

SITE AREA		
THE HOME DEPOT PARCEL	10.68 AC	464,976 SF
FUTURE TXDOT ROW DEDICATION	0.28 AC	12,284 SF
OUTPARCEL 1	0.92 AC	40,275 SF
TOTAL THD SITE AREA	11.88 AC	517,535 SF

BUILDING AREA		
THE HOME DEPOT		106,153 SF
VESTIBULES		1,363 SF
GARDEN CENTER		28,157 SF
TOTAL THD AREA		135,673 SF

THE PURPOSE OF THIS PLAN IS TO SHOW VARIANCES FOR DESIGN STANDARD 51A-4.605(9)(D) & 51A-4.605(9)(E) AS SCREENING IS NOT PROPOSED IN THESE LOCATIONS.

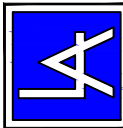
Home Depot Dallas East, TX  
City Design Requirements

SEC. 51A-4.605. DESIGN STANDARDS.

CITY REQUIREMENT	PROTO (Y/N)	DESIGN PROVIDED
<b>5. Roofs</b> Roofs must have at least (1) of the following design elements: 1. Parapets with horizontal tops having height changes of at least one foot occurring horizontally minimum of 100 feet apart. Parapets that do not have horizontal tops must have pitched or rounded tops with a pattern that repeats or varies no less than every 100 feet. All parapets must have detailed such as cornices, moldings, trim, or variations in brick coursing. 2. Sloping roofs with at least two of the following design elements: (aa) Slope of at least 5:12. (bb) Two or more slope planes. (cc) Overhanging eaves extending at least three feet beyond the supporting wall.	Front: N Side (GC): N Side (TRC): N Rear: N	<b>Front Façade: Exception per SEC. 51A-4.605 (10).</b> <ul style="list-style-type: none"><li>Does not meet requirement for SEC. 51A-4.605(5)(1). The front elevation does not meet #1 requirement for the min 100 feet height change.</li></ul> <b>Side (GC) Façade: Exception per SEC. 51A-4.605 (10).</b> <ul style="list-style-type: none"><li>Does not meet requirement for SEC. 51A-4.605(5)(1). The side elevation does not meet #1 requirement for the min 100 feet height change.</li></ul> <b>Side (TRC) Façade: Exception per SEC. 51A-4.605 (10).</b> <ul style="list-style-type: none"><li>Does not meet requirement for SEC. 51A-4.605(5)(1). The side elevation does not meet #1 requirement for the min 100 feet height change.</li></ul> <b>Rear Façade: Exception per SEC. 51A-4.605 (10).</b> <ul style="list-style-type: none"><li>Parapet wall is provided for screening of RTU's and includes scuppers, exterior gutter and downspouts as part of the prototypical design.</li></ul>
<b>8. Miscellaneous Design Standards</b> Merchandise may not be displayed or stored in parking areas or on sidewalks adjacent to facade walls, except in screened outdoor display, sales, and storage areas.	N	<b>Exception per SEC. 51A-4.605 (10).</b>  Cannot satisfy this requirement due to inhibiting Home Depot Operations.
<b>9. Miscellaneous Design Standards</b> Outdoor display, sales, and storage areas, such as nursery departments, must be enclosed by screening with a solid base with a minimum height of three feet surmounted by a wrought iron or tubular steel fence with a minimum height of five feet. The screening must be surmounted with a minimum of two feet of fascia with materials and colors matching the main building. No merchandise other than trees may be visible above the screening.	N	<b>Variation per SEC. 51A-4.605(10).</b> Prototypical Garden Center complies with the spirit of the code. Masonry piers, to match the building will be provided at the Garden Center.  <b>SEC. 51A-4.605 (9)</b> specification sheet provided for proposed screening at Garden Center.

civil engineer

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project no. 23007

owner



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project info

HD-DALLAS EAST  
I-30 &  
SOUTH BUCKNER BOULEVARD

STORE: 0000

prototype:

N/A

issue dates

submission:	date
PERMIT	00/00/00
BID	00/00/00
CONSTRUCTION	00/00/00

revisions:	date
# description	

designed by: JR  
checked by: DZ

seal

sheet info

DESIGN  
STANDARDS SITE  
PLAN

M245-001(TB)

electrical  
mechanical  
plumbing  
equipment  
architectural  
structural  
landscape  
civil