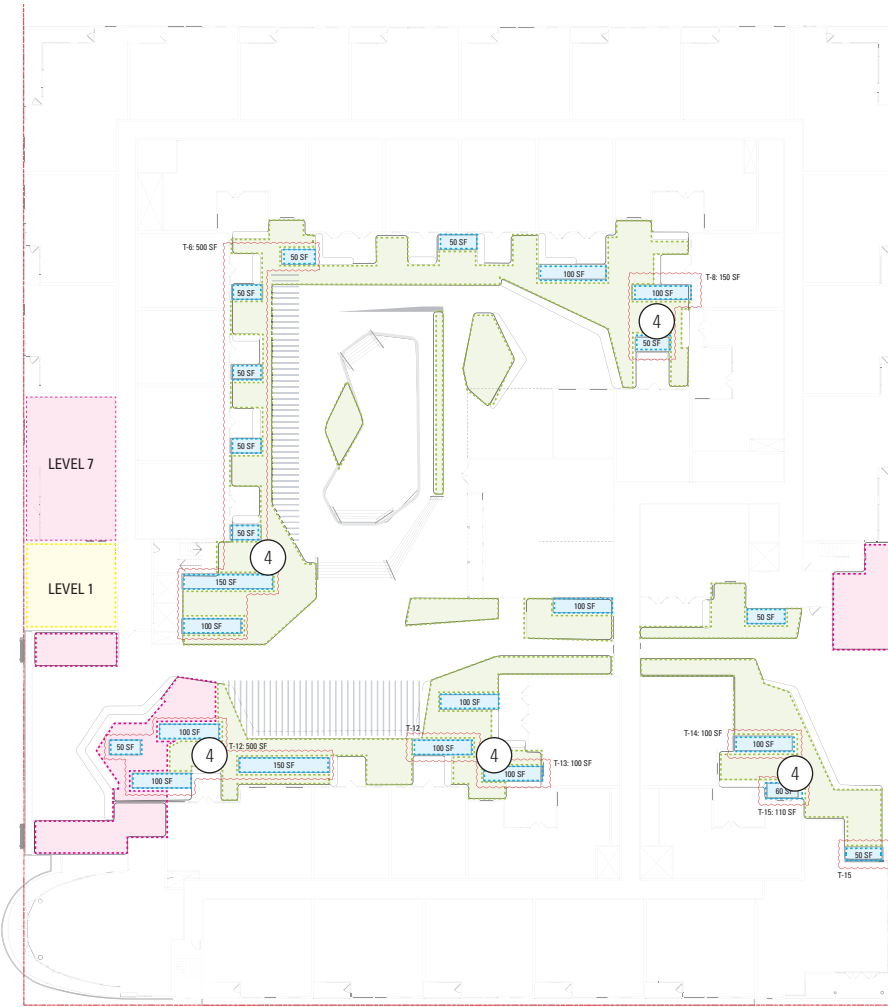


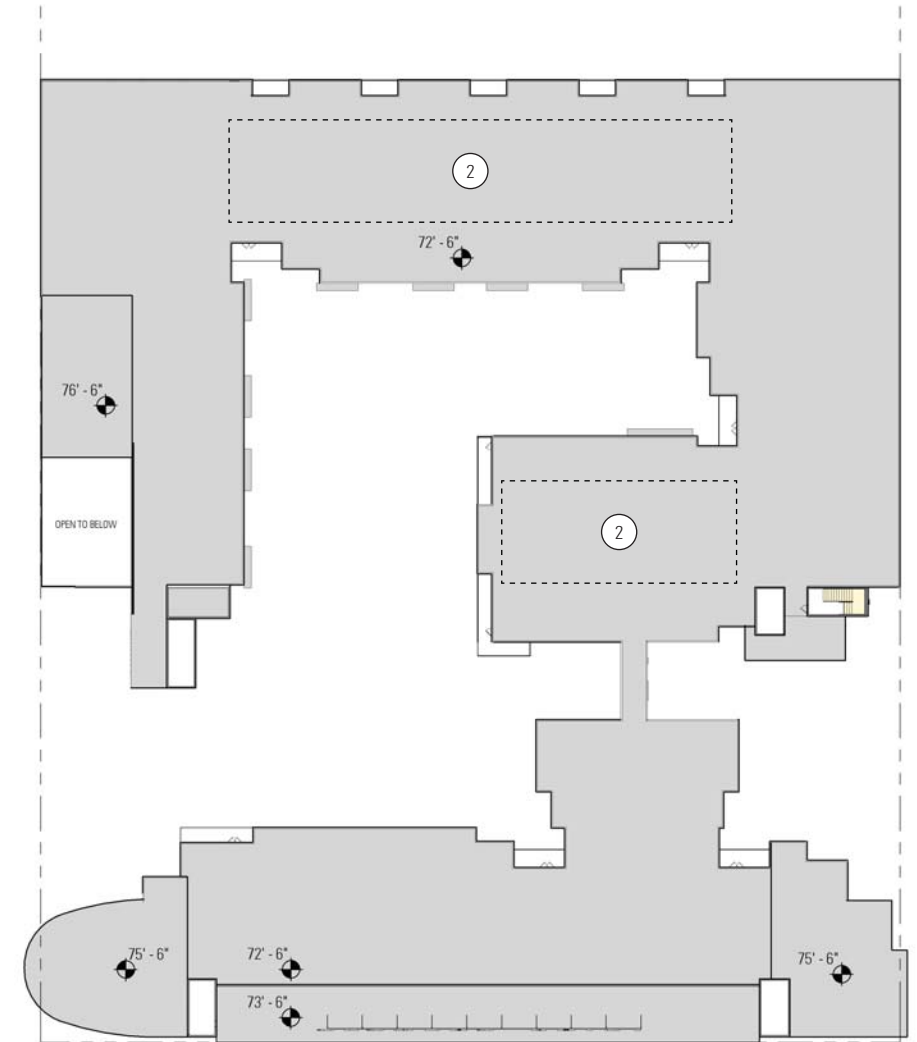
EQUITABLE USE	<p>① Enclosed and secure auto and handicap van accessible parking is provided directly contiguous to primary access/egress points. Accommodations have been provided for the visually and hearing impaired.</p>	<p>④ All 220 units will have direct access from an accessible route with elevator service.</p>	<p>⑥ All 220 units will be constructed with adaptable kitchens and bathrooms with clearances and accommodation for individual accessibility in compliance with state and federal accessibility codes.</p>
FLEXIBILITY IN USE	<p>② The mixed-use, transit oriented nature of the project provides for individuals to engage with the community as they choose.</p>		<p>⑦ A variety of unit types have been provided to accommodate differing lifestyles and preferences. Units have open flexible plans to allow residents to personalize their unit to reflect their personal preferences.</p>
SIMPLE AND INTUITIVE USE	<p>A clear, understandable and identifiable design makes access and use decisions more comprehensible for users.</p>		
PERCEPTIBLE INFORMATION	<p>In addition to the above accommodations, way-finding information is provided for the visually impaired thru the use of contrasting and tactile signage.</p>		
TOLERANCE FOR ERROR	<p>③ The overall design approach minimizes hazards and the adverse consequences of accidental or unintended actions. Most notably, the "naked street" eliminates barriers and provides flexibility but with tactile and visual warning zones to identify potential hazards.</p>		
LOW PHYSICAL EFFORT		<p>⑤ The building, unit and amenity areas are designed to allow for efficient and comfortable use of all facilities. All amenity spaces are accessible via elevator with sufficient clearances for wheelchair use.</p>	<p>⑧ Tenant usable doors and entries shall comply with state and federal standards for ease of use and barrier free thresholds.</p>
SIZE AND SPACE FOR APPROACH AND USE			<p>All spaces within the project have been designed with appropriate size and space for approach, reach, manipulation and use regardless of individual's body size, posture or mobility.</p>

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

UNIVERSAL DESIGN



PODIUM LANDSCAPE PLAN



ROOF PLAN

GREEN BUILDING FEATURES:

- Materials and sourcing of materials responsive to current green building standards.
- ① High performance building envelope
Optimized daylighting and lighting controls
- ② Solar panels for photovoltaic energy and solar hot water
High performance energy conserving systems for resident-controlled and metered mechanical, electrical systems, energy efficient window and roofing systems and water conserving plumbing fixtures
- ③ Drought tolerant landscape with smart controllers to reduce water consumption
- ④ On-site storm water collection, retention and filtration
- ⑤ Fenestration and shading design to minimize risk of bird collisions at windows
- Transit oriented design
- High density site development
- Personal wellness promoted through opportunities for community engagement and fitness
- Attention to Indoor air quality by minimizing usage of materials that contain high levels of VOC and formaldehyde
- Source materials locally where practical

PERIMETER | WIND + DROUGHT TOLERANT, SUN LOVING

③			OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) - 36" BOX - WULCOLS: VL
			CEANOTHUS GLORIOSUS 'ANCHOR BAY' (ANCHOR BAY CEANOTHUS) - 5 GAL PLANTS @ 5' O.C. - WULCOLS: VL
			ARTEMISIA PYGMAEA 'DAVID'S CHOICE' (COASTAL SAGEWORT) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: VL
			IRIS DOUGLASIANA (DOUGLAS IRIS) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: L

BIORETENTION | WATER + DROUGHT TOLERANT

③	④			MAGNOLIA STELLATA (STAR MAGNOLIA) - 36" BOX - WULCOLS: M
				JUNCUS PATENS (CALIFORNIA GREY RUSH) - 5 GAL PLANTS @ 24" O.C. - WULCOLS: H
				CAREX TUMULICOLA (FOOTHILL SEDGE) - 1 GAL PLANTS @ 18" O.C. - WULCOLS: M
				VERBENA LILACINA (LILAC VERBENA) - 1 GAL PLANTS @ 24" O.C. - WULCOLS: L

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

GREEN BUILDING TECHNOLOGIES