BE PREPARED TO PROVIDE UNOBSTRUCTED ACCESS TO ALL EXISTING UTILITIES AND EQUIPMENT AS SHOWN.
3. ALL EXISTING AND OTHER RELATED TO THE TRIBUTION CONNECTIONS SHALL BE DEMOLISHED WITH TIME, PLASTIC PROTECT METALS, LEAVE THE FINAL SURFACE OF THE MATERIALS EXISTING AND INSTALLATION EQUIPMENT.

**KEYNOTES**

- 1. SEE KEYNOTE FOR FINISHES, PROVIDE TYPE OF WALL AND ALSO TO THE BENCH MARK. ROOMS SHALL TO FINISH AND MATERIALS TO BE USED TO BE SHOWN.
- 2. SEE KEYNOTE FOR ROOM 101.
- 3. SEE KEYNOTE FOR LOCATION.
- 4. SEE KEYNOTE.

**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**1**

**abode communities architecture**

**VISTA DORADA**

1100 S. 10th Street, Suite 200  
Los Angeles, CA 90015  
310.207.1234

**PROJECT INFO**

Project Name: VISTA DORADA  
Project Location: 1100 S. 10th Street, Suite 200, Los Angeles, CA 90015  
Project Start: 01/2024  
Project End: 12/2024

**THIRD FLOOR PLAN**

**A2.03**

Prepared by: [Name]

Checked by: [Name]

Approved by: [Name]



**abode communities architecture**

**VISTA DORADA**

4th Floor  
4th Floor Redwood Room  
04/15/2018

**Client:**  
Abode Communities  
100 E. Hill Street, Suite 700  
Los Angeles, CA 90012  
714.621.7170

**Architect:**  
Abode Communities  
100 E. Hill Street, Suite 700  
Los Angeles, CA 90012  
714.621.7170

**Contractors:**  
MCCORMICK &  
BURNS & WOODWARD  
500 N. Main St. 5000  
Pasadena, CA 91106  
714.441.8400

PROJECT #04 0000

DATE: 04/15/2018

BY: [Signature]

CHECKED BY: [Signature]

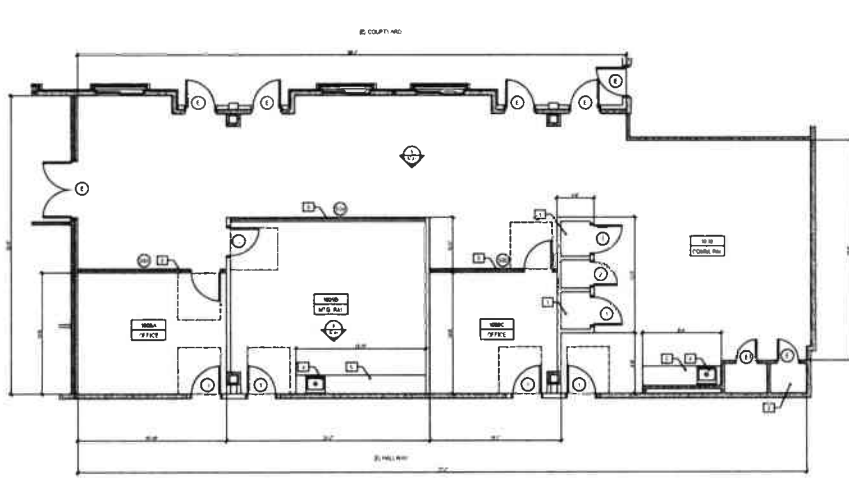
APPROVED BY: [Signature]

SCALE: AS SHOWN

**ENLARGED PLANS**

DATE: 04/15/2018

**A5.02**



**LEGEND**

- EXISTING CORRIDOR WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW WALL (REFER TO DETAIL 304.01)
- NEW 2x4 PLUMBING WALL (REFER TO DETAIL 304.01)
- NEW 2x6 METAL STUD PLUMBING WALL (REFER TO DETAIL 304.01)
- NEW PARTIAL HEIGHT WALL
- FUNCTIONAL EQUIPMENT
- 20' MIN. CLEAR SPACE
- 10' ACCESSIBLE TURNING RADIUS
- SMOKE DETECTOR - W/40 W/ROD (BATTERY / B-W/O-UP)
- SMOKE DETECTOR - W/40 W/ROD (BATTERY / B-W/O-UP)
- TURNED SPACE / 3' ACCESSIBLE TURNING RADIUS
- W - WALL
- D - DOOR
- W/40 W/ROD (BATTERY / B-W/O-UP)
- FRIDGE / COOLER
- FLOOR KEY
- WALL KEY
- FLOOR (304.01)

**NOTES**

1. ALL EXISTING OVERHEADS, W/40 W/ROD (BATTERY / B-W/O-UP) AND ALL APPROXIMATE DIMENSIONS TO W/40 W/ROD.
2. ALL CORRIDORS ARE 10' WIDE TO FACE OF STUD WALLS EXCEPT OTHER W/40 W/ROD DIMENSIONS WHICH ARE 10' WIDE TO FACE OF STUD WALLS TO FACE OF STUD WALLS.
3. IF REMOVED ALL DOOR THRESHOLS TO BE FRAMED / FINISHED TO MATCH EXISTING / REFER TO DETAIL 304.01.
4. FOR EXISTING W/40 W/ROD LOCATIONS SEE CORP. HQ PLAN.
5. ALL LOCATIONS OF W/40 W/ROD (BATTERY / B-W/O-UP) AND OTHER ACCESSIBLE REQUIREMENTS SEE FEDERAL AND STATE REGULATIONS AND LOCAL ORDINANCES AND REFER TO DETAIL 304.01.
6. ALL W/40 W/ROD (BATTERY / B-W/O-UP) LOCATIONS TO BE W/40 W/ROD (BATTERY / B-W/O-UP) POWER SUPPLY SHALL BE FROM THE SUBORDINATE W/40 W/ROD.
7. ALL W/40 W/ROD (BATTERY / B-W/O-UP) LOCATIONS TO BE W/40 W/ROD (BATTERY / B-W/O-UP) SHALL BE 10' WIDE TO FACE OF STUD WALLS EXCEPT OTHER W/40 W/ROD (BATTERY / B-W/O-UP) DIMENSIONS WHICH ARE 10' WIDE TO FACE OF STUD WALLS TO FACE OF STUD WALLS.
8. THE 10' CORRIDORS ARE ALL W/40 W/ROD (BATTERY / B-W/O-UP) SHALL COMPLY WITH THE UNIFORM FLORIDA BUILDING CODE SECTION 9.01.1.
9. REFER TO DETAIL 304.01 FOR ALL CONTRACTORS TO W/40 W/ROD (BATTERY / B-W/O-UP) REQUIREMENTS.

**KEYNOTES**

- 1. RELOCATED HVAC EQUIPMENT
- 2. EXISTING HVAC EQUIPMENT
- 3. NEW HVAC EQUIPMENT
- 4. NEW MEA
- 5. NEW COFFER
- 6. NEW W/40 W/ROD
- 7. NEW W/40 W/ROD (BATTERY / B-W/O-UP)
- 8. EXISTING W/40 W/ROD (BATTERY / B-W/O-UP)

ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

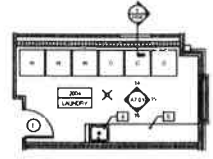
- EXISTING CONCRETIONAL TERRAZZO
- EXISTING WALL TO REMAIN
- NEW WALL  
REFER TO DETAIL DP-101
- FFR (FRAMING) WALL  
REFER TO DETAIL DP-101
- NEW BRICK W/ 1/2" D.P.P. JOINT WALL  
REFER TO DETAIL DP-101
- NEW PARTIAL HEIGHT WALL
- ACROUSTICAL ACOUSTITION
- 3" x 6" CLEAR SPACE
- 1/2" OF ACCESSIBLE TURNING SPACE
- SMOKE DETECTOR (W/ PHOTO  
BATTERY BACKUP)
- SMOKE ALARM (W/ PHOTO  
BATTERY BACKUP)
- 18" CLEAR SPACE FOR  
ACCESSIBLE TURNING
- WATER
- DRINK
- WASHBOWL  
FURNISH  
MOUNT AT 30" H
- FRIDGE/CUPBOARD  
FURNISH  
MOUNT AT 36" H
- PLUMBING

**NOTES**

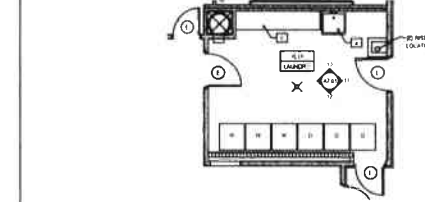
- ALL EXISTING AND NEW WORK SHALL BE CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL DIMENSIONS ARE FROM FACE OF STUDY UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE FROM FACE OF STUDY UNLESS NOTED OTHERWISE.
- IF FRAME IS ALL DOOR SHALL BE FRAME FROM ROOM PORTION UNLESS OTHERWISE NOTED.
- IF EXISTING WINDOW LOCATIONS SEE SPECIAL NOTES.
- IF LOCATION OF BRASS BARS AND OTHER ACCESSIBLE BY REGULATORY USE REFER TO PLAN SHEET AS SHOWN AND REFER BY DETAIL A NOTES TO BRASS.
- ALL SMOKE DETECTOR/ALARM LOCATIONS TO BE MOUNTED WITH BATTERY BACKUP POWER SOURCE SHALL BE FROM THE BACK OF BRASS.
- MINIMUM CLEARANCE DOORS.
- ALL BRASS AND OTHER RELATED TO DETAIL A SHALL BE OPERABLE SHALL BE MOUNTED WITH PLATE PLATE OF BRASS METAL UNITS THE 1/2" FROM TOP OF THE BRASS COORDINATING WITH VENDOR'S PLAN.
- THE (OR) ALL FOR ALL NEW PLUMBING TO BE MOUNTED WITH THE WALL FLOOR FINISH TO BE IN ACCORDANCE TO 1.
- REVISION TO DIRECT SPACE FOR ALL CONTROLS TO MEET ACCESSIBILITY REQUIREMENTS.

**KEYNOTES**

- 1. RELOCATED PLUMBING UNIT
- 2. EXISTING EQUIPMENT
- 3. NEW EQUIPMENT
- 4. NEW TOILET
- 5. NEW SINK
- 6. NEW CUPBOARD
- 7. NEW BRASS
- 8. NEW BRASS
- 9. NEW BRASS
- 10. NEW BRASS
- 11. NEW BRASS
- 12. NEW BRASS



SECOND FLOOR LAUNDRY ROOM ENLARGED PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR LAUNDRY ROOM ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

NO.	DATE	BY
1	11/20/2024	ABO
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**ENLARGED PLANS**

Project:

**VISTA  
DORADA**

11011 W. 31st, Suite 100  
Denver, CO 80231

CD-001

Abode Communities  
11011 W. 31st, Suite 100  
Denver, CO 80231  
1.31.23, P.02

Architect

Abode Communities  
11011 W. 31st, Suite 100  
Denver, CO 80231  
1.31.23, P.02

Contractor

Architectural  
Group LLC  
3600 E. South Street  
Denver, CO 80231  
720.441.4141

**LEGEND**

- EXISTING OPERATIONAL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW WALL  
REFER TO THE 2D PLAN
- NEW SWATCH, BRICK WALL  
REFER TO THE 2D PLAN
- NEW SWATCH, TILE WALL  
REFER TO THE 2D PLAN
- NEW SWATCH, CONCRETE WALL  
REFER TO THE 2D PLAN
- Mechanical Plant Room
- 30" MIN. CLEAR SPACE
- 30" MIN. CLEAR SPACE
- SWITCH DETECTOR HAND WIPER  
NO SWITCH GROUP
- SWITCH GROUP AND USER  
DETT. LOP. HAND WIPER  
PATTERNS ONLY
- 1' CLEARED SPACE FOR  
ACCESSIBLE 90° TURN

W  
D

W

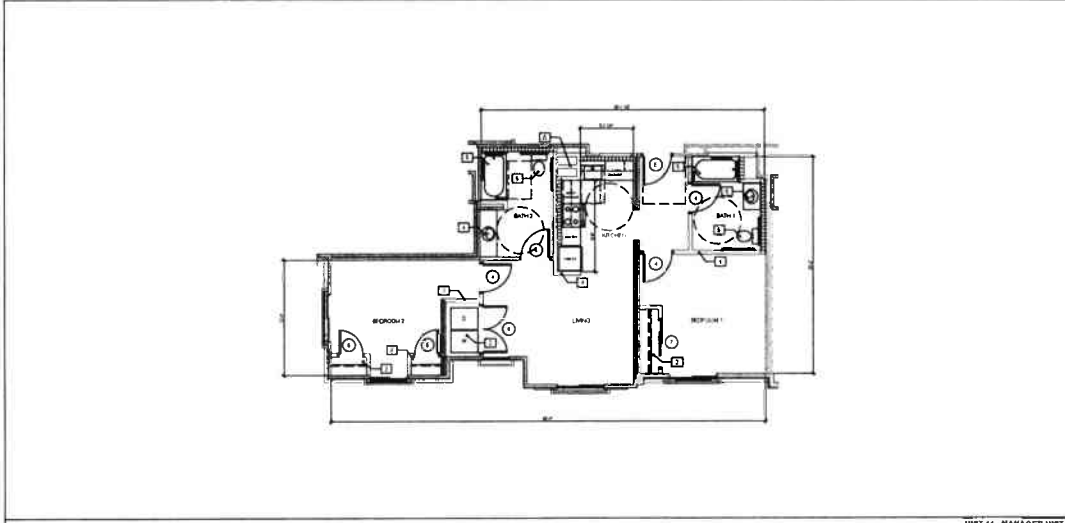
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**NOTES**

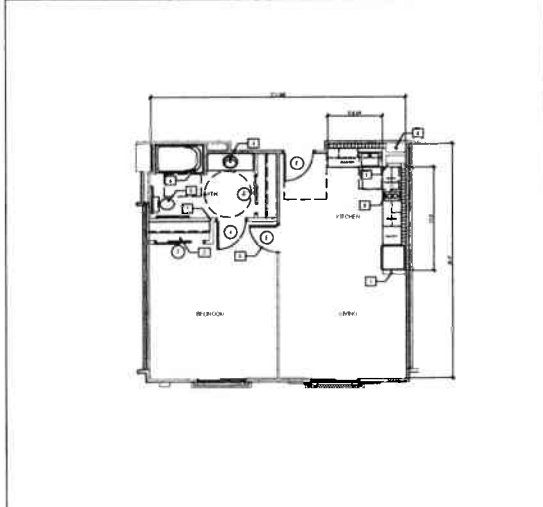
- ALL FLOOR FINISHES SHALL BE APPROXIMATELY 3/4" THICK. ALL FLOOR FINISHES SHALL BE APPROXIMATELY 3/4" THICK.
- ALL OPERATIONAL AND REMAINING SHALL BE APPROXIMATELY 3/4" THICK. ALL OPERATIONAL AND REMAINING SHALL BE APPROXIMATELY 3/4" THICK.
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**KEYNOTES**

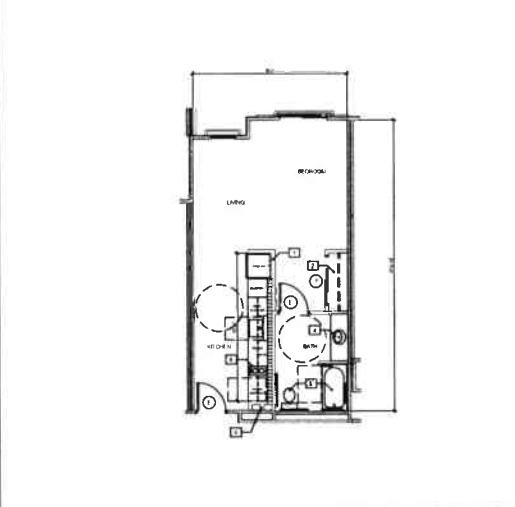
- 1) RE-OPERATIONAL WALL
- 2) NEW CLINET APERTURE WALL
- 3) NEW SWATCH, BRICK WALL
- 4) NEW SWATCH, TILE WALL
- 5) NEW SWATCH, CONCRETE WALL
- 6) NEW SWATCH, CONCRETE WALL
- 7) NEW SWATCH, CONCRETE WALL
- 8) NEW SWATCH, CONCRETE WALL
- 9) NEW SWATCH, CONCRETE WALL
- 10) NEW SWATCH, CONCRETE WALL



**UNIT 11 - MANAGER UNIT**  
SCALE: 1/4" = 1'-0"



**UNIT 6 - MOBILITY**  
SCALE: 1/4" = 1'-0"



**UNIT 3 - MOBILITY**  
SCALE: 1/4" = 1'-0"

Project No. 2023-011

The design and construction shall conform to the applicable codes and standards of the City of Denver, Colorado. The design and construction shall conform to the applicable codes and standards of the City of Denver, Colorado. The design and construction shall conform to the applicable codes and standards of the City of Denver, Colorado.

Scale: 1/4" = 1'-0"

Architect: Abode Communities

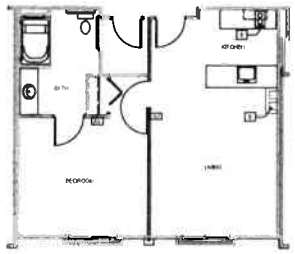



























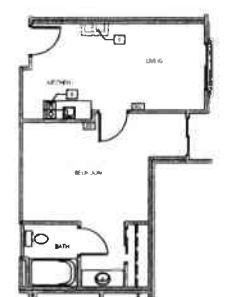
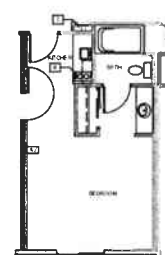




















Contractor: [Redacted]

Project Name: Vista Dorada

Project Address: 11011 W. 31st, Suite 100, Denver, CO 80231

Project No. 2023-011

Project No. 2023-011

 <p><b>UNIT 10 - COMMUNICATION</b> SCALE: 1/4"</p>	 <p><b>UNIT 2 - COMMUNICATION</b> SCALE: 1/4"</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> EXISTING WALL TO REMAIN</li> <li> NEW WALL TO REMAIN</li> <li> NEW WALL TO BE REMOVED</li> <li> NEW WALL TO BE REPLACED</li> <li> NEW WALL TO BE REPLACED WITH GLASS</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> </ul> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. ALL PORTALS, GLAZING AND DOORS SHALL BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>2. ALL OPENINGS AND FINISHES TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>3. ALL GLAZING TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>4. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>5. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>6. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>7. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>8. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>9. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>10. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>11. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> <li>12. ALL DOORS TO BE PROVIDED BY THE CONTRACTOR TO VERIFY FINISH.</li> </ol> <p><b>KEYNOTES</b></p> <ul style="list-style-type: none"> <li> NEW WALL TO REMAIN</li> <li> NEW WALL TO BE REMOVED</li> <li> NEW WALL TO BE REPLACED</li> <li> NEW WALL TO BE REPLACED WITH GLASS</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> </ul>
 <p><b>UNIT 6 - COMMUNICATION</b> SCALE: 1/4"</p>	 <p><b>UNIT 1 - COMMUNICATION</b> SCALE: 1/4"</p>	<p><b>KEYNOTES</b></p> <ul style="list-style-type: none"> <li> NEW WALL TO REMAIN</li> <li> NEW WALL TO BE REMOVED</li> <li> NEW WALL TO BE REPLACED</li> <li> NEW WALL TO BE REPLACED WITH GLASS</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> <li> NEW WALL TO BE REPLACED WITH ALUMINUM GLAZING SYSTEM</li> </ul>

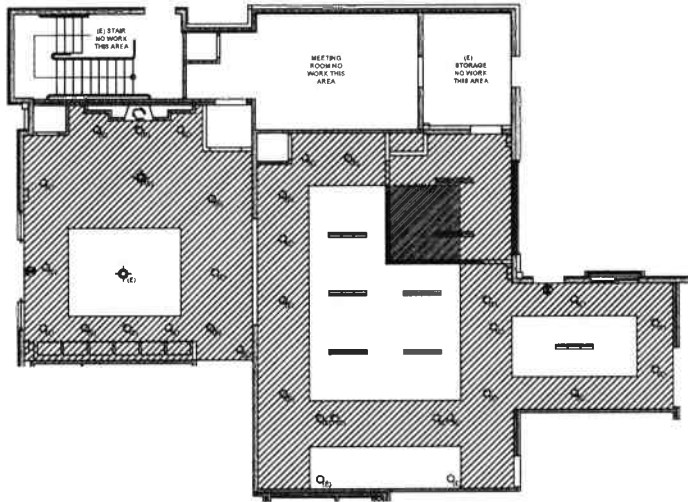


Date	Scale	By
07/01/07	1/4"	J. W. WILSON
07/01/07	1/4"	J. W. WILSON
07/01/07	1/4"	J. W. WILSON
07/01/07	1/4"	J. W. WILSON









**LEGEND**

	OPEN BOARD FLOOR (TYPE 1)
	OPEN BOARD FLOOR (TYPE 2)
	OPEN BOARD FLOOR (TYPE 3)
	CEILING MOUNTED FLEXIBLE AC IN DIFFUSOR, AIRWAYS BY THE PT. SEE ELECTRICAL DWG.
	MILL INDICATE THE BOUNDARY OF THE FLOOR, FLOOR BY THE PT. SEE ELECTRICAL DWG.
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE
	CEILING FUTURE LIGHT FIXTURE

ENLARGED RCP  
Scale: 1/4" = 1'-0"

**abode communities architecture**

**VISTA DORADA**

1111 11th Street, Suite 100  
Los Angeles, CA 90015  
Tel: 213.621.7777

**ARCHITECT**  
Abode Communities  
1111 11th Street, Suite 100  
Los Angeles, CA 90015  
Tel: 213.621.7777

**ARCHITECTURAL ENGINEER**  
Abode Communities  
1111 11th Street, Suite 100  
Los Angeles, CA 90015  
Tel: 213.621.7777

**PROJECT NO.** 2020-001

**DATE:** 08/15/20

**NO.** 01

**DESCRIPTION:** ENLARGED REFLECTED CEILING PLANS

**SCALE:** 1/4" = 1'-0"

**DATE:** 08/15/20

**BY:** [Signature]

**CHECKED:** [Signature]

**DATE:** 08/15/20

**PROJECT NO.** 2020-001

**DATE:** 08/15/20

**NO.** 01

**DESCRIPTION:** ENLARGED REFLECTED CEILING PLANS

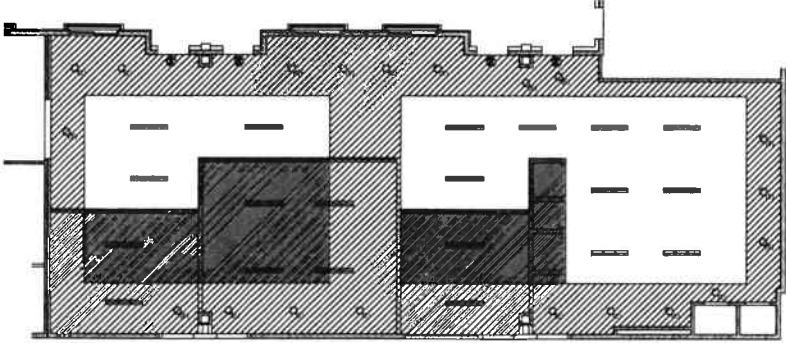
**SCALE:** 1/4" = 1'-0"

**DATE:** 08/15/20

**BY:** [Signature]













**CHECKED:** [Signature]

**DATE:** 08/15/20



ENLARGED RCP  
SCALE: W/ 1/4" = 1'

**LEGEND**

-  DRYWALL BOARD TYPICAL  
TYPICAL
-  DRYWALL AND 8" FIT  
@ REF. UNID. SEE DETAIL
-  @ DRYWALL AND 1/2" FIT  
@ REF. UNID. SEE DETAIL
-  1" x 1" x 1/4" LED DOWNLIGHT  
SEE ELECTRICAL SPEC.
-  WALL MOUNTED: EXT. BRANCH IN DIRECTION OF ARROWS BY FIG. #  
SEE ELECTRICAL SPEC.
-  EXIST. FUTURE LOCATED, IN
-  1" x 1" x 1/4" LED DOWNLIGHT  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.
-  1" x 1" x 1/4" LED DOWNLIGHT @ 150°  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.
-  1" x 1" x 1/4" LED DOWNLIGHT @ 150° BOTTOM @ 7' @ 1/4" x 1/4"  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.
-  1" x 1" x 1/4" LED DOWNLIGHT  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.
-  1" x 1" x 1/4" LED DOWNLIGHT @ 150°  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.
-  1" x 1" x 1/4" LED DOWNLIGHT  
HIDE, REFER TO SPEC.  
FURN. REFER TO SPEC.  
BY REFER TO SPEC.

**PROJECT NO.** 102-001

**CLIENT** abode communities architecture

**PROJECT** VISTA DORADA

**NO. DRAWING** 102-001-002

**DATE** 01/11/2024

**DESIGNED BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

**DRAWN BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

**PROJECT NO.** 102-001

**CLIENT** abode communities architecture

**PROJECT** VISTA DORADA

**NO. DRAWING** 102-001-002

**DATE** 01/11/2024

**DESIGNED BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

**DRAWN BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

**PROJECT NO.** 102-001

**CLIENT** abode communities architecture

**PROJECT** VISTA DORADA

**NO. DRAWING** 102-001-002

**DATE** 01/11/2024

**DESIGNED BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

**DRAWN BY** [Name]

**CHECKED BY** [Name]

**SCALE** 1/4" = 1'

**DATE** 01/11/2024

abode communities architecture

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

DATE 01/11/2024

DESIGNED BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

DATE 01/11/2024

DESIGNED BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

DATE 01/11/2024

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CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

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SCALE 1/4" = 1'

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CHECKED BY [Name]

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CLIENT abode communities architecture

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DATE 01/11/2024

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CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]

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SCALE 1/4" = 1'

DATE 01/11/2024

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

DATE 01/11/2024

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CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

PROJECT NO. 102-001

CLIENT abode communities architecture

PROJECT VISTA DORADA

NO. DRAWING 102-001-002

DATE 01/11/2024

DESIGNED BY [Name]

CHECKED BY [Name]

SCALE 1/4" = 1'

DATE 01/11/2024

DRAWN BY [Name]










CHECKED BY [Name]

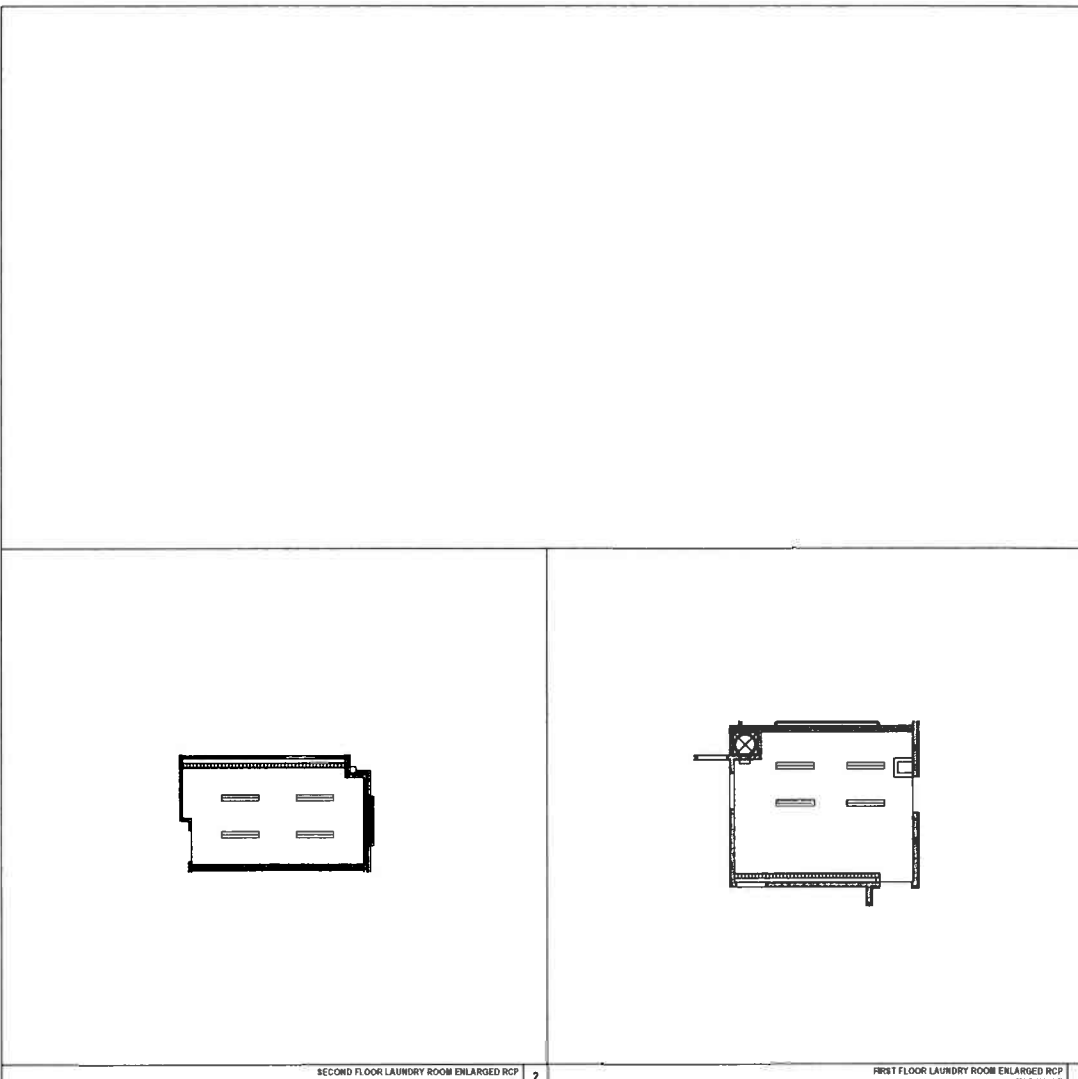
SCALE 1/4" = 1'

DATE 01/11/2024

**VISTA  
DORADA**

PROJECT:  
**VISTA DORADA**  
146 S. 14th Street, Suite 100  
Tampa, FL 33602  
DATE:  
**08/01/2012**  
DRAWN BY:  
**ABD/CM**  
CHECKED BY:  
**CM**  
DATE:  
**08/01/2012**  
SCALE:  
**1/8" = 1'-0"**

- LEGEND**
-  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION
  -  ELECTRICAL PANEL LOCATION



SECOND FLOOR LAUNDRY ROOM ENLARGED RCP SCALE: 1/8" = 1'-0"

FIRST FLOOR LAUNDRY ROOM ENLARGED RCP SCALE: 1/8" = 1'-0"

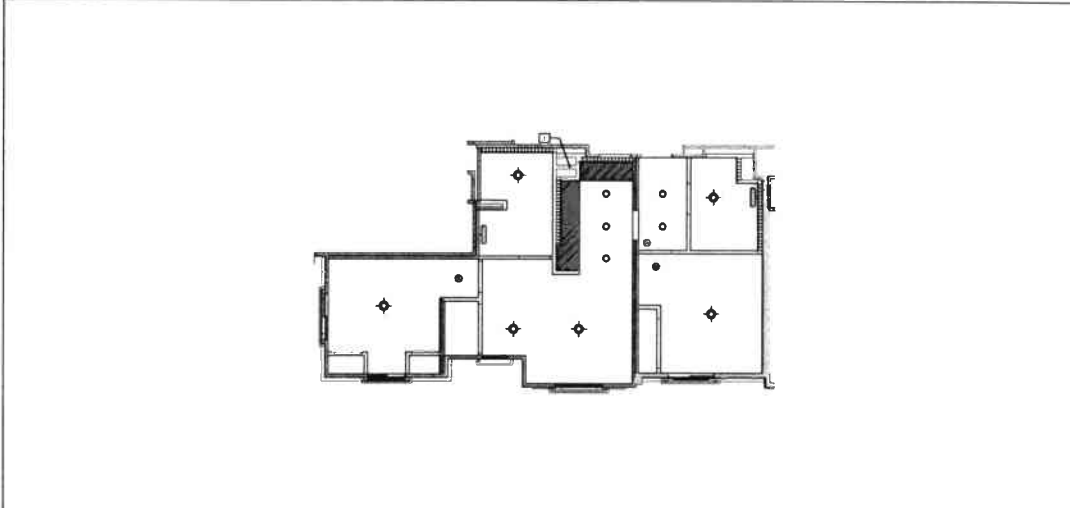
PROJECT NO. 12012  
DATE: 08/01/2012



DATE	BY	REV.
08/01/2012	ABD/CM	1

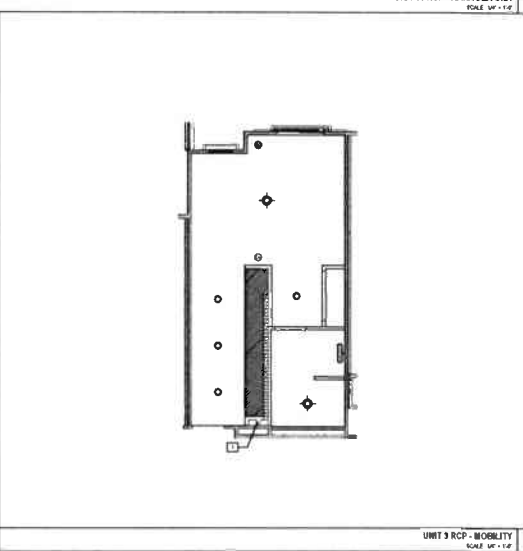
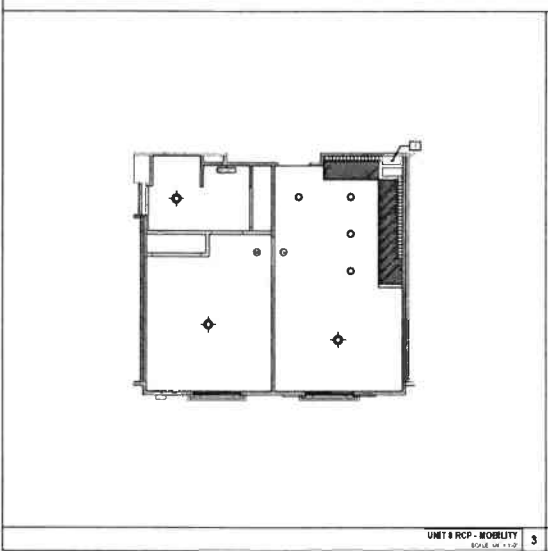
**ENLARGED REFLECTED CEILING PLANS**

**A6.03**



**LEGEND**

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[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]
[Symbol]	[unreadable]



**NOTES**

- [unreadable]

**KEYNOTES**

- [unreadable]

APPROVALS

DATE	BY	SCALE

**UNIT REFLECTED  
C/BUNG PLANS**

**A6.11**



### VISTA DORADA

**PROJECT**  
VISTA DORADA  
1150 N. 10th Street, Suite 100  
Phoenix, AZ 85007  
1-702-379-7620

**CLIENT**  
KAC BOSTON  
1150 N. 10th Street, Suite 100  
Phoenix, AZ 85007  
1-702-379-7620

**DESIGNER**  
ABODE COMMUNITIES ARCHITECTURE  
200 N. 3rd Street, Suite 100  
Phoenix, AZ 85004  
1-480-345-3100

**LEGEND**

- OPTION SHOWN - TYPICAL
- OPTION B - VMO 6 STD @ 7'-0" UNO - SEE DETAIL
- OPTION C - VMO 6 STD @ 7'-0" UNO - SEE DETAIL
- B) EXTRACT SHAFT LOCATION - VMO
- L-CM RECESSED DOWNHEAD  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-CM CEILING MOUNTED DOWNHEAD LIGHT  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-CM CEILING MOUNTED UPHEAD LIGHT (OPTION @ T-10, T-11, T-12)  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-SP FLOOR MOUNTED DOWNHEAD  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-SP WALL MOUNTED DOWNHEAD  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-SP FLOOR MOUNTED UPHEAD  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- L-SP WALL MOUNTED UPHEAD  
WOOD - REFER TO SPEC  
FINISH - REFER TO SPEC  
BY REFER TO SPEC
- SMOKE DETECTOR
- FANCOIL HANDHELD DETECTOR

UNIT 4 RCP - TYPICAL  
SCALE: 1/4" = 1'-0"

UNIT 2 RCP - TYPICAL  
SCALE: 1/4" = 1'-0"

UNIT 3 RCP - TYPICAL  
SCALE: 1/4" = 1'-0"

UNIT 1 RCP - TYPICAL  
SCALE: 1/4" = 1'-0"

**NOTES**

1. SEE UNIT 10 FOR THE TYPICAL CABLING REFLECTED PLAN. REFER TO UNIT 10 FOR THE TYPICAL CABLING REFLECTED PLAN.

**KEYNOTES**

B) EXTRACT SHAFT LOCATION - VMO  
 L-CM RECESSED DOWNHEAD

**PROJECT**  
VISTA DORADA  
1150 N. 10th Street, Suite 100  
Phoenix, AZ 85007  
1-702-379-7620

**CLIENT**  
KAC BOSTON  
1150 N. 10th Street, Suite 100  
Phoenix, AZ 85007  
1-702-379-7620

**DESIGNER**  
ABODE COMMUNITIES ARCHITECTURE  
200 N. 3rd Street, Suite 100  
Phoenix, AZ 85004  
1-480-345-3100

DATE	NO.	DESCRIPTION

UNIT REFLECTED  
CABLING PLAN

A6.13  
September 18, 2018

**abode  
communities  
architecture**

PROJECT

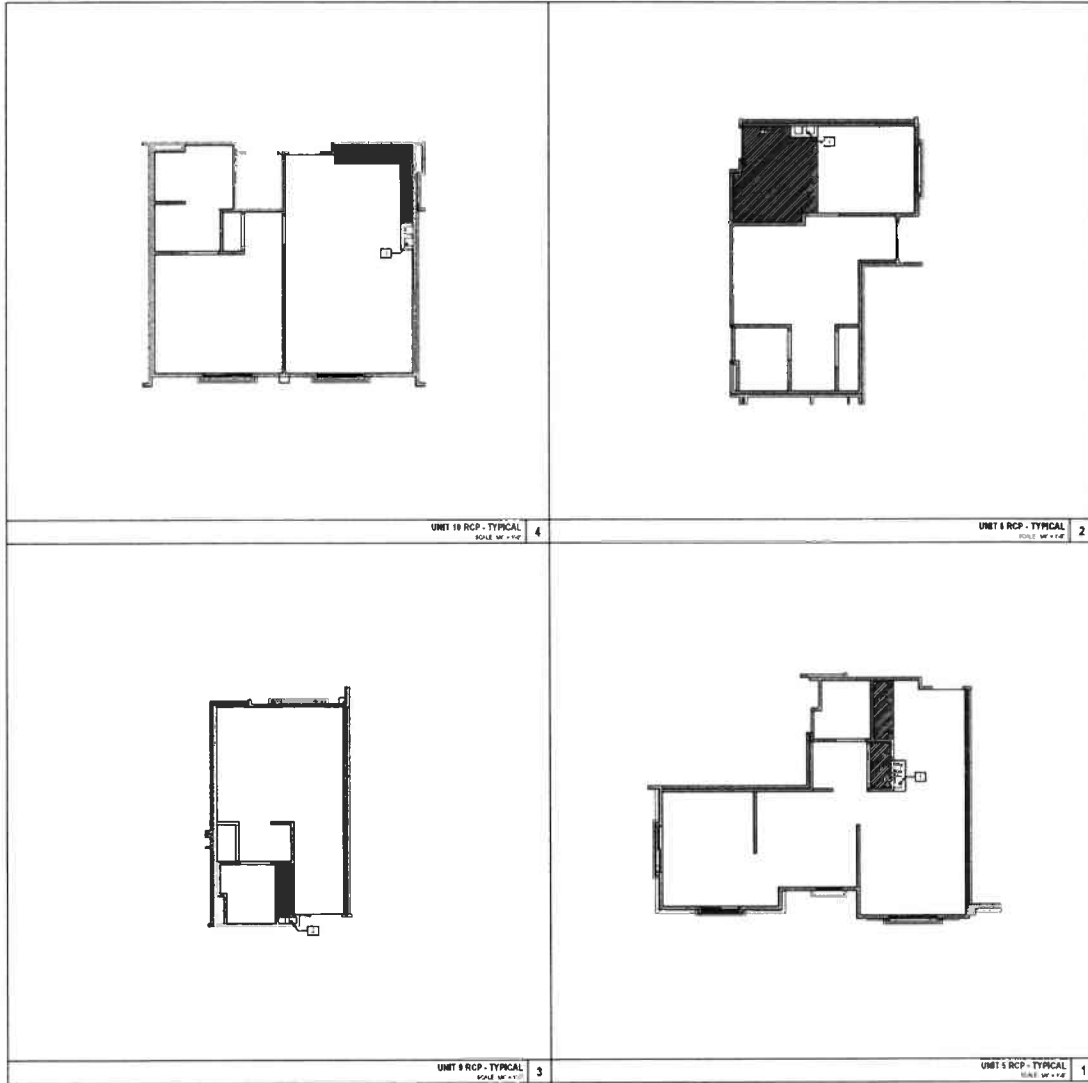
**VISTA  
DORADA**

401 HIGHLAND  
GLENVIEW, CA 94028  
COMMUNITY PLAN

DATE  
Abode Communities  
1045 W. Taylor, Suite 300  
San Mateo, CA 94403  
1 714 973-7500

ARCHITECT  
Abode Communities  
1045 W. Taylor, Suite 300  
San Mateo, CA 94403  
1 714 973-7500

CONTRACT NO.  
ARCHITECTURAL  
DRAWING NUMBER  
DATE OF REVISION  
DATE OF ISSUE  
DATE OF APPROVAL  
DATE OF CLOSURE



- LEGEND**
- OFFICIAL BOARD TILES (B-TYPICAL)
  - OFFICIAL BRICK (B-TYPICAL)
  - ▨ OFFICIAL BROWN LOPHS (B-TYPICAL) SEE DETAILS
  - EXISTING FUTURE LOCATION (B)
  - 1-001A PERCEIVED DOWNDRIFT (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - 1-001A CEILING MOUNTED LINEAR LIGHT (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - 1-001A CEILING MOUNTED LINEAR LIGHT (PARTITION @ 74 AFF.) (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - 1-001A PERCEIVED DOWNDRIFT (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - 1-001A WALL MOUNTED HAND LAMP (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - 1-001A CEILING MOUNTED LIGHT (WALLS) REFER TO SPECIFICATIONS REFER TO SPECIFICATIONS
  - RANGE DETECTOR
  - 7400A WALL MOUNTED DETECTOR

UNIT 10 RCP - TYPICAL SCALE 1/4" = 1'-0"

UNIT 8 RCP - TYPICAL SCALE 1/4" = 1'-0"

**NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL CONFLICTS AS SHOWN.

- KEYNOTES**
- 1. NEW SHIRT FOR RANGE HOOD EXHAUST
  - 2. EXISTING SHIRT FOR RANGE HOOD EXHAUST (B)

DATE  
UNIT SELECTED  
CEILING PLAN  
SCALE  
A6.14  
Sheet Number: A6.14 of 13

PROJECT NO. 2000

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DATE	BY	CHKD
10/14/09	ALB	ALB
10/14/09	ALB	ALB
10/14/09	ALB	ALB
10/14/09	ALB	ALB

DATE  
UNIT SELECTED  
CEILING PLAN  
SCALE  
A6.14  
Sheet Number: A6.14 of 13



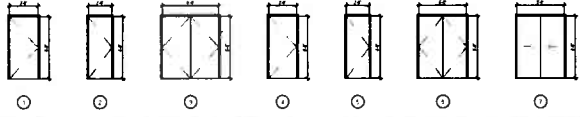






DOOR SCHEDULE

NO.	DOOR	DIMENSIONS						MARKS						REMARKS						
		HT	WT	SW	SL	GL	GL	HT	WT	HT	WT	HT	WT							
1	WOODEN	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
2	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
3	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
4	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
5	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
6	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
7	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
8	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	
9	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	

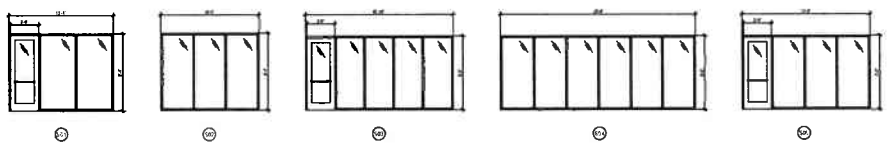


DOOR NOTES

- EXTERIOR DOORS SHALL MEET THE FOLLOWING REQUIREMENTS: DOORS SHALL BE COLLECTOR COMPLIANT WITH THE ENERGY CODE AND SHALL BE MADE OF METAL. GLASS INSULATION SHALL BE PROVIDED FOR ALL EXTERIOR DOORS TO MEET ENERGY CODE REQUIREMENTS.
- THE ENTRANCE DOORS TO RECEPTION ARE FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM CLEARANCE OF 3'-0".
- DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. SPECIAL PROVISIONS FOR THE USE OF KEYS SHALL BE PROVIDED AS NOTED ON DRAWINGS.
- PROVIDE FINGER HARDWARE ON ALL EXTERIOR DOORS AND DOORS WITH OCCUPANCY LOADS.
- FINGER HARDWARE TO OPERATE DOORS SHALL NOT EXCEED 6" IN LENGTH. FINGER HARDWARE SHALL BE PROVIDED AT A HEIGHT OF NOT LESS THAN 48" TO 54" FROM FINISH FLOOR TO THE CENTER OF THE HANDLE. THE CENTER OF THE HANDLE SHALL NOT EXCEED 18" FROM THE FINISH FLOOR TO THE CENTER OF THE HANDLE.
- DOORS LOCATED IN HIGH CORRIDORS SHALL BE PROVIDED WITH A 30" MIN. TIGHT FITTING SELF-CLOSING DOOR AND SHOCK TOPPING DOOR AND FRAME ASSEMBLY WHICH MEANS APPROVED LABELS FOLLOWED BY THE LETTER "S".
- ALL EXTERIOR DOORS SHALL MEET A MINIMUM 7' 6" CLEARANCE TO THE DOOR FRAME. THE CLEARANCE SHALL BE MEASURED TO THE TOP OF THE DOOR FRAME. THE CLEARANCE SHALL BE MEASURED TO THE TOP OF THE DOOR FRAME. THE CLEARANCE SHALL BE MEASURED TO THE TOP OF THE DOOR FRAME.
- ALL EXTERIOR DOORS AND DOOR OPERATOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. PROVIDE CLEAR SPACE AT THE DOOR OPERATOR TO MEET THE CLEARANCE REQUIREMENTS.
- PROVIDE CLEAR SPACE AT THE DOOR OPERATOR TO MEET THE CLEARANCE REQUIREMENTS. PROVIDE CLEAR SPACE AT THE DOOR OPERATOR TO MEET THE CLEARANCE REQUIREMENTS.
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- PROVIDE CLEAR SPACE AT THE DOOR OPERATOR TO MEET THE CLEARANCE REQUIREMENTS. PROVIDE CLEAR SPACE AT THE DOOR OPERATOR TO MEET THE CLEARANCE REQUIREMENTS.

DOOR SCHEDULE

NO.	DOOR	DIMENSIONS						MARKS						REMARKS					
		HT	WT	SW	SL	GL	GL	HT	WT	HT	WT	HT	WT						
10	WOODEN	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
11	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
12	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
13	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
14	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
15	GLASS	8'-0"	3'-0"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"



STOREFRONT SCHEDULE

HARDWARE NOTES

- ALL INTERIOR DOOR HARDWARE SHALL BE BRASS OR STAINLESS STEEL. NO DOOR HARDWARE SHALL BE USED ON GLASS DOORS.
- ALL GLASS DOORS AND INTERIOR DOORS OPERABLE FROM THE CORRIDOR SHALL BE TOP FITTING AND SHALL BE EQUIPPED WITH TOP AND BOTTOM STOPPING AND TENSION ROLLERS TO PREVENT SWAYING AND TO PROTECT THE GLASS FROM DAMAGE.
- ALL GLASS SHALL MATCH THE FINISH OF THE CORRIDOR HARDWARE FINISH. HARDWARE SHALL BE PROVIDED AT A HEIGHT OF NOT LESS THAN 48" TO 54" FROM FINISH FLOOR TO THE CENTER OF THE HANDLE. THE CENTER OF THE HANDLE SHALL NOT EXCEED 18" FROM THE FINISH FLOOR TO THE CENTER OF THE HANDLE.
- PROVIDE HARDWARE CORROSION PROTECTION. HARDWARE SHALL BE PROVIDED AT A HEIGHT OF NOT LESS THAN 48" TO 54" FROM FINISH FLOOR TO THE CENTER OF THE HANDLE. THE CENTER OF THE HANDLE SHALL NOT EXCEED 18" FROM THE FINISH FLOOR TO THE CENTER OF THE HANDLE.

PROJECT NO. 1100

The above schedule is for information only and does not constitute a contract. The schedule is subject to change without notice. The schedule is for information only and does not constitute a contract. The schedule is subject to change without notice.

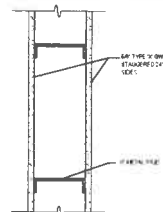


DATE: 11/11/11  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

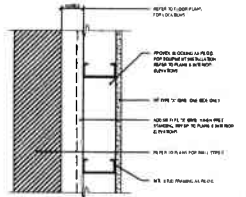
DOOR & STOREFRONT SCHEDULE

A9.01

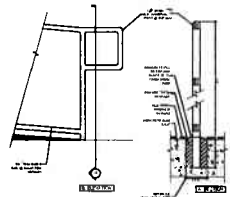
Supplement No. 1 to A9.01



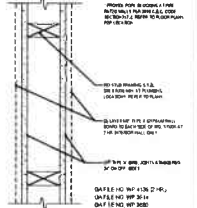
TYPICAL METAL STUD WALL  
SCALE 1/4" = 1'-0"



FURRED PLUMBING WALL  
SCALE 1/4" = 1'-0"



GUARDRAIL @ RAMP  
SCALE 1/4" = 1'-0"



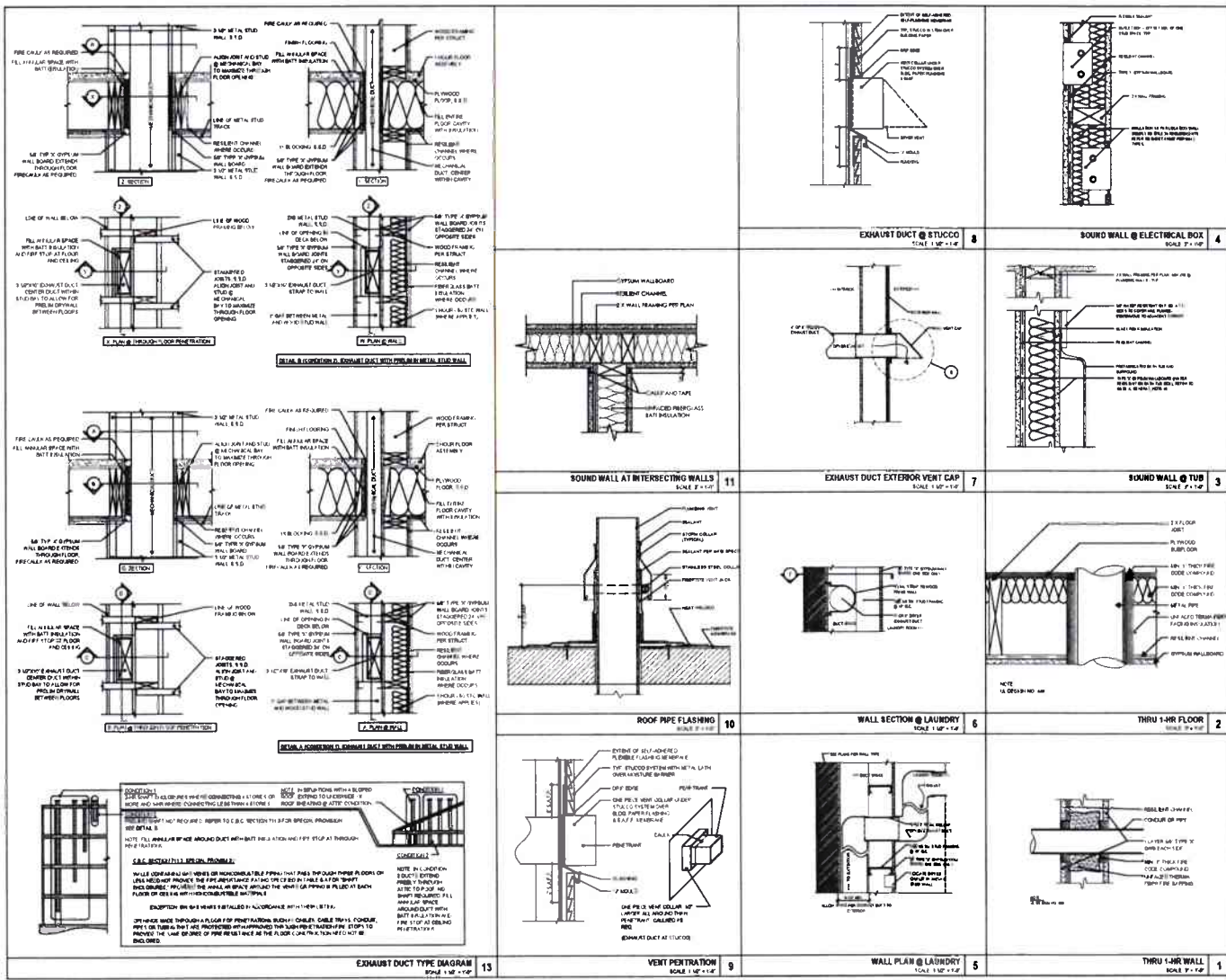
INTERIOR WALL - TYPICAL  
SCALE 1/4" = 1'-0"



**VISTA DORADA**

ARCHITECT  
Abode Communities  
1145 E. 18th Street, Suite 200  
San Diego, CA 92107  
1-800-875-7839  
www.abode.com

PROJECT  
Abode Communities  
1145 E. 18th Street, Suite 200  
San Diego, CA 92107  
1-800-875-7839  
www.abode.com



**CAUTION:** THIS DETAIL IS FOR USE ONLY WITH APPROVED EXHAUST DUCTS AND MUST BE INSTALLED IN ACCORDANCE WITH THE EXHAUST DUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL VERIFY THE EXHAUST DUCT TYPE AND SIZE AND THE LOCATION OF THE EXHAUST DUCT THROUGH THE WALL AND FLOOR. THE CONTRACTOR SHALL VERIFY THE EXHAUST DUCT TYPE AND SIZE AND THE LOCATION OF THE EXHAUST DUCT THROUGH THE WALL AND FLOOR.

**EXHAUST DUCT TYPE DIAGRAM**  
SCALE: 1/4" = 1'-0"

**VENT PENETRATION**  
SCALE: 1/4" = 1'-0"

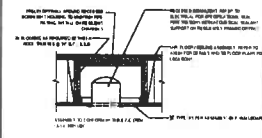
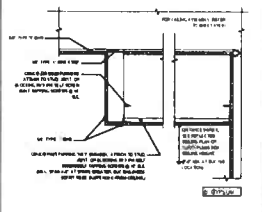
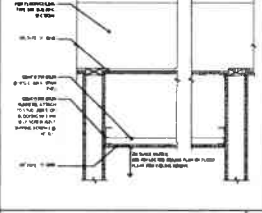
**WALL SECTION @ LAUNDRY**  
SCALE: 1/4" = 1'-0"

**THRU 1-FLOOR WALL**  
SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	01/10/12	REVISIONS
3	01/10/12	REVISIONS
4	01/10/12	REVISIONS
5	01/10/12	REVISIONS
6	01/10/12	REVISIONS
7	01/10/12	REVISIONS
8	01/10/12	REVISIONS
9	01/10/12	REVISIONS
10	01/10/12	REVISIONS
11	01/10/12	REVISIONS
12	01/10/12	REVISIONS
13	01/10/12	REVISIONS

**A10.02**  
EXHAUST DUCT TYPE DIAGRAM

				 <p>1-HR DOWN LIGHT ENCLOSURE SCALE: 1/8" = 1'-0"</p>
				 <p>BOFFIT - TYPICAL SCALE: 1/4" = 1'-0"</p>
				 <p>DROPPED CEILING SCALE: 1/4" = 1'-0"</p>

PROJECT  
**VISTA  
DORADA**

1100 N. 10th Street, Suite 100  
LA BREA, CA 90407  
TEL: 310.457.7700

CLIENT  
Abode Communities  
1100 N. 10th Street, Suite 100  
LA BREA, CA 90407  
TEL: 310.457.7700

ARCHITECT  
Abode Communities  
1100 N. 10th Street, Suite 100  
LA BREA, CA 90407  
TEL: 310.457.7700

CONSULTANT  
MECHANICAL/ELECTRICAL/PLUMBING  
SERVIT ENGINEERING  
9000 W. 15th St.  
Torrance, CA 90503  
TEL: 310.457.7700

PROJECT LOG

No. Date Description  
1 1/24/10 Project Approved  
2 2/2/10 Project Approved  
3 2/22/10 Project Approved  
4 3/11/10 Project Approved  
5 3/25/10 Project Approved  
6 4/15/10 Project Approved  
7 5/13/10 Project Approved  
8 5/27/10 Project Approved  
9 6/10/10 Project Approved  
10 6/24/10 Project Approved  
11 7/8/10 Project Approved  
12 7/22/10 Project Approved  
13 8/5/10 Project Approved  
14 8/19/10 Project Approved  
15 9/2/10 Project Approved  
16 9/16/10 Project Approved  
17 9/30/10 Project Approved  
18 10/14/10 Project Approved  
19 10/28/10 Project Approved  
20 11/11/10 Project Approved  
21 11/25/10 Project Approved  
22 12/9/10 Project Approved  
23 12/23/10 Project Approved  
24 1/6/11 Project Approved  
25 1/20/11 Project Approved  
26 2/3/11 Project Approved  
27 2/17/11 Project Approved  
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35 6/9/11 Project Approved  
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38 7/21/11 Project Approved  
39 8/4/11 Project Approved  
40 8/18/11 Project Approved  
41 9/1/11 Project Approved  
42 9/15/11 Project Approved  
43 9/29/11 Project Approved  
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53 2/16/12 Project Approved  
54 2/29/12 Project Approved  
55 3/13/12 Project Approved  
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87 6/4/13 Project Approved  
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91 7/30/13 Project Approved  
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93 8/27/13 Project Approved  
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95 9/24/13 Project Approved  
96 10/8/13 Project Approved  
97 10/22/13 Project Approved  
98 11/5/13 Project Approved  
99 11/19/13 Project Approved  
100 12/3/13 Project Approved



DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CEILING DETAILS

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**VISTA  
DORADA**

PROJECT NO. 2019-00000  
 ARCHITECTURAL AND INTERIOR DESIGN  
 COMMUNITY DEVELOPMENT  
 10000  
 10000

ARCHITECT  
 Abode Communities  
 10000  
 10000  
 10000

ARCHITECT  
 Abode Communities  
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ARCHITECT  
 Abode Communities  
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PROJECT NO. 2019-00000

ARCHITECT  
 Abode Communities  
 10000  
 10000  
 10000



DATE: 01/11/2024  
 BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

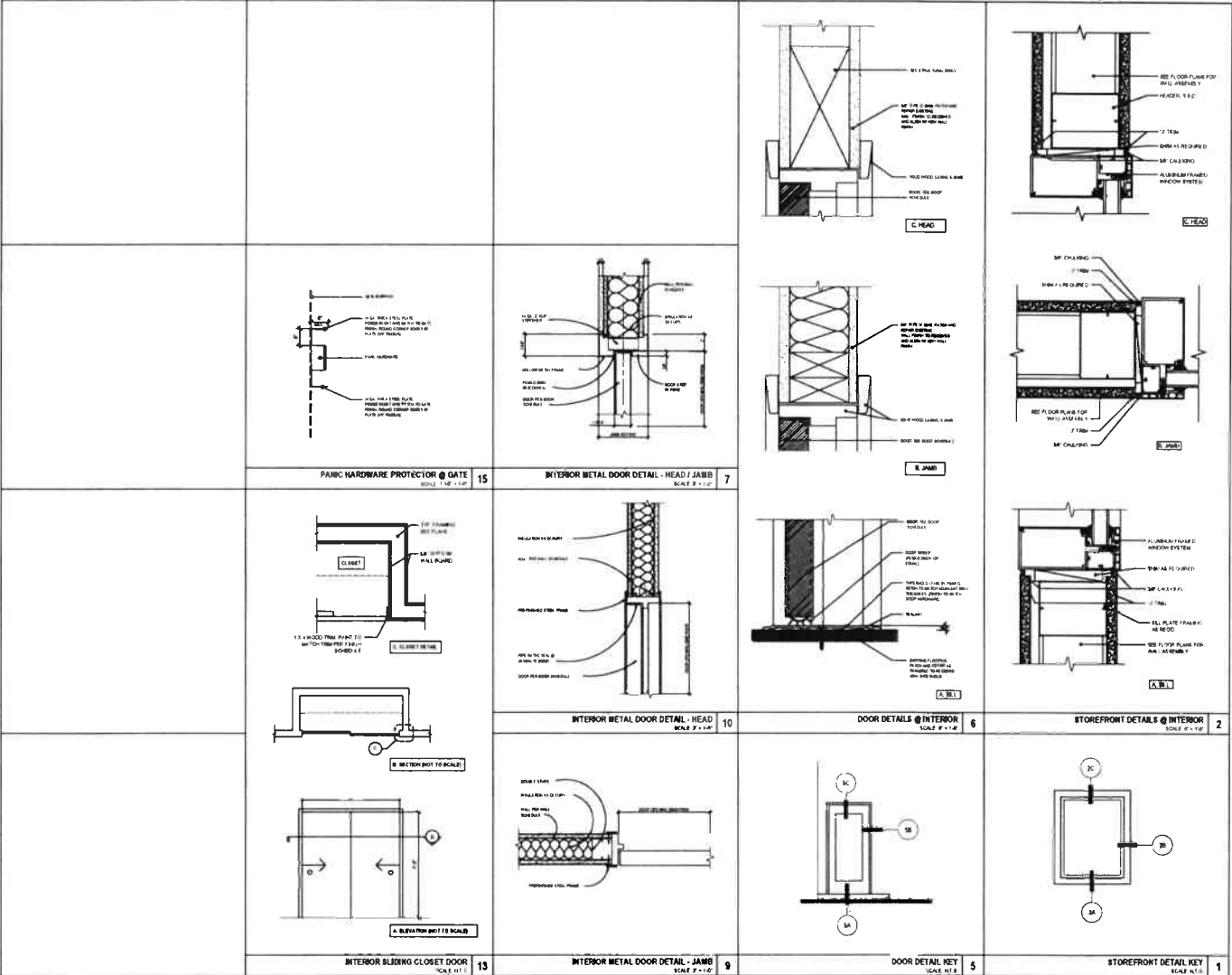
SCALE: AS SHOWN

SCALE: AS SHOWN

SCALE: AS SHOWN

SCALE: AS SHOWN

SCALE: AS SHOWN



13 INTERIOR SLIDING CLOSET DOOR  
SCALE 1/4\"/>

15 PAINT HARDWARE PROTECTOR @ GATE  
SCALE 1/4\"/>

7 INTERIOR METAL DOOR DETAIL - HEAD / JAMB  
SCALE 3/4\"/>

10 INTERIOR METAL DOOR DETAIL - HEAD  
SCALE 3/4\"/>

9 INTERIOR METAL DOOR DETAIL - JAMB  
SCALE 3/4\"/>

5 DOOR DETAIL KEY  
SCALE 1/4\"/>

2 STOREFRONT DETAILS @ INTERIOR  
SCALE 1/4\"/>

6 DOOR DETAILS @ INTERIOR  
SCALE 1/4\"/>

1 STOREFRONT DETAIL KEY  
SCALE 1/4\"/>

13 INTERIOR SLIDING CLOSET DOOR  
SCALE 1/4\"/>

15 PAINT HARDWARE PROTECTOR @ GATE  
SCALE 1/4\"/>

7 INTERIOR METAL DOOR DETAIL - HEAD / JAMB  
SCALE 3/4\"/>

10 INTERIOR METAL DOOR DETAIL - HEAD  
SCALE 3/4\"/>

9 INTERIOR METAL DOOR DETAIL - JAMB  
SCALE 3/4\"/>

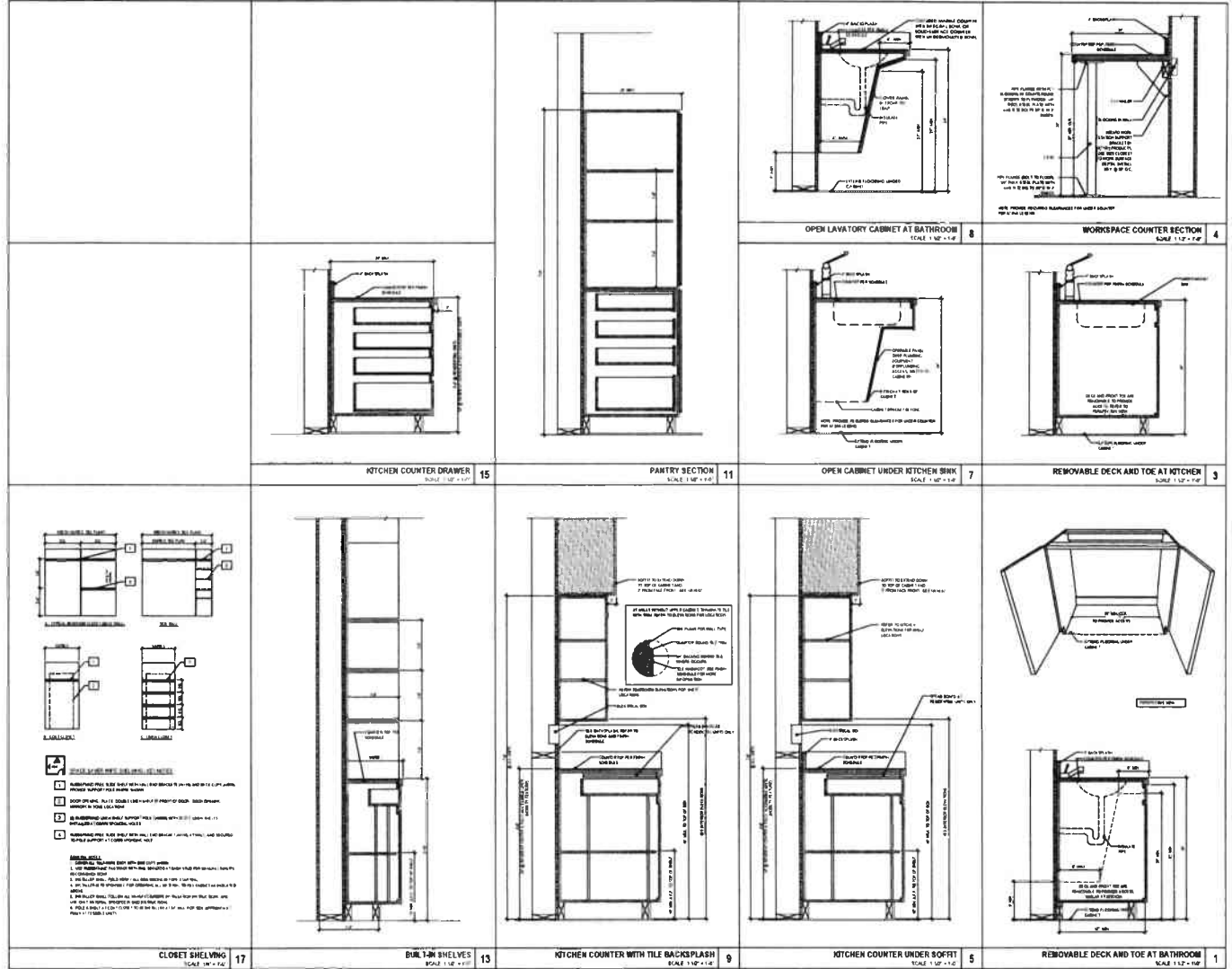
5 DOOR DETAIL KEY  
SCALE 1/4\"/>

2 STOREFRONT DETAILS @ INTERIOR  
SCALE 1/4\"/>

6 DOOR DETAILS @ INTERIOR  
SCALE 1/4\"/>

1 STOREFRONT DETAIL KEY  
SCALE 1/4\"/>





PROJECT NO. 2000

The client and architect warrant that the drawings are true and correct to the best of their knowledge and belief, and that they have not been altered or modified in any way without the written consent of the architect.

DATE: 10/10/00



NAME: [Redacted]  
TITLE: [Redacted]

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

PROJECT NO. 2000

DATE: 10/10/00

VISTA DORADA

Abode Communities  
1100 E. 10th Street, Suite 100  
La Jolla, CA 92037  
1.210.526.2100

ARCHITECT  
Abode Communities  
1100 E. 10th Street, Suite 100  
La Jolla, CA 92037  
1.210.526.2100

CONTRACTOR  
BENJAMIN A. BROWN  
5000 E. IMPERIAL AVENUE  
SUITE 100  
SAN DIEGO, CA 92108  
1.619.451.8800

PROJECT NO. 1070



NO.	DATE	DESCRIPTION
1	11/10/10	ISSUED FOR PERMITS
2	11/10/10	ISSUED FOR PERMITS
3	11/10/10	ISSUED FOR PERMITS
4	11/10/10	ISSUED FOR PERMITS
5	11/10/10	ISSUED FOR PERMITS
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20	11/10/10	ISSUED FOR PERMITS
21	11/10/10	ISSUED FOR PERMITS
22	11/10/10	ISSUED FOR PERMITS

FINISH DETAILS

A10.06

<p>BOLLARD AT LANDSCAPE PLANTING SCALE 1/2" = 1'-0"</p>	<p>SURFACE-MOUNTED FIRE EXTINGUISHER CABINET SCALE 3/4" = 1'-0"</p>	<p>SIGNAGE ATTACHMENT DETAIL (RAISED) SCALE 3/4" = 1'-0"</p>	<p>TILE WAINSCOT DETAIL SCALE 3/4" = 1'-0"</p>	<p>RENT DROP BOX DETAIL SCALE 1/2" = 1'-0"</p>
<p>BOLLARD DETAIL (EMBEDDED AT GRADE) SCALE 1/2" = 1'-0"</p>	<p>LAUNDRY ROOM FULL HEIGHT WALL SCALE 1/2" = 1'-0"</p>	<p>TERRITORIAL SIGNAGE SCALE 3/4" = 1'-0"</p>	<p>COVE BASE AT GYP SCALE 3/4" = 1'-0"</p>	<p>RECESSED MAILBOX WALL DETAIL SCALE 1/2" = 1'-0"</p>
<p>BOLLARD DETAIL (SURFACE MOUNT) SCALE 1/2" = 1'-0"</p>	<p>CANE GUARD DETAIL SCALE 1/2" = 1'-0"</p>	<p>NEW ADDRESS DETAIL SCALE 1/2" = 1'-0"</p>	<p>RUBBER BASE AT GYP SCALE 3/4" = 1'-0"</p>	<p>RESILIENT TILE TO CERAMIC TILE STONE THRESHOLD SCALE 3/4" = 1'-0"</p>
<p>RECESSED FIRE EXTINGUISHER CABINET SCALE 3/4" = 1'-0"</p>	<p>TILE BASE AT GYP SCALE 3/4" = 1'-0"</p>	<p>WOOD BASE AT GYP SCALE 3/4" = 1'-0"</p>	<p>CARPET TO RESILIENT FLOOR SCALE 3/4" = 1'-0"</p>	<p>RESILIENT TILE TO RESILIENT SHEET SCALE 3/4" = 1'-0"</p>

# Exhibit C of AHAP

## EXHIBIT C – Description of Housing

Project Name: Vista Dorada

Address: 1910 Frontage Rd., Corona CA 92882

APN: 102-240-054

**Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 52**

**Total Number Units in the Project: 53**

**Description and Quantity in Project:** 52 units of permanent supportive housing for homeless and chronically homeless individuals at 30% AMI, plus one manager's unit

Table 2 - The below assisted units are standard PBV designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
Studio Room/ One Bathroom	30%	17	1104, 1111, 2206, 2208*, 2209, 2210, 2212, 2214, 2216, 2217**, 3306, 3308*, 3310, 3312, 3314*, 3316, 3317**
One Bedroom/ One Bathroom	30%	35	1101, 1103, 1105, 1107**, 1109*, 1113, 1117, 1119, 2201, 2202**, 2203, 2204, 2205, 2207, 2211*, 2213, 2215*, 2218, 2219, 2220, 2221, 2223**, 3301, 3302, 3303, 3304**, 3305, 3311*, 3313*, 3315, 3318, 3319, 3320, 3321, 3323
Two Bedroom/ One Bathroom	N/A	1	3309
<b>Total</b>			<b>53 Units</b>

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Initial Rent to Owner for Contract Units (net of HACR utility allowance):**

- Contract rent for
  - Studio: \$1,274 (no utility allowance – master metered)
  - 1BR: \$1,442 (no utility allowance – master metered)

# **Exhibit D of AHAP**

HAP PART I

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART 1 OF HAP CONTRACT**

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

**1. CONTRACT INFORMATION**

**a. Parties**

This housing assistance payments (HAP) contract is entered into between:

Housing Authority of the County of Riverside (PHA) and  
Vista Dorada, L.P. (owner).

**b. Contents of contract**

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

**c. Contract exhibits**

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY

THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.

EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER

EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS

EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

#### ADDITIONAL EXHIBITS

d. **Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).**

**Single-Stage Project**

This is a single-stage project. For all contract units, the effective date of the HAP contract is: \_\_\_\_\_

**Multi-Stage Project**

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the "Execution of HAP contract for contract units completed and accepted in stages" (starting on page 10).

The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP

contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.206(c)).

**e. Term of the HAP contract**

**1. Beginning of term**

The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

**2. Length of initial term**

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is: 15 years.
- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

**3. Extension of term**

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

**4. Requirement for sufficient appropriated funding**

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.

- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

**f. Occupancy and payment**

**1. Payment for occupied unit**

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

**2. Vacancy payment**

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant’s security deposit). Any vacancy payment may cover only the period the unit remains vacant.



- c. The PHA may make vacancy payments to the owner only if:
  - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
  - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
  - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
  - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

**3. PHA is not responsible for family damage or debt to owner**

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

**g. Income-mixing requirement**

- 1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not

make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term “project” means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):

- \_\_\_ Public Housing or Operating Funds;
- \_\_\_ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- \_\_\_ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- \_\_\_ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);

- Rent Supplement Program;
- Rental Assistance Program;
- Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: 52. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- Section 236;
- Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- Housing for the Elderly (Section 202 or the Housing Act of 1959);
- Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: 0. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

- a Place a check mark here  if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

\_\_\_\_\_.

- b Place a check mark here  if any contract units are designated for occupancy by families eligible for supportive services. The

following number of contract units shall be rented to families  
eligible for supportive services:

52

9. The PHA and owner must comply with all HUD requirements regarding income mixing.

**EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT**

FORM APPROVED COUNTY COUNSEL  
BY AMANT P. DHILLON DATE 11/8/2022

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)  <b>Housing Authority of the County of Riverside</b>
By: Signature of authorized representative
<b>Carrie Harmon, Deputy Executive Director</b>
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)  <b>Vista Dorada, L.P.</b>
By: Signature of authorized representative
<b>Lara Regus, Senior VP, Development</b>
Name and official title (Print)
Date

**EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT**

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)  <b>Housing Authority of the County of Riverside</b>
By: Signature of authorized representative
<b>Carrie Harmon, Deputy Executive Director</b>
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)  <b>Vista Dorada, L.P.</b>
By: Signature of authorized representative
<b>Lara Regus, Senior VP, Development</b>
Name and official title (Print)
Date

**EXECUTION OF HAP CONTRACT FOR CONTRACT UNITS COMPLETED  
AND ACCEPTED IN STAGES**

(For multi-stage projects, at acceptance of each stage, the PHA and the owner sign the HAP contract execution for the completed stage.)

<b>STAGE NO. 1:</b> The Contract is hereby executed for the contract units in this stage.
<b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b>
<b>Name of PHA (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b>
<b>Name of Owner (Print)</b> <b>Vista Dorada, L.P.</b>
By:
Signature of authorized representative
<b>Lara Regus, Senior VP, Development</b>
<b>Name and official title (Print)</b>
Date

<b>STAGE NO. 2:</b> The Contract is hereby executed for the contract units in this stage.
<b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b>
<b>Name of PHA (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b>
<b>Name of Owner (Print)</b> Vista Dorada, L.P.
By:
Signature of authorized representative
<b>Lara Regus, Senior VP, Development</b>
Name and official title (Print)
Date



<b>STAGE NO. 3:</b> The Contract is hereby executed for the contract units in this stage.	
<b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:	
Date	
<b>PUBLIC HOUSING AGENCY (PHA)</b>	
Name of PHA (Print)	
By:	
Signature of authorized representative	
Name and official title (Print)	
Date	
<b>OWNER</b>	<b>Vista Dorada, L.P.</b>
Name of Owner (Print)	
By:	
Signature of authorized representative	
<b>Lara Regus, Senior VP, Development</b>	
Name and official title (Print)	
Date	

<b>STAGE NO. __:</b> The Contract is hereby executed for the contract units in this stage. <b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b> <b>Name of PHA (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> <b>Name of Owner (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**AGREEMENT TO ENTER INTO A  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART II**

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

## **2.1 Training, Employment, and Contracting Opportunities**

- A. The project assisted under this Agreement is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The owner shall carry out the provisions of section 3 and the regulations issued by HUD as set forth in 24 CFR part 135 and all applicable rules and orders of HUD issued thereunder prior to the execution of this Agreement. This shall be a condition of the Federal financial assistance provided to the project, binding upon the owner, the owner's contractors and subcontractors, successors and assigns. Failure to fulfill these requirements shall subject the owner, the owner's contractors and subcontractors, successors and assigns to the sanctions specified by this Agreement, and to such sanctions as are specified by 24 CFR part 135.
- B. The owner shall incorporate or cause to be incorporated into any contract or subcontract for work pursuant to this Agreement in excess of \$100,000 the following clause:

1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. 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.
2. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
3. 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 preference, and shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, 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 135. 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 135.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135

require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

6. Pursuant to 24 CFR §135.90, recipients of HUD financial assistance that is subject to Part 135 requirements, are required to submit Section 3 Annual Reports on Form HUD-60002 to the Office of Fair Housing and Equal Opportunity (FHEO). This form must be submitted electronically and can be found at [www.hud.gov/section3](http://www.hud.gov/section3).
7. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
8. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 405e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprise. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

## 2.2 Equal Employment Opportunity

- A. The owner shall incorporate or cause to be incorporated into any contract in excess of \$10,000 for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR chapter 60, which is to be performed pursuant to this Agreement, the following nondiscrimination clause:

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising;

layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, creed, sex, or national origin.
3. The contractor will send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding, a notice to be provided by or at the direction of the Government advising the labor union or workers representative of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and with the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imported and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor or as otherwise provided by law.

7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Government, the contractor may request the United States to enter into such litigation to protect the interest of the United States.
- B. The owner agrees to be bound by the above nondiscrimination clause with respect to his or her own employment practices when participating in federally assisted construction work.
- C. The owner agrees to assist and cooperate actively with HUD and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the nondiscrimination clause and the rules, regulations, and relevant orders of the Secretary of Labor, to furnish HUD and the Secretary of Labor such information as they may require for the supervision of such compliance, and to otherwise assist HUD in the discharge of HUD's primary responsibility for securing compliance.
- D. The owner further agrees to refrain from entering into any contract or contract modification subject to Executive Order No. 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the nondiscrimination clause as may be imposed upon contractors and subcontractors by HUD or the Secretary of Labor pursuant to the Executive Order. In addition, if the owner fails or refuses to comply with these undertakings, HUD may take any or all of the following actions; cancel, terminate, or suspend in whole or in part this Agreement; refrain from extending any further assistance to the owner under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the owner, and refer the case to the Department of Justice for appropriate legal proceedings.

## 2.3 Reserved

## 2.4 HUD—Federal Labor Standards Provisions

The owner is responsible for inserting the entire text of section 2.4 of this Agreement in all construction contracts and, if the owner performs any rehabilitation work on the project, the owner must comply with all provisions of section 2.4. (Note: Sections 2.4(b) and (c) apply only when the amount of the prime contract exceeds \$100,000.)

*(a)(1) Minimum Wages. (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project) 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 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 particular 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 on 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.

(ii)(A) 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 therefore only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination;

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) 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, U.S. Department of Labor, Washington, D. C. 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.

(C) 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 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.

*(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.*

*(iii) 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 determinations or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.*

*(iv) 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.*

*(2) Withholding. 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 contractors 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 on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 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, sponsor, applicant, or owner, 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.

*(3)(i) Payrolls and Basic Records. 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 at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, 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 any 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.*

*(ii)(A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD the PHA. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included in weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at:  
<http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor*

site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) 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:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i) and that such information is correct and complete;

(2) 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;

(3) 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.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.

(D) 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 231 of Title 31 of the United States Code.

(iii) *The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of HUD or its designee 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, sponsor, applicant, or owner, 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.*

(4) *Apprentices and Trainees.* (i) *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 Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, 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 the Office of Apprenticeship Training, Employer and Labor Services, 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 above, 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 journeymen 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 determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employee and Labor Services, or a State Apprenticeship Agency recognized by the Office, 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.*

*(ii) 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 on 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 on 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 on 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 on 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.*

*(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.*

*(5) Compliance with Copeland Act Requirements. The contractor shall comply with the requirements of 29 CFR part 3 which are incorporated by reference in this Agreement.*

*(6) Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in section 2.4(a)(1) through (11) and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section 2.4(a).*

*(7) Contract Terminations; Debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.*

*(8) 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.*

*(9) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract 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.*

*(10) Certification of Eligibility. (i) By entering into this Agreement, 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 Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.*

*(ii) No part of this Agreement shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.*

*(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, section 1010, Title 18, U.S.C., "Federal Housing Administration transactions, provides in part: "Whoever, for the purpose of ...influencing in any way the action of such Administration...makes, utters or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."*

*11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Agreement are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Agreement to his employer.*

*(b) Contract Work Hours and Safety Standards Act. The provisions of this paragraph (b) are applicable only where the amount of the prime contract exceeds \$100,000. 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 shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty 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 forty hours in such workweek.

(2) Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore 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 clause set forth in subparagraph (1) of this paragraph, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(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 monies payable on account of work performed by the contractor or subcontractor under any such contract or any other 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 clause set forth in subparagraph (2) of this paragraph.

(4) Subcontractors. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

(c) Health and Safety. The provisions of this paragraph (c) are applicable only where the amount of the prime contract exceeds \$100,000.

- (1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety as established under construction safety and health standards promulgated by the Secretary of Labor by regulation.*
- (2) The contractor shall comply with all regulations issue by the Secretary of Labor pursuant to Title 29 part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.*
- (3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.*

**2.5 Reserved**

**2.6 Reserved**

**2.7 Reserved**

**2.8 Wage and Claims Adjustments**

The owner shall be responsible for the correction of all violations under section 2.4, including violations committed by other contractors. In cases where there is evidence of underpayment of salaries or wages to any laborers or mechanics (including apprentices and trainees) by the owner or other contractor or a failure by the owner or other contractor to submit payrolls and related reports, the owner shall be required to place an amount in escrow, as determined by HUD sufficient to pay persons employed on the work covered by the Agreement the difference between the salaries or wages actually paid such employees for the total number of hours worked and the full amount of wages required under this Agreement, as well as an amount determined by HUD to be sufficient to satisfy any liability of the owner or other contractor for liquidated damages pursuant to section 2.4. The amounts withheld may be disbursed by HUD for and on account of the owner or other contractor to the respective employees to whom they are due, and to the Federal Government in satisfaction of liquidated damages under section 2.4.

## **2.9 Reserved**

## **2.10 Evidence of Unit(s) Completion; Escrow**

- A. The owner shall evidence the completion of the unit(s) by furnishing the PHA, in addition to the requirements listed in Part I of this Agreement, a certification of compliance with the provisions of sections 2.4 and 2.8 of this Agreement, and that to the best of the owner's knowledge and belief there are no claims of underpayment to laborers or mechanics in alleged violation of these provisions of the Agreement. In the event there are any such pending claims to the knowledge of the owner, the PHA, or HUD, the owner will place a sufficient amount in escrow, as directed by the PHA or HUD, to assure such payments.
- B. The escrows required under this section and section 2.8 of shall be paid to HUD, as escrowee, or to an escrowee designated by HUD, and the conditions and manner of releasing such escrows shall be designated and approved by HUD.

## **2.11 Flood Insurance**

If the project is located in an area that has been identified by the Federal Emergency Management Agency as an area having special flood hazards and if the sale of flood insurance has been made available under the National Flood Insurance Program, the owner agrees that: (1) the project will be covered, during the life of the property, by flood insurance in an amount at least equal to its development or project cost (less estimated land cost) or to the limit of coverage made available with respect to the particular type of property under the National Flood Insurance Act of 1968, whichever is less; and (2) that it will advise any prospective purchaser or transferee of the property in writing of the continuing statutory requirement to maintain such flood insurance during the life of the property.

# Exhibit A of HAP

## EXHIBIT A – Description of Housing

Project Name: Vista Dorada

Address: 1910 Frontage Rd., Corona CA 92882

APN: 102-240-054

**Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 52**

**Total Number Units in the Project: 53**

**Description and Quantity in Project:** 52 units of permanent supportive housing for homeless and chronically homeless individuals at 30% AMI, plus one manager's unit

Table 2 - The below assisted units are standard PBV designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
Studio Room/ One Bathroom	30%	17	1104, 1111, 2206, 2208*, 2209, 2210, 2212, 2214, 2216, 2217**, 3306, 3308*, 3310, 3312, 3314*, 3316, 3317**
One Bedroom/ One Bathroom	30%	35	1101, 1103, 1105, 1107**, 1109*, 1113, 1117, 1119, 2201, 2202**, 2203, 2204, 2205, 2207, 2211*, 2213, 2215*, 2218, 2219, 2220, 2221, 2223**, 3301, 3302, 3303, 3304**, 3305, 3311*, 3313*, 3315, 3318, 3319, 3320, 3321, 3323
Two Bedroom/ One Bathroom	N/A	1	3309
<b>Total</b>			<b>53 Units</b>

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Initial Rent to Owner for Contract Units (net of HACR utility allowance):**

- Contract rent for
  - Studio: \$1,274 (no utility allowance – master metered)
  - 1BR: \$1,442 (no utility allowance – master metered)

# Exhibit B of HAP

Services, maintenance, and equipment to be provided by the Owner without charges in addition to rent to the Owner:

- Maintenance of building exterior, interior, and site areas
- Utilities paid by Owner (water, sewer, trash, gas, electric)
- Common area recreational space (interior, and exterior)
- Common laundry machines; machines purchased and maintained by Owner; residents pay to use laundry machines.

# Exhibit C of HAP

**Utilities paid by Owner:**

water, sewer, trash, gas, electric (heating/cooling, cooking)

**Utilities paid by Residents:**

telephone/cable, internet

# Exhibit D of HAP

## **Features Provided to Comply with Program Accessibility Features of Section 504 of the Rehabilitation Act of 1973**

### At Section 504 Accessible Units

- Accessible path to unit entrance
- Accessible path within the unit to all rooms
- Accessible requirements applied to closets
- Accessible door clearances
- Kitchens – countertops height at 34" to top of counter
- Kitchens – 30" long accessible work counter space adjacent to range
- Kitchens - adaptable lower cabinets (removable base and doors) at sink and work surface
- Kitchens – sink depth 6" or less
- Kitchens – accessible appliances
- Bathrooms – accessible clearances at toilet; vanity height and faucet clearances; grab bars as required
- Bathrooms – accessible clearances at tub/shower , grab bars and seat

### At Units for Visually or Hearing Impaired

- Audio/visual (flashing) doorbell
- Additional audio/visual (strobe) fire alarms

**Tenancy Addendum  
Section 8 Project-Based  
Voucher Program**  
(to be attached to the lease)

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. 07/31/2022)

Public reporting burden for this collection of information is estimated to average 0.25 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.256(b)(3), under which the lease between the owner and the tenant must include a HUD-required tenancy addendum. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the family members' names, unit address, and owner name is mandatory. The information is used to provide Section 8 PBV assistance in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner and the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the PBV program.

**Instructions for use of Tenancy Addendum:**

This tenancy addendum is used in the Section 8 project-based voucher (PBV) program. Under the program, HUD provides funds to a public housing agency (PHA) for rent subsidy on behalf of eligible families. The main regulation for this program is 24 Code of Federal Regulations Part 983.

The tenancy addendum has two parts:

Part A: Tenancy Addendum Information (fill-ins). See section by section instructions.

Part B: Tenancy addendum (no information is entered in this part).

**How to fill in Part A - Section by Section Instructions:**

**Section 2: Tenant**

Enter full name of tenant.

**Section 3. Contract Unit**

Enter address of unit, including apartment number, if any.

**Section 4. Household Members**

Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.

**Section 5. Initial Lease Term**

Enter first date and last date of initial lease term. The initial lease term must be for at least one year. 24 CFR § 983.256(f).

**Section 6. Initial Rent to Owner**

Enter the amount of the monthly rent to owner during the initial lease term.

**Section 7. Initial Tenant Rent**

Enter the initial monthly amount of tenant rent.

**Section 8. Housing Assistance Payment**

Enter the initial amount of the monthly housing assistance payment.

**Section 9. Utilities and Appliances**

The lease must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 9 to show who is responsible to provide or pay for utilities and appliances.



**Part A of the Tenancy Addendum**

(Fill out all of the information in Part A.)

- 1. **Contents of Tenancy Addendum**  
This Tenancy Addendum has two parts:  
  
Part A: Tenancy Addendum Information  
  
Part B: Tenancy Addendum

- 2. **Tenant**

- 3. **Contract Unit**

- 4. **Household**  

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

- 5. **Initial Lease Term**  

The initial lease term begins on (mm/dd/yyyy): \_\_\_\_\_

The initial lease term ends on (mm/dd/yyyy): \_\_\_\_\_

- 6. **Initial Rent to Owner**  

The initial rent to owner is: \$ \_\_\_\_\_

- 7. **Initial Tenant Rent**  

The initial tenant rent is: \$ \_\_\_\_\_ per month. The amount of the tenant rent is subject to change by the PHA during the term of the lease in accordance with HUD requirements.

- 8. **Initial Housing Assistance Payment**  

At the beginning of the Housing Assistance Payments (HAP) contract term, the amount of the housing assistance payment by the PHA to the owner is \$ \_\_\_\_\_ per month. The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

**9. Utilities and Appliances**

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type			Provided by	Paid by	
Heating	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other			
Cooking	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other			
Water Heating	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other			
Other Electric						
Water						
Sewer						
Trash Collection						
Air Conditioning						
						Provided by
Refrigerator						
Range/Microwave						
Other (specify)						

**Signatures:  
Owner**

**Tenant**

\_\_\_\_\_  
Print or Type Name of Owner

\_\_\_\_\_  
Print or Type Name of Family Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name and Title of Signatory

\_\_\_\_\_  
Print or Type Name of Family Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## **Part B of the Tenancy Addendum**

### **1. Section 8 Project-Based Voucher (PBV) Program**

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 PBV program of the United States Department of Housing and Urban Development (HUD).
- b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the public housing agency (PHA) under the PBV program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

### **2. Lease**

- a. The owner has given the PHA a copy of the lease, including any revisions agreed to by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with HUD requirements and the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

### **3. Use of Contract Unit**

- a. During the lease term, the family will reside in the contract unit with assistance under the PBV program.
- b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.
- c. The contract unit may be used for residence only by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit-making activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

### **4. Rent to Owner**

- a. The initial and redetermined rent to owner are established in accordance with HUD requirements.
- b. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:
  - (1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements, or
  - (2) Rent charged by the owner for comparable unassisted units in the premises.

## **5. Family Payment to Owner**

- a. The tenant rent is the portion of the monthly rent to owner paid by the family. The PHA determines the tenant rent in accordance with HUD requirements. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
- b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 PBV program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.
- e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. The rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease. The rent to owner does not include charges for non-housing services such as food, furniture or supportive services provided by the owner.
- f. The owner must immediately return any excess rent payment to the tenant.

## **6. Other Fees and Charges**

- a. With the exception of families receiving PBV assistance in assisted living developments (see paragraph b. below), the owner may not require the tenant or family members to pay charges for any meals or supportive services which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- b. In assisted living developments receiving project-based assistance, the owner may charge tenants, family members, or both for meals or supportive services. Any such charges must be specified in the lease. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of the reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in assisted living developments.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

## **7. Maintenance, Utilities, and Other Services**

- a. Maintenance
  - (1) The owner must maintain the unit and premises in accordance with the HQS.
  - (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.
- b. Utilities and Appliances
  - (1) The owner must provide all utilities needed to comply with the HQS.

(2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:

(a) Pay for any utilities that are to be paid by the tenant.

(b) Provide and maintain any appliances that are to be provided by the tenant.

c. Family Damage. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. Housing Services. The owner must provide all housing services as agreed to in the lease.

## **8. Termination of Tenancy by Owner**

a. Requirements. The owner may terminate the tenancy only in accordance with the lease and HUD requirements.

b. Grounds. During the term of the lease (the initial term of the lease or any extension term), the owner may terminate the tenancy only because of:

(1) Serious or repeated violation of the lease;

(2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;

(3) Criminal activity or alcohol abuse (as provided in paragraph c); or

(4) Other good cause (as provided in paragraph d).

c. Criminal Activity or Alcohol Abuse

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:

(a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);

(b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;

(c) Any violent criminal activity on or near the premises; or

(d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

(a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other Good Cause for Termination of Tenancy

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes:

(a) Disturbance of neighbors,

(b) Destruction of property, or

(c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes the tenant's failure to accept the owner's offer of a new lease or revision.

e. Automatic Renewal of the Lease

Although the lease automatically renews (for successive definite terms or for an indefinite extension of the term, as provided for in the lease), an owner may terminate the lease for good cause.

f. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

(1) Purpose: This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.

(2) Conflict with other Provisions: In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.

(3) Effect on Other Protections: Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault or stalking.

(4) Definition: As used in this section, the terms "actual and imminent threat," "affiliated individual," "bifurcate," "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

(5) VAWA Notice and Certification Form: The PHA shall provide the tenant with the "Notice of Occupancy Rights under VAWA" and the certification form described under 24 CFR 5.2005(a)(1) and (2).

(6) Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:

(a) The landlord or the PHA will not deny admission to, deny assistance under, terminate from participation in, or evict the tenant on the basis of or as a direct result of the fact that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).

(b) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the tenant's household or any guest or other person under the tenant's control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the tenant or an affiliated individual of the tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).

(c) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall such incident or incidents be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

(7) Compliance with Court Orders: Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the tenant's household. 24 CFR 5.2005(d)(1).

(8) Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking: Nothing in this section shall be construed to limit any otherwise available authority of the landlord to evict or the public housing authority to terminate the assistance of a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. However, the landlord or the PHA will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

(9) Actual and Imminent Threats:

(a) Nothing in this section will be construed to limit the authority of the landlord to evict the tenant if the landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

(b) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

(10) Emergency Transfer: A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the PHA's emergency transfer plan. 24 CFR 5.2005(e). The PHA's emergency transfer plan, which must be made available upon request, must:

(a) Incorporate strict confidentiality measures to ensure that the PHA does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

- (b) Give the victim priority to receive the next available opportunity for continued tenant-based rental assistance if they have been living in the PBV unit for one year or more. 24 CFR 983.261;
- (c) Describe policies or efforts a PHA will take when the victim has been living in a unit for less than one year, or the victim seeks to move sooner than a tenant-based voucher will be available.
- (d) For transfers in which the tenant would not be considered a new applicant, the PHA must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

(11) Bifurcation: Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the tenant's household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the landlord may "bifurcate" the lease, or remove that household member from the lease, without regard to whether that household member is a signatory to the lease, in order to evict, remove, or terminate the occupancy rights of that household member without evicting, removing, or otherwise penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the Housing Choice Voucher program. 24 CFR 5.2009(a). If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

- (a) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;
- (b) Establish eligibility under another covered housing program; or;
- (c) Find alternative housing.

(12) Family Break-up: If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA may offer the victim the opportunity for continued tenant-based rental assistance.

(13) Move with Continued Assistance: The public housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency, if:

- (a) The move was needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and
- (b) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90-calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 983.261.



(14) Confidentiality:

- (a) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.
- (b) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.
- (c) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

g. Eviction by Court Action. The owner may evict the tenant only by a court action.

h. Owner Notice of Grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

**9. PHA Termination of Assistance**

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

**10. Lease: Relation to HAP Contract**

If the HAP contract terminates for any reason, the lease terminates automatically.

Upon termination or expiration of the HAP contract without extension, each family assisted under the contract may elect to use its assistance to remain in the same project if the family's unit complies with the inspection requirements, the rent for the unit is reasonable, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount for tenant-based utilities) exceeds the applicable payment standard.

**11. Family Right to Move**

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.

- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

## **12. Security Deposit**

- a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

## **13. Prohibition of Discrimination**

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the lease. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

## **14. Conflict with Other Provisions of Lease**

- a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 PBV program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

## **15. Changes in Lease and Rent**

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.
- b. The owner must notify the PHA in advance of any proposed change in lease requirements governing the allocation of tenant and owner responsibilities for utilities. Such changes may be made only if approved by the PHA and if in accordance with the terms of the lease relating to its amendment. The PHA must redetermine reasonable rent in accordance with HUD requirements, based on any changes in the allocation of responsibility for utilities between the owner and tenant, and the redetermined reasonable rent shall be used in the calculation of the rent to owner from the effective date of the change.

## 16. Written Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

## 17. Definitions

**Contract unit.** The housing unit rented by the tenant with assistance under the program.

**Excepted Unit.** A contract unit in a multifamily building not counted against the per-building cap on PBV assistance (25 units or 25 percent of the units in the project, whichever is greater) (see 24 CFR § 983.56(b)).

**Family.** The persons who may reside in the unit with assistance under the program.

**HAP contract.** The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

**Household.** The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

**Housing quality standards (HQS).** The HUD minimum quality standards for housing assisted under the Section 8 PBV program.

**HUD.** The U.S. Department of Housing and Urban Development.

**HUD requirements.** HUD requirements for the Section 8 PBV program. HUD requirements are issued by HUD headquarters as regulations, Federal Register notices or other binding program directives. The Lease Addendum shall be interpreted and implemented in accordance with HUD requirements.

**Lease.** The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

**PHA.** Public Housing Agency.

**Premises.** The building or complex in which the contract unit is located, including common areas and grounds.

**Program.** The Section 8 project-based voucher program.

**Rent to owner.** The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

**Section 8.** Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

**Tenant.** The family member (or members) who leases the unit from the owner.

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**AGREEMENT TO ENTER INTO A  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART I**

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

**1.1 Parties**

This Agreement to Enter into Housing Assistance Payments Contract ("Agreement") is between:

Housing Authority of the County of Riverside ("PHA") and  
Vista Dorada, L.P. ("owner").

**1.2 Purpose**

The owner agrees to develop the Housing Assistance Payments Contract ("HAP Contract") units to in accordance with Exhibit B and to comply with Housing Quality Standards ("HQS"), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP Contract with the owner of the Contract units.

**Agreement to Enter into a PBV HAP Contract  
HUD 52531A, Part 1 of 2  
(07/2019)**

Previous Editions are obsolete

**WHEN DOCUMENT IS FULLY EXECUTED RETURN** Page 1 of 17

**CLERK'S COPY**

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

SEP 20 2022 10.1

### 1.3 Contents of Agreement

This Agreement consists of Part I, Part II, and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal. (Selection of proposals must be in accordance with 24 CFR 983.51.)

EXHIBIT B: Description of work to be performed under this Agreement, including:

- if the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- if the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable.

EXHIBIT C: Description of housing, including:

- project site.
- total number of units in project covered by this Agreement.
- locations of contract units on site.
- number of contract units by area (size) and number of bedrooms and bathrooms.
- services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.

- estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract.

### 1.4 Significant Dates

- A. Effective Date of the Agreement: The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until a subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single-stage project will have the same Agreement effective date for all contract units. A multi-stage project will separate effective dates for each stage.

**Single-stage project**

- i. Effective Date for all contract units: 08/30/2022
- ii. Date of Commencement of the Work: The date for commencement of work is not later than 09/30/2022 calendar days after the effective date of this Agreement.
- iii. Time for Completion of Work: The date for completion of the work is not later than 180 calendar days after the effective date of this Agreement.

**Multi-Stage Project**

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

STAGE	NUMBER OF UNITS	EFFECTIVE DATE	DATE OF COMMENCEMENT OF WORK	TIME FOR COMPLETION OF WORK


**1.5 Nature of the Work**

\_\_\_\_\_ This Agreement is for **New Construction** of units to be assisted by the project-based Voucher program.

This Agreement is for **Rehabilitation** of units to be assisted by the project-based Voucher program.

**1.6 Schedule of Completion**

- A. Timely Performance of Work: The owner agrees to begin work no later than the date for commencement of work as stated in paragraph (d). In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. Time for Completion: All work must be completed no later than the end of the period stated in paragraph (d). Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must be completed no later than the end of the period stated in paragraph (d).
- C. Delays: If there is a delay in the completion due to unforeseen factors beyond the owner’s control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

**1.7 Changes in Work**

- A. The owner must obtain prior PHA approval for any change from the work specific in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner at the amounts determined by PHA.

- B. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner at the amounts determined by PHA in accordance with HUD requirements.
- C. The PHA (or HUD in the case of insured or coinsured mortgages) may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

**1.8 Work completion**

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
  - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
  - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)
  - 3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, this Agreement may specify additional documentation that must be submitted by owner as evidence of completion of the housing. Check the following that apply:
    - A certificate of occupancy or other evidence that the contract units comply with local requirements.
    - An architect's or developer's certification that the housing complies with:
      - the HQS;
      - State, local, or other building codes;
      - Zoning;
      - The rehabilitation work write-up for rehabilitated housing;



\_\_\_\_\_ The work description for newly constructed housing; or

\_\_\_\_\_ Any additional design or quality requirements pursuant to this Agreement.

## **1.9 Inspection and Acceptance by the PHA of Completed Contract Units**

- A. Completion of Contract Units: Upon receipt of owner notice of completion of Contract units, the PHA shall take the following steps:
  - 1. Review all evidence of completion submitted by owner.
  - 2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements imposed by the PHA under this Agreement.
- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non-acceptance. The parties must not enter into the HAP contract.
- C. Acceptance: If the PHA determines housing has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

## **1.10 Acceptance where defects or deficiencies are reported:**

- A. If other defects or deficiencies exist, the PHA shall determine whether and to what extent the defects or deficiencies are correctable, whether the units will be accepted after correction of defects or deficiencies, and the requirements and procedures for such correction and acceptance.
- B. Completion in Stages: Where completion in stages is provided for, the procedures of this paragraph shall apply to each stage.

## **1.11. Execution of HAP Contract**

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.

- B. Completion in Stages: Where completion in stages is provided for the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in Exhibit C of the contract for each stage. Upon acceptance of the first stage, the owner shall execute the contract and the signature block provided in the contract for that stage. Upon acceptance of each subsequent stage, the owner shall execute the signature block provided in the contract for such stage.
- C. Form of Contract: The terms of the contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the contract unless such change is approved by HUD headquarters. Prior to execution by the owner, all blank spaces in the contract shall be completed by the PHA.
- D. Survival of owner Obligations: Even after execution of the contract, the owner shall continue to be bound by all owner obligations under the Agreement.

### **1.12 Initial determination of rents**

- A. The estimated amount of initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial amount of rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rent for each units may in no event exceed the amount authorized in accordance with HUD regulations and requirements. Where the estimated initial rent to owner exceeds the amount authorized in accordance with HUD regulations, the PHA shall establish a lower initial rent tow owner, in accordance with HUD regulations and requirements.

### **1.13 Uniform Relocation Act**

- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be paid in accordance with HUD requirements.

- C. The acquisition of real property for a project to be assisted under the program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.
- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

#### **1.14 Protection of In-Place Families**

- A. In order to minimize displacement of in-place families, if a unit to be placed under Contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA’s waiting list (if they are not already on the list) and, once their continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with the program regulations and other HUD requirements.

#### **1.15 Termination of Agreement and Contract**

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

#### **1.16 Rights of HUD if PHA Defaults Under Agreement**

If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under this Agreement, HUD may assume the PHA’s rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay Annual Contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

## 1.17 Owner Default and PHA Remedies

### A. Owner Default

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or mortgage insured by HUD and:
  - a. The owner has failed to comply with the regulations for the applicable HUD loan or mortgage insurance program, with the mortgage or mortgage note, or with the regulatory agreement; or
  - b. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

### B. PHA Remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.

3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

The PHA's exercise or non-exercise of any remedy for owner breach of the Agreement is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

## 1.18 PHA and Owner Relation to Third Parties

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in contract by the Comptroller General or any federal Department or agency. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.

C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.

D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to

enforce any provision of this Agreement or the Contract, or to assert any claim against HUD, the PHA or the owner under the Agreement or the Contract.

- E. Exclusion of owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

### **1.19 PHA-Owned Units**

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

### **1.20 Conflict of Interest**

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials
  - 1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
  - 2. HUD may waive this provision for good cause.
- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

### **1.21 Interest of Member or Delegate to Congress**

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement of HAP contract.

## **1.22 Transfer of the Agreement, HAP Contract, or Property**

### **A. PHA Consent to Transfer**

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract, or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

### **B. Procedure for PHA Acceptance of Transferee**

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract, or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

### **C. When Transfer is Prohibited**

The PHA will not consent to the transfer if any transferee, or any principal or interested party, is debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

## **1.23 Exclusion from Federal Programs**

### **A. Federal Requirements**

The owner must comply with and is subject to requirements of 2 CFR part 2424.

### **B. Disclosure**

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.

2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424.

## **1.24 Lobbying Certifications**

- A. The owner certifies, to the best of the owner's knowledge and belief, that:
  1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, 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 the awarding of the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
  2. If any funds other than Federally 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 in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

## **1.25 Subsidy Layering**

- A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.



B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

## 1.26 Prohibition of Discrimination

- A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age, or familial status.
- B. The owner must comply with the following requirements:
1. The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*;
  2. Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1959–1963 Comp., p. 652, and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
  3. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
  4. The Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146;
  5. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
  6. Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*;
  7. 24 CFR part 8;
  8. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;

9. Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
10. Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprise Development); and
11. Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393, and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
12. HUD’s Equal Access Rule at 24 CFR 5.105. [OGC-Nonconcurrency: This section failed to reference protections with respect to actual or perceived sexual orientation, gender identity, or marital status in accordance with HUD’s Equal Access Rule at 24 CFR 5.105(a). Revising as indicated above is sufficient to resolve this concern.

- C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

### **1.27 Owner Duty to Provide Information and Access to HUD and PHA**

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers, and records of the owner to the extent necessary to determine compliance with this Agreement.

### **1.28 Notices and Owner Certifications**

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.

- B. Any certification or warranty by the owner pursuant to the Agreement shall be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.

### 1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and will all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements.
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, *Federal Register* notices, or other binding program directives.

### 1.30 Applicability of Part II Provisions — Check All that Apply

- Training, Employment, and Contracting Opportunities  
Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.
- Equal Employment Opportunity  
Section 2.2 applies only to construction contracts of more than \$10,000.
- Labor Standards Requirements  
Sections 2.4, 2.8, and 2.10 apply only when this Agreement covers nine or more units.
- Flood Insurance  
Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

FORM APPROVED COUNTY COUNSEL  
BY: AMR/TP BRILLON  
DATE: 12/16/2022

EXECUTION OF THE AGREEMENT

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)
Housing Authority of the County of Riverside
By: <u>[Signature]</u> Signature of authorized representative
Carrie Harmon, Deputy Executive Director Name and official title (Print)
Date <u>12/12/22</u>
<b>OWNER</b> Name of Owner (Print)
Vista Dorada, L.P.
By: <u>[Signature]</u> Signature of authorized representative
Lara Regus, Senior VP, Development Name and official title (Print)
Date <u>12/16/22</u>

# **Exhibit A of AHAP**

Approved PBV Proposal



# HOUSING AUTHORITY of the County of Riverside

*Main Office*  
5555 Arlington Avenue  
Riverside, CA 92504-2506  
(951) 351-0700  
Admin FAX (951) 688-6873  
Housing FAX (951) 354-6324  
TDD (951) 351-9844

May 18, 2022

Stephanie Park  
Abode Communities  
1149 S. Hill Street Suite 700  
Los Angeles, CA 90015

*Indio Office*  
44-199 Monroe, Suite B  
P.O. Box 1747  
Indio, CA 92201-1747  
(760) 863-2828  
(760) 863-2838 FAX  
TDD (760) 863-2830

RE: Vista Dorada, Corona, CA

*Website: harivco.org*

Dear Stephanie Park:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers (PBVs) pursuant to the Request for Proposal released by the HACR on March 22, 2022. The HACR is reserving funding for fifty-two (52) PBVs for a fifteen (15) year contract term. The estimated total annual value of the 52 PBVs is \$10,662,323.59 over the 15-year contract term.

Final commitment of the Project Based Vouchers is subject to the following items:

- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid until December 31, 2023, all financing must be secured by this deadline. Requests for extensions will not be considered. Therefore, all evidence of secured financing must be provided on or before December 31, 2023.

If you have any questions, please feel free to contact Nicole Sanchez at (760) 863-2825 or via e-mail at [NiSanchez@rivco.org](mailto:NiSanchez@rivco.org)

Thank you,

Juan Garcia  
Principal Development Specialist  
Housing Authority of the County of Riverside



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF STATE FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 670, 95833  
P.O. Box 952054  
Sacramento, CA 94252-2054  
(916) 263-2771  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



March 14, 2022

Heidi Marshall, Director  
County of Riverside  
3403 10th Street, Suite 300  
Riverside, CA 92501

Lara Regus, Senior Vice President, Development  
Abode Communities  
1149 South Hill Street, Suite 700  
Los Angeles, CA 90015

Dear Heidi Marshall and Lara Regus:

**RE: Award Announcement – Homekey Program  
Notice of Funding Availability Fiscal Year 2021/2022, Round 2  
County of Riverside, Abode Communities – Vista Dorada  
Contract No. 21-HK-17169**

The California Department of Housing and Community Development (Department) is pleased to announce that the County of Riverside, (Awardee) has been awarded a Homekey Round 2 award in the amount of \$11,949,900. This letter constitutes notice of the designation of Homekey funds for the Awardee.

Awardees will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing.

Your Ambassador will be in communication with you to develop a standard agreement and confirm any documents needed to execute this contract.

Congratulations on your successful application. For further information, please contact Jason Blair, Homekey Program Manager, Program Design and Implementation Branch, at (916) 776-7671 or [Jason.Blair@hcd.ca.gov](mailto:Jason.Blair@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Jennifer Seeger". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer Seeger  
Deputy Director  
Division of State Financial Assistance



# HOUSING AUTHORITY of the County of Riverside

Main Office  
5555 Arlington Avenue  
Riverside, CA 92504-2506  
(951) 351-0700  
FAX (951) 354-6324  
TDD (951) 351-9844

Indio Office  
44-199 Monroe, Ste. B  
Indio, CA 92201  
(760) 863-2828  
(760) 863-2838 FAX  
TDD (760) 863-2830

Website: [harivco.org](http://harivco.org)

May 27, 2022

ADOBE COMMUNITIES  
1149 S. HILL ST. STE. 700  
LOS ANGELES, CA 90015  
ATTN. STEPHANIE PARK

RE: Estimate of Initial Rents – HCV Project-Based Vouchers  
VISTA DORADA, CORONA

Dear Ms. Park:

The Housing Authority of the County of Riverside in accordance with the Code of Federal Regulation (CFR) 983.301 has completed a rent comparability analysis to determine the estimated initial rents for the Project-Based Vouchers that will be utilized for the Vista Dorada Project in Corona, CA. The estimated initial contract rent, current applicable utility allowance and gross contract rent are as follows:

**PBV Contract Rent Determination**

Bedroom Size	STUDIO	1BR
Reasonable Rent	\$2164.81 per GoSection8	\$1873.95 per GoSection8
110% of 2022 FMR	\$1168 (\$1062 + 106)	\$1322 (\$1202 + 120)
less Utility Allowance eff 7/1/21	\$0	\$0
FMR Rent Cap	\$1168	\$1322
<b>Lower of Reasonable Rent or FMR Rent Cap</b>	<b>\$1168</b>	<b>\$1322</b>

Actual rents will be determined prior to execution of the Project-Based Voucher Program Housing Assistance Payment (HAP) Contract. If you have any questions, please feel free to contact me at (951) 343-5437.

Sincerely,

Jennifer Graham  
Principal Development Specialist





## Reasonable Rent Study

**Developer Name:** Abode Communities

**Developer Address:** 1149 S Hill St. Suite 700 Los Angeles, CA 90015

**Developer Contact:** Stephanie Park / [spark@abodecommunities.org](mailto:spark@abodecommunities.org) / (213) 225-2770

**Project Name:** Vista Dorada

**Project Address:** 1910 Frontage Rd., Corona, CA 92882

**New Construction or Existing:** Conversion of Existing Hotel to PSH

**Standard Utility Allowance or Energy Efficient? If energy efficient (EE), must attach proof that you have been approved to use the EE allowance by the Housing Authority. N/A – not requesting utility allowance.**

**Number of units:** 53 (52 affordable units, 1 manager unit)

**Number of Project Based Vouchers:** 52

**Rent Requested by Owner:**

**Studio:** \$1,274

**One BR:** \$1,442

**Two BR:** \$0 (manager unit only)-

**Square Footage of Units and number of bathrooms (full/half):**

**Studio:** 473sf

**One BR:** 481sf

**Two BR:** 916sf

**Utilities and who responsible (Owner or Tenant):**

**SCE or non-SCE? Owner or tenant? SCE / Owner**

**Is heating gas or electric? Owner or tenant? Electric / Owner**

**Is water heating gas or electric? Owner or tenant? Gas / Owner**

**Is Stove gas or electric? Owner or tenant? Electric / Owner**

**Amenities:**

**Will the unit have a dishwasher?** 27 units are believed to have dishwashers based on as-built drawings (not able to verify onsite due to current occupancy).

**Will the units have washer and dryer in the unit or will the property have a laundry room?**

Laundry rooms (1<sup>st</sup> and 2<sup>nd</sup> floor, three W/D each)

**Will the units have covered parking space?** No – surface parking

**Any other amenities? If so please list?** Community room and meeting room.

DocuSigned by:

*Stephanie Park*

**Developer Signature:**

CAD588521343486...

## Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1910 Frontage Rd	1700 Via Pacifica Aucmlz	1700 Via Pacifica Aucqcu	1700 Via Pacifica Aucqlt
Model		0/1/0/550	0/1/0/550	0/1/0/550
City	Corona 92882	Corona 92882	Corona 92882	Corona 92882
<b>LOCATION</b>				
Subdivision				
Proximity to Subject		1.04	1.04	1.04
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>Size</b>				
Beds/Baths/Half Baths	0/1/0	0/1/0	0/1/0	0/1/0
Sq. Ft.	473	550	550	550
Adjustment		Superior / Adj: -\$13.86	Superior / Adj: -\$13.86	Superior / Adj: -\$13.86
<b>TYPE</b>				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AGE</b>				
Year Built	2022	1988	1988	1988
Adjustment		Inferior / Adj: \$195.00	Inferior / Adj: \$195.00	Inferior / Adj: \$195.00
<b>CONDITION &amp; QUALITY</b>				
Rating	Average	Average	Average	Average
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>UTILITIES</b>				
Heat	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Tenant
Hot Water / Paid By	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Tenant
Sewer Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Lights / Other Electric	Owner	Tenant	Tenant	Tenant
Adjustment		Inferior / Adj: \$97.00	Inferior / Adj: \$97.00	Inferior / Adj: \$97.00
<b>MAINTENANCE</b>				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AMENITIES</b>				
Amenities	Dishwasher, Garbage Disposal, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove	Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Gated Community
AC	Central	Central	Central	Central
Heat	Central	Unknown	Unknown	Unknown
Parking	Open	Unknown	None	Unknown
Exterior Features				
Lot Size				
Adjustment		Superior / Adj: -\$80.00	Superior / Adj: -\$70.00	Superior / Adj: -\$40.00
<b>RENT ADJUSTMENTS</b>				
Data Source		Internet Listing	Internet Listing	Internet Listing
Date Listed		4/22/2022	2/14/2022	4/22/2022
Date Rented				
Listing Status		Rented	Rented	Rented
Asking Rent	\$1,274.00	\$1,950.00	\$1,950.00	\$1,950.00
Actual Rent				
Adjustment		\$198.14	\$208.14	\$238.14
Adjusted Monthly Rent		\$2,148.14	\$2,158.14	\$2,188.14

### COMPARABLE BREAKDOWN

9,638 Recent comparables in jurisdiction  
 372 Similar 0 bedroom comparables in Riverside County  
 49 Similar 0 bedroom comparables in the City of Corona.  
 10 Within 1.25 miles

### CERTIFICATION

I (we) estimate the monthly market rent of the subject as of 05/27/2022 to be \$2,164.81.

The adjusted reasonable rent range is \$2,148.14 to \$2,188.14.

Requested Rent Amount: \$1,274.00 Rent Approved: \$1,274.00.

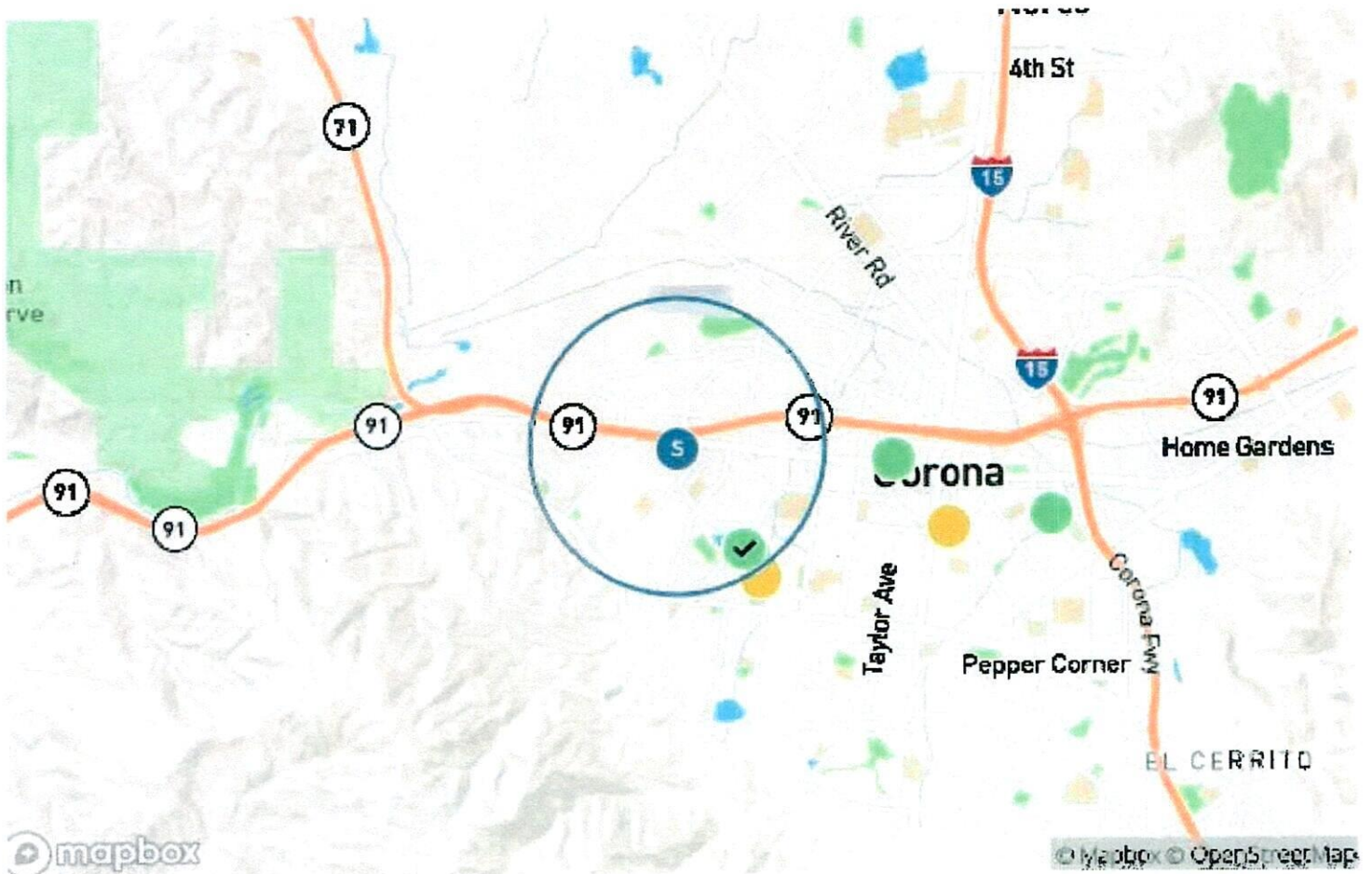
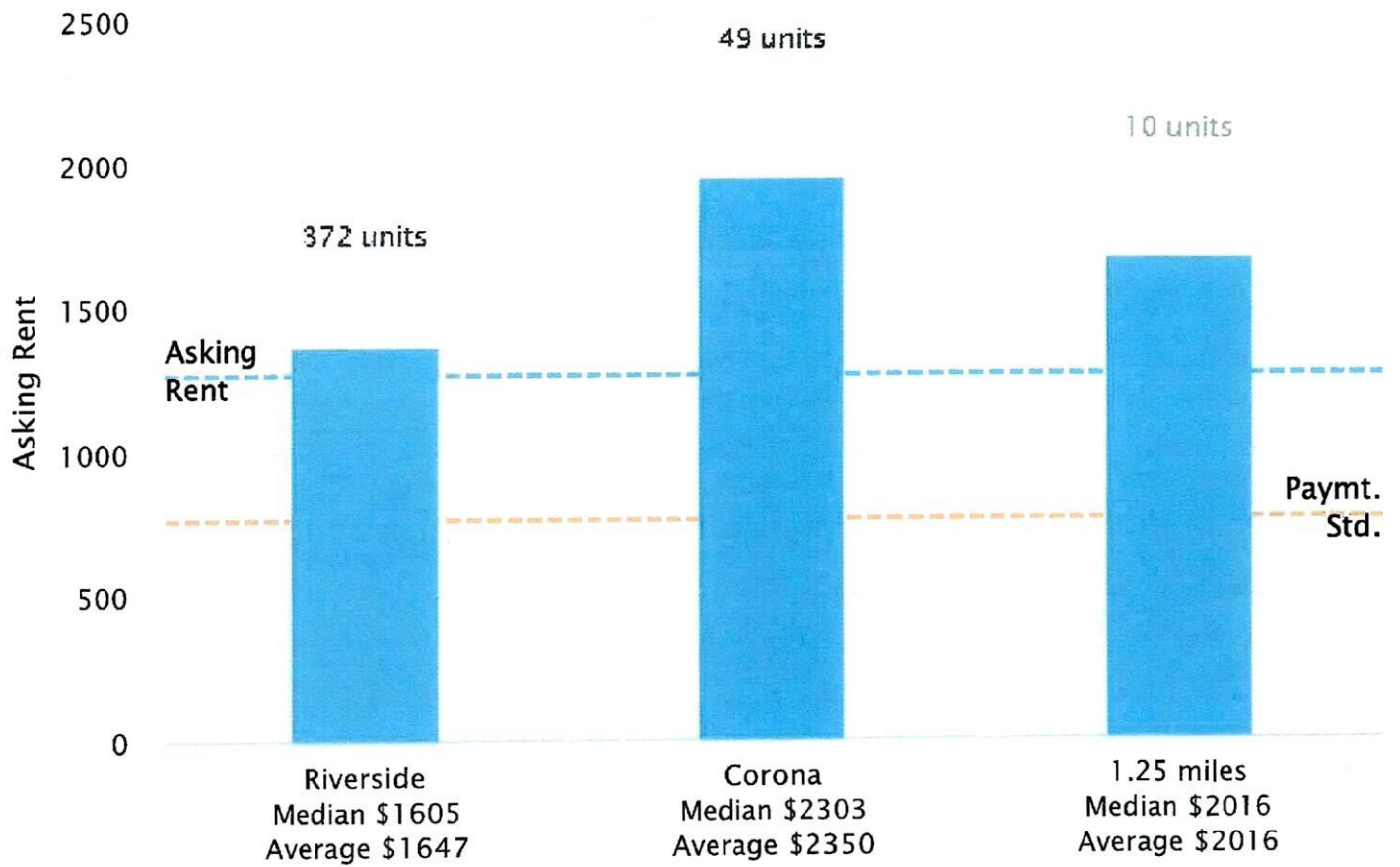
RR Certifier Signature: Jennifer Graham

QC Certifier Signature: \_\_\_\_\_

In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Riverside County Housing Authority, the requested rent of \$1,274.00 IS reasonable, and the approved rent of \$1,274.00 IS reasonable.

Certification ID [1CA553F5-726E-4D56-8EDC-DF115591B769](#)  
 Certification Date 2022-5-27  
 Version AVM 6.1, RRC 7.0, RWS  
 Client Reference  
 Voucher Bedroom  
 Family Name Vista Dorada  
 Housing Authority Riverside County Housing Authority  
 Certifier Jennifer Graham  
 Utility Schedule 7-21 Riverside Multi-Family (Apartment) SCE  
 Page 1 of 1 excluding appendices.

# Local Market Analysis



The adjusted reasonable rent range is \$2,148.14 to \$2,188.14.

Comparable 1: **\$2,148.14** 90.62% Very Similar

Comparable 2: **\$2,158.14** 90.48% Very Similar

Comparable 3: **\$2,188.14** 90.07% Very Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

**Comparable 1:**

Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Total adjustment for this property is (\$198.14)

**Comparable 2:**

Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$208.14)

**Comparable 3:**

Living area for comparable is superior to subject (-\$13.86 adjustment)  
Condition for comparable is inferior to subject (\$195.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Heating utility for comparable is inferior to subject (\$10.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$5.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$20.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$9.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Total adjustment for this property is (\$238.14)

This rent reasonable certification is based on information provided by others and/or obtained from

## Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1910 Frontage Rd	915 Paseo Grande 1X1B	788 Springwood St Aucpjj	915 Paseo Grande 16
Model		1/1/0/700	1/1/0/605	1/1/0/700
City	Corona 92882	Corona 92882	Corona 92882	Corona 92882
<b>LOCATION</b>				
Subdivision				
Proximity to Subject		0.38	0.41	0.38
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>Size</b>				
Beds/Baths/Half Baths	1/1/0	1/1/0	1/1/0	1/1/0
Sq. Ft.	481	700	605	700
Adjustment		Superior / Adj: -\$39.42	Superior / Adj: -\$22.32	Superior / Adj: -\$39.42
<b>TYPE</b>				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AGE</b>				
Year Built	2022	1966	1986	1964
Adjustment		Inferior / Adj: \$169.50	Inferior / Adj: \$170.00	Inferior / Adj: \$169.50
<b>CONDITION &amp; QUALITY</b>				
Rating	Average	Average	Average	Average
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>UTILITIES</b>				
Heat	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Owner
Hot Water / Paid By	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Owner	Electric / Tenant	Electric / Tenant	Electric / Owner
Sewer Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Lights / Other Electric	Owner	Tenant	Tenant	Owner
Adjustment		Inferior / Adj: \$107.00	Inferior / Adj: \$107.00	Similar / Adj: \$0.00
<b>MAINTENANCE</b>				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AMENITIES</b>				
Amenities	Dishwasher, Garbage Disposal, Onsite Laundry, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Pool, Refrigerator, Stove	Garbage Disposal, W/D Hookups, Refrigerator, Stove
AC	Central	Central	Central	Central
Heat	Central	Unknown	Unknown	Unknown
Parking	Open	None	None	None
Exterior Features				
Lot Size				
Adjustment		Superior / Adj: -\$40.00	Superior / Adj: -\$65.00	Inferior / Adj: \$15.00
<b>RENT ADJUSTMENTS</b>				
Data Source		Internet Listing	Internet Listing	Internet Listing
Date Listed		12/30/2021	12/30/2021	12/17/2021
Date Rented				
Listing Status		Rented	Rented	Rented
Asking Rent	\$1,442.00	\$1,695.00	\$1,700.00	\$1,695.00
Actual Rent				
Adjustment		\$197.08	\$189.68	\$145.08
Adjusted Monthly Rent		\$1,892.08	\$1,889.68	\$1,840.08

### COMPARABLE BREAKDOWN

9,638 Recent comparables in jurisdiction  
 1,247 Similar 1 bedroom comparables in Riverside County  
 126 Similar 1 bedroom comparables in the City of Corona  
 3 Within 0.50 miles

### CERTIFICATION

I (we) estimate the monthly market rent of the subject as of 05/27/2022 to be \$1,873.95.

The adjusted reasonable rent range is \$1,840.08 to \$1,892.08.

Requested Rent Amount: \$1,442.00 Rent Approved: \$1,442.00.

RR Certifier Signature: Jennifer Graham

QC Certifier Signature: \_\_\_\_\_

In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Riverside County Housing Authority, the requested rent of \$1,442.00 IS reasonable, and the approved rent of \$1,442.00 IS reasonable.

Certification ID [AD165DB3-4AAE-4AF0-91E5-90E0D39BB478](#)

Certification Date 2022-5-27

Version AVM 6.1, RRC 7.0, RW5

Client Reference

Voucher Bedroom 1

Family Name Vista Dorada

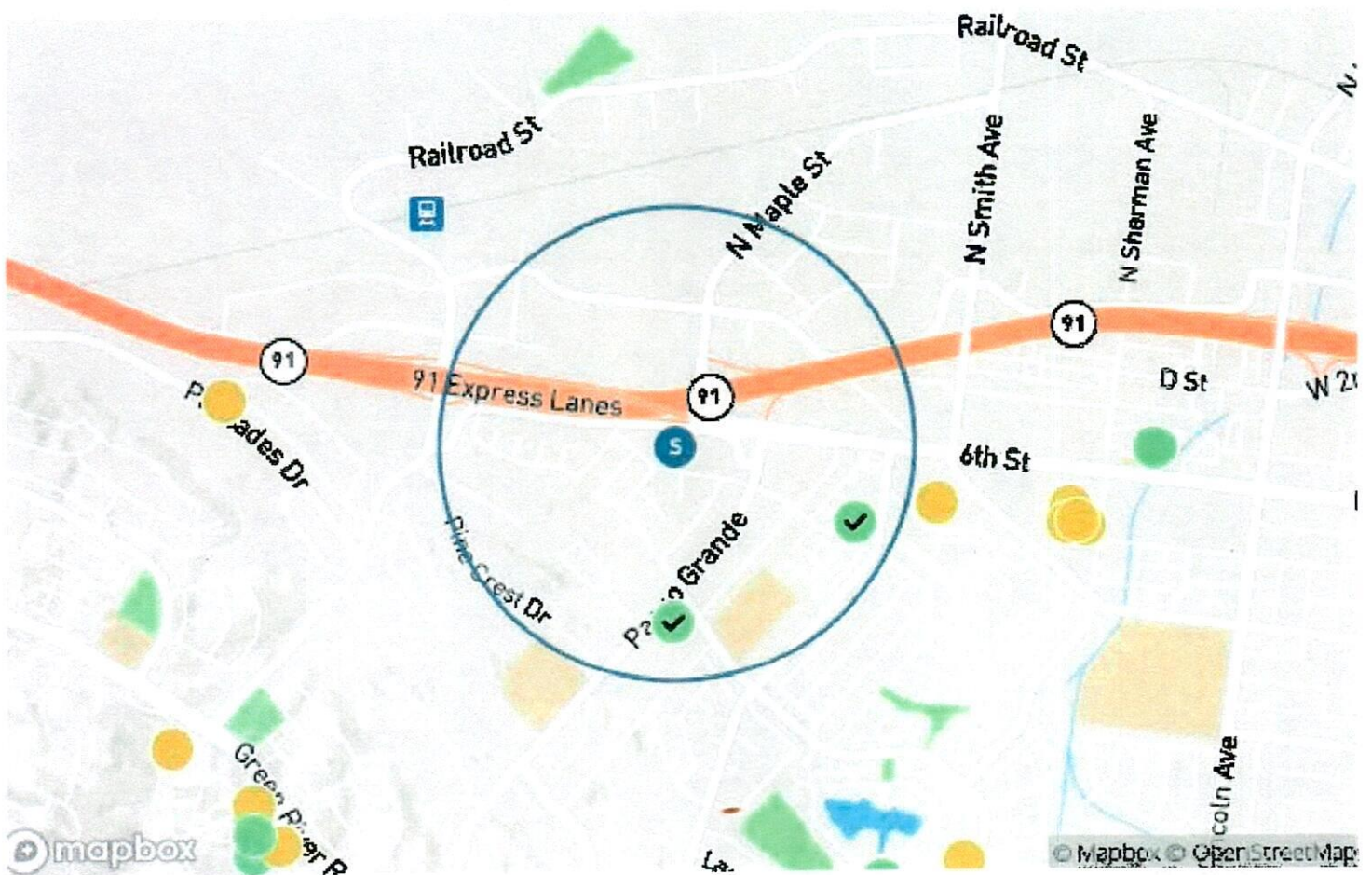
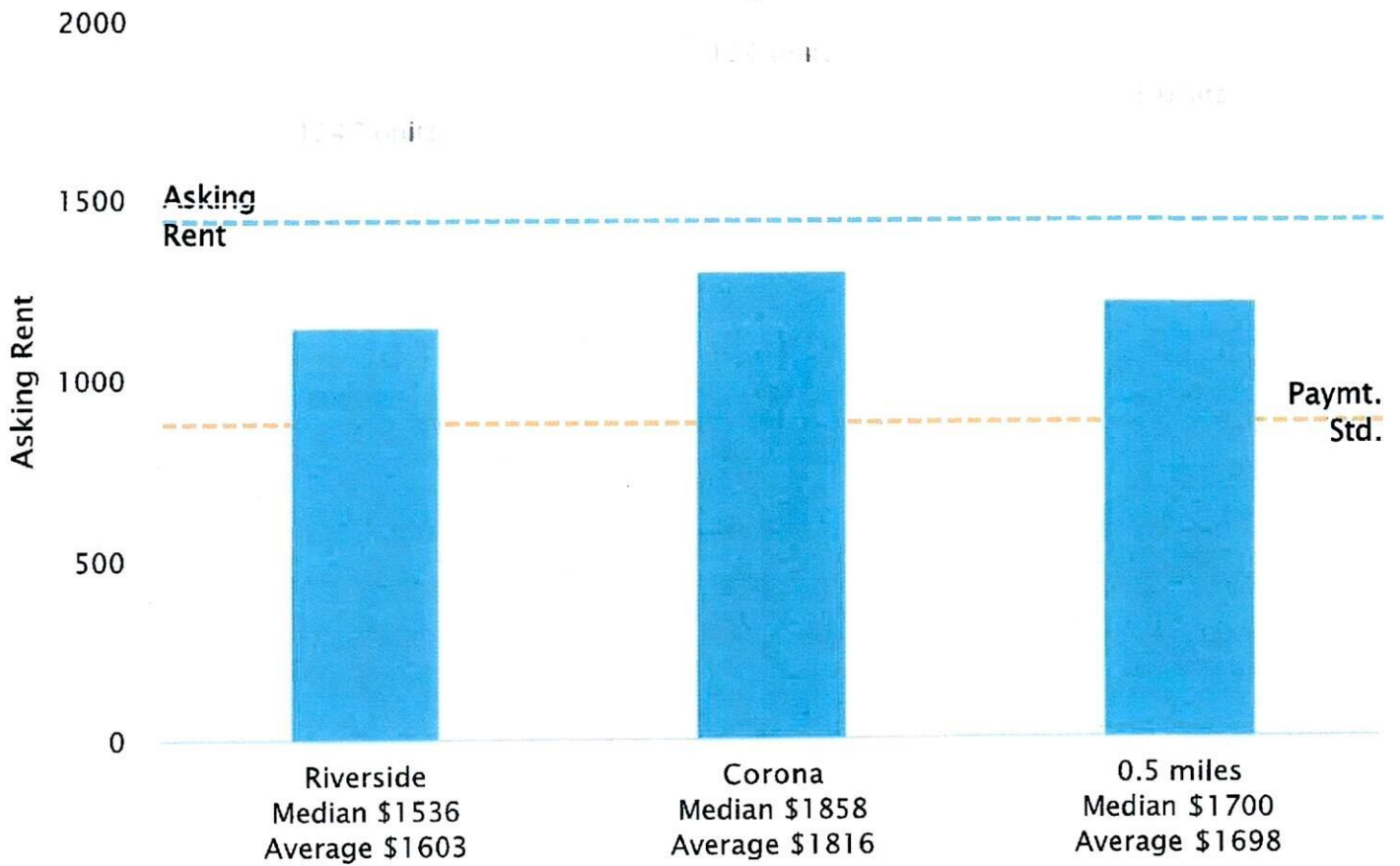
Housing Authority Riverside County Housing Authority

Certifier Jennifer Graham

Utility Schedule 7-21 Riverside Multi-Family (Apartment) SCE

Page 1 of 1 excluding appendices.

# Local Market Analysis



The adjusted reasonable rent range is \$1,840.08 to \$1,892.08.

Comparable 1:	\$1,892.08	90.58% Very Similar
Comparable 2:	\$1,889.68	90.70% Very Similar
Comparable 3:	\$1,840.08	89.01% Somewhat Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

**Comparable 1:**

Living area for comparable is superior to subject (-\$39.42 adjustment)  
Condition for comparable is inferior to subject (\$169.50 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$12.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$6.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$11.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$197.08)

**Comparable 2:**

Living area for comparable is superior to subject (-\$22.32 adjustment)  
Condition for comparable is inferior to subject (\$170.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Heating utility for comparable is inferior to subject (\$12.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$6.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$11.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$30.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$189.68)

**Comparable 3:**

Living area for comparable is superior to subject (-\$39.42 adjustment)  
Condition for comparable is inferior to subject (\$169.50 adjustment)  
Dish washer for comparable is inferior to subject (\$15.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Pool for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$145.08)

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# **Exhibit B of AHAP**

Project Description

**PROJECT**  
**VISTA DORADA**

400 HOLBROOK  
1800 BENTLEY ROAD  
CORONA, CA 92620

**OWNER**  
Abode Communities  
1145 E. 148 Street, Suite 710  
San Diego, CA 92108  
T: 619.582.2700

**ARCHITECT**  
Abode Communities  
1145 E. 148 Street, Suite 710  
San Diego, CA 92108  
T: 619.582.2700

**CONSULTANTS**  
**STRUCTURAL ENGINEER**  
BRIAN M. SUGANIM ENGINEERING  
3400 LA JOLLA VILLAGE  
SAN DIEGO, CA 92108  
T: 619.454.6143

PROJECT NO: 10210

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DATE:



NO.	DATE	REV.

DRAWN BY:  
**COVER SHEET**

DATE PUBLISHED:  
**G0.00**

APPROVED BY: [Signature]



# VISTA DORADA

**PROJECT SUMMARY**

**PROJECT ADDRESS**  
SHUFROCKE ROAD  
CORONA, CALIFORNIA 92620

**PROJECT LOCATION**

Abode Communities has been awarded a contract by the City of Corona for the design of a new 100-unit multifamily housing project. The development is located on Shufrocke Road in Corona, California. The project is a 10-story, 100-unit multifamily housing project. The project includes a mix of housing types, including studio, one-bedroom, and two-bedroom units. The project also includes a community center, a fitness center, and a parking garage. The project is expected to be completed in late 2023.

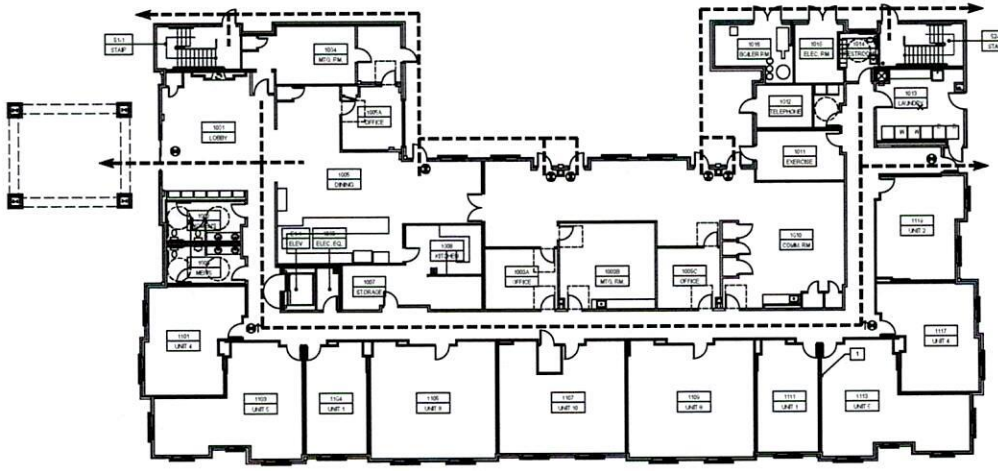


**LEGEND**

→ ACCESSIBLE PATH OF TRAVEL, MIN. 48" WIDE

→ EXIT SIGN LOCATION, DIRECTIONAL, WHERE INDICATED

- NOTES**
1. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2A:10BC WITH 10 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING FOR EXHIBITION, AND ALL OTHERS DIRECTED BY THE FIRE MARSHAL.
  2. SEWAGE USED FIRE EXTINGUISHER CABINET TO BE ADA COMPLIANT. REFER TO DETAIL IN ISSUE.
  3. PROVIDE LOW LEVEL EXIT SIGNS AT CORRIDORS AT ALL CORNERS AND EXIT SIGNS. VERIFY LOCATION OF ALL EXIT SIGNS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
  4. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 2018 CBC SECTION 1014, OCCUPANT LOAD.
  5. EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 CBC SECTION 1014, EXIT ACCESS.
  6. MEANS OF EGRESS SYSTEM MUST HAVE CLEAR CEILING HEIGHT OF 7'6" EXCEPT BY DWELLING UNITS, STAIR HEADROOMS, OVER HEIGHT, CLEAR PLAYS OF LEVELS IN VEHICULAR AND PEAK UPWARD TRAFFIC. REFER TO SECTION 1011.
  7. EXIT SIGNS SHALL BE VISIBLY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT BLIND EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
  8. EMERGENCY ILLUMINATION POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED ILLUMINATION FOR 90 MINUTES UNLESS SPECIFIED OTHERWISE.



FIRST FLOOR EGRESS AND ACCESS PLAN  
SCALE: 1/8" = 1'-0"

PROJECT NO. 14074080000000

DATE: 11/15/2024

BY: SARIN ENGINEERING

CHECKED: SARIN ENGINEERING

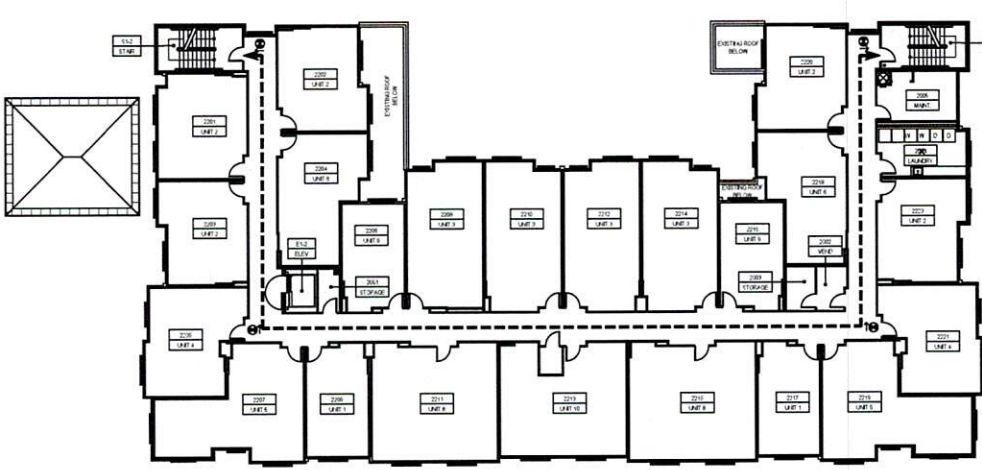
APPROVED: SARIN ENGINEERING

SCALE: 1/8" = 1'-0"

PROJECT NAME  
**EGRESS AND ACCESS PLAN**

SHEET NUMBER  
**G1.11**

DATE: 11/15/2024



**LEGEND**

→ ACCESSIBLE PATH OF TRAVEL, MIN. 44" WIDE

EXIT SIGN LOCATION, DIRECTIONAL ARROWS WHERE INDICATED

- NOTES**
1. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 1A:10BC:10B:10B IN FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING FOR EACH FLOOR, UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL.
  2. REPAIR/REPLACE FIRE EXTINGUISHER CABINET TO ME A.S.A. COMPLIANT. REFER TO DETAIL 10-1010.
  3. PROVIDE 1 1/2" MIN. LEVEL EXIT SIGNS AT CORNERS AT ALL CORRIDOR-EXIT SIGNS. VERIFY LOCATION OF ALL EXIT SIGNS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
  4. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 2018 CBC SECTION 1014, OCCUPANT LOAD.
  5. EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 CBC SECTION 1014, EXIT ACCESS.
  6. MEANS OF EGRESS SYSTEMS MUST HAVE CLEAR HEIGHT OF 7'6". EXCEPT IN DWELLING UNITS, STAIR HEADROOMS, CLEAR HEIGHTS, CLEAR FLOOR LEVELS IN VERTICAL AND PROCEED TRAFFIC. REFER TO CBC 2018 SECTION 1002.
  7. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS HEIGHT SHALL BE SUCH THAT NO POINT BEYOND ACCESS COVERED BY THE EXIT PASSAGEWAY IS MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
  8. EMERGENCY AND STANDBY POWER SYSTEM SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR LIFE SAFETY SYSTEMS AND OTHER SYSTEMS.

**abode communities architecture**

**PROJECT**  
**VISTA DORADA**  
 4010 102ND AVE  
 REDWOOD CITY, CA 94061

**CLIENT**  
 Abode Communities  
 1745 E. 98 Street, Suite 210  
 San Mateo, CA 94401  
 T 310.624.2100

**ARCHITECT**  
 Abode Communities  
 1745 E. 98 Street, Suite 210  
 San Mateo, CA 94401  
 T 310.624.2100

**CONSULTANTS**  
**MICHAEL BAKER CORPORATION**  
**MECHANICAL/ELECTRICAL/PLUMBING**  
 1400 P. BOB B. AVENUE  
 Torrance, CA 90501  
 T 310.646.6100

DATE: 08/14/2024

The drawings are prepared for the project described herein and are not to be used for any other project without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The Architect's liability is limited to the professional services provided hereunder.

**SCALE**



**DATE** 08/14/2024

**BY** [Signature]

**PROJECT** VISTA DORADA

**NO.** 08/14/2024

**DESCRIPTION** MECHANICAL

**PROJECT** VISTA DORADA

**NO.** 08/14/2024

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**NO.** 08/14/2024

**DESCRIPTION** MECHANICAL

**PROJECT** VISTA DORADA

**NO.** 08/14/2024

**DESCRIPTION** MECHANICAL

**PROJECT** VISTA DORADA

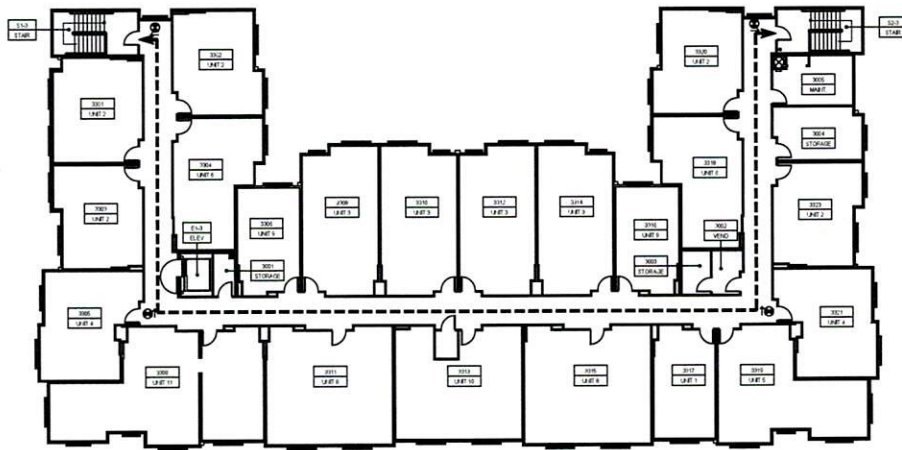
**NO.** 08/14/2024

**DESCRIPTION** MECHANICAL

**PROJECT** VISTA DORADA

**NO.** 08/14/2024

**FIRST FLOOR EGRESS AND ACCESS PLAN**  
 SCALE: 1/8" = 1'-0" **1**



**LEGEND**

→ ACCESSIBLE PATH OF TRAVEL, MIN. 48" WIDE

EXIT EXIT LOCATION, DIRECTIONAL ARROWS WHERE INDICATED

- NOTES**
1. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2A:10BC. REFER TO IBC 907 FOR THE MINIMUM NUMBER OF PORTABLE FIRE EXTINGUISHERS FOR EACH FLOOR, AND AS OTHERWISE DIRECTED BY THE FIRE MARSHAL.
  2. UNEMPLOYED FIRE EXTINGUISHER CABINET TO BE A.D.A. COMPLIANT. REFER TO DETAIL FOR SIZE.
  3. PROVIDE 1/4" MIN LEVEL EXIT SLOPE AT CORRIDORS AT ALL CEILING-HIGH EXIT DOORS. VERIFY LOCATION OF ALL EXIT SIGNS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
  4. OCCUPANT LOAD SHALL BE DETERMINED IN ACCORDANCE WITH 2015 CBC SECTION 1004. OCCUPANT LOAD.
  5. EXIT ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH 2015 CBC SECTION 1014, EXIT ACCESS.
  6. MEANS OF EGRESS SYSTEM MUST HAVE CLEAR CEILING HEIGHT OF 7'0". EXCEPT BY DIMENSIONAL NOTES, CLEAR HEIGHTS SHALL BE CLEAR 7'0" MIN LEVEL IN AREAS WITH AND PEDESTRIAN TRAFFIC. REFER TO CBC 2015 SECTION 1003.
  7. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO FIRE ALARM OR ACCESS CORRIDOR OF THE EXIT PASSAGEWAY IS MORE THAN 10' FROM THE NEAREST VISIBLE EXIT SIGN.
  8. EMERGENCY AND ELEVATOR POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 90 MIN. MIN. UNLESS OTHERWISE SPECIFIED.

abode  
communities  
architecture

**PROJECT**  
**VISTA DORADA**

445 HOLBROOK  
SANTA ANA, CALIFORNIA 92705

ARCHITECT  
Abode Communities  
1700 E. 15th Street, Suite 100  
Santa Ana, CA 92705  
714.947.2702

CONSULTANTS  
**MECHANICAL ELECTRICAL PLUMBING**  
**BAKER ENGINEERING**  
1800 N. STATE ST. #200  
Troy, CA 95061  
714.945.4544

PROJECT NO. 2023

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NO.	DATE	BY

**EGRESS AND ACCESS PLAN**

**G1.13**

FIRST FLOOR EGRESS AND ACCESS PLAN  
SCALE: 1/8" = 1'-0" 1

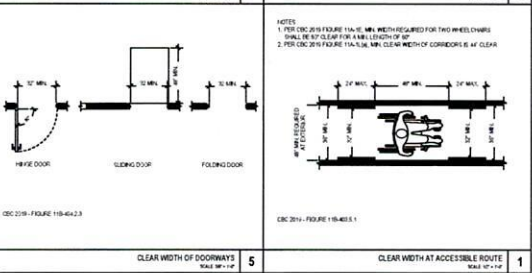
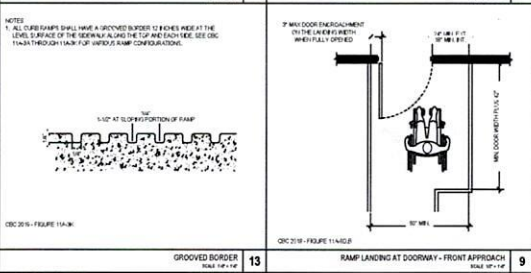
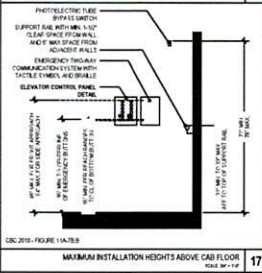
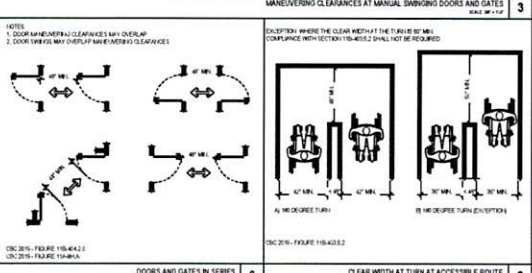
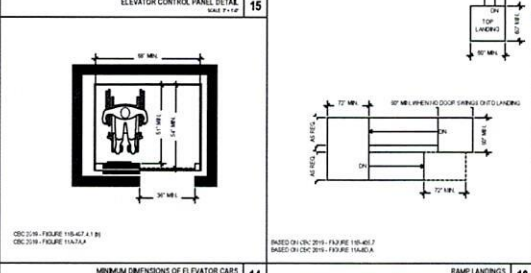
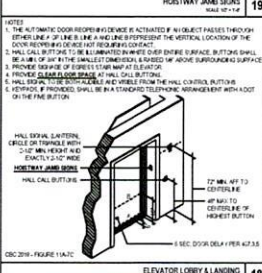
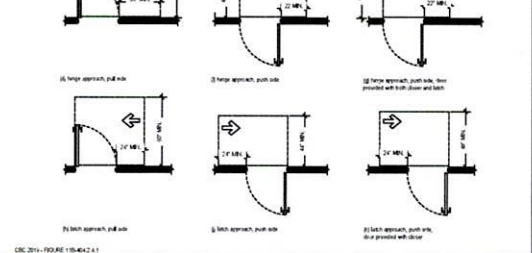
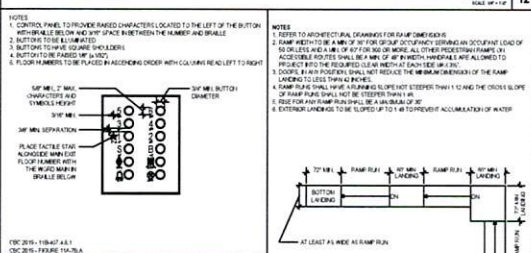
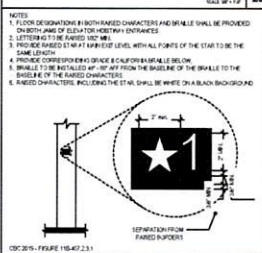
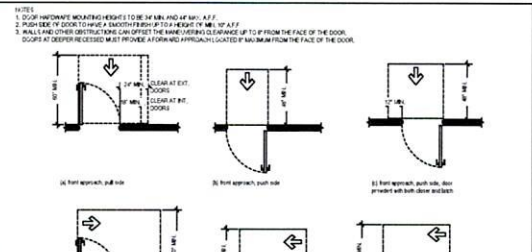
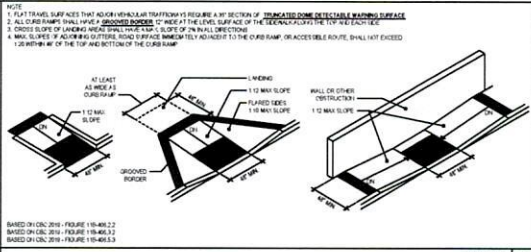
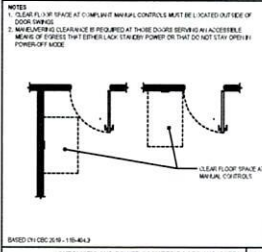












**abode communities architecture**

PROJECT: **VISTA DORADA**

1101 N. 102ND AVE.  
DORADO, CA 92021

DATE: 1/20/2021

SCALE: AS SHOWN

DESIGNER: **abode communities architecture**

1101 N. 102ND AVE.  
DORADO, CA 92021

DATE: 1/20/2021

SCALE: AS SHOWN

PROJECT NO: **G3.02**

DATE: 1/20/2021

SCALE: AS SHOWN

PROJECT NO: **G3.02**

DATE: 1/20/2021

SCALE: AS SHOWN



NO.	DATE	REV.
1	08/20/24	ISSUED FOR PERMIT
2	08/20/24	REVISED PER COMMENTS
3	08/20/24	REVISED PER COMMENTS
4	08/20/24	REVISED PER COMMENTS
5	08/20/24	REVISED PER COMMENTS
6	08/20/24	REVISED PER COMMENTS
7	08/20/24	REVISED PER COMMENTS
8	08/20/24	REVISED PER COMMENTS
9	08/20/24	REVISED PER COMMENTS
10	08/20/24	REVISED PER COMMENTS
11	08/20/24	REVISED PER COMMENTS
12	08/20/24	REVISED PER COMMENTS
13	08/20/24	REVISED PER COMMENTS
14	08/20/24	REVISED PER COMMENTS
15	08/20/24	REVISED PER COMMENTS
16	08/20/24	REVISED PER COMMENTS

<p><b>CIRC 2018 - FIGURE 118042.2</b></p>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>HANDRAILS MAY BE LOCATED BY ACCESS IF THE RECESS IS A MINIMUM OF 7\"/&gt; </li> </ol>	<p><b>ACCESSIBLE PARKING SKIN</b></p>	<p><b>ACCESSIBLE VEHICLE PARKING SPACES</b></p>
<p><b>HANDRAIL NON-CIRCULAR CROSS SECTIONS</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>HANDRAIL TO RETURN TO WALL, GUARD, OR THE LANDING SURFACE OR SHALL BE CONTIGUOUS TO THE WHEELCHAIR SURFACE OF AN ADJACENT EMERGENCY FLIGHT.</li> <li>TERMINATIONS OF THE EXTENSION SHALL EITHER ROUND OR BE REINFORCED IMPACT TO THE CORNER. MIN. OF 1\"/&gt; </li> </ol>	<p><b>HANDRAIL CLEARANCE AND HORIZONTAL PROJECTIONS</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>HANDRAIL TO RETURN TO WALL, GUARD OR THE LANDING SURFACE OR SHALL BE CONTIGUOUS TO THE WHEELCHAIR SURFACE OF AN ADJACENT RAMP OR RAMP RUN.</li> <li>WHERE THE RAMP SURFACE IS NOT ROUND IN A WALL, THE RAMP SHALL TURN 90 DEGREES TO THE WHEELCHAIR SURFACE.</li> </ol>	<p><b>STAR STEP DETAIL</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>ALL STAR STEPS SHALL BE PRECAST OR CAST IN PLACE CONCRETE WITH A MINIMUM OF 2\"/&gt; </li> </ol>	<p><b>ACCESSIBLE VEHICLE PARKING SPACES</b></p>
<p><b>STAR HANDRAIL EXTENSIONS</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STEP FLIGHT OR RAMP RUN.</li> <li>WHERE HANDRAILS ON IMPEDIMENT OR SLOPED STEPS AND RAMPS SHALL BE CONTIGUOUS TO THE WHEELCHAIR SURFACE.</li> </ol>	<p><b>RAMP HANDRAIL EXTENSION AND EDGE PROTECTION</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>SEE STAR STEP DETAIL FOR TYPICAL TREAD DEPTH AND HEIGHTS.</li> </ol>	<p><b>TOW AWAY SIGN</b></p>	<p><b>VAN ACCESSIBLE EVCS STALL</b></p>
<p><b>HANDRAIL HEIGHT</b></p> <p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>PERIODIC VAULTS, RECESSED HANDRAILS, OR OTHERS THAT DO NOT HAVE AN IMMEDIATELY TURN SHALL BE CONTIGUOUS TO THE WHEELCHAIR SURFACE OR PATH OF TRAVEL.</li> </ol>	<p><b>STAR NOSINGS</b></p>	<p><b>ACCESSIBLE PARKING SKIN</b></p>	<p><b>PAINTED PAVEMENT ELEMENT</b></p>
















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<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>HATCHED AREA REPRESENTS LOCATION FOR FUTURE INSTALLATION OF GRAB BARS</li> <li>REFER TO GENERAL NOTES FOR FINISH REQUIREMENTS</li> <li>COORDINATE WITH ARCHITECT FOR FINISH TRADES</li> <li>DOCUMENT FULL BLOCKING INSTALLATION AT FLOOR CHANGERS FOR FINAL INSPECTION</li> </ol> <p>GRAB BAR REINFORCEMENT FOR ADA TOILET WATER CLOSETS</p> <p>GRAB BAR REINFORCEMENT FOR ADA TOILET BATHTUBS</p> <p>GRAB BAR REINFORCEMENT FOR ADA TOILET SHOWERS</p> <p>CDC 2010 - FIGURE 11B-400</p>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>GRAB BARS TO HAVE 1/4" OF CLEAR ABOVE AND 1/4" OF MIN. CLEAR BELOW IN WALL AT EACH END</li> <li>ANY SURFACES ADJACENT TO HANDRAILS SHALL BE FREE OF SWAMP OR BRASSAGE ELEMENTS FOR BARS</li> <li>SEE GRAB BAR NON-CIRCULAR CROSS SECTIONS</li> </ol> <p>GRAB BAR DETAIL AT WALL SCALE 1/4" = 1'-0"</p>	<p>HEIGHT AND DEPTH OF URINALS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-402</p>	<p>ACCESSIBLE TOILET COMPARTMENT SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-404.1</p>
<p>REINFORCEMENT FOR GRAB BARS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-400</p>	<p>GRAB BARS PER 11B-402.2 GRAB BARS PER 11B-403.3 POSTED PER 11B-404.4</p> <p>CONTROL END WALL HEAD END WALL</p> <p>CDC 2010 - FIGURE 11B-402.2 CDC 2010 - FIGURE 11B-403.3 CDC 2010 - FIGURE 11B-404.4</p>	<p>TOILET COMPARTMENT MOUNTING HEIGHTS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-404.1 CDC 2010 - FIGURE 11B-404.2 CDC 2010 - FIGURE 11B-404.3 CDC 2010 - FIGURE 11B-404.4</p>	<p>WHEELCHAIR ACCESSIBLE WC COMPARTMENTS SCALE 1/4" = 1'-0"</p> <p>NOTE: REFER TO CDC 2010 - FIGURE 11B-402.1 FOR ADDITIONAL COMPARTMENT CONFIGURATIONS</p> <p>BASED ON CDC 2010 - FIGURE 11B-404.1 &amp; 11.2</p>
<p>SPACING OF GRAB BARS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-403.3</p>	<p>CLEARANCE AND GRAB BARS FOR BATHTUBS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-402.2 CDC 2010 - FIGURE 11B-403.3 CDC 2010 - FIGURE 11B-404.4</p>	<p>ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-404.1</p>	<p>SIZE OF CLEARANCE AT WATER CLOSETS SCALE 1/4" = 1'-0"</p> <p>BASED ON CDC 2010 - FIGURE 11B-404.2 &amp; 11.2 BASED ON CDC 2010 - FIGURE 11B-404.3</p>
<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1/4" x 1/4" MIN. CLEAR FLOOR SPACE COMPLYING WITH 11B-403 AND CENTERED ON THE APPROACH SHALL BE PROVIDED FOR PARALLEL APPROACH</li> <li>GRAB BARS SHALL NOT REQUIRE TIGHT GRABBAR FINISHING OF TRIMMING OF THE BARS IF REQUIRED MORE THAN 1/8" OF FORCE TO ACTIVATE</li> <li>WHERE THREE OR MORE PARALLEL GRAB BARS ARE PROVIDED AT LEAST ONE SHALL BE ACCESSIBLE WHERE MORE THAN THREE ARE PROVIDED AT LEAST TWO SHALL BE ACCESSIBLE</li> </ol> <p>WASHING MACHINES AND CLOTHES DRYERS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-411.4</p>	<p>GRAB BAR NON-CIRCULAR CROSS SECTIONS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-403.2</p>	<p>CLEARANCE AND GRAB BARS FOR ROLL-IN SHOWER SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11B-402.2 BASED ON CDC 2010 - FIGURE 11B-403.2</p>	<p>DRINKING FOUNTAINS SCALE 1/4" = 1'-0"</p> <p>CDC 2010 - FIGURE 11A-114</p>



LEGEND

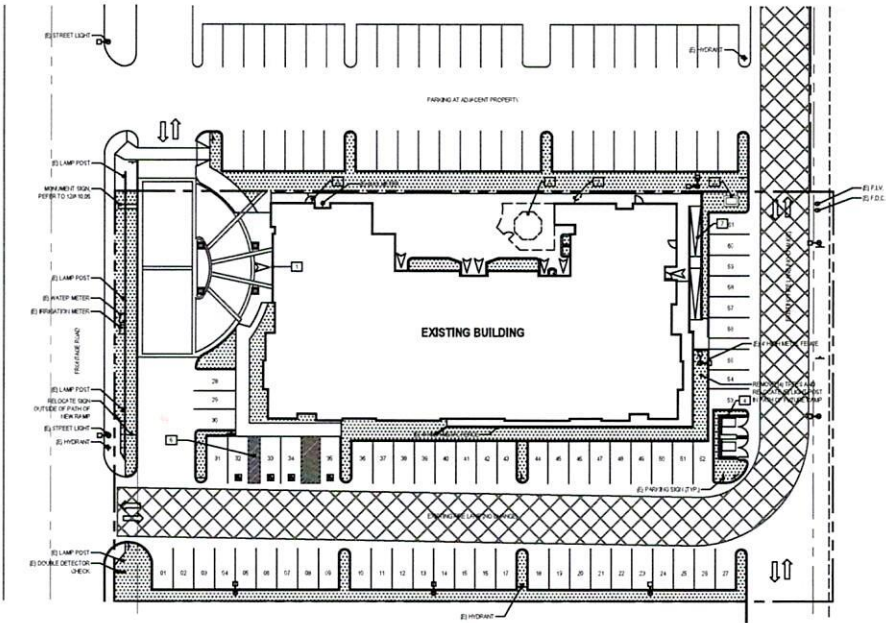
-  AREA OF WORK, REFER TO PLAN
-  PROPERTY LINE
-  ACCESSIBLE PATH OF TRAVEL, MIN. 48" WIDE
-  BUILDING ENTRY / EXIT
-  VEHICLE PARKING (SEE NOTES)
-  ACCESSIBLE STUFFED AREA
-  ACCESSIBLE PARKING STALL
-  STUFFED PARKING STALL
-  COMPACT PARKING STALL
-  PLANTING AREA
-  TRANSITION ZONE
-  LIGHT POLE AND LIGHT TO REMAIN
-  KEY BOX

NOTES

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
2. PROVIDE WHEEL STOPS AT ALL PARKING STALLS.
3. ALL SMALLEST WHEELCHAIR WHEELSTOPS SHALL BE INSTALLED IN SUCH A MANNER THAT IT DOES NOT OBSTRUCT THE WALKING SURFACE.
4. AN OPERATOR'S SYSTEM MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.
5. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM PAIN OR OTHER SOURCES OF DAMAGE.
6. ALL EXISTING PATH OF TRAVEL, PROVIDE ALLOWANCE FOR CONCRETE PATH REPLACEMENT IF SLOPE EXCEEDS 5% ON CROSS SLOPE, AS THE FOLLOWING LOCATIONS:
  - 6.1. FROM PUBLIC RIGHT OF WAY TO FRONT ENTRY AND PARKING ONLY (SEE FROM ACCESSIBLE WALKWAY AREA TO FRONT ENTRY).
  - 6.2. FROM ENTRY TO WALKWAY.
  - 6.3. FROM ENTRY TO WALKWAY.
  - 6.4. FROM ENTRY TO TRANSITION ZONE.

KEYNOTES

- EXISTING FRONT ENTRY TO REMAIN
- EXISTING TRANSITION ZONE TO REMAIN
- EXISTING SEE GATE 1) TO BE REMOVED AND REPLACED
- EXISTING TRANSITION ZONE TO REMAIN, REUSABLE WALKWAY ACCESSIBILITY
- EXISTING ACCESSIBLE PARKING RESTRIPE AS NEEDED TO COMPLY WITH CURRENT CODE, REFER TO DETAIL 0309
- EXISTING LIGHT POLE AND FENCE TO BE REMOVED, PROVIDE NEW CONCRETE PARKING CURB AREA AND WALKWAY TO EXISTING
- EXISTING RAMP TO BE CORRECTED





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PROJECT NAME  
**DEMO FIRST FLOOR PLAN**

DATE: 08/20/18

SCALE: 1/8" = 1'-0"

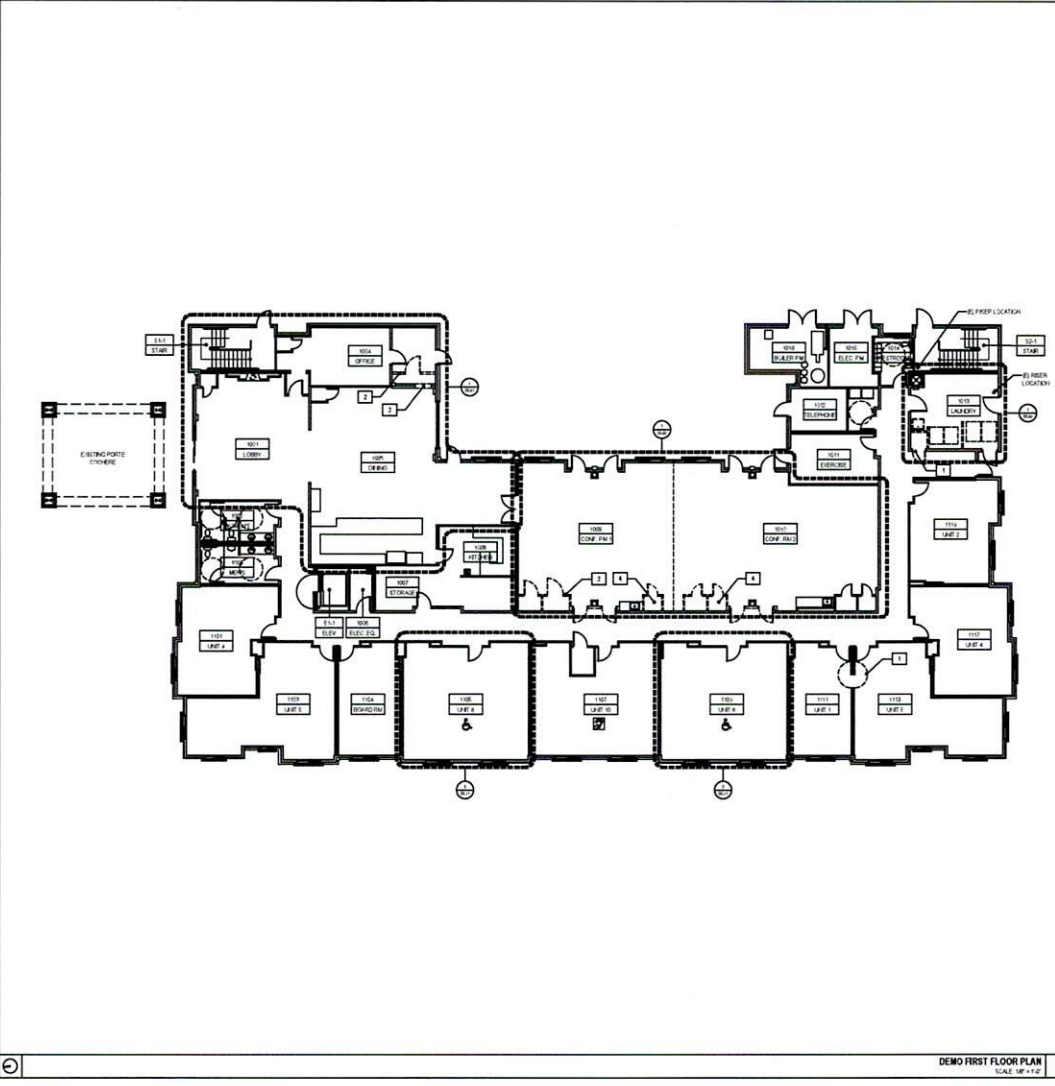
**LEGEND**

- AREA OF WORK
- MODIFY UNIT
- COMMUNICATIONS UNIT

- NOTES**
1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
  2. REMOVE ALL PASSAGE DOORS AND FRAMES WHERE NOTED. USE 30 MINUTE RATED GLASS DOOR OPENING TO BE 3/4" CLEAR AT FRAME. DEMOLISH ACQUANT TO ACCOMMODATE 2" OF DOOR.
  3. VERIFY BEARING LOCATIONS AND EXISTING ARCHITECT OF EXTERIOR COVERINGS.
  4. REMOVE EXISTING EXTERIOR DOOR FRAMES, TRIM, AND THRESHOLDS WHERE NOTED.
  5. REMOVE ALL UNIT FLOOR EXTERIOR FLOOR FINISHES TO POLYWOOD OR CONCRETE SUBFLOOR.
  6. REMOVE ALL DRYSWALL AT EXTERIOR WALLS AND CEILING AT UNITS WHERE NOTED.
  7. REMOVE ALL UNDERCABETS AND MISCELLANEOUS TRIM AT UNITS UNLESS NOTED.
  8. REMOVE EXISTING SLOTTES WHERE NOTED.
  9. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES WHERE NOTED AND SYSTEMS AS REQUIRED BY NEW WORK. HOLLOWED OUT SHALL BE LIMITED TO EXPOSED INSULATIONS.
  10. DEMOLITION AND FRAMING SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS NEEDED WHEN LOAD BEARING WALLS ARE REMOVED. ALL NEEDED TEMPORARY BRACING IS NOT PART OF THE PACKAGE BUT SHALL BE PROVIDED BY STRUCTURAL ENGINEER PRIOR TO PERFORM BY DEMO CONTRACTOR.
  11. PATCH AND FINISH ALL EXISTING EXTERIOR STUCCO AND EXTERIOR PAINT. ALL EXISTING NEW EXTERIOR WALLS WITH GLASS COMPONENTS BY DEMO CONTRACTOR.
  12. REFER TO PLW, W/ELEVATIONS FOR NEW DOOR AND WINDOW LOCATIONS.

- KEYNOTES**
- REMOVE DOOR AND DOOR FRAME, PATCH AND FINISH WALL, MATCH TO ADJACENT SURFACE
  - REMOVE WALL
  - REMOVE SINK
  - RELOCATE MECHANICAL UNIT. REFER TO AS SERIES

**DEMO FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



1



**VISTA DORADA**

401 S. GARDEN  
LOS ANGELES, CA 90007  
TEL: 213.473.2700

**CLIENT**  
Abode Communities  
1141 S. BEVERLY BLVD. #200  
LOS ANGELES, CA 90007  
TEL: 213.473.2700

**ARCHITECT**  
Abode Communities  
1141 S. BEVERLY BLVD. #200  
LOS ANGELES, CA 90007  
TEL: 213.473.2700

**MECHANICAL ELECTRICAL PLUMBING ENGINEER**  
JAMES R. KIM, P.E.  
1141 S. BEVERLY BLVD. #200  
LOS ANGELES, CA 90007  
TEL: 213.473.2700

PROJECT NO. 1001

DATE: 08/14/12  
BY: JRM  
CHECKED: JRM  
DATE: 08/14/12



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**DEMO SECOND FLOOR PLAN**

**D2.02**

**LEGEND**

- AREA OF WORK
- MOBILITY UNIT
- COMMUNICATIONS UNIT

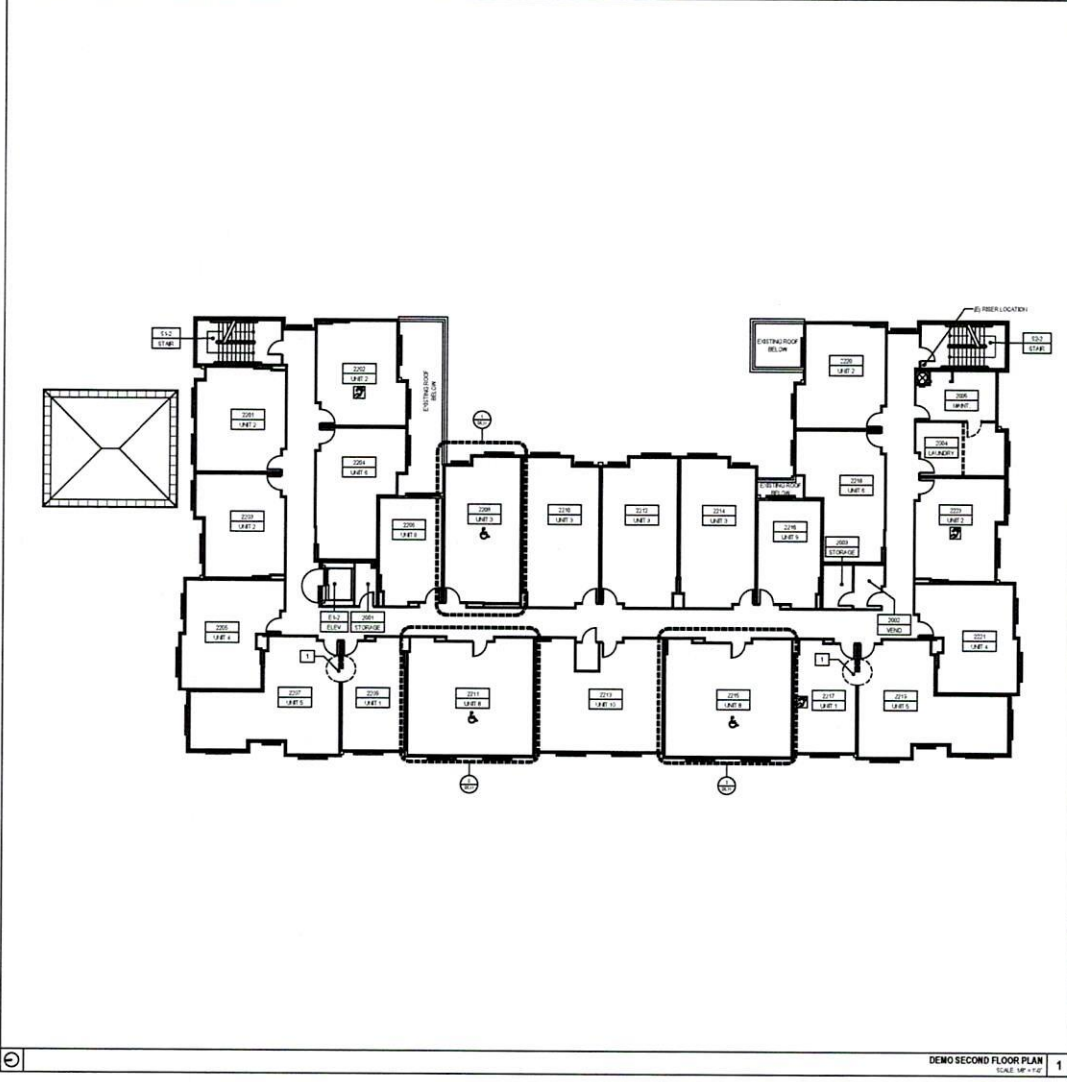
**NOTES**

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY FIELD.
2. REMOVE ALL FINISHES, DOORS AND FRAMES WHERE NOTED. MAINTAIN CLEARANCE OF DOOR OPENING BY 2" ON ALL SIDES. DOOR WALLS ADJACENT TO COMMUNITY 2' OF DOOR.
3. VERIFY EXISTING CONDITIONS AND VERIFY ARCHITECT OF EXISTING CONDITIONS.
4. REMOVE EXISTING EXTERIOR DOOR, DOOR FRAME, TRIM, AND THRESHOLD WHERE NOTED.
5. REMOVE ALL FLOOR FINISHES TO FINISHES TO PLUMBWOOD OR CONCRETE SUBFLOOR.
6. REMOVE ALL DRY WALL AT EXTERIOR WALLS AND CORNERS AT UNITS WHERE NOTED.
7. REMOVE EXISTING CORTEX WHERE NOTED.
8. THE SCOPE OF THE DEMO WORK SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FITTINGS WHERE NOTED AND SYSTEMS AS REQUIRED BY NEW WORK. INCLUDING BUT NOT LIMITED TO FRESH AIR EXHAUSTS.
9. DEMOLITION AND FINISHING SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTING TEMPORARY SHORING AS REQUIRED AND ALL EXISTING WALLS ARE TO REMAIN UNLESS OTHERWISE NOTED. TEMPORARY SHORING IS NOT PART OF THE PACKAGE BUT SHOULD BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO DEMO BY NEW CONTRACTOR.
10. PATCH AND REPAIR ALL EXISTING EXTERIOR STUCCO AND LAWN PAINT. ALL EXISTING AND NEW EXTERIOR WALLS WITH EXISTING PART TO REMAIN.
11. REFER TO PLUMBING AND ELECTRICAL FOR NEW DOOR AND WINDOW LOCATIONS.

**KEYNOTES**

- REMOVE DOOR AND DOOR FRAME, PATCH AND EXPOSE WALLS, MATCH TO ADJACENT FINISHES.
- REMOVE WALL.
- REMOVE SINK.
- RELOCATE MECHANICAL UNIT, REFER TO ALL SERIES.

DEMO SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROJECT  
**VISTA DORADA**

400 HOLBROOK  
DOWNTOWN SAN JOSE  
SAN JOSE, CA 95128

DATE: 08/14/2014  
DRAWN: J. B. BROWN  
CHECKED: J. B. BROWN

ARCHITECT  
Abode Communities  
1100 S. 10th Street, Suite 100  
San Jose, CA 95128  
408.281.2700

CONTRACTOR  
Abode Communities  
1100 S. 10th Street, Suite 100  
San Jose, CA 95128  
408.281.2700

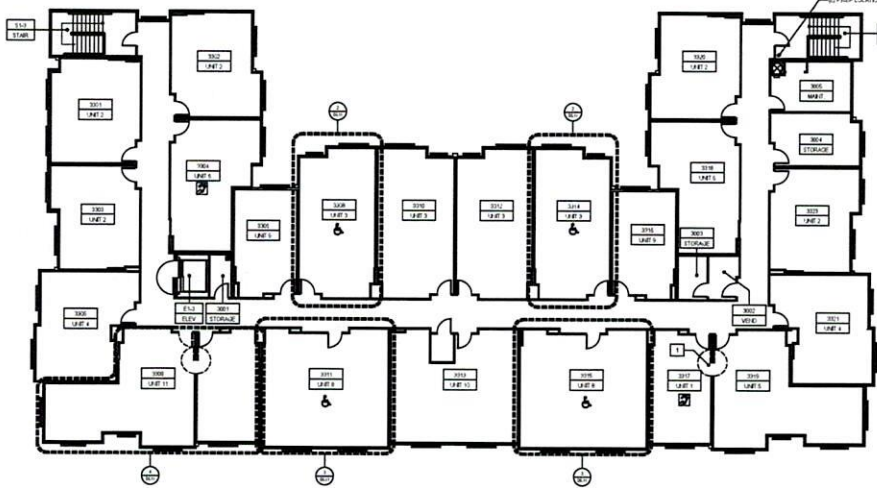
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NO. DATE DESCRIPTION  
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LEGEND

- AREA OF WORK
- MOBILITY UNIT
- COMMUNICATIONS UNIT

NOTES

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY BY FIELD.
2. REMOVE ALL PARTIAL DOORS AND FRAMES WHERE NOTED. REMOVE AND CLEAN UP OF DOOR OPENING TO BE AS CLEAR AS FRAME. DEMO WALL ADJACENT TO ACCOMMODATE 2' W/ DOOR.
3. VERIFY BEARING CONDITIONS IN EXISTING ARCHITECT OF EXISTING CONCRETE.
4. REMOVE & REPAIR EXISTING DOUBLE DOOR FRAME, TRIM, AND THRESHOLDS WHERE NOTED.
5. REMOVE ALL JANT ROOM INTERIOR FLOOR FINISHES TO POLYWOOD OR CONCRETE SUBFLOOR.
6. REMOVE ALL DRYWALL AT EXTERIOR WALLS AND CEILING AT UNITS WHERE NOTED.
7. REMOVE ALL BASEBOARDS AND MOLDINGS NEAR UNITS UNLESS NOTED.
8. REMOVE EXISTING COFFEE WHERE NOTED.
9. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES WHERE NOTED AND AS REQUIRED BY NEW WORK, INCLUDING BUT NOT LIMITED TO PERMITS AND DISCHARGES.
10. DEMOLITION AND FRAMING SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AS NEEDED WHEN LOAD BEARING WALLS ARE REMOVED. ALL TIES, TEMPORARY BRACING AND PARTS OF THE FRAMEWORK SHALL BE REMOVED BY STRUCTURAL ENGINEER PRIOR TO REPAIR BY DEMO CONTRACTOR.
11. PATCH AND REPAIR ALL EXTERIOR EXTERIOR STUDIOS AND LAUNDRY. ALL EXISTING NEW EXTERIOR WALLS SHALL SET CORNER FINISH BY DEMO CONTRACTOR.
12. REFER TO PLUMBING ELEVATIONS FOR NEW DOOR AND WINDOW LOCATIONS.



KEYNOTES

- REMOVE DOOR AND DOOR FRAME, PATCH AND SMOOTH WALL, MATCH TO ADJACENT SURFACE
- REMOVE WALL
- REMOVE UNIT
- RELOCATE MECHANICAL UNIT, REFER TO AS SERIES

DEMO THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DEMO THIRD FLOOR PLAN

D2.03



**VISTA  
DORADA**

4000 HOLLYHURST  
SANTA ANITA AVENUE  
COSTA MESA, CA 92626

ARCHITECT  
Abode Communities  
1161 E. 19th Street, Suite 710  
Costa Mesa, CA 92626  
T 714.829.2700

ARCHITECT  
Abode Communities  
1161 E. 19th Street, Suite 710  
Costa Mesa, CA 92626  
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Costa Mesa, CA 92626  
T 714.829.2700

CONTRACTOR  
Abode Communities  
1161 E. 19th Street, Suite 710  
Costa Mesa, CA 92626  
T 714.829.2700

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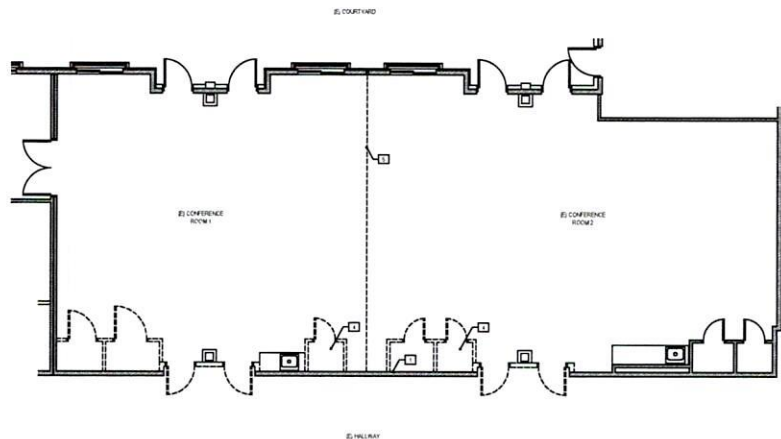
CONTRACTOR  
Abode Communities  
1161 E. 19th Street, Suite 710  
Costa Mesa, CA 92626  
T 714.829.2700

- LEGEND**
-  EXISTING DOWNRIG WALL TO REMAIN
  -  EXISTING WALL TO REMAIN
  -  EXISTING WALL TO BE REMOVED
  -  DOOR AND FRAME TO BE REMOVED

- NOTES**
1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY BY FIELD.
  2. REMOVE ALL APPLIANCES AND CABINETS.
  3. REMOVE EXISTING TOILETS, LINEN CLOSETS, TUBS AND KITCHEN SINKS (UNLESS NOTED).
  4. REMOVE ALL PASSAGE DOORS AND FRAMES WHERE NOTED. LEAVE MIN. CLEARANCE OF DOOR OPENING TO BE 32" CLR. AT FRAME. DEMO WALL ADJACENT TO ACCOMMODATE 24" W. DOOR.
  5. VERIFY HEAVYING LOCATIONS AND HEAVY ARCHITECT OF EXISTING CONDITIONS.
  6. REMOVE INTERIOR EXISTING DOORS, DOOR FRAMES, TRIM AND THRESHOLDS WHERE NOTED.
  7. REMOVE EXISTING WINDOWS WHERE NOTED.
  8. REMOVE ALL UNIT FINISH EXTERIOR FLOOR FINISHES TO PLUMB LINE OR CONCRETE SUBFLOOR.
  9. REMOVE ALL DR WALL AT INTERIOR WALLS AND CEILING AT UNITS WHERE NOTED.
  10. REMOVE ALL BASEBOARDS AND MISCELLANEOUS TRIM AT UNITS UNLESS NOTED.
  11. REMOVE EXISTING LOFTS WHERE NOTED.
  12. THE SCOPE OF THE DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES WHERE NOTED AND SYSTEMS AS REQUIRED BY NEW WORK. INSTALLERS NOT TO BE LIMITED TO ITEMS SHOWN ON DRAWINGS.
  13. DEMOLITION AND FRAMING SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AS NEEDED WHERE LOADING WALLS ARE REMOVED OR ALTERED. TEMPORARY SHORING IS NOT PART OF THE PACKAGE BUT SHOULD BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO START BY ALL CONTRACTORS.
  14. PATCH AND REPAIR ALL EXISTING EXTERIOR SURFACES AND FINISH ALL EXISTING AND NEW EXTERIOR WALLS WITH EXISTING MATERIALS (FINISH TO MATCH EXISTING).
  15. REFER TO PLUMBING ELEVATIONS FOR NEW DOOR AND WINDOW LOCATIONS.
  16. TEMPORARY DEMO CAP REQUIRED.

- KEYNOTES**
-  PATCH AND SMOOTH WALL. MATCH TO ADJACENT SURFACE
  -  EXISTING ENTRY TO REMAIN
  -  EXISTING FIRE PLACE TO REMAIN
  -  RELOCATE EXISTING HANG REFER TO PROPOSED PLAN
  -  REMOVE ROOM DIVIDER
  -  REMOVE DOOR AND REPLACE WITH ACCESSIBLE VERSION
  -  INDUSTRIAL WAREHOUSE AND DR DOOR TO BE REMOVED

DEMO ENLARGED PLAN  
SCALE: 1/8" = 1'-0"



PROJECT NO. 1020

NO DATE FOR THIS REVISION SHEET AND NO OTHER REVISIONS TO THIS SHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.



DATE: 08/20/2020

REVISIONS: 01/20/2020

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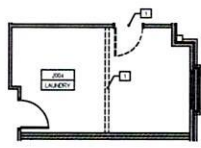
REVISIONS: 01/20/2020

**LEGEND**

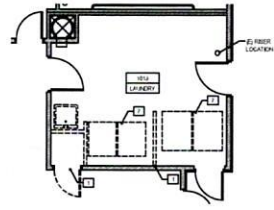
	EXISTING DEMING WALL TO REMAIN
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	DOOR AND FRAME TO BE REMOVED

- NOTES**
1. ALL EXISTING CONDITIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
  2. REMOVE ALL APPLIANCES AND CABINETS.
  3. REMOVE EXISTING TOILETS, LAVATORIES, TUBS AND FITTINGS UNLESS NOTED.
  4. REMOVE ALL PASSAGE DOORS AND FRAMES WHERE NOTED. LEAVE MIN. CLEARANCE OF DOOR OPENING TO BE 32" CLR. AT FRAME. DEMO WALL ADJACENT TO ACCOMMODATE 2" V. DOOR.
  5. VERIFY REPAIRING LOCATIONS AND NOTIFY ARCHITECT OF EXISTING CONDITIONS.
  6. REMOVE EXISTING DOORS, DOOR FRAMES, TRIM AND THRESHOLDS WHERE NOTED.
  7. REMOVE EXISTING WIREWORK WHERE NOTED.
  8. REMOVE ALL EXISTING EXTERIOR FLOOR FINISHES TO PLUMBLINE OR CONCRETE SUBFLOOR.
  9. REMOVE ALL DRYPWALL AT EXTERIOR WALLS AND CEILING AT LIMITS WHERE NOTED.
  10. REMOVE ALL BASEBOARDS AND MISCELLANEOUS TRIM AT LIMITS UNLESS NOTED.
  11. REMOVE EXISTING SCOFFS WHERE NOTED.
  12. THE SCOPE OF THE DEMO REVISIONS SHALL INCLUDE THE REMOVAL OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES WHERE NOTED AND SYSTEMS AS REQUIRED BY NEW WORK. INCLUDES BUT NOT LIMITED TO DEMO SHOWING DRAWINGS.
  13. DEMOLITION AND FRAMING SUBCONTRACTORS ARE RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AS NEEDED WHEN EXISTING WALLS ARE REMOVED OR ALTERED. TEMPORARY SHORING IS NOT PART OF THE PACKAGE BUT SHOULD BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO START BY THIS CONTRACTOR.
  14. PATCH AND REPAIR ALL EXISTING EXTERIOR STUCCO AND LAWN TO MATCH ALL EXISTING AND NEW EXTERIOR WALLS WITH MATCH TO ADJACENT FINISHES TO DEMO LOCATIONS.
  15. REFER TO PLUMBING ELEVATIONS FOR NEW DOOR AND WINDOW LOCATIONS.
  16. TEMPORARY DEMO CAP REQUIRED.

- KEYNOTES**
- 1. PATCH AND REPAIR SMOOTH WALLS. MATCH TO ADJACENT SURFACE.
  - 2. EXISTING ENTRY TO REMAIN.
  - 3. EXISTING ENTRY PLACE TO REMAIN.
  - 4. RELOCATE EXISTING HVAC. REFER TO PROPOSED PLUMBING.
  - 5. REMOVE ROOM DIVIDER.
  - 6. REMOVE DRINK AND REPLACE WITH ACCESSIBLE VERSION.
  - 7. EXISTING WARDROBE AND DRIBBLES TO BE REMOVED.



SECOND FLOOR LAUNDRY ROOM ENLARGED DEMO PLAN  
SCALE: 1/4" = 1'-0" 2



FIRST FLOOR LAUNDRY ROOM ENLARGED DEMO PLAN  
SCALE: 1/4" = 1'-0" 1

PROJECT NO. 1000

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



DATE	DESCRIPTION	BY
05/20/20	ISSUED FOR PERMITS	MS/ML
05/20/20	ISSUED FOR PERMITS	MS/ML
05/20/20	ISSUED FOR PERMITS	MS/ML

DEMO ENLARGED PLANS

D5.03

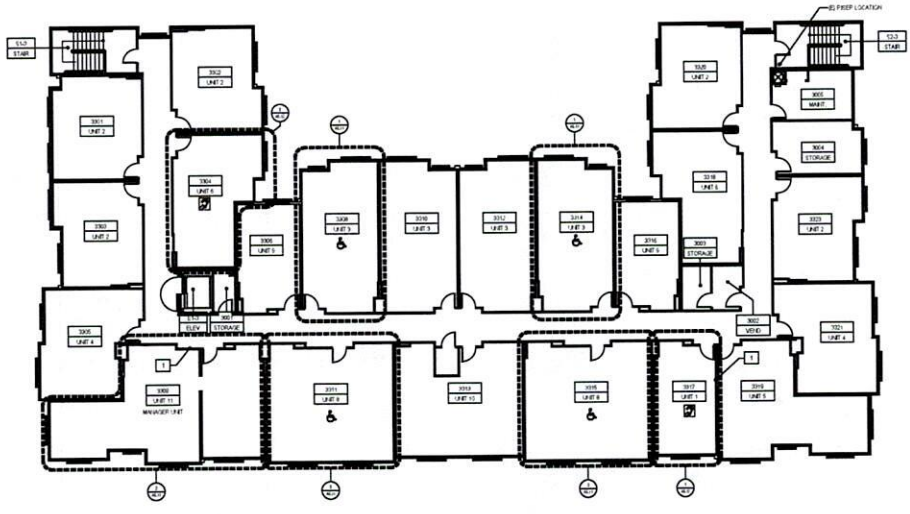












**LEGEND**

- AREA OF WORK
- ELEVATOR
- COMMUNICATIONS UNIT

**NOTES**

1. ALL EXISTING DIMENSIONS, NET SQUARE FOOTAGE AMOUNTS AND APPROXIMATE CONTRACTORS TO BE KEPT BY FIELD.
2. ELEVATOR TO RECEIVE LANGUAGE FOR ALL CONTROLS TO MEET ACCESSIBILITY REQUIREMENTS AS NEEDED.
3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS/OPENINGS SHALL BE COVERED WITH FLAME PLASTIC OR SHEET METAL LATE. THE FINAL SETTING OF THE HEATING, COOLING, AND VENTILATION EQUIPMENT.

**CONTRACTORS**

**MECHANICAL**  
 BOLDMEYER MECHANICAL  
 1100 N. SERRANO ST.  
 PASADENA, CA 91106  
 T 915.844.2624

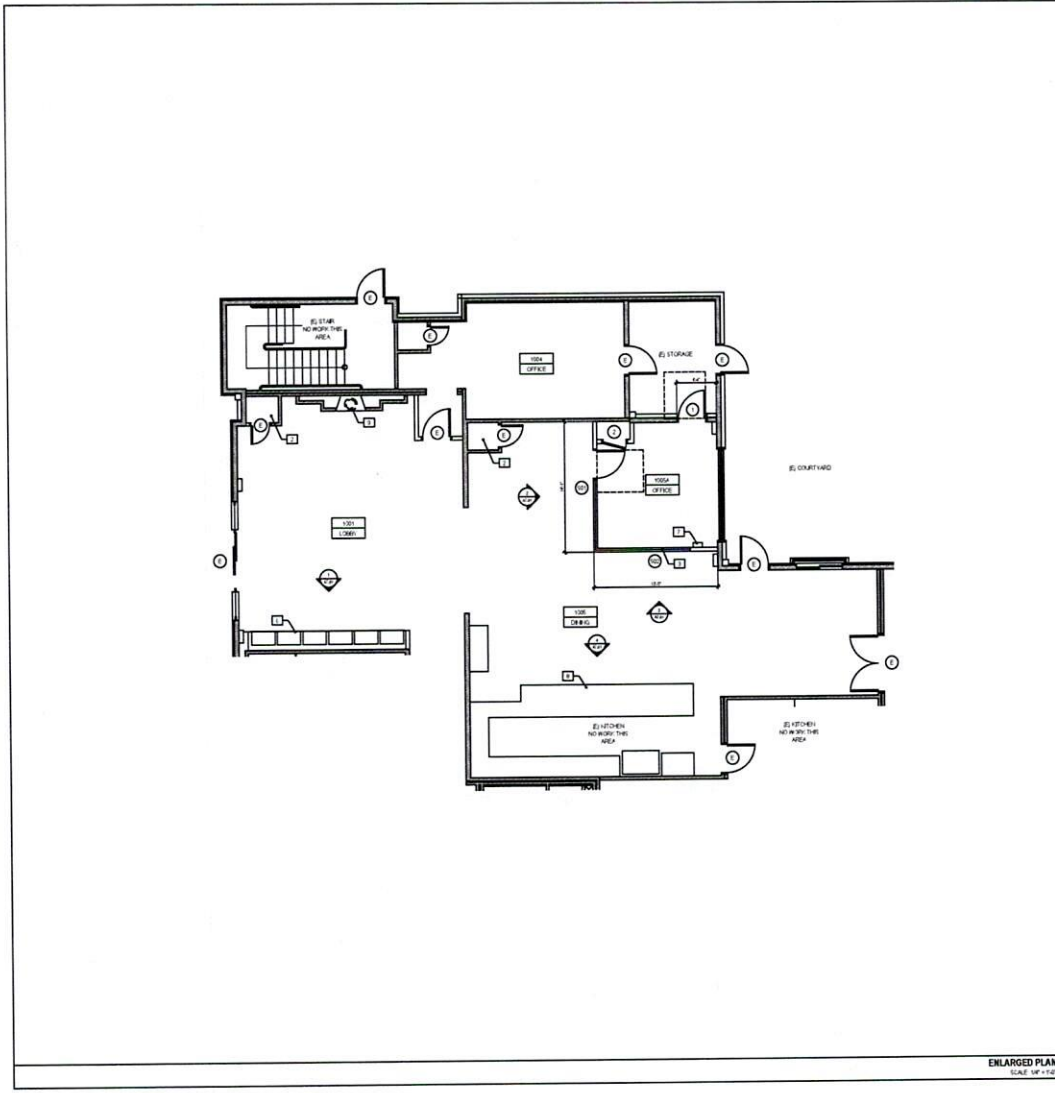
**PROJECT NO.** 10103

DO NOT SCALE DIMENSIONS FROM THIS PLAN. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

**KEYNOTES**

- FILL IN FINISH FLOOR FINISH PROVIDE TYPE 1" DRYWALL AND ACoustic INSULATION, BAOOTH HALL SURFACES AND MATCH EXISTING ADJACENT SURFACE
- NEW LAUNDRY ROOM 10A
- NEW WALKOFF LOCATION
- NEW WALL

**THIRD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 1



**LEGEND**

- EXISTING DEMING WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW 2x4 WALL  
REFER TO DETAIL 2P-10-21
- NEW 2x6 FURRING WALL  
REFER TO DETAIL 2P-10-21
- NEW 2x4 METAL STUD STUCCO WALL  
REFER TO DETAIL 2P-10-21
- NEW PARTIAL HEIGHT WALL
- ALUMINUM WINDOW SYSTEM
- #1 4" CLEAR SPACE
- 6" ACCESSIBLE TURNING RACKS
- 6" ACCESSIBLE TURNING RACKS
- SMOKE DETECTOR: HAND WHEELED W/ BATTERY BACKUP
- SMOKE DETECTOR: HAND WHEELED DETECTOR: HAND WHEELED W/ BATTERY BACKUP
- UNHEATED SPACE FOR ACCESSIBLE WIP SURF

**NOTES**

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. ALL CLEAR DIMENSIONS IN RED ARE DIMENSIONS TO BE MEASURED FROM FRONT FACE TO FRONT FACE.
3. IF REFERENCED ALL DOOR JAMBS TO BE FRAMED FROM ROOM/CORNER UNLESS OTHERWISE NOTED.
4. FOR EXISTING WINDOW LOCATIONS SEE GENERAL PLANS.
5. FOR LOCATIONS OF GRAB BARS AND OTHER ACCESSIBILITY REQUIREMENTS SEE IF REFERRED ELEVATION SHEETS AT LEVELS AND ACCESSIBILITY DETAILS & NOTES OF SERIES.
6. ALL SMOKE DETECTOR OR SMOKE MONITORS TO BE HAND WHEELED WITH BATTERY BACKUP. POWER SOURCE SHALL BE FROM THE BUILDING WIRING.
7. PROVIDE CLEANOUT DOORS.
8. ALL DRY AND DRY-PREP RELATED AIR DISTRIBUTION COMPONENTS SHOULD BE COVERED WITH PANELS, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT.
9. THE FLOOR RAISES FOR ALL NEW PLUMBING AND FLOOR FINISHES SHALL COMPLY WITH THE MAXIMUM FLOOR RAISES SPECIFIED IN SECTION 1105.1.
10. ELEVATOR TO RECEIVE UPGRADE FOR ALL CONTROLS TO MEET ACCESSIBILITY REQUIREMENTS.

**KEYNOTES**

- EXISTING HVAC EQUIPMENT
- NEW HVAC EQUIPMENT
- EXISTING HVAC EQUIPMENT
- NEW STOREFRONT
- NEW TRIM
- NEW COULTER
- NEW UNILABETS
- NEW REFRIG. DROP BOX
- EXISTING COUNTERTOP
- EXISTING FIREPLACE

**ENLARGED PLAN**  
SCALE: 1/4" = 1'-0" 1

**abode communities architecture**

**PROJECT: VISTA DORADA**

1940 N YORK ST. #200  
TOWSON, MD 21286

**ARCHITECT:**  
Abode Communities  
1940 N York St. #200  
Towson, MD 21286

**DATE:** 01/12/20

**PROJECT NO.:** 1910

**SCALE:** 1/4" = 1'-0"

**DATE:** 01/12/20

**BY:** [Signature]

**CHECKED BY:** [Signature]

**DATE:** 01/12/20

**PROJECT:** VISTA DORADA

**SCALE:** 1/4" = 1'-0"

**DATE:** 01/12/20

**BY:** [Signature]

**CHECKED BY:** [Signature]

**DATE:** 01/12/20

**PROJECT:** VISTA DORADA

**SCALE:** 1/4" = 1'-0"

**DATE:** 01/12/20

**BY:** [Signature]

**CHECKED BY:** [Signature]

**DATE:** 01/12/20



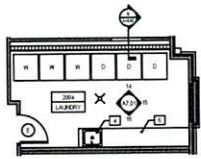
**LEGEND**

- EXISTING LEMING WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW 2x4 WALL  
REFER TO DETAIL 2P.01.01
- NEW 2x6 STUD WALL  
REFER TO DETAIL 2P.01.01
- NEW 2x4 STUD WALL  
REFER TO DETAIL 2P.01.01
- NEW 2x6 METAL STUD PLIP-OUT WALL  
REFER TO DETAIL 2P.01.01
- NEW PARTIAL HEIGHT WALL
- FLOORING, 1/2" MIN. THICK
- 6" x 6" CLEAR SPACE
- 6" x 6" ACCESSIBLE TURNING RADIUS
- 6" x 6" ACCESSIBLE TURNING RADIUS
- SMOKE DETECTOR: HARD WIRED  
BY BATTERY BACKUP
- SMOKE DETECTOR: WIRELESS  
DETECTOR: HARD WIRED BY  
BATTERY BACKUP
- TURNED SPACE FOR  
ACCESSIBLE WIG TURN
- W WALKER
- D OTHER
- W WALKER  
FLOORING  
MODEL: #3000-W
- P PENCIL LONER  
FLOORING  
MODEL: #1000-P
- X FLOOR CHAIR

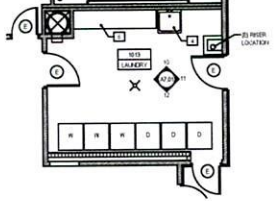
- NOTES**
1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
  2. ALL DIMENSIONS ARE FRONT FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. ALL CLEAR DIMENSIONS ARE MIN DIMENSIONS TO BE MEASURED FROM FRONT FACE TO FRONT FACE.
  3. IF REFRAMED, ALL DOOR JAMBS TO BE FRAMED FROM ROOM (OTHER UNLESS OTHERWISE NOTED).
  4. FOR EXISTING WINDOW LOCATIONS SEE GENERAL PLANS.
  5. FOR LOCATION OF GRAN BARS AND OTHER ACCESSIBILITY REQUIREMENTS SEE BATTERY ELEVATION SHEET AT 100% AND ACCESSIBILITY DETAILS & NOTES (01 SERIES).
  6. ALL SMOKE DETECTOR CARBON MONOXIDE TO BE HARD WIRED WITH BATTERY BACKUP. PUMPUP SOURCE SHALL BE FROM THE BUILDING WIRING.
  7. PROVIDE CLEANOUT DOORS.
  8. ALL DUCT AND OTHER MECHANICAL DISTRIBUTION COMPONENTS SHALL BE COVERED WITH THE PLATE OF SHEET METAL UNLESS THE FINAL 1" AIRFLOW OF THE HEATING, COOLING AND VENTILATION EQUIPMENT.
  9. THE DIMENSIONS FOR ALL NEW WALKWAY DEVICES SHALL COMPLY WITH THE MAXIMUM FLOOR RATES SPECIFIED IN SECTION A.6.01.1.
  10. ELEVATOR TO BE UPGRADE FOR ALL CONTROLS TO MEET ACCESSIBILITY REQUIREMENTS.

**KEYNOTES**

- RELOCATED MECH. EQUIPMENT
- EXISTING MECH. EQUIPMENT
- NEW STORAGE UNIT
- NEW WALKWAY
- NEW COASTER
- NEW WALKWAY
- NEW REST DROP BOX
- EXISTING COASTER UP
- EXISTING PRE-PLATE



SECOND FLOOR LAUNDRY ROOM ENLARGED PLAN  
SCALE: 1/4" = 1'-0" 2



FIRST FLOOR LAUNDRY ROOM ENLARGED PLAN  
SCALE: 1/4" = 1'-0" 1

PROJECT NO. 1000

DATE: 10/08/14

DESIGNED BY: JKB

CHECKED BY: JKB

DATE: 10/08/14

SCALE: 1/4" = 1'-0"

MECHANICAL  
ELECTRICAL  
PLUMBING (MEP)

DATE: 10/08/14

DRAWN BY: JKB

CHECKED BY: JKB

T 310.463.8464

**ENLARGED PLANS**

DATE: 10/08/14

**A5.03**

DATE: 10/08/14





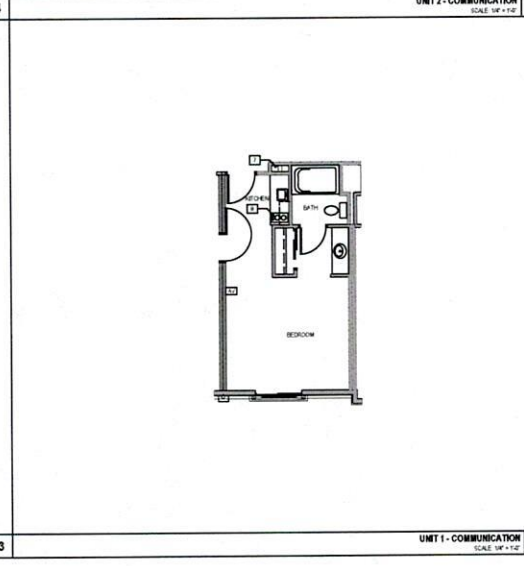
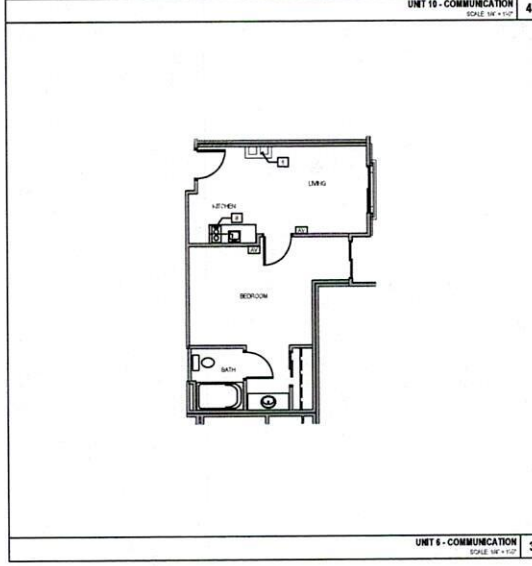
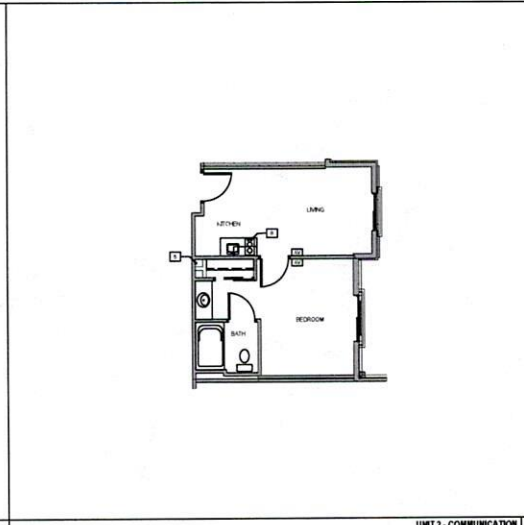
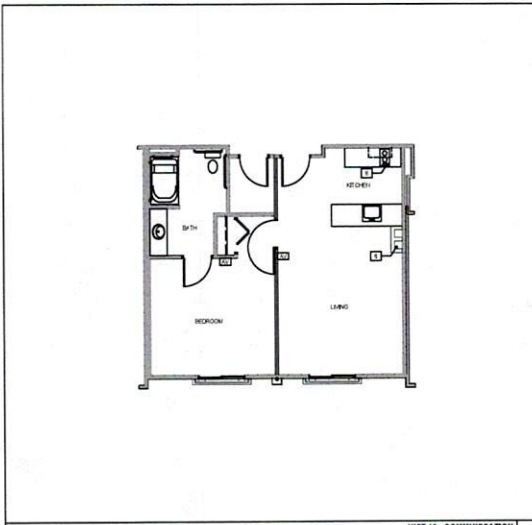
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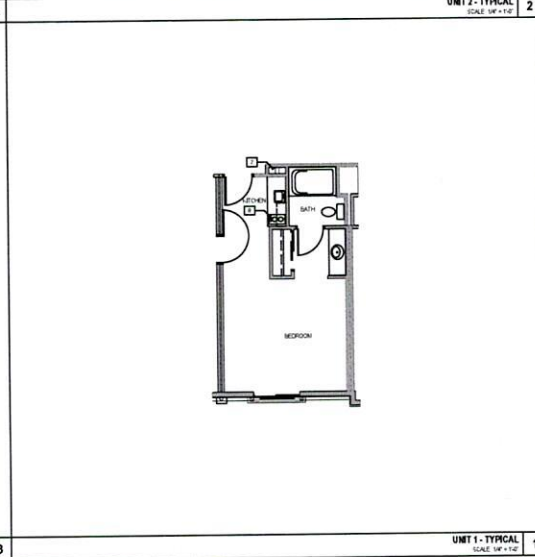
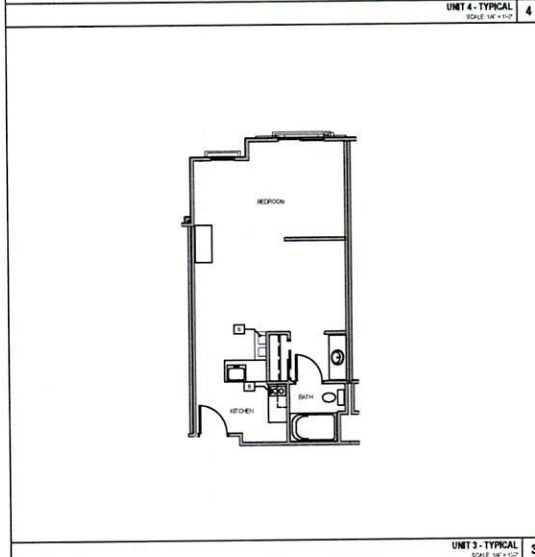
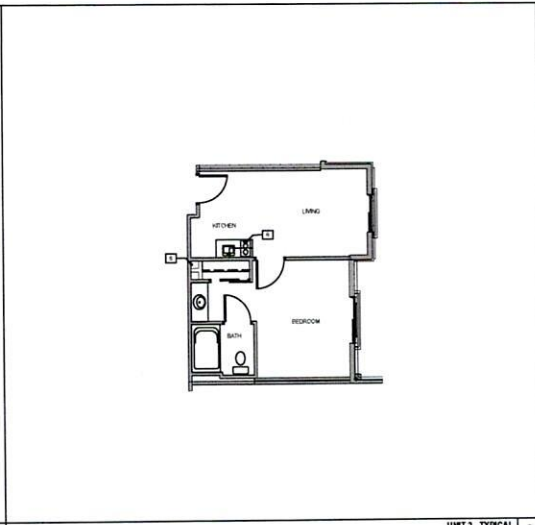
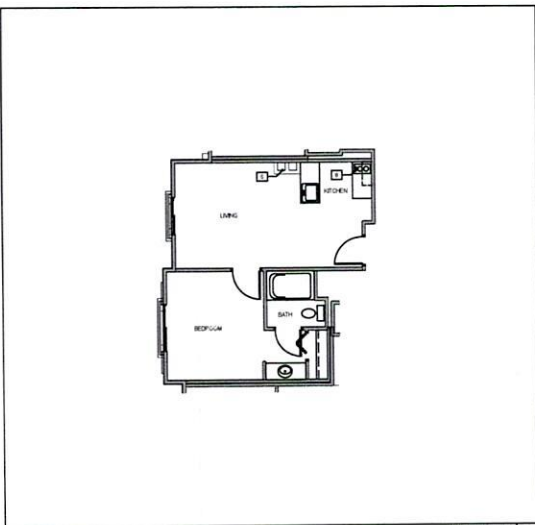
**LEGEND**

- EXISTING DEMISING WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW DRY WALL  
REFER TO DETAIL DP-011
- NEW DRY PLUMBING WALL  
REFER TO DETAIL DP-011
- NEW DRY METAL STUD PARTITION WALL  
REFER TO DETAIL DP-011
- NEW PARTIAL HEIGHT WALL
- ALUMINUM SLAT SYSTEM

- NOTES**
1. ALL EXISTING DIMENSIONS ARE SQUARE UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY BEFORE.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. ALL CLEAR DIMENSIONS ARE MIN. DIMENSIONS TO BE MEASURED FROM FRIEZE FACE TO FRIEZE FACE.
  3. ALL CLOSETS TO HAVE FOLD AND SHOE SYSTEM MATCHED TO EXISTING IN PLACE, UNLESS OTHERWISE NOTED.
  4. IF REFRAMED, ALL DOOR JAMBS TO BE FRAMED BY FRAMER/JOINER, UNLESS OTHERWISE NOTED.
  5. FOR EXISTING WINDOW LOCATIONS SEE GENERAL PLANS.
  6. FOR LOCATIONS OF URINALS AND OTHER ACCESSIBILITY REQUIREMENTS SEE INTERIOR ELEVATION SHEET AT SERIES AND ACCESSIBILITY DETAILS A SERIES.
  7. FLOOR FINISHING BENEATH ALL BATHS AND TOILETS SHALL BE TO BE REFERRED TO STRUCTURAL DETAILS.
  8. ALL SMOKE DETECTORS/BACKDRAFTERS TO BE WIRE WIRING WITH BATTERY BACKUP. POWER SOURCE SHALL BE FROM THE BUILDING WIRING.
  9. PROVIDE CLEANOUT DOORS.
  10. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH GYP. BOARD OR SHEET METAL UP TO THE FULL HEIGHT OF THE HEATING, COOLING AND VENTILATION EQUIPMENT.
  11. THE FLOOR FINISHES FOR ALL NEW PLUMBING FITTINGS SHALL COMPLY WITH THE WORKMAN FLOOR FINISHES SPECIFIED IN SECTION 0511.
  12. IN COMMUNICATIONS FEATURE LIST PROVIDE A COMPLIANT VISIBLE ALARM NOTIFICATION FOR FIRE, SMOKE AND CARBON MONOXIDE WITH THE EARLY FIRE ALARM SYSTEM TO BE ACTIVATED WHEN SMOKE AND FIRE ALARM SYSTEMS ACTIVATED.

- KEYNOTES**
- RECONFIGURED WALL
  - NEW CLOSET, REFER TO DETAIL DP-011
  - LINE OF SOFFIT ABOVE, REFER TO DETAIL DP-010
  - EXISTING PLUMBING FITTING LOCATION
  - NEW PLUMBING FITTING
  - NEW SHIRT FOR RANGE HOOD EXHAUST
  - EXISTING SHIRT FOR RANGE HOOD EXHAUST, UP
  - NEW COOKTOP AND RANGE HOOD WHERE NOT OTHERWISE PROVIDED
  - EXISTING DOOR, CONFIRMINAL, SLIP-CLIP OR REPLACE





**LEGEND**

- EXISTING GEMING WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW DU WALL REFER TO DETAIL 2A UN12
- NEW DU PLUMBING WALL REFER TO DETAIL 2A UN12
- NEW DU METAL STUD PART OF IT WALL REFER TO DETAIL 2A UN12
- NEW PARTIAL HEIGHT WALL
- JUCKBURNAL ALARM SYSTEM

**NOTES**

1. ALL EXISTING DIMENSIONS AND EQUIPMENT FOOTINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
2. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE. ALL CLEAR DIMENSIONS ARE MIN. DIMENSIONS TO BE MAINTAINED FROM FINISH FACE TO FINISH FACE.
3. ALL CLOSETS TO HAVE POLE AND SHELF SYSTEM MATCHED TO EXISTING IN UNIT, UNLESS OTHERWISE NOTED.
4. RUP EXISTING HURDLES LOCATIONS SEE GENERAL PLANING.
5. ALL DECK AND OTHER RELATED MEP SYSTEM COMPONENTS OFFINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL UP TO THE FINAL SET POINT OF THE FINISH COLOR AND HOURS TO COMPLETION.
6. THE FLOW RATES FOR ALL NEW PLUMBING FITTINGS SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 26.01.1

**KEYNOTES**

- RECONFIGURED WALL
- NEW CLOSET REFER TO DETAIL 2A UN12
- LINE OF COFFER RAISE REFER TO DETAIL 2A UN12
- EXISTING PLUMBING FEATURE LOCATION
- NEW PLUMBING FEATURE
- NEW SHIRT FOR RANGE HOOD EXHAUST
- EXISTING SHIRT FOR RANGE HOOD EXHAUST UP
- NEW COOKTOP AND RANGE HOOD WHERE NOT CURRENTLY PROVIDED
- EXISTING DOOR, COMPONENTS AS SHOWN OR REPLACE

**PREPARED BY** **DATE** 10/2020

FOR ALL AND ALL DESIGN INFORMATION REFER TO THE DRAWING SET. ANY CHANGES TO THIS DOCUMENTATION OR THIS SET OF DRAWINGS SHALL BE APPROVED AND SIGNED BY THE PROJECT ARCHITECT AND/OR ENGINEER. NO PART OF THIS DOCUMENTATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

DATE	BY	REV

PROJECT NAME  
**UNIT PLANS - TYPICAL UNITS**

DRAWN BY  
**A5.13**



PROJECT  
**VISTA DORADA**

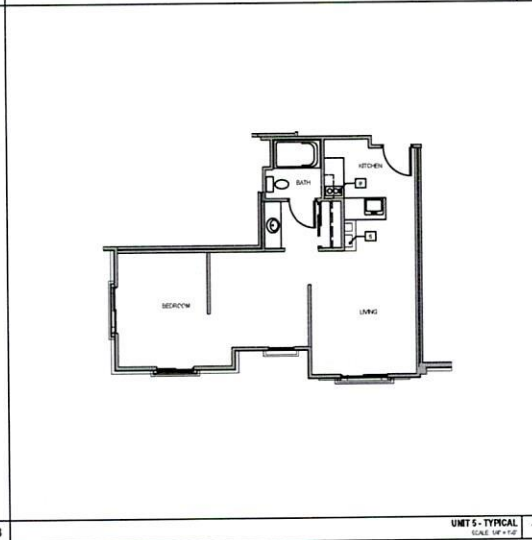
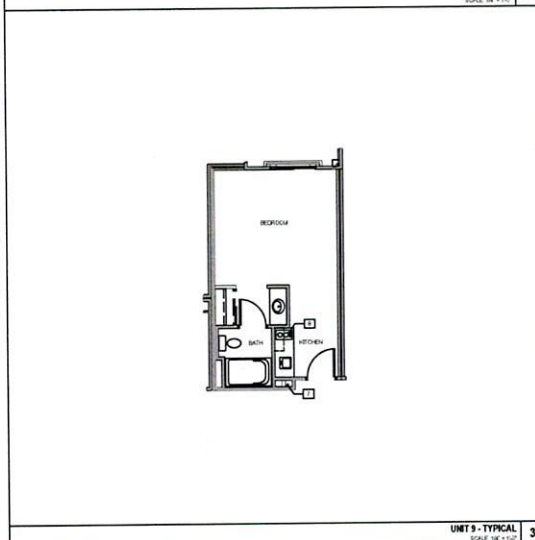
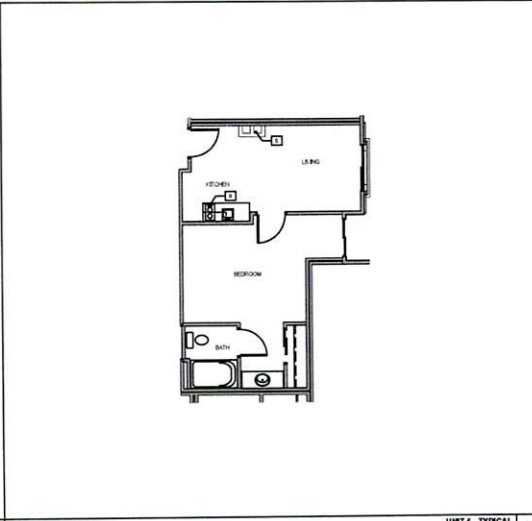
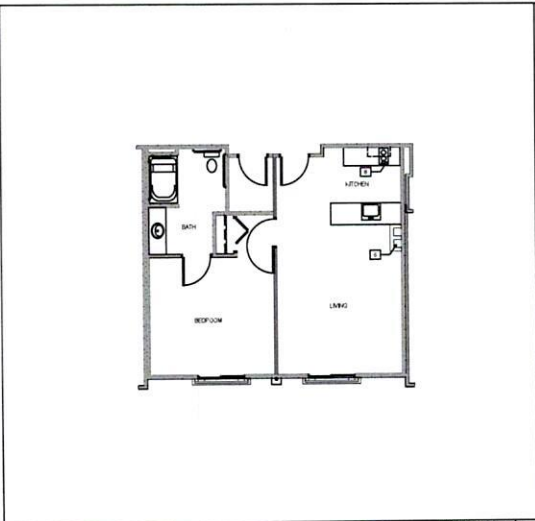
401 HOLLYWOOD  
462 FRONTAGE ROAD  
LOS ANGELES, CALIFORNIA

CLIENT  
Abode Communities  
17001 W. 170TH ST. #100  
L.A., CALIF. CA 90024  
T: 310.237.5770

ARCHITECT  
Abode Communities  
17001 W. 170TH ST. #100  
L.A., CALIF. CA 90024  
T: 310.237.5770

CONSULTANTS

MECHANICAL  
STRUCTURAL  
ELECTRICAL  
1500 N. FORST ST. #200  
TULSA, OKLAHOMA  
T: 918.441.8164



**LEGEND**

- EXISTING GEMING WALL TO REMAIN
- EXISTING WALL TO REMAIN
- NEW 2x4 WALL  
REFER TO DETAIL DA14.01
- NEW 2x4 PLUMBING WALL  
REFER TO DETAIL DA14.01
- NEW 3/4" METAL STUD PARTI-WALL  
REFER TO DETAIL SH14.01
- NEW PARTIAL HEADIE WALL
- ALUMINUM WALL SYSTEM

- NOTES**
- ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
  - ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE. ALL CLEAR DIMENSIONS ARE MINIMUMS TO BE MAINTAINED FROM FINISH FACE TO FINISH FACE.
  - ALL CLOSETS TO HAVE POLE AND SHELF SYSTEM MATCHED TO EXISTING SYSTEM, UNLESS OTHERWISE NOTED.
  - FOR EXISTING WINDOW LOCATIONS USE GENERAL PLUMBING.
  - ALL EXISTING AND OTHER BELIEVED-UP DETENTION COMPONENTS OTHERWISE SHALL BE COVERED WITH 1/2" LIME PLASTER OR SHEET METAL UPON THE FINAL SET-OUT OF THE FINISH FLOORING AND WITH FINISH TRIM.
  - THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.03.1.

**KEYNOTES**

- RECONSTRUCTED WALL
- NEW CLOSET. REFER TO DETAIL 17A.01.06
- LINE OF LOBBY RAMP. REFER TO DETAIL SH14.01
- EXISTING PLUMBING FIXTURE LOCATION
- NEW PLUMBING FIXTURE LOCATION
- NEW SHWIFT DRAINAGE HOOD EXHAUST
- EXISTING SHWIFT DRAINAGE HOOD EXHAUST
- NEW COOKTOP AND RANGE HOOD WHERE NOT CURRENTLY PROVIDED
- EXISTING DOOR. CONTINUE OR REPLACE

PROJECT NO: 2021

DATE: 08/11/2021

DESIGNER: [Signature]

CHECKED: [Signature]

DATE: 08/11/2021

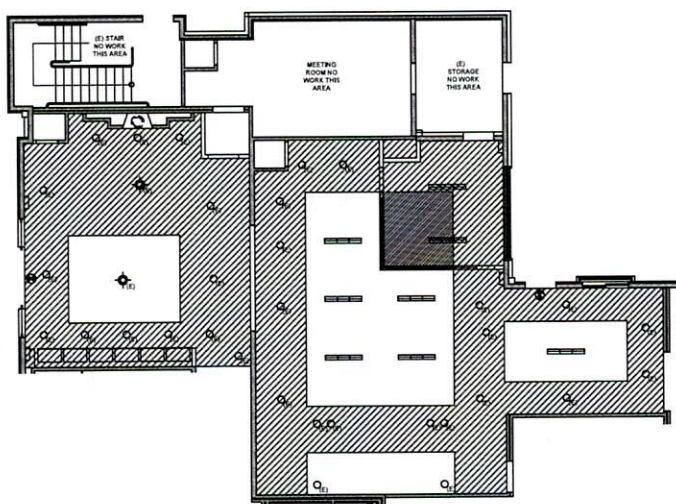


**UNIT PLANS - TYPICAL UNITS**

NO.	DATE	BY
1	08/11/2021	[Signature]
2	08/11/2021	[Signature]
3	08/11/2021	[Signature]
4	08/11/2021	[Signature]

PROJECT NO: 2021

**A5.14**



- LEGEND**
- DIFFUSION BOARD CEILING (TYPICAL)
  - DIFFUSION BOARD SUFFE @ 9'-0" ON C. SEE DETAILS
  - 2L DIFFUSION BOARD SUFFE @ 9'-0" ON C. SEE DETAILS
  - CEILING MOUNTED EXIT SIGNAGE W/ DIRECTIONAL ARROWS BY PHILIPS - SEE ELECTRICAL DWG.
  - WALL MOUNTED EXIT SIGNAGE W/ DIRECTIONAL ARROWS BY PHILIPS - SEE ELECTRICAL DWG.
  - EXISTING FUTURE LOCATIONS (VF)
  - L-CM RECESSED DOWNLIGHT MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.
  - L-CM CEILING MOUNTED LAMBDA LIGHT MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.
  - L-CM CEILING MOUNTED UPLIGHT BOTTOM @ 7'-0" AFF. MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.
  - L-MH RECESSED DOWNLIGHT MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.
  - L-MH WALL MOUNTED VINTAGE LIGHT MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.
  - L-MH CEILING MOUNTED LIGHT MODEL REFER TO SPEC. FINISH REFER TO SPEC. BY REFER TO SPEC.

**abode communities architecture**

**PROJECT**  
**VISTA DORADA**

4011 102ND AVENUE  
WESTPORTER HILL ROAD  
COSTA MESA, CA 92626

**CLIENT**  
Abode Communities  
1144 L. 198 Street, Suite 710  
Los Angeles, CA 90015  
1.210.626.2702

**ARCHITECT**  
Abode Communities  
1144 L. 198 Street, Suite 710  
Los Angeles, CA 90015  
1.210.626.2702

**CONSULTANTS**  
**MECHANICAL, ELECTRICAL, PLUMBING**  
**BBGM ENGINEERING**  
1001 W. 10TH ST. #200  
TAMPA, FL 33604  
1.813.842.6424

**PROJECT NO.** 2020-001

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NO.	DATE	REV.
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2	06/15/20	ISSUE FOR PERMITS
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20	06/15/20	ISSUE FOR PERMITS

**PROJECT NAME**  
**ENLARGED REFLECTED CEILING PLANS**

**PROJECT NUMBER**  
**A6.01**

PROJECT  
**VISTA  
DORADA**

4000 HOLLYWOOD  
BULEVARD  
LOS ANGELES, CA 90028

OWNER  
Abode Communities  
1041 E. 9th Street, Suite 710  
Los Angeles, CA 90015  
T. 213.625.2700

ARCHITECT  
Abode Communities  
1041 E. 9th Street, Suite 710  
Los Angeles, CA 90015  
T. 213.625.2700

CONTRACT NO.  
A6.02

DATE  
08/11/11

SCALE  
AS SHOWN

PROJECT NO.  
10000

DATE  
08/11/11

SCALE  
AS SHOWN

PROJECT NO.  
10000

DATE  
08/11/11

SCALE  
AS SHOWN

PROJECT NO.  
10000

DATE  
08/11/11

SCALE  
AS SHOWN

PROJECT NO.  
10000

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08/11/11

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AS SHOWN

PROJECT NO.  
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08/11/11

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AS SHOWN

PROJECT NO.  
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08/11/11

SCALE  
AS SHOWN

PROJECT NO.  
10000

DATE  
08/11/11

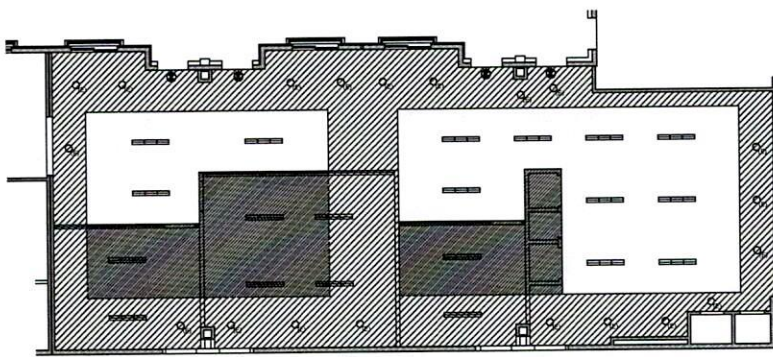
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AS SHOWN

PROJECT NO.  
10000

DATE  
08/11/11

SCALE  
AS SHOWN

- LEGEND**
- DIFFUSION BOARD TYPICAL
  - DIFFUSION BOARD TYPE 1
  - DIFFUSION BOARD TYPE 2
  - CEILING MOUNTED EXIT SIGNAGE IN DIRECTIONAL ARROWS IN PHILIPS - SEE ELECTRICAL DWG.
  - WALL MOUNTED EXIT SIGNAGE IN DIRECTIONAL ARROWS IN PHILIPS - SEE ELECTRICAL DWG.
  - EXISTING FUTURE LOCATION UP
  - L-CM1 RECEIVED DOWNLIGHT MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC
  - L-CM2 CEILING MOUNTED LINEAR LIGHT MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC
  - L-CM3 CEILING MOUNTED UPLIGHT BOTTOM 2' 6" AFF. MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC
  - L-MB1 RECEIVED DOWNLIGHT MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC
  - L-MB2 WALL MOUNTED UP LIGHT MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC
  - L-MB3 CEILING MOUNTED LIGHT MODEL REFER TO SPEC FINISH REFER TO SPEC BY REFER TO SPEC

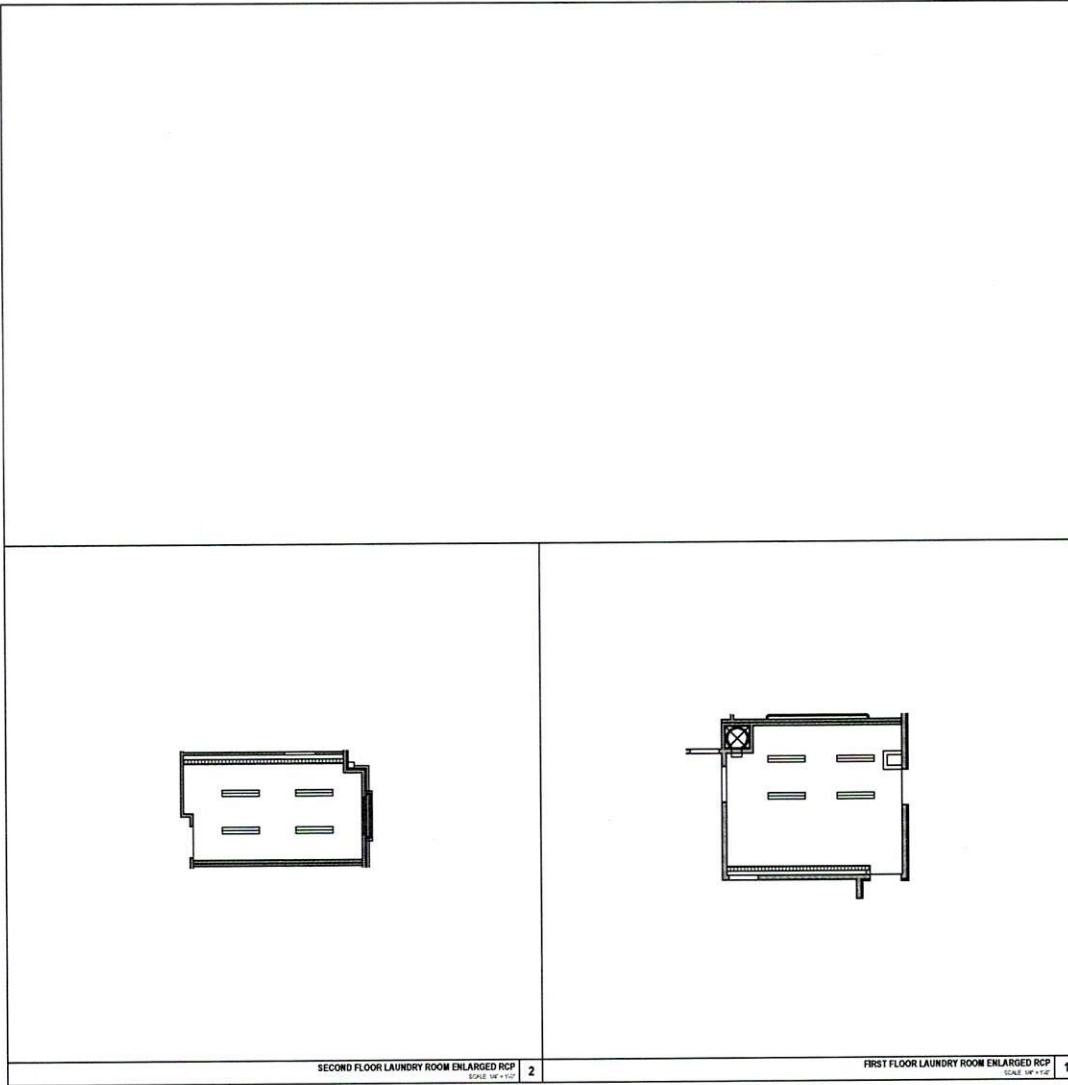


ENLARGED RCP  
SCALE: 1/4" = 1'-0"

1

ENLARGED  
REFLECTED CEILING  
PLANS

A6.02



**LEGEND**

- OFFPLAN BOARD FLOOR (TYPICAL)
- OFFPLAN BOARD & FRET @ 6" PILING, SEE DETAIL
- 2" OFFPLAN BOARD TOPFRET @ 6" PILING, SEE DETAIL
- CEILING MOUNTED EXIT SIGNAGE IN DIRECTIONAL ARROWS BY PHILIPS - SEE ELECTRICAL DWG
- WALL MOUNTED EXIT SIGNAGE IN DIRECTIONAL ARROWS BY PHILIPS - SEE ELECTRICAL DWG
- EXIT SIGN PHOTO LOOKALIKE VF
- L-CB1 RECEIVED DOWNLIGHT MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES
- L-CB3 CEILING MOUNTED REAR LIGHT MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES
- L-CB4 CEILING MOUNTED UPLIGHT BOTTOM @ 7" AFFJ MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES
- L-MS1 RECEIVED DOWNLIGHT MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES
- L-MS2 WALL MOUNTED UPLIGHT MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES
- L-MS4 CEILING MOUNTED LIGHT MODEL REFER TO SPECIES FINISH REFER TO SPECIES BY REFER TO SPECIES

**PROPERTY AND**

DATE: 05/22/2022  
 TIME: 10:10:30 AM  
 PROJECT: VISTA DORADA  
 SHEET: A6.03  
 SCALE: 1/4" = 1'-0"

**PROJECT:** VISTA DORADA

**ARCHITECT:** abode communities architecture  
 1841 S. EL STREET, SUITE 700  
 LOS ANGELES, CA 90007  
 T 213.628.2702

**CLIENT:** Abode Communities  
 1841 S. EL STREET, SUITE 700  
 LOS ANGELES, CA 90007  
 T 213.628.2702

**ARCHITECT:** Abode Communities  
 1841 S. EL STREET, SUITE 700  
 LOS ANGELES, CA 90007  
 T 213.628.2702

**CONSULTANTS:**  
**MECHANICAL:** NATIONAL CONSULTANTS  
**SEWER & ENGINEERING:** SEE PLAN 1.8.8103  
 TORRENO, CA 90704  
 T 310.443.6434

**DATE:**

DATE	BY

**PROJECT NAME:**  
ENLARGED REFLECTED CEILING PLANS

**DATE:** 05/22/2022

**PROJECT NUMBER:** A6.03

**VISTA DORADA**

PROJECT  
**VISTA DORADA**  
 1500 S. GARDEN ST. UNIT 102  
 LOS ANGELES, CA 90015  
 T 213.625.7302

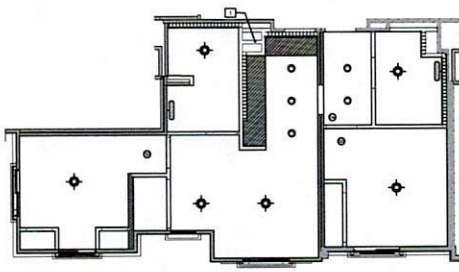
CLIENT  
 Abode Communities  
 1500 S. GARDEN ST. UNIT 102  
 LOS ANGELES, CA 90015  
 T 213.625.7302

ARCHITECT  
 Abode Communities  
 1500 S. GARDEN ST. UNIT 102  
 LOS ANGELES, CA 90015  
 T 213.625.7302

CONSULTANTS  
 ELECTRICAL  
 ABODE COMMUNITIES  
 1500 S. GARDEN ST. UNIT 102  
 LOS ANGELES, CA 90015  
 T 213.625.7302

**LEGEND**

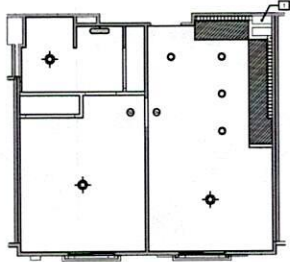
- OFFPLAN BOARD FILING (TYPICAL)
- OFFPLAN BOARD R-ROFF @ 7'-0" O.C. (SEE DETAIL)
- (R) OFFPLAN BOARD R-ROFF @ 7'-0" O.C. (SEE DETAIL)
- (R) EXISTING FEATURE LOCATION (IF)
- 1-CM1 RECESS-USED DOWNLIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- ▬ 1-CM2 CEILING MOUNTED LINEAR LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- ▬ 1-CM3 CEILING MOUNTED LINEAR LIGHT (BOTTOM @ 7'-6" AFF.)  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- 1-BM1 RECESS-USED DOWNLIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- ▬ 1-BM2 WALL MOUNTED LINEAR LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- ◆ 1-BM4 CEILING MOUNTED LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY: REFER TO SPECS
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR



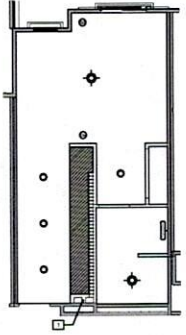
**UNIT 11 RCP - MANAGER UNIT**  
 SCALE: 1/8" = 1'-0"

**NOTES**

1. REFER TO FEATURES TO DENOTE LIGHTING. NOTIFY ARCHITECT IF ANY COMPLETS AS NEEDED.



**UNIT 8 RCP - MOBILITY**  
 SCALE: 1/8" = 1'-0"



**UNIT 3 RCP - MOBILITY**  
 SCALE: 1/8" = 1'-0"

**KEYNOTES**

- NEW SHIRT FOR RANGE HOOD EXHAUST
- EXISTING SHIRT FOR RANGE HOOD EXHAUST (IF)

PROJECT NO: 21031

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03/10/2010	WJ	49
03/10/2010	WJ	50

**UNIT 8 REFLECTED CEILING PLANS**

DATE: 03/10/2010  
**A6.11**  
 Department: 811/10/10

PROJECT  
**VISTA DORADA**














3000 HOLLYWOOD  
1600 PLYMOUTH ROAD  
COSTA MESA, CA 92626

OWNER  
Abode Communities  
1500 N. 16th Street, Suite 710  
Los Angeles, CA 90018  
T 310.252.2702

ARCHITECT  
Abode Communities  
1500 N. 16th Street, Suite 710  
Los Angeles, CA 90018  
T 310.252.2702

CONSULTANTS  
**MECHANICAL/ELECTRICAL/PLUMBING**  
S&B ENGINEERING  
1000 N. 10th St. #300  
Torrance, CA 90501  
T 310.604.8344

**LEGEND**

-  OPTICAL FIBER CABLE (OPTIONAL)
-  OPTICAL FIBER CABLE (REQUIRED)
-  (E) OPTICAL FIBER CABLE (OPTIONAL) - SEE DETAILS
-  (R) OPTICAL FIBER CABLE (REQUIRED) - SEE DETAILS
-  (E) EXISTING FUTURE LOCATION - WF
-  I-CM1 RECESSED DOWNLIGHT  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  I-CM3 CEILING MOUNTED LINEAR LIGHT  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  I-CM4 CEILING MOUNTED JANGLE (BOTTOM @ 7'-4" AFF.)  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  I-BM1 RECESSED DOWNLIGHT  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  I-BM2 WALL MOUNTED LINEAR LIGHT  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  I-BM4 CEILING MOUNTED LIGHT  
MODEL: REFER TO SPECS  
FINISH: REFER TO SPECS  
BY: REFER TO SPECS
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR

**NOTES**

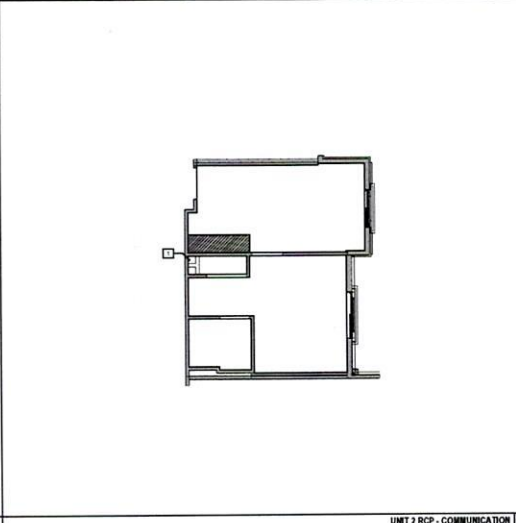
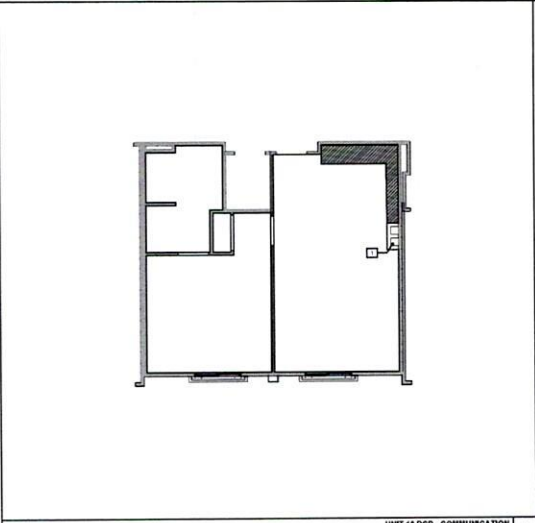
1. NOTIFY THE SUPPLIER TO REPAIR, LULU, NOTIFY WORKSET OF ANY CONFLICTS AS NEEDED

**KEYNOTES**

-  NEW SWITCH FOR RANGE HOOD EXHAUST
-  EXISTING SWITCH FOR RANGE HOOD EXHAUST - WF

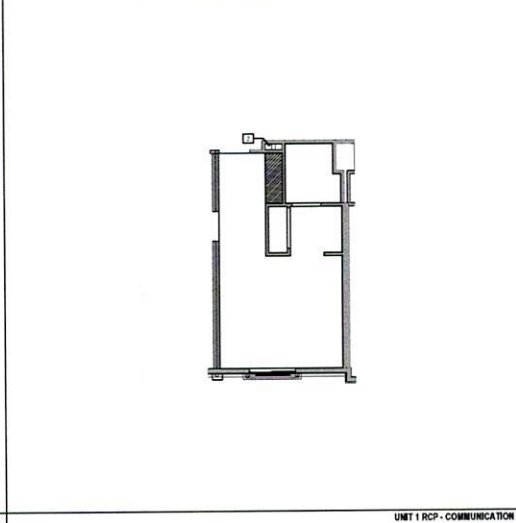
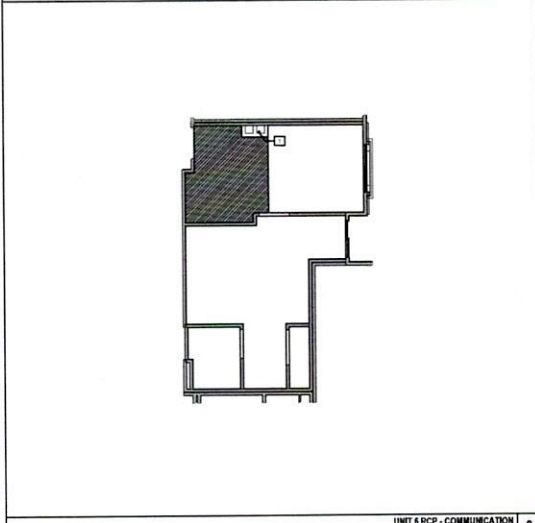
UNIT NAME  
**UNIT REFLECTED CBLING PLANS**

DATE  
**A6.12**



UNIT 10 RCP - COMMUNICATION  
SCALE: 1/4" = 1'-0"

UNIT 2 RCP - COMMUNICATION  
SCALE: 1/4" = 1'-0"



UNIT 6 RCP - COMMUNICATION  
SCALE: 1/4" = 1'-0"

UNIT 1 RCP - COMMUNICATION  
SCALE: 1/4" = 1'-0"

PROJECT  
**VISTA DORADA**

404 WOODLAND  
604 HIGHLAND ROAD  
DORLAND, CA 92622

OWNER  
Abode Communities

104 S. 1st Street, Suite 750  
Los Angeles, CA 90015  
T 310.521.2702

ARCHITECT  
Abode Communities













104 S. 1st Street, Suite 750  
Los Angeles, CA 90015  
T 310.521.2702

CONSULTANTS

MECHANICAL  
ELECTRICAL  
PLUMBING

8800 W. CENTURY BOULEVARD  
SUITE 1000 LOS ANGELES, CA 90045  
T 310.460.8464

**LEGEND**

-  OPTIONAL BOARD FLOOR (TYPICAL)
-  OPTIONAL WOOD 5' WFT. @ 7' O.C. (SEE DETAIL)
-  (E) OPTIONAL WOOD CORE @ 7' O.C. (SEE DETAIL)
-  (E) EXISTING FUTURE LOCATION, W/F
-  L-CM1 RECESSED DOWNLIGHT  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  L-CM2 CEILING MOUNTED LINEAR LIGHT  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  L-CM3 WALL MOUNTED UPLIGHT (BOTTOM @ 7'4" AFF.)  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  L-BM1 RECESSED DOWNLIGHT  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  L-BM2 WALL MOUNTED UPLIGHT  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  L-BM4 CEILING MOUNTED LIGHT  
MODEL, REFER TO SPEC  
FINISH, REFER TO SPEC  
BY, REFER TO SPEC
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR

**NOTES**

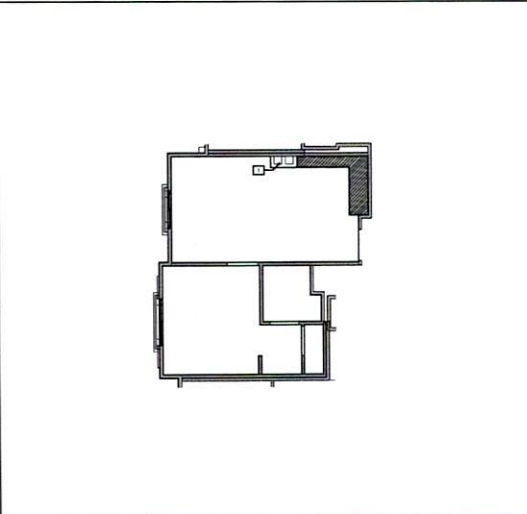
1. EXISTING FEATURES TO REMAIN, UNLESS NOTED, IN RESPECT OF WHICH CONFLICTS ARE NOTED.

**KEYNOTES**

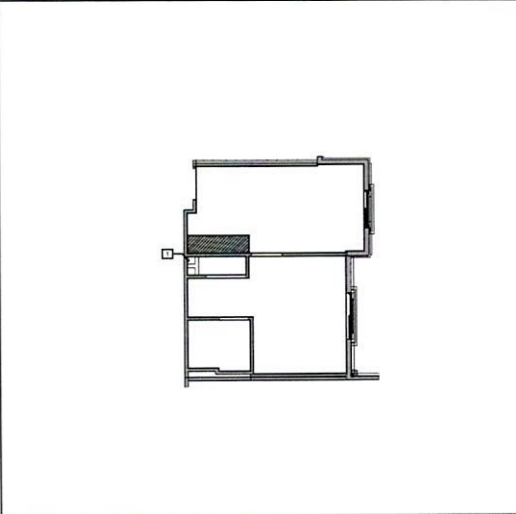
-  NEW SHIRT FOR RANGE HOOD EXHAUST
-  EXISTING SHIRT FOR RANGE HOOD EXHAUST, W/F

UNIT REFLECTED  
CEILING PLAN

DATE: 08.13  
SCALE: A6.13



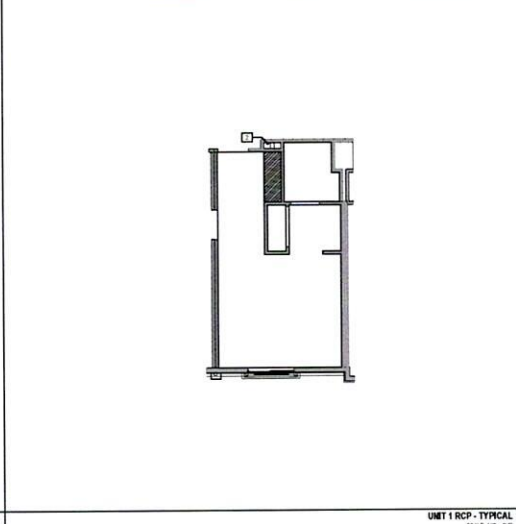
UNIT 4 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 2 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 3 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 1 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"

PROJECT  
**VISTA DORADA**

400 WOODBINE  
450 PROSPECT ROAD  
DUBLIN, CALIFORNIA 94568  
TEL: 925.852.7100

CLIENT  
Abode Communities  
1741 E. 14th Street, Suite 710  
Livermore, CA 94551  
TEL: 925.852.7100

ARCHITECT  
Abode Communities  
1741 E. 14th Street, Suite 710  
Livermore, CA 94551  
TEL: 925.852.7100

CONTRACTOR  
BENSON CONSTRUCTION  
3800 W. INGLEWOOD BOULEVARD  
INGLEWOOD, CA 90304  
TEL: 310.604.4444

**LEGEND**

- DOTTED BOARD FINISH (TYPICAL)
- DOTTED BOARD FINISH @ 2'x4' PANELS (SEE DETAILS)
- DOTTED BOARD FINISH @ 2'x4' PANELS (SEE DETAILS)
- EXISTING FEATURE LOCATION, W/F
- I-CR1 RECESSED DOWNLIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- I-CR2 CEILING MOUNTED LINEAR LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- I-CM1 CEILING MOUNTED LINEAR LIGHT (BOTTOM @ 7'4" AFF.)  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- I-MR1 RECESSED DOWNLIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- I-MR2 WALL MOUNTED LINEAR LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- I-MR4 CEILING MOUNTED LINEAR LIGHT  
MODEL REFER TO SPECS  
FINISH REFER TO SPECS  
BY REFER TO SPECS
- SMOKE DETECTOR
- CAMERON MONITORING DETECTOR

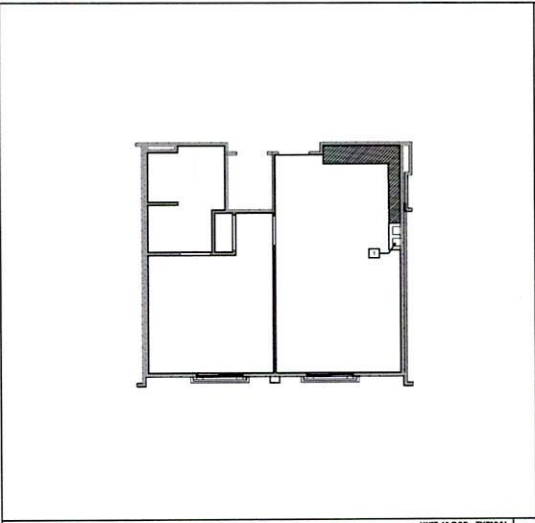
**NOTES**

- EXISTING FEATURES TO REMAIN UNLESS NOTIFIED ARCHITECT OF ANY CONFLICTS AS NOTED

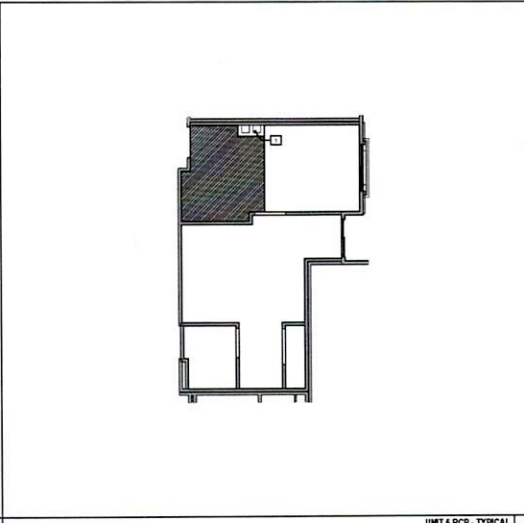
**KEYNOTES**

- NEW UNIT FOR RANGE HOOD EXHAUST
- EXISTING UNIT FOR RANGE HOOD EXHAUST, W/F

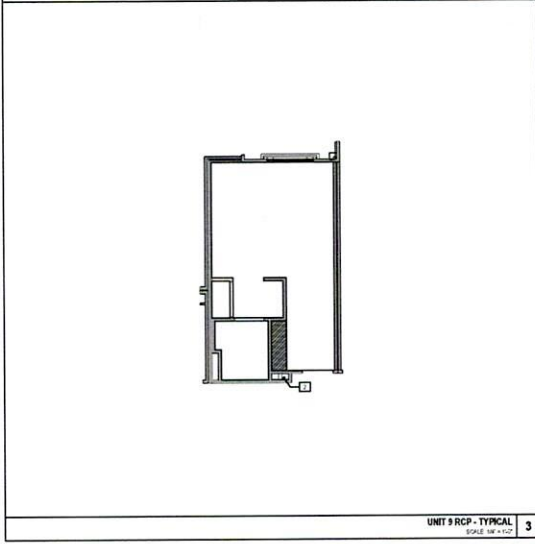
DATE: 08/14/2019  
TIME: 10:00 AM  
PROJECT: VISTA DORADA  
SHEET: UNIT REFLECTED CEILING PLAN  
**A6.14**



UNIT 10 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 6 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 9 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



UNIT 5 RCP - TYPICAL  
SCALE: 1/8" = 1'-0"



**VISTA  
DORADA**

PROJECT:  
VISTA  
DORADA  
400 HIGHLAND  
COURTWAY DR  
COSTA MESA, CA 92626  
DATE:  
11/15/2017

ARCHITECT:  
Abode Communities  
1144 E. Hill Street, Suite 700  
Los Angeles, CA 90015  
T 213.626.2702

CONSULTANTS:  
ARCHITECTURAL  
SERIES ENGINEERING  
1001 P. HILL ST. #200  
TUSTIN, CA 92680  
T 714.834.8444

PROJECT NO: 201701

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NO.	DATE	REV.
1	11/15/17	ISSUE FOR PERMIT
2	11/15/17	ISSUE FOR PERMIT
3	11/15/17	ISSUE FOR PERMIT
4	11/15/17	ISSUE FOR PERMIT
5	11/15/17	ISSUE FOR PERMIT
6	11/15/17	ISSUE FOR PERMIT
7	11/15/17	ISSUE FOR PERMIT
8	11/15/17	ISSUE FOR PERMIT
9	11/15/17	ISSUE FOR PERMIT
10	11/15/17	ISSUE FOR PERMIT
11	11/15/17	ISSUE FOR PERMIT
12	11/15/17	ISSUE FOR PERMIT
13	11/15/17	ISSUE FOR PERMIT
14	11/15/17	ISSUE FOR PERMIT
15	11/15/17	ISSUE FOR PERMIT
16	11/15/17	ISSUE FOR PERMIT

**LEGEND**

TO DRAW SHEET BLOCKS AS SHOWN AT ACCEPTABLE AND COMPATIBLE PRICES FOR DRAWING INFORMATION SEE 01 SERIES.

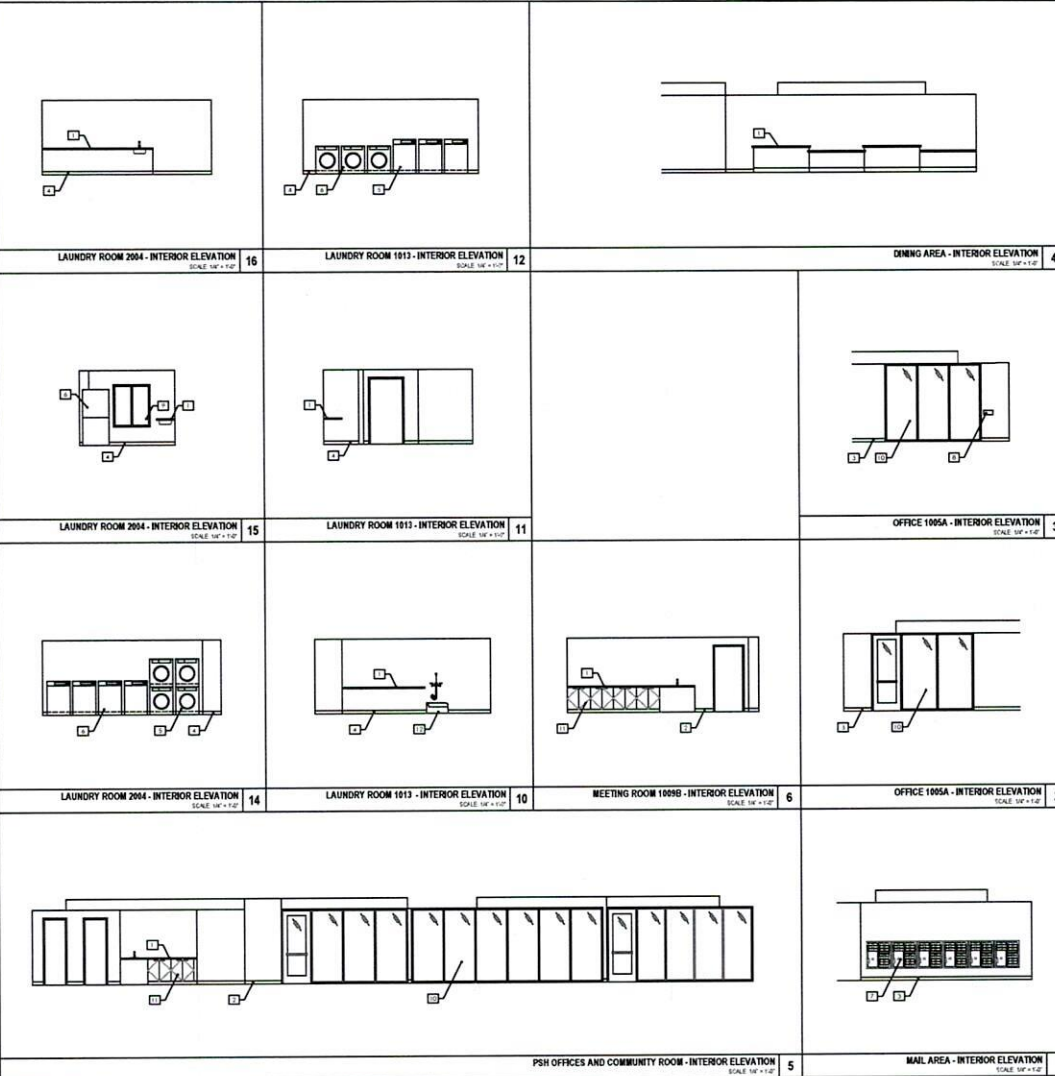
STAINED WASHERS  
 STAINED DRIVER  
 M  
 WAREHOUSE FLOORING MODEL A1100-18  
 PANEL LOCKER FLOORING MODEL A1100-18  
 LEVER FACETS  
 REFRIGERATOR  
 FINISHED FLOORING  
 FLOOR ACCESSIBLE TURNING RADIUS  
 TURNED SPACE FOR ACCESSIBLE 180° TURN  
 30" x 48" CLEARANCE  
 FLOOR DRAIN  
 REMOVABLE OR OPENABLE FOR CLEARANCE  
 NARROW WALLS  
 WIDE WALLS

**NOTES**

- DIMENSIONS OF PLUMBING FIXTURES ARE FROM FINISH SURFACE TO EDGE OR CENTER OF FIXTURE.
- REFER TO ARCHITECTURAL PLANS SHEETS AS SERIES FOR FLOOR LAYOUT AND DIMENSIONS & PLUMBING WALL LOCATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETS FOR APPROVAL PRIOR TO FABRICATION.
- PROVIDE COMPLIANCE WITH TILE, LA. PART 3, CALIF. ELECT. CODE REQUIREMENTS FOR LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS.
- PROVIDE FIRE RATED PARTITION WALLS AT ALL BATHROOM WALLS EXCEPT SAT NET WALLS IN BATHROOMS.
- PROVIDE ACCESS HOLES IN ALL DOOR CABINETS @ ALL GROUND LEVELS.
- AT COMMON SPACE AND OTHER RECEPTION AREAS, PROVIDE AN ACCESSIBLE STATION AT LEAST 60" LONG, NO MORE THAN 30" HIGH, WITH KNEE SPACE OF AT LEAST 27" HIGH BY 48" WIDE & 57" DEEP.
- IF FACET CONTROLS & OPERATOR MOUNTING SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TYPING OR GRIPPING. PROVIDE ON THE END OF THE HANDLE THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 LBS AND 4 INCHES. LEVER OPERATED VALVES & ELECTRONICALLY CONTROLLED MECHANICAL AND ELECTRICAL OPERABLE DEVICES. SELF-CLOSING VALVES ARE ALLOWED IF THE FACET REMAINS OPEN FOR AT LEAST 10 SECONDS (300-710-614).
- ALL NEWLY INSTALLED RECEPTION SPACE EQUIPMENT AND APPLIANCES SHALL BE ENERGY STAR LABELED IF ENERGY STAR IS APPLICABLE TO THAT EQUIPMENT OR APPLIANCE.

**KEYNOTES**

- SOLID SURFACE COUNTERTOP AND BACKSPLASH
- WOOD BASE
- TILE BASE
- RUBBER BASE
- WASHER
- DRIVER
- WALL BOX AND PANEL BOX, LALURRY MODEL 3700-10R
- RENT DROP BOX
- EXISTING WINDOW
- TEMPERED GLAZING (TGP)
- LOCKABLE CREDIT STATION
- CUSTOMAL SIGN



**abode communities architecture**

**PROJECT**  
**VISTA DORADA**  
 1141 N. Hill Street, Suite 730  
 Los Angeles, CA 90012  
 7 213.625.2702

**CLIENT**  
 Abode Communities  
 1141 N. Hill Street, Suite 730  
 Los Angeles, CA 90012  
 7 213.625.2702

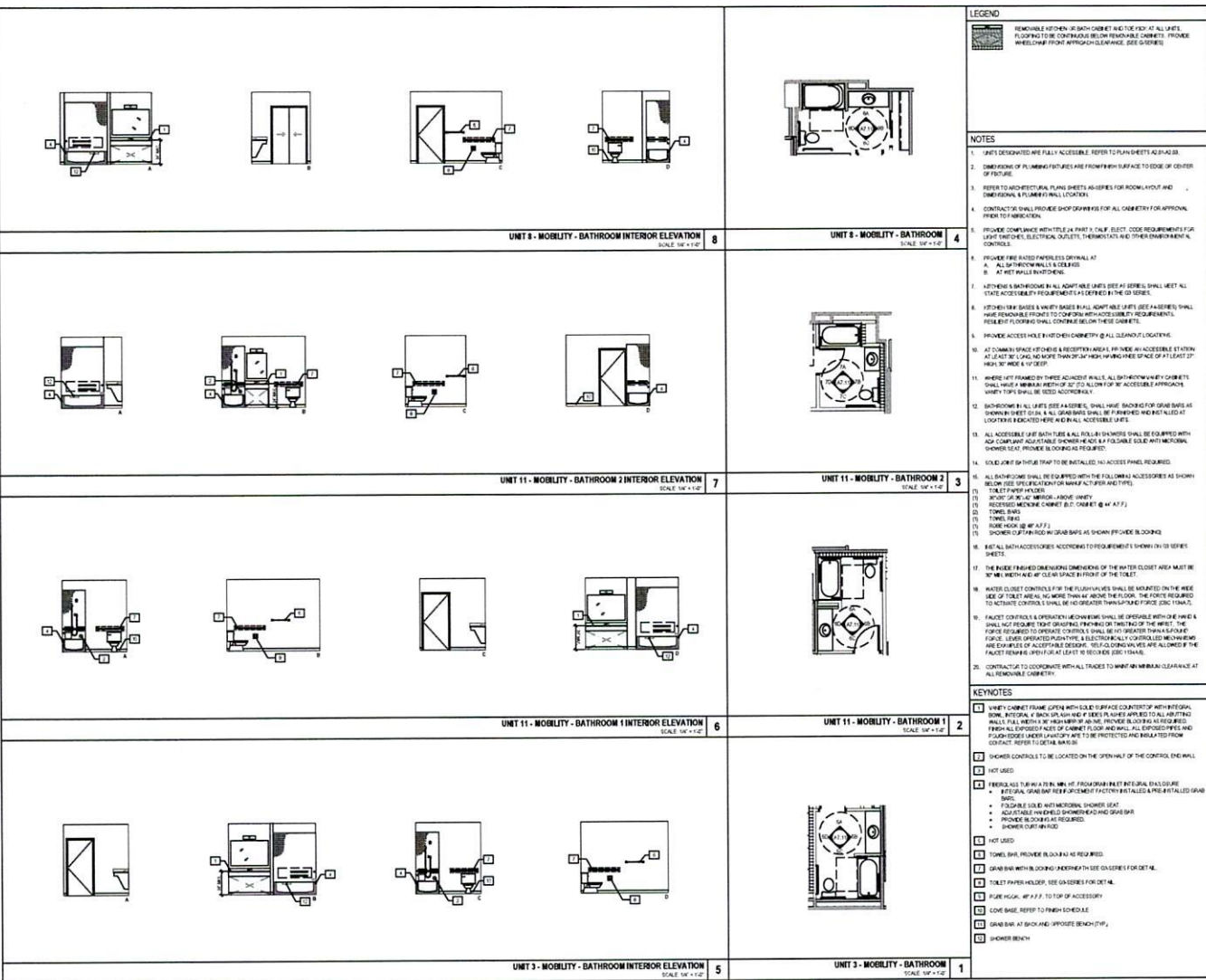
**ARCHITECT**  
 Abode Communities  
 1141 N. Hill Street, Suite 730  
 Los Angeles, CA 90012  
 7 213.625.2702

**CONSULTANTS**

**MECHANICAL**  
 GREEN ENGINEERING  
 3826 N. Hollywood Blvd  
 Los Angeles, CA 90028  
 3 213.482.4404

11/2024

**UNIT BATHROOM INTERIOR ELEVATIONS**  
 A7.11



**LEGEND**

REMOVABLE MEMBRANES: BATH CABINETS FACTORY-FIT AT ALL UNITS. FLOORING OVER CONTIGUOUS BELOW-FLOORING CABINETS. PROVIDE MINIMUM 4" FROM APPROX. CLEARANCE. SEE 050505.

**NOTES**

1. UNITS DESIGNATED ARE FULLY ACCESSIBLE. REFER TO PLAN SHEETS A7-03.03.03 OF FUTURE.

2. DIMENSIONS OF PLUMBING FIXTURES ARE FROM FINISH SURFACE TO EDGE OF GROUND-FLOOR.

3. REFER TO ARCHITECTURAL PLUMBING SHEETS AS APPLICABLE FOR ROOMS, VOUCHER AND DIMENSIONAL PLUMBING WALL LOCATIONS.

4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETS FOR APPROVAL PRIOR TO FABRICATION.

5. PROVIDE CONDENSATE REMOVAL SYSTEM FOR ALL FIXTURES. CONDENSATE REQUIREMENTS FOR LIGHT FIXTURES, ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS:

6. PROVIDE FIVE BATED PARTS PER GALLON AT:  
 A. ALL BATHROOM WALLS & CEILING.  
 B. AT NET WALL SCHEDULE.

7. VANITIES & BATHROOMS IN ALL ADAPTED UNITS SEE AT 050505 SHALL MEET ALL STATE ACCESSIBILITY REQUIREMENTS AS DEFINED BY THE CODE BOOKS.

8. VOUCHER VANITIES & VANITY BASES SHALL ADAPT ADAPTED UNITS. SEE A SERIES SHEET FOR REMOVABLE MEMBRANES TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. FLOORING AT FLOORING SHALL CONTINUE BELOW THESE CABINETS.

9. PROVIDE ACCESSIBLE HATCH CABINETS AT ALL CLEANOUT LOCATIONS.

10. AT COMMON FLOOR VOUCHER & RECEPTION AREA, PROVIDE AN ACCESSIBLE STATION AS SET BY LOCAL CODE. NO MORE THAN 30" HIGH FOR UNITS UP TO 120" HIGH; 30" HIGH & UP TO 24" DEEP.

11. WHERE SET FRAMED BY THREE ADJACENT WALLS, ALL BATHROOM VANITY CABINETS SHALL HAVE A MINIMUM HEIGHT OF 30" TO ALLOW FOR AN ACCESSIBLE APPROXIMATE VOUCHER TOPS SHALL BE USED AS APPLICABLE.

12. BATHROOMS IN ALL UNITS SEE A SERIES SHEET. SHALL HAVE BACKING FOR GRADE BATHS AS SHOWN BY SHEET G-0.3. ALL GRADE BATHS SHALL BE FINISHED TO GRADE AT LOCATIONS INDICATED HERE AND IN ACCESSIBLE UNITS.

13. ALL ACCESSIBLE (BATHTUBS & SHOWER) UNITS SHALL BE EQUIPPED WITH ADA COMPLIANT ADJUSTABLE SHOWER SEAT OR A FOLDABLE SEAT AND NON-SLIP SHOWER SEAT. PROVIDE BLOORING AS REQUIRED.

14. LIVES (OR IF BATH TUB) SHALL BE INSTALLED, NO ACCESS PANEL REQUIRED.

15. ALL BATHROOMS SHALL BE EQUIPPED WITH THE FOLLOWING ACCESSORIES AS SHOWN BELOW (SEE SPECIFICATION FOR MARK ACTUATOR AND TYPES):  
 (1) TALKER PHONE;  
 (2) SPEECH-TO-VOICE MESSAGE ABOVE VANITY;  
 (3) RECESSED MIRROR CABINET; (4) CABINET @ 48" AFF;  
 (4) TOWEL BAR;  
 (5) TOWEL RING;  
 (6) HOOK HOOK @ 48" AFF;  
 (7) SPONGER TOP FLOORING PROBE BASE AS SHOWN PROVIDE BLOORING.

16. SET ALL BATH ACCESSORIES ACCORDING TO REQUIREMENTS SHOWN ON CD SERIES SHEETS.

17. THE INSIDE FINISHED DIMENSIONAL DIMENSIONS OF THE WATER CLOSET AREA MUST BE 30" MIN. HEIGHT AND 60" CLEAR SPACE BY FRONT OF THE TOILET.

18. WATER CLOSET CONTROLS FOR THE FLUSH VALVE SHALL BE MOUNTED ON THE REAR SIDE OF TOILET AREA, NO MORE THAN 48" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. (22.7 N) (SEE 220.1.2).

19. FACETS CONTROLS & OPERATOR MACHINERY SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRIPPING, PULLING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO MORE THAN 5 LBS. (22.7 N) (SEE 220.1.2). LEVEL OPERATED PUSHPATHS & ELECTRICALLY CONTROLLED MECHANISMS ARE REQUIRED OF ACCEPTABLE DESIGN. (SEE COLORING VALUES AND ALLOWANCE IF THE FACETS REMAIN OPEN AT LEAST 10 SECONDS (SEE 150.15.6)).

20. CONTRACTOR TO COORDINATE WITH ALL TRADES TO VERIFY AN MINIMUM CLEARANCE AT ALL REMOVABLE CABINETS.

**KEYNOTES**

1. VANITY CABINETS FRAME (OFFICE) WITH GROUND TO SPACE COORDINATION WITH INTERNAL BROWN INTERIOR. (4" EACH) USASH AND 6" EACH) PLATES APPLIED TO ALL ADAPTED WALLS SHALL MEET THE REQUIREMENTS. PROVIDE BLOORING AS REQUIRED. FROM ALL EXPOSED SIDES OF CABINET FLOOR AND WALLS ALL EXPOSED PIPES AND CONDUITS REFER TO DETAIL MARKS.

2. DIMMER CONTROLS TO BE LOCATED ON THE SPENWALL OF THE CONTROL END WALL.

3. NOT USED.

4. PERGOLA TURBANA TO BE FINISHED FROM SPENWALL INTERNAL END (COLORS)  
 A. INTERNAL GRAB BAR REEL (PREFERRED) FACTORY-INSTALLED AND INSTALLED GRAB BARS.  
 B. ADJUSTABLE WITH MOTORIAL SHOWER SEAT.  
 C. ADJUSTABLE WITH EMBEL SHOWER SEAT AND GRAB BARS.  
 D. PROVIDE BLOORING AS REQUIRED.  
 E. SHOWER CURTAIN HOOK.

5. NOT USED.

6. TOWEL BAR, PROVIDE 30" X 14" (N) RECESSED.

7. GRAB BAR WITH LOCKING MECHANISM (SEE 050505) FOR DETAIL.

8. TOILET PARTS (WALLS, SEE 050505) FOR DETAIL.

9. FLOORING, 48" AFF, 1/2" TO TOP OF ACCESSORY.

10. LIVES BASE, REFER TO FINISH SCHEDULE.

11. SHOWER BAR, AT EACH END, OPPOSITE BENCH/TOP.

12. SHOWER BENCH.

**LEGEND**

**NOTES**

- SITES DESIGNATED ARE FULLY ACCESSIBLE. REFER TO PLAN SHEETS AS APPLICABLE.
- DIMENSIONS OF PLUMBING FIXTURES ARE FROM FINISH SURFACE TO EDGE OR CENTER OF FIXTURE.
- REFER TO ARCHITECTURAL PLUMBING SHEETS AS APPLICABLE FOR ROOM, WOOD AND DIMENSIONS OF PLUMBING WALL LOCATIONS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETRY FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE COMPLIANCE WITH TITLE 24 PART 1.5.1.6.1.1.5.1. CODE REQUIREMENTS FOR LIGHT FIXTURES, ELECTRICAL, ACoustics, THERMOCOUSTICS, OVERCURRENT PROTECTION, CONTROLS.
- PROVIDE PRE-FABRICATED PARTITIONS PERMITS AT:
  - ALL BATHROOM WALLS & CEILING.
  - AT RET WALLS PARTITIONS.
- IF OTHERS IN ROOMS SHALL ADHERE TO ALL APPLICABLE UNITS. USE A SERIES SHALL HAVE FINISHABLE FRONT TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. PREVENT FLOORING SHALL COMPLY WITH THESE CABINETS.
- PROVIDE ONE BASED & VARIETY BASED FULLY ADAPTABLE UNITS. USE A SERIES SHALL HAVE FINISHABLE FRONT TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. PREVENT FLOORING SHALL COMPLY WITH THESE CABINETS.
- PROVIDE ACCESSIBLE HOLE WITH CABINETRY @ ALL CLEANOUT LOCATIONS.
- AT COMMON SPACE (KITCHENS) RECEPTION AREA, PROVIDE AN ACCESSIBLE ET ALON AT LEAST 3' CLEARANCE MORE THAN 30" HIGH, INCLUDING SPACE OF AT LEAST 3" HIGH, 36" WIDE & 11" DEEP.
- WHERE KITCHEN FRAMED BY THREE WALLS, ALL BATHROOM WAREHOUSE CABINETS SHALL HAVE A MINIMUM CLEARANCE OF 18" TO ALL UNITS OR 30" ACCESSIBLE APPROACH. WAREHOUSE SHALL BE USED ACCORDINGLY.
- BATHROOM IN ALL UNITS USE A SERIES, SHALL HAVE BACKING FOR GRAB BARS AS DOWNER SHEET 05-A. ALL GRAB BARS SHALL BE FINISHED AND INCLUDED AT LOCATIONS INDICATED HERE AND IN ALL ACCESSIBLE UNITS.
- ALL ACCESSIBLE BATH TUBS & ALL ROLL-IN SHOWERS SHALL BE EQUIPPED WITH ADA COMPLIANT ADJUSTABLE POWERHEADS & UP TO 200 LB. SEAT WITH BACKING, SHOWER SEAT. PROVIDE BLOORING AS REQUIRED.
- SOLID JAMB OR TUB TRAP TO BE INSTALLED, NO ACCESS PANELS REQUIRED.
- ALL BATHROOM SHALL BE EQUIPPED WITH THE FOLLOWING ACCESSORIES AS SHOWN BELOW. USE PRECISION FOR MARKING AND FIXTURES:
  - TILE/FLOOR HOLDER
  - WIPER OR ROLL-IN ASSISTANCE WAREHOUSE
  - RECEIVED MEDICINE CABINET @ KITCHEN @ AT AFF
  - TOILET BIRD
  - TUBES BIRD
  - SHOWER @ AT AFF
  - SHOWER @ AT AFF AS SHOWN AS SHOWN PROVIDE BLOORING.
- BATHROOM ACCESSORIES ACCORDING TO REQUIREMENTS IS SHOWN IN G-380616 SHEET.
- THE NUMBER FRAMED ON FINISH DIMENSIONS OF THE BATHROOM CLOSET AREA MUST BE 36" IN WIDTH AND 48" IN CLEAR SPACE FROM THE TOILET.
- WATER CLOSET CONTROLS FOR THE SHOWERS SHALL BE LOCATED ON THE WIDE SIDE OF TOILET AND NO MORE THAN 48" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. (22.7 N).
- FAUCET CONTROLS & OPERATIONS CONTROLS SHALL BE OPERATED WITH ONE HAND. SHALL NOT REQUIRE TIGHT GRIPPING, FINGERS OR THUMB OF THE WEAK. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. (22.7 N). FAUCET, LOWER OPERATED PUSH-TYPE, ELECTRONICALLY CONTROLLED MECHANISMS ARE EXEMPTED OF ACCEPTABLE DESIGN. SEE G-380616 AND ALLOWED IF THE FAUCET REMAINS OPEN AT LEAST 18" REQUIRED (SEE 15-A-1).
- CONTRACTOR TO COORDINATE WITH ALL TRADES TO MEET MINIMUM CLEARANCES AT ALL RENEWABLE CABINETRY.

**KEYNOTES**

- DOFF ABOVE CABINETS, THE REFER TO REFLECTED CEILING PLUMBING.
- FINISH ALL CORNER Joints OF CABINET FLOOR AND ALL ALL EXPOSED JOINTS AND Joints UNDER KITCHENS AND UNDER WORKSPACE ARE TO BE PROTECTED AND FINISHED WITH CONTACT 2" MIN. AFF. HEAT CLEAR WORK AREA.
- SOLID SURFACE COUNTERTOP (STONE, POLYURED STONE, AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE HEIGHTS REQUIREMENTS).
- SWITCH
- NOT USED
- COUNTER SURFACE FINISH, PROVIDE BY OUR. LENGTH 18" SPACE UNDERNEATH
- COOK TOP
- FRIDGE HOOD WITH WALL UNIT
- FRIDGE
- FRIDGE PANEL TO MATCH CABINETS.

**abode communities architecture**

**VISTA DORADA**

10/1/2024  
10/1/2024

PROJECT

ARCHITECT

CONSULTANTS

REGISTRAR/REGISTRATION

DATE

PROJECT NO.

DATE

DATE

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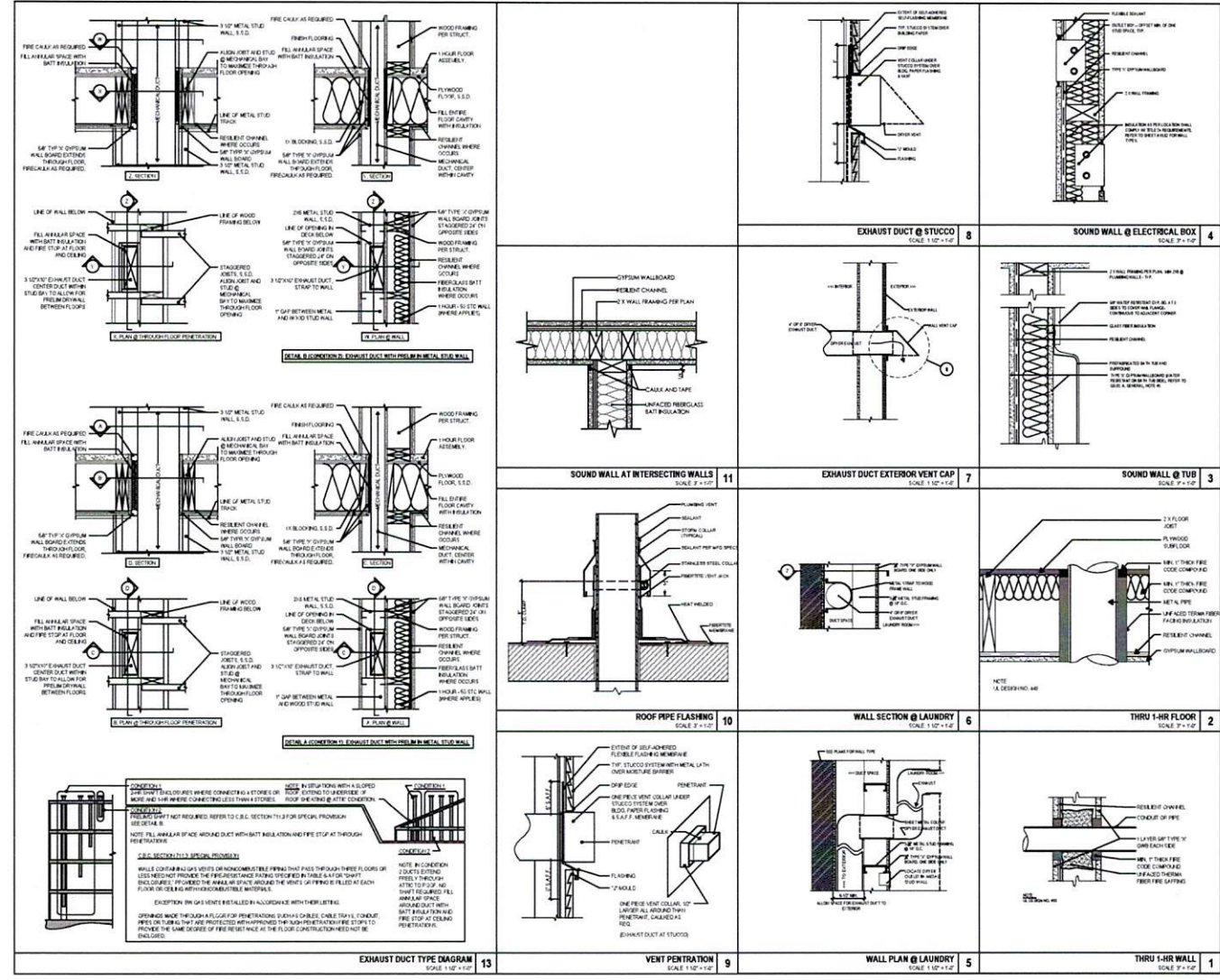
	<p><b>UNIT 8 - MOBILITY - KITCHEN INTERIOR ELEVATION</b> SCALE: 1/8" = 1'-0"</p> <p>11</p>	<p><b>UNIT 8 - MOBILITY - KITCHEN INTERIOR ELEVATION</b> SCALE: 1/8" = 1'-0"</p> <p>7</p>	<p><b>UNIT 8 - MOBILITY - KITCHEN</b> SCALE: 1/8" = 1'-0"</p> <p>3</p>	
	<p><b>UNIT 11 - MOBILITY - KITCHEN INTERIOR ELEVATION</b> SCALE: 1/8" = 1'-0"</p> <p>10</p>	<p><b>UNIT 11 - MOBILITY - KITCHEN INTERIOR ELEVATION</b> SCALE: 1/8" = 1'-0"</p> <p>6</p>	<p><b>UNIT 11 - MOBILITY - KITCHEN</b> SCALE: 1/8" = 1'-0"</p> <p>2</p>	
		<p><b>UNIT 3 - MOBILITY - KITCHEN INTERIOR ELEVATION</b> SCALE: 1/8" = 1'-0"</p> <p>5</p>	<p><b>UNIT 3 - MOBILITY - KITCHEN</b> SCALE: 1/8" = 1'-0"</p> <p>1</p>	

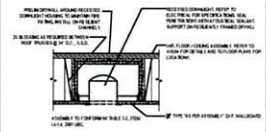
**UNIT KITCHEN INTERIOR ELEVATIONS**

**A7.12**

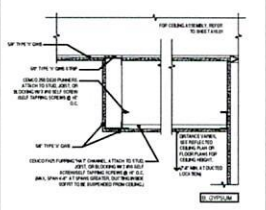




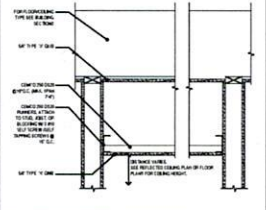




**1-HR DOWN LIGHT ENCLOSURE**  
SCALE: 1/2" = 1'-0"



**SOFFIT - TYPICAL**  
SCALE: 1/2" = 1'-0"



**DROPPED CEILING**  
SCALE: 1/2" = 1'-0"

**REVISIONS**

NO.	DATE	BY
1	10.10.10	AB
2	11.10.10	AB
3	12.10.10	AB
4	01.11.11	AB
5	02.11.11	AB
6	03.11.11	AB
7	04.11.11	AB
8	05.11.11	AB
9	06.11.11	AB
10	07.11.11	AB



**DATE PLOTTED:** 10/10/10

**SCALE:** AS SHOWN

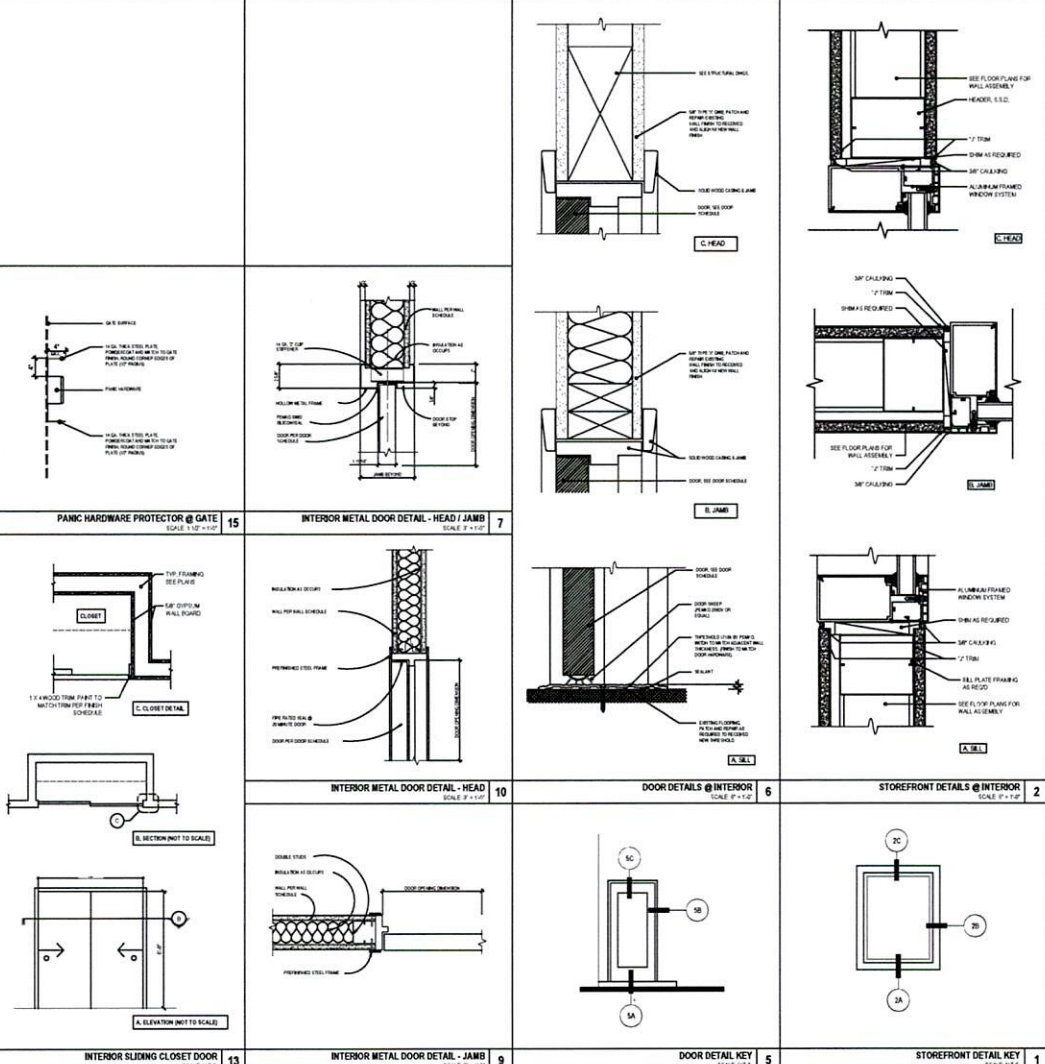
**PROJECT:** VISTA DORADA

**NO.:** 1003

**DATE:** 10/10/10

**BY:** AB

**CEILING DETAILS**



13 INTERIOR SLIDING CLOSET DOOR SCALE 1/4" = 1'-0"

15 PANIC HARDWARE PROTECTOR @ GATE SCALE 1/2" = 1'-0"

7 INTERIOR METAL DOOR DETAIL - HEAD / JAMB SCALE 3/4" = 1'-0"

10 INTERIOR METAL DOOR DETAIL - HEAD SCALE 3/4" = 1'-0"

9 INTERIOR METAL DOOR DETAIL - JAMB SCALE 3/4" = 1'-0"

5 DOOR DETAIL KEY SCALE 1/2" = 1'-0"

2 STOREFRONT DETAILS @ INTERIOR SCALE 3/4" = 1'-0"

6 DOOR DETAILS @ INTERIOR SCALE 3/4" = 1'-0"

14 ELEVATION (NOT TO SCALE)

11 B SECTION (NOT TO SCALE)

12 C ELEVATION (NOT TO SCALE)

13 INTERIOR SLIDING CLOSET DOOR SCALE 1/4" = 1'-0"

15 PANIC HARDWARE PROTECTOR @ GATE SCALE 1/2" = 1'-0"

7 INTERIOR METAL DOOR DETAIL - HEAD / JAMB SCALE 3/4" = 1'-0"

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2 STOREFRONT DETAILS @ INTERIOR SCALE 3/4" = 1'-0"

6 DOOR DETAILS @ INTERIOR SCALE 3/4" = 1'-0"

14 ELEVATION (NOT TO SCALE)

11 B SECTION (NOT TO SCALE)

12 C ELEVATION (NOT TO SCALE)

13 INTERIOR SLIDING CLOSET DOOR SCALE 1/4" = 1'-0"

15 PANIC HARDWARE PROTECTOR @ GATE SCALE 1/2" = 1'-0"



VISTA DORADA

PROJECT

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

ARCHITECT

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

CONSULTANTS

MECHANICAL

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

ELECTRICAL

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

PLUMBING

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

STRUCTURAL

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

GENERAL CONTRACTOR

Abode Communities

11611 W. 116th Street, Suite 100

Los Angeles, CA 90024

733.525.2702

DATE

NO. OF SHEETS

TITLE

SCALE

BY

CHECKED

DATE

BY

CHECKED

DATE

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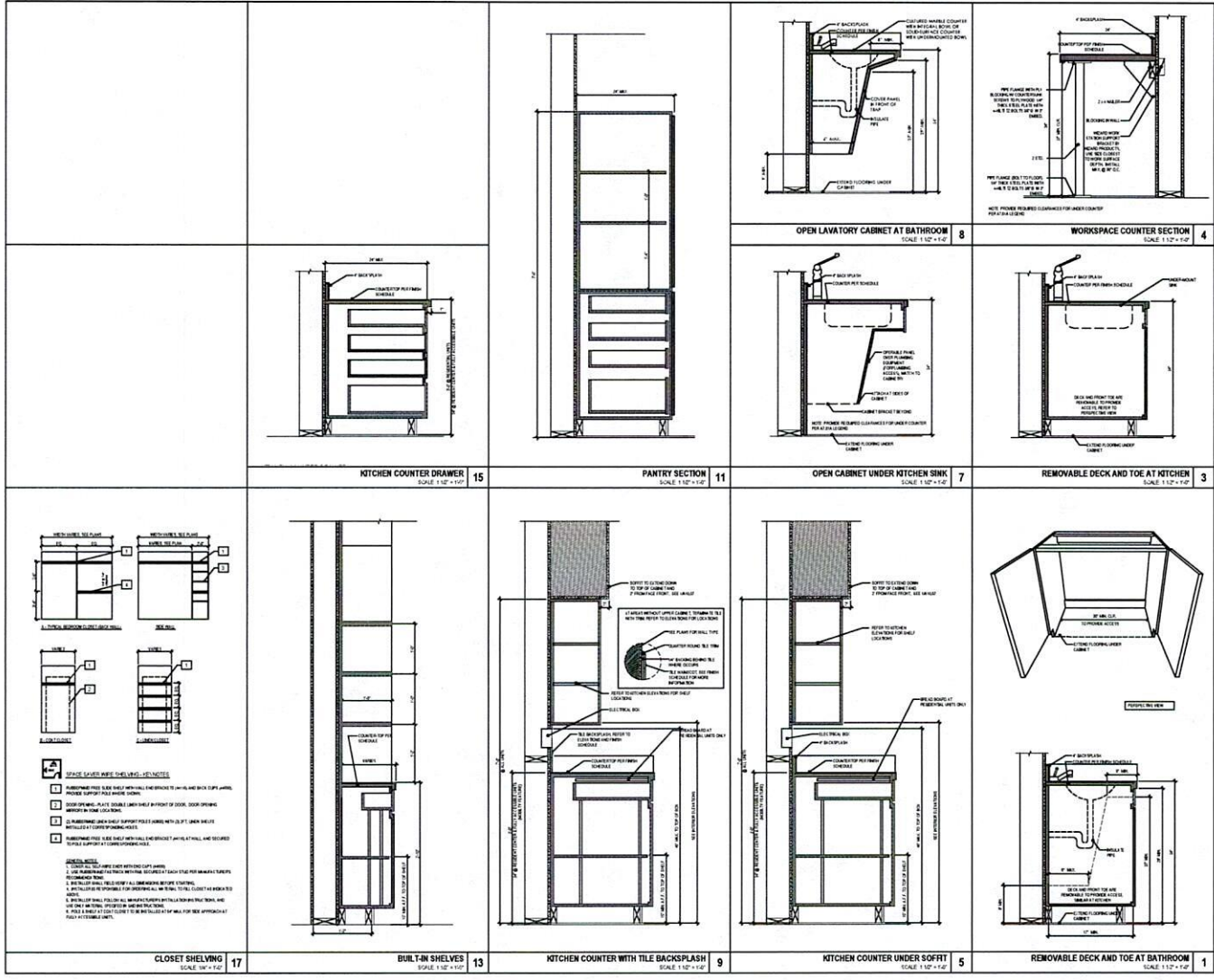
DATE

BY

CHECKED

DATE

BY



A10.05

Cabinet Details

**VISTA DORADA**

11000 HOLLYWOOD BLVD  
LOS ANGELES, CA 90027  
TEL: 310.441.2700  
WWW.ABODE.COM

ARCHITECT  
Abode Communities  
11000 Hollywood Blvd  
Los Angeles, CA 90027  
Tel: 310.441.2700

CONTRACTORS

MECHANICAL  
MECHANICAL CONTRACTORS  
11000 Hollywood Blvd  
Los Angeles, CA 90027  
Tel: 310.441.2700

ELECTRICAL  
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SEWER  
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<p><b>BOLLARD AT LANDSCAPE PLANTING</b> SCALE 1/2" = 1'-0"</p>	<p><b>SURFACE-MOUNTED FIRE EXTINGUISHER CABINET</b> SCALE 3/4" = 1'-0"</p>	<p><b>SIGNAGE ATTACHMENT DETAIL (RAISED)</b> SCALE 3/4" = 1'-0"</p>	<p><b>TILE WAINSCOT DETAIL</b> SCALE 3/4" = 1'-0"</p>	<p><b>RENT DROP BOX DETAIL</b> SCALE 1/2" = 1'-0"</p>
<p><b>BOLLARD DETAIL (EMBEDDED AT GRADE)</b> SCALE 1/2" = 1'-0"</p>	<p><b>LAUNDRY ROOM FULL HEIGHT WALL</b> SCALE 3/4" = 1'-0"</p>	<p><b>TERRITORIAL SIGNAGE</b> SCALE 3/4" = 1'-0"</p>	<p><b>COVE BASE AT GYP</b> SCALE 3/4" = 1'-0"</p>	<p><b>RECESSED MAILBOX WALL DETAIL</b> SCALE 1/2" = 1'-0"</p>
<p><b>BOLLARD DETAIL (SURFACE MOUNT)</b> SCALE 1/2" = 1'-0"</p>	<p><b>CANE GUARD DETAIL</b> SCALE 1/2" = 1'-0"</p>	<p><b>NEW ADDRESS DETAIL</b> SCALE 1/2" = 1'-0"</p>	<p><b>RUBBER BASE AT GYP</b> SCALE 3/4" = 1'-0"</p>	<p><b>RESILIENT TILE TO CERAMIC TILE STONE THRESHOLD</b> SCALE 3/4" = 1'-0"</p>
<p><b>RECESSED FIRE EXTINGUISHER CABINET</b> SCALE 3/4" = 1'-0"</p>	<p><b>TILE BASE AT GYP</b> SCALE 3/4" = 1'-0"</p>	<p><b>WOOD BASE AT GYP</b> SCALE 3/4" = 1'-0"</p>	<p><b>RESILIENT TILE TO RESILIENT SHEET</b> SCALE 3/4" = 1'-0"</p>	<p><b>CARPET TO RESILIENT FLOOR</b> SCALE 3/4" = 1'-0"</p>

# Exhibit C of AHAP

## EXHIBIT C – Description of Housing

Project Name: Vista Dorada

Address: 1910 Frontage Rd., Corona CA 92882

APN: 102-240-054

**Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 52**

**Total Number Units in the Project: 53**

**Description and Quantity in Project:** 52 units of permanent supportive housing for homeless and chronically homeless individuals at 30% AMI, plus one manager's unit; Referrals will come from Riverside County Coordinated Entry System (CES)

**Table 2 - The below assisted units are standard PBV designated units:**

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
Studio Room/ One Bathroom	30%	17	1104, 1111, 2206, 2208*, 2209, 2210, 2212, 2214, 2216, 2217**, 3306, 3308*, 3310, 3312, 3314*, 3316, 3317**
One Bedroom/ One Bathroom	30%	35	1101, 1103, 1105, 1107**, 1109*, 1113, 1117, 1119, 2201, 2202**, 2203, 2204, 2205, 2207, 2211*, 2213, 2215*, 2218, 2219, 2220, 2221, 2223**, 3301, 3302, 3303, 3304**, 3305, 3311*, 3313*, 3315, 3318, 3319, 3320, 3321, 3323
<b>Total</b>		<b>53 Units</b>	

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature  
**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

Referrals will come from Riverside County Coordinated Entry System(CES)

**Initial Rent to Owner for Contract Units (net of HACR utility allowance):**

- Contract rent for
  - Studio: \$1,274 (no utility allowance – master metered)
  - 1BR: \$1,442 (no utility allowance – master metered)

# **Exhibit D of AHAP**

HAP PART I