

Applicable Urban Design Priorities Project Should Achieve

- [1] Emphasis should be placed on advancing pedestrian-oriented urban form along Ft. Worth Avenue.

The development should work to provide an urban edge along the entirety of the frontage along Ft. Worth Avenue. Wherever possible, driveway cuts and vehicular uses along the street frontage should be minimized in favor of a pedestrian prioritized public realm design and activated building frontage. Particular attention should be given to the design and treatment of proposed retail space to ensure its interaction with the public realm.

- [2] Parking lot design should provide an environment that is safe, accessible, and comfortable for all users

Reduce visual and environmental impact of parking lot. Consider shading and incorporating landscaping and eco-friendly strategies to help mitigate flooding, water pollution and urban heat island effect.

Provide a well-lit, clear, and accessible pedestrian network through the parking lot and from Royal Lane to major building entry points.

- [3] Consider how back of house and service areas can be designed to not impact customer experience, view from public streets, and opportunities for providing outdoor space improvements and amenities.

Locate and design service entries, loading, and trash away from pedestrian areas and maintain an attractive edge by screening, landscaping, or other design treatments.



Policy References

Forward Dallas!
Section 5 [urban design element]

Context Description

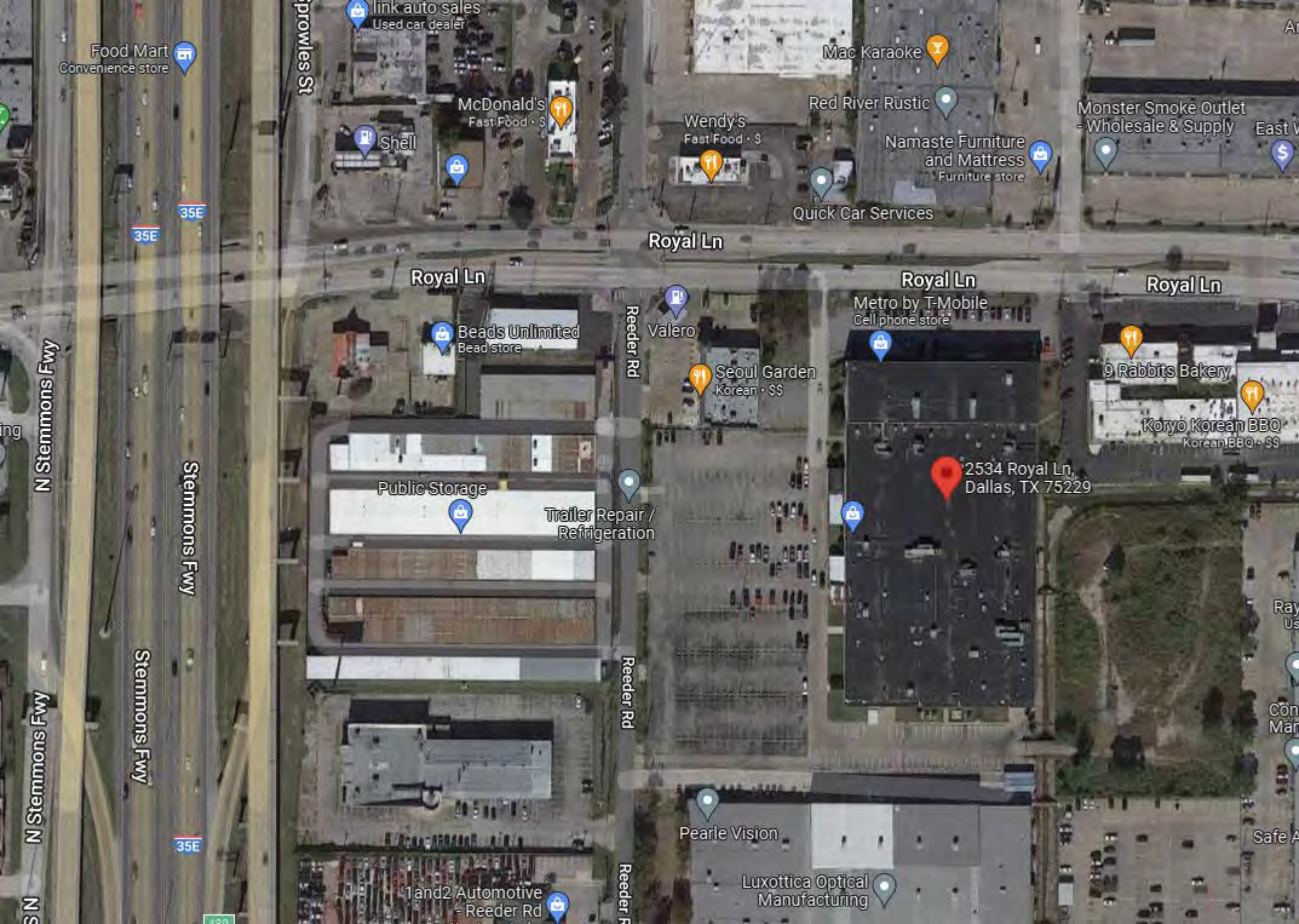
This project is planned to consist of site improvements as well as substantial renovation and finish-out of an existing 143,200 square foot vacant building to house an approximately 74,300 square foot H Mart supermarket on the first floor, approximately 47,300 square feet of ancillary retail space (food court; restaurants) on the first floor, and approximately 16,500 square feet of office space on the second floor.

Primary considerations for this project include the design of the street-facing retail and the pedestrian access through the parking lot, streetscape improvements, landscaping, and strategies that make the project more sustainable, safe, and inviting asset in the Koreatown District.

H-Mart

Neighborhood:
Asian Trade District, NW Dallas

Program:
Commercial



Food Mart
Convenience store

link auto sales
Used car dealer

Prowles St

McDonald's
Fast Food · S

Shell

Wendy's
Fast Food · S

Mac Karaoke

Red River Rustic

Namaste Furniture
and Mattress
Furniture store

Monster Smoke Outlet
- Wholesale & Supply

Quick Car Services

Royal Ln

Royal Ln

Royal Ln

Royal Ln

N Stemmons Fwy

Stemmons Fwy

Stemmons Fwy

N Stemmons Fwy

N Stemmons Fwy

Beads Unlimited
Bead store

Reeder Rd

Valero

Seoul Garden
Korean · \$\$

Metro by T-Mobile
Cell phone store

9 Rabbits Bakery

Koryo Korean BBQ
Korean BBQ · \$\$

2534 Royal Ln,
Dallas, TX 75229

Public Storage

Trailer Repair /
Refrigeration

Reeder Rd

Reeder Rd

Pearle Vision

Luxottica Optical
Manufacturing

1and2 Automotive
- Reeder Rd

35E

35E

320

Existing View from Royal Lane



Proposed Exterior Improvements



Proposed Elevation - Royal Lane



Proposed Elevation - Reeder Rd





HARRY HINES
2534 Royal Lane, Dallas
TX 75229

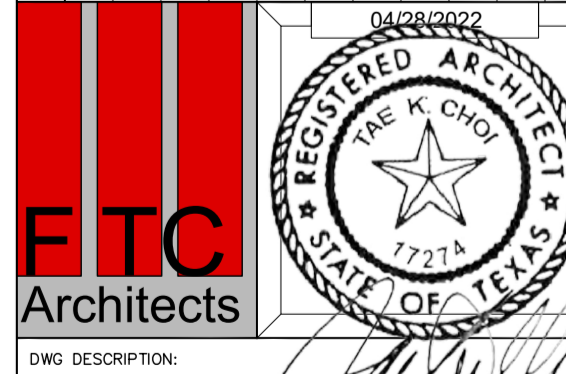
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DALLAS, TX 75229

REV	DESCRIPTION	DATE
1	BUILDING PERMIT SUBMISSION	04/28/2022
2	REVISION 1 - AFTER PERMIT ISSUED	11/08/2022

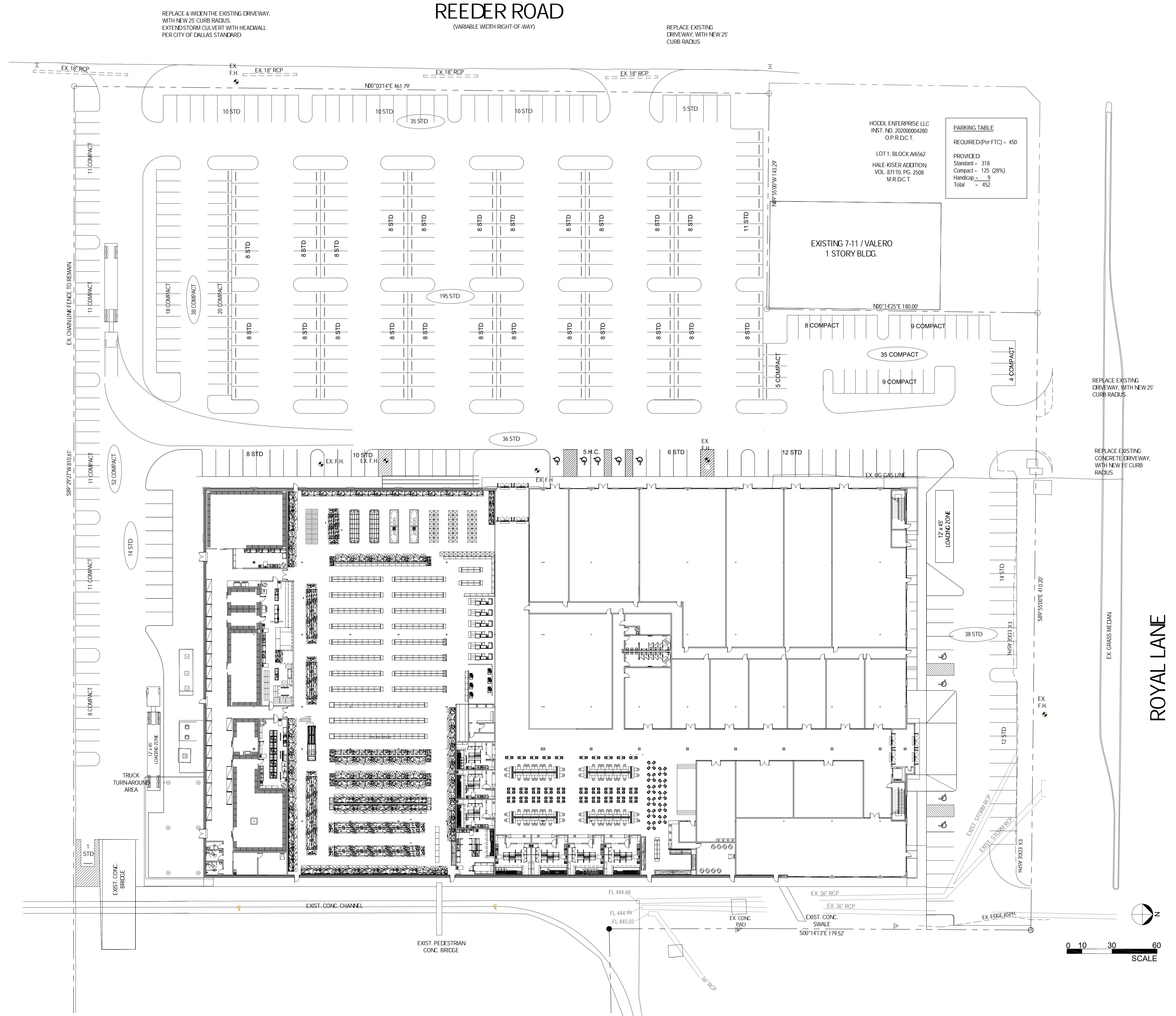


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REGISTERED ARCHITECTS
STATE OF TEXAS
17274

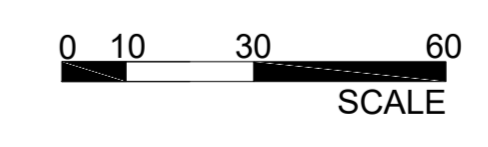
SITE PLAN

DRAWN BY: -
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 1" = 30'
SHEET NO:

SP-1



1 SITE PLAN
SCALE : 1" = 30'





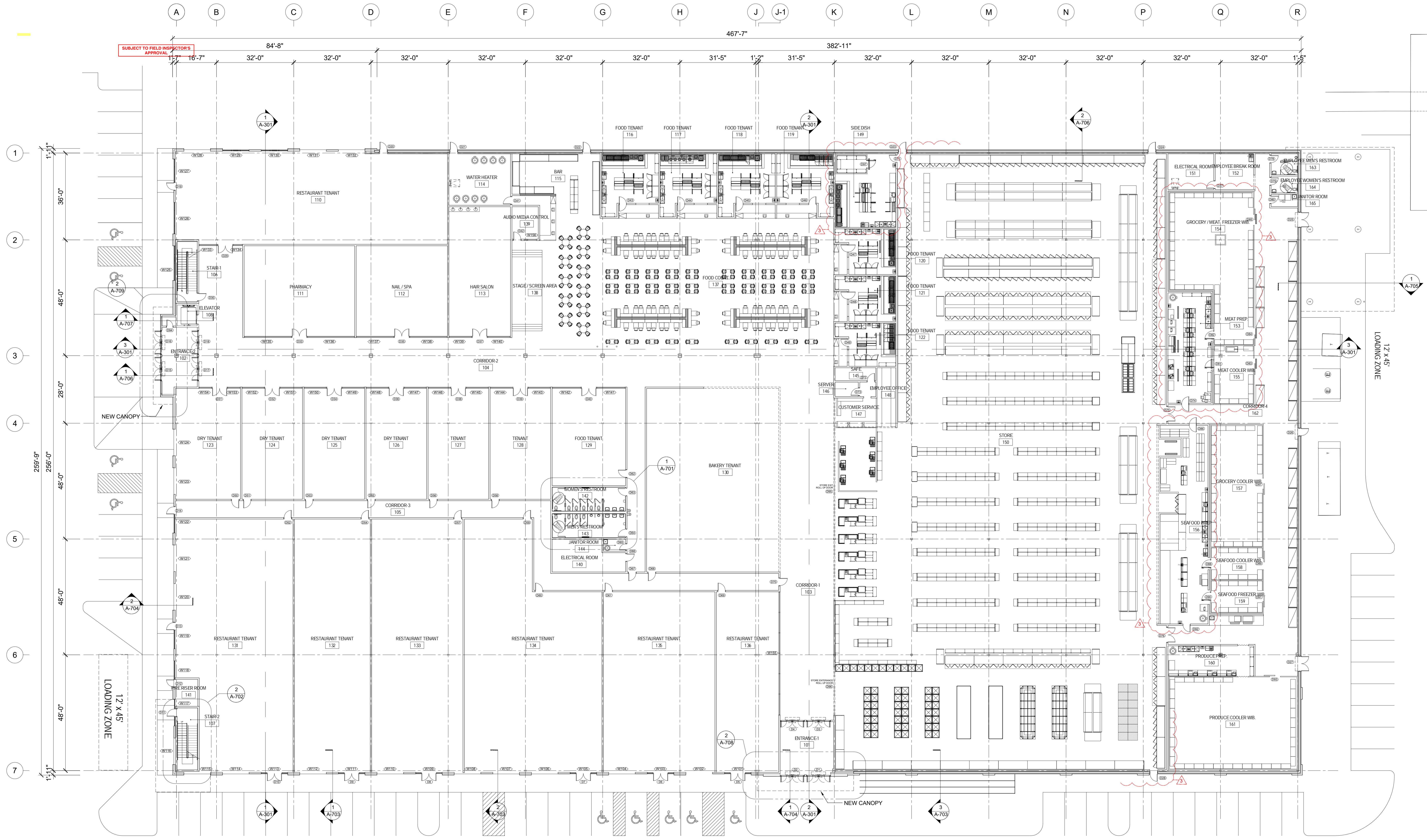
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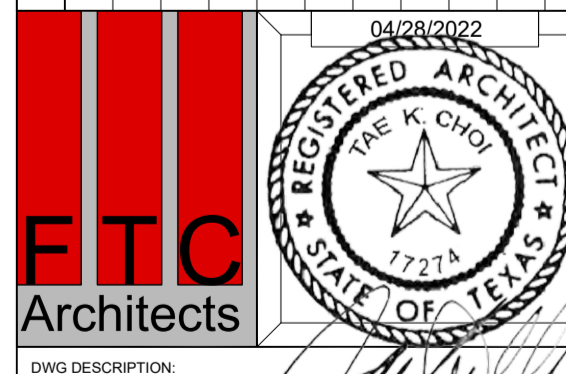
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1 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

*** NOTE TO CONTRACTOR**
- ALL EXTERIOR WALL COLUMN DESIGNATION IS MEASURED TO CENTERLINE OF EXTERIOR WALL STUD.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

REV	DESCRIPTION	DATE
1	BUILDING PERMIT SUBMISSION	04/28/2022
2	REVISION 1 - AFTER PERMIT ISSUED	11/09/2022



DWG DESCRIPTION:	1ST FLOOR PLAN
DRAWN BY:	JT
CHECKED BY:	FTC
DATE:	04/28/2022
DWG SCALE:	1/16" = 1'-0"
SHEET NO.:	A-101

SUBJECT TO FIELD INSPECTOR'S APPROVAL



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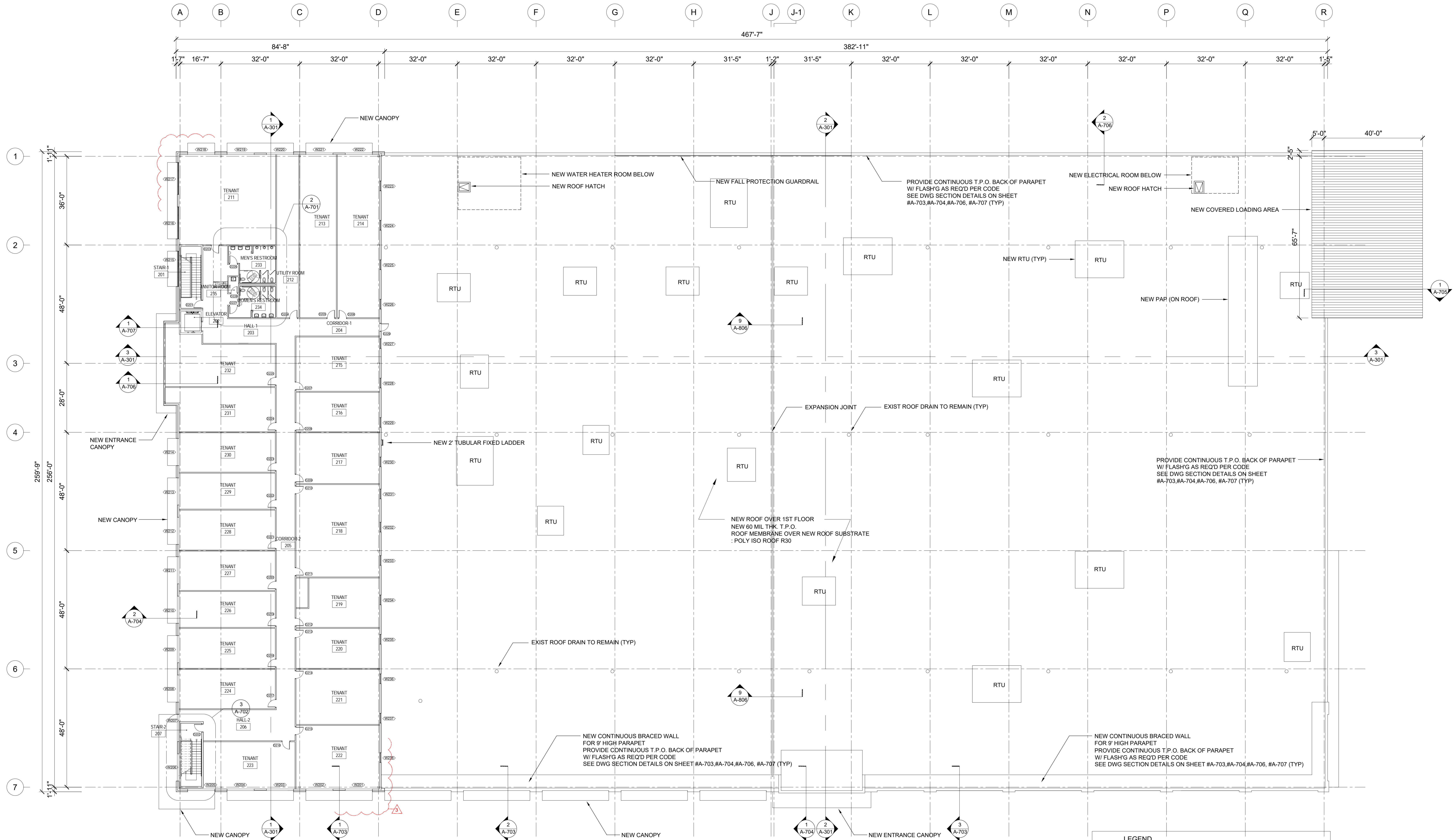
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PROJECT LOCATION:



1 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

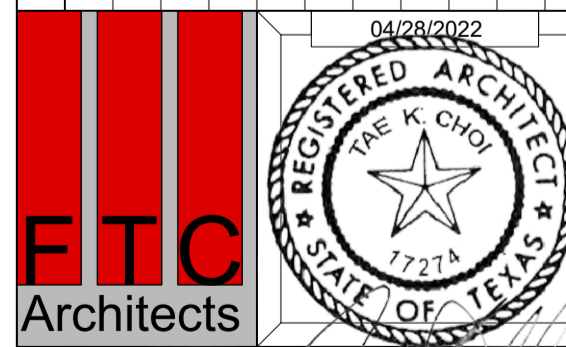
RTU NEW RTU (TYP)
SEE MECHL DWG FOR MORE INFO.

NOTE

- EXISTING ROOF DRAIN TO REMAIN
- CONTRACTOR TO NOTIFY ARCHITECT FOR ANY DISCREPANCIES OF ROOF DRAIN LOCATION.

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DATE	04/28/2022
DESCRIPTION	1/10/2022
BUILDING PERMIT SUBMISSION	
REVISION 1 - AFTER PERMIT ISSUED	
REV	
DATE	04/28/2022
DESCRIPTION	
DRAWN BY	JT
CHECKED BY	FTC
DATE	04/28/2022
DWG SCALE	1/16" = 1'-0"
SHEET NO.	



2ND FLOOR PLAN

DRAWN BY: JT
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 1/16" = 1'-0"

A-102

SUBJECT TO FIELD INSPECTORS APPROVAL



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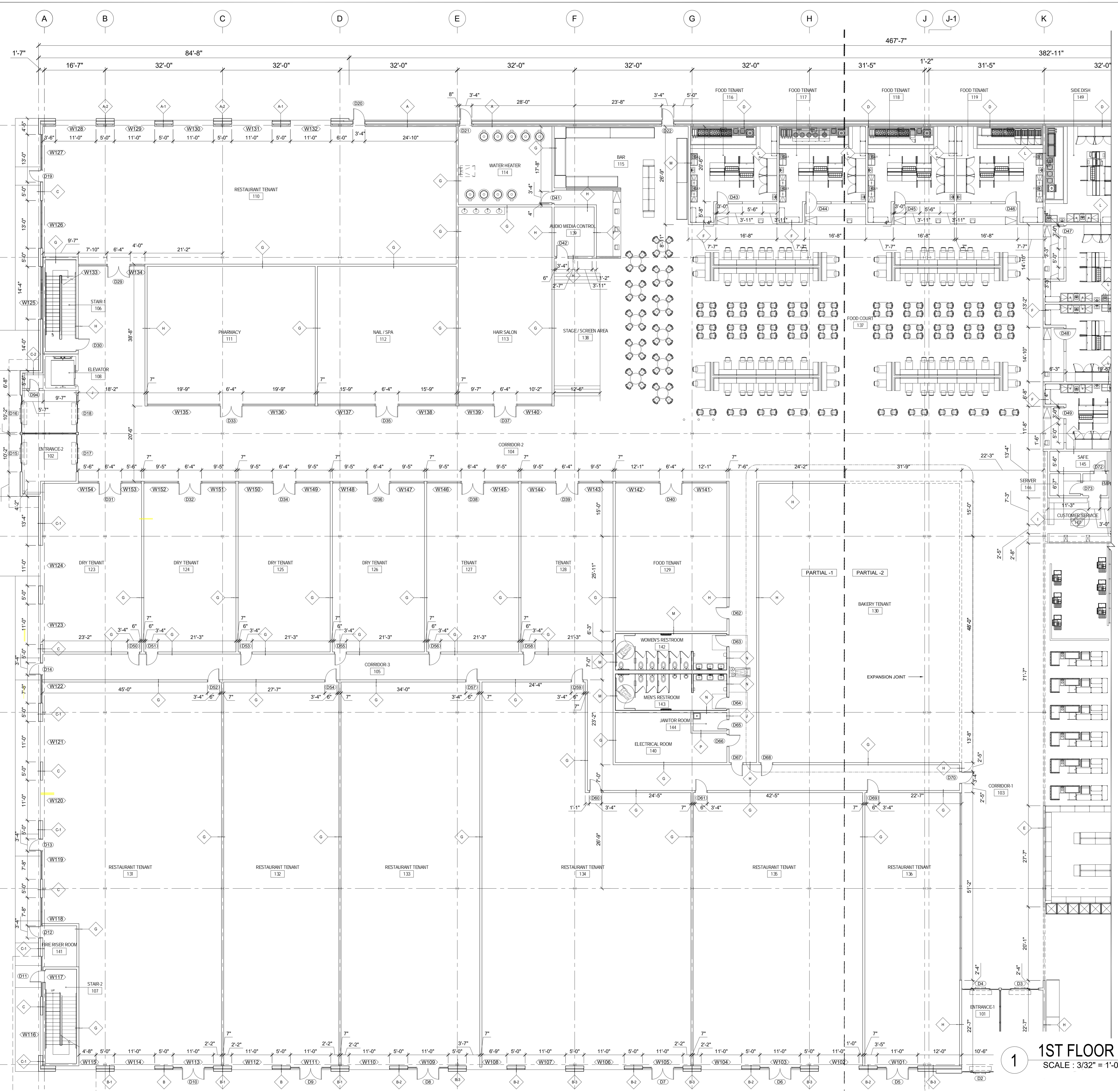
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REV	DESCRIPTION	DATE
0	BUILDING PERMIT SUBMISSION	04/28/2022



DATE	04/28/2022
DESCRIPTION	1ST FLOOR PLAN PARTIAL-1
DRAWN BY	JT
CHECKED BY	FTC
DATE	04/28/2022
DWG SCALE	3/32" = 1'-0"
SHEET NO.	A-111



12 X 45'
LOADING ZONE

1 1ST FLOOR PLAN PARTIAL-1
SCALE : 3/32" = 1'-0"

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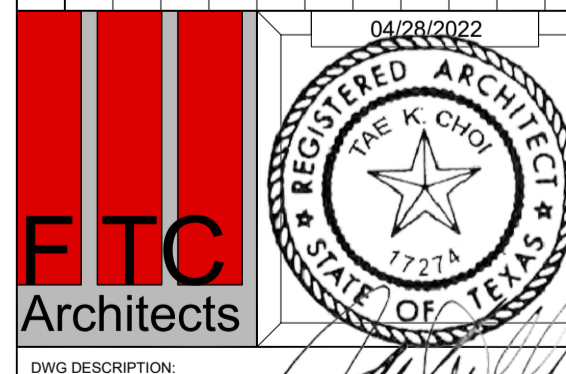
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HARRY HINES • HMART • DALLAS 2534 ROYAL LN DALLAS, TX 75229 PROJECT LOCATION:

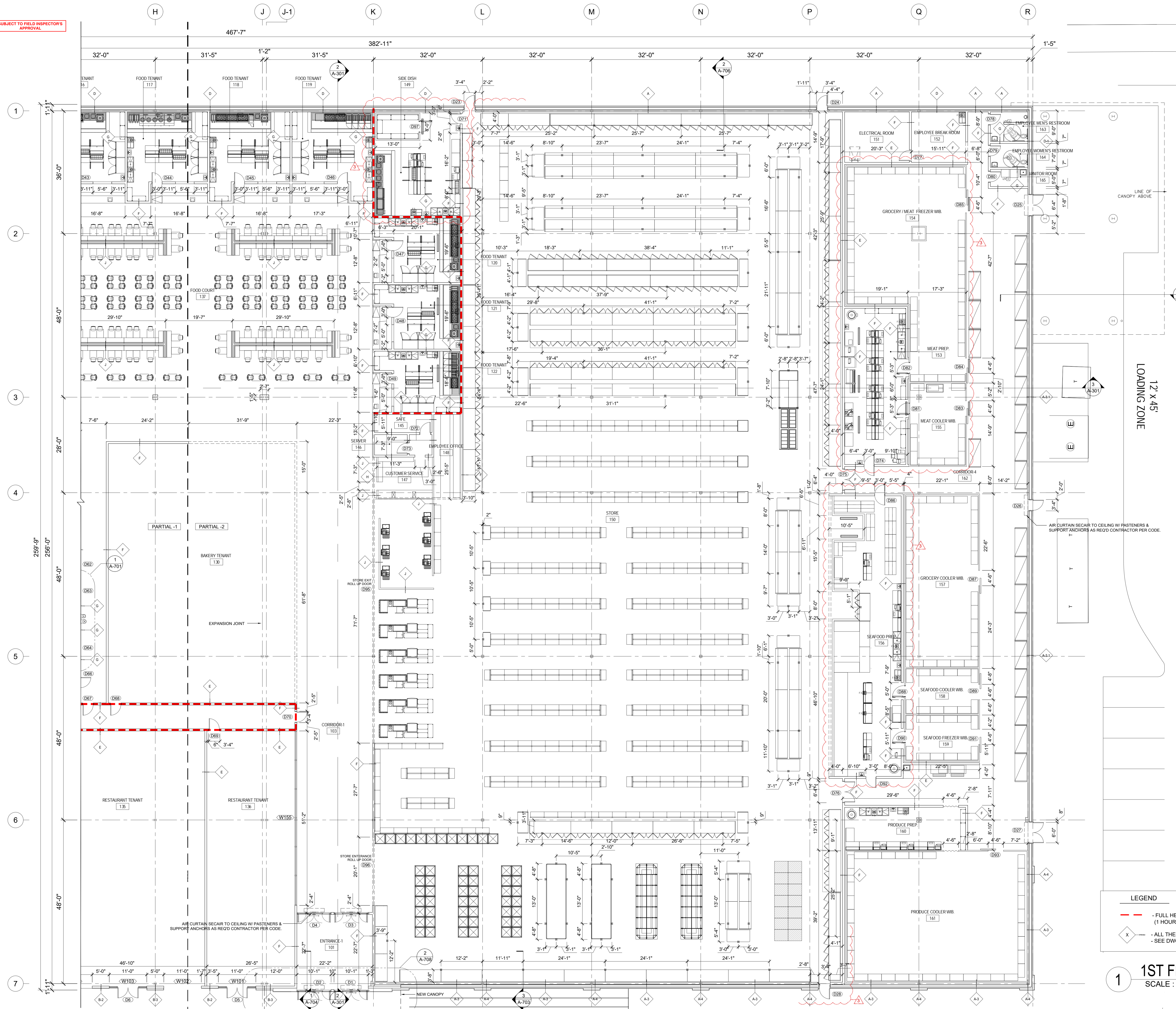
REV	DESCRIPTION	DATE
1	BUILDING PERMIT SUBMISSION	04/28/2022
2	REVISION 1 - AFT PERMIT ISSUED	11/09/2022



1ST FLOOR PLAN PARTIAL-2

DRAWN BY: JT CHECKED BY: FTC DATE: 04/28/2022 DWG SCALE: 3/32" = 1'-0" SHEET NO.:

A-112



LEGEND

- FULL HEIGHT WALLS UNDERSIDE OF DECK (1 HOUR FIRE RATED)
- ALL THESE SYMBOLS REFER TO WALL / PARTITION TYPE - SEE DWG WALL / PARTITION TYPE ON SHEET #A-711, #A-712

1 1ST FLOOR PLAN PARTIAL-2 SCALE : 3/32" = 1'-0"

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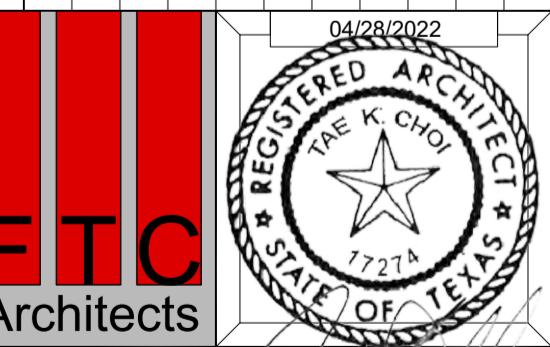
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PROJECT LOCATION:

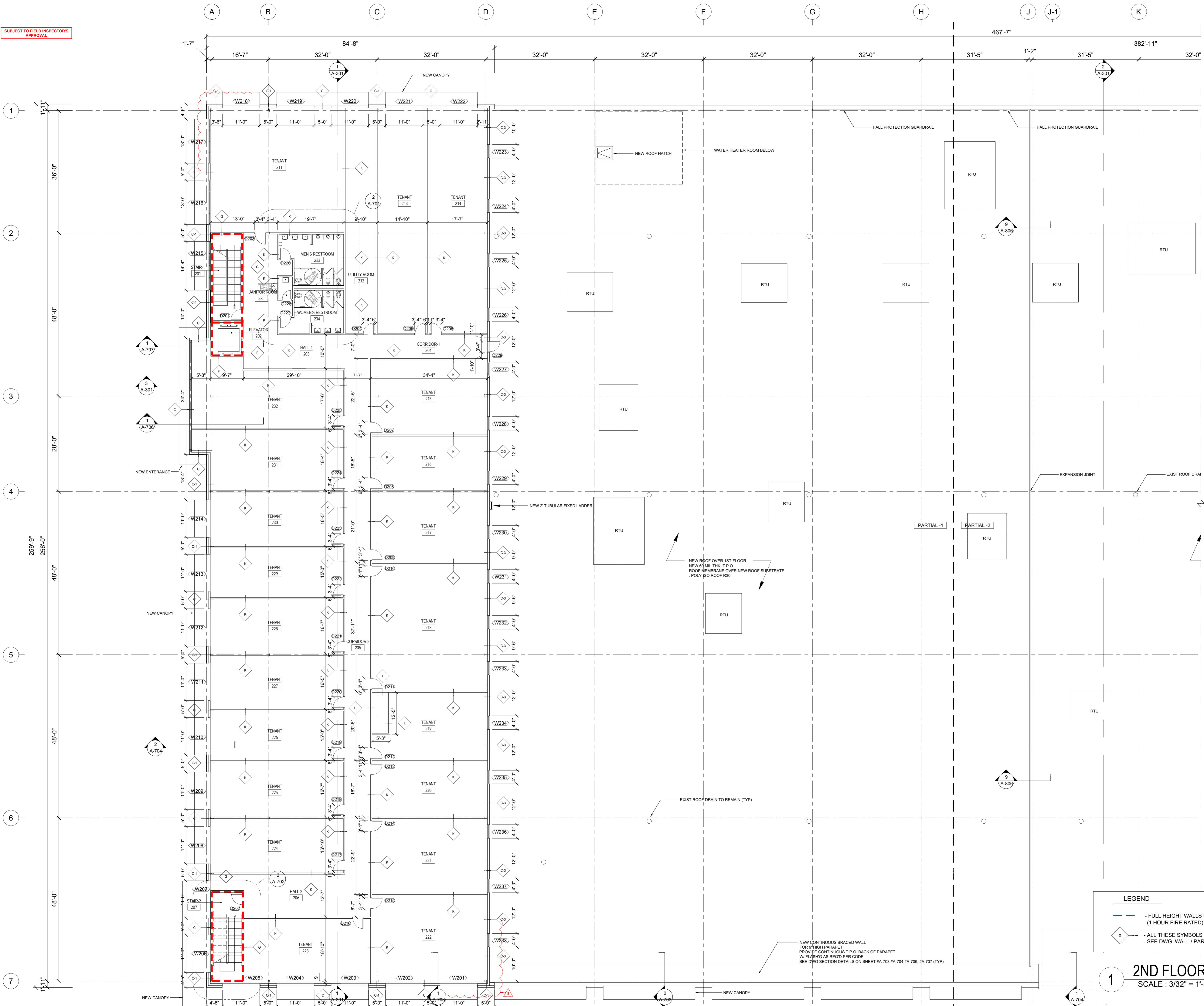
REV	DESCRIPTION	DATE
1	BUILDING PERMIT SUBMISSION	04/28/2022
2	REVISION 1 - AFTER PERMIT ISSUED	11/09/2022



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2ND FLOOR PLAN
PARTIAL-1

DRAWN BY: JT
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 3/32" = 1'-0"
SHEET NO.:

A-113



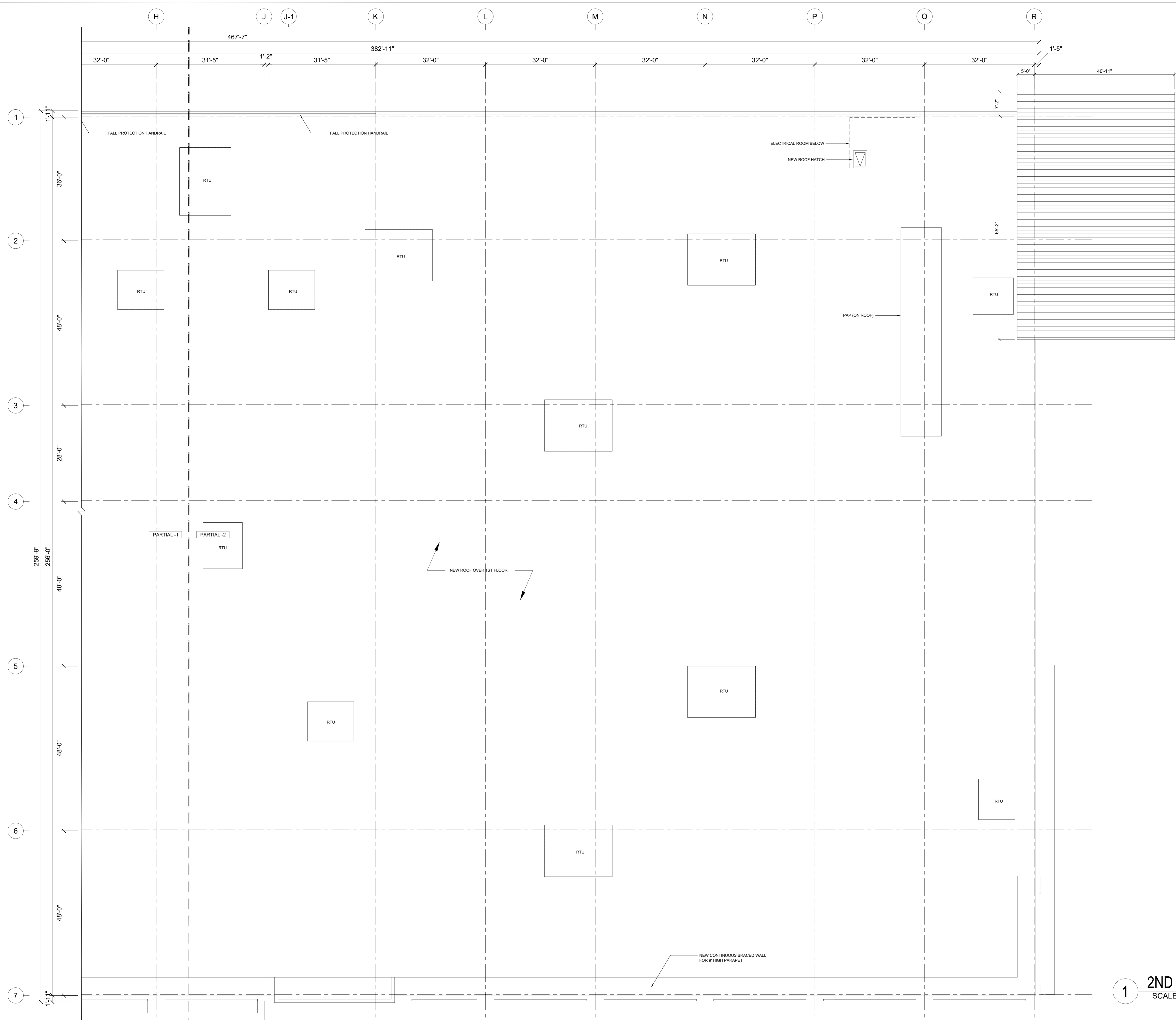
LEGEND

- FULL HEIGHT WALLS UNDERSIDE OF DECK (1 HOUR FIRE RATED)
- ALL THESE SYMBOLS REFER TO WALL / PARTITION TYPE - SEE DWG WALL / PARTITION TYPE ON SHEET #A-711, #A-712

1 2ND FLOOR PLAN PARTIAL-1
SCALE : 3/32" = 1'-0"

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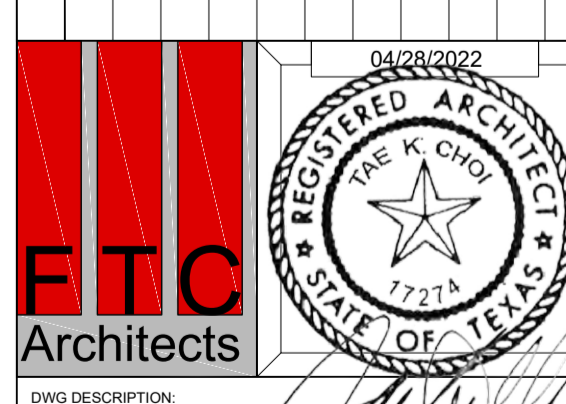
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REV	DESCRIPTION	DATE
	BUILDING PERMIT SUBMISSION	04/28/2022



FTC Architects
 2ND FLOOR PLAN
 PARTIAL-2
 DRAWN BY: JT
 CHECKED BY: FTC
 DATE: 04/28/2022
 DWG SCALE: 3/32" = 1'-0"
 SHEET NO.

1 2ND FLOOR PLAN PARTIAL-2
 SCALE : 3/32" = 1'-0"

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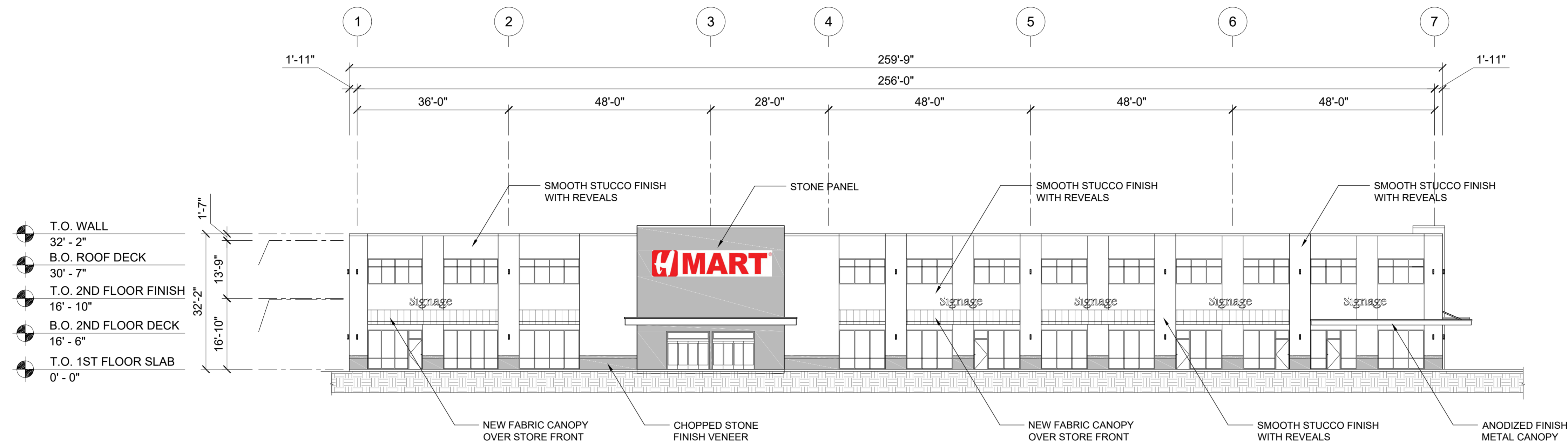
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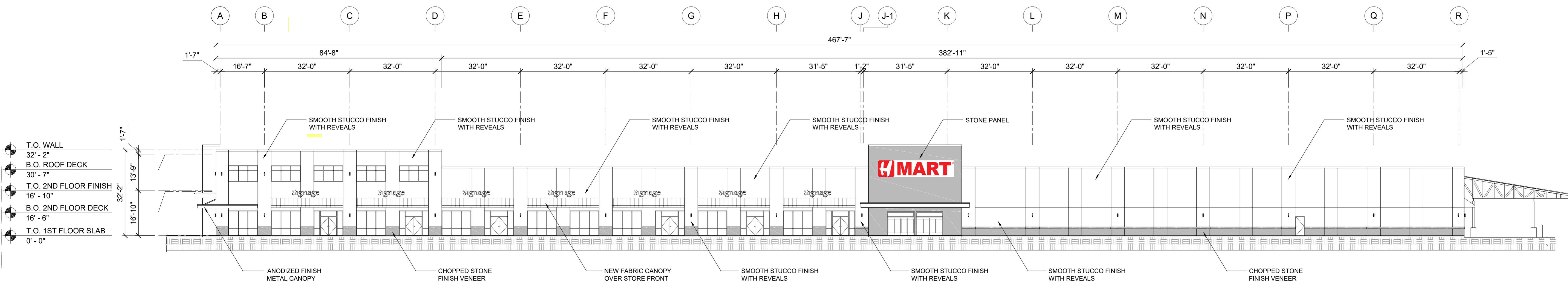
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PROJECT LOCATION:



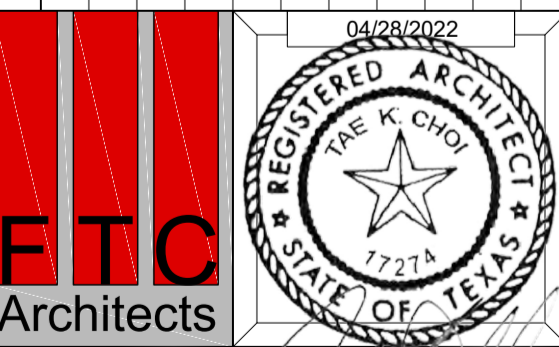
1 NORTH ELEVATION
SCALE : 1/16" = 1'-0"



2 WEST ELEVATION
SCALE : 1/16" = 1'-0"

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DATE	04/28/2022
DESCRIPTION	
BUILDING PERMIT SUBMISSION	
REV	



ELEVATION-1

DRAWN BY: JT
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 1/16" = 1'-0"

SHEET NO. A-201



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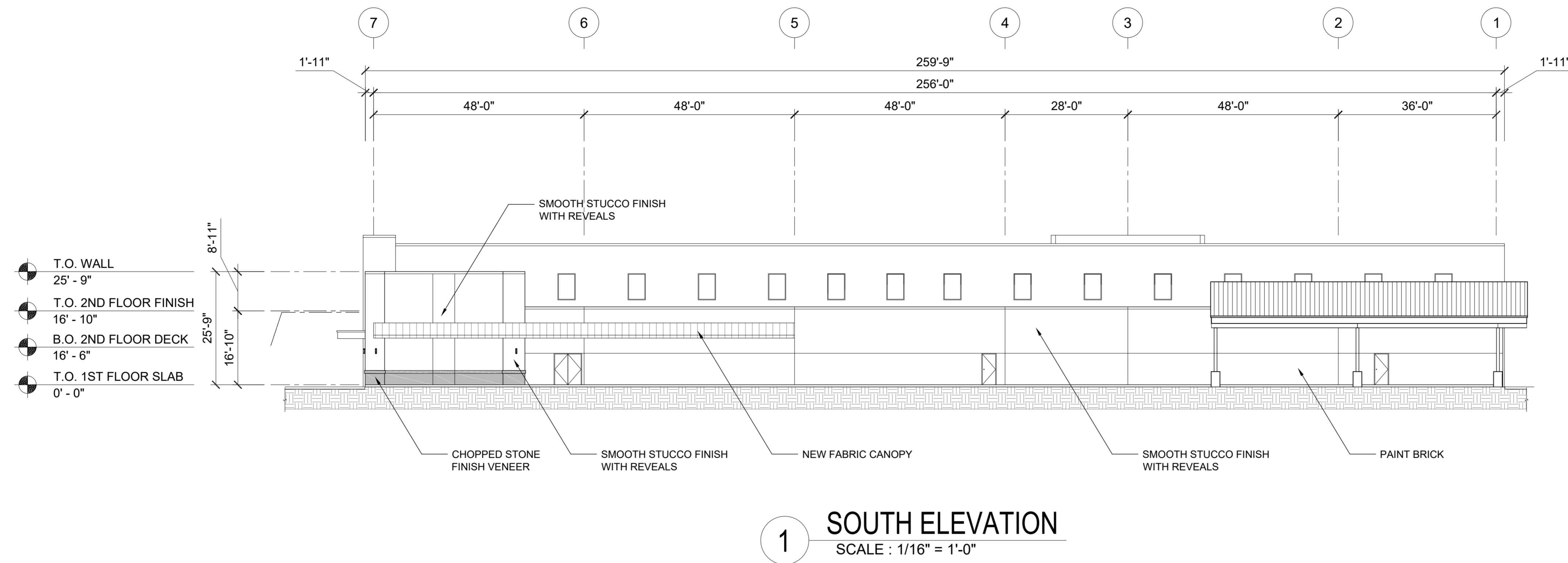
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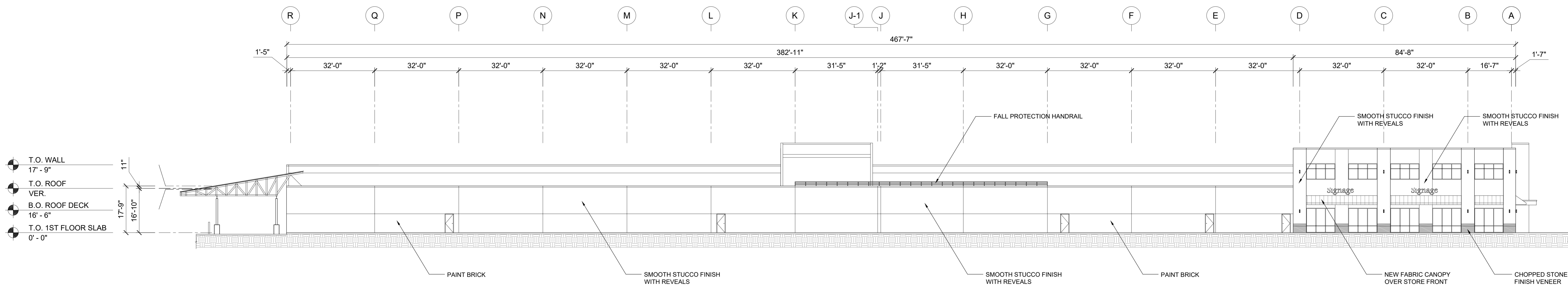
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PROJECT LOCATION:



1 SOUTH ELEVATION
 SCALE : 1/16" = 1'-0"

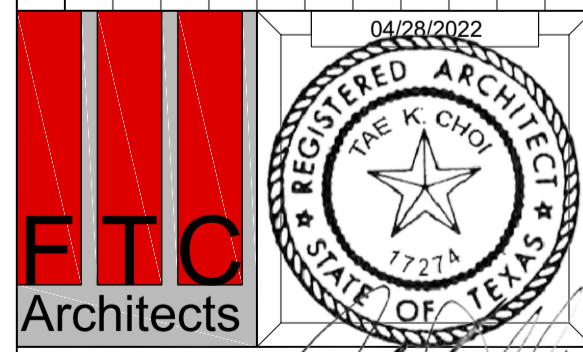


2 EAST ELEVATION
 SCALE : 1/16" = 1'-0"

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DATE	DESCRIPTION
04/28/2022	BUILDING PERMIT SUBMISSION

REV	DESCRIPTION



DRAWN BY:	JT
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DATE:	04/28/2022
DWG SCALE:	1/16" = 1'-0"
SHEET NO.:	A-202



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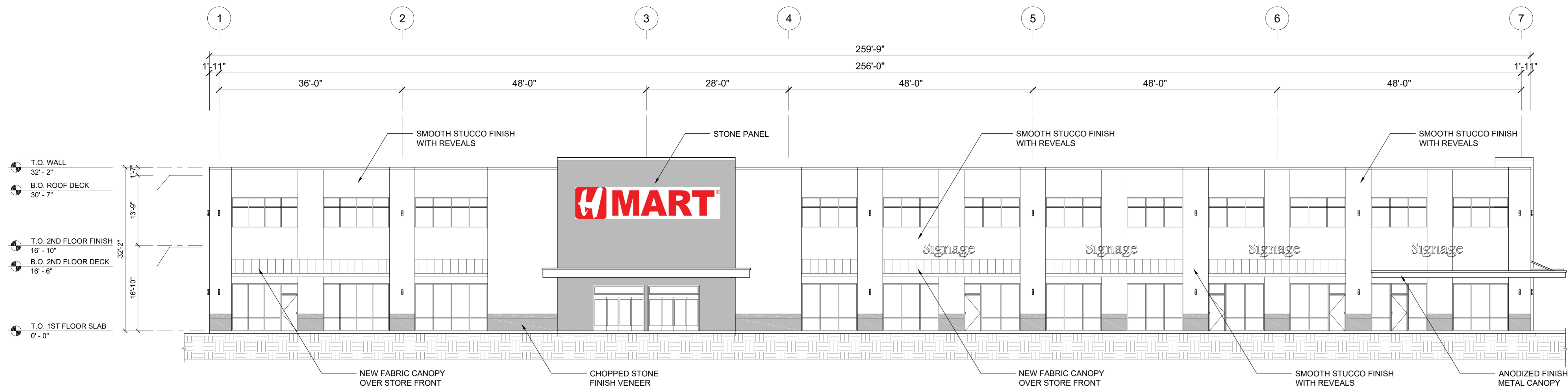
PROJECT LOCATION:

DATE	DESCRIPTION
04/28/2022 <td>BUILDING PERMIT SUBMISSION </td>	BUILDING PERMIT SUBMISSION

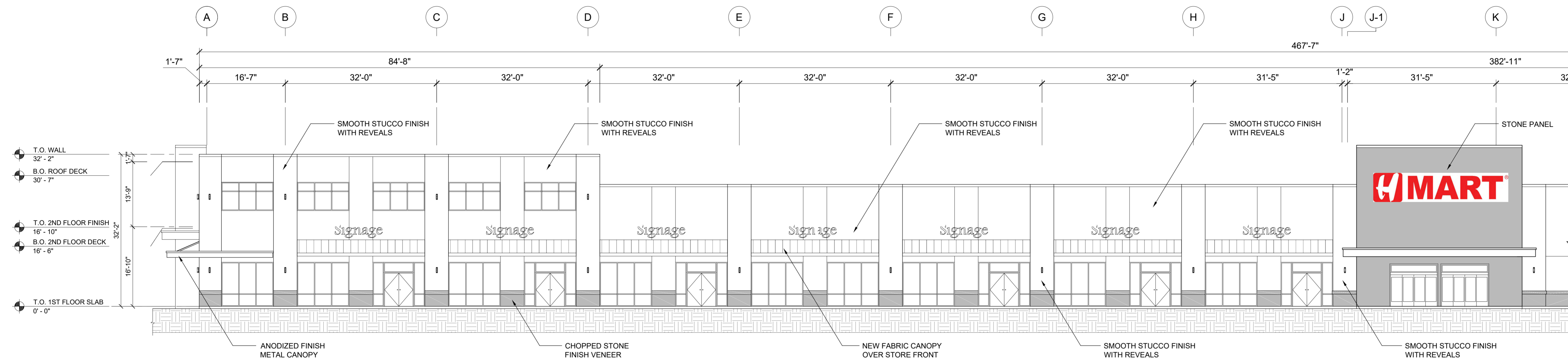


FTC Architects
ENLARGED ELEVATION-1
DRAWN BY: JT
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 3/32" = 1'-0"
SHEET NO.

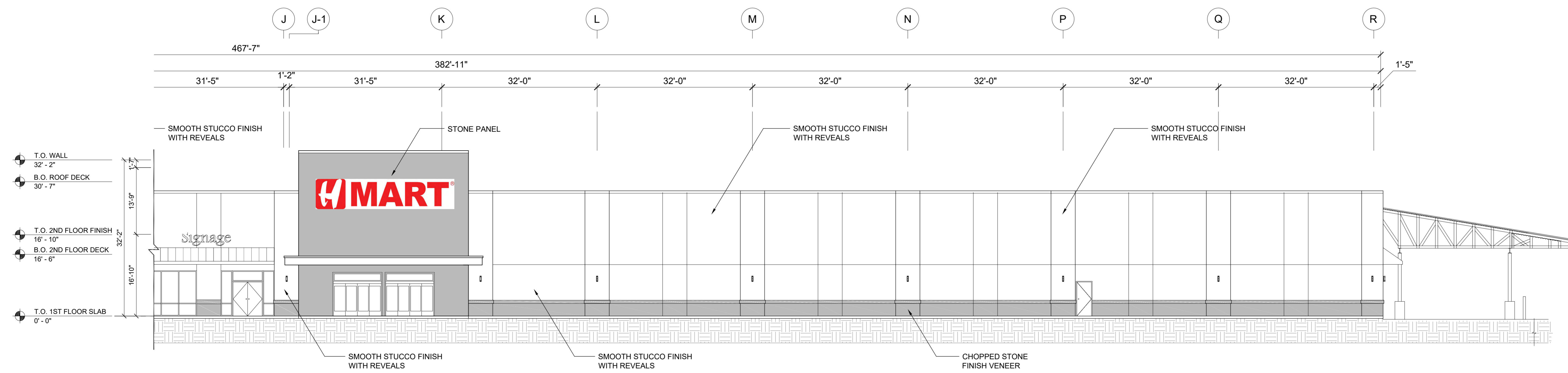
A-211



1 NORTH ELEVATION
SCALE : 3/32" = 1'-0"



2 WEST ELEVATION-1
SCALE : 3/32" = 1'-0"



2 WEST ELEVATION-2
SCALE : 3/32" = 1'-0"

*** NOTE TO CONTRACTOR**
- ALL EXTERIOR WALL COLUMN DESIGNATION IS MEASURED TO CENTERLINE OF EXTERIOR WALL STUD.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SUBJECT TO FIELD INSPECTOR'S APPROVAL



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HARRY HINES • HMART • DALLAS
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DALLAS, TX 75229

PROJECT LOCATION:

DATE: 04/28/2022

DESCRIPTION: BUILDING PERMIT SUBMISSION

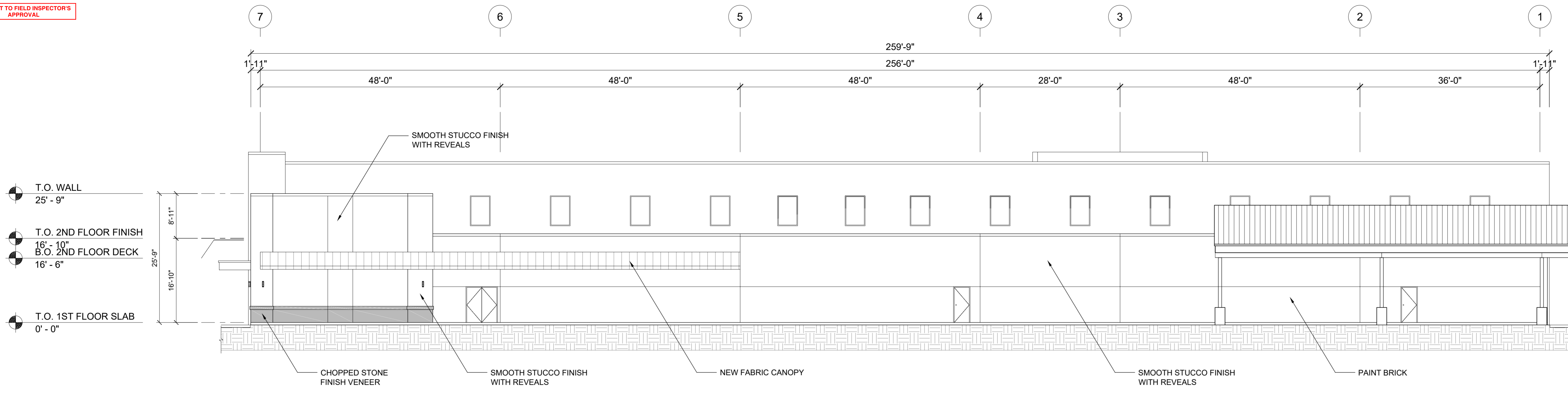
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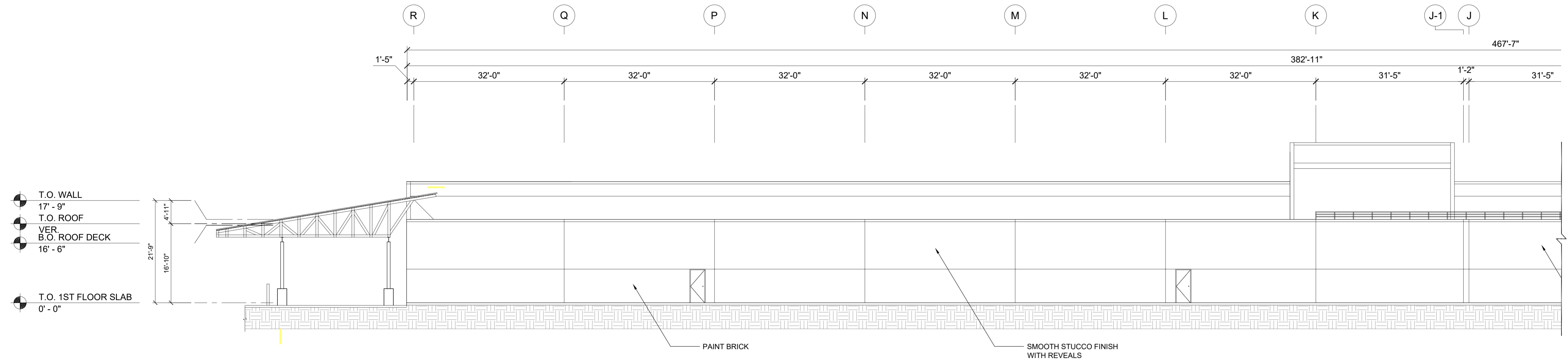
ENLARGED ELEVATION-2

DRAWN BY: JT
CHECKED BY: FTC
DATE: 04/28/2022
DWG SCALE: 3/32" = 1'-0"
SHEET NO.:

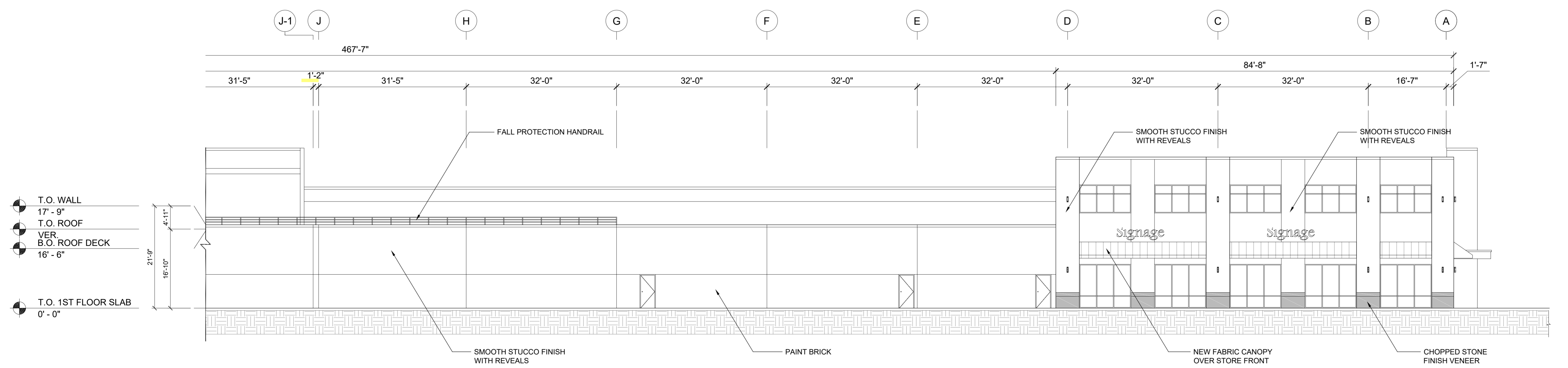
A-212



1 SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



2 EAST ELEVATION-1
SCALE : 3/32" = 1'-0"



2 EAST ELEVATION-2
SCALE : 3/32" = 1'-0"

* NOTE TO CONTRACTOR
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