

South Elevation



River 8: Phase I:

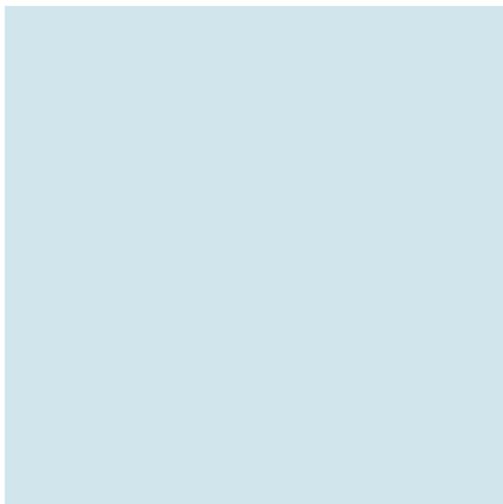


River 8: Phase II



River 8: Phase III

Materials:



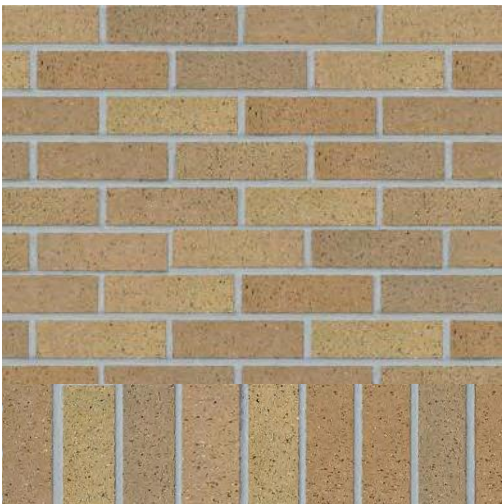
Translucent Glass Windows



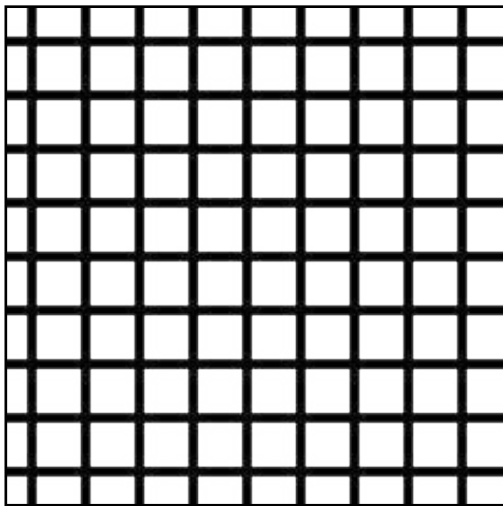
Conceptual Signage



Cast-in place concrete with 2”
Reveals



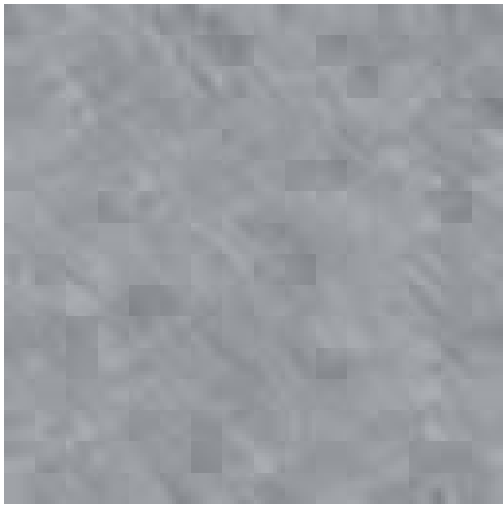
Golden Buff Brick with Soldier
Courses at Windows



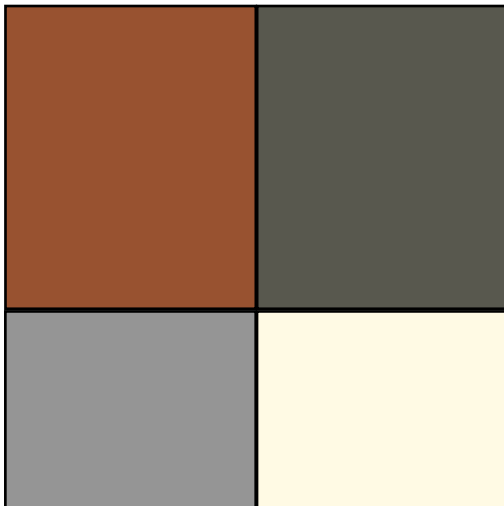
6” Black Metal Wire Grill



Concrete Block



Metal Sign Bands



Fiber Cement Panels with 1/2”
Reveals in Sienna or Patina

Details:



Soldier Course

[3 9/16" x 11 9/16"] Utility Brick

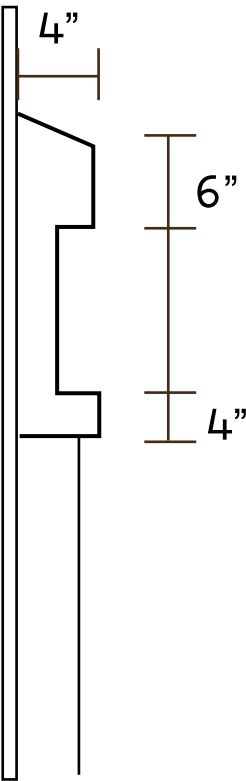
Cast Stone Sill
smoother than shown



Inset column base detail



band profile



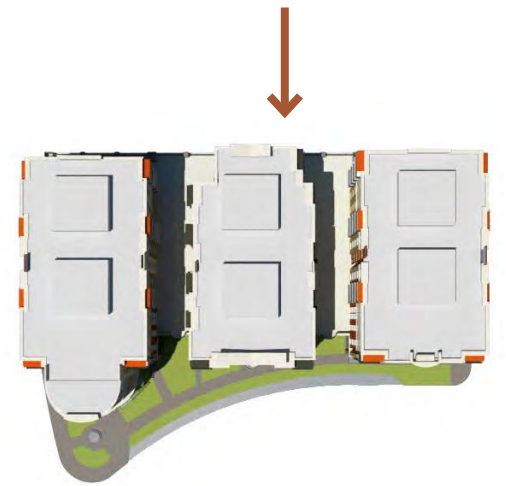
band profile

window trim @
colored stucco level

East Elevation



North Elevation

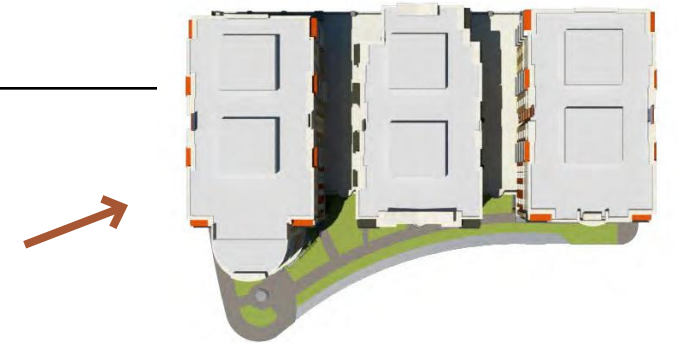


Insert murals on 3 bays closest to 8th and 9th Street

West Elevation - Phase II



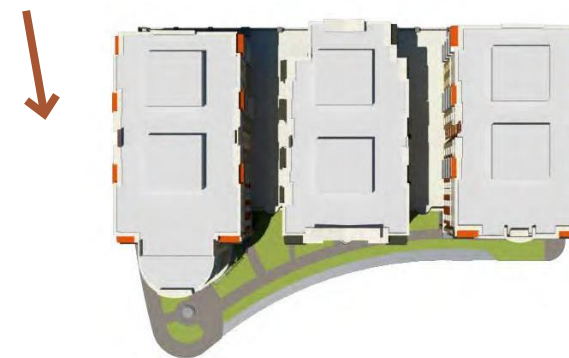
West Elevation - Phase III





Existing Conditions

9th Street Looking South - West Elevation



River 8: original design



River 8: with planters



Existing Conditions

8th Street Looking South - East Elevation





Existing Conditions



SW Corner: 8th & River Intersection





Corner of 8th and River - Close-up on corner retail



Interior View - Northeast 7th floor suite



