

March 25, 2024

To: City of Renton  
From: Keith L. Smith  
Subject: Dick's Drive-in Restaurant Narrative

This project will be a drive-in type of restaurant, approx. 4,200 SF, kitchen, back area for stock and public toilets.

The restaurant would be designated a fast-food type, no seating will be provided, and it will be a grab and go food service.

We are proposing a pole sign along Talbot Road S.

We will have a sign above the roof, located on a parapet wall extended from the storefront directly below, all HVAC and Kitchen hood exhaust equipment will be placed on the roof as well.

Deliveries will be early morning and from the rear of the building. The front portion, customer queuing area, will be directly facing Talbot Rd.

The roof will be a flat angled plan, windows from top of counter to under canopy will be on the front 3 sides where the customer will order food.

If you have any questions, please feel free to call me at my office at 206.713.4076.

Thank you



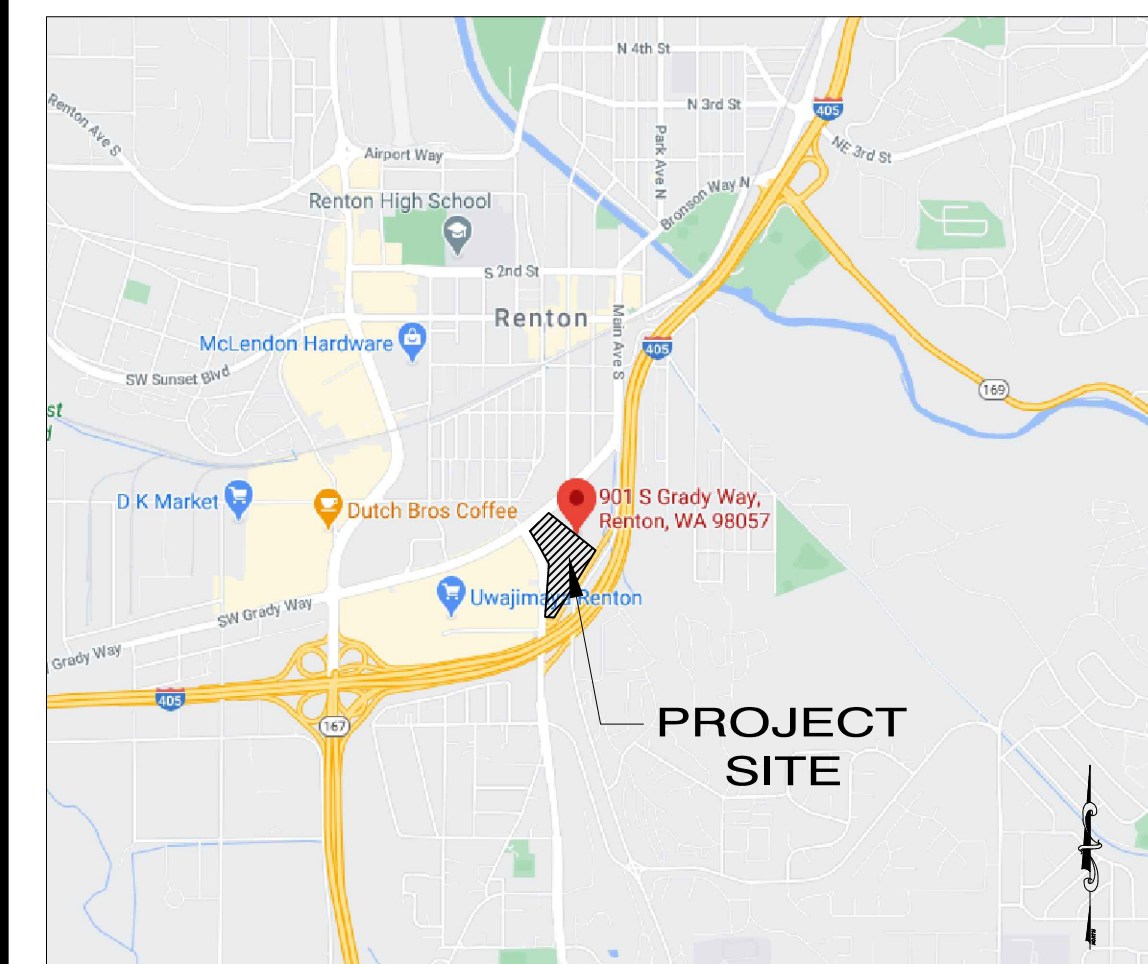
keith l smith





Pro Desk at  
The Home Depot  
Home Depot  
Shower Enclosures

Dick's Drive-in Site



LOCATION MAP (NTS)

**SITE AREA**

THE HOME DEPOT PARCEL	11.68 AC	508,701 SF
OUTLOT 1	1.43 AC	62,429 SF
OUTLOT 2	1.89 AC	82,309 SF
ROW DEDICATION AREA	0.38 AC	16,361 SF
<b>TOTAL SITE AREA</b>	<b>15.38 AC</b>	<b>669,800 SF</b>

**BUILDING AREA**

THE HOME DEPOT	130,460 SF
GARDEN CENTER	8,246 SF
MEZZANINE	1,451 SF
SUBTOTAL	140,157 SF
VESTIBULES	0 SF
<b>TOTAL THD AREA</b>	<b>140,157 SF</b>
<b>TOTAL BUILDING AREA</b>	<b>145,157 SF</b>

**PARKING REQUIRED**

THE HOME DEPOT	1/500 SF	261 STALLS
GARDEN CENTER	0.5/1000 SF	4 STALLS
<b>TOTAL PARKING REQUIRED</b>		<b>265 STALLS</b>

**PARKING PROVIDED**

FRONT FIELD	189 STALLS
SIDE FIELD / REAR	152 STALLS
ROOF TOP / DECK PARKING	0 STALLS
<b>TOTAL PARKING PROVIDED</b>	<b>341 STALLS</b>

**INCLUDED IN PARKING PROVIDED**

ACCESSIBLE STALLS (8 req. @ 301-400)	8 STALLS
PRO PARKING	8 STALLS
SEASONAL SALES AREA	9,737 SF
	40 STALLS

**NOT INCLUDED IN PARKING PROVIDED**

LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	8 STALLS
SHED DISPLAY	8 STALLS
THD EQUIPMENT RENTAL	10 STALLS
CART CORRALS	10 STALLS
ACCESSORY PARKING NOT INCLUDED	44 STALLS
<b>TOTAL THD PARKING PROVIDED</b>	<b>385 STALLS</b>

**ZONING CLASSIFICATION**

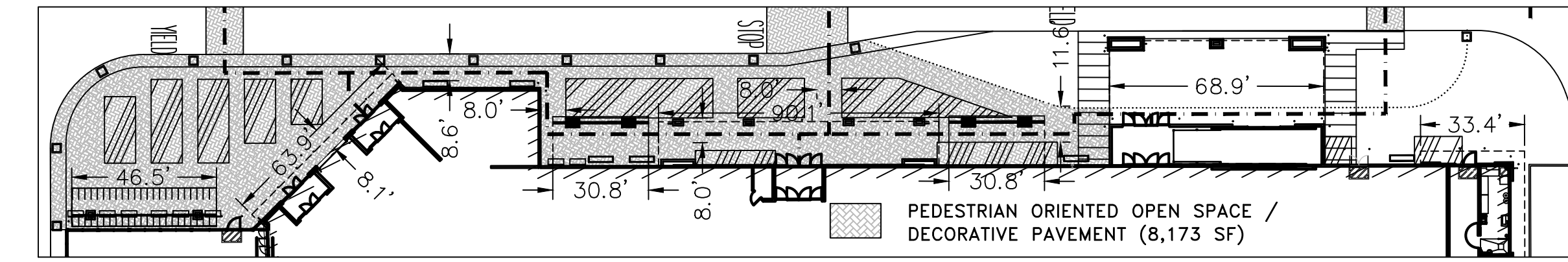
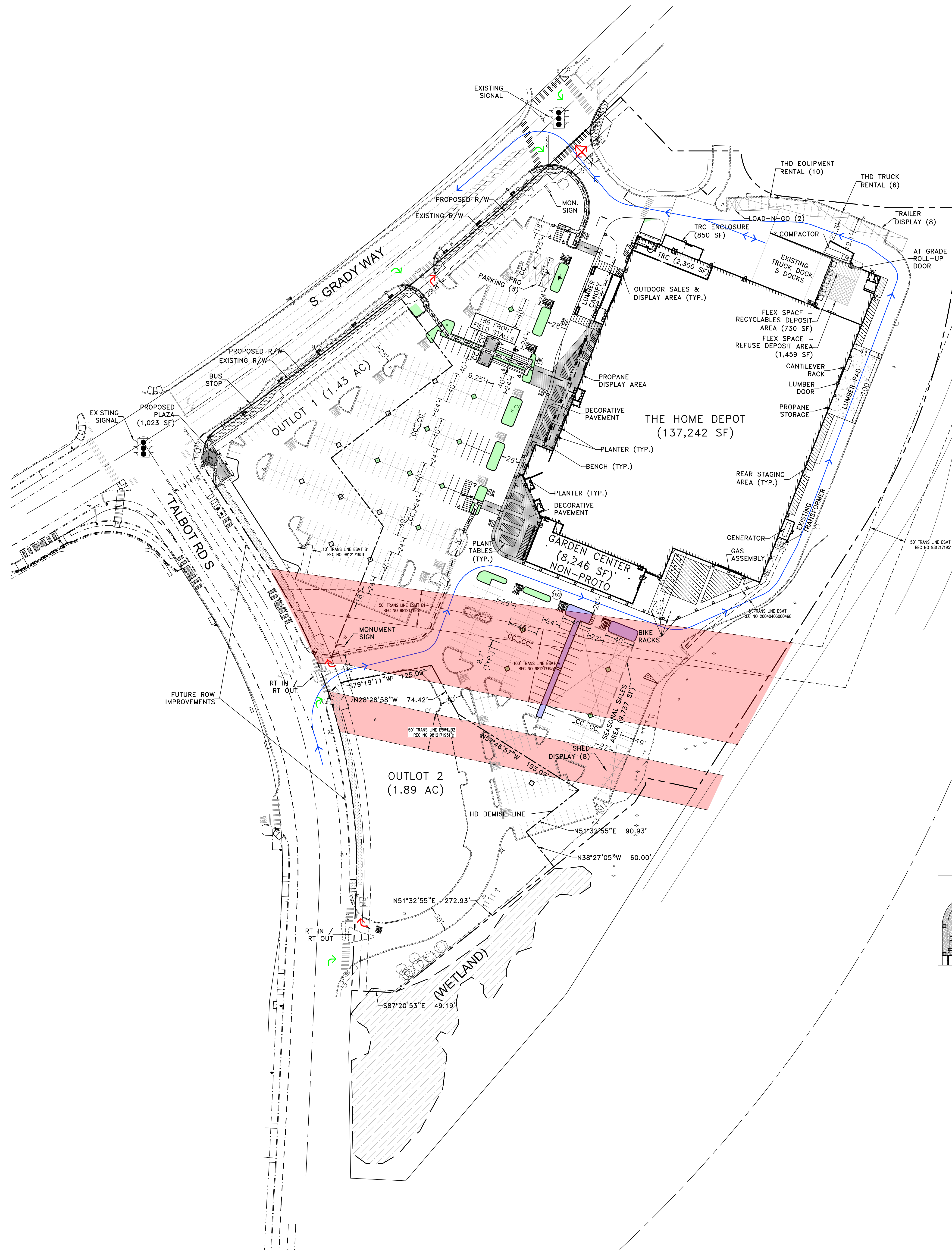
JURISDICTION	CITY OF RENTON
ZONING CLASSIFICATION	COMMERCIAL ARTERIAL (CA)
THD USE PERMITTED BY RIGHT	YES
APN	202305-9007, 172305-9183, 915460-0010

**BULK REGULATIONS**

	REQUIRED	PROVIDED
FRONT SETBACK (BLDG.)	15/20' MAX	67.4'
SIDE SETBACK (BLDG.)	0'	29.4'
REAR SETBACK (BLDG.)	10'	37.2'
LANDSCAPE BUFFER	35'	25'
LOT COVERAGE	65%	28%
FLOOR AREA RATIO	TBD	28%

\*10' LS (FREEWAY FRONTAGE)

- NON-PROTO LIST**
- HOME DEPOT DIMENSIONS
  - GARDEN CENTER
  - FRONT DRIVE DIMENSIONS
  - FRONT DRIVE STRIPING
  - FRONT APRON DESIGN
  - DECORATIVELY PAVED APRON AREA
  - FRONT APRON PLANTERS
  - TRUCK DOCK
  - LUMBER PAD
  - NO TENTS WITHIN SEASONAL SALES AREA
  - PEDESTRIAN ORIENTED SPACES



**FACADE FACING S GRADY WAY**

TOTAL FACADE	489 LF
WEATHER PROTECTED FACADE	46.5
	+63.9
	+30.8
	+90.1
	+30.8
	+68.9
	+33.4
	364.4 LF (75%)

**LEGEND:**

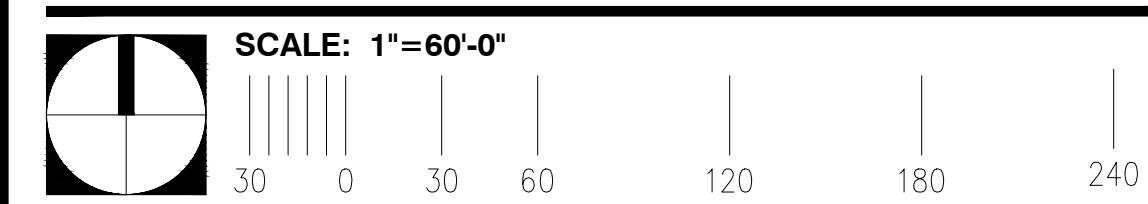
- EXISTING TRANSMISSION EASEMENT AREA
- PROPOSED LANDSCAPE
- PROPOSED LANDSCAPE WITHIN EASEMENT AREA (15' MAX HEIGHT)

**TRAFFIC FLOW LEGEND**

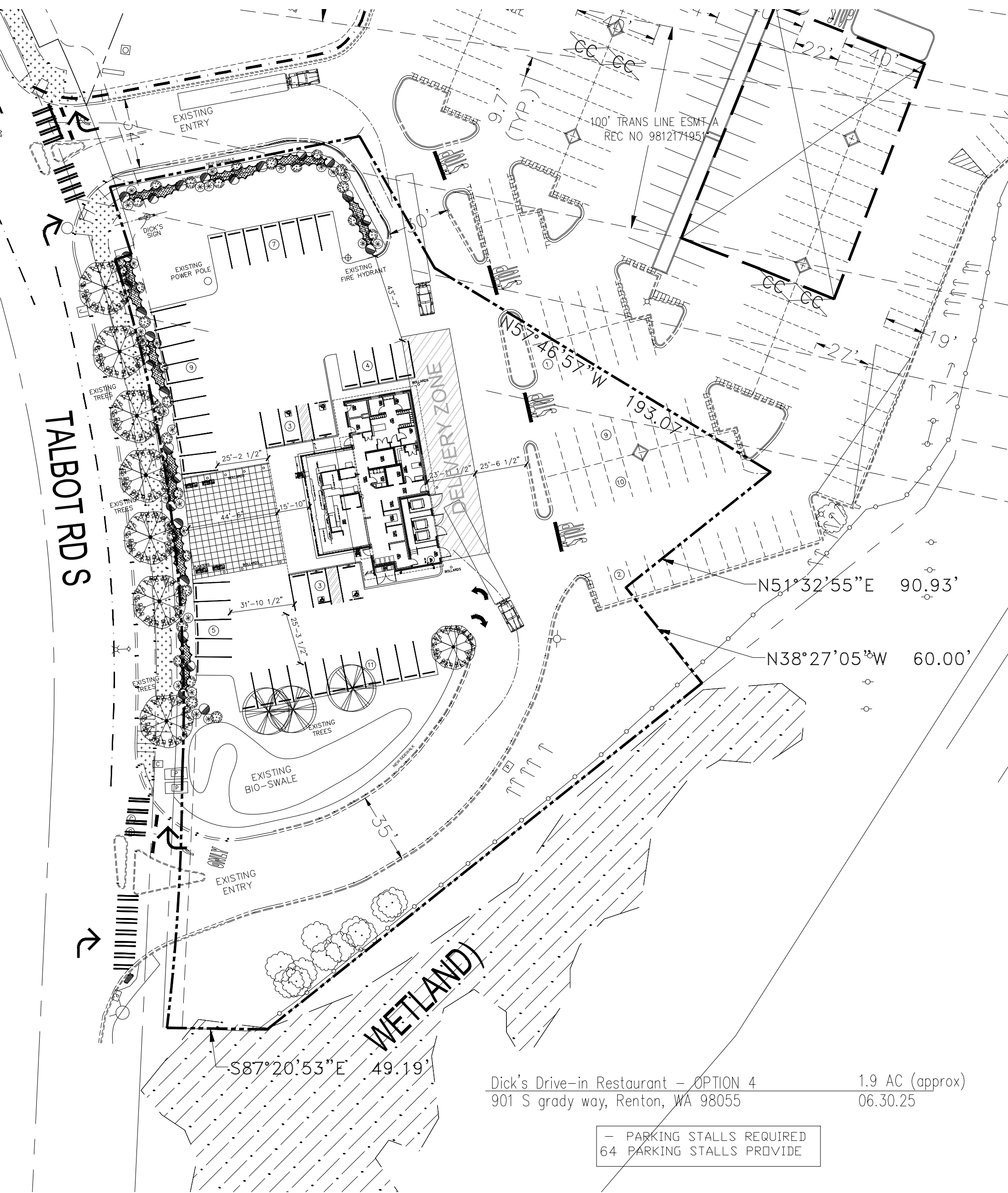
- THD TRAFFIC FLOW IN
- THD TRAFFIC FLOW OUT
- THD GOODS TRAFFIC FLOW

**THE HOME DEPOT**  
**RENTON, WA**  
 901 S GRADY WAY  
 RENTON, WA 98057

DRAWING ISSUE DATE: 10.31.2022  
 HD SITE SELECTION NUMBER: SS-02745.2002



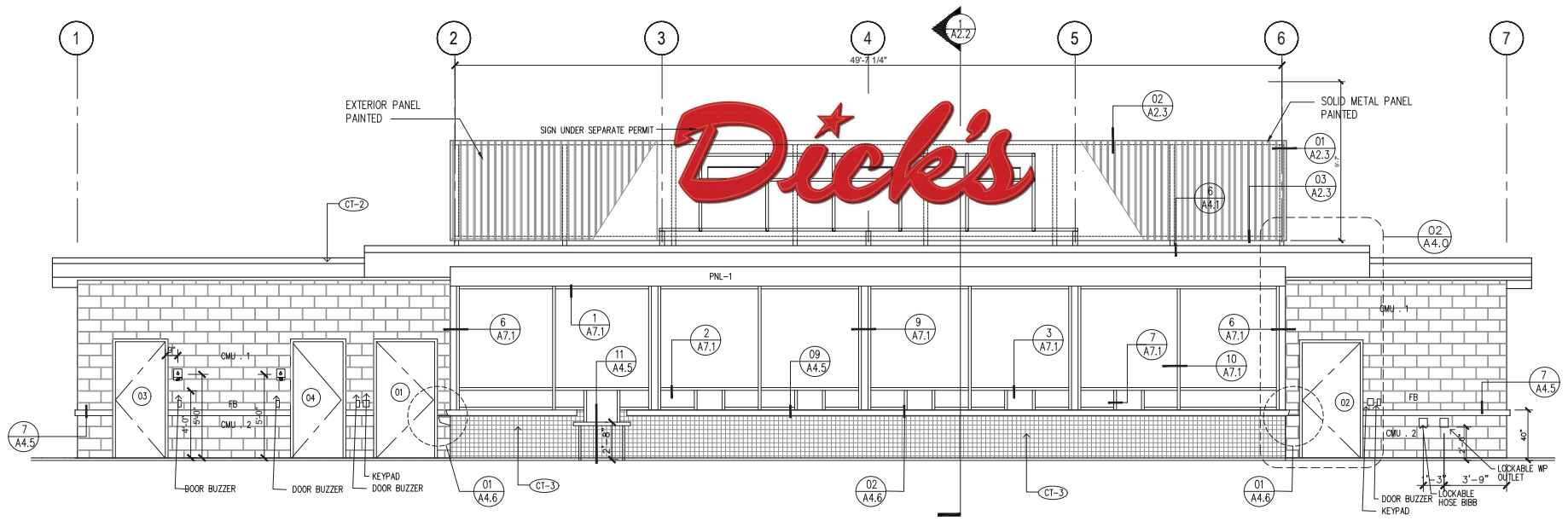
**WA - SITE PLAN 9**



Dick's Drive-in Restaurant - OPTION 4  
 901 S Grady Way, Renton, WA 98055

1.9 AC (approx)  
 06.30.25

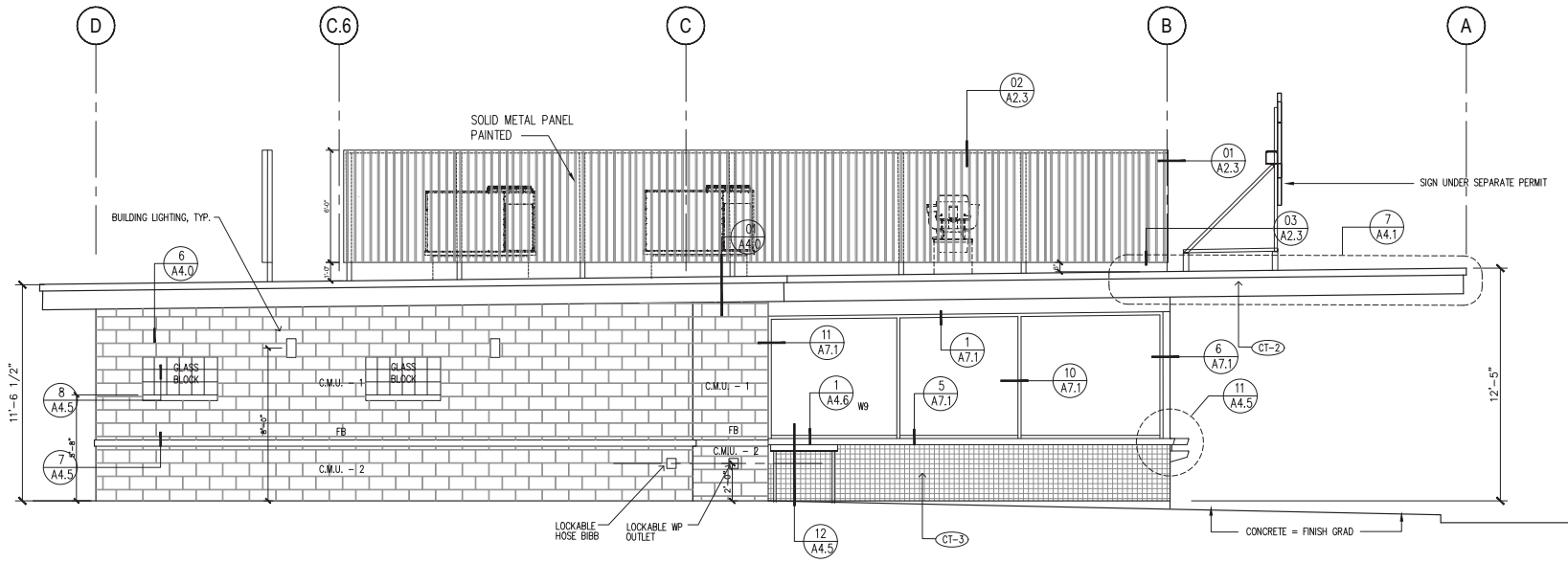
- PARKING STALLS REQUIRED  
 64 PARKING STALLS PROVIDED



03 WEST ELEVATION

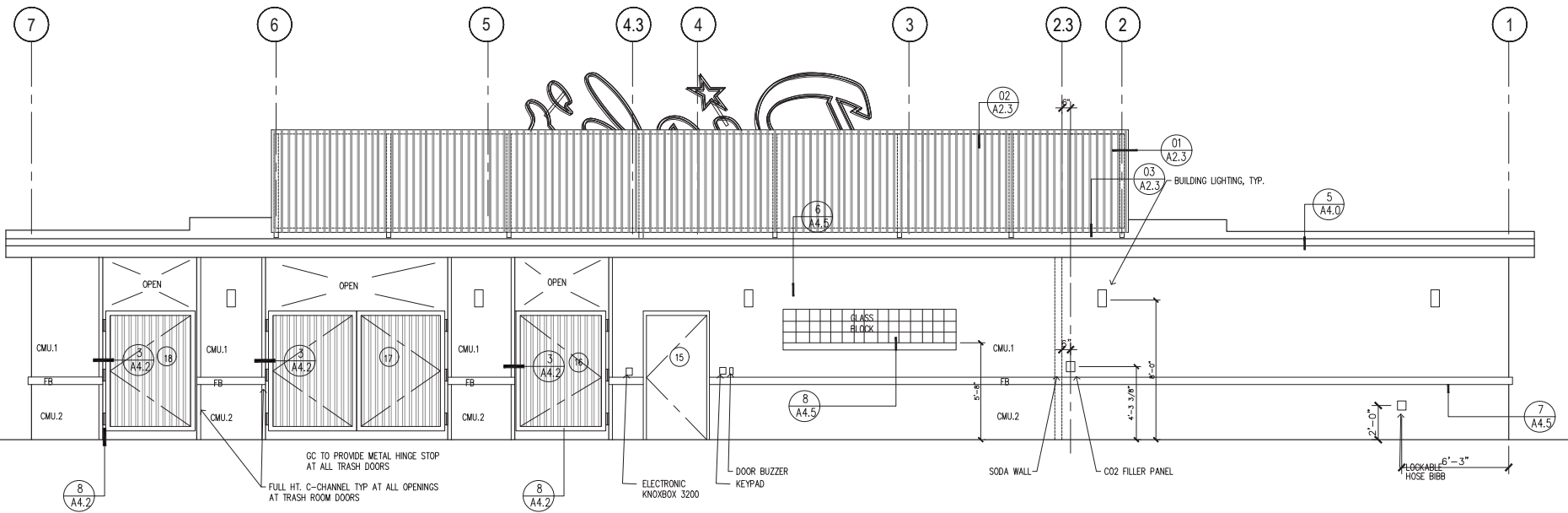
SCALE: 1/4"=1'-0"

NOTE: SIGN LOCATION AND DESIGN UNDER SEPARATE PERMIT  
SIGN STRUCTURAL TO BE COORDINATED W/SIGN CONTRACTOR



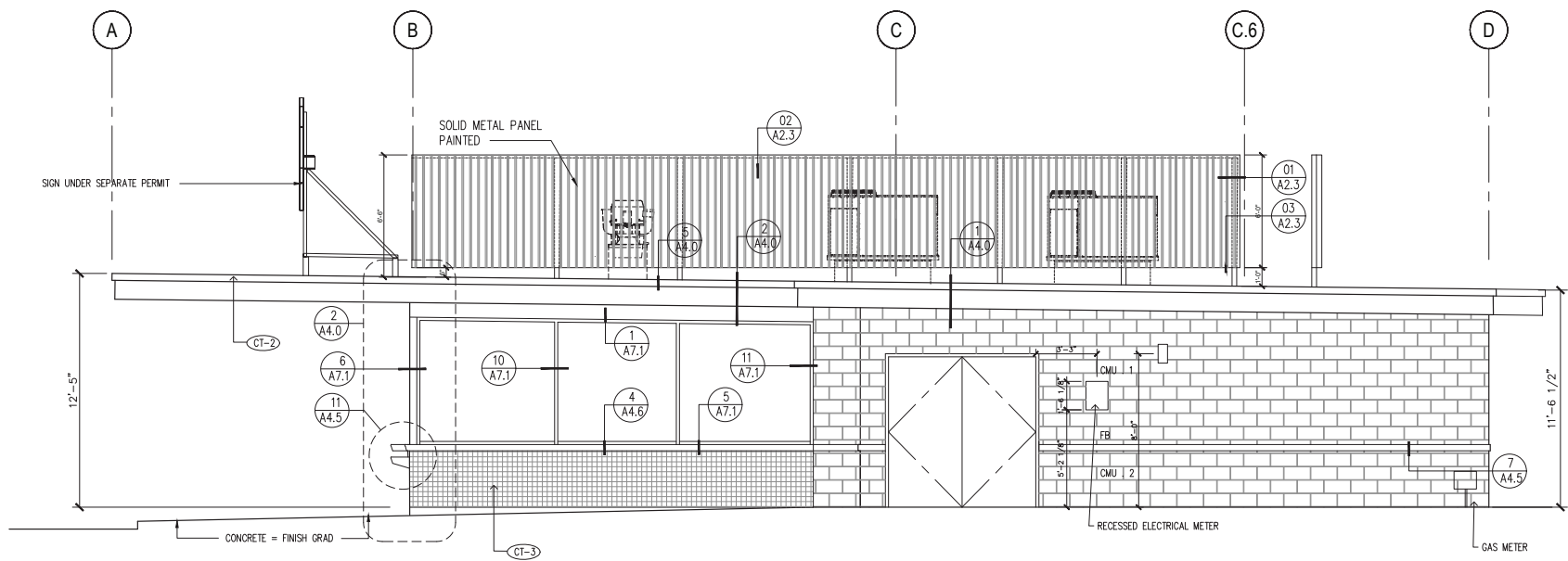
02 NORTH ELEVATION

SCALE: 1/4"=1'-0"



**03 EAST ELEVATION**  
SCALE: 1/4"=1'-0"

NOTE: SIGN LOCATION AND DESIGN UNDER SEPARATE PERMIT



**02 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"