

FORMER SEARS REDEVELOPMENT

ESCONDIDO, CALIFORNIA

AERIAL SITE PLAN

SEPTEMBER 30, 2022

1101 Second Ave, Ste 100
Seattle, WA 98101
206.962.6500
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19-5135-01
SEPTEMBER 30, 2022

OVERALL
SITE PLAN

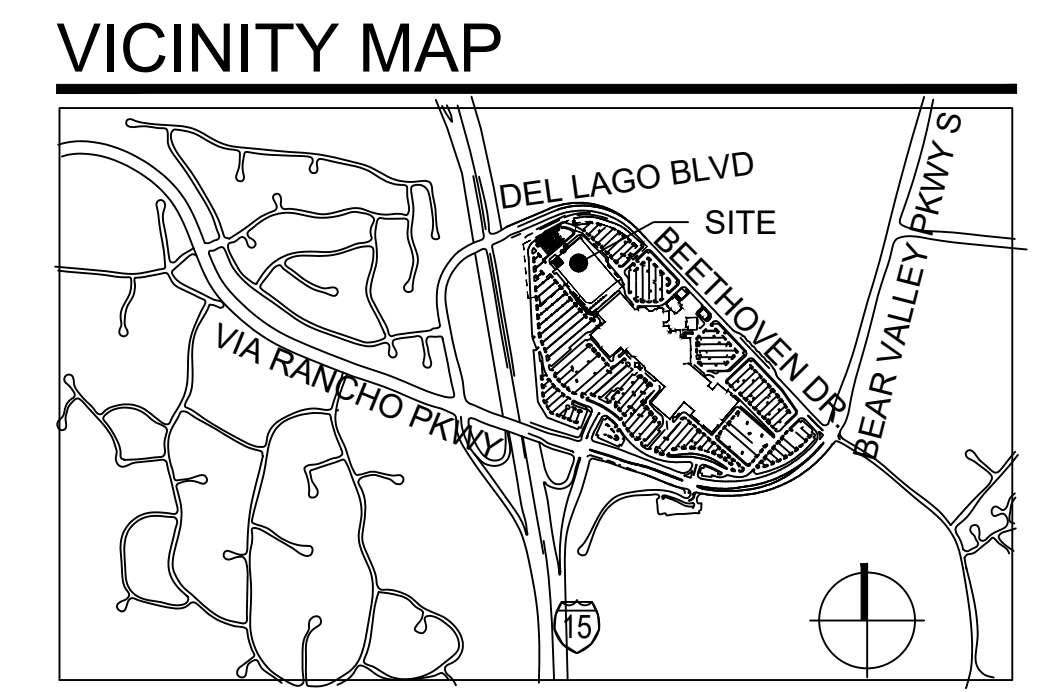
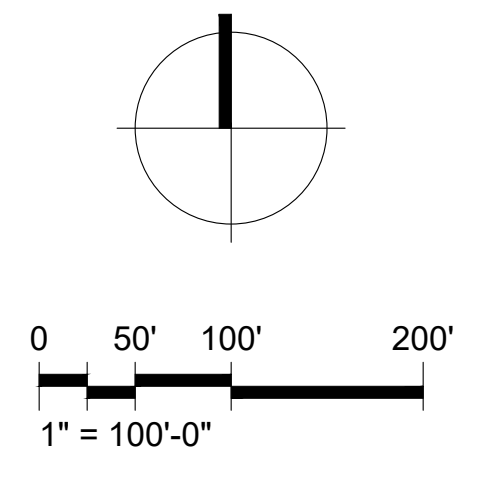
P10-14

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DEPARTMENT STORES	GROSS BUILDING AREA	INITIAL PLANNED FLOOR AREA	OTHER DEVELOPER IMPROVEMENTS	GROSS BUILDING AREA	INITIAL PLANNED FLOOR AREA
FORMER SEARS REDEVELOPMENT W/ GAS STATION	156,873 SF	156,873 SF	ENCLOSED MALL FOOD COURT MALL	152,157 SF 3,061 SF	
MACY'S	151,303 SF	146,439 SF	COMMUNITY ROOM	2,195 SF	
NORTH SIDE	152,452 SF	147,719 SF	MALL OFFICE	2,960 SF	
CITY STORE	149,338 SF	143,000 SF	FOOD COURT SEATING	3,517 SF	
TARGET	150,410 SF	150,037 SF	MAINTENANCE BUILDING	2,429 SF	
PENNEY	154,040 SF	143,638 SF	TERRACE SEATING AREA	2,417 SF	
SUBTOTAL	914,416 SF	887,706 SF	SERVICE AREA & CORRIDORS	60,080 SF	
			SUBTOTAL	228,816 SF	- SF
DEVELOPER MALL STORES			SUB TOTAL	1,532,769 SF	1,277,243 SF
MALL STORES	345,693 SF	345,693 SF			
FOOD COURT STORES	6,461 SF	6,461 SF			
SUBTOTAL	352,154 SF	352,154 SF			
DEVELOPER NON-MALL STORES			PARKING SUMMARY		
PLAZA SHOPS	4,430 SF	4,430 SF	PARKING REQUIRED @ 4.0 / 1000 S.F. OF FLOOR AREA (F.A.)		5,109
BUILDING "D"	6,000 SF	6,000 SF	PARKING PROVIDED	STANDARD	4,999
BUILDING "E"	7,200 SF	7,200 SF		COMPACT SPACES	43
BUILDING "F"	9,094 SF	9,094 SF		ACCESSIBLE SPACES	98
BUILDING "G"	8,000 SF	8,000 SF			
<i>PERMISSABLE BUILDING AREA - BUILDING "H"</i>	<i>2,659 SF</i>	<i>2,659 SF</i>			
SUBTOTAL	37,383 SF	37,383 SF	TOTAL PARKING		5,140

PARKING SUMMARY	PARKING STALLS
EXISTING PARKING	5,731
PARKING LOST IN DEMO	(591)
PARKING REQ'D @ 4.0 / 1,000 S.F. BASED ON 1,277,243 S.F. FLOOR AREA (F.A.)	5,109
TOTAL PARKING PROVIDED	5,140
CITY PARKING REQUIRED @ 4.0 / 1000 S.F. OF GROSS FLOOR AREA (F.A.)	5,109
COSTCO PARKING DATA	PARKING STALLS
10'-0" PARKING	509
9'-0" PARKING	172
ADA PARKING	22
9'-0" EMPLOYEE PARKING (REAR)	100
9'-0" PARKING (REAR)	98
TOTAL PARKING	901



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P11-14

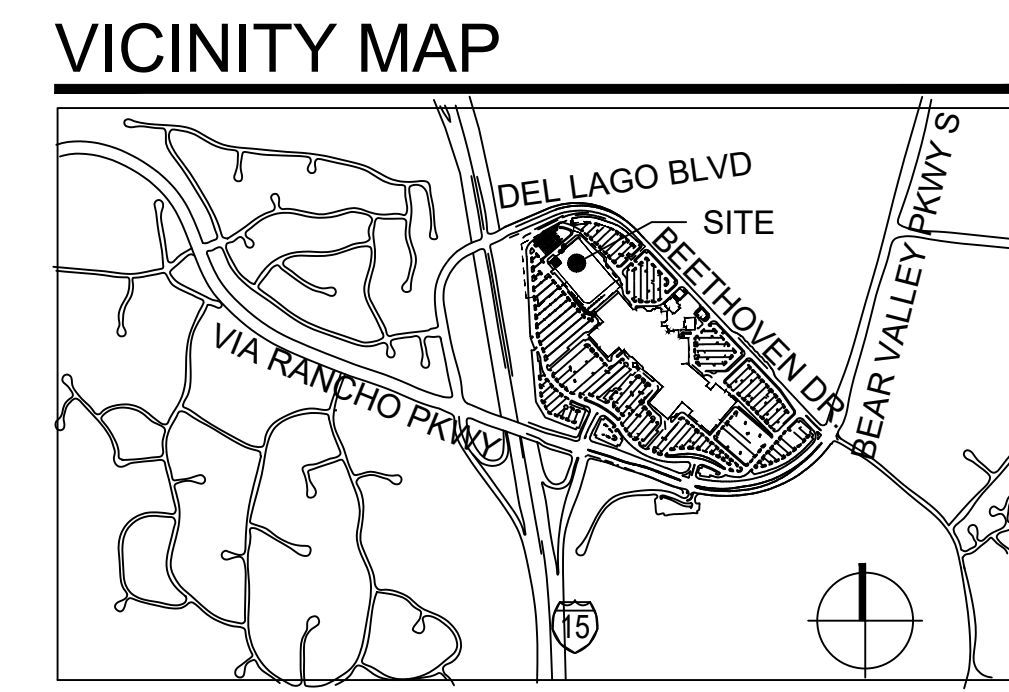
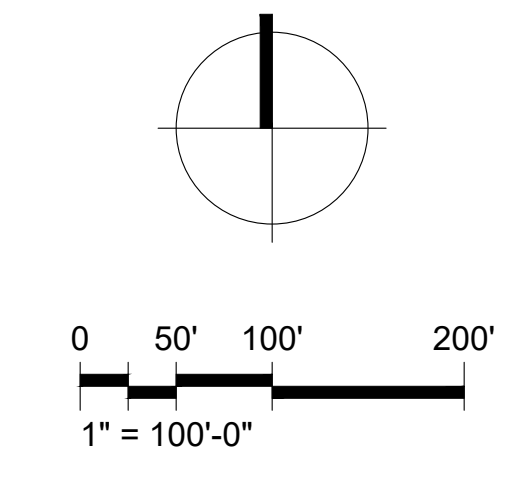
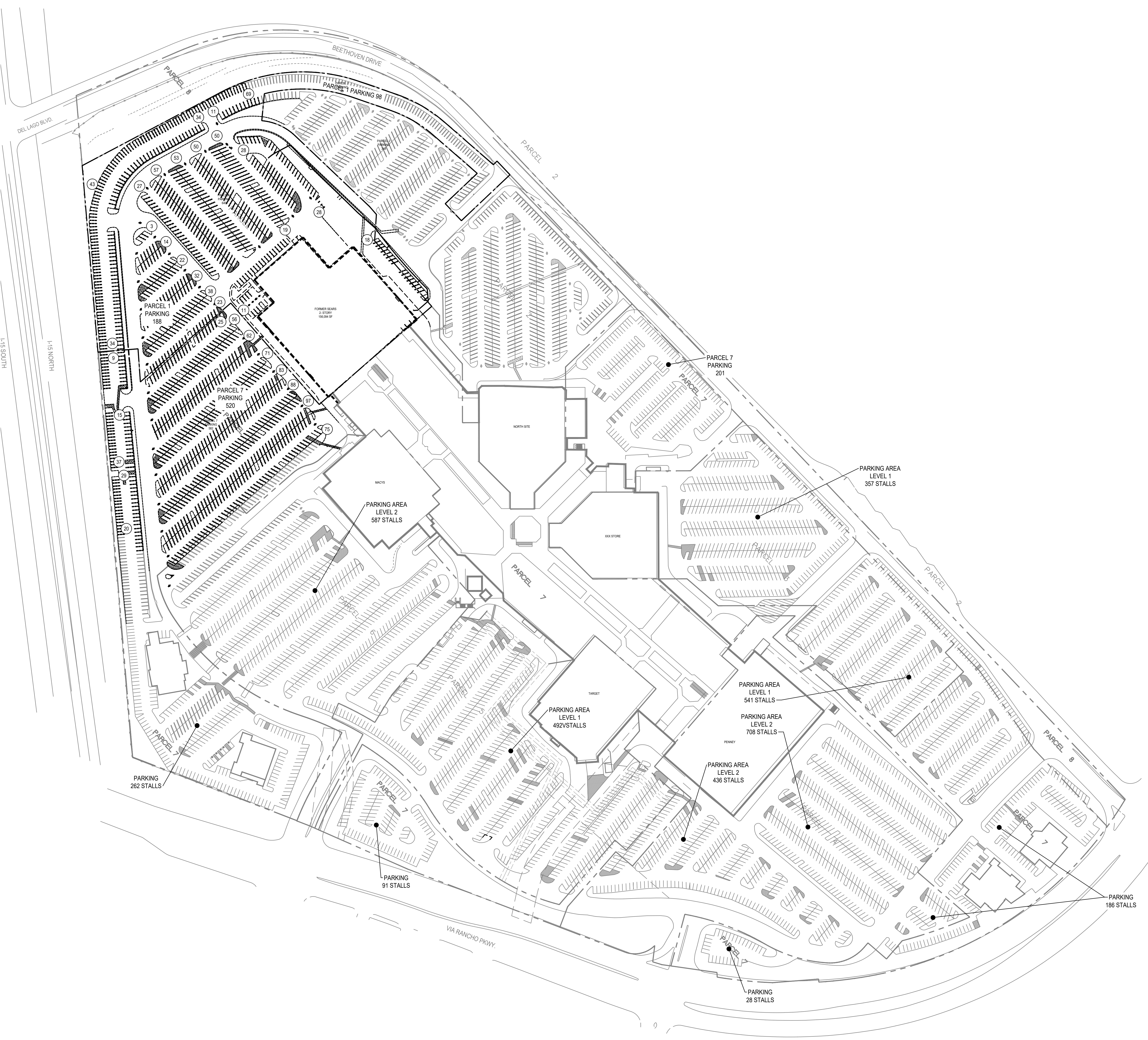
FORMER SEARS REDEVELOPMENT

ESCONDIDO, CALIFORNIA

OVERALL SITE PLAN

SEPTEMBER 30, 2022

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 SEPTEMBER 30, 2022
 DEMO
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 P12-14

FORMER SEARS REDEVELOPMENT

DEMO OVERALL SITE PLAN

ESCONDIDO, CALIFORNIA

SEPTEMBER 30, 2022

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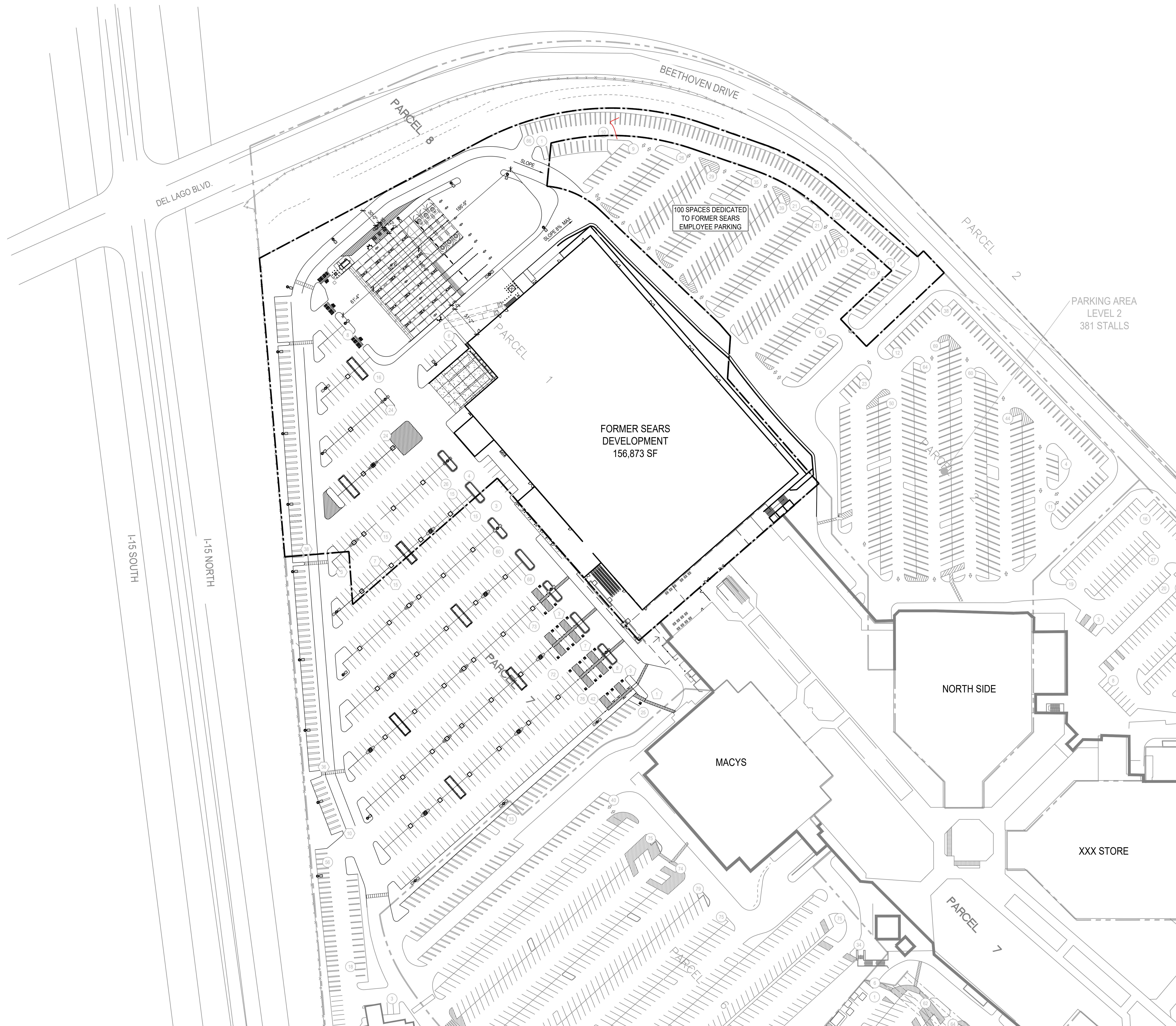
PROJECT DATA

CLIENT: L. GREEN INVESTMENT & DEVELOPMENT
26901 AGOURA ROAD, SUITE 180
CALABASAS, CA 91301

PROJECT ADDRESS: 210 E VIA RANCHO PKWY,
ESCONDIDO CA 92025

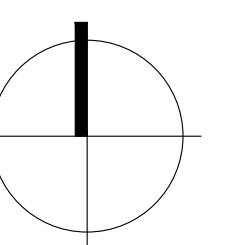
SITE DATA:

TOTAL SITE AREA: 9.957 ACRES (433,741 SF)
JURISDICTION: ESCONDIDO, CA
ZONING: MASTER PLANNED DEVELOPMENT - SHOPPING CENTER
BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY MG2 USING CAD FILES PROVIDED BY FUSCOE ENGINEERING



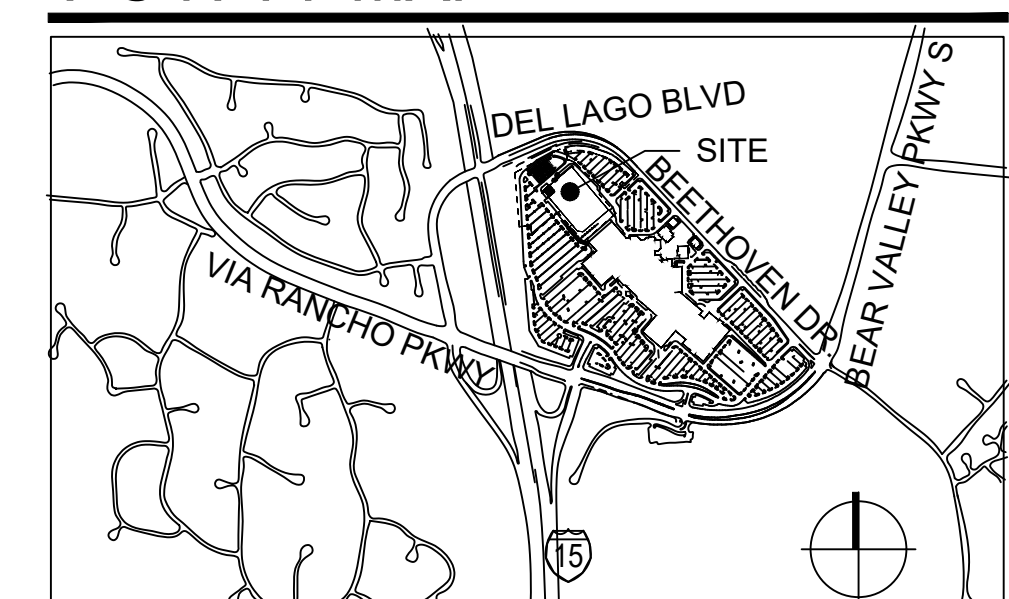
BUILDING DATA	AREA
WAREHOUSE SALES FLOOR	151,348 SF
TIRE CENTER SALES FLOOR	5,525 SF
TOTAL BUILDING AREA	156,873 SF
NET BUILDING AREA	155,720 SF
PARKING DATA	PARKING STALLS
10'-0" PARKING	509
9'-0" PARKING	172
ADA PARKING	22
9'-0" EMPLOYEE PARKING (REAR)	100
9'-0" PARKING (REAR)	98
TOTAL PARKING	901
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.74

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



0 30' 60' 120'
1" = 60'-0"

VICINITY MAP



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CONCEPT
SITE PLAN

P13-14

FORMER SEARS REDEVELOPMENT

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CONCEPT SITE PLAN

SEPTEMBER 30, 2022

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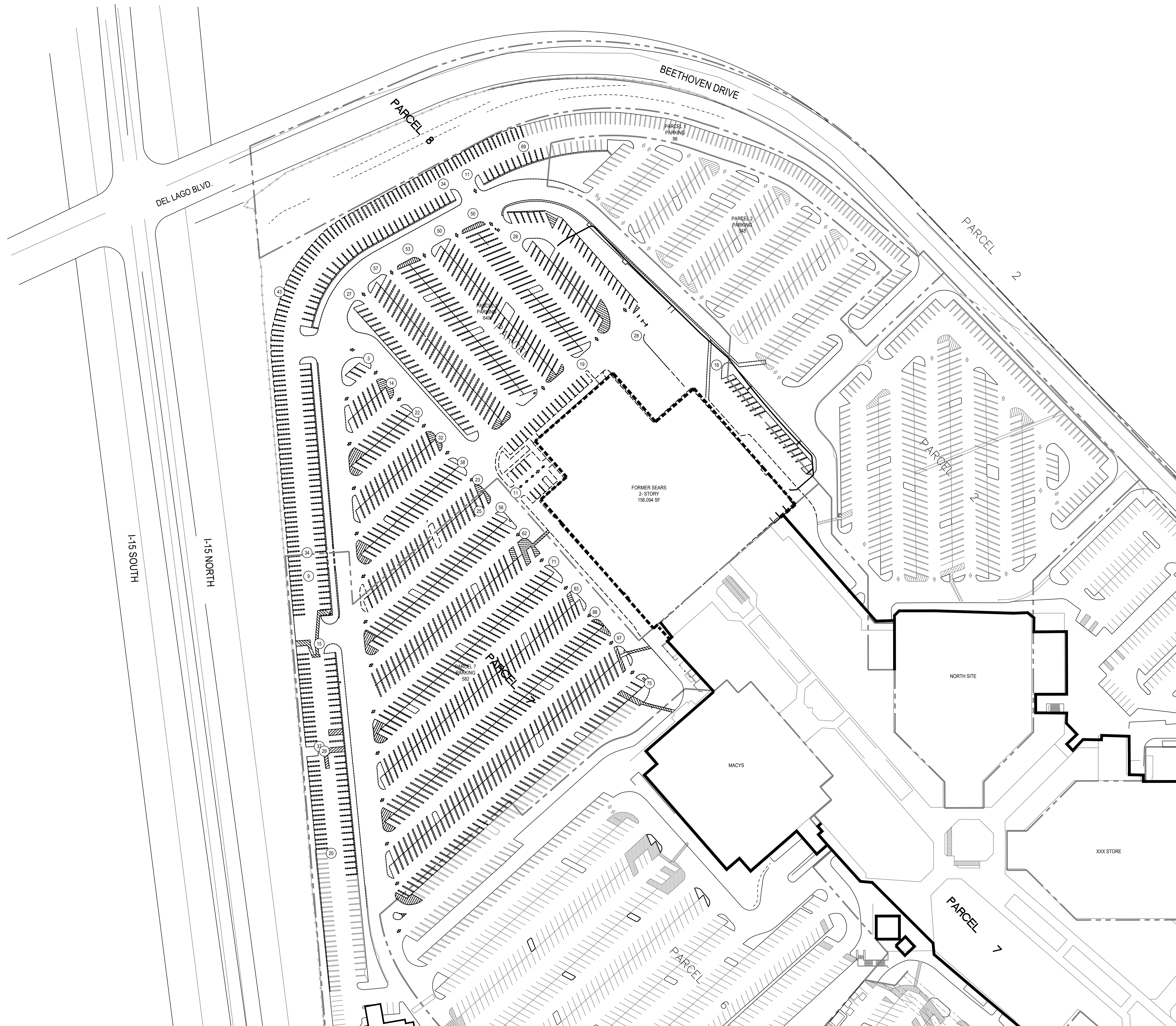
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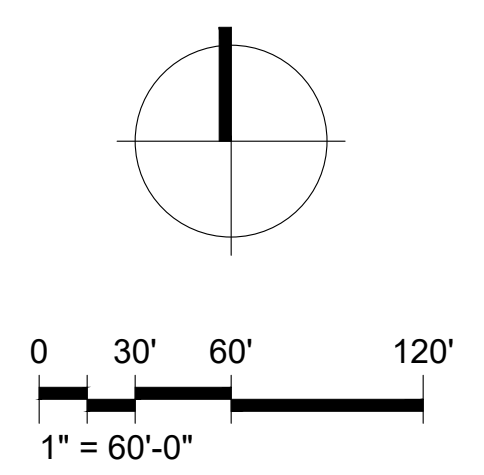
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ESCONDIDO CA 92025

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VICINITY MAP



FORMER SEARS REDEVELOPMENT

ESCONDIDO, CALIFORNIA

DEMOLITION SITE PLAN

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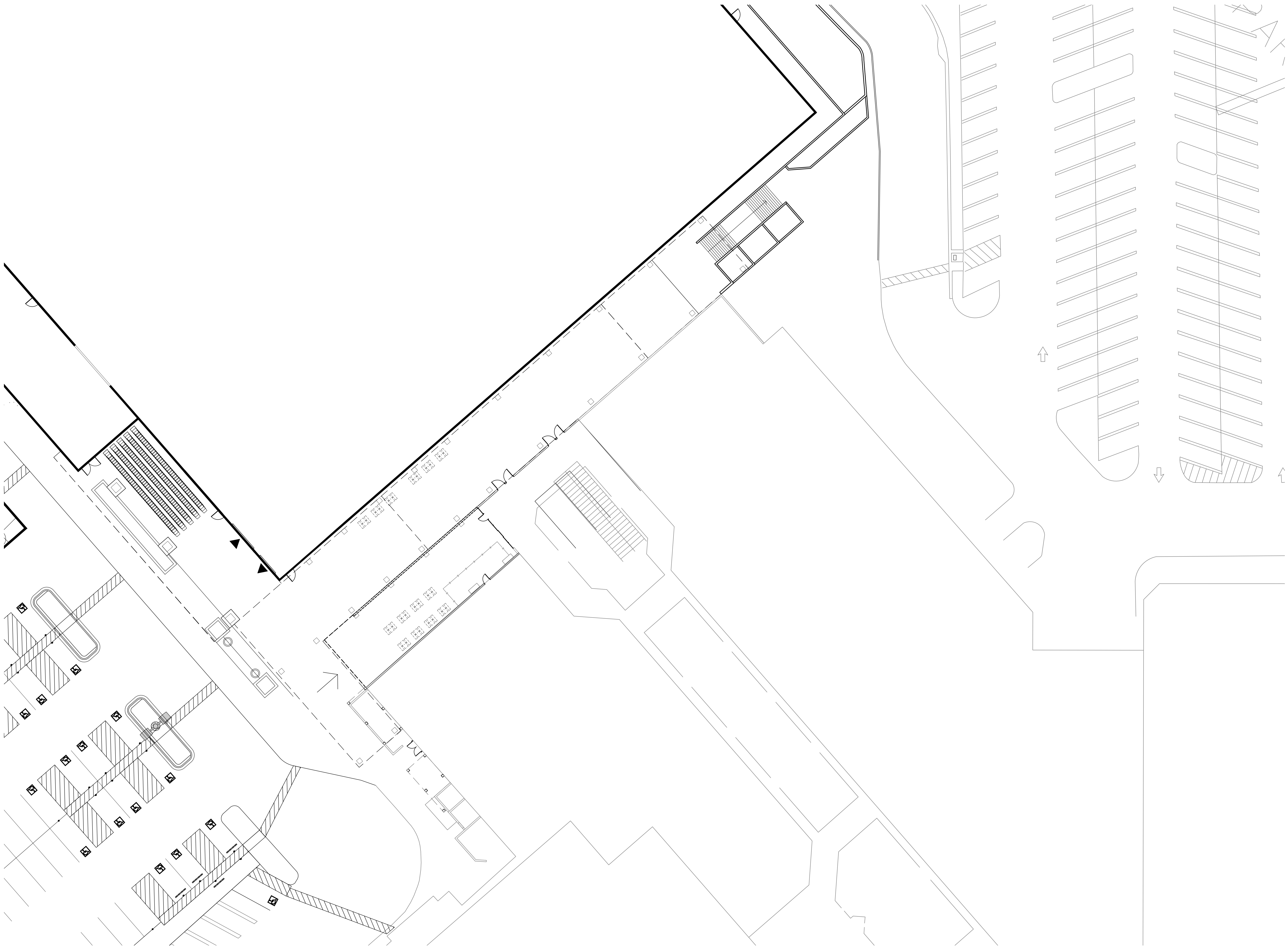


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DEMOLITION
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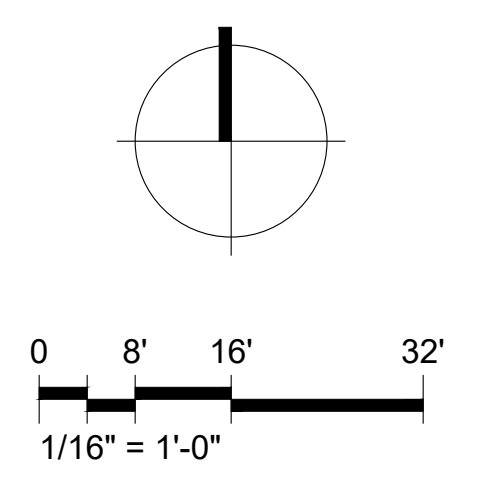


FORMER SEARS REDEVELOPMENT

ENLARGED ENTRY CANOPY

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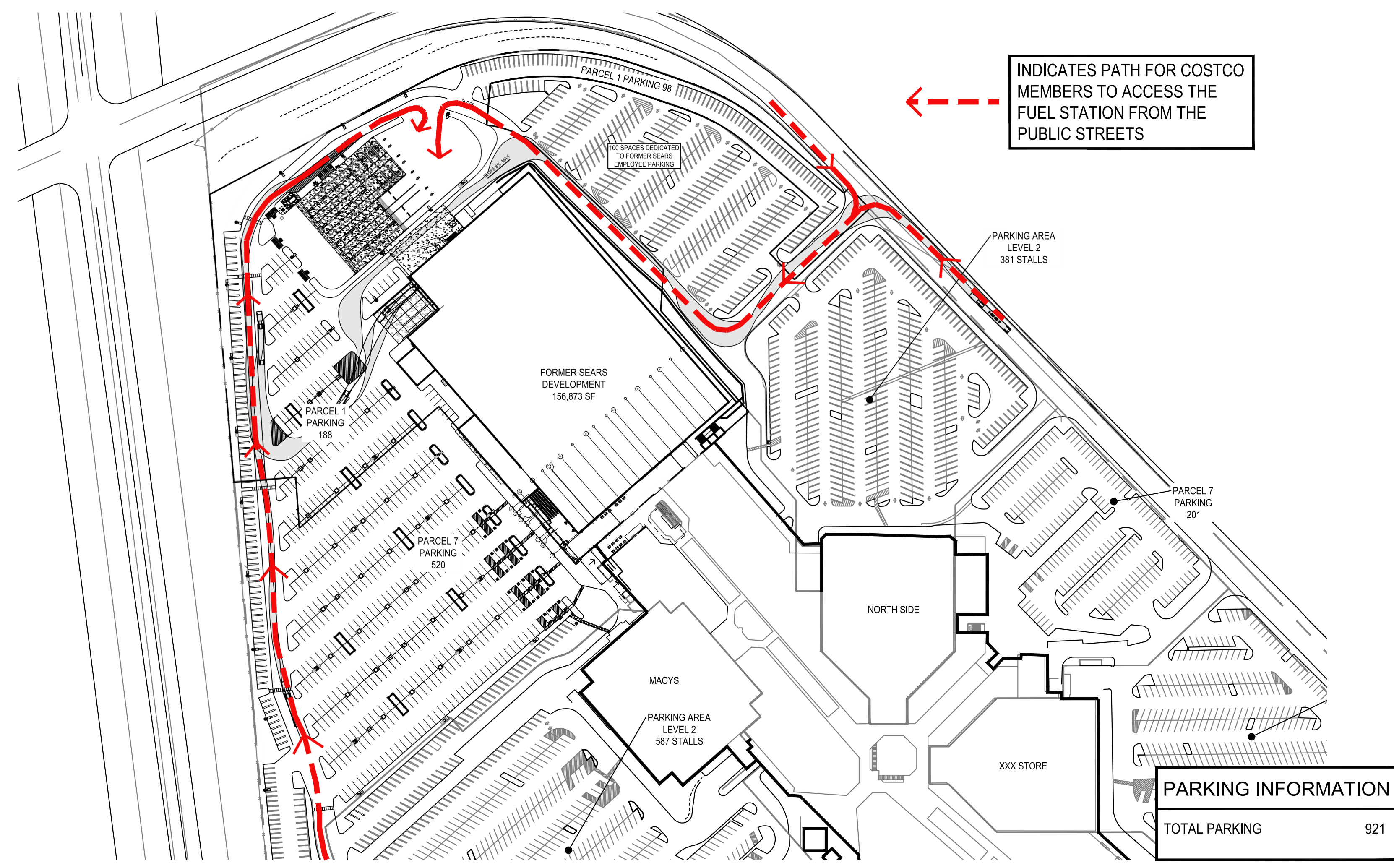


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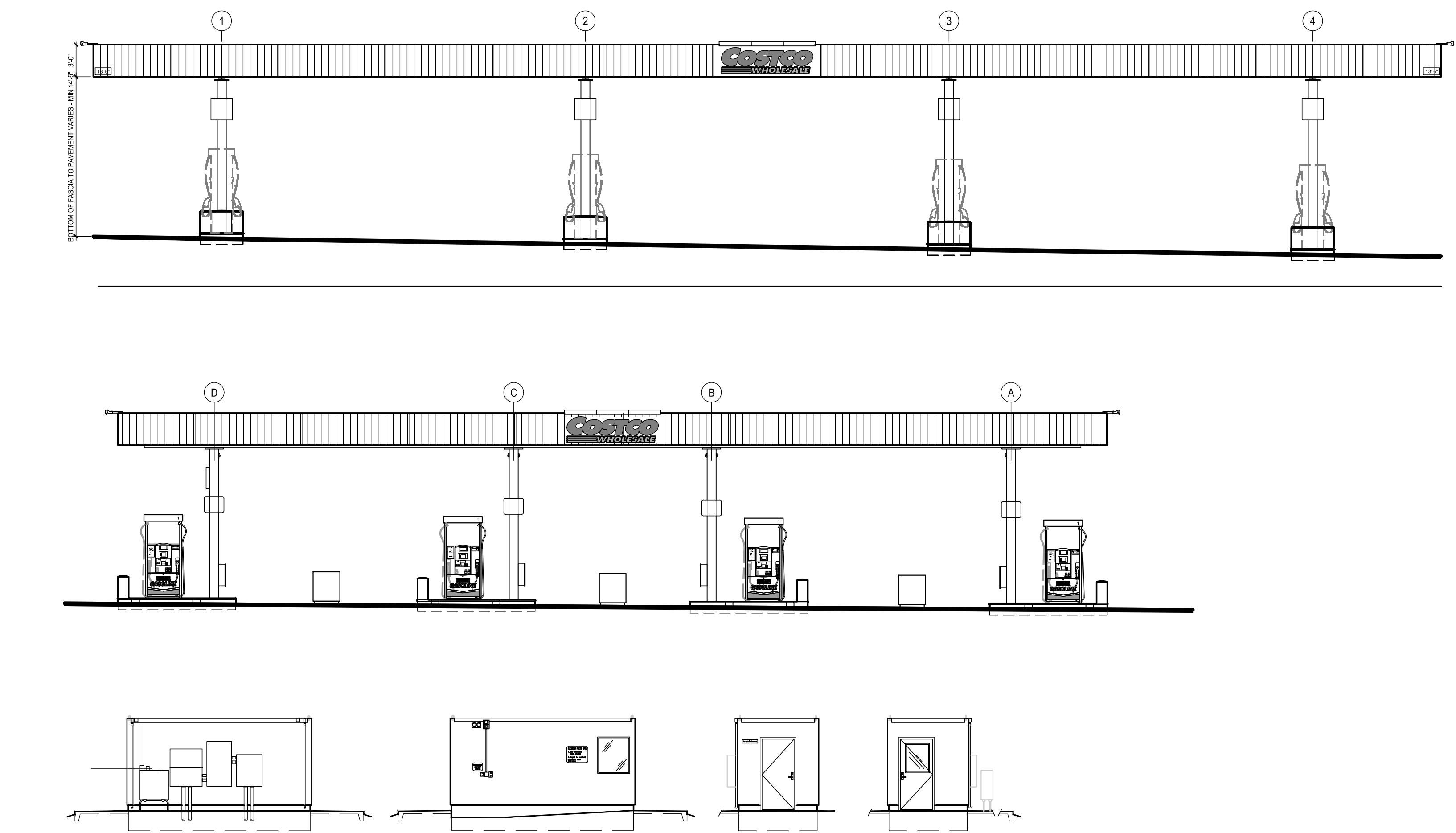
ENLARGED
 ENTRY CANOPY

P15-14

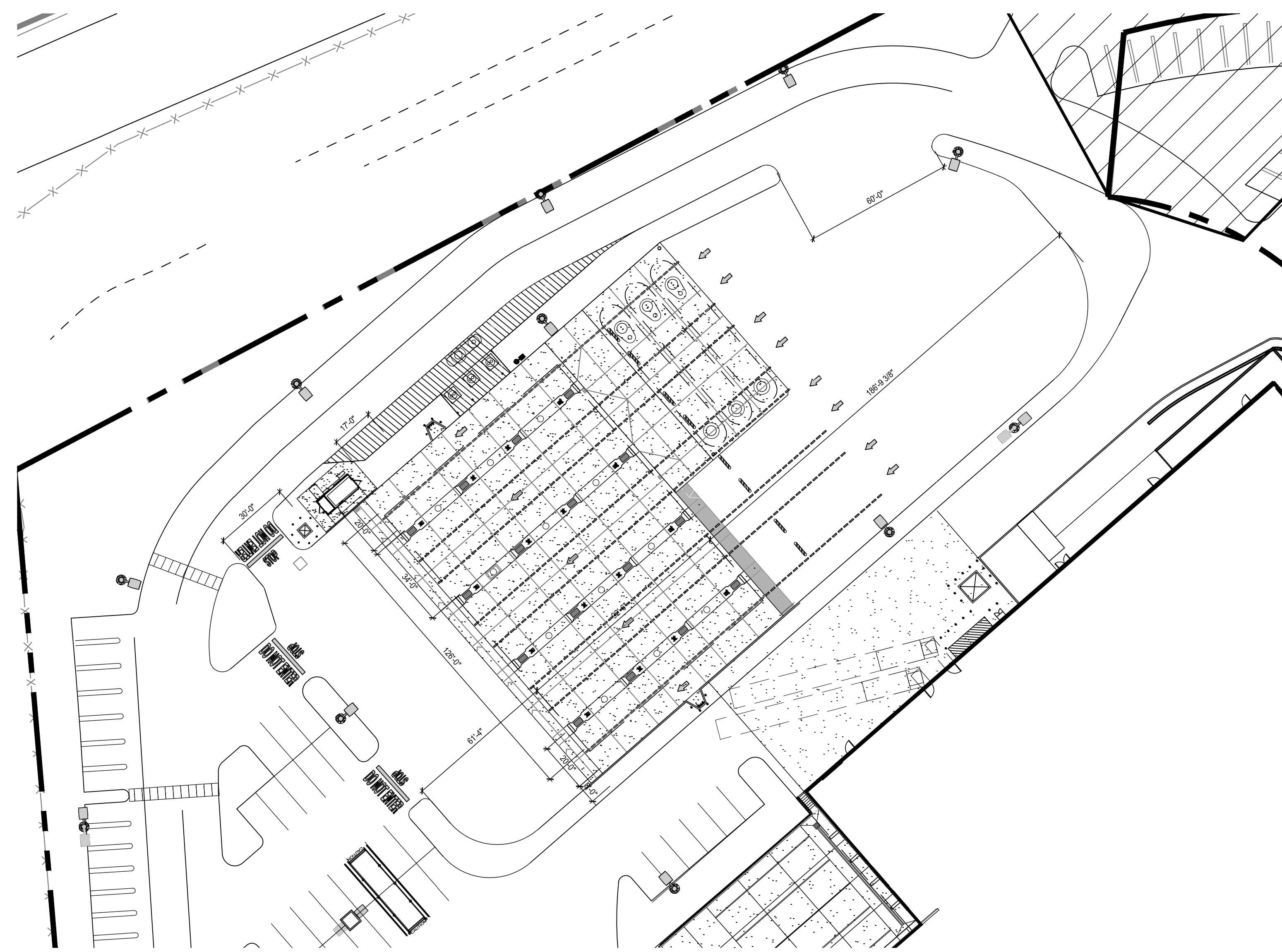
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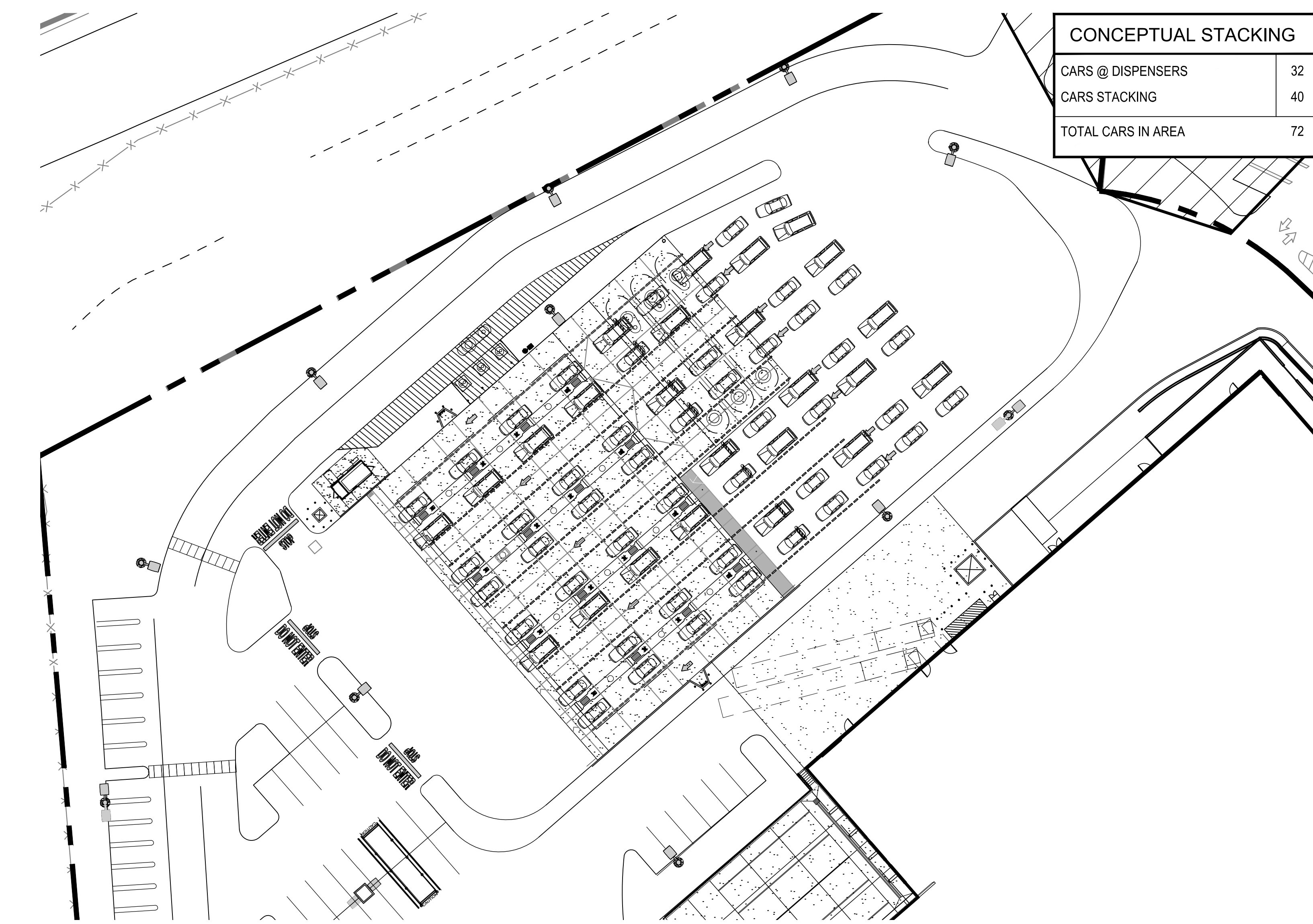
1 CONCEPT FUEL TRUCK ROUTE
SCALE: NTS



2 CONCEPT ELEVATIONS
SCALE: NTS



3 DETAIL SITE PLAN
SCALE: NTS

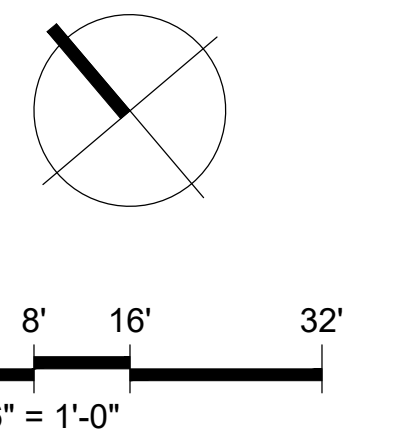
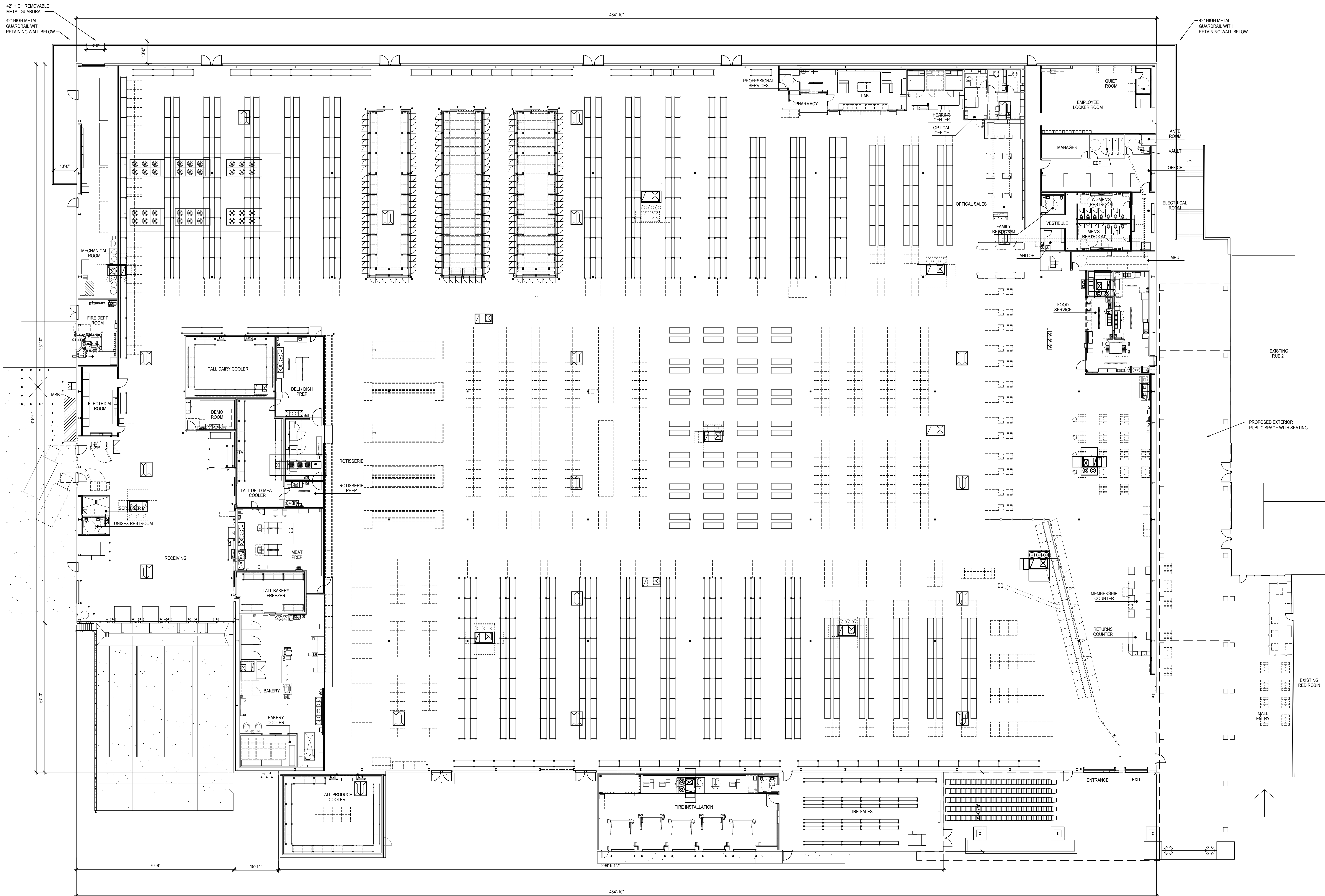


4 STACKING PLAN
SCALE: NTS

CONCEPT FUEL PLAN

PROJECT DATA

NET BUILDING AREA	145,930 SF
NET FIRE DEPT ROOM	545 SF
NET MECHANICAL ROOM	1,913 SF
NET TIRE CENTER	5,479 SF
NET PRODUCE COOLER	1,853 SF
ENVELOPE / EXTERIOR WALL	1,153 SF
TOTAL GROSS BUILDING	156,873 SF
RACK COUNT:	
GROCERY RACKS (15 ft)	244
GROCERY PALLETS	111
CENTER SECTION	18,828 SF
HARDLINE RACKS (15 ft)	168
HARDLINE PALLETS	65



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CONCEPT FLOOR PLAN

P21-14

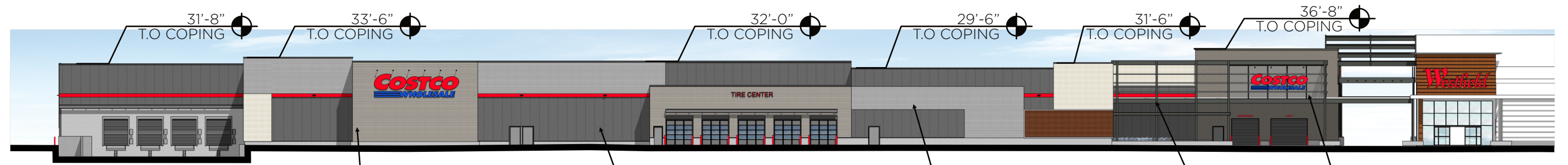
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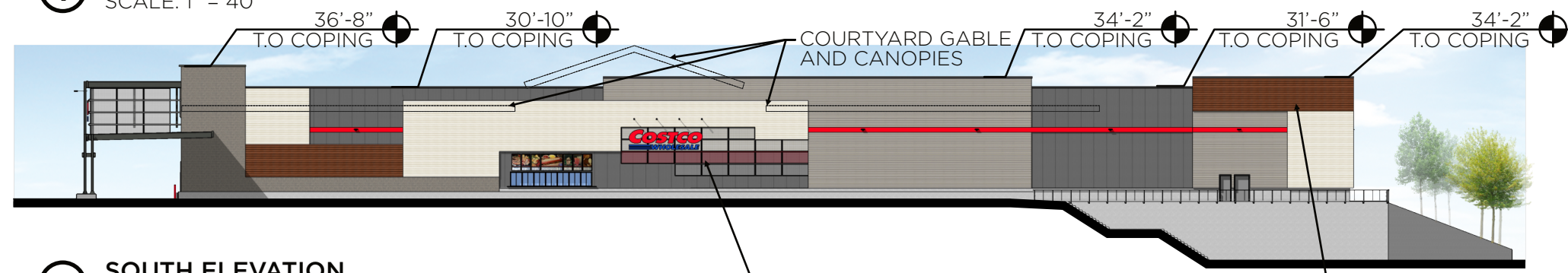
CONCEPT FLOOR PLAN

SEPTEMBER 20, 2022



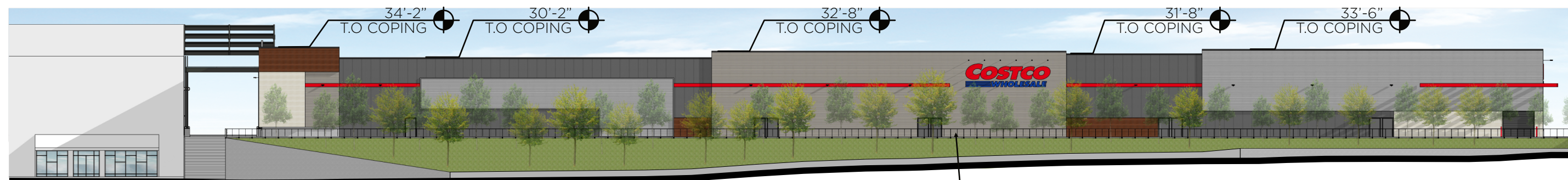
1 WEST ELEVATION
SCALE: 1" = 40'

HORIZONTAL RIBBED METAL - "METALLIC CHAMPAGNE" - MICRO-RIB INSULATED METAL PANEL - "MISTIQUE PLUS" - HORIZONTAL RIBBED METAL - "METALLIC SILVER" - ACCENT STEEL - "CHARCOAL" - PERFORATED METAL SCREEN - "CHARCOAL"



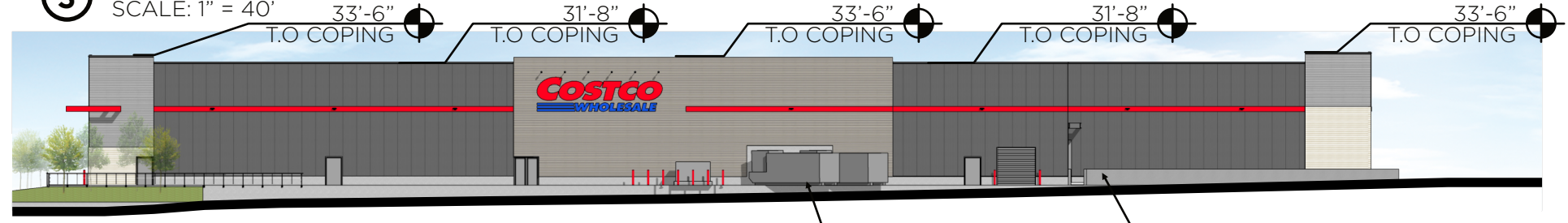
2 SOUTH ELEVATION
SCALE: 1" = 40'

PERFORATED METAL SIGN FIELD - "CHARCOAL AND COSTCO RED" - HORIZONTAL RIBBED METAL - "FAUX WOOD"



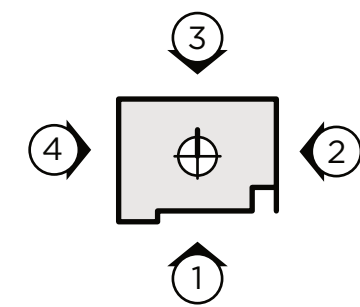
3 EAST ELEVATION
SCALE: 1" = 40'

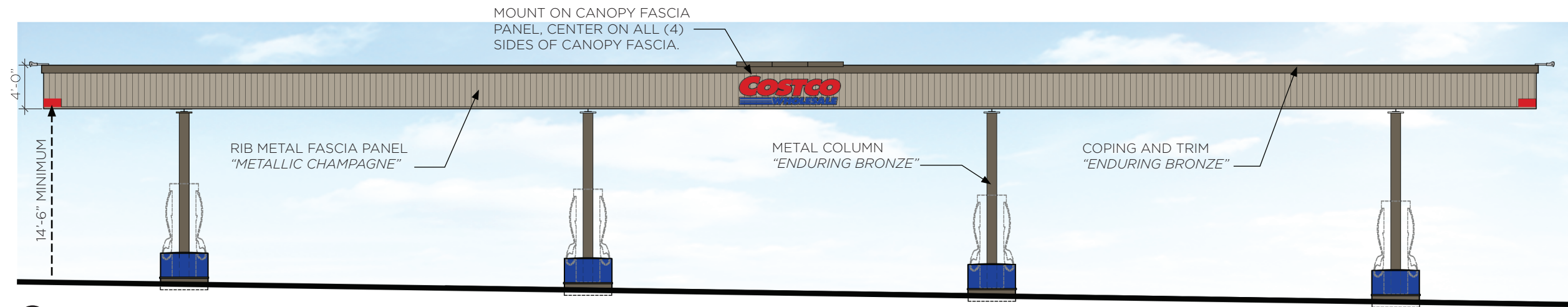
GUARD RAIL AT GRADE CHANGE - "CHARCOAL"



4 NORTH ELEVATION
SCALE: 1" = 40'

COMPACTORS - CONCRETE SCREEN WALL - "NATURAL"

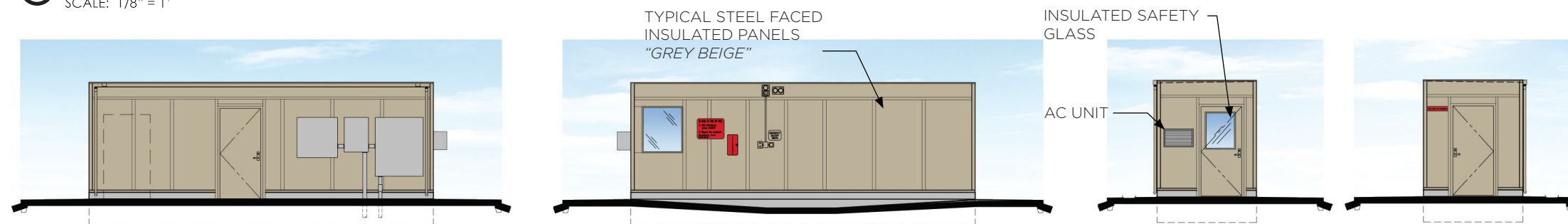




① CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'



② CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'



③ CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'



A

④ CANOPY SIGNS
SCALE: 1/4" = 1'

SIGN TABLE				
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A 4	CANOPY SIGN	8'-6 5/8" x 2'-5 1/4"	21 SF	84 SF
TOTAL SIGN AREA				84 SF











WEST PERSPECTIVE AND ELEVATION

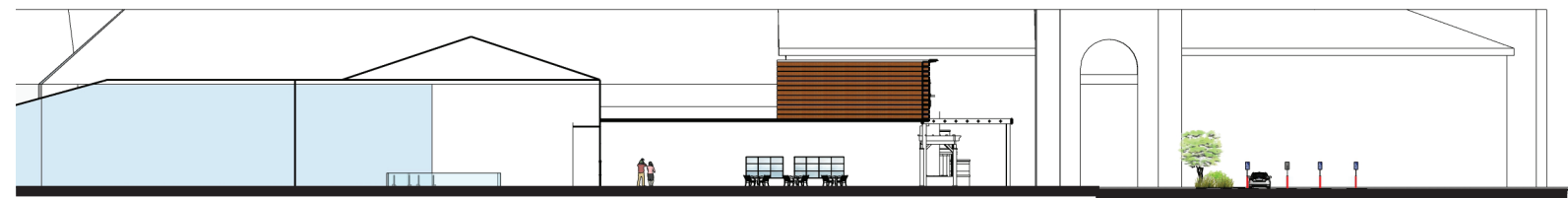
EAST PERSPECTIVE AND ELEVATION



EXISTING ATRIUM PERSPECTIVE



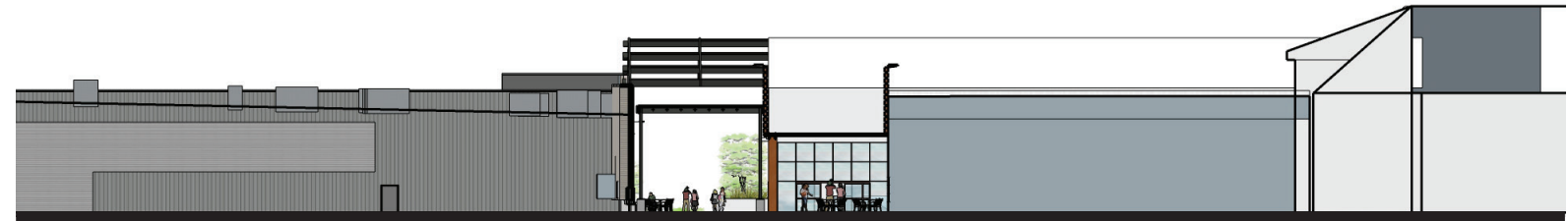
SECTION A



SECTION B



EXISTING ATRIUM PERSPECTIVE



SECTION C

