

Spirit Living - 500 Hopper, Petaluma, CA

BDE Architecture

Version 7

October 13,2021

Building 1 Unit Type	Sq. Ft.	Level 1	Level 2	Level 3	Level 4	Unit Total	NRSF	%
<i>Independent Living / Assisted Living</i>								
1 Bed	650	0	18	18	0	36	23,400	29.8%
2 Bed	850	0	15	15	0	30	25,500	24.8%
<i>Assisted Living/Memory Care</i>								
small studio	350	0	0	0	27	27	9,450	22.3%
large studio	375	0	0	0	28	28	10,500	23.1%
		0	33	33	55	121	68,850 NRSF	

Building 1 Ground Level	SF
Commercial, Work/Live, Public Easement	
Commercial	9,925
Work / Live (3)	4,250
Public Easement	1,015
Sub-Total	15,190
Residential Leasing/Lobby	0
Assisted Living Lobby/Amenity	3,380
Administration	785
BOH/Trash/Bike	1,025
	20,380 SF TOTAL

Building 1 Parking Required		
Residential	1 per unit	0 spaces
Commercial*	2 per 1,000 SF	20 spaces
Work / Live	2 per unit	6 spaces
Assisted Living	0.25 per unit	17 spaces
Assisted Living/Memory Care	0.25 per unit	13 spaces
		56 spaces required

Building 1 Parking Provided

Surface	12
Central Green Parking	12
Standard (Covered)	43

67 Spaces Provided**Building 2 - Market Rate Residential**

Unit Type	Sq. Ft.	Level 1	Level 2	Level 3	Level 4	Unit Total	NRSF	%
Studio	550	0	1	1	1	3	1,650	5.9%
1 Bed	750	0	4	4	4	12	9,000	23.5%
2 Bed	1,050	0	10	10	10	30	31,500	58.8%
3 Bed	1,200	0	2	2	2	6	7,200	11.8%
		0	17	17	17	51	42,150 NRSF	

Building 2 - Ground Level + Mezzanine SF

Commercial, Work/Live, Public Easement

Commercial	0
Work / Live (10)	15,395
Public Easement	840
Sub-Total	16,235

Residential Leasing/Lobby	2,800
Assisted Living Lobby/Amenity	0
Administration	0
BOH/Trash/Bike	2,188

21,223 SF TOTAL**Building 2 Parking Required**

Residential	1 per unit	51 spaces
Commercial*	2 per 1,000 SF	0 spaces
Work / Live	2 per unit	20 spaces
Assisted Living	0.25 per unit	0 spaces
Assisted Living/Memory Care	0.25 per unit	0 spaces

71 spaces required**Building 2 Parking Provided**

Surface	6
Central Green Parking	11
Tandem (Covered)	37
Standard (Covered)	13
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67 Spaces Provided	

Project Total Ground Level + Mezzanine	SF	
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Commercial, Work/Live, Public Easement		
Commercial	9,925	SF
Work / Live (13)	19,645	SF
Public Easement	1,855	SF
Sub-Total	31,425	
Residential Leasing/Lobby	2,800	SF
Assisted Living Lobby/Amenity	3,380	SF
Administration	785	SF
BOH/Trash/Bike	3,213	SF
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41,603 SF TOTAL		

TOTAL Parking Required			
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Residential	1 per unit	51 spaces	
Commercial*	2 per 1,000 SF	20 spaces	
Work / Live	2 per unit	26 spaces	
Assisted Living	0.25 per unit	17 spaces	
Assisted Living/Memory Care	0.25 per unit	13 spaces	
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			127 spaces required

TOTAL Parking Provided		
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Surface	18	
Central Green Parking	23	
Tandem (Covered)	37	
Standard (Covered)	56	
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		134 TOTAL PROVIDED

*Because of its location, the amount of parking demand will be reduced for commercial spaces like the restaurant and Bistro Bar because residents of the new buildings and nearby neighbors would walk to these venues. This location is not "destination" retail.