

VIEW ALONG SHATTUCK AVE. LOOKING SOUTH



2421 Fourth Street
Berkeley, California 94710
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2920
SHATTUCK

Berkeley, CA

- 12.14.2021 DRAFT CONCEPT PLANS
- 12.15.2021 DRAFT CONCEPT PLANS
- 02.17.2022 SB-330 APPLICATION
- 09.05.2022 ZONING APPLICATION

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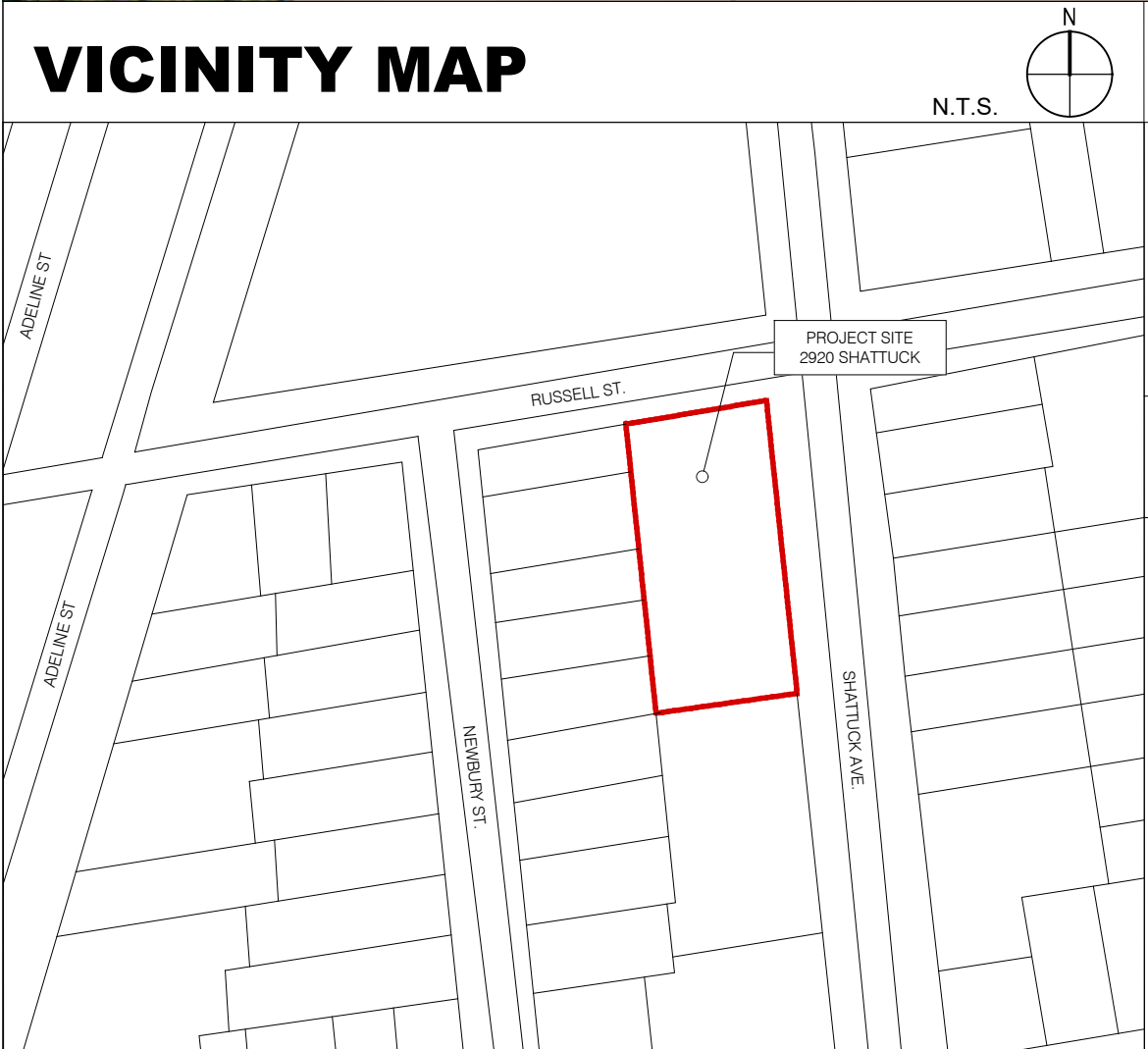
JOB: 2134

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2900 Shattuck Ave, LLC
NX VENTURES
1958A University Ave
Berkeley, CA 94705

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 2920 Shattuck Ave.
Berkeley, CA 94705 (APN: 053 159000501)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW
10-STORY MIXED-USE BUILDING WITH 221 DWELLING UNITS, GROUND LEVEL LOBBIES,
COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-SA

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL

A0.0	GENERAL INFORMATION	A3.6	PHOTO CONTEXT VIEWS
A0.1	ZONING INFORMATION & DIAGRAMS	A3.7	CONCEPTUAL RENDERING
A0.3A	DENSITY BONUS DIAGRAMS	A3.8	CONCEPTUAL RENDERING
A0.4A	SHADOW STUDIES	A3.9	CONCEPTUAL RENDERING
A0.4B	SHADOW STUDIES	A4.1	SECTION
A0.4C	SHADOW STUDIES	MAT	MATERIAL BOARD
A0.5	SITE CONTEXT PHOTOS		
A0.6	VICINITY MAP	LANDSCAPE	
A1.0	SURVEY	L0.0	LANDSCAPE PLAN AT STREETSCAPE
A2.0	EXISTING SITE PLAN	L0.1	PLANTING PALETTE IMAGERY
A2.1	FLOOR PLANS	L1.0	LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A2.2	FLOOR PLANS	L1.0	LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A2.3	FLOOR PLANS	L2.0	LANDSCAPE PLAN AND IMAGERY AT ROOF DECK
A3.1	BUILDING ELEVATIONS	I1.0	HYDROZONE PLAN AT GROUND LEVEL
A3.2	BUILDING ELEVATIONS	I1.1	HYDROZONE PLAN AT ROOF LEVEL
A3.3	BUILDING ELEVATIONS		
A3.4	BUILDING ELEVATIONS		
A3.5	STREETSCAPE ELEVATIONS		

REFUSE

Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3		Waste (40%)	Recycling (40%)	Organics (20%)
230	1.00	230	19.17 cy	3,833 gal	7.67 cuft	1,533 gal	767 gal

Space Calculation		Container Quantities		Space Required	150% Additional	
		Waste	Recycling	Organics	Factor/container	Space/ Container
3 cy bin (606 gal)	3	3	2	28 sf		224 sf
96 gallon cart				7 sf		sf
64 gallon cart				6 sf		sf
Total capacity	1818 gal	1818 gal	1212 gal		224 sf	336 sf

BIKE ROOM

Stretch Rack

Recommended Spacing

Product Details

- Modular construction allows for easy expansion, side by side or back to back.
- Staggered bike position saves space and eases clearance between bikes.
- Can be combined with vertical racks for full bike room storage.
- Great for displaying and/or repair (wall or floor).
- Both together designs.

72 BIKES

OPEN SPACE DIAGRAM

ROOF DECK 4,892 SF

GROUND FLOOR GARDEN 2,555 SF

ROOF

GROUND LEVEL

ZONING MAP

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS				
	ALLOWABLE BASE PROJECT		PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING - C-SA	BASE ZONING	ALLOWABLE W/ UP'S		
NUMBER OF DWELLING UNITS	N/A		221	
COMMERCIAL AREA	N/A		4,090	
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	
FRONT YARD SETBACK (RUSSELL)	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	VARIES; 0' TO 2'	COMPLIES W/WAIVER
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' COMPLIES W/UP BMC 23.204.100.D.2	6"	COMPLIES W/WAIVER
SIDE YARD SETBACK	VARIES; 4 TO 12'	0' COMPLIES W/UP BMC 23.204.100.D.2	VARIES; 32'-8" TO 51'-9"	COMPLIES W/WAIVER
REAR YARD SETBACK	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	1'-6"	COMPLIES W/WAIVER
BUILDING HEIGHT	36'	Not Limited COMPLIES W/UP BMC 23.204.100.D.3	110'-4"	COMPLIES/WAIVER
BUILDING STORIES	3	Not Limited COMPLIES W/UP BMC 23.204.100.D.2	10	COMPLIES/WAIVER
LOT AREA	19,586	19,586	19,586	
LOT AREA (ACRES)	0.45	0.45	0.45	
GROSS FLOOR AREA	78,344	78,344	115,204	COMPLIES/WAIVER
BUILDING FOOTPRINT	13,648	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	11,171	COMPLIES/WAIVER
LOT COVERAGE	45%	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	57%	COMPLIES/WAIVER
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES W/CONCESSION
PROJECT FAR	4.0	4.0	5.88	COMPLIES/WAIVER

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ UP'S	PROPOSED W/ DENSITY BONUS
SITE AREA	19,586	19,586	19,586
FAR	4.00	4.00	5.88
FLOOR AREA	78,344	78,344	115,204

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 10		7,225		7,225
LEVEL 9		12,101		12,101
LEVEL 8		12,101		12,101
LEVEL 7		12,101		12,101
LEVEL 6		12,101		12,101
LEVEL 5		12,101		12,101
LEVEL 4		12,101		12,101
LEVEL 3		12,101		12,101
LEVEL 2		12,101		12,101
GROUND LEVEL	4,090	5,825	1,256	11,171
TOTAL FLOOR AREA W/ DENSITY BONUS	4,090	109,858	7,081	115,204
FAR (FLOOR AREA RATIO)				5.88

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 10	11	1	1	13
LEVEL 9	24	1	1	26
LEVEL 8	24	1	1	26
LEVEL 7	24	1	1	26
LEVEL 6	24	1	1	26
LEVEL 5	24	1	1	26
LEVEL 4	24	1	1	26
LEVEL 3	24	1	1	26
LEVEL 2	24	1	1	26
GROUND LEVEL	0	0	0	0
TOTAL	203	9	9	221
PERCENT OF TOTAL	92%	9%	4%	
TOTAL BEDROOM COUNT	203	9	18	230

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	221	40	8,840	
TOTAL REQUIRED			8,840	
TOTAL CONCESSION REQUESTED			704	
TOTAL AREA PROVIDED			8,136	4,545
GROUND LEVEL GARDEN			3,244	
ROOF DECK			4,892	

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	4,090	1/2000	2	2
RESIDENTIAL (LONG TERM)	230	0.33	76	64
RESIDENTIAL (SHORT TERM)	230	0.025	6	6
TOTAL BICYCLE PARKING			84	72
TOTAL CONCESSION REQUESTED				12

PARKING TABLE

	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	221	0	110.5	1
COMMERCIAL	4,090	2/1000 SF	N/A	8

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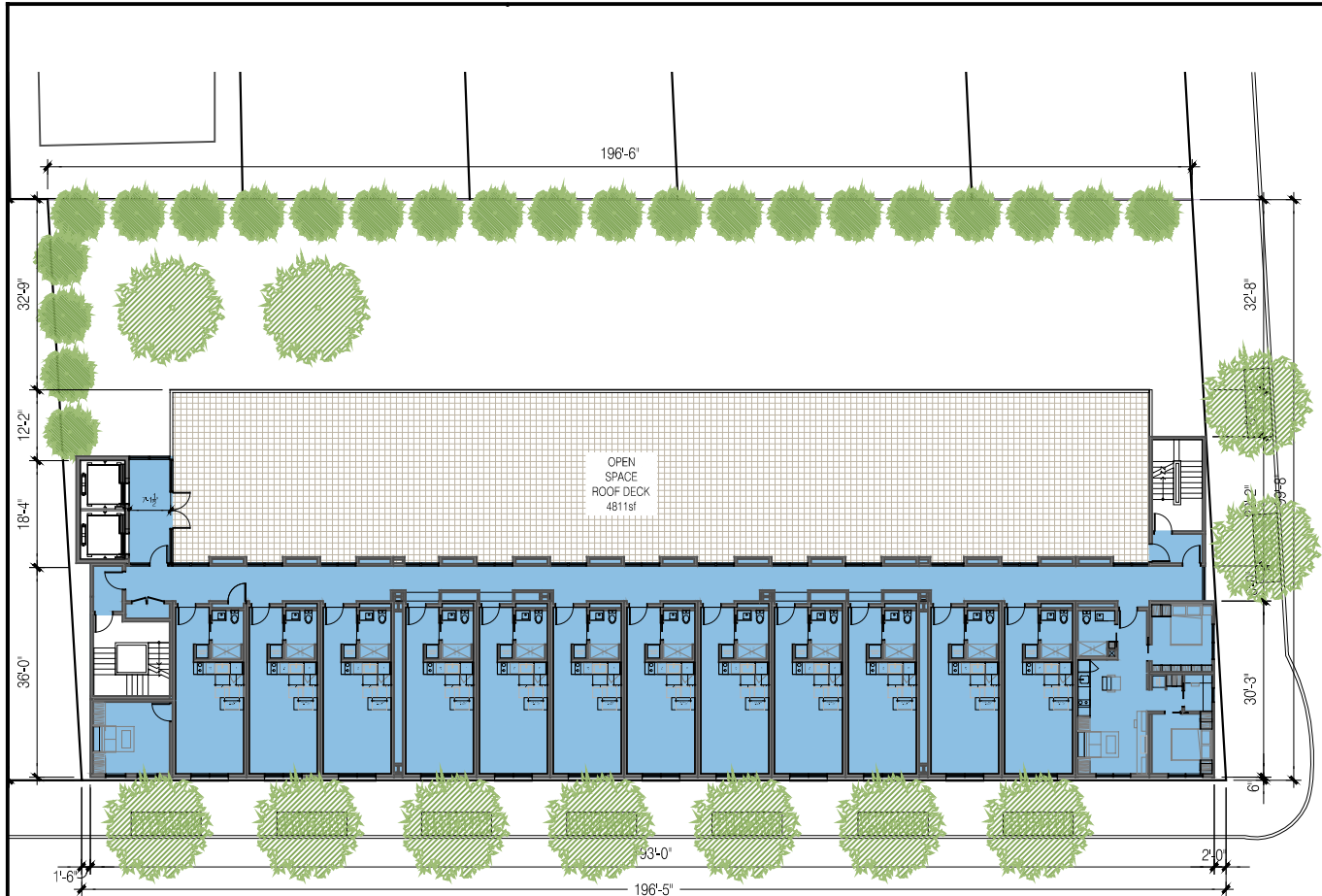
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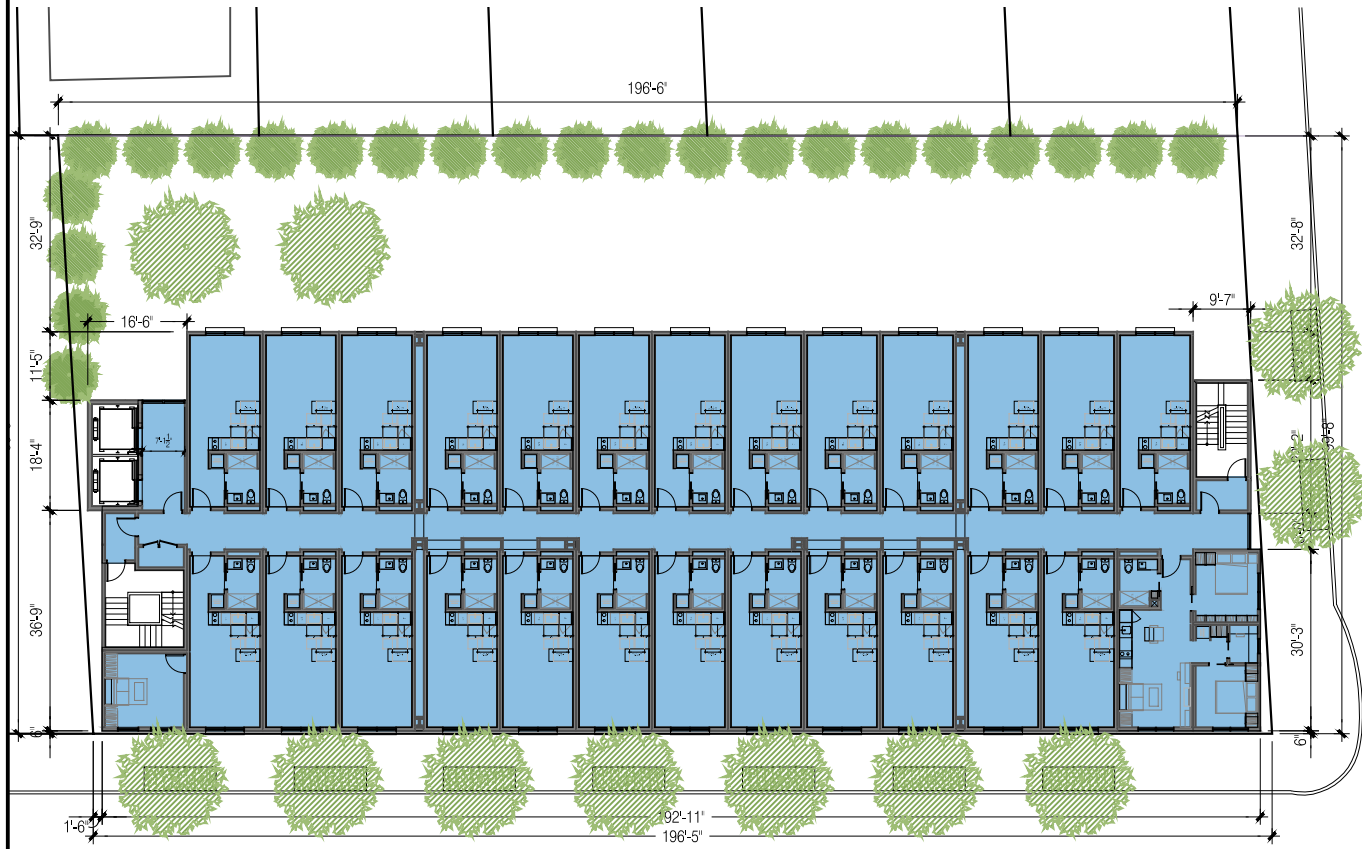
ZONING DATA

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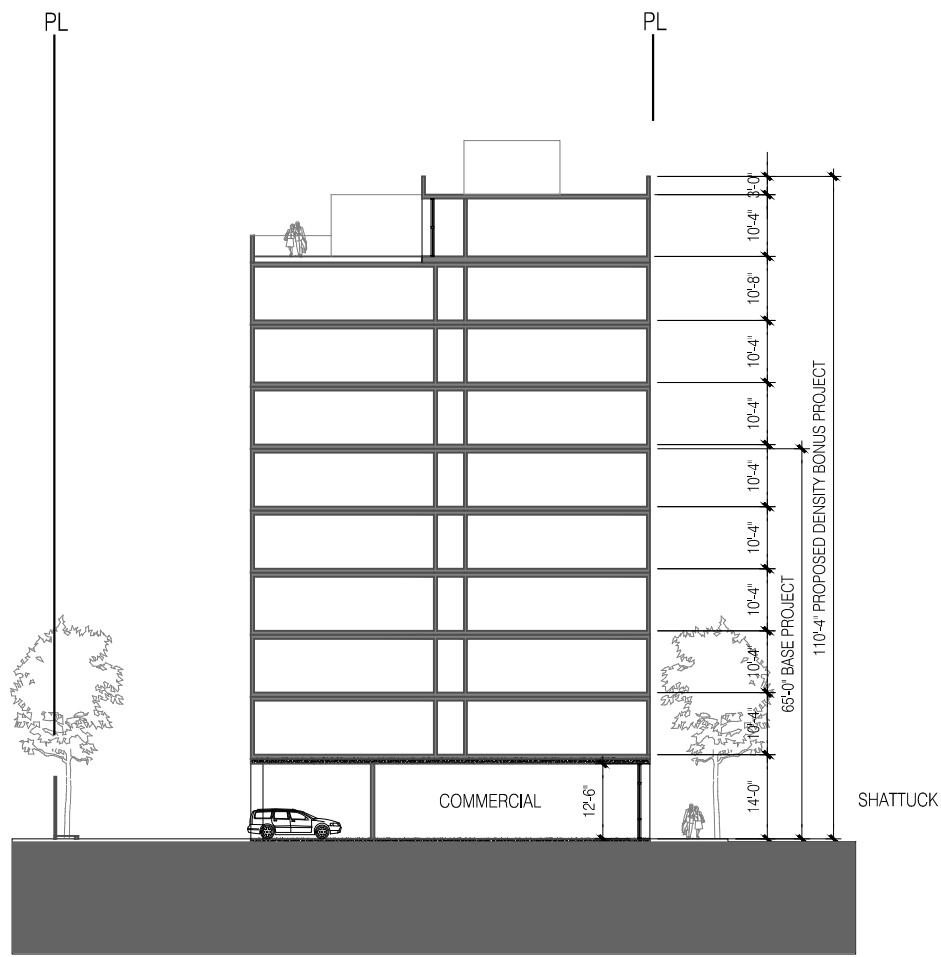
PLAN AT LEVEL 10



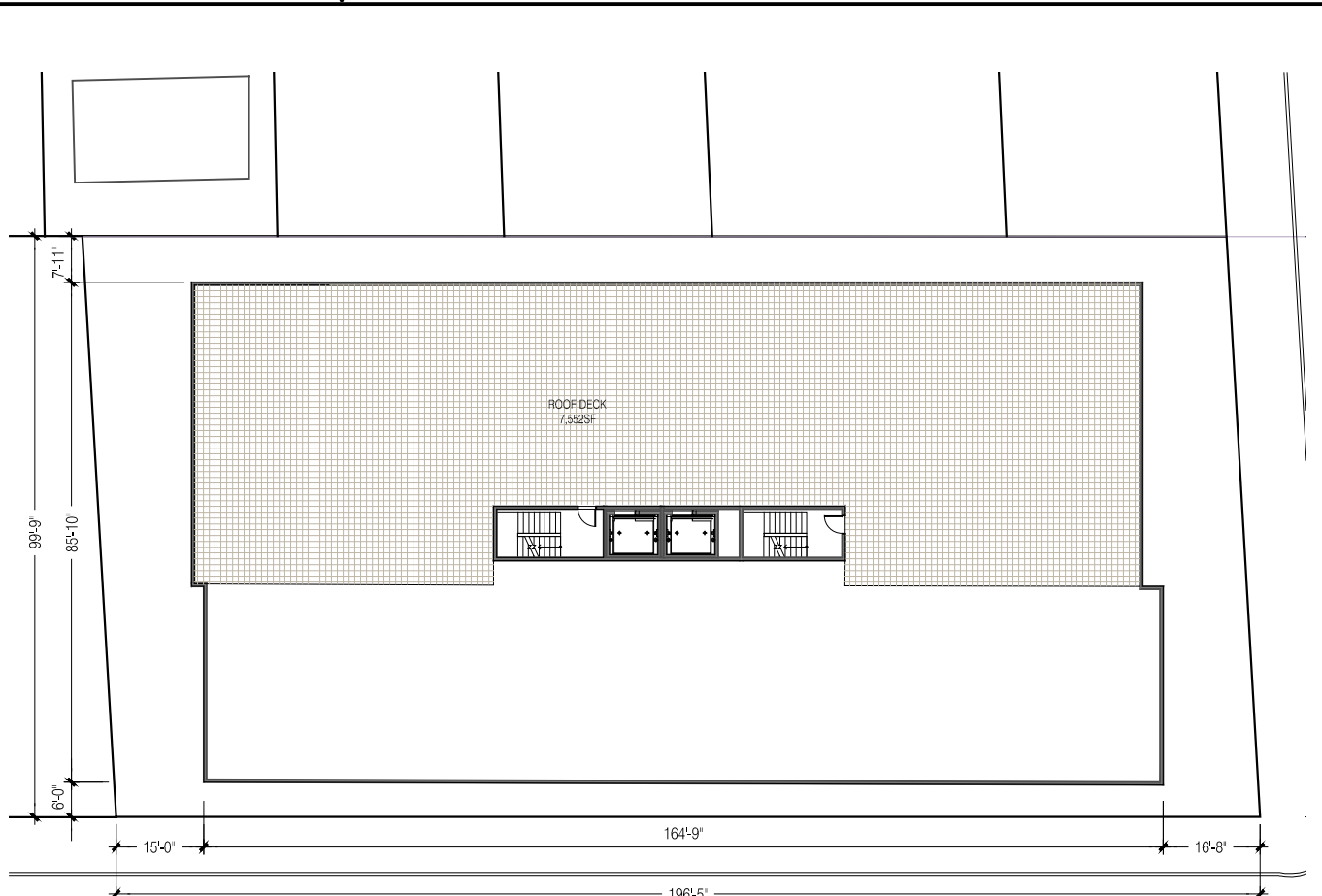
PLAN AT LEVELS 2-9



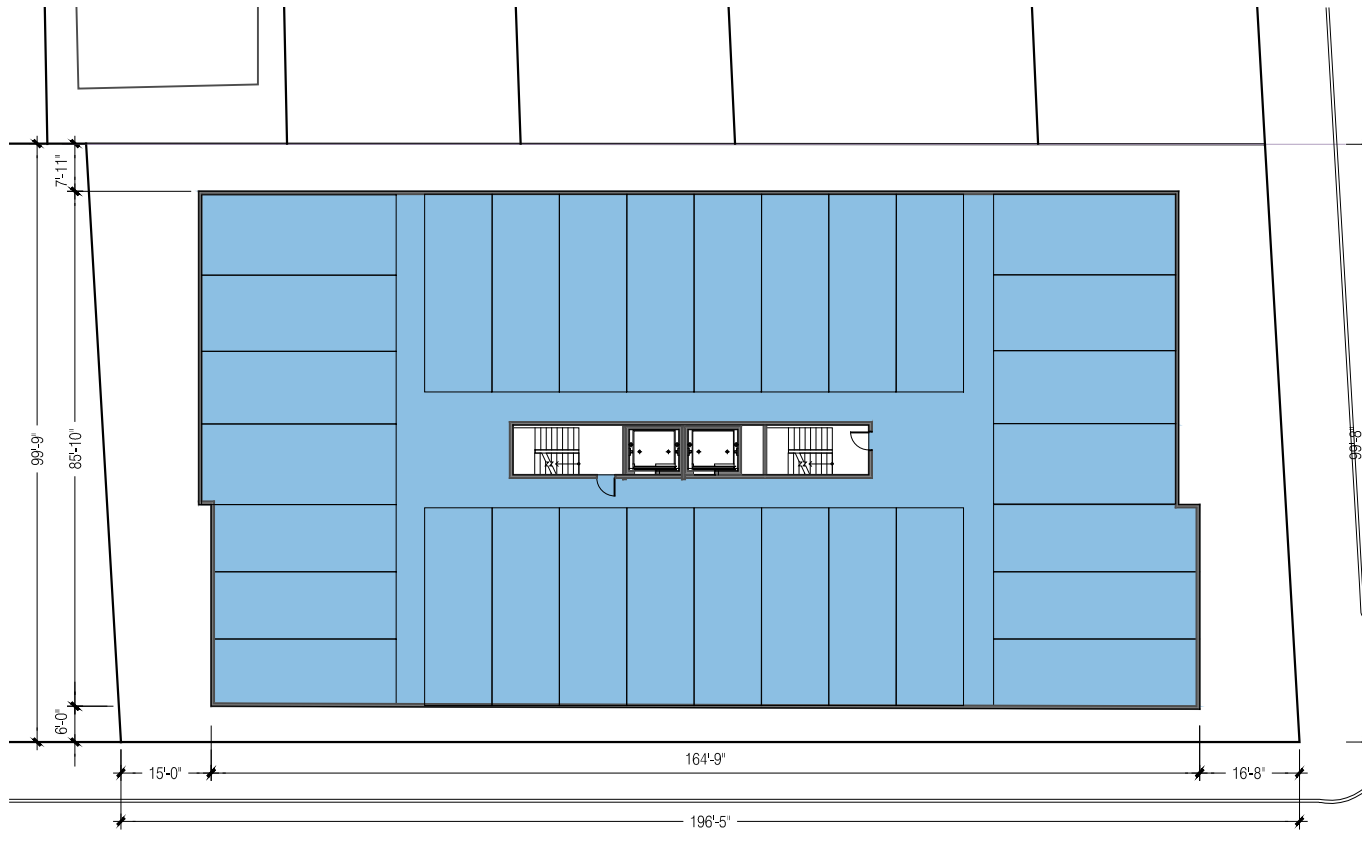
PLAN AT GROUND



PROPOSED DENSITY BONUS PROJECT



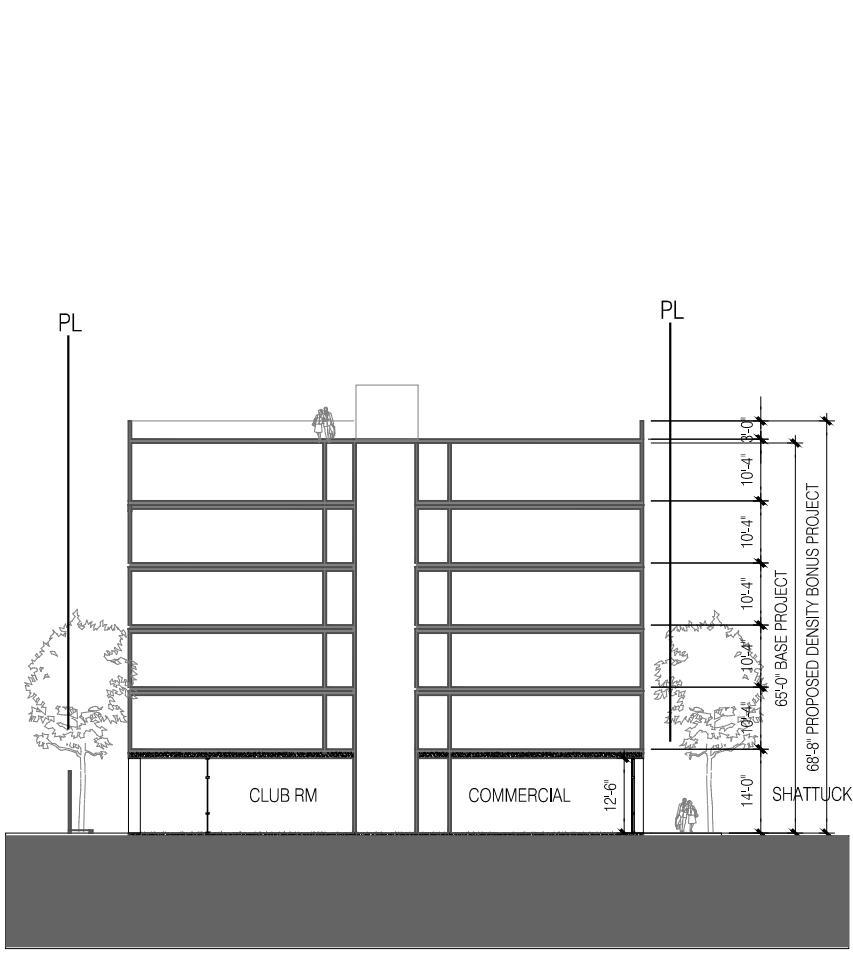
PLAN AT ROOF LEVEL



PLAN AT LEVELS 2-6



PLAN AT GROUND



BASE PROJECT

DENSITY BONUS TABLE

	Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
	sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
	74,822	150.52	151	14%	21.14	22.00	46.25%	69.8375	70	221

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Tenth	7,225	8	5%	20.0%	182	1
	Ninth	12,101	10	6%	22.5%	185	1
	Eighth	12,101	11	7%	25.0%	189	1
	Seventh	12,101	13	8%	27.5%	193	1
	Sixth	12,101	14	9%	30.0%	197	1
13,604	Fifth	12,101	16	10%	32.5%	201	2
13,604	Fourth	12,101	17	11%	35.0%	204	2
13,604	Third	12,101	19	12%	38.75%	210	2
13,604	Second	12,101	20	13%	42.5%	216	2
6,802	Ground	5,825	22	14%	46.25%	221	2
Total Floor Area:		109,858	23	15%	50.0%	227	3

Total Floor Area:

Base Project # of Units	Floor	Proposed Project # of Units
	Tenth	13
	Ninth	26
	Eighth	26
	Seventh	26
30	Sixth	26
30	Fifth	26
30	Fourth	26
30	Third	26
30	Second	26
1	Ground	
151		221

Total Units:

Proposed Area: 109,858

Proposed Units: 221

Average Unit Size: 497

- #Concessions
1. Reduce open space requirement
 2. Reduce bicycle parking requirement

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	151	40	6040
Provided Open Space (Roof Deck)			7548

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	74,822	3820	78,642
Site Area			19,586
FAR			4

Base Project - Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	0
Commercial	3,820	N/A	2/1000 SF	4	4

Base Project -Bicycle Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	3,820		1/2000	2	2
Res. (Long)		151	0.33	50	50
Res (Short)		151	0.025	4	4
Total					56

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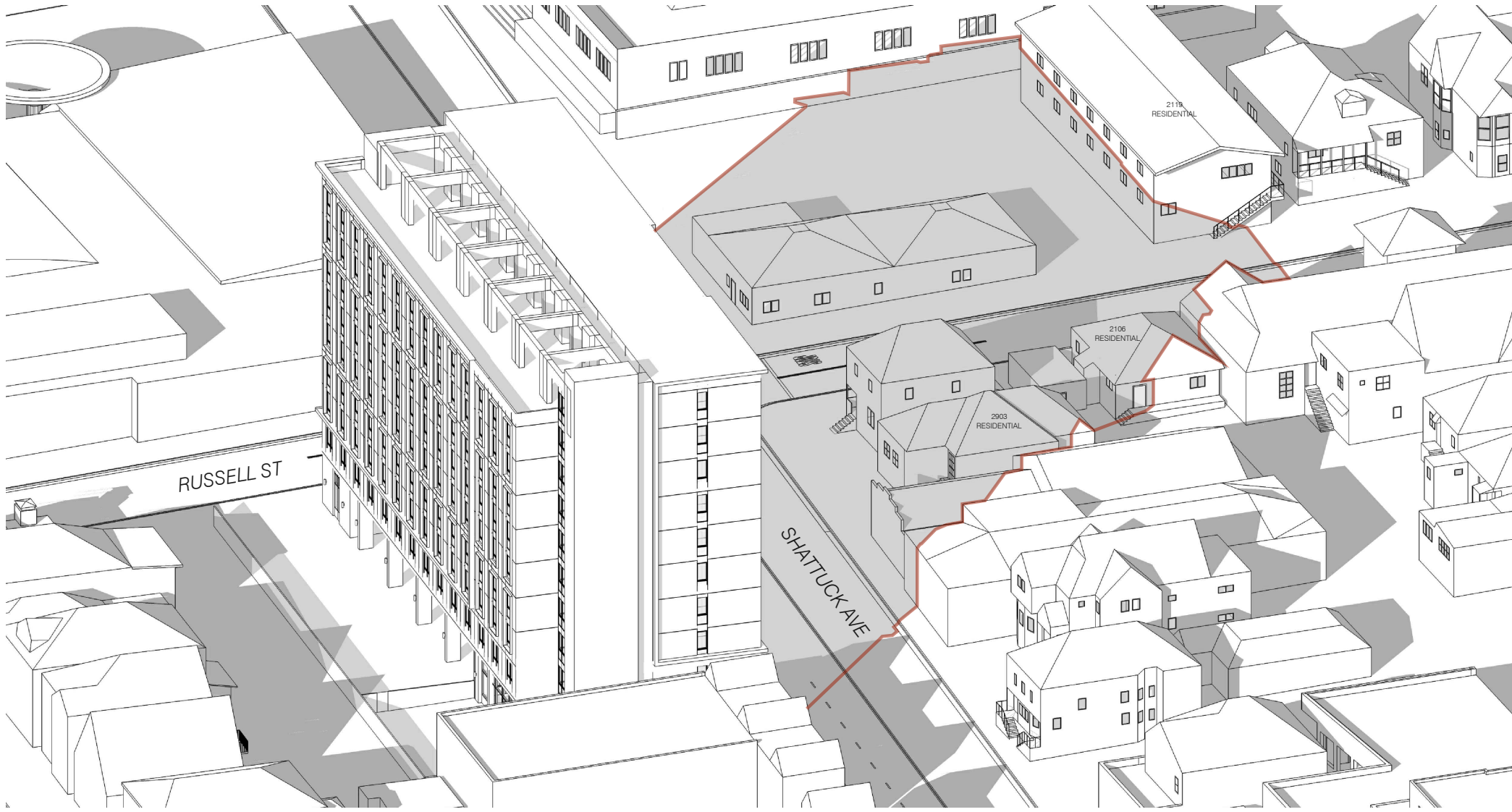
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DENSITY BONUS
CALCULATIONS

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WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

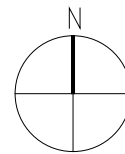
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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.

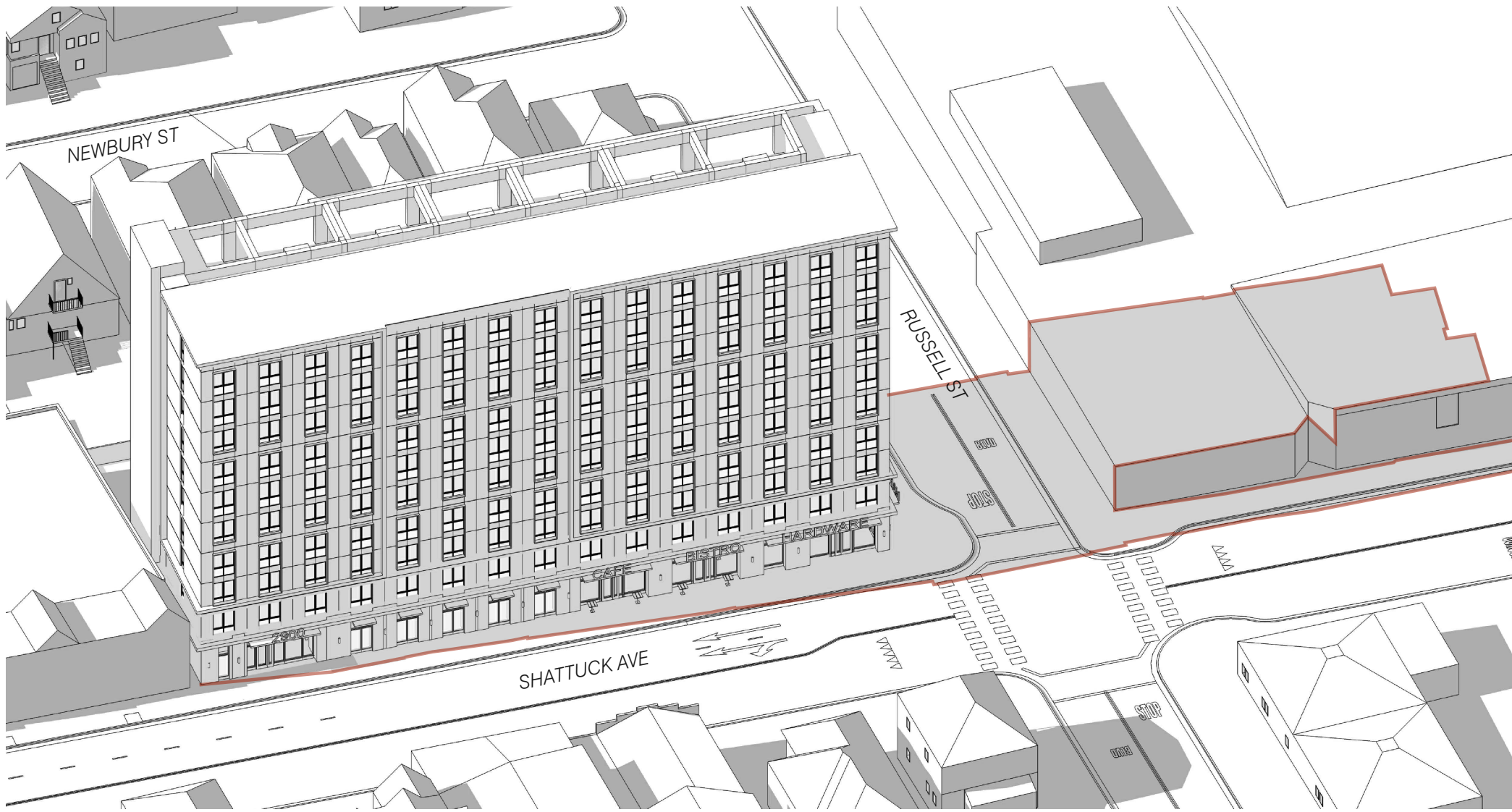


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36



WINTER SOLSTICE
DEC 21ST:
NOON

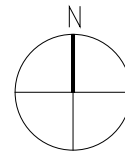
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4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.

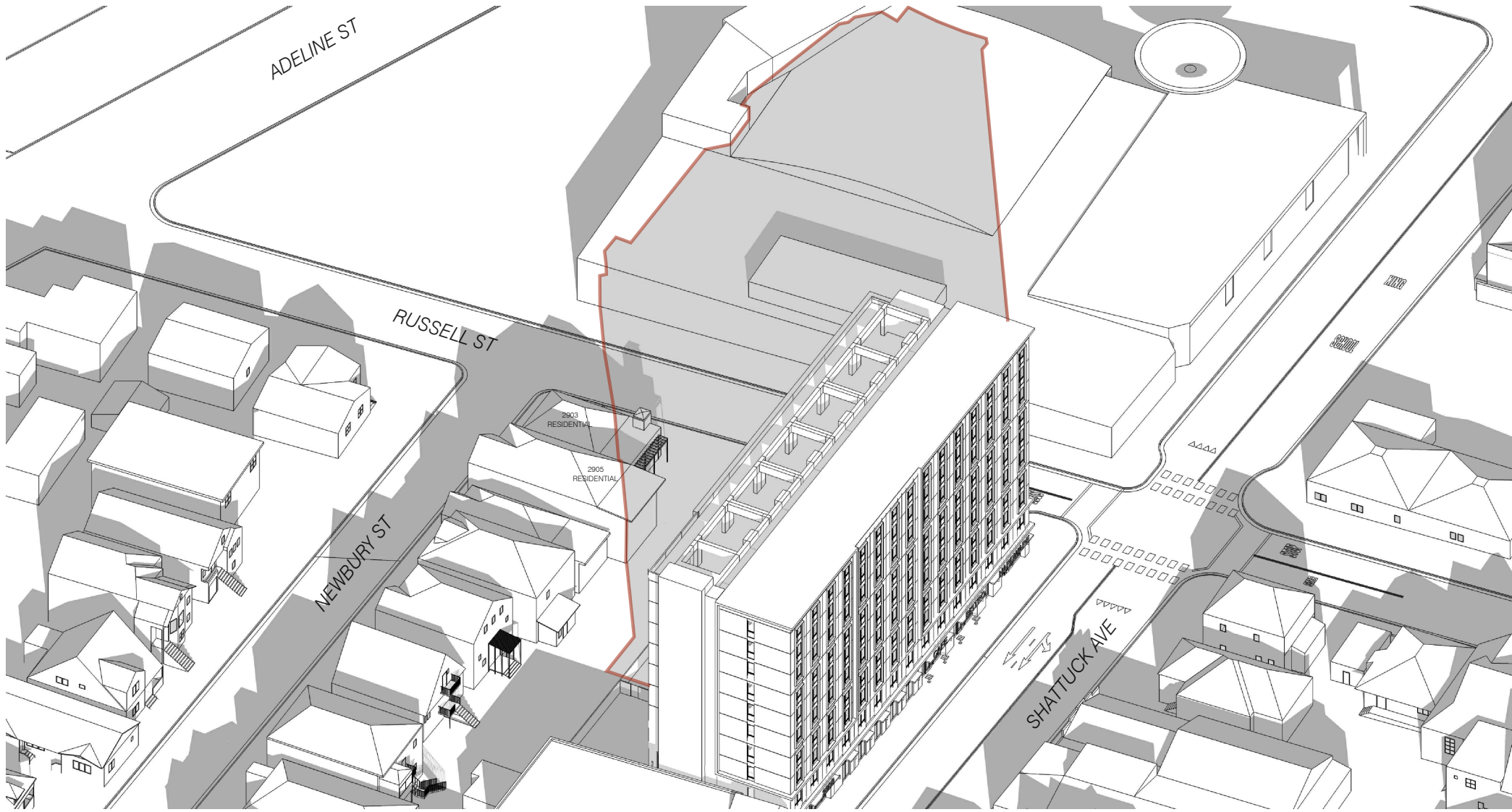


3 SHADOW STUDY - NOON
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WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

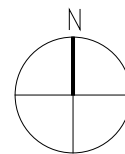
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36



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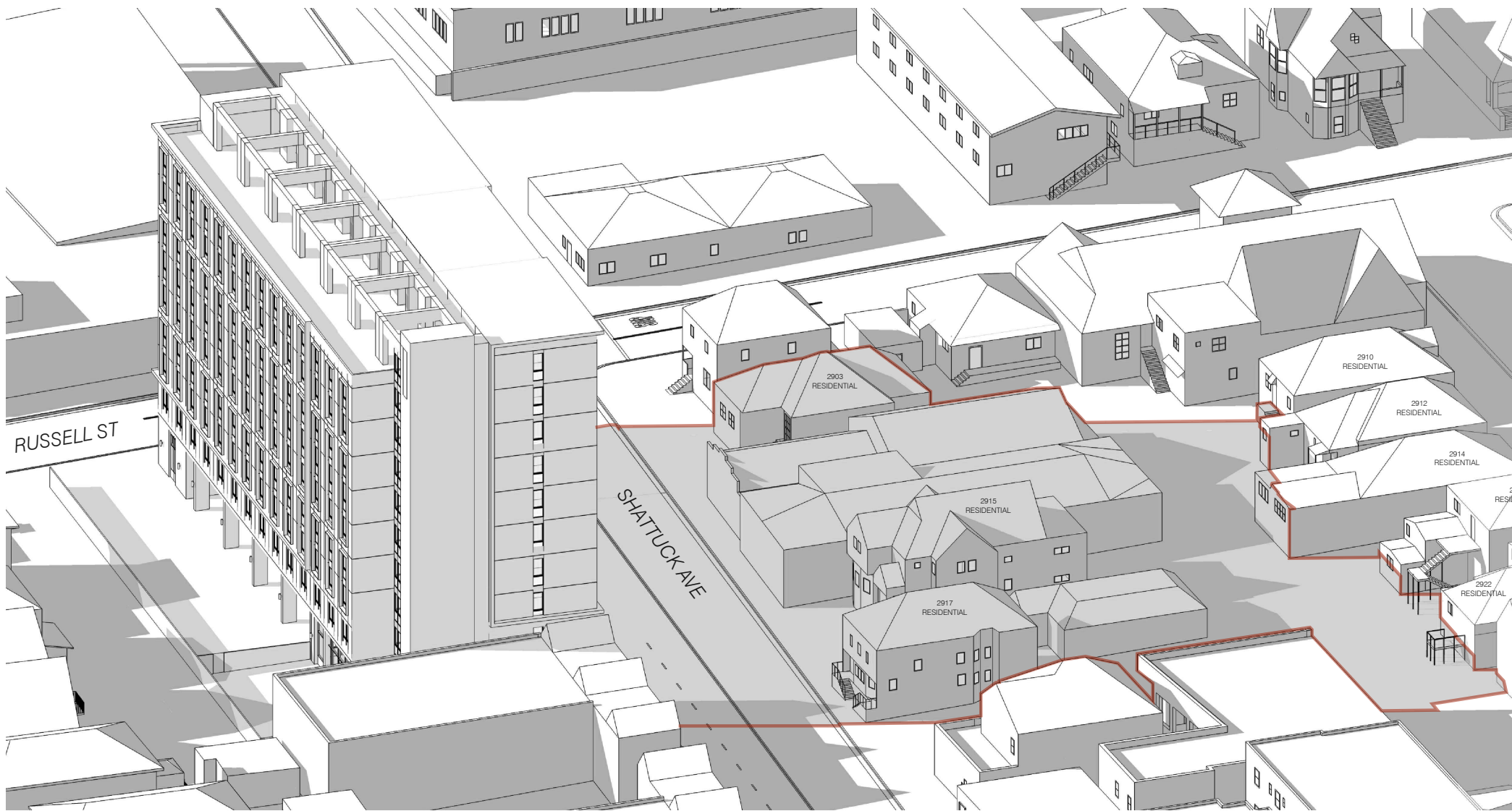
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SHADOW STUDIES
DECEMBER 21ST

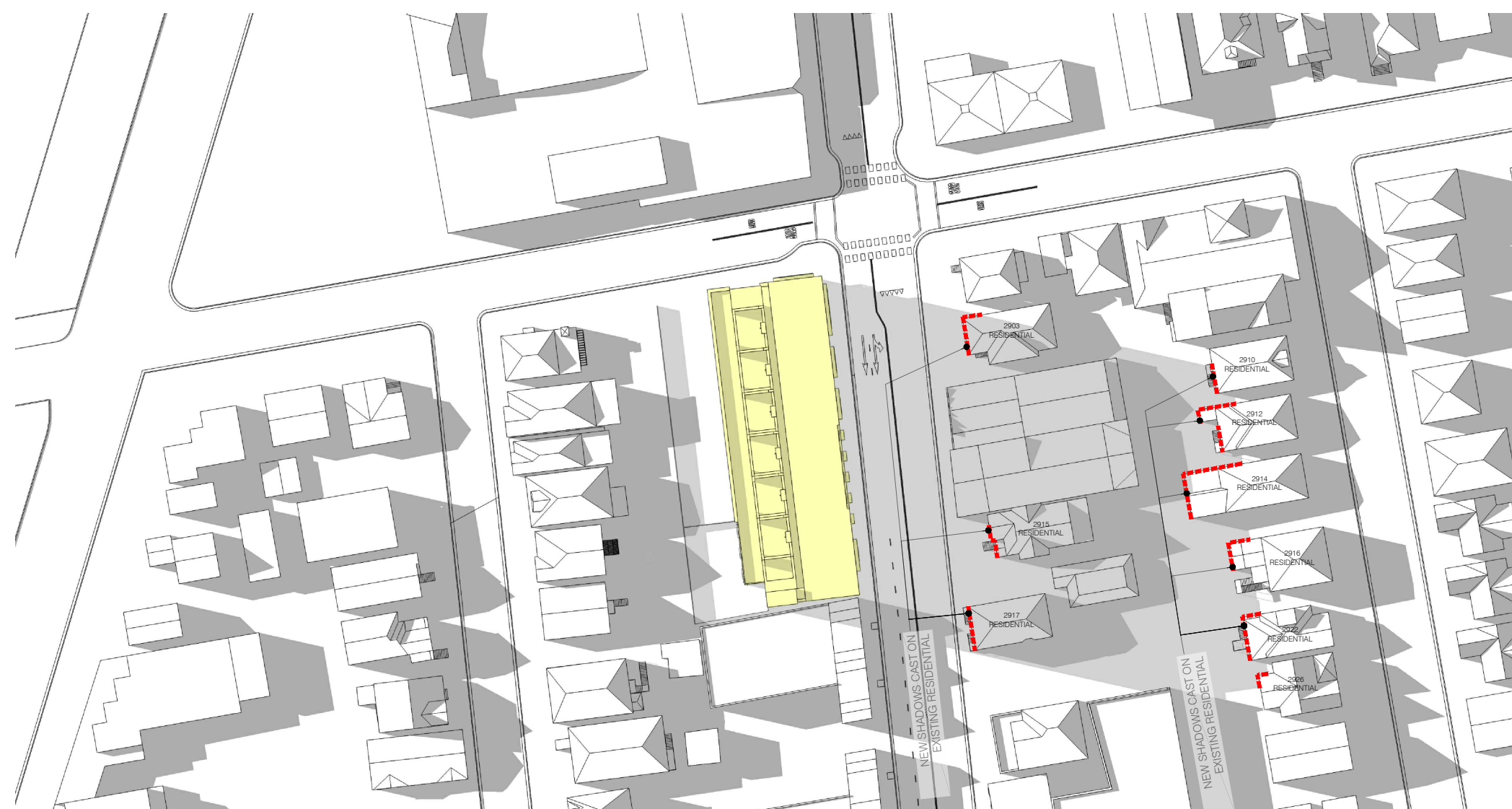
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SUMMER SOLSTICE
JUN 21ST:
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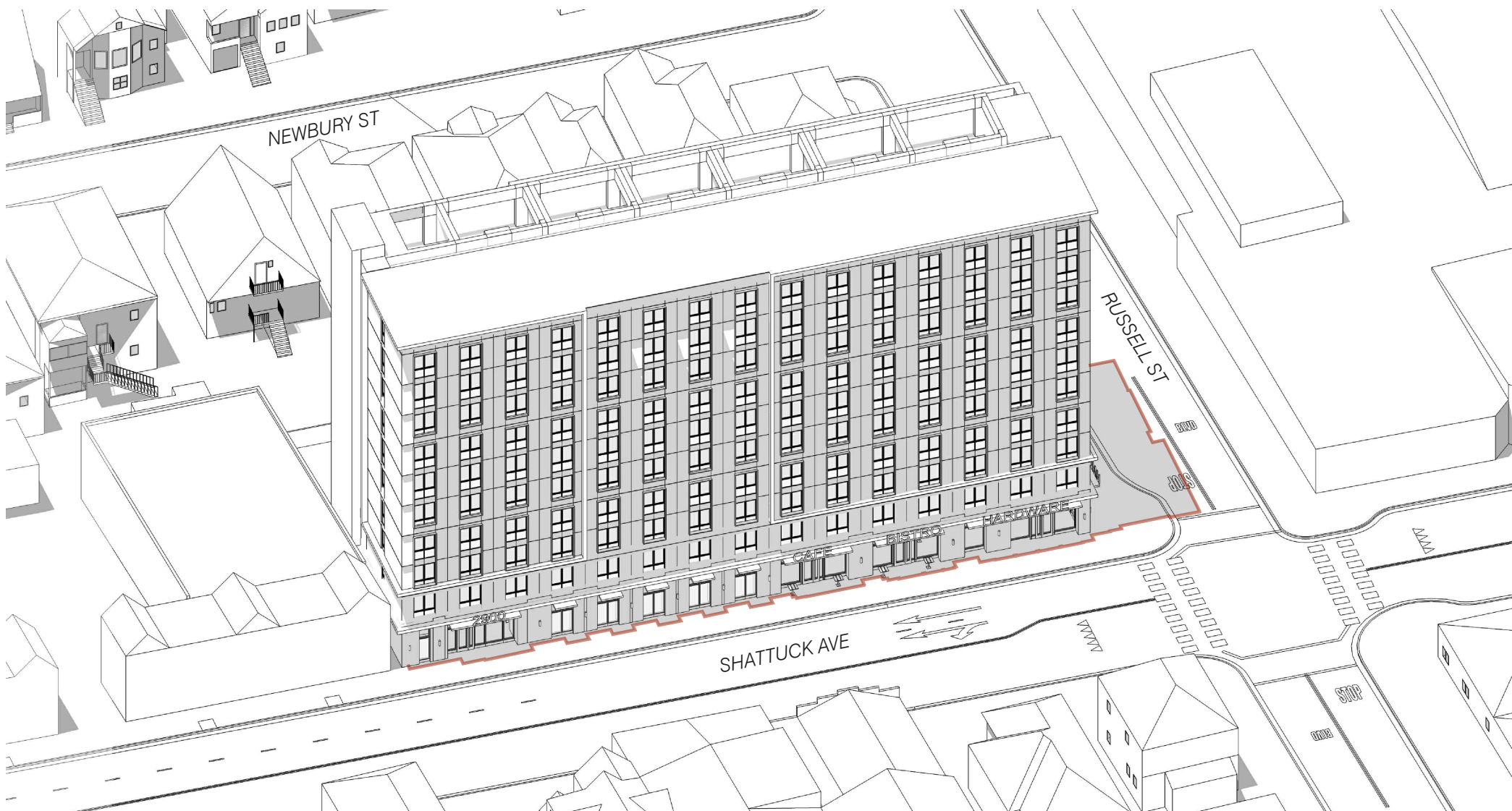
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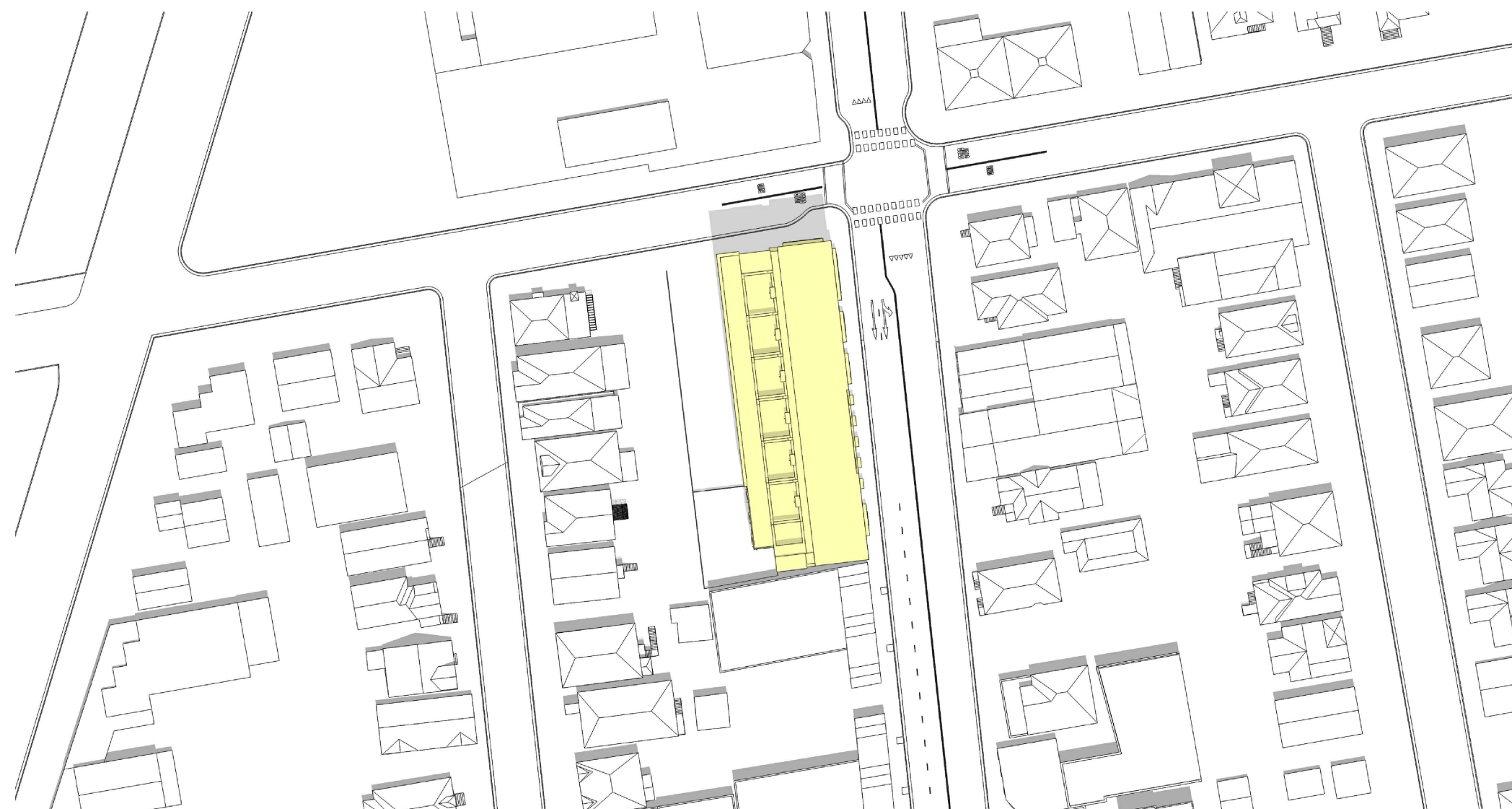
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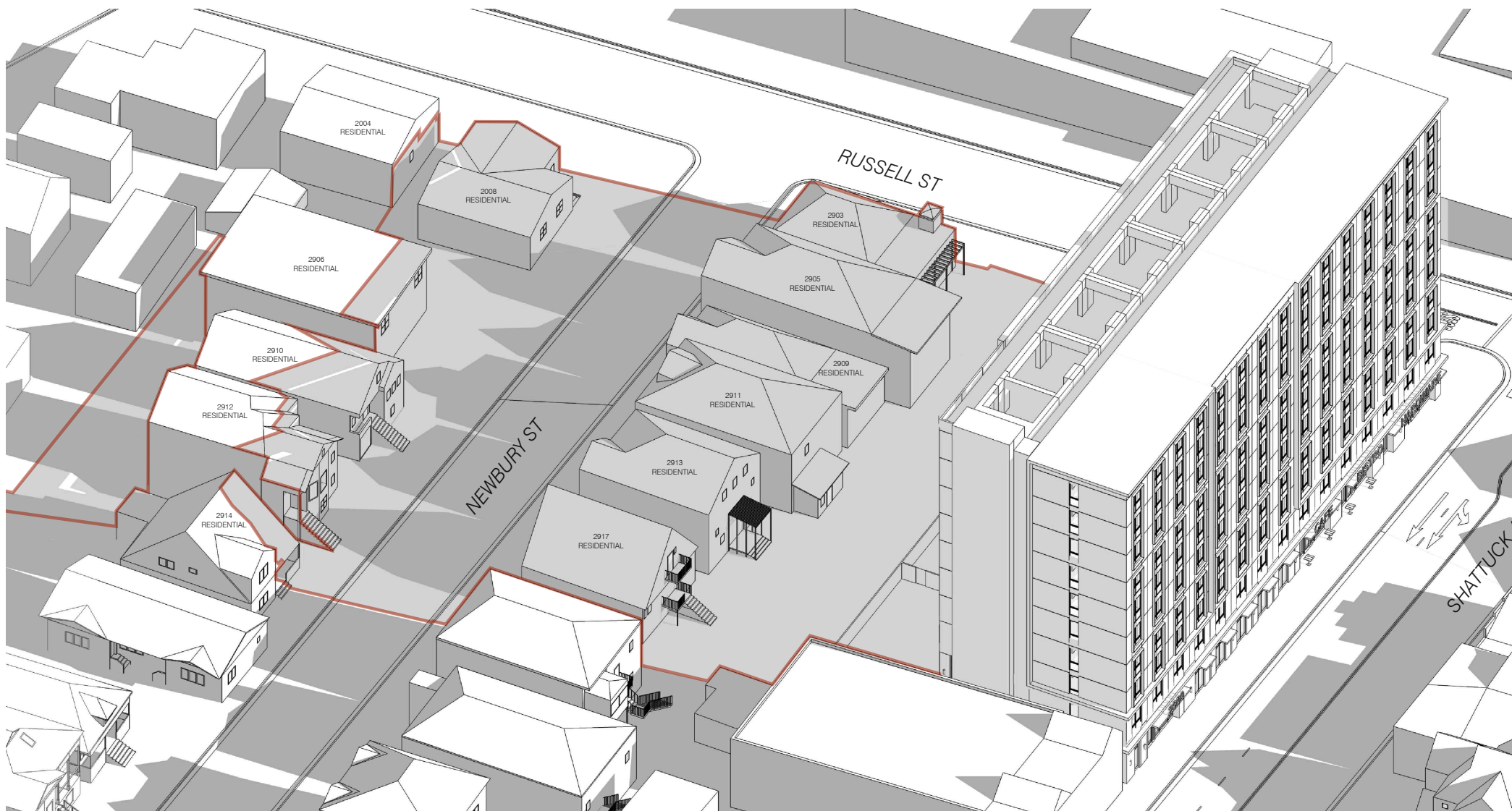
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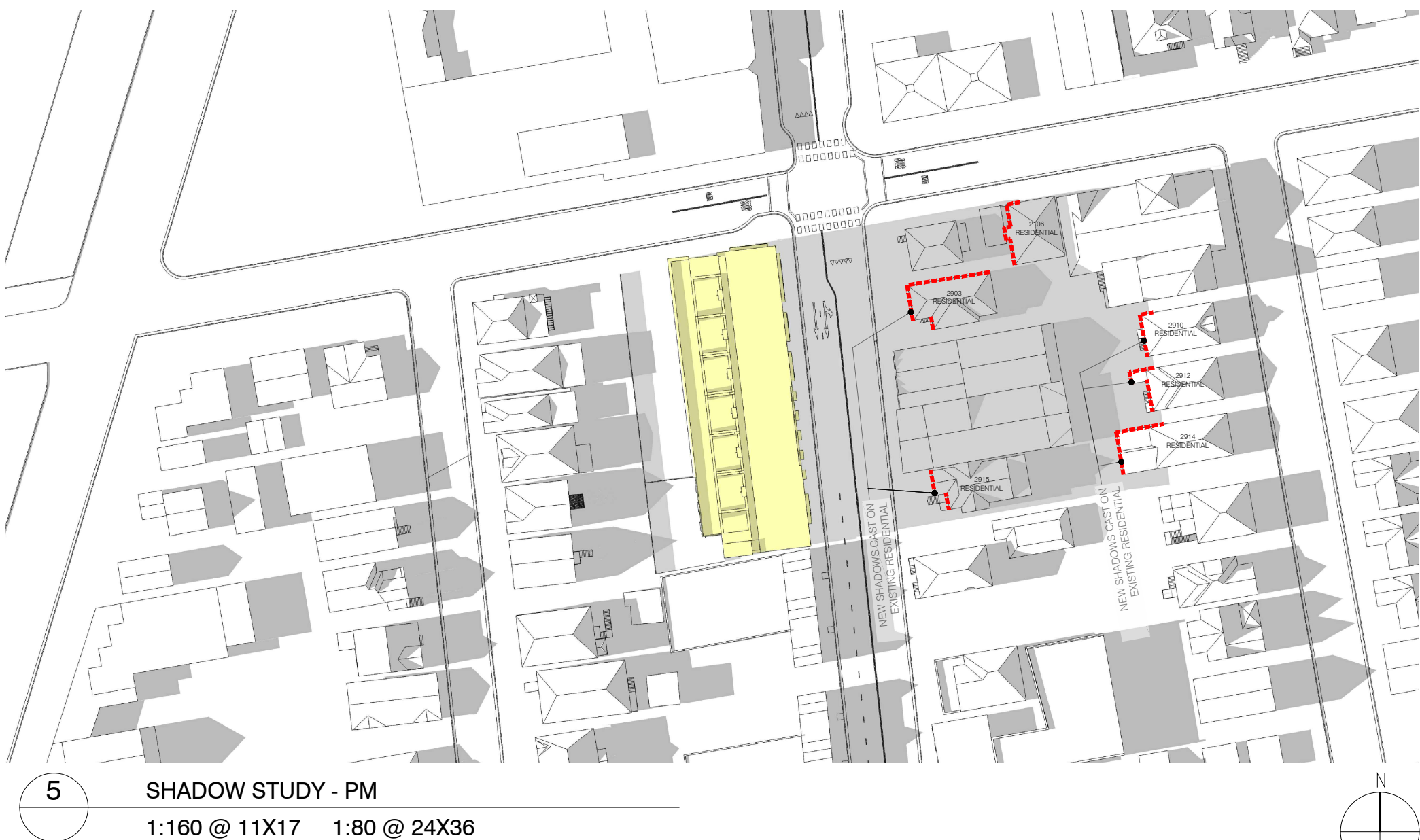
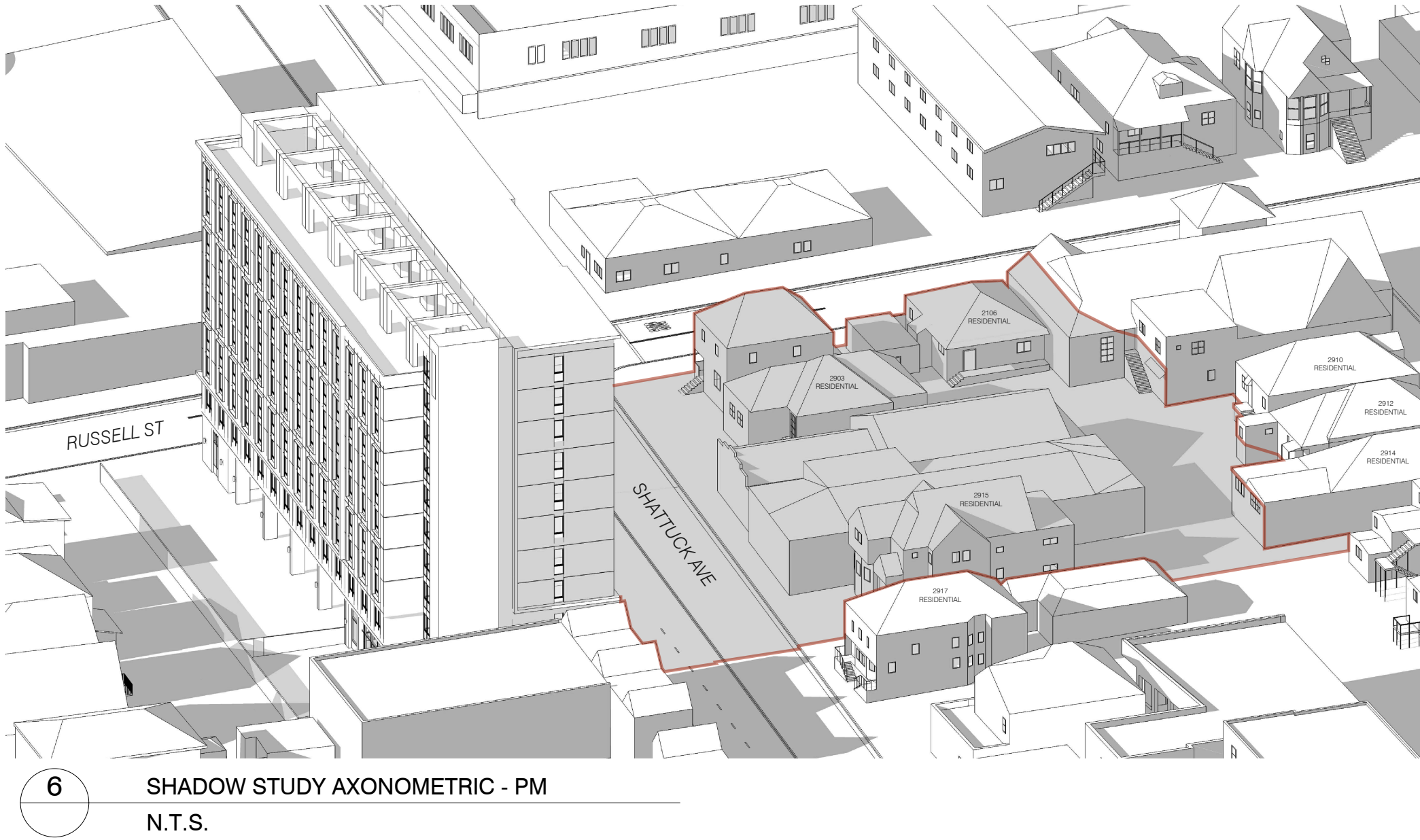
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JUNE 21ST

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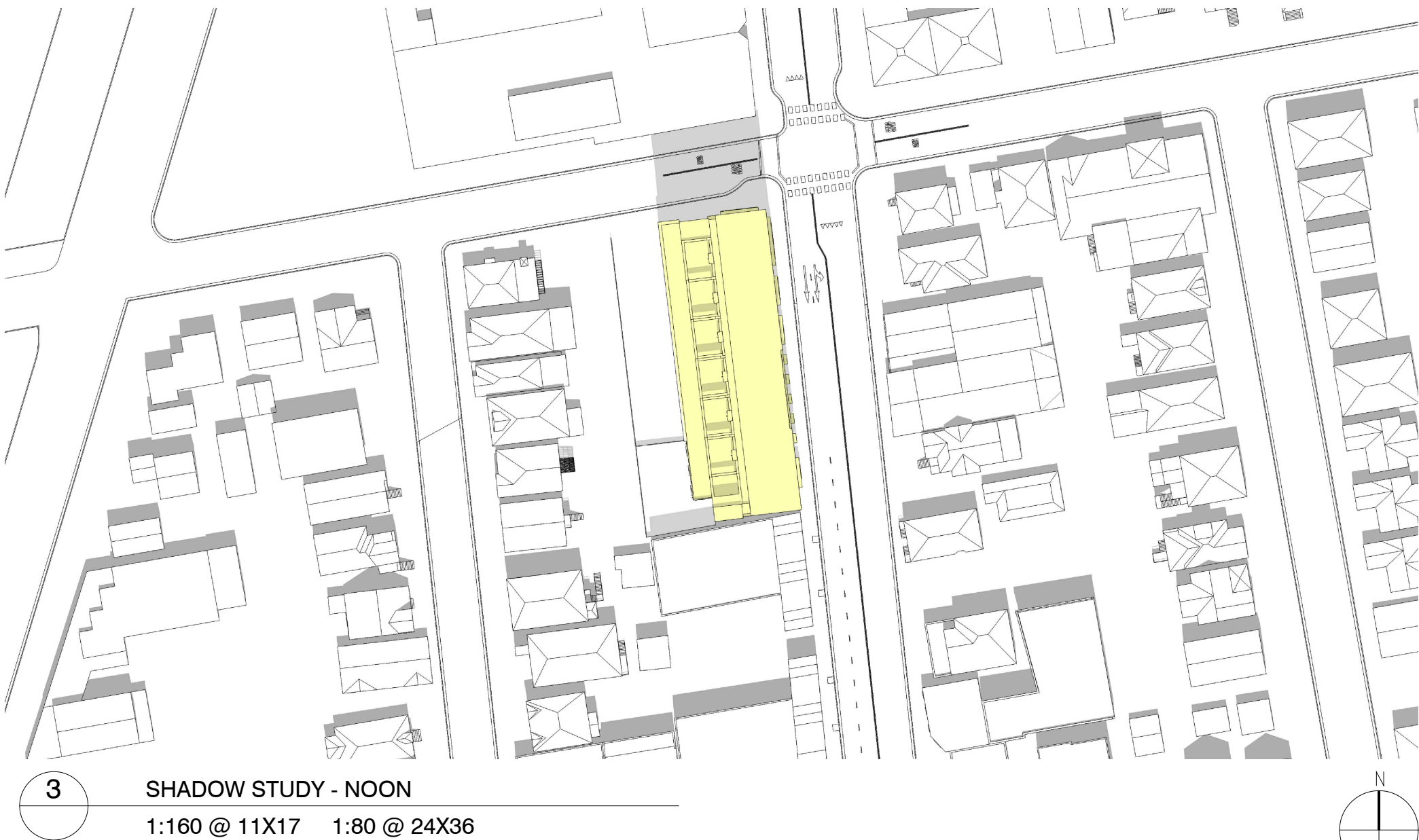
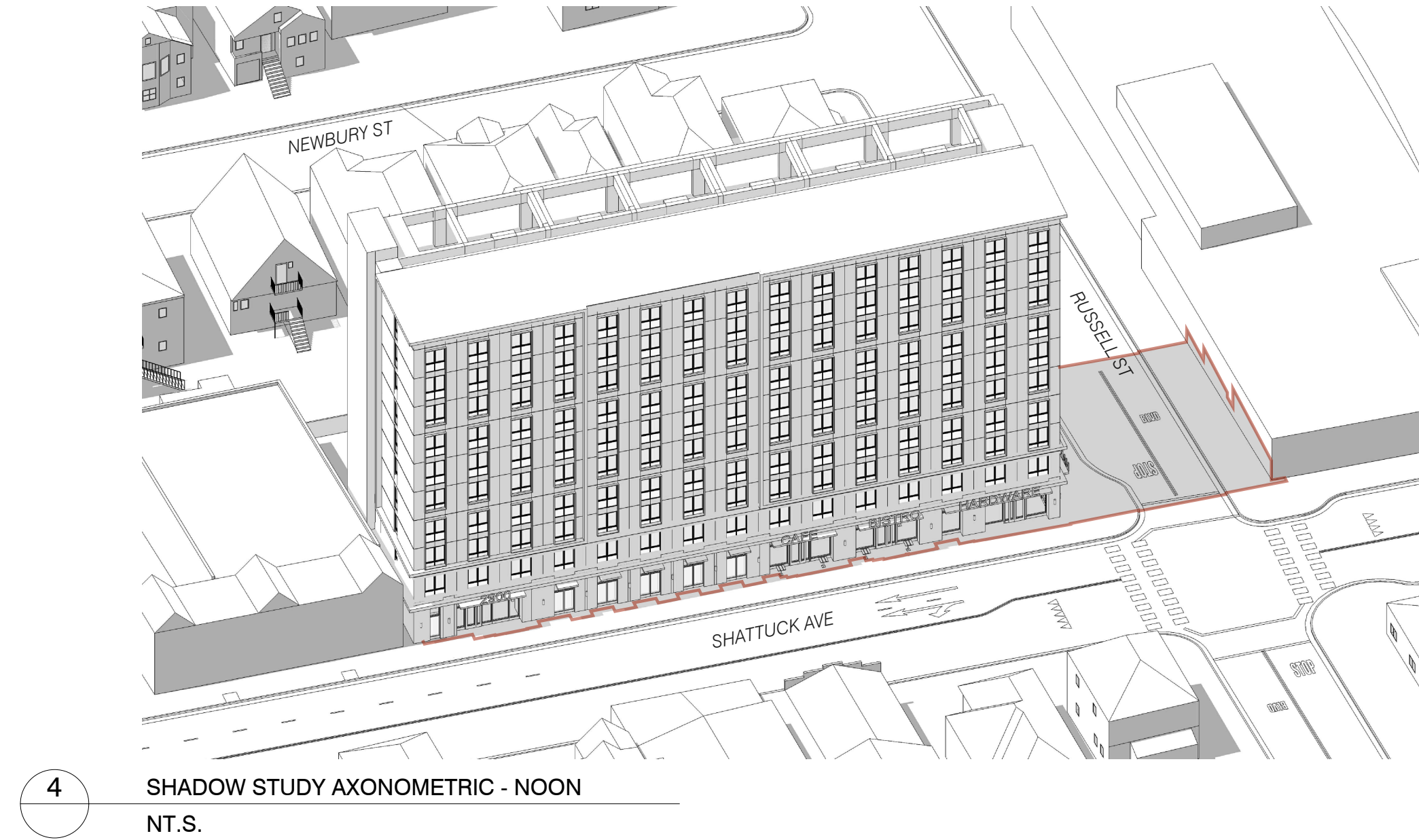
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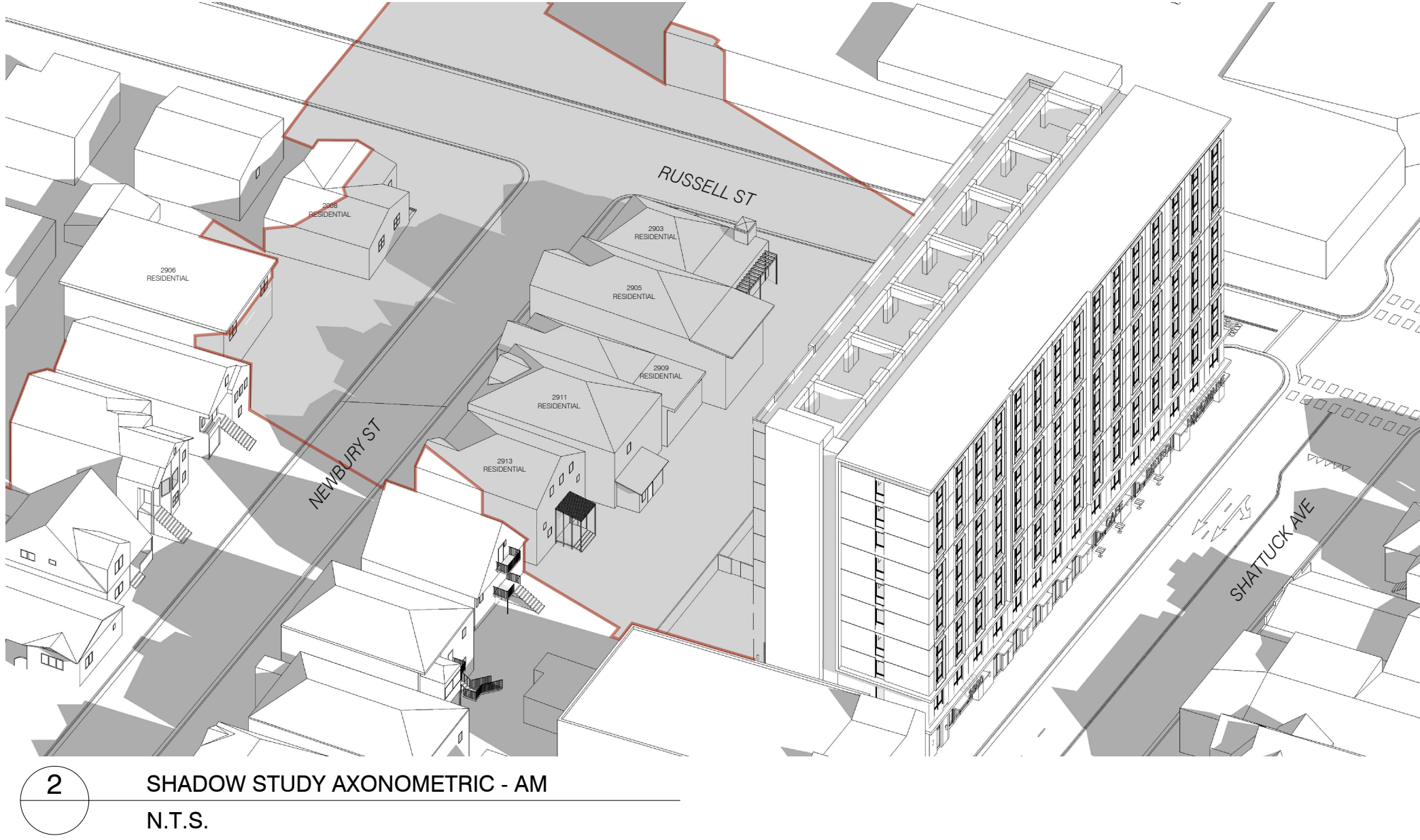
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SEPTEMBER 2ND

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SHEET:

SITE CONTEXT
PHOTOS

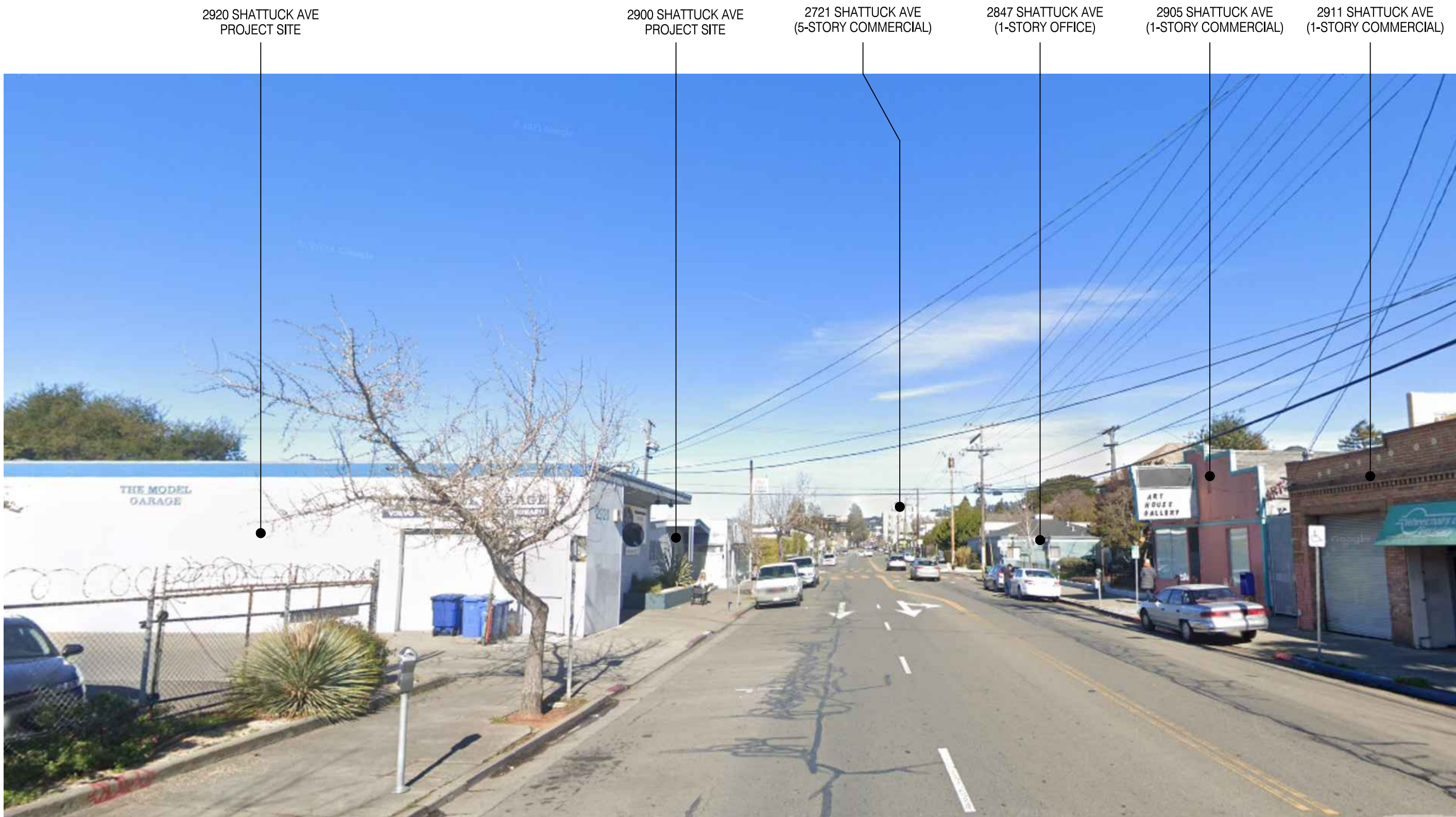
A0.5



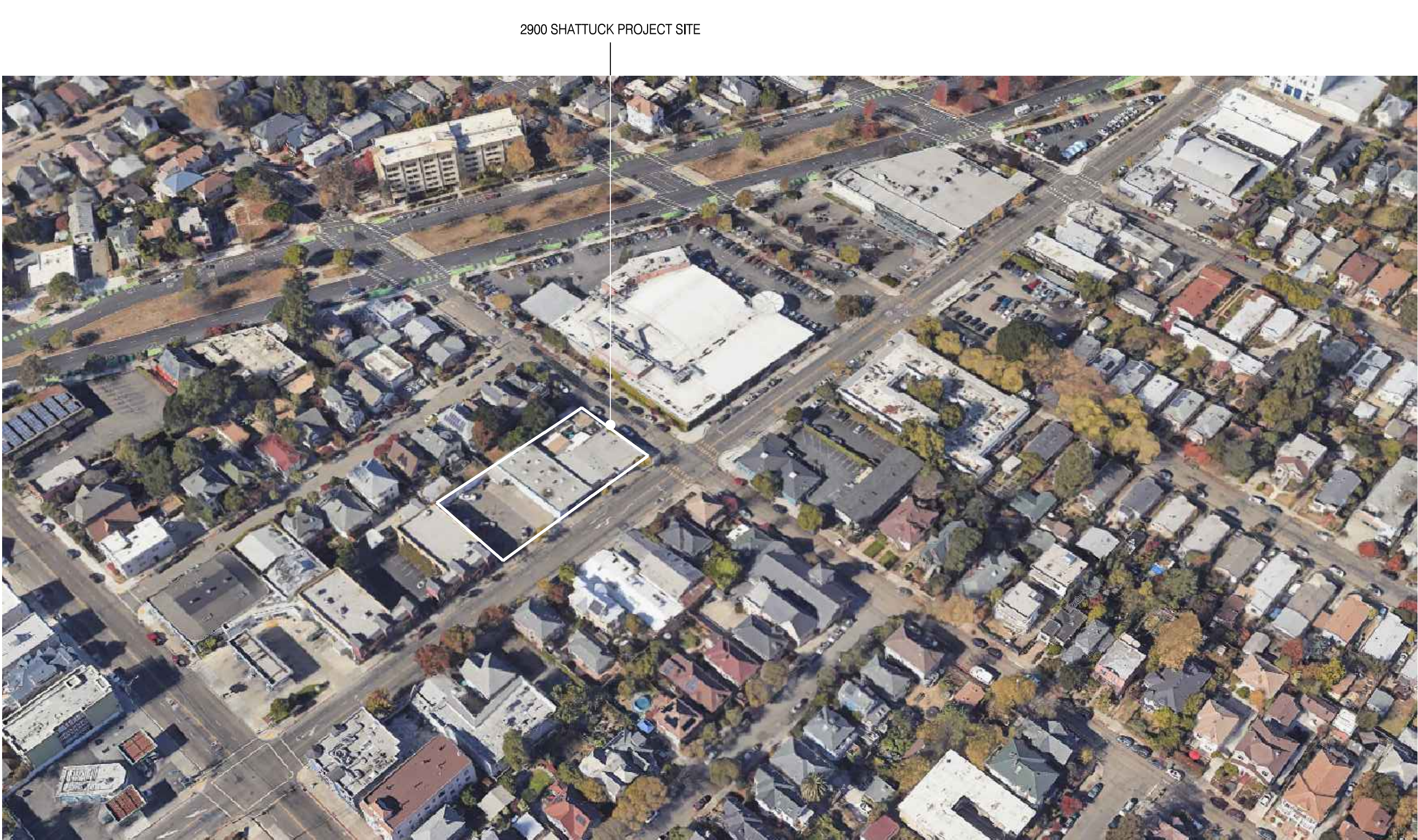
4
A0.5
VIEW FROM RUSSELL LOOKING WEST



2
A0.5
VIEW FROM RUSSELL LOOKING EAST



3
A0.5
VIEW FROM SHATTUCK LOOKING NORTH



1
A0.5
GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

2847
SHATTUCK

Berkeley, CA

03.25.2022 SB-330 APPLICATION

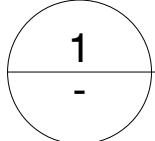
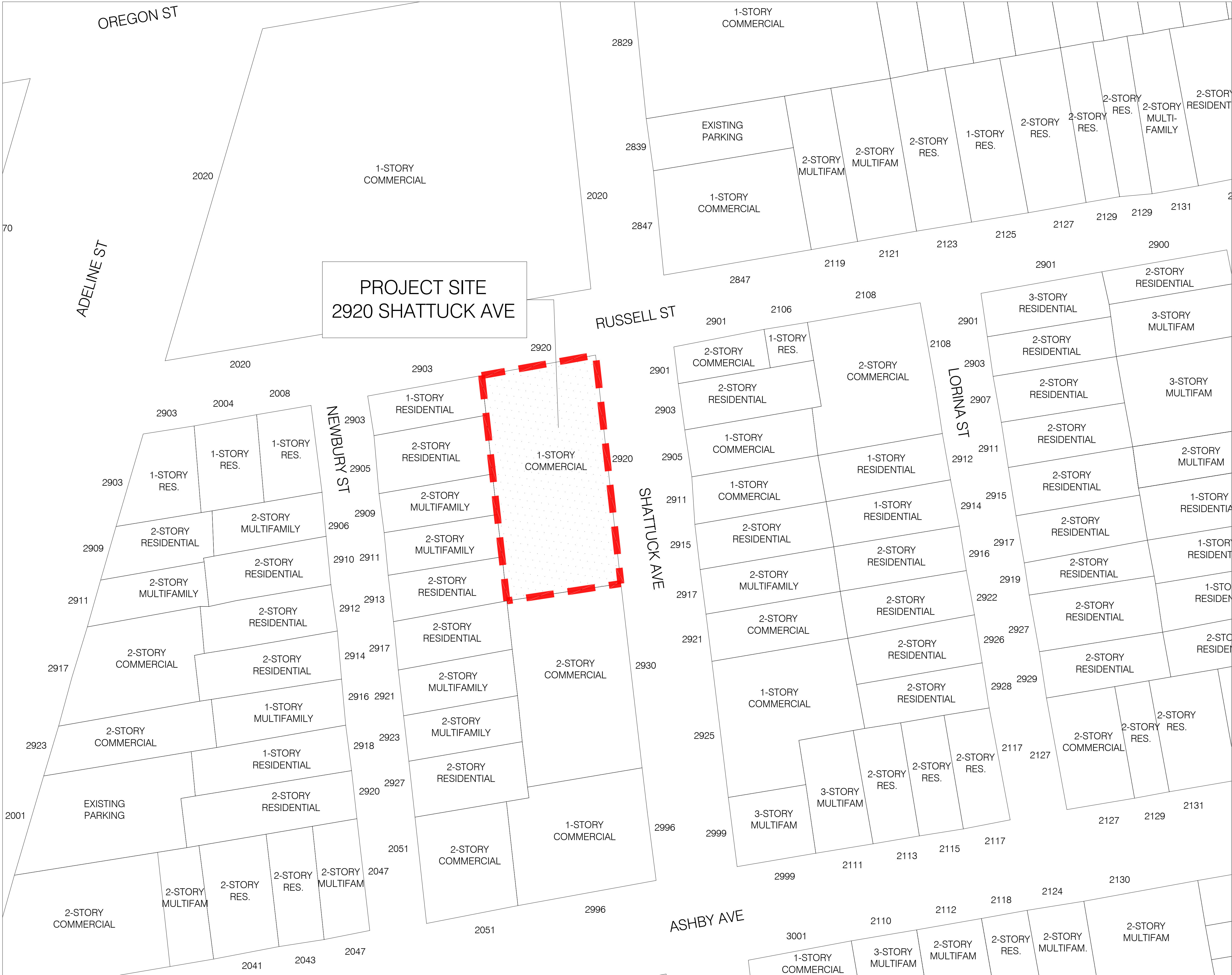
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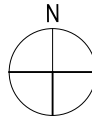
SHEET:

VICINITY MAP

A0.6



VICINITY MAP
NTS



**2920
SHATTUCK**

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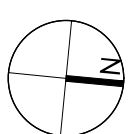
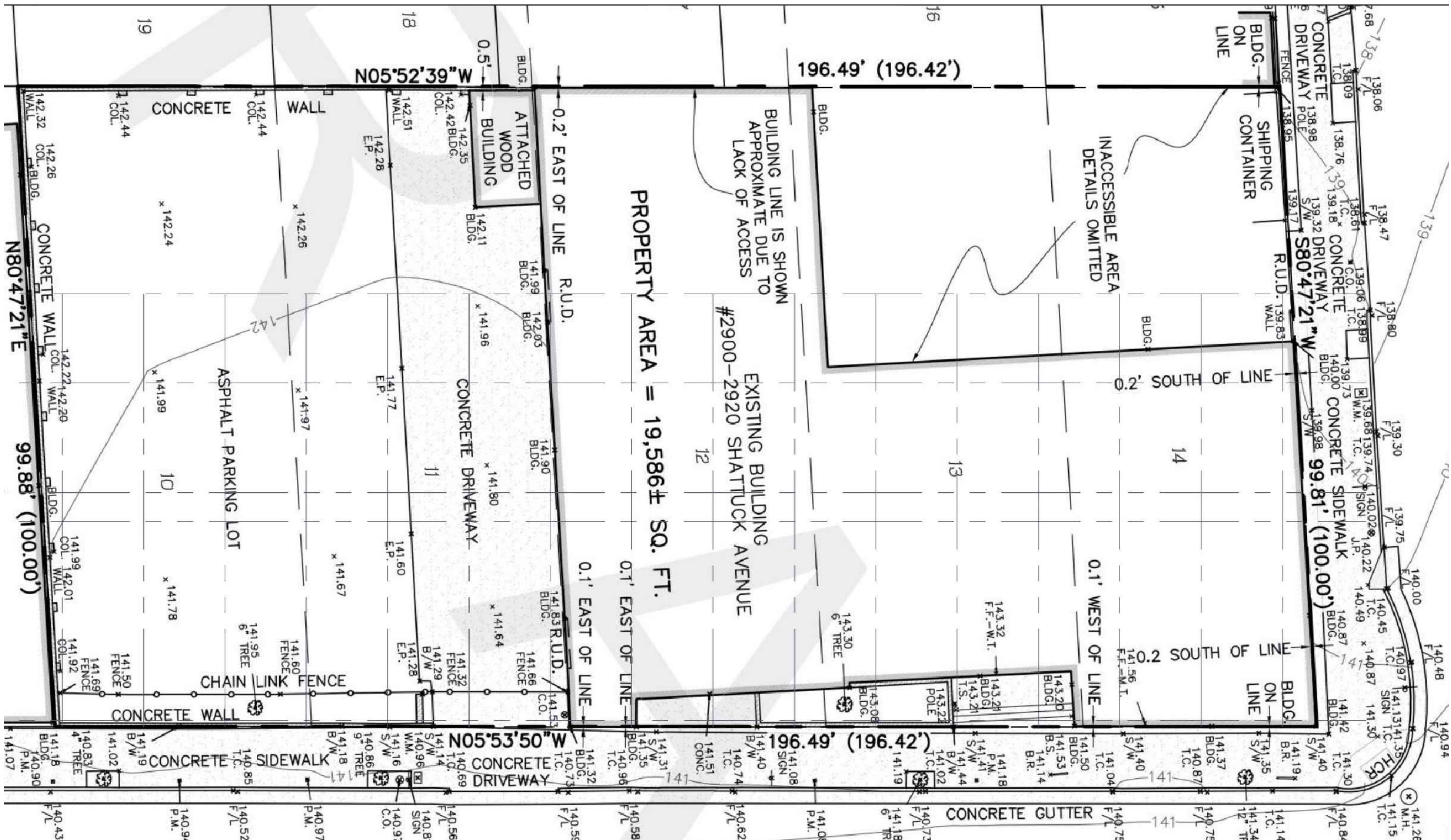
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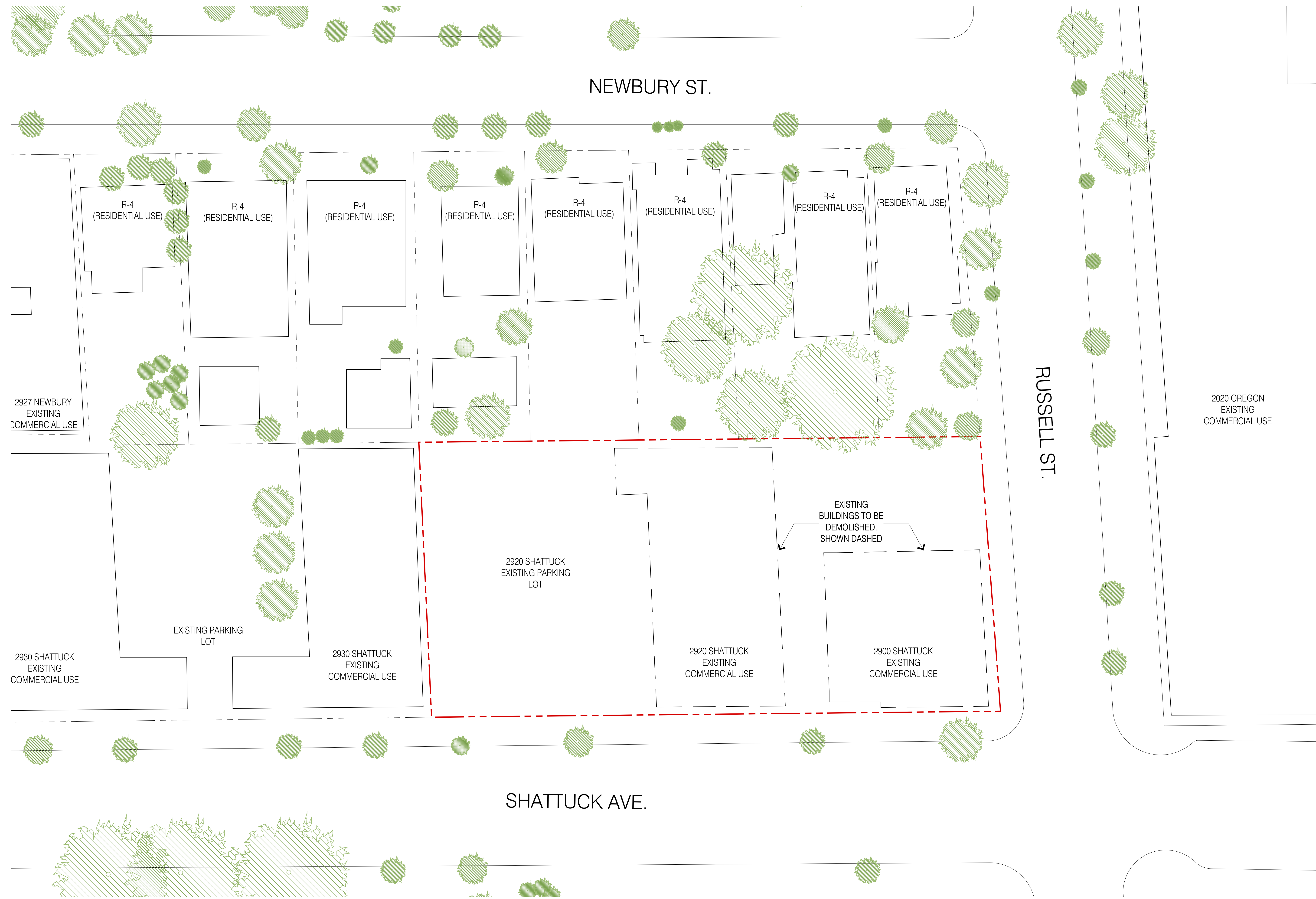
JOB: 2134

SHEET:

SURVEY

A1.0





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SHEET:

EXISTING
SITE PLAN

A2.0

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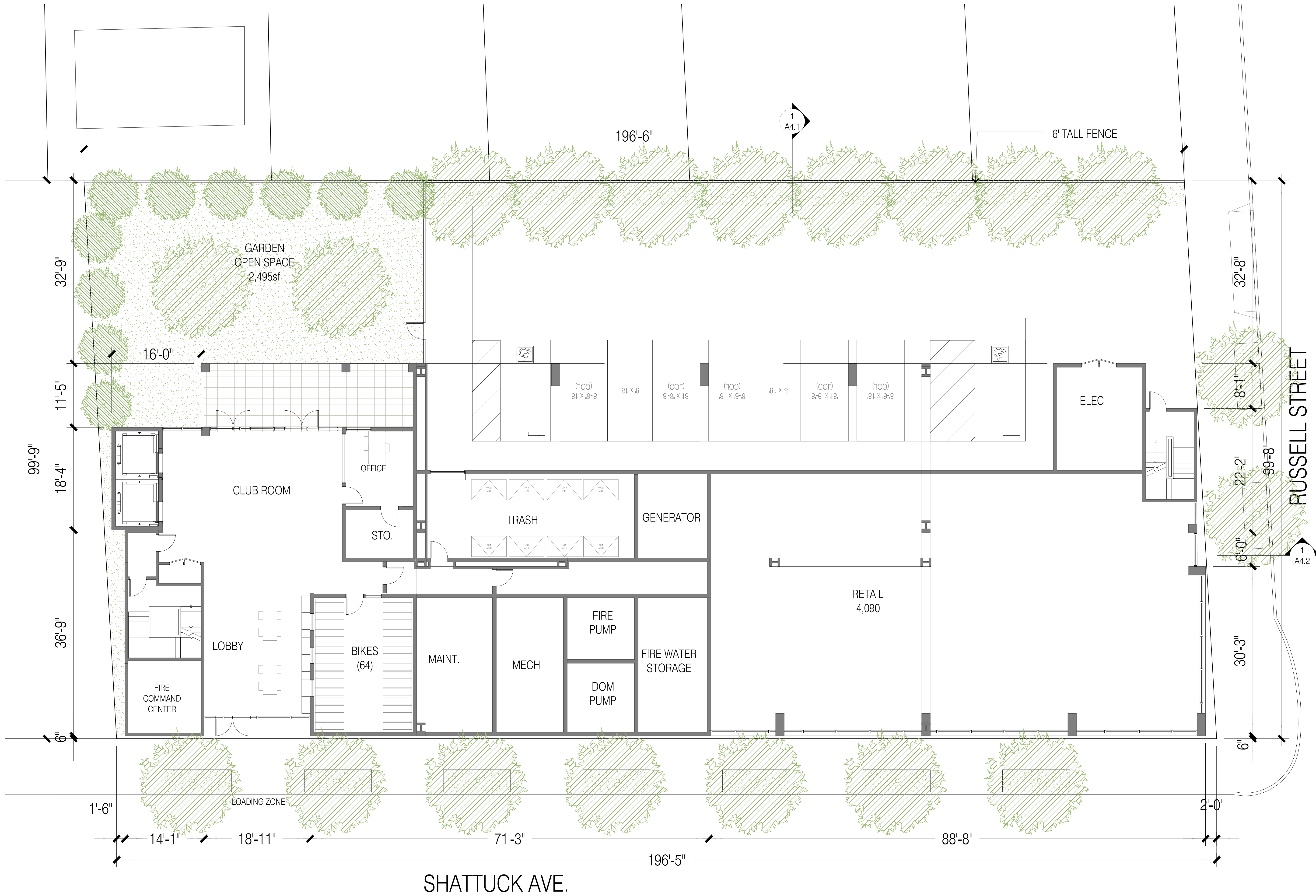
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JOB: 2134

SHEET:

PLAN AT
GROUND LEVEL

A2.1

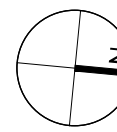


1
A2.1

PLAN AT GROUND LEVEL

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

0 4 8 16



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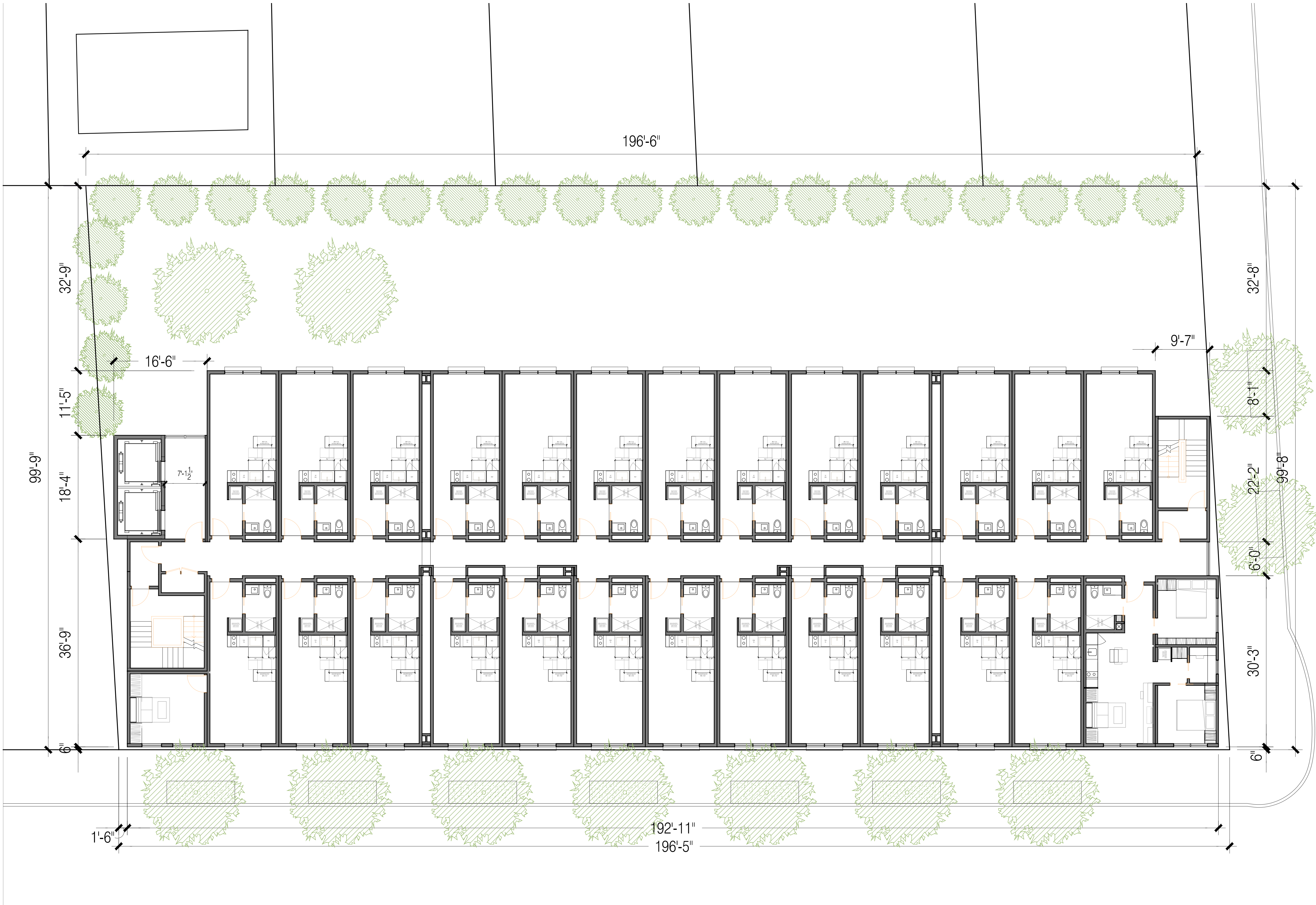
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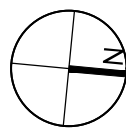
SHEET:

PLAN AT
LEVELS 2-9

A2.2



1
A2.2
PLAN AT LEVELS 2-9
1/16"=1'-0" @ 11x17
1/8"=1'-0" @ 24x36



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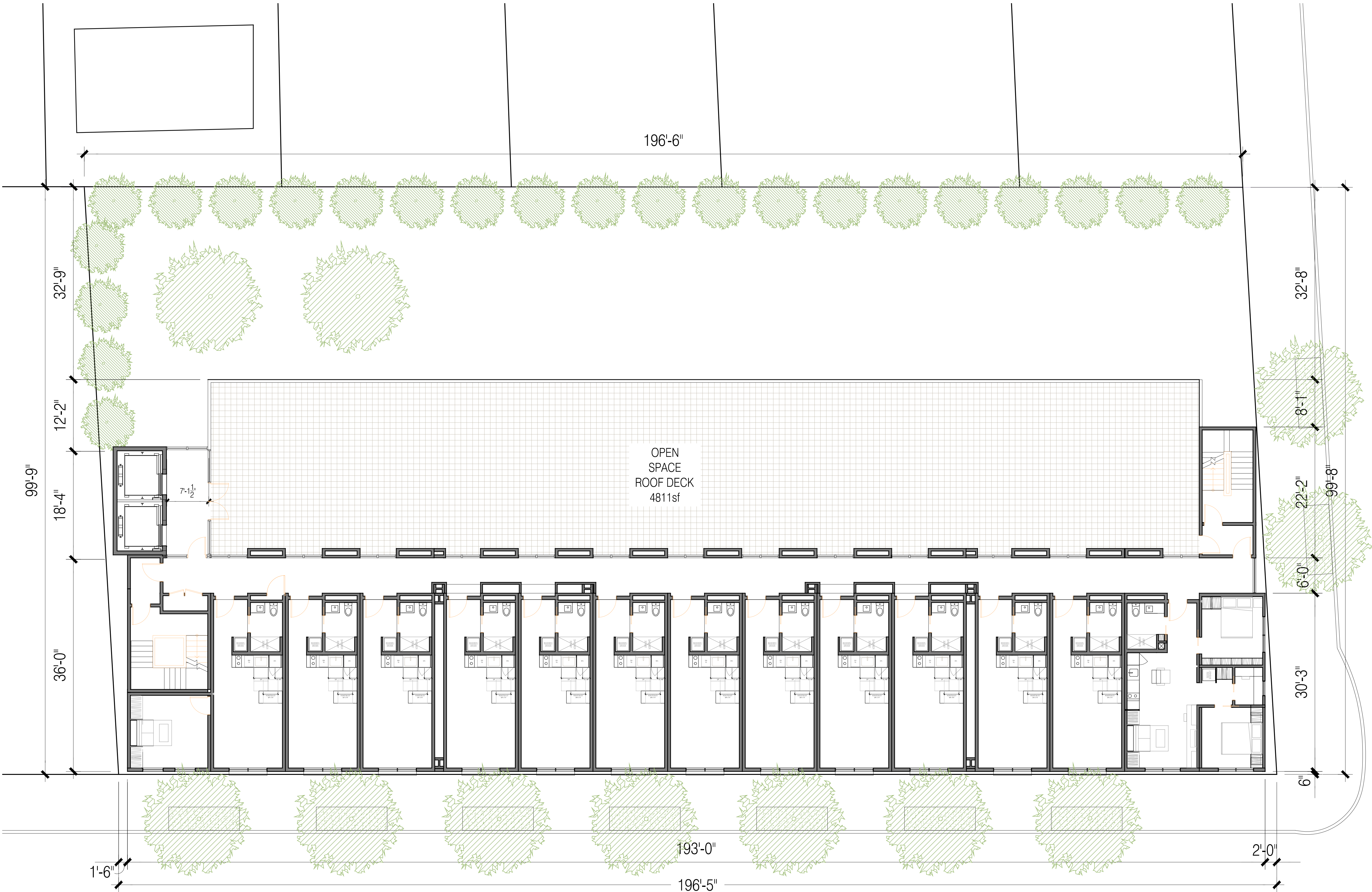
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SHEET:

PLAN AT
LEVEL 10

A2.3

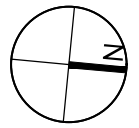


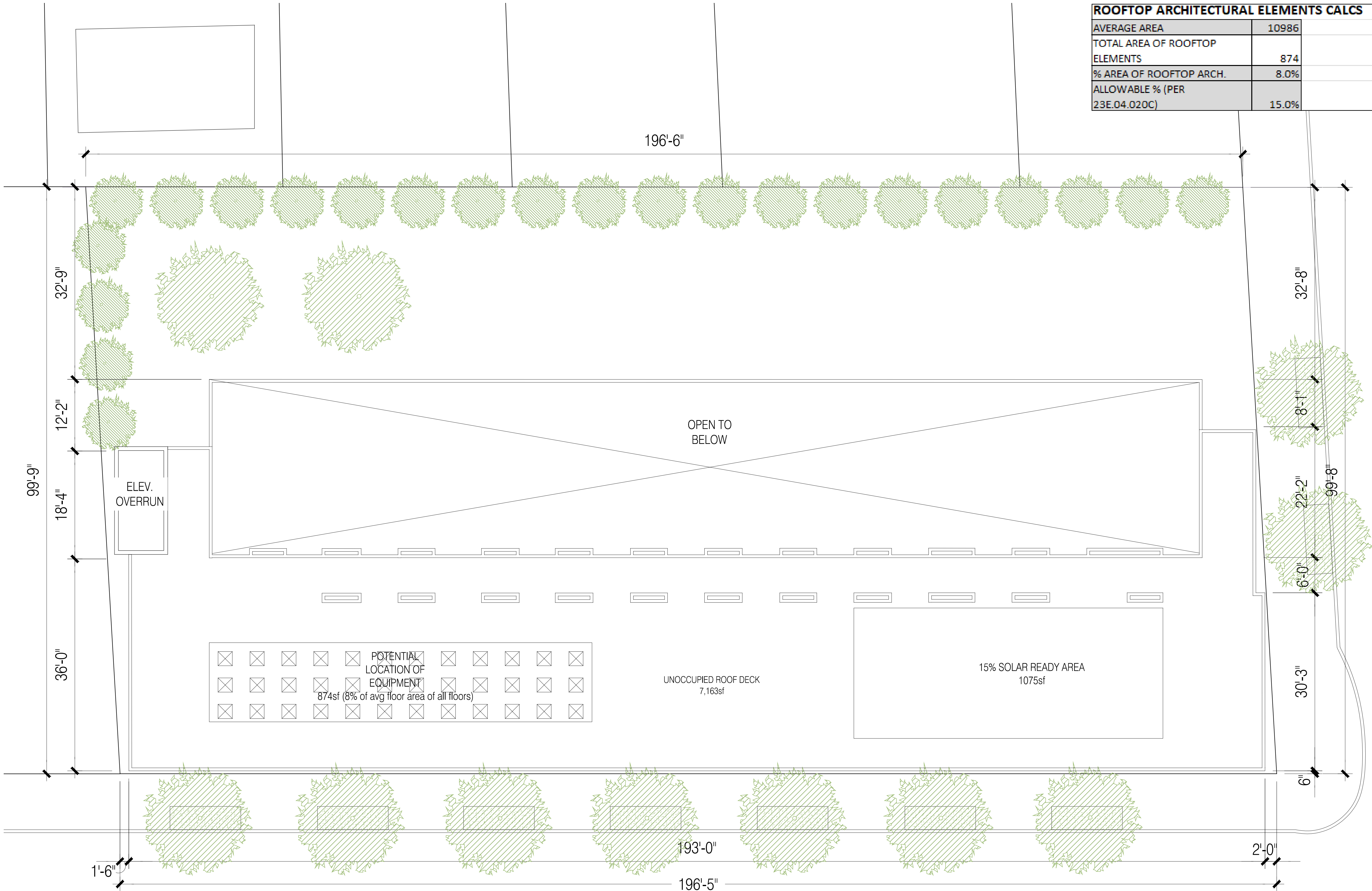
1
A2.3

PLAN AT LEVEL 10

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

0 4 8 16





ROOFTOP ARCHITECTURAL ELEMENTS CALCS	
AVERAGE AREA	10986
TOTAL AREA OF ROOFTOP ELEMENTS	874
% AREA OF ROOFTOP ARCH.	8.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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SHEET:

ROOF PLAN

A2.4

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JOB: 2134

SHEET:

BUILDING
ELEVATIONS

A3.1



1
A3.10

EAST ELEVATION

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

0 4 8 16

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JOB: 2134

SHEET:

BUILDING
ELEVATIONS

A3.2



1
A3.20

NORTH ELEVATION

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

0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.3



1
A3.30

WEST ELEVATION

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

0 4 8 16

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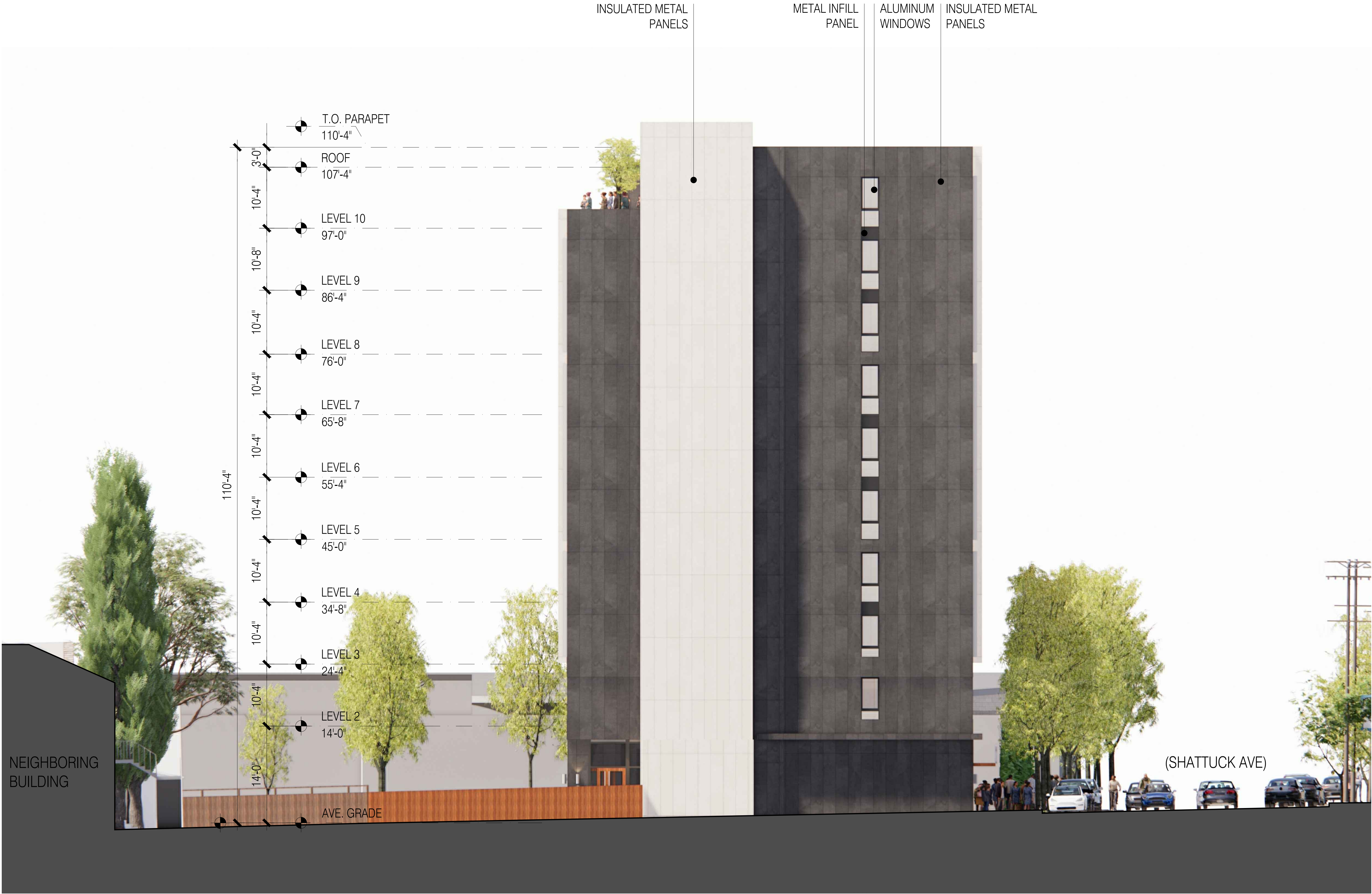
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SHEET:

BUILDING
ELEVATIONS

A3.4



1
A3.40

SOUTH ELEVATION

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

0 4 8 16

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SHEET:

STREET STRIP
ELEVATIONS

A3.5



2
-

STREET STRIP ELEVATION @ RUSSELL STREET

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

0 4 8 16 32



1
-

STREET STRIP ELEVATION @ SHATTUCK AVENUE

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

0 4 8 16 32



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SHEET:

PHOTO CONTEXT
VIEWS

A3.6

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SHEET:

CONCEPTUAL
RENDERING

A3.7



1
-
PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTH

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SHEET:

CONCEPTUAL
RENDERING

A3.8



1
PERSPECTIVE VIEW - SHATTUCK LOOKING NORTH

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SHEET:
CONCEPTUAL
RENDERING

A3.9



1
PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTHWEST

2920
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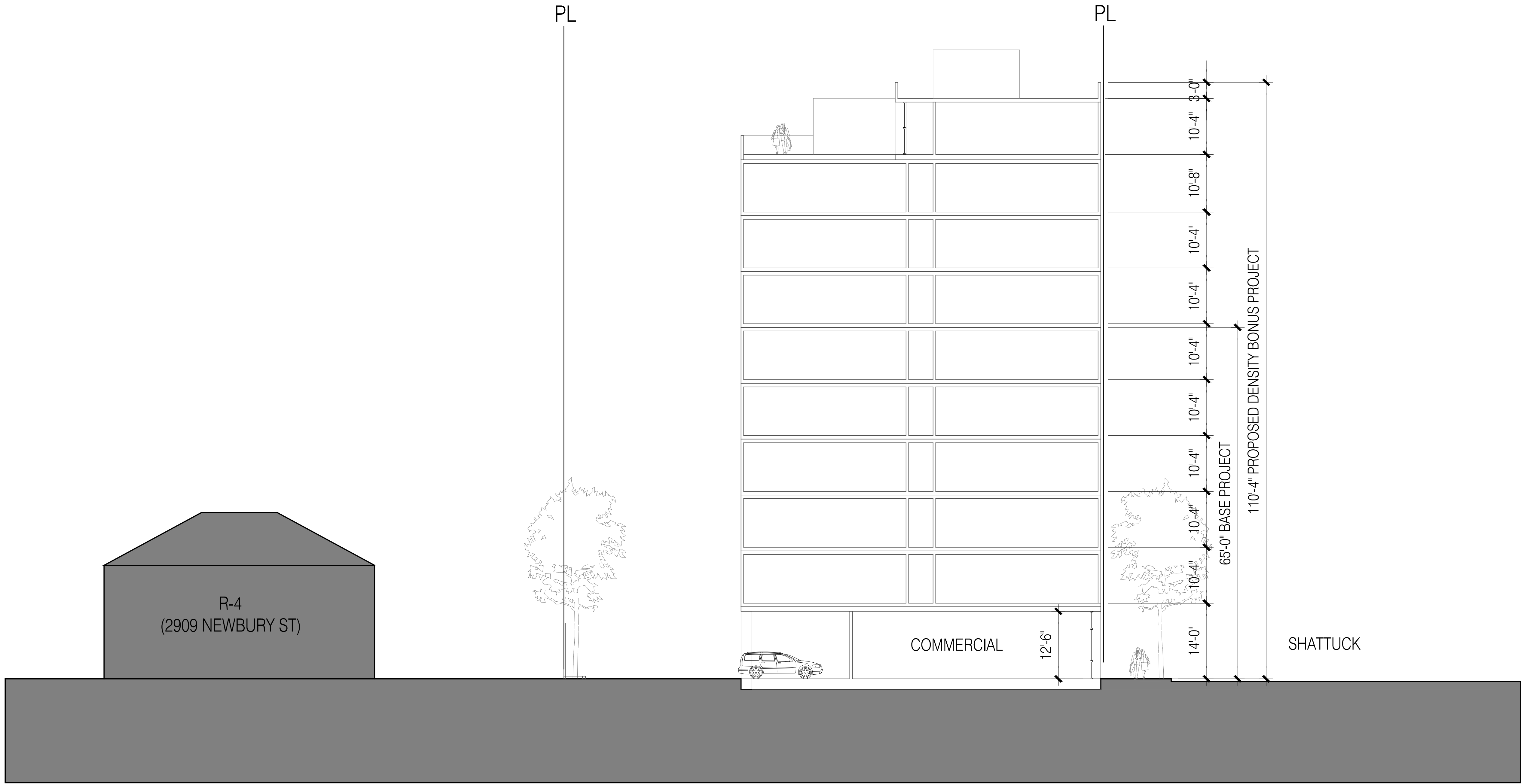
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SHEET:

SECTION

A4.1



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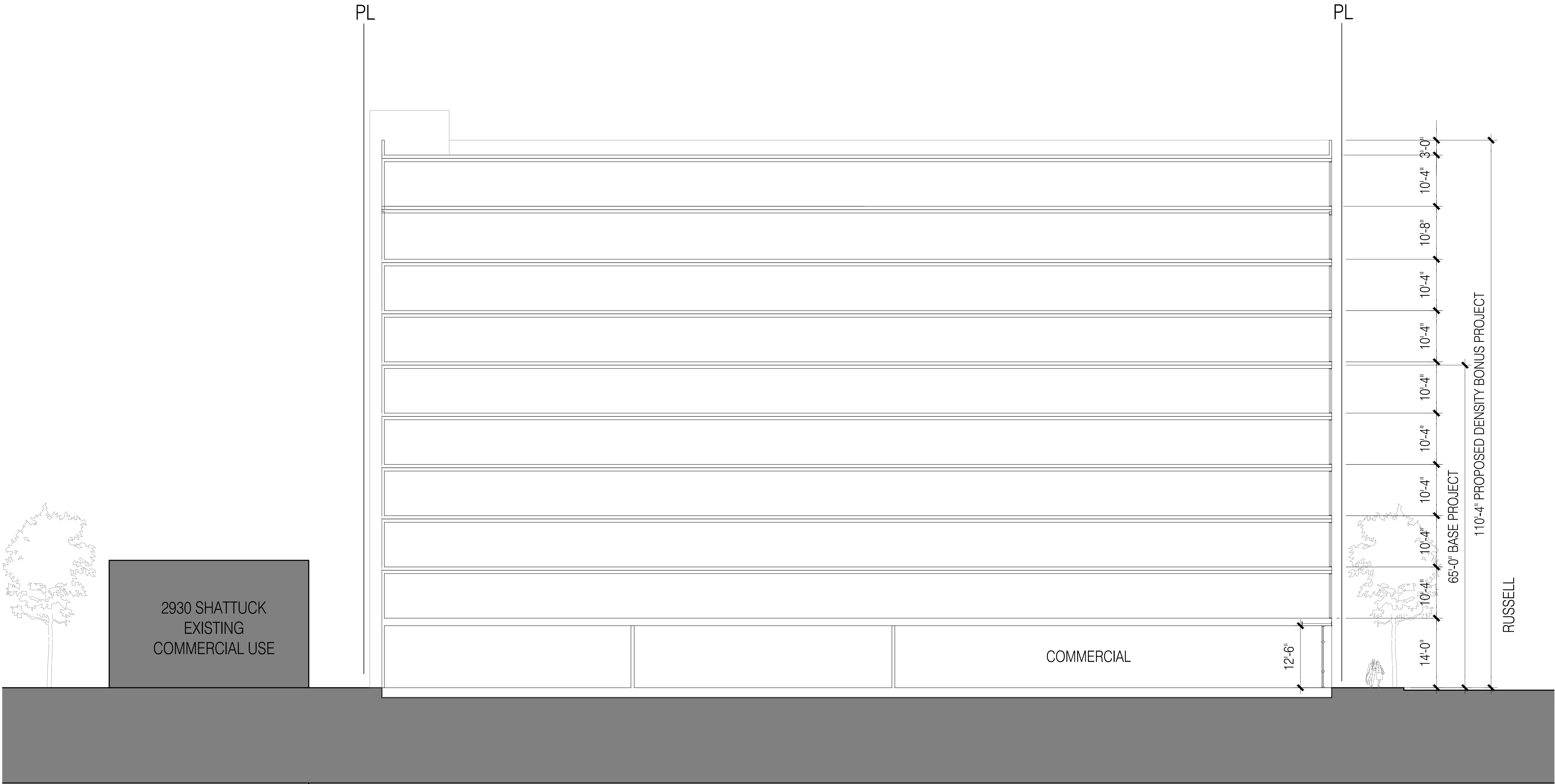
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JOB: 2134

SHEET:

SECTION

A4.2



1 NORTH SOUTH SECTION
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

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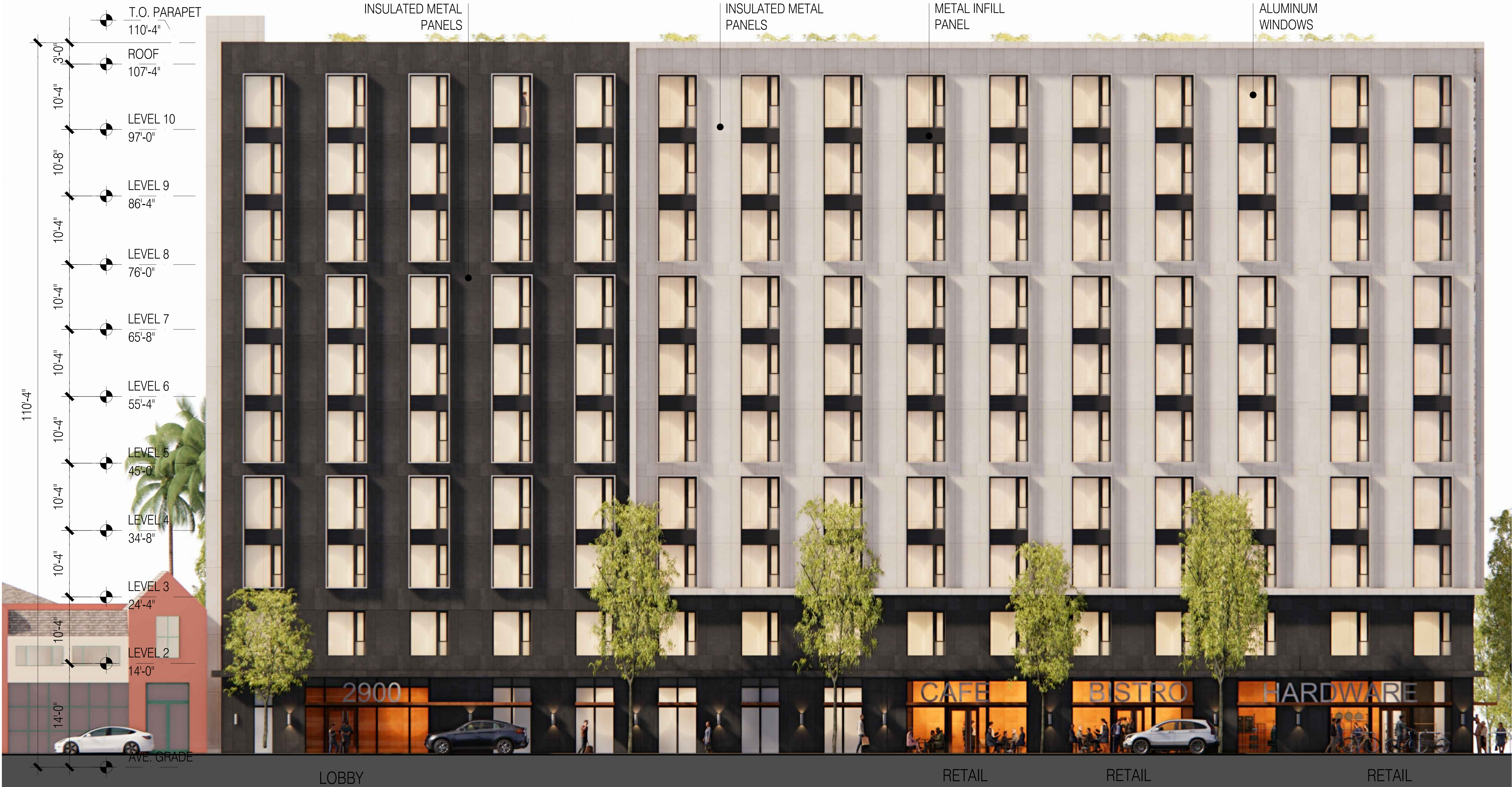
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JOB: 2134

SHEET:

BUILDING
MATERIALS

MAT



1
-

EAST ELEVATION

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

0 4 8 16

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INSIDEOUT

landscape architecture
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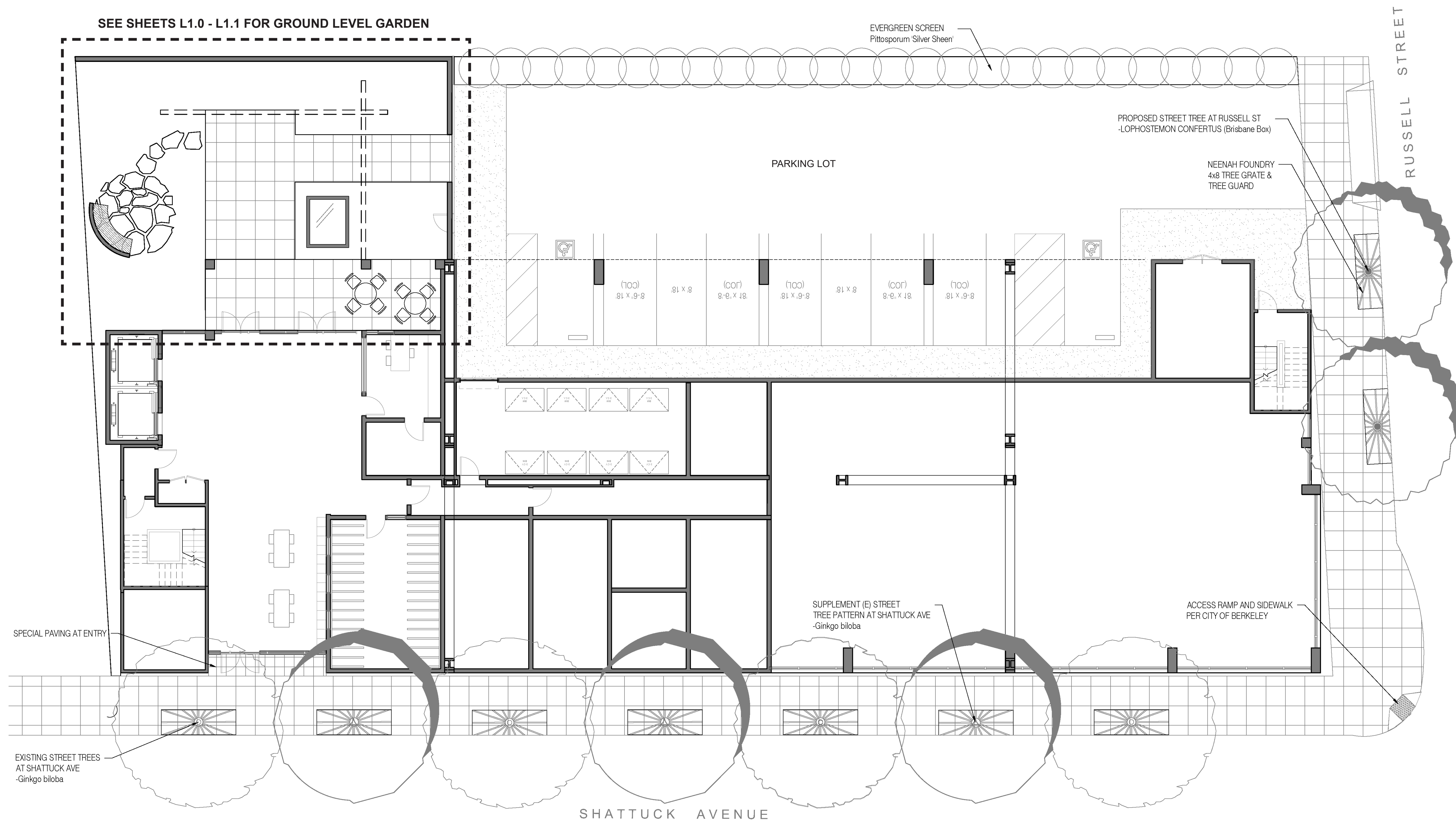
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JOB: XXXX

SHEET:

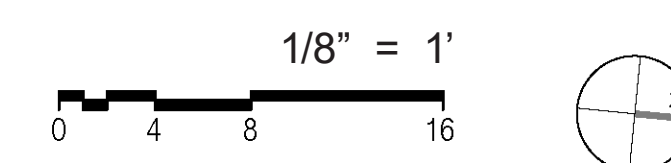
LANDSCAPE PLAN
AT STREETScape
AND PARKING LOT

LO.0



LANDSCAPE SHEET INDEX

L0.0	LANDSCAPE PLAN AT STREETSCAPE/PARKING LOT	L1.0	LANDSCAPE PLAN, ELEVATION, AND IMAGERY AT GROUND LEVEL GARDEN	I1.0	HYDROZONE PLAN AT GROUND LEVEL
L0.1	PLANTING PALETTE IMAGERY	L2.0	LANDSCAPE PLAN AND IMAGERY AT ROOF DECK	I1.1	HYDROZONE PLAN AT ROOF LEVEL





Crepe Myrtle (*Lagerstroemia*), roof deck



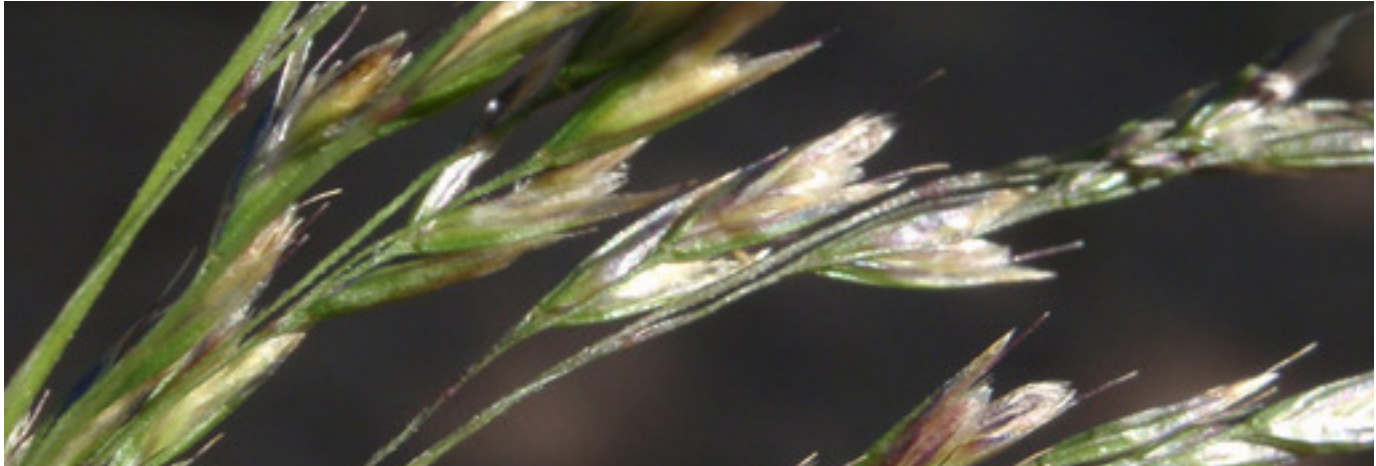
Manzanita (*Arctostaphylos* 'Dr. Hurd'), roof deck



Tufted Hairgrass (*Deschampsia cespitosa*), roof deck



Canyon Prince Grass (*Leymus Condensatus*), roof deck



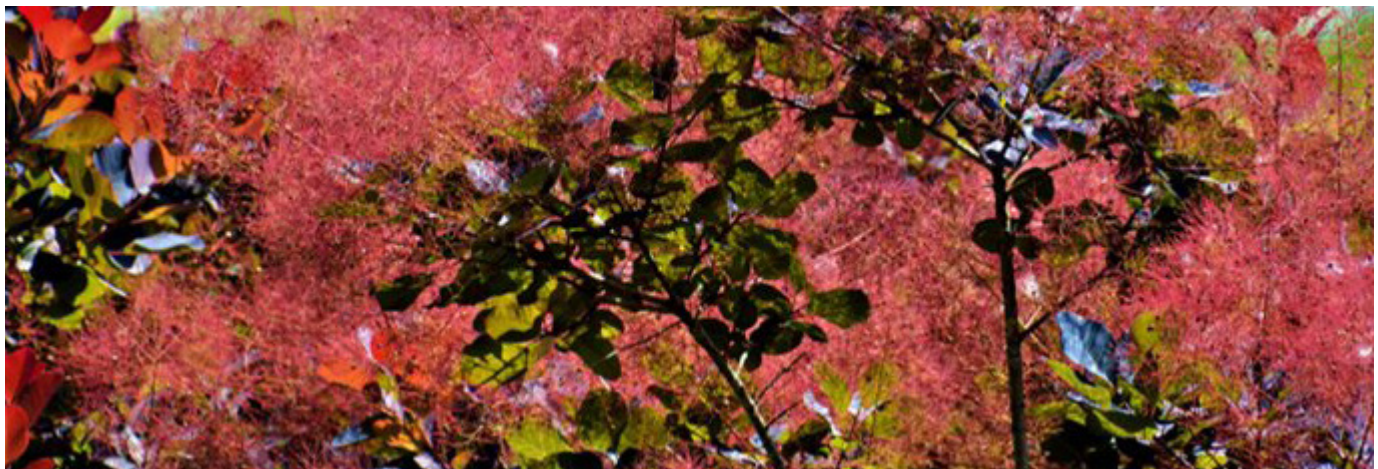
Ginkgo (*Ginkgo biloba*) (E) supplemented along Shattuck Ave.



Brisbane Box (*Lophostemon confertus*) street tree on Russell St.



Palo Verde (*Cercidium* x 'Desert Museum'), ground level garden



Smoke Tree (*Cotinus coggygria*), roof deck



Plant List

Index	Latin Name	Common Name	Size	Spacing	WELO	CA Native	Notes
Trees							
AM	Arctostaphylos manzanita 'Dr. Hurd'	Manzanita	15 gal	as shown	VL	X	
CC	Cotinus coggygia	Smoke tree	15 gal	as shown	L		
GB	Ginkgo biloba	Ginkgo	24" box	as shown	M		
LC	Lophstemon confertus	Brisbane box	24" box	as shown	L		
LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	15 gal	as shown	L		
PV	Palo verde 'Desert Museum'	Desert museum Palo verde	24" box	as shown	VL		
Shrubs							
AO	Anigozanthos 'Orange'	Orange kangaroo paw	1 gal	24" o.c.	L		
AP	Aloe plicatilis	Fan aloe	1 gal	as shown	L		
AR	Anigozanthos 'Kanga Red'	Kanga red kangaroo paw	1 gal	24" o.c.	L		
AS	Aloe polyphylla	Spiral Aloe	1 gal	as shown	L		
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	1 gal	30" o.c.	L	X	
DC	Deschampsia cespitosa	Tufted Hair Grass, Tussock Grass	1 gal	2'-0" o.c.	L	X	
EC	Elymus condensatus 'Canyon Prince'	Canyon Prince blue rye grass	1 gal	36" o.c.	L	X	
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gal	4'-0" o.c.	M		
LB	Leucadendron 'Hawaii Magic'	Hawaii Magic cone bush	1 gal	48" o.c.	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gal	36" o.c.	L		
MR	Muhlenbergia rigens	Deer grass	1 gal	2'-6" o.c.	L	X	
Groundcovers							
AP	Agrostis pallens	California native bentgrass	sod	sod	L	X	
FG	Festuca glauca 'Elijah Blue'	Elijah blue fescue	4" pots	12" o.c.	L		
HA	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gal	18" o.c.	M	X	
NW	Nepeta 'Walkers Low'	Walkers catmint	1 gal	24" o.c.	L		
SK	Sempervivum 'Krebs 2'	Krebs Desert Bloom Hens and Chicks	1 gal	as shown	L		
SR	Sedum rupestre 'Angelina'	Angelina Stonecrop	trays	as shown	L		

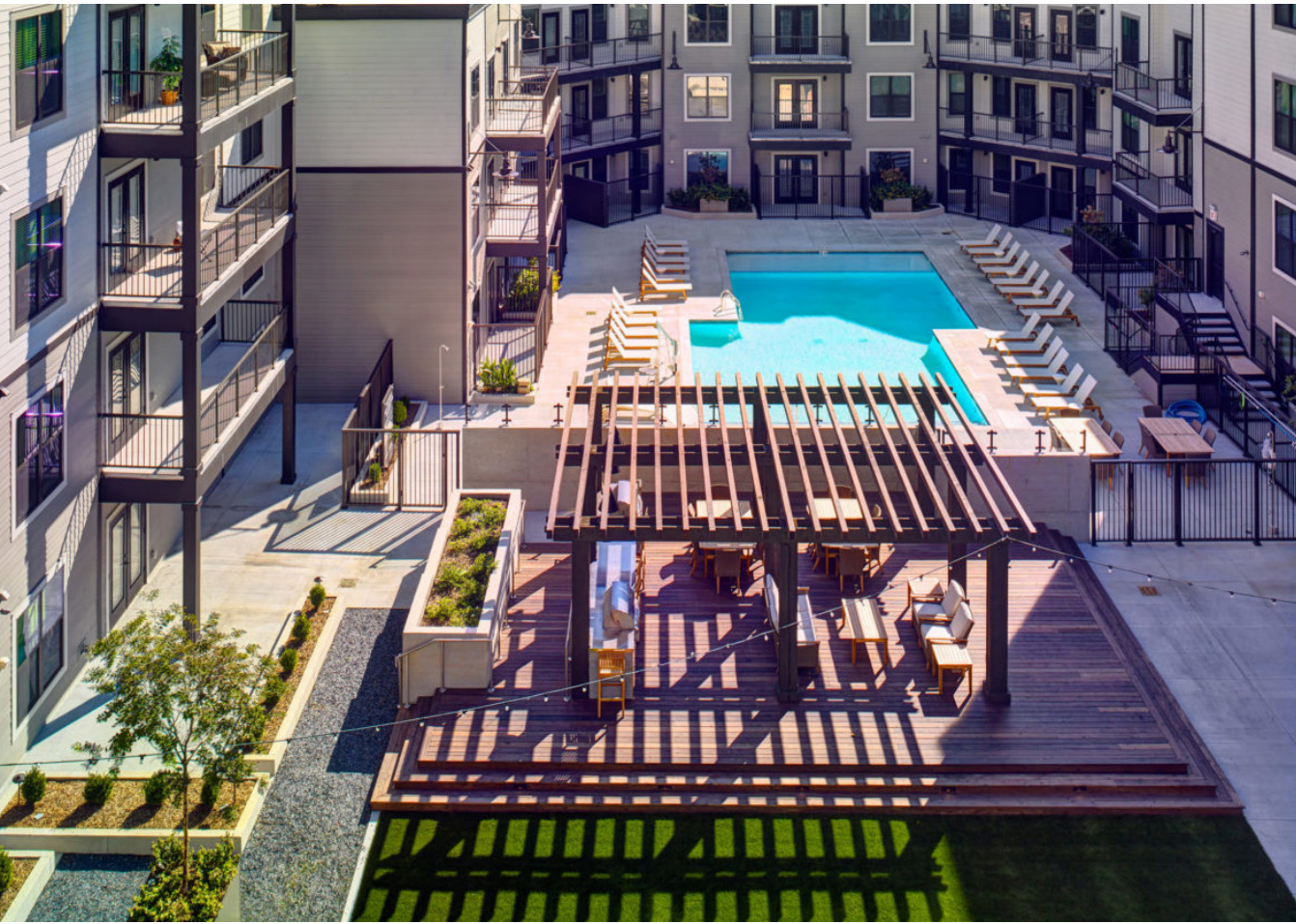
Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.

Note: approximately 20% of specified plants are California native and wildlife-supporting.

2920 Shattuck Hardscape / Softscape Breakdown

Total Usable Area: 7,617 SF

Surface	Area	Percentage
Hardscape	3,488 SF	46%
Softscape	4,129 SF	54%



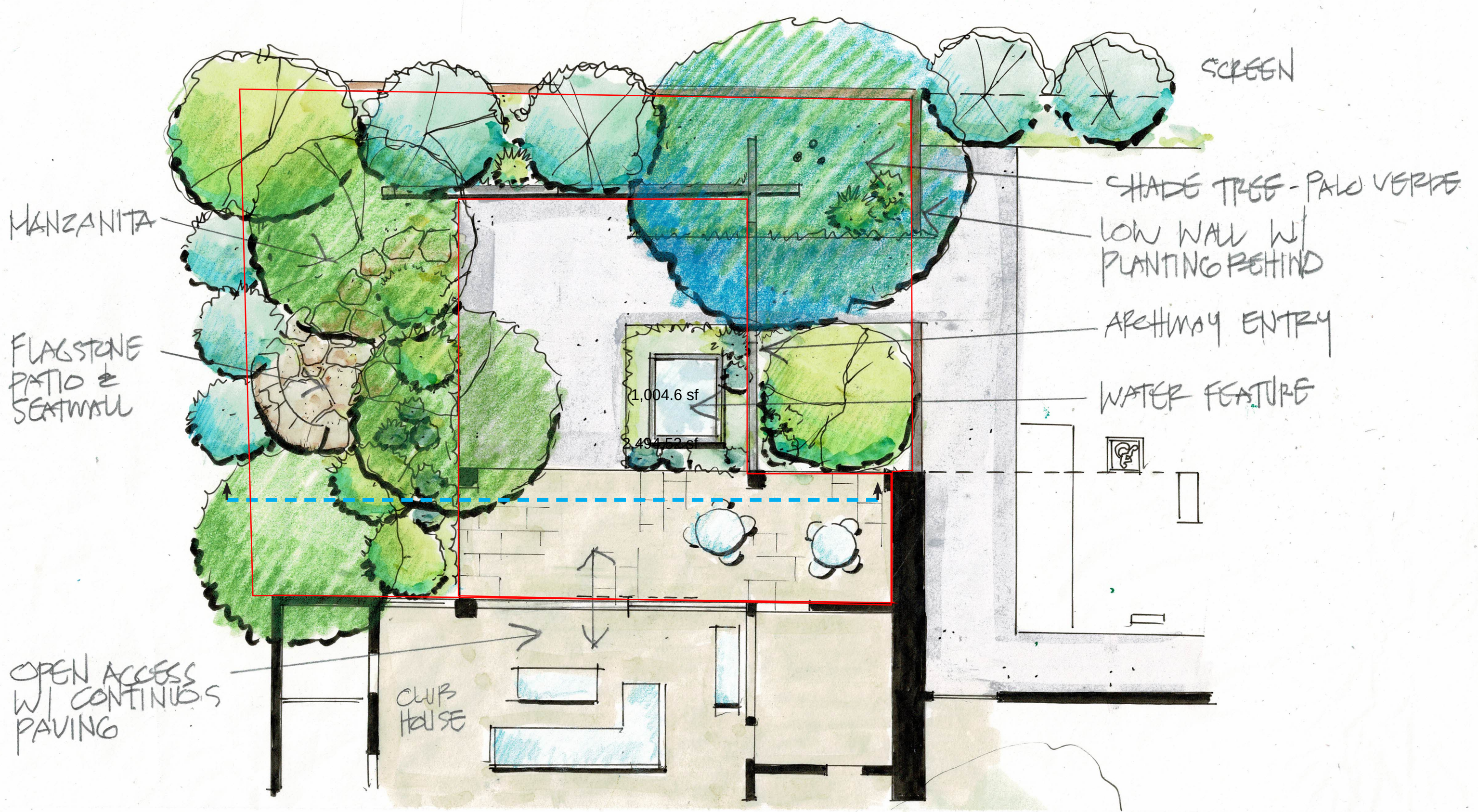
Pergola and outdoor dining



Accent and border plantings



Water feature with standard or infinity edge



VIEW FROM CLUB HOUSE

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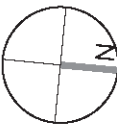
JOB: xxxx

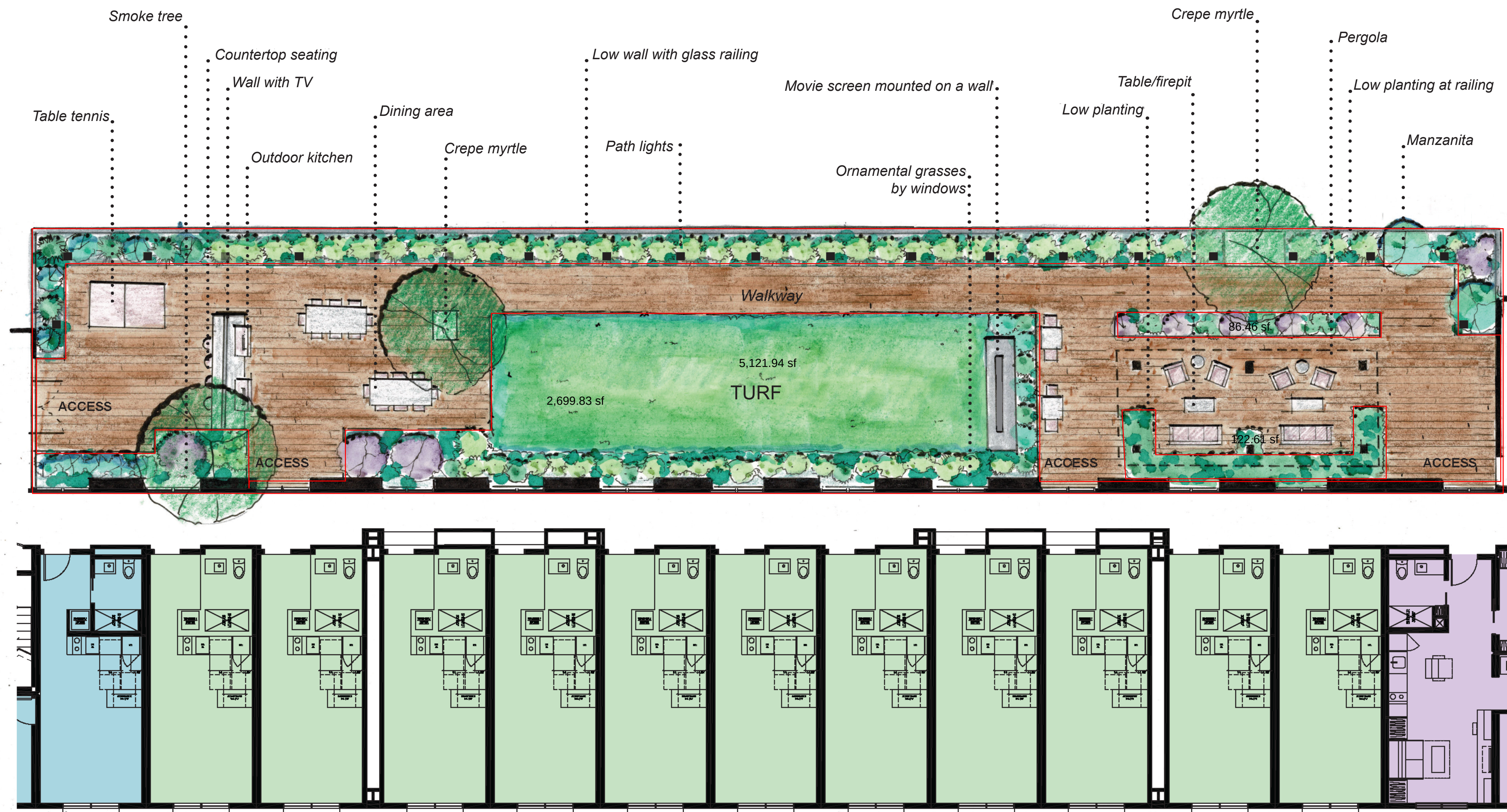
SHEET:

LANDSCAPE PLAN,
ELEVATION, AND
IMAGERY AT GROUND
LEVEL GARDEN

L1.0

1/8" = 1'
0 4 8 16





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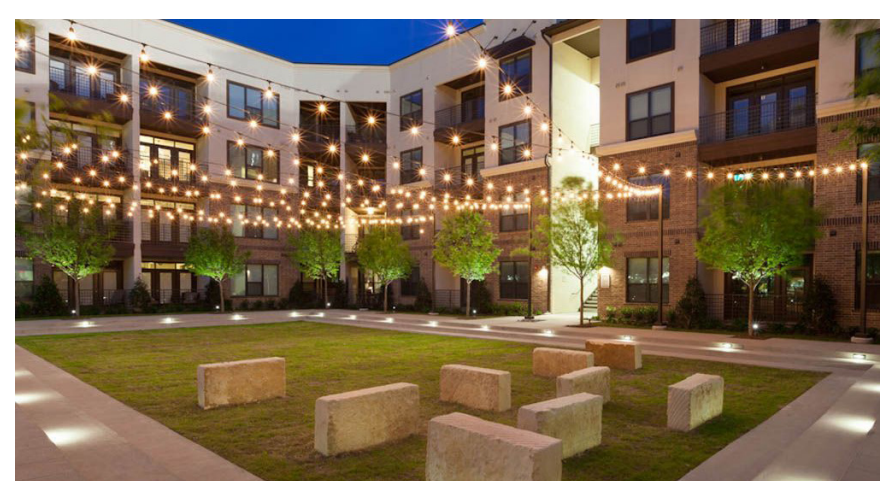
SHEET:

LANDSCAPE PLAN
AND IMAGERY
AT ROOF DECK

L2.0



Seating bordered by plantings



Central turf with pergola and movie screen

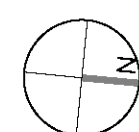


Ornamental grasses



1/8" = 1'

0 4 8 16



- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

California Water Efficient Landscape Worksheet - 2020 Shattuck									
Reference Evapotranspiration (ET _r)		39.7		Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (I/E) ^c	ETAF (PF/I/E)	Landscaped Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
HZ 1 - Shrub/GC - Sunny - L	0.2	Drip		0.81	0.25	1,935	478	11760	
HZ 2 - Shrub/GC - Sunny - M	0.5	Drip		0.81	0.62	1,015	627	15422	
HZ 3 - Tree - Shade - L	0.2	Drip		0.81	0.25	3	1	18	
HZ 4 - Tree - Shade - M	0.5	Drip		0.81	0.62	2	1	30	
HZ 5 - Water Feature	1			1	1.00	42	42	1034	
HZ 6 - Non-Irrigated (Syn. Turf)				0.75	0.00	911	0	0	
				0.75	0.00		0	0	
						Totals	3908	1148	28264
Special Landscape Areas									
				1			0	0	
				1			0	0	
				1			0	0	
				1			0	0	
						Totals	0	0	
							ETWU Total	28264	
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		1148				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total Area		3908							
Average ETAF		0.29							
All Landscape Areas									
Total ETAF x Area		1148				Total Landscape Area: 3,908 SQ. FT.			
Total Area		3908							
Average ETAF		0.29							

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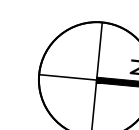
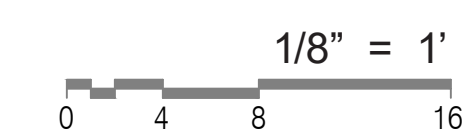
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JOB: XXXX

SHEET:

HYDROZONE PLAN
AT GROUND LEVEL

11.0



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JOB: xxxx

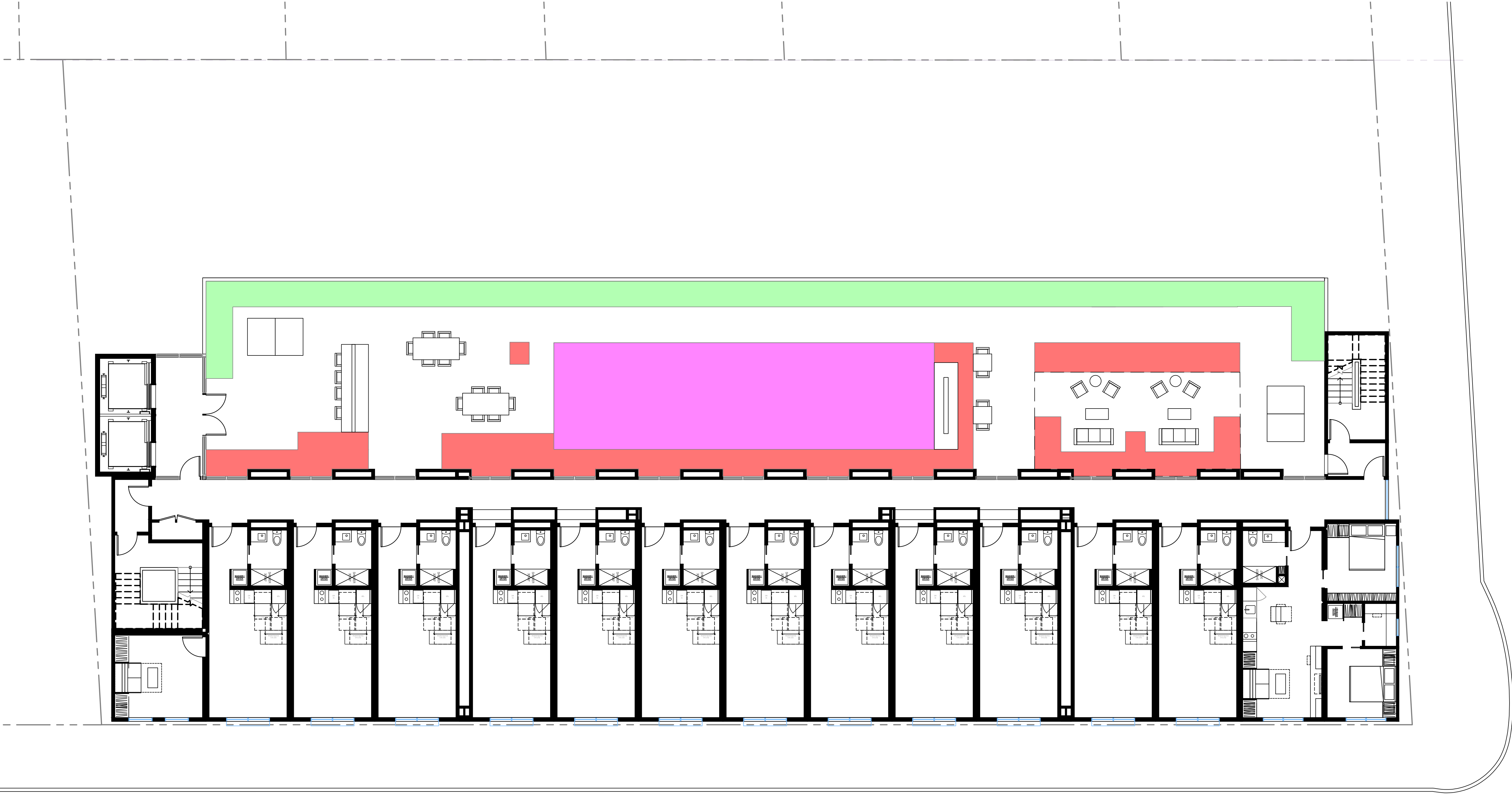
SHEET:

HYDROZONE PLAN
AT ROOF LEVEL

Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

* See "Hydrozone Plan - Ground Leve" for
Water Efficient Landscape Worksheet



1/8" = 1'
0 4 8 16

