

Sheet Index

Architectural

P.1 Cover
P.2 Parking Map
P.3 Site Plan / Project Data
P.4 Master Site Plan
P.5 Building A Floor Plans
P.6 Building B1 Floor Plans
P.7 Building B2 Floor Plans
P.8 Building F Plans
P.9 Residential Unit Plans
P.10 Building A Line Elevations
P.11 Building B1 Line Elevations
P.12 Building B2 Line Elevations
P.13 Building F Line Elevations
P.14 Green Building Line Elevations
P.15 Site Sections
P.16 Community Green
P.17 Community Green Images
P.18 Building B Images
P.19 Building & Street Images
P.20 Sidewalk Views
P.21 Aerial Massing
P.22 Building A/F Colors
P.23 Building B1/B2 Colors
P.24 Green Building Colors
P.25 Color and Materials

Landscape

L.1 Conceptual Landscape Plan
L.2 Landscape Inspiration
L.3 Community Green Enlargement
L.4 Building A Enlargement
L.5 Building B1 Enlargement
L.6 Building B2 Enlargement
L.7 Building F Enlargement
L.8 Streetscape Improvements

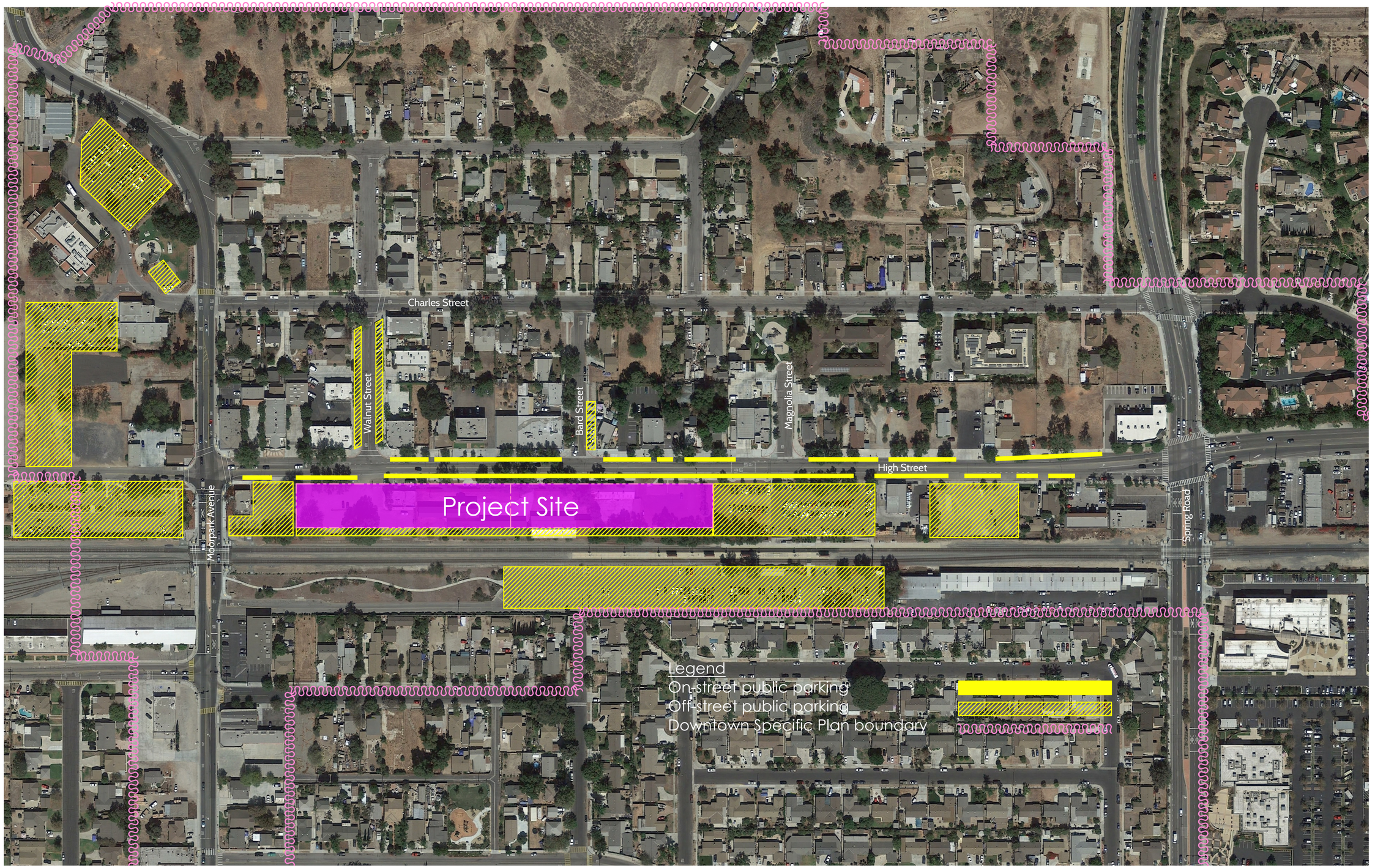
Civil

C1 Title Sheet
C2 Grading & Utility Plan
C3 Grading & Utility Plan
C4 Grading & Utility Plan
C5 Grading & Utility Plan

High Street Depot

a new mixed use community on
High Street between Spring Road and Moorpark Avenue
in the City of Moorpark California

The Daly Group
31255 Cedar Valley Drive, Suite 323
Westlake Village, CA 91361
Contact: Vince Daly 805.309.6100



dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

DalyGroup

High Street Depot

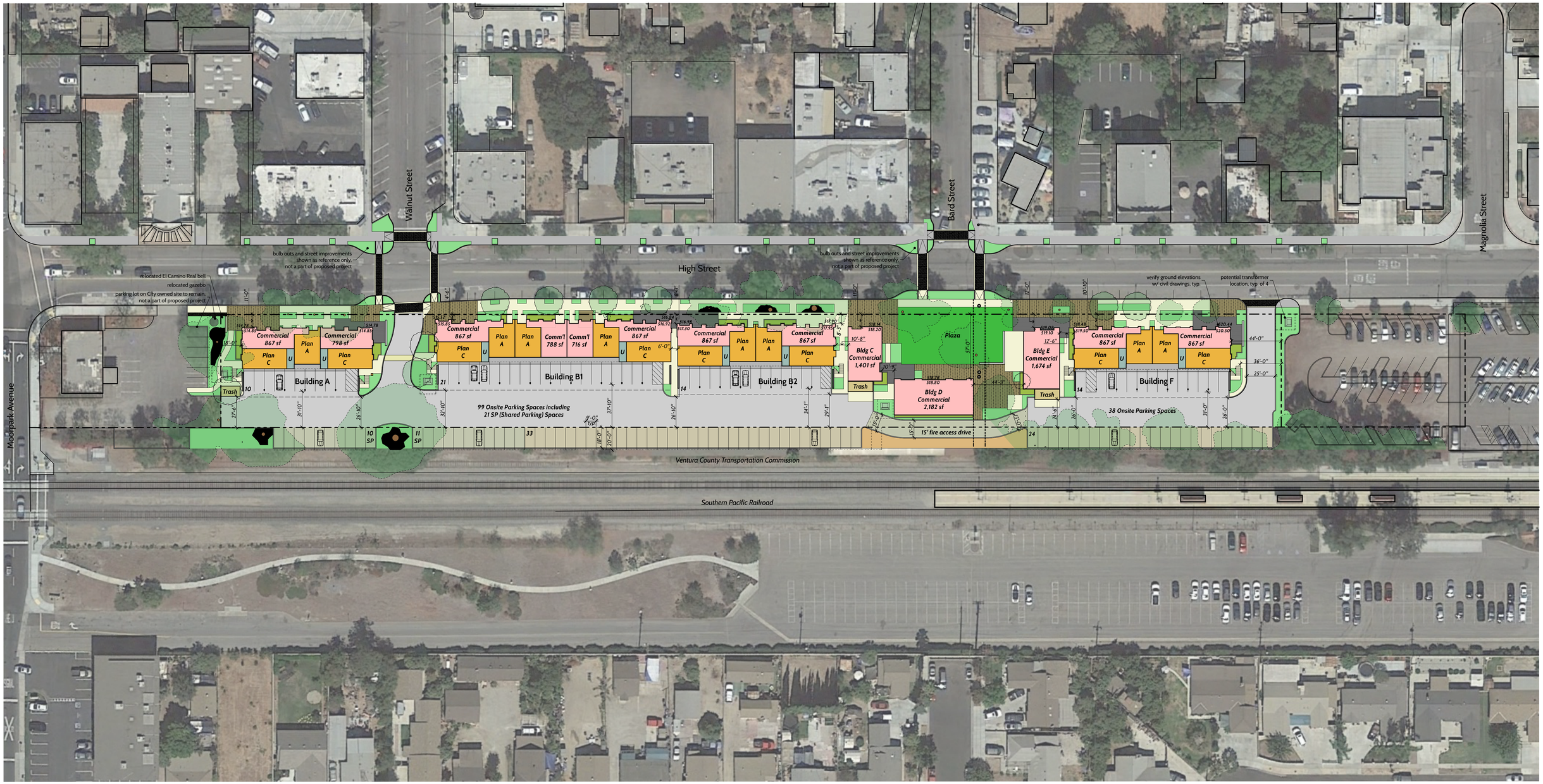
a new mixed use development in Moorpark California

Parking Map

P.2

9/1/20

DALY



Project Summary

Zoning: C-OT Commercial Old Town (Moorpark Downtown Specific Plan)
Setbacks: Front - 0'
Rear - 0'
Sides - 0' Interior, 5' Streets
Site Area: 2.15 Acres (93,825 s.f.)
Height: 35' Maximum, 3 Floors

Project Area:

Commercial:	13,628 s.f.
Utility:	932 s.f.
Circulation:	6,430 s.f.
Residential:	55,967 s.f.
Private Deck:	5,076 s.f
Total:	82,033 s.f.

Unit Type	Area	# of Units	GSF
Plan A (studio/LW)	645 s.f.	8	5,160 s.f.
Plan B (studio)	633 s.f.	26	16,458 s.f.
Plan C (studio/LW)	698 s.f.	8	5,584 s.f.
Plan D (2 beds)	770 s.f.	37	28,490 s.f.

Total # of Units: 79
Density: 37 DU/AC

Required Residential Parking:

1 space per Studio	42 spaces
2 space per 2 Bedroom	74 spaces
Total	116 spaces

Provided Residential Parking:
Onsite 116 spaces

Required Commercial Parking:
13,628 s.f. @ 3/1000 s.f. 41 spaces

Provided Shared Parking:

Onsite	21 spaces
On-street adjacent	28 spaces
Total	49 spaces

Parking available onsite, on-street and off-street adjacent

Plaza Green Space
8,140 s.f.

Pervious Lot Coverage
20,815 s.f. 23 %

Impervious Lot Coverage
72,839 s.f. 77 %

N
Site Plan
Scale: 1"=40'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

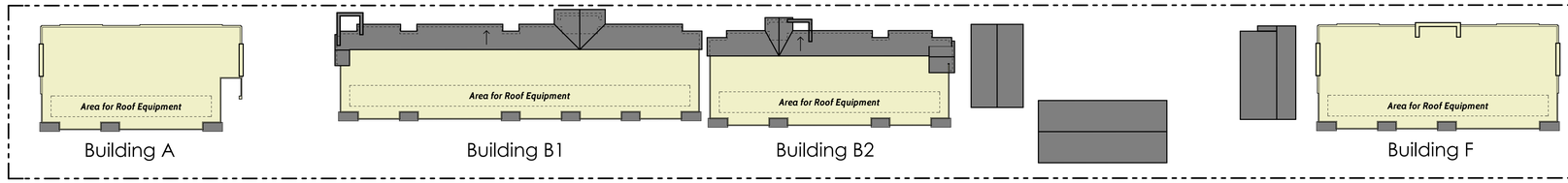
High Street Depot

a new mixed use development in Moorpark California

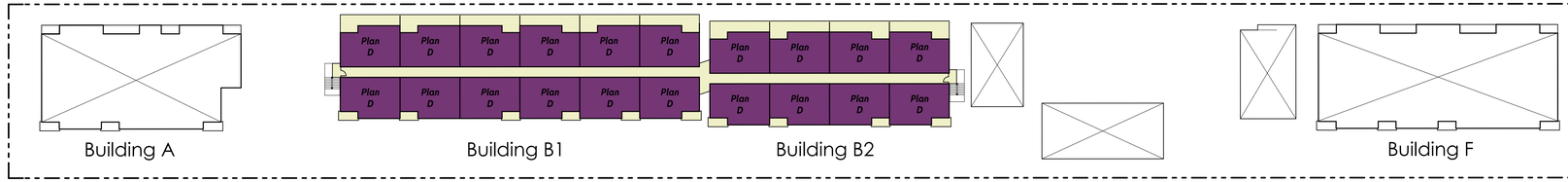
rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Site Plan
P.3
9/1/20

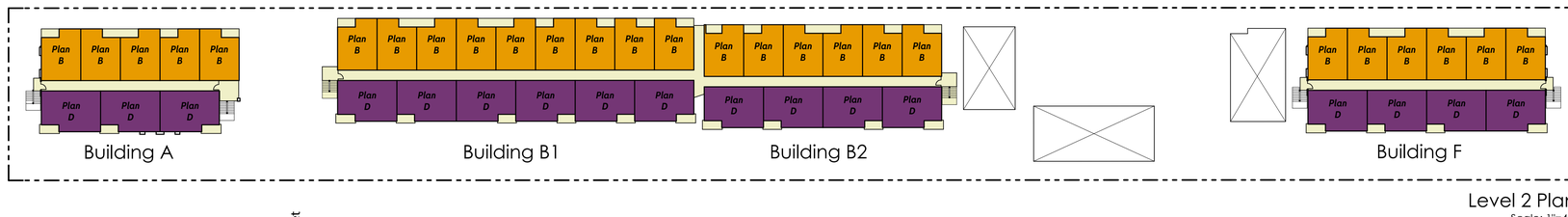
DALY



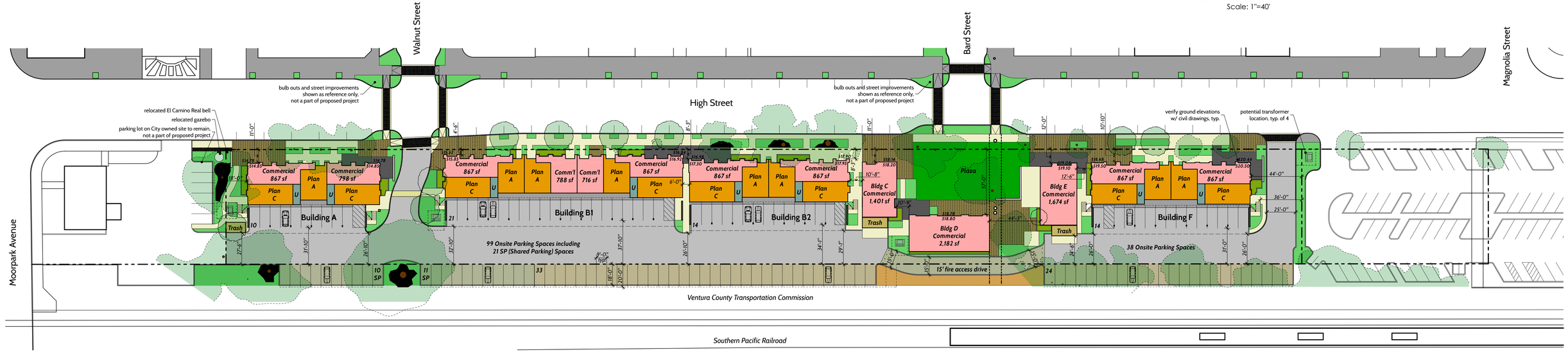
Roof Plan
Scale: 1"=40'



Level 3 Plan
Scale: 1"=40'



Level 2 Plan
Scale: 1"=40'



Ground Plan
Scale: 1"=40'

dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Master Site Plan

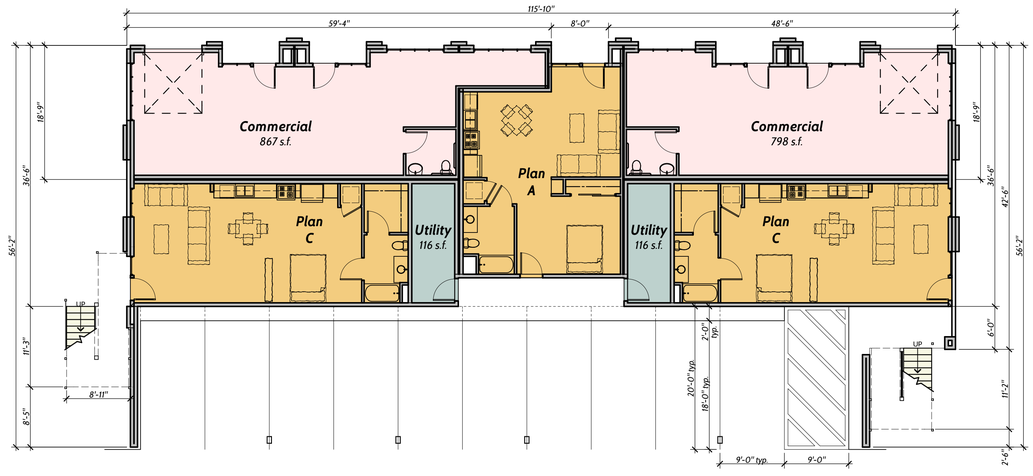
P.4

9/1/20

DALY



Building A_Second Floor
Scale: 1"=10'



N

Building A_First Floor
Scale: 1"=10'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC

MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

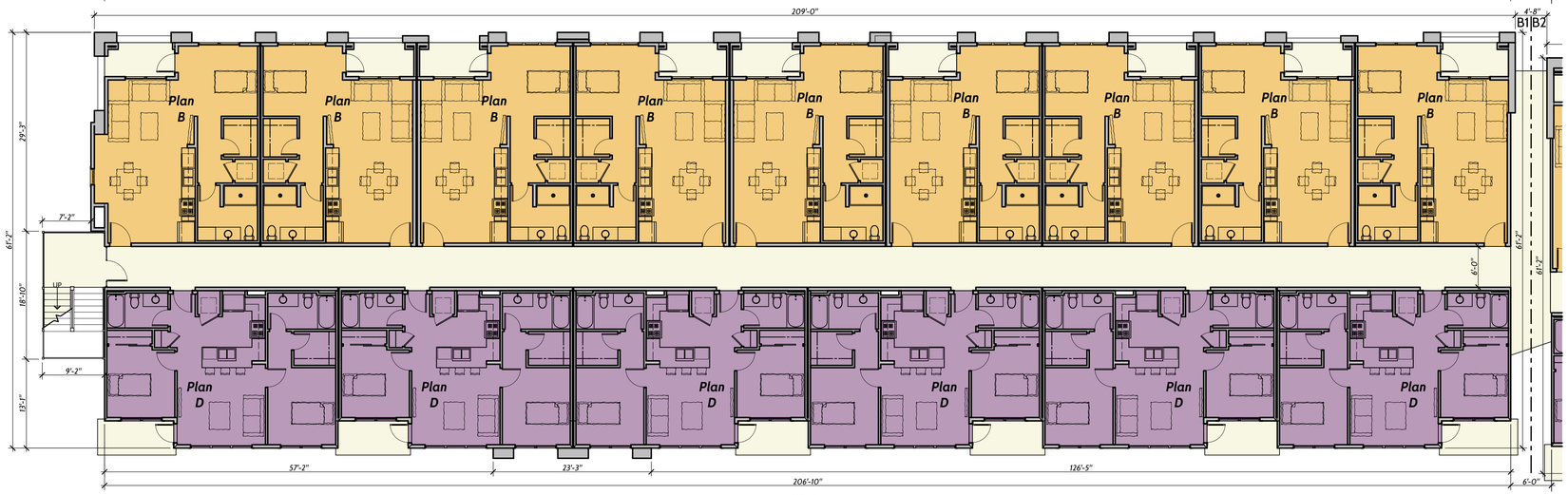
Building A Floor Plans

9/1/20

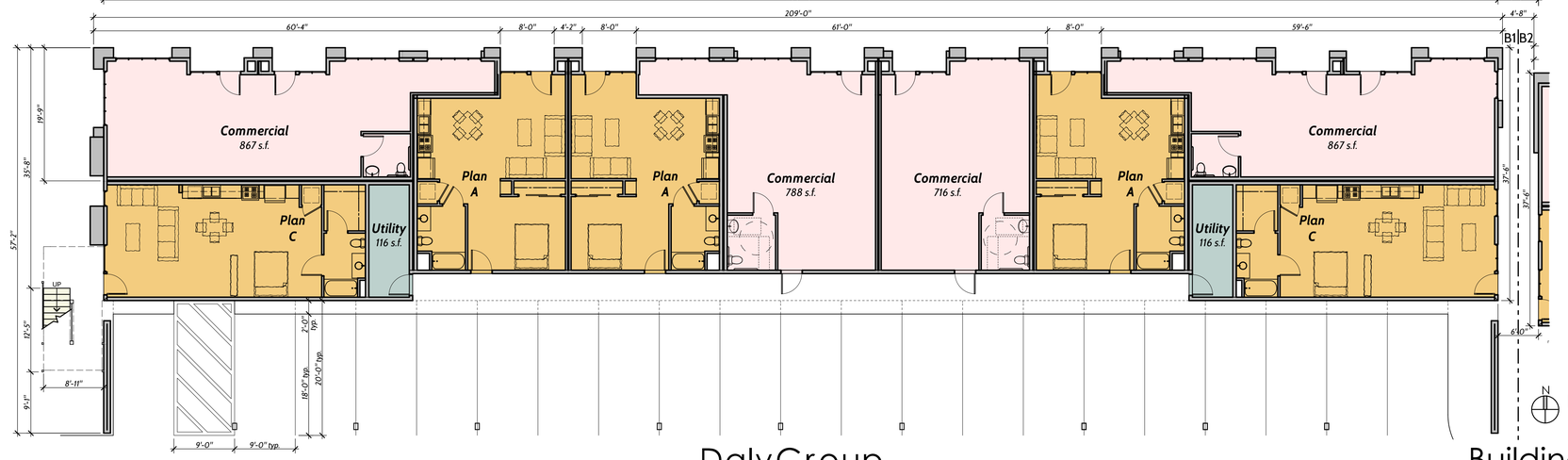
DALY



Building B1_Third Floor
Scale: 1"=10'



Building B1_Second Floor
Scale: 1"=10'



Building B1_First Floor
Scale: 1"=10'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Building B1 Floor Plans

P.6

9/1/20

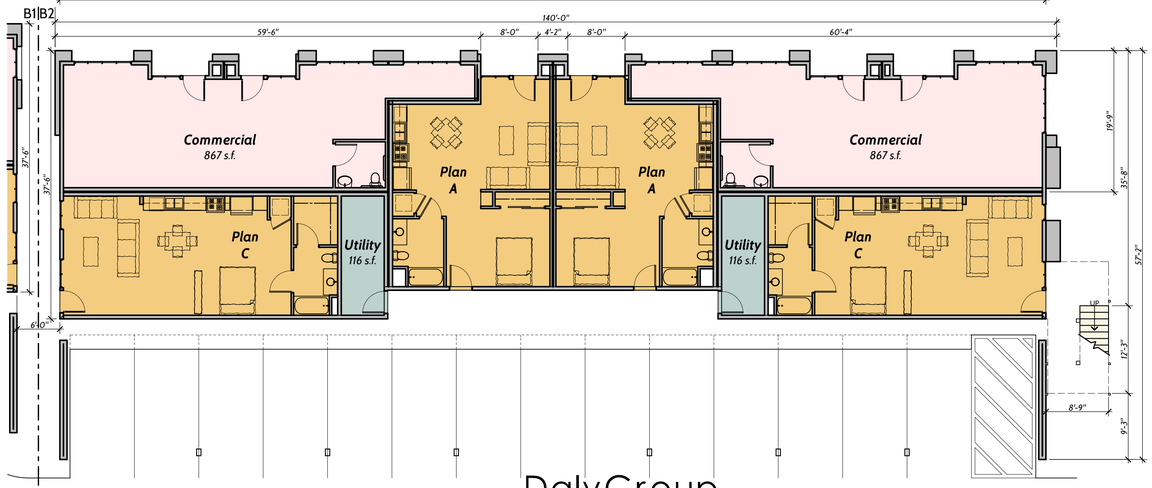
DALY



Building B2_Third Floor
Scale: 1"=10'



Building B2_Second Floor
Scale: 1"=10'



Building B2_First Floor
Scale: 1"=10'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

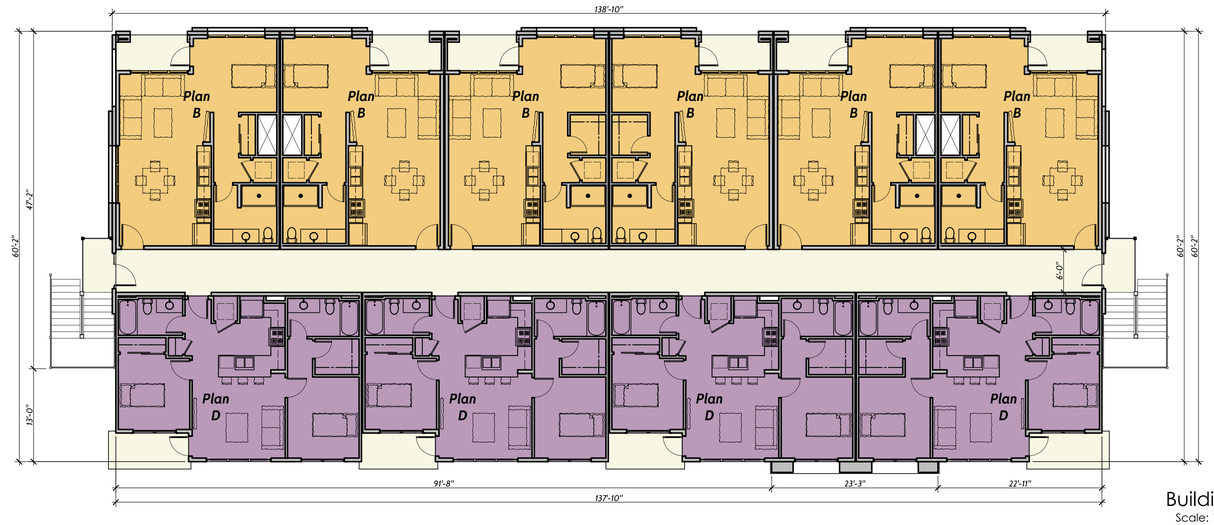
a new mixed use development in Moorpark California

rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

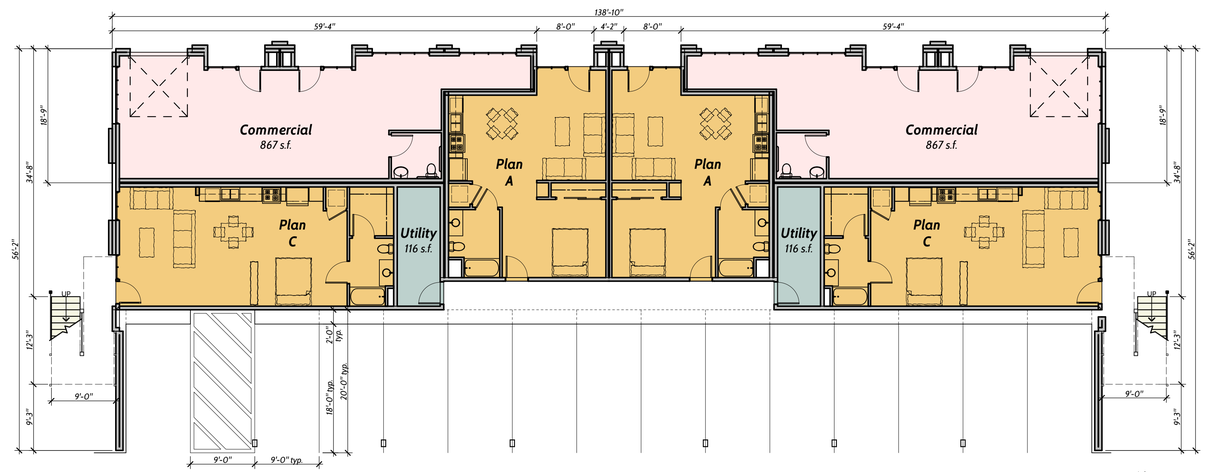
Oakridge Geoscience, Inc.

Building B2 Floor Plans

DALY



Building F_Second Floor
Scale: 1"=10'



Building F_First Floor
Scale: 1"=10'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

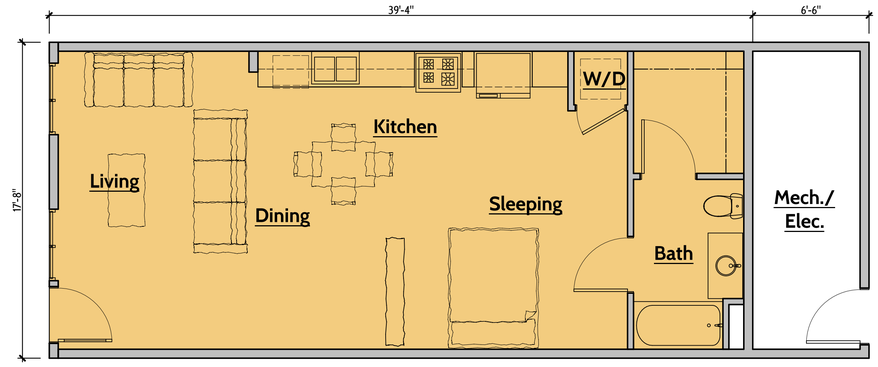
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Building F Floor Plans

P.8

9/1/20

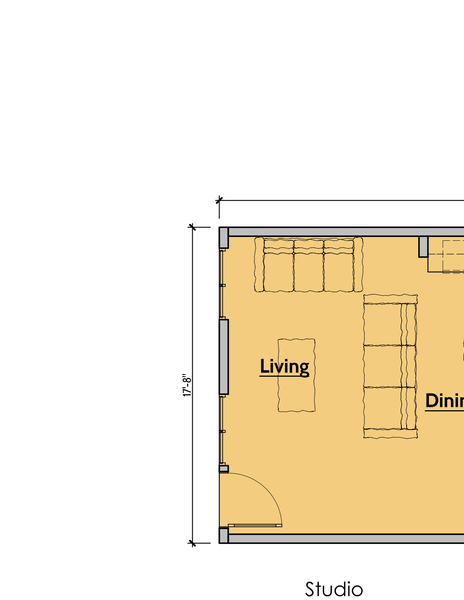


Studio

Plan C
Scale: 1/4"=1'-0"
698 s.f.

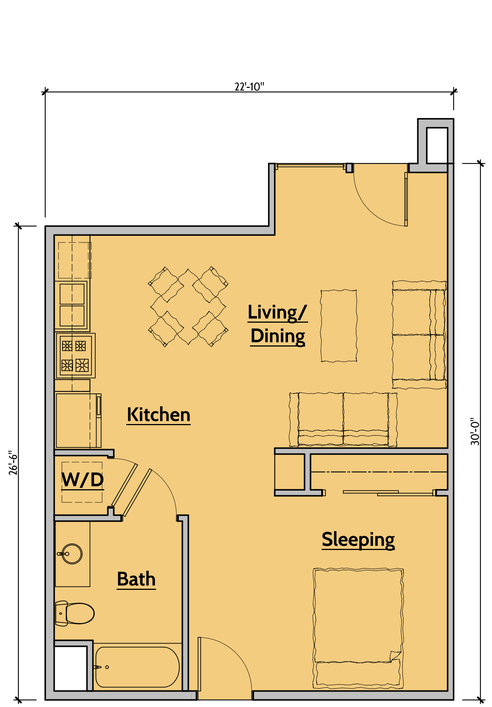
2 Bedroom Unit

Plan D
Scale: 1/4"=1'-0"
770 s.f.



Studio

Plan B
Scale: 1/4"=1'-0"
633 s.f.



Studio

Plan A
Scale: 1/4"=1'-0"
645 s.f.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

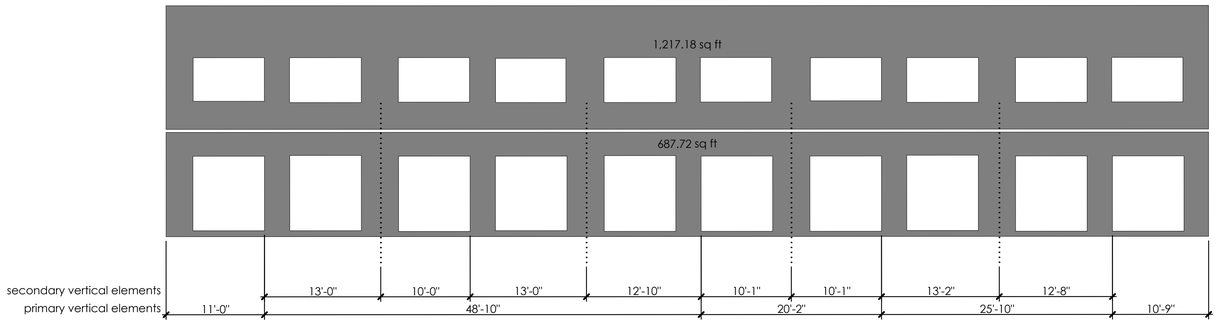
a new mixed use development in Moorpark California

rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Residential Unit Plans

9/1/20

DALY



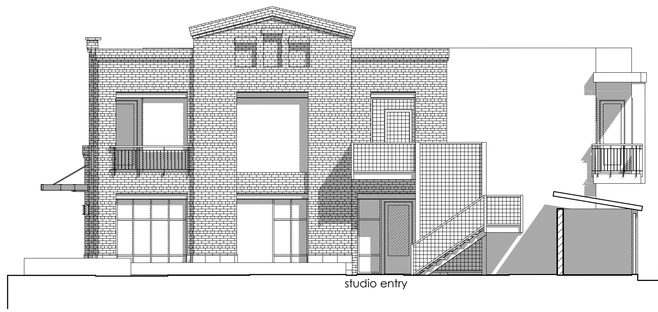
Facade area diagram



Building A front
Scale: 1/8"=1'-0"



Building A rear
Scale: 1/8"=1'-0"



Building A right
Scale: 1/8"=1'-0"



Building A left
Scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Building A Line Elevations

DALY



Building B1 front

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



Building B1 rear

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



Building B1 right

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

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

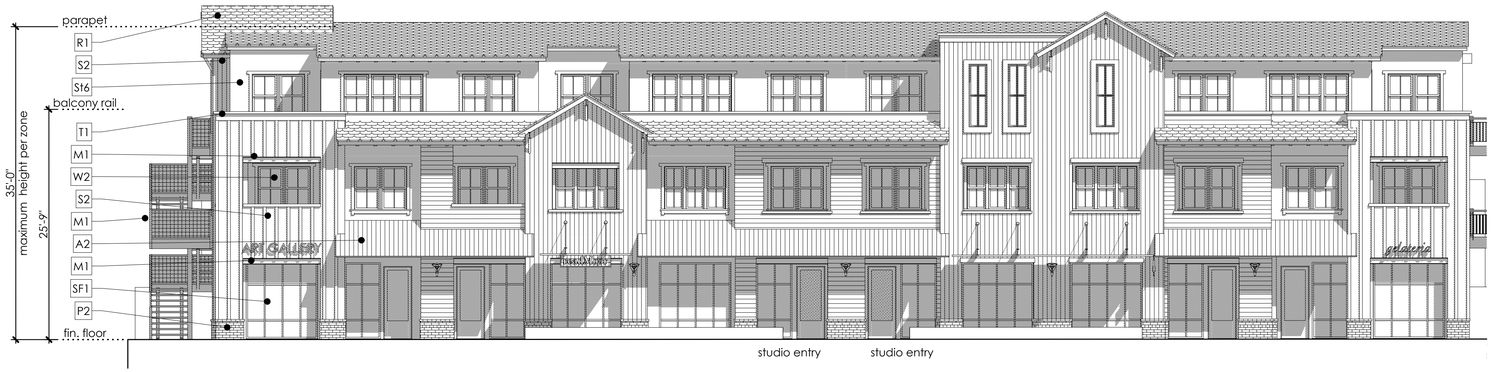
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Building B1 Line Elevations

P.11

9/1/20



Building B2 front
Scale: 1/8"=1'-0"



Building B2 rear
Scale: 1/8"=1'-0"



Building B2 right
Scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC.
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Building B2 LineElevations

9/1/20

DALY



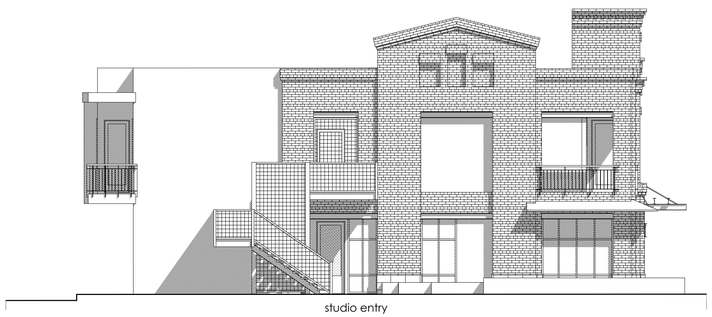
Building F front
Scale: 1/8"=1'-0"



Building F rear
Scale: 1/8"=1'-0"



Building F right
Scale: 1/8"=1'-0"



Building F left
Scale: 1/8"=1'-0"

dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

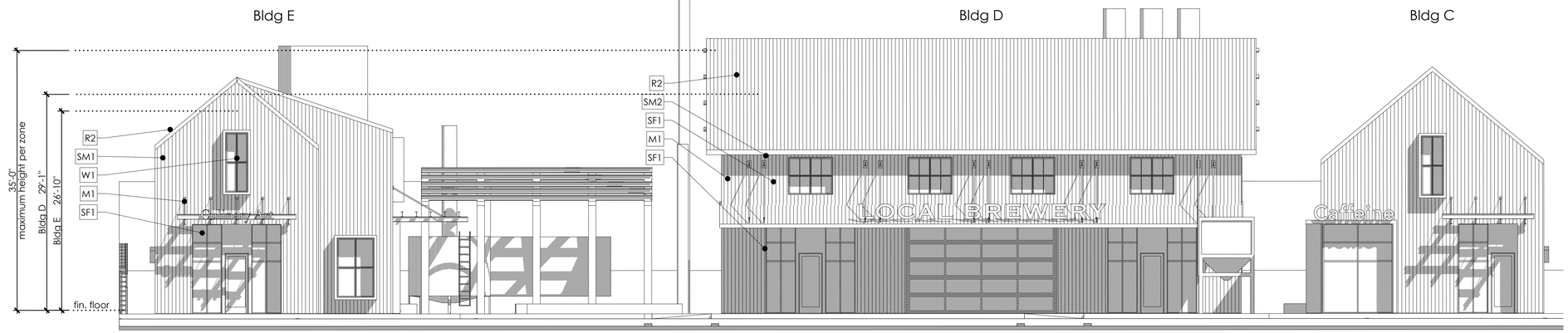
DalyGroup

High Street Depot

a new mixed use development in Moorpark California

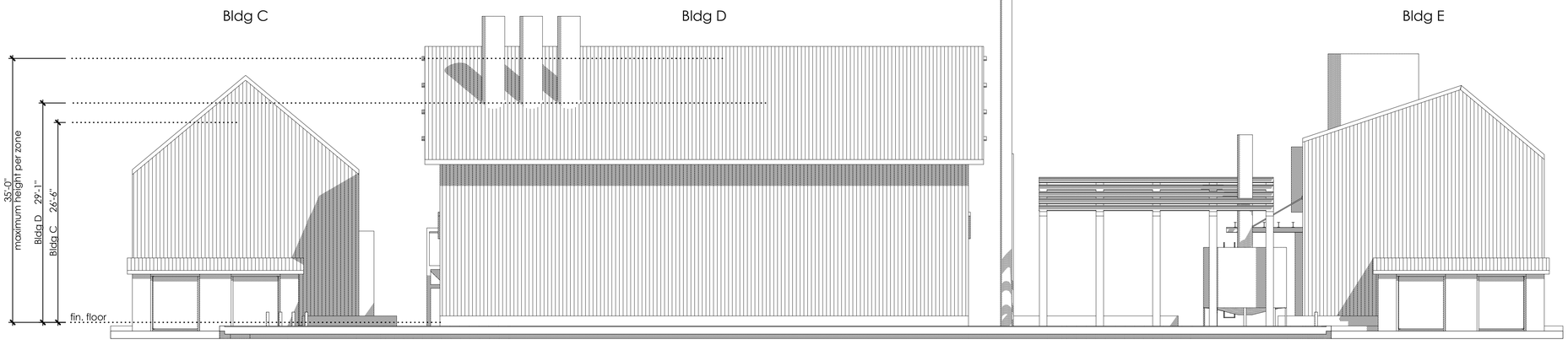
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Building F Line Elevations



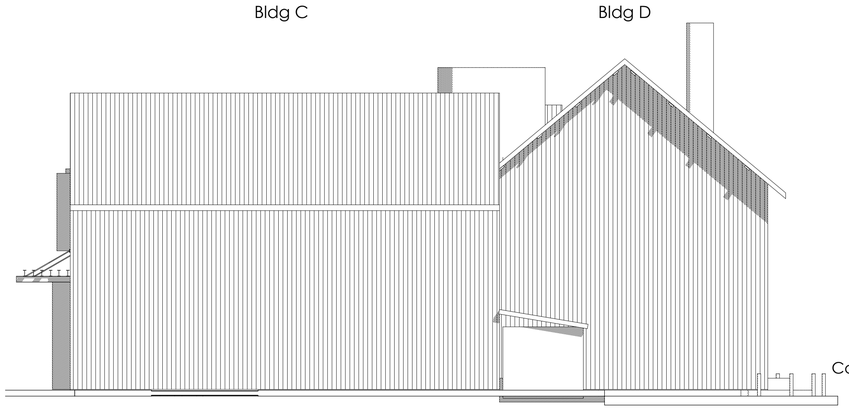
Common Green Buildings front

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



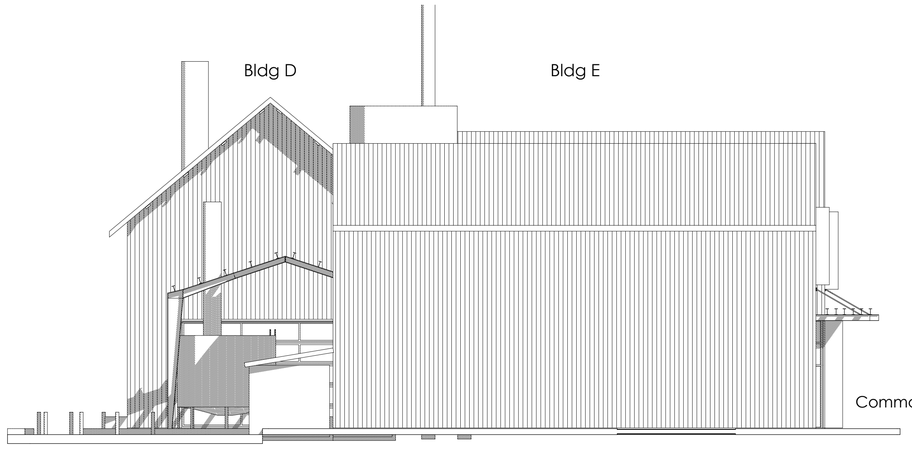
Common Green Buildings rear

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



Common Green Buildings right

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



Common Green Buildings left

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

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

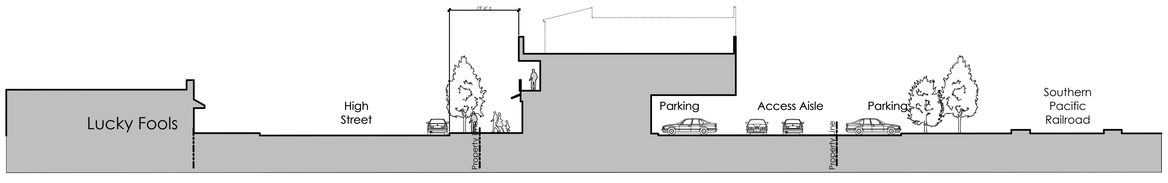
a new mixed use development in Moorpark California

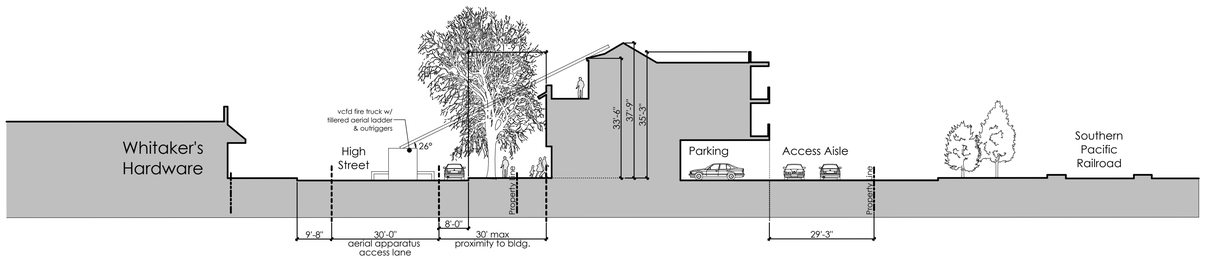
RINCON
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

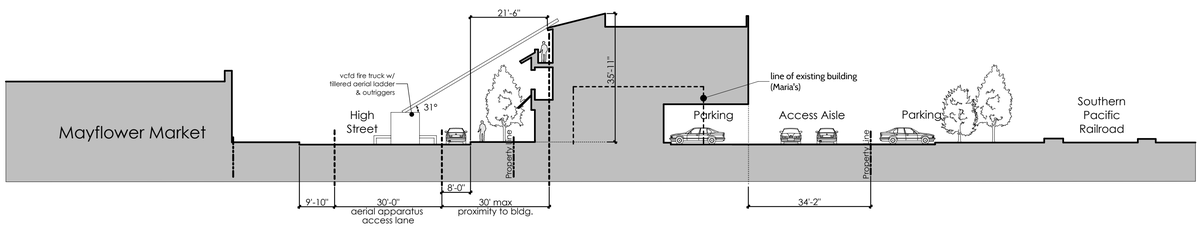
Green Buildings Line Elevations

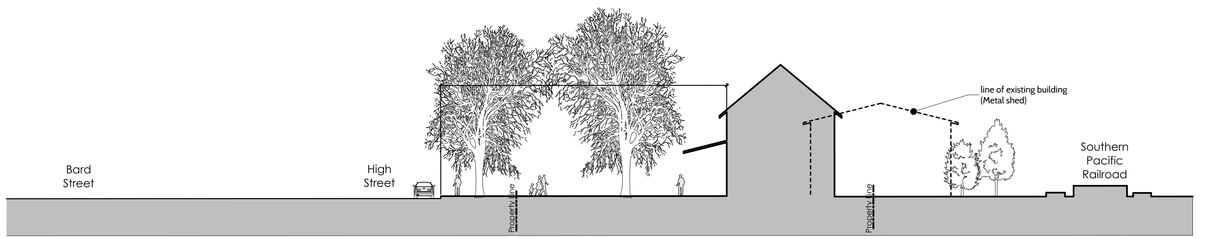
9/1/20

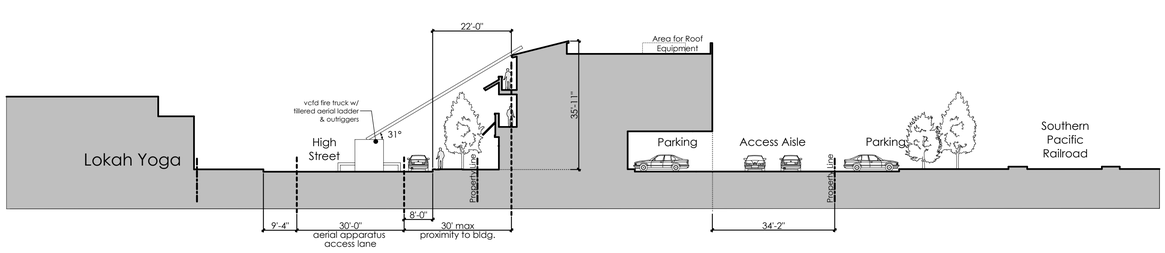
DALY

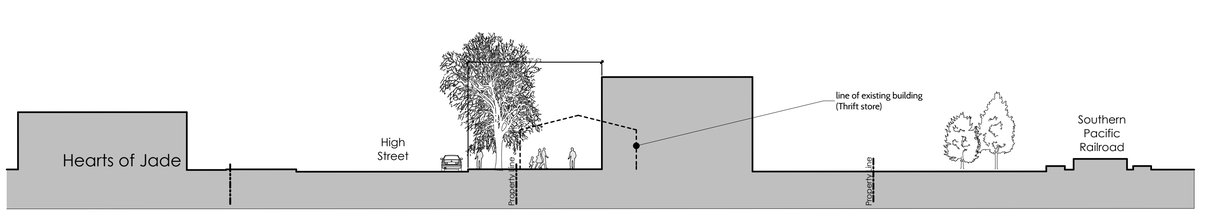


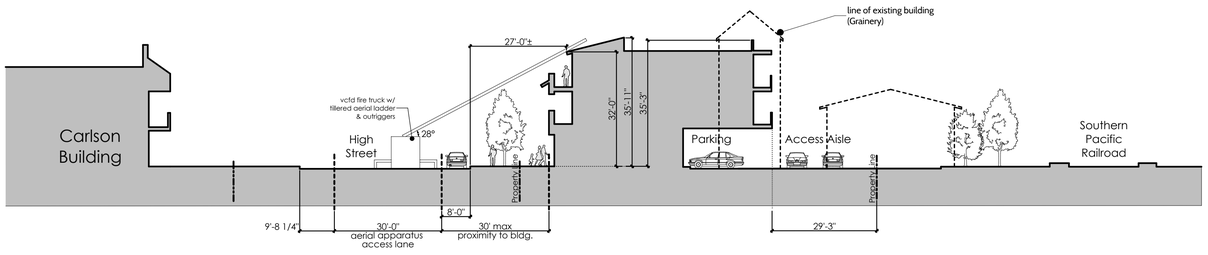


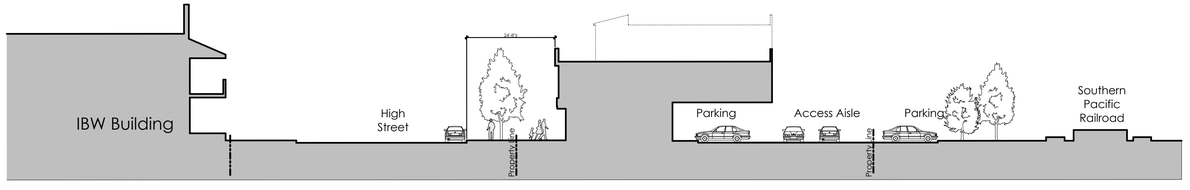












dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Site Sections

P.15

9/1/20

DALY



dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Community Green Images

DALY









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DalyGroup

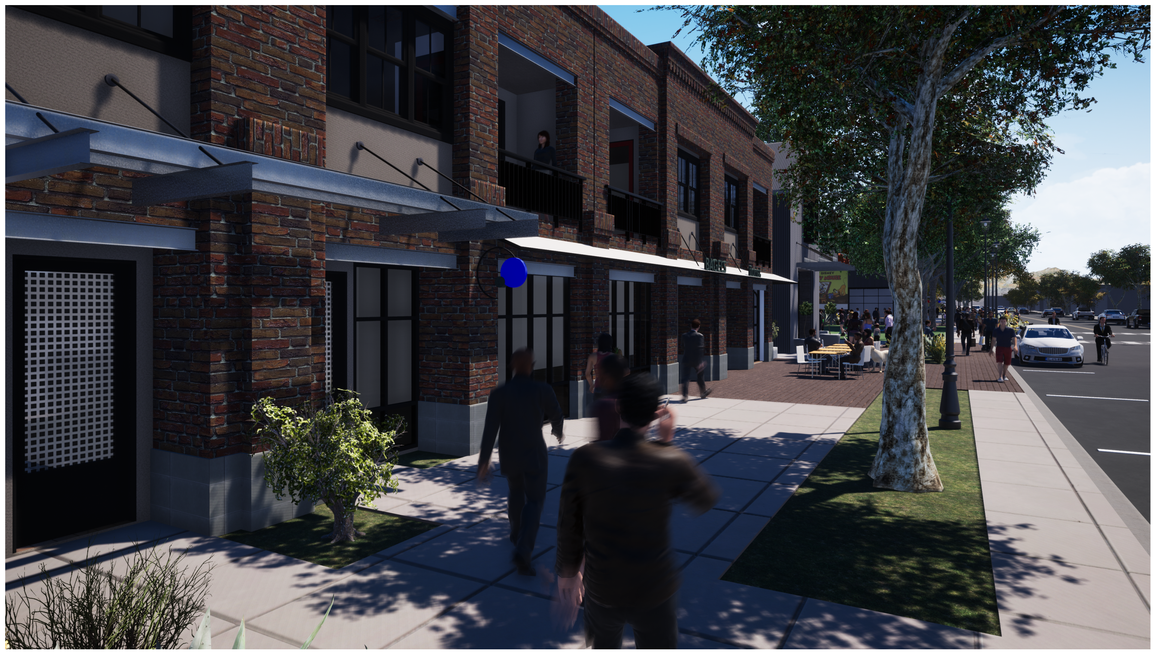
High Street Depot

a new mixed use development in Moorpark California

Building & Street Images

9/1/20

DALY









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Sidewalk Views

9/1/20

DALY









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

RINCON Rincon Consultants, Inc.
Environmental Scientists Planners Engineers

Oakridge Geoscience, Inc.

Aerial Massing

9/1/20

DALY



Building F front



Building A front



Building F rear



Building A rear



Building F left



Building A right

Note:
Colors on elevations may vary per printer. Refer to Color & Material Board for material specifications.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

rincon
Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Building A / F Color Elevations

DALY



Building B2 front



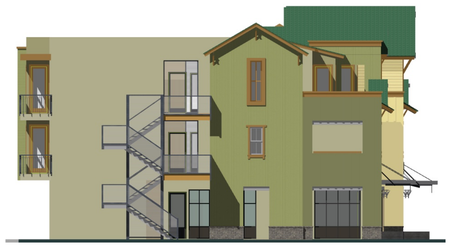
Building B1 front



Building B2 rear



Building B1 rear



Building B2 left



Building B1 right

Note:
Colors on elevations may vary per printer. Refer to Color & Material Board for material specifications.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

RINCON Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Building B1/B2 Color Elevations

9/1/20

DALY



Green Buildings front



Green Building 3 right



Green Building 1 left



Green Buildings rear

Note:
Colors on elevations may vary per printer. Refer to Color & Material Board for material specifications.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CCE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Green Buildings Color Elevations

DALY

Building B1 & B2



P2 Plinth
Eldorado Brick Tundra Ashland

SPRR colors



Building A



P1 Plinth
Eldorado Stone Longitude24 Silent Grey

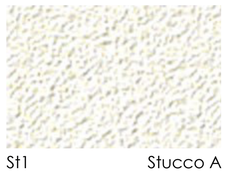


A1 Awning
Metal Kynar Classic Green

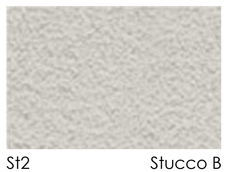
W1 Window
Milgard Montecito Bronze



B1 Brick
Eldorado Brick Tundra Chalk Dust



St1 Stucco A
Omega 432 Milky Quartz



St2 Stucco B
Omega 414 Cloud Cover

M1 Metal Fabrications
Powdercoat Black

SF1 Storefront
Kynar Black

Building B1



R1 Roof
GAF Timberline Hunter Green



A2 Awning
Repurposed metal from shed building

W2 Window
Milgard Montecito Clay

S1 Siding
Hardie lap and board and batten
Dunn Edwards DE5422 Egg Nog



St3 Stucco A
Omega 412 Bison Beige



St4 Stucco B
Omega 429 Sierra Leone

M1 Metal Fabrications
Powdercoat Black

SF1 Storefront
Kynar Black

T1 Siding Trim
match Southern Pacific Light Brown

Building B2



R1 Roof
GAF Timberline Hunter Green

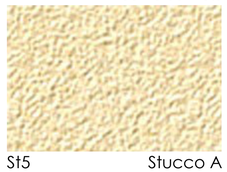


A2 Awning
Repurposed metal from shed building

W2 Window
Milgard Montecito Clay



S2 Siding
Hardie lap and board and batten
Heathered Moss



St5 Stucco A
Omega 408 Plantation Beige



St6 Stucco B
Omega 429 Sierra Leone

M1 Metal Fabrications
Powdercoat Black

SF1 Storefront
Kynar Black

T1 Siding Trim
match Southern Pacific Light Brown

Building F



P3 Plinth
Eldorado Stone Longitude24 Foggy Meadow



A2 Awning
Repurposed metal from shed building

W1 Window
Milgard Montecito Bronze



B2 Brick
Eldorado Brick Tundra Hartford overgrouted



St7 Stucco A
Omega 404 Barn Swallow



St7 Stucco B
Omega 404 Barn Swallow

M1 Metal Fabrications
Powdercoat Black

SF1 Storefront
Kynar Black

Green Plaza Buildings



R2 Roof
Corrugated galvanized metal



A2 Awning
Repurposed metal from shed building

W1 Window
Milgard Montecito Bronze



S3 Door insets
Reclaimed wood veneer



SM1 Siding on bookend buildings
Corrugated Galvanized metal, repurposed if possible



SM2 Siding on brewery buildings
Corrugated Coreten siding

M1 Metal Fabrications
Powdercoat Black

SF1 Storefront
Kynar Black

Note:
Colors may vary per printer.
Refer to actual manufacturer's specifications.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

CE DESIGN ASSOCIATES INC
MJS LANDSCAPE ARCHITECTURE

DalyGroup

High Street Depot

a new mixed use development in Moorpark California

RINCON Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
Oakridge Geoscience, Inc.

Color & Material Board
P.25
9/1/20

DALY