

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 GROUND COVER 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.

LANDSCAPE DESIGN INTENT

FAIRFIELD'S SLATER 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. ALONG 120TH, A RIVERWASH THEME IS INTRODUCED TO TIE INTO THE CHARACTER OF LAKE DOWN THE STREET. ALONG SLATER AVENUE REMINISCENT OF THE HISTORIC RAIL LINE THAT RAN DOWN SLATER, THE THEME IS CAPTURED THROUGH FORMAL PATTERNS AND MATERIALS. UNITS ALSO ARE PROPOSED TO HAVE PATIO ENTRANCES TO HELP ACTIVATE THIS STREET FRONTAGE.

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 BARBECUING AND GAMES. THE LANDSCAPING ARRANGEMENT PROVIDES ACCENTS AROUND THE COURTYARDS AND PROJECT ENTRY, YET ALLOWS SOLAR ACCESS.

THE SELECTION OF LANDSCAPE MATERIALS HAS A SIGNIFICANT IMPACT ON 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 THAN 15-GALLON. ALL PLANTING AREAS, EXCEPT TURF AREAS, SHALL BE TOP DRESSED WITH WOOD OR ROCK MULCH.

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

SLATER ENTITLEMENT - PODIUM LEVEL CIRCULATION

L-1.3



TREE LEGEND - Sunset Western Garden Zone 4

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	WATER USAGE	SOIL pH PREFERENCE	REMARKS
	<i>Acer circinnatum</i>	Signal Maple (or Vire Maple as available)	B&B: 8' HT X 36" SPRD, 1-1/2"-2" Caliper	Per Plan Keep trees 6' from edge of pavements	Low	Sandy/Loam (pH 6.5-7.5)	Standard
	<i>Arbutus unedo</i>	Strawberry Tree	B&B: 11'-14' HT X 48"-60" SPRD, 2"-3"-1/2" Caliper	Per Plan	Low	Sandy/Loam (pH 5.0-6.5)	Multi-trunk Accent
	<i>Keteleeria pinnatifida</i>	Golden Rain Tree	B&B: 11'-14' HT X 48"-60" SPRD, 2"-3" Caliper	Per Plan Keep trees 4' from edge of pavements	Medium	Sandy/Loam (pH 5.2-7.5)	Single Trunk (12' Ht.)
	<i>Thuja plicata</i>	Western Red Cedar	B&B: 8' HT X 36" SPRD, 1-1/2"-2" Caliper	Per Plan Keep trees 6' from edge of pavements	Low	Sandy/Loam (pH 6.5-7.5)	Standard, Full branched
	<i>Pseudotsuga menziesii</i>	Douglas Fir	B&B: 11' HT X 48" SPRD, 2-1/2" Caliper	Per Plan Keep trees 6' from edge of pavements	Low	Sandy/Loam (pH 6.5-7.5)	Standard
	<i>Tsuga mertensiana</i>	Mountain Hemlock	B&B: 11' HT X 48" SPRD, 3-1/2" Caliper	Per Plan Keep trees 8' from edge of pavements	Low	Sandy/Loam (pH 5.0-7.5)	Standard, Full branched
	<i>Liquidambar styraciflua</i>	Autumn Gold Linden	B&B: 11'-12' HT X 36"-48" SPRD, 2"-2-1/2" Caliper	Per Plan	Medium	Sandy/Loam (pH 5.6-7.5)	Standard
	<i>Juniperus communis</i>	Hollywood Juniper	B&B: 8' HT X 36" SPRD, 1-1/2" Caliper	Per Plan	Low	Sandy/Loam (pH 5.6-7.5)	Columnar
	<i>Juniperus horizontalis</i>	Spartan Juniper	B&B: 7' HT X 30" SPRD, 1-1/2" Caliper	Per Plan	Low	Sandy/Loam (pH 5.6-7.5)	Columnar
	<i>Magnolia grandiflora</i>	Dwarf Magnolia	B&B: 11'-14' HT X 48"-60" SPRD, 2-1/2" Caliper	Per Plan	Medium	Sand (pH 4.0-7.0)	Columnar
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	B&B: 8' HT X 36" SPRD, 1-1/2"-2" Caliper	Per Plan	Medium	Sand (pH 4.0-7.0)	Standard
	<i>Prunus cerasifera</i>	Flowering Plum	B&B: 11'-14' HT X 48"-60" SPRD, 1-1/2" Caliper	Per Plan	/	Loam (pH 5.5-7.0)	Multi-trunk Accent
	<i>Podocarpus neriifolius</i>	Yew Pine	B&B: 11'-16' HT X 60"-72" SPRD, 1-1/2" Caliper	Per Plan	Medium	Sand (pH 5.0-7.5)	Multi-Trunk
	Existing Tree (Preserve in Place)	Refer to Arborist Report	-	-	-	-	Refer to Tree Protection Notes. Refer to Arborist Report
	Existing Tree (Remove)	Refer to Arborist Report	-	-	-	-	Refer to Arborist Report

GROUND COVER LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	WATER USAGE	REMARKS
	<i>Festuca ovina</i>	Elijah Blue Fescue	1 gal.	18" o.c. Keep plants 9" from edge of pavements	Low	Sandy/Loam (pH 6.0-7.8)
	<i>Vinca minor</i>	Dwarf Periwinkle	Flats	12" o.c. Keep plants 6" from edge of pavements	Medium	Sandy/Loam (pH 6.0-7.8)
	<i>Juniperus conferta</i>	Shore Juniper	1 gal.	24" o.c. Keep plants 12" from edge of pavements	Low	Sandy (pH 5.5-7.5)
	<i>Fragaria vesca</i>	Wild Strawberry	4" Pot	12" o.c. Keep plants 6" from edge of pavements	Low	Sandy (pH 5.5-7.5)
	Annual Color	Premium Color	4" Pot	8" o.c. Keep plants 4" from edge of pavements	Medium	Sandy (pH 5.5-7.5)
	Gravel					

SHRUB LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE	SPACING	PAVING SETBACK	WATER USE
	<i>Acer circinnatum</i>	Vine Maple	5 gal.	48" o.c.	36" from edge	Low
	<i>Amelanchier alba</i>	Serviceberry	1 gal.	48" o.c.	24" from edge	Medium
	<i>Mnium felle-femina</i>	Ghost Fern	1 gal.	18" o.c.	9" from edge	Medium
	<i>Bambusa m. 'Golden Goddess'</i>	Golden Goddess Bamboo	20 gal. 8' Ht. Min.	Per Plan	24" from edge	Low
	<i>Buxus sinica</i>	Korean Buxus	5 gal.	24" o.c.	12" from edge	Medium
	<i>Berberis thunbergii</i>	Red Japanese Barberry	5 gal.	30" o.c.	12" from edge	Medium
	<i>Camellia japonica</i>	Japanese Camellia	1 gal.	30" o.c.	15" from edge	Medium
	<i>Cornus lasiocarpa</i>	Prairie Fire	1 gal.	24" o.c.	12" from edge	Medium
	<i>Cornus sericea</i>	Red Osier Dogwood	1 gal.	48" o.c.	24" from edge	Medium
	<i>Polystichum munitum</i>	Western Scaevola Fern	5 gal.	30" o.c.	15" from edge	Medium
	<i>Dieris spectabilis</i>	Gold Heart Bleeding Heart	5 gal.	36" o.c.	18" from edge	Medium
	<i>Pennisetum alopecuroides</i>	Mourning	1 gal.	24" o.c.	12" from edge	Low
	<i>Hakonechloa macrochaeta</i>	Japanese Forest Grass	5 gal.	24" o.c.	12" from edge	Medium
	<i>Helleborus</i> spp.	Lenten Rose	5 gal.	18" o.c.	9" from edge	Medium
	<i>Hydrangea quercifolia</i>	Oak Leaf Hydrangea	5 gal.	30" o.c.	15" from edge	Medium
	<i>Juniperus conferta</i>	Shore Juniper	5 gal.	24" o.c.	12" from edge	Low
	<i>Gaultheria shallon</i>	Salal	1 gal.	24" o.c.	12" from edge	Low
	<i>Myrica californica</i>	Pacific Wax Myrtle	5 gal.	48" o.c.	24" from edge	Low
	<i>Symphoricarpos albus</i>	Snowberry	5 gal.	36" o.c.	18" from edge	Low
	<i>Dioscorea 'Little Dill'</i>	Little Dill	5 gal.	24" o.c.	12" from edge	Very Low
	<i>Rhododendron 'White Lights'</i>	Azalea	5 gal.	30" o.c.	15" from edge	Medium
	<i>Ribes sanguineum</i>	Red-flowering Currant	5 gal.	36" o.c.	12" from edge	Medium
	<i>Rosa 'Noisette'</i>	Rose	5 gal.	24" o.c.	12" from edge	Medium
	<i>Erica carnea</i>	Heather species	5 gal.	24" o.c.	12" from edge	Low
	<i>Rosa 'New Dawn'</i>	Red Carpet Rose	3 gal.	20" o.c.	12" from edge	Medium
	<i>Rosa 'Rugosa'</i>	Climbing Rosemary	5 gal.	24" o.c.	12" from edge	Low
	<i>Mahonia aquifolium</i>	Oregon Grape	5 gal.	30" o.c.	15" from edge	Medium
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5 gal.	42" o.c.	20" from edge	Low

PODIUM DECK PLANTING MAINTENANCE NOTES

- PLANTS SHALL BE CHECKED EVERY 2 TO 3 YEARS TO DETERMINE WHETHER ROOTS HAVE PENETRATED INTO THE ROOF STRUCTURE OR ARE ADVERSELY AFFECTING THE GROWTH OF SMALLER PLANTS. THESE ROOTS SHOULD BE CUT TO SLOW FURTHER GROWTH.
- SPECIAL ATTENTION SHALL BE GIVEN TO PRUNING TREES AND SHRUBS IN ORDER TO MAINTAIN A BALANCE BETWEEN BRANCHING AND ROOT GROWTH. THIS MAY HELP MINIMIZE POTENTIAL OVERTURNING OF TOP HEAVY PLANTS DUE TO STRONG WINDS.
- ALL PLANTING AREAS SHOULD ANNUALLY RECEIVE A TOP DRESSING OF APPROXIMATELY 1/4" THICK MADE UP OF A MIXTURE SIMILAR TO THE ORIGINAL PLANTING MEDIUM.
- PLANTING AREAS SHOULD RECEIVE FERTILIZER 2 TIMES PER YEAR MINIMUM.

VINE LEGEND

SYMBOLS	BOTANIC NAME	COMMON NAME	SIZE
	<i>Clematis armandi</i>	Evergreen Clematis	5 gal.
	<i>Rosa banksiae</i>	Lady Banks Rose	5 gal.
	<i>Wisteria sinensis</i>	Chinese Wisteria	5 gal.

POT PLANTING

SYMBOLS	BOTANIC NAME	COMMON NAME
	<i>Juniperus conferta</i>	Shore Juniper
	<i>Juniperus chinensis 'San Jose'</i>	(or San Jose Juniper)
	<i>Clematis armandi</i>	Clematis
	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Mondo Grass
	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper
	<i>Acer palmatum 'Atropurpureum'</i>	Japanese Maple
	<i>Festuca ovina</i>	Elijah Blue Fescue
	Premium Annual Color	-

GENERAL PLANTING NOTES

- STREET TREES SPECIES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY AND SHALL BE 2-IN IN DIAMETER AT THE TIME OF PLANTING AND A CANOPY THAT STARTS AT LEAST SIX FEET ABOVE FINISH GRADE WITHOUT OBSTRUCTION TO ANY ADJOINING SIDEWALKS, BIKE LINES, OR DRIVE LANES.
- TREES SHALL CONFORM TO THE CITY OF KIRKLAND PLANT LIST. INSTALLATION STANDARDS SHALL CONFORM TO KIRKLAND ZONING CODE SECTION 95.45.
- GROUND COVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED ON DWGS.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS NOTED OTHERWISE ON PLANTING PLAN.
- ALL SHRUB AND GROUND COVER AREAS, EXCEPT TURF AREAS, ARE TO BE MULCHED WITH 3" DEEP MULCH. KEEP MULCH 2" MINIMUM CLEAR OF SHRUB CROWNS AND 3" MINIMUM CLEAR OF TREE CROWNS.
- THE CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN OF EACH SHIPMENT OF IMPORT SOIL TO THE SITE. EVEN SAMPLES BROUGHT FROM OTHER LOCATIONS ON SITE. THE SAMPLES SHALL BE TESTED BY A QUALIFIED SOILS TESTING LABORATORY FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, AND SOIL PREPARATION RECOMMENDATIONS. EACH SOIL SAMPLE SHALL CONTAIN APPROXIMATELY ONE (1) QUART OF SOIL. THE CONTRACTOR MAY BE REQUESTED TO AMEND THE SOIL TO CONFORM TO THESE RECOMMENDATIONS.
- THE CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN FROM THE TWO (2) AREAS IDENTIFIED IN THE DRAWINGS. FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, N-P-K, pH, EC, SOIL TEXTURE (SILT, CLAY, SAND) AND SOIL PREPARATION RECOMMENDATIONS.
- GALLON SIZE TREES ARE TO BE SINGLE STAKED. 24" BOX & 36" BOX SIZE TREES TO BE DOUBLE STAKED. 48" BOX SIZED TREES AND LARGER ARE TO BE EITHER GUYED OR DOUBLE STAKED UPON DIRECTION FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (Title 31, Section 5.107.2.1)

SLATER ENTITLEMENT - PLANT PALETTE AND NOTES

L-2.1





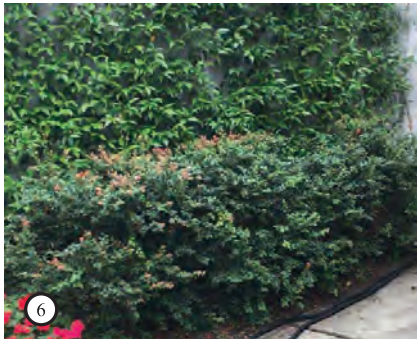
Trees

- 1. Douglas Fir
- 2. Mountain Hemlock
- 2B. Big Leaf Maple

Shrubs

- 3. Tall Oregon Grape
- 4. Pacific Wax Myrtle
- 5. Red Flowering Currant
- 6. Evergreen Huckleberry
- 7. Vine Maple
- 8. Serviceberry
- 9. Red Osier Dogwood
- 10. Salal

Source: kirklandwa.gov



SLATER ENTITLEMENT - NATIVE SPECIES

L-2.2





Trees

Purple Flowering Plum
Koelreuteria paniculata

Shrubs

Azaleas
Red Japanese Barberry
Hydrangeas
Forsythias
Sword Fern

Groundcovers

Wild strawberries

Source: <https://www.nwcb.wa.gov/groundcover-alternatives-for-western-wa>



SLATER ENTITLEMENT - NON-INVASIVE SPECIES

L-2.3

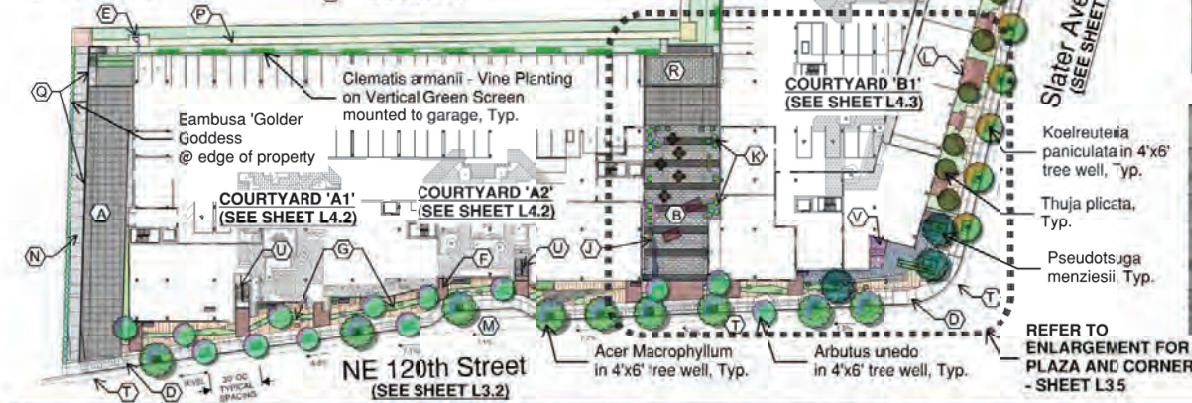


PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>Acer macrophyllum</i>	Big Leaf Maple	2" caliper	120th Street tree (WA Native)
	<i>Arbutus unedo</i> 'Marina'	Strawberry Tree	2" caliper	
	<i>Koelreuteria paniculata</i>	Golden Rain Tree	2" caliper	Slater Street tree
	<i>Thuja plicata</i>	Western Red Cedar	1-1/2" caliper	Slater Frontage tree (WA Native)
	<i>Pseudotsuga menziesii</i>	Douglas Fir	2" caliper	120th & Slater (WA Native)
	<i>Magnolia g.</i> 'Saint Mary'	Dwarf Magnolia	1-1/2" caliper	
	<i>Juniperus c.</i> 'Totulosa'	Hollywood Juniper	1-1/2" caliper	
	Various Shrub Species	Shrub Mix	Varies	See Plant Legend Sheet
	Various GC Species	Groundcover Mix	Varies	

AMENITIES LEGEND

SYM	DESCRIPTION	SYM	DESCRIPTION
A	ENTRY DRIVE / FIRE LANE	L	ENTRY STOOPS
B	PUBLIC PLAZA / FIRE LANE	M	MOVE IN / MOVE OUT PARKING
C	WALKWAY / FIRE LANE	N	PUBLIC PEDESTRIAN CONNECTION
D	PUBLIC SIDEWALK	O	PUBLIC ELEVATOR
E	SECURITY FENCE / GATE	P	MAINTENANCE / EMERGENCY PATH
F	ENHANCED PAVING	Q	RETAINING WALL W/ BOARD FORM FINISH
G	MEANDERING LID PLANTER	R	UTILITIES / SCREENED
H	TRASH (SCREENED FROM PUBLIC)	S	COURTYARD ENTRY STAIRS
I	SEATWALLS	T	BIKE LANES
J	BENCH	U	STAIR ACCESS TO COURTYARD
K	POT PLANTER	V	RAIN GARDEN



GREEN SCREEN AT GARAGE



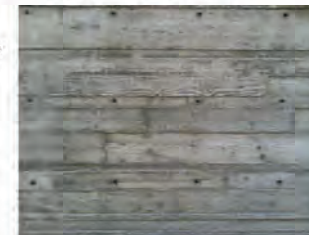
CONCRETE SEATWALLS



PLANTER / SEATWALLS



MEANDERING LID PLANTER



BOARD FORM WALL FINISH

REFER TO ENLARGEMENT FOR PLAZA AND CORNER - SHEET L3.5

SLATER ENTITLEMENT - LANDSCAPE PLAN STREET LEVEL L-3.1





STREET VIEW ALONG NE 120TH STREET)



TERRACED STEPS



MEANDERING LID PLANTER



PAVING ACROSS LID PLANTER

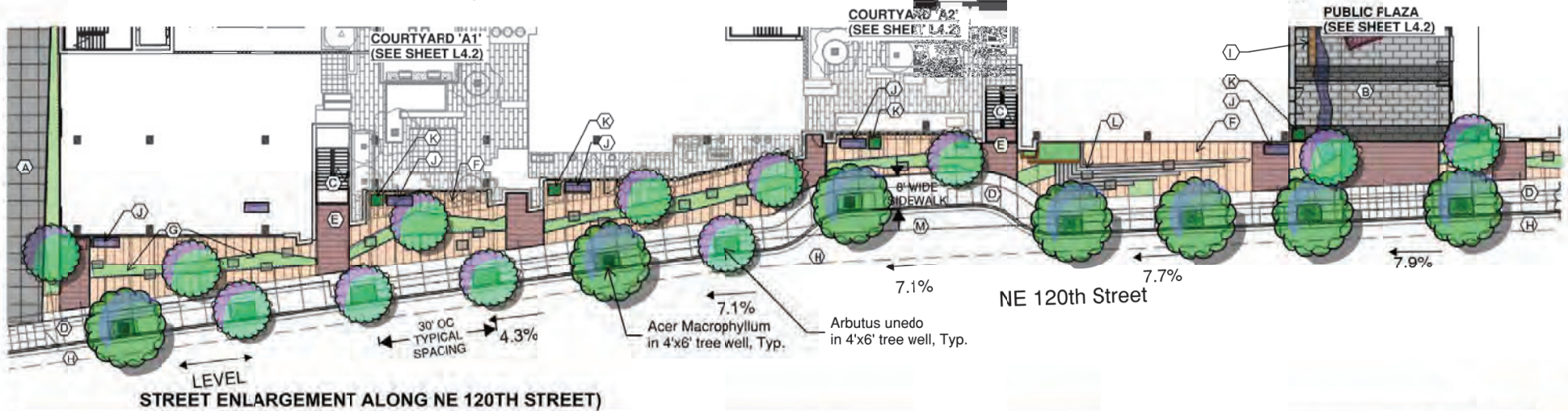
AMENITIES LEGEND

SYM	DESCRIPTION
(A)	ENTRY DRIVE / FIRE LANE
(B)	PUBLIC PLAZA / FIRE LANE
(C)	STAR ACCESS TO COURTYARD
(D)	PUBLIC SIDEWALK
(E)	SECURITY FENCE / GATE
(F)	ENHANCED PAVING
(G)	MEANDERING LID PLANTER
(H)	BIKE LANES
(I)	SEATWALLS
(J)	BENCH
(K)	POT PLANTER
(L)	TERRACED STEPS
(M)	MOVE IN / MOVE OUT PARKING



ENHANCED PAVING

REPRESENTATIONAL IMAGES (SIMILAR)



SLATER ENTITLEMENT - STREET FRONTAGE VIEWS

L-3.2





STREET VIEW ALONG SLATER AVENUE NE

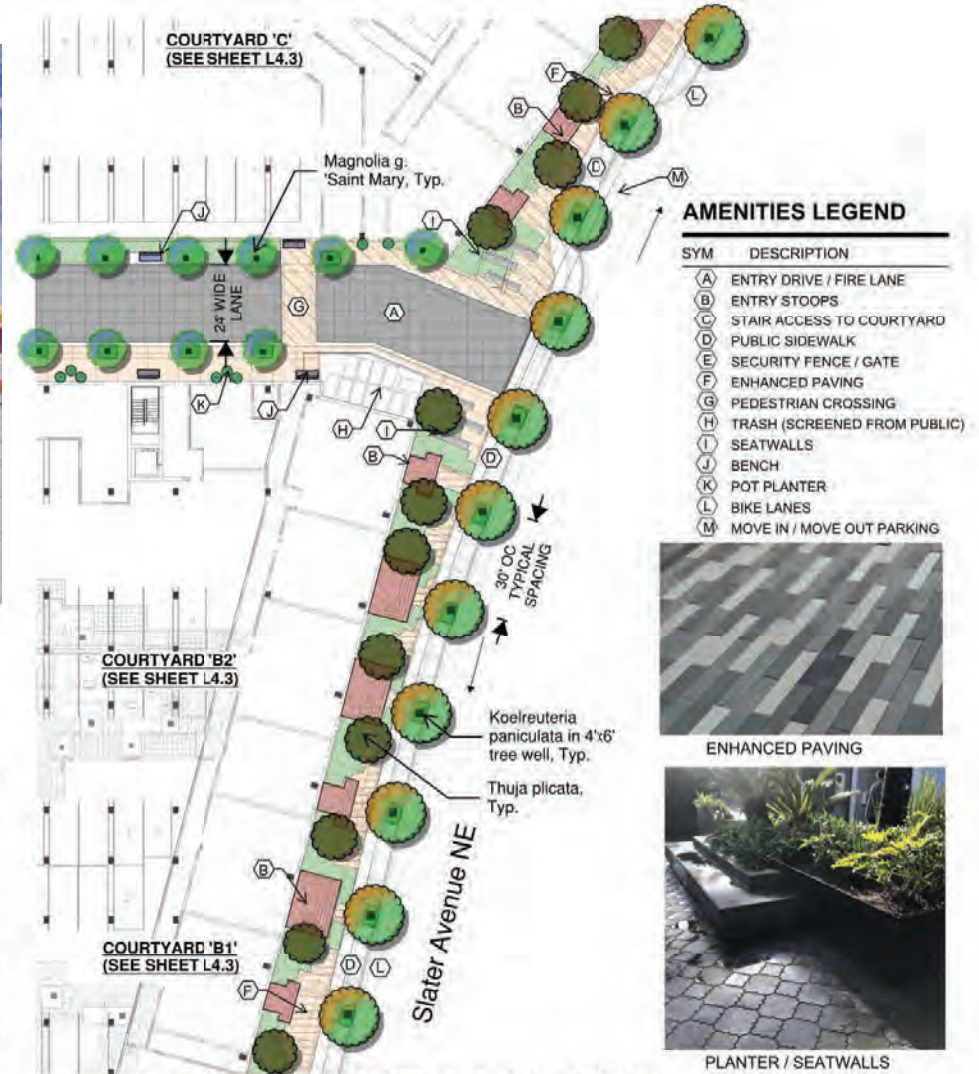


SEATWALLS



RAISED PLANTER

REPRESENTATIONAL IMAGES (SIMILAR)

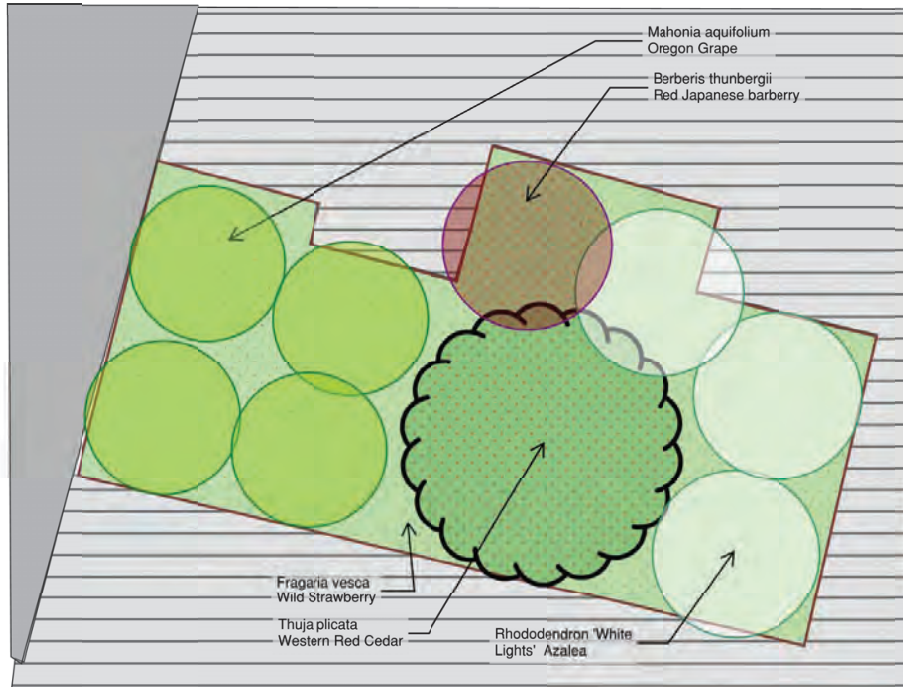


STREET ENLARGEMENT ALONG SLATER AVENUE NE

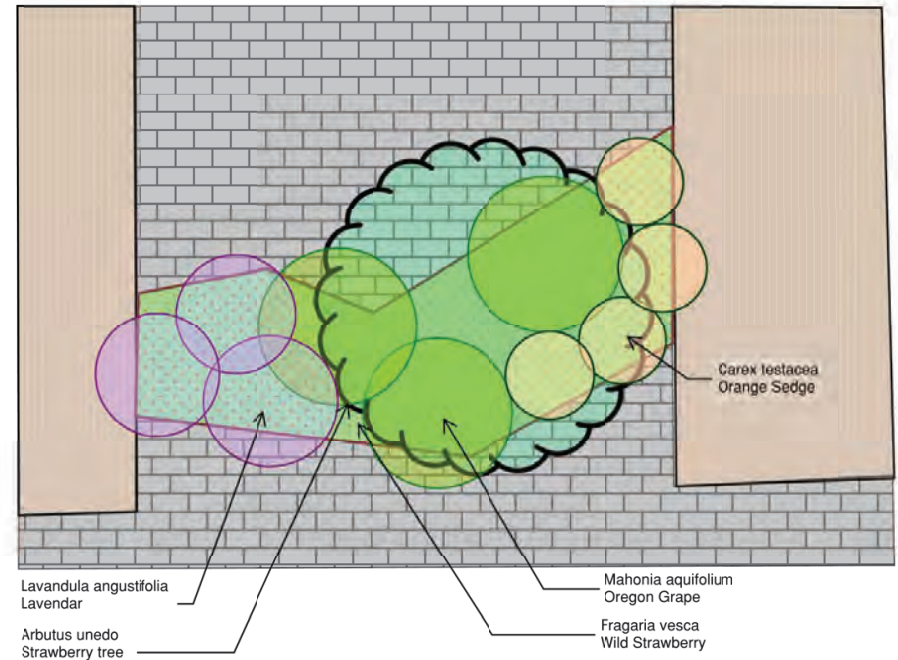
SLATER ENTITLEMENT - STREET FRONTAGE VIEWS

L-3.3





Typical shrub planting along Slater Ave



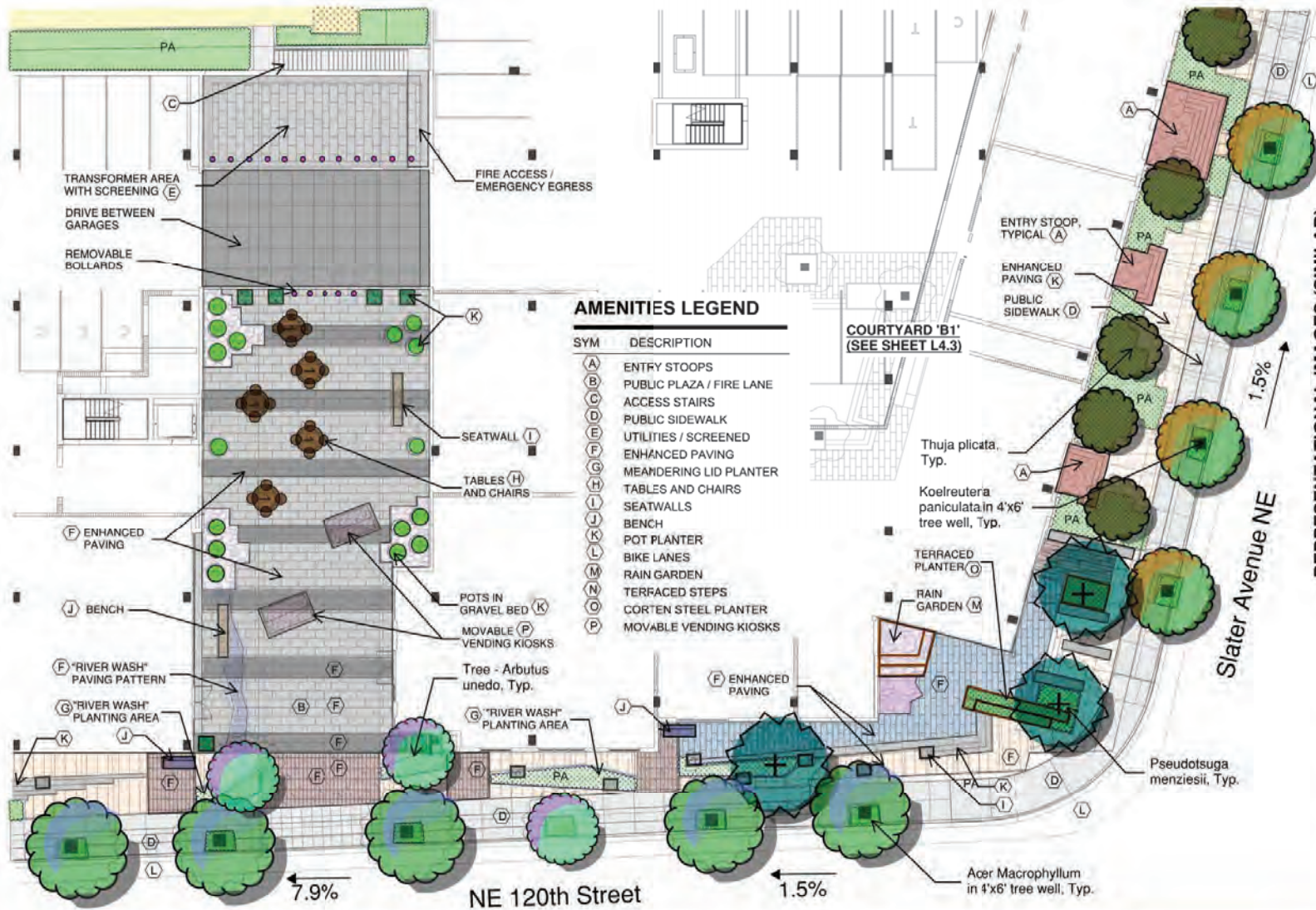
Typical shrub planting along 120th Ave



SLATER ENTITLEMENT - TYP. STREET LEVEL PLANTING

L-3.4





BENCHES AND TABLES



BENCHES AND PAVING



NEIGHBORHOOD BOOK EXCHANGE



NE 12th St

SLATER ENTITLEMENT - PLAZA AT STREET LEVEL

L-3.5





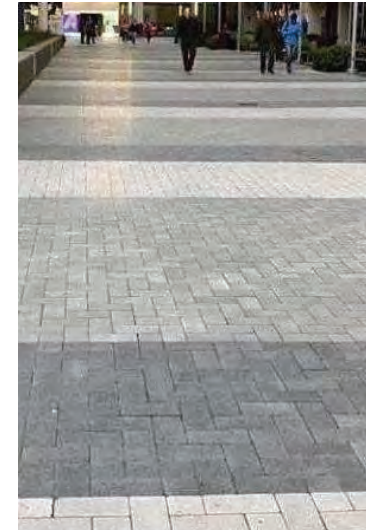
PLAZA VIEW



PLAZA VIEW



GRAVEL AT POTS



PAVING



TABLES AND CHAIRS



PAVING



PLANTERS



BOOK SHARING



SLATER ENTITLEMENT - PLAZA AT STREET LEVEL

L-3.6





Rain Gardens



Strips of pervious paving where possible



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. 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.
6. INSTALL POROUS PAVEMENT, SWALES, BIOFILTERS AND WATER FILTERS.

BEST MANAGEMENT PRACTICES (BMPS) MAY BE EMPLOYED TO:

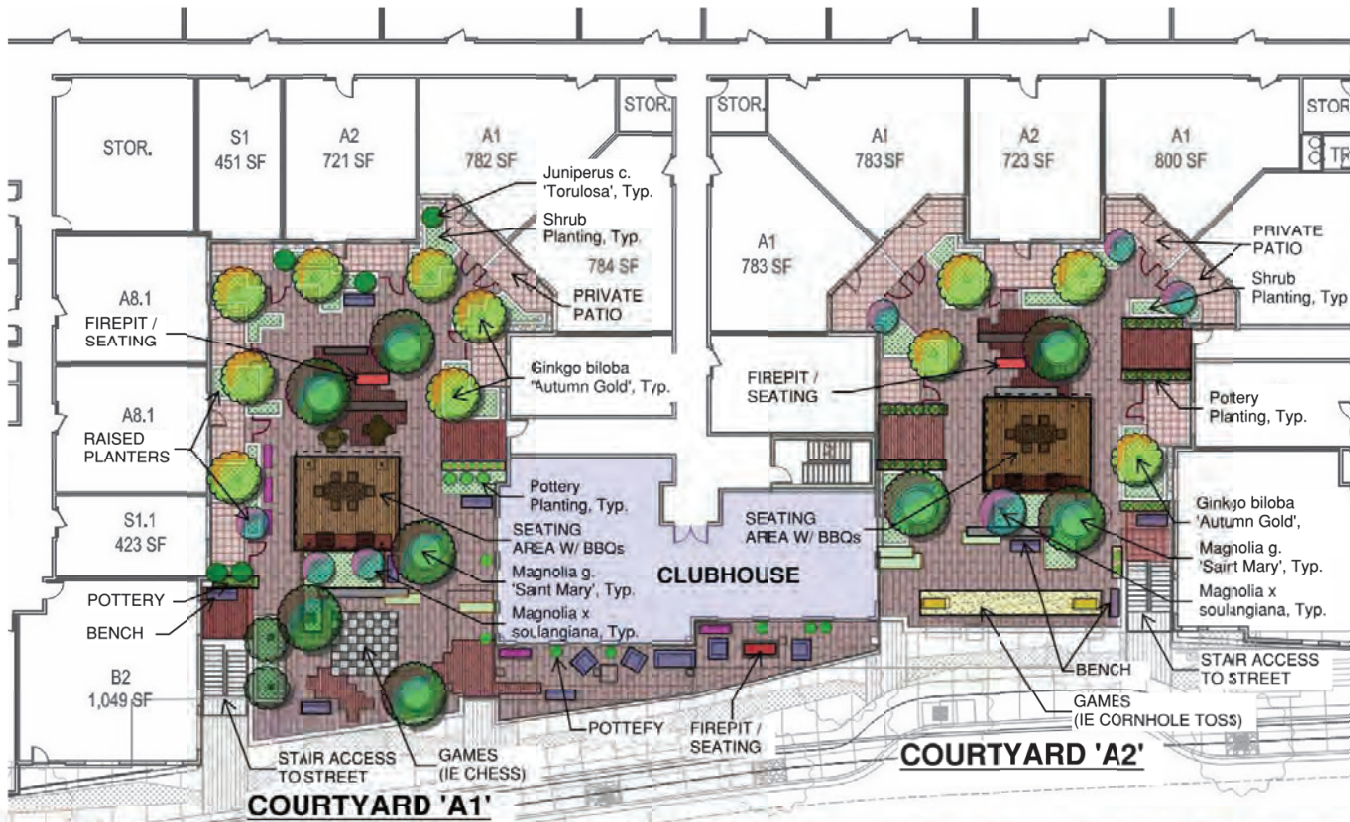
- SLOW THE RATE OF RUNOFF BY EXTENDING THE DETENTION TIMES OF RUNOFF ON SITE TO ENCOURAGE THE SETTLING OF PARTICLES, THE SORPTION (ATTACHMENT) OF POLLUTANTS ONTO PARTICLES, OR NUTRIENT (PHOSPHORUS AND NITROGEN) UPTAKE BY VEGETATION.
- INCREASE INFILTRATION (SOAKING INTO SOILS TO FILTER AND REDUCE RUNOFF) 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.
- 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.

SLATER ENTITLEMENT - LOW IMPACT DESIGN OPTIONS

L-3.7







PLANTING LEGEND

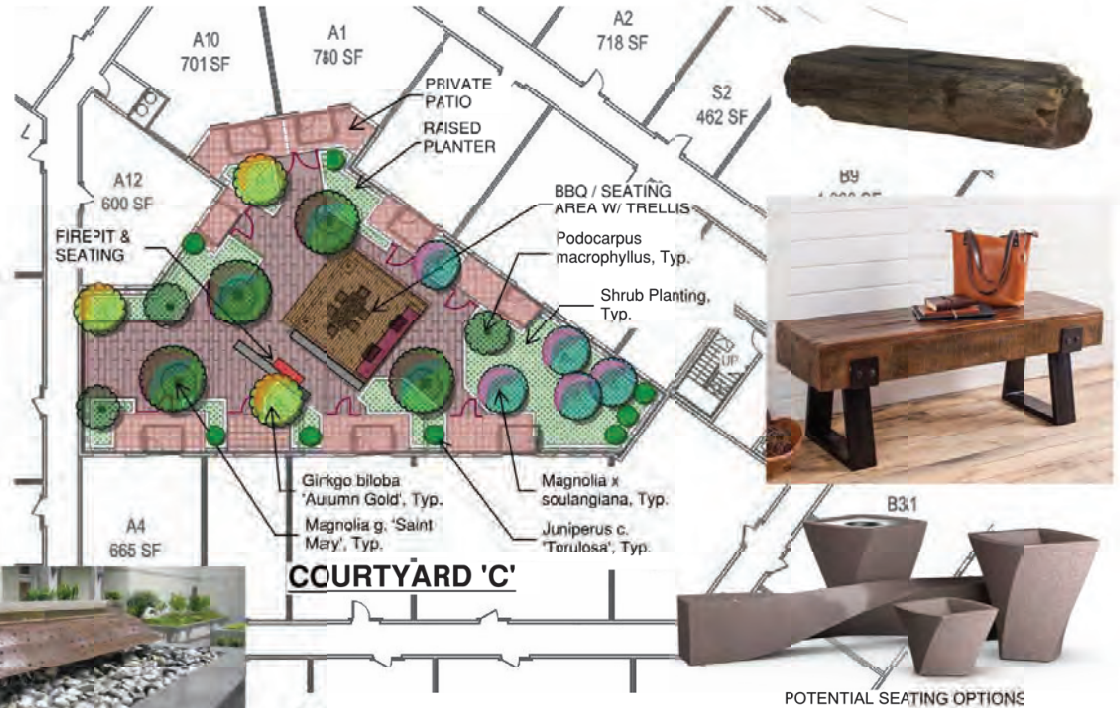
SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE
	Ginkgo biloba 'Autumn Gold'	Maidenhair	1-1/2" caliper
	Prunus cerasifera 'Krauter vesuvius'	Flowering Plum	1-1/2" caliper
	Podocarpus macrophyllus	Yew Pine	1-1/2" caliper
	Magnolia x soulangiana	Saucer Magnolia	2" caliper
	Magnolia g. 'Saint Mary'	Dwarf Magnolia	1-1/2" caliper
	Juniperus c. 'Torulosa'	Hollywood Juniper	1-1/2" caliper
	Various Shrub Species	Shrub Mix	Varies
	Various GC Species	Groundcover Mix	Varies



SLATER ENTITLEMENT - PLANTING AT COURTYARDS

L-4.2





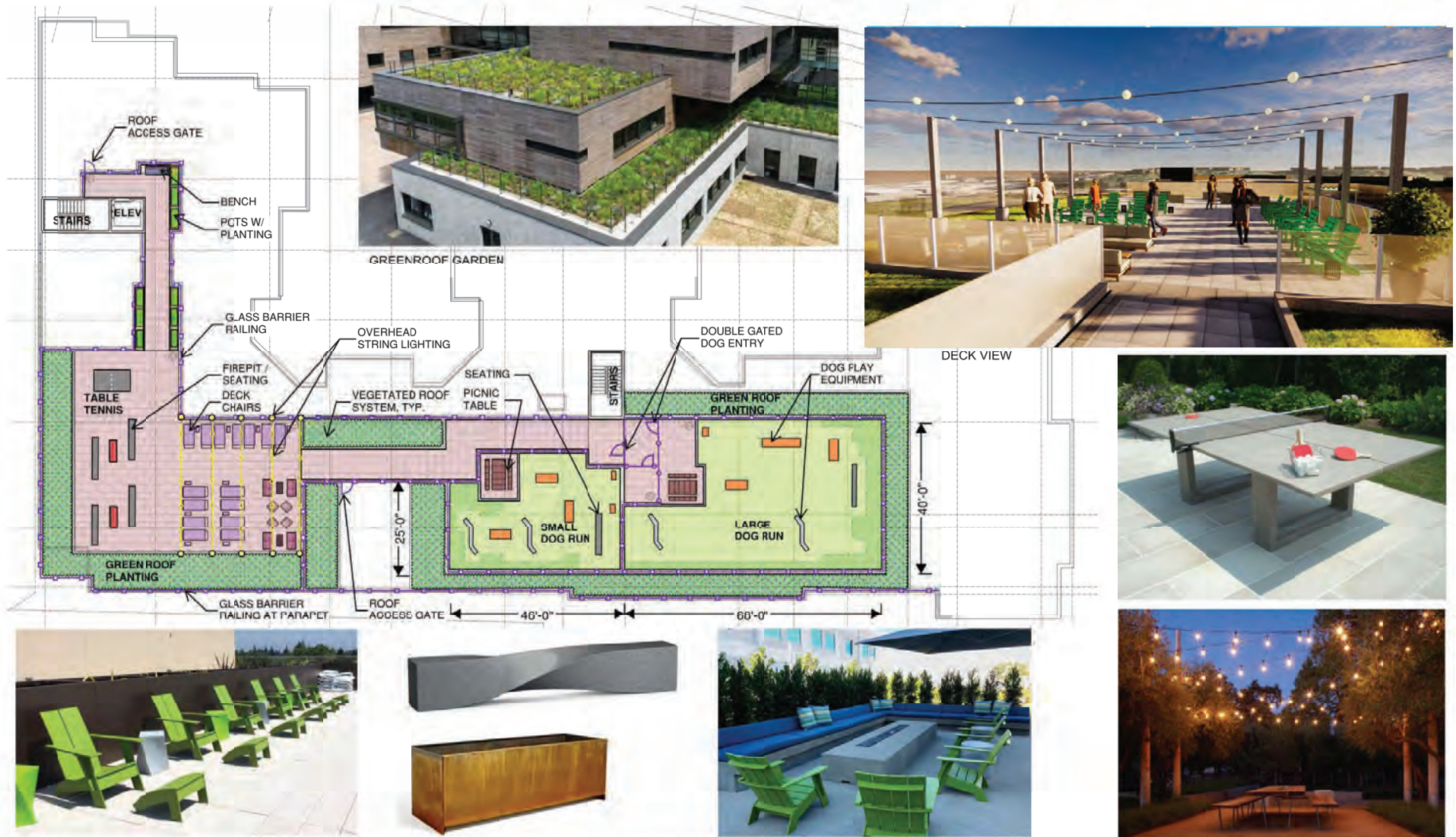
PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair	1-1/2" caliper
	<i>Prunus cerasifera</i> 'Kauter versivius'	Flowering Plum	1-1/2" caliper
	<i>Podocarpus macrophyllus</i>	Yew Pine	1-1/2" caliper
	<i>Magnolia x soulangiana</i>	Saucer Magnolia	2" caliper
	<i>Magnolia g.</i> 'Saint Mary'	Dwarf Magnolia	1-1/2" caliper
	<i>Juniperus</i> 'Torulosa'	Hollywood Juniper	1-1/2" caliper
	Various Shrub Species	Shrub Mix	Varies
	Various GC Species	Groundcover Mix	Varies



L-4.3

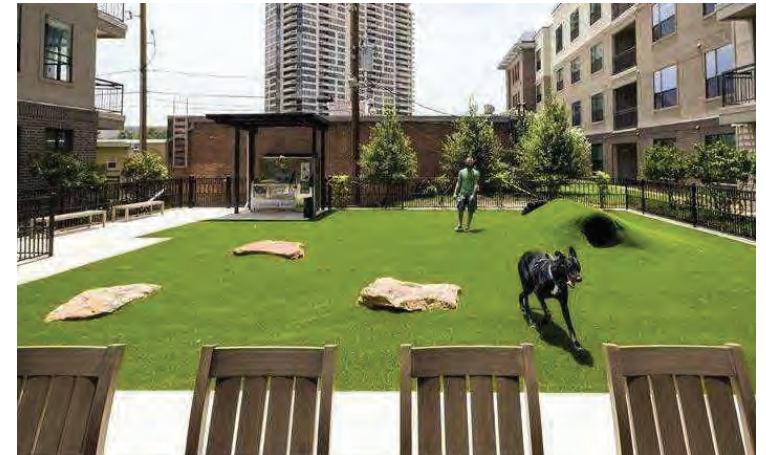




SLATER ENTITLEMENT - ROOF LEVEL ENLARGEMENT

L-5.1

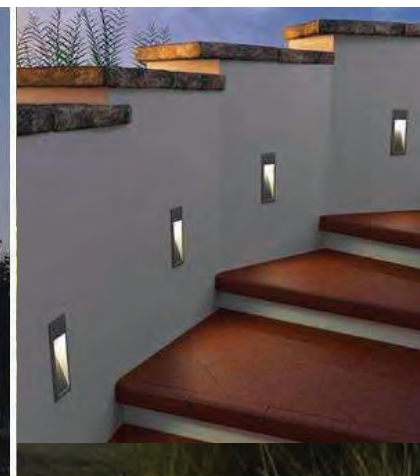
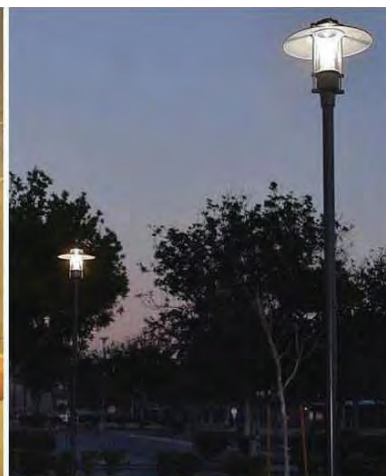




SLATER ENTITLEMENT - ROOF LEVEL IMAGERY

L-5.2





SLATER ENTITLEMENT - SITE LIGHTING IMAGERY

L-6.1

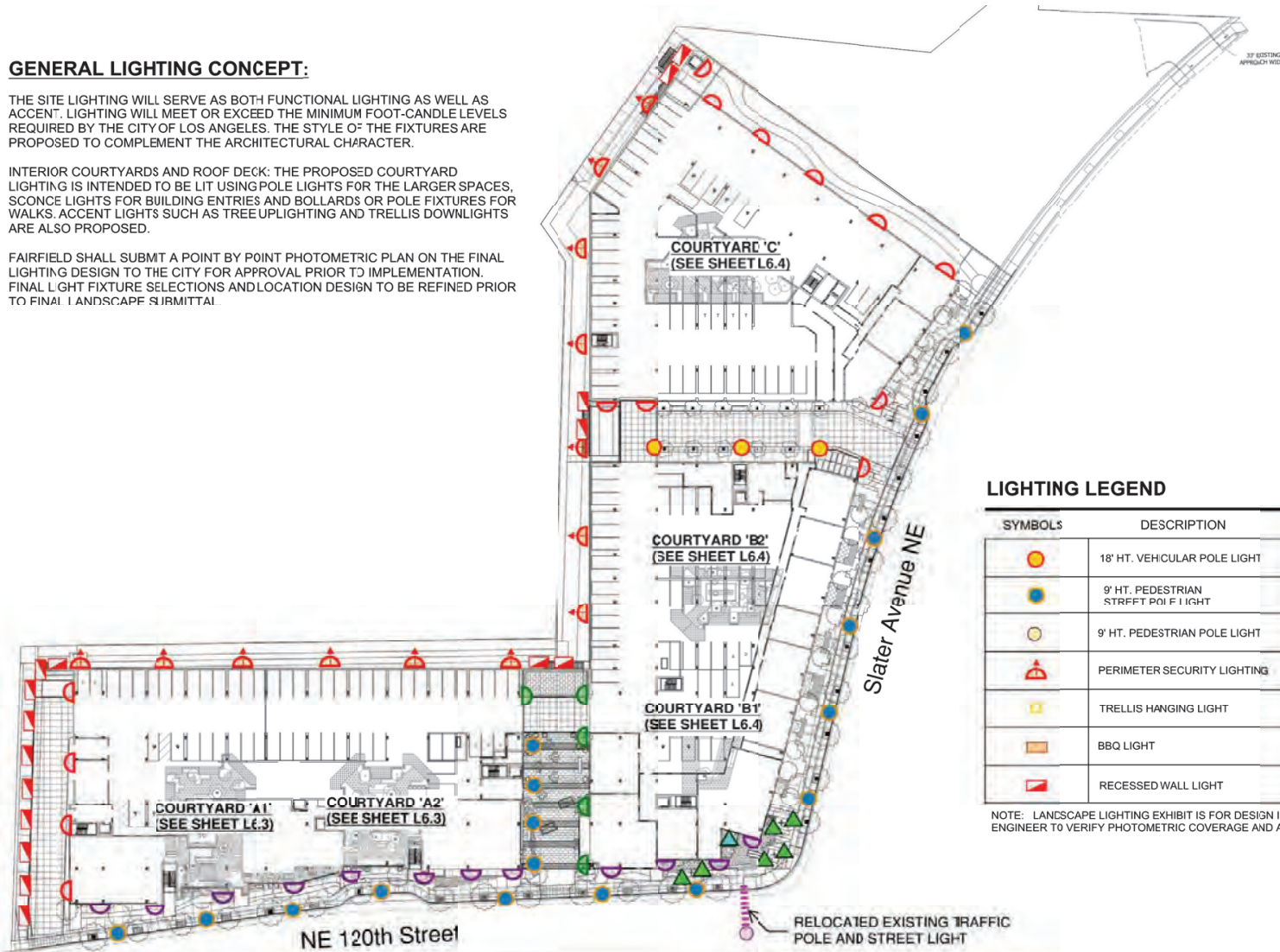


GENERAL LIGHTING CONCEPT:

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LOS ANGELES. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

INTERIOR COURTYARDS AND ROOF DECK: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE LIT USING POLE LIGHTS FOR THE LARGER SPACES, SCONCE LIGHTS FOR BUILDING ENTRIES AND BOLLARDS OR POLE FIXTURES FOR WALKS. ACCENT LIGHTS SUCH AS TREE UPLIGHTING AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

FAIRFIELD SHALL SUBMIT A POINT BY POINT PHOTOMETRIC PLAN ON THE FINAL LIGHTING DESIGN TO THE CITY FOR APPROVAL PRIOR TO IMPLEMENTATION. FINAL LIGHT FIXTURE SELECTIONS AND LOCATION DESIGN TO BE REFINED PRIOR TO FINAL LANDSCAPE SUBMITTAL.



LIGHTING LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	18' HT. VEHICULAR POLE LIGHT		STRING LIGHT
	9' HT. PEDESTRIAN STREET POLE LIGHT		UPLIGHT (AT TREE)
	9' HT. PEDESTRIAN POLE LIGHT		UPLIGHT (AT FEATURE)
	PERIMETER SECURITY LIGHTING		ARCHITECTURAL SCONCE 1
	TRELLIS HANGING LIGHT		ARCHITECTURAL SCONCE 2
	BBQ LIGHT		ARCHITECTURAL SCONCE 3
	RECESSED WALL LIGHT		GFCI OUTLET

NOTE: LANDSCAPE LIGHTING EXHIBIT IS FOR DESIGN INTENT / COORDINATION PURPOSES ONLY. ELECTRICAL ENGINEER TO VERIFY PHOTOMETRIC COVERAGE AND ADJUST AS NEEDED.

SLATER ENTITLEMENT - SITE LIGHTING - STREET LEVEL L-6.2



LIGHTING LEGEND

SYMBOLS	DESCRIPTION
	18' HT. VEHICULAR POLE LIGHT
	9' HT. PEDESTRIAN STREET POLE LIGHT
	9' HT. PEDESTRIAN POLE LIGHT
	PERIMETER SECURITY LIGHTING
	TRELLIS HANGING LIGHT
	BBQ LIGHT
	RECESSED WALL LIGHT
	STRING LIGHT
	TREE UPLIGHT
	ARCHITECTURAL SCENCE 1
	ARCHITECTURAL SCENCE 2
	ARCHITECTURAL SCENCE 3
	GFCI OUTLET

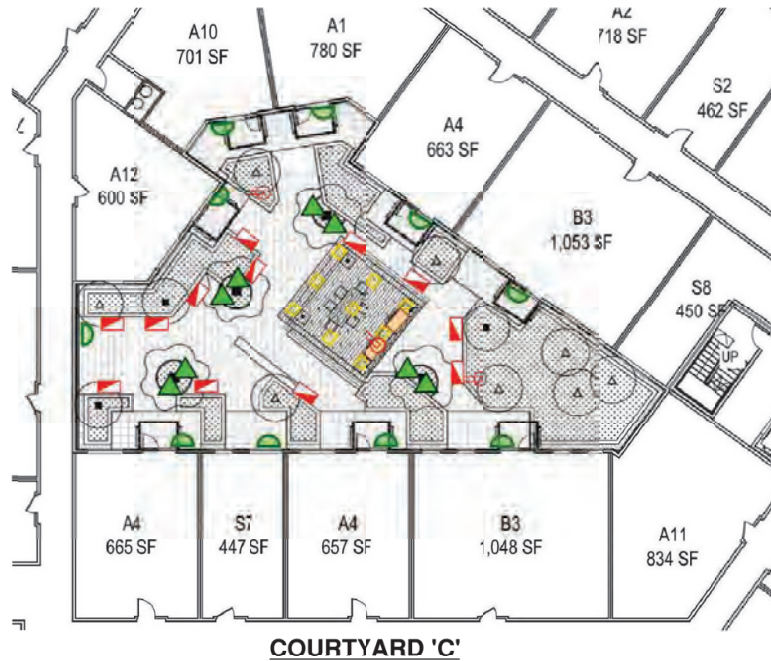
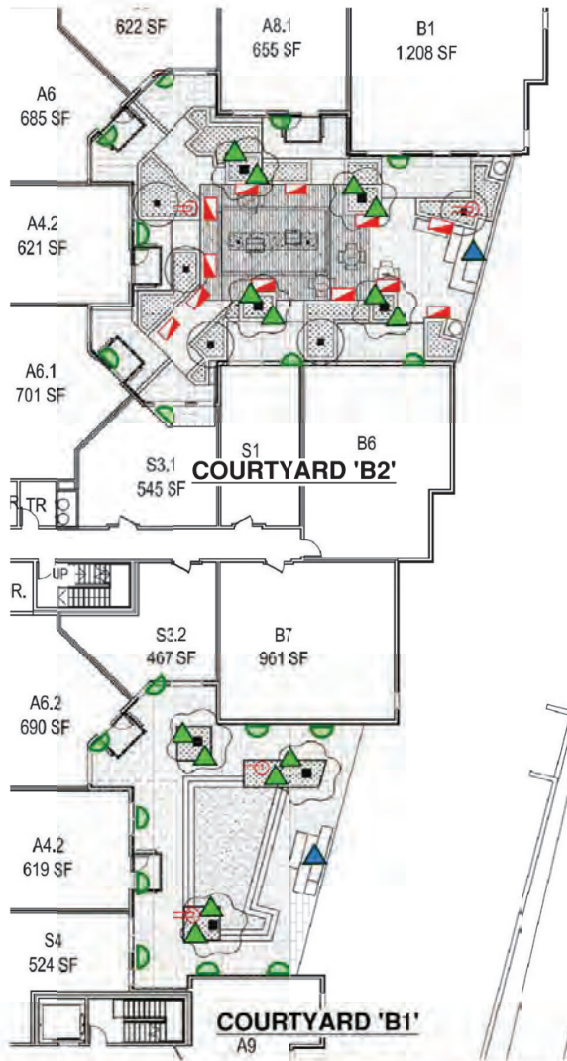
NOTE: LANDSCAPE LIGHTING EXHIBIT IS FOR DESIGN INTENT / COORDINATION PURPOSES ONLY. ELECTRICAL ENGINEER TO VERIFY PHOTOMETRIC COVERAGE AND ADJUST AS NEEDED



SLATER ENTITLEMENT - COURTYARD LIGHTING PLAN

L-6.3





LIGHTING LEGEND

SYMBOLS	DESCRIPTION
	18' HT. VEHICULAR POLE LIGHT
	9' HT. PEDESTRIAN STREET POLE LIGHT
	9' HT. PEDESTRIAN POLE LIGHT
	PERIMETER SECURITY LIGHTING
	TRELLIS HANGING LIGHT
	BBQ LIGHT
	RECESSED WALL LIGHT
	STRING LIGHT
	TREE UPLIGHT
	ARCHITECTURAL SCONCE 1
	ARCHITECTURAL SCONCE 2
	ARCHITECTURAL SCONCE 3
	GFCI OUTLET




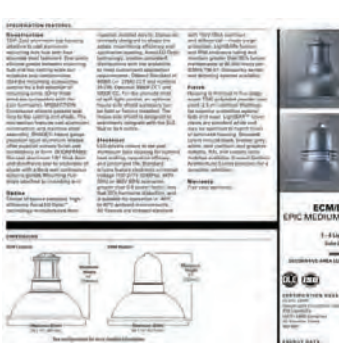
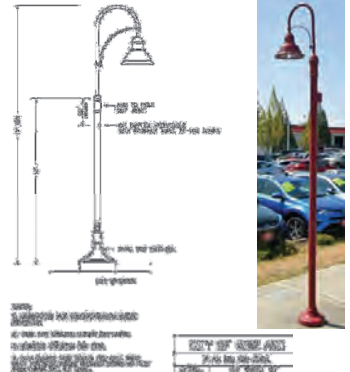





NOTE: LANDSCAPE LIGHTING EXHIBIT IS FOR DESIGN INTENT / COORDINATION PURPOSES ONLY. ELECTRICAL ENGINEER TO VERIFY PHOTOMETRIC COVERAGE AND ADJUST AS NEEDED



SLATER ENTITLEMENT - COURTYARD LIGHTING PLAN

L-6.4



				
<p>BBQ COUNTER LIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>TREE UPLIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>ARCHITECTURAL WALL SCONCE LIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>VEHICULAR POLE LIGHTING - AMENITY IMAGE (SIMILAR)</p>	<p>PEDESTRIAN STREET POLE LIGHTING - AMENITY IMAGE (PER CITY STD.)</p>
				
<p>OVERHEAD STRING LIGHTING - AMENITY IMAGE (SIMILAR)</p>	<p>SECURITY LIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>RECESSED WALL LIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>PEDESTRIAN POLE LIGHT - AMENITY IMAGE (SIMILAR)</p>	<p>OVERHEAD STRING LIGHTING - AMENITY IMAGE (SIMILAR)</p>

NOTE
Compliance with exterior lighting requirements will be demonstrated more appropriately at the Construction Document phase prior to obtaining building permits.

SLATER ENTITLEMENT - SITE LIGHTING IMAGERY

L-6.5

