



PROPERTY LINE

**LANDSCAPE DESIGN INTENT**

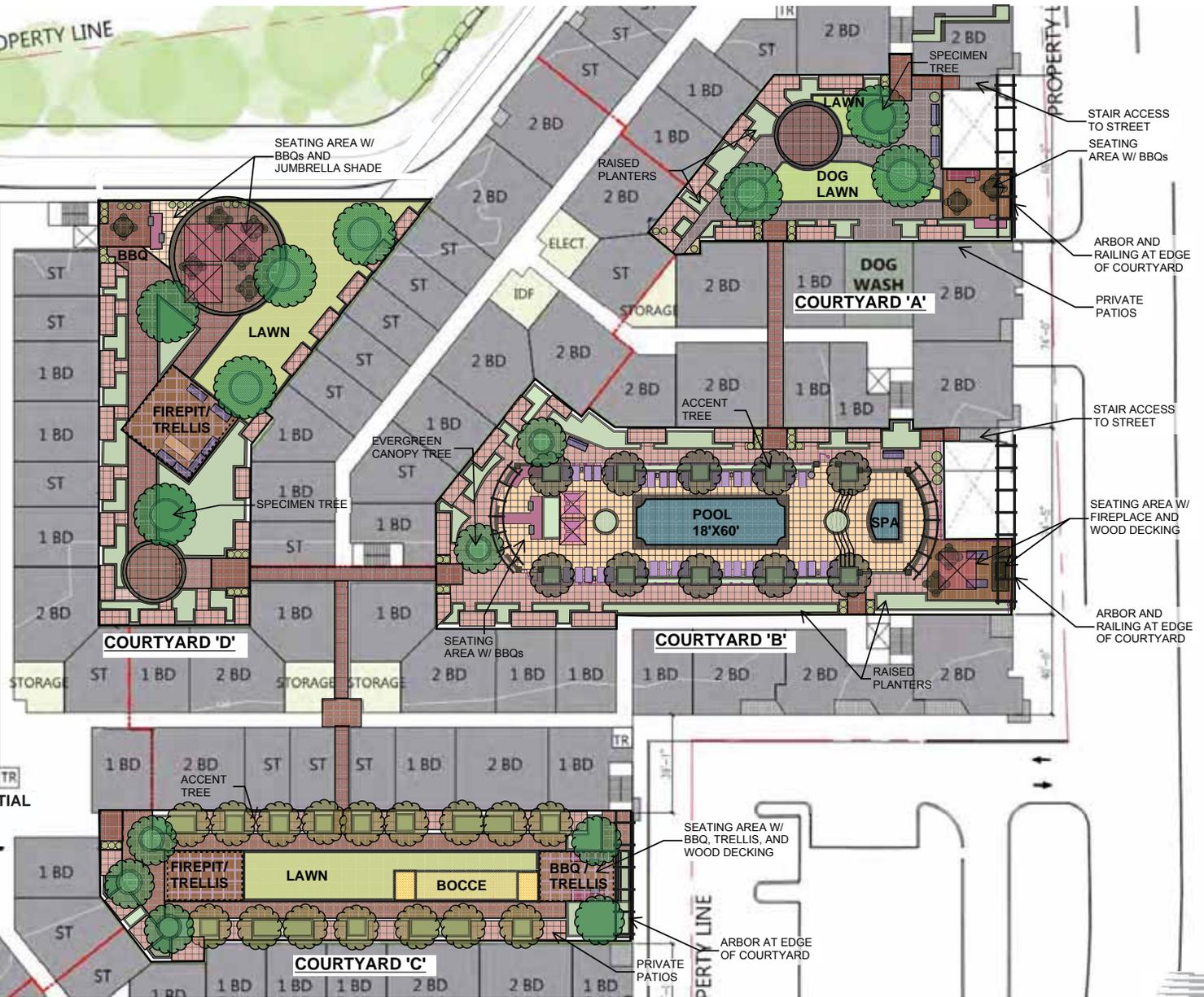
FAIRFIELD'S VILLAGE AT TOTEM LAKES APARTMENT HOMES PROJECT IS LOCATED WITHIN AN URBAN CONTEXT AND THE LANDSCAPE RESPONDS BY PROVIDING INTIMATE SPACES FOR THE RESIDENTS TO RELAX AND REFLECT. THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING COMMUNITY CONTEXT AND STREETSCAPE CHARACTER. 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 TREES 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 THAN 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.



FAIRFIELD  
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**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 BY 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.



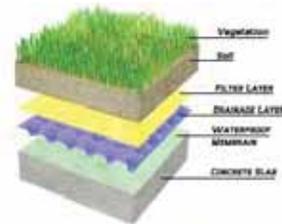
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**STORM WATER MANAGEMENT DESIGN INTENT**

STORMWATER OR "URBAN RUNOFF" CONTAINS POLLUTANTS THAT CAN LEAD TO THE DETERIORATION OF DOWNSTREAM "RECEIVING WATERS." RAINWATER SCRUBS POLLUTANTS FROM THE AIR AND PICKS UP ADDITIONAL POLLUTANTS AS IT RUNS OVER STREETS, ROOFS AND LANDSCAPED AREAS. TYPICAL URBAN POLLUTANTS INCLUDE HEAVY METALS FROM BRAKE PADS AND ZINC DOWNSPOUTS, PETROLEUM PRODUCTS FROM CARS, FERTILIZERS AND PESTICIDES FROM LANDSCAPED AREAS, AND PCBs AND MERCURY WASHED FROM THE AIR. THESE POLLUTANTS CAN CAUSE TOXIC REACTIONS IN AQUATIC LIFE. IN ADDITION, BACTERIA AND VIRUSES IN URBAN RUNOFF CAN CAUSE HUMAN ILLNESSES FROM DIRECT CONTACT, INHALATION OR THE DRINKING OF RUNOFF.

THE DESIGN SHALL EXPLORE OPPORTUNITIES TO ACCOMMODATE THE FOLLOWING MEASURES:

1. INSTALL A ROOF DRAIN BIOFILTRATION SYSTEM IN SETBACK AREAS THAT RECEIVES AND FILTERS RUNOFF.
2. NOT ALLOW ANY RUNOFF TO ENTER UNDERGROUND PARKING. IF THERE ARE ABOVE GROUND PARKING LOTS, TREAT RUNOFF BEFORE IT ENTERS THE STORM DRAIN SYSTEM.
3. INSTALL SUFFICIENT BIORETENTION (SWALES) WITHOUT CURBS OR WITH CURB NOTCHES IN LANDSCAPE AREAS ADJACENT TO OR NEAR PARKING LOTS AND MOTOR COURTS TO INCREASE VEGETATION AND ALLOW RUNOFF TO ENTER. ALLOW FOR TREATMENT OF ¼ INCHES OF RUNOFF OR 0.2 INCHES PER HOUR FROM THE PARKING LOT AND TRIBUTARY AREAS.
4. USE PERMEABLE MATERIALS.
5. ROUTE ANY DRIVEWAY RUNOFF TO A ROADSIDE OR DRIVEWAY ADJACENT BIOSWALE.
6. DO NOT USE COPPER OR ZINC FOR ROOFING, DOWNSPOUTS, GUTTERS OR OTHER EXPOSED SURFACES, AND DO NOT USE ROOFING MATERIALS WITH TAR PAPERS OR OTHER PETROLEUM-BASED SEALERS. USE ROOF MATERIALS THAT ARE INERT, SUCH AS TILE.
7. INSTALL POROUS PAVEMENT, SWALES, BIOFILTERS AND WATER FILTERS.



*BEST MANAGEMENT PRACTICES (BMPs) MAY BE EMPLOYED TO:*

- SLOW THE RATE OF RUNOFF BY EXTENDING THE DETENTION TIMES OF RUNOFF ON SITE TO ENCOURAGE THE SETTLING OF PARTICLES, THE SORPTION (ATTACHMENT) OF POLLUTANTS ONTO PARTICLES, OR NUTRIENT (PHOSPHORUS AND NITROGEN) UPTAKE BY VEGETATION.
- INCREASE INFILTRATION (SOAKING INTO SOILS TO FILTER AND REDUCE RUNOFF) AND/OR EVAPOTRANSPIRATION (PLANT AND SOIL EVAPORATION TO REDUCE RUNOFF).
- FILTER RUNOFF USING TARGETED FILTER MEDIA OR VEGETATION THAT TRAPS OR BREAKS DOWN MANY CONTAMINANTS.
- PREVENT POLLUTANTS FROM BEING PICKED UP AND TRANSPORTED BY STORMWATER.
- REDUCE OR ELIMINATE DRY WEATHER FLOWS (IRRIGATION RUNOFF, PAVEMENT WASHING, ETC.).
- IMPROVE THE SITE'S AESTHETICS AND INCREASE WATER CONSERVATION.
- BIORETENTION (DEPRESSED LANDSCAPED AREAS) CAN BE USED IN SURFACE PARKING LOTS AND ROAD MEDIANS TO CAPTURE STORMWATER AND ALLOW IT TO SLOWLY DRAIN OR SOAK IN. EXCESS RUNOFF DRAINS TO THE STORM DRAIN SYSTEM VIA A VERTICAL INTAKE PIPE.
- RAISED PLANTERS ON PODIUM DECKS CAN BE IDENTIFIED TO ACT AS FLOW THROUGH PLANTERS.
- SWALES (SHALLOW SIDE-SLOPED GRASS LINED CHANNELS AND BIOSWALES (SWALES WITH VEGETATION, USUALLY ALLOWING FOR TEMPORARY PONDING AND INCREASED INFILTRATION) CAN CHANNEL STORMWATER FROM IMPERVIOUS AREAS INTO THE STORM DRAIN SYSTEM WHILE ALLOWING FOR SOME INFILTRATION, FILTRATION AND POLLUTANT BINDING BY SOILS AND UPTAKE BY PLANTS.
- UNDERGROUND PARKING CAN STOP POLLUTANTS FROM CONTACTING STORMWATER.

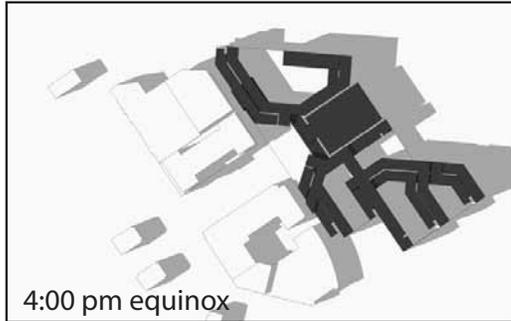
**DRB COMMENT:**  
How will storm water be handled in the project? What type of planting will be proposed at the courtyards? Will there be mostly above grade planters?

**DESIGN TEAM RESPONSE:**

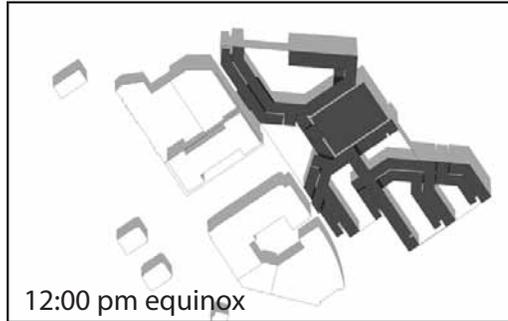


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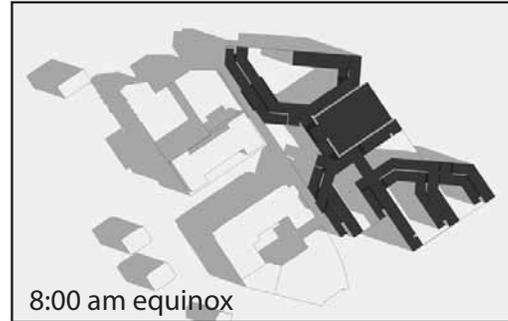
Provide shadow study.



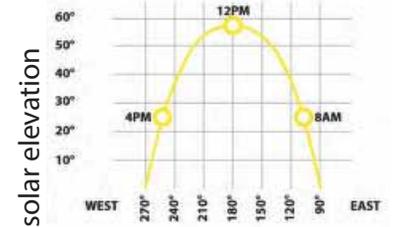
4:00 pm equinox



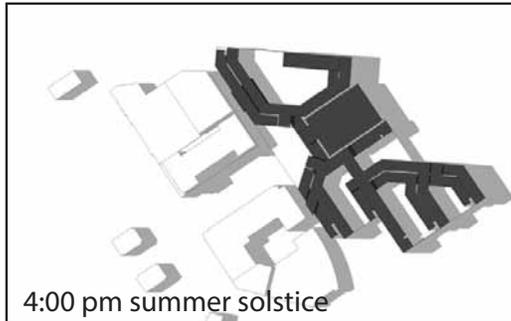
12:00 pm equinox



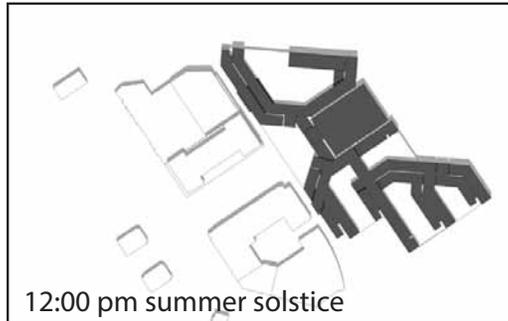
8:00 am equinox



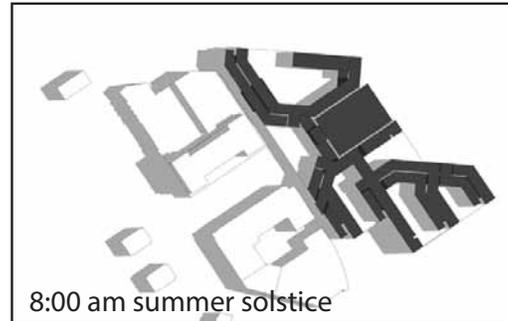
**EQUINOX SOLAR MAP (3/20)**



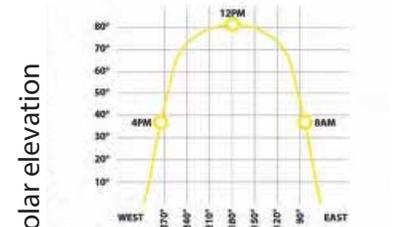
4:00 pm summer solstice



12:00 pm summer solstice



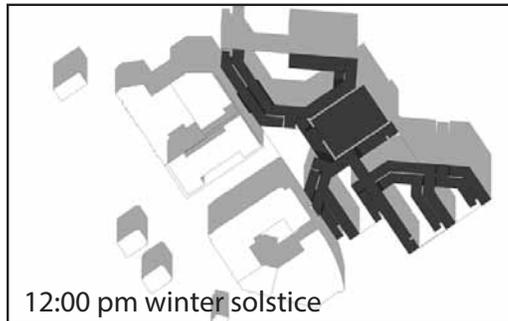
8:00 am summer solstice



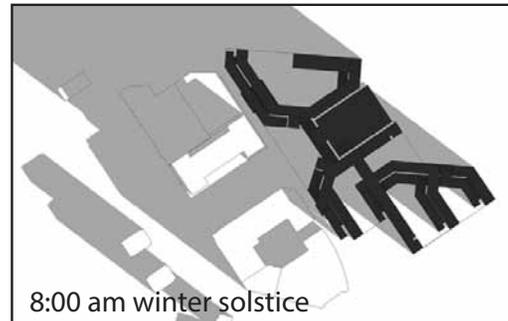
**SUMMER SOLSTICE SOLAR MAP (6/21)**



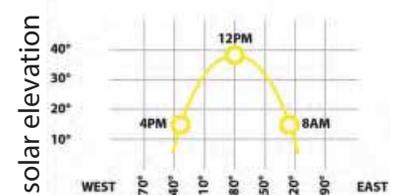
4:00 pm winter solstice



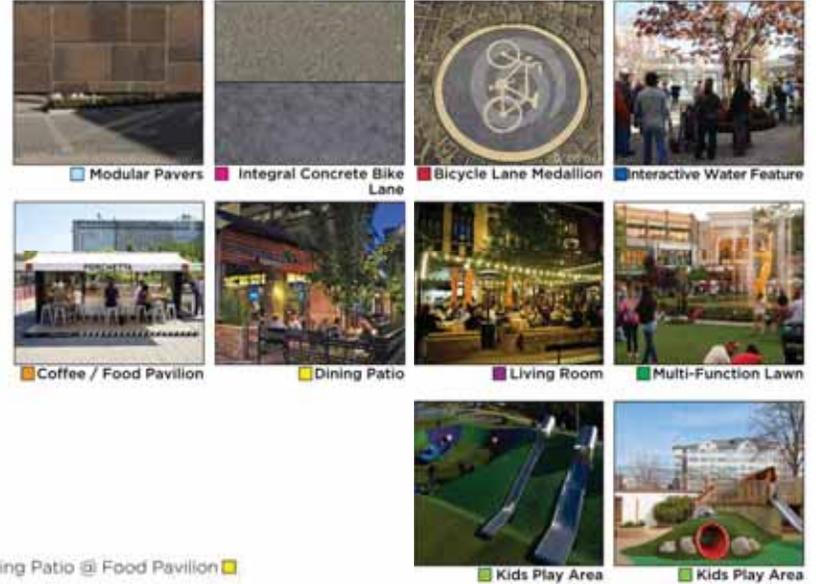
12:00 pm winter solstice



8:00 am winter solstice



**WINTER SOLSTICE SOLAR MAP (12/22)**



Dining Patio @ Food Pavilion ■

Village Living Room w/ Fire Element & Lounge Seating ■

**DRB COMMENT:**

Request for updated plaza design. Would like to see a better relationship to human scale. Encourages articulation and modulation of the buildings surrounding the plaza. Consider recesses and areas for the public realm.

**DESIGN TEAM RESPONSE:**

Refer to revised plaza layout including areas for outdoor seating adjacent to the retail spaces as well as programmed areas for gathering and lounging including a water feature.



**TREE LEGEND**

BOTANICAL NAME	COMMON NAME
<b>CANOPY / EVERGREEN TREE</b>	
MAGNOLIA SPECIES	MAGNOLIA
QUERCUS ILEX	EVERGREEN OAK
<b>FLOWERING / DECIDUOUS TREE</b>	
ACER PLATANOIDES 'CRIMSON KING'	NORWAY MAPLE
GINKGO BILOBA	MAIDENHAIR TREE
LIRIODENDRON TULIFERA	TULIP TREE
<b>ACCENT TREE</b>	
ARBUTUS SPECIES	MADRONE
CERCIS SPECIES	EASTERN REDBUD
FAGUS SPECIES	BEECH TREE
LABURNUM SPECIES	GOLDEN CHAIN
LAGERSTROEMIA INDICA	CREPE MYRTLE
PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE

**DRB COMMENT:**

Request for updated plaza design. Would like to see a better relationship to human scale. Encourages articulation and modulation of the buildings surrounding the plaza. Consider recesses and areas for the public realm.

**DESIGN TEAM RESPONSE:**

Refer to revised plaza layout including areas for outdoor seating adjacent to the retail spaces as well as programmed areas for gathering and lounging including a water feature.

**DRB COMMENT:**

The proposed west façade behind the Chase Bank still feels institutional with a large expanse of hardie board. The white building is too much of a focal point. Also can the project have that many windows where the building is in close proximity to the property line and be in conformance with the building code?

**DESIGN TEAM RESPONSE:**

A revised concept in this area includes repositioning the single loaded corridor to the courtyard side to allow for better articulation of this prominent façade. The prior single flat plane has been redesigned to allow for setbacks that create balcony conditions. The materiality has been enhanced with the introduction of brick and the elimination of hardie board at this location. The fenestrations at the parking levels continues the rhythm of the residential levels above and the corner has been better defined. The setback from the property line has been increased from 5 to 10 feet to allow for a higher percentage of openings allowed.

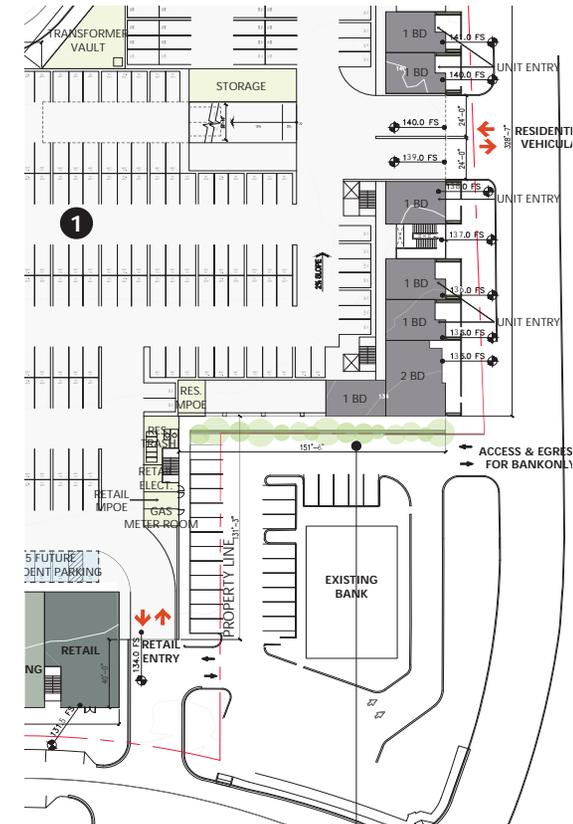


BEFORE



AFTER

- metal panel  
(oxidized brown)
- brick replaces  
hardie board
- garage  
screens
- new setbacks  
creating balconies
- new setbacks



Building with 10' setback from property line



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