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CIVIL

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PA-1 RECREATION BUILDINGS

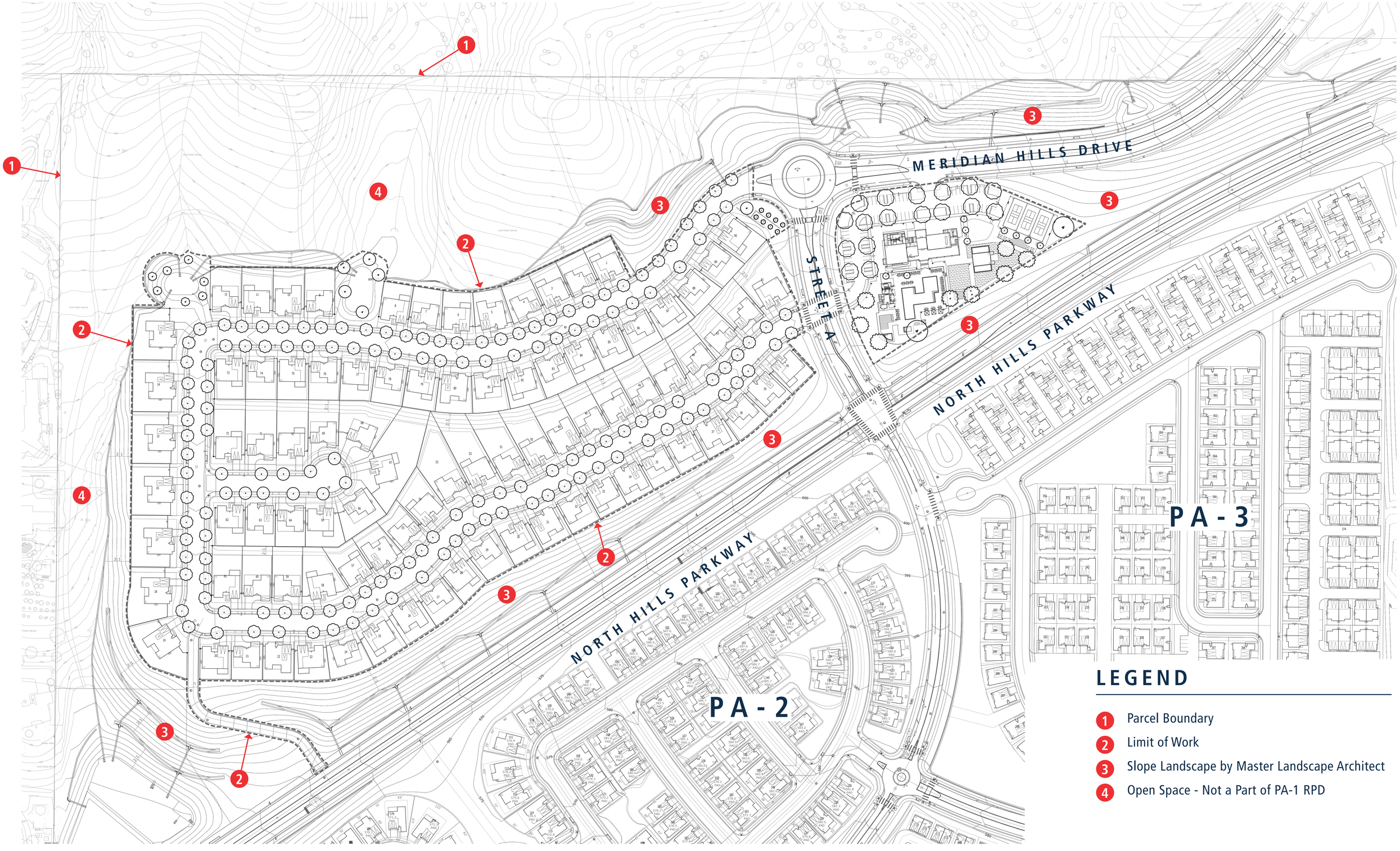
C	Cover Sheet
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CM	Exterior Color and Materials

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HITCH RANCH PLANNING AREA 1 - COVER SHEET

MOORPARK, CA

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LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Open Space - Not a Part of PA-1 RPD

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HITCH RANCH PLANNING AREA 1 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'

Scale: 1"= 80'-0"

04.24.26

L-2

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LEGEND

1. Lot Line
2. Street Light - See Sheet L-15
3. Concrete Sidewalk
4. Driveway per Civil Engineer
5. Private Yard per Homeowner
6. Private Front Yard per Homeowner
7. Neighborhood Entry - See Sheet L-7 and L-8
8. Detention Basin
9. Emergency Vehicular Access
10. Slope Landscape by Master Landscape Architect

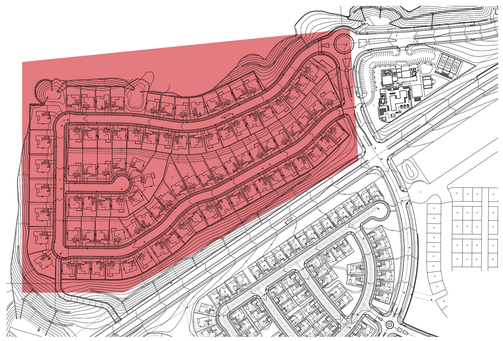
NOTES

Refer to L-9 for Neighborhood Wall and Fence Plan

Private Homeowner Landscape Plans are required to be submitted to City of Moorpark Community Development Department and the Ventura County Fire Department

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 L-13 for Conceptual Detail

KEYMAP



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HITCH RANCH PLANNING AREA 1 - PRELIMINARY NEIGHBORHOOD LANDSCAPE PLAN

MOORPARK, CA

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

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CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Berkeley Sedge	Low	1 Gal.	24" O.C
Carissa m. 'Green Carpet'	Natal Plum	Low	5 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	-	SOD

DETENTION BASIN TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Cercis occidentalis	Western Redbud	Low	24" Box

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.

ENTRY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia i. Fauriei	Crape Myrtle	Med.	24" Box
Quercus virginiana	Southern Live Oak	Med.	24" Box

ENTRY SHRUBS

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.
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	5 Gal.	36" O.C.
Myoporum parvifolium	Prostrate Myoporum	Low	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

LENNAR

HITCH RANCH PLANNING AREA 1 - NEIGHBORHOOD PLANTING PLAN

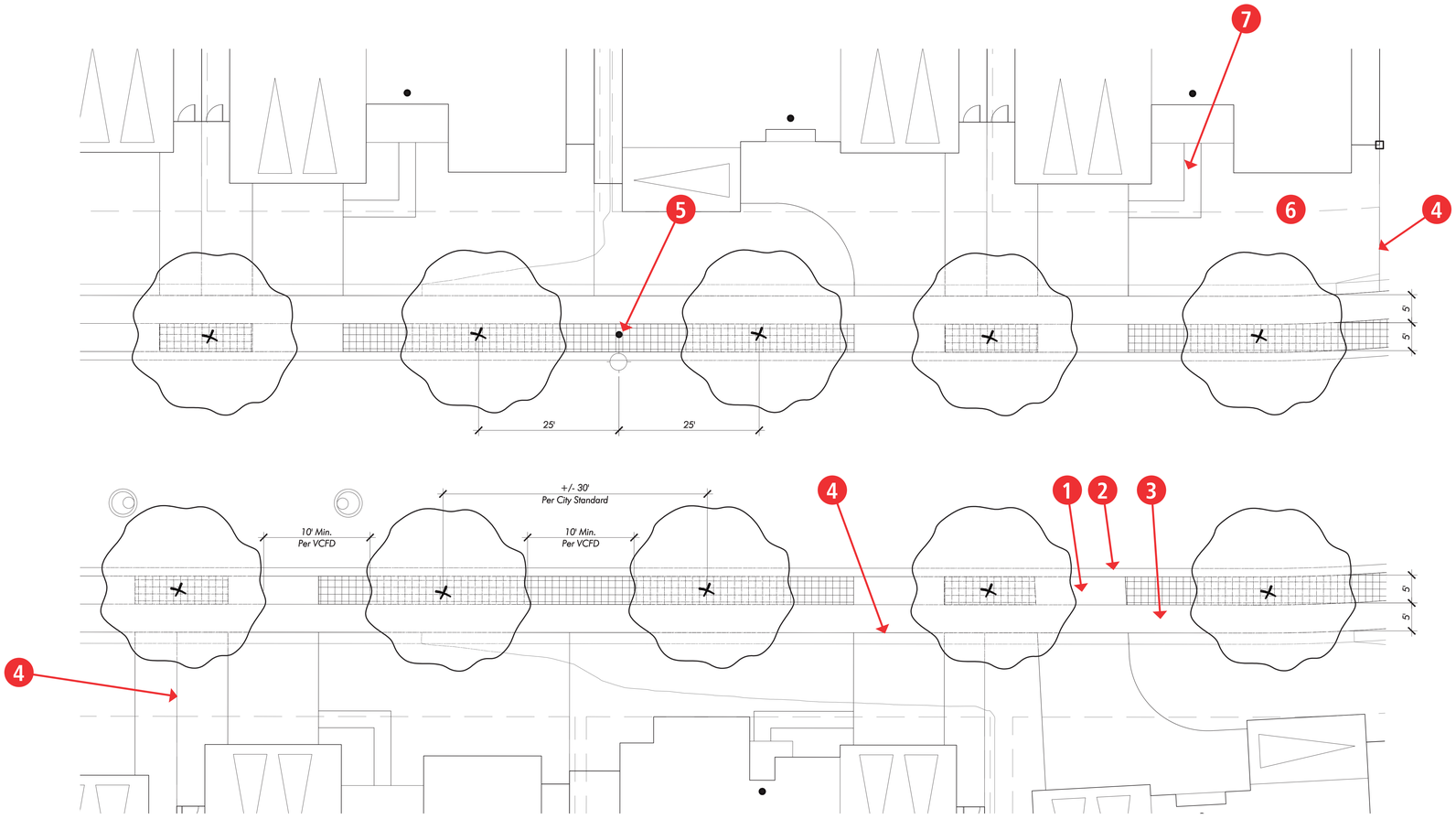
MOORPARK, CA

0 30' 60' 90'

Scale: 1"= 60'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

PARKWAY TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carex tumulicola	Berkeley Sedge	Low	1 Gal.	24" O.C
Carissa M. 'Green Carpet'	Natal Plum	Low	5 Gal.	24" O.C.
Festuca arundinacea	Marathon Fescue Turf	High	-	SOD

LEGEND

1. Private Driveway
2. Curb and Gutter - by Civil Engineer
3. Sidewalk - by Civil Engineer
4. Lot Line
5. Street Light
6. Front Yard Landscape - by Homeowner
7. Unit Entry Walk

NOTES

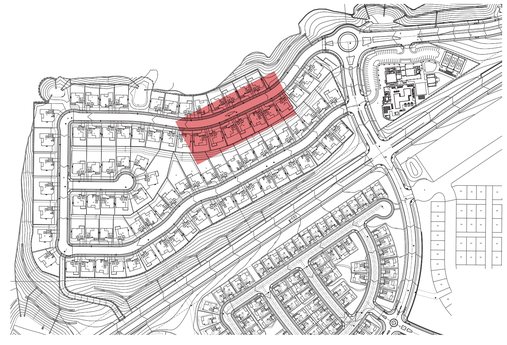
Refer to Neighborhood Planting Plan for overall street tree plan.

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.

Private Homeowner Landscape Plans are required to be submitted to City of Moorpark Community Development Department and the Ventura County Fire Department

KEYMAP



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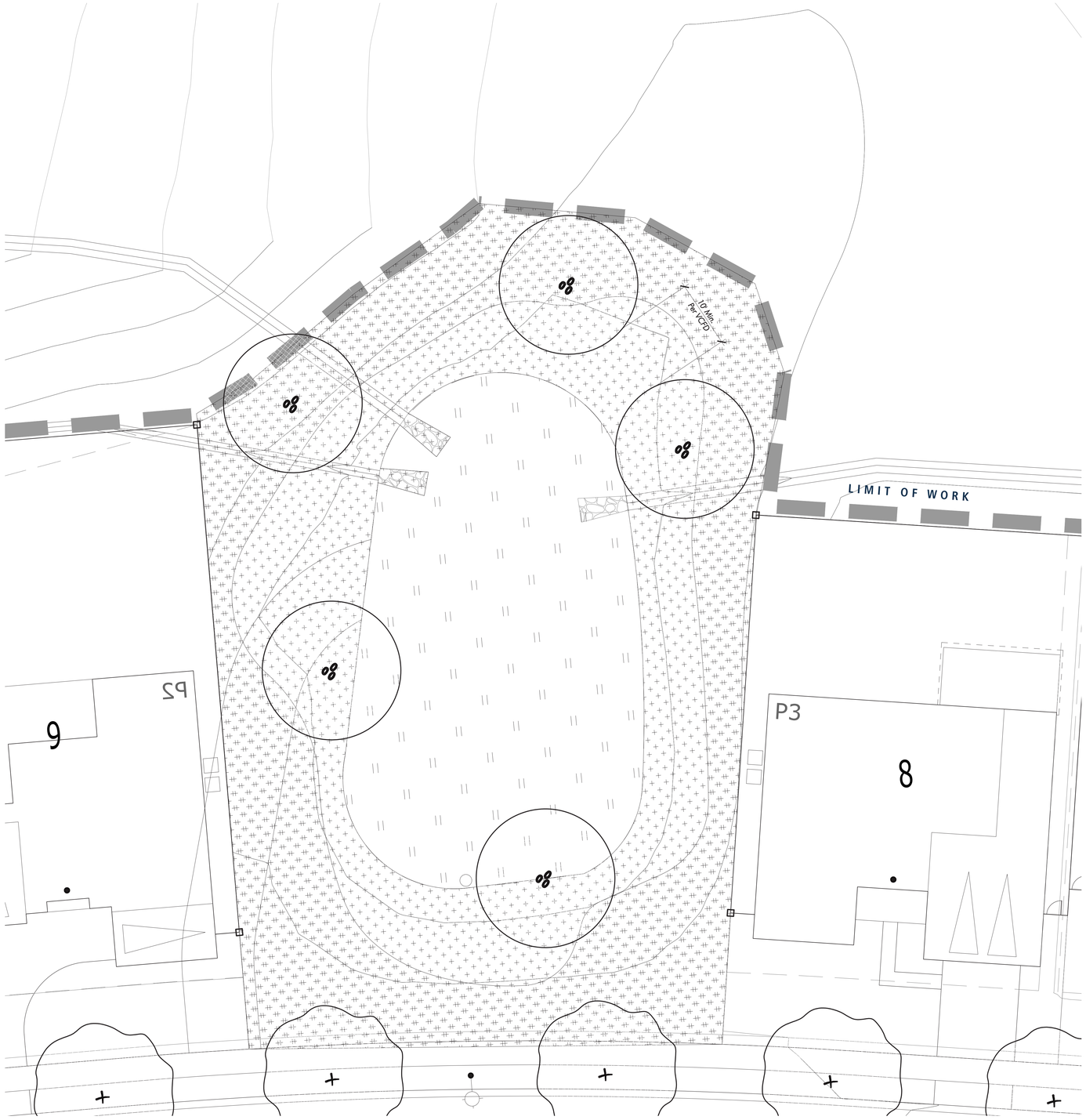
HITCH RANCH PLANNING AREA 1 - PARKWAY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1"= 10'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

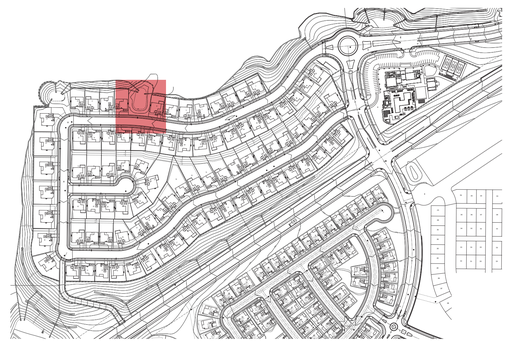
BASIN TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Cercis Occidentalis	Western Redbud	Low	24" Box

BASIN SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Basin Bottom				
Juncus patens	California Gray Rush	Low	1 Gal.	24" O.C.
Basin Slopes				
Penstemon spp.	Beard Tongue	Low	1 Gal.	48" O.C.
Ribes viburnifolium	Catalina Currant	Low	1 Gal	48" O.C.
Sisyrinchium angustifolium	Blueeyed grass	Med.	1 Gal.	24" O.C.
Basin Perimeter				
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose	Low	5 Gal	48" O.C.
Festuca mairei	Atlas Fescue	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.

KEYMAP



LENNAR

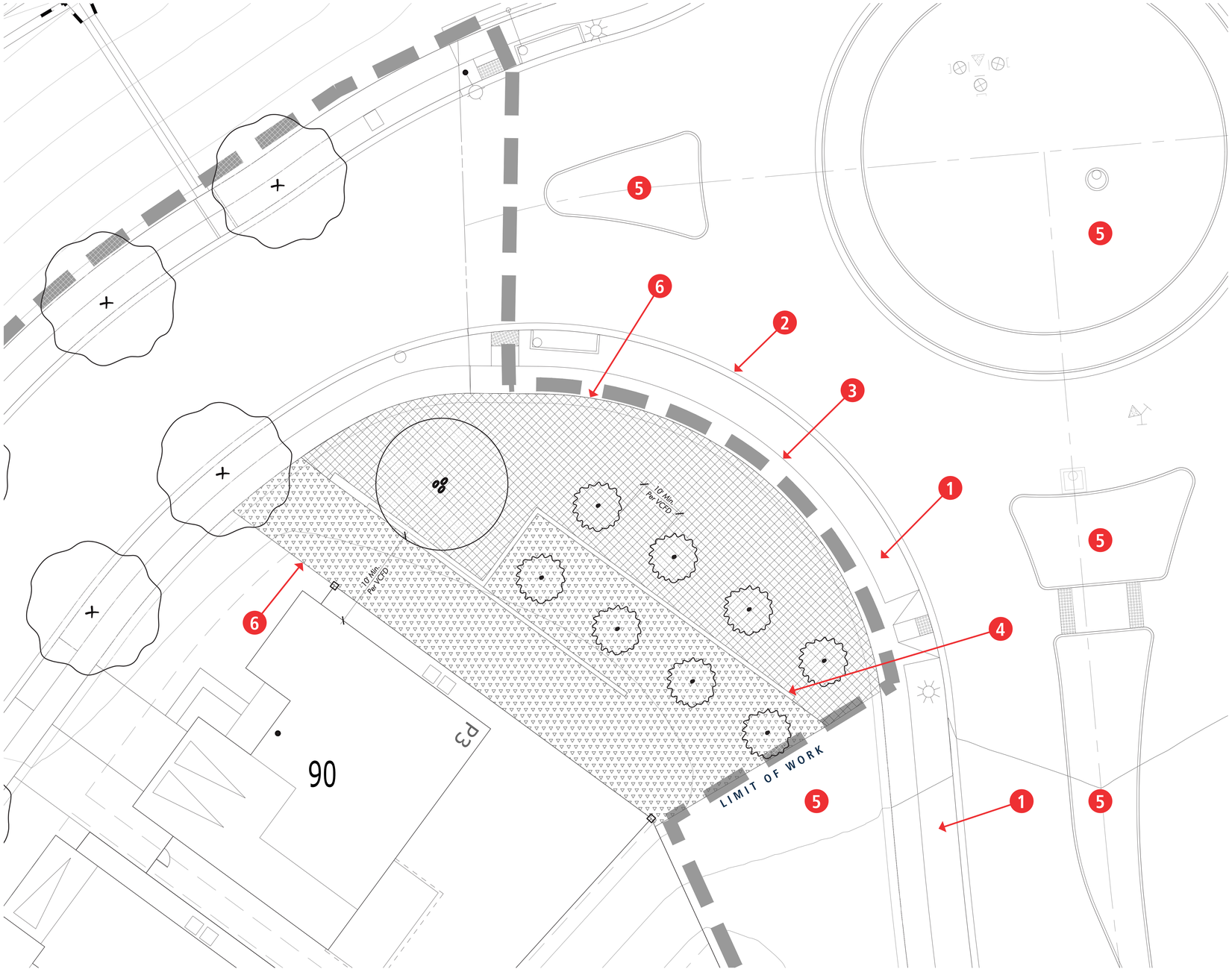
HITCH RANCH PLANNING AREA 1 - DETENTION BASIN PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1" = 10'-0"

04.24.26

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CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Lagerstroemia i. Fauriei	Crape Myrtle	Med.	24" Box
Quercus virginiana	Southern Live Oak	Med.	24" Box

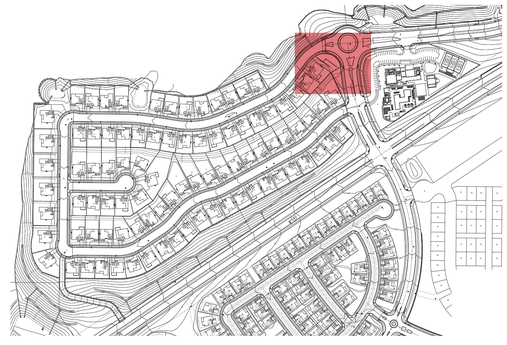
SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Entry Foreground Shrub				
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Myoporum parvifolium	Prostrate Myoporum	Low	1 Gal.	24" O.C.
Entry Background Shrub				
Lomandra spp.	Mat Rush	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	5 Gal.	36" O.C.

LEGEND

1. Parkway Landscape - by Master Landscape Architect
2. Curb and Gutter - by Civil Engineer
3. Sidewalk by Civil Engineer
4. Neighborhood Monumentation - Refer to "Entry Elevation" for Detail.
5. Landscape - by Master Landscape Architect
6. Lot Line

KEYMAP



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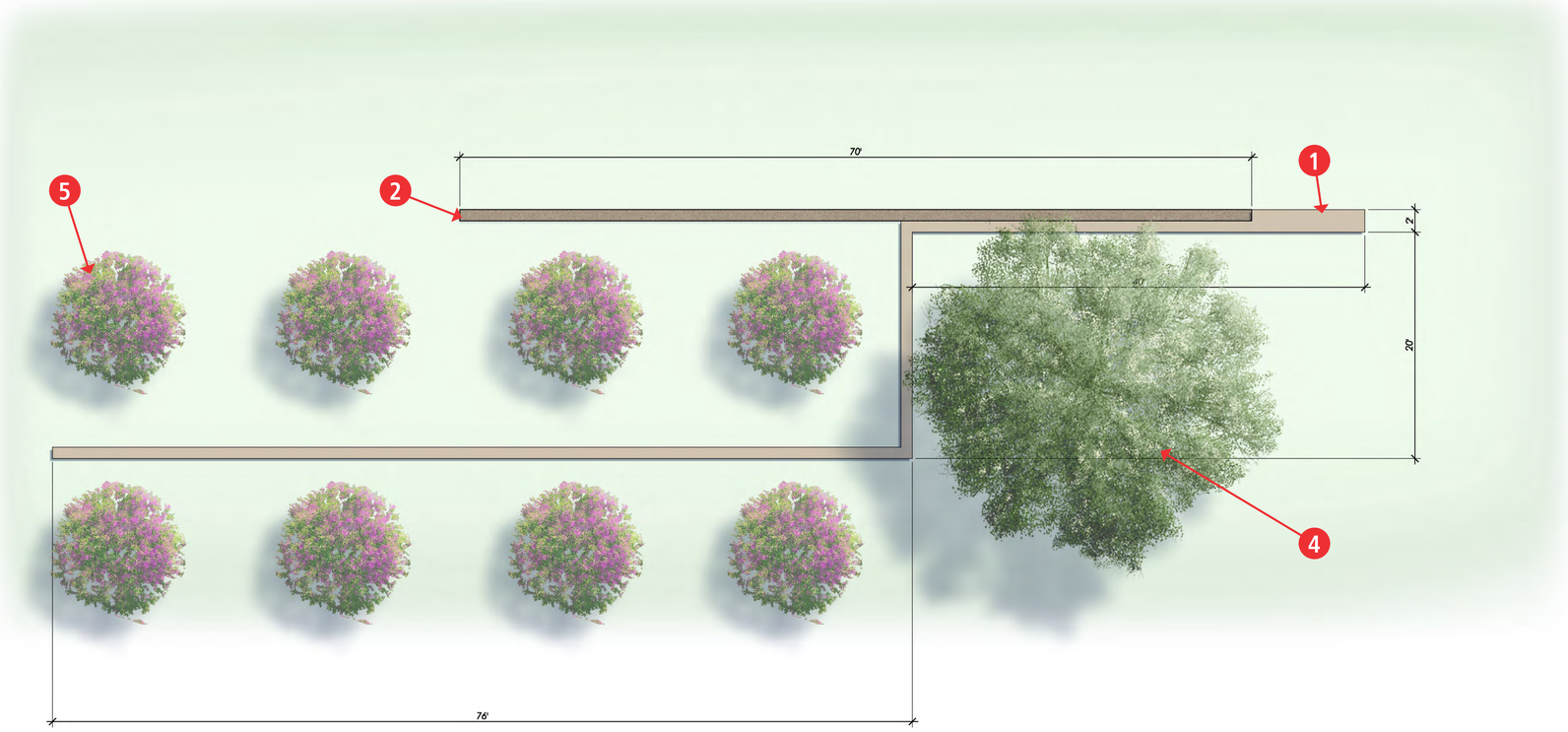
HITCH RANCH PLANNING AREA 1 - ENTRY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

0 5' 10' 20'
Scale: 1" = 10'-0"

04.24.26

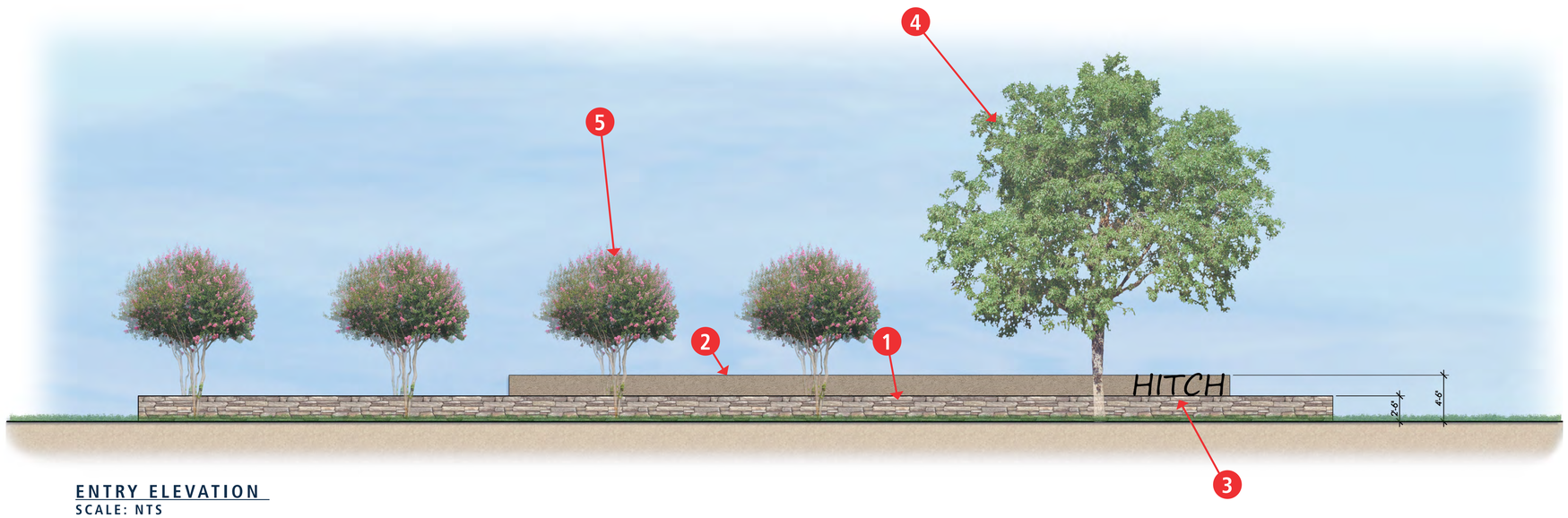
C2 Collaborative



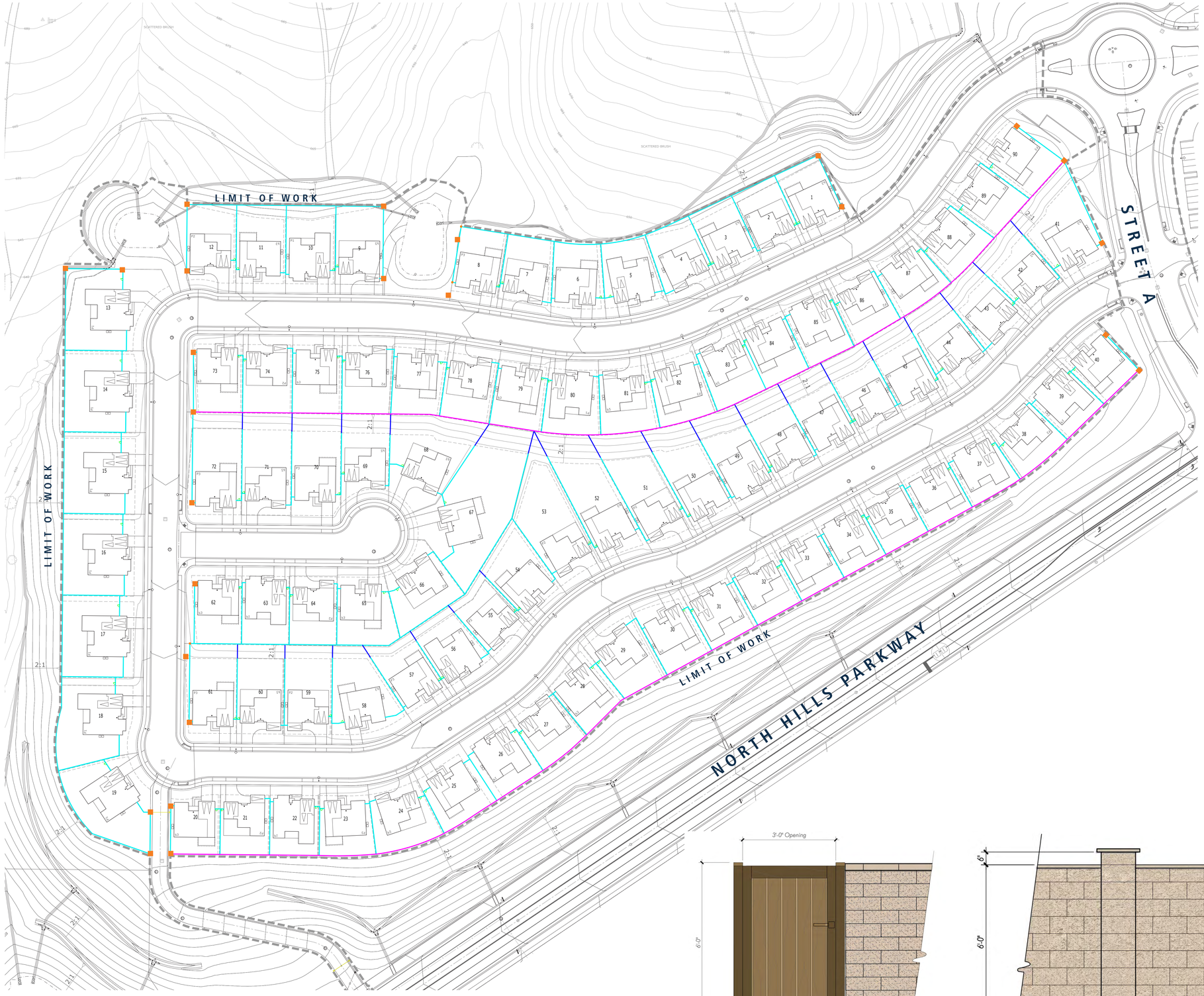
ENTRY PLAN VIEW
SCALE: NTS

LEGEND

1. 2'-6" Stone Wall
2. 4'-6" Background Wall with Stucco Finish
3. Neighborhood Signage Location
4. Large Accent Tree per Planting Plan
5. Accent Tree per Planting Plan

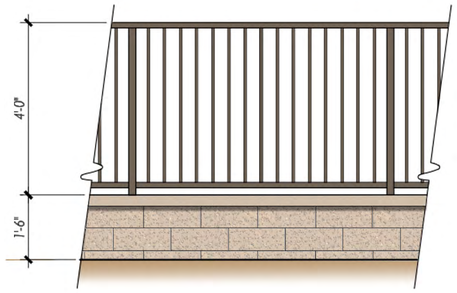


ENTRY ELEVATION
SCALE: NTS

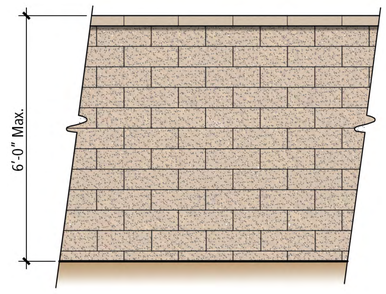


LEGEND

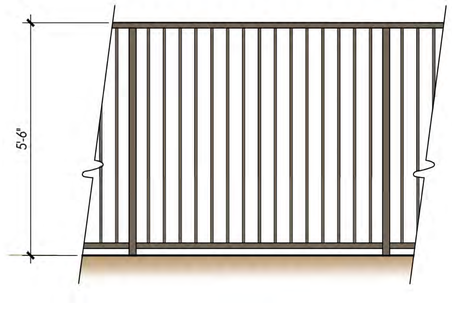
- Low Slump Wall with Tubular Steel Fence (5'-6" Tall)
  Wall Color: Tan Fence Color: Dark Brown
- Slump Block Wall (6'-0" Tall)
  Wall Color: Tan
- Tubular Steel Fence (5'-6" Tall)
  Fence Color: Dark Brown
- Slump Block Pilaster with Precast Cap
  Wall Color: Tan
- Side Yard Gate - Aluminum with Cement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



LOW SLUMP WALL WITH T. S. FENCE
HEIGHT: 5'-6"



SLUMP BLOCK WALL
HEIGHT: 6'-0"



SIDE YARD GATE

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

TUBULAR STEEL FENCE
HEIGHT: 5'-6"

LENNAR

HITCH RANCH PLANNING AREA 1 - NEIGHBORHOOD WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

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

04.24.26

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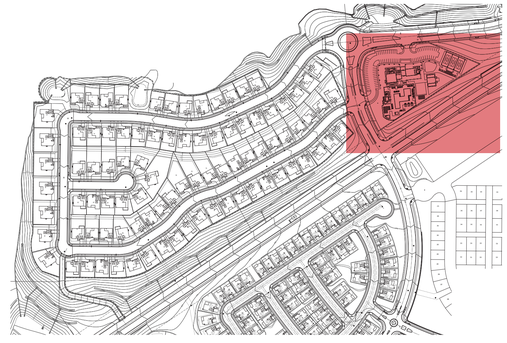
LEGEND

1. 9 x 19 Parking Stalls
2. ADA Parking Stalls
3. Event Lawn
4. Putting Green
5. Pool (4870 SF)
6. Spa
7. Pickle Ball Courts
8. Shade Structure
9. Shade Structure with Counter and Bar Seating
10. Umbrellas with Table, Chairs and Soft Seating
11. Club Board / Score Board and Storage
12. Restrooms, Showers and Pool Equipment
13. Cabanas
14. Pool Enclosure Fence
15. Slope Landscape by Master Landscape Architect
16. Trail by Master Landscape Architect

NOTES

Furnishings at pool area will be selected in Construction Document phase.

KEYMAP



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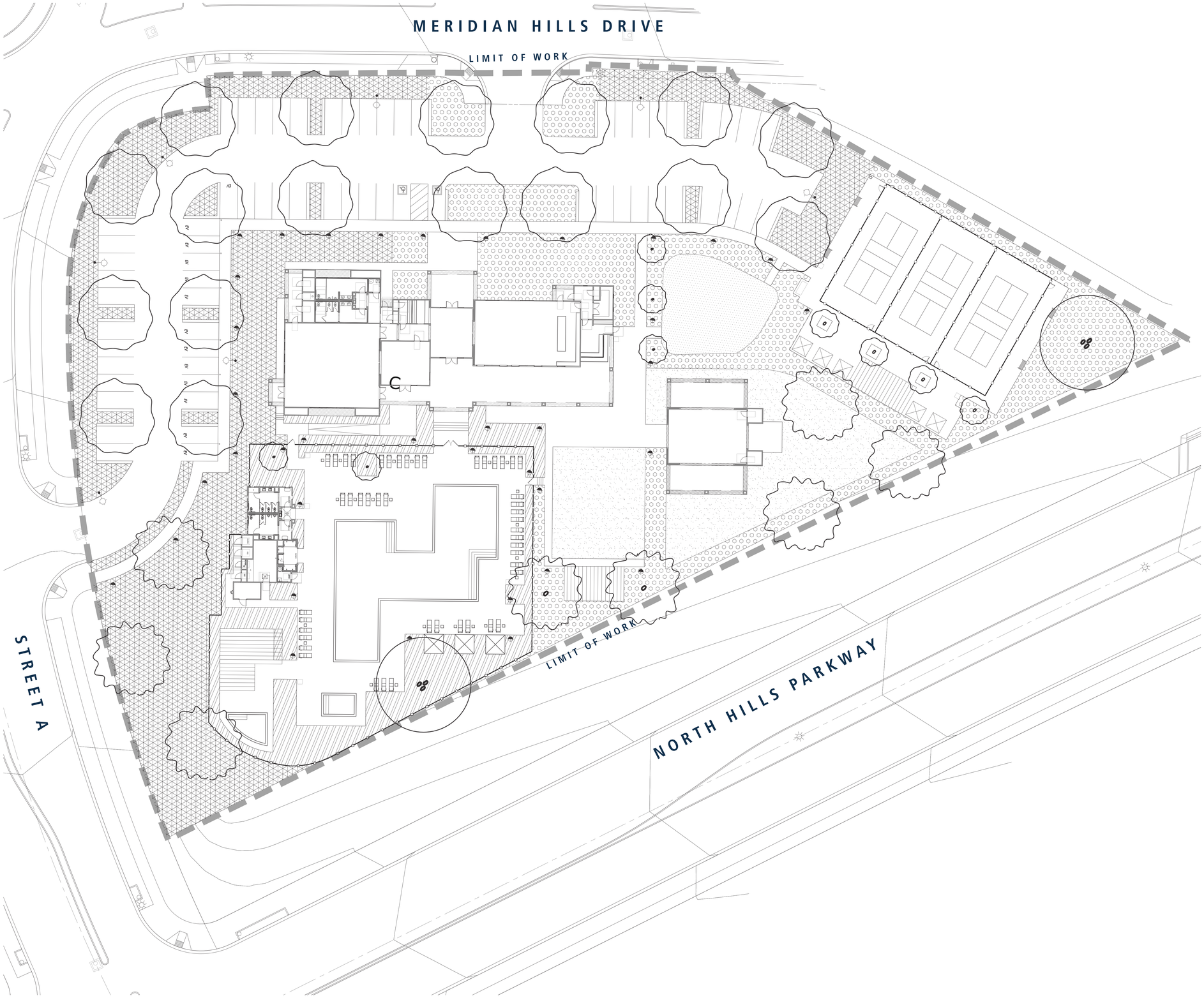
HITCH RANCH PLANNING AREA 1 - PRELIMINARY RECREATION CENTER LANDSCAPE PLAN

MOORPARK, CA

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

04.24.26

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CONCEPTUAL PLANT PALETTE

RECREATION CENTER TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus 'Marina'	Marina Arbutus	Low	24" Box
Liriodendron tulipifera	Tulip Tree	Med.	24" Box
Magnolia g. 'Little Gem '	Little Gem Magnolia	Med.	24" Box
Platanus acerifolia 'Columbia'.	Sycamore Tree	Med.	24" Box
Prunus caroliniana ssp.	Carolina Laurel Cherry	Med.	24" Box
Quercus agrifolia	Coast Live Oak	Low	24" Box

RECREATION CENTER SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Pool Area				
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Carissa macrocarpa 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Grevillea hybrid 'Eternal Blaze'	Grevillea 'Gre 117' PPAF	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	36" O.C.
Parking Area				
Callistemon vim. 'Little John'	Little John Bottlebrush	Med.	5 Gal.	36" O.C.
Carissa spp.	Natal Plum	Med.	1 Gal.	36" O.C.
Grevillea hybrid 'Etenal Blaze'	Grevillea 'Gre 117' PPAF	Low	1 Gal.	36" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
Park Area				
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Buddleia marrubiifolia	Wolly Butterfly Bush	Low	5 Gal.	36" O.C.
Carex tumulicola	Berkeley Sedge	Low	5 Gal.	30" O.C.
Carissa spp.	Natal Plum	Med.	1 Gal.	36" O.C.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.	30" O.C.
Helictotrichon sempervirens	Blue Oat Grass	Med.	1 Gal.	36" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Lomandra spp.	Matt Rush	Med.	1 Gal.	30" O.C.
Rosa spp.	Rosa	Med.	1 Gal.	24" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	36" O.C.
Trachelospermum spp.	Jasmine	Med.	5 Gal.	24" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" 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

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER PLANTING PLAN

MOORPARK, CA

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

04.24.26 L-11

C2 Collaborative



LEGEND

Parking Lot Landscaping Area:	12,304 SF
Parking Area:	22,800 SF
Parking Lot Shade Tree Qty:	17

Parking Lot Landscaping Percentage Calculation

Required Parking Lot Landscaping Percentage	10%
Provided Parking Lot Landscaping Percentage	35%

$$\frac{\text{Parking Lot Landscaping Area}}{\text{Total Parking Lot Area}} = \frac{12304}{12304+22800} = 35\%$$

Tree Shade Coverage Calculation

Required Shade Coverage Percentage:	50%
Parking Lot Tree Shade Area*:	12,687 SF
Proposed Shade Coverage Percentage:	55.6%

*Calculation based on fifteen (15) years after installation - 32' dia. tree.

Tree Shade Coveraget Table

42' Diameter Trees:
Shading Calculations - 100%= 1385 SF

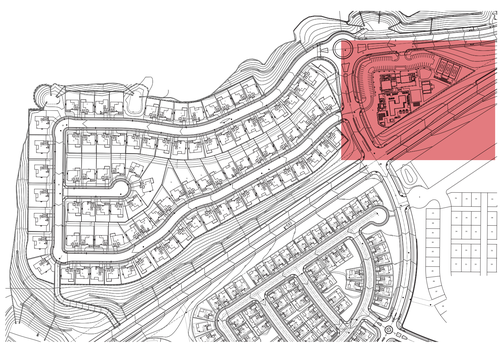
36' Diameter Trees:
Shading Calculations - 100%= 1017 SF

32' Diameter Trees:
Shading Calculations - 100%= 803 SF

24' Diameter Trees:
Shading Calculations - 100%= 452 SF

18' Diameter Trees:
Shading Calculations - 100%= 254 SF

KEYMAP



LENNAR

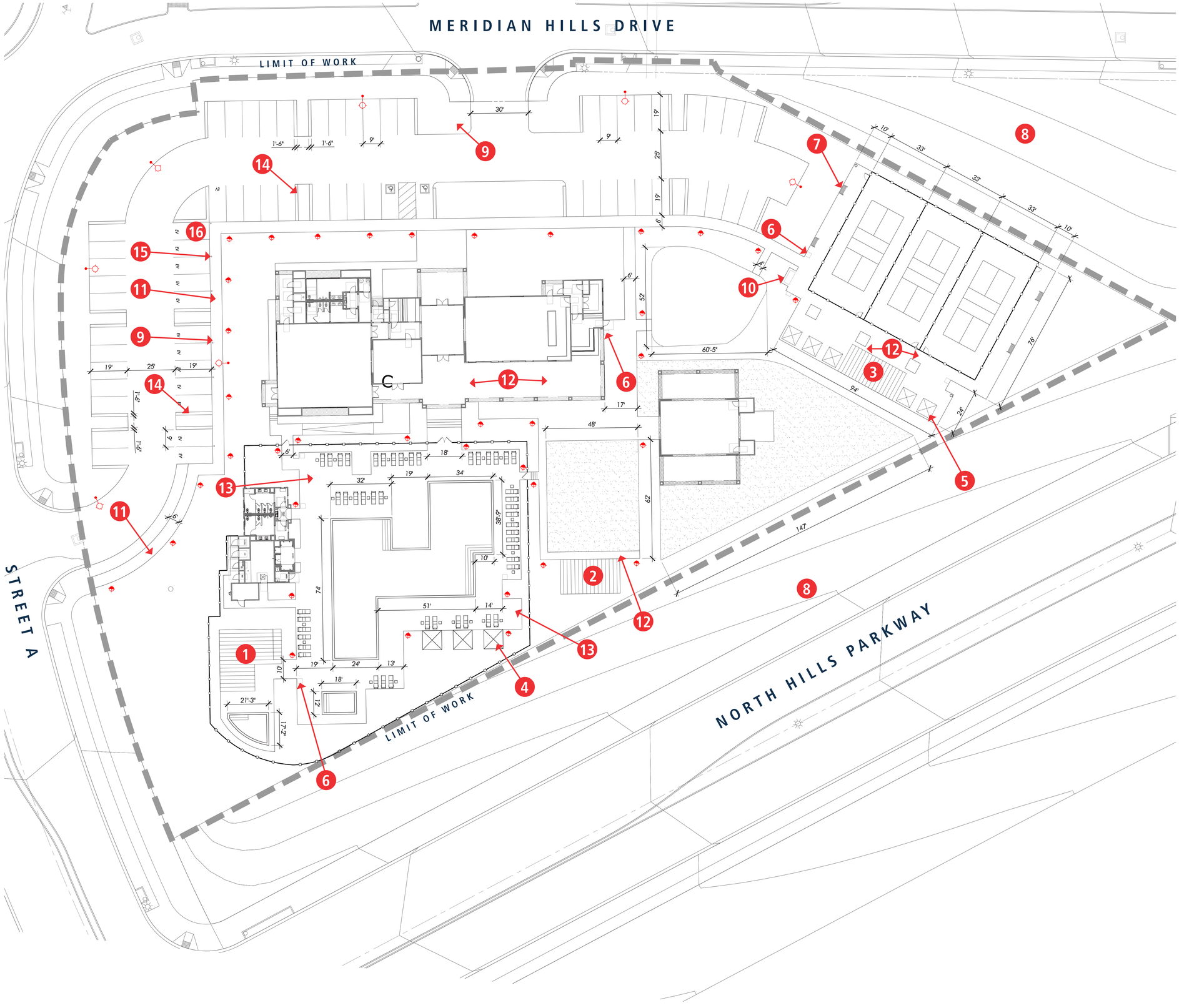
HITCH RANCH PLANNING AREA 1 - RECREATION CENTER PARKING SHADE DIAGRAM

MOORPARK, CA

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

04.24.26 L-12

C2 Collaborative



LEGEND

1. Shade Structure at Pool - See Sheet L-17
2. Shade Structure at Event Lawn - See Sheet L-18
   with Casual Seating - See Sheet L-16
3. Shade Structure at Pickle Ball Courts - See Sheet L-19
   with Picinc Tables - See Sheet L-16
4. Cabana - See Sheet L-16
5. Umbrella with Table and Chairs - See Sheet L-16
6. Waste Reseptacle - See Sheet L-16
7. Bench - See Sheet L-16
8. Slope Planting by Master Landscape Architecture
9. Curb and Gutter by Civil Engineer
10. Drinking Fountain - See Sheet L-16
11. Parking Lot Concrete Paving
    Natural Grey with Acid Wash Finish
12. Recreation Center Paving
    Color Concrete with Acid Wash Finish
13. Pool Deck Paving
    Pre Cast Concrete Pavers.
14. Parking Stepout
    Color Concrete with Acid Wash Finish
15. EV Charger
16. EV Parking Stall

Bollard Lighting - See Sheet L-15

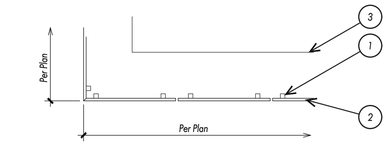
Parking Lot Lighting - See Sheet L-15

NOTES

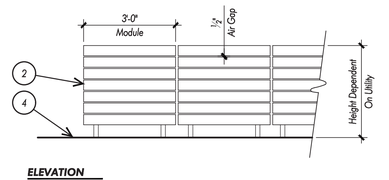
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail

LEGEND

1. *$1\frac{3}{4}$ 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

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER SITE PLAN

MOORPARK, CA

0 10' 20' 40'

Scale: 1"= 20'-0"

04.24.26 L-13

C2 Collaborative

MERIDIAN HILLS DRIVE

LIMIT OF WORK

C

STREET A

LIMIT OF WORK

NORTH HILLS PARKWAY

LEGEND

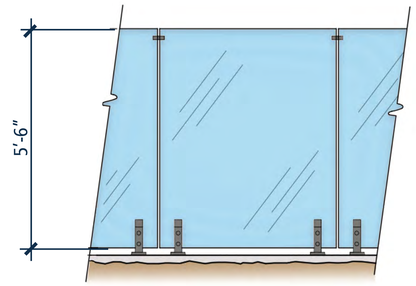
Glass Fence (5’-6” HT)

Tubular Steel Fence (5’-6” HT)

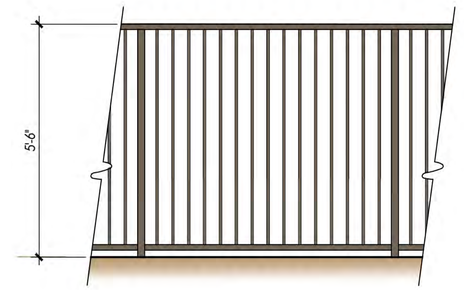
Vinyl Coated Chain Link Fence (10’-0” HT)

NOTES

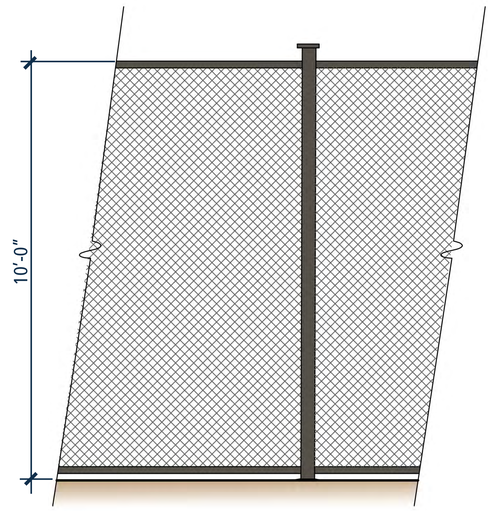
All Pool Fences to comply with Local Codes.



GLASS FENCE



TUBULAR STEEL FENCE



VINYL COATEDCHAIN LINK FENCE

LENNAR

HITCH RANCH PLANNING AREA 1 - RECREATION CENTER WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 30’ 60’ 90’

Scale: 1”= 60’-0”

04.24.26

L-14

C2 Collaborative

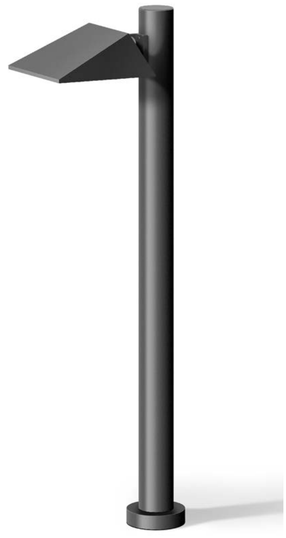




Asymmetric



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

BOLLARD LIGHTING

AREA & ROADWAY LIGHTING

PROJECT NAME:

PROJECT TYPE:

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

Features
The NEW Dezıner 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 UO, 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-frue 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 2kV 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 Dezıner Series, offer 5 customizable styles available with optional Ambience[SM] Low Luminance Lens and unlit Bands.

UL Listed for Wet Location

2023129

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usdlg.com

PENDANT MOUNTED ARM

XPL

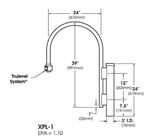
PROJECT NAME:

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: 16"=1'

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 Phone: (661) 233-2000 www.usdlg.com

2020309

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 7' Dia.

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

Poles provided with finish for:
Post Top Luminaire 4' to 7' (Three Holes)
Multiple Luminaires 4' to 6' (Four-8 Holes)

2022349

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usdlg.com

STREET / PARKING LOT 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



UMBRELLA
Alumawood with Green Fabric



CABANA
Alumawood with Grey Slats



TABLE AND CHAIRS (COMPOSITE)
Charcoal Grey



DRINKING FOUNTAIN
Dark Grey

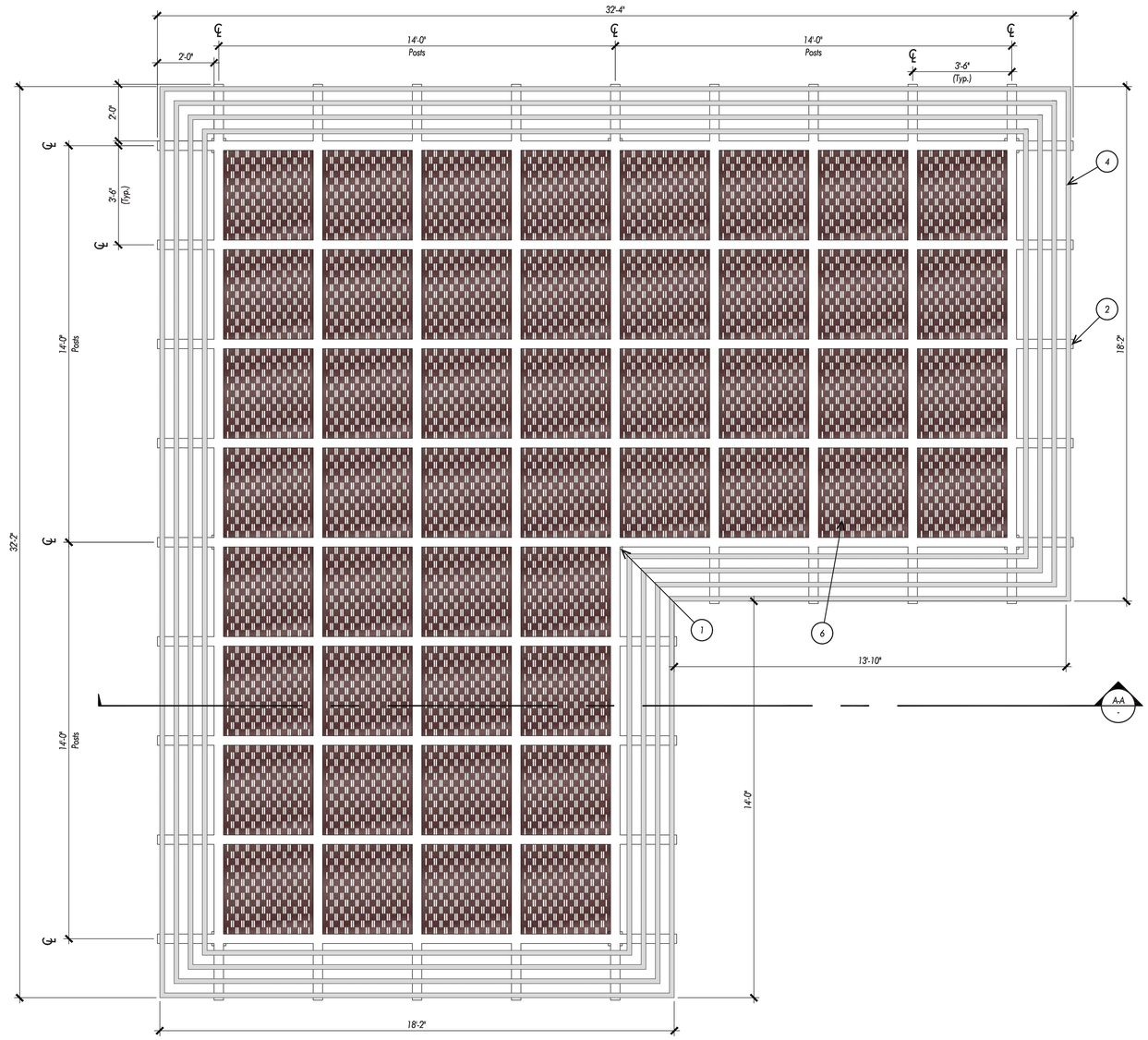
Note: Conceptual imagery shown for design intent. Actual manufacturer and model to be specified in Construction Documents

LEGEND

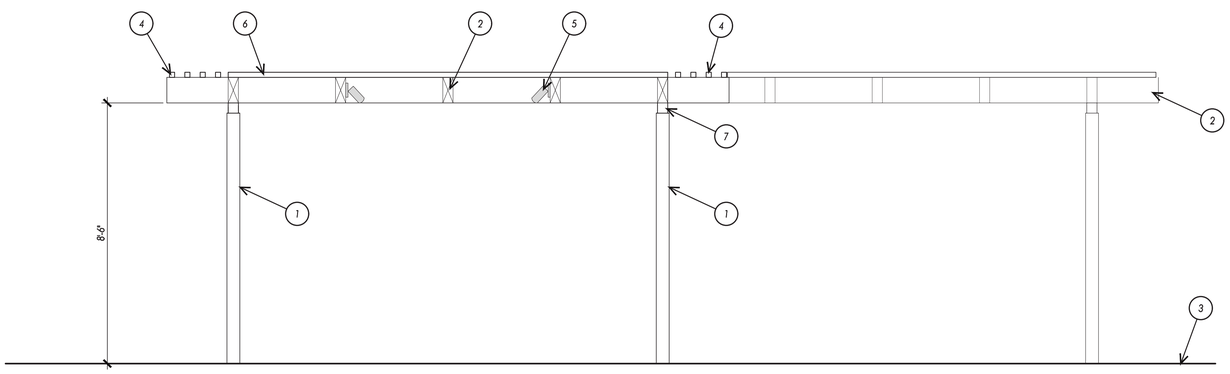
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.

NOTES

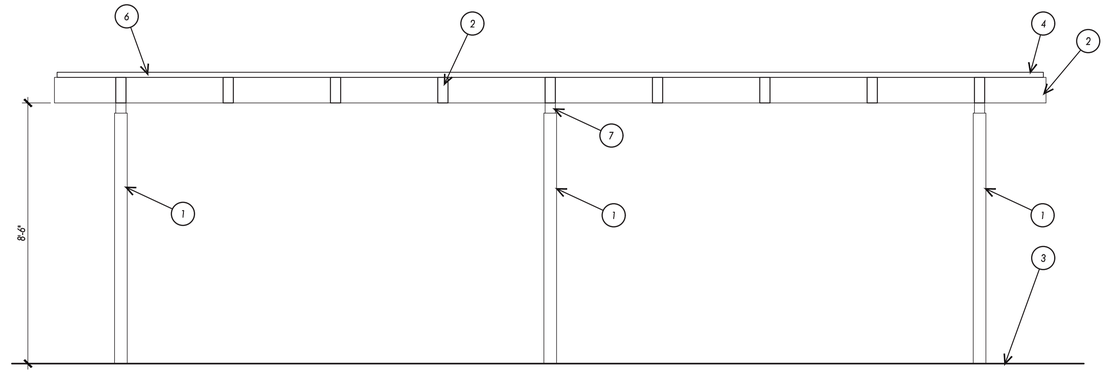
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



ELEVATION A

LENNAR

HITCH RANCH PLANNING AREA 1 - SHADE STRUCTURE AT POOL

MOORPARK, CA

Scale: 1/2" = 1'-0"

04.24.26 L-17

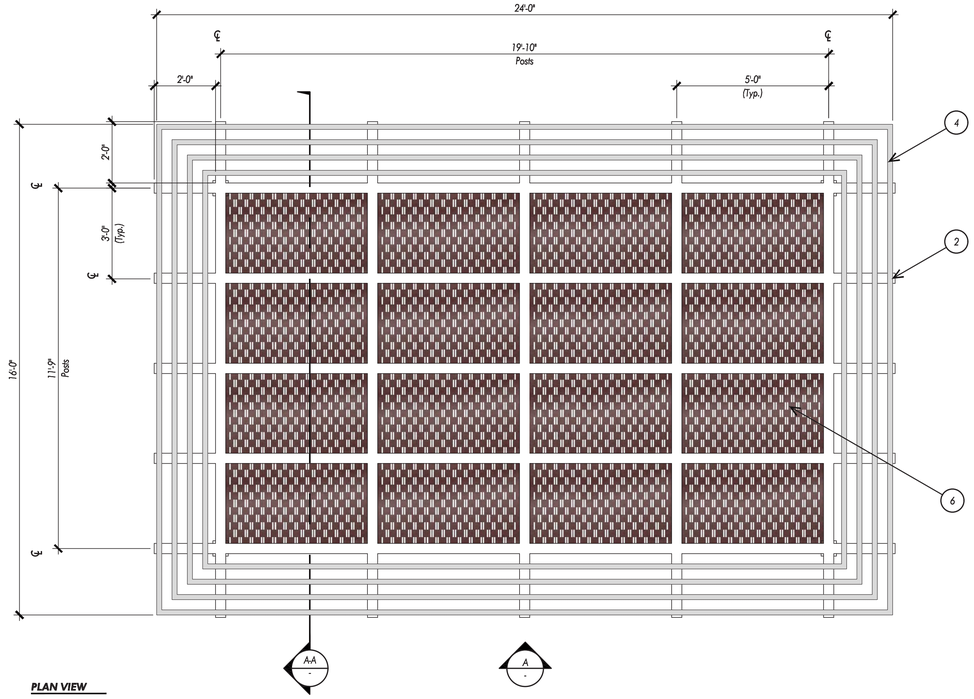
C2 Collaborative

LEGEND

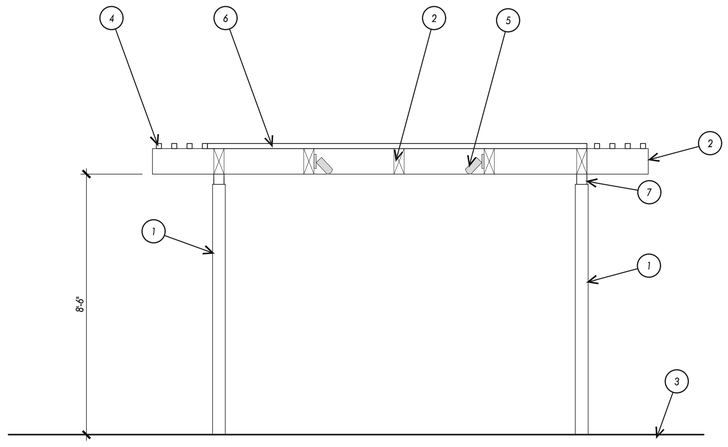
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.

NOTES

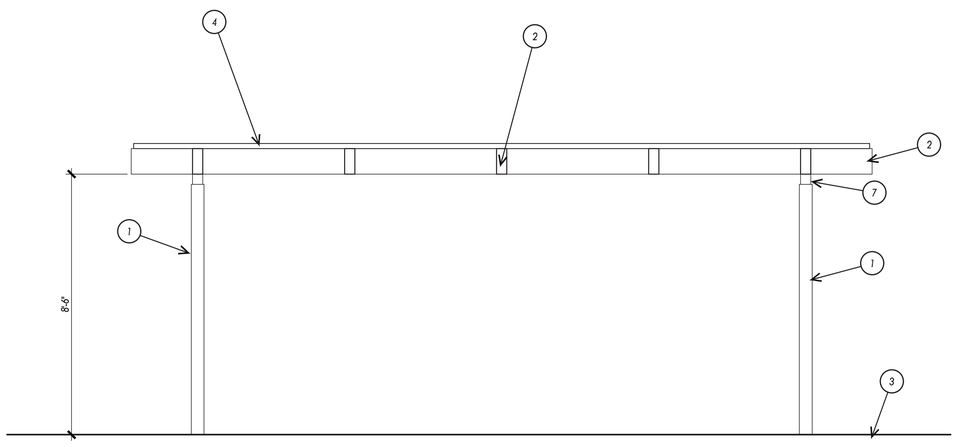
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



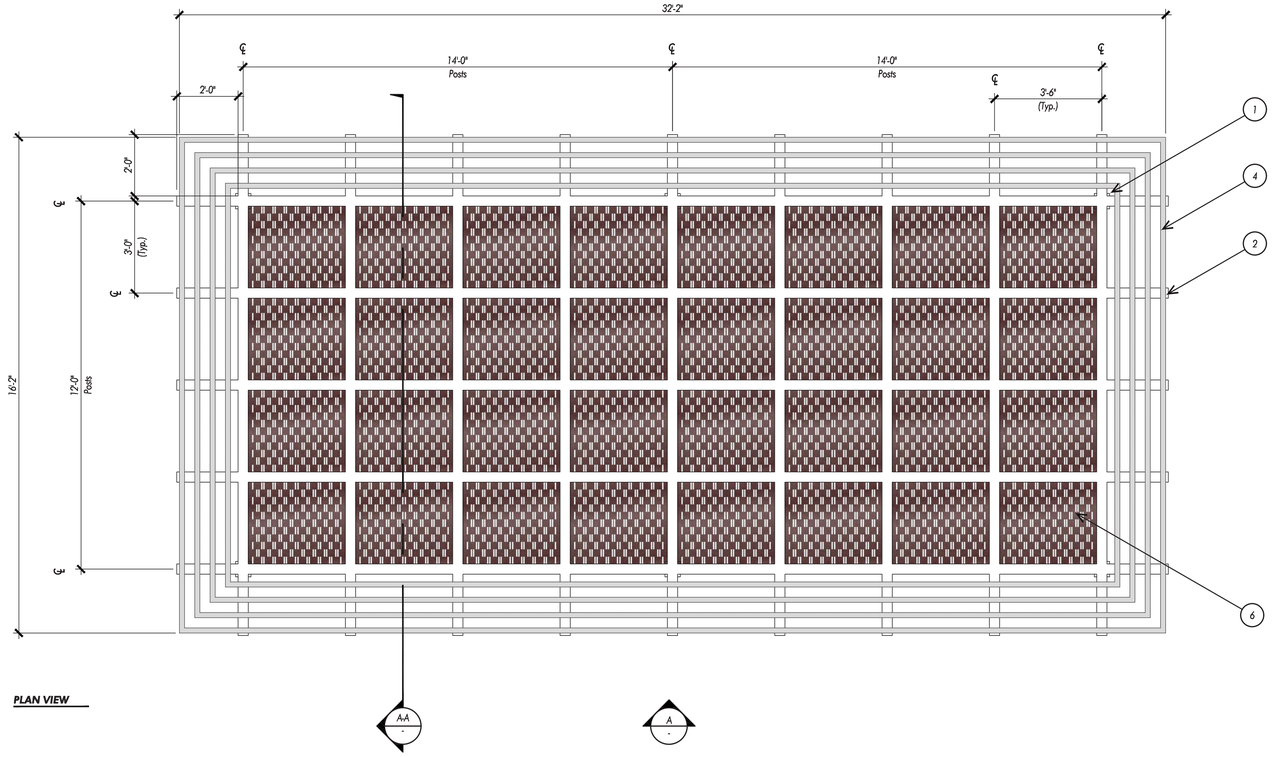
ELEVATION A

LEGEND

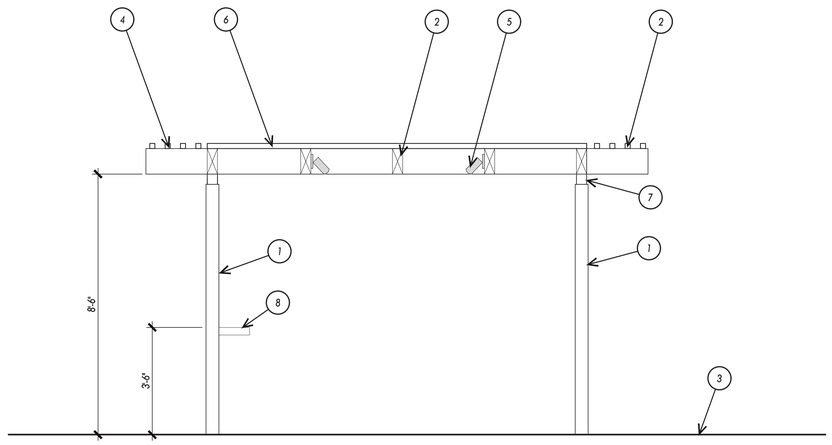
1. 5" Dia. steel post.
2. 4" x 10" steel beam.
3. Finish surface.
4. 2" Sq. tubular steel lattice at 6" o.c.
5. Down lights - per Electrical Engineer.
6. Decorative metal panel.
7. 4" Sq. tubular steel blocking.
8. 3" Thick countertop.
9. 2" Sq. tubular steel framing.

NOTES

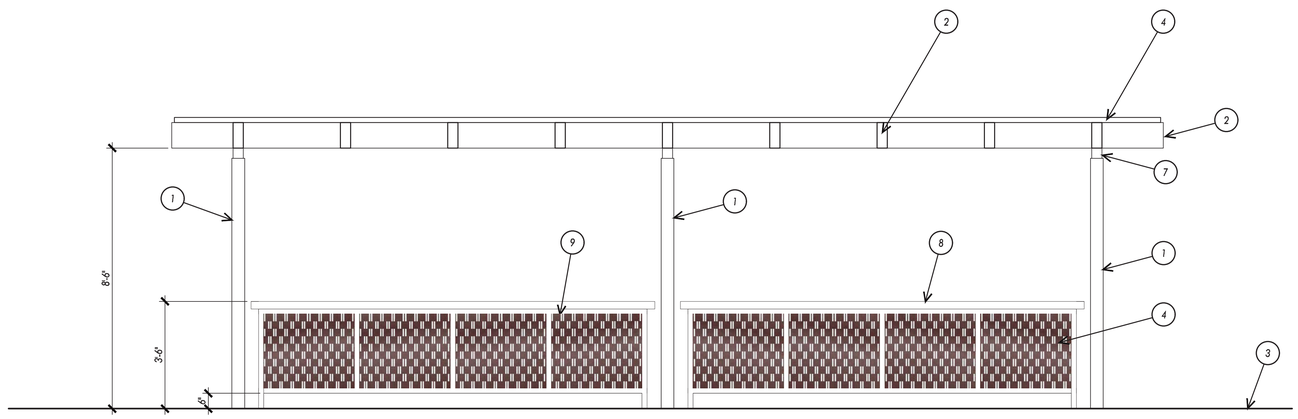
A. Refer to Construction Schedule for type, color and finish.
B. Refer to Structural Engineer's plan for footing and connections.
C. All tubular steel members to be zinc metalized.
D. All welds to be continuous and grinded smooth.
E. Treat field welds to prevent rust.
D. Contractor to provide electrical for down light. Conduit / wiring to run with-in post and frame.



PLAN VIEW



SECTION A-A



ELEVATION A












NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

OWNER/DEVELOPER

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

PA1 PARKING SUMMARY

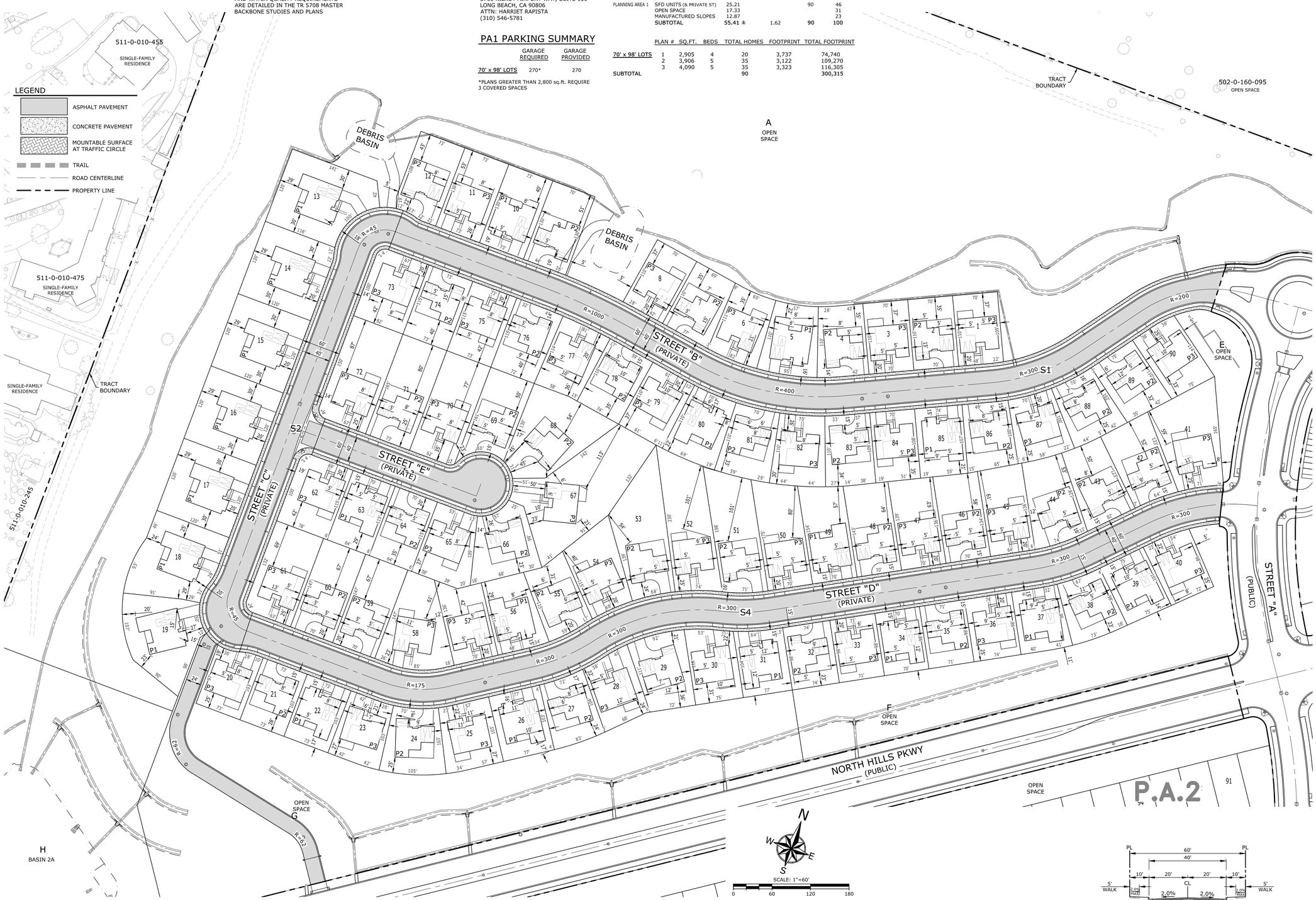
	GARAGE REQUIRED	GARAGE PROVIDED
70' x 98' LOTS	270*	270

*PLANS GREATER THAN 2,800 sq.ft. REQUIRE 3 COVERED SPACES

PLANNING AREA 1 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 1	SFD UNITS (& PRIVATE ST)	25.21		90	46
	OPEN SPACE	17.33			31
	MANUFACTURED SLOPES	12.87			23
	SUBTOTAL	55.41 ±	1.62	90	100

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
70' x 98' LOTS	1	2,905	4	20	3,737	74,740
	2	3,906	5	35	3,122	109,270
	3	4,090	5	35	3,323	116,305
SUBTOTAL				90		300,315



WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

(ON-STREET PARKING BOTH SIDES)

PRIVATE STREETS - STREETS "B" THROUGH "E"

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.
DATE: 04/04/2025

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 1
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\exhibits\tentative map\site plans\0047.04_sp_pa1.dwg

NOTE:

STORMWATER CONVEYANCE, DETENTION AND WATER QUALITY REQUIREMENTS ARE DETAILED IN THE TR 5708 MASTER BACKBONE STUDIES AND PLANS

OWNER/DEVELOPER

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

PA1 PARKING SUMMARY

	GARAGE REQUIRED	GARAGE PROVIDED
70' x 98' LOTS	270*	270

*PLANS GREATER THAN 2,800 sq.ft. REQUIRE 3 COVERED SPACES

PLANNING AREA 1 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
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	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
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	2	3,906	5	35	3,122	109,270
	3	4,090	5	35	3,323	116,305
SUBTOTAL				90		300,315

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- BOUNDARY/LOT LINE

511-0-010-455 SINGLE-FAMILY RESIDENCE

511-0-010-475 SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

511-0-010-245

TRACT BOUNDARY

502-0-160-095 OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

A OPEN SPACE

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "E" (PRIV.,TE)

STREET "D" (PRIVATE)

STREET "A" (PUBLIC)

NORTH HILLS PKWY (PUBLIC)

8" WATER
8" SEWER

S1 S2 S3 S4

E OPEN SPACE

F OPEN SPACE

G OPEN SPACE

H BASIN 2A

P.A.2

SCALE: 1"=60'

0 60 120 180

NOTE: SEWER LINE THROUGH P.A. 2 SHALL BE CONSTRUCTED TO CONNECT TO STREET A PRIOR TO OR CONCURRENT WITH THE CONSTRUCTION OF P.A. 1.

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

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.

DATE: 04/04/2025

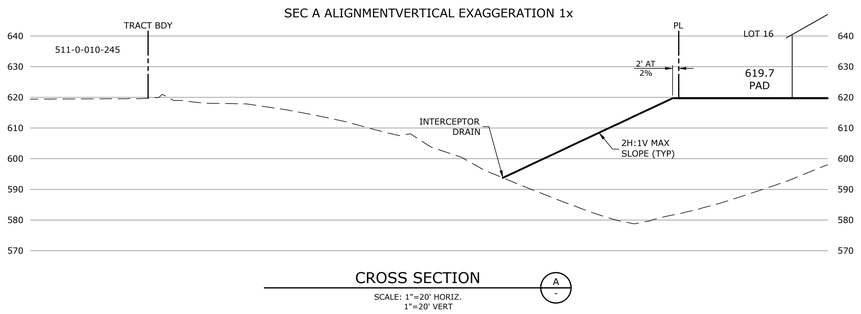
RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 1
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

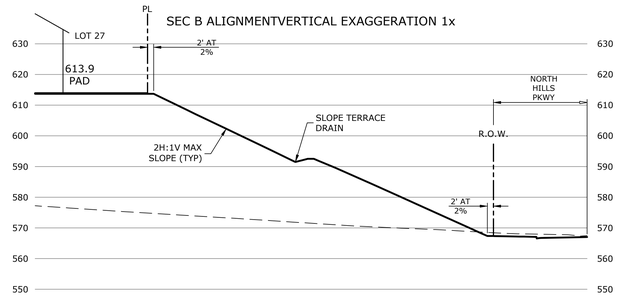
SHEET NO. 2 OF 5

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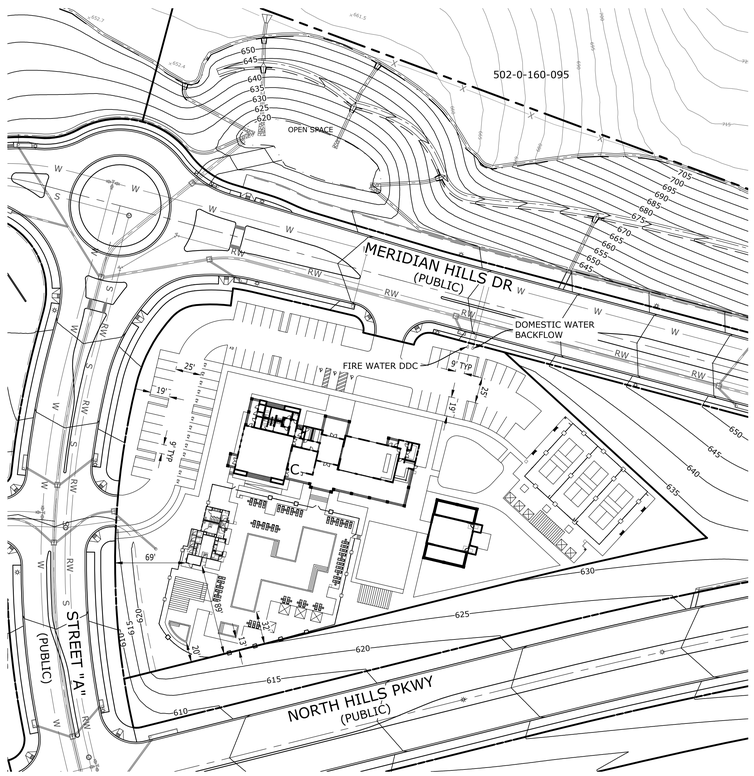
CROSS SECTION A

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

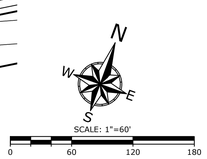


CROSS SECTION B

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

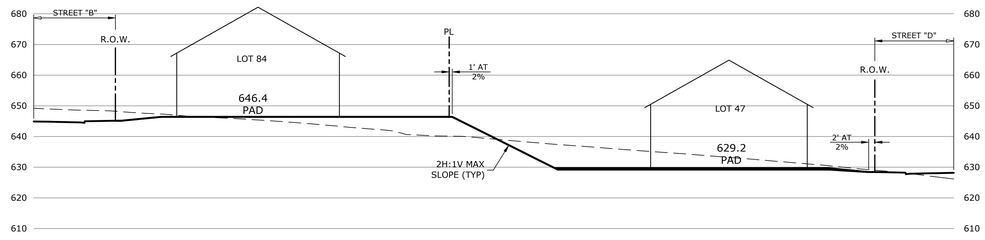


PLANNING AREA 1A - OUTLOOK



SCALE: 1"=60'

0 60 120 180



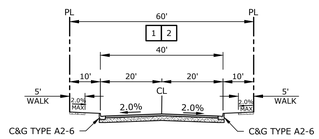
CROSS SECTION C

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

PA1A PARKING SUMMARY

	SPACES REQUIRED	SPACES PROVIDED
OUTLOOK REC	1 PER 125 sq.ft.*	66
ADA:	2 STD, 1 VAN	
EV:	13 (3 EVSE)	

*FINAL PARKING COUNT TO BE DETERMINED BY SPECIFIC PLAN AND/OR SPECIFIED BY PERMIT PER CODE



(ON-STREET PARKING BOTH SIDES)

PRIVATE STREETS - STREETS "B" THROUGH "E"

EASEMENT LIST

NEW EASEMENTS

1 PUBLIC UTILITY AND ACCESS EASEMENT IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT No. 1

2 PUBLIC ACCESS EASEMENT OVER ALL PRIVATE STREETS IN FAVOR OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH, AND WELFARE

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.

DATE: 04/04/2025

RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 1 & 1A
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

DRAWING: e:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\0047-04_ rpd_pa1.dwg

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- TRAIL
- ROAD CENTERLINE
- PHASING LINE
- PH1 PHASING LABEL

511-0-010-455
SINGLE-FAMILY RESIDENCE

511-0-010-475
SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

511-0-010-245

TRACT BOUNDARY

502-0-160-095
OPEN SPACE

A
OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

PH1 PH2 PH3 PH4 PH5 PH6 PH7 PH8 PH9 PH10 PH11

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "D" (PRIVATE)

STREET "E" (PRIVATE)

S1 S2 S4

B/O PH M PH

E
OPEN SPACE

STREET "A" (PUBLIC)

F
OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

OPEN SPACE

OPEN SPACE
G

H
BASIN 2A

R=262

P.A.2

N
W E
S

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: 04/04/2025
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. PHASING PLAN
HITCH RANCH
PLANNING AREA 1
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_pa1_phasing.dwg

PA-1 TREE REMOVAL SUMMARY

TREE NUMBER
257
258
262
263
264
265

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MOUNTABLE SURFACE AT TRAFFIC CIRCLE
- ROAD CENTERLINE
- PROPERTY LINE
- (264) TREE REMOVAL LOCATION

511-0-010-455
SINGLE-FAMILY RESIDENCE

511-0-010-475
SINGLE-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

PROPERTY/LOT LINE

TRACT BOUNDARY

511-0-010-245

TRACT BOUNDARY

502-0-160-095
OPEN SPACE

OPEN SPACE

DEBRIS BASIN

DEBRIS BASIN

OPEN SPACE

STREET "B" (PRIVATE)

STREET "C" (PRIVATE)

STREET "E" (PRIVATE)

STREET "D" (PRIVATE)

STREET "A" (PUBLIC)

OPEN SPACE

OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

OPEN SPACE

OPEN SPACE

R=562

R=562

BASIN 2A

P.A.2

N
W
E
S

SCALE: 1"=60'
0 60 120 180

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\tree removal\0047.04_tree_pa1.dwg

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

GREG MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 04/04/2025

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 1
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



SCHEME #	12	'C' ELEVATIONS	FARMHOUSE	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7063 ROCK BOTTOM	CERAMIC TILES	————	
TRIM W. ONLY	————	STONE	————	CUTSTONEWOOD EUROPEAN LEDGE
SHUTTERS & ENTRY DOORS	SW 6244 NAVAL	STONE MORTAR	————	GREYSTACK
BASE STUCCO	SW 7024 FUNCTIONAL GRAY	'S' ROOF TILE	————	
		FLAT ROOF TILE	SCP-8004	
SIDING	SW 7505 MANOR HOUSE	GUTTERS & DOWNSPOUT		MUSKET

SCHEME #	2	'A' ELEVATIONS	SPANISH	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7063 PORPOISE	CERAMIC TILES	CAMBRIA GLOSS TEMPERED CHESTNUT MATTE	
TRIM W. ONLY	SW 9503 WHITE ROOM GREY	STONE	————	
SHUTTERS & ENTRY DOORS	SW 2837 AURORA BROWN	STONE MORTAR	————	
BASE STUCCO	SW 7568 NEUTRAL GROUND	'S' ROOF TILE	3680	
		FLAT ROOF TILE	————	
SIDING	————	GUTTERS & DOWNSPOUT		BRONZE

SCHEME #	7	'B' ELEVATION	COTTAGE	
FASCIA, BARGE, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7027 GAUNTLET GRAY	CERAMIC TILES	————	
TRIM W. ONLY	————	STONE	CASA BLANCA ROUGHCUT	
SHUTTERS & ENTRY DOORS	SW 9141 WATERLOO	STONE MORTAR	CINCO WHITE FLUSHED JOINTS	
BASE STUCCO	SW 7641 COLONNADE GRAY	'S' ROOF TILE	————	
		FLAT ROOF TILE	4810	
SIDING	————	GUTTERS & DOWNSPOUT		BRONZE

ROOF: STEEL
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO
STONE MORTAR COMPONENTS: CUSTOM BLT
BRICK: PLYGEM - AUSTIN
WINDOW FRAME COLOR: TAN
GARAGE DOORS
GARAGE WEATHER STRIPPING: WATCH ADJACENT
WAINSCOT BASE: DW 6990 CAVIAR
WAINSCOT CAP: DW 6990 CAVIAR
STAIRS/ TRIM: TERRA T-10052



CONCEPTUAL STREETSCENE 1

HITCH RANCH PA 1 70x98

Moorpark, California

0 2 4 8

366.24068

A-1

12.05.25

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	SCHEME 1	'A' ELEVATIONS	SPANISH	
	SCHEME #	1		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7680 SMOKEHOUSE	CERAMIC TILES	MONIERTE 7 CHARCOAL/ GREEN MATTE
2	TRIM @ ONLY	SW 7051 NETWORK GRAY	STONE	———
3	SHUTTERS & ENTRY DOORS	SW 6235 FOGGY DAY	STONE MORTAR	———
4	BASE STUCCO	SW 7566 WEB OF HIGHLAND WHITE	'S' ROOF TILE	3445
	———	———	FLAT ROOF TILE	———
	SIDING	———	GUTTERS & DOWNSPOUT	BEAVER BROWN

	SCHEME 8	'B' ELEVATION	COTTAGE	
	SCHEME #	8		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 2849 RICH SOFT PEWTER	CERAMIC TILES	———
3	TRIM @ ONLY	———	STONE	MOONLIGHT ROUGHCUT
4	SHUTTERS & ENTRY DOORS	SW 2807 RICHWOOD MEDIUM	STONE MORTAR	CIRCO PALE/MORE PLUSHED JOINTS
	BASE STUCCO	SW 7632 GRAY AREA	'S' ROOF TILE	———
	———	———	FLAT ROOF TILE	4654
	SIDING	———	GUTTERS & DOWNSPOUT	WEATHERED BRONZE

	SCHEME 9	'C' ELEVATIONS	FARMHOUSE	
	SCHEME #	9		
1	FASCIA, BARGE, RAFTERS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 9178 CYBERSPACE	CERAMIC TILES	———
3	TRIM @ ONLY	———	STONE	SEA CLIFF WEATHERED LEDGE
4	SHUTTERS & ENTRY DOORS	SW 6990 CAVIAR	STONE MORTAR	DRYSTACK
5	BASE STUCCO	SW 7666 FLEUR DE SEL	'S' ROOF TILE	———
	———	———	FLAT ROOF TILE	5503
	SIDING	SW 7005 PURE WHITE	GUTTERS & DOWNSPOUT	BLACK

DOOR: STAIN
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO
ROOF TILE MANUFACTURER/CONCRETE: EAGLE ROOFING
BRICK: PG BRICK - AUSTIN
WINDOW FRAME COLOR: TAN
GARAGE DOOR:
GARAGE WEATHER STRIPPING: WATCH ASSAULT
HEADLIGHT IRON: SW 6990 CAVIAR
RAILING: SW 6990 CAVIAR
STAIRS/ TRIM: TERRA 7 YUKO



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CONCEPTUAL STREETSCENE 2

HITCH RANCH PA 1 70x98

Moorpark, California

0 2 4 8

366.24068

A-2

12.05.25

LENNAR



	SCHEMES 5 'B' ELEVATION COTTAGE		
	SCHEME #	5	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 6985 SABLE	CERAMIC TILES ———
3	TRIM 'A' ONLY	———	STONE VINEYARD TRAIL ROUGHCUT
4	SHUTTERS & ENTRY DOORS	SW 6371 ROCKY RIVER	STONE MORTAR CBCO PALE SMOKE FLUSHED JOINTS
	BASE STUCCO	SW 7542 NATURAL	'S' ROOF TILE ———
			FLAT ROOF TILE SW 8828
	SIDING ———		GUTTERS & DOWNSPOUT BEAVER BROWN

	SCHEME 10 'C' ELEVATIONS FARMHOUSE		
	SCHEME #	10	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7010 WHITE DUCK	CERAMIC TILES ———
3	TRIM 'A' ONLY	———	STONE GLACIER EUROPEAN LEDGE CRYSTACK
4	SHUTTERS & ENTRY DOORS	SW 9175 DEEP FOREST BROWN	STONE MORTAR ———
	BASE STUCCO	SW 7650 ELLIE GRAY	'S' ROOF TILE ———
5			FLAT ROOF TILE 5699
	SIDING ———	SW 7665 WALL STREET	GUTTERS & DOWNSPOUT SATIN WHITE

	SCHEME 3 'A' ELEVATIONS SPANISH		
	SCHEME #	3	
1	FASCIA, EAVES, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOORS	SW 7027 HICKORY SMOKE	CERAMIC TILES SANTA MONICA JADE GLOSS
2	TRIM 'A' ONLY	SW 7513 SANDERLING	STONE ———
3	SHUTTERS & ENTRY DOORS	SW 6166 ECLIPSE	STONE MORTAR ———
4	BASE STUCCO	SW 7529 SAND BEACH	'S' ROOF TILE 3646
			FLAT ROOF TILE
	SIDING ———		GUTTERS & DOWNSPOUT MEDITERRED COPPER

ROOF:	SPEED
PAINT:	SHERWIN WILLIAMS
STONE:	ELDORADO
GARAGE DOOR ACCENTS:	CUSTOM BUT
BRICK:	PG BRICK - AUSTIN
WINDOW FRAME COLOR:	TAN
GUTTER:	
GARAGE WEATHER STRIPPING:	WATCH ASSAUGHT
BASELIGHT IRON:	SW 6990 CAVIAR
STUCCO:	LA HABRA 20
CERAMIC TILE:	TERRA T-10032



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CONCEPTUAL STREETSCENE 3

HITCH RANCH PA 1 70x98

Moorpark, California

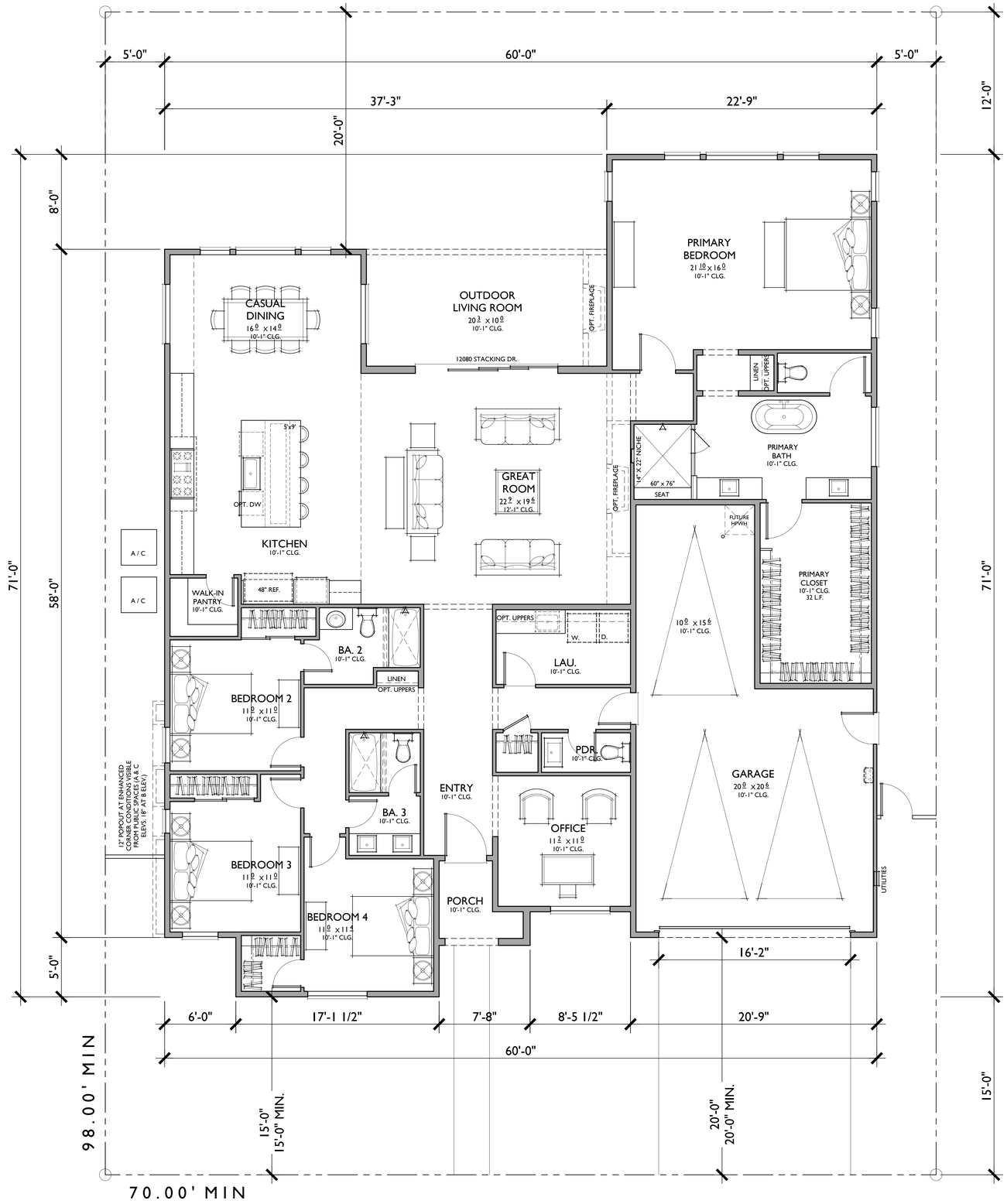
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A-3

12.05.25

LENNAR



PLAN 1A

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A
Reflects Spanish Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-4

12.05.25

LENNAR®



REAR



FRONT

SPANISH
1/4"=1'-0"

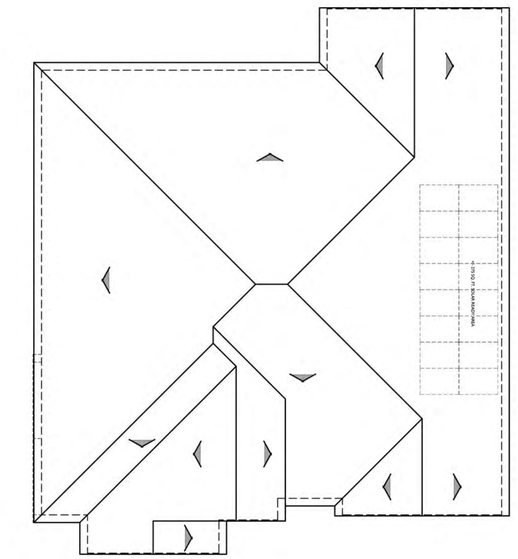


LEFT

12" POPOUT AT ENHANCED
CORNER CONDITIONS VISIBLE
FROM PUBLIC SPACES



RIGHT



ROOF PLAN A

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A
Spanish Elevation

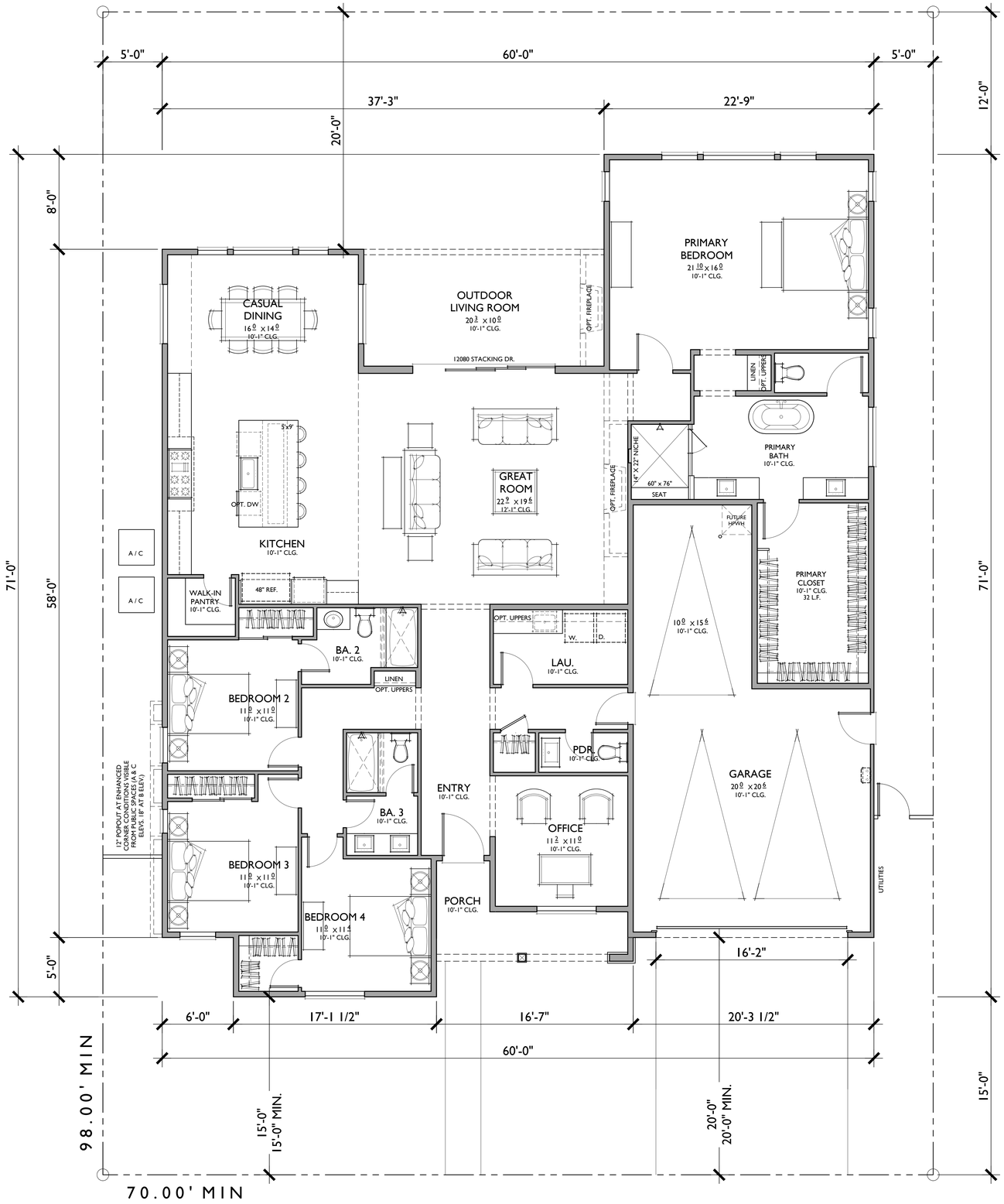
HITCH RANCH PA 1 70 x 98

Moorpark, California

0 2 4 8

366.24068

LENNAR



PLAN 1B

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	88 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B
Reflects Cottage Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

0 2 4 8

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LENNAR®



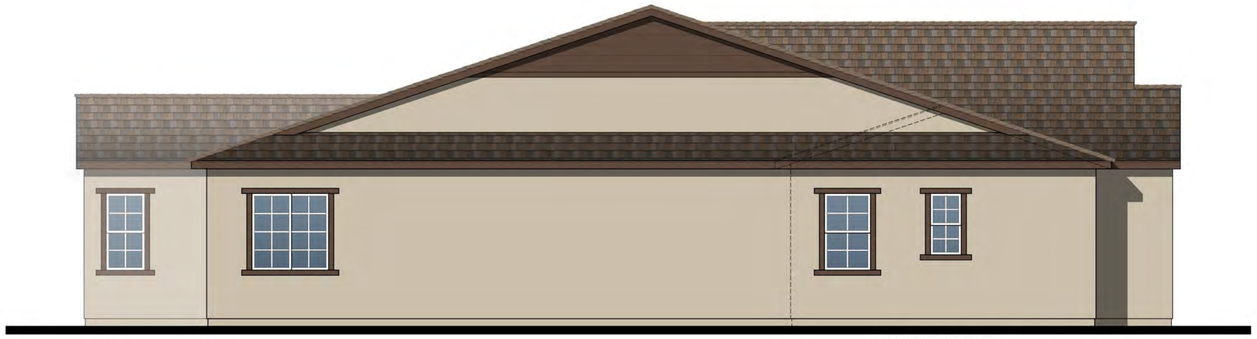
REAR



FRONT

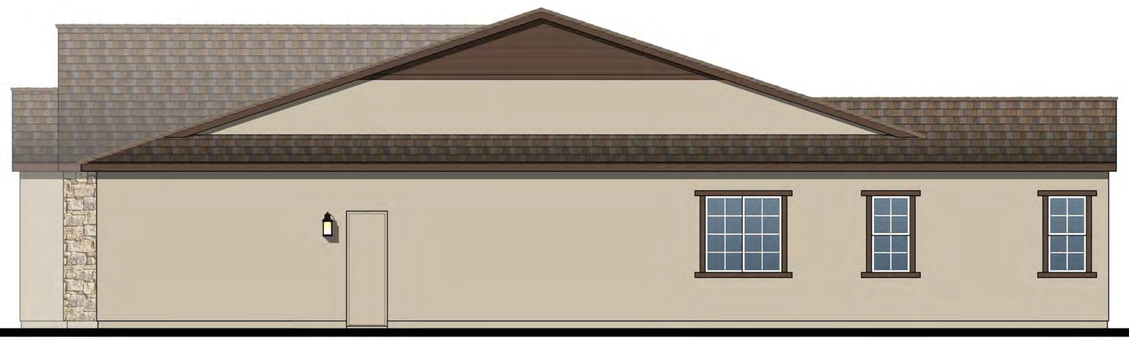
COTTAGE

1/4"=1'-0"

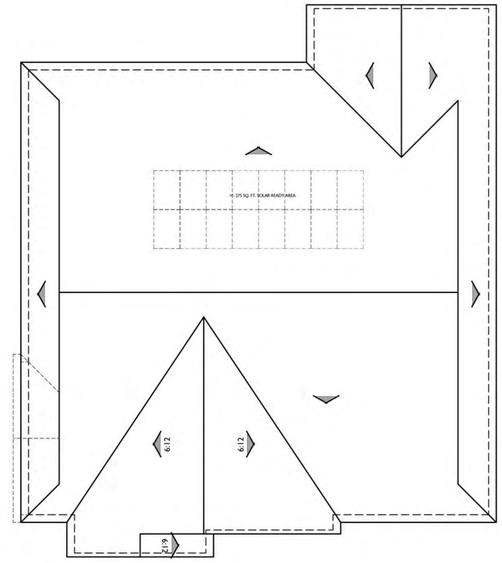


LEFT

12" POPOUT AT ENHANCED
CORNER CONDITIONS VISIBLE
FROM PUBLIC SPACES



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1B
Cottage Elevation

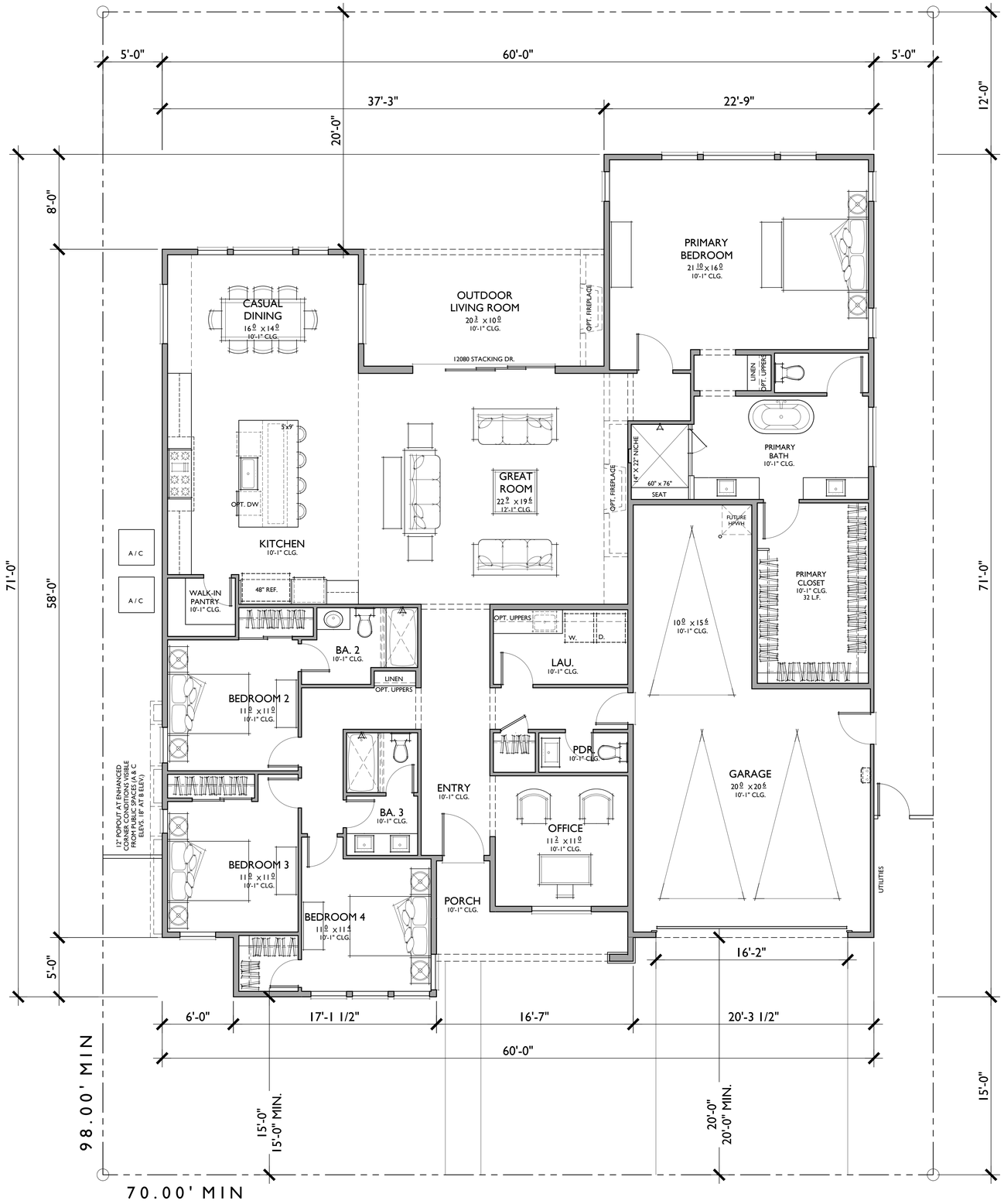
HITCH RANCH PA 1 70 x 98

Moorpark, California

0 2 4 8

366.24068

LENNAR®



PLAN 1C

TARGET: 2,950 SQ. FT.
4 BEDROOMS / 3.5 BATHS
3 - CAR TANDEM

FLOOR AREA TABLE

TOTAL LIVING	**2,913 SQ. FT.**
3 - CAR TANDEM	581 SQ. FT.
OUTDOOR LIVING	200 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Reflects Farmhouse Elevation

HITCH RANCH PA 1 70 x 98
Moorpark, California

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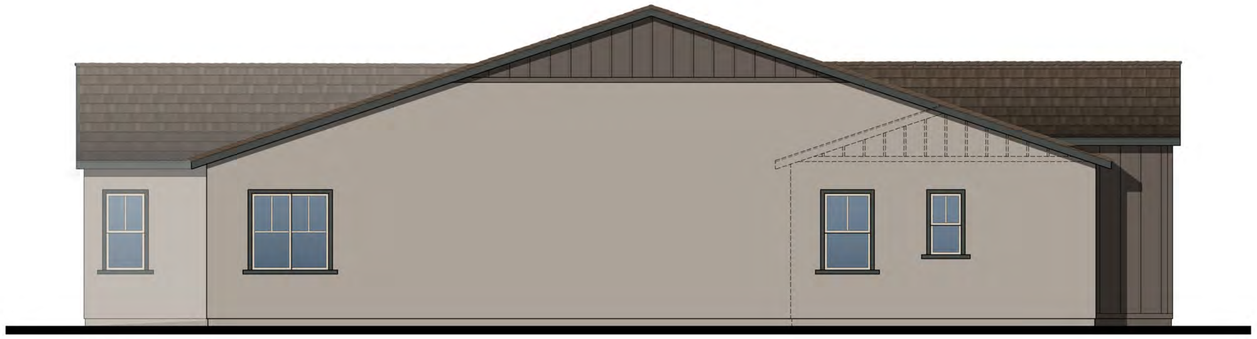
REAR



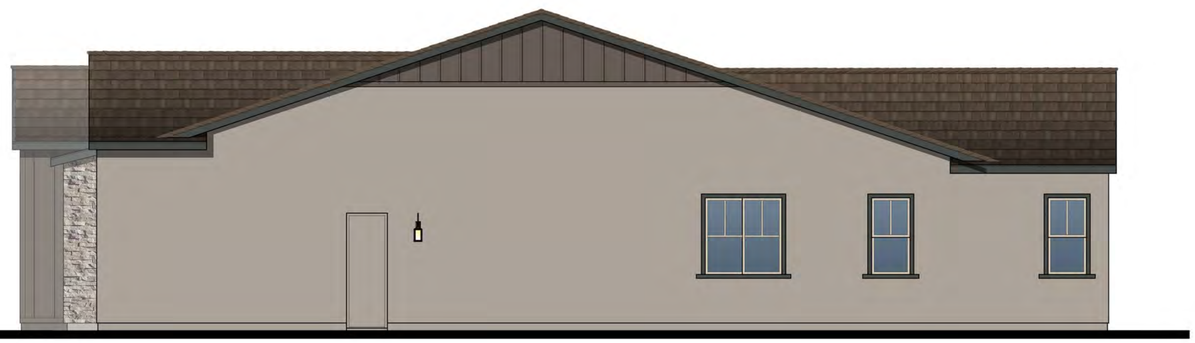
FRONT

FARMHOUSE

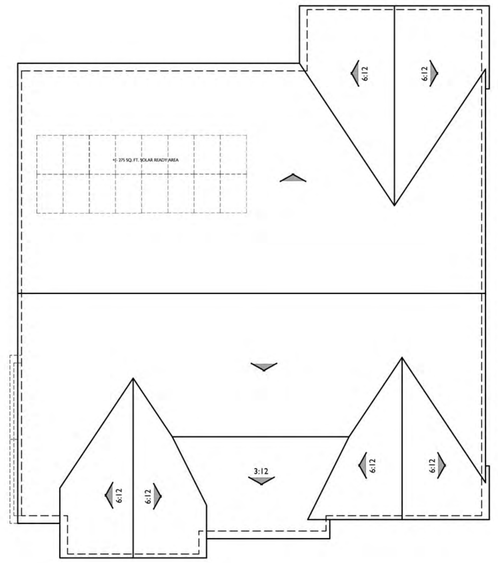
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1C

Farmhouse Elevation

HITCH RANCH PA 1 70 x 98

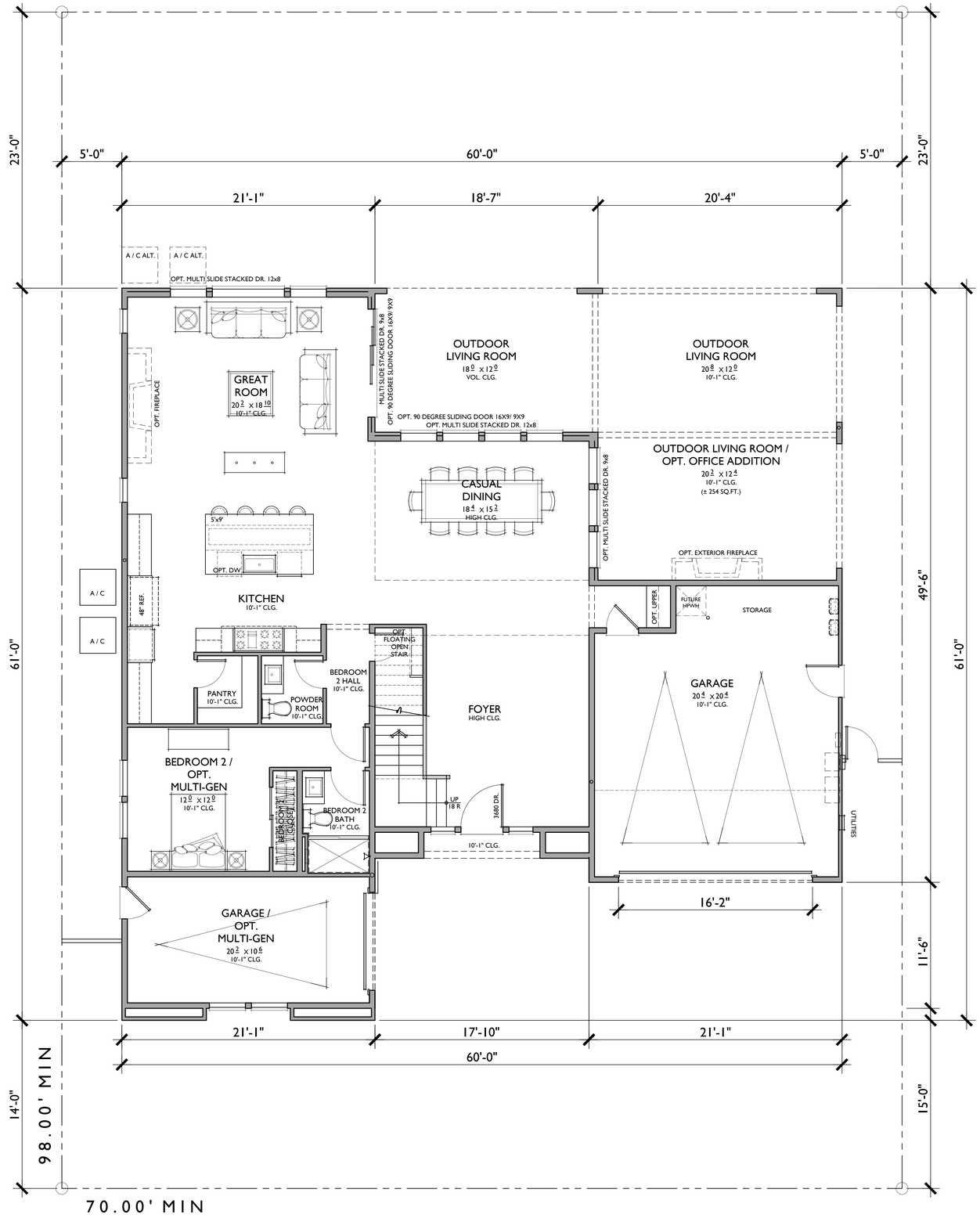
Moorpark, California

0 2 4 8

366.24068

LENNAR®





PLAN 2A

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	467 SQ. FT.
PORCH	24 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Reflects Spanish Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-10

12.05.25

LENNAR



REAR



FRONT

SPANISH
1/4"=1'-0"

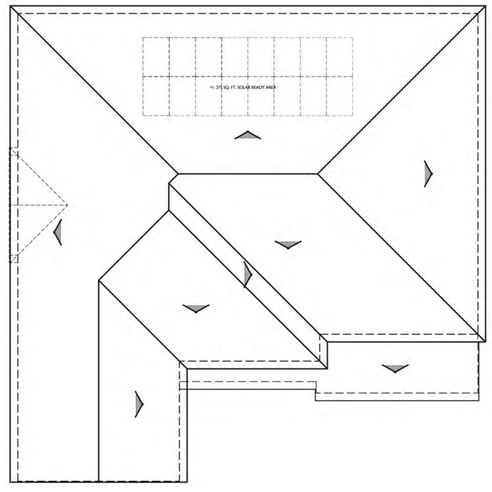


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A
Spanish Elevation

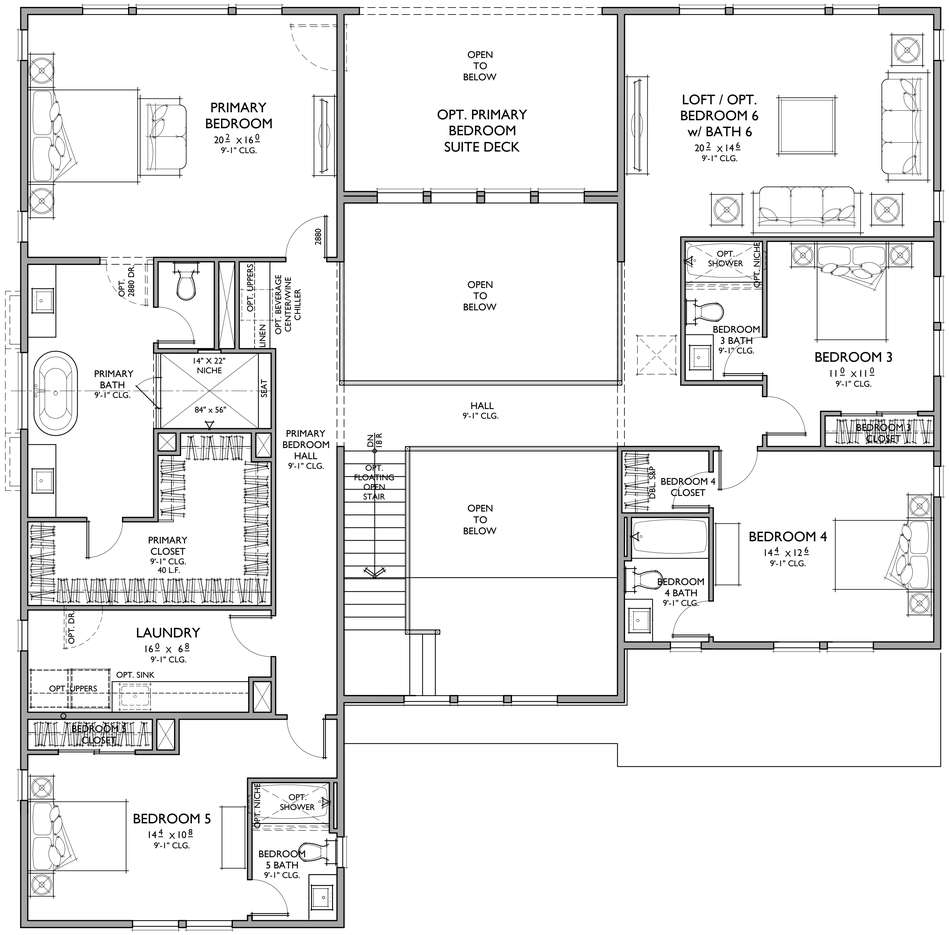
HITCH RANCH PA 1 70 x 98

Moorpark, California

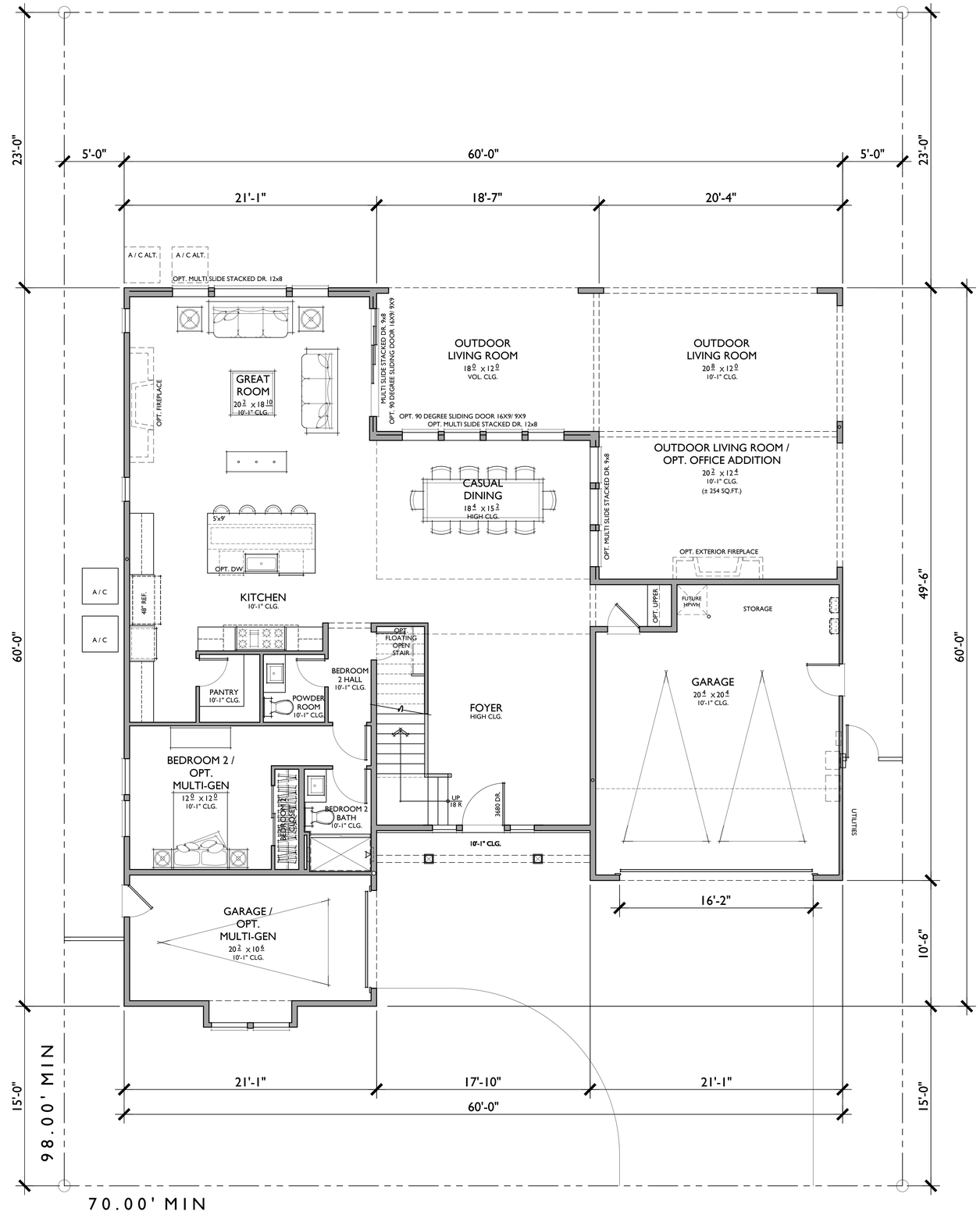
0 2 4 8

366.24068

LENNAR



12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES (A & C ELEVS. 18" AT B ELEV.)



PLAN 2B

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	724 SQ. FT.
PORCH	49 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B
Reflects Cottage Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-12

12.05.25

LENNAR®



REAR



FRONT

COTTAGE

1/4"=1'-0"

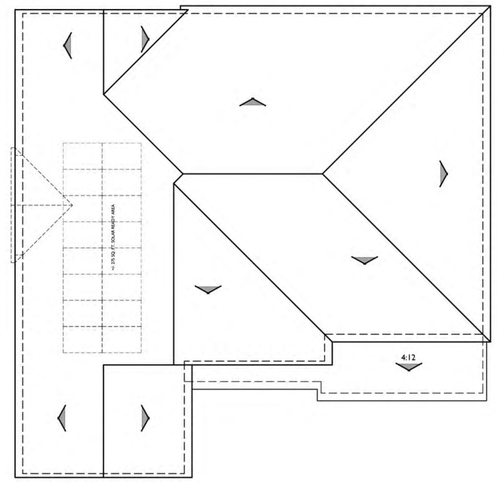


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2B

Cottage Elevation

HITCH RANCH PA I 70 x 98

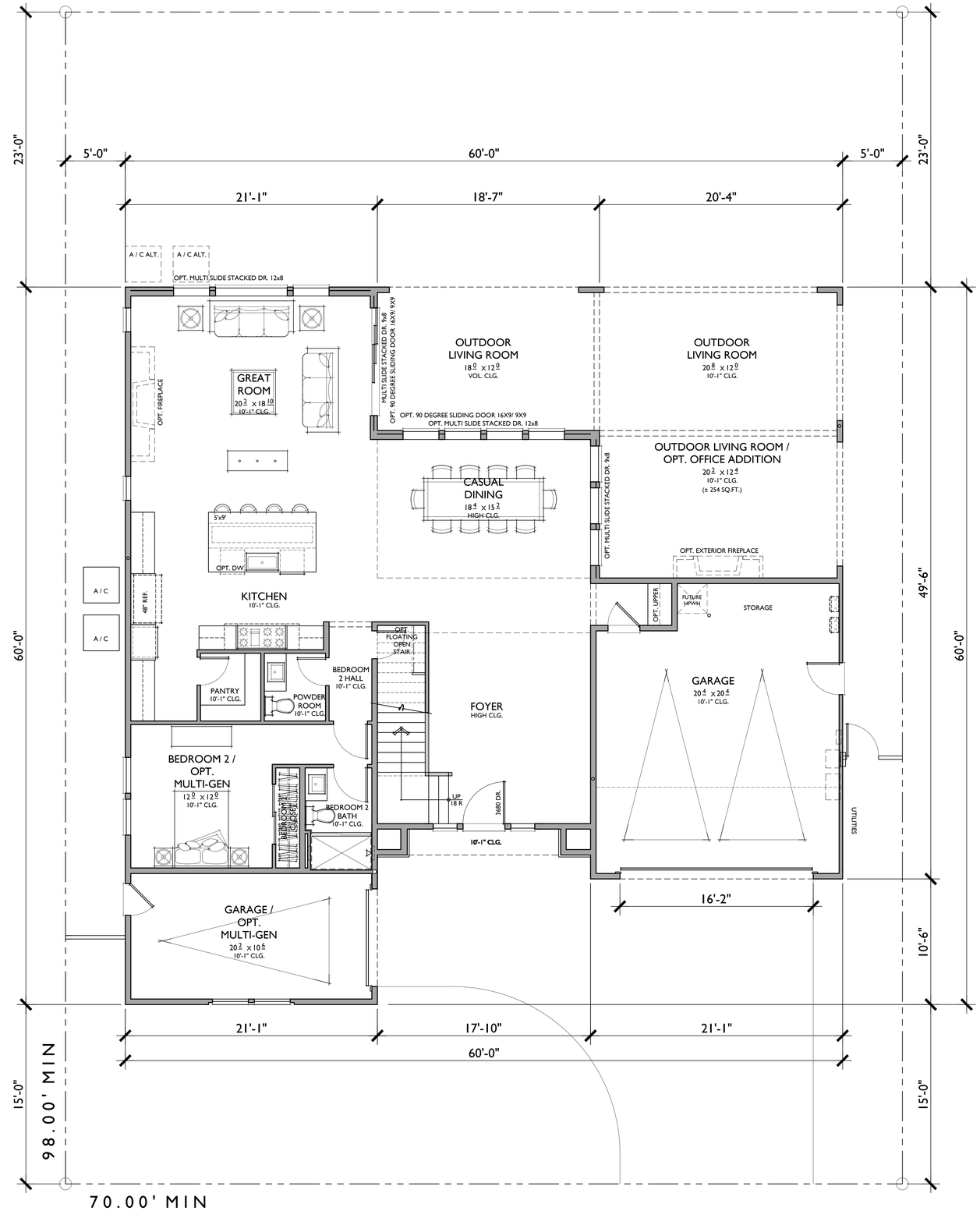
Moorpark, California

0 2 4 8

366.24068

LENNAR





PLAN 2C

5 BEDROOMS / 5.5 BATHS / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,678 SQ. FT.
2ND FLOOR	2,228 SQ. FT.
TOTAL LIVING	**3,906 SQ. FT.**
3 - CAR GARAGE	720 SQ. FT.
OUTDOOR LIVING	724 SQ. FT.
PORCH	24 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C
Reflects Farmhouse Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-14

12.05.25

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REAR



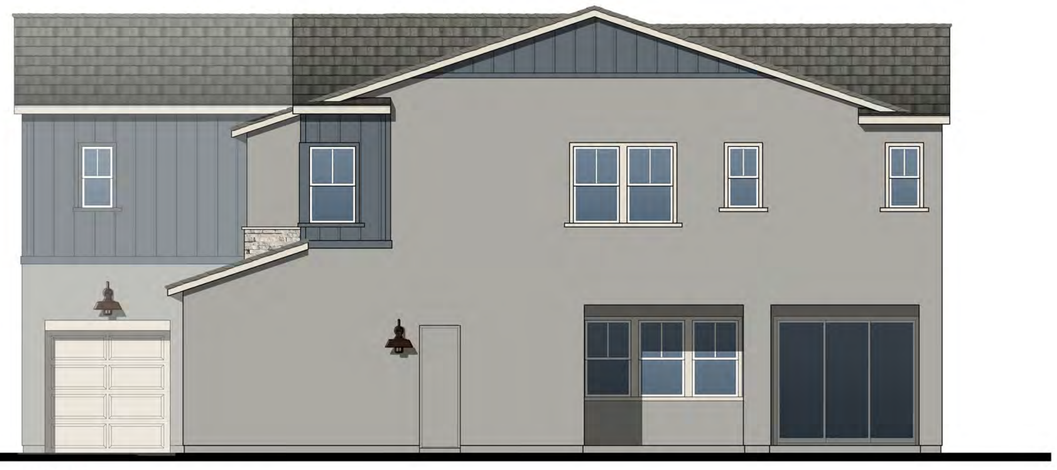
FRONT

FARMHOUSE

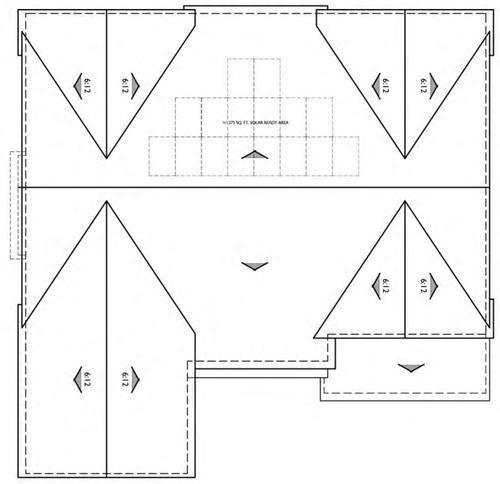
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2C

Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

366.24068

A-15

12.05.25

LENNAR



REAR AT OPTIONAL PRIMARY SUITE DECK A



REAR AT OPTIONAL PRIMARY SUITE DECK B



REAR AT OPTIONAL PRIMARY SUITE DECK C

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PLAN 2
Options

HITCH RANCH PA I 70 x 98

Moorpark , California

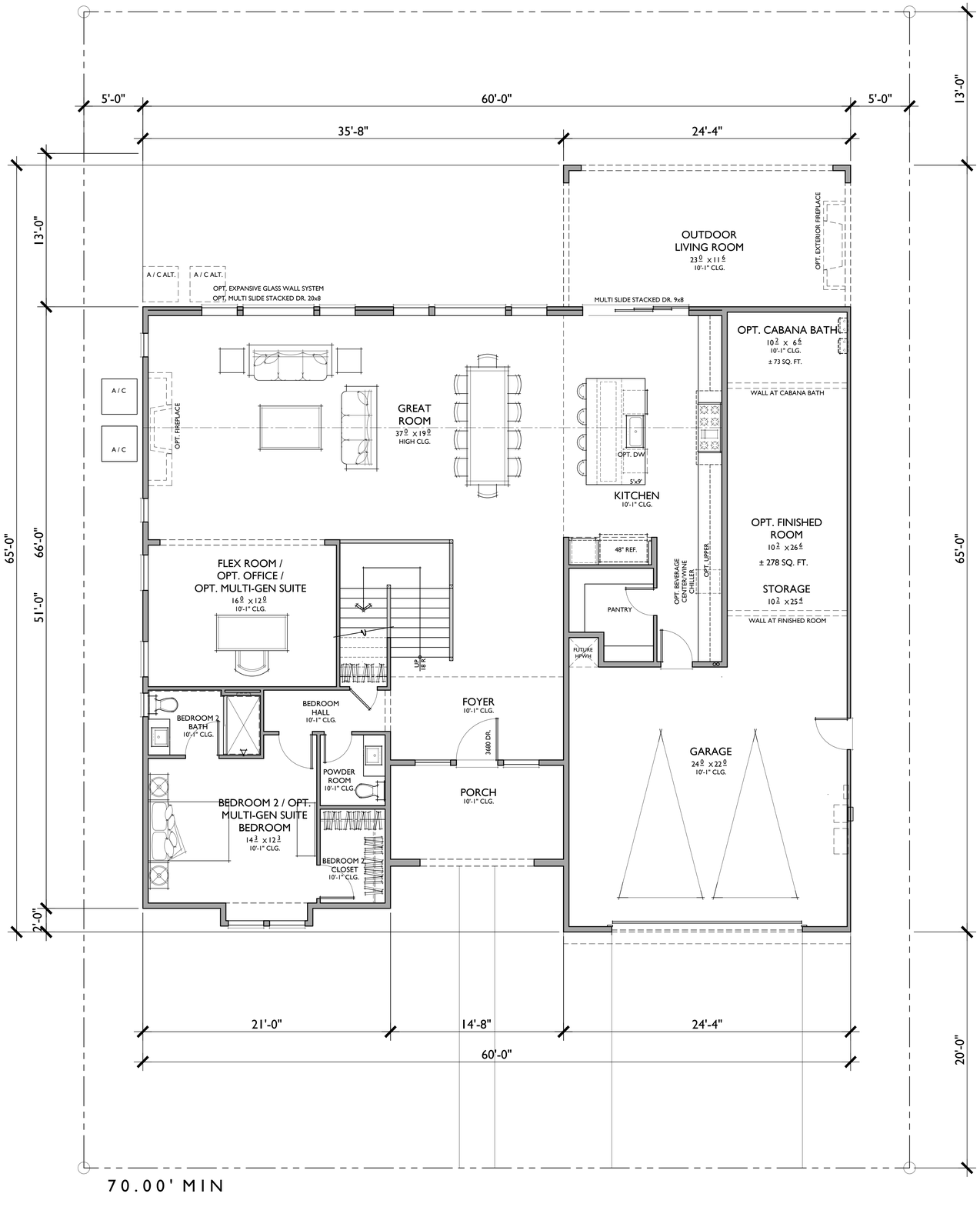
0 2 4 8

366.24068

A-15.2 12.05.25

LENNAR®





PLAN 3A

5 BEDROOMS / 5.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,075 SQ. FT.
2ND FLOOR	2,101 SQ. FT.
TOTAL LIVING	**4,176 SQ. FT.**
3 - CAR GARAGE	868 SQ. FT.
OUTDOOR LIVING	292 SQ. FT.
PORCH	128 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A
Reflects Spanish Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-16

12.05.25

LENNAR



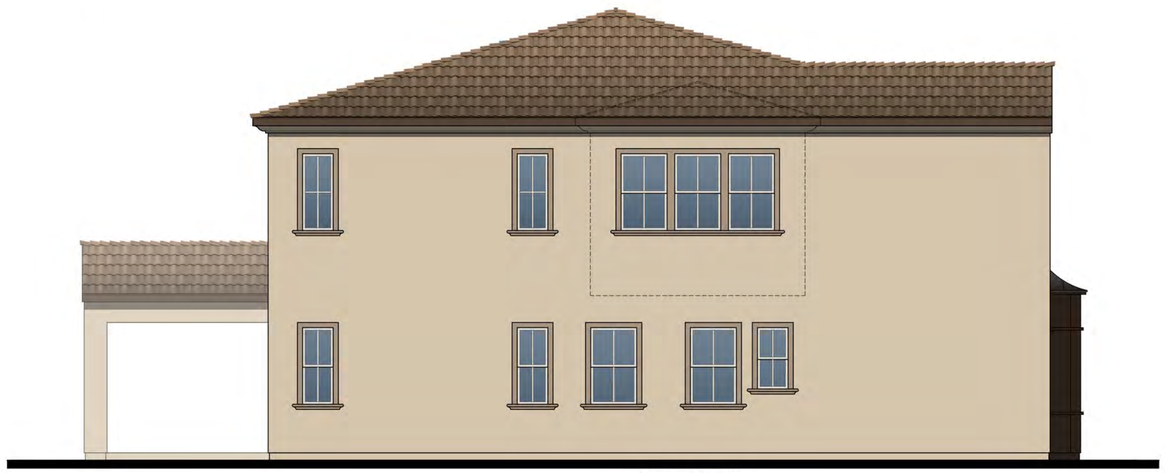
REAR



FRONT

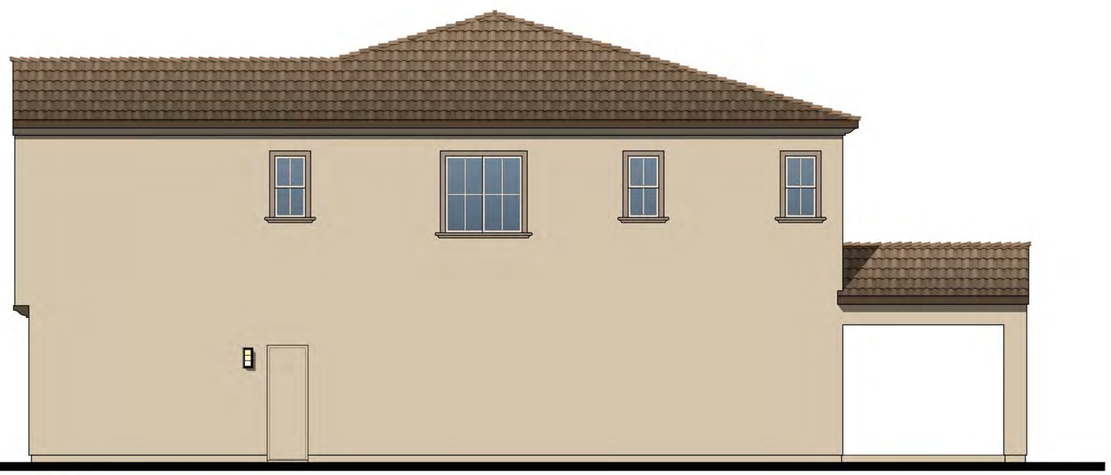
SPANISH

1/4"=1'-0"

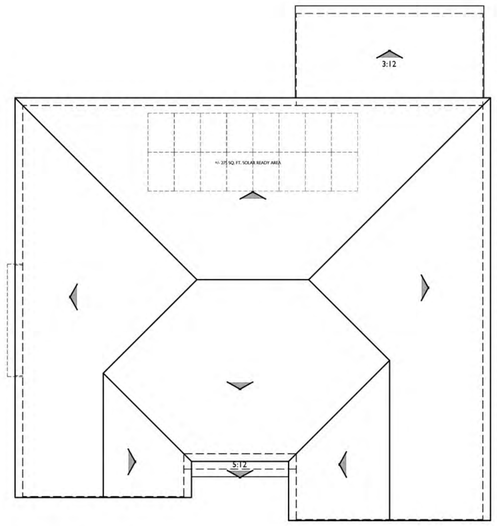


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN

A

1/8"=1'-0"

PITCH: 3.5:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

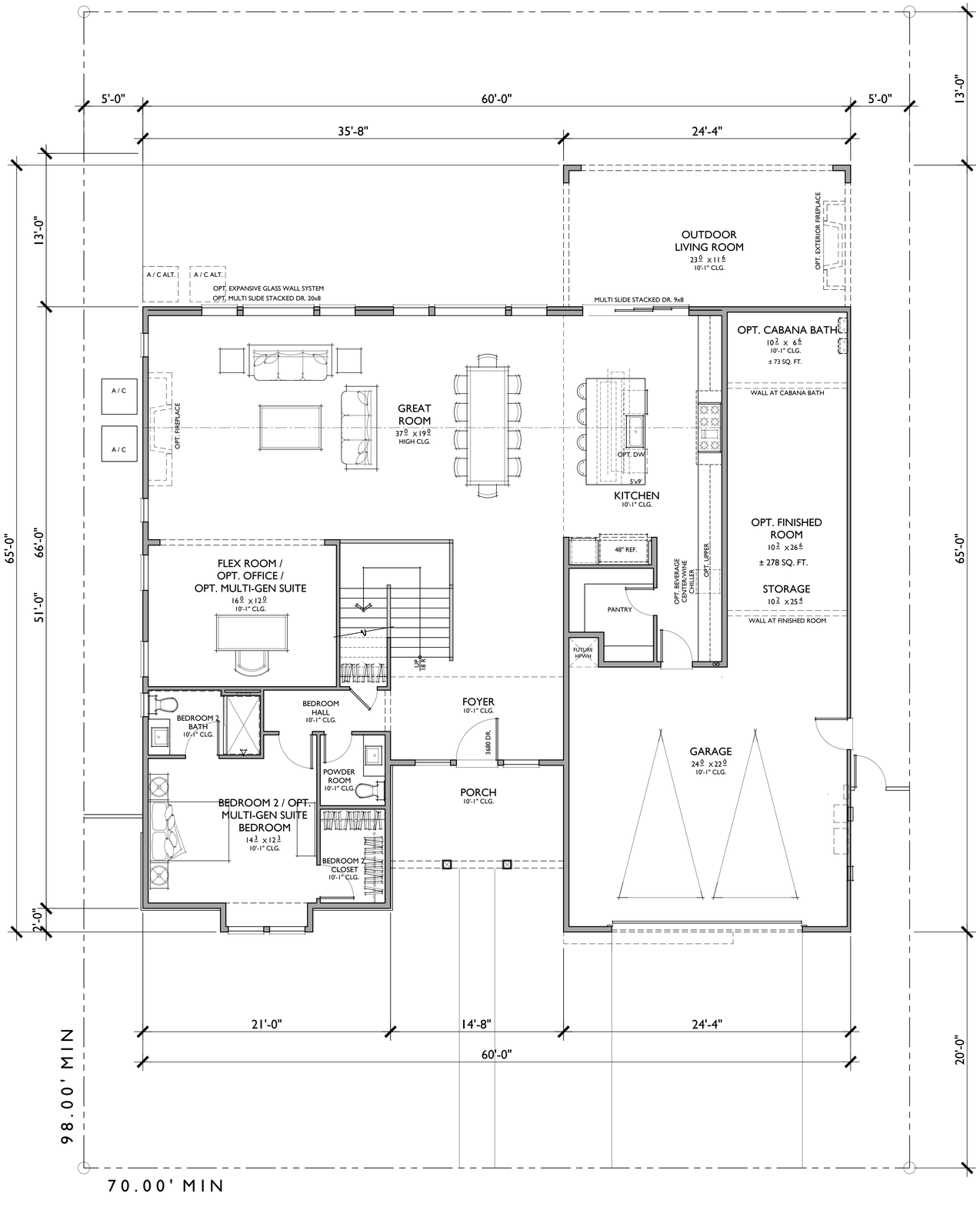
366.24068

A-17

12.05.25

LENNAR





PLAN 3B

5 BEDROOMS / 4.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,079 SQ. FT.
2ND FLOOR	2,117 SQ. FT.
TOTAL LIVING	**4,196 SQ. FT.**
3 - CAR GARAGE	864 SQ. FT.
OUTDOOR LIVING	297 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B
Reflects Cottage Elevation

HITCH RANCH PA I 70 x 98
Moorpark, California

0 2 4 8

366.24068

A-18

12.05.25

LENNAR



REAR



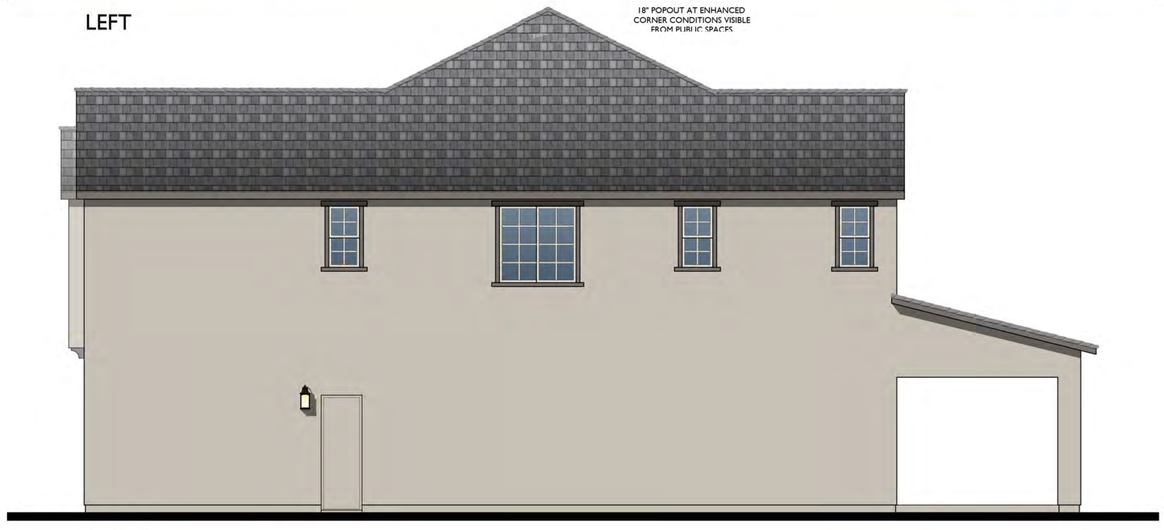
FRONT

COTTAGE

1/4"=1'-0"

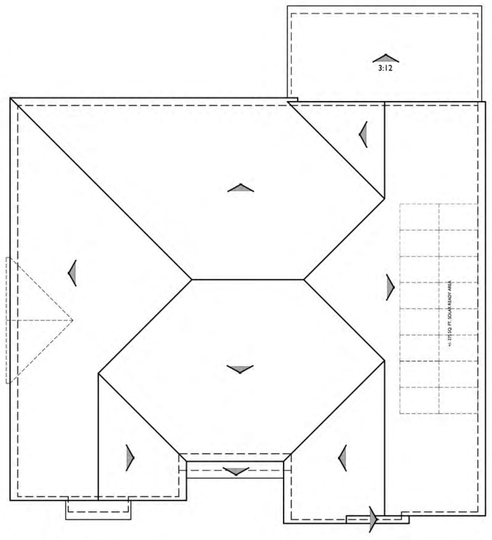


LEFT



18" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES

RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3B

Cottage Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

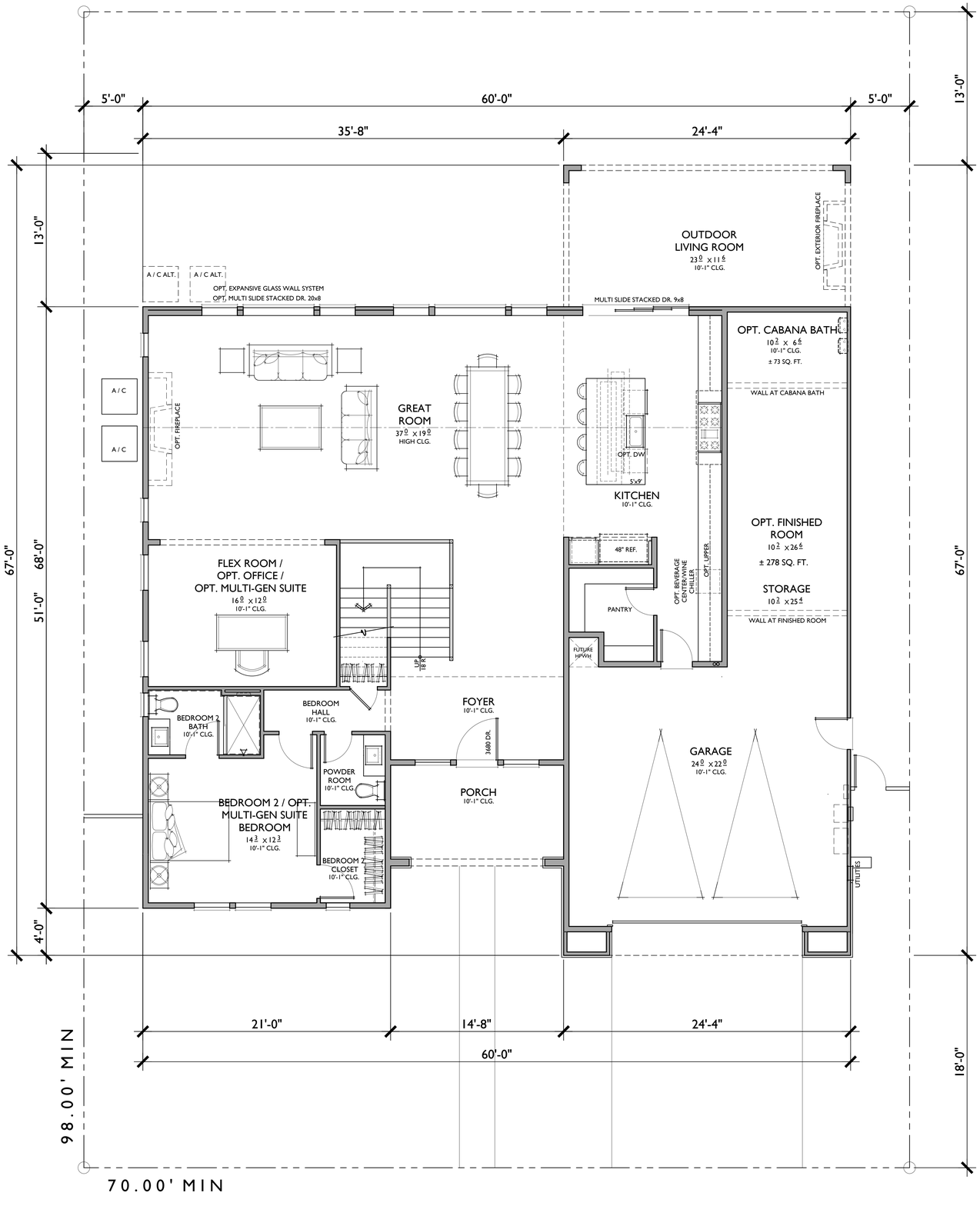
366.24068

A-19

12.05.25

LENNAR®





PLAN 3C

5 BEDROOMS / 4.5 BATHS / FLEX ROOM / LOFT
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,063 SQ. FT.
2ND FLOOR	2,117 SQ. FT.
TOTAL LIVING	**4,180 SQ. FT.**
3 - CAR GARAGE	864 SQ. FT.
OUTDOOR LIVING	297 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

0 2 4 8

366.24068

A-20

12.05.25

LENNAR



REAR



FRONT

FARMHOUSE

1/4"=1'-0"

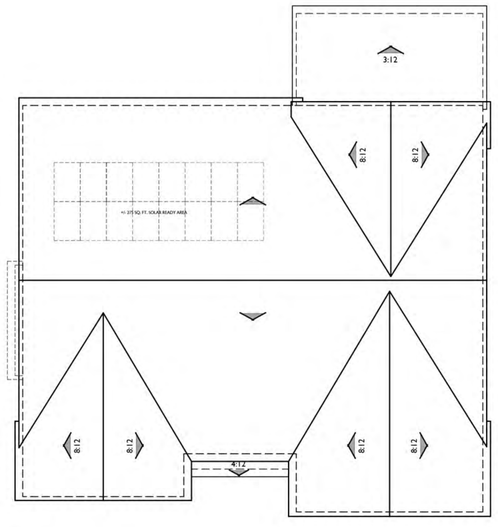


LEFT

12" POPOUT AT ENHANCED CORNER CONDITIONS VISIBLE FROM PUBLIC SPACES



RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3C

Farmhouse Elevation

HITCH RANCH PA I 70 x 98

Moorpark, California

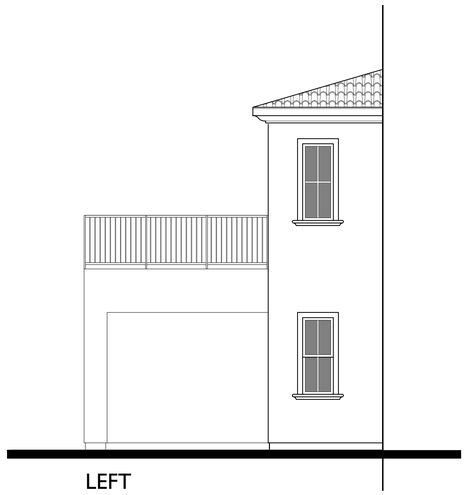
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A-21

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LENNAR®

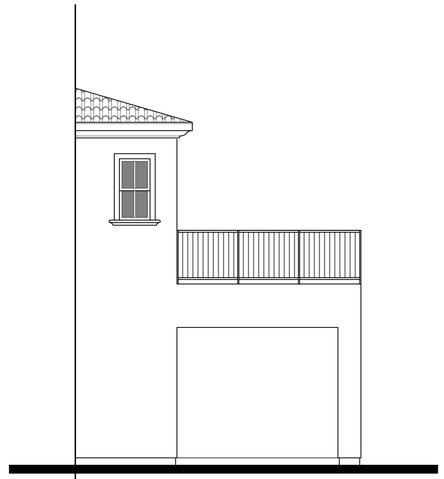


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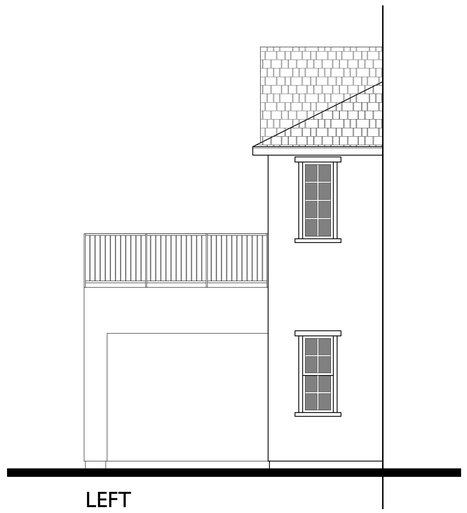


REAR AT OPTIONAL PRIMARY SUITE DECK

A



RIGHT

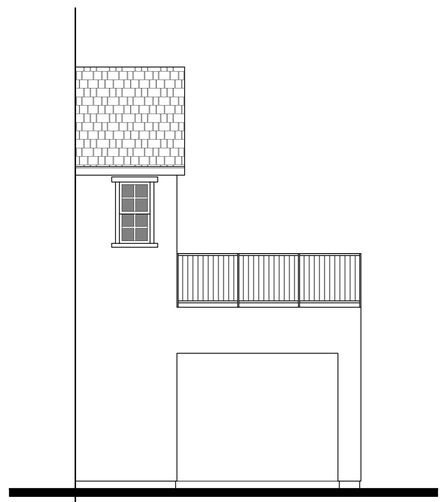


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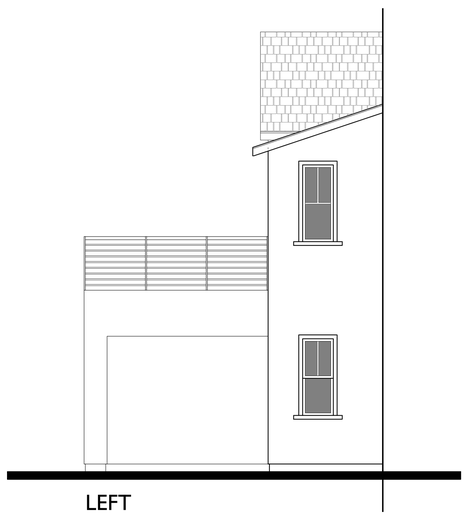


REAR AT OPTIONAL PRIMARY SUITE DECK

B



RIGHT

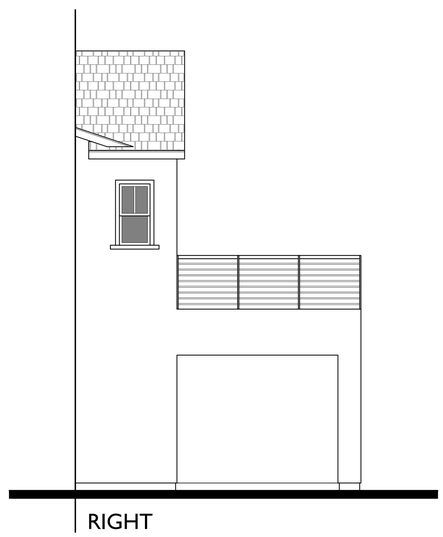


LEFT



REAR AT OPTIONAL PRIMARY SUITE DECK

C



RIGHT

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PLAN 3
Options

HITCH RANCH PA I 70 x 98
Moorpark, California

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A-22

12.05.25

LENNAR



OUR TEAM

Comstock Homes
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310.546.5781 x235 | Hrapista@Comstock-homes.com

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ECG (Encompass Consultant Group)
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Camarillo, CA 93010
805.416.8716 | Greg.Musser@ECGcivil.com

SHEET INDEX:

C	Cover Sheet
A1.1	CLUBHOUSE | Floor Plan
A1.2	CLUBHOUSE | Exterior Elevations
A1.3	CLUBHOUSE | Roof Plan
A1.4	POOL BUILDING | Floor Plan
A1.5	POOL BUILDING | Exterior Elevations / Roof Plan
A1.6	MULTI PURPOSE PAVILION | Floor Plan
A1.7	MULTI PURPOSE PAVILION | Exterior Elevations / Roof Plan
CM	Exterior Color & Materials

COMSTOCK HOMES

HITCH RANCH RECREATION BUILDINGS

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

MOORPARK, CA

C
NTS

CITY SUBMITTAL

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Clubhouse Programming:

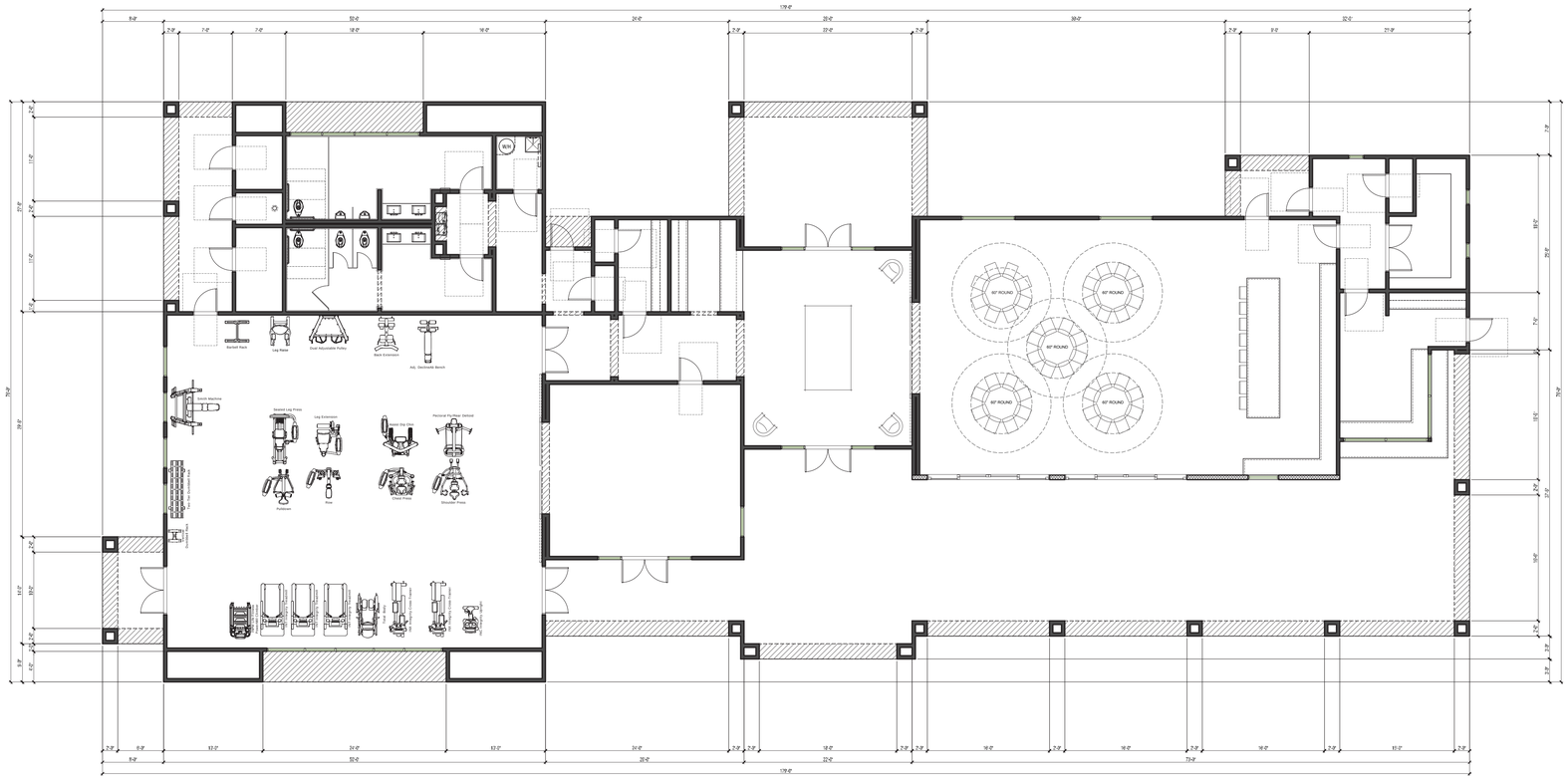
- Fitness Room that provides space for workout equipment (machines and free weights).
- Yoga Room for yoga or similar exercises.
- Entry corridor inclusive of a reception area.
- Restrooms.
- Club Room for meetings or small events.
- Catering Kitchen and pantry for organized events.

CLUBHOUSE BUILDING					
OCCUPANCY GROUP (CBC CH. 3)	ROOM NO.	ROOM NAME	NET AREA (SF)	OCCUPANT LOAD FACTOR (CPC TABLE 4-1)	ACTUAL OCCUPANT LOAD
A-3	-	CATERING KITCHEN	255	30	9
A-3	-	CLUB ROOM	1824	30	61
A-3	-	ENTRY	563	30	19
A-3	-	RECEPTION	111	30	4
A-3	-	SERVICE	78	30	3
A-3	-	YOGA	565	30	19
A-3	-	FITNESS	2139	30	72
TOTAL OCCUPANT LOAD					187
				USING 188 OCCUPANTS	

THE MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR THE CLUBHOUSE HAS BEEN DETERMINED BY USING CPC TABLE 422.1 "A-3 ASSEMBLY OCCUPANCY"

REQUIRED PLUMBING FIXTURES (use 196 OCCUPANTS)		
MENS RESTROOM (94 MEN)	REQUIRED FIXTURES	FIXTURES PROVIDED
WATER CLOSETS (1:1-100)	1	1
URINALS (1:1-100)	1	2
LAVATORIES (1:1-200)	1	2
WOMENS RESTROOM (94 WOMEN)		
WATER CLOSETS (1:51-100)	3	3
LAVATORIES (1:1-100)	1	2

PER CALIFORNIA PLUMBING CODE TABLE 422.1, SUBNOTE 3:
THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER
A. THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR
B. IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.



CLUBHOUSE - FLOOR AREA TABLE	
BUILDING AREA	7655 SQ. FT.
TOTAL INTERIOR BUILDING AREAS	7655 SQ. FT.
COVERED ENTRY	478 SQ. FT.
LOGGIA 1	2509 SQ. FT.
VESTIBULE 1	112 SQ. FT.
VESTIBULE 2	88 SQ. FT.
BREEZEWAY	247 SQ. FT.
TOTAL COVERED EXTERIOR AREAS	3435 SQ. FT.
TOTAL CLUBHOUSE BUILDING	11090 SQ. FT.

CLUBHOUSE | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.1

0 4 8 16

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East



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING & MULTI-PURPOSE PAVILION 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 Roof** *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
4	**Body Color** *(applied to):* Barge Boards, Braces, Doors, Eaves, Fascia, Posts, Shutters @ Multi-Purpose Pavilion, Stucco, Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to):* Siding @ Multi-Purpose Pavilion, Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	**[1]Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

CLUBHOUSE | Exterior Elevations

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

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

A1.2

0 4 8 16

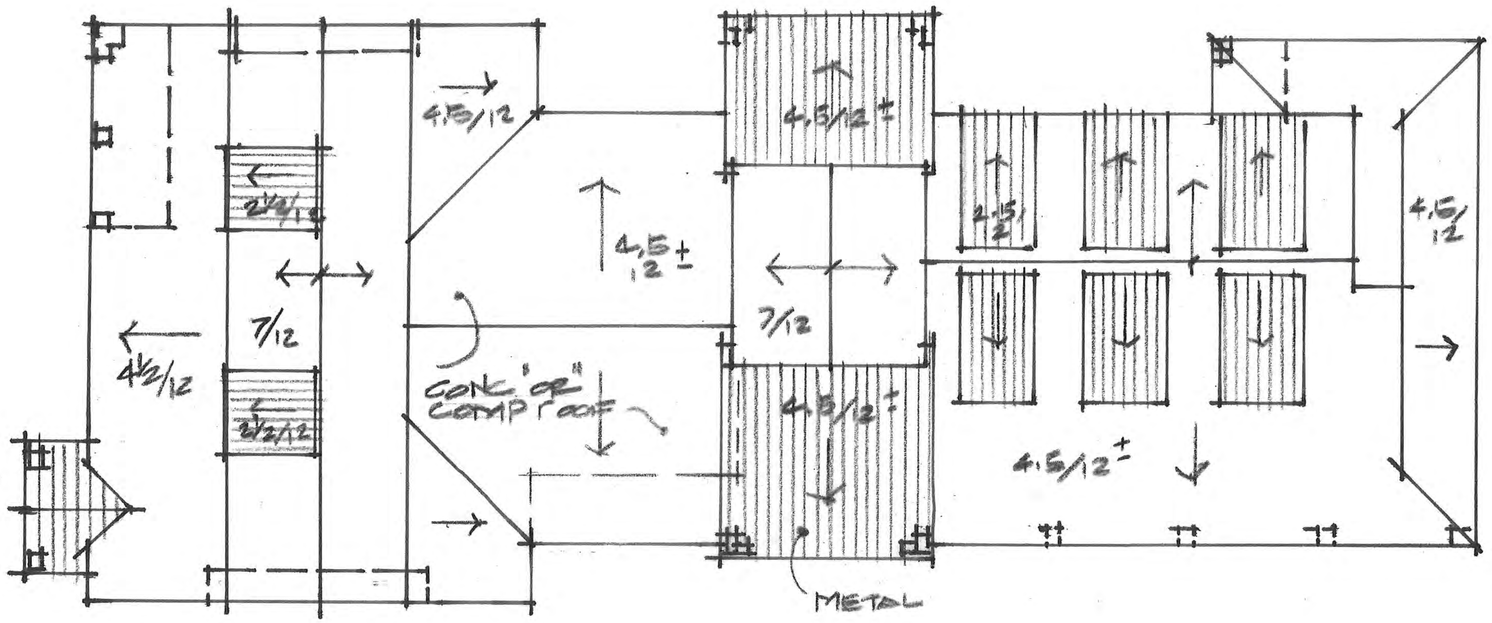
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CLUBHOUSE | Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

A1.3

0 4 8 16

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

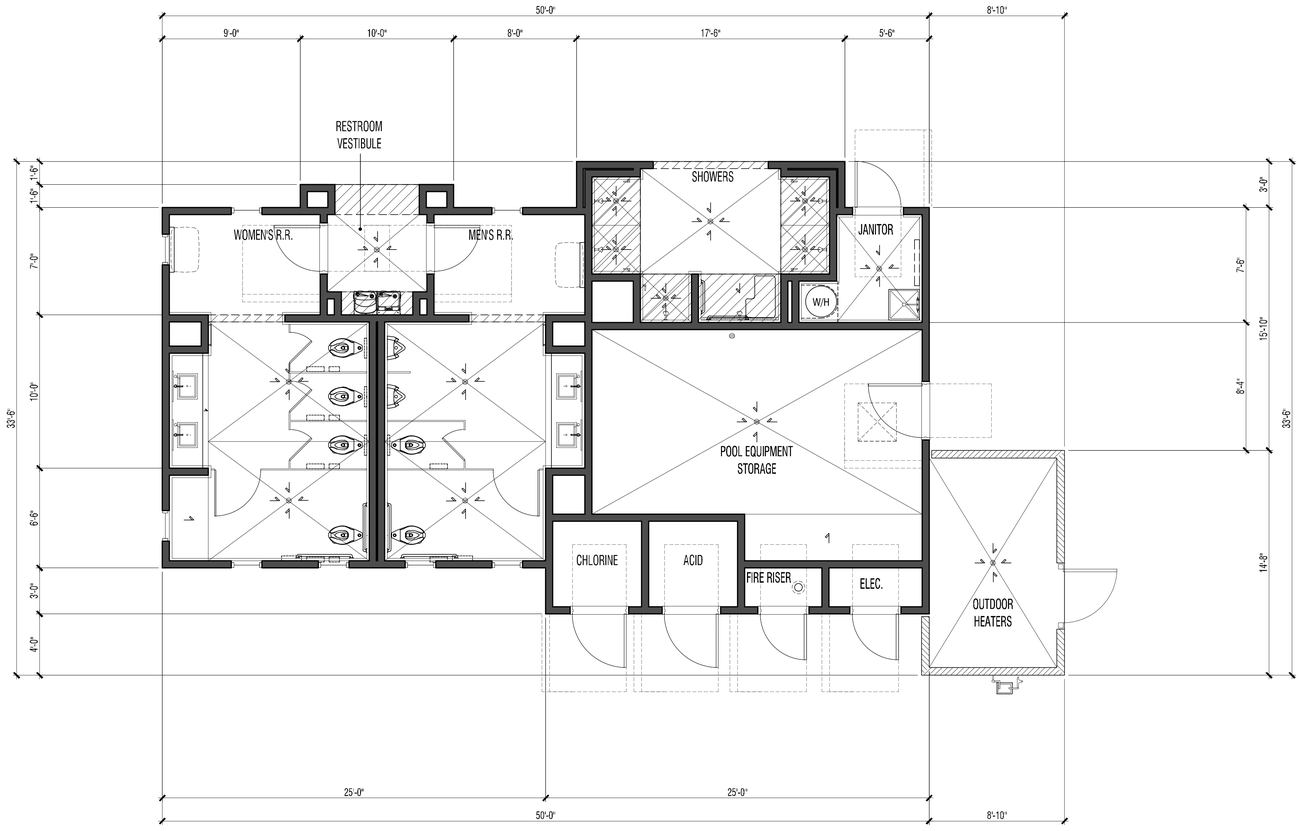
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COMSTOCK HOMES

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POOL BUILDING | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.4

0 2 4 8

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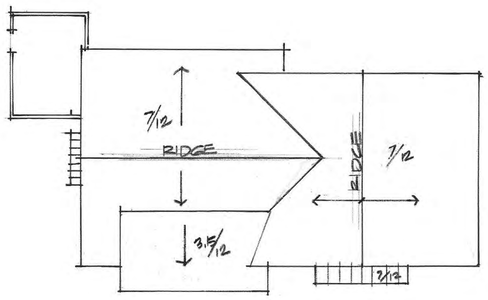
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East



Roof Plan



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING &
MULTI-PURPOSE PAVILION 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 Roof** *(factory finish)*	Silver	Pac-Clad or 1Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	1Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	1High Gloss White	1Service Partners or Approved Equal
4	**Body Color** *(applied to):* Barge Boards Braces Doors Eaves Fascia Posts Shutters @ Multi-Purpose Pavilion Stucco Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to):* Siding @ Multi-Purpose Pavilion Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	1**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

POOL BUILDING | Exterior Elevations / Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

A1.5

0 4 8 16

CITY SUBMITTAL

COMSTOCK HOMES

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

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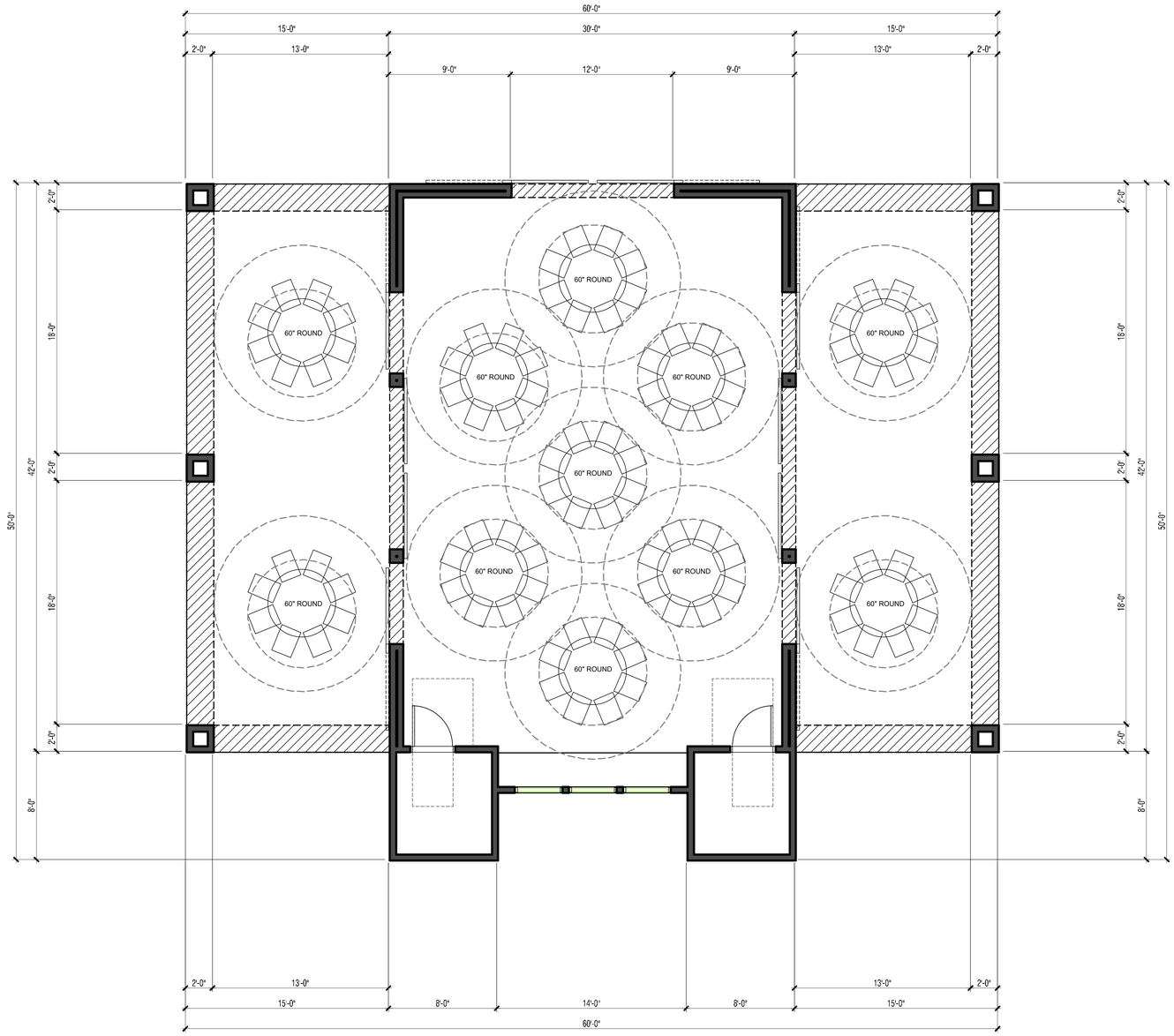
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Multi-Purpose Pavilion Programming:

- Large interior multi-purpose room with moveable furniture to suit different purposes such as HOA meeting or social gathering.
- Two outdoor loggias with seating.



BARN BUILDING - FLOOR AREA TABLE	
BUILDING AREA	1267 SQ. FT.
IT	64 SQ. FT.
STORAGE	64 SQ. FT.
TOTAL INTERIOR BUILDING AREAS	1395 SQ. FT.
LOGGIA 1	630 SQ. FT.
LOGGIA 2	630 SQ. FT.
TOTAL COVERED EXTERIOR AREAS	1260 SQ. FT.
TOTAL BAR BUILDING	2655 SQ. FT.

MULTI PURPOSE PAVILION | Floor Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

A1.6

0 2 4 8

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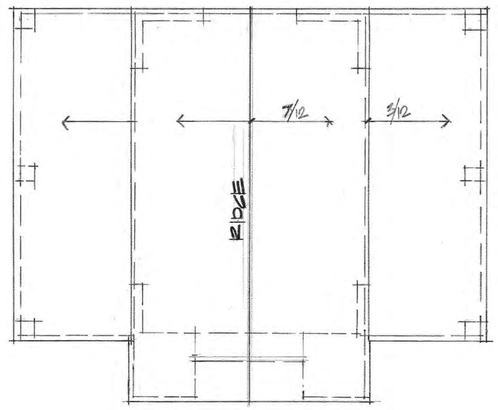
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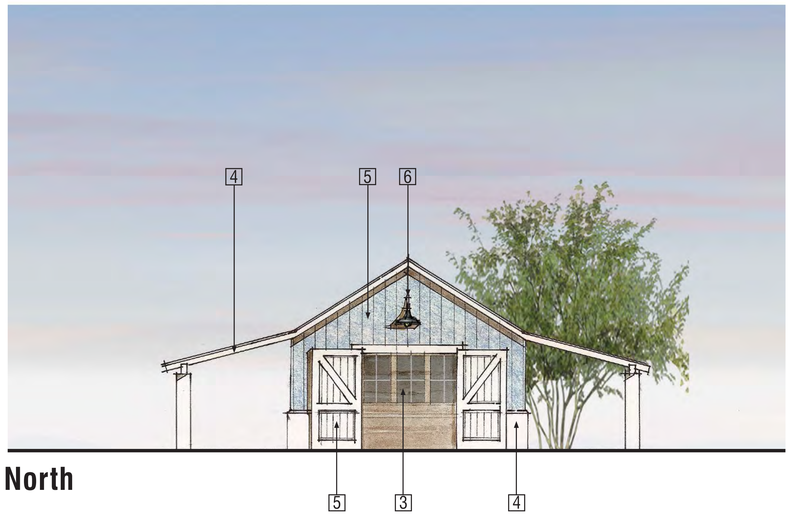
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



East



Roof Plan



North



West



South

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING & MULTI-PURPOSE PAVILION 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 Roof** *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
3	**Vinyl Windows** *(factory finish)*	White	[1]Champion or Approved Equal
	Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
4	**Body Color** *(applied to)*: Barge Boards, Braces, Doors, Eaves, Fascia, Posts, Shutters @ Multi-Purpose Pavilion, Stucco, Trim	SW 7005 Pure White	Sherwin Williams
5	**Accent Color** *(applied to)*: Siding @ Multi-Purpose Pavilion, Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
6	**[1]Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

MULTI PURPOSE PAVILION| Exterior Elevations / Roof Plan

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

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

A1.7

0 4 8 16

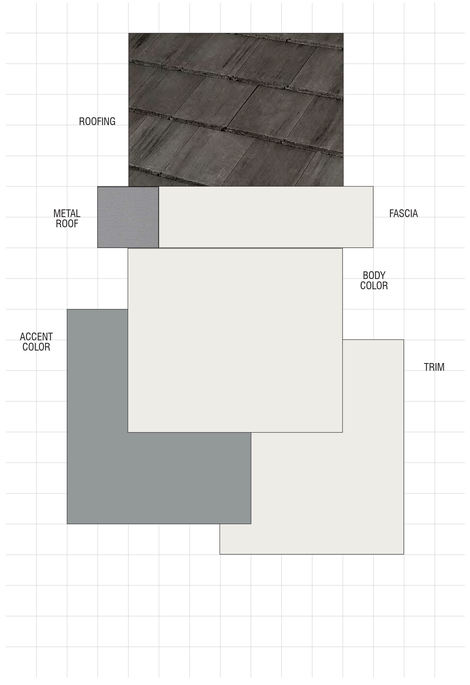
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HITCH RANCH RECREATION BUILDINGS

Moorpark, California
August 5, 2024 | 2024101

EXTERIOR PALETTE
Clubhouse, Pool Building &
Multi-Purpose Pavilion
Elevations Only

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For exact color refer to manufactures' actual samples.
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ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO

HITCH RANCH RECREATION BUILDINGS

Moorpark, California
June 4, 2024 | 2024101

Exterior Palette

SCHEME 1 OF 1

CLUBHOUSE, POOL BUILDING &
MULTI-PURPOSE PAVILION ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	1FACS1430 Charcoal Blend Ref: .17 Emi: .91 SRI: 16 A.SRI: 17 CRRC: 0942 - 0072	Westlake Royal
Metal Roof *(factory finish)*	Silver	Pac-Clad or [1]Approved Equal
Vinyl Windows *(factory finish)*	White	[1]Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	[1]High Gloss White	[1]Service Partners or Approved Equal
Body Color *(applied to):* Barge Boards Braces Doors Eaves Fascia Posts Shutters @ Multi-Purpose Pavilion Stucco Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Siding @ Multi-Purpose Pavilion Shutters @ Clubhouse(	SW 9163 Tin Lizzie	Sherwin Williams
[1]**Exterior Light Fixture** *(factory finish)*	8837401EN3-12 Black	Seagull or Approved Equal

FARMHOUSE		8837401EN3-12	XELESGEX0055	BARN LIGHT	D:15'' W:16'' H:15'' E:24'' - 30''	BLACK

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

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REVISIONS:

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

Exterior Color & Materials

HITCH RANCH RECREATION BUILDINGS

MOORPARK, CA

COMSTOCK HOMES

CM

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