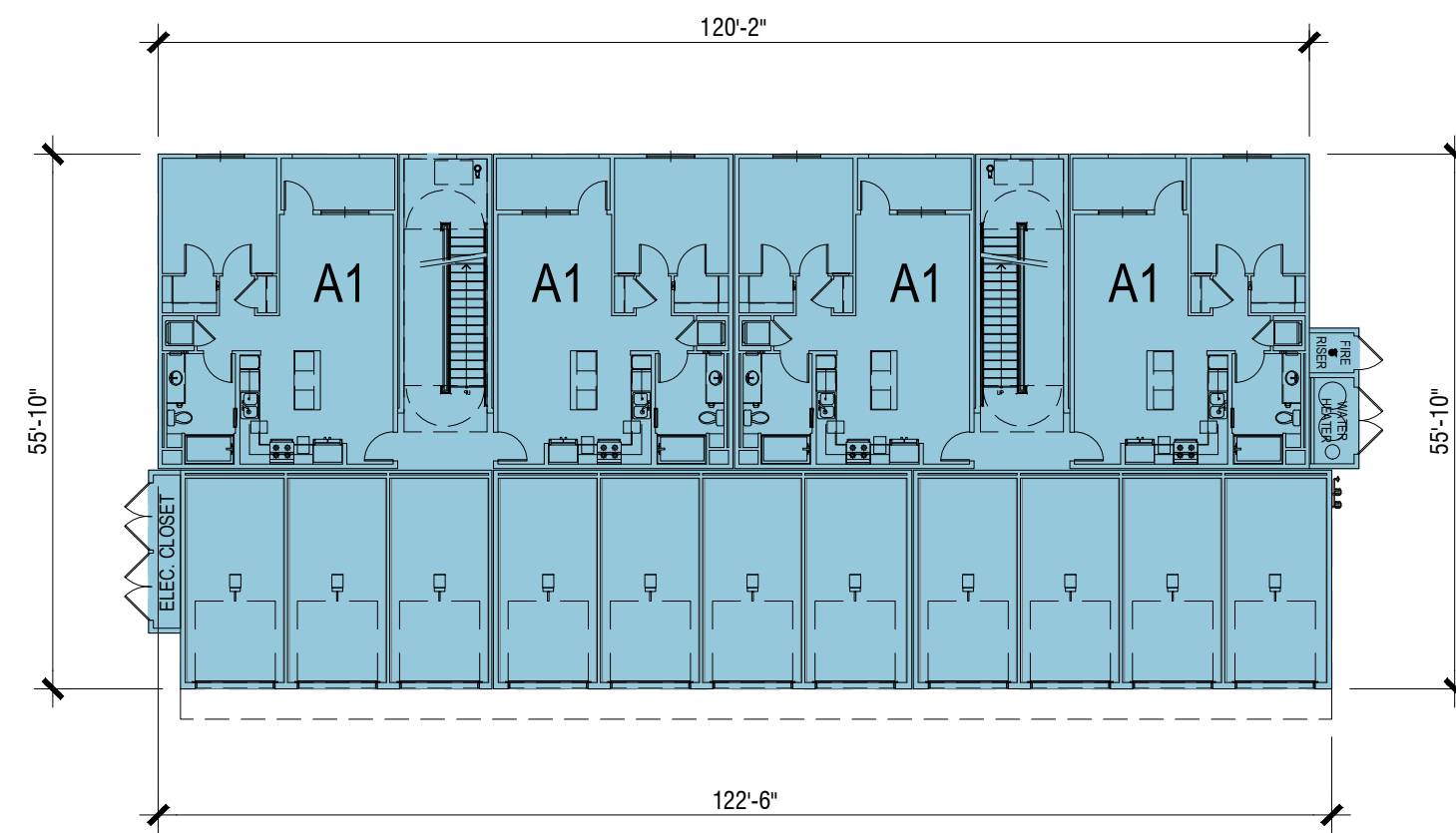
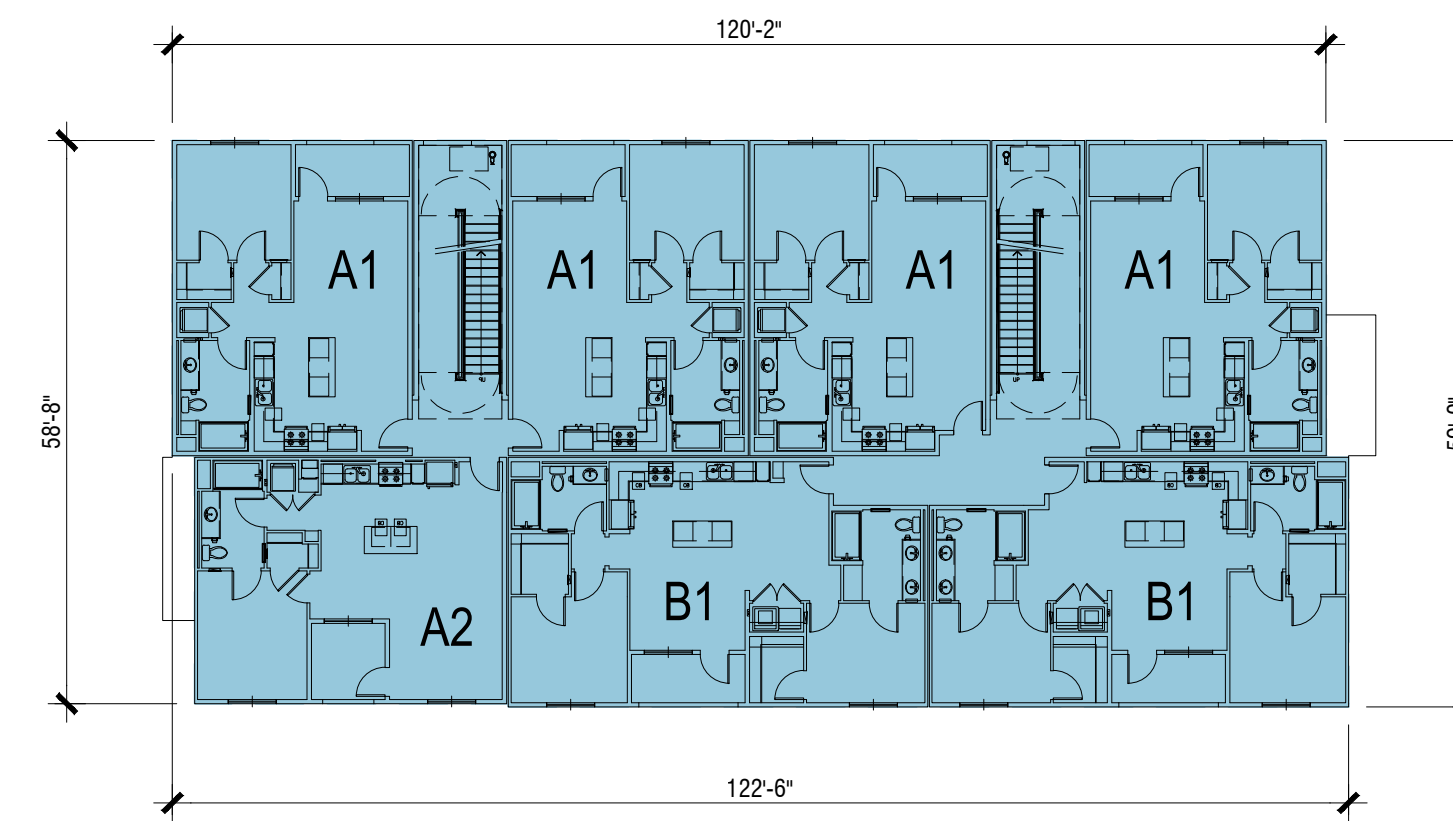


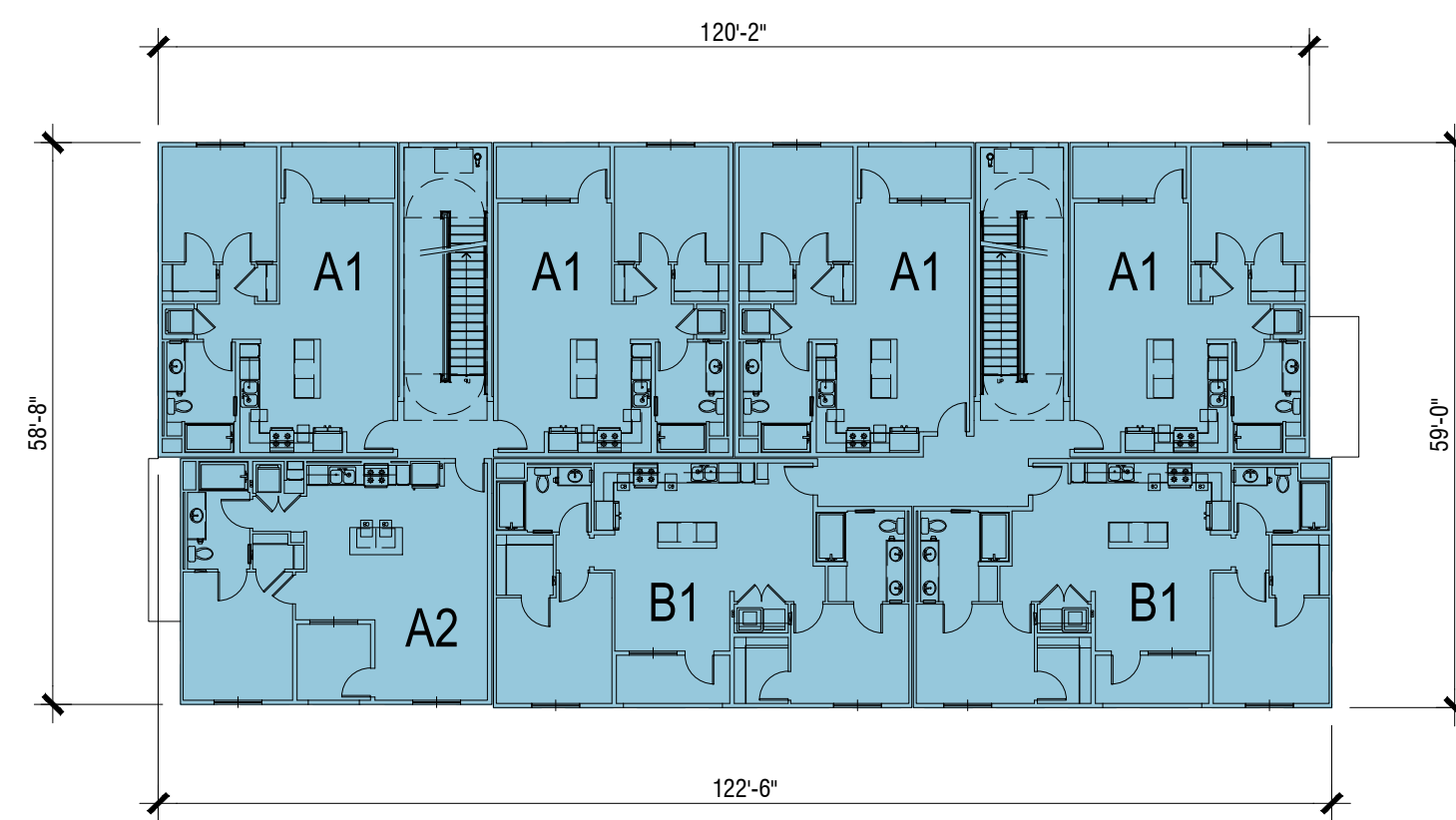
ROOF EQUIPMENT SCREENING SECTION (TYP.)



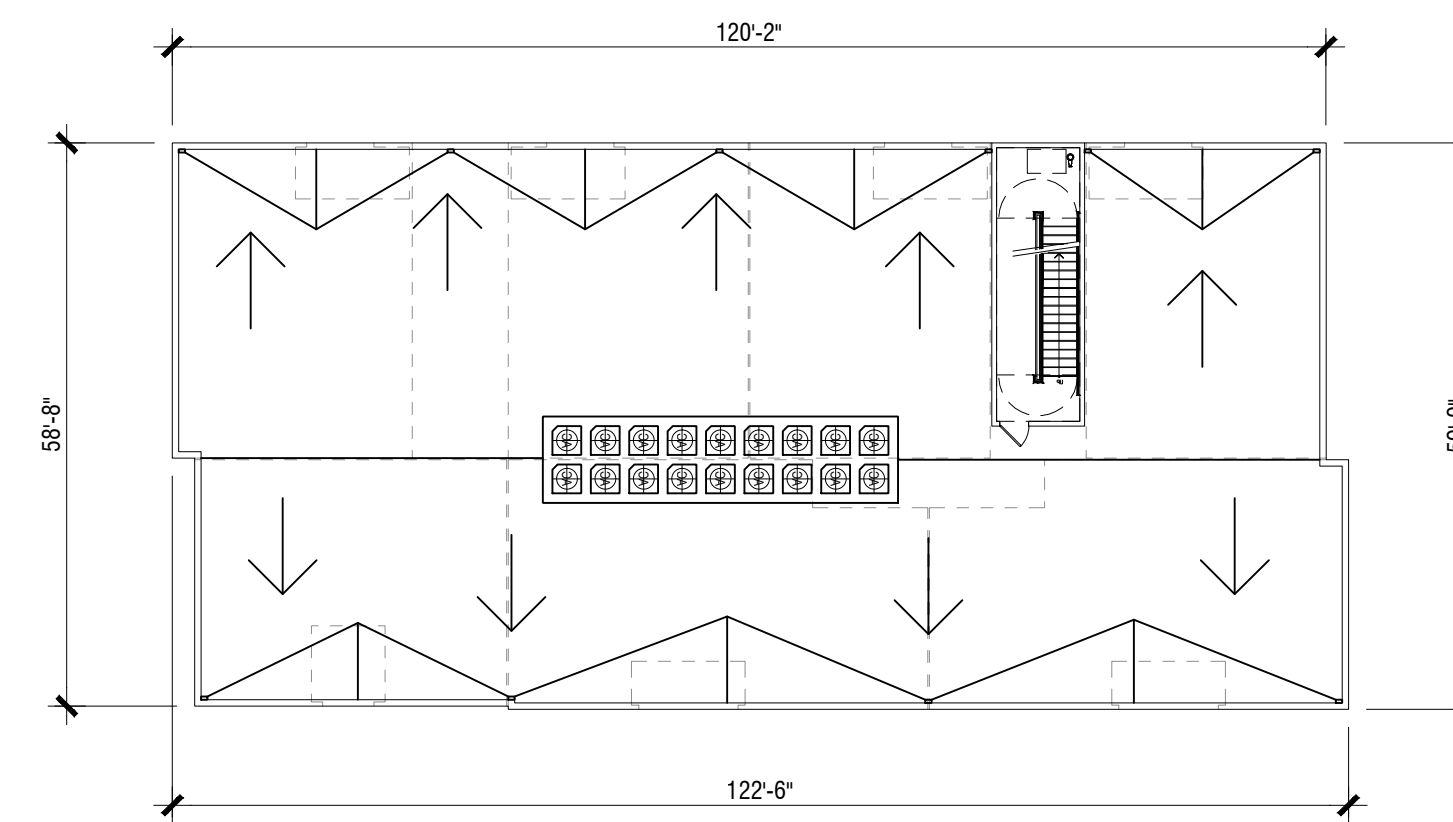
GROUND LEVEL 1



SECOND LEVEL 2

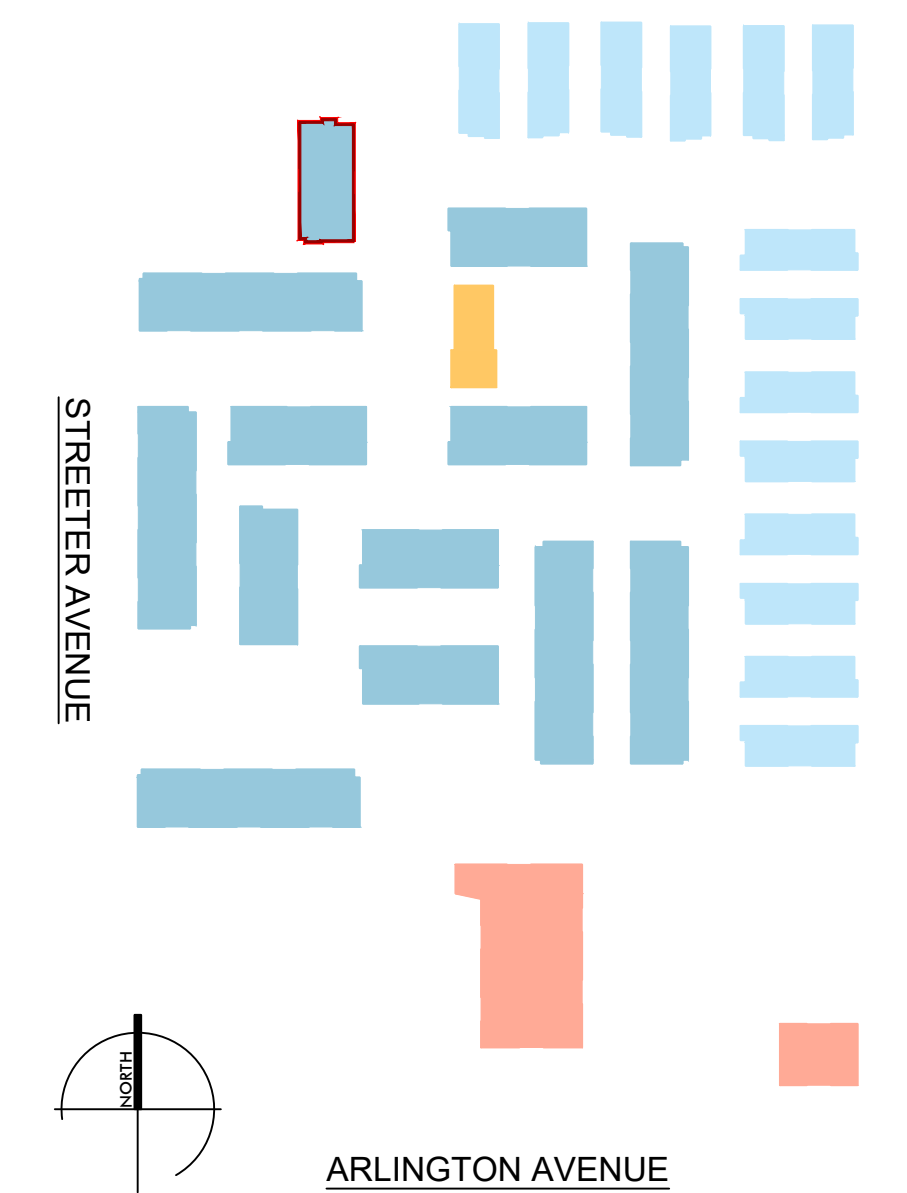


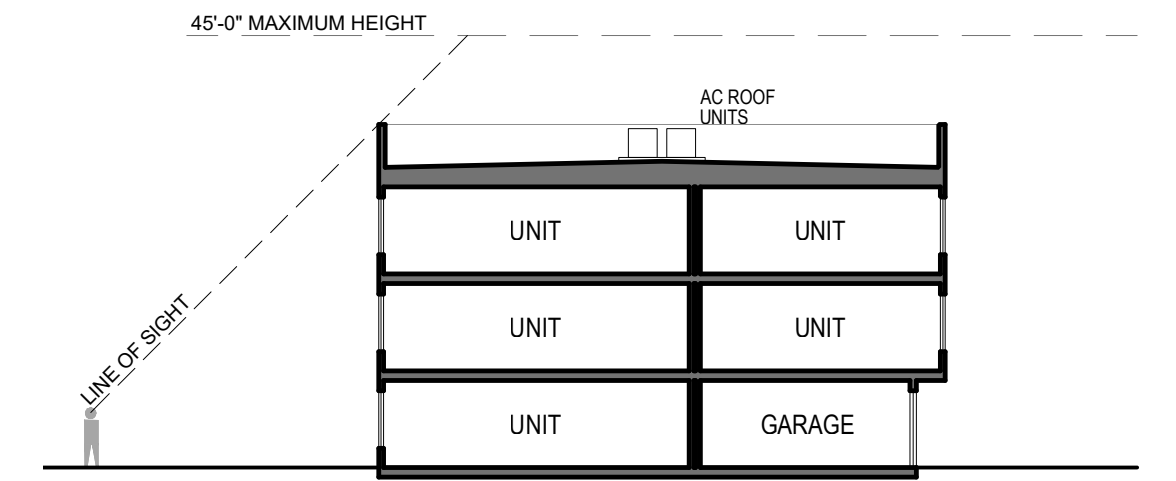
THIRD LEVEL 3



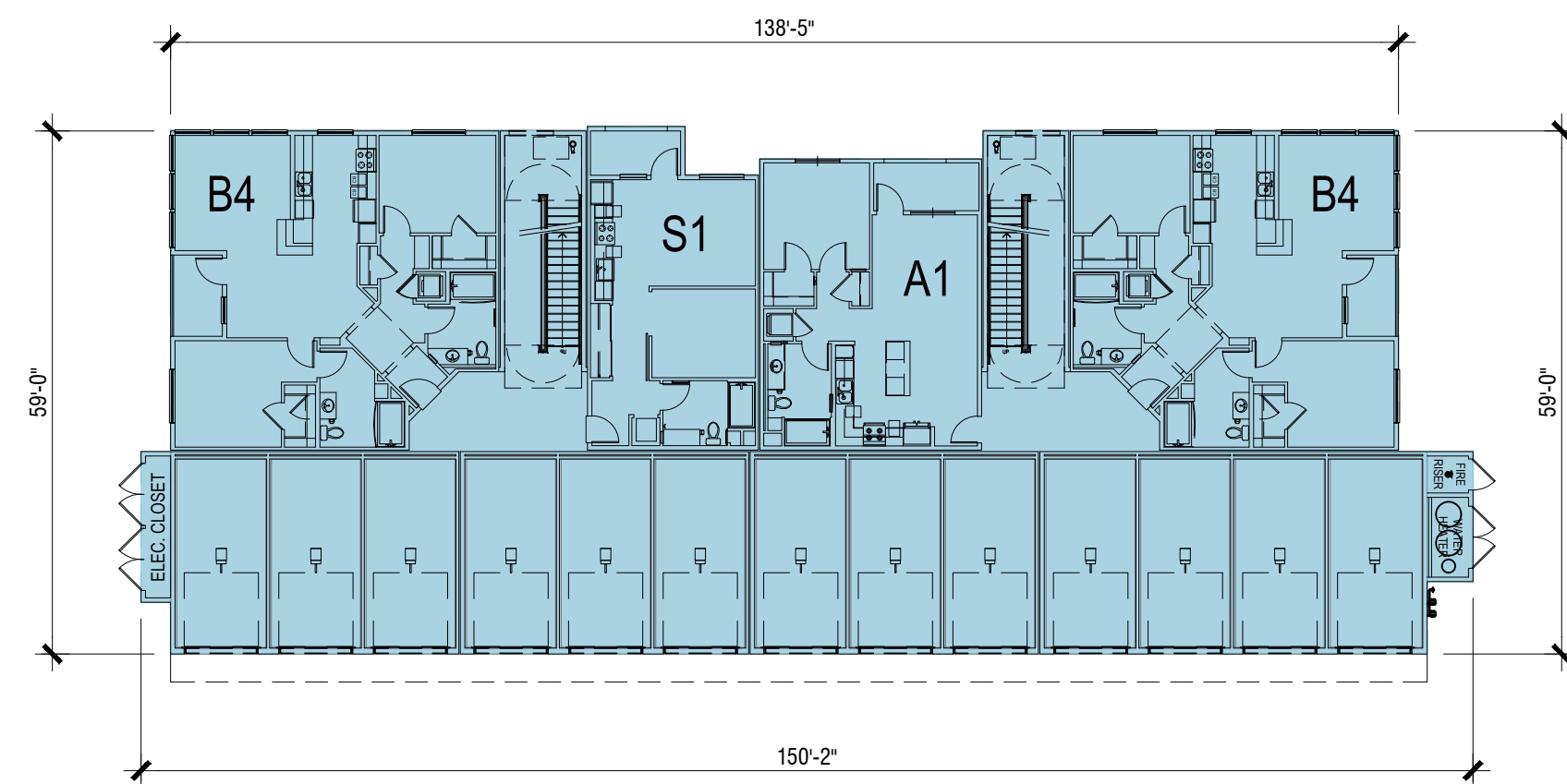
ROOF PLAN 4

KEY MAP

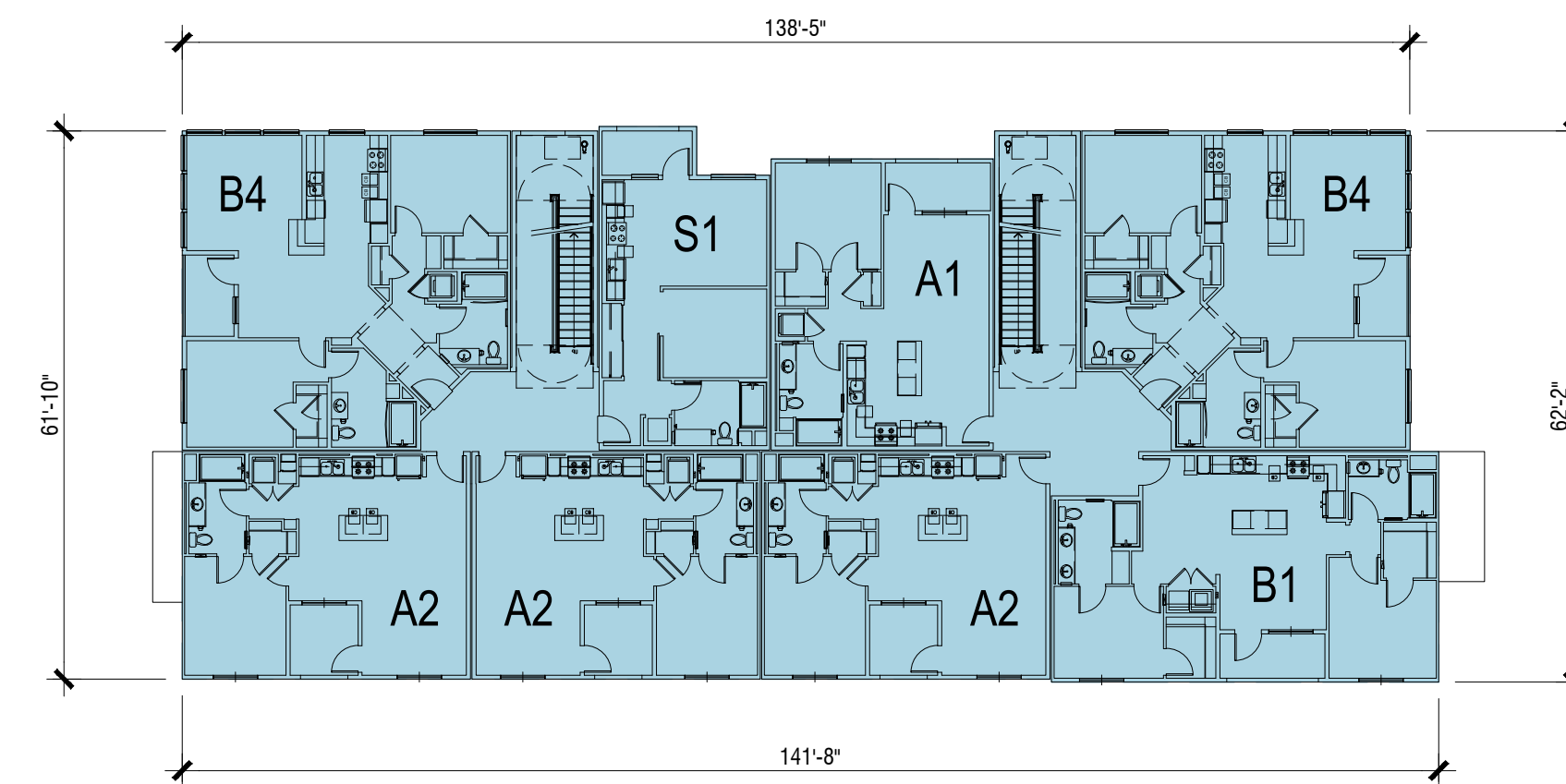




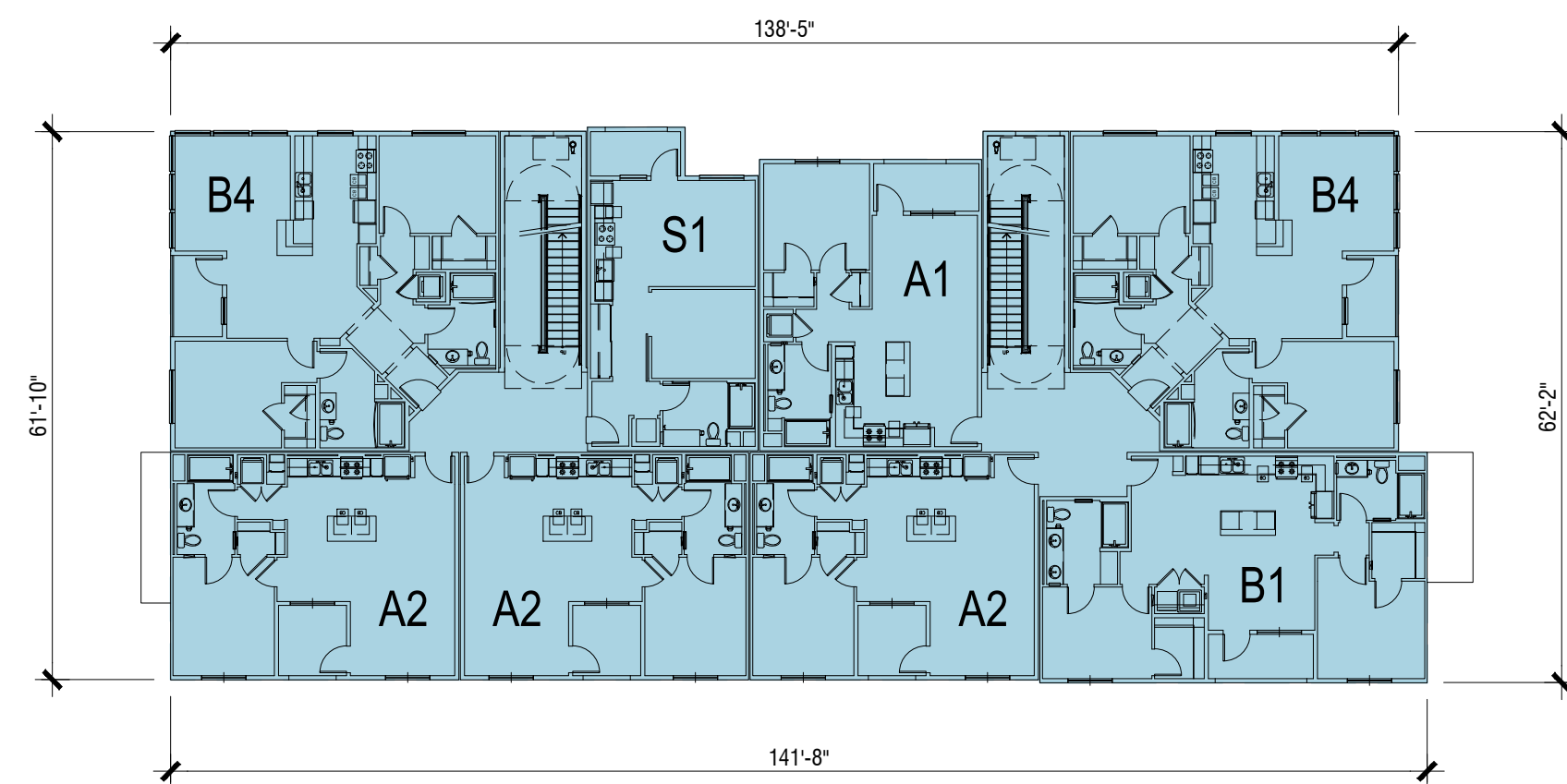
ROOF EQUIPMENT SCREENING SECTION (TYP.)



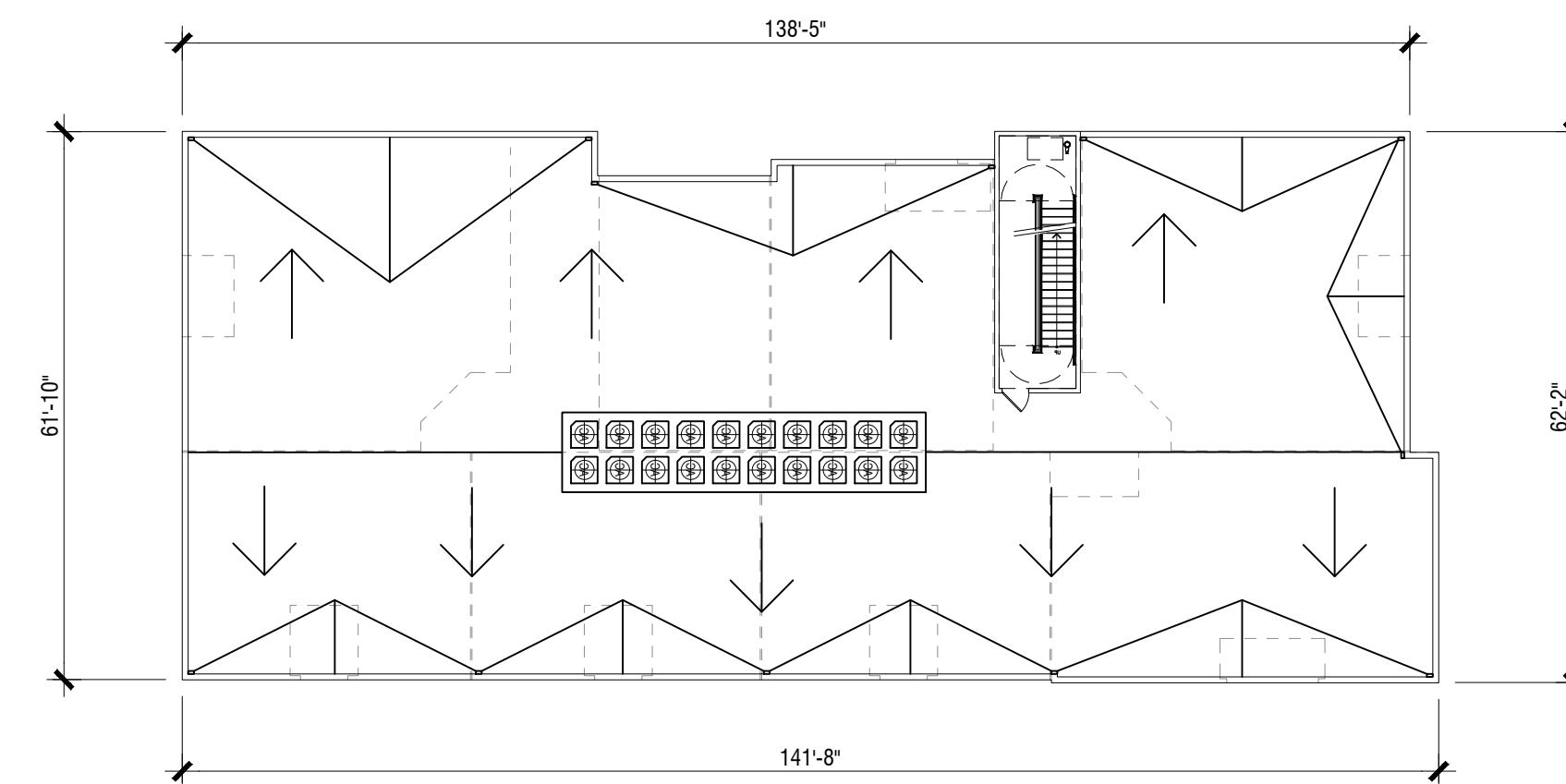
GROUND LEVEL 1



SECOND LEVEL 2

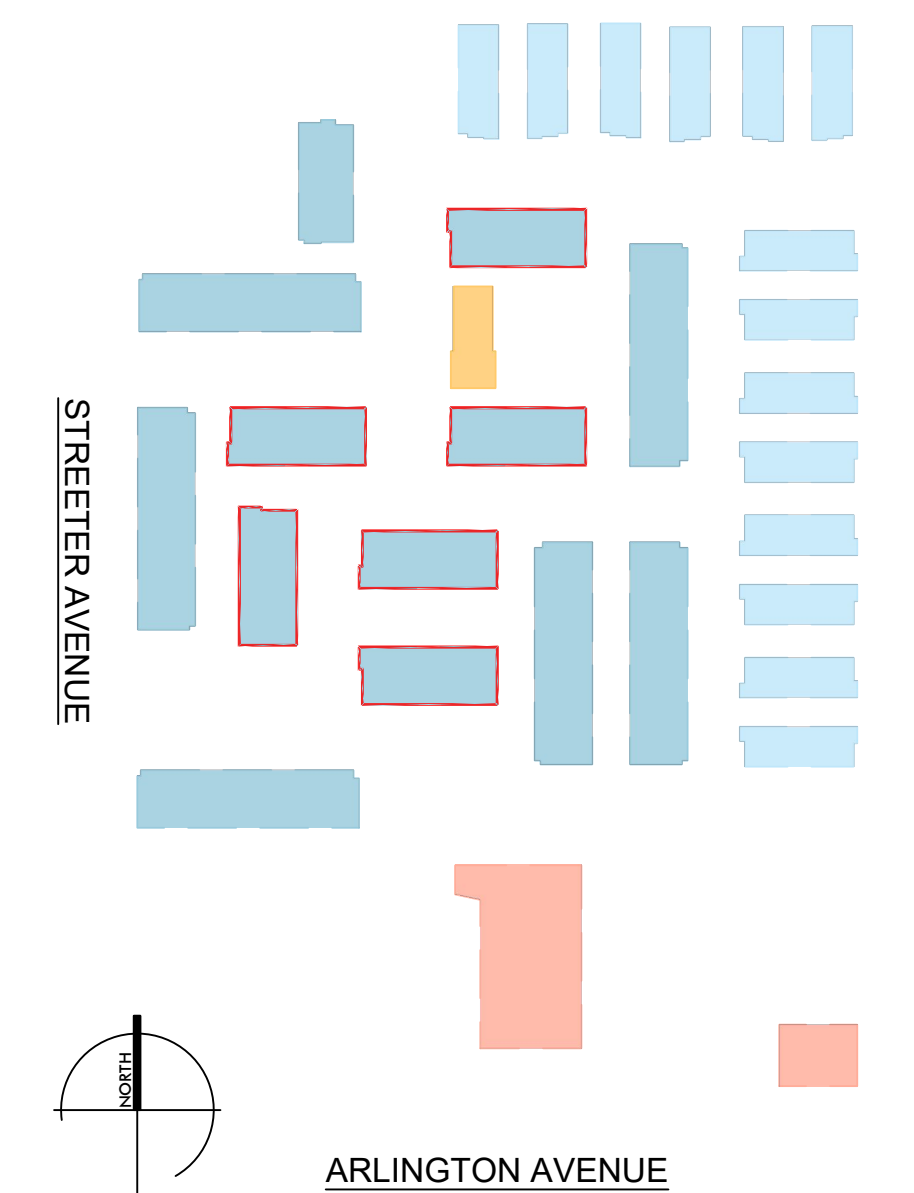


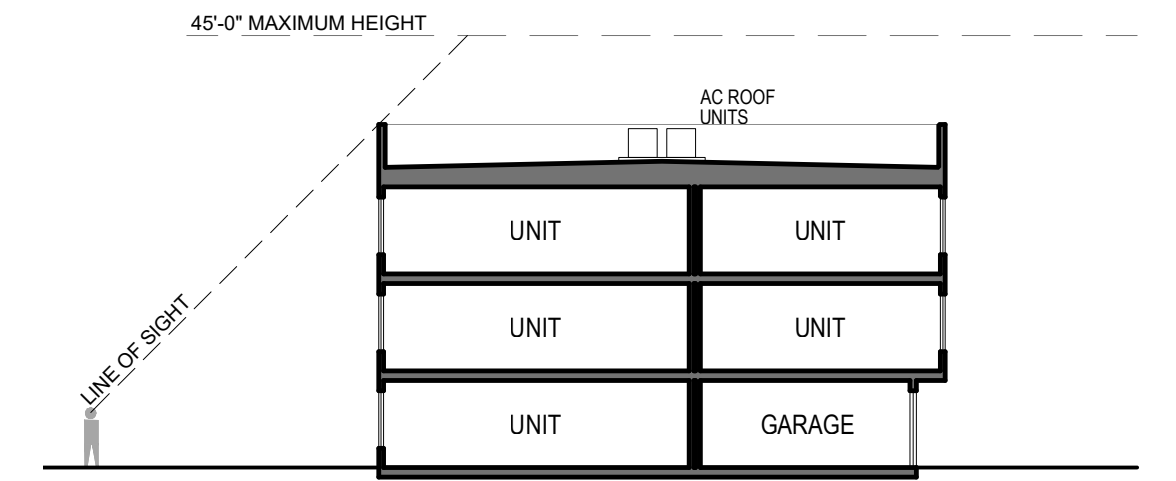
THIRD LEVEL 3



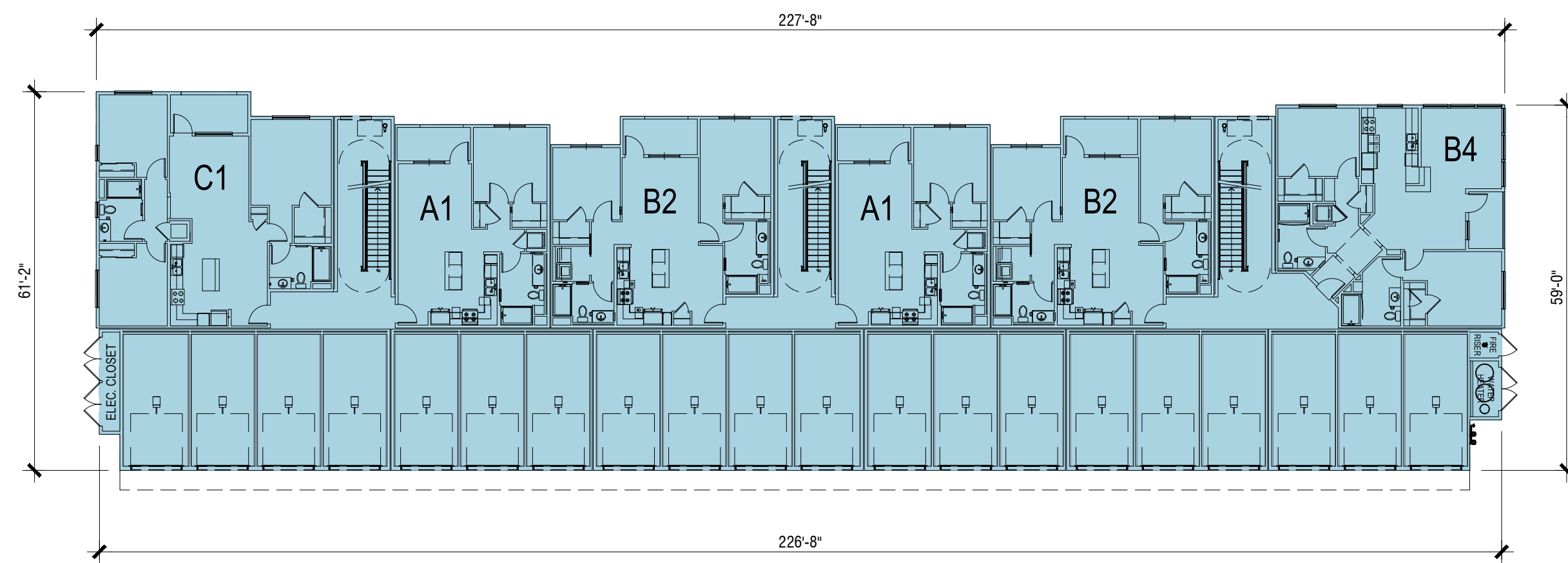
ROOF PLAN 4

KEY MAP

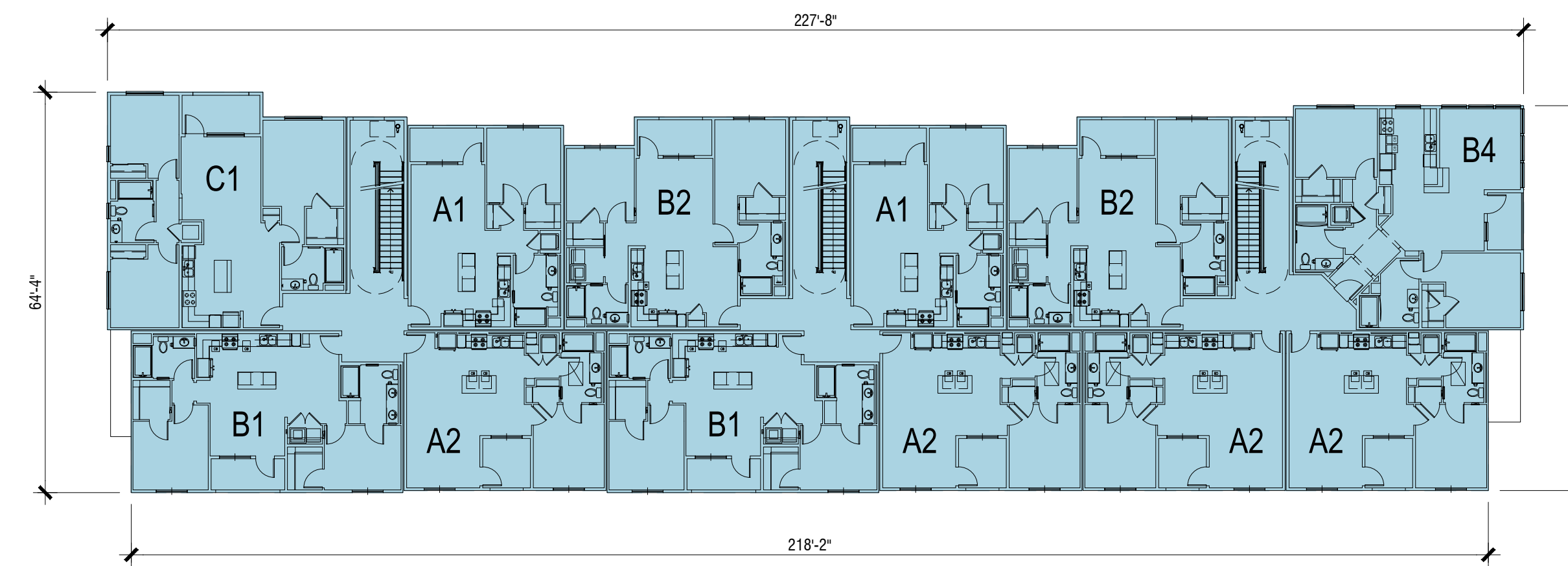




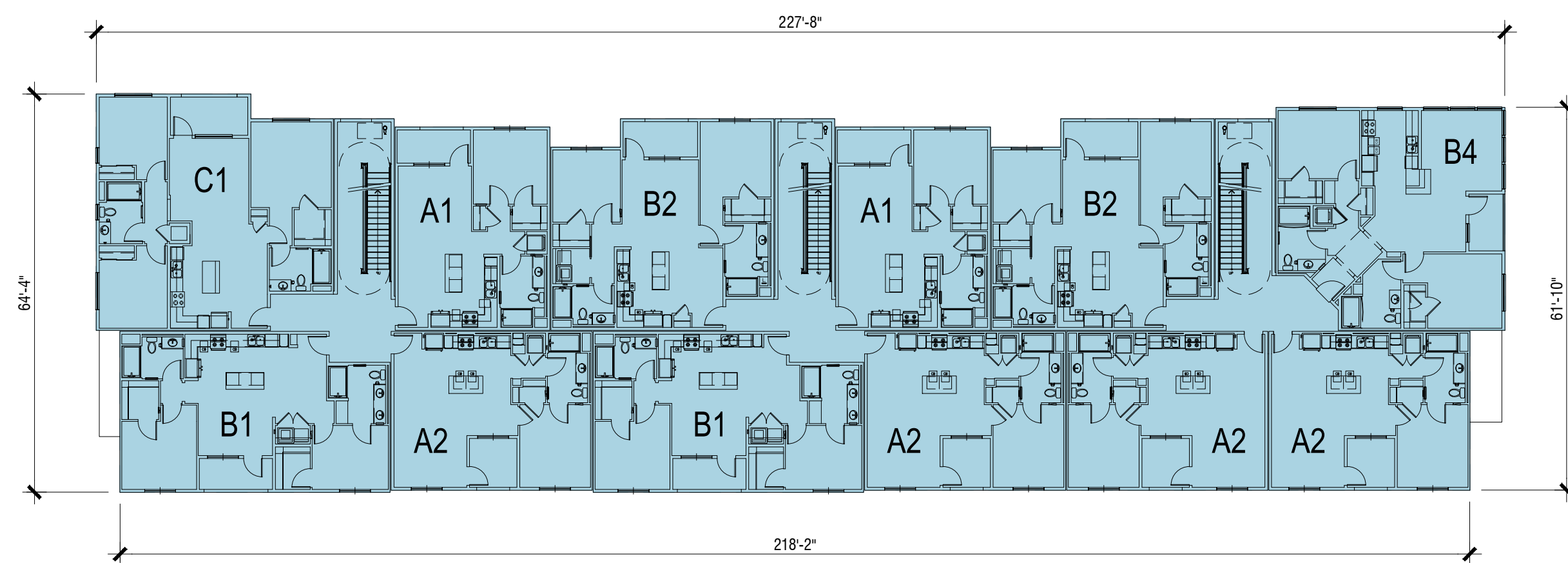
ROOF EQUIPMENT SCREENING SECTION (TYP.)



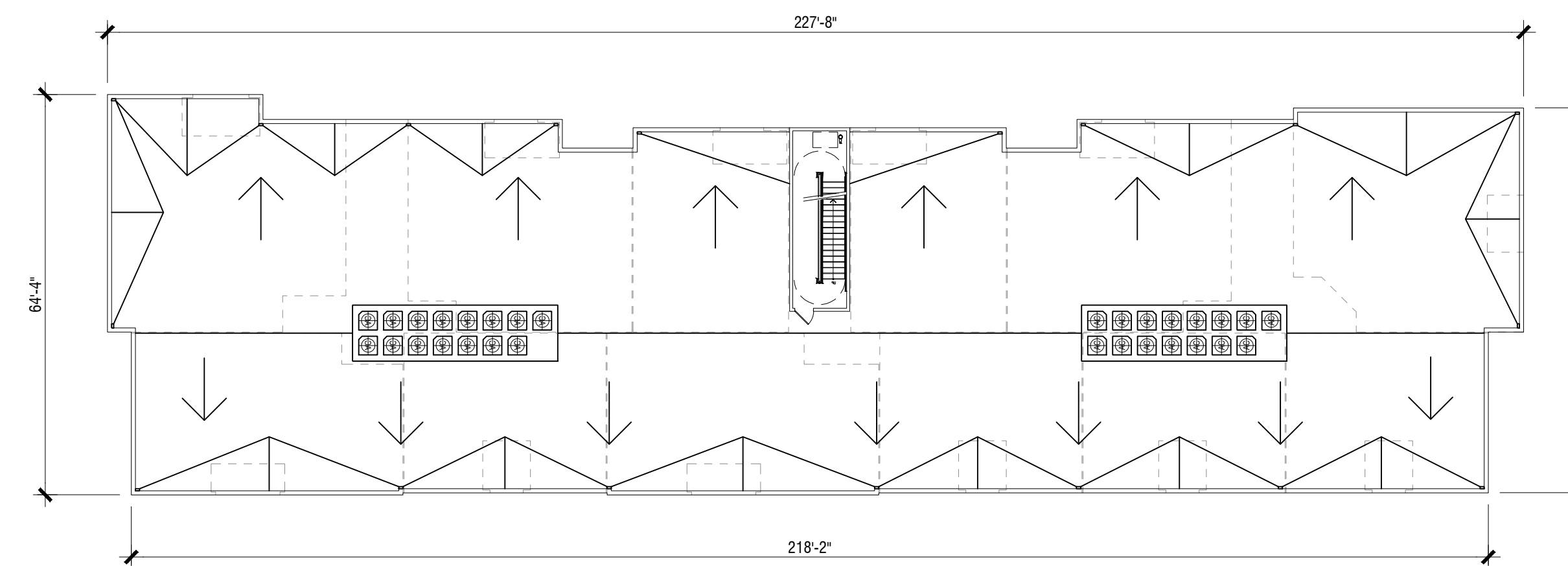
GROUND LEVEL 1



SECOND LEVEL 2

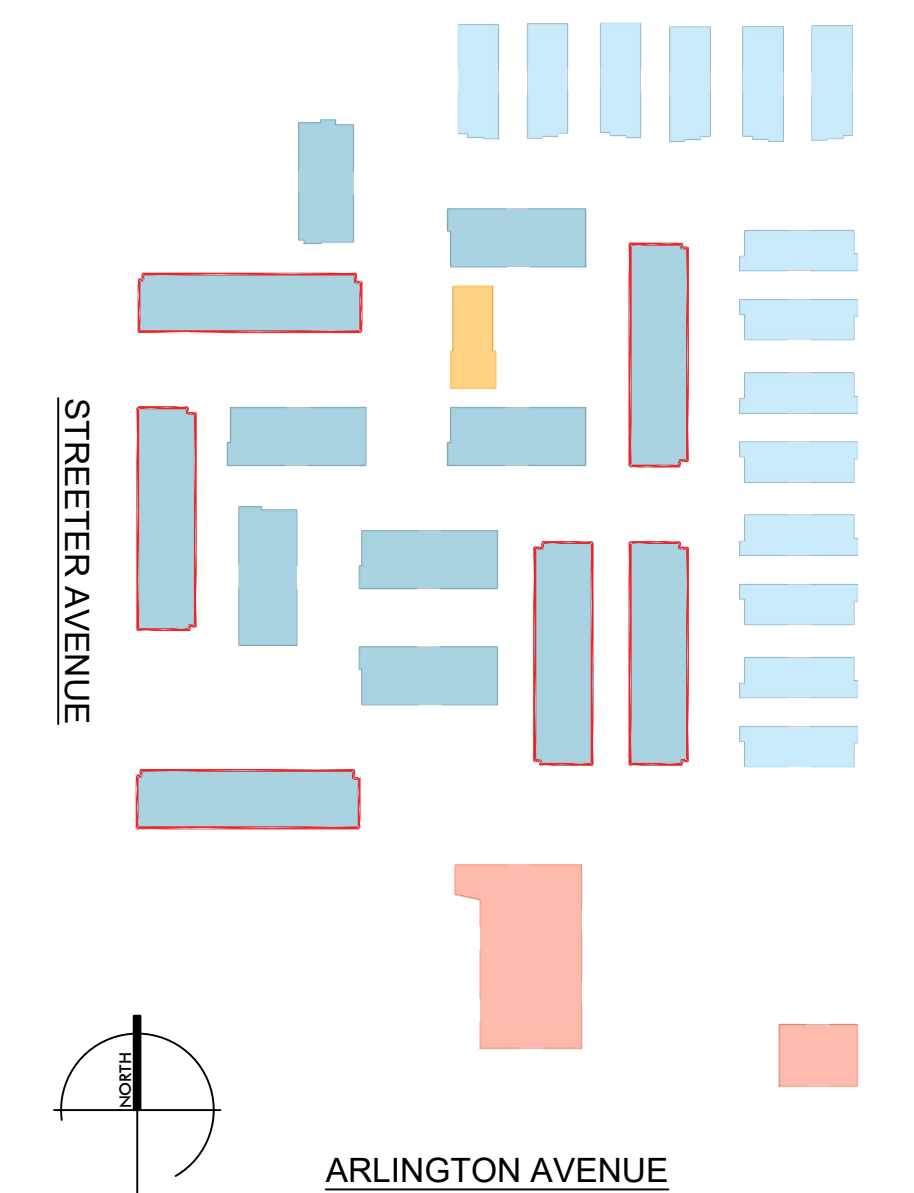


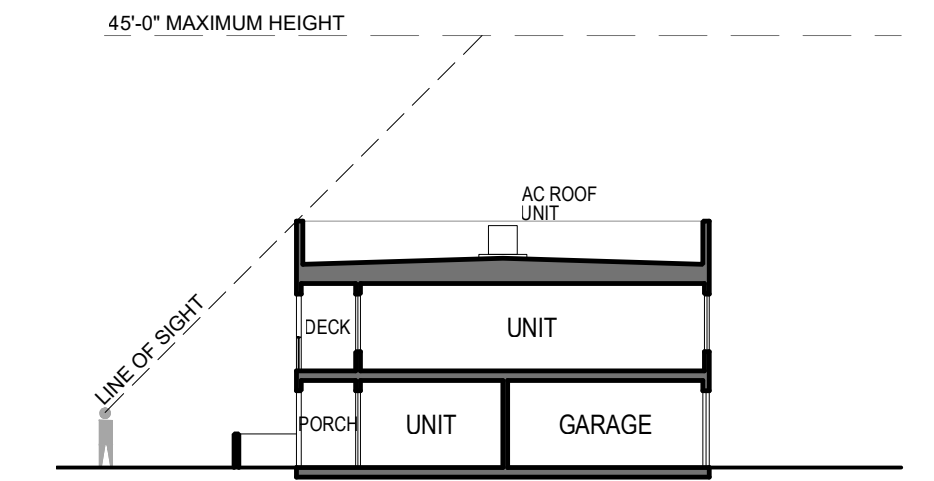
THIRD LEVEL 3



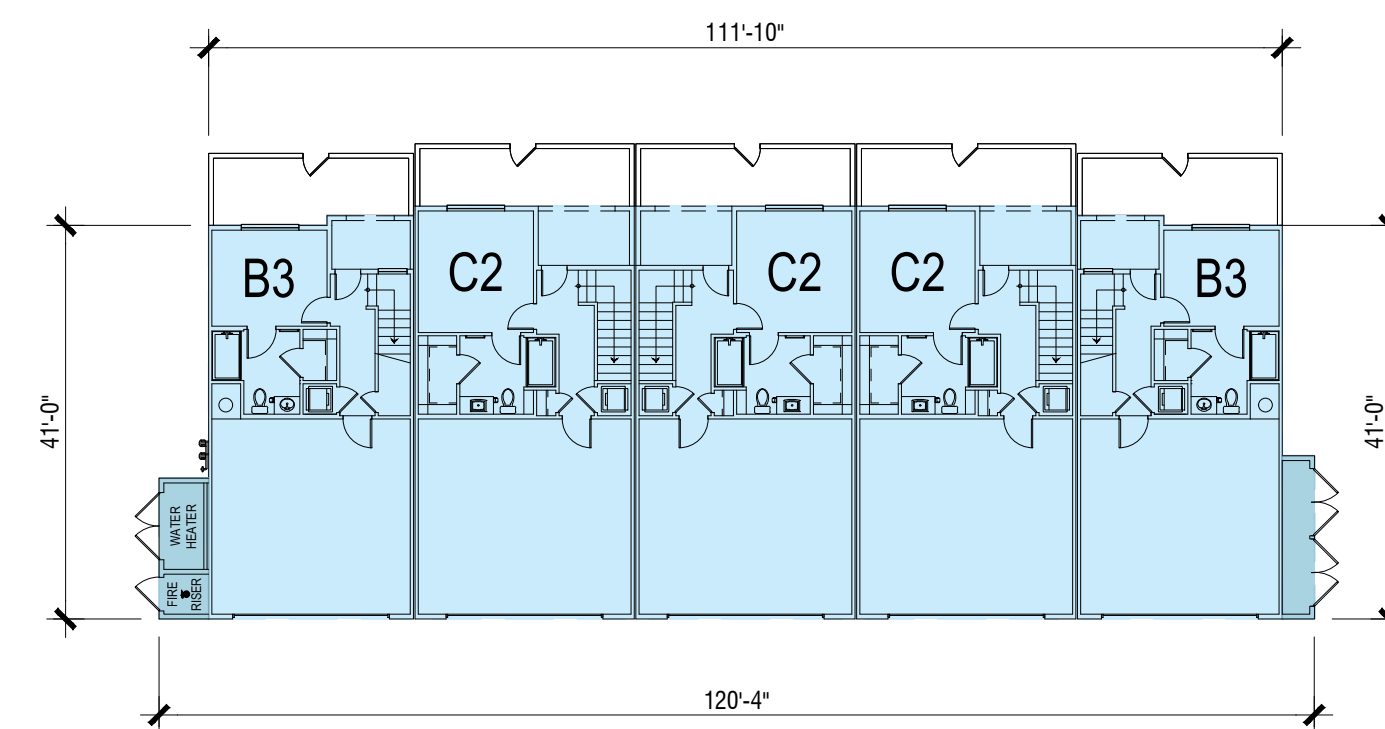
ROOF PLAN 4

KEY MAP

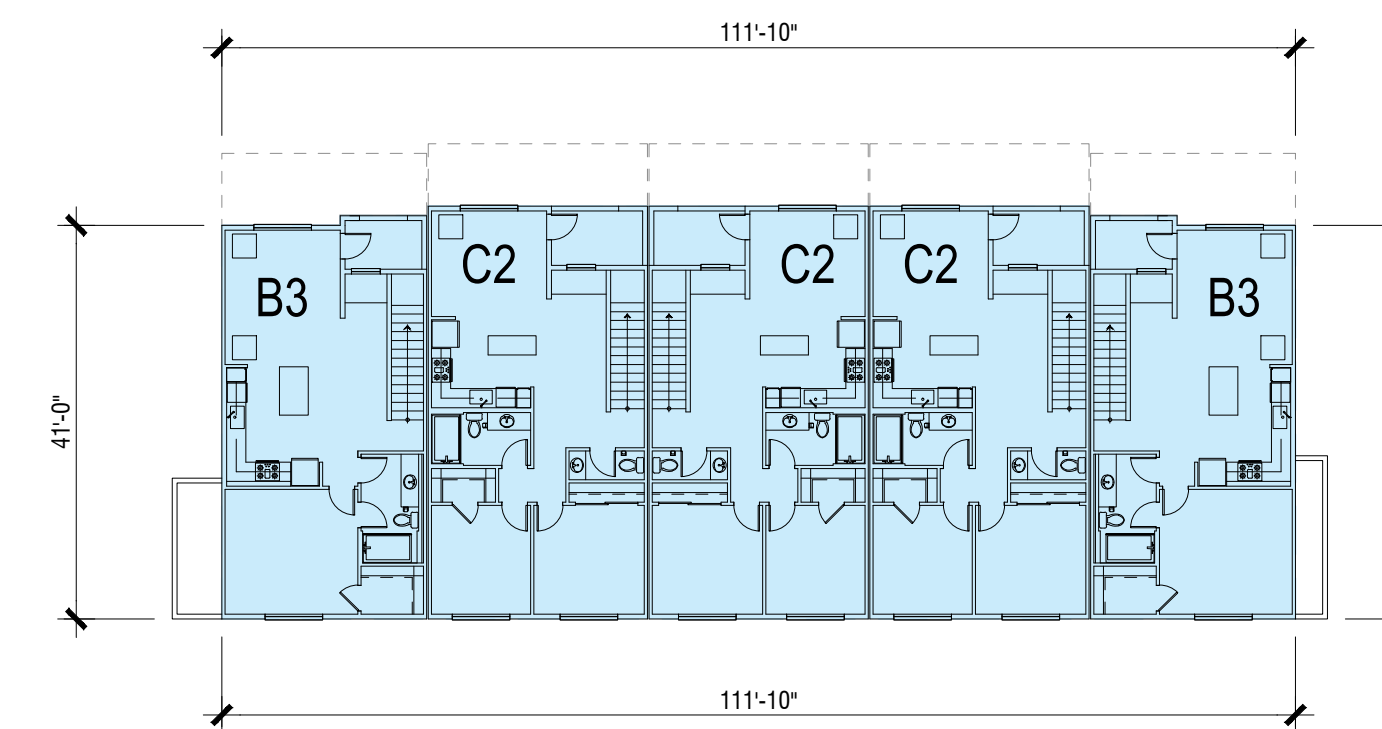




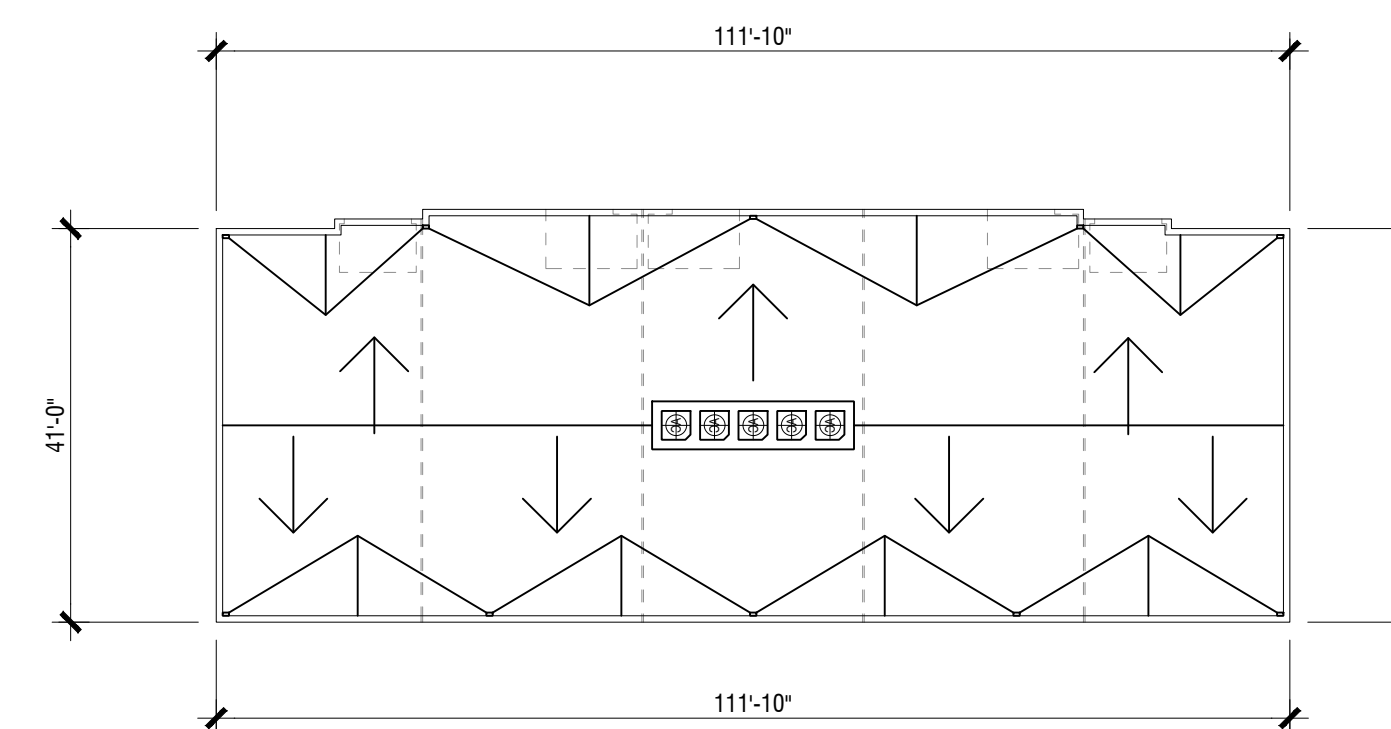
ROOF EQUIPMENT SCREENING SECTION (TYP.)



GROUND LEVEL 1

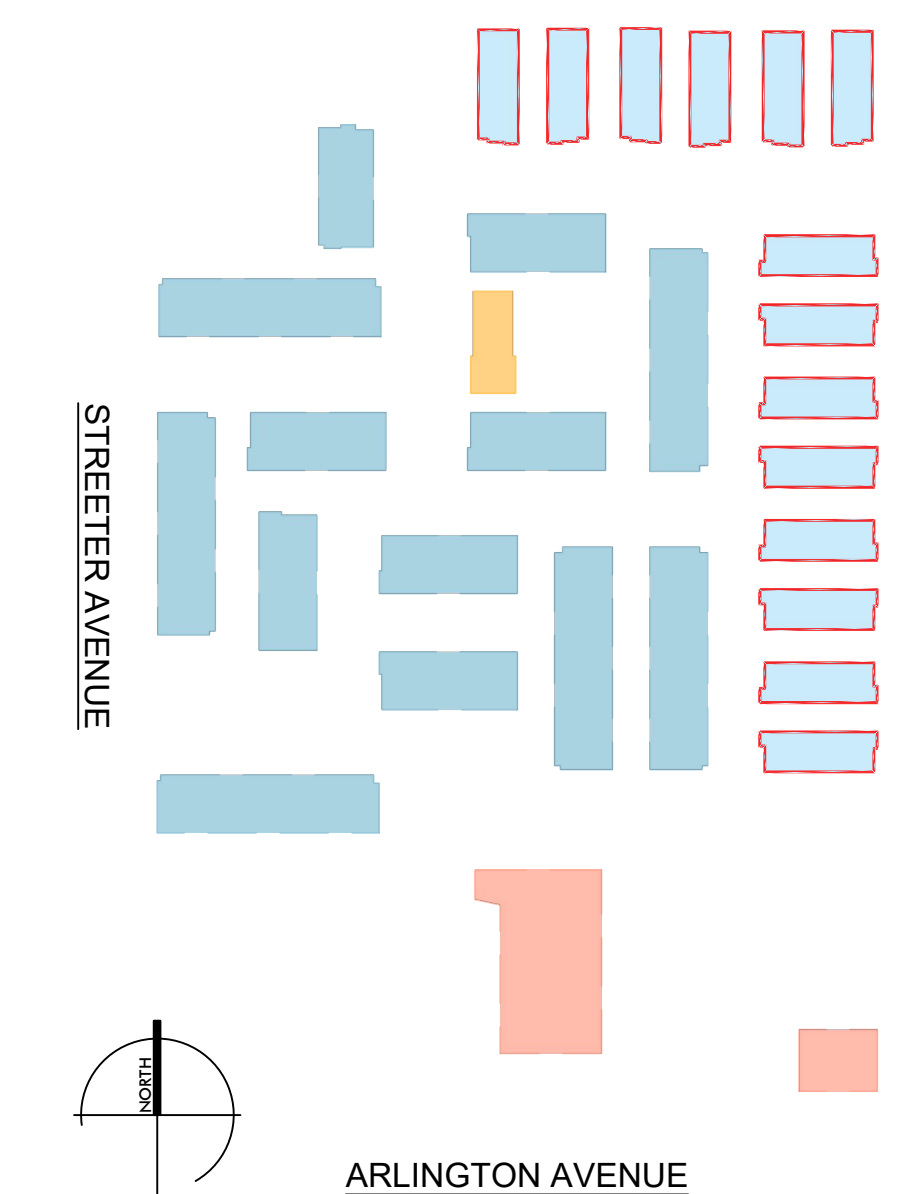


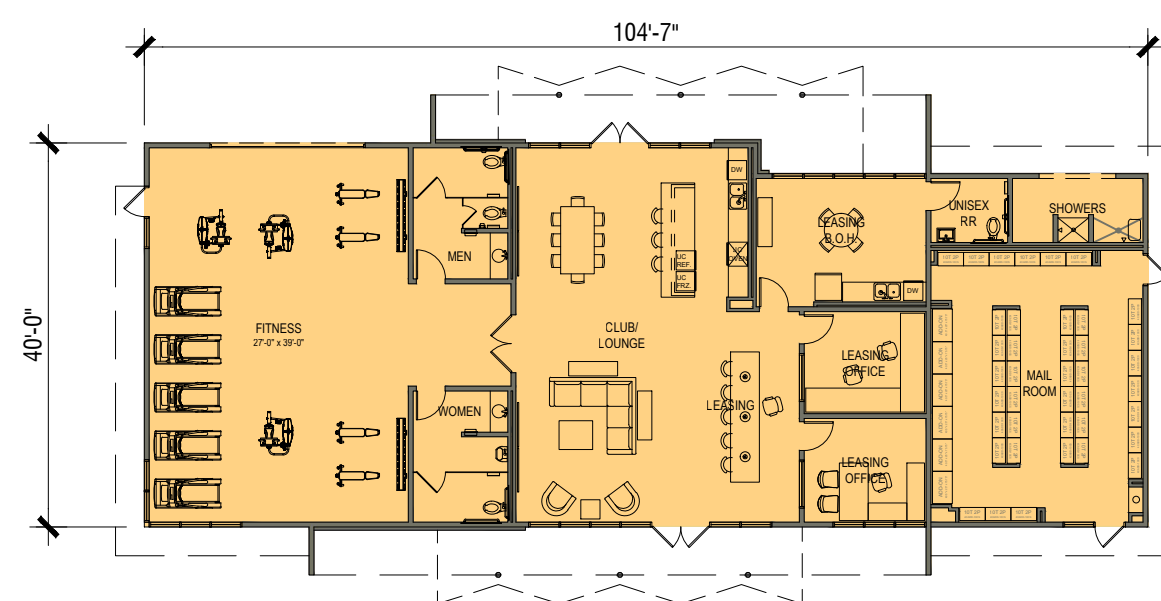
SECOND LEVEL 2



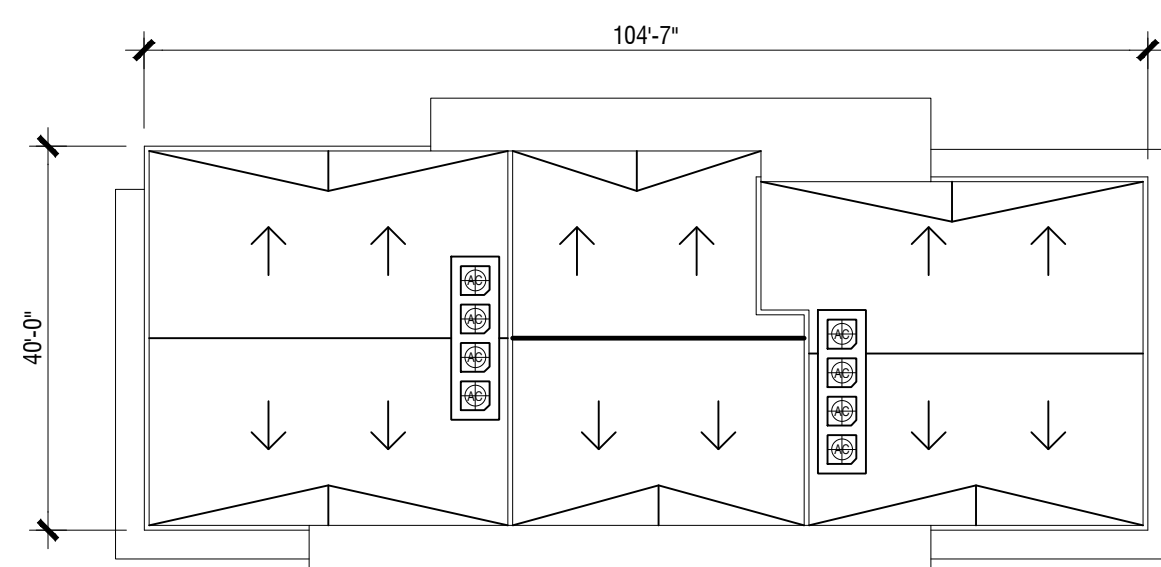
ROOF PLAN 3

KEY MAP



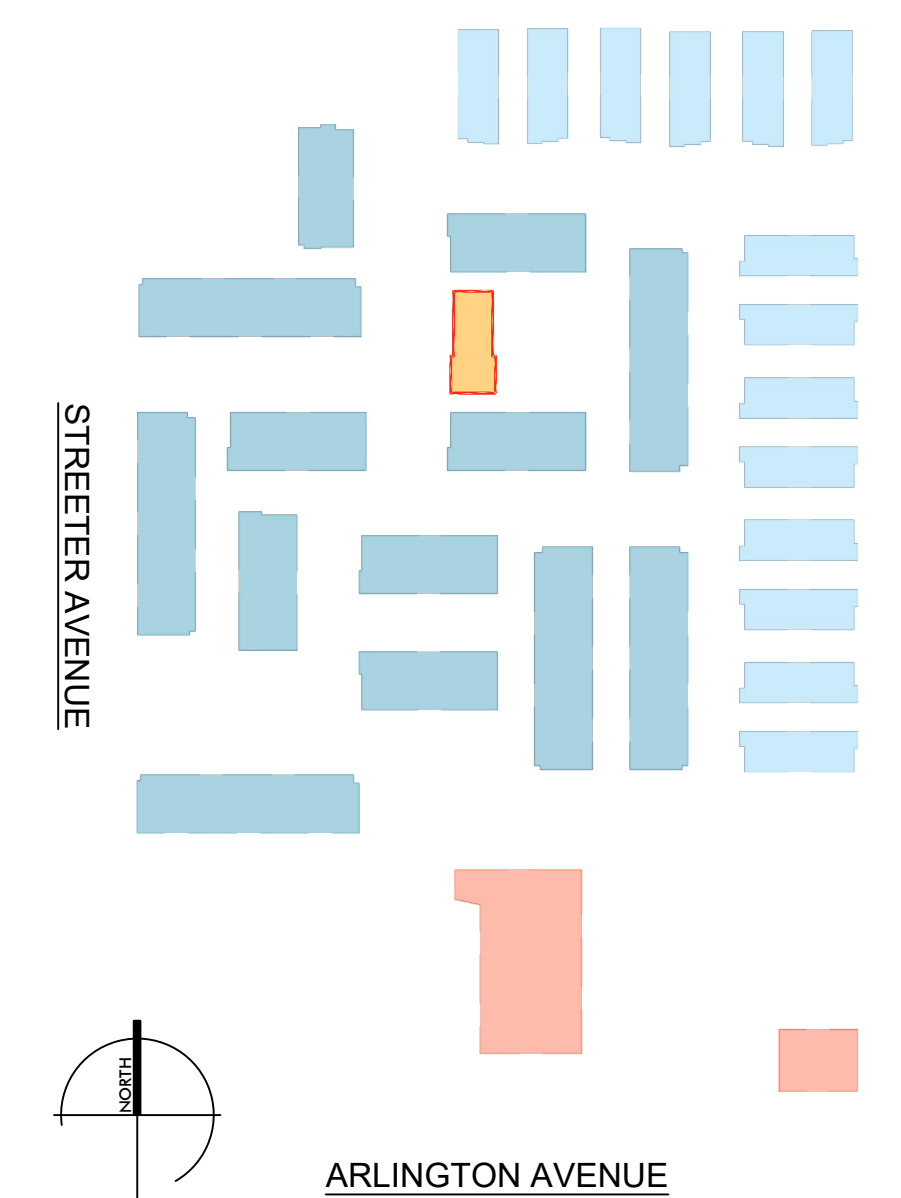


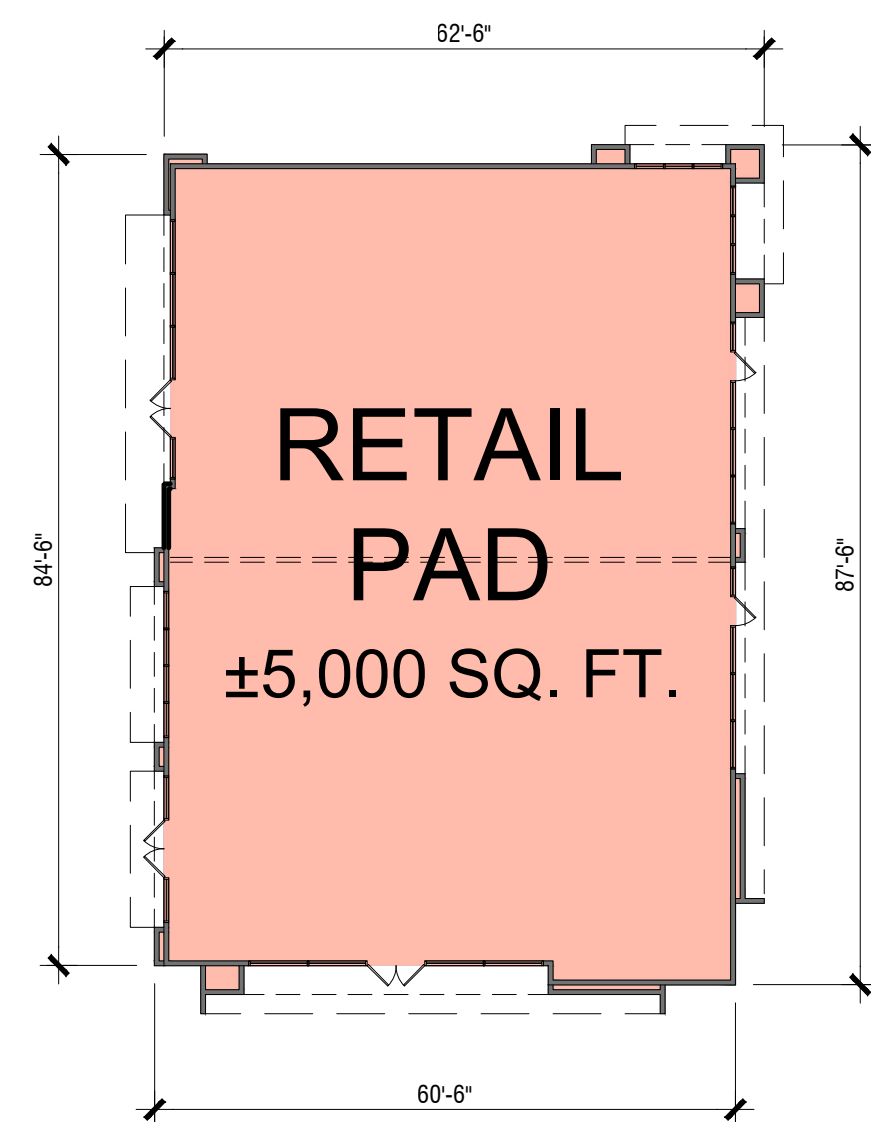
GROUND LEVEL 1



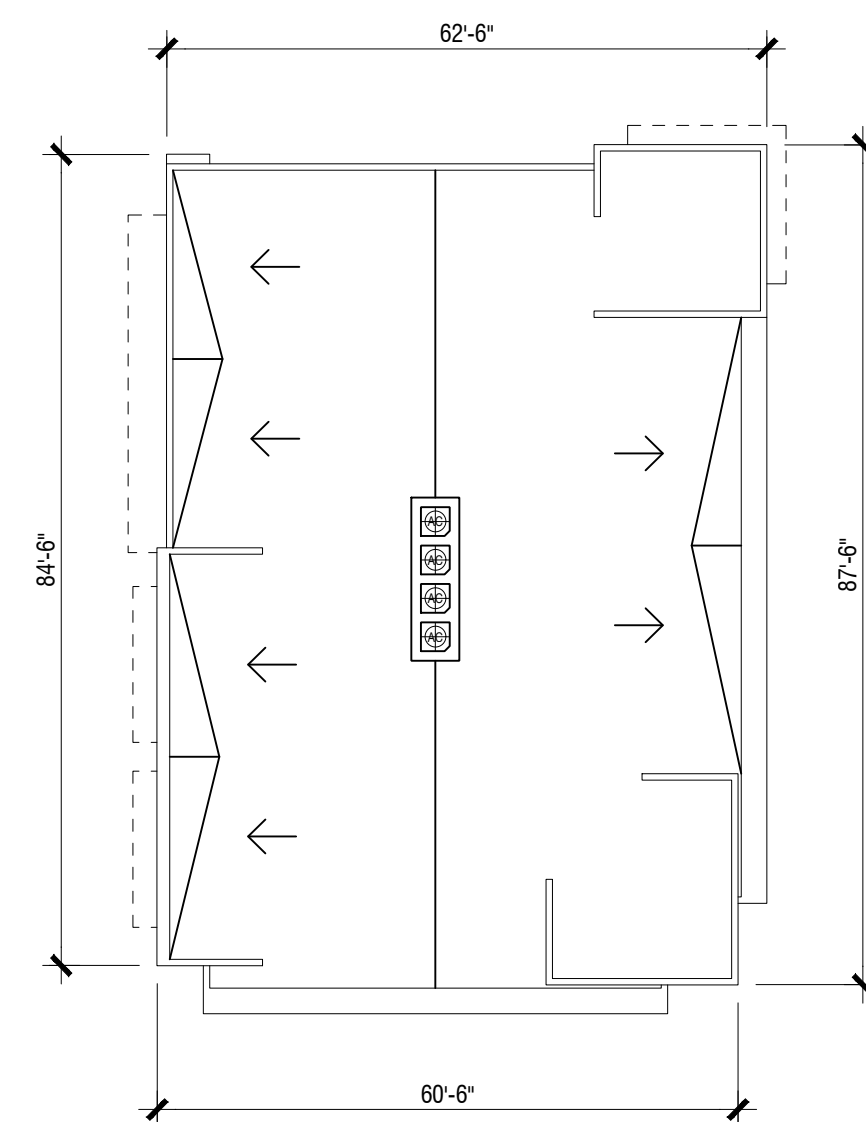
ROOF PLAN 2

KEY MAP



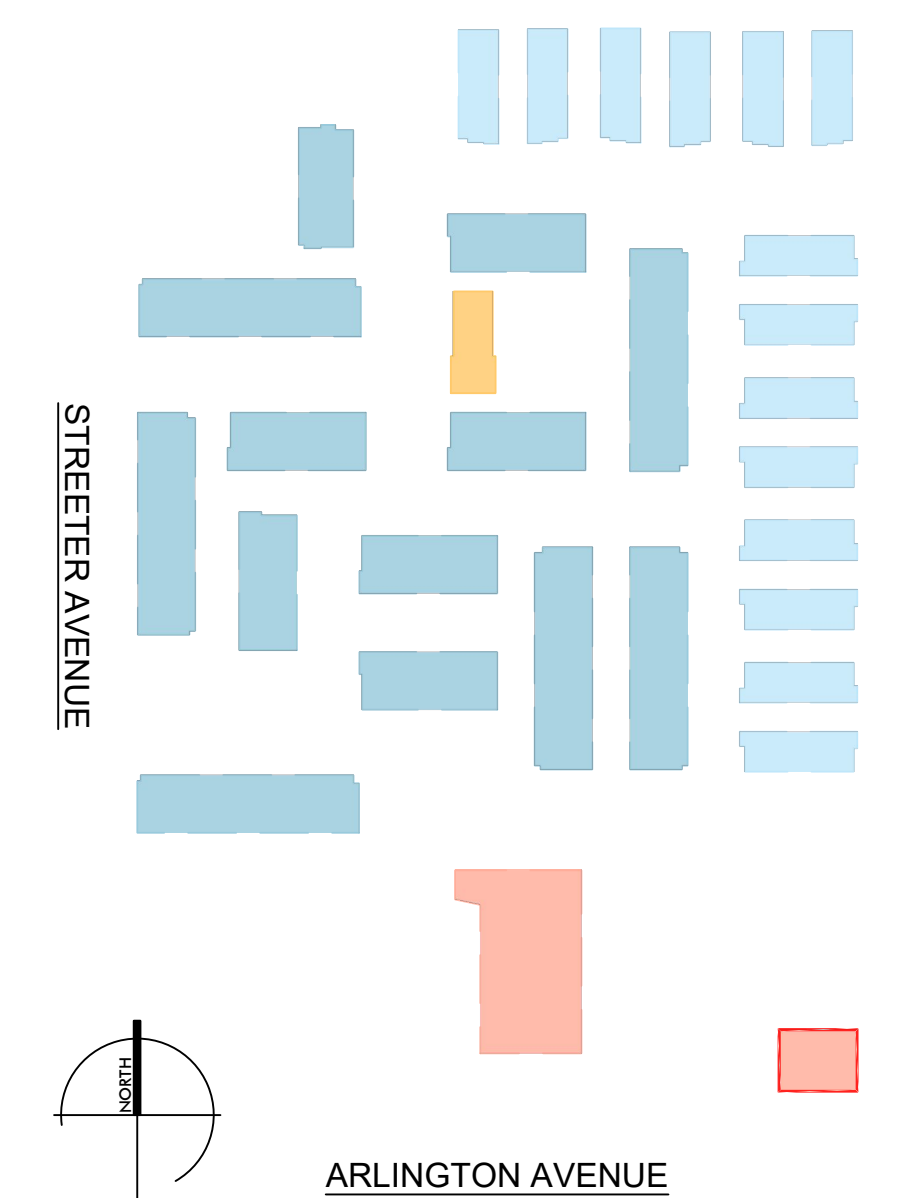


GROUND LEVEL 1



ROOF PLAN 2

KEY MAP



45'-0" MAXIMUM HEIGHT



EAST ELEVATION 1

45'-0" MAXIMUM HEIGHT



SOUTH ELEVATION 2

45'-0" MAXIMUM HEIGHT



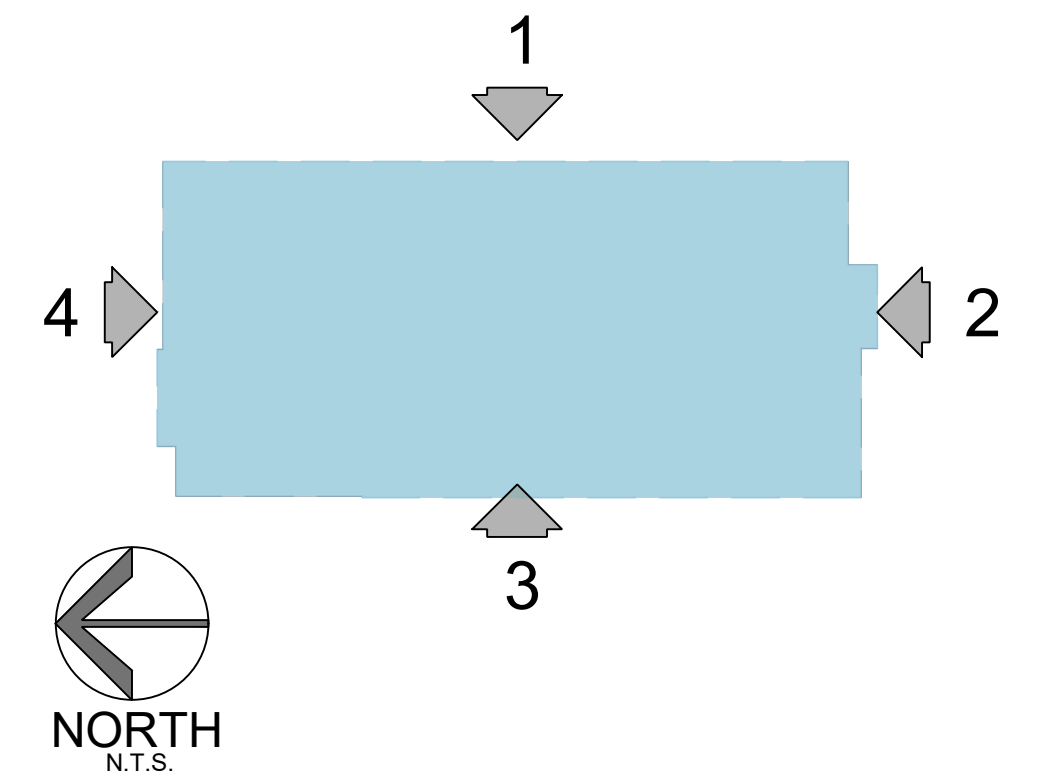
WEST ELEVATION 3

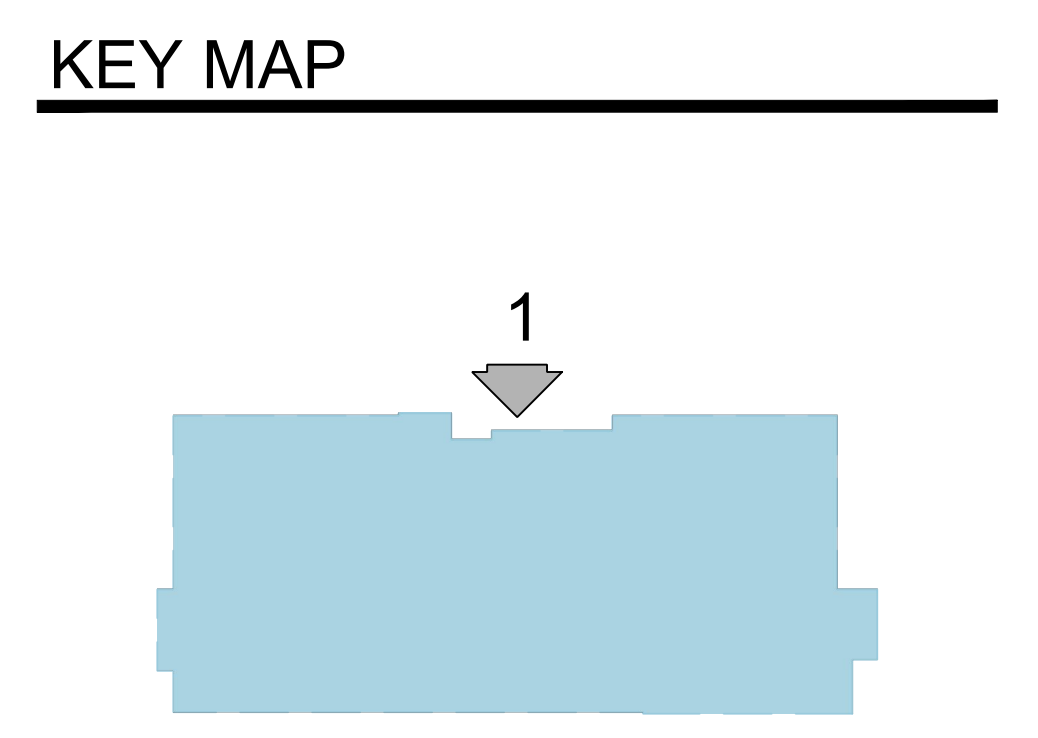
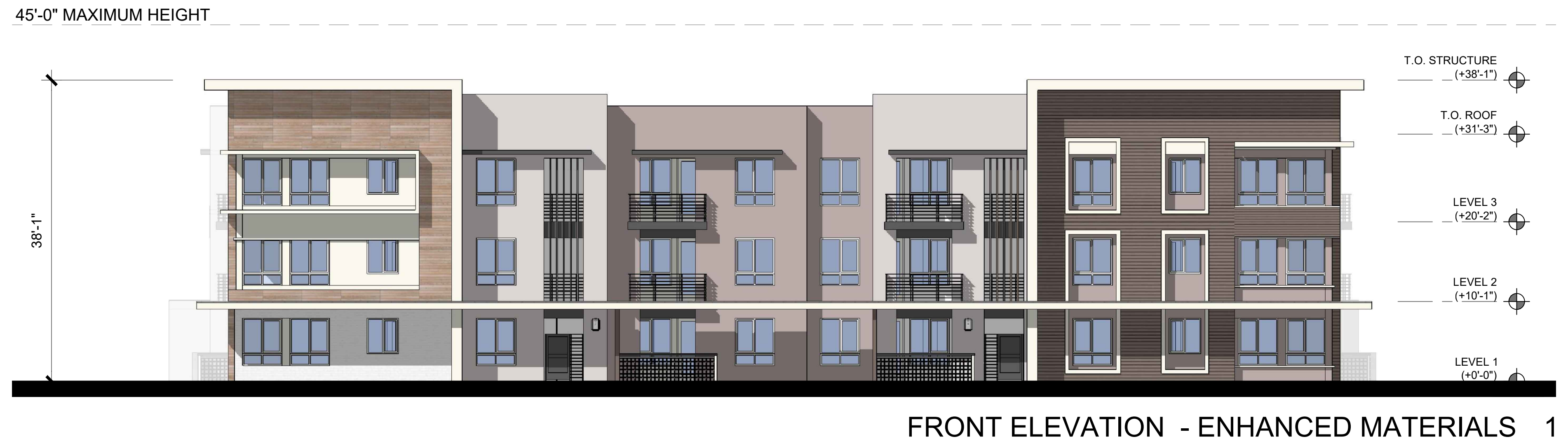
45'-0" MAXIMUM HEIGHT

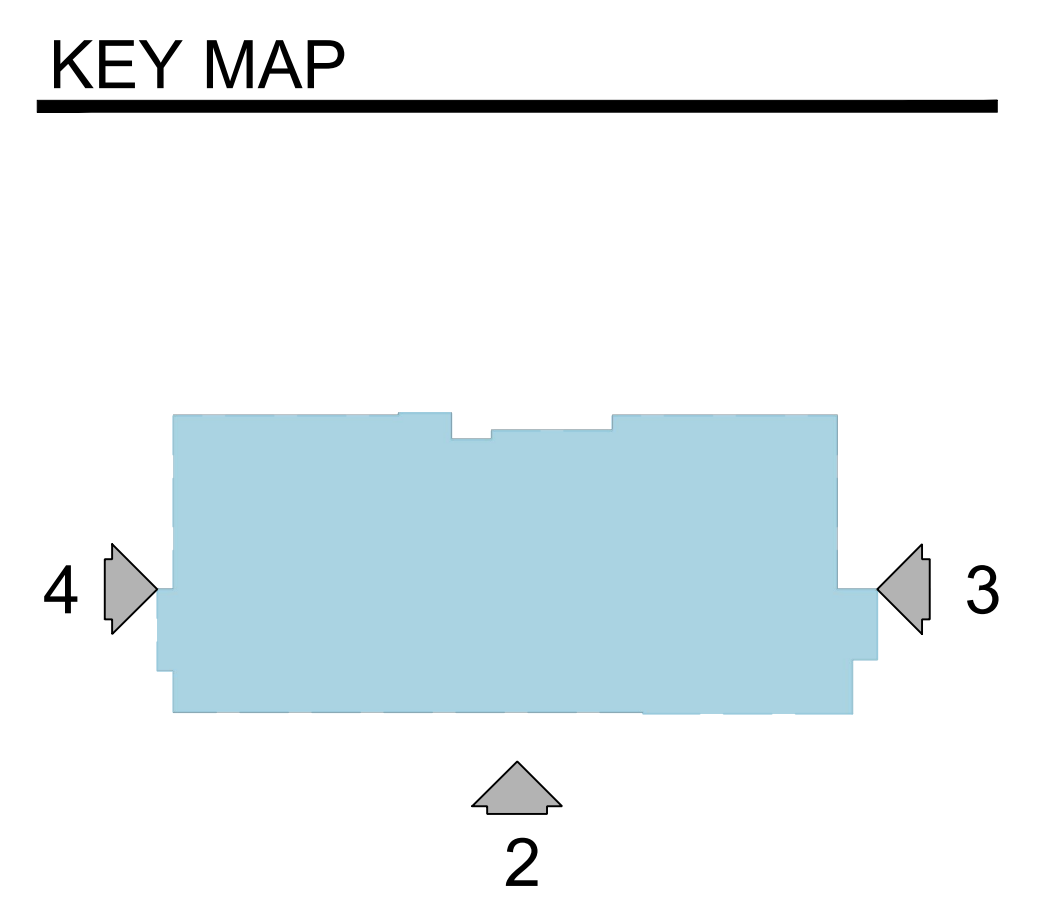


NORTH ELEVATION 4

KEY MAP

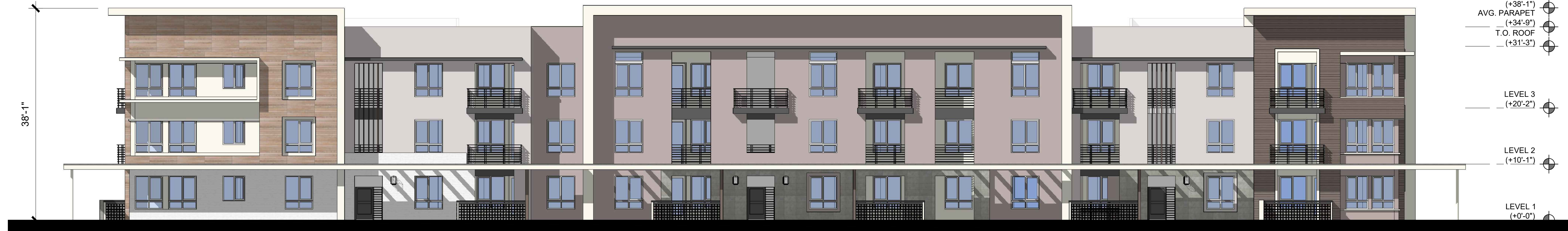




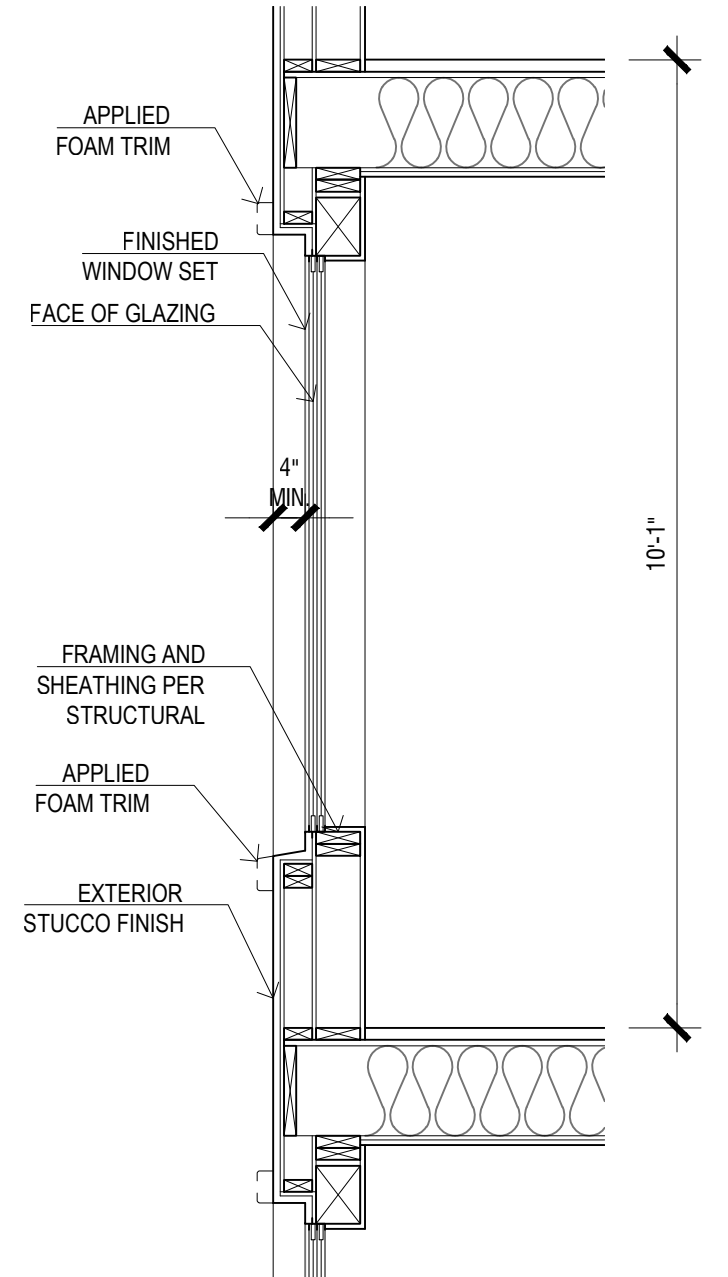


NOTE:
 UTILITY CLOSETS AS SHOWN BELOW ARE TYPICAL BUT WILL BE REPOSITIONED SO AS TO BE OUT OF VIEW OF THE PUBLIC RIGHT OF WAY ON BUILDING'S 1 AND 10. PLEASE REFERENCE SITE PLAN SHEET A1.2 FOR FINAL UTILITY CLOSET LOCATIONS FOR EACH BUILDING.

45'-0" MAXIMUM HEIGHT



FRONT ELEVATION - ENHANCED MATERIALS 1



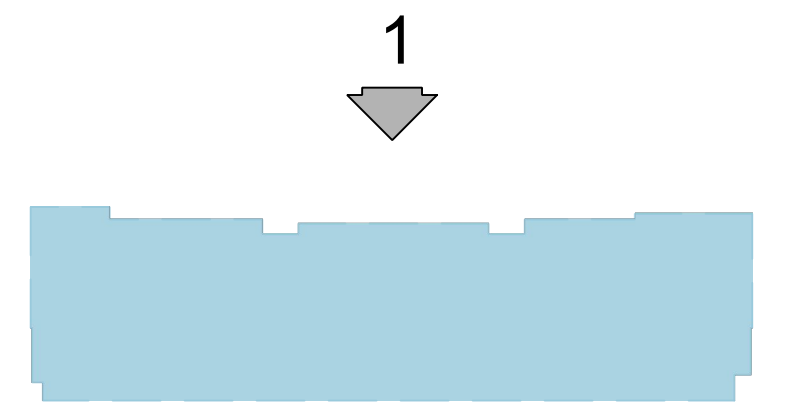
STUCCO WINDOW - RECESSED 4"
 (TO OCCUR ON WINDOWS FACING PUBLIC RIGHT OF WAY)
 SCALE: 1/2" = 1'-0"

45'-0" MAXIMUM HEIGHT

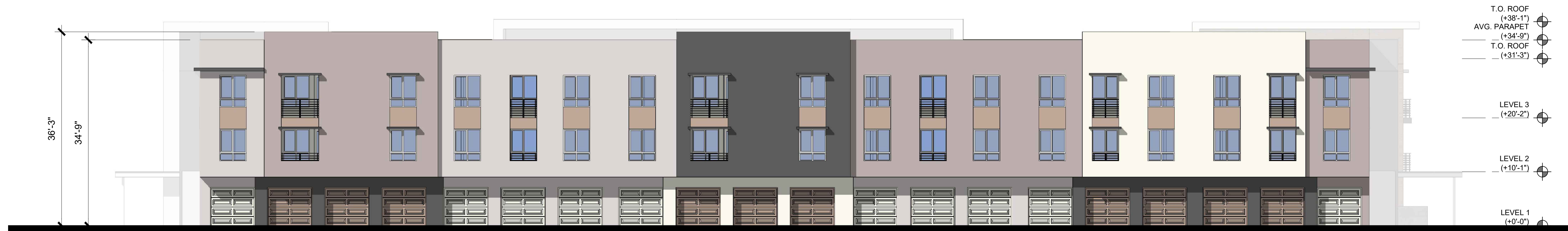


FRONT ELEVATION - ALL STUCCO 1

KEY MAP



45'-0" MAXIMUM HEIGHT



REAR ELEVATION 2

45'-0" MAXIMUM HEIGHT



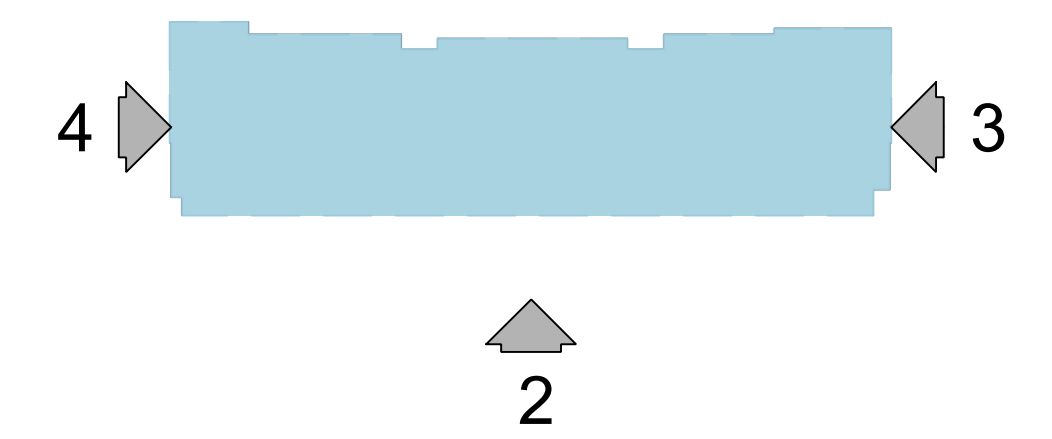
LEFT ELEVATION 3

45'-0" MAXIMUM HEIGHT



RIGHT ELEVATION 4

KEY MAP



45'-0" MAXIMUM HEIGHT



FRONT ELEVATION 1

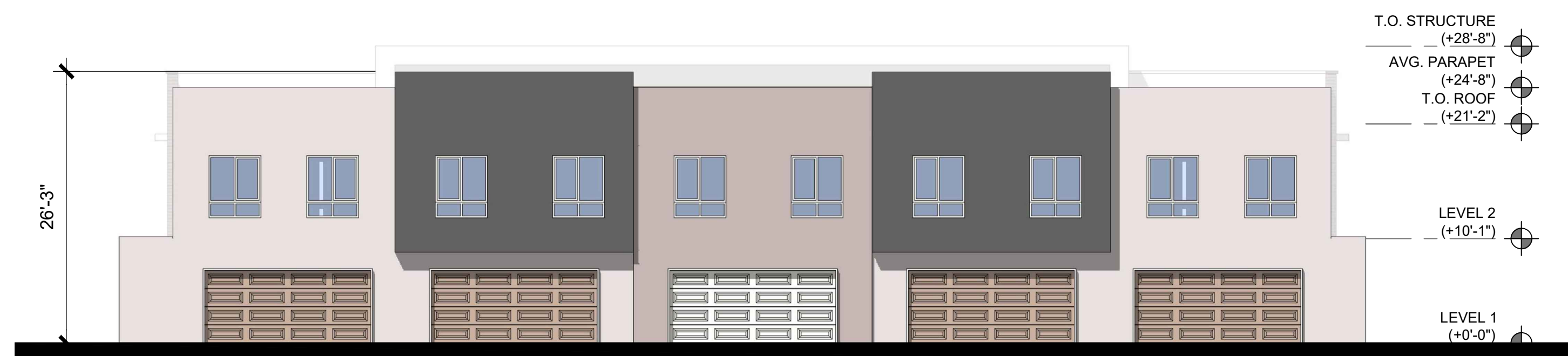
45'-0" MAXIMUM HEIGHT



LEFT ELEVATION 2

45'-0" MAXIMUM HEIGHT

45'-0" MAXIMUM HEIGHT



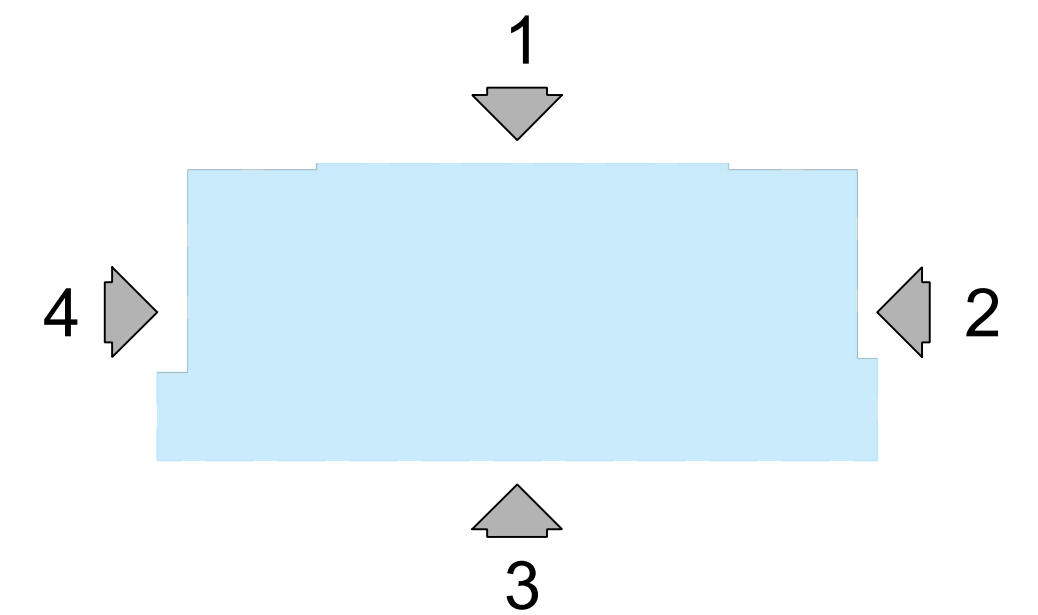
REAR ELEVATION 3

45'-0" MAXIMUM HEIGHT



RIGHT ELEVATION 4

KEY MAP



45'-0" MAXIMUM HEIGHT



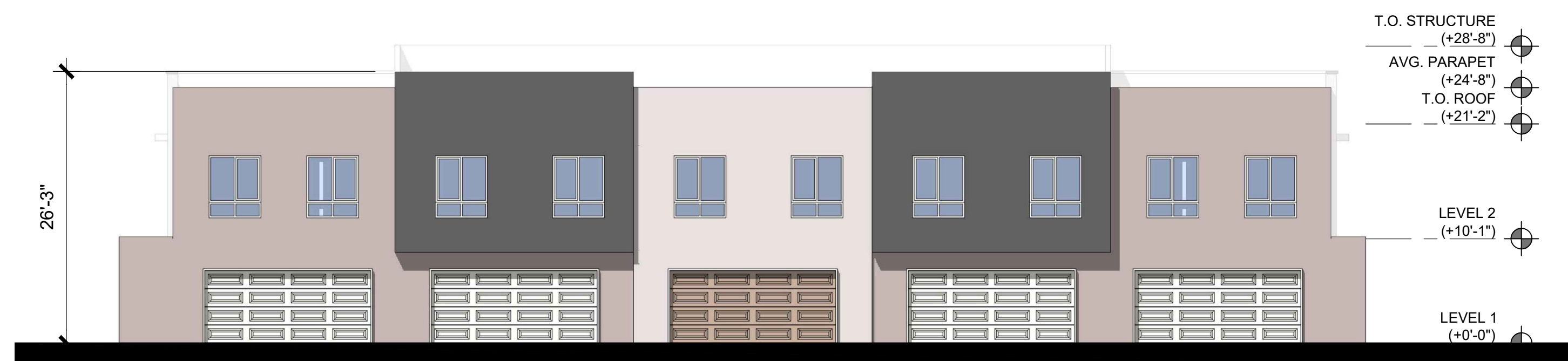
FRONT ELEVATION 1

45'-0" MAXIMUM HEIGHT



LEFT ELEVATION 2

45'-0" MAXIMUM HEIGHT



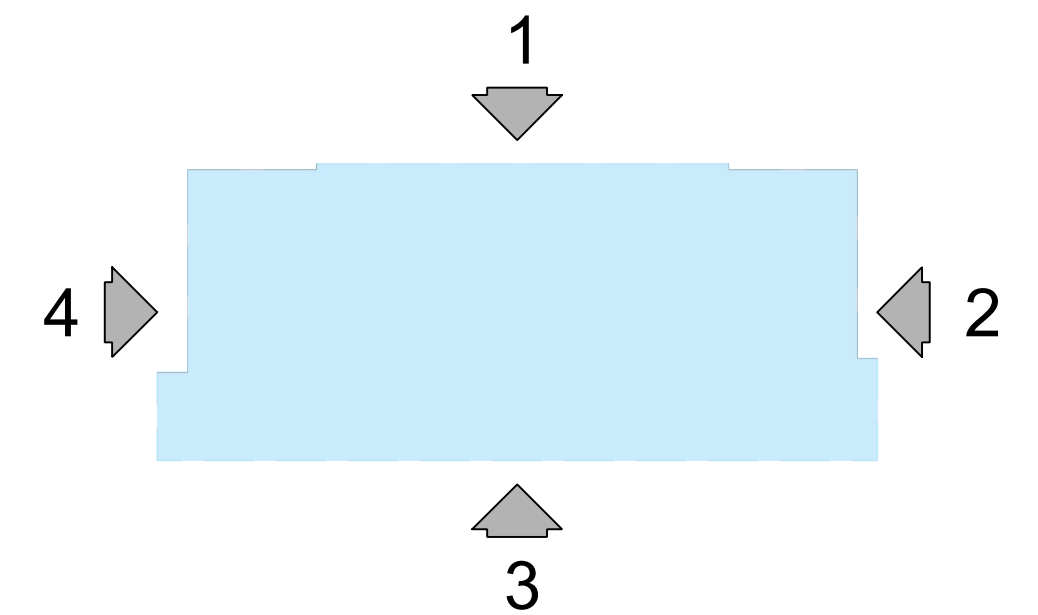
REAR ELEVATION 3

45'-0" MAXIMUM HEIGHT



RIGHT ELEVATION 4

KEY MAP



45'-0" MAXIMUM HEIGHT



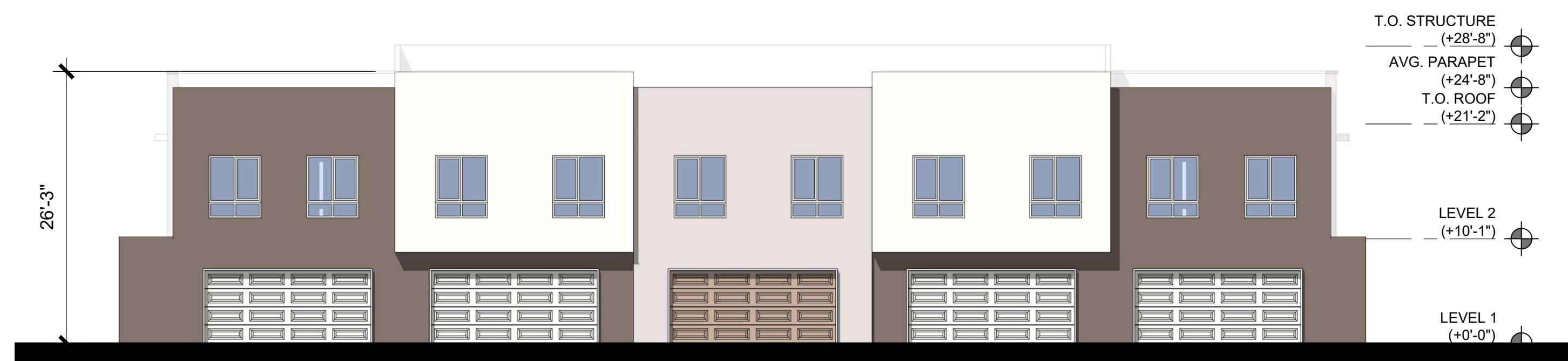
FRONT ELEVATION 1

45'-0" MAXIMUM HEIGHT



LEFT ELEVATION 2

45'-0" MAXIMUM HEIGHT



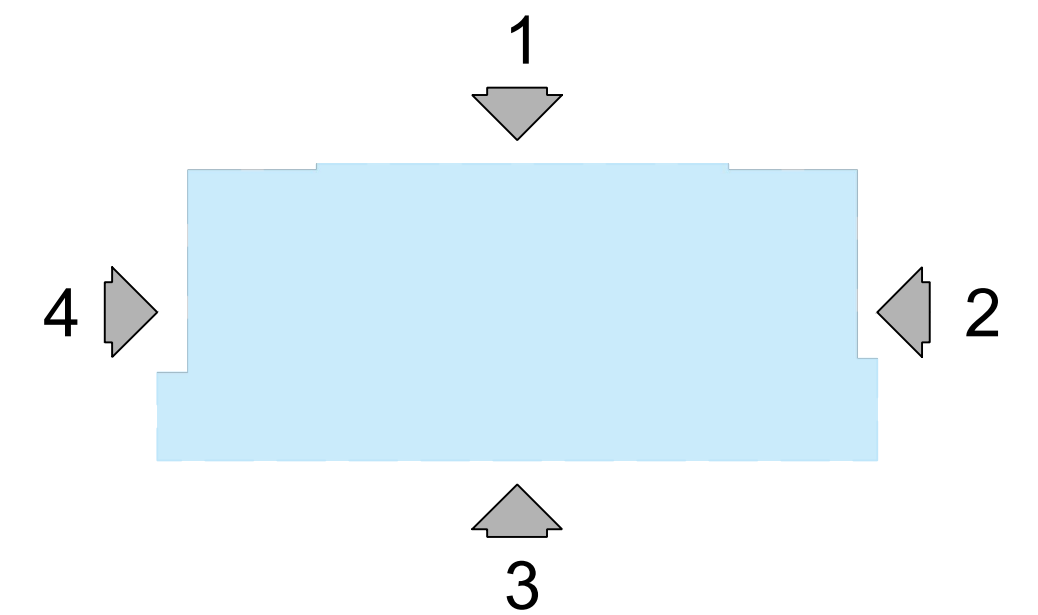
REAR ELEVATION 3

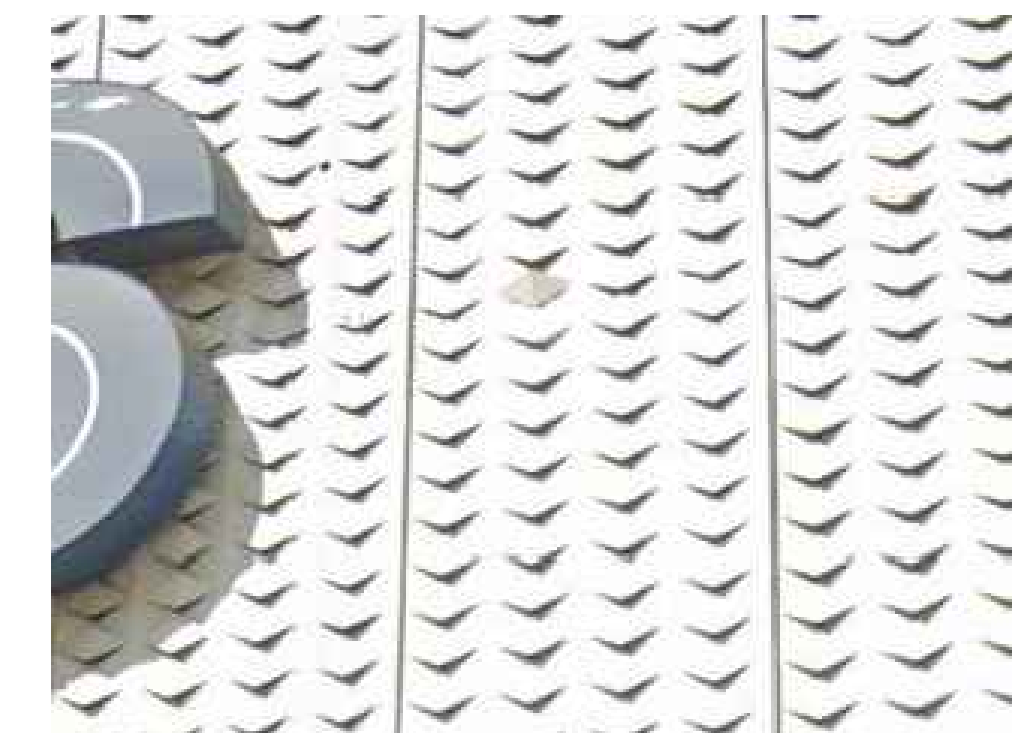
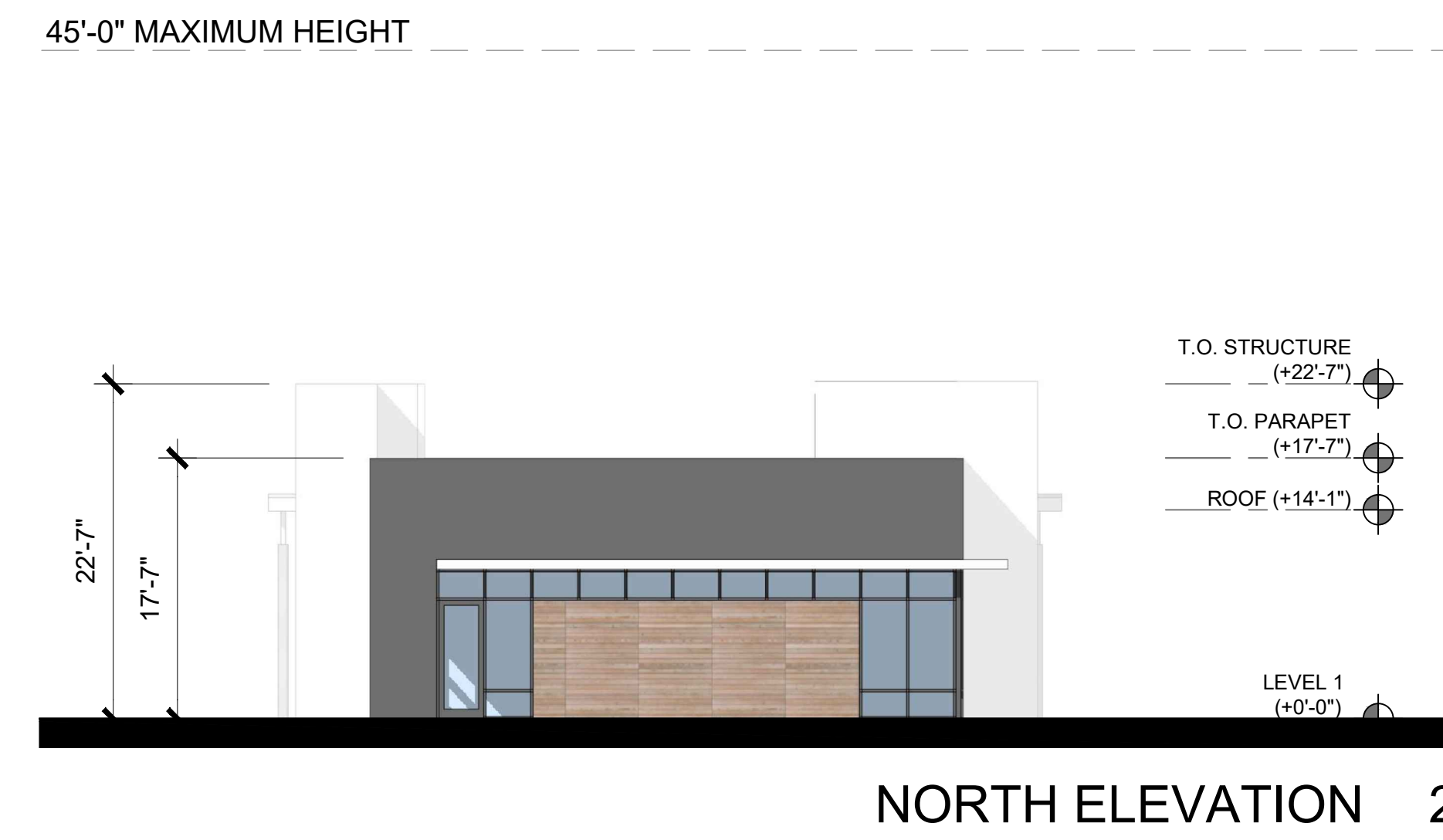
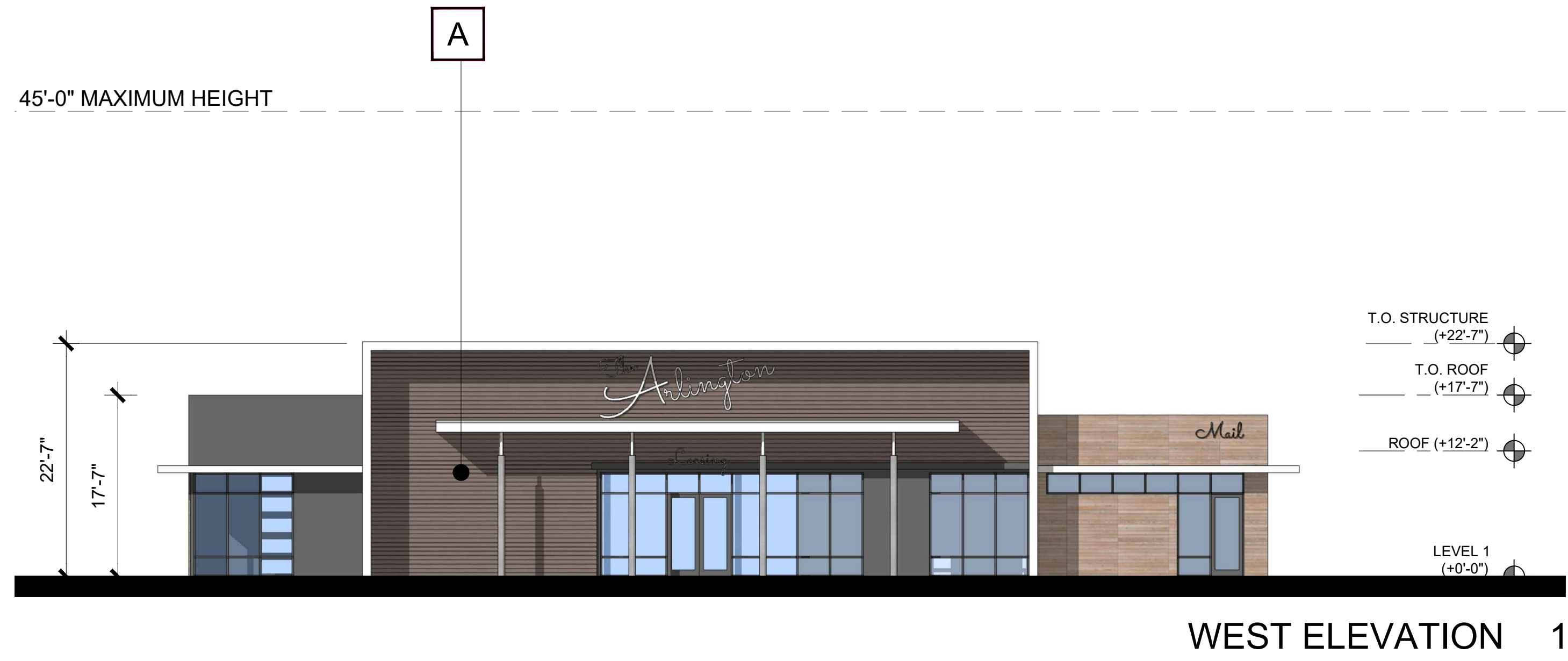
45'-0" MAXIMUM HEIGHT



RIGHT ELEVATION 4

KEY MAP

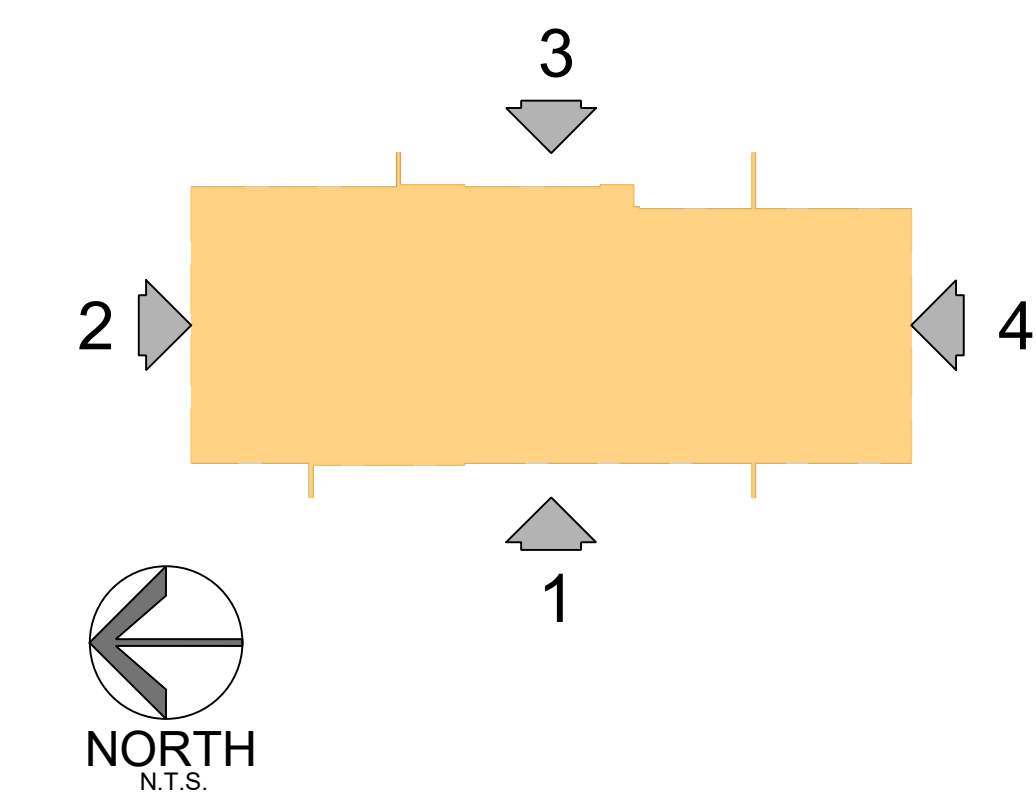




A. EXISTING DECORATIVE METAL FACADE ON SEARS (TO BE RE-PURPOSED ON CLUBHOUSE ELEVATION, IF FEASIBLE)



KEY MAP



45'-0" MAXIMUM HEIGHT



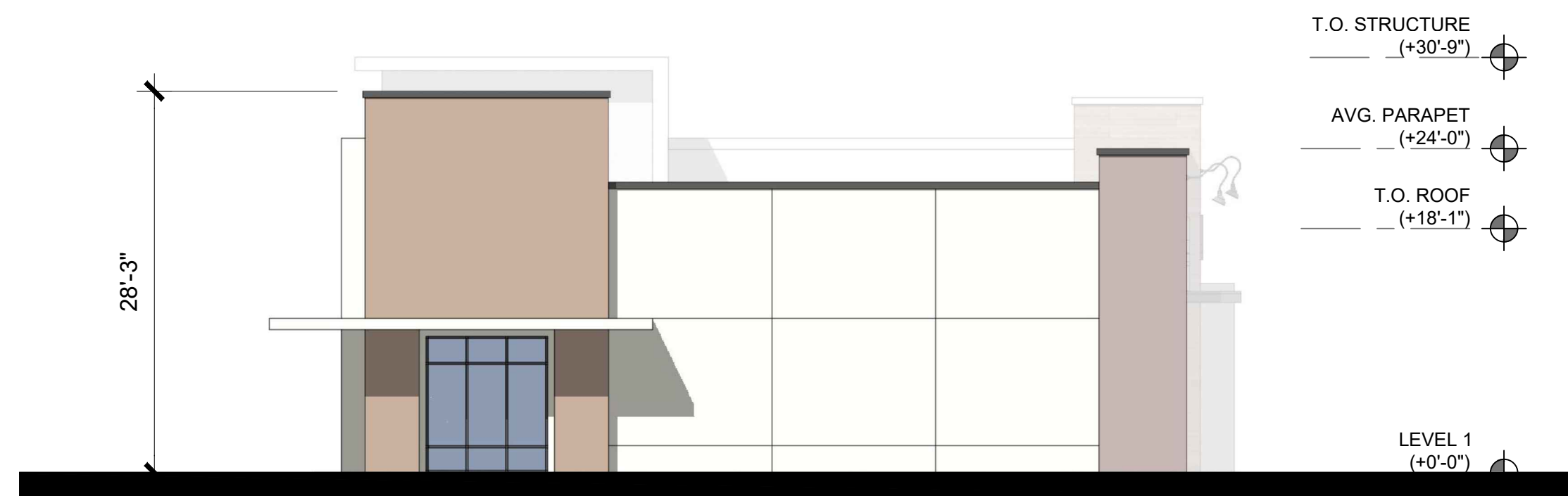
WEST ELEVATION 1

45'-0" MAXIMUM HEIGHT



SOUTH ELEVATION 2

45'-0" MAXIMUM HEIGHT



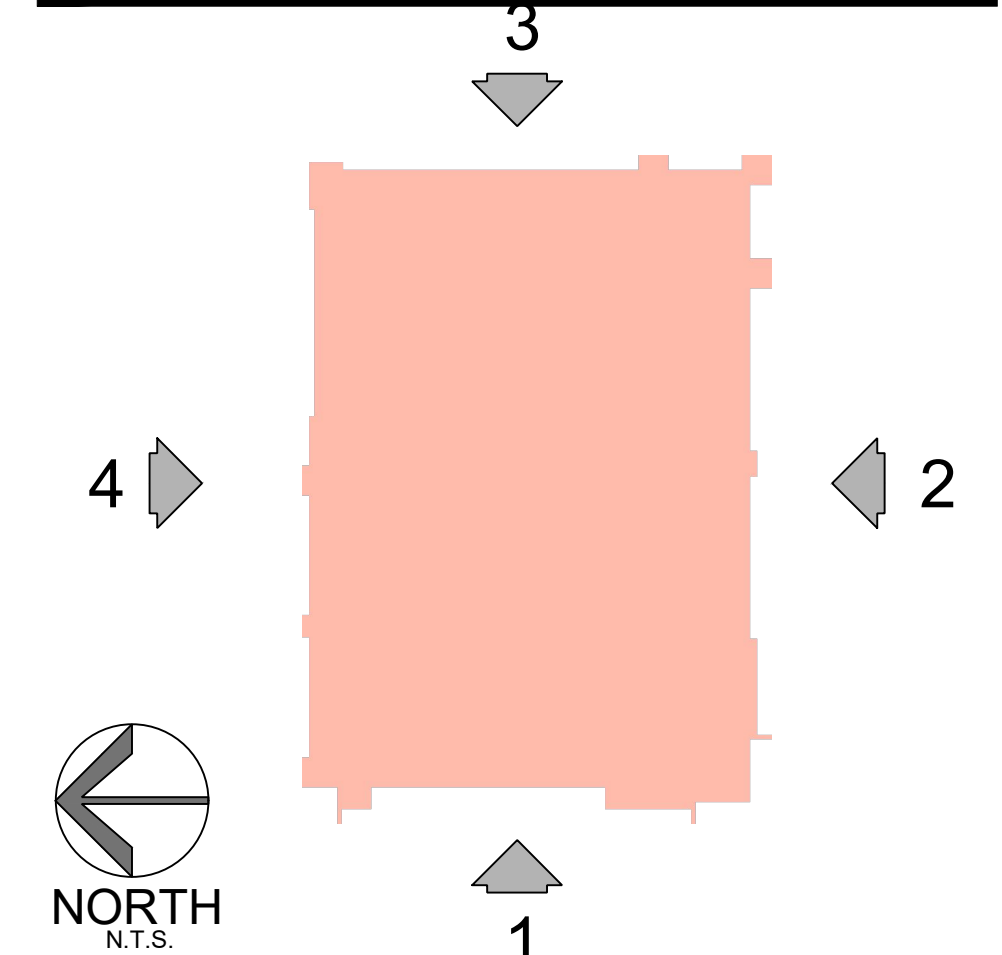
EAST ELEVATION 3

45'-0" MAXIMUM HEIGHT



NORTH ELEVATION 4

KEY MAP



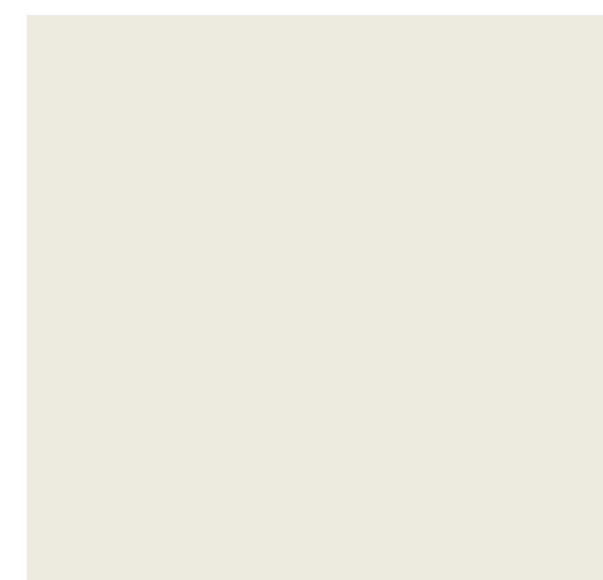


TYPE III - ENHANCED ELEVATION

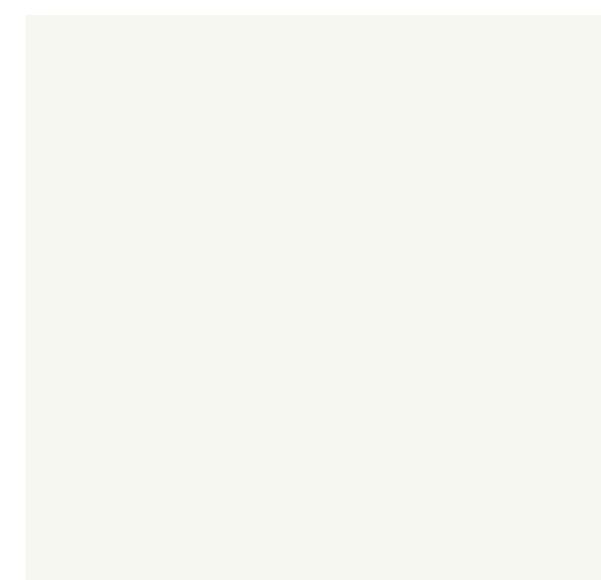


TYPE III - ALL-STUCCO ELEVATION

COLORS



A. SHERWIN WILLIAMS
SW 7008 - ALABASTER



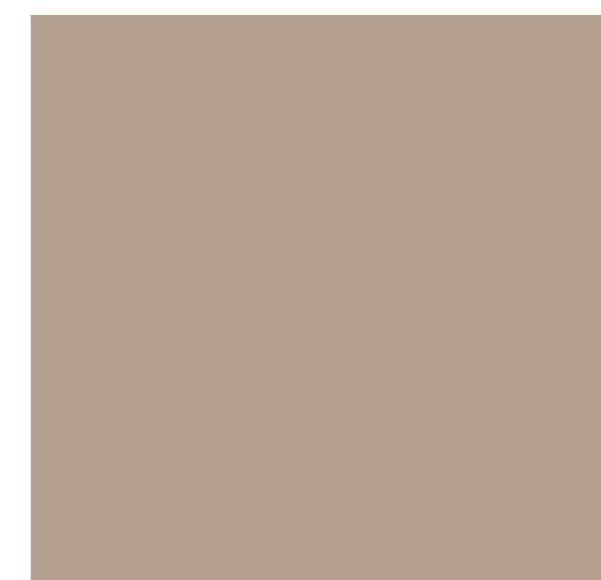
B. SHERWIN WILLIAMS
SW 7757 - HIGH REFLECTIVE
WHITE



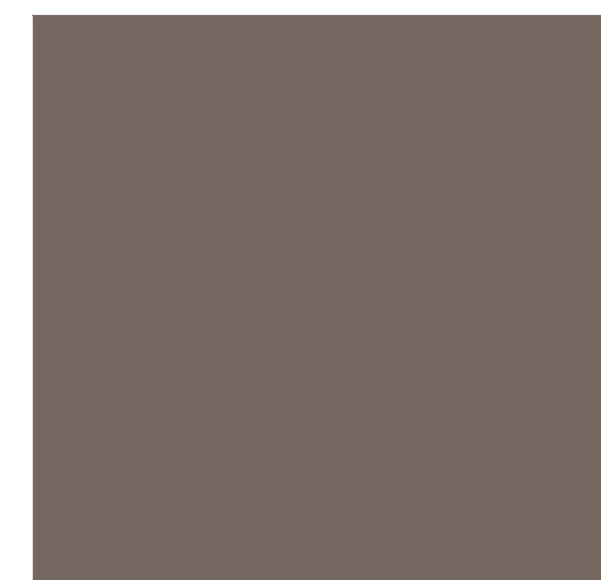
C. SHERWIN WILLIAMS
SW 6274 - DESTINY



D. SHERWIN WILLIAMS
SW 6010 - FLEXIBLE GRAY



E. SHERWIN WILLIAMS
SW 6087 - TRUSTY TAN

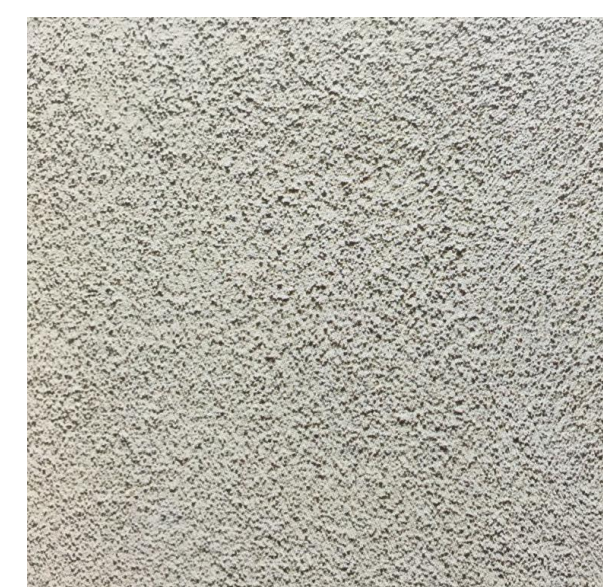


F. SHERWIN WILLIAMS
SW 6075 - GARRET GRAY



G. SHERWIN WILLIAMS
SW 7069 - IRON ORE

MATERIALS



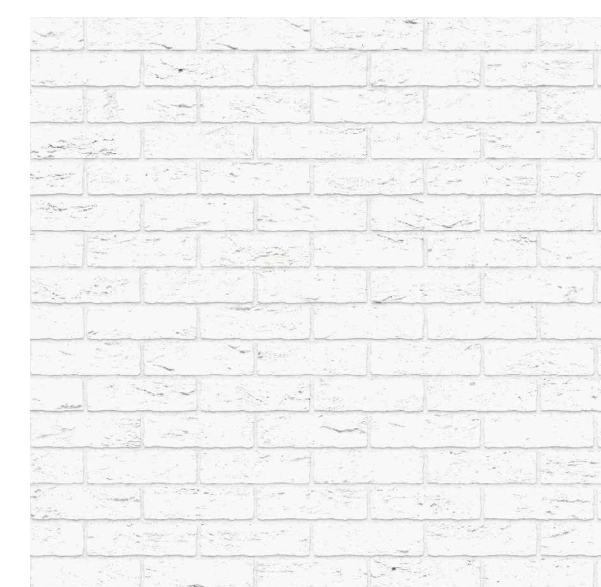
1. LIGHT SAND
STUCCO



2. HORIZONTAL
SIDING



3. PORCELAIN TILE -
DARK



4. BRICK VENEER



5. PERFORATED
METAL RAILING



6. METAL CANOPY

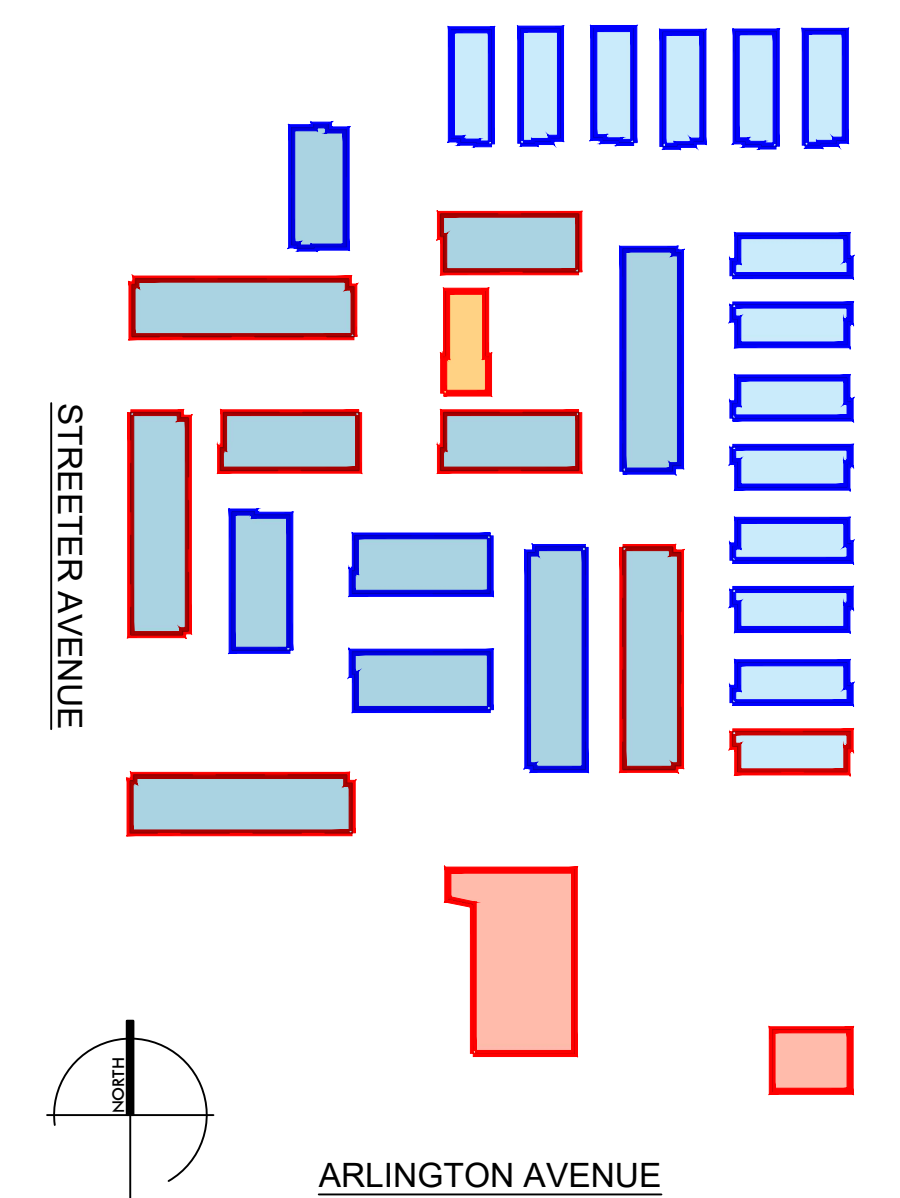


7. BREEZE BLOCK



8. VINYL WINDOWS

KEY MAP





VIEW OF PROJECT ENTRY DRIVE ALONG STREETER AVE. 1



VIEW OF PEDESTRIAN CONNECTIVITY ALONG STREETER AVE. 2

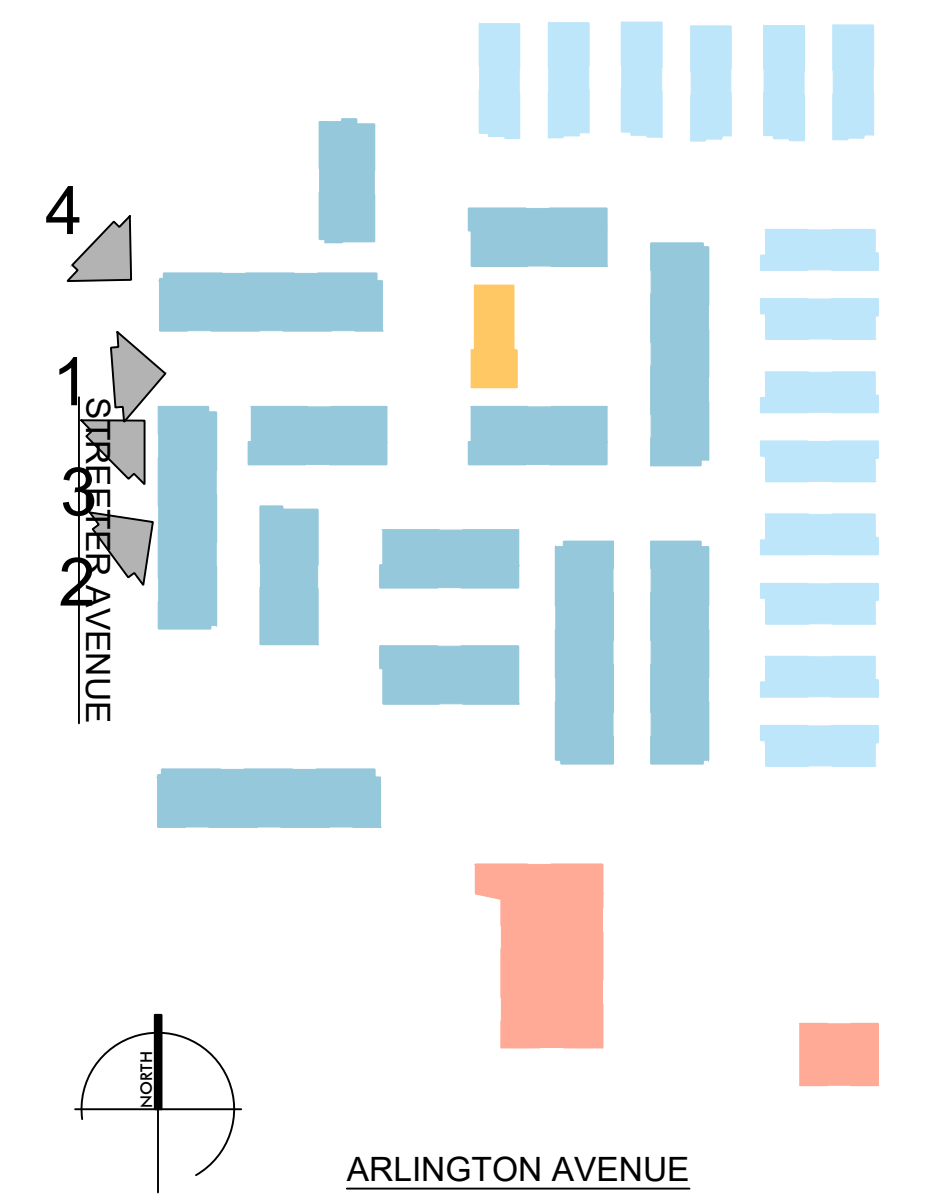


LOOKING NORTHEAST ON STREETER AVE. 3



LOOKING SOUTH ALONG STREETER AVE. 4

KEY MAP





Riverside Property Owner, LLC
2 Ritz Carlton Dr, Suite 202
Dana Point, CA 92629

March 13, 2024

City of Riverside
Community & Economic Development, Historic Preservation
3900 Main Street, 3rd Floor
Riverside, California 92522
Attn: Scott Watson

RE: Arlington Mixed Use Project – Clubhouse Historical Exhibit and Public Art Proposal

Riverside Property Owner, LLC, (Owner) proposes to include historical photos of the Sears building, prominently displayed in the leasing office/clubhouse and analysis by an architectural historian of Charles Luckman, the modernism movement and architectural features specific to this building. The exhibit may also include testimony by Riverside citizens about their fond memories of the site and its impact on their lives in order to provide a personal perspective in addition to the analysis of the architectural significance.

The project will also include a public art component which may be focused on Charles Luckman and/or may be inspired by the modernism movement. The Owner will seek proposals from local artists and coordinate with the City at the appropriate time.

Thank you,

A handwritten signature in black ink, appearing to read 'Jamie Chapman', written in a cursive style.

Jamie Chapman – Development Manager