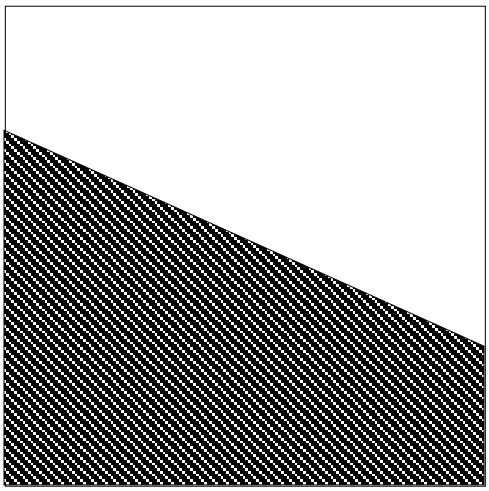
# HILL



# SITE

## DESIGN GUIDELINES

*prepared for*
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*March 14, 1996*

# HILL SITE DESIGN GUIDELINES

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# HILL SITE DESIGN GUIDELINES

## I. INTRODUCTION

These guidelines apply to Lots 1 through 8 of the Hill Site Subdivision on the Stanford University campus. In places they may be different from similar guidelines applicable to other residential areas of the University. This is in part because the Hill Site lots tend to have steeper slopes and less flat area than lots in older neighborhoods.

The intent of the guidelines is twofold: 1) to insure that new residences are sympathetic to nearby existing residences and 2) to encourage high quality design. To this end the guidelines strike a careful balance between control and flexibility. Height and bulk are restricted in order to insure that new projects will be appropriately scaled for the neighborhood. At the same time a wide variety of massing configurations is allowed in order to let building designers take advantage of each lot's unique opportunities.

The Hill Site area falls under the jurisdiction of Santa Clara County and the guidelines were written to conform with County zoning regulations. In most places they are intentionally more restrictive. You as a leaseholder are responsible for determining what the current County regulations are and for insuring that your project conforms to them. In the case of any conflict between these guidelines and the County regulations, the more restrictive rule will apply.

The guidelines fall into two major categories, Building Guidelines and Landscape Guidelines, with several subcategories. Within each subcategory the guidelines are printed in **boldface** and are accompanied by diagrams and explanatory text. If exceptions are allowed to a guideline, the exceptions and the conditions under which they are valid are printed in *italics*. As with the County regulations, should there be any conflict between guidelines, the more restrictive rule will apply.

Chapter IV contains a worksheet which you should fill out for your project and include with your application for Stanford approval.

# II. BUILDING GUIDELINES

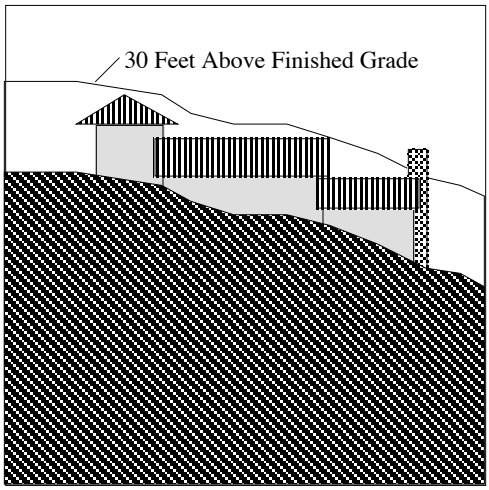
This section of the guidelines contains rules which will help new houses fit comfortably into the existing neighborhood. The rules governing Massing are intended to ensure that structures are appropriately scaled, while allowing a variety of building forms. The rules governing Design are deliberately kept to a minimum and are intended to focus on those aspects of an individual building's design that affect its public presence and its contribution to the public realm.

## A. MASSING

Four kinds of guidelines control the height and bulk of your project: Height, Setbacks, Lot Coverage, and Square Footage. Height and Setback guidelines combine to create a Cage or outer limit into which your project must fit (some exceptions are allowed). Lot Coverage and Square Footage guidelines govern the building within the cage. Since the cage is larger than any building you are allowed to build, there will be many different ways you can build on your lot.

## 1. HEIGHT

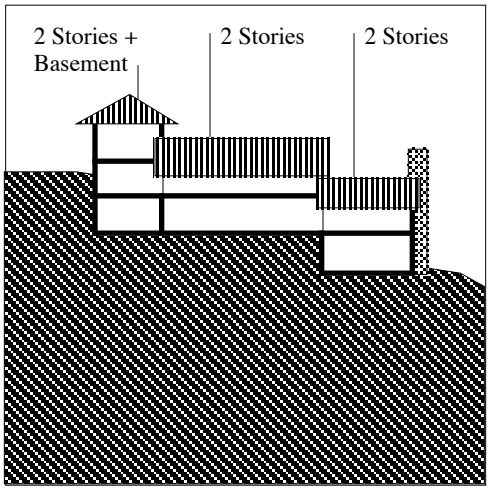
**a. No portion of your building may exceed 30 feet in height above finished grade.**




Appendix A describes the Santa Clara County County method of determining building height on sloped sites that was in effect at the time these guidelines were written. Be sure to check with the County that this method is still in use.

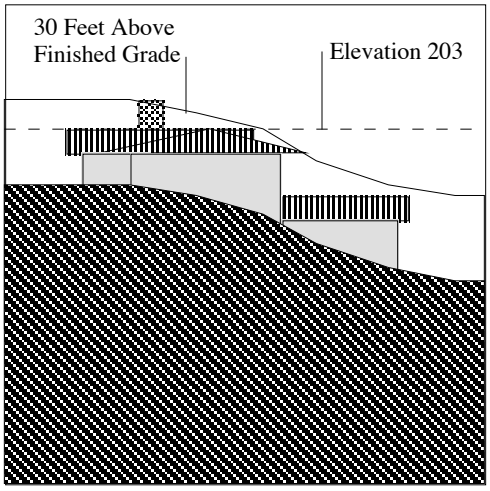
*Exception: Chimneys, flues and vents may extend up to 35 feet in height. See Section II.B.2 for rules regarding visible rooftop elements.*

**b. No portion of your building may exceed two stories.**



*Exception: Basements which meet the conditions of Section II.A.5 do not count as a story, nor do lofts provided that they are a) open to the room in which they are located, b) are no more than one third the area of that room, and c) meet the other provisions for mezzanines specified in Section 1717 of the 1991 Uniform Building Code.*

**c. On Lot 5, no portion of your building can extend above Elevation 203.**

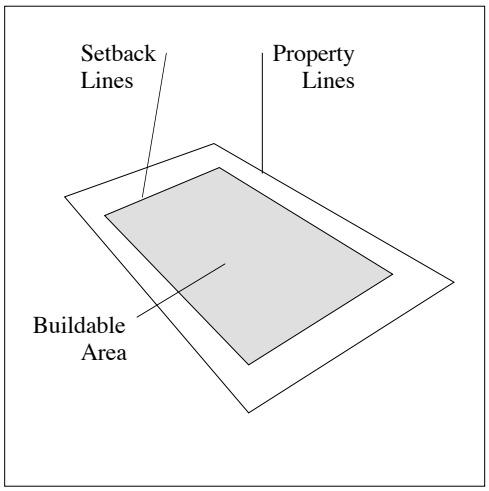



In order to preserve second story views from neighboring lots, Lot 5 has an absolute height restriction which keeps all building below the plane defined by Elevation 203. Additionally, the 30 foot and two story height rules still apply.

*Exception: Chimneys, flues, and vents may extend 5 feet above Elevation 203 or 35 feet above grade, whichever is less.*

## 2. SETBACKS

**You may build on your lot anywhere within its setbacks.**




These setbacks define what is called the Buildable Area, the area of your lot in which you may build. Setbacks for each lot are shown on the Hill Site Subdivision Master Building Map kept at the Faculty/Staff Housing Office. In addition, the Office will provide you with a map of your particular lot showing its setbacks and other important information.

Although some lots vary, in general the setbacks are 25 feet from property lines along a street, 25 feet from rear property lines, and 15 feet from side property lines.

You should note that according to Santa Clara County zoning regulations, a lot with multiple street frontages has its front property line along the shortest frontage and its rear property line opposite the front property line. This official classification of front and rear is completely independent of property address, orientation of building or location of driveway and can thus be somewhat confusing. It is only important when the County rules regarding what is allowed in the front setback differ from what is allowed in the rear, as is the case with certain setback exceptions, as described below.

*Exception: Certain portions of your building may extend into setback areas. Eaves, cornices, chimneys and bay windows may project up to 2.5 feet into all setbacks. You should check with Santa Clara County to determine the requirements for a qualifying bay window. Uncovered balconies, porches, landings and stairways may project up to 6 feet into the front setback and up to 3 feet into side and rear setbacks at the ground floor only. If they are attached to the main building, canopies, patio covers and trellises may project up to 2.5 feet into all setbacks. If they are detached, they are governed by the same rules as accessory buildings.*

*Exception: Accessory buildings, such as detached garages, gazebos, and pool equipment rooms, which have functions that are auxiliary to the main structure may be located in side*

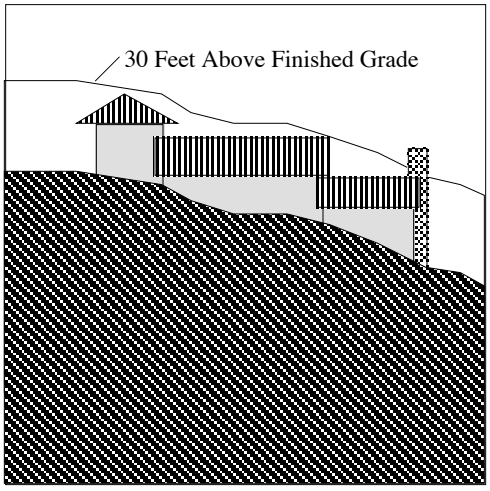
*and rear setbacks under the conditions listed below. You should check with the County to determine if there are further restrictions.*

- *They must be detached from the main structure by at least 6 feet,*
- *They must be located at least 75 feet behind any property line along a street.*
- *Their total square footage must not exceed 30% of the area between the rear property line and the rear setback line.*
- *They must be no more than 12 feet high.*
- *They must not contain a kitchen*
- *They must not contain more than two plumbing fixtures. Plumbing fixtures do not include water heaters, clothes washers, or hose bibs.*
- *They must not be used as cottages or dwelling units.*

*As long as they meet building code requirements for such locations, accessory buildings meeting the above conditions may be located with zero clearance at side and rear property lines.*

## 3. BUILDING CAGES

**a. Height and setback limitations combine to create a cage or outer boundary into which your building must fit.**




Height Limits

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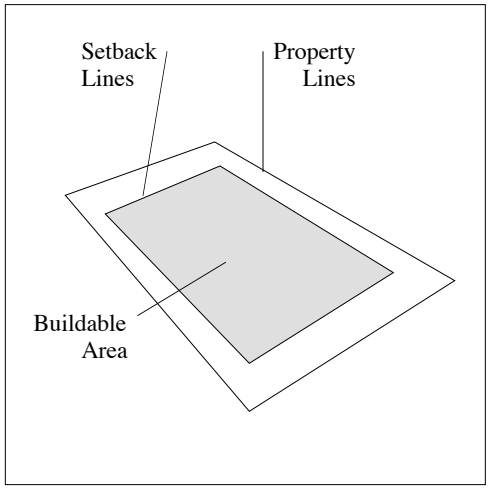


Setbacks

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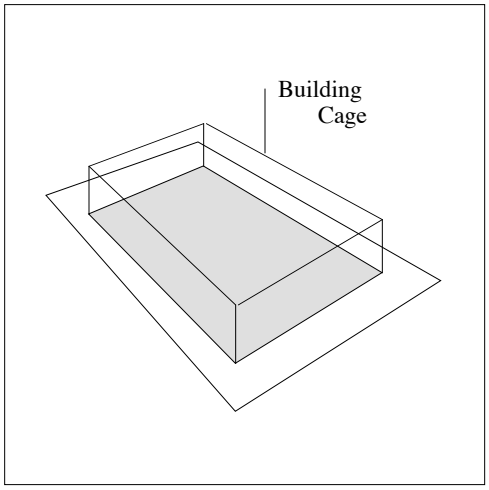
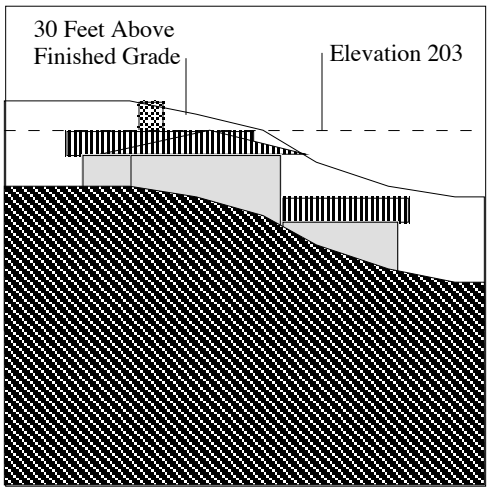



Building Cage

**b. The additional height limit on Lot 5 changes the shape of the building cage.**




Height Limits: Lot 5

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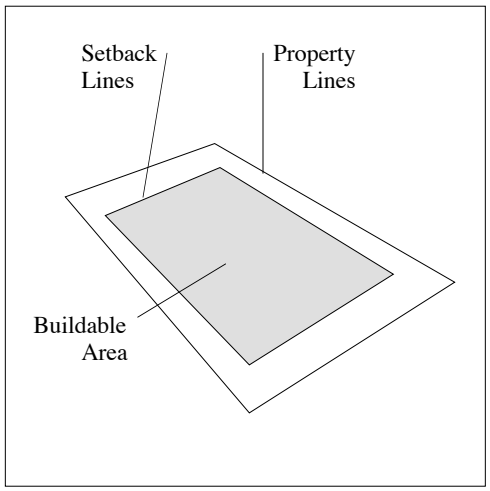


Setbacks

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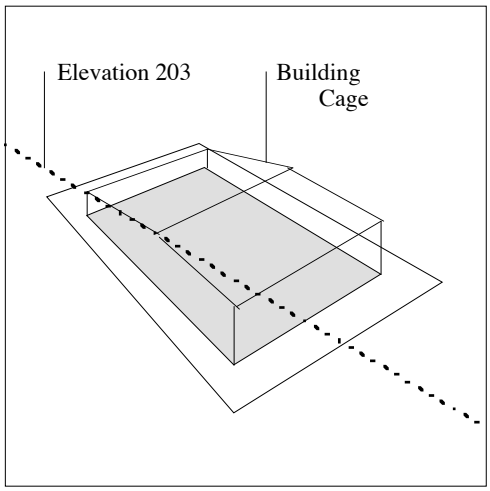
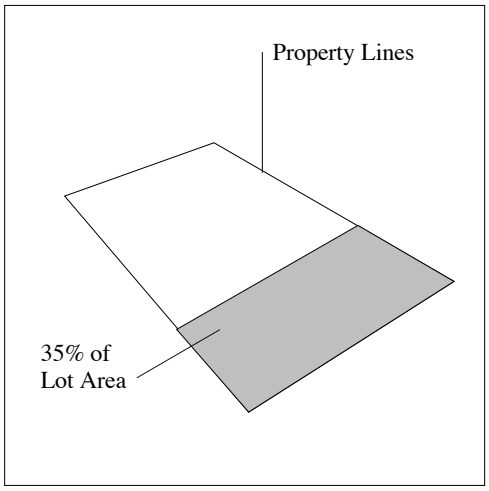


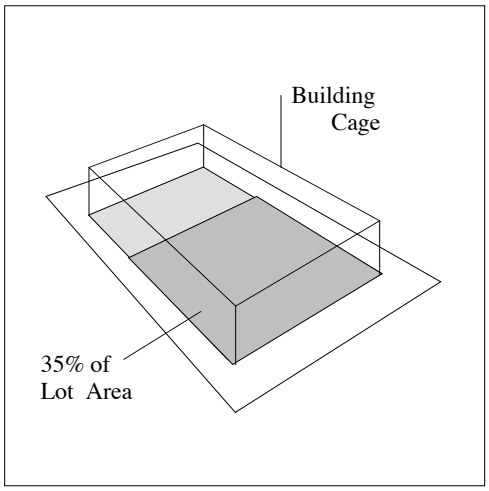

Building Cage: Lot 5

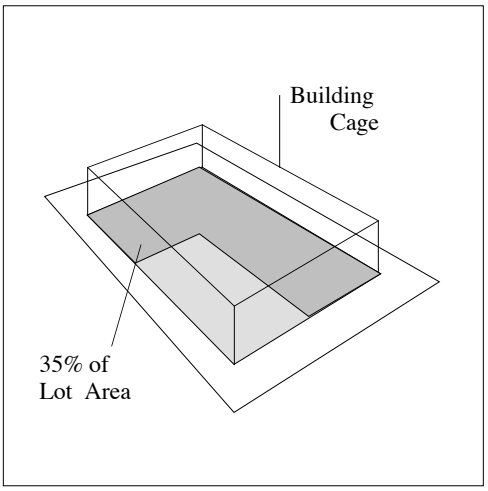
## 4. LOT COVERAGE

**a. Buildings and other structures may not cover more than 35% of the total square footage of your lot.**




**b. This 35% of lot area can be distributed anywhere within the building cage.**



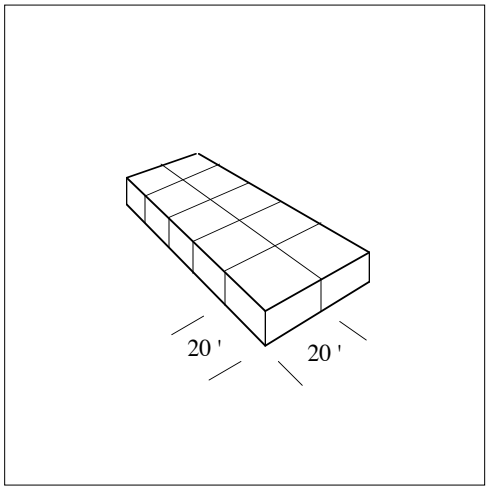
These elements are included in lot coverage calculations: buildings (house, garage, accessory buildings, etc.); decks, terraces, and other structures more than 30 inches above grade; trellises, gazebos and pergolas; roof overhangs in excess of four feet. An additional 5% of lot coverage is allowed for roof overhangs in excess of four feet, covered patios, and canopies.

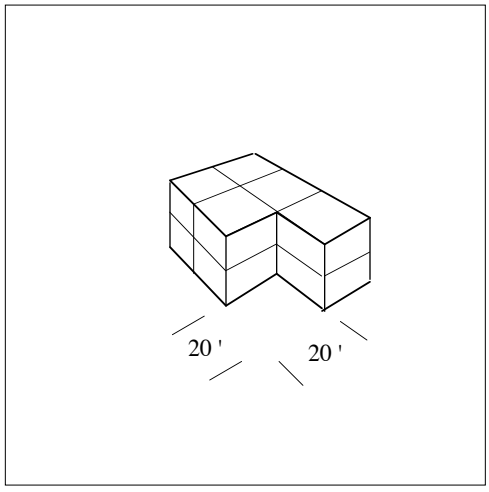
*Exception: These elements are excluded from lot coverage calculations: roof overhangs up to four feet; patios, decks, and paved areas 30 inches or less above grade.*

*Exception: Elements associated with a qualifying setback exception as described in Section II.A.2. need not be located within the building cage*

**5. SQUARE FOOTAGE**

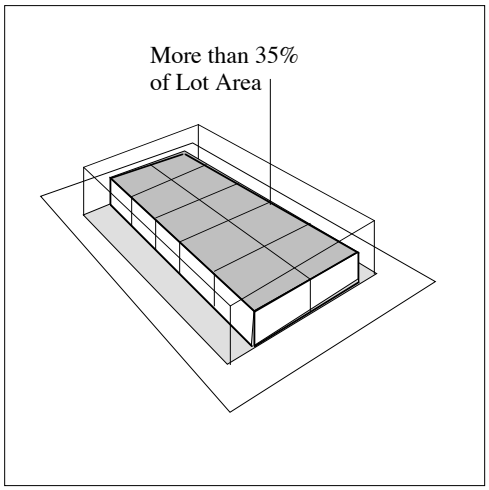
**a. The largest project you may build is 4,000 gross square feet, measured from the outside face of exterior walls.**



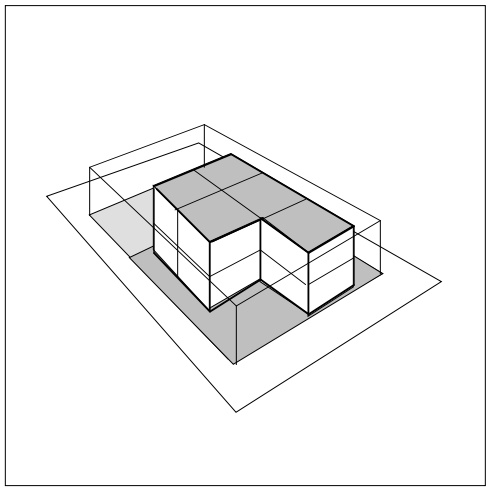




**b. The smallest project you may build is 2,000 gross square feet.**

**c. Your project's footprint must fit within the 35% lot coverage area.**



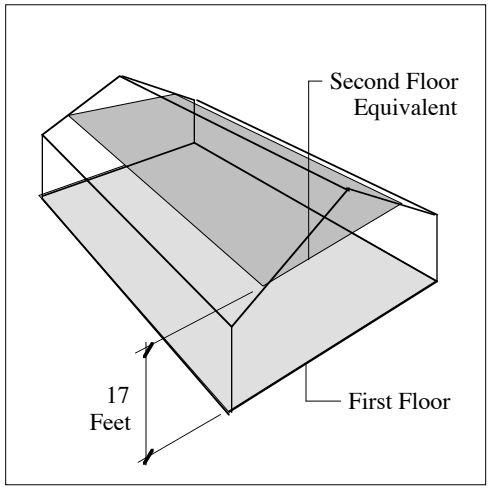

Not Allowed



Allowed

For some lots, this may mean that the full 4,000 square feet cannot be built out as a single story.

These elements are included in gross square footage calculations: all floors of all buildings more than 120 square feet in area (house, garage, and any accessory buildings); stairwells; covered parking; one half the area of covered second floor porches; and Second Floor Equivalents.




Second Floor Equivalents are defined as follows: in a one story building (or one story portion of a building) those places where the distance between the floor and the top of the roof directly above is 17 feet or more are considered to be equivalent to two story volumes. These areas are included in gross square footage calculations as Second Floor Equivalents.

*Exception: These elements are excluded from gross square footage calculations: accessory buildings of 120 square feet or less; first floor porches; uncovered second floor decks, and qualifying basements.*

*Basements are defined as follows: floors or parts of floors where the top of the finished floor above is 3 feet or less above finished grade are considered to be basements. On sloping sites, the height of the finished first floor is determined by the same method used to determine building height (see Section II.A.1). To qualify for exclusion from gross square footage calculations, basement portions of floors must be separated from non basement portions by a full height wall.*

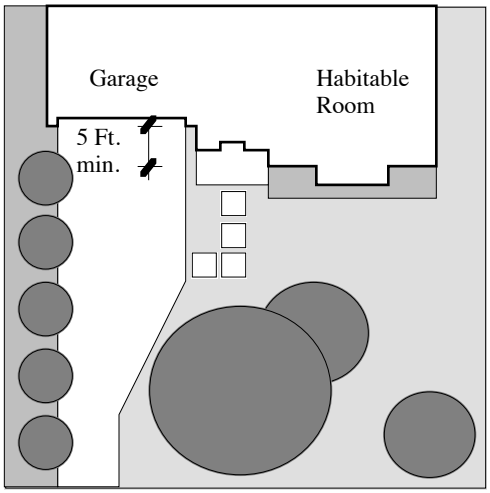
# B. BUILDING DESIGN

## 1. ACCOMMODATING THE AUTOMOBILE

**a. A total of four off street parking spaces must be provided. Two must be covered, in a carport or garage, and two may be uncovered. The uncovered spaces may be driveway areas.**

**b. For lots 5 and 6 which share a common driveway off of San Juan, these uncovered spaces cannot be in a shared portion of the driveway.**

Building design should not be dominated by the automobile. Elements which provide evidence of human habitation should be the main features of street elevations. Whenever possible garages and carports should face a side yard and not the street.




**c. If a carport or garage faces the street, it must be set back at least five feet behind a habitable area, equal to or greater than the carport or garage in width.**

**d. Detached carports and garages located in the rear of the lot are encouraged (see Section II.A.2).**

**e. A paved area must be provided for uncovered parking.**

**f. Parking is not allowed in any setback that is adjacent to a street.**

**g. Santa Clara County may require additional guest parking for some lots.**

## 2. TREATMENT OF VISIBLE ROOFS

**a. All roofs should be designed to be seen from above.**

**b. Reflective, white, or very light roofing materials are not allowed.**

Since your roof will be visible from other parts of the campus, it is important that special attention be paid to its color and design. Sloping roofs are strongly preferred, but flat roofs are acceptable as long as they present a pleasing, finished appearance when seen from above. No mechanical equipment may be placed on roofs. Aerials and other communications devices should be kept to a minimum. Plumbing vents should be combined into single chases whenever possible and flues and chimneys should be designed to look attractive from above. Roofing materials which may cause glare are prohibited.

## 3. MATERIALS AND DETAILS

**a. You are encouraged to use colors and materials that are compatible with the existing neighborhood.**

**b. Finish materials and details must be used in a consistent manner on all elevations of a building.**

Thin veneers of brick, stone, or any other material applied to the front facade only are not allowed. If used, such veneer materials must continue on the sides and rear of the building. Doors and windows at the sides and rear must be of similar style and quality as those used at the front.

## 4. ORIENTATION OF BUILDINGS

**Houses on Lots 1, 2 and 3 should face Cabrillo.**

Houses on lots with frontage along Cabrillo should relate to the houses across the street and should follow the neighborhood pattern of facing the street with their major elevation.

## 5. GRADING

**All grading for building pads should preserve or restore the natural shape of the land as much as possible.**

To minimize the effect of grading and to avoid high, blank retaining walls at the bases of buildings, cut is preferable to fill in the formation of building pads.

## 6. RETAINING WALLS

**Exposed retaining walls at the bases of buildings are subject to the same 6 foot height limitation as are landscape retaining walls (see Section III.B.6).**

## 7. WATER RUNOFF

**Water from roofs and waterproofed decks must not drain onto neighboring property.**

Santa Clara County and the Santa Clara Valley Water District have rules regarding the use of certain drainage devices such as dry wells. It is your responsibility to insure that your design is consistent with these rules.

## 8. TRASH RECEPTACLES

**Trash receptacles may not be permanently located in any setback that is adjacent to a street.**

It is recommended that trash receptacles be kept indoors in a garage or accessory building. If trash receptacles are located out of doors, they must be screened from view by an opaque wall or fence. Plant materials alone do not constitute acceptable screening.

# III. LANDSCAPE GUIDELINES

The impact your project will have on the surrounding neighborhood is not limited to effects created by buildings. Lawns, gardens, trees and other landscape elements, especially those along street frontages, make an equally large contribution. The landscape guidelines which follow are intended to preserve the existing character of the area as much as possible and to help minimize the impact of new development.

## A. PLANTINGS

### 1. SPECIAL CONSIDERATIONS

The guidelines in this section are somewhat different from other guidelines. They are included to call your attention to the fact that there may be some special conditions on your lot which you should take into account early on in the design process.

**a. Plants and trees requiring irrigation should not be used within four feet of building foundations unless approved by your soils engineer.**

**b. Irrigation within six feet of any structure must be reviewed and approved by your soils engineer.**

The Hill Site lots are located on a part of the campus with unusual soil conditions. Normally, unusual soil conditions affect foundation design and have minimal consequences for the visible parts of a project. In this case a preliminary soils report has indicated that irrigation water could have a damaging effect on foundation walls within 4 feet. Although your soils engineer may be able to recommend some mitigation methods, this restriction will have a strong effect on your landscape design. You must either use drought tolerant plant materials (which do not require irrigation after the first year or so) adjacent to your house or you must have paved or gravelled surfaces next to your building walls.

## 2. PLANTS AND TREES

### a. Use plants and trees that are appropriate for the area.

In addition to the issues raised in III.A.1, above, you are encouraged to use native, drought resistant plants and trees throughout your landscaping. Plant materials, both drought resistant and not, that have been found to do especially well in the Bay Area are listed in Appendix B and are recommended. Plant materials that create a nuisance or which succumb easily to pests or disease are also listed. These are prohibited. Appendix B also contains a list of books where you can find more information about plants for Bay Area gardens.

### a. Large trees in good condition cannot be removed.

The major trees in the Hill Site area have been inventoried. Those on your lot which must be preserved will be shown on your lot map. They are also shown on the Hill Site Subdivision Master Building Map on file in the Faculty/Staff Housing Office.

### b. If you remove a tree, you must replace it.

Your lot map will also show large trees which, because of their condition, you may remove at your discretion. If you do remove them, you must replace them with a similar tree, expected to grow to a similar size, at another location on your lot.

## 3. EDGES

### a. Provide screen plantings along Dolores and Cabrillo.

If your lot has frontage on Dolores or Cabrillo, you must introduce, restore or maintain screen planting along these frontages.

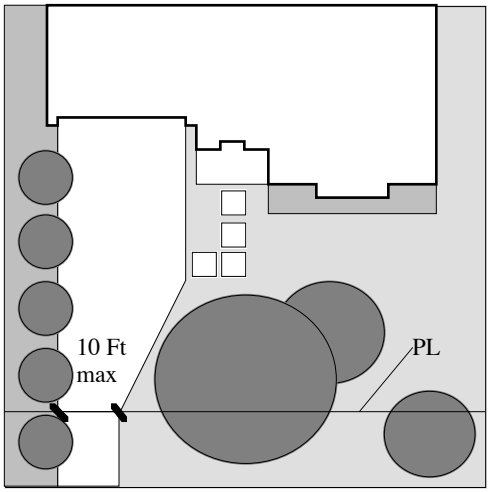
### b. Sidewalks and planting strips are your responsibility.

You must maintain and repair sidewalks adjacent to your lot. In addition. you are responsible for landscaping, irrigating, and otherwise maintaining adjacent planting strips. Paving them over is prohibited.

# B. STRUCTURES

## 1. ACCOMMODATING THE AUTOMOBILE

**a. Driveway paving in setbacks adjacent to streets should be kept to a minimum.**




Between your property line and the curb, you are allowed a maximum driveway width of 10 feet. Behind the property line, this width may be increased.

**b. You are encouraged to consider your driveway and parking areas an integral part of your landscape design.**

Decorative paving and treatment of driving and parking areas as patios when not in use by automobiles is strongly encouraged.

## 2. EXTERIOR LIGHTING

**Decorative landscape lighting and safety lighting of walks or driveways should not cause glare and should not spill over onto neighboring lots.**

You are encouraged to use fixtures in which the light source is shielded from view or is of low luminance.

## 3. FENCES

**a. Fences are allowed at side and rear property lines to a maximum height of 6 feet above grade.**

**b. Fences are not allowed in any setback that is adjacent to a street.**

**c. Chain link, barbed wire, or woven wire fences are prohibited.**

**d. Fences on slopes should step.**

Fences stepping with slopes may have a maximum height of 6 feet 6 inches in any particular segment, provided that the average height of the segment is 6 feet. Check with Santa Clara County for special rules for fences over 6 feet in height.

## 4. SWIMMING POOLS

**Swimming pools may not be located in any setback adjacent to a street.**

In addition, pools must meet all Santa Clara County requirements. Unless raised 30 inches above grade, swimming pools are not counted as lot coverage.

## 5. GRADING

**a. Landscape grading should preserve or restore the natural shape of the land as much as possible.**

Excessive cut and fill should be avoided, and a balance of cut and fill is desirable except in places where lots need repair due to previous development.

**b. Cut or filled slopes should not exceed a ratio of 2 feet horizontally to 1 foot vertically.**

## 6. RETAINING WALLS

**The maximum height of exposed retaining walls is 6 feet above the lower grade.**

This rule also applies to exposed foundation walls at the base of buildings. When the addition of a guard rail would raise the height of a retaining wall above 6 feet, the guard rail must be open railings.

# IV. PROJECT WORKSHEET

Applicant _____
Project Address (if known) _____
Lot number _____

1. LOT INFORMATION

Size: _____ Acre
(1 Acre = 43,560 SF) _____ SF
Special height restriction? YES NO

| 2. BUILDING HEIGHT | ALLOWED | PROPOSED |
|---|---|---|
| Above grade | 30 Ft | _____ Ft |
| Stories | 2 | _____ |
| Basement? | YES | NO |
| Elevation (If Special height restriction) | 203 | _____ |

| 3. SETBACKS | REQUIRED | PROPOSED |
|---|---|---|
| Fill in below | | |
| _____ | _____ Ft | _____ Ft |
| _____ | _____ Ft | _____ Ft |
| _____ | _____ Ft | _____ Ft |
| _____ | _____ Ft | _____ Ft |

| 4. ACCESSORY BUILDINGS | REQ./ALL. | PROPOSED |
|---|---|---|
| Distance from main structure | 6 Ft | _____ Ft |
| Distance from street PL | 75 Ft | _____ Ft |
| Square footage | _____ SF | _____ SF |
| Height | 12 Ft | _____ Ft |

| 5. LOT COVERAGE | ALLOWED | PROPOSED |
|---|---|---|
| All buildings plus structures more than 30 inches above grade | _____ SF | _____ SF |
| Roof overhangs more than four feet, covered patios, etc. | _____ SF | _____ SF |

PROJECT WORKSHEET PAGE 2

Applicant _____
Project Address (if known) _____
Lot number _____

| 6. SQUARE FOOTAGE | REQ./ALL. | PROPOSED |
|---|---|---|
| Ground floor | | _____SF |
| Second floor | | _____SF |
| Second floor porches | | _____SF |
| Second floor equivalent | | _____SF |
| Garage | | _____SF |
| Carport | | _____SF |
| Accessory buildings over 120 SF | | _____SF |
| TOTAL | 2,000 - 4,000 SF | _____SF |

| 7. PARKING | REQUIRED | PROPOSED |
|---|---|---|
| Covered spaces | 2 | |
| Uncovered spaces | | |
| TOTAL | 3 | |
| Uncovered space setback(s) | | |
| | | |

| 8. GARAGE DOORS | REQUIRED | PROPOSED |
|---|---|---|
| Facing street? YES NO | | |
| If YES, distance behind habitable room | 5 Ft | _____Ft |

9. TRASH RECEPTACLE LOCATION _____

10. PLANTING WITHIN 4 FEET OF FOUNDATION WALLS? YES NO

Mitigation method(s) _____

Species _____

PROJECT WORKSHEET PAGE 3

Applicant _____
Project Address (if known) _____
Lot number _____

11. TREE REMOVAL? YES NO

Species _____

Status (as indicated on map) _____

Replacement _____

| 12. DRIVEWAY | ALLOWED | PROPOSED |
|---|---|---|
| Width at PL | 10 Ft | _____ Ft |

| 13. FENCES | ALLOWED | PROPOSED |
|---|---|---|
| In setback adjacent to street? YES NO | | |
| Max height (level section) | 6 Ft | _____ Ft |
| Max height (stepped section) | 6.5 Ft | _____ Ft |

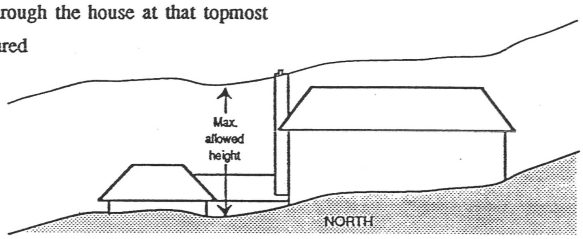
14. RETAINING WALLS

| (Including base of building) | | |
|---|---|---|
| Max height | 6 Ft | _____ Ft |

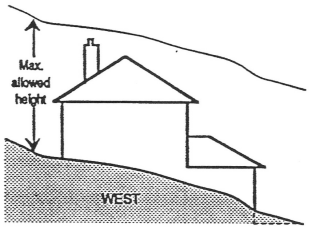
# APPENDIX A

# Building Height Measurement

Houses built on Santa Clara County's hillsides are often very large and complicated. On flat ground a building is measured vertically from the exterior final grade at the foundation to the building's highest point. This can be accomplished simply by looking at the elevations on the building plans and measuring the height with a scale. Measuring the height of buildings on irregular topography is considerably more complicated. If the measurement is to be based on final grade, there is no constant base elevation from which to measure to the highest point. The base elevation under the topmost point must be approximated using cross-sections through the house at that topmost point. In this manner, height is measured vertically to a hypothetical surface parallel to the final grade.

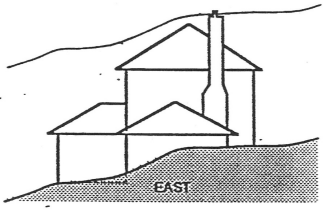


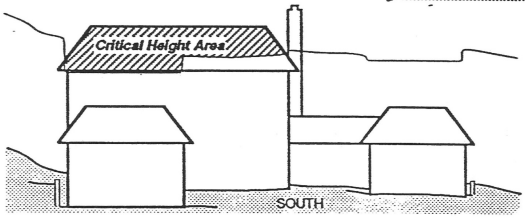

The following is a step-by-step procedure to measure the height of a building using cross sections:

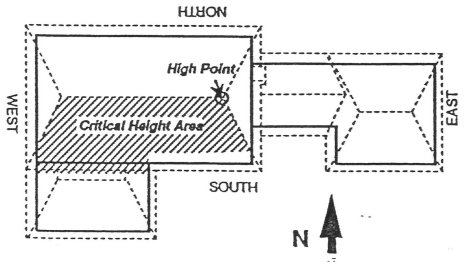



**1**

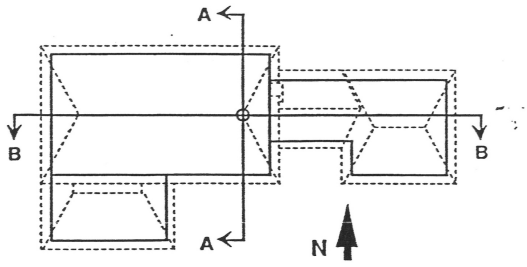
Determine from the elevations the *Critical Height Areas*, which are the portions of the building that appear on any elevation to exceed the maximum allowed height. (NOTE: it is not necessary to show Critical Height Areas on the plans.)



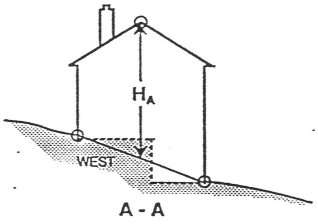



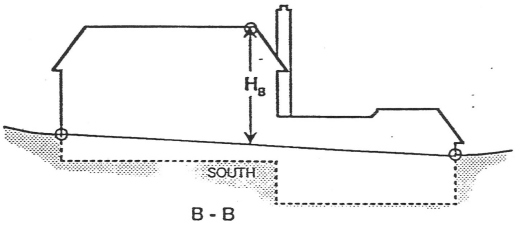
**2** From what appears to be the highest point within the Critical Height Area, take cross-sections. These sections must be generally parallel and/or perpendicular to the exterior walls of the building, and should be perpendicular to each other.




**3** For each cross section (A-A and B-B), draw a straight line through the building between the two points where the exterior foundation meets final grade.




**4** Measure the vertical distances ($H_A$, $H_B$) between each of those straight lines and the topmost point.




**5** The average (mean) of the two vertical measurements, $H_A$ and $H_B$, is the height (H) of that topmost point.

$$H = \frac{H_A + H_B}{2}$$

# APPENDIX B

## A LIST OF PLANTS **PROHIBITED** FOR SITES IN THE STANFORD RESIDENTIAL SUBDIVISIONS

| | |
|---|---|
| Acacia baileyana | Bailey's acacia |
| Acacia cultriformis | Knife acacia |
| Ailanthus altissimus | Tree of heaven |
| Bamboo--all running types | e.g.: Golden |
| bamboo Cortaderia selloana/jubata | Pampas grass |
| Cytisus--all species | e.g.: Scotch broom |
| Foeniculum vulgare | Common fennel |
| Ligustrum-- all spp except L. japonicum 'Texanum', which shall be permitted | |
| Populus--all spp except for sterile male clones | |
| Pyracantha--all species | e.g.: 'Santa Cruz' pyracantha, |
| Firethorn Robinia--all species | e.g.: Black locust |
| Salix--all species | e.g.: Weeping willow |
| Spartium--all species | e.g.: Spanish broom |
| Vinca major | Periwinkle |

These species are prohibited because of their likelihood to escape and to become difficult to eradicate once escaped.

# A PARTIAL LIST OF PLANTS RECOMMENDED FOR SITES IN THE STANFORD RESIDENTIAL SUBDIVISIONS

## TREES

| | |
|---|---|
| Aesculus californica | California buckeye |
| Albizia julibrissin | Mimosa, Silk tree |
| Cedrus deodara | Deodar cedar |
| Ceratonia siliqua | Carob tree |
| Eriobotrya japonica | Loquat |
| Geijera parviflora | Australian willow |
| Koelreuteria paniculata | Goldenrain tree |
| Lyonotharnnus floribundus | Femleaf Catalina ironwood |
| Melia azedarach | China-berry |
| Olea europaea | Olive |
| Pinus (many) | e.g.: Eldarica pine |
| Pistacia chinensis | Chinese pistache |
| Quercus (many) | e.g.: Holly oak |
| Rhus lancea | African sumac |
| Sapium sebiferum | Chinese tallow tree |
| Tristania conferta | Brisbane box |

## SHRUBS

| | |
|---|---|
| Arbutus unedo | Strawberry tree |
| Arctostaphylos (many) | Howard McMinn manzanita |
| Callistemon citrinus | Lemon bottlebrush |
| Ceanothus (many) | e.g.:Julia Phelps ceanothus |
| Cercis occidentalis | Western redbud |
| Chaenomeles varieties | Flowering quince |
| Cistus (several) | e.g.: White rockrose |
| Cotinus coggygria | Smokebush |
| Dodonaea viscosa | Hopbush |
| Escallonia (several) | e.g.: Frade's escallonia |
| Fremontodendron califomicum | Flannel bush |
| Garrya elliptica | Coast silktassel |
| Grevillea (several) | e.g.: Woolly grevillea |
| Heteromeles arbutifolia | Toyon |
| Lantana camara varieties | Lantana |
| Lavandula (several) | e.g.: Spanish lavender |
| Leptospermum scoparium | New Zealand tea tree |
| Myrtus comrnunis | Myrtle |
| Nerium oleander varieties | Oleander |
| Pittosporum (several) | e.g.: Willow pittosporum |
| Plumbago auriculata | Cape leadwort |

| | |
|---|---|
| Prunus ilicifolia | Holly-leaf cherry |
| Punica granatum | Pomegranate |
| Rhamnus alatemus | Italian buckthom |
| Rosmarinus officinalis | Rosemary |

HERBACEOUS PLANTS

| | |
|---|---|
| Acanthus mollis | Bear's breech |
| Achillea (several) | Common yarrow |
| Aloe (several) | e.g.: Tree aloe |
| Amaryllis belladonna | Naked ladies |
| Aspidistra elatior | Cast iron plant |
| Centranthus ruber | Red valerian |
| Coreopsis grandiflora, verticillata | Coreopsis |
| Diplacus hybrids | Monkey flower |
| Dietes iridioides | Fortnight lily |
| Erigeron karvinskianus | Santa Barbara daisy, Fleabane |
| Eschscholzia californica | California poppy |
| Eriogonum (several) | e.g.: Santa Cruz Island buckwheat |
| Gaillardia grandiflora | Blanket flower |
| Geranium incanum | Crane's bill |
| Hypericum calycinum | St. Johnswort |
| Iris douglasiana, foetidissima | Douglas iris, Gladwin iris |
| Kniphofia uvaria | Red hot poker |
| Lantana montevidensis | Trailing lantana |
| Limonium perezii | Sea lavender |
| Narcissus (many) | Narcissus, daffodils |
| Oenothera berlandieri | Mexican evening primrose |
| Pelargonium (several) | Geraniums |
| Romneya coulteri | Matilija poppy |
| Salvia clevelandii, leucantha | Cleveland sage, Mexican bush sage |
| Santolina chamecyparissus | Lavender cotton |
| Sedum (many) | e.g.:Cape Blanco sedum |
| Senecio cineraria | Dusty miller |
| Stachys byzantina | Lamb's ears |
| Teucrium chamaedrys | Germander |
| Verbena tenuisecta | Perennial verbena |
| Zauschneria califomica | California fuchsia |

VINES

| | |
|---|---|
| Bougainvillea (several) | Bougainvillea |
| Macfadyena unguis-catii | Yellow trumpet vine |
| Polygonum aubertii | Silver lace vine |
| Wisteria sinensis | Chinese wisteria |

## BOOKS RECOMMENDED FOR SELECTING PLANTS FOR SITES IN THE STANFORD RESIDENTIAL SUBDIVISIONS


Chatto, Beth. (1978). *The Dry Garden.* London: J.M. Dent & Sons Ltd.

Coate, Barrie D. (ed.) (1980). *Selected Calfornia Native Plants in Color.* Saratoga, CA: Saratoga Horticultural Foundation.

Courtright, Gordon. (1979). *Trees and Shrubs for Temperate Climates.* Beaverton, OR: Timber Press

Duffield, Mary Rose, and Jones, Warren D. (1981). *Plans for Dry Climates.* Tucson, AZ: H.P. Books.

* East Bay Municipal Utility District [EBMUD]. (1990). *Water Conserving Plants & Landscapes for the Bay Area.* Oakland: author.

Lenz, Lee W. & Dourley, John. (1981). *California Native Trees & Shrubs.* Calremont, CA: Rancho Santa Ana Botanic Garden.

* O'Connor, Beth (ed.) (1991). *Using the Palo Alto Landscape Guidelines.* Palo Alto, CA: City of Palo Alto Dept of Utilities, Energy Services Section.

Perry, Bob. (1981). *Trees and Shrubs for Dry California Landscapes.* San Dimas, CA: Land Design Publishing.

Schenk, George. (1984). *The Complete Shade Gardener.* Boston, MA: Houghton Mifflin Company.

* Sunset. (1988). *Western Garden Book.* Menlo Park. CA: Lane Publishing Co.

Walters, James E., and Backhaus, Balbir. (1992). *Shade and Color with Water-conserving Plants.* Portland, OR: Timber Press.

Wyman, Donald. (1977). *Wyman's Gardening Encyclopedia.* New York, N.Y.: Macmillan.


* These books are particularly recommended; they are comprehensive yet highly specific and appropriate to the growing conditions in this area.

ADDENDUM
TO HILL SITE DESIGN GUIDELINES
December 12, 1996

The following are changes to the Hill Site Design Guidelines dated March 14, 1996:

- Section II.A.5. Building Guidelines, Massing, Square Footage
  Basements

  As used in this section, basements exclude habitable living space. The basement area may be used only for such purposes as the location of a furnace or water heater; storage; wine cellar; laundry; etc.

- Section II.A.2. Building Guidelines, Massing Setbacks
  Accessory Buildings

  Structures connected to the main building with a covered walkway are not accessory buildings as defined in this section.

- Section II.A.5. Building Guidelines, Massing, Square Footage
  Garage Space Credit

  Up to 500 square feet of garage space will not count toward the total project limit of 4000 gross square feet. Garage space in excess of 500 square feet will be included in the 4000 gross square feet limit.

- Section II.B.1. Building Guidelines, Building Design, Accommodating the Automobile
  Garage Behind a Habitable Area

  c. Modify II.B.1.c. by inserting the word "door" to read: "If a carport or garage door faces the street...". This guideline applies only when the garage door has the same orientation as the primary entrance to the house.

  Parking in the Setback

  f. *Accommodating the Automobile*: Delete section f.