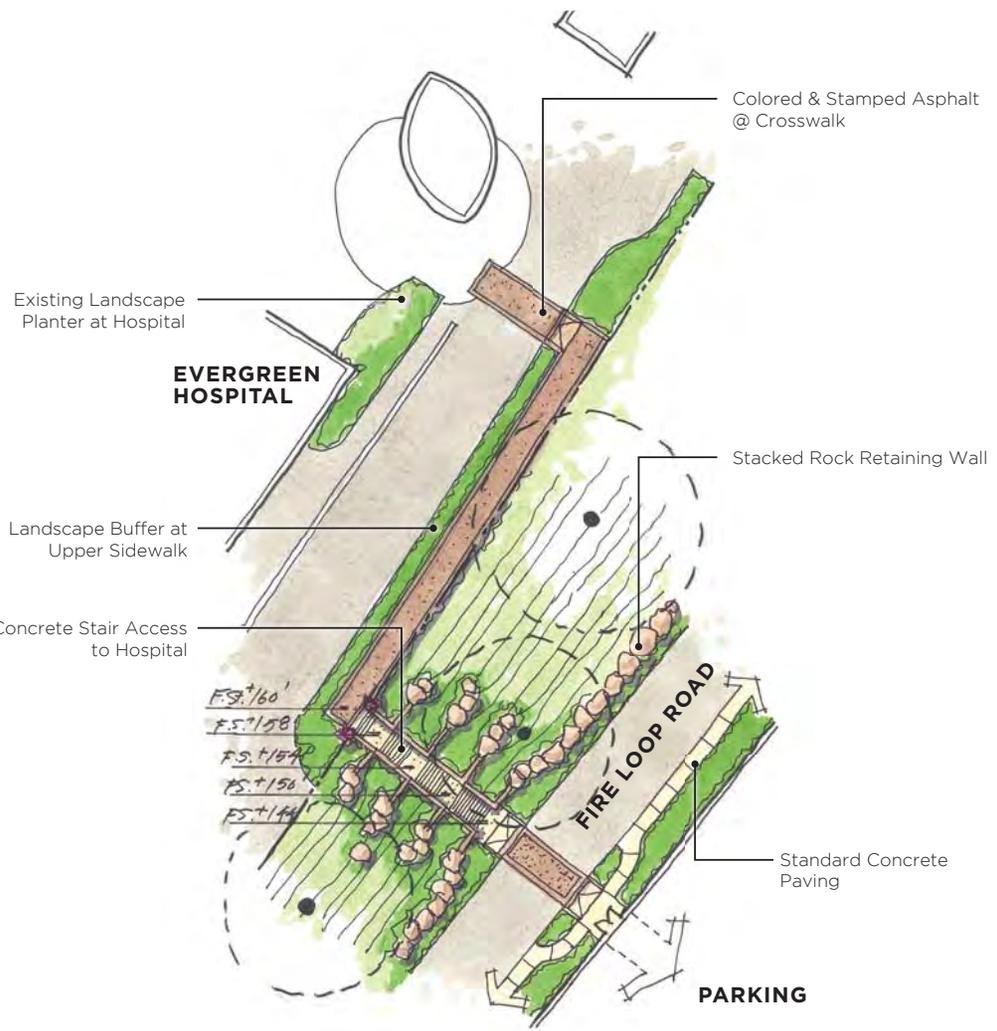


FAIRFIELD
RESIDENTIAL

content CONNECTIONS LOCATION

/ project 5638.00 / date 09.12.2016

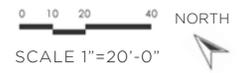
A10.7
carrierjohnson + CULTURE



EVERGREEN CONNECTION PLAN

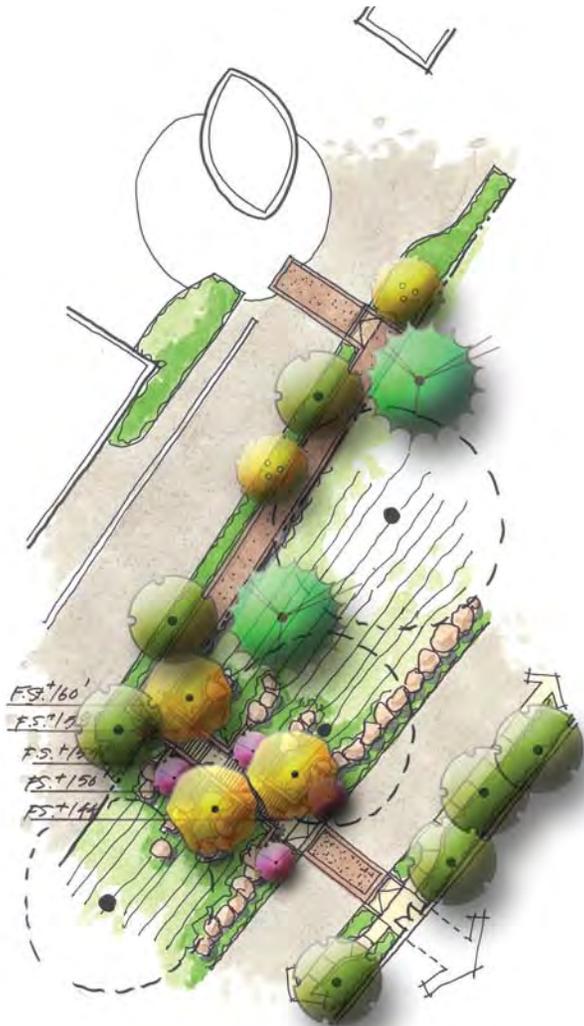


MADISON CONNECTION PLAN



FAIRFIELD
 RESIDENTIAL





**EVERGREEN CONNECTION
TREE PLAN**



**MADISON CONNECTION
TREE PLAN**

TREE LEGEND

BOTANICAL NAME	COMMON NAME
CANOPY / EVERGREEN TREE	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	HOLLY OAK
FLOWERING / DECIDIOUS TREE	
GINKGO BILOBA	MAIDENHAIR TREE
LIRIODENDRON TULIFERA	TULIP TREE
CONIFERS TREE	
JUNIPER SPECIES	JUNIPER
TAXUS SPECIES	YEW



MAGNOLIA GRANDIFLORA
MAGNOLIA TREE



QUERCUS ILEX
HOLLY OAK



GINKGO BILOBA
GINKGO



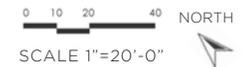
LIRIODENDRON TULIFERA
TULIP TREE



JUNIPERUS VIRGINIANA
JUNIPER



TAXUS CUSPIDATA
YEW



FAIRFIELD
RESIDENTIAL



content LANDSCAPE OVERALL SITE PLAN

/ project 5638.00 / date 09.12.2016

A10.9
carrierjohnson + CULTURE

OVERHEAD STRUCTURE



■ Glass Awning



■ Metal Awning



■ Trellis



■ Solid Shade Structure



■ Covered Restaurant Patio



■ Covered Restaurant Patio



■ Metal Awning



■ Wood Awning



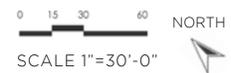
■ Trellis



■ Solid Shade Structure



■ Covered Restaurant Patio



FAIRFIELD
RESIDENTIAL



content LANDSCAPE - 120TH OVERHEAD ENLARGEMENT PLAN / project 5638.00 / date 09.12.2016 **A10.10**

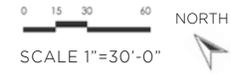
carrierjohnson + CULTURE

SEATING | SEATING PLAN

ATTACHMENT 1
FILE NO. DRV16-00914
APPLICANT DESIGN RESPONSE



■ Benches
 ■ Tables / Chairs Zone
 ■ Tables / Chairs Zone
 ■ Soft Seating Zone
 ■ Soft Seating Zone
 ■ Soft Seating Zone



FAIRFIELD
RESIDENTIAL



content **LANDSCAPE OVERALL SITE PLAN**

/ project 5638.00 / date 09.12.2016

A10.11

carrierjohnson + CULTURE

MATERIALS



Enhanced Concrete Paving



Modular Pavers



Art



Interactive Water Feature



Retail Pavilion



Dining Patio



Living Room



Multi-Function Lawn



Kids Play Area



FAIRFIELD
RESIDENTIAL



Brass or Iron Medallion @
Bike Path

content LANDSCAPE PARK ENLARGEMENT PLAN / project 5638.00 / date 09.12.2016

A10.12
carrierjohnson + CULTURE

TREE LEGEND

BOTANICAL NAME	COMMON NAME
 CANOPY / EVERGREEN TREE	
 MAGNOLIA SPECIES	MAGNOLIA
 QUERCUS ILEX	HOLLY OAK

BOTANICAL NAME	COMMON NAME
 FLOWERING / DECIDUOUS TREE	
 GINKGO BILOBA	MAIDENHAIR TREE
 LIRIODENDRON TULIFERA	TULIP TREE

BOTANICAL NAME	COMMON NAME
 ACCENT TREE	
 CERCIS SPECIES	EASTERN REDBUD
 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



LABURNUM ANAGYROIDES
GOLDEN CHAIN

ATTACHMENT 1
FILE NO. DRV16-00911
APPLICANT DESIGN RESPONSE



LAGERSTROEMIA INDICA
CRAPE MYRTLE



FAIRFIELD
RESIDENTIAL



content LANDSCAPE PARK TREE ENLARGEMENT PLAN / project 5638.00 / date 09.12.2016

A10.13
carrierjohnson + CULTURE



LEGEND:

- KIDS' PLAY AREA
- PAVILION SOCIAL DECK SPACE
- FOOD & BEVERAGE AREAS
- OPEN FUNCTION LAWN SPACE
- PLAZA GATHERING AREA
- ⊠ STAGE LOCATION



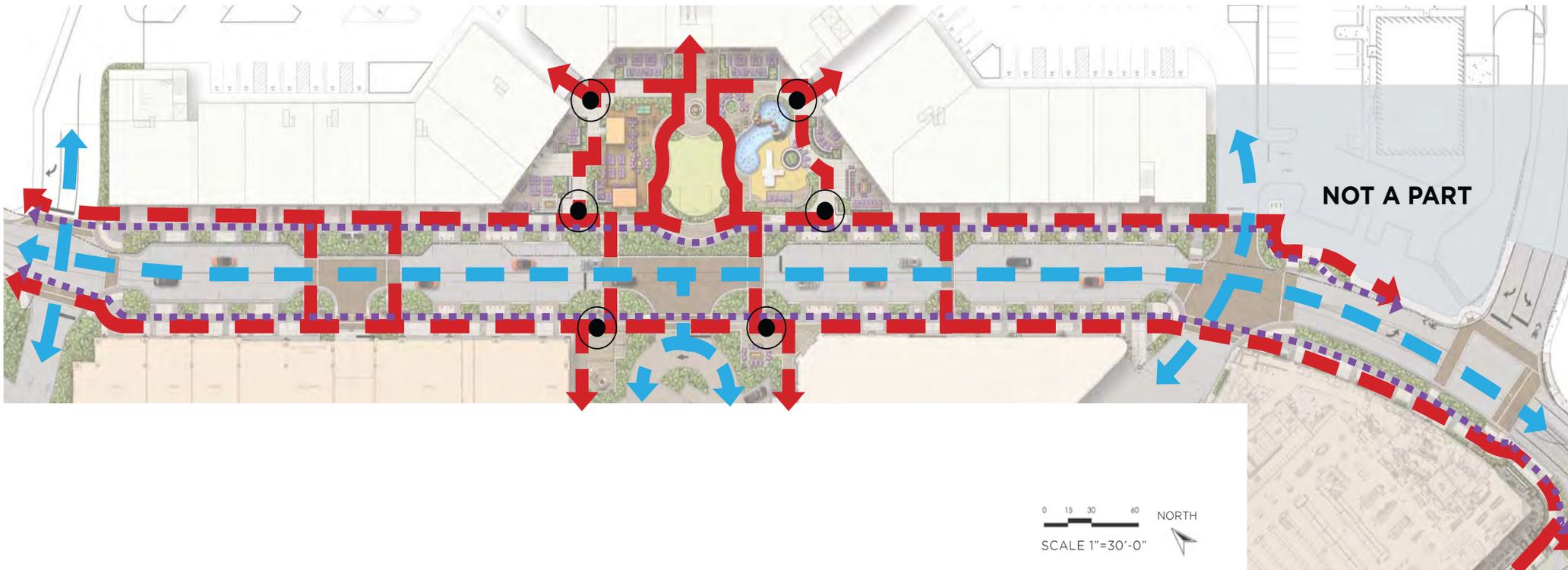
FAIRFIELD
 RESIDENTIAL



KEY:

- █ PEDESTRIAN
- █ VEHICULAR
- - - BIKE
- PEDESTRIAN NODES OR PLAZA

ATTACHMENT 1
FILE NO. DRV16-00914
APPLICANT DESIGN RESPONSE



FAIRFIELD
RESIDENTIAL



content **CIRCULATION PLAN** / project 5638.00 / date 09.12.2016 **A10.15**
carrierjohnson + **CULTURE**

TREE IMAGES

SPECIMEN TREE



CONIFERS TREE



ACCENT TREE



FLOWERING / DECIDUOUS TREE



CANOPY / EVERGREEN TREE



ADDITIONAL EVERGREEN TREES



ATTACHMENT 1
FILE NO. DRV16-00914
APPLICANT DESIGN RESPONSE

SHRUB LIST + IMAGES

**BOTANICAL NAME
HIGH SHRUBS**

ABELIA 'EDWARD GOUCHER'
 ABUTILON 'FAIRY CORAL RED'
 CHIONANTHUS VIRGINICUS
 CLERODENDRON TRICHOTOMUM
 CORNUS ALTERNIFOLIA
 ELAEAGNUS EBBINGEI
 RHUS TYPHINA 'LACINIATA'
 RIBES ODORATUM 'KING EDWARD VII'
 SPIRAEA JAPONICA GOLD MOUND
 SYMPHORICARPOS C. 'HANCOCK'
 SYRINGA M. 'PALIBIN'
 VIBURNUM BURKWOODII
 VIBURNUM DAVIDII
 WEIGELA FLORIDA 'MINUET'

COMMON NAME

GLOSSY ABELIA
 FAIRY CORAL RED FLOWERING MAPLE
 WHITE FRINGE TREE
 HARLEQUIN GLORYBLOWER
 PAGODA DOGWOOD
 SILVERBERRY
 LACINIATA SUMAC
 CLOVE CURRENT
 GOLD MOUND SPIREA
 HANCOCK CORALBERRY
 DWARF KOREAN LILAC
 BURKWOOD VIBURNUM
 DAVID VIBURNUM
 MINUET WEIGELA



**BOTANICAL NAME
MEDIUM SHRUBS**

BERBERIS THUMBERGII 'CRIMSON PYGMY'
 EDGEWORTHIA CHRYSANTHA
 EUONYMUS FORTUNEI 'EMERALD GAIETY'
 FORSYTHIA VIRIDISSIMA 'KUMSON'
 HYDRANGEA ARBORESCENS 'ANNABELLE'
 HYDRANGEA ARBORESCENS 'BELLA ANNA'
 ILEX CRENATA 'CONVEXA'
 ILEX CRENATA 'HELLERI'
 MAHONIA AQUIFOLIUM
 PHILADELPHUS 'SNOWBELLE'
 PIERIS JAPONICA 'FIRE AND ICE'
 PIERIS JAPONICA 'FOREST FLAME'
 PYRACANTHA COCCINEA 'LALANDEI MONROVIA'
 RHODODENDRON SPECIES
 SARCOCOCCA HOOKERIANA VAR. HUMILIS 'DIGYNA'
 SKIMMIA JAPONICA
 TAXUS CUSPIDATA 'NANA AURESCENS'

COMMON NAME

JAPANESE BARBERRY
 PAPER BUSH
 EMERALD GAIETY EUONYMUS
 FORSYTHIA
 ANNABELLE HYDRANGEA
 BELLA ANNA HYDRANGEA
 CONVEX JAPANESE HOLLY
 HELLERI HOLLY
 OREGON GRAPE
 SNOWBELLE MOCK ORANGE
 FIRE AND ICE PIERIS
 FOREST FLAME PIERIS
 SCARLET FIRETHORN
 RHODODENDRON
 SWEET BOX
 SKIMMIA
 GOLDEN DWARF JAPANESE YEWE



ATTACHMENT 1
 FILE NO. DRV16-00914
 APPLICANT DESIGN RESPONSE

SHRUB LIST + IMAGES

**BOTANICAL NAME
 LOW SHRUBS**

BUXUS MICROPHYLLA 'WINTER GEM'
 COTONEASTER THYMIFOLIUS
 EUONYMUS F. 'EMERALD N GOLD'
 HELLEBORUS ARGUTIFOLIUS
 HELLEBORUS 'CHAMPION'
 HEMEROCALLIS 'STELLA D'ORO'
 HEUCHERA 'BERRY SMOOTHIE'
 HEUCHERA 'GREEN SPICE'
 HOSTA PLANTAGINEA VAR. JAPONICA
 HYPERICUM 'MAGICAL RED FLAME'
 ILEX CRENATA 'GOLD GEM'
 IRIS PUMILA 'ALBO-VARIEGATA'
 IRIS PUMILA 'BLUE DENIM'
 LIRIOPE MUSCARI BIG BLUE
 LIRIOPE SPICATA
 NANDINA DOMESTICA NANA PURPUREA
 POLYSTICHUM MUNITUM
 POLYSTICHUM POLYBLEPHARUM
 RUDBECKIA FULGIDA 'GOLDSTURM'
 SALVIA OFFICINALIS E. 'GOLDEN DELICIOUS'
 SANTOLINA CHAMAECYPARISSUS
 SEDUM 'AUTUMN JOY'
 SEDUM 'CARNEA'
 SEMPERVIVUM TECTORUM

COMMON NAME

BOXWOOD
 THYME LEAF COTONEASTER
 EMERALD AND GOLD EUONYMUS
 CORSICAN HELLEBORE
 HELLEBORE
 STELLA D'ORO DAYLILY
 CORAL BELLS
 CORAL BELLS
 VARIEGATED HOSTA
 HYPERICUM
 GOLD GEM HOLLY
 VARIEGATED IRIS
 DWARF BEARDED IRIS
 CREEPING LILYTURF
 BIG BLUE LILY TURF
 PURPLE HEAVENLY BAMBOO
 WESTERN SWORD FERN
 JAPANESE TASSEL FERN
 BLACK EYED SUSAN
 GOLDEN SAGE
 LAVENDER COTTON
 AUTUMN JOY SEDUM
 STONECROP
 SEMPERVIVUM



GROUND COVERS

ARCTOSTHYLOS UVA URSI
 COREOPSIS SPECIES
 ERICA CARNEA 'SPRINGWOOD PINK'
 IBERIS SEMPERVIRENS 'PURITY'
 LAVANDULA AUNGUSTIFOLIA
 ROSA RUGOSA 'ALBA'
 ROSA RUGOSA (PINK)
 TEUCRIUM CHAMAEDRYS
 VERBENA 'HOMESTEAD PURPLE'
 VINCA 'ILLUMINATION'

BEARBERRY KINNIKINNIK
 COREOPSIS
 WINTER HEATH
 EVERGREEN CANDYTUFT
 ENGLISH LAVANDER
 RUGOSA ROSE
 RUGOSA ROSE
 GERMANDER
 HOMESTEAD VERBENA
 VARIEGATED PERIWINKLE



VINES

CLEMATIS ALPINA 'APPLE BLOSSOM'
 WISTERIA SINESIS

EVERGREEN CLEMATIS
 WISTERIA

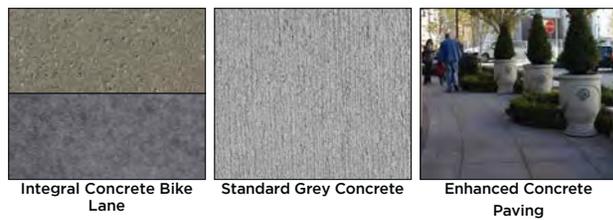


FAIRFIELD
 RESIDENTIAL



HARDSCAPE (FLATWORK) MATERIALS

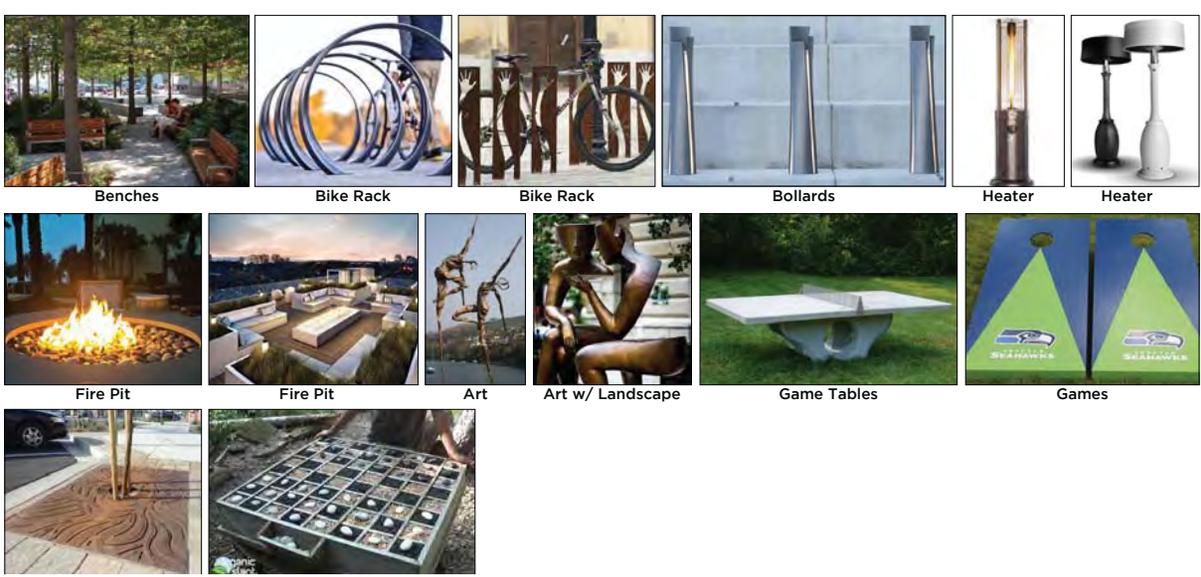
CONCRETE



PRE-CAST CONCRETE PAVERS



SITE FURNITURE



WOOD



COLORED STAMPED ASPHALT



POTTERY



FAIRFIELD
RESIDENTIAL

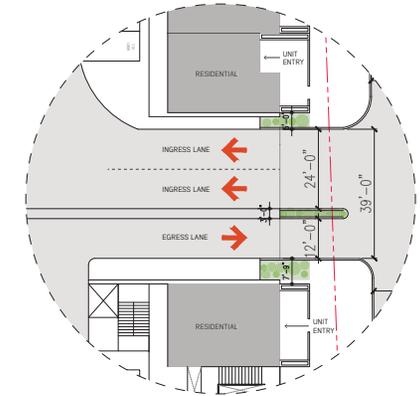
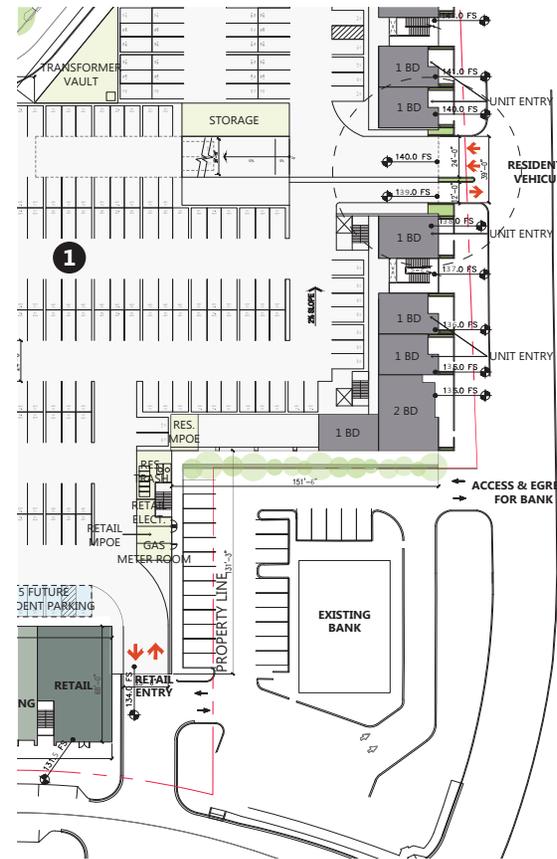
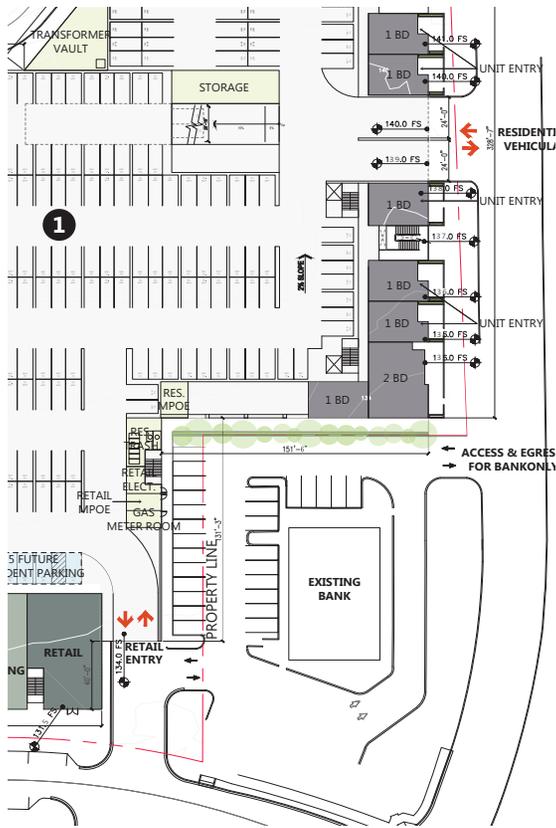


DRB COMMENT:

The consolidation of driveways along Totem Lake Way is a good direction but the proposed 48 foot wide driveway and curb cut seems excessive and should be reconsidered. Also concerned about units alongside the central driveway as their patios would be exposed to car fumes.

DESIGN TEAM RESPONSE:

The driveway has been reexamined and reconfigured to a reduced width of 39 feet. The revised width allows for two lane ingress (24'), 3' of green buffer and one lane egress (12') with the goal of reducing congestion between retail visitors and residential tenants. Planting areas have been added to the units flanking the driveways for additional buffer.



DRB COMMENT:

More information is still needed for proper review of the proposed garage screen as well as the garage entry doors. Material, finishes and in particular specificity on the perforation proposed is requested. Two styles of garage entry doors are shown in the inspiration images, define which one will be used.

DESIGN TEAM RESPONSE:

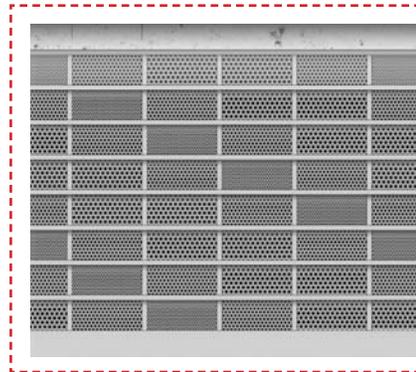
More detail is provided for the garage screens as well as the garage entry doors. Both will be painted metal and the panels will be composed of perforated panels in varying sizes.

GARAGE SCREEN



PERFORATED METAL SCREEN

PERFORATED SCREEN INSPIRATION SAMPLES



ALTERNATING PANELS WITH CIRCULAR PERFORATIONS RANGING IN SIZE FROM 1/2", 1", 1.5"



TOTEM LAKE WAY

GARAGE DOOR DETAIL



ONE LANE OF EGRESS

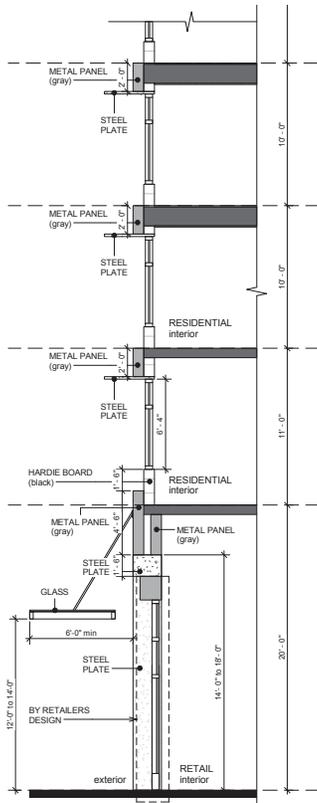
TWO LANES OF INGRESS

DRB COMMENT:

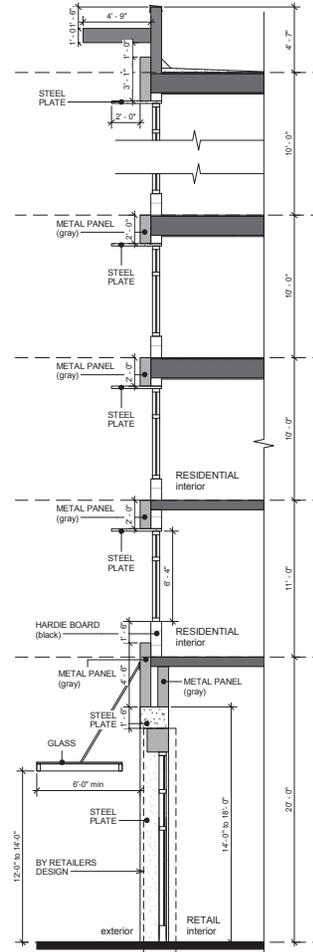
Roof lines need more refinement, some more finesse. Need to clarify the extent and dimensions of overhangs, cornices and parapets to be able to better evaluate the top elements

DESIGN TEAM RESPONSE:

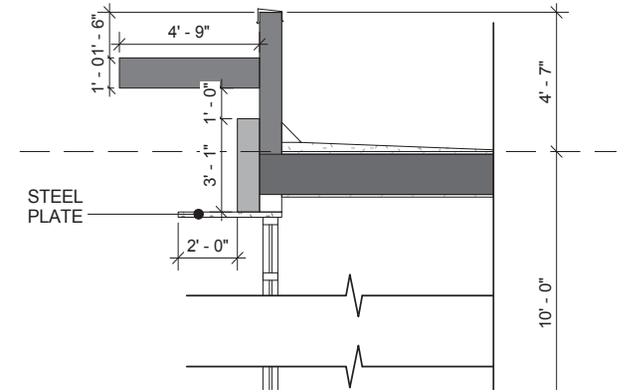
Wall sections have been extended to show the top of the various buildings and dimensions added to show extent of overhangs, eyebrows, etc. See example below



SECTION 1
 BEFORE

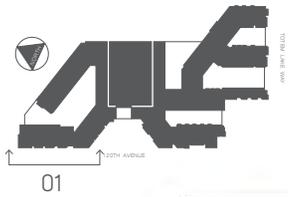


SECTION 1



EXAMPLE

NOTE: SEE ALL WALL SECTIONS FROM A7.4-A7.11
 (pg 28-35)



ENLARGED SOUTHWEST ELEVATION 01



DRB COMMENT:

With a slope along 120th Street and the retail spaces at different finish floor elevations explain how the slope is addressed at the bottom portion of the proposed storefront system.

DESIGN TEAM RESPONSE:

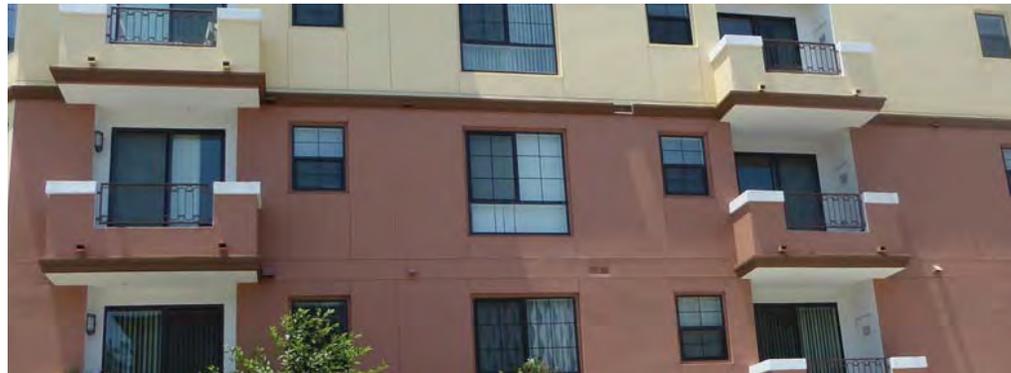
In order to address differences between finish floor elevations at the retail spaces and the sloping sidewalk a small curb is proposed to properly terminate the bottom of the storefront system.

DRB COMMENT:

Vinyl windows shown on elevations and renderings are depicted in a dark color. Based on review of past projects need applicant to confirm that the vinyl windows that will be installed on the project will not be white but match the dark color presented in the package.

DESIGN TEAM RESPONSE:

The Design Team has researched exterior colored vinyl windows. The proposed product has the color applied directly at the vinyl extruder making it much stronger than paint and much more durable.



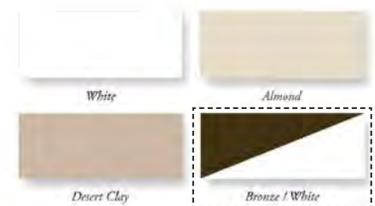
REPRESENTATIVE IMAGE
WINDOW FRAME COLOR: BRONZE EXTERIOR

VINYL WINDOW
SECTION:



EXTERIOR COLOR:
BRONZE
(see color palette)

COLOR PALETTE:



DRB COMMENT:

The theatre design has improved with how it reaches out to the plaza and the large expanses of glass but needs further development. Concerned with the flatness of the façade behind the theatre. The units above and flanking it should feel special. Spires feel unresolved. Also need more information on the marquee.

DESIGN TEAM RESPONSE:

The Design Team has continued to work with the theatre architect and design of the theatre façade has been further developed both in massing and materiality. The top corners of the residential portion on either side of the theatre have been enhanced with additional glazing and a green wall back drop is also proposed. Two locations for future marquees have been identified.



THEATRE BEFORE



THEATRE AFTER

THEATRE SECTION THROUGH LOBBY

