### OPEN SPACE AND SITE COVERAGE TABULATION

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel B</th>
<th>Monterey St</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING FOOTPRINT (IN SQUARE FEET)</td>
<td>124,000</td>
<td>118,000</td>
<td>242,000</td>
<td>100</td>
</tr>
<tr>
<td>PARKING</td>
<td>31,300</td>
<td>24,000</td>
<td>55,300</td>
<td>22</td>
</tr>
<tr>
<td>SERVICE CLUXTION</td>
<td>7,100</td>
<td>0</td>
<td>7,100</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL PAVING AND SERVICE CIRCULATION</td>
<td>8,800</td>
<td>0</td>
<td>8,800</td>
<td>3</td>
</tr>
<tr>
<td>PUBLICLY ACCESSIBLE OPEN SPACE</td>
<td>36,900</td>
<td>28,200</td>
<td>65,100</td>
<td>27</td>
</tr>
<tr>
<td>SHARED OPEN SPACE AT 3 P.C.E. AT GROUND LEVEL</td>
<td>-</td>
<td>16,900</td>
<td>16,900</td>
<td>7</td>
</tr>
<tr>
<td>TOTAL OF PEOPLE AND PUBLICLY ACCESSIBLE OPEN SPACE</td>
<td>36,900</td>
<td>45,100</td>
<td>82,000</td>
<td>34</td>
</tr>
<tr>
<td>TOTAL OF ALL GROUND LEVEL Uses</td>
<td>125,100</td>
<td>122,000</td>
<td>247,100</td>
<td>103</td>
</tr>
<tr>
<td>IMPROVED PUBLIC RIGHTS OF WAY AT MONROE ST</td>
<td>-</td>
<td>-</td>
<td>10,200</td>
<td>4</td>
</tr>
<tr>
<td>SHARED OPEN SPACE FOR RIGHT OF WAY SERVING R.F.C.E.</td>
<td>-</td>
<td>17,000</td>
<td>17,000</td>
<td>7</td>
</tr>
<tr>
<td>SHARED OPEN SPACE ON ROOF SERVING R.F.C.E.</td>
<td>-</td>
<td>17,000</td>
<td>17,000</td>
<td>7</td>
</tr>
</tbody>
</table>

### OPEN SPACE AND SITE COVERAGE

**SCALE:**

- **0'-0"**
- **5'-0"**
- **10'-0"**
- **15'-0"**
- **20'-0"**
- **25'-0"**
- **30'-0"**
- **35'-0"**
- **40'-0"**
- **45'-0"**
- **50'-0"**
- **55'-0"**
- **60'-0"**
- **65'-0"**
- **70'-0"**
- **75'-0"**
- **80'-0"**
- **85'-0"**
- **90'-0"**
- **95'-0"**
- **100'-0"**

Exhibit of site plan with open space and site coverage details.
GENERAL NOTES

1. The intent is to construct the entire development in a single phase of construction. In the event that one parcel is developed in advance of the other, a detailed phasing plan will be provided. Below is an overview of the two primary phasing options.

PARCEL A COMPLETED FIRST

1. Phase I would include construction of grocery, community serving retail, and all associated site improvements indicated on Parcel A.
2. Monroe Street: Phase I would include full build out of Monroe Street, including limited improvements between Codornices Court and Jackson Street.
3. Utility Services: Phase I will include construction of all primary utility services at Monroe Street.
4. Improvements at San Pablo Avenue: Phase I would include new street improvements fronting Parcel A and improved pedestrian crossings at Monroe Street. New pedestrian and cyclist crossing at Dartmouth Street would be completed in Phase II.
5. Pedestrian and Cycling Circulation: All pedestrian and cyclist facilities on Parcel A would be completed in Phase I. Facilities on Parcel B, including path adjacent to Codornices Creek, would be completed as part of Phase II.
6. Vehicle Circulation: Circulation for autos, loading and emergency vehicles will be fully functional and is not reliant on improvements on Parcel B.
7. Parking: Grocery is self-sufficient in terms of parking.

PARCEL B COMPLETED FIRST

1. Phase I would include construction of community serving retail, Residential Care Facility and all associated site improvements indicated on Parcel B.
2. Monroe Street: Phase I would include full build out of Monroe Street, including limited improvements between Codornices Court and Jackson Street.
3. Utility Services: Phase I will include construction of all primary utility services at Monroe Avenue.
4. Improvements at San Pablo Ave: Phase I would include new street improvement fronting Parcel B, including improved pedestrian crossings at Monroe Avenue and the new pedestrian and cyclist crossing at Dartmouth.
5. Pedestrian and Cycling Circulation: All pedestrian and cyclist facilities on Parcel B would be completed in Phase I. Facilities on Parcel A, including path adjacent to Village Creek, would be completed as part of Phase II.
6. Vehicle Circulation: Circulation for autos, loading and emergency vehicles will be fully functional and is not reliant on improvements on Parcel A.
7. Parking: In Phase I, Parcel B would utilize 59 parking spaces on Monroe Street between Codornices Court and Jackson Street to meet shared-use requirement.