

# EXHIBIT B

**DEEP ELLUM BOMB FACTORY OFFICE**  
Dallas, Texas

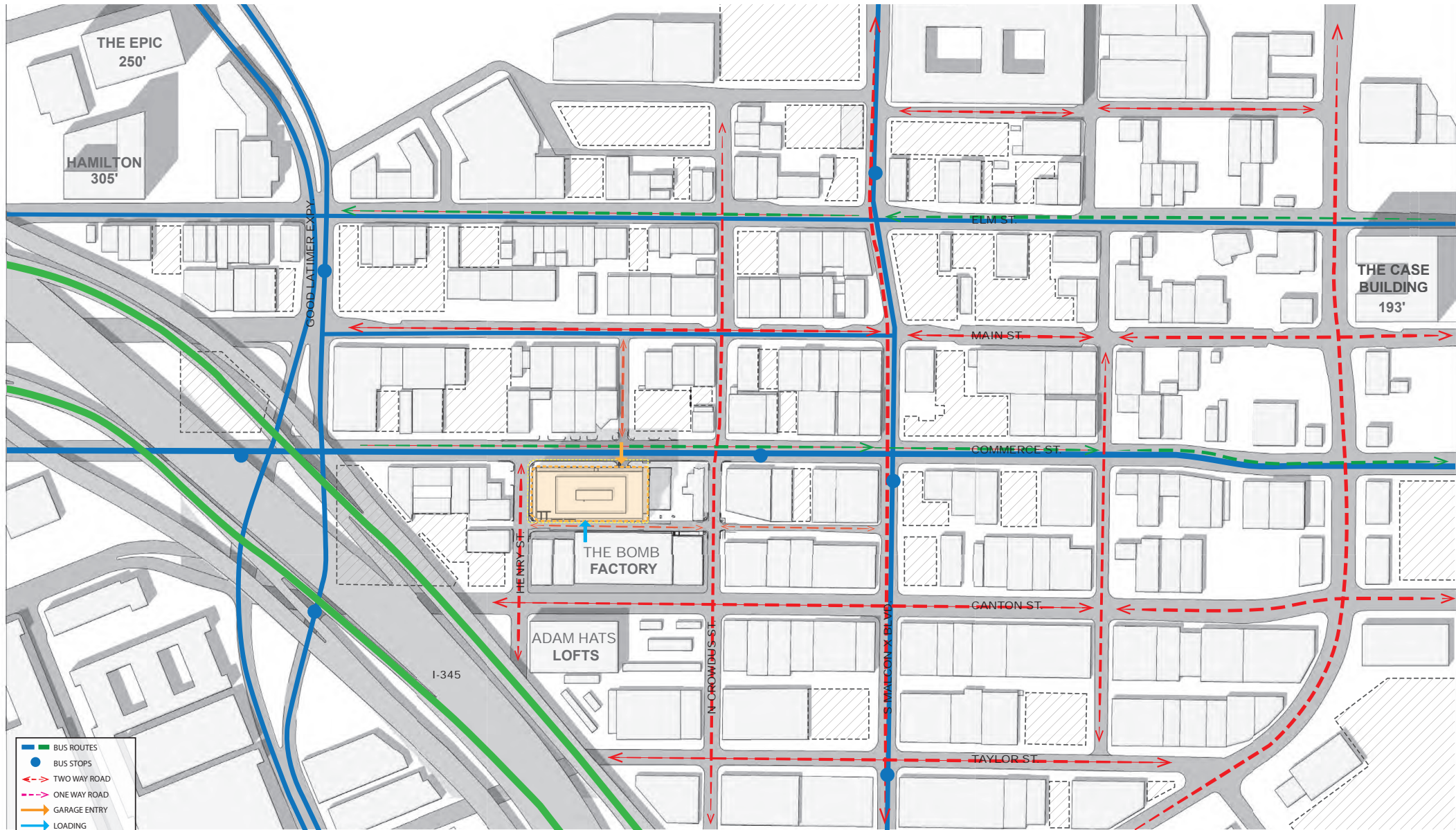
UDPRP Presentation, February 22, 2019

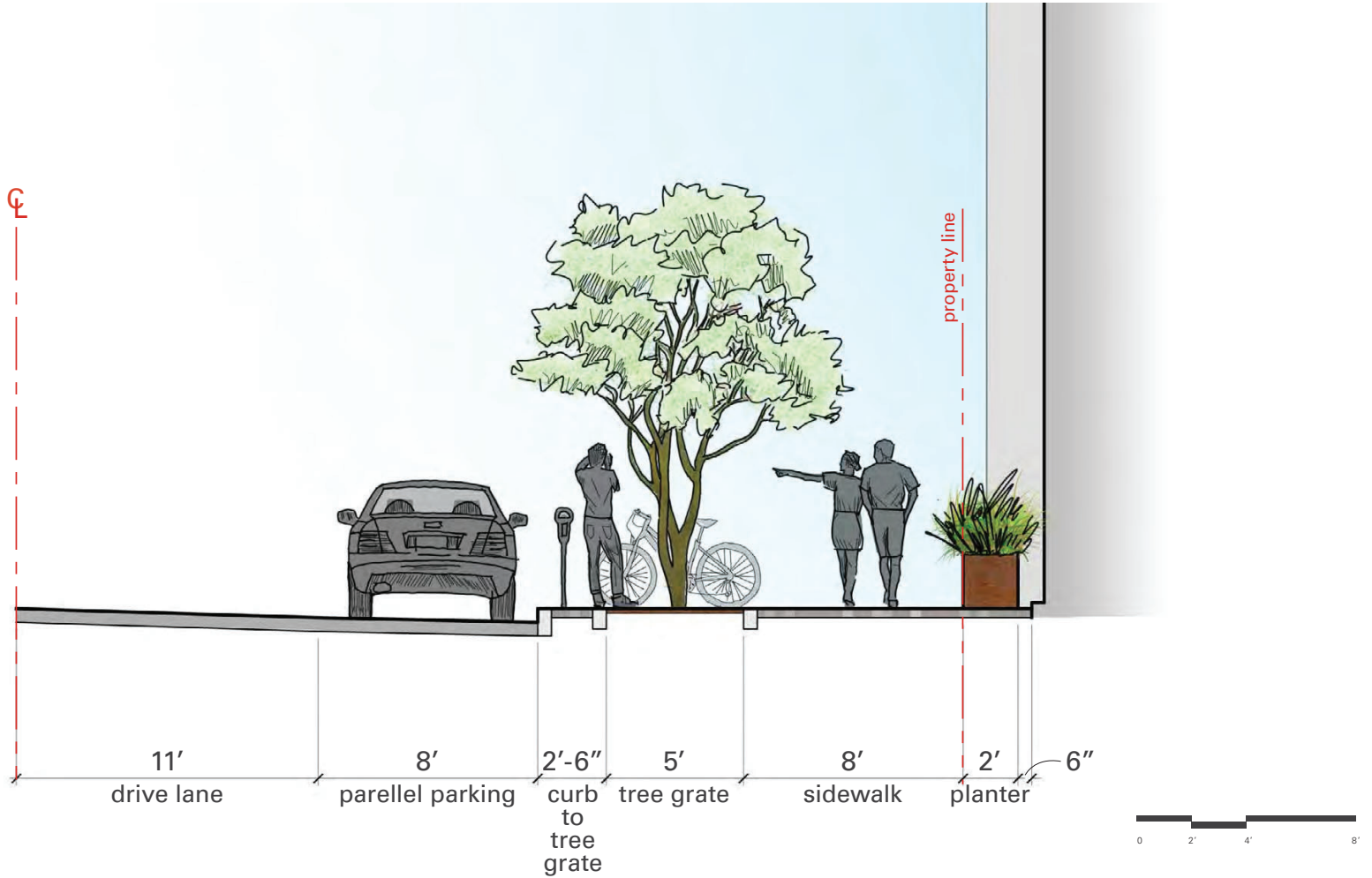
## Project Description

Deep Ellum Bomb Factory Office is 16-level mixed-use creative office project in Deep Ellum. The building is intended to relate to the historically significant context of the neighborhood while also serving as an innovative model for future development in the district. It will provide the much needed parking relief for the district and will activate a key site along the Commerce Street corridor.

The massing is split horizontally between a 9-level public parking podium and a 7-level office tower. The podium levels are clad in masonry veneer on the primary street-facing elevations, detailed in a traditional historic manner. Careful attention has been given to the design of the first 25' in height from the ground in order to contribute to the memorable and enjoyable pedestrian experience of the neighborhood. An amenity level with a large wrap-around balcony delineates between the podium and tower masses as the tower steps back from the podium facade in order to minimize the appearance of the upper massing.

The building is pursuing LEED Gold or better, Gold Fitwel, WiredScore, and WELL Building certifications, positioning it as an exemplary development that is sustainable and supportive of the health and welfare of its occupants.





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5Gstudio\_collaborative, Inc. 1217 Main Street, Suite 500, Dallas, TX 75202

Deep Ellum Bomb Factory Office | Dallas, TX



02/22/19

STREET SECTION





The Free Man  
Bourbon







NOTE: Outdoor cafe seating subject to license. The plans and subsequent construction should include an 8-foot clear sidewalk path on Commerce Street. If a sidewalk café license is granted, such sidewalk café should have a minimum depth of four feet (the distance between the railing and the façade of the adjacent building) and should have a minimum three-foot high railing at the perimeter. A minimum sidewalk clear zone (unobstructed flat, level, and clear surface without tree grates or other potential obstructions) of seven feet of open sidewalk should be maintained between the sidewalk café to the curb.



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**COMMISSIONING CONSULTANT**  
 Claret Commissioning  
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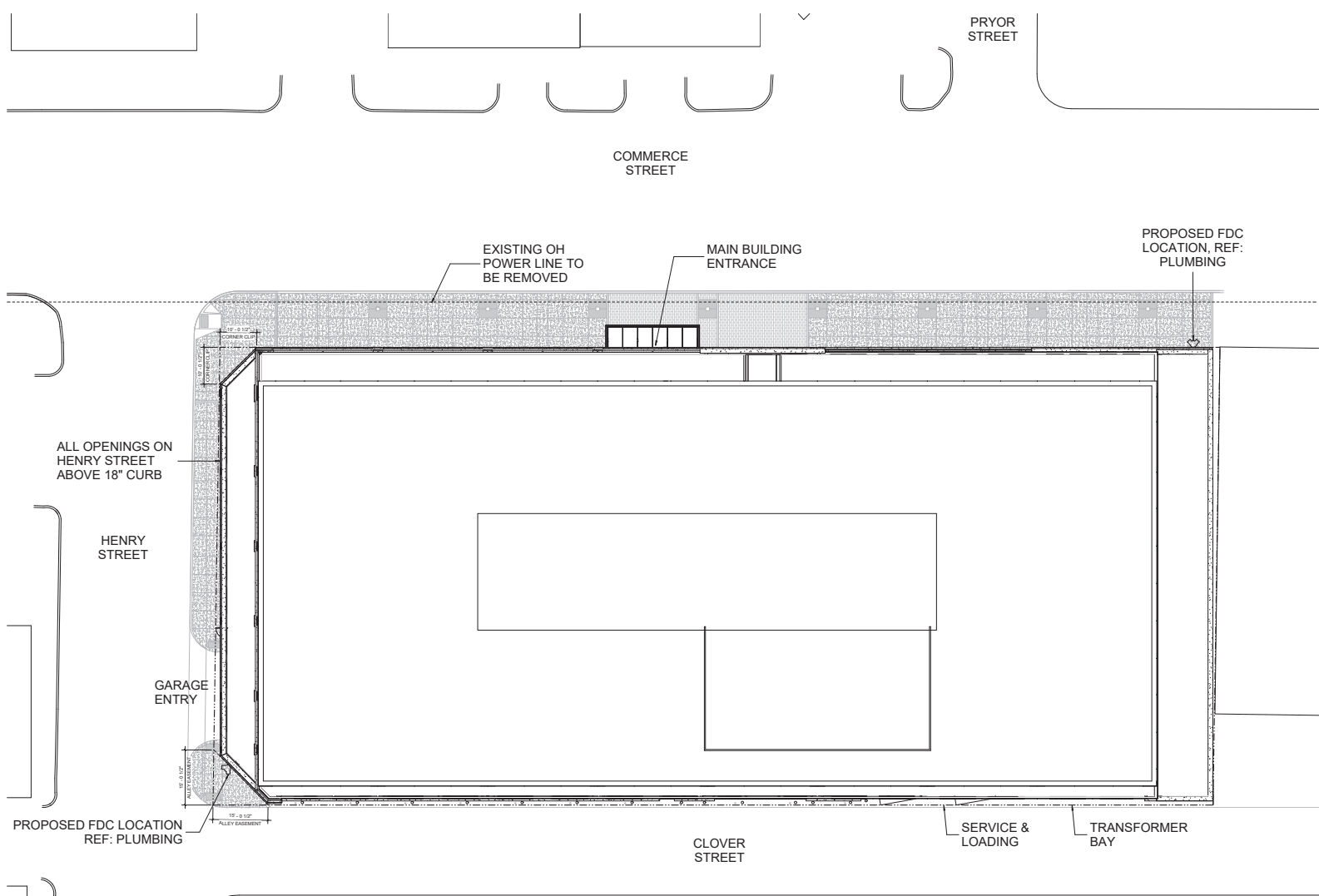
NO.	REV.	DATE	DESCRIPTION



The Stack - Deep Ellum  
 Dallas, TX

**SITE PLAN**

170015  
 PROJECT NUMBER  
 05.17.2019  
**A10.00**



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







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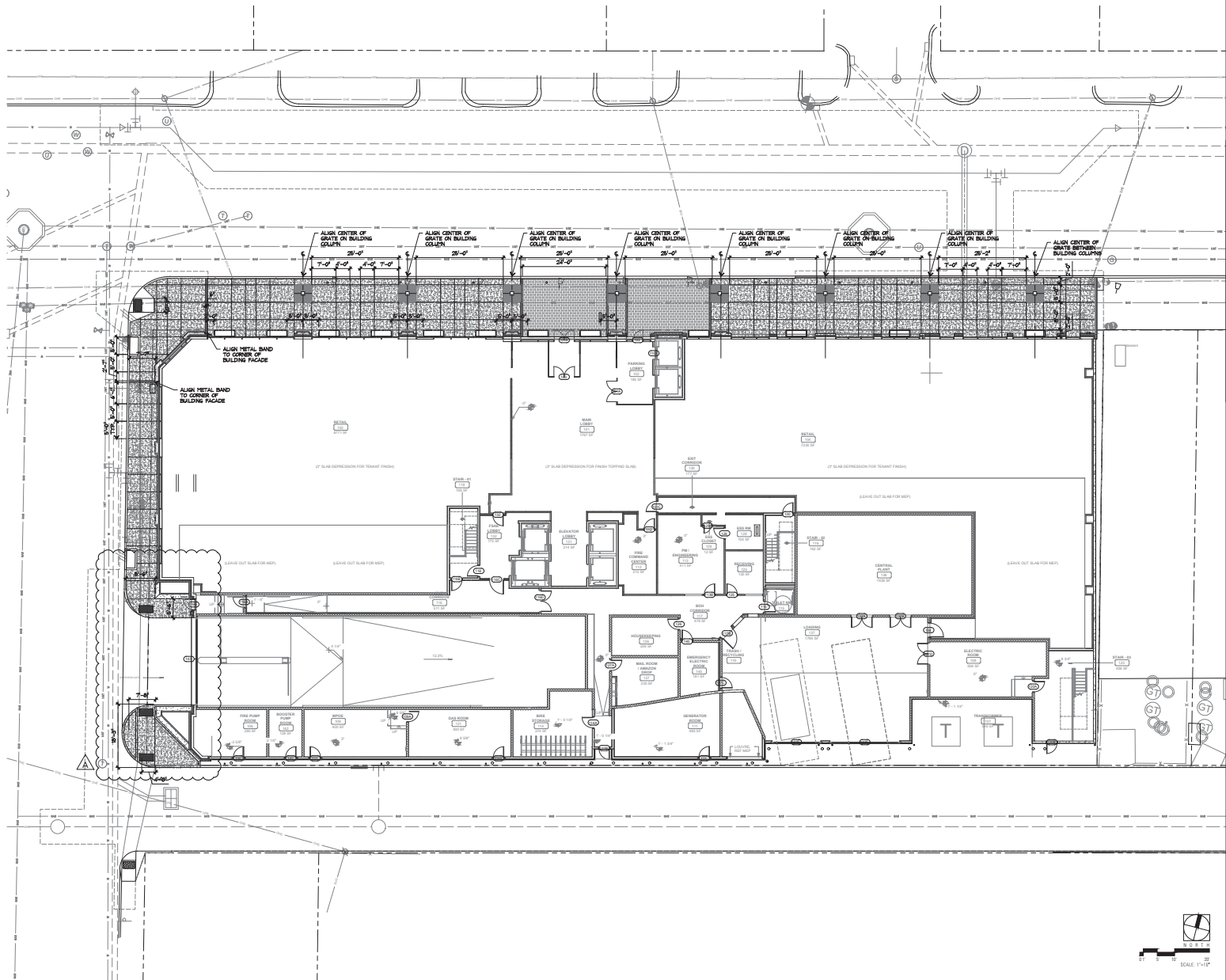
**FITNESS CONSULTANT**  
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	7/14/2025
2	FOR REVIEW	
3	FOR REVIEW	
4	FOR REVIEW	
5	FOR REVIEW	
6	FOR REVIEW	
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9	FOR REVIEW	
10	FOR REVIEW	



The Stack + Deep Ellum  
 Dallas, TX




LANDSCAPE LAYOUT  
 PLAN

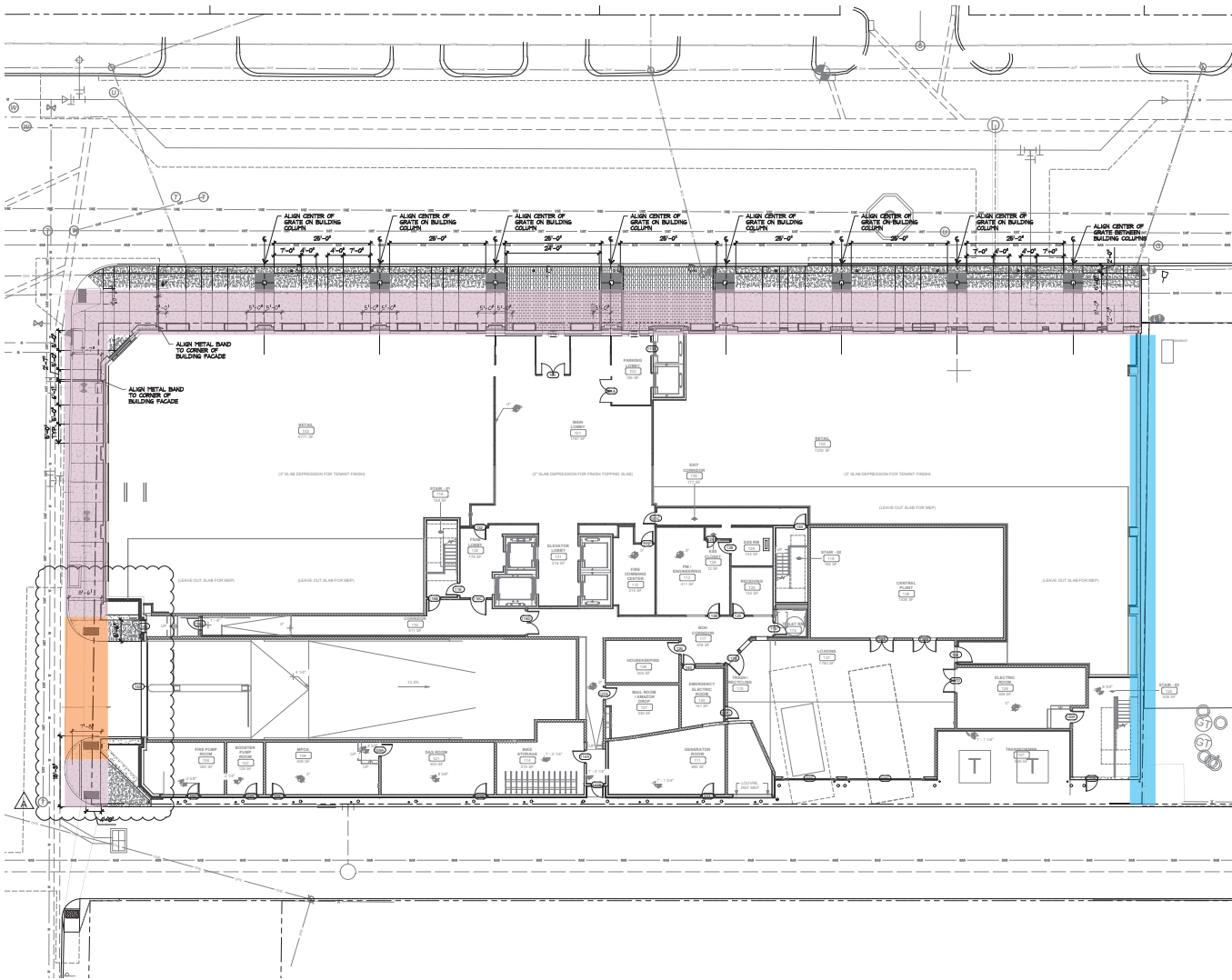


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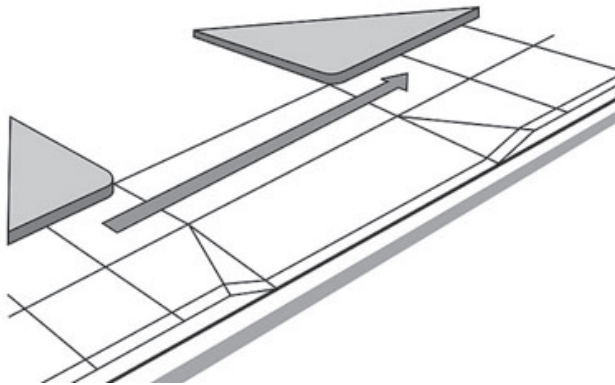
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## Primary Design Considerations

-  1. Sidewalk should be clear, continuous, and level across parking garage entry driveway cut. See next page for examples. **UDPRP Advice Summary [5]**
-  2. Minimum 7' sidewalk clear zone must be maintained between tree grates and building facade. No sidewalk cafes will be permitted in this zone unless future street improvements provide an 8' sidewalk clear zone on the other side of tree grates. **UDPRP Advice Summary [5]**
-  3. Provide an enhanced east elevation facade in order to better reflect the western facade along Henry Street to create a more visually interesting publicly facing facade. **UDPRP Advice Summary [2]**



## Sidewalk Design

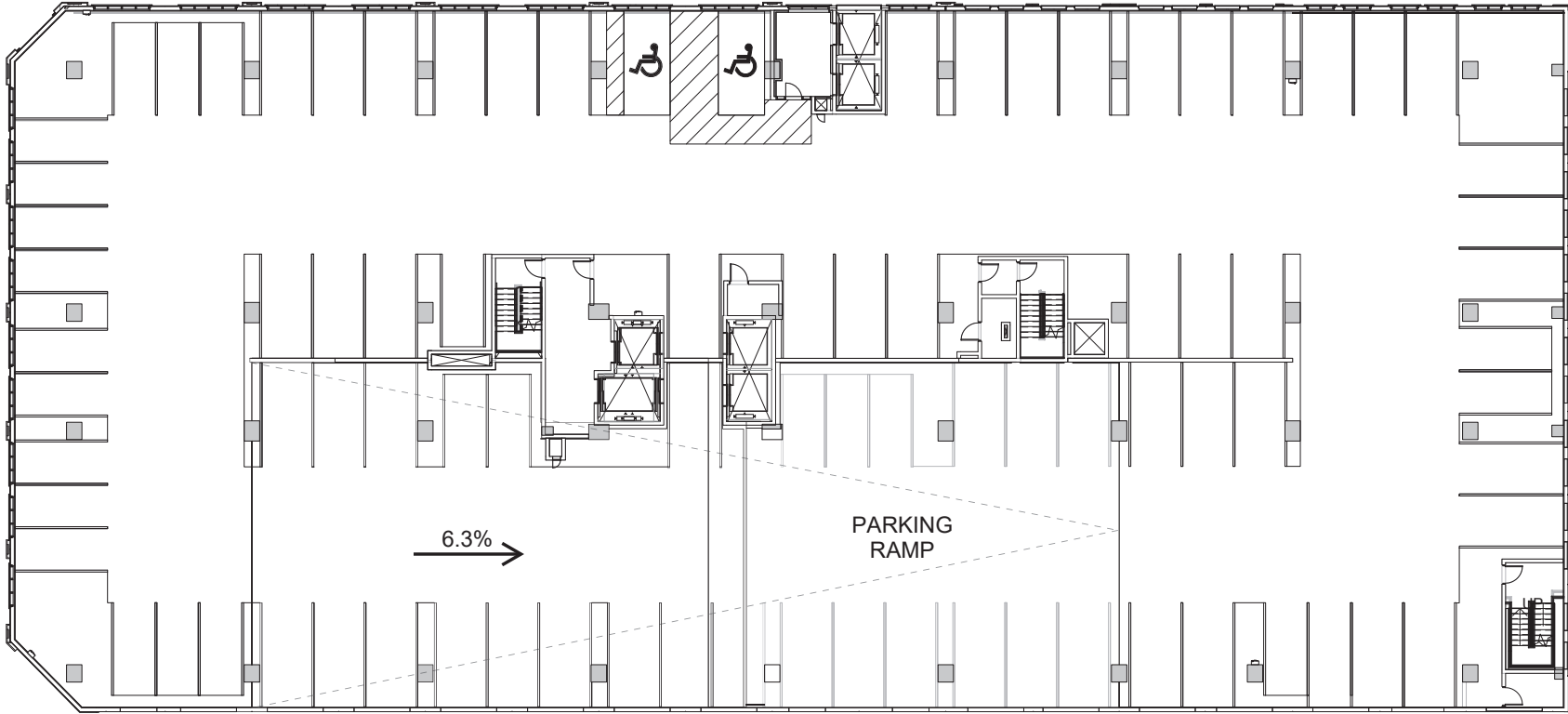


## East Facade Design



COMMERCE STREET

HENRY STREET



① TYP. PARKING LEVEL  
1" = 20'-0"



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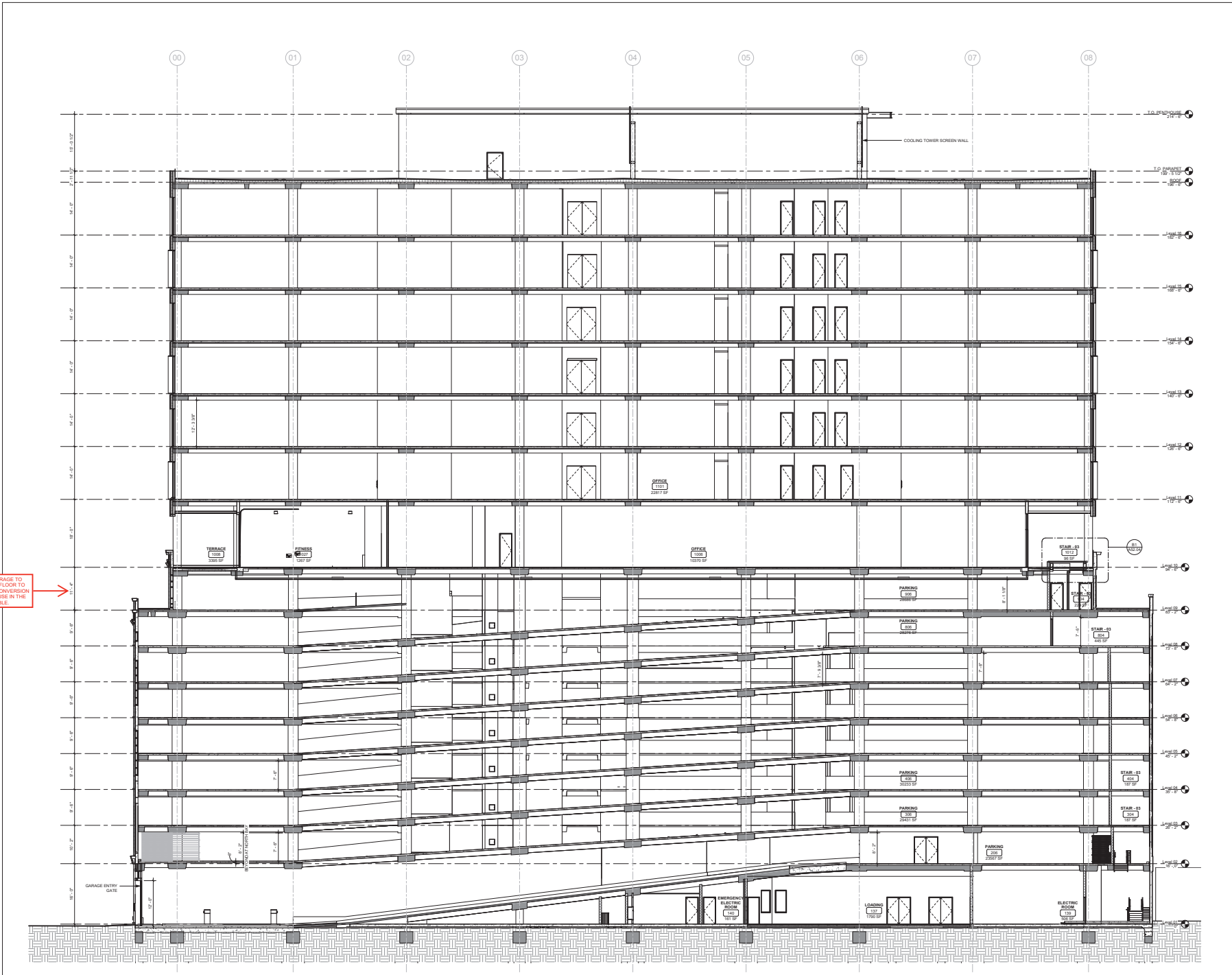


The Stack - Deep Ellum  
 Dallas, TX

**BUILDING SECTIONS**

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 05/17/2019

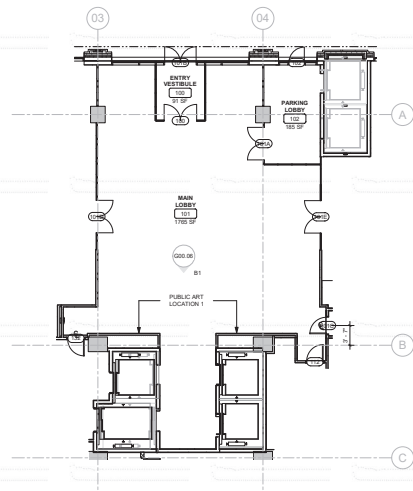
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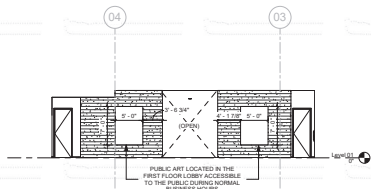
TOP LEVEL OF GARAGE TO HAVE EXPANDED FLOOR TO FLOOR HEIGHT, CONVERSION TO A DIFFERENT USE IN THE FUTURE IS POSSIBLE

BUILDING SECTION - EAV - C - D  
 1/8" = 1'-0"

# PUBLIC ART LOCATION 1

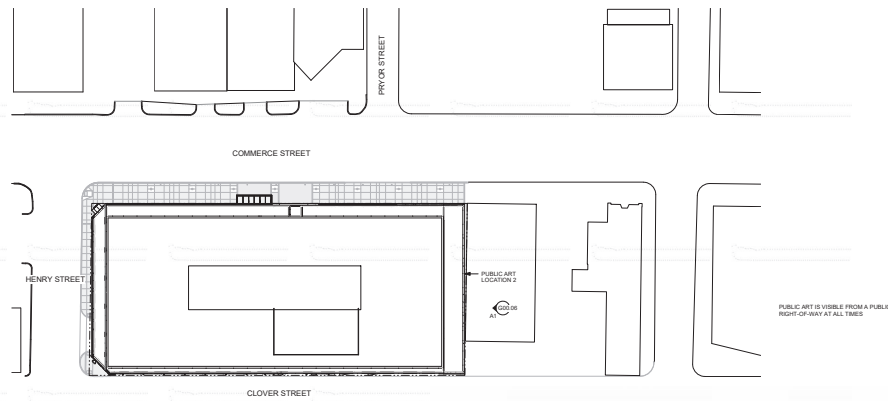


A PLAN - PUBLIC ART - LOCATION 1  
1/8" = 1'-0"

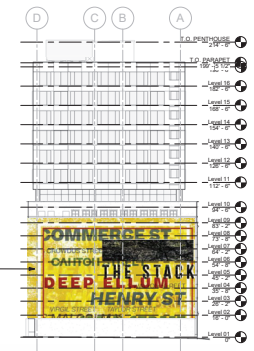


B ELEVATION - PUBLIC ART - LOCATION 1  
1/8" = 1'-0"

# PUBLIC ART LOCATION 2



A SITE PLAN - PUBLIC ART - LOCATION 2  
1/32" = 1'-0"



A ELEVATION - PUBLIC ART - LOCATION 2  
1/32" = 1'-0"

51P-269.105(a)(l)(3)(A)(i)

(i) Public art or streetscape improvements. (Total possible points = 5) One point is awarded for each one-tenth of a percent of the value of improvements stated in the building permit application that is allocated to public art or to streetscape improvements, but not both, up to a maximum of five points. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times, or located in the first floor lobby of a structure and accessible to the public during normal business hours.

PUBLIC ART POINTS TOTAL			
PUBLIC ART VALUATION COMBINED VALUE OF LOCATION 1 & LOCATION 2	VALUE OF IMPROVEMENTS STATED IN BUILDING PERMIT APPLICATION	% OF PUBLIC ART VALUATION TO VALUE OF IMPROVEMENTS STATED IN BUILDING PERMIT APPLICATION	POINTS AWARDED
\$295,000	\$59,000,000	295,000 / 59,000,000 = 0.005	(1 PT / 0.001) * 5 = 5 PTS

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- COMMISSIONING CONSULTANT  
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Contact: Steve Connelly 972-281-8758

NO.	DATE	REVISIONS

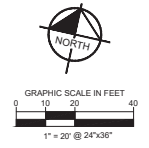
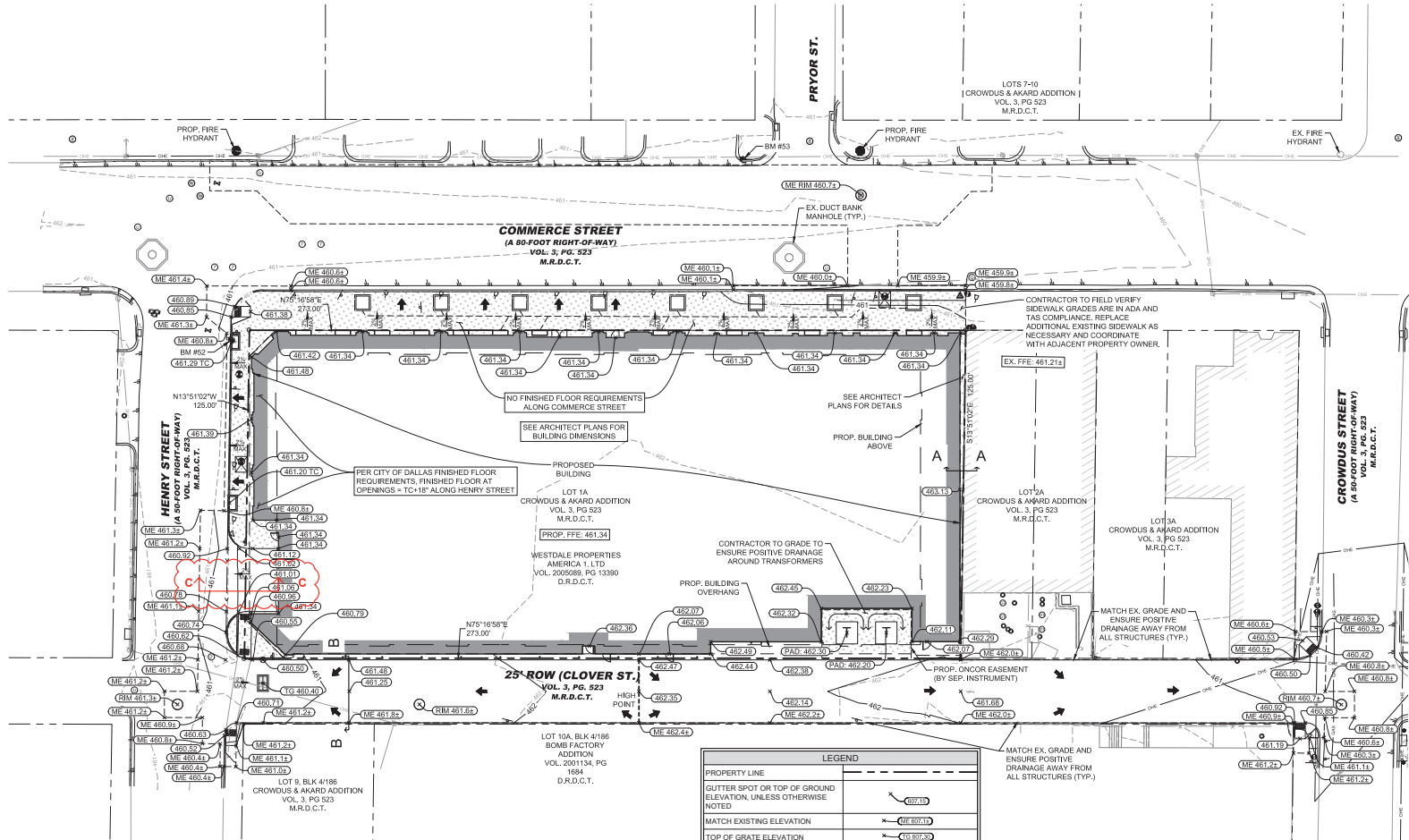


The Stack - Deep Ellum  
Dallas, TX

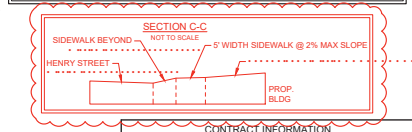
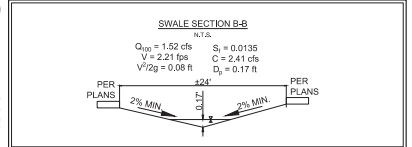
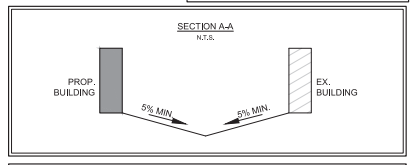
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 This document, together with the drawings and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information herein without written authorization and approval by KIMLEY-HORN and ASSOCIATES, INC. is strictly prohibited.



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL SPOT ELEVATIONS REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  3. CONTRACTOR TO VERIFY A.D.A. AND T.A.S. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
  4. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS; NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATIONS.
  5. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
  6. REFER TO LANDSCAPE PLANS FOR DETAILED GRADING IN SOFTSCAPE AREAS.
  7. THIS PLAN IS FOR SITE GRADING ONLY. SEE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR SLAB ELEVATIONS TO BE USED FOR FOUNDATION CONSTRUCTION.
  8. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE PREPARATION SPECIFICATIONS.



**BENCHMARKS**

CITY OF DALLAS BENCHMARK # 1447  
AND TAYLOR STREET  
ELEV. = 450.50'

CITY OF DALLAS BENCHMARK # 1398  
THE POINT OF CURVE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LIVE OAK STREET AND HASKELL AVENUE.  
ELEV. = 498.20'

BM # 52 (2") SET ON SOUTHEAST CORNER OR CURB INLET LOCATED AT SOUTHEAST CORNER OF COMMERCE STREET AND HENRY STREET.  
ELEV. = 481.53'

BM # 53 (2") SET ON NORTHWEST CORNER OF CURB INLET LOCATED AT NORTHWEST CORNER OF COMMERCE STREET AND PRYOR STREET.  
ELEV. = 460.84'

- CITY OF DALLAS INFRASTRUCTURE NOTES**
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS PERMANENT, DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
  2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
  3. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
  4. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
  5. ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

**LEGEND**

PROPERTY LINE	
GUTTER SPOT OR TOP OF GROUND ELEVATION, UNLESS OTHERWISE NOTED	
MATCH EXISTING ELEVATION	
TOP OF GRATE ELEVATION	
TOP OF CURB ELEVATION	
FINISH FLOOR ELEVATION	
PROPOSED CONTOURS	
EXISTING CONTOURS	
PROPOSED HIGH POINT	
PROPOSED SWALE LINE	
STORM SEWER CURB INLET	
STORM SEWER GRATE INLET	
REFERENCE LANDSCAPE PLANS FOR GRADING	
PROPOSED BUILDING (SEE ARCHITECT PLANS FOR BUILDING DETAILS)	
EXISTING BUILDING	
PROPOSED FLOW ARROW	



**CAUTION!**

MANY EXISTING UNDERGROUND UTILITIES EXIST IN THE AREA. THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY. THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO UTILITIES DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**CONTRACT INFORMATION**

CONTRACT NO. 19-577(678)-P DATE 09/23/2019  
CONTRACTOR JOHN BURNS CONSTRUCTION COMPANY OF TEXAS, INC.

**REVISIONS**

REV NO.	DATE	DESCRIPTION	BY

**Kimley-Horn**  
13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
WWW.KIMLEY-HORN.COM

**GRADING PLAN**  
COMMERCE AND HENRY  
SEC COMMERCE STREET & HENRY STREET  
SUSTAINABLE DEVELOPMENT & CONSTRUCTION  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**REVIEWED BY:**

REVISED BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
RAR	AMK	09/30/2019			C-201



TBG

2001 bryan st.  
suite 1450  
dallas, texas 75201

(214) 744 0757  
tbgpartners.com

10/09/2019

To whom it concerns,

As currently designed, the street trees on The Stack Deep Ellum streetscape are Chinese Pistache trees (*Pistacia chinensis*) and are designed to be 30 feet on center. In the contract documents, we have specified them to be 200 gallon, 6" caliper trees with 17' minimum height, 8' spread, and 7' clear for immediate impact along Commerce. In their urban growing condition, within the tree well designed and documented, we anticipate their mature size to be around 25' high with a 16' spread, pending any further disturbance to the tree.

Sincerely,

A handwritten signature in black ink that reads "Will D. Jones". The signature is written in a cursive, flowing style.

Will D. Jones  
Principal