

# HIGHLAND MILL LOFTS

**Charlotte, North Carolina**

Project Environmental Graphics, Schematic Design Package

06.04.2020



CHARLOTTE:  
508 West Fifth St., 250  
Charlotte, NC 28202  
t 704 348 7000



30 S. Wacker Drive, 36th Floor  
Chicago, IL 60606  
t 312.805.8092  
Richard Mitchell

# Exterior Wayfinding & Graphics

Charlotte City Sign Code (MUDD):

Ground signs shall be located a minimum of five feet from either the right-of-way line or sidewalk, whichever is greater. Sign area may not be larger than 36 SF or taller than 7'. One ground sign is permitted along street frontage of a lot measuring less than 400 feet. Ground signs may be internally or externally illuminated. If externally illuminated, all light shall be directed onto the sign face.

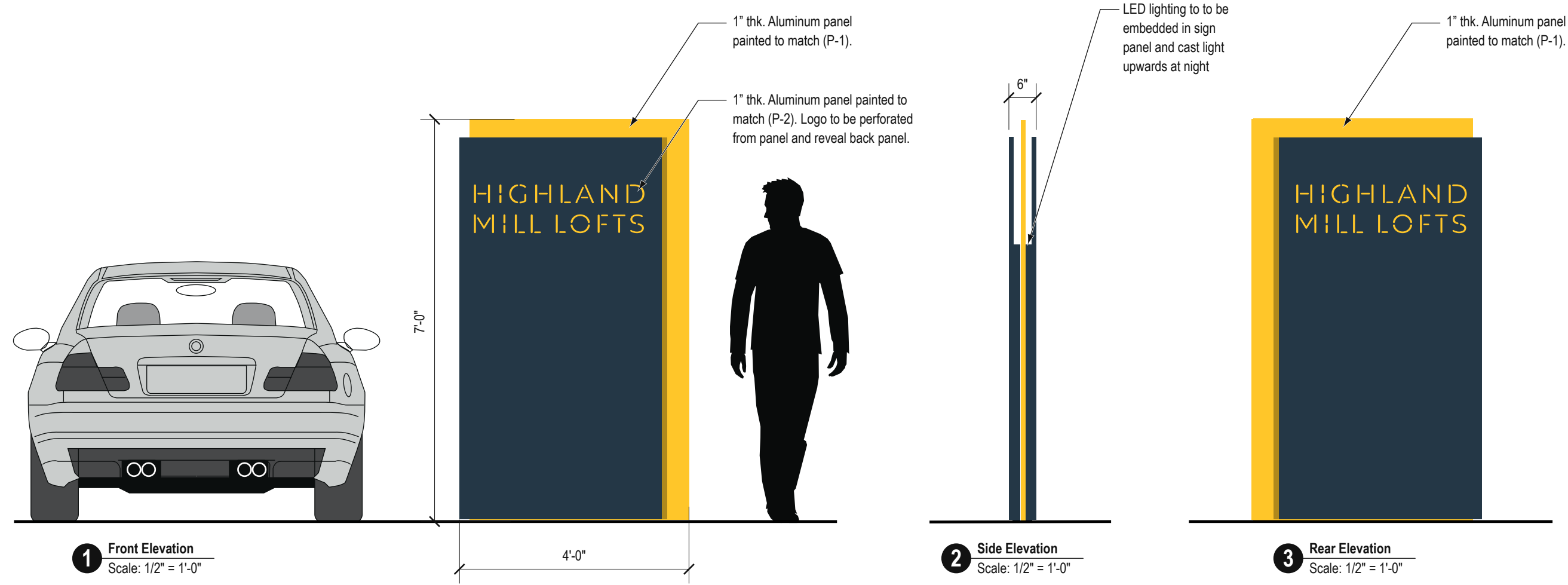
Sign Area Shown: 28 SF, Height 7'-0"



Photo Overlay



Night View



**CHARLOTTE:**  
508 West Fifth Street, 250  
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facsimile: 704 348 7005

**BOULDER:**  
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Boulder, CO 80302 telephone: 720 565 0505  
facsimile: 720 565 0504

**SAN FRANCISCO:**  
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San Francisco, CA 94108 telephone: 415 421 9900

**Environmental  
Graphic Design**  
Schematic Design Package

# HIGHLAND MILL LOFTS

**Highland Mill Lofts**  
PROJECT

**Waterton**  
OWNER

**KK, TG, KK**  
505DESIGN TEAM

ORIGINAL ISSUE: <b>04 JUNE 2020</b>	
REVISIONS:	

## 20.01A Project Identity Monument (N Davidson St.)

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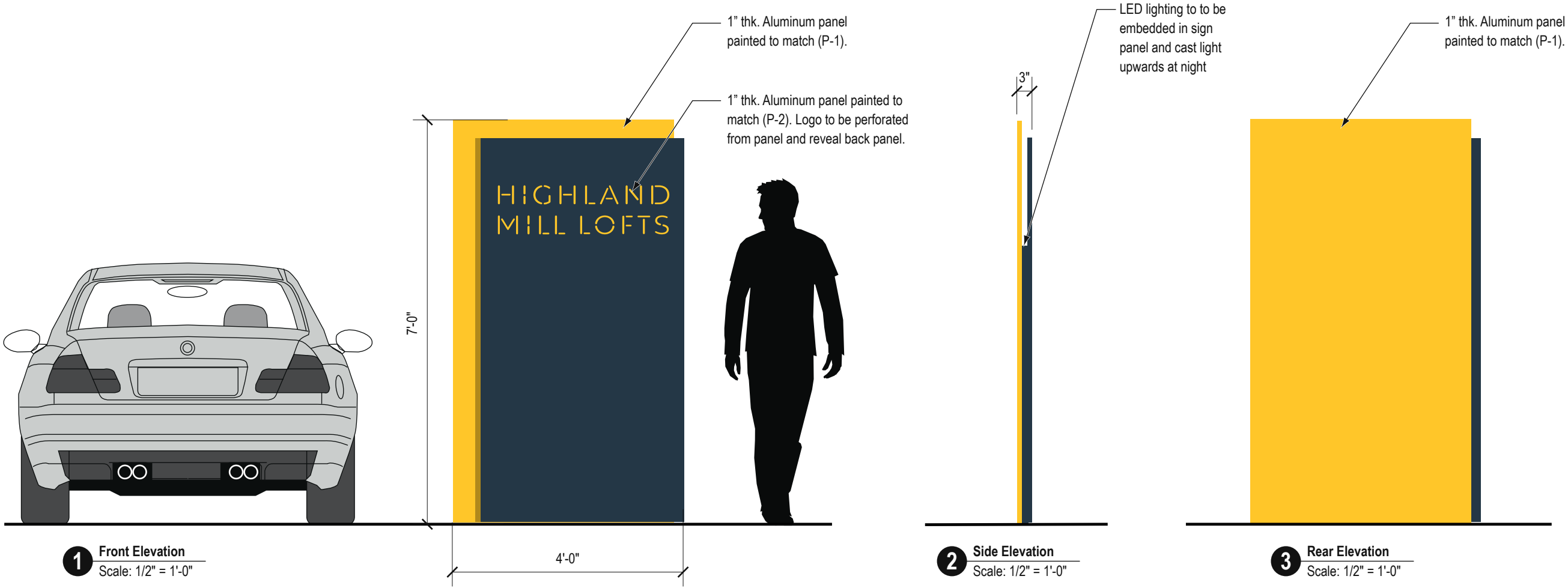
Sign Area Shown: 28 SF, Height 7'-0"



Photo Overlay



Night View



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**20.01B Project  
Identity Monument  
(N Brevard St)**

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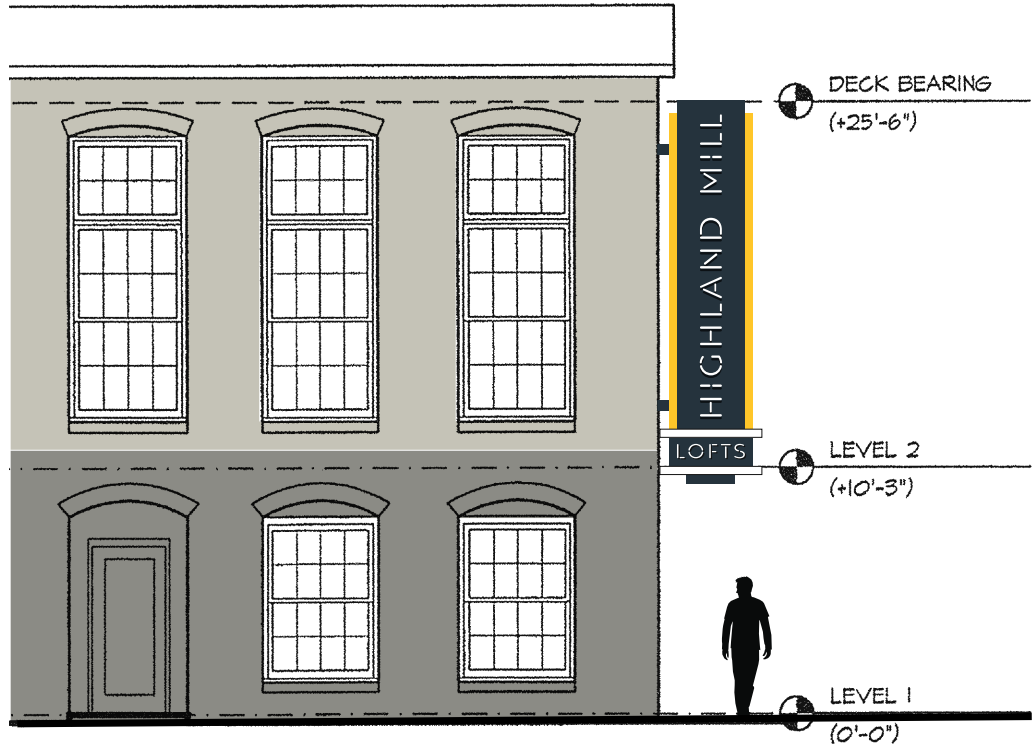


Existing Photo

Charlotte City Sign Code (MUDD):

Projecting signs are limited to a maximum sign area of 75 square feet. Sign area is counted toward the maximum sign area of all wall-mounted signs. One projecting sign is permitted per tenant with frontage on a street. For a corner lot, one projecting sign is permitted for each street frontage. Projecting signs are limited to a projection of four feet from the building. Projecting signs may be internally or externally illuminated.

Sign Area Shown: 64' SF



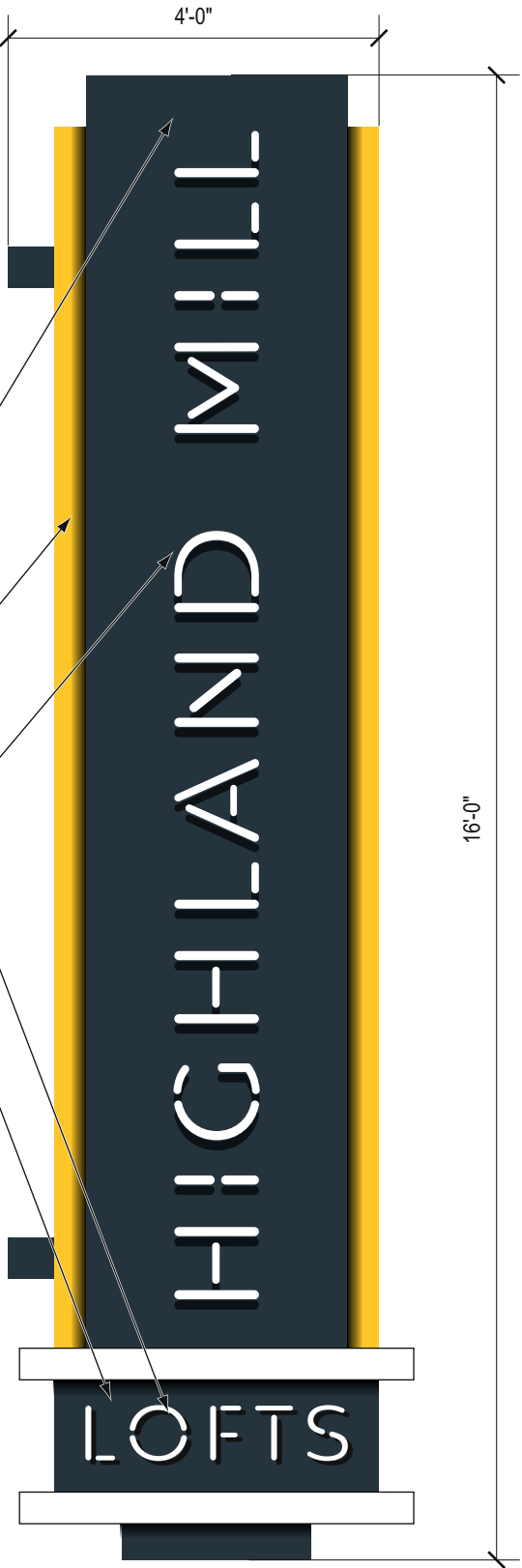
1 Overall Elevation  
Scale: 1/8" = 1'-0"

Square out rounded top of existing sign and create flat face. To be painted to match (P-2)

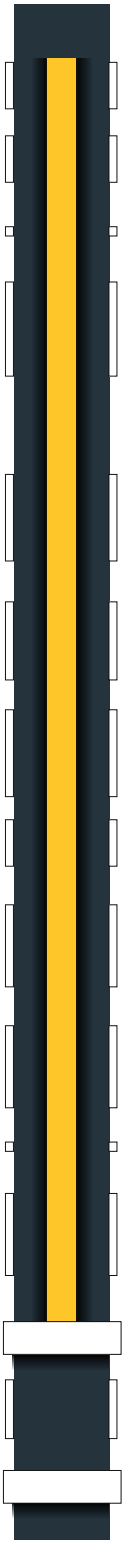
Side Panels painted to match (P-1)

Letters to be 1" thk. white push through acrylic. To glow white at night

Existing panel To be painted to match (P-2)



2 Front & Rear Elevation  
Scale: 1/2" = 1'-0"



3 Side Elevation  
Scale: 1/2" = 1'-0"

\*Note: All dimensions to be verified in field by fabricator prior to installation

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20.02 Refurbishment  
of Existing Corner  
Blade Sign

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**1 Overall Elevation**  
Scale: 1/8" = 1'-0"

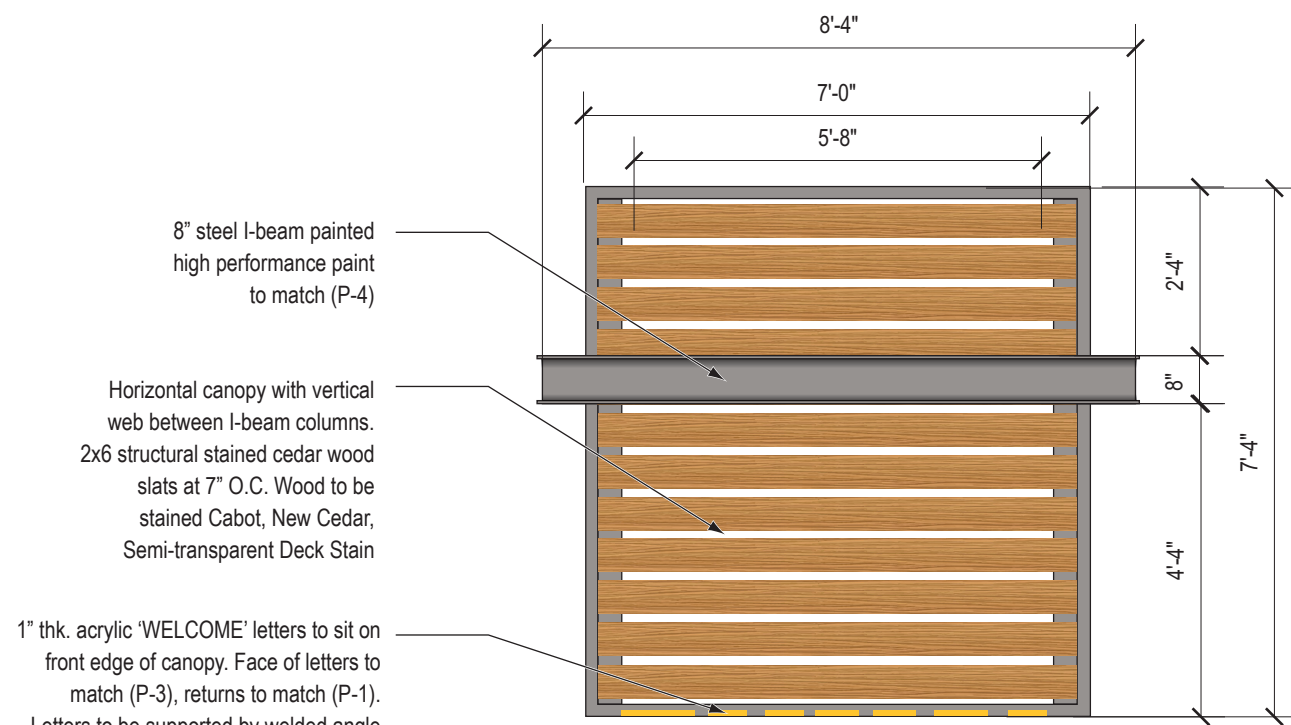
**Note:** Portal and canopy are independent/free standing of the historic mill building. Fabricator to provide foundation and engineered drawings. All exterior exposed steel to be painted with a high performance exterior paint.



**Proposed Photo Overlay**

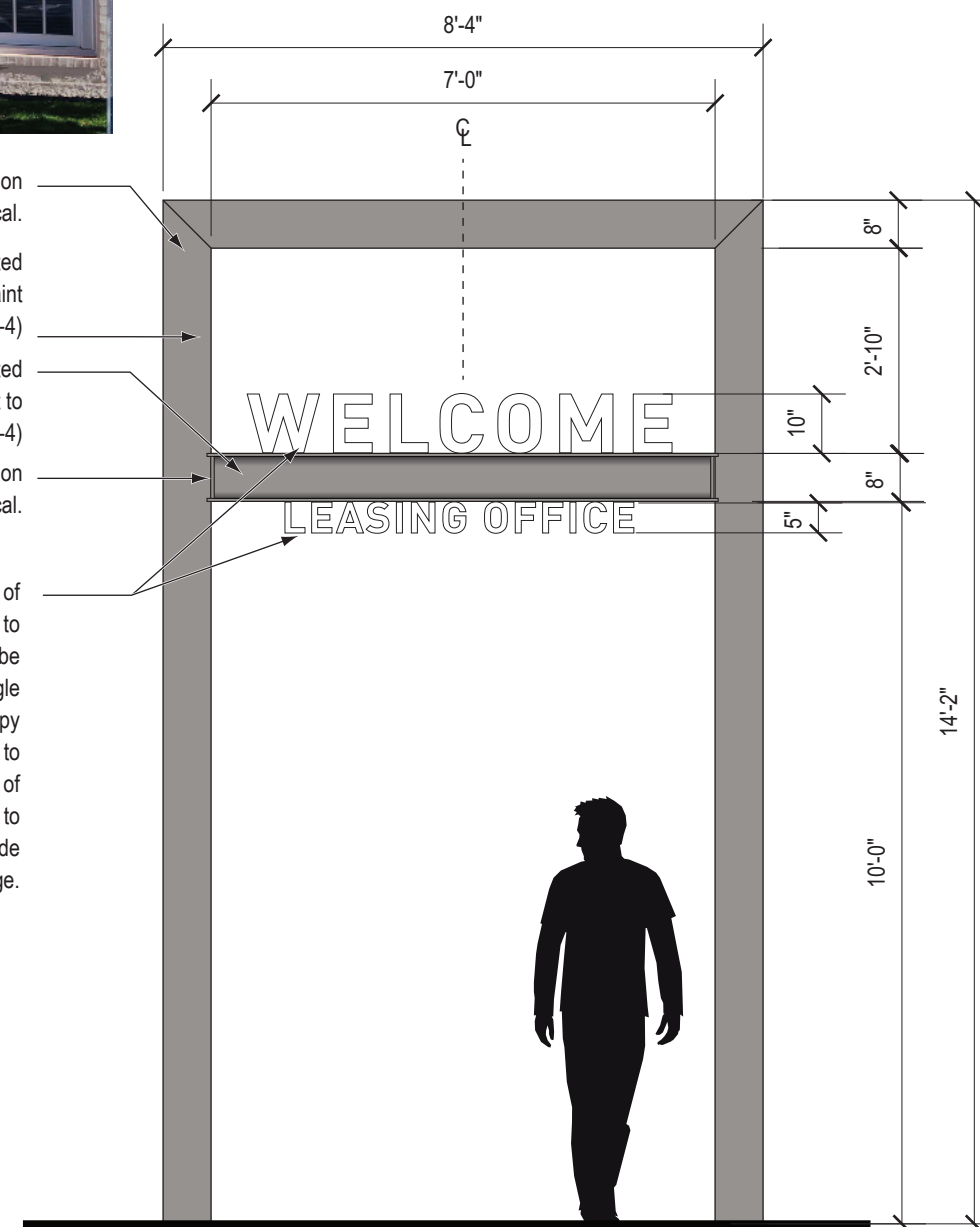


Lighting Shown: 16.6"Hx12"W.  
Bottom of fixture to be mounted  
7' H from ground



**2 Plan View**  
Scale: 3/8" = 1'-0"

- Provide mitered connection at steel corners, typical.
- 8" steel I-beam painted high performance paint to match (P-4)
- 8" steel C-Channel painted high performance paint to match (P-4)
- Provide mitered connection at steel corners, typical.
- 1" thk. acrylic letters. Face of letters to match (P-3), returns to match (P-1). Letters to be supported by welded angle painted to match canopy structure (P-4). 'WELCOME' to sit on front edge of top of canopy. 'LEASING OFFICE' to be suspended from underside of canopy on front edge.



**3 Front Elevation**  
Scale: 3/8" = 1'-0"

SEE FOLLOWING PAGE FOR MORE DETAILS

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## HIGHLAND MILL LOFTS

### Highland Mill Lofts

PROJECT

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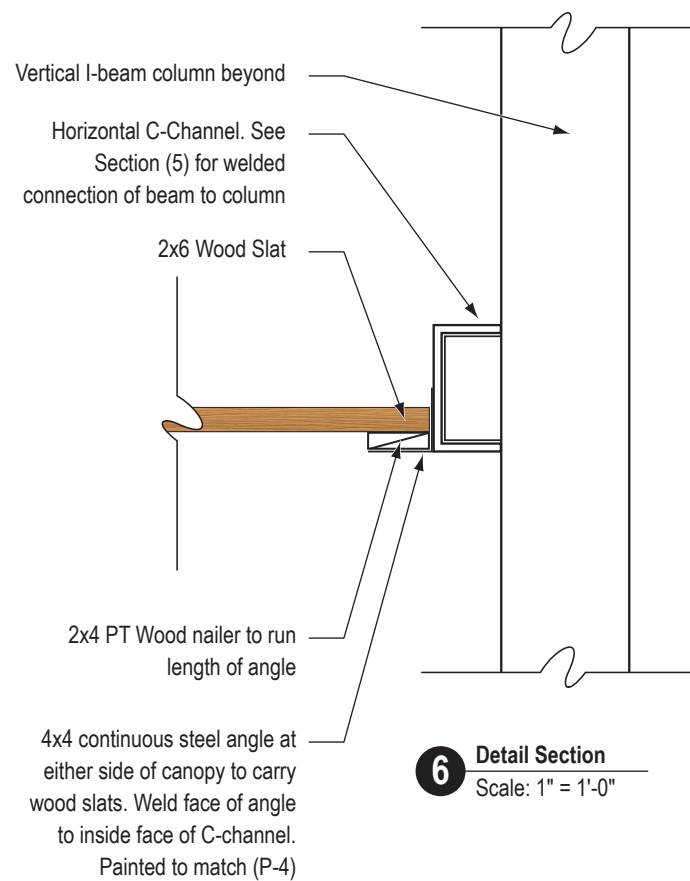
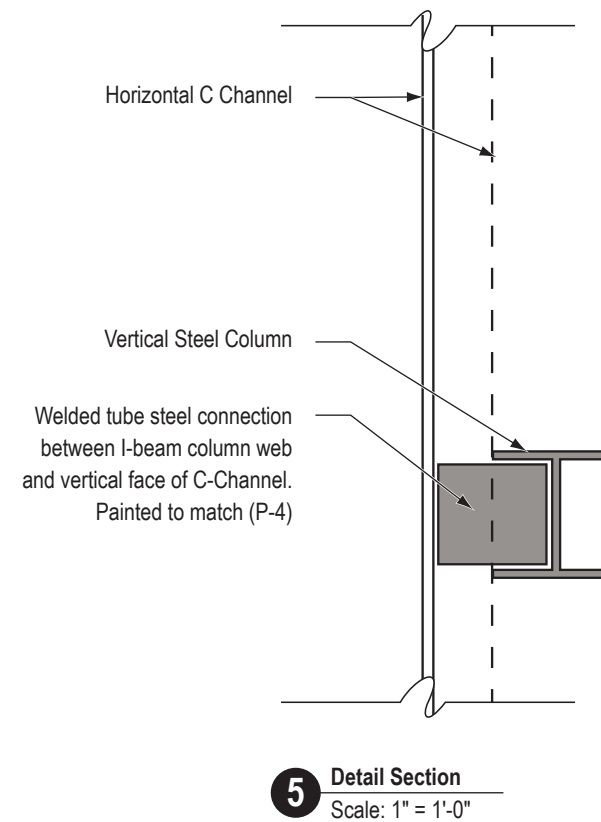
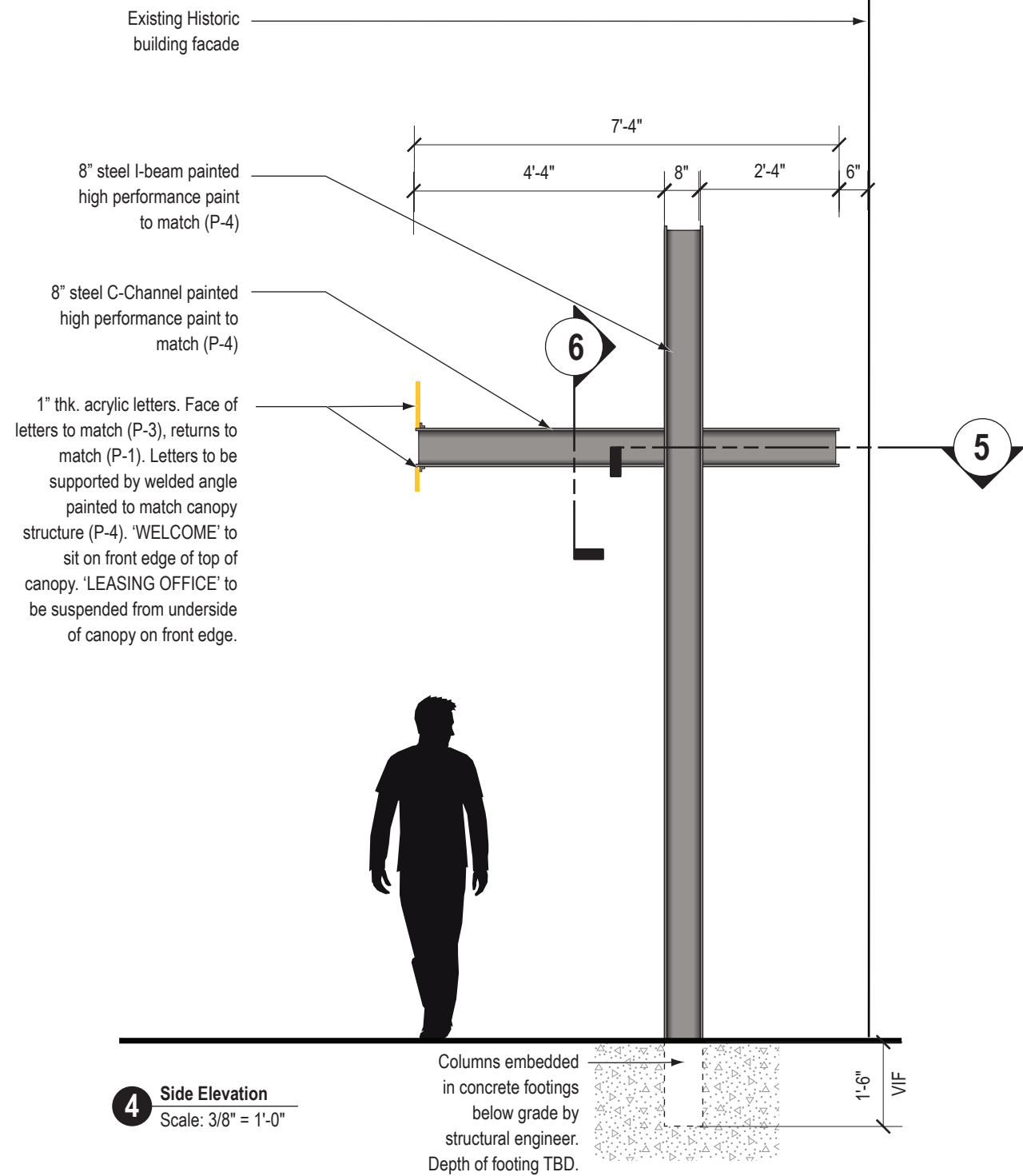
### KK, KK, TG

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ORIGINAL ISSUE:	24 SEPT 2020
REVISIONS:	

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**Note: Portal and canopy are independent/free standing of the historic mill building. Fabricator to provide foundation and engineered drawings. All exterior exposed steel to be painted with a high performance exterior paint.**



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ORIGINAL ISSUE: **24 SEPT 2020**

REVISIONS:


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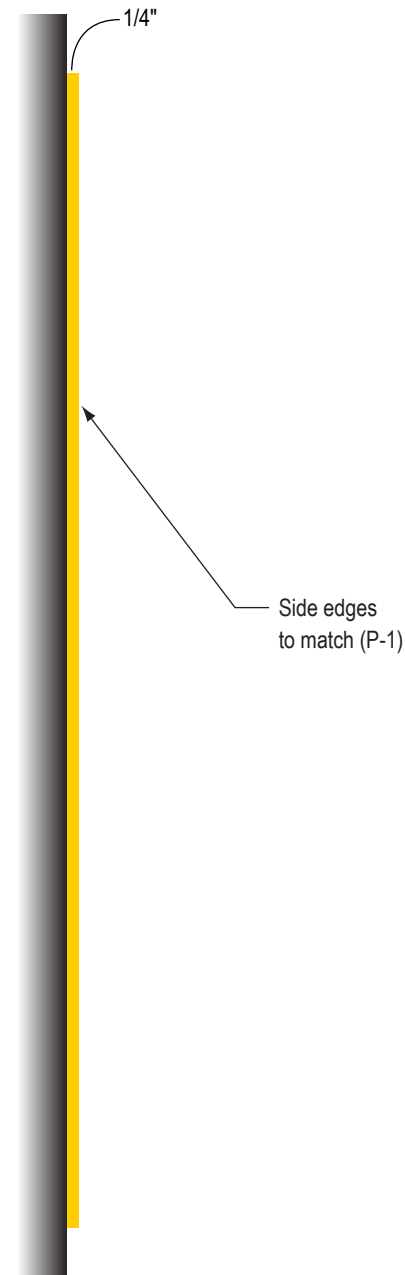




**1 Overall Elevation**  
Scale: 3/8" = 1'-0"



**2 Detail Elevation**  
Scale: 3" = 1'-0"



**3 Side Elevation**  
Scale: 3" = 1'-0"

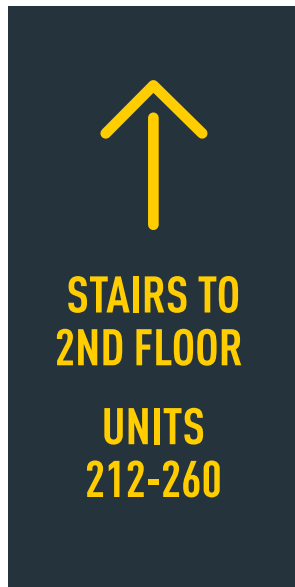
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**1 Overall Elevation - Location 004**  
Scale: 1/8" = 1'-0"



Location 001



Location 002 & 003



Location 005

**2 Sign Family**  
Scale: 1 1/2" = 1'-0"



**2 Detail Elevation**  
Scale: 3" = 1'-0"

**3 Side Elevation**  
Scale: 3" = 1'-0"

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## Environmental Graphic Design Schematic Design Package

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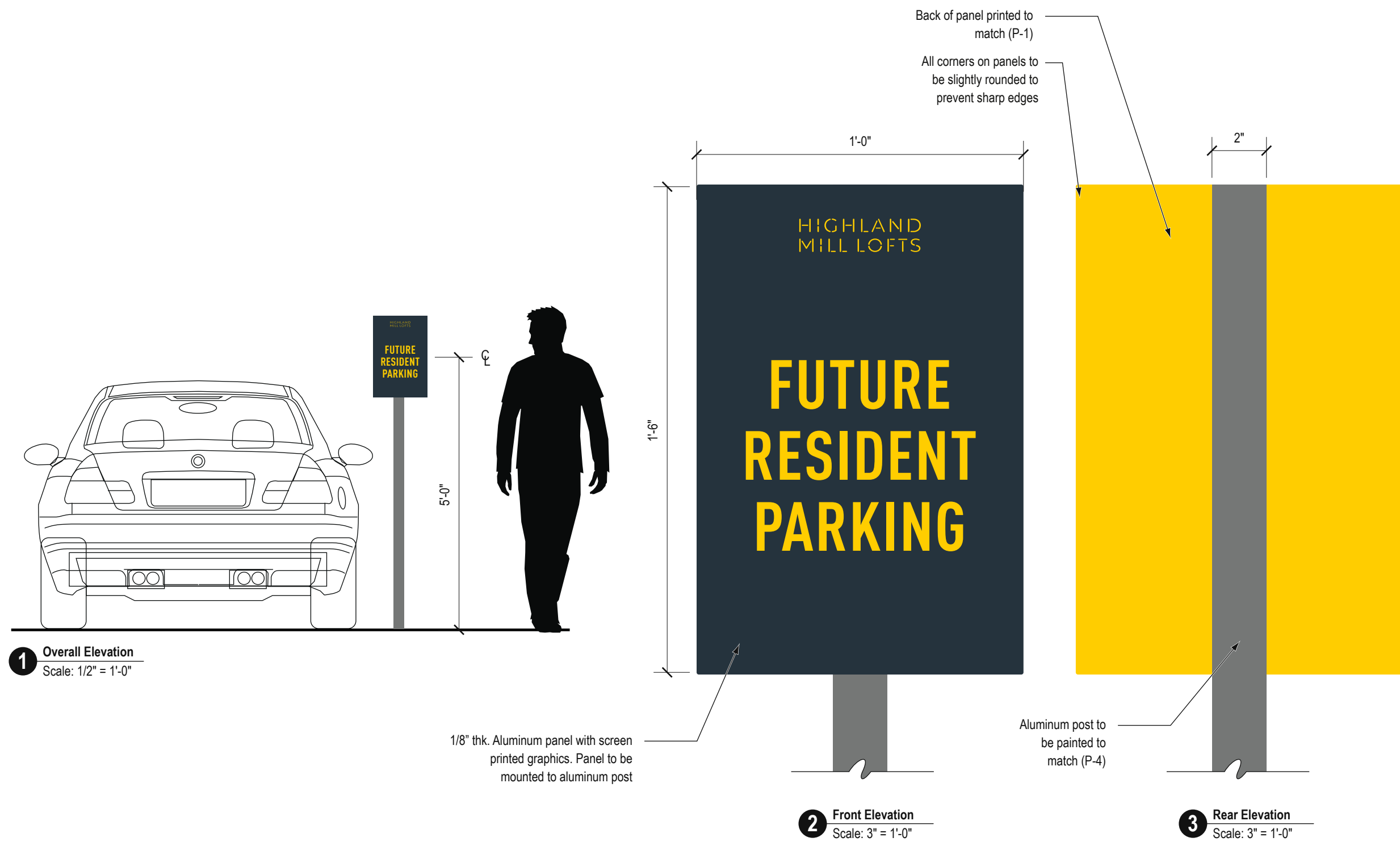
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## 20.05 Building Mounted Unit Directionals

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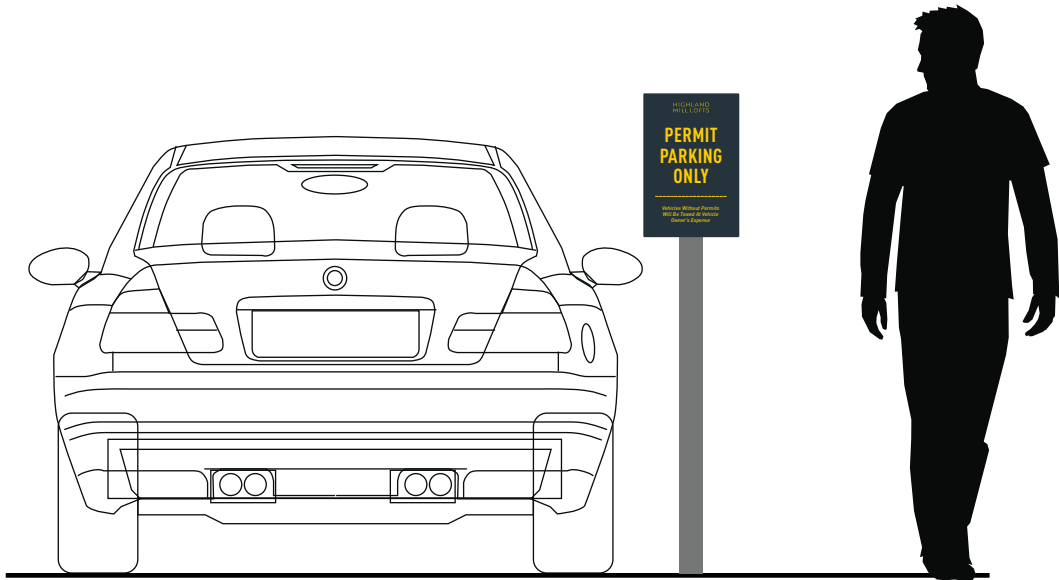
**20.06A Parking  
Sign Panel (Future  
Residents)**

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Existing



1 Overall Elevation  
Scale: 1/2" = 1'-0"

1/8" thk. Aluminum panel with screen  
printed graphics. Panel to be  
mounted to aluminum post



2 Front Elevation  
Scale: 3" = 1'-0"

3 Rear Elevation  
Scale: 3" = 1'-0"

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### 20.06B Parking Sign Panel (Permit Parking)

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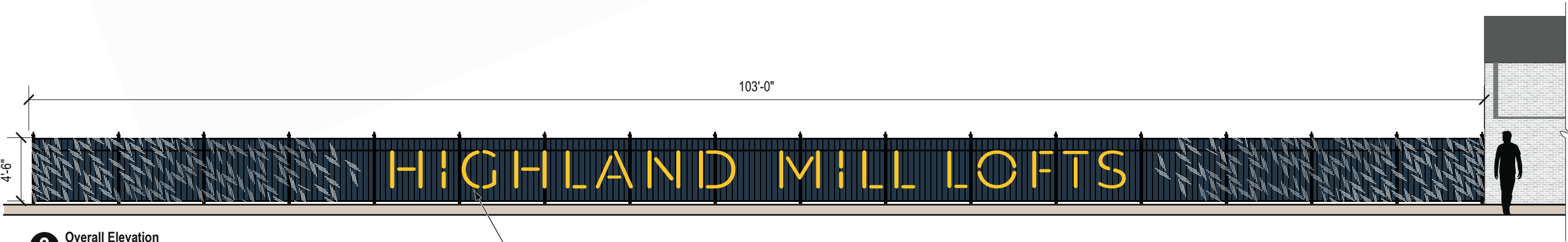


Existing Photo



**1** Pool Area Plan View  
Scale: 1/16" = 1'-0"

Fence area with  
decorative mesh screen



**2** Overall Elevation  
Scale: 1/8" = 1'-0"

Replace existing with new  
mesh screen with printed  
graphics

\*Note: All dimensions to be verified  
in field by fabricator prior to installation

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**20.07 Pool Screen  
Graphic**

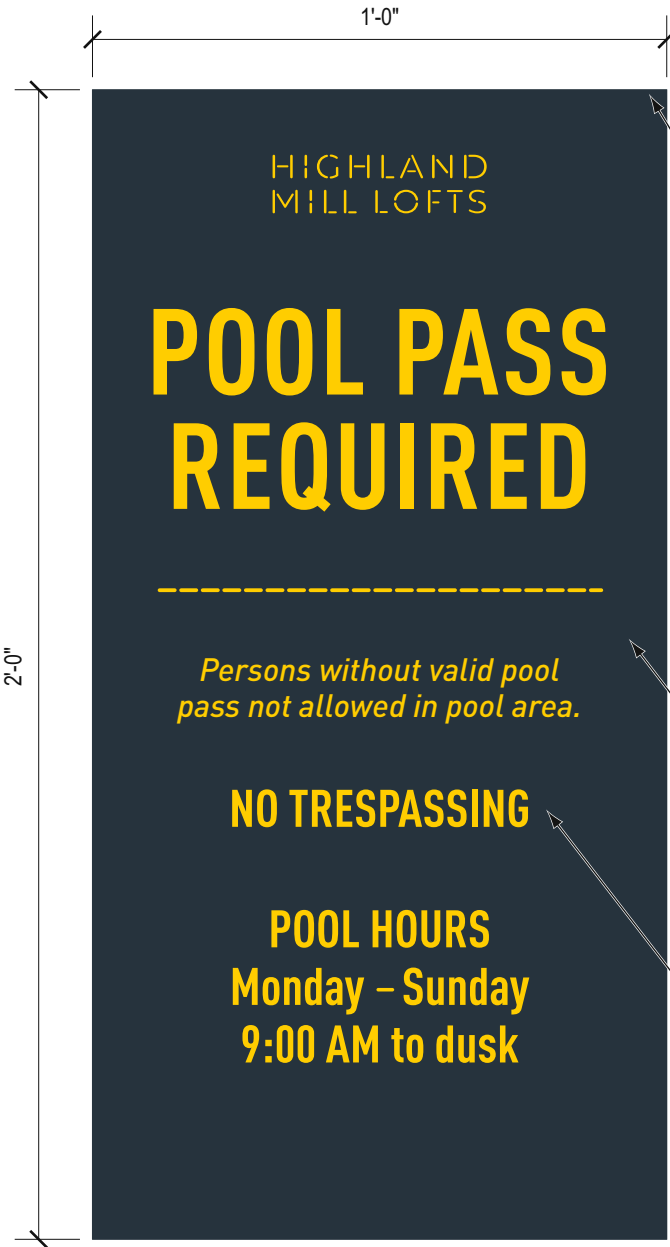
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Existing



**1** Overall Elevation  
Scale: 3/8" = 1'-0"



**2** Detail Elevation  
Scale: 3" = 1'-0"



**3** Side Elevation  
Scale: 3" = 1'-0"

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### 20.08 Pool Entry Signage

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Existing



1 Detail Elevation  
Scale: 1 1/2" = 1'-0"

All corners on panels to be slightly rounded to prevent sharp edges

1/4" thk Exterior grade acrylic plaque secured flush to door surface with VHB-VT or silicone adhesive; Painted (P-2)

Graphic/text to be digitally printed directly to first surface



2 Side Elevation  
Scale: 1 1/2" = 1'-0"

Side edges to match (P-1)

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20.09 Pool Rules

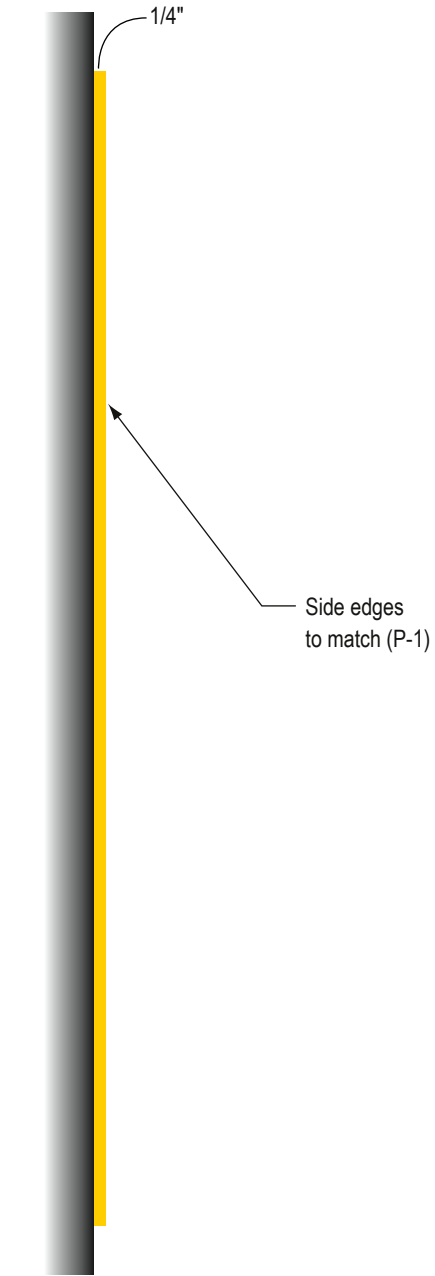
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Existing



**1** Detail Elevation  
Scale: 3" = 1'-0"



**2** Side Elevation  
Scale: 3" = 1'-0"

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**20.10 Grill Rules**

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