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PA-3D - DUPLEX

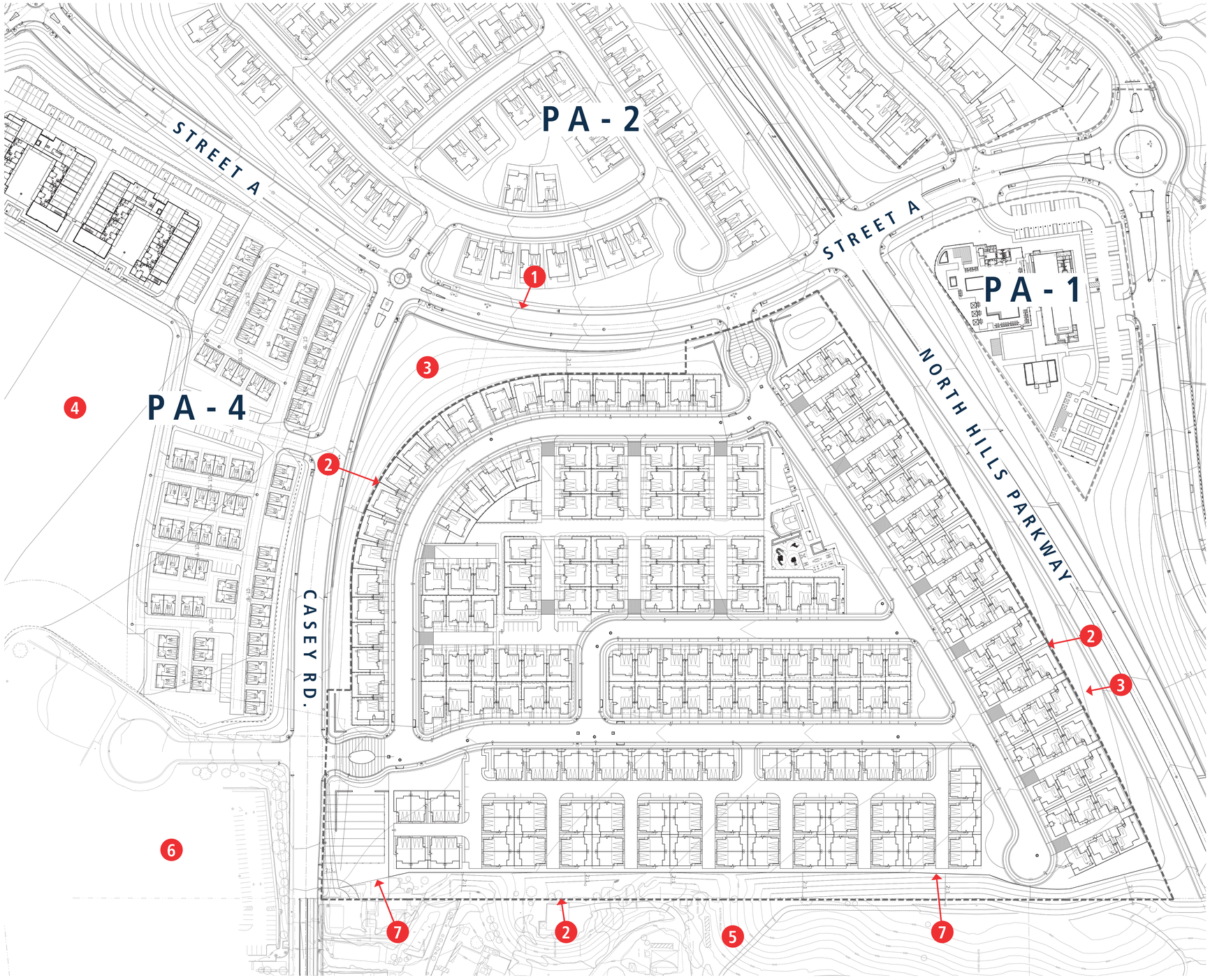
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PA-3B - 47'x69' SINGLE FAMILY DEVELOPMENT

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LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Furture Affordable Housing Site - Not a Part of PA-3 RPD
5. Existing Residential
6. Existing School Site
7. Lot Line

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'

Scale: 1" = 80'-0"

08.26.25

L-2

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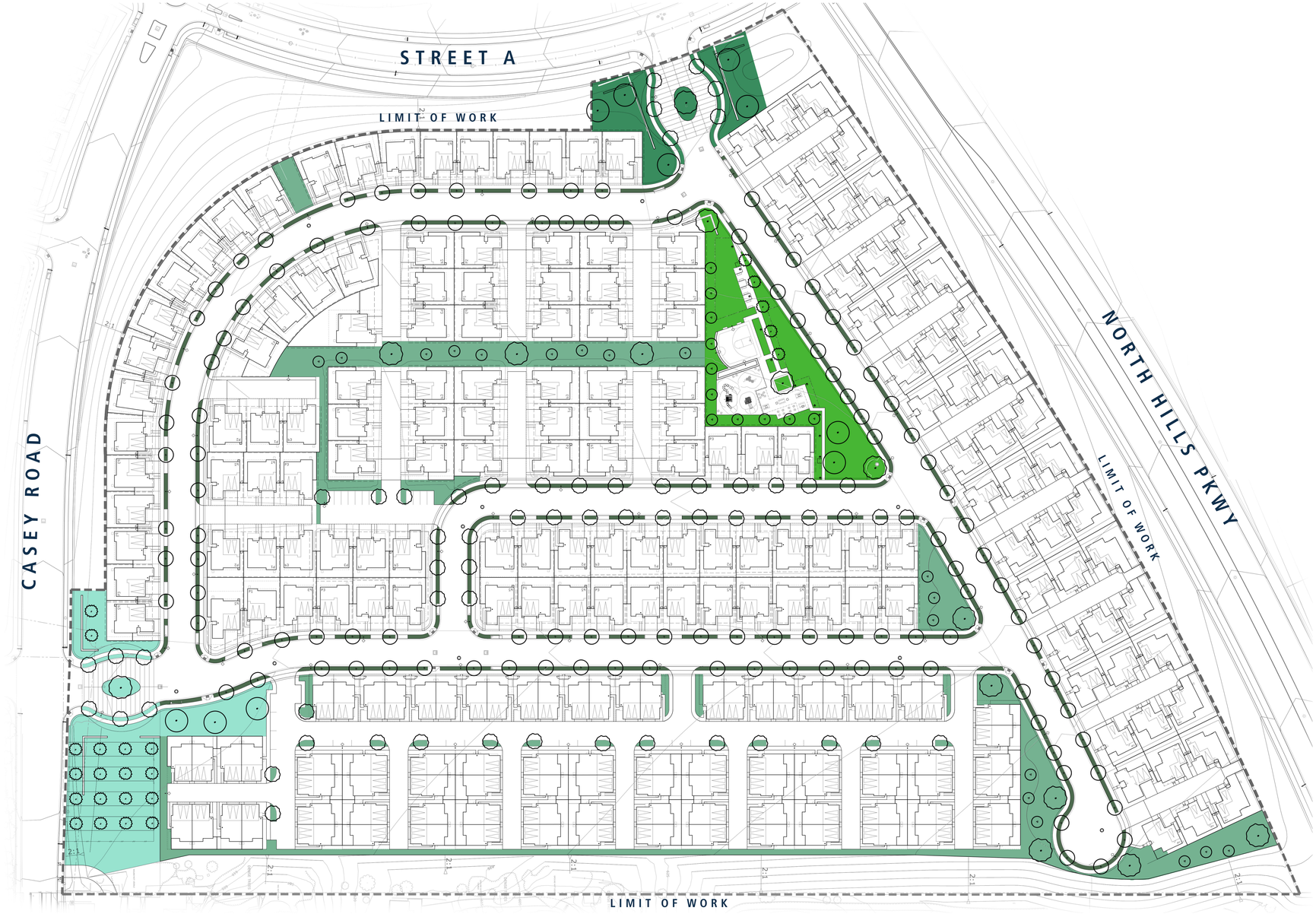


LEGEND

1. Concrete Sidewalk
2. Enhanced Paving at Entry
3. Neighborhood Monumentation and Signage
4. Neighborhood Park
5. Open Space with Lawn
6. Private Rear Yard Per Homeowner
7. Private Front Yard Maintained by HOA
8. Driveway per Civil Engineer
9. Parking per Civil Engineer
10. Lot Line
11. Slope Landscape per Master Landscape Architect

NOTES

Refer to L-21 for Neighborhood Wall and Fence Plan



CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m.' Green Carpet'	Natal Plum	Low	5 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

MAIN ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Lagerstroemia indica 'Natchez'	Crape Myrtle	Low	24" Box
Plantanus acerifolia 'CVolumbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

MAIN ENTRY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal	24" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepisumbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

SECONDARY ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

SECONDARY ENTRY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Aloe arborescens	Krantz Aloe	Low	1 Gal.	36" O.C.
Aloe ferox	Bitter Aloe	Low	1 Gal.	36" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Med.	1 Gal	24" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Ceanothus 'Joyce Coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.
Lavandula allardii 'Meerlo'	Meerlo Lavender	Low	1 Gal	24" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Miscanthus sinensis 'Condensatus'	Maiden Grass	Med.	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	Low	1 Gal	30" O.C.
Salvia x. 'Amistad'	Friendship Sage	Low	1 Gal	24" O.C.
Salvia x. 'Bee's Bliss'	Bee's Bliss Sage	Low	1 Gal	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

NOTES

Landscaping will comply with the applicable City of Moorpark Landscape Standards.

Landscaping and Irrigation will comply with the City of Moorpark Water
Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

CONCEPTUAL PLANT PALETTE

NEIGHBORHOOD PARK TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia indica 'Natchez'	Crape Myrtle	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

NEIGHBORHOOD PARK SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Agave x. 'Blue Glow'	Century Plant	Low	5 Gal	36" O.C.
Aloe spp.	Aloe	Low	5 Gal	24" O.C.
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Buddleja davidii	Butterfly Bush	Med.	1 Gal	30" O.C.
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Cotylodon orbiculata 'Oblonga Flavida'	Finger Aloe	Low	1 Gal	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.	SOD
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.	36" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal	30" O.C.
Muhlenbergia Lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.
Rosa spp. 'Flower Carpet'	Rosa Flower Carpet	Low	5 Gal	36" O.C.
Salvia x. 'Amistad'	Friendship Sage	Low	1 Gal	24" O.C.
Salvia x. 'Bee's Bliss'	Bee's Bliss Sage	Low	1 Gal	24" O.C.
Salvia leucantha	Mexican bush sage	Low	1 Gal	24" O.C.
Sedum spp.	Stone Crop	Low	1 Gal	18" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal	24" O.C.
Senecio 'Skyscraper'	Curio ficoides 'Mount Everest'	Low	5 Gal	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

COMMON AREA SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	1 Gal.	SOD
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Pittosporum tobira	Japanese Mock Orange	Low	5 Gal	30" O.C.
Raphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PLANTING PLAN

MOORPARK, CA

0 30' 60' 90'
Scale: 1"= 60'-0"

08.26.25

C2 Collaborative



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. On-Site Parking - by Civil Engineer
6. Enhanced Paving at Entry - Precast Pavers
   Color: Tan
7. Neighborhood Monument Wall - See Sheet L-9 and L-12
8. Enhanced Paving at Motorcourt - Precast Pavers
   Color: Tan

Bollard Light - See Sheet L-22

Down Light - See Sheet L-22

Street Light / Park Light - See Sheet L-22

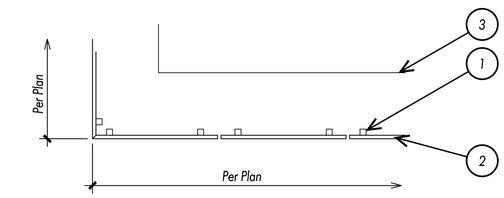
NOTES

Refer to L-21 for Neighborhood Wall and Fence Plan

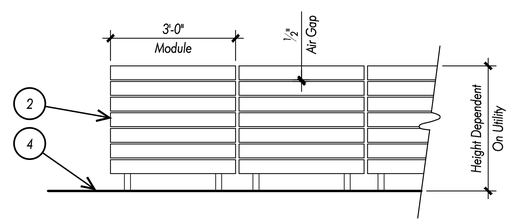
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail.

LEGEND

1. *1 3/4 sq. aluminum post.*
2. *1 x 4 cement board. Attached with self tapping screw. Potty screw head.*
3. *Transformer or other utility to be screened.*
4. *Concrete pad.*

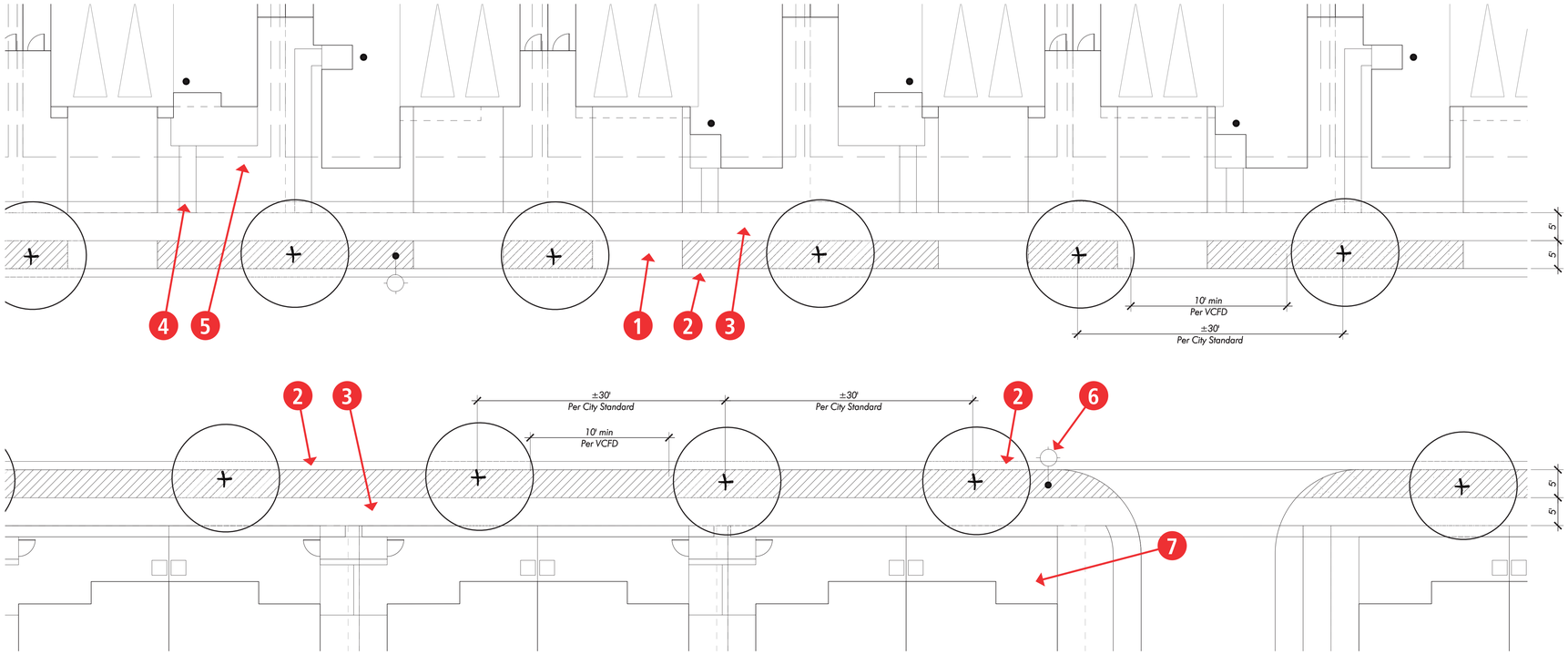


PLAN VIEW



ELEVATION

UTILITY SCREEN ELEVATION
N.T.S.



CONCEPTUAL PLANT PALETTE

PARKWAY TREES SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box

PARKWAY SHRUBS SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m.' Green Carpet'	Natal Plum	Low	5 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

NOTES

Refer to L-4 Neighborhood Planting Plan for overall street tree plan.

LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Unit Entry Walk
5. Front Yard Landscape - Maintained by H.O.A.
6. Street Light
7. Private Rear Yard - by Homeowner

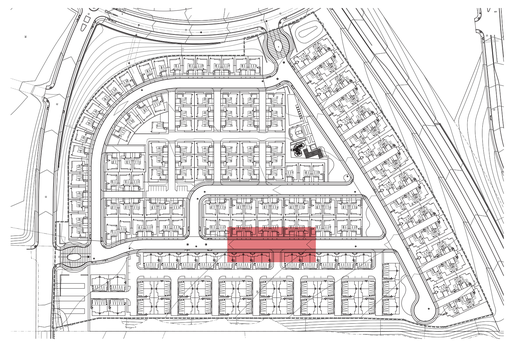
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - TYPICAL PARKWAY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

08.26.25

L-6

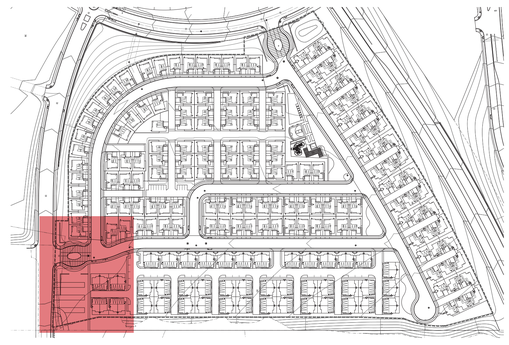
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LEGEND

1. Concrete Sidewalk
2. Enhanced Paving
3. Community Monumentation and Signage
4. Tall Background Shrubs
5. Accent Groundcover
6. Flowering Accent Tree
7. Street Tree
8. Canopy Tree
9. Access Driveway by Civil Engineer

KEYMAP



COMSTOCK HOMES

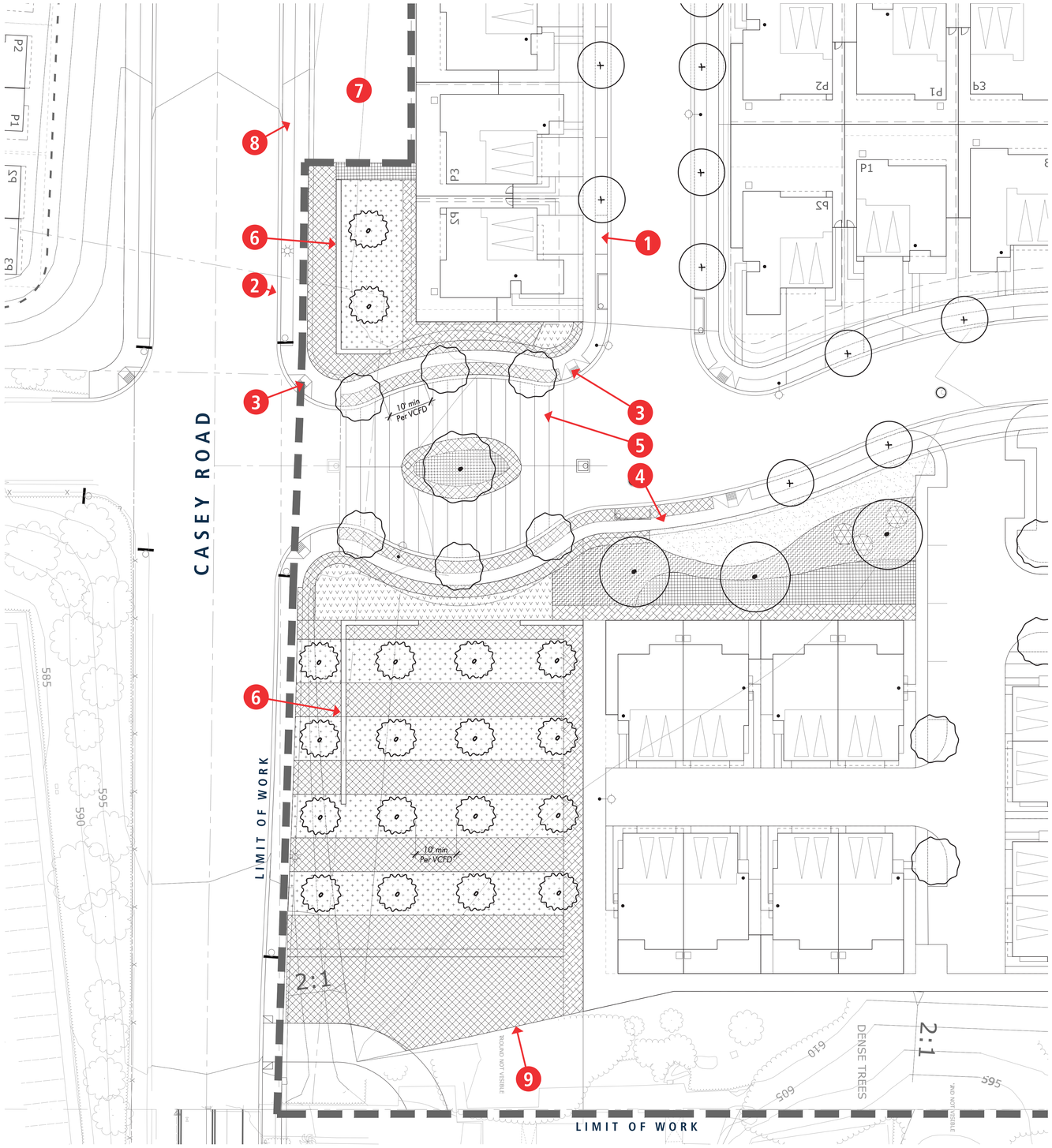
HITCH RANCH PLANNING AREA 3 - MAIN ENTRY ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.26.25

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LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. Enhanced Paving
6. Entry Monumentation and Signage
7. Landscape by Master Landscape Architect
8. Parkway Landscape - by Master Landscape Architect
9. Lot Line

CONCEPTUAL PLANT PALETTE

MAIN ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Lagerstroemia indica 'Natchez'	Crape Myrtle	Med.	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	Low	5 Gal	36" O.C.

FLOWERING GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Hemerocallis hybrids	Daylily Hybrids	Low	1 Gal	24" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.

TURF

Tifway hybrid bermuda	Tifway	High	SOD	-

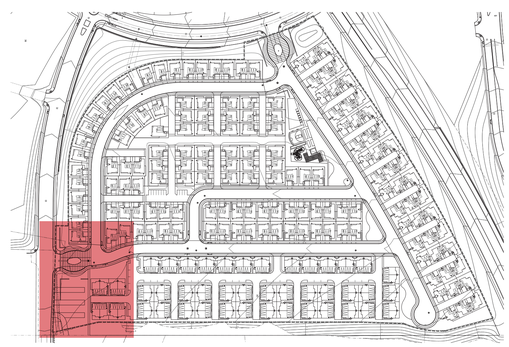
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - MAIN ENTRY PLANTING PLAN ENLARGEMENT

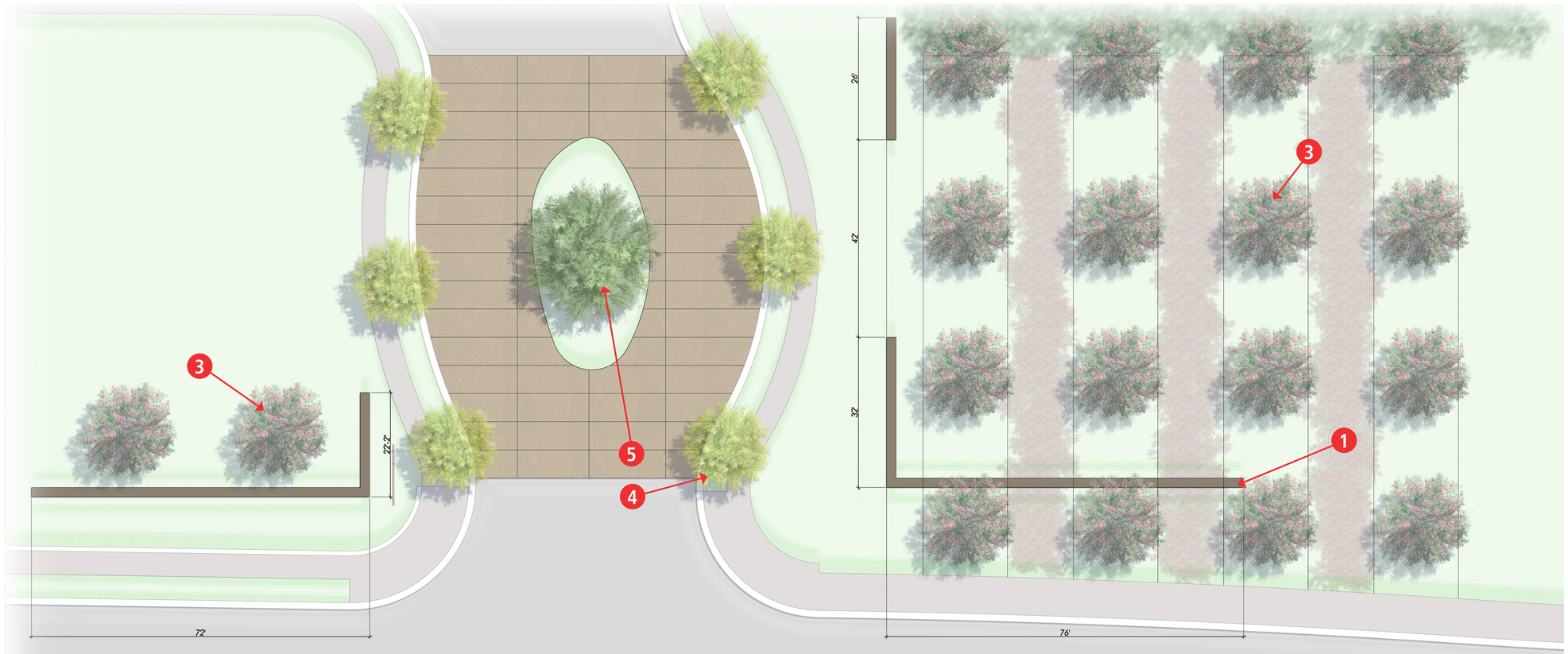
MOORPARK, CA

0 10' 20' 40'

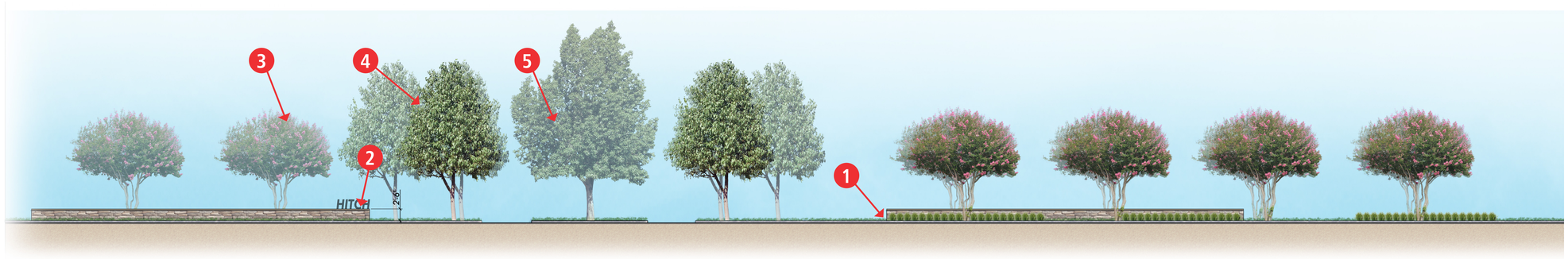
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ENTRY PLAN VIEW
SCALE: NTS



ENTRY ELEVATION
SCALE: NTS

LEGEND

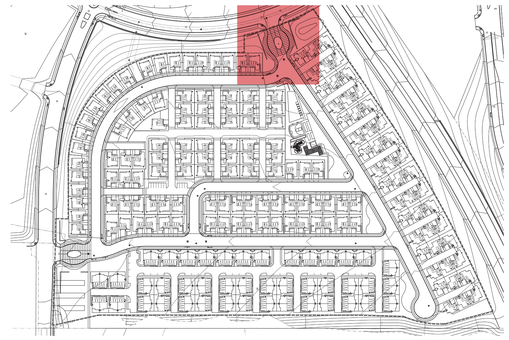
1. 2'-6" Stone Wall
2. Neighborhood Signage Location
3. Accent Tree per Planting Plan
4. Street Tree per Planting Plan
5. Canopy Tree per Planting Plan



LEGEND

1. Sidewalk
2. Enhanced Paving
3. Community Monumentation and Signage
4. Accent Tree
5. Street Tree
6. Canopy Tree
7. Detention Basin

KEYMAP



COMSTOCK HOMES

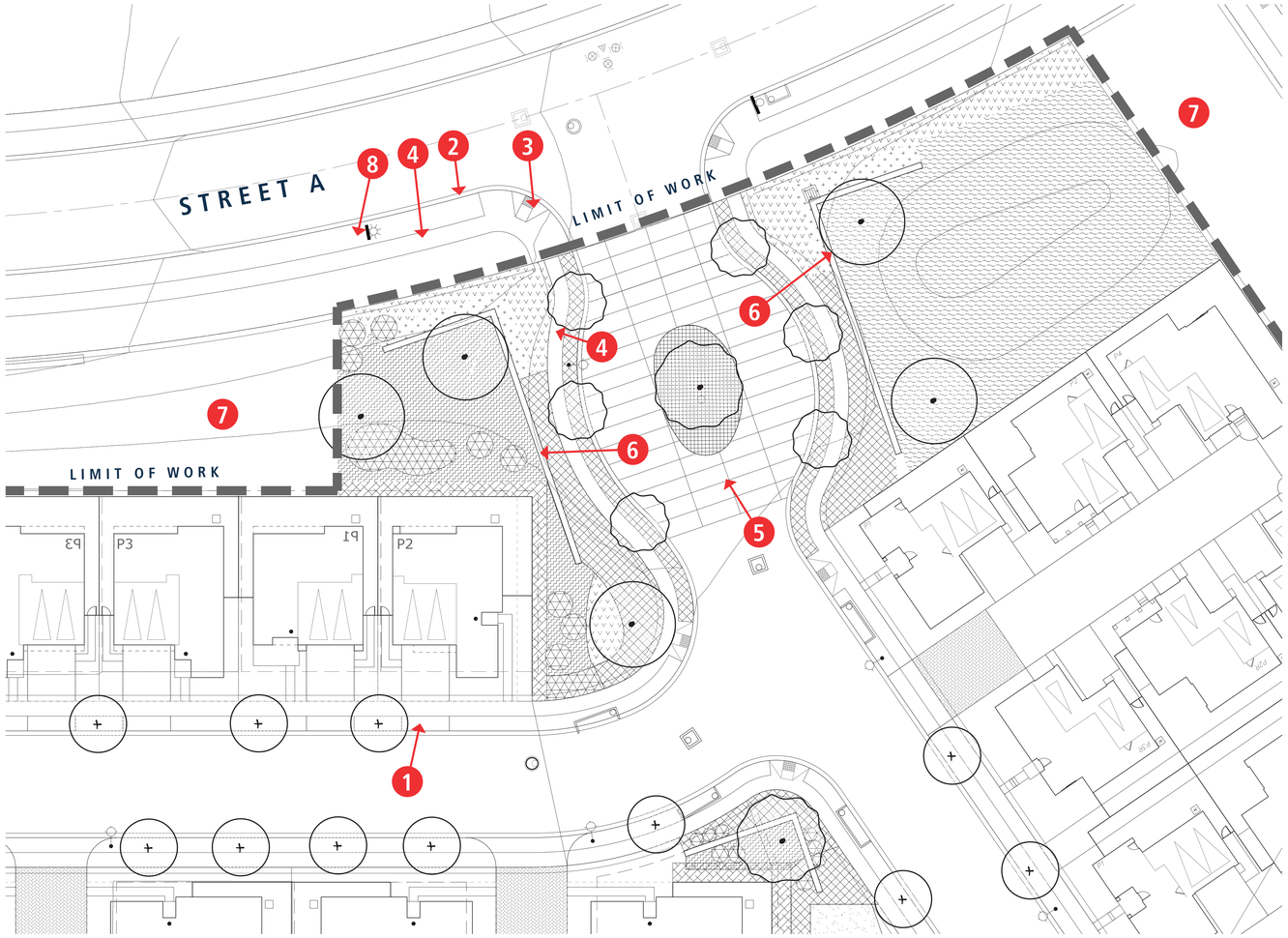
HITCH RANCH PLANNING AREA 3 - SECONDARY ENTRY ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'
Scale: 1"= 20'-0"

08.26.25

C2 Collaborative



LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. ADA Ramp - by Civil Engineer
4. Sidewalk - by Civil Engineer
5. Enhanced Paving
6. Entry Monumentation and Signage
7. Landscape by Master Landscape Architect
8. Parkway Landscape - by Master Landscape Architect

CONCEPTUAL PLANT PALETTE

SECONDARY ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Med.	1 Gal	24" O.C.
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Miscanthus sinensis 'Condensatus'	Maiden Grass	Med.	1 Gal	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave a. 'Medio Picta Alba'	White Stripe Century Plant	Low	5 Gal	36" O.C.
Aloe arborescens	Krantz Aloe	Low	1 Gal.	36" O.C.
Aloe ferox	Bitter Aloe	Low	1 Gal.	36" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Lavandula allardii 'Meerlo'	Meerlo Lavender	Low	1 Gal	24" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce Coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Hemerocallis hybrids	Daylily Hybrids	Low	1 Gal	24" O.C.

DETENTION BASIN SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	Low	5 Gal	48" O.C.
Festuca mairei	Atlas Fescue	Low	1 Gal.	24" O.C.
Juncus patens	California Gray Rush	Low	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Myoporum	Low	1 Gal.	48" O.C.
Penstemon spp.	Beard Tongue	Low	1 Gal.	48" O.C.
Ribes viburnifolium	Catalina Currant	Low	1 Gal	48" O.C.
Sisyrinchium angustifolium	Blueeyed grass	Low	1 Gal.	24" O.C.

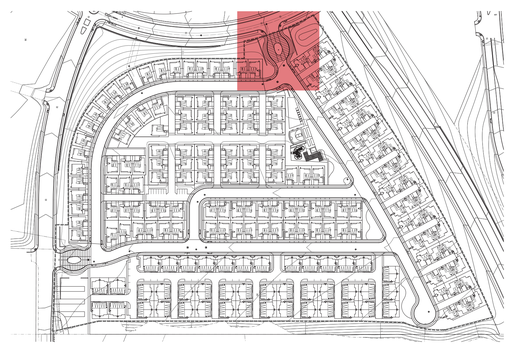
NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - SECONDARY ENTRY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

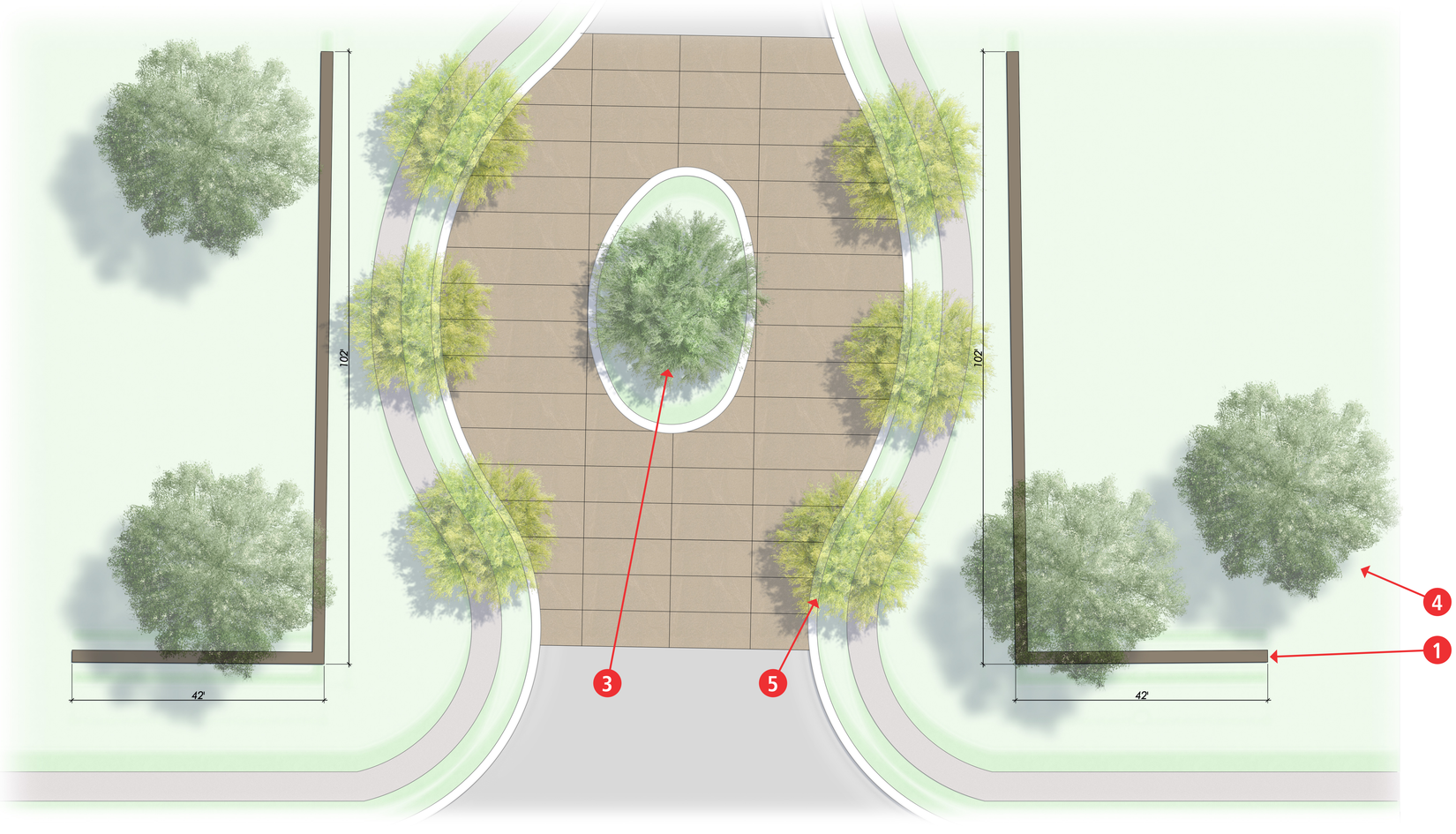
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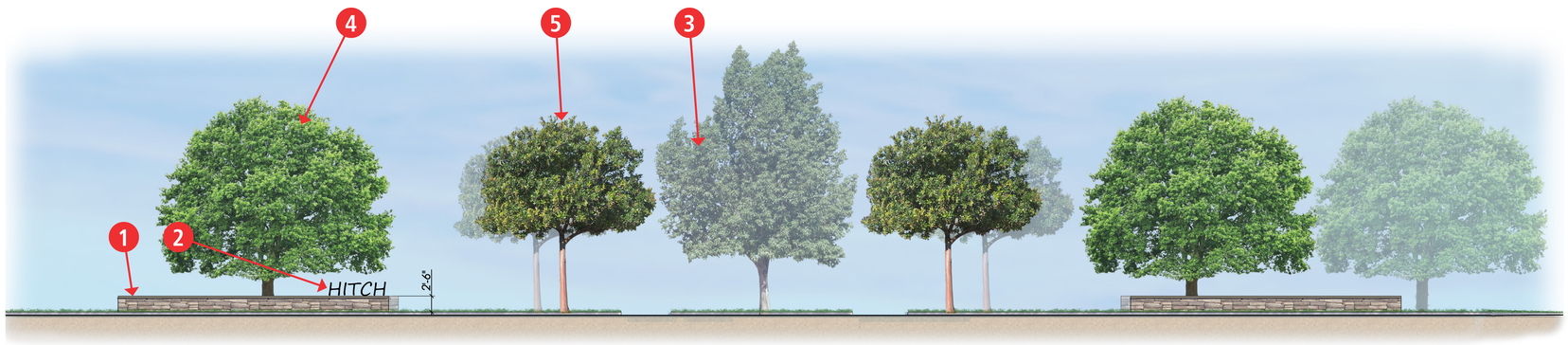
08.26.25

L-11

C2 Collaborative



ENTRY PLAN VIEW
SCALE: NTS



ENTRY ELEVATION
SCALE: NTS

LEGEND

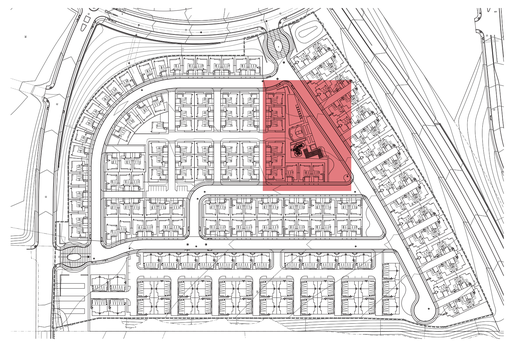
1. 2'-6" Stone Wall
2. Neighborhood Signage Location
3. Canopy Tree per Planting Plan
4. Large Accent Tree per Planting Plan
5. Street Tree per Planting Plan



LEGEND

1. Concrete Sidewalk
2. Play Equipment with Safety Surfacing
3. 2’-6” Stone Wall
4. Half Court Basketball
5. Shade Structure with Picnic Seating
6. Bench Seating
7. Lawn Area
8. Accent Tree
9. Street Tree
10. 2’-0” Raised Stone Planter Wall
11. PIP Concrete Seat Wall

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK ENLARGEMENT

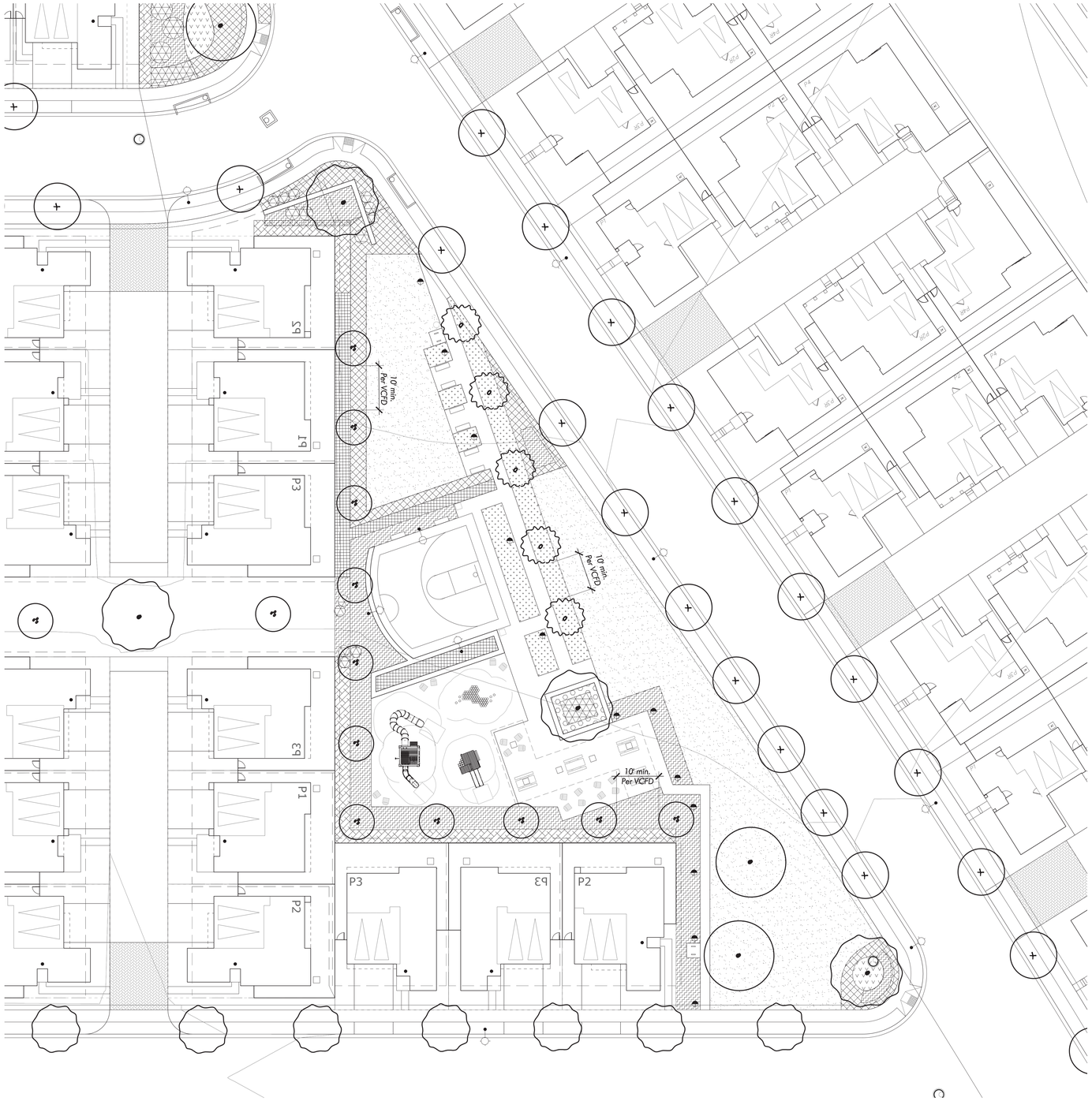
MOORPARK, CA

0 10’ 20’ 40’

Scale: 1” = 20’-0”

08.26.25

C2 Collaborative



CONCEPTUAL PLANT PALETTE

NEIGHBORHOOD PARK TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia indica 'Natchez'	Crape Myrtle	Med.	24" Box
Plantanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Tristania conferta	Brisbane box	Med.	24" Box

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal	30" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal	24" O.C.

ACCENT GRASS - SECONDARY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Arctic Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Agave x. 'Blue Glow'	Century Plant	Low	5 Gal	36" O.C.
Aloe spp.	Aloe hybrida	Low	5 Gal	24" O.C.
Melianthus major	Honey Flower	Low	1 Gal	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	Low	5 Gal	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yedda Harthorn	Low	5 Gal.	36" O.C.

FLOWERING GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.
Grevillea 'Eternal Blaze'	Eternal Blaze	Low	5 Gal	30" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Rosa spp. 'Flower Carpet'	Rosa flower carpet	Low	5 Gal	36" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Low	5 Gal	30" O.C.

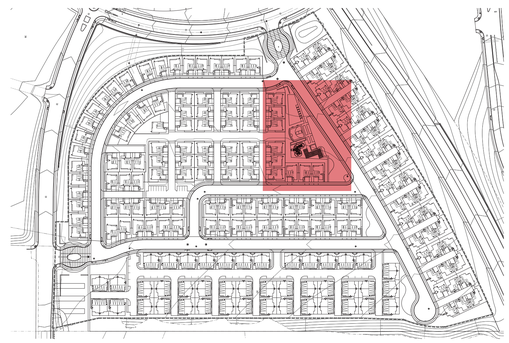
SUCCULENT MIX

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Aloe spp.	Aloe hybrida	Low	5 Gal	24" O.C.
Cotylodon orbiculata 'Oblonga Flavida'	Finger Aloe	Low	1 Gal	24" O.C.
Sedum spp.	Stone Crop	Low	1 Gal	18" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal	24" O.C.

TURF

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Tifway hybrid bermuda	Tifway	High	SOD	-

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 10' 20' 40'

Scale: 1"= 20'-0"

08.26.25

C2 Collaborative



LEGEND

1. Play Equipment - See Sheet L-24 and L-25
2. Shade Structure - See Sheet L-26
3. Bench Seating - See Sheet L-23
4. Picnic Table - See Sheet L-23
5. Adirondack Seating Group - See Sheet L-23
6. Waste Receptacle - See Sheet L-23
7. Bike Rack - See Sheet L-23
8. 2'-6" High Stone Wall - See Sheet L-27
9. Pet Waste Station - See Sheet L-23
10. PIP Concrete Seat Wall - See Sheet L-27
    Color: Natural Grey with Acid Wash Finish
11. 2'-0" Stone Planter Wall - See Sheet L-27
12. Concrete Sidewalk
    Color: Natural Grey with Acid Wash Finish

Bollard Lighting - See Sheet L-22

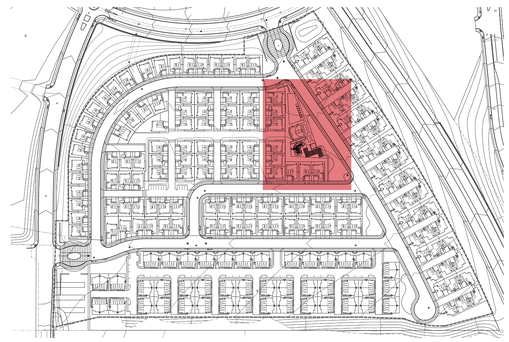
Down Light in Overhead Structure - See Sheet L-22

Park Lighting - See Sheet L-22

NOTES

See Sheet L-16 for Neighborhood Park Section and Elevation

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK SITE PLAN

MOORPARK, CA

0 10' 20' 40'

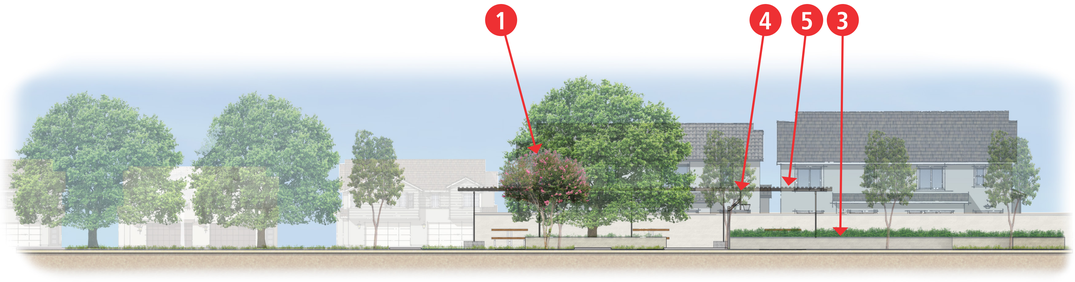
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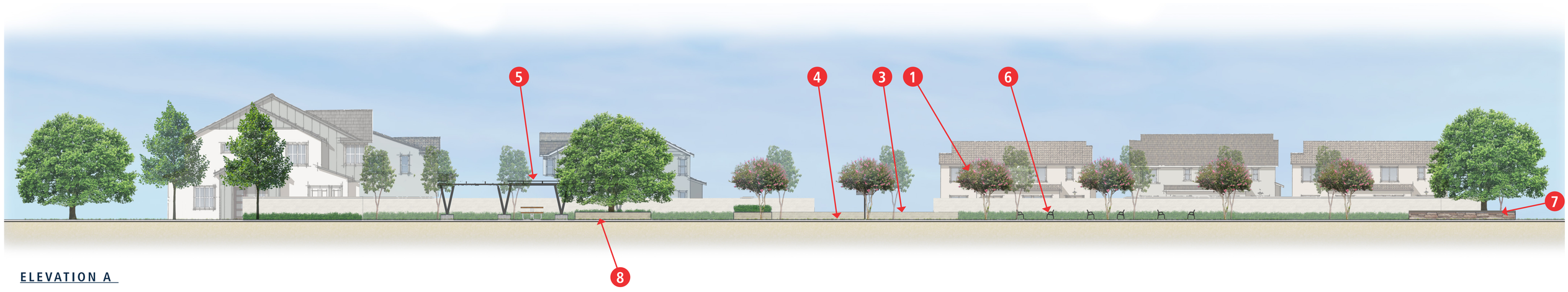
C2 Collaborative

LEGEND

1. Accent Tree
2. Play Equipment with Safety Surfacing
3. PIP Concrete Seat Wall
4. Half Court Basketball
5. Shade Structure with Picnic Seating
6. Bench Seating
7. 2’-6” Stone Wall
8. 2’-0” Raised Stone Planter Wall



SECTION A-A



ELEVATION A

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - NEIGHBORHOOD PARK SECTION AND ELEVATION

MOORPARK, CA

0 5’ 10’ 20’

Scale: 1” = 10’-0”

08.26.25

C2 Collaborative



CONCEPTUAL PLANT PALETTE

FARMHOUSE SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.

TRADITIONAL / COTTAGE SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal	24" O.C.
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rosa spp. 'Flower Carpet'	Rosa Flower Carpet	Low	5 Gal	36" O.C.

SPANISH SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra l. 'Breeze'	Dwart Mat Rush	Low	1 Gal	36" O.C.
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

CLUSTER A MOTORCOURT SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
Dietes bicolor	Fortnight Lily	Low	1 Gal.	30" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

CLUSTER B MOTORCOURT SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Lomandra l. 'Breeze'	Arctic Breeze	Low	1 Gal	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
Lantana spp.	Hybrid Lantana	Low	1 Gal.	24" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.

NOTES

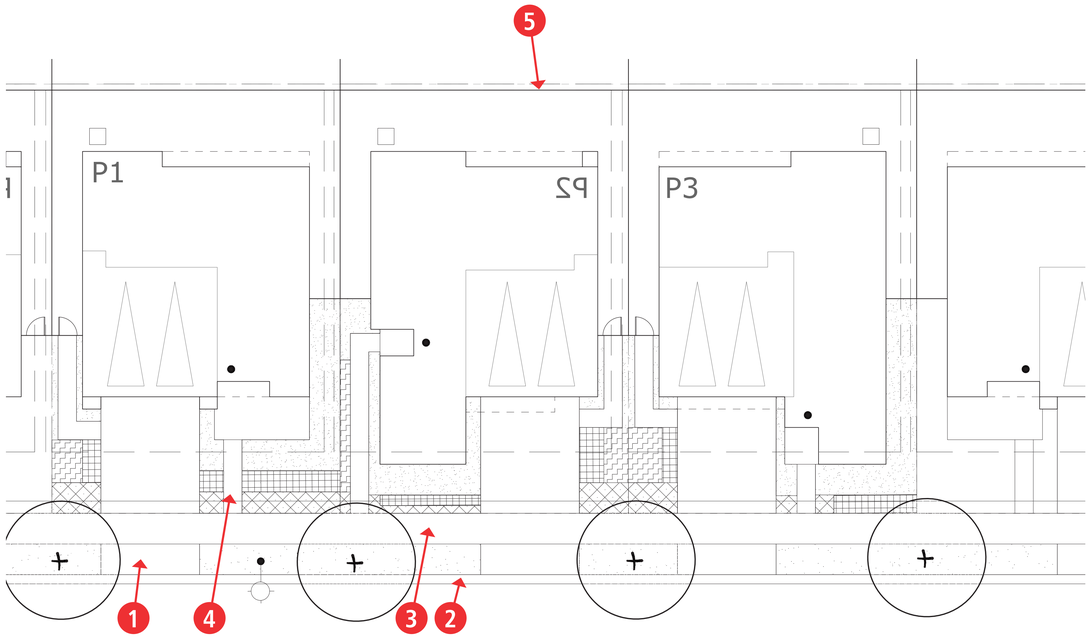
Landscaping will comply with the applicable City of Moorpark Landscape Standards.

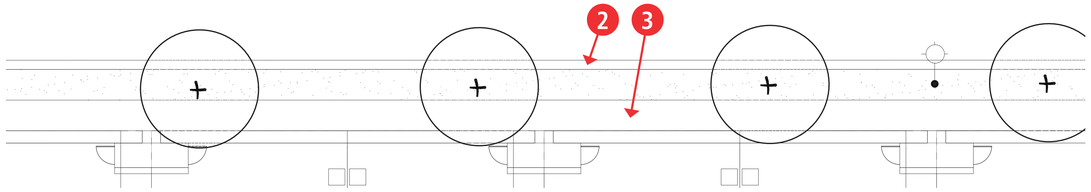
Landscaping and Irrigation will comply with the City of Moorpark Water Efficient Landscape Ordinance (City Council Ordinance No. 383) and Landscape Water Conservation Standards.

Landscape will comply with Ventura County Fire Hazard Reduction Program

LEGEND

1. Single Family Product Type
2. Duplex Product Type
3. Cluster Product Type





LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Unit Entry Walkway
5. Lot Line

CONCEPTUAL PLANT PALETTE

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Agave attenuata	Foxtail Agave	Low	5 Gal	36" O.C.
Dianella revoluta 'Little Rev'	Little Rev	Low	1 Gal.	30" O.C.
TRADITIONAL COTTAGE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
SPANISH				
Lomandra l. 'Breeze'	Dwarf Mat Rush	Low	1 Gal	36" O.C.
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
SPANISH				
Pittosporum tobira 'Golf Ball'	Lawhiwhi 'Golf Ball'	Low	5 Gal	30" O.C.

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
SPANISH				
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

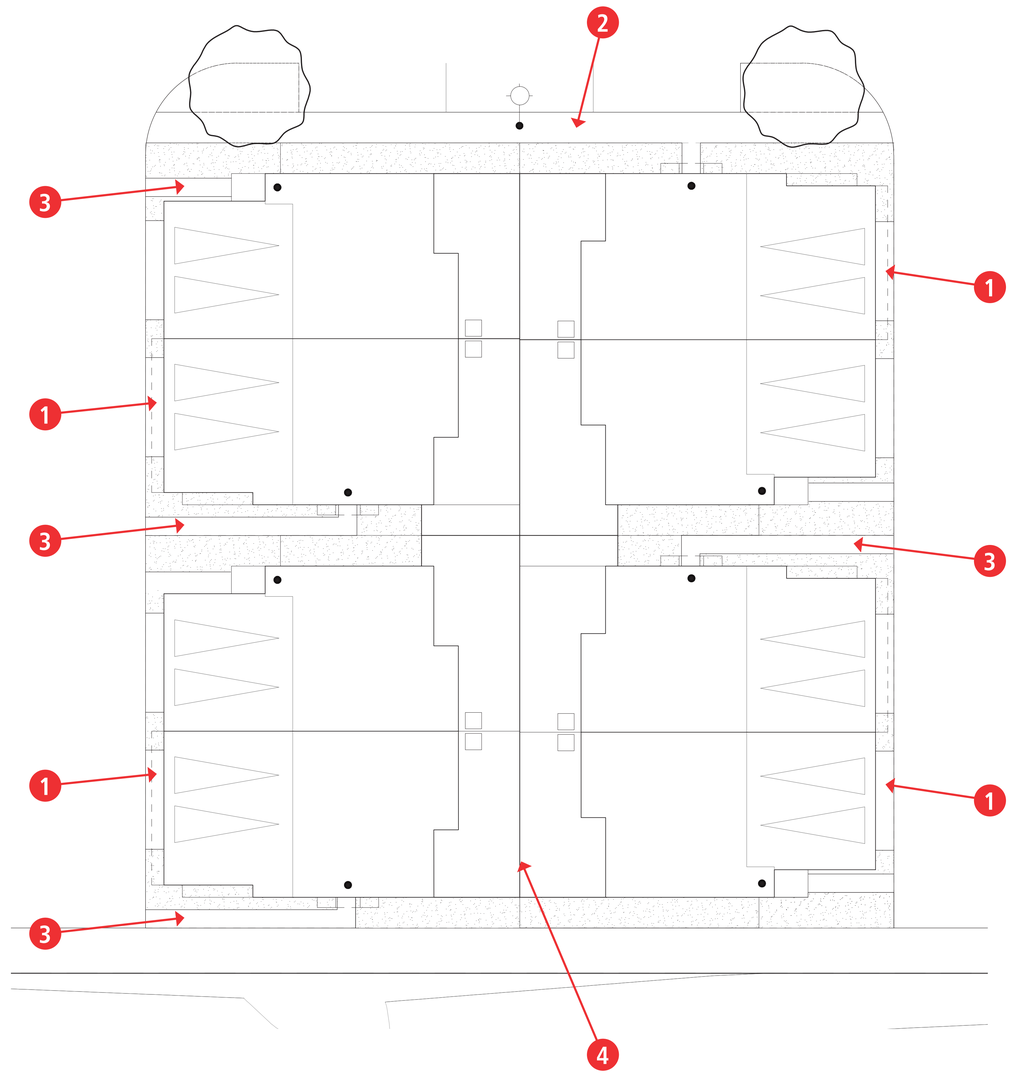
Color: TBD. Will be Specified in Construction Document Phase

NOTES

Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.



CONCEPTUAL PLANT PALETTE

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be Specified in Construction Document Phase

NOTES

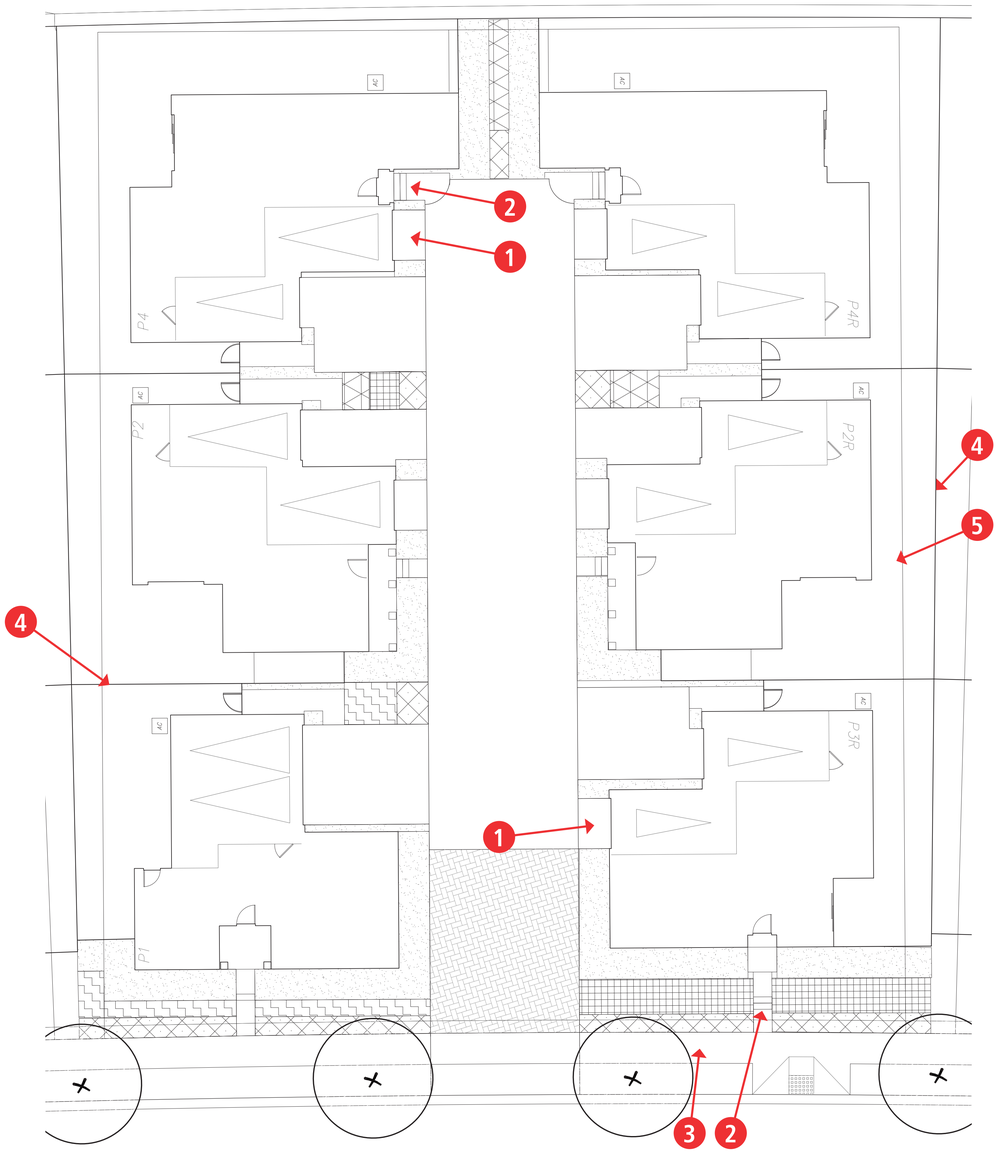
Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

LEGEND

1. Private Driveway
2. Sidewalk - by Civil Engineer
3. Unit Entry Walkway
4. Lot Line



CONCEPTUAL PLANT PALETTE

ACCENT GRASS SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Dianella revoluta 'Little Rev'	Little Rev	Low/Med.	1 Gal.	30" O.C.
TRADITIONAL / COTTAGE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
SPANISH				
Lomandra l. 'Breeze'	Dwarf Mat Rush	Low	1 Gal	36" O.C.
CLUSTER A MOTORCOURT PLANTING				
Dianella revoluta 'Little Rev'	Little Rev	Low/Med.	1 Gal.	30" O.C.
CLUSTER B MOTORCOURT PLANTING				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.

ACCENT SHRUB SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Lomandra l. 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low	1 Gal	36" O.C.
TRADITIONAL COTTAGE				
Rosa spp. Flower Carpet	Rosa Flower Carpet	Low	1 Gal	24" O.C.
SPANISH				
Strelitzia reginae	Bird of Paradise	Med	5 Gal	36" O.C.

FOREGROUND SHRUB SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Hemerocallis spp.	Daylily	Med	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
SPANISH				
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.
CLUSTER A MOTORCOURT PLANTING				
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
CLUSTER B MOTORCOURT PLANTING				
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	Low	5 Gal	30" O.C.

GROUNDCOVER SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
FARMHOUSE				
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
TRADITIONAL / COTTAGE				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
SPANISH				
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
CLUSTER A MOTORCOURT PLANTING				
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
CLUSTER B MOTORCOURT PLANTING				
Lavandula stoechas 'Otto Quast'	Spanish lavender	Low	1 Gal	24" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal	30" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be Specified in Construction Document Phase

NOTES

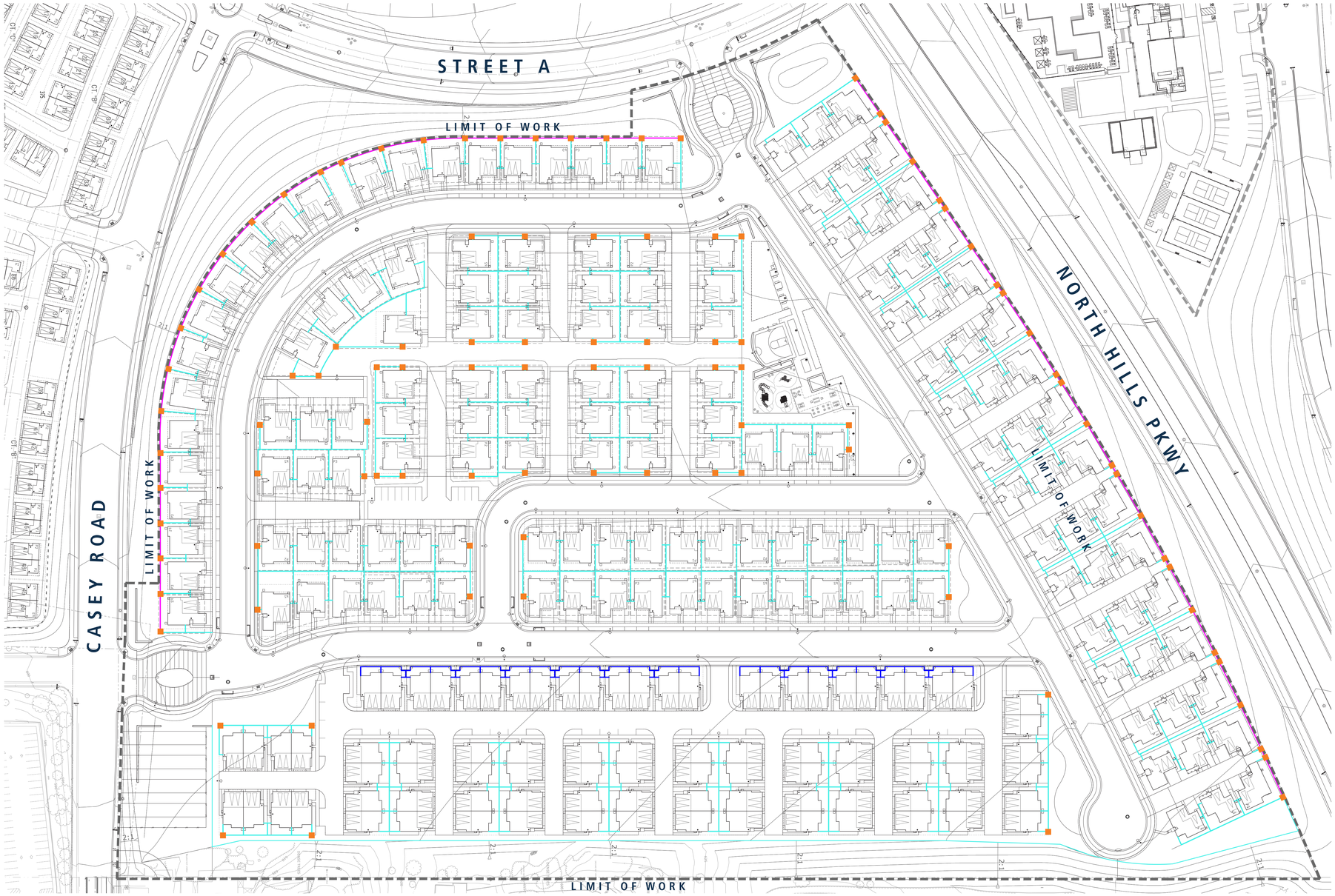
Refer to Neighborhood Planting Plan for overall street tree plan.

Final Tree Location to be determined at Construction Document Phase once All utilities have been designed.

Refer to city of Moorpark Landscape Standards for spacing requirements.

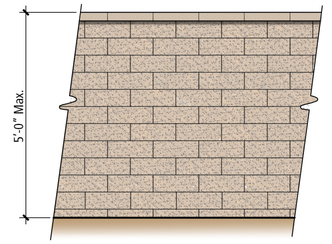
LEGEND

1. Private Driveway
2. Unit Entry Walkway
3. Sidewalk - by Civil Engineer
4. Lot Line
5. Rear Yard Landscape - by Homeowner

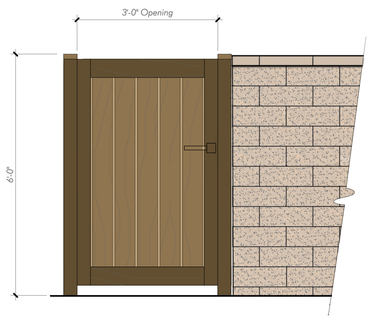


LEGEND

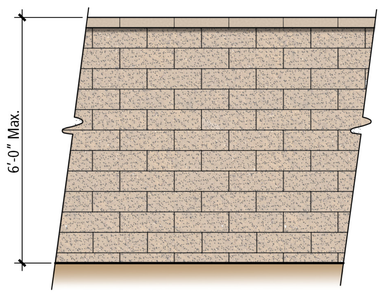
- Low Slump Wall with Tubular Steel Fence (5'-6" Tall)
  Wall Color: Tan Fence Color: Dark Brown
- Slump Block Wall (6'-0" Tall)
  Color: Tan
- Slump Block Wall (5'-0" Tall)
  Color: Tan
- Slump Block Pilaster with Precast Cap
  Color: Tan
- Side Yard Gate - Aluminum with Cement Fiber-Board
  Color: Tan / Dark Brown



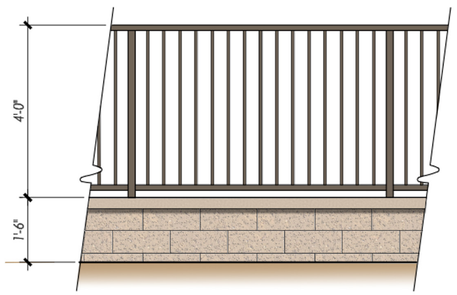
SLUMP BLOCK WALL
HEIGHT: 5'-0"



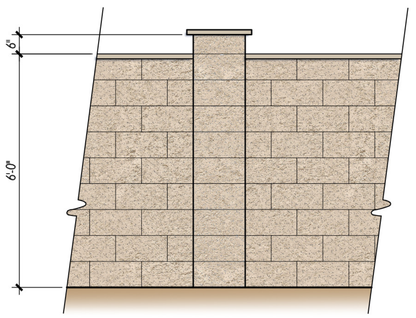
SIDE YARD GATE



SLUMP BLOCK WALL
HEIGHT: 6'-0"



LOW SLUMP WALL WITH TUBULAR STEEL FENCE
HEIGHT: 5'-6"



SLUMP BLOCK PILASTER WITH PRECAST CAP
HEIGHT: 6'-6"

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 30' 60' 90'
Scale: 1" = 60'-0"

08.26.25 L-21

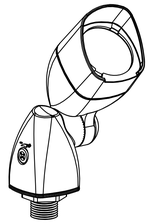
C2 Collaborative

PHILIPS
HADCO

Landscape

BL9 FlexScape LED

Accent Aluminum



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Breaking new ground with optimal versatility, the FlexScape BL9 has zoomable optics (15° to 35°) & 60° by switching optic element. This adjustable luminaire also has the ability to switch light output in 4 steps.

Ordering guide

Example: L3AE1

Series	Lamping	CCT	Finish	Mount
BL9	D	–		S7
BL9 Low Voltage 9W Bullet Lighting	**D** LED	**W** Warm (3000K) **C** Cool (4000K)	**A** Black **H** Bronze	**S7** Stake

Features

1. Housing/Construction: A360° die-cast aluminum, tool-less twist off /on shroud. Teeth to lock aim the knuckle arm for accurate aiming secured by black oxide Phillips-head stainless steel screw and metal locking nut to provide durable mounting of the accent. A 360° die-cast aluminum housing for driver with thermal management creates continuity with housing by repeating similar shape. All gaskets are 100% molded silicone.
2. Electrical: 10W (on high setting) Input voltage range (VAC): 10–14. Pre-wired with a 3-ft. pigtail for easy hookup to the low voltage supply cable. Driver housed in injected molded case with electronics encapsulated. 12V class 2 driver with integral switch for 4 preset light levels.
3. LED Board and Array: Single Luxeon M LED.
4. Controls: 12 Volt Class 2 driver with integral switch provides simple customer access to the adjustment between 4 present light levels.
5. Optical Systems: Flat glass, low iron tempered clear glass, c-channel gasket slips onto lens without tools or RTV. Zoomable optic / Injection molded acrylic (PMMA) clear, highly polished molded with select surfaces textured. Zoomable lens provides Narrow 15° to Medium 35° beam pattern depending on the position. Inter-changeable lens provides Wide 60 flood output.
6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.

Finish

Thermoset polyester powder coat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

Lamps

Integral LED module

Power Supply

Fixtures can be used with the HADCO Low Voltage Transformers series TC152, TSS, TC. Power supplies are available in 150W / 300W / 600W and 900W. Ask your Philips representative for a full list of options.

Watts Consumed / Needed to Drive	2.0W	4.5W	8.6W	10.7W
mA	230	600	1100	1500
3K 15°	113	241	429	567
3K 35°	132	284	505	669
3K 60°	111	241	428	561
4K 15°	131	269	477	602
4K 35°	155	316	562	710
4K 60°	131	268	477	598

IP66 Rating

Dust tight and sealed against direct jets of water.

Labels

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.





Asymmetric



Flat beam



Bollards
Surface washers

Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site. Asymmetric light distribution is used for the spatial illumination of entrance areas and driveways. Asymmetrical flat beam light distribution allows the luminaires to be spaced far apart and is particularly suitable for illuminating footpaths.

Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

AREA & ROADWAY LIGHTING

PROJECT NAME:
PROJECT TYPE:

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UL Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0- 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



The mid sized models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

PENDANT MOUNTED ARM

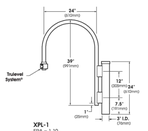
XPL

PROJECT NAME:
PROJECT TYPE:

FEATURES

Arm
Durable corrosion resistant, cast aluminum construction.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



XPL-1
EPA = 1.10



XPL
Patent pending

SCALE: 1/4"=1'

SHAFTS / POLES

TAPERED

PROJECT NAME:
PROJECT TYPE:

Shaft
Spun tapered from seamless 6063 Alloy Aluminum. Shafts are intended to be paired with a decorative Sun Valley base.



1030T
4" to 3" Dia.

Shaft Wall thickness .125 or .188 engineered to project requirements.

Poles provided with hand-hoe
Post Top (PT): 3" I.D.-O.D. 4.5" (Used Here)
Multiple Luminaires: 3" I.D.-O.D. 4.9" (Does it Here)

DOWN LIGHTING

BOLLARD LIGHTING

STREET / PARK LIGHTING



ADIRONDACK CHAIR (COMPOSITE)
Charcoal Grey



BENCH
Grey Frame with IPE Slats



PICNIC TABLE
Grey Frame with IPE Slats



WASTE RECEPTACLE DUAL STREAM
Grey Frame with IPE Slats



CLUSTER MAILBOX
Black

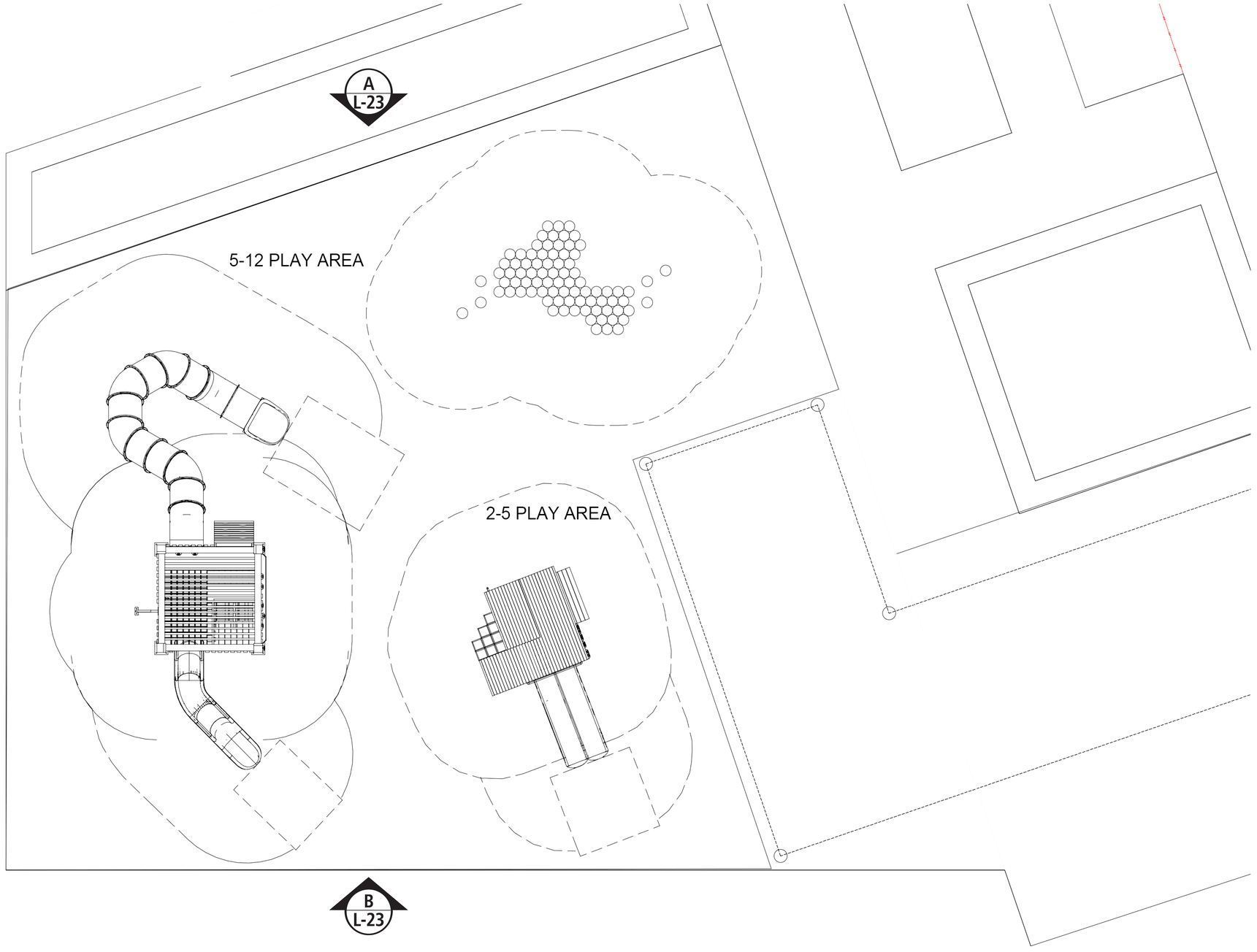


BIKE RACK
Grey



PET WASTE STATION
Green

Note: Conceptual imagery shown for design intent. Actual manufacturer and model to be specified in Construction Documents


A
L-23
5-12 PLAY AREA
2-5 PLAY AREA
B
L-23



ELEVATION A
SCALE: NTS



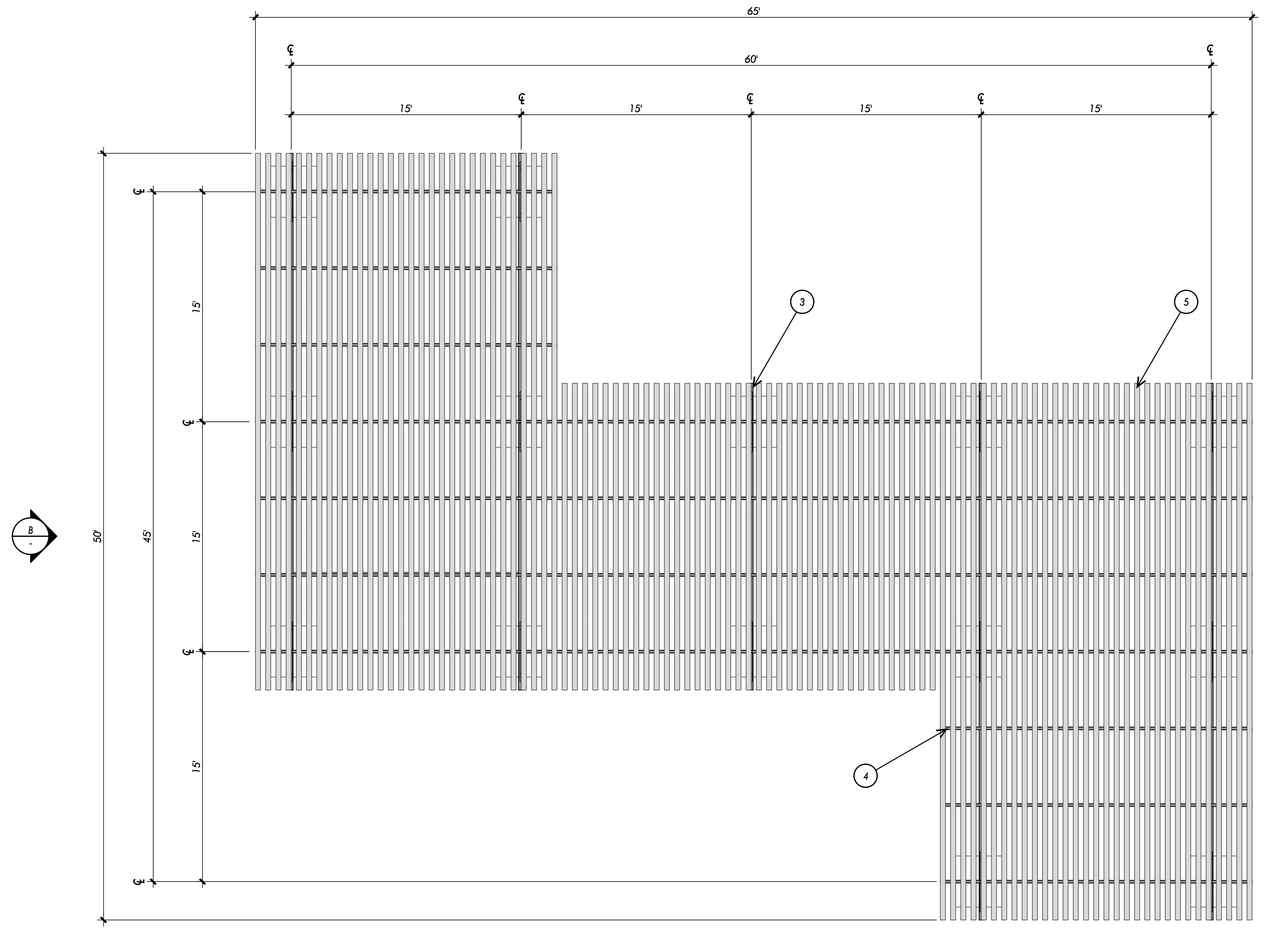
ELEVATION B
SCALE: NTS

LEGEND

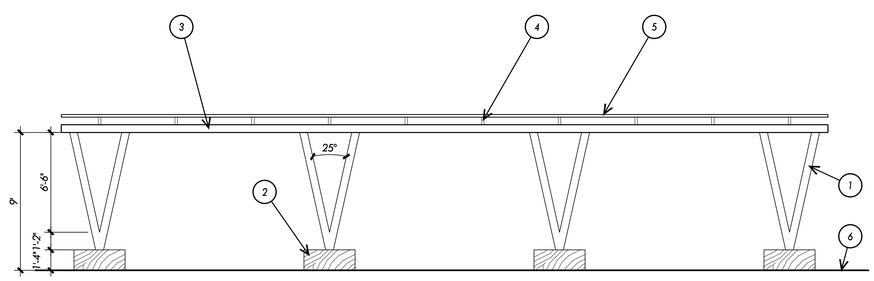
1. 2" x 6" tubular steel posts.
2. PIP concrete raised post footing with enhanced finish.
3. 3" x 6" tubular steel beam.
4. 2" x 4" tubular steel lattice laid flat.
5. 2" x 4" tubular steel lattice laid flat.
6. Finish surface.

NOTES

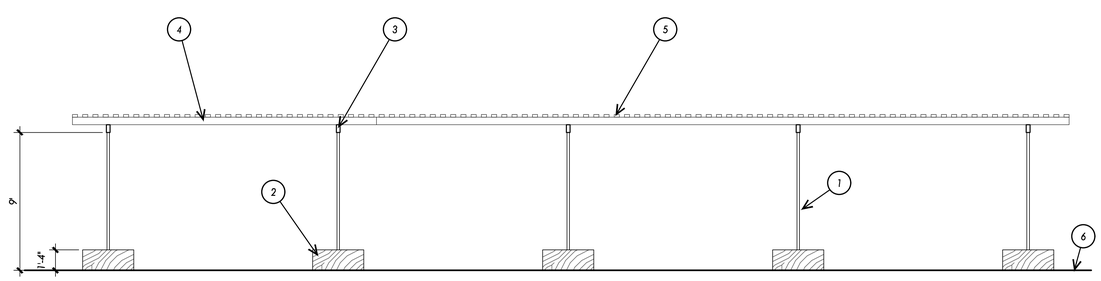
A. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



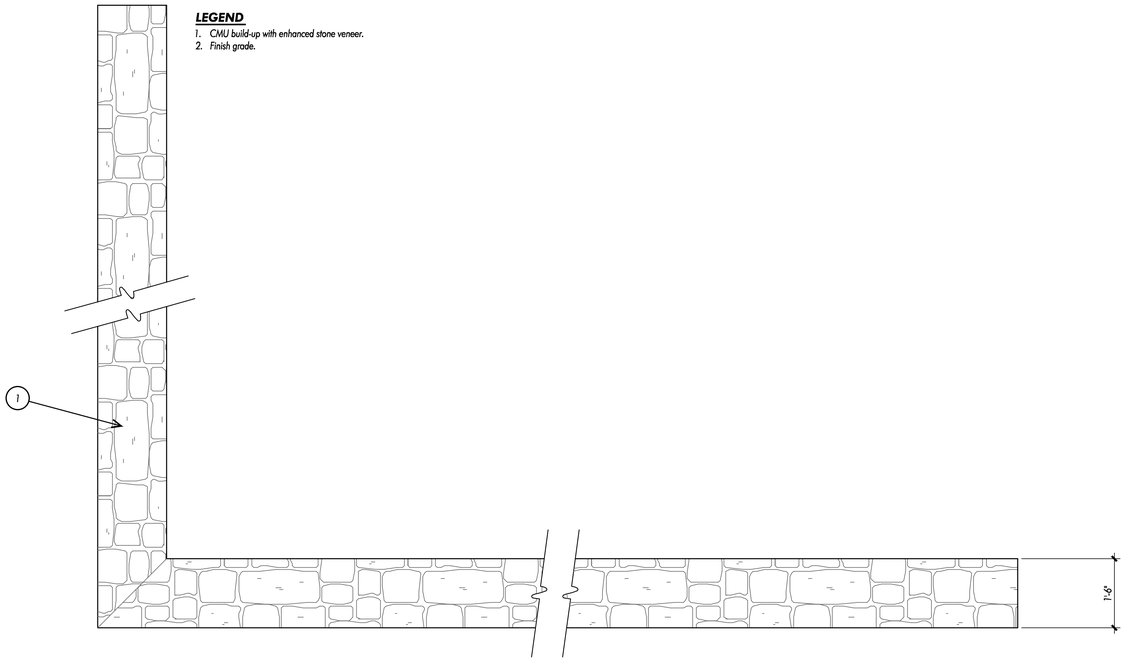
ELEVATION B



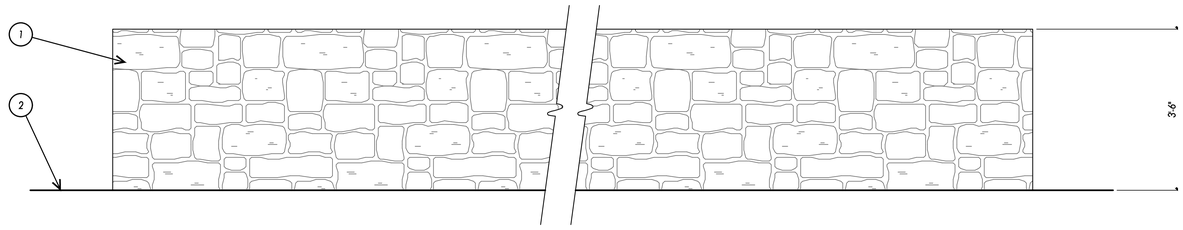
ELEVATION A

LEGEND

1. *CMU build-up with enhanced stone veneer.*
2. *Finish grade.*



PLAN VIEW

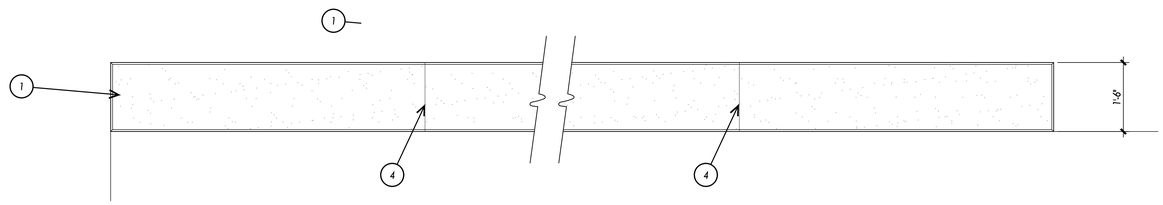


ELEVATION

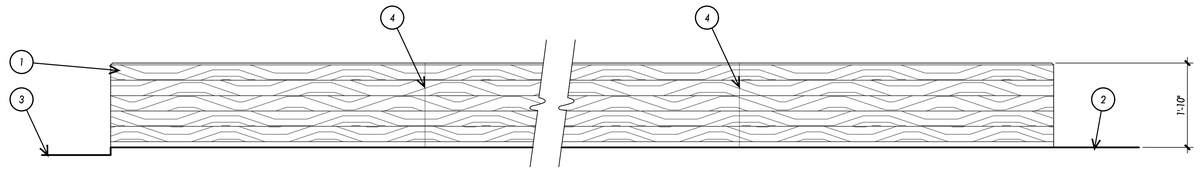
STONE WALL DETAIL

LEGEND

1. *PIP concrete board form wall. 1/2" bevel edge at top.*
2. *Finish surface.*
3. *Finish grade.*
4. *Sawcut score joint.*



PLAN VIEW



ELEVATION

PIP SEAT WALL DETAIL

LEGEND

1. *1'-0" wide x 2" precast concrete wall cap.*
2. *CMU build-up with enhanced stone veneer.*
3. *Finish surface.*



ELEVATION

PLANTER WALL DETAIL

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 3 - WALL DETAILS

MOORPARK, CA

0 2' 4' 8'

Scale: 3/4" = 1'-0"

08.26.25 L-27

C2 Collaborative

P.A.2

P.A.4

375

STREET "A" (PUBLIC)

J OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

CASEY ROAD (PUBLIC)

MERIDIAN HILLS DR (PUBLIC)

PRIVATE DRIVE

S16 S17 S18 S19 S20 S21 S22 S23 S24 S25 S26 S27

AF AG REC SPACE AH AI AJ OPEN SPACE AK OPEN SPACE D OPEN SPACE

47'x69'

CLUSTER

DUPLEX

511-0-110-090 511-0-110-080 511-0-110-010 511-0-110-020 511-0-110-035 511-0-110-080

PLANNING AREA 3 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 3	RESIDENTIAL UNITS (& PVT ST)	26.32		239	80
	OPEN SPACE	1.60			5
	MANUFACTURED SLOPES	4.06			12
	RECREATION LOT	0.82			3
	SUBTOTAL	**32.80 ±**	7.29	**239**	**100**

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
CLUSTER SFD	1	2,572 TO 2,659	3	8	1,277 TO 1,335	10,216 TO 10,680
	2	2,692 TO 2,797	3	16	1,321 TO 1,356	21,136 TO 21,696
	3	2,682 TO 2,759	4	8	1,321 TO 1,376	10,568 TO 11,008
	4	2,933 TO 2,972	3	16	1,516	24,256
SUBTOTAL				48		66,176 TO 67,640
47' x 69' LOTS	1	2,977	3	31	1,528	47,368
	2	3,100	4	34	1,564	53,176
	3	3,230	3	40	1,603	64,120
SUBTOTAL				**105**		**164,664**
DUPLEX	1	2,233	3	43	1,186	50,998
	2	2,429	3	43	1,255	53,965
SUBTOTAL				**86**		**104,963**

OWNER/DEVELOPER

RWC HITCH RANCH, LLC
3760 KILROY AIRPORT WAY, SUITE 130
LONG BEACH, CA 90806
ATTN: HARRIET RAPISTA
(310) 546-5781

PA3 PARKING SUMMARY

	GARAGE REQUIRED	GARAGE PROVIDED
CLUSTER SFD	96	96
47' x 69' LOTS	210	210
DUPLEX	172	172
SUBTOTAL	478	478

DUPLEX GUEST PARKING PROVIDED: 24

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE
- PROPERTY LINE

SCALE: 1"=60'
0 60 120 180

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

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

GREG MUSSER DATE: 08/07/2025
PROJECT ENGINEER
R.C.E. 77627

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED
WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM
SHEET NO. 1 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\site plans\0047-04_sp_pa3.dwg

P.A.2

P.A.4

375

STREET "A" (PUBLIC)

NORTH HILLS PKWY (PUBLIC)

CASEY ROAD (PUBLIC)

MERIDIAN HILLS DR (PUBLIC)

PRIVATE DRIVE

47'x69'

DUPLEX

CLUSTER

J OPEN SPACE

AF

AG REC SPACE

AH

AJ OPEN SPACE

AK OPEN SPACE

D OPEN SPACE

I

S16 S17 S18 S19 S20 S21 S22 S23 S24 S25 S26 S27

A1

511-0-110-090

511-0-110-080

511-0-110-010

511-0-110-020

511-0-110-035

511-0-110-080

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SUBTOTAL				**105**		**164,664**
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- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE

SCALE: 1"=60'
0 60 120 180

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____ DATE

ECG Encompass Consultant Group
333 N. LANTANA ST., SUITE 281, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER DATE: 08/07/2025
PROJECT ENGINEER
R.C.E. 77627

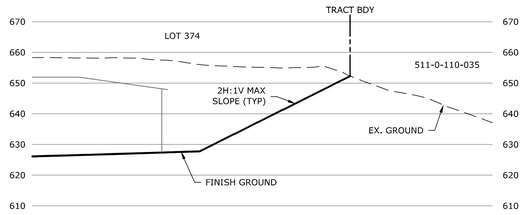
RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 2 OF 5

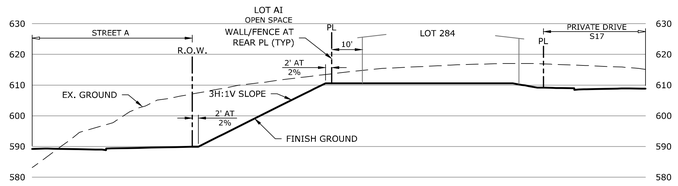
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CROSS SECTION

A
1

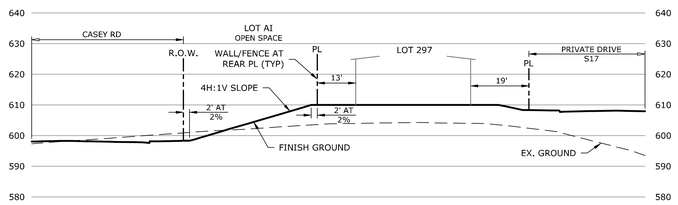
SCALE: 1"=20' HORIZ.
1"=20' VERT



CROSS SECTION

B
1

SCALE: 1"=20' HORIZ.
1"=20' VERT



CROSS SECTION

C
1

SCALE: 1"=20' HORIZ.
1"=20' VERT

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\0047.04_-_rpd_ax3.dwg

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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GREG MUSSER
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R.C.E. 77627

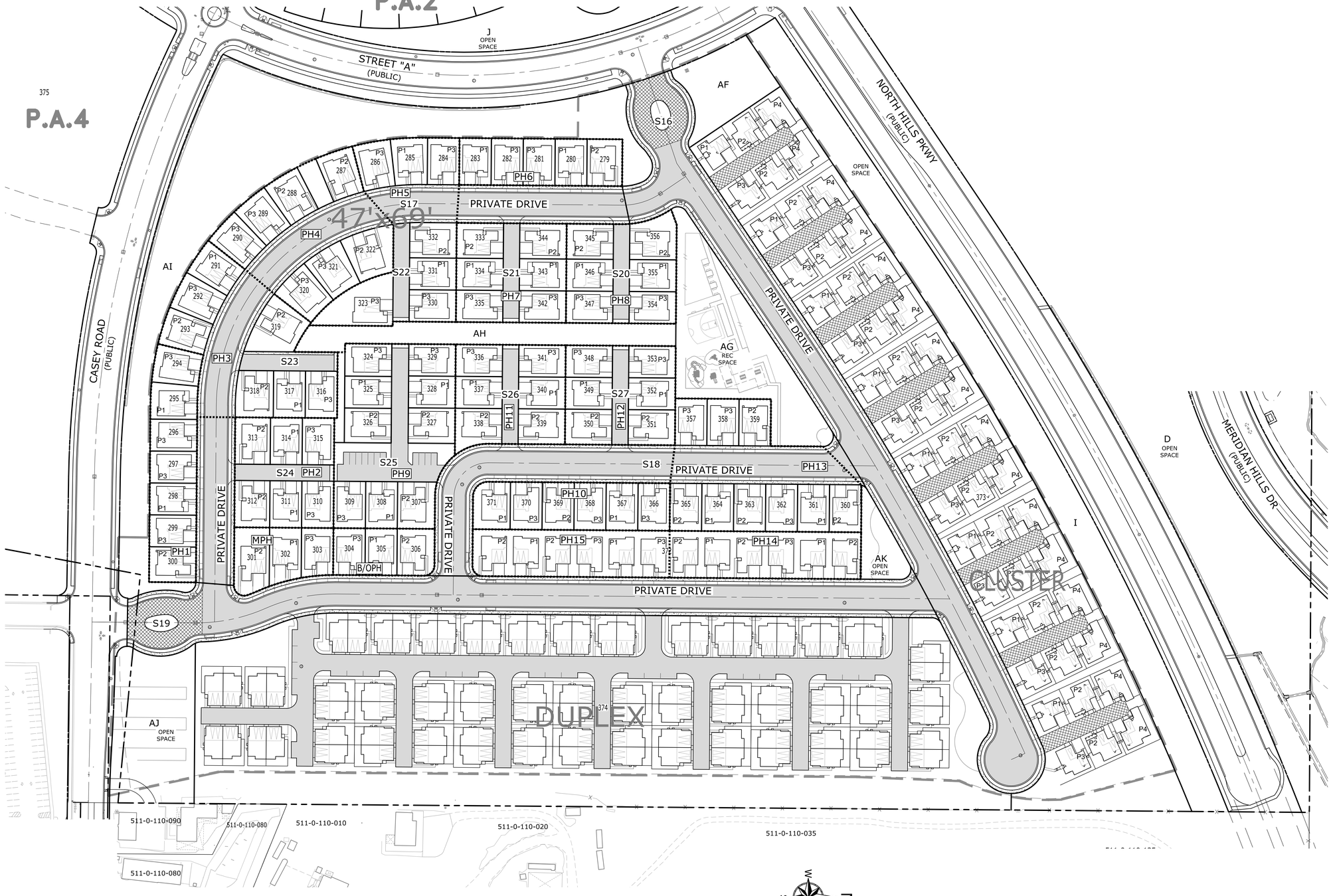
DATE: 08/07/2025

RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 3 OF 5



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE
- PHASING LINE
- PH1 PHASING LABEL

W S N E

SCALE: 1"=60'

0 60 120 180

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

ECG Encompass Consultant Group
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PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627

DATE: 08/07/2025

RPD - PRELIM. CIVIL PHASING PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04

DRAWN BY: RMS

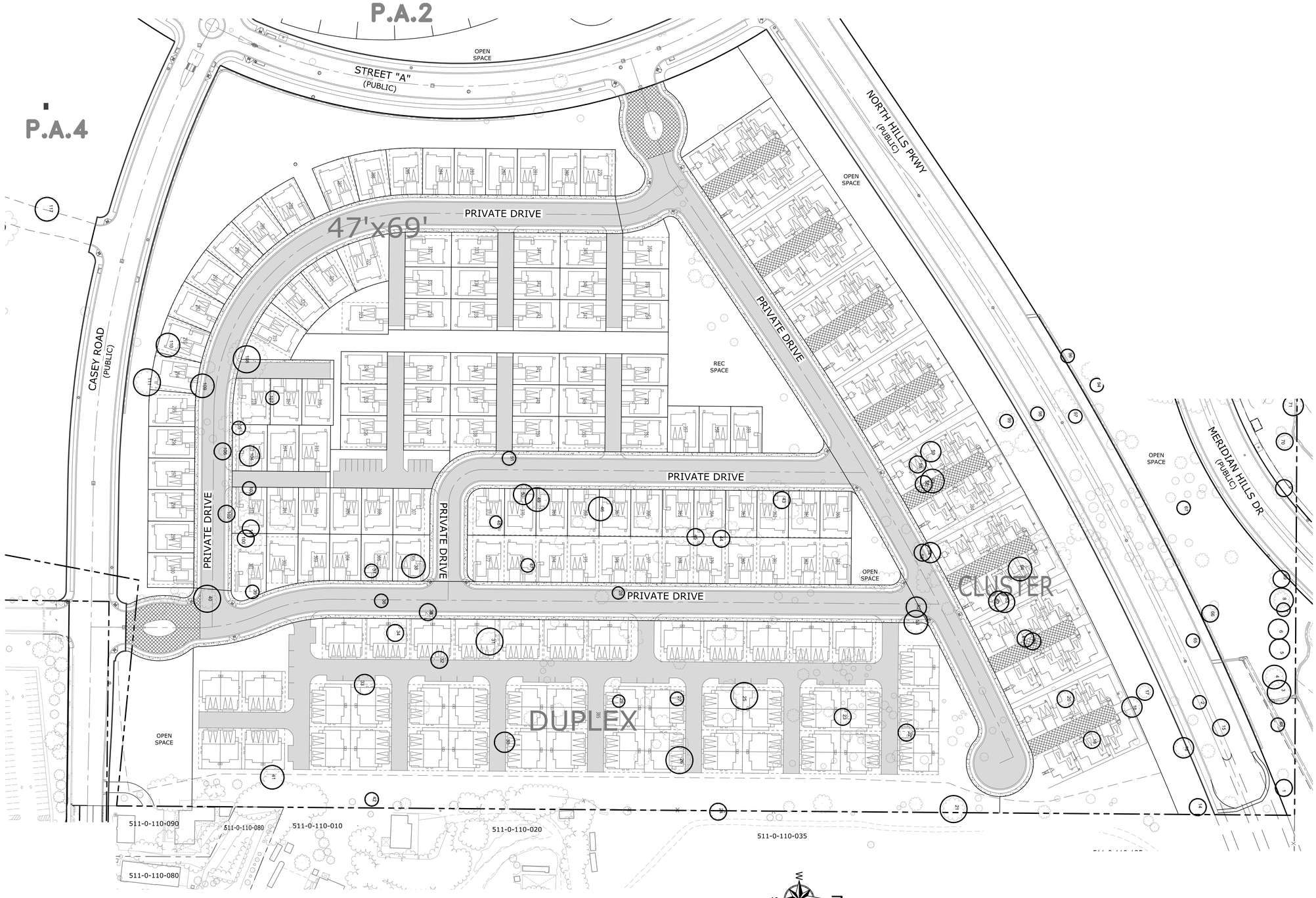
CHECKED BY: GJM

SHEET NO. 4 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\exhibits\0047-04_rpd_pa3_phasing.dwg

PA-3 TREE REMOVAL SUMMARY

TREE NUMBER
14
16
17
18
19
20
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110
111



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED PAVEMENT PER LANDSCAPE ARCHITECT'S PLAN
- ROAD CENTERLINE
- PROPERTY LINE
- 264 TREE REMOVAL LOCATION

SCALE: 1"=60'

0 60 120 180

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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

GREG MUSSER
PROJECT ENGINEER
R.C.E. 77627

DATE: 08/07/2025

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 3
CITY OF MOORPARK, CA

SCALE: HORIZ.: AS NOTED VERT.: AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 5 OF 5

DRAWING: c:\projects\0047.04 hitch ranch - rpd\engineering\acad\tentative map\tree removals\0047.04_tree_pa3.dwg



Traditional

Spanish

Farmhouse

Conceptual Street Scene

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

SS.1

NTS

CITY SUBMITTAL

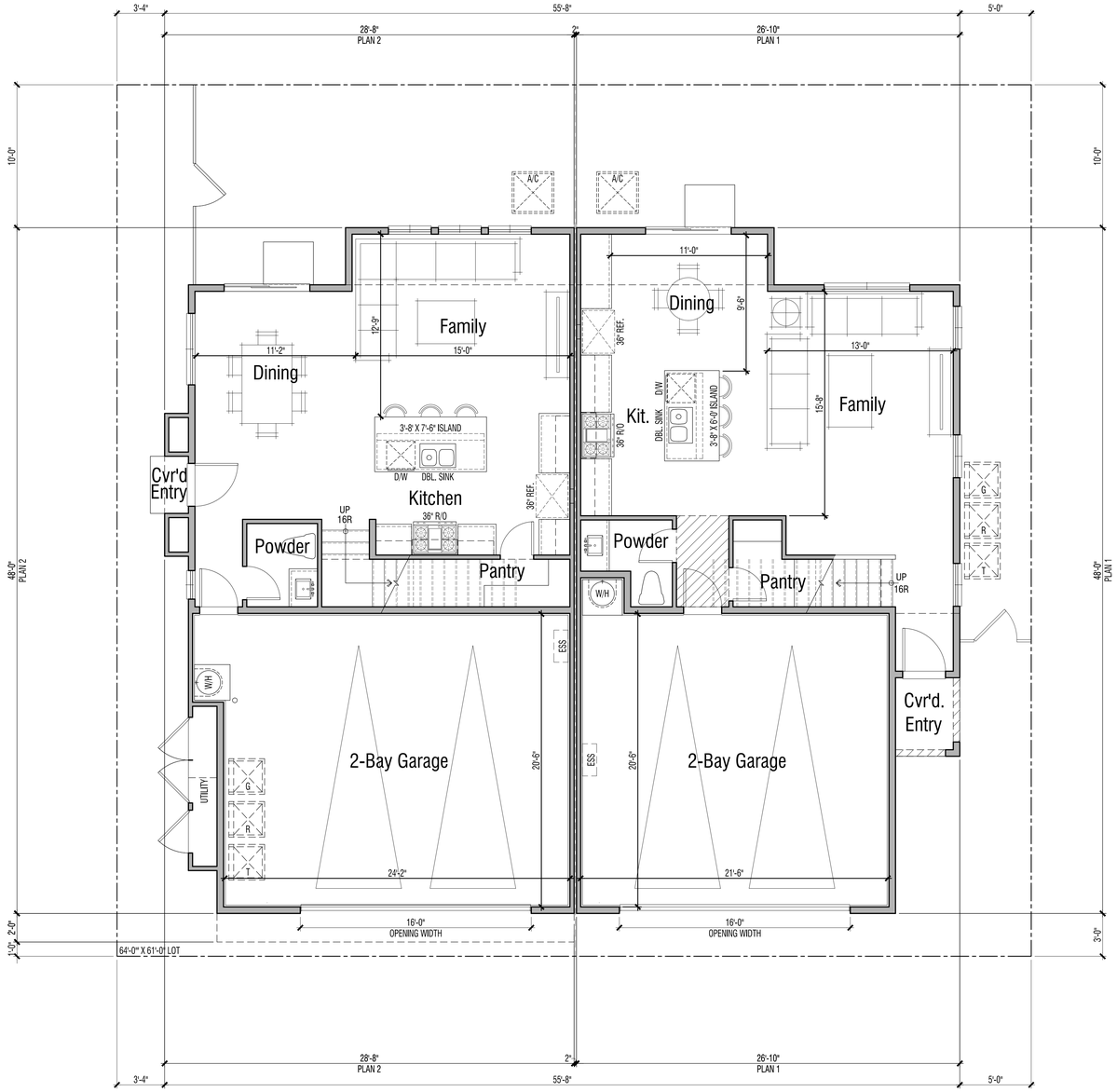
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PLAN 2

PLAN 1

PLAN 2

1,859 SF
3 Bedroom | 2.5 Bath
Loft
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	685 SQ. FT.
SECOND LEVEL	1174 SQ. FT.
TOTAL	1859 SQ. FT.
2-BAY GARAGE	538 SQ. FT.
COVERED ENTRY	8 SQ. FT.
UTILITY CLOSET	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

1,733 SF
3 Bedroom | 2.5 Bath
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	686 SQ. FT.
SECOND LEVEL	1047 SQ. FT.
TOTAL	1733 SQ. FT.
2-BAY GARAGE	475 SQ. FT.
COVERED ENTRY	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

DUPLEX | Floor Plan

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

A1.1

0 2 4 8

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Color Scheme# 1

Spanish



Color Scheme# 5

Traditional



Color Scheme# 4

Farmhouse

DUPLEX | Front Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.2

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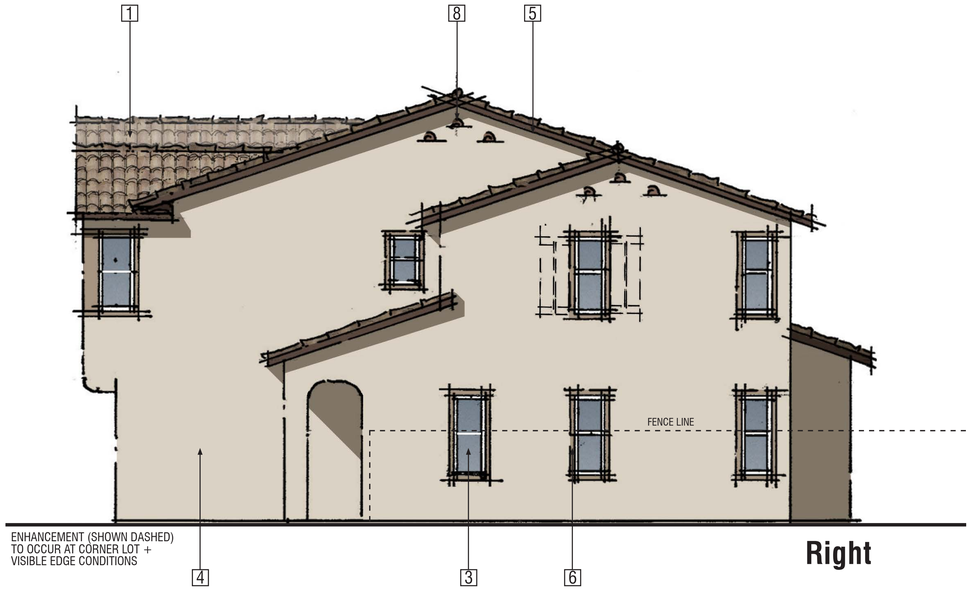
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ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



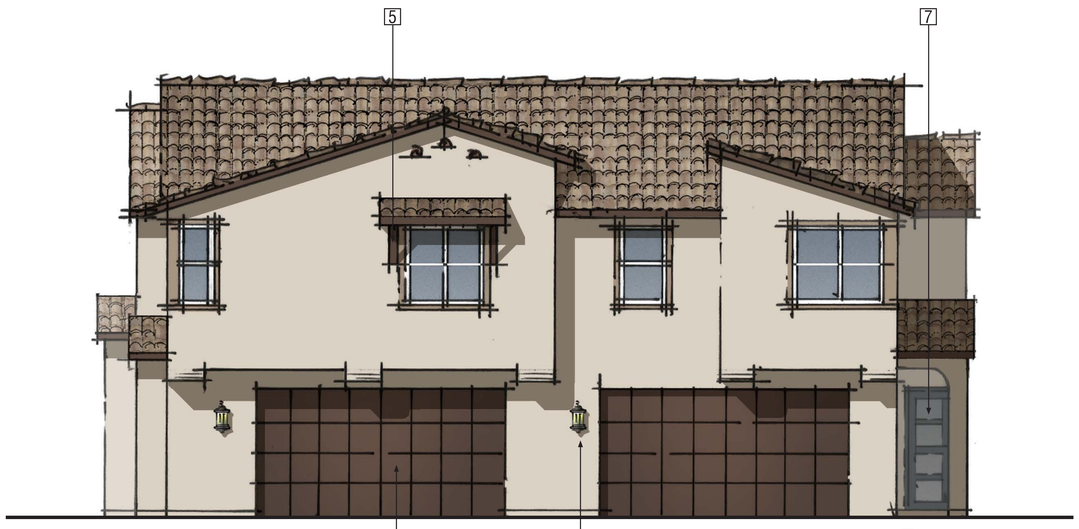
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 1

Left



Front

Exterior Color & Materials

SCHEME 1 OF 6

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref: 21 Emi: 93 SRI: 22 ASRI: 24 CRRC: 0942-0191	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Musket Brown	[1]Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Neutral Tan)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
7	**Accent Color** *(applied to):* Unit Doors	SW 7615 Sea Serpent	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
10	**[1]Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

SPANISH | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.3

0 2 4 8

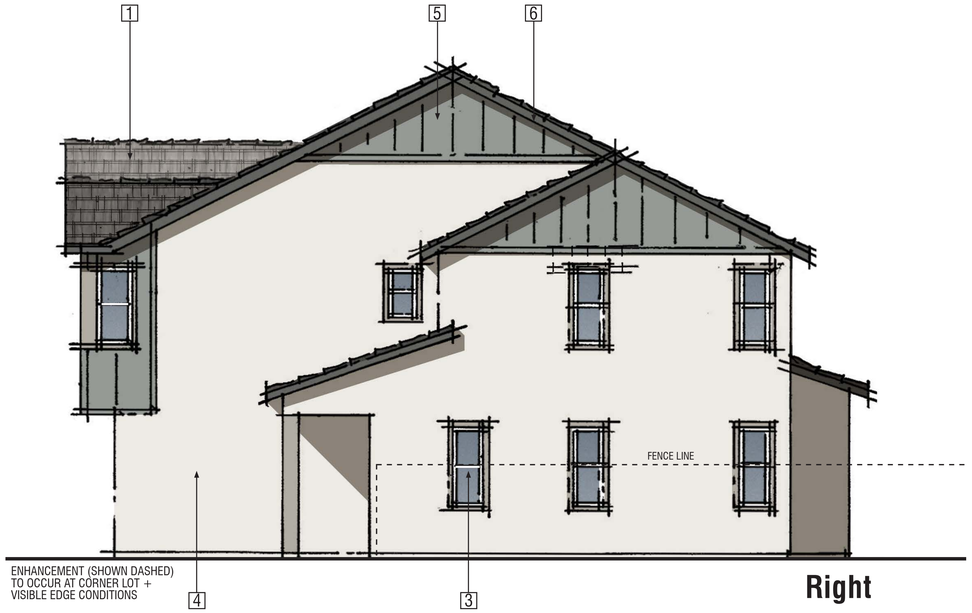
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ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



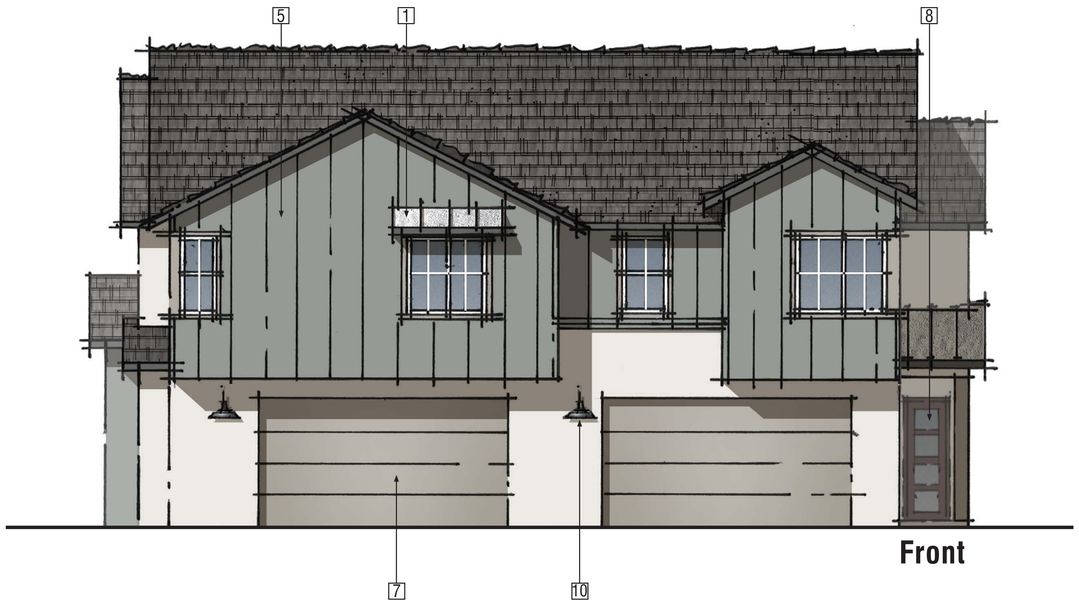
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 4

Left



Front

Exterior Color & Materials

SCHEME 4 OF 6

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref: .17 Em: .91 SRI: 16 A.SR: 17 CRRC: 0942 - 0072	Westlake Royal
	Metal Roof *(factory finish)*	Zincalume	Custom-Bilt Metals [1]or Approved Equal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Tuxedo Gray	[1]Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7004 Snowbound)	Sherwin Williams
5	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 7660 Earl Gray	Sherwin Williams
6	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
7	**Trim Color #2** *(applied to):* Garage Doors, Stucco Trim	SW 7643 Pussywillow	Sherwin Williams
8	**Accent Color** *(applied to):* Unit Doors	SW 6034 Arresting Auburn	Sherwin Williams
9	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
10	[1]**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

FARMHOUSE | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.4

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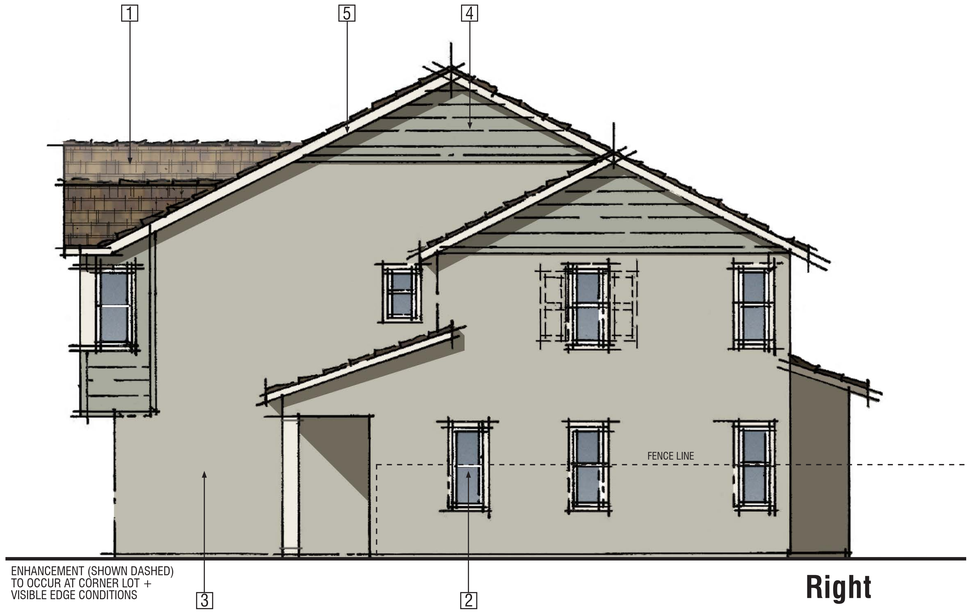
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Right

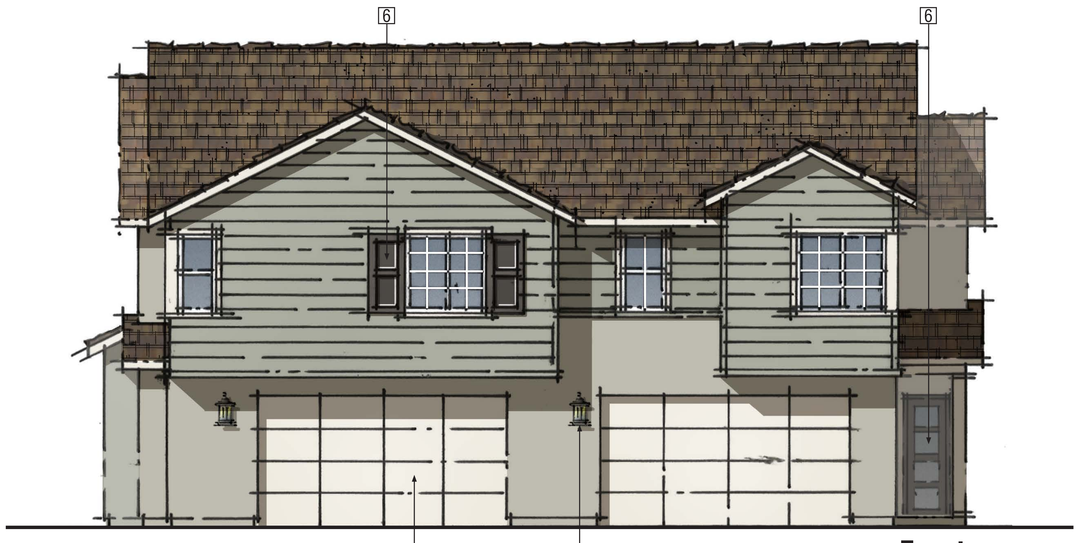


Rear



Color Scheme# 5

Left



Front

Exterior Color & Materials

SCHEME 5 OF 6

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	[1]FACS 1132 Charcoal Brown Blend Ref.: 18 Emi.: 91 SRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
	Multi-Stack Sliding Doors *(factory finish)*	White	Windor [1]or Approved Equal
2	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Linen	[1]Service Partners or Approved Equal
3	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Sherwin Williams
4	**Siding Color** *(applied to):* Corner Boards Lap Siding	SW 6185 Escape Gray	Sherwin Williams
5	**Trim Color** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Doors Trim	SW 7551 Greek Villa	Sherwin Williams
6	**Accent Color** *(applied to):* Shutters Unit Doors	SW 7048 Urbane Bronze	Sherwin Williams
7	**Utility Doors**	Match Adjacent Stucco Color	Sherwin Williams
8	**[1]Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

TRADITIONAL | Exterior Elevations

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.5

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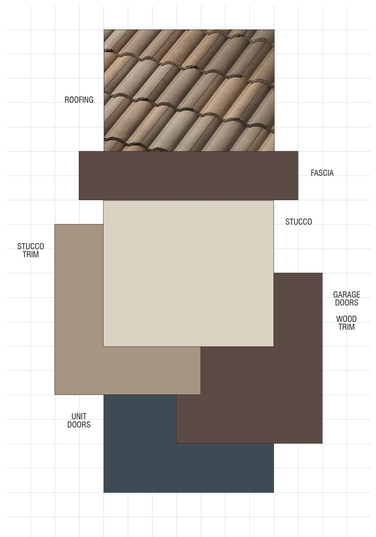
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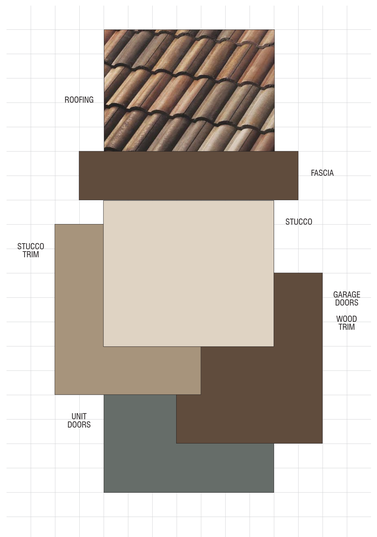
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 1
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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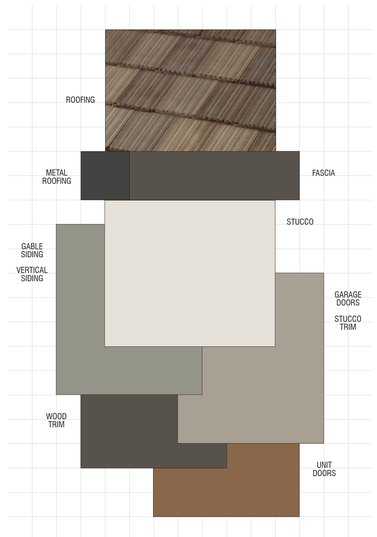
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 2
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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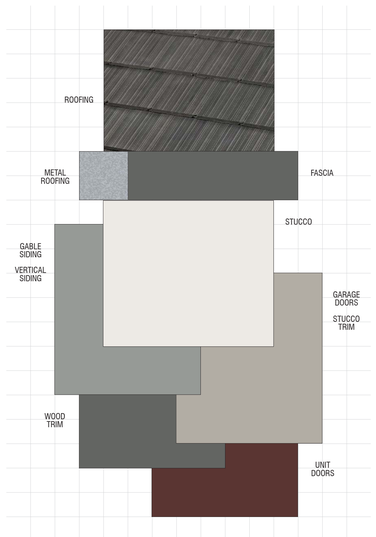
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 3
Farmhouse Elevations Only

For exact color refer to manufacturers' actual samples.
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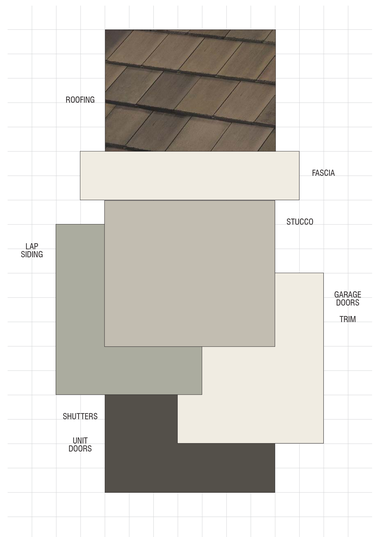
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 4
Farmhouse Elevations Only

For exact color refer to manufacturers' actual samples.
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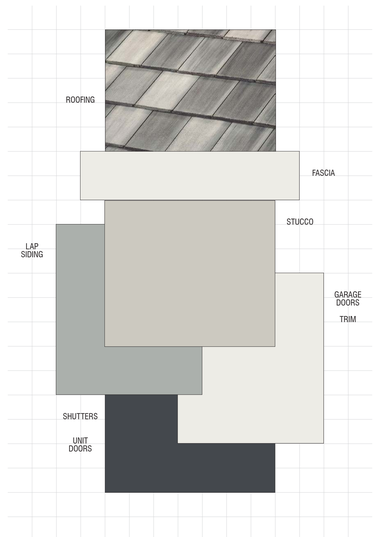
HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 5
Traditional Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
August 5, 2024 | 2024117

SCHEME 6
Traditional Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 1 OF 6 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref: .21 Emi: .93 SRI: 22 .A.SRI: 24 CRRC: 0942-0191	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1Musket Brown	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Neutral Tan)	Sherwin Williams
Trim Color #1 *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
Trim Color #2 *(applied to)*: Stucco Trim	SW 7513 Sanderling	Sherwin Williams
Accent Color *(applied to)*: Unit Doors	SW 7615 Sea Serpent	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 2 OF 6 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3940 Cliffside Ref: .16 Emi: .91 SRI: 14 .A.SRI: 19 CRRC: 0942-0017	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1Musket Brown	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 9109 Natural Linen)	Sherwin Williams
Trim Color #1 *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Wood Corbels, Wood Trim	SW 9091 Half-Caff	Sherwin Williams
Trim Color #2 *(applied to)*: Stucco Trim	SW 2827 Colonial Revival Stone	Sherwin Williams
Accent Color *(applied to)*: Unit Doors	SW 7622 Homburg Gray	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 3 OF 6 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend Ref: .16 Emi: .91 SRI: 17 .A.SRI: 19 CRRC: 0942 - 0055	Westlake Royal
Metal Roof *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 1or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1Bronze	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6070 Heron Plume)	Sherwin Williams
Siding Color *(applied to)*: Corner Boards, Gable Siding, Vertical Siding	SW 9131 Cornwall Slate	Sherwin Williams
Trim Color #1 *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Doors, Stucco Trim	SW 7045 Intellectual Gray	Sherwin Williams
Accent Color *(applied to)*: Unit Doors	SW 9098 Baked Cookie	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 4 OF 6 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 .A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
Metal Roof *(factory finish)*	Zincalume	Custom-Bilt Metals 1or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1Tuxedo Gray	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7004 Snowbound)	Sherwin Williams
Siding Color *(applied to)*: Corner Boards, Lap Siding, Vertical Siding	SW 7660 Earl Gray	Sherwin Williams
Trim Color #1 *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Doors, Stucco Trim	SW 7643 Pussywillow	Sherwin Williams
Accent Color *(applied to)*: Unit Doors	SW 6034 Arresting Auburn	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 5 OF 6 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend Ref: .18 Emi: .91 SRI: 17 .A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1Linen	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Sherwin Williams
Siding Color *(applied to)*: Corner Boards, Lap Siding	SW 6185 Escape Gray	Sherwin Williams
Trim Color *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color *(applied to)*: Shutters, Unit Doors	SW 7048 Urbane Bronze	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3D DUPLEX

Moorpark, California
May 24, 2024 | 2024117

Exterior Color & Materials

SCHEME 6 OF 6 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS 5354 Stone Mountain Blend Ref: .17 Emi: .90 SRI: 15 .A.SRI: 23 CRRC: 0942-0047	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 1or Approved Equal
Vinyl Windows *(factory finish)*	White	1Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	1High Gloss White	1Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7015 Repose Gray)	Sherwin Williams
Siding Color *(applied to)*: Corner Boards, Lap Siding	SW 7652 Mineral Deposit	Sherwin Williams
Trim Color *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Garage Doors, Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to)*: Shutters, Unit Doors	SW 7076 Cyberspace	Sherwin Williams
Utility Doors	Match Adjacent Stucco Color	Sherwin Williams
1**Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Judith Martinez 1or Samantha Aiesi (949) 250-0607.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

COMSTOCK HOMES

Exterior Color & Materials

HITCH RANCH PA-3D - DUPLEX

MOORPARK, CA

CM.1

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1A | Spanish

3CR | Traditional

2B | Farmhouse

Conceptual Street Scene

HITCH RANCH PA-3B - 47’X69’ SFD

MOORPARK, CA

COMSTOCK HOMES

Note: Artist’s Conception; Colors, Materials and Application May Vary.

SS.2

NTS

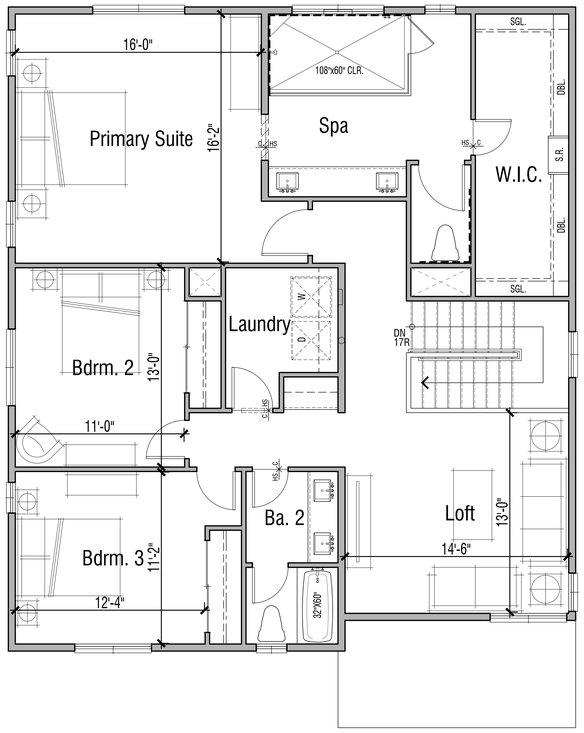
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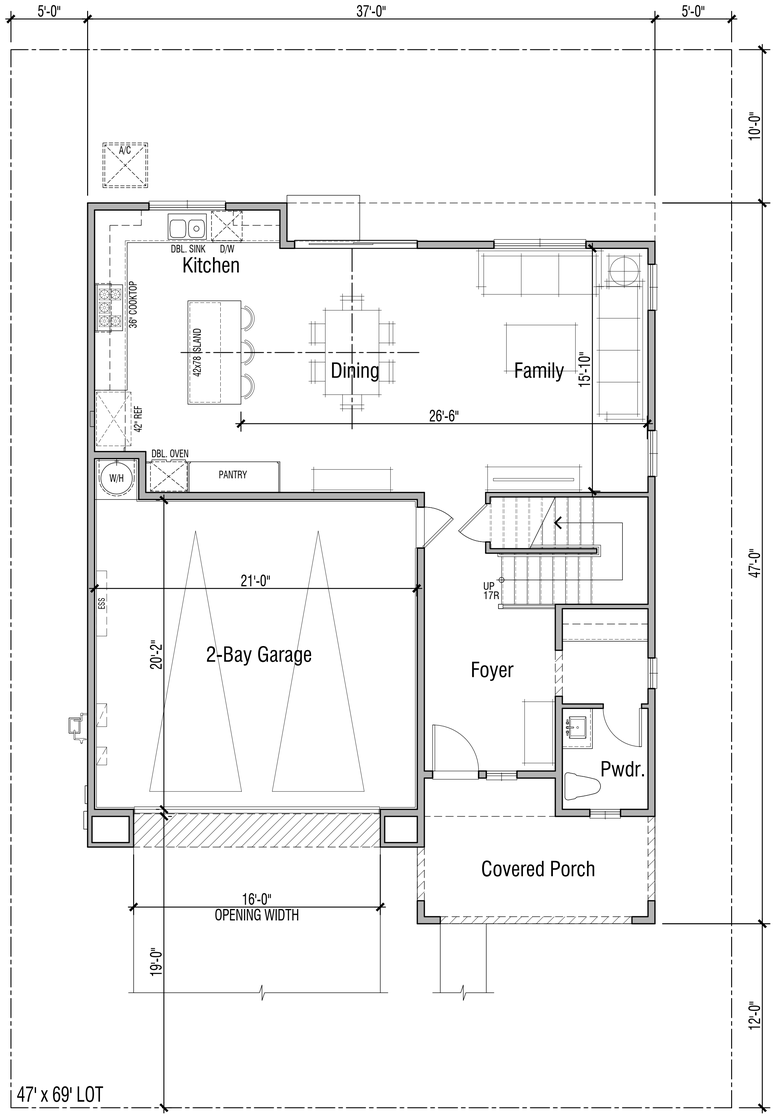
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2,393 SF
3 Bedroom | 2.5 Bath
Loft
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	944 SQ. FT.
SECOND LEVEL	1449 SQ. FT.
TOTAL	2393 SQ. FT.
2-BAY GARAGE	466 SQ. FT.
COVERED PORCH	129 SQ. FT.

LOT COVERAGE TABLE	PLAN 1A

PLAN 1A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

A2.1

0 2 4 8

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COMSTOCK HOMES

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Color Scheme# 1

1A | Spanish



Color Scheme# 8

1C| Traditional



Color Scheme# 6

1B| Farmhouse

PLAN 1 | Front Elevations

HITCH RANCH PA-3B - 47’X69’ SFD

MOORPARK, CA

COMSTOCK HOMES

A2.2

0 2 4 8

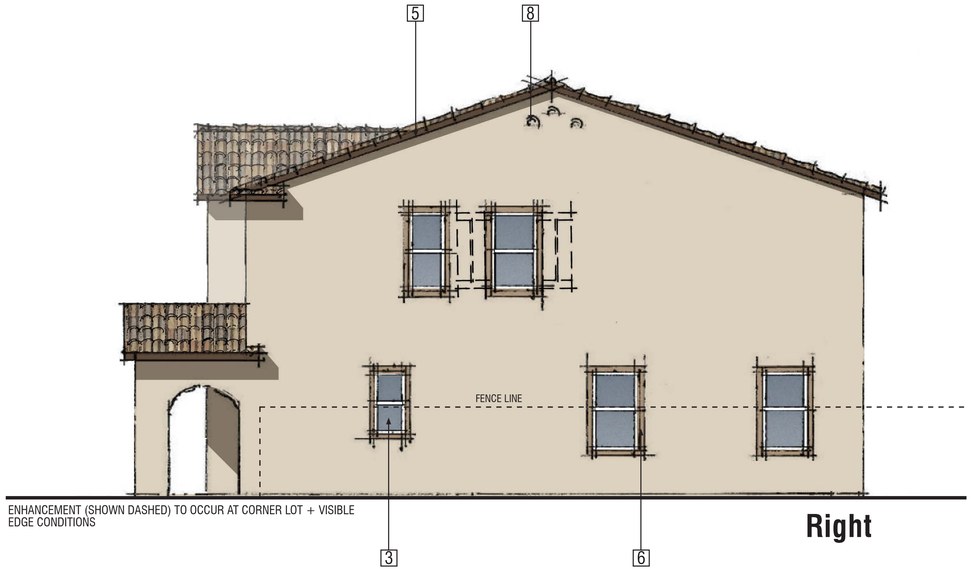
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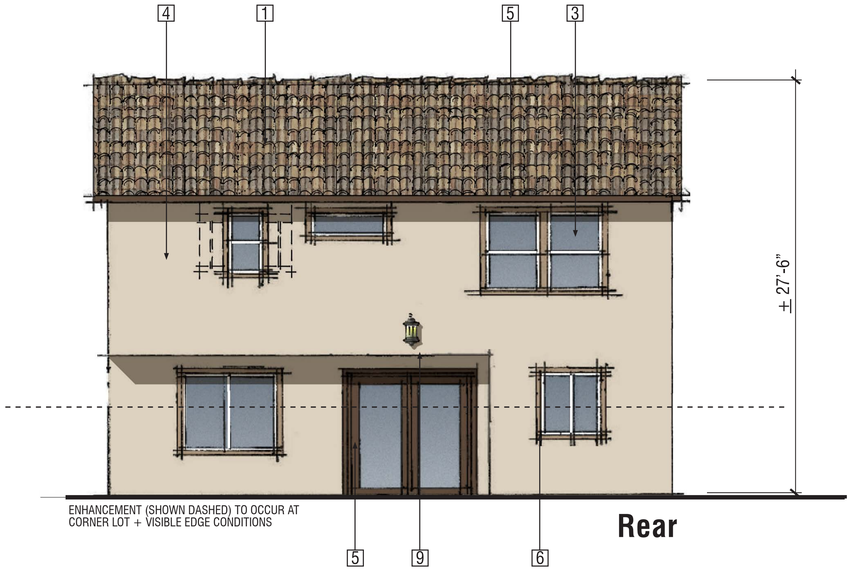
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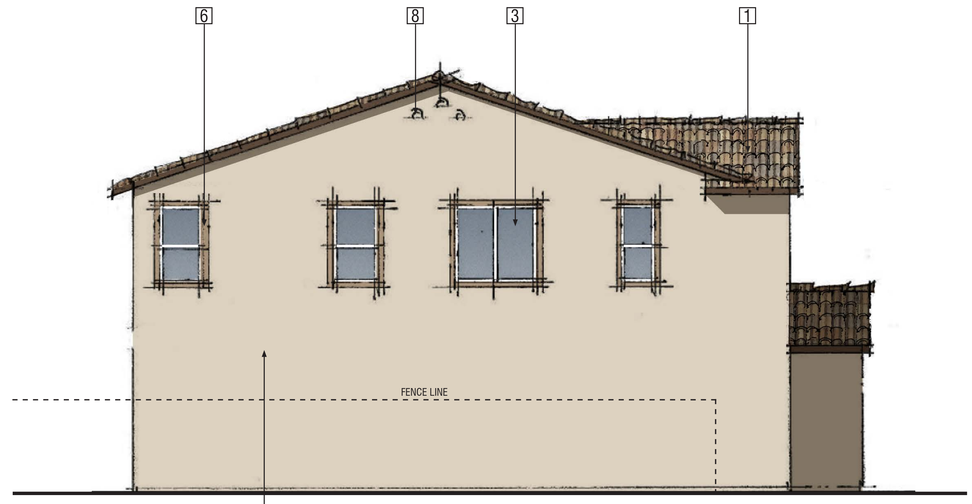
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



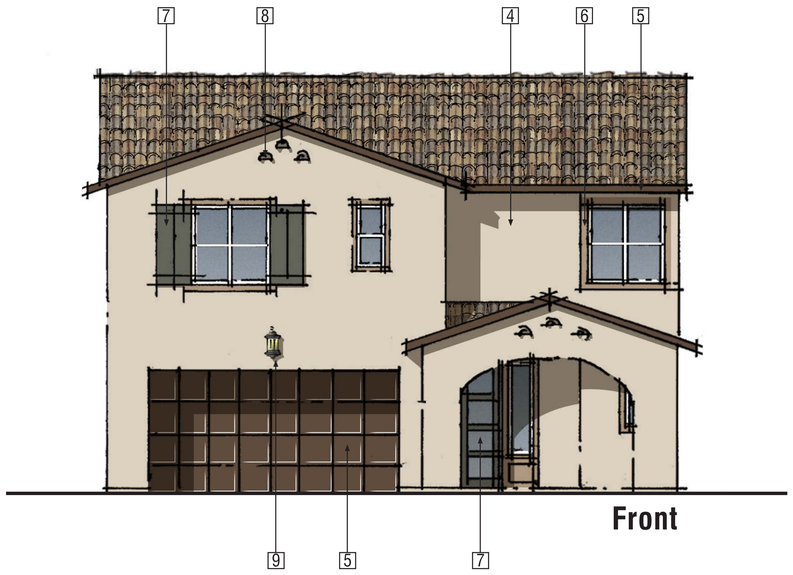
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 1

Left



Front

Exterior Color & Materials

SCHEME 1 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3940 Cliffside Ref.: 16 Emi: 91 SRI: 14 ASRI: 19 CRRC: 0942-0017	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Musket Brown	[1]Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7531 Canvas Tan)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 9091 Half-Calf	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 9112 Song Thrush	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door Shutters	SW 6202 Cast Iron	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**[1]Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 1A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A2.3

0 2 4 8

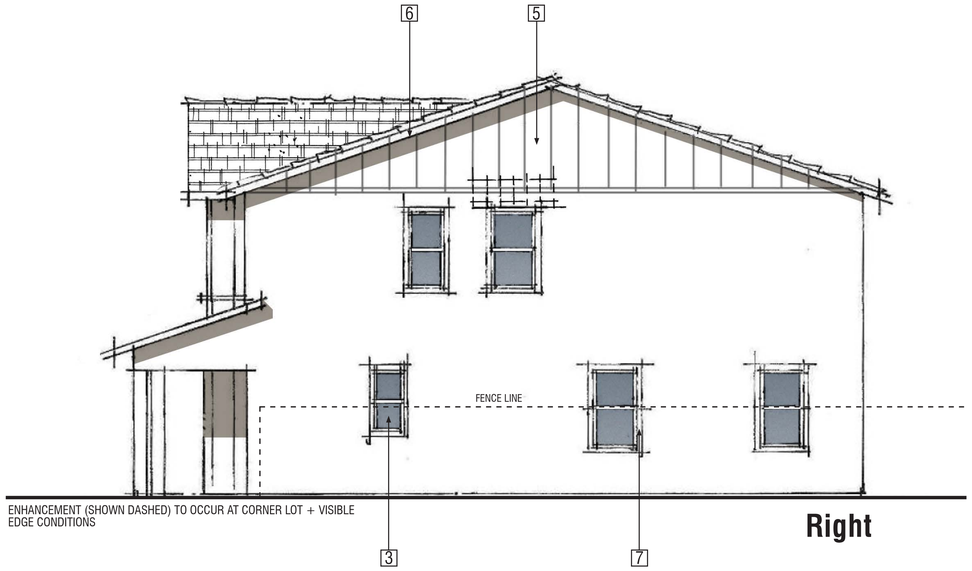
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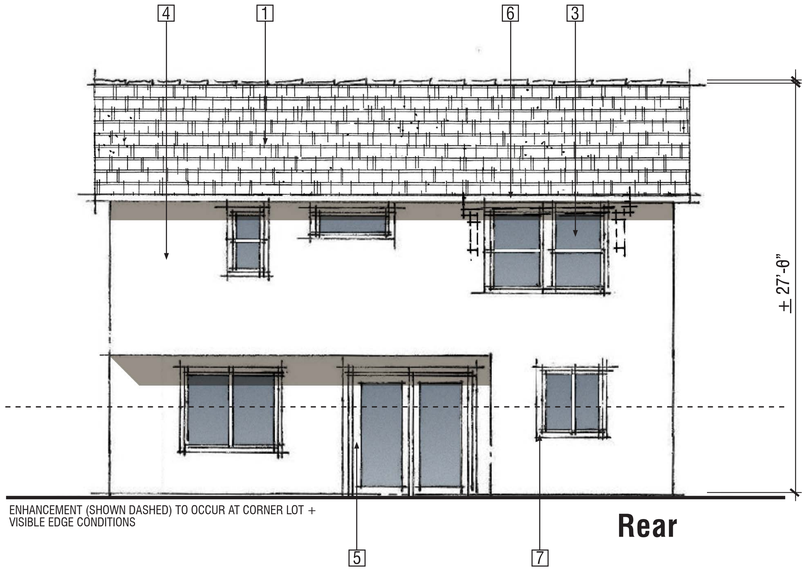
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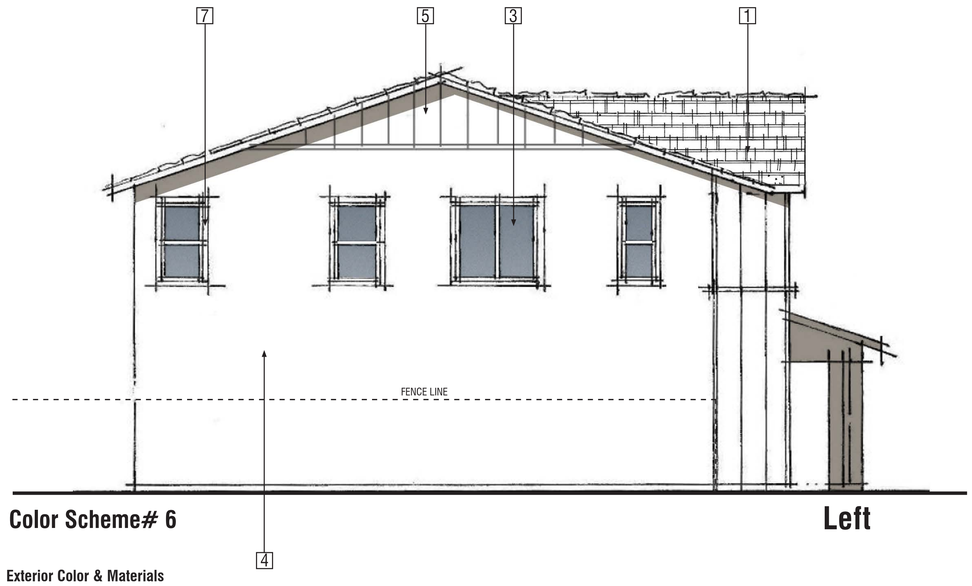
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



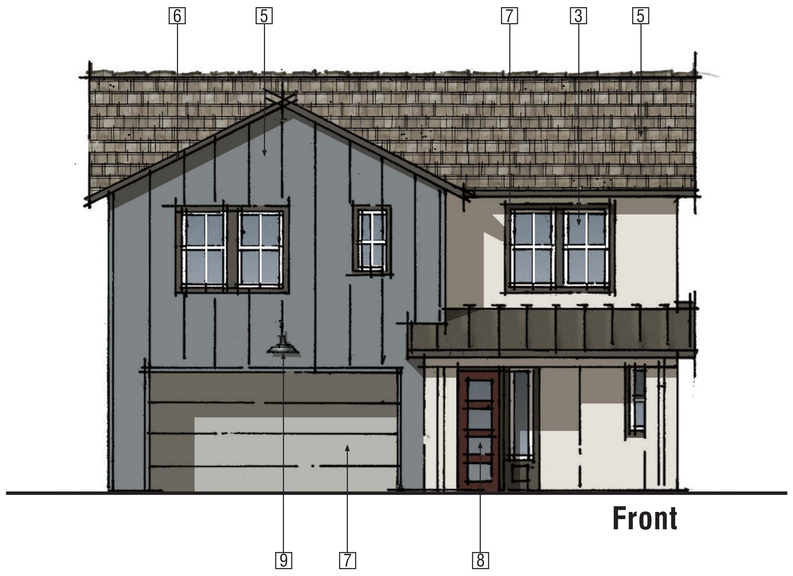
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 6

Left



Front

Exterior Color & Materials

SCHEME 6 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 0300 Bronze Pearl Blend Ref: .26 Emi: .91 SRI: 27 A.SRI: 26 CRRC: 0942-0187	Westlake Royal
	Metal Roofing *(factory finish)*	1Midnight Bronze	Custom-Bilt Metals 1or Approved Equal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1Bronze	1Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7636 Origami White)	Sherwin Williams

5	**Siding Color** *(applied to)*: Corner Boards, Gable Siding, Vertical Siding	SW 7074 Software	Sherwin Williams
6	**Trim Color #1** *(applied to)*: Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
7	**Trim Color #2** *(applied to)*: Garage Door, Stucco Trim	SW 7658 Gray Clouds	Sherwin Williams

8	**Accent Color** *(applied to)*: Front Door	SW 6083 Sable	Sherwin Williams
9	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

PLAN 1B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A2.4

0 2 4 8

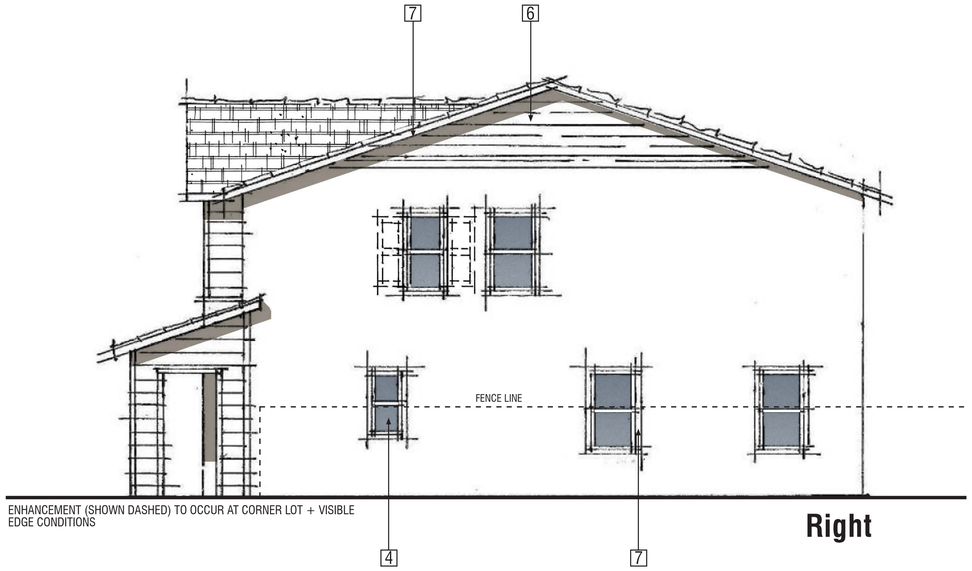
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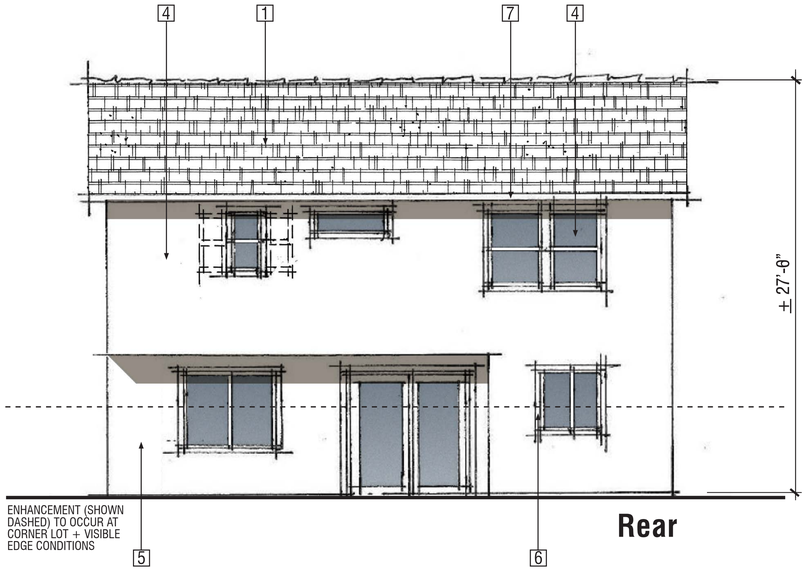
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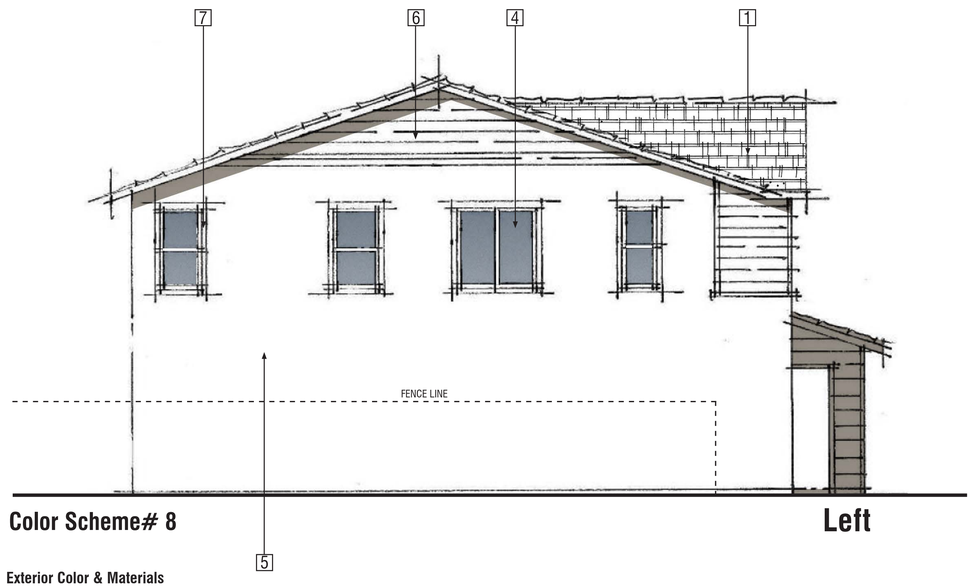
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



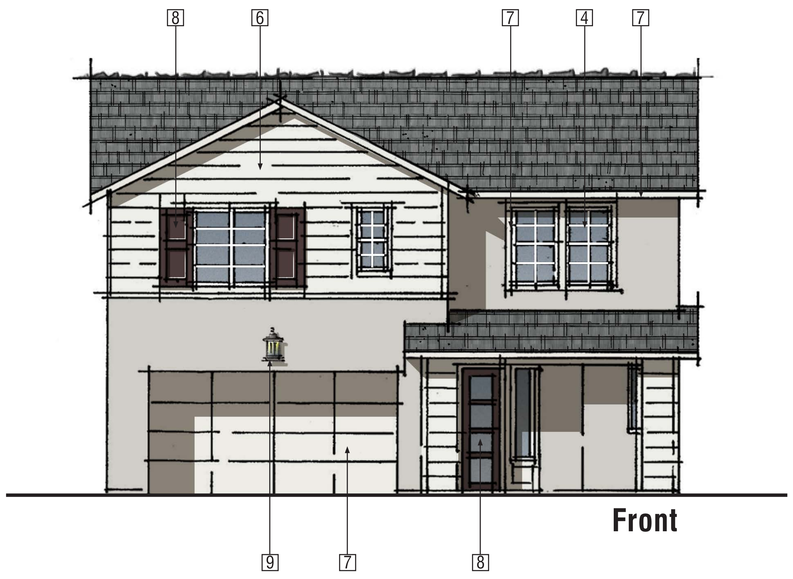
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 8

Left



Front

Exterior Color & Materials

SCHEME 8 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals [1]or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7671 On the Rocks)	Sherwin Williams
6	**Siding Color** *(applied to):* Corner Boards Lap Siding	SW 7066 Gray Matters	Sherwin Williams
7	**Trim Color** *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams
8	**Accent Color** *(applied to):* Front Door Shutters	SW 6013 Bitter Chocolate	Sherwin Williams
9	**[1]Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 1C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A2.5

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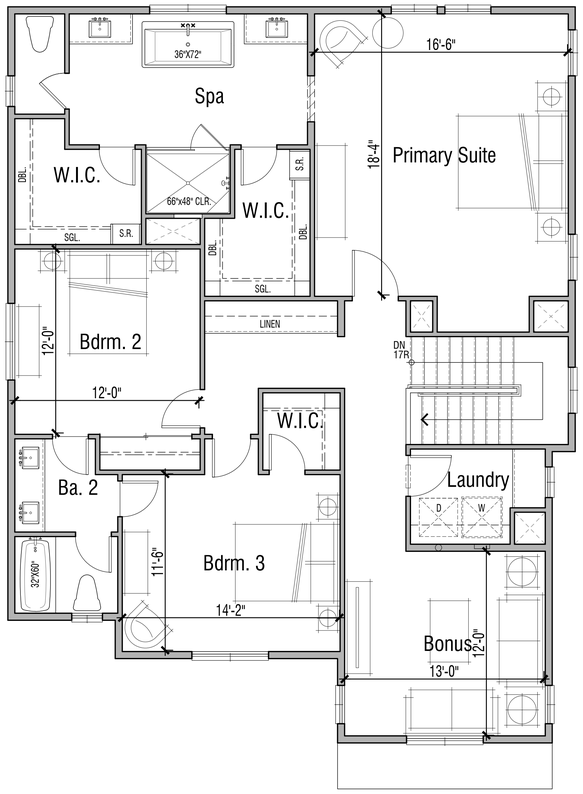
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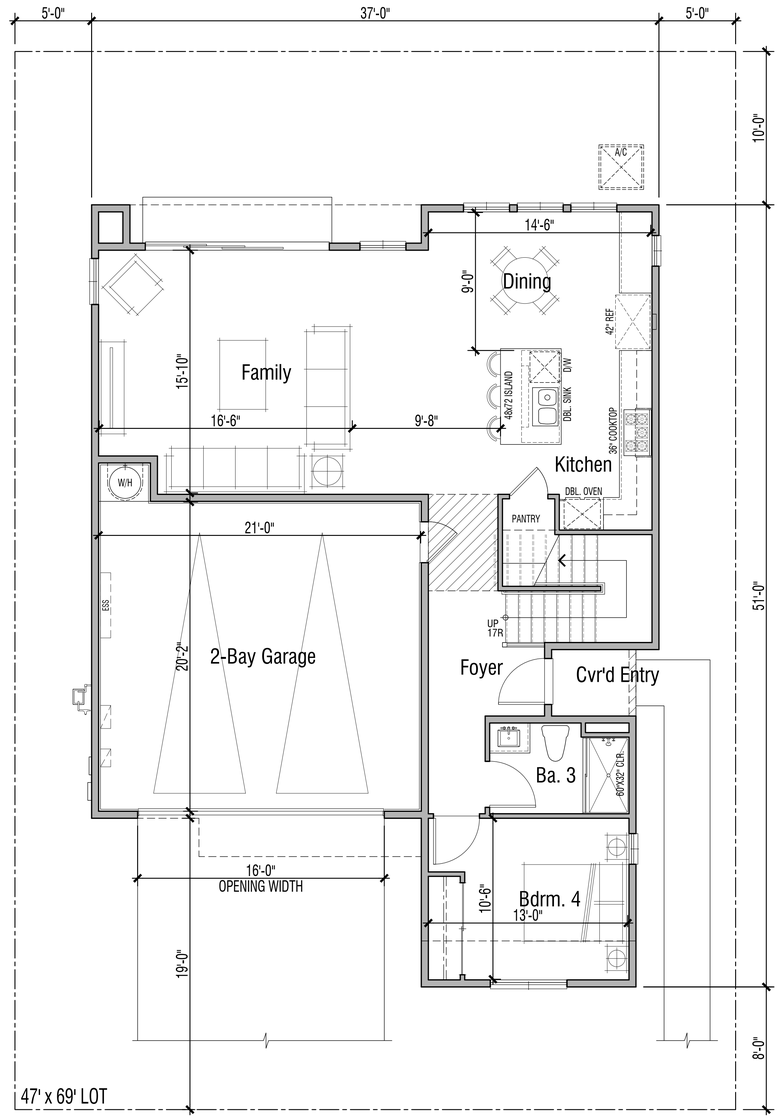
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2,628 SF
4 Bedroom | 3 Bath
Bonus
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1092 SQ. FT.
SECOND LEVEL	1536 SQ. FT.
TOTAL	2628 SQ. FT.
2-BAY GARAGE	454 SQ. FT.
COVERED ENTRY	24 SQ. FT.

PLAN 2A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A3.1

0 2 4 8

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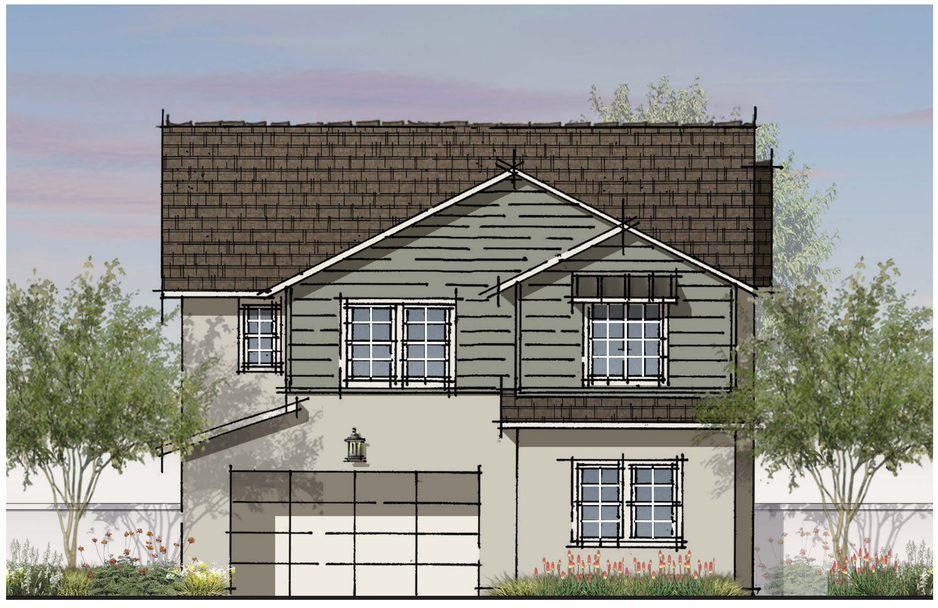
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Color Scheme# 3

2A | Spanish



Color Scheme# 7

2C | Traditional



Color Scheme# 5

2B | Farmhouse

PLAN 2 | Front Elevations

HITCH RANCH PA-3B - 47’X69’ SFD

MOORPARK, CA

A3.2

0 2 4 8

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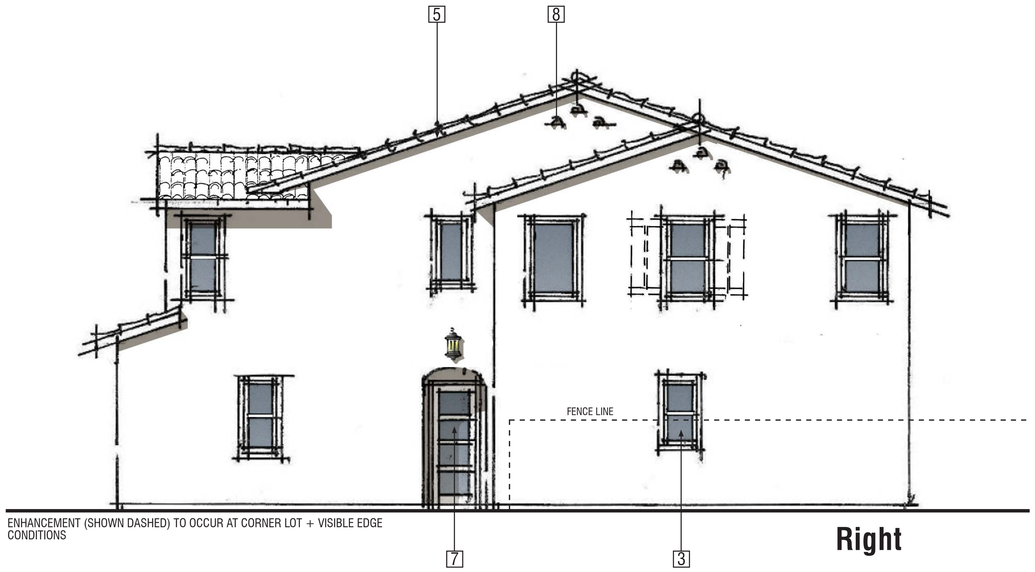
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COMSTOCK HOMES

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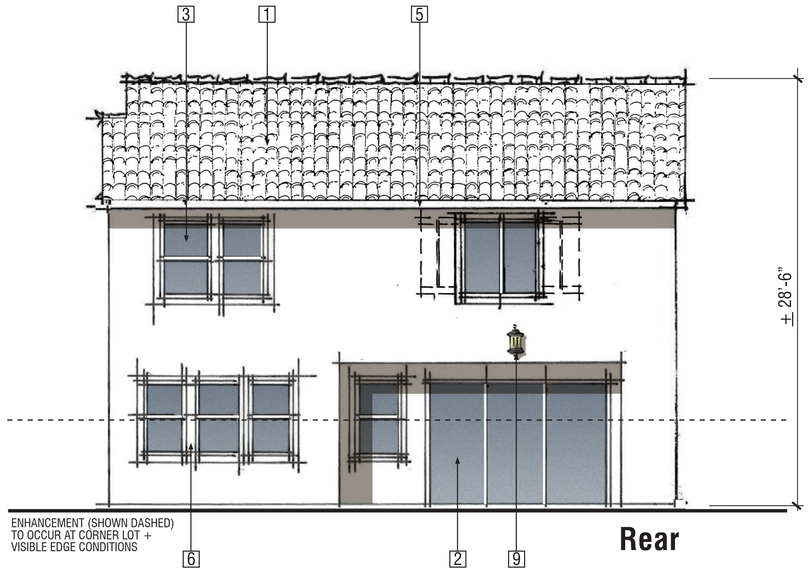
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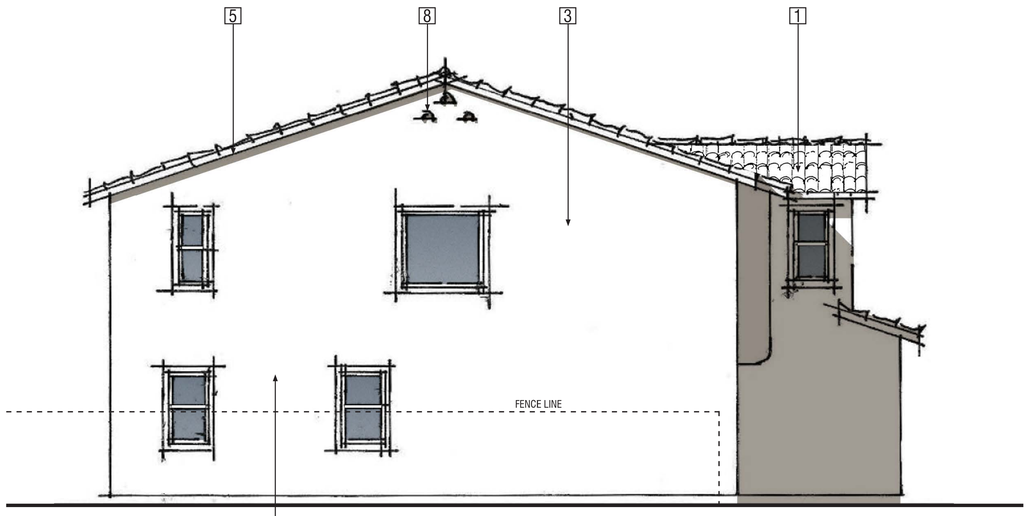
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 3

Left



Front

Exterior Color & Materials

SCHEME 3 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 0431 Apple Bark Ref.: 19 Emi: 90 SRI: 16 ASRI: 19 CRRC: 0942-0007	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Royal Brown	[1]Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Natural Tan)	Sherwin Williams
5	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, French Doors, Garage Door	SW 7041 Van Dyke Brown	Sherwin Williams
6	**Trim Color #2** *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door, Shutters	SW 6223 Still Water	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**[1]Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 2A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A3.3

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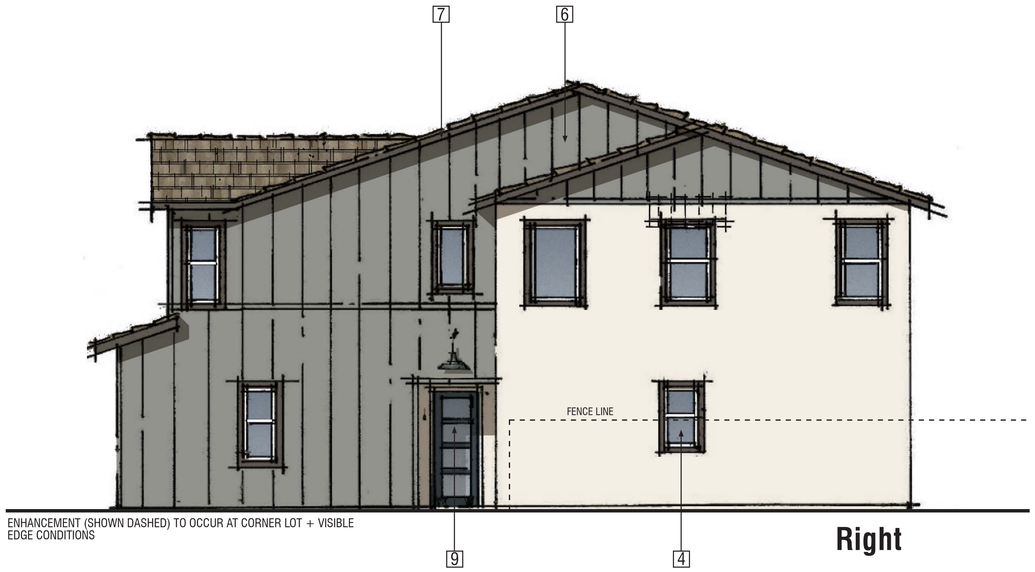
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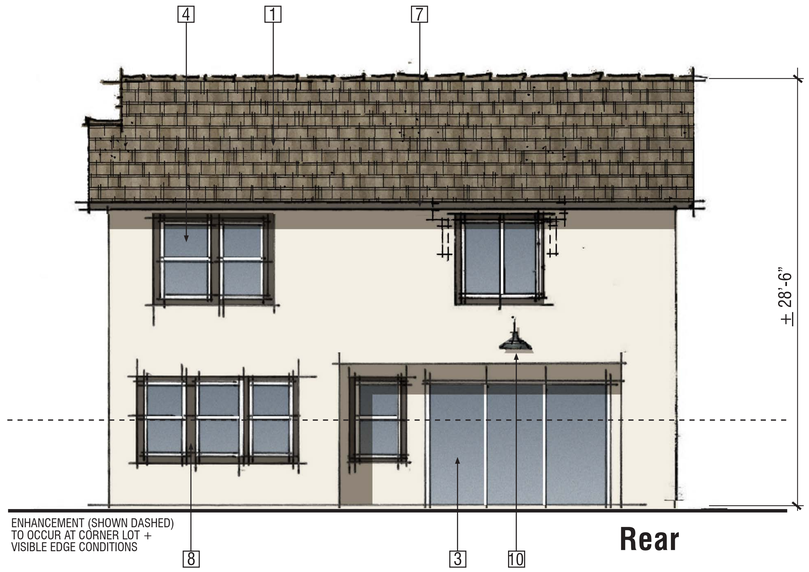
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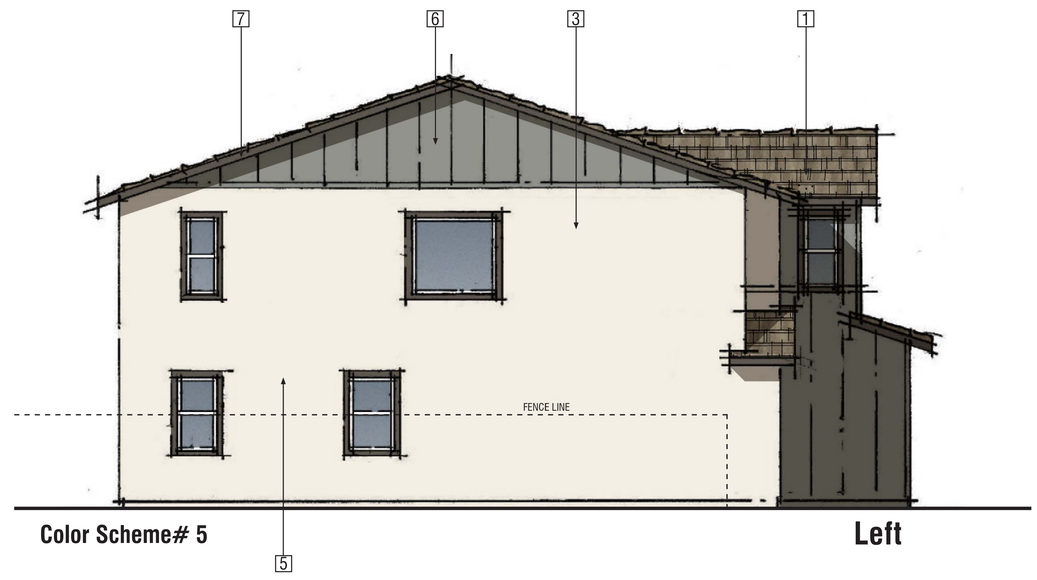
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



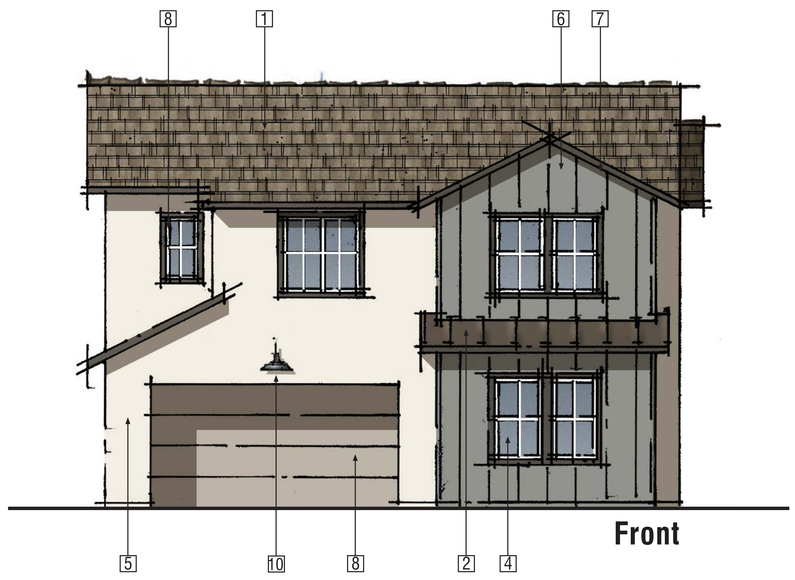
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 5

Left



Front

Exterior Color & Materials

SCHEME 5 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend Ref: .18 Emi: .91 SRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Musket	Custom-Bilt Metals [1]or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Terratone	[1]Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7566 Westhighland White)	Sherwin Williams
6	**Siding Color** *(applied to):* Corner Boards, Gable Siding, Vertical Siding	SW 9164 Illusive Green	Sherwin Williams
7	**Trim Color #1** *(applied to):* Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7047 Porpoise	Sherwin Williams
8	**Trim Color #2** *(applied to):* Garage Door, Stucco Trim	SW 7044 Amazing Gray	Sherwin Williams
9	**Accent Color** *(applied to):* Front Door	SW 7625 Mount Etna	Sherwin Williams
10	[1]**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 2B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

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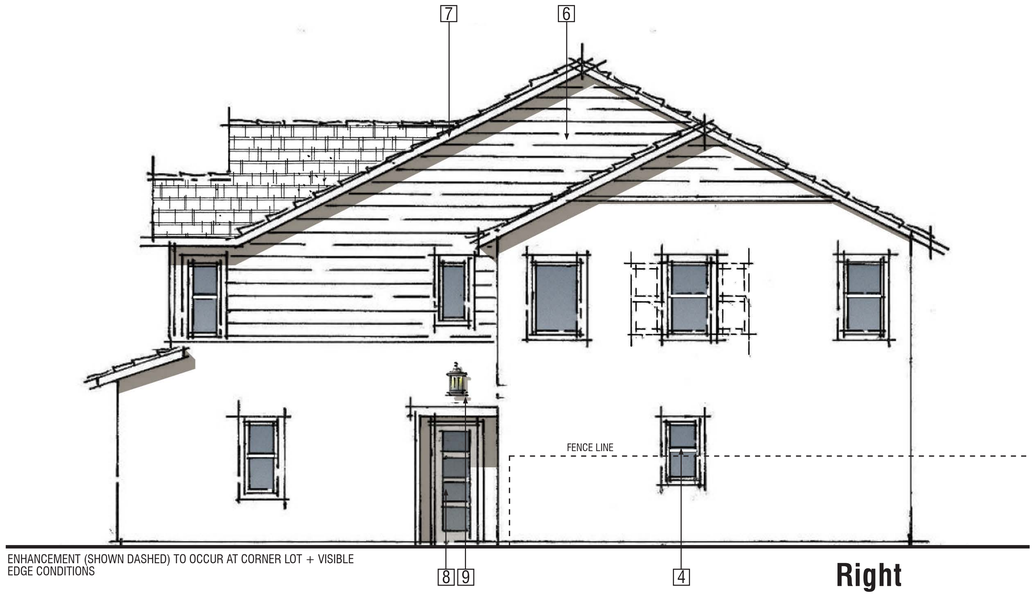
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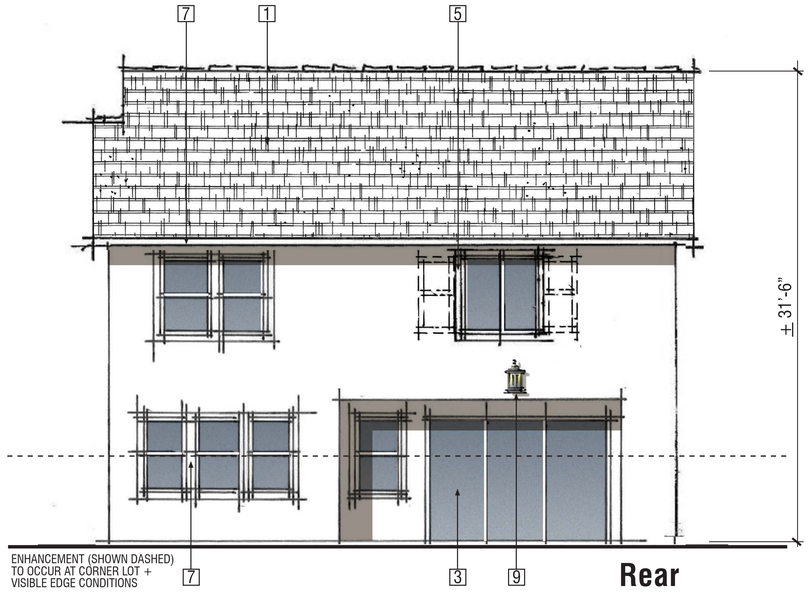
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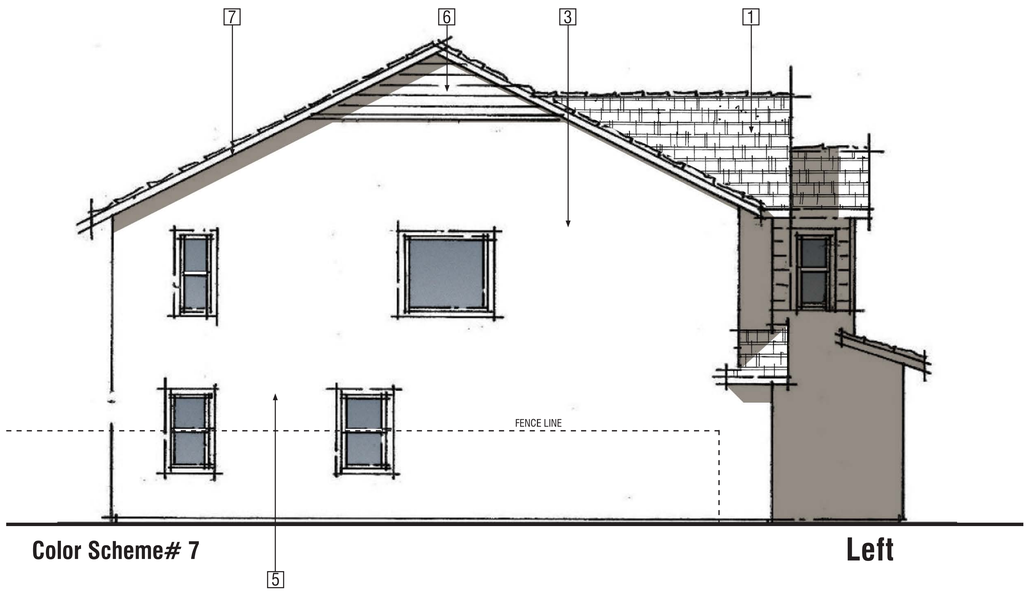
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



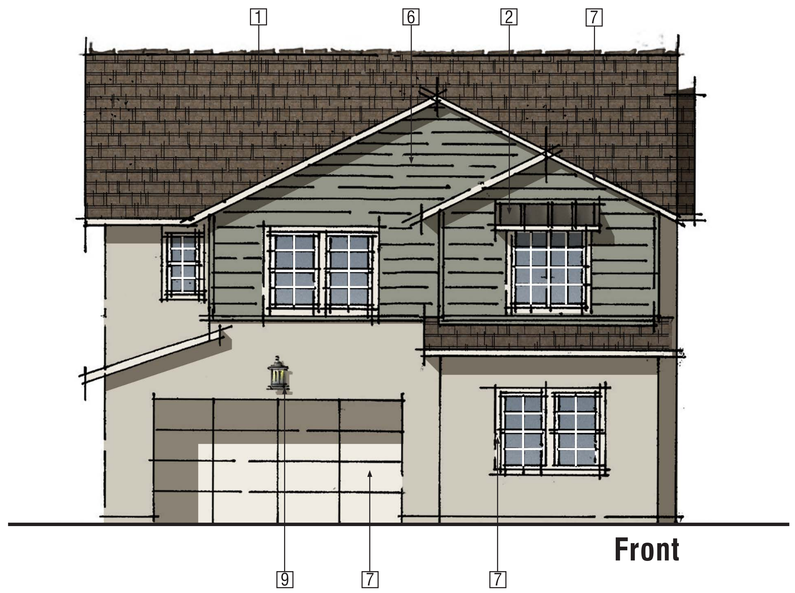
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 7

Left



Front

Exterior Color & Materials

SCHEME 7 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend Ref: .18 Emi: .91 SRI: 17 A.SRI: 19 CRRC: 0942 - 0005	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Weathered Copper	Custom-Bilt Metals [1]or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Linen	[1]Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7050 Useful Gray)	Sherwin Williams
6	**Siding Color** *(applied to)*: Corner Boards Lap Siding	SW 9130 Evergreen Fog	Sherwin Williams
7	**Trim Color** *(applied to)*: Barge Boards Eaves Fascia Garage Door Trim	SW 7551 Greek Villa	Sherwin Williams
8	**Accent Color** *(applied to)*: Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
9	[1]**Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 2C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A3.5

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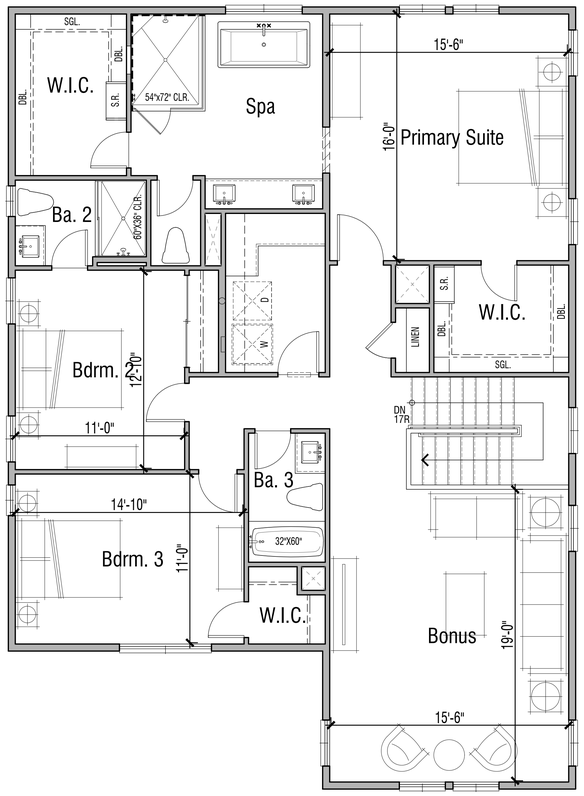
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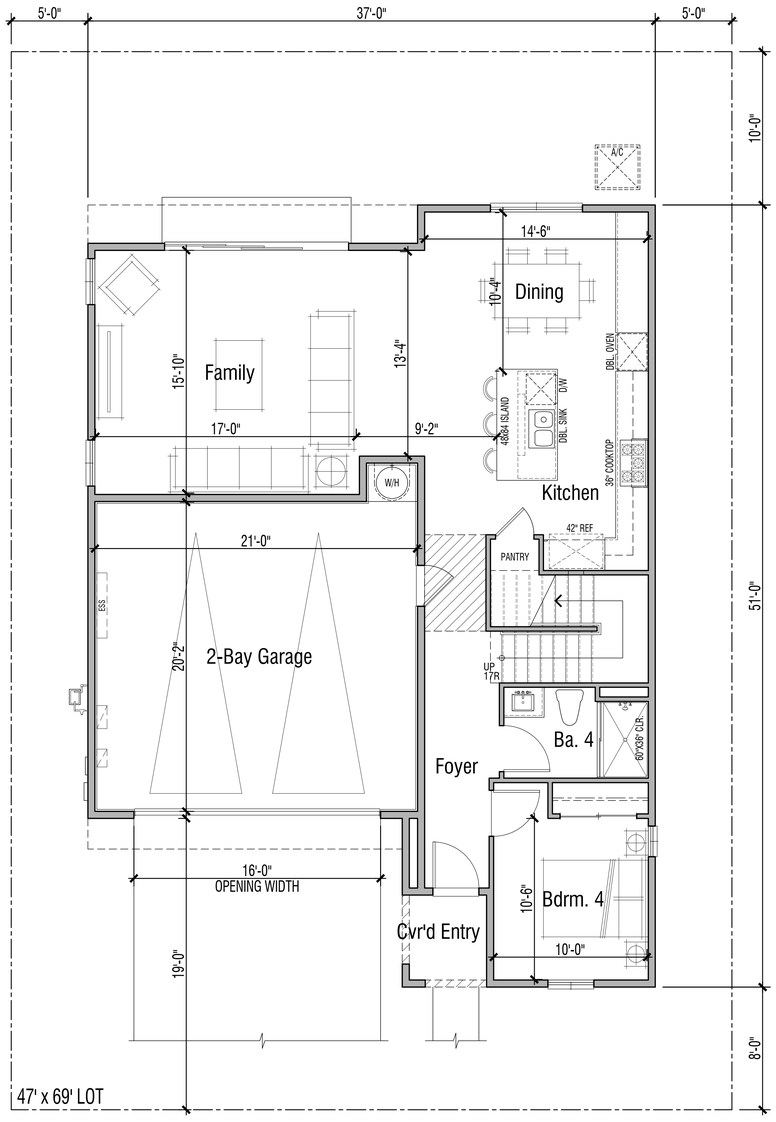
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2,749 SF
4 Bedroom | 4 Bath
Bonus
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1122 SQ. FT.
SECOND LEVEL	1627 SQ. FT.
TOTAL	2749 SQ. FT.
2-BAY GARAGE	453 SQ. FT.
COVERED ENTRY	33 SQ. FT.

PLAN 3A | Floor Plan

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A4.1

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Color Scheme# 2

3A | Spanish



Color Scheme# 9

3C | Traditional



Color Scheme# 4

3B | Farmhouse

PLAN 3 | Front Elevations

HITCH RANCH PA-3B - 47’X69’ SFD

MOORPARK, CA

A4.2

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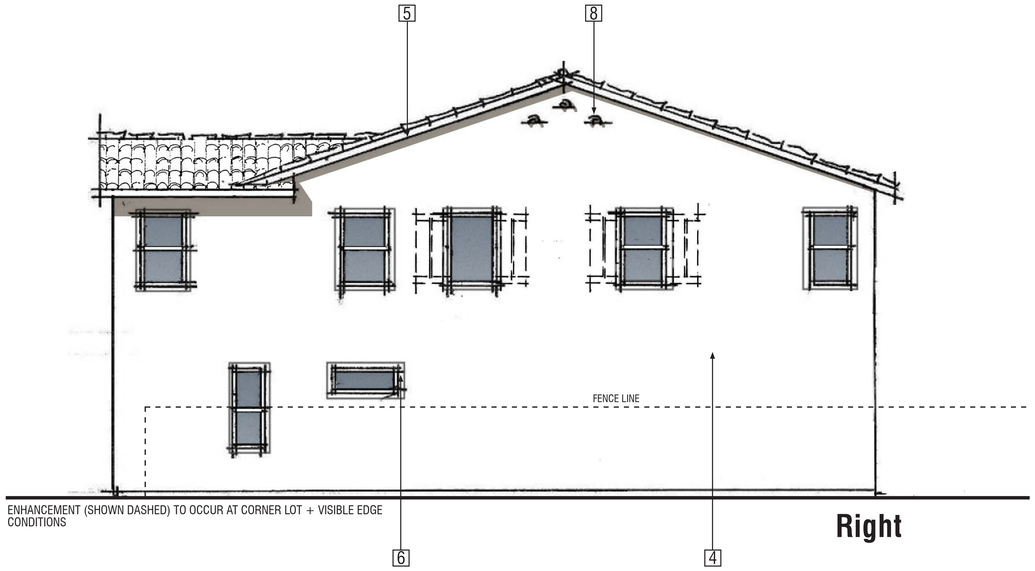
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COMSTOCK HOMES

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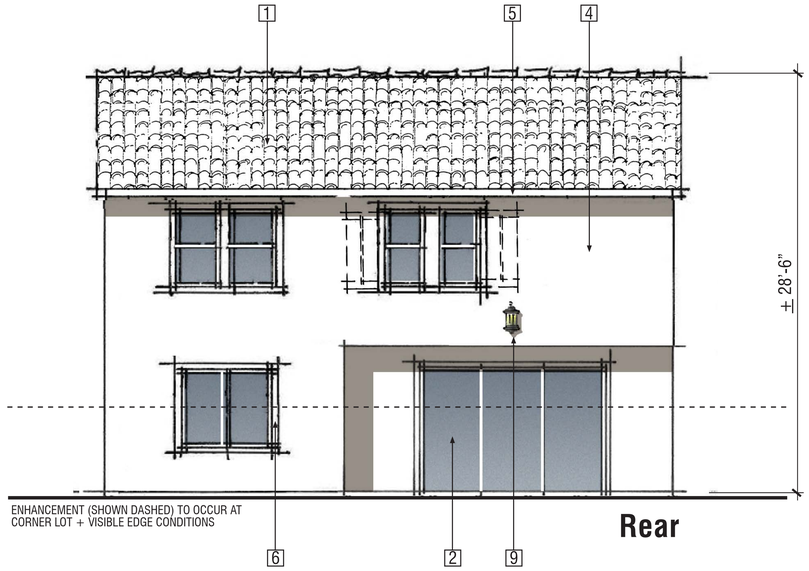
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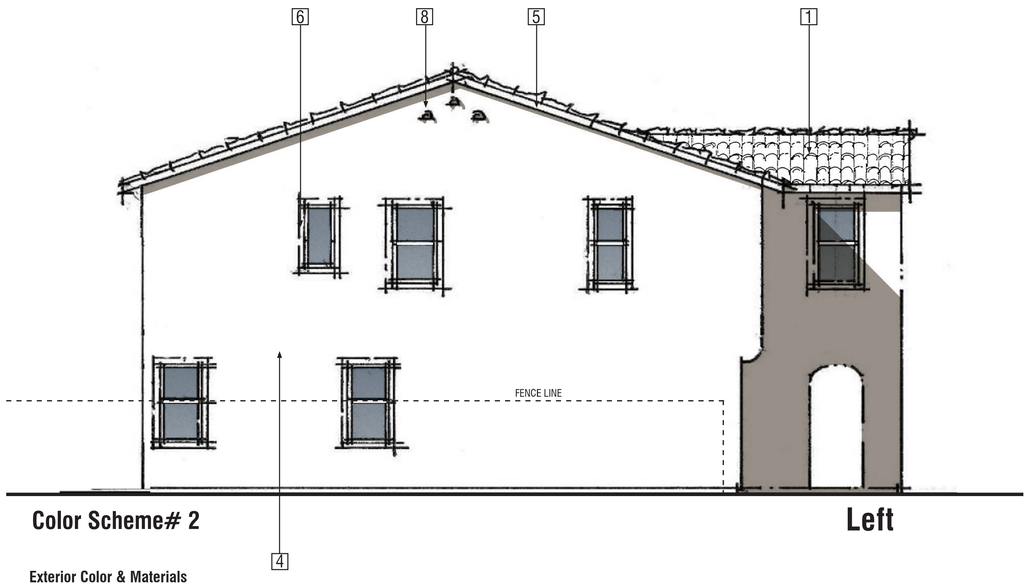
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Right



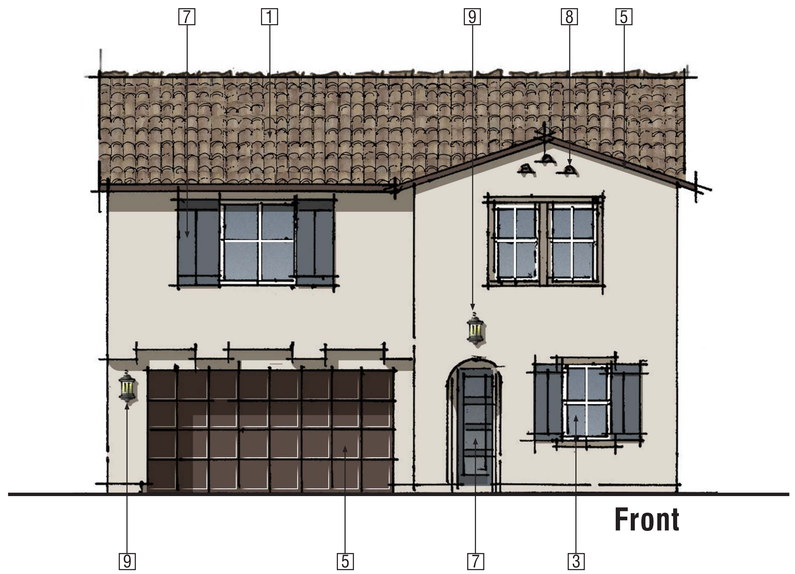
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

Rear



Color Scheme# 2

Left



Front

Exterior Color & Materials

SCHEME 2 OF 9

SPANISH ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref: 21 Emi: 83 SRI: 22 A.SRI: 24 CRRC: 0942-0191	Westlake Royal
	Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
2	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor [1]or Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]Musket Brown	[1]Service Partners or Approved Equal
4	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Sherwin Williams
5	**Trim Color #1** *(applied to)*: Barge Boards, Eaves, Fascia, French Doors, Garage Door	SW 7510 Chateau Brown	Sherwin Williams
6	**Trim Color #2** *(applied to)*: Stucco Trim	SW 7504 Keystone Gray	Sherwin Williams
7	**Accent Color** *(applied to)*: Front Door, Shutters	SW 6257 Gibraltar	Sherwin Williams
8	**Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
9	**[1]Exterior Light Fixture** *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	[1]Wayne Dalton or Approved Equal

PLAN 3A | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

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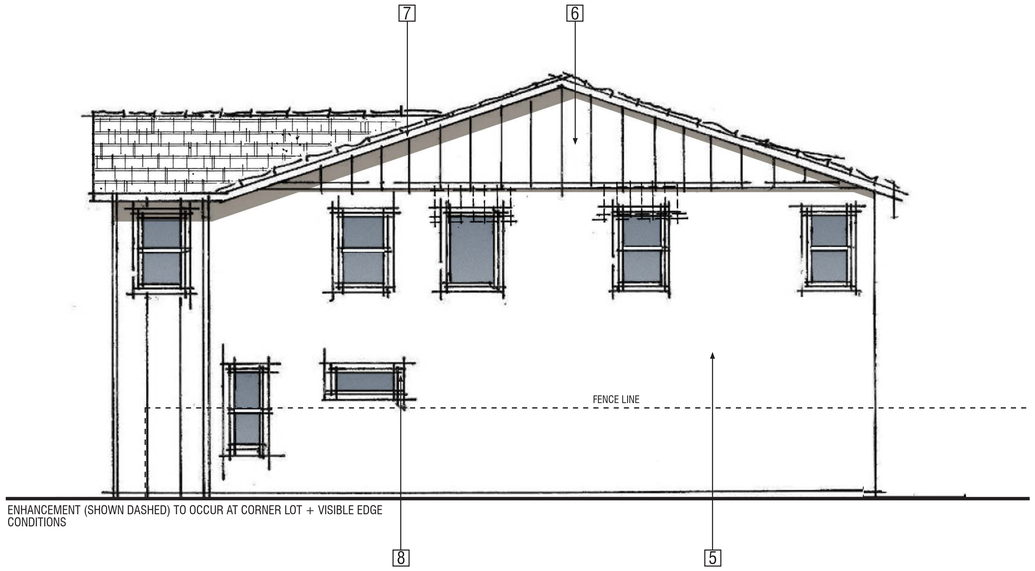
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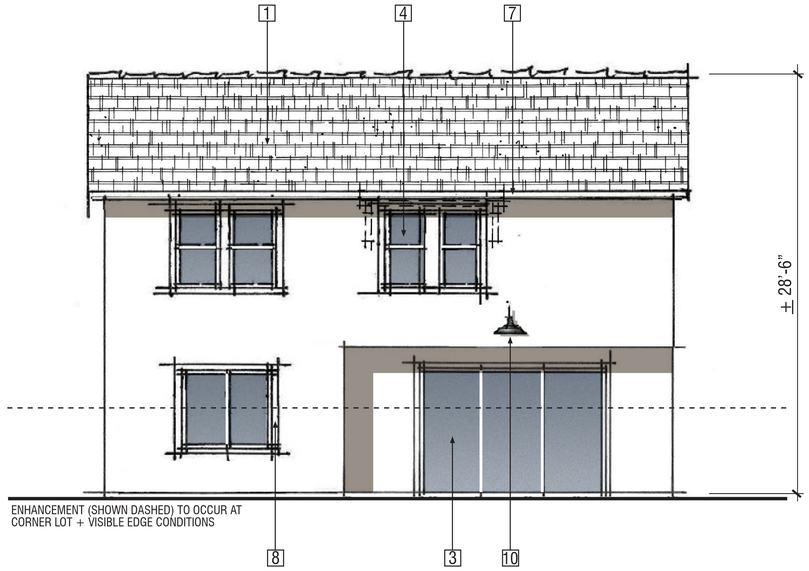
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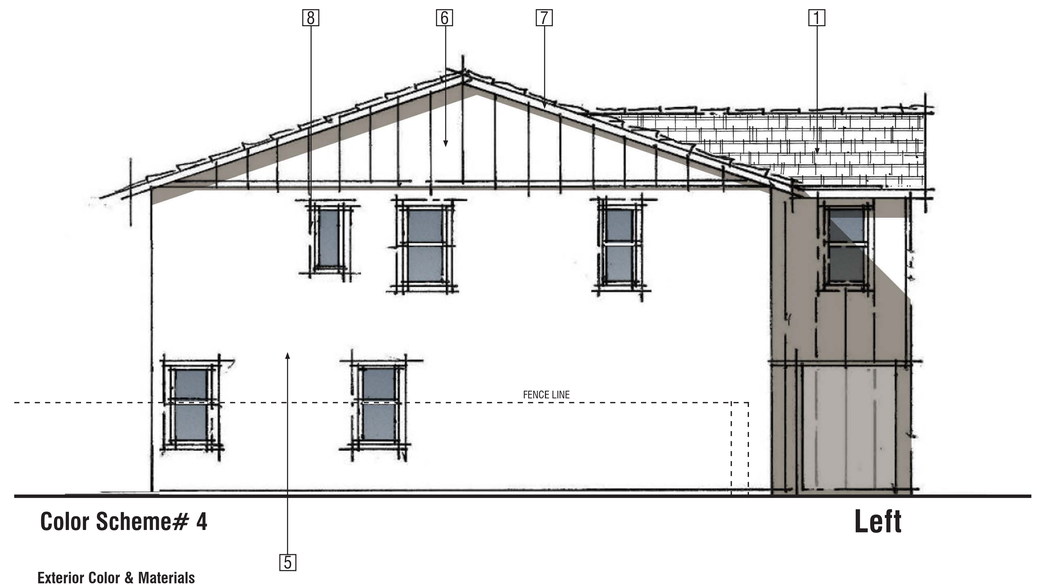
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS

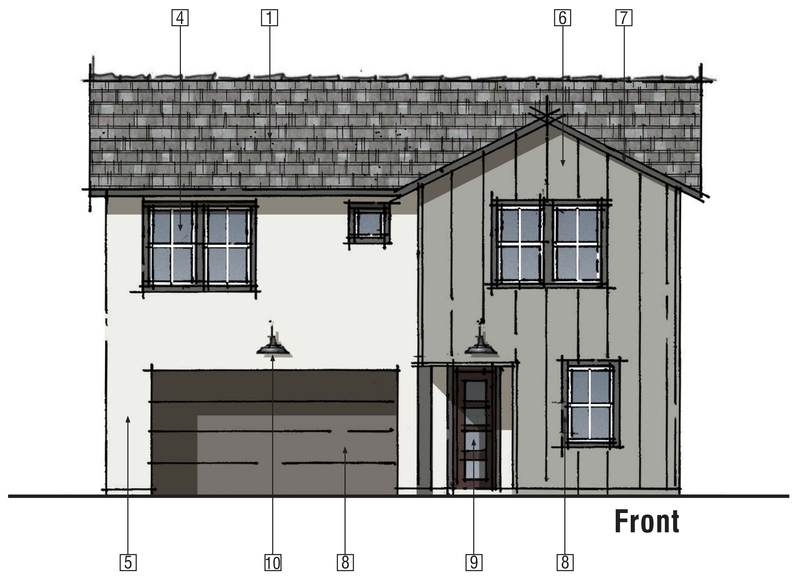


ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS



Color Scheme# 4

Left



Front

Exterior Color & Materials

SCHEME 4 OF 9

FARMHOUSE ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 1or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1Tuxedo Gray	1Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7006 Extra White)	Sherwin Williams

6	**Siding Color** *(applied to)*: Corner Boards, Gable Siding, Vertical Siding	SW 2850 Chelsea Gray	Sherwin Williams
7	**Trim Color #1** *(applied to)*: Barge Boards, Eaves, Fascia, Posts, Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
8	**Trim Color #2** *(applied to)*: Garage Door, Stucco Trim	SW 7018 Dovetail	Sherwin Williams

9	**Accent Color** *(applied to)*: Front Door	SW 0077 Decorous Amber	Sherwin Williams
10	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

PLAN 3B | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

A4.4

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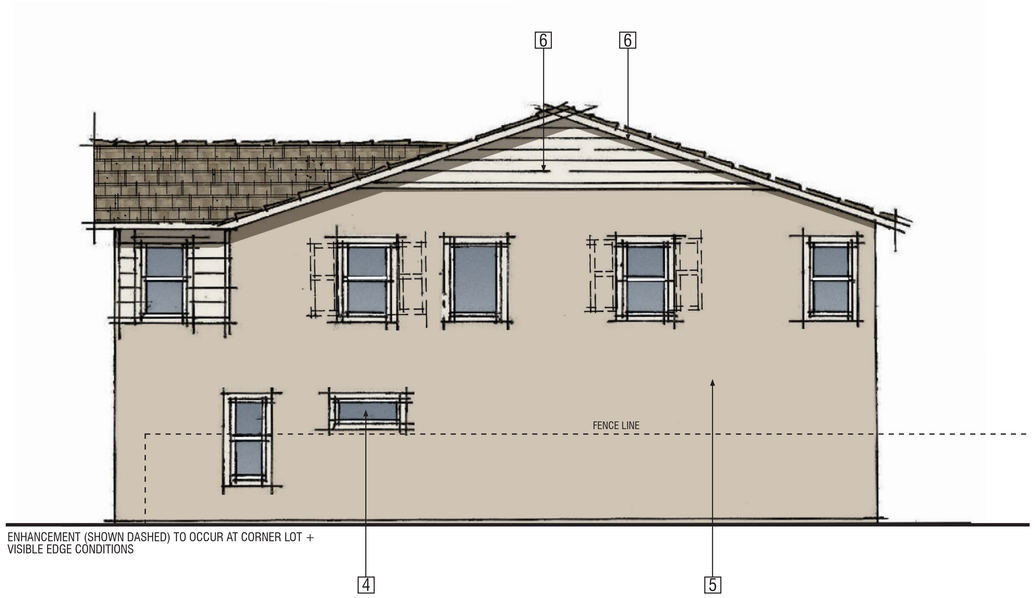
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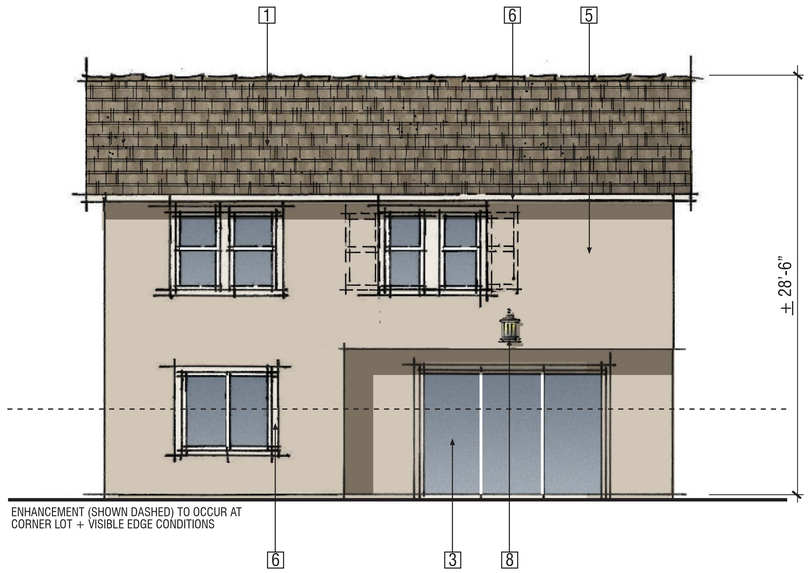
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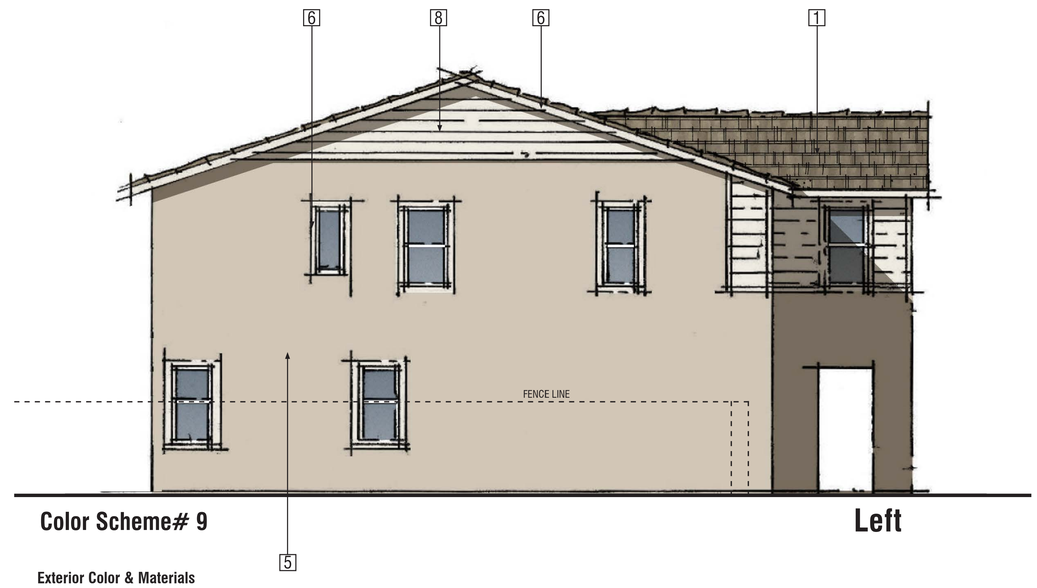
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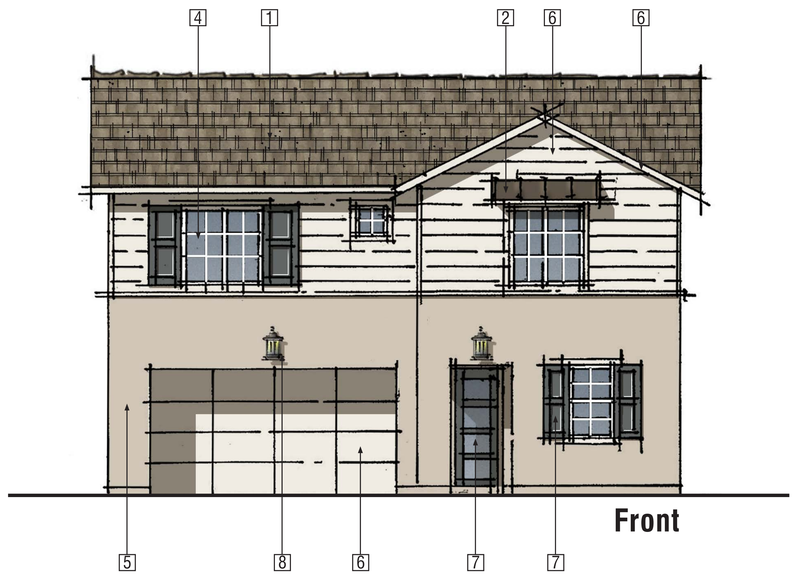
ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS



ENHANCEMENT (SHOWN DASHED) TO OCCUR AT CORNER LOT + VISIBLE EDGE CONDITIONS



Color Scheme# 9 — **Left**



Front

Exterior Color & Materials

SCHEME 9 OF 9

TRADITIONAL ELEVATIONS ONLY

	Material	Color	Manufacturer
1	**Roofing:** Concrete Slate Tile	1FECY 0300 Bronze Pearl Blend Ref: .26 Emi: .91 SRI: 27 A.SRI: 26 CRRC: 0942-0187	Westlake Royal
2	**Metal Roofing** *(factory finish)*	Weathered Copper	Custom-Bilt Metals 1or Approved Equal
3	**Multi-Stack Sliding Doors** *(factory finish)*	White	Windor 1or Approved Equal
4	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1High Gloss White	1Service Partners or Approved Equal
5	**Stucco** *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Sherwin Williams
6	**Siding Color** *(applied to):* Barge Boards, Corner Boards, Eaves, Fascia, Garage Door, Lap Siding, Trim	SW 7004 Snowbound	Sherwin Williams
7	**Accent Color** *(applied to):* Front Door, Shutters	SW 7048 Urbane Bronze	Sherwin Williams
8	**1Exterior Light Fixture** *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
	Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	1Wayne Dalton or Approved Equal

PLAN 3C | Exterior Elevations

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

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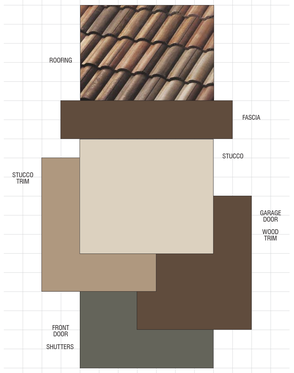
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HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 1
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 1 OF 9

Exterior Color & Materials

SCHEME 1 OF 9 — SPANISH ELEVATIONS ONLY

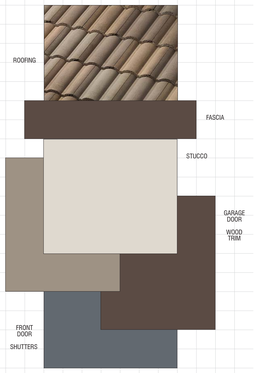
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3940 Cliffside Ref.: 16 Env.: 81 SRI:14 A.SRI:19 CRRC: 0942-0077	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Musket Brown	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7531 Canvas Tan)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 9091 Half-Caff	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 9112 Song Thrush	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6202 Cast Iron	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 2
Spanish Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 2 OF 9

Exterior Color & Materials

SCHEME 2 OF 9 — SPANISH ELEVATIONS ONLY

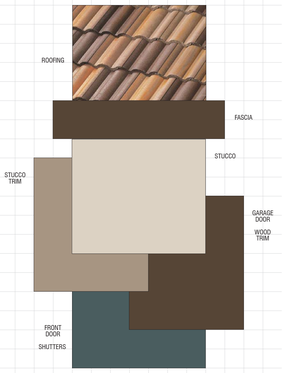
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 3181 Smokey Topaz Blend Ref.: 21 Env.: 83 SRI:22 A.SRI:24 CRRC: 0942-0191	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Musket Brown	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7510 Chateau Brown	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 7504 Keystone Gray	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6257 Gibraltar	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 3
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 3 OF 9

Exterior Color & Materials

SCHEME 3 OF 9 — SPANISH ELEVATIONS ONLY

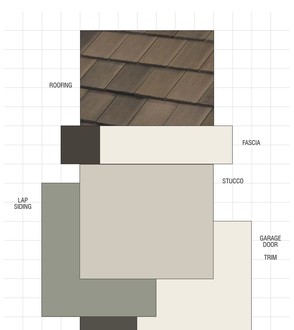
Material	Color	Manufacturer
Roofing: Concrete Low Profile Tile	1VICS 0431 Apple Bark Ref.: 18 Env.: 90 SRI:16 A.SRI:19 CRRC: 0942-0007	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Royal Brown	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7567 Natural Tan)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia French Doors Garage Door	SW 7041 Van Dyke Brown	Sherwin Williams
Trim Color #2 *(applied to):* Stucco Trim	SW 7513 Sanderling	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6223 Still Water	Sherwin Williams
Prefab Pipes	SW 2836 Quartersawn Oak	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84530EN3-746 Bronze	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 4
Farmhouse Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 4 OF 9

Exterior Color & Materials

SCHEME 4 OF 9 — FARMHOUSE ELEVATIONS ONLY

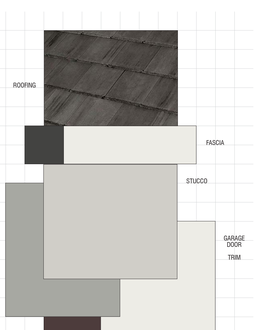
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1430 Charcoal Blend Ref.: 17 Env.: 91 SRI: 56 A.SRI: 77 CRRC: 0942 - 0072	Westlake Royal
Metal Roofing *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Tuxedo Gray	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7006 Extra White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 2850 Chelsea Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Posts Wood Trim	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7018 Dovetail	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 0077 Decorous Amber	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	88374018N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 5
Farmhouse Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 5 OF 9

Exterior Color & Materials

SCHEME 5 OF 9 — FARMHOUSE ELEVATIONS ONLY

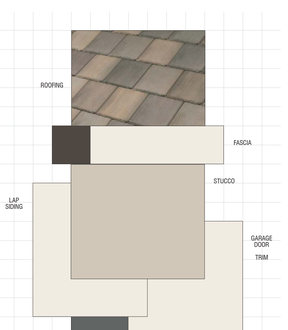
Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend Ref.: 18 Env.: 91 SRI: 57 A.SRI: 78 CRRC: 0942 - 0065	Westlake Royal
Metal Roofing *(factory finish)*	Musket	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Terratone	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7566 Westhighland White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 9164 Illusive Green	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Posts Wood Trim	SW 7047 Porpoise	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7044 Amazing Gray	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7625 Mount Etna	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	88374018N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.



HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 6
Farmhouse Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
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Exterior Color & Materials

SCHEME 6 OF 9 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1FBCJ 0300 Bronze Pearl Blend Ref.: 28 Env.: 81 SRI: 27 A.SRI: 26 CRRC: 0940-0187	Westlake Royal
Metal Roofing *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Bronze	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7636 Origami White)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Gable Siding Vertical Siding	SW 7074 Software	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Posts Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7658 Gray Clouds	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6083 Satin	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	88374018N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 7
Traditional Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
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Exterior Color & Materials

SCHEME 7 OF 9 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1RACS 1132 Charcoal Brown Blend Ref.: 18 Env.: 91 SRI: 57 A.SRI: 78 CRRC: 0942 - 0005	Westlake Royal
Metal Roofing *(factory finish)*	Weathered Copper	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'Linen	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7050 Useful Gray)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Lap Siding	SW 9130 Evergreen Fog	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 8
Traditional Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 8 OF 9

Exterior Color & Materials

SCHEME 8 OF 9 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS1430 Charcoal Blend Ref.: 17 Env.: 91 SRI: 56 A.SRI: 77 CRRC: 0942 - 0072	Westlake Royal
Metal Roofing *(factory finish)*	Midnight Bronze	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'High Gloss White	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7671 On the Rocks)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Lap Siding	SW 7066 Gray Matters	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 6013 Bitter Chocolate	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

HITCH RANCH - PA 3B SFD

Moorpark, California
August 5, 2024 | 2024116

SCHEME 9
Traditional Elevations Only

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HITCH RANCH - PA 3B SFD

Moorpark, California
May 24, 2024 | 2024116
PAGE 9 OF 9

Exterior Color & Materials

SCHEME 9 OF 9 — TRADITIONAL ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FECV 0300 Bronze Pearl Blend Ref.: 28 Env.: 81 SRI: 27 A.SRI: 26 CRRC: 0940-0187	Westlake Royal
Metal Roofing *(factory finish)*	Weathered Copper	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	Windor 'or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	'High Gloss White	'Service Partners or Approved Equal
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Sherwin Williams
Siding Color *(applied to):* Barge Boards Corner Boards Eaves Fascia Garage Door Lap Siding Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color *(applied to):* Front Door Shutters	SW 7048 Urbane Bronze	Sherwin Williams
'Exterior Light Fixture *(factory finish)*	84531EN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	'Wayne Dalton or Approved Equal

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact: Judith Martinez or Samantha Aess (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/5/24	Various revisions per city comments.

Exterior Color & Materials

HITCH RANCH PA-3B - 47'X69' SFD

MOORPARK, CA

COMSTOCK HOMES

CM.2

CITY SUBMITTAL

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

HITCH RANCH PA 3 LIGHT FIXTURE SELECTIONS
as of 8.6.25

LIGHT FIXTURE	PHOTO	GL SKU	LENNAR SKU	COLLECTION	DIMENSIONS	GLASS	COLOR
SPANISH		84530EN3-746	XELESGEX0135	KENT	W:6 1/2'' H:15'' E:8 1/2''	SATIN ETCHED GLASS	BRONZE
FARMHOUSE		8837401EN3-12	XELESGEX0055	BARN LIGHT	D:15'' W:16'' H:15'' E:24'' - 30''	N/A	BLACK
TRADITIONAL		84531EN3-12	XELESGEX0009	KENT	W:8 1/2'' H:15'' E:9 1/2''	SATIN ETCHED GLASS	BLACK

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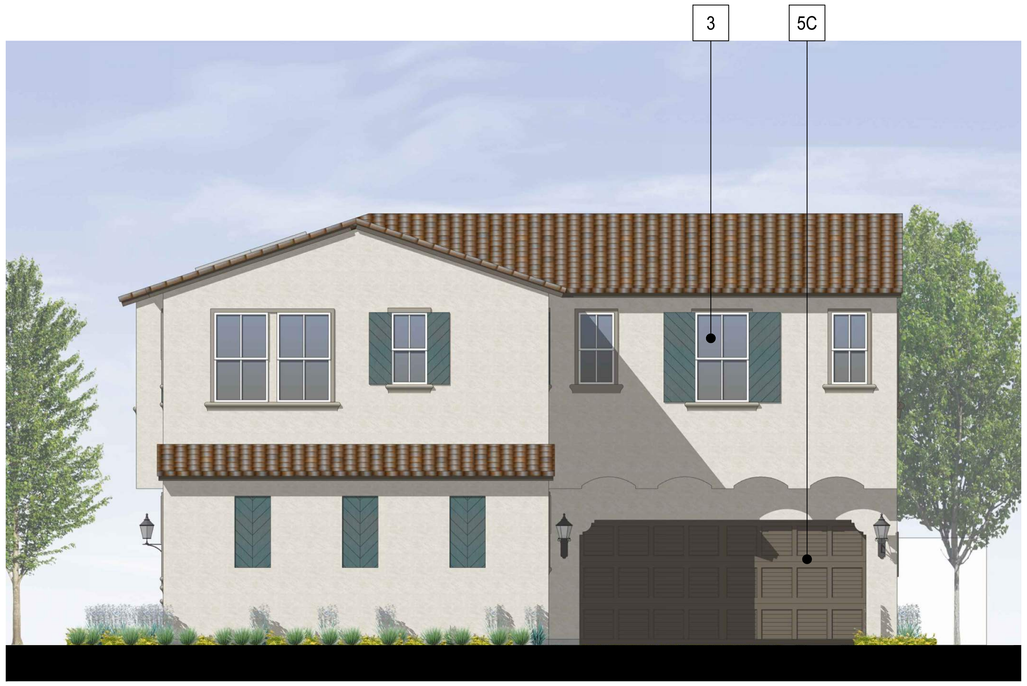
LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND (SPANISH)

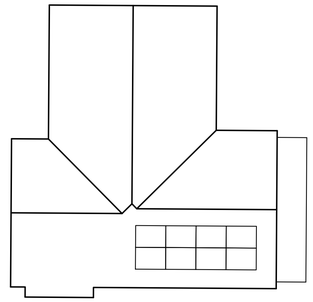
	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 3940 Cliffside	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7035 Aesthetic White	Omega
5 A B C D	**Trim Color #1** Wood: Barge Boards, Eaves, Fascia, Trim Fiberglass: Entry Door Metal: Sectional Garage Door Vinyl: Secondary Doors	SW 7026 Griffin	Sherwin Williams
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 0037 Morris Room Gray	Sherwin Williams
7	**Accent Color** Shutters	SW 6222 Riverway	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 1 - SPANISH

A2.0



LEFT ELEVATION



FRONT ELEVATION



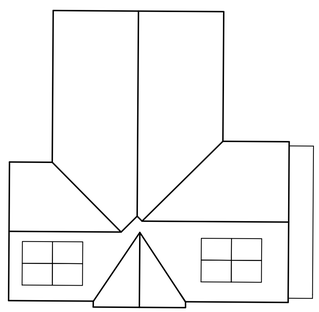
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 5354 Stone Mountain Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitecap Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7005 Pure White	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim, Shutters	SW 7069 Iron Ore	Sherwin Williams
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Door		
9	**Trim Color #2** Stucco Trim	SW 7673 Pewter Cast	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 1 - FARMHOUSE

A2.1



LEFT ELEVATION



FRONT ELEVATION



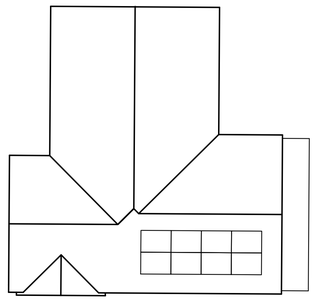
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitebark Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7074 Software	Sherwin Williams
8 A	**Trim Color** Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim	SW 7566 West-highland White	Sherwin Williams
B	Foam: Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Doors, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color** Fiberglass: Entry Door, Shutters	SW 7645 Thunder Gray	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

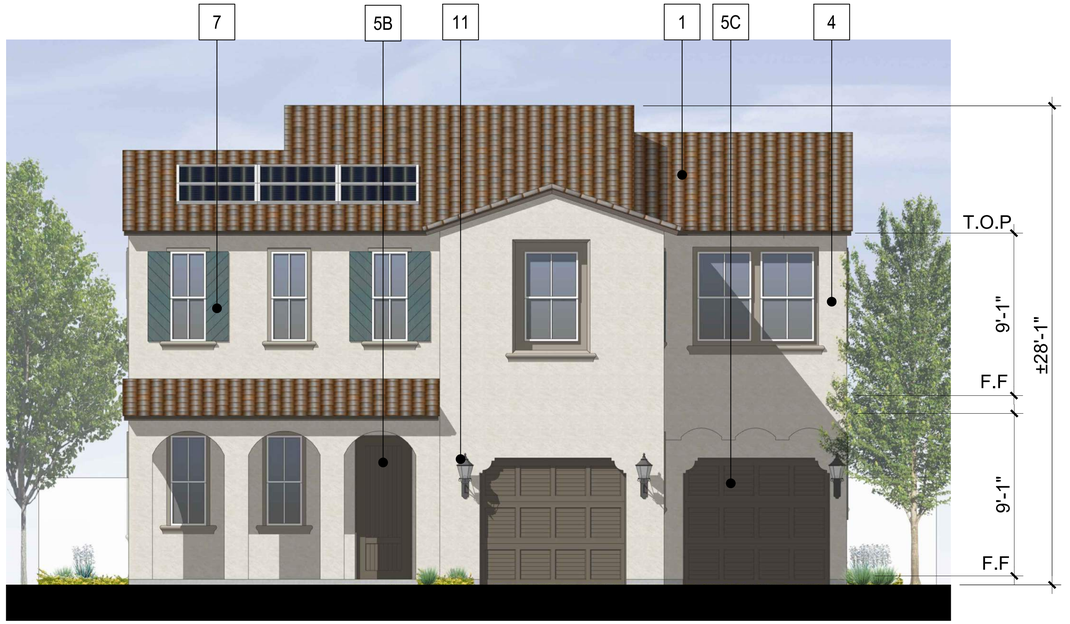
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ELEVATIONS
PLAN 1 - COTTAGE

A2.2



LEFT ELEVATION



FRONT ELEVATION



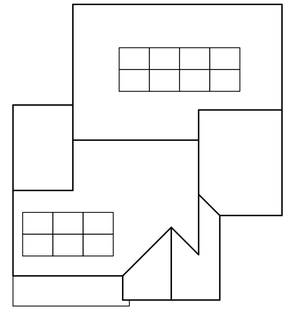
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (SPANISH)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 3940 Cliffside	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7035 Aesthetic White	Omega
5 A B C D	**Trim Color #1** Wood: Barge Boards, Eaves, Fascia, Trim Fiberglass: Entry Door Metal: Sectional Garage Door Vinyl: Secondary Doors	SW 7026 Griffin	Sherwin Williams
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 0037 Morris Room Gray	Sherwin Williams
7	**Accent Color** Shutters	SW 6222 Riverway	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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ELEVATIONS
PLAN 2 - SPANISH

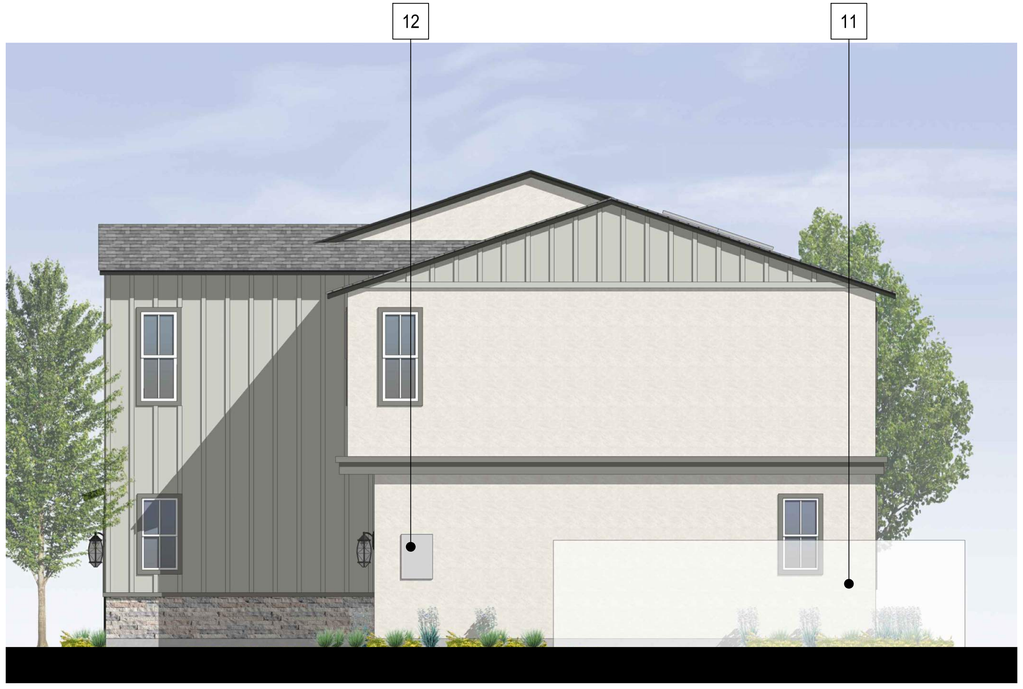
A2.3



LEFT ELEVATION



FRONT ELEVATION



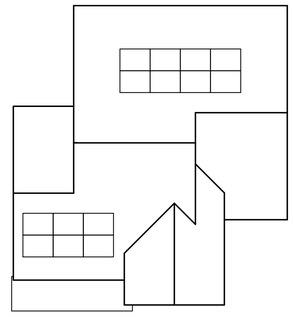
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 5354 Stone Mountain Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitecap Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7005 Pure White	Sherwin Williams
8	**Trim Color #1**	SW 7069 Iron Ore	Sherwin Williams
A	Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim, Shutters		
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Door		
9	**Trim Color #2** Stucco Trim	SW 7673 Pewter Cast	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

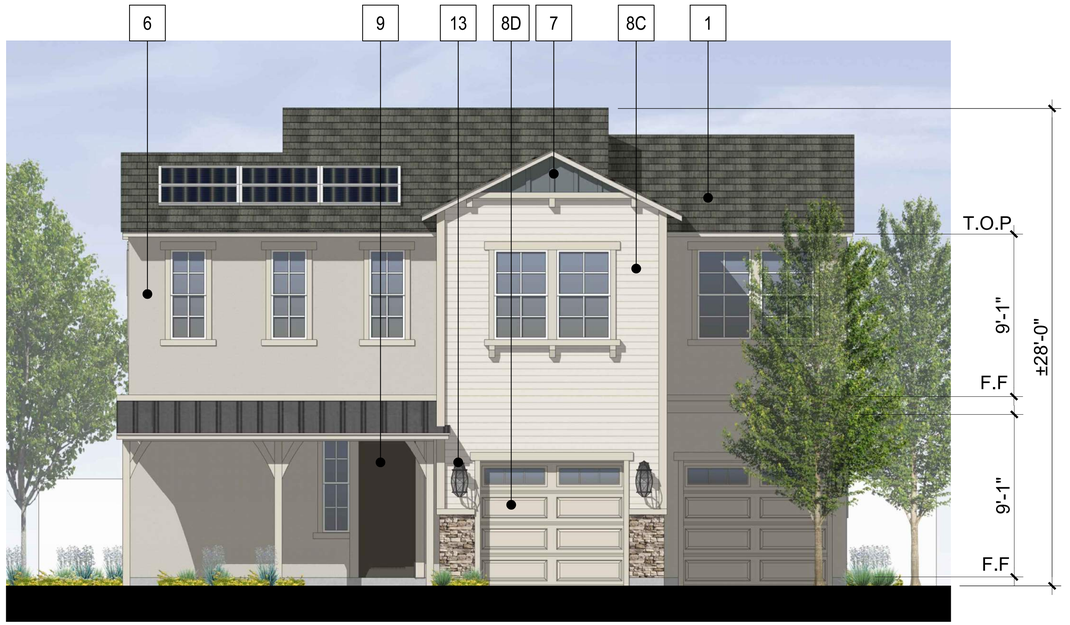
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ELEVATIONS
PLAN 2 - FARMHOUSE

A2.4



LEFT ELEVATION



FRONT ELEVATION



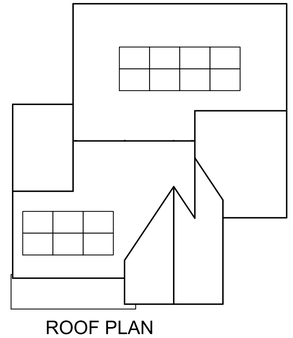
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Whitebark Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7074 Software	Sherwin Williams
8 A	**Trim Color** Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim	SW 7566 West-highland White	Sherwin Williams
B	Foam: Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Doors, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color** Fiberglass: Entry Door, Shutters	SW 7645 Thunder Gray	Sherwin Williams
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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COMSTOCK HOMES

HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 2 - COTTAGE

A2.5



LEFT ELEVATION



FRONT ELEVATION



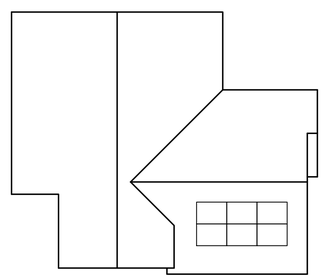
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (SPANISH)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 6464 California Mission Blend	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7042 Shoji White	Omega
5 A B C D	**Trim Color #1** Wood: Barge Boards, Eaves, Fascia, Trim Fiberglass: Entry Door Metal: Sectional Garage Door Vinyl: Secondary Doors	SW 6075 Garret Gray	Sherwin Williams
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 7507 Stone Lion	Sherwin Williams
7	**Accent Color** Shutters	SW 2837 Aurora Brown	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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ELEVATIONS
PLAN 3 - SPANISH

A2.6



LEFT ELEVATION



FRONT ELEVATION



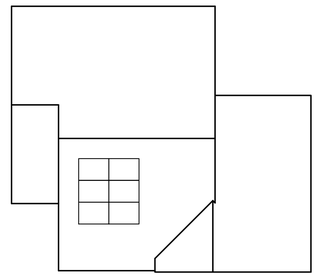
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Sage Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7551 Greek Villa	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7658 Gray Clouds	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim	SW 7048 Urbane Bronze	Sherwin Williams
B	Metal: Sectional Garage Door		
C	Vinyl: Secondary Doors		
9	**Trim Color #2** Stucco Trim	SW 7019 Gauntlet Gray	Sherwin Williams
10	**Accent Color** Fiberglass: Entry Door, Shutters	SW 6230 Rainstorm	Sherwin Williams
11	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
12	**Enclosed Yard**		
13	**Electrical Panel**		
14	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

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ELEVATIONS
PLAN 3 - FARMHOUSE

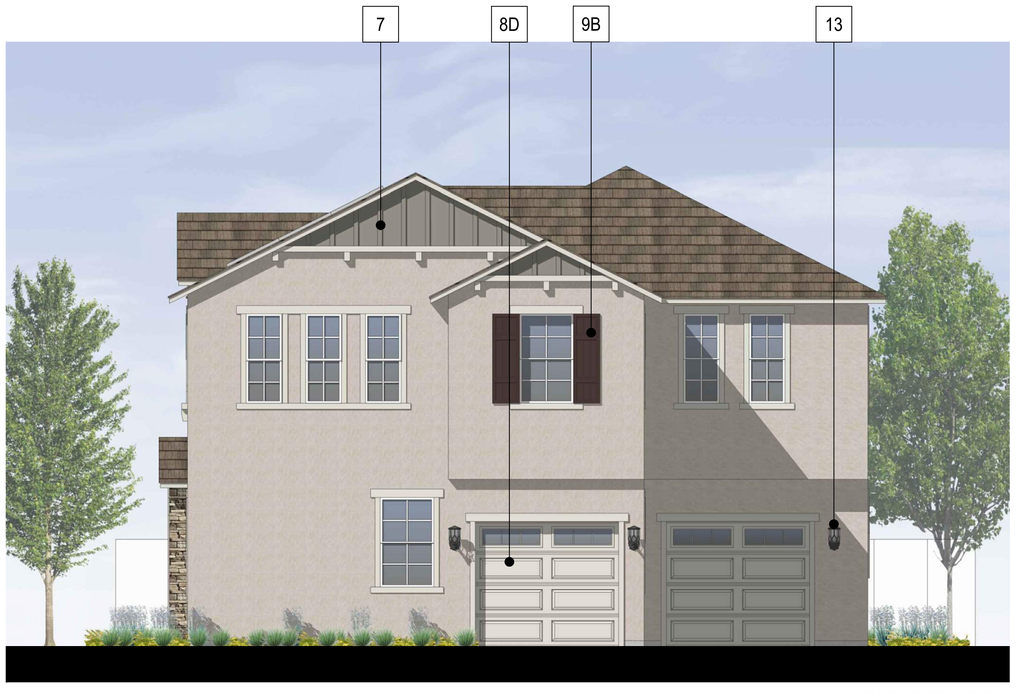
A2.7



LEFT ELEVATION



FRONT ELEVATION



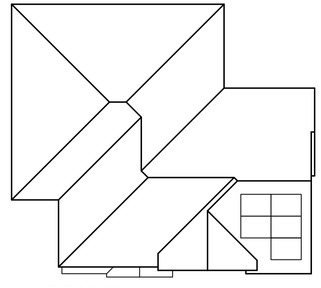
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 3181 Smokey Topaz Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Boardwalk Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7746 Rushing River	Sherwin Williams
8	**Trim Color**	SW 7551 Greek Villa	Sherwin Williams
A	Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim		
B	Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Door, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color**	SW 6013 Bitter Chocolate	Sherwin Williams
A	Fiberglass: Entry Door		
B	Paint o/ Foam: Shutters		
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

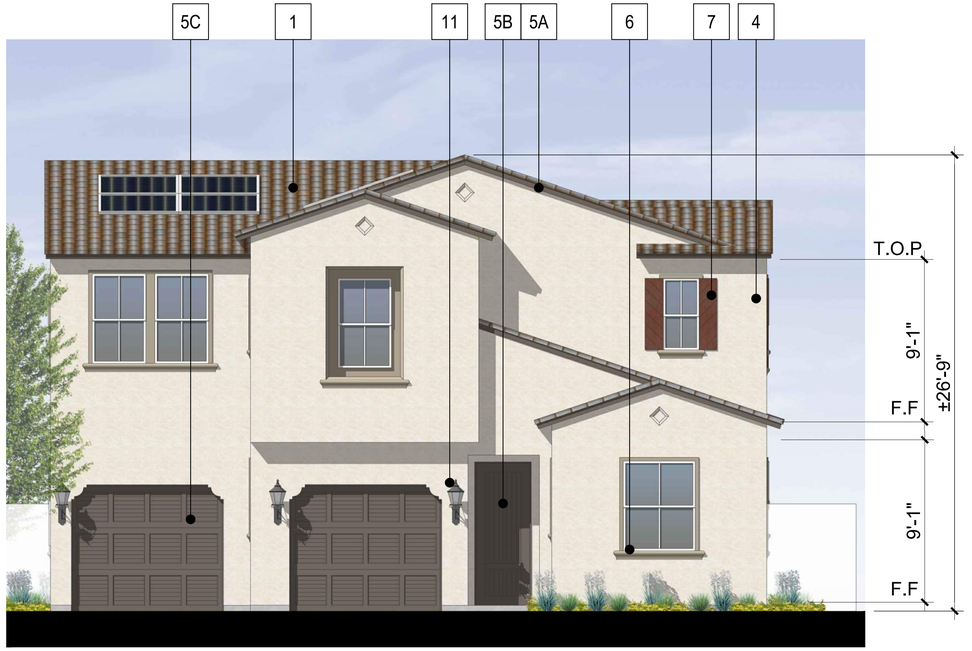
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ELEVATIONS
PLAN 3 - COTTAGE

A2.8



LEFT ELEVATION



FRONT ELEVATION



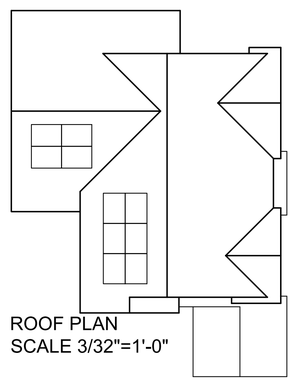
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (SPANISH)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Low Profile Tile	1VICS 6464 California Mission Blend	Westlake Royal
2	**Metal Bird Stop @ Tile** *Factory Finish*	Black	Westlake Royal
3	**Vinyl Windows** *Factory Finish*	White	TBD
4	**Stucco** *Finish TBD*	Match to SW 7042 Shoji White	Omega
5	**Trim Color #1**	SW 6075 Garret Gray	Sherwin Williams
A	Wood: Barge Boards, Eaves, Fascia, Trim		
B	Fiberglass: Entry Door		
C	Metal: Sectional Garage Door		
D	Vinyl: Secondary Doors		
6	**Trim Color #2** Stucco o/ Foam: Finial, Trim	SW 7507 Stone Lion	Sherwin Williams
7	**Accent Color** Shutters	SW 2837 Aurora Brown	Sherwin Williams
8	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
9	**Enclosed Yard**		
10	**Electrical Panel**		
11	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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MOORPARK, CA # 2024-0468

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ELEVATIONS
PLAN 4 - SPANISH

A2.9



LEFT ELEVATION



FRONT ELEVATION



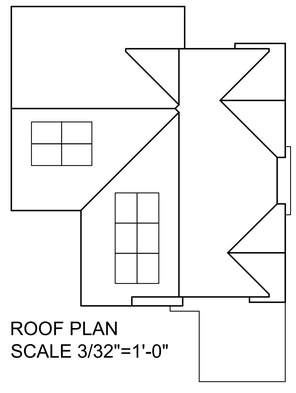
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Slate Tile	1FACS 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Sage Ledgecut 33	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7551 Greek Villa	Omega
7	**Siding Color** Corner Boards, Vertical Siding	SW 7658 Gray Clouds	Sherwin Williams
8 A	**Trim Color #1** Wood: Barge Boards, Braces, Corbels, Eaves, Fascia, Posts, Trim	SW 7048 Urbane Bronze	Sherwin Williams
B	Metal: Sectional Garage Door		
C	Vinyl: Secondary Doors		
9	**Trim Color #2** Stucco Trim	SW 7019 Gauntlet Gray	Sherwin Williams
10	**Accent Color** Fiberglass: Entry Door, Shutters	SW 6230 Rainstorm	Sherwin Williams
11	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
12	**Enclosed Yard**		
13	**Electrical Panel**		
14	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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HITCH RANCH PA-3A CLUSTER
MOORPARK, CA # 2024-0468

SCHEMATIC DESIGN
JUNE 25, 2025

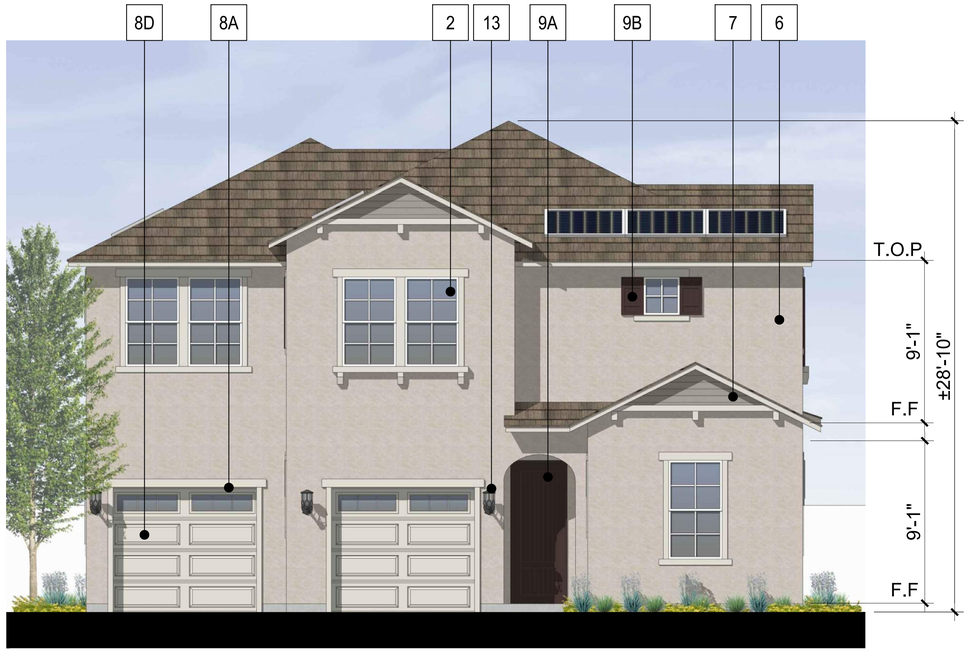
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ELEVATIONS
PLAN 4 - FARMHOUSE

A2.10



LEFT ELEVATION



FRONT ELEVATION



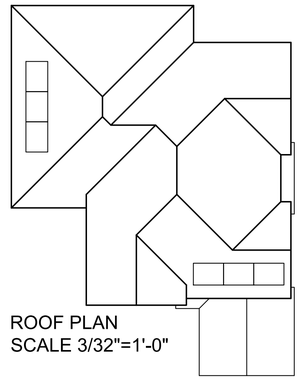
RIGHT ELEVATION



REAR ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUF.
1	**Roofing** Concrete Shake Tile	1FBCJ 3181 Smokey Topaz Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Dry-Stacked Joints*	Boardwalk Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Stucco** *Finish TBD*	Match to SW 7015 Repose Gray	Omega
7	**Siding Color** Corner Boards, Gable Siding, Lap Siding	SW 7746 Rushing River	Sherwin Williams
8	**Trim Color**	SW 7551 Greek Villa	Sherwin Williams
A	Wood: Barge Boards, Beam, Braces, Corbels, Eaves, Fascia, Trim		
B	Gable Vent		
C	Fiber Cement: Gable Siding @ Plan 2 Only		
D	Metal: Sectional Garage Door, Pot Shelf		
E	Vinyl: Secondary Drs.		
9	**Accent Color**	SW 6013 Bitter Chocolate	Sherwin Williams
A	Fiberglass: Entry Door		
B	Paint o/ Foam: Shutters		
10	**Garage Door Weatherstrip** *Factory Finish*	Match Garage Door Color	TBD
11	**Enclosed Yard**		
12	**Electrical Panel**		
13	**Light Fixture**		



ROOF PLAN
SCALE 3/32"=1'-0"

CONCEPTUAL SOLAR PANEL LAYOUT SHOWN. PANELS MAY BE RELOCATED AS NEEDED.

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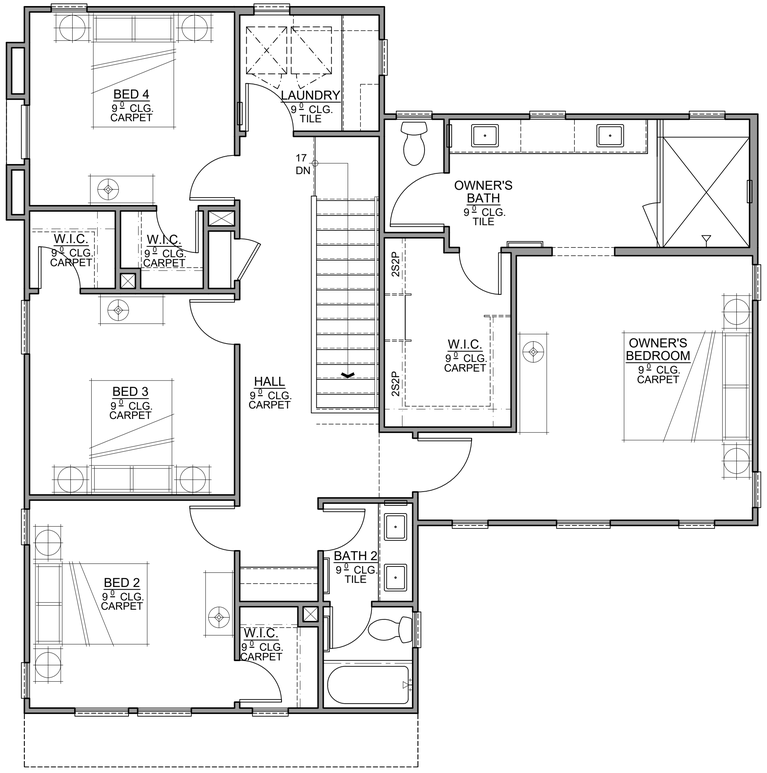
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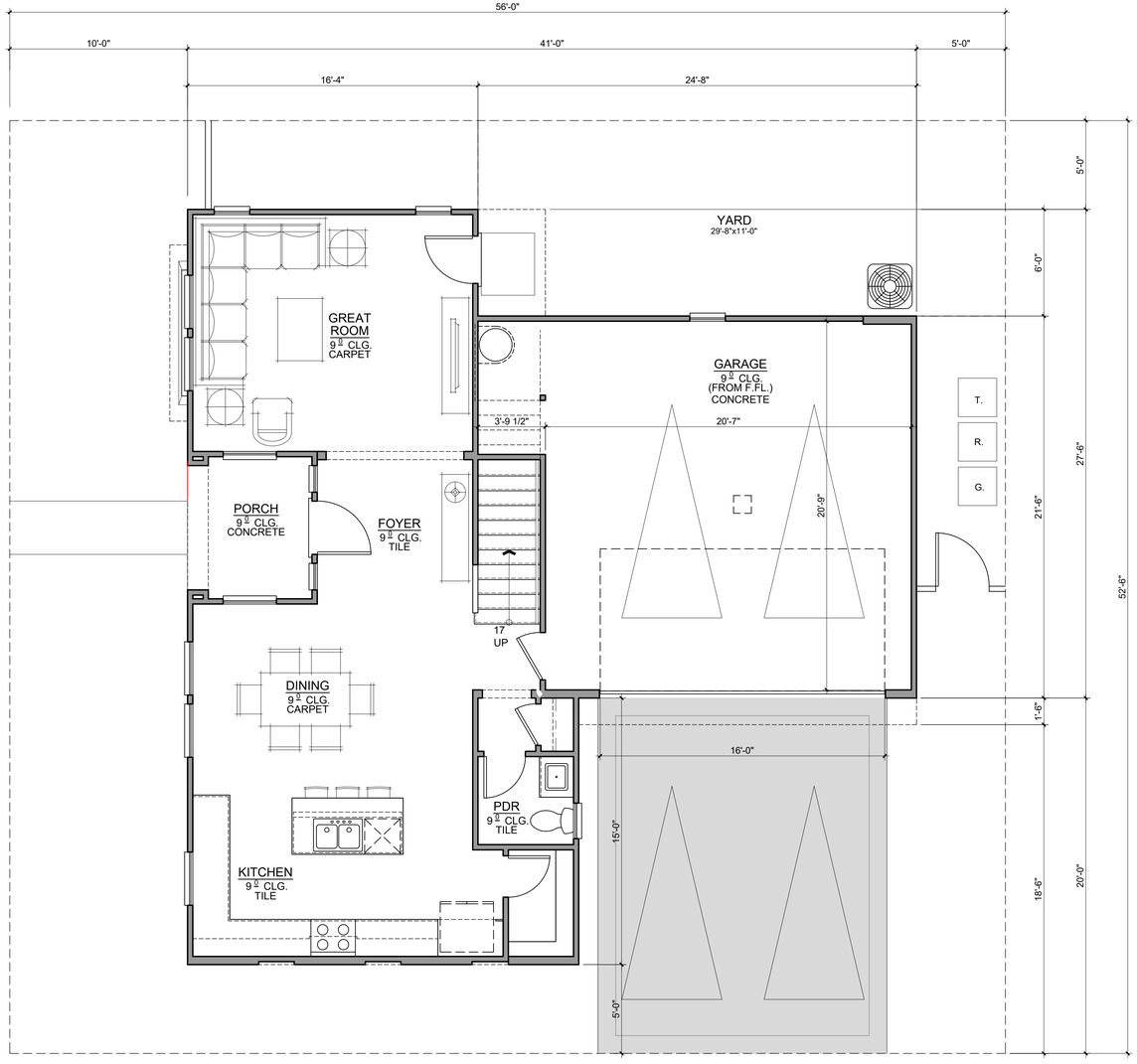
SCHEMATIC DESIGN
JUNE 25, 2025

0 2 4 8

ELEVATIONS
PLAN 4 - COTTAGE

A2.11





FLOOR AREA	
FIRST FLOOR	743 SQ. FT.
SECOND FLOOR	1295 SQ. FT.
TOTAL	2,038 S.F.
FRONT PORCH	56 SQ. FT.
GARAGE	477 SQ. FT.

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COMSTOCK HOMES

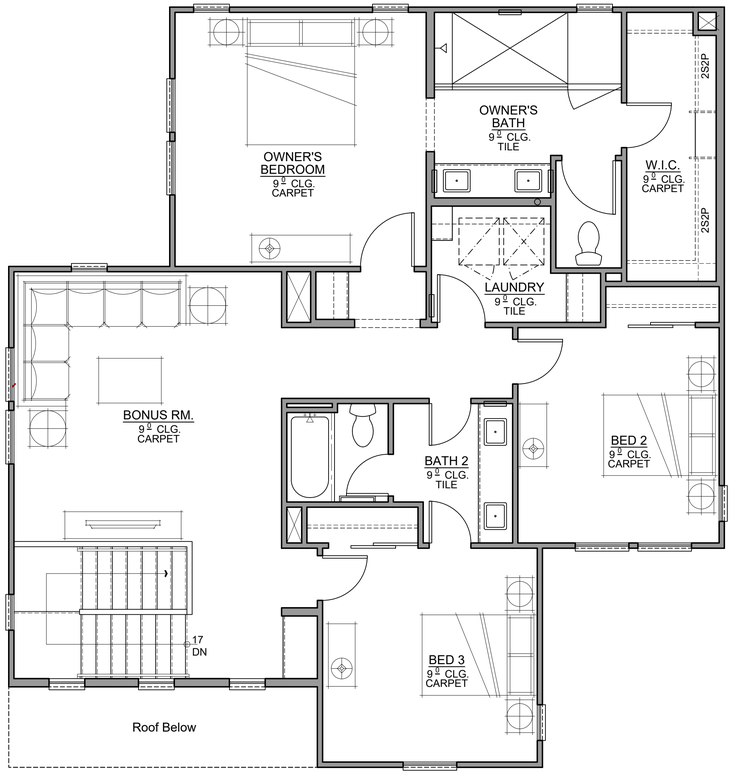
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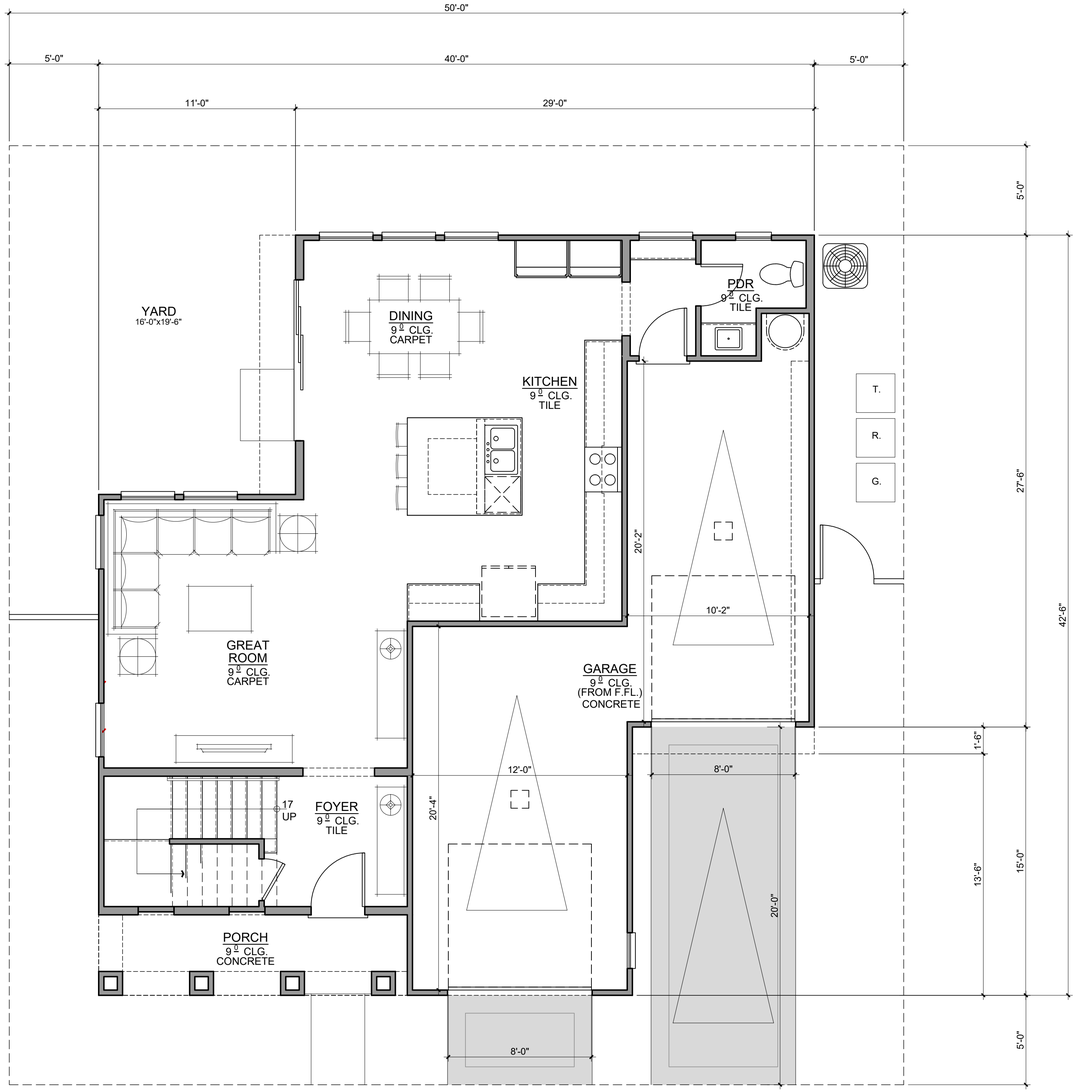
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JUNE 25, 2025

0 2 4 8

UNIT PLANS
PLAN 1

A3.0





FLOOR AREA	
FIRST FLOOR	802 SQ. FT.
SECOND FLOOR	1367 SQ. FT.
TOTAL	2,176 S.F.
FRONT PORCH	78 SQ. FT.
GARAGE	475 SQ. FT.

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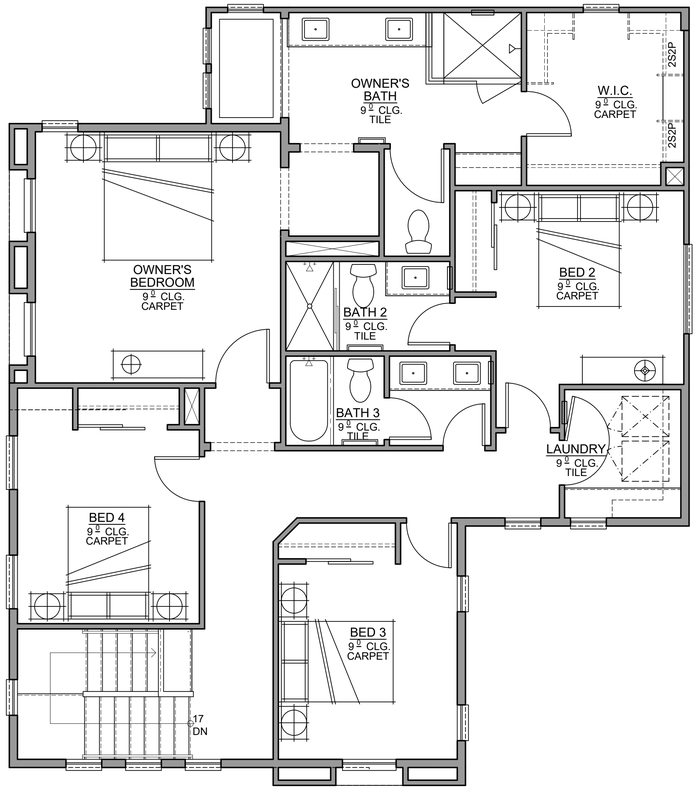
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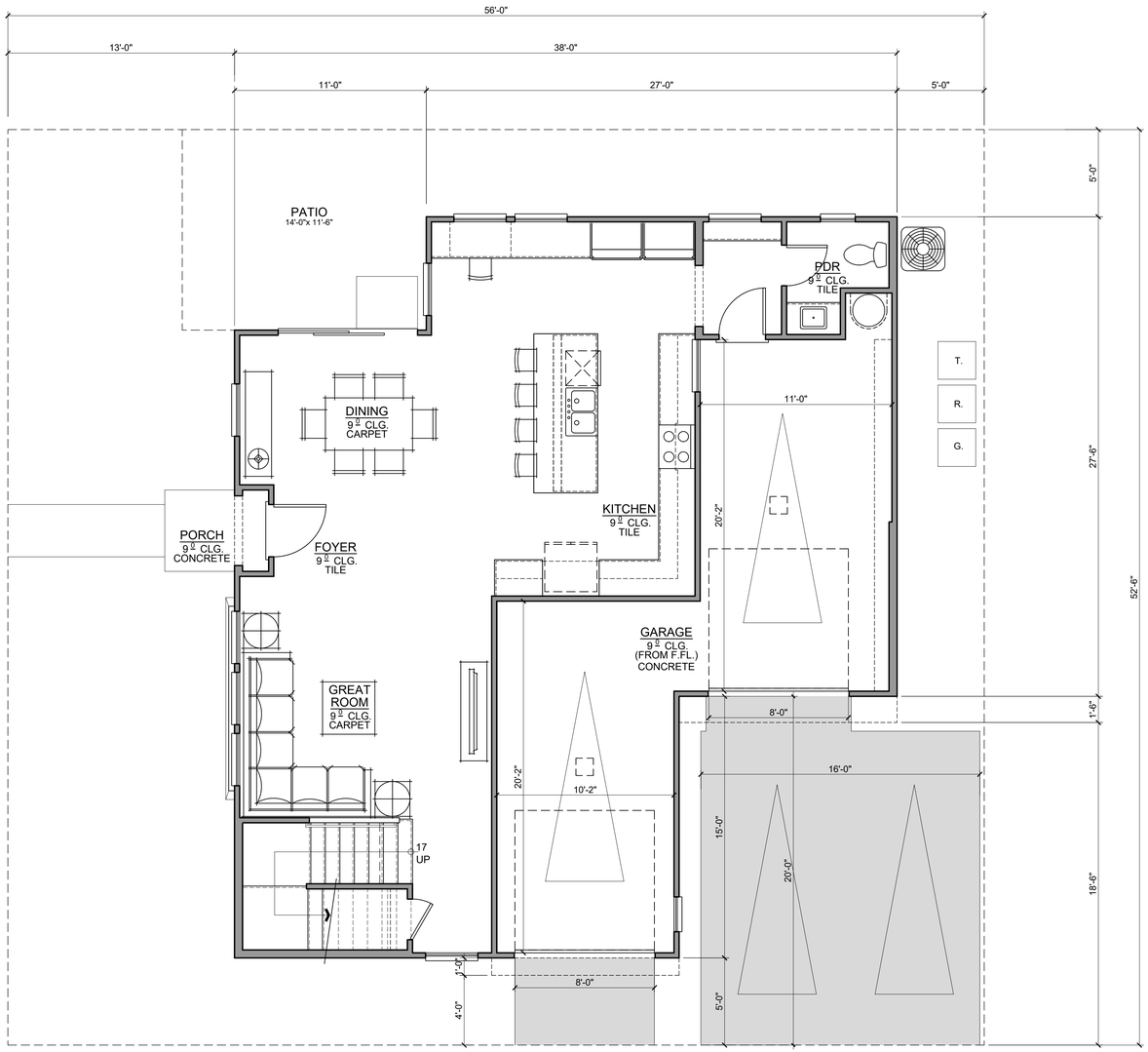
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UNIT PLANS
PLAN 2

A3.1





FLOOR AREA	
FIRST FLOOR	852 SQ. FT.
SECOND FLOOR	1385 SQ. FT.
TOTAL	2,245 S.F.
FRONT PORCH	9 SQ. FT.
GARAGE	460 SQ. FT.

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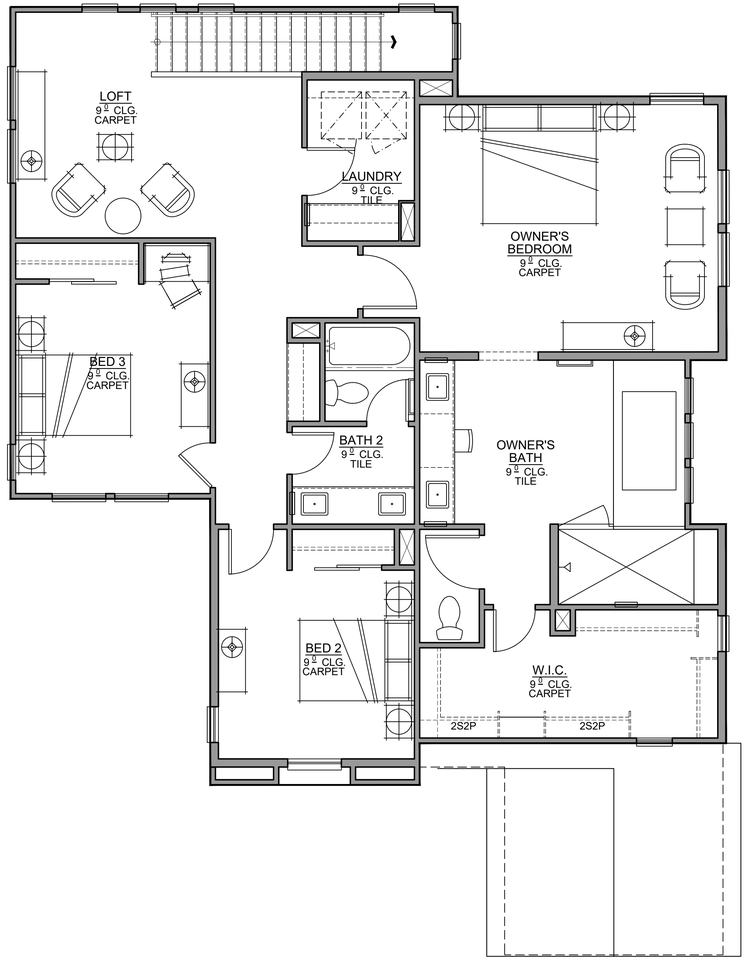
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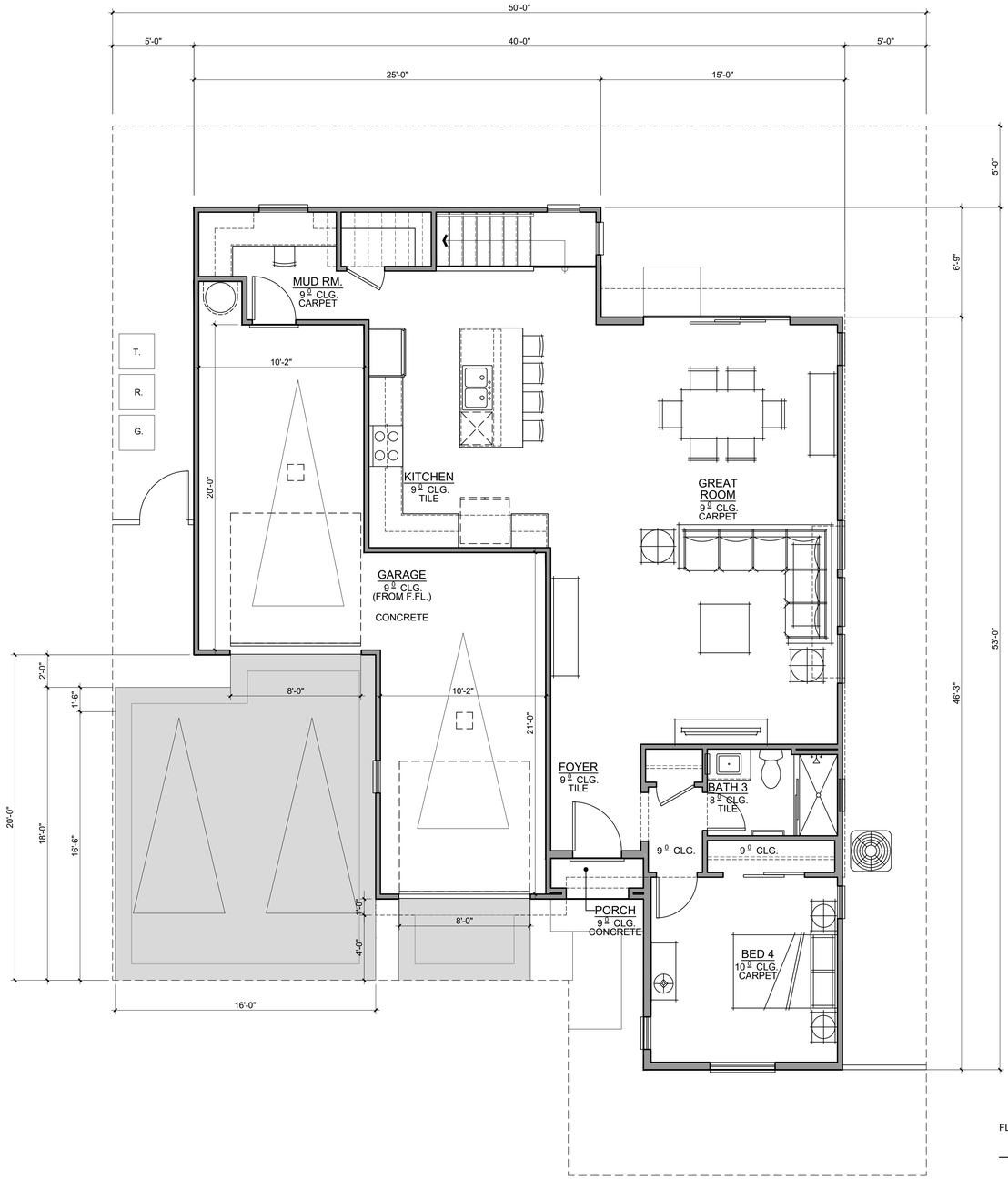
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JUNE 25, 2025

0 2 4 8

UNIT PLANS
PLAN 3

A3.2





FLOOR AREA	
FIRST FLOOR	1054 SQ. FT.
SECOND FLOOR	1428 SQ. FT.
TOTAL	2,496 S.F.
FRONT PORCH	14 SQ. FT.
GARAGE	448 SQ. FT.

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UNIT PLANS
PLAN 4

A3.3



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CLUSTER PLANS

A4.0