



330 DISTEL CIRCLE



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



330 DISTEL CIRCLE
LOS ALTOS # 2021-0042

SUBMITTAL #3R
OCTOBER 13, 2022

COVER SHEET

A0.0

330 DISTEL CIRCLE, LOS ALTOS

PROJECT DATA

330 Distel Circle	
Site Area	0.87 Acres
Density	103.45 d.u./acre
Lot Coverage	75%

UNIT MIX

Unit Description	Unit	Description	NRSF	TYPE III					Unit Mix				Total Unit Area (*NRSF)	
				Level 1	Level 2	Level 3	Level 4	Level 5	Studio	1Bd	2Bd	3Bd		% of Mix
P0-1	Studio / 1Ba	440	0	6	6	6	6	24				27%	26.7%	10,560
P1-0	1Bd / 1Ba	685	0	5	5	5	5		20			22%	22.2%	13,700
P2-0	2Bd / 2Ba	960	0	5	6	6	6			23		26%	25.6%	22,080
P3-0	3Bd / 2Ba	1150	0	2	2	2	2				8	9%	25.6%	9,200
P3-1	3Bd / 2Ba	1170	0	4	4	4	3				15	17%		17,550
Total			0	22	23	23	22	24	20	23	23	100%	100%	73,090

*NRSF: To outside face of stud + 1" air gap; does not include balcony
 **100% of units are below market rate, excluding managers units (2).
90 Total Units** **812** AVG NRSF

Building Amenity	
Level 1: Ground Level Amenity	8,800 SF
Level 2: Amenity	900 SF
Total	9,700 SF*

* Indicates net square footage, to inside face of stud, includes amenity, operations, laundry, bike storage and repair. Does not include circulation, cores, lobby.

Gross Building Areas	Residential	Garage
Level 1	9,970 SF	17,720 SF
Level 2	22,350 SF	0 SF
Level 3	22,350 SF	0 SF
Level 4	22,350 SF	0 SF
Level 5	21,130 SF	0 SF
Total	98,150 SF**	17,720 SF**

** Indicates gross square footage, measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, ducts, service and mechanical equipment rooms. Does not include: porches, verandas, balconies, alcoves, or other similar elements, which are open on at least one side.

Parking Summary

Parking Required	Stalls	Parking Provided	Stalls
Standard Stalls	0	Surface Spaces- Assigned	33
Total	0 TOTAL STALLS REQUIRED*	Surface Spaces- Unassigned (Loading)	1
	0.00 STALLS/UNIT	Total	34 Total stalls
			0.38 STALLS/UNIT

* Per Density Bonus Ordinance in Los Altos Municipal Code, Chapter 14.28

Accessible Parking	Stalls
Accessible Parking Stalls (Per table 11B-208.2)	2

EV Parking	Stalls
EV Stall with accessible aisle (Per CBC 4.106.4.2.2.1)	1
EV Ready Stall	3
Total (Min. 10% EVR = 4 Stalls)**	4 EV Stalls

**Per California Green Building Standard Code 2018 Code. Waiver received for Los Altos EV Reach codes

Required Bike Parking	Stalls	Provided Bike Parking	Stalls
Class I Standard (long-term secured bike parking)	30	Class I Standard (long-term secured bike parking)	30
Class I Electric (long-term secured bike parking)	0	Class I Electric (long-term secured bike parking)	1
Class II (short-term racks)	6	Class II (short-term racks)	6
Total	36 TOTAL STALLS PROVIDED	Total	37 TOTAL STALLS PROVIDED
	0.4 STALLS/UNIT		0.41 STALLS/UNIT

Open Space Summary

Required Open space	SF	Provided Open space	SF
Private Open Space	2,250	Private Open Space	2,280
Common Open Space	3,200	Open Space @ Ground Level*	2,500
Total	5,450 SF	Courtyard @ Level 2	5,560
		Total	10,340 SF

* Ground level open space includes area from building to property line. Excludes Utility area, driveway.

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SHEET INDEX Architecture

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- L2.1 Planting Plan
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- C3.0 Preliminary Grading Plan
- C4.0 Preliminary Utility Plan
- C5.0 Preliminary Stormwater Control Plan
- C6.0 Fire Hose Reach Plan

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- TR0.0 Site Plan
- TR0.1 Upper Floor Chute Vestibule
- TR1.0 Residential Trash Room & Chute Vestibule

PROJECT TEAM

Developer



EAH Housing

A: 22 Pelican Way,
San Rafael, CA 94901
C: Welton Jordan
T: 415.295.8876
E: welton.jordan@eahhousing.org

Architecture



KTGY Architecture + Planning

A: 1814 Franklin St., Suite 400
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C: Jessica Musick
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Landscape



JETT Landscape Architecture + Design

A: 2 Theatre Square, Suite 218
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C: Bruce B. Jett
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E: brucej@jett.land

Civil



BKF Engineers

A: 1730 N. First Street, Suite 600
San Jose, CA 95112
C: Scott Schork, P.E.
T: 408.467.9126
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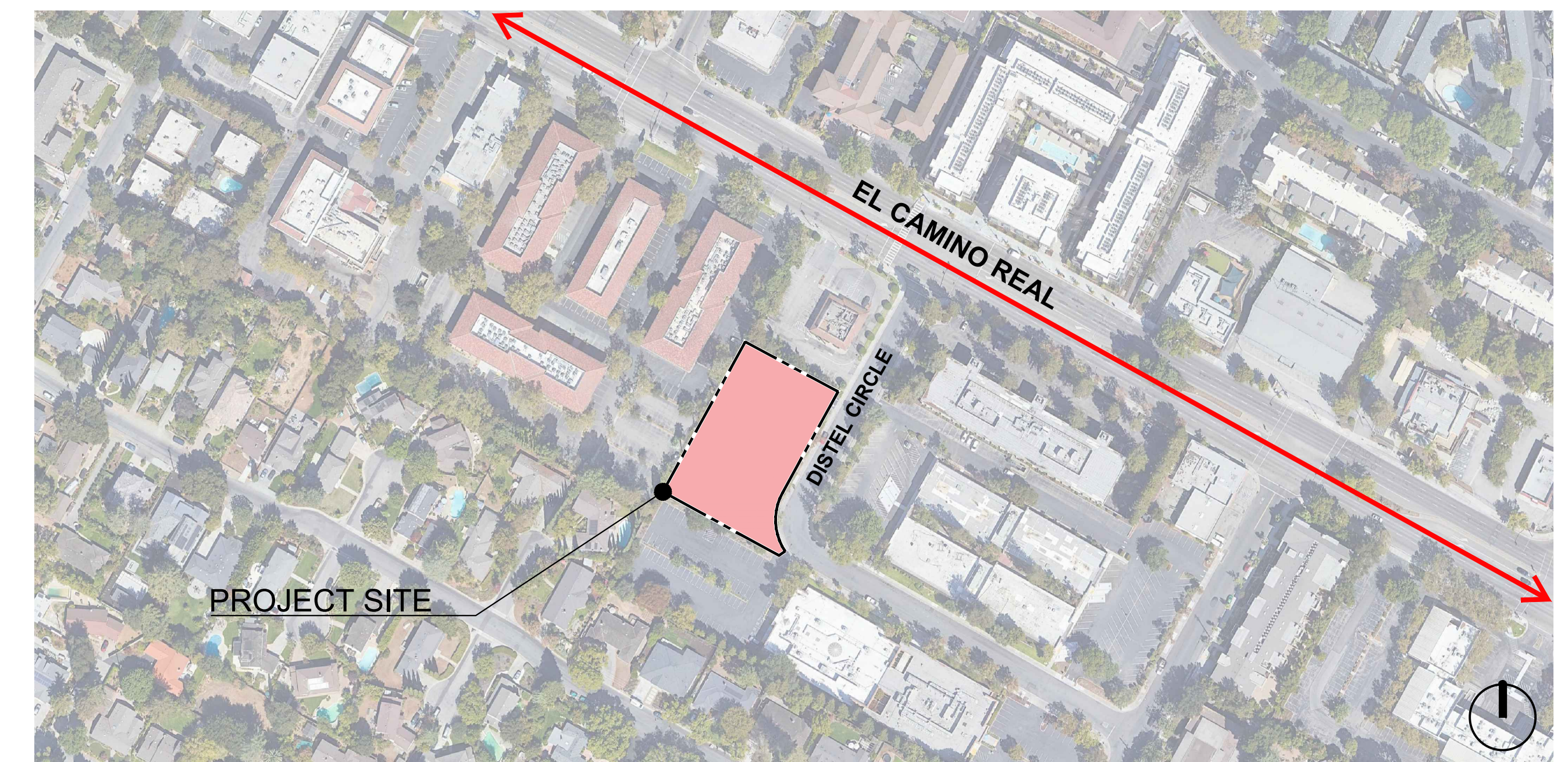
Trash



American Trash Management

A: 1900 Powell Street, Suite 220
Emeryville, CA, 94608
C: Scott Brown
T: 415.292.5401
E: sbrown@trashmanage.com

VICINITY MAP (N.T.S.)



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PROJECT DATA
SHEET INDEX AND PROJECT SUMMARY

A0.1



SINGLE FAMILY HOMES

LOS ALTOS CENTER LAB

SITE

LOS ALTOS OFFICE PLAZA

CARL'S JR

DISTEL CIRCLE

EL CAMINO REAL



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SITE CONTEXT

A0.2



March + September: 9 am



June: 9 am



December: 9 am



March + September: 12 pm



June: 12 pm



December: 12 pm



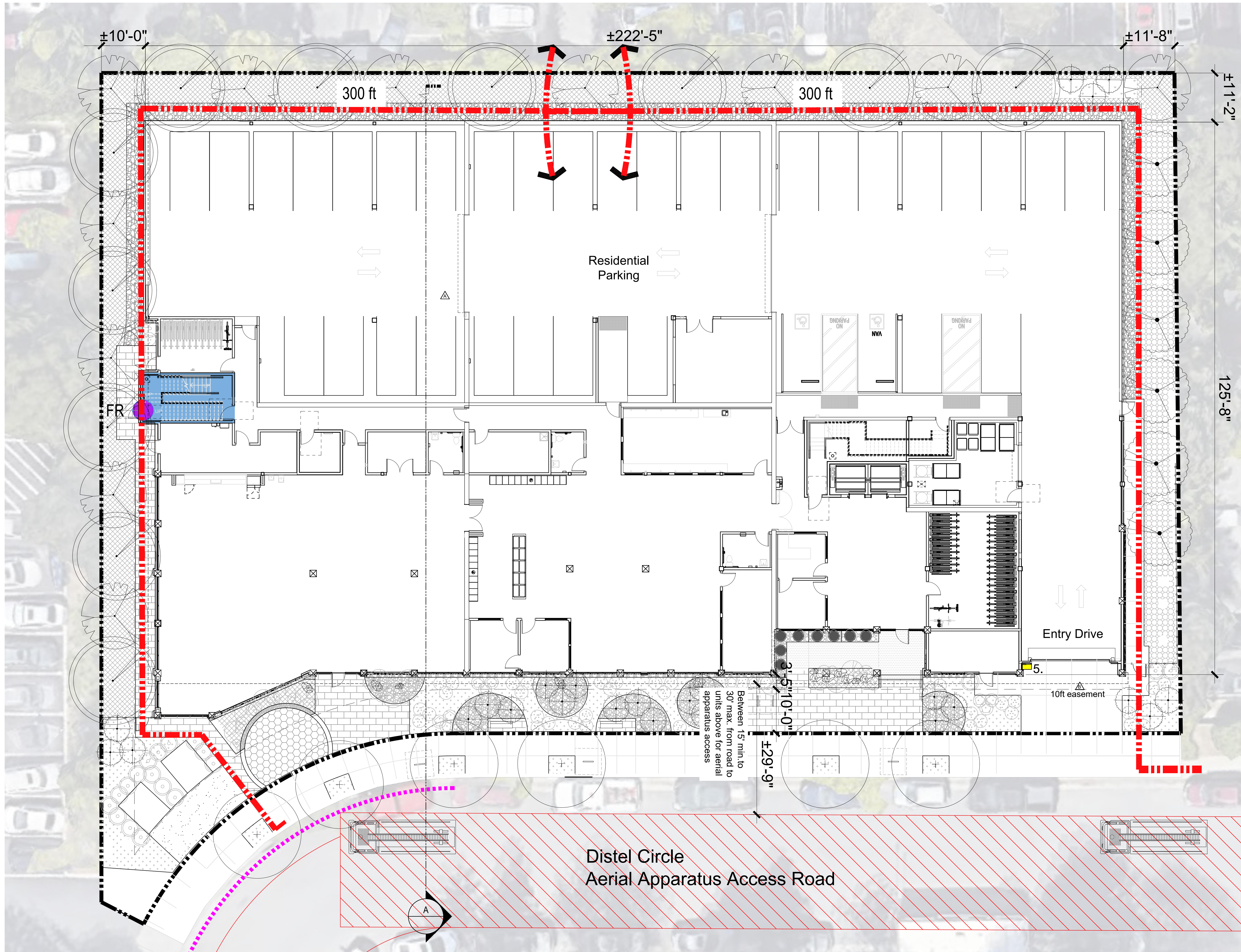
March + September: 3 pm



June: 3 pm



December: 3 pm



Project Summary

Site Area	.87 acres
Dwelling Units	90 Units
Proposed Use	Multifamily Residential
Construction Type	Type IIIA 5 stories
Parking	Surface + Mechanized Parking

Fire Access Plan

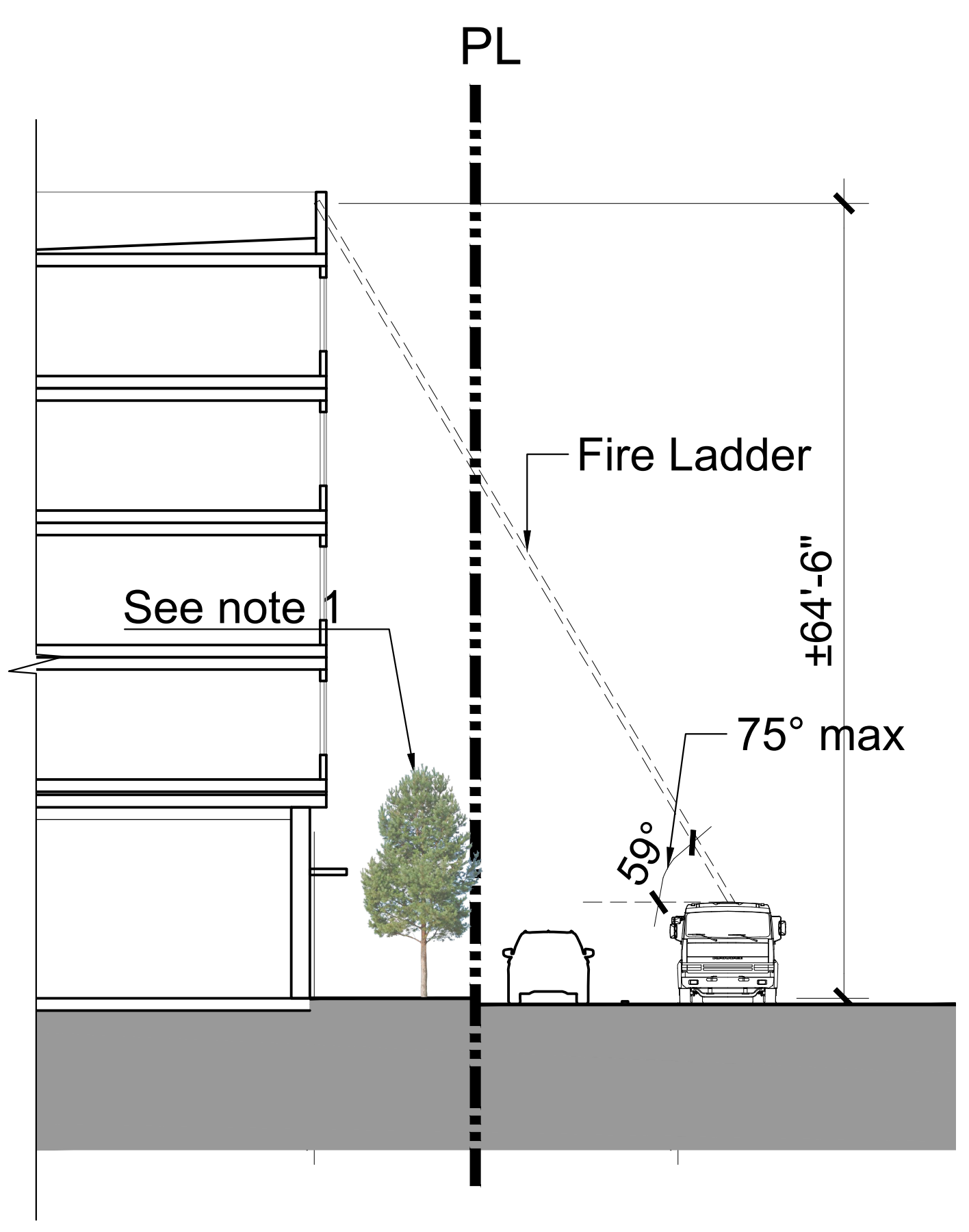
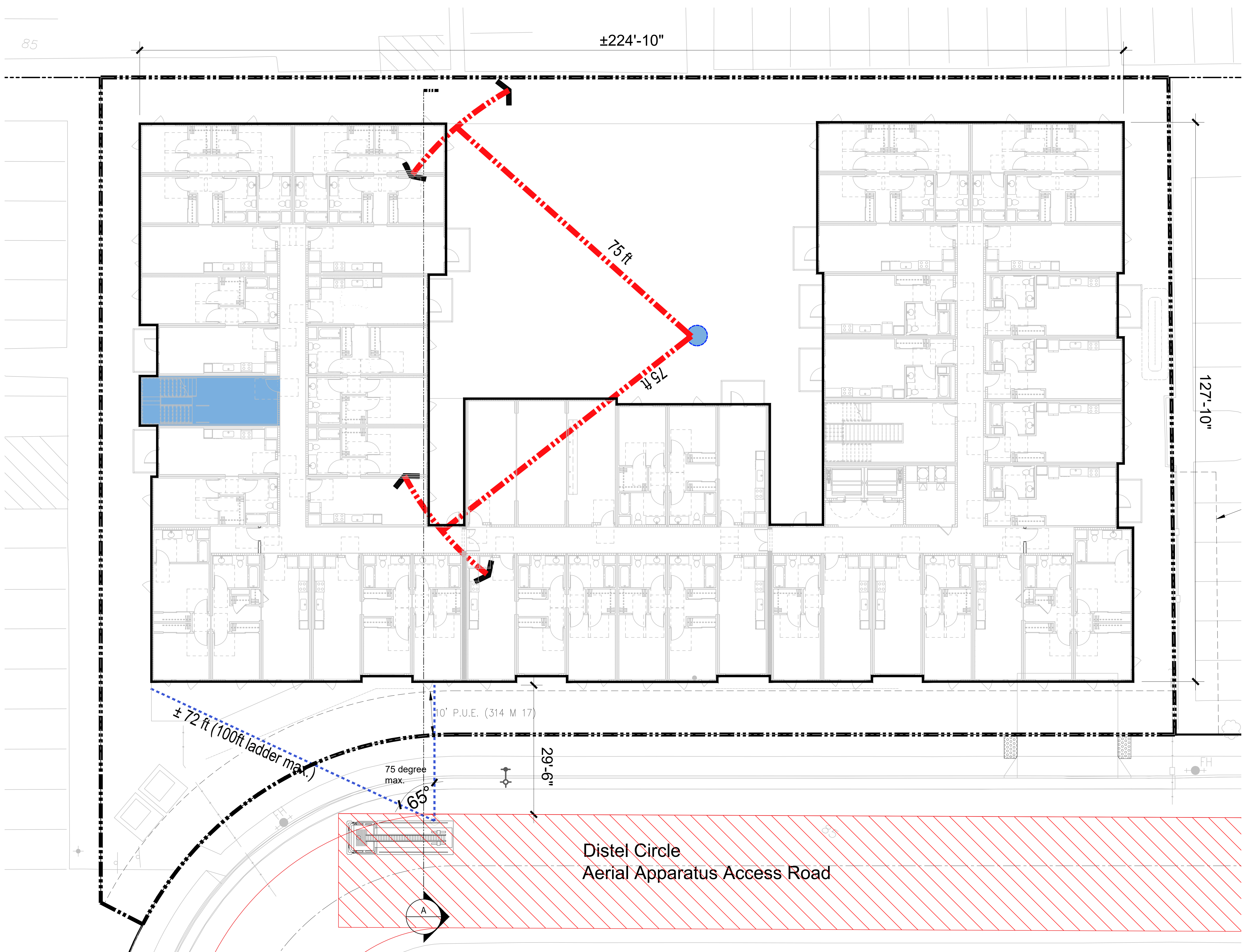
- 26' aerial apparatus access road
- 300' maximum. See request below per Exception 1 of 503.1.1 of Santa Clara County code.
- Stair Fire Riser
- Wet Standpipe
- Stair with roof access
- Ladder: Maximum 75 degree laddering angle to meet 15-30ft requirement from building to fire staging area.
- Red curbed area and/or fire lane signage to be installed
- Knox box for garage gate

Project is requesting for 300ft hose reach from Distel per Exception 1 of 503.1.1 Santa Clara County code below.

- NFPA 13 Fire sprinkler system proposed.
- 4ft gravel path around the building for fire access.
- 3 sides are surrounded on the other side of our property line with parking so access from adjacent parcels are available.
- Main frontage has aerial apparatus access.
- A narrow canopied variety of tree proposed on the West, North, East sides. See Landscape Drawings.
- Western stair goes to the roof.
- Western stair has standpipe connection at ground level from exterior.
- Wet standpipe proposed on the Courtyard - Level 2

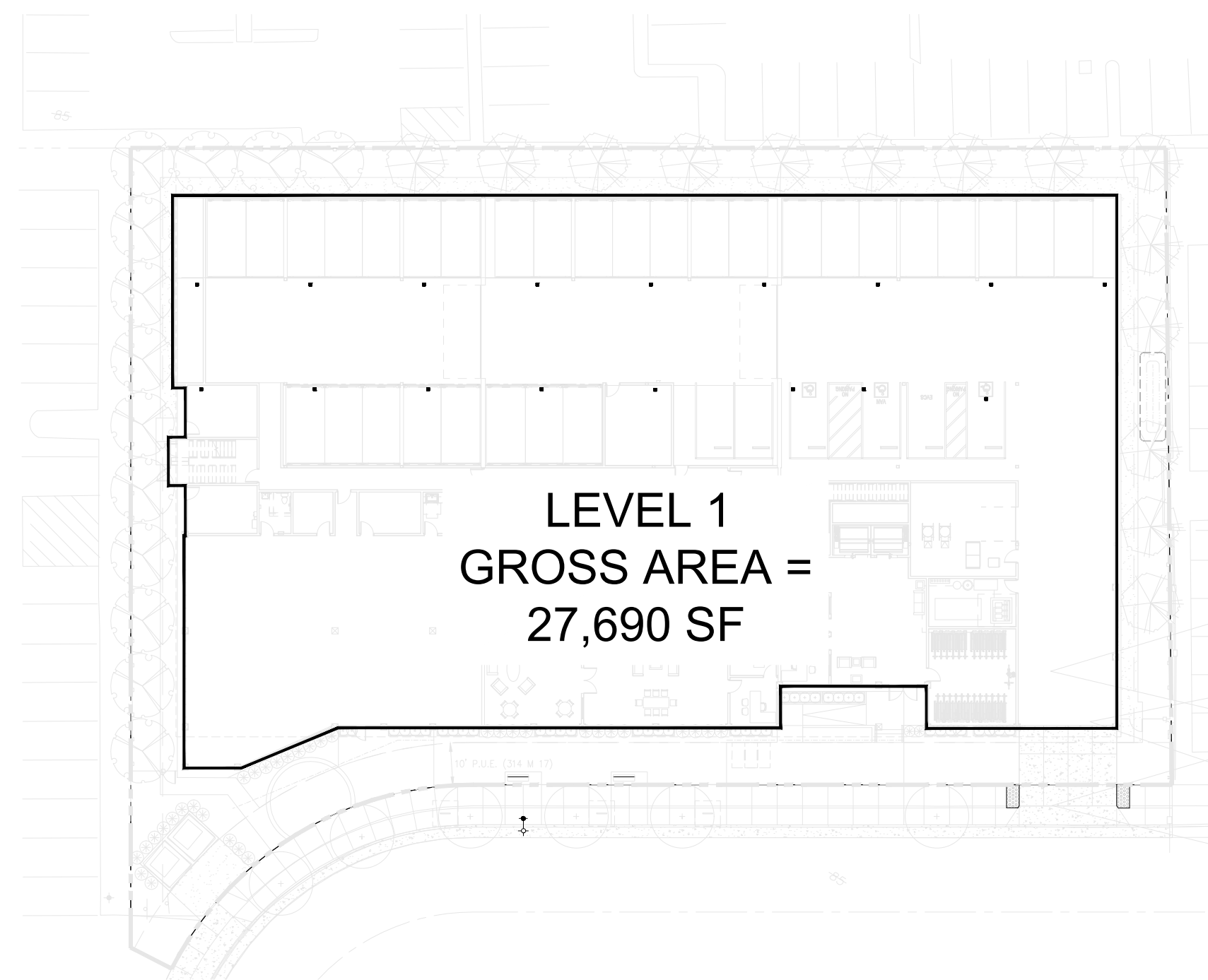
NOTES

1. NFPA 13 Sprinkler system proposed. To be deferred submittal.
2. Fire alarm system to be submitted as a deferred submittal.
3. A two-way communication system shall be provided as a deferred submittal.
4. Emergency responder radio coverage shall be provided as a deferred submittal.
5. Knox key for automatic gates per section CFC Sec. 503.6 and 506.

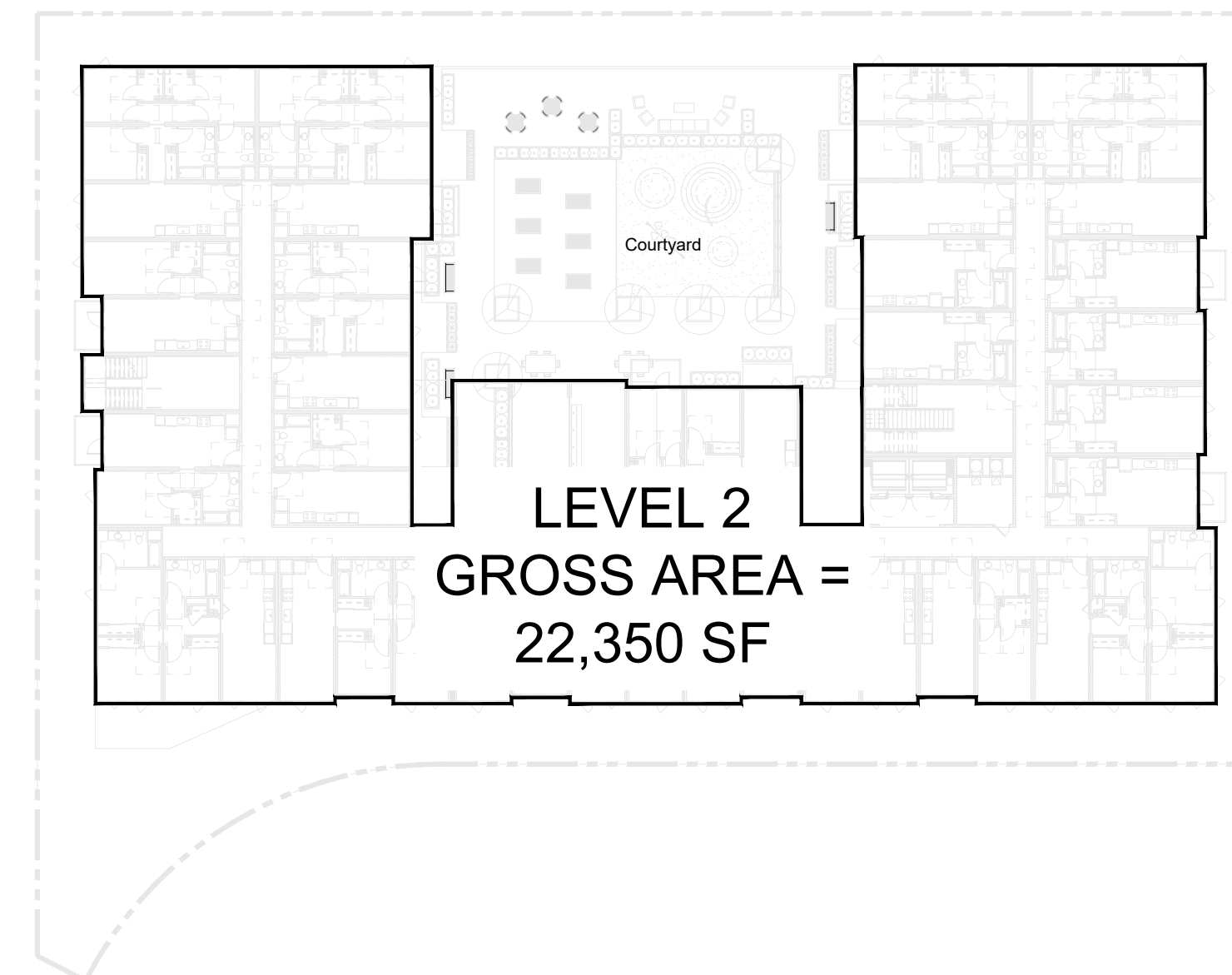


Section A

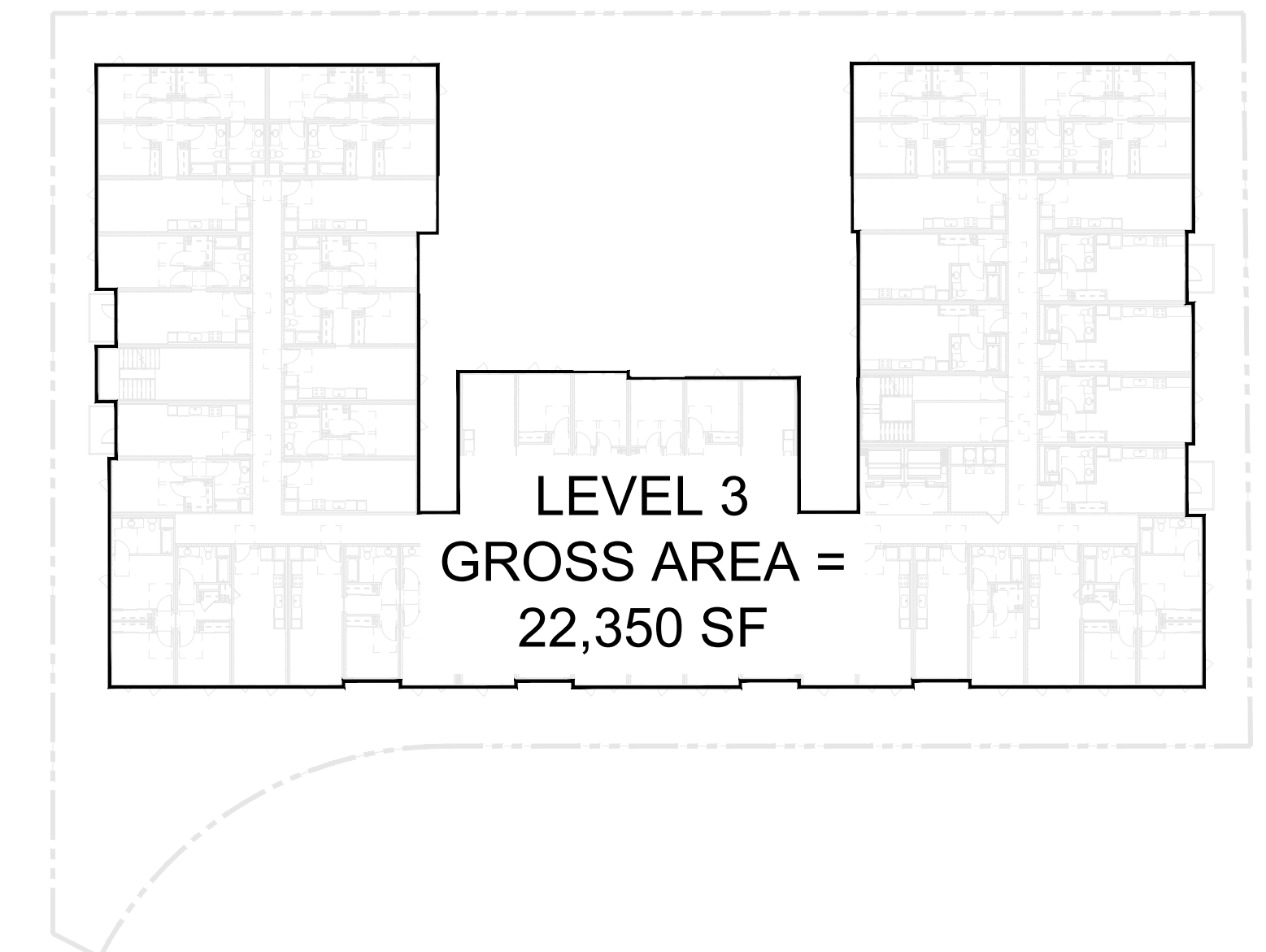
Note:
 1. Tree shown as ±20' height x ±15' width. See Landscape drawings for more information. Requirement is for trees to be clear of 75 degree max. laddering angle.



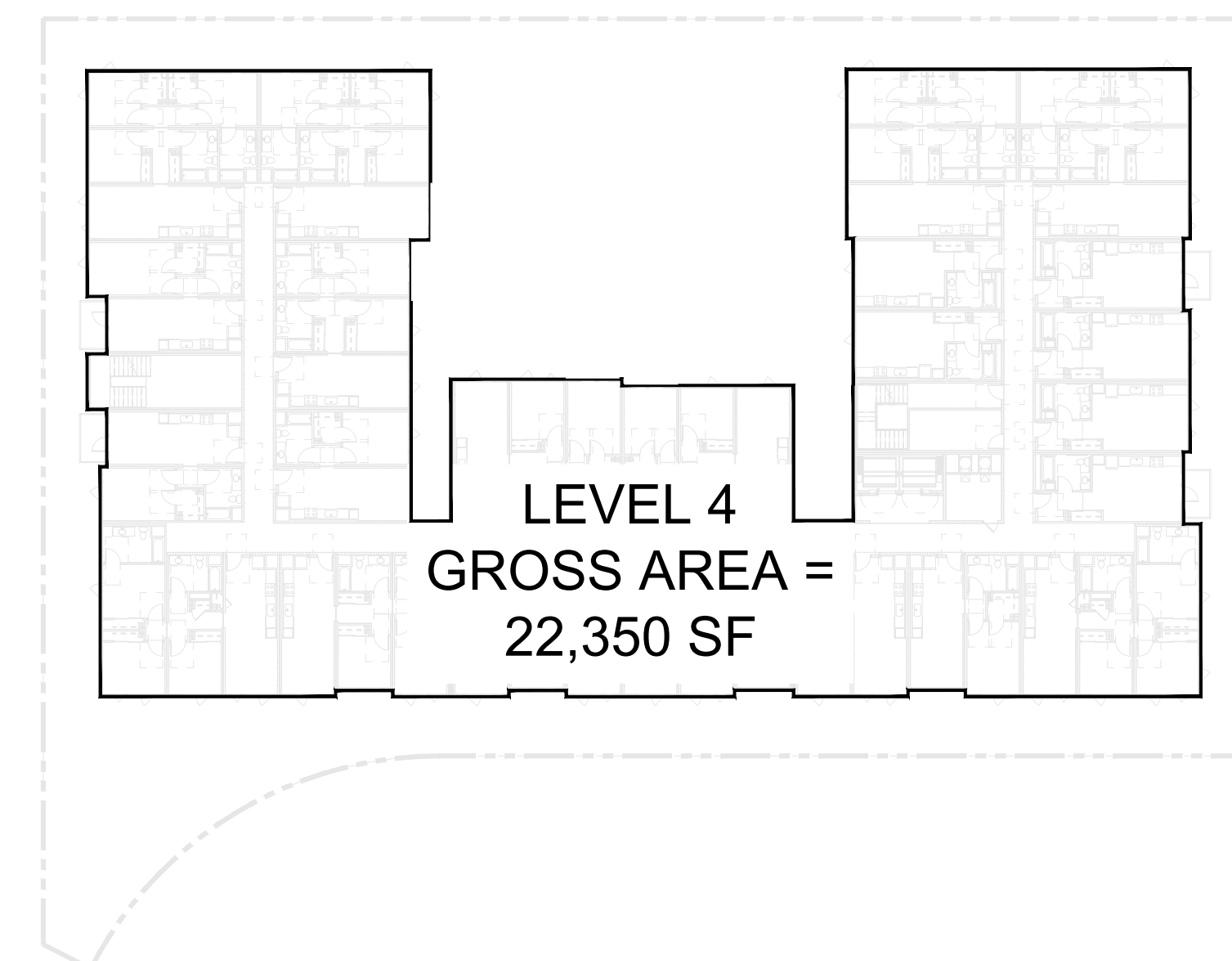
LEVEL 1



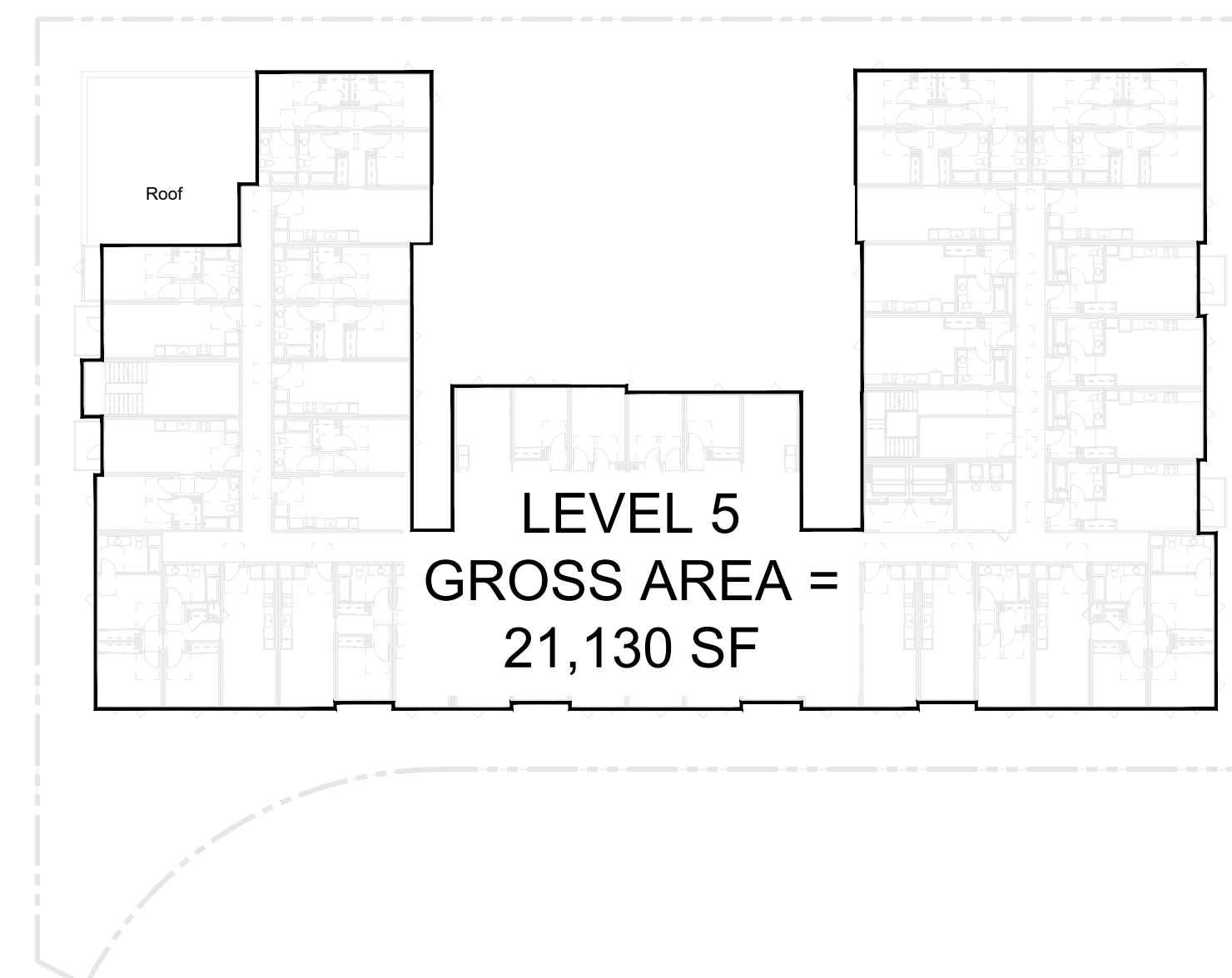
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

DEFINITIONS: (as per Los Altos Municipal Code Secn 14.02.070)

- **Floor Area Ratio** means the maximum ratio of *gross floor area* on a site to the *total site area*.
- **Gross Floor Area** means the total floor space under roof of all floors of a building measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, ducts, service and mechanical equipment rooms, interior courts, garages, enclosed accessory structures, and carports.
- **Total Site Area** means the total horizontal area included within the property lines of a single site.

LEVEL 1	=	27,690 SF
LEVEL 2	=	22,350 SF
LEVEL 3	=	22,350 SF
LEVEL 4	=	22,350 SF
LEVEL 5	=	21,130 SF

TOTAL	=	115,870 SF
TOTAL SITE AREA	=	38,050 SF

$$\text{FAR} = 115,870 / 38,050 = 3$$



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We propose an innovative solution to the housing and parking needs for today and the future through four design concepts while providing an inclusionary and healthy community:

1. Mass Timber
2. Modular Units
3. Sustainability



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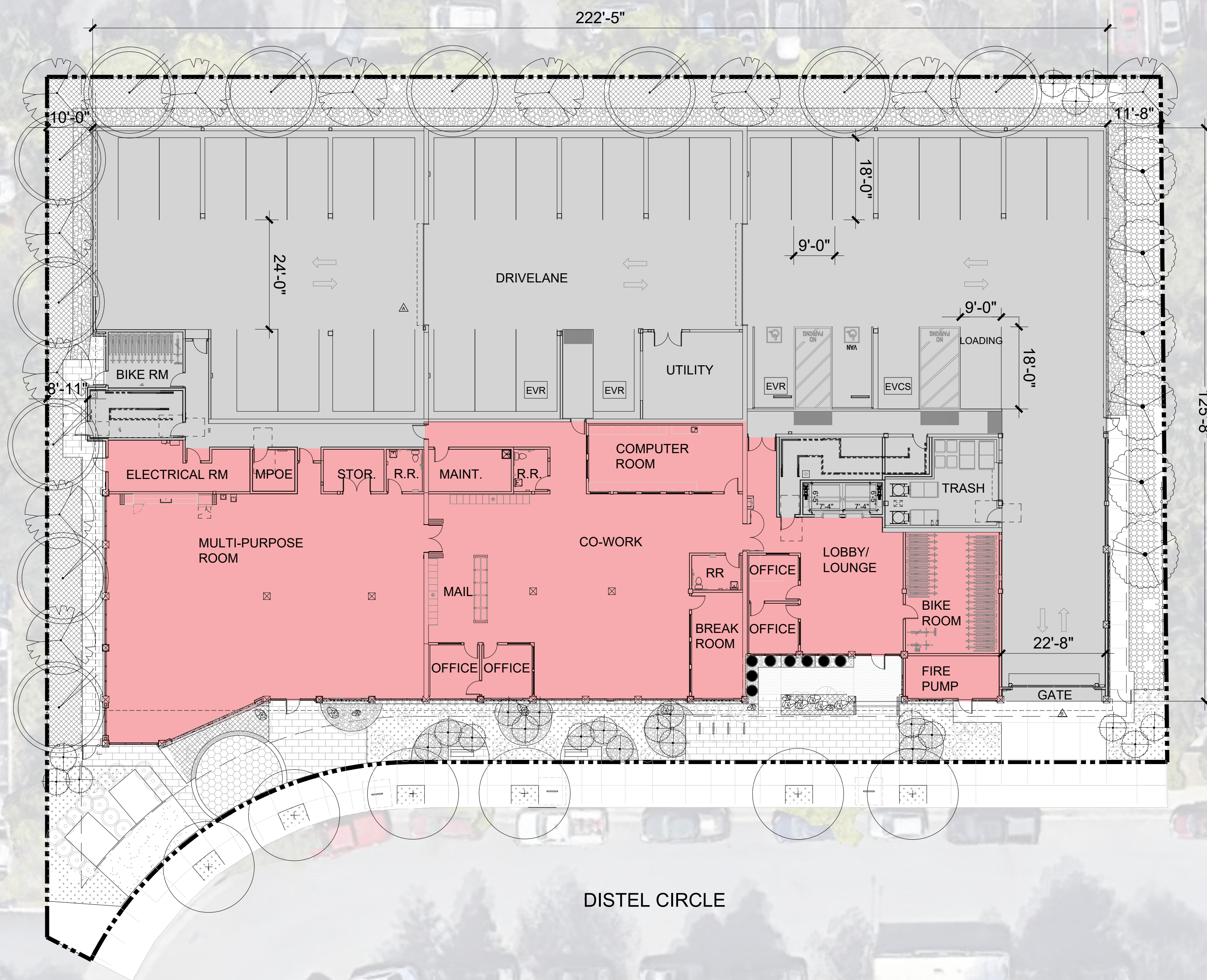


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CONCEPTS

A1.0

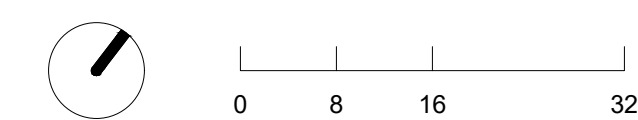


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SITE PLAN
 GROUND LEVEL

A1.1

MASS TIMBER

Our project team anticipates several key benefits from utilizing mass timber as opposed to concrete to construct the ground level of the project.

- Renewable Resource
- Reduced Carbon Footprint
- Faster Construction
- Less disruptive construction process
- Natural warm wood aesthetic



DISTEL CIRCLE BUILDING ENTRY



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PROPOSED DESIGN
MASS TIMBER

A1.2



MODULAR UNITS

90 Residential units located at level 2-5 are envisioned to be built of modular manufactured units. Modular units allow for:

- Reduced construction noise and disruption
- Minimal material waste
- Faster construction

DISTEL CIRCLE STREETSCAPE



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PROPOSED DESIGN
MODULAR UNITS

A1.3



SUSTAINABILITY

Environmentally healthy features include the following:

SITE

- Stormwater control
- Resource Efficient Landscapes
- Courtyard
- Bicycle Storage

MATERIALS

- Low VOC paints
- Environmentally preferred materials
- Wood

ENERGY + WATER

- Solar PV
- Energy star appliances
- High efficacy lighting
- EV charging stations
- Water efficient fixtures
- High Efficiency Irrigation System

BUILDING ENVELOPE

- Passive Solar Shading
- Construction material efficiencies
- Double glazed windows



DISTEL CIRCLE PROPOSED ELEVATION



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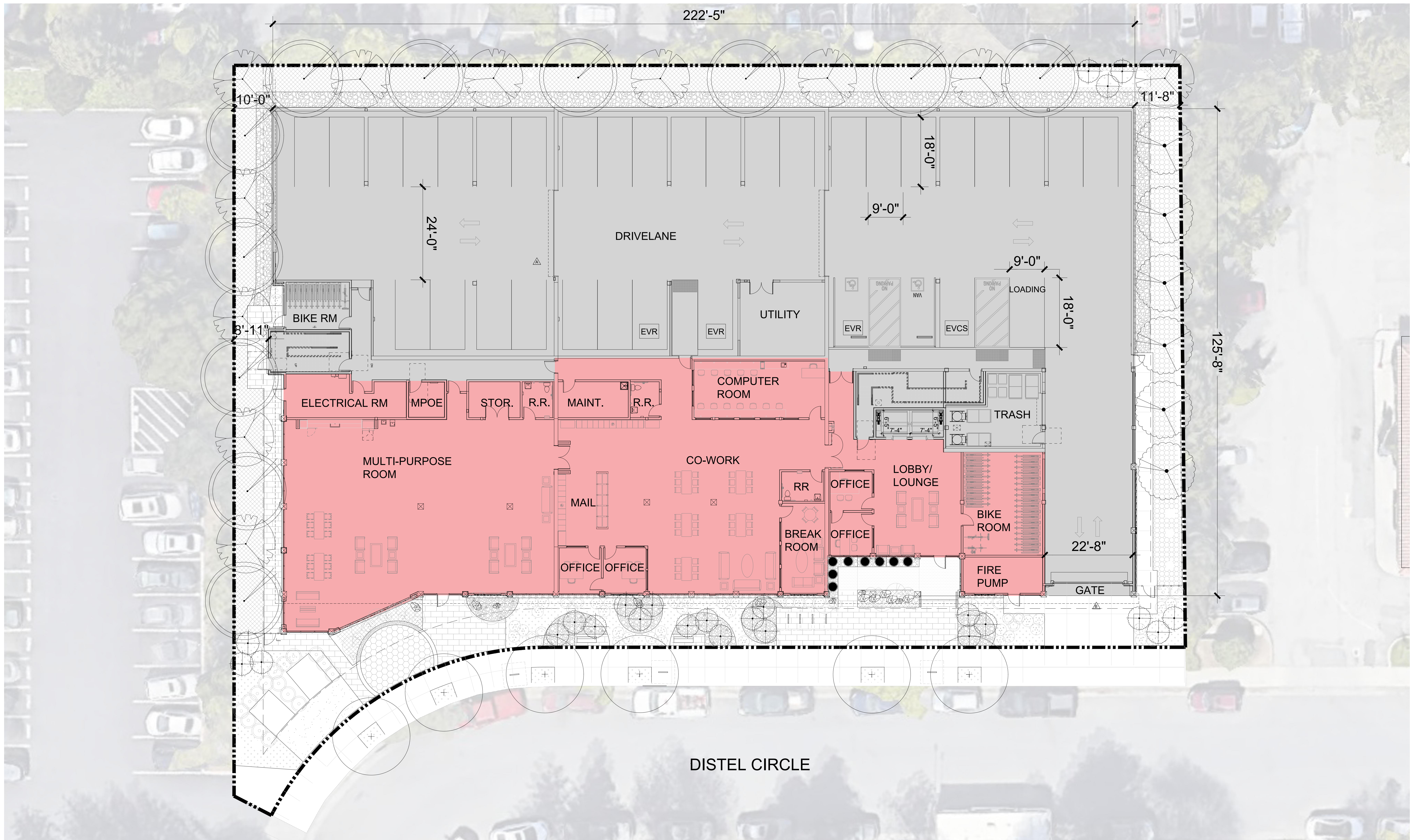


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SUSTAINABLE STRATEGIES

A1.4





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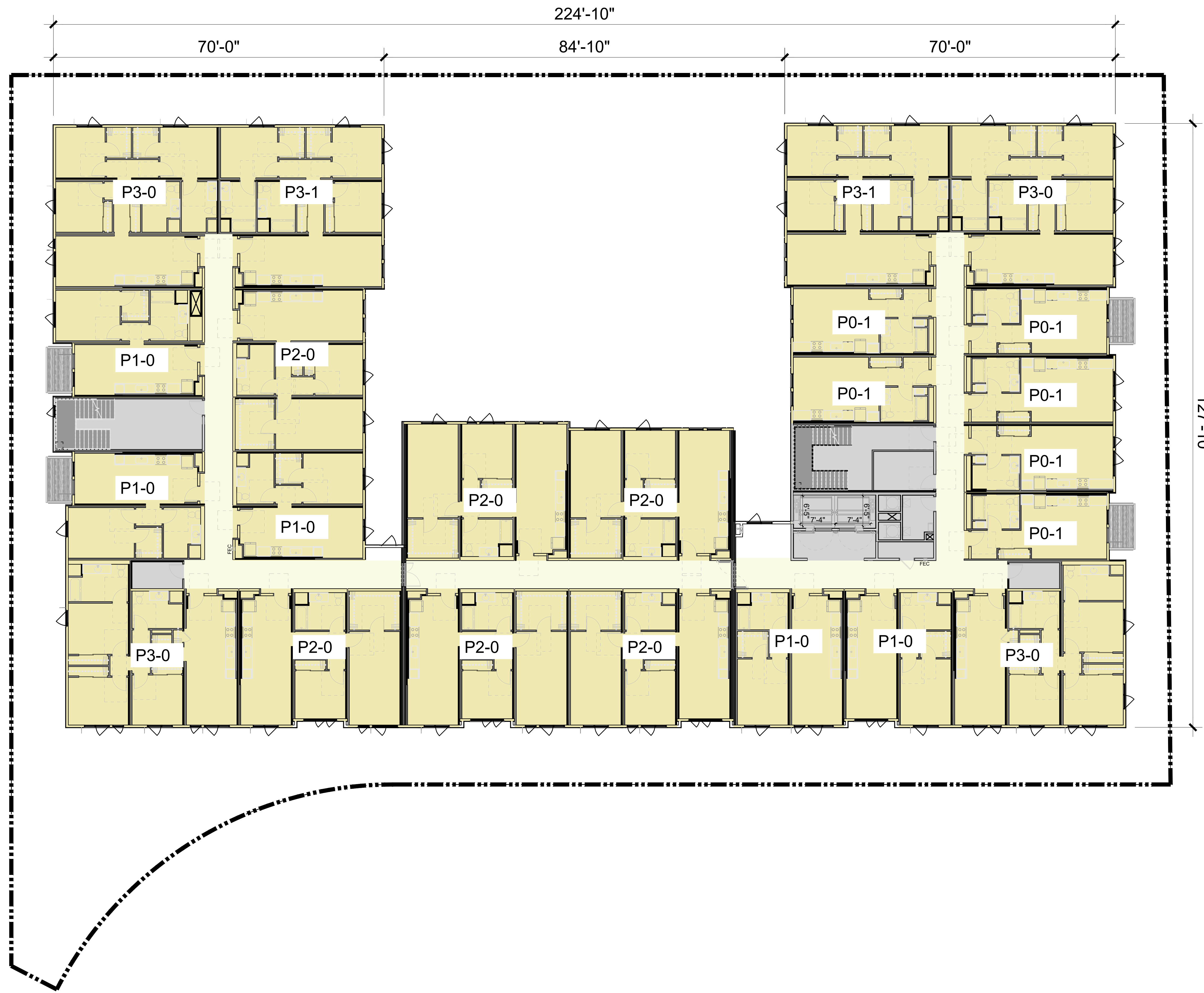
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BUILDING PLAN
 LEVEL 2

A2.1

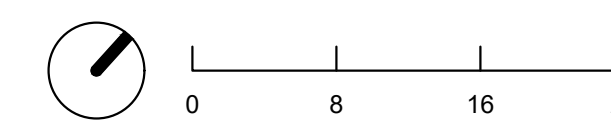


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BUILDING PLAN
 LEVELS 3-4

A2.2



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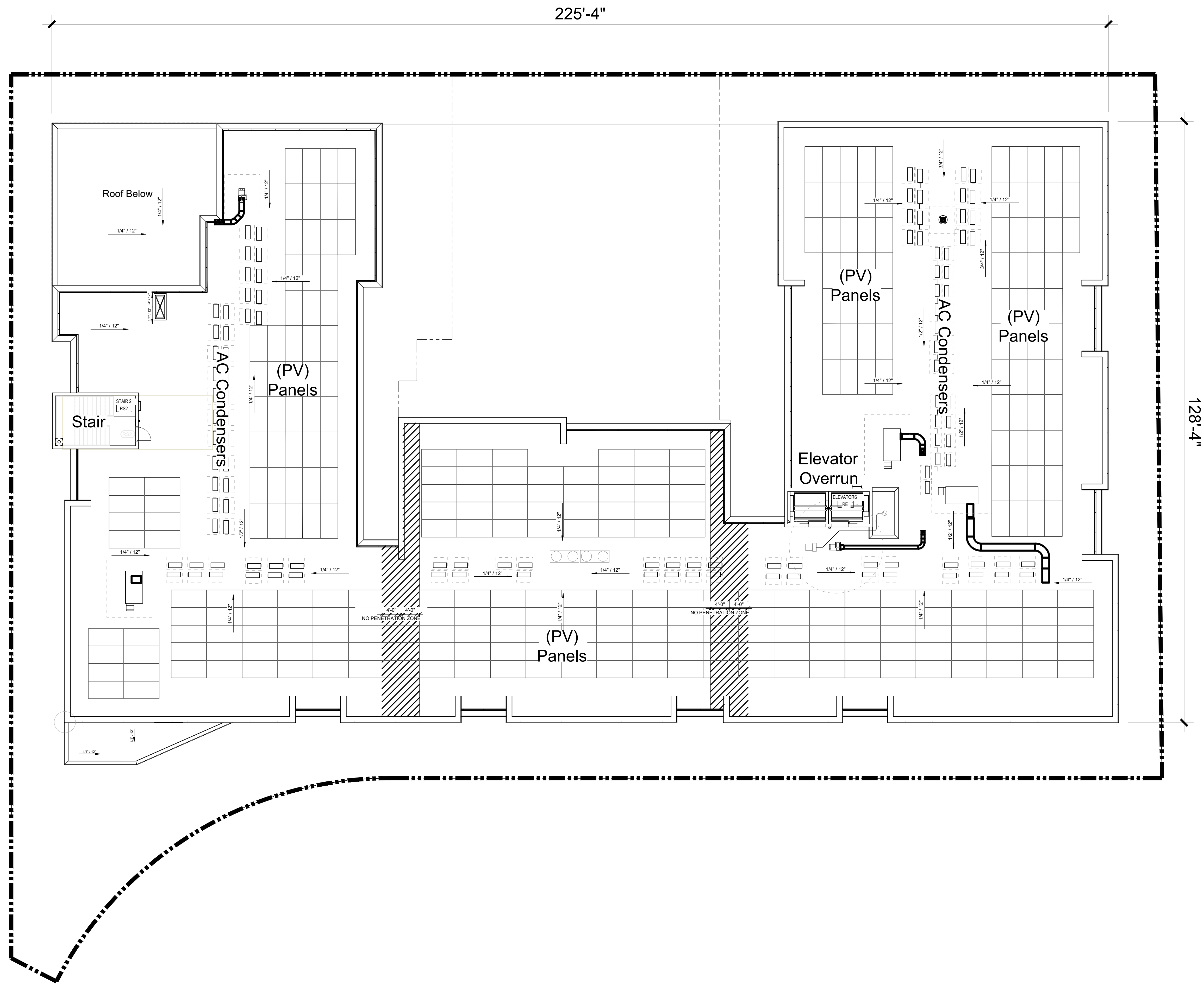
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BUILDING PLAN
 LEVEL 5

A2.3



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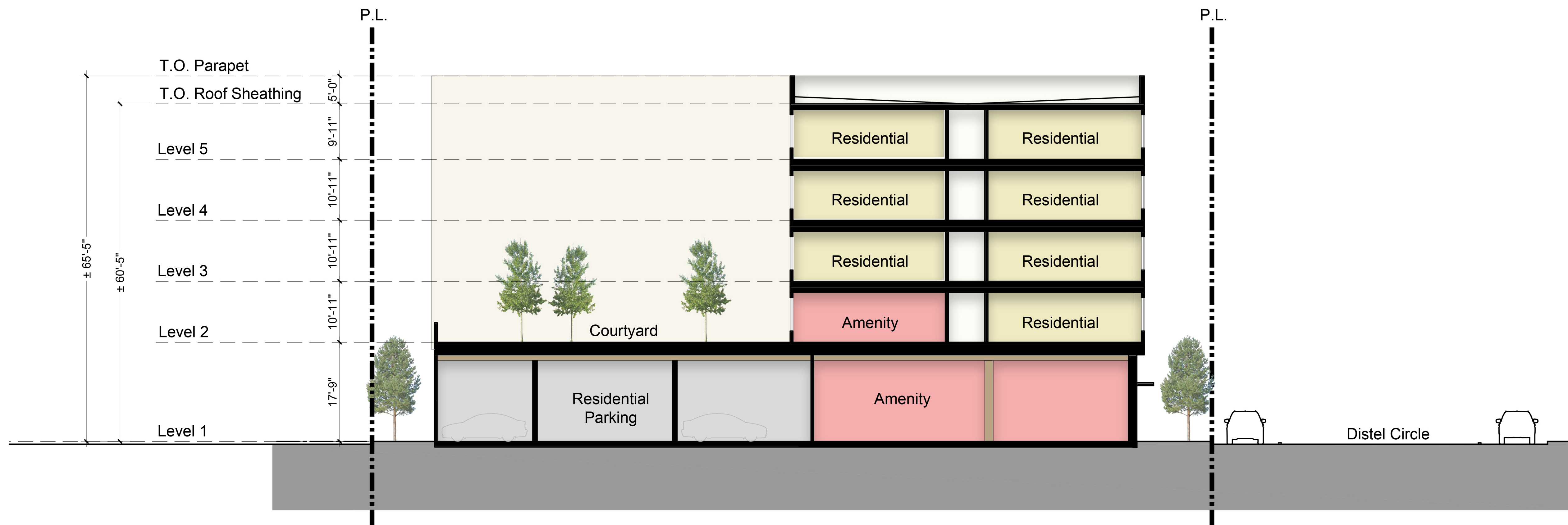
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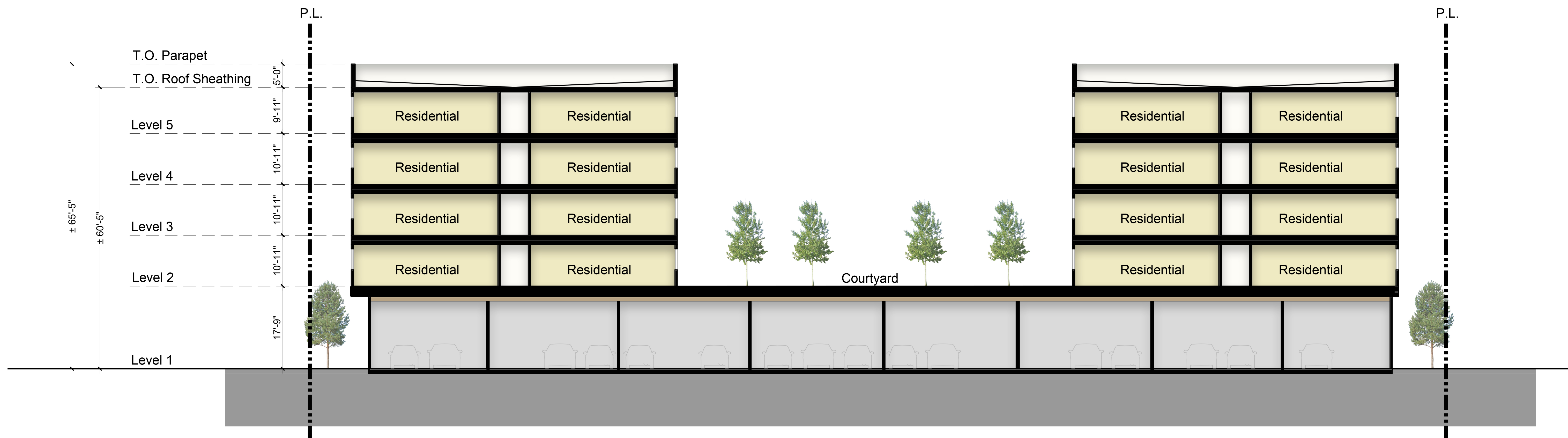
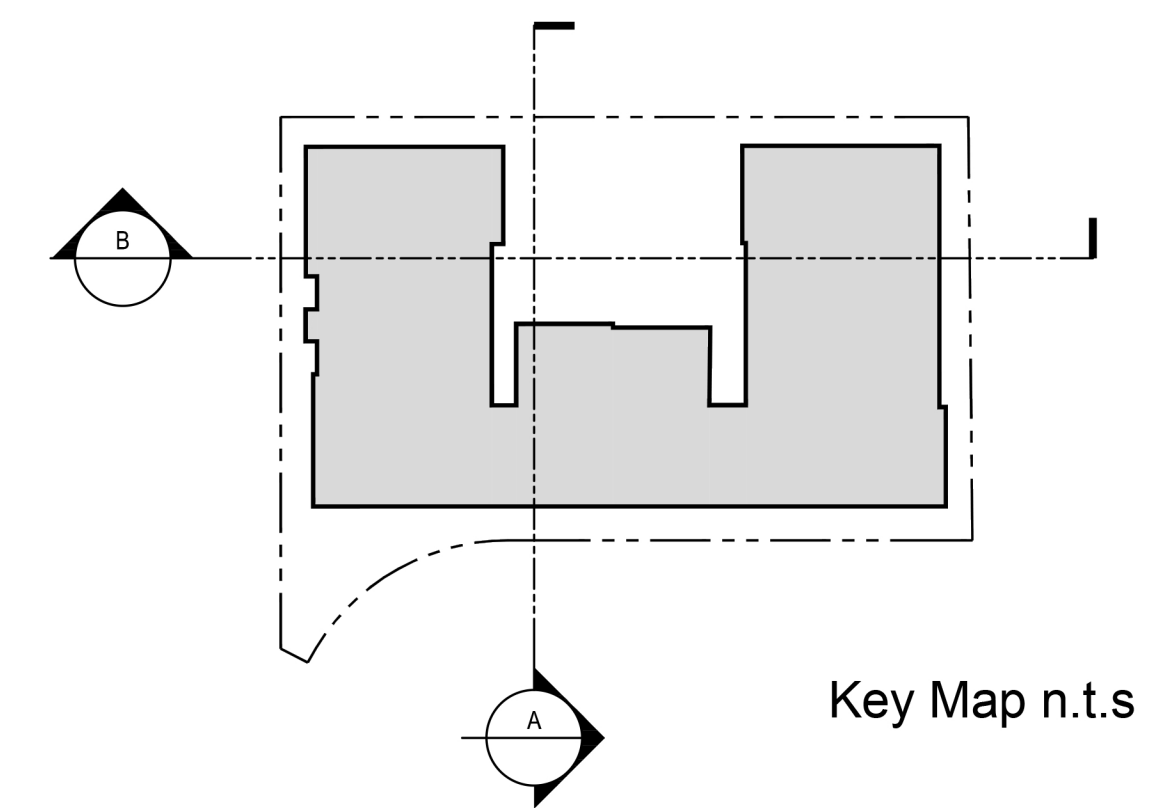


ROOF PLAN

A2.4



Section A



Section B

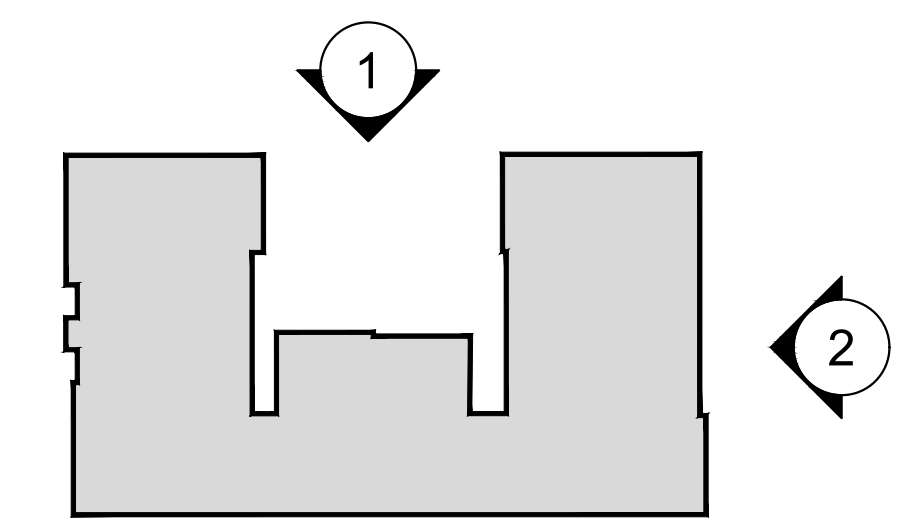


2. Side Elevation



1. Distel Drive Elevation

*Reference landscape sheets L1.1 - L3.1 for fencing details.



Key Map n.t.s

Material Legend:

- 1. Stucco
- 2. Wood
- 3. Non-vinyl Window
- 4. Wood Composite Railing
- 5. Metal Solar Shade
- 6. Metal Awning
- 7. Metal Screen
- 8. Vinyl Window
- 9. Wood Composite Panel

2. Side Elevation



1. Rear Elevation

*Reference landscape sheets L1.1 - L3.1 for fencing details.



1. Stucco



2. Stucco



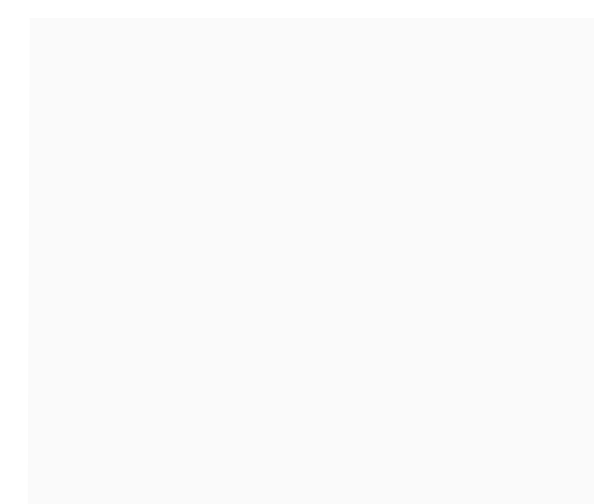
3. Stucco



4. Stucco



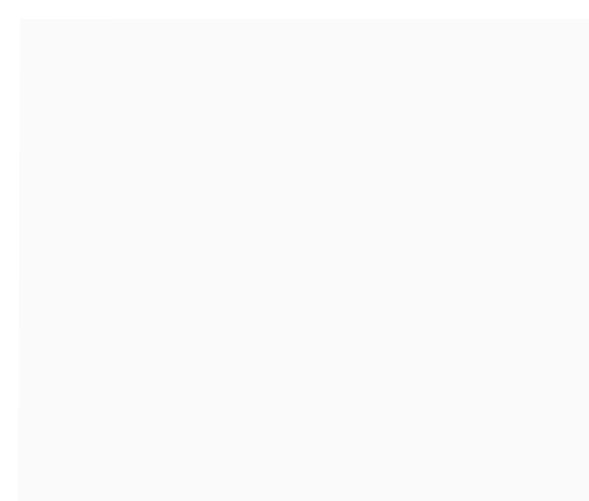
5. Wood



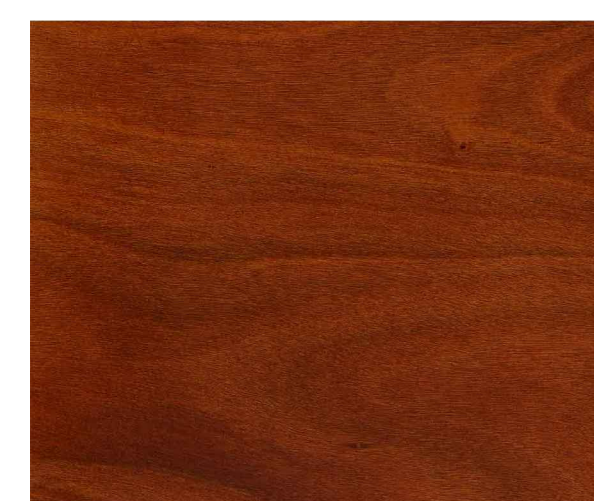
6. Non-Vinyl Window - White



7. Storefront



8. Vinyl Window - White



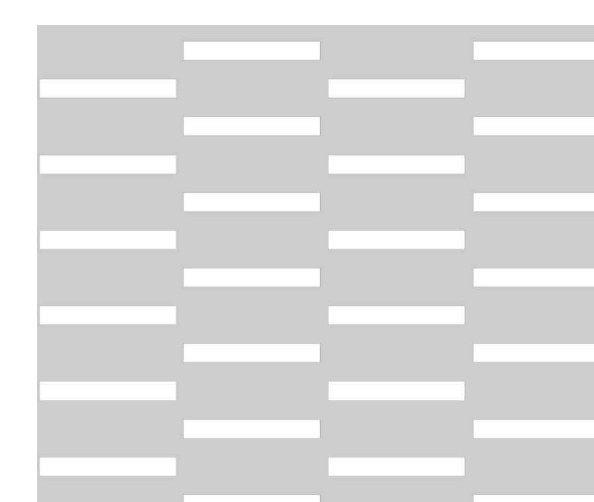
9. Wood Composite Railing / Panel



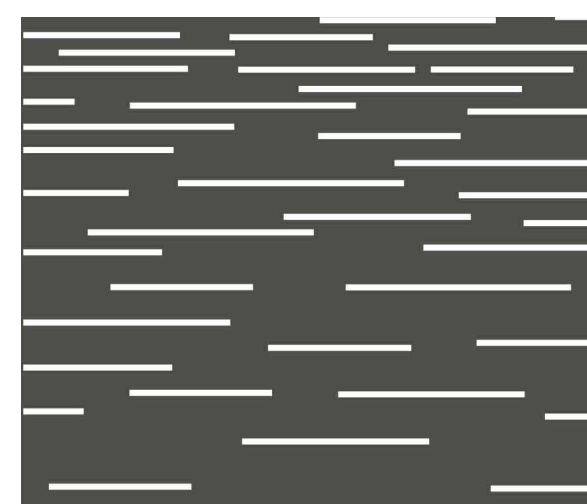
10. Metal Solar Shade



11. Metal Awning



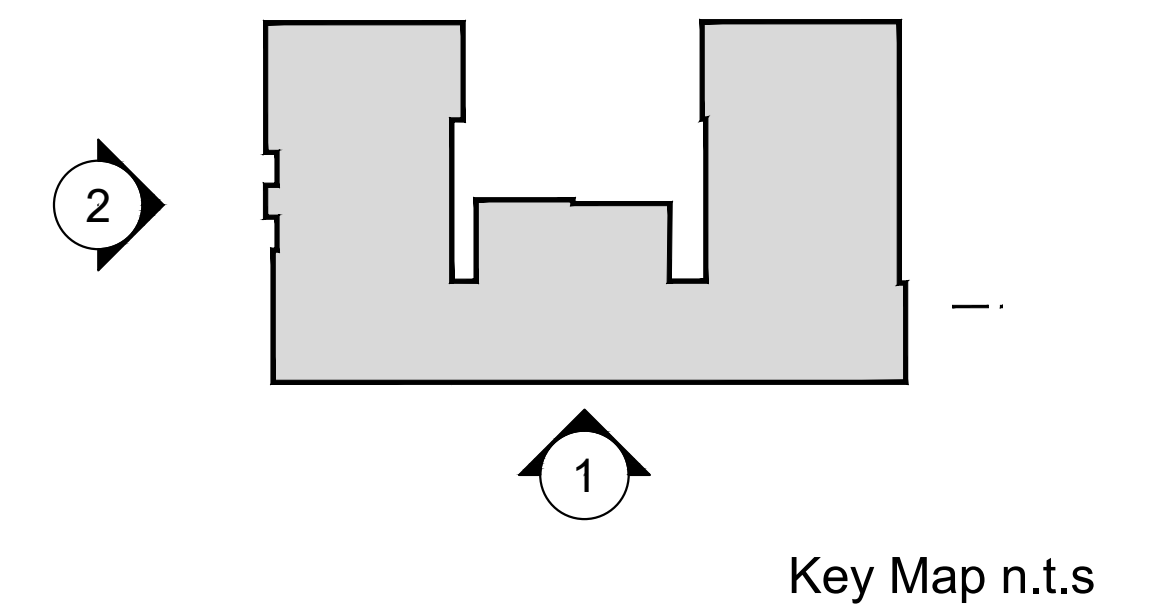
12. Metal Screen



13. Metal Screen



2. Side Elevation



Key Map n.t.s



1. Distel Drive Elevation

*Reference the Los Altos Objective Design Standards

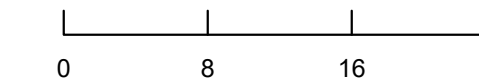


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COLOR AND MATERIALS BOARD

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