



CRESTVIEW APARTMENTS

KA ENTERPRISES
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
(858) 404-6080

RIVERSIDE, CA

VIEW FROM CENTRAL AVE. LOOKING NORTH WEST

FEBRUARY 20, 2020
JOB NO.: 2018-549

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

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ARCHITECTURE MASSING VIEWS - 1

DATE: 02-20-2020
JOB NO.: 2018-549

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A-2.1





FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

CRESTVIEW APARTMENTS

KA ENTERPRISES
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ARCHITECTURE MASSING VIEWS - 2 DATE: 02-23-2020
JOB NO.: 2018-549

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FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



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ARCHITECTURE MASSING VIEWS DATE: 02-20-2020
JOB NO.: 2018-549

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EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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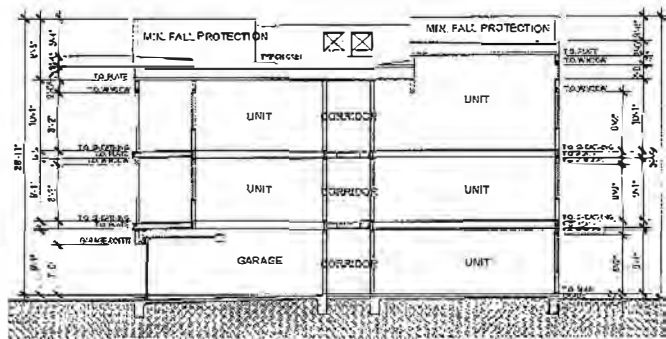
TYPE 1a - FRONT, REAR, RIGHT & LEFT ELEVATIONS

SCALE : 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549

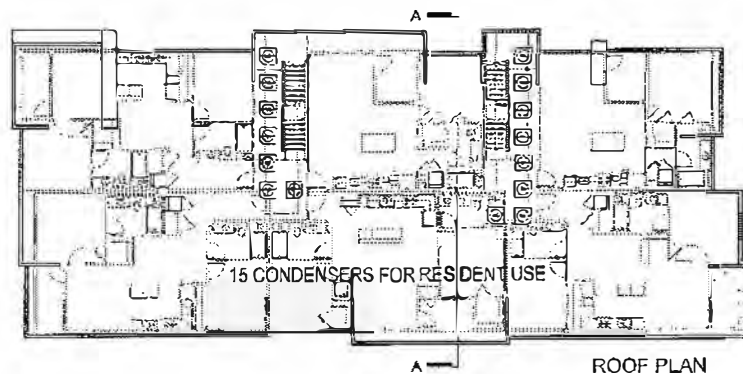
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



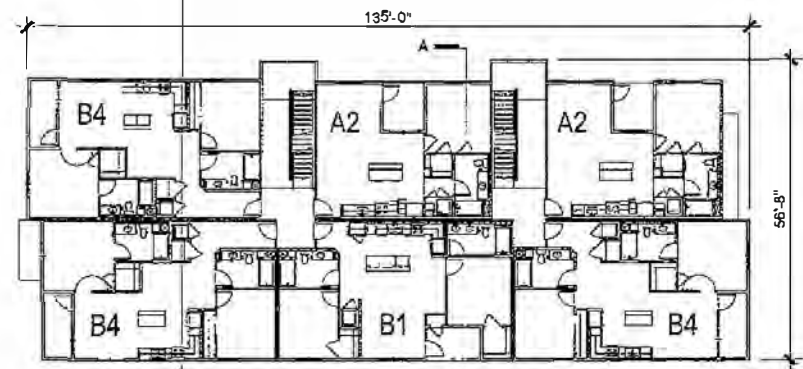
A-6



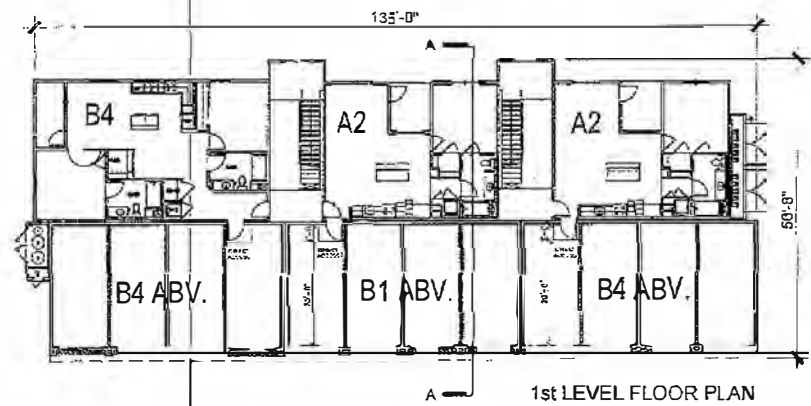
TYPICAL SECTION A-A



ROOF PLAN



2nd & 3rd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

CRESTVIEW APARTMENTS

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TYPE 1a - BUILDING COMPOSITE
LEVEL 1, 2, 3, ROOF & SECTION A-A

SCALE: 3/32" = 1'-0"
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A-7



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
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4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
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9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

CRESTVIEW APARTMENTS

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RIVERSIDE, CA

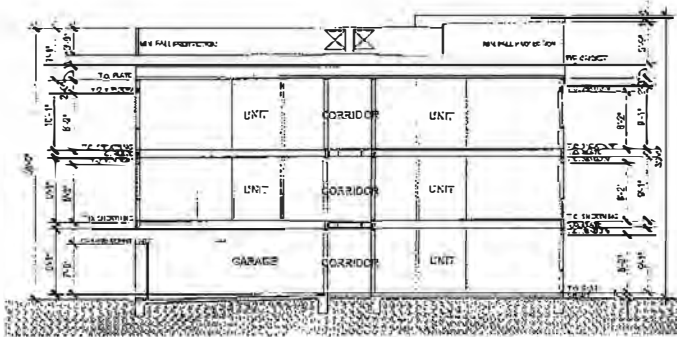
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SCALE: 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549

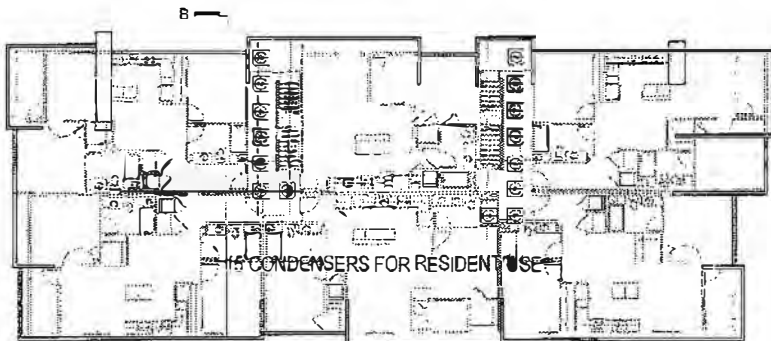
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



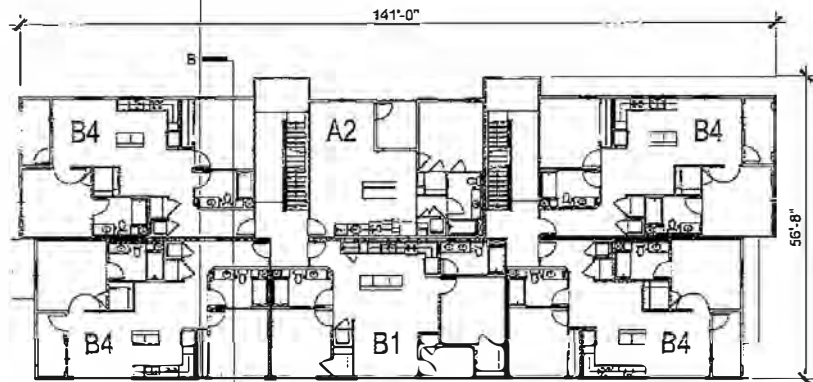
A-8



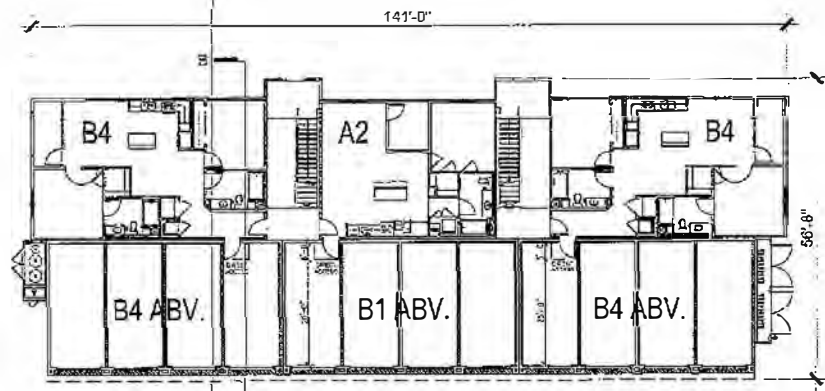
TYPICAL SECTION B-B



ROOF PLAN



2nd & 3rd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

TYPE 1b - BUILDING COMPOSITE SCALE: 3/32" = 1'-0"
LEVEL 1, 2,3 & ROOF PLANS & SECTION B-B DATE: 02-20-2020
JOB NO.: 2018-549

CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

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ARCHITECTS ORANGE

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A-9



EXTERIOR ELEVATION KEYNOTES

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7. GLASS RAILING
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9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



NORTH ELEVATION



SOUTH ELEVATION

CRESTVIEW APARTMENTS

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RIVERSIDE, CA

TYPE II - NORTH & SOUTH ELEVATIONS

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SCALE : 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

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6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT
GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



EAST ELEVATION



WEST ELEVATION

CRESTVIEW APARTMENTS

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TYPE II - EAST & WEST ELEVATIONS

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DATE: 02-20-2020
JOB NO.: 2018-549



A-11

EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

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NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION

CRESTVIEW APARTMENTS

KA ENTERPRISES

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(858) 404-6080

RIVERSIDE, CA

TYPE II - NORTH & SOUTH COURTYARD ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-12



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

1. EXTERIOR PLASTER WALL
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5. GARAGE DOOR
6. METAL RAILING
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10. DECORATIVE GATE



EAST COURTYARD ELEVATION



WEST COURTYARD ELEVATION

CRESTVIEW APARTMENTS

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RIVERSIDE, CA

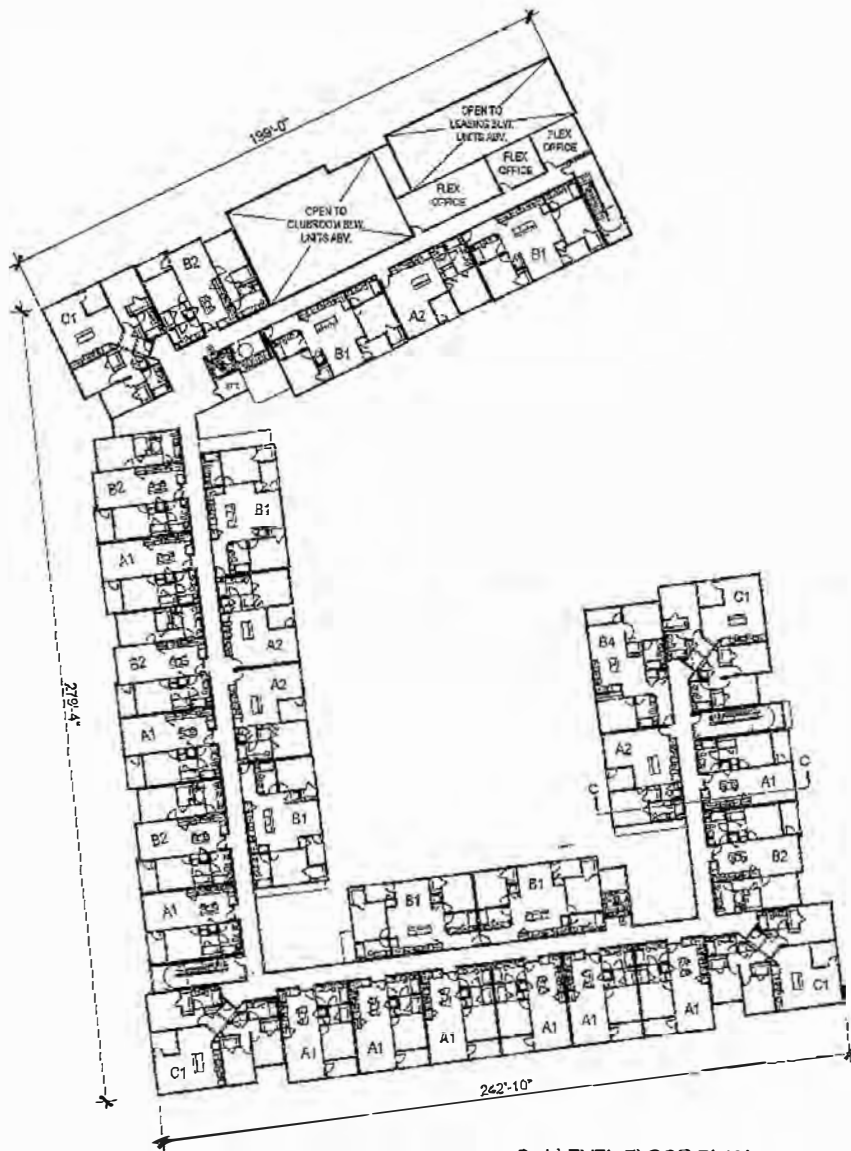
TYPE II - EAST & WEST COURTYARD ELEVATIONS

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

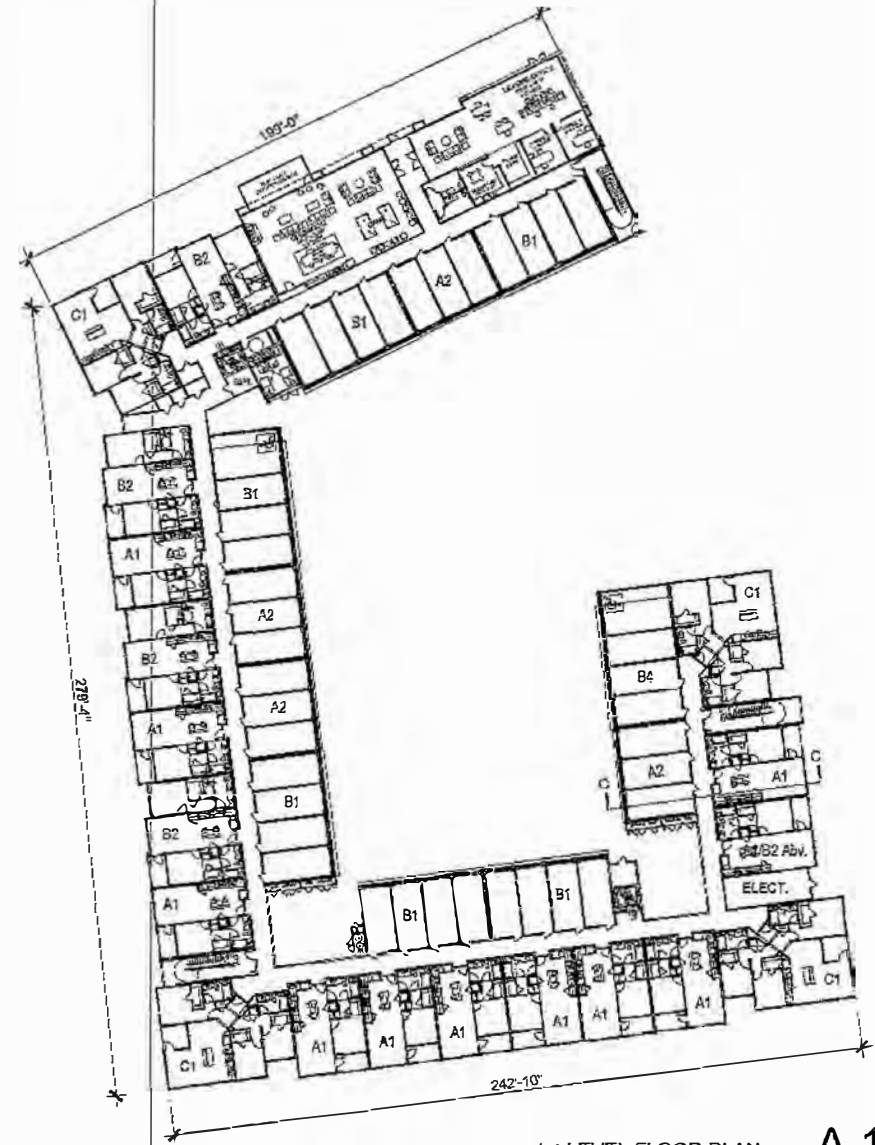
SCALE: 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549

A-13





2nd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

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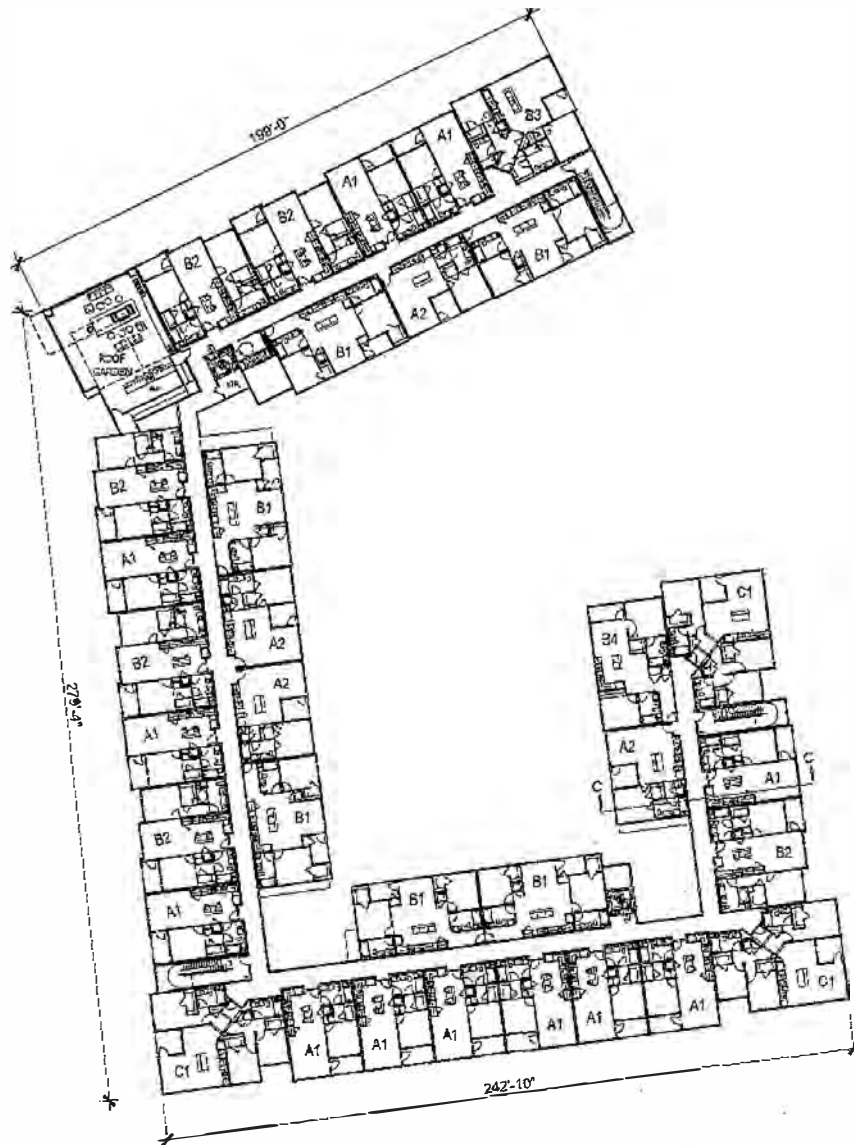
RIVERSIDE, CA

TYPE II - BUILDING COMPOSITE LEVEL 1 & 2

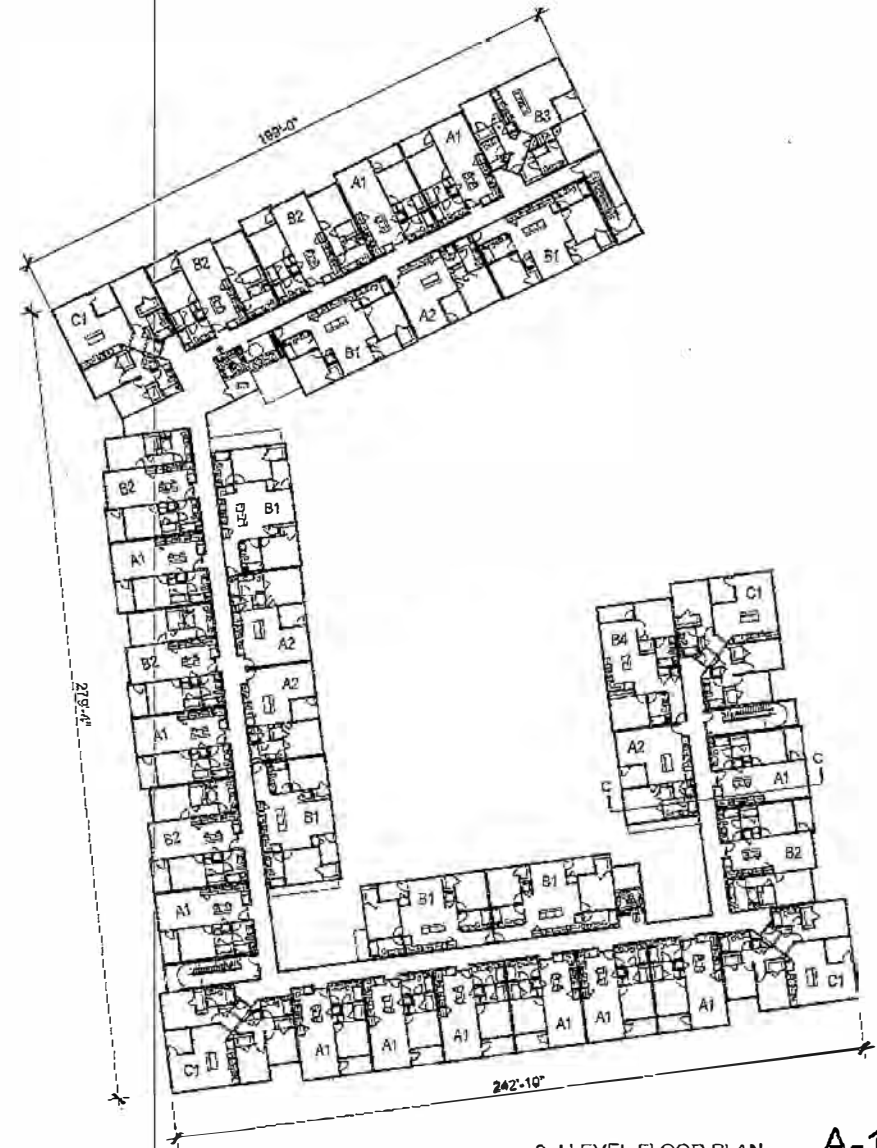
ARCHITECTS ORANGE
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A-14





4th LEVEL FLOOR PLAN



3rd LEVEL FLOOR PLAN

CRESTVIEW APARTMENTS

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RIVERSIDE, CA

TYPE II - BUILDING COMPOSITE LEVEL 3 & 4

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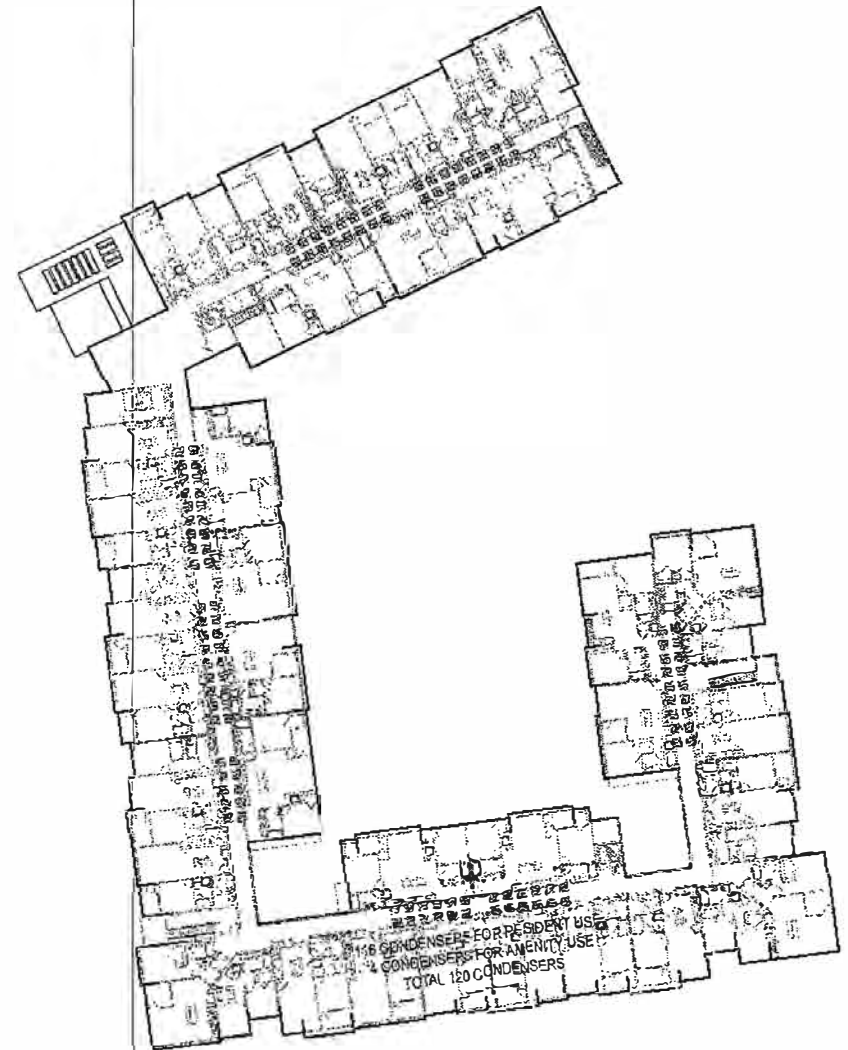
A-15



CRESTVIEW APARTMENTS

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RIVERSIDE, CA

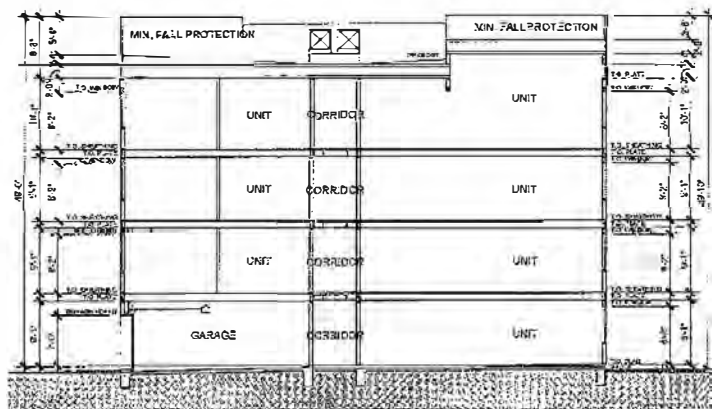


ROOF PLAN
SCALE: 1:20
DATE: 0220-2020
JOB NO.: 2018-549

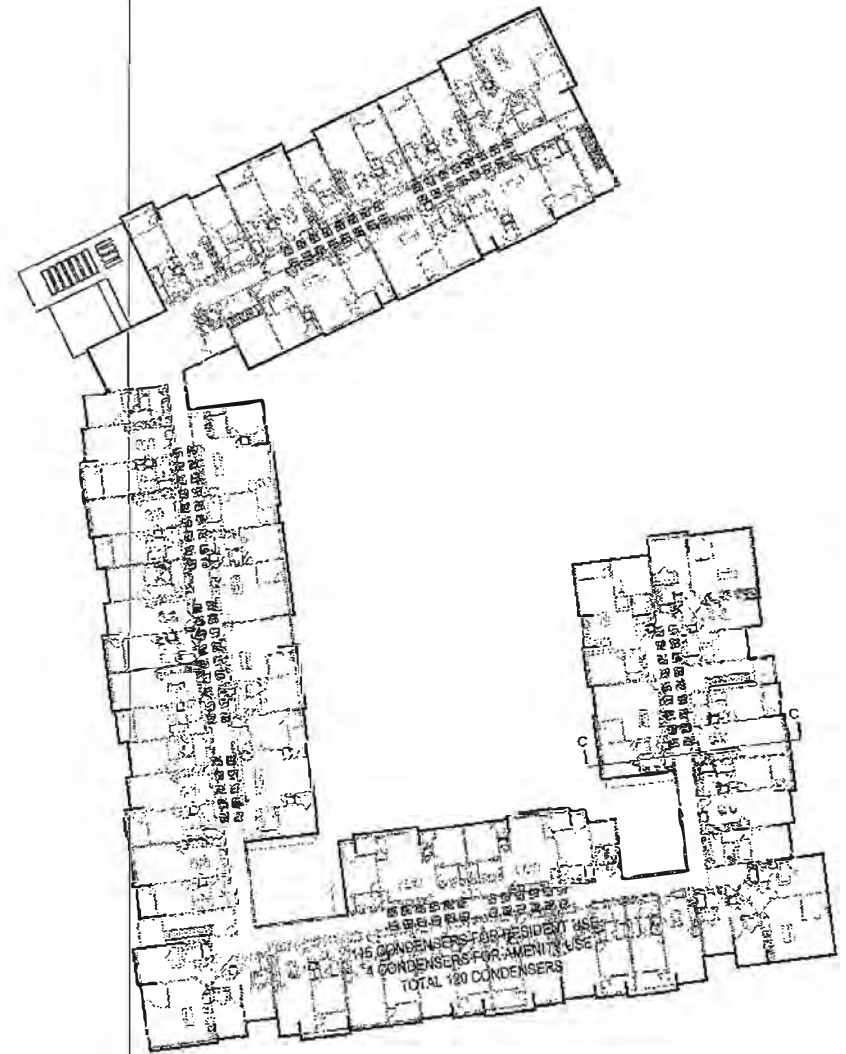
TYPE II - ROOF PLAN
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92666
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A-16





TYPICAL SECTION C-C



3rd LEVEL FLOOR PLAN

SCALE: 1/20

DATE: 02-20-2023

JOB NO.: 2018-549

TYPE II - ROOF PLAN & TYPICAL SECTION C-C

CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121

(951) 404-6080

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92666

(714) 639-9860

A-16



EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

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5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



NORTH ELEVATION



SOUTH ELEVATION

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RIVERSIDE, CA

TYPE III - NORTH & SOUTH ELEVATIONS

ARCHITECTS ORANGE
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SCALE: 3/32" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549



A-17

EXTERIOR ELEVATION KEYNOTES

MATERIAL LEGEND:

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2. ARCHITECTURAL DECORATIVE AWNING
3. VINYL WINDOW
4. ROOF GARDEN
5. GARAGE DOOR
6. METAL RAILING
7. GLASS RAILING
8. ALUMINUM FIXED STOREFRONT GLAZING SYSTEM
9. PAINTED STUCCO PATIO WALL
10. DECORATIVE GATE



EAST ELEVATION



SOUTH ELEVATION

CRESTVIEW APARTMENTS

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5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
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RIVERSIDE, CA

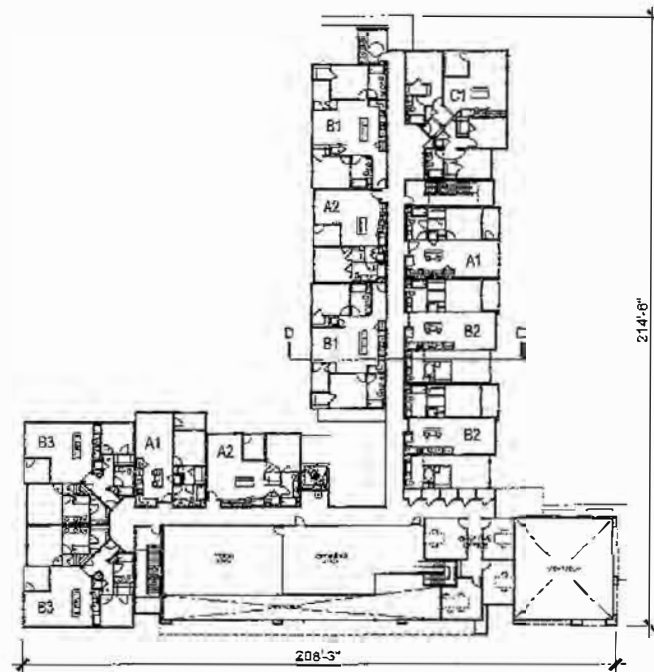
TYPE III - EAST & WEST ELEVATIONS

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(714) 639-9860

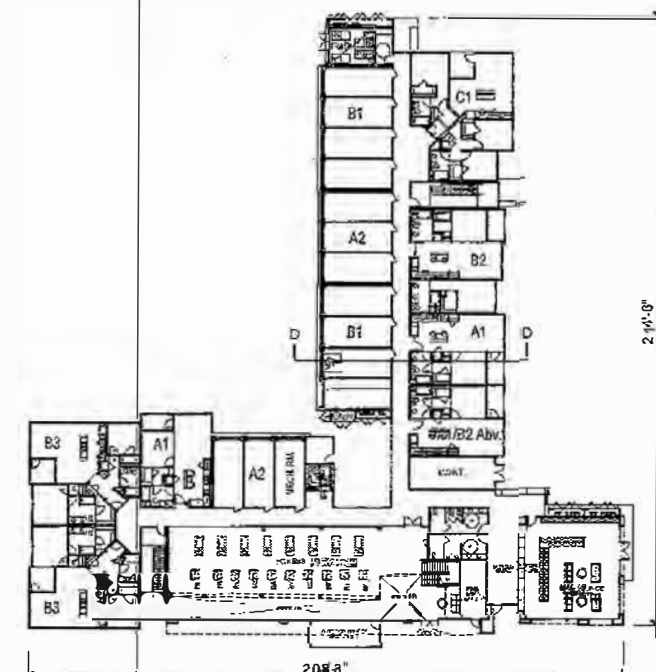
SCALE: 3/32" = 1'-0"
DATE: 02-23-2020
JOB NO.: 2018-549

A-18





2nd LEVEL FLOOR PLAN



1st LEVEL FLOOR PLAN

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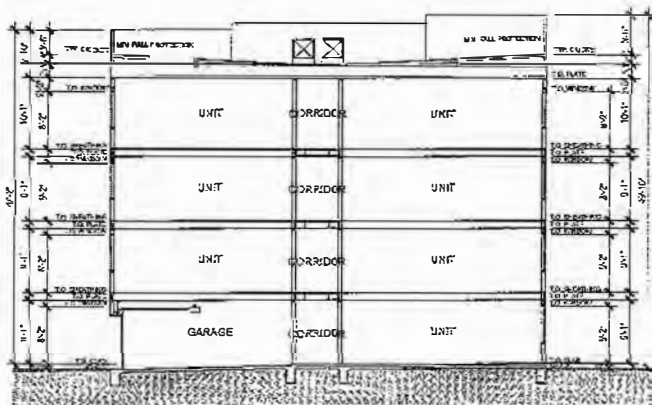
RIVERSIDE, CA

TYPE III - BUILDING COMPOSITE LEVEL 1 & 2

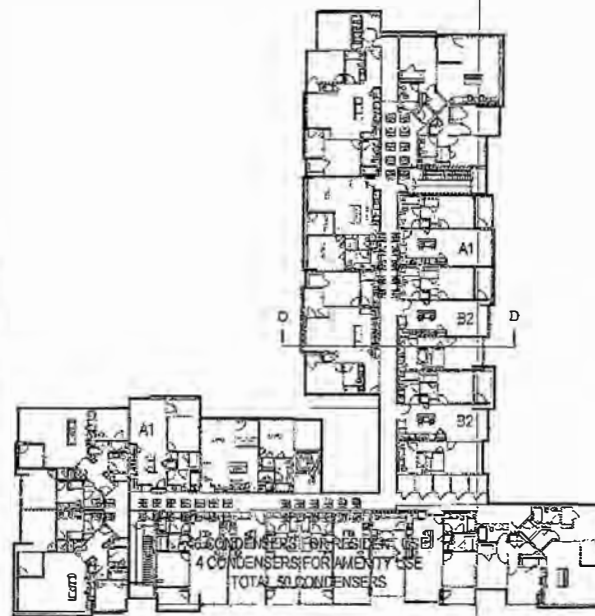
SCALE: 1:20
DATE: 02-20-2020
JOB NO.: 2018-549

ARCHITECTS ORANGE
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(714) 639-9860





SECTION D-D



ROOF PLAN



3rd & 4th LEVEL FLOOR PLAN

CRESTVIEW APARTMENTS

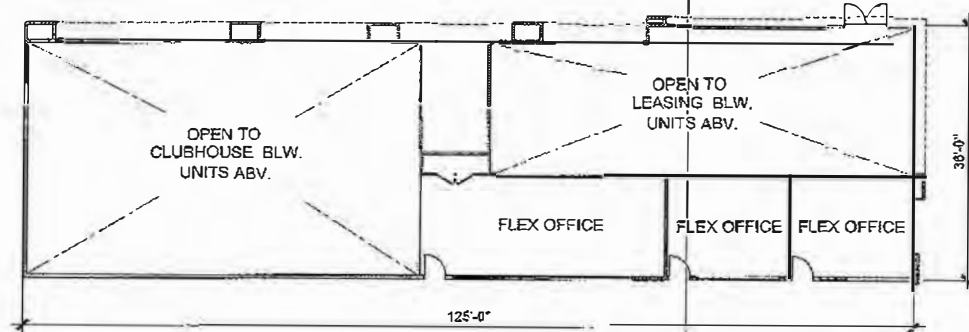
KA ENTERPRISES
5820 BERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
(858) 404-6080

RIVERSIDE, CA

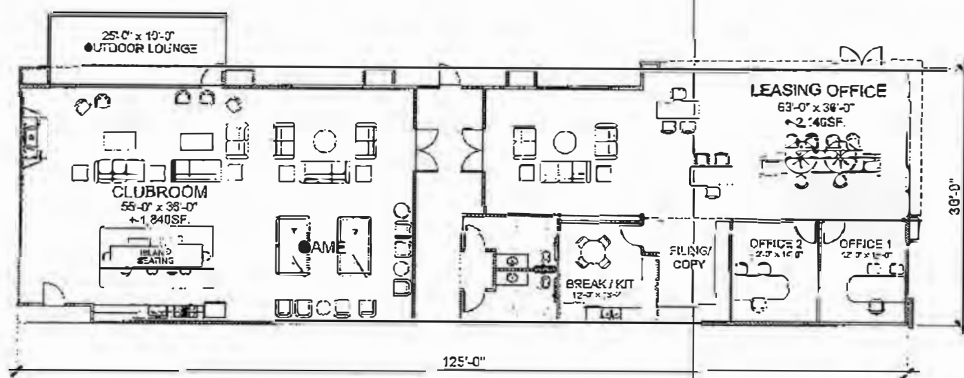
TYPE III - BUILDING COMPOSITE SCALE: 1:20
LEVEL 3, 4, ROOF & SECTION DATE: 02-20-2020
JOB NO.: 2018-549

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

CRESTVIEW APARTMENTS

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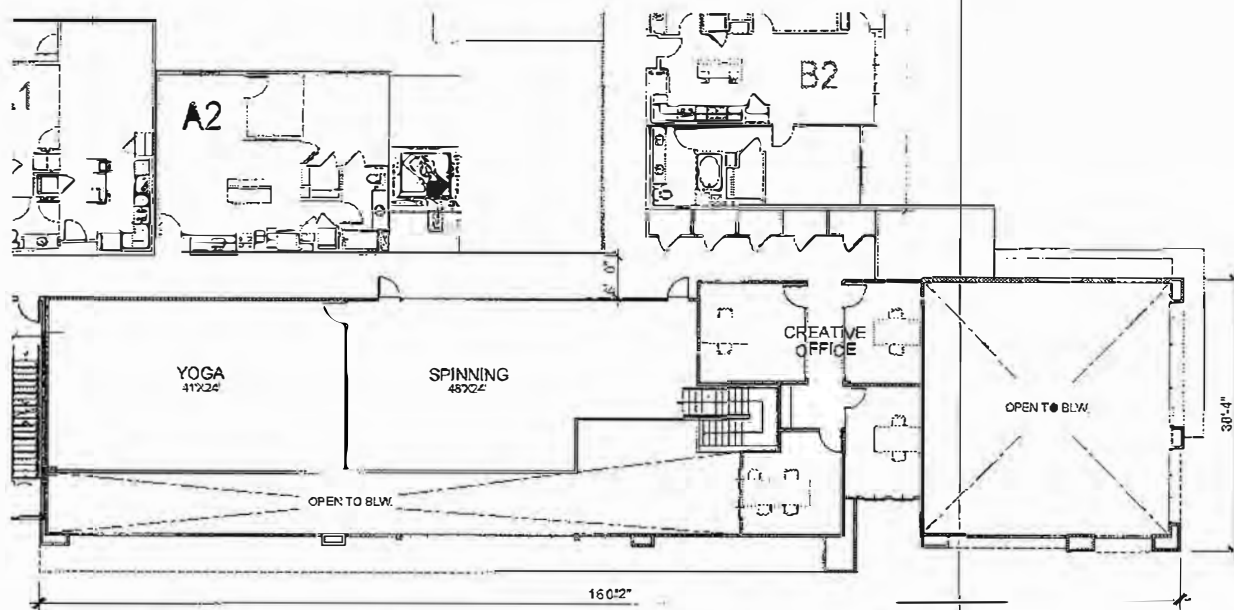
RIVERSIDE, CA

LEASING / CLUBHOUSE FLOOR PLANS

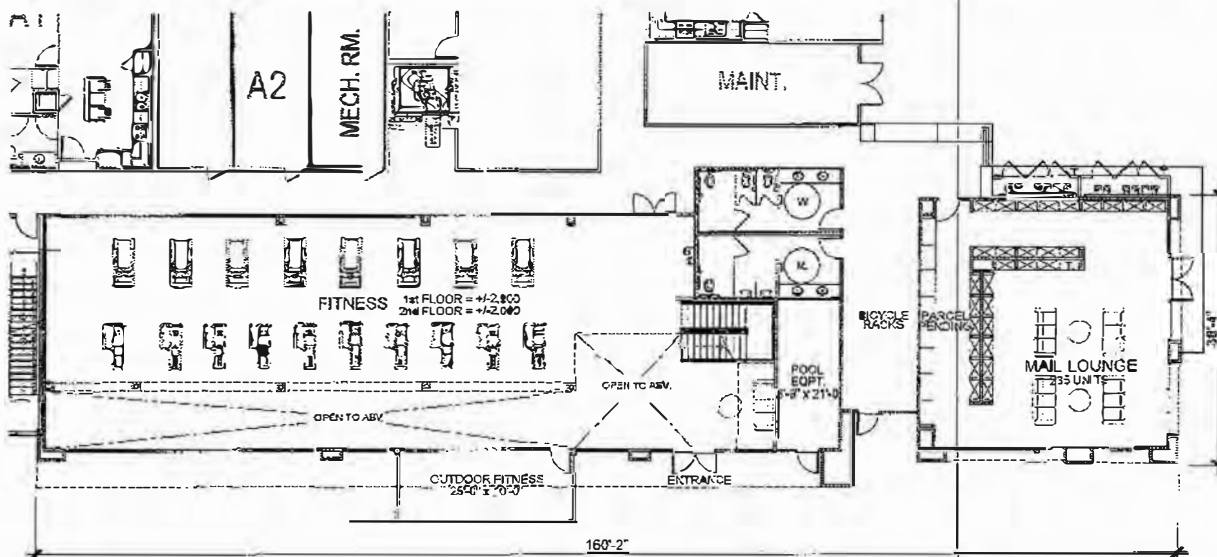
SCALE: 1/8" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-547
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-21





SECOND FLOOR PLAN



FIRST FLOOR PLAN

CRESTVIEW APARTMENTS

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5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
(858) 404-6080

RIVERSIDE, CA

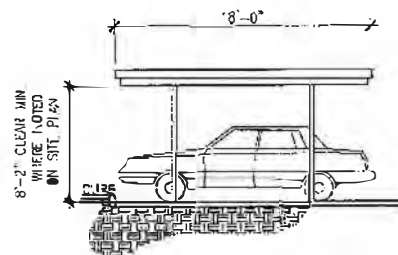
FITNESS FLOOR PLANS

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

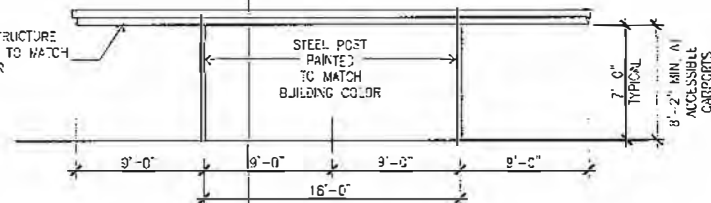
SCALE: 1/8" = 1'-0"
DATE: 02-20-2020
JOB NO.: 2018-549

A-22

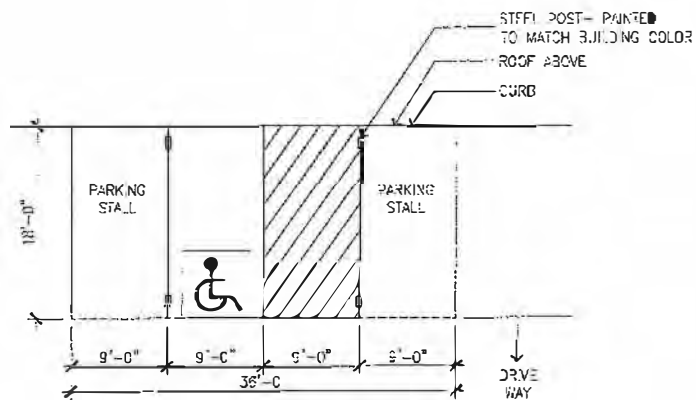




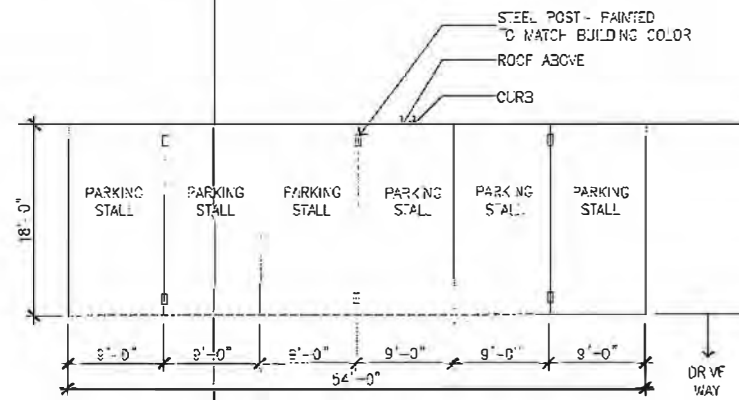
METAL ROOF STRUCTURE
PAINTED FASCIA TO MATCH
BUILDING COLOR



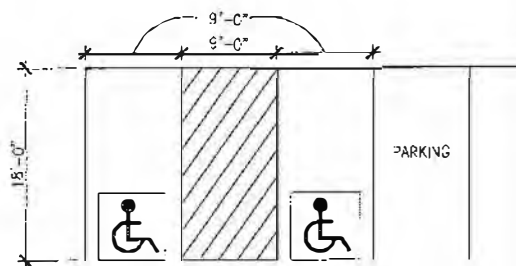
STANDARD CARPORT ELEVATIONS



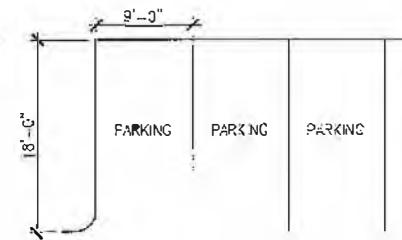
STANDARD HANDICAP CARPORT PLAN



STANDARD CARPORT PLAN



STANDARD HANDICAP PARKING PLAN



STANDARD PARKING PLAN

CRESTVIEW APARTMENTS

KA ENTERPRISES
5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
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RIVERSIDE, CA

PARKING EXHIBIT

DATE: 02-20-2020
JOB NO.: 2018-549
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A-24





3" VENT FOR TRASH CHUTE, FOR PENETRATION FLASHING

22 GA G.I. FLASHING PAN W/ FLAT LOCK SEAMS AND DRIP EDGES ON ALL SIDES COMPLETELY SEALED WITH URETHANE SEALANT OVER (2) LAYERS GREY ICE AND WATER SHIELD OVER SHEATHING PER STRUCTURAL PLANS

9" VENT THRU ROOF

2-HOUR RATED LOUVERED VENT

ROOF

ROOF/CEILING ASSEMBLY PER PLANS

FLUSHING SPRAY HEAD AND AUTOMATIC SPRINKLER ON TOP INTAKE THROAT AS REQUIRED (OCCURS ON THE LAST ACCESS ROOM INTAKE)

30' x 16' GAL. TRASH CHUTE, TYP.

60 MINUTE RATED ACCESS DOOR, TYP.

2-HOUR FIRE RATED WALL, PER PLANS, TYP.

2-HOUR FLOOR/CEILING ASSEMBLY

TRASH ROOM

TRASH CHUTE TERMINATION DOCK

PROVIDE 6" DIA. VENT INTAKE INTO COMPACTOR AS REQUIRED TO GROUP PUSH/POVOLS IS CORRECTED INTO COMPACTOR AND ACCESSIBILITY IS MAINTAINED

TRASH COMPACTOR PER TRASH CONSULTANT PLANS

120 MINUTE RATED DOOR, SELF-CLOSING PER CBC 713.1.4

TRASH BIN PER TRASH CONSULTANT PLANS

TRASH ROOM

TRASH TERMINATION ROOM

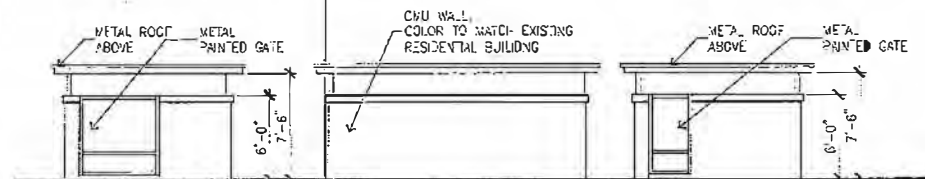
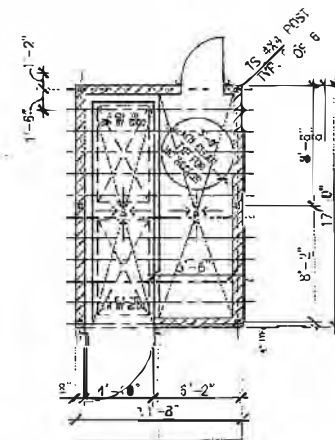
NOTES:

1. INSTALL ALL COMPONENTS OF TRASH CHUTE, INCLUDING

FLOOR/CEILING CONCRETE SLAB PER PLANS, 3-HOUR RATING WHERE OCCURS AT PODIUM DECK

NOTES: 1. INSTALL ALL COMPONENTS OF TRASH CHUTE, INCLUDING DOORS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. FLOOR/CEILING CONCRETE SLAB PER PLANS, 3-HOUR RATING WHERE OCCURS AT PODIUM DECK

RIVERSIDE, CA



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JOB NO.: 2018-549

144 NORTH ORANGE ST., ORANGE, CA 92866
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A
STUCCO,
SHERWIN WILLIAMS
SW 7037 BALANCE
BEIGE



B
STUCCO,
SHERWIN WILLIAMS
SW 0016 BILLARD GREEN



C
STUCCO,
SHERWIN WILLIAMS
SW 6396 DIFFERENT GOLD



D
STUCCO,
SHERWIN WILLIAMS
SW 7042 SHOJI WHITE



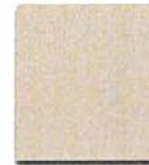
E
STUCCO,
SHERWIN WILLIAMS
SW 7330 BARCELONA
BEIGE



F
STUCCO,
SHERWIN WILLIAMS
SW 7570 EGRET WHITE



G
STUCCO,
SHERWIN WILLIAMS
SW 0038 LIBRARY
PEWTER



H
STUCCO,
SHERWIN WILLIAMS
SW 7635 PAUSADE



I
STUCCO,
SHERWIN WILLIAMS
SW 9089 LAMA WOOD



J
STUCCO,
SHERWIN WILLIAMS
SW 7612 MOUNTAIN
STREAM



K
VINYL WINDOWS -
WHITE



N
EXTERIOR PLASTER



L
ALUMINUM BALCONY
LOUVER



O
FABRICATED METAL
GATE



M
BALCONY METAL
RAILINGS

CRESTVIEW APARTMENTS

RIVERSIDE, CA

KA ENTERPRISES

5820 OBERLIN DRIVE SUITE 201, RIVERSIDE CA 92121
(858) 404-6080

MATERIAL BOARD DATE: 02-20-2020
JOB NO.: 2018-549

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

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