



Tree Disposition Data		
Description	Quantity	Notes
Total Existing Trees		
Commonwealth	27	
Jefferson Parcel	18	
Existing Trees to Remain		
Heritage	1	
Non-Heritage	0	
Existing Trees to Remove		
Heritage	23	
Non-Heritage	21	
Heritage Replacement Trees Required	46	24" Box min. size
Proposed New Trees	472	
Net Trees for Project	473	Includes heritage tree to remain

ARC TEC

www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988

California
99 Almaden Boulevard, Suite 840
San Jose, California 95113
P 408.496.0676 F 408.496.1121

The "user" in possession of this document acknowledges that ARC TEC, INC. ("ARC TEC") is the author of the design, drawings, and other information contained herein. ARC TEC, INC. shall not be held responsible for any errors or omissions in this document. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. ARC TEC, INC. shall not be held responsible for any damages, losses, or expenses, including but not limited to attorney's fees, arising out of or resulting from the use of this document. Written dimensions on the drawing shall have precedence over any verbal dimensions. For the purpose of this document, drawings, and other information, ARC TEC, INC. is the author.

© Copyright - ARC TEC, INC. 2012
In Association with:

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
151 Commonwealth Drive and 164 Jefferson Drive
Menlo Park, California 94025

The **SOBRATO** Organization

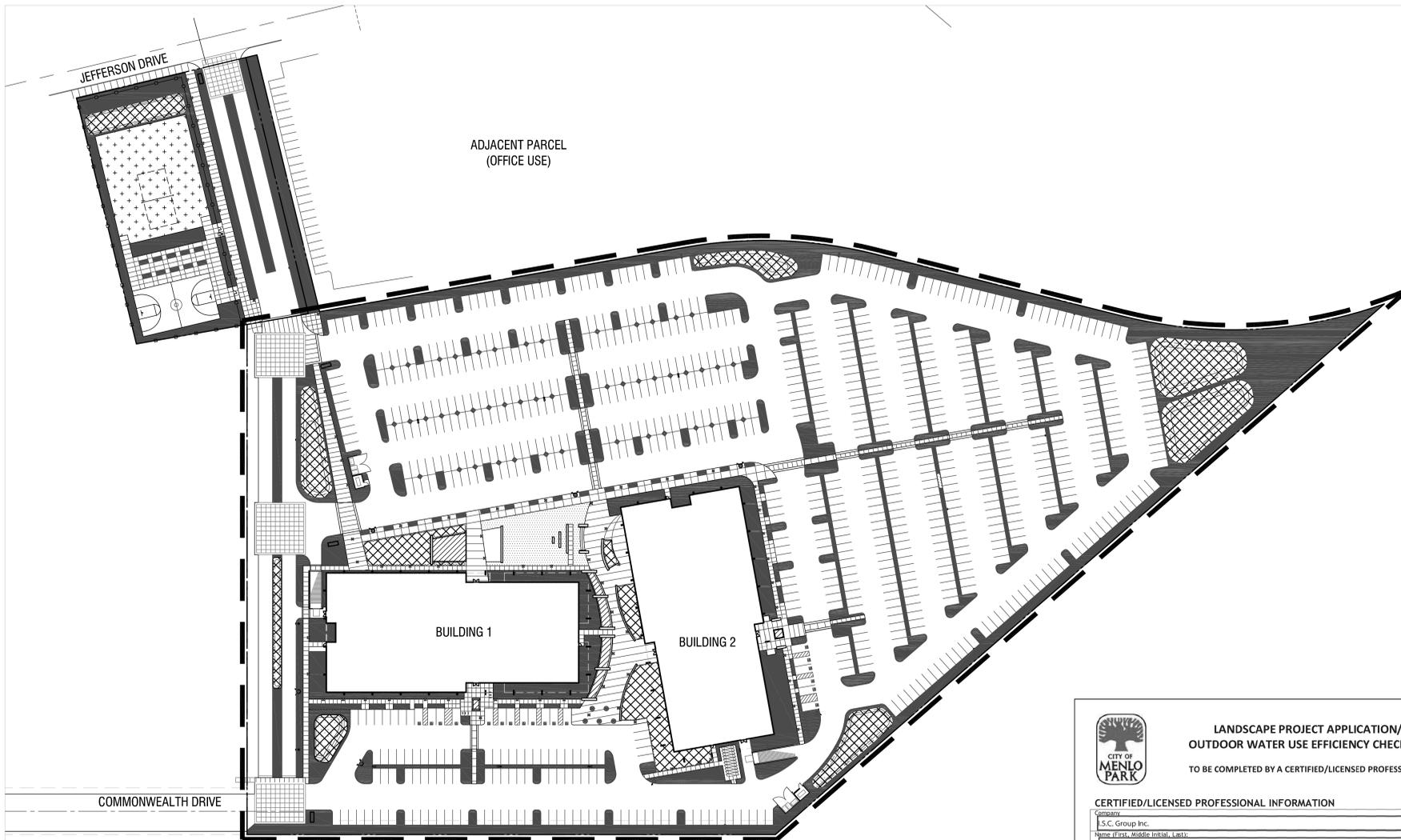
DATE	DESCRIPTION
07.20.12	PLANNING DEPARTMENT SUBMITTAL
11.01.12	COUNCIL MTG PRESENTATION
12.11.12	CITY MTG PRESENTATION
04.12.13	PLANNING DEPARTMENT SUBMITTAL
05.14.13	DRAFT
06.26.13	PLANNING DEPARTMENT SUBMITTAL

ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=40'-0"



Illustrative Landscape Plan

L1.0
PROJECT NO: 11577



WATER BUDGET CALCULATION FORM

Property Address: 151 Commonwealth Drive
 Authorized Professional Name/Company: I.S.C. Group, Inc.
 License or Certification No.:

TOTAL AND SPECIAL LANDSCAPED AREA

Enter Total Landscaped Area (LA) 126,926 square feet
 Enter Special Landscaped Area (SLA) 0 square feet

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor*	Hydrozone Area (sq. ft.)	Irrigation Efficiency (with avg. E.F.)	Plant Water Requirement (gal./yr.) 42.876 x E.F. x LA	Zone Water Requirement (gal./yr.) 42.876 x E.F. x LA
1	High	Sprinkler	0.80	5,150	0.70	109,328	156,183
2	Moderate	Sprinkler	0.50	28,708	0.70	380,898	544,140
3	Low	Sub-Surface	0.20	91,006	0.90	482,987	536,652
4	High	Other	1.00	2,062	1.00	54,717	54,717
5						0	0
6						0	0
7						0	0
8						0	0
9						0	0
10						0	0
11						0	0
12						0	0
13						0	0
14						0	0
15						0	0
16						0	0
17						0	0
18						0	0
19						0	0
20						0	0
	SLA		1.00	0		1,027,930	1,291,692
	Total			126,926			

MAWU and ETWU

Max Allowable Water Use (MAWA) 2,357,676 gallons/yr
 Estimated Total Water Use (ETWU) 1,291,692 gallons/yr
 Average Irrigation Efficiency 0.80 gallons/yr

Project Meets Water Efficient Requirements Yes
 Project Meets Irrigation Efficiency Requirements Yes

CITY STAFF REVIEW

YES, ETWU < MAWA
 NO, ETWU > MAWA
 Initials

WATER USE LEGEND

7/09/2013

- Wucols Low: 91,006 sf
- Wucols Moderate: 28,708 sf
- Wucols High: 5,150 sf
- Water Features: 2,062 sf
- Special Landscape Area: N/A

* Based upon total landscape area of 126,926 sf

LANDSCAPE PROJECT APPLICATION/ OUTDOOR WATER USE EFFICIENCY CHECKLIST

TO BE COMPLETED BY A CERTIFIED/LICENSED PROFESSIONAL

CERTIFIED/LICENSED PROFESSIONAL INFORMATION

Company: I.S.C. Group Inc.
 Name (Print, Middle Initial, Last): Ray Arthur
 Phone: (909) 925-3718 Ext. 8230 Email: ray@isc-groupinc.com License or Certification No.:

PROJECT INFORMATION

Site Address: 151 Commonwealth Drive
 APN: Planning Project No.: PLN2012-00018
 Total Landscaped Area (sq. ft.): 126,926 Total Special Landscaped Area (SLA) (sq. ft.): 0
 Turf Area (sq. ft.): % Turf of Total Landscaped Area: % Native, low water or no water use plants in non-turf landscaped area: % Turf means a ground cover surface of mowed grass.

COMPLIANCE CHECKLIST

REQUIREMENT	PROJECT COMPLIANCE (To be completed by certified/licensed professional)	CITY REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: • Turf Area Option: Turf is limited to 25% or if a residential project is 500 square feet or less of the landscaped area AND at least 80% of plants are native, low water or no water use plants; OR • Water Budget Option: Landscaping design is based on water budget calculations.	<input type="checkbox"/> Turf Area Option <input checked="" type="checkbox"/> Water Budget Option: Completed Water Budget Calculation included.
Plant Material	80% of plants in the non-turf landscaped area are native, low water or no water using plants, unless the project applicant selects the Water Budget Option. No invasive and/or noxious plant species. Turf does not exceed 25% of the irrigated landscape area or if residential project is 500 square feet or less per dwelling unit, unless the project applicant selects the Water Budget Option.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable - See Water Budget <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable - Water Budget
Turf	Turf is planted on slopes less than 25%. (Unless irrigated with subsurface irrigation or low volume irrigation system). Turf is planted in areas greater than eight feet wide. (Unless irrigated with subsurface irrigation or low volume irrigation system).	<input type="checkbox"/> Yes <input type="checkbox"/> No Turf <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Turf

COMPLIANCE CHECKLIST (continued)

REQUIREMENT	PROJECT COMPLIANCE (To be completed by certified/licensed professional)	CITY REVIEW
Hydrozones	Plants with similar water needs are grouped together unless the project applicant selects the Water Budget Option. A minimum of 2 inches of mulch on all non-turf soil areas (recommended 3 inches). Grading is designed to minimize soil erosion, runoff and water waste. Soil amendments, such as compost, are incorporated according to soil conditions at the project site and based on what is appropriate for plants.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable - See Water Budget <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable - See Water Budget
Soil Management	Dedicated irrigation meters for non-residential projects with more than 5,000 square feet of landscape area. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data. Controllers do not rely solely on time-based scheduling, and sensors suspend irrigation during unfavorable weather. No overhead irrigation within 24 inches of impervious surface. Allowable irrigation includes drip, drip line, or other low flow non-spray technology.	<input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable - Less than 5,000 sf or is a residential project <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes
Irrigation System Design	Low volume irrigation used in: • Mulched areas • Areas with slope greater than 25% • Areas less than eight feet wide in any direction. Irrigation system designed to meet or exceed an average landscape irrigation efficiency of 78%. Irrigation system programmed to water between the hours of 8:00 p.m. and 12:00 a.m. Each valve irrigates a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use. If hydrozones mix plants with different water uses, the water budget option must be used.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable - Water Budget <input type="checkbox"/> Yes <input type="checkbox"/> Not Applicable - Water Budget
Water Features (Pools, ponds, fountains)	Is there a water feature? Pool and spa covers are installed. Uses recirculating water system.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Pool <input type="checkbox"/> Spa <input type="checkbox"/> Pond or Fountain <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Not applicable <input type="checkbox"/> Not applicable
Landscape and Irrigation Design Plan	Landscape and Irrigation Design Plans contain the following statement: "I have complied with the criteria of the City of Menlo Park's Water Efficient Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape and Irrigation Design Plan. The information provided on this checklist is correct, and the landscaping project meets the specified requirements of Ordinance No. 968, City Code 12.44.010-12.44.110."	<input checked="" type="checkbox"/> Yes

STATEMENT OF AUTHENTICITY

I have complied with the above criteria of the City of Menlo Park's Water Efficient Landscaping Ordinance and applied them accordingly for the efficient use of water in the Landscape and Irrigation Design Plan. The information provided on this checklist is correct, and the landscaping project meets the specified requirements of Ordinance No. 968, City Code 12.44.010-12.44.110.

CERTIFIED/LICENSED PROFESSIONAL SIGNATURE: _____ DATE: _____

Note: The landscaping and irrigation plans shall be prepared by and bear the signature of a certified/licensed professional, and be accompanied by this form.

Reset Form Print Form

CONCEPTUAL HYDROZONE PLAN - 151 COMMONWEALTH DRIVE
 SCALE: 1"=60'-0"

ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 www.arcotecinc.com
 Arizona
 2560 East Northern Avenue, Building C
 Phoenix, Arizona 85028
 P 602.953.2355 F 602.953.2988
 California
 99 Almaden Boulevard, Suite 840
 San Jose, California 95113
 P 408.496.0676 F 408.496.1121

The liability of completion of the documentation (drawings) that ARC TEC and ARC TEC consultants, specifications, reports, estimates, bids and other documents and materials of service, ARC TEC and ARC TEC consultants shall be deemed by the user and owner of such documents. The liability of completion of the documentation shall not be used to authorize any other person to use ARC TEC and ARC TEC consultants' drawings, reports, estimates, bids and other documents and materials of service. ARC TEC and ARC TEC consultants shall not be held liable for any errors or omissions in the drawings, reports, estimates, bids and other documents and materials of service. ARC TEC and ARC TEC consultants shall not be held liable for any errors or omissions in the drawings, reports, estimates, bids and other documents and materials of service. ARC TEC and ARC TEC consultants shall not be held liable for any errors or omissions in the drawings, reports, estimates, bids and other documents and materials of service.

© Copyright - ARC TEC, INC. 2012
 In Association with:

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003

A Planning Department Submittal for
COMMONWEALTH CORPORATE CENTER
 151 Commonwealth Drive and 164 Jefferson Drive
 Menlo Park, California 94025

The **SOBRATO** Organization

DATE	DESCRIPTION
06.21.13	PLANNING SUBMITTAL
07.09.13	PLANNING SUBMITTAL

