

PROPERTY SPECIFICATIONS

DEVELOPER

Founded in 1968, HALL Group is a private, Dallas-based company owned by Craig Hall and family. Hall is deeply rooted in Dallas real estate, currently owning, managing and developing more than three million square feet of commercial space. With HALL Arts Residences, Hall is offering the highest quality of high-rise living in Dallas in his most personal project yet – his home. With the opportunity to live adjacent to world-renowned art venues and architecture, the Halls recognize the luxurious lifestyle only found when living in the heart of the Dallas Arts District.

ARCHITECTURAL DESIGN

HKS Architects has cultivated exceptional projects – five-star international hotels, cultural centers, residential condominiums, and even AT&T Stadium, the home of the Dallas Cowboys. With more than \$23 billion in work underway, HKS is completing outstanding projects around the world through their international network of offices and talent. For HALL Arts Residences, lead architect Eddie Abeyta was inspired by the iconic, Pritzker Prize-winning architecture in the Dallas Arts District. Understanding the personal and intimate nature of a residence and inspired by the surrounding culture, Abeyta instilled a personality and warmth to the architectural design.

DESIGN PHILOSOPHY

Emily Summers Design Associates is recognized for its lauded interiors in both the residential and commercial space. Project teams, guided by Emily Summers, fulfill each client’s vision, ranging from interior design to custom furniture design and art selection. Emily Summers has consulted and worked on every building in the Dallas Arts District, and the living spaces in HALL Arts Residences integrate her style with a beautiful balance of materials to create serene and artful spaces.

EXTERIOR BUILDING FAÇADE

- Custom, high-performance, engineered and tested curtainwall system designed for aesthetics and acoustic properties
- Finely detailed aluminum façade for thermal and solar control
- Insulated, double-panel clear glass for optimal light and high-performance Low-E coating for solar heat control and reduced interior UV exposure
- Building envelope design and installation reviewed and inspected by an independent specialist
- Floor-to-above-ceiling windows to reduce visual obstructions and maximize vertical and horizontal views
- A spacious terrace outside each residence, specifically positioned to optimize panoramic vistas
- Extra-wide sliding doors to allow easy access to terrace

BUILDING SYSTEMS

- Seeking LEED Gold certification and energy efficiency via systems and fixtures; the accredited design also ensures healthier indoor air environments by utilizing responsibly produced and renewable materials
- Designed to achieve WELL Gold certification by promoting wellness through air, water, nourishment, light, fitness, comfort and mind
- Centralized HVAC system with carbon filter to meet clean air standards of the WELL Building Standard
- Domestic water meeting or exceeding the requirements of the WELL Building Standard

LANDSCAPING

The exterior spaces at HALL Arts Residences create a curated experience that seamlessly integrates art and architecture to create a best-in-class environment.

This experience begins as you approach the project, with specimen trees and modern glass porte cocheres announcing the project’s address on Leonard Street. A generous curbside area for valet provides ample room for loading and unloading. The entry to HALL Arts Residences is marked by a richly-planted shade garden that is separated from the publicly-accessible spaces by a fountain wall that fills the vestibule with the sound and sparkle of cascading water.

Residents and their guests have access to a significant amenity terrace on the second floor, whose centerpiece is a lap pool along the edge of the terrace that features an infinity edge overlooking the Arts District. The terrace also includes an outdoor kitchen with grill and seating area, a putting green, shade trellises at the ends of the terrace and a heated private spa.

Plantings for the project include a mix of native and adapted species suited to North Texas’ climate; a mix of oaks, elms and maples create a comfortable tree canopy throughout the garden spaces. Understory plantings include a rich variety of evergreen shrubs that are accented with grasses, ferns and flowering perennials that create a changing palette of color, texture and blooms throughout the seasons.

The landscape for HALL Arts Residences was designed by OJB Landscape Architecture, a 75-person landscape architecture design firm with offices in Houston, Dallas, San Diego, Boston and Philadelphia. OJB has received more than 90 design awards, including the American Society of Landscape Architect’s (ASLA) 2015 Firm Award, three Urban Open Space Awards from the Urban Land Institute (ULI) – including the 2014 award for Klyde Warren Park in Dallas – and the ASLA 2017 Design Excellence Award. Firm founder and president Jim Burnett is also the recipient of the 2016 ASLA Design Medal.

STRUCTURAL DESIGN

- Reinforced concrete construction
- Long-span post-tensioned floors minimize columns and maximize open spaces within residences, while high-strength concrete columns minimize interior floor space impact
- Building design compliant with specialized wind analysis

MECHANICAL & ELECTRICAL DESIGN

- Centralized air conditioning and heating system featuring water-source heat pumps in each residence
- Centralized gas-fired boiler system that utilizes domestic hot water providing an increase in hot water capacity while lowering operating costs
- State-of-the-art fire alarm system
- Standby diesel emergency generator providing emergency lighting and elevator service in the event of loss of local power
- Energy-efficient lighting meeting the National Energy Code

BUILDING ENVELOPE

Fully tested and engineered unitized curtainwall window system designed for HALL Arts Residences offering:

- Strength and durability with maximized vision
- Enhanced impact and airborne noise isolation
- Pre-glazed and pre-fabricated façade modules factory assembled under strict quality controls
- Fully engineered system offers increased performance against wind-driven rainfall
- Glazed interior assembly providing continuous air and water barrier protection from exterior elements
- Durable construction material and finishes to minimize maintenance requirements and increase long-term performance

INTERIORS

MAIN LOBBY

- Private resident entrance with an intimate living room-style lobby featuring stone floors, fireplace, soft gray plaster, metal, white oak paneled walls and soaring double-height ceiling
- Strategically located concierge desk for residents’ convenience
- Ocean Blue Lava Stone water feature at the lobby entrance

RESIDENCES

- Full-height suite entry door with Valli & Valli door hardware and locking control system for enhanced security
- 11’ ceilings in main living area
- Stone flooring in bathrooms
- Wool carpet in bedrooms; hardwood floors in kitchen, living room and dining room spaces
- Lutron motorized shades of dual-sided sun control fabric housed in a specially designed recessed architectural pocket

KITCHEN

- Bulthaup kitchens with premium finishes
- Gaggenau appliances
- Custom quartz countertops and backsplash
- Dornbracht polished chrome fittings
- Undercounter lighting
- Direct external cooktop venting
- Hardwood flooring
- Fira Collection sink from Home Refinements by Julien with built-in garbage disposal
- Dornbracht pull-out faucet

APPLIANCES

- 30” 400 series single oven with convection and conventional oven features
- 30” 400 series speed microwave oven with microwave and convection cooking in many unique options
- 36” concealed visor hood with integrated sound insulation allows for quiet operation
- 36” gas cooktop with five brass gas burners including wok burner
- 30” 400 series warming drawer
- Fully integrated dishwasher
- 30” refrigeration column with stainless steel interior
- 18” freezer column with integrated icemaker
- 36” two-door bottom mount freezer in select homes with stainless steel exclusive interior
- 24” under-counter wine storage unit stores up to 34 bottles with fully extendable bottle trays and two temperature zones
- 24” wine storage unit stores up to 99 bottles with fully extendable bottle trays and three temperature zones

BATHROOM/POWDER

- Painted wood vanities with polished chrome hardware
- Honed stone countertops, showers and floors
- 12” x 24” stone flooring and custom-cut tile configuration for walls and showers
- “Tea-for-Two” tub by Kohler with stone enclosure and separate glass shower enclosure in master en-suite (60” or 66” depending on residence model)
- Clear glass wall shower surround and glass door to master shower with mitered invisible corner
- Undermount Ladena sink by Kohler
- Dornbracht plumbing fixtures

ELEVATORS

- State-of-the-art CompassPlus elevator system by Otis
- Intuitive destination management system
- Two high-performance cabs and one freight elevator
- Smooth and silent mechanical operation
- Luxury finishes chosen by Emily Summers Design Associates

AMENITIES

- Exclusivity on each floor with only one to three residences per floor
- Private and secure underground parking garage
- Dallas Arts District location adjacent to the city’s most

- illustrious performing arts venues
- Access to amenities at the adjacent luxury boutique HALL Arts Hotel
- Direct access to the Texas Sculpture Walk, featuring works by celebrated Texas artists
- Storage units
- 24-hour security

THE ARTS TERRACE

A resident-exclusive 17,000-square-foot amenity level and outdoor terrace offering:

- Resort-style infinity-edge lap pool with shaded seating areas and panoramic views
- Heated spa
- Putting green
- Private dog park and grooming station
- Luxurious lounge and club room
- Private massage room
- Sophisticated private entertaining room
- Climate-controlled wine storage for each resident
- Full catering kitchen
- Outdoor kitchen grill with TV
- Private state-of-the-art fitness studio

PARTNER CARD

Homeowners will enjoy the following benefits at HALL Arts Hotel:

- Discount on room rate, food, beverage and room service
- Room service offerings in residences
- Use of hotel pool and fitness studio
- Preferential pricing for all event spaces
- Priority access and signing privileges to hotel offerings, including hotel rooms, restaurants and lounge

ACCESS/PARKING

- Valet service available for residents and guests
- Below-grade parking with electronic access-controlled entry

SECURITY

- Lobby with 24-hour concierge and security
- Building-wide electronic access control system
- 24-hour digital video surveillance and recording of building entry points
- Simplified access for residents using a single encrypted security card or FOB
- Destination-based elevators to provide restricted floor access using the building-wide residential access control system

TECHNOLOGY

Fully integrated technologies within each residence supporting owner automation systems such as:

- Upgraded lighting controls
- Motorized shades
- Wired and wireless internet up to one gigabyte
- Wired and wireless telephone, networking, or internet access
- Pre-wired speaker locations positioned throughout each living and bedroom space

OTHER FEATURES

- One refuse and recycling room on each floor
- Dedicated fire alarm command center at ground floor

EXCLUSIVE MARKETING AND SALES BY

Briggs Freeman Sotheby’s International Realty



The amenities and services described herein are subject to change and no assurance is made that these amenities and services will be of the nature described or available in the project. Use of certain amenities and services may be subject to fees set by the condominium association from time to time. 2.19.20