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**ALLSTON
EXTENSION**

2136 - 2154 San Pablo Ave.
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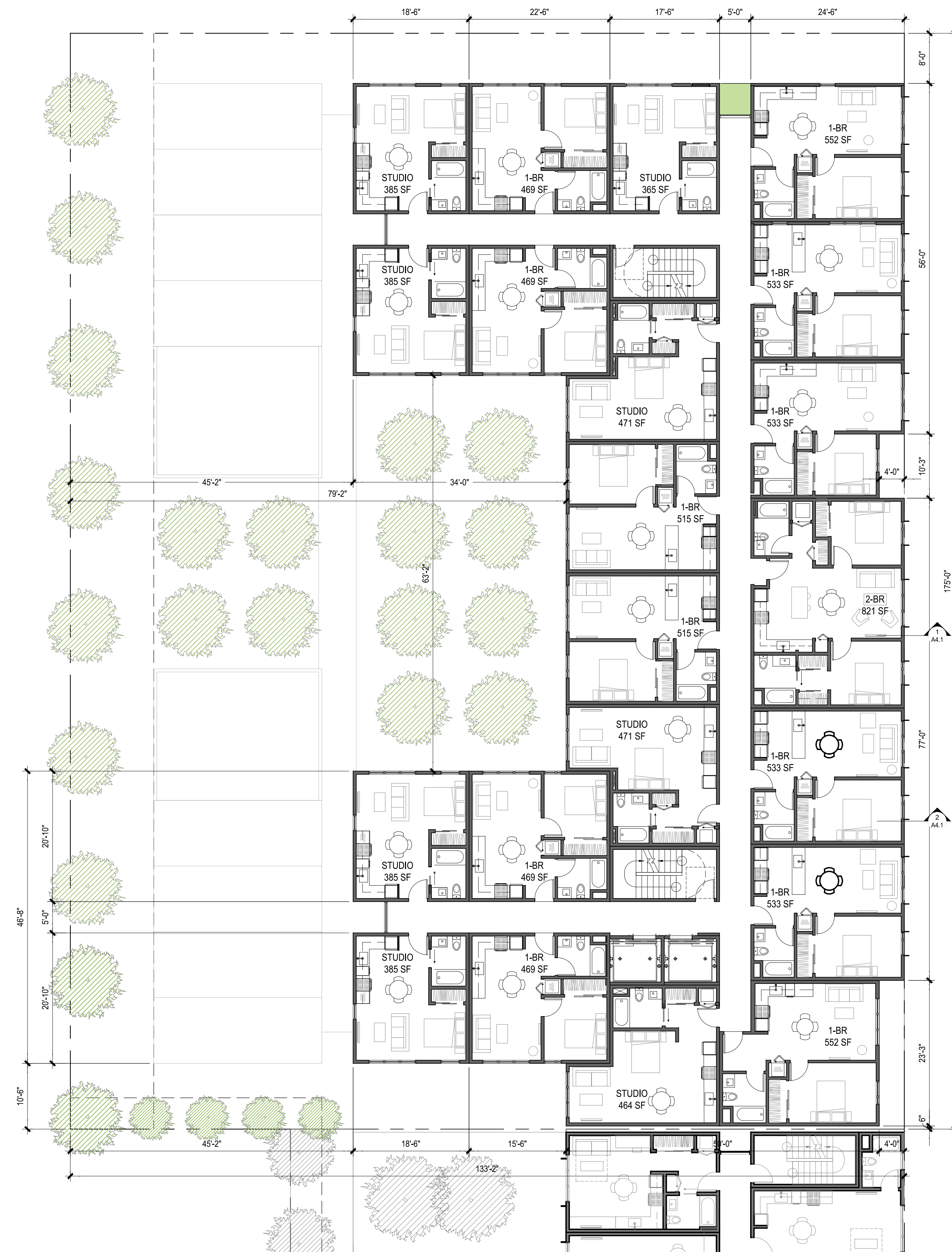
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JOB: 1831

SHEET:

FLOOR PLANS

A2.3



2 PLAN AT LEVEL 5
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"



1 PLAN AT LEVEL 4
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"

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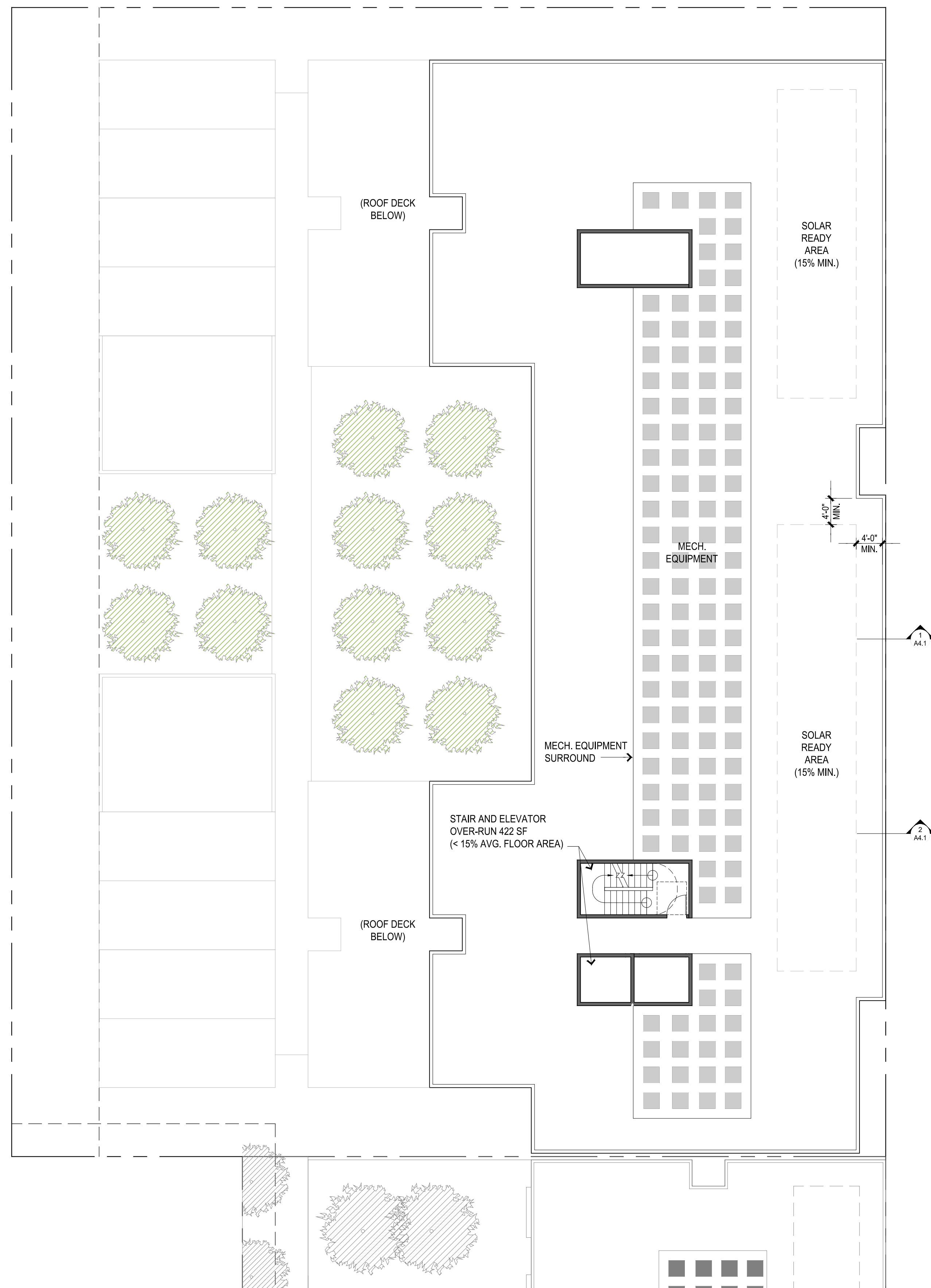
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SHEET:

FLOOR PLANS

A2.4



2 ROOF PLAN
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"



1 PLAN AT LEVEL 6
3/64"=1'-0" @ 11"x17" 3/32"=1'-0" @ 24"x36"

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SHEET:

BUILDING
ELEVATIONS

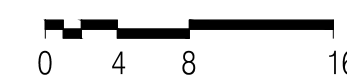
A3.1



2

WEST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



1

EAST ELEVATION

1/32"=1'-0" @ 11X17 2/32" = 1'-0" @ 24X36



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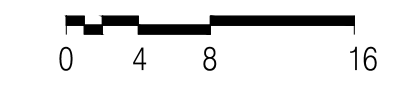
SHEET:

BUILDING
ELEVATIONS

A3.2



2
NORTH ELEVATION
1/32" = 1'-0" @ 11X17 2/32" = 1'-0" @ 24X36



1
SOUTH ELEVATION
1/32" = 1'-0" @ 11X17 2/32" = 1'-0" @ 24X36



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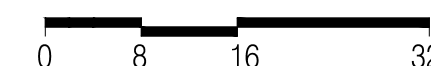
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SHEET:

STREET STRIP
ELEVATIONS

A3.3



2

STREET STRIP ELEVATION @ TENTH

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1

STREET STRIP ELEVATION @ SAN PABLO

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

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SHEET:

PHOTO CONTEXT
VIEWS

A3.4



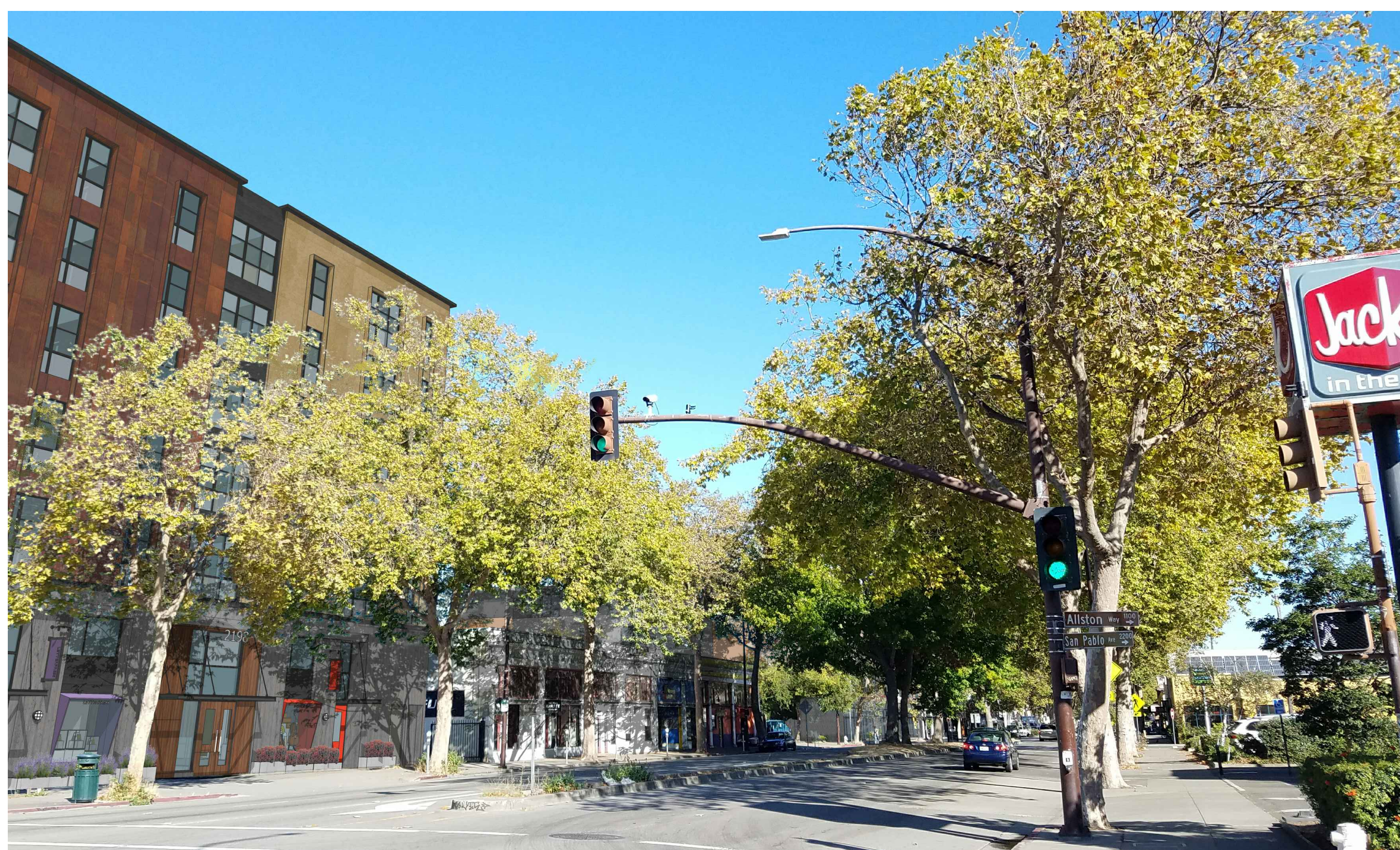
2 SAN PABLO LOOKING SOUTH - AFTER



1 SAN PABLO LOOKING SOUTH - BEFORE



4 SAN PABLO LOOKING NORTH - AFTER



3 SAN PABLO LOOKING NORTH - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.5



2
-
COWPER LOOKING WEST - AFTER



1
-
COWPER LOOKING WEST - BEFORE

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2 TENTH LOOKING EAST - AFTER

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SHEET:

PHOTO CONTEXT VIEWS



1 TENTH LOOKING EAST - BEFORE

A3.6



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SHEET:

PERSPECTIVE VIEW



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SHEET:
PERSPECTIVE VIEW



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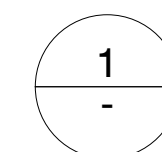
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SHEET:

PERSPECTIVE VIEW

A3.9



COWPER LOOKING SOUTHWEST

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SHEET:

PERSPECTIVE VIEW





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SHEET:
PERSPECTIVE VIEW

A3.11

1
AERIAL VIEW

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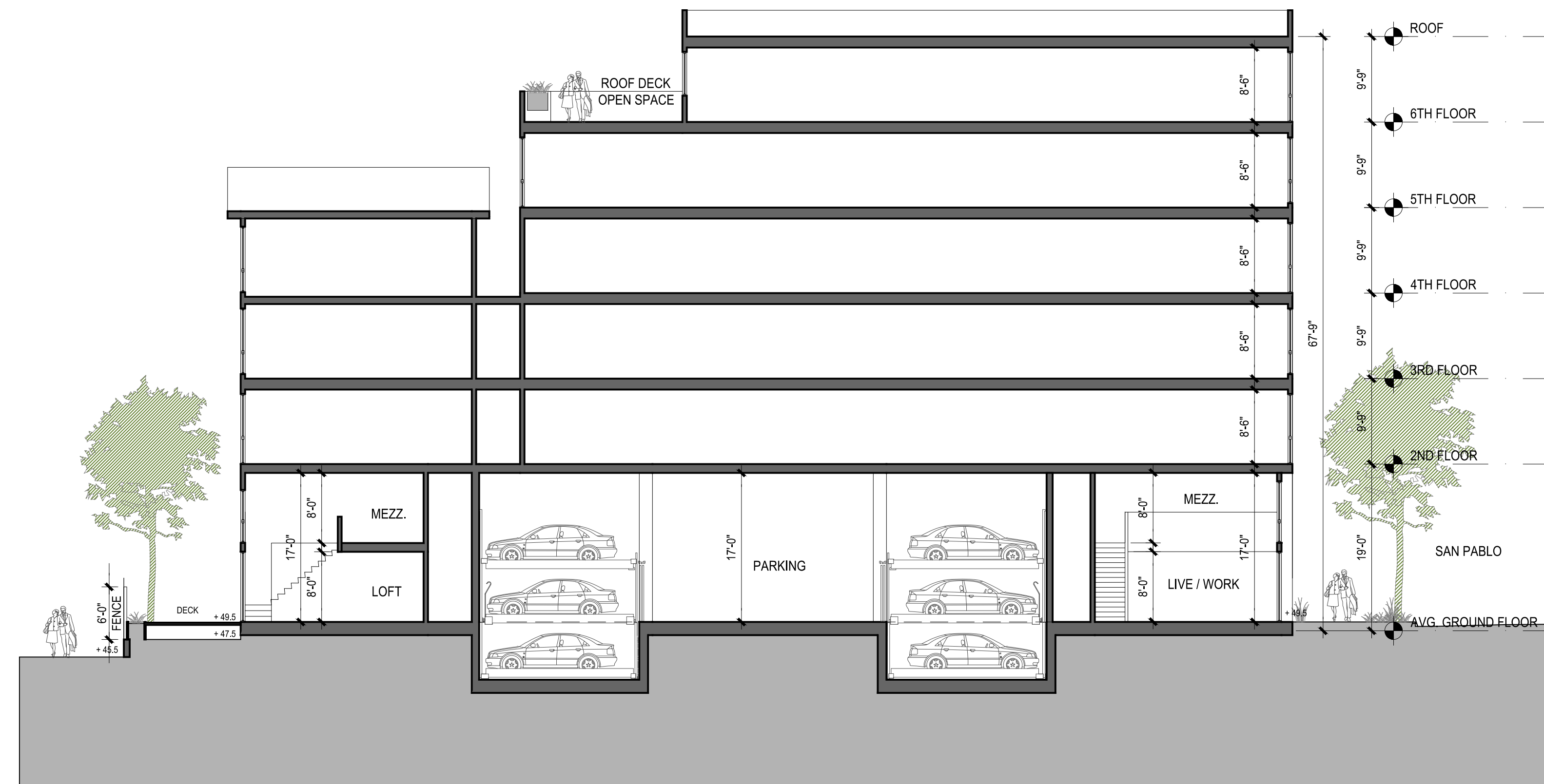
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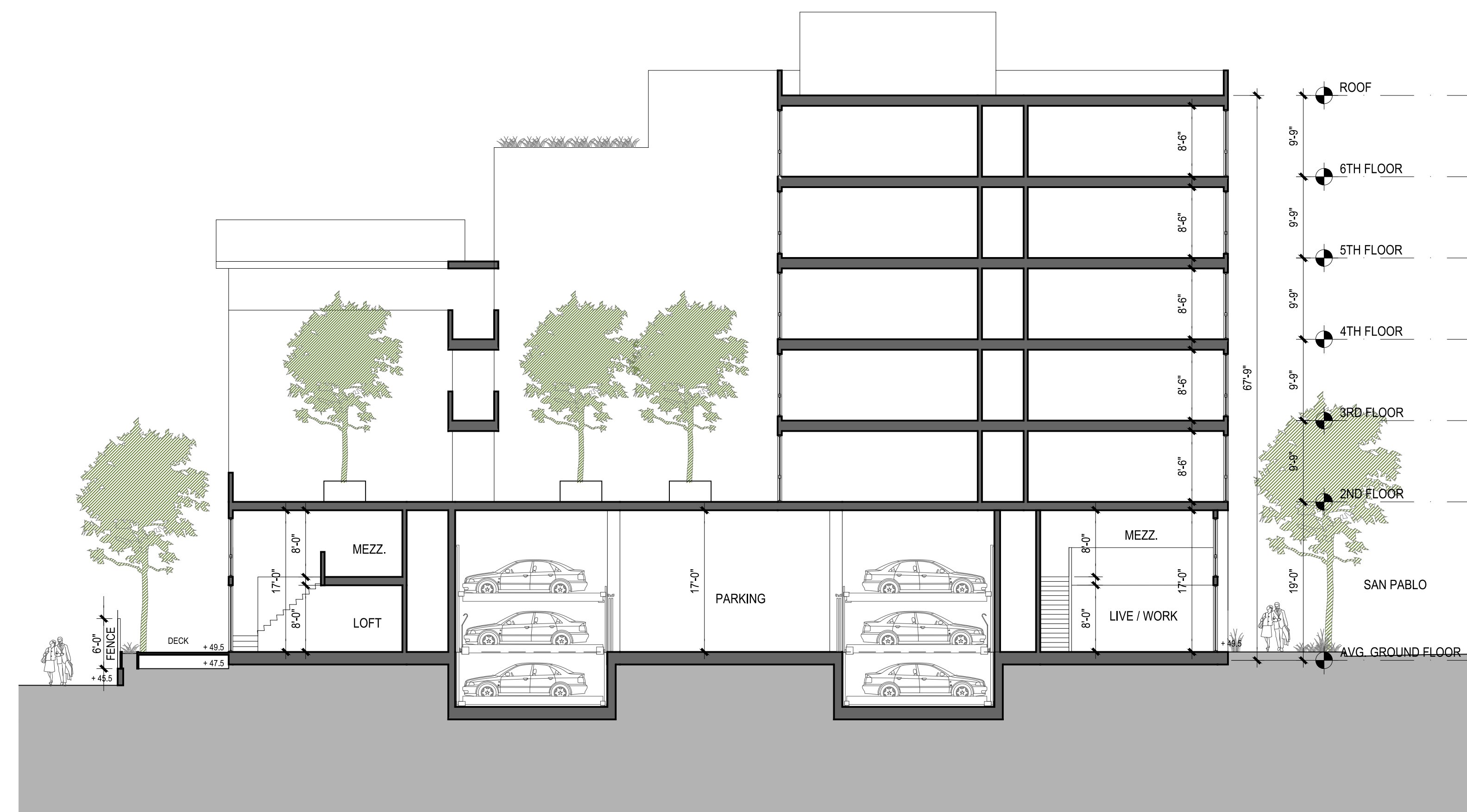
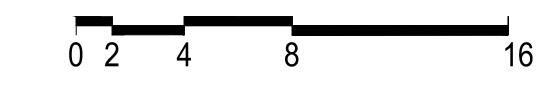
SHEET:

**BUILDING
SECTION**

A4.1



2 E-W SECTION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 E-W SECTION THROUGH PODIUM GARDEN
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



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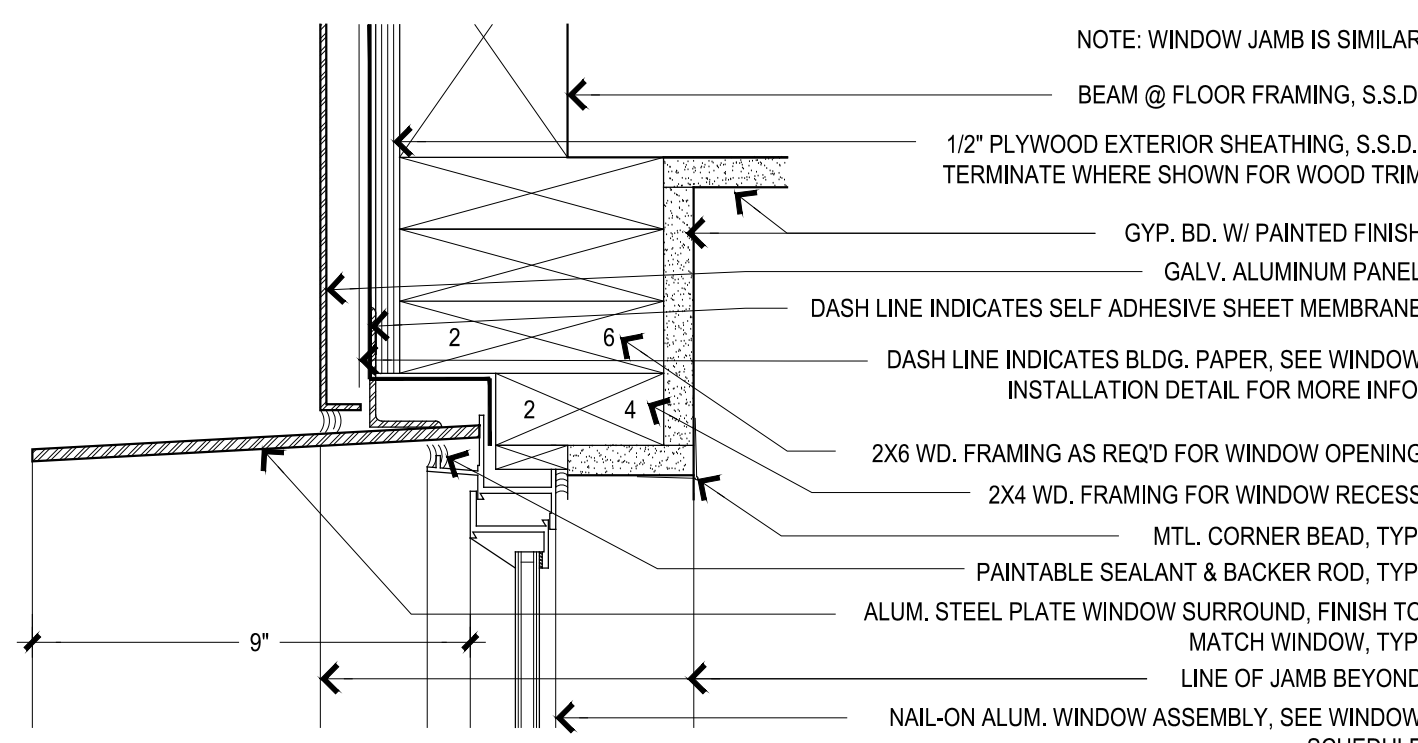
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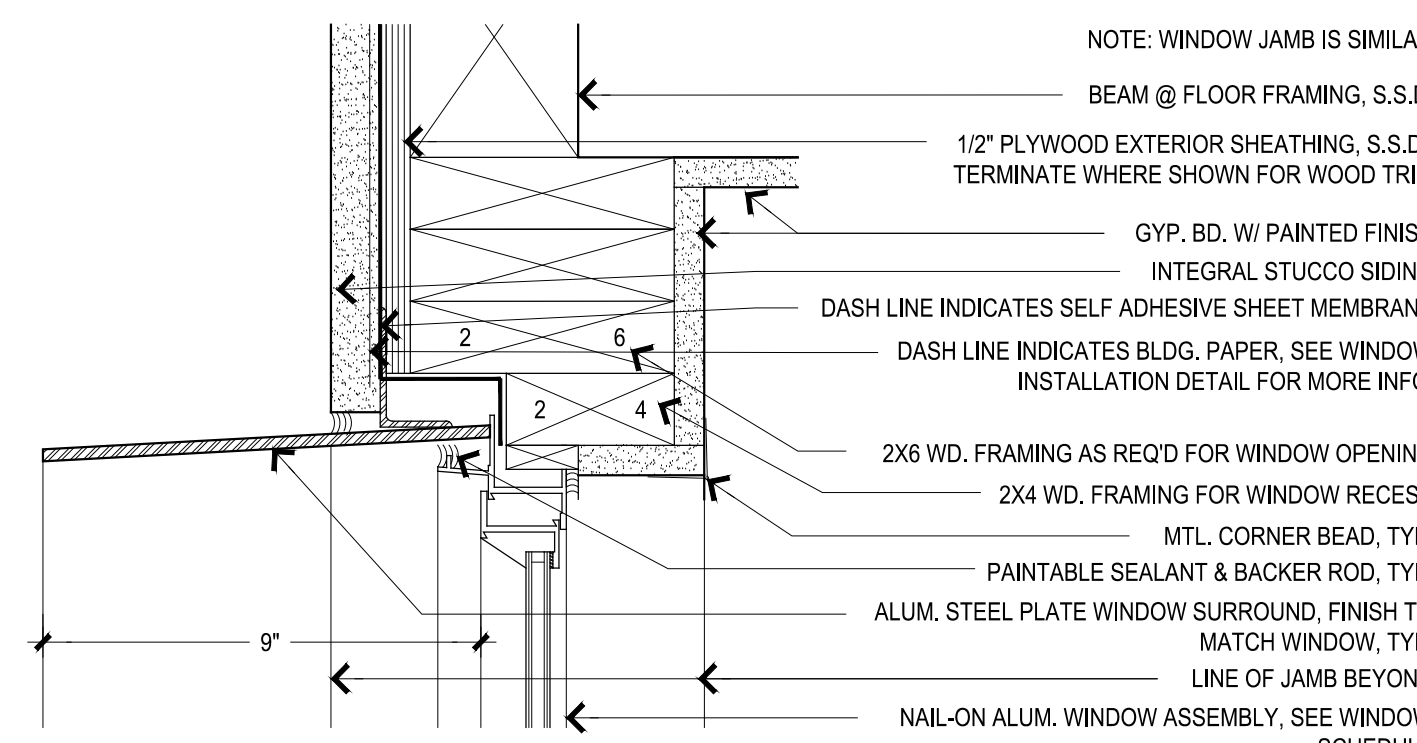
SHEET:

WALL SECTIONS & DETAILS

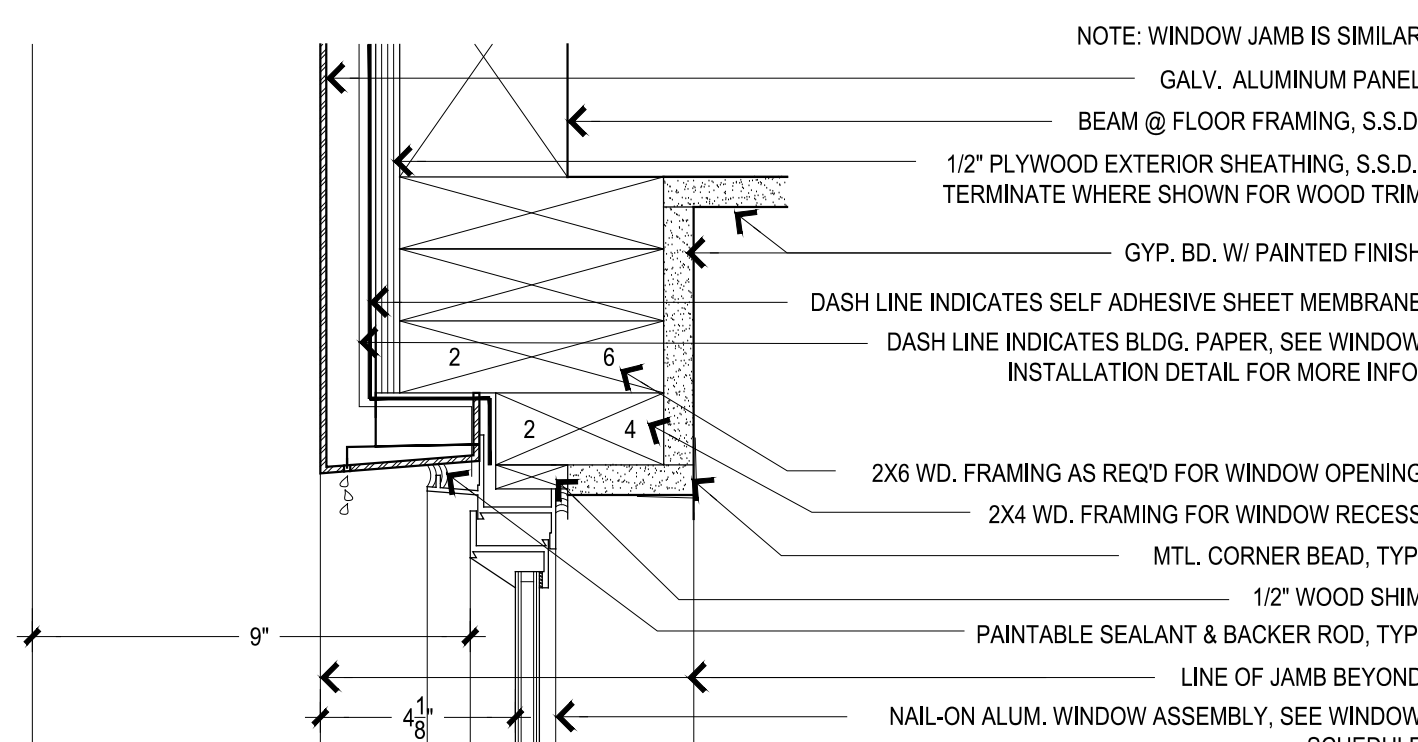
A4.2



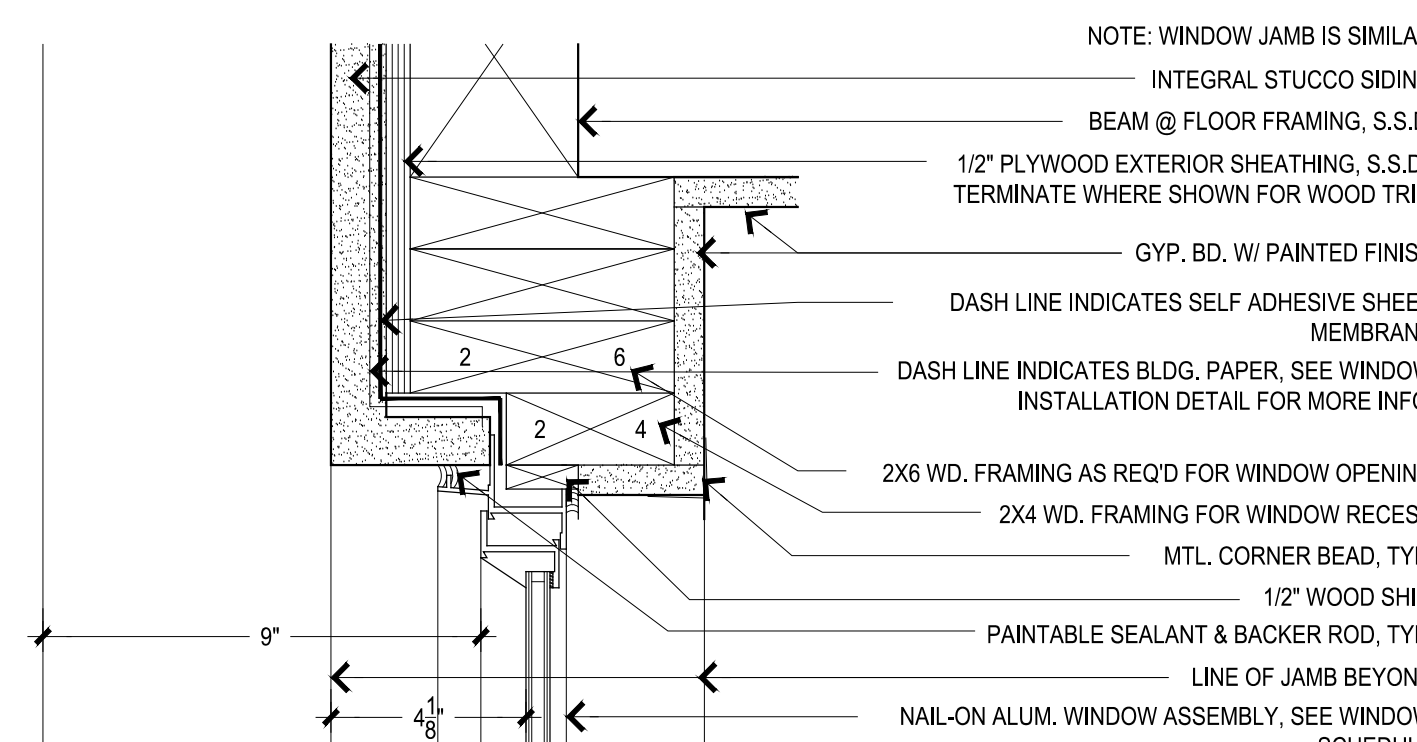
5 MTL. HEAD @ SURROUND
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



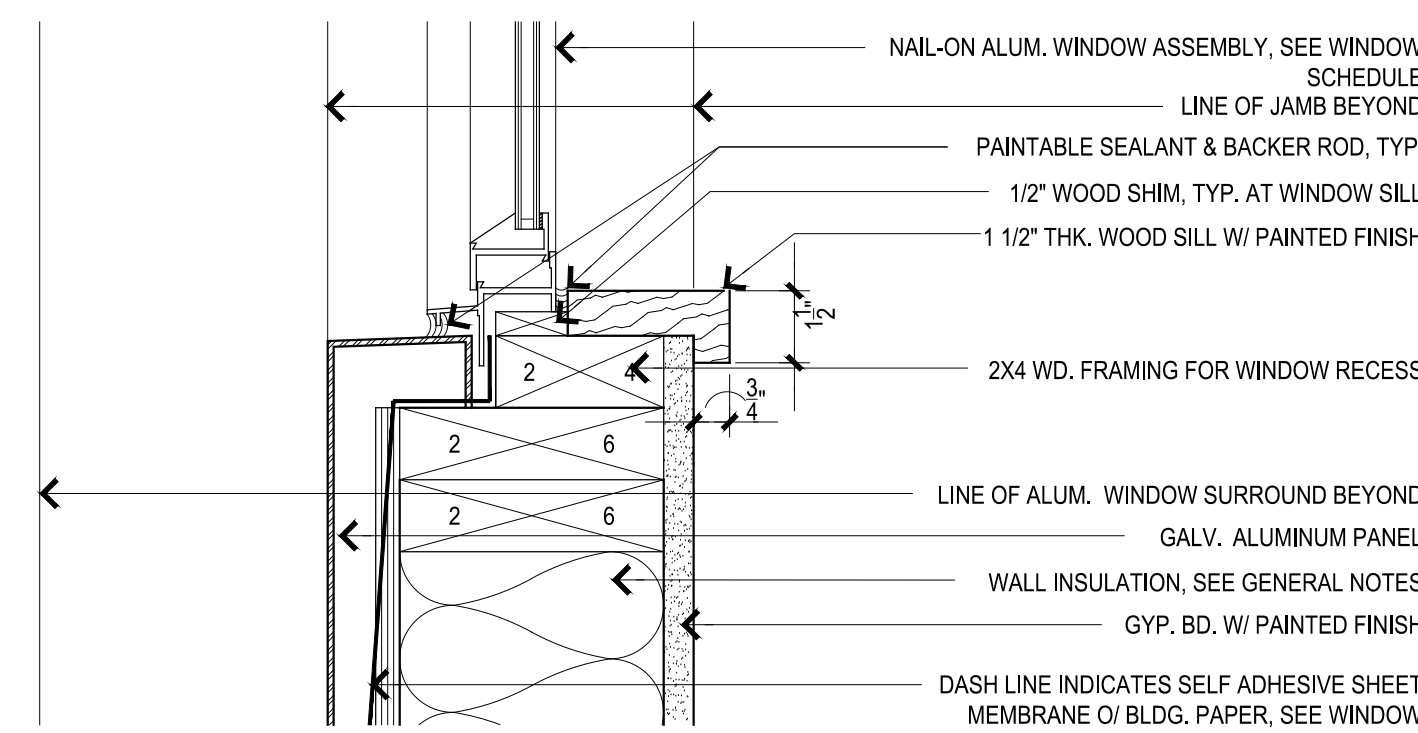
1 STUCCO HEAD @ SURROUND
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



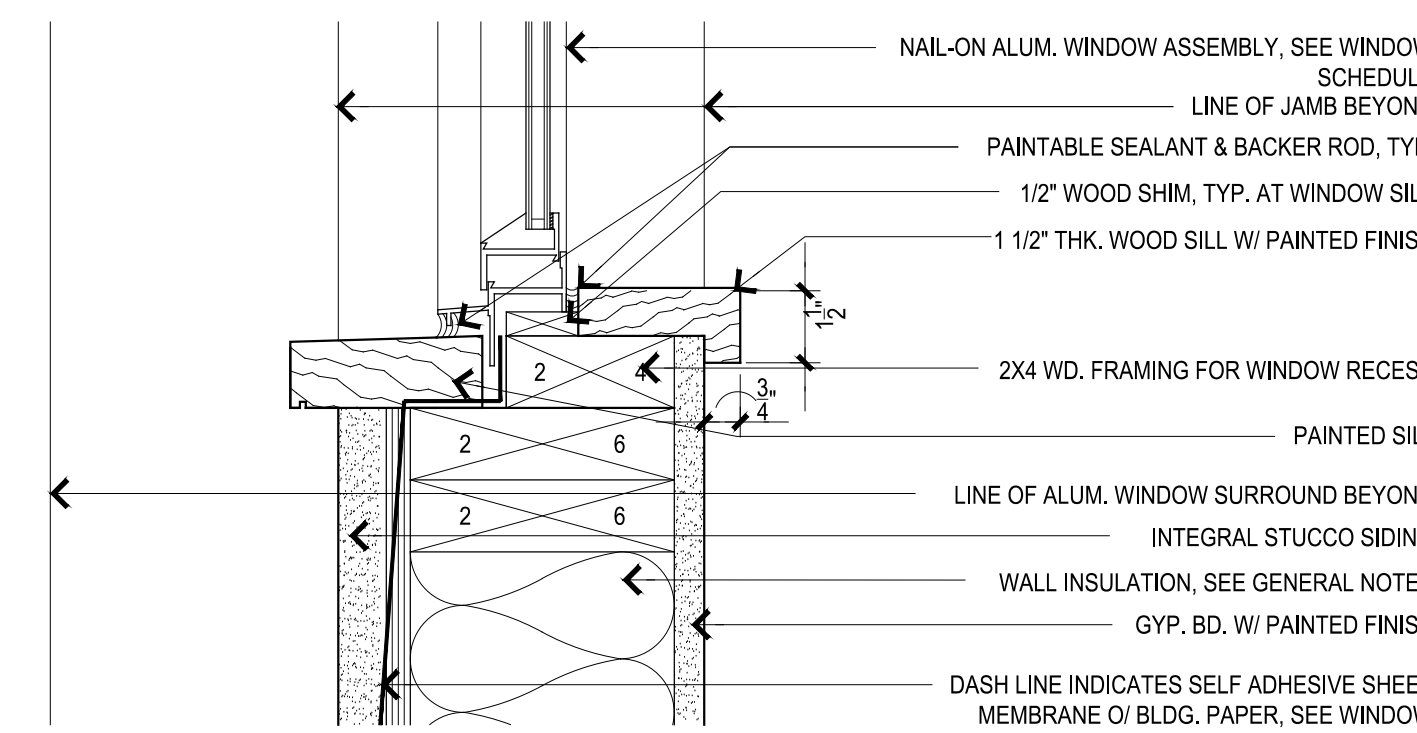
6 TYP. MTL. HEAD / JAMB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



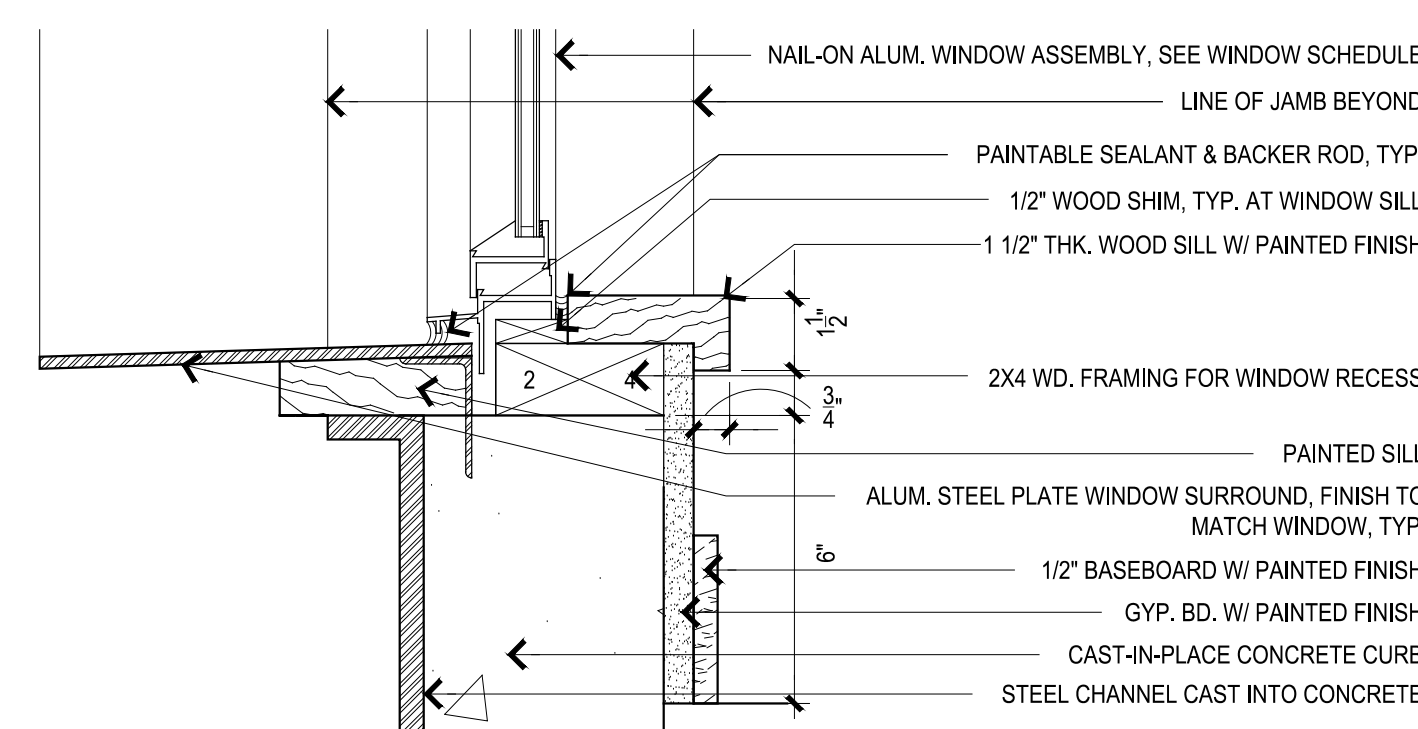
2 TYP. STUCCO HEAD / JAMB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



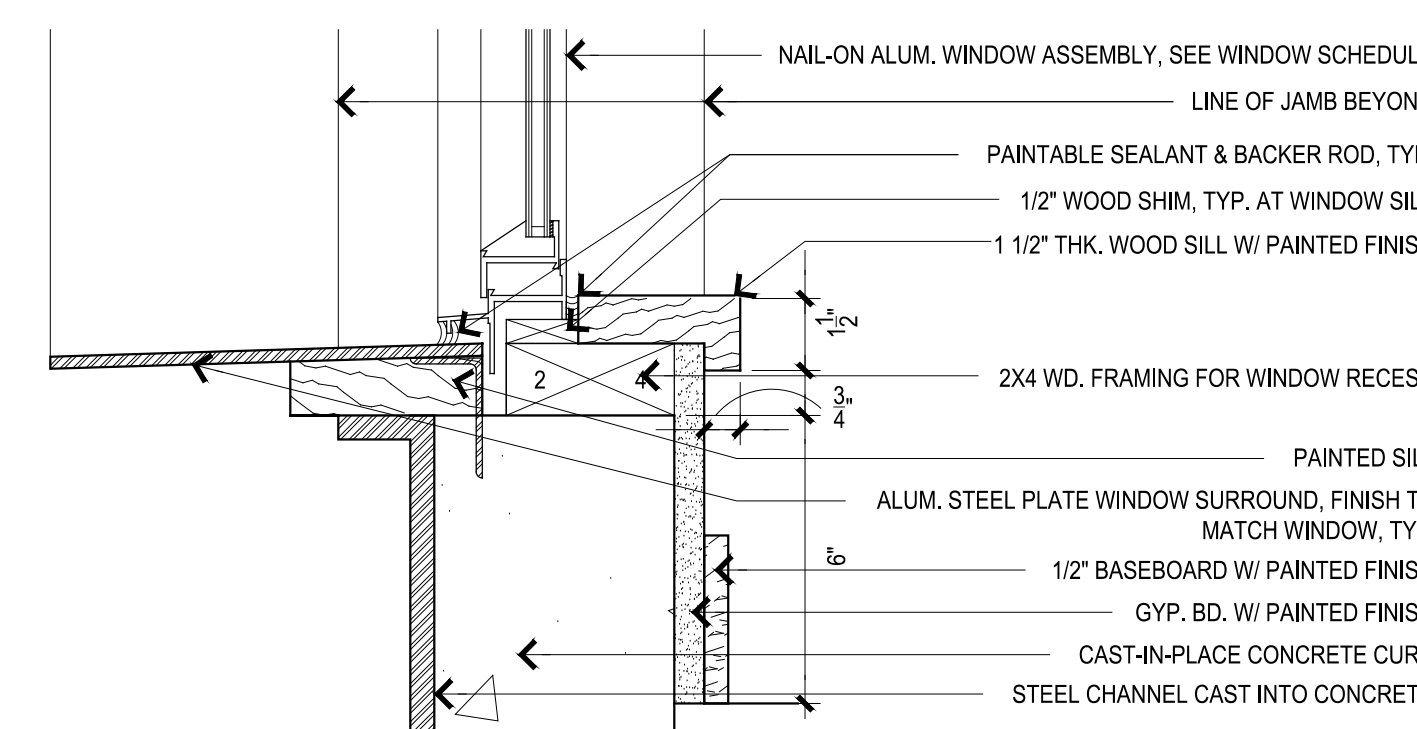
7 TYP. MTL. SILL
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



3 TYP. STUCCO SILL
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



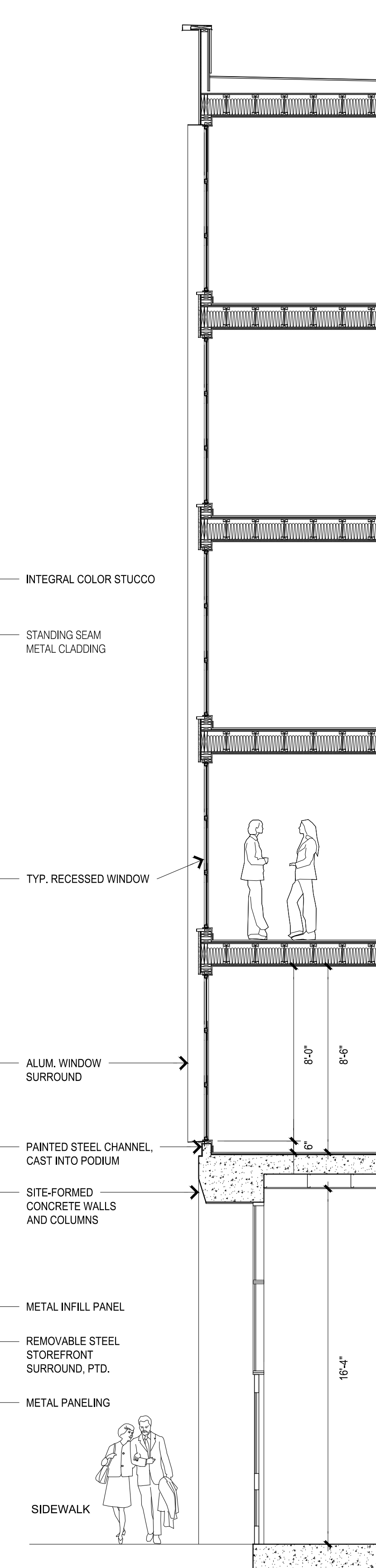
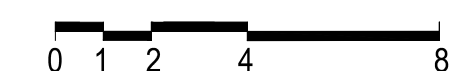
8 MTL. SILL @ CONC. CURB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



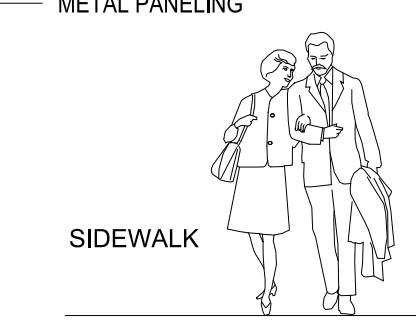
4 STUCCO SILL @ CONC. CURB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



2 ELEVATION DETAIL
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36



1 SECTION
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36





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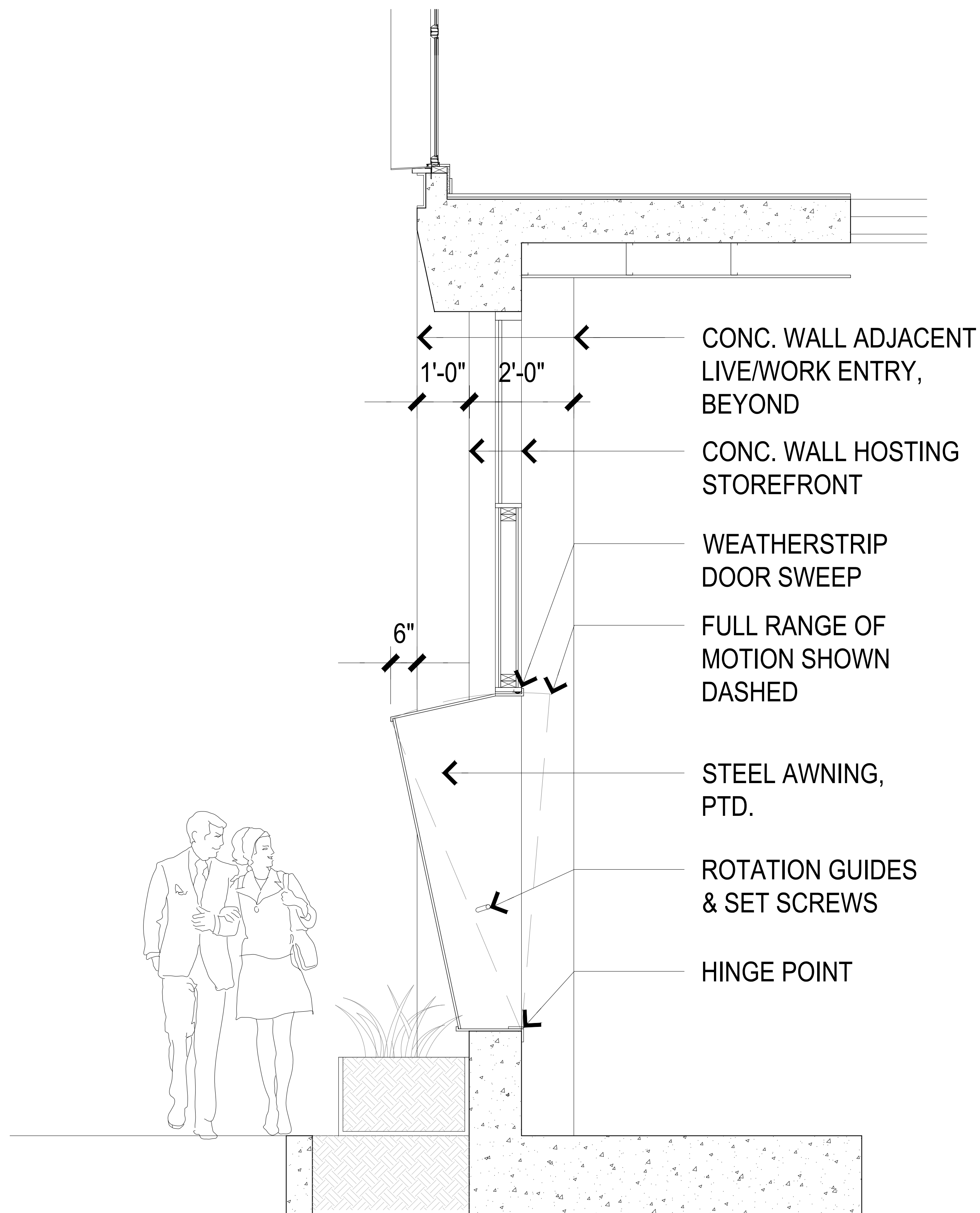
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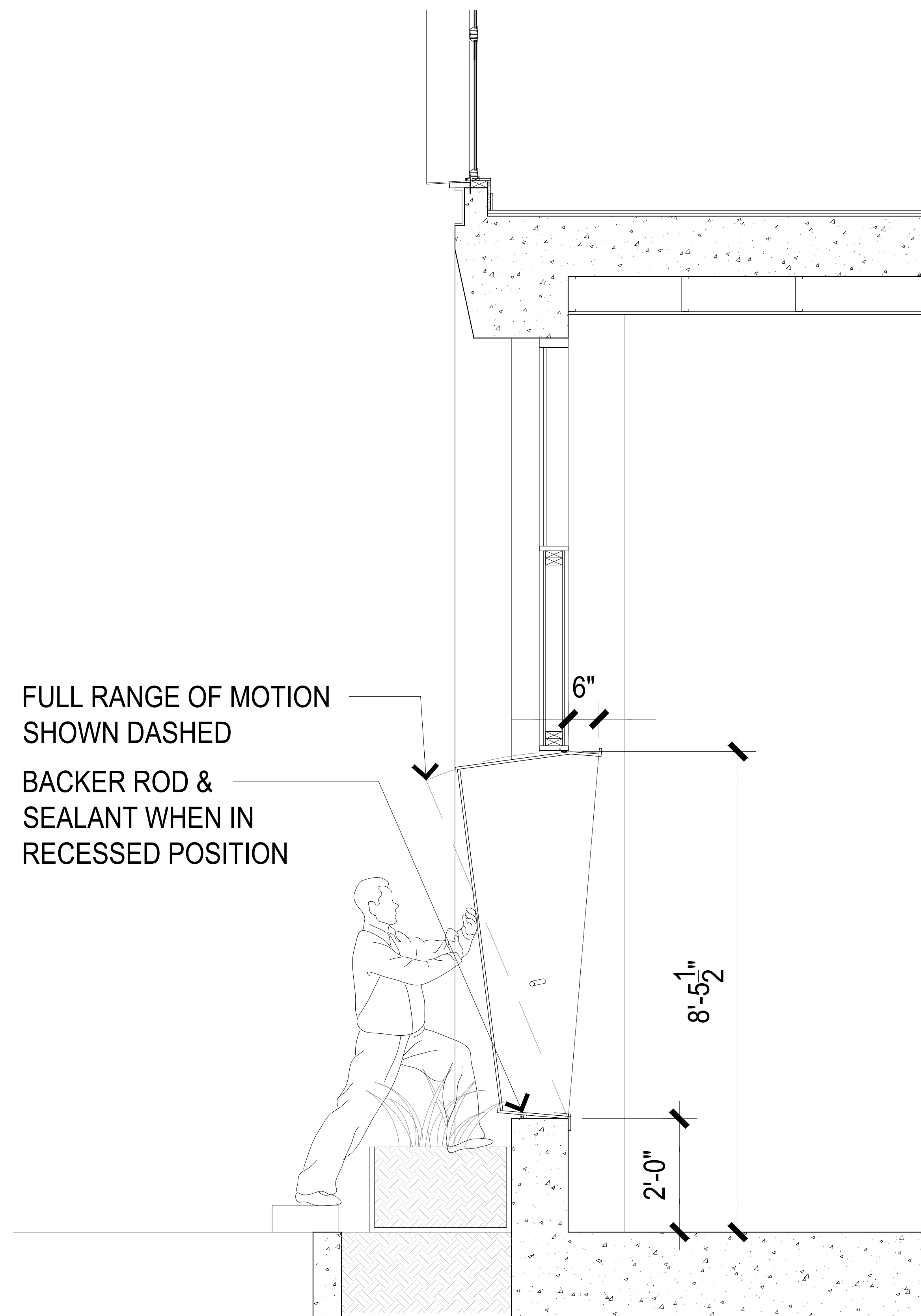
SHEET:

STOREFRONT
AWNING SECTION

A4.3



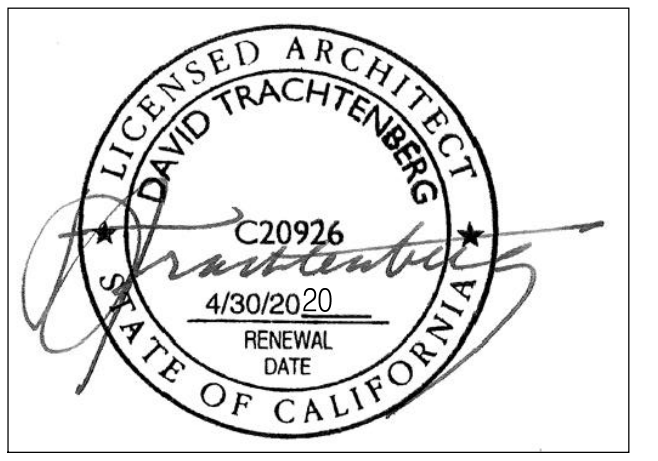
1 SECTION THRU STOREFRONT (OPEN)
3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



2 SECTION THRU STOREFRONT (RECESSED)
3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



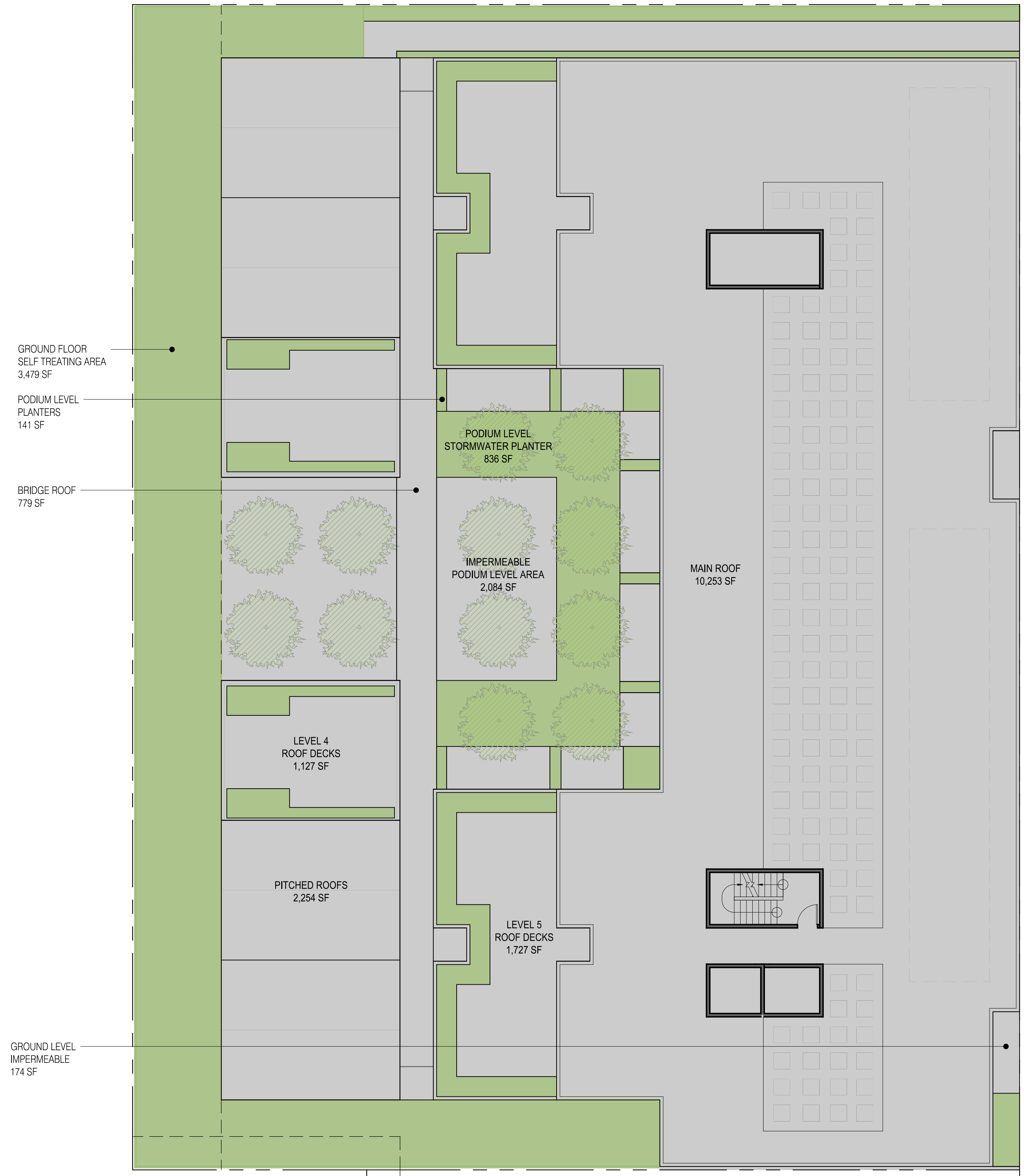
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2 PRELIMINARY STORMWATER MANAGEMENT PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

STORMWATER CALCULATIONS

C3 APPLICABILITY								
TOTAL SITE AREA	23,301							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT
ROOFS	13286	0	13286	4%	531			
ROOF DECKS	2854	780	2074	4%	83			
PODIUM	3060	977	2083	4%	83	836		
GROUND LEVEL	4101	3479	622	4%	25			
TOTAL	23301	5236	18065	4%	723	836	0	0

PROVIDED TREATMENT PLANTERS							
LEVEL	PLANTER					PLANTER AREA	
PODIUM LEVEL	P1					836	
TOTAL PLANTERS						836	

SPECIAL PROJECTS (Appendix K)	
CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS	
1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.	Yes
2. If a commercial, achieve at least an FAR of 2:1.	N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.	N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.	Yes

LOCATION CREDITS		
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Project Site Location	QUALIFIES
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub	N/A
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub	YES
25%	100% of the site is located within a PDA	N/A

DENSITY CREDITS				
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Land Use Type	Density Required to Obtain the Density Credit	PROPOSED	QUALIFIES
10%	Commercial	2 FAR		N/A
10%	Residential or Mixed Use	30 DU/Acre	217	YES
20%	Commercial	4 FAR		N/A
20%	Residential or Mixed Use	60 DU/Acre	217	YES
30%	Commercial	6.1 FAR		N/A
30%	Residential or Mixed Use	100 DU/Acre	217	YES

MINIMIZED SURFACE PARKING CREDITS			
To qualify for any Minimized Surface Parking Credits, a Category C Special Project must first qualify for one of the Location Credits listed in Provision C.3.e.ii.(5)(c) above. (i) A Category C Special			
YES			
% of the C.3.d Amount of Runoff that MayReceive Non-LID	Percentage of the Total Post-Project Impervious Surface Dedicated to At-Grade, Surface Parking	PROPOSED	QUALIFIES
10%	10% or less	0	YES
20%	0% (except for emergency vehicle access, ADA accessibility and passenger and freight loading zones)	0	YES
TOTAL CREDITS	75%		
LOCATION CREDITS	25%		
DENSITY CREDITS	30%		
MINIMIZED SURFACE PARKING CREDITS	20%		

1 STORMWATER MANAGEMENT DATA

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SHEET:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SW-1

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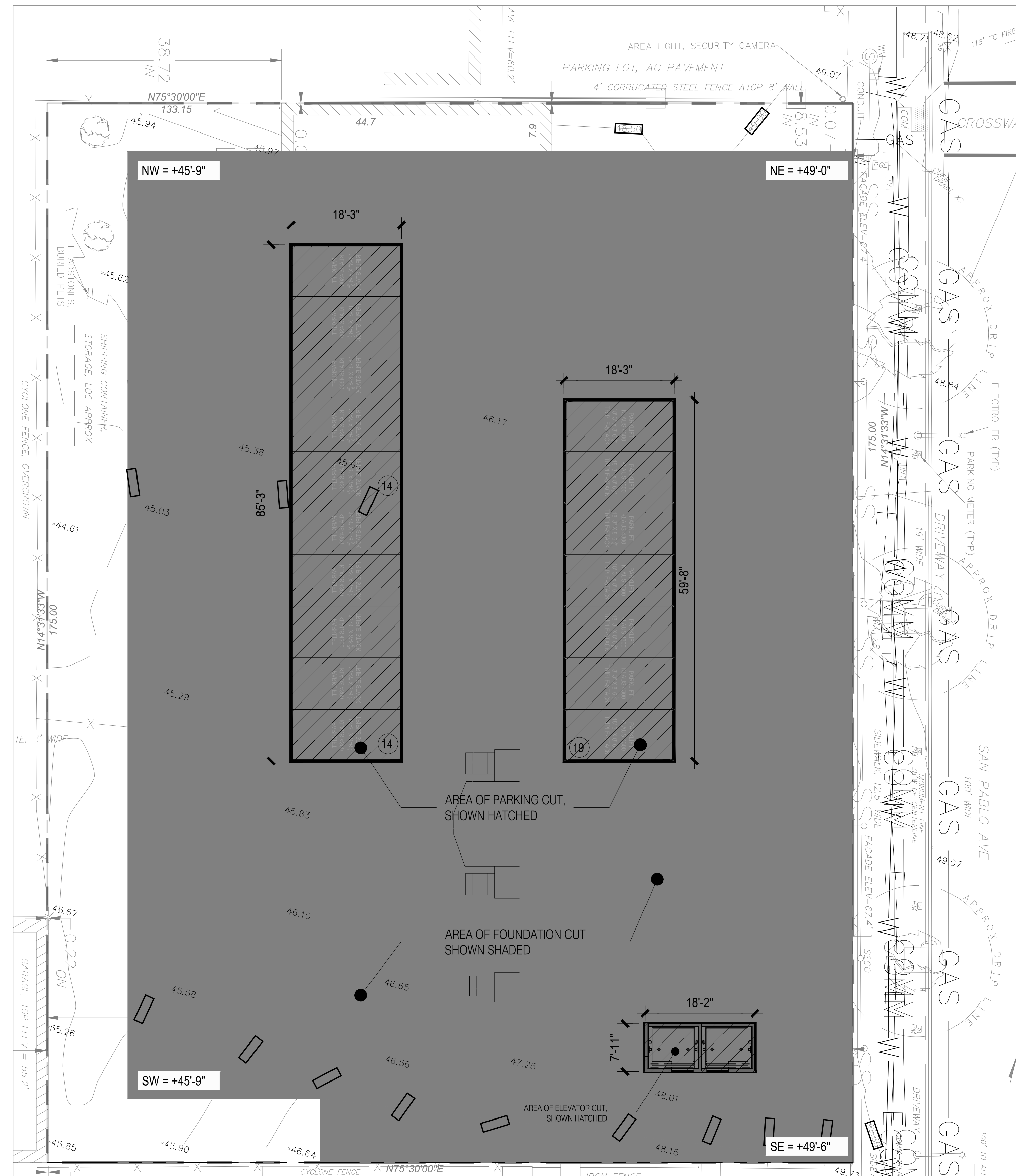
CONCEPTUAL
GRADING PLAN

G-1

ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS				
	FEET		YARDS	
TOTAL CUBIC YARDS OF CUT			-364	(CUBIC YARDS)
TOTAL AREA OF CUT	19678		2186	(SQUARE YARDS)
AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	-0.5	-0.17 (YARDS)
CORNER 1 - NW	45.75	48	-2.25	-0.75 (YARDS)
CORNER 2 - NE	49	48	1	0.333333 (YARDS)
CORNER 3 - SE	49.5	48	1.5	0.50 (YARDS)
CORNER 4 - SW	45.75	48	-2.25	-0.75 (YARDS)

ESTIMATED QUANTITIES AND LOCATIONS OF PARKING & ELEVATOR PIT CUTS				
	FEET		YARDS	
TOTAL CUBIC YARDS OF CUT			695	(CUBIC YARDS)
TOTAL AREA OF CUT	2779		309	(SQUARE YARDS)
LOCATION OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	6.75	2.25 (YARDS)
PARKING PIT	48	41.25	6.75	2.25 (YARDS)
ELEVATOR PIT	48	43	5	1.666667 (YARDS)

CUMULATIVE EXCAVATED QUANTITIES		
	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		330 (CUBIC YARDS)



2 ESTIMATED CUT/FILL DATA

1 CONCEPTUAL GRADING PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

0 4 8 16

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10.24.2019 ZONING SUBMITTAL SET

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DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
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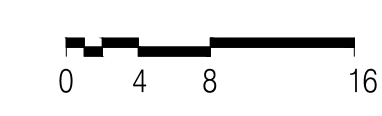
JOB: 1831

SHEET:
**MATERIAL
BOARD**

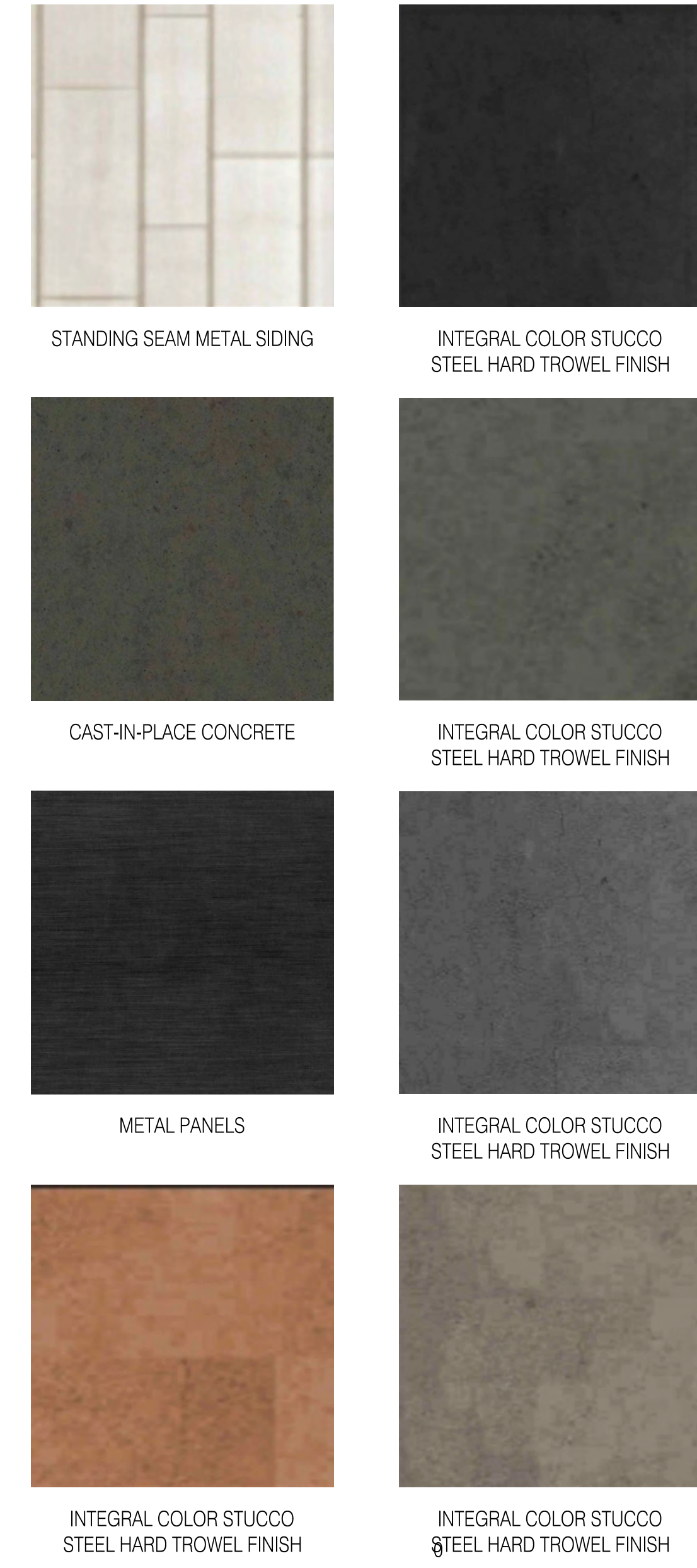
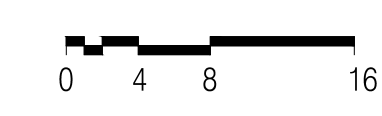
MAT



2 WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



1 EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



SECONDARY ACCENT TREES (CRAPE MYRTLE)
SCREEN HEDGE PLANTING ALONG NORTH PROPERTY LINE

PRIMARY ACCENT TREES ALONG WEST PROPERTY LINE (CHANTICLEER PEAR)

6 FT. HEIGHT DECORATIVE METAL FENCE PARTITIONS AT PRIVATE GARDEN AREAS.

PRIVATE REAR YARDS WITH 11'x16' PERVIOUS PAVER PATIOS AND PRIVATE GARDENS (PAVER #1)

BROADLEAF EVERGREEN TREES (SARATOGA LAUREL)

PERVIOUS PAVER PATIO AT COMMUNITY ROOM (PAVER #2).

MEDIUM HEIGHT PLANTING ALONG COMMUNITY ROOM PATIO AREAS.

PRIMARY ACCENT TREES (CHANTICLEER PEAR)

PERVIOUS PAVERS (NO GAPS) (PAVER #1)

6 FT. HEIGHT DECORATIVE METAL FENCE WITH ACCESS GATE

LOW ACCENT PLANTING AT ACCESS GATE PLANTERS

GARAGE APPROACH AND ENTRY

STREET LIGHT STANDARD (TYPICAL OF 2)

STAMPED CONCRETE WITH RUNNING BAND BRICK PATTERN AND INTEGRAL COLOR (TO BE SELECTED).

BIKE RACK LOCATIONS ALONG STAMPED CONCRETE PAVING (TYPICAL OF 4).

5'x10' TREE WELL WITH DECOMPOSED GRANITE SURFACE (TYPICAL OF 3).

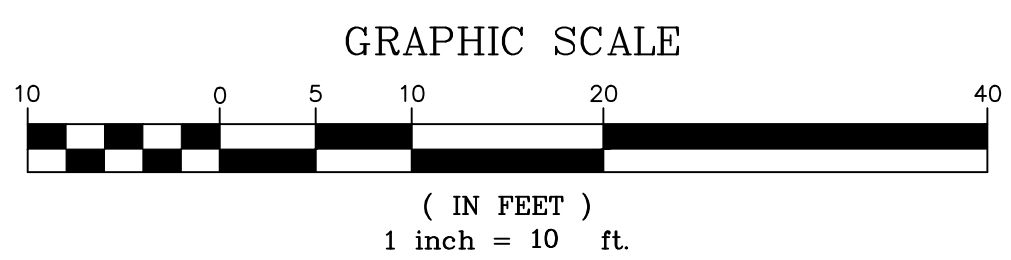
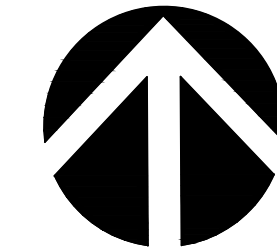
12" WIDE x 18" HT. CORTEN STEEL PLANTERS W/ ACCENT PLANTING ALONG LIVE/WORK UNITS.

16" WIDE x 24" HT. CORTEN STEEL PLANTERS W/ ACCENT PLANTING OUTSIDE OF WINDOWS.

CITY STANDARD CONCRETE SIDEWALK.

REMOVE AND REPLACE EXISTING STREET TREES (PROPOSED LONDON PLANE TREES)

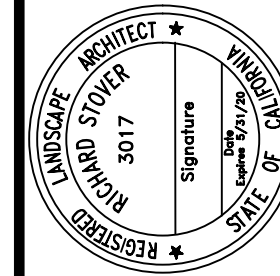
LOW ACCENT PLANTING AT LOBBY FRONTAGE



REFER TO SHEET L1.5 FOR IMAGES AND RECOMMENDED PLANT LIST.

REVISIONS

Thomas Brook & Associates, L.L.P.
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2263



ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
BERKELEY, CALIFORNIA

GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 10-14-19	
SCALE	

SHEET
L1.1
OF X SHEETS

TREES AT GROUND LEVEL
(TYPICAL)

LOW ACCENT PLANTING
IN RAISED PLANTERS

LIGHTWEIGHT PAVERS
AT COMMON AREA
(PAVER #3)

ARCHITECTURAL BRIDGE
ABOVE COURTYARD

SMALL TREES IN RAISED
PLANTERS ON BASIN LEVEL
(JAPANESE MAPLE).

LIGHTWEIGHT PAVERS
AT PRIVATE PATIOS
(PAVER #4)

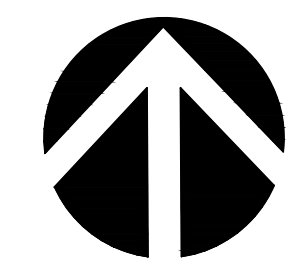
8 FT. DIAMETER RAISED
GROUP FIRE PIT

STORMWATER BIO RETENTION
PLANTER TREES (HAWTHORN)

RAISED BIO-RETENTION PLANTERS
BETWEEN RESIDENTIAL UNIT
PATIOS WITH GRASSES AND SMALL
FLOWERING PLANTING

LIGHTWEIGHT PAVER #2
AT PRIVATE PATIOS
(PAVER #4)

RAISED PLANTERS WITH LOW
ACCENT PLANTING BETWEEN
PRIVATE PATIOS.



GRAPHIC SCALE

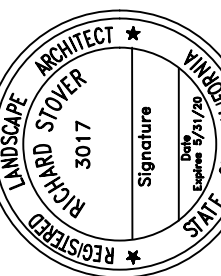
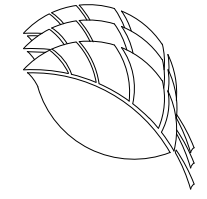


(IN FEET)
1 inch = 10 ft.

REFER TO SHEET L1.5 FOR IMAGES AND
RECOMMENDED PLANT LIST.

REVISIONS

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ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
BERKELEY, CALIFORNIA

PODIUM LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED: DRAWN:

CHECKED: JOB NO:

DATE

10-14-19

SCALE

SHEET

L1.2

OF X SHEETS

42" HT. PREFABRICATED
PLANTER WITH ACCENT
PLANTING.

OUTDOOR PATIOS FOR
RESIDENTIAL UNITS
WITH ACCENT PAVER #5.

COVERED PATIO WITH TABLE
AND COUCH SEATING
(ACCENT PAVER #5).

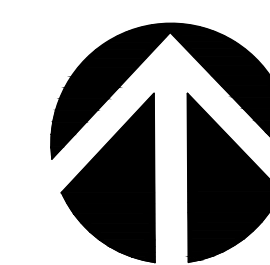
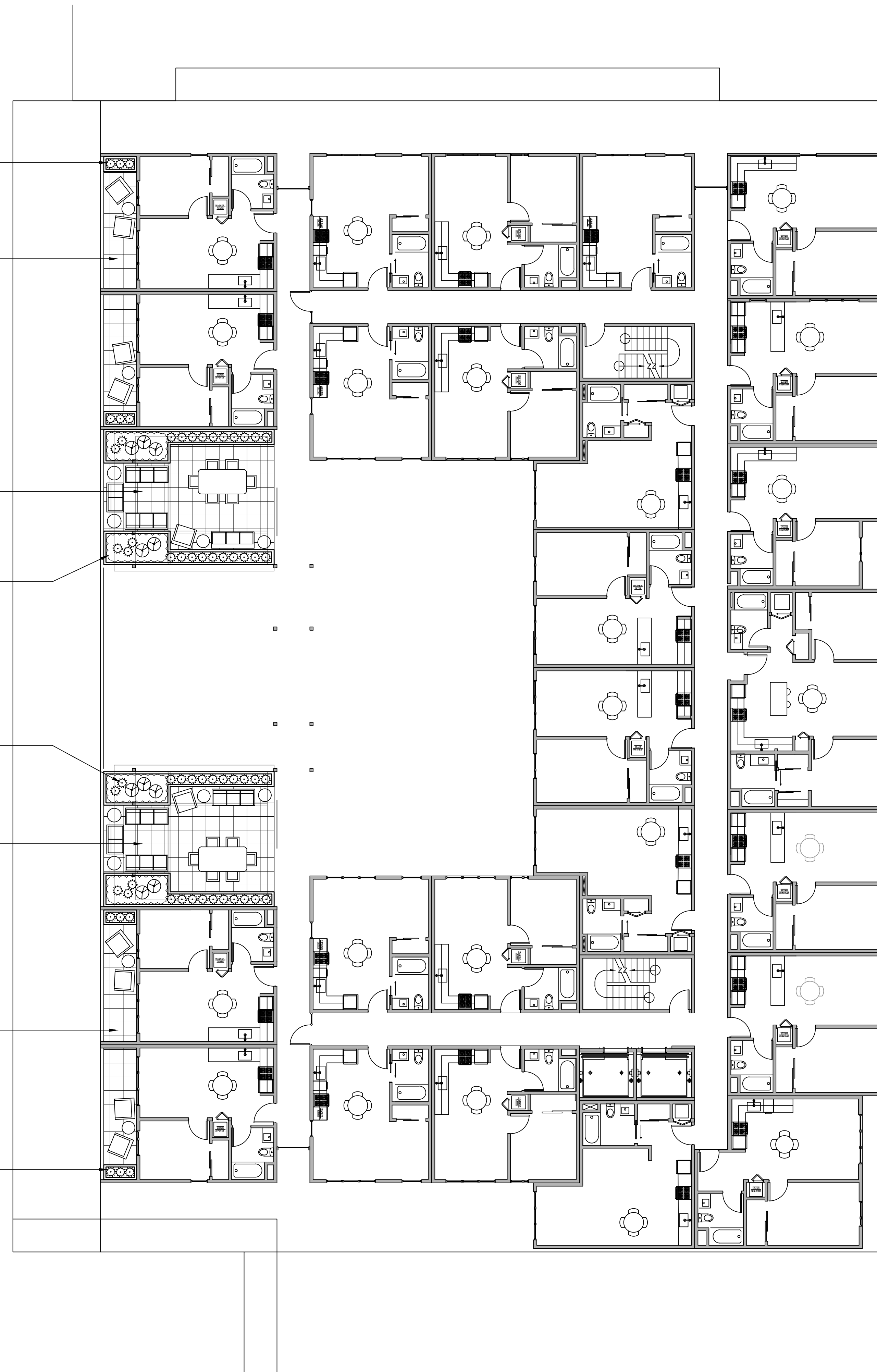
42" HT. PRECAST PLANTERS
WITH LOW ACCENT PLANTING.

42" HT. PRECAST PLANTERS
WITH LOW ACCENT PLANTING.

COVERED PATIO WITH TABLE
AND COUCH SEATING
(ACCENT PAVER #5).

OUTDOOR PATIOS FOR
RESIDENTIAL UNITS
WITH ACCENT PAVER #5.

42" HT. PREFABRICATED
PLANTER WITH ACCENT
PLANTING.



GRAPHIC SCALE

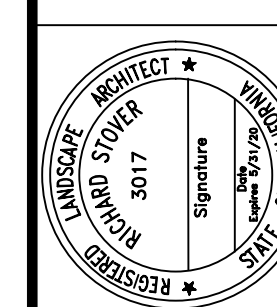
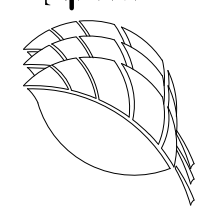


(IN FEET)
1 inch = 10 ft.

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ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
BERKELEY, CALIFORNIA

4TH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 10-14-19	
SCALE	

SHEET
L1.3
OF X SHEETS

42" HT. RAISED PERIMETER
PLANTER WITH ACCENT
PLANTING

DECORATIVE PAVERS
THROUGHOUT COURTYARD
(PAVER # 5)

BUILT-IN COUNTER
WITH BBQ GRILL

BAR COUNTER ALONG
WEST SIDE OF COURTYARD

DECORATIVE PRECAST
PLANTERS ALONG EAST
WALL OF COURTYARD

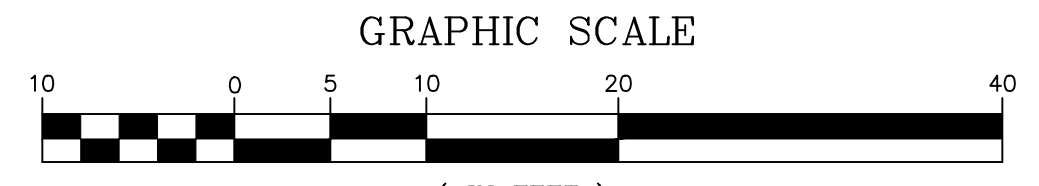
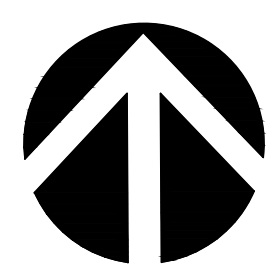
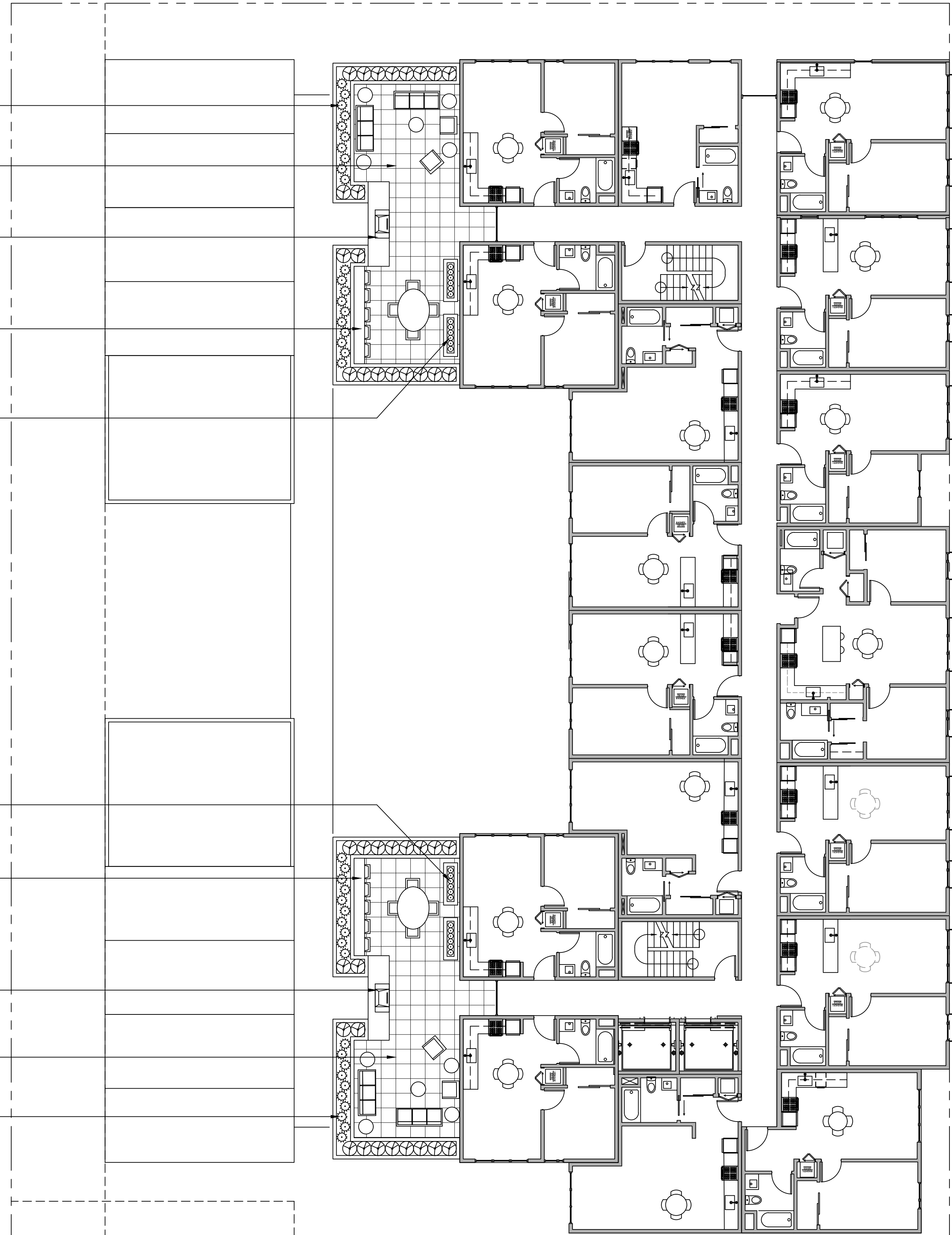
DECORATIVE PRECAST
PLANTERS ALONG EAST
WALL OF COURTYARD

BAR COUNTER ALONG
WEST SIDE OF COURTYARD

BUILT-IN COUNTER
WITH BBQ GRILL

DECORATIVE PAVERS
THROUGHOUT COURTYARD
(PAVER # 5)

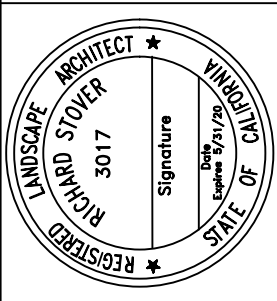
42" HT. RAISED PERIMETER
PLANTER WITH ACCENT
PLANTING



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
REFER TO SHEET L1.5 FOR IMAGES AND
RECOMMENDED PLANT LIST.

REVISIONS	

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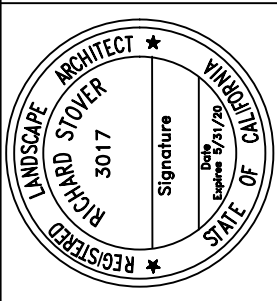
ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
BERKELEY, CALIFORNIA

6TH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
10-14-19	
SCALE	

SHEET
L1.4
OF X SHEETS

Thomas Beck & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2263



ALLSTON EXTENSION
 2136-2154 SAN PABLO AVE
 BERKELEY, CALIFORNIA

IMAGES AND
 RECOMMENDED
 PLANT LIST

DESIGNED: DRAWN:
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 DATE
 10-14-19
 SCALE

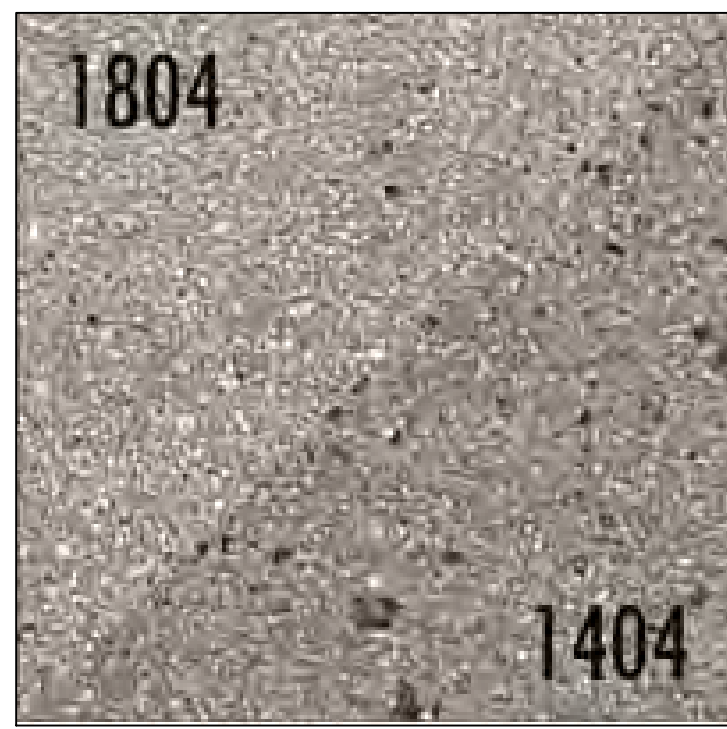
SHEET
 L1.5
 OF X SHEETS



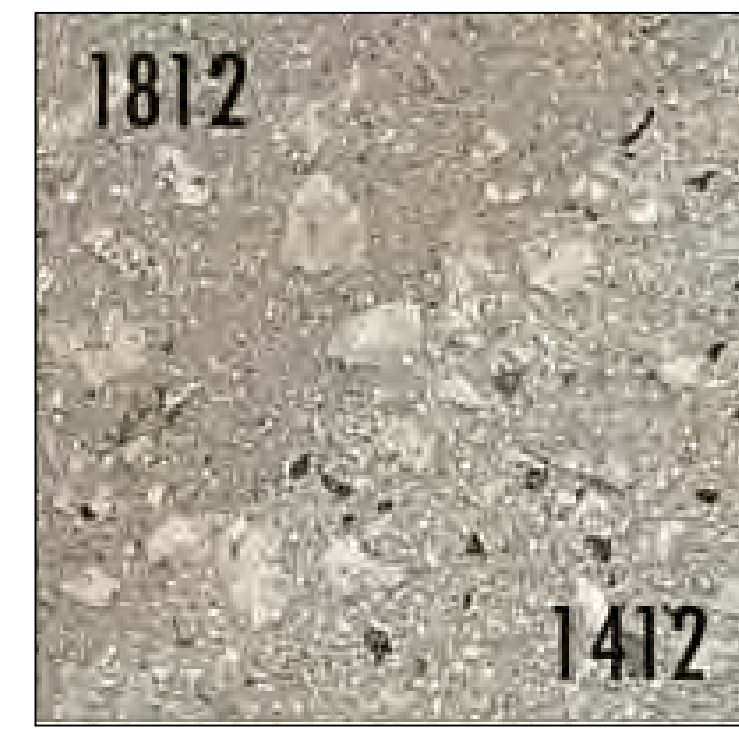
ACCENT PAVER #1:
 PRIVATE PATIOS AND WALKWAY AT GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 8"x16" PAVER



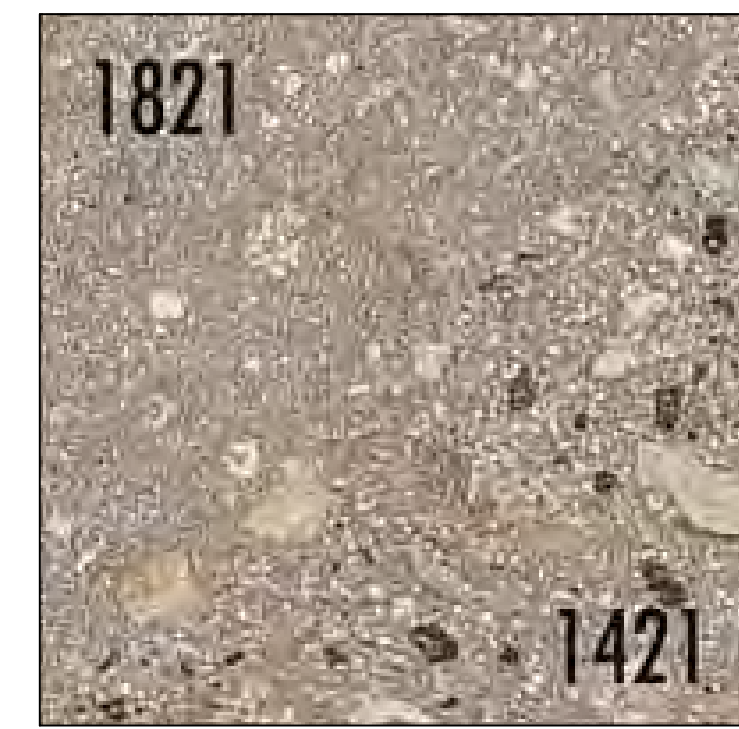
ACCENT PAVER #2:
 COMMON AREA PATIO ON GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 12" SQUARE PAVER



ACCENT PAVER #3:
 COMMON AREA COURTYARD ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'FRENCH GRAY' COLOR, LIGHT SANDBLAST #1404



ACCENT PAVER #4:
 PRIVATE PATIO AREAS ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'AGAVE' COLOR, MEDIUM SANDBLAST FINISH #1412



ACCENT PAVER #5:
 COURTYARDS ON FIFTH FLOOR LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'KONA' COLOR, MEDIUM SANDBLAST FINISH #1421



Installation



ROOF PAVER PEDESTAL SYSTEM



GROUP FIRE PIT ON 2ND FLOOR COURTYARD

RECOMMENDED PLANT PALETTE:

BOTANICAL NAME:	COMMON NAME:	WUCOLS WATER USE
TREES: (15 GALLON SIZE)		
ACER PALMATUM	JAPANESE MAPLE	MED
CRATAEGUS SPP.	HAWTHORN	MED
LAGERSTROEMIA INDICA	CRAPE MYRTLE	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	LOW
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	LOW
MEDIUM SIZE SHRUBS: (5 GALLON SIZE)		
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW
BAMBUSA M. 'GOLDEN GODDESS'	GOLDEN GODDESS CLUMPING BAMBOO	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	LOW
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	LOW
ROSMARINUS 'BLUE SPIRES'	BLUE ROSEMARY	LOW
SALVIA GREGGII	AUTUMN SAGE	LOW
TEUCRIMUM FRUTICANS 'COMPACTA'	COMPACT GERMANDER	LOW
ACCENT PERENNIALS AND GRASSES: (ONE GALLON SIZE)		
ANIGOTHANOS SPECIES	KANGAROO PAW	LOW
ERIGERON KARVINSKIANUS 'MOERHEIMI'	SANTA BARBARA DAISY	LOW
FESTUCA C. 'SERPENTINE BLUE'	BLUE FESCUE	LOW
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	LOW
PENNISETUM 'RED BUNNY TAILS'	DWARF FOUNTAIN GRASS	LOW
PHORMIUM SPECIES	DWARF FLAX	LOW
SALVIA NEMEROSA	PURPLE SAGE	LOW
TEUCRIMUM LUCIDRYS	DWARF GERMANDER	LOW
STORMWATER TREATMENT FLOW THROUGH PLANTERS:		
ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	LOW
JUNCUS PATENS	GRAY RUSH	LOW
MAHONIA 'ORANGE FLAME'	MAHONIA	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
SALVIA MEXICANA	MEXICAN SAGE	LOW
CLIMBING VINES (5 GALLON SIZE):		
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	LOW
GELSEMIUM SEMPERVIRENS	YELLOW JESSAMINE	LOW



JAPANESE MAPLE (SMALL TREE)



HAWTHORN (BIO-RETENTION BASIN TREE)



CHANTICLEER PEAR (PRIMARY ACCENT TREE)



GRAPE MYRTLE (SECONDARY ACCENT TREE)



SARATOGA LAUREL (BROADLEAF EVERGREEN TREE)



LONDON PLANE TREE (STREET TREE)

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 41.8

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	2286	839.2592593	21750.2	74%
2	MEDIUM WATER USE	SHRUBS	0.5	DRIP	0.81	0.61728395	546	337.037037	8734.7	18%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	270	166.6666667	4319.3	9%
							TOTALS:	3082	1343	100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
							TOTALS:	0	0	
									ETWU TOTAL:	34,804
									MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	43,930
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:					TOTAL ETAF x AREA		1,343			
					TOTAL LANDSCAPE AREA		3,082			
					AVERAGE ETAF		0.44			
ALL LANDSCAPE AREAS:										
					TOTAL ETAF x AREA		1,343			
					TOTAL LANDSCAPE AREA		3,082			
					SITEWIDE ETAF		0.44			

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.