

Masonry Color #1



Masonry Color #4



Cast Stone / Banding



Cementitious Panel Color #1



Windows & Doors,



2. Building Perspective from the North

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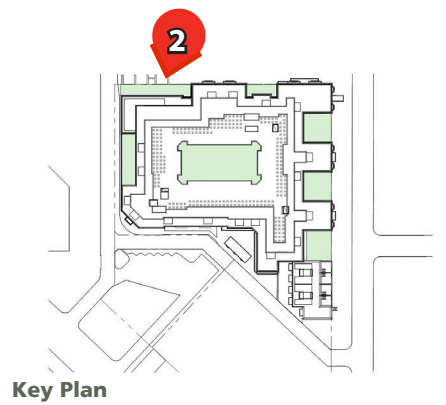
Enlarged North Elevation



North Elevation

MATERIALS LEGEND

- 2 Masonry - Color #4
- 3 Cast Stone
- 4 Windows & Doors
- 5 Decorative Railing
- 6 Cementitious Panel - Color #1
- 7 Masonry- Color #2
- 8 Metal Awning
- 12 Cornice
- 13 Juliette



Key Plan



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Masonry Color #2



Masonry Color #4



Cast Stone / Banding



Windows & Doors



Cementitious Panel Color #1



Storefront: Windows & Doors



3. Building Perspective from the East



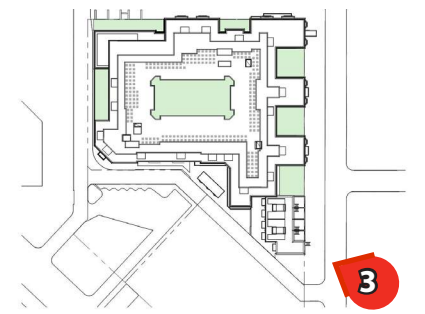
East Elevation



West Elevation

MATERIALS LEGEND

- 3 Cast Stone
- 4 Windows & Doors
- 5 Decorative Railing
- 8 Masonry - Color #2
- 10 Masonry - Color #3
- 12 Cornice
- 13 Cementitious Siding
- 14 Roof



Key Plan

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Enlarged Building 2 East Elevation



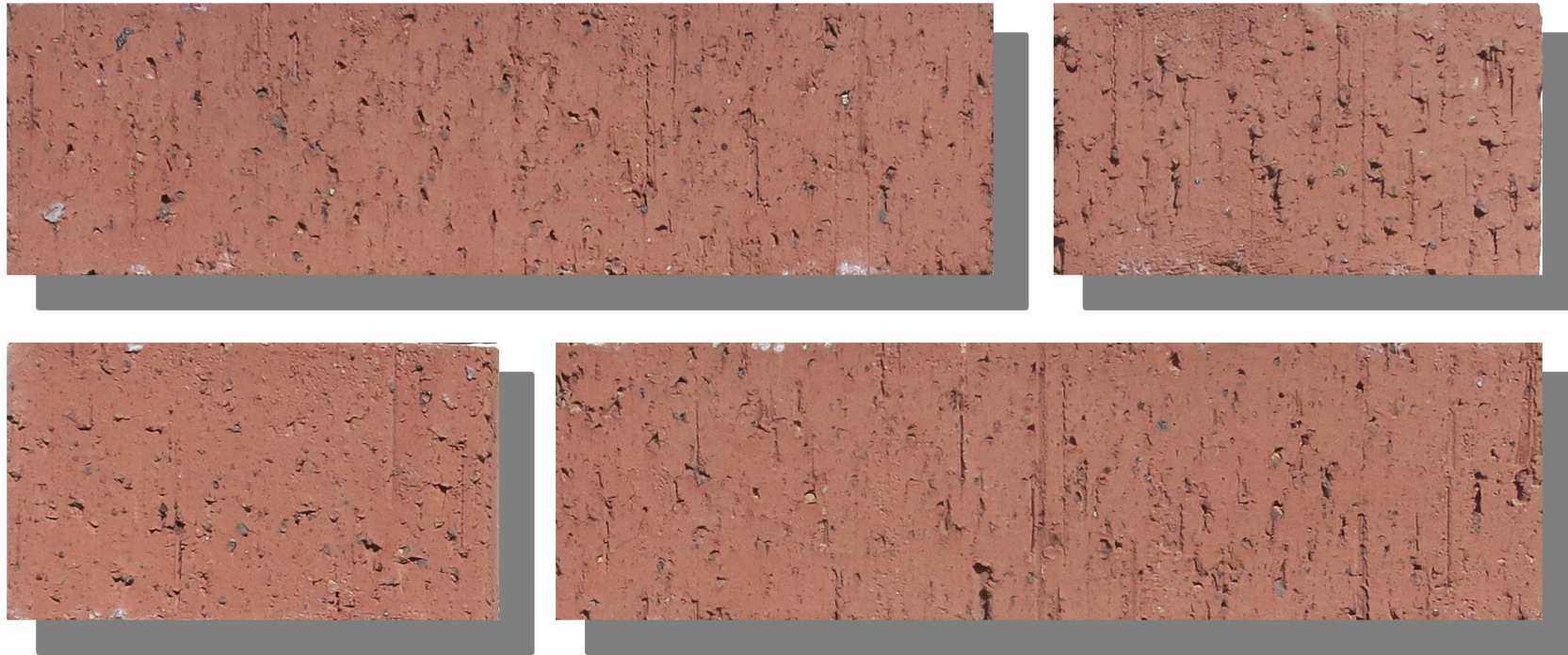
9/17/2019

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VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD



Masonry Color #2



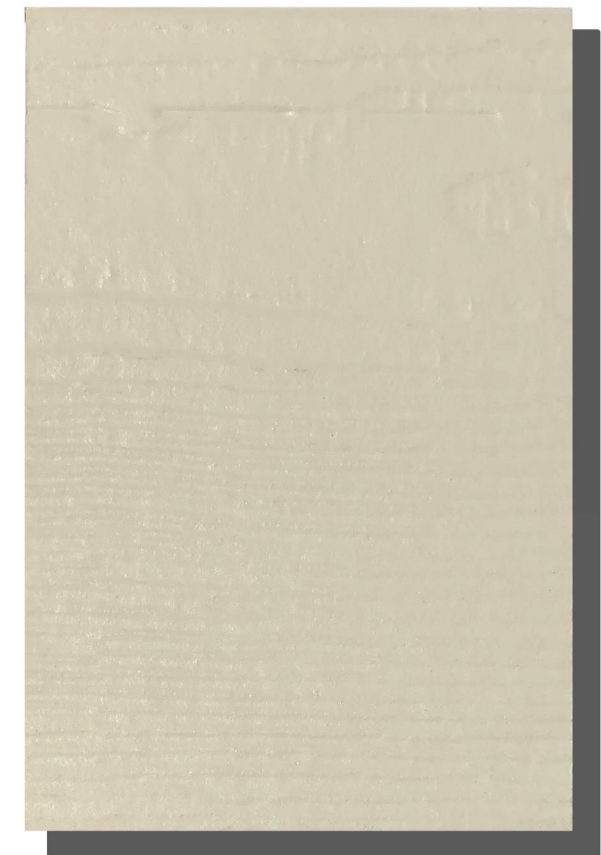
Masonry Color #3



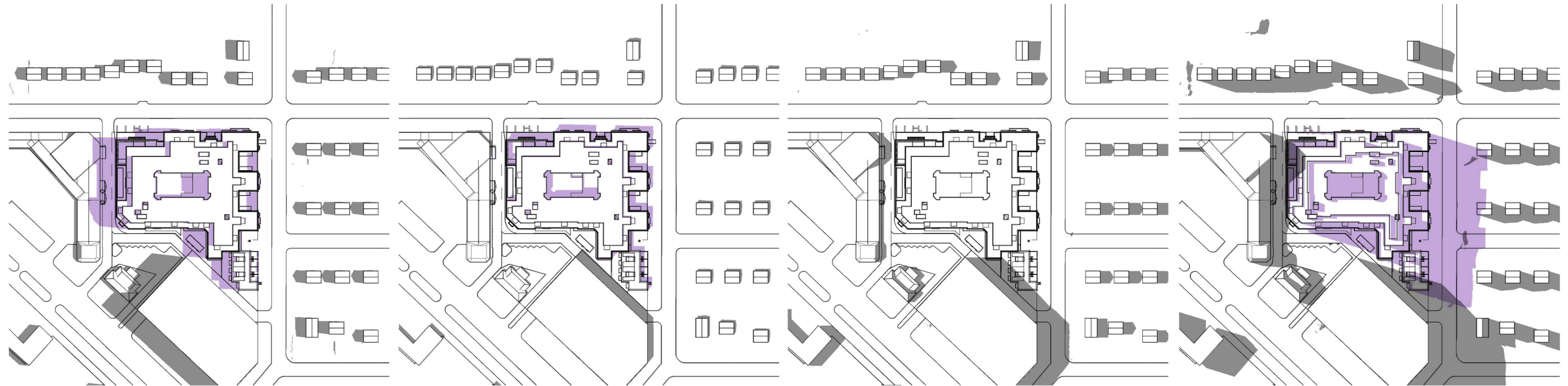
Cast Stone / Banding



Windows & Doors



Cementitious Siding Color

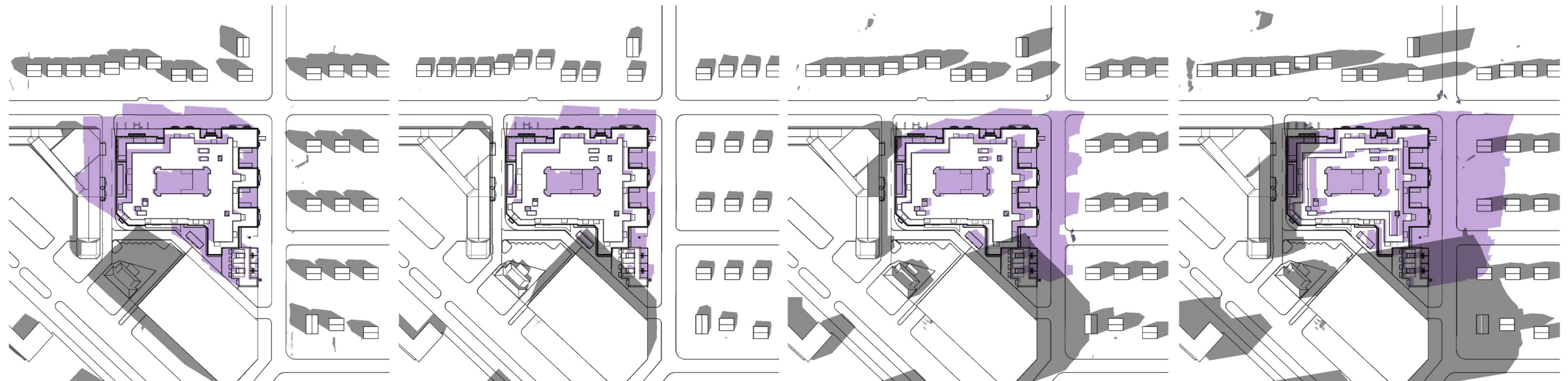


June - 9am

June - 1pm

June - 4pm

June - 6pm



Mar/Sept - 9am

Mar/Sept - 1pm

Mar/Sept - 4pm

Mar/Sept - 6pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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Shadow Study - June and Mar/Sept

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VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD



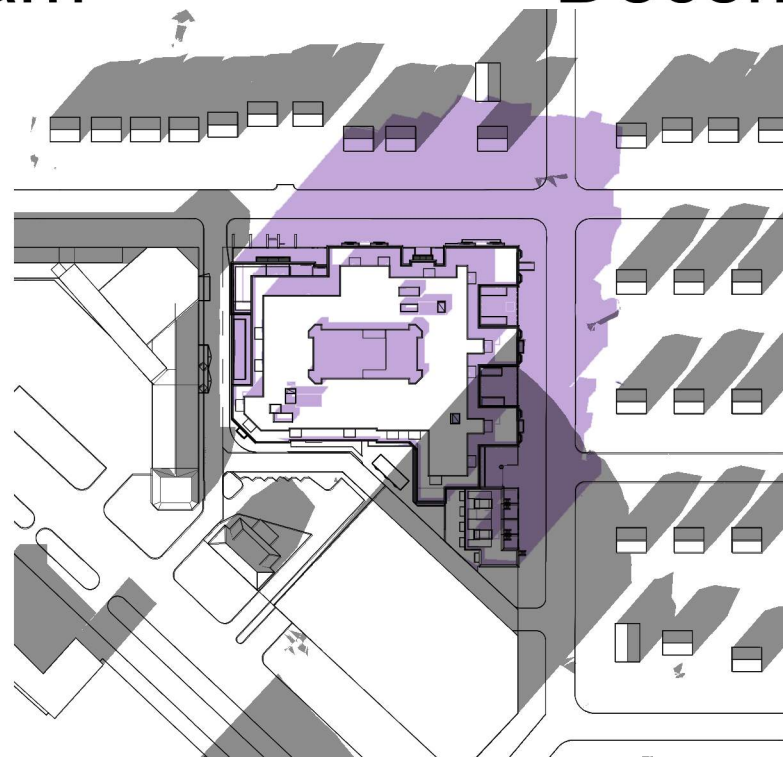
December - 9am



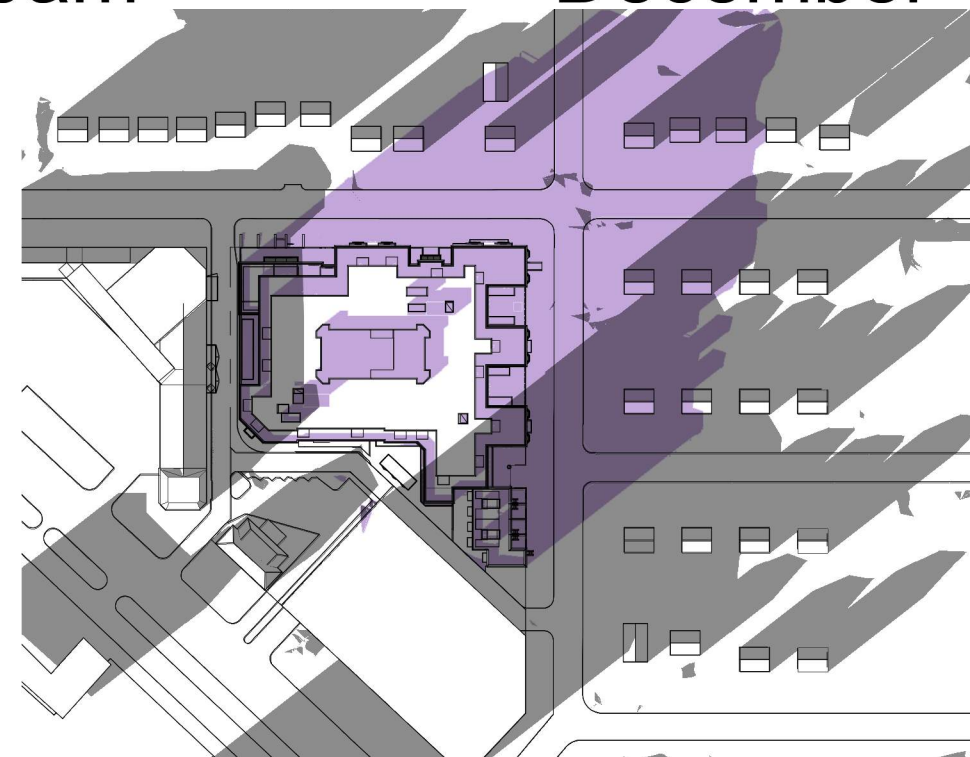
December - 10am



December - 1pm



December - 3pm



December - 4pm

- SHADOW CREATED BY EXISTING DEVELOPMENT
- NEW SHADOW CREATED BY PROJECT
- AREAS OF OVERLAP BETWEEN EXISTING SHADOW AND NEW SHADOW CREATED BY PROJECT

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Shadow Study - December

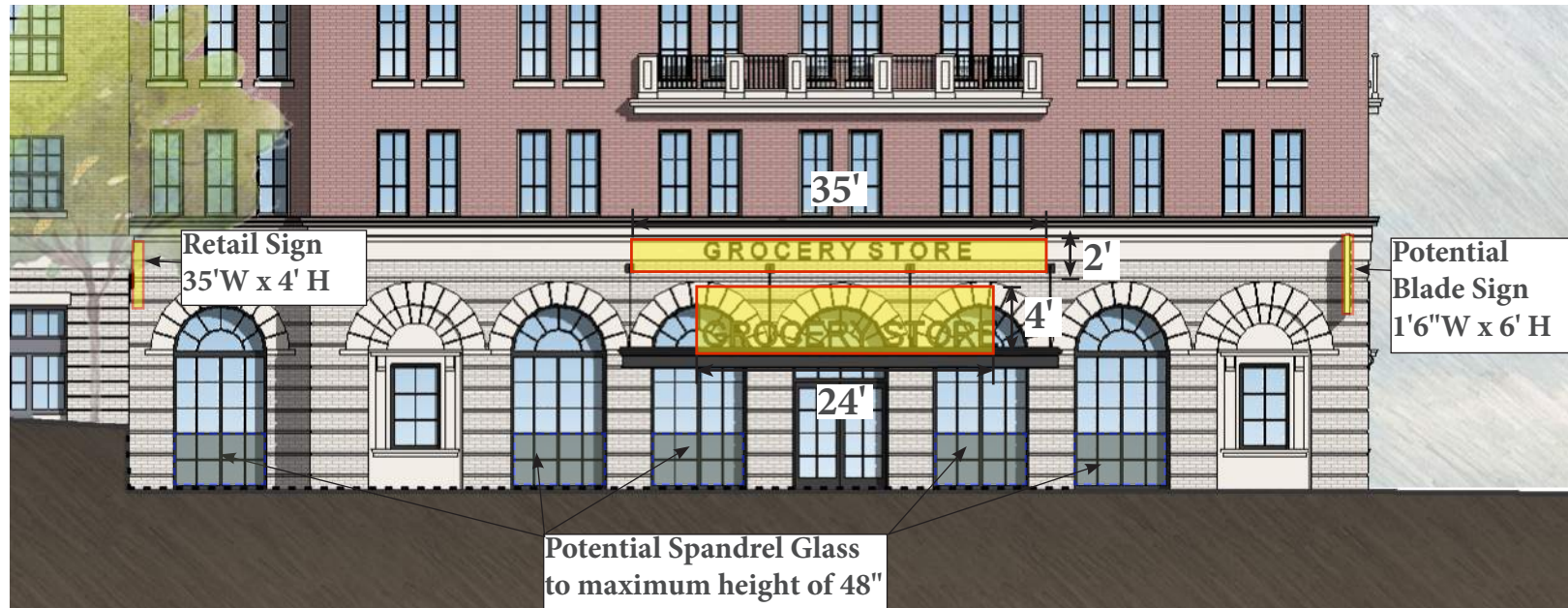
9/17/2019

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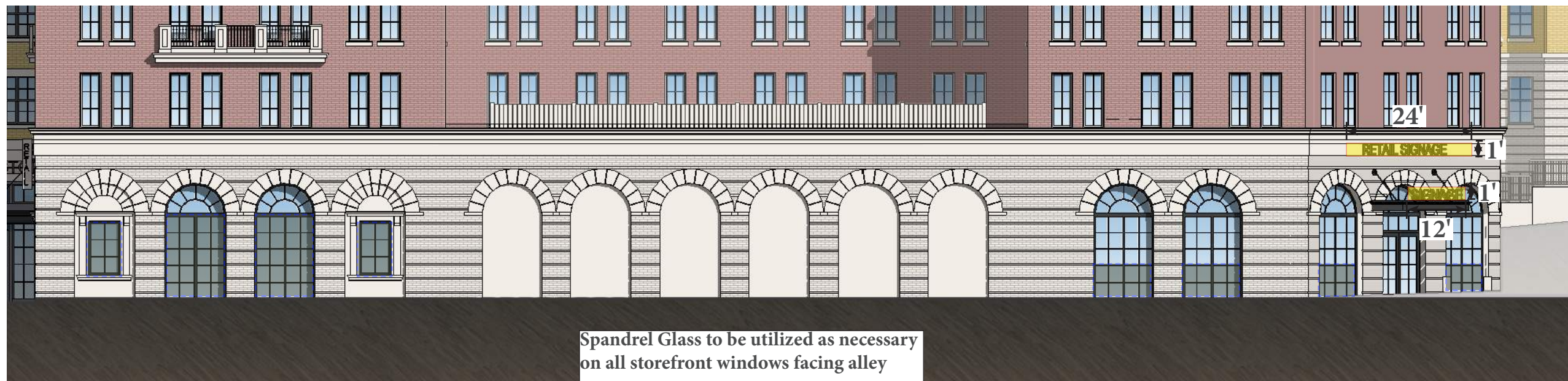


VALOR DEVELOPMENT
TORTI GALLAS URBAN

THE LADY BIRD



North Elevation



West Elevation

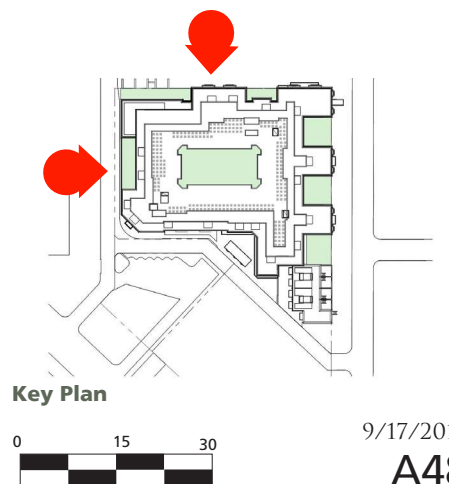
Signage Guidelines

- a. Signage shall be located and sized in a manner that is consistent with that shown above and not extend or be located in any manner above the ground floor; and
- b. Signage shall be compatible with and complement the building architecture and site, and be coordinated with the building façade system; and
- c. Signage shall consist of high-quality materials and detailing; and
- d. Signage shall not be digital or kinetic. Box signs and signs employing flickering, rotating, flashing or moving lights are also not permitted; and
- e. Signage lighting shall be self-illuminated or back-lit provided it does not negatively impact nearby residential uses. If external illumination is used, light fixtures must be complementary and integrated into the character and design of the building.

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Retail Signage Areas

- Proposed signage locations
- Proposed spandrel glass locations





View from Southwest Proposed (Mass Ave)



View from Northwest - Proposed (North Side of Yuma Street)

Note: Signage in this rendering is for illustrative purposes only. The actual sign dimensions, materials, lighting, and message/logo are subject to change and shall be designed in accordance with the signage guidelines shown on previous sheet (Sheet A48). Rendering intended to show design intent of signage only (zoomed in and cropped 50 mm view).

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Retail Signage Views

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