

**RANCHO SANTA FE GATEWAY**  
**ASSISTED LIVING & MARKET**  
**2023**



RANCHO SANTA FE COVENANT, CALIFORNIA 92067

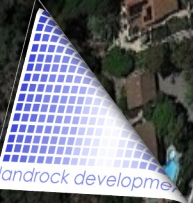




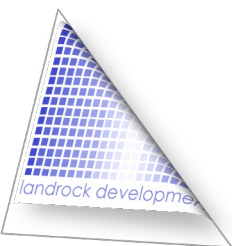


RSE GATEWAY

**LOCATION**

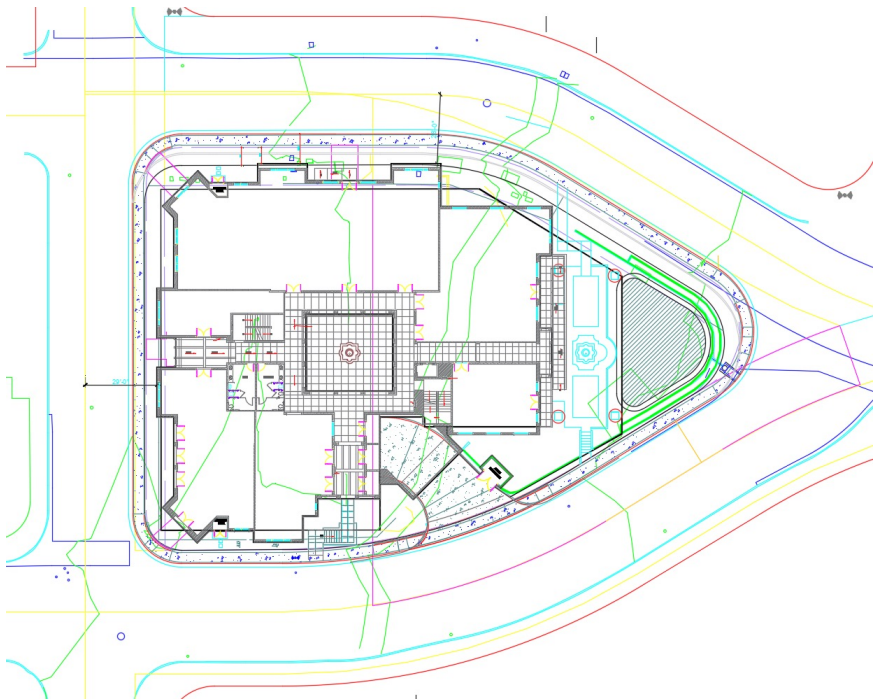






VIA SANTA FE VIEW



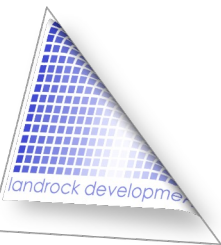


APPROVED

NO CHANGES IN  
FOOTPRINT

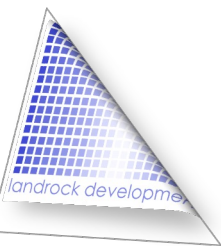


PROPOSED



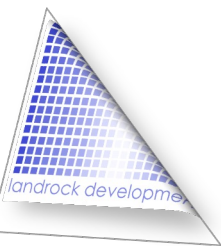
**SITE PLAN**





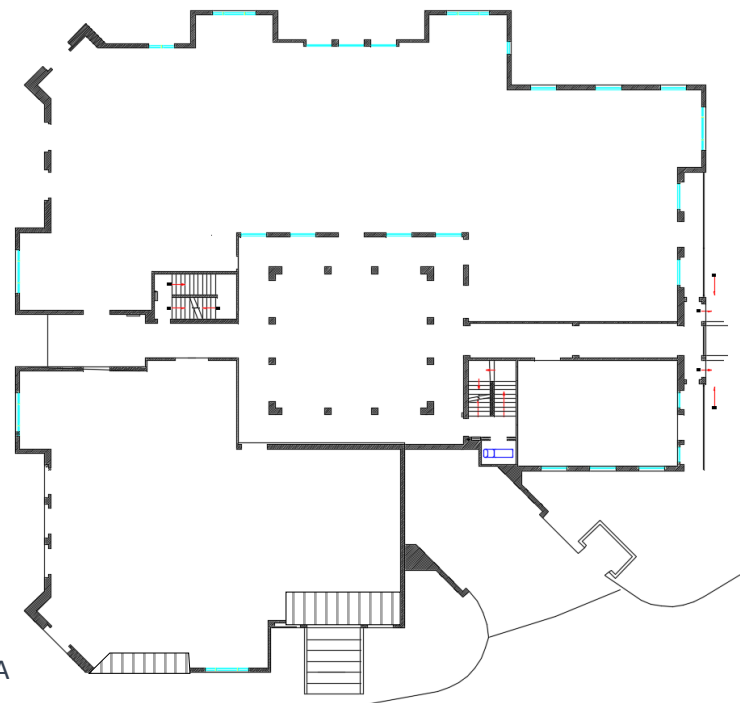
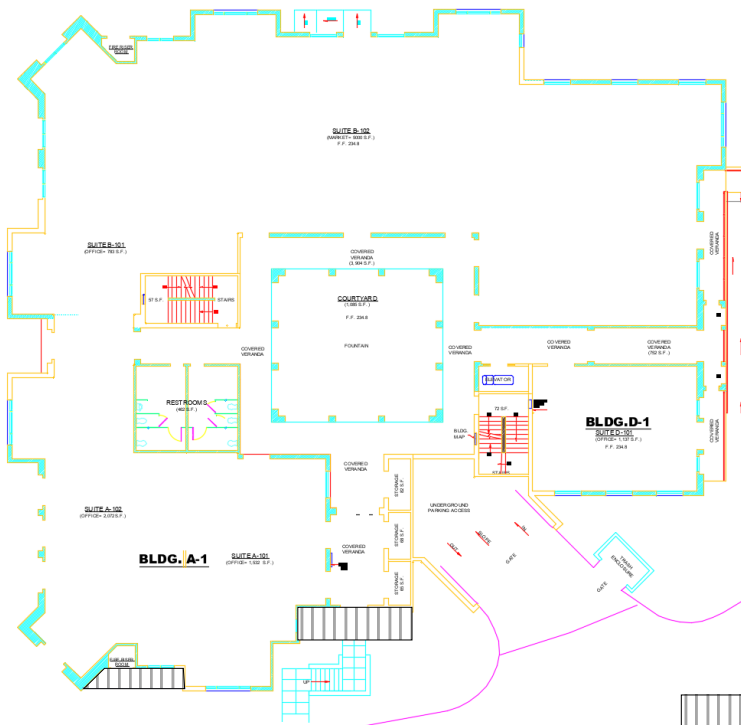
**SITE PLAN**



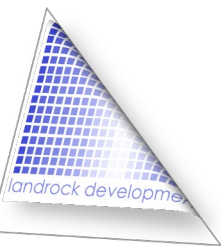


**SITE PLAN**





PROPOSED



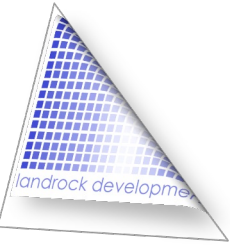
**MAIN FLOOR PLAN**





**GATEWAY GROCER**

**PROPOSED MAIN FLOOR PLAN**

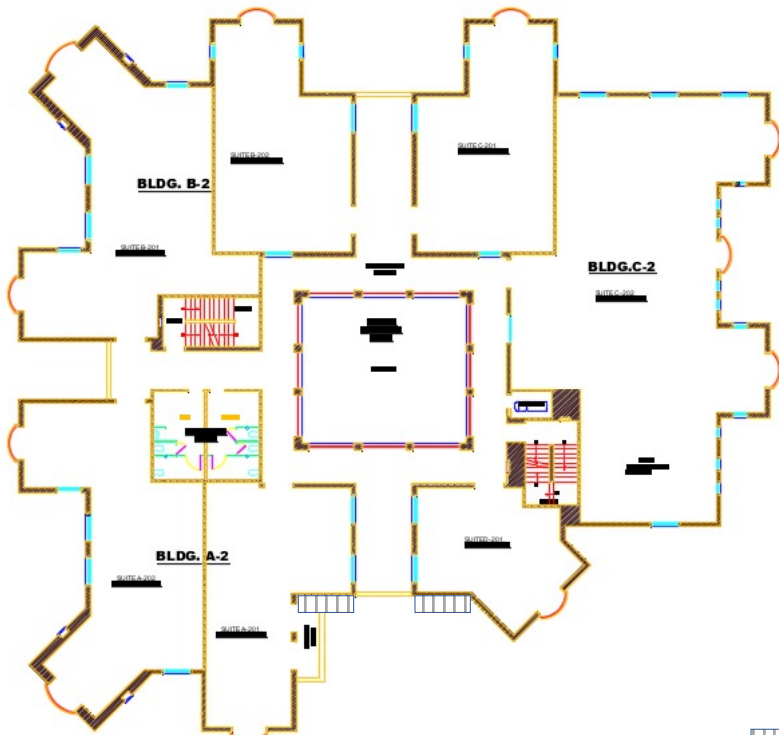






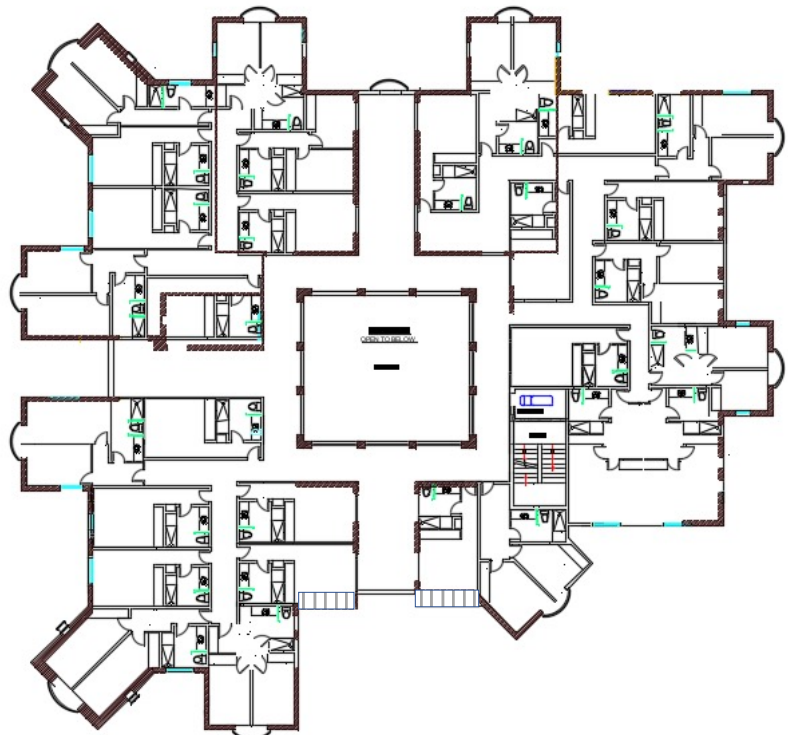
**LA GRANADA VIEW**



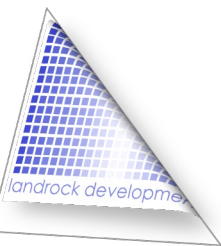


APPROVED

ADDED AREA  
▨ 29.25 S.F.  
▨ 29.25 S.F.  
58.5 S.F. TOTAL



PROPOSED



**SITE PLAN**



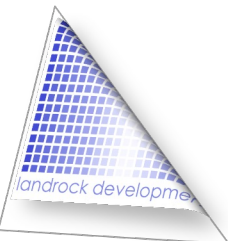


**PROPOSED UPPER FLOOR PLAN**

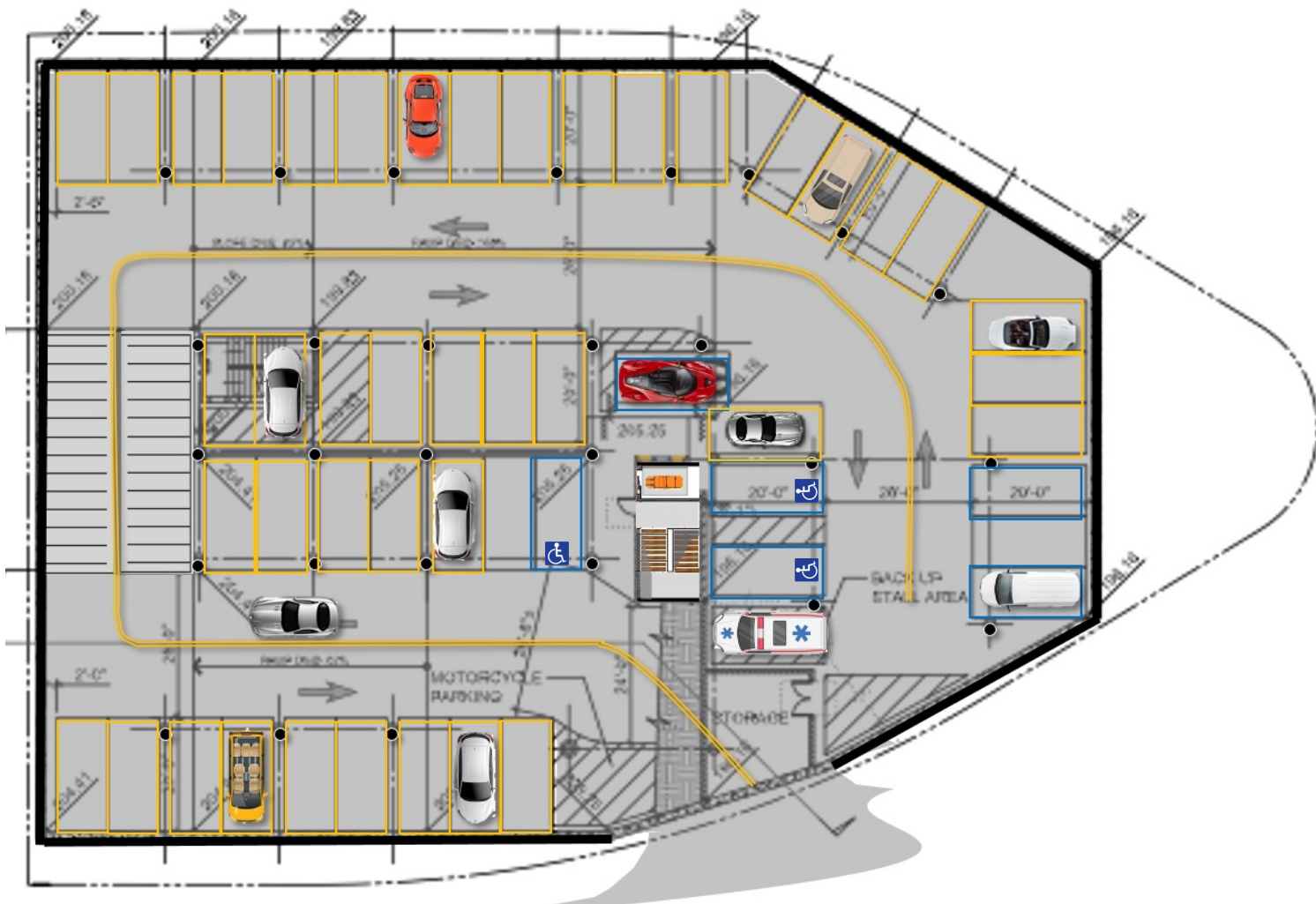




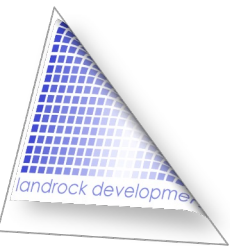
**PROPOSED UNIT FLOOR PLAN**







**UNDERGROUND PARKING**









## APPROVED

<b>OWNER:</b> RANCHO SANTA FE OFFICE CENTER, LLC. C/O ENRIQUE LANDA PO BOX 812 RANCHO SANTA FE, CA 92067	
<b>SITE ADDRESS:</b> 6089 LA FLECHA/ 16941 VIA DE SANTA FE RANCHO SANTA FE, CA 92067	
A.P.N. "A": 266-241-01 A.P.N. "B": 266-241-02	
<b>PROPOSED SQUARE FOOTAGE:</b>	
MARKET AREA:	5,000 S.F.
LOWER OFFICE AREA:	8,030 S.F.
STORAGE AREA:	215 S.F.
LOWER CIRCULATION SPACE (STAIRS; ELEV.; RESTROOMS; MAINT. ROOM)	591 S.F.
<b>TOTAL LOWER GROSS FLOOR AREA:</b>	<b>13,836 S.F.</b>
UPPER OFFICE AREA:	12,590 S.F.
UPPER CIRCULATION SPACE (STAIRS; ELEV.; RESTROOMS; MAINT. ROOM)	591 S.F.
<b>TOTAL UPPER GROSS FLOOR AREA:</b>	<b>13,181 S.F.</b>
<b>TOTAL GROSS FLOOR AREA:</b>	<b>27,017 S.F.</b>
LOWER COVERED AREA:	4,656 S.F.
COURTYARD AREA:	5,706 S.F.
<b>5,706 S.F. / 28,726 S.F. = 19.8% OF SITE</b>	
UPPER COMMON AREA:	2,741 S.F.
LOWER RENTABLE FLOOR AREA:	13,030 S.F.
UPPER RENTABLE FLOOR AREA:	12,590 S.F.
<b>TOTAL RENTABLE FLOOR AREA:</b>	<b>25,620 S.F.</b>
<b>PARKING DATA:</b>	
REQUIRED PARKING SPACES (RSF):	106 SPACES
PARKING SPACES PROVIDED:	135 SPACES
PARKING LEVEL 1:	22,400 S.F.
PARKING LEVEL 2:	21,200 S.F.
PARKING LEVEL 3:	22,000 S.F.
<b>TOTAL PARKING AREA:</b>	<b>65,600 S.F.</b>
GROSS SITE AREA:	28,726 S.F.(0.67 AC)
NET SITE AREA:	28,726 S.F.(0.67 AC)
<b>F.A.R.: 27,017 S.F. / 28,726 S.F. = 0.94</b>	

## PROPOSED

<b>OWNER:</b> RANCHO SANTA FE OFFICE CENTER, LLC. C/O ENRIQUE LANDA PO BOX 812 RANCHO SANTA FE, CA 92067	
<b>SITE ADDRESS:</b> 6089 LA FLECHA/ 16941 VIA DE SANTA FE RANCHO SANTA FE, CA 92067	
A.P.N. "A": 266-241-01 A.P.N. "B": 266-241-02	
<b>PROPOSED SQUARE FOOTAGE:</b>	
MARKET AREA:	5,000 S.F.
LOWER OFFICE AREA:	8,030 S.F.
STORAGE AREA:	
LOWER CIRCULATION SPACE (STAIRS; ELEV.; RESTROOMS; MAINT. ROOM)	591 S.F.
<b>TOTAL LOWER GROSS FLOOR AREA:</b>	<b>14,104 S.F.</b>
UPPER OFFICE AREA:	12,648.5 S.F.
UPPER CIRCULATION SPACE (STAIRS; ELEV.; RESTROOMS; MAINT. ROOM)	591 S.F.
<b>TOTAL UPPER GROSS FLOOR AREA:</b>	<b>13,239.5 S.F.</b>
<b>TOTAL GROSS FLOOR AREA:</b>	<b>27,343.5 S.F.</b>
LOWER COVERED AREA:	4,656 S.F.
COURTYARD AREA:	5,708 S.F.
<b>5,706 S.F. / 28,726 S.F. = 19.8% OF SITE</b>	
UPPER COMMON AREA:	2,741 S.F.
LOWER RENTABLE FLOOR AREA:	13,088.5 S.F.
UPPER RENTABLE FLOOR AREA:	12,858 S.F.
<b>TOTAL RENTABLE FLOOR AREA:</b>	<b>25,946.5 S.F.</b>
<b>PARKING DATA:</b>	
REQUIRED PARKING SPACES (RSF):	50 SPACES
PARKING SPACES PROVIDED:	50 SPACES
PARKING LEVEL 1:	
PARKING LEVEL 2:	
PARKING LEVEL 3:	22,000 S.F.
<b>TOTAL PARKING AREA:</b>	<b>22,000 S.F.</b>
GROSS SITE AREA:	28,726 S.F.(0.67 AC)
NET SITE AREA:	28,726 S.F.(0.67 AC)
<b>F.A.R.: 27,343.5 S.F. / 28,726 S.F. = 0.95</b>	

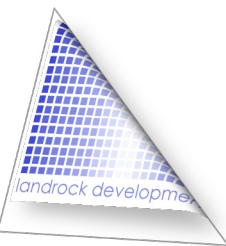
## DIFFERENCE

268 SF
58.5 SF
326.5 SF
268 SF
58.5 SF
326.5 SF
85 SPACES
43,600 SF
.01

**BUILDING DATA**







**LA FLECHA VIEW**



