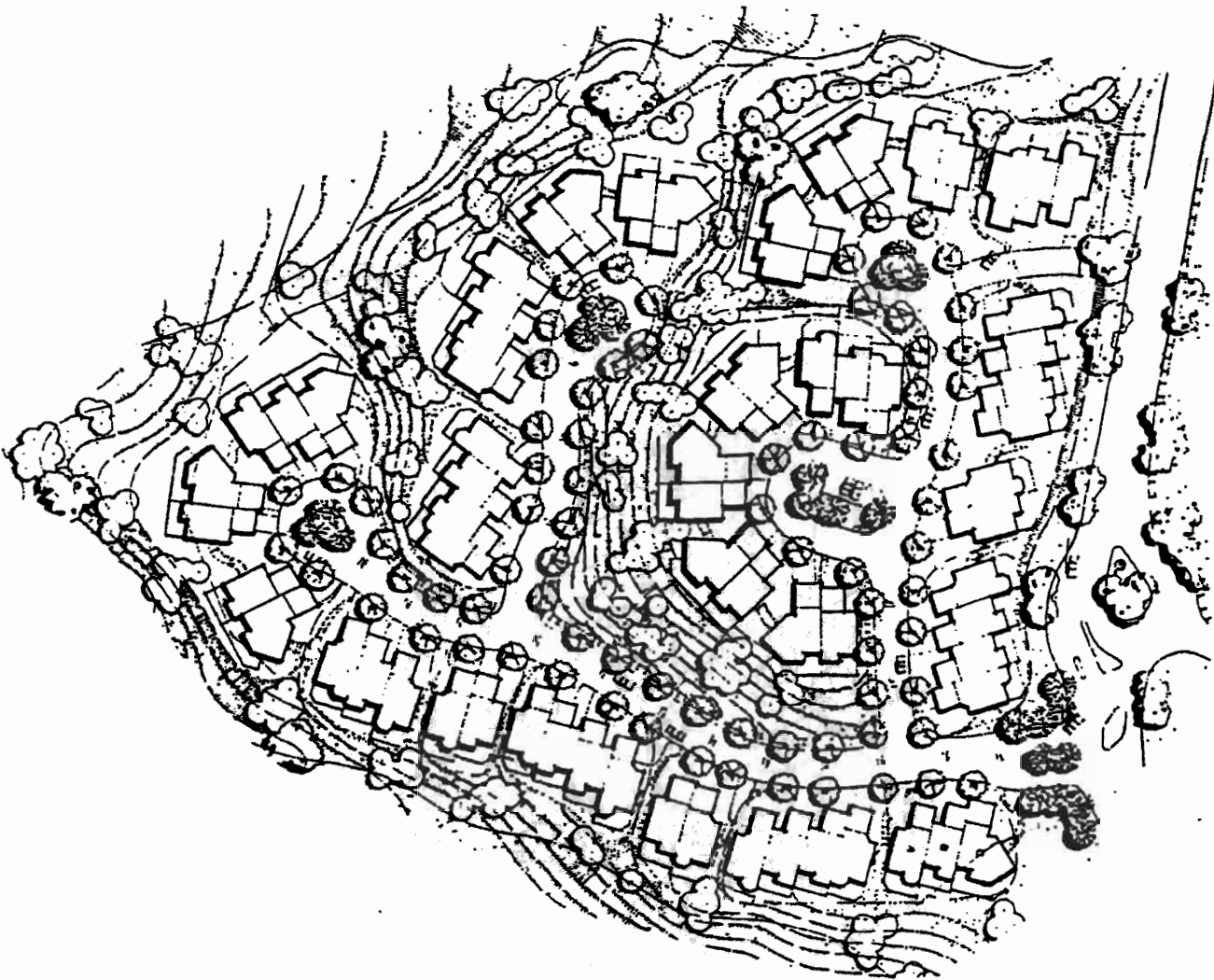


## C. RESIDENTIAL SITE PLANNING CRITERIA

### 1. GENERAL DESIGN CRITERIA

The Residential Site Planning Criteria Guidelines are intended as a positive means to achieve a cohesive character and quality which will protect and enhance the entire community. The site planning concepts shall:

- Maintain a strong design sensitivity to the environment.
- Achieve a variety of unit types appropriate to each planning area.
- Provide contour grading to blend with naturally occurring slopes.
- Use innovative site planning and building design to achieve a sensitive relationship between the built and the natural environment.
- Maximize exposure of units to open space and other amenities.
- Preserve and enhance the aesthetic quality of the community.
- Utilize energy-efficient design in the structures.



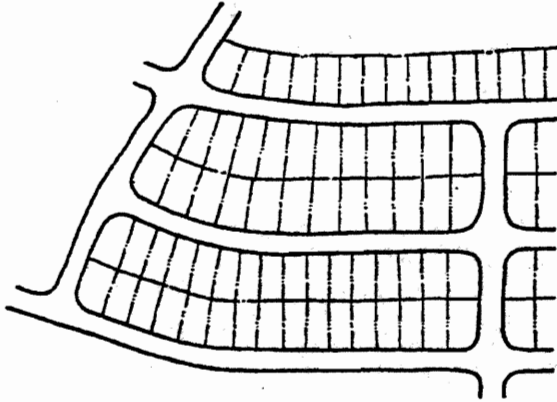
## 2. DWELLING UNIT PLOTTING CONCEPTS

### a. Single-Family Detached Units

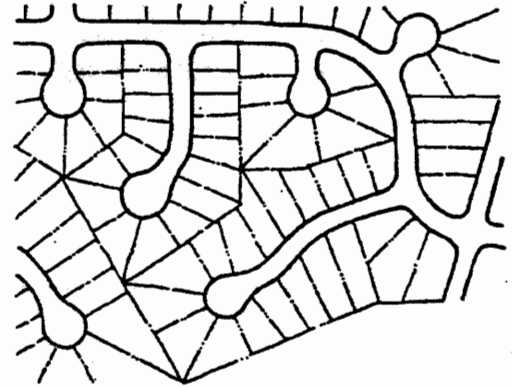
There will be several areas of single-family detached homes within the Winchester 1800 community. The lot sizes will vary. Products will include conventional single family detached homes.

For all single-family developments:

- Use of cul-de-sacs, to discourage through traffic.
- Minimize geometric grid layout of streets and lots.

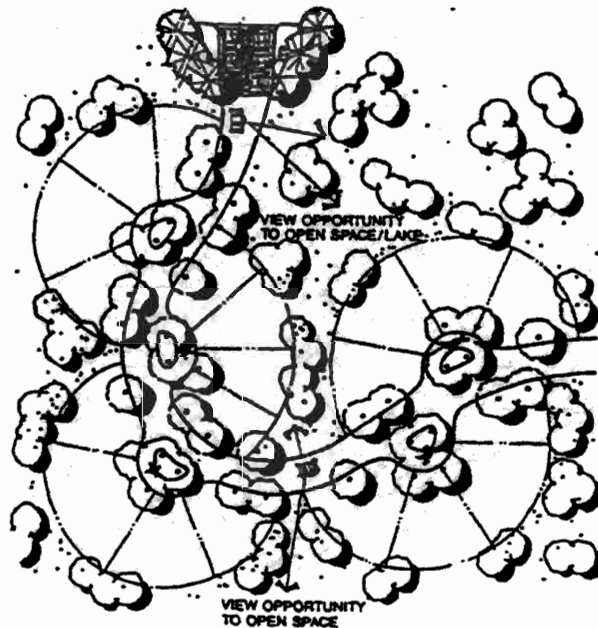


**UNDESIRABLE**

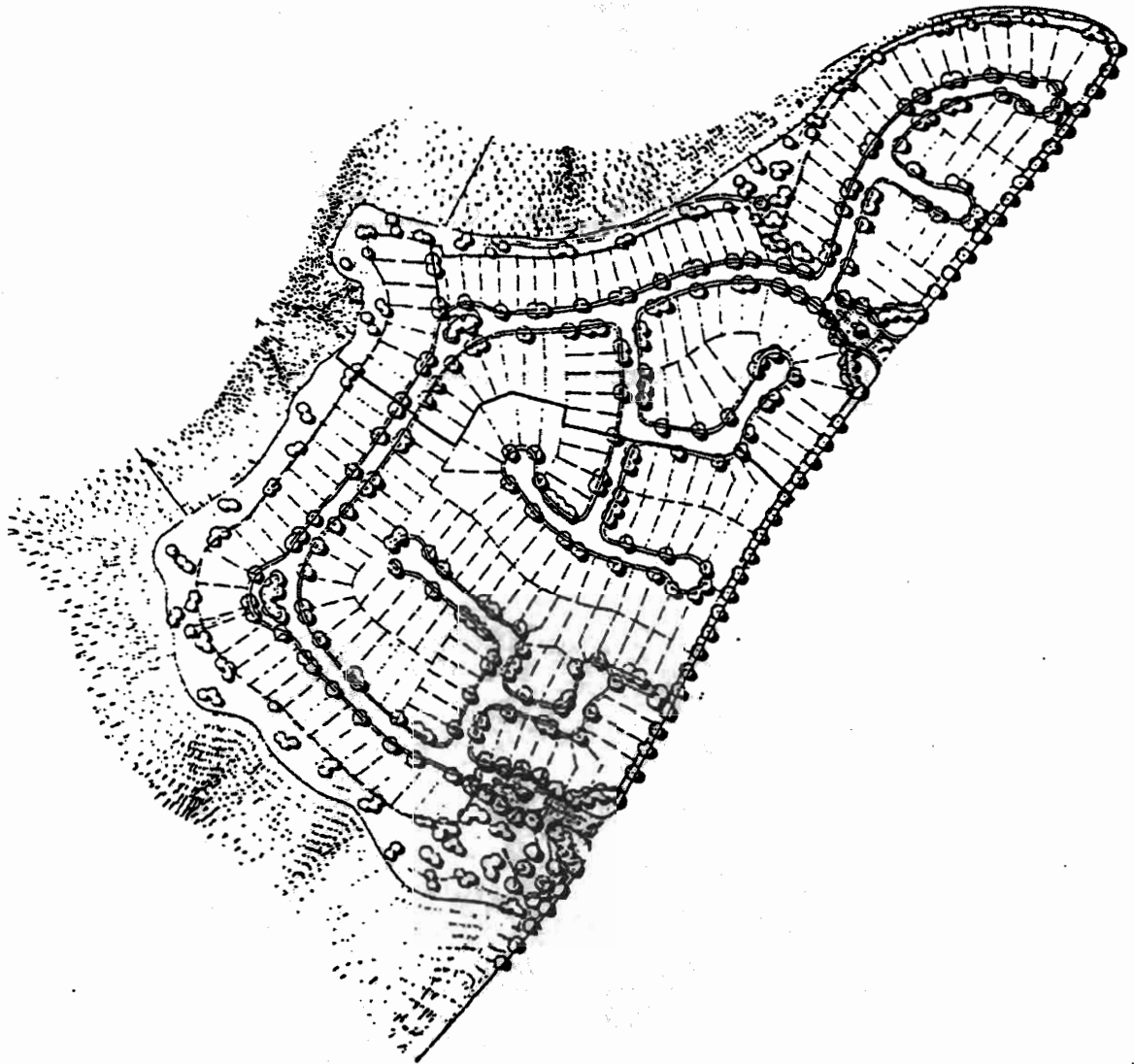


**DESIRABLE**

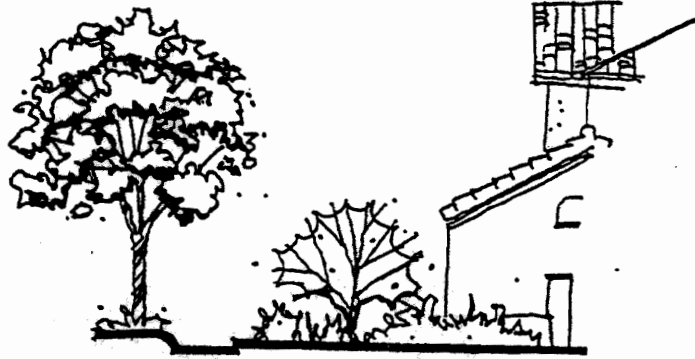
- Orientation of streets and lots to maximize view opportunities.



- Minimize grading.
- Vary setbacks of homes from street.
- Vary orientation of garages and entries to create an interesting streetscene.
- Encourage articulation of the streetscape by varying unit footprints, massing, roof forms, garages, entries and architectural details.
- Create identifiable neighborhoods.



- Provide landscape areas to soften streetscape.
- Provide landscaping in a manner that aids in passive solar energy techniques, thus minimizing heating and cooling needs.



- Maximize view orientation to open space and provide "windows" to open space.

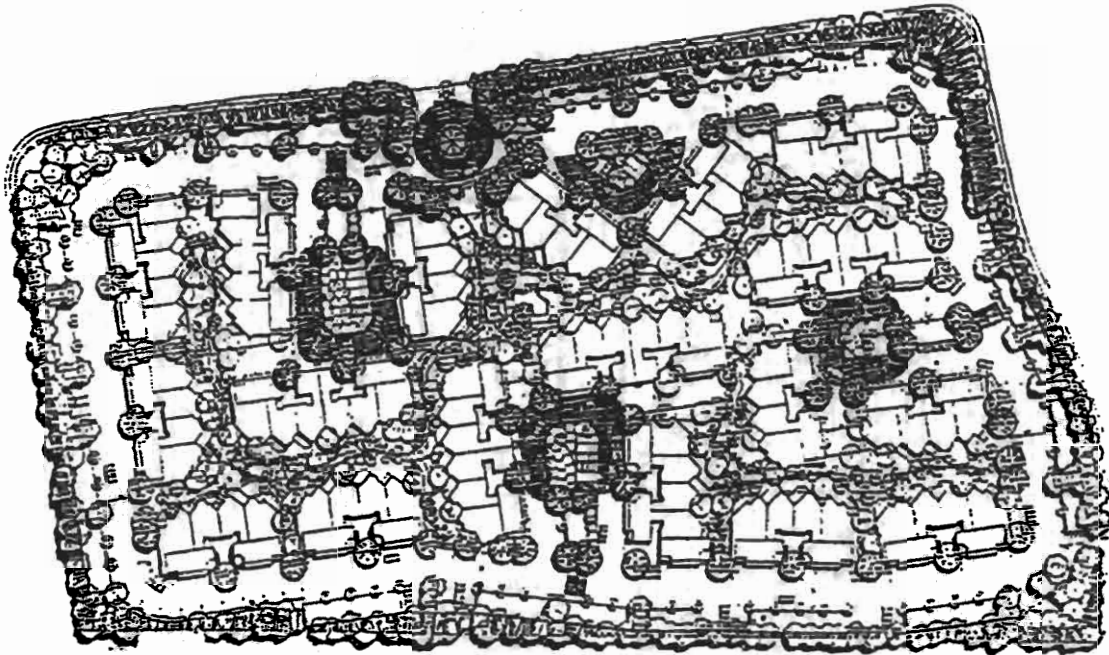


b. Multi-Family

Several areas of multi-family units are proposed for the Winchester 1800 community. These units are an alternative to single-family attached and detached homes. They will share the same high-quality design and theme. Plans will be varied to avoid monotony.

For multi-family dwellings:

- Provide articulation in building facades to minimize long, unbroken facades.
- Orient buildings in a variety of ways to provide privacy.
- Provide quality outdoor private space.
- Provide landscaped areas and pedestrian ways.
- Provide each unit with its own entry and identity.
- Combine one-and-two -story building forms to separate building mass.

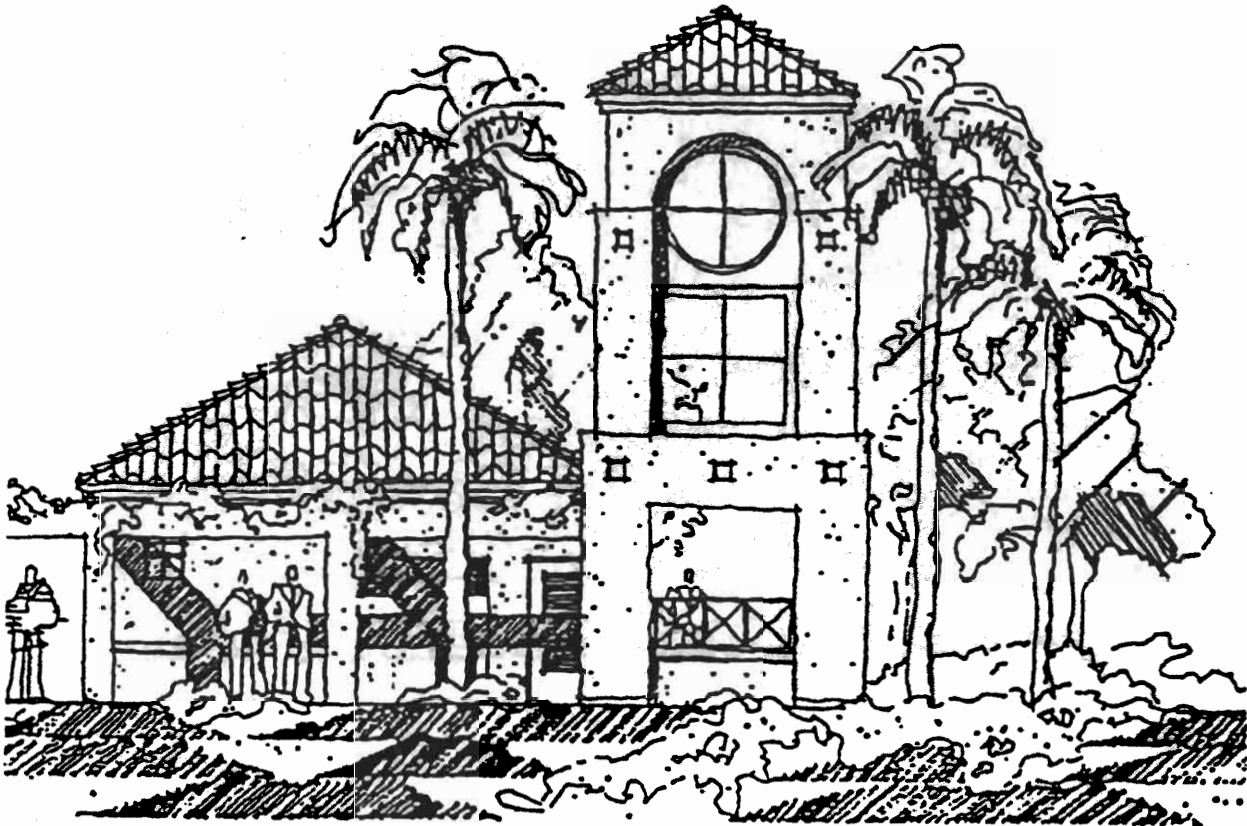


### 3. COMMON SPACE ELEMENTS

Single-family detached and multi-family neighborhoods may have common elements for the use of all residents, such as support facilities, trash enclosures and mailboxes. The following pages provide guidelines for the location and design of such elements. Materials and colors shall be consistent with each project's theme.

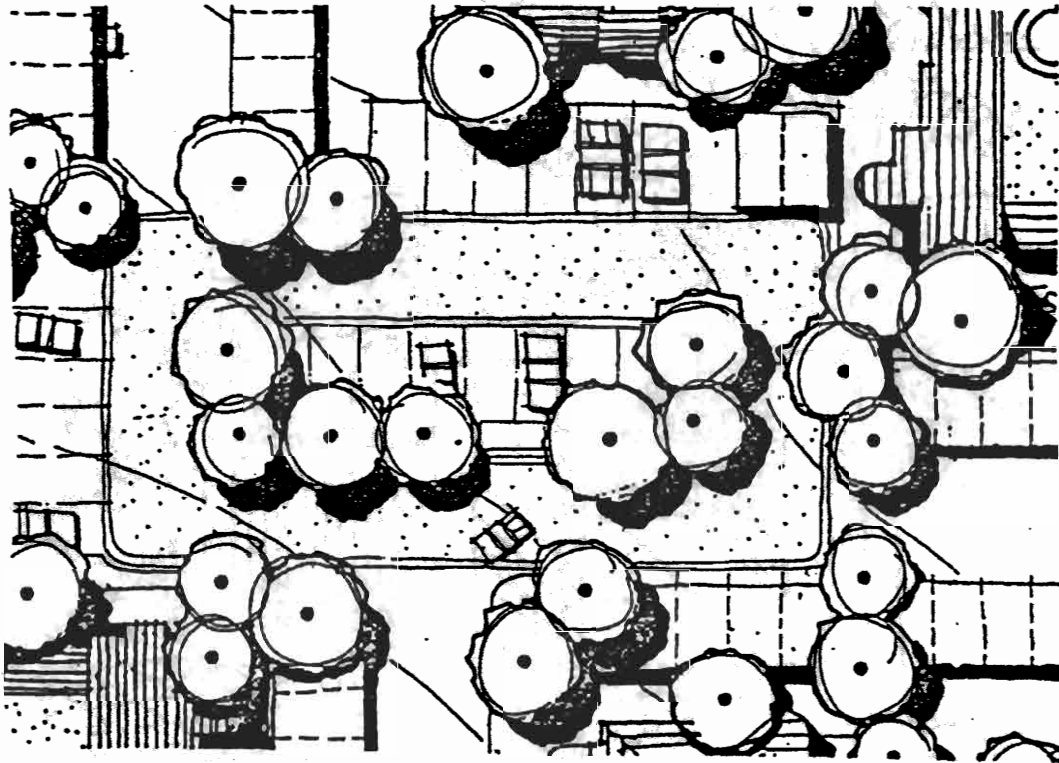
#### a. Support Facilities

Any support buildings within residential areas such as recreation buildings and sales/leasing offices should be located at project entries or centralized locations convenient to a majority of project dwellings. Laundry facilities should be located in conjunction with recreation buildings or as an integral part of a multi-family dwelling.



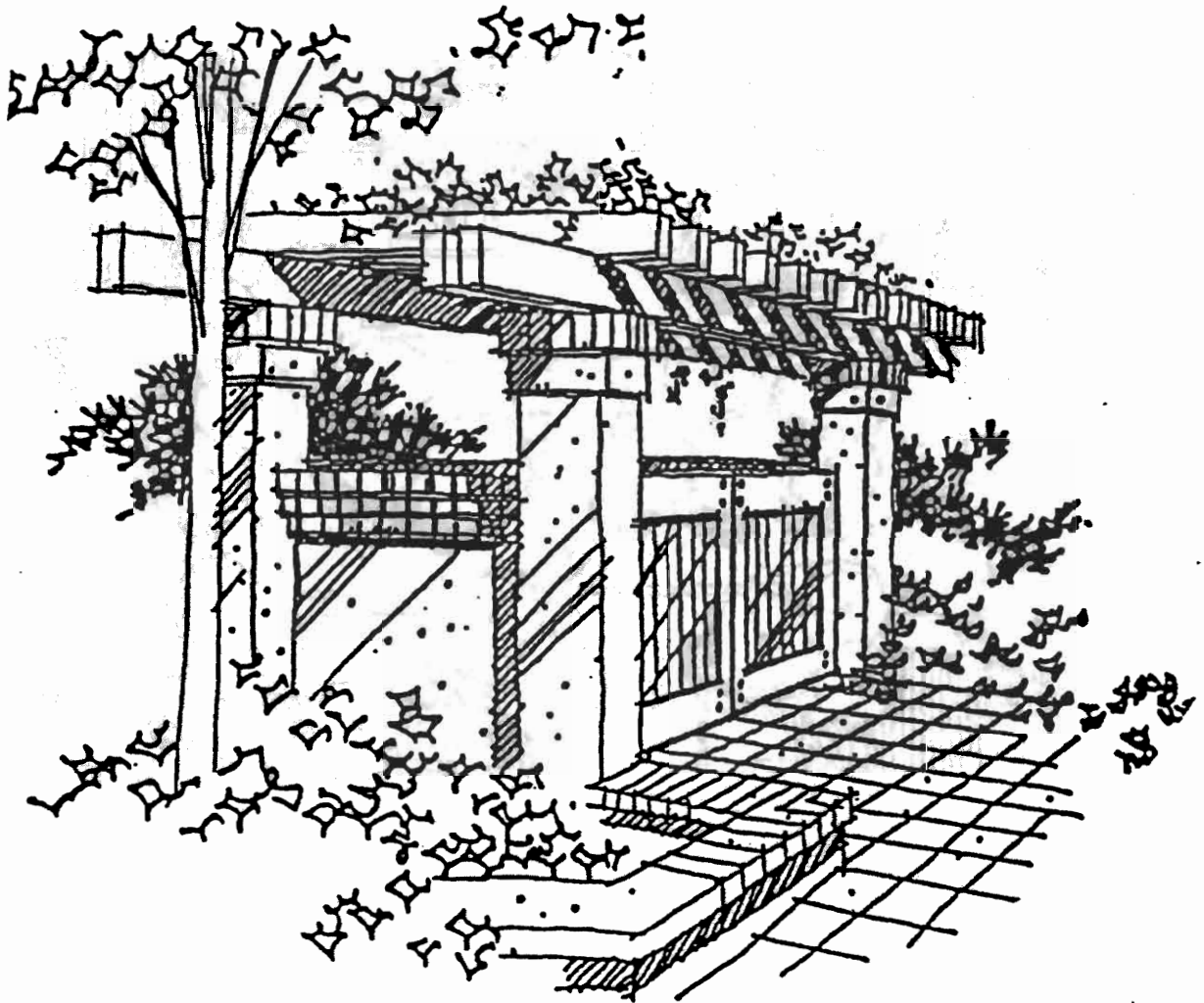
b. Open Parking and Carports

- Cluster open parking and carports into parking courts.
- Separate pedestrian and automobile circulation.
- Provide landscape nodes between parking stalls.
- Integrate carports with patio and project walls.
- Drain parking lots to single concrete swale, where possible.
- Screen ends of carports exposed to public view with landscaping or architectural detail consistent with the theme.



c. Trash Enclosures

Trash bins in multi-family neighborhoods shall be fully enclosed within 5 foot high walls, with overhead structures and solid gates. The appearance should be softened with landscaping, trellis work or other screening techniques. Trash collection station should be located in areas that are convenient, yet as inconspicuous as possible.



d. Mailboxes

Where common mailbox services are provided for any residential area, they shall be located close to the project entry or near recreational facilities. The architectural character shall be similar to the surrounding buildings in multi-family areas as identified in the architectural guidelines. Mailbox locations and design must be approved by the U.S. Postal Service.

