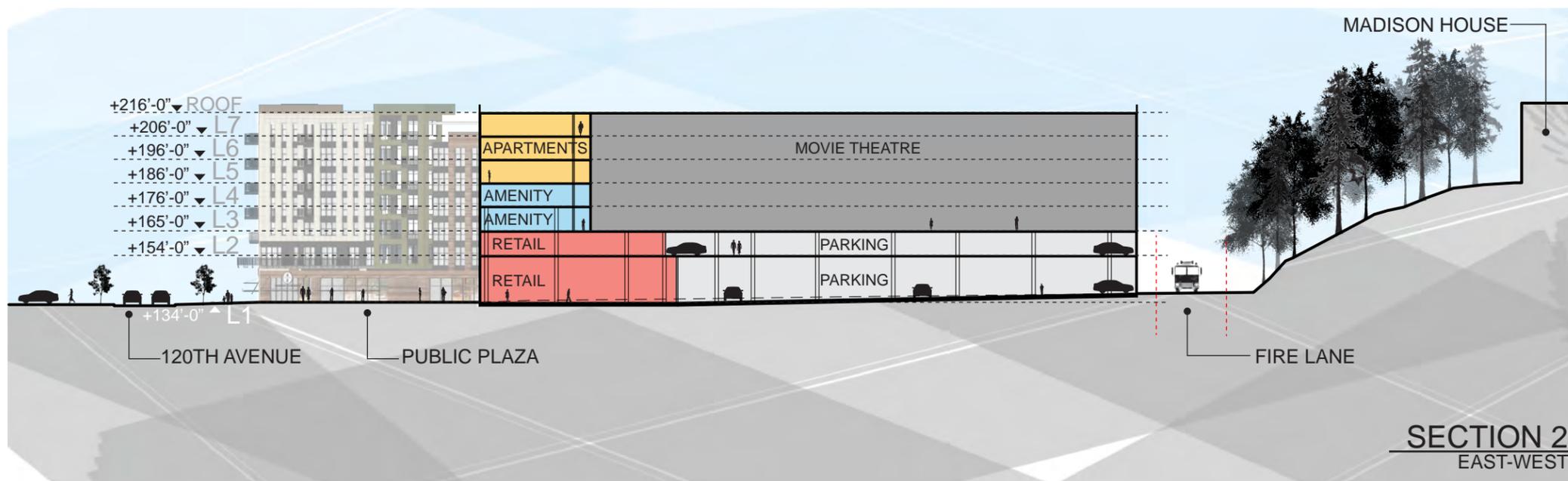
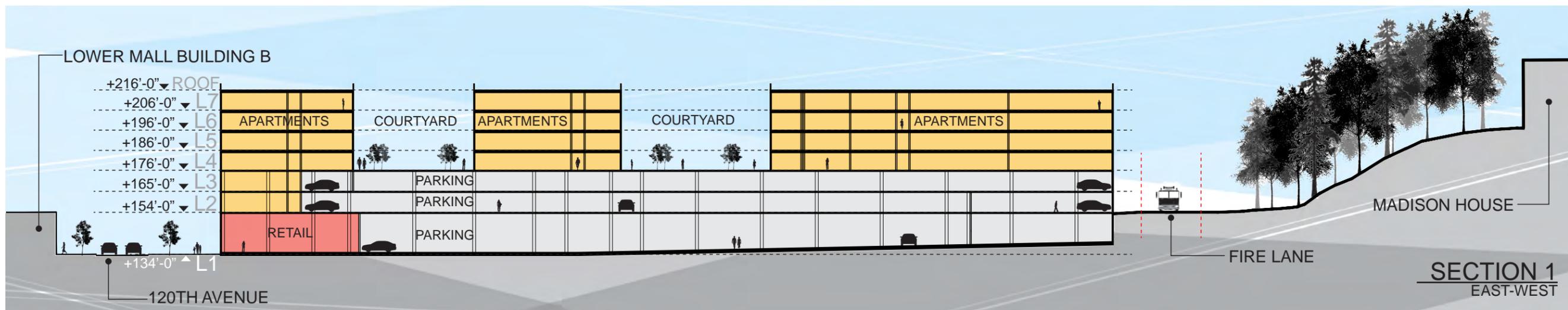


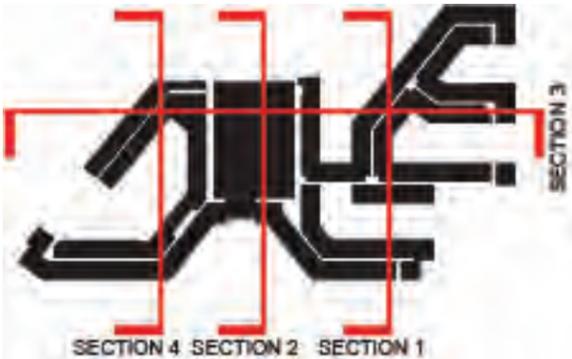


ENLARGED EAST ELEVATION 2

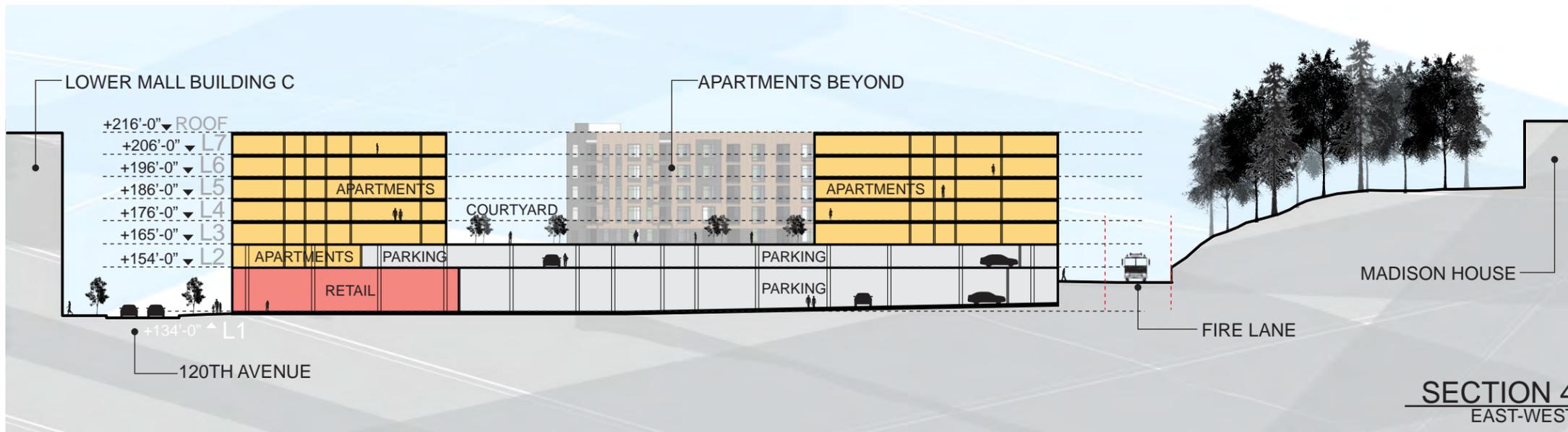
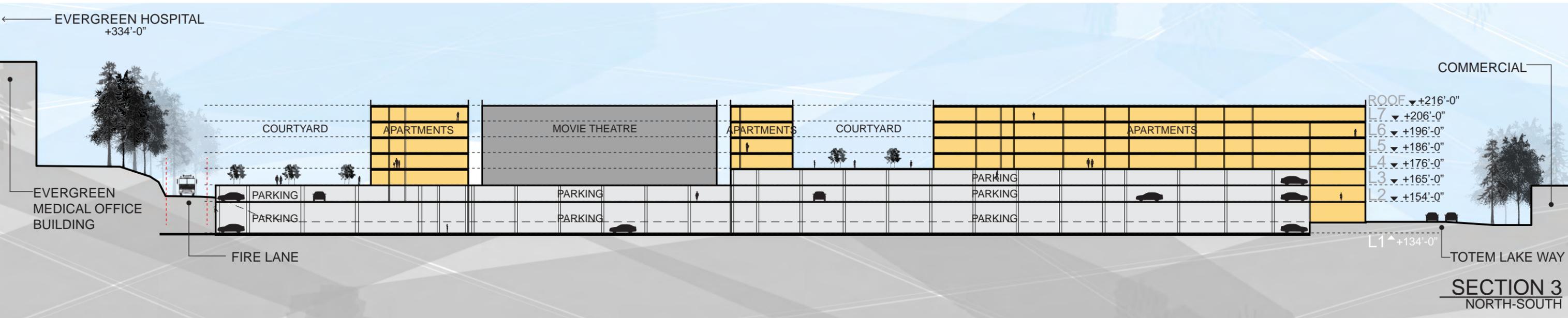


- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS





- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS



FAIRFIELD  
RESIDENTIAL



content SECTION 3 / scale 1"=60'-0" / project 5638.00 / date 06.09.2016



VIEW ON TOTEM LAKE WAY LOOKING NE



VIEW ON 120TH AVE LOOKING NE



VIEW ON 120TH AVE LOOKING SE



VIEW ON 120TH AVE LOOKING E



VIEW ON 120TH AVE LOOKING SE





VIEW ON 120TH AVE LOOKING SE



VIEW ON TOTEM LAKE WAY LOOKING NE



VIEW AT CORNER OF 120TH & TOTEM LAKE WAY



VIEW ON TOTEM LAKE WAY



VIEW ON TOTEM LAKE WAY LOOKING NW



OVERALL PERSPECTIVE



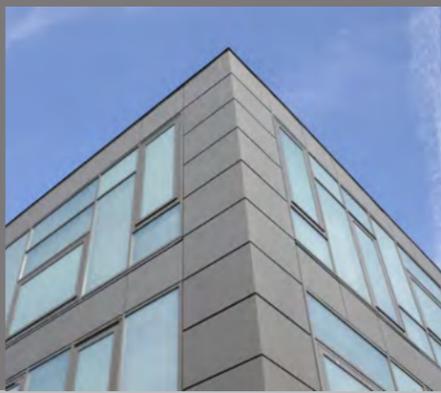
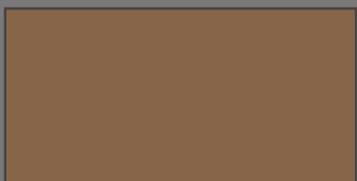
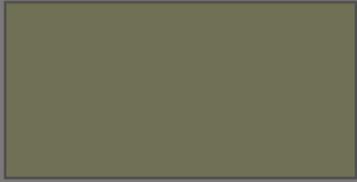
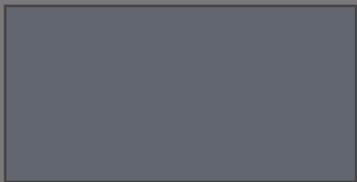
VIEW ON 120TH AVE AT TOTEM LAKE WAY



VIEW ON 120TH AVE AT PLAZA

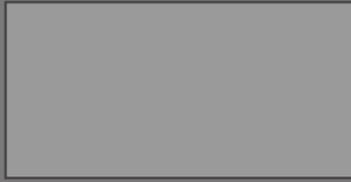
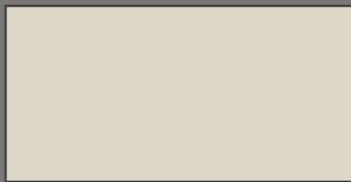


VIEW LOOKING SW ALONG 120TH AVE



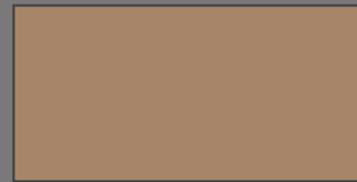
COLOR PALETTE

EXAMPLES  
METAL PANEL



COLOR PALETTE

EXAMPLES  
CONCRETE



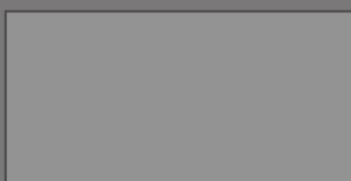
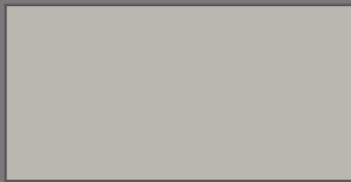
COLOR PALETTE

EXAMPLES  
HARDIE BOARD



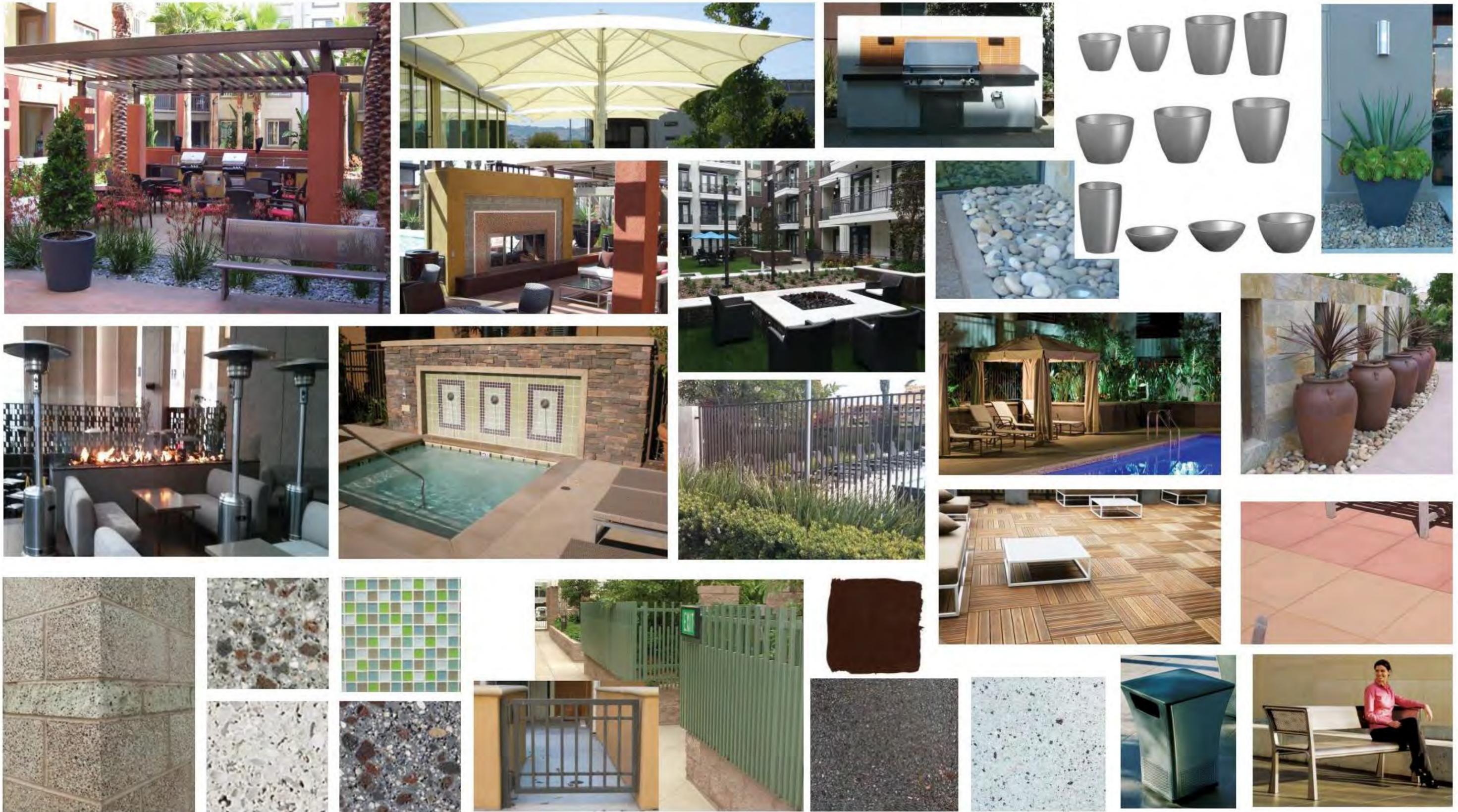
COLOR PALETTE

EXAMPLES  
BRICK



COLOR PALETTE

EXAMPLES  
METAL PANEL LOUVERS





**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 PROVIDES 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 NE 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.





**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-UP SPRAY IRRIGATION SYSTEM.

SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED WITH LANDSCAPE DRIPLINE. TREES WILL BE IRRIGATED WITH BUBBLERS.

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



**DRB COMMENT:**

Provide more detail regarding the design of the facades that are visible behind the existing Chase Bank as well as the main retail parking entrance off 120th adjacent to the bank

**DESIGN TEAM RESPONSE:**

Immediately behind the bank on the west façade the project proposes three levels of above grade parking finished in a dark metal panel with louvers at the ground floor. Above the parking four levels of residential use in a hardie board finish are also articulated with windows matching the parking fenestrations and the hardie board material is extended to emphasize the corner facing Totem Lake Way. On the south façade at ground level a prominent retail corner is expressed with above grade residential further articulating the corner element with unit balconies. The parking on this façade is also finished with a combination of hardie board and metal louvers for air intake. The main retail parking entry on 120th is setback 43 feet and will be composed of a high grade metal tilt up gate.

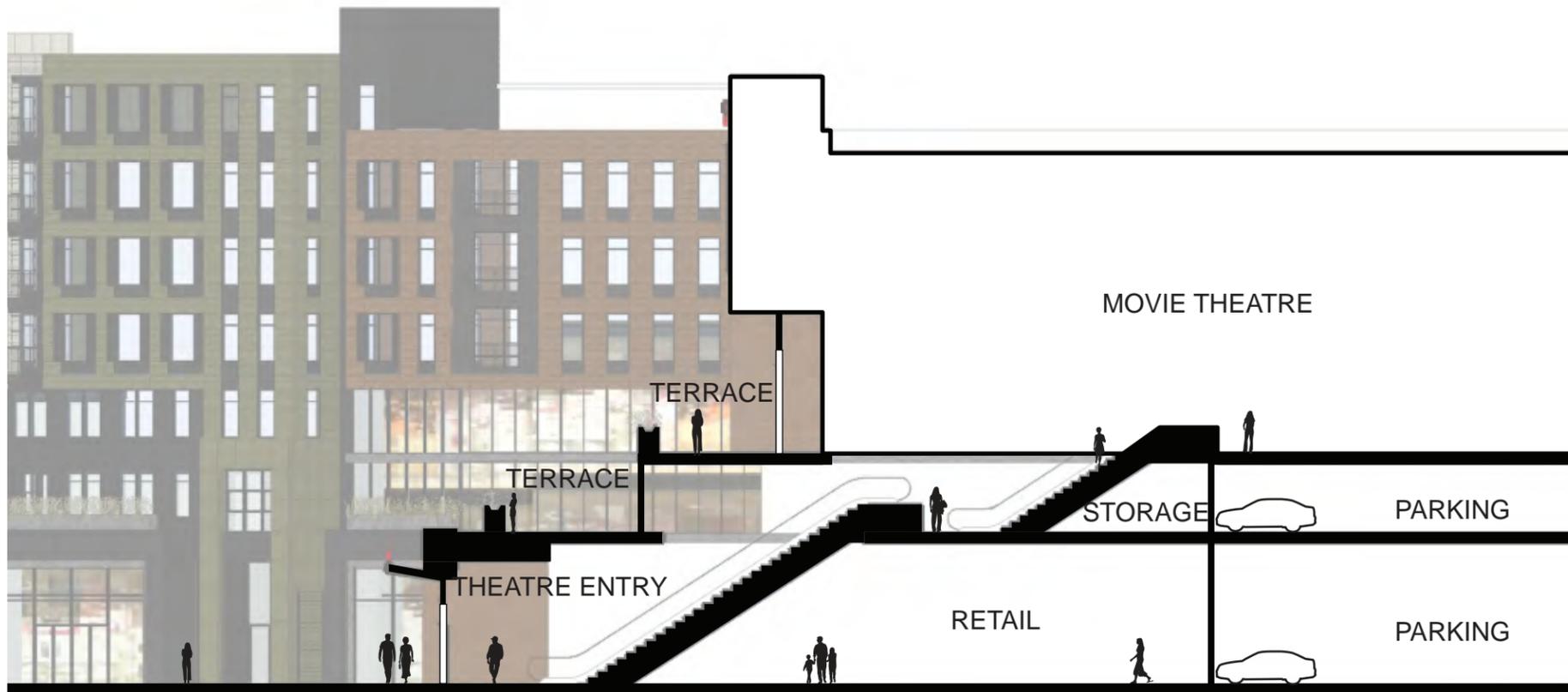
VIEW ON TOTEM LAKE WAY LOOKING NE





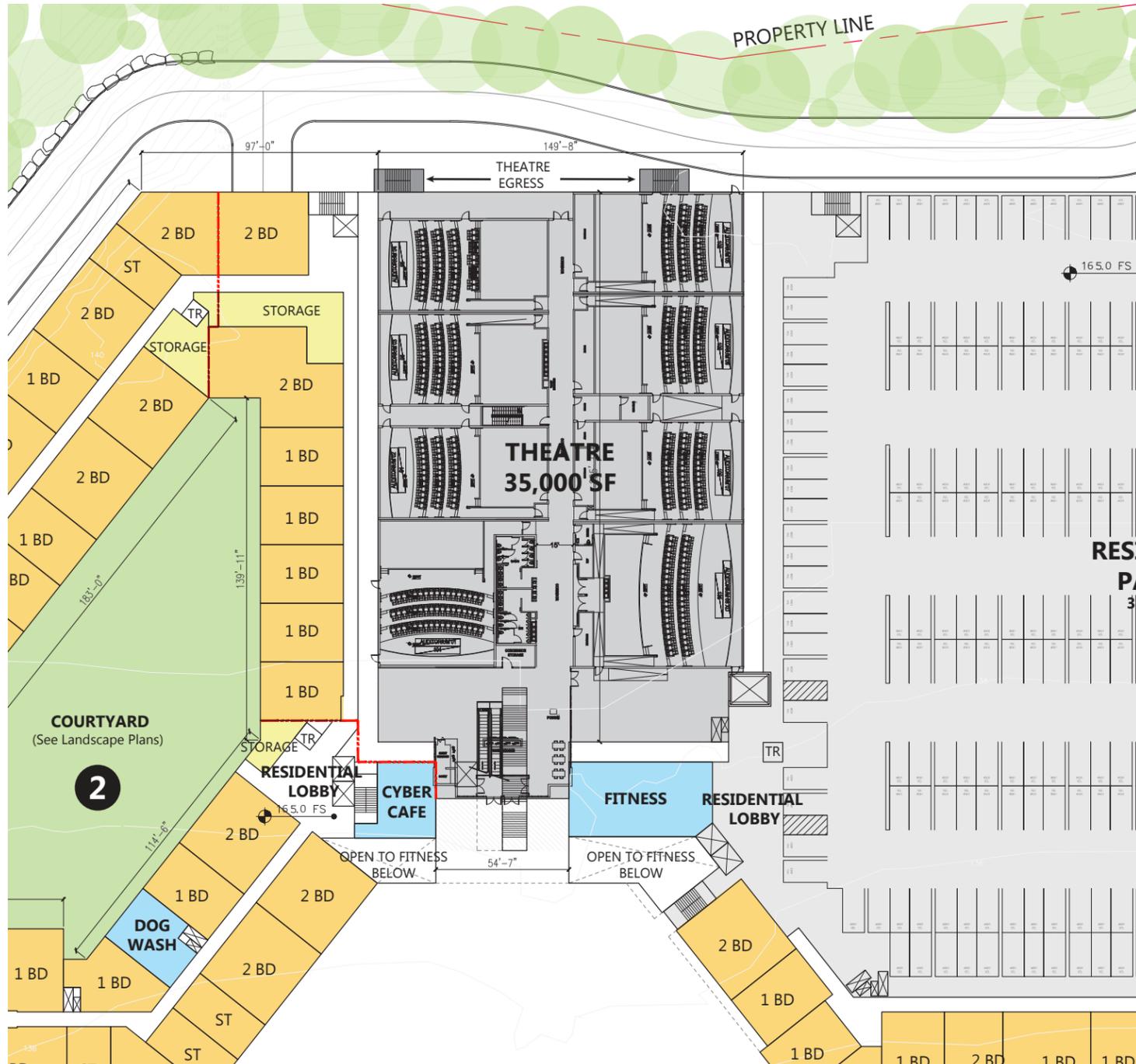
DRB COMMENT:

Since the movie theatre is not seven stories tall, can the top become anything other than a roof? What is the relationship of the theatre to the plaza? How does it look and how does it work with the rest of the project? Is it well integrated with the residential component?



DESIGN TEAM RESPONSE:

The relationship of the theatre to the plaza as well as the residential component has been further studied. The result is an eighty five foot deep and twenty foot tall retail space has been reprogrammed at the ground level. The proposed retail space for a potential restaurant includes outdoor seating. Retail parking for 412 cars also occurs at this level concealed behind the retail space. A grand staircase and escalator will take visitors to the third level where the theatre is now proposed with an outdoor space overlooking the plaza. At Level 2 residential parking is proposed concealed by residential amenities also with outdoor spaces facing the plaza. The top of the theatre now better aligns with the residential component.



Level 3 - Floor Plan

**DRB COMMENT:**

Since the movie theatre is not seven stories tall, can the top become anything other than a roof? What is the relationship of the theatre to the plaza? How does it look and how does it work with the rest of the project? Is it well integrated with the residential component?

**DESIGN TEAM RESPONSE:**

The relationship of the theatre to the plaza as well as the residential component has been further studied. The result is an eighty five foot deep and twenty foot tall retail space has been reprogrammed at the ground level. The proposed retail space for a potential restaurant includes outdoor seating. Retail parking for 412 cars also occurs at this level concealed behind the retail space. A grand staircase and escalator will take visitors to the third level where the theatre is now proposed with an outdoor space overlooking the plaza. At Level 2 residential parking is proposed concealed by residential amenities also with outdoor spaces facing the plaza. The top of the theatre now better aligns with the residential component.