



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 #3
 JUNE 3, 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	TYPE III										Unit Mix		Total Unit Area (*NRSF)		
	Unit	Description	NRSF	Level 1	Level 2	Level 3	Level 4	Level 5	Studio	1Bd	2Bd	3Bd		% of Mix	Total % of Mix
P0-1	Studio / 1Bd	465	0	6	6	6	6	6	24				27%	26.7%	11,160
P1-0	1Bd / 1Ba	645	0	5	5	5	5			20			22%	22.2%	12,900
P2-0	2Bd / 2Ba	965	0	5	6	6	6				23		26%	25.6%	22,195
P3-0	3Bd / 2Ba	1175	0	4	4	4	3				15	17%		25.6%	17,625
P3-1	3Bd / 2Ba	1105	0	2	2	2	2				8	9%			8,840
Total			0	22	23	23	22		24	20	23	23	100%	100%	72,720

*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** **808** AVG NRSF

Building Amenity	
Level 1: Ground Level Amenity	9,260 SF
Level 2: Amenity	870 SF
Total	10,130 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	9,730 SF	18,130 SF	
Level 2	22,340 SF	0 SF	
Level 3	22,340 SF	0 SF	
Level 4	22,340 SF	0 SF	
Level 5	21,160 SF	0 SF	
Total	97,910 SF**	18,130 SF**	116,040 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	Mechanical parking lift stalls- 2 above + 1pit	69
Total	0 TOTAL STALLS REQUIRED*	Mechanical parking lift stalls- 2 above	13
	0.00 STALLS/UNIT	Unassigned/EV Stalls* (3 Accessible stall, 5 Standard)	8
		Total	90 TOTAL STALLS PROVIDED
			1.00 STALLS/UNIT

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

* See A2.1 - Building Plan Level 1 for EV ready parking information

Required Bike Parking	Stalls	Provided Bike Parking	Stalls
Class I (long-term secured bike parking)	30	Provided	45
Class II (short-term racks)	6	Total	45 TOTAL STALLS PROVIDED
Total	36 TOTAL STALLS PROVIDED		0.5 STALLS/UNIT
	0.4 STALLS/UNIT		

Open Space Summary

Required Open space	SF	Provided Open space	SF
Private Open Space	4,500	Private Open Space	2,550
Common Open Space	3,200	Open Space @ Ground Level*	3,690
Total	7,700 SF	Courtyard @ Level 2	5,530
		Total	11,770 SF

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

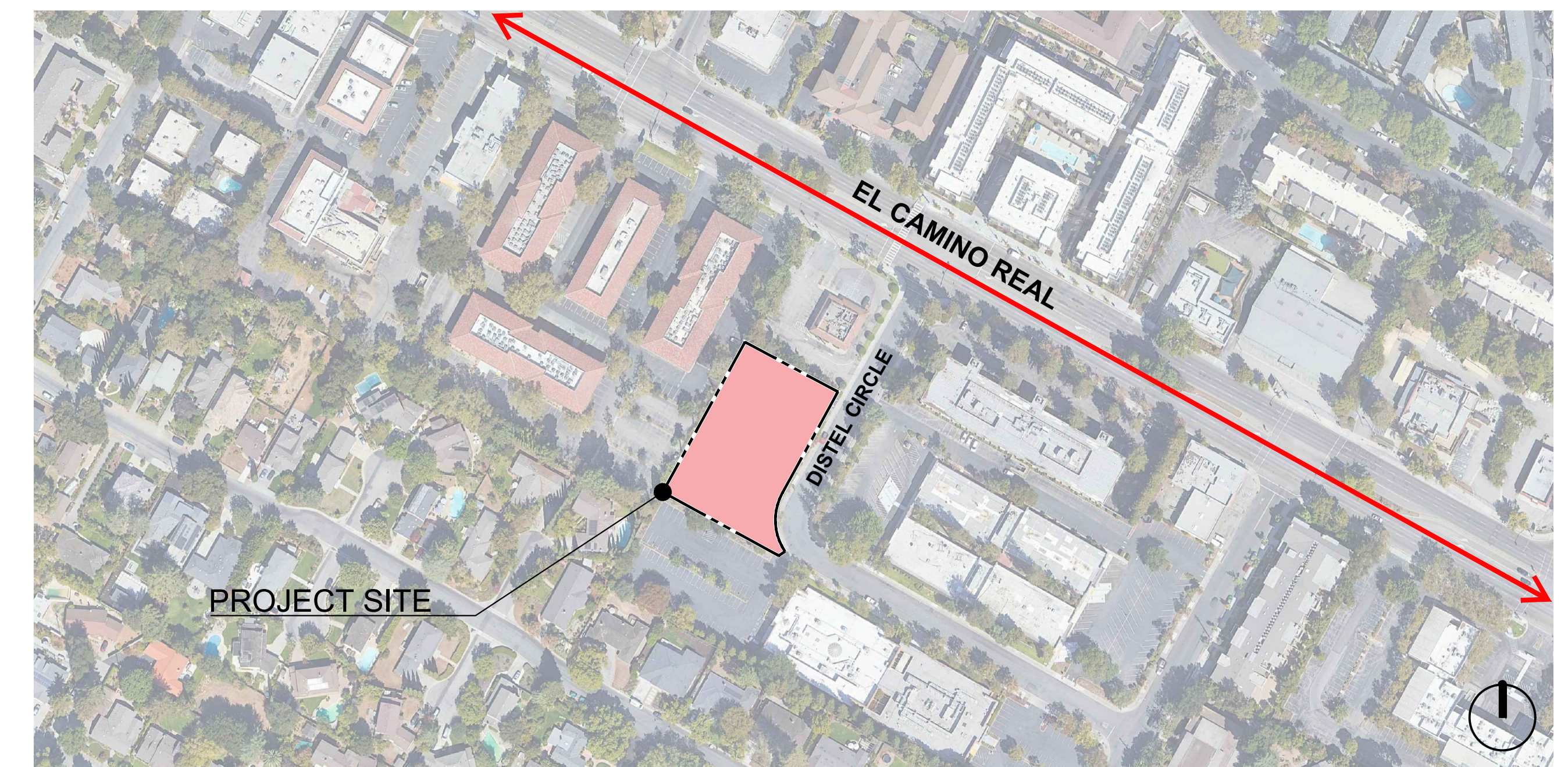
SHEET INDEX

SHEET INDEX	
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	A0.1 Project Data
	A0.2 Site Context
	A0.3 Solar Study
	A0.4 Fire Access Diagram - Level 1
	A0.5 Fire Access Diagram - Level 2
	A0.6 F.A.R. Diagram
	A1.0 Concepts
	A1.1 Site Plan - Mechanized Parking
	A1.2 Proposed Design - Mass Timber
	A1.3 Proposed Design - Modular Units
	A1.4 Proposed Design - Sustainability
	A2.0 Building Plan - Subterranean Level
	A2.1 Building Plan - Level 1
A2.2 Building Plan - Level 2	
A2.3 Building Plan - Level 3-4	
A2.4 Building Plan - Level 5	
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	C5.0 Preliminary Stormwater Control Plan
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Waste Management	TR0.0 Site Plan
	TR0.1 Upper Floor Chute Vestibule
	TR1.0 Residential Trash Room & Chute Vestibule

PROJECT TEAM

Developer  A roof is just the beginning	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 Oakland, CA 94612 C: Jessica Musick T: 510.282.2910 E: jmusick@ktgy.com
Landscape 	JETT Landscape Architecture + Design A: 2 Theatre Square, Suite 218 Orinda, CA 94563 C: Bruce B. Jett T: 510.502.8500 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 E: sschork@bkf.com
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.)





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



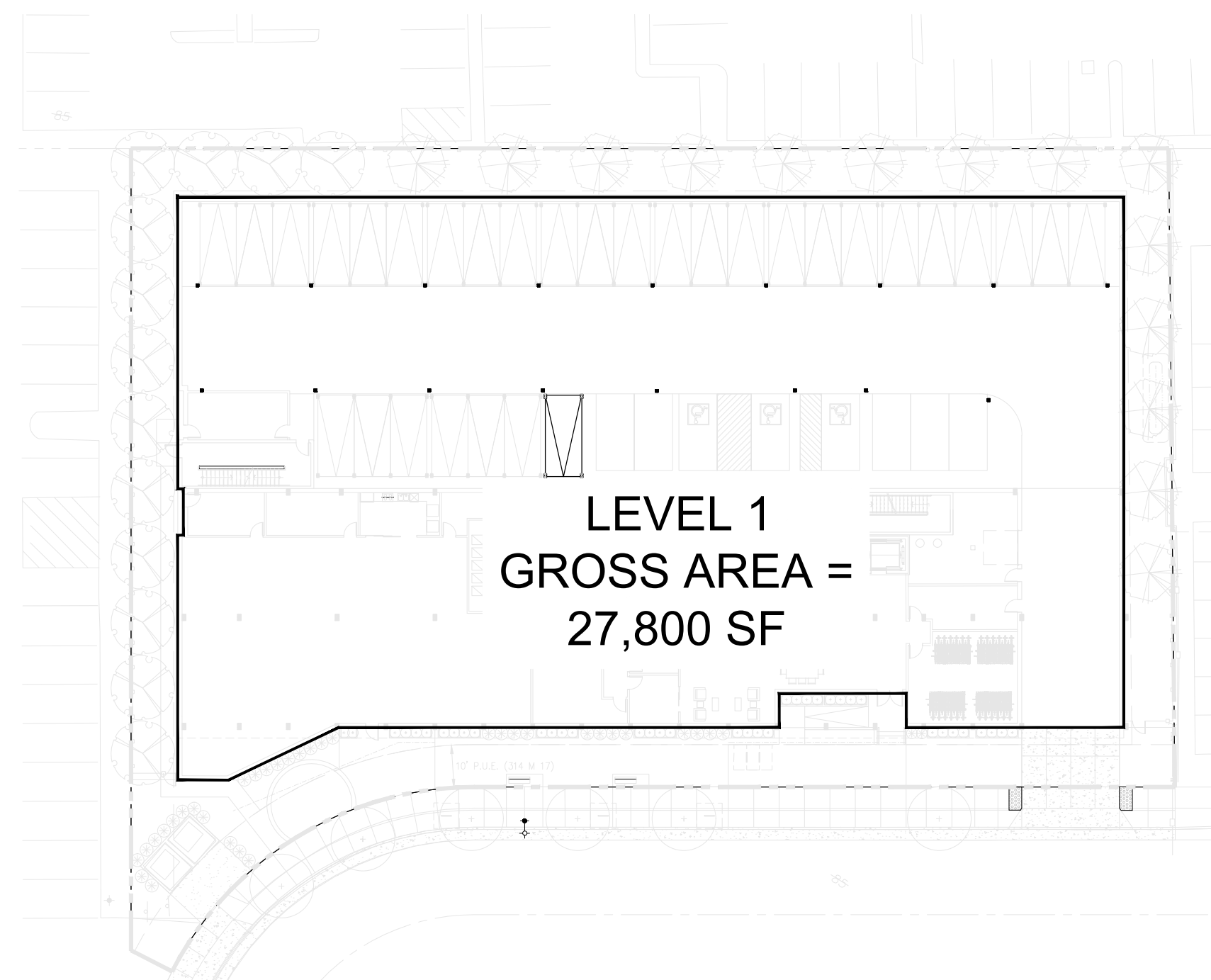
March + September: 3 pm



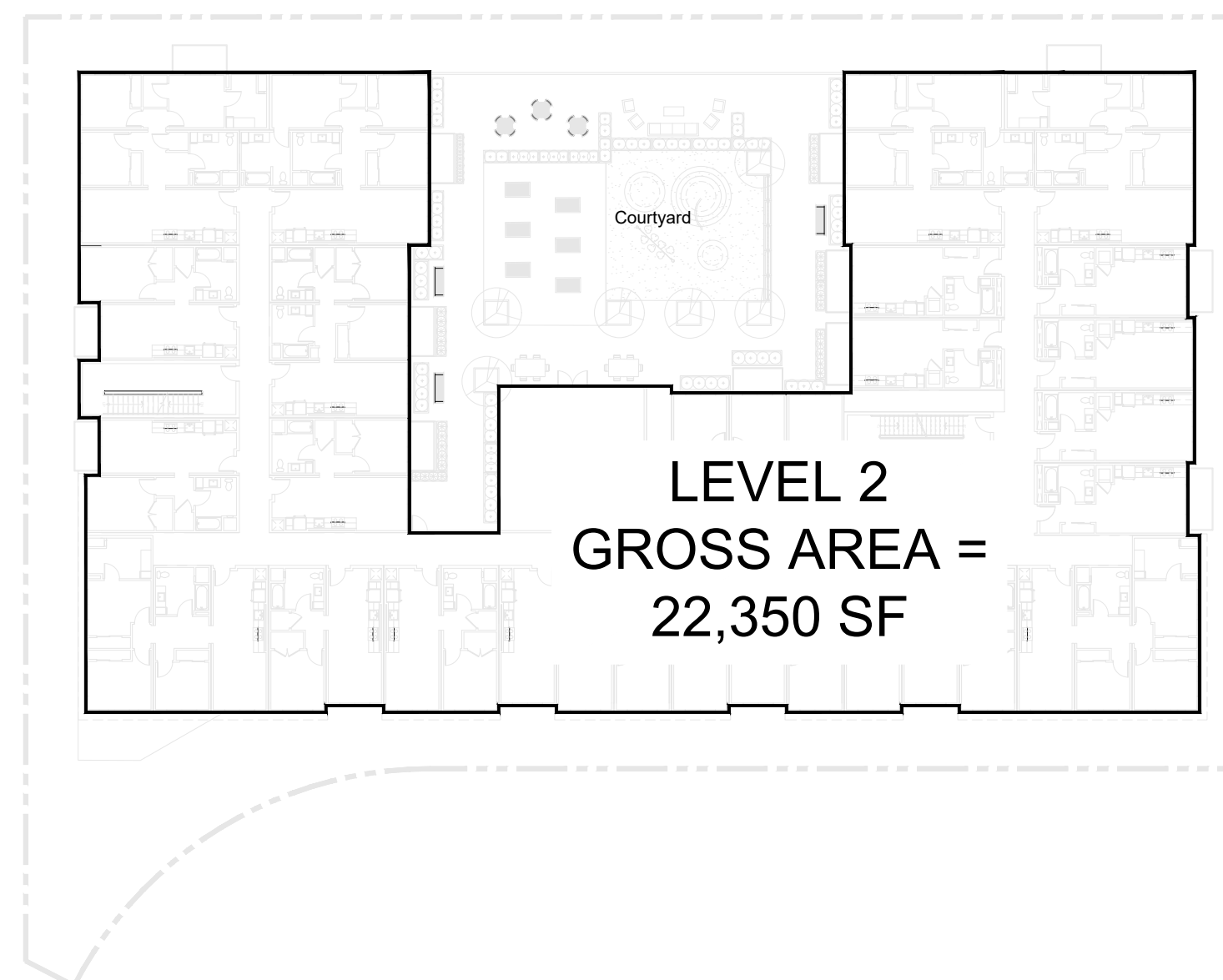
June: 3 pm



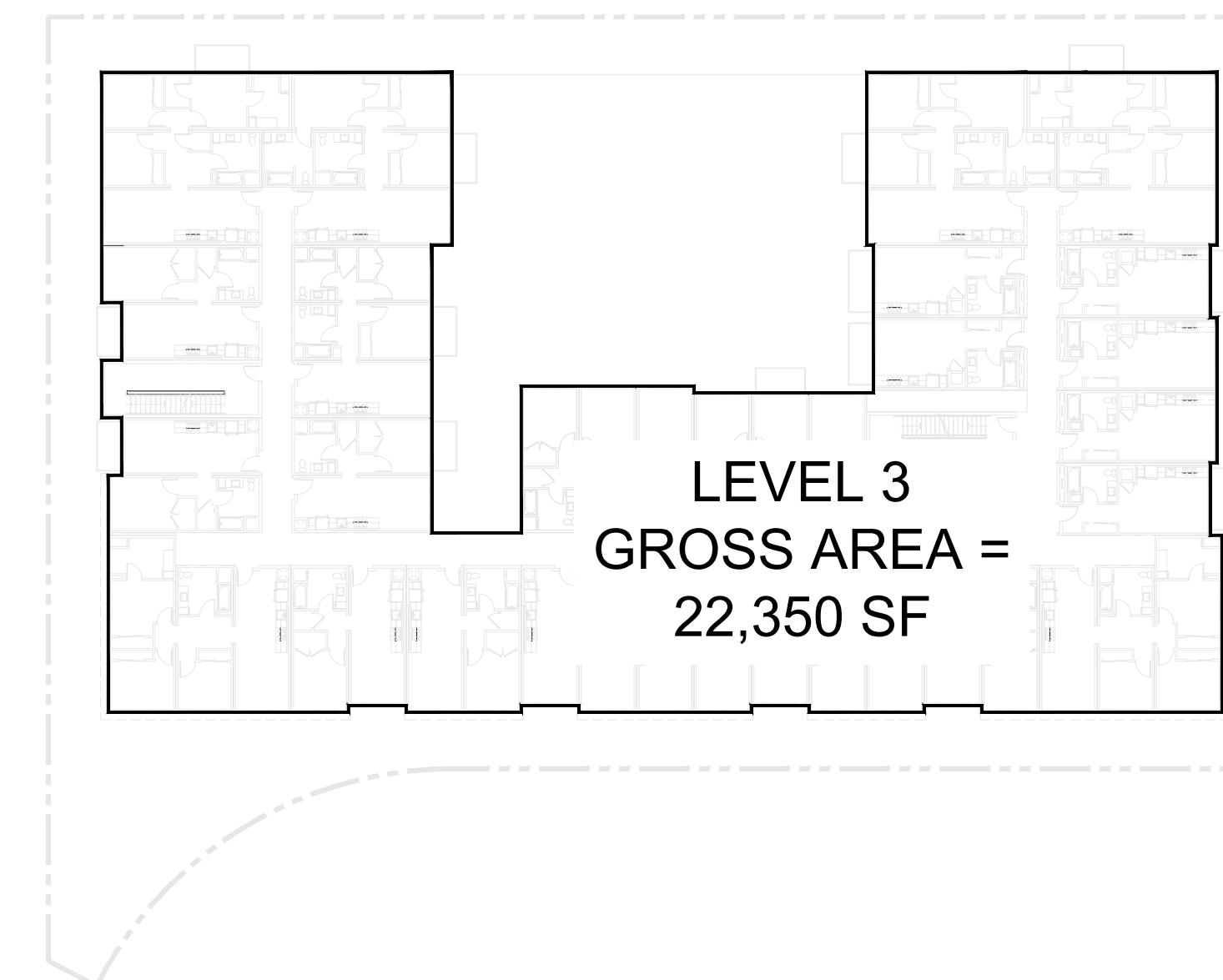
December: 3 pm



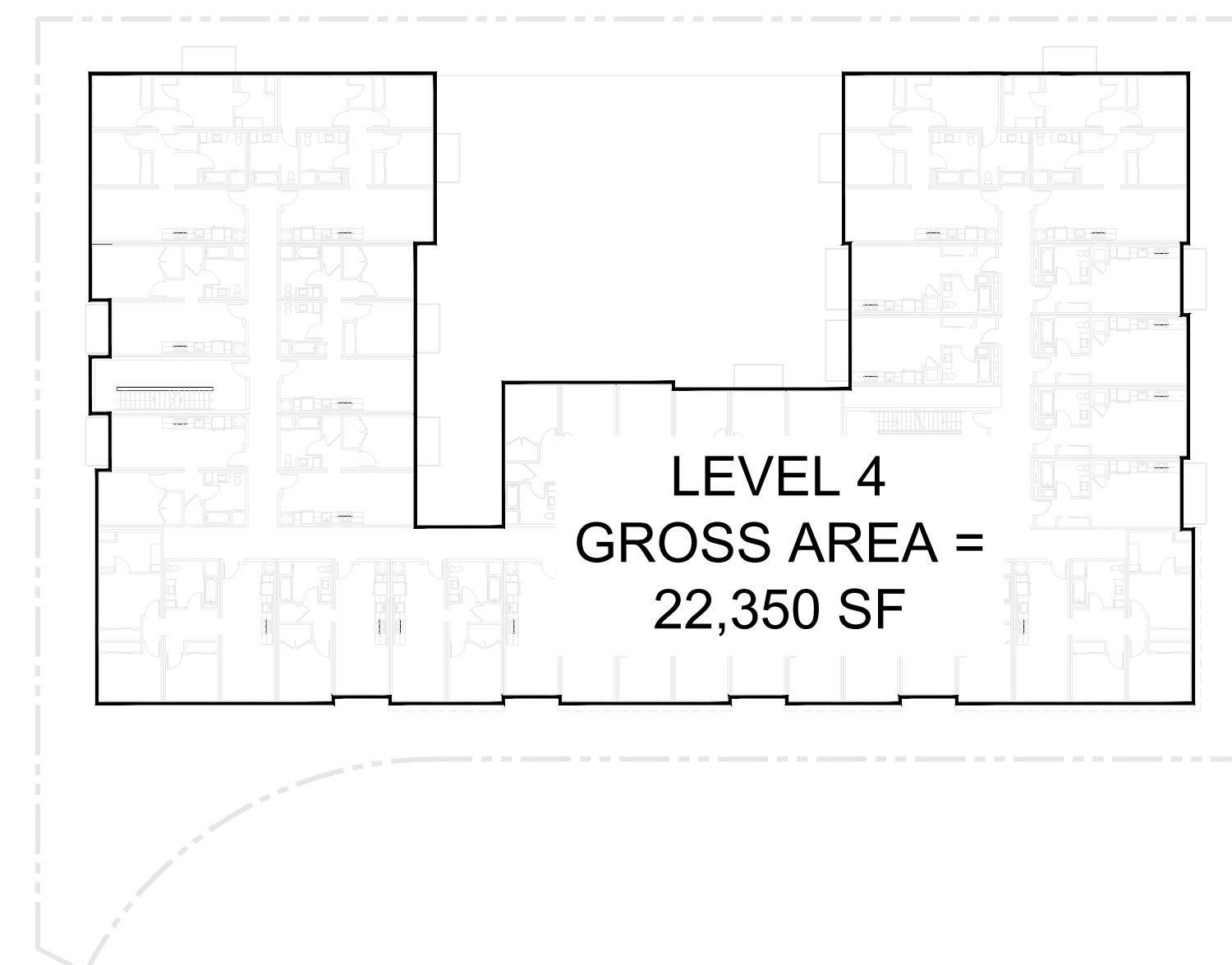
LEVEL 1



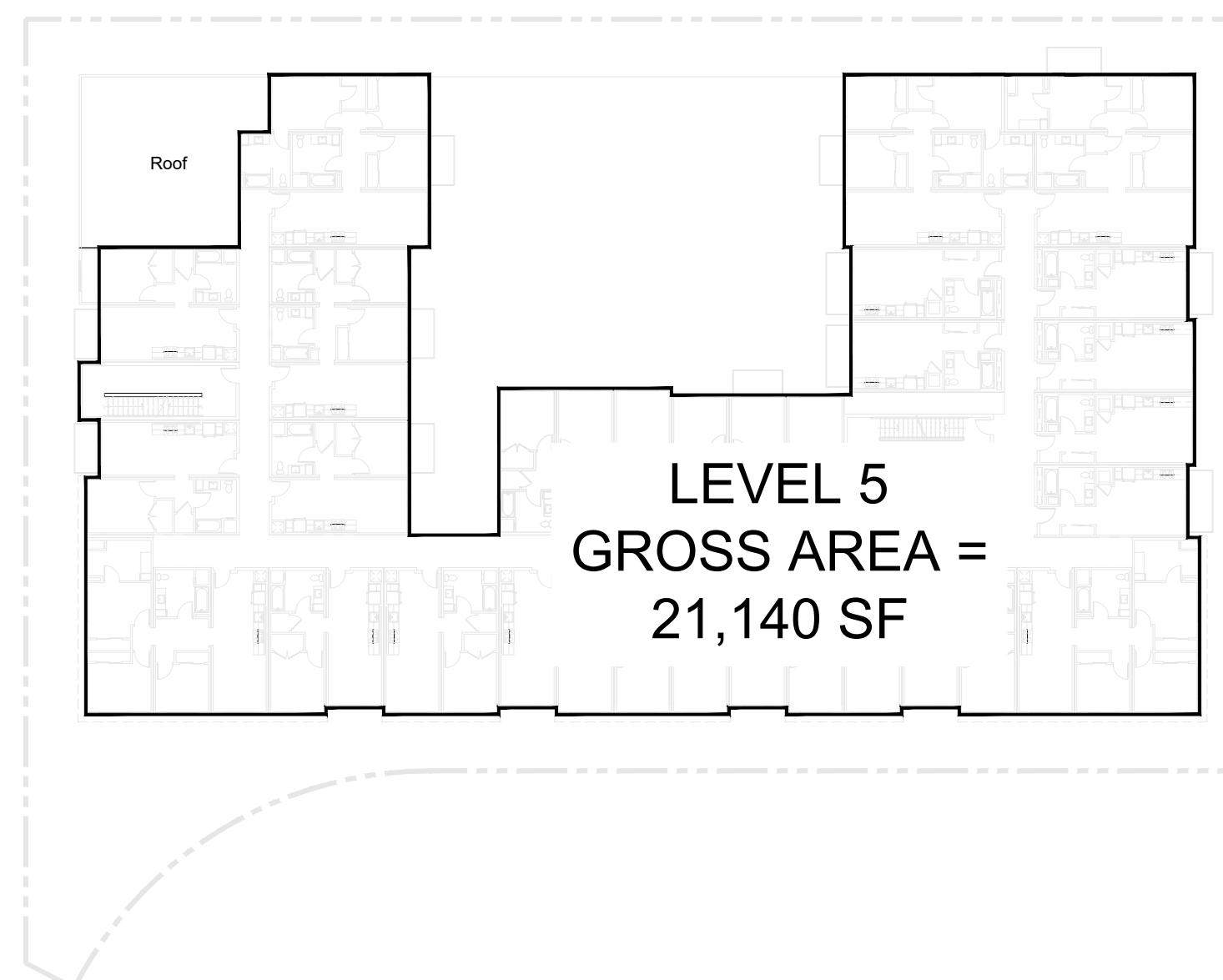
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

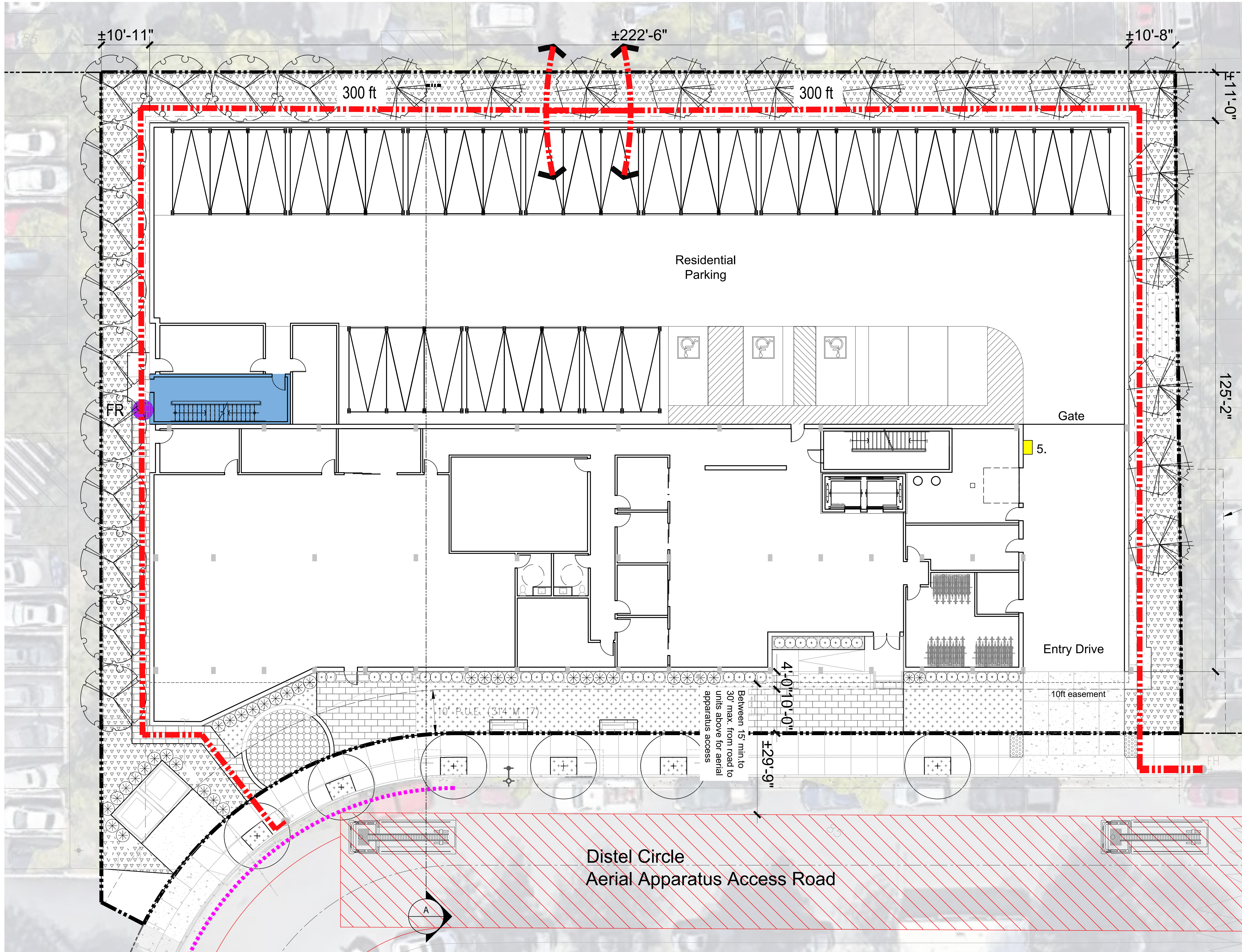
DEFINITIONS: (as per Los Altos Municipal Code Secn 14.02.070)

- **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	=	27,800 SF
LEVEL 2	=	22,350 SF
LEVEL 3	=	22,350 SF
LEVEL 4	=	22,350 SF
LEVEL 5	=	21,140 SF

TOTAL	=	115,990 SF
TOTAL SITE AREA	=	38,050 SF

$FAR = 115,998 / 38,050 = 3$



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

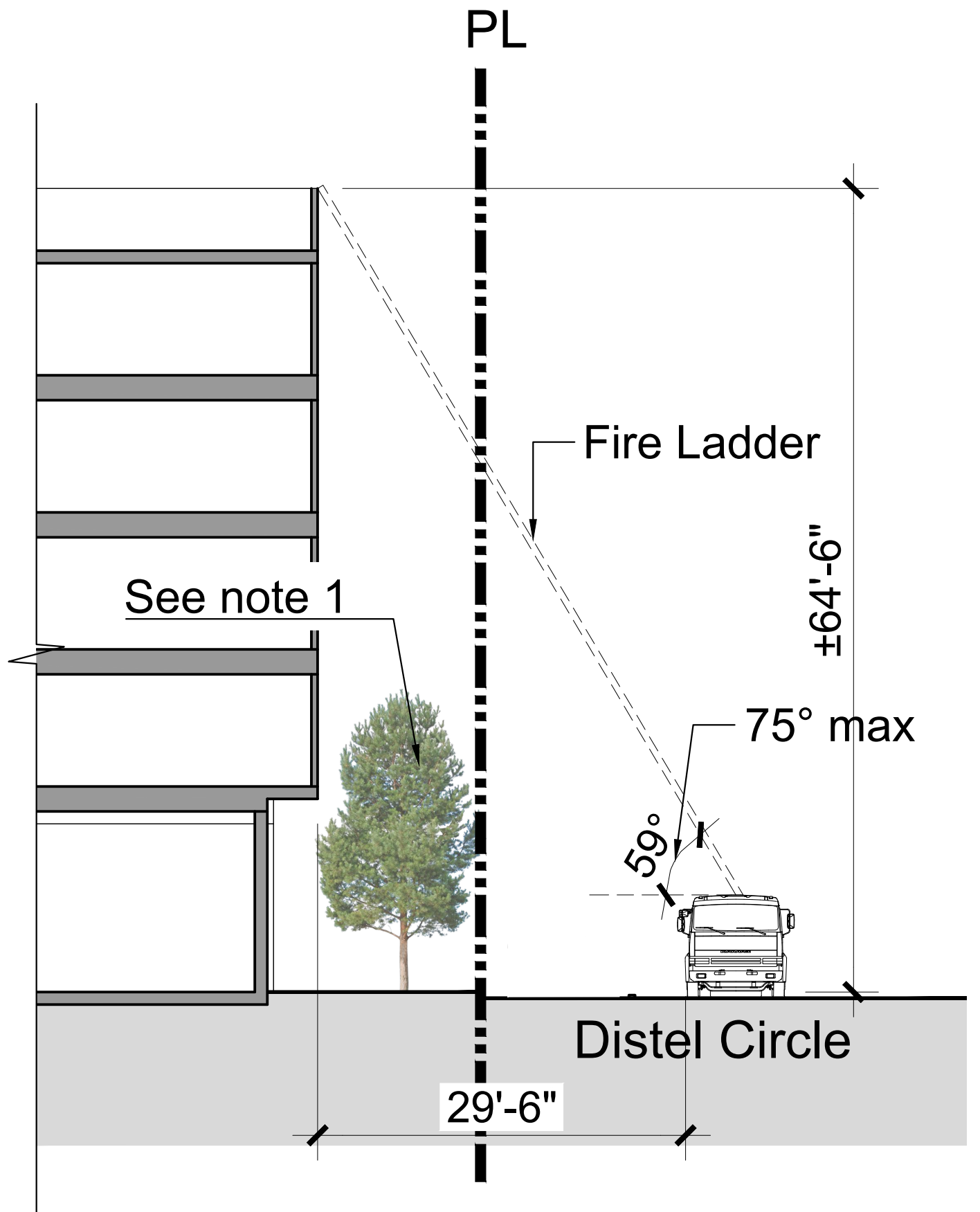
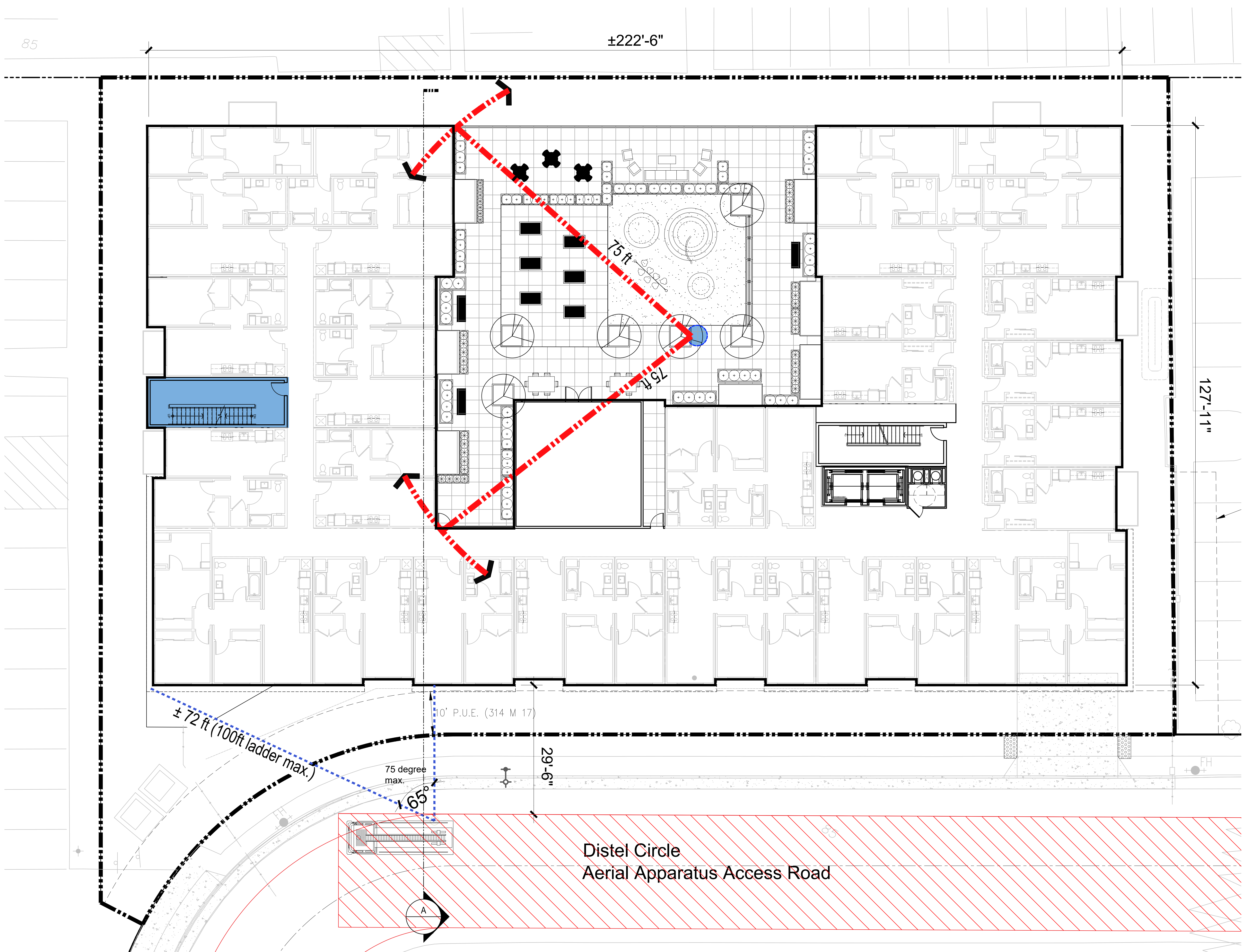
- 26' aerial apparatus access road
- 300' maximum. See request below per Exception 1 of 503.1.1 of Santa Clara County code.
- Stair Fire Riser
- Wet Standpipe
- Stair with roof access
- Ladder: Maximum 75 degree laddering angle to meet 15-30ft requirement from building to fire staging area.
- Red curbed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



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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. Mechanized Parking Solution
2. Mass Timber
3. Modular Units
4. Sustainability



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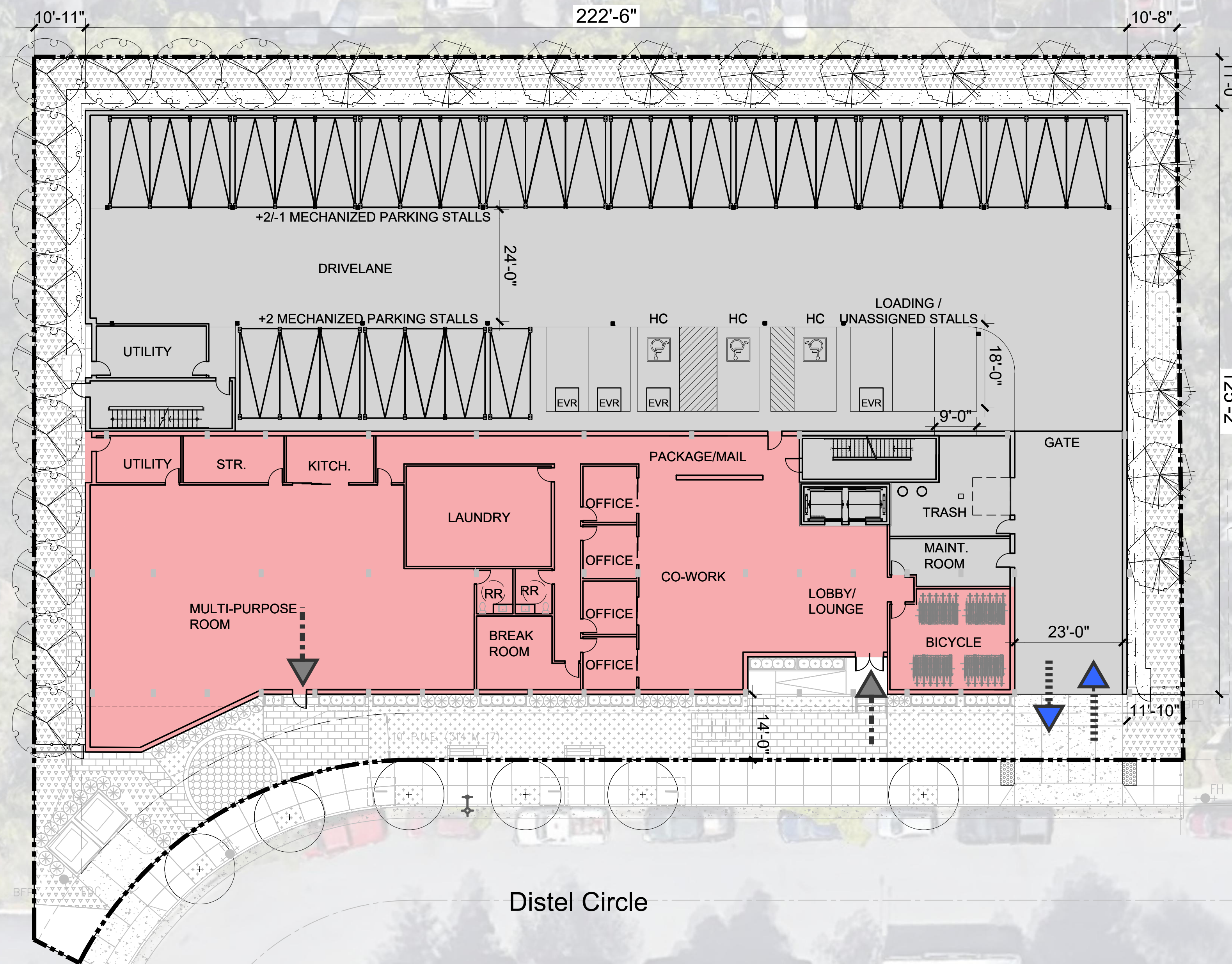
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CONCEPTS

A1.0

MECHANIZED PARKING SOLUTION

The efficient parking design and space optimization of a mechanized parking solution allows for 90 parking spaces. A long entry drive has been designed into the ground level plan to allow for a generous queuing area.



10' x 60' PG&E EASEMENT (A180 O.R. 580)

El Camino Real

Distel Circle

LEGEND

- Vehicular flow
- Pedestrian flow
- EVR - EV Ready Stalls
- HC - Accessible Stalls

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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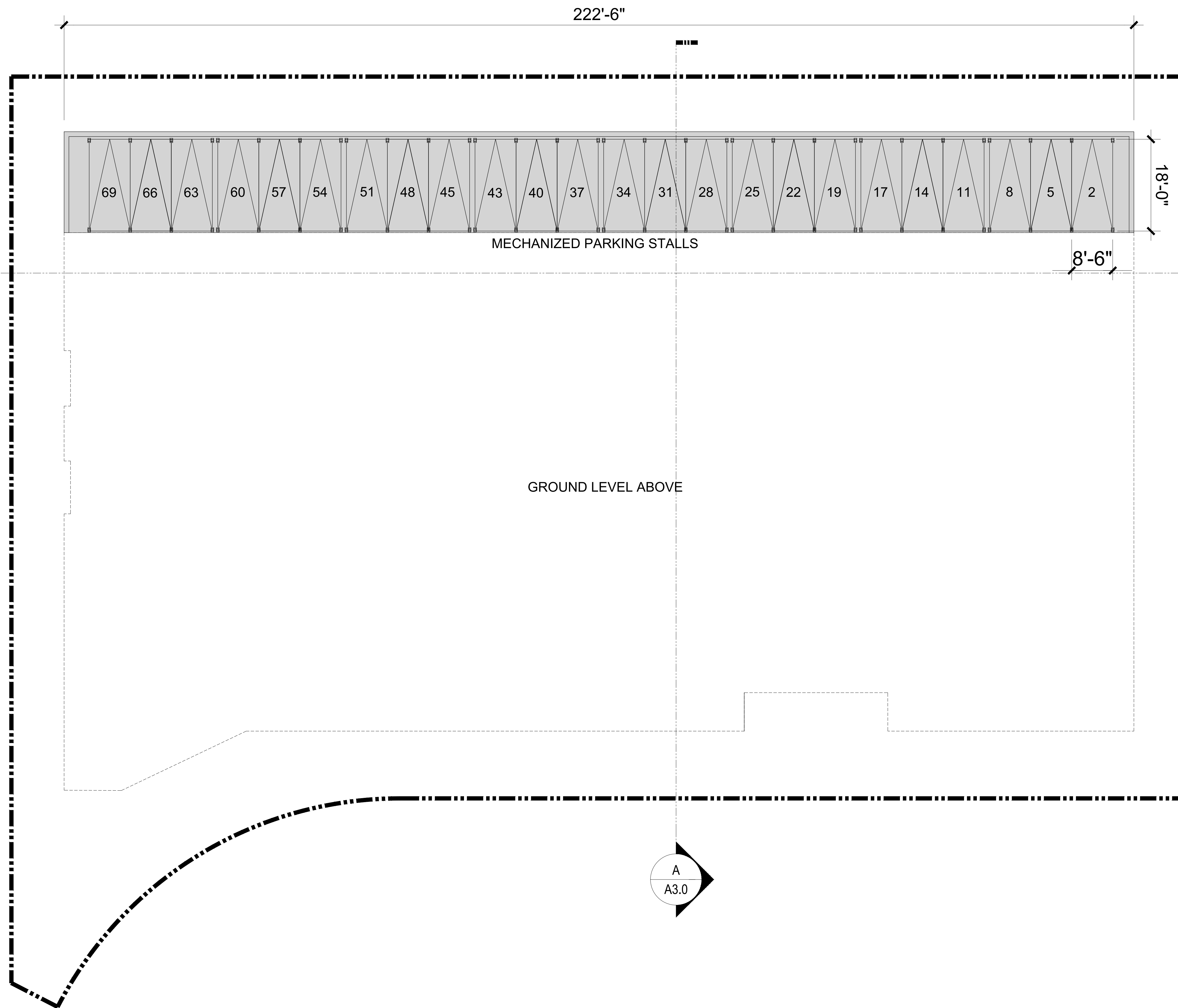


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SUSTAINABLE STRATEGIES

A1.4

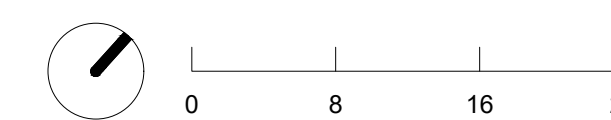


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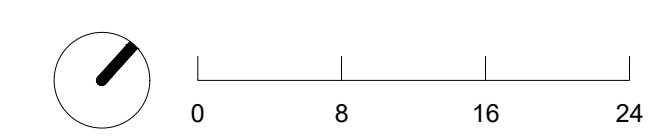
BUILDING PLAN
SUBTERRANEAN LEVEL

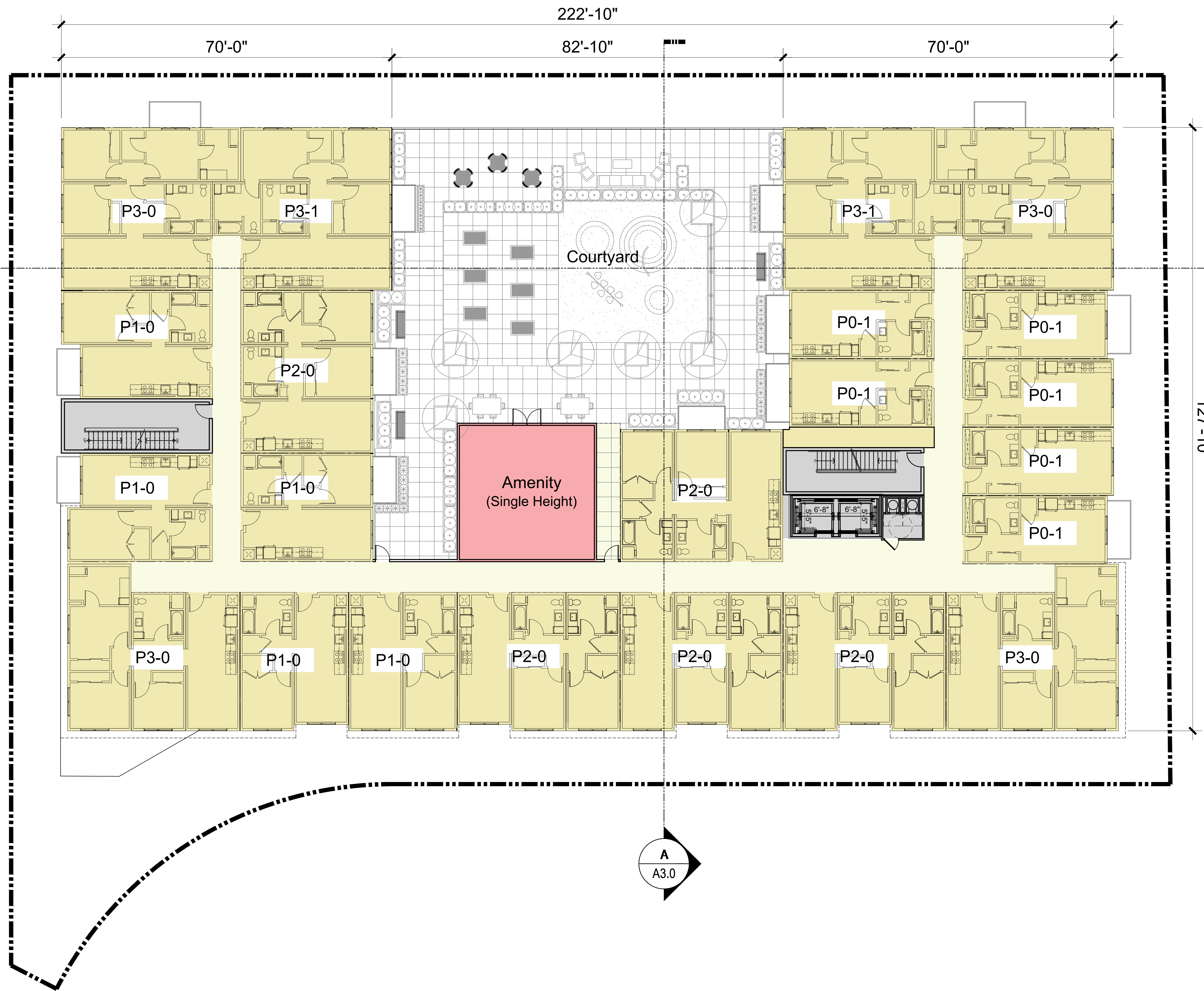
A2.0



LEGEND

- # = EV Ready Stalls
- * EVR = EV Ready Stalls
- = Accessible Stalls





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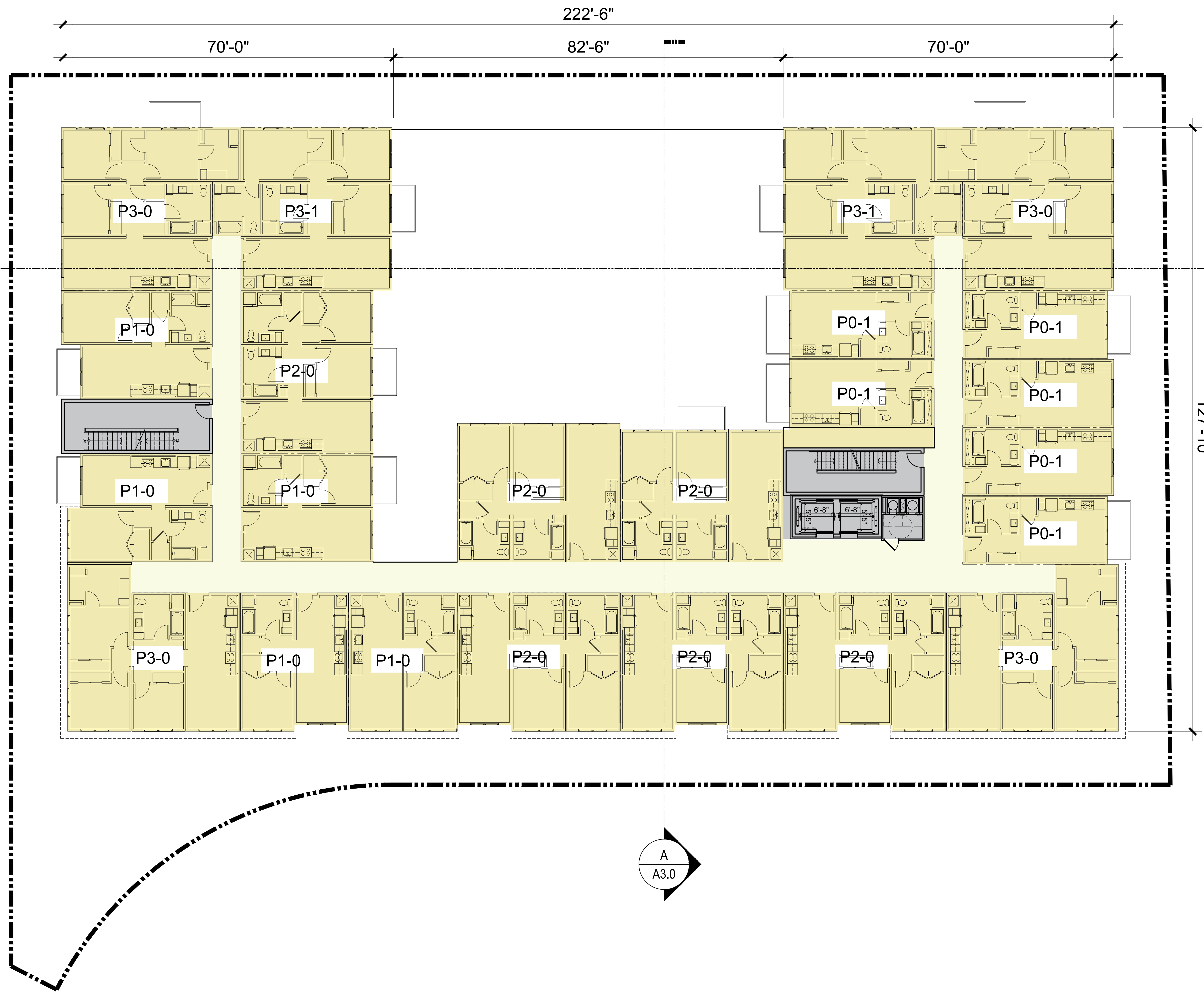
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BUILDING PLAN
 LEVEL 2

A2.2



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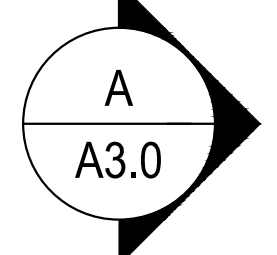
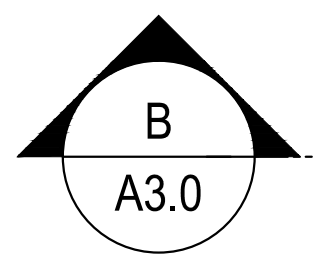
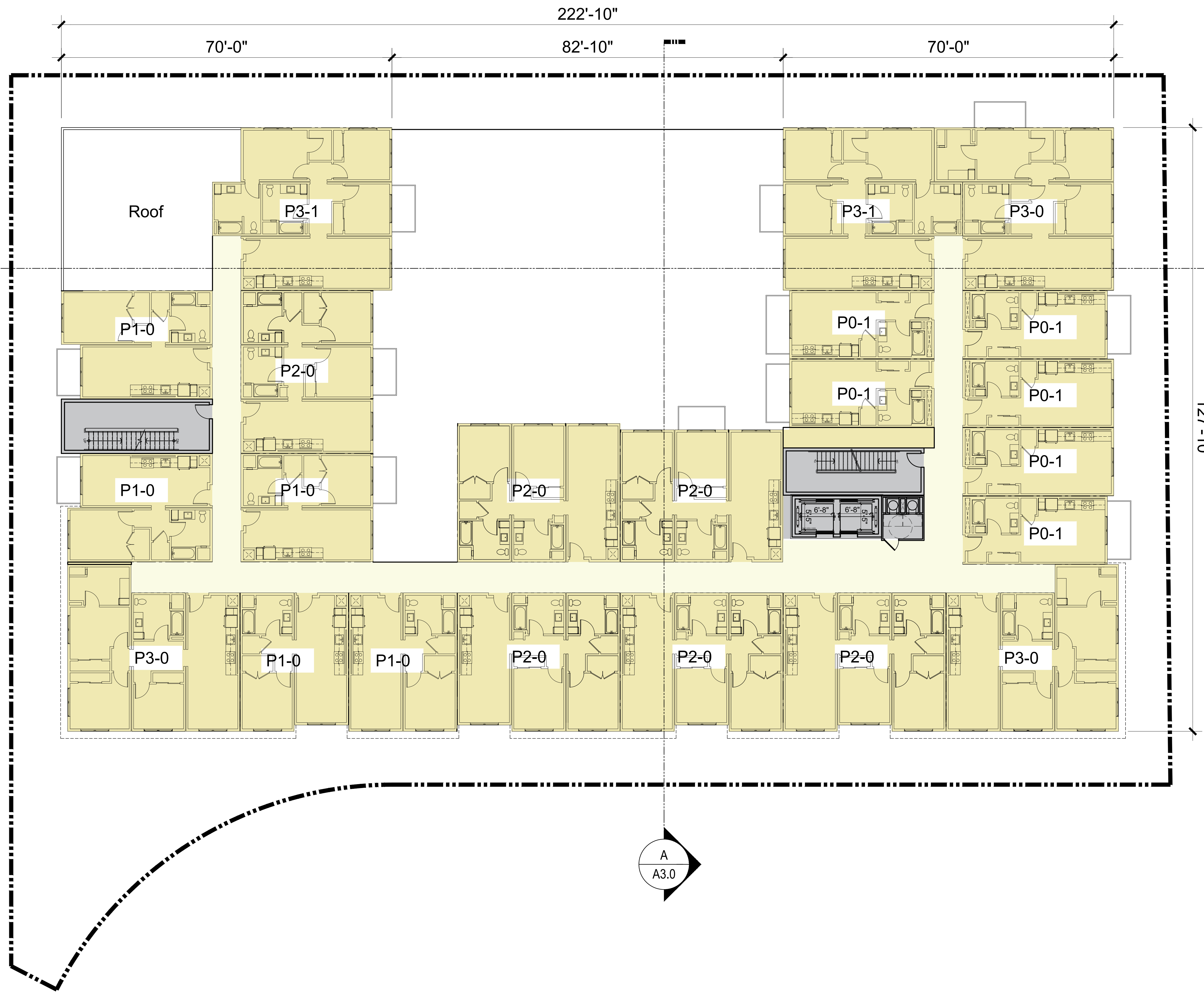
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BUILDING PLAN
 LEVELS 3-4

A2.3



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BUILDING PLAN
 LEVEL 5

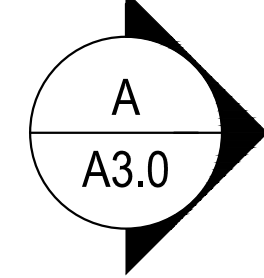
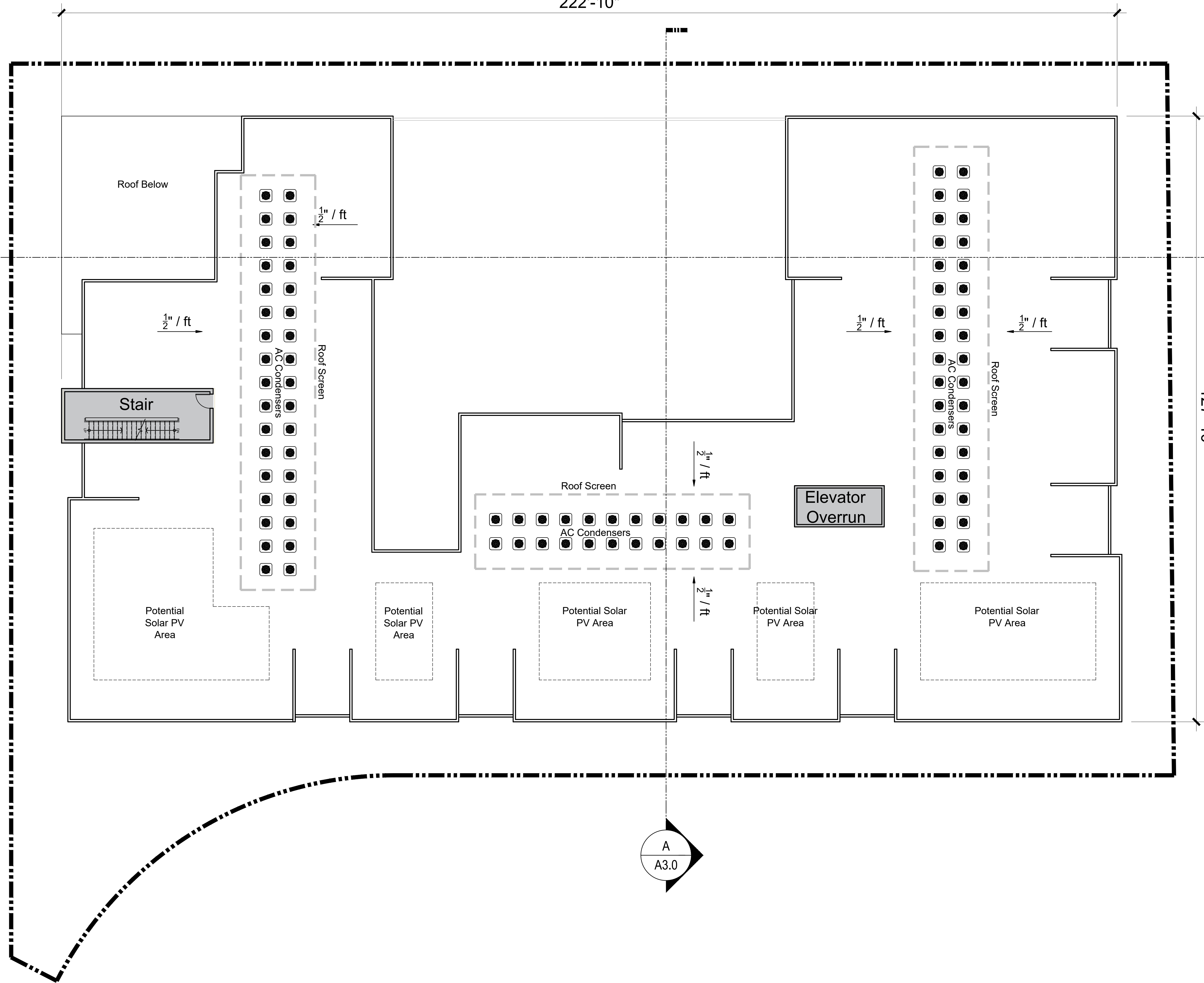
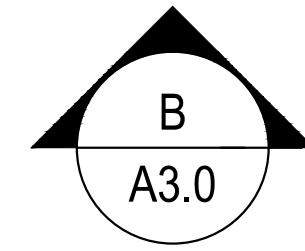
A2.4

222'-10"

127'-10"

LEGEND

- Roof Screen
- AC Condenser



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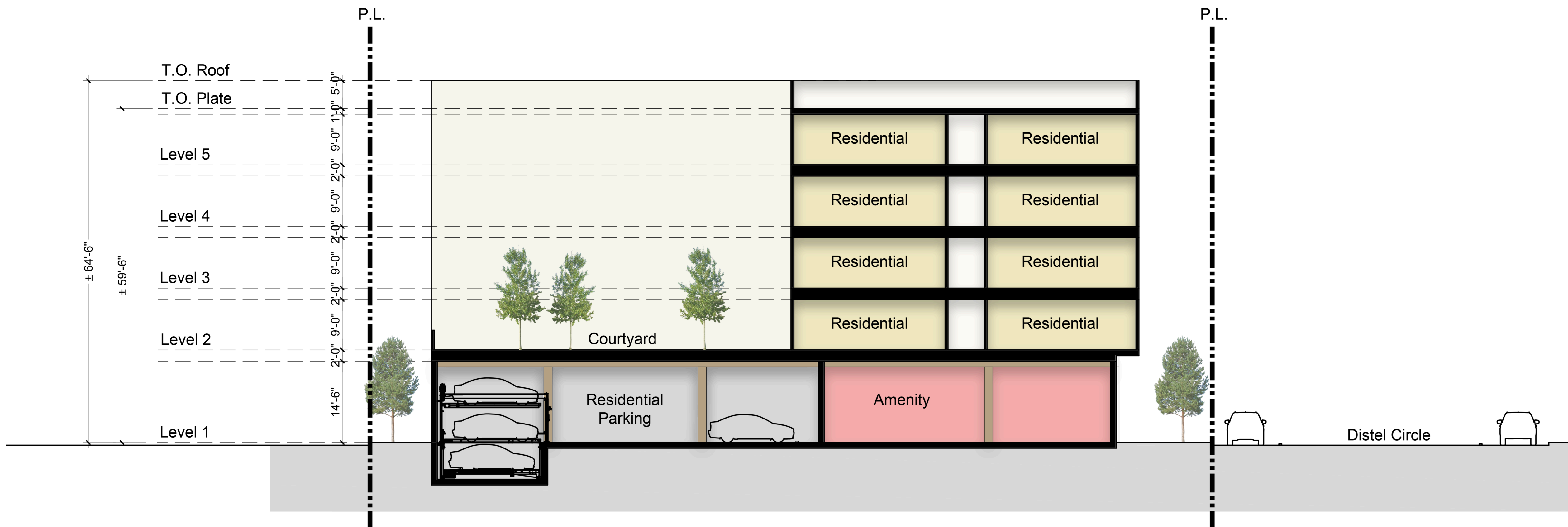
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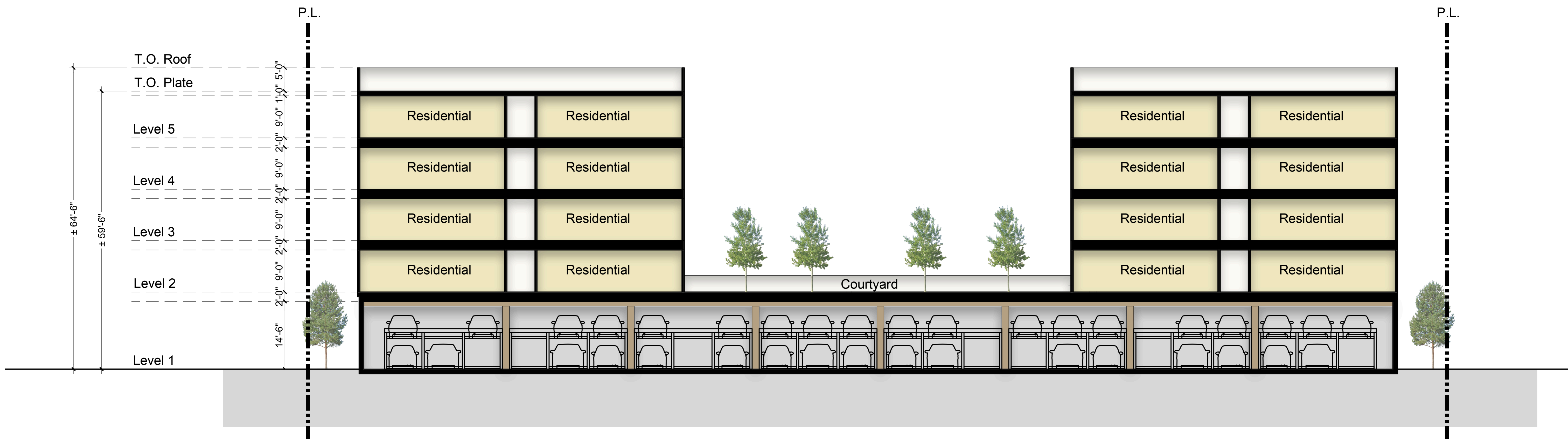


ROOF PLAN

A2.5



Section A



Section B

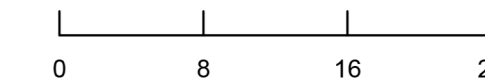


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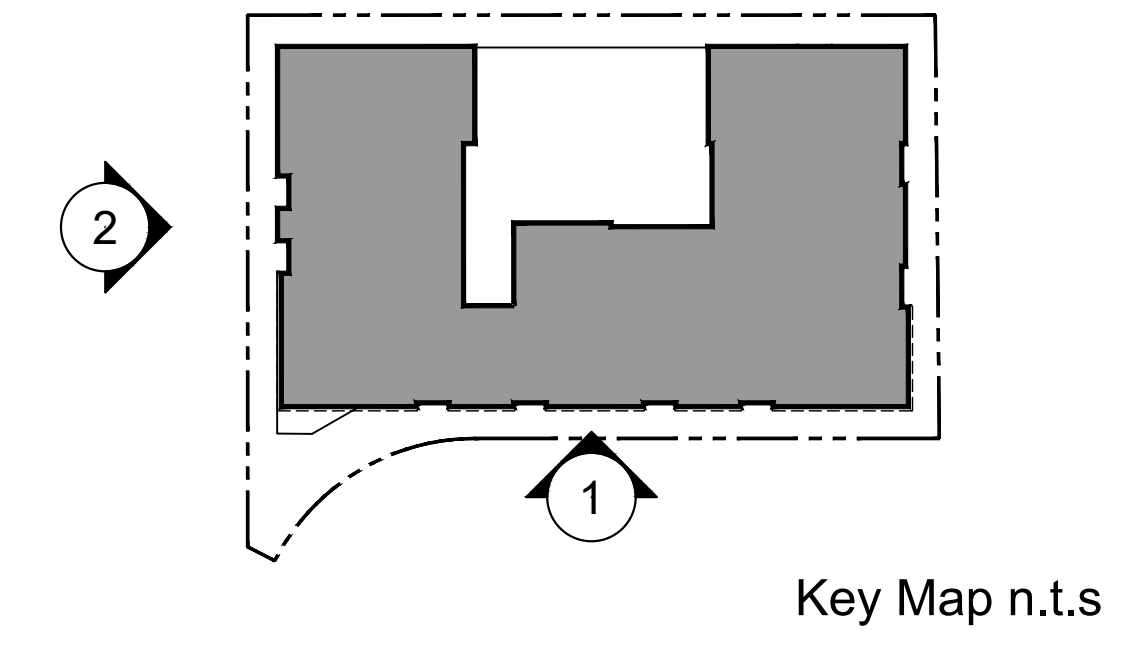
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BUILDING SECTIONS

A3.0



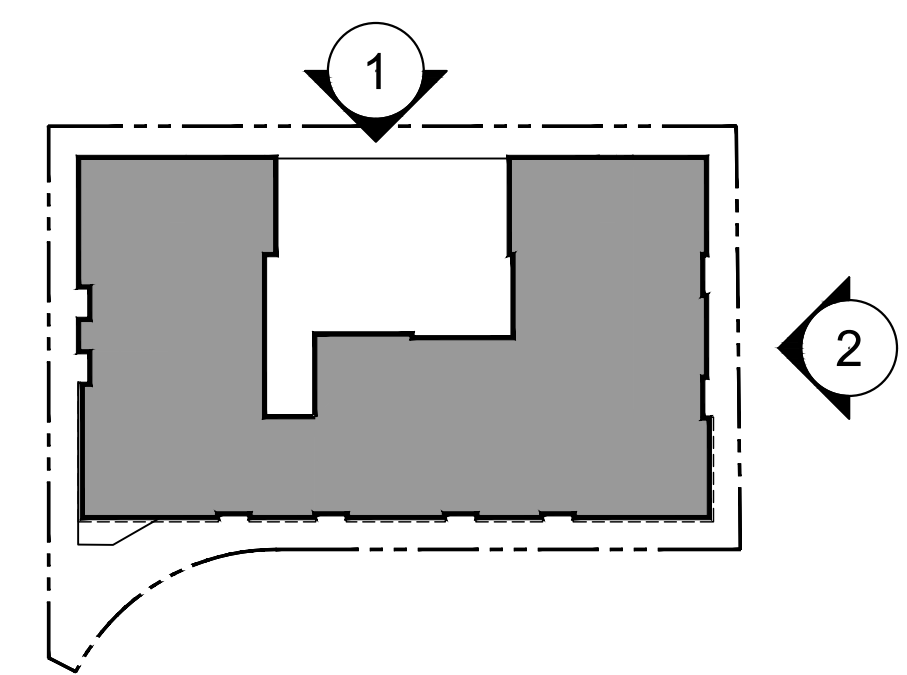
- Material Legend:**
- 1. Stucco
 - 2. Wood
 - 3. Metal Window
 - 4. Wood Composite Railing
 - 5. Metal Solar Shade
 - 6. Metal Awning
 - 7. Metal Screen
 - 8. Vinyl Window
 - 9. Wood Composite Panel

2. Side Elevation



1. 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. Metal 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

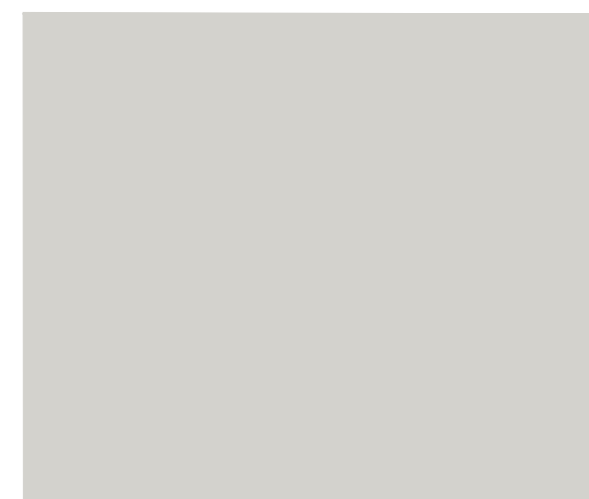


1. Rear Elevation

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



1. Stucco



2. Stucco



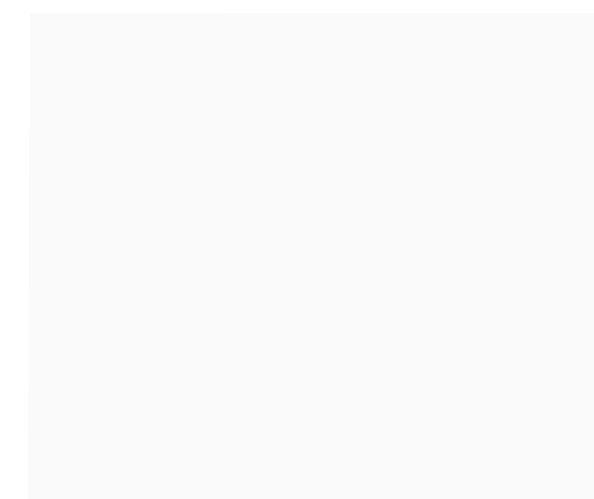
3. Stucco



4. Stucco



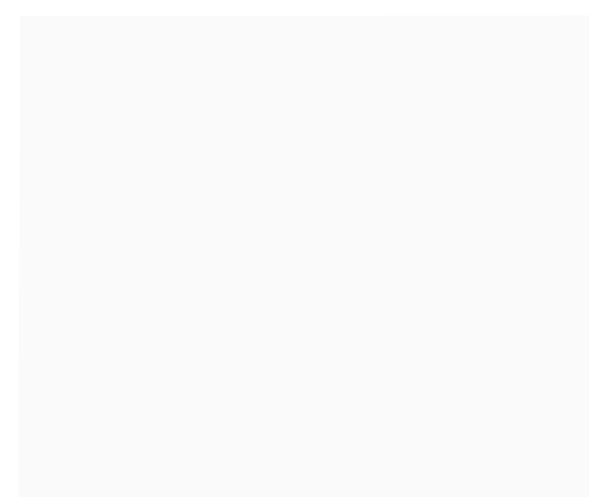
5. Wood



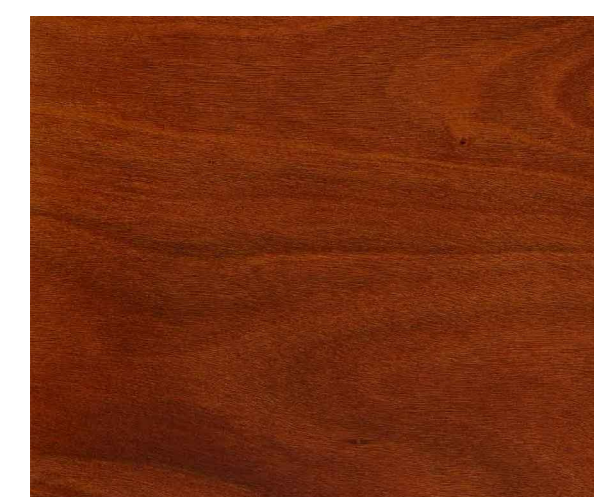
6. Metal Window - White



7. Storefront



8. Vinyl Window - White



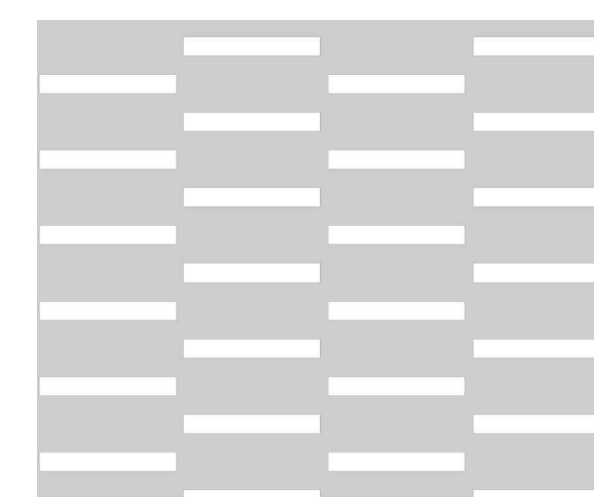
9. Wood Composite Railing / Panel



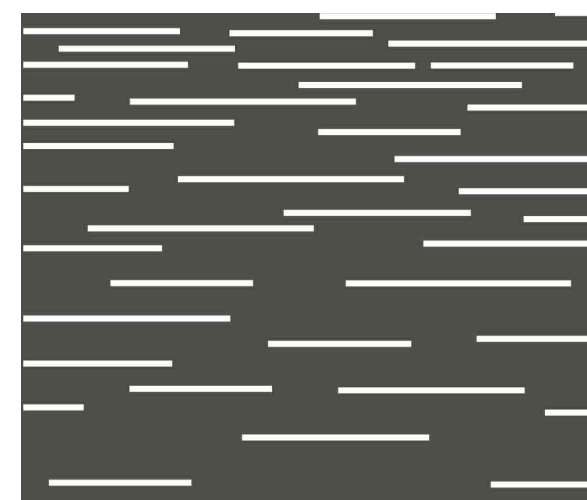
10. Metal Solar Shade



11. Metal Awning



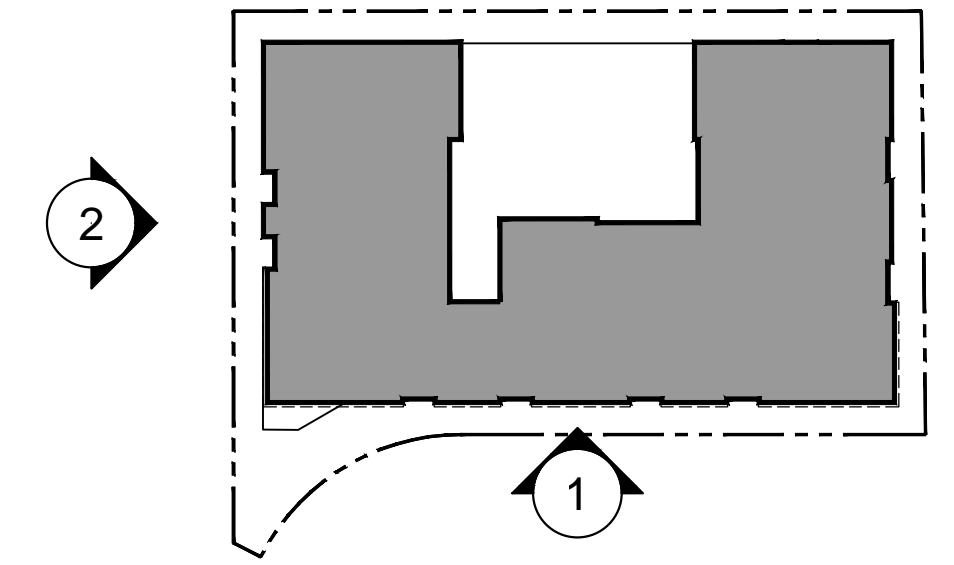
12. Metal Screen



13. Metal Screen



2. Side Elevation



Key Map n.t.s



1. Distel Drive Elevation

*Reference the Los Altos Objective Design Standards

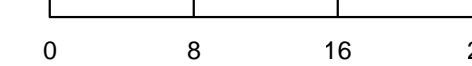


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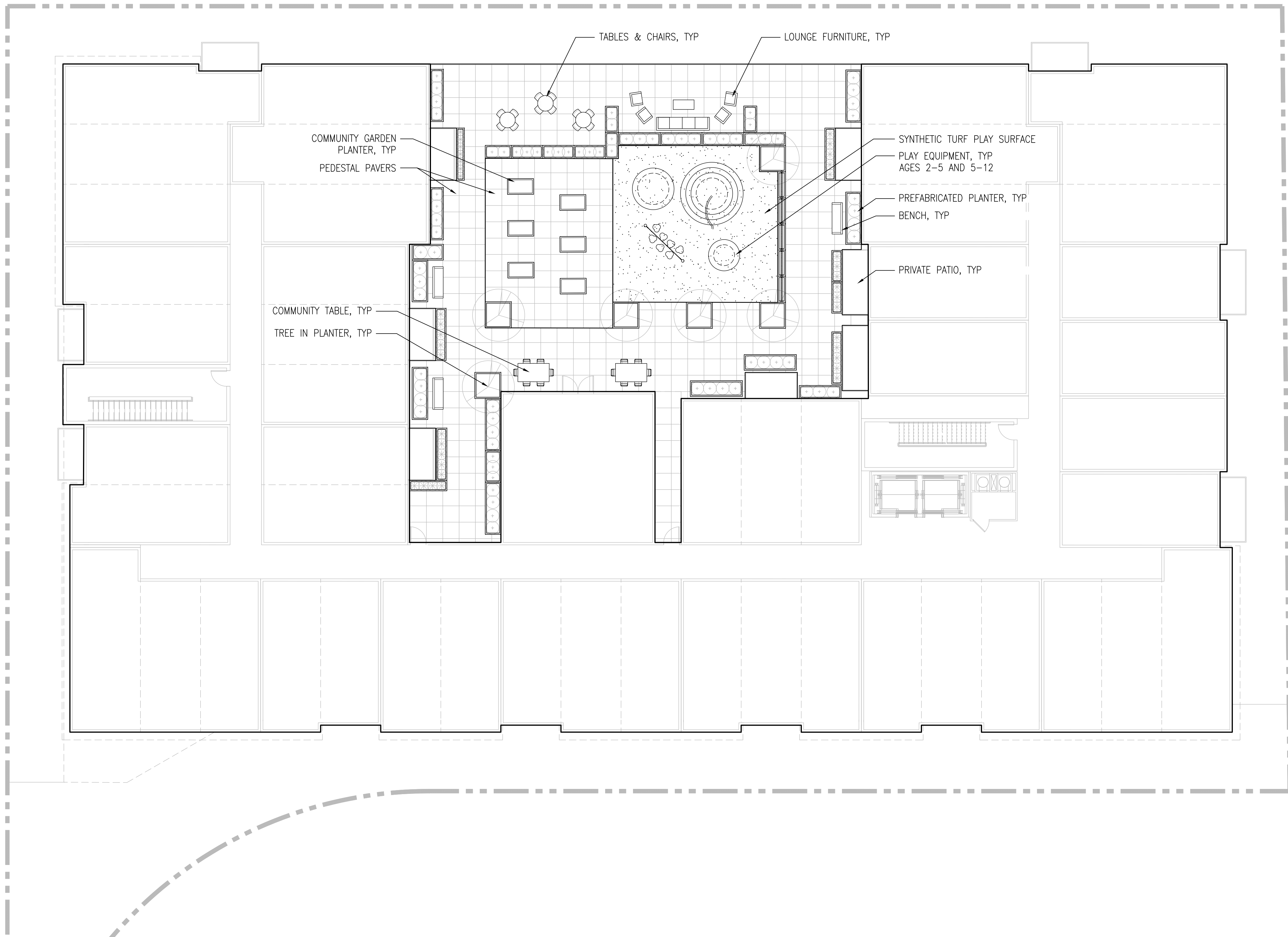
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COLOR AND MATERIALS BOARD

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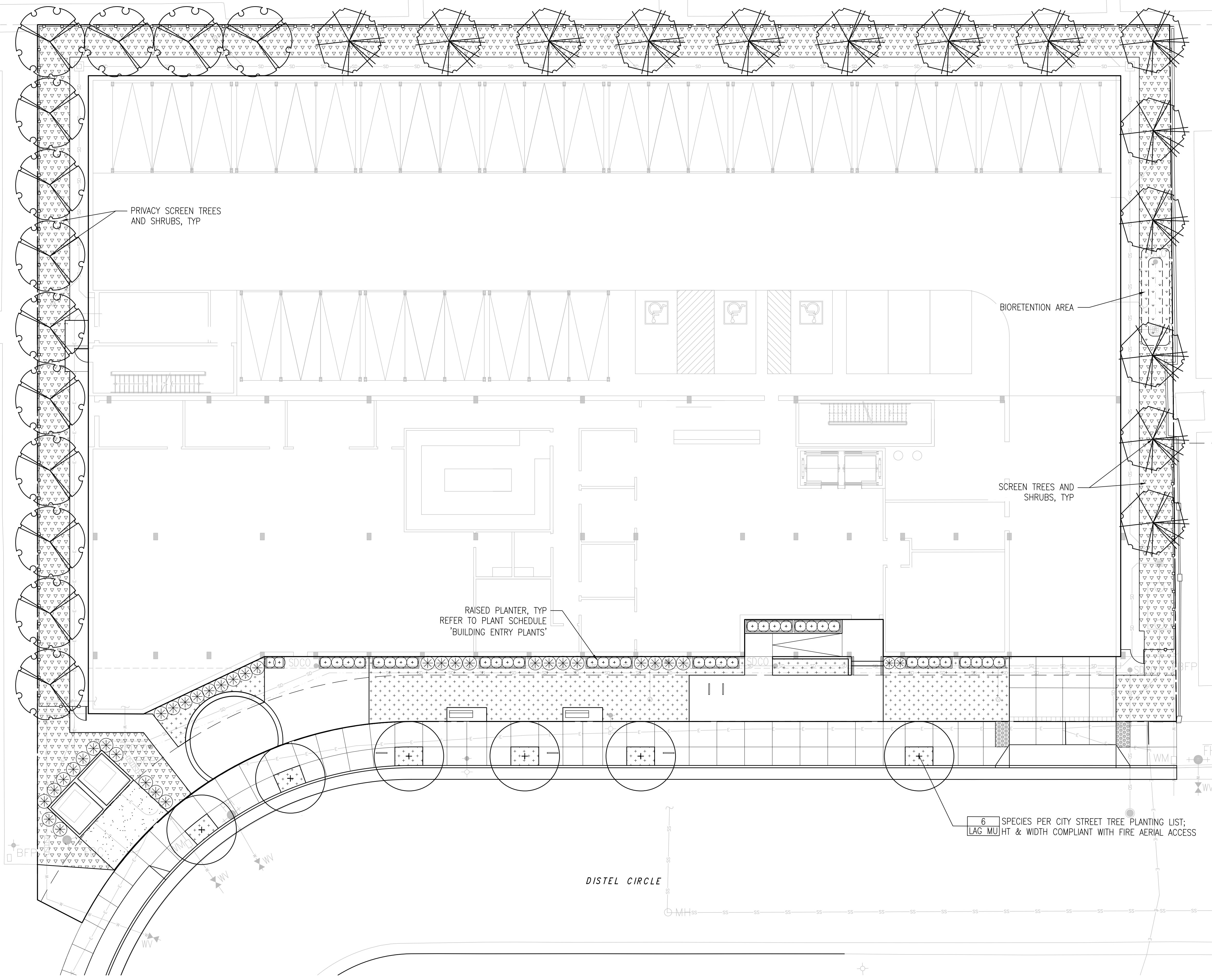
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PODIUM LANDSCAPE PLAN
 2nd FLOOR

L1.2

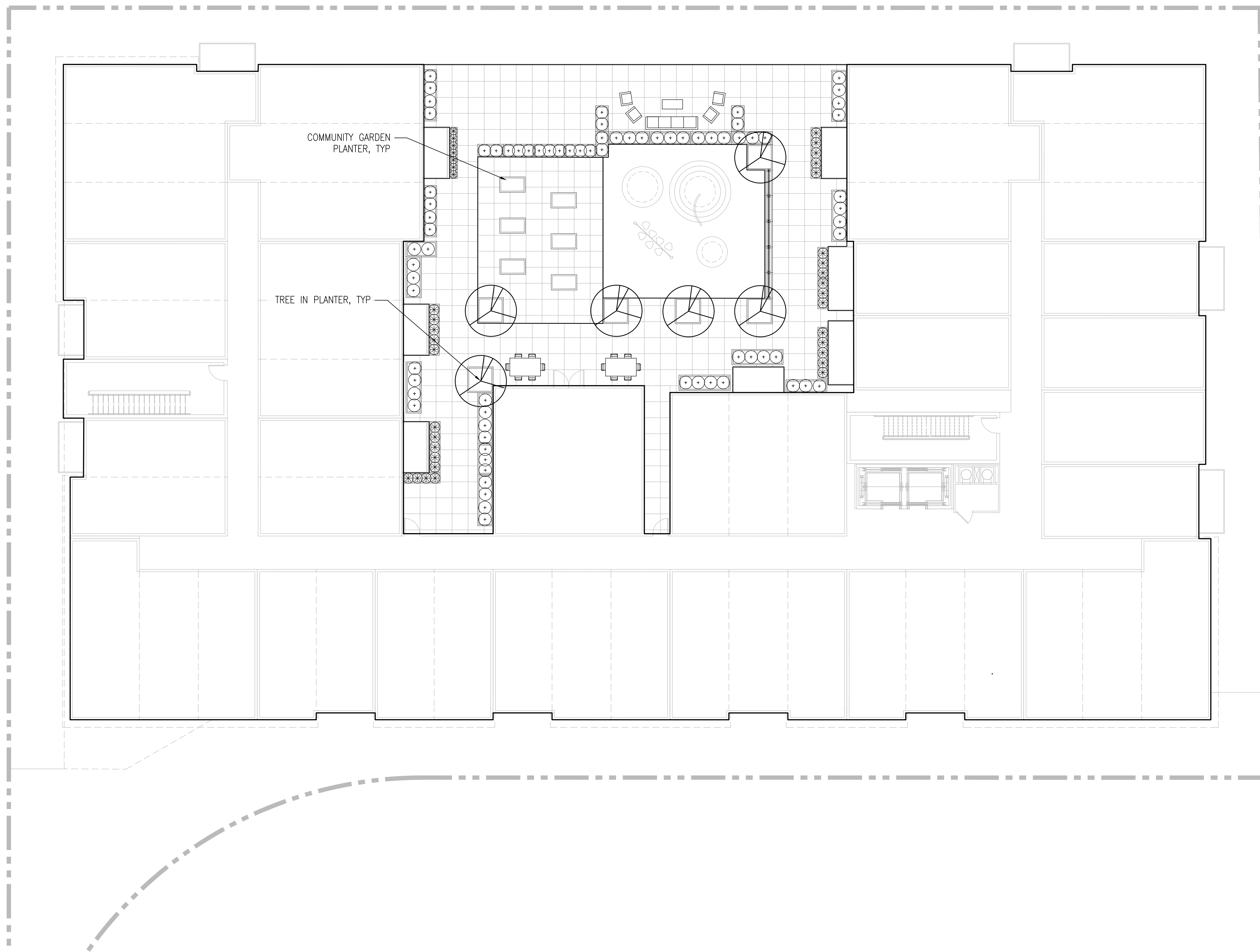


IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE BOTH THE STATE OF CALIFORNIA AND CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPE ORDINANCES (MWELO) AS WELL AS LOCAL WATER PURVEYOR REQUIREMENTS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, SCD. IRRIGATION DEMAND: 18 GPM AT 65 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
8. RECYCLED WATER READY: ALL ONSITE PLUMBING FOR NON-DOMESTIC WATER USES (E.G. IRRIGATION, INDUSTRIAL PROCESSES, COOLING, ECT.) SHALL BE DESIGNED FOR RECYCLED WATER USE AND SHALL COMPLY WITH ALL RECYCLED WATER REGULATIONS IN SANTA CLARA MUNICIPAL CODE CHAPTER 13.15, WATER, ARTICLE IV. REGULATION OF RECYCLED WATER SERVICE AND USE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SPACING
STREET TREE				
LAG MU	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CREPE MYRTLE	20'X15'	PER PLAN
SCREEN TREES				
⊗	ACER RUBRUM 'BOWHALL'	NARROW BOWHALL MAPLE	40'X15'	PER PLAN
⊗	LAURUS NOBILIS	BAY LAUREL	40'X20'	PER PLAN
⊗	TRISTANIOPSIS LAURINA 'ELEGANT'	WATER GUM	30'X20'	PER PLAN
LANDSCAPE TREES				
⊗	QUERCUS LOBATA	VALLEY OAK	60'X30'	PER PLAN
⊗	ARBUTUS MARINA	STRAWBERRY TREE	30'X30'	PER PLAN
⊗	CERCIS OCCIDENTALIS	WESTERN REDBUD	20'X25'	PER PLAN
SHRUBS AND PERENNIALS				
+	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC
+	RIBES SANGUINEUM V. GLUTINOSUM	PINK CURRANT	5 GAL	5'-0" OC
+	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	4'-0" OC
+	ARCTOSTAPHYLOS 'HOWARD MCMINN'	H. MCMINN MANZANITA	5 GAL	5'-0" OC
+	GREVILLEA R. 'SCARLET SPRITE'	ROSEMARY GREVILLEA	5 GAL	4'-0" OC
+	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	5'-0" OC
BUILDING ENTRY PLANTS				
+	ACHILLEA M. 'SONOMA COAST'	WHITE YARROW	1 GAL	2'-0" OC
+	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	1 GAL	2'-0" OC
+	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	5 GAL	2'-0" OC
+	DIETES GRANDIFLORA 'VARIEGATA'	VARIEG. FORTNIGHT LILY	5 GAL	3'-0" OC
+	ERIOGONUM GRANDE	RED BUCKWHEAT	1 GAL	2'-0" OC
+	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-0" OC
+	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL	1'-6" OC
+	LANTANA CAMARA 'NEW GOLD'	YELLOW LANTANA	5 GAL	2'-0" OC
+	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0" OC
+	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	3'-0" OC
PERIMETER PLANTS - BUFFER				
▽	ARCTOSTAPHYLOS SPP	MANZANITA	5 GAL	5'-0" OC
▽	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	1 GAL	3'-0" OC
▽	IRIS DOUGLASIANA, INNOMINATA	PACIFIC COAST IRIS	1 GAL	1'-0" OC
▽	LOROPETALUM CHINENSE 'BLUSH'	RED FRINGE FLOWER	5 GAL	4'-0" OC
▽	HOLIDISCUS DISCOLOR	CREAM BUSH	1 GAL	5'-0" OC
▽	PHYSOCARPUS CAPITUS	PACIFIC NINEBARK	5 GAL	5'-0" OC
▽	RIBES SANGUINEUM V. GLUTINOSUM	PINK CURRANT	5 GAL	5'-0" OC
▽	TRICHOSTEMMA LANATUM	WOOLY BLUE CURLS	5 GAL	5'-0" OC
BIORETENTION AREA PLANTS				
▽	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC
▽	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE BOTH THE STATE OF CALIFORNIA AND CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPE ORDINANCES (MWEL0) AS WELL AS LOCAL WATER PURVEYOR REQUIREMENTS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, SCD. IRRIGATION DEMAND: 18 GPM AT 65 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
8. RECYCLED WATER READY: ALL ONSITE PLUMBING FOR NON-DOMESTIC WATER USES (E.G. IRRIGATION, INDUSTRIAL PROCESSES, COOLING, ECT.) SHALL BE DESIGNED FOR RECYCLED WATER USE AND SHALL COMPLY WITH ALL RECYCLED WATER REGULATIONS IN SANTA CLARA MUNICIPAL CODE CHAPTER 13.15, WATER, ARTICLE IV. REGULATION OF RECYCLED WATER SERVICE AND USE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	SPACING
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LAG MU	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CREPE MYRTLE	20'X15'	PER PLAN
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	LAURUS NOBILIS	BAY LAUREL	40'X20'	PER PLAN
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LANDSCAPE TREES				
	QUERCUS LOBATA	VALLEY OAK	60'X30'	PER PLAN
	ARBUTUS MARINA	STRAWBERRY TREE	30'X30'	PER PLAN
	CERCIS OCCIDENTALIS	WESTERN REDBUD	20'X25'	PER PLAN
SHRUBS AND PERENNIALS				
	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC
	RIBES SANGUINEUM V. GLUTINOSUM	PINK CURRANT	5 GAL	5'-0" OC
	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	4'-0" OC
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	H. MCMINN MANZANITA	5 GAL	5'-0" OC
	GREVILLEA R. 'SCARLET SPRITE'	ROSEMARY GREVILLEA	5 GAL	4'-0" OC
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	5'-0" OC
BUILDING ENTRY PLANTS				
	ACHILLEA M. 'SONOMA COAST'	WHITE YARROW	1 GAL	2'-0" OC
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	1 GAL	2'-0" OC
	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	5 GAL	2'-0" OC
	DIETES GRANDIFLORA 'VARIEGATA'	VARIEG. FORTNIGHT LILY	5 GAL	3'-0" OC
	ERIOGONUM GRANDE	RED BUCKWHEAT	1 GAL	2'-0" OC
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-0" OC
	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL	1'-6" OC
	LANTANA CAMARA 'NEW GOLD'	YELLOW LANTANA	5 GAL	2'-0" OC
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0" OC
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PERIMETER PLANTS - BUFFER				
	ARCTOSTAPHYLOS SPP	MANZANITA	5 GAL	5'-0" OC
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	IRIS DOUGLASIANA, INNOMINATA	PACIFIC COAST IRIS	1 GAL	1'-0" OC
	LOROPETALUM CHINENSE 'BLUSH'	RED FRINGE FLOWER	5 GAL	4'-0" OC
	HOLIDISCUS DISCOLOR	CREAM BUSH	1 GAL	5'-0" OC
	PHYSOCARPUS CAPITUS	PACIFIC NINEBARK	5 GAL	5'-0" OC
	RIBES SANGUINEUM V. GLUTINOSUM	PINK CURRANT	5 GAL	5'-0" OC
	TRICHOSTEMMA LANATUM	WOOLLY BLUE CURLS	5 GAL	5'-0" OC
BIORETENTION AREA PLANTS				
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC

PRELIMINARY TREE PALETTE



ARBUTUS MARINA
STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



LAGERSTROEMIA SPP.
CREPE MYRTLE



ARBUTUS MARINA
STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



LAGERSTROEMIA SPP.
CREPE MYRTLE

PRELIMINARY SHRUB PALETTE



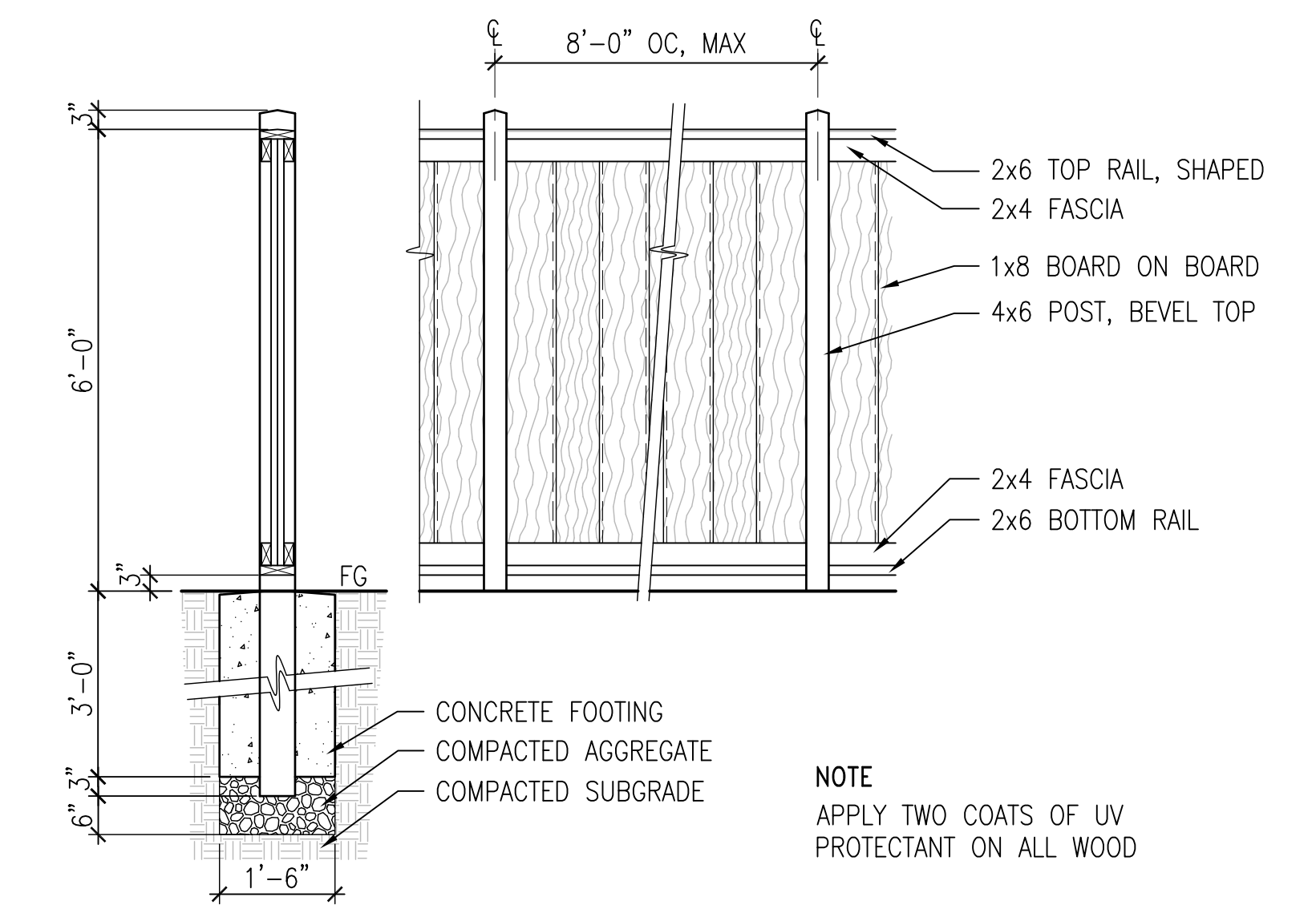
1 **BICYCLE RACK**



2 **PLAY MOUNDS** OR COMPARABLE



3 **WATERLILY BALANCE** OR COMPARABLE



SCALE: 1/2"=1'-0"

4 **WOODEN FENCE**

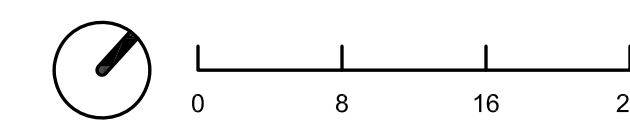


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



330 DISTEL CIRCLE
LOS ALTOS # 2021-0042

SUBMITTAL #3
JUNE 3, 2022



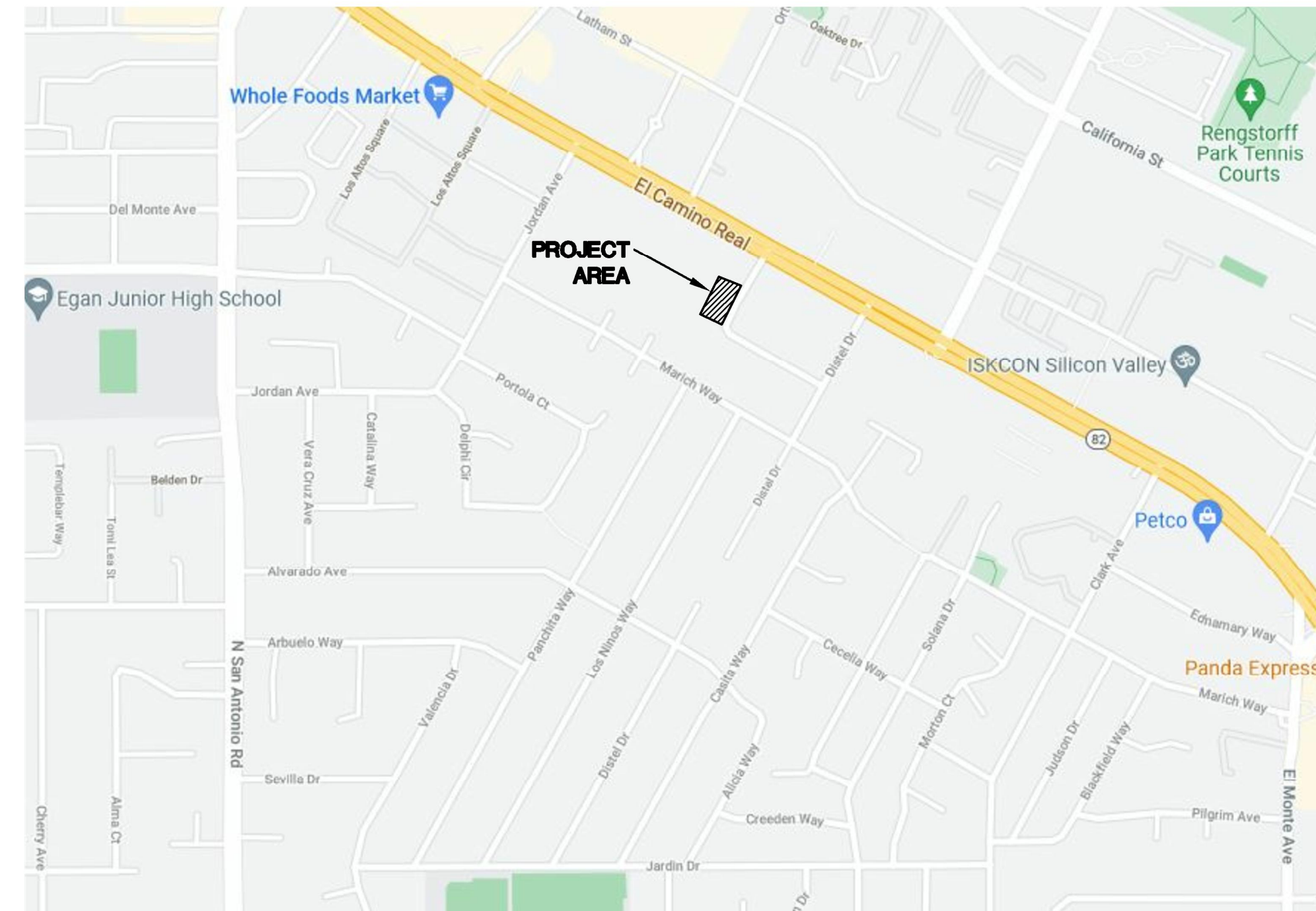
PLANT IMAGERY AND DETAILS

L3.1

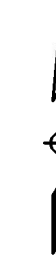
330 DISTEL CIRCLE LOS ALTOS, CA

SITE INFORMATION

OWNER: EAH HOUSING
 CONTACT: STEVE PRATT
 ADDRESS: 330 DISTEL CIRCLE
 ASSESSORS PARCEL NO: 170-04-051
 NUMBER OF LOTS: EXISTING - ONE
 PROPOSED - ONE
 GROSS AREA: 38,030 SQUARE FEET
 NET AREA: 38,030 SQUARE FEET
 CIVIL ENGINEER: BKF ENGINEERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 CONTACT: SCOTT SCHORK (408) 467-9126
 EXISTING ZONING: COMMERCIAL THOROUGHFARE
 PROPOSED USE: AFFORDABLE MULTI-FAMILY
 FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS
 SHOWN IN FLOOD INSURANCE RATE MAP
 COMMUNITY PARCEL NO. 06085C0038H
 WATER: CALIFORNIA WATER SERVICE COMPANY
 SANITARY SEWER: CITY OF LOS ALTOS
 STORM DRAIN: CITY OF LOS ALTOS
 GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 TELEPHONE: AT&T
 CABLE TV: COMCAST



VICINITY MAP
N.T.S.



BENCHMARK

CITY OF LOS ALTOS BENCHMARK NO. 03

3-1/2" BRASS DISK AT TOP OF CURB AT SOUTH SIDE OF EL CAMINO REAL AND NORTHERLY EDGE OF DRIVEWAY AT 4984 EL CAMINO REAL. HALF WAY BETWEEN ORTEGA AVENUE AND DISTEL CIRCLE.

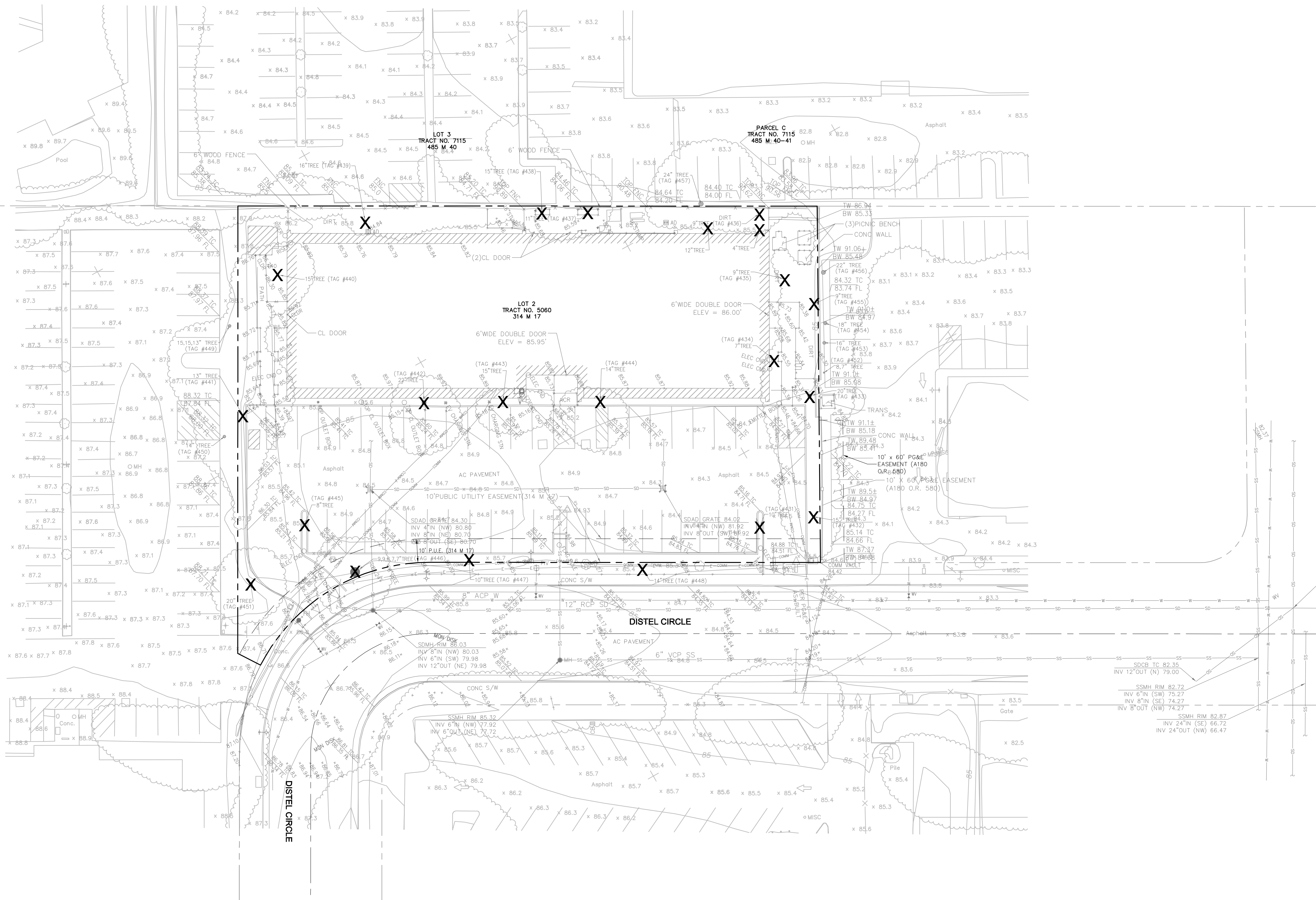
ELEVATION = 82.125 FEET (NAVD88 DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 29°23'20" EAST OF THE CENTERLINE OF DISTEL CIRCLE, FORMERLY RUSHMORE DRIVE, BETWEEN FOUND MONUMENTS, AS SAID MONUMENTS ARE SHOWN ON TRACT NO. 5060 ENTITLED "PLAZA WEST", FILED FOR RECORD ON DECEMBER 26, 1972 IN BOOK 314 OF MAPS AT PAGE 17, RECORDS OF SANTA CLARA COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THE SURVEY.

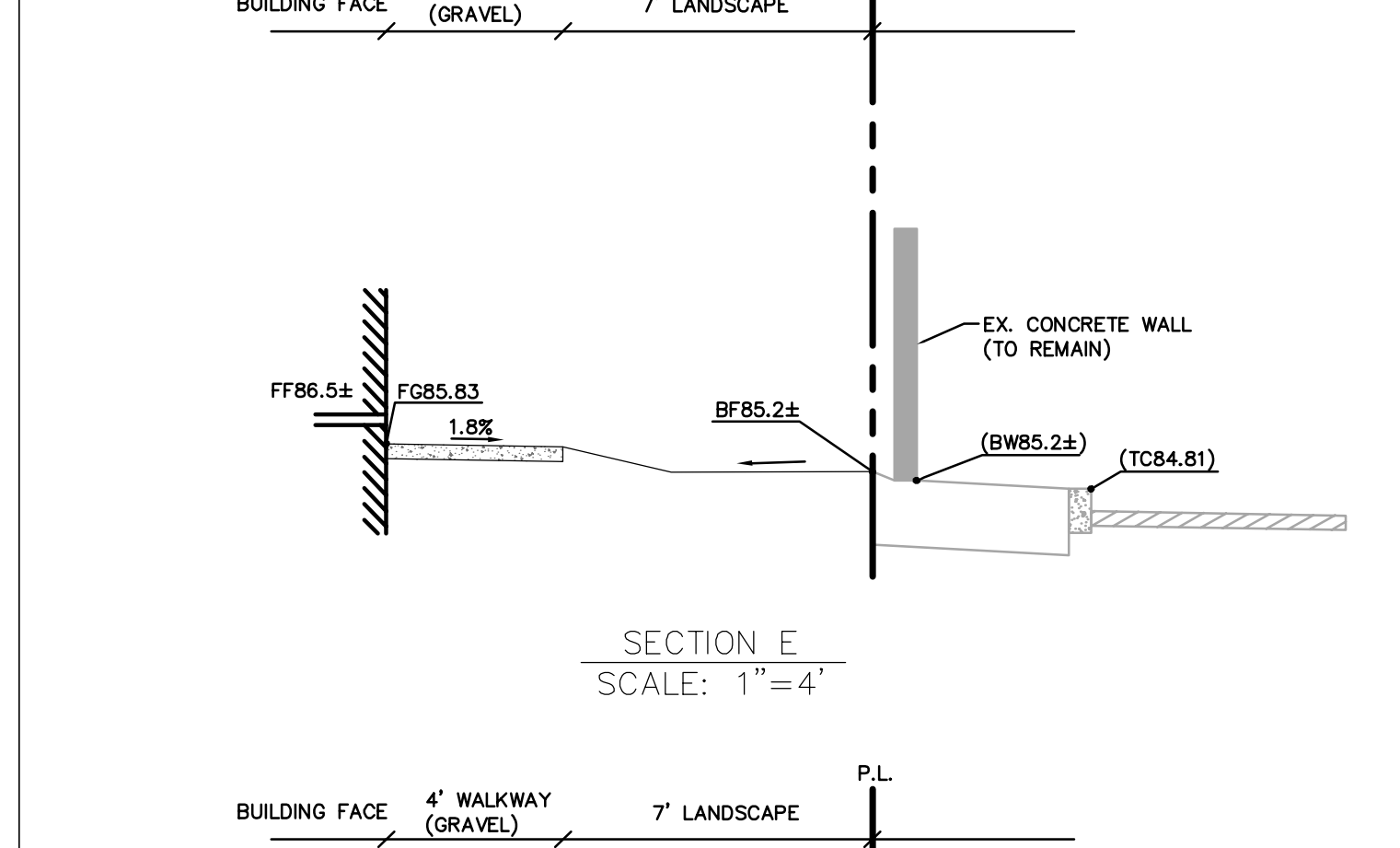
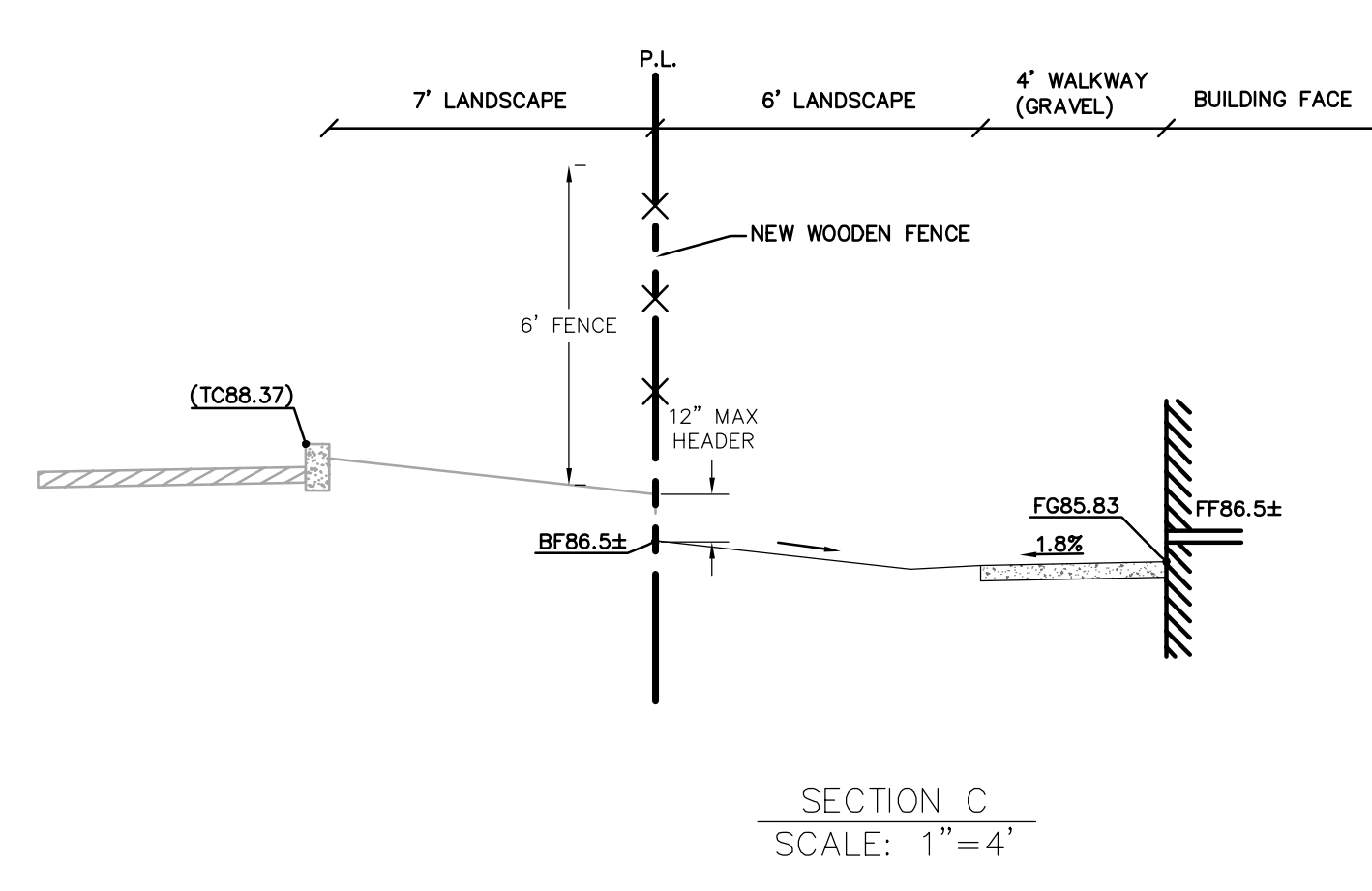
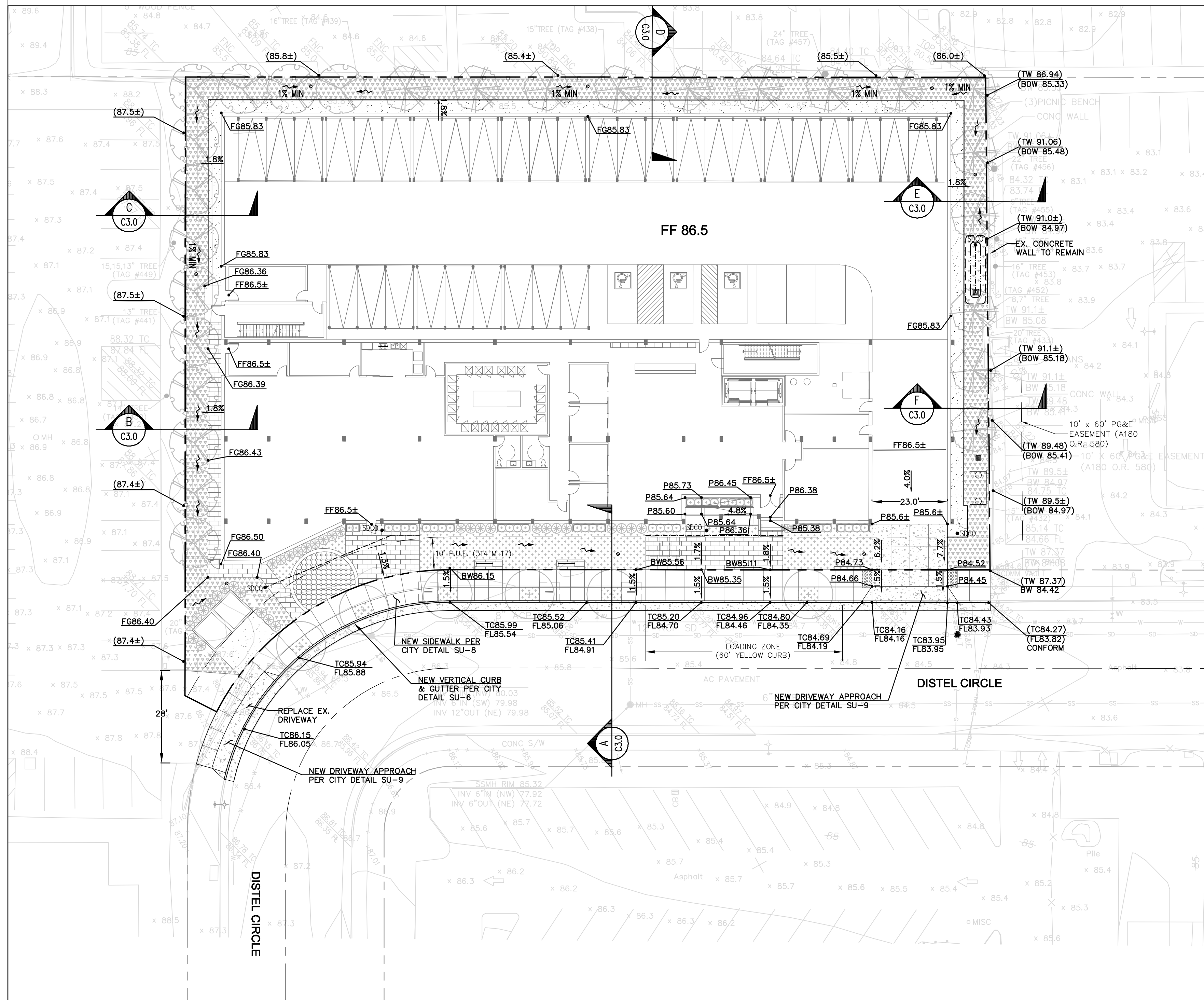
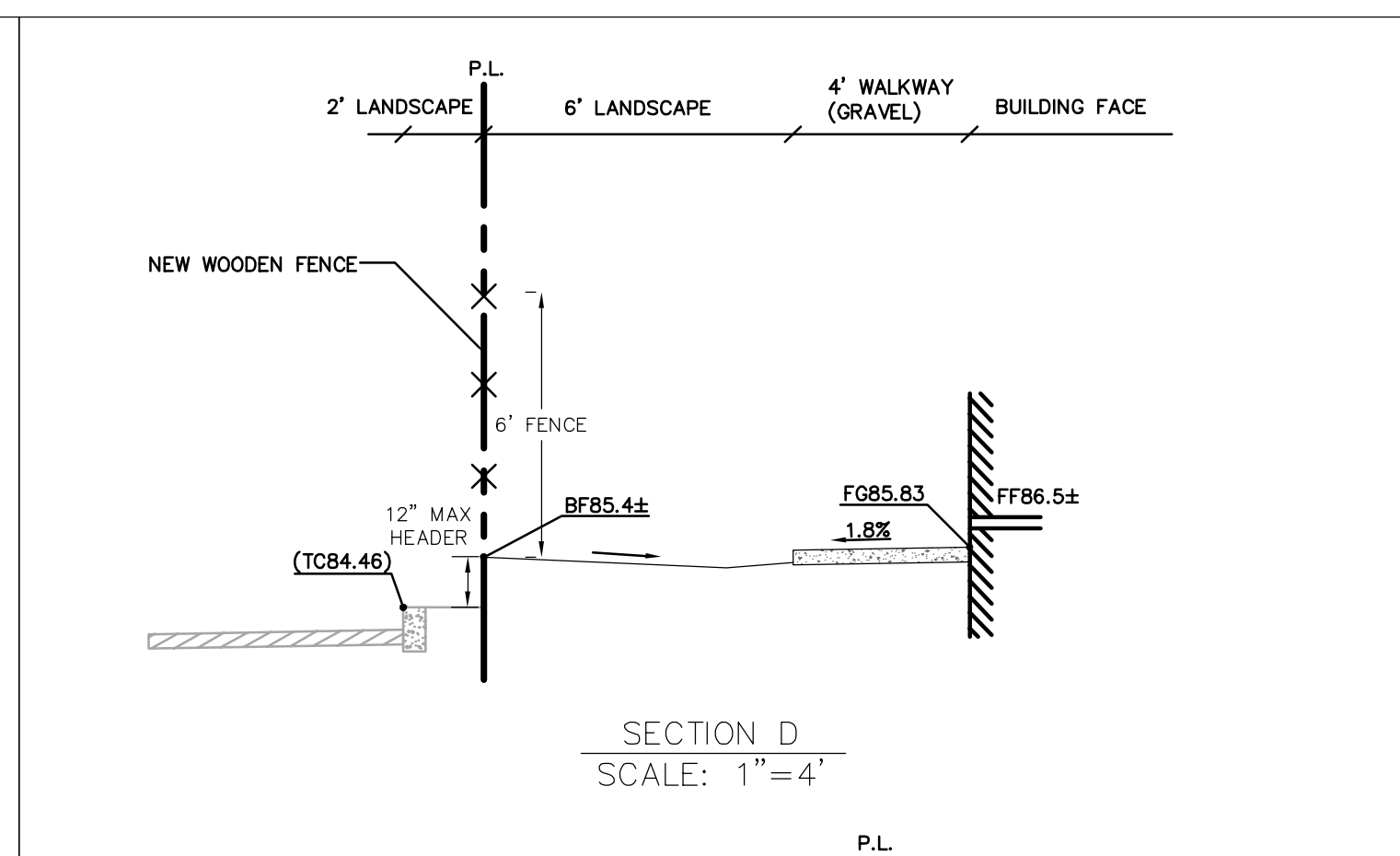
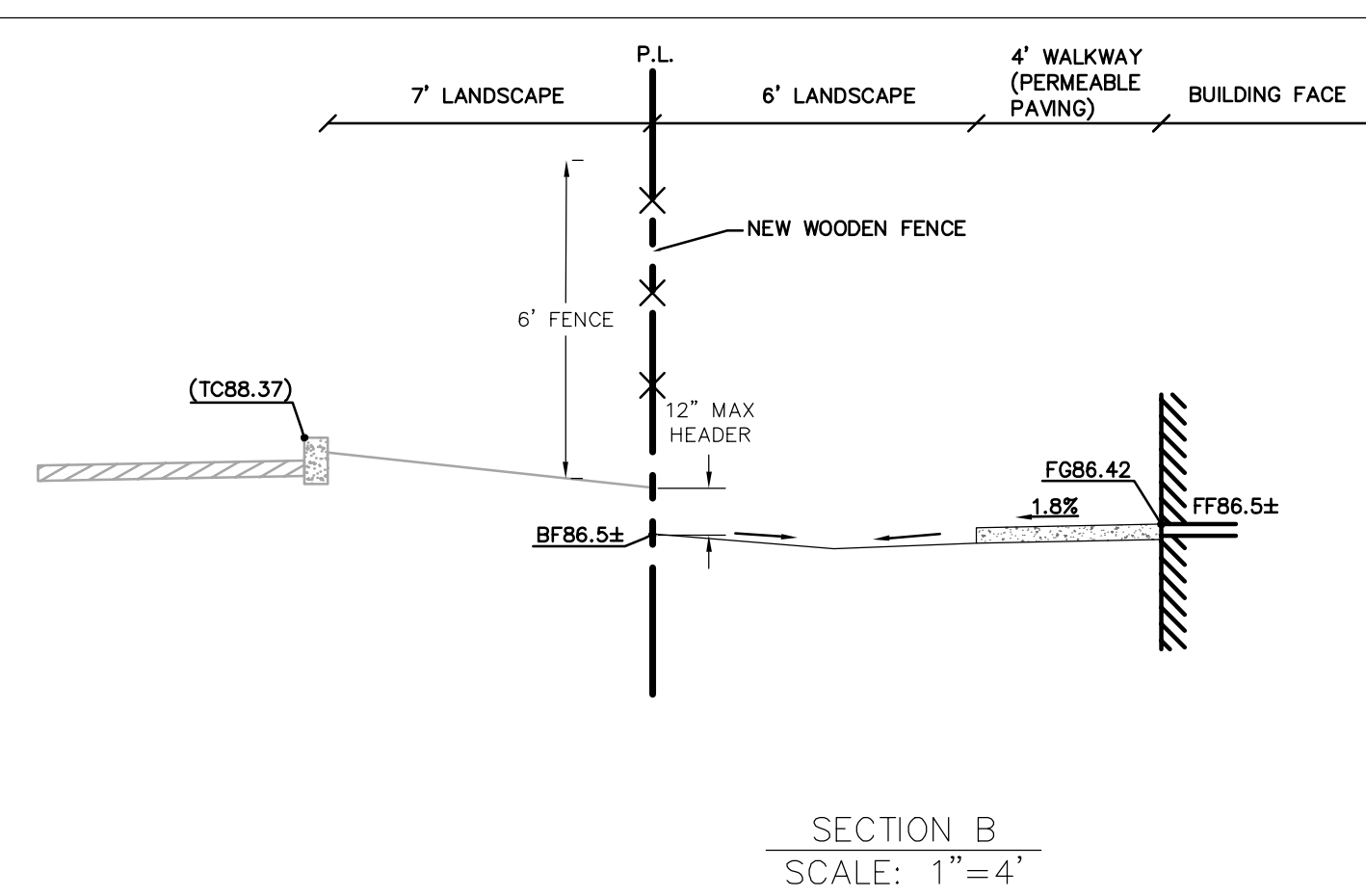
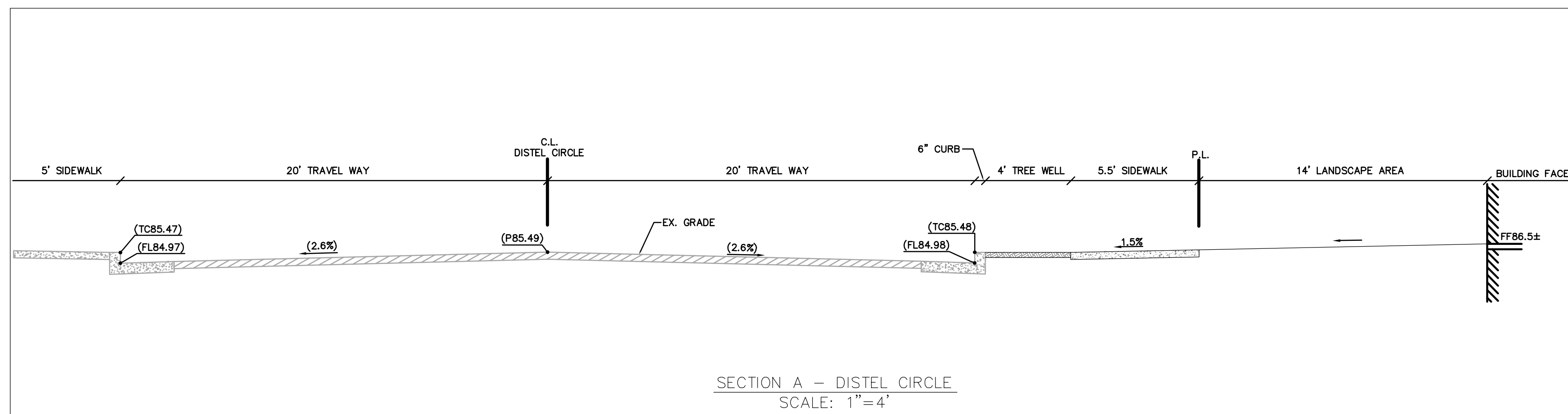
SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.0	FIRE HOSE REACH PLAN



ABBREVIATIONS	
AC	ASPHALT CONCRETE
BFP	BACK FLOW PREVENTER
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONTROL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DRAINAGE INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER
WH	WHARF HYDRANT
WM	WATER METER
WV	WATER VALVE

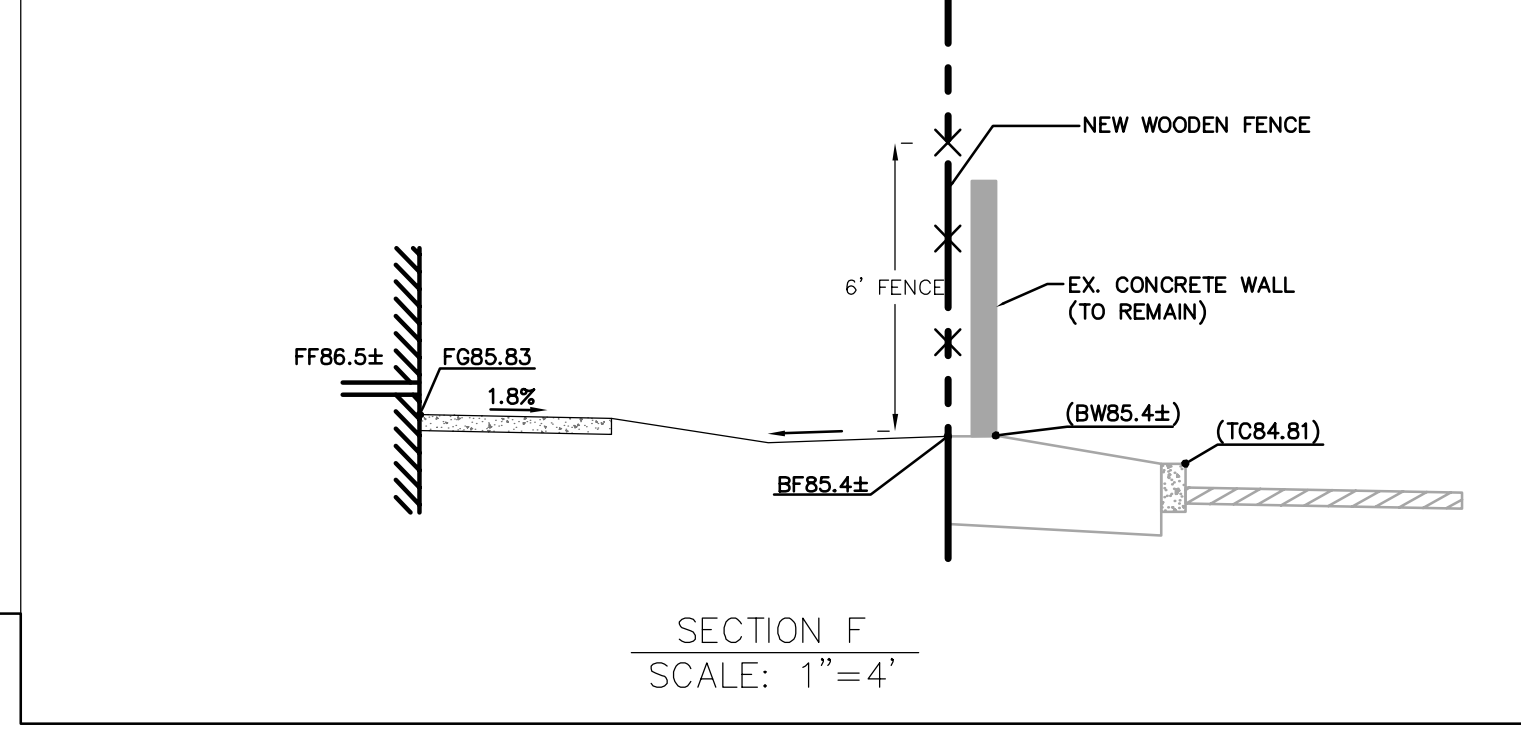
LEGEND	
	PROPERTY LINE
	EASEMENT
	CURB & GUTTER
	EXISTING TREE REMOVAL



EARTH WORK QUANTITIES

CUT (ON & OFF SITE): 350 CY
 FILL (ON & OFF SITE): 900 CY
 NET (ON & OFF SITE): 550 CY (IMPORT)

NOTE: DOES NOT INCLUDE PAVEMENT AND CONCRETE FOUNDATIONS REMOVED DURING DEMOLITION. EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HISHER OWN USE.

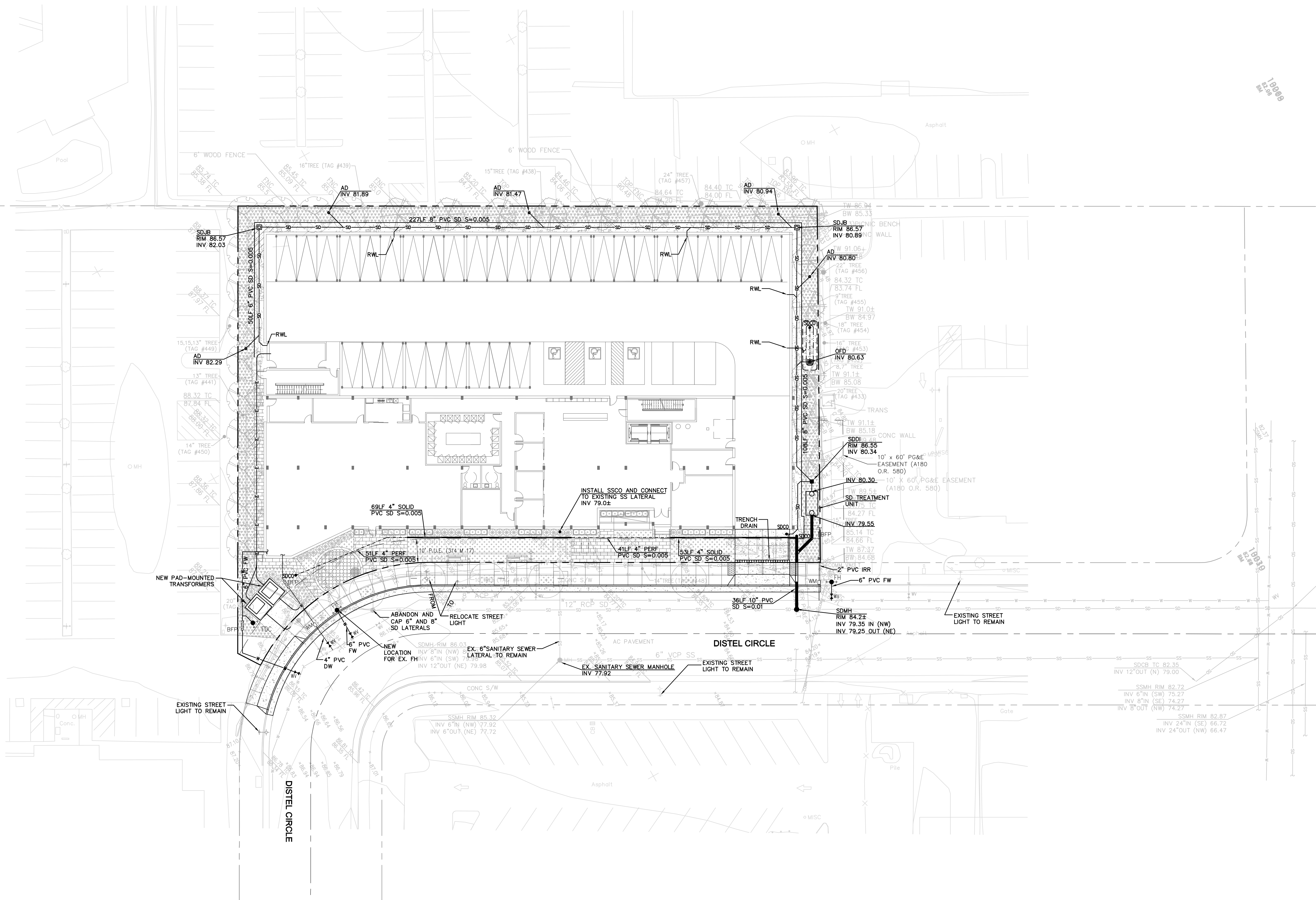


LEGEND

- PROPERTY LINE
- EASEMENT
- CURB & GUTTER
- EXISTING GRADE
- NEW CONCRETE
- PERMEABLE PAVERS (S.L.D.)
- DECOMPOSED GRANITE
- TREES (S.L.D.)
- TREE WELL (S.L.D.)
- 6' WOOD FENCE (S.L.D.)

ABBREVIATIONS

AC	ASPHALT CONCRETE
BF	BOTTOM OF FENCE
BFP	BACK FLOW PREVENTER
BOW	BOTTOM OF WALL
BW	BACK OF WALL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONTROL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DRAINAGE INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
S.L.D.	SEE LANDSCAPE DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER
WH	WHARF HYDRANT
WM	WATER METER
WV	WATER VALVE

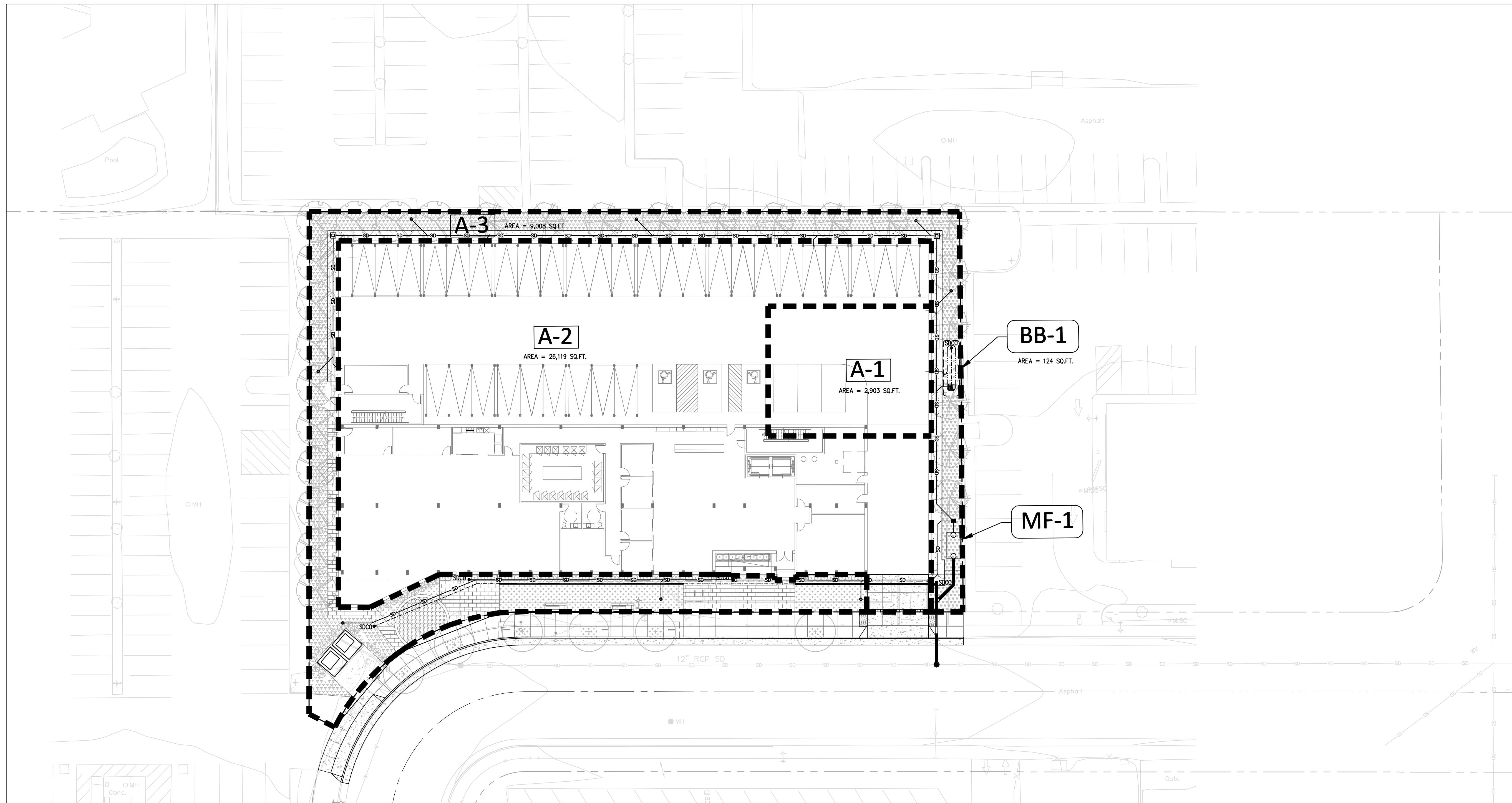


ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONTROL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDDI	STORM DRAIN DRAINAGE INLET
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SSMH	SANITARY SEWER MANHOLE
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TW	TOP OF WALL
W	WATER
WH	WHARF HYDRANT
WM	WATER METER
WV	WATER VALVE

LEGEND

---	PROPERTY LINE
---	EASEMENT
---	CURB & GUTTER
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (PERFORATED)
---	STORM DRAIN LINE (UNTREATED)
---	STORM DRAIN LINE (TREATED)
---	GAS LINE
---	COMMUNICATIONS LINE
---	WATER LINE
---	ELECTRICAL LINE
●	MANHOLE
WV	WATER VALVE
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
BFP	BACKFLOW PREVENTER
WM	WATER METER
SDJB	STORM DRAIN JUNCTION BOX
SDTU	STORM DRAIN TREATMENT UNIT
ET	ELECTRICAL TRANSFORMER
AD	STORM DRAIN AREA DRAIN
FDC	FIRE DEPARTMENT CONTROL
FH	FIRE HYDRANT
SDDI	STORM DRAIN DRAINAGE INLET
SDTD	STORM DRAIN TRENCH DRAIN



ABBREVIATIONS	
AC	ASPHALT CONCRETE
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BFP	BACK FLOW PREVENTER
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TW	TOP OF WALL
W	WATER
WH	WHARF HYDRANT
WM	WATER METER
WV	WATER VALVE

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT
■ ■ ■ ■	DRAINAGE AREA BOUNDARY
---	STORM DRAIN LINE (PERFORATED)
---	STORM DRAIN LINE (UNTREATED)
---	STORM DRAIN LINE (TREATED)
●	MANHOLE
SDCO ●	STORM DRAIN CLEANOUT
⊠	STORM DRAIN JUNCTION BOX
□	STORM DRAIN TREATMENT UNIT
○	STORM DRAIN AREA DRAIN
■	STORM DRAIN DRAINAGE INLET
---	STORM DRAIN TRENCH DRAIN
A-1	DRAINAGE AREA
BB-1	BIORETENTION BASIN TREATMENT AREA
MF-1	MEDIA FILTER TREATMENT AREA

C.3 TREATMENT FACILITIES CONSTRUCTION NOTES:

- DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF LOS ALTOS THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT: WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML
- INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF LOS ALTOS.

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	4% RULE		PROPOSED TREATMENT CONTROLS
						REQUIRED	PROVIDED	
A1	2,903	0	LANDSCAPE	2903	ROOF	116	124	BB-1
A2	26,119	0	LANDSCAPE	26119	CONCRETE/ROOF	-	-	MF-1*
A3	9,008	9008	LANDSCAPE	0	LANDSCAPE/PERMEABLE PAVERS	-	-	-
TOTALS	38030	9008		29022		116	124	

* THIS PROJECT MEETS THE SPECIAL PROJECT C: AFFORDABLE HOUSING DEVELOPMENT CRITERIA FROM THE MUNICIPAL REGIONAL PERMIT 3.0, WHICH IS TENTATIVELY SCHEDULED TO GO INTO EFFECT JULY 2022. THIS PROJECT IS ALLOWED UP TO 90% LID REDUCTION CREDITS.

STORMWATER TREATMENT AREA DATA

TOTAL SITE AREA = 38,030 SQ. FT.
TOTAL SITE IMPERVIOUS AREA = 29,022 SQ. FT.

% IMPERVIOUS AREA TREATED BY MEDIA FILTERS = 90%
% IMPERVIOUS AREA TREATED BY LID TREATMENT = 10%

SPECIAL PROJECT C: AFFORDABLE HOUSING PROJECT CREDIT SUMMARY:

AFFORDABLE HOUSING CREDIT: 70%

DENSITY CREDIT: 15%

- THIS PROJECT IS PROJECTED TO HAVE AT LEAST 100 DU/AC

MINIMIZED SURFACE PARKING CREDITS: 5%

- THIS PROJECT HAS NO SURFACE PARKING.

LOCATION CREDIT: N/A

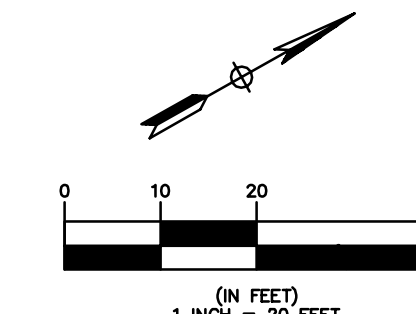
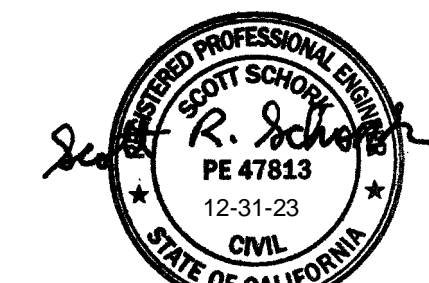
- THIS PROJECT IS NOT LOCATED WITHIN A 1/4 MILE RADIUS OF AN EXISTING OR PLANNED TRANSIT HUB.
- THIS PROJECT IS NOT LOCATED WITHIN A PLANNED PRIORITY DEVELOPMENT AREA (PDA).

TOTAL LID REDUCTION CREDIT: 90%



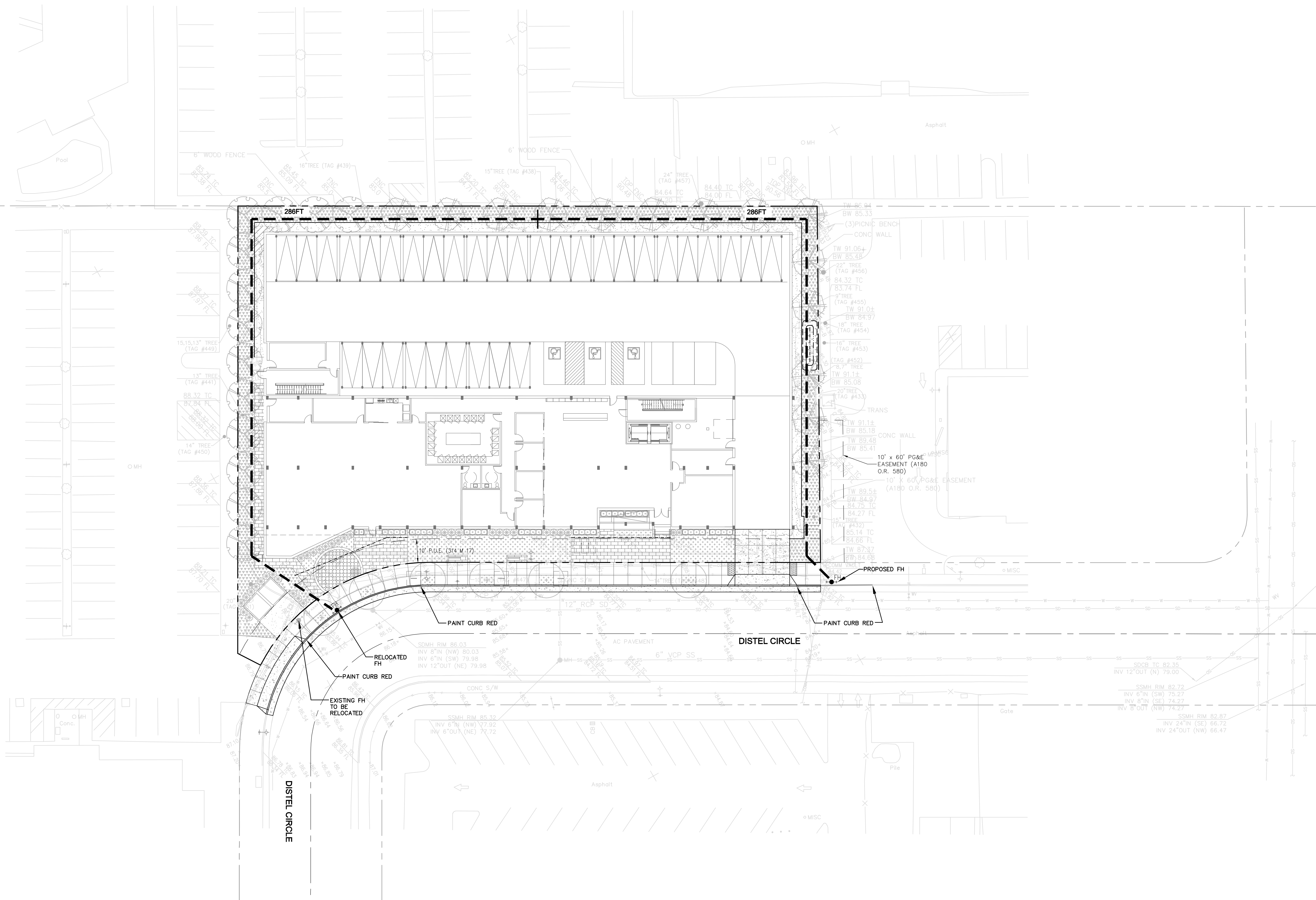
330 DISTEL CIRCLE
LOS ALTOS # 2021-0042

SUBMITTAL #3
JUNE 3, 2022

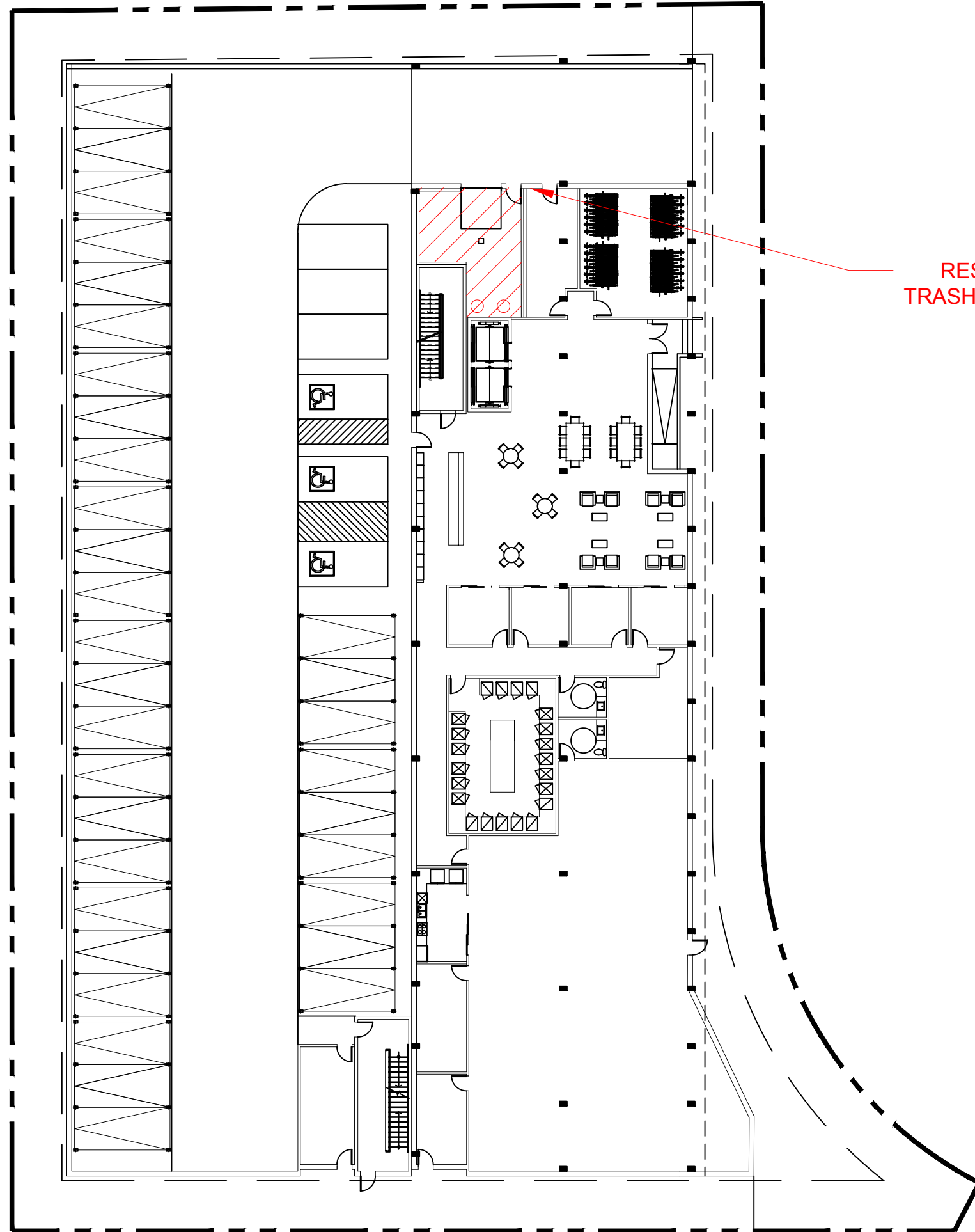


PRELIMINARY STORMWATER CONTROL PLAN

C5.0



LEGEND	
	PROPERTY LINE
	EASEMENT
	CURB & GUTTER
	FIRE HOSE REACH



RESIDENTIAL
TRASH COLLECTION
ROOM



AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

EAH HOUSING

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

330 DISTEL CIRCLE
LOS ALTOS

PROJECT

SITE PLAN

DRAWING TITLE

PROJECT NO.

DRAWN CS

APPROVED SB

DATE 03/02/2022

SCALE AS SHOWN

DRAWING NO.

TR0.0



UPPER FLOOR
CHUTE VESTIBULE



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CONSULTANT

KTGY

ARCHITECT

EAH HOUSING

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

330 DISTEL CIRCLE
LOS ALTOS

PROJECT

UPPER FLOOR
CHUTE VESTIBULE
(TYP.)

DRAWING TITLE

PROJECT NO.

DRAWN CS

APPROVED SB

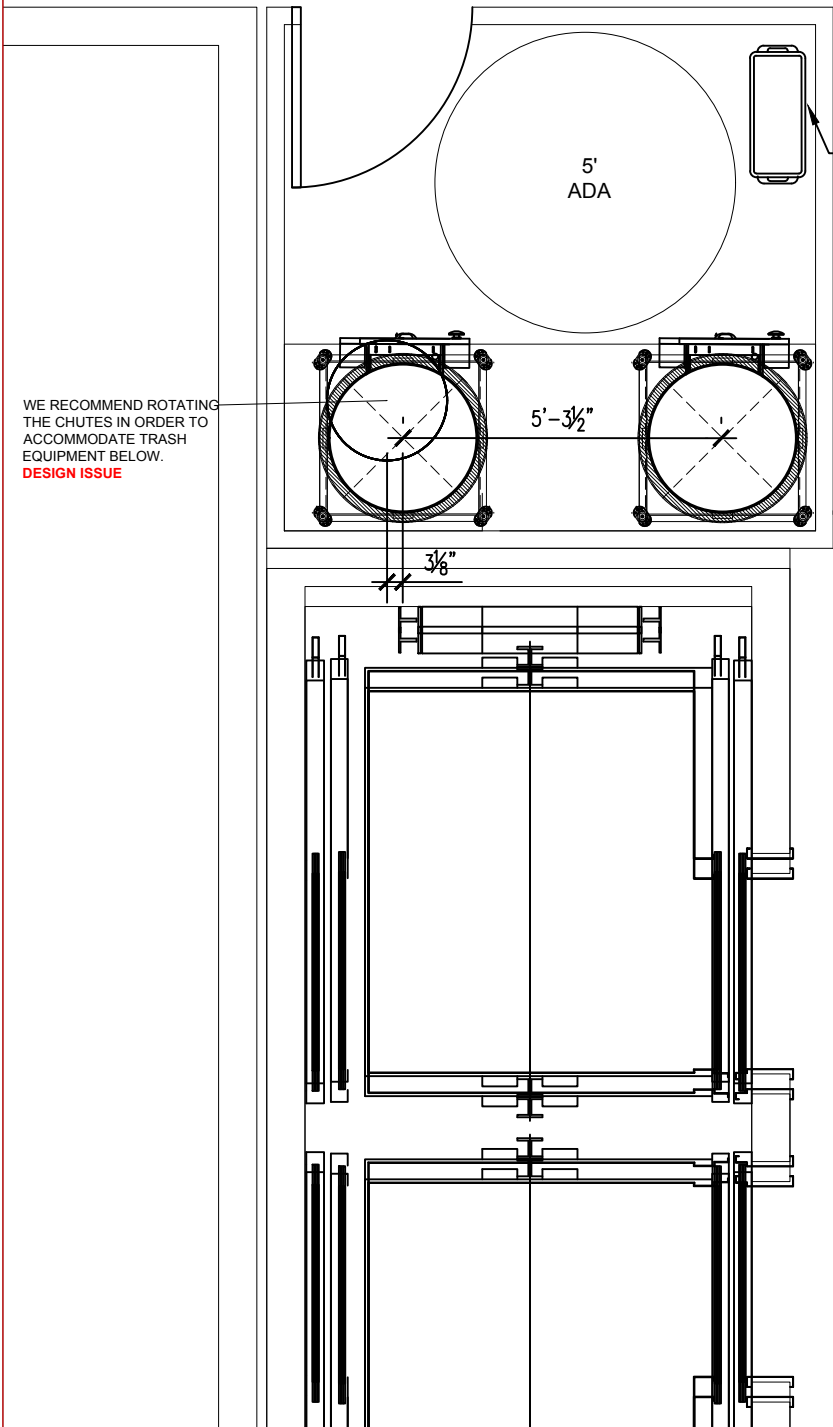
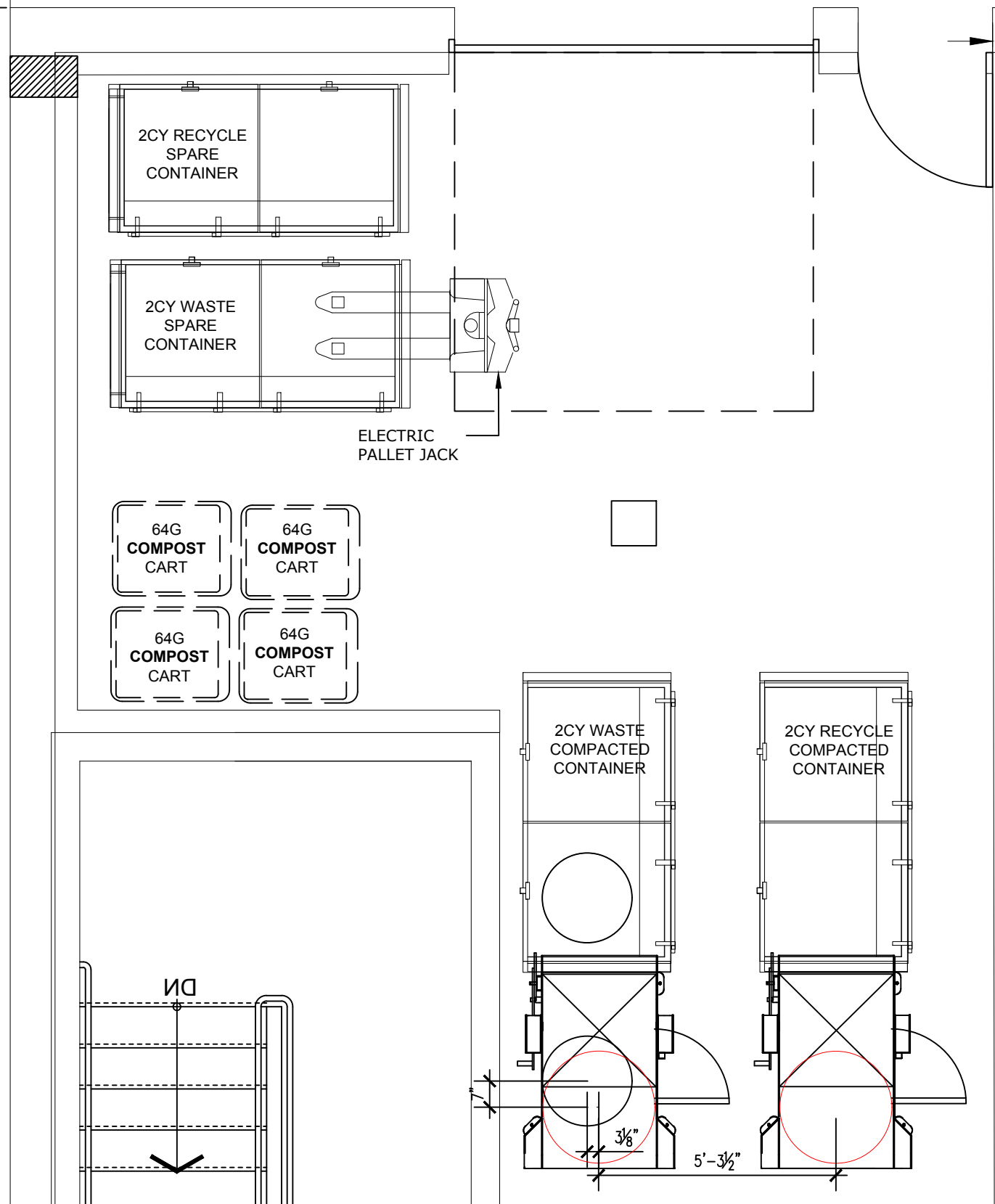
DATE 03/02/2022

SCALE AS SHOWN

DRAWING NO.

TR0.1

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	(1) 2CY FL COMPACTOR CONTAINER	2x/wk
RECYCLING	(1) 2CY FL LOOSE CONTAINERS	2x/wk
COMPOST	(4) 64G TOTE CARTS	1x/wk



WE RECOMMEND ROTATING THE CHUTES IN ORDER TO ACCOMMODATE TRASH EQUIPMENT BELOW.
DESIGN ISSUE

RUBBERMAID SLIM JIM FOR COMPOST. TO BE EMPTIED DAILY INTO TRASH COLLECTION ROOM COMPOST CONTAINER.



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CONSULTANT

KTGY
ARCHITECT

EAH HOUSING
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

330 DISTEL CIRCLE
LOS ALTOS
PROJECT

RESIDENTIAL TRASH ROOM &
CHUTE VESTIBULE
(2 CHUTES W/ SLIM JIM)
DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN CS	TR1.0
APPROVED SB	
DATE 03/02/2022	
SCALE AS SHOWN	