



PROPERTY LINE

**LANDSCAPE DESIGN INTENT**

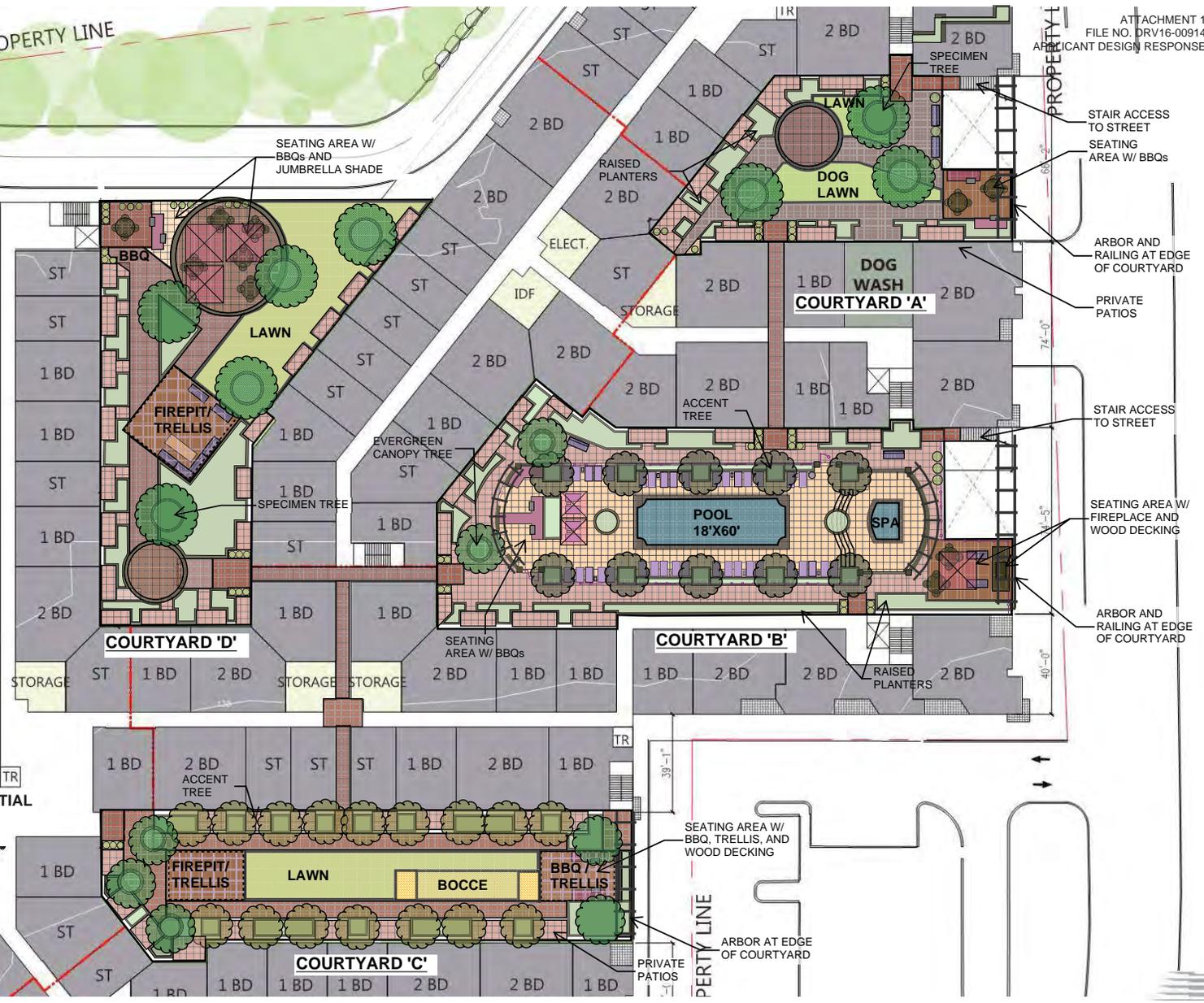
FAIRFIELD'S VILLAGE AT TOTEM LAKES APARTMENT HOMES PROJECT IS LOCATED WITHIN AN URBAN CONTEXT AND THE LANDSCAPE RESPONDS BY PROVIDING INTIMATE SPACES FOR THE RESIDENTS TO RELAX AND REFLECT. THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING COMMUNITY CONTEXT AND STREETScape CHARACTER. THE INTERIOR SPACES ARE LINKED TO CENTRAL COMMONS AND RECREATION FACILITIES WITH EASY CIRCULATION FROM ALL PARTS OF THE SITE.

WHILE THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING CONTEXT, DISTINCTLY LANDSCAPED COURTYARD AREAS WILL PROVIDE THE RESIDENCE WITH ACTIVE USE OPPORTUNITIES, SUCH AS SWIMMING AND BARBECUING. THE LANDSCAPING ARRANGEMENT PROVIDES ACCENTS AROUND THE POOL AND PROJECT ENTRY, YET ALLOWS SOLAR ACCESS FOR SUNBATHING.

THE SELECTION OF LANDSCAPE MATERIALS HAS A SIGNIFICANT IMPACT ON WATER CONSUMPTION AND MAINTENANCE REQUIREMENTS. HELPS DETERMINE INDOOR AND EXTERIOR COMFORT, AND CONTRIBUTES TO THE ATTRACTIVENESS OF THE COMMUNITY. PREDOMINANTLY, EVERGREEN TREE ARE PROPOSED TO FRAME THE SPACES WITH YEAR ROUND COLOR AND ACCENT TREES AT ENTRYWAYS AND OPEN SPACES TO ADD CHARACTER. SHRUBS ARE PROPOSED ADJACENT TO THE APARTMENTS TO TRANSITION AND SCREEN PRIVATE PATIO AREAS. WE WILL UTILIZE STRATEGIES TO MINIMIZE WATER USE BY UTILIZING NATIVE OR DROUGHT RESISTANT PLANTS. NON-NATIVE VEGETATION SHALL BE NON-INVASIVE. PLANT SPECIES SHALL BE SELECTED THAT WILL PRODUCE MINIMAL ORGANIC WASTE.

THE LANDSCAPE PLANTING WILL COMPLY WITH REQUIREMENTS OF THE CITY OF KIRKLAND, WASHINGTON. TREES SHALL NORMALLY BE NOT LESS THEN 15-GALLON. ALL PLANTING AREAS, EXCEPT TURF AREAS, SHALL BE TOP DRESSED WITH WOOD MULCH.

COURTYARD PAVERS SHALL BE PERMEABLE AND ALLOW FOR EASY FLOW AND DRAINAGE OF WATER. ROOF DRAINAGE SHALL BE ROUTED TO LANDSCAPE AREAS OR FILTERS.



RESIDENTIAL LOBBY



**FAIRFIELD**  
RESIDENTIAL



**IRRIGATION DESIGN INTENT STATEMENT**

THE LANDSCAPE IRRIGATION WILL COMPLY WITH THE CITY OF KIRKLAND REQUIREMENTS AND WATER ORDINANCES FOR ALL PLANTING AREAS. THE PURPOSE IS TO DESCRIBE THE IRRIGATION DESIGN INTENT FOR OWNER'S APPROVAL AND THE APPROVAL OF OWNER'S OPERATIONS AND MAINTENANCE GROUP.

ALL IRRIGATION SYSTEM WILL BE FULLY AUTOMATIC OPERATING SYSTEMS UTILIZING ELECTRICALLY OPERATED CONTROLLERS AND VALVES.

SHRUB AND TURF AREAS AND TREES WILL BE IRRIGATED BY SEPARATE VALVES. LOW VOLUME IRRIGATION SYSTEM (DRIP IRRIGATION SYSTEM) WILL BE USED FOR SHRUB, GROUND COVER AREAS AND TREES. TURF AREAS, IF ANY, WILL BE IRRIGATED POP SPRAY IRRIGATION SYSTEM.

SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED WITH LANDSCAPE DRIPLINE. TREES WILL BE IRRIGATED WITH BUBBLER

ALL POTS WILL BE IRRIGATED BY DRIP OR THE ALTERNATIVE SUB-IRRIGATION SYSTEM. DRAINAGE SHALL BE ROUTED TO LANDSCAPE AREAS OR FILTERS.



**FAIRFIELD**  
RESIDENTIAL

content LANDSCAPE LOT 2 / scale 1"=20'-0" / project 5638.00 / date 09.12.2016

**A10.3**  
carrierjohnson + CULTURE



FAIRFIELD  
RESIDENTIAL



content LANDSCAPE OVERALL SITE PLAN / project 5638.00 / date 09.12.2016 A10.4

carrierjohnson + CULTURE

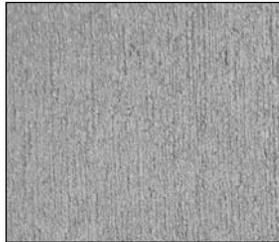
**MATERIALS**



Integral Color Concrete Pedestrian & Bike Lane



Modular Pavers



Standard Concrete



Bicycle Lane Medallion



Bike Rack



Colored & Stamped Asphalt Vehicular



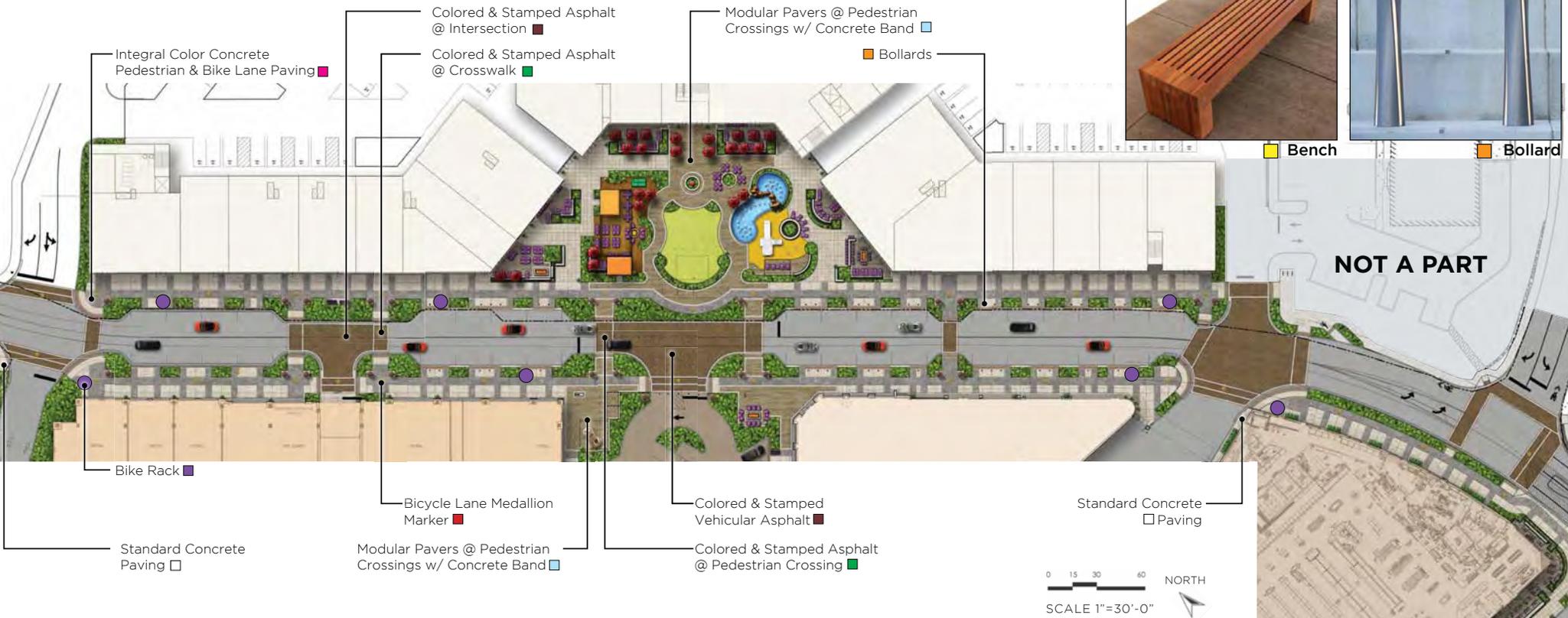
Colored & Stamped Asphalt Crosswalk



Bench



Bollard



FAIRFIELD  
RESIDENTIAL



content LANDSCAPE OVERALL SITE PLAN

/ project 5638.00 / date 09.12.2016

A10.5

carrierjohnson + CULTURE

**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
<b>FLOWERING / DECIDUOUS TREE</b>	
GINKGO BILOBA	MAIDENHAIR TREE
LIRIODENDRON TULIFERA	TULIP TREE
<b>SPECIMEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS SPECIES	OAK
<b>ACCENT TREE</b>	
CERCIS SPECIES	EASTERN REDBUD
FAGUS SPECIES	BEECH TREE
LABURNUM SPECIES	GOLDEN CHAIN
LAGERSTROEMIA INDICA	CREPE MYRTLE



**MAGNOLIA GRANDIFLORA**  
MAGNOLIA TREE



**QUERCUS ILEX**  
HOLLY OAK



**GINKGO BILOBA**  
GINKO



**LIRIODENDRON TULIFERA**  
TULIP TREE



**CERCIS CANADENSIS**  
EASTERN REDBUD



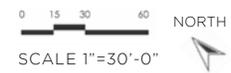
**FAGUS GRANDIFLORA**  
AMERICAN BEECH



**LABURNUM ANAGYROIDES**  
GOLDEN CHAIN



**LAGERSTROEMIA INDICA**  
CRAPE MYRTLE



**FAIRFIELD**  
RESIDENTIAL



content **LANDSCAPE OVERALL SITE/TREE PLAN** / project 5638.00 / date 09.12.2016

**A10.6**  
**carrierjohnson + CULTURE**