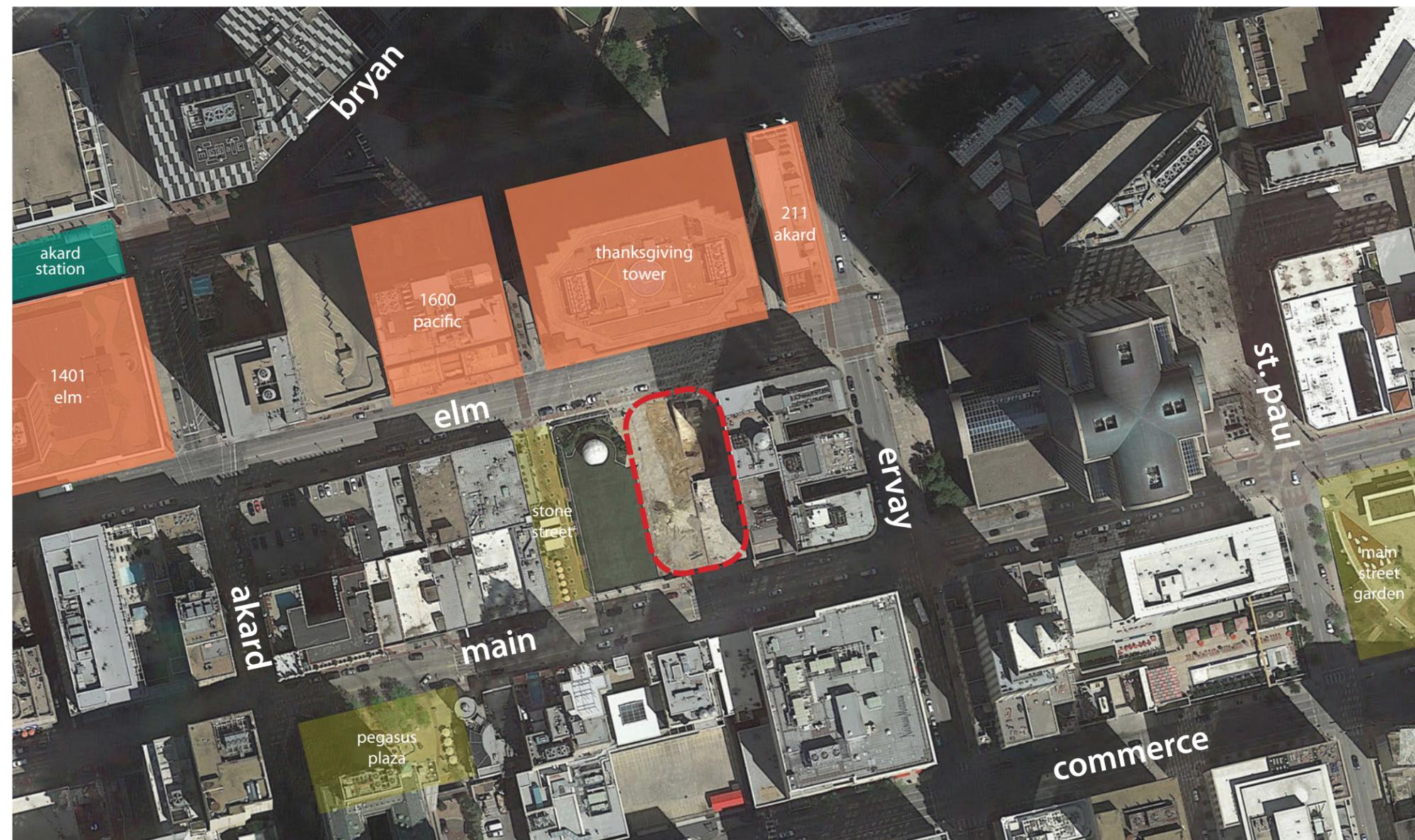


Applicable Urban Design Priorities Project Should Achieve

[1] Careful consideration should be given to how the various project elements are integrated into the surrounding context and activate the public realm -

The project site offers opportunities to activate the public realm at different scales along each adjacency. Specific attention to each of these relationships and appropriate urban responses are important considerations to integrate the project into the surrounding urban core.



Policy References

Downtown Dallas 360
Chapter 3, Chapter 4

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [city center]

Context Description

The project site for Forty Five Ten is located downtown in the Main Street district with the Wilson building to the west, the Joule and Neiman Marcus to the south, Thanksgiving Tower to the north and Stone Street pedestrian way to the west.

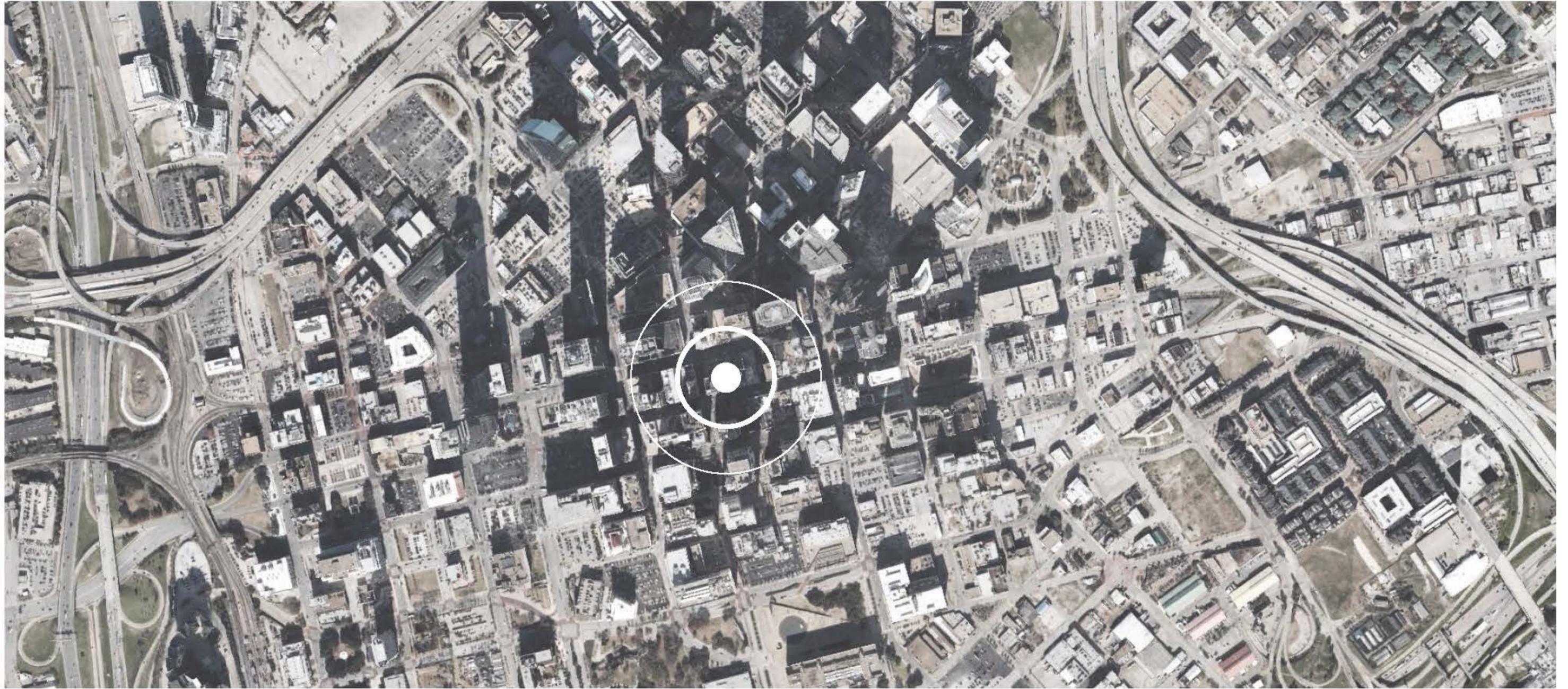
Forty Five Ten represents the first phase of development of the collection of parcels between Stone Street and the Wilson Building. The program for this phase generally consists of retail use.

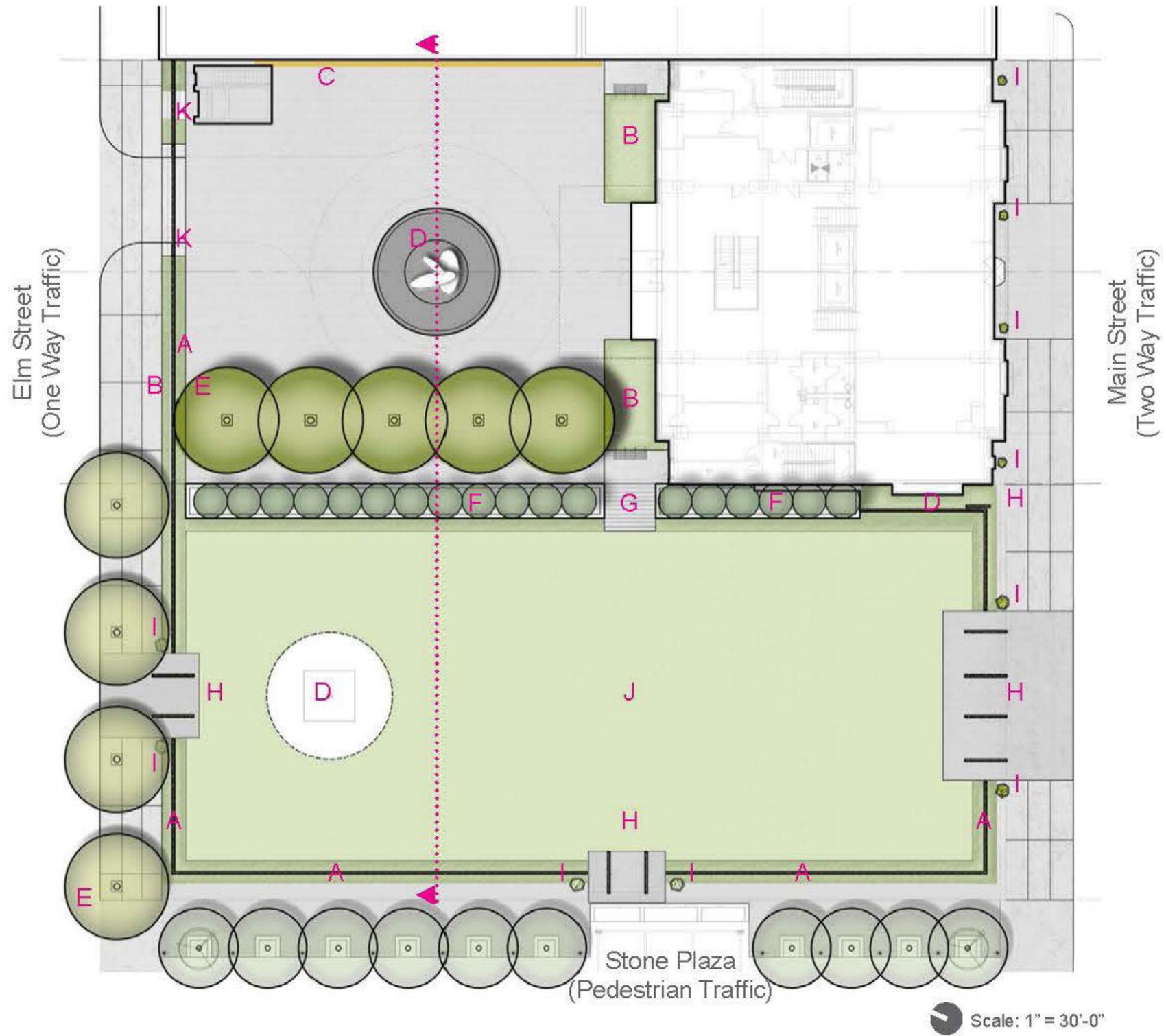
Critical considerations for the project include balancing operational considerations while integrating the overall project components into the surrounding public realm.

Forty Five Ten

Neighborhood:
Downtown

Program:
Retail





Legend:

- A Perimeter Screen
- B Planting
- C Potential Art Wall

- D Art Element
- E Canopy Trees
- F Evergreen Screen
- G Connection Stair

- H Pedestrian Entry/Pivot Gate
- I Planter Pots
- J Tasset Eye Park/Open Lawn
- K Pedestrian Entry (Not Gated)



FORTY FIVE TEN

Site Section

HOCKER
DESIGN GROUP

May 22, 2015

LAYOUT NOTES:

- ALL EXISTING CONDITIONS, LAYOUT COORDINATES AND WORK FROM PREVIOUS AND/OR ONGOING CONTRACTS IN THE FIELD TO BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO LANDSCAPE ARCHITECT FOR DIRECTIONS IMMEDIATELY BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- LAYOUT OF ALL SITE ELEMENTS TO BE FIELD REVIEWED BY LANDSCAPE ARCHITECT UPON REQUEST BY CONTRACTOR. LANDSCAPE ARCHITECT TO APPROVE CONTRACTOR'S STAKE LAYOUT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL FORMWORK (BOTH FLAT AND WALL WORK) REQUIRES A FIELD REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK UPON REQUEST FROM THE CONTRACTOR.
- CONTRACTOR TO COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS AMONG ALL TRADES.
- CONTRACTOR SHALL REFER TO THE MOST UP-TO-DATE HARDSCAPE PLANS FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
- ALL WORK ERECTED AND INSTALLED LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT DIMENSION OFF OF PLAN. ALL WRITTEN DIMENSIONS TO BE REFERENCED BY CONTRACTOR FOR CONSTRUCTION.
- TYPICAL (TYP.) MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL ANGLES AND DIMENSIONS ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL CURVED FORMWORK, INCLUDING, BUT NOT LIMITED TO: PAVING BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS THE HARDSCAPE PLAN INDICATES OTHERWISE. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

MATERIALS LEGEND:

- BASALT RIP RAP, RE: KEYNOTE #3
- BRICK PAVERS, RE: KEYNOTE #1
- LITHOCRETE, RE: KEYNOTE #15

SYMBOLS LEGEND:

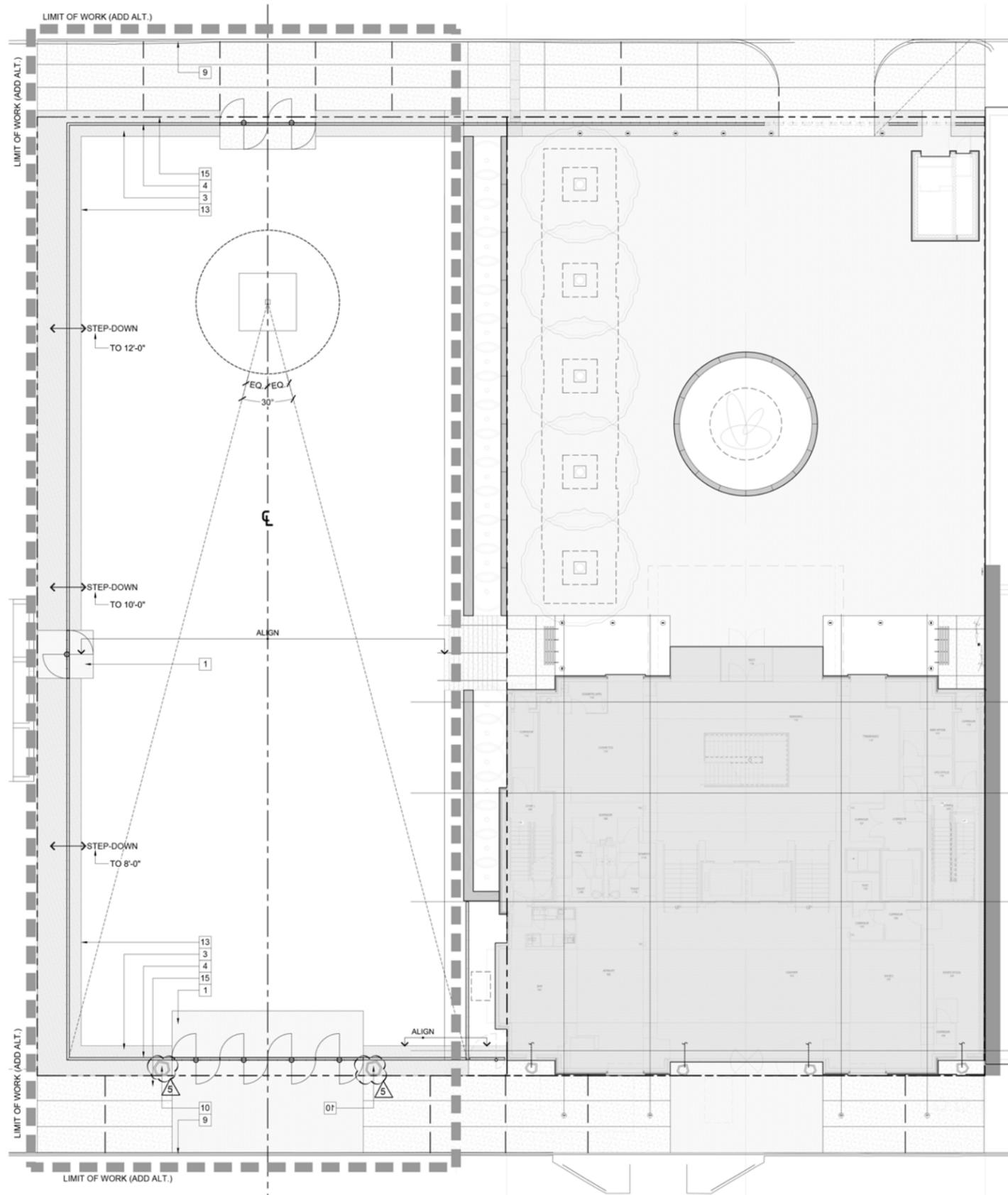
- PROPERTY LINE
- CENTER LINE
- EXPANSION JOINT
- CONTROL JOINT
- MATERIAL REFERENCE
- ENLARGEMENT REFERENCE
- SECTION REFERENCE
- ELEVATION REFERENCE
- DETAIL REFERENCE
- DRAWING REVISION REFERENCE
- PLANTING AREA

HARDSCAPE NOTES:

- ALL HARDSCAPE AREAS, REFER TO SPECIFICATIONS AND DETAILS.
- WALKS SHALL BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CURB INSTALLATION.
- DIMENSION LINES SHALL BE CONSIDERED 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONTACT UTILITY LOCATOR SERVICES AND LOCATE UTILITIES PRIOR TO CONSTRUCTION.
- CONCRETE FORMWORK SHALL BE INSTALLED STRAIGHT, SMOOTH AND CONTINUOUS. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR REVIEW OF INSTALLED FORMWORK PRIOR TO CONCRETE INSTALLATION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ACCORDANCE WITH THE JURISDICTIONAL ACCESSIBILITY STANDARDS THROUGHOUT PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT ARISE DURING CONSTRUCTION. CONTRACTOR SHALL ASSUME LIABILITY FOR DEMOLITION AND REINSTALLATION OF WORK IF FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO LANDSCAPE ARCHITECT RESULT IN REJECTION OF WORK INCOMPLIANT WITH DESIGN INTENT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- ALL WALKS SHALL BE INSTALLED WITH LIGHT BROOM FINISH PER SPECIFICATION UNLESS OTHERWISE NOTED.
- ALL INSTANCES OF "PA" SYMBOL INDICATE PLANTING AREA, TYP.

HARDSCAPE KEYNOTES:

- BRICK PAVERS, VEHICULAR APPLICATION. SET ON 1" SAND SETTING BASE FOR SPEC. HERRINGBONE PATTERN. PRODUCT: ENDICOTT (3 1/2" TALL X 11 1/2" LONG X 2 1/2" WIDE) COLOR: MANGANESE. 2 1/2" WIDE, WIRE-CUT SIDE FACES UP, TYP. POLYMERIC SAND SWEPT JOINTS, COLOR TO MATCH PAVERS, TYP. RE: B & CA.03-10
 ADD ALTERNATE = (+) 1,278 S.F.
- TUMBLER, BASALT RIP RAP SET OVER MIRAFI 140N FILTER FABRIC, TYP. SIZE: 4"-6" Ø COLOR: DARK GRAY (NATIVE BASALT COLORATION).
 ADD ALTERNATE = (+) 2,121 S.F.
 ***PRICE FOR 800 "BLUE ARROWS" RUSH @ 1 GAL.; RE: "G-5" PER PLANT LEGEND
- 9" WIDE X 12' TALL, WELDED & INTERLOCKING, WEATHERED STEEL SCREEN. SCREEN MATERIAL TO BE 1" THICK X 6" WIDE FLAT PANEL WEATHERED STEEL PANELS. WATERPROOF BOTTOM 6" OF VERTICAL MEMBERS TYP. RE: BL03-12
 ADD ALTERNATE = (+) 362 LINEAR FEET [PRICE ALL WEATHERED STEEL @ 1" THICK X 6" FLAT PANEL SIZE]
- NEW CURB, RE: C2.0 & C9.0 FOR LOCATION AND REINFORCEMENT REQUIREMENTS. FINISH SHALL BE INTEGRAL COLOR CONCRETE. COLOR TO MATCH LITHOCRETE CONCRETE PAVING.
 ADD ALTERNATE = (+) 188 LINEAR FEET
- RAISED, PRE-CAST PLANTERS BY KORNEGAY (PRODUCT # QS-39). 1" TO 1 1/2" Ø BASALT RIP RAP MULCH W/ FILTER FABRIC SEPARATION. RE: AL03-14 FOR PRODUCT CUT-SHEET & L05-01 FOR PLANTING INFORMATION.
 *** PRICE FOR 2 TOOTHLESS SOTOL @ 24" BOX. RE: "G-7" PER PLANT LEGEND
- 1/2" X 5" STEEL EDGE, BLACK, TYP. RE: DL03-10
 ADD ALTERNATE = (+) 281 LINEAR FEET
- LITHOCRETE CONCRETE PAVEMENT. RE: LITHOCRETE CONCRETE SPEC, PRODUCT#: 14-004R-SD PEDESTRIAN APPLICATION, RE: 08/C9.0 FOR REINFORCEMENT & SLAB THICKNESS
 ADD ALTERNATE = (+) 2,152 S.F.



A SITE PLAN | 1" = 10'-0"



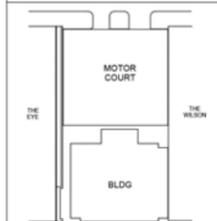
| ISSUES | |
|--------|-----------------------------|
| 1 | 02/16/2015 ISSUE FOR PERMIT |
| 2 | 03/06/2015 ADDENDUM #1 |
| 3 | 04/06/2015 GMP |

| REVISIONS | |
|-----------|----------------------------|
| 1 | 04/06/2015 GMP |
| 2 | 04/21/2015 ADDENDUM TO GMP |



04/21/2015

FORTY FIVE TEN MAIN STREET



HARDSCAPE PLAN (ADD ALT. #1)

JOB 14205.0000
 DATE 04/21/2015
 SHEET

L03-02



918 Dragon Street Dallas, TX 75207 T: 214.895.0910



401 N. Houston Street
Dallas, TX 75202
T: 214.748.2000 F: 214.953.8201

ISSUES

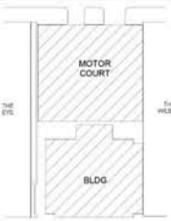
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|----|------------|------------------|
| 1 | 02/16/2015 | ISSUE FOR PERMIT |
| 2 | 03/06/2015 | ADDENDUM 1 |
| 3 | 04/06/2015 | GMP |
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REVISIONS

| | | |
|---|------------|-----------------|
| 1 | 03/20/2015 | ADDENDUM 2 |
| 2 | 04/21/2015 | ADDENDUM TO GMP |



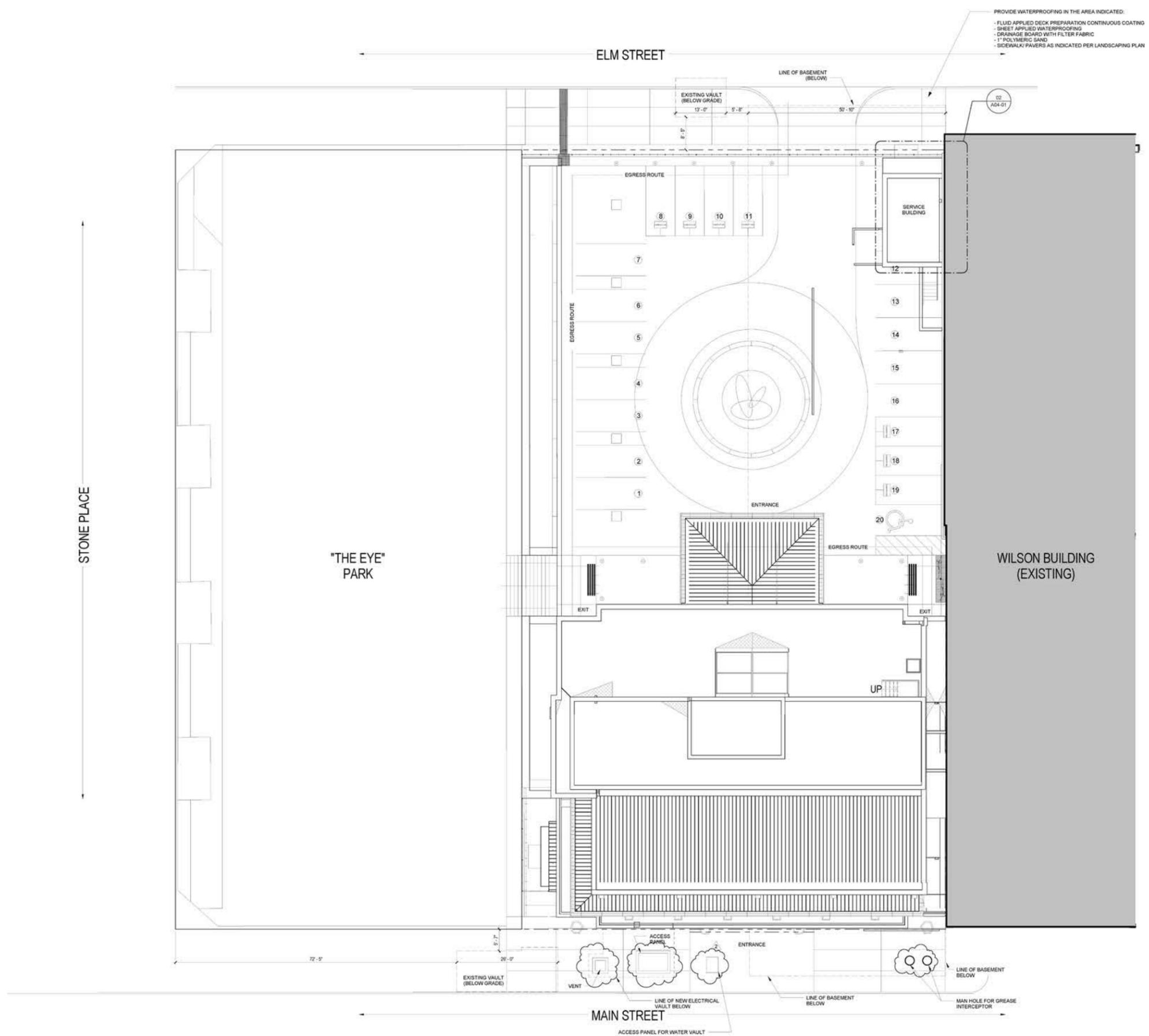
FORTY FIVE TEN
MAIN STREET



SITE PLAN

JOB 14205.00
DATE 03/06/2015
SHEET

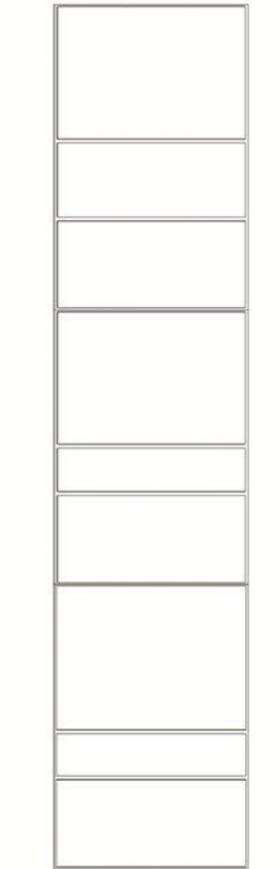
A01-01



PROVIDE WATERPROOFING IN THE AREA INDICATED:
- FLUID APPLIED DECK PREPARATION CONTINUOUS COATING
- SHEET APPLIED WATERPROOFING
- DRAINAGE BOARD WITH FILTER FABRIC
- 1" POLYMERIC SAND
- SIDEWALK PAVERS AS INDICATED PER LANDSCAPING PLAN

4/21/2015 9:53:05 AM A01-01 SITE PLAN

01 SITE PLAN - OVERALL
1" = 10'-0"



ISSUES

| | | |
|----|------------|------------------|
| 1 | 02/16/2015 | ISSUE FOR PERMIT |
| 2 | 03/06/2015 | ADDENDUM 1 |
| 3 | 04/06/2015 | GMP |
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REVISIONS

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| 1 | 04/21/2015 | ADDENDUM TO GMP |
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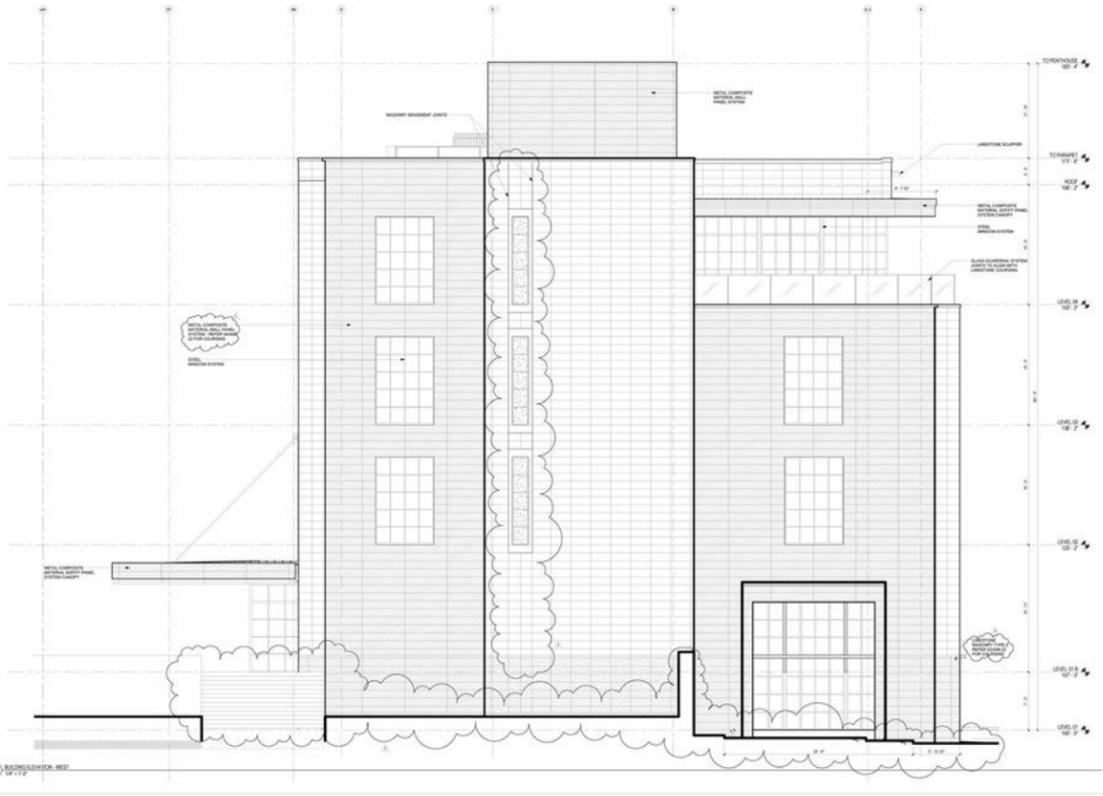
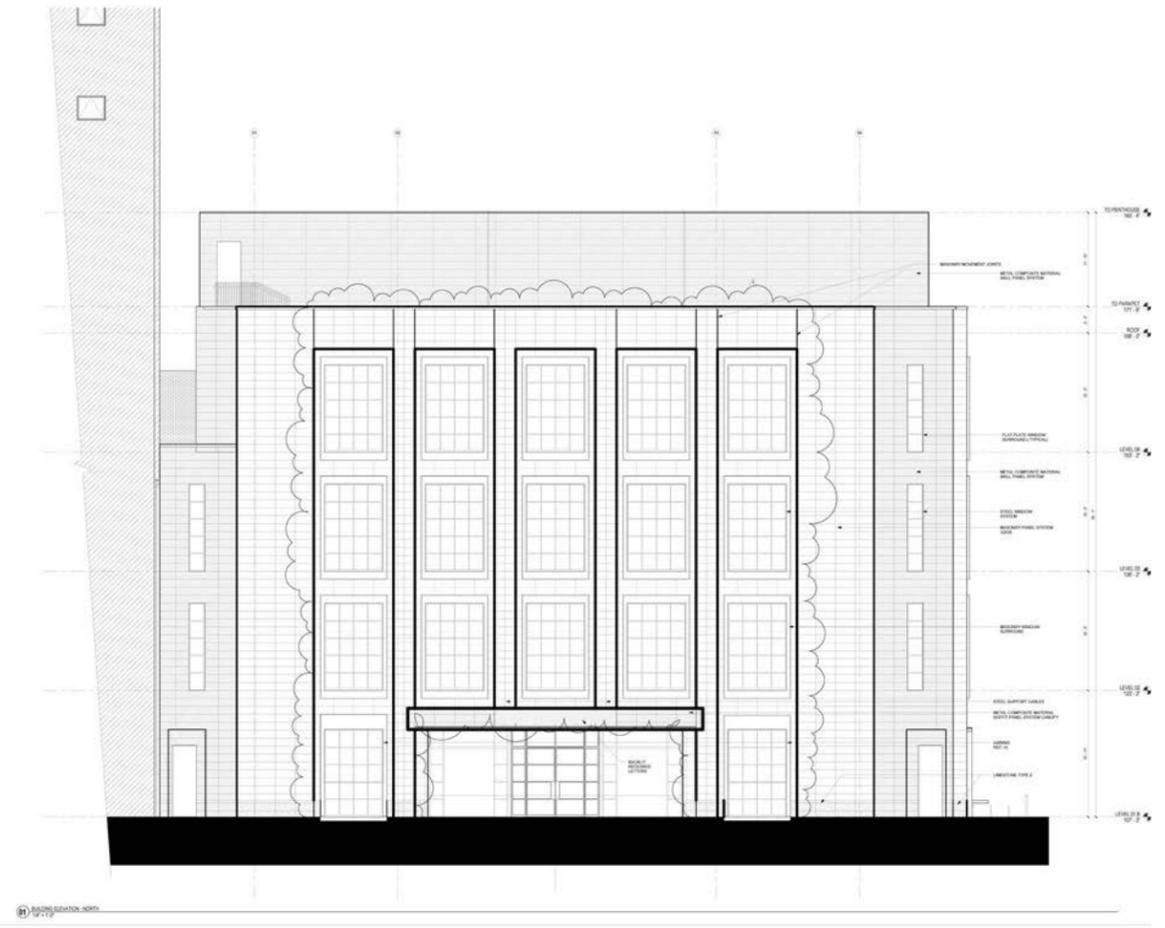


FORTY FIVE TEN
MAIN STREET

EXTERIOR ELEVATIONS - WEST

JOB 14205.00
DATE 03/06/2015
SHEET

A05-03





FORTY FIVE TEN

Elm Street Elevation

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May 22, 2015



FORTY FIVE TEN

Elm Street Perspective

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DESIGN GROUP

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FORTY FIVE TEN

Stone Plaza Elevation

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FORTY FIVE TEN

Main Street Elevation

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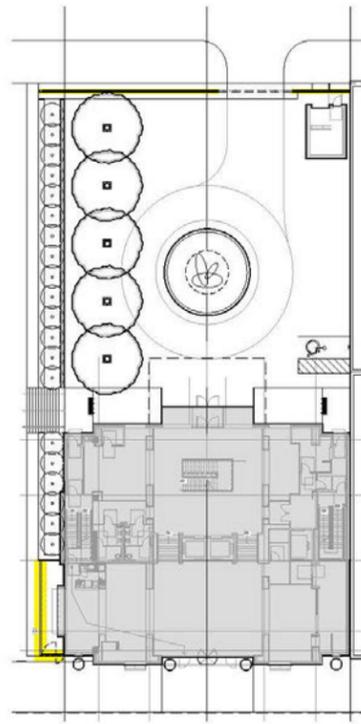


FORTY FIVE TEN

Bird's Eye from Southwest

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WEATHERED STEEL

FORTY FIVE TEN

Steel

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DESIGN
MAY 22, 2015

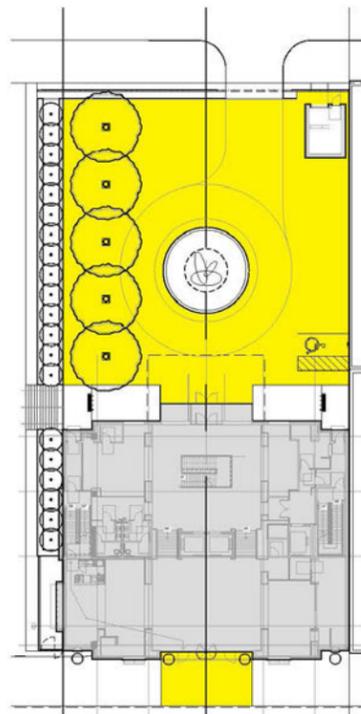
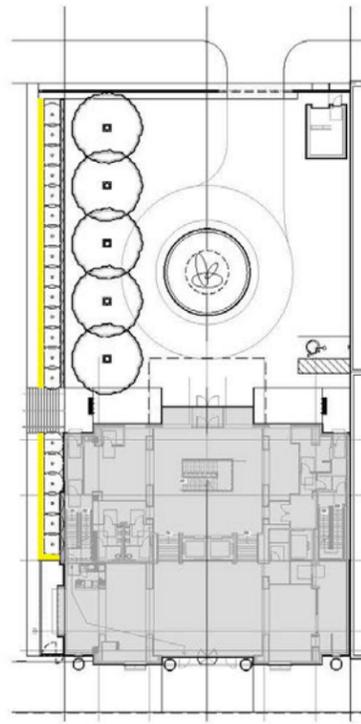


GRAY LEUDERS
LIMESTONE

FORTY FIVE TEN

Stone

HO
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DESIGN
MAY 22, 2015

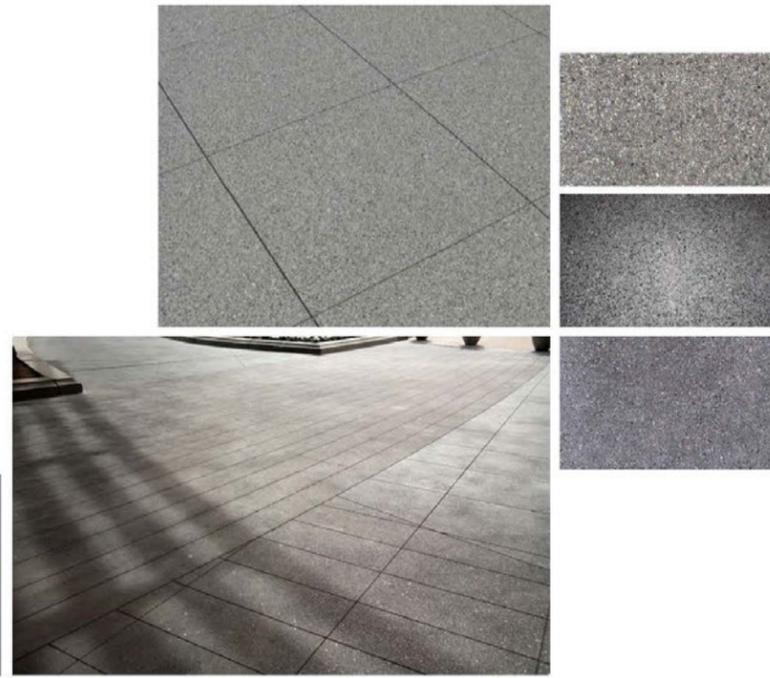


MANGANESE BRICK
PAVERS

FORTY FIVE TEN

Brick

HO
CKER
DESIGN
MAY 22, 2015

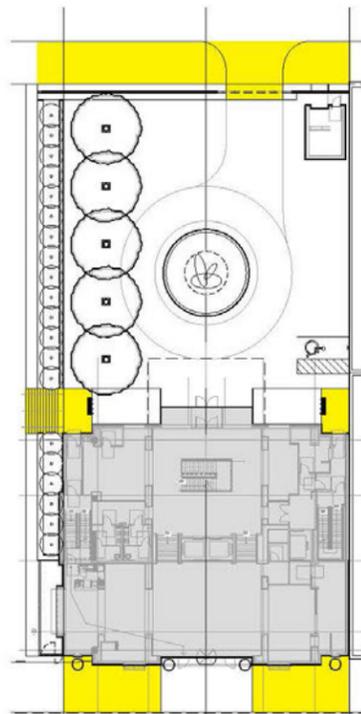


ENHANCED CONCRETE

FORTY FIVE TEN

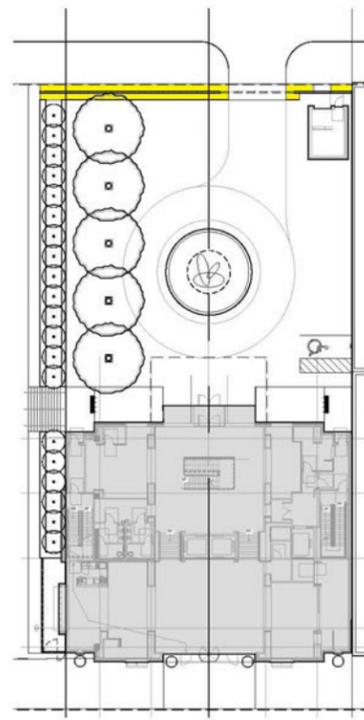
Concrete

HO
CKER
DESIGN
MAY 22, 2015





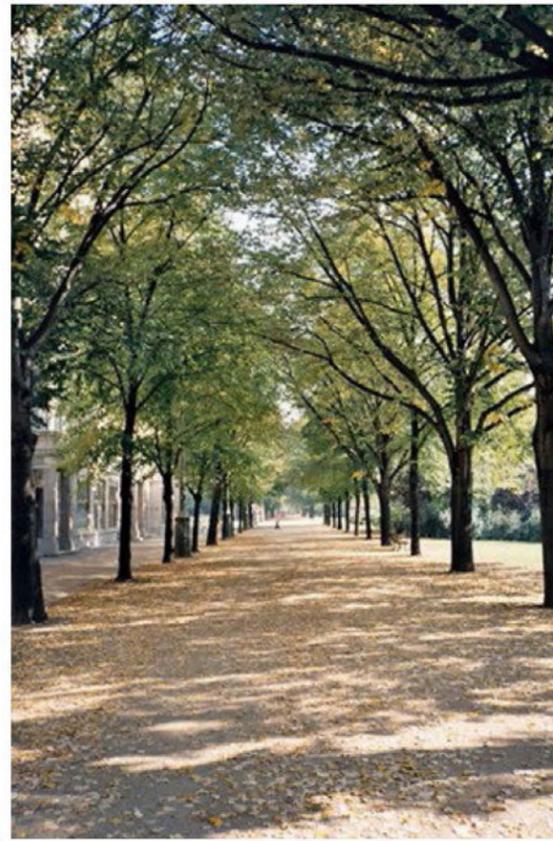
BASALT RIP RAP



May 22, 2015

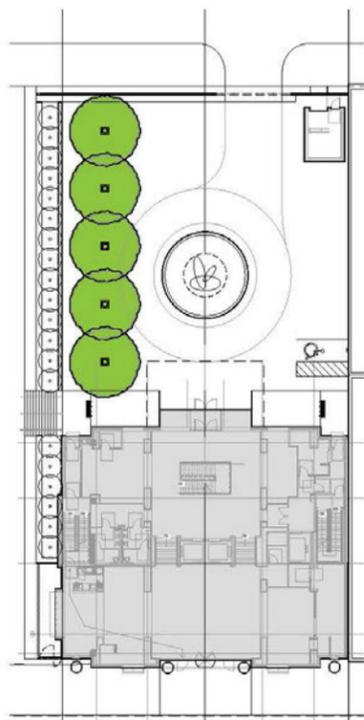
FORTY FIVE TEN

Stone Mulch



ALLEE ELM
Ulmus parvifolia

DESCRIPTION: Tall growing, deciduous tree with tiny, bright green leaves that turn yellow in the fall before falling off. The elm has a rounded canopy and high branching structure.



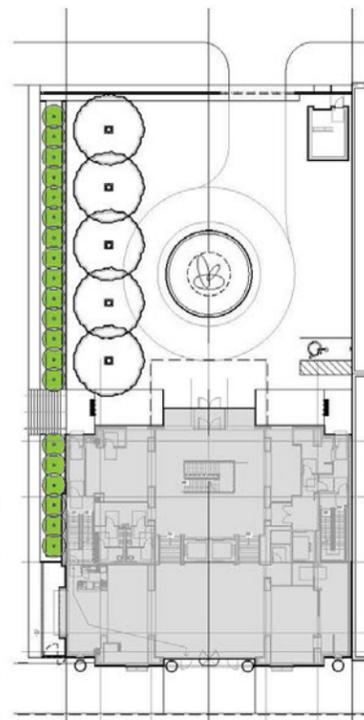
May 22, 2015

FORTY FIVE TEN



FORTUNE'S OSMANTHUS
Osmanthus x fortunei

DESCRIPTION: Evergreen tree with small, extremely fragrant, white flowers that bloom in the fall.



May 22, 2015

FORTY FIVE TEN

CHINESE INDIGO
Indigofera kirilowii

DESCRIPTION: Deciduous, low growing, cascading groundcover with light purple flowers blooming in the summer.



RUSH "BLUE ARROWS"
Juncus inflexus

DESCRIPTION: Still, upright, cylindrical grass growing up to 3 feet tall. The rush has bright green leaves in the spring which slowly change to bluish green throughout the season.



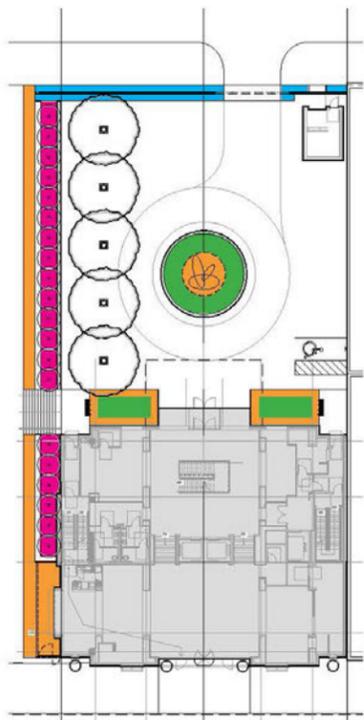
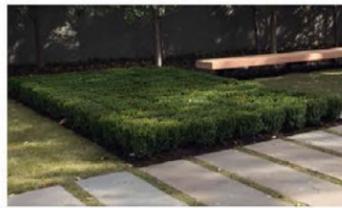
BERKELEY SEDGE
Carex divulsa

DESCRIPTION: Evergreen grass-like groundcover. It's arching form creates a dense groundcover with small brown flowers on the ends.



"BABY GEM" BOXWOOD
Buxus sempervirens

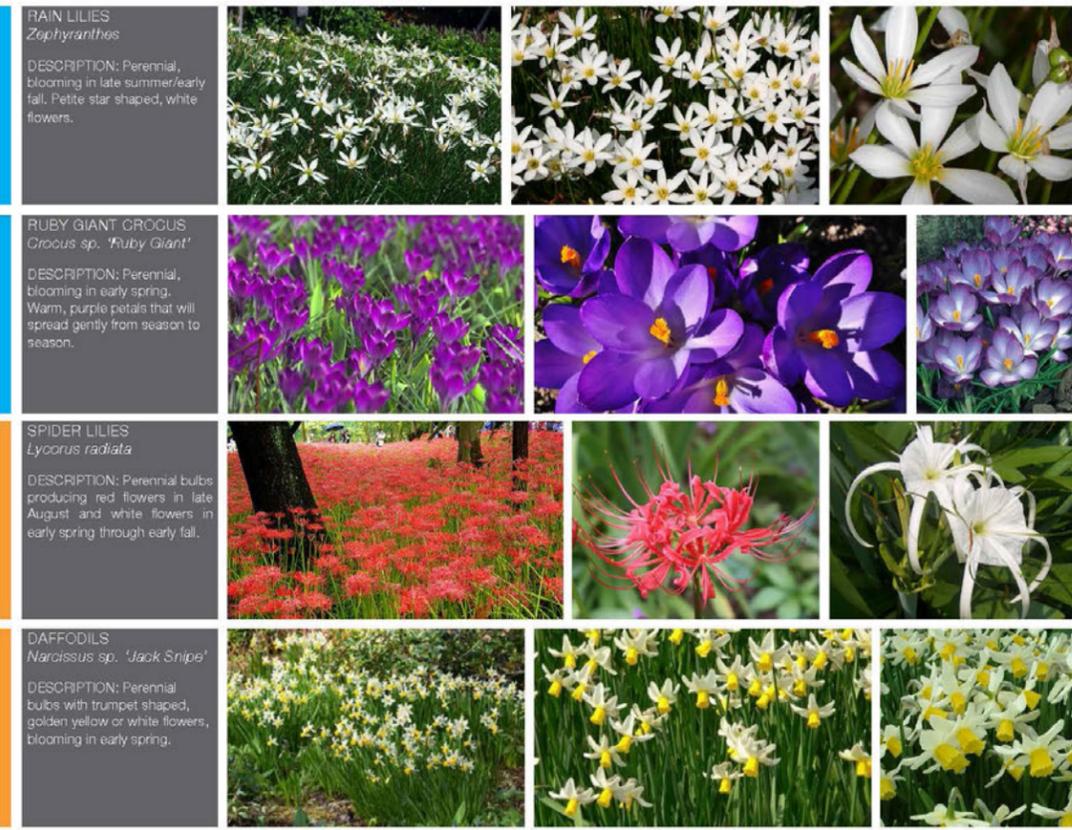
DESCRIPTION: Evergreen, woody shrub with small, bright green leaves. As a massing, it will reach no more than 3 feet tall.



May 22, 2015

FORTY FIVE TEN

Grasses | Groundcovers



RAIN LILIES
Zephyranthes

DESCRIPTION: Perennial, blooming in late summer/early fall. Petite star shaped, white flowers.

RUBY GIANT CROCUS
Crocus sp. 'Ruby Giant'

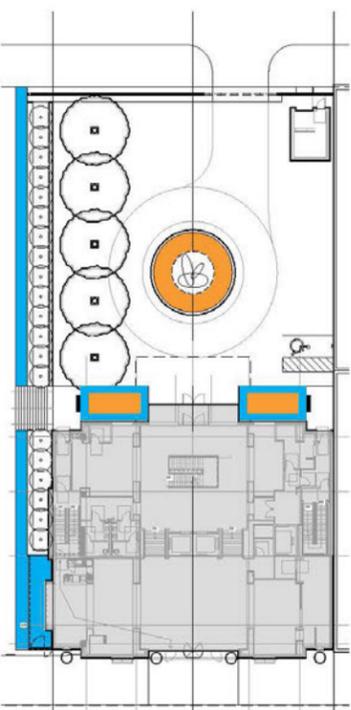
DESCRIPTION: Perennial, blooming in early spring. Warm, purple petals that will spread gently from season to season.

SPIDER LILIES
Lycorus radiata

DESCRIPTION: Perennial bulbs producing red flowers in late August and white flowers in early spring through early fall.

DAFFODILS
Narcissus sp. 'Jack Snipe'

DESCRIPTION: Perennial bulbs with trumpet shaped, golden yellow or white flowers, blooming in early spring.



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DESIGN GROUP

FORTY FIVE TEN

Seasonal

May 22, 2015

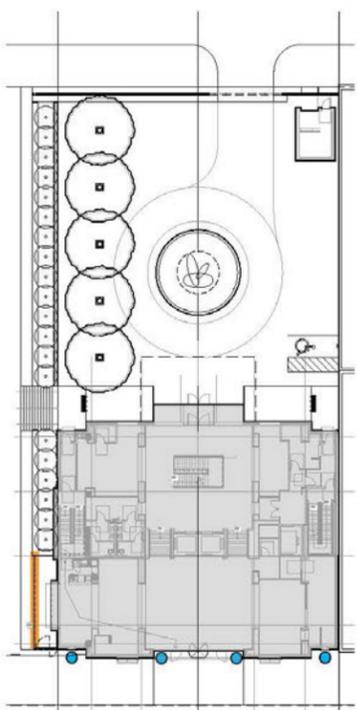


TOOTHLESS SOTOL
Dasyllirion quadrangulatum

DESCRIPTION: Evergreen succulent accent plant to be planted in Komegay planters along Main Street.

EVERGREEN CLEMATIS
Clematis armandii

DESCRIPTION: Evergreen vine with star-shaped white flowers. Blooms early to mid spring. Planted on 4th floor terrace as well.



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FORTY FIVE TEN

Vines | Succulents

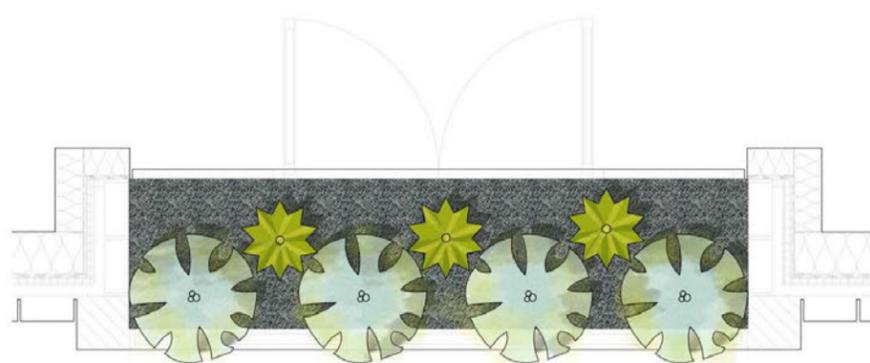
May 22, 2015

Legend

a_ Basalt Rip Rap Mulch

b_ 'Color Guard' Yucca (*Yucca filamentosa 'Color Guard'*)

c_ Gopher Plant (*Euphorbia rigida*)



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DESIGN GROUP

FORTY FIVE TEN

Wall-Mounted Window Planter (Main Street Facade)

May 22, 2015



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FORTY FIVE TEN

4th Level Terrace Floor Plan

May 22, 2015



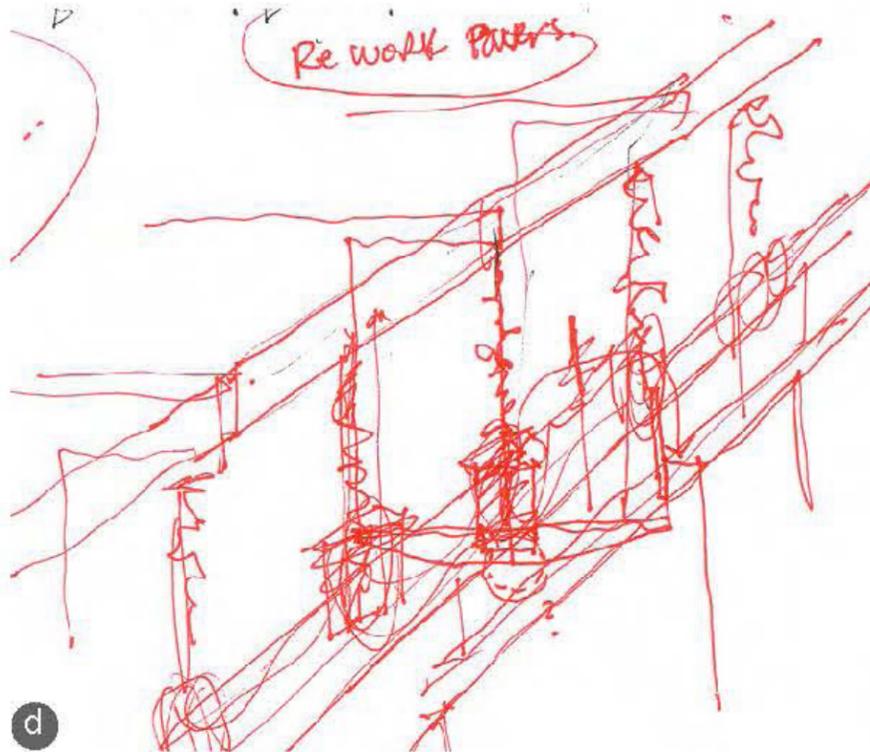
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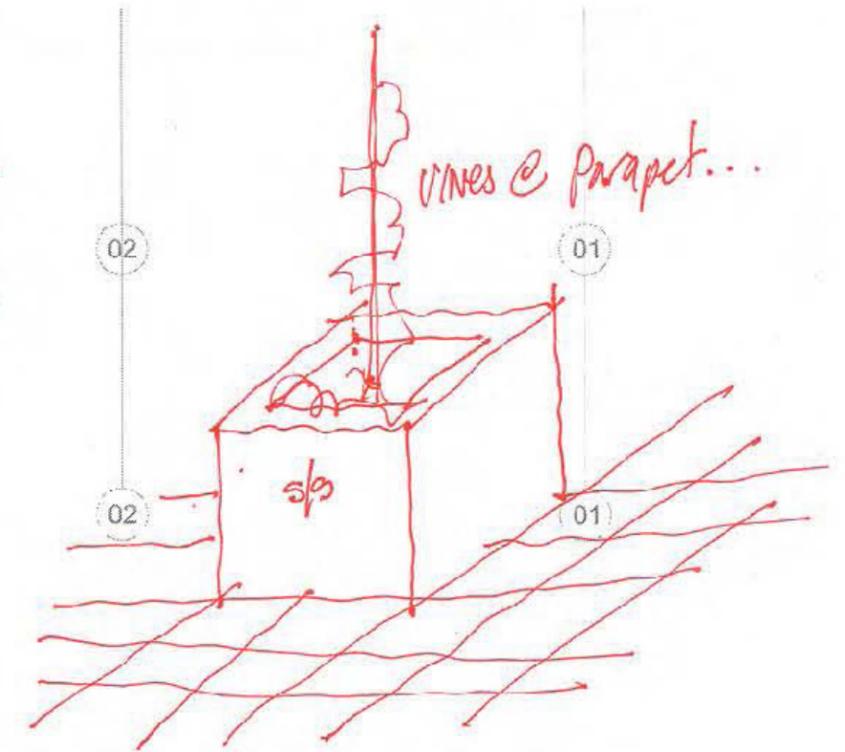
b



c



d



Legend

- a _ Paver Texture
- b _ Stainless Steel Planter
- c _ Vertical Cable w/ Vine
- d _ Planter Concept Sketch