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LANDSCAPE

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CIVIL

1	RPD - Prelim. Civil Site Plan
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4	RPD - Prelim. Civil Site Plan
5	RPD - Prelim. Phasing Plan
6	RPD - Prelim. Phasing Plan
7	Tree Removal Site Plan
8	Tree Removal Site Plan

PA-2A - 47'X85' SFD

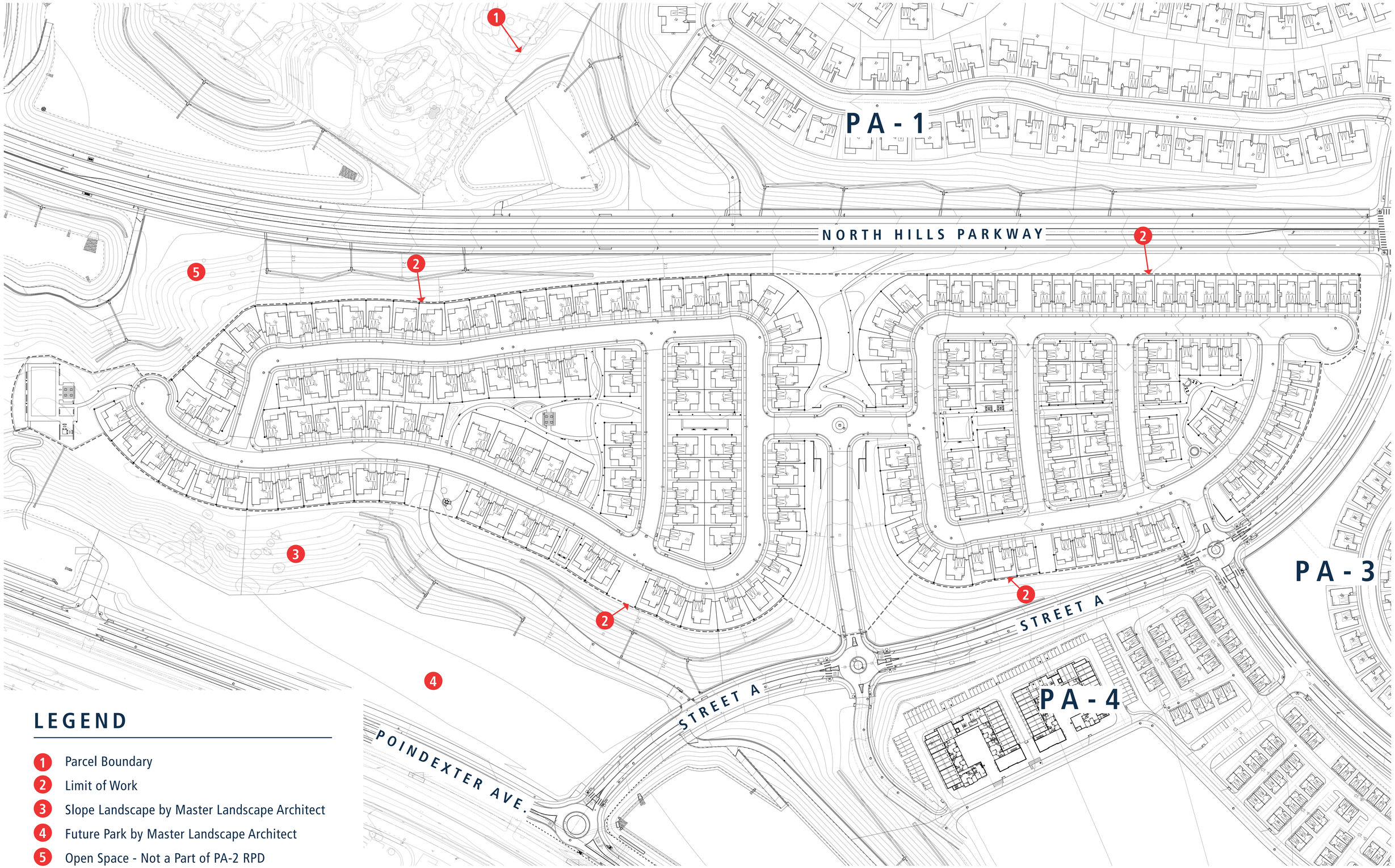
	Cover Sheet
A1.1	Plan 1 I Floor Plan
A1.2	Plan 1 I Front Elevations
A1.3	Plan 1A I Exterior Elevations
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A2.1	Plan 2A I Floor Plan
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A3.1	Plan 3A I Floor Plan
A3.2	Plan 3 I Front Elevations
A3.3	Plan 3A I Exterior Elevations
A3.4	Plan 3B I Exterior Elevations
A3.5	Plan 3C I Exterior Elevations
CM.1	Exterior Color & Materials

PA-2B - 52'X85' SINGLE FAMILY DEVELOPMENT

	Cover Sheet
A1.1	Plan 1A I Floor Plan
A1.2	Plan 1 I Front Elevations
A1.3	Plan 1A I Exterior Elevations
A1.4	Plan 1B I Exterior Elevations
A1.5	Plan 1C I Exterior Elevations
A2.1	Plan 2A I Floor Plan
A2.2	Plan 2 I Front Elevations
A2.3	Plan 2A I Exterior Elevations
A2.4	Plan 2B I Exterior Elevations
A2.5	Plan 2C I Exterior Elevations
A3.1	Plan 3A I Floor Plan
A3.2	Plan 3 I Front Elevations
A3.3	Plan 3A I Exterior Elevations
A2.4	Plan 3B I Exterior Elevations
A3.5	Plan 3C I Exterior Elevations
CM.1	Exterior Color & Materials

PA-2C - 58'X85' SINGLE FAMILY DEVELOPMENT

	Cover Sheet
A1.1	Plan 1A I Floor Plan
A1.2	Plan 1 I Front Elevations
A1.3	Plan 1A I Exterior Elevations
A1.4	Plan 1B I Exterior Elevations
A1.5	Plan 1C I Exterior Elevations
A2.1	Plan 2A I Floor Plan
A2.2	Plan 2 I Front Elevations
A2.3	Plan 2A I Exterior Elevations
A2.4	Plan 2B I Exterior Elevations
A2.5	Plan 2C I Exterior Elevations
A3.1	Plan 3A I Floor Plan
A3.2	Plan 3 I Front Elevations
A3.3	Plan 3A I Exterior Elevations
A2.4	Plan 3B I Exterior Elevations
A3.5	Plan 3C I Exterior Elevations
CM.1	Exterior Color & Materials



LEGEND

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

LENNAR

HITCH RANCH PLANNING AREA 2 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'
Scale: 1"= 80'-0"

10.07.26

L-2

C2 Collaborative



LEGEND

1. Lot Line
2. Concrete Sidewalk
3. Driveway per Civil Engineer
4. Private Rear Yard per Homeowner
5. Private Front Yard per Homeowner
6. Neighborhood Entry with Momument Wall and Signage
7. Community Walk
8. Open Space Community Connection with Buffalo Grass Meadow
9. Open Space Area
10. Slope Landscape by Master Landscape Architect

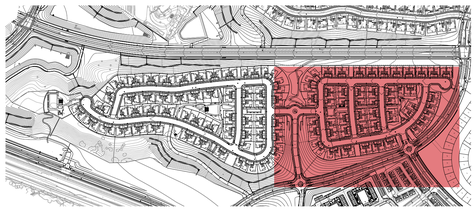
NOTES

Refer to L-19 & 20 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-23 for Conceptual Detail

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - PRELIMINARY LANDSCAPE PLAN

MOORPARK, CA

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

10.07.26

C2 Collaborative



LEGEND

1. Lot Line
2. Concrete Sidewalk
3. Driveway per Civil Engineer
4. Private Rear Yard per Homeowner
5. Private Front Yard per Homeowner
6. Neighborhood Entry
7. Community Walk
8. Open Space Area
9. Overlook
10. Emergency Access Road
11. Slope Landscape by Master Landscape Architect

NOTES

Refer to L-19 & 20 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-23 for Conceptual Detail

KEYMAP



CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Agonis flexuosa	Peppermint Tree	Low	36" Box
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Low	24" Box
Koelreuteria bipinnata	Chinese Flame Tree	Med.	36" Box
Lagerstroemia indica x fauriei 'Natchez'	Crape Myrtle	Low	24" Box
Laurus noblis	Bay Laurel	Low	36" Box
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Platanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
Prunus caroliniana	Carolina Cherry Laurel	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	36" Box
Robinea x ambigua	Locust	Med.	24" Box

FORMAL OPEN SPACE AND ENTRY

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lomandra spp.	Matt Rush	Low	1 Gal.	30" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal.	30" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	24" O.C.

GROUND COVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Ilex vomitoria	Yaupon	Low	5 Gal.	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal.	30" O.C.

BACKGROUND SHRUB

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

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Rosa spp	Rose	Low	5 Gal.	30" O.C.

STREETSCAPE AND PARKWAY

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carissa m. 'Boxwood Beauty'	Compact Natal Plum	Low	1 Gal.	24" O.C.
Tifway Hybrid Bermuda	Tifway	High	SOD	-
Ilex vomitoria	Yaupon	Low	5 Gal.	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal.	30" O.C.

INFORMAL OPEN SPACE AND ENTRY

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Med.	1 Gal.	24" O.C.
Carex tumulicola	Foothill Sedge	Low	1 Gal.	24" O.C.
Dianella revoluta	Flax Lily	Low	1 Gal.	30" O.C.
Dietes bicolor	Fortnight Lily	Low	5 Gal.	30" O.C.
Miscanthus sinensis 'Adagio'	Adagio 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.

GROUND COVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Grevillea spp.	Grevillea	Low	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Arbutus unedo	Dwarf Strawberry Tree	Low	5 Gal.	36" O.C.
Lavatera maritima	Tree Mallow	Low	15 Gal.	48" O.C.
Pittosporum tobira 'Variegata'	Japanese Mock Orange	Med.	5 Gal.	30" O.C.
Prunus caroliniana 'Bright N Tight'	Cherry Laurel	Med.	5 Gal.	48" O.C.
Rhaphiolepis umbrellata 'Minor'	Yeddo Hawthorne	Low	5 Gal.	36" O.C.

FLOWERING SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Lavandula angustifolia	French Lavender	Low	5 Gal.	30" O.C.
Lavandula stoechas	English Lavender	Low	5 Gal.	30" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Aeonium spp.	Canary Island Rose	Low	5 Gal.	24" O.C.
Agave americana 'Mediopicta Alba'	Agave Century Plant	Low	5 Gal.	36" O.C.
Agave attenuata	Foxtail Agave	Low	1 Gal.	36" O.C.
Aloe arborescens	Candelabra Aloe	Low	1 Gal.	36" O.C.
Aloe'Always Red'	Always Red Aloe	Low	5 Gal.	30" O.C.
Crassula spp.	Crassula	Low	5 Gal.	24" O.C.
Echeveria spp.	Hens and Chicken	Low	1 Gal.	24" O.C.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
Sedum spp.	Stone Crop	Low	1 Gal.	12" O.C.
Senecio mandraliscae	Blue Chalk Sticks	Low	1 Gal.	24" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Acacia cognata 'Cousin itt'	Cousin Itt Acacia	Low	5 Gal.	36" O.C.
Achillea millefolium	Yarrow	Low	1 Gal.	24" O.C.
Buddleia davidii	Butterfly Bush	Low	5 Gal.	36" O.C.
Calandrinia spectabilis	Rock Purslane	Med.	1 Gal.	30" O.C.
Ilex spp.	Holly	Low	5 Gal.	36" O.C.
Olea e. 'Little Ollie'	Dwarf Olive	Low	5 Gal.	36" O.C.
Rhaphiolepish umbrellata 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.

NATURAL OPEN SPACE

GROUND COVER

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Achillea spp.	Yarrow	Low	1 Gal.	24" O.C.
Ceanothus 'Joyce coulter'	Joyce Coulter Mountain Lilac	Low	1 Gal.	36" O.C.

FOREGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Acacia cognata 'Cousin itt'	Cousin Itt Acacia	Low	5 Gal.	36" O.C.
Aloe'Always Red'	Always Red Aloe	Low	5 Gal.	30" O.C.
Arctostaphylos densiflora	Howard McMinn Manzanita	Low	1 Gal.	36" O.C.
Bouteloua gracilis	Blue Grama	Low	1 Gal.	24" O.C.
Calliandra 'Sierra Star'	Fairy Duster Hybrid	Low	5 Gal.	36" O.C.
Dendromecon harfordii	Island Bush Poppy	Low	5 Gal.	48" O.C.
Galvezia speciosa	Island Bush Snapdragon	Low	5 Gal.	48" O.C.
Leonotis leonurus	Lion's Tail	Low	5 Gal.	48" O.C.
Malacothamnus fasciculatus	Bush Mallow	Low	5 Gal.	60" O.C.
Rhamnus californica 'Mound San Bruno'	Coffeeberry	Low	5 Gal.	48" O.C.

GRASSES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Aristida purpurea	Purple Three-awn	Low	1 Gal.	24" O.C.
Festuca californica	California Fescue	Low	1 Gal.	36" O.C.
Melica californica	Oniongrass	Low	1 Gal.	24" O.C.
Muhlenbergia capillaris	Hairy Awn Muhly	Med.	1 Gal.	36" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal.	36" O.C.

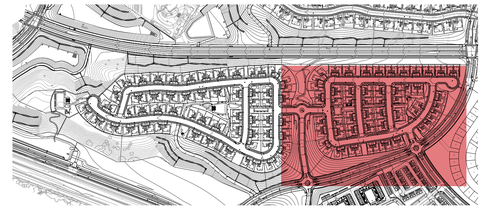
NOTES

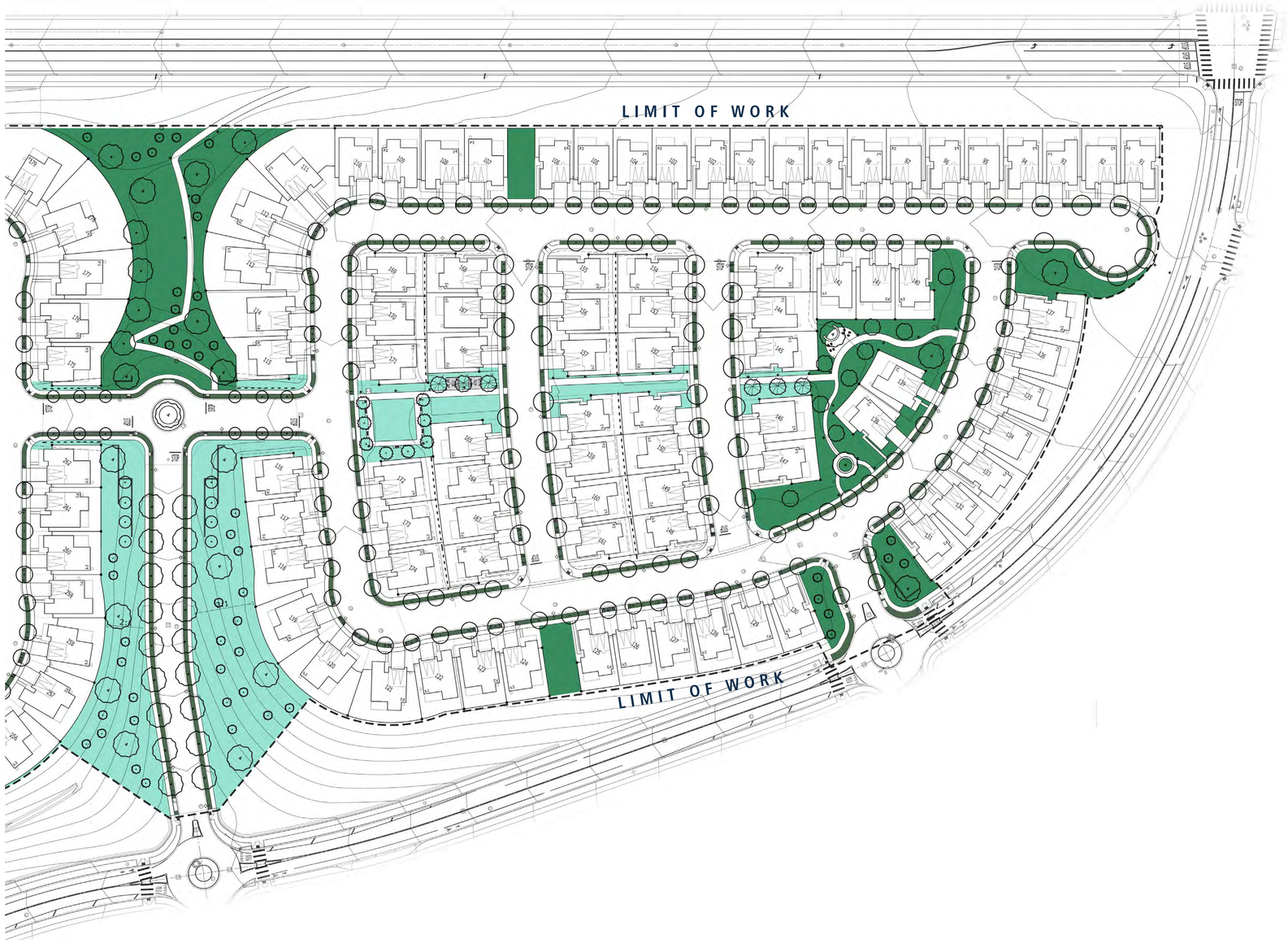
Landscaping will comply with the applicable City of Moorpark Landscape Standards.

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

KEYMAP





CONCEPTUAL PLANT PALETTE

TREES

	SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
	Agonis flexuosa	Peppermint Tree	Low	36" Box
	Arbutus 'Marina'	Marina Strawberry Tree	Med.	24" Box
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	Low	24" Box
	Koelreuteria bipinnata	Chinese Flame Tree	Med.	36" Box
	Lagerstroemia indica	Crape Myrtle	Low	24" Box
	Laurus noblis	Bay Laurel	Low	??" Box
	Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
	Platanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
	Prunus caroliniana 'Compacta'	Carolina Cherry Laurel	Med.	15 Gal
	Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
	Robinea x ambigua	Locust	Med.	36" Box

SHRUBS

FORMAL OPEN SPACE AND ENTRY

STREETSCAPE AND PARKWAY

INFORMAL OPEN SPACE AND ENTRY

NATURAL OPEN SPACE

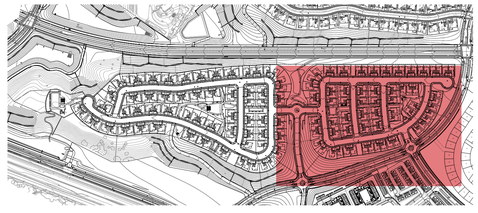
NOTES

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Landscaping and Irrigation will comply with the City of Moorpark Water
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Landscape will comply with Ventura County Fire Hazard Reduction Program

KEYMAP



LENNAR

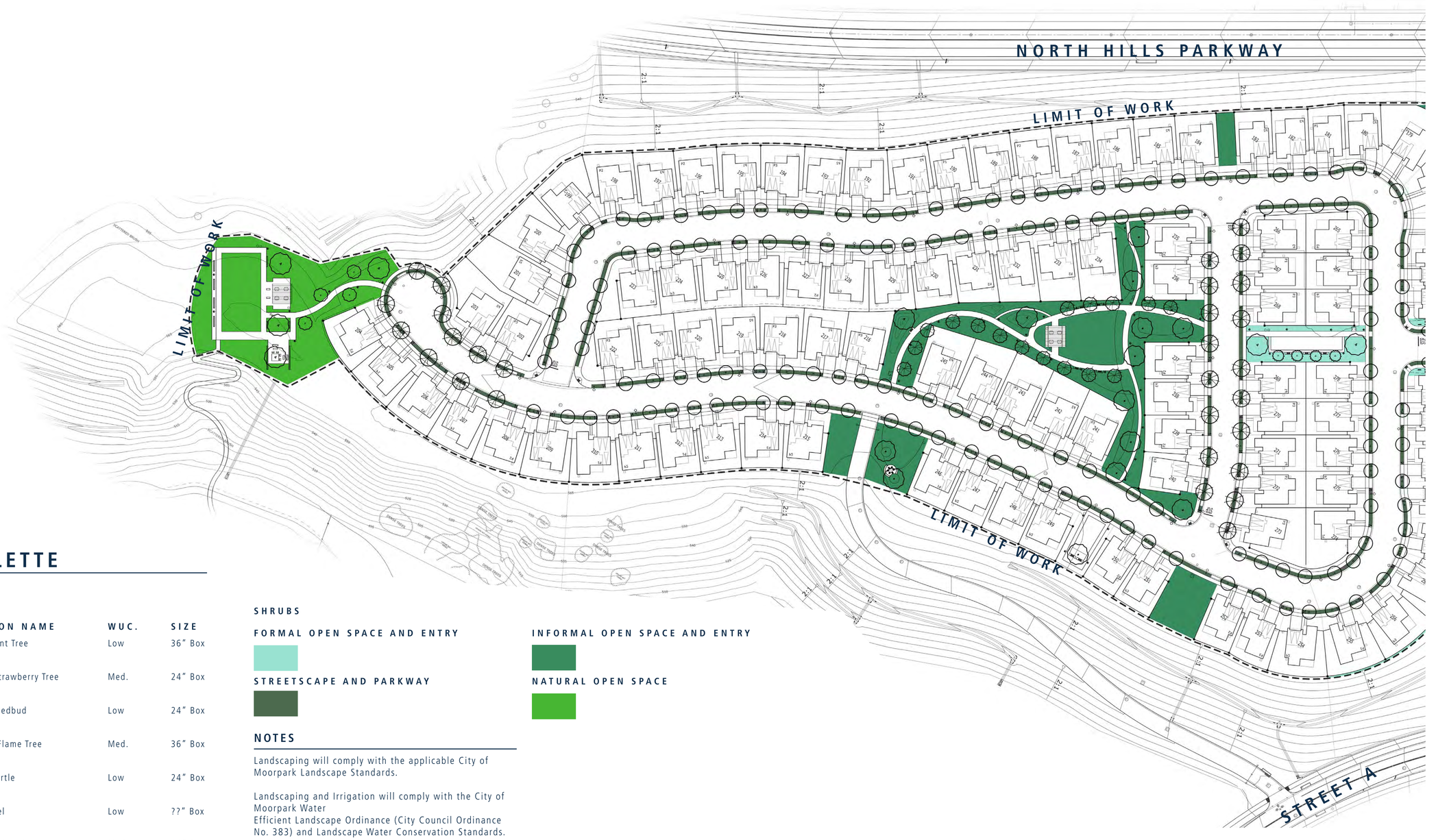
HITCH RANCH PLANNING AREA 2 - CONCEPTUAL PLANTING PLAN

MOORPARK, CA

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

10.07.26

C2 Collaborative



CONCEPTUAL PLANT PALETTE

TREES

	SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
	Agonis flexuosa	Peppermint Tree	Low	36" Box
	Arbutus 'Marina'	Marina Strawberry Tree	Med.	24" Box
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	Low	24" Box
	Koelreuteria bipinnata	Chinese Flame Tree	Med.	36" Box
	Lagerstroemia indica	Crape Myrtle	Low	24" Box
	Laurus noblis	Bay Laurel	Low	??" Box
	Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
	Platanus acerifolia 'Columbia'	Sycamore	Med.	24" Box
	Prunus caroliniana 'Compacta'	Carolina Cherry Laurel	Med.	15 Gal
	Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
	Robinea x ambigua	Locust	Med.	36" Box

SHRUBS

FORMAL OPEN SPACE AND ENTRY

STREETSCAPE AND PARKWAY

INFORMAL OPEN SPACE AND ENTRY

NATURAL OPEN SPACE

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

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - CONCEPTUAL PLANTING PLAN

MOORPARK, CA

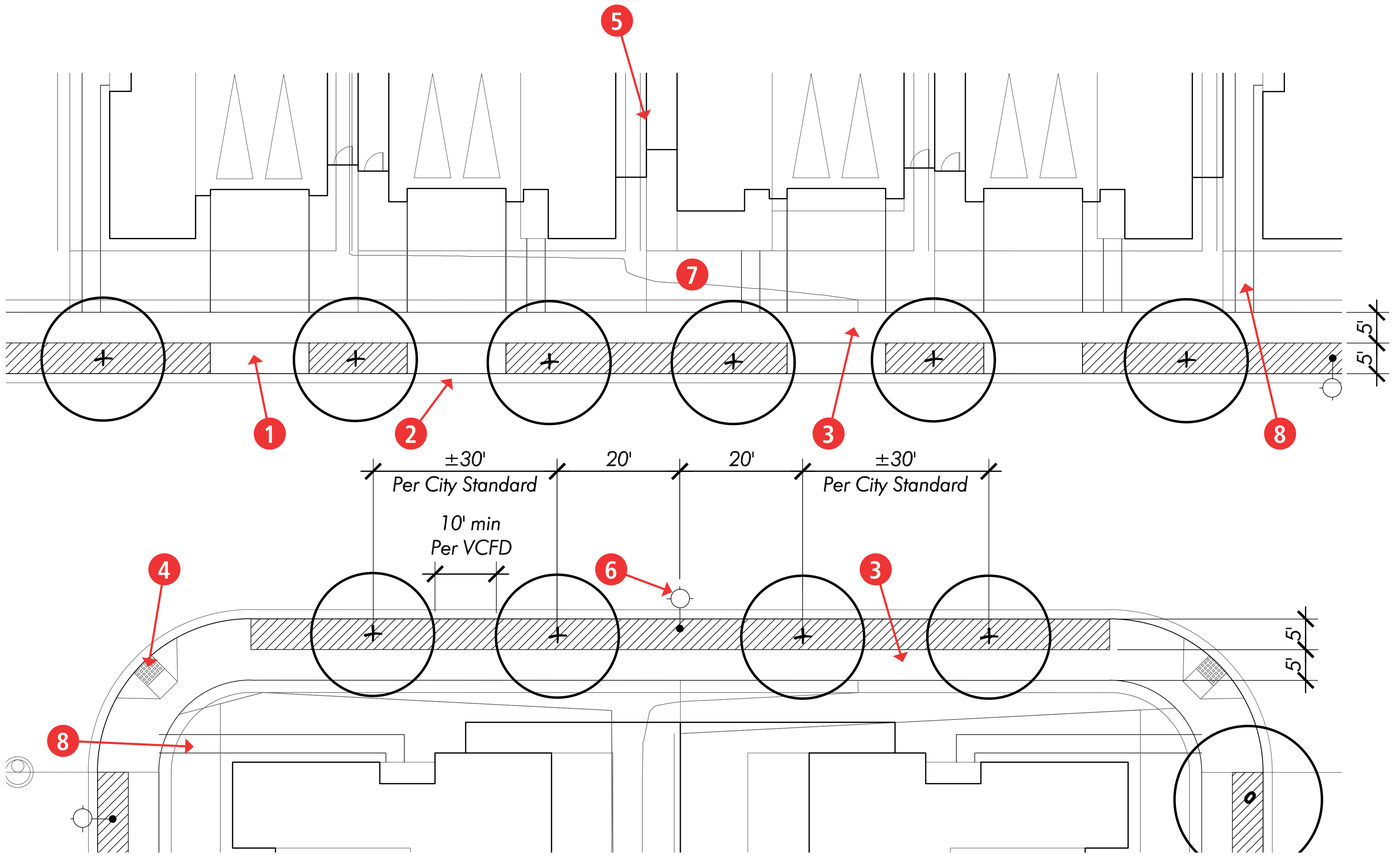
0 30' 60' 90'

Scale: 1" = 60'-0"

10.07.26

L-7

C2 Collaborative



CONCEPTUAL PLANT PALETTE

PARKWAY TREES

Refer to Conceptual Planting Plan, Sheet L-6 & L-7 for species.

PARKWAY SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa m. 'Green Carpet'	Natal Plum	Low	1 Gal.	36" O.C.
Carissa m. 'Boxwood Beauty'	Compact Natal Plum	Low	1 Gal.	24" O.C.
Tifway Hybrid Bermuda	Tifway	High	SOD	-
Ilex vomitoria	Yaupon	Low	5 Gal.	36" O.C.
Myoporum p. 'Putah Creek'	Creeping Myoporum	Low	1 Gal.	30" O.C

LEGEND

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

NOTES

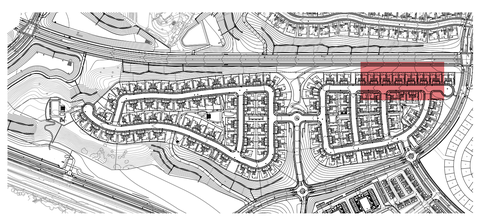
Refer to L-6 & L-7 Planting Plan for overall street tree plan.

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



LENNAR

HITCH RANCH PLANNING AREA 2 - PARKWAY PLANTING PLAN ENLARGEMENT

MOORPARK, CA

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

10.07.26

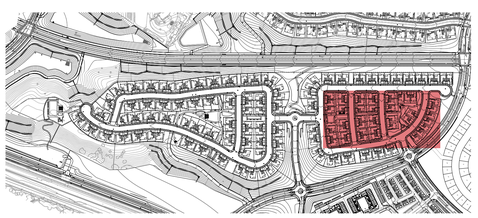
C2 Collaborative



LEGEND

1. Social Seating and Shade Structure
2. Social Seating in Decomposed Granite
3. Paseo
4. Lawn Area
5. Vertical Accent Tree
6. Medium Sized Canopy Tree
7. Street Tree
8. Community Walk
9. Bench
10. Accent Tree and Seat Wall

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - OPEN SPACE AREA ENLARGEMENT

MOORPARK, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

10.07.26

C2 Collaborative



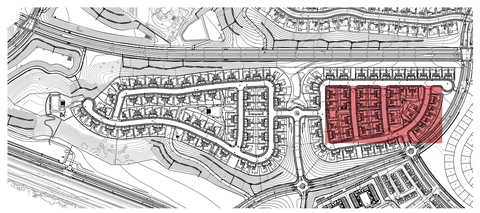
LEGEND

1. Adirondack Chair Seating Group - See Sheet L-22
2. Bench - See Sheet L-22
3. Seating Group at Shade Structure - See Sheet L-22
4. Seat Wall - See Sheet L-23
5. Decomposed Granite Paving
   Color: Tan
6. Concrete Paving
   Natural Grey with Broom Finish
7. Waste Receptacle See Sheet L-22
8. Pet Waste Station - See Sheet L-22
9. Shade Structure - See Sheet L-24
10. Bike Rack - See Sheet L-22

Bollard Lighting - See Sheet L-21

Street Lighting - See Sheet L-21

KEYMAP



LENNAR

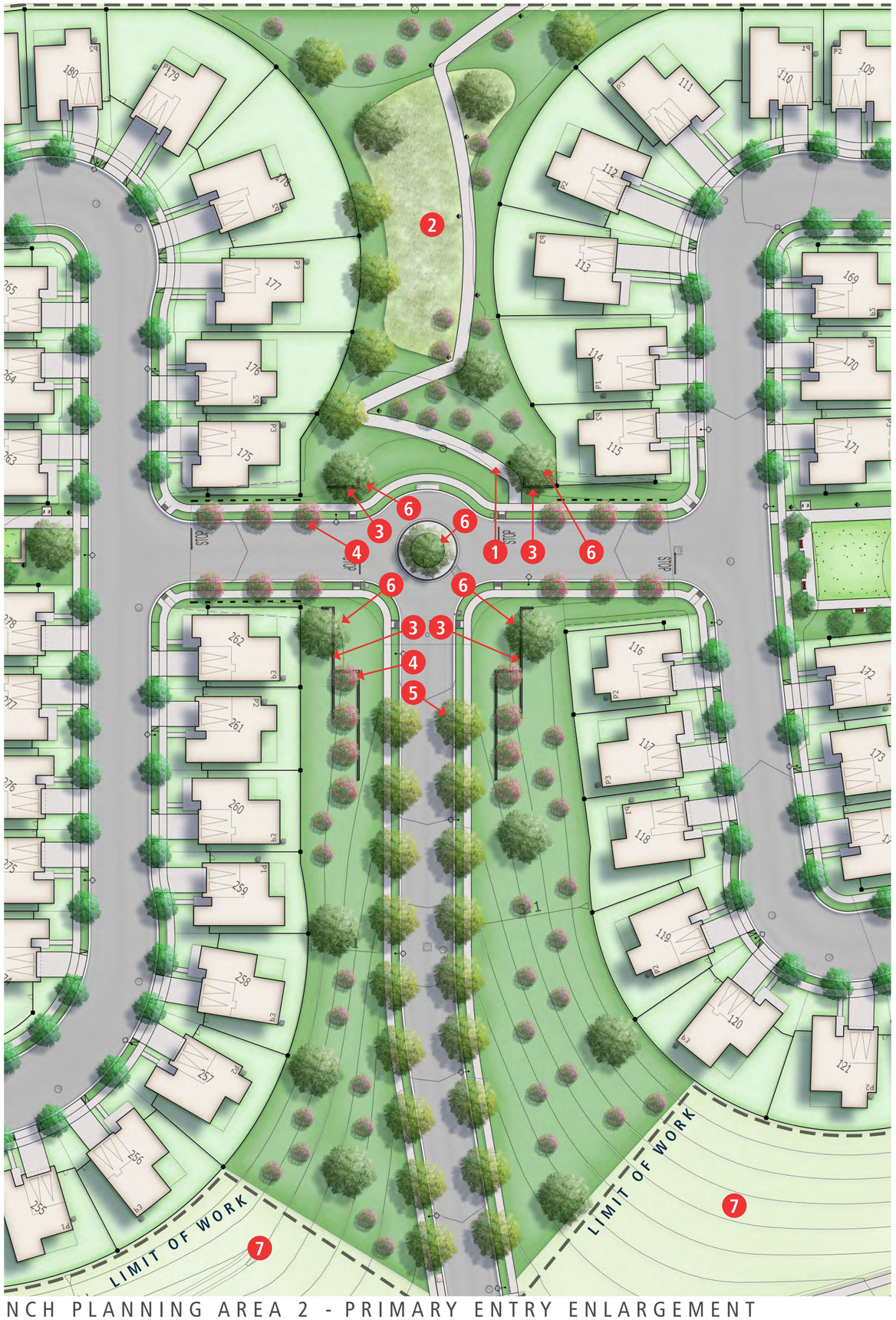
HITCH RANCH PLANNING AREA 2 - OPEN SPACE AREA SITE PLAN

MOORPARK, CA

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Scale: 1" = 30'-0"

10.07.26

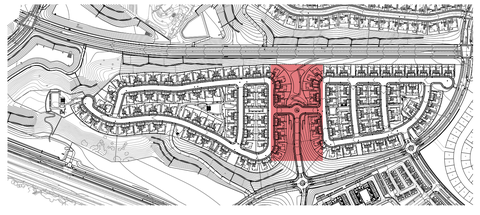
C2 Collaborative



LEGEND

1. Community Walk
2. Meadow Planting
3. Community Monumentation and Signage
4. Accent Tree
5. Street Tree
6. Canopy Tree
7. Slope Planting by Master Landscape Architect

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - PRIMARY ENTRY ENLARGEMENT

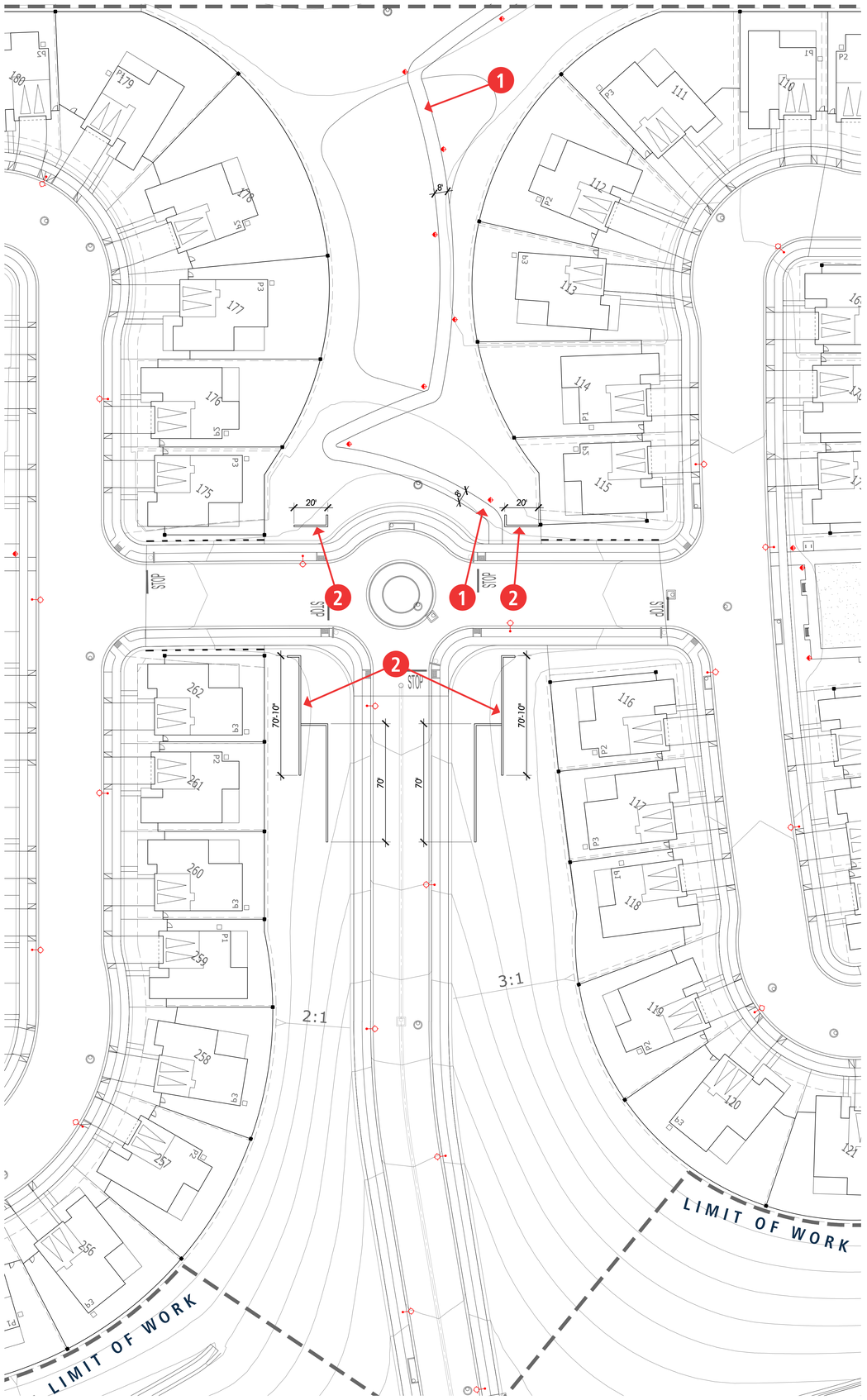
MOORPARK, CA

0 15' 30' 60'

Scale: 1" = 30'-0"

10.07.26

C2 Collaborative



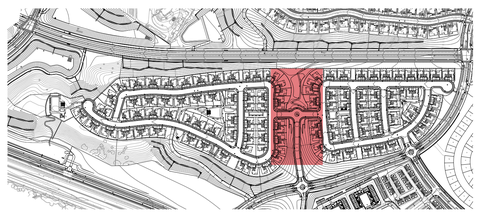
LEGEND

1. Concrete Paving
   Natural Grey with Broom Finish
2. Community Monumentation and Signage
   Refer to Sheet L-13 for detail

Bollard - See Sheet L-21

Street Light - See Sheet L-21

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - PRIMARY ENTRY SITE PLAN

MOORPARK, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

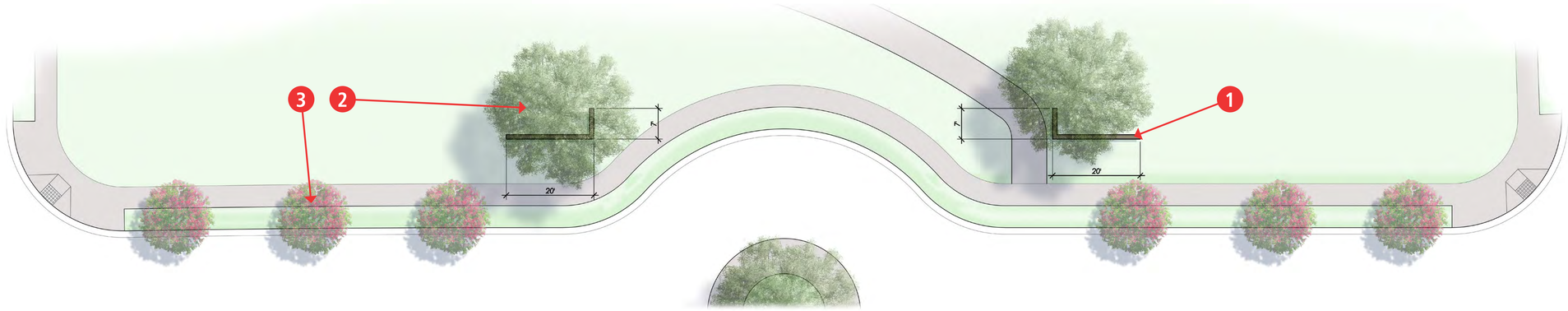
10.07.26

L-12

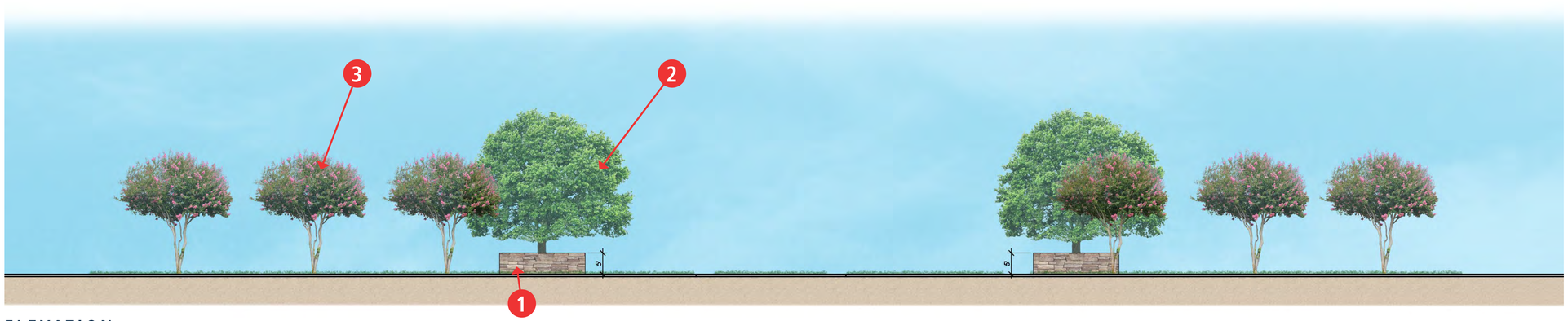
C2 Collaborative

LEGEND

1. 5'-0" Stone Wall
2. Canopy Tree Per Planting Plan
3. Accent Tree Per Planting Plan

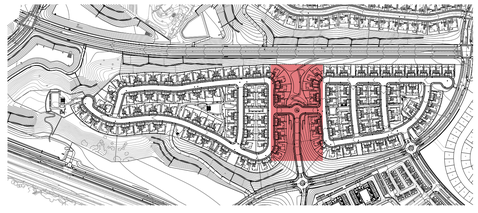


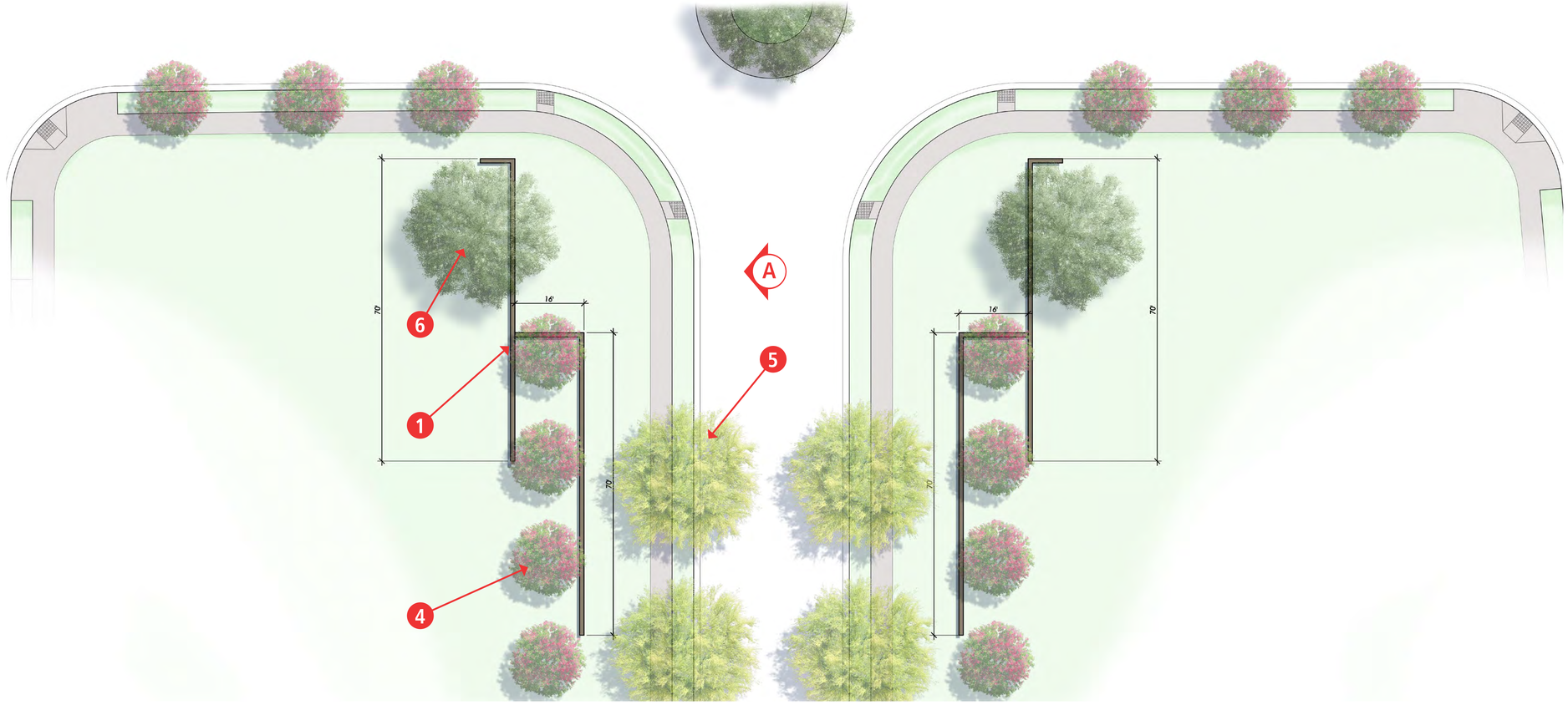
PLAN VIEW
SCALE: NTS



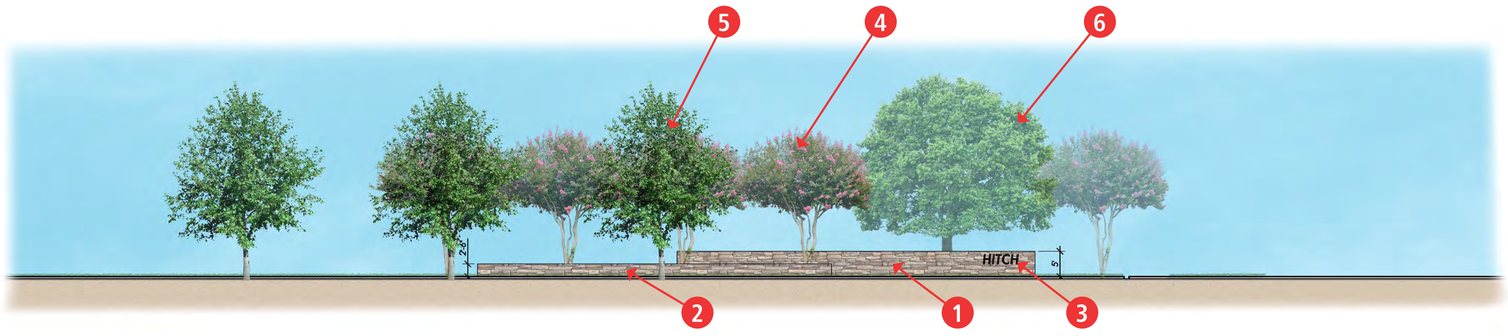
ELEVATION
SCALE: NTS

KEYMAP





PLAN VIEW
SCALE: NTS

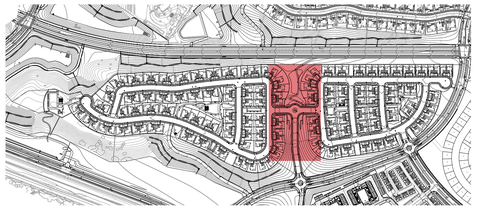


ELEVATION A
SCALE: NTS

LEGEND

1. 5'-0" Stone Wall
2. 2'-6" Stone Wall
3. Neighborhood Signage Location
4. Accent Tree Per Planting Plan
5. Street Tree Per Planting Plan
6. Canopy Tree Per Planting Plan

KEYMAP

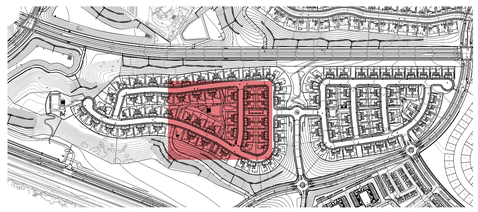




LEGEND

1. Community Walk
2. Earth Mounding
3. Slope Landscape by Master Landscape Architect
4. Decomposed Granite Paving
5. Community Shade Structure with Seating
6. Bench
7. Social Seating and Low Wall
8. Lawn Area
9. Street Tree
10. Vertical Accent Tree
11. Medium Sized Canopy Tree

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - OPEN SPACE AREA ENLARGEMENT

MOORPARK, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

10.07.26

L-15

C2 Collaborative



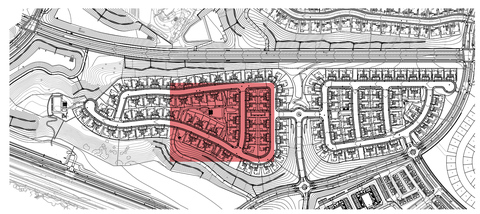
LEGEND

1. Bench - See Sheet L-22
2. Picnic Table at Community Shade Structure - See Sheet L-22
3. Community Shade Structure - See Sheet L-25
4. Decomposed Granite Paving
   Color: Tan
5. Waste Receptacle - See Sheet L-22
6. Pet Waste Station - See Sheet L-22
7. Seat Wall - See Sheet L-23
8. Adirondack Chair Seating Group - See Sheet L-22
9. Bike Rack - See Sheet L-22
10. Concrete Paving
    Natural Grey with Broom Finish

Bollard - See Sheet L-21

Street Light - See Sheet L-21

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - OPEN SPACE AREA SITE PLAN

MOORPARK, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

10.07.26

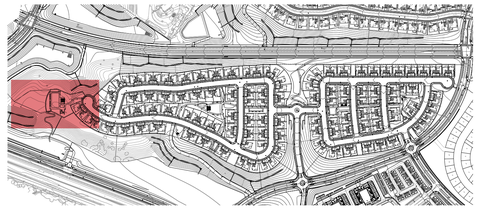
C2 Collaborative



LEGEND

1. Lawn Area
2. Concrete or Granitecrete Walk
3. Trail to Future Park by Master Landscape Architect
4. Bench
5. Shade Structure with Seating
6. Medium Sized Canopy Tree
7. Large Sized Canopy Tree
8. Seat Wall
9. Casual Seating
10. Slope Planting by Master Landscape Architect

KEYMAP



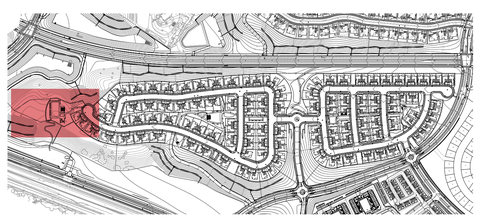


LEGEND

1. Bench - See Sheet L-22
2. Shade Structure - See Sheet L-26
3. Picnic Table at Shade Structure - See Sheet L-22
4. Concrete Walk: Natual Grey with Broom Finish
   or Granitecrete Walk: Ash Grey
5. Pet Waste Station - See Sheet L-22
6. Waste Receptacle - See Sheet L-22
7. Adirondack Chair Seating Group - See Sheet L-22
8. Decorative Stone Paving
   3/8" Beige Gravel

Bollard - See Sheet L-21

KEYMAP



LENNAR

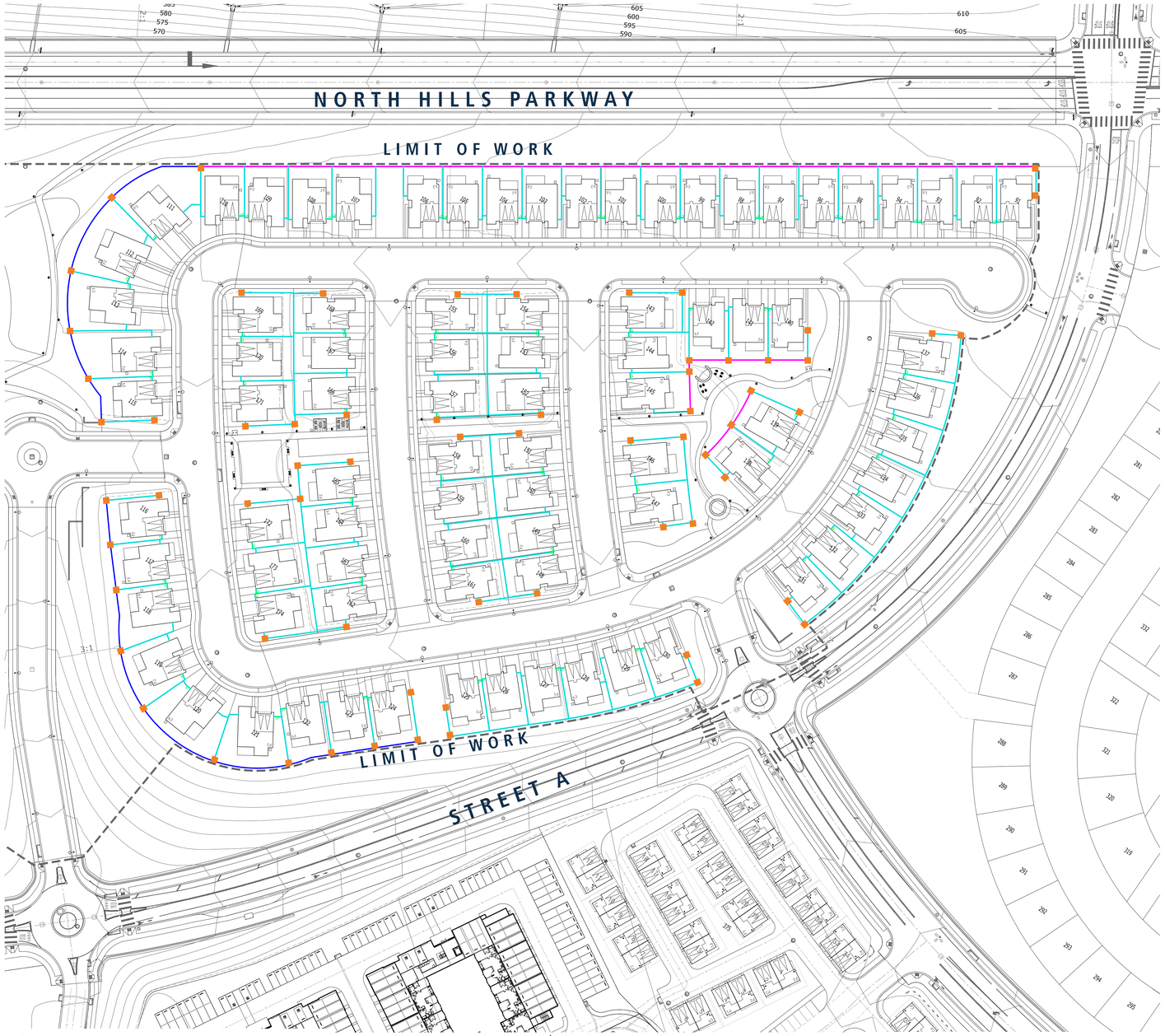
HITCH RANCH PLANNING AREA 2 - OVERLOOK PARK SITE PLAN

MOORPARK, CA

0 15' 30' 60'
Scale: 1"= 30'-0"

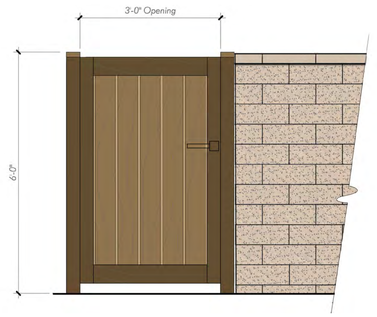
10.07.26

C2 Collaborative

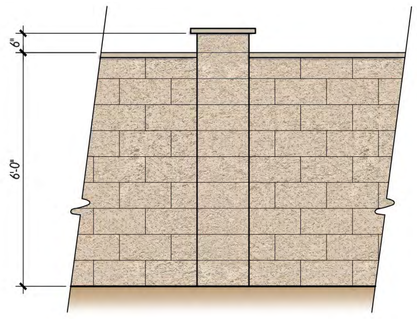


LEGEND

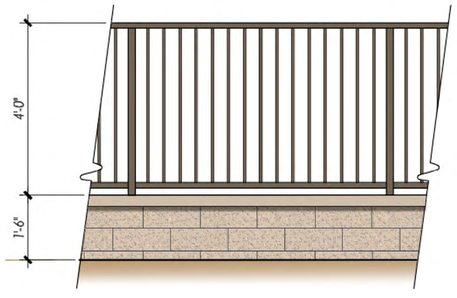
- Low Slump Wall with Tubular Steel Fence (5’-6” Tall)
  Wall Color: Tan Fence Color: Dark Brown
- Slump Block Wall (6’-0” Tall)
  Wall Color: Tan
- Tubular Steel Fence (5’-6” Tall)
  Fence Color: Dark Brown
- Slump Block Pilaster with Precast Cap
  Wall Color: Tan
- Side Yard Gate - Aluminum with Cement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



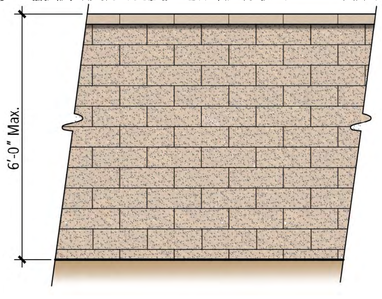
SIDE YARD GATE



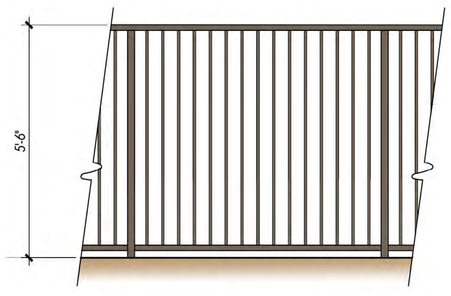
SLUMP BLOCK PILASTER WITH PRECAST CAP
HEIGHT: 6’-6”



LOW SLUMP WALL WITH TUBULAR STEEL FENCE
HEIGHT: 5’-6”

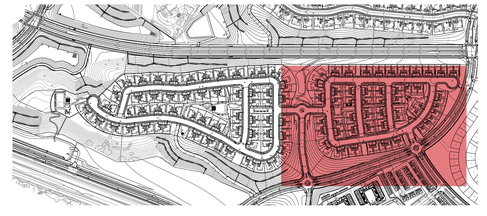


SLUMP BLOCK WALL
HEIGHT: 6’-0”



TUBULAR STEEL FENCE
HEIGHT: 5’-6”

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

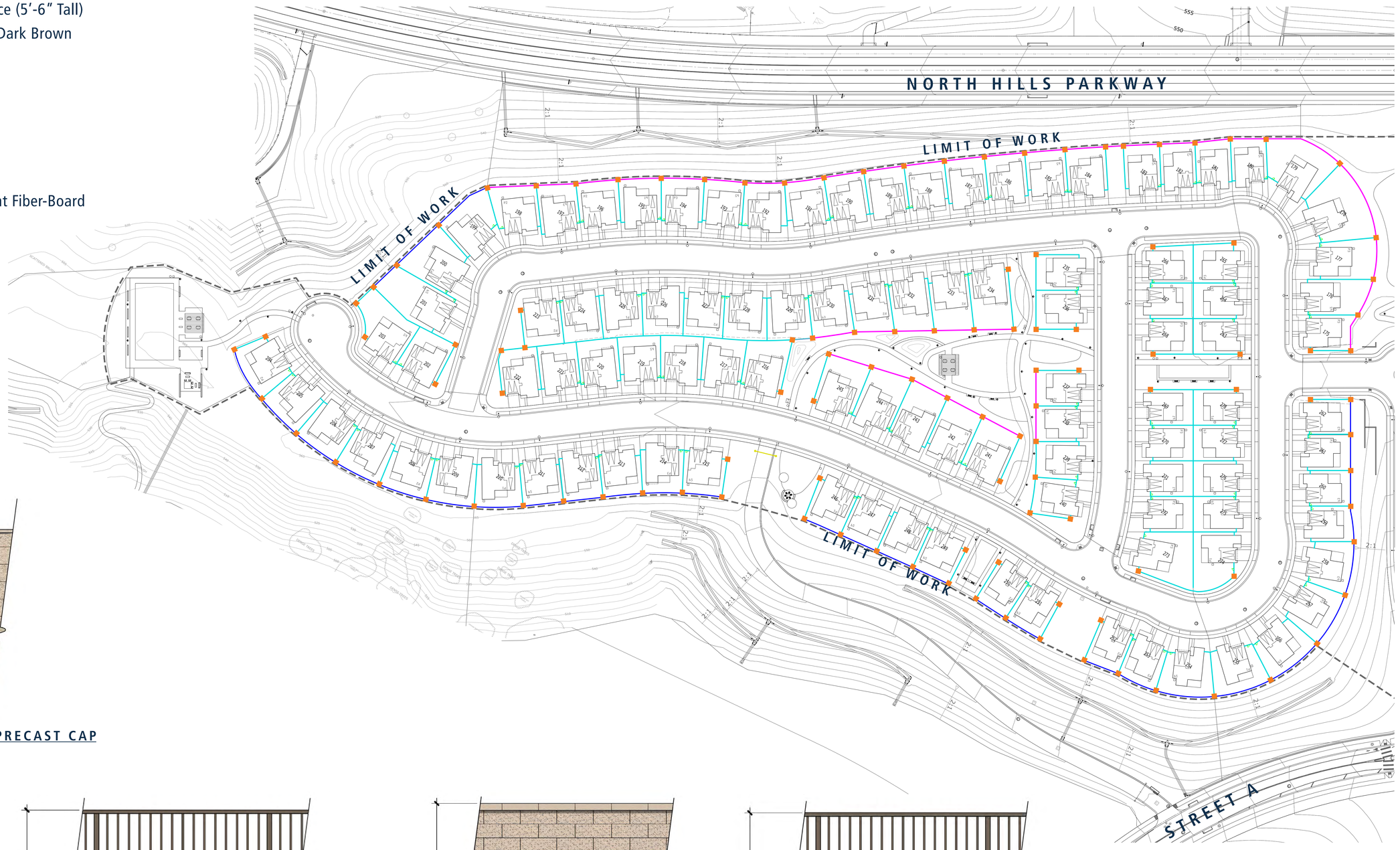
0 30’ 60’ 90’
Scale: 1” = 60’-0”

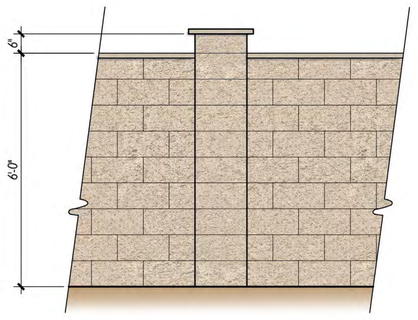
10.07.26 L-19

C2 Collaborative

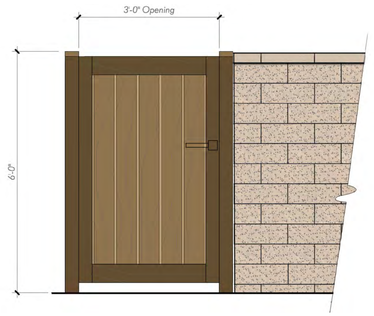
LEGEND

- 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

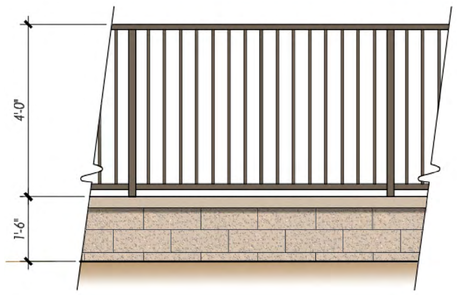




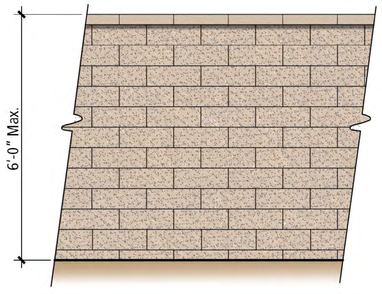
SLUMP BLOCK PILASTER WITH PRECAST CAP
HEIGHT: 6'-6"



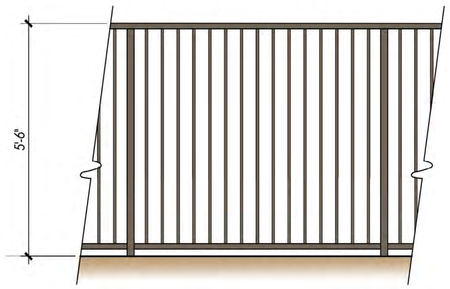
SIDE YARD GATE



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

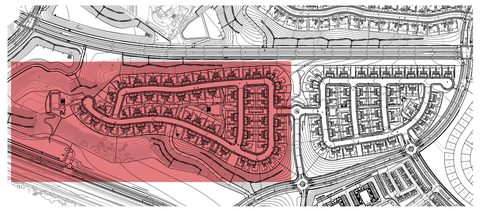


SLUMP BLOCK WALL
HEIGHT: 6'-0"



TUBULAR STEEL FENCE
HEIGHT: 5'-6"

KEYMAP



LENNAR

HITCH RANCH PLANNING AREA 2 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

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

10.07.26

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.

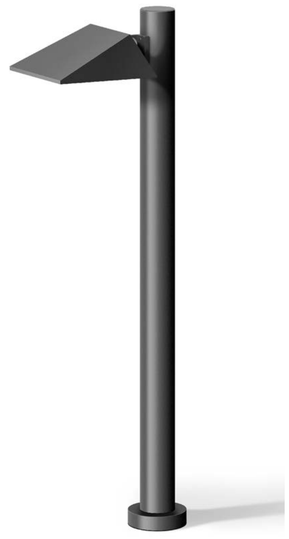
Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum

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

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

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 sect, 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 U0, 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.

UL Listed for Wet Location

2023129

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

MADE IN THE USA

SUN VALLEY | U.S. ARCHITECTURAL

PENDANT MOUNTED ARM

XPL

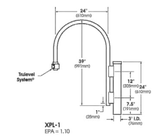
PROJECT NAME:

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

Patent pending

SCALE: W=1"

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 www.uspltg.com

MADE IN THE USA

2020309

U.S. ARCHITECTURAL

STREET LIGHTING

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 tenon top
Post Top Fitter: 2 3/8" O.D. Tenon
Multiple Luminaires: 2 @ 180°, 3 @ 120°, 4 @ 90° (Tenon Oriented)

2022349

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

MADE IN THE USA

SUN VALLEY



BENCH

GREY FRAME WITH IPE SLATS



PICNIC TABLE

GREY FRAME WITH IPE SLATS



WASTE RECEPTACLE
DUAL STREAM

GREY FRAME WITH IPE SLATS



BIKE RACK

GREY



ADIRONDACK CHAIR (COMPOSITE)
SEATING GROUP (4)

CHARCOAL GREY



SEATING GROUP AT SHADE STRUCTURE

CHARCOAL GREY

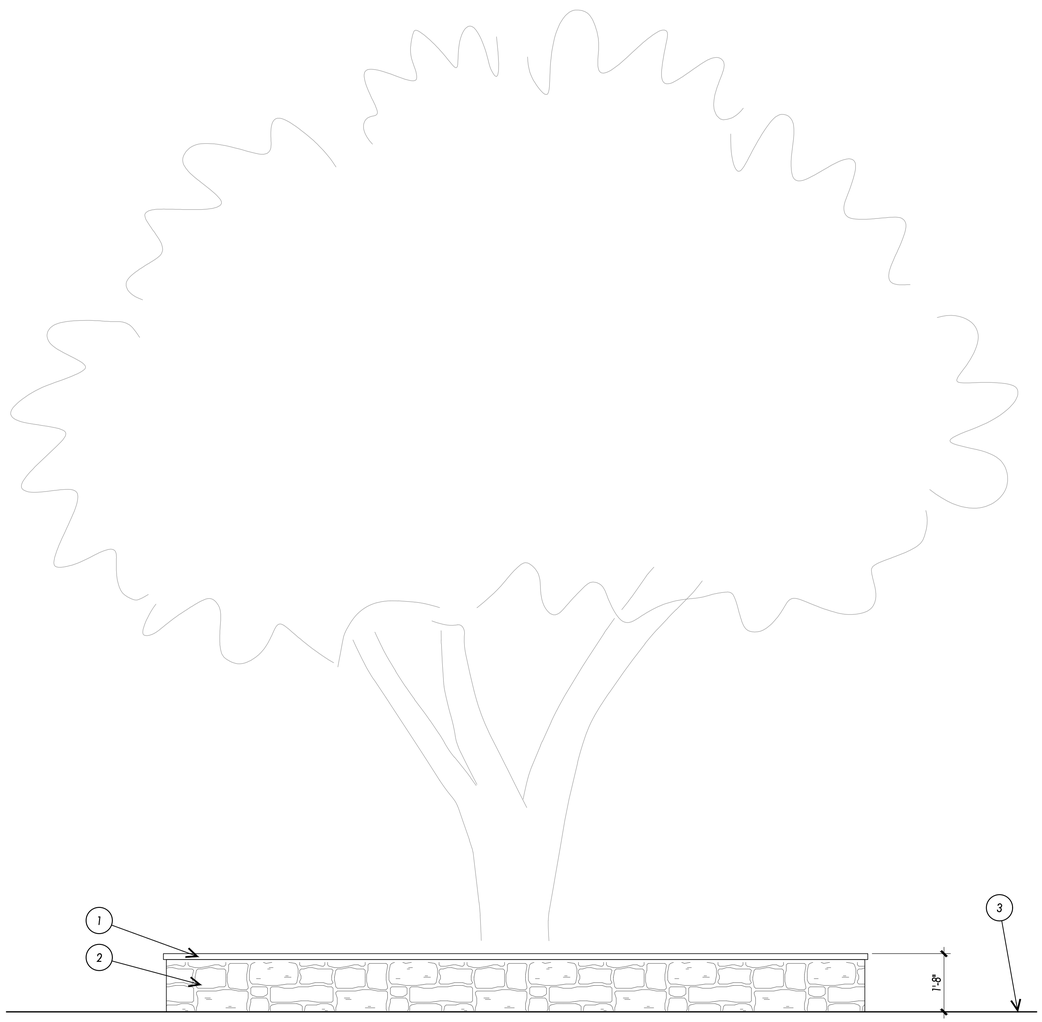


PET WASTE STATION

GREEN

LEGEND

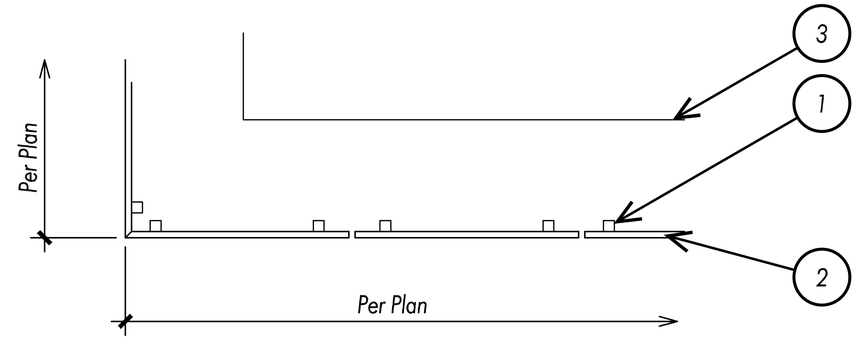
1. 1'-0" wide x 2" precast concrete wall cap.
2. CMU build-up with enhanced stone veneer.
3. Finish surface.



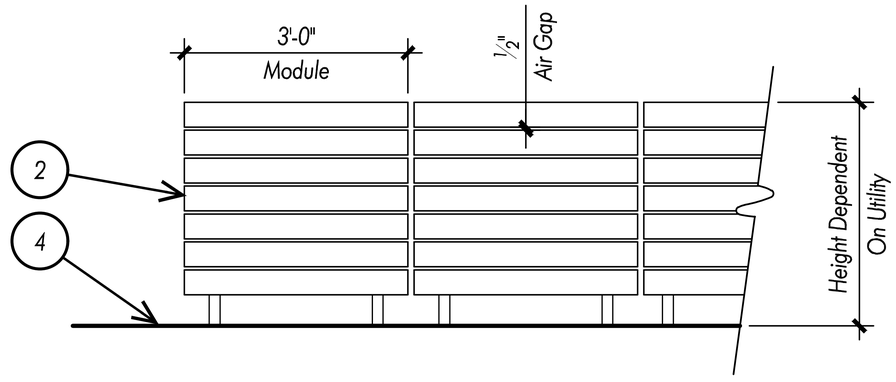
SEATWALL ELEVATION

LEGEND

1. 1 ¾ 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.



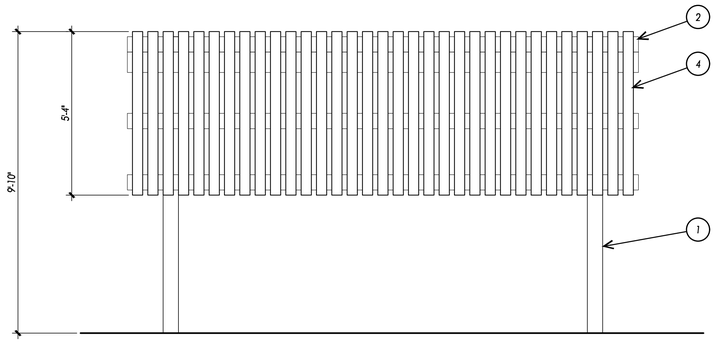
PLAN VIEW



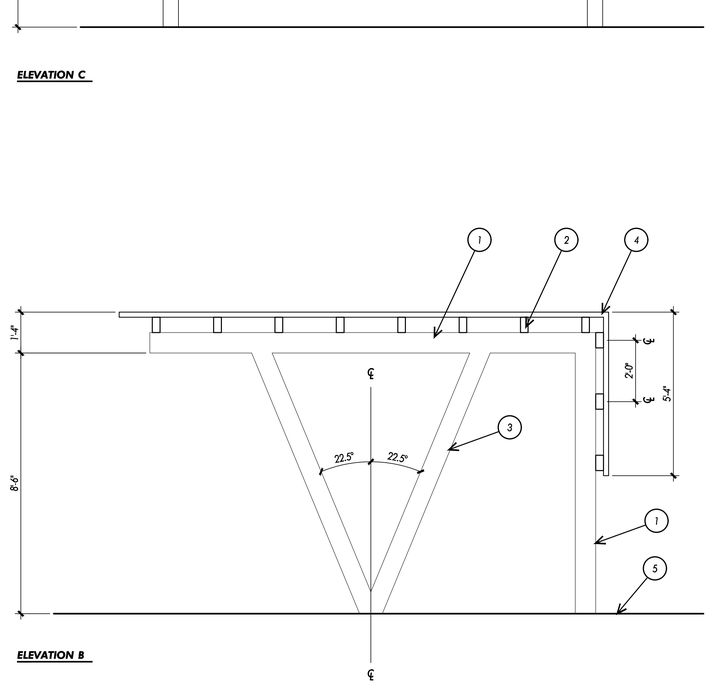
UTILITY SCREEN ELEVATION

LEGEND

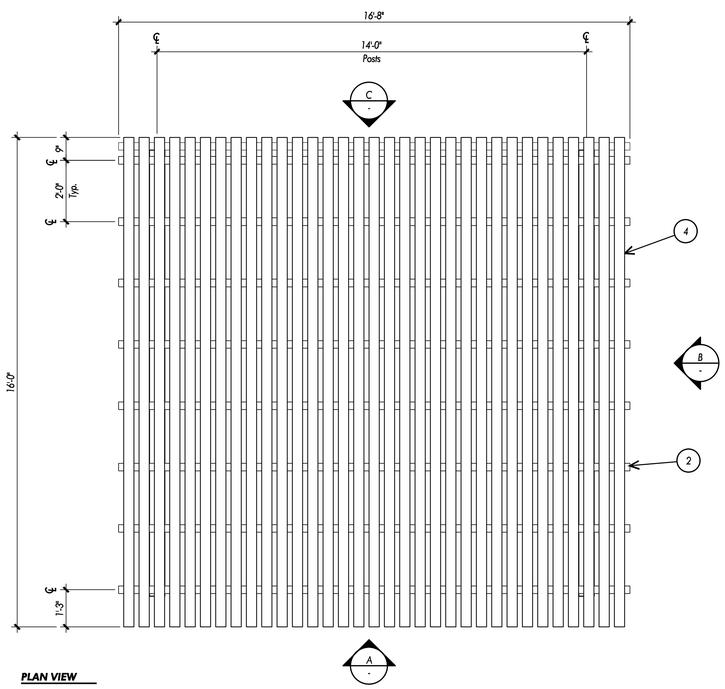
1. *6" x 8" tubular steel post and beam.*
2. *3" x 6" tubular steel beam.*
3. *4" x 8" tubular steel angled support posts.*
4. *2" x 4" tubular steel flat lattice at 6" o.c.*
5. *Finish surface.*



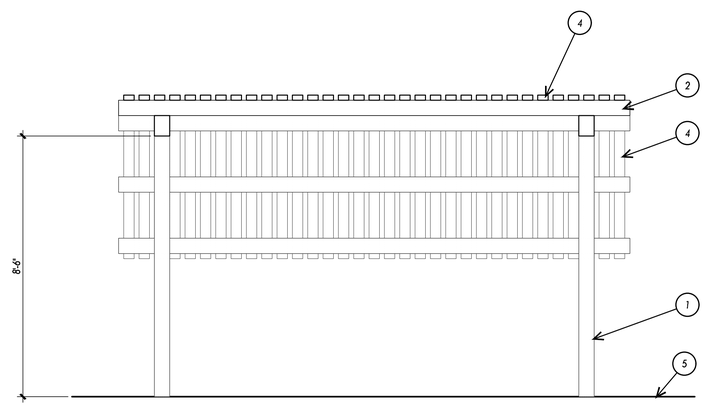
ELEVATION C



ELEVATION B



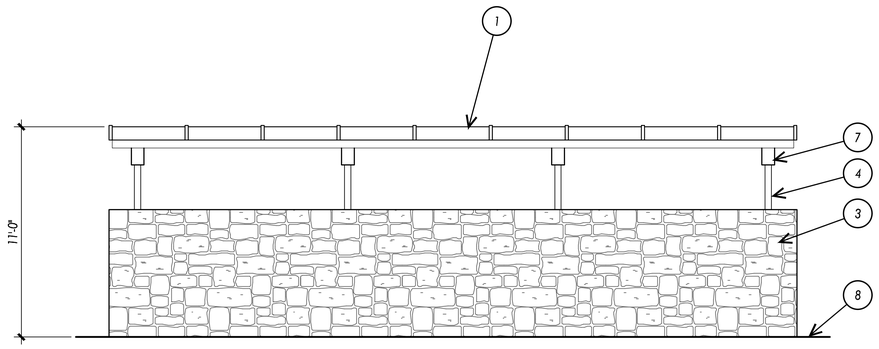
PLAN VIEW



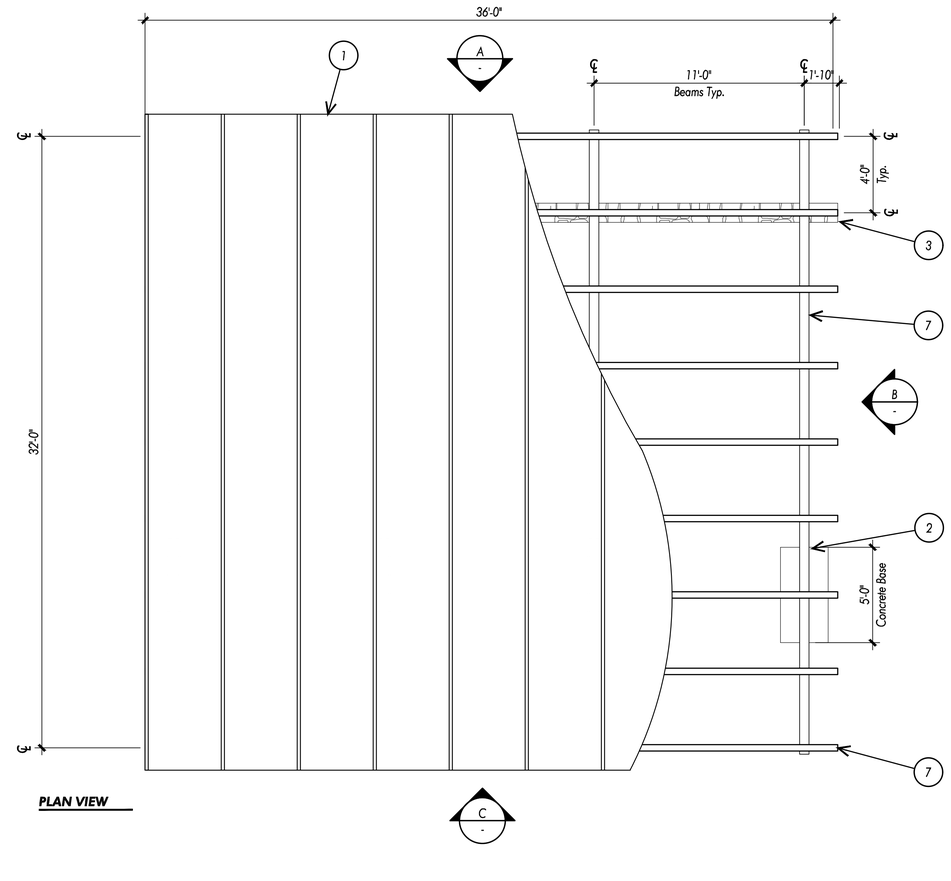
ELEVATION A

LEGEND

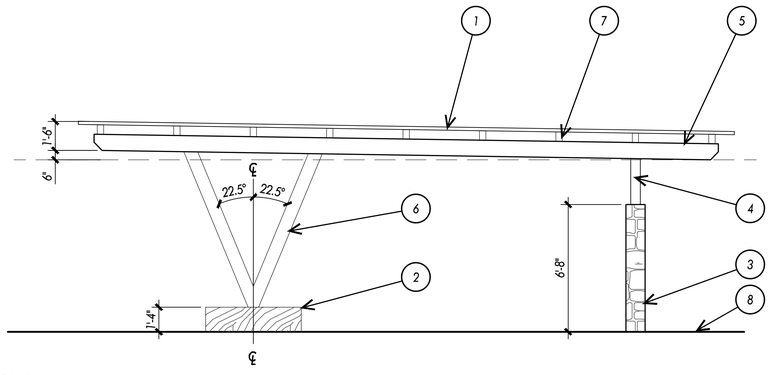
1. *Standing seam roof system with 5" wide tongue and groove ceiling.*
2. *5' x 16" concrete base. Natural color with board form finish. ½" radius at top edge.*
3. *12" wide CMU wall with enhanced veneer.*
4. *6" sq. tubular steel post.*
5. *6" x 10" tubular steel beam.*
6. *4" x 8" tubular steel angled support posts.*
7. *4" x 6" tubular steel joist.*
8. *Finish Surface*



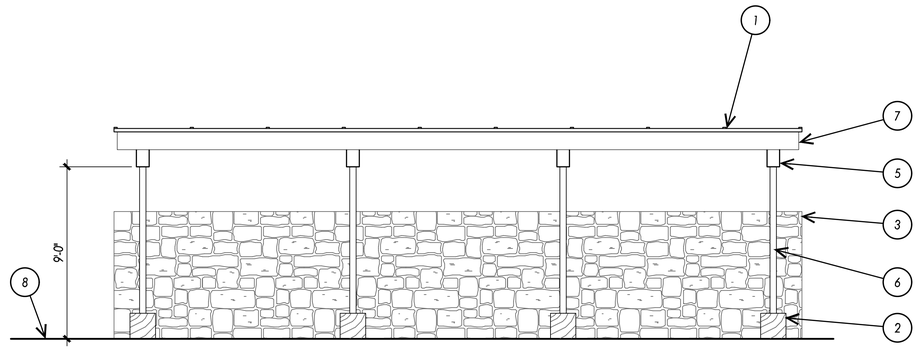
ELEVATION A



PLAN VIEW



ELEVATION B



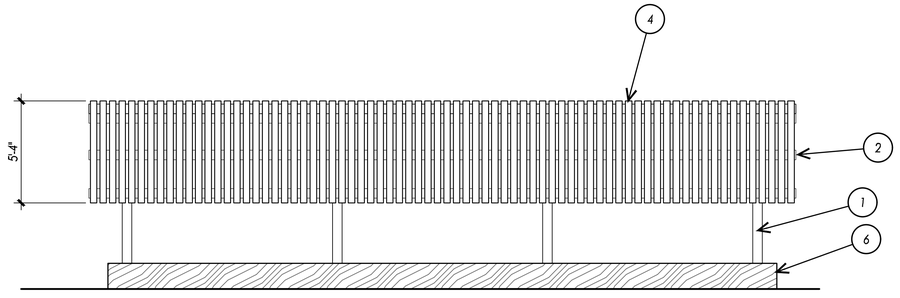
ELEVATION C

DETAIL

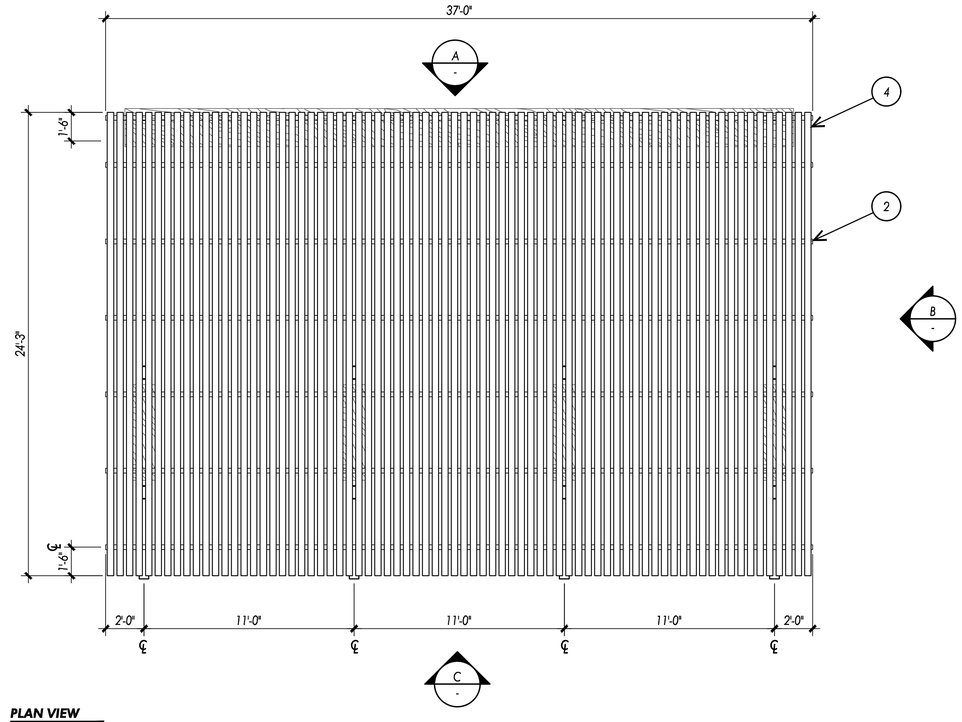
PA2-Shade B.dwg
Scale:
1/4" = 1'-0"

LEGEND

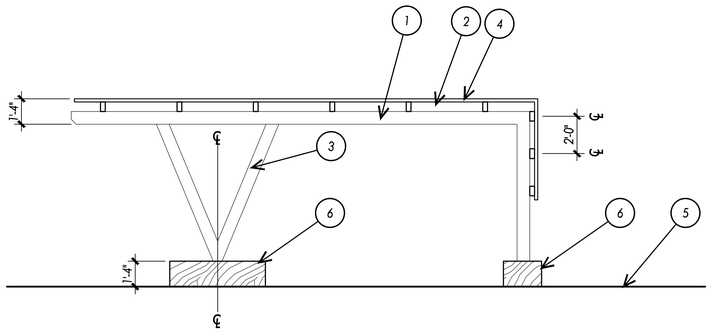
1. 6" x 8" tubular steel post and beam.
2. 3" x 6" tubular steel beam.
3. 4" x 8" tubular steel angled support posts.
4. 2" x 4" tubular steel flat lattice at 6" o.c.
5. Finish surface.
6. PIP concrete base. Natural color with board form finish. 1/2" radius at top edge.



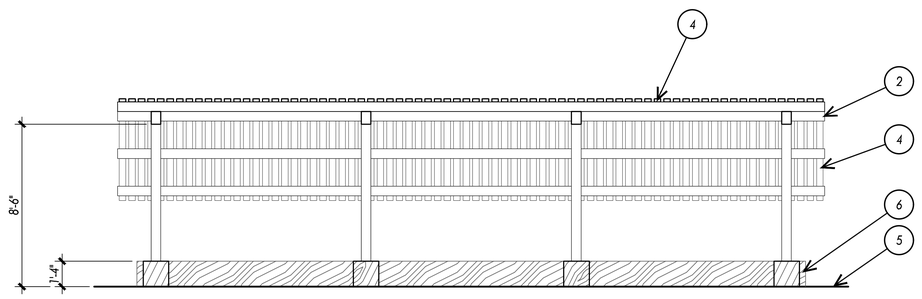
ELEVATION A



PLAN VIEW



ELEVATION B



ELEVATION C

LEGEND

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

511-0-010-375

511-0-010-385
SINGLE-FAMILY RESIDENCE

P.A.1

SECONDARY ACCESS ROAD

SECONDARY ACCESS GATE WITH AUTOMATIC EXIT LOOPS & KNOX BOX SWITCH

P.A.2

H
OPEN SPACE/BASIN/ WATER QUALITY

O
OPEN SPACE

NORTH HILLS PKWY (PUBLIC)

STREET "O" (PRIVATE)

STREET "N" (PRIVATE)

STREET "M" (PRIVATE)

STREET "K" (PRIVATE)

STREET "I" (PRIVATE)

STREET "P" (PRIVATE)

STREET "A" (PUBLIC)

RETAINING WALL H=5' MAX

52'x85'

58'x85'

T OPEN SPACE

R OPEN SPACE

Q OPEN SPACE

P OPEN SPACE

U OPEN SPACE

S OPEN SPACE

AA PASSIVE REC SPACE

AE PARK

S10 S11 S12 S13 S14 S15

PLANNING AREA 2 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 2 [LOTS 82-269, L-W, AC, AD, S5-S15]	SFD UNITS (& PRIVATE ST)	32.27		188	52
	OPEN SPACE	7.40			12
	MANUFACTURED SLOPES	18.55			30
	PASSIVE REC LOT	1.55			2
	WATER QUALITY	2.33			4
	GROSS SUBTOTAL	62.10 ±	3.03	188	100
	PRIVATE STREETS	11.09			4
	NET SUBTOTAL	51.01 ±	3.69	188	100

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
46' x 85' LOTS	1	2,600	3	15	1,978	29,670
	2	2,837	4	21	1,972	41,412
	3	3,080	4	24	1,798	43,152
SUBTOTAL				60		105,771
52' x 85' LOTS	1	2,972	4	17	2,366	40,222
	2	3,242	4	24	2,413	57,912
	3	3,462	5	27	2,362	63,774
SUBTOTAL				68		161,908
58' x 85' LOTS	1	3,558	4	15	2,692	40,380
	2	3,636	4	21	2,570	53,970
	3	3,785	4	24	2,671	64,104
SUBTOTAL				60		158,454

OWNER/DEVELOPER

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

PA2 PARKING SUMMARY

	GARAGE REQUIRED	GARAGE PROVIDED
46' x 85' LOTS	120	120
52' x 85' LOTS	136	136
58' x 85' LOTS	144	165
TOTAL	400	421

N
W E
S

SCALE: 1"=60'
0 60 120 180

NOTE:

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

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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

GREG J. MUSSER DATE: 10/06/2026
PROJECT ENGINEER
R.C.E.

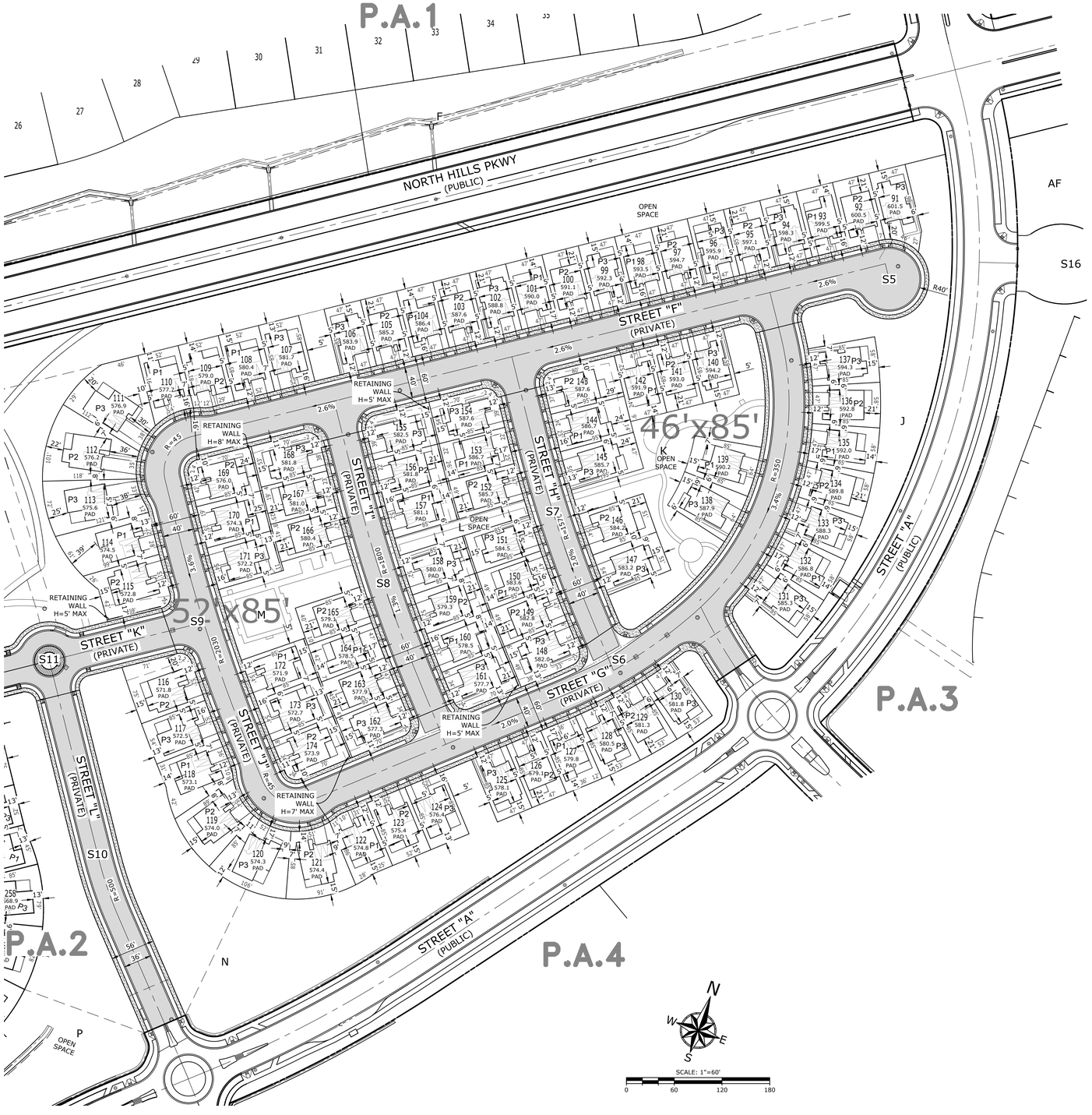
RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 1 OF 8

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\site plans\0047-04_sp_pa2.dwg



NOTE:

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

REVISIONS			
MARK	DATE	DESCRIPTION	BY

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DATE

DATE

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

GREG J. MUSSER DATE: 08/11/2026
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 2
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 8

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\site plans\0047.04_sp_pa2.dwg

LEGEND

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

511-0-010-375

511-0-010-385
SINGLE-FAMILY RESIDENCE

P.A.1

SECONDARY ACCESS ROAD

SECONDARY ACCESS GATE WITH AUTOMATIC EXIT LOOPS & KNOX BOX SWITCH

H
OPEN SPACE/BASIN/ WATER QUALITY

NORTH HILLS PKWY (PUBLIC)

STREET "O" (PRIVATE)

STREET "N" (PRIVATE)

STREET "M" (PRIVATE)

STREET "K" (PRIVATE)

STREET "I" (PRIVATE)

STREET "P" (PRIVATE)

STREET "A" (PUBLIC)

O OPEN SPACE

T OPEN SPACE

R OPEN SPACE

Q OPEN SPACE

S OPEN SPACE

P OPEN SPACE

U OPEN SPACE

AA PASSIVE REC SPACE

AE PARK

S10 S11 S12 S13 S14 S15

RETAINING WALL H=5' MAX

52'x85'

58'x85'

P.A.2

PLANNING AREA 2 SUMMARY

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	WATER QALITY	2.33			4
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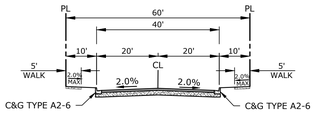
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SUBTOTAL				68		161,908
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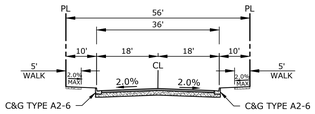
PA2 PARKING SUMMARY

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TOTAL	400	421



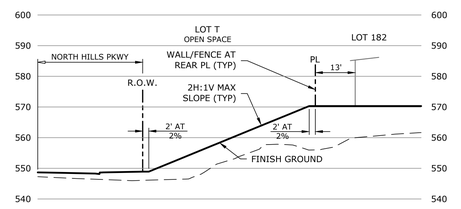
(ON-STREET PARKING BOTH SIDES)

PRIVATE STREETS - STREETS "F" THRU "K" & "M" THRU "P"



(NO PARKING BOTH SIDES)

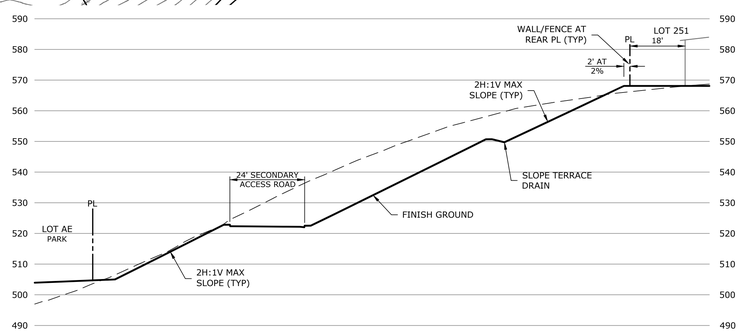
PRIVATE STREET - STREET "L"



CROSS SECTION

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

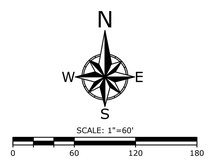
A



CROSS SECTION

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

B



SCALE: 1"=60'
0 60 120 180

NOTE:

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

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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

GREG J. MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 08/11/2026

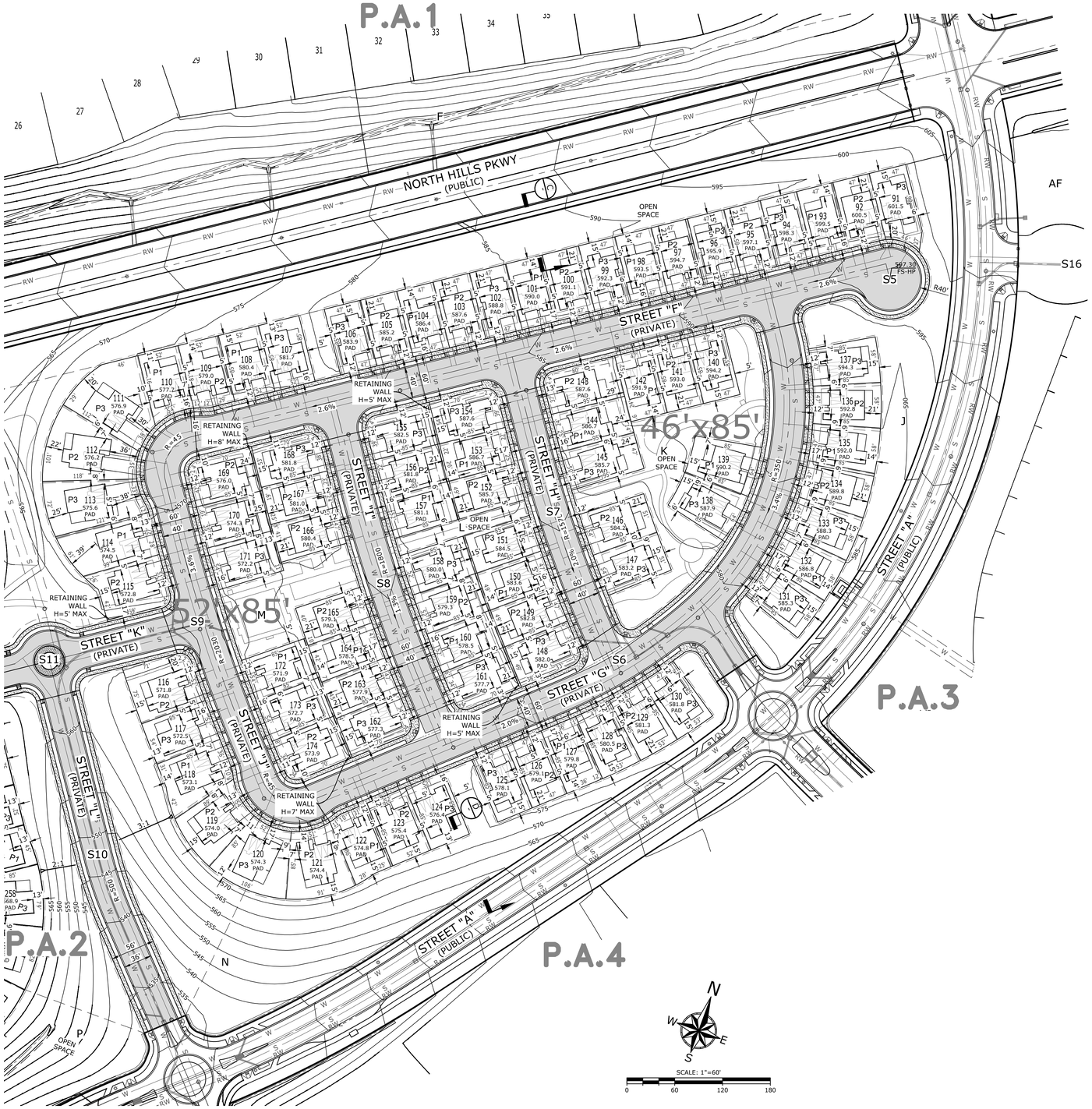
RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

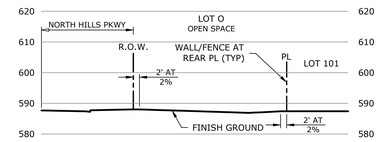
SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 3 OF 8

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\0047.04_rpd_pa2.dwg

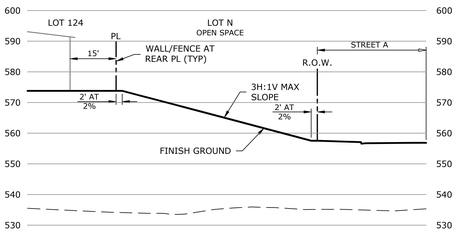




CROSS SECTION

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

C
2



CROSS SECTION

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

D
2

NOTE:

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

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 J. MUSSER DATE: 08/11/2026
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 2
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 8

DRAWING: n:\projects\0047.04 hitch ranch - rpd\engineering\acad\tentative map\0047.04 - psd_pa2.dwg

LEGEND

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

511-0-010-375

511-0-010-385
SINGLE-FAMILY RESIDENCE

P.A.1

SECONDARY ACCESS ROAD

SECONDARY ACCESS GATE WITH AUTOMATIC EXIT LOOPS & KNOX BOX SWITCH

H
OPEN SPACE/BASIN/ WATER QUALITY

O
OPEN SPACE

NORTH HILLS PKWY
(PUBLIC)

MPH

STREET "O"
(PRIVATE)

STREET "M"
(PRIVATE)

STREET "K"
(PRIVATE)

STREET "N"
(PRIVATE)

STREET "L"
(PRIVATE)

STREET "P"
(PRIVATE)

STREET "A"
(PUBLIC)

RETAINING WALL H=5' MAX

P.A.2

S10 S11 S12 S13 S14 S15

PH1 PH2 PH3 PH4 PH5 PH6 PH7 PH8

52'x85'

58'x85'

T OPEN SPACE

R OPEN SPACE

Q OPEN SPACE

P OPEN SPACE

U OPEN SPACE

S OPEN SPACE

AA
PASSIVE REC SPACE

AE
PARK

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 J. MUSSER DATE: 08/11/2026
PROJECT ENGINEER
R.C.E.

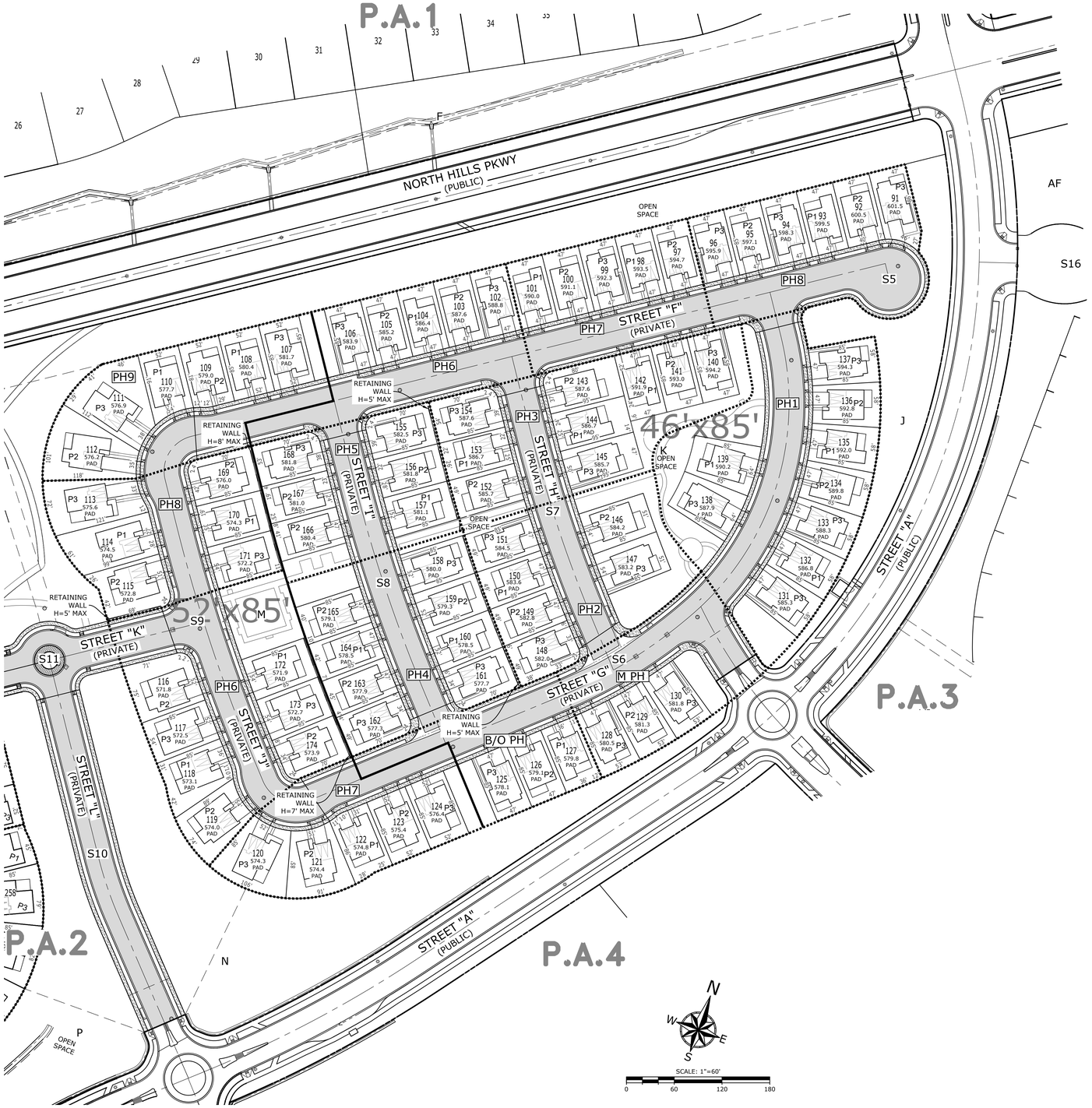
RPD - PRELIM. PHASING PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 5 OF 8

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\exhibits\0047-04_rpd_pa2_phasing.dwg



NOTE:

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

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 J. MUSSER DATE: 08/11/2026
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. PHASING PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 6 OF 8

DRAWING: o:\projects\0047.04 hitch ranch - rpd\engineering\acad\exhibits\0047.04 - rpd_pa2_phasing.dwg

PA-1 TREE REMOVAL SUMMARY

TREE NUMBER
213
214
215
216
217
218
219
220
231
232
233
234
235
236
237
238
244
245
246
269
270
271
272
273
274
275
276
277
278
279
280

LEGEND

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

511-0-010-375

OPEN SPACE/BASIN/ WATER QUALITY

511-0-010-385
SINGLE-FAMILY RESIDENCE

NORTH HILLS PKWY (PUBLIC)

STREET "O" (PRIVATE)

STREET "N" (PRIVATE)

STREET "P" (PRIVATE)

OPEN SPACE

PASSIVE REC SPACE

PARK

N
W E
S

SCALE: 1"=60'
0 60 120 180

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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

GREG J. MUSSER
PROJECT ENGINEER
R.C.E.

DATE: 08/11/2026

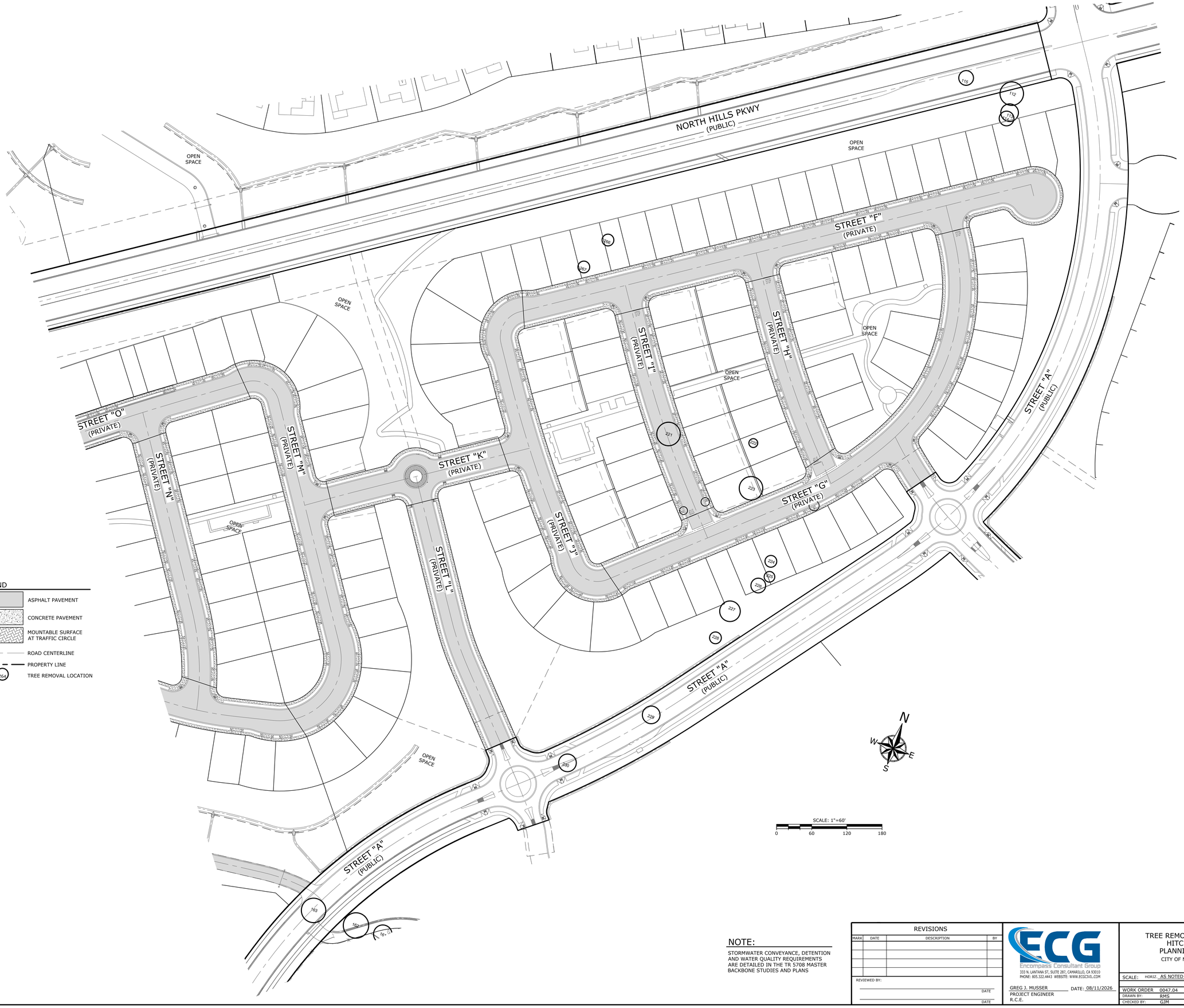
TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 7 OF 8

DRAWING: n:\projects\0047.04 hitch ranch - rpf\engineering\acad\tentative map\tree removals\0047.04_tree_pa2.dwg



PA-1 TREE REMOVAL SUMMARY

TREE NUMBER
112
113
114
221
222
223
224
225
226
227
228
266
267

LEGEND

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

NOTE:

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

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 J. MUSSER DATE: 08/11/2026
PROJECT ENGINEER
R.C.E.

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 2
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 8 OF 8

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\tree removals\0047.04_tree_pa2.dwg



1A | Spanish



2B| Farmhouse



3C| Contemporary Cottage

OUR TEAM

Lennar Homes
Contact: Ben O'Neal, Senior Project Manager
2000 FivePoint, Suite 362
Irvine, CA 92618
951.349.1000 | www.lennar.com

WHA. Architects . Planners . Designers .
Contact: Mike Cantrell, AIA
200 Commerce, Suite 200
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LENNAR

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

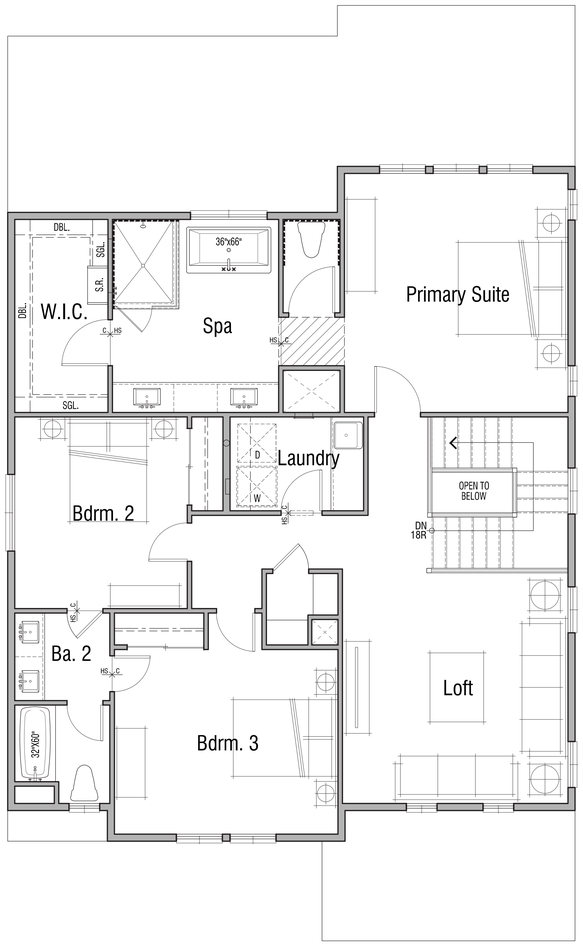
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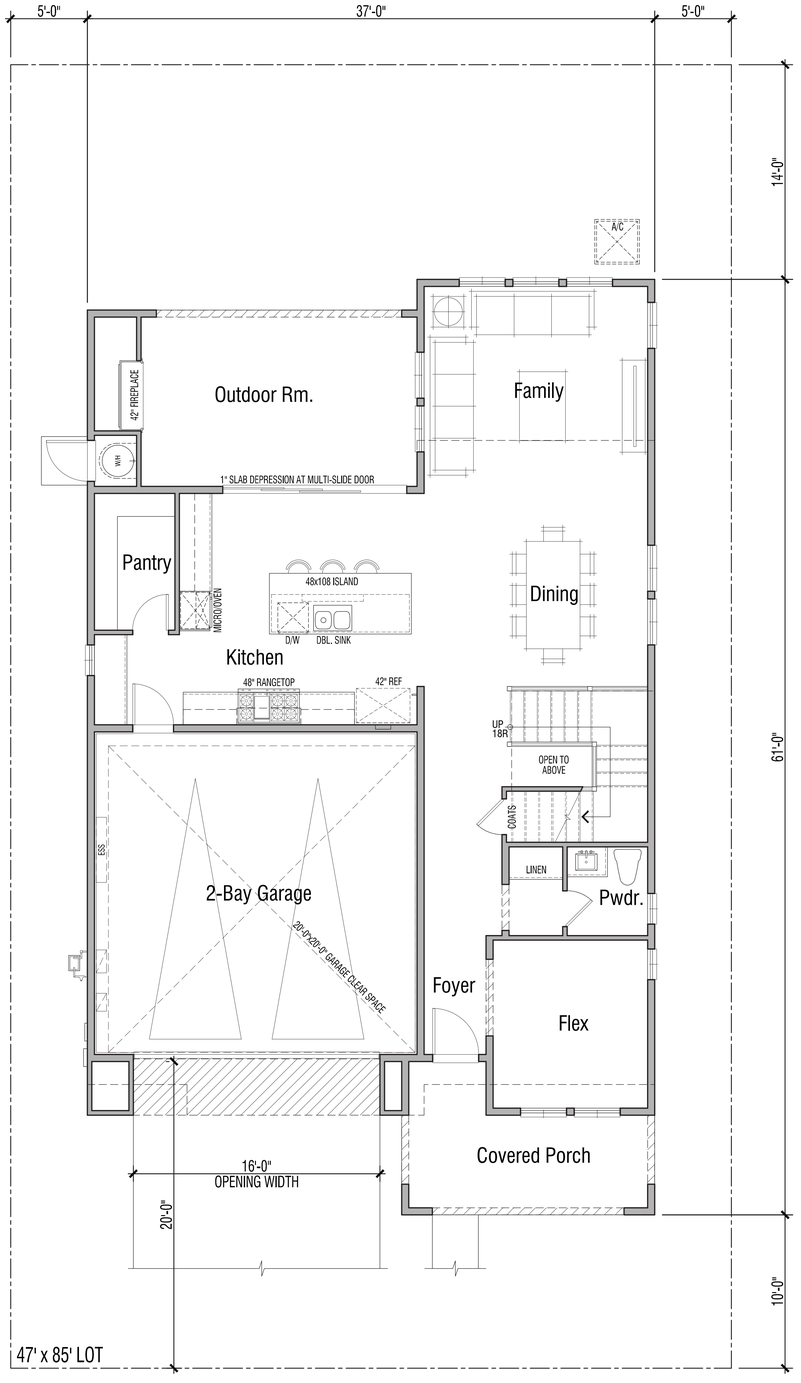
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Second Floor



First Floor

2,605 SF

3 Bedroom | 2.5 Bath | Flex | Loft
Covered Porch | Outdoor Room
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	1173 SQ. FT.
SECOND LEVEL	1432 SQ. FT.
TOTAL	2605 SQ. FT.
2-BAY GARAGE	462 SQ. FT.
COVERED PORCH	126 SQ. FT.
OUTDOOR ROOM	247 SQ. FT.

LOT COVERAGE TABLE	PLAN 1A
COVERED AREA (MAX. 1997 SQ. FT.)(*)	1956 SQ. FT.
LOT SIZE (MIN. 47' x 85')	3995 SQ. FT.
MAXIMUM LOT COVERAGE 50%	48.96%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 1A | Floor Plan

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

A1.1

0 2 4 8

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Color Scheme# 2

1A | Spanish



Color Scheme# 7

1C| Contemporary Cottage



Color Scheme# 6

1B| Farmhouse

PLAN 1 | Front Elevations

HITCH RANCH PA-2A - 47’X85’ SFD

MOORPARK, CA

A1.2

0 2 4 8

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LENNAR

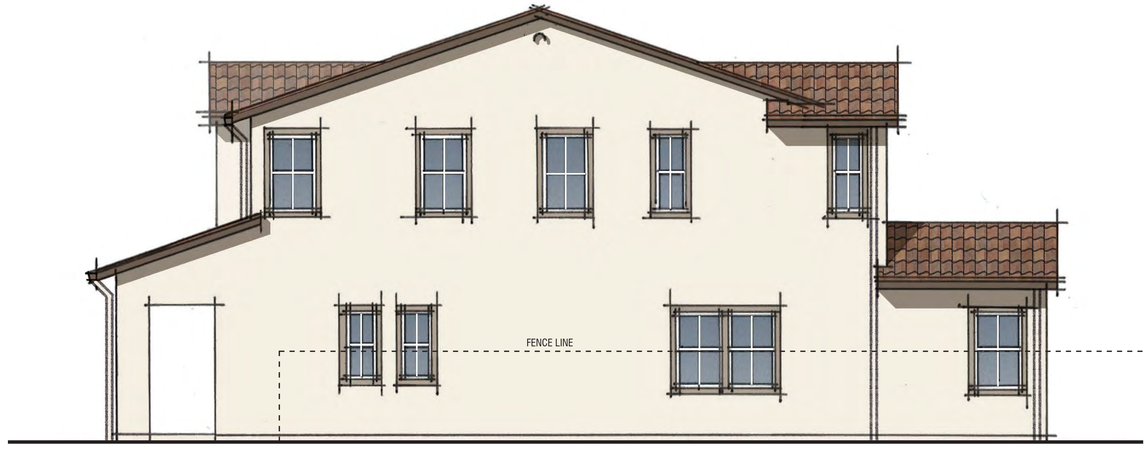
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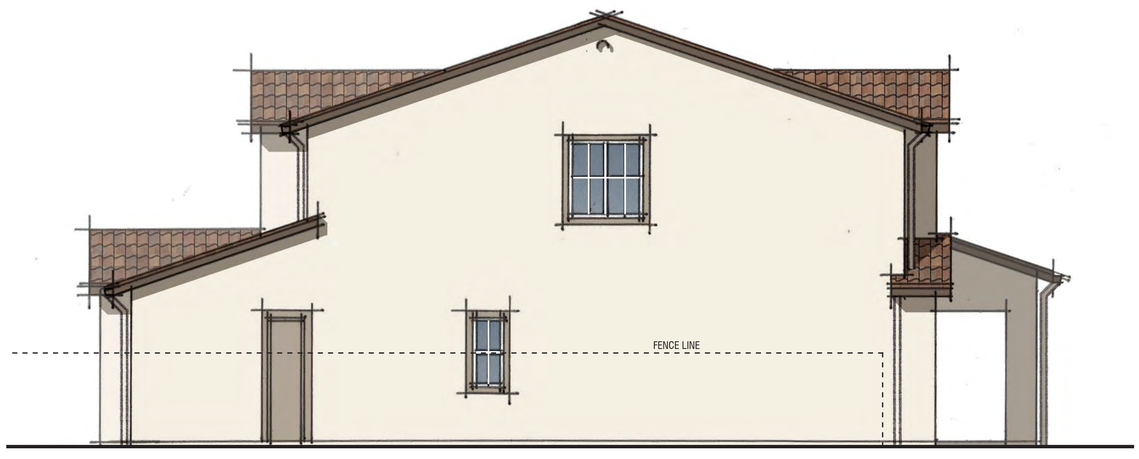
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Right



Rear



Color Scheme# 2

Left



MATERIALS: SPANISH

Front

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1A | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A1.3

0 2 4 8

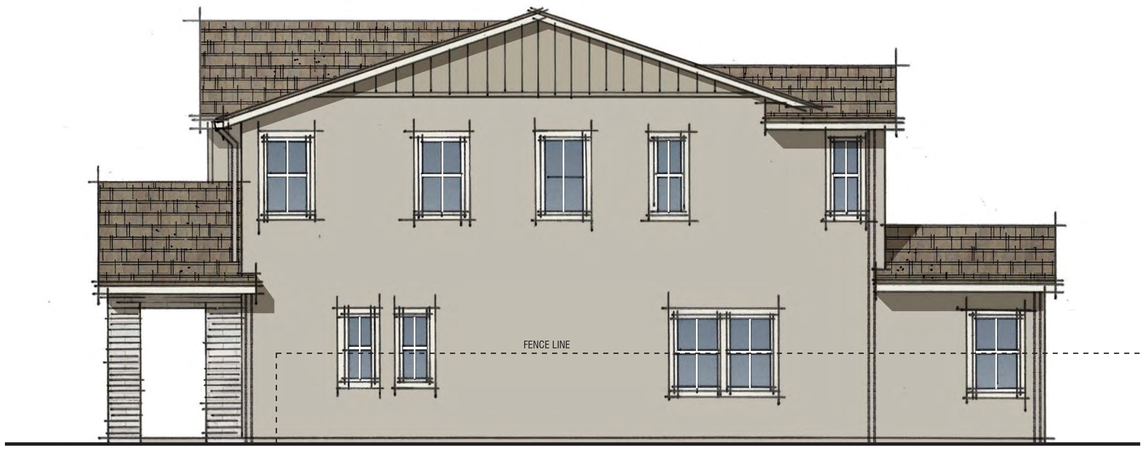
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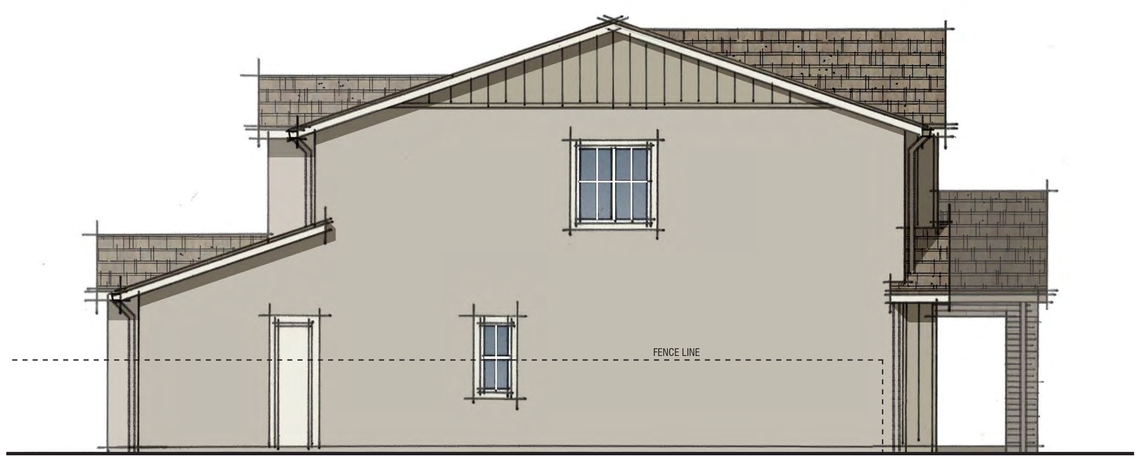
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 6

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 1B | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A1.4

0 2 4 8

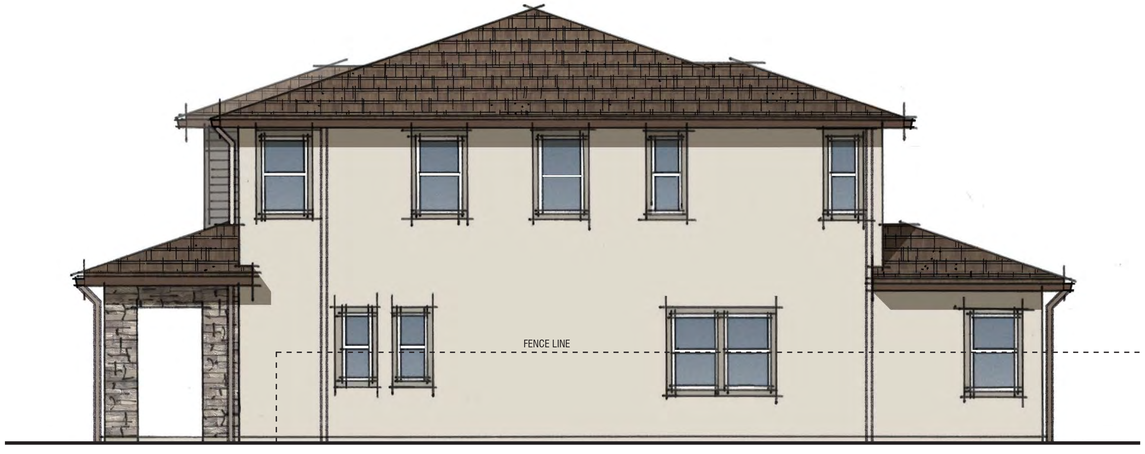
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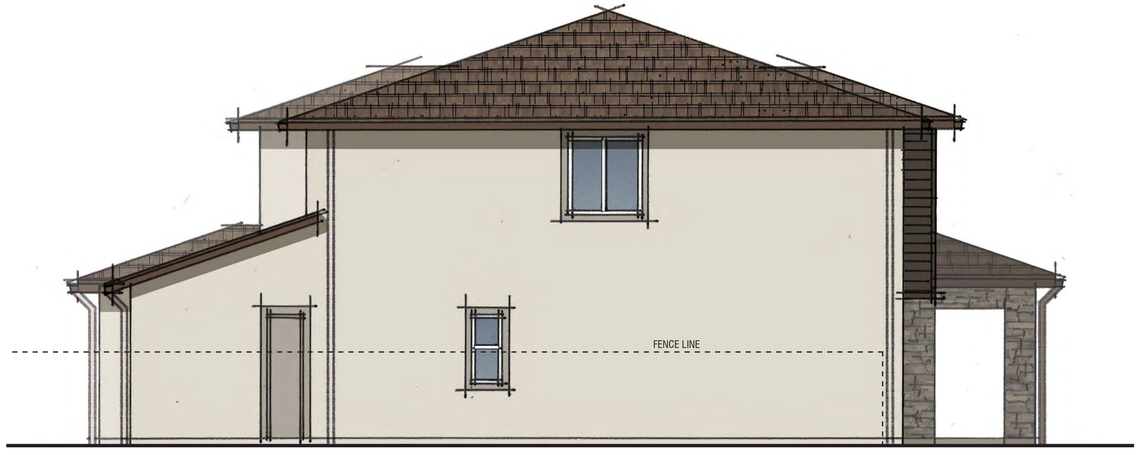
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Right



Rear



Color Scheme# 7

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1C | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A1.5

0 2 4 8

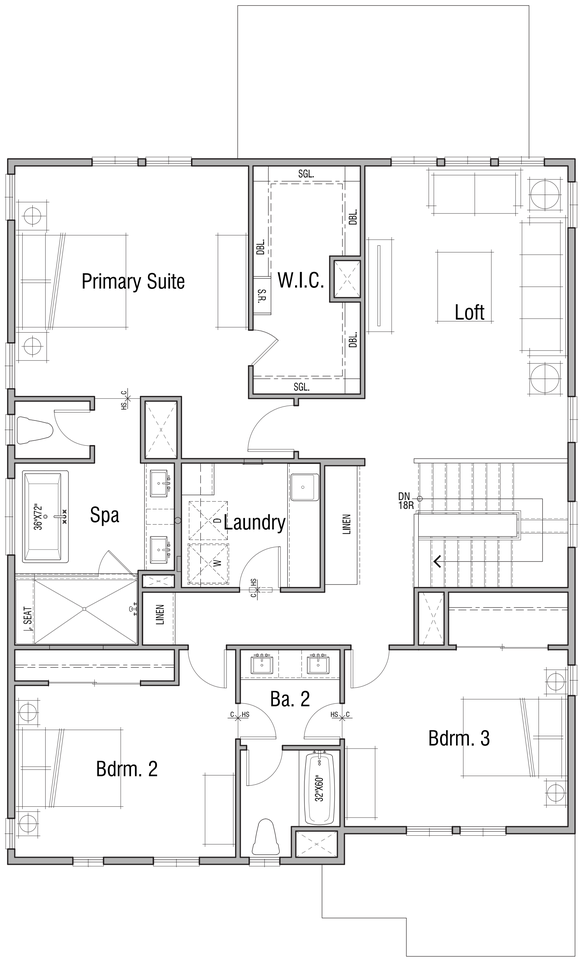
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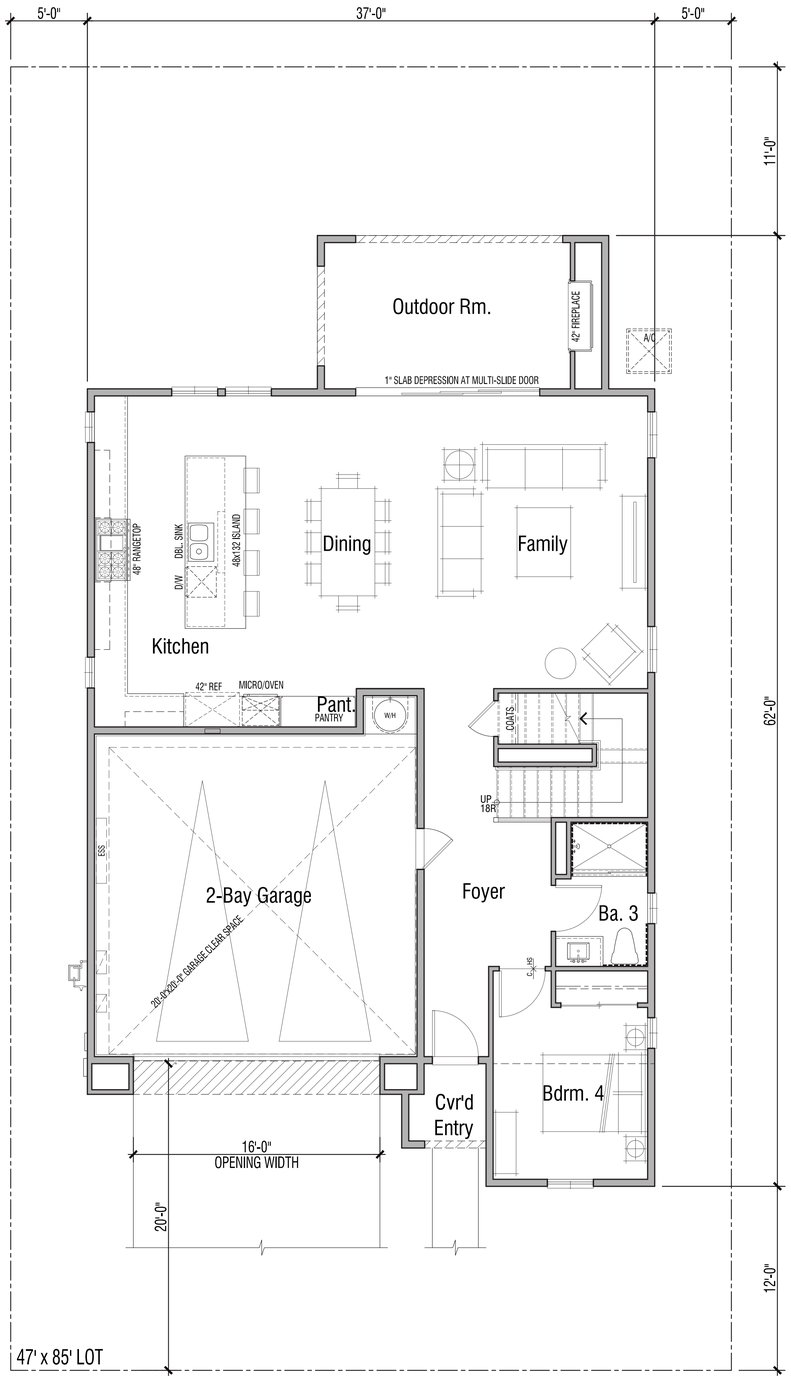
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Second Floor



First Floor

2,837 SF
4 Bedroom | 3 Bath | Loft
Covered Entry | Outdoor Room
2-Bay Garage

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

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1245 SQ. FT.
SECOND LEVEL	1592 SQ. FT.
TOTAL	2837 SQ. FT.
2-BAY GARAGE	471 SQ. FT.
COVERED ENTRY	27 SQ. FT.
OUTDOOR ROOM	190 SQ. FT.

LOT COVERAGE TABLE	PLAN 2A
COVERED AREA (MAX. 1997 SQ. FT.)(*)	1977 SQ. FT.
LOT SIZE (MIN. 47' x 85')	3995 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.49%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 2A | Floor Plan

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

A2.1

0 2 4 8

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Color Scheme# 3

2A | Spanish



Color Scheme# 8

2C| Contemporary Cottage



Color Scheme# 4

2B| Farmhouse

PLAN 2 | Front Elevations

HITCH RANCH PA-2A - 47’X85’ SFD

MOORPARK, CA

LENNAR

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

A2.2

0 2 4 8

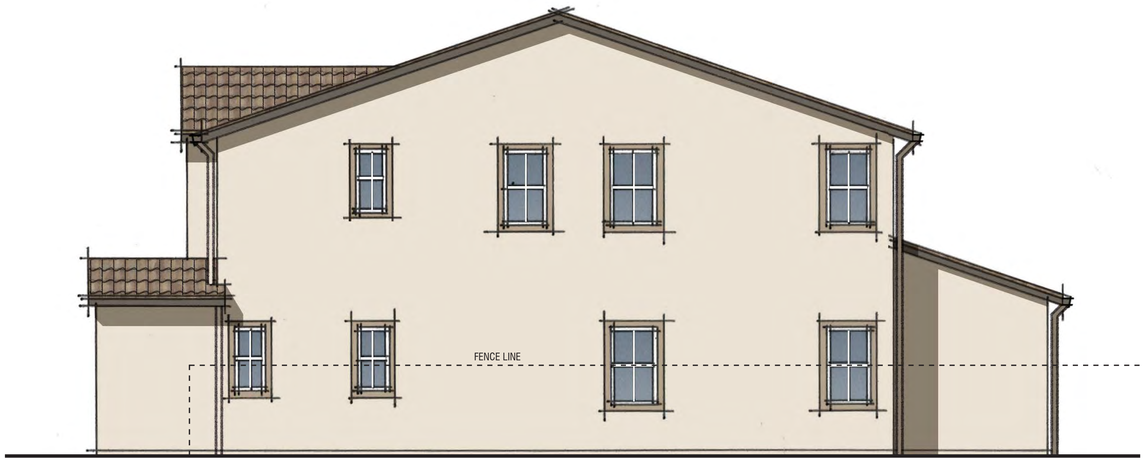
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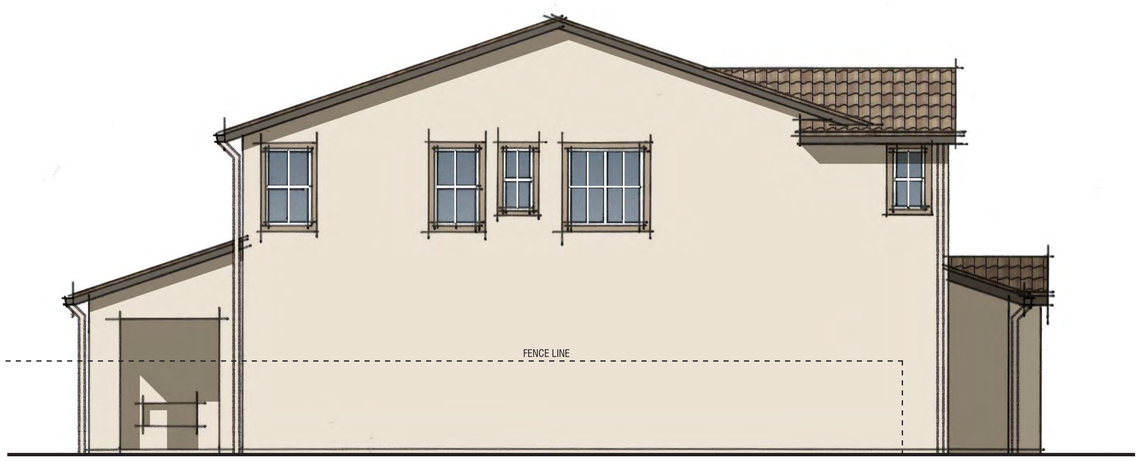
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Right



Rear



Color Scheme# 3

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2A | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A2.3

0 2 4 8

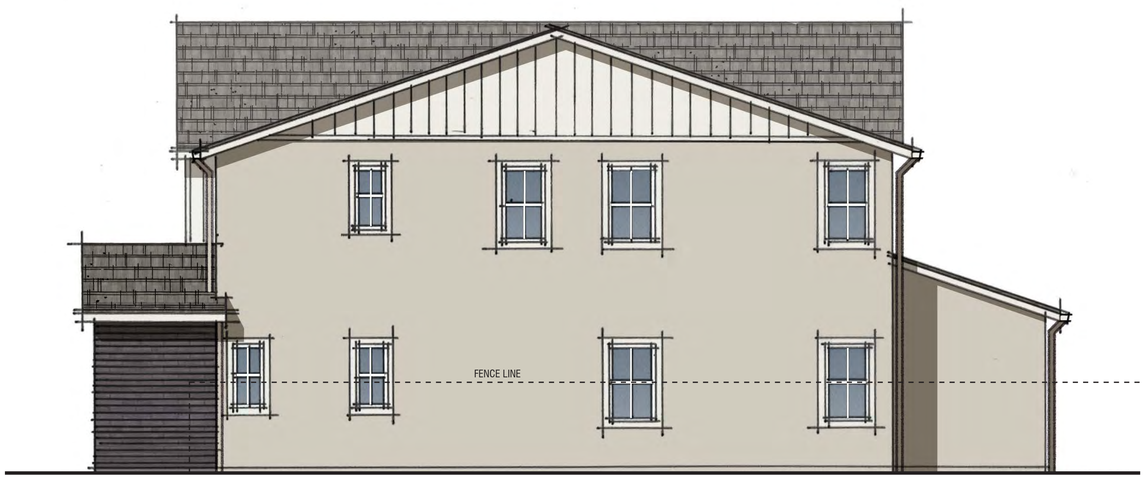
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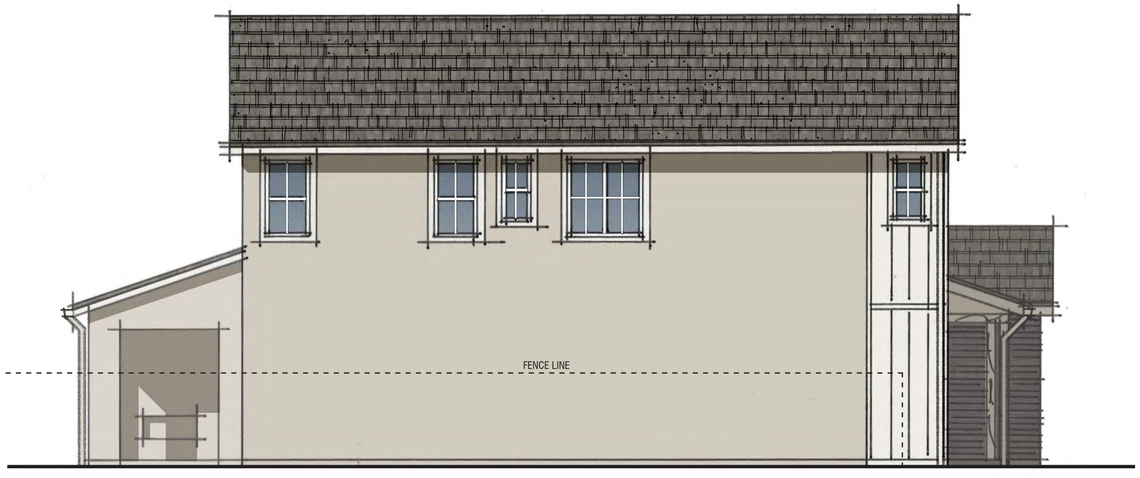
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 4

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 2B | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A2.4

0 2 4 8

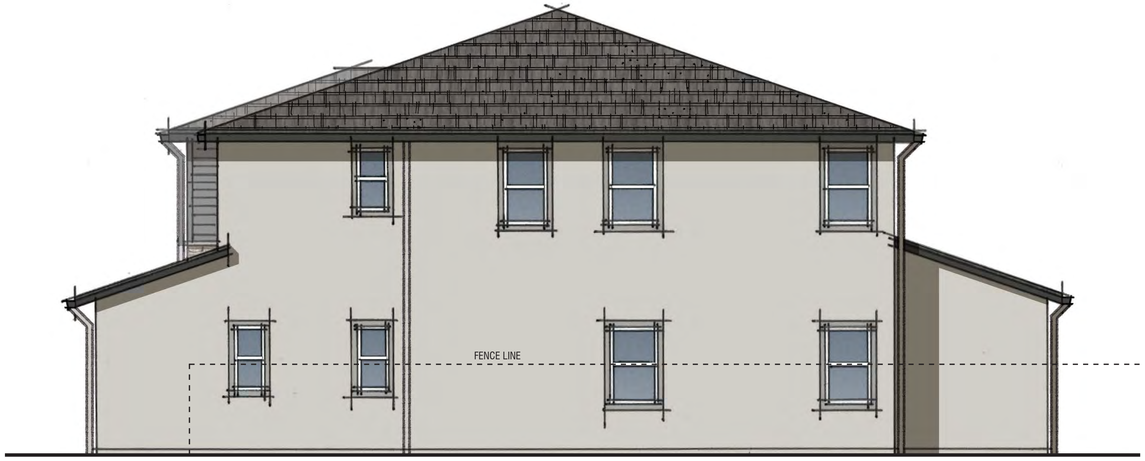
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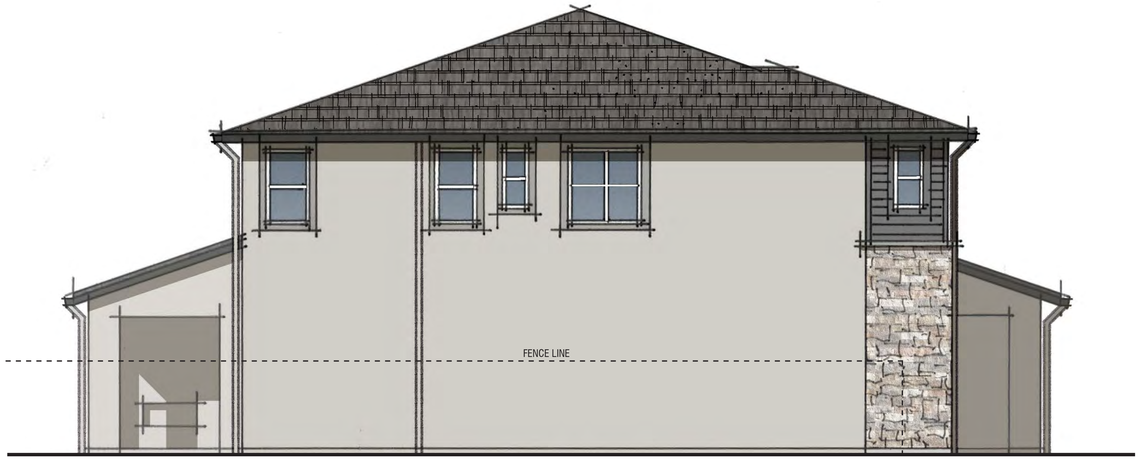
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 8

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2C | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A2.5

0 2 4 8

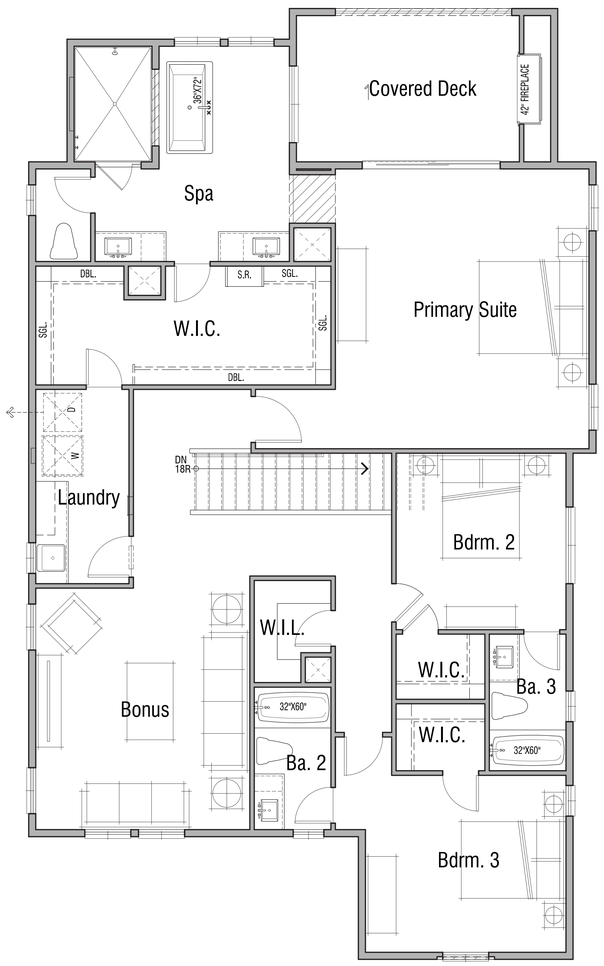
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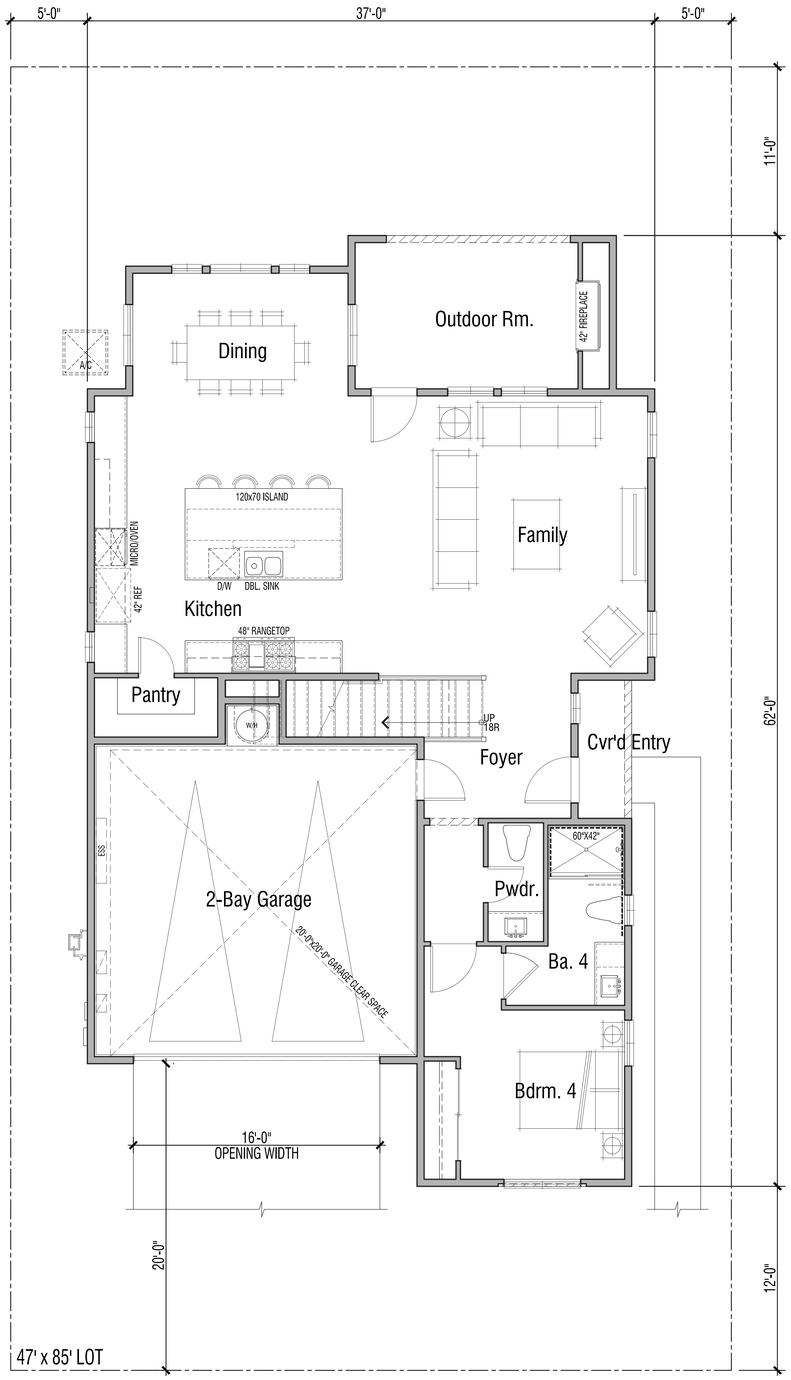
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Second Floor

3,097 SF

4 Bedroom | 4.5 Bath | Bonus
Covered Entry | Outdoor Room | Covered Deck
2-Bay Garage

First Floor

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1330 SQ. FT.
SECOND LEVEL	1768 SQ. FT.
TOTAL	3097 SQ. FT.
2-BAY GARAGE	457 SQ. FT.
COVERED ENTRY	31 SQ. FT.
OUTDOOR ROOM	171 SQ. FT.
COVERED DECK	171 SQ. FT.

LOT COVERAGE TABLE	PLAN 3A
COVERED AREA (MAX. 1997 SQ. FT.)(*)	1994 SQ. FT.
LOT SIZE (MIN. 47' x 85')	3995 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.90%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 3A | Floor Plan

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

A3.1

0 2 4 8

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Color Scheme# 1

3A | Spanish



Color Scheme# 9

3C| Contemporary Cottage



Color Scheme# 5

3B| Farmhouse

PLAN 3 | Front Elevations

HITCH RANCH PA-2A - 47’X85’ SFD

MOORPARK, CA

LENNAR

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

A3.2

0 2 4 8

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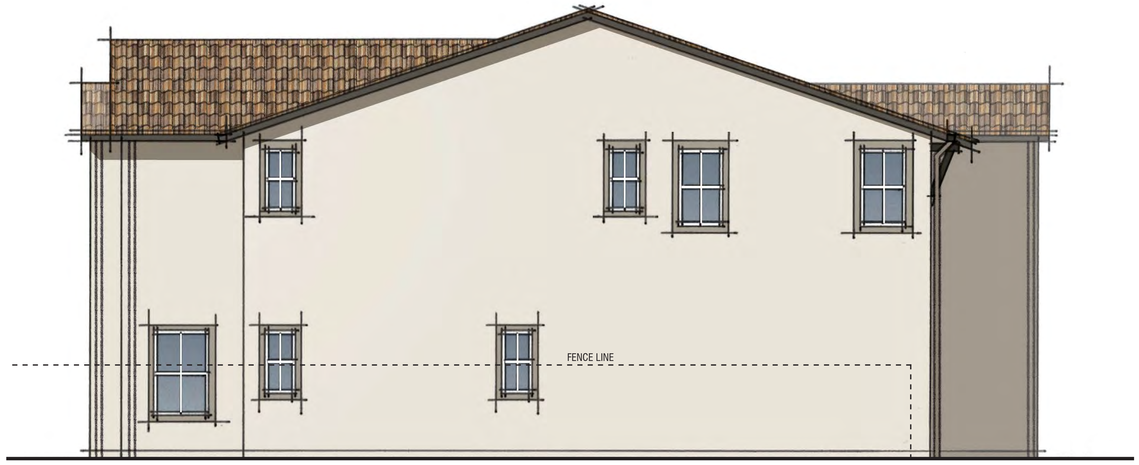
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 1

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3A | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A3.3

0 2 4 8

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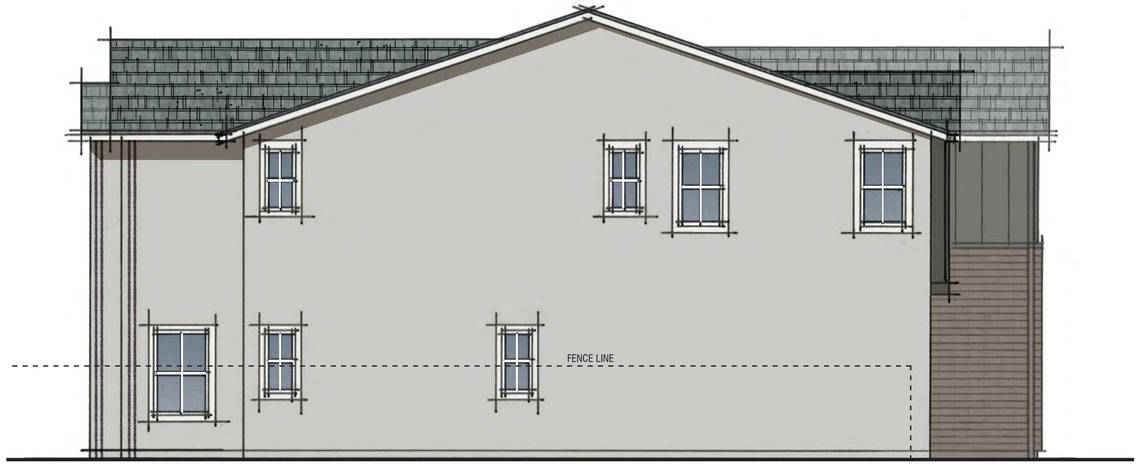
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 5

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 3B | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A3.4

0 2 4 8

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WHA.

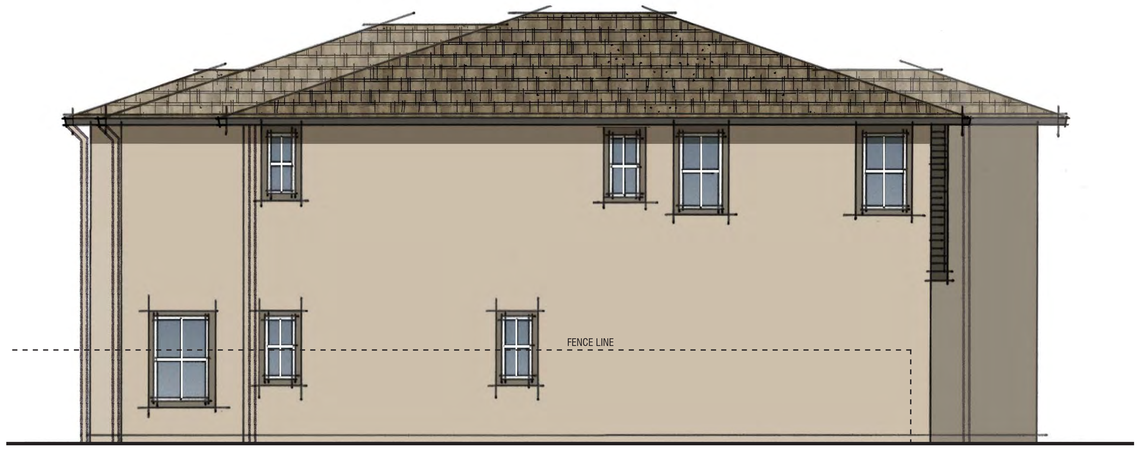
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 9

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3C | Exterior Elevations

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

LENNAR

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

A3.5

0 2 4 8

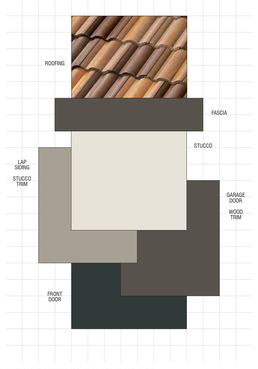
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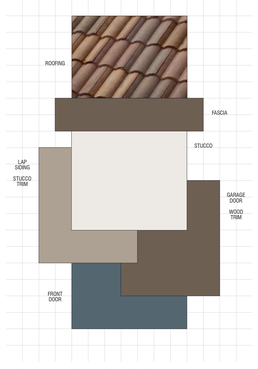


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 1
Spanish Elevations Only

For exact color refer to manufacturers' actual samples.
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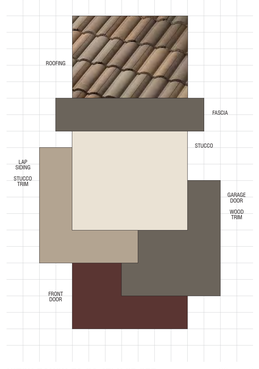


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 2
Spanish Elevations Only

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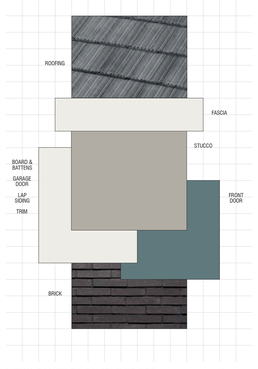


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 3
Spanish Elevations Only

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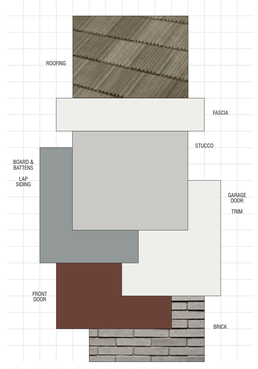


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
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SCHEME 4
Farmhouse Elevations Only

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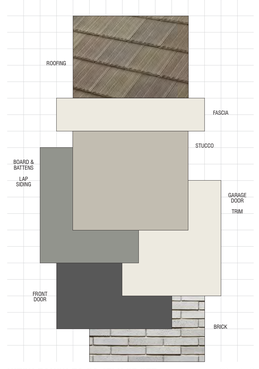


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 5
Farmhouse Elevations Only

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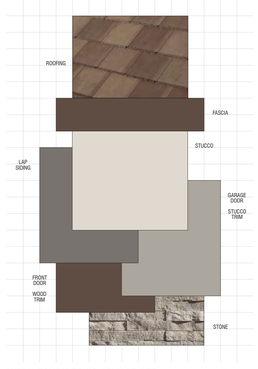


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
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SCHEME 6
Farmhouse Elevations Only

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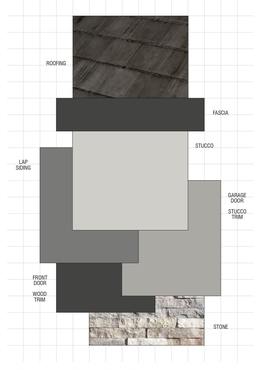


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 7
Contemporary Cottage Elevations Only

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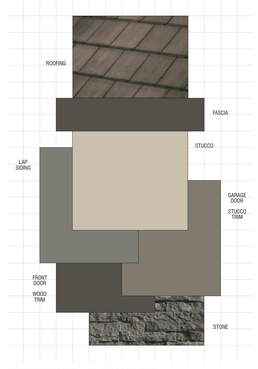


HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
July 2, 2026 | 2024113

SCHEME 8
Contemporary Cottage Elevations Only

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HITCH RANCH PA-2A 47' X 85 SFD

Moorpark, California
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SCHEME 9
Contemporary Cottage Elevations Only

For exact color refer to manufacturers' actual samples.
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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
June 19, 2024 | 2024113
PAGE 1 OF 9

Exterior Color & Materials

SCHEME 1 OF 9 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1YCS 0431 Apple Bark Ref. 18 Dot. 36 SRI 15 & SRI 19 CRRC 0842-0002	Westtake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window 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 7009 Pearly White)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Garage Door Pot Shelf Stucco Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to):* French Door Lap Siding Stucco Trim	SW 7640 Fawn Brindle	Sherwin Williams
***Accent Color** *(applied to):* Front Door	SW 2809 Rookwood Shutter Green	Sherwin Williams
Prefab Pipes	SW 2838 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88940-12 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 Duffy (949) 250-0907.

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REVISIONS:

Number	Date	Description
1	8/16/24	Various revisions per city comments.
2	7/2/26	Various revisions per current architecture.

HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 2 OF 9 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1YCS 3182 Garnet Bend Ref. 21 Dot. 30 SRI 21 & SRI 24 CRRC 0842 - 0168	Westtake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window 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 7004 Snowbound)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Garage Door Pot Shelf Stucco Trim	SW 7515 Homestead Brown	Sherwin Williams
Trim Color #2 *(applied to):* French Door Lap Siding Stucco Trim	SW 0037 Morris Room Gray	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 0032 Needlepoint Navy	Sherwin Williams
Prefab Pipes	SW 2838 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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PAGE 3 OF 9

Exterior Color & Materials

SCHEME 3 OF 9 — SPANISH ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1YCS 3181 Smokey Topaz Blend Ref. 21 Dot. 30 SRI 21 & SRI 24 CRRC 0842-0191	Westtake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window 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 6147 Panda White)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Garage Door Pot Shelf Stucco Trim	SW 7047 Porpoise	Sherwin Williams
Trim Color #2 *(applied to):* French Door Lap Siding Stucco Trim	SW 7507 Stone Lion	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6034 Arresting Auburn	Sherwin Williams
Prefab Pipes	SW 2838 Quartersawn Oak	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 4 OF 9 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	*1FRCJ 1430 Charcoal Blend Ref. 17 Dot. 31 SRI 15 & SRI 16 CRRC 0842 - 0072	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
***Manufactured Brick** *(standard raked joints)*	Nori Tenby Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams *SW 7643 Pussywillow)	Omega
Siding Color *(applied to):* Board & Battens Barge Boards Braces Corner Boards Eaves Fascia French Door Garage Door Lap Siding Posts Trim	*SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7617 Mediterranean	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88374016SN3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 5 OF 9 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	*1FRCJ 5250 Platinum Peak Ref. 20 Dot. 31 SRI 23 & SRI 25* CRRC 0842 - 0232	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
***Manufactured Brick** *(standard raked joints)*	Kallen Tenby Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams *SW 7667 Zircon)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards Lap Siding	SW 9162 Artisan Gray	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Door Posts Trim	*SW 7006 Extra White	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 2837 Aurora Brown	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88374016NS-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

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Exterior Color & Materials

SCHEME 6 OF 9 — FARMHOUSE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	*1FRCJ 4070 Sea Pearl Blend Ref. 19 Dot. 30 SRI 19 & SRI 20 CRRC 0842-0146	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Linen	*Service Partners or Approved Equal
***Manufactured Brick** *(standard raked joints)*	Loften Tenby Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards Lap Siding	SW 9164 Illusive Green	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Door Posts Trim	*SW 7008 Alabaster	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7674 Peppercorn	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	88374016NS-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 7 OF 9 — 'CONTEMPORARY COTTAGE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	*1FSCS 3184 Rustic Brown Blend Ref. 18 Dot. 30 SRI 19 & SRI 20 CRRC 0842 - 0173	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Musket Brown	*Service Partners or Approved Equal
Manufactured Stone *(dry-stacked joints)*	Birch Ledgecut 33	Eldorado
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Omega
Siding Color *(applied to):* Corner Boards Lap Siding	SW 7019 Gauntlet Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Front Door Wood Trim	SW 2808 Rookwood Dark Brown	Sherwin Williams
***Trim Color #2** *(applied to):* Garage Door Stucco Trim	SW 7017 Dorian Gray	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	8731101-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

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Exterior Color & Materials

SCHEME 8 OF 9 — 'CONTEMPORARY COTTAGE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	*1FSCS 1430 Charcoal Blend Ref. 17 Dot. 31 SRI 15 & SRI 16 CRRC 0842 - 0072	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Bronze	*Service Partners or Approved Equal
Manufactured Stone *(dry-stacked joints)*	Whitecap Ledgecut 33	Eldorado
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7671 On The Rocks)	Omega
Siding Color *(applied to):* Corner Boards Lap Siding	SW 2849 Westchester Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Front Door Wood Trim	SW 7069 Iron Ore	Sherwin Williams
***Trim Color #2** *(applied to):* Garage Door Stucco Trim	SW 7650 Elle Gray	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	8731101-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2A 47' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 9 OF 9 — 'CONTEMPORARY COTTAGE ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	*1FSCS 1132 Charcoal Brown Blend Ref. 18 Dot. 31 SRI 17 & SRI 19 CRRC 0842 - 0065	Westtake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Bronze	*Service Partners or Approved Equal
Manufactured Stone *(dry-stacked joints)*	Sage Ledgecut 33	Eldorado
Stucco *('16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7547 Sandbar)	Omega
Siding Color *(applied to):* Corner Boards Lap Siding	SW 7060 Altitude Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Front Door Wood Trim	SW 7048 Urbane Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door Stucco Trim	SW 7046 Anonymous	Sherwin Williams
***Exterior Light Fixture** *(factory finish)*	8731101-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

HITCH RANCH PA-2A - 47'X85' SFD

MOORPARK, CA

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CM.1

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1A | Spanish



2B| Farmhouse



3C| Contemporary Cottage

OUR TEAM

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CM.1	Exterior Color & Materials

LENNAR

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

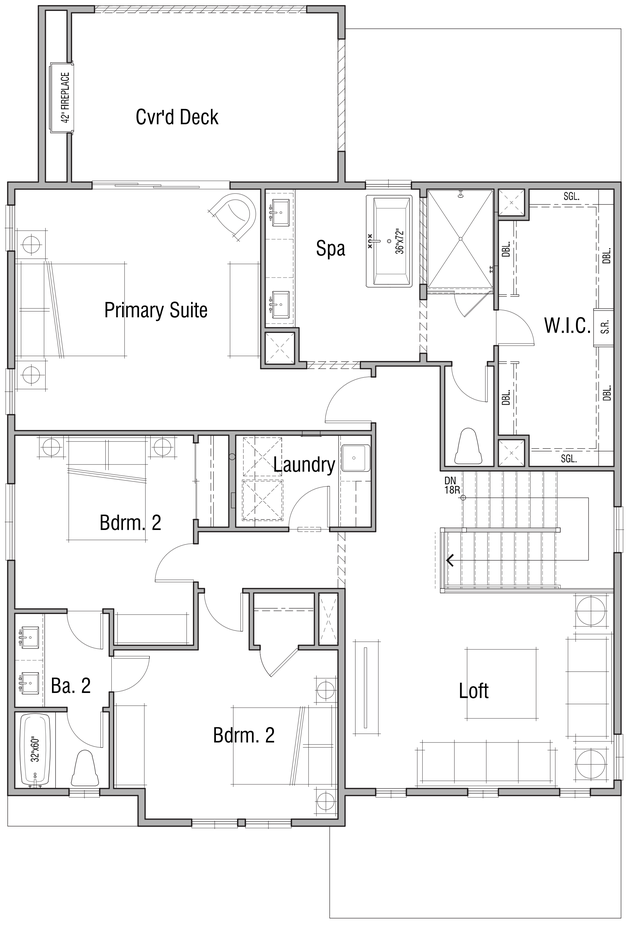
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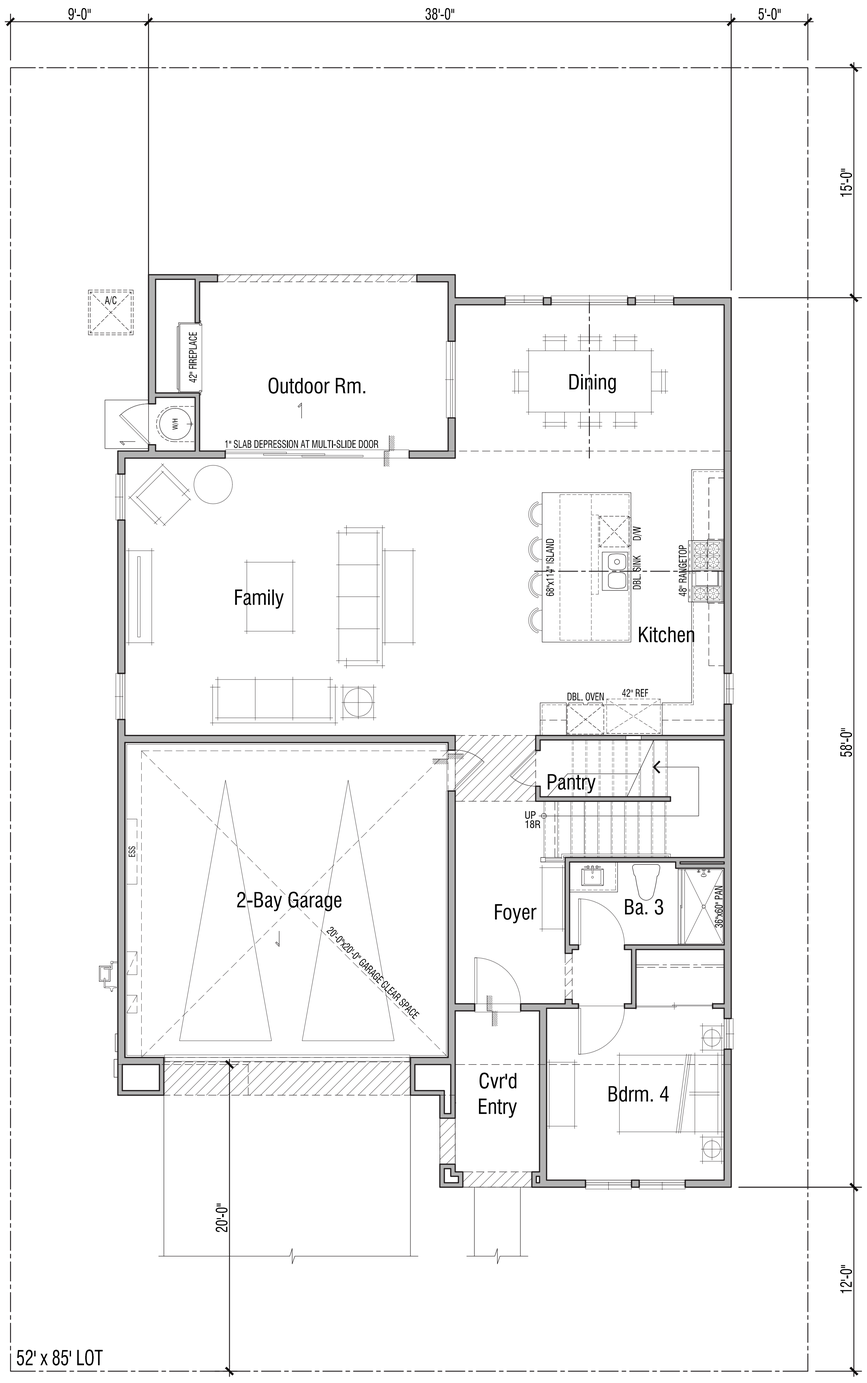
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Note: Artist's Conception; Colors, Materials and Application May Vary.

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Second Floor

2,955 SF

4 Bedroom | 3 Bath | Loft
Covered Entry | Outdoor Room | Covered Deck
2-Bay Garage

First Floor

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	3

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	1411 SQ. FT.
SECOND LEVEL	1544 SQ. FT.
TOTAL	2955 SQ. FT.
2-BAY GARAGE	454 SQ. FT.
COVERED PORCH	69 SQ. FT.
OUTDOOR RM.	215 SQ. FT.
COVERED DECK	230 SQ. FT.

LOT COVERAGE TABLE	PLAN 1A
COVERED AREA (MAX. 2210 SQ. FT.)(*)	2204 SQ. FT.
LOT SIZE (MIN. 52' x 85')	4420 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.86%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 1 | Floor Plan

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

A1.1

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Color Scheme# 1

1A | Spanish



Color Scheme# 7

1C| Contemporary Cottage



Color Scheme# 6

1B| Farmhouse

PLAN 1 | Front Elevations

HITCH RANCH PA-2B - 52’X85’ SFD

MOORPARK, CA

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

A1.2

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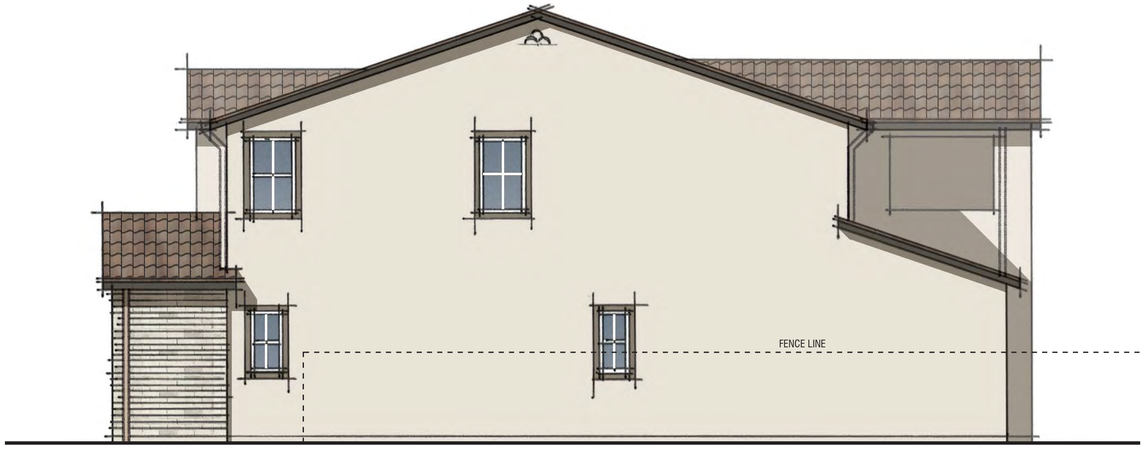
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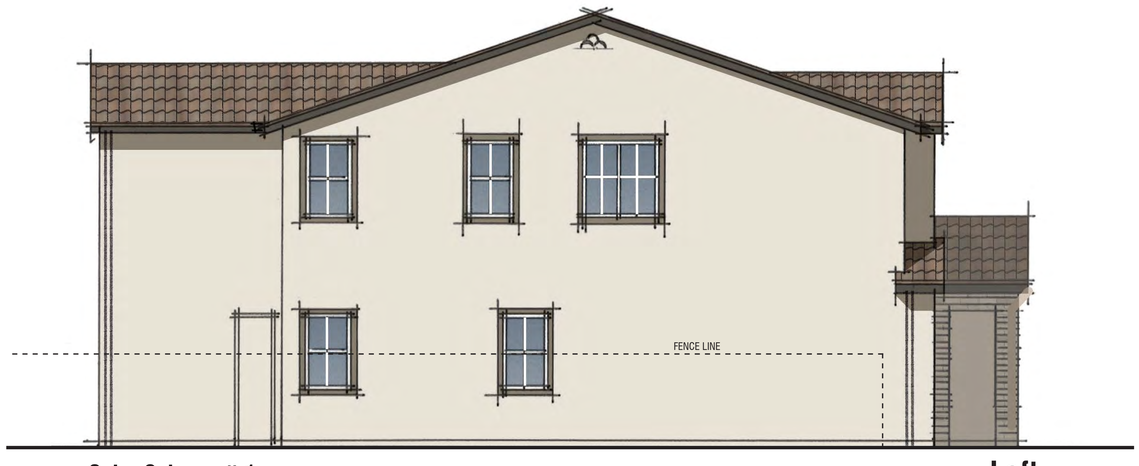
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 1

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1A | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A1.3

0 2 4 8

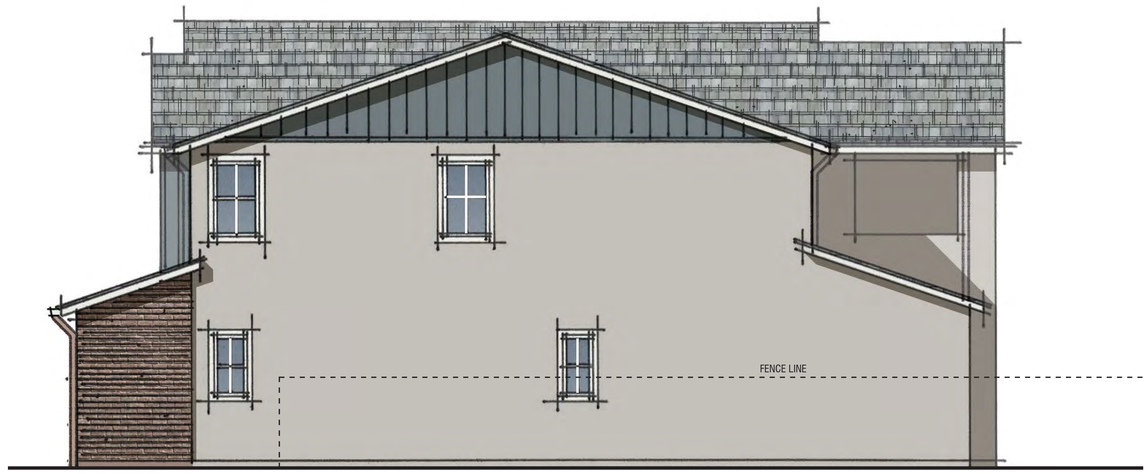
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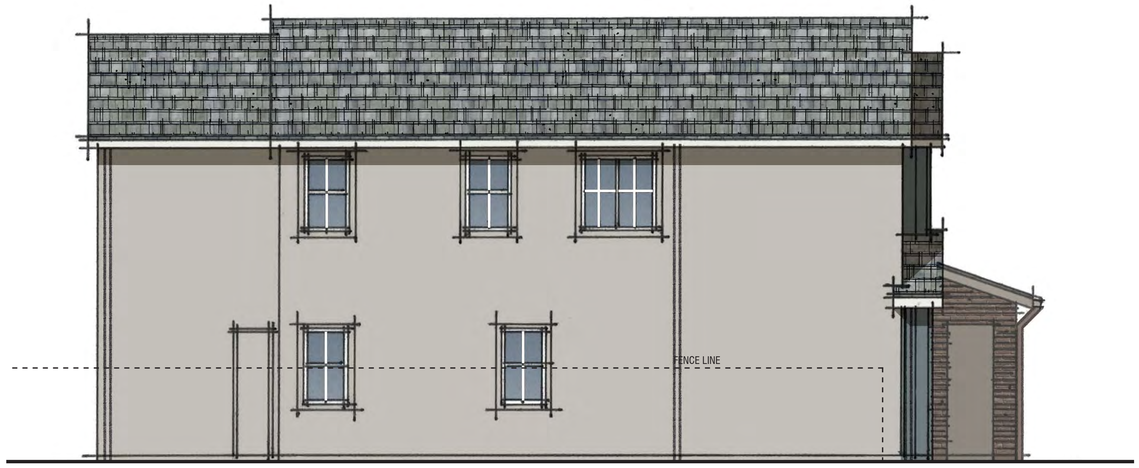
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 6

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 1B | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A1.4

0 2 4 8

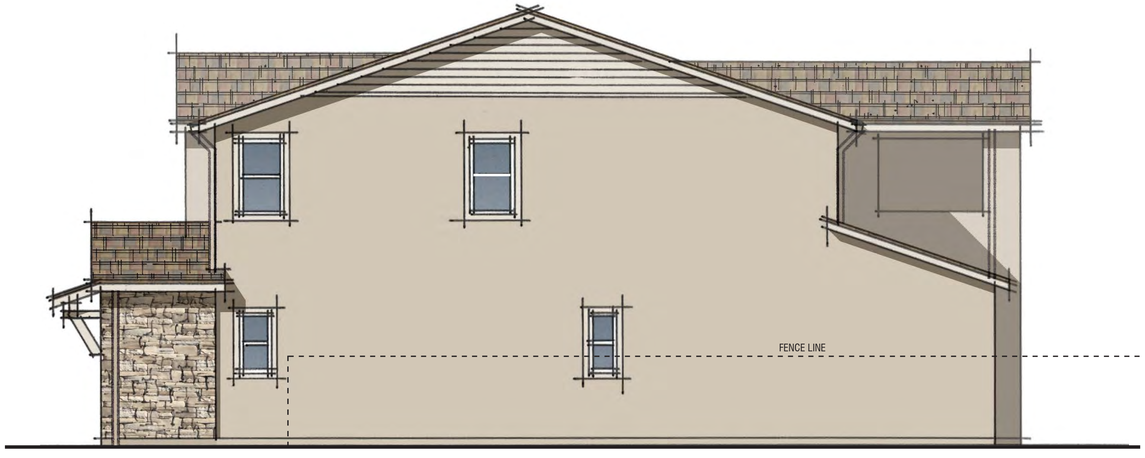
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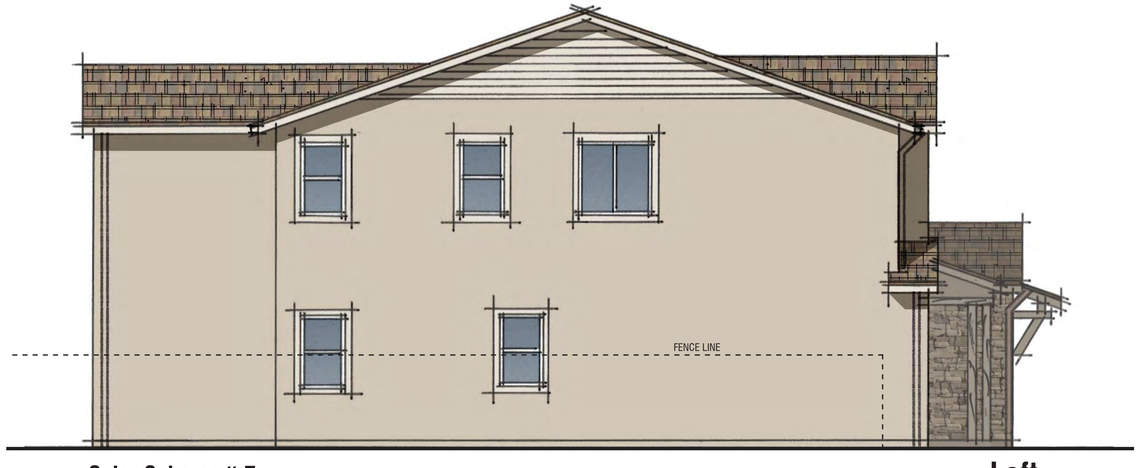
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 7

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1C | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A1.5

0 2 4 8

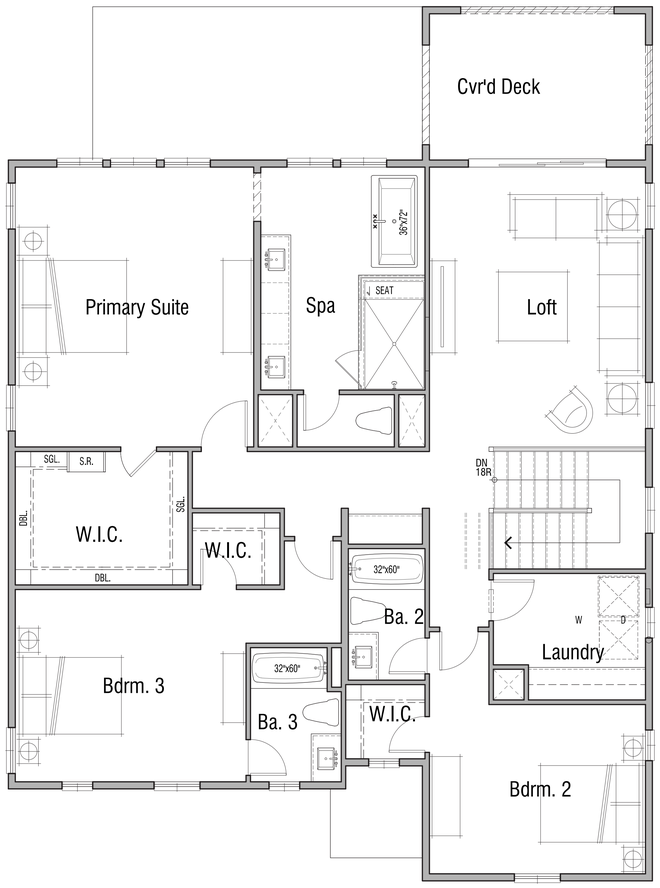
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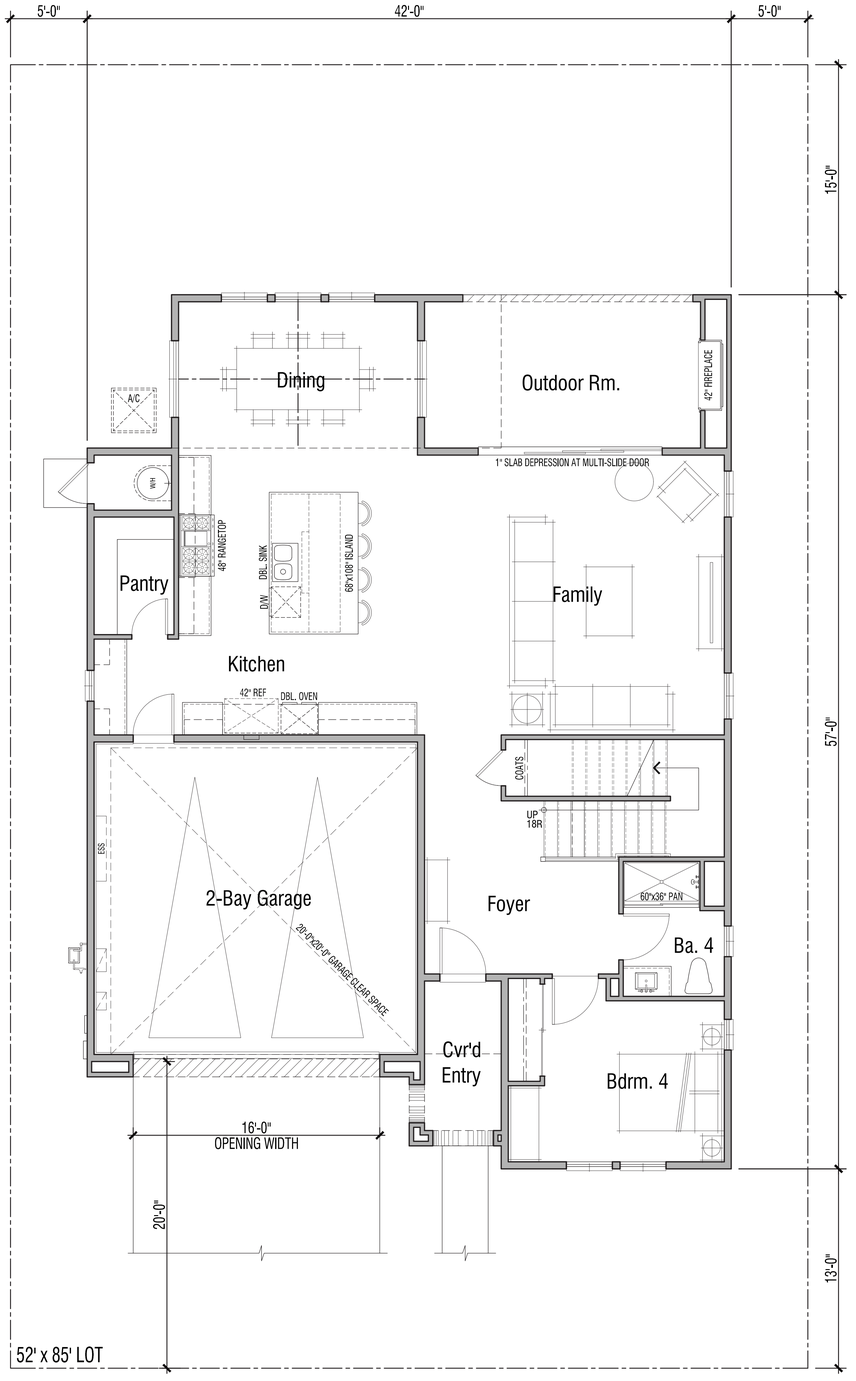
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Second Floor



First Floor

3,173 SF

4 Bedroom | 4 Bath | Loft
Covered Entry | Outdoor Room | Covered Deck
2-Bay Garage

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

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1450 SQ. FT.
SECOND LEVEL	1723 SQ. FT.
TOTAL	3173 SQ. FT.
2-BAY GARAGE	451 SQ. FT.
COVERED ENTRY	58 SQ. FT.
OUTDOOR RM.	200 SQ. FT.
COVERED DECK	150 SQ. FT.

LOT COVERAGE TABLE	PLAN 2A
COVERED AREA (MAX. 2210 SQ. FT.)(*)	2204 SQ. FT.
LOT SIZE (MIN. 52' x 85')	4420 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.86%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 2 | Floor Plan

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

A2.1

0 2 4 8

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Color Scheme# 2

2A | Spanish



Color Scheme# 9

2C| Contemporary Cottage



Color Scheme# 5

2B| Farmhouse

PLAN 2 | Front Elevations

HITCH RANCH PA-2B - 52’X85’ SFD

MOORPARK, CA

LENNAR

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

A2.2

0 2 4 8

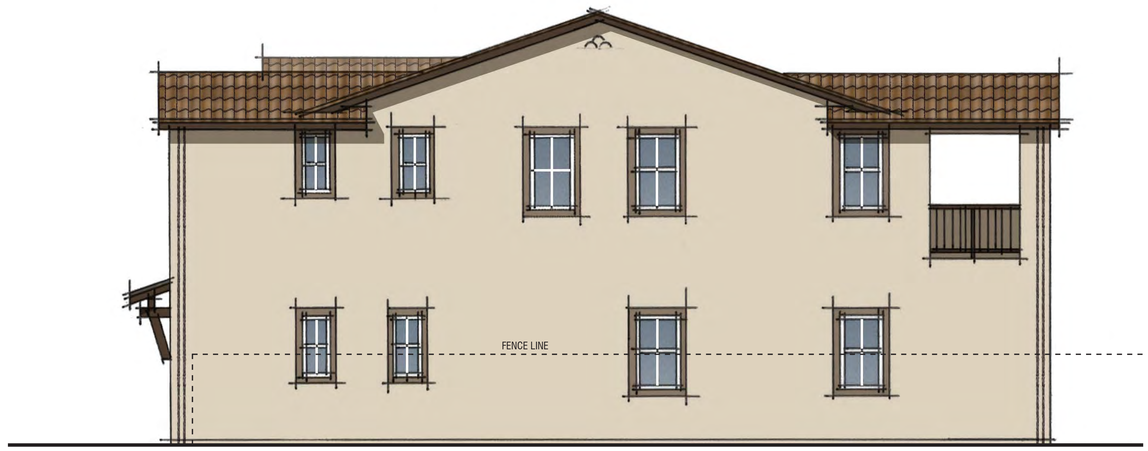
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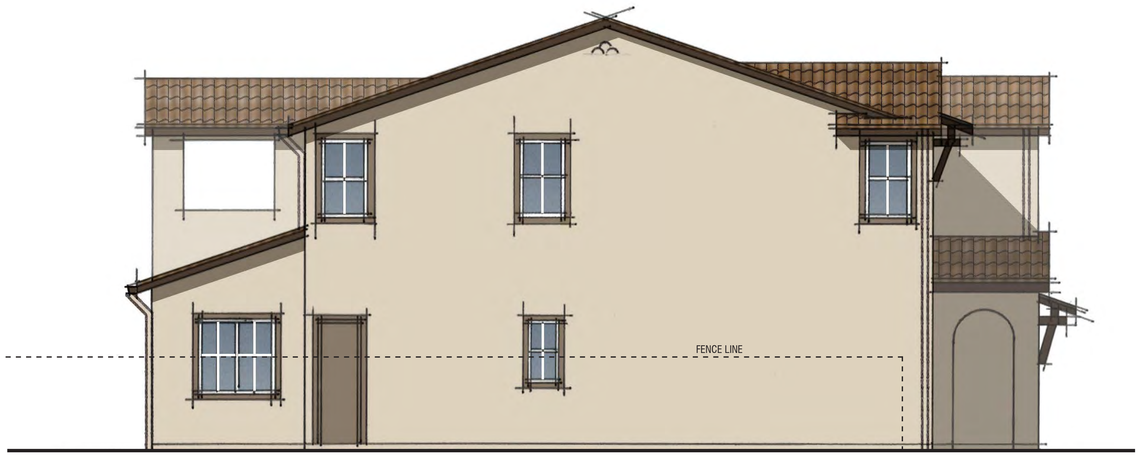
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 2

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2A | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A2.3

0 2 4 8

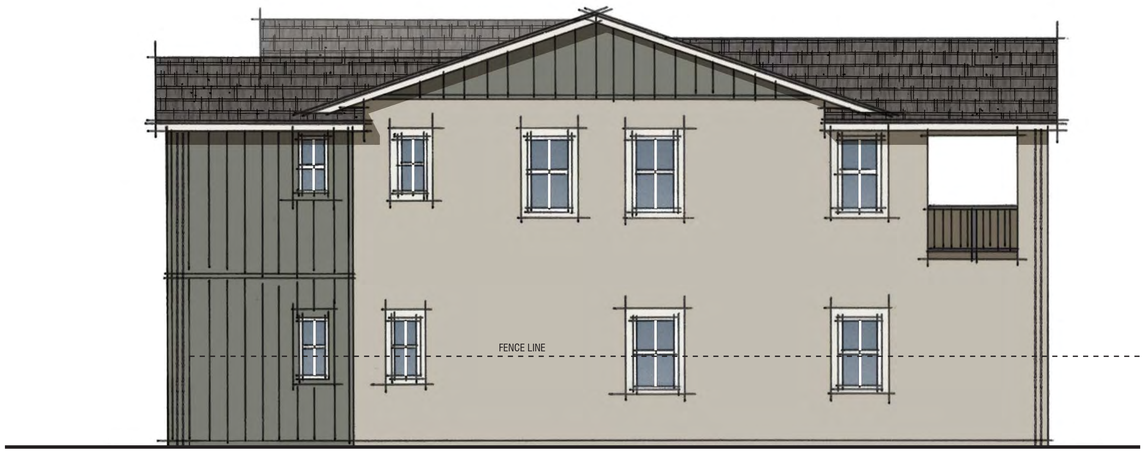
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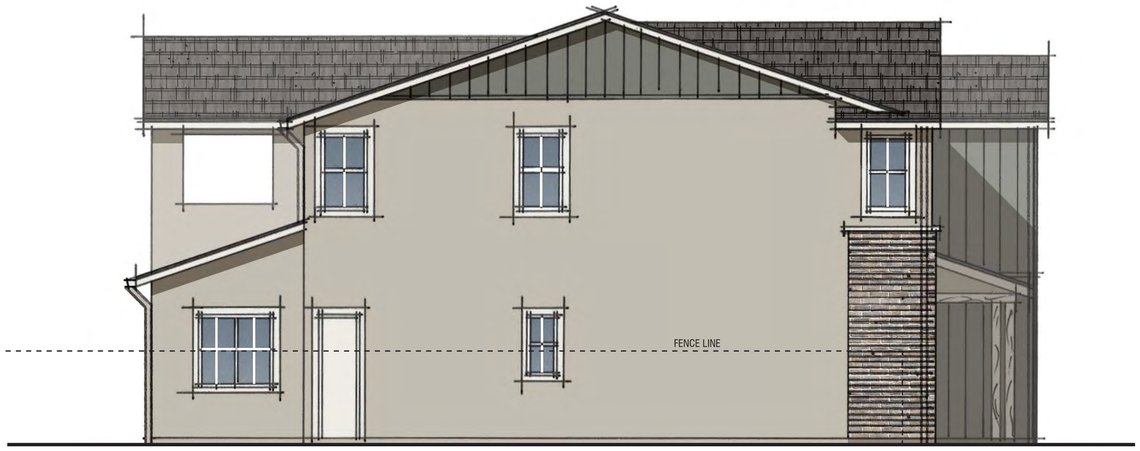
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 5

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 2B | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A2.4

0 2 4 8

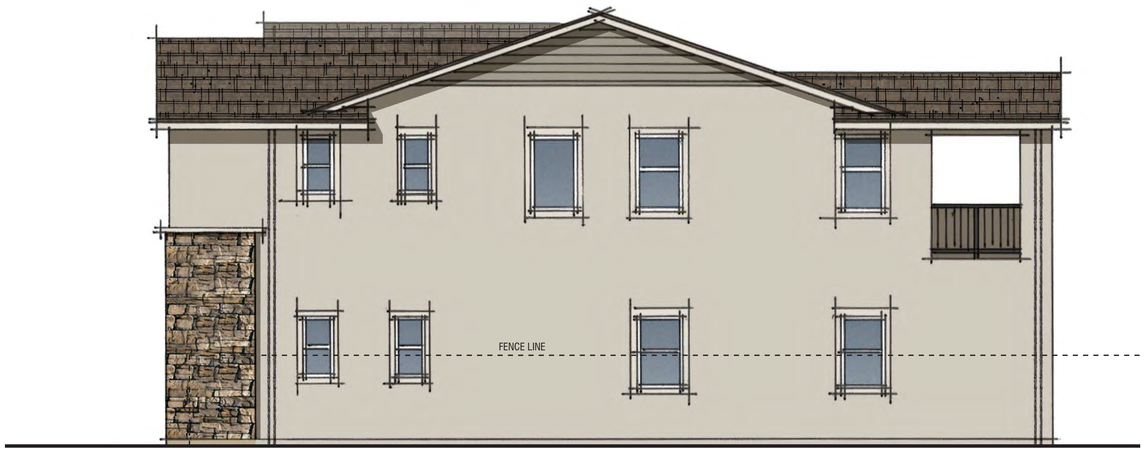
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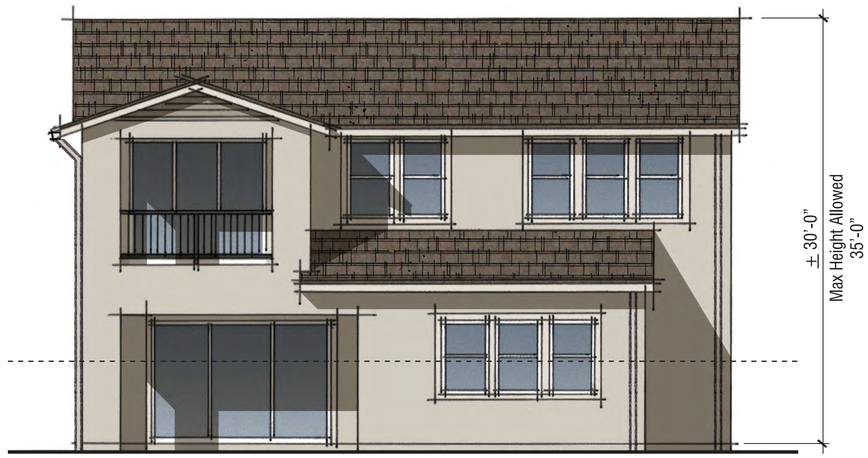
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WHA.

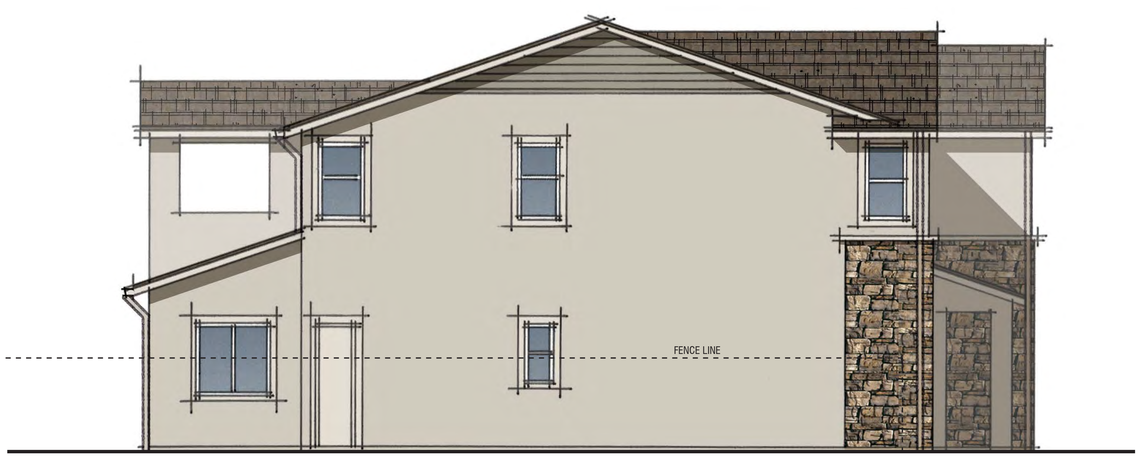
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 9

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2C | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A2.5

0 2 4 8

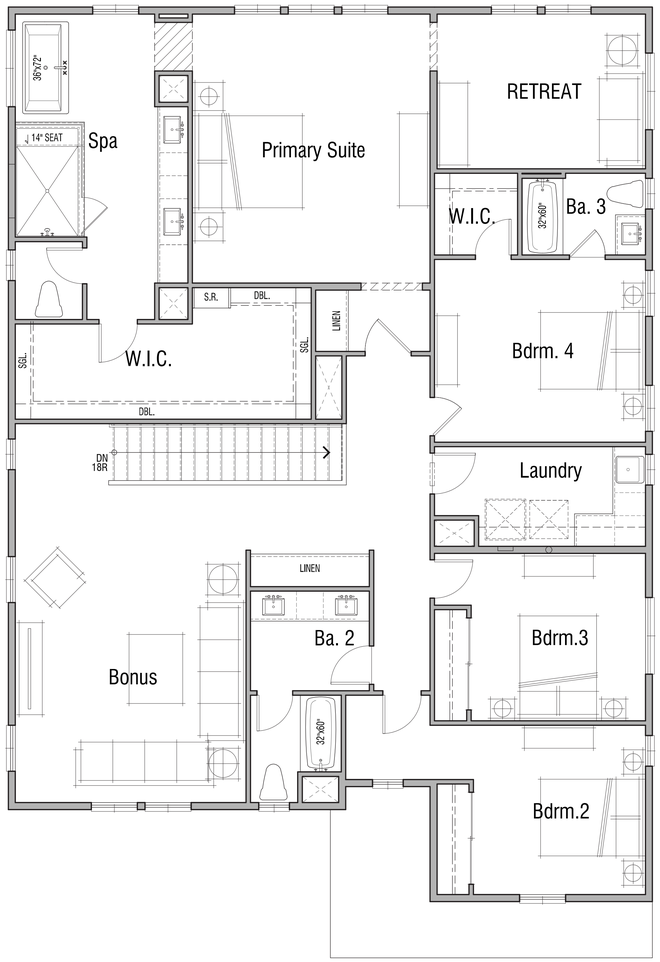
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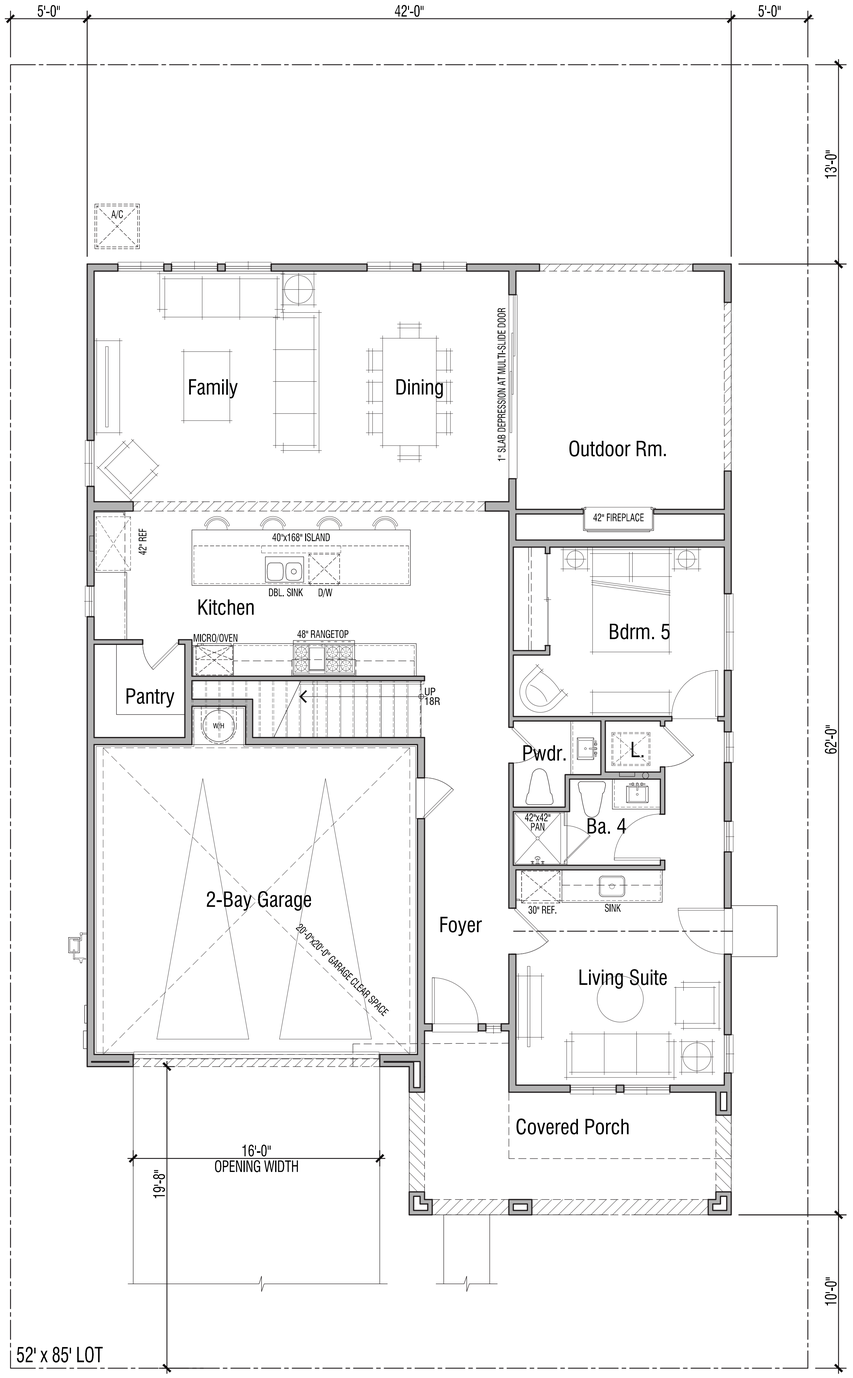
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor



First Floor

3,725 SF

5 Bedroom | 4.5 Bath | Retreat | Bonus
Covered Porch | Outdoor Room
2-Bay Garage

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	5
BATH(S)	4.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1503 SQ. FT.
SECOND LEVEL	2222 SQ. FT.
TOTAL	3725 SQ. FT.
2-BAY GARAGE	455 SQ. FT.
COVERED PORCH	192 SQ. FT.
OUTDOOR RM.	253 SQ. FT.

LOT COVERAGE TABLE	PLAN 3A
COVERED AREA (MAX. 2210 SQ. FT.)(*)	2209 SQ. FT.
LOT SIZE (MIN. 52' x 85')	4420 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.98%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 3 | Floor Plan

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

A3.1

0 2 4 8

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Color Scheme# 3

3A | Spanish



Color Scheme# 8

3C| Contemporary Cottage



Color Scheme# 4

3B| Farmhouse

PLAN 3 | Front Elevations

HITCH RANCH PA-2B - 52’X85’ SFD

MOORPARK, CA

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

A3.2

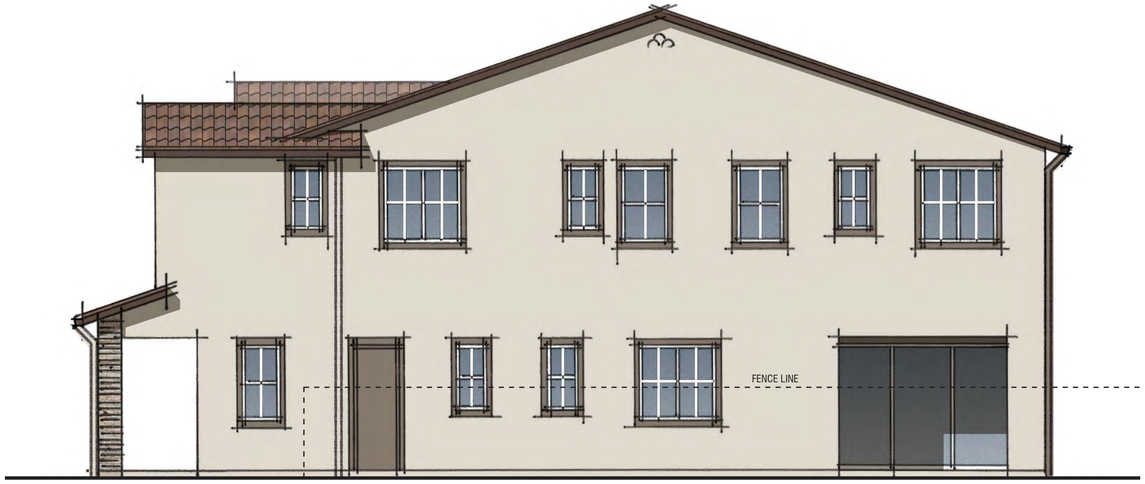
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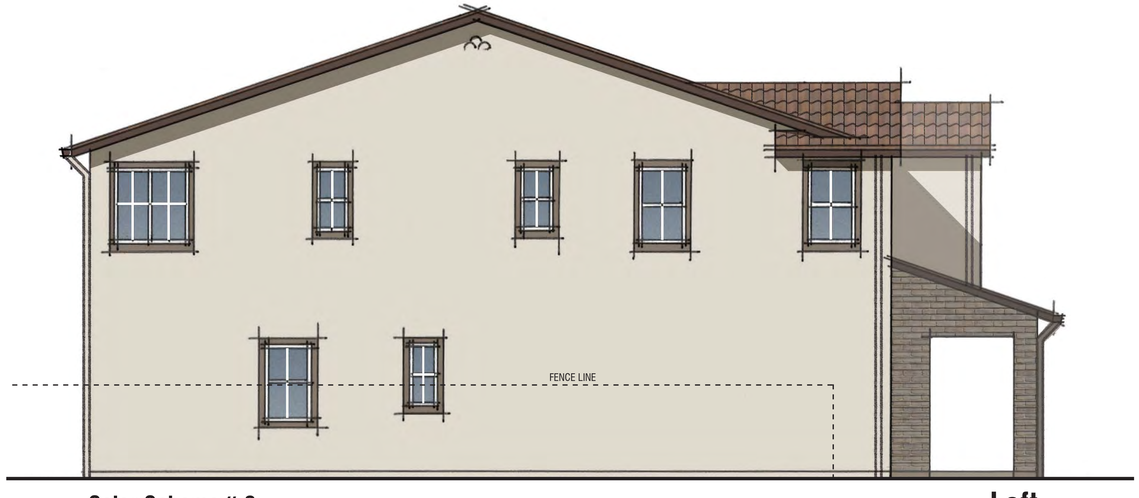
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 3

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3A | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A3.3

0 2 4 8

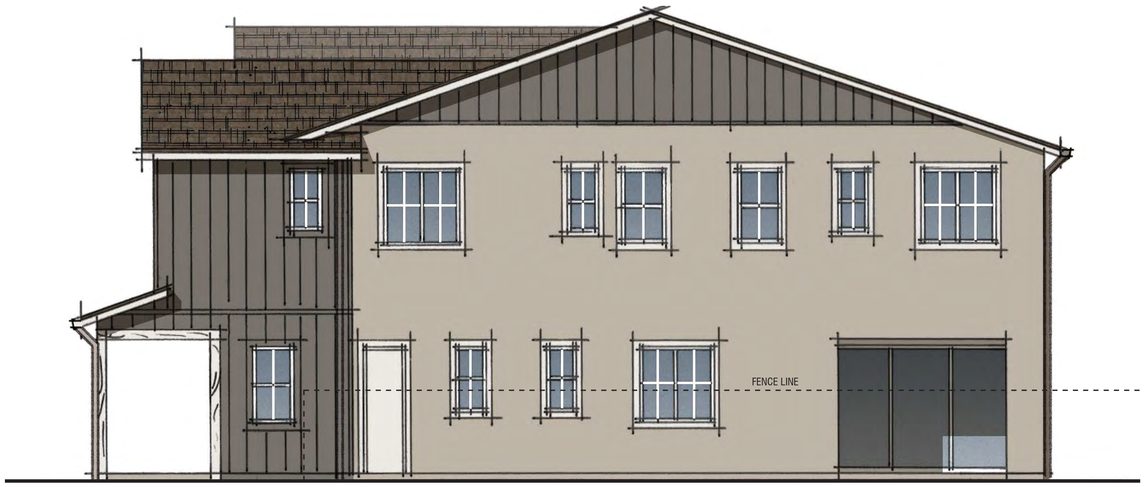
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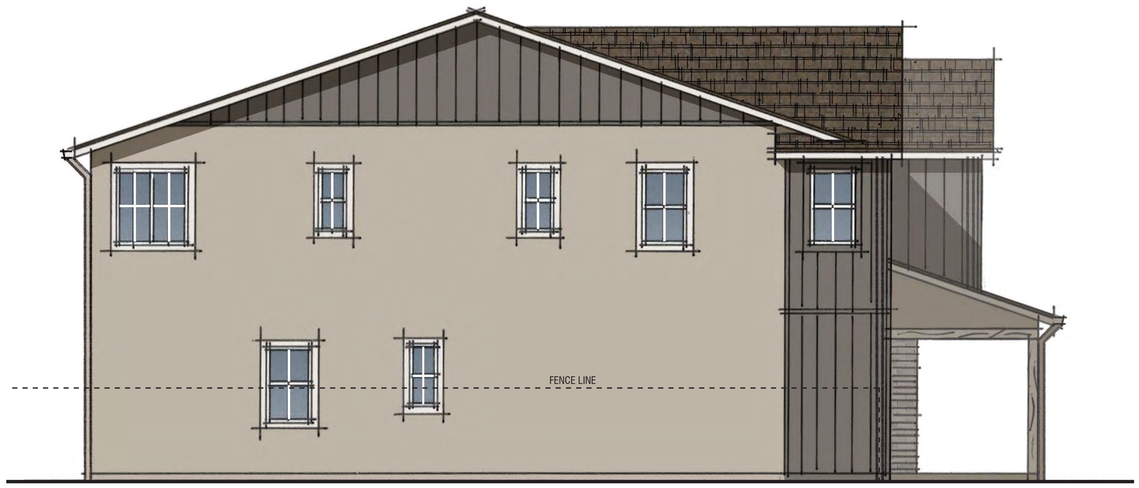
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 4

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 3B | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A3.4

0 2 4 8

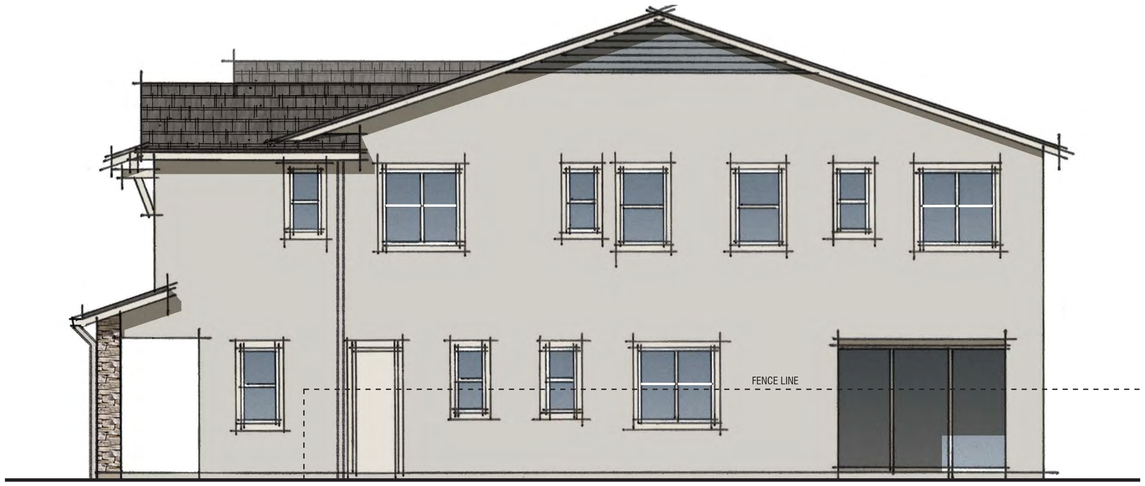
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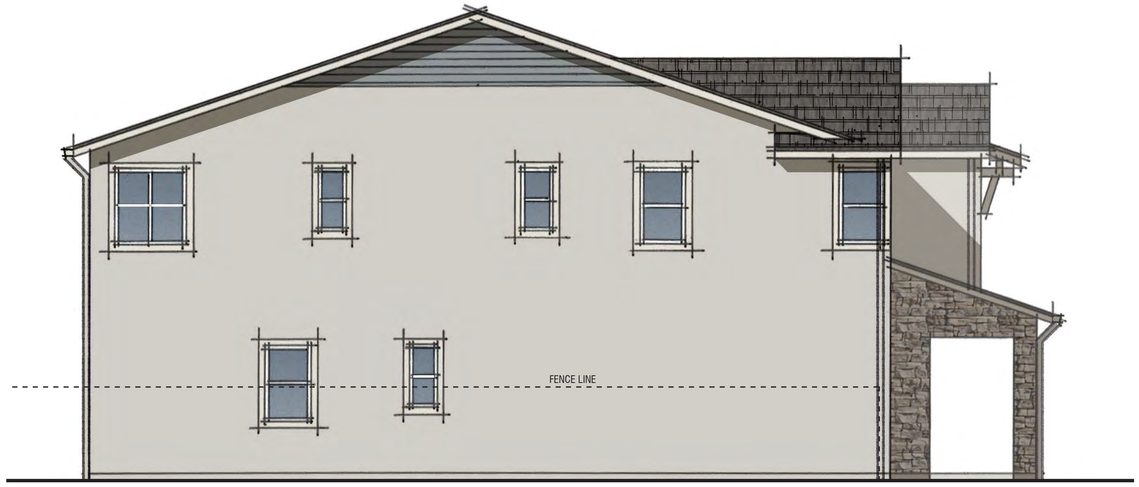
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 8

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3C | Exterior Elevations

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

LENNAR

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

A3.5

0 2 4 8

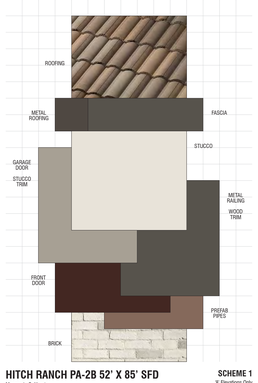
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WHA.

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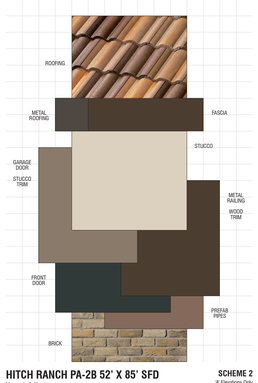
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 1
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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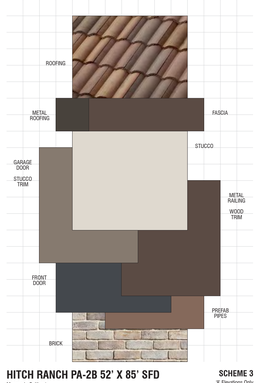
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 2
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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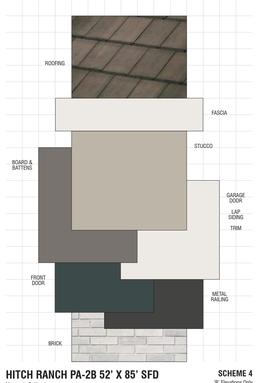
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 3
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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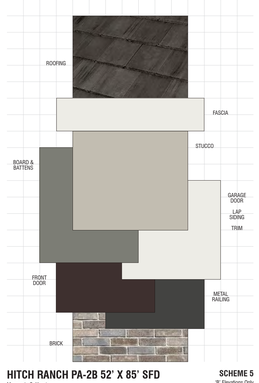
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 4
'B' Elevations Only
Farmhouse

WHA.

For exact color refer to manufacturers' actual samples.
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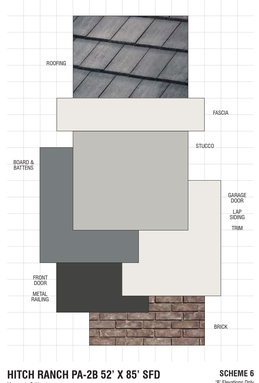
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 5
'B' Elevations Only
Farmhouse

WHA.

For exact color refer to manufacturers' actual samples.
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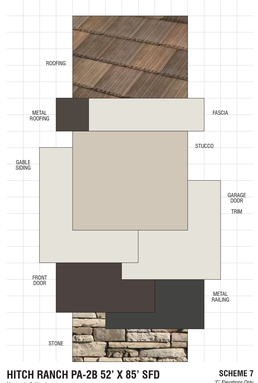
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 6
'B' Elevations Only
Farmhouse

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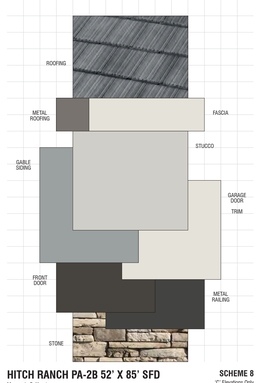
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
July 9, 2026 | 2024114

SCHEME 7
'C' Elevations Only
Contemporary Cottage

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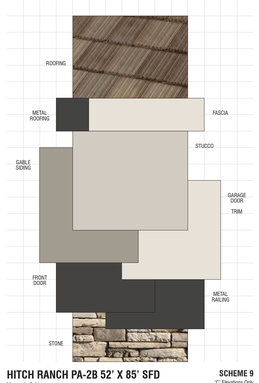
HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
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SCHEME 8
'C' Elevations Only
Contemporary Cottage

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HITCH RANCH PA-2B 52' X 85' SFD

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SCHEME 9
'C' Elevations Only
Contemporary Cottage

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HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
June 19, 2026 | 2024114
PAGE 1 OF 9

Exterior Color & Materials

SCHEME 1 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1'VICS 3181 Smokey Topaz Blend Ref.: 19 Dwg.: 3181-19 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Metal Roofing** @ Plan 2 Only (factory finish)*	Midnight Bronze	Custom-Bilt Metals or Approved Equal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*'Bronze	*Service Partners or Approved Equal
***Brick @ Plans 1 & 3 Only** *(standard raked joints)*	Chokecut Tundra Brick	Eldorado
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7009 Pearly White)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Metal Railing Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #2 *(applied to):* Rafter Tails Garage Door *'Stucco Trim	SW 7640 Fawn Brindle	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 2838 Polished Mahogany	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weathership *(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 Duffy (949) 250-0607

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REVISIONS:

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1	8/15/24	Various revisions per city comments.
2	7/8/26	Various revisions per current architecture.

HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
June 19, 2026 | 2024114
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Exterior Color & Materials

SCHEME 2 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1'VICS 0451 Apple Bark Ref.: 19 Dwg.: 0451-19 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Metal Roofing @ Plan 2 Only** *(factory finish)*	Weathered Copper	Custom-Bilt Metals or Approved Equal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Musket Brown	*Service Partners or Approved Equal
***Brick @ Plans 1 & 3 Only** *(standard raked joints)*	Mexicocan Sand Handmade Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7531 Canvas Tan)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Metal Railing Wood Trim	SW 9183 Dark Clove	Sherwin Williams
Trim Color #2 *(applied to):* Rafter Tails Garage Door *'Stucco Trim	SW 7039 Virtual Taupe	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 2809 Rookwood Shutter Green	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*Arizona Tan	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 3 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'Medium Profile Tile	1'VICS 3182 Garnet Blend Ref.: 20 Dwg.: 3182-20 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Metal Roofing @ Plan 2 Only** *(factory finish)*	Musket	Custom-Bilt Metals or Approved Equal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Musket Brown	*Service Partners or Approved Equal
***Brick @ Plans 1 & 3 Only** *(standard raked joints)*	Lafayo Tundra Brick	Eldorado
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7570 Egret White)	Omega
Trim Color #1 *(applied to):* Barge Boards Braces Eaves Fascia Metal Railing Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
Trim Color #2 *(applied to):* Rafter Tails Garage Door *'Stucco Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6223 Shitake	Sherwin Williams
***Prefab Pipes**	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374016N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 4 OF 9 — 'B' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete 'Slate Tile	1'HACS 1132 Charcoal Brown Blend Ref.: 19 Dwg.: 1132-19 A, 3.5lb/ 24 GWC, Shade: Mid	Westlake Royal
***Multi-Stack Sliding Doors** *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Cloudbreak Warehouse Brick	Creative Mines
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7044 Amazing Gray)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7019 Gauntlet Gray	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia Metal Railing Wood Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7076 Cyberspace	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

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Exterior Color & Materials

SCHEME 5 OF 9 — 'B' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete 'Slate Tile	1'HACS 1430 Charcoal Blend Ref.: 21 Dwg.: 1430-21 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Multi-Stack Sliding Doors** *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Pebblecreek Warehouse Brick	Creative Mines
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 2844 Roycroft Mist Gray)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7060 Attitude Gray	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Door Lap Siding Posts Trim	SW 7005 Pure White	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6013 Bitter Chocolate	Sherwin Williams
Metal Railing	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374016N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

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Exterior Color & Materials

SCHEME 6 OF 9 — 'B' ELEVATIONS ONLY, FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete 'Slate Tile	1'HACS 5047 Ebony Ref.: 19 Dwg.: 5047-19 A, 3.5lb/ 18 GWC, Shade: 0.5	Westlake Royal
***Multi-Stack Sliding Doors** *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Plumwood Warehouse Brick	Creative Mines
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7649 Silversplash)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 9235 Foggy Day	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Door Lap Siding Posts Trim	SW 7006 Extra White	Sherwin Williams
Accent Color *(applied to):* Front Door Metal Railing	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*Executive Gray	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374016N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 7 OF 9 — 'C' COTTAGE ELEVATIONS ONLY, CONTEMPORARY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1'FBCJ 3181 Smokey Topaz Blend Ref.: 19 Dwg.: 3181-19 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Metal Roofing** *(factory finish)*	Weathered Copper	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Linen	*Service Partners or Approved Equal
Manufactured Stone *(1'/4" raked joints)*	Boardwalk Cliffstone	Eldorado
Grout @ Manufactured Stone	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Omega
Siding Color *(applied to):* Gable Siding Fascia Eaves French Door Garage Door Posts Trim	SW 7636 Origami White	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6012 Browse Brown	Sherwin Williams
Metal Railing	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

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Exterior Color & Materials

SCHEME 8 OF 9 — 'C' COTTAGE ELEVATIONS ONLY, CONTEMPORARY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1'FBCJ 1430 Charcoal Blend Ref.: 21 Dwg.: 1430-21 A, 3.5lb/ 24 GWC, Shade: 0.5	Westlake Royal
***Metal Roofing** *(factory finish)*	Zinc Gray	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*High Gloss White	*Service Partners or Approved Equal
Manufactured Stone *(1'/4" raked joints)*	Whitehawk Cliffstone	Eldorado
Grout @ Manufactured Stone	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7671 On the Rocks)	Omega
Siding Color *(applied to):* Gable Siding Fascia Eaves French Door Garage Door Posts Trim	SW 9162 African Gray	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6020 Heron Plume	Sherwin Williams
Metal Railing	SW 7645 Thunder Gray	Sherwin Williams
Deck Coating *(factory finish)*	*Putty	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA-2B 52' X 85' SFD

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Exterior Color & Materials

SCHEME 9 OF 9 — 'C' COTTAGE ELEVATIONS ONLY, CONTEMPORARY

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	1'FBCJ 1132 Charcoal Brown Blend Ref.: 19 Dwg.: 1132-19 A, 3.5lb/ 24 GWC, Shade: Mid	Westlake Royal
***Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	'Window or Approved Equal
Vinyl Windows *(factory finish)*	White	'Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*Linen	*Service Partners or Approved Equal
Manufactured Stone *(1'/4" raked joints)*	Montecito Cliffstone	Eldorado
Grout @ Manufactured Stone	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7029 Agreeable Gray)	Omega
Siding Color *(applied to):* Gable Siding	SW 7746 Rushing River	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia French Door Garage Door Posts Trim	SW 7627 White Heron	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7674 Peppercorn	Sherwin Williams
Metal Railing	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*Executive Gray	*Pt-Ovk or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weathership *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

HITCH RANCH PA-2B - 52'X85' SFD

MOORPARK, CA

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CM.1

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1A | Spanish



2B| Farmhouse



3C| Contemporary Cottage

OUR TEAM

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A1.2	Plan 1 I Front Elevations
A1.3	Plan 1A 'Spanish' I Exterior Elevations
A1.4	Plan 1B 'Farmhouse' I Exterior Elevations
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A2.1	Plan 2A I Floor Plan
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CM.1	Exterior Color & Materials

LENNAR

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

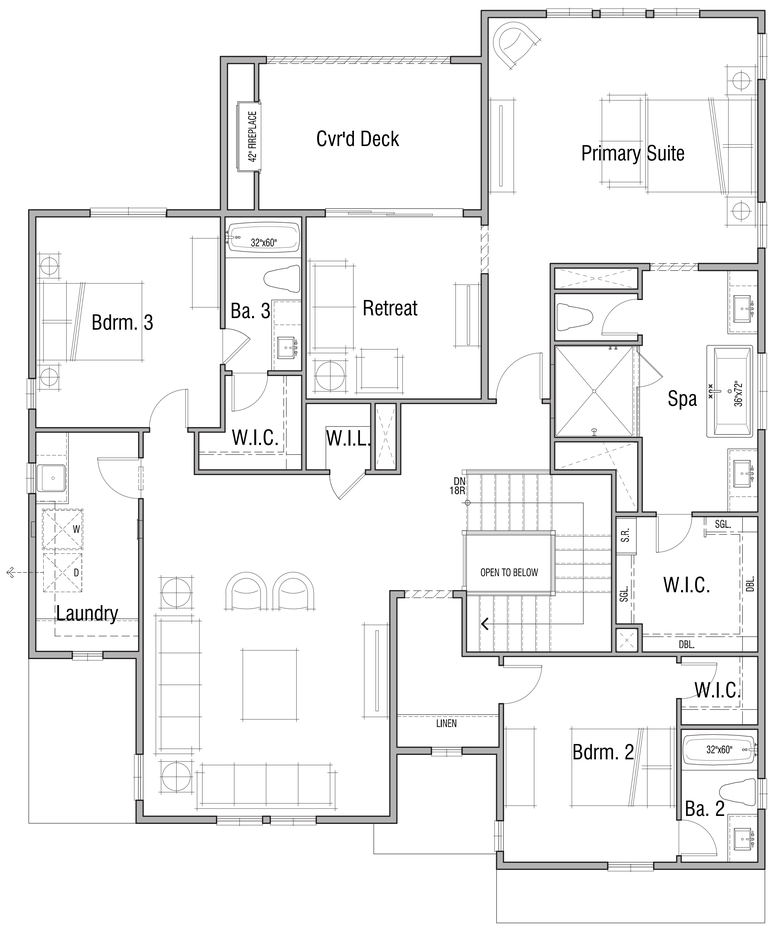
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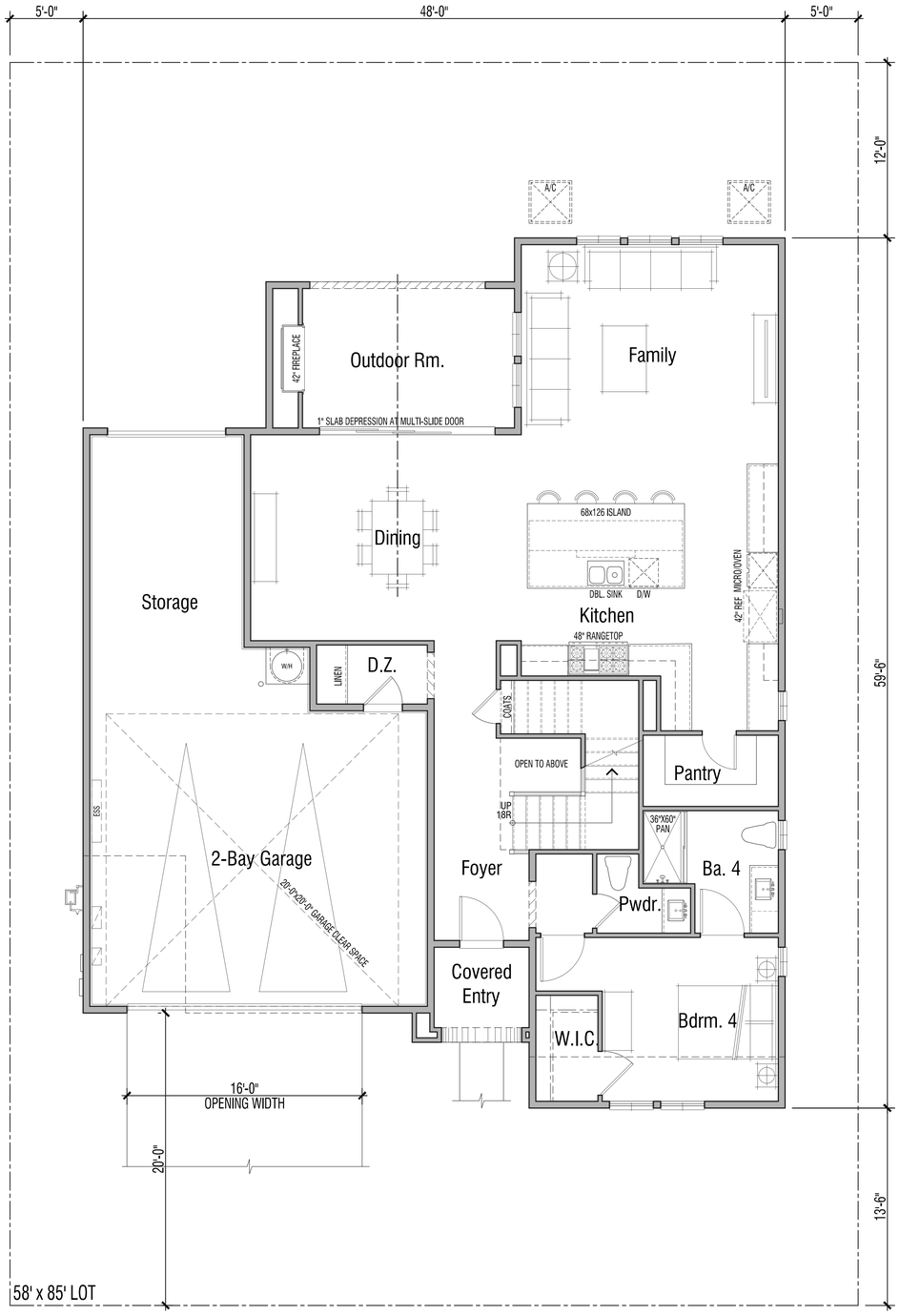
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Second Floor



First Floor

3,523 SF

4 Bedroom | 4.5 Bath | Bonus
Covered Entry | Outdoor Room | Covered Deck
2-Bay Garage / Storage

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	1524 SQ. FT.
SECOND LEVEL	1999 SQ. FT.
TOTAL	3523 SQ. FT.
2-BAY GARAGE	721 SQ. FT.
COVERED PORCH	45 SQ. FT.
OUTDOOR RM.	170 SQ. FT.
COVERED DECK	170 SQ. FT.

LOT COVERAGE TABLE	PLAN 1A
COVERED AREA (MAX. 2465 SQ. FT.)(*)	2460 SQ. FT.
LOT SIZE (MIN. 58' x 85')	4930 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.90%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 1A | Floor Plan

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

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Color Scheme# 2

1A | Spanish



Color Scheme# 8

1C| Contemporary Cottage



Color Scheme# 4

1B| Farmhouse

PLAN 1 | Front Elevations

HITCH RANCH PA-2C - 58’X85’ SFD

MOORPARK, CA

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

A1.2

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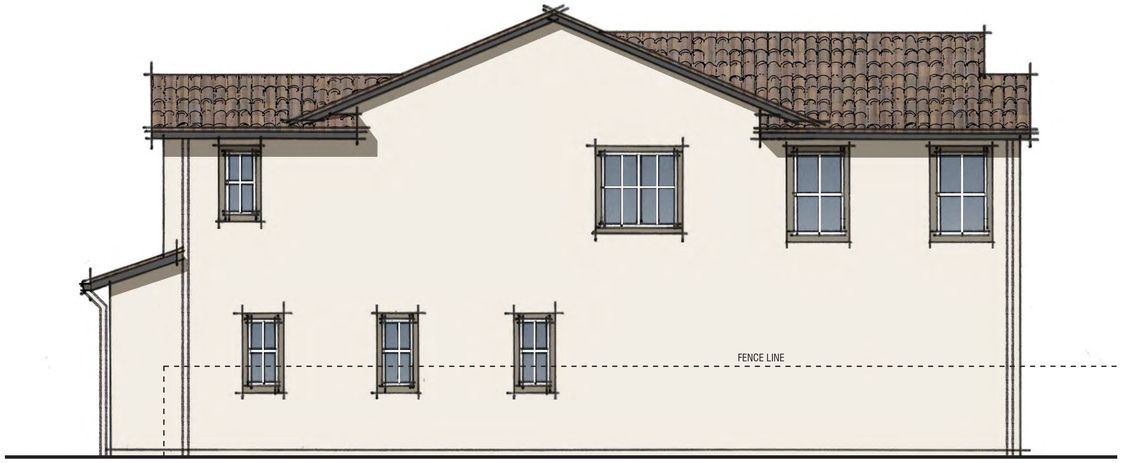
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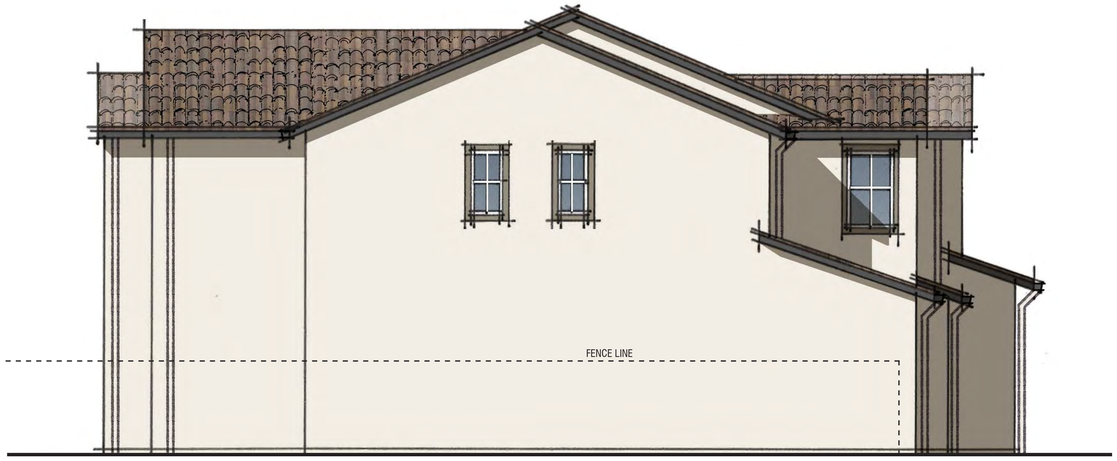
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Right



Rear



Color Scheme# 2

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1A | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A1.3

0 2 4 8

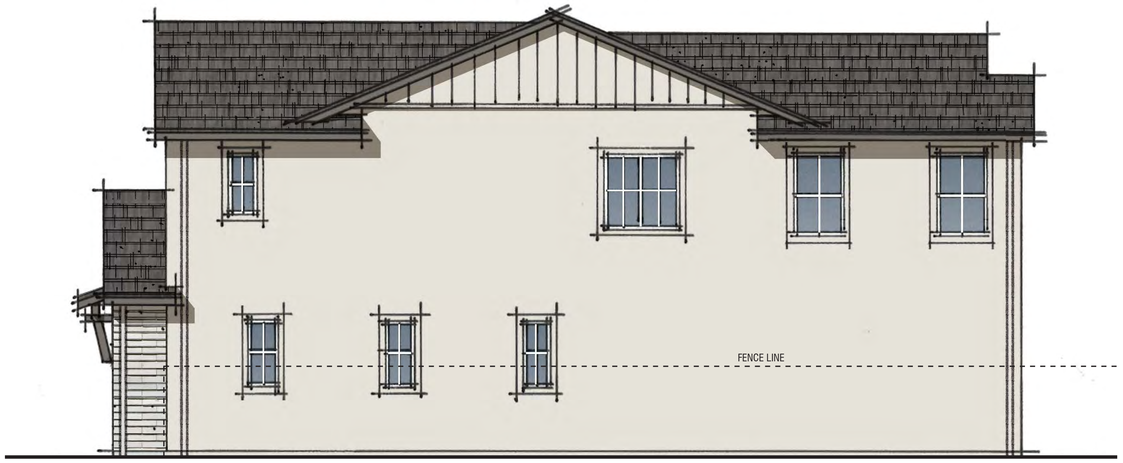
CITY SUBMITTAL

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WHA.

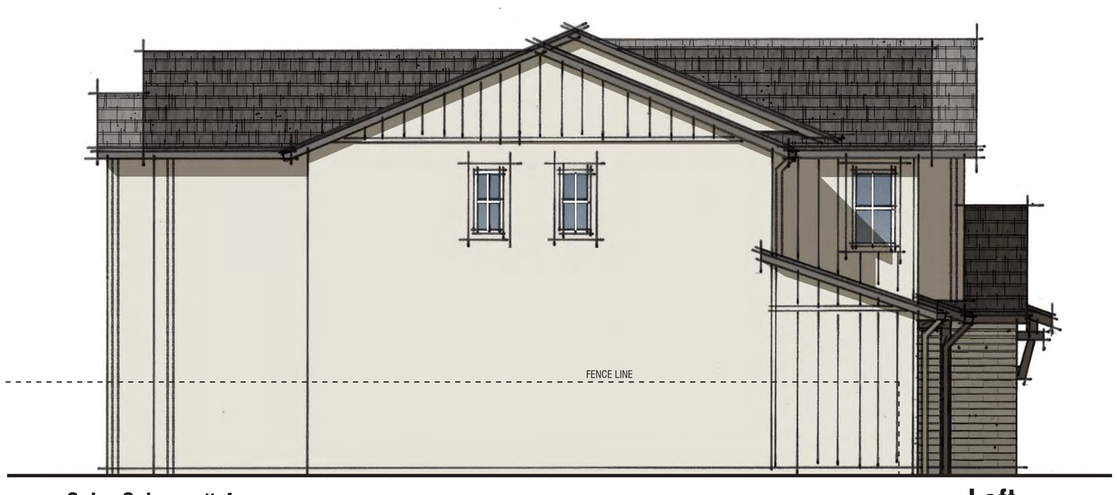
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 4

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 1B | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A1.4

0 2 4 8

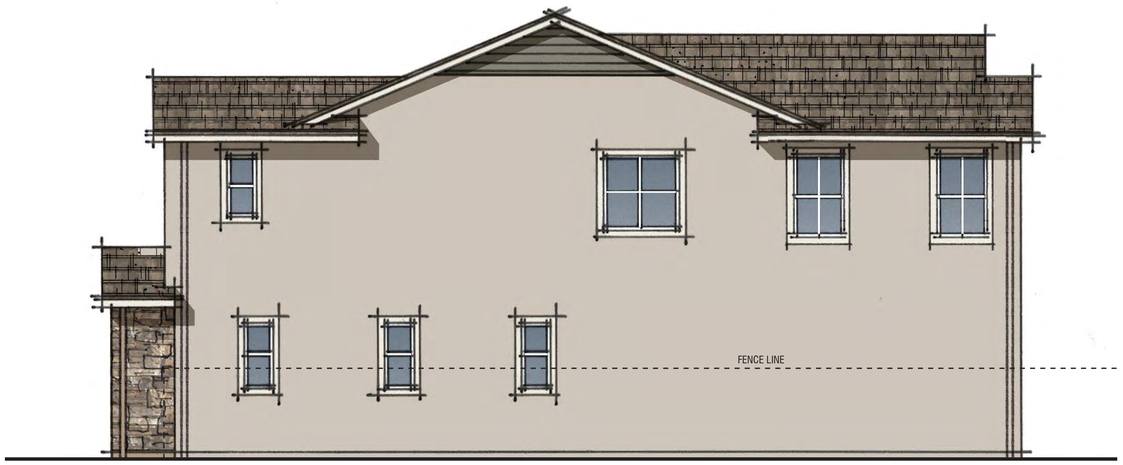
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WHA.

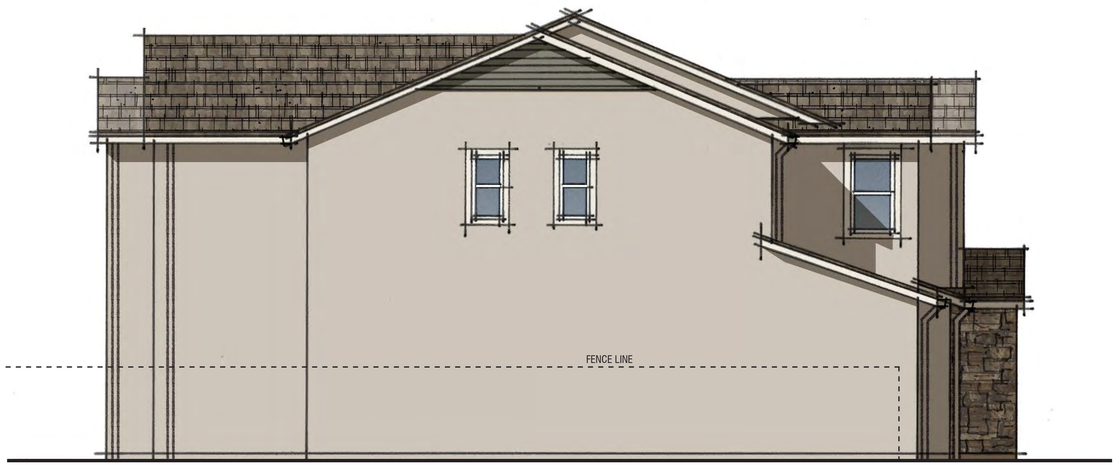
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 8

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 1C | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A1.5

0 2 4 8

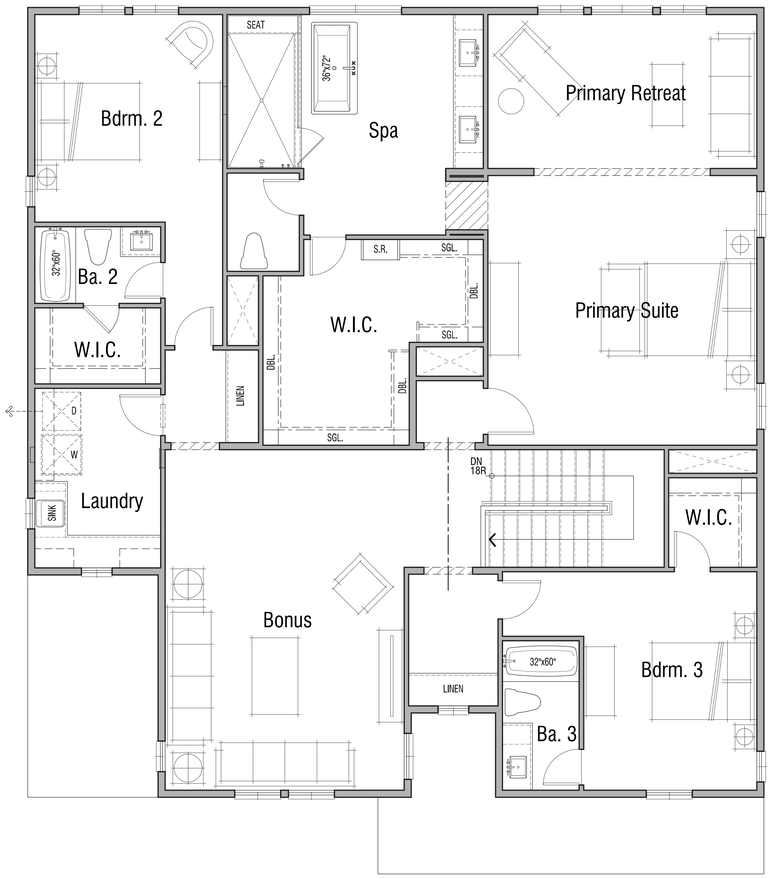
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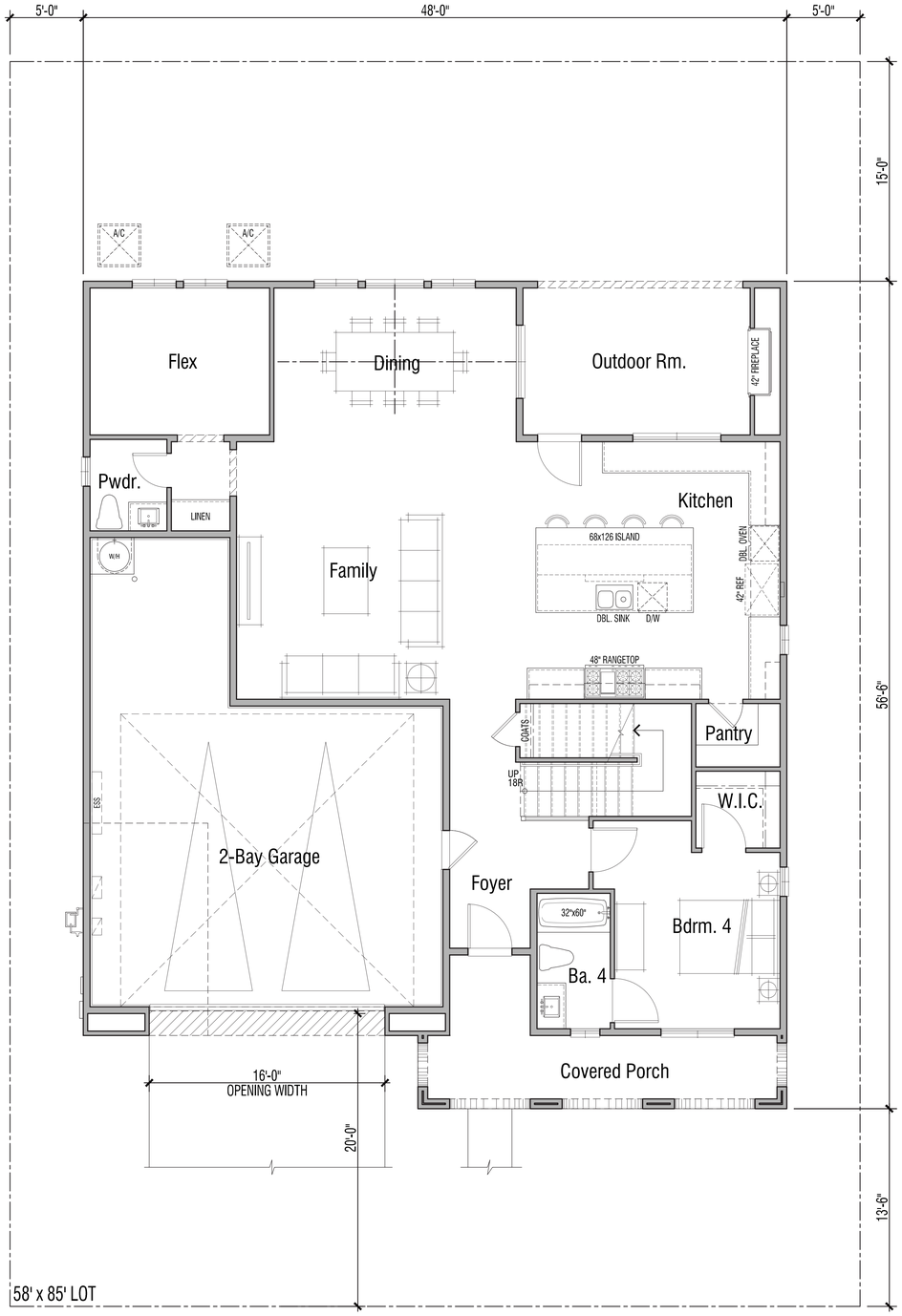
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Second Floor

3,814 SF
4 Bedroom | 4.5 Bath | Flex | Bonus
Covered Porch | Outdoor Room
2-Bay Garage

First Floor

DWELLING PLAN SUMMARY - PLAN 2	
ROOM TYPE	QUANTITY
BEDROOM(S)	4
BATH(S)	4.5

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	1583 SQ. FT.
SECOND LEVEL	2231 SQ. FT.
TOTAL	3814 SQ. FT.
2-BAY GARAGE	671 SQ. FT.
COVERED PORCH	156 SQ. FT.
OUTDOOR RM.	189 SQ. FT.

LOT COVERAGE TABLE	PLAN 2A
COVERED AREA (MAX. 2465 SQ. FT.)(*)	2442 SQ. FT.
LOT SIZE (MIN. 58 x 85)	4930 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 2A | Floor Plan

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

A2.1

0 2 4 8

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Color Scheme# 1

2A | Spanish



Color Scheme# 9

2C| Contemporary Cottage



Color Scheme# 5

2B| Farmhouse

PLAN 2 | Front Elevations

HITCH RANCH PA-2C - 58’X85’ SFD

MOORPARK, CA

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

A2.2

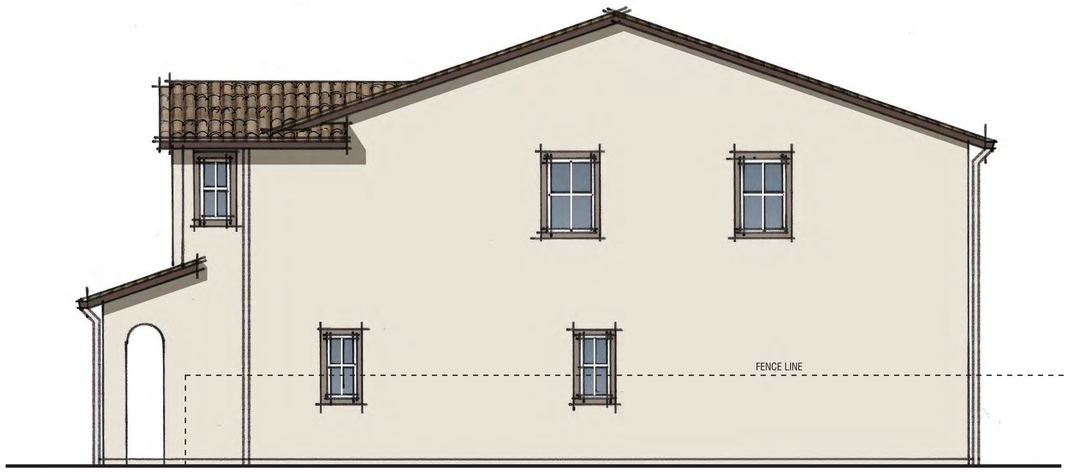
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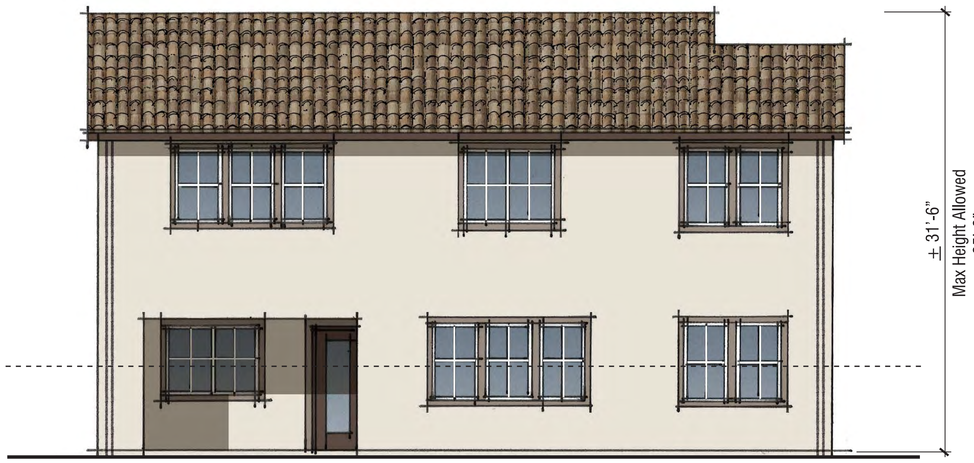
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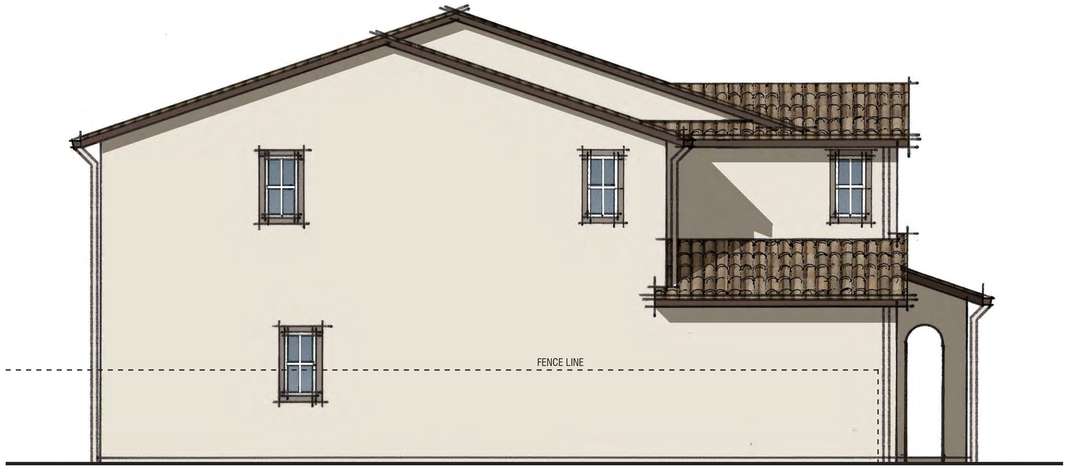
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 1

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Pipe Detail
Exterior:	Stucco
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2A | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A2.3

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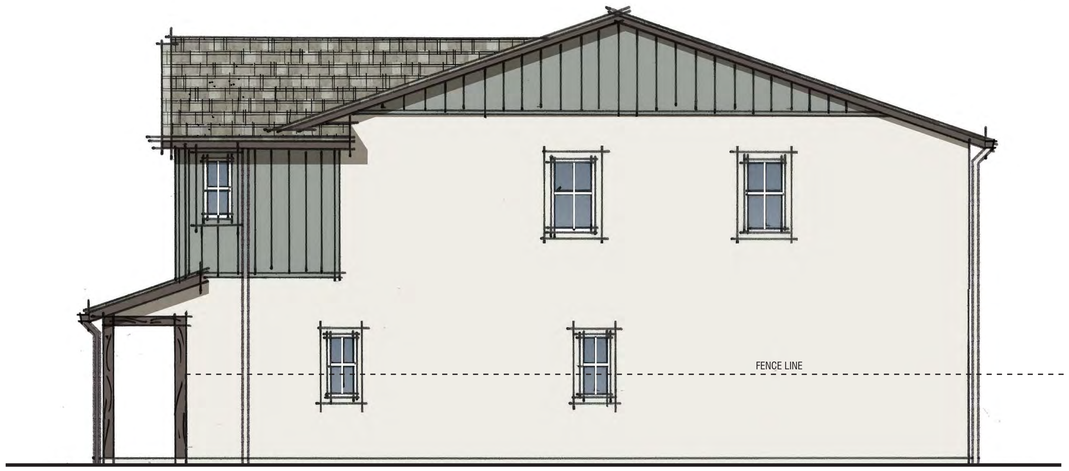
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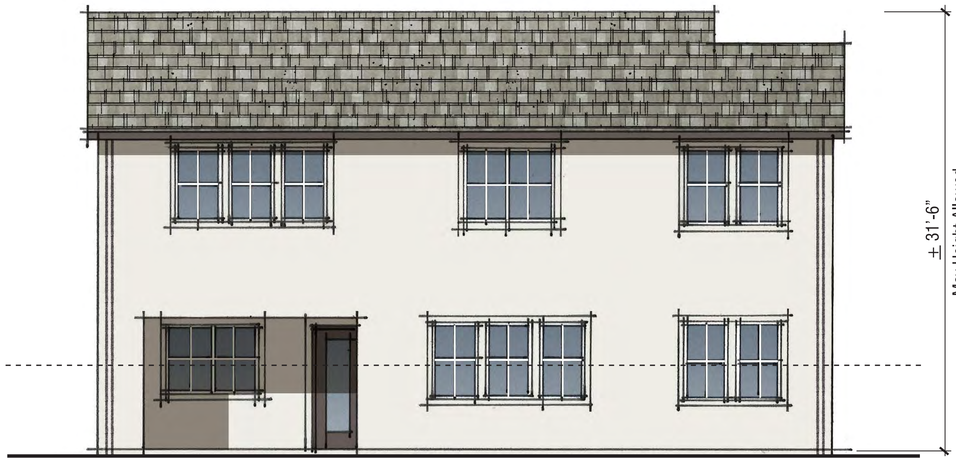
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WHA.

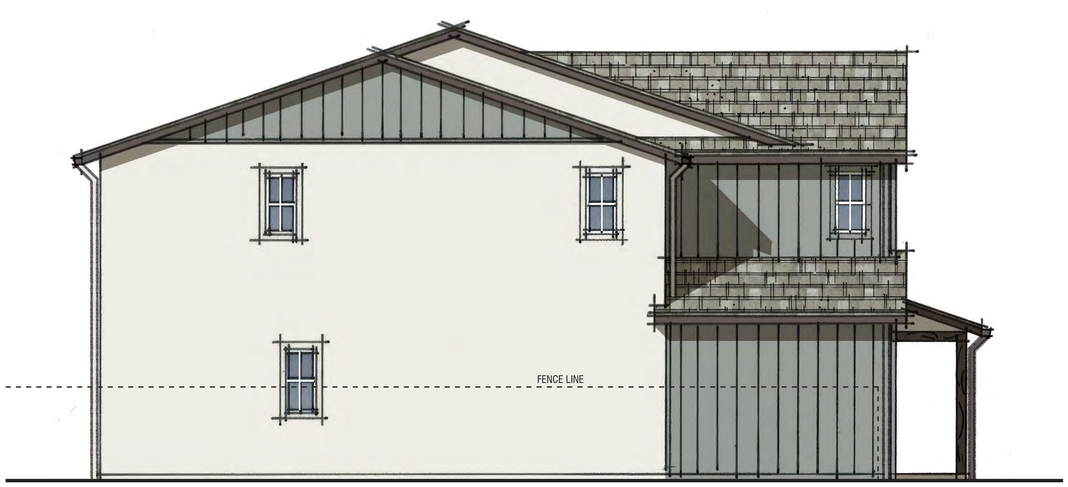
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 5

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 2B | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A2.4

0 2 4 8

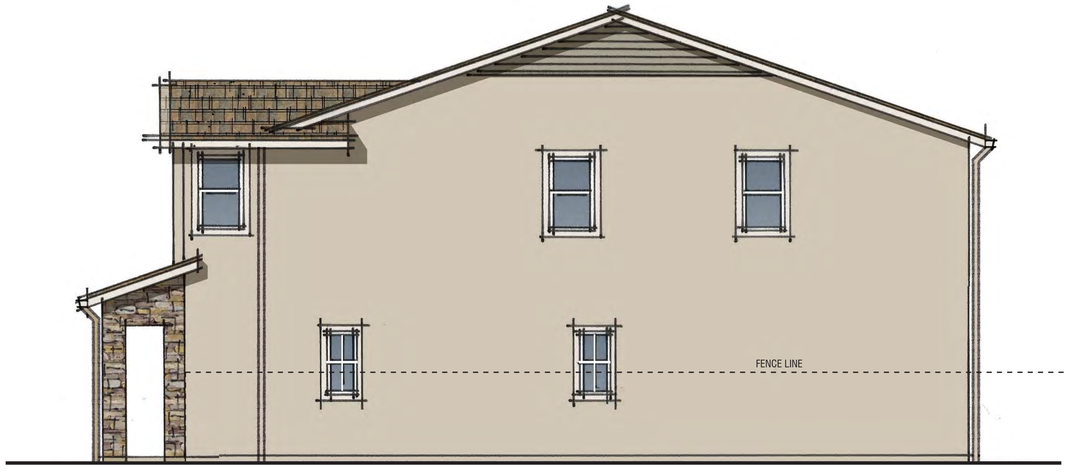
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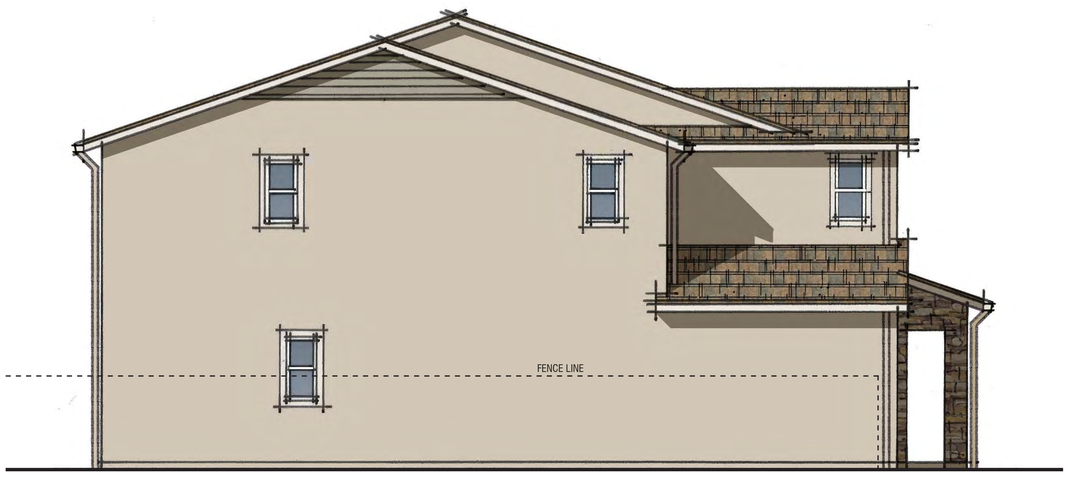
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 9

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 2C | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A2.5

0 2 4 8

CITY SUBMITTAL

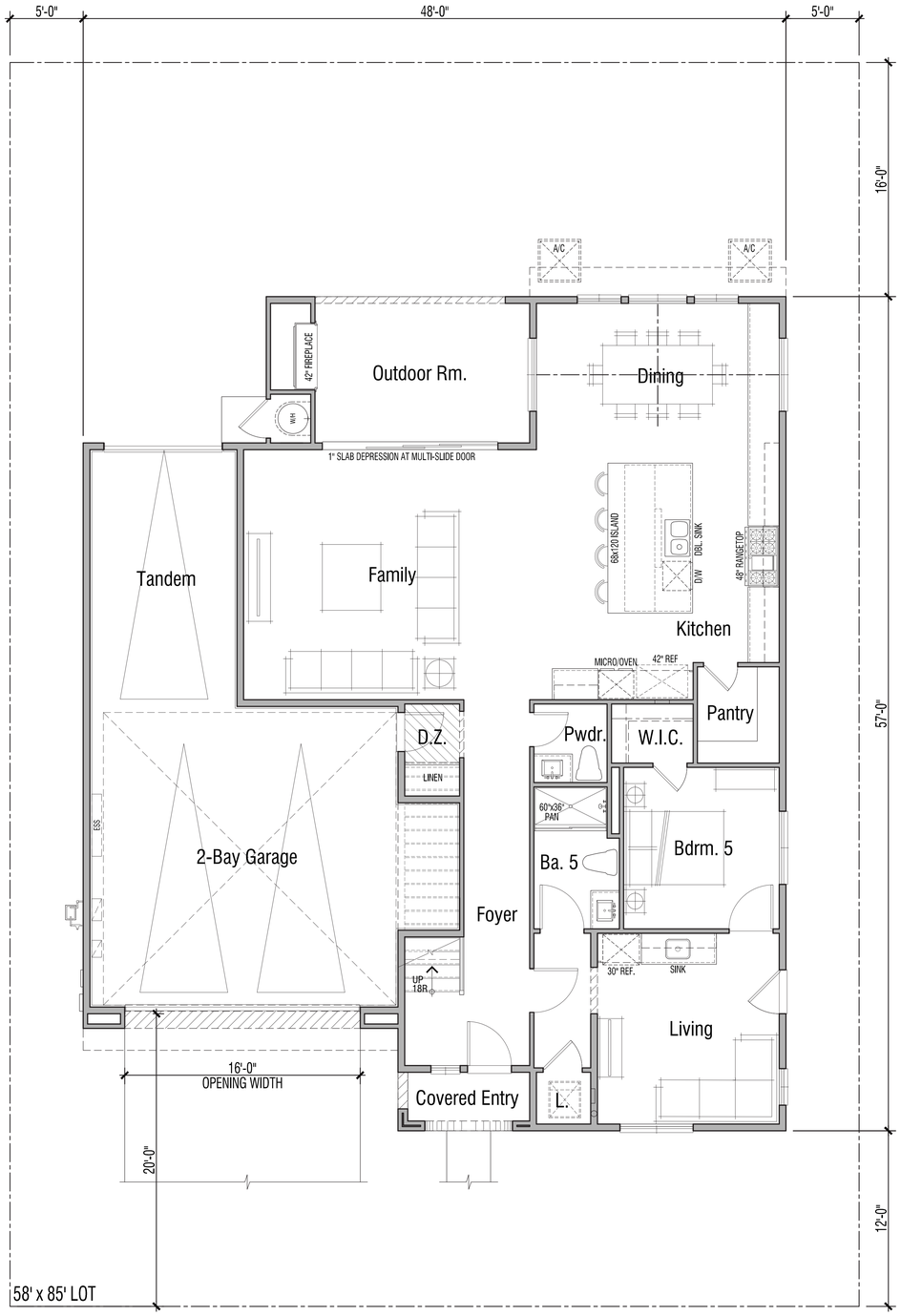
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





Second Floor

3,713 SF
5 Bedroom | 5.5 Bath | Bonus
Covered Entry | Outdoor Room | Covered Deck
2-Bay Garage / Tandem

First Floor

DWELLING PLAN SUMMARY - PLAN 3	
ROOM TYPE	QUANTITY
BEDROOM(S)	5
BATH(S)	5.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	1583 SQ. FT.
SECOND LEVEL	2130 SQ. FT.
TOTAL	3713 SQ. FT.
2-BAY GARAGE	677 SQ. FT.
COVERED PORCH	36 SQ. FT.
CALIFORNIA RM.	180 SQ. FT.
COVERED DECK	180 SQ. FT.

LOT COVERAGE TABLE	PLAN 3A
COVERED AREA (MAX. 2465 SQ. FT.)(*)	2460 SQ. FT.
LOT SIZE (MIN. 58' x 85')	4930 SQ. FT.
MAXIMUM LOT COVERAGE 50%	49.91%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
(*) PORCHES AND CALIFORNIA ROOMS THAT ARE MORE THAN 50% OPEN ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATION.

PLAN 3A | Floor Plan

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

A3.1

0 2 4 8

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Color Scheme# 3

3A | Spanish



Color Scheme# 7

3C| Contemporary Cottage



Color Scheme# 6

3B| Farmhouse

PLAN 3 | Front Elevations

HITCH RANCH PA-2C - 58’X85’ SFD

MOORPARK, CA

A3.2

0 2 4 8

CITY SUBMITTAL

LENNAR

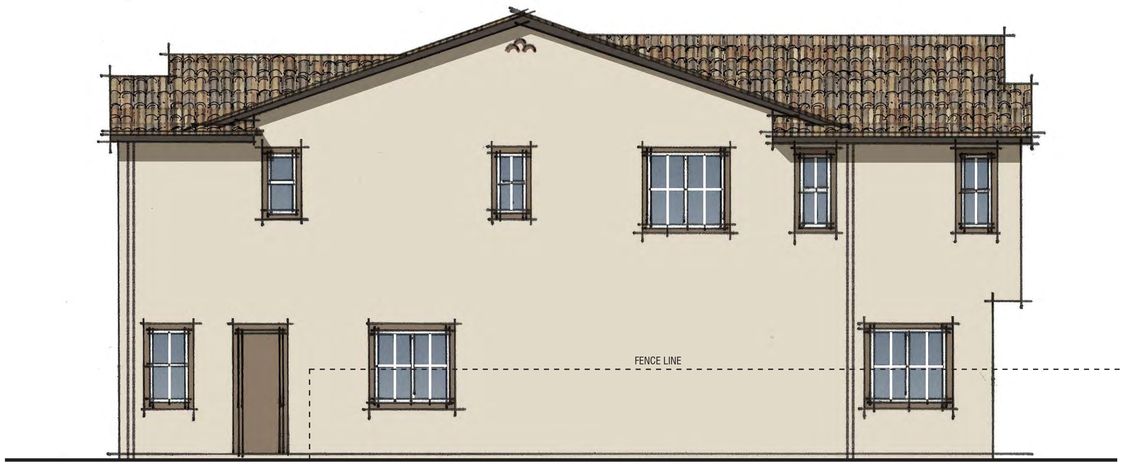
Note: Artist's Conception; Colors, Materials and Application May Vary.

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 3

Left



Front

MATERIALS: SPANISH

Roof:	Concrete Medium Profile Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3A | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A3.3

0 2 4 8

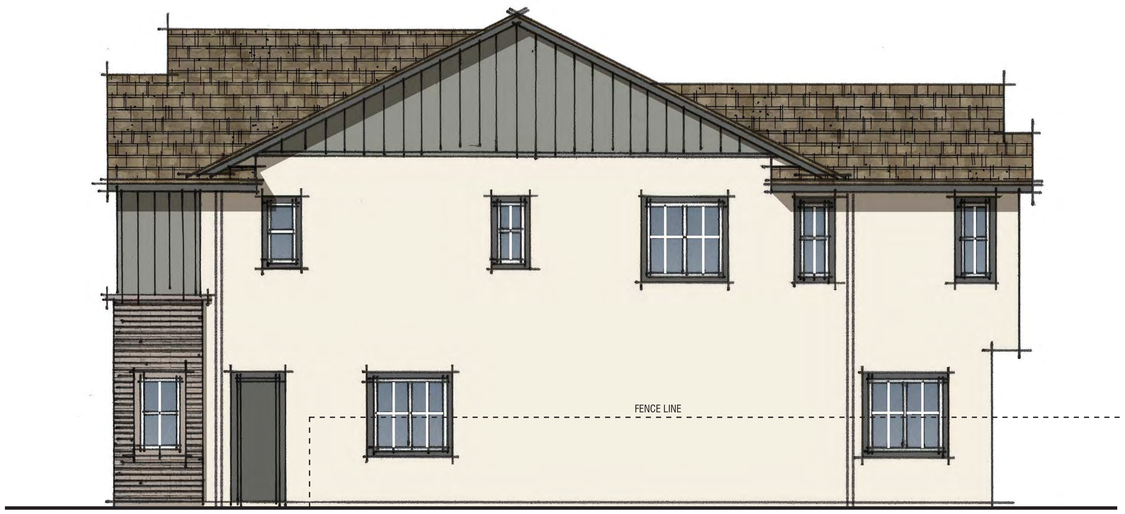
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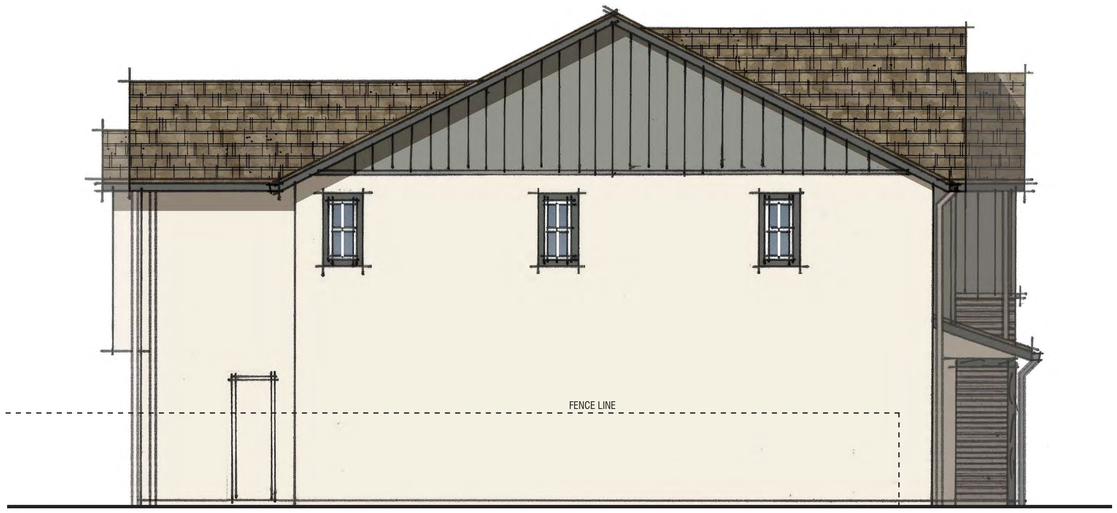
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 6

Left



Front

MATERIALS: FARMHOUSE

Roof:	Concrete Slate Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding
Veneer:	Manufactured Brick Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door with Glass Lites

PLAN 3B | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A3.4

0 2 4 8

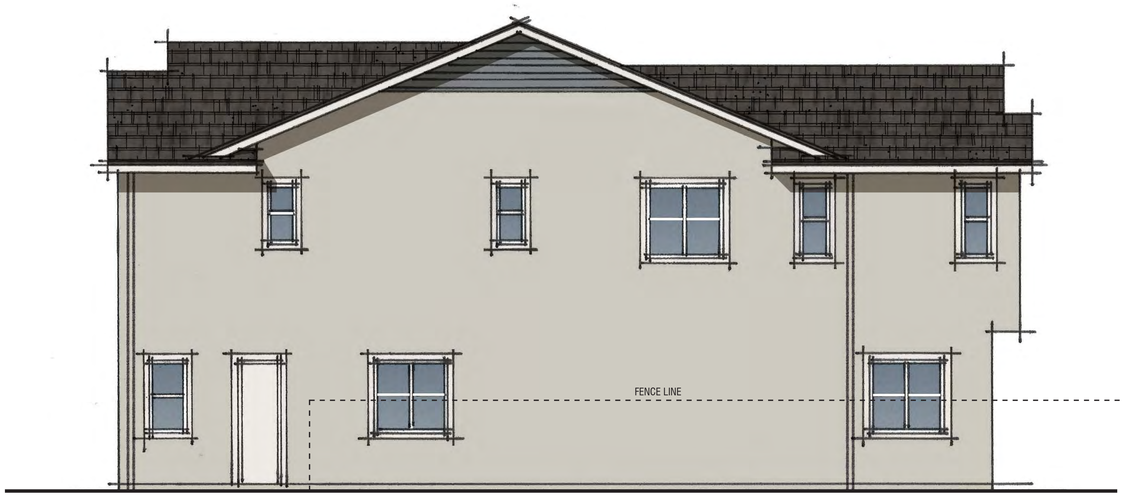
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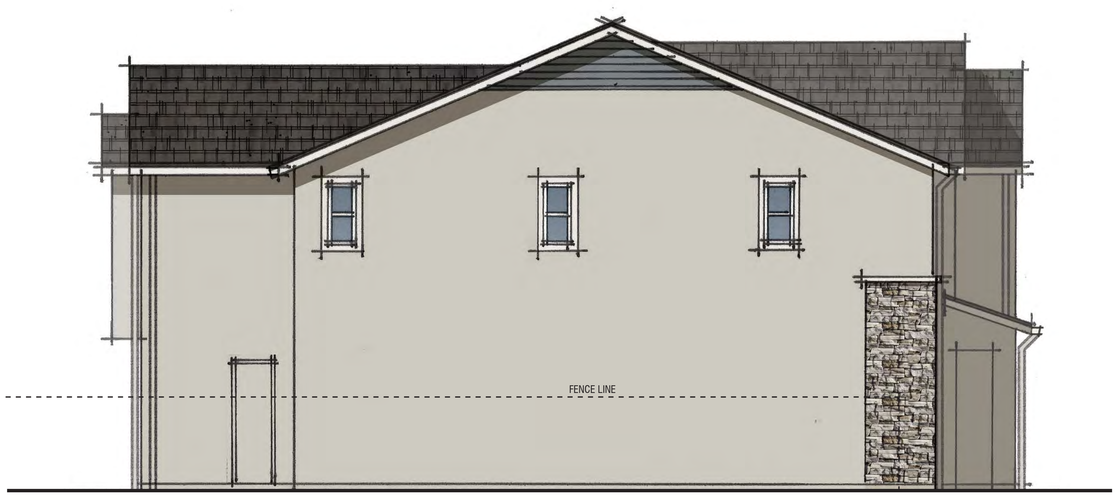
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Color Scheme# 7

Left



Front

MATERIALS: CONTEMPORARY COTTAGE

Roof:	Concrete Shake Tile
Fascia:	2X Wood Fascia
Exterior:	Stucco with Horizontal Lap Siding
Veneer:	Manufactured Stone Veneer
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Door

PLAN 3C | Exterior Elevations

HITCH RANCH PA-2C - 58'X85' SFD

MOORPARK, CA

LENNAR

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

A3.5

0 2 4 8

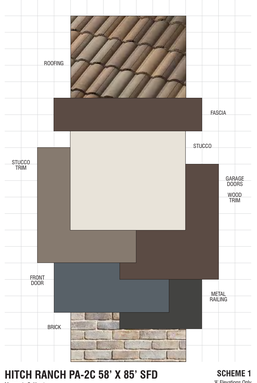
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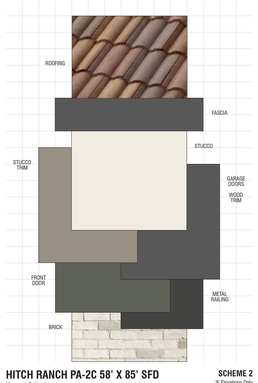


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 1
'A' Elevations Only
Spanish

WHA.

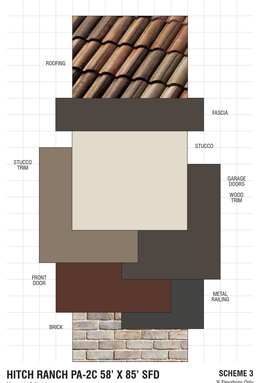


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 2
'A' Elevations Only
Spanish

WHA.

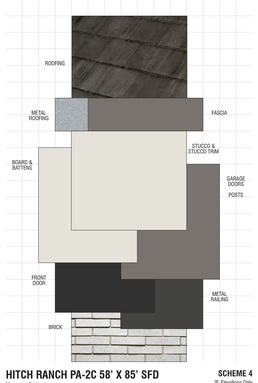


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 3
'A' Elevations Only
Spanish

WHA.

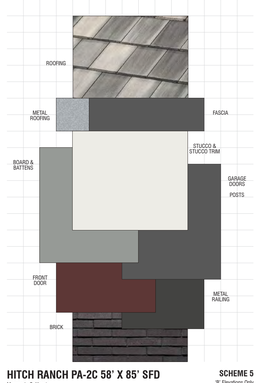


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 4
'B' Elevations Only
Farmhouse

WHA.

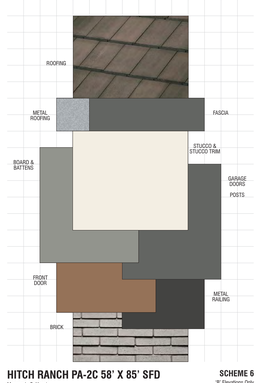


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 5
'B' Elevations Only
Farmhouse

WHA.

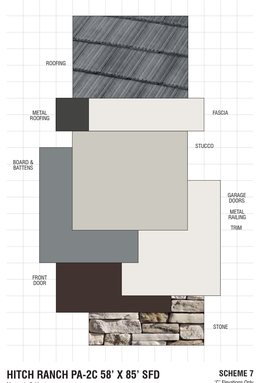


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 6
'B' Elevations Only
Farmhouse

WHA.

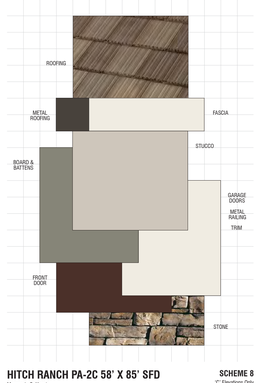


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 7
'C' Elevations Only
Contemporary Cottage

WHA.

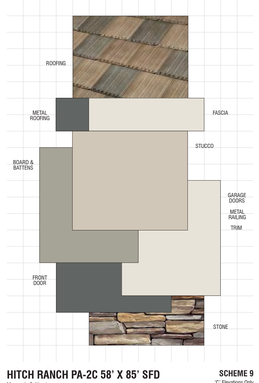


HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 8
'C' Elevations Only
Contemporary Cottage

WHA.



HITCH RANCH PA-2C 58' X 85' SFD

Moorpark, California
July 14, 2026 | 2024115

SCHEME 9
'C' Elevations Only
Contemporary Cottage

WHA.

For exact color refer to manufacturers' actual samples.
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HITCH RANCH PA - 2C 58' X 85' SFD

Moorpark, California
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Exterior Color & Materials

SCHEME 1 OF 9 — *'A' ELEVATIONS ONLY SPANISH

Material	Color	Manufacturer
Roofing: Concrete *Medium Profile Tile*	1WCS 3191 Smokey Topaz Blend Ref. 21 Doc. 30 SRI 31 A.SN 24 ONRC SNAD-8191	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Lattigo Tundra Brick	Eldorado
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7535 Aesthetic White)	Omega
***Trim Color #1** *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Wood Trim	SW 7510 Chateau Brown	Sherwin Williams
***Trim Color #2** *(applied to):* Secondary Doors Stucco Trim	SW 7025 Backdrop Brown	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 8251 Outerspace	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 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.
Contractor to verify that color scheme is consistent
Contact Judith Martinez or Samantha Duffy (949) 250-0907

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Exterior Color & Materials

SCHEME 2 OF 9 — *'A' ELEVATIONS ONLY SPANISH

Material	Color	Manufacturer
Roofing: Concrete *Medium Profile Tile*	1WCS 3182 Garnet Blend Ref. 21 Doc. 30 SRI 31 A.SN 24 ONRC SNAD - 8188	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Chalkdust Tundra Brick	Eldorado
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7551 Greek Villa)	Omega
***Trim Color #1** *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Wood Trim	SW 7674 Peppercorn	Sherwin Williams
***Trim Color #2** *(applied to):* Secondary Doors Stucco Trim	SW 9171 Felted Wool	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6258 Pewter Green	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

SCHEME 3 OF 9 — *'A' ELEVATIONS ONLY SPANISH

Material	Color	Manufacturer
Roofing: Concrete *Medium Profile Tile*	1WCS 3940 Cliffside Ref. 19 Doc. 81 SRI 19 A.SN 19 ONRC SNAD-8017	Westlake Royal
Metal Bird Stop @ Tile *(factory finish)*	Black	Westlake Royal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Lattigo Tundra Brick	Eldorado
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7568 Neutral Ground)	Omega
***Trim Color #1** *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Wood Trim	SW 7020 Black Fox	Sherwin Williams
***Trim Color #2** *(applied to):* Secondary Doors Stucco Trim	SW 7039 Virtual Taupe	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6048 Terra Brun	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
***Prefab Pipes**	SW 2836 Quartersawn Oak	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88940-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

SCHEME 4 OF 9 — *'B' ELEVATIONS ONLY FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete *Slate Tile*	1FRSCS 1430 Charcoal Blend Ref. 17 Doc. 81 SRI 19 A.SN 19 ONRC SNAD - 8072	Westlake Royal
***Metal Roofing** *(factory finish)*	*Zincalume	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Lofton Tenley Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish, *applied to):* Secondary Doors Stucco Trim	TBD (Match to Sherwin Williams SW 7636 Origami White)	Omega
***Siding Color** *(applied to):* Board & Battens Corner Boards *Stucco Below Screed @ Brick *Trim @ Brick *Trim @ Siding	SW 7636 Origami White	Sherwin Williams
Trim Color *(applied to):* Barge Boards Beam Eaves Fascia French Door Garage Doors Posts	SW 7019 Gauntlet Gray	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6991 Black Magic	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374010N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

SCHEME 5 OF 9 — *'B' ELEVATIONS ONLY FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete *Slate Tile*	1FRSCS 5354 Stone Mountain Blend Ref. 17 Doc. 86 SRI 19 A.SN 23 ONRC SNAD-8047	Westlake Royal
***Metal Roofing** *(factory finish)*	*Zincalume	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Nan Tenley Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish, *applied to):* Secondary Doors Stucco Trim	TBD (Match to Sherwin Williams SW 7005 Pure White)	Omega
***Siding Color** *(applied to):* Board & Battens Corner Boards *Trim @ Siding	SW 7660 Earl Gray	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Beam Eaves Fascia French Door Garage Doors Posts	*SW 7674 Peppercorn	Sherwin Williams
Trim Color #2 *(applied to):* *Stucco Below Screed @ Brick *Trim @ Brick	*TBD	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 7595 Sommelier	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374010N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA - 2C 58' X 85' SFD

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Exterior Color & Materials

SCHEME 6 OF 9 — *'B' ELEVATIONS ONLY FARMHOUSE

Material	Color	Manufacturer
Roofing: Concrete *Slate Tile*	1FRSCS 1132 Charcoal Brown Blend Ref. 18 Doc. 81 SRI 17 A.SN 19 ONRC SNAD - 0005	Westlake Royal
***Metal Roofing** *(factory finish)*	Zincalume	Custom-Bilt Metals 'or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
***Brick** *(standard raked joints)*	Kuhn Tenley Brick	Cultured Stone
***Grout @ Brick**	TBD	Orco
Stucco *(16/20 sand finish, *applied to):* Secondary Doors Stucco Trim	*TBD (Match to Sherwin Williams SW 7566 Westhighland White)	Omega
***Siding Color** *(applied to):* Board & Battens Corner Boards Trim @ Siding	SW 9164 Illusive Green	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Beam Eaves Fascia French Door Garage Doors Posts	SW 7068 Grizzle Gray	Sherwin Williams
Trim Color #2 *(applied to):* *Stucco Below Screed @ Brick *Trim @ Brick	*TBD	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6095 Toasty	Sherwin Williams
***Metal Railing**	SW 7069 Iron Ore	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88374010N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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HITCH RANCH PA - 2C 58' X 85' SFD

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Exterior Color & Materials

SCHEME 7 OF 9 — *'C' ELEVATIONS ONLY CONTEMPORARY COTTAGE

Material	Color	Manufacturer
Roofing: Concrete *Shake Tile*	1FRCJ 1430 Charcoal Blend Ref. 17 Doc. 81 SRI 19 A.SN 19 ONRC SNAD - 8072	Westlake Royal
***Metal Roofing** *(factory finish)*	Midnight Bronze	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
Manufactured Stone *(standard raked joints)*	Whitehawk Cliffstone	Eldorado
***Grout @ Stone**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7015 Repose Gray)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7074 Software	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Metal Railing Posts Secondary Doors Trim	SW 7004 Snowbound	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 6006 Black Bean	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

SCHEME 8 OF 9 — *'C' ELEVATIONS ONLY CONTEMPORARY COTTAGE

Material	Color	Manufacturer
Roofing: Concrete *Shake Tile*	1FRCJ 1132 Charcoal Brown Blend Ref. 18 Doc. 81 SRI 17 A.SN 19 ONRC SNAD - 0005	Westlake Royal
***Metal Roofing** *(factory finish)*	Musket	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
Manufactured Stone *(standard raked joints)*	Montecito Cliffstone	Eldorado
***Grout @ Stone**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7043 Worthy Gray)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7743 Mountain Road	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Metal Railing Posts Secondary Doors Trim	SW 7551 Greek Villa	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 9182 Roja Marron	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

SCHEME 9 OF 9 — *'C' ELEVATIONS ONLY CONTEMPORARY COTTAGE

Material	Color	Manufacturer
Roofing: Concrete *Shake Tile*	1FRCJ 2200 Bronze Pearl Blend Ref. 28 Doc. 81 SRI 27 A.SN 35 ONRC SNAD-8167	Westlake Royal
***Metal Roofing** *(factory finish)*	*Storm Gray	Custom-Bilt Metals or Approved Equal
Multi-Stack Sliding Doors *(factory finish)*	White	*Window or Approved Equal
Vinyl Windows *(factory finish)*	White	*Champion or Approved Equal
Gutters & Downspouts *(factory finish)*	*TBD	*Service Partners or Approved Equal
Manufactured Stone *(standard raked joints)*	Clearwater Rustic Ledge	Eldorado
***Grout @ Stone**	TBD	Orco
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7036 Accessible Beige)	Omega
Siding Color *(applied to):* Board & Battens Corner Boards	SW 2821 Downing Stone	Sherwin Williams
Trim Color *(applied to):* Barge Boards Braces Eaves Fascia French Door Garage Doors Metal Railing Posts Secondary Doors Trim	SW 7009 Pearly White	Sherwin Williams
Accent Color *(applied to):* Front Door	SW 2848 Roycroft Pewter	Sherwin Williams
Deck Coating *(factory finish)*	*TBD	*Pt-Ork or Approved Equal
***Exterior Light Fixture** *(factory finish)*	88710N3-12 Black	Seagull or Approved Equal
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	*Wayne Dalton or Approved Equal

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Exterior Color & Materials

HITCH RANCH PA-2C - 58'X85' SFD

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