THE GREEN LOOM

A SUSTAINABLE CONDO COMMUNITY

Briana Garris
3D Inspiration Parti

Main Level Adjacency

<table>
<thead>
<tr>
<th>Entry</th>
<th>Reception</th>
<th>Lobby</th>
<th>Restroom</th>
<th>Elevators</th>
<th>Stairs</th>
<th>Office Space</th>
<th>Common/Event</th>
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Main Level Bubble Diagram

- Legend
  - Next to: ●
  - Close to: ○
  - Neutral: ○
  - Far From: ★

Inspirational Images
EXISTING CONDITIONS

- 126 Year Old Textile Mill
- 180,000 Square Foot Facility On 23 Acres
- Renovations Focused On
  - Preserving Historic Character
  - Adding Aesthetic, Sustainable, And Technological Improvements
- Features
  - Original Floors & Brick, And Expansive Windows Optimizing Natural Light

Map of United States, North Carolina

Map of North Carolina

Myers Park South of Charlotte

Park View to Downtown Charlotte

Site Selection in Myers Park
EXISTING MILL

Mill Exterior Then & Now

Mill in 1909

Mill After Restoration

Mill Interior Prior to Renovation & Current Leased Office Spaces

Main Entry

Existing Columns

Existing Columns & 12’ Windows

Commercial Leasing Space

Current Meeting Space

Aerial View
SUSTAINABILITY THROUGHOUT THE COMPLEX

The Green Loom Grounds
- Close proximity to public transportation
- Community Garden
- Park Community
- Walking Trails Around Pond
- Bike Path
- Waste management
- Greenspace

Inside The Green Loom Complex
- Waste Management
- Water Conservation
- Renewable Energy Production
- Daylight Harvesting
- Green Initiatives
- Walking Path
- Social Interaction & Environment
THE GREEN LOOM FLOOR PLAN

- Front Gate: Main entry to the condo community as well as public spaces.
- Main Plaza: Main lobby for public areas, access to upper levels.
- Commons Square: Private lounge and social area for residents and their guests.
- The Alley: More private and technology accommodating wing of the Commons Square.
- The Turf: Recreational wing of the Commons Square.
Front Gate:
- Main entry to the condo community as well as public spaces
- Reception desk has 24 hour security
- All entries to resident places have security card entries

Main Plaza:
- 30’ exposed ceilings to second level
- Two elevators and stairwell to upper public areas
- Event space to be leased with restrooms directly across
Main Plaza

Overlooking Main Plaza From Stairs
COMMONS SQUARE

Features:
- Seating Areas Along Row Of Columns
- Exercise Path In Rectangular Shape
- Water Feature Opposite Of Condo Porches
- Daylight Harvesting & Dimming Features to Correspond to Daytime
- Water Wall For Aesthetic Interest

Furniture:
- Blumen L2 Sectional
  - Stem
- Lassen Coffee Table
  - Cisco Brothers
- Pel Sofa
  - Stem
- Crete Side Table
  - Cisco Brothers

Finishes:
- Walking Track
- Wall Covering
- Area Rug

Commons Square Rendered Floor Plan

Commons Nook Seating Area
COMMONS SQUARE - THE ALLEY

Features:
- Technology bare for workspace
- Additional more private lounge seating

Furniture:
- Ason Sofa
- Grayson Chair
- Ason Ottoman

Finishes:
- Existing Mill Hardwood Flooring
  *Used in all public areas, and Condos*
- Existing Mill Brick
  *Used in all Public Spaces and Window walls of Condos*

The Alley Rendered Floor Plan

Commons Area Tech Bar & Lounge Seating
The Turf, Recreational Area

COMMONS SQUARE – THE TURF

The Turf Rendered Floor Plan

Features:

The Turf:
- Pool tables for recreation
- Wall mounted TV’s
- Bar Top Tables For Impromptu Seating Options

Furniture:

- Morgan Sofa
  Cisco Brothers
- Atten Open Shelf Credenza
  Slim
- Juno Coffee Table
  Cisco Brothers
- Wall Covering
## CONDO – SUSTAINABILITY FEATURES

<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Finishes</th>
<th>Lighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Energy Star Appliances</td>
<td>- Materials Are Reused,</td>
<td>- Led Luminaires</td>
</tr>
<tr>
<td>- Composting System</td>
<td>- Recycled, Reclaimed And/Or Rapidly Renewable</td>
<td>- Daylight Harvesting</td>
</tr>
<tr>
<td>- Low Flow Water Fixtures</td>
<td>- Sourced Regionally</td>
<td>- Occupancy Sensors</td>
</tr>
<tr>
<td></td>
<td>- Paints Features Low Voc’s</td>
<td>- Dimming Features</td>
</tr>
<tr>
<td></td>
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<td>- Thermal Control Windows</td>
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</table>
Living Area

Rio Chase Sectional
Stem

Bryn Chair
Stem

Dylan Side Table
Cisco Brothers

Isaac Oval Credenza
Cisco Brothers

Bryn Chair
Upholstery
Duralee

Grass Clothe
Wall Covering
Strohiam

Rio Chase Sect.
Upholstery
Duralee

Husky Orange
Paint- Porch Entry
Sherwin Williams

Francesca Linen
Bedding
Fabricut

Green Bay
Paint- Accent Wall
Sherwin Williams

Throw Pillow
Accents
Duralee

Web Gray
Paint- Trim
Sherwin Williams

CONDO – LIVING ROOM FEATURES
Dining Area Looking into the Kitchen & Main Entry

Kitchen Looking into the Living Area & Dining Area
CONDO – BEDROOM

Bedroom One
General Lighting Notes:

- Automatic sprinkler system located every 100 square feet
- Exposed ceiling throughout
- Dropped tray ceiling at 10’ at Front Gate
- Skylight exposed ceiling up to 30’ over main plaza
- Dropped wooden beam grid at 12’ over Commons Square
- Mounted at 10’ throughout GWB on metal stud ceiling
- Directional exit signs wall mounted at every pathway change
- Fire Extinguishers located within 75’ from one another
- Also in commons square within close proximity to condo entries
- Specified emergency lighting equipped with back up battery pack
- Smoke detectors located in all public spaces, as well as condos

The Green Loom Floor Plan
Front Gate & Main Plaza Reflected Ceiling Plan

Front Gate & Main Plaza Lighting Selections:

- Sunrise Sconce
  Worsley Lighting
- Grove Flush Mount
  Worsley Lighting
- Colony Chandelier
  Worsley Lighting
- Katie Sconce/Pendant
  Worsley Lighting
- Belle Pendant
  Worsley Lighting

Skylight Feature:

Beaumont Mill, Existing Skylights

Light Penetration Diagram
COMMONS SQUARE LIGHTING

Front Gate & Main Plaza Lighting Selections:

- Katie Sconce
  Worsley Lighting
- Portea Pendant
  Worsley Lighting
- Triple Galileo Pendant
  Worsley Lighting

Ceiling Feature:

- Serves As A Sound Barrier For The 15’ Ceilings Of The Commons Square
- Aluminum Perforated Ceiling Panel With Acoustical Board Backing To Absorb Sound
- Contrasted With Dark Wooden 4’X4’ Troffer Ceiling

Commons Square Reflected Ceiling Plan

Commons Area, Wooden Beam Ceiling w/ Acoustical Panel Shown
Condo Lighting Selections:

Item | Description
--- | ---
A | Ethel Pendant
B | Aspen Sconce
C | Double Aspen Sconce
D | SilverLED Primary
E | Undermount LED

Lighting Legend

Window Shade Feature:

Sustainable Features:
- 100% recyclable with active Reclamation Program that captures scrap from post-industrial (pre-consumer) and post-consumer sources
- Produced from 100% post-industrial (pre-consumer) recycled content
- Repeat recyclability for continued sustainability
- PVC-free and lead-free
- Every component of this TPO compound is heat and chemically stable.
- Resistant to microbial and fungal growth.
Commons Area, Wooden Beam Ceiling w/ Acoustical Panel Shown

Living Area

Commons Nook Seating Area

The Turf, Recreational Area

Commons Area, Wooden Beam Ceiling w/ Acoustical Panel Shown