

**THE FORUM  
SENIOR  
COMMUNITY  
UPDATE**

**SMITHGROUP JJR**

301 BATTERY STREET  
7TH FLOOR  
SAN FRANCISCO, CA 94111  
415.227.0100  
www.smithgroupjjr.com

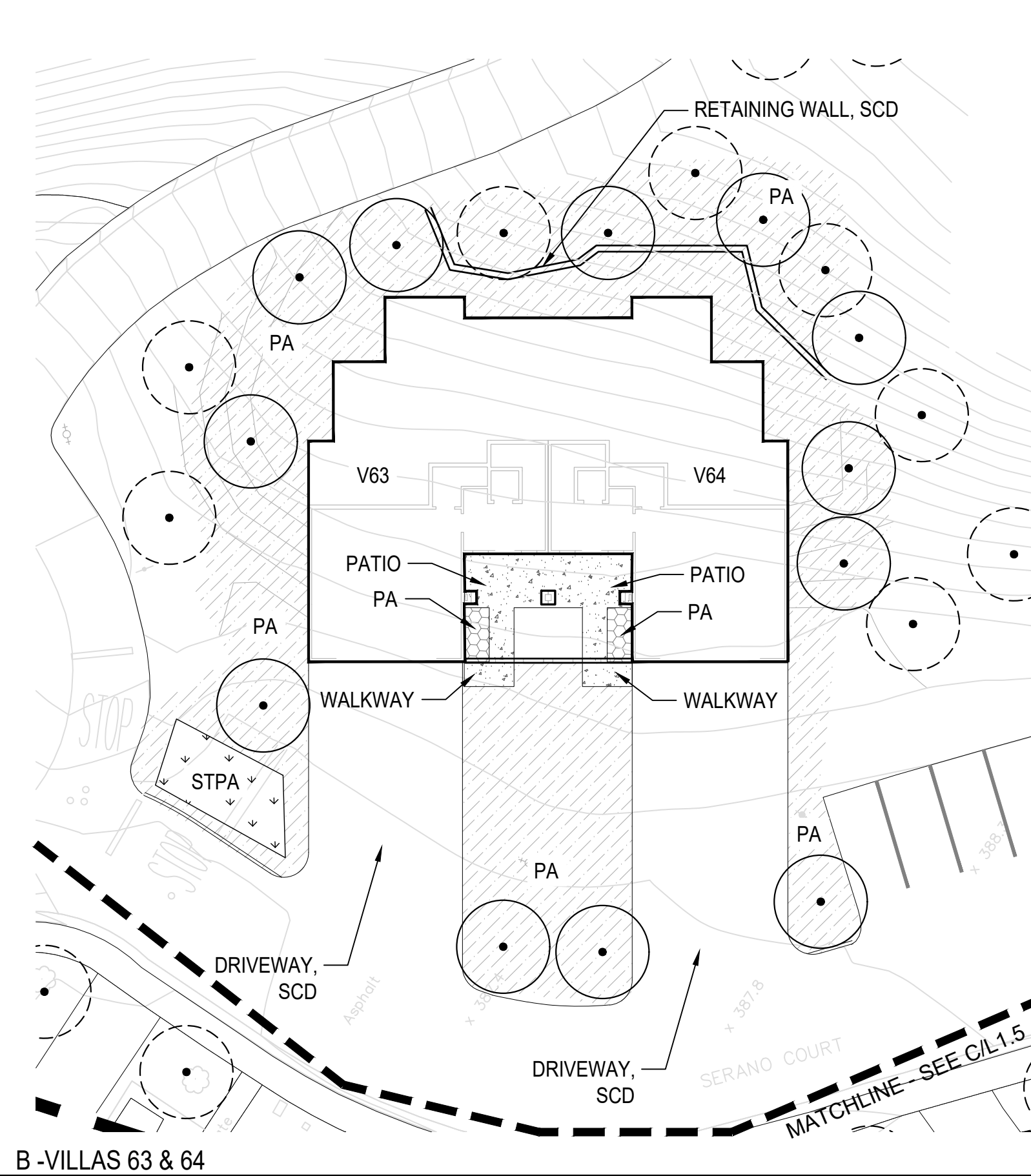
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225 Miller Avenue, Mill Valley, CA 94941  
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**LEGEND**

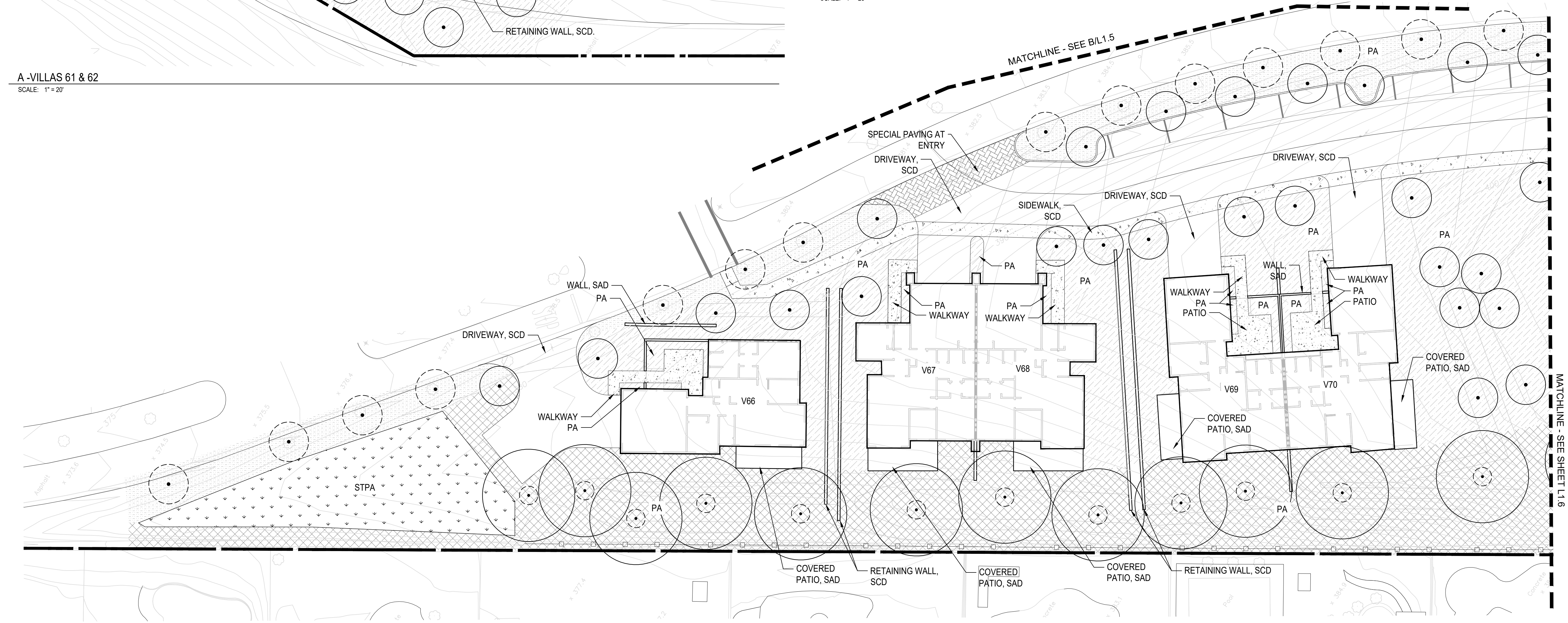
- SITE PLANTING
- ENTRY PLANTING  
ORNAMENTAL PLANT MATERIAL TO DEFINE ENTRY
- VILLA SCREENING PLANTING  
NATIVE PLANTINGS AND TALLER  
EVERGREEN SHRUBS
- STORMWATER  
TREATMENT AREA
- PAVING
- SPECIAL PAVING  
AT ENTRY
- EXISTING TREE
- NEW TREE
- OAK TREE  
INITIAL SPREAD  
MATURE SPREAD
- PROPERTY LINE



A -VILLAS 61 & 62  
SCALE: 1" = 20'



B -VILLAS 63 & 64  
SCALE: 1" = 20'

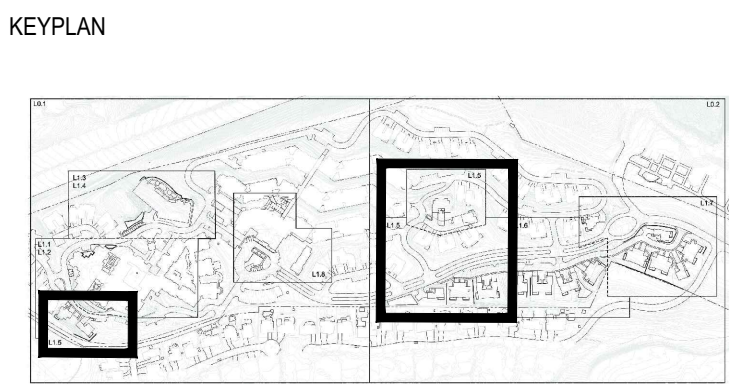


C - VILLAS 66-70  
SCALE: 1" = 20'

ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL #3		11 AUG 2017
SITE PLAN REVIEW SUBMITTAL #2		28 APR 2017
SITE PLAN REVIEW SUBMITTAL #1		16 DEC 2016

SEALS AND SIGNATURES

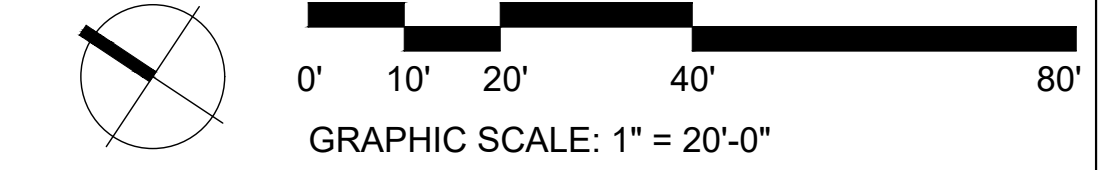
# NOT FOR CONSTRUCTION



SHEET TITLE  
**VILLAS 61 & 62  
VILLAS 63 & 64  
VILLAS 66-70**

PROJECT NUMBER  
**L1.5**

SHEET NUMBER



Author

Plot Date:



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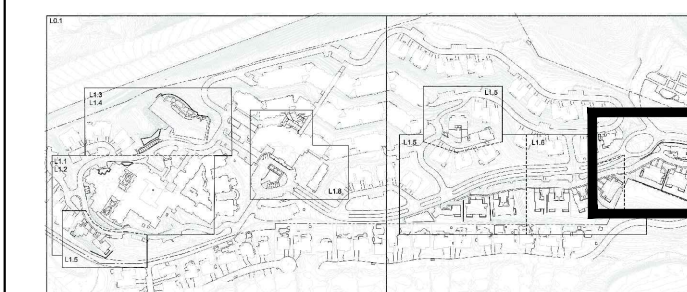
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SITE PLAN REVIEW SUBMITTAL #1	16	DEC 2016

SEALS AND SIGNATURES

NOT FOR  
CONSTRUCTION

KEYPLAN



SHEET TITLE

VILLAS 78-85

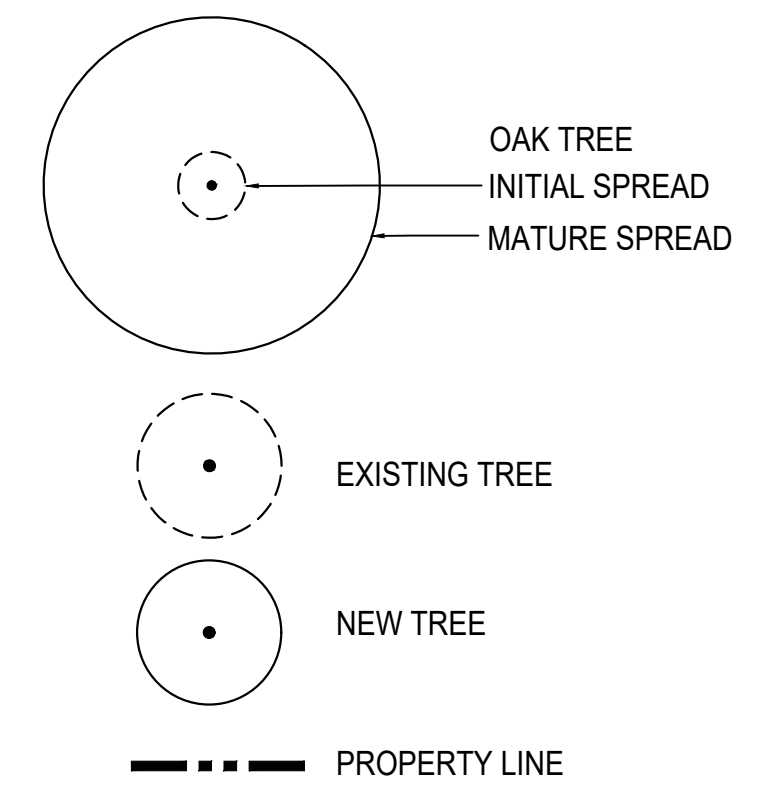
PROJECT NUMBER

L1.7

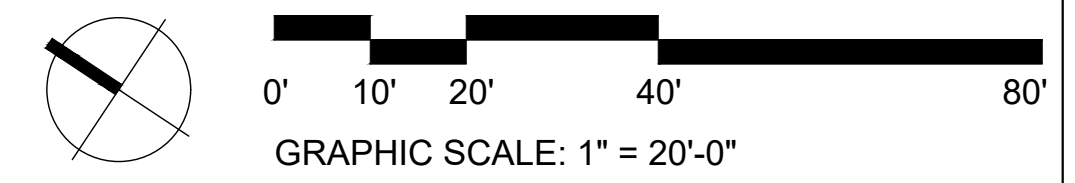
SHEET NUMBER

LEGEND

- PA SITE PLANTING
- PA ENTRY PLANTING ORNAMENTAL PLANT MATERIAL TO DEFINE ENTRY
- PA VILLA SCREENING PLANTING NATIVE PLANTINGS AND TALLER EVERGREEN SHRUBS
- STPA STORMWATER TREATMENT AREA
- PAVING
- SPECIAL PAVING AT ENTRY



VILLAS 71-77  
SCALE: 1" = 20'



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Plot Date:

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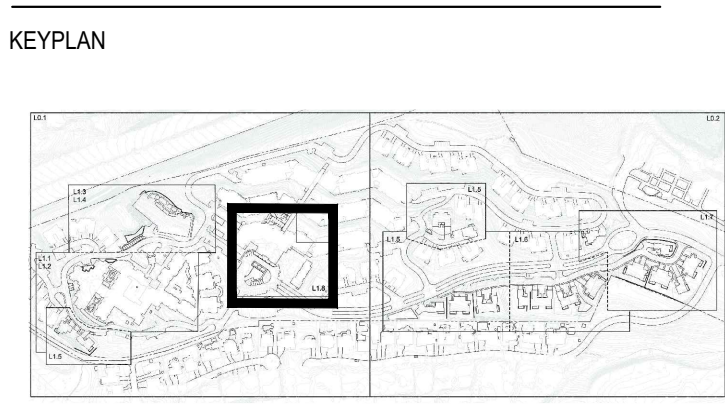
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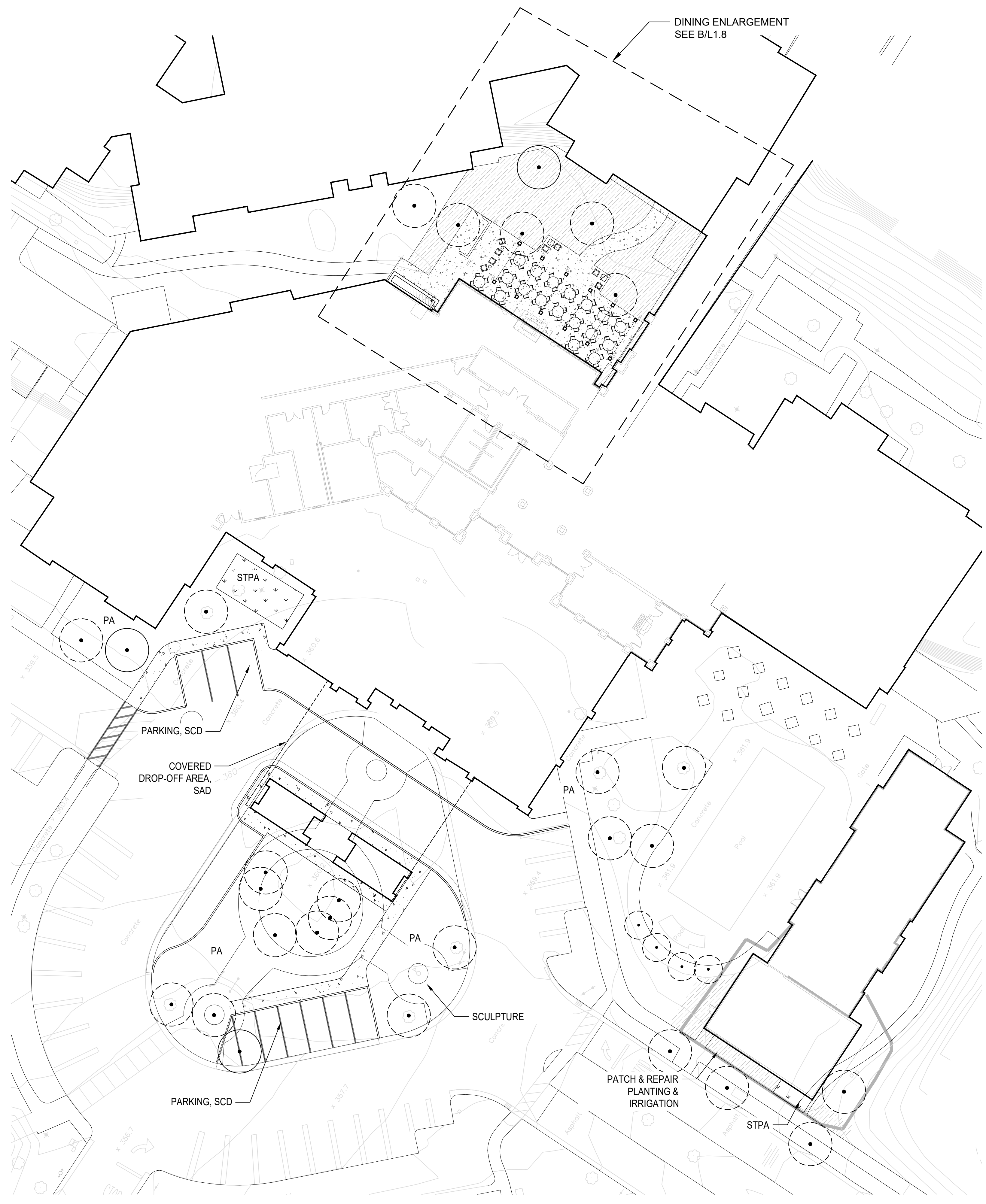
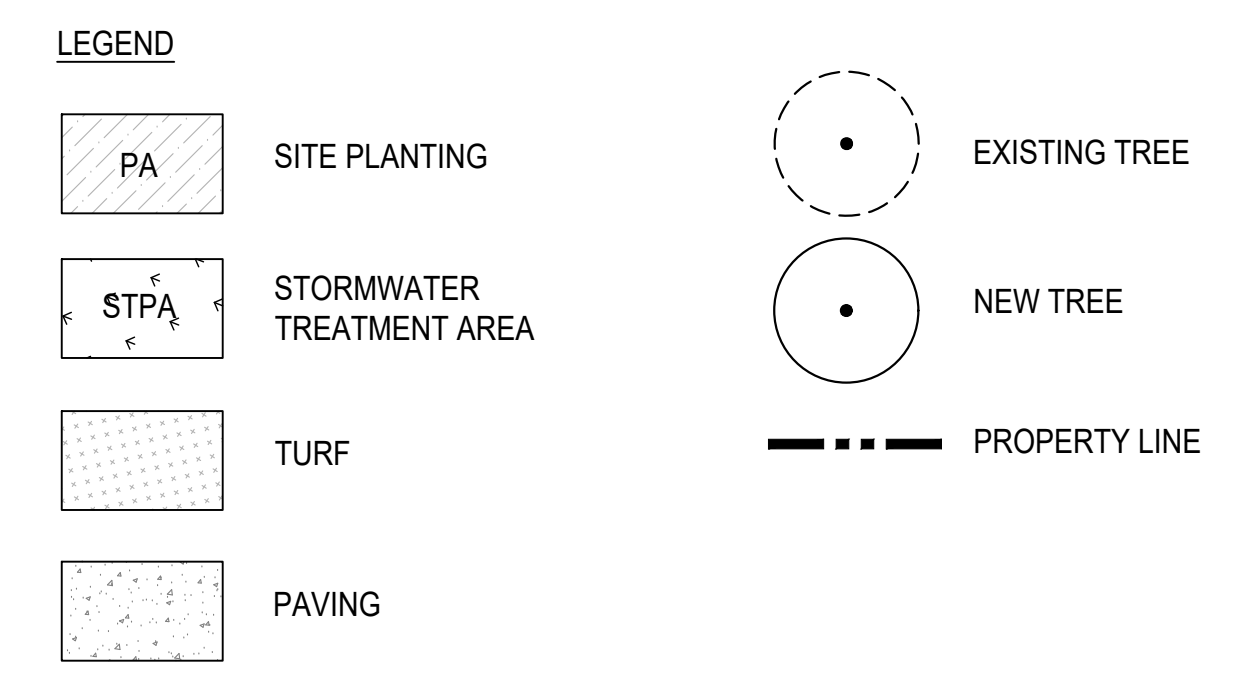
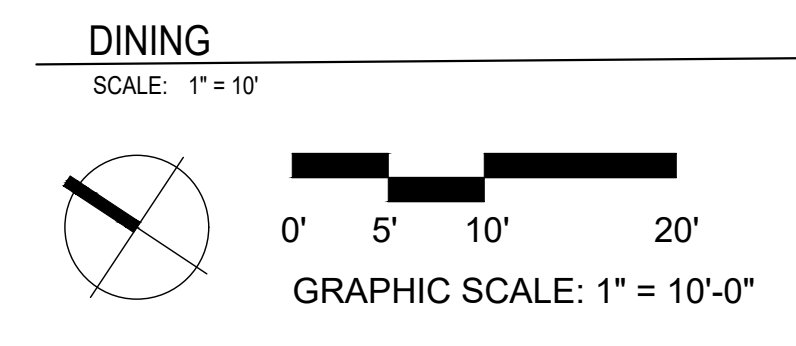
SHEET TITLE

## MULTIPURPOSE DINING FITNESS

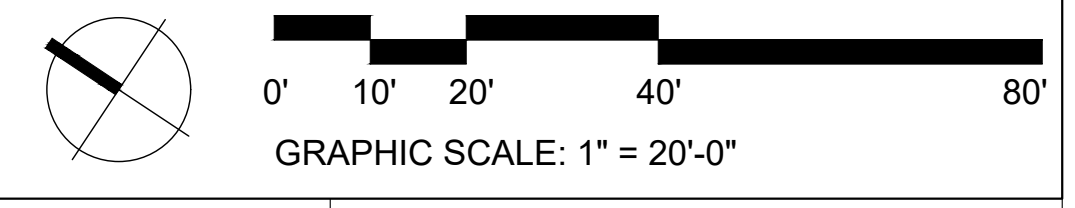
PROJECT NUMBER

# L1.8

SHEET NUMBER



**FITNESS AND DINING**  
SCALE: 1" = 20'



Author  
  
Plot Date:

## WATER EFFICIENT LANDSCAPING NOTES

PROJECT WILL BE DESIGNED TO MEET THE REQUIREMENTS OF LANDSCAPE ORDINANCE 14.15.000 AND WILL INCLUDE A LANDSCAPE PROJECT SUBMITTAL AS REQUIRED BY SAID ORDINANCE.

- DESIGN SHALL MEET THE REQUIREMENTS LAID OUT IN SECTION 14.15.050, WATER-EFFICIENT DESIGN ELEMENTS, INCLUDING PLANT SELECTION AND DESIGN, IRRIGATION DESIGN, SOIL AND MULCH SPECIFICATIONS, AND WATER FEATURE DESIGN.
- A WATER BUDGET CALCULATION WILL BE PROVIDED WITH THE LANDSCAPE PROJECT SUBMITTAL BASED ON THE REQUIREMENTS OF SECTION 14.15.060.
- SOIL ANALYSIS WILL BE PROVIDED IF REQUIRED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, PER SECTION 14.15.070.
- SPECIFICATIONS WILL REQUIRE SUBMITTAL OF A LANDSCAPE AUDIT FOLLOWING COMPLETION OF PROJECT IMPLEMENTATION, PER SECTION 14.15.080.
- SPECIFICATIONS WILL REQUIRE SUBMITTAL OF A LANDSCAPE MAINTENANCE SCHEDULE FOLLOWING COMPLETION OF PROJECT IMPLEMENTATION, PER SECTION 14.15.090.

## PRELIMINARY PLANTING CONCEPTS

### SPECIALTY AREAS

PLANTING IN SPECIALTY AREAS WILL DRAW FROM A DIVERSE PALETTE TO EMPHASIZE SEASONAL CHANGE AND INTEREST THROUGH COLOR AND TEXTURE. PLANTS WILL BE HIGHLY INTERMIXED TO CREATE A MODERN BUT GARDEN-LIKE EFFECT. THESE AREAS MAY REQUIRE MORE MAINTENANCE THAN BUFFER AREAS.

TREES IN SPECIALTY AREAS WILL BE SELECTED TO COMPLEMENT SURROUNDING PLANTING DESIGN, WITH AN INTERMINGING OF SPECIES AND SIZES WITH AN EMPHASIS ON SHADE AND/OR ORNAMENTAL SPECIES.

### BUFFER AREAS (PARKING & PERIMETER)

PLANTING IN BUFFER AREAS WILL DRAW FROM A LOWER MAINTENANCE PALETTE AND WILL UTILIZE SIMPLER, LARGER MASSINGS THAN SPECIALTY AREAS.

TREES IN PARKING AREAS AND ALONG ROADWAYS WILL BE SELECTED FOR SHADE POTENTIAL, ABILITY TO WITHSTAND URBAN CONDITION, AND ROOTING HABIT.

### STORMWATER TREATMENT AREAS

PLANTING IN STORMWATER TREATMENT AREAS WILL UTILIZE PLANTS THAT ARE DROUGHT TOLERANT BUT ABLE TO TOLERATE PERIODIC INUNDATION. OTHERWISE, THE APPROACH WILL BE SIMILAR TO THE PLANTING AREAS THEY ARE ADJACENT TO (SPECIALTY OR PARKING/PERIMETER).

### INSTALLATION DENSITY

PLANTS WILL GENERALLY BE SPACED FOR INSTALLATION AT ROUGHLY 2/3 OF ANTICIPATED MATURE SIZE FOR IMMEDIATE EFFECT. PLANTS IN PARKING/PERIMETER AREAS MAY BE SPACED LESS DENSELY TO ENABLE EASE OF MAINTENANCE.

### INSTALLATION SIZES

- SHRUBS WILL BE SIZED AT 5 TO 15 GALLON.
- GRASSES, PERENNIALS, AND SUCCULENTS WILL BE SIZED AT 1 TO 5 GALLON.
- SUCCULENTS OTHER THAN GROUNDCOVERS WILL BE SIZED AT 5 TO 15 GALLON.
- GROUND COVERS WILL BE SIZED IN 4" FLATS TO 1 GALLON.

### TREE INSTALLATION SIZES

- SPECIALTY AREAS: 24" TO 48" BOX
- BUFFER AREAS: 24" TO 36" BOX

### MULCH

- PLANTING AREAS EXCEPT FOR TURF AND STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 3" THICK LAYER OF DECORATIVE FIR BARK MULCH.
- STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 2" LAYER OF ROCK MULCH.

## PRELIMINARY IRRIGATION CONCEPT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET OR EXCEED THE CITY OF CUPERTINO'S WATER-EFFICIENT LANDSCAPING REQUIREMENTS AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

### CONTROLLER (OR SIMILAR)

- RAINBIRD ESP-LXMEF
- ETC-LX ET MANAGER CARTRIDGE WITH ET BOOSTER
- LIMR REMOTE CONTROL
- HARDWIRED RAINBIRD SENSOR RSD-CE, LOCATE ON ROOF

### SYSTEM DESIGN

- TREES WILL BE IRRIGATED WITH DEEP WATERING TUBES - RAINBIRD RWS-B-C-1402, 0.5 GPM, 2 PER TREE, OR SIMILAR
- PLANTING AREAS EXCEPT FOR STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY SUB-SURFACE OR ON-SURFACE DRIP OR BUBBLERS.
- STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY MICROSPRAY.
- TURF AREAS TO BE IRRIGATED BY HIGH-EFFICIENCY ROTARY SPRAY - HUNTER MP ROTATOR OR SIMILAR.
- QUICK COUPLING VALVES TO BE PROVIDED AT A SPACING OF 200' MAX OC ALONG ALL PAVED AREAS.

## PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WATER USE
<b>VILLA SCREENING PLANTING</b>		
<b>TREES</b>		
<i>Quercus agrifolia</i>	Coast Live Oak	VL
<b>SHRUBS</b>		
<i>Arctostaphylos</i> spp.	Manzanita	VL-L
<i>Calycanthus occidentalis</i>	Spice Bush	M
<i>Carpenteria californica</i>	Bush Anemone	M
<i>Ceanothus</i> spp.	Ceanothus	L
<i>Heteromeles arbutifolia</i>	Toyon	L
<i>Myrica californica</i>	Pacific Wax Myrtle	L
<i>Rhamnus californica</i> 'Eve Case'	Eve Case Coffee Berry	L
<b>PERENNIALS, GRASSES, GROUNDCOVERS</b>		
<i>Achillea millefolium</i>	Yarrow	L
<i>Carex</i> spp.	Berkeley Sedge	L-M
<i>Chondropetalum tectorum</i>	Small Cape Rush	L
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	L
<i>Eschscholzia californica</i>	California Poppy	L
<i>Festuca</i> spp.	Fescue	L-M
<i>Heuchera</i> spp.	Alum Root	M
<i>Iris douglasiana</i>	Douglas Iris	L
<i>Lupinus</i> spp.	Lupine	VL-L
<i>Mimulus</i>	Monkeyflower	L
<i>Muhlenbergia</i> spp.	Muhly Grass	L
<i>Salvia</i> spp.	Sage	L-M
<i>Santolina</i> spp.	Lavender Cotton	L
<i>Woodwardia fimbriata</i>	Giant Chain Fern	M
<b>ENTRY PLANTING</b>		
<b>PERENNIALS, GRASSES, GROUNDCOVERS</b>		
<i>Anigozanthos</i> spp.	Kangaroo Paw	L
<i>Kniphofia</i> spp.	Poker Plant	L
<i>Lantana</i> spp.	Lantana	L
<i>Lavandula</i> spp.	Lavender Cotton	L
<i>Nepeta</i> spp.	Catmint	L
<i>Penstemon</i> spp. (natives)	Penstemon	L
<i>Rosmarinus</i> spp.	Rosemary	L
<i>Verbena</i> spp.	Verbena	L
<b>SUCCULENTS</b>		
<i>Agave</i> spp.	Agave	VL-L
<i>Aloe</i> spp.	Aloe	L
<i>Senecio</i> spp.	Senecio	L
<b>SITE PLANTING</b>		
<b>TREES</b>		
<i>Aesculus x carnea</i> 'O'Neill Red'	O'Neill Red Horse Chestnut	M
<i>Agonis flexuosa</i>	Peppermint Willow	L
<i>Cercis canadensis</i> 'Forest Pansy'	Eastern Redbud	M
<i>Lagerstroemia indica x fauriei</i> 'Tuscarora'	Tuscarora Crape Myrtle	L
<i>Pistacia chinensis</i>	Chinese Pistachio	L
<i>Quercus agrifolia</i>	Coast Live Oak	VL
<b>SHRUBS</b>		
<i>Callistemon</i> 'Little John'	Little John Bottlebrush	L
<i>Cistus</i>		L
<i>Coleonema pulchrum</i> 'Sunset Gold'	Golden Breath of Heaven	M
<i>Diets bicolor</i>	Fortnight Lily	L
<i>Festuca</i>	No Mow Fescue	L
<i>Leonotis leonurus</i>	Lion's Tail	L
<i>Nerium oleander</i>	Oleander	L
<i>Phormium</i>	New Zealand Flax	L
<i>Rhododendron</i>	Azalea	M
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	L
<i>Salvia clevelandii</i>	Winnifred Gilman Sage	L
<i>Teucrium fruticans</i> 'Azureum'	Azure Bush Germander	L

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PLANTING NOTES

PROJECT NUMBER

L2.0

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