GENERAL NOTES
A. Conceptual massing: The image describes the general scale, massing and articulation of the proposed structures. All architectural elements are illustrated at a scale that is not intended to convey the general scale.
B. Streetscape: The intent of the streetscape elements is to create a unified character from Village Creek to Codornices Creek. All elements such as plantings, pavings and other amenities are intended only to convey the general character.
C. In the subsequent package submitted for design review, the individual buildings and streetscape elements may only significantly vary from these preliminary concepts.

KEYED NOTES
1. Residential Care Facility for the Elderly (RCF): Narrow building wings face towards San Pablo Avenue with landscaped courtyards between, and building steps down one full story adjacent to Codornices Creek.
2. Retail on San Pablo and Monroe.
3. Maximum height 28'. Street front retail is characterized by continuous building forms with consistent architectural elements that create a unified street frontage for parcels A and B.
4. Generic storefronts.
5. Street front.
6. Maximum height 30'. Gently sloped roof at grocery allows large north-facing glazing to maximize interior day-lighting, and provides south facing roof for potential installation of solar panels.
7. Cyclist and pedestrian path at Codornices Creek.
8. Tree canopy per conceptual plan for future restoration of Codornices Creek.
9. Outdoor dining terrace at RCF with porch or/and trellis above.
10. Roofline open space with vertical/ flat structure.
11. Roofline open space serving RCF over retail.
12. Retail steps back to allow additional space for cyclists and potential outdoor seating.
13. San Pablo Avenue entry to RCF with covered waiting area.
14. Top floor of RCF set back 10’ at facade fronting San Pablo Avenue.
15. Green roof at portion of retail, with potential for ‘green cornice’ visible from street.
16. Special paving treatment linking pedestrian frontage between Codornices and Village creeks.
17. New street trees at San Pablo Avenue at 25’-35’ on center.
18. New street lighting at public sidewalk, to be coordinated with street trees.
19. Existing community center.
20. Existing housing at University Village.
21. Existing tree canopy at village creek.
22. Existing tree canopy at village creek.
23. Existing tree canopy at village creek.
24. New tree plantings and sidewalks at Monroe Street.
25. Improved pedestrian crossing at San Pablo Avenue.
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