

# CABRILLO-DOLORES FACULTY HOUSING - LOT 1

LOT #1 CABRILLO AVENUE, STANFORD, CA 94305

## ABBREVIATIONS:

& ^ @ #	AND ANGLE AT NUMBER
CL R E (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. B.O. CNTL. CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. F.F.E. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HDR. HDWD. H.V.A.C. H.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N.I.C. NO. O.V. O.C. OFICI OPNG. O.D. P.C. PL. PLYWD. P.T. PT. PTD. R RET. AIR RM RDWD R.W.L. S S.S.D. SQ. FT. SHT. SHTG. SM. S.P. SQ. S.S.T. ST. STD. SUP. AIR TAG THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W W/ W.C. WD WP W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF W.W. TOILET PAPER HOLDER T.R. TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

## SYMBOLS:

### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP SYMBOL	

## GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
6. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
7. DURING THE BIDDING AND NEGOTIATION PERIOD, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFTER THE OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
11. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
13. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSION AND ORIENTATION ON DRAWING.
14. "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
18. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
19. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
23. ALL KITCHEN RAFTER SPACES, SPOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:  
A. MINIMUM ROOF/CEILING INSULATION R-19.  
B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.  
C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13.  
D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.  
E. INFILTRATION CONTROL.  
F. EXHAUST SYSTEMS DAMPENED.  
G. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.  
H. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.  
I. DUCTS CONSTRUCTED AND INSTALLED PER UMC.  
J. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
26. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 120V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
27. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406).

## PROJECT PARTICIPANTS:

### OWNER:

STANFORD UNIVERSITY REAL ESTATE  
3160 PORTER DRIVE, #200  
STANFORD, CA 94304

PROJECT MANAGER: GRACE STEPHENS  
TEL. (650) 724 4990  
gracest@stanford.edu

### ARCHITECT:

JOHN LUM ARCHITECTURE  
3246 17TH STREET  
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PROJECT MANAGER: KHOAN DUONG  
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khoan@johnlumarchitecture.com

### STRUCTURAL ENGINEER:

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1155 BROADWAY, #205  
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### CIVIL ENGINEER:

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SAN JOSE, CA 94112

PROJECT MANAGER: MITCH BURLEY  
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mburley@BKF.com

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SAN JOSE, CA 94112

PROJECT MANAGER: MITCH BURLEY  
TEL. (408) 467 9141  
mburley@BKF.com

### LANDSCAPE ARCHITECT:

ARTERRA LANDSCAPE ARCHITECTS  
88 MISSOURI STREET  
SAN FRANCISCO, CA 94107

PROJECT MANAGER: NATASH LIBINA  
TEL. (415) 861 3100  
natasha@arterraa.com

### MEP:

INTEGRAL GROUP  
427 13TH STREET  
OAKLAND, CA 94612

PROJECT MANAGER: SHANNON  
TEL. (510) 663 2070  
sallison@integralgroup.com

### GENERAL CONTRACTOR:

T.B.D.

## PROJECT DATA:

### CODES

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE LOCAL MUNICIPAL CODES

### PROJECT ADDRESS

LOT #1 CABRILLO AVENUE  
STANFORD, CA 94305

### PROJECT DESCRIPTION

CONSTRUCT (N) 2-STORY 4-BED, 4-BATH SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE, (N) LANDSCAPING & (N) UTILITIES

### PLANNING INFORMATION

BLOCK - LOT	TBD
ZONING DISTRICT	R1-S
BUILDING HEIGHT	35'-0" MAX
NUMBER OF STORIES	2
SETBACKS	FRONT - MIN. 25' REAR - MIN. 25' SIDES - MIN. 5'
LOT SIZE	8,812 SQ. FT.

### GROSS FLOOR AREA:

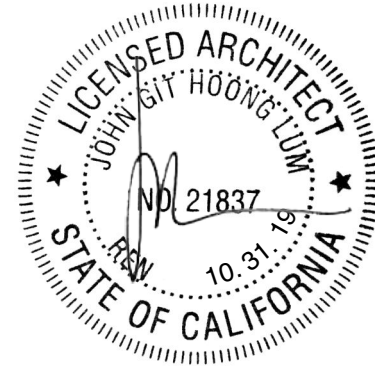
PROPOSED FIRST FLOOR	1467 SQ.FT.	CONDITIONED
PROPOSED GARAGE	480 SQ.FT.	UNCONDITIONED
PROPOSED 2ND FLOOR	1536 SQ.FT.	CONDITIONED
<b>TOTAL PROPOSED</b>	<b>3003 SQ.FT.</b>	<b>CONDITIONED</b>
	480 SQ.FT.	UNCONDITIONED
	<b>3483 SQ.FT.</b>	<b>TOTAL</b>

### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF

### FIRE PROTECTION

FIRE HYDRANT TYPE	FULLY SPRINKLERED INSTALLED PER NFPA13 (UNDER SEPARATE PERMIT)
NEAREST LOCATION	STANDARD CABRILLO ST. BETWEEN SANTA YNEZ ST. & DOLORES ST.



CABRILLO-DOLORES FACULTY HOUSING - LOT 1

Lot #1 Cabrillo Avenue  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

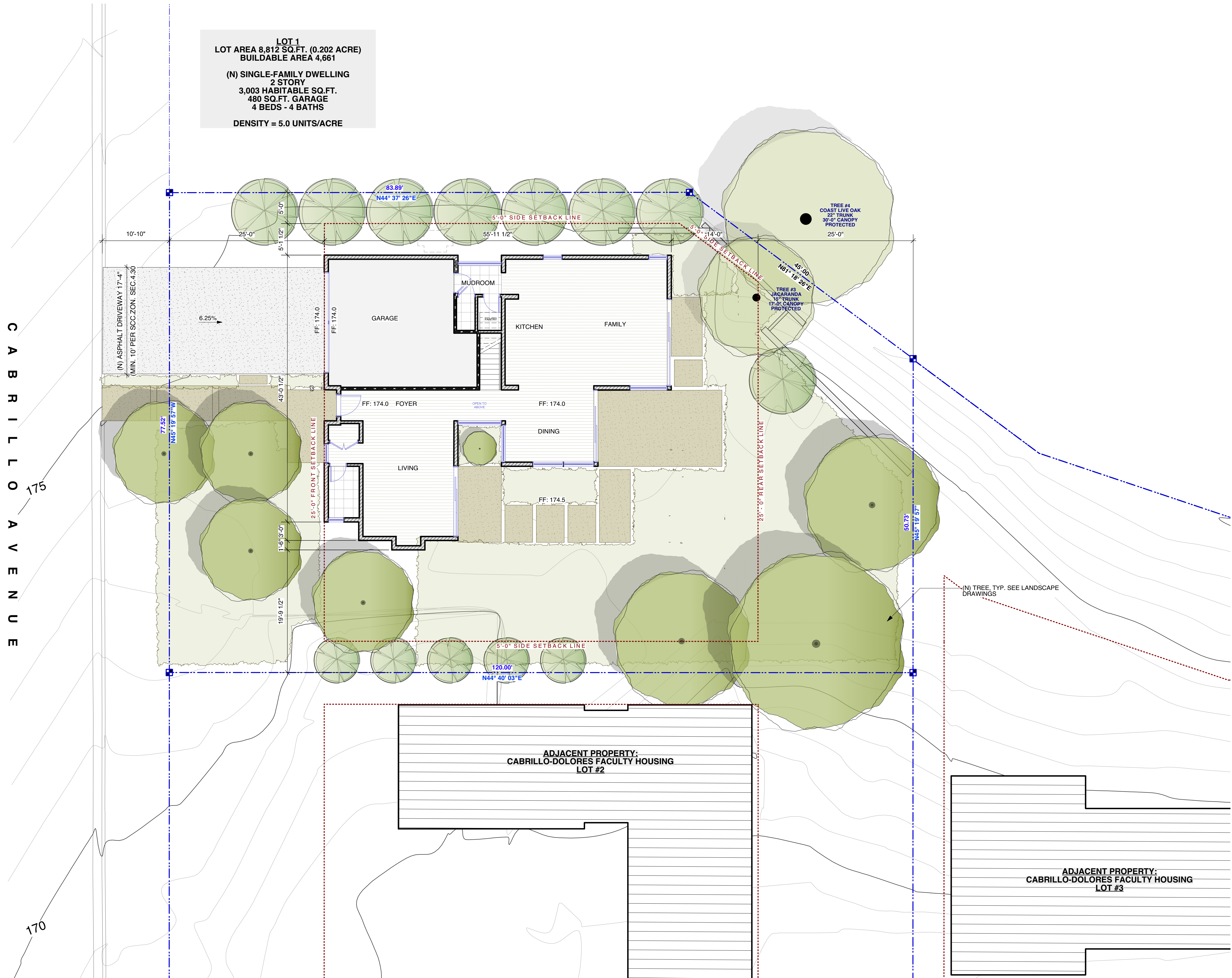
date	issues / revisions	by
08.30.17	Building Permit Submittal	rk
01.23.18	Building Permit Rev1	cm
05.03.18	ASA Submittal	mc

TITLE SHEET

A0.00

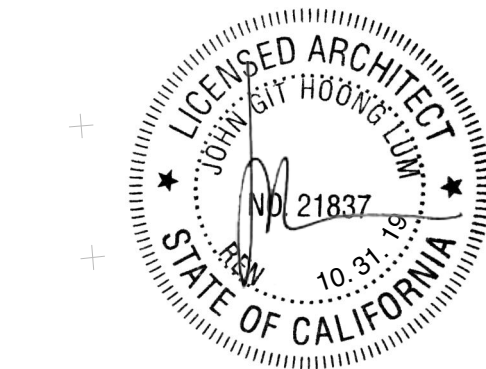
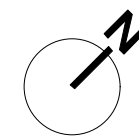


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1 SITE PLAN  
A0.02 Scale: 1/8" = 1'-0"

0 10 20 FT



CABRILLO-DOLORES FACULTY HOUSING - LOT 1

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Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	rk
01.23.18	Building Permit Rev1	cm
05.03.18	ASA Submittal	mc

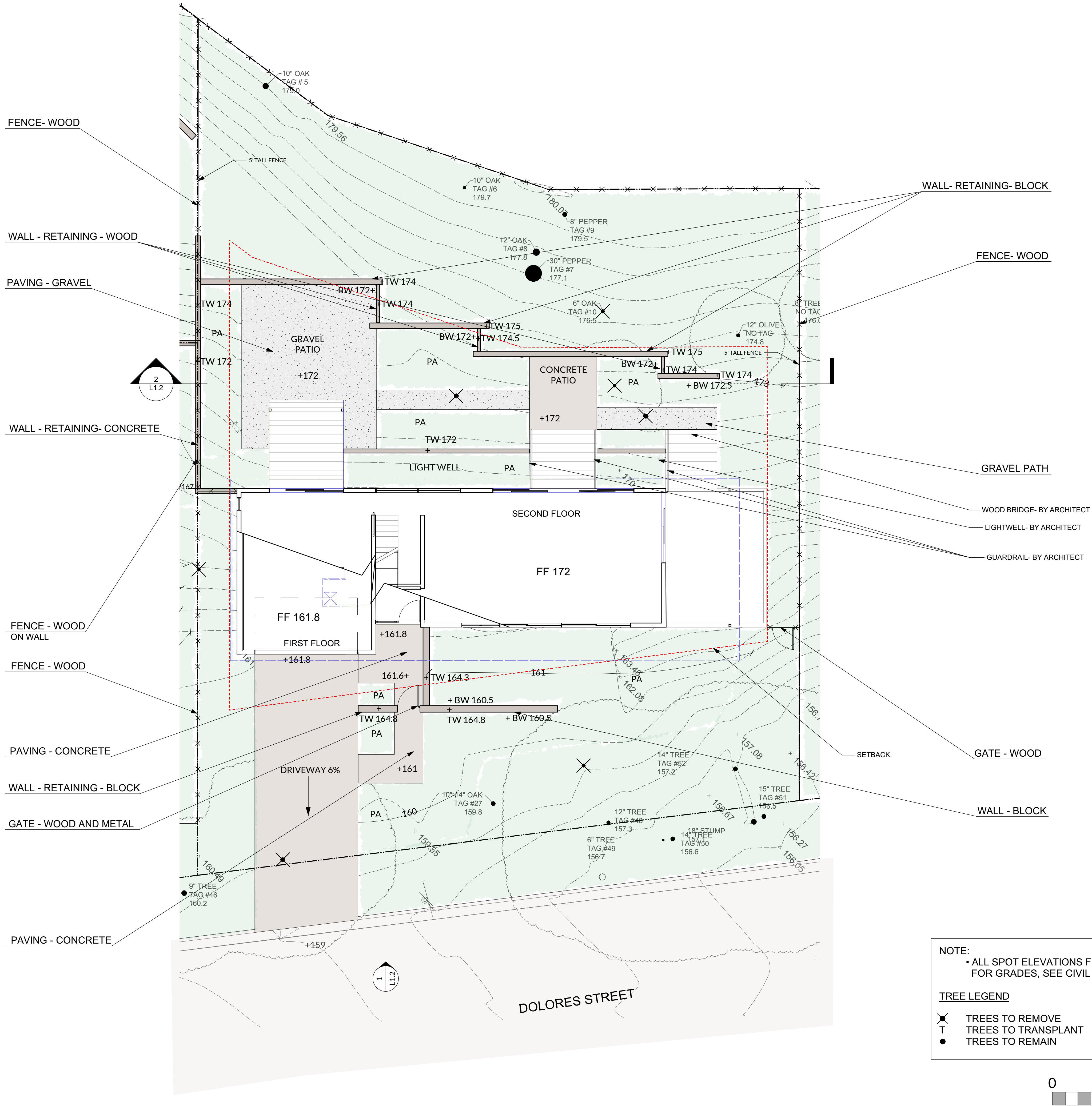
SITE PLAN

A0.02

**LUM**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

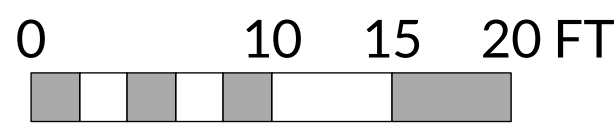




NOTE:  
• ALL SPOT ELEVATIONS FOR REFERENCE ONLY  
FOR GRADES, SEE CIVIL DRAWINGS

**TREE LEGEND**

X TREES TO REMOVE  
T TREES TO TRANSPLANT  
• TREES TO REMAIN



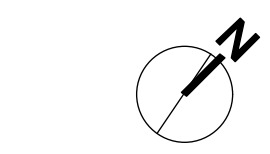
**ARTERRA**  
LANDSCAPE ARCHITECTS  
88 MISSOURI SAN FRANCISCO 94107  
T: 415.861.3100 W: artterra.com  
CA License #4252



**CABRILLO DOLORES HOUSING**  
LOT 3  
DOLORES STREET  
STANFORD, CA 94305

DATE:	ISSUE:
08.16.17	BUILDING PERMIT
01.23.18	BUILDING PERMIT REV-1
05.01.18	ASA REVIEW

SCALE: 1/8"=1'-0"

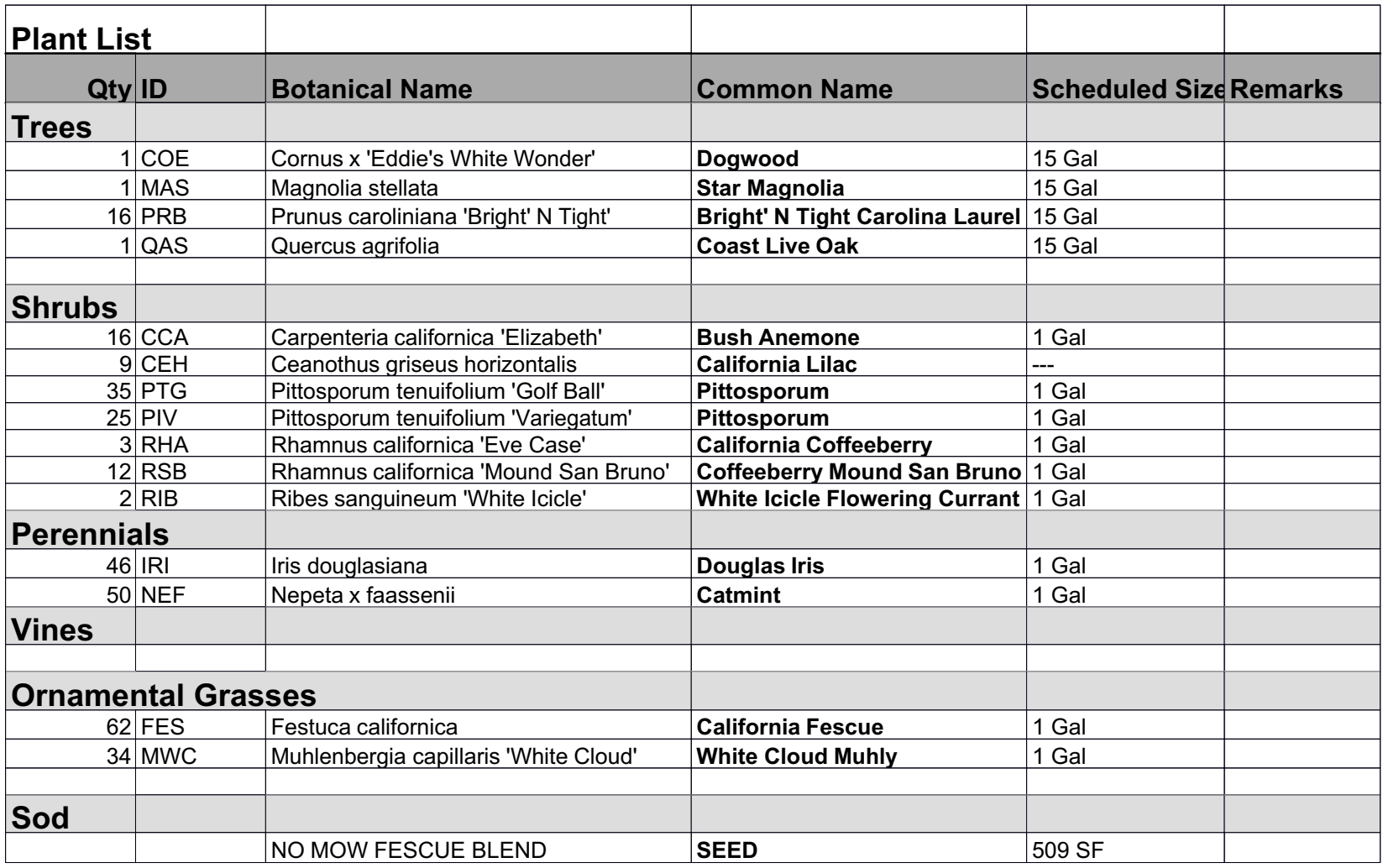


LANDSCAPE  
LAYOUT  
PLAN

**L1.1**

NOT FOR CONSTRUCTION



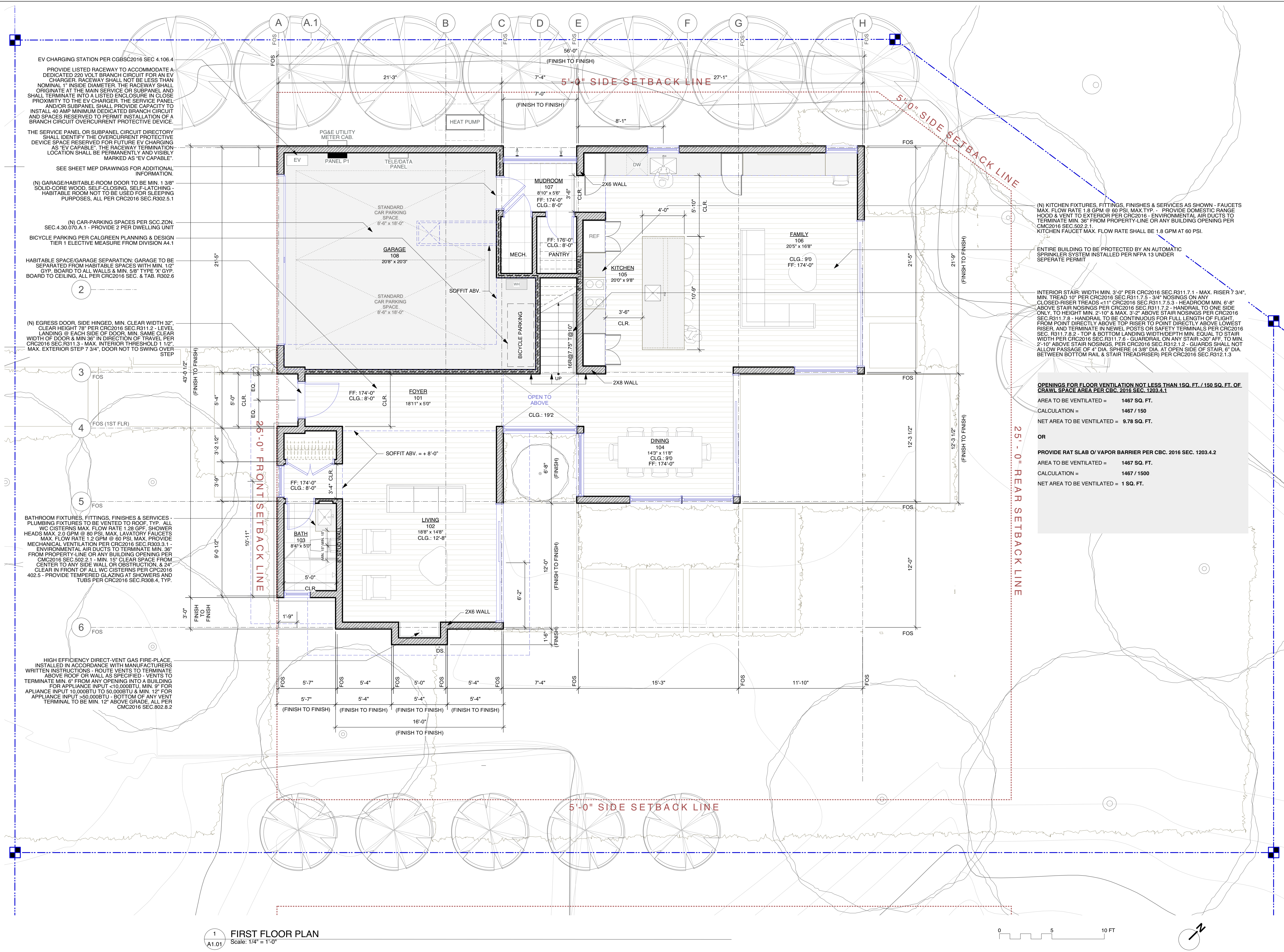


B. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped.

# L3.0



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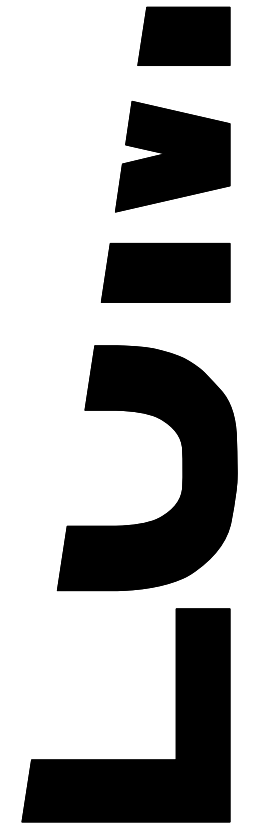
EV CHARGING STATION PER CGBSC2016 SEC 4.106.4  
PROVIDE LISTED RACEWAY TO ACCOMMODATE A DEDICATED 220 VOLT BRANCH CIRCUIT FOR AN EV CHARGER. RACEWAY SHALL NOT BE LESS THAN NOMINAL 1" INSIDE DIAMETER. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ENCLOSURE IN CLOSE PROXIMITY TO THE EV CHARGER. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.  
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".  
SEE SHEET MEP DRAWINGS FOR ADDITIONAL INFORMATION.  
(N) GARAGE/HABITABLE-ROOM DOOR TO BE MIN. 1 3/8" SOLID-CORE WOOD, SELF-CLOSING, SELF-LATCHING - HABITABLE ROOM NOT TO BE USED FOR SLEEPING PURPOSES, ALL PER CRC2016 SEC.R302.5.1  
(N) CAR-PARKING SPACES PER SCC.ZON. SEC.4.30.070.A.1 - PROVIDE 2 PER DWELLING UNIT  
BICYCLE PARKING PER CALGREEN PLANNING & DESIGN TIER 1 ELECTIVE MEASURE FROM DIVISION A4.1  
HABITABLE SPACE/GARAGE SEPARATION: GARAGE TO BE SEPARATED FROM HABITABLE SPACES WITH MIN. 1/2" GYP. BOARD TO ALL WALLS & MIN. 5/8" TYPE 'X' GYP. BOARD TO CEILING, ALL PER CRC2016 SEC. & TAB. R302.6  
(N) EGRESS DOOR, SIDE HINGED, MIN. CLEAR WIDTH 32", CLEAR HEIGHT 78" PER CRC2016 SEC.R311.1.2 - LEVEL LANDING @ EACH SIDE OF DOOR, MIN. SAME CLEAR WIDTH OF DOOR & MIN 36" IN DIRECTION OF TRAVEL PER CRC2016 SEC.R311.1.3 - MAX. INTERIOR THRESHOLD 1 1/2", MAX. EXTERIOR STEP 7 3/4", DOOR NOT TO SWING OVER STEP

BATHROOM FIXTURES, FITTINGS, FINISHES & SERVICES - PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. ALL WC CISTERNS MAX. FLOW RATE 1.28 GPF, SHOWER HEADS MAX. 2.0 GPM @ 80 PSI, MAX. LAVATORY FAUCETS MAX. FLOW RATE 1.2 GPM @ 80 PSI, MAX. PROVIDE MECHANICAL VENTILATION PER CRC2016 SEC.R303.3.1 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY LINE OR ANY BUILDING OPENING PER CMC2016 SEC.502.2.1 - MIN. 15" CLEAR SPACE FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION, & 24" CLEAR IN FRONT OF ALL WC CISTERNS PER CRC2016 402.5 - PROVIDE TEMPERED GLAZING AT SHOWERS AND TUBS PER CRC2016 SEC.R308.4, TYP.

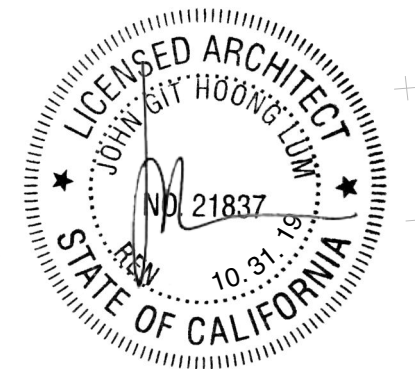
HIGH EFFICIENCY DIRECT-VENT GAS FIRE-PLACE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS - ROUTE VENTS TO TERMINATE ABOVE ROOF OR WALL AS SPECIFIED - VENTS TO TERMINATE MIN. 6" FROM ANY OPENING INTO A BUILDING FOR APPLIANCE INPUT <10,000BTU, MIN. 9" FOR APPLIANCE INPUT 10,000BTU TO 50,000BTU & MIN. 12" FOR APPLIANCE INPUT >50,000BTU - BOTTOM OF ANY VENT TERMINAL TO BE MIN. 12" ABOVE GRADE, ALL PER CMC2016 SEC.802.8.2

(N) KITCHEN FIXTURES, FITTINGS, FINISHES & SERVICES AS SHOWN - FAUCETS MAX. FLOW RATE 1.8 GPM @ 60 PSI, MAX.TYP. - PROVIDE DOMESTIC RANGE HOOD & VENT TO EXTERIOR PER CRC2016 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY LINE OR ANY BUILDING OPENING PER CMC2016 SEC.502.2.1 - KITCHEN FAUCET MAX. FLOW RATE SHALL BE 1.8 GPM AT 60 PSI.  
ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER SEPERATE PERMIT  
INTERIOR STAIR: WIDTH MIN. 3'-0" PER CRC2016 SEC.R311.7.1 - MAX. RISER 7 3/4", MIN. TREAD 10" PER CRC2016 SEC.R311.7.5 - 3/4" NOSINGS ON ANY CLOSED-RISER TREADS <11" CRC2016 SEC.R311.7.5.3 - HEADROOM MIN. 6'-8" ABOVE STAIR NOSINGS PER CRC2016 SEC.R311.7.2 - HANDRAIL TO ONE SIDE ONLY, TO HEIGHT MIN. 2'-10" & MAX. 3'-2" ABOVE STAIR NOSINGS PER CRC2016 SEC.R311.7.8 - HANDRAIL TO BE CONTINUOUS FOR FULL LENGTH OF FLIGHT, FROM POINT DIRECTLY ABOVE TOP RISER TO POINT DIRECTLY ABOVE LOWEST RISER, AND TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS PER CRC2016 SEC. R311.7.8.2 - TOP & BOTTOM LANDINGS WIDTH/DEPTH MIN. EQUAL TO STAIR WIDTH PER CRC2016 SEC.R311.7.6 - GUARDRAIL ON ANY STAIR >30" AFF. TO MIN. 2'-10" ABOVE STAIR NOSINGS, PER CRC2016 SEC.R312.1.2 - GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE (4 3/8" DIA. AT OPEN SIDE OF STAIR, 6" DIA. BETWEEN BOTTOM RAIL & STAIR TREAD/RISER) PER CRC2016 SEC.R312.1.3

OPENINGS FOR FLOOR VENTILATION NOT LESS THAN 1SQ. FT. / 150 SQ. FT. OF CRAWL SPACE AREA PER CBC. 2016 SEC. 1203.4.1  
AREA TO BE VENTILATED = 1467 SQ. FT.  
CALCULATION = 1467 / 150  
NET AREA TO BE VENTILATED = 9.78 SQ. FT.  
OR  
PROVIDE RAT SLAB O/ VAPOR BARRIER PER CBC. 2016 SEC. 1203.4.2  
AREA TO BE VENTILATED = 1467 SQ. FT.  
CALCULATION = 1467 / 1500  
NET AREA TO BE VENTILATED = 1 SQ. FT.



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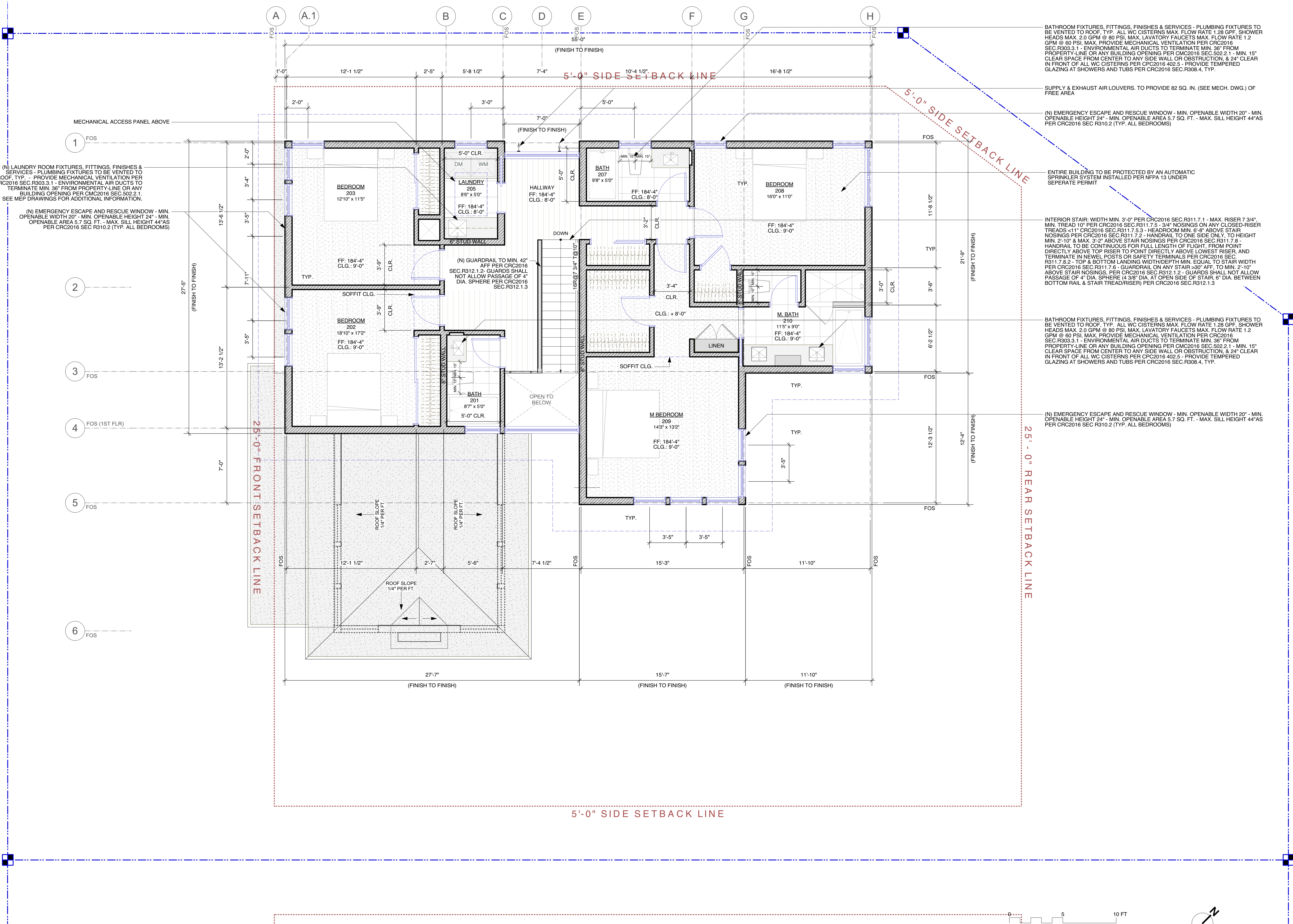
date	issues / revisions	by
08.30.17	Building Permit Submittal	rk
01.23.18	Building Permit Rev1	cm
05.03.18	ASA Submittal	mc

FLOOR PLAN - 1ST FLOOR

## A1.01



Filename: STANFORD\_LOT1\_CD\_189439\_000.sss.wvx



1 SECOND FLOOR PLAN  
A1.02 Scale: 1/4" = 1'-0"

BATHROOM FIXTURES, FITTINGS, FINISHES & SERVICES - PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. ALL WC CISTERNS MAX. FLOW RATE 1.28 GPF. SHOWER HEADS MAX. 2.0 GPM @ 80 PSI. MAX. LAVATORY FAUCETS MAX. FLOW RATE 1.2 GPM @ 80 PSI. MAX. PROVIDE MECHANICAL VENTILATION PER CRC2016 SEC. R303.3.1 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY-LINE OR ANY BUILDING OPENING PER CMC2016 SEC. 502.2.1 - MIN. 15" CLEAR SPACE FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION, & 24" CLEAR IN FRONT OF ALL WC CISTERNS PER CPC2016 402.5 - PROVIDE TEMPERED GLAZING AT SHOWERS AND TUBS PER CRC2016 SEC. R308.4, TYP.

SUPPLY & EXHAUST AIR LOUVERS, TO PROVIDE 82 SQ. IN. (SEE MECH. DWG.) OF FREE AREA

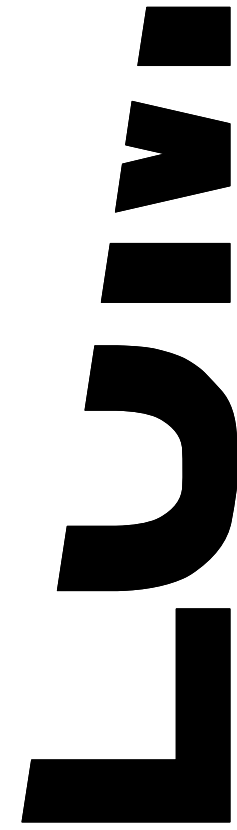
(N) EMERGENCY ESCAPE AND RESCUE WINDOW - MIN. OPENABLE WIDTH 20" - MIN. OPENABLE HEIGHT 24" - MIN. OPENABLE AREA 5.7 SQ. FT. - MAX. SILL HEIGHT 44" AS PER CRC2016 SEC. R310.2 (TYP. ALL BEDROOMS)

ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER SEPERATE PERMIT

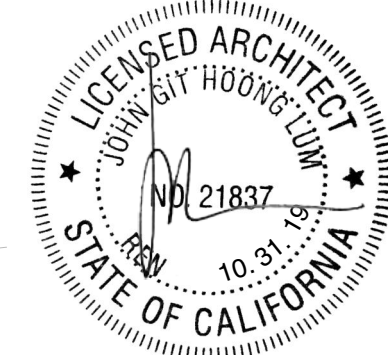
INTERIOR STAIR: WIDTH MIN. 3'-0" PER CRC2016 SEC. R311.7.1 - MAX. RISER 7 3/4" MIN. TREAD 10" PER CRC2016 SEC. R311.7.5 - 3/4" NOSINGS ON ANY CLOSED-RISER TREADS - 1" CRC2016 SEC. R311.7.5.3 - HEADROOM MIN. 6'-8" ABOVE STAIR NOSINGS PER CRC2016 SEC. R311.7.2 - HANDRAIL TO ONE SIDE ONLY, TO HEIGHT MIN. 2'-10" & MAX. 3'-2" ABOVE STAIR NOSINGS PER CRC2016 SEC. R311.7.8 - HANDRAIL TO BE CONTINUOUS FOR FULL LENGTH OF FLIGHT, FROM POINT DIRECTLY ABOVE TOP RISER TO POINT DIRECTLY ABOVE LOWEST RISER, AND TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS PER CRC2016 SEC. R311.7.8.2 - TOP & BOTTOM LANDING WIDTH/DEPTH MIN. EQUAL TO STAIR WIDTH PER CRC2016 SEC. R311.7.6 - GUARDRAIL ON ANY STAIR - 30" AFF. TO MIN. 2'-10" ABOVE STAIR NOSINGS, PER CRC2016 SEC. R312.1.2 - GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE (4 3/8" DIA. AT OPEN SIDE OF STAIR, 6" DIA. BETWEEN BOTTOM RAIL & STAIR TREAD/RISER) PER CRC2016 SEC. R312.1.3

BATHROOM FIXTURES, FITTINGS, FINISHES & SERVICES - PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. ALL WC CISTERNS MAX. FLOW RATE 1.28 GPF. SHOWER HEADS MAX. 2.0 GPM @ 80 PSI. MAX. LAVATORY FAUCETS MAX. FLOW RATE 1.2 GPM @ 80 PSI. MAX. PROVIDE MECHANICAL VENTILATION PER CRC2016 SEC. R303.3.1 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY-LINE OR ANY BUILDING OPENING PER CMC2016 SEC. 502.2.1 - MIN. 15" CLEAR SPACE FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION, & 24" CLEAR IN FRONT OF ALL WC CISTERNS PER CPC2016 402.5 - PROVIDE TEMPERED GLAZING AT SHOWERS AND TUBS PER CRC2016 SEC. R308.4, TYP.

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JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



CABRILLO-DOLORES FACULTY HOUSING - LOT 1

Lot #1 Cabrillo Avenue  
Stanford, CA 94305

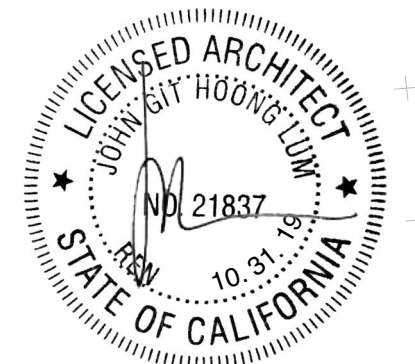
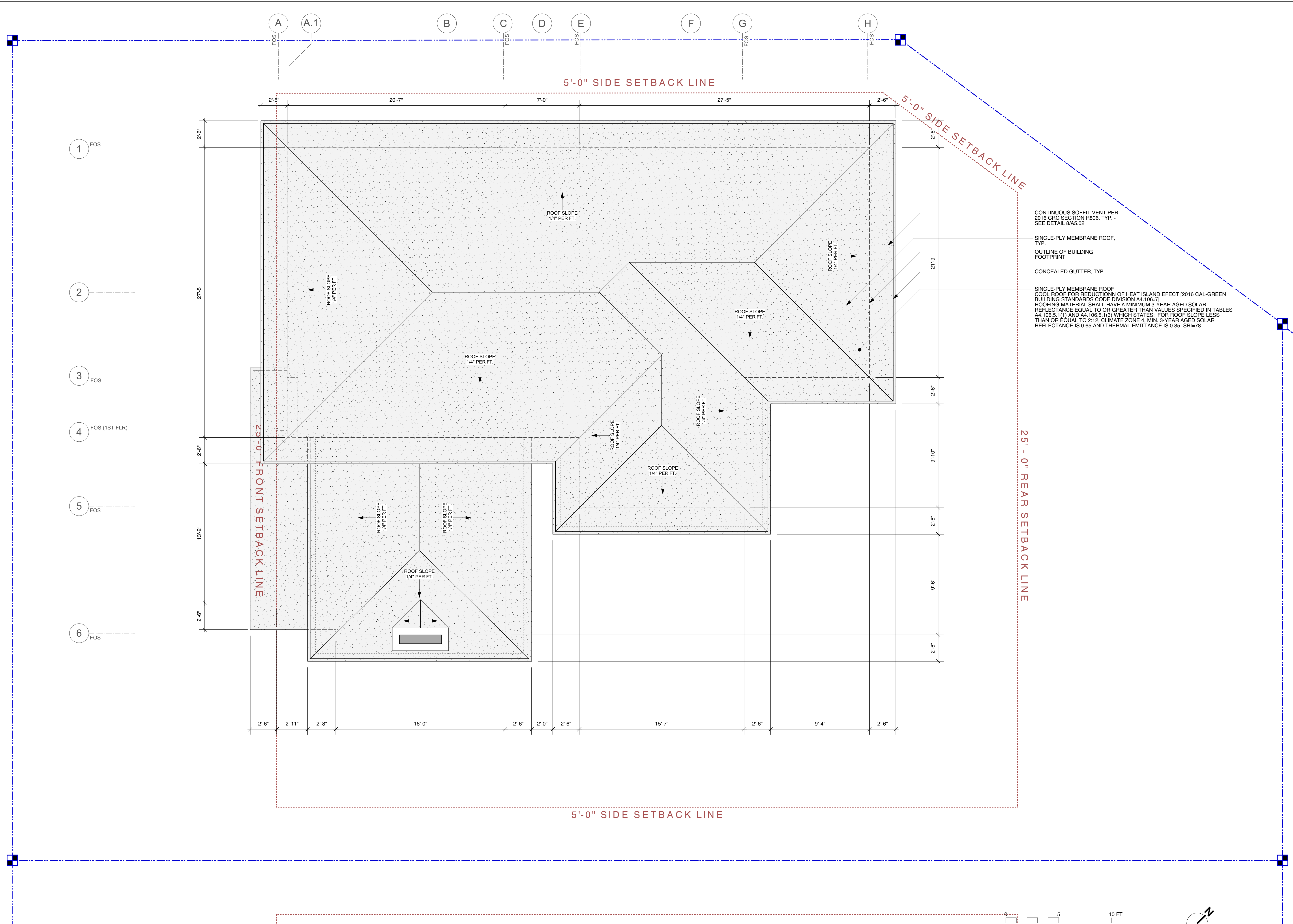
client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	rk
01.23.18	Building Permit Rev1	cm
05.03.18	ASA Submittal	mc

FLOOR PLAN - 2ND FLOOR

A1.02





## CABRILLO-DOLORES FACULTY HOUSING - LOT 1

Lot #1 Cabrillo Avenue  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
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## ROOF PLANS

## A1.03





T.O. ROOF FIN.  
194'-6 1/4"

SECOND FLOOR F.F.  
184'-4 1/4"

FIRST FLOOR F.F.  
174'-0"

1  
A3.01 EXTERIOR ELEVATION - FRONT (SOUTH-WEST)  
Scale: 1/4" = 1'-0"



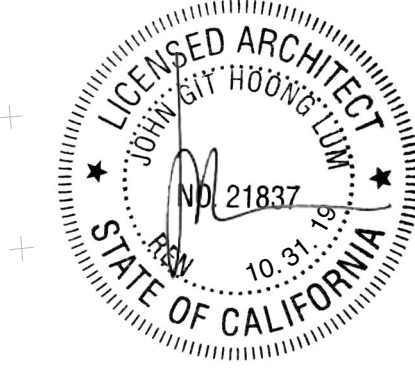
T.O. ROOF FIN.  
194'-6"

SECOND FLOOR F.F.  
184'-4"

FIRST FLOOR F.F.  
174'-0"

2  
A3.01 EXTERIOR ELEVATION - SIDE (NORTH-EAST)  
Scale: 1/4" = 1'-0"

LUM



CABRILLO-DOLORES FACULTY HOUSING - LOT 1

Lot #1 Cabrillo Avenue  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
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EXTERIOR ELEVATIONS

A3.01



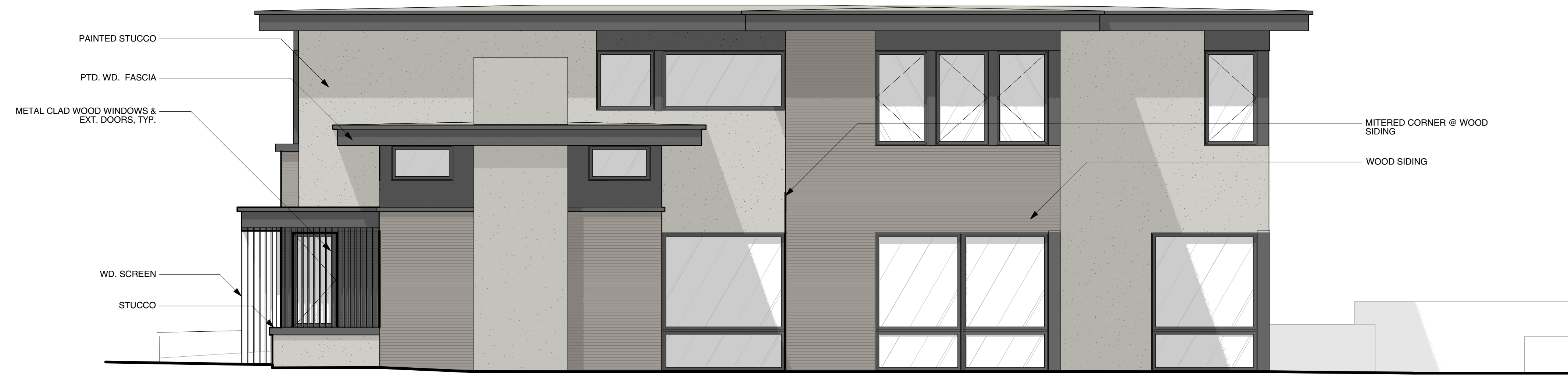


T.O. ROOF FIN.  
194'-6 1/4"

SECOND FLOOR F.F.  
184'-4 1/4"

FIRST FLOOR F.F.  
174'-0"

1 EXTERIOR ELEVATION - REAR (NORTH-EAST)  
Scale: 1/4" = 1'-0"



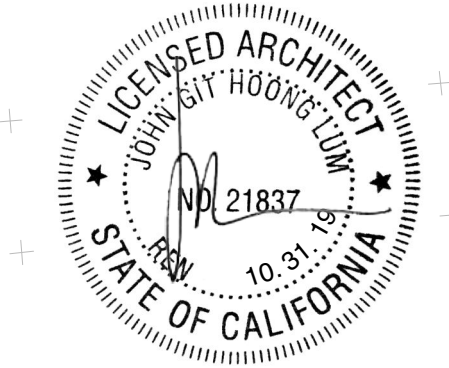
T.O. ROOF FIN.  
194'-6 1/4"

SECOND FLOOR F.F.  
184'-4 1/4"

FIRST FLOOR F.F.  
174'-0"

2 EXTERIOR ELEVATION - SIDE (SOUTH-EAST)  
Scale: 1/4" = 1'-0"

LUM



CABRILLO-DOLORES FACULTY HOUSING - LOT 1

Lot #1 Cabrillo Avenue  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

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08.30.17	Building Permit Submittal	rk
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05.03.18	ASA Submittal	mc

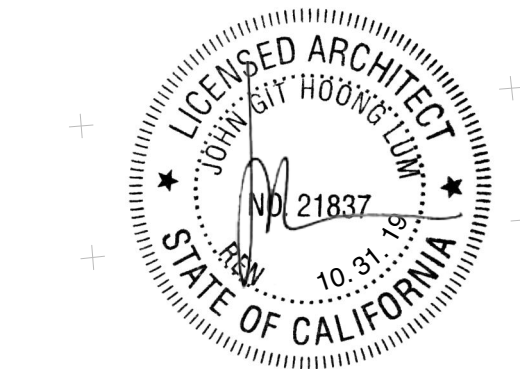
EXTERIOR ELEVATIONS

A3.02



# CABRILLO-DOLORES FACULTY HOUSING - LOT 3

## LOT #3 DOLORES STREET, STANFORD, CA 94305



CABRILLO-DOLORES FACULTY HOUSING - LOT 3

Lot #3 Dolores Street  
Stanford, CA 94305

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

TITLE SHEET

A0.00

### ABBREVIATIONS:

& < @ #	AND ANGLE AT NUMBER
CL CL (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. B.G. CNTL CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDM. F.F. F.F.E. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. H.DR. HDWD. H.V.A.C. I.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N.I.C. NO. O.V. O.C. OFCI OPNG. O.D. P.C. PL PLYWD. P.T. PT. PTD. R RET. AIR RM RDWD R.W.L. S S.S.D. SQ. FT. SHT. SHTG. SM. S.P. SQ. S.S.T. ST. STD. SUP. AIR T&G TBD THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W W/ W.C. WP W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING DIMENSION OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

### SYMBOLS:

#### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

#### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

#### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

#### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP SYMBOL	

### GENERAL NOTES:

AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.

1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.

5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.

6. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.

7. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING THE PROJECT THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.

8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.

9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.

10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.

11. WRITTEN DIMENSIONS REFER TO: FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.

12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.

13. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSION AND ORIENTATION FOR ACTUAL ROUGH OPENINGS.

14. "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.

16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.

17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.

18. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

19. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.

20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.

21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

23. ALL KITCHEN RAFTER SPACES, ACCESSORIES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.

24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:  
A. MINIMUM ROOF/CEILING INSULATION R-19  
B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13  
C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13  
D. ALL INSULATION TO MEET CEC QUALITY STANDARDS  
E. INFILTRATION CONTROL  
F. DOORS AND WINDOWS WEATHER-STRIPPED  
G. EXHAUST SYSTEMS DAMPENED  
H. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED  
I. DUCTS CONSTRUCTED AND INSTALLED PER UFGI  
J. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.

26. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 120V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.

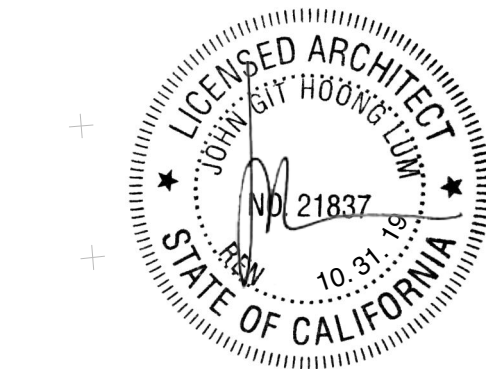
27. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.

28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

### PROJECT PARTICIPANTS:

<b>OWNER:</b> STANFORD UNIVERSITY REAL ESTATE 3160 PORTER DRIVE, #200 STANFORD, CA 94304  <b>PROJECT MANAGER:</b> GRACE STEPHENS TEL: (650) 724-4890 gracest@stanford.edu  <b>ARCHITECT:</b> JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110  <b>PROJECT MANAGER:</b> KHOAN DUONG TEL: (415) 558-9550 x00113 khoan@johnlumarchitecture.com  <b>ARBORIST:</b> HORTSCIENCE, INC 325 RAY STREET PLEASANTON, CA 94566  <b>PROJECT MANAGER:</b> RYAN GILPIN TEL: (925) 484-0211 ryan@hortscience.com	<b>STRUCTURAL ENGINEER:</b> BKG STRUCTURAL ENGINEERS 1155 BROADWAY, #205 REDWOOD CITY, CA 94063  <b>PROJECT MANAGER:</b> ADAM KLEIN TEL: (650) 489-9224 adam@bkgse.com  <b>CIVIL ENGINEER:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94107  <b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 487-9141 mburley@BKF.com  <b>GEOTECHNICAL ENGINEER:</b> CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085  <b>PROJECT MANAGER:</b> ERIN STEINER TEL: (408) 245-4600 x106 esteiner@cornerstoneearth.com	<b>LAND SURVEYOR:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94112  <b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 487-9141 mburley@BKF.com  <b>LANDSCAPE ARCHITECT:</b> ARTERRA LANDSCAPE ARCHITECTS 88 MISSOURI STREET SAN JOSE, CA 94107  <b>PROJECT MANAGER:</b> NATASHA LIBINA TEL: (415) 861-3100 natasha@arterraf.com  <b>MEP:</b> INTEGRAL GROUP 427 13TH STREET OAKLAND, CA 94612  <b>PROJECT MANAGER:</b> SHANNON ALLISON TEL: (510) 663-2070 sallison@integralgroup.com	<b>GENERAL CONTRACTOR:</b> T.B.D.
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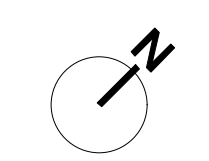
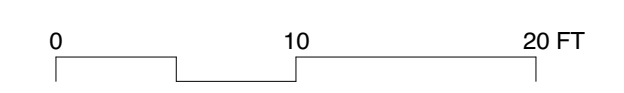


Lot #3 Dolores Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

## SITE PLAN - PROPOSED

1 SITE PLAN - PROPOSED  
A0.02 Scale: 1/8" = 1'-0"

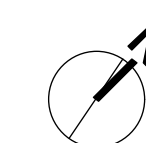




CABRILLO DOLORES HOUSING  
LOT 3  
DOLORES STREET  
STANFORD, CA 94305

DATE:	ISSUE:
08.16.17	BUILDING PERMIT
01.23.18	BUILDING PERMIT REV-
05.01.18	ASA REVIEW

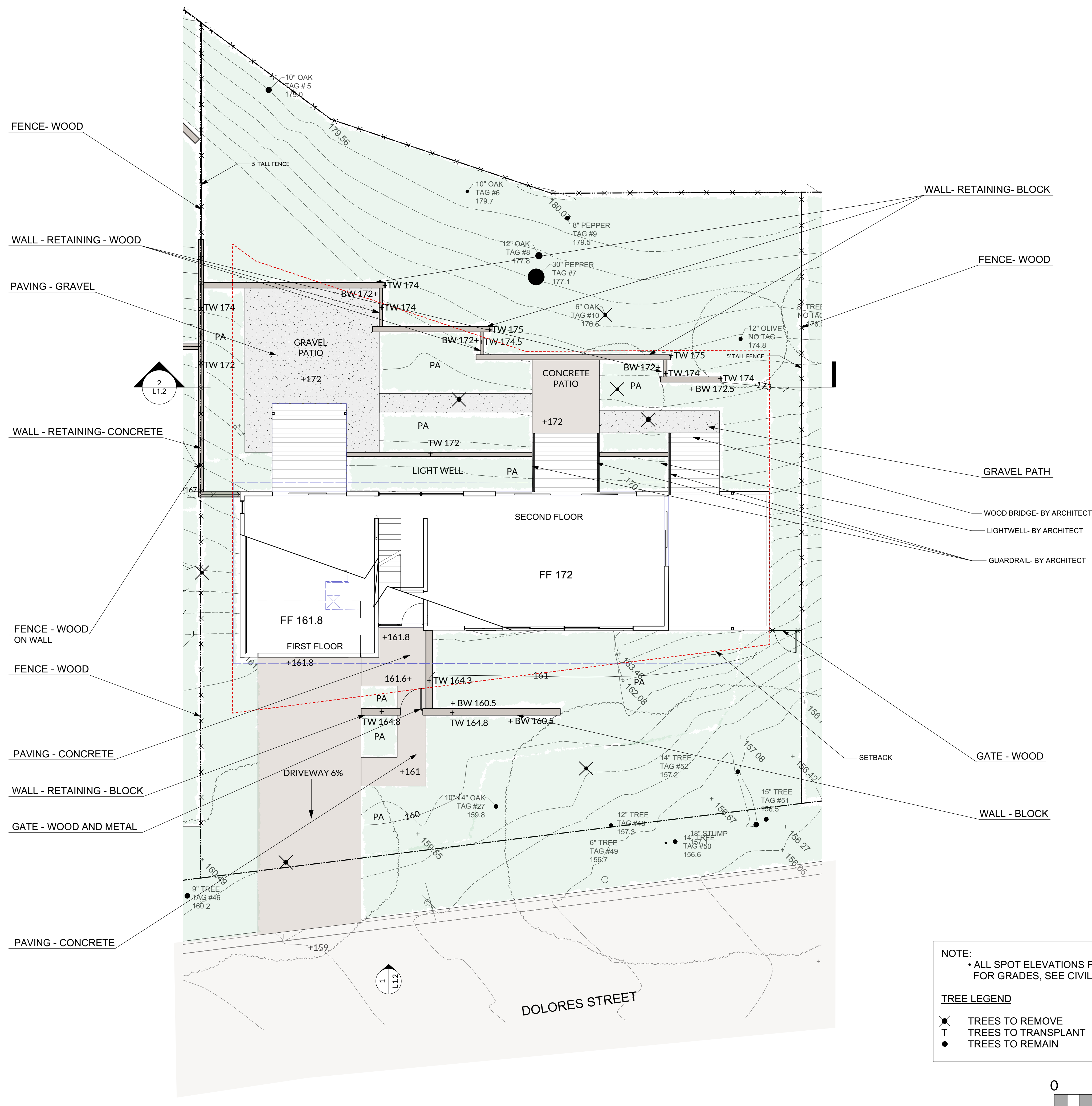
SCALE: 1/8"=1'-0"



# LANDSCAPE LAYOUT PLAN

## L1.1




NOT FOR CONSTRUCTION



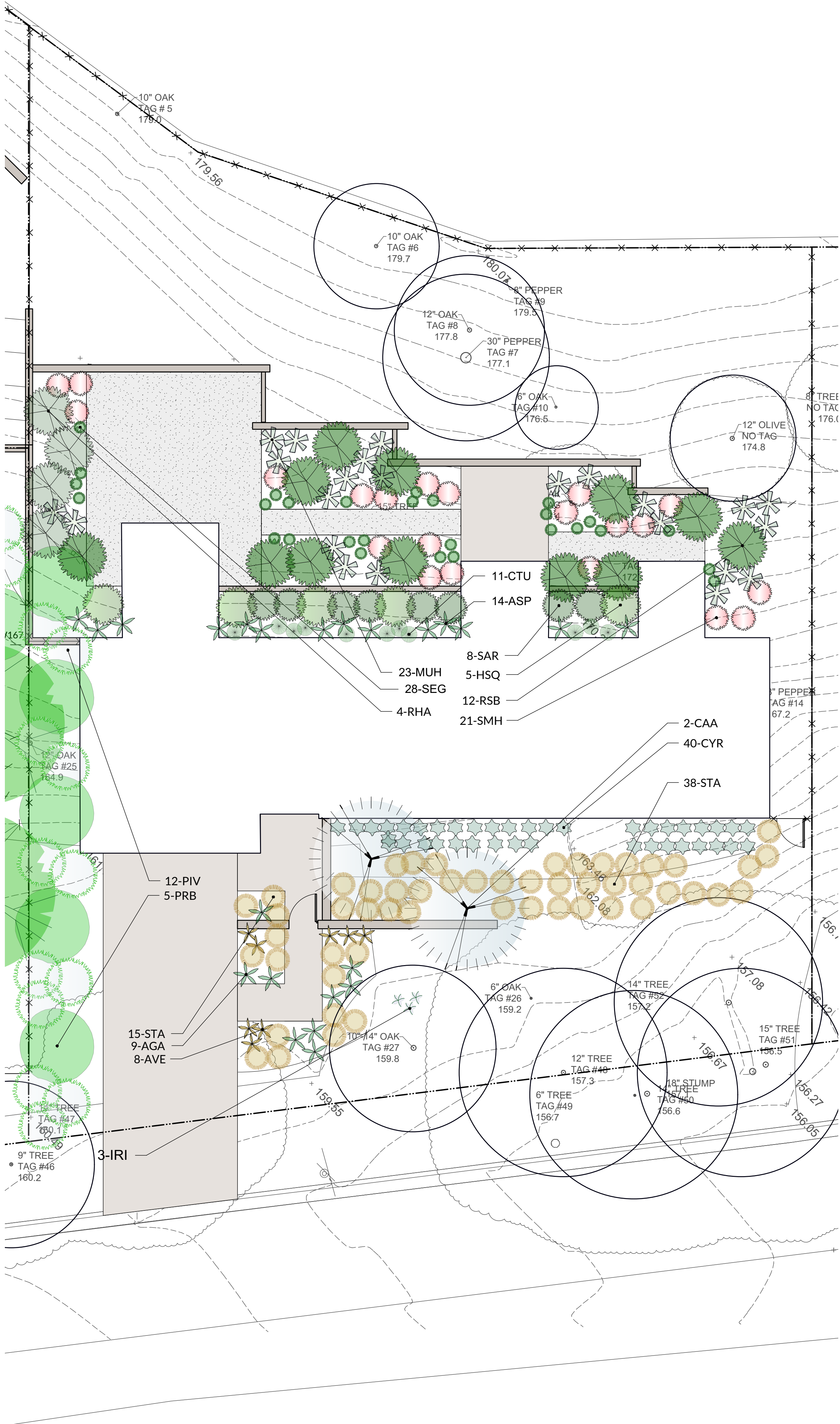
NOTE:

- ALL SPOT ELEVATIONS FOR REFERENCE ONLY  
FOR GRADES, SEE CIVIL DRAWINGS

TREE LEGEND

-  TREES TO REMOVE  
 TREES TO TRANSPLANT  
 TREES TO REMAIN





Plant List				
Qty	ID	Botanical Name	Common Name	Scheduled Size
Trees				
2	CAA	Cercis canadensis 'Alba'	White Flowered Eastern Redbud	15 Gal
5	PRB	Prunus caroliniana 'Bright N Tight'	Bright N Tight Carolina Laurel	15 Gal
Shrubs				
5	HSQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	5 Gal
12	PIV	Pittosporum tenuifolium 'Variegatum'	Pittosporum	5 Gal
4	RHA	Rhamnus californica 'Eve Case'	California Coffeeberry	5 Gal
12	RSB	Rhamnus californica 'Mound San Bruno'	Coffeeberry Mound San Bruno	5 Gal
21	SMH	Salvia microphylla 'Hot Lips'	Hot Lips Sage	1 Gal
8	SAR	Sarcococca ruscifolia	Fragrant Sweet Box	5 Gal
Perennials				
8	AVE	Anigozanthos 'Gold Velvet'	Gold Velvet Kangaroo Paws	1 Gal
14	ASP	Asparagus densiflorus 'Myers'	Foxtail Fern	1 Gal
40	CYR	Cytomium falcatum	Japanese Holly Fern	1 Gal
3	IRI	Iris douglasiana	Douglas Iris	1 Gal
Vines				
Ornamental Grasses				
11	CTU	Carex tumulicola	Foothill Sedge	1 Gal
23	MUH	Muhlenbergia rigens	Deer Grass	1 Gal
28	SEG	Sesleria 'Greenlee'	John Greenlee's Moor Grass	1 Gal
53	STA	Stipa arundinacea	Pheasant's Tail Grass	1 Gal
Cacti & Succulents				
9	AGA	Agave attenuata	Fox Tail Agave	1 gal

Planting Notes

GENERAL

This planting design applies hydrozone/xeriscape principles including native and low water use plants grouped with like water and sun needs. Any substitutions or revisions shall comply with these principles and be approved by the Landscape Architect.

This project complies with the criteria of the Model Water Efficient Landscape Ordinance, Appendix D, Prescriptive Requirements. Irrigated landscape area is less than 2500 square feet.

PREPARATION

Planting shall be performed by persons' familiar with this type of work and under the supervision of a qualified planting foreman.

Landscape contractor is responsible for amending soil in all planter areas and bringing all planting areas up to finish grade.

SOIL AMENDMENT

Provide 2" cover of Diestil turkey manure (LYNGSO), over all planted areas. Till well into soil. Amend plant pits with soil mix.

Do not till soil under existing tree canopies. Amend plant pits only.

Do not deliver or place plants on site until soil is amended and Bill of Lading for amendments has been submitted to the Landscape Architect for approval.

PLANTING

Select plant material that is healthy, vigorous, natural in form and free of pests and disease. All plant material to be approved by the Landscape Architect prior to planting.

Plant selection has been carefully coordinated with the Owner, with specific varieties being selected for specific reasons. Confirm final varieties prior to ordering. If plant material specified is not available, Landscape Architect may select alternative varieties. No unapproved substitutions will be accepted on site.

Deeply soak each plant in the pot, prior to planting. And then thoroughly soak the plant pit, after planting. Ensure that plant crowns are set slightly higher than existing grade, to ensure positive drainage and to avoid crown rot.

Remove all existing stakes, ties and labels from plant material, at time of planting. Leave labels on roses and fruit trees.

Double stake all trees, 15 gallon and 24" box, with rubber & wire tree ties. Use three stakes for larger trees.

Plant material locations are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.

Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows more impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signage.

MULCH

Finish all planter areas with 3" minimum of Premium Arbor mulch (LYNGSO), or approved equal. Leave planters in a clean, smooth condition. Hold mulch back 2" from crown of trees. Do not bury crowns.

HILLSIDE PLANTINGS (25% slope and greater)

Prepare plant pits as detailed and install plants and sub irrigation lines.

Install Jute Mesh after planting of larger container plantings and installation of sub irrigation.

Plant smaller plant material (1 gallon and 4" pots) and surface irrigation after installation of jute mesh.

Mulch entire area after all planting, irrigation and jute mesh are installed. Completely cover mesh with a minimum 3" of mulch.

NO MOW LAWN PLANTING

Prepare soil as detailed, including sand layer and gopher wire.

Confirm sod type, prior to ordering.

Thoroughly soak and roll soil to settle and smooth, prior to installation of sod. Confirm finish grade, relative to paved areas, prior to installation of sod.

Keep sod irrigated and mowed through 30-day establishment period

AT COMPLETION

Refer to Irrigation Notes & Specifications.

Ensure that irrigation emitters are properly placed so that root balls receive water and crown of plant will not rot.

The contractor shall maintain all planted stock for a period of 30 days after final acceptance by the Owner. Refer to general notes.

The contractor shall guarantee planted stock for a period of one year after final acceptance by the Owner, and include this wording in their contract.

SUBMITTALS

- A. Contractor to Provide bill of lading/receipts for soil amendments and mulch, prior to placing plants.
- B. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped.

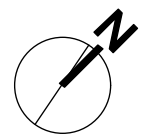
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CABRILLO DOLORES HOUSING  
LOT 3  
DOLORES STREET  
STANFORD, CA 94305

DATE:	ISSUE:
08.16.17	BUILDING PERMIT
01.23.18	BUILDING PERMIT REV-1
05.01.18	ASA REVIEW

SCALE: 1/8"=1'-0"



PLANTING  
PLAN

L3.0

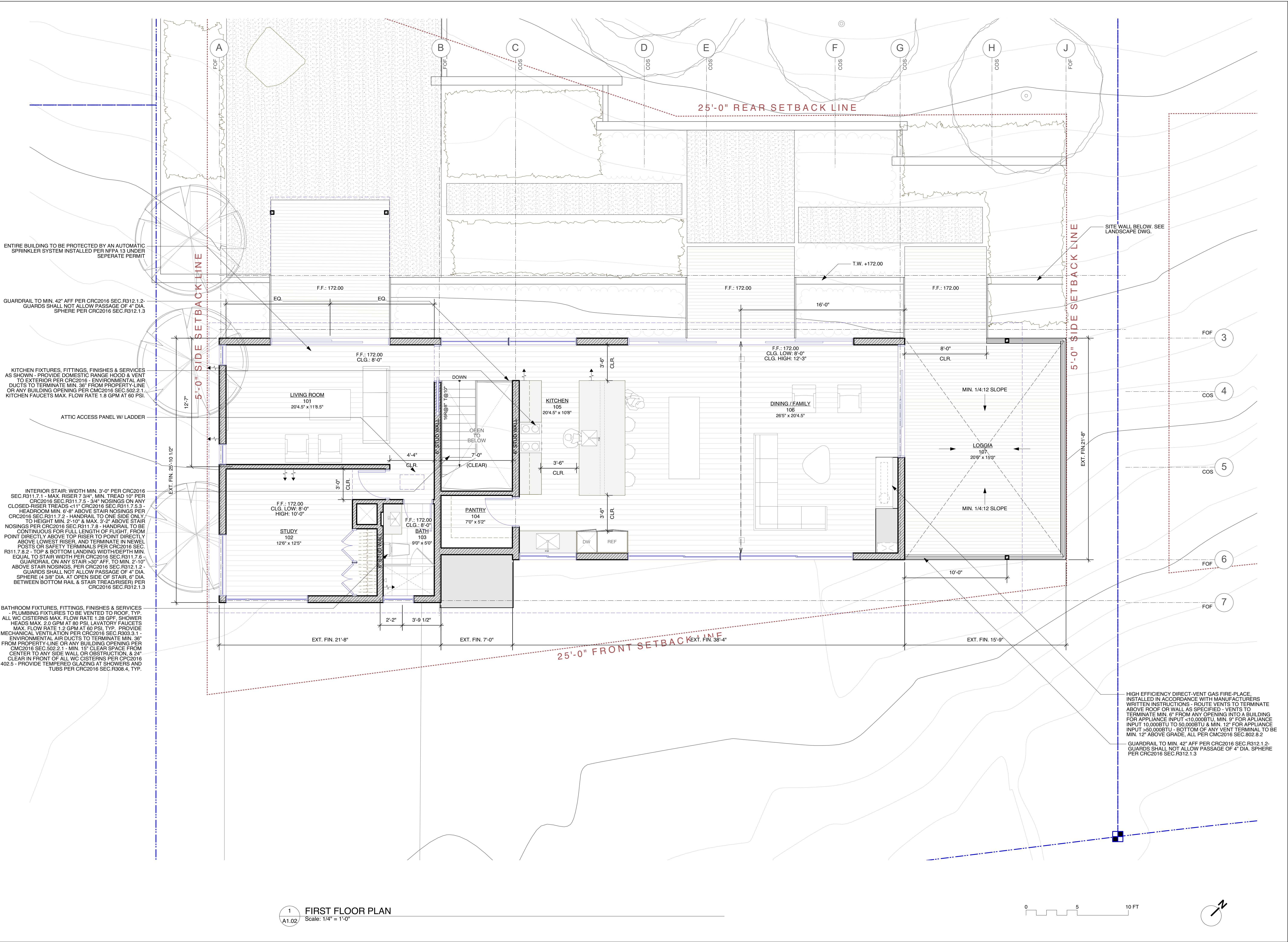
NOT FOR CONSTRUCTION



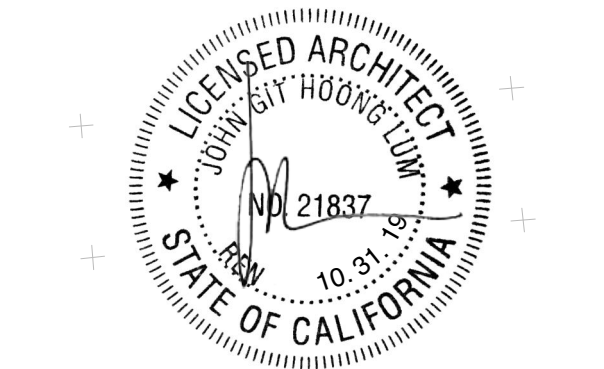




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1 FIRST FLOOR PLAN  
A1.02 Scale: 1/4" = 1'-0"

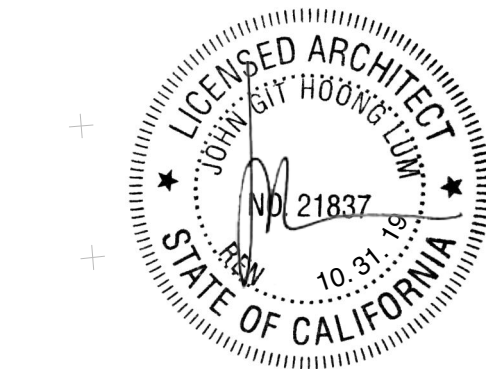


date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

HIGH EFFICIENCY DIRECT-VENT GAS FIRE-PLACE,  
INSTALLED IN ACCORDANCE WITH MANUFACTURERS  
WRITTEN INSTRUCTIONS - ROUTE VENTS TO TERMINATE  
ABOVE ROOF OR WALL AS SPECIFIED - VENTS TO  
TERMINATE MIN. 6" FROM ANY OPENING INTO A BUILDING  
FOR APPLIANCE INPUT <10,000BTU, MIN. 9" FOR APPLIANCE  
INPUT 10,000BTU TO 50,000BTU & MIN. 12" FOR APPLIANCE  
INPUT >50,000BTU - BOTTOM OF ANY VENT TERMINAL TO BE  
MIN. 12" ABOVE GRADE, ALL PER CMC2016 SEC.802.8.2

GUARDRAIL TO MIN. 42" AFF PER CRC2016 SEC.R312.1.2-  
GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE  
PER CRC2016 SEC.R312.1.3





Lot #3 Dolores Street  
Stanford, CA 94305

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
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client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

## A1.03



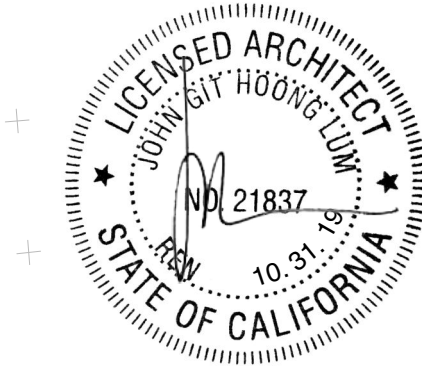


1  
A3.01  
EXTERIOR ELEVATION - FRONT (SOUTH-EAST)  
Scale: 1/4" = 1'-0"



2  
A3.01  
EXTERIOR ELEVATION - SIDE (SOUTH-WEST)  
Scale: 1/4" = 1'-0"

John Lum



CABRILLO-DOLORES FACULTY HOUSING - LOT 3

Lot #3 Dolores Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

EXTERIOR ELEVATIONS

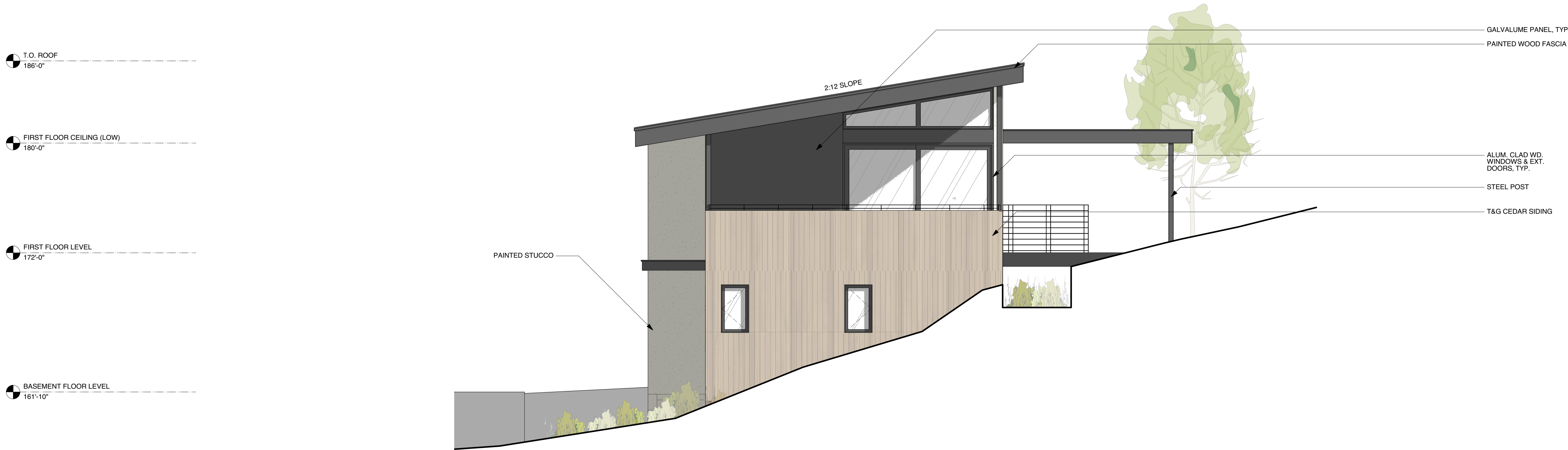
A3.01



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1  
A3.02  
EXTERIOR ELEVATION - REAR (NORTH-WEST)  
Scale: 1/4" = 1'-0"



2  
A3.02  
EXTERIOR ELEVATION - SIDE (NORTH-EAST)  
Scale: 1/4" = 1'-0"

JOHN LUM

JOHN LUM ARCHITECTURE  
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CABRILLO-DOLORES FACULTY HOUSING - LOT 3

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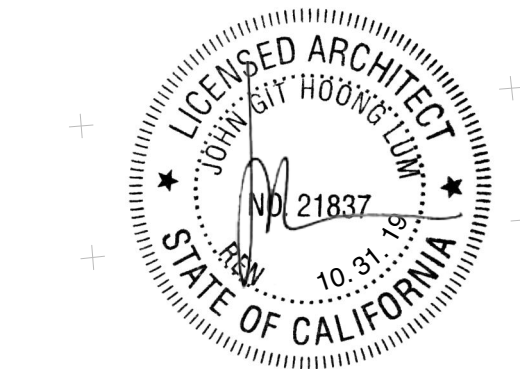
EXTERIOR ELEVATIONS

A3.02



# CABRILLO-DOLORES FACULTY HOUSING - LOT 6

## LOT #6 DOLORES STREET, STANFORD, CA 94305



CABRILLO-DOLORES FACULTY HOUSING - LOT 6

Lot #6 Dolores Street  
Stanford, CA 94305

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110  
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3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

TITLE SHEET

A0.00

### ABBREVIATIONS:

& < #	AND ANGLE AT NUMBER
CL E R (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. B.G. CNTL CONT. CTR CLR. C.L. DBL D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. F.F.E. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HDR. HDWD. H.V.A.C. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N.I.C. NO. O O.C. OFCI OPNG. O.D. P.C. PL PLYWD. P.T. PT. PTD. R RET. AIR RM RDWD R.W.L. S S.S.D. SQ. FT. SHT. SHTG. SM. S.P. SQ. S.S.T. ST. STD. SUP. AIR T&G TBD THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W W/ W.C. WP W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING DIMENSION OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

### SYMBOLS:

#### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

#### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

#### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

#### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP SYMBOL	

### GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHT THE DURATION OF PROJECT.
6. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
7. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AHEAD OF TIME THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
11. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
13. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSION AND ORIENTATION TO MEET C.E.C. QUALITY STANDARDS.
14. "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
18. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
19. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
23. ALL KITCHEN RAFTER SPACES, REFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:  
A. MINIMUM ROOF/CEILING INSULATION R-19.  
B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.  
C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13.  
D. ALL INSULATION TO MEET C.E.C. QUALITY STANDARDS.  
E. INFILTRATION CONTROL.  
F. EXHAUST SYSTEMS DAMPENED.  
G. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.  
H. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.  
I. DUCTS CONSTRUCTED AND INSTALLED PER CEC REQUIREMENTS.  
J. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
26. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 120V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
27. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406).

### PROJECT PARTICIPANTS:

**OWNER:**  
STANFORD UNIVERSITY REAL ESTATE  
3160 PORTER DRIVE, #200  
STANFORD, CA 94304

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JOHN LUM ARCHITECTURE  
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**ARBORIST:**  
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**PROJECT MANAGER:** RYAN GILPIN  
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**PROJECT MANAGER:** ADAM KLEIN  
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1259 OAKMEAD PARKWAY  
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**PROJECT MANAGER:** ERIN STEINER  
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**LAND SURVEYOR:**  
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**PROJECT MANAGER:** NATASHA LIBINA  
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**MEP:**  
INTEGRAL GROUP  
427 13TH STREET  
OAKLAND, CA 94612

**PROJECT MANAGER:** SHANNON ALLISON  
TEL (510) 663-2070  
sallison@integralgroup.com

### PROJECT DATA:

#### CODES

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE LOCAL MUNICIPAL CODES

#### PROJECT ADDRESS

LOT #6 DOLORES STREET  
STANFORD, CA 94305

#### PROJECT DESCRIPTION

CONSTRUCT (N) TWO STORY-OVER BASEMENT 3-BED, 3-BATH SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE, (N) LANDSCAPING & (N) UTILITIES  
ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER SEPERATE PERMIT

#### PLANNING INFORMATION

BLOCK - LOT	TBD
ZONING DISTRICT	R1-S
BUILDING HEIGHT	35'-0" MAX
NUMBER OF STORIES	2+ BASEMENT
SETBACKS	FRONT - MIN. 25' REAR - MIN. 25' SIDES - MIN. 5' 10,290 SQ. FT.
LOT SIZE	

#### GROSS FLOOR AREA:

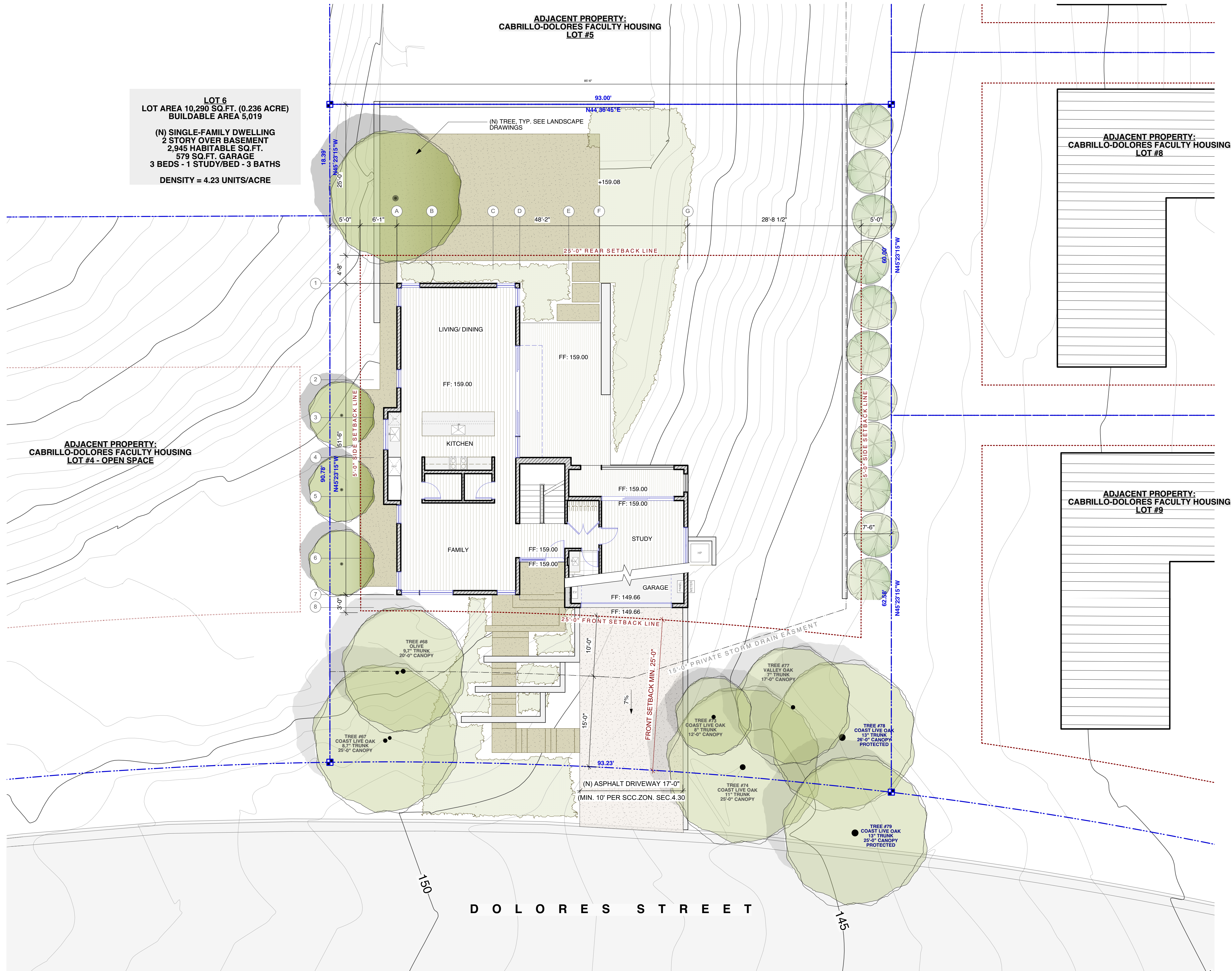
PROPOSED GARAGE	478 SQ.FT.	UNCONDITIONED
PROPOSED BASEMENT	155 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	1596 SQ.FT.	CONDITIONED
PROPOSED COVERED DECK	101 SQ.FT.	UNCONDITIONED
PROPOSED 2ND FLOOR	1194 SQ.FT.	CONDITIONED
<b>TOTAL PROPOSED</b>	<b>2945 SQ.FT.</b>	<b>CONDITIONED</b>
	<b>579 SQ.FT.</b>	<b>UNCONDITIONED</b>
	<b>3924 SQ.FT.</b>	<b>TOTAL</b>

#### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF
FIRE PROTECTION	ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER SEPERATE PERMIT
FIRE HYDRANT TYPE	STANDARD
NEAREST LOCATION	CORNER OF SAN JUAN ST. & DOLORES ST.

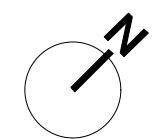


Filename: STANFORD\_LOTS\_CD\_180501\_ASA.dwg



1 SITE PLAN  
A0.02 Scale: 1/8" = 1'-0"

0 10 20 FT



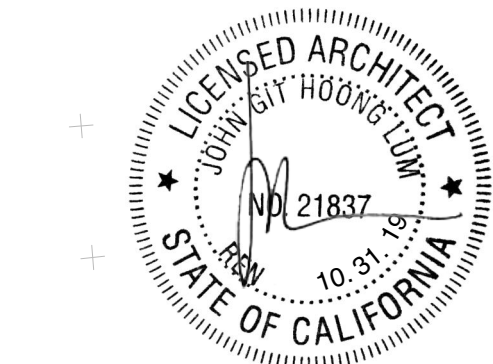
CABRILLO-DOLORES FACULTY HOUSING - LOT 6

Lot #6 Dolores Street  
Stanford, CA 94305

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

SITE PLAN

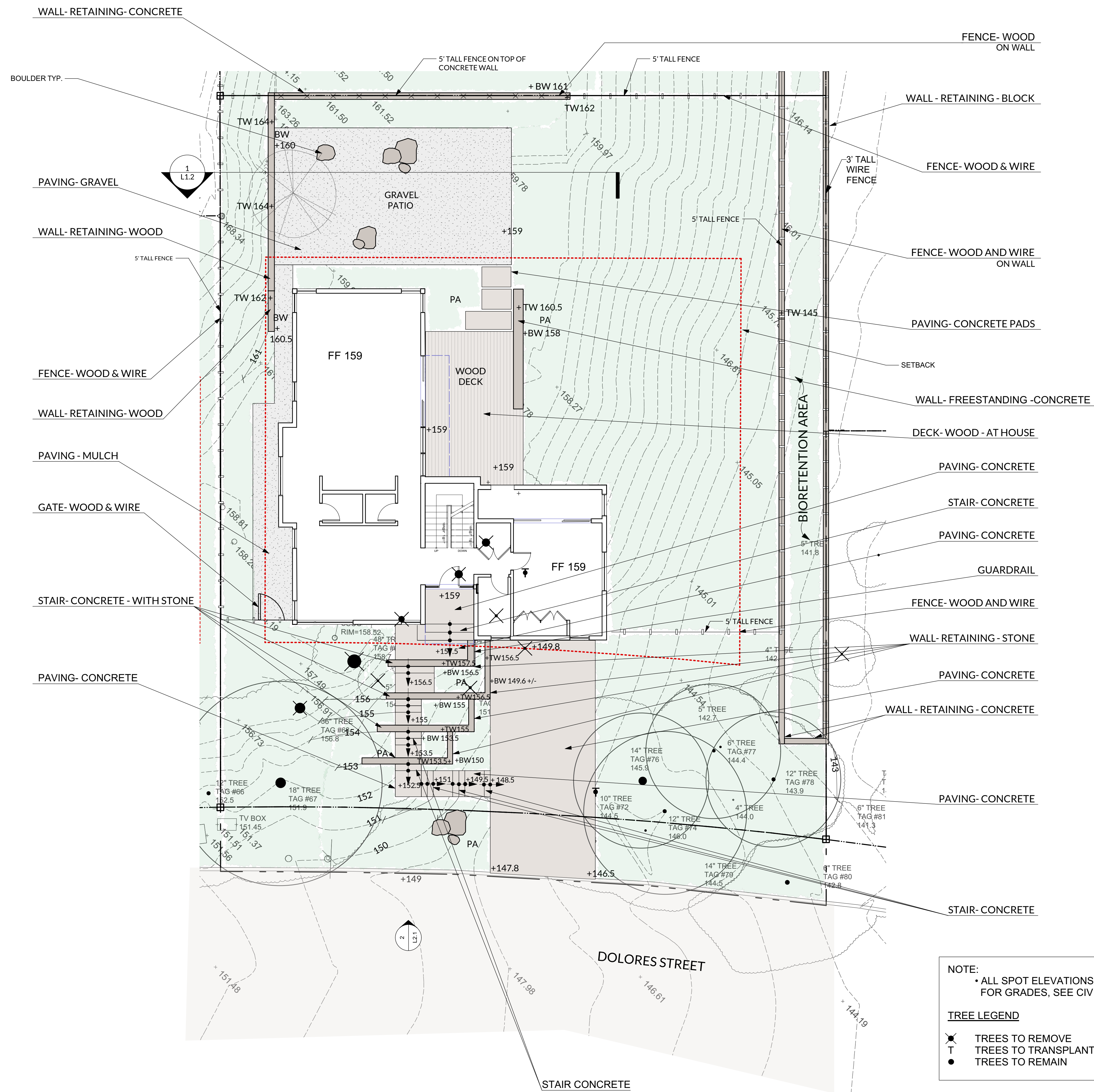
A0.02



client: Stanford University Office of Real Estate,  
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CA License #4252



CABRILLO DOLORES HOUSING  
LOT 6  
DOLORES STREET  
STANFORD, CA 94305

NOT FOR CONSTRUCTION

LANDSCAPE  
LAYOUT  
PLAN

L1.1





Plant List					
Qty	ID	Botanical Name	Common Name	Scheduled Siz	Remarks
Trees					
1	LAG	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	15 Gal	
Shrubs					
7	CAO	Calycanthus occidentalis	Spice Bush	1 Gal	
6	CEH	Ceanothus griseus horizontalis	California Lilac	1 Gal	
6	CRS	Cornus sericea	Red Twig Dogwood	1 Gal	
3	PIV	Pittosporum tenuifolium 'Variegatum'	Pittosporum	1 Gal	
15	ROP	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 Gal	
21	WES	Westringia fruticosa	Westringia	5 Gal	
Perennials					
29	DIV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 Gal	
48	JUN	Juncus effusus	Soft Common Rush	1 Gal	
44	JUP	Juncus patens	California Gray Rush	1 Gal	
18	SAG	Salvia guarantica 'Black and Blue'	Black and Blue Sage	1 Gal	
33	TEG	Tellima grandiflora	Fringe Cups	1 Gal	
Vines					
Ornamental Grasses					
41	FES	Festuca californica	California Fescue	1 Gal	
70	FEG	Festuca glauca spp.	Blue Fescue	1 Gal	
7	MWC	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly	1 Gal	
16	MUH	Muhlenbergia rigens	Deer Grass	1 Gal	
Cacti & Succulents					

Planting Notes

GENERAL

This planting design applies hydrozone/xeriscape principles including native and low water use plants grouped with like water and sun needs. Any substitutions or revisions shall comply with these principles and be approved by the Landscape Architect.

This project complies with the criteria of the Model Water Efficient Landscape Ordinance, Appendix D, Prescriptive Requirements. Irrigated landscape area is less than 2500 square feet.

PREPARATION

Planting shall be performed by persons' familiar with this type of work and under the supervision of a qualified planting foreman.

Landscape contractor is responsible for amending soil in all planter areas and bringing all planting areas up to finish grade.

SOIL AMENDMENT

Provide 2" cover of Diestil turkey manure (LYNGSO), over all planted areas. Till well into soil. Amend plant pits with soil mix.

Do not till soil under existing tree canopies. Amend plant pits only.

Do not deliver or place plants on site until soil is amended and Bill of Lading for amendments has been submitted to the Landscape Architect for approval.

PLANTING

Select plant material that is healthy, vigorous, natural in form and free of pests and disease. All plant material to be approved by the Landscape Architect prior to planting.

Plant selection has been carefully coordinated with the Owner, with specific varieties being selected for specific reasons. Confirm final varieties prior to ordering. If plant material specified is not available, Landscape Architect may select alternative varieties. No unapproved substitutions will be accepted on site.

Deeply soak each plant in the pot, prior to planting. And then thoroughly soak the plant pit, after planting. Ensure that plant crowns are set slightly higher than existing grade, to ensure positive drainage and to avoid crown rot.

Remove all existing stakes, ties and labels from plant material, at time of planting. Leave labels on roses and fruit trees.

Double stake all trees, 15 gallon and 24" box, with rubber & wire tree ties. Use three stakes for larger trees.

Plant material locations are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.

Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows more impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signage.

MULCH

Finish all planter areas with 3" minimum of Premium Arbor mulch (LYNGSO), or approved equal. Leave planters in a clean, smooth condition. Hold mulch back 2" from crown of trees. Do not bury crowns.

HILLSIDE PLANTINGS (25% slope and greater)

Prepare plant pits as detailed and install plants and sub irrigation lines.

Install Jute Mesh after planting of larger container plantings and installation of sub irrigation.

Plant smaller plant material (1 gallon and 4" pots) and surface irrigation after installation of jute mesh.

Mulch entire area after all planting, irrigation and jute mesh are installed. Completely cover mesh with a minimum 3" of mulch.

NO MOW LAWN PLANTING

Prepare soil as detailed, including sand layer and gopher wire.

Confirm sod type, prior to ordering.

Thoroughly soak and roll soil to settle and smooth, prior to installation of sod. Confirm finish grade, relative to paved areas, prior to installation of sod.

Keep sod irrigated and mowed through 30-day establishment period

AT COMPLETION

Refer to Irrigation Notes & Specifications.

Ensure that irrigation emitters are properly placed so that root balls receive water and crown of plant will not rot.

The contractor shall maintain all planted stock for a period of 30 days after final acceptance by the Owner. Refer to general notes.

The contractor shall guarantee planted stock for a period of one year after final acceptance by the Owner, and include this wording in their contract.

SUBMITTALS

A. Contractor to Provide bill of lading/receipts for soil amendments and mulch, prior to placing plants.

B. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped.

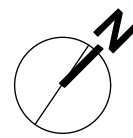
ARTERRA  
LANDSCAPE ARCHITECTS  
88 MISSOURI SAN FRANCISCO 94107  
T: 415.861.3100 W: artterraf.com  
CA License #4252



CABRILLO DOLORES HOUSING  
LOT 6  
DOLORES STREET  
STANFORD, CA 94305

DATE:	ISSUE:
08.16.17	BUILDING PERMIT
01.23.18	BUILDING PERMIT REV-1
05.01.18	ASA REVIEW

SCALE: 1/8"=1'-0"



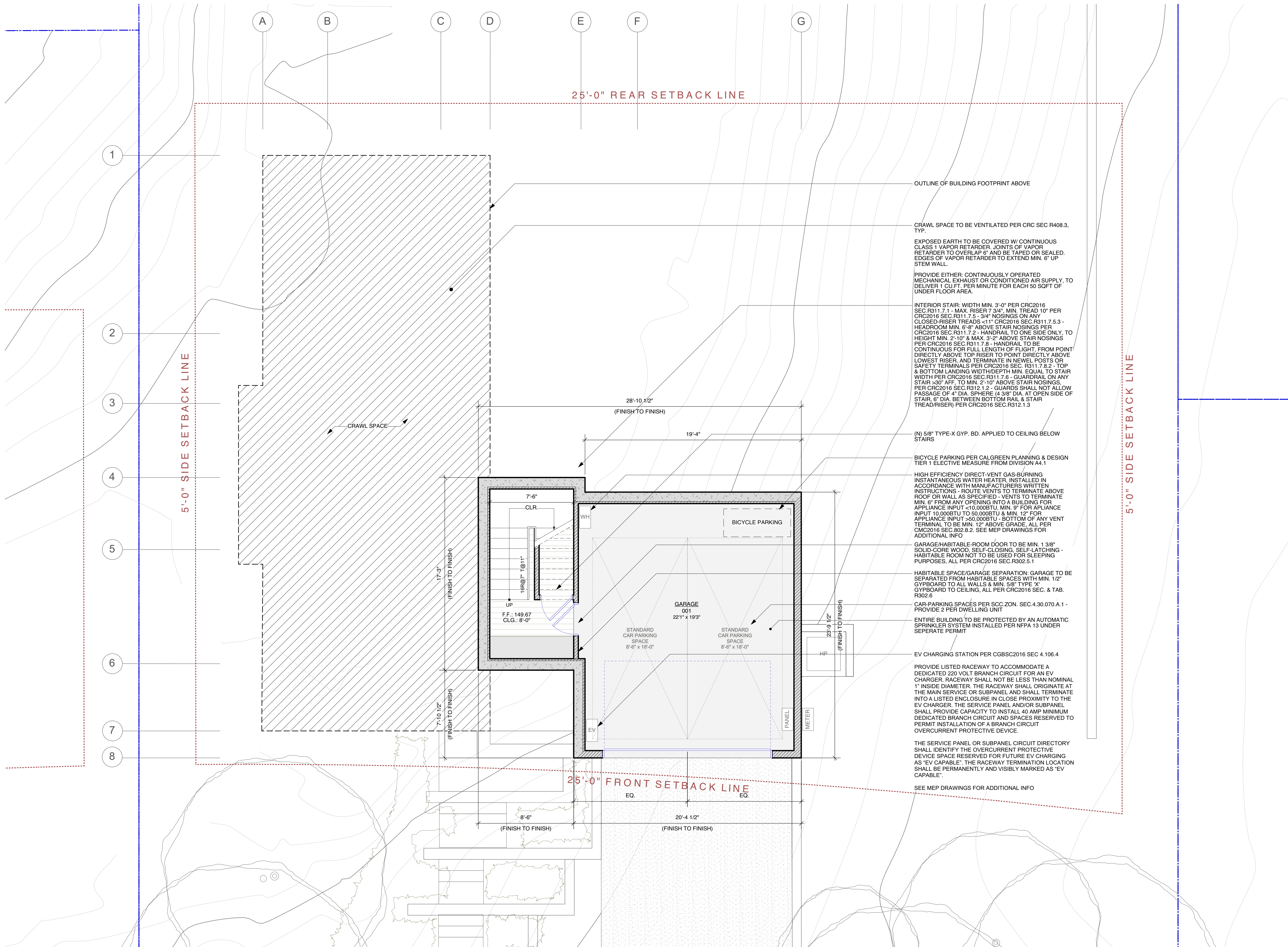
PLANTING  
PLAN

L3.0

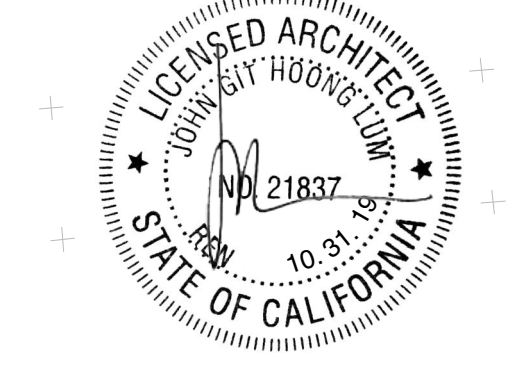
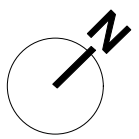
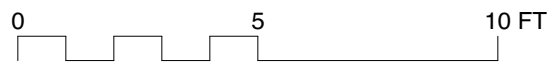
NOT FOR CONSTRUCTION



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1 BASEMENT FLOOR PLAN  
A1.01 Scale: 1/4" = 1'-0"



CABRILLO-DOLORES FACULTY HOUSING - LOT 6

Lot #6 Dolores Street  
Stanford, CA 94305

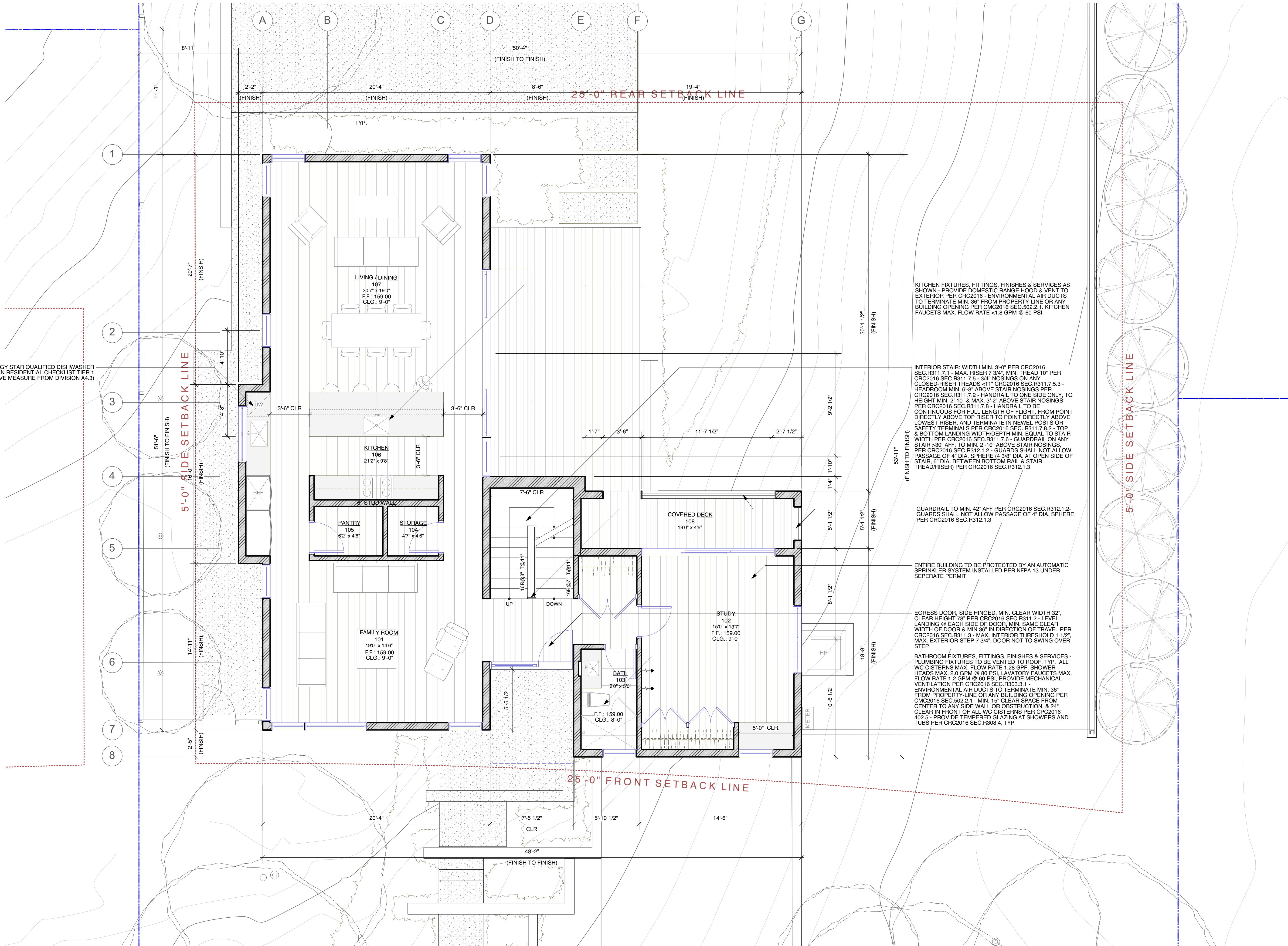
client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc



Filename: STANFORD\_LOT6\_CD\_180501\_ASA.dwg

PROVIDE ENERGY STAR QUALIFIED DISHWASHER  
(CALGREEN RESIDENTIAL CHECKLIST TIER 1  
SECOND ELECTIVE MEASURE FROM DIVISION A4.3)



KITCHEN FIXTURES, FITTINGS, FINISHES & SERVICES AS  
SHOWN - PROVIDE DOMESTIC RANGE HOOD & VENT TO  
EXTERIOR PER CRC2016 - ENVIRONMENTAL AIR DUCTS TO  
TERMINATE MIN. 36" FROM PROPERTY LINE OR ANY  
BUILDING OPENING PER CMCA2016 SEC.502.2.1. KITCHEN  
FAUCETS MAX. FLOW RATE <1.8 GPM @ 60 PSI

INTERIOR STAIR: WIDTH MIN. 3'-0" PER CRC2016  
SEC.R311.7.1 - MAX. RISER 7 3/4", MIN. TREAD 10" PER  
CRC2016 SEC.R311.7.5 - 3/4" NOSINGS ON ANY  
CLOSED-RISER TREADS <11" CRC2016 SEC.R311.7.5.3 -  
HEADROOM MIN. 6'-8" ABOVE STAIR NOSINGS PER  
CRC2016 SEC.R311.7.2 - HANDRAIL TO ONE SIDE ONLY, TO  
HEIGHT MIN. 2'-10" & MAX. 3'-2" ABOVE STAIR NOSINGS  
PER CRC2016 SEC.R311.7.8 - HANDRAIL TO BE  
CONTINUOUS FOR FULL LENGTH OF FLIGHT, FROM POINT  
DIRECTLY ABOVE TOP RISER TO POINT DIRECTLY ABOVE  
LOWEST RISER, AND TERMINATE IN NEVEL POSTS OR  
SAFETY TERMINALS PER CRC2016 SEC. R311.7.8.2 - TOP  
& BOTTOM LANDING WIDTH/DEPTH MIN. EQUAL TO STAIR  
WIDTH PER CRC2016 SEC.R311.7.6 - GUARDRAIL ON ANY  
STAIR >30" AFF. TO MIN. 2'-10" ABOVE STAIR NOSINGS.  
PER CRC2016 SEC.R312.1.2 - GUARDS SHALL NOT ALLOW  
PASSAGE OF 4" DIA. SPHERE (4 3/8" DIA. AT OPEN SIDE OF  
STAIR, 6" DIA. BETWEEN BOTTOM RAIL & STAIR  
TREAD/RISER) PER CRC2016 SEC.R312.1.3

GUARDRAIL TO MIN. 42" AFF PER CRC2016 SEC.R312.1.2 -  
GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE  
PER CRC2016 SEC.R312.1.3

ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC  
SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER  
SEPERATE PERMIT

EGRESS DOOR, SIDE HINGED, MIN. CLEAR WIDTH 32",  
CLEAR HEIGHT 78" PER CRC2016 SEC.R311.2 - LEVEL  
LANDING @ EACH SIDE OF DOOR, MIN. SAME CLEAR  
WIDTH OF DOOR & MIN 36" IN DIRECTION OF TRAVEL PER  
CRC2016 SEC.R311.3 - MAX. INTERIOR THRESHOLD 1 1/2",  
MAX. EXTERIOR STEP 7 3/4", DOOR NOT TO SWING OVER  
STEP

BATHROOM FIXTURES, FITTINGS, FINISHES & SERVICES -  
PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. ALL  
WC CISTERNS MAX. FLOW RATE 1.28 GPF, SHOWER  
HEADS MAX. 2.0 GPM @ 80 PSI, LAVATORY FAUCETS MAX.  
FLOW RATE 1.2 GPM @ 80 PSI, PROVIDE MECHANICAL  
VENTILATION PER CRC2016 SEC.R303.3.1 -  
ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36"  
FROM PROPERTY LINE OR ANY BUILDING OPENING PER  
CMCA2016 SEC.502.2.1 - MIN. 15" CLEAR SPACE FROM  
CENTER TO ANY SIDE WALL OR OBSTRUCTION, & 24"  
CLEAR IN FRONT OF ALL WC CISTERNS PER CPC2016  
402.5 - PROVIDE TEMPERED GLAZING AT SHOWERS AND  
TUBS PER CRC2016 SEC.R308.4, TYP.

1 FIRST FLOOR PLAN  
A1.02 Scale: 1/4" = 1'-0"

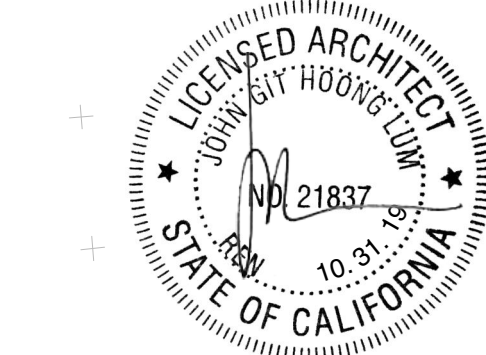
CABRILLO-DOLORES FACULTY HOUSING - LOT 6

Lot #6 Dolores Street  
Stanford, CA 94305

date	issues / revisions	by
08.30.17	Building Permit Submittal	hm
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

FLOOR PLAN - 1ST FLOOR

A1.02

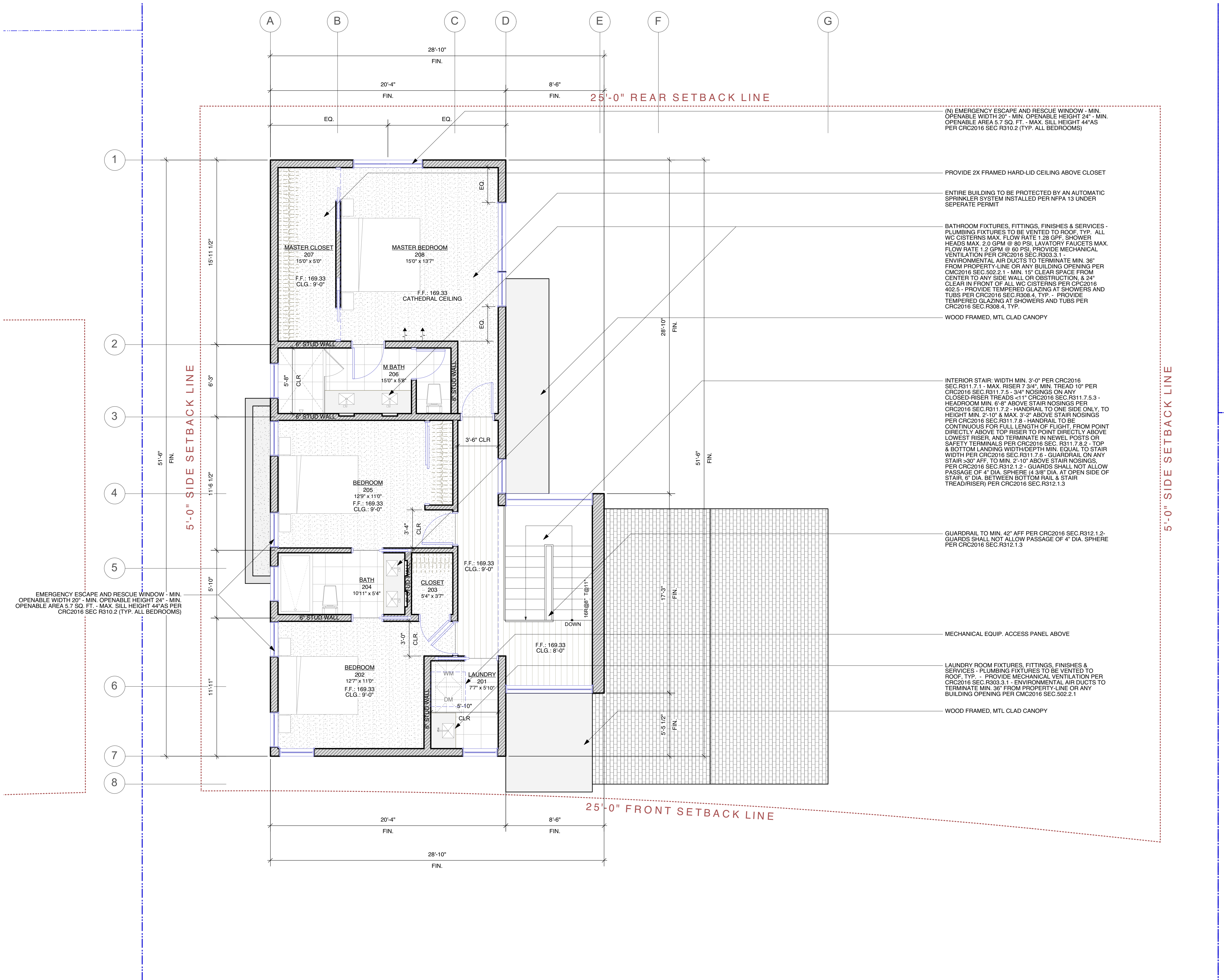


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3160 Porter Drive #200,  
Stanford, CA 94304

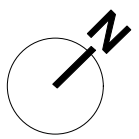
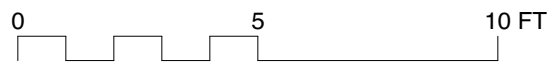
JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET, SAN FRANCISCO, CA 94110  
TEL. 415.558.9550 FAX. 415.558.0554



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1 SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



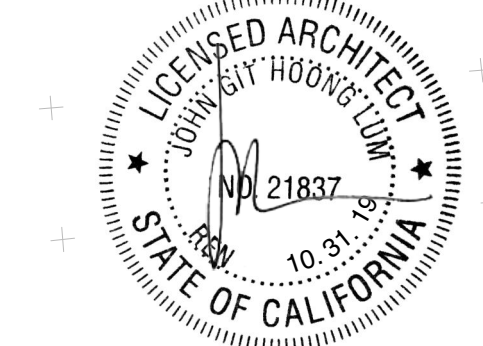
CABRILLO-DOLORES FACULTY HOUSING - LOT 6

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08.30.17	Building Permit Submittal	hm
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FLOOR PLAN - 2ND FLOOR

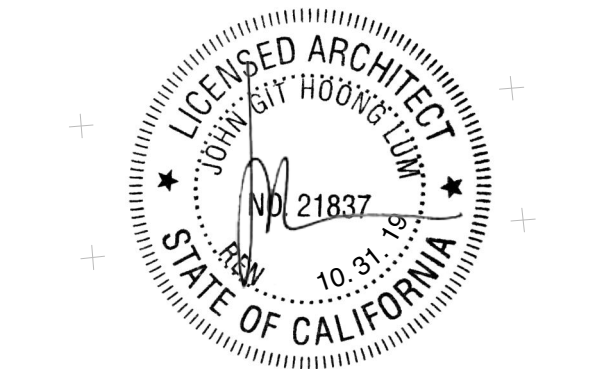
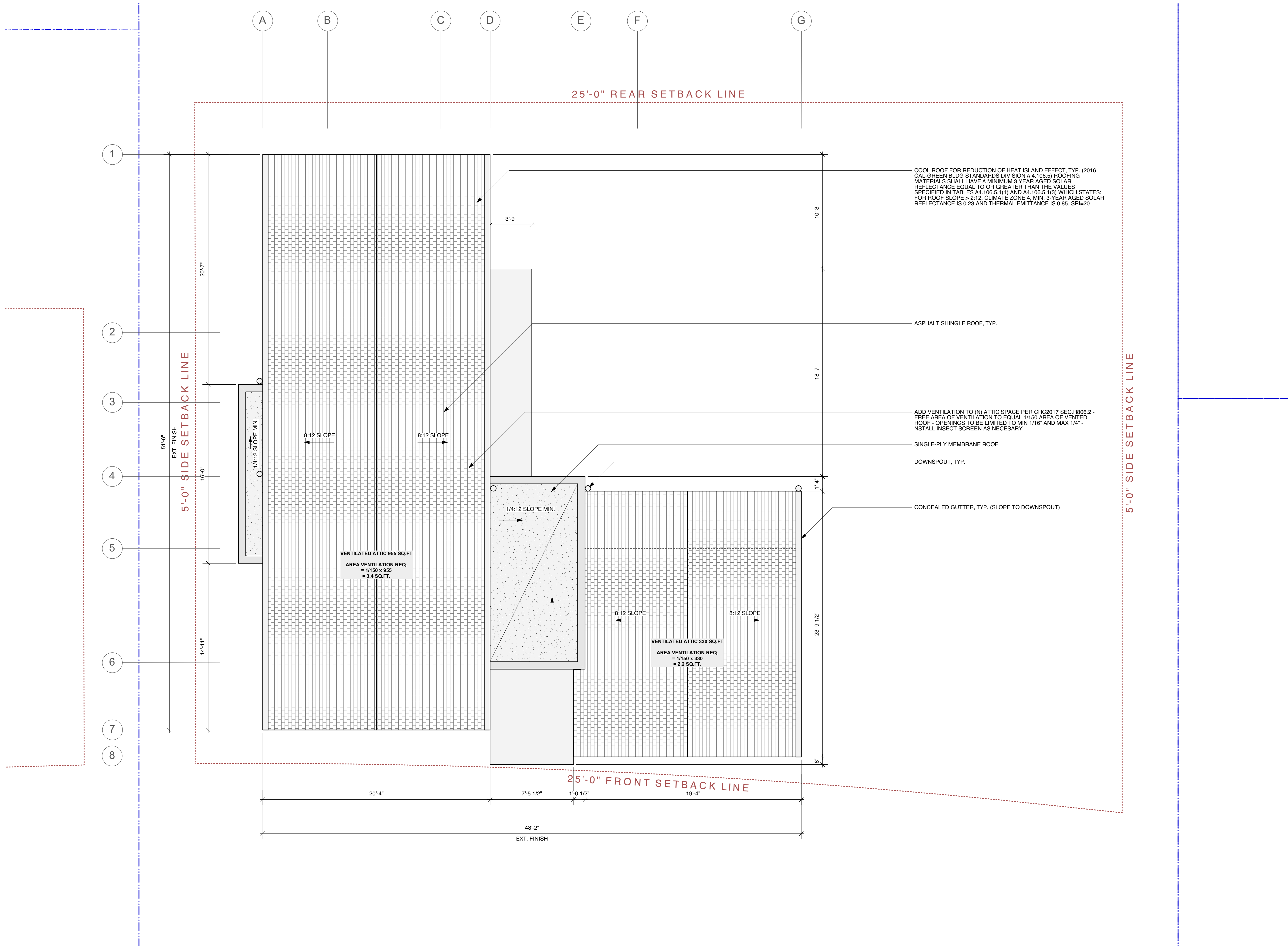
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Stanford, CA 94304



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**CABRILLO-DOLORES FACULTY HOUSING - LOT 6**

Lot #6 Dolores Street  
Stanford, CA 94305

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3160 Porter Drive #200,  
Stanford, CA 94304

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ROOF PLANS

**A1.04**



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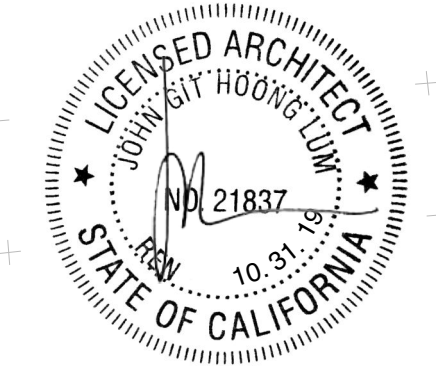
1  
A3.01 EXTERIOR ELEVATION - FRONT (SOUTH-EAST)  
Scale: 1/4" = 1'-0"



2  
A3.01 EXTERIOR ELEVATION - SIDE (SOUTH-WEST)  
Scale: 1/4" = 1'-0"

**LUM**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



CABRILLO-DOLORES FACULTY HOUSING - LOT 6

Lot #6 Dolores Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

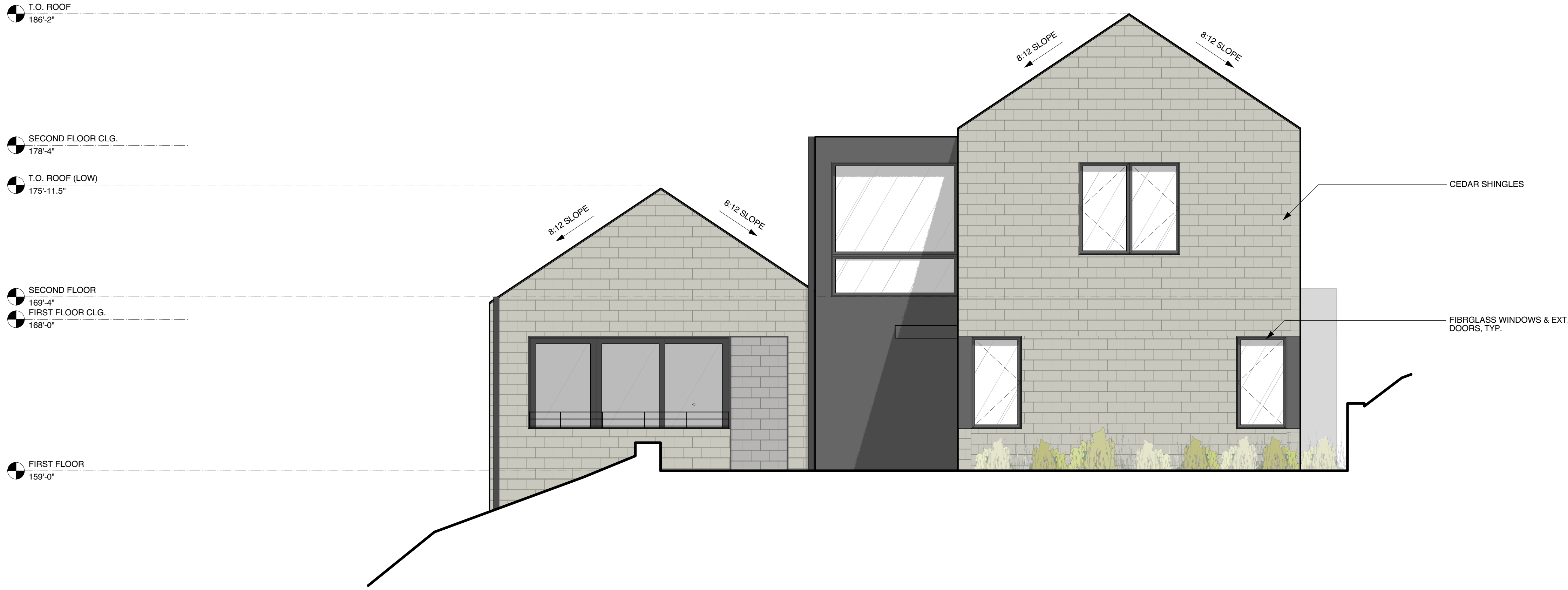
date	issues / revisions	by
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EXTERIOR ELEVATIONS

A3.01



Filename: STANFORD\_LOT6\_CD\_185501\_ASA.dwg



1  
A3.02  
EXTERIOR ELEVATION - REAR (NORTH-WEST)  
Scale: 1/4" = 1'-0"



2  
A3.02  
EXTERIOR ELEVATION - SIDE (NORTH-EAST)  
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



CABRILLO-DOLORES FACULTY HOUSING - LOT 6

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Stanford, CA 94305

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EXTERIOR ELEVATIONS

A3.02



# CABRILLO-DOLORES FACULTY HOUSING - LOT 7

## LOT #7 CONSTANZO STREET, STANFORD, CA 94305

### ABBREVIATIONS:

& ^ #	AND ANGLE AT NUMBER
CL CL CL (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. B.G. CNTL CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. F.F.E. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HDR. HDWD. H.V.A.C. H.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N.I.C. NO. O.V. O.C. OFICI OPNG. O.D. P.C. PL. PLYWD. P.T. PT. PTD. R. RET. AIR RM. RDWD. R.W.L. S. S.S.D. SQ. FT. SHT. SHTG. SM. S.P. SQ. S.S.T. ST. STD. SUP. AIR TAG TBD THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W. W/ W.C. WP. W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING DIMENSION OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

### SYMBOLS:

#### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

#### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

#### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

#### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP SYMBOL	

### GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
6. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
7. DURING THE BIDDING AND NEGOTIATION PERIOD, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROXIMATE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS THAT MAY ARISE DUE TO THE UNAVAILABILITY OF THE SPECIFIED PRODUCT.
8. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
9. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPER OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
11. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
13. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSION AND ORIENTATION ON DRAWINGS.
14. "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
15. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
18. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
19. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
23. ALL KITCHEN RAFTER SPACES, RAFTERS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
25. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:  
A. MINIMUM ROOF/CEILING INSULATION R-19.  
B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.  
C. MINIMUM FLOOR INSULATION OVER RAW OR UNOCCUPIED SPACES R-13.  
D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.  
E. INFILTRATION CONTROL.  
F. EXHAUST SYSTEMS DAMPENED.  
G. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.  
H. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.  
I. DUCTS CONSTRUCTED AND INSTALLED PER UMC.  
J. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
26. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 120V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
27. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406).

### PROJECT PARTICIPANTS:

<b>OWNER:</b> STANFORD UNIVERSITY REAL ESTATE 3160 PORTER DRIVE, #200 STANFORD, CA 94304	<b>STRUCTURAL ENGINEER:</b> BKG STRUCTURAL ENGINEERS 1155 BROADWAY, #205 REDWOOD CITY, CA 94063	<b>LAND SURVEYOR:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94112	<b>GENERAL CONTRACTOR:</b> T.B.D.
<b>PROJECT MANAGER:</b> GRACE STEPHENS TEL: (650) 724-4890 gracest@stanford.edu	<b>PROJECT MANAGER:</b> ADAM KLEIN TEL: (650) 489-9224 adam@bkgse.com	<b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 467-9141 mburley@BKF.com	
<b>ARCHITECT:</b> JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110	<b>CIVIL ENGINEER:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94107	<b>LANDSCAPE ARCHITECT:</b> ARTERRA LANDSCAPE ARCHITECTS 88 MISSOURI STREET SAN JOSE, CA 94107	
<b>PROJECT MANAGER:</b> KHOAN DUONG TEL: (415) 558-9550 x00113 khoan@johnlumarchitecture.com	<b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 467-9141 mburley@BKF.com	<b>PROJECT MANAGER:</b> NATASHA LIBINA TEL: (415) 861-3100 natasha@arterraf.com	
<b>ARBORIST:</b> HORTSCIENCE, INC 325 RAY STREET PLEASANTON, CA 94566	<b>GEOTECHNICAL ENGINEER:</b> CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085	<b>MEP:</b> INTEGRAL GROUP 427 13TH STREET OAKLAND, CA 94612	
<b>PROJECT MANAGER:</b> RYAN GILPIN TEL: (925) 484-0211 ryan@hortscience.com	<b>PROJECT MANAGER:</b> ERIN STEINER TEL: (408) 245-4600 x106 esteiner@cornerstoneearth.com	<b>PROJECT MANAGER:</b> SHANNON ALLISON TEL: (510) 663-2070 sallison@integralgroup.com	

### DRAWING INDEX

#### ARCHITECTURAL / CIVIL / LANDSCAPE

1.	A0.00	TITLE SHEET
2.	A0.02	SITE PLAN - PROPOSED
3.	L1.1	LANDSCAPE LAYOUT PLAN
4.	L3.0	LANDSCAPE PLANTING PLAN
5.	A1.01	FLOOR PLAN
6.	A1.02	FLOOR PLAN
7.	A1.03	FLOOR PLAN
8.	A1.04	ROOF PLAN
9.	A3.01	EXTERIOR ELEVATIONS
10.	A3.02	EXTERIOR ELEVATIONS

### PROJECT DATA:

#### CODES

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPLICABLE LOCAL MUNICIPAL CODES

#### PROJECT ADDRESS

LOT #7 CONSTANZO STREET  
STANFORD, CA 94305

#### PROJECT DESCRIPTION

CONSTRUCT (N) 2-STORY-OVER-BASEMENT 3-BED, 3-BATH SINGLE FAMILY  
RESIDENCE WITH ATTACHED 2-CAR GARAGE, (N) LANDSCAPING & (N) UTILITIES

#### PLANNING INFORMATION

BLOCK - LOT	TBD
ZONING DISTRICT	R1-S
BUILDING HEIGHT	35'-0" MAX
NUMBER OF STORIES	2 + BASEMENT
SETBACKS	FRONT - MIN. 25' REAR - MIN. 25' SIDES - MIN. 5'
LOT SIZE	6,181 SQ. FT.

#### GROSS FLOOR AREA:

PROPOSED GARAGE	425 SQ.FT.	UNCONDITIONED
PROPOSED BASEMENT	115 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	1421 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	67 SQ.FT.	UNCONDITIONED
PROPOSED 2ND FLOOR	1061 SQ.FT.	CONDITIONED
PROPOSED 2ND FLOOR	2587 SQ.FT.	CONDITIONED
PROPOSED 2ND FLOOR	492 SQ.FT.	UNCONDITIONED
<b>TOTAL PROPOSED</b>	<b>3089 SQ.FT.</b>	<b>TOTAL</b>

#### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF
FIRE PROTECTION	FULLY SPRINKLERED INSTALLED PER NFPA 13 (UNDER A SEPARATE PERMIT)
FIRE HYDRANT TYPE	STANDARD
NEAREST LOCATION	CORNER OF MAYFIELD AVE. & SANTA YNE ST.



CABRILLO-DOLORES FACULTY HOUSING - LOT 7

Lot #7 Constanzo Street  
Stanford, CA 94305

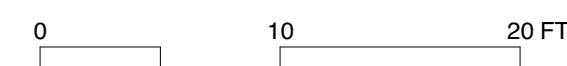
client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	jb
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

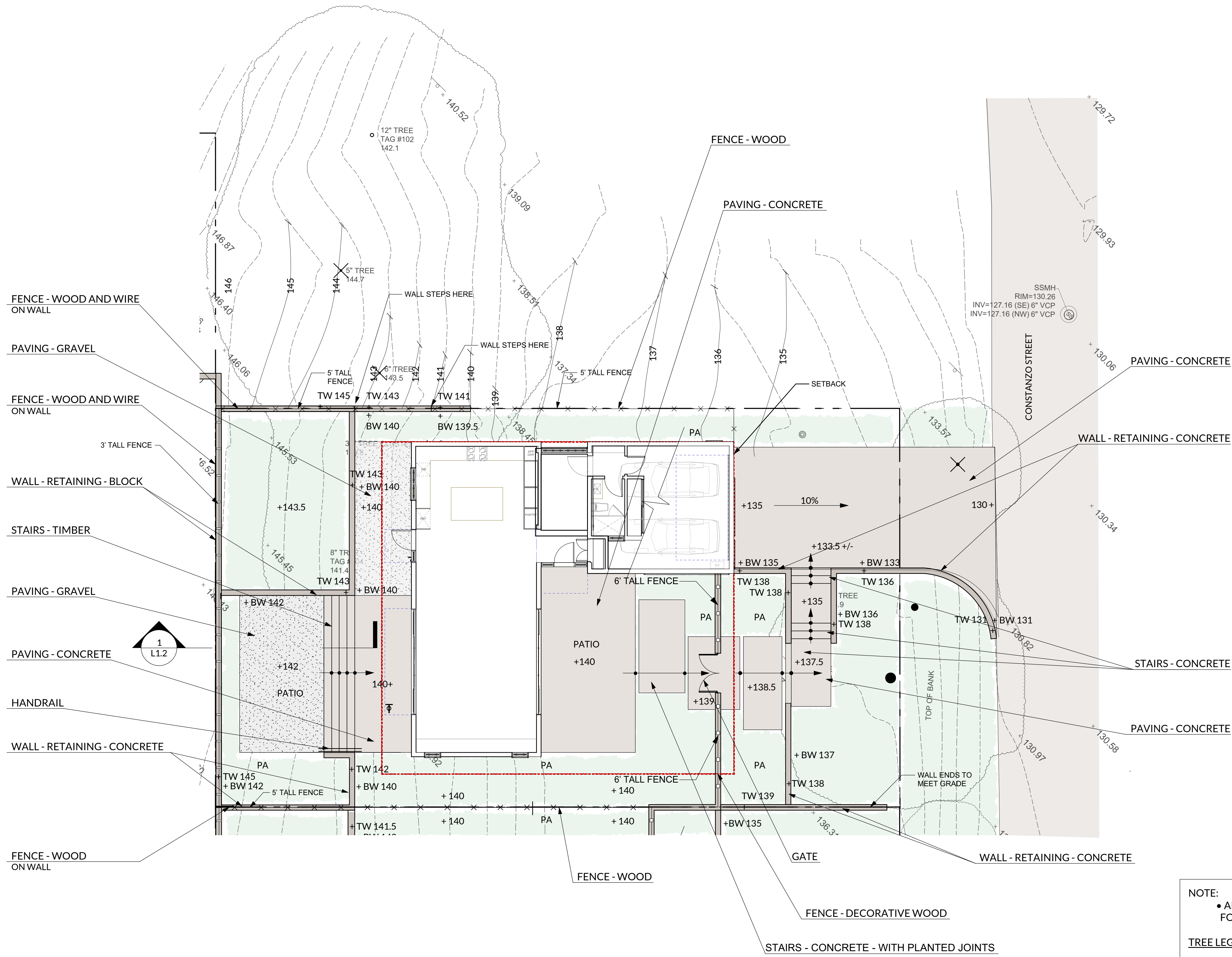
TITLE SHEET

A0.00









NOTE:  
• ALL SPOT ELEVATIONS FOR REFERENCE ONLY  
FOR GRADES, SEE CIVIL DRAWINGS

TREE LEGEND

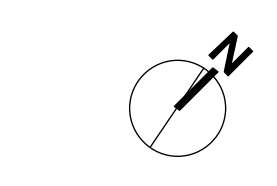
✕ TREES TO REMOVE  
T TREES TO TRANSPLANT  
• TREES TO REMAIN



NOT FOR CONSTRUCTION

DATE:	ISSUE:
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01.23.18	BUILDING PERMIT REV.1
05.01.18	ASA REVIEW

SCALE: 1/8"=1'-0"



LANDSCAPE  
LAYOUT  
PLAN

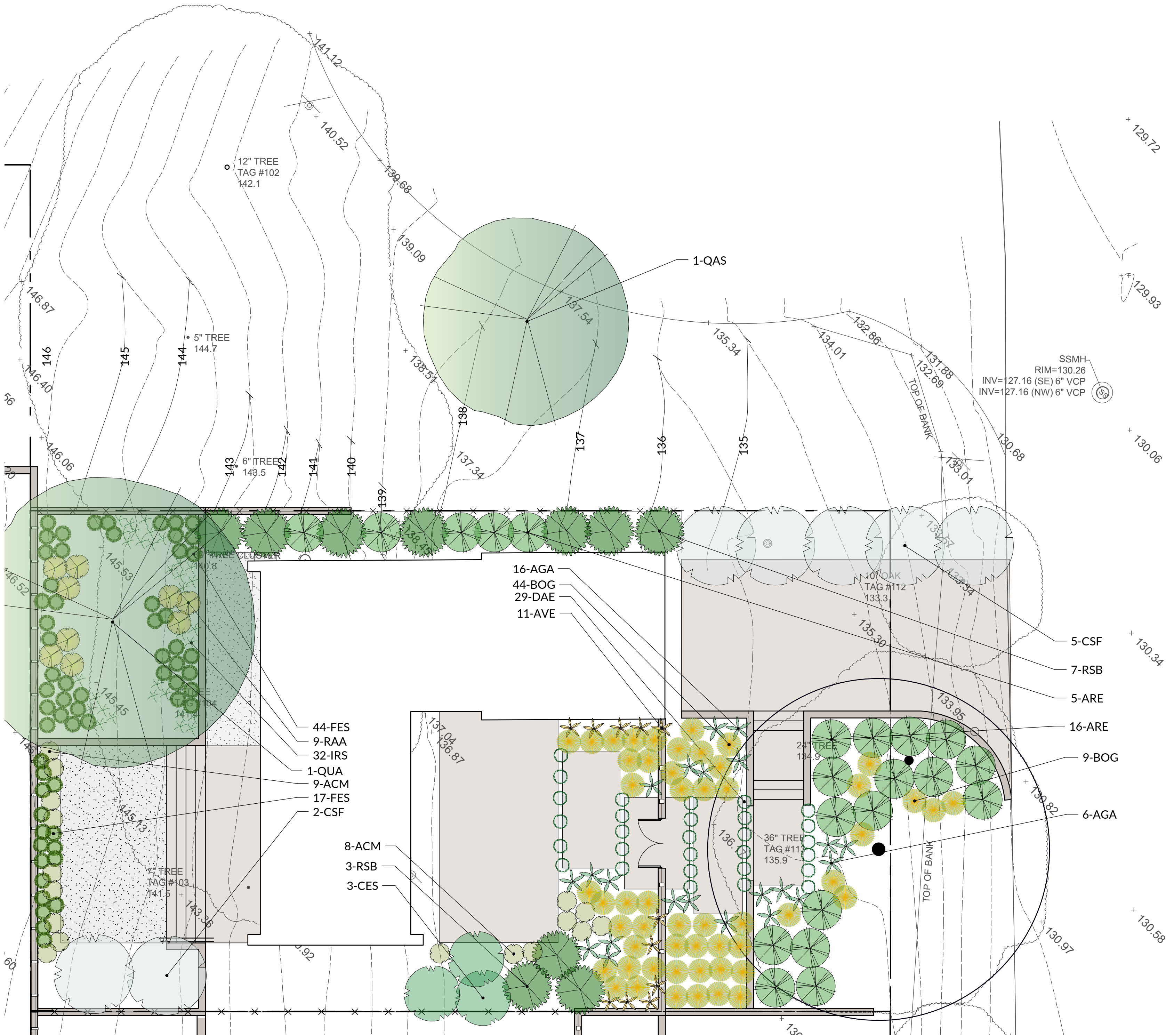
L1.1

CABRILLO DOLORES HOUSING  
LOT 7  
CONSTANZO STREET  
STANFORD, CA 94305



ARTERRA  
LANDSCAPE ARCHITECTS  
88 MISSOURI SAN FRANCISCO 94107  
T: 415.861.3100 W: artterra.com  
CA License #4252





Plant List				
Qty	ID	Botanical Name	Common Name	Scheduled Siz
Trees				
1	QAS	Quercus agrifolia	Coast Live Oak	15 Gal
1	QUA	Quercus agrifolia	Coast Live Oak	15 Gal
Shrubs				
21	ARE	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal
3	CES	Ceanothus cuneatus var. rigidus 'Snowball'	White California Lilac	1 Gal
7	CSF	Ceanothus thyrsiflorus 'Snow Flurry'	Snow Flurry California Lilac	1 Gal
10	RSB	Rhamnus californica 'Mound San Bruno'	Coffeeberry Mound San Bruno	1 Gal
9	RAA	Ribes aureum aureum	Golden Currant	1 Gal
Perennials				
17	ACM	Achillea x 'Moonshine'	Moonshine Yarrow	4"
11	AVE	Anigozanthos 'Gold Velvet'	Gold Velvet Kangaroo Paws	1 Gal
29	DAE	Dichondra argentea 'Emerald Falls'	Emerald Falls Dichondra	4"
32	IRS	Iris douglasiana	Douglas Iris 'Snow Canyon'	1 Gal
Vines				
Ornamental Grasses				
53	BOG	Bouteloua gracilis 'Blonde Ambition'	Blue Grama 'Blonde Ambition'	1 Gal
61	FES	Festuca californica	California Fescue	1 Gal
Cacti & Succulents				
22	AGA	Agave attenuata	Fox Tail Agave	1 gal.

Planting Notes

**GENERAL**  
This planting design applies hydrozone/xeriscape principles including native and low water use plants grouped with like water and sun needs. Any substitutions or revisions shall comply with these principles and be approved by the Landscape Architect.

This project complies with the criteria of the Model Water Efficient Landscape Ordinance, Appendix D, Prescriptive Requirements. Irrigated landscape area is less than 2500 square feet.

**PREPARATION**  
Planting shall be performed by persons' familiar with this type of work and under the supervision of a qualified planting foreman.

Landscape contractor is responsible for amending soil in all planter areas and bringing all planting areas up to finish grade.

**SOIL AMENDMENT**  
Provide 2" cover of Diestil turkey manure (LYNGSO), over all planted areas. Till well into soil. Amend plant pits with soil mix.

Do not till soil under existing tree canopies. Amend plant pits only.

Do not deliver or place plants on site until soil is amended and Bill of Lading for amendments has been submitted to the Landscape Architect for approval.

**PLANTING**  
Select plant material that is healthy, vigorous, natural in form and free of pests and disease. All plant material to be approved by the Landscape Architect prior to planting.

Plant selection has been carefully coordinated with the Owner, with specific varieties being selected for specific reasons. Confirm final varieties prior to ordering. If plant material specified is not available, Landscape Architect may select alternative varieties. No unapproved substitutions will be accepted on site.

Deeply soak each plant in the pot, prior to planting. And then thoroughly soak the plant pit, after planting. Ensure that plant crowns are set slightly higher than existing grade, to ensure positive drainage and to avoid crown rot.

Remove all existing stakes, ties and labels from plant material, at time of planting. Leave labels on roses and fruit trees.

Double stake all trees, 15 gallon and 24" box, with rubber & wire tree ties. Use three stakes for larger trees.

Plant material locations are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.

Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows more impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signage.

**MULCH**  
Finish all planter areas with 3" minimum of Premium Arbor mulch (LYNGSO), or approved equal. Leave planters in a clean, smooth condition. Hold mulch back 2" from crown of trees. Do not bury crowns.

**HILLSIDE PLANTINGS (25% slope and greater)**  
Prepare plant pits as detailed and install plants and sub irrigation lines.

Install Jute Mesh after planting of larger container plantings and installation of sub irrigation.

Plant smaller plant material (1 gallon and 4" pots) and surface irrigation after installation of jute mesh.

Mulch entire area after all planting, irrigation and jute mesh are installed. Completely cover mesh with a minimum 3" of mulch.

**NO MOW LAWN PLANTING**  
Prepare soil as detailed, including sand layer and gopher wire.

Confirm sod type, prior to ordering.

Thoroughly soak and roll soil to settle and smooth, prior to installation of sod. Confirm finish grade, relative to paved areas, prior to installation of sod.

Keep sod irrigated and mowed through 30-day establishment period

**AT COMPLETION**  
Refer to Irrigation Notes & Specifications.

Ensure that irrigation emitters are properly placed so that root balls receive water and crown of plant will not rot.

The contractor shall maintain all planted stock for a period of 30 days after final acceptance by the Owner. Refer to general notes.

The contractor shall guarantee planted stock for a period of one year after final acceptance by the Owner, and include this wording in their contract.

SUBMITTALS

- A. Contractor to Provide bill of lading/receipts for soil amendments and mulch, prior to placing plants.
- B. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped.

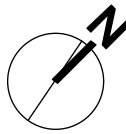
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CABRILLO DOLORES HOUSING  
LOT 7  
CONSTANZO STREET  
STANFORD, CA 94305

DATE:	ISSUE:
08.16.17	BUILDING PERMIT
01.23.18	BUILDING PERMIT REV-1
05.01.18	ASA REVIEW

SCALE: 1/8"=1'-0"



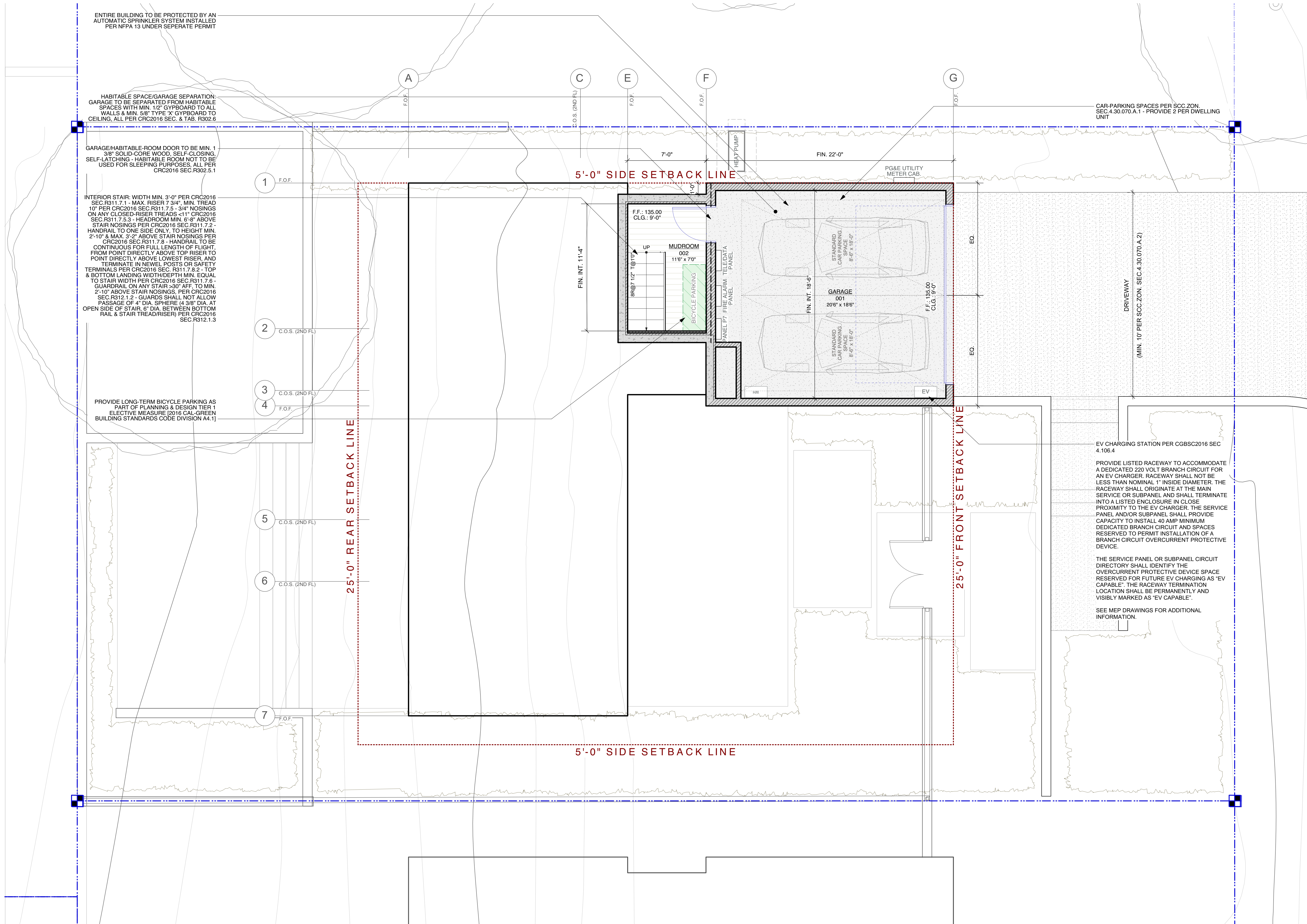
PLANTING  
PLAN

L3.0

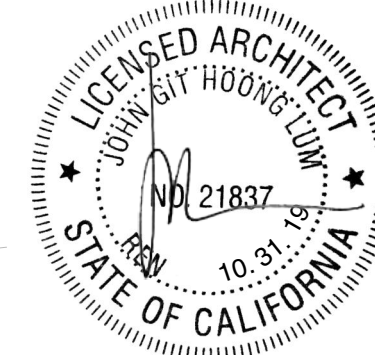
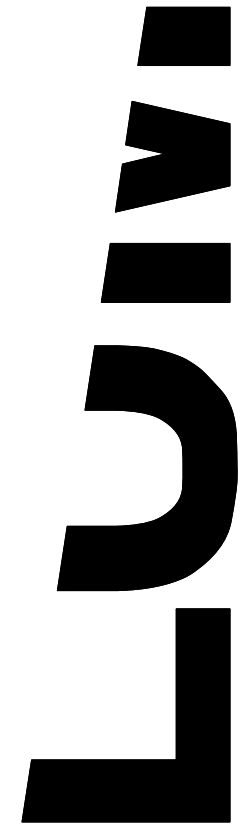
NOT FOR CONSTRUCTION



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1 BASEMENT FLOOR PLAN  
A1.01 Scale: 1/4" = 1'-0"



CABRILLO-DOLORES FACULTY HOUSING - LOT 7

Lot #7 Constanzo Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL. 415.558.9550 FAX. 415.558.0554

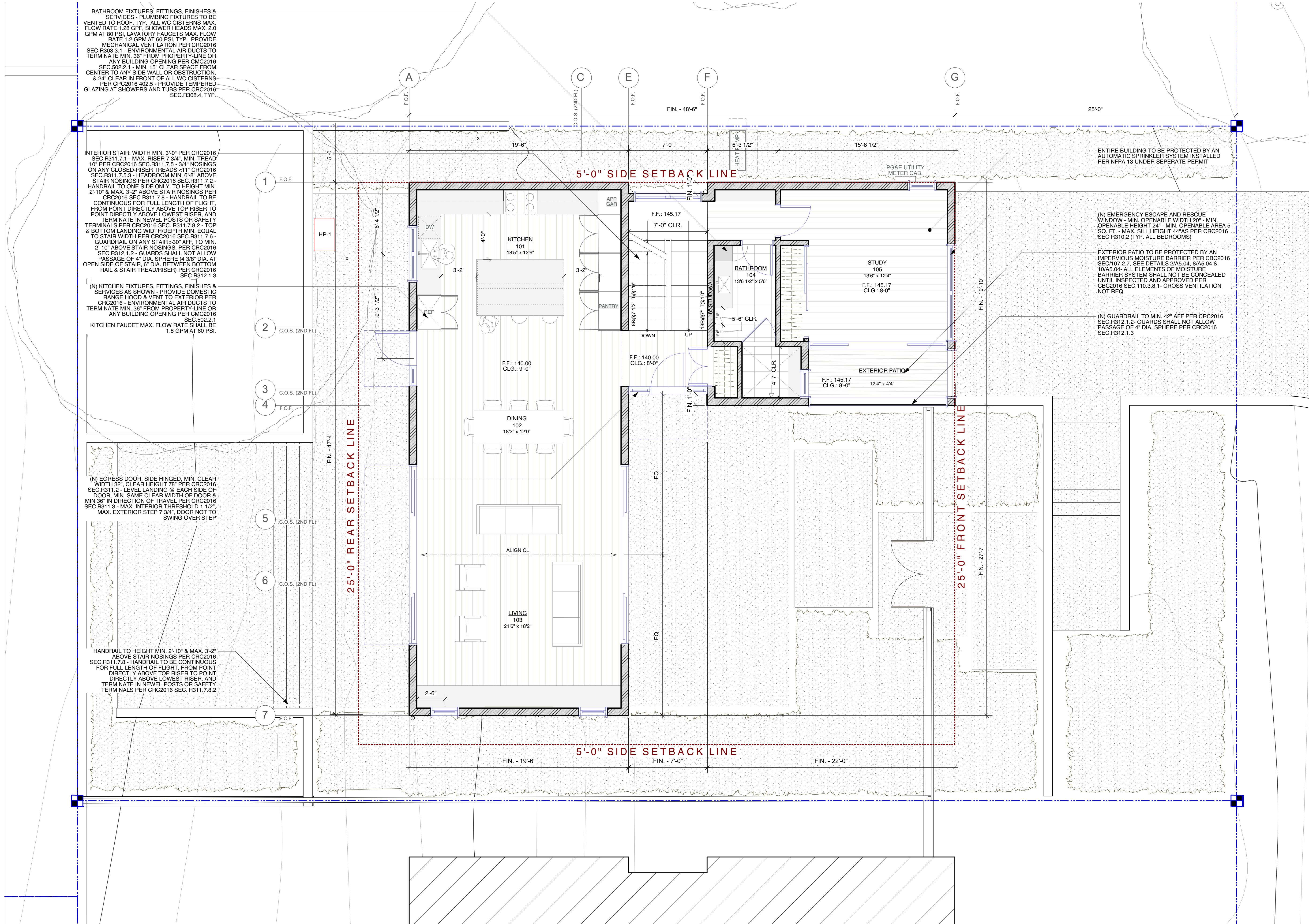
date	issues / revisions	by
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FLOOR PLAN - BASEMENT

A1.01



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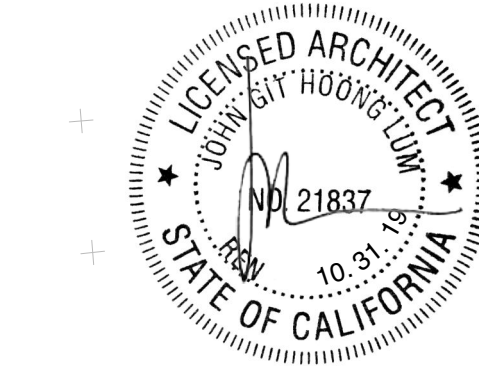
CABRILLO-DOLORES FACULTY HOUSING - LOT 7

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FLOOR PLAN - 1ST FLOOR

A1.02

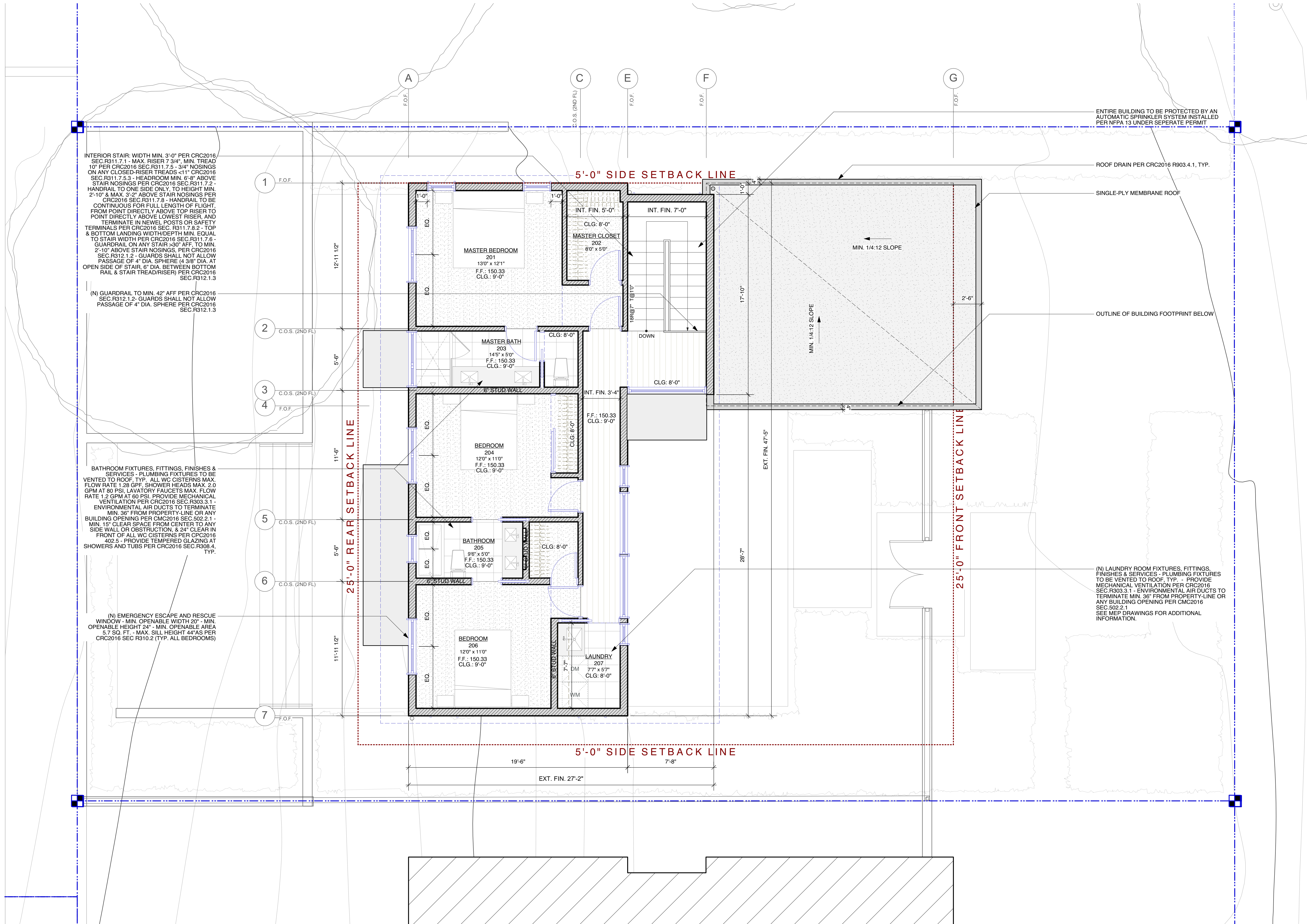


client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

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3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



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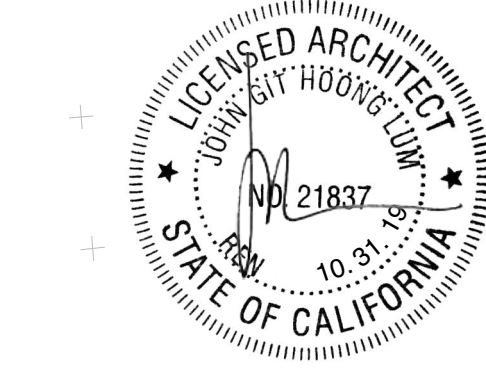
CABRILLO-DOLORES FACULTY HOUSING - LOT 7

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FLOOR PLAN - 2ND FLOOR

A1.03

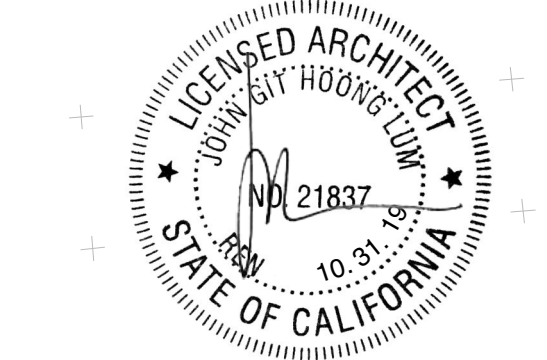
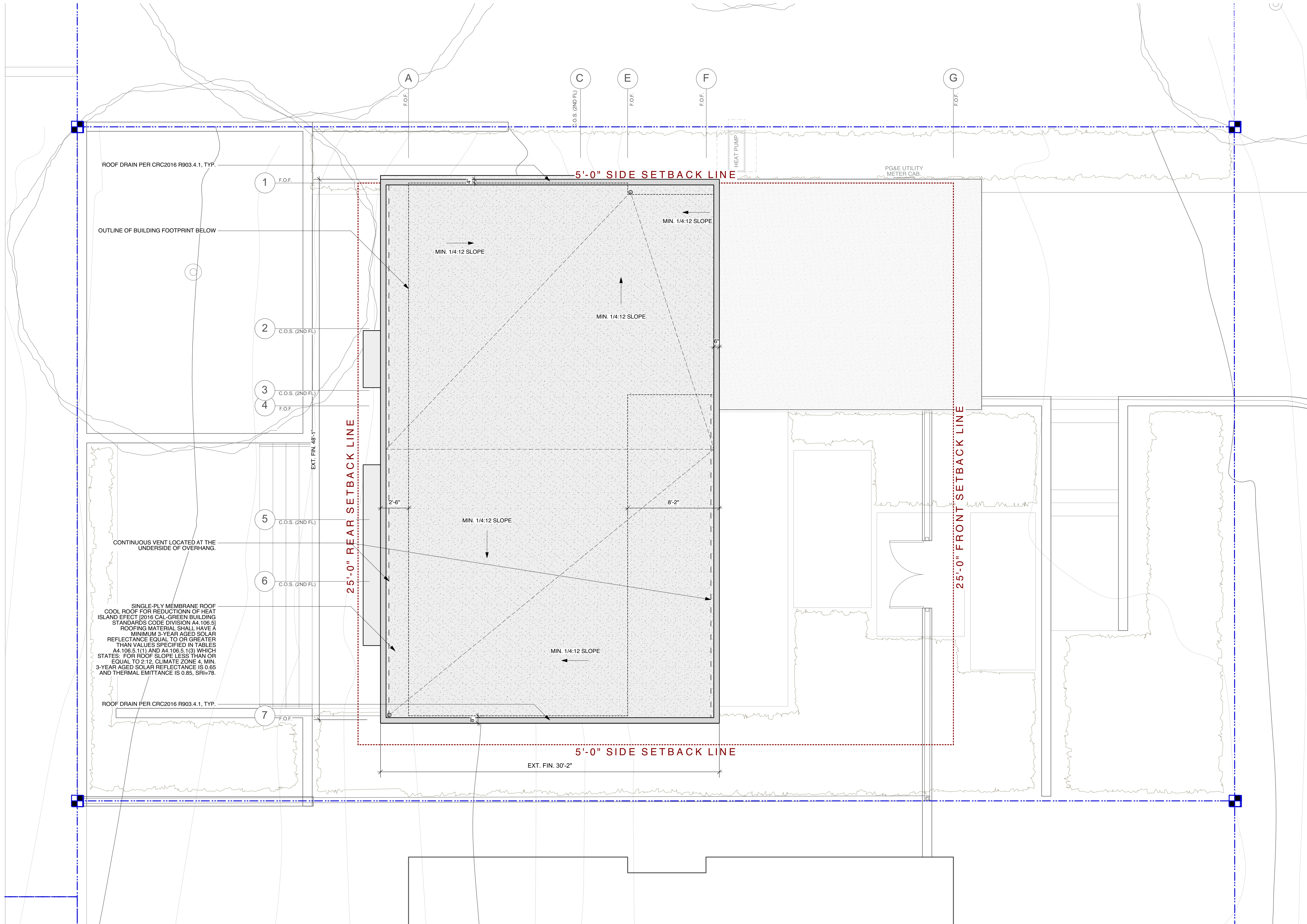


JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304



Filename: STANFORD\_LOTT\_CD\_180501\_ASA.dwg



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ROOF PLAN

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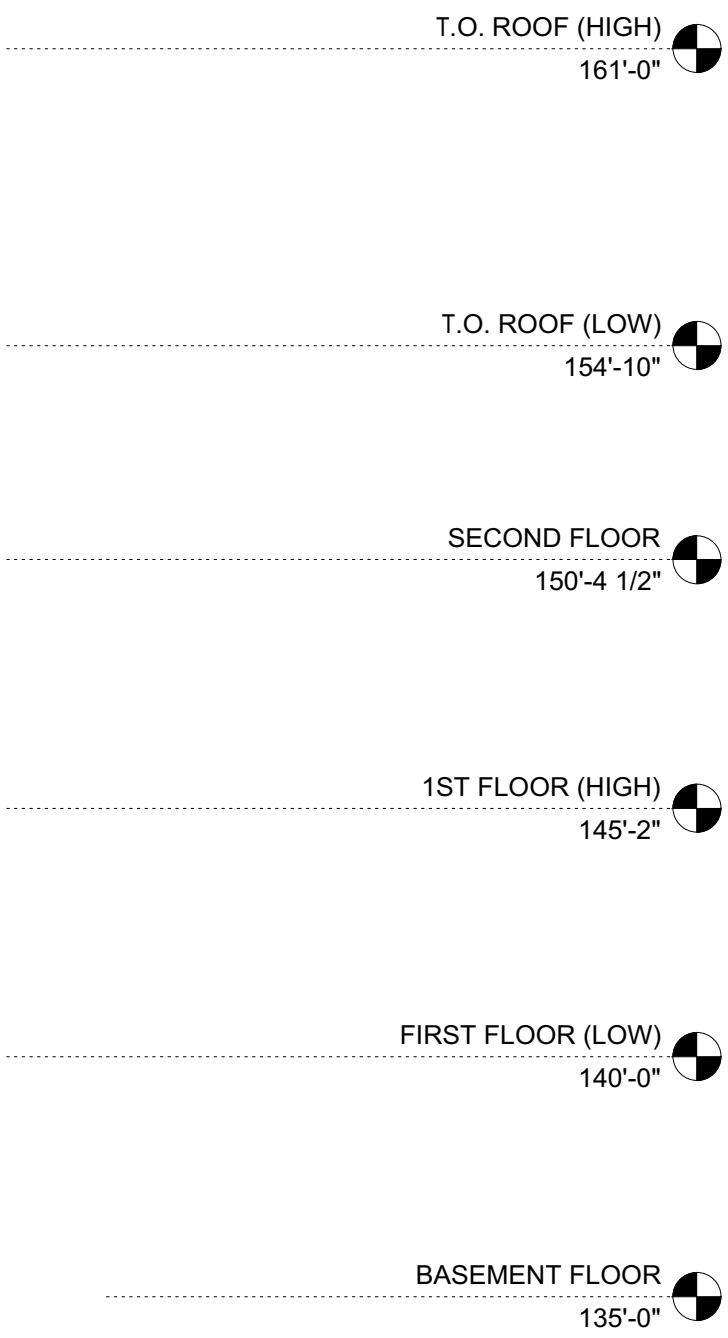
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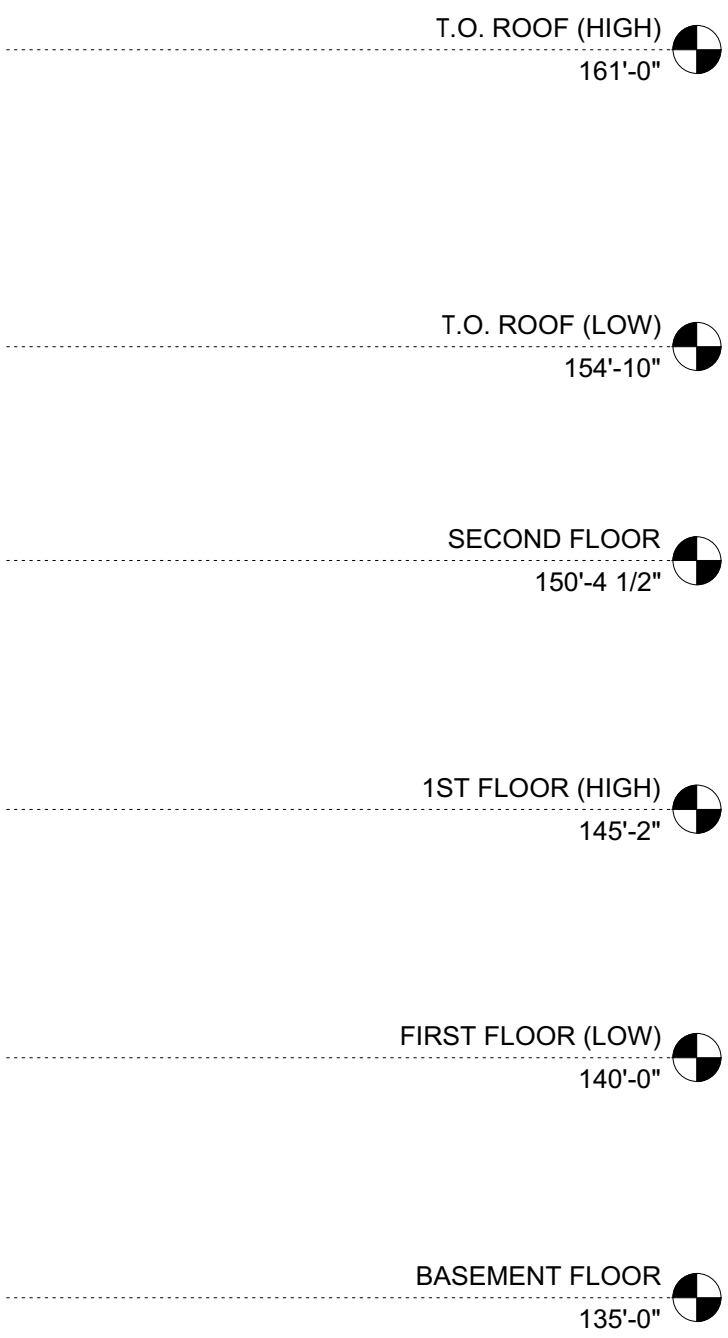




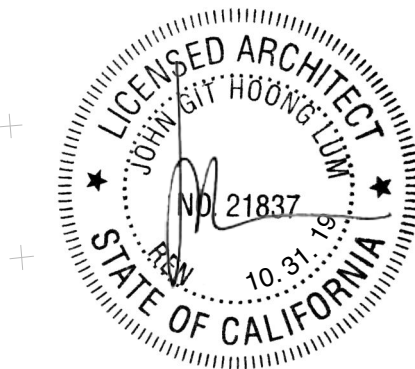
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EXTERIOR ELEVATION - FRONT (SOUTH EAST)  
Scale: 1/4" = 1'-0"



2  
A3.01  
EXTERIOR ELEVATION - SIDE (NORTH WEST)  
Scale: 1/4" = 1'-0"



LUM



CABRILLO-DOLORES FACULTY HOUSING - LOT 7

Lot #7 Constanzo Street  
Stanford, CA 94305

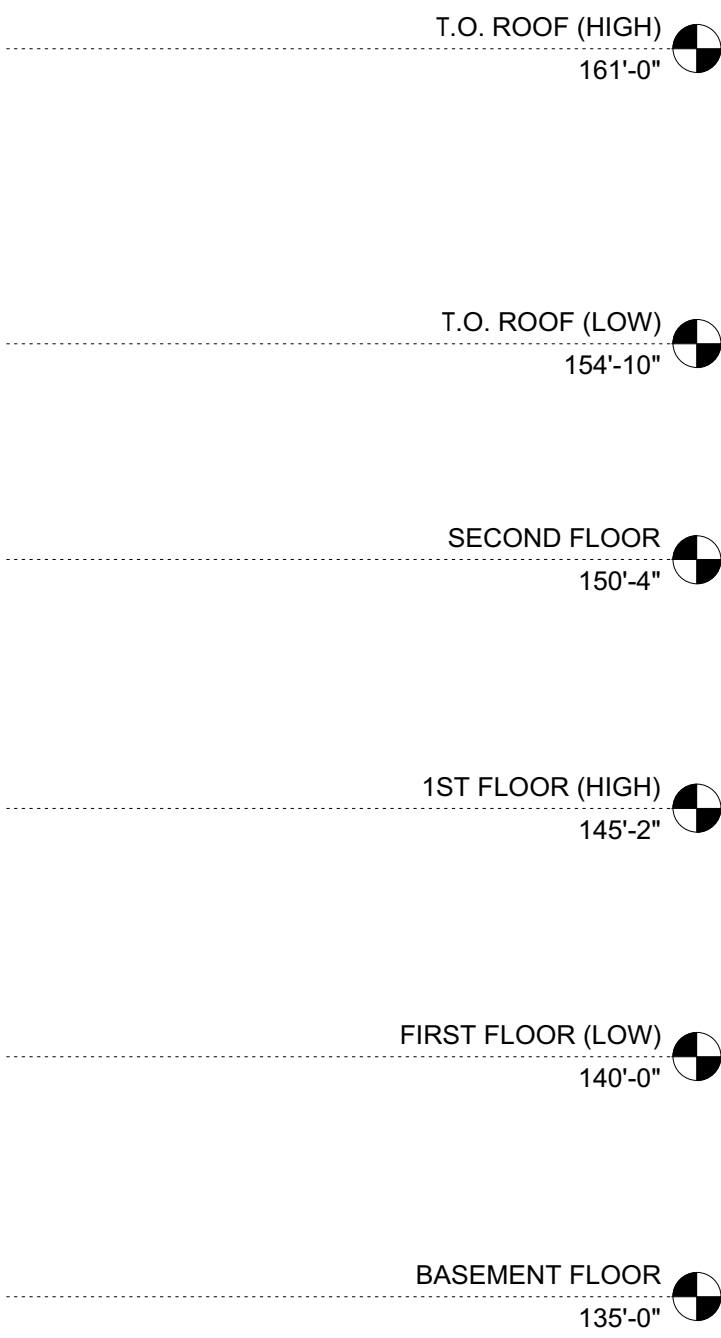
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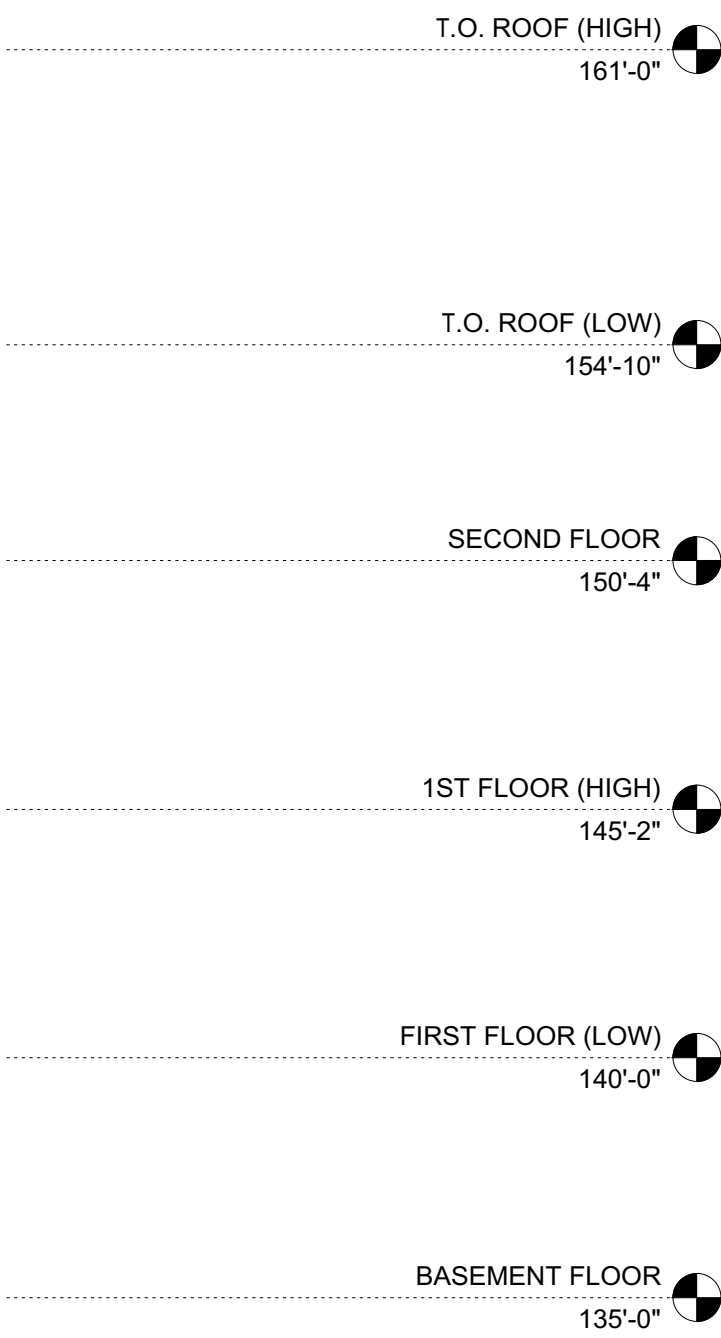
EXTERIOR ELEVATIONS

A3.01



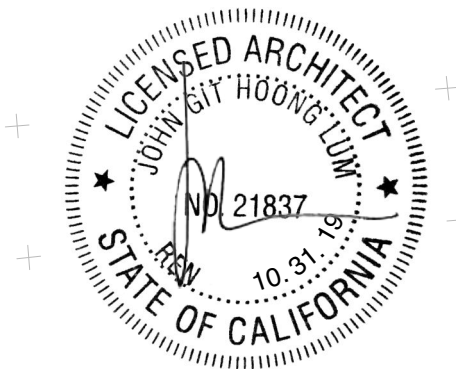


1  
A3.02  
EXTERIOR ELEVATION - SIDE (NORTH EAST)  
Scale: 1/4" = 1'-0"



2  
A3.02  
EXTERIOR ELEVATION - REAR (SOUTH WEST)  
Scale: 1/4" = 1'-0"

JOHN LUM



CABRILLO-DOLORES FACULTY HOUSING - LOT 7

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EXTERIOR ELEVATIONS

A3.02



**LOWE**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEF 415-558-9550 FAX 415-558-0554

JOHN LUM ARCHITECTURE  
33246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0554



Lot #8 Constanzo Street  
Stanford, CA 94305

Client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford CA 94304

client:

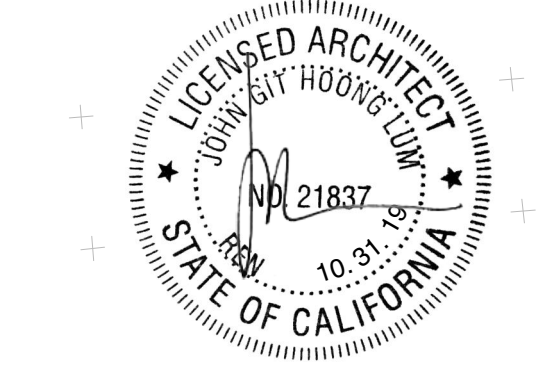
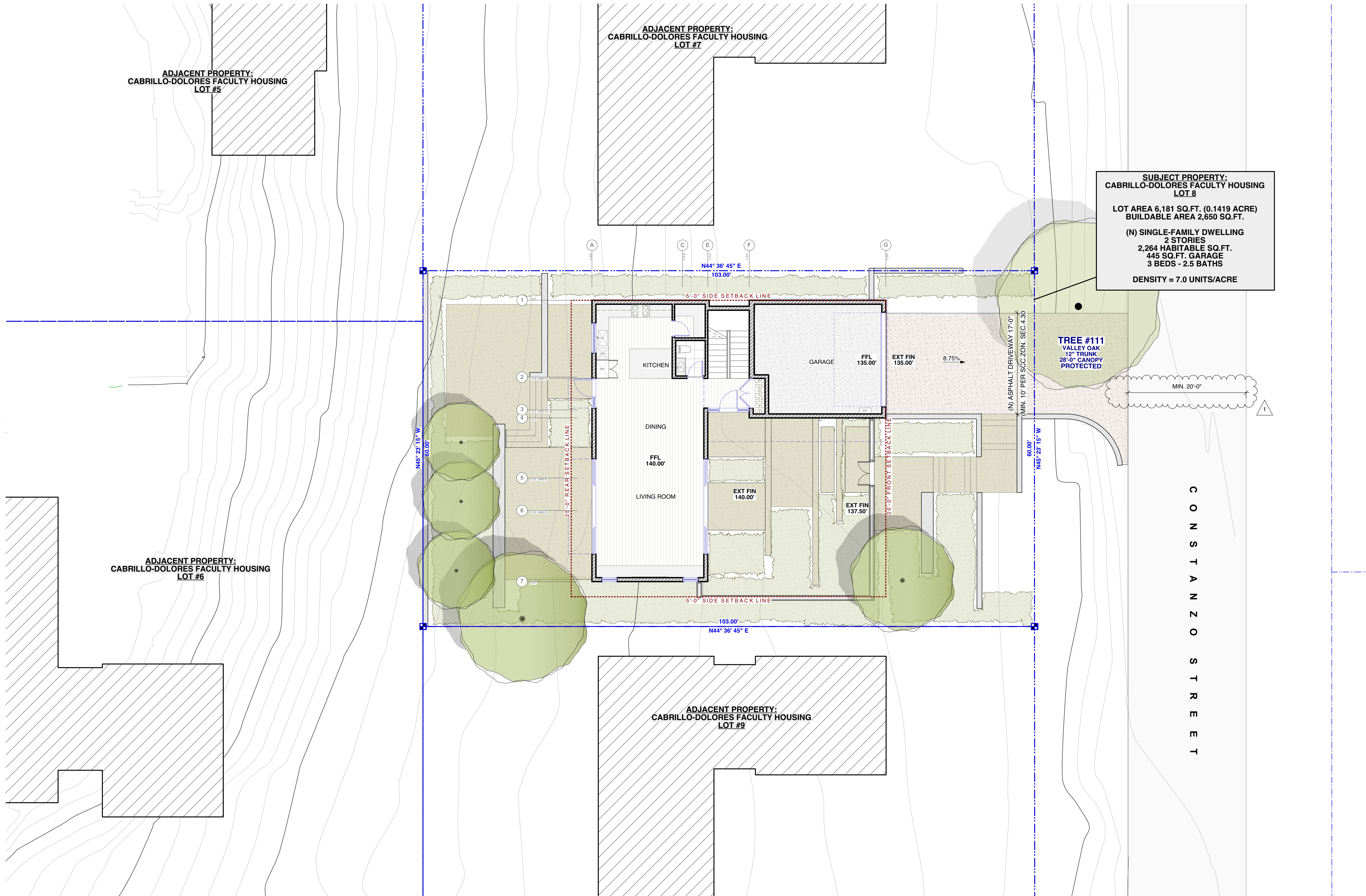
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**MEP:**  
INTEGRAL GROUP  
427 13TH STREET  
OAKLAND, CA 94612

**PROJECT MANAGER:** SHANNON ALLISON  
TEL. (510) 663 2070  
sallison@integralgroup.com



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CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
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08.30.17	Building Permit Submittal	jb
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05.31.18	ASA Rev 1	hm

SITE PLANS

A0.02

LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



WALL - CONCRETE

WALL - RETAINING - CONC.

FENCE - WOOD  
ON WALL

PAVING - GRAVEL

WALL - RETAINING - BLOCK

FENCE - WOOD AND WIRE  
ON WALL

PAVING - CONCRETE - PADS

STAIRS - TIMBER

PAVING - GRAVEL

WALL - RETAINING - CONCRETE

PAVING - CONCRETE

PAVING - CONCRETE

FENCE - WOOD  
IN GROUND

PAVING - CONC. PADS

WALL - RETAINING - CONCRETE

PAVING - CONCRETE

WALL - RETAINING - CONCRETE

STAIRS - CONCRETE

WALL - RETAINING - CONCRETE

WALL - FREE STANDING - CONCRETE

PAVING - CONCRETE

FENCE - WOOD - DECORATIVE

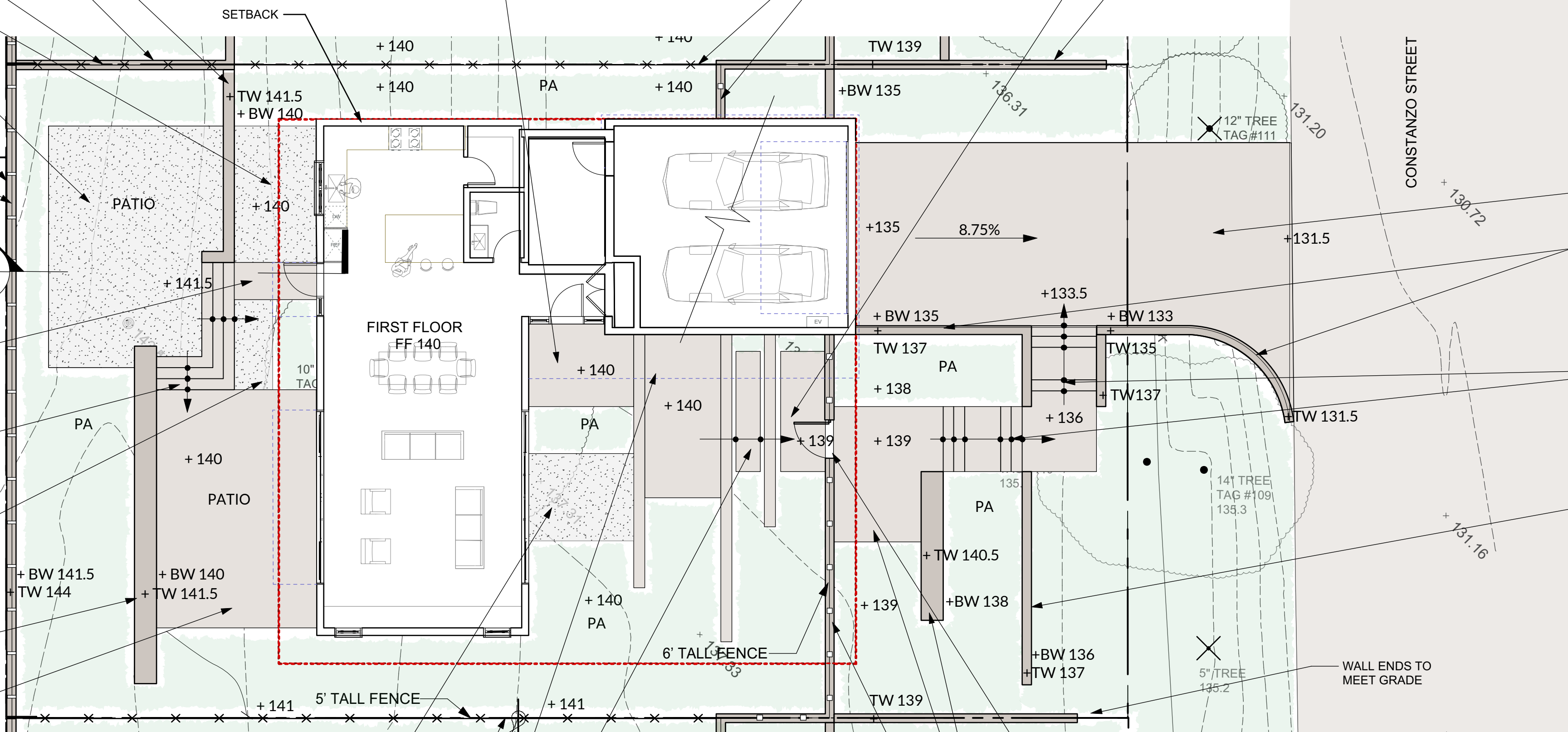
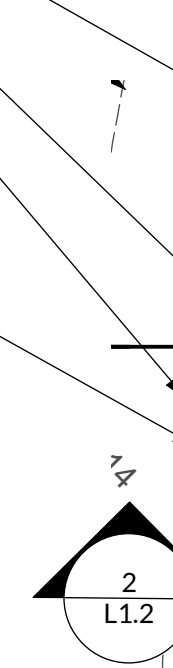
PAVING - GRAVEL

FENCE - WOOD

FENCE STEPS HERE

PAVING - CONCRETE

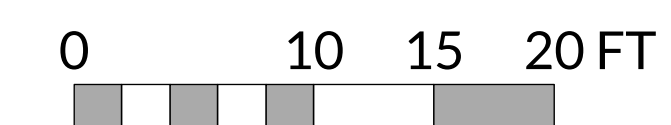
STAIRS - CONCRETE - WITH PLANTED JOINTS



NOTE:  
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TREE LEGEND

- ✕ TREES TO REMOVE
- T TREES TO TRANSPLANT
- TREES TO REMAIN



NOT FOR CONSTRUCTION

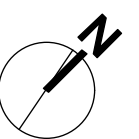
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**CABRILLO DOLORES HOUSING**  
LOT 8  
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LANDSCAPE  
LAYOUT  
PLAN

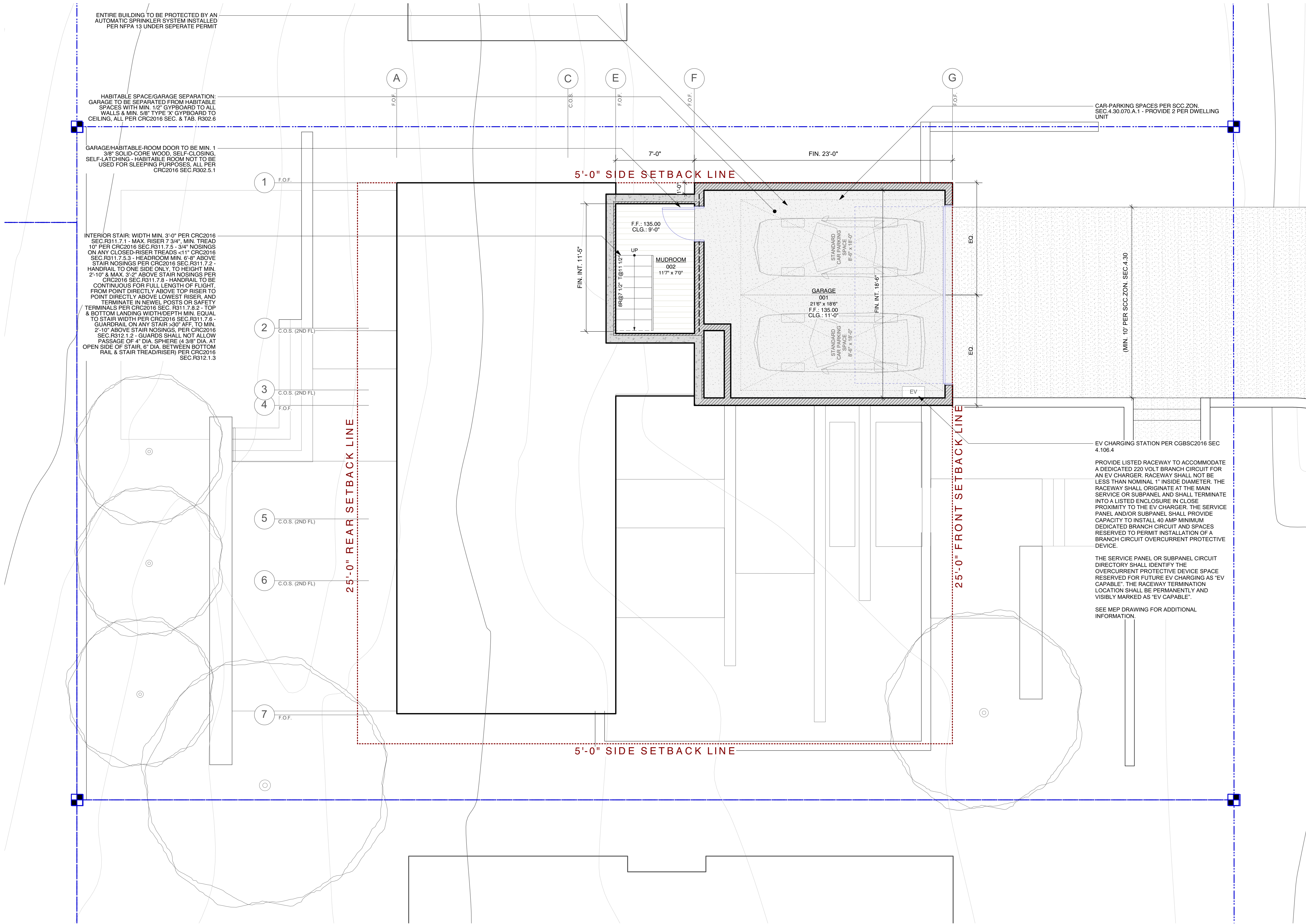
**L1.1**





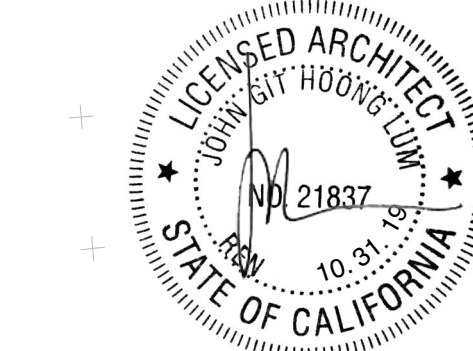


Filename: STANFORD\_LOTS\_CD\_180501\_ASA.dwg



CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305



JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL. 415.558.9550 FAX. 415.558.0554

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

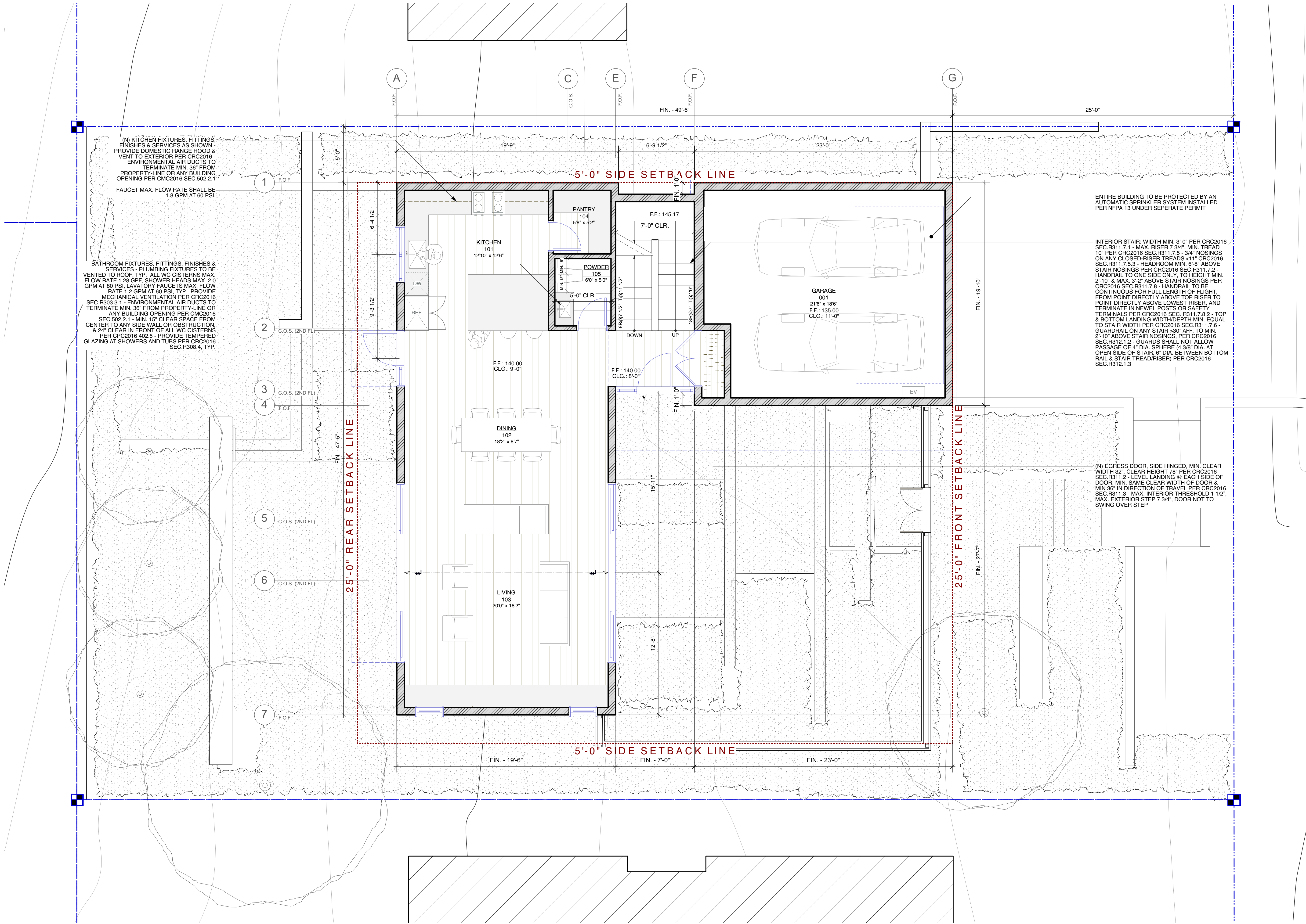
date	issues / revisions	by
08.30.17	Building Permit Submittal	jb
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

FLOOR PLAN - BASEMENT

A1.01



Filename: STANFORD\_LOTS\_CD\_182601\_ASA.dwg



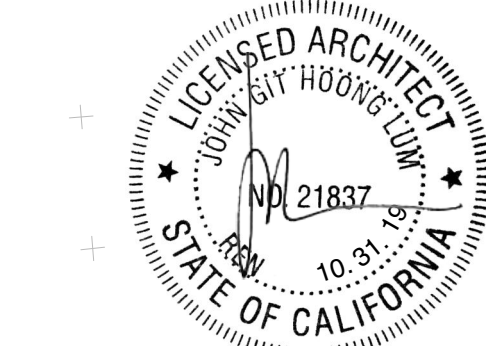
CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305

date	issues / revisions	by
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FLOOR PLAN - 1ST FLOOR

A1.02

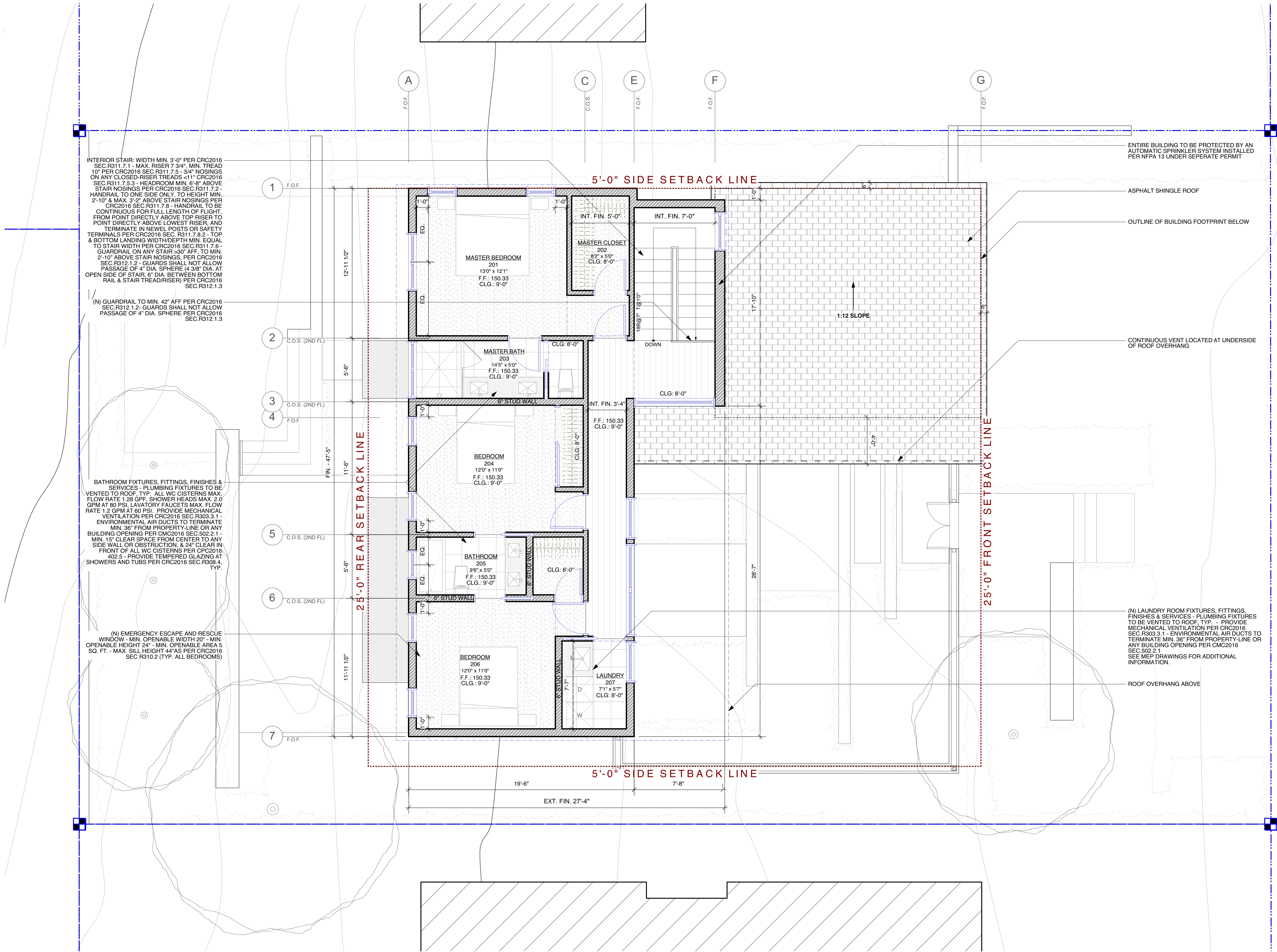


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INTERIOR STAIR: WIDTH MIN. 3'-0" PER CRC2016 SEC.R311.7.1 - MAX. RISER 7 3/4" MIN. TREAD 10" PER CRC2016 SEC.R311.7.5 - 3/4" NOSINGS ON ANY CLOSED-RISER TREADS <11" CRC2016 SEC.R311.7.5.3 - HEADROOM MIN. 6'-8" ABOVE STAIR NOSINGS PER CRC2016 SEC.R311.7.2 - HANDRAIL TO ONE SIDE ONLY, TO HEIGHT MIN. 2'-10" & MAX. 3'-2" ABOVE STAIR NOSINGS PER CRC2016 SEC.R311.7.8 - HANDRAIL TO BE CONTINUOUS FOR FULL LENGTH OF FLIGHT, FROM POINT DIRECTLY ABOVE TOP RISER TO POINT DIRECTLY ABOVE LOWEST RISER, AND TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS PER CRC2016 SEC. R311.7.8.2 - TOP & BOTTOM LANDING WIDTH/DEPTH MIN. EQUAL TO STAIR WIDTH PER CRC2016 SEC.R311.7.8 - GUARDRAIL ON ANY STAIR-30" AFF. TO MIN. 2'-10" ABOVE STAIR NOSINGS, PER CRC2016 SEC.R312.1.2 - GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE (4 3/8" DIA. AT OPEN SIDE OF STAIR, 6" DIA. BETWEEN BOTTOM RAIL & STAIR TREAD/RISER) PER CRC2016 SEC.R312.1.3

(N) GUARDRAIL TO MIN. 42" AFF PER CRC2016 SEC.R312.1.2- GUARDS SHALL NOT ALLOW PASSAGE OF 4" DIA. SPHERE PER CRC2016 SEC.R312.1.3

BATHROOM FIXTURES, FITTINGS, FINISHES & SERVICES - PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. ALL WC CISTERNS MAX. FLOW RATE 1.28 GPF, SHOWER HEADS MAX. 2.0 GPM AT 80 PSI, LAVATORY FAUCETS MAX. FLOW RATE 1.2 GPM AT 60 PSI. PROVIDE MECHANICAL VENTILATION PER CRC2016 SEC.R303.3.1 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY LINE OR ANY BUILDING OPENING PER CMC2016 SEC.502.2.1 - MIN. 15' CLEAR SPACE FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION, & 24" CLEAR IN FRONT OF ALL WC CISTERNS PER CPC2016 402.5 - PROVIDE TEMPERED GLAZING AT SHOWERS AND TUBS PER CRC2016 SEC.R308.4, TYP.

(N) EMERGENCY ESCAPE AND RESCUE WINDOW - MIN. OPENABLE WIDTH 20" - MIN. OPENABLE HEIGHT 24" - MIN. OPENABLE AREA 5 SQ. FT. - MAX. SILL HEIGHT 44" AS PER CRC2016 SEC.R310.2 (TYP. ALL BEDROOMS)

ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA 13 UNDER SEPERATE PERMIT

ASPHALT SHINGLE ROOF

OUTLINE OF BUILDING FOOTPRINT BELOW

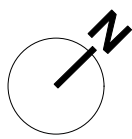
CONTINUOUS VENT LOCATED AT UNDERSIDE OF ROOF OVERHANG

(N) LAUNDRY ROOM FIXTURES, FITTINGS, FINISHES & SERVICES - PLUMBING FIXTURES TO BE VENTED TO ROOF, TYP. - PROVIDE MECHANICAL VENTILATION PER CRC2016 SEC.R303.3.1 - ENVIRONMENTAL AIR DUCTS TO TERMINATE MIN. 36" FROM PROPERTY LINE OR ANY BUILDING OPENING PER CMC2016 SEC.502.2.1 SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.

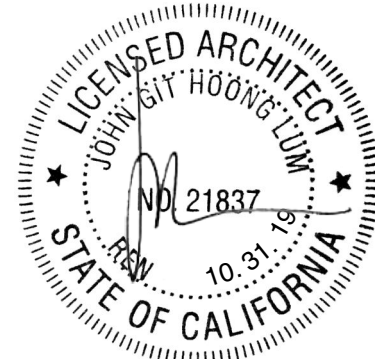
ROOF OVERHANG ABOVE

1 SECOND FLOOR PLAN  
A1.03 Scale: 1/4" = 1'-0"

0 5 10 FT



LUM



CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
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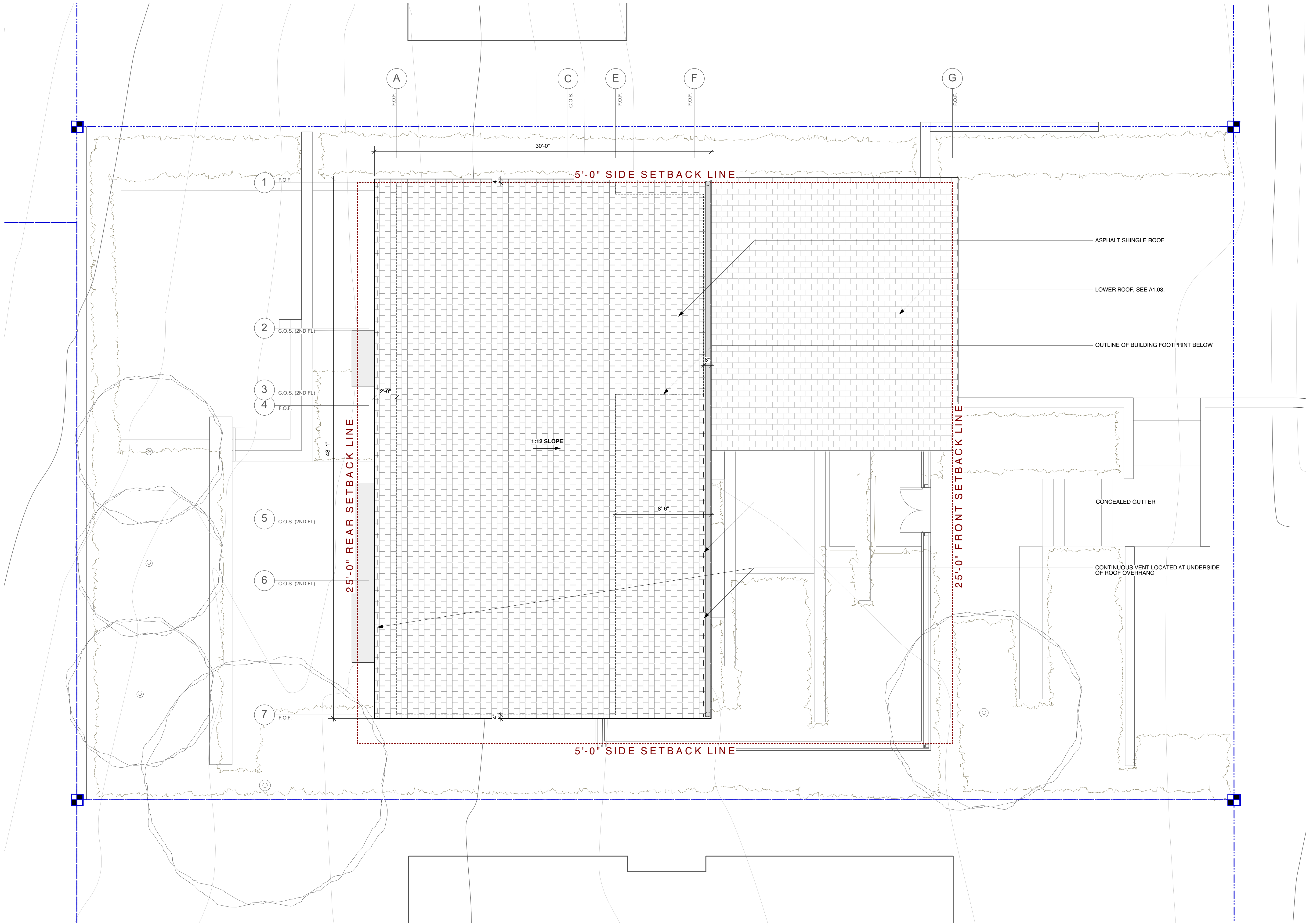
FLOOR PLAN - 2ND FLOOR

A1.03

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

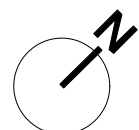


Filename: STANFORD\_LOT8\_CD\_185501\_ASA.dwg



1 ROOF PLAN  
A1.04 Scale: 1/4" = 1'-0"

0 5 10 FT



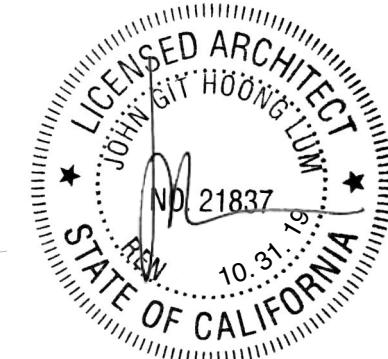
## CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305

date	issues / revisions	by
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ROOF PLAN

# A1.04



# LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

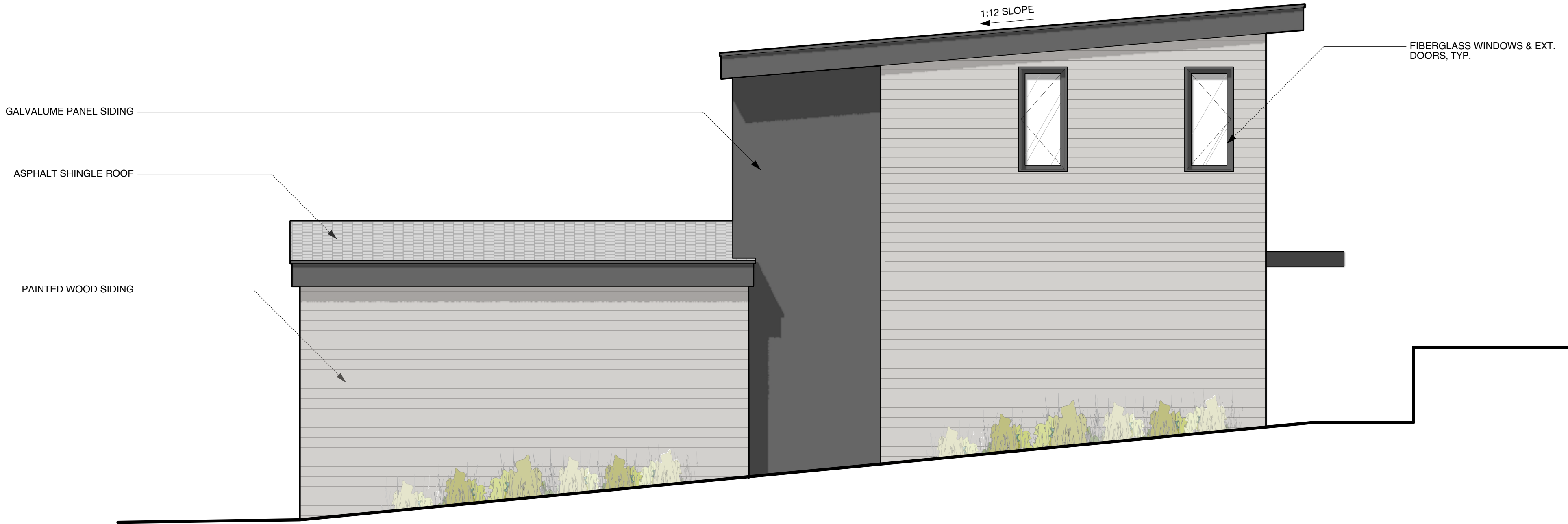
client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304





T.O. ROOF (HIGH)	161'-5 1/2"
T.O. ROOF (LOW)	158'-11 1/2"
SECOND FLOOR	150'-4"
T.O. ROOF 2 (LOW)	148'-3 1/2"
FIRST FLOOR	140'-0"
BASEMENT FLOOR	135'-0"

1  
A3.01  
EXTERIOR ELEVATION - FRONT (SOUTH EAST)  
Scale: 1/4" = 1'-0"



T.O. ROOF (HIGH)	161'-5 1/2"
T.O. ROOF (LOW)	158'-11 1/2"
SECOND FLOOR	150'-4"
T.O. ROOF 2 (LOW)	148'-3 1/2"
FIRST FLOOR	140'-0"
BASEMENT FLOOR	135'-0"

2  
A3.01  
EXTERIOR ELEVATION - SIDE (NORTH WEST)  
Scale: 1/4" = 1'-0"

JOHN LUM

JOHN LUM ARCHITECTURE  
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CABRILLO-DOLORES FACULTY HOUSING - LOT 8

Lot #8 Constanzo Street  
Stanford, CA 94305

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EXTERIOR ELEVATIONS

A3.01





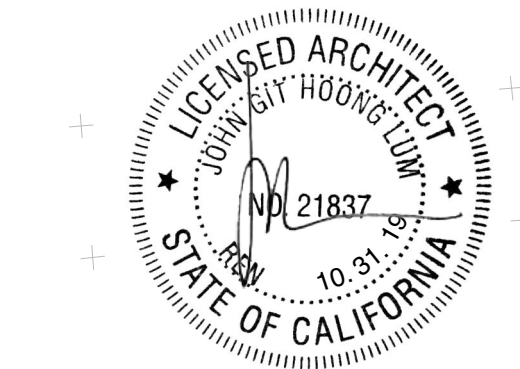
1  
A3.02  
EXTERIOR ELEVATION - SIDE (NORTH EAST)  
Scale: 1/4" = 1'-0"



2  
A3.02  
EXTERIOR ELEVATION - REAR (SOUTH WEST)  
Scale: 1/4" = 1'-0"

T.O. ROOF (HIGH)	161'-5 1/2"
T.O. ROOF (LOW)	158'-11 1/2"
SECOND FLOOR	150'-4"
FIRST FLOOR	140'-0"

T.O. ROOF (HIGH)	161'-5 1/2"
T.O. ROOF (LOW)	158'-11 1/2"
SECOND FLOOR	150'-4"
FIRST FLOOR	140'-0"



CABRILLO-DOLORES FACULTY HOUSING - LOT 8

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EXTERIOR ELEVATIONS

A3.02

LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



# CABRILLO-DOLORES FACULTY HOUSING - LOT 9

## LOT #9 CONSTANZO STREET, STANFORD, CA 94305

### ABBREVIATIONS:

& ^ #	AND ANGLE AT NUMBER
CL R (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. B.G. CNTL. CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. F.F.E. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HDR. HDWD. H.V.A.C. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N.I.C. NO. O. O.C. OFCI. OPNG. O.D. P.C. PL. PLYWD. P.T. PT. PTD. R. RET. AIR RM. RDWD. R.W.L. S. S.S.D. SQ. FT. SHT. SHTG. SM. S.P. SQ. S.S.T. ST. STD. SUP. AIR T&G. TBD. THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W. W/ W.C. WP. W.H.	ABOVE ADJACENT ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR-UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING DIMENSION OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

### SYMBOLS:

#### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

#### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

#### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

#### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP SYMBOL	

### GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
- DURING THE BIDDING AND NEGOTIATION PERIOD, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROXIMATE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING THE PROJECT THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSION AND ORIENTATION FOR ACTUAL ROUGH OPENINGS.
- "TYP" OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
- ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTIC, RAFTER SPACES, JOISTS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
  - MINIMUM ROOF/CEILING INSULATION R-19
  - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
  - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
  - ALL INSULATION TO MEET CEC QUALITY STANDARDS
  - INFILTRATION CONTROL
  - DOORS AND WINDOWS WEATHER-STRIPPED
  - EXHAUST SYSTEMS DAMPENED
  - DUCTS CONSTRUCTED AND INSTALLED PER UMC
  - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 120V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

### PROJECT PARTICIPANTS:

<b>OWNER:</b> STANFORD UNIVERSITY REAL ESTATE 3160 PORTER DRIVE, #200 STANFORD, CA 94304  <b>PROJECT MANAGER:</b> GRACE STEPHENS TEL: (650) 724-4900 gracest@stanford.edu  <b>ARCHITECT:</b> JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110  <b>PROJECT MANAGER:</b> KHOAN DUONG TEL: (415) 558-9550 x00113 khoan@johnlumarchitecture.com  <b>ARBORIST:</b> HORTSCIENCE, INC 325 RAY STREET PLEASANTON, CA 94566  <b>PROJECT MANAGER:</b> RYAN GILPIN TEL: (925) 484-0211 ryan@hortscience.com	<b>STRUCTURAL ENGINEER:</b> BKG STRUCTURAL ENGINEERS 1155 BROADWAY, #205 REDWOOD CITY, CA 94063  <b>PROJECT MANAGER:</b> ADAM KLEIN TEL: (650) 489-9224 adam@bkgse.com  <b>CIVIL ENGINEER:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94107  <b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 487-9141 mburley@BKF.com  <b>GEOTECHNICAL ENGINEER:</b> CORNERSTONE EARTH GROUP 1259 OAKMEAD PARKWAY SUNNYVALE, CA 94085  <b>PROJECT MANAGER:</b> ERIN STEINER TEL: (408) 245-4600 x106 esteiner@cornerstoneearth.com	<b>LAND SURVEYOR:</b> BKF ENGINEERS 1730 NORTH 1ST STREET, #600 SAN JOSE, CA 94112  <b>PROJECT MANAGER:</b> MITCH BURLEY TEL: (408) 487-9141 mburley@BKF.com  <b>LANDSCAPE ARCHITECT:</b> ARTERRA LANDSCAPE ARCHITECTS 88 MISSOURI STREET SAN JOSE, CA 94107  <b>PROJECT MANAGER:</b> NATASHA LIBINA TEL: (408) 861-3100 natasha@arterraf.com  <b>MEP:</b> INTEGRAL GROUP 427 13TH STREET OAKLAND, CA 94612  <b>PROJECT MANAGER:</b> SHANNON ALLISON TEL: (510) 663-2070 sallison@integralgroup.com	<b>GENERAL CONTRACTOR:</b> T.B.D.
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### DRAWING INDEX

#### ARCHITECTURAL / CIVIL / LANDSCAPE

1.	A0.00	TITLE SHEET
2.	A0.02	SITE PLAN - PROPOSED
3.	L1.1	LANDSCAPE LAYOUT PLAN
4.	L3.0	LANDSCAPE PLANTING PLAN
5.	A1.01	FLOOR PLAN
6.	A1.02	FLOOR PLAN
7.	A1.03	FLOOR PLAN
8.	A1.04	ROOF PLAN
9.	A3.01	EXTERIOR ELEVATIONS
10.	A3.02	EXTERIOR ELEVATIONS

### PROJECT DATA:

#### CODES

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE LOCAL MUNICIPAL CODES

#### PROJECT ADDRESS

LOT #9 CONSTANZO STREET  
STANFORD, CA 94305

#### PROJECT DESCRIPTION

CONSTRUCT (N) 2-STORY-OVER-BASEMENT 3-BED, 3-BATH SINGLE FAMILY  
RESIDENCE WITH ATTACHED 2-CAR GARAGE, (N) LANDSCAPING & (N) UTILITIES

#### PLANNING INFORMATION

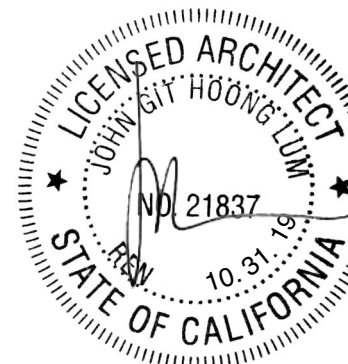
BLOCK - LOT	TBD
ZONING DISTRICT	R1-S
BUILDING HEIGHT	35'-0" MAX
NUMBER OF STORIES	2 + BASEMENT
SETBACKS	FRONT - MIN. 25' REAR - MIN. 25' SIDES - MIN. 5'
LOT SIZE	6,382 SQ. FT.

#### GROSS FLOOR AREA:

PROPOSED GARAGE	425 SQ.FT.	UNCONDITIONED
PROPOSED BASEMENT	115 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	1392 SQ.FT.	CONDITIONED
PROPOSED 1ST FLOOR	94 SQ.FT.	UNCONDITIONED
PROPOSED 2ND FLOOR	1061 SQ.FT.	CONDITIONED
<b>TOTAL PROPOSED</b>	<b>2568 SQ.FT.</b>	<b>CONDITIONED</b>
	<b>519 SQ.FT.</b>	<b>UNCONDITIONED</b>
	<b>3087 SQ.FT.</b>	<b>TOTAL</b>

#### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5B
OCCUPANCY	GROUP R, DIVISION 3
MINIMUM ROOF CLASS	CLASS B ROOF
FIRE PROTECTION	FULLY SPRINKLERED INSTALLED PER NFPA 13 (UNDER A SEPARATE PERMIT)
FIRE HYDRANT TYPE	STANDARD
NEAREST LOCATION	CORNER OF SAN JUAN ST. & DOLORES ST.



CABRILLO-DOLORES FACULTY HOUSING - LOT 9

Lot #9 Constanzo Street  
Stanford, CA 94305

client: Stanford University Office of Real Estate,  
3160 Porter Drive #200,  
Stanford, CA 94304

date	issues / revisions	by
08.30.17	Building Permit Submittal	jb
01.23.18	Building Permit Rev 1	hm
05.03.18	ASA Submittal	mc

TITLE SHEET

A0.00



filenames: STANFORD\_LOT9\_CD\_185537\_ASA\_Perit\_vwx



1 SITE PLAN  
A0.02 Scale: 1/8" = 1'-0"

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SITE PLANS

A0.02

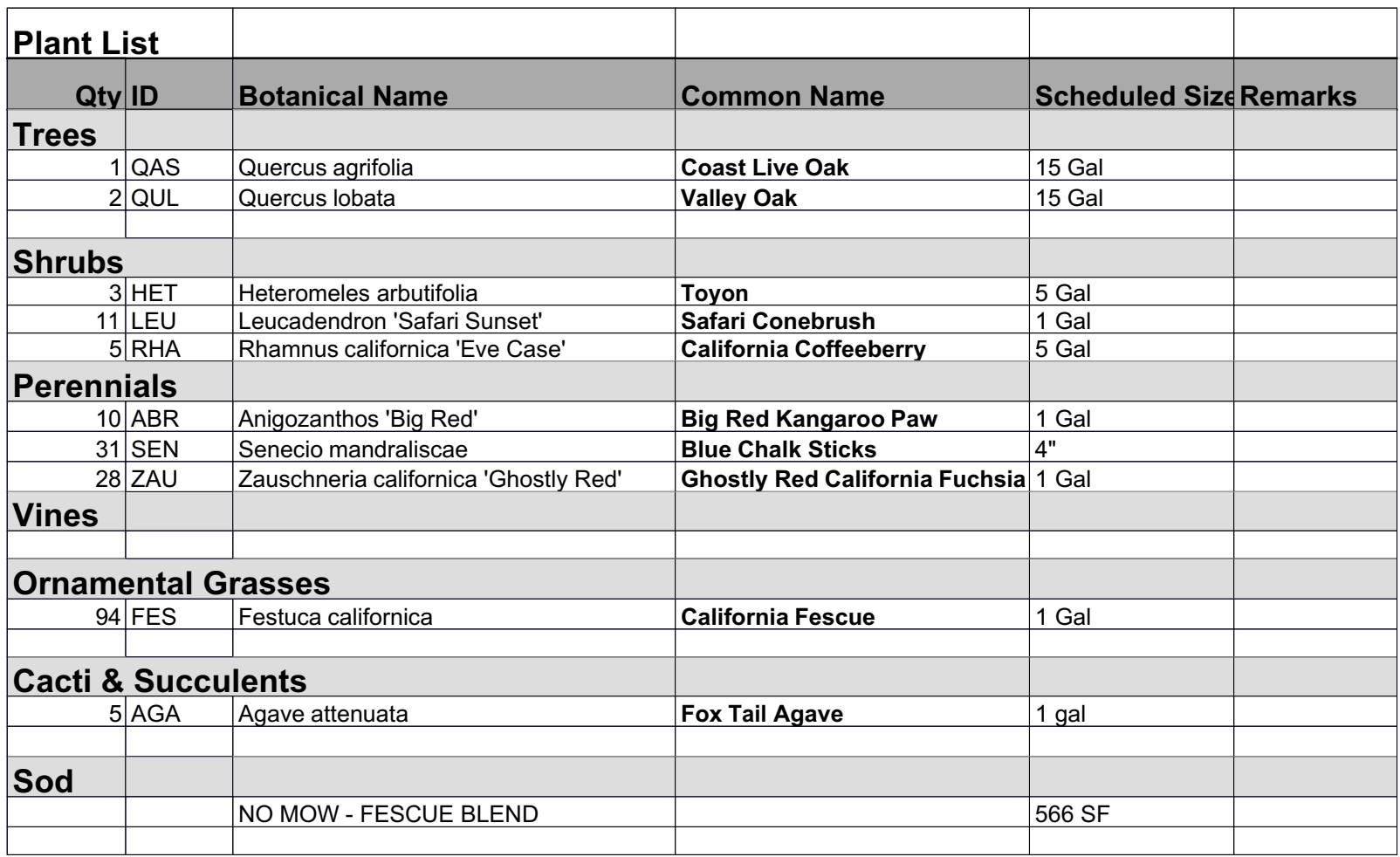
LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554





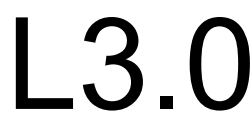




B. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped

LOT 9  
CONSTANZO STREET  
STANFORD, CA 94305

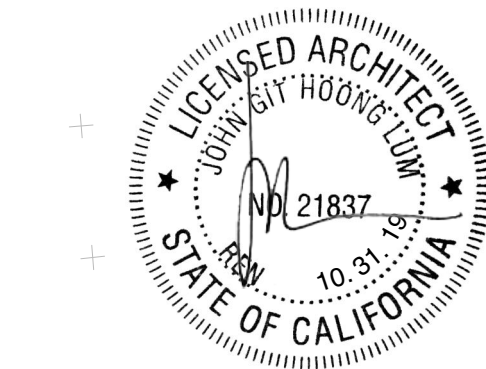
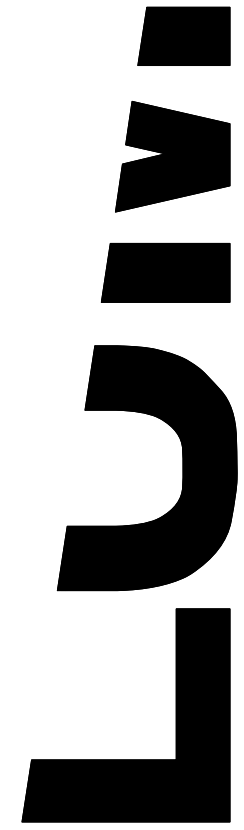
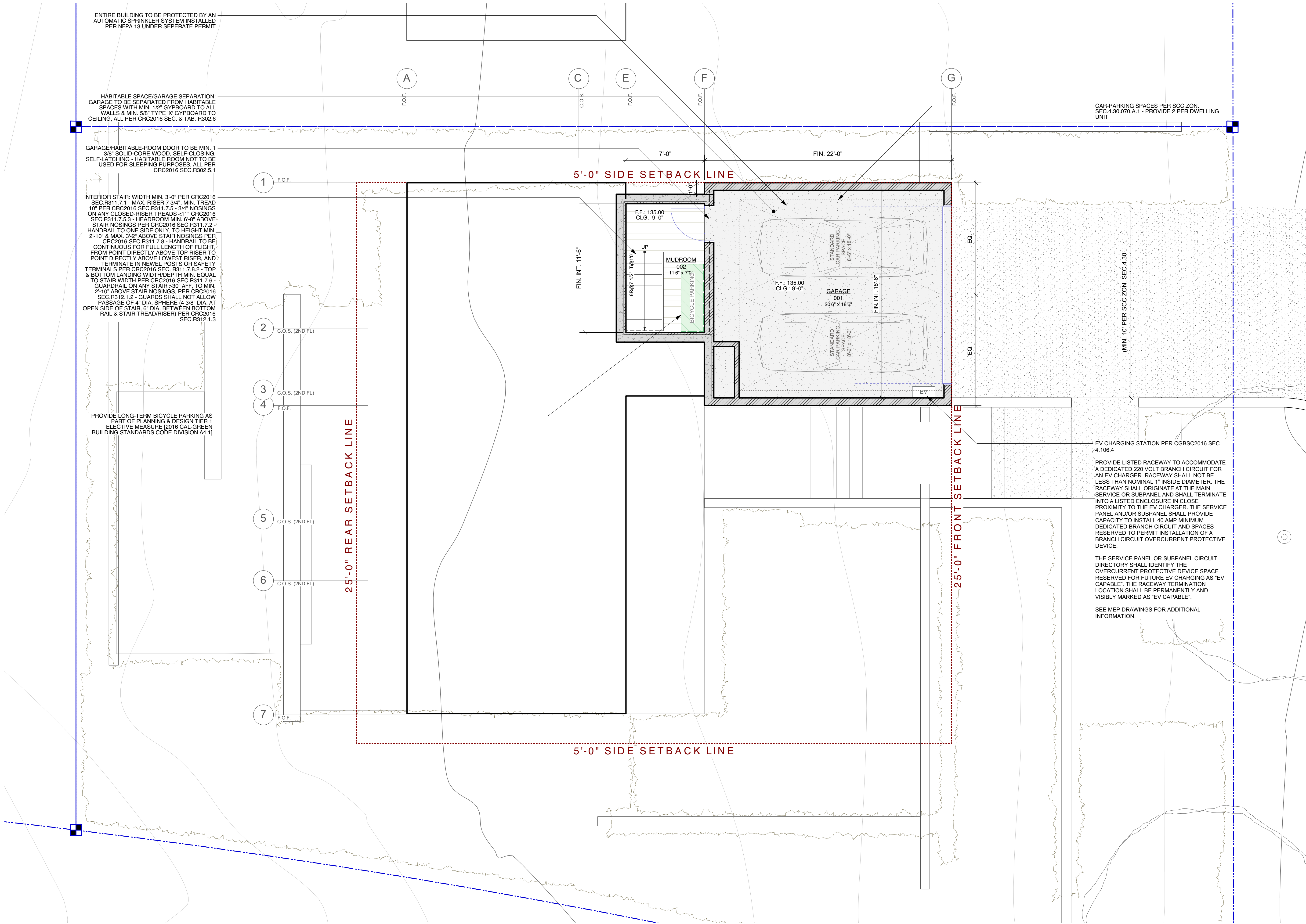
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NOT FOR CONSTRUCTION



Filename: STANFORD\_LOT9\_CD\_180311.vrx



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FLOOR PLAN - BASEMENT

A1.01





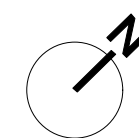
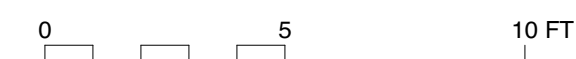
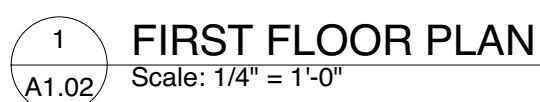
## CABRILLO-DOLORES FACULTY HOUSING - LOT 9

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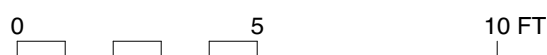
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FLOOR PLAN - 1ST FLOOR

## A1.02





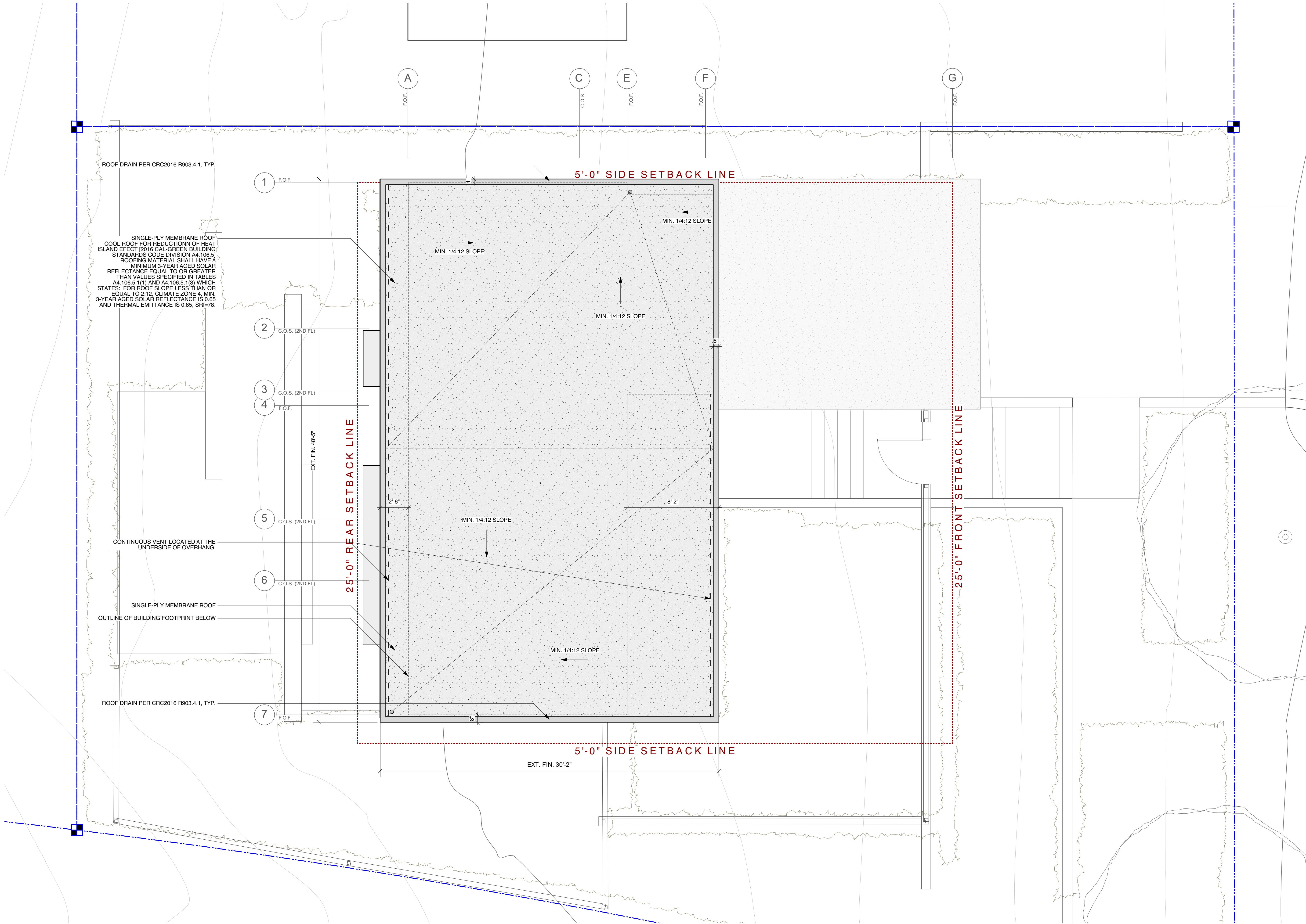


1  
A1.03

**SECOND FLOOR PLAN**  
Scale: 1/4" = 1'-0"

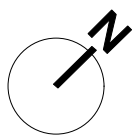


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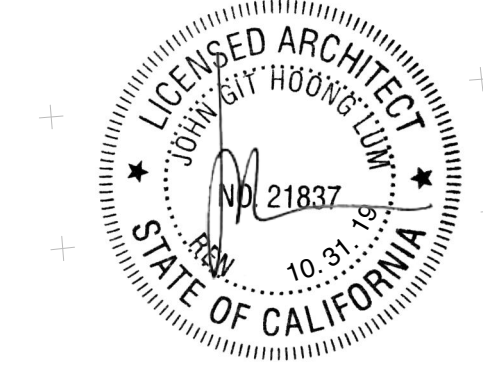
1 ROOF PLAN  
A1.04 Scale: 1/4" = 1'-0"

0 5 10 FT



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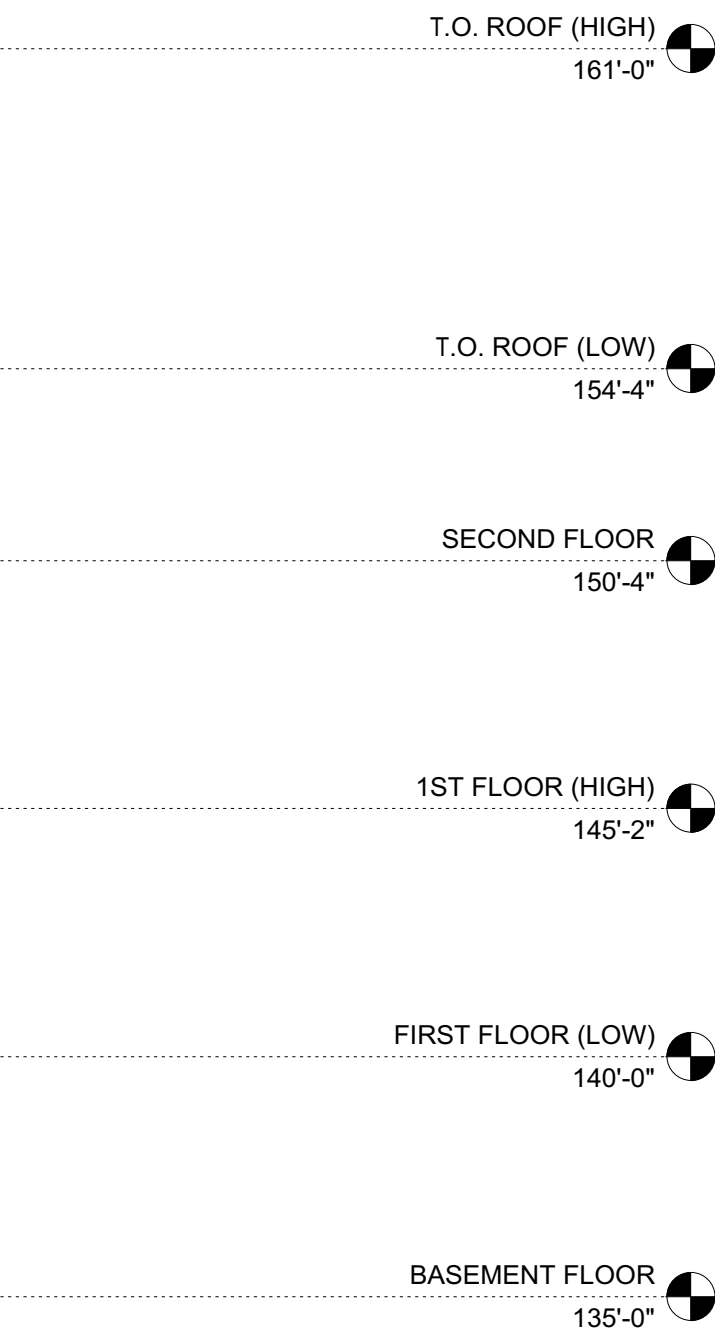
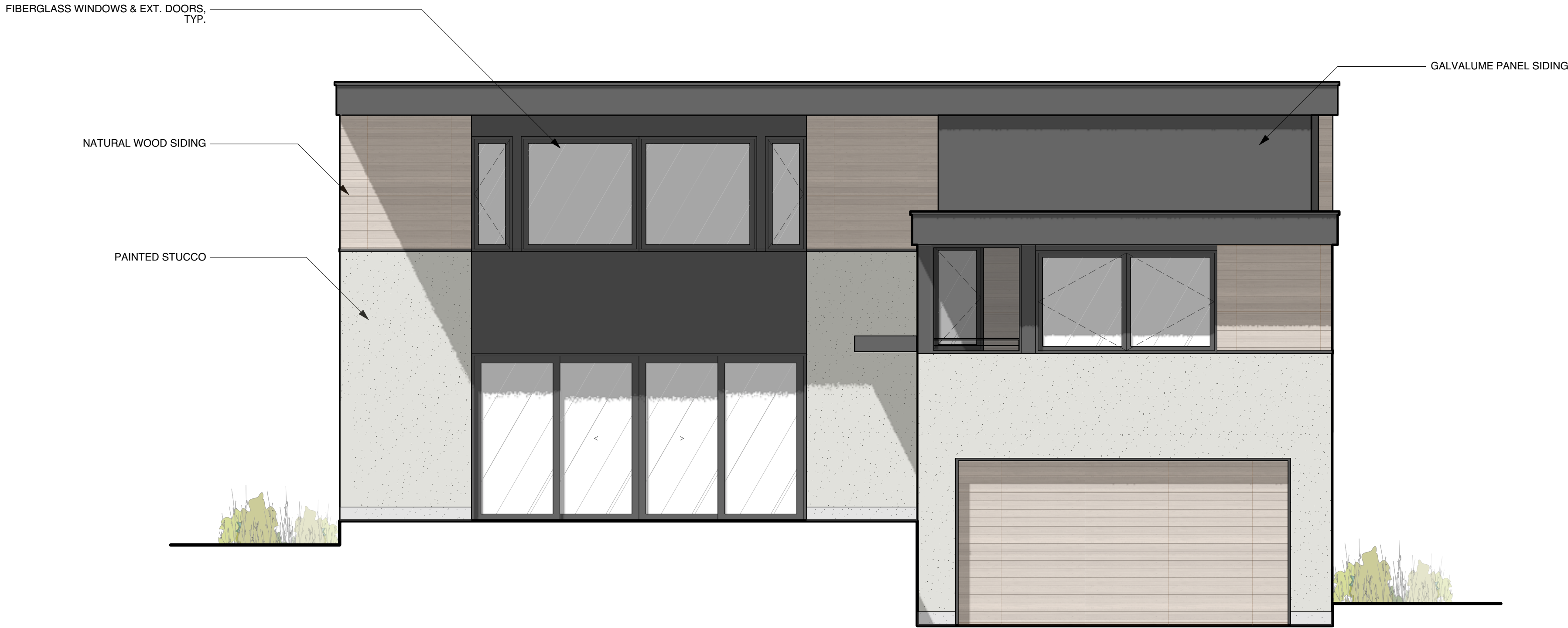
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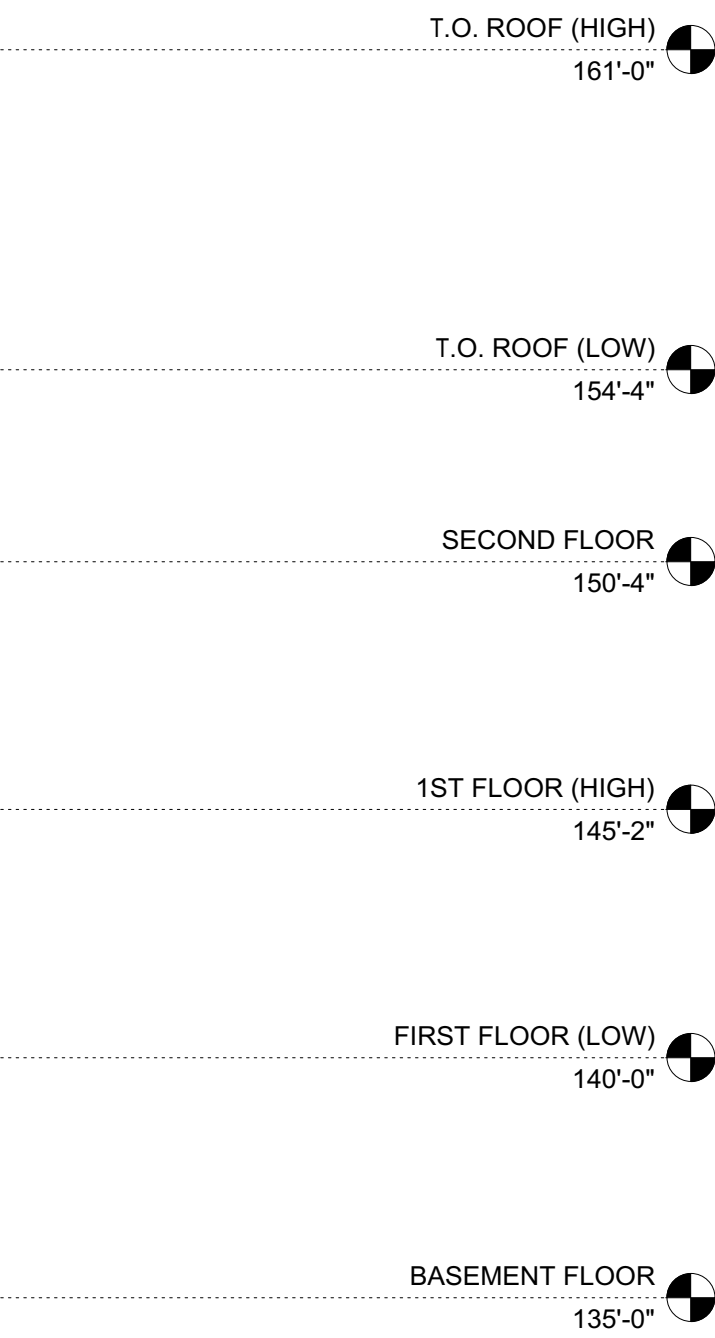
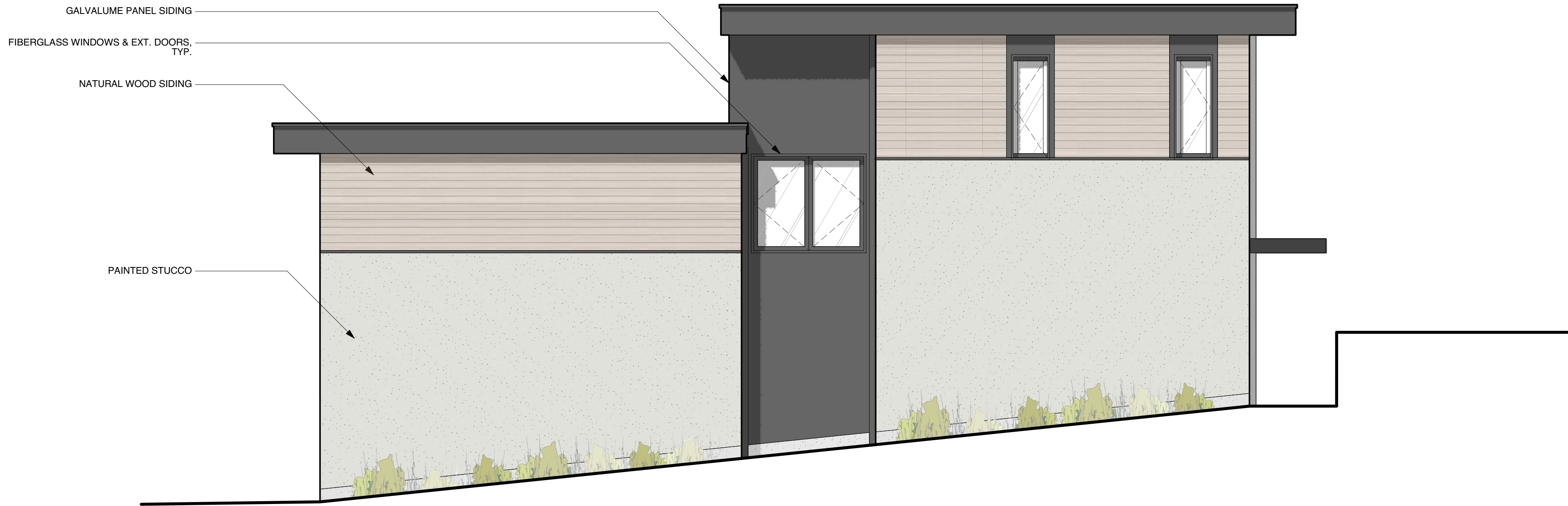
ROOF PLAN

A1.04





1  
A3.01  
EXTERIOR ELEVATION - FRONT (SOUTH EAST)  
Scale: 1/4" = 1'-0"



2  
A3.01  
EXTERIOR ELEVATION - SIDE (NORTH WEST)  
Scale: 1/4" = 1'-0"

LUM



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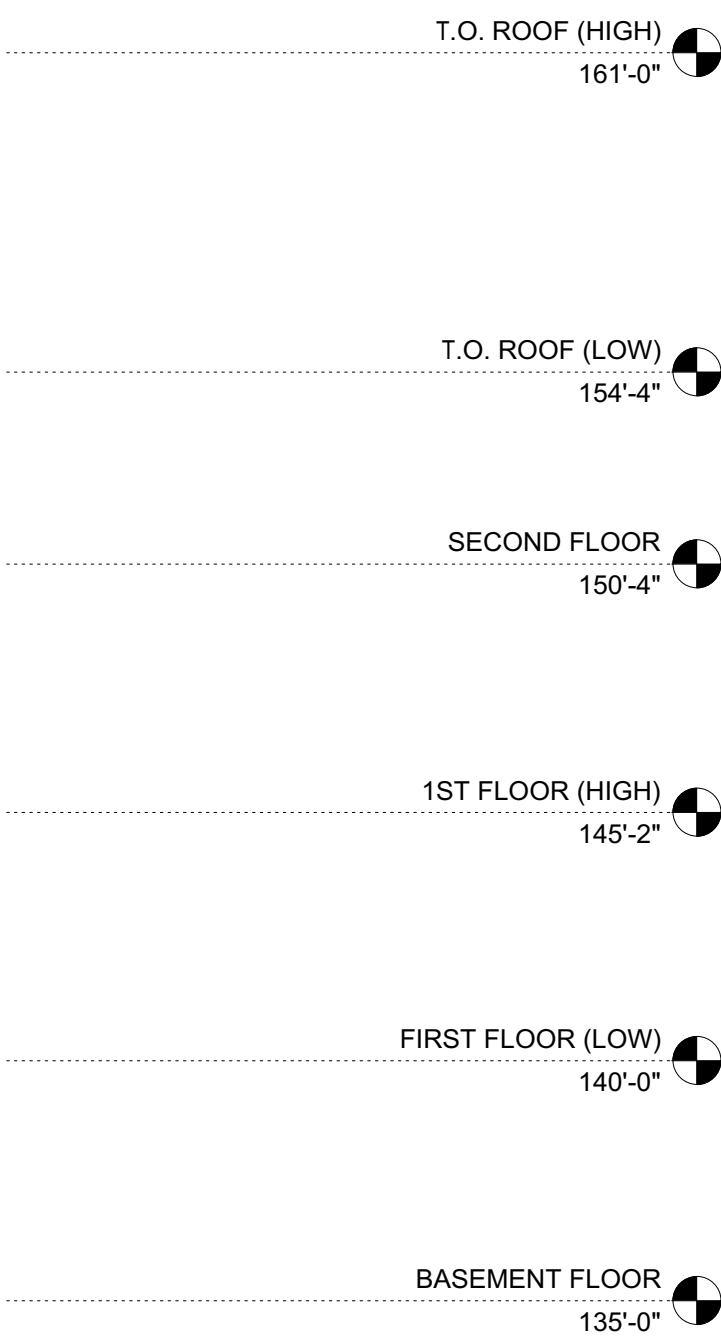
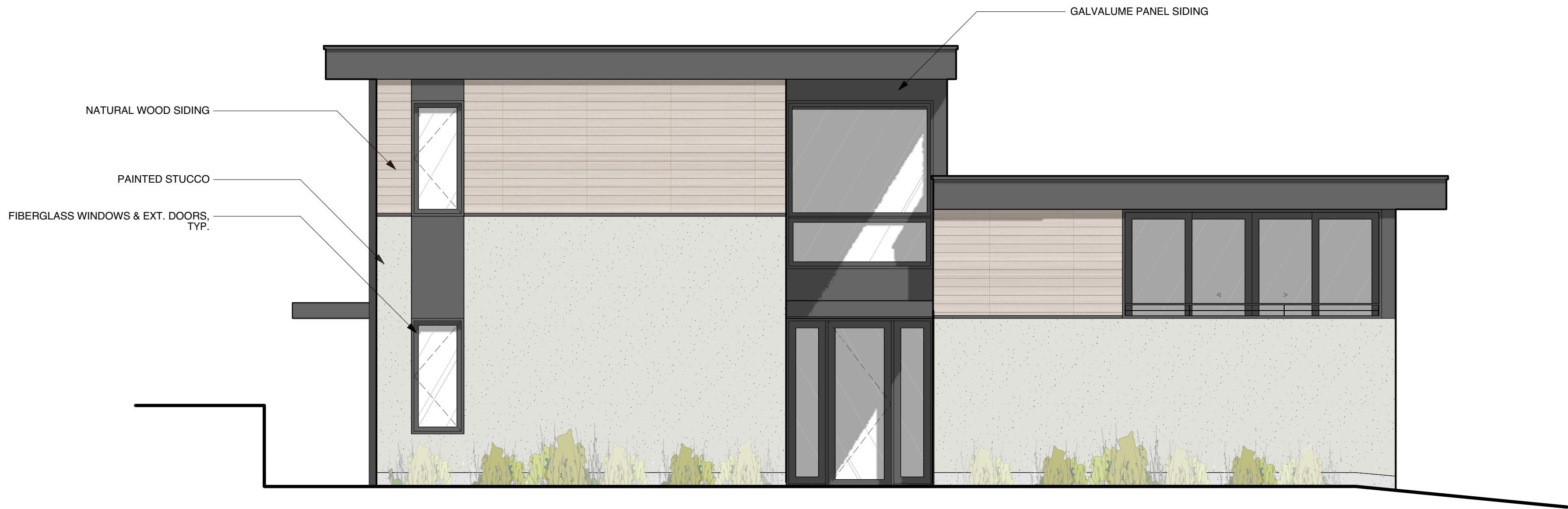
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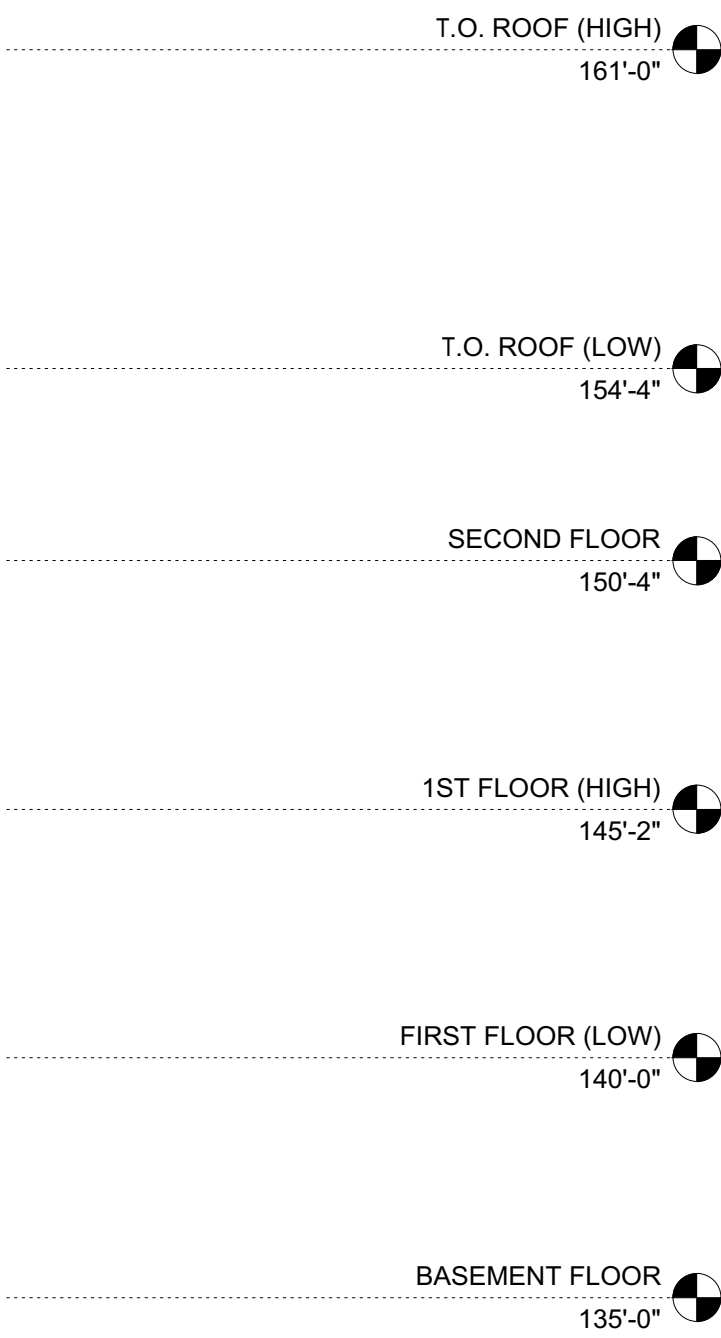
EXTERIOR ELEVATIONS

A3.01





1 EXTERIOR ELEVATION - SIDE (NORTH EAST)  
A3.02 Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - REAR (SOUTH WEST)  
A3.02 Scale: 1/4" = 1'-0"

LUM



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EXTERIOR ELEVATIONS

A3.02