

ARB CASE NO. 1024S
5921 BROADWAY ST

PERMANENT SIGNAGE

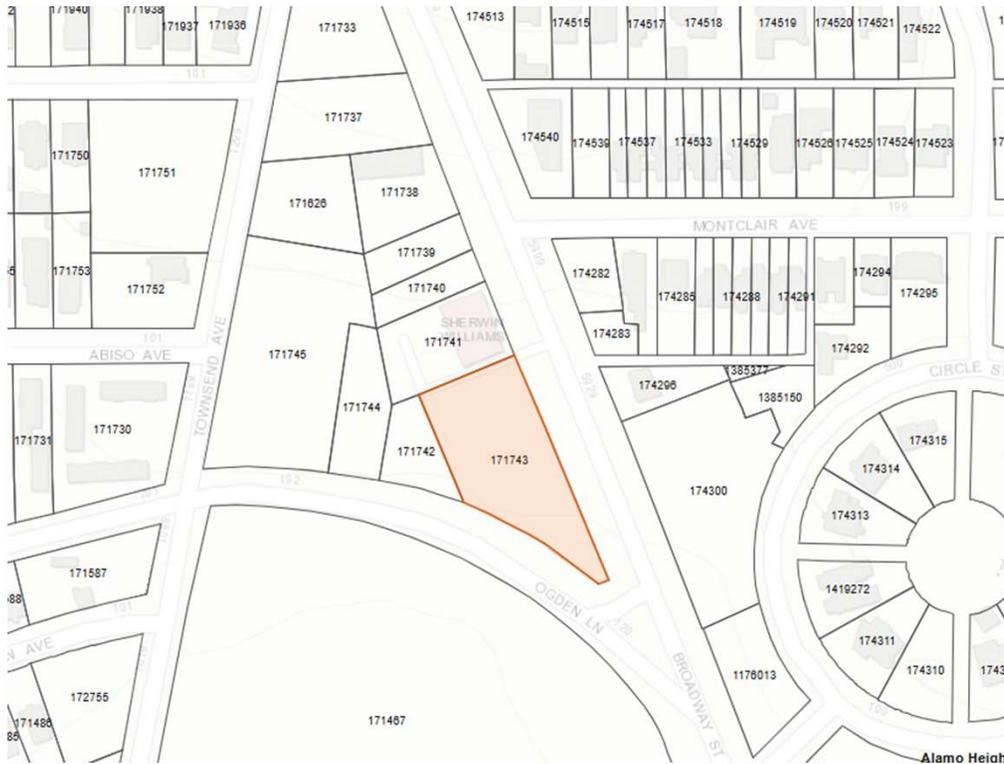


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



B-1
West side of
Broadway at
Ogden Ln
Permanent
Signage



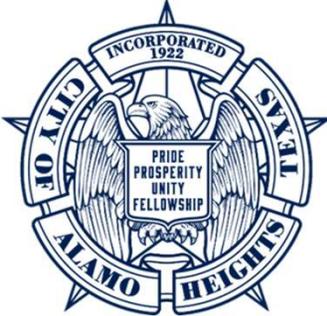
E03

E01 E02

EXISTING CONDITIONS



PROPOSED MULTI-TENANT SIGN



SIDE A



SIDE B



SIMULATED NIGHT VIEW



MULTI-TENANT SIGN SPECIFICATIONS



CABINET: Existing cabinet w/ 2" retainers & 2-3/8" divider bars to remain

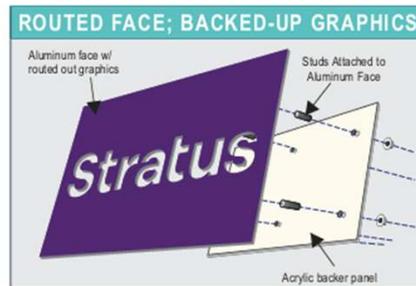
FACES: .125 aluminum faces with routed out graphics; Painted Dark Clove

GRAPHICS: Routed from alum. face & backed w/ 1/8" #7328 white acrylic

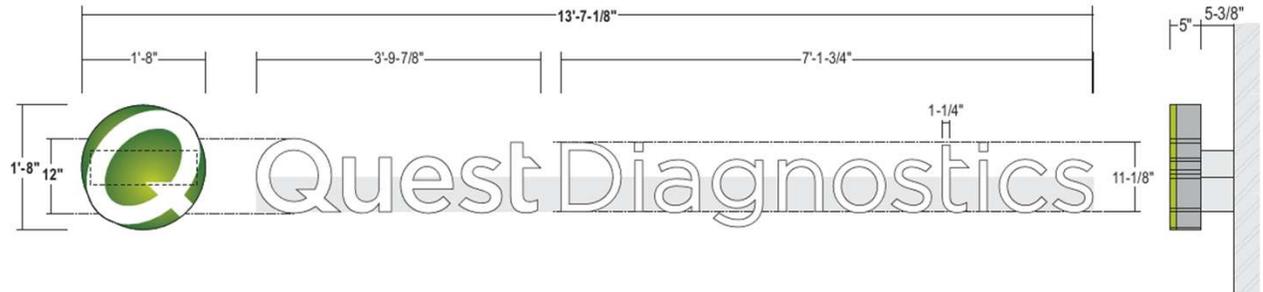
QUANTITY: (2) TWO FACES REQUIRED



Paint finish to be satin unless otherwise specified



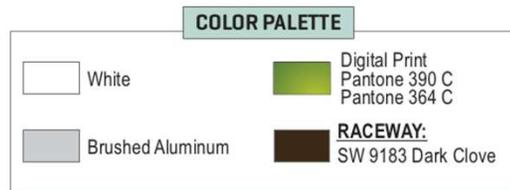
PROPOSED SIGN



SIGN SPECIFICATIONS



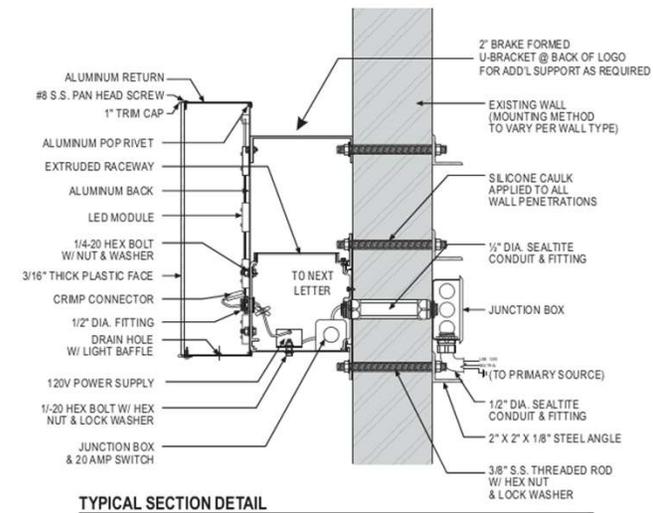
- FACES:** 3/16" #2447 White acrylic:
Logo to have surface applied digital print
- TRIMCAP:** 1" Standard white trimcap
- RETURNS:** 5" deep .040 aluminum coil, PAC-CLAD - .040 X 5.3 SILVER
- BACKS:** .063 alum. backs - insides painted White
- ILLUM.:** White Bitro Bantam LED's as required by manufacturer;
Power supplies housed within raceway
- RACEWAY:** 5.5" x 5.375 Extruded alum. raceway or equiv. painted to match sign band;
Additional bracing as required behind logo
- INSTALL:** Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
- QUANTITY:** (1) ONE SET REQUIRED



Paint finish to be satin unless otherwise specified

ISOMETRIC DETAIL

SCALE: N.T.S.





POLICY ANALYSIS

§ 15-32 Limitation of signs for business or office premises.

(c) Shopping center or multi-tenant building.

- (1) A business or office in a shopping center or multi-tenant building may have one (1) identification sign, per tenant, attached to the building and one (1) detached sign (monument or multi-tenant sign) for the shopping center.
 - a. The monument sign shall only display the name and address of the facility.
 - b. Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are not visible from city streets or rights-of-way.



COMPLIANCE/PUBLIC NOTICE

- Proposed signs comply with the City's Code of Ordinances
- No public notice required

ARB CASE NO. 1018F
305 ARGO AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-B
- North side of Argo Ave, west of Arbutus St
- New Single-Family Residence



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



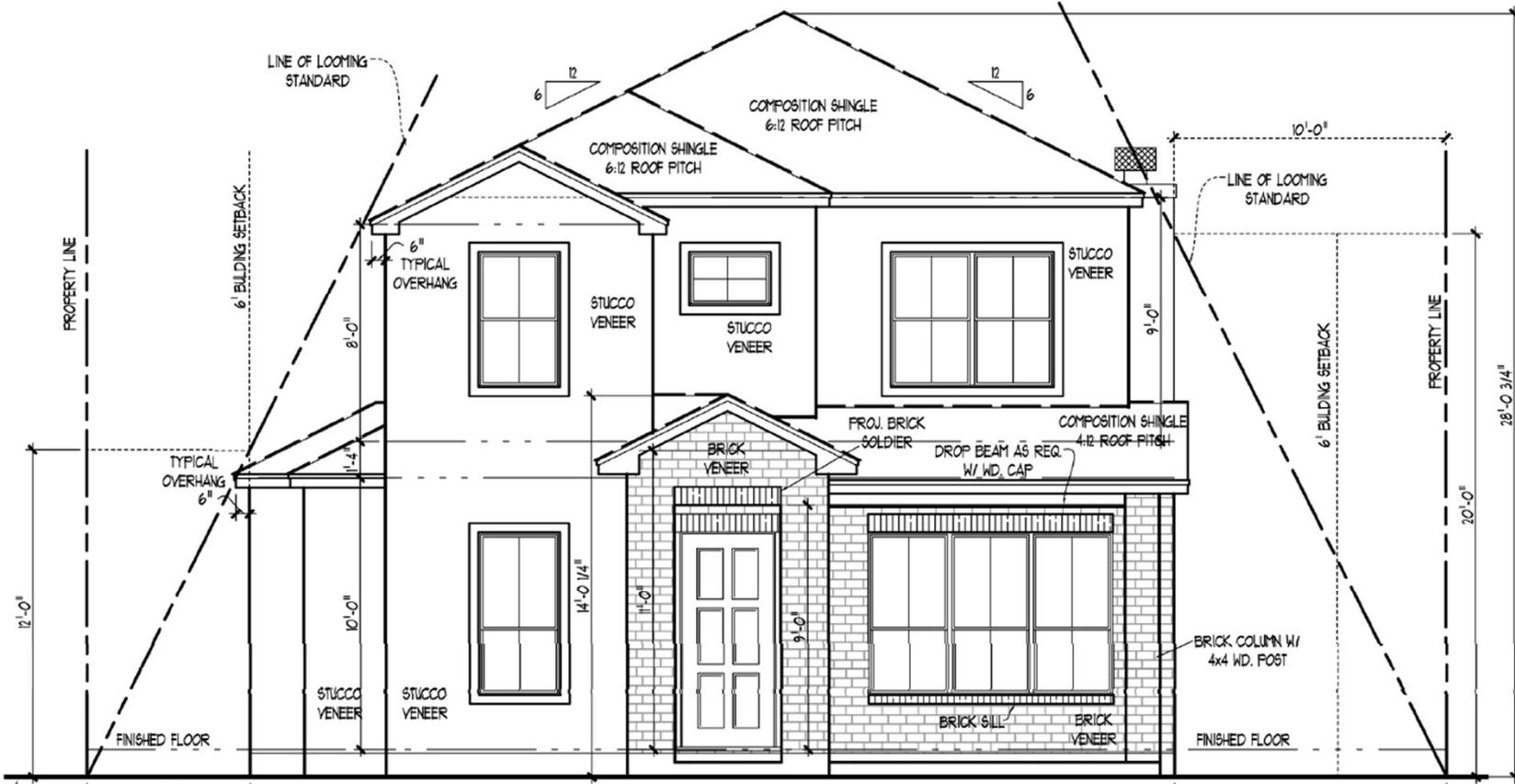
EXISTING CONDITIONS



EXISTING CONDITIONS



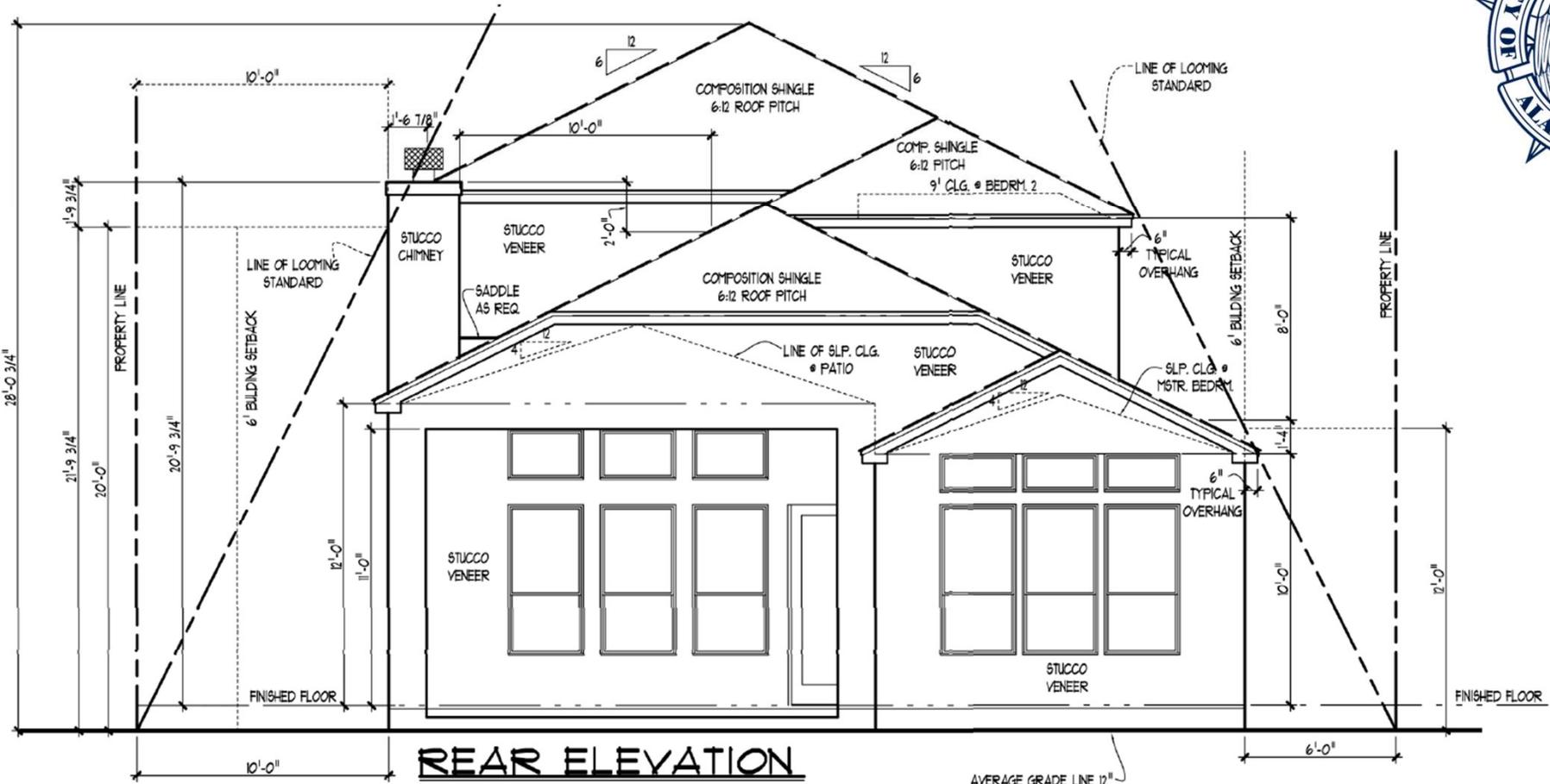
PROPOSED ELEVATION - FRONT



FRONT ELEVATION

SCALE: 1/4" = 1'-0" NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES

PROPOSED ELEVATION - REAR

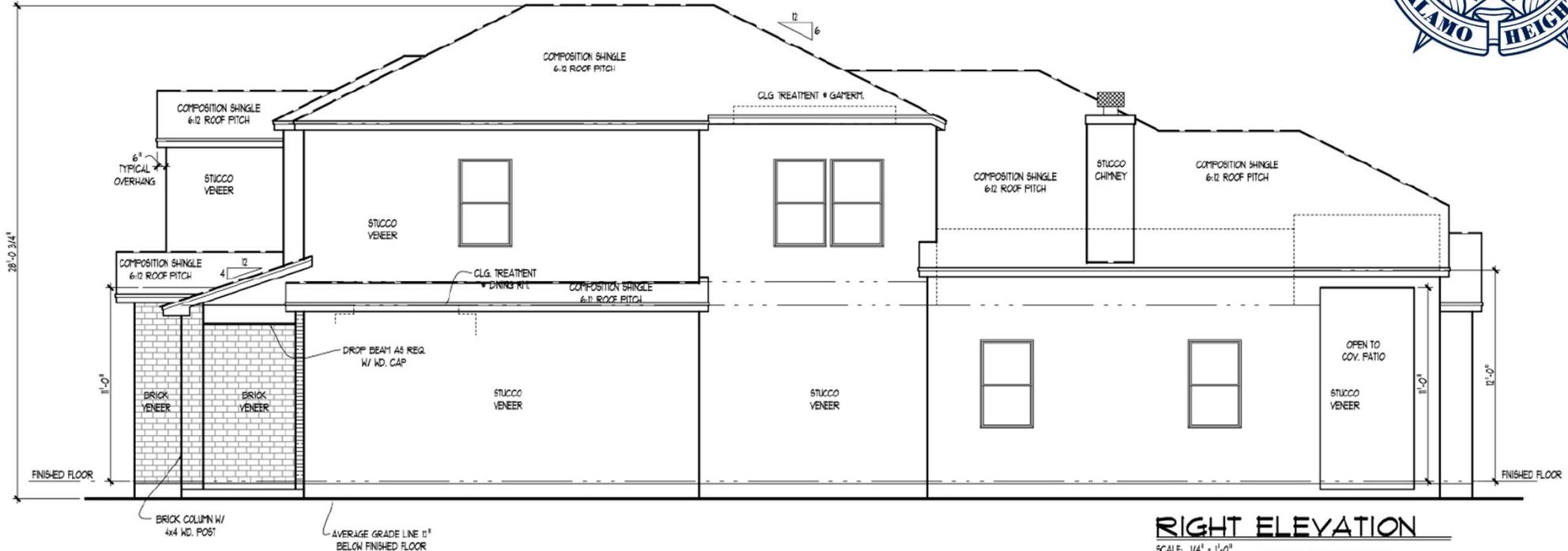


REAR ELEVATION

SCALE: 1/4" = 1'-0"
 NOTE: PROVIDE EXPANSION JOINTS AS REQ. ON ALL STUCCO SURFACES

AVERAGE GRADE LINE 12" BELOW FINISHED FLOOR

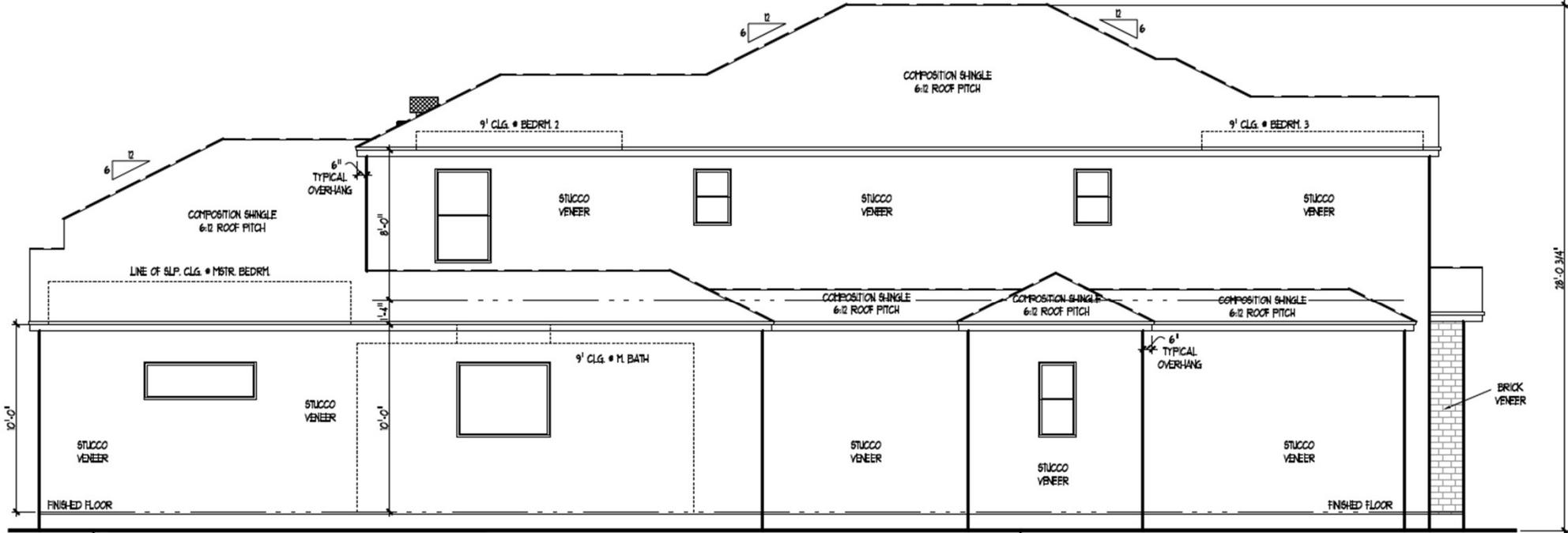
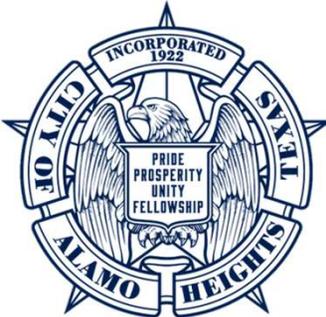
PROPOSED ELEVATION - EAST



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"
 NOTE: PROVIDE EXPANSION JOINTS AS REQ. ON ALL STUCCO SURFACES

PROPOSED ELEVATION - WEST



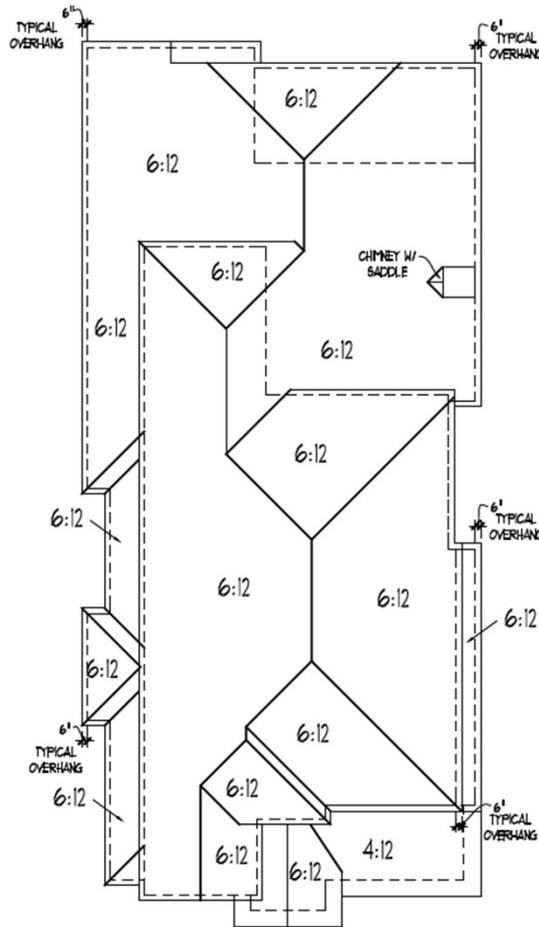
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE EXPANSION JOINTS AS REQ ON ALL STUCCO SURFACES

AVERAGE GRADE LINE 12" BELOW FINISHED FLOOR

AVERAGE GRADE LINE 12" BELOW FINISHED FLOOR

PROPOSED PLAN - ROOF



ROOF PLAN

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

LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7500	7500
Main house: 1st floor*	1844	2070
Main house: 2nd floor	0	1080
Front porch*	100	130
Side porch*	0	0
Rear porch*	0	160
Garage/Carport: 1st floor*	0	406
Garage: 2nd floor	0	0
Shed*	0	0
Breezeway*	0	0
Covered patio structure*	103	0
Other accessory structures*	0	0
Total Square Footage:	2047	3846
Total Lot Coverage*:	2047 (27.29%)	2766 (36.88%)
Total FAR:	0.26	47%
Max. 40% lot coverage for SF-A and SF-B Districts		

STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED





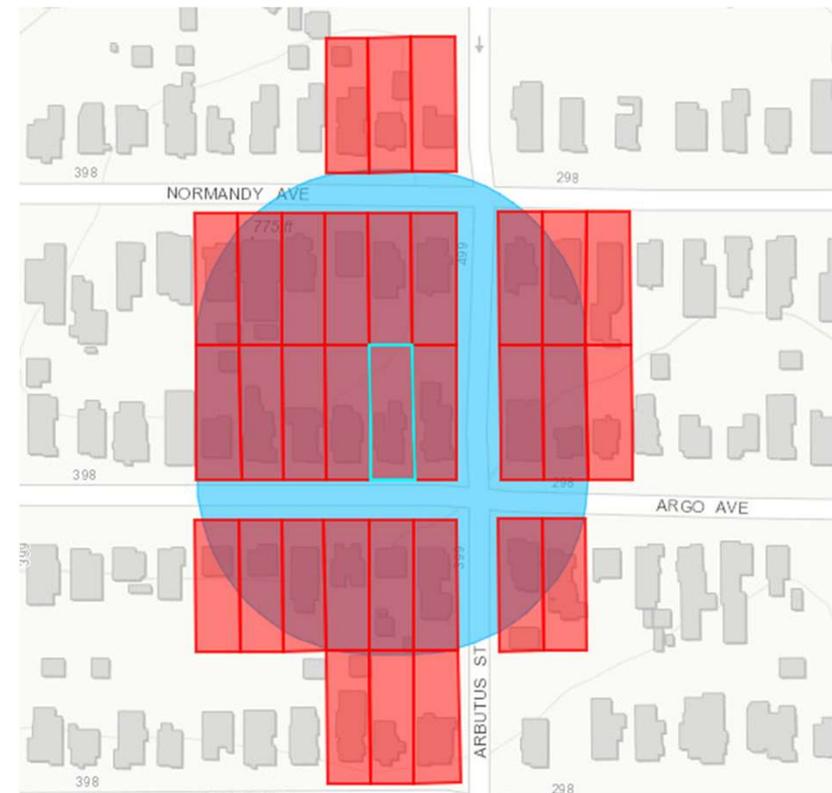
POLICY ANALYSIS

- Project has undergone full plan review and fully complies with the City's Zoning Code
- The case is tentatively scheduled to be heard at the April 13, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1019F
310 LAMONT AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- South side of Lamont Ave, east of Woodward Ln
- New Single-Family Residence



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



EXISTING CONDITIONS





EXISTING CONDITIONS

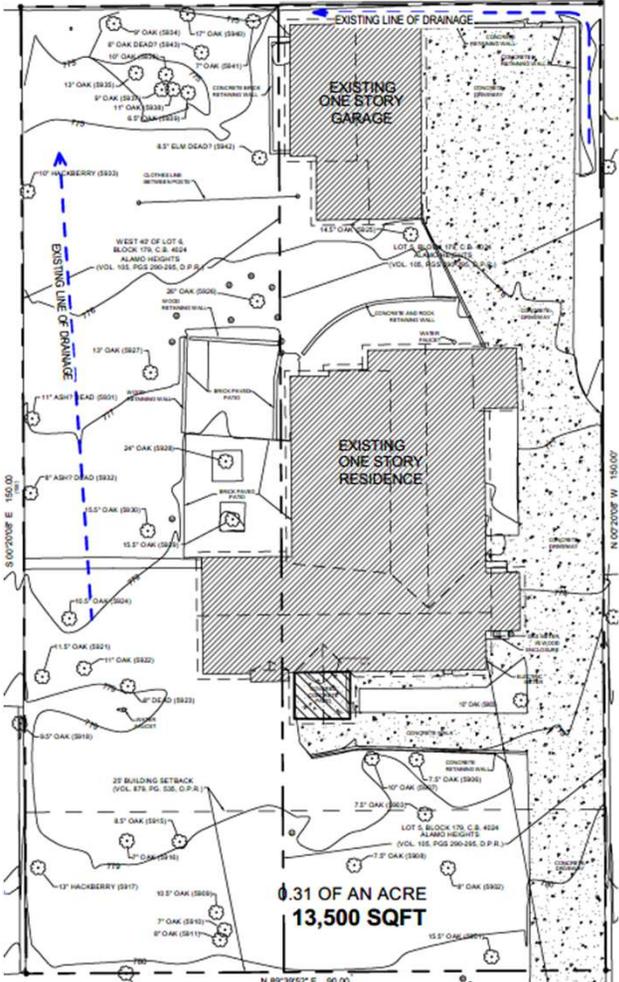
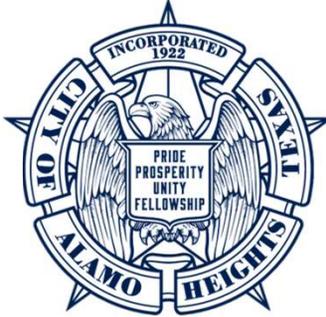




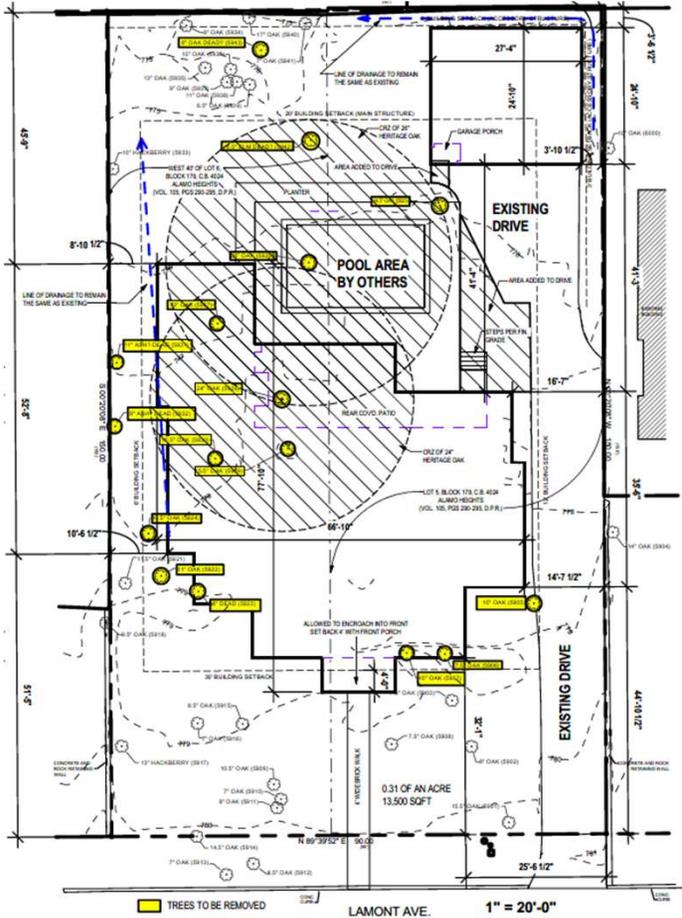
EXISTING CONDITIONS



EXISTING SURVEY AND PROPOSED SITE PLAN



Existing



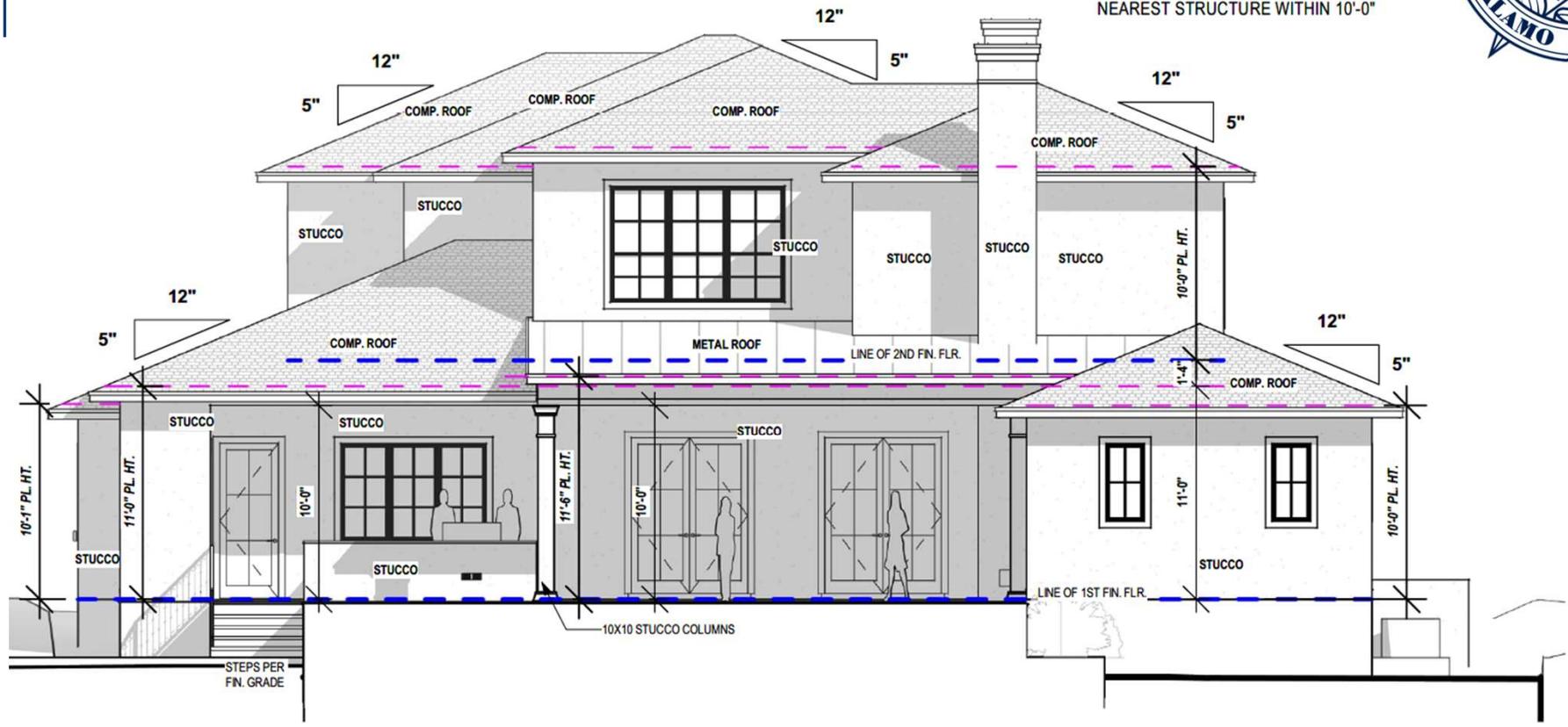
Proposed

1" = 20'-0"

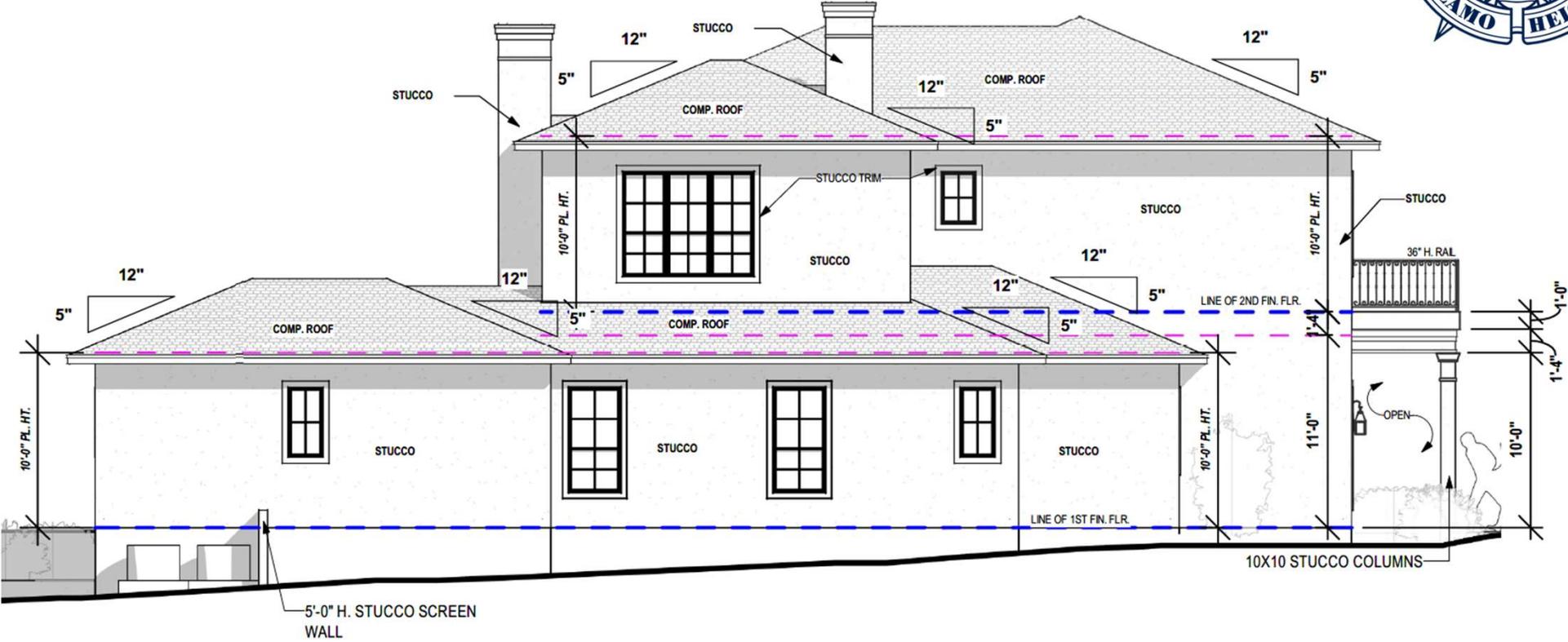
PROPOSED ELEVATION - REAR



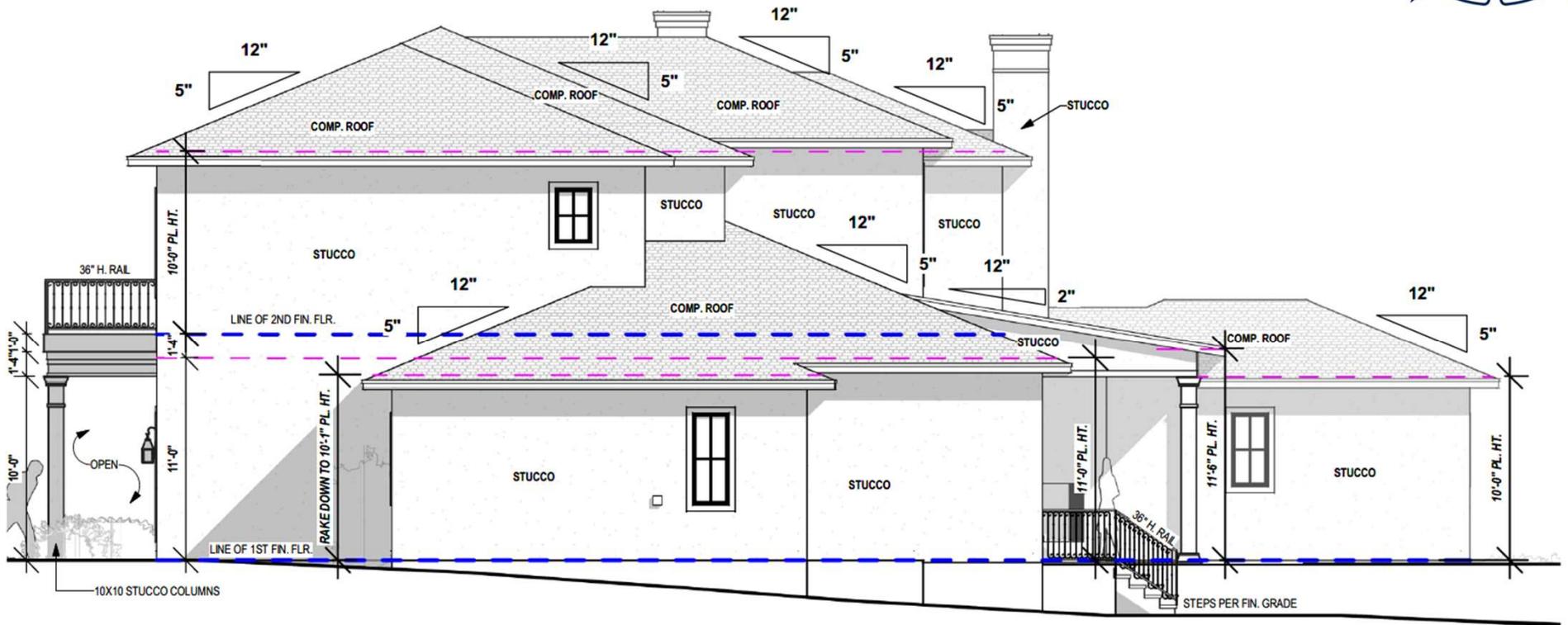
NOTE:
CHIMNEY SHALL BE 2'-0" HIGHER THAN
NEAREST STRUCTURE WITHIN 10'-0"



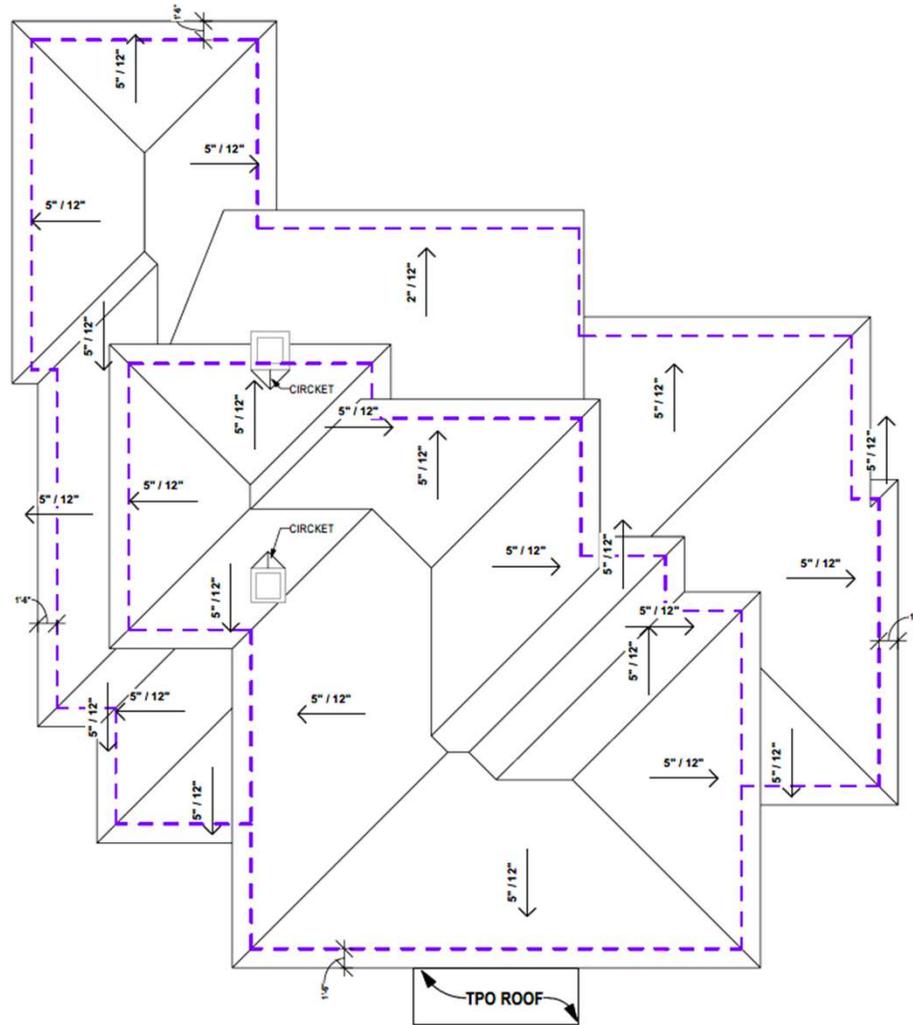
PROPOSED ELEVATION - EAST



PROPOSED ELEVATION - WEST



PROPOSED PLAN - ROOF



LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	13,500	13,500
Main house: 1st floor*	1874	2890
Main house: 2nd floor	n/a	1453
Front porch*	63	82
Side porch*	n/a	n/a
Rear porch*	n/a	525
Garage/Carport: 1st floor*	576	678
Garage: 2nd floor	n/a	n/a
Shed*	n/a	n/a
Breezeway*	n/a	n/a
Covered patio structure*	n/a	n/a
Other accessory structures*	n/a	n/a
Total Square Footage:	2450	5628
Total Lot Coverage*:	18.15%	30.92%
Total FAR:	0.177	0.372
Max. 40% lot coverage for SF-A and SF-B Districts		

STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED





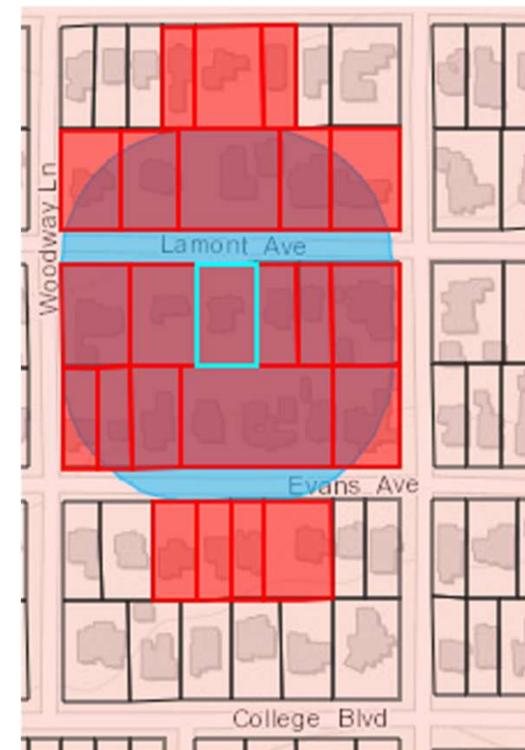
POLICY ANALYSIS

- Project has undergone full plan review and fully complies with the City's Zoning Code
- The case is tentatively scheduled to be heard at the April 13, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1020F 202 ROSEMARY AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



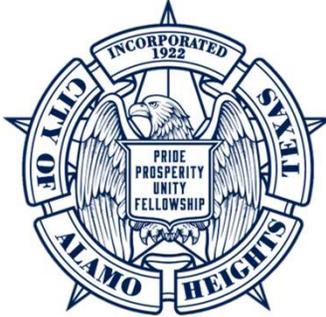
- SF-A
- Southeast corner of Rosemary Ave and Wintergreen Dr
- Addition



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **38.7%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **50.1% of all exterior walls**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



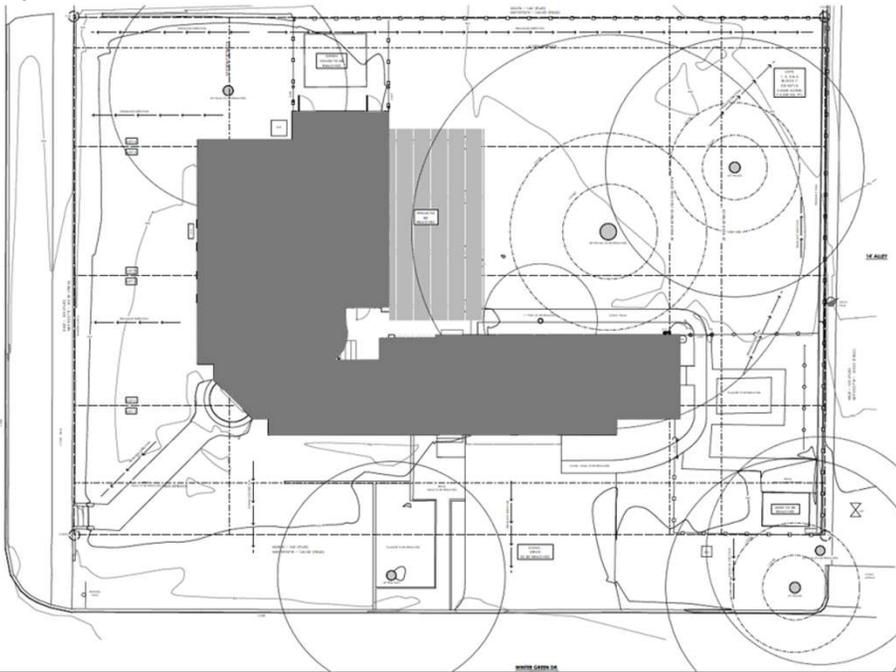
EXISTING CONDITIONS



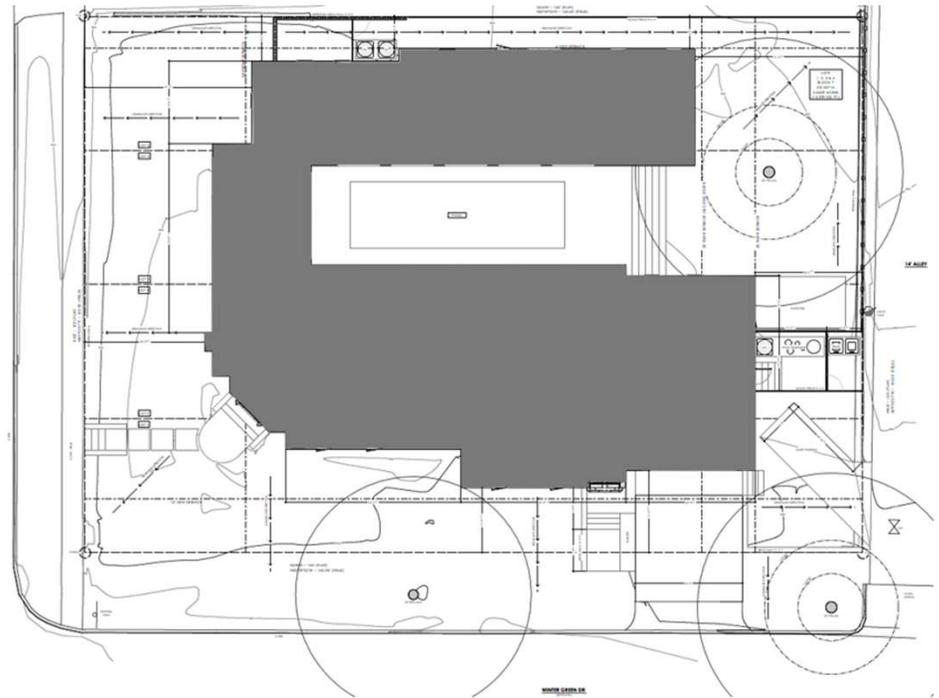
EXISTING CONDITIONS



EXISTING AND PROPOSED SITE PLAN

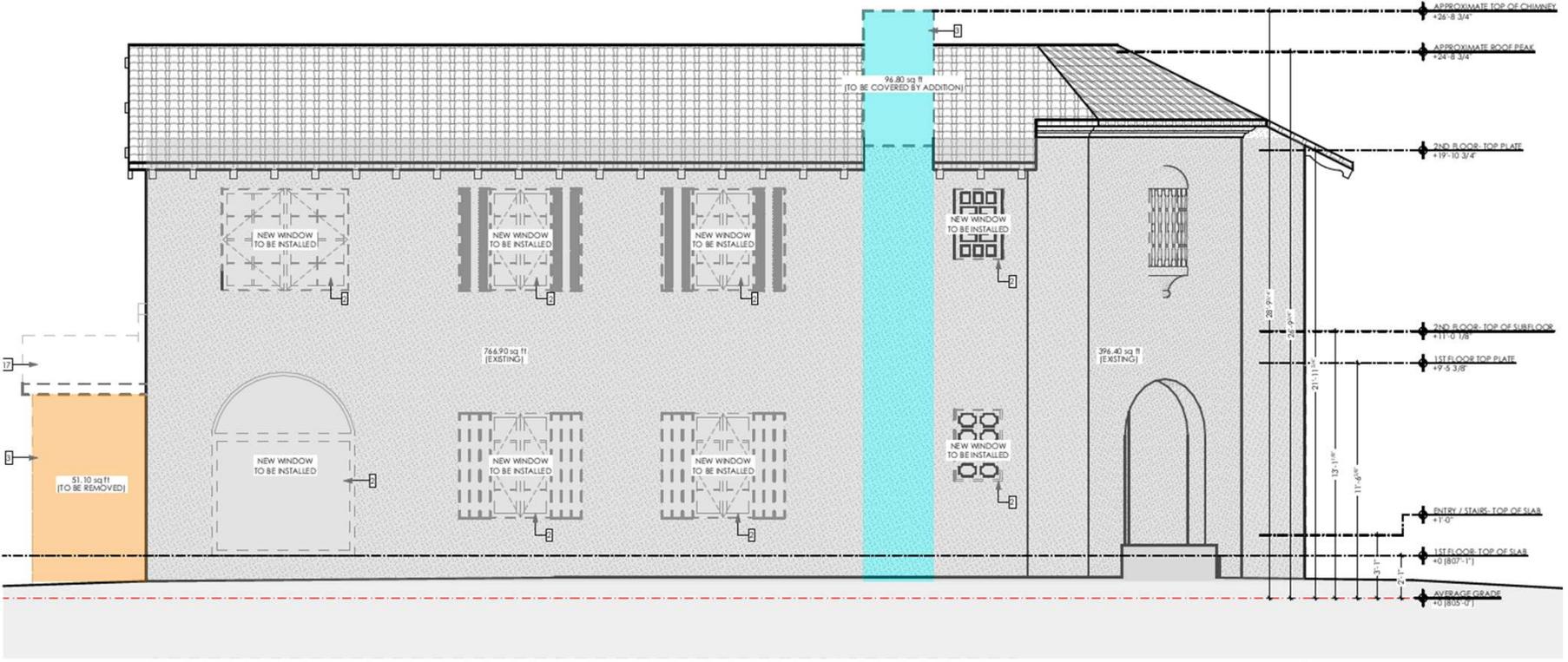


Existing

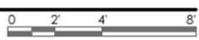


Proposed

DEMO EXHIBIT - NORTH

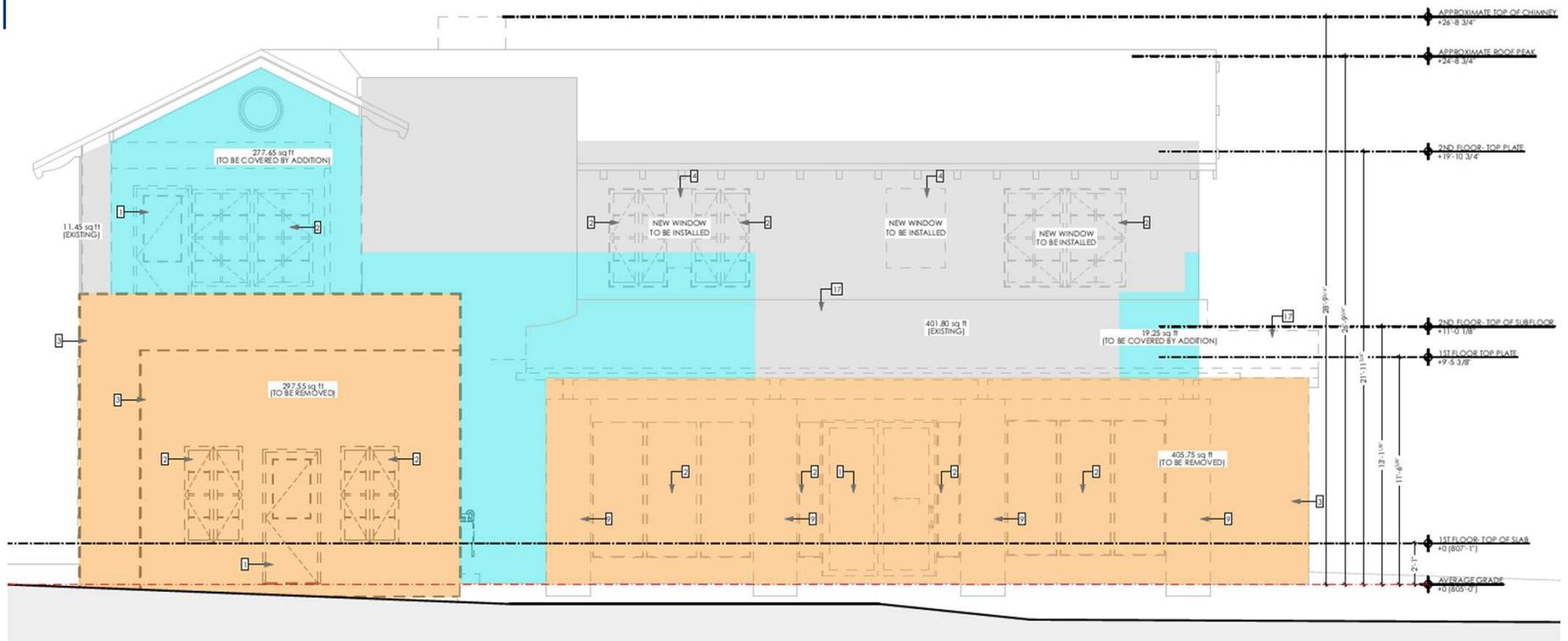


1 EXISTING ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



NORTH	
DEMOLITION - CALCULATIONS:	
EXISTING EXTERIOR WALL =	1,163.30 SQ.FT.
DEMO OR COVERED OUT EXTERIOR WALL =	147.90 SQ.FT.
TOTAL EXTERIOR WALL =	1,311.20 SQ.FT.
PERCENTAGE OF DEMOLISHED EXTERIOR WALL =	11%.

DEMO EXHIBIT - SOUTH

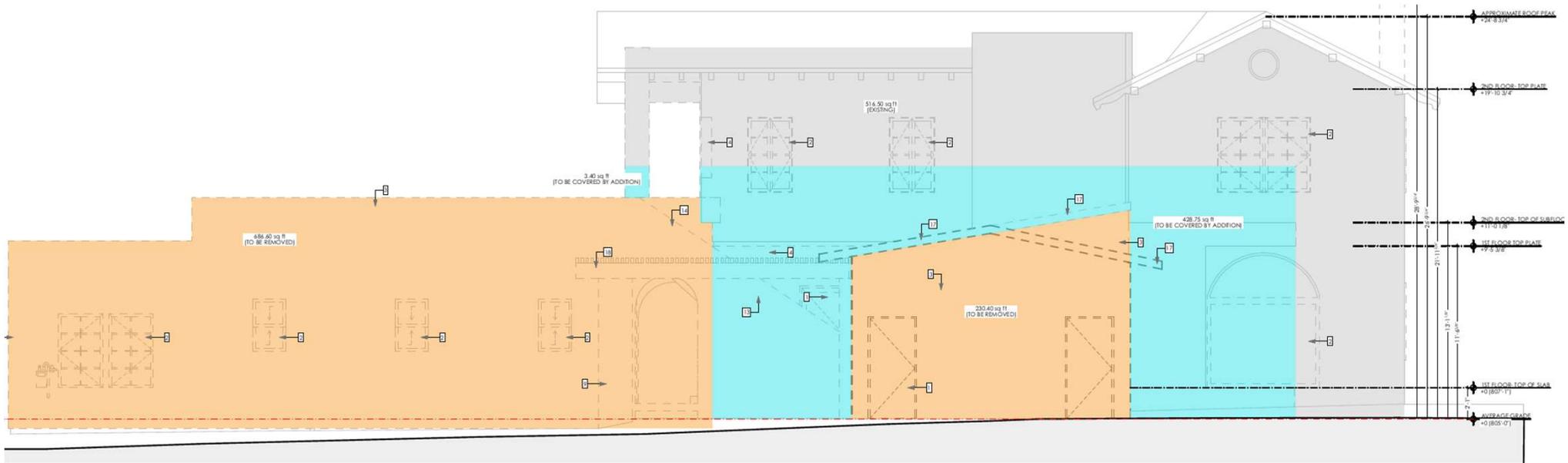


2 EXISTING ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



SOUTH	
DEMOLITION - CALCULATIONS:	
EXISTING EXTERIOR WALL =	41325 SQ.FT.
DEMO OR COVERED OUT EXTERIOR WALL =	1,00020 SQ.FT.
TOTAL EXTERIOR WALL =	1,413,45 SQ.FT.
PERCENTAGE OF DEMOLISHED EXTERIOR WALL =	82%

DEMO EXHIBIT - EAST

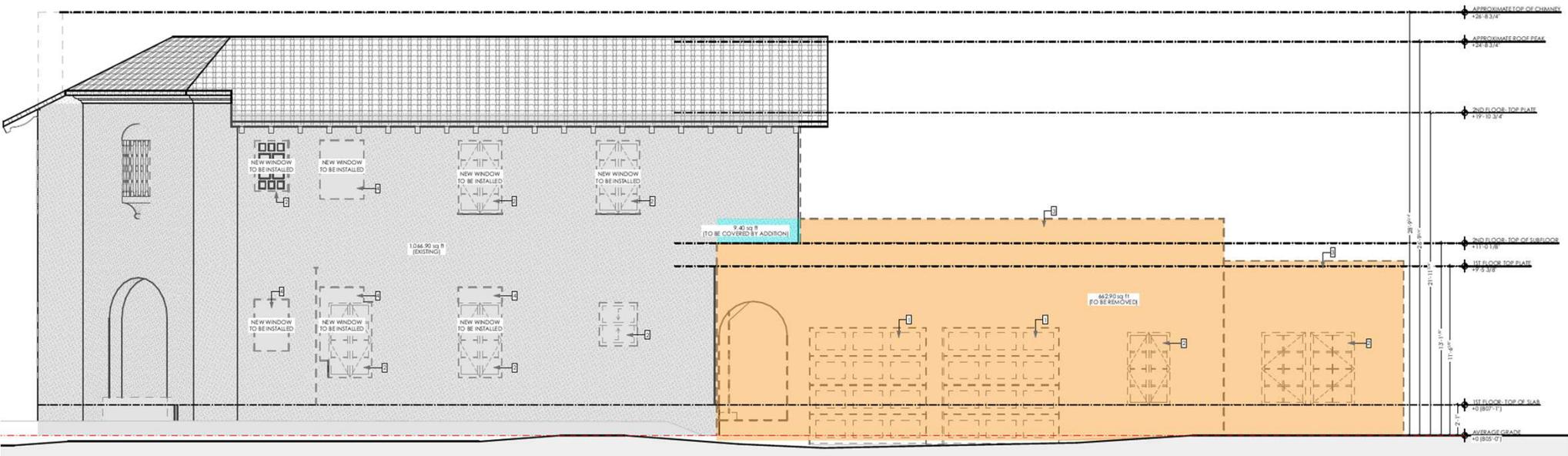


4 EXISTING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



EAST	
DEMOLITION - CALCULATIONS:	
EXISTING EXTERIOR WALL	= 516.90 SQ.FT.
DEMOL OR COVERED OUT EXTERIOR WALL	= 1,349.15 SQ.FT.
TOTAL EXTERIOR WALL	= 1,866.05 SQ.FT.
PERCENTAGE OF DEMOLISHED EXTERIOR WALL	= 72%

DEMO EXHIBIT - WEST

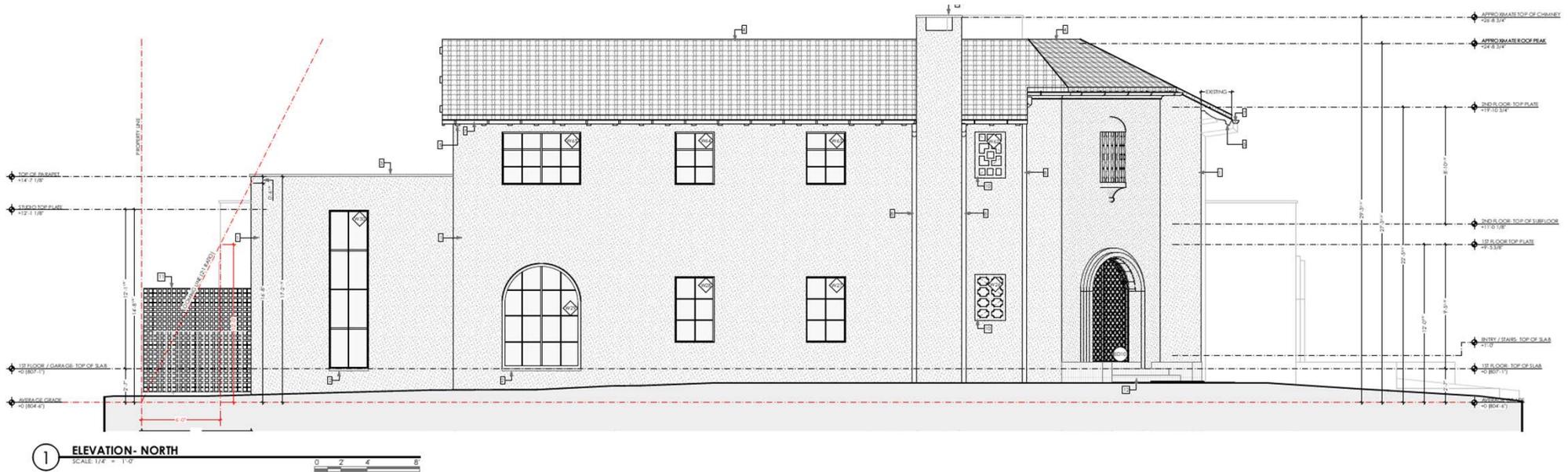


3 EXISTING ELEVATION- WEST
SCALE: 1/4" = 1'-0"



WEST	
DEMOLITION - CALCULATIONS:	
EXISTING EXTERIOR WALL =	1,066.90 SQ. FT.
DEMO OR COVERED OUT EXTERIOR WALL =	672.30 SQ. FT.
TOTAL EXTERIOR WALL =	1,739.20 SQ. FT.
PERCENTAGE OF DEMOLISHED EXTERIOR WALL =	39%

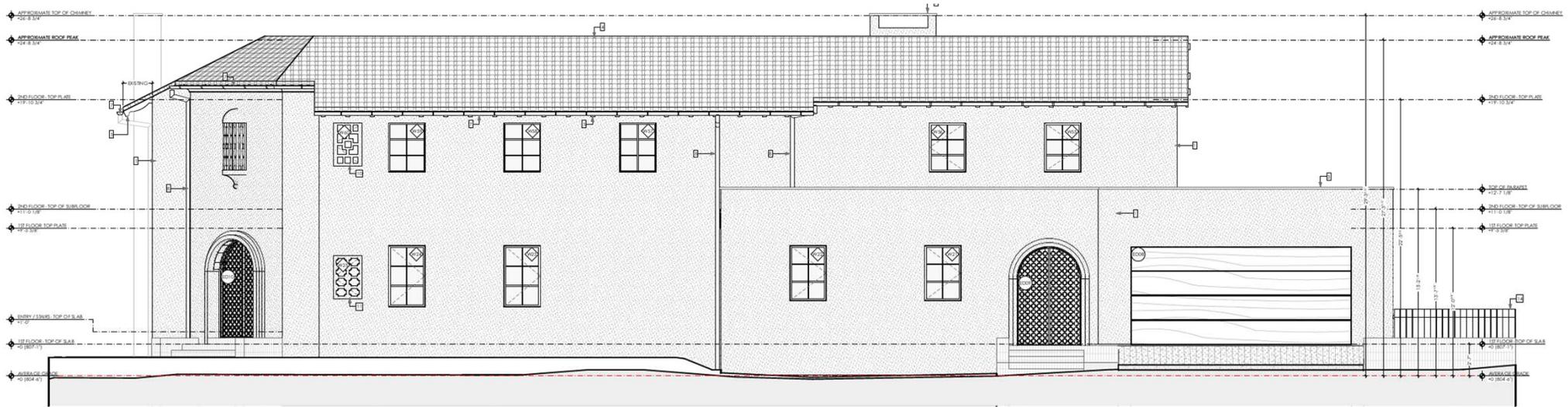
PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - EAST



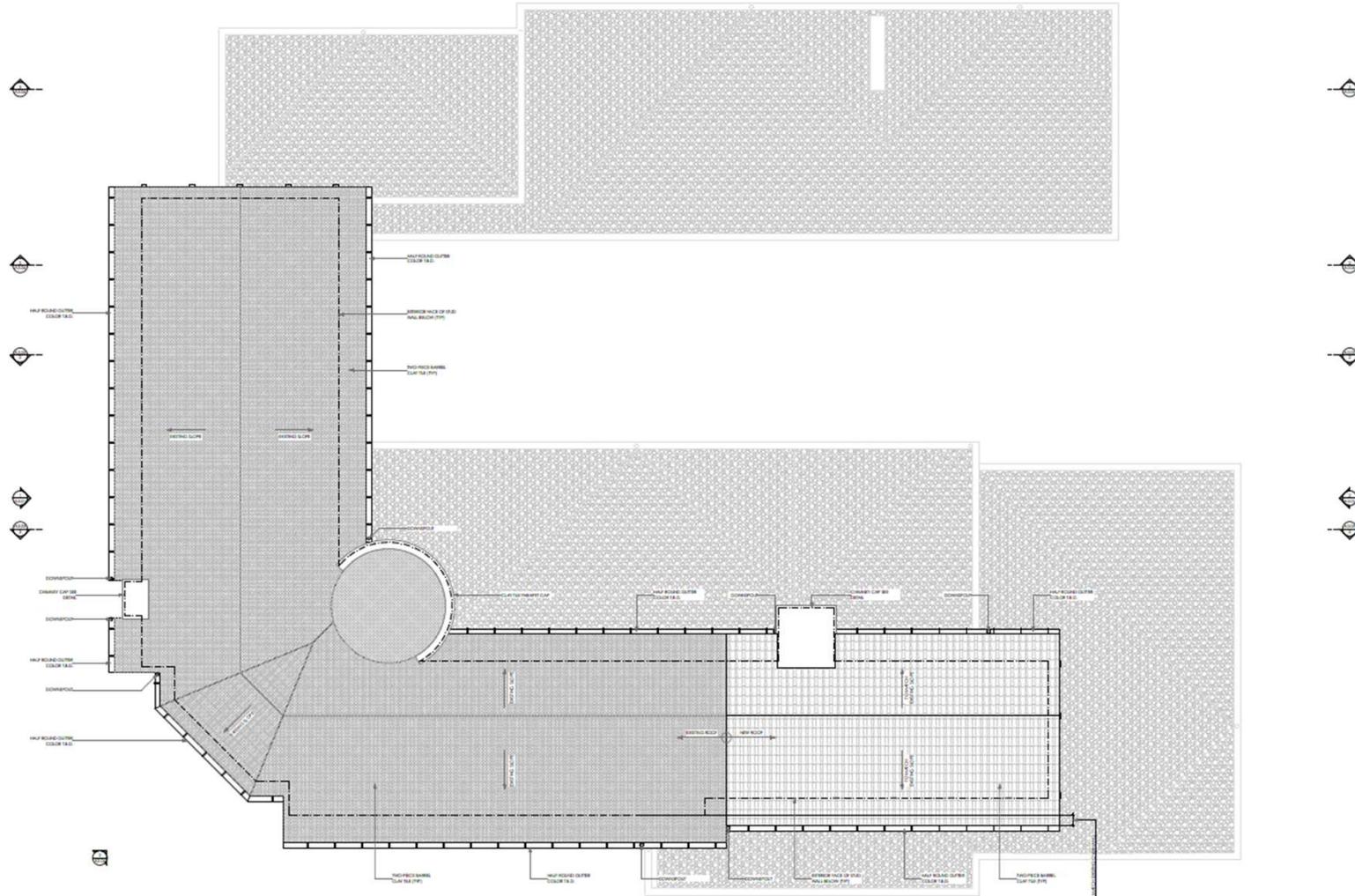
PROPOSED ELEVATION - WEST



1 ELEVATION - WEST
SCALE: 1/2" = 1'-0"



PROPOSED PLAN - ROOF



LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	14,500	14,500
Main house: 1st floor*	1,388	3,990
Main house: 2nd floor	1,329	1,816
Front porch*	39	39
Side porch*		
Rear porch*		
Garage/Carport: 1st floor*		567
Garage: 2nd floor		
Shed*		
Breezeway*		272
Covered patio structure*		822
Other accessory structures*		
Total Square Footage:	2,756	7,506
Total Lot Coverage*:	1,427 (9.84%)	5,690 (39.24%)
Total FAR:	0.187	0.440
Max. 40% lot coverage for SF-A and SF-B Districts		



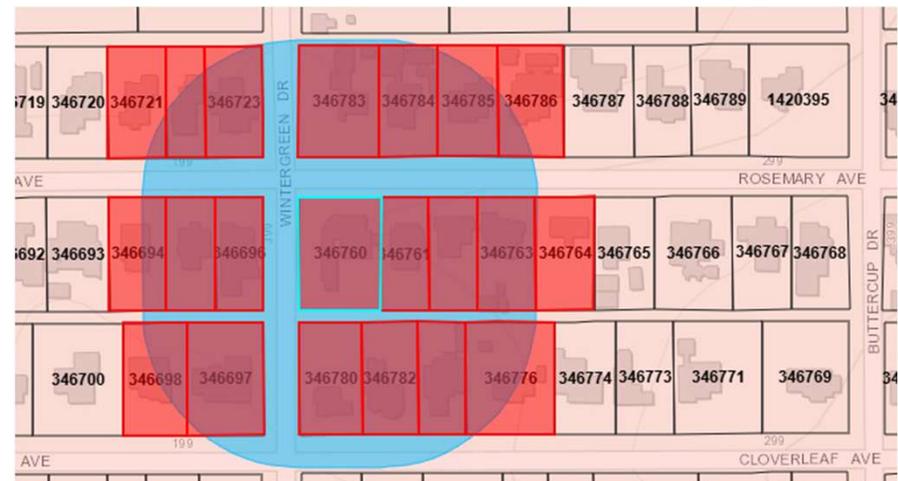
POLICY ANALYSIS

- Project has undergone full plan review. Variances to the City's Zoning Code approved by the BOA.
- The case is tentatively scheduled to be heard at the April 13, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1021F 215 MORSE ST

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- North side of Harrison Ave, west of Morse St
- New Single-Family Residence



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



EXISTING CONDITIONS



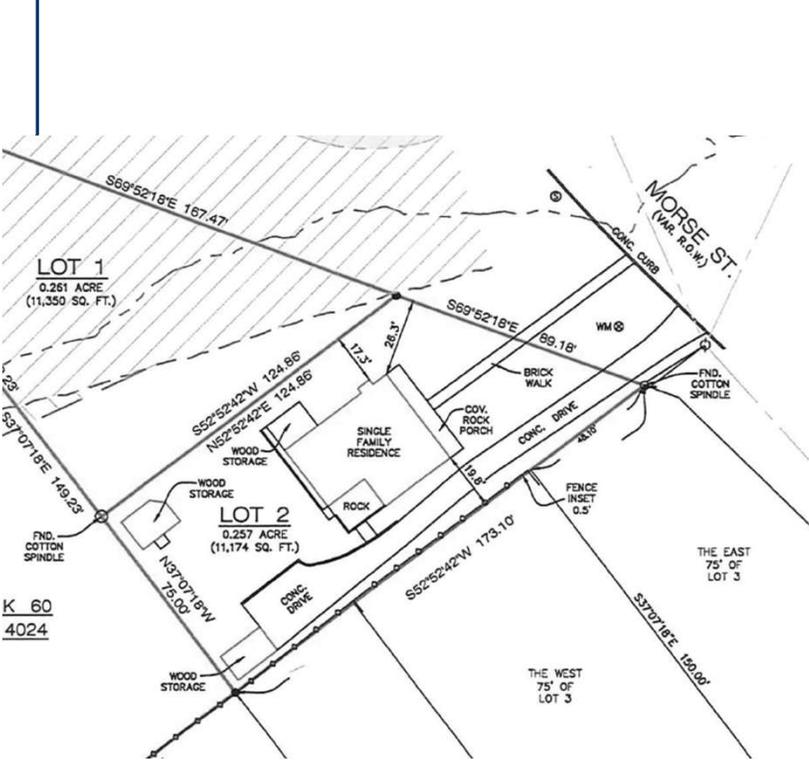
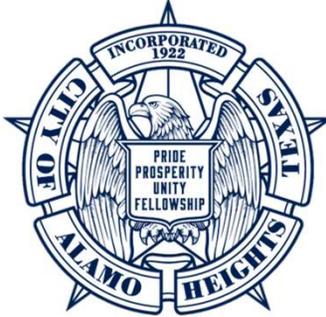
EXISTING CONDITIONS



EXISTING CONDITIONS

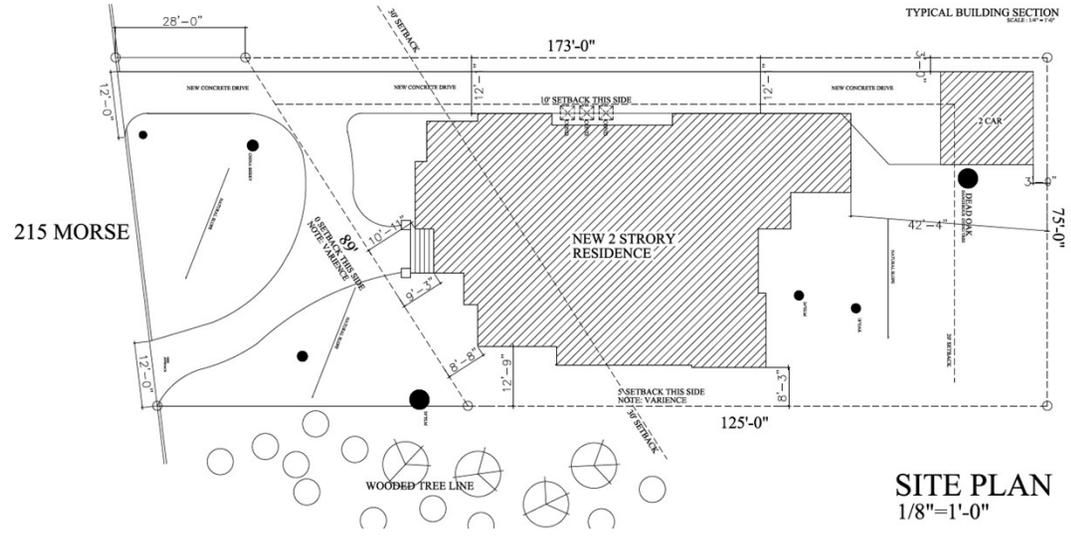


EXISTING SURVEY AND PROPOSED SITE PLAN



K 60
4024

Existing

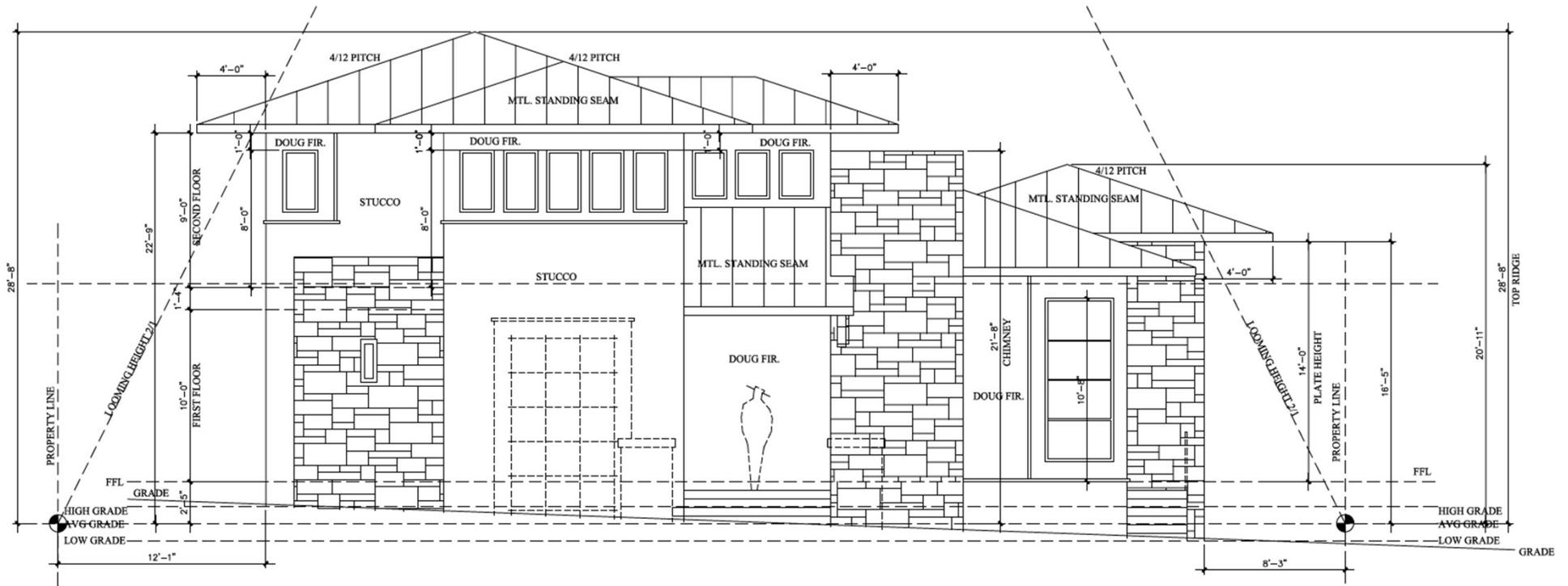


TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

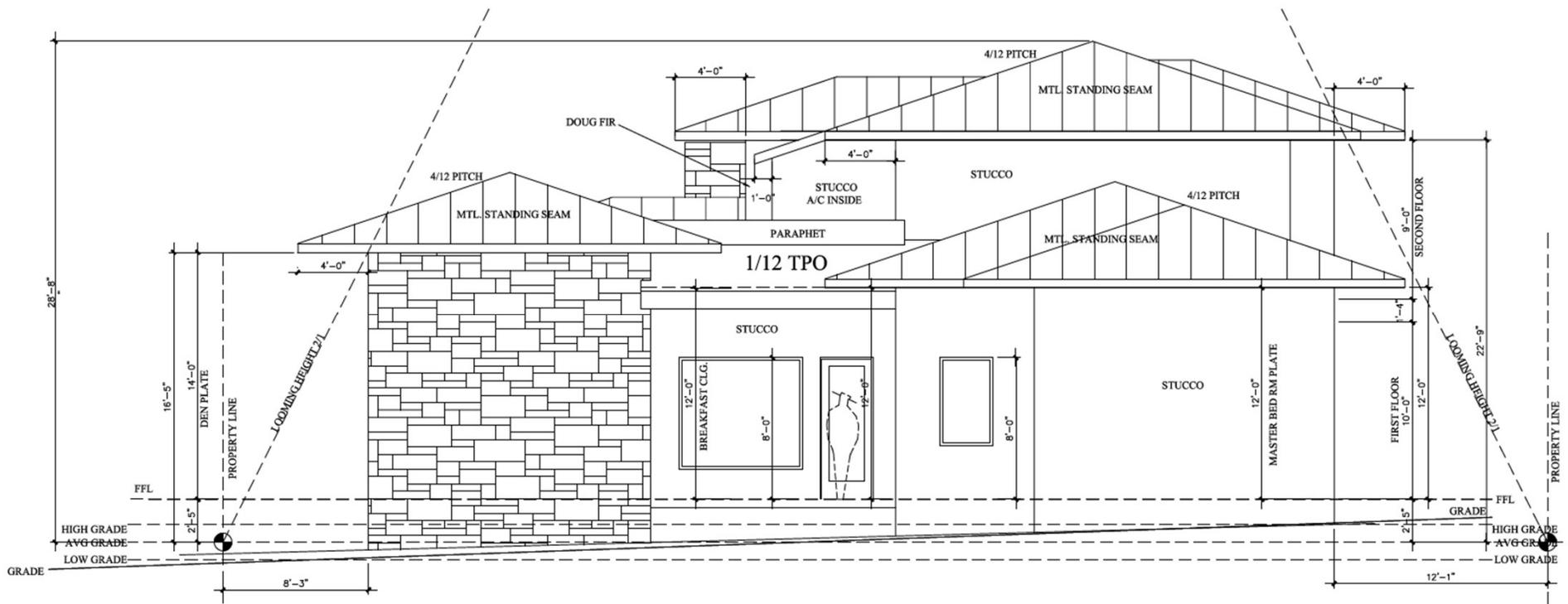
SITE PLAN
1/8" = 1'-0"

Proposed

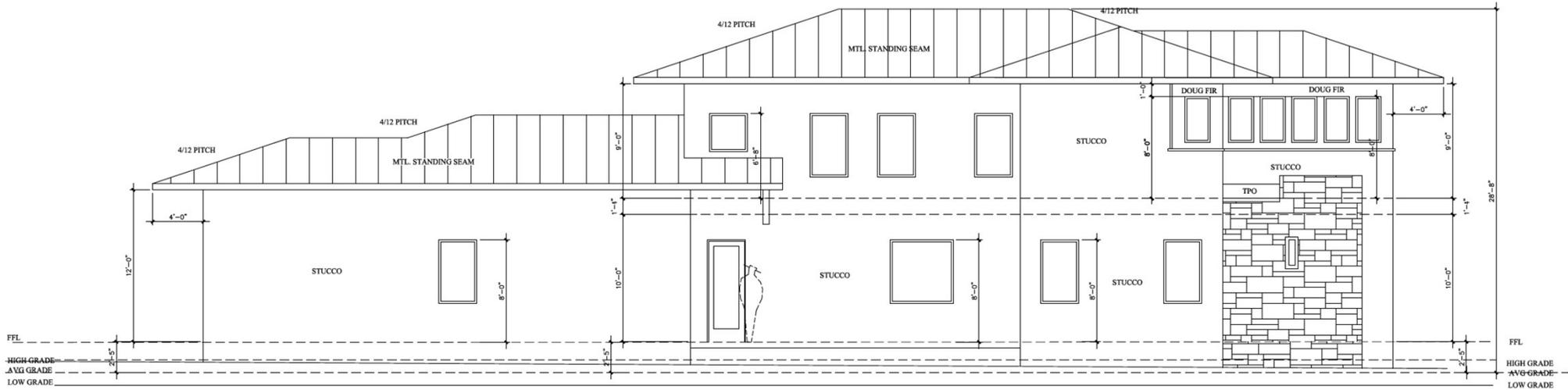
PROPOSED ELEVATION - FRONT



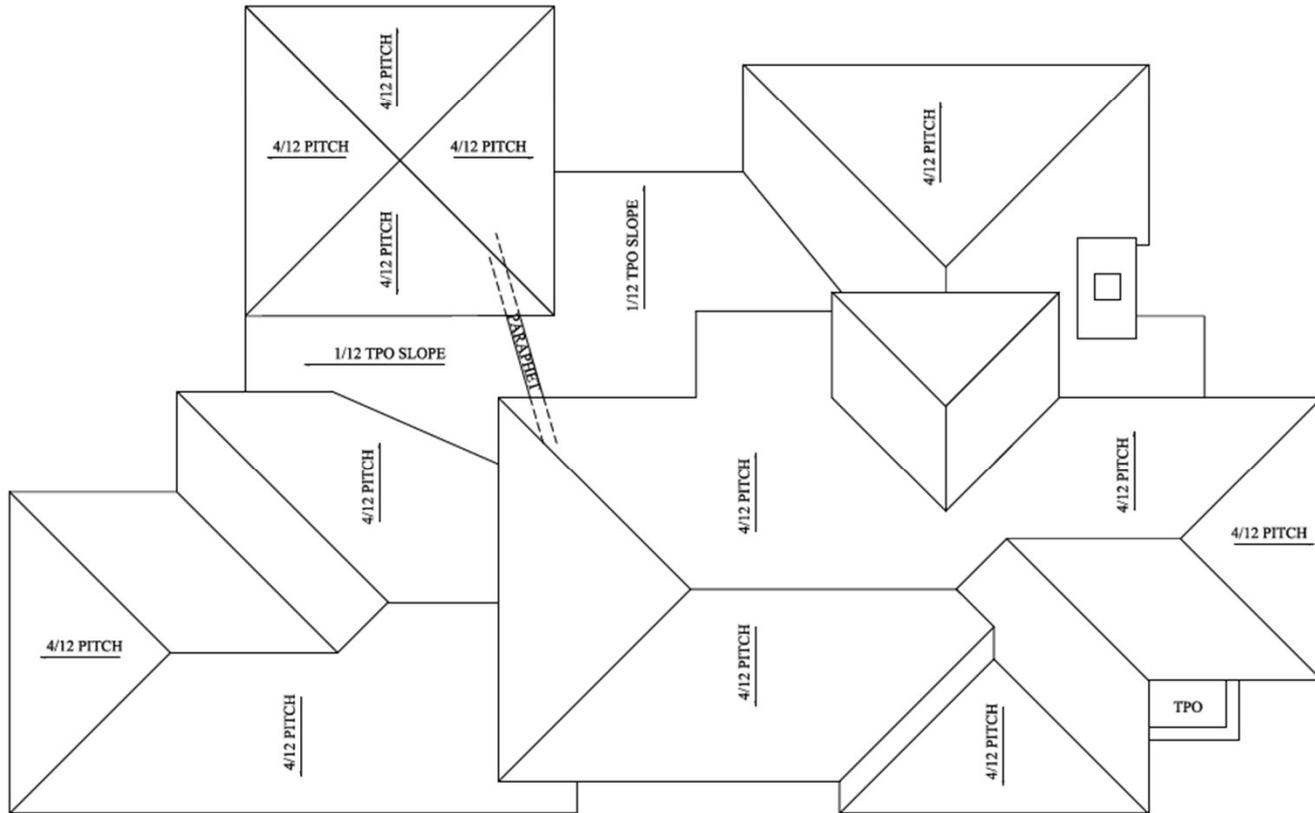
PROPOSED ELEVATION - REAR



PROPOSED ELEVATION - SOUTH



PROPOSED PLAN - ROOF



LOT COVERAGE/FAR

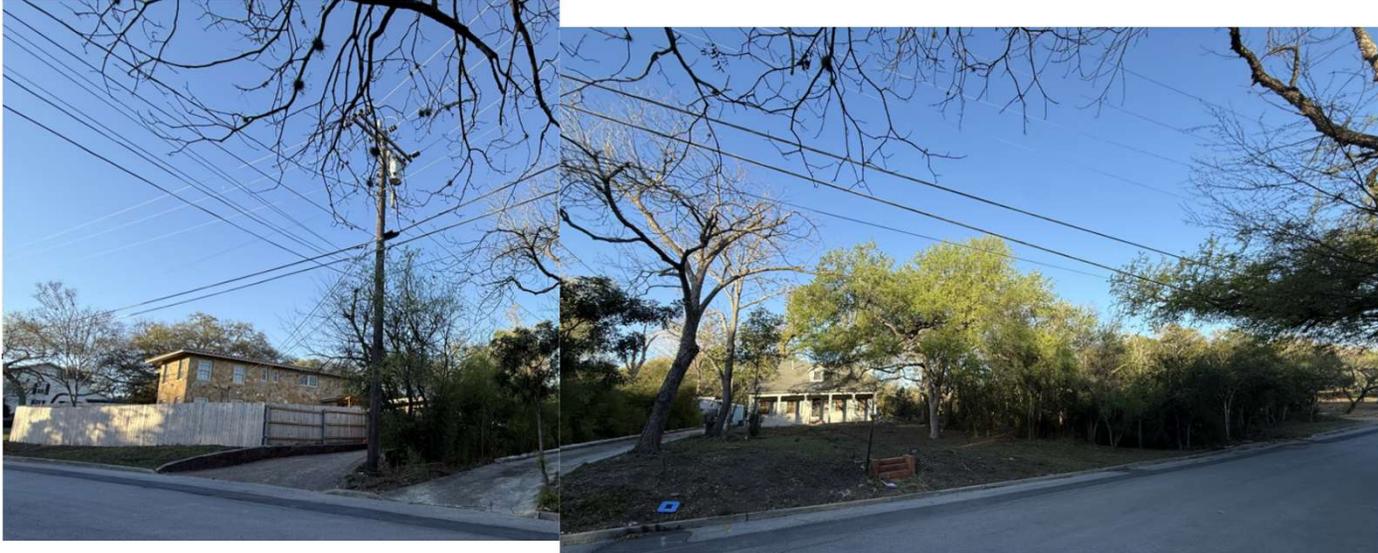


Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area		11,174
Main house: 1st floor*	600	3580
Main house: 2nd floor	600	996
Front porch*	150	72
Side porch*		
Rear porch*		
Garage/Carport: 1st floor*	200	400
Garage: 2nd floor		-350 GARAGE
Shed*	200	
Breezeway*		
Covered patio structure*		
Other accessory structures*		
Total Square Footage:	1750	5048
-350 Total Lot Coverage*:	1150 sq ft / 10.29%	4052 sq ft / 36.26%
(GARAGE) Total FAR:	1600 sq ft / 0.143	4976 sq ft / 0.445
Max. 40% lot coverage for SF-A and SF-B Districts		

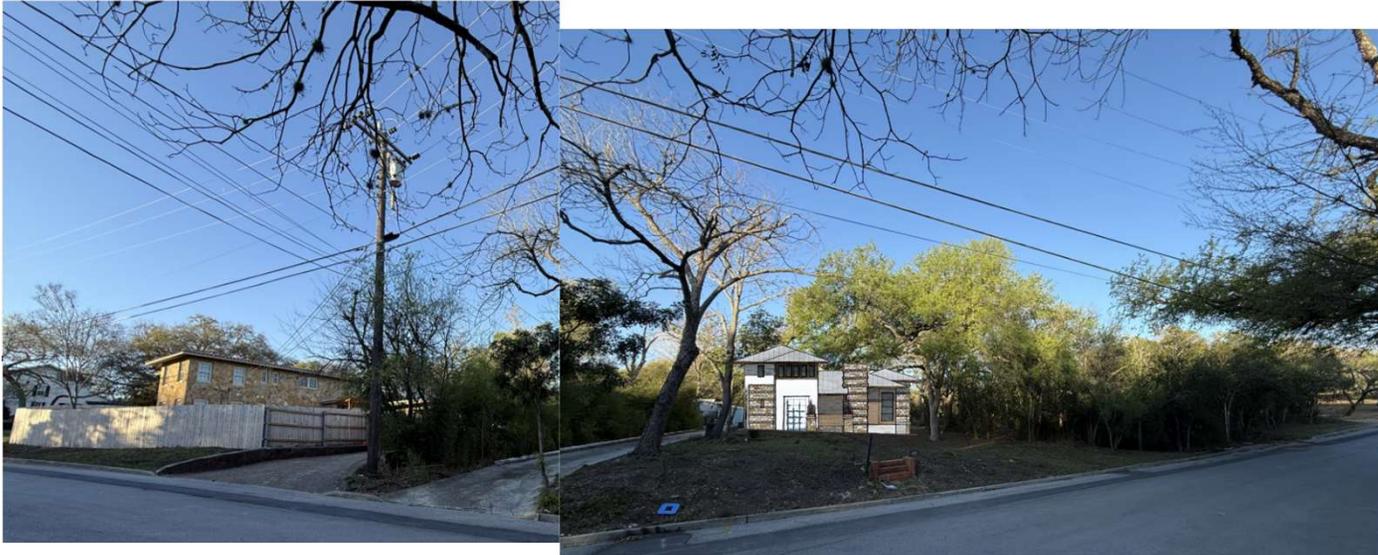
RENDERING



STREETSCAPE - EXISTING



STREETSCAPE - PROPOSED





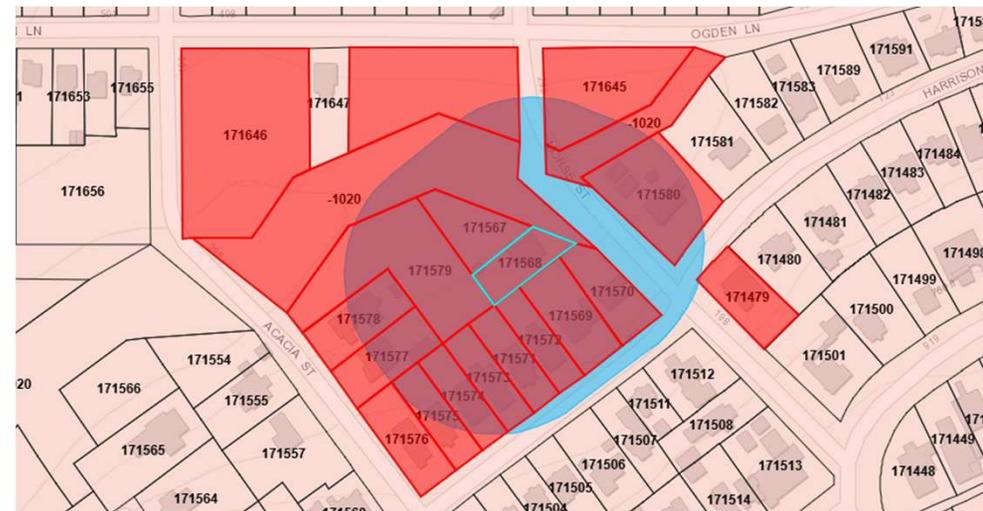
POLICY ANALYSIS

- Project has undergone full plan review. Variance requests pending BOA approval.
- The case is tentatively scheduled to be heard at the April 13, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1022F
6800 BLOCK OF BROADWAY & 116 TUXEDO AVE
+
ARB CASE NO. 1023F
7001 BROADWAY

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTIES

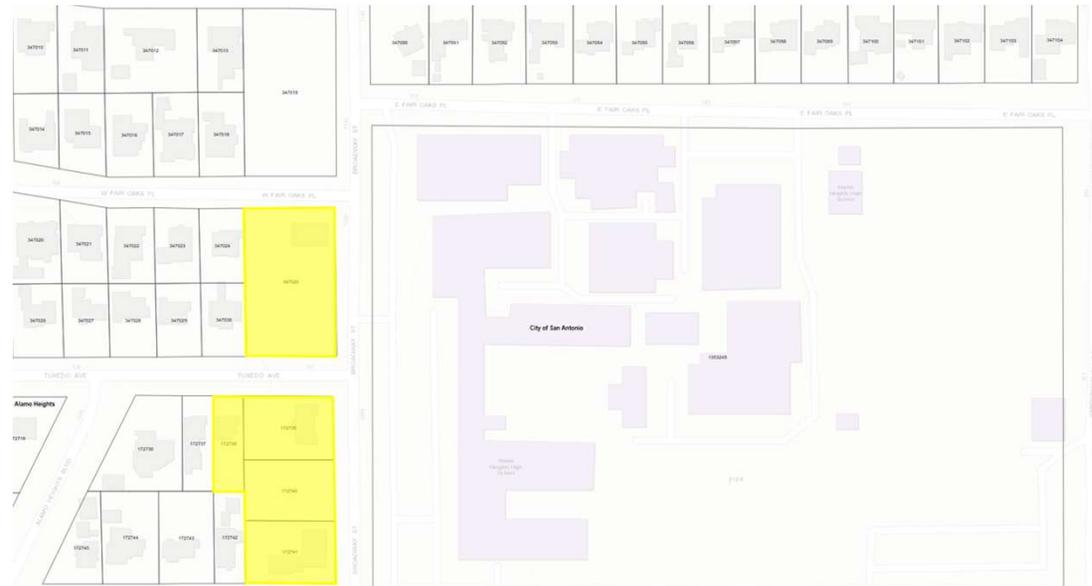


- 6800 Block of Broadway & 116 Tuxedo

- MF-D/SF-A Zoning Districts
- West side of Broadway St between Castano Ave and Tuxedo Ave
- Parking Lot

- 7001 Broadway

- MF-D Zoning District
- West side of Broadway St between Tuxedo Ave and W Fair Oaks Pl
- Alamo Heights District Community Center



EXISTING CONDITIONS



EXISTING CONDITIONS

6823 Broadway
Existing Building



East Face (Broadway)



West Face (Rear)



North Face (Tuxedo)



South Face (Side)

EXISTING CONDITIONS

116 Tuxedo
Existing Building



North Face (Tuxedo)



South Face (Rear)



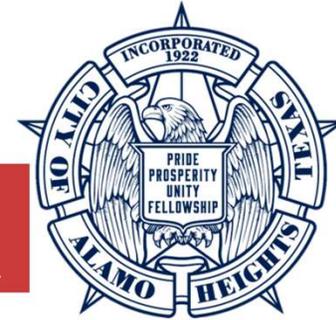
East Face (Side)



West Face (Side)

EXISTING CONDITIONS

|
District Community Center
Previous Development - Temporary Parking Lot



Temporary Parking Lot from Fair Oaks



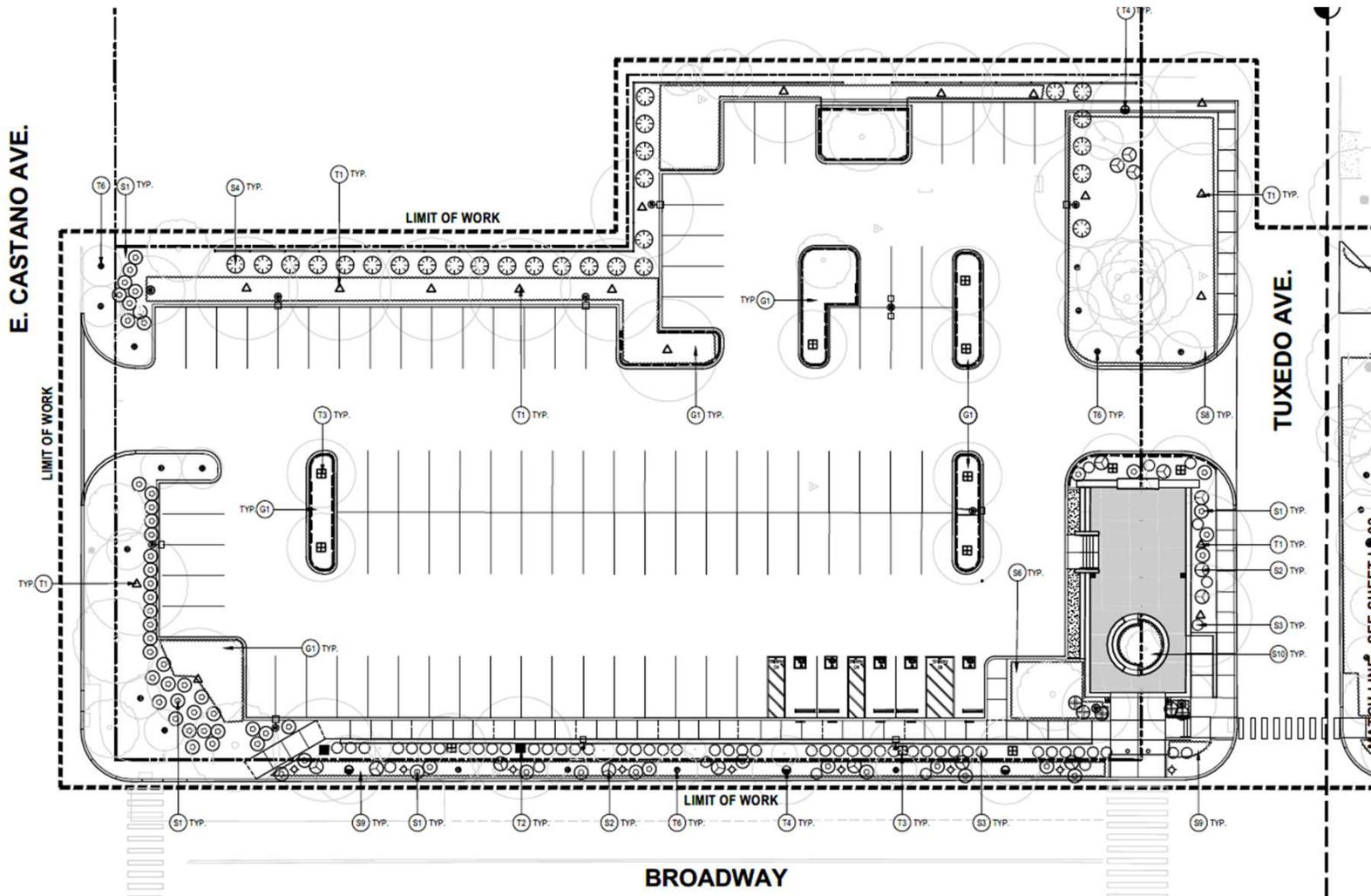
Temporary Parking Lot from Tuxedo/Broadway

CONCEPT PLAN

envisioning | **site plan concept**



PROPOSED PLAN - 6800 BLOCK OF BROADWAY & 116 TUXEDO



PLANTING LEGEND

TREE LIST (NON - NO COMMON NAME) (*) - UNLESS NOTED ON PLAN

REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DET
T1	△	-	PLATANUS MEXICANA MEXICAN SYCAMORE	STD 6' GAL /	09/ PER PLAN L7.03
T2	■	-	ULMUS CRASSIFOLIUS CEDAR ELM	STD 4' GAL /	09/ PER PLAN L7.03
T3	⊞	-	QUERCUS BUCKLEYI TEXAS RED OAK	STD 4' GAL /	09/ PER PLAN L7.03
T4	●	-	DIPSYROS TEXANA TEXAS PERSIMMON	MULTI. 4' GAL /	09/ PER PLAN L7.03
T5	●	-	RHUS LANCEOLATA PRAIRIE FLAMELEAF SUMAC	CLUMP 4' GAL /	11/ PER PLAN L7.03
T6	●	-	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	MULTI. 30' 88B	11/ PER PLAN L7.03

SHRUB / VINE LIST

S1	⊙	AS RECD	ELEX VOMITORIA NANAI DWARF YALPON HOLLY	5 GAL / 48' O.C.	11/ L7.03
S2	⊙	AS RECD	MAHONIA TRIFOLIOLATA AGARITA	5 GAL / 48' O.C.	11/ L7.03
S3	⊙	AS RECD	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	3 GAL / 48' O.C.	11/ L7.03
S4	⊙	AS RECD	GARRYA OVATA SSP. LINDHEIMERI LINDHEIMER'S SILKTASSSEL	1 GAL / 90' O.C.	11/ L7.03
S5	⊕	AS RECD	RHUS AROMATICA FRAGRANT SUMAC 'GRO-LOW'	5 GAL / 48' O.C.	11/ L7.03
S7	⊙	AS RECD	MULLENBERGIA LINDHEIMERI BIG MULH.	1 GAL / 36' O.C.	11/ L7.03
S8	⊞	AS RECD	HILL COUNTRY WOODLAND EDGE BUNCH GRASSES & FORBS TO INCLUDE	11' L7.03	
		AS RECD	MULLENBERGIA CAPILLARIS PINK MULHLY	3 GAL / 30' O.C.	
		AS RECD	NOLINA TEXANA BEARGRASS	3 GAL / 30' O.C.	
		AS RECD	YUCCA RUPICOLA TWIST-LEAF YUCCA	3 GAL / 18' O.C.	
		AS RECD	YUCCA PALMIDA PALELEAF YUCCA	1 GAL / 12' O.C.	
		AS RECD	MELAMPODIUM LEUCANTHUM BLACKFOOT DAINSY	1 GAL / 12' O.C.	
		AS RECD	TETRANEURIS SCAROGA FOUR-NERVE DAINSY	1 GAL / 12' O.C.	
S9	⊞	AS RECD	DICHONDRA ARGENTEA SILVER PONY-FOOT	1 GAL / 12' O.C.	11/ L7.03
S10	⊞	AS RECD	CHASMOCLYTUM LATIFOLIUM INLAND SEA OATS	1 GAL / 12' O.C.	11/ L7.03

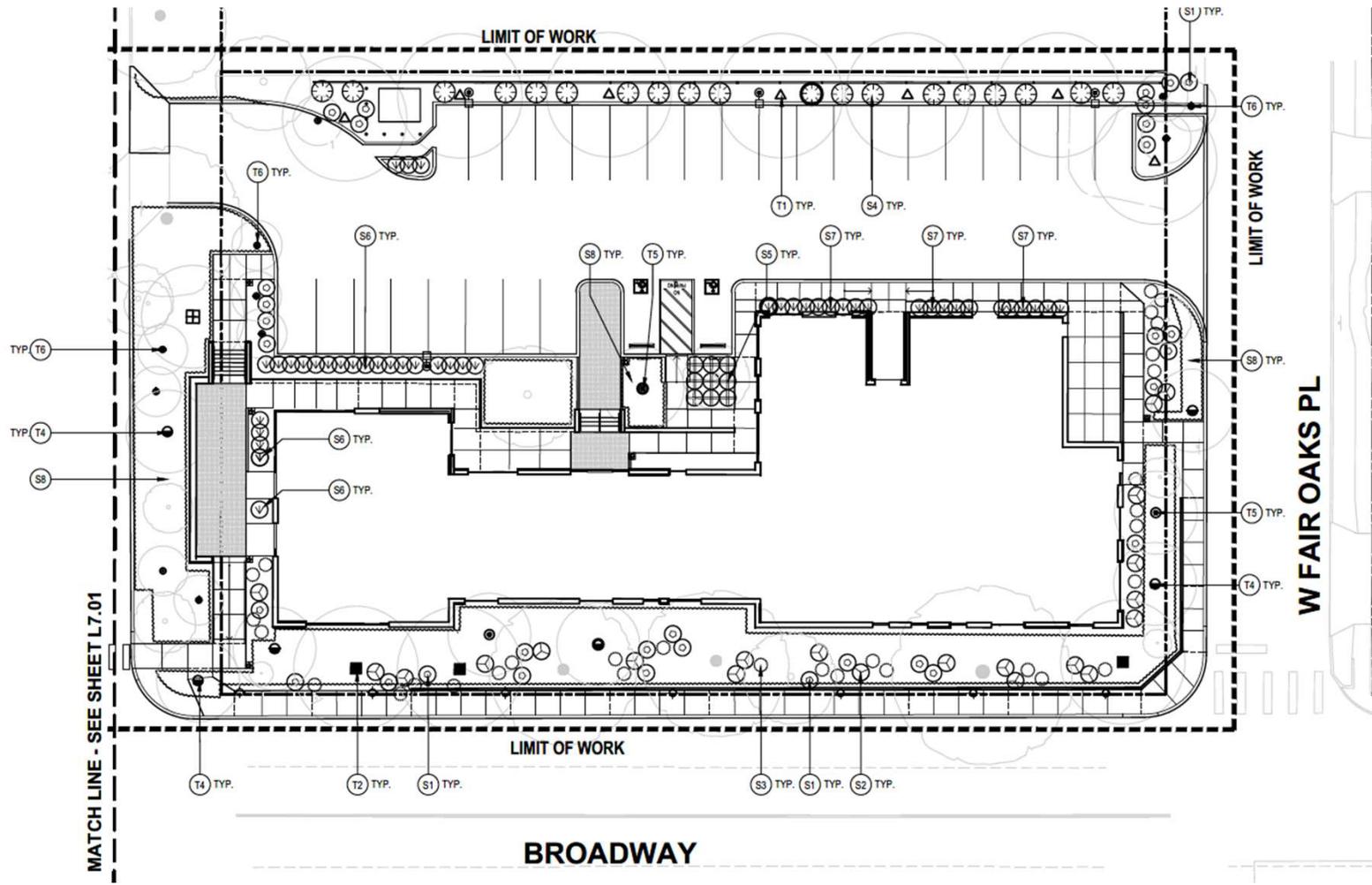
GROUND COVER LIST

G1	⊞	AS RECD	SHADE FRIENDLY GRASS MIX NATIVE AMERICAN SEED	SEED	L7.03
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MISCELLANEOUS SYMBOLS

—	LINEAR ROOT BARRIER	UB-48	L7.03
⊞	MULCHED AREA	4' BARK	SEE SPECS
+	SOIL SAMPLE LOCATION (XX TOTAL)		

PROPOSED PLAN — 7001 BROADWAY ST



PLANTING LEGEND

TREE LIST		(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN		
REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DET
T1	△	-	PLATANUS MEXICANA/ MEXICAN SYCAMORE	STD 6' CAL / PER PLAN	09/ L7.03
T2	■	-	ULMUS CRASSIFOLIA/ CEDAR ELM	STD 4' CAL / PER PLAN	09/ L7.03
T3	▲	-	QUERCUS BUCKLEYI TEXAS RED OAK	STD 4' CAL / PER PLAN	09/ L7.03
T4	●	-	DIOSPYROS TEXANA TEXAS PERSIMMON	MULTI 4' CAL / PER PLAN	09/ L7.03
T5	⊕	-	RHUS LANCEOLATA/ PRAIRIE FLAMELEAF SUMAC	CLUMP 4' CAL / PER PLAN	11/ L7.03
T6	●	-	SOPHORA SECUNDFLORA/ TEXAS MOUNTAIN LAUREL	MULTI 30' B&B PER PLAN	11/ L7.03

SHRUB / VINE LIST

S1	⊙	AS	ALEX VOMITORIA NANA REOD DWARF YALPUSH HOLLY	5 GAL / 48" O.C.	11/ L7.03
S2	⊙	AS	MAHONIA TRIFOLIOLATA REOD AGARITA	5 GAL / 48" O.C.	11/ L7.03
S3	⊙	AS	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' REOD GREEN CLOUD TEXAS SAGE	3 GAL / 48" O.C.	11/ L7.03
S4	⊙	AS	GARRYA OVATA SSP. LINCHEMERE REOD LINCHEMERE SILKTASSLE	1 GAL / 96" O.C.	11/ L7.03
S5	⊙	AS	RHUS ARBORESCENS REOD FRAGRANT SUMAC GRO-BLOW	5 GAL / 48" O.C.	11/ L7.03
S7	⊙	AS	MULLEBERGIA LINCHEMERE REOD BIG MIMLY	1 GAL / 36" O.C.	11/ L7.03
S8	⊙	AS	HILL COUNTRY WOODLAND EDGE REOD BUNCH GRASSES & FORBS TO INCLUDE REOD PINK MIMLY	- 3 GAL / 36" O.C.	11/ L7.03
		AS	MULLEBERGIA CAPILLARIS REOD NOLINA TEXANA	3 GAL / 36" O.C.	11/ L7.03
		AS	BEARGRASS REOD YUCCA RUPICOLA	3 GAL / 18" O.C.	11/ L7.03
		AS	YUCCA PALLIDA REOD PALLEAF YUCCA	1 GAL / 12" O.C.	11/ L7.03
		AS	MELAMPYRUM LEUCANTHUM REOD BLACKFOOT DAISY	1 GAL / 12" O.C.	11/ L7.03
		AS	TETRANEURUS SCAEPOSA REOD FOUR-NERVE DASY	1 GAL / 12" O.C.	11/ L7.03
S9	⊙	AS	DICHOCHORA ARGENTEA REOD SILVER PONY-FOOT	1 GAL / 12" O.C.	11/ L7.03
S10	⊙	AS	CHAMBRANTHUS LATIFOLIUM REOD INLAND SEA OATS	1 GAL / 12" O.C.	11/ L7.03

GROUND COVER LIST

G1	⊙	AS	SHADE FRIENDLY GRASS MIX REOD NATIVE AMERICAN SEED	SEED	4 L7.03
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MISCELLANEOUS SYMBOLS

—	LINEAR ROOT BARRIER	UB-48	4 L7.03
▨	MULCHED AREA	4" BARK	SEE SPECS
⊕	SOL. SAMPLE LOCATION (XX TOTAL)		

COMMUNITY CENTER — WEST ELEVATION

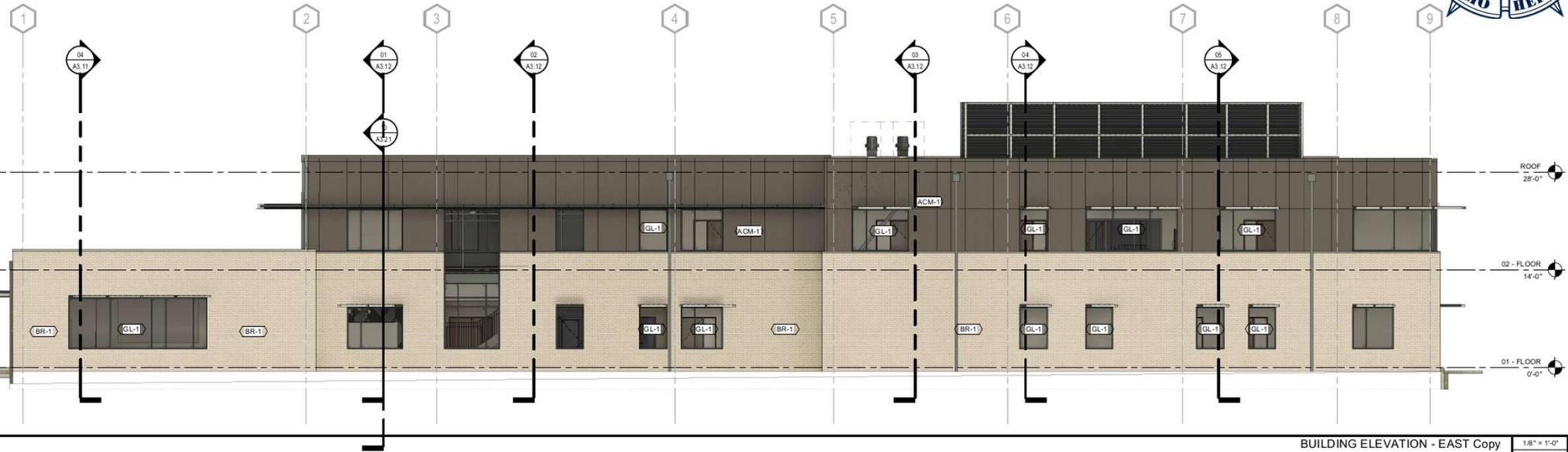


BUILDING ELEVATION - WEST Copy 2 1/8" = 1'-0" ARB 1.0 05

LEGEND

-  (BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
-  (ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
-  (ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
-  (WD - 1) WOOD PANEL SIDING
-  (GL-1) INSULATED LOW-E VISION GLAZING
-  (CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER — EAST ELEVATION



BUILDING ELEVATION - EAST Copy 2 1/8" = 1'-0" ARB 1.0 01

LEGEND

-  (BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
-  (ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
-  (ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
-  (WD - 1) WOOD PANEL SIDING
-  (GL-1) INSULATED LOW-E VISION GLAZING
-  (CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER – NORTH ELEVATION



LEGEND	
	(BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
	(ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
	(ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
	(WD - 1) WOOD PANEL SIDING
	(GL-1) INSULATED LOW-E VISION GLAZING
	(CMU-1) CONCRETE MASONRY UNIT

BUILDING ELEVATION - NORTH
Copy 2

1/8" = 1'-0"
ARB 1.0

3

COMMUNITY CENTER — SOUTH ELEVATION



BUILDING ELEVATION - SOUTH
 Copy 2 | 1/8" = 1'-0"
 ARB 1.0 | 02

LEGEND	
	(BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
	(ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
	(ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
	(WD - 1) WOOD PANEL SIDING
	(GL-1) INSULATED LOW-E VISION GLAZING
	(CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER - RENDERING

District Community Center

Rendering at Main Entry



COMMUNITY CENTER - RENDERING

District Community Center

Rendering at Broadway & Tuxedo





POLICY ANALYSIS

- Technical and administrative reviews of proposed site plans and building will be required to ensure compliance with current building and zoning code regulations.
- The cases are tentatively scheduled to be heard at the March 23, 2026 City Council Regular Meeting, pending recommendations from the board.

