



# HITCH RANCH

MOORPARK, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



## PROJECT DIRECTORY

### OWNERSHIP

**RWC HITCH  
RANCH, LLC**

Contact : Harriet Rapista  
Debra Geiler

2301 Rosecrans Ave., Suite 1150  
El Segundo, CA 90245  
(310) 546-5781

### PLANNING & ENTITLEMENT

**DEVELOPMENT  
PLANNING  
SERVICES, INC**

Contact : Dennis Hardgrave

211 Village Commons Blvd. Suite 15  
Camarillo, Ca. 93012  
805-484-8303

### CIVIL

**ECG**

Contact : Greg Musser

333 N. Lantana St., Suite 287  
Camarillo, CA 93010  
(805) 416-8716

### SITE PLAN & ARCHITECTURE

**WHA**

Contact : Denise Ashton  
Jeff Chelwick

680 Newport Center Dr Suite 300,  
Newport Beach, CA 92660  
(949) 250-0607

### LANDSCAPE

**MJS**

Contact : Mark Schattinger  
Dan Delle

507 30th St,  
Newport Beach, CA 92663  
(949) 675-9964



**HITCH RANCH**  
MOORPARK, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



**PROJECT SUMMARY**

Site Area ± 277.3 Gross Acres

Total Units 755 Homes

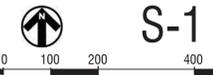
- PA 1 - 79 Homes
  - (79) 80 x 93s
- PA 2 - 188 Total Homes
  - (60) 46 x 85's
  - (68) 52 x 85's
  - (60) 58 x 85's
- PA 3 - 253 Total Homes
  - (55) Cluster SFD
  - (105) 42 x 62's
  - (93) Triplex
- PA 4 - 235 Homes
  - (100) Townhomes
  - (135) Affordable Homes

Density 2.97 Homes per Gross Acre



**HITCH RANCH | CONCEPT ILLUSTRATIVE SITE PLAN**

MOORPARK, CA



**SPECIFIC PLAN STATISTICAL SUMMARY**

PLANNING AREA	LAND USE	ACRES	GROSS DU/AC	DU	%
Planning Area 1	SFD Units & Private Streets	25.20		79	46
	Natural Open Space	17.33			31
	Manufactured Slopes	12.88			23
	<b>SUBTOTAL</b>	<b>55.41 ±</b>	<b>1.43</b>	<b>79</b>	<b>100</b>
Planning Area 1A	Recreation Lot	3.12			51
	Manufactured Slopes	2.96			49
	<b>SUBTOTAL</b>	<b>6.08 ±</b>			<b>100</b>
Planning Area 2	SFD Units & Private Streets	32.14		188	52
	Open Space Lots	7.46			12
	Manufactured Slopes	18.62			30
	Rec Lot	1.55			2
	Water Quality	2.33			4
	<b>SUBTOTAL</b>	<b>62.10 ±</b>	<b>3.03</b>	<b>188</b>	<b>100</b>
Planning Area 3	SFD Units & Private Streets	17.28		160	53
	MFD Units & Private Streets	8.93		93	27
	Open Space Lots	1.60			5
	Manufactured Slopes	4.06			12
	Recreation Lot	0.93			3
<b>SUBTOTAL</b>	<b>32.80</b>	<b>7.71</b>	<b>253</b>	<b>100</b>	
Planning Area 4	Multi Family Dwelling Units	5.28		100	72
	Affordable Units	3.00		135	
	Manufactured Slopes	3.39			28
<b>SUBTOTAL</b>	<b>11.67 ±</b>	<b>20.00</b>	<b>235</b>	<b>100</b>	
Planning Area 5	Water Quality Treatment (Lot AE)	<b>2.33</b>			<b>100</b>
Public Facilities	Public Streets	31.66			56
	VCWPEasement [Lot Ad]	2.68			5
	Det. Basin 2 [Lot Z]	5.94			10
	Det. Basin 2A [Lot Hj]	3.67			6
	Det. Basin 2B [Lot Vj]	6.30			11
	Park [Lot Ae]	6.77			12
	<b>SUBTOTAL</b>	<b>57.02 ±</b>			<b>100</b>
<b>TOTAL</b>	<b>253.86 ±</b>	<b>2.97</b>	<b>755</b>		
Lot 378	City Donation Parcel / Passive Park 2	23.44 ±			100
<b>GRAND TOTAL</b>	<b>277.3 ±</b>				

**CONCEPTUAL PRODUCT BREAKDOWN**

PLANNING AREA 1	PA-1: 80' x 93' Lot Size					
	Dwelling Units:	79 Du				
	Acres:	25.2 Ac				
	Net Density:	3.1 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	3,189	3-4	24	4,244	101,856
	2	3,824	4-5	31	3,243	100,533
	3	4,072	4-5	24	4,229	101,496
	Subtotal			<b>79</b>		<b>303,885</b>
Planning Area 1 Subtotal				79 DU		

PLANNING AREA 2	PA-2A: 46' x 85' Lot Size					
	Dwelling Units:	60 Du				
	Acres:	11.0 Ac				
	Net Density:	5.5 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	2,076	3-4	15	1,913	28,695
	2	2,308	5	24	1,660	39,840
	3	2,539	4-6	21	1,759	36,939
	Subtotal			<b>60</b>		<b>105,474</b>

PLANNING AREA 2	PA-2B: 52' x 85' Lot Size					
	Dwelling Units:	68 Du				
	Acres:	12.9 Ac				
	Net Density:	5.3 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	2,261	4	17	2,121	36,057
	2	2,498	5	24	1,897	45,528
	3	2,681	5	27	1,972	53,244
	Subtotal			<b>68</b>		<b>134,829</b>

PLANNING AREA 2	PA-2C: 58' x 85' Lot Size					
	Dwelling Units:	60 Du				
	Acres:	12.1 Ac				
	Net Density:	5.0 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	2,505	4-5	15	2,474	37,110
	2	2,756	5-6	21	2,164	45,444
	3	3,071	4-5	24	2,538	60,912
	Subtotal			<b>60</b>		<b>143,466</b>
Planning Area 2 Subtotal				188 DU		

PLANNING AREA 3	PA-3A: Cluster SFD					
	Dwelling Units:	55 Du				
	Acres:	6.5 Ac				
	Net Density:	8.5 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	1,880	3	8	923	7,384
	2	1,787	3	15	1,187	17,805
	3	2,022	3	16	1,179	18,864
	4	2,073	3	16	1,308	20,928
	Subtotal			<b>55</b>		<b>64,981</b>

PLANNING AREA 3	PA-3B: 42' x 62' Lot Size					
	Dwelling Units:	105 Du				
	Acres:	11.2 Ac				
	Net Density:	9.4 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	1,600	3	38	1,155	43,890
	2	1,795	3-4	40	1,207	48,280
	3	2,209	3	27	1,140	30,780
	Subtotal			<b>105</b>		<b>122,950</b>

PLANNING AREA 3	PA-3D: Triplex					
	Dwelling Units:	93 Du				
	Acres:	8.9 Ac				
	Net Density:	10.4 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	1,276	2	31	1,404	43,524
	2	1,430	3	31	1,406	43,586
	3	1,544	3	31	1,517	47,027
	Subtotal			<b>93</b>		<b>134,137</b>

PLANNING AREA 4	PA-4A: Townhomes					
	Dwelling Units:	100 Du				
	Acres:	5.6 Ac				
	Net Density:	17.9 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	1,143	2	25		
	2	1,367	2	25		
	3	1,448	2	25		
	4	1,655	3	25		
	Subtotal			<b>100</b>		

PLANNING AREA 4	PA-4B: Affordable					
	Dwelling Units:	135 Du				
	Acres:	3 Ac				
	Net Density:	45.0 Du/Ac				
	Plan #	S.F.	Beds	Total Homes	Ground FL Coverage	Total Building Coverage
	1	650	1	68		
	2	950	2	47		
	3	1,100	3	20		
	Subtotal			<b>135</b>		
Planning Area 4 Subtotal				235		

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.

PROJECT DATA

**HITCH RANCH**

HITCH RANCH, MOORPARK, CA



S-2

CITY SUBMITTAL



**PLANNING AREA 1**

<b>PA-1: 80' x 93' Lot Size</b>				
Dwelling Units:	79 Du			
Acres:	25.2 Ac			
Net Density:	3.1 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	3,189	3-4	24	
2	3,824	4-5	31	
3	4,072	4-5	24	
Subtotal	79			
Planning Area 1 Subtotal	79 DU			

<b>PA-2A: 46' x 85' Lot Size</b>				
Dwelling Units:	60 Du			
Acres:	11.0 Ac			
Net Density:	5.5 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	2,076	3-4	15	
2	2,308	5	24	
3	2,539	4-6	21	
Subtotal	60			

<b>PA-2B: 52' x 85' Lot Size</b>				
Dwelling Units:	68 Du			
Acres:	12.9 Ac			
Net Density:	5.3 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	2,261	4	17	
2	2,498	5	24	
3	2,681	5	27	
Subtotal	68			

<b>PA-2C: 58' x 85' Lot Size</b>				
Dwelling Units:	60 Du			
Acres:	12.1 Ac			
Net Density:	5.0 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	2,505	4-5	15	
2	2,756	5-6	21	
3	3,071	4-5	24	
Subtotal	60			
Planning Area 2 Subtotal	188 DU			

**PLANNING AREA 3**

<b>PA-3A: Cluster SFD</b>				
Dwelling Units:	55 Du			
Acres:	6.5 Ac			
Net Density:	8.5 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	1,880	3	8	
2	1,787	3	15	
3	2,022	3	16	
4	2,073	3	16	
Subtotal	55			

<b>PA-3B: 42' x 62' Lot Size</b>				
Dwelling Units:	105 Du			
Acres:	11.2 Ac			
Net Density:	9.4 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	1,600	3	38	
2	1,795	3-4	40	
3	2,209	3	27	
Subtotal	105			

<b>PA-3D: Triplex</b>				
Dwelling Units:	93 Du			
Acres:	8.9 Ac			
Net Density:	10.4 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	1,276	2	31	
2	1,430	3	31	
3	1,544	3	31	
Subtotal	93			
Planning Area 3 Subtotal	253 DU			

**PLANNING AREA 4**

<b>PA-4A Townhomes</b>				
Dwelling Units:	100 Du			
Acres:	5.6 Ac			
Net Density:	17.9 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	1,143	2	25	
2	1,367	2	25	
3	1,448	2	25	
4	1,655	3	25	
Subtotal	100			

<b>PA-4B Affordable</b>				
Dwelling Units:	135 Du			
Acres:	3 Ac			
Net Density:	45.0 Du/Ac			
Plan #	S.F.	Beds	Total Homes	
1	650	1	68	
2	950	2	47	
3	1,100	3	20	
Subtotal	135			
Planning Area 4 Subtotal	235			

**PA-1 PARKING SUMMARY Required**

Garage	237
Total Required	237
Garage	237
Total Provided	237

\* Plans greater than 2,800 SF (Require 3 covered)

**PA-3- SFD PARKING SUMMARY Required**

Garage	320
Total Required	320
Garage	320
Total Provided	320

**PA-2 PARKING SUMMARY Required**

Garage	400
Total Required	400
Garage	421
Total Provided	421

\* Plans greater than 2,800 SF (Require 3 covered). 24 plans meet this requirement

**PA-3- MF PARKING SUMMARY Required**

Covered	186	Guest	47
Total Required	233		
Garage	186	On-Street	36
In-Parcel	15		
Total Provided	237		

All 2 & 3 Bedrooms

**PA-4- MF PARKING SUMMARY Required**

Covered	200	Guest	12*
Total Required	212		
Garage	200	Guest	20
Total Provided	220		

All 2 & 3 Bedrooms  
\* Guest parking applies only to buildings with 3 or more units.

**PA-4- Affordable PARKING SUMMARY Required**

Required	TBD*
----------	------

\*TBD: Depending On Unit Count And Mix

**Park B PARKING SUMMARY**

On-Site Spaces	78
Parallel Spaces on High Street	70
Total Provided	148

**Park A PARKING SUMMARY**

Parallel Spaces on High Street	70
Total Provided	70

**PA-1A PARKING SUMMARY**

Total Provided	72
----------------	----

All clubhouse uses total 9,200 SF.

36 On-Street Spaces Here

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



PARKING STUDY  
**HITCH RANCH**  
HITCH RANCH, MOORPARK, CA

S-3  
CITY SUBMITTAL

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





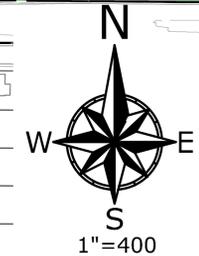
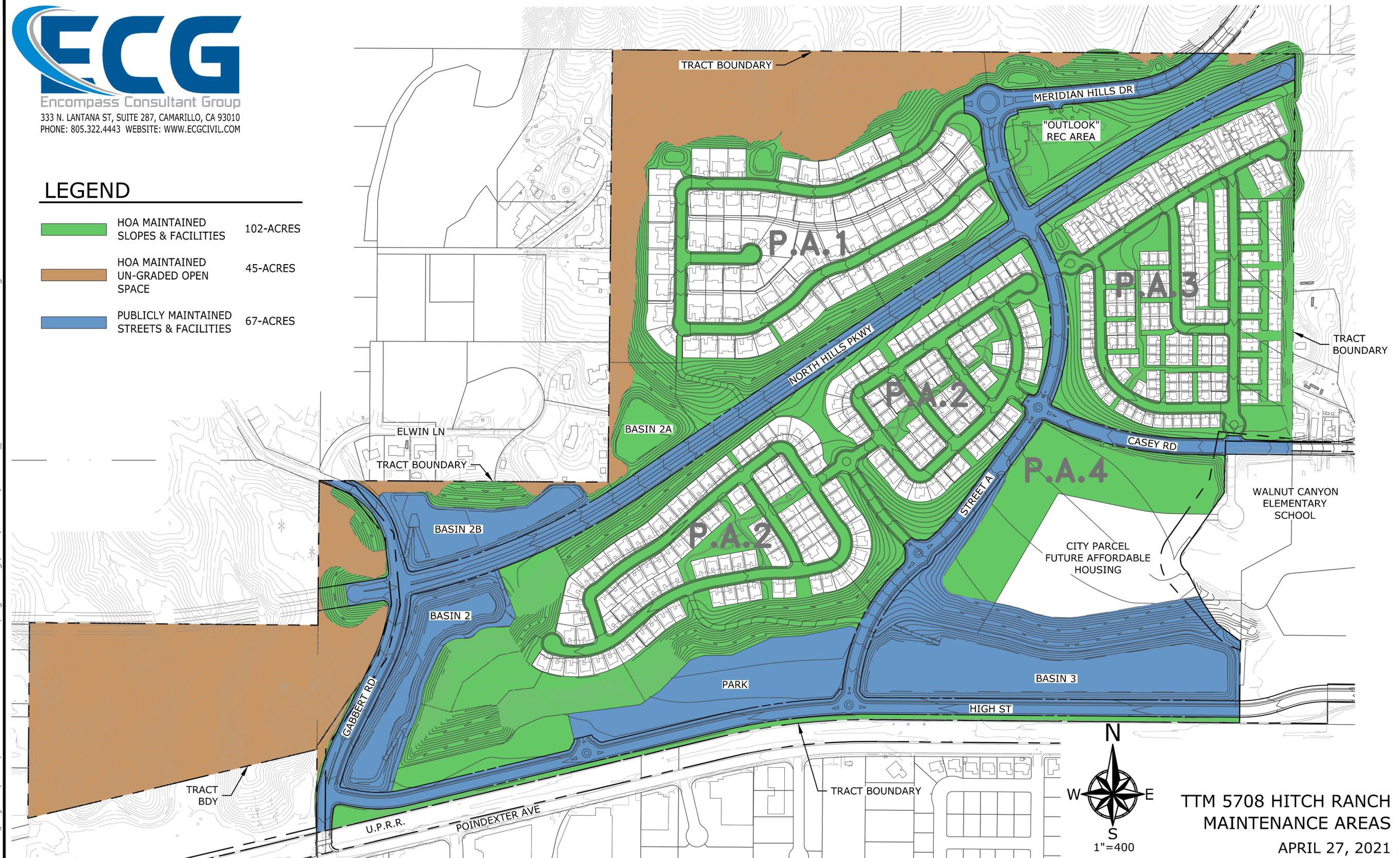
Encompass Consultant Group

333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010  
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

### LEGEND

-  HOA MAINTAINED SLOPES & FACILITIES 102-ACRES
-  HOA MAINTAINED UN-GRADED OPEN SPACE 45-ACRES
-  PUBLICLY MAINTAINED STREETS & FACILITIES 67-ACRES

N:\projects\0047\02 Hitch Ranch - Comstock\engineering\acad\exhibits\0047\_02\_MAINT\_RESPONSIBILITY\_EXH.dwg



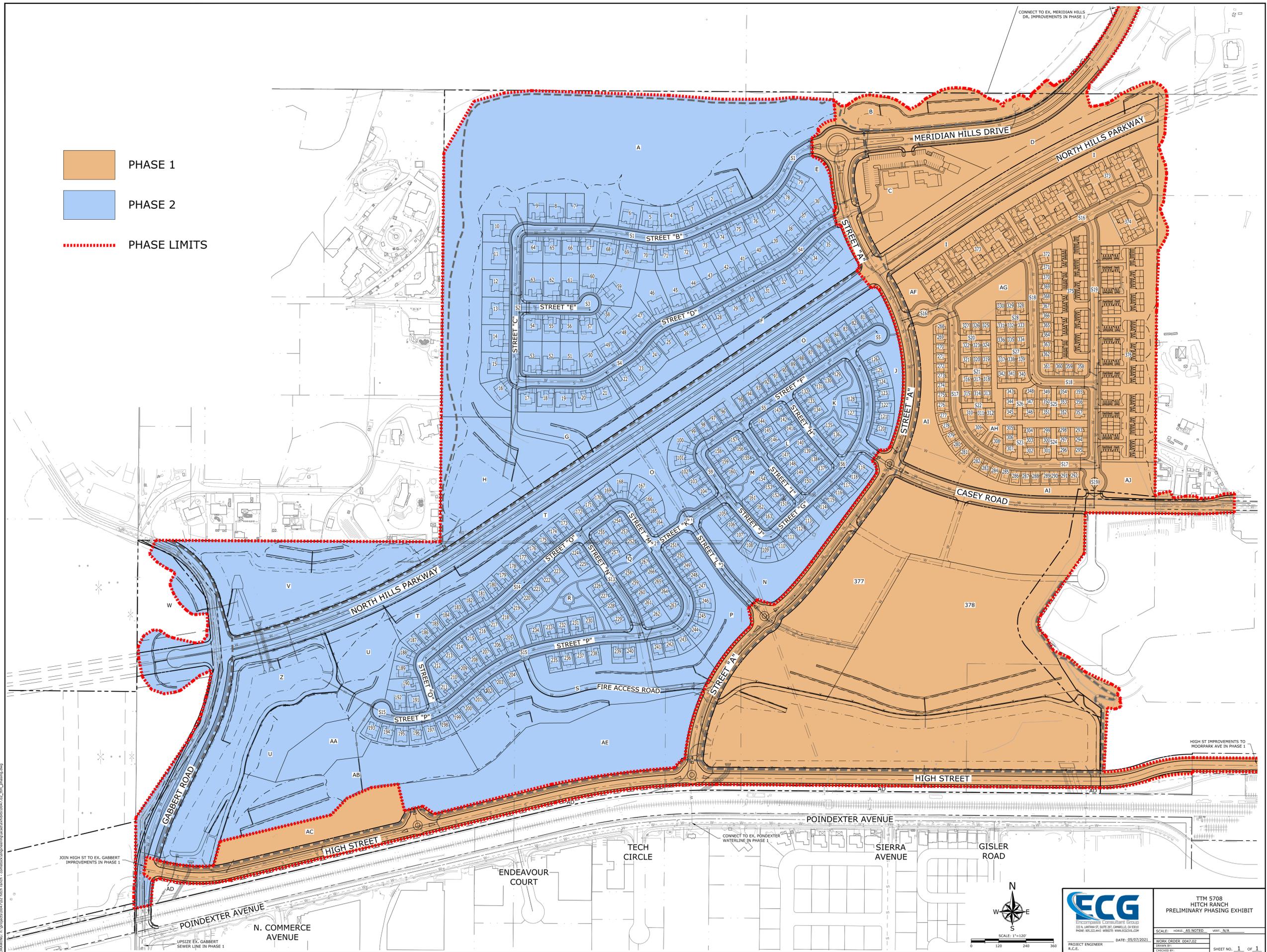
TTM 5708 HITCH RANCH  
MAINTENANCE AREAS  
APRIL 27, 2021



## HITCH RANCH MOORPARK, CA

S-4  
0 4 8 16  
CITY SUBMITTAL

- PHASE 1
- PHASE 2
- PHASE LIMITS



DRAWING: P:\2020\5708\5708\_01.dwg - 05/07/2021 10:00:00 AM - 10/10/2021 10:00:00 AM

JOIN HIGH ST TO EX. GABBERT IMPROVEMENTS IN PHASE 1

UPSIZED EX. GABBERT SEWER LINE IN PHASE 1

CONNECT TO EX. POINDEXTER WATERLINE IN PHASE 1

CONNECT TO EX. MERIDIAN HILLS DR. IMPROVEMENTS IN PHASE 1

HIGH ST IMPROVEMENTS TO MOORPARK AVE IN PHASE 1



TTM 5708 HITCH RANCH PRELIMINARY PHASING EXHIBIT	
SCALE: HORIZ. AS NOTED	VERT. N/A
PROJECT ENGINEER	DATE: 05/07/2021
DRAWN BY: DD47.02	CHECKED BY:
SHEET NO. 1 OF 1	

# PLANT PALETTE

PER THE APPROVED HITCH RANCH SPECIFIC PLAN AND FIRE HAZARD REDUCTION PROGRAM

BOTANICAL NAME:	COMMON NAME:	FOREGROUND SHRUBS & GROUNDCOVERS/ACCENTS	YARROW
<b>SLOPES / COMMON AREA TREES</b>		ACHILLEA MILLEFOLIUM 'MOONSHINE'	CARPET BUGLE
ARBUTUS X 'MARINA'	STRAWBERRY TREE	CARISSA MACROCARPA	NATAL PLUM
ALOPE SPECIES	ALOPE	CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE
CERCIS OCCIDENTALIS	WESTERN REDBUD	FESTUCA RUBRA	RED FESCUE
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	GAZANIA SPECIES	GAZANIA
QUERCUS AGRIFOLIA	COAST LIVE OAK	GREVILLEA LANIGERA	GREVILLEA
PLANTANUS RACEMOSA	CALIFORNIA SYCAMORE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
		HEMEROCALLIS SPECIES	DAYLILY
<b>BACKGROUND SHRUBS</b>		IRIS DOUGLASIANA	DOUGLAS IRIS
ARBUTUS UNEDO	STRAWBERRY TREE	LIQUNILUM PEREZII	SEA LAVENDER
ALOPE SPECIES	ALOPE	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	PENSTEMON SPECIES	BEARD TONGUE
CARPENTERIA CALIFORNICA	BUSH ANEMONE	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE
CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	ROMNEYA COULTERI	MATILUA POPPY
DENDROMECON HARFORDII	ISLAND BUSH POPPY		
GARRYA ELLIPTICA	COAST SILKTASSEL		
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE		
PHLOMIS FRUTICOSA	JERUSALEM SAGE		
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY		
RHUS INTEGRIFOLIA	LEMONADE BERRY		
RHUS OVATA	SUGAR BUSH		
RIBES INDECORUM	WHITE FLOWERING CURRANT		
TRICHOSTEMA LANATUM	WOOLY BLUE CURLS		
		<b>TURF</b>	
		SOODED TALL-TYPE WATER CONSERVING HYBRID BERMUDA	
<b>UNDERSTORY SHRUBS &amp; GROUNDCOVERS/ACCENTS</b>			
AGAVE AMERICANA	CENTURY PLANT		
AGAVE ATTENUATE	FOXTAIL AGAVE		
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE		
IRIS DOUGLASIANA	DOUGLAS IRIS		
OPUNTIA SPECIES	PRICKLY PEAR		
PENSTEMON SPECIES	BEARD TONGUE		
ROMNEYA COULTERI	MATILUA POPPY		
YUCCA SPECIES	YUCCA		
		<b>PROJECT/NEIGHBORHOOD ENTRIES</b>	
		<b>TREES:</b>	
		AGONIS FLEXUOSA	PEPPERMINT TREE
		ARBUTUS 'MARINA'	ARBUTUS
		FEUJOA SELLOWIANA	PINEAPPLE GUAVA
		LAURUS NOBILIS	SWEET BAY
		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
		PLANTANUS RACEMOSA	CALIFORNIA SYCAMORE
		PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
		QUERCUS AGRIFOLIA	COAST LIVE OAK
		<b>BACKGROUND SHRUBS</b>	
		ALOPE AROESCENS	ALOPE
		CISTUS LADANIFER	CRIMSON SPOT ROCKROSE
		DIETES BICOLOR	FORTNIGHT LILY
		GREVILLEA SPECIES	GREVILLEA
		LIGUSTRUM JAPONICUM	WAX-LEAF PRIVET
		RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY
		RHUS INTEGRIFOLIA	LEMONADE BERRY
		RHUS OVATA	SUGAR BUSH
		RIBES INDECORUM	WHITE FLOWERING CURRANT
		RHAPHIOLEPIS SPECIES	HAWTHORN
		WESTRINGIA FRUTICOSA 'MUNDI'	DWARF COAST ROSEMARY
		<b>FOREGROUND SHRUBS &amp; GROUNDCOVERS/ACCENTS</b>	
		ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW
		AGAVE SPECIES	AGAVE
		ALOPE SPECIES	ALOPE
		ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW
		CARISSA MACROCARPA	NATAL PLUM
		CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE
		ERIGERON GLAUCUS	SEASIDE DAISY
		ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
		FESTUCA MAIREI	BLUE FESCUE
		FRAGARIA CHILOENSIS	ATLAS FESCUE
		GAZANIA SPECIES	WILD STRAWBERRY
		HEMEROCALLIS SPECIES	GAZANIA
		IRIS DOUGLASIANA	DAYLILY
		KNIPHOFIA UVARIA	DOUGLAS IRIS
		LIQUNILUM PEREZII	RED-HOT POKER
		LAURUS NOBILIS	SEA LAVENDER
		MYOPORUM PARVIFOLIUM	SEA LAVENDER
		PENSTEMON SPECIES	PROSTRATE MYOPORUM
		PUNICA GRANATUM 'NANA'	BEARD TONGUE
		PYRACANTHA 'SANTA CRUZ'	DWARF POMEGRANATE
		ROMNEYA COULTERI	FIRETHORN
		ROSA X 'ICE CAP'	MATILUA POPPY
		SISYRINCHIUM BELLUM	ROSE
		WESTRINGIA FRUTICOSA 'MUNDI'	BLUE EYED GRASS
			DWARF COAST ROSEMARY

# LANDSCAPE NOTES

- GENERAL PLANTING NOTES**  
ALL PLANTING AND IRRIGATION TO BE INSTALLED PER CITY OF MOORPARK LANDSCAPE STANDARDS, GUIDELINES AND APPROVED HITCH RANCH SPECIFIC PLAN.
1. ALL TREES WITHIN 5' OF ANY ZVY SHALL RECEIVE ROOT BARRIERS.
  2. STREET TREES SHALL BE PLANTED 30" ON CENTER PER THE CITY'S LANDSCAPE DESIGN CRITERIA.
  3. ALL SHRUBS AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF SHREDDED WOOD MULCH.
  4. SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
- SLOPE EROSION CONTROL**  
ALL MANUFACTURED SLOPES GREATER THEN 3:1 AND GREATER THAN 5' VERTICAL HEIGHT SHALL RECEIVE JUTE MESH FABRIC OR EQUAL PER CITY STANDARDS.
- LMD NOTE**  
A LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT WILL BE FORMED TO PROVIDE CONTINUED LANDSCAPE MAINTENANCE FOR THE PARKWAY LANDSCAPE AND SLOPE PLANTING THROUGHOUT THE PROJECT.
- WATER CONSERVATION STATEMENT**  
THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH THE CITY OF MOORPARK WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 383) AND LANDSCAPE WATER CONSERVATION STANDARDS.  
TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITH IN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.  
THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLER'S AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.  
PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.  
EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.  
PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.  
SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE DETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION.  
TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACK-FLOW VALVES. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

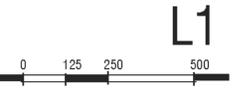


SEE ALSO FIRE PROTECTION PLAN PREPARED BY DUDEK FOR DEFENSIBLE SPACE AND FUEL MODIFICATION.



# HITCH RANCH | CONCEPTUAL LANDSCAPE PLAN

HITCH RANCH, MOORPARK, CA



JANUARY 2022

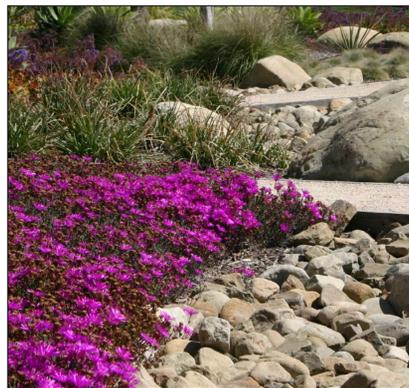




## LEGEND

### PUBLICLY ACCESSIBLE TRAILS

- - - - - MULTI-USE / EQUESTRIAN TRAIL
- - - - - FOOTPATH
- - - - - PAVED ACCESS / FOOTPATH
- ⊙ ROUNDABOUTS
- ↻ SCENIC VIEW





SCENIC VIEW / OUTLOOK

EVENT SPACE

- amphitheater - +/- 350 people
- picnic shelter
- (6) picnic tables with shade trees
- lawn

VILLAGE GREEN

- great lawn
- meandering path
- picnic shelter
- (6) picnic tables with bbqs

GAME ZONE

- kid zone with splash deck and age separated totlot
- basketball court
- bocce / horse shoe pit
- lawn with cornhole
- bike racks

WATER QUALITY  
BIO-FILTRATION

TRASH ENCLOSURE

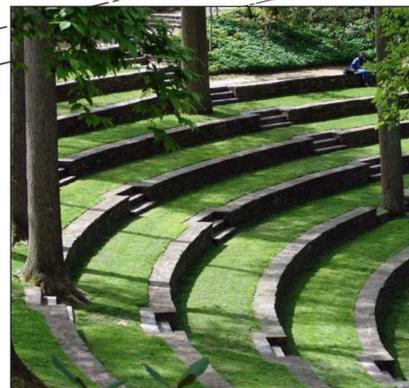
PARKING WITH CENTER MEDIAN  
• 78 parking stalls

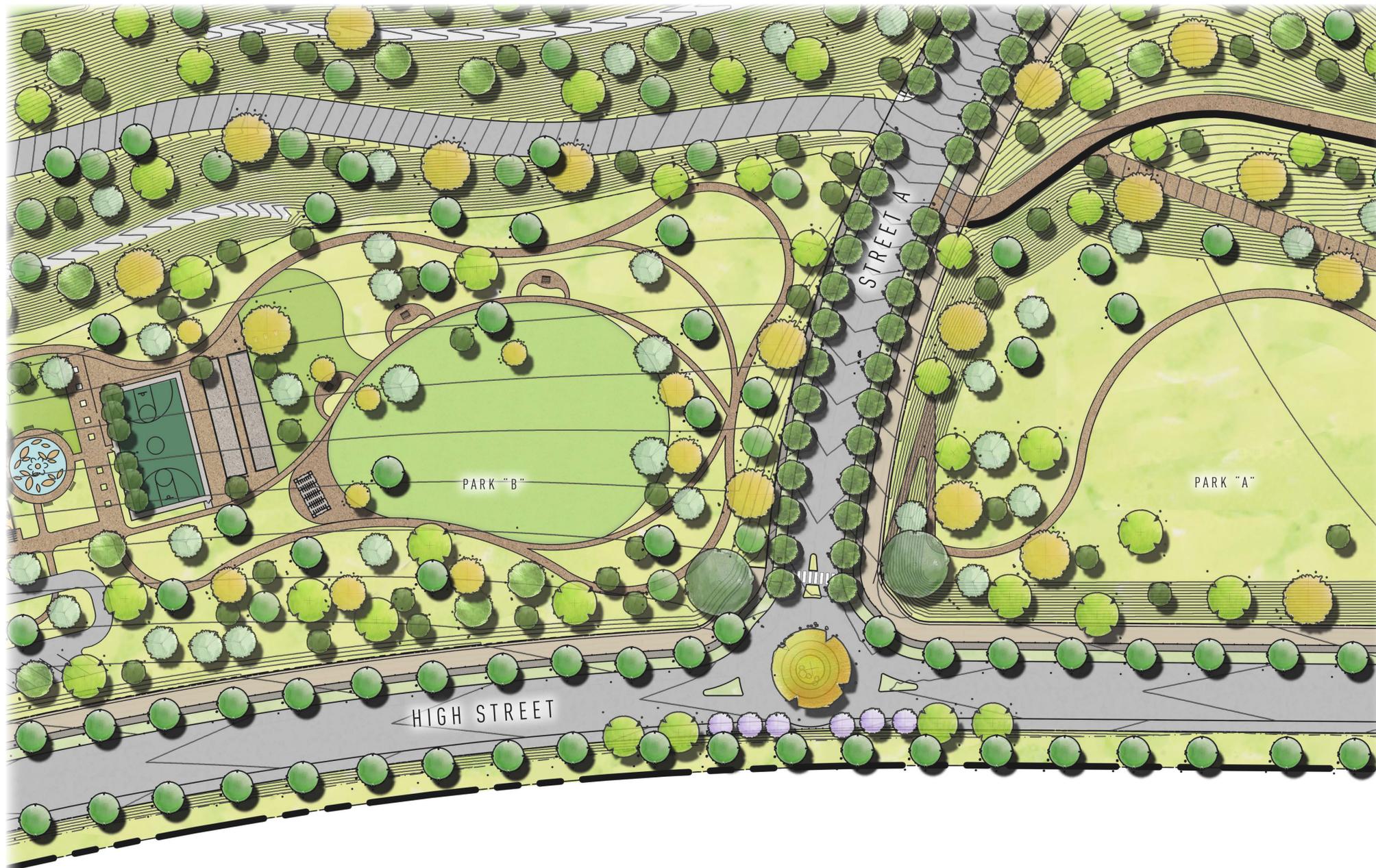
HIGH STREET PARKING ADJACENT TO PARK B  
• 70 parking stalls - parallel parking

PARK ENTRY WITH SIGNAGE

RAIN GARDEN

- meandering path
- dry river bed
- boulders
- california plant palette













ENTRY ROUNDABOUT

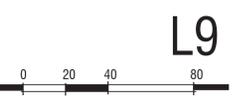
- VILLAGE GREEN
- tot lot
  - community garden
  - dog park

- RECREATION AREA
- pool and spa
  - restroom building
  - bike racks
  - community mail



# HITCH RANCH | PA-3 RECREATION AREA

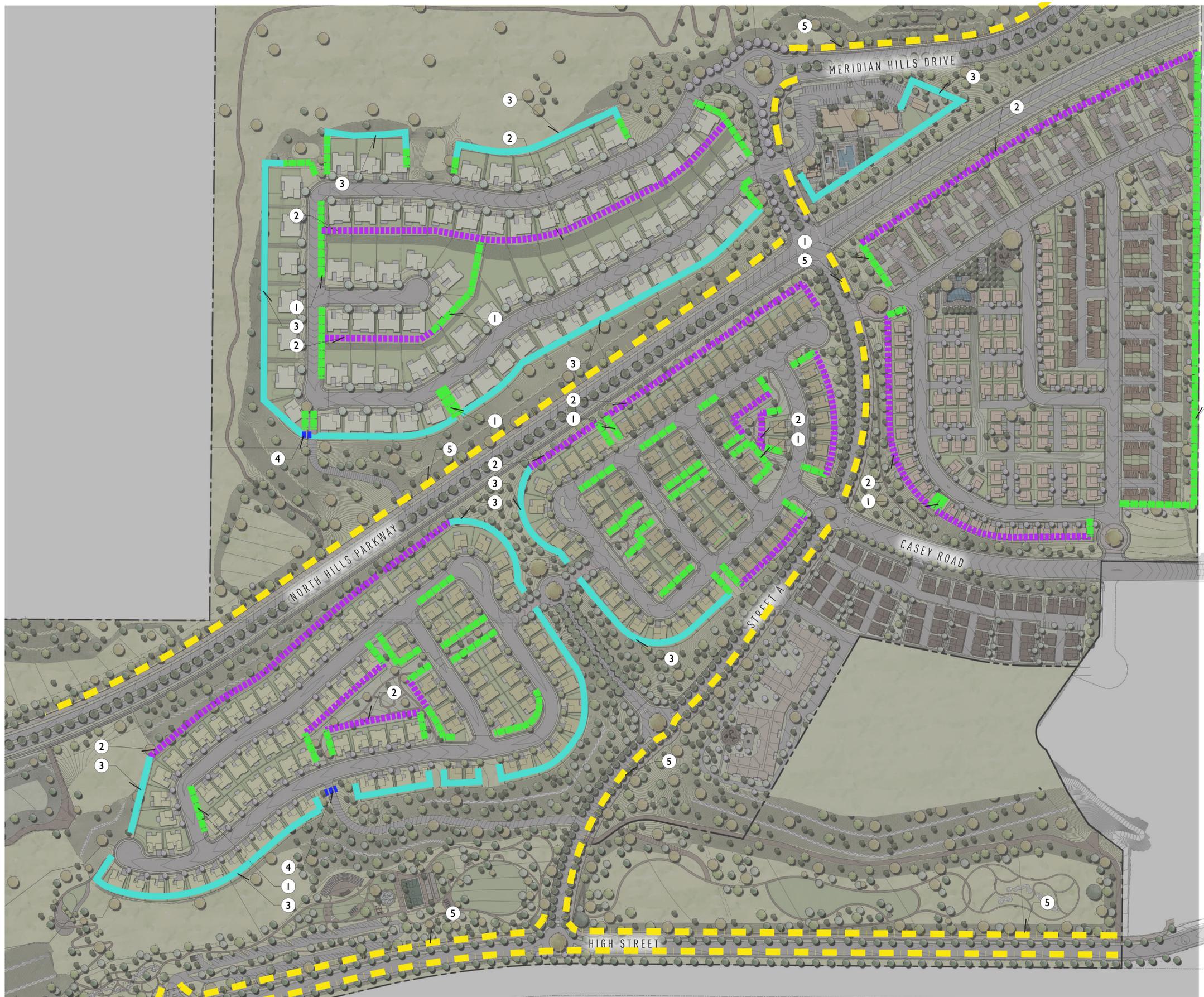
HITCH RANCH, MOORPARK, CA



L9

JANUARY 2022

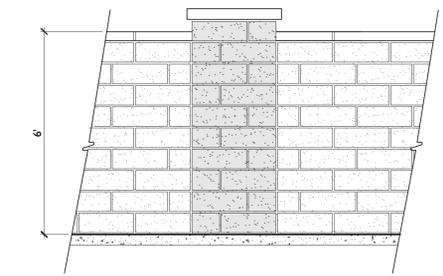




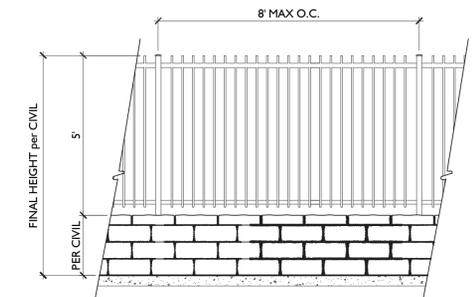
**WALL and FENCE KEY:**

1		6' HT. SLUMP BLOCK WALL COLOR: TAN
2		LOW SLUMP BLOCK WALL w/ TUBULAR STEEL FENCE COLOR: TAN BLOCK w/ DARK BROWN METAL
3		5'-6" HT. TUBULAR STEEL VIEW FENCE COLOR: DARK BROWN METAL
4		TUBULAR STEEL FIRE ACCESS GATE - EXIT CONTROLLED BY IN ROAD SENSOR / ENTRY CONTROLLED BY VCFD KNOX BOX COLOR: DARK BROWN METAL
5		EQUESTRIAN TRAIL FENCE

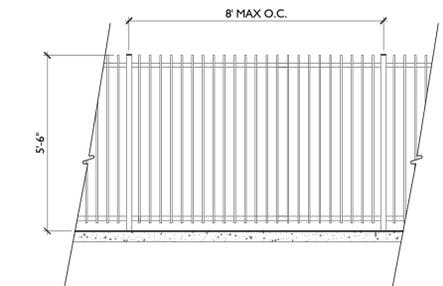
NOTE: SLUMP BLOCK PILASTERS TO BE LOCATED 50' O.C. OR PROPERTY LINE INTERSECTIONS IN REAR YARDS



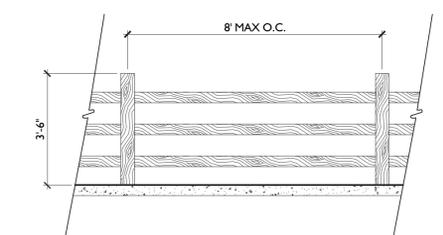
1 SLUMP BLOCK PERIMETER WALL  
5'-6" HIGH



2 SLUMP BLOCK LOW WALL w/ TUBULAR STEEL FENCE  
FINAL HEIGHT per CIVIL ENGINEER



3 TUBULAR STEEL VIEW FENCE  
5'-6" HIGH

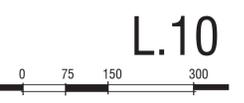


5 EQUESTRIAN TRAIL FENCE  
3'-6" HIGH



# HITCH RANCH | CONCEPTUAL FENCE / WALL PLAN

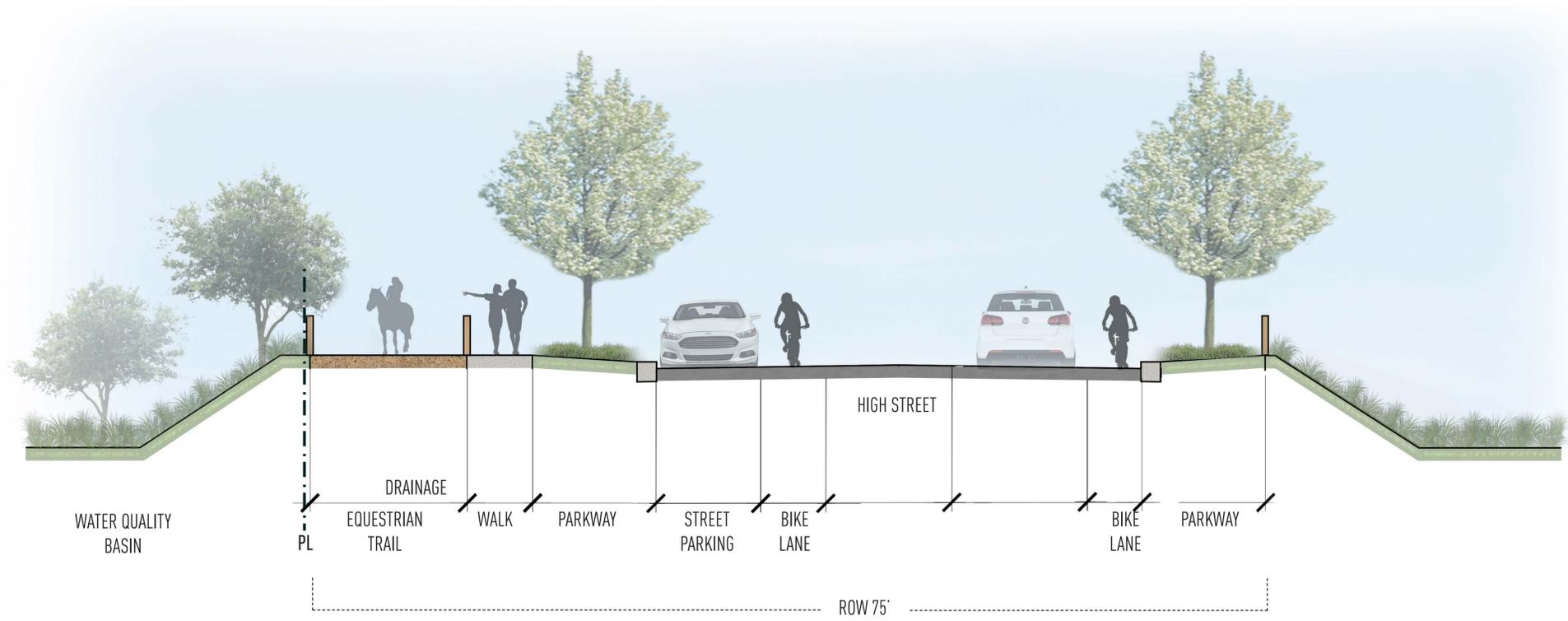
HITCH RANCH, MOORPARK, CA



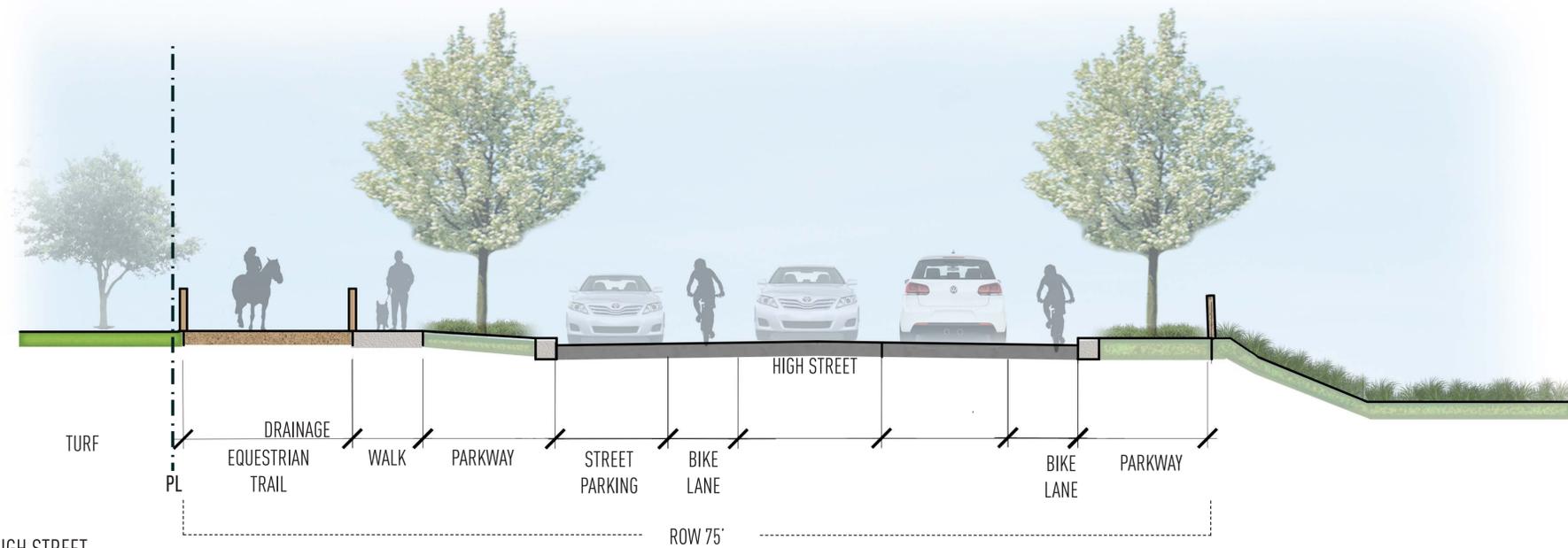
L.10

JANUARY 2022





SECTION 'A' at HIGH STREET



SECTION 'B' at HIGH STREET



KEYMAP

# HITCH RANCH | HIGH STREET SECTIONS

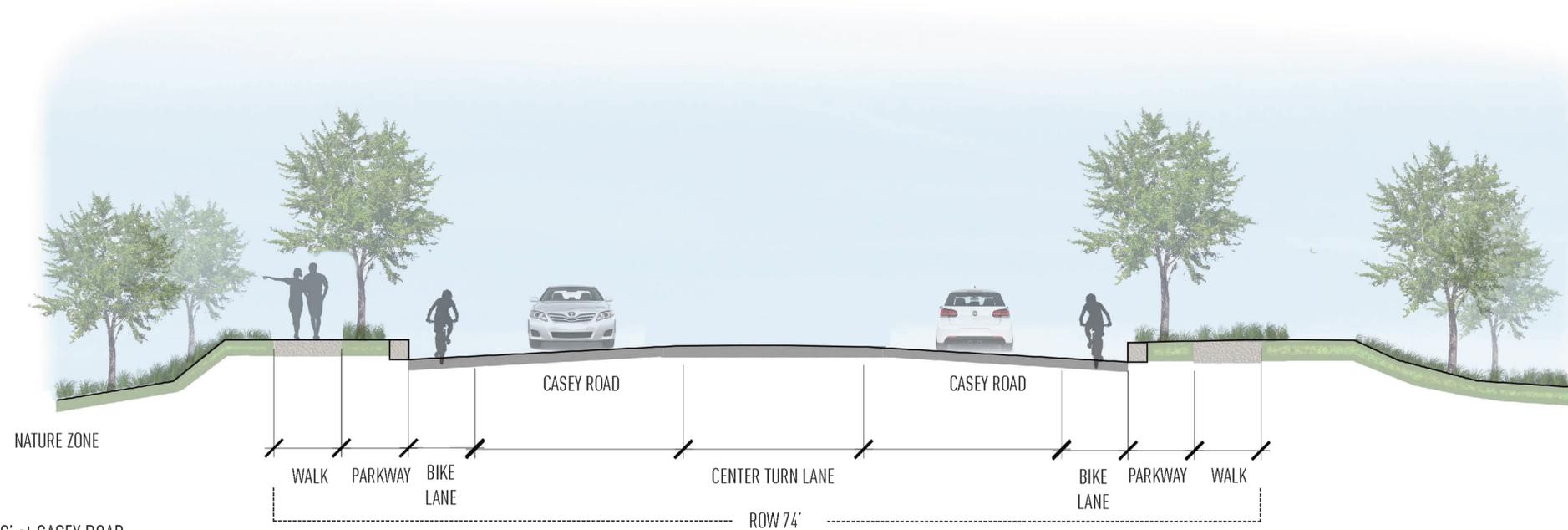
HITCH RANCH, MOORPARK, CA



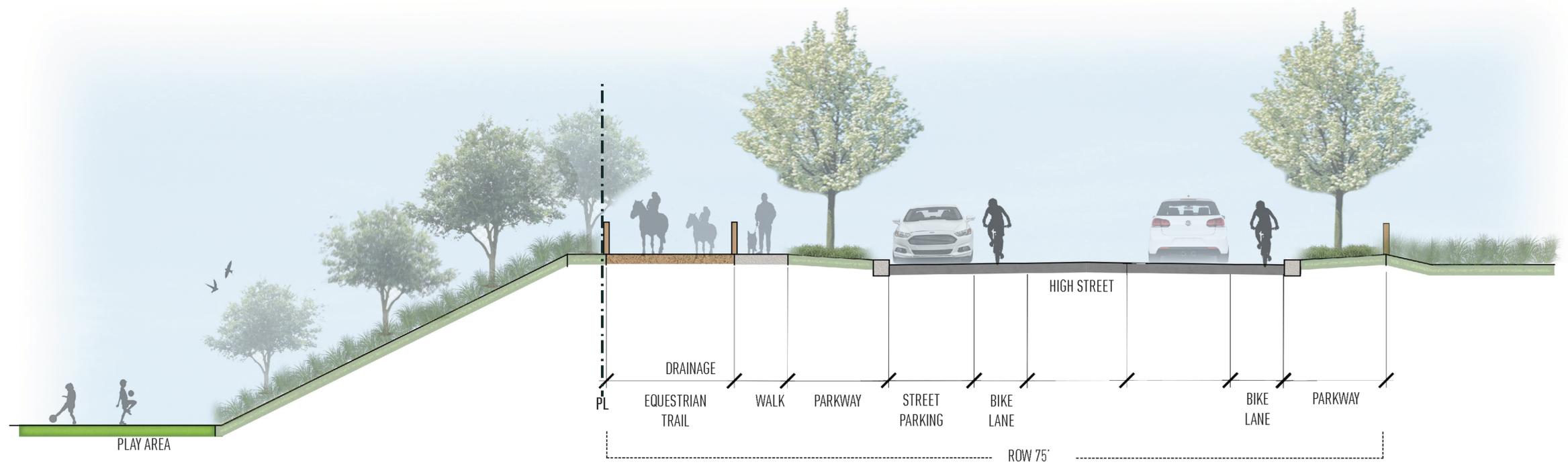
L11

JANUARY 2022





SECTION 'C' at CASEY ROAD



SECTION 'D' at HIGH STREET



KEYMAP

# HITCH RANCH | CASEY RD AND HIGH STREET SECTIONS

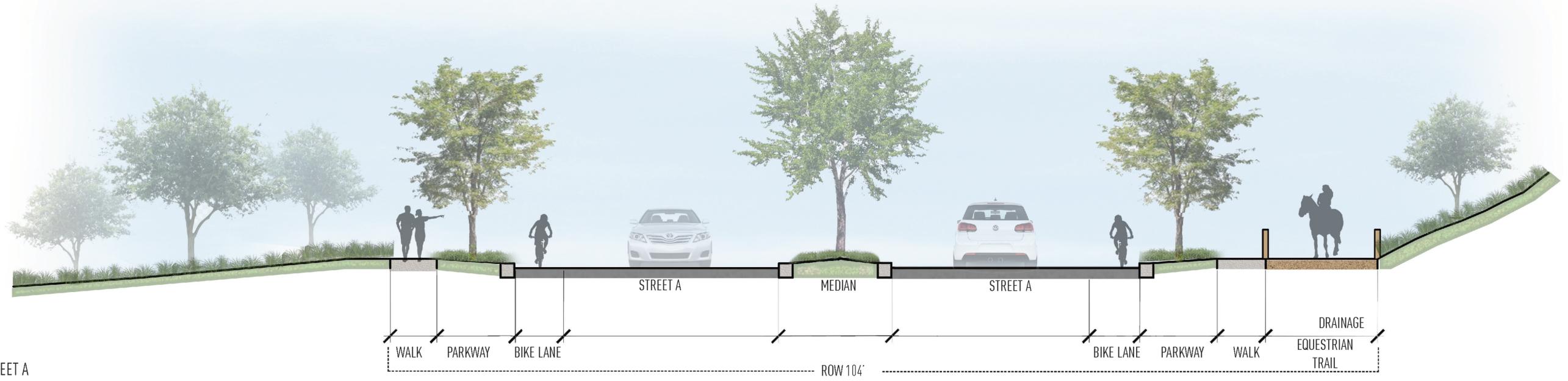
HITCH RANCH, MOORPARK, CA



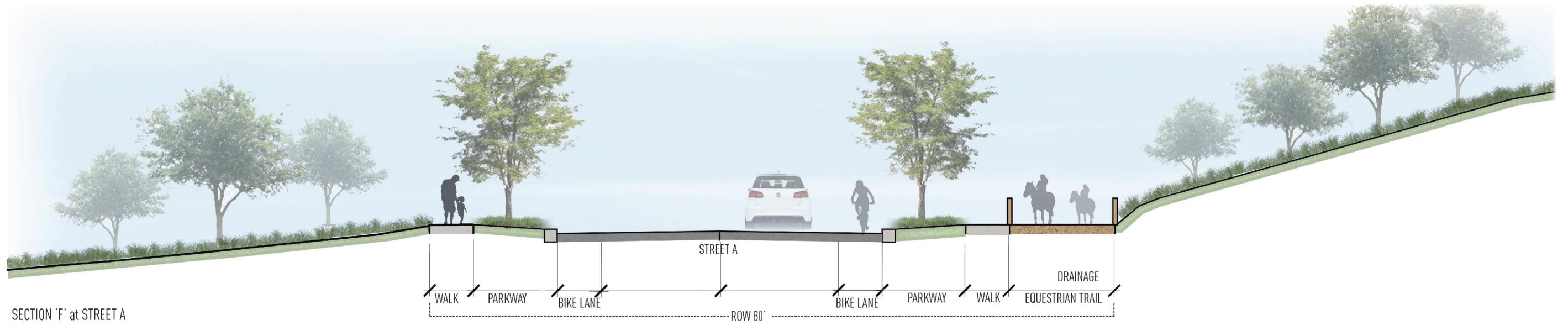
L12

JANUARY 2022





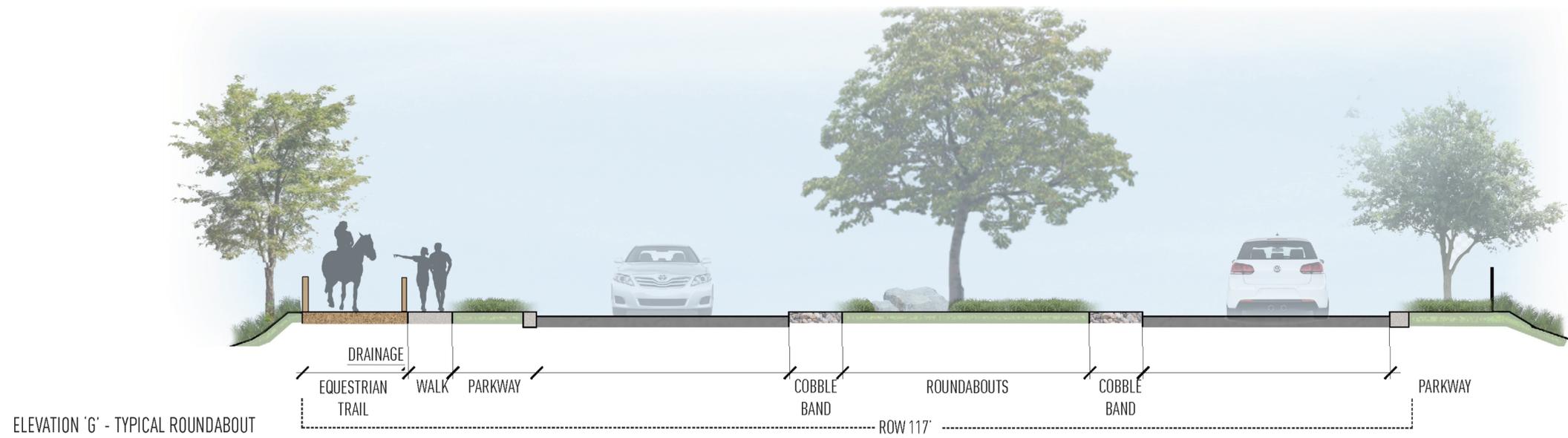
SECTION 'E' at STREET A



SECTION 'F' at STREET A



KEYMAP



ELEVATION 'G' - TYPICAL ROUNDABOUT

# HITCH RANCH | STREET 'A' SECTIONS

HITCH RANCH, MOORPARK, CA

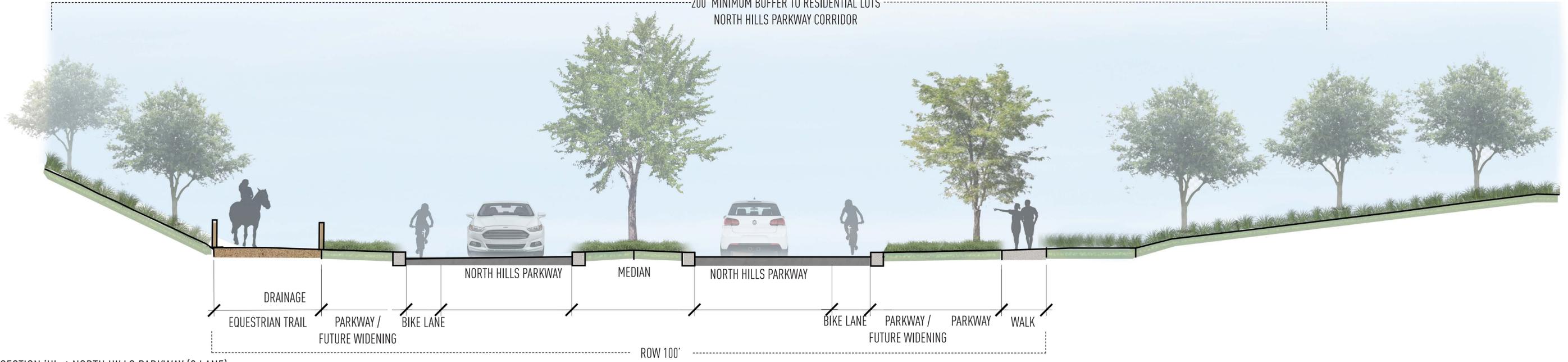


L13

JANUARY 2022

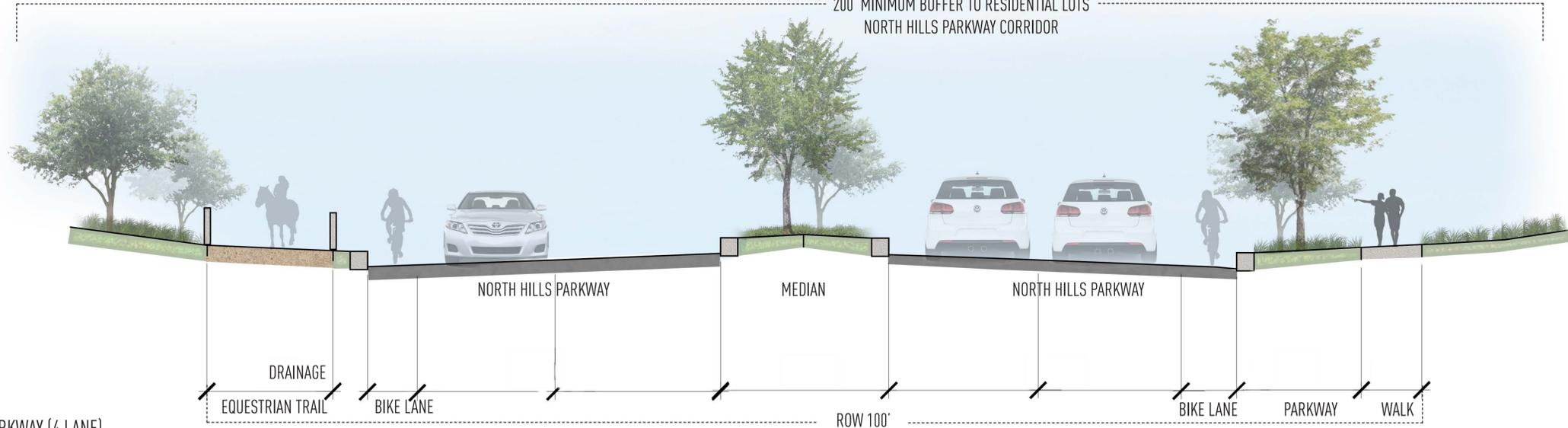


200' MINIMUM BUFFER TO RESIDENTIAL LOTS  
NORTH HILLS PARKWAY CORRIDOR



SECTION 'H' at NORTH HILLS PARKWAY (2 LANE)

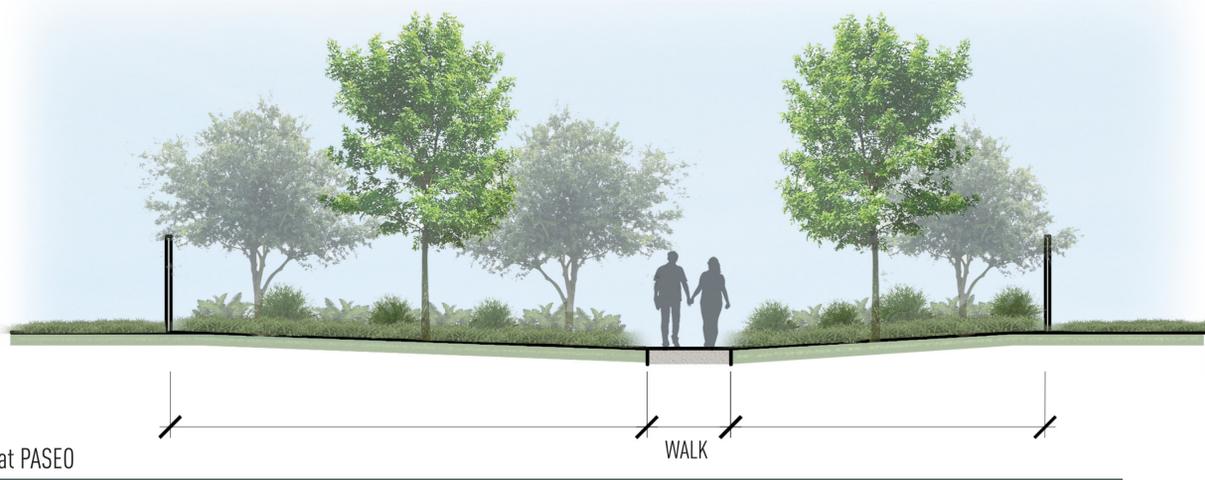
200' MINIMUM BUFFER TO RESIDENTIAL LOTS  
NORTH HILLS PARKWAY CORRIDOR



FUTURE SECTION 'I' at NORTH HILLS PARKWAY (4 LANE)



KEYMAP



SECTION 'J' at PASEO

# HITCH RANCH | NORTH HILLS PARKWAY AND PA-2 PASEO SECTION

HITCH RANCH, MOORPARK, CA

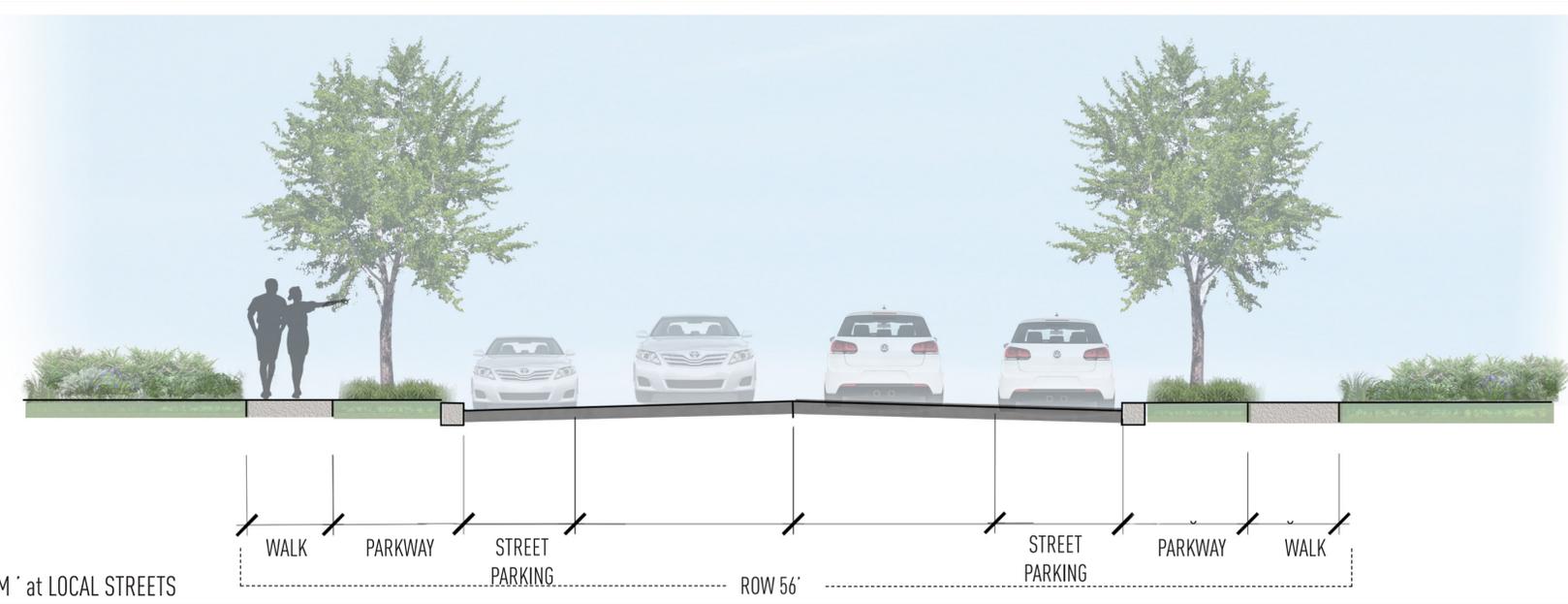
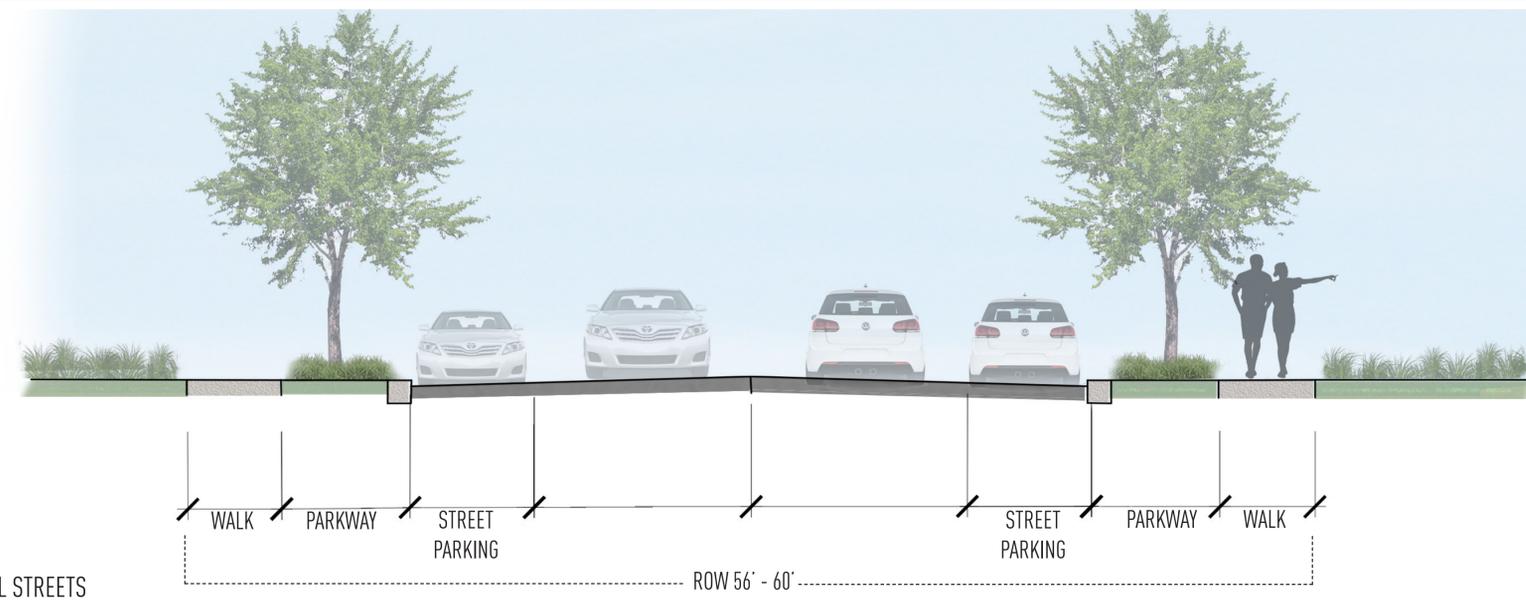
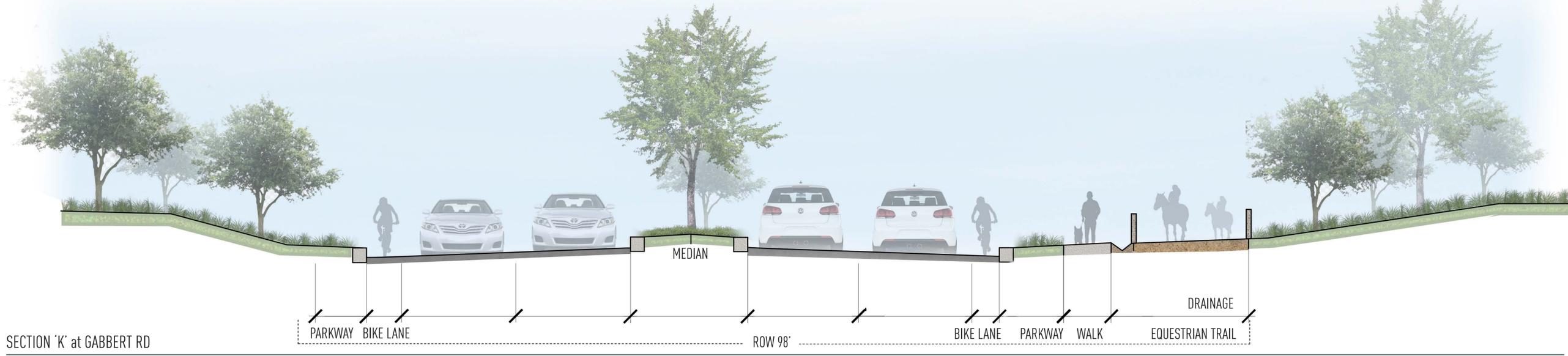


L14



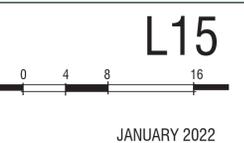
JANUARY 2022

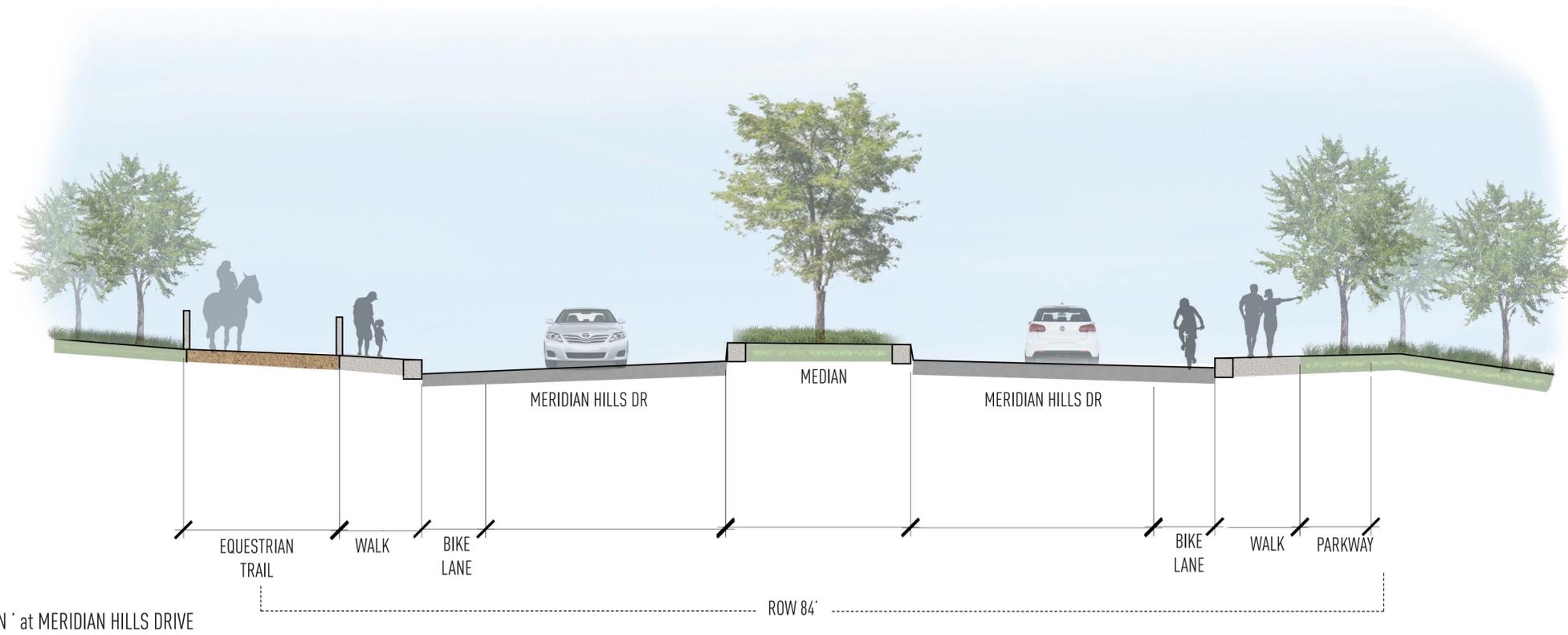




# HITCH RANCH | GABBERT RD AND LOCAL STREET SECTIONS

HITCH RANCH, MOORPARK, CA





SECTION 'N' at MERIDIAN HILLS DRIVE



KEYMAP

# HITCH RANCH | MERIDIAN HILLS DRIVE SECTION

HITCH RANCH, MOORPARK, CA



L16

JANUARY 2022





### EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE	LOCATION:
	COMMUNITY VEHICULAR POLE LIGHT (FULL SHIELDS)	VEHICULAR DRIVES
	COMMON STREETS VEHICULAR POLE LIGHT (FULL SHIELDS)	VEHICULAR DRIVES
	42" HT BOLLARD	POOL / RECREATION CENTERS
	CONCRETE LIGHT POLE (FULL SHIELDS)	COMMUNITY PARK

### LIGHTING CONCEPT

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE L.E.D. OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED. **SHIELDS WILL BE USE TO DIRECT LIGHT DOWNWARD.**

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

### GENERAL SITE LIGHTING NOTES

- 1 ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH MOORPARK'S CITY LIGHTING DESIGN STANDARDS AS WELL AS THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY.
- 2 CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- 3 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 4 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.
- 5 ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.

PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL ENGINEER CONSULTANT.



COMMUNITY and COMMON VEHICULAR POLE LIGHT



42" HT. PEDESTRIAN BOLLARD



CONCRETE POLE LIGHT

Date: \_\_\_\_\_ Customer: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Type: \_\_\_\_\_ Qty: \_\_\_\_\_

**selux**

**Beta Pendant LED**



**Order Code:** BPL \_\_\_\_\_

**Pole Order Code:** Series Height Finish Options

Series	BPL	R1	R2	R3	R4	R5R	R5S	Mounting	Light Engine	CCT	Power Cord Length	Finish	Voltage	Options
Series	Beta Pendant LED	Type I Distribution	Type II Distribution	Type III Distribution	Type IV Distribution	Type V Round Distribution	Type V Square Distribution	1 Single, 2C Double Cluster, 3C Triple Cluster, 4C Quadshngle Cluster, W Wall Mount, P* Pendant	5G350 nominal 35W, 5G530 nominal 49W, 5G700 nominal 64W, 5G105 nominal 92W, 5G140 nominal 125W	30 3000K, 40 4000K	12 12', 15 15', 18 18', 20 20', 25 25', XX XX'	WH White, BK Black, BL Semi-Matte Black, BZ Bronze, SV Silver, SP Specify Premium Color	UNV 120-277, 347*, 480*	HS <sup>1</sup> House Side Shield (180°), DM <sup>2</sup> Dimming (0-10V), PCT Photocell Triac, HL30 <sup>3,4</sup> Hi-Lo Switching Low Output 30%, HL50 <sup>3,4</sup> Hi-Lo Switching Low Output 50%

**Product Modifications**  
 Please list modification requirements for review by factory:

**Approvals**

Date: \_\_\_\_\_

Page 1 of 13 (Rev. 02/2018) BPL.ss.v3.0

**COMMUNITY & COMMON VEHICULAR POLE LIGHT**



Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat. No.: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**Ordering guide** Example: BRM830-42-CWL-NW-360-UNIV-BRP

Prefix	Height	LED Control <sup>1</sup>	LED Selection	Lighted Coverage	Voltage	Finish
BRM830	42"	MR Motion Response - LEDs stay on low level (BW) when no motion is present and increase to full light output (41W) when motion detected.	CW 6500K, 75 CR, NW 4500K, 75 CR, WW 3000K, 75 CR	360 360° lighted louvers, 180 180° lighted louvers (provides reduced backside light)	347* UNIV (120-277V)	BLP Black Paint, WP White Paint, BRP Bronze Paint, NP Natural Aluminum Paint, OC Optional Color Specify optional color or RAL ex. OC-LGP or OC-RAL7024, SC Special Color Specify Must supply color chip. Requires factory quote.
BRM31	36"					
BRM33	11"					
BRM33B						
BRM33G						
BRM34						
BRM35						
BRM37						
BRM37B						
BRM37G						
BRM37S						

**Product Modifications**  
 Please list modification requirements for review by factory:

**Approvals**

Date: \_\_\_\_\_

Page 1 of 13 (Rev. 02/2018) LED\_bollard\_BRM830\_837 06/17 page 1 of 4

**42" HT. PEDESTRIAN BOLLARD**

Date: \_\_\_\_\_ Customer: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Type: \_\_\_\_\_ Qty: \_\_\_\_\_

**selux**

**Beta Lantern LED**



**Order Code:** BLL \_\_\_\_\_

**Pole Order Code:** Series Height Finish Options

Series	BLL	R1	R2	R3	R4	R5R	R5S	Mounting	Light Engine	CCT	Power Cord Length	Finish	Voltage	Options
Series	Beta Lantern LED	Type I Distribution	Type II Distribution	Type III Distribution	Type IV Distribution	Type V Round Distribution	Type V Square Distribution	1 Single, 2 Double, W Wall Mount	5G350 nominal 35W, 5G530 nominal 49W, 5G700 nominal 64W, 5G105 nominal 92W, 5G140 nominal 125W	30 3000K, 40 4000K	12 12', 15 15', 18 18', 20 20', 25 25', XX XX'	WH White, BK Black, BL Semi-Matte Black, BZ Bronze, SV Silver, SP Specify Premium Color	UNV 120-277, 347*, 480*	HS <sup>1</sup> House Side Shield (180°), DM <sup>2</sup> Dimming (0-10V), PCT Photocell Triac, HL30 <sup>3,4</sup> Hi-Lo Switching Low Output 30%, HL50 <sup>3,4</sup> Hi-Lo Switching Low Output 50%

**Product Modifications**  
 Please list modification requirements for review by factory:

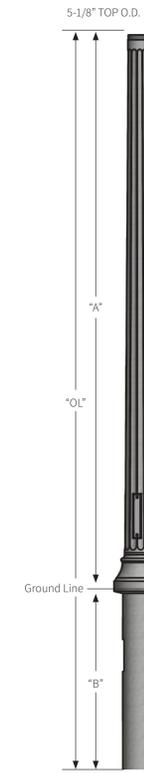
**Approvals**

Date: \_\_\_\_\_

Page 1 of 13 (Rev. 02/2018) BLL.ss.v3.0

**CONCRETE POLE LIGHT**

**Ameron™ Victorian II Pole**



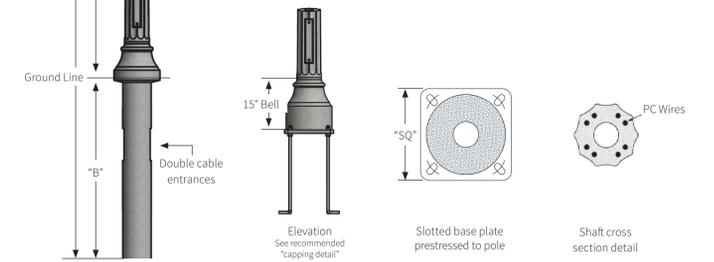
Base plate style - information

Catalog Number	Pole Height "A"	Base OD	Anchor Bolt	Bolt Circle	Base Plate (Sq)	Ultimate G.L. Moment (ft. lbs.)	Pole Weight (lbs.)
VEFD3.1	10'-2"	13"	3/4" x 24" x 4"	16"	14"	12,000	350
VEFD3.7**	12'-2"	13"	3/4" x 24" x 4"	16"	14"	12,000	375
VEFD4.1	13'-5"	13"	3/4" x 24" x 4"	16"	14"	12,000	400
VEFD4.7**	15'-5"	13"	3/4" x 24" x 4"	16"	14"	15,000	500
VEFD4.8	15'-5"	13"	3/4" x 24" x 4"	16"	14"	15,000	500
VEFD5.6	18'-4"	16"	3/4" x 24" x 4"	19"	17"	15,500	700
VEFD6.2**	20'-4"	16"	3/4" x 24" x 4"	19"	17"	17,000	800

Embedded style - information

Catalog Number	Pole Height "A"	Base OD	Embedded Depth "B"	Overall Length "OL"	Ultimate G.L. Moment (ft. lbs.)	Pole Weight (lbs.)
VEFD3	9'-10"	13"	3'-3"	13'-1"	12,000	475
VEFD3.6**	11'-10"	13"	3'-3"	15'-1"	12,000	500
VEFD4.0	13'-0"	13"	4'-3"	17'-3"	12,000	575
VEFD4.6**	15'-0"	13"	4'-3"	19'-3"	15,000	725
VEFD4.8	15'-0"	13"	4'-3"	19'-3"	15,000	725
VEFD5.5	18'-0"	16"	4'-11"	22'-11"	15,500	760
VEFD6.1**	20'-0"	16"	4'-11"	24'-11"	17,000	860

**Specifications:** Use Centreon Specifications  
**Colors and finishes:** See Centreon color selection guide  
**Luminaire mounting:** See Mounting Options section for more information  
**Anti-graffiti and sealer:** Optional coatings are available for added protection



For further information contact us at: 1.800.552.6376



nov.com/poleproducts  
 © 2017 National Oilwell Varco - All rights reserved - 11910\_ENG\_v01



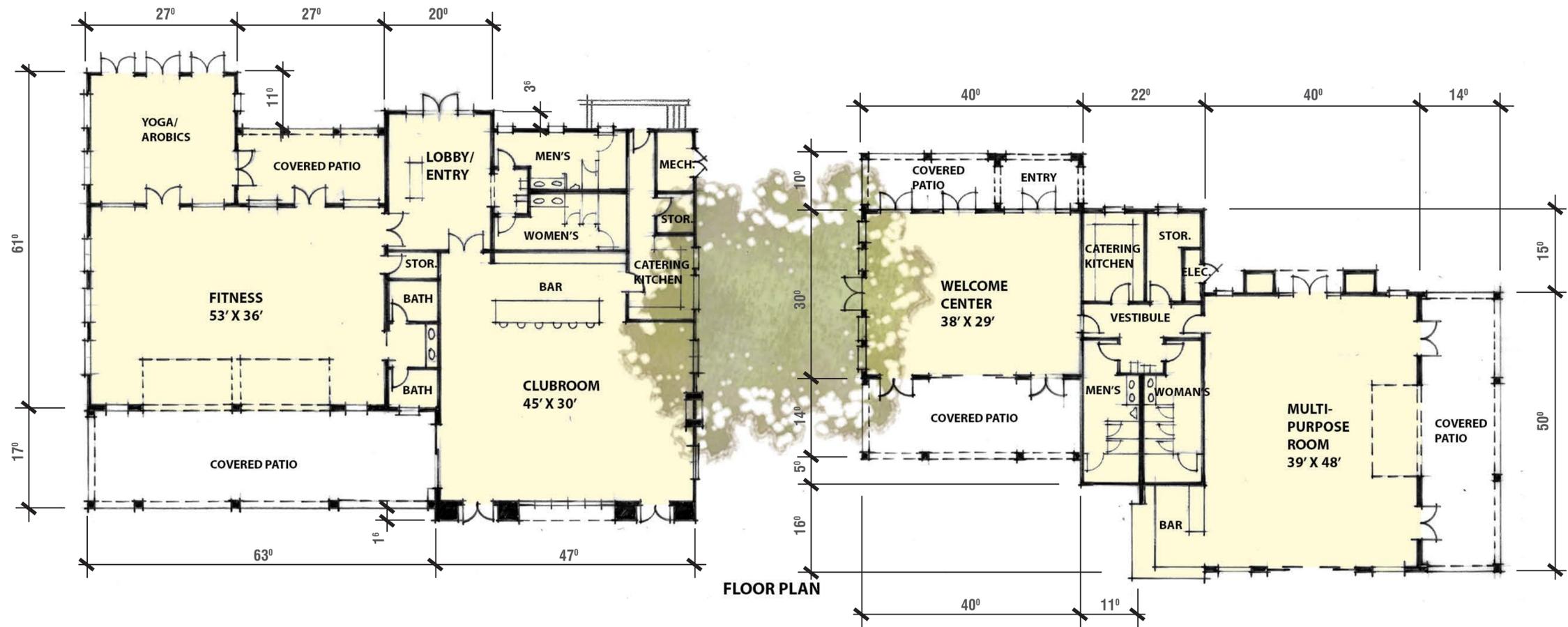
**HITCH RANCH | LIGHTING CUT SHEETS**

HITCH RANCH, MOORPARK, CA

L18

JANUARY 2022





**HITCH RANCH | PA1-1A: ILLUSTRATIVE**  
 MOORPARK, CA

A1  
 0 8 16 32

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





Note: Artist's conception; colors, materials and application may vary.

MULTI-PURPOSE ROOM      WELCOME CENTER      ENTRY PLAZA      CLUBROOM      FITNESS

FRONT (NORTH) ELEVATION



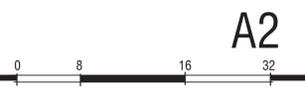
FITNESS & POOL      CLUBROOM      WELCOME CENTER      MULTI-PURPOSE ROOM

REAR (SOUTH) ELEVATION



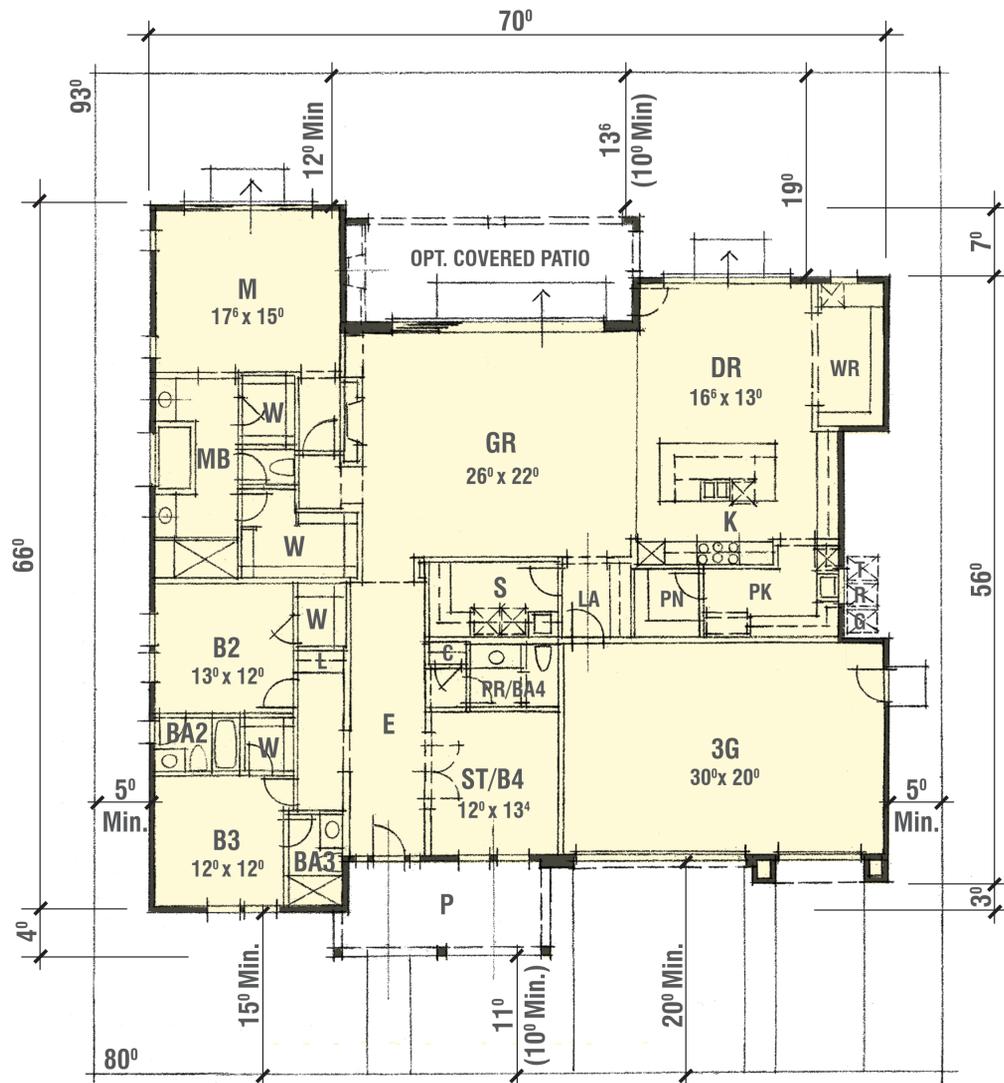
# HITCH RANCH | PA1-1A: ILLUSTRATIVE

MOORPARK, CA



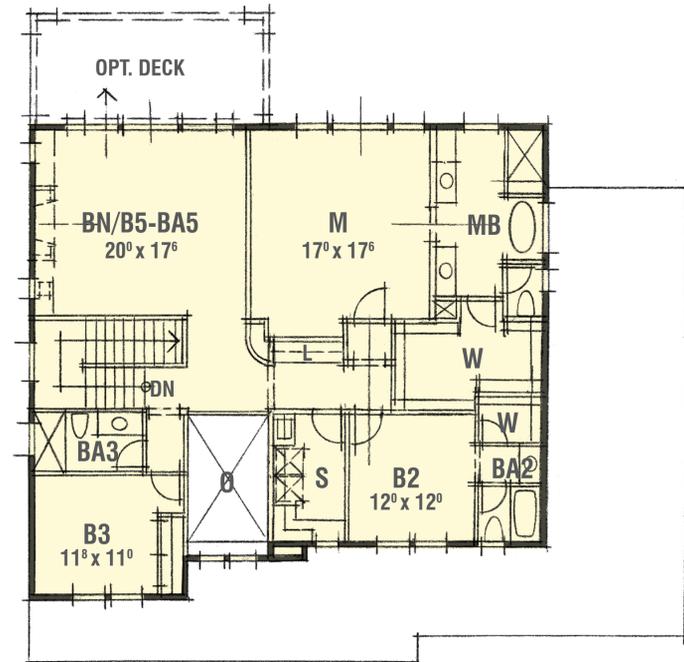
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



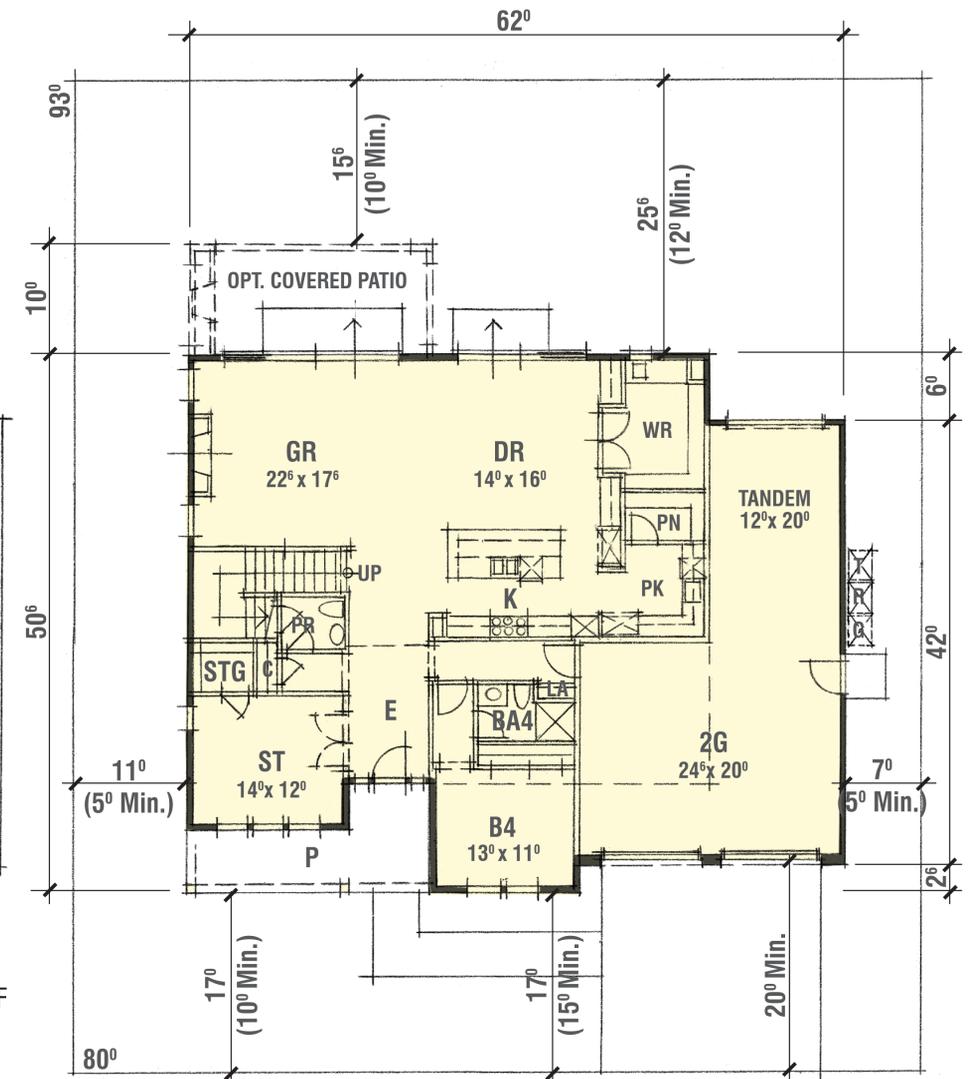


### PLAN 1

(One Story)  
 3 Bdrm / 3.5 Bath / Study  
 Opt. Bdrm 4 & Bath 4  
 3 Car Garage  
 3,189 SF



Upper Level 1,806 SF



Lower Level 2,018 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



# HITCH RANCH | PA1 - 80 X 93'S (7,440 SF)

MOORPARK, CA

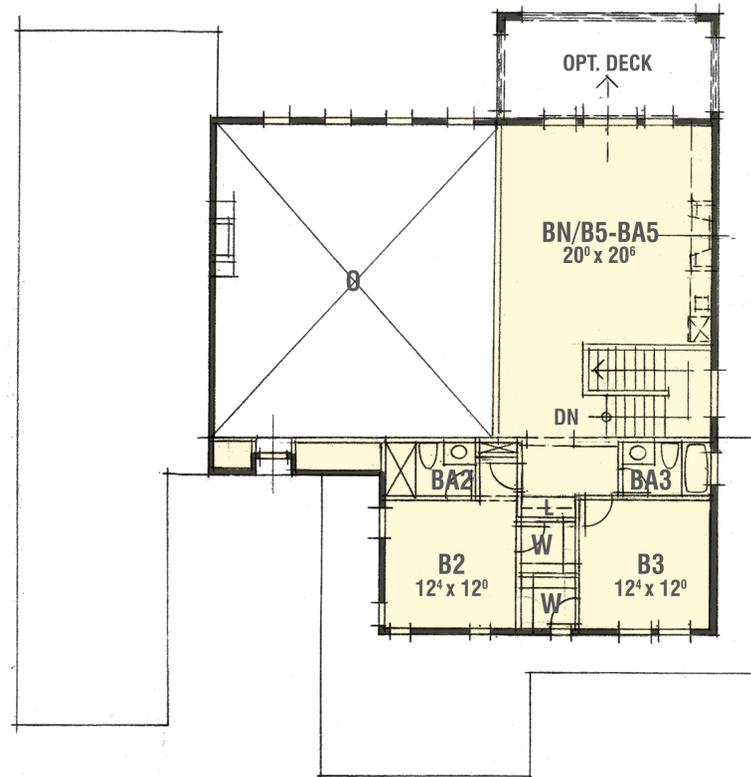
A3



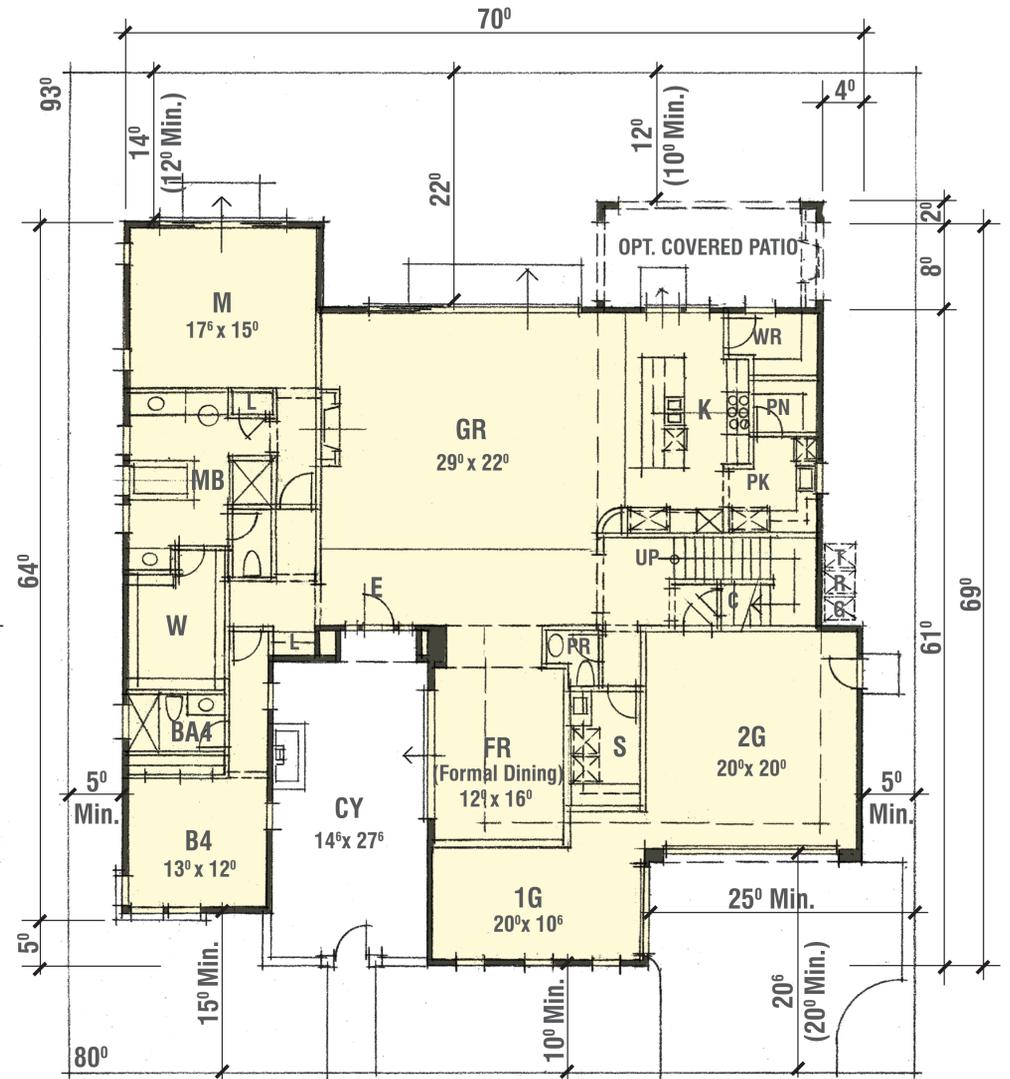
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Level 1,127 SF



Lower Level 2,945 SF

### PLAN 3

(Master Down)

4 Bdrm / 4.5 Bath / Bonus

Opt. Bdrm 5 & Bath 5

2 Car Garage + 1 Car Garage

4,072 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



# HITCH RANCH | PA1 - 80 X 93'S (7,440 SF)

MOORPARK, CA

A4



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Note: Artist's conception; colors, materials and application may vary.

**P3 | Spanish**

**P1 | Farmhouse**

MATERIAL	SPANISH
Roof:	Concrete S-Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.



**P2 | Traditional**

**FRONT STREETSCENE**

**HITCH RANCH | PA1 - 80 X 93'S (7,440 SF)**

MOORPARK, CA



A5





Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P1 | Farmhouse**

**P3 | Spanish**



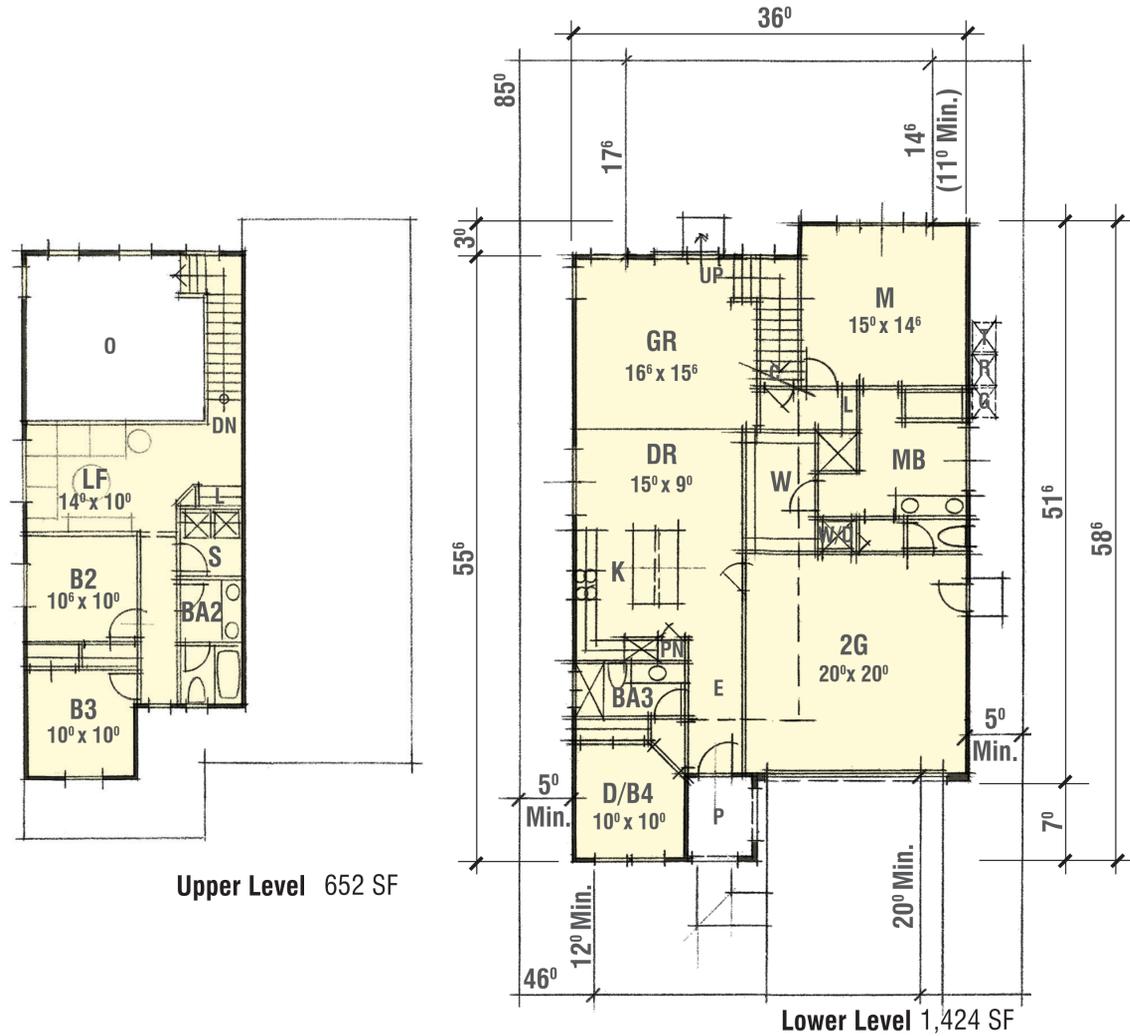
**P2 | Traditional**

**REAR STREETSCENE**

**HITCH RANCH | PA1 - 80 X 93'S (7,440 SF)**

MOORPARK, CA



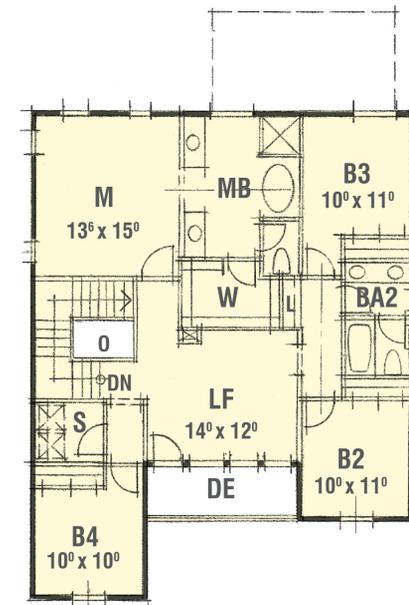


Upper Level 652 SF

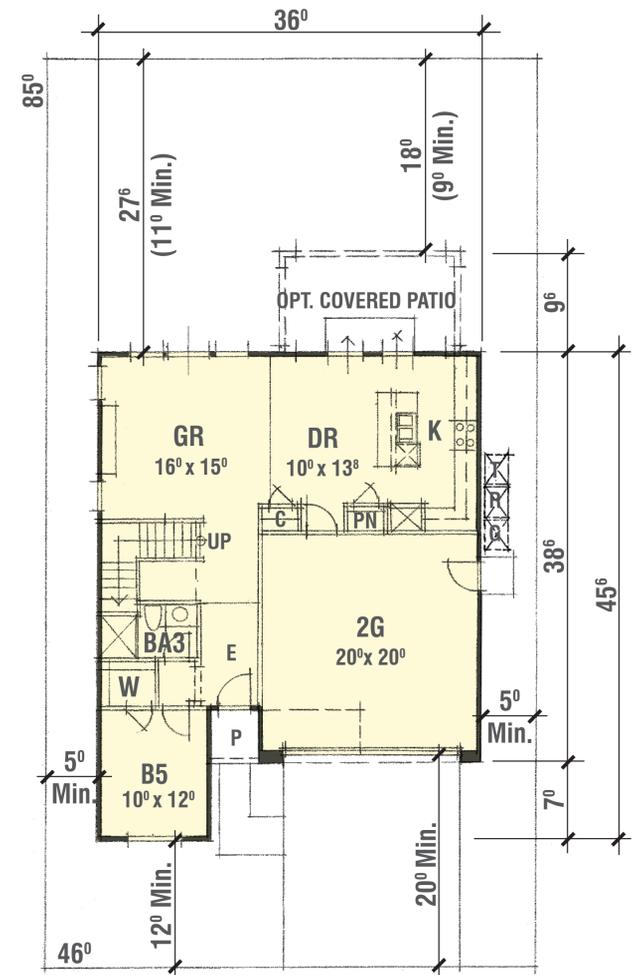
Lower Level 1,424 SF

### PLAN 1

3 Bdrm / 3 Bath / Den / Loft  
 (Master Bdrm Down)  
 Opt. Bdrm 4  
 2 Car Garage  
 2,076 SF



Upper Level 1,302 SF



Lower Level 1,006 SF

### PLAN 2

5 Bdrm / 3 Bath / Loft  
 2 Car Garage  
 2,308 SF

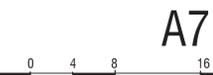
<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



# HITCH RANCH | PA2 - 46 X 85'S (3,910 SF)

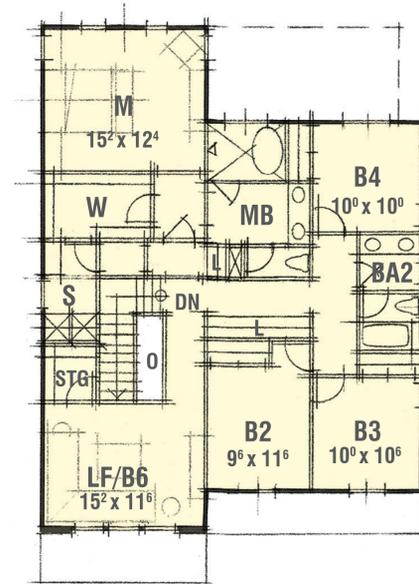
MOORPARK, CA



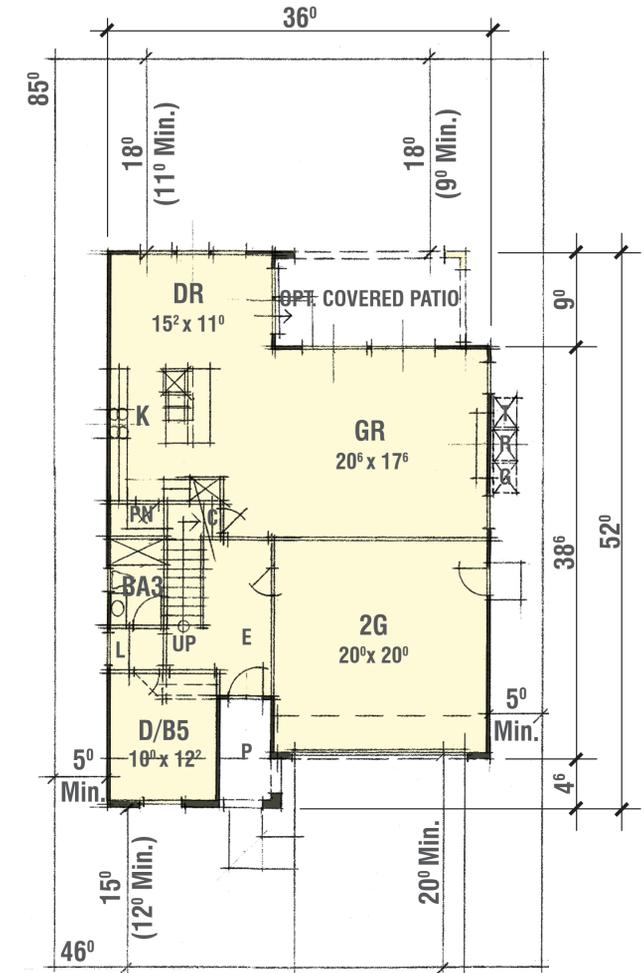
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Level 1,397 SF



Lower Level 1,142 SF

### PLAN 3

4 Bdrm / 3 Bath / Den / Loft  
 Opt. Bdrm 5/ Opt. Bdrm 6  
 2 Car Garage  
 2,539 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



## HITCH RANCH | PA2 - 46 X 85'S (3,910 SF)

MOORPARK, CA



© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



ORANGE COUNTY . LOS ANGELES . BAY AREA



Note: Artist's conception; colors, materials and application may vary.

### P3 | Spanish

MATERIAL	SPANISH
Roof:	Low Profile Concrete "S" Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass
*Exterior materials to comply with CRC Section R337 for High Fire Zone.	

### P2 | Traditional

MATERIAL	TRADITIONAL
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass
*Exterior materials to comply with CRC Section R337 for High Fire Zone.	

### P1 | Farmhouse

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass
*Exterior materials to comply with CRC Section R337 for High Fire Zone.	

## FRONT STREETSCENE

HITCH RANCH | PA2 - 46 X 85'S (3,910 SF)

MOORPARK, CA



A9



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P1 | Farmhouse**

**P2 | Traditional**

**P3 | Spanish**

**REAR STREETSCENE**

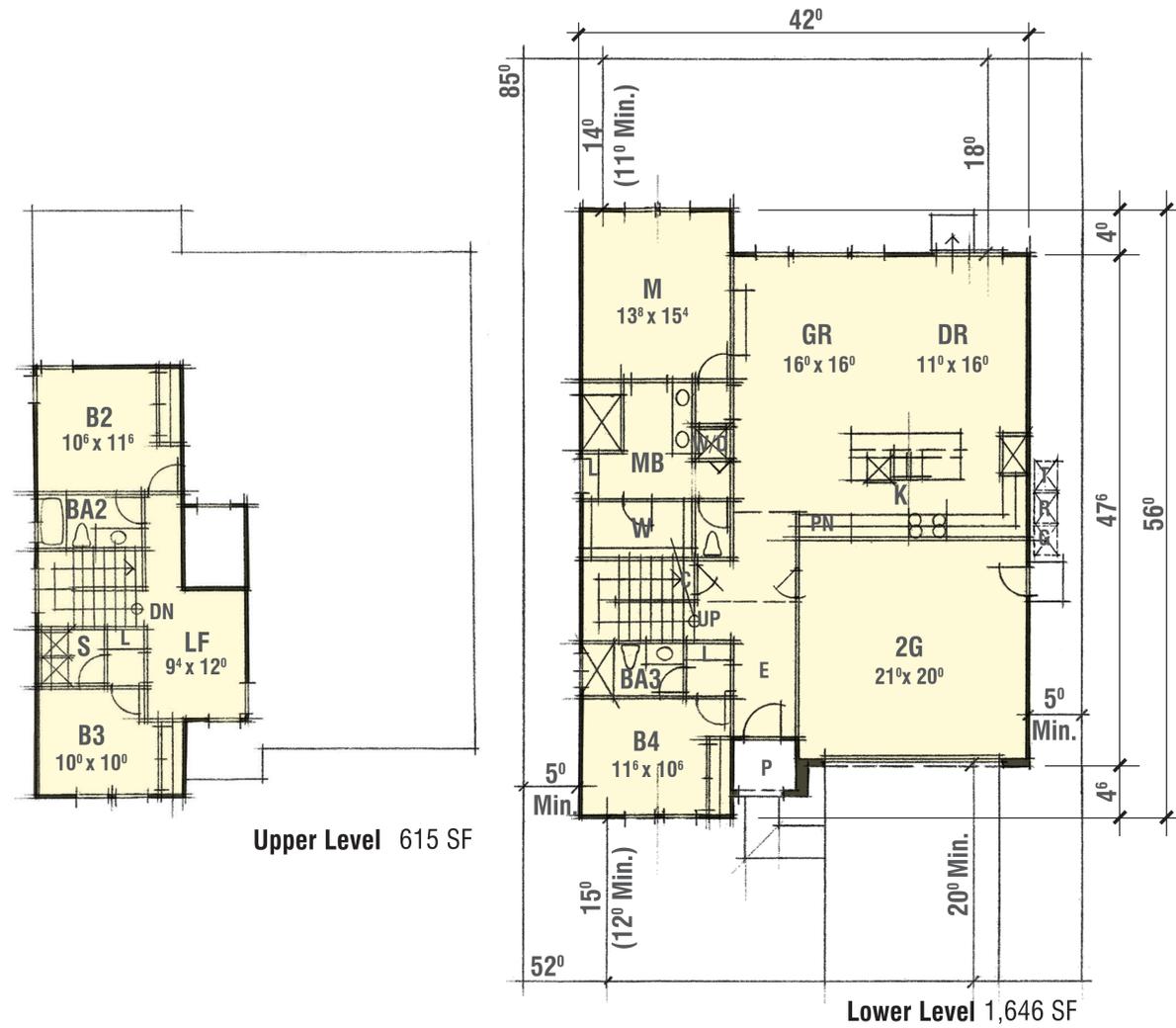
**HITCH RANCH | PA2 - 46 X 85'S (3,910 SF)**

MOORPARK, CA



A10



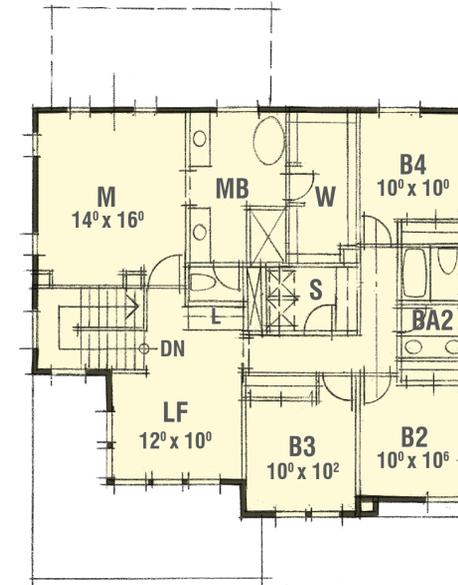


Upper Level 615 SF

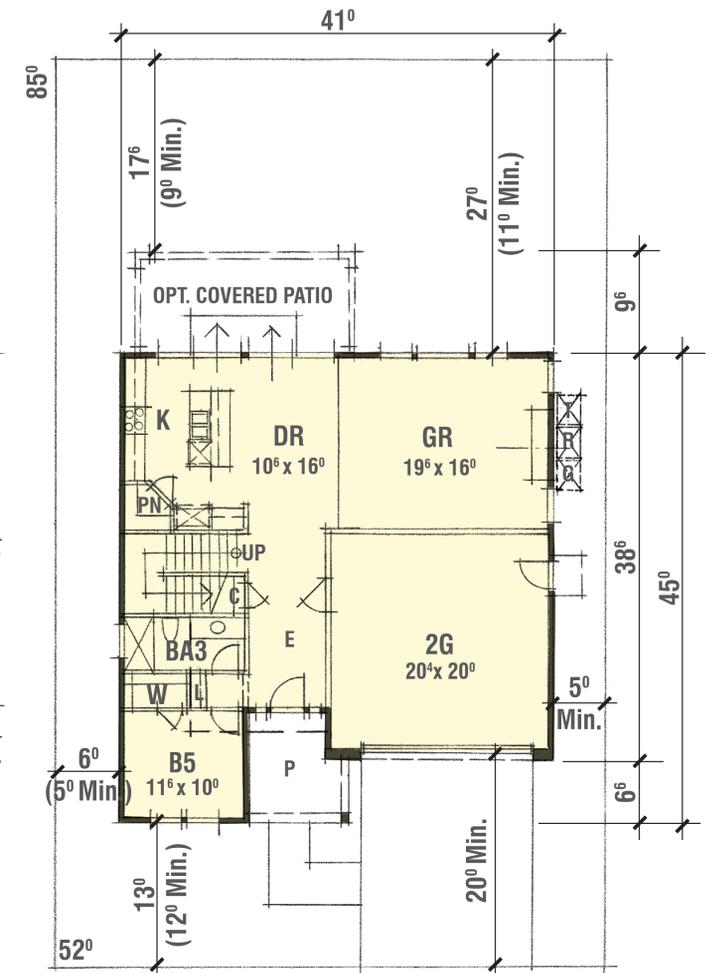
Lower Level 1,646 SF

**PLAN 1**

4 Bdrm / 3 Bath / Loft  
 (Master Bdrm Down)  
 2 Car Garage  
 2,261 SF



Upper Level 1,342 SF



Lower Level 1,156 SF

**PLAN 2**

5 Bdrm / 3 Bath / Loft  
 2 Car Garage  
 2,498 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



**HITCH RANCH | PA2 - 52 X 85'S (4,420 SF)**

MOORPARK, CA

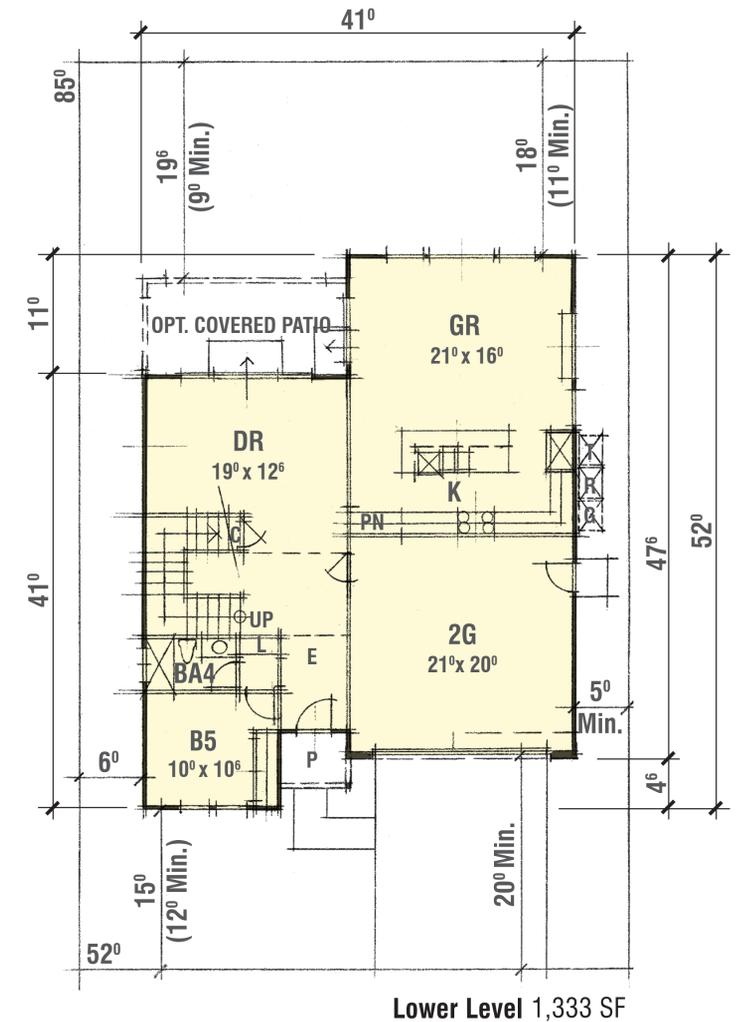
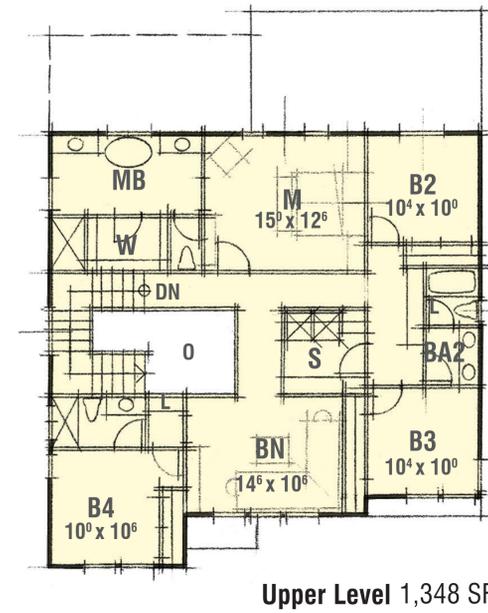
A11



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



**PLAN 3**  
 5 Bdrm / 3 Bath / Bonus  
 2 Car Garage  
 2,681 SF

- |                       |                      |                         |                                  |
|-----------------------|----------------------|-------------------------|----------------------------------|
| <b>B</b> Bedroom      | <b>DE</b> Deck       | <b>LF</b> Loft          | <b>S</b> Service                 |
| <b>BA</b> Bathroom    | <b>E</b> Entry       | <b>M</b> Master Bedroom | <b>ST</b> Study                  |
| <b>BN</b> Bonus       | <b>FR</b> Flex Room  | <b>MB</b> Master Bath   | <b>STG</b> Storage               |
| <b>C</b> Coat Closet  | <b>G</b> Garage      | <b>O</b> Open to Below  | <b>T/R/G</b> Trash/Recycle/Green |
| <b>CP</b> Compact     | <b>GR</b> Great Room | <b>P</b> Porch          | <b>W</b> Walk-In-Closet          |
| <b>CY</b> Courtyard   | <b>K</b> Kitchen     | <b>PK</b> Prep Kitchen  | <b>W/D</b> Stacked Washer/Dryer  |
| <b>D</b> Den          | <b>L</b> Linen       | <b>PN</b> Pantry        | <b>WR</b> Wine Room              |
| <b>DR</b> Dining Room | <b>LA</b> Launch     | <b>PR</b> Powder        |                                  |

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



**HITCH RANCH | PA2 - 52 X 85'S (4,420 SF)**  
 MOORPARK, CA





Note: Artist's conception; colors, materials and application may vary.

### P3 | Cottage

MATERIAL	COTTAGE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P2 | Traditional

MATERIAL	TRADITIONAL
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P1 | Farmhouse

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

## FRONT STREETSCENE

# HITCH RANCH | PA2 - 52 X 85'S (4,420 SF)

MOORPARK, CA



A13





Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P1 | Farmhouse**

**P2 | Traditional**

**P3 | Cottage**

**REAR STREETSCENE**

**HITCH RANCH | PA2 - 52 X 85'S (4,420 SF)**

MOORPARK, CA

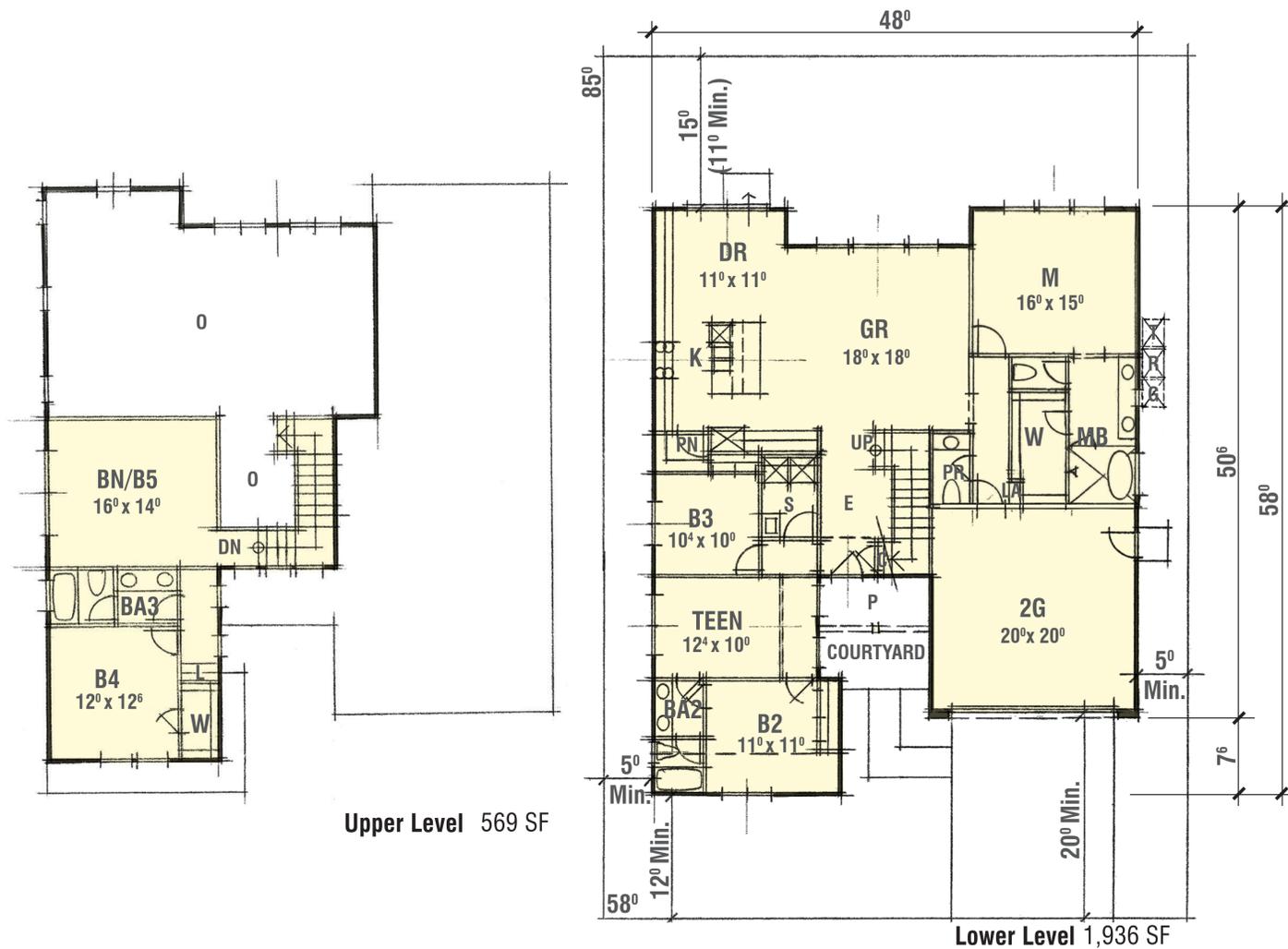


A14  
 0 3 6 12

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



ORANGE COUNTY . LOS ANGELES . BAY AREA

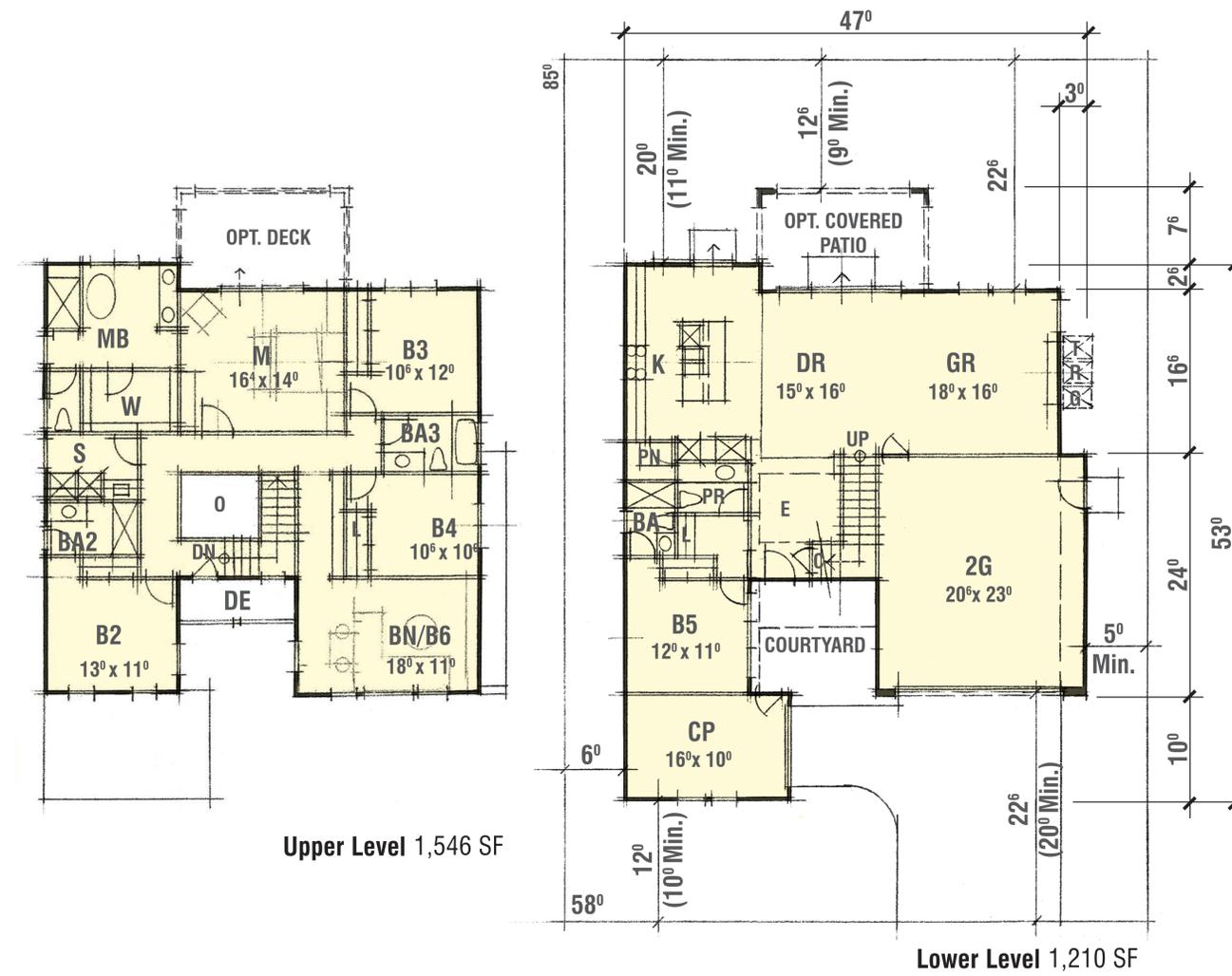


Upper Level 569 SF

Lower Level 1,936 SF

### PLAN 1

4 Bdrm / 3.5 Bath / Teen / Bonus  
 (Master Bdrm Down)  
 Opt. Bdrm 5  
 2 Car Garage  
 2,505 SF



Upper Level 1,546 SF

Lower Level 1,210 SF

### PLAN 2

5 Bdrm / 3.5 Bath / Bonus  
 Opt. Bdrm 6  
 2 Car Garage + Compact Garage  
 2,756 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



## HITCH RANCH | PA2 - 58 X 85'S (4,930 SF)

MOORPARK, CA

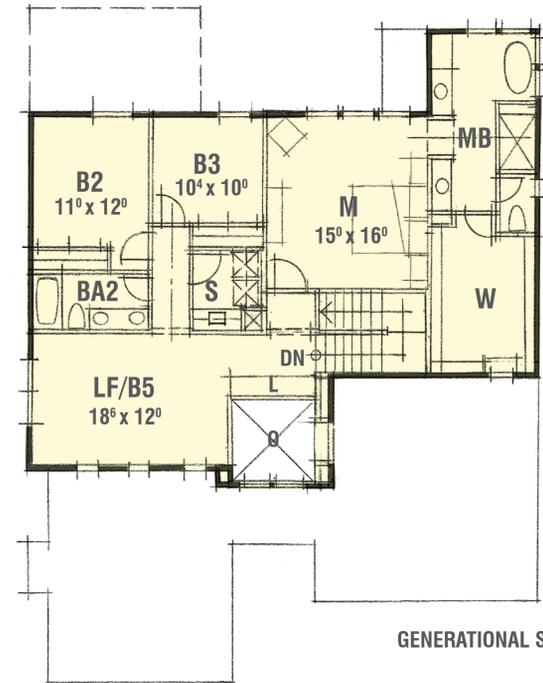
A15



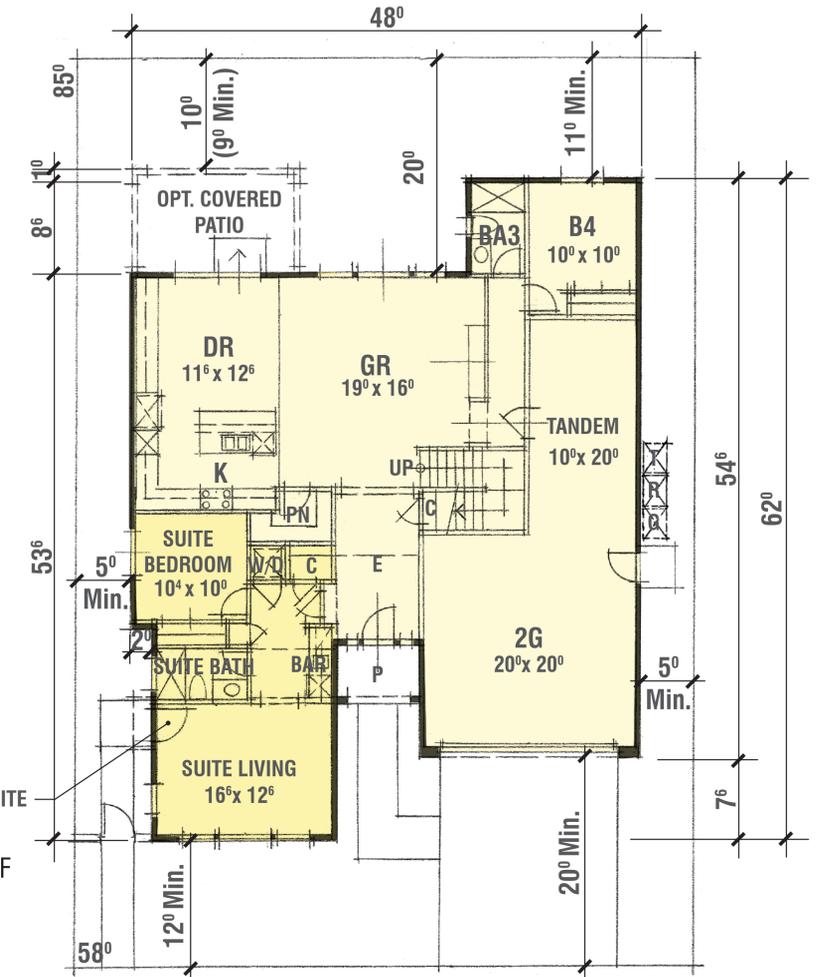
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Level 1,357 SF



Lower Level 1,714 SF

### PLAN 3

4 Bdrm / 3 Bath / Loft /  
 Generational Suite (Living / Bdrm / Bath)  
 Opt. Bdrm 5  
 2 Car Garage + Tandem Garage  
 3,071 SF

<b>B</b> Bedroom	<b>DE</b> Deck	<b>LF</b> Loft	<b>S</b> Service
<b>BA</b> Bathroom	<b>E</b> Entry	<b>M</b> Master Bedroom	<b>ST</b> Study
<b>BN</b> Bonus	<b>FR</b> Flex Room	<b>MB</b> Master Bath	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>G</b> Garage	<b>O</b> Open to Below	<b>T/R/G</b> Trash/Recycle/Green
<b>CP</b> Compact	<b>GR</b> Great Room	<b>P</b> Porch	<b>W</b> Walk-In-Closet
<b>CY</b> Courtyard	<b>K</b> Kitchen	<b>PK</b> Prep Kitchen	<b>W/D</b> Stacked Washer/Dryer
<b>D</b> Den	<b>L</b> Linen	<b>PN</b> Pantry	<b>WR</b> Wine Room
<b>DR</b> Dining Room	<b>LA</b> Launch	<b>PR</b> Powder	

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



# HITCH RANCH | PA2 - 58 X 85'S (4,930 SF)

MOORPARK, CA

A16



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Note: Artist's conception; colors, materials and application may vary.

**P3 | Spanish**

MATERIAL	SPANISH
Roof:	Low Profile Concrete "S" Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

**P2 | Traditional**

MATERIAL	TRADITIONAL
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

**P1 | Farmhouse**

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

**FRONT STREETSCENE**

**HITCH RANCH | PA2 - 58 X 85'S (4,930 SF)**

MOORPARK, CA



A17





Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P1 | Farmhouse**

**P2 | Traditional**

**P3 | Spanish**

**REAR STREETSCENE**

**HITCH RANCH | PA2 - 58 X 85'S (4,930 SF)**

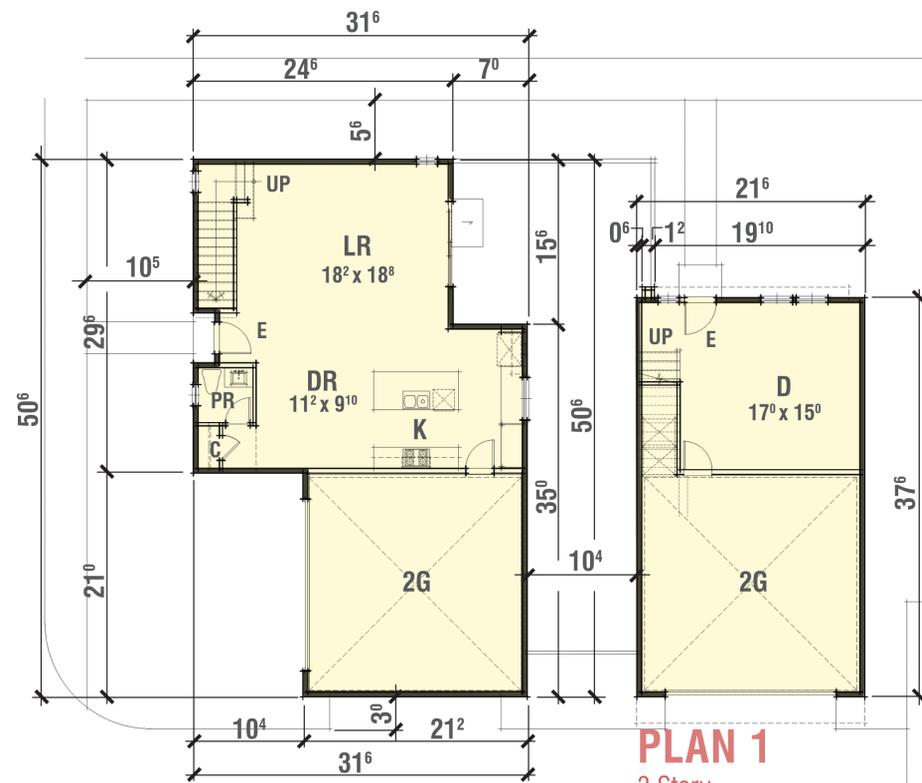
MOORPARK, CA



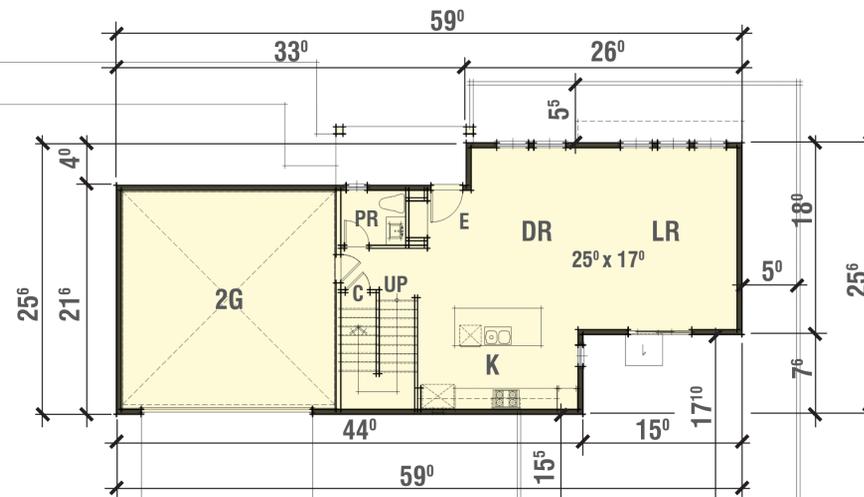
A18  
0 3 6 12

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



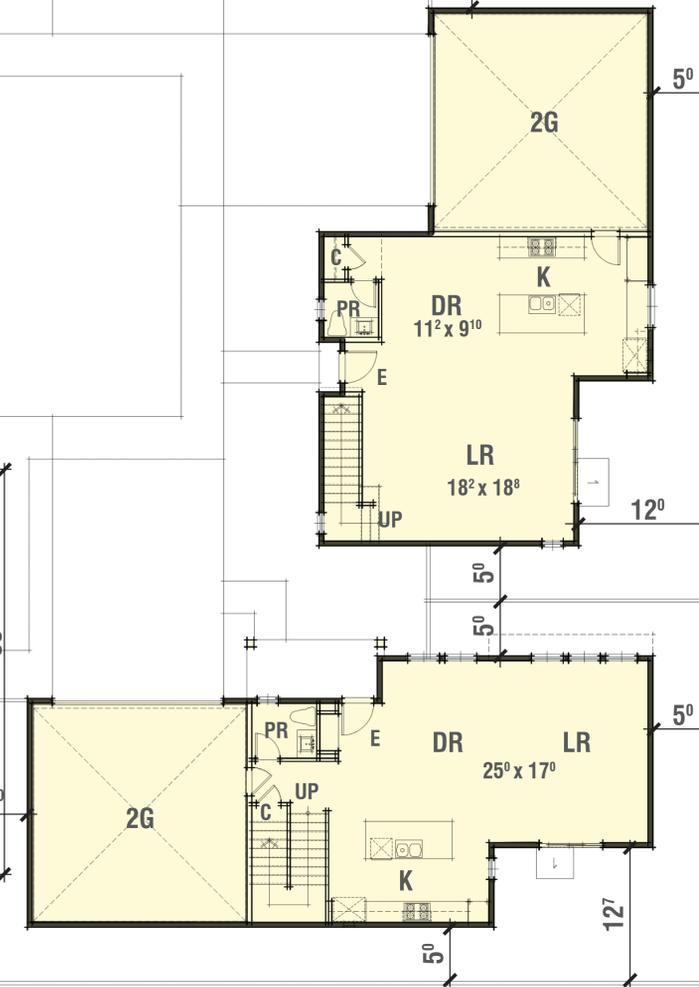
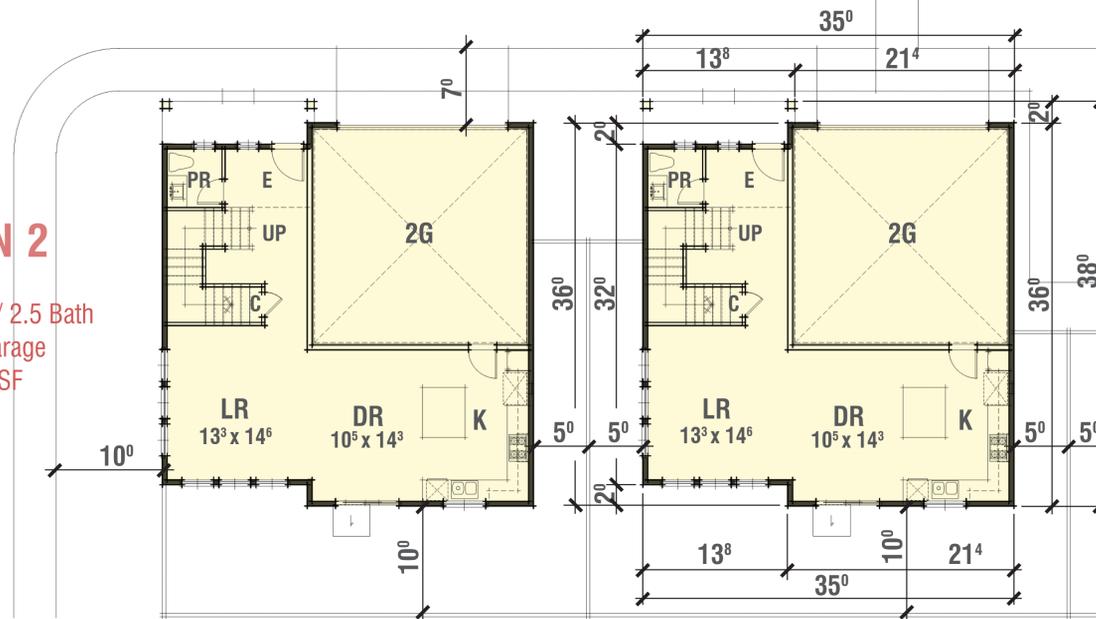


**PLAN 1**  
 3 Story  
 3 Bdrm / 2.5 Bath  
 2 Car Garage  
 ±1,880 SF



**PLAN 3**  
 2 Story  
 3 Bdrm / 2.5 Bath / Loft  
 2 Car Garage  
 ±2,022 SF

**PLAN 2**  
 2 Story  
 3 Bdrm / 2.5 Bath  
 2 Car Garage  
 ±1,787 SF



**PLAN 4**  
 2 Story  
 3 Bdrm / 2.5 Bath / Loft  
 2 Car Garage  
 ±2,073 SF

- B Bedroom
- BA Bathroom
- C Coat Closet
- D Den
- DR Dining Room
- DE Deck
- E Entry
- G Garage
- LR Great Room
- K Kitchen
- L Linen
- LF Loft
- M Master Bedroom
- MB Master Bath
- O Open to Below
- PR Powder
- S Service
- T Tech
- W Walk-In-Closet

First Level

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.

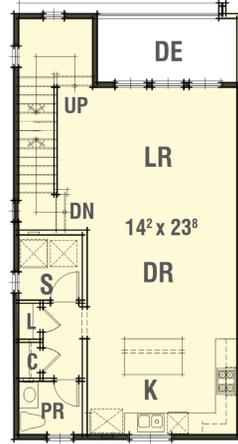
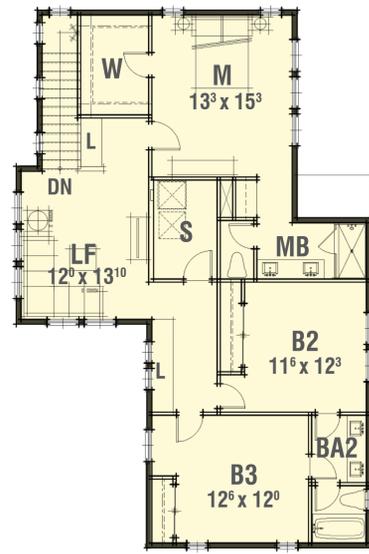


# HITCH RANCH | PA3 - CLUSTER SFD

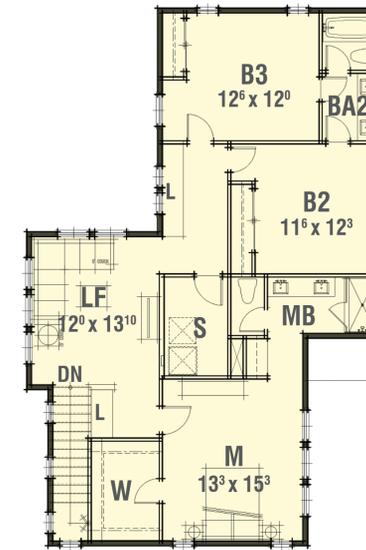
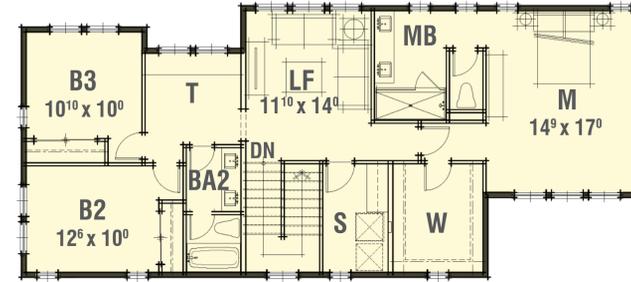
MOORPARK, CA

A19

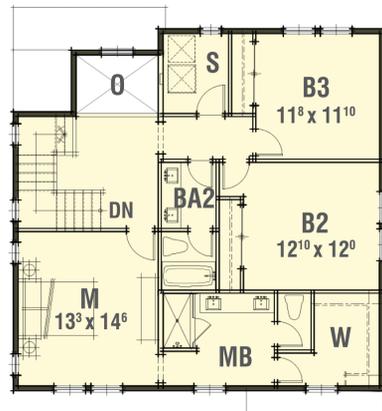




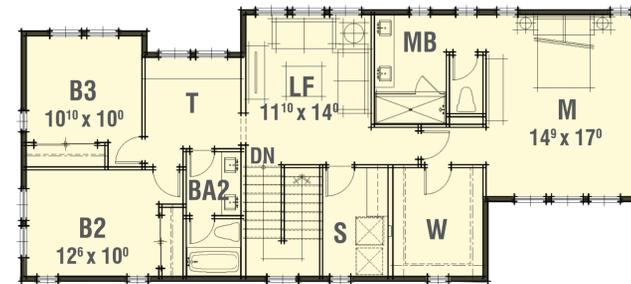
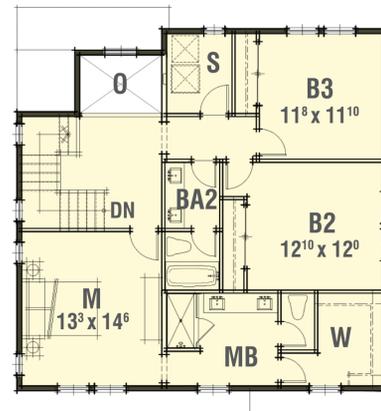
PLAN 1



PLAN 3



PLAN 2



PLAN 4

- B Bedroom
- BA Bathroom
- C Coat Closet
- D Den
- DR Dining Room
- DE Deck
- E Entry
- G Garage
- LR Great Room
- K Kitchen
- L Linen
- LF Loft
- M Master Bedroom
- MB Master Bath
- O Open to Below
- PR Powder
- S Service
- T Tech
- W Walk-In-Closet

Second Level

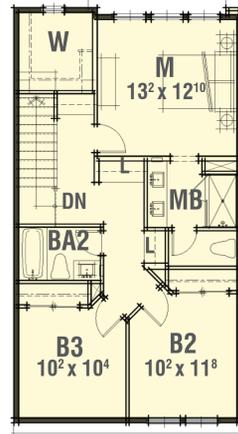
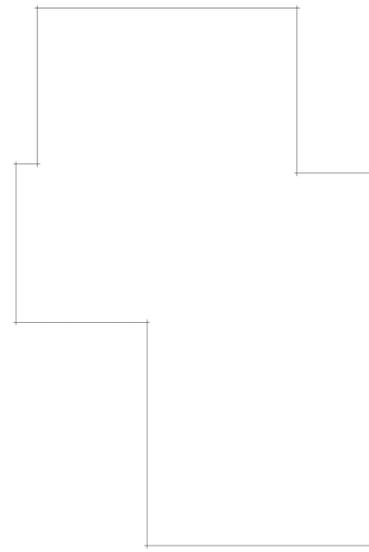


# HITCH RANCH | PA3 - CLUSTER SFD

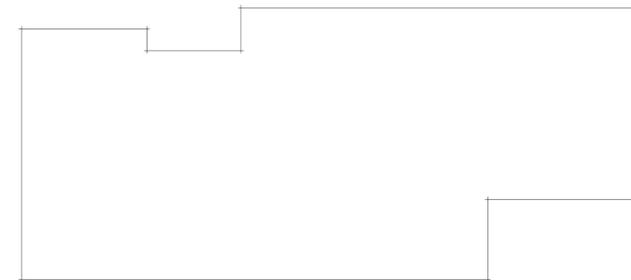
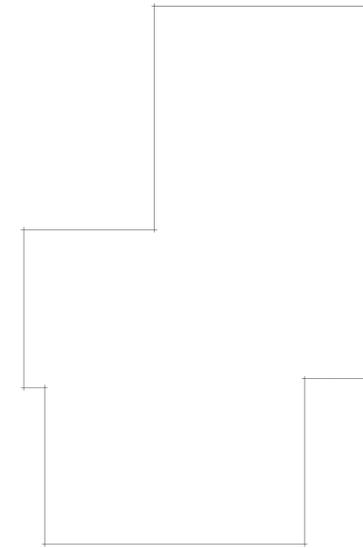
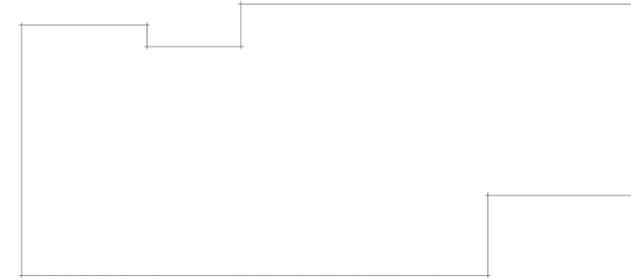
MOORPARK, CA

A20  
0 4 8 16





**PLAN 1**



**Third Level**

- B** Bedroom
- BA** Bathroom
- C** Coat Closet
- D** Den
- DR** Dining Room
- DE** Deck
- E** Entry
- G** Garage
- LR** Great Room
- K** Kitchen
- L** Linen
- LF** Loft
- M** Master Bedroom
- MB** Master Bath
- O** Open to Below
- PR** Powder
- S** Service
- T** Tech
- W** Walk-In-Closet



# HITCH RANCH | PA3 - CLUSTER SFD

MOORPARK, CA

A21



© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Note: Artist's conception; colors, materials and application may vary.

### P3 | Traditional

MATERIAL	TRADITIONAL
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P3 | Spanish

MATERIAL	SPANISH
Roof:	Low Profile Concrete "S" Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P2 | Farmhouse

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

## FRONT STREETSCENE

# HITCH RANCH | PA3 - CLUSTER SFD

MOORPARK, CA



A22



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P4 | Farmhouse**

**P3 | Traditional**

**P4 | Spanish**



# HITCH RANCH | PA3 - CLUSTER SFD

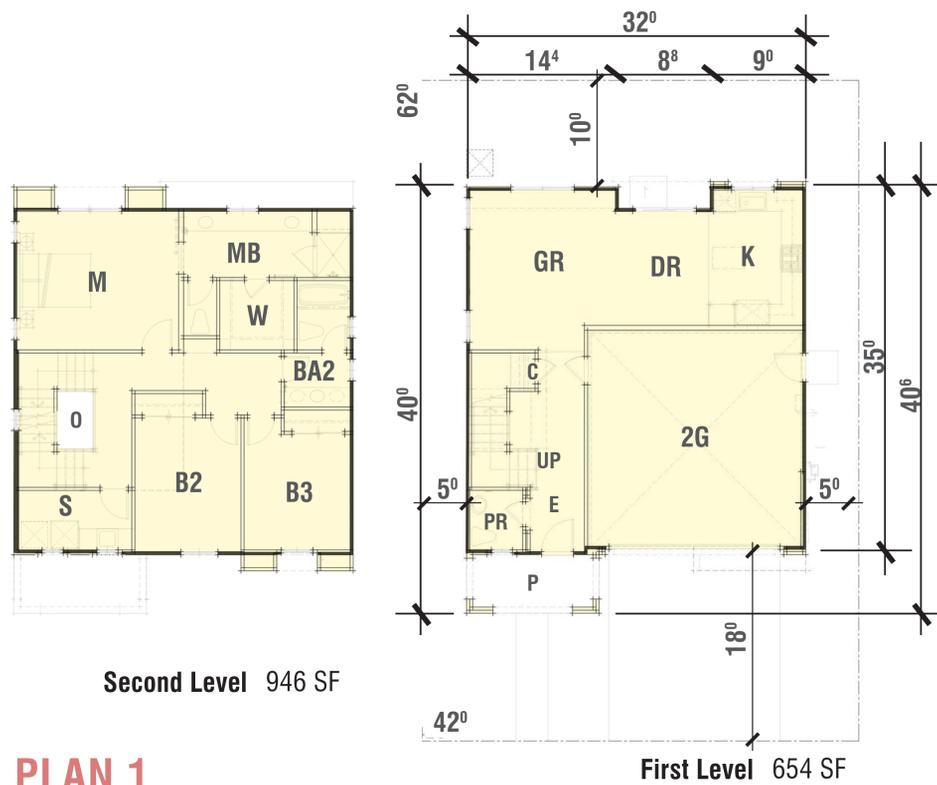
MOORPARK, CA

A23



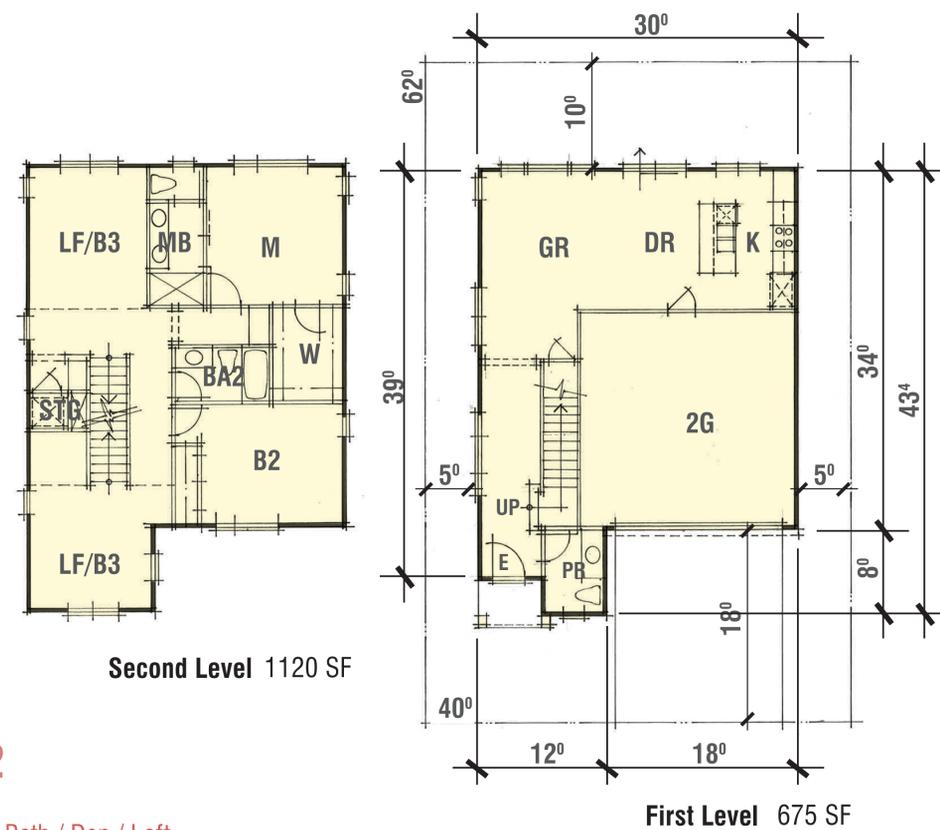
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





**PLAN 1**

2 Story  
 3 Bdrm / 2.5 Bath  
 2 Car Garage  
 1,600 SF



**PLAN 2**

2 Story  
 3 Bdrm / 2.5 Bath / Den / Loft  
 2 Car Garage  
 1,795 SF

<b>B</b> Bedroom	<b>D</b> Den	<b>GR</b> Great Room	<b>MB</b> Master Bath	<b>S</b> Service
<b>BA</b> Bathroom	<b>DR</b> Dining Room	<b>K</b> Kitchen	<b>O</b> Open to Below	<b>ST</b> Study
<b>BN</b> Bonus	<b>DE</b> Deck	<b>L</b> Linen	<b>P</b> Porch	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>E</b> Entry	<b>LA</b> Launch	<b>PK</b> Prep Kitchen	<b>W</b> Walk-In-Closet
<b>CP</b> Compact	<b>FR</b> Flex Room	<b>LF</b> Loft	<b>PN</b> Pantry	<b>W/D</b> Stacked Washer/Dryer
<b>CY</b> Courtyard	<b>G</b> Garage	<b>M</b> Master Bedroom	<b>PR</b> Powder	<b>WR</b> Wine Room

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.

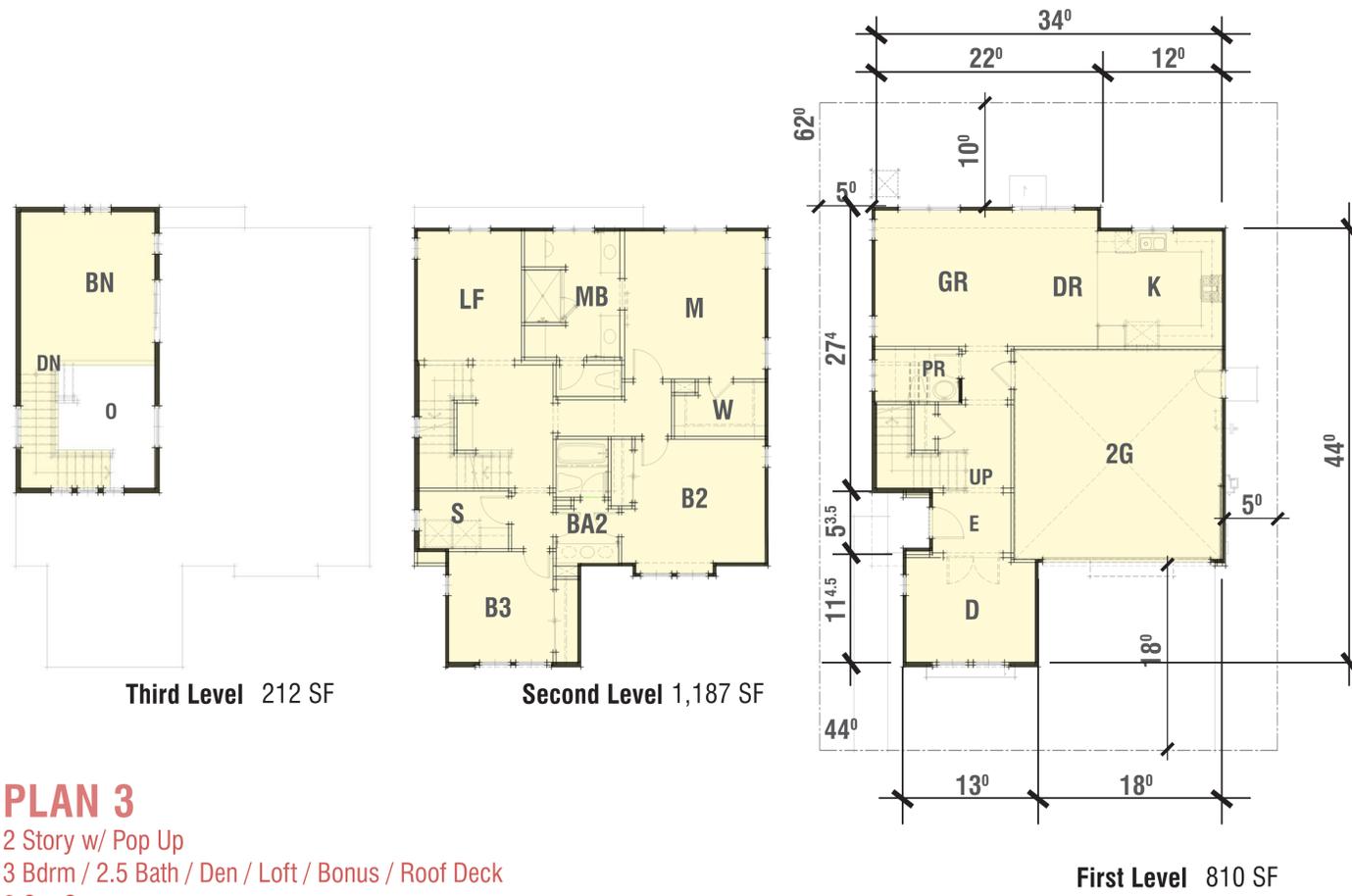


**HITCH RANCH | PA3 - 42 X 62'S**  
 MOORPARK, CA

A24

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





**PLAN 3**  
 2 Story w/ Pop Up  
 3 Bdrm / 2.5 Bath / Den / Loft / Bonus / Roof Deck  
 2 Car Garage  
 2,209 SF

<b>B</b> Bedroom	<b>D</b> Den	<b>GR</b> Great Room	<b>MB</b> Master Bath	<b>S</b> Service
<b>BA</b> Bathroom	<b>DR</b> Dining Room	<b>K</b> Kitchen	<b>O</b> Open to Below	<b>ST</b> Study
<b>BN</b> Bonus	<b>DE</b> Deck	<b>L</b> Linen	<b>P</b> Porch	<b>STG</b> Storage
<b>C</b> Coat Closet	<b>E</b> Entry	<b>LA</b> Launch	<b>PK</b> Prep Kitchen	<b>W</b> Walk-In-Closet
<b>CP</b> Compact	<b>FR</b> Flex Room	<b>LF</b> Loft	<b>PN</b> Pantry	<b>W/D</b> Stacked Washer/Dryer
<b>CY</b> Courtyard	<b>G</b> Garage	<b>M</b> Master Bedroom	<b>PR</b> Powder	<b>WR</b> Wine Room

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



**HITCH RANCH | PA3 - 42 X 62'S**  
 MOORPARK, CA





Note: Artist's conception; colors, materials and application may vary.

### P1 | Spanish

MATERIAL	SPANISH
Roof:	Low Profile Concrete "S" Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P2 | Cottage

MATERIAL	COTTAGE
Roof:	Flat Concrete Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Wood
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P3 | Farmhouse

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

## FRONT STREETSCENE

HITCH RANCH | PA3 - 42 X 62'S  
MOORPARK, CA



A26





Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P3 | Farmhouse**

**P2 | Cottage**

**P1 | Spanish**

**REAR STREETSCENE**

**HITCH RANCH | PA3 - 42 X 62'S**

MOORPARK, CA

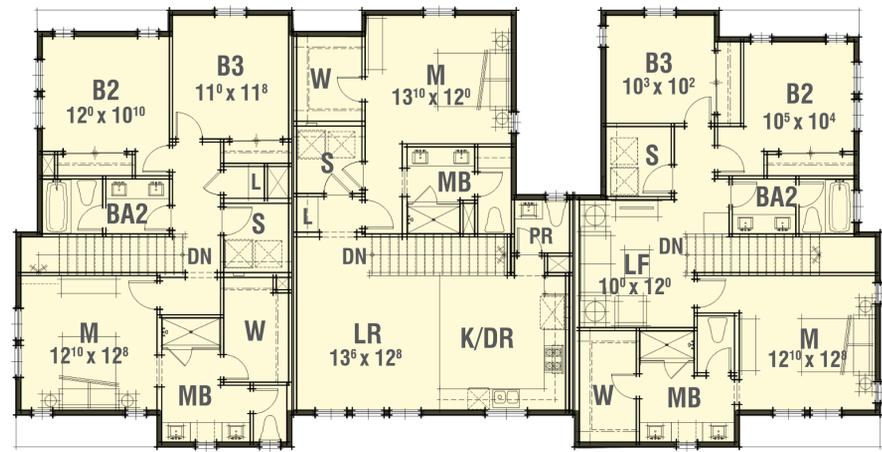


A27



© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



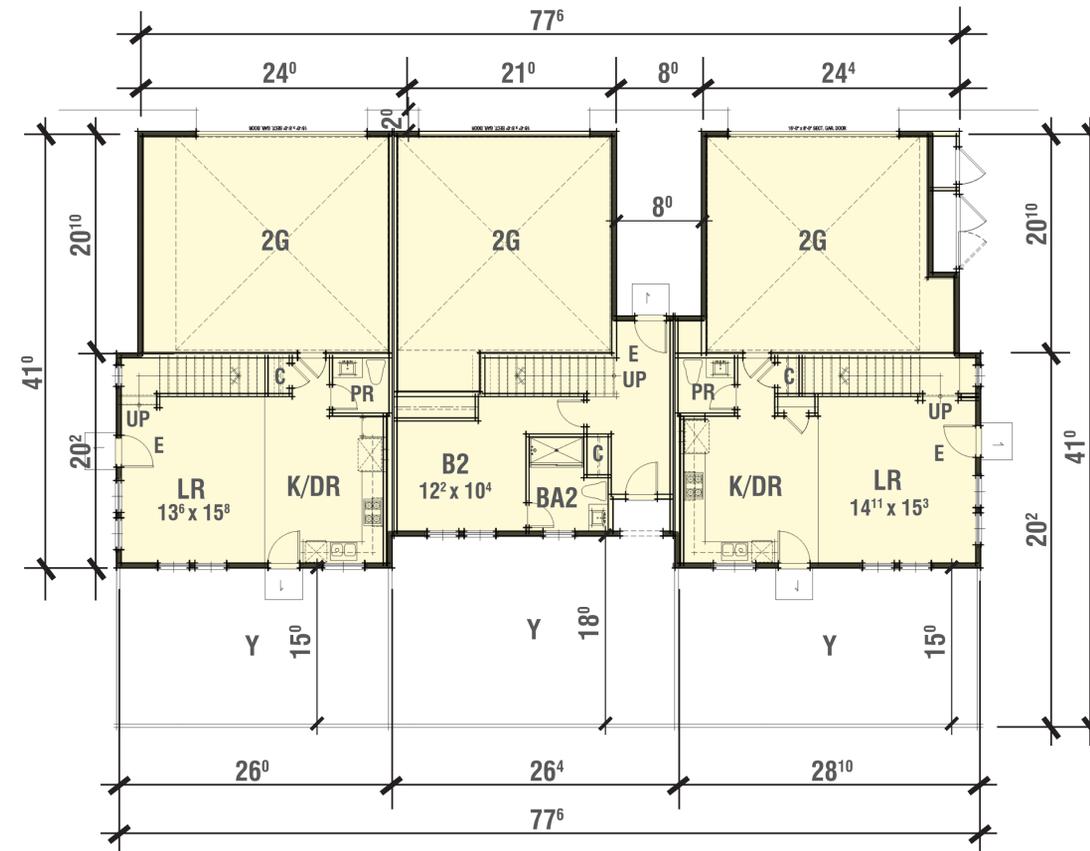


**PLAN 2**

**PLAN 1**

**PLAN 3**

Second Level



First Level

**PLAN 2**

3 Bdrm / 2.5 Bath  
2 Car Garage  
±1,430 SF

**PLAN 1**

2 Bdrm / 2.5 Bath  
2 Car Garage  
±1,276 SF

**PLAN 3**

3 Bdrm / 2.5 Bath / Loft  
2 Car Garage  
±1,544 SF

- B** Bedroom
- BA** Bathroom
- C** Coat Closet
- D** Den
- DR** Dining Room
- DE** Deck
- E** Entry
- G** Garage
- LR** Great Room
- K** Kitchen
- L** Linen
- LF** Loft
- M** Master Bedroom
- MB** Master Bath
- O** Open to Below
- PR** Powder
- S** Service
- T** Tech
- W** Walk-In-Closet

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.



# HITCH RANCH | PA3 - TRIPLEX

MOORPARK, CA

A28



© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





Note: Artist's conception; colors, materials and application may vary.  
 Note: Drawings illustrate enhanced rear elevations where visible to public with optional decks and covered patios

**P4 | Farmhouse**

**P4 | Spanish**

**SIDE STREETSCENE**

**HITCH RANCH | PA3 - TRIPLEX**

MOORPARK, CA



A29  
 0 4 8 16

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





Note: Artist's conception; colors, materials and application may vary.

### P4 | Farmhouse

MATERIAL	FARMHOUSE
Roof:	Flat Concrete Tile / Seamed Metal as Accent
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

### P4 | Spanish

MATERIAL	SPANISH
Roof:	Low Profile Concrete "S" Tile
Fascia:	Wood
Soffit:	Ignition Resistant Wood or Stucco
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window & Door Trim:	Stucco over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Column/Beam/Brace:	Wood (6x6 min) or Prefabricated Polyurethane
Deck Railing:	Metal
Veneer:	Manufactured Stone
Garage Door:	Decorative Metal Roll-up with Optional Glass

\*Exterior materials to comply with CRC Section R337 for High Fire Zone.

## FRONT STREETSCENE



# HITCH RANCH | PA3 - TRIPLEX

MOORPARK, CA

A30  
0 4 8 16

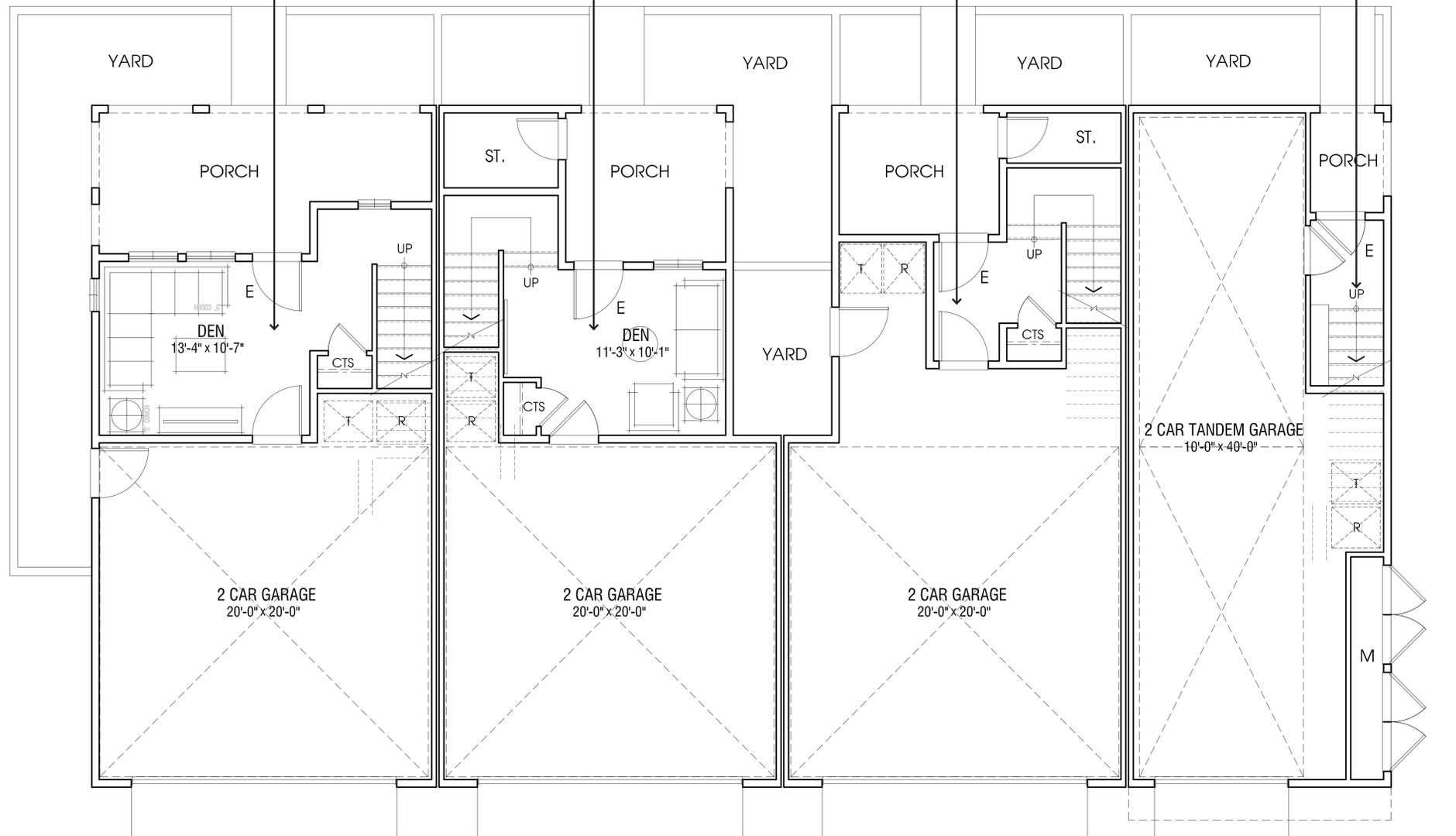


**Plan 4**  
 3 Bedroom | 2.5 Bath | Den  
 2 Car Garage  
 ±1,655 SF

**Plan 3**  
 2 Bedroom | 2.5 Bath | Den  
 2 Car Garage  
 ±1,448 SF

**Plan 2**  
 2 Bedroom | 2.5 Bath  
 2 Car Garage  
 ±1,367 SF

**Plan 1**  
 2 Bedroom | 2.5 Bath  
 2 Car Tandem Garage  
 ±1,143 SF



First Floor

NOTE: ALL SQUARE FOOTAGES ARE CONCEPTUAL AND MAY VARY BASED ON METHOD OF CALCULATION.

**4 PLEX | CONCEPTUAL FLOOR PLANS**

**HITCH RANCH | PA4 - TOWNHOMES**

MOORPARK, CA

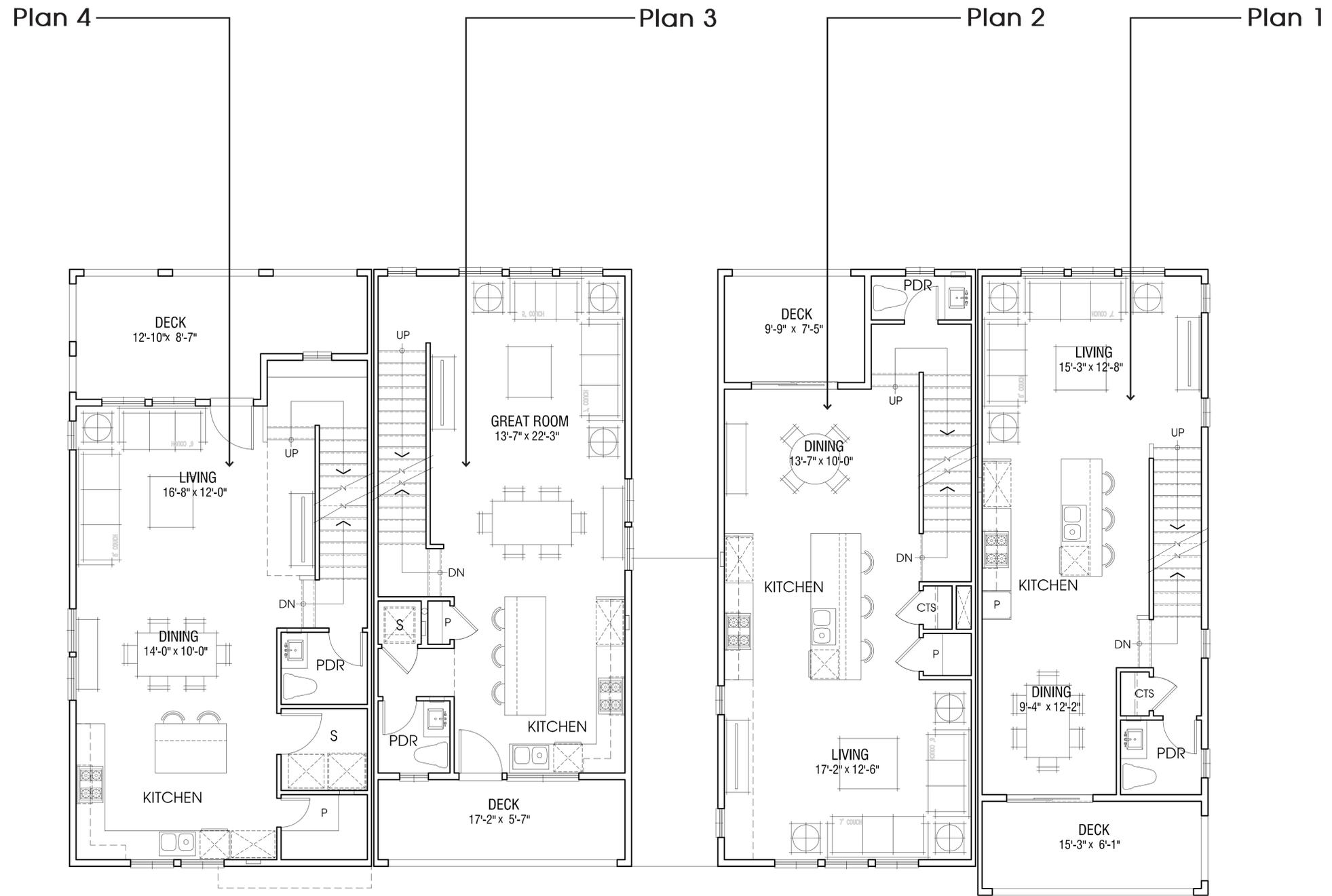


A34



© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





Second Floor

4 PLEX | CONCEPTUAL FLOOR PLANS

HITCH RANCH | PA4 - TOWNHOMES

MOORPARK, CA



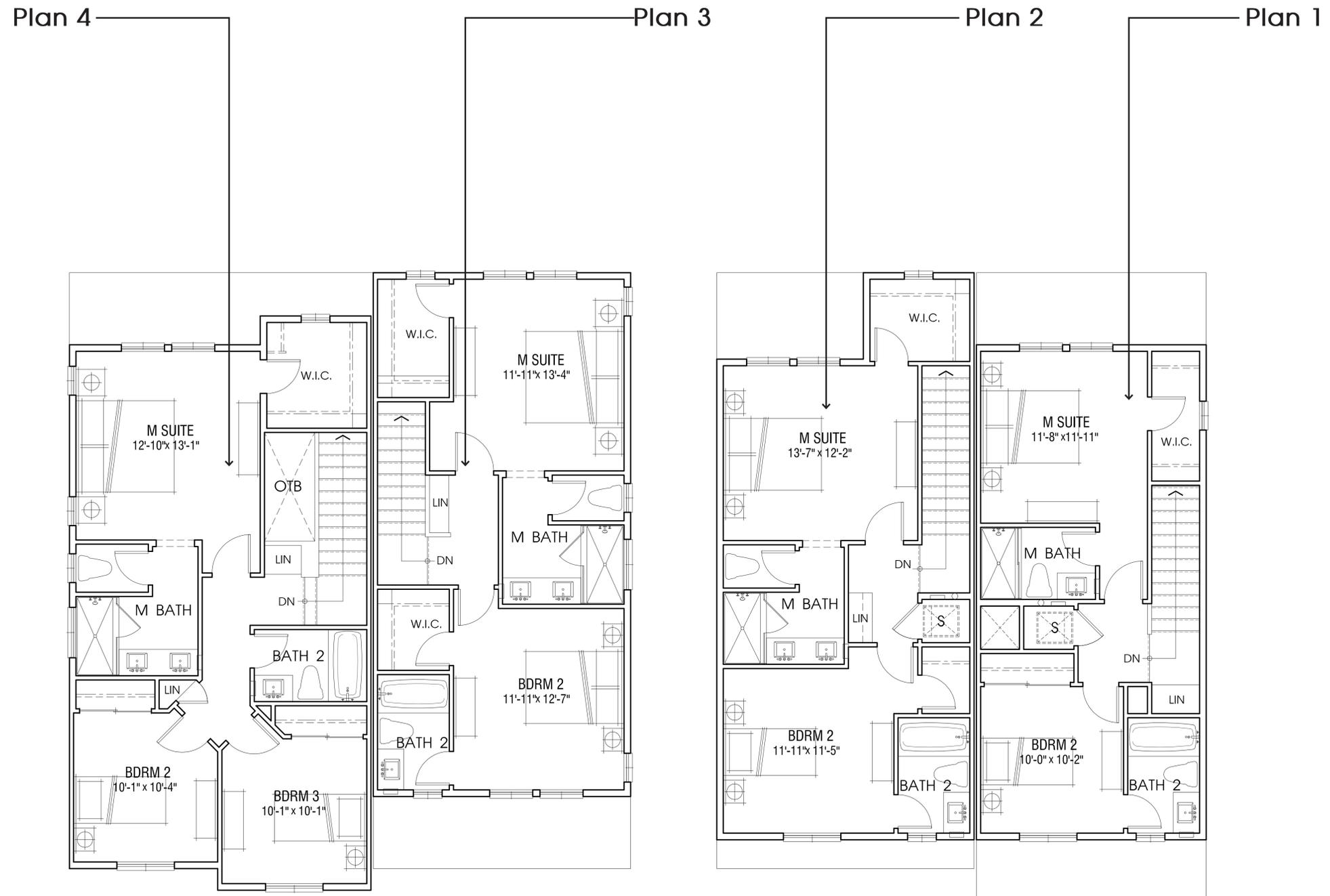
A35



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Third Floor

4 PLEX | CONCEPTUAL FLOOR PLANS

HITCH RANCH | PA4 - TOWNHOMES

MOORPARK, CA



A36



ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022



Note: Artist conception; colors, materials and application may vary.

Duplex - Cottage

4-Plex - Farmhouse

**FRONT STREETSCENE**

**HITCH RANCH | PA4 - TOWNHOMES**

MOORPARK, CA



A37



© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





Note: Artist conception; colors, materials and application may vary.

Duplex - Farmhouse

Duplex - Cottage

Duplex - Cottage

**FRONT STREETSCENE**

**HITCH RANCH | PA4 - TOWNHOMES**

MOORPARK, CA



A38



© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022





REPRESENTATIVE IMAGES STREETSCENE  
HITCH RANCH | PA4 - AFFORDABLE  
MOORPARK, CA



A39

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019115 | JANUARY 2022

