The Home Depot
City of Huntington Beach, CA

RECEIVED
APR 2 8 2005
City of Huntington Beach

Project Description
(Revised 3/29/05)

General Information

The Home Depot proposes to construct a new store (the "Store") within the existing Kmart shopping center located at the southwest corner of Magnolia Street and Garfield Avenue in Huntington Beach, California. The Store, which will replace the existing Kmart structure, will be comprised of an approximately 102,102 square foot building with adjacent Garden Center measuring approximately 24,772 square feet.

The Kmart shopping center is now being used in conjunction with the Taco Bell of approximately 2,994 square feet. The Home Depot is applying for a Conditional Use Permit. With the approval of this application, the Home Depot will be permitted to demolish the existing Kmart, construct a new Home Depot, and reconfigure the parking field.

Proposed Uses

The proposed use is for the retail sales of building supplies, lumber, hardware, and associated items such as appliances, barbeques, pool accessories, home furnishings, patio furniture and materials associated with home maintenance and repair. The project includes an outdoor garden center/nursery for retail sales of plant and nursery items. The proposed use will also include incidental activities such as the rental of tools and equipment for construction and gardening and home improvement projects.

Two flat bed trucks for use by customers will be stored outside the store in designated parking stalls. Other items to be temporarily stored outdoors prior to pick up will be pallets located in the "Pallet Enclosure"; baled cardboard and recyclable materials inside the receiving area.

Store Operations

The proposed Store will employ approximately 200 employees during three daily shifts. Approximately 30 percent of these employees will be transferred from other local facilities in order to train new employees and manage the Store. The Store's hours of operation will vary during the week but will generally range from 5:30 AM to 11:00 PM, with the option of remaining open for business between the hours of 7:00 AM – 7:00 PM Monday thru Friday.

Typical daily deliveries normally include 2-3 flatbed trucks of lumber along with 10-15 light duty or semi trucks for delivery of other building materials and home improvement products. Delivery appointments will normally be scheduled for late afternoon and the morning hours. The company will receive deliveries 24 hours per day.

The potential exists for some lumber, merchandise, plant materials, and "will call" orders to be temporarily stored at the side of the building. Some plant materials may be temporarily displayed outside, adjacent to the Garden Center. Baled cardboard and recyclable materials may be temporarily stored outdoors, within the receiving area. Refuse will be processed in a compactor unit located within the dock area at the rear of the building, and a satellite dish for communication will be installed on the roof/parapet system.

City of **Huntington Beach**

CONCEPTUAL PLANS
FOR

THE HOME DEPOT USA, INC.
19101 MAGNOLIA ST.
HUNTINGTON BEACH, CA 92646

ZONING MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPTUAL SITE PLAN
3	CONCEPTUAL LANDSCAPE PLAN
4	CONCEPTUAL GRADING & DRAINAGE PLAN
5	CONCEPTUAL UTILITY PLAN
6	CONCEPTUAL SITE LIGHTING PLAN
7	SITE LIGHTING DETAILS
8	CONCEPTUAL SIGHT LINE / ROOF & SECTIONS PLAN
9	ALTA SURVEY - BOUNDARY & EASEMENTS
10	ALTA SURVEY - IMPROVEMENT & UTILITY PLAT
11	ALTA SURVEY - TOPOGRAPHIC PLAT
12	ELEVATIONS
13	SIGNAGE PLANS
14	SIGNAGE PLANS
15	CONCEPTUAL FLOOR PLAN
16	TRUCK TRACKING PLAN

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL
TYPE OF CONSTRUCTION
TYPE 5N (SPRINKLERED)

PROJECT NOTES
PRIOR TO ISSUANCE OF DEMOLITIONS PERMITS FOR THE K MART BUILDING, THE FOLLOWING SHALL BE COMPLETED:

A. THE APPLICANT SHALL FOLLOW ALL PROCEDURAL REQUIREMENTS AND REGULATIONS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) AND ANY OTHER LOCAL, STATE OR FEDERAL LAWS REGARDING THE REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIAL INCLUDING ASBESTOS, LEAD AND PCB'S. THESE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO: SURVEY, IDENTIFICATION OF REMOVAL METHODS, CONTAINMENT MEASURES, USE AND TREATMENT OF WATER, PROPER TRUCK HAULING, DISPOSAL PROCEDURES AND PROPER NOTIFICATION TO ANY AND ALL INVOLVED AGENCIES.

B. PURSUANT TO THE REQUIREMENTS OF THE SCAQMD, AN ASBESTOS SURVEY SHALL BE COMPLETED.

C. THE APPLICANT SHALL COMPLETE ALL NOTIFICATION REQUIREMENTS OF THE SCAQMD.

D. THE CITY OF HUNTINGTON BEACH SHALL RECEIVE WRITTEN VERIFICATION FROM THE SCAQMD THAT THE NOTIFICATION PROCEDURES HAVE BEEN COMPLETED.

E. ALL ASBESTOS SHALL BE REMOVED FROM ALL BUILDINGS PRIOR TO DEMOLITION OF ANY PORTION OF ANY BUILDING.

F. A TRUCK HAULING AND ROUTING PLAN FOR ALL TRUCKS INVOLVED IN ASBESTOS REMOVAL AND DEMOLITION OF THE EXISTING STRUCTURES SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

DRAWING ISSUE/REVISION RECORD
DATE: [illegible]

SITE PLANNER: AL
SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER
REAL ESTATE MARKET: LOS ANGELES
REAL ESTATE AGENDA NAME: THE HOME DEPOT HUNTINGTON BEACH, CA

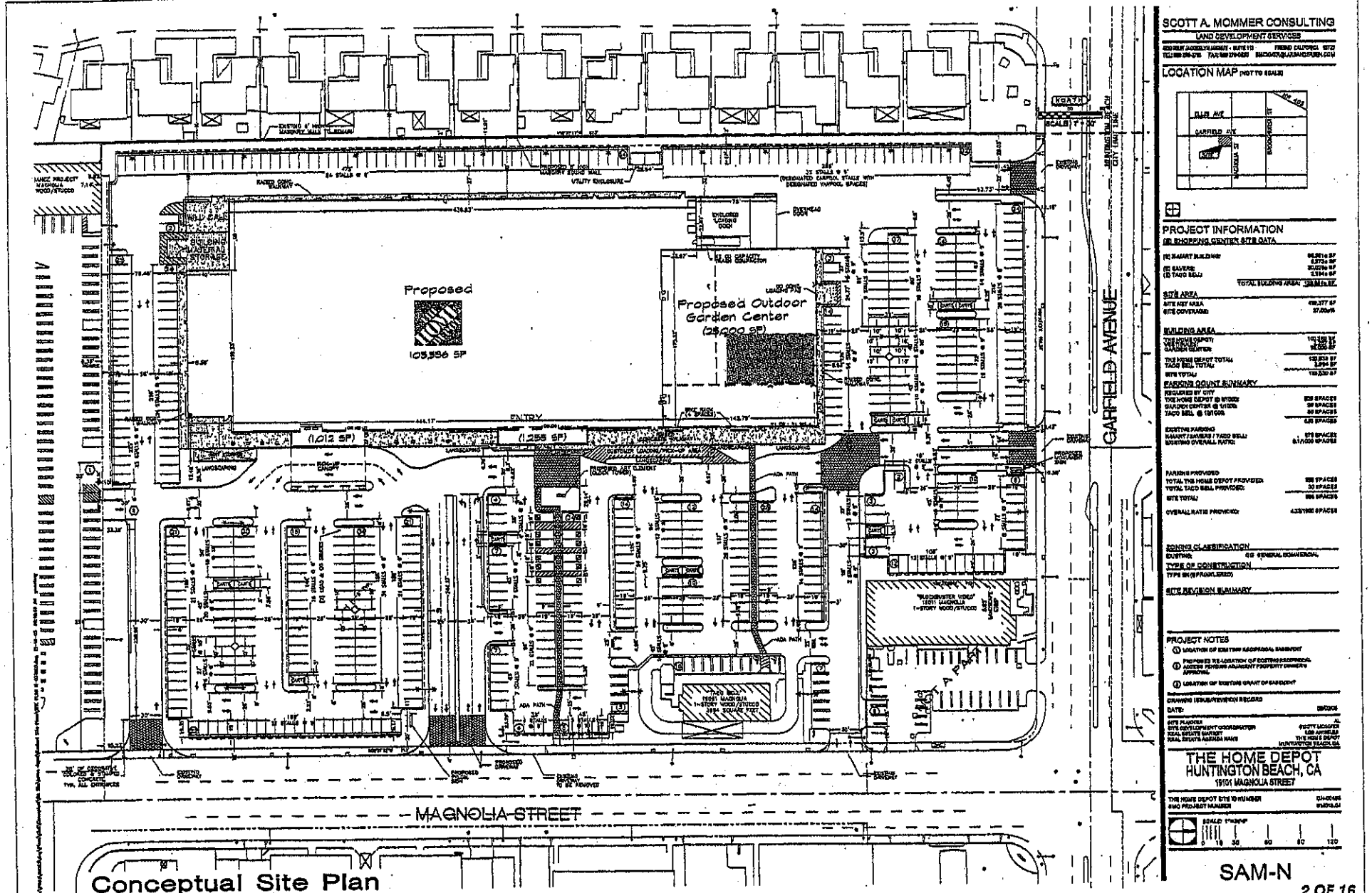
THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

THE HOME DEPOT SITE ID NUMBER: [illegible]
SAM PROJECT NUMBER: [illegible]

SCALE: 1"=30'-0"
0 15 30 60 90 120

SAM-N

ATTACHMENT NO. 2



SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

PROJECT INFORMATION
(E) SHOPPING CENTER SITE DATA

SITE AREA

BUILDING AREA

PARKING COUNT SUMMARY

ZONING CLASSIFICATION

TYPE OF CONSTRUCTION

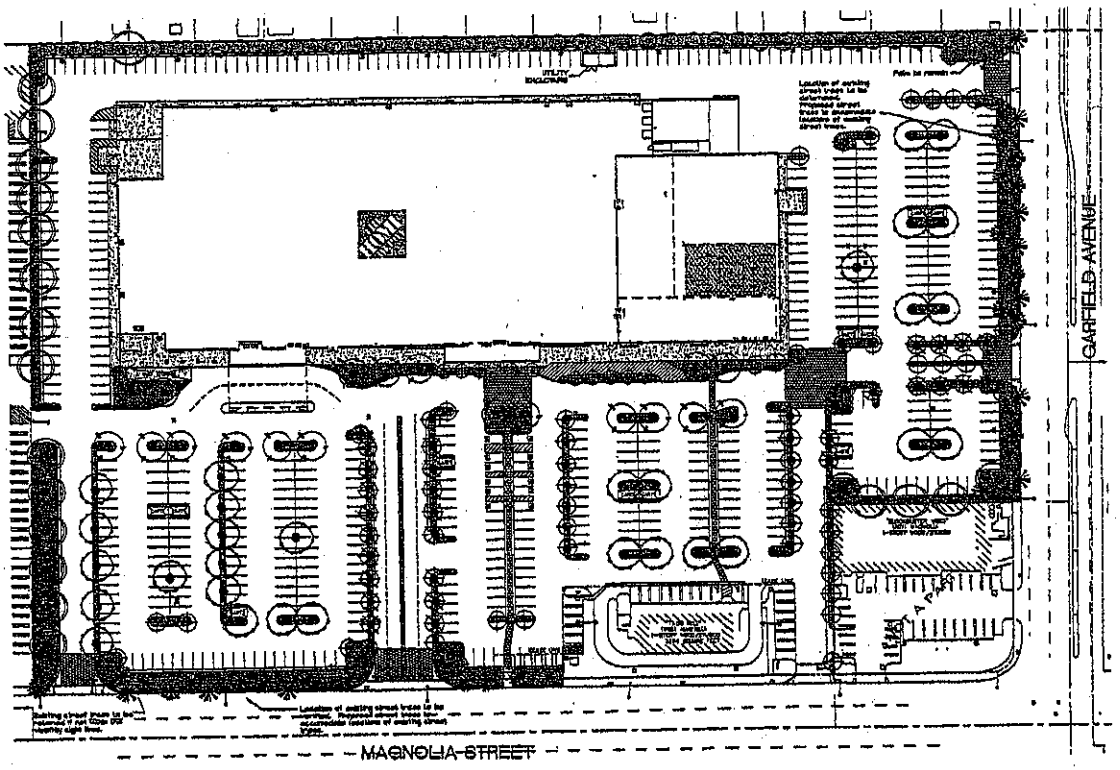
SITE REVISION SUMMARY

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

SAM-N



PLANT KEY

Conceptual Landscape Plan

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

PROJECT INFORMATION

SITE AREA

BUILDING AREA

PARKING COUNT SUMMARY

ZONING CLASSIFICATION

TYPE OF CONSTRUCTION

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD

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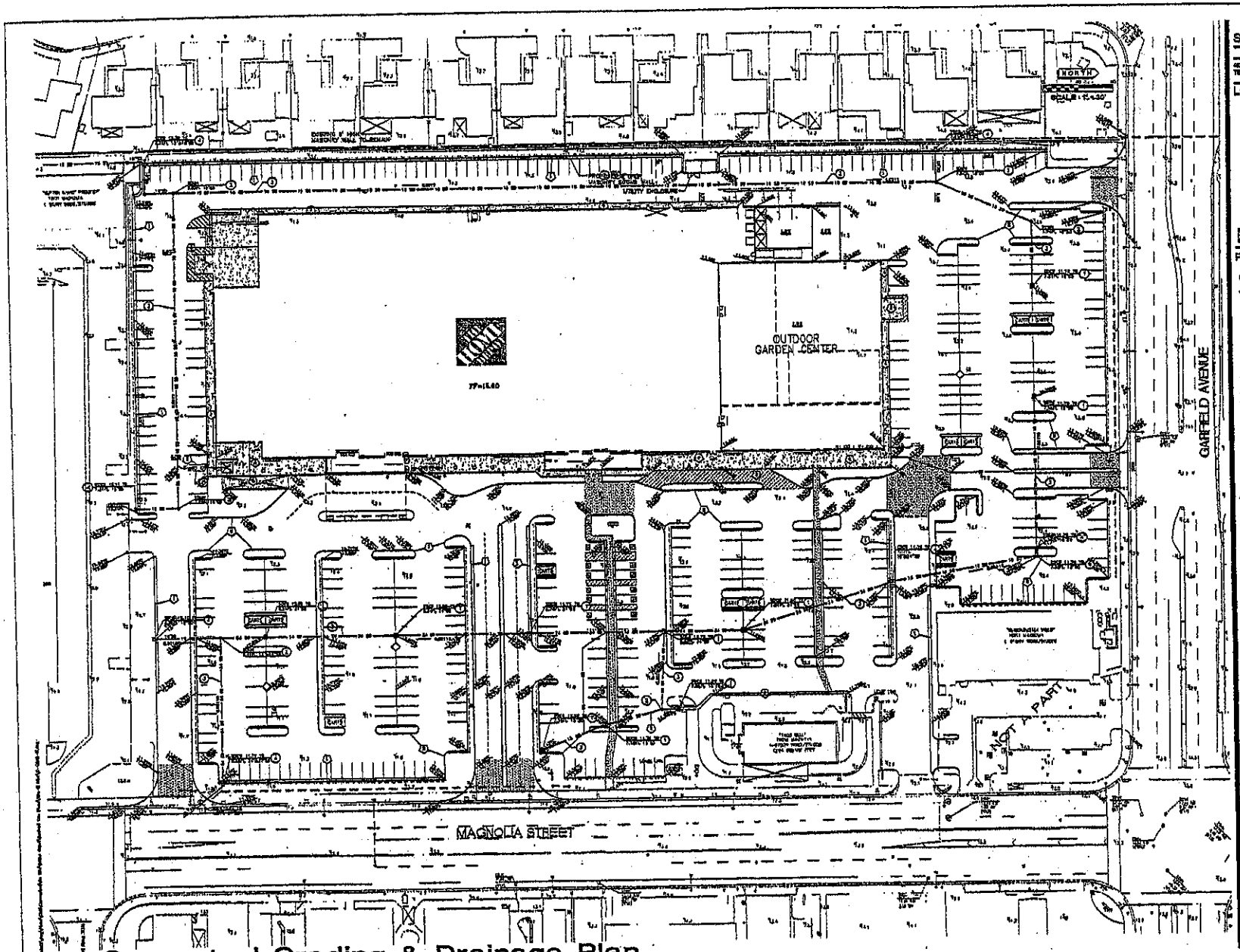
THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

SAM-N



Conceptual Grading & Drainage Plan

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

PROJECT INFORMATION

LEGEND:

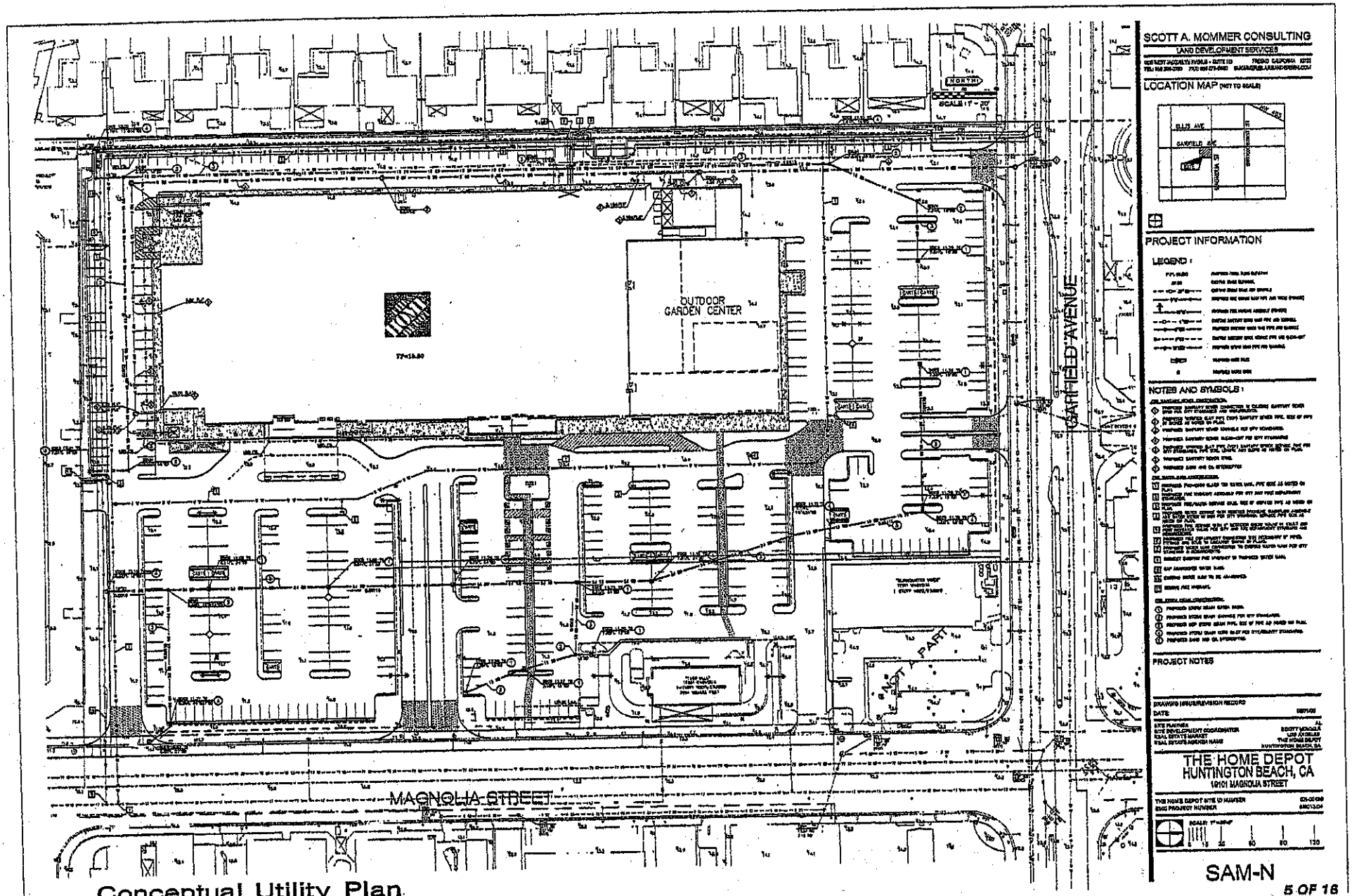
CONSTRUCTION NOTES AND SYMBOLS

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

SAM-N



SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

PROJECT INFORMATION

LEGEND :

NOTES AND SYMBOLS :

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD

DATE

SITE PLANNER
SITE DEVELOPMENT COORDINATOR
REAL ESTATE MANAGER
REAL ESTATE AGENCY NAME

THE HOME DEPOT
HUNTINGTON BEACH, CA
18101 MAGNOLIA STREET

THE HOME DEPOT SITE ID NUMBER
ENG PROJECT NUMBER

SAM-N

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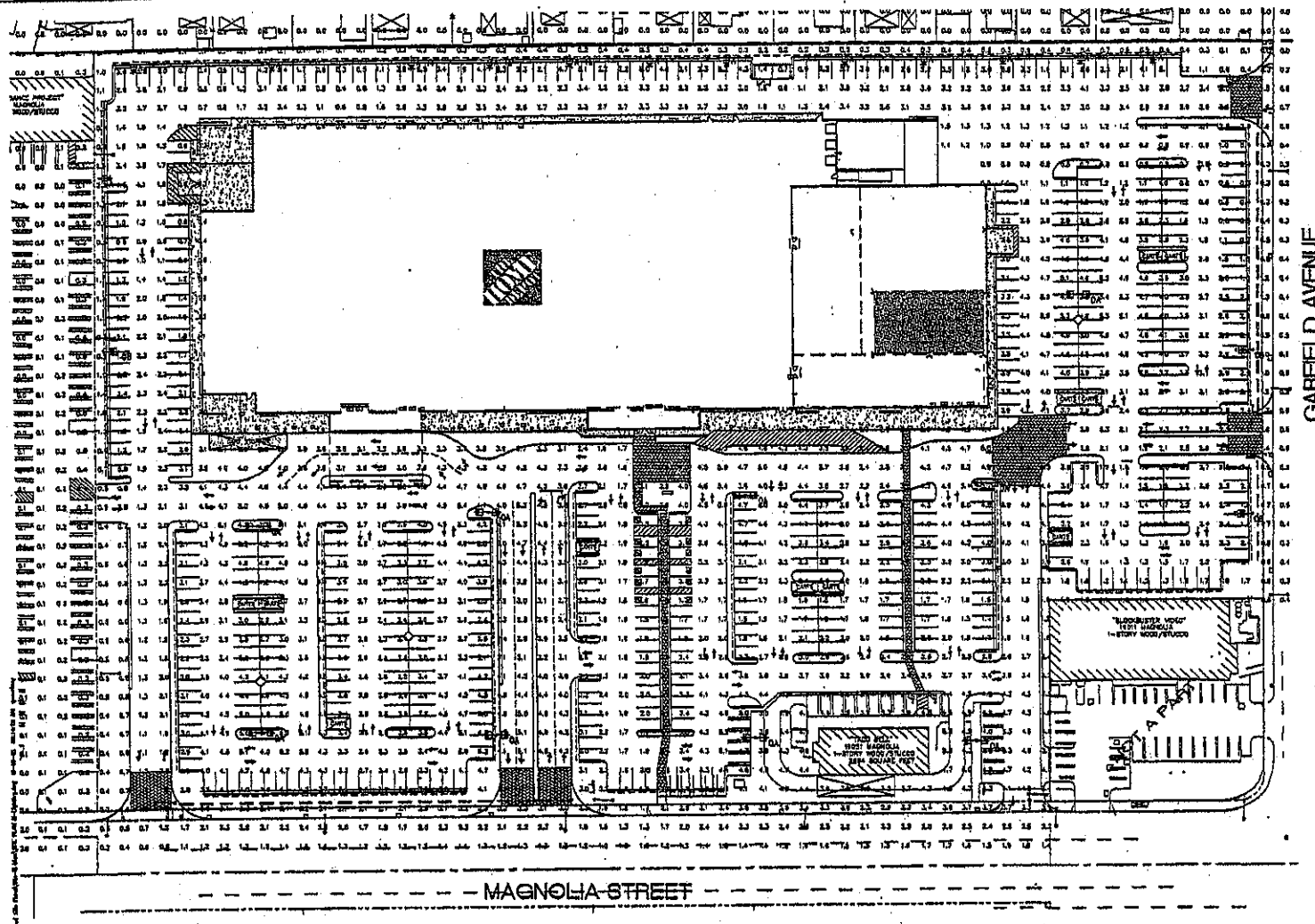
Conceptual Utility Plan



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Front Lot Boundary	3.4 fc	5.4 fc	1.0 fc	5.4:1	3.4:1

NOTES

1. Readings taken are based on a grid 10' x 10' at grade.
2. Please refer to the "Luminaire Locations" table for mounting heights.
3. Photometric information can be obtained at www.lithonia.com or through your local agency.

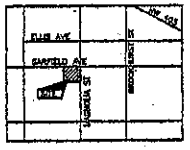
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Mtg Ht	Lumens	LLF
○	A1	9	KAD 400M R3 PMA	KADET, CAST ALUMINUM, 400 METAL HALIDE, R3 DISTRIBUTION, FLAT LENS	400 MH/HPS	40'-0"	130000	0.75
○	B1	4	KAD 400M R3 PMA SQ	KADET, CAST ALUMINUM, 400 METAL HALIDE, R3 DISTRIBUTION, FLAT LENS, SQUARE POLE	400 MH/HPS	40'-0"	130000	0.75
○	C1	11	KAD 400M R3 PMA SQ	KADET, CAST ALUMINUM, 400 METAL HALIDE, R3 DISTRIBUTION, FLAT LENS, SQUARE POLE	400 MH/HPS	30'-0"	130000	0.75

Conceptual Site Lighting Plan

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD
DATE: 06/04/08

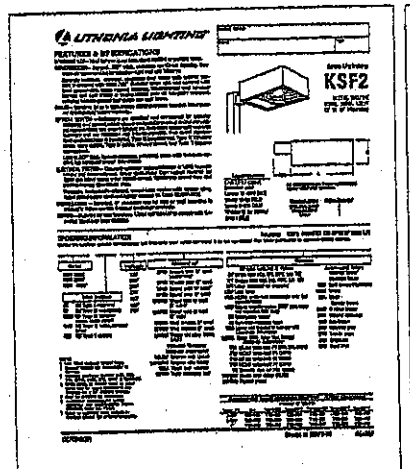
SITE PLANNER: AL
SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER
REAL ESTATE MARKET: LOS ANGELES
REAL ESTATE AGENCIA NAME: THE HOME DEPOT
HUNTINGTON BEACH, CA

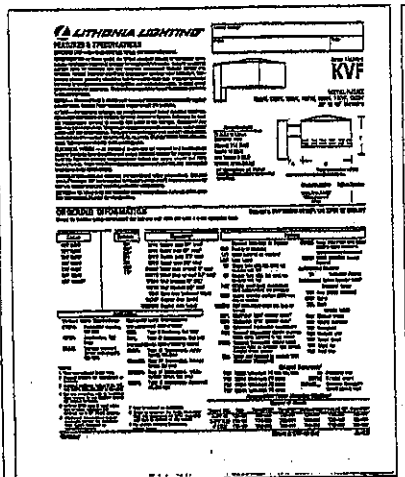
THE HOME DEPOT
HUNTINGTON BEACH, CA
10101 MAGNOLIA STREET

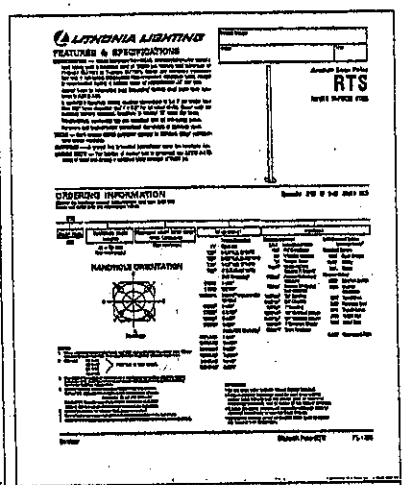
THE HOME DEPOT SITE ID NUMBER: 1211-03-000
HDC PROJECT NUMBER: 3340712-04

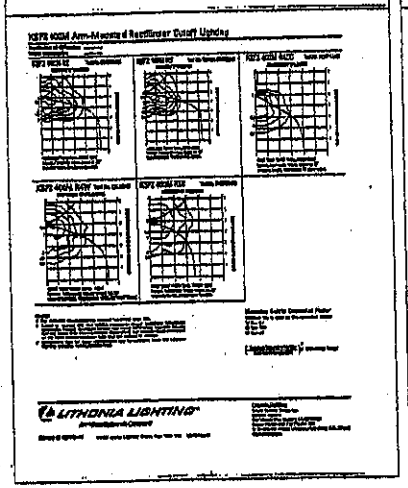
SCALE: 1"=30'
0 15 30 60 90 120

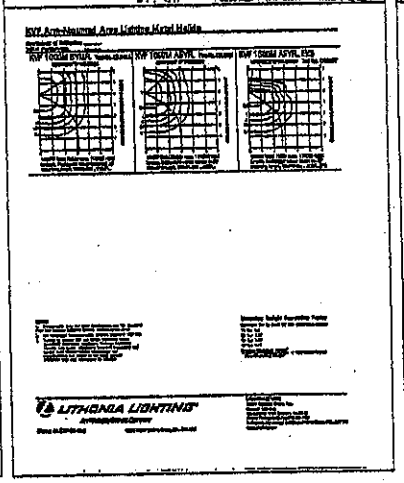
SAM-N

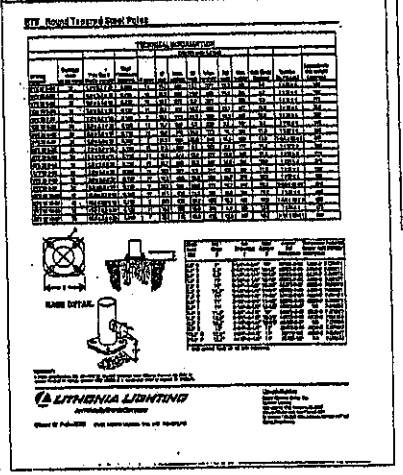


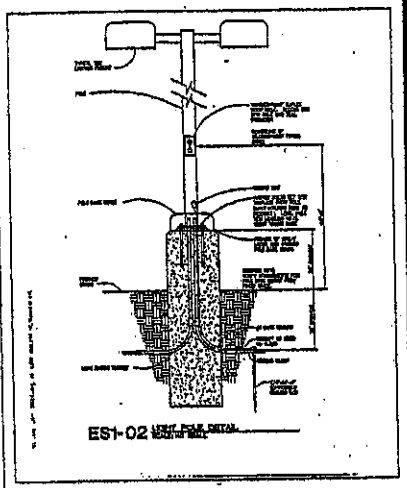






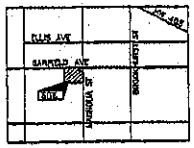






SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD
DATE: ISSUE

SITE PLANNER: AL
SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER, LOS ANGELES
REAL ESTATE MANAGER: THE HOME DEPOT
REAL ESTATE ANALYST: HUNTINGTON BEACH, CA

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

THE HOME DEPOT SITE ID NUMBER: CH-0348
SMC PROJECT NUMBER: SM013.04

SCALE: 1"=30'
0 15 30 60 90 120

SAM-N

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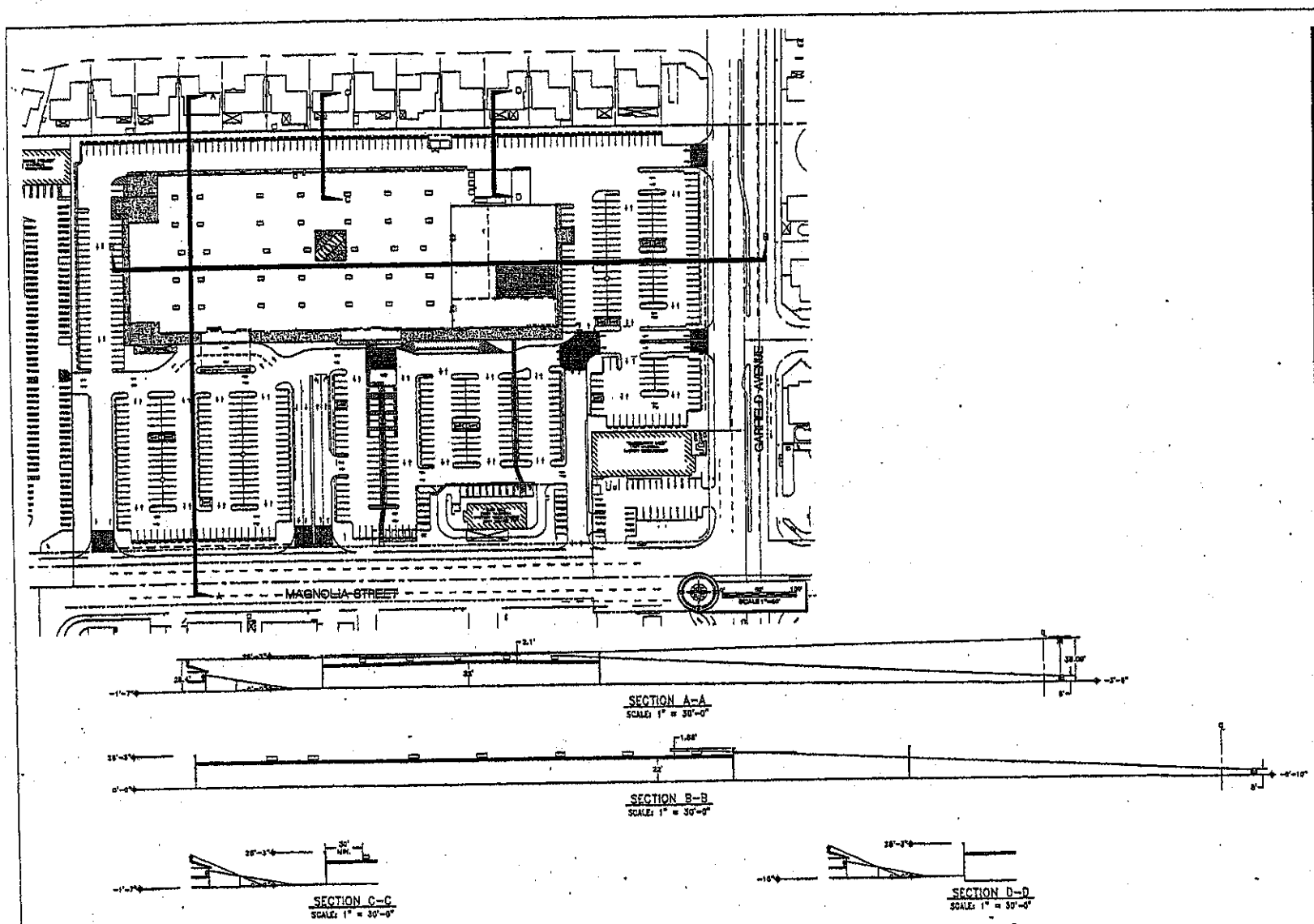
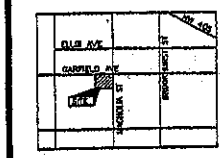
Conceptual Site Lighting Details



SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL

TYPE OF CONSTRUCTION
TYPE IN (SPRINKLERED)

SITE REVISION SUMMARY

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD
DATE:

SITE PLANNER
SITE DEVELOPMENT COORDINATOR
REAL ESTATE MARKET
REAL ESTATE AGENDA NAME

SCOTT MOMMER
LOS ANGELES
THE HOME DEPOT
HUNTINGTON BEACH, CA

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

THE HOME DEPOT SITE ID NUMBER
SMD PROJECT NUMBER

SAM-N

Conceptual Line of Sight / Roof & Section Plan

ALTA/ACSM LAND TITLE SURVEY

HOME DEPOT SITE (No. 06341)
19131 MAGNOLIA STREET
HUNTINGTON BEACH, CALIFORNIA

LEGAL DESCRIPTION

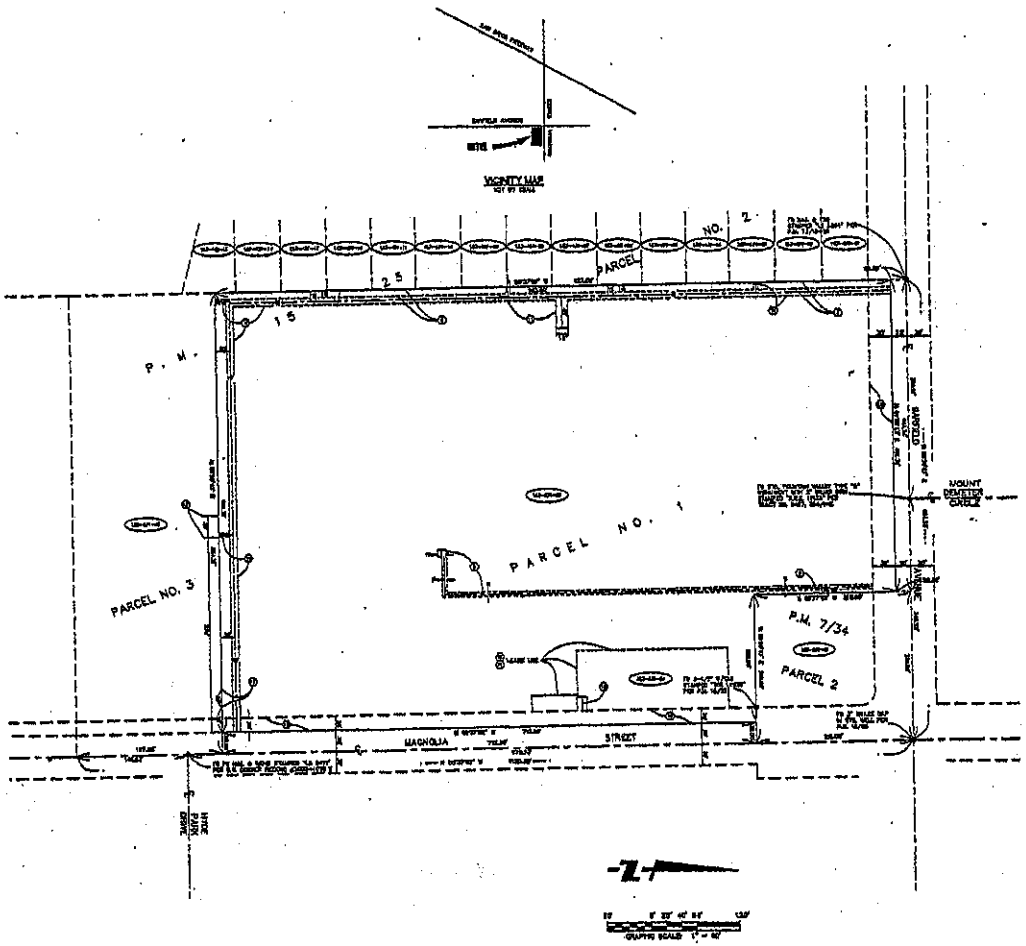
TITLE REPORT

OWNER

BASIS OF BEARINGS

NOTES

UTILITY COMPANIES



LEGEND

FLOOD ZONE

USE ZONE AND BUILDING SETBACKS

LAND AREA

ADJOINING OWNERS

SURVEYOR'S CERTIFICATE

BOUNDARY AND EASEMENTS

A.L.T.A./A.C.S.M. SURVEY

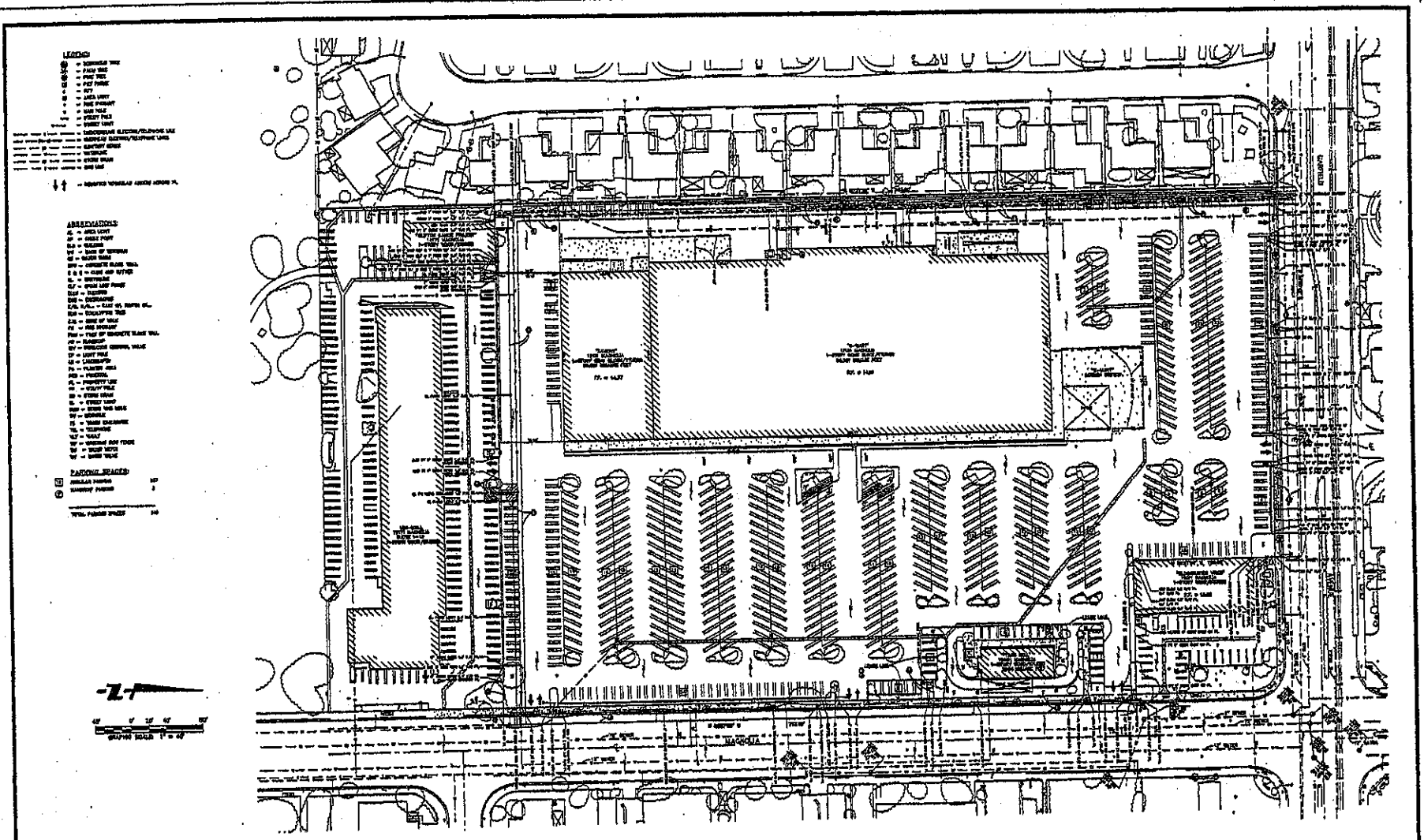
HOME DEPOT SITE
19131 MAGNOLIA STREET
HUNTINGTON BEACH, CALIFORNIA

FIRST AMERICAN TITLE INSURANCE COMPANY

HOME DEPOT USA, INC.

FUSCOE ENGINEERING

SHEET 1 OF 3



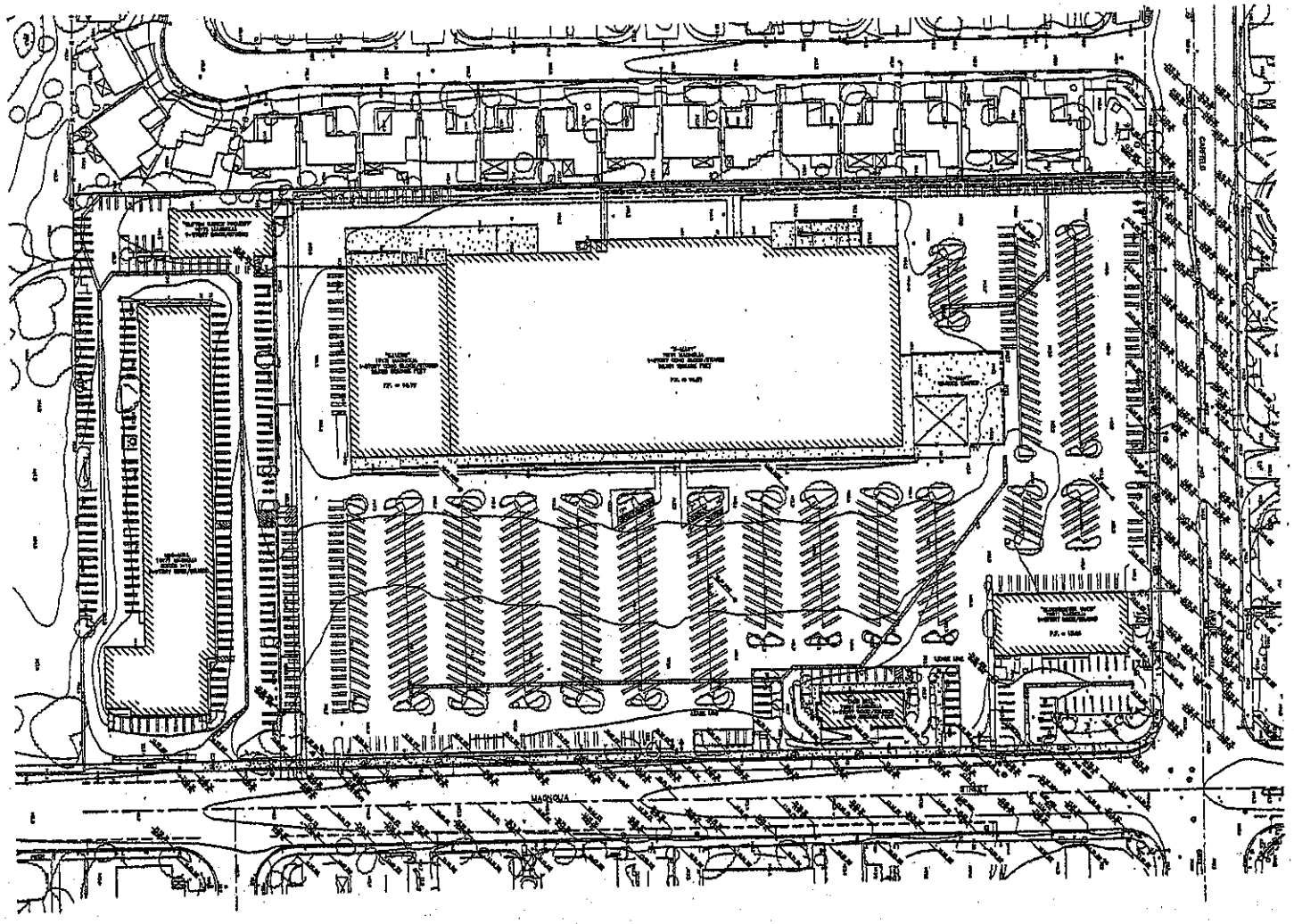
IMPROVEMENT PLAT

IMPROVEMENT AND UTILITY PLAT

ALTA/ACSM SURVEY

FUSCOE ENGINEERING

SHEET 2 OF 6

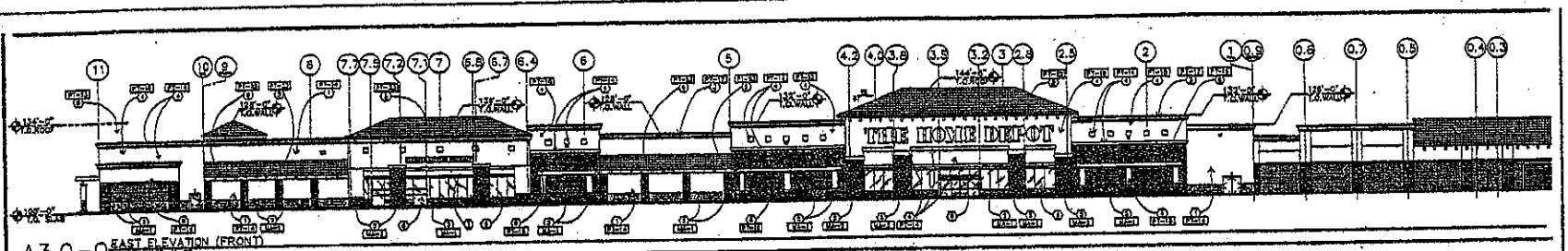


TOPOGRAPHIC PLAT

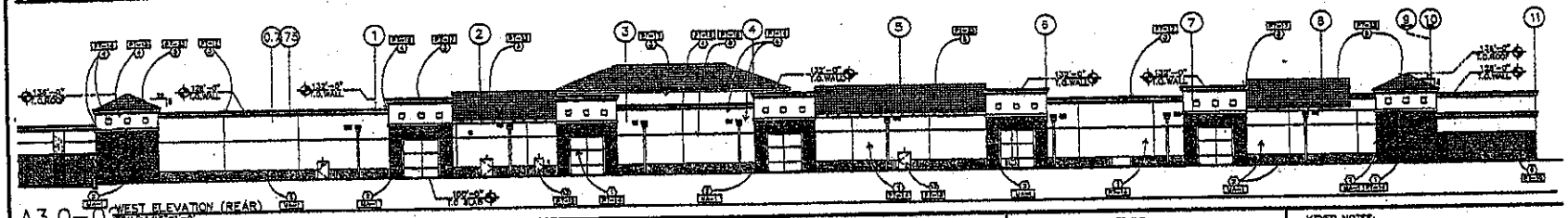
ALTA/ACSM SURVEY

FUSCOE ENGINEERING

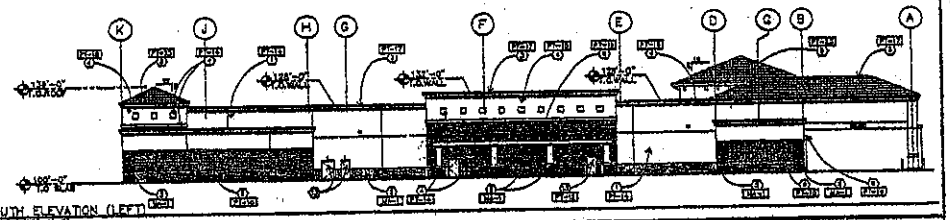
SHEET 3 OF 3



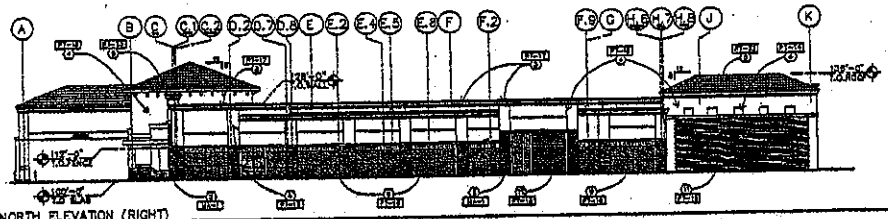
A3.0-0 EAST ELEVATION (FRONT)



A3.0-0 WEST ELEVATION (REAR)



A3.0-0 SOUTH ELEVATION (LEFT)



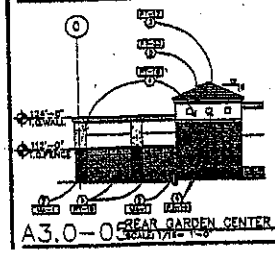
A3.0-0 NORTH ELEVATION (RIGHT)

EXTERIOR FINISH SCHEDULE

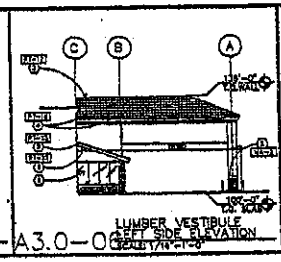
PAINTS AND COATINGS

MASONRY

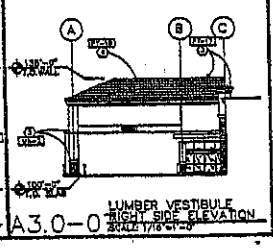
KEYED NOTES:



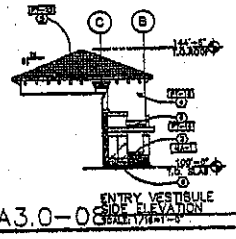
A3.0-0 REAR GARDEN CENTER



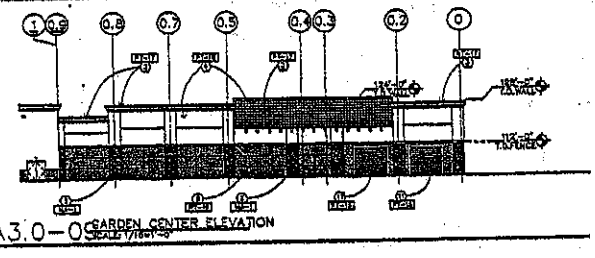
A3.0-0 LUMBER VESTIBULE LEFT SIDE ELEVATION



A3.0-0 LUMBER VESTIBULE RIGHT SIDE ELEVATION



A3.0-0 ENTRY VESTIBULE SIDE ELEVATION



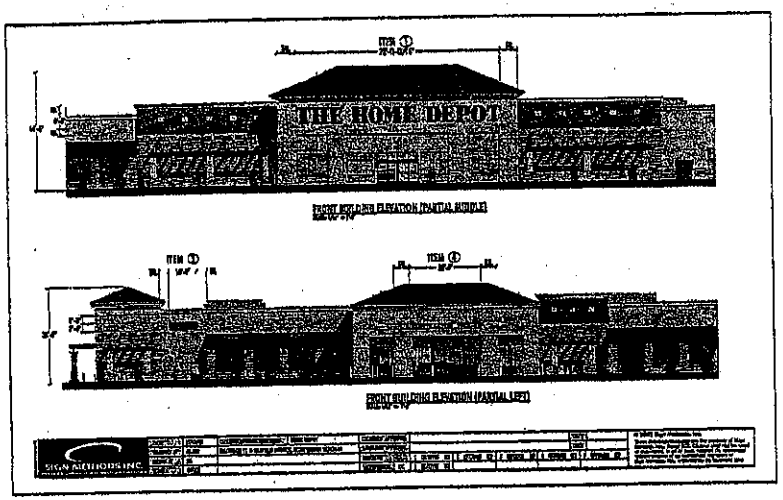
A3.0-0 GARDEN CENTER ELEVATION

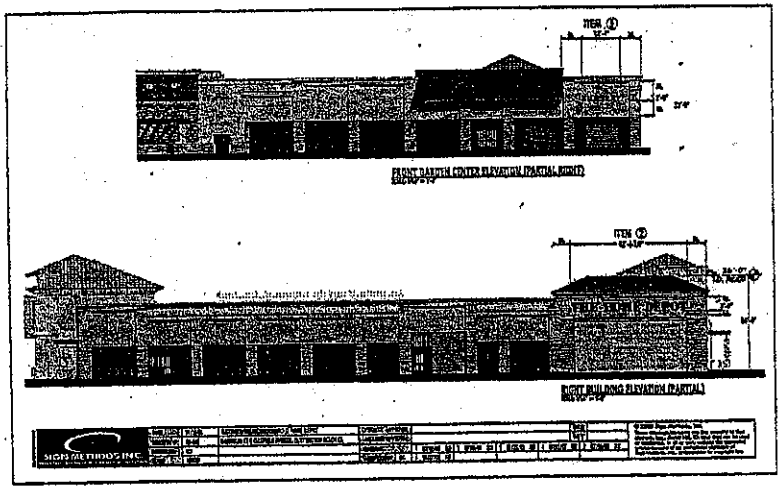
THE HOME DEPOT

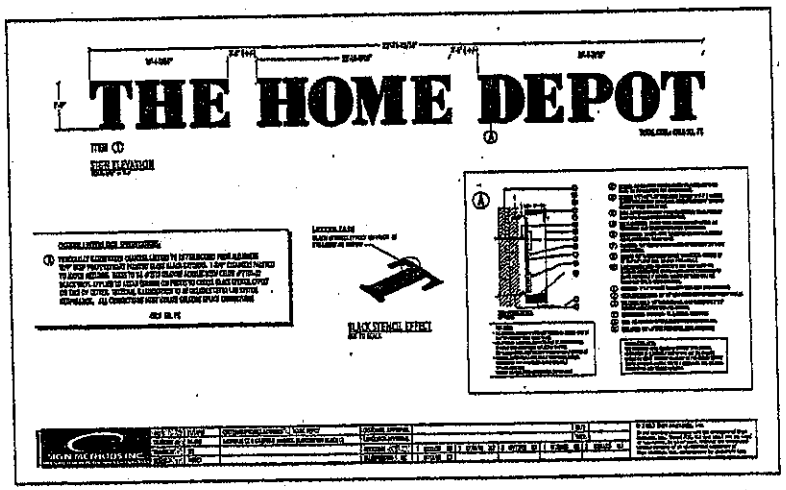
STORE NUMBER

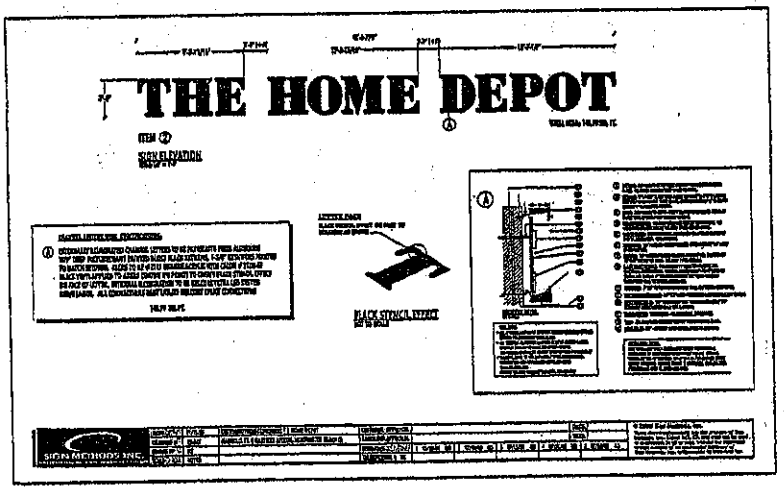
HUNTINGTON BEACH, CA

A3.0 EXTERIOR ELEVATIONS





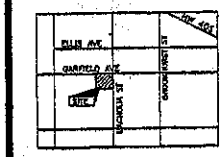




SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION

EXISTING: CG GENERAL COMMERCIAL

TYPE OF CONSTRUCTION

TYPE IN (SPRINKLERED)

SITE REVISION SUMMARY

PROJECT NOTES

DRAWING ISSUE/REVISION RECORD

DATE: 08/02/08

SITE PLANNER: AL

SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER

REAL ESTATE MARKET: LOS ANGELES

REAL ESTATE AGENCY NAME: THE HOME DEPOT HUNTINGTON BEACH, CA

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

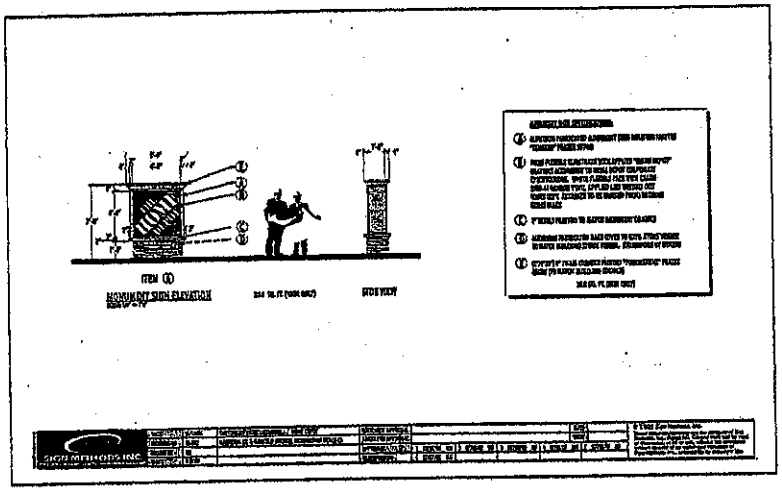
THE HOME DEPOT SITE ID NUMBER: CM-00429

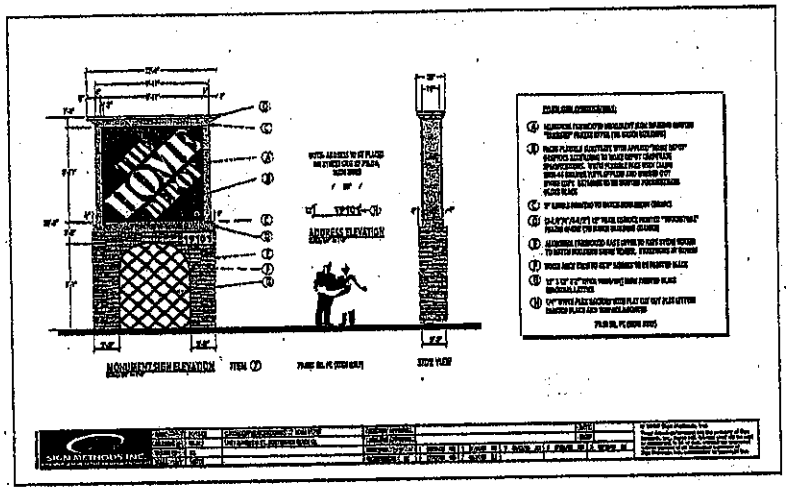
SMC PROJECT NUMBER: SMC13.04

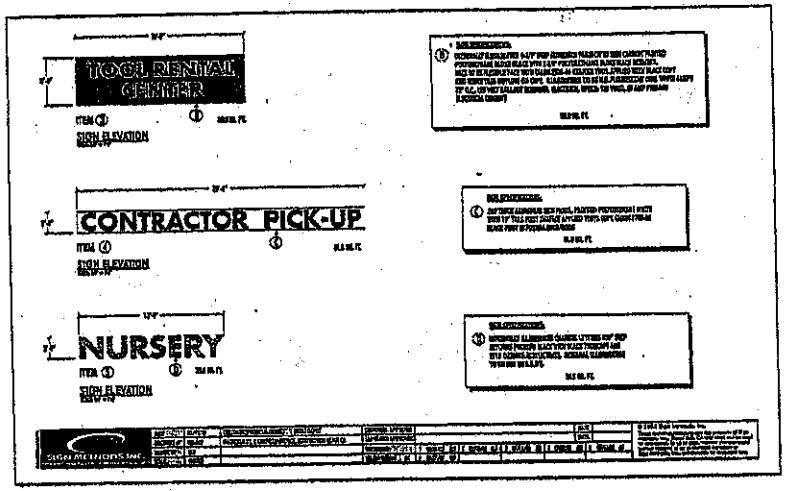
SCALE: 1"=30'-0"

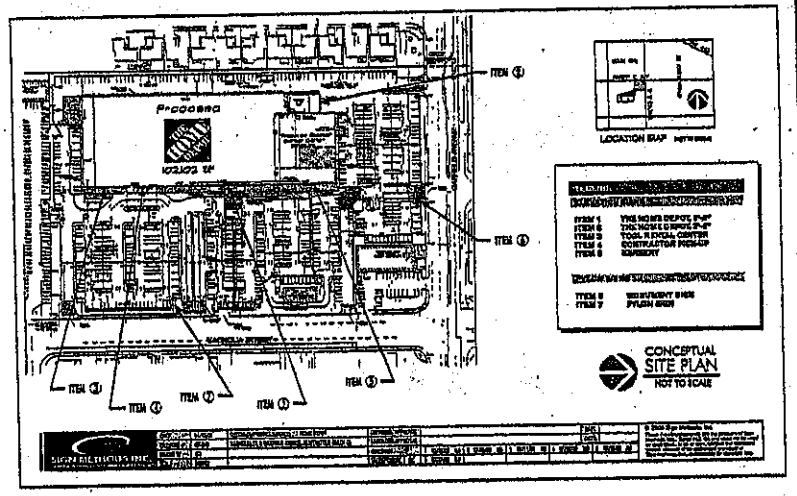
0 15 30 60 90 120

SAM-N



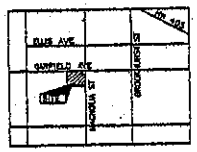






SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL

TYPE OF CONSTRUCTION
TYPE II-1HR (EXPOSED STEEL)

SITE REVISION SUMMARY

PROJECT NOTES

DRAWING NO./REVISION RECORD
DATE: 09/01/05

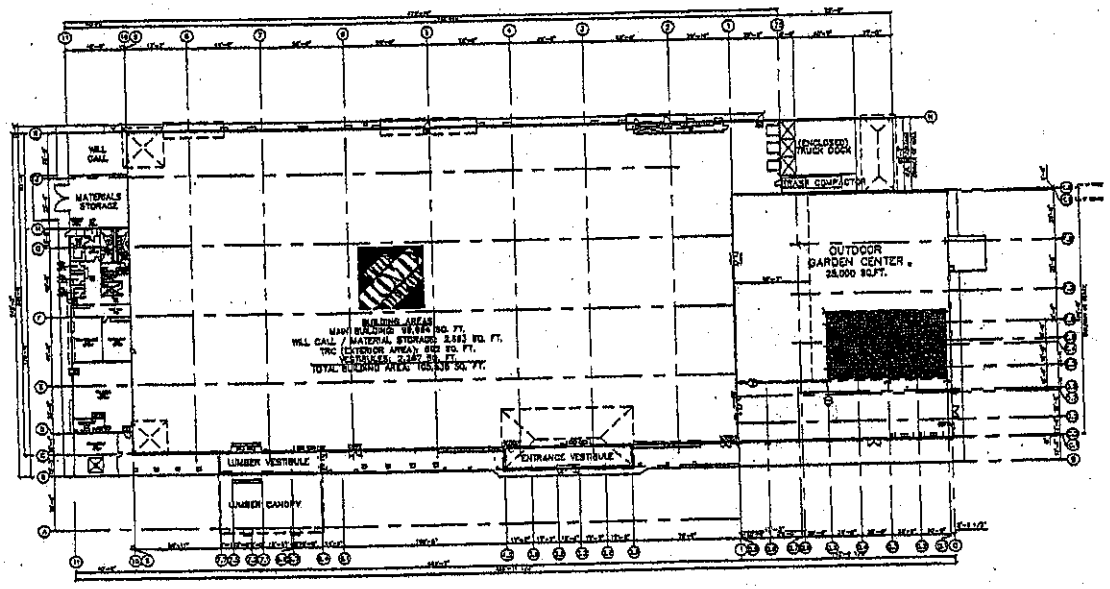
SITE PLANNER: AL
SITE DEVELOPMENT COORDINATOR: SCOTT MOMMER
REAL ESTATE PLANNER: LOS ANGELES
REAL ESTATE AGENCY NAME: THE HOME DEPOT
HUNTINGTON BEACH CA

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

THE HOME DEPOT SITE NO HUGGER: CH-0045
SIMO PROJECT NUMBER: SIM015.01

SCALE: 1"=30'-0"
0 15 30 60 90 120

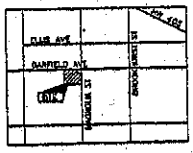
SAM-N



Conceptual Floor Plan

SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)



PROJECT INFORMATION
ZONING CLASSIFICATION
EXISTING: CG GENERAL COMMERCIAL
TYPE OF CONSTRUCTION
TYPE IN (SPRING/BRIDGE)

DRAWING NAME/REVISION RECORD
DATE:
SCALE:
SITE PLANNER
SITE DEVELOPMENT COORDINATOR
REAL ESTATE MANAGER
REAL ESTATE MANAGER NAME

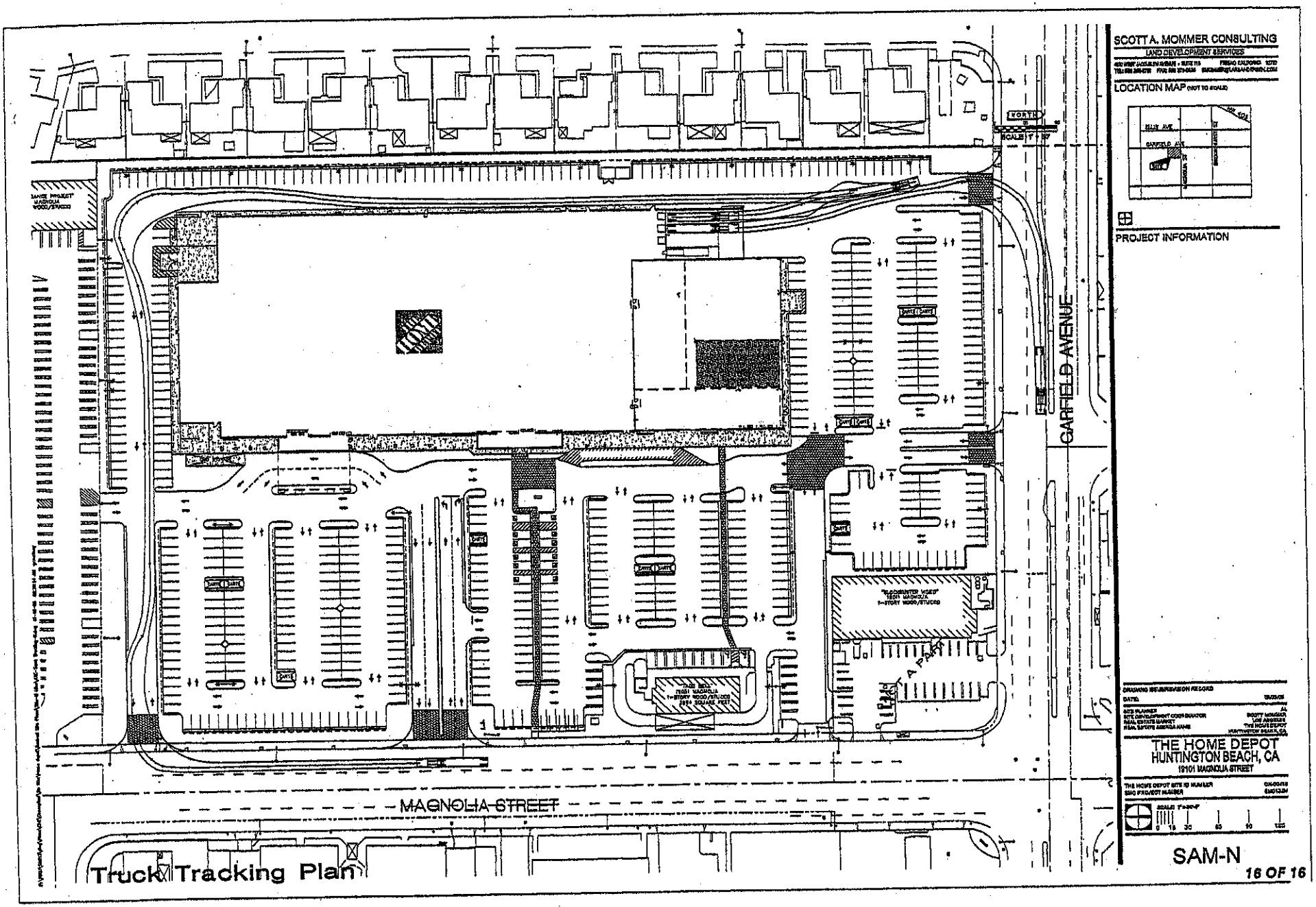
AL
SCOTT MOMMER
LOS ANGELES
THE HOME DEPOT
HUNTINGTON BEACH, CA

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

THE HOME DEPOT SITE ID NUMBER
SMO PROJECT NUMBER

SCALE: 1"=100'-0"
0 15 30 60 90 120

SAM-N



SCOTT A. MOMMER CONSULTING
LAND DEVELOPMENT SERVICES

LOCATION MAP (NOT TO SCALE)

PROJECT INFORMATION

DRAWING REVISION RECORD

THE HOME DEPOT
HUNTINGTON BEACH, CA
19101 MAGNOLIA STREET

SAM-N

16 OF 16