

South Elevation



River 8: Phase I:



River 8: Phase II

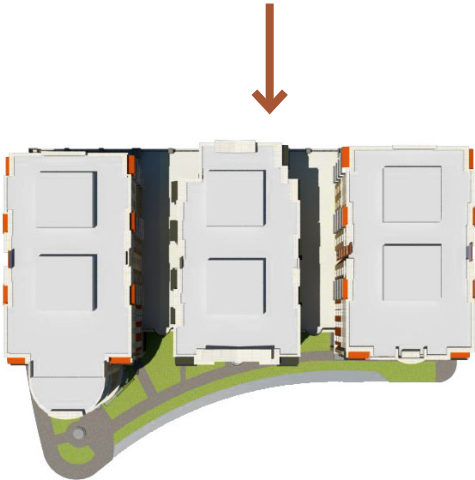


River 8: Phase III

East Elevation



North Elevation

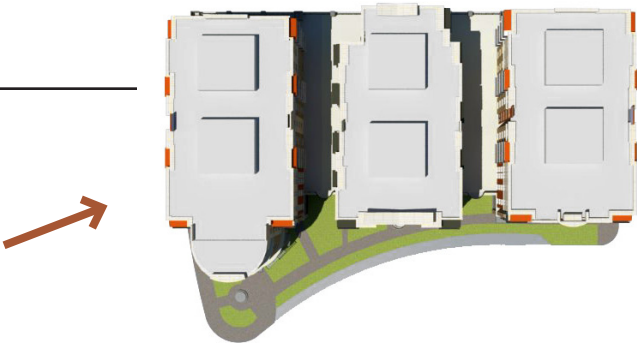


vines on 3 bays closest to 8th and 9th st, and hanging from second floor patio

North Elevation



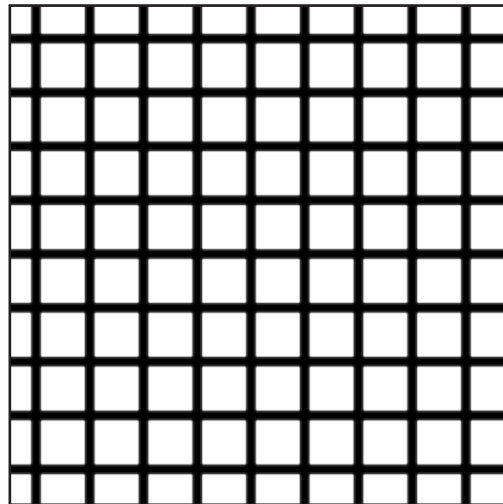
West Elevation - Phase III



West Elevation



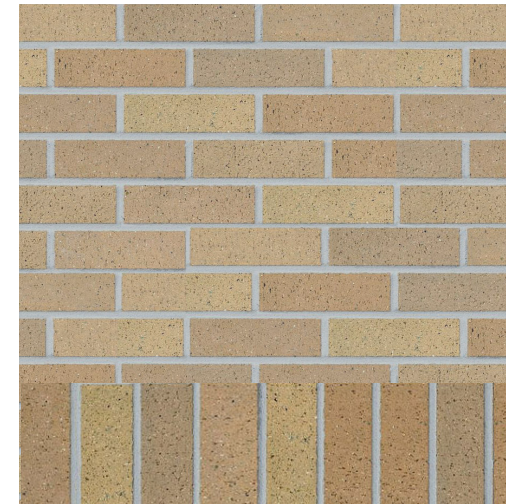
Materials:



6" Black Metal Wire Grill



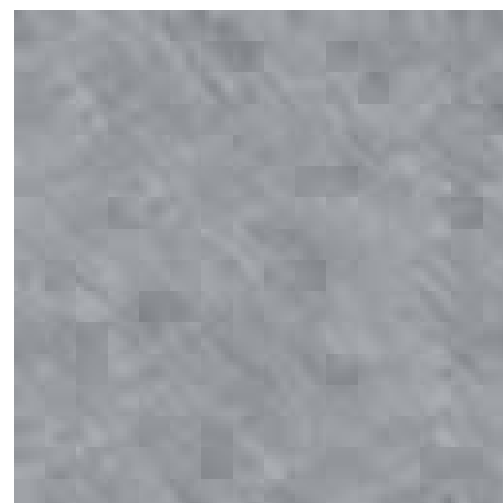
Cast-in place concrete with 2"
Reveals



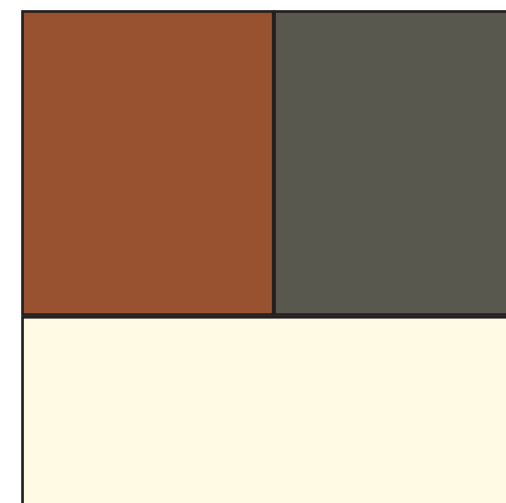
Golden Buff Brick with Soldier
Courses at Windows



Concrete Block



Metal Sign Bands



Stucco with 1/2" Reveals, Sienna,
Patina, and Cream

Details:



Soldier Course

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

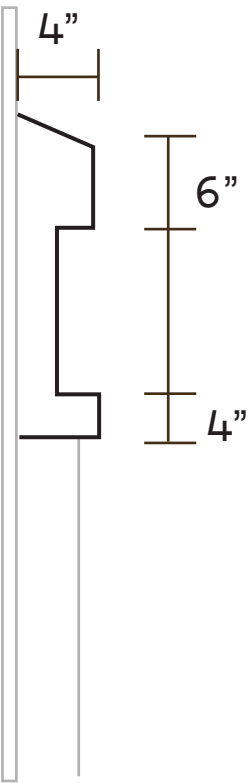
Cast Stone Sill
smoother than shown



Inset column base detail



band profile



band profile

window trim @
colored stucco level

West Elevation - Phase II





Existing Conditions

9th Street Looking South - West Elevation



River 8: original design

9th Street looking South - West Elevation





Existing Conditions

8th Street Looking South - East Elevation





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





9th Street



New Design

8th Street

Northeast Corner – Cantilevered Balcony

