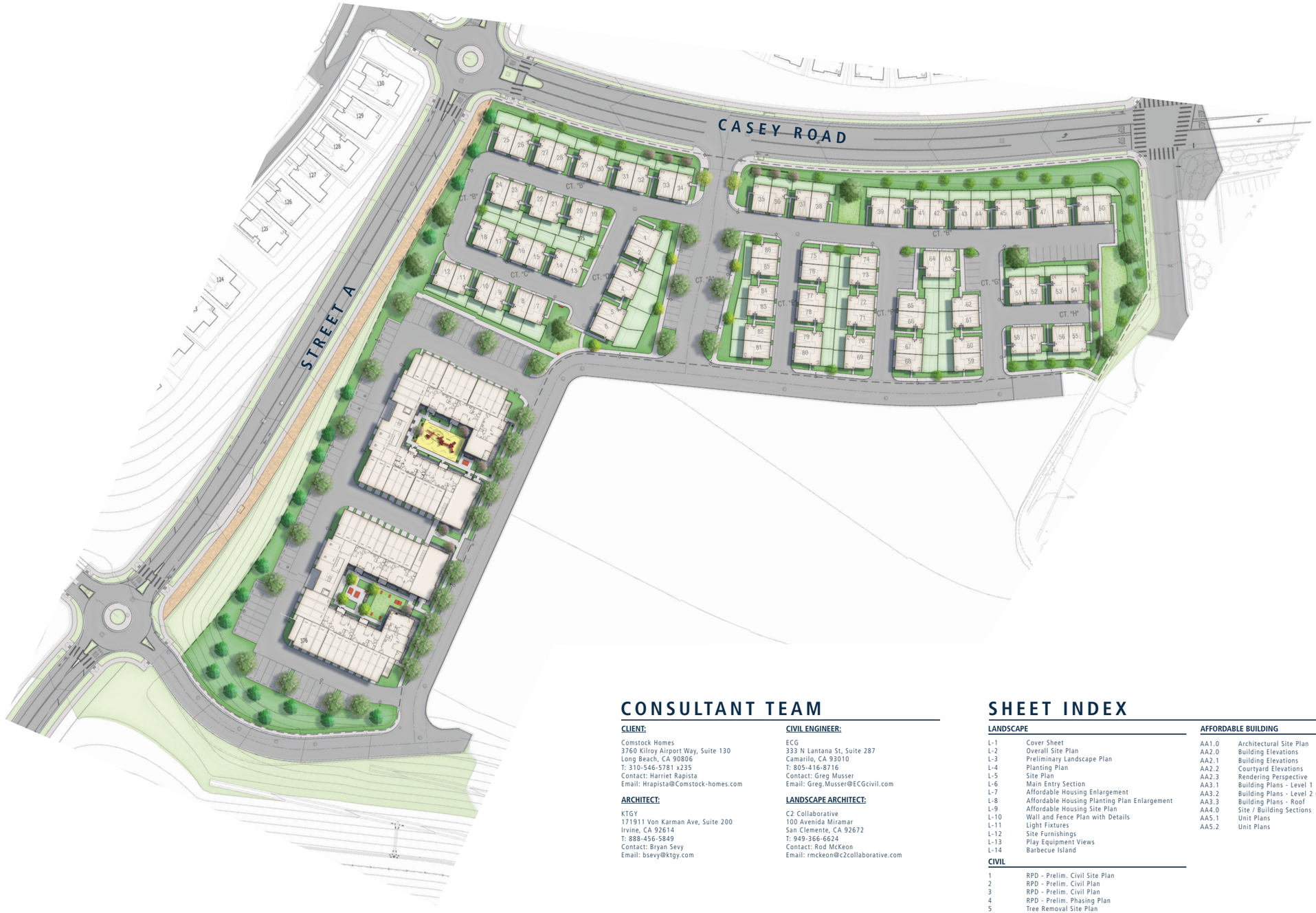


CONSULTANT TEAM

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SHEET INDEX

LANDSCAPE

L-1	Cover Sheet
L-2	Overall Site Plan
L-3	Preliminary Landscape Plan
L-4	Planting Plan
L-5	Site Plan
L-6	Main Entry Section
L-7	Affordable Housing Enlargement
L-8	Affordable Housing Planting Plan Enlargement
L-9	Affordable Housing Site Plan
L-10	Wall and Fence Plan with Details
L-11	Light Fixtures
L-12	Site Furnishings
L-13	Play Equipment Views
L-14	Barbecue Island

CIVIL

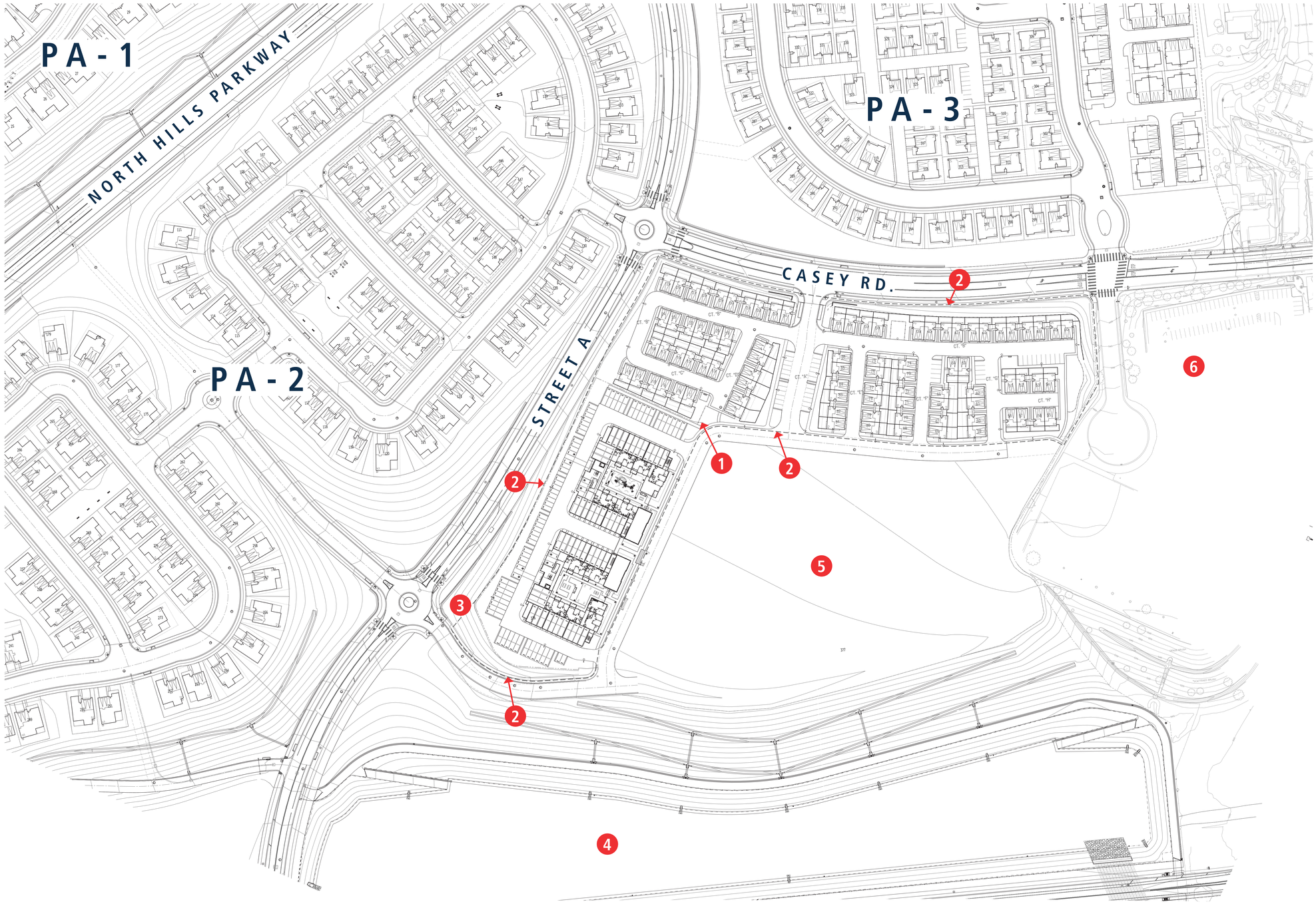
1	RPD - Prelim. Civil Site Plan
2	RPD - Prelim. Civil Plan
3	RPD - Prelim. Civil Plan
4	RPD - Prelim. Phasing Plan
5	Tree Removal Site Plan

AFFORDABLE BUILDING

AA1.0	Architectural Site Plan
AA2.0	Building Elevations
AA2.1	Building Elevations
AA2.2	Courtyard Elevations
AA2.3	Rendering Perspective
AA3.1	Building Plans - Level 1
AA3.2	Building Plans - Level 2 (Typical LVL 2-4)
AA3.3	Building Plans - Roof
AA4.0	Site / Building Sections
AA5.1	Unit Plans
AA5.2	Unit Plans

DUET HOMES

AB1.0	Architectural Site Plan
AB2.0	Elevations - Type A - Farmhouse
AB2.1	Elevations - Type A - Cottage
AB2.2	Elevations - Type B - Farmhouse
AB2.3	Elevations - Type B - Cottage
AB3.0	Building Plans
AB4.0	Section
AB5.0	Unit Plans - Plan 1
AB5.1	Unit Plans - Plan 2
AB5.2	Unit Plans - Plan 3



LEGEND

1. Parcel Boundary
2. Limit of Work
3. Slope Landscape by Master Landscape Architect
4. Future Park by Master Landscape Architect
5. Future Affordable Housing Site - Not a Part of PA-4 RPD
6. Existing Elementary School

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - OVERALL SITE PLAN

MOORPARK, CA

0 40' 80' 160'

Scale: 1" = 80'-0"

03.06.26

L-2

C2 Collaborative



LEGEND

1. Concrete Sidewalk
2. Private Rear Yard per Homeowner
3. Neighborhood Monumentation and Signage
4. Background Tree
5. Accent Tree
6. Canopy Tree
7. Trail per Master Landscape Architect
8. Common Space
9. Street Tree
10. Lot Line
11. Parking per Civil Engineer
12. Slope Landscape per Master Landscape Architect

NOTES

Refer to L-10 for Neighborhood Wall and Fence Plan

All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See L-5 for Conceptual Detail

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - PRELIMINARY LANDSCAPE PLAN

MOORPARK, CA

0 25' 50' 100'
Scale: 1"= 50'-0"

03.06.26

C2 Collaborative



CONCEPTUAL PLANT PALETTE

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Arbutus u. 'Marina'	Marina Strawberry Tree	Low	24" Box
Laurus nobilis	Bay Laurel	Low	24" Box
Lagerstroemia indica x 'Fauriei'	Crape Myrtle	Low	24" Box
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Med.	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	36" Box
Tristania conferta	Brisbane Box	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

COMMON AREA SHRUBS

BACKGROUND SHRUB

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Heteromeles arbutifolia	Toyon	Low	5 Gal.	60" O.C.
Ilex vomitoria	Yaupon	Low	5 Gal.	36" O.C.
Leucophylium frutescens	Texas Ranger	Low	5 Gal.	36" O.C.
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	Low	5 Gal.	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" O.C.

ACCENT SUCCULENT

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Euphorbia milii 'Redi-Red'	Red Euphorbia	Low	1 Gal.	24" O.C.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
Opuntia santa-rita 'Tubac'	Purple Prickly Pear	Low	5 Gal.	48" O.C.

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Dianella spp.	Flax Lily	Low	1 Gal.	30" O.C.
Lomandra spp.	Matt Rush	Low	1 Gal.	30" O.C.
Miscanthus sinensis var. 'Condensatus'	Maiden Grass	Med.	1 Gal.	30" O.C.
Muhlenbergia lindheimeri	Big Muhly Grass	Low	1 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	24" O.C.

FOREGROUND SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Calliandra californica	Baja Duster	Low	5 Gal.	36" O.C.
Calliandra eriophyia	Fairy Duster	Low	5 Gal.	36" O.C.
Callistemon v. 'Little John'	Little John Bottlebrush	Low	5 Gal.	36" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Teucrium chamaedrys	Germander	Low	5 Gal.	30" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.

FLOWERING SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal.	24" O.C.
Rosa spp. 'Flower Carpet'	Flower Carpet Rose	Low	5 Gal.	36" O.C.
Salvia spp.	Sage	Low	1 Gal.	24" O.C.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa spp.	Natal Plum	Low	1 Gal.	36" O.C.
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal.	24" O.C.
Trachelospermum spp.	Jasmine	Low	1 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

Color: TBD. Will be specified in Construction Document Phase

TURF

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

VINES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Ficus pumila	Creeping Fig	Med.	5 Gal.
Macfadyena unguis-cati	Cat's Claw	Low	5 Gal.
Trachelospermum spp.	Jasmine	Med.	5 Gal.

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

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - PLANTING PLAN

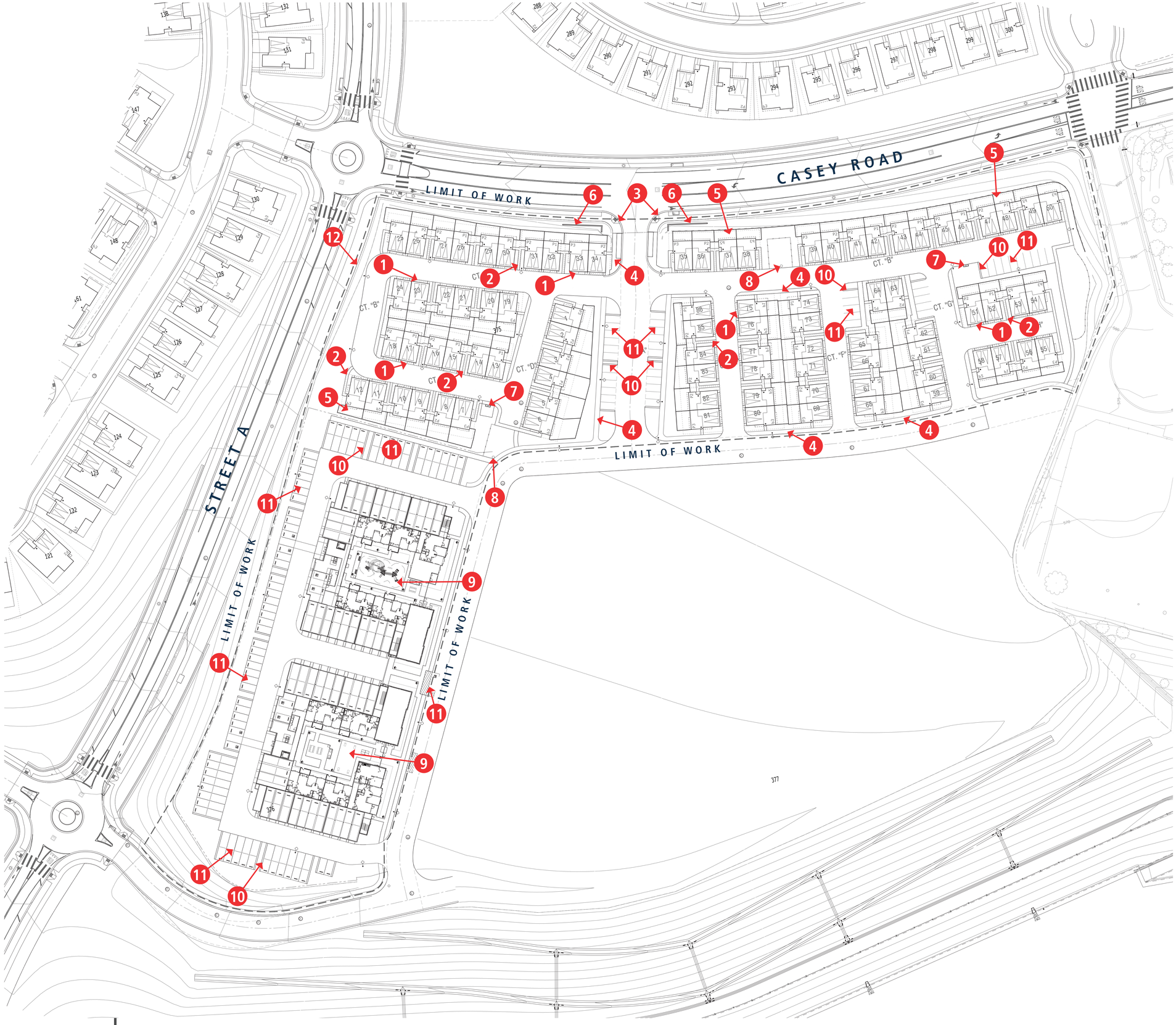
MOORPARK, CA

0 25' 50' 100'

Scale: 1" = 50'-0"

03.06.26

C2 Collaborative



LEGEND

1. Private Driveway
2. Unit Entry Walk
3. Curb and Cutter by Civil Engineer
4. Concrete Sidewalk by Civil Engineer
5. Private Rear Yard by Homeowner
6. Neighborhood Monumentation and Signage - See Sheet L-6
7. Mailbox Cluster - See Sheet L-12
8. Pet Waste Station - See Sheet L-12
9. Affordable Housing Common Space
10. Parking Step-out Color Concrete with Acid Wash Finish
11. Parking per Civil Engineer
12. Lot Line

Street Light - See Sheet L-11

Bollard - See Sheet L-11

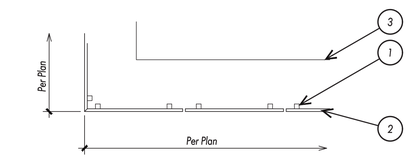
NOTES

Refer to L-10 for Neighborhood Wall and Fence Plan

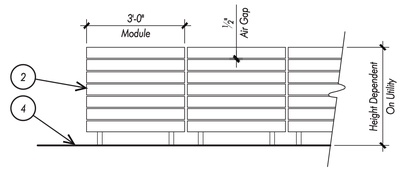
All Utilities to be screened with planting where allowable. Where planting is not allowable due to VCFD restrictions. A screen fence must be provided. See below for Conceptual Detail.

LEGEND

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



PLAN VIEW



ELEVATION

UTILITY SCREEN

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - SITE PLAN

MOORPARK, CA

0 25' 50' 100'

Scale: 1" = 50'-0"

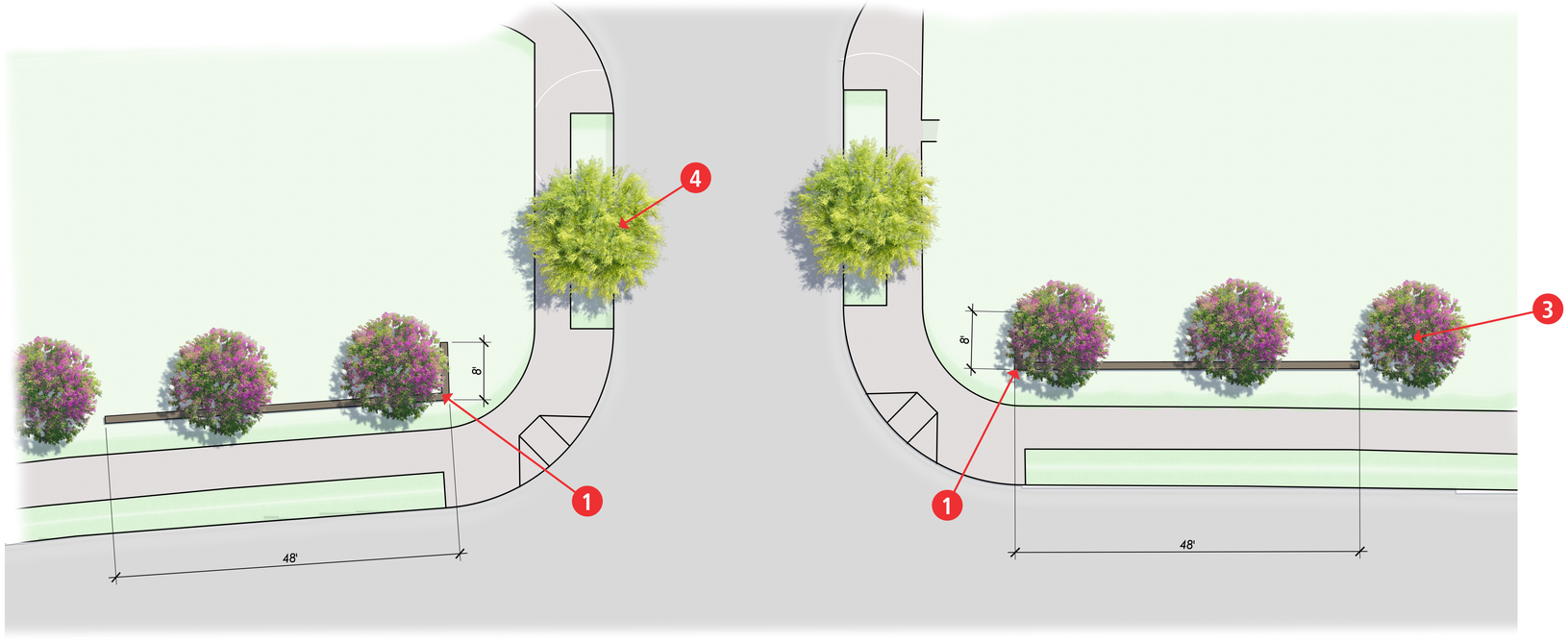
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L-5

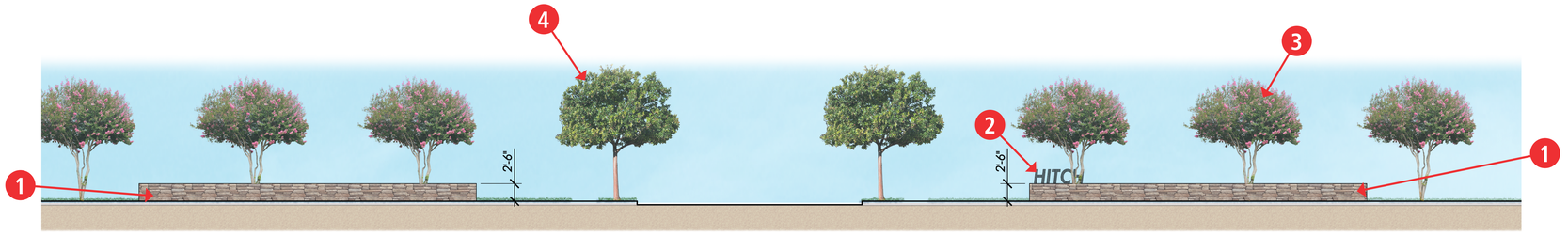
C2 Collaborative

LEGEND

1. 2’-6” Stone Wall
2. Neighborhood Signage Location
3. Accent Tree
4. Street Tree

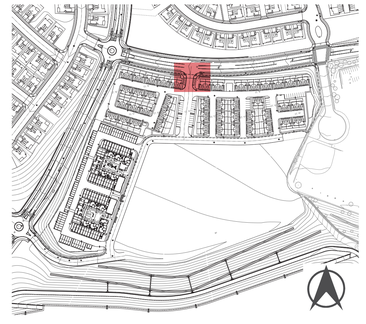


PLAN VIEW
SCALE: NTS



ELEVATION
SCALE: NTS

KEYMAP

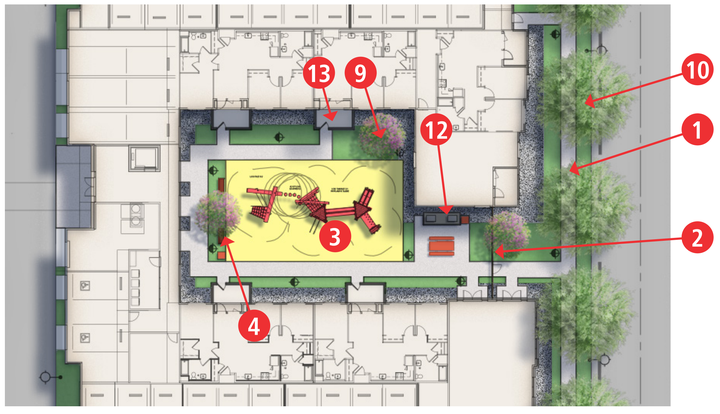


COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - MAIN ENTRY SECTION

MOORPARK, CA

C2 Collaborative

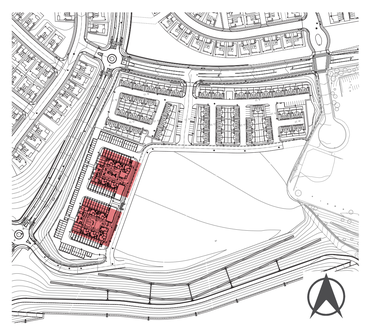




LEGEND

1. Concrete Sidewalk
2. Courtyard Fence
3. Children's Play Equipment and Safety Surfacing
4. Bench
5. Community Outdoor Dining. Group Seating
6. Corn-hole Board
7. Ping Pong Tables
8. Canopy Tree
9. Accent Tree
10. Street Tree
11. Artificial Turf
12. Barbecue Island
13. Private Patio

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - AFFORDABLE HOUSING ENLARGEMENT

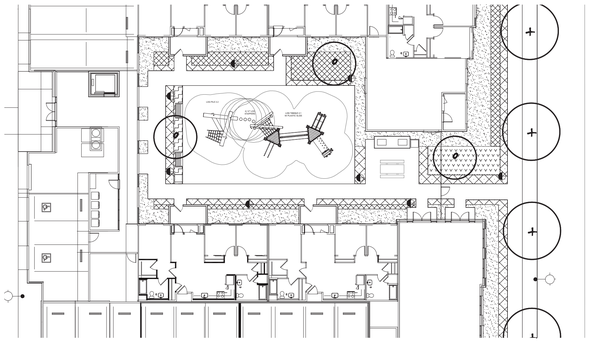
MOORPARK, CA

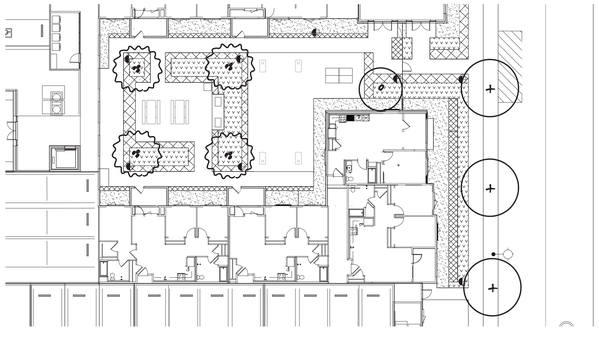
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Scale: 1" = 20'-0"

03.06.26

C2 Collaborative





CONCEPTUAL PLANT PALETTE

COMMON AREA TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Laurus nobilis	Bay Laurel	Low	24" Box
Lagerstroemia indica x 'Fauriei'	Crape Myrtle	Low	24" Box
Ulmus hybrid 'Frontier'	Frontier Elm	Med.	24" Box

COMMON AREA SHRUBS

ACCENT GRASS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Dianella spp.	Flax Lily	Low	1 Gal.	30" O.C.
Lomandra spp.	Matt Rush	Low	1 Gal.	36" O.C.
Sesleria autumnalis	Autumn Moor Grass	Med.	1 Gal.	24" O.C.

FOREGROUND SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Callistemon v. 'Little John'	Little John Bottlebrush	Med.	5 Gal.	36" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.

FLOWERING SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Bougainvillea 'Oo-la-la'	Bougainvillea	Low	1 Gal.	24" O.C.
Rosa spp. 'Flower Carpet'	Flower Carpet Rose	Low	5 Gal.	36" O.C.
Salvia Spp.	Sage	Low	1 Gal.	24" O.C.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa spp.	Natal Plum	Low	1 Gal.	36" O.C.
Myoporum parvifolium 'Putcah Creek'	Creeping Myoporum	Low	1 Gal.	24" O.C.
Trachelospermum spp.	Jasmine	Low	1 Gal.	24" O.C.

DECORATIVE GRAVEL - 0'-5' FROM BUILDING

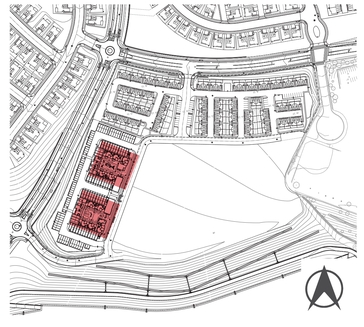
Color: TBD. Will be Specified in Construction Document Phase

NOTES

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

Refer to city of Moorpark Landscape Standards for spacing requirements.

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - AFFORDABLE HOUSING PLANTING PLAN ENLARGEMENT

MOORPARK, CA

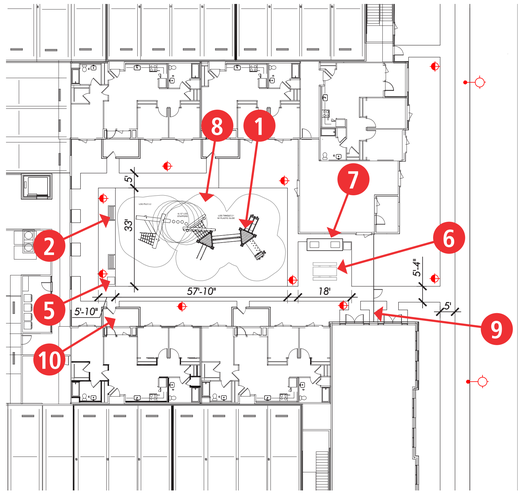
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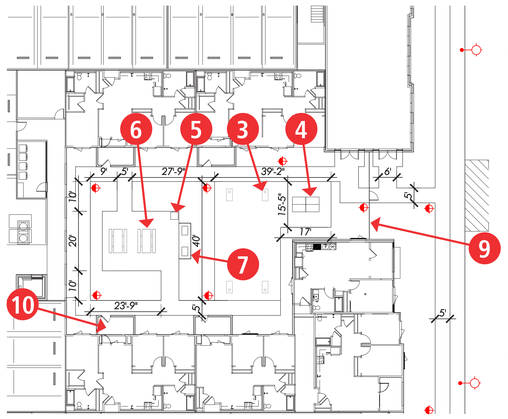
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03.06.26

L-8

C2 Collaborative





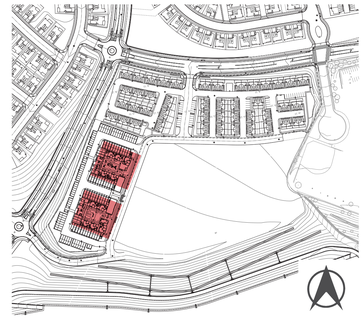
LEGEND

1. Play Equipment - Refer to Sheet L-13
2. Bench - Refer to Sheet L-12
3. Corn-hole Board - Refer to Sheet L-12
4. Ping Pong Table - Refer to Sheet L-12
5. Waste Receptacle - Refer to Sheet L-12
6. Picnic Table - Refer to Sheet L-12
7. Barbecue Island - Refer to Sheet L-14
8. Safety Surface
   Color: TBD in Construction Documents
9. Courtyard Fence - Refer to Sheet L-10
10. Private Patio

Street Lighting - Refer to Sheet L-11

Bollard - Refer to Sheet L-11

KEYMAP



COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - AFFORDABLE HOUSING SITE PLAN

MOORPARK, CA

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

03.06.26

C2 Collaborative

CASEY ROAD

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

STREET A

CT. "A"

CT. "B"

CT. "C"

CT. "D"

CT. "E"

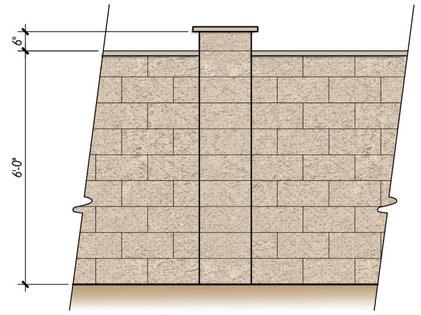
CT. "F"

CT. "G"

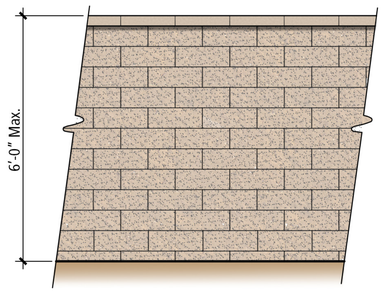
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LEGEND

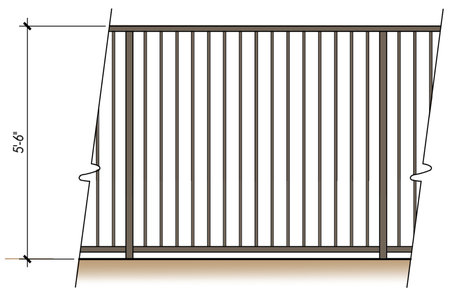
- Slump Block Pilaster with Precast Cap
  Color: Tan
- Slump Block Wall (6'-0" Tall)
  Wall Color: Tan
- Tubular Steel Fence (5'-6" Tall)
  Fence Color: Dark Brown



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



SLUMP BLOCK WALL
HEIGHT: 6'-0"



TUBULAR STEEL FENCE
HEIGHT: 5'-6"

COMSTOCK HOMES

HITCH RANCH PLANNING AREA 4 - WALL AND FENCE PLAN WITH DETAILS

MOORPARK, CA

0 25' 50' 100'
Scale: 1" = 50'-0"

03.06.26 L-10

C2 Collaborative

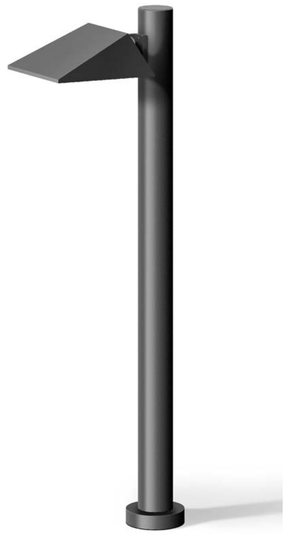




Asymmetric



Flat beam



Bollards
Surface washers

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

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

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

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

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

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

BOLLARD LIGHTING

AREA & ROADWAY LIGHTING

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE:

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

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED retractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the retractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Retractors are injection molded H12 acrylic. Each LED retractor is sealed to the PCB over an emitter and all retractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED retractors 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 | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-3000 www.uspolg.com

MADE IN THE USA

SUN VALLEY | U.S. ARCHITECTURAL

STREET LIGHTING

PENDANT MOUNTED ARM

XPL

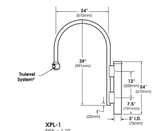
PROJECT NAME:

PROJECT TYPE:

FEATURES

Arm
Durable corrosion resistant, cast aluminum construction.

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



XPL-1
EPA = 1.10



XPL

Patent pending

SCALE: W=1'

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-3000 FAX (661) 233-3001
www.uspolg.com

MADE IN THE USA

2020309

U.S. ARCHITECTURAL

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 (PT): 3 ¼" O.D X 8" (Class 4 Tenon)
Multiple Luminaires 3 ¼" O.D. X 8" (Class 4 Tenon)

2022349

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-3000 www.uspolg.com

MADE IN THE USA

SUN VALLEY

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



BENCH

Grey Frame with Ipe Slats



PICNIC TABLE

Grey Frame with Ipe Slats



WASTE RECEPTACLE DUALSTREAM

Grey Frame with Ipe Slats



PET WASTE STATION

Green



CLUSTER MAILBOX

Black



PING PONG TABLE

Galvanized Steel



CORN-HOLE BOARD

White

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



VIEW A
SCALE: NTS



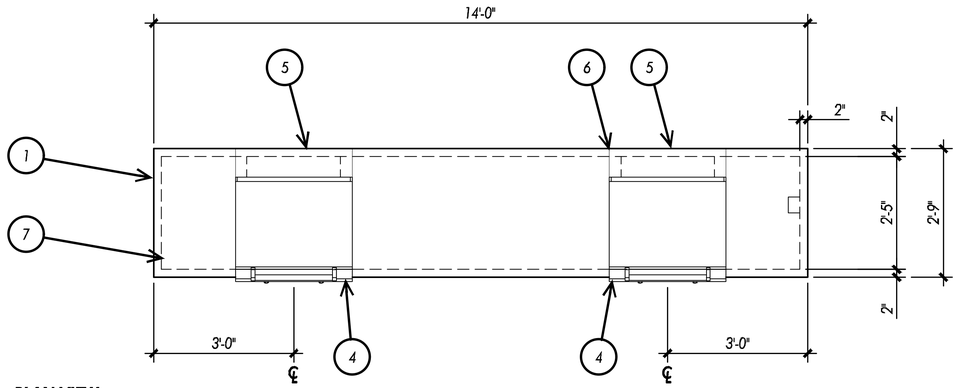
VIEW B
SCALE: NTS

LEGEND

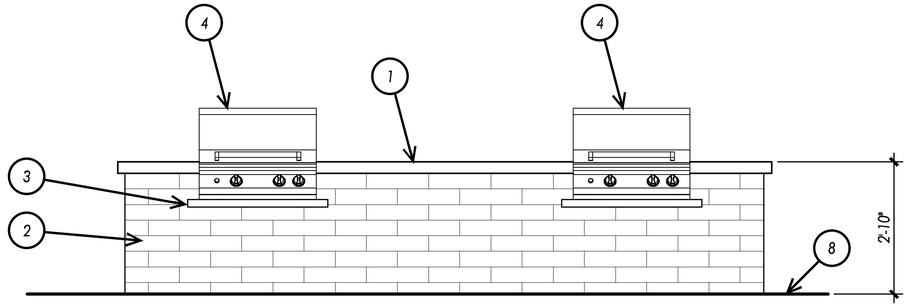
1. *3" thick PIP concrete countertop. 1/8" radius edge.*
2. *Base - CMU build-up with enhanced finish or stucco finish.*
3. *2" thick PIP concrete shelf. Refer to grill manufacturer's rough opening spec. to locate.*
4. *Barbecue grill.*
5. *Access door. Locate at on back side.*
6. *Sawcut score line.*
7. *Face of wall below.*
8. *Finish surface.*

NOTES

A. *Provide power for GFCI.*
B. *Refer to local building codes for gas plumbing.*
C. *Vent on both sides. Size and location per local code and manufacturer's specification.*



PLAN VIEW



ELEVATION

PLANNING AREA 4 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 4	MFD UNITS	10.81		193	66
	MANUFACTURED SLOPES	5.66			34
	GROSS SUBTOTAL	16.47 ±	11.72	193	100
	RECIPROCAL ACCESS EASEMENT	.66			
	NET SUBTOTAL	15.81±			

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	TOTAL COVERAGE
		561	1	7	
APARTMENTS	2	891	2	56	
	3	1104	3	44	
	SUBTOTAL			107	80,275

	PLAN #	SQ.FT.	BEDS	TOTAL HOMES	FOOTPRINT	TOTAL FOOTPRINT
DUPLEXES	1	1,590	3	25	755	18,875
	2	1,699	3	43	791	34,013
	3	1,803	3	18	807	14,526
	SUBTOTAL			86		67,414

PA4 PARKING SUMMARY

APARTMENTS:

	COVERED PROVIDED
GARAGE	102
SUBTOTAL	102

	UNCOVERED PROVIDED
SURFACE	105
SUBTOTAL	105
TOTAL	207

DUPLEXES:

	COVERED PROVIDED
GARAGE	172
SUBTOTAL	172

	UNCOVERED PROVIDED
SURFACE	44
SUBTOTAL	44
TOTAL	216

OWNER/DEVELOPER

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

LEGEND

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

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

NOTE:

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

SCALE: 1"=50'

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: 03/06/2026
PROJECT ENGINEER
R.C.E.

RPD - PRELIM. CIVIL SITE PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

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

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\site plans\0047.04_sp_pa4.dwg

PLANNING AREA 4 SUMMARY

	LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 4	MFD UNITS	10.81		193	66
	MANUFACTURED SLOPES	5.66			34
	GROSS SUBTOTAL	16.47 ±	11.72	193	100
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	COVERED PROVIDED
GARAGE	102
SUBTOTAL	102

	UNCOVERED PROVIDED
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TOTAL	207

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SUBTOTAL	172

	UNCOVERED PROVIDED
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SUBTOTAL	44
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- TRAIL
- ROAD CENTERLINE
- BOUNDARY/LOT LINE

WALLS & FENCING NOTE:

WALL AND FENCING HEIGHTS AND MATERIALS PER SEPARATE FENCING PLAN

P.A.3

AI OPEN SPACE

CASEY ROAD (PUBLIC)

RETAINING WALL H=4' MAX

RETAINING WALL H=2'

RETAINING WALL H=10' MAX

P.A.2

STREET "A" (PUBLIC)

PRIVATE DRIVE

PARCEL LINE

R-O-W

DUPLEXES

APARTMENTS

P OPEN SPACE

OPEN SPACE

CITY DONATION PARCEL 377

32' RECIPROCAL ACCESS EASEMENT

WALNUT CANYON ELEMENTARY SCHOOL

BASIN 3

NOTE:

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

SCALE: 1"=50'

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

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

GREG J. MUSSER DATE: 03/06/2026
PROJECT ENGINEER
R.C.E.

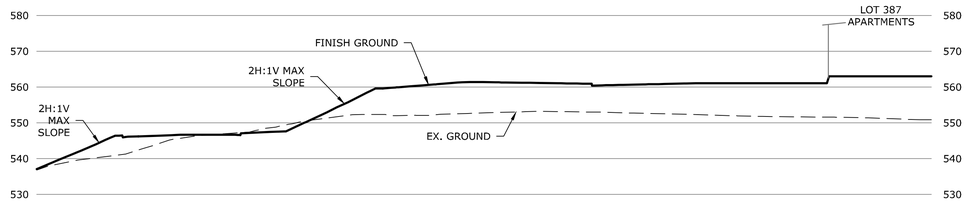
RPD - PRELIM. CIVIL PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

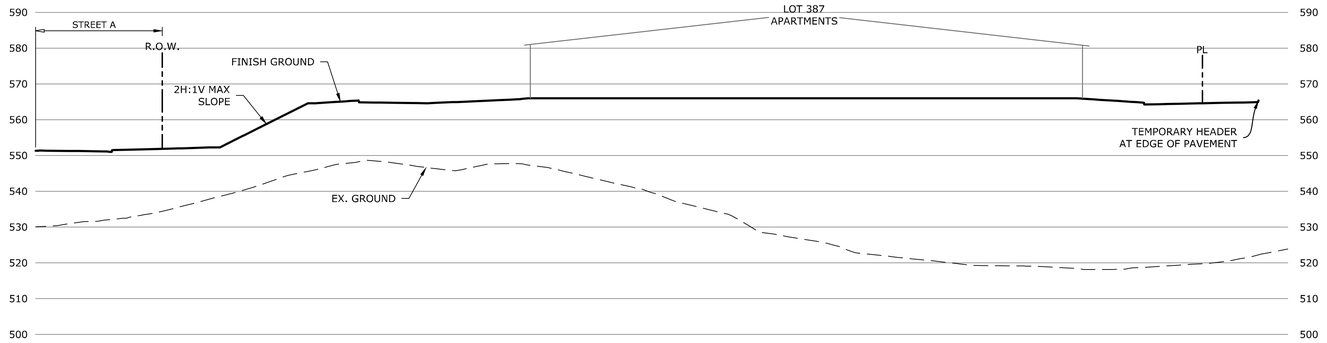
SHEET NO. 2 OF 5

DRAWING: n:\projects\0047.04 hitch ranch - rpd\engineering\acad\tentative map\0047.04_rpd_pa4.dwg



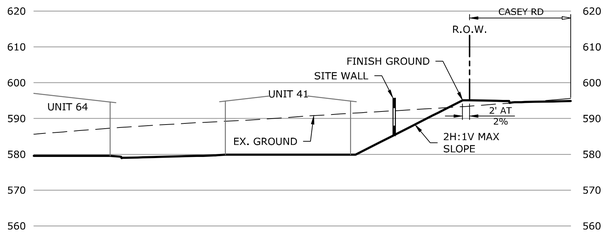
CROSS SECTION A/1

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



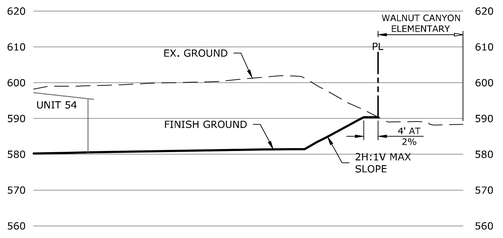
CROSS SECTION B/1

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



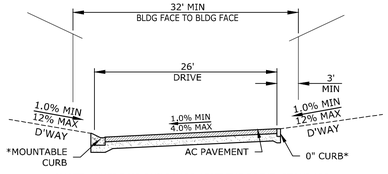
CROSS SECTION C/1

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



CROSS SECTION D/1

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

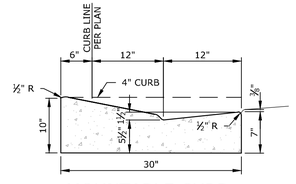


*NOTE: WHERE NO BUILDINGS ABUT THE DRIVE, STANDARD 6-INCH CURB & GUTTER (OR CURB ONLY) SHALL BE USED

(NO ON-STREET PARALLEL PARKING)

DUPLEX PRIVATE DRIVE AISLE

SCALE: N.T.S.



MOUNTABLE CURB

SCALE: N.T.S.

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
PROJECT ENGINEER
R.C.E.

DATE: 03/06/2026

RPD - PRELIM CIVIL PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 3 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\0047_04_rpd_pa4.dwg

LEGEND

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

P.A.2

P.A.3

AI
OPEN SPACE

N
OPEN
SPACE

P
OPEN
SPACE

STREET "A"
(PUBLIC)

CASEY ROAD
(PUBLIC)

PRIVATE DRIVE

PRIVATE DRIVE

PH1
PH2
PH3
PH4
PH5
PH6
PH7
PH8
MPH
BOPH

CT. "A"
CT. "B"
CT. "C"
CT. "D"
CT. "E"
CT. "F"
CT. "G"
CT. "H"

DUPLEXES

APARTMENTS

376

377

CITY
DONATION
PARCEL

WALNUT CANYON
ELEMENTARY
SCHOOL

BASIN 3

SCALE: 1"=50'
0 50 100 150

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: 03/06/2026
PROJECT ENGINEER
R.C.E. 77627

RPD - PRELIM. CIVIL PHASING PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 4 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\exhibits\0047.04_rpd_pa4_phasing.dwg

PA-4 TREE REMOVAL SUMMARY

TREE NUMBER
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
156
157
158
159
160
161
162

LEGEND

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

P.A.2

P.A.3

AI
OPEN SPACE

N
OPEN SPACE

P
OPEN SPACE

CASEY ROAD
(PUBLIC)

STREET "A"
(PUBLIC)

PRIVATE DRIVE

PRIVATE DRIVE

R-O-W

DUPLEXES

APARTMENTS

CT. "A"
CT. "B"
CT. "C"
CT. "D"
CT. "E"
CT. "F"
CT. "G"
CT. "H"

375

376

CITY DONATION PARCEL
377

WALNUT CANYON ELEMENTARY SCHOOL

S19

BASIN 3

SCALE: 1"=50'
0 50 100 150

N
W E
S

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
PROJECT ENGINEER
R.C.E.

DATE: 03/06/2026

TREE REMOVAL SITE PLAN
HITCH RANCH
PLANNING AREA 4
CITY OF MOORPARK, CA

SCALE: HORIZ. AS NOTED VERT. AS NOTED

WORK ORDER 0047.04
DRAWN BY: RMS
CHECKED BY: GJM

SHEET NO. 5 OF 5

DRAWING: n:\projects\0047\04 hitch ranch - rpd\engineering\acad\tentative map\tree removals\0047.04_tree_pa4.dwg



PA-4A AFFORDABLE SHEET INDEX

AA1.0	ARCHITECTURAL SITE PLAN
AA2.0	BUILDING A & B ELEVATIONS
AA2.1	BUILDING A & B ELEVATIONS
AA2.2	BUILDING A & B ELEVATIONS
AA2.3	RENDERING PERSPECTIVE
AA3.1	BUILDING PLANS - LEVEL 1
AA3.2	BUILDING PLANS - LEVEL 2 (TYPICAL LVL 2-4)
AA3.3	BUILDING PLANS - ROOF
AA4.0	SITE / BUILDING SECTIONS
AA5.1	UNIT PLANS
AA5.2	UNIT PLANS

BUILDING SUMMARY

UNIT TYPE	UNIT NRSF	DECK NRSF	COUNT	TOTAL NRSF	%
BUILDING A					
1 BEDROOM					
1-01	561 SF	61 SF	4	2,244 SF	4%
			4	2,244 SF	4%
2 BEDROOM					
2-01	875 SF	70 SF	9	7,875 SF	8%
2-01.A	875 SF	70 SF	4	3,500 SF	4%
FMY_2-02	0 SF	0 SF	4	0 SF	4%
			17	11,375 SF	16%
3 BEDRROM					
3-01	1,100 SF	54 SF	18	19,800 SF	17%
3-01.A	1,090 SF	54 SF	15	16,350 SF	14%
			33	36,150 SF	31%
			54	49,769 SF	50%
BUILDING B					
1 BEDROOM					
1-01	561 SF	61 SF	3	1,683 SF	3%
			3	1,683 SF	3%
2 BEDROOM					
2-01	875 SF	70 SF	9	7,875 SF	8%
2-01.A	875 SF	70 SF	4	3,500 SF	4%
FMY_2-02	0 SF	0 SF	4	0 SF	4%
			17	11,375 SF	16%
3 BEDRROM					
3-01	1,100 SF	54 SF	18	19,800 SF	17%
3-01.A	1,090 SF	54 SF	15	16,350 SF	14%
			33	36,150 SF	31%
			53	49,208 SF	50%
TOTAL COUNT			107	98,977 SF	100%

PARKING SUMMARY

PARKING GARAGE	102
SURFACE PARKING	105
TOTAL	207 STALLS PROVIDED

BUILDING AREAS

BUILDING A	±87,572 SF
BUILDING B	±87,572 SF

SITE PLAN LEGEND

01	RESIDENTIAL UNITS
02	COURTYARD
03	AMENITY
04	TUBE STEEL FENCING- FOR DETAILS SEE SHT L-10
05	RESIDENTIAL LOBBY
06	RESIDENT ONLY GARAGE PARKING
07	RESIDENT ONLY PARKING
08	PRIVATE STREET
10	PROPERTY LINE
11	SETBACKS
12	LIGHT FIXTURES - FOR DETAILS SEE SHT L-5 /L-11
13	MAINTENANCE

ktgy
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

C&C Development | COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 30' 60'

ARCHITECTURAL SITE PLAN

AA1.0



1. BUILDING A ELEVATION - SOUTH
1. BUILDING B ELEVATION - SOUTH



2. BUILDING A ELEVATION - EAST
2. BUILDING B ELEVATION - WEST

EXTERIOR MATERIALS

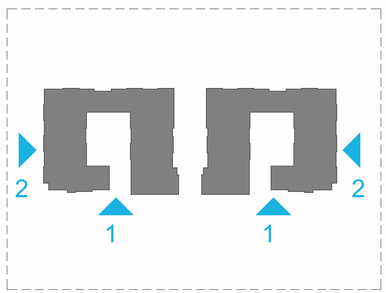
	Material	Color	Manufacturer
01	**Roofing** Composite Shingles	Landmark Climateflex Sunrise Cedar	Certainteed
	Metal Roofing (factory finish)	Midnighr Bronze	Custom-Bilt Metals or Approved Equals
02	Multi-Stack Sliding Doors (factory finish)	White	Windoe or Approved Equal
03	Vinyl Windows (factory finish)	White	Champion or Approved Equal
	Gutters & Downspouts (factory finish)	Bronze	Service Partners or Approved Equal
04	Stucco (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7009 Pearly White)	Sherwin Williams

05	Siding Color (applied to) Corner boards Gable Siding Vertical Siding	SW 7038 Tony Taupe	Sherwin Williams
06	Trim Color #1 (applied to) Barge Boards Eaves Fascia Posts Wood Trim GarageOpenings Stucco Trim	SW 7047 Porpoise	Sherwin Williams

07	Accent Color (applied to) Front Door	SW 7580 Carnelian	Sherwin Williams
08	Exterior Light Fixture (factory finish)	883740EN-12 Black	Seagull or Approved Equal

Note:
* The Affordable family project has an open car entry for the covered parking and does not have garage doors

09	Stone (dry-stacked joint)	Boardwalk Cliffstone	Eldorado



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C&C Development
COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 4' 8' 16'

BUILDING A & B ELEVATIONS

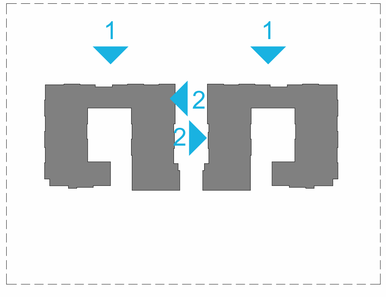
AA2.0



1. BUILDING A ELEVATION - NORTH
1. BUILDING B ELEVATION - NORTH



2. BUILDING A ELEVATION - WEST
2. BUILDING B ELEVATION - EAST



EXTERIOR MATERIALS

	Material	Color	Manufacturer
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COMSTOCK HOMES

HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 4' 8' 16'

BUILDING A & B ELEVATIONS

AA2.1



1. COURTYARD A ELEVATION - EAST
1. COURTYARD B ELEVATION - WEST



2. COURTYARD A ELEVATION - SOUTH
2. COURTYARD B ELEVATION - SOUTH

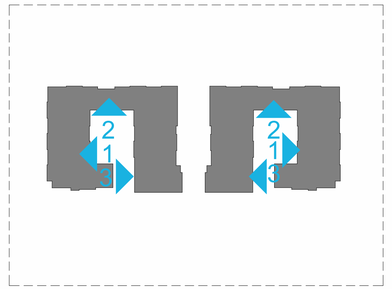


3. COURTYARD A ELEVATION - WEST
3. COURTYARD B ELEVATION - EAST

EXTERIOR MATERIALS

SCHEMES 6 OF 9

	Material	Color	Manufacturer
01	**Roofing:**		Certainteed
	Composite Shingles	Landmark Climateflex Sunrise cedar	
	Metal Roofing (factory finish)	Midnight Bronze	Custom-Bilt Metals or Approved Equal
02	Multi-Stack Sliding Doors (factory finish)	White	Windor or Approved Equal
03	Vinyl Windows (factory finish)	White	Champion or Approved Equal
	Gutters & Downspouts (factory finish)	Bronze	Service Partners or Approved Equal
04	Stucco (16/20 sand finish)	TBD (match to Sherwin Williams SW 7009 Pearly White)	Sherwin Williams
05	Siding (16/20 sand finish)		Sherwin Williams
	Corner Boards Gable Siding Vertical Siding	SW 7038 Tony Taupe	
06	Trim Color #1 (applied to)		Sherwin Williams
	Barge Board Eaves Fascia Posts Wood Trim Garage Door Stucco Trim	SW 7047 Porpoise	
07	Accent Color (applied to)	SW 7580	Sherwin Williams
	Front Door	Carnelian	
08	Exterior Light Fixture (fictory finish)	8837401EN3-12 Black	Seagull or Approved Equal
09	Stone (dry-stacked joint)	Boardwalk Cliffstone	Eldorado



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March 6, 2026

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BUILDING A & B ELEVATIONS

AA2.2



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RENDERING PERSPECTIVE

AA2.3



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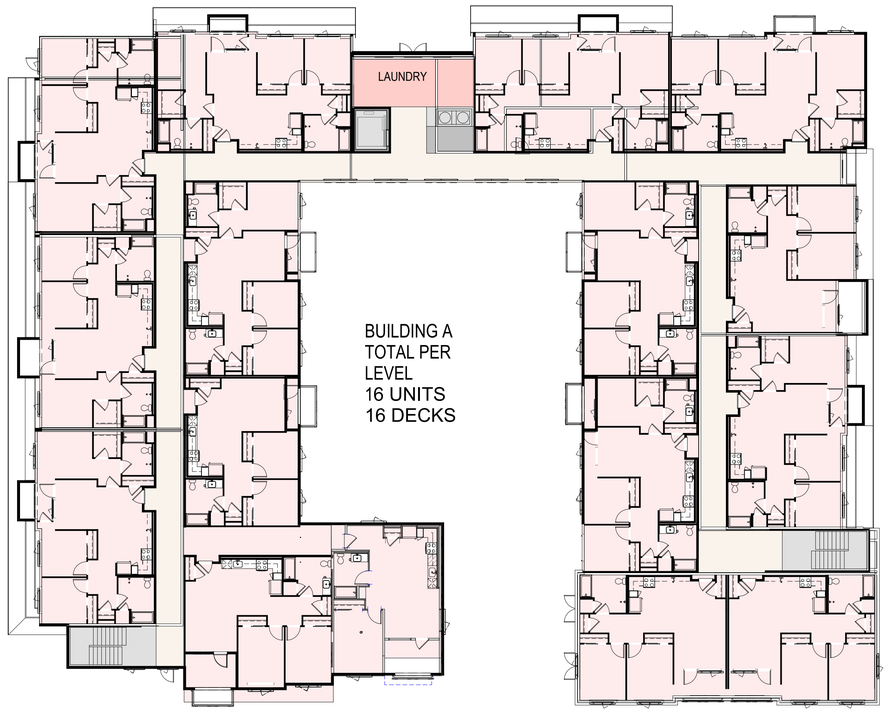
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0' 8' 16' 32'

BUILDING PLANS - LEVEL 1

AA3.1





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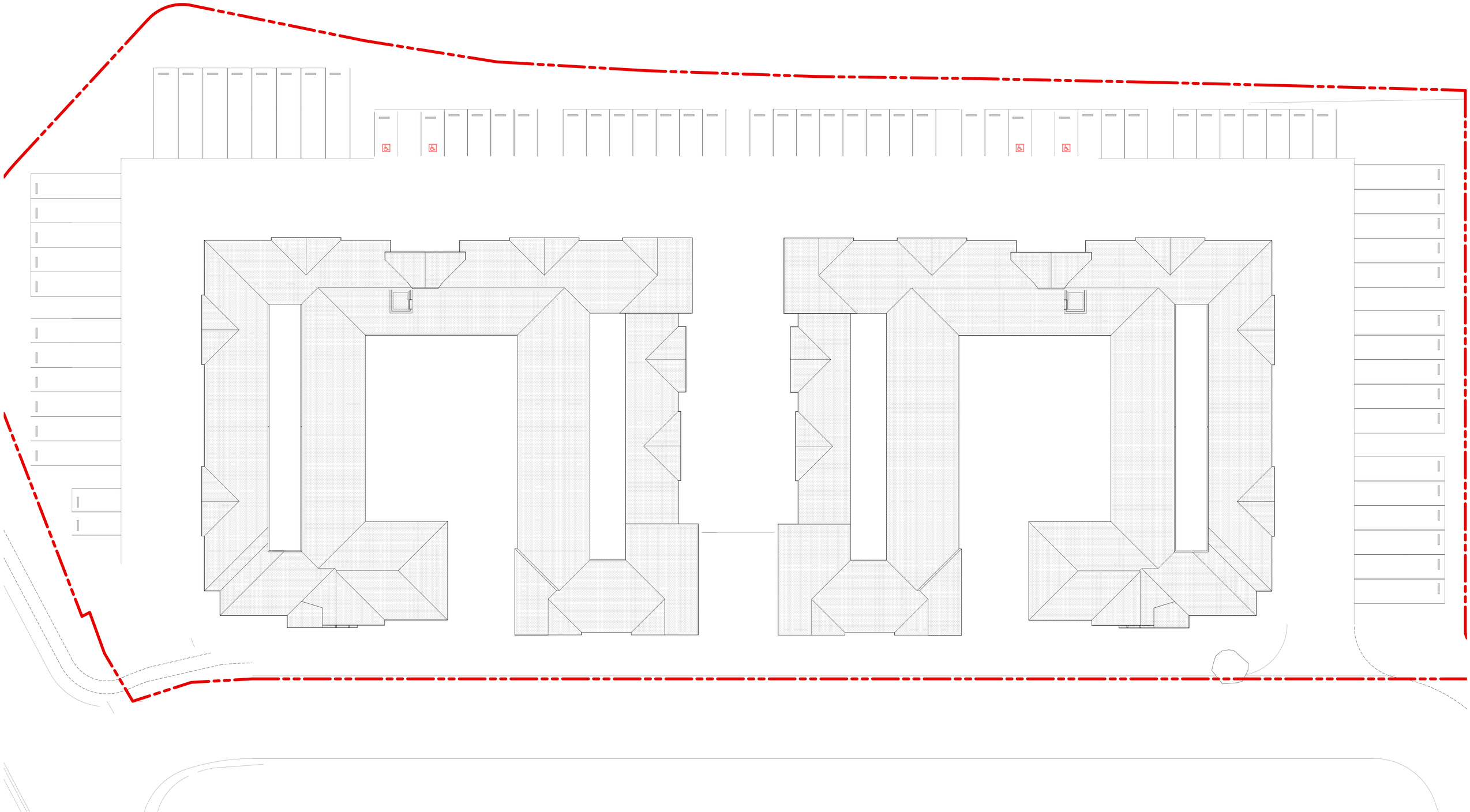
HITCH RANCH PA-4A AFFORDABLE
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0' 8' 16' 32'

BUILDING PLANS - LEVEL 2
(TYPICAL LVL 2-4)

AA3.2



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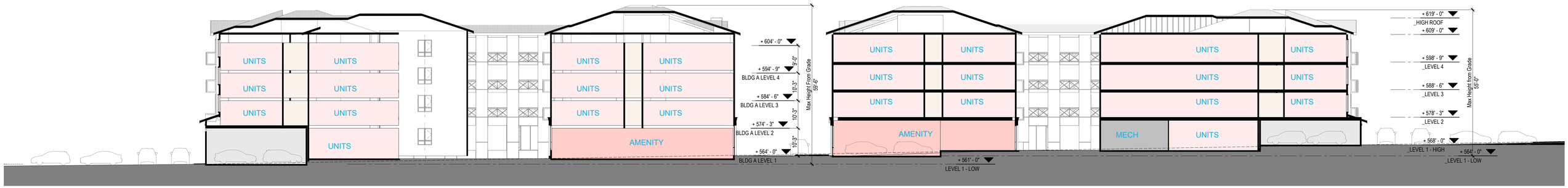
0' 8' 16' 32'

BUILDING PLANS - ROOF

AA3.3



CONCEPT SECTION - E/W 1/16" = 1'-0" 1



CONCEPT SECTION - E/W at Amenity 1/16" = 1'-0" 2



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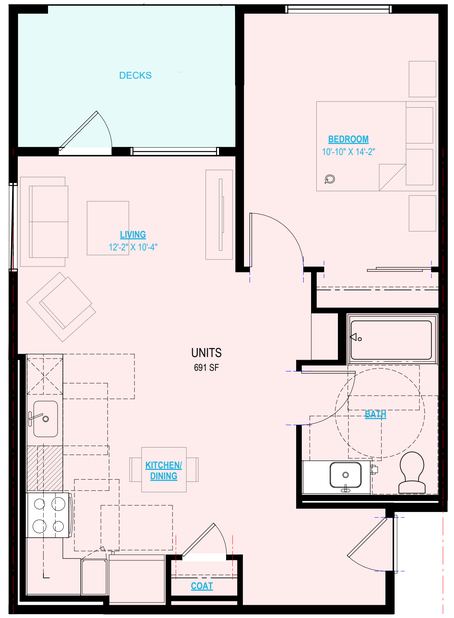
HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA # 20240828

CONCEPT DESIGN
March 6, 2026

0' 8' 16' 32'

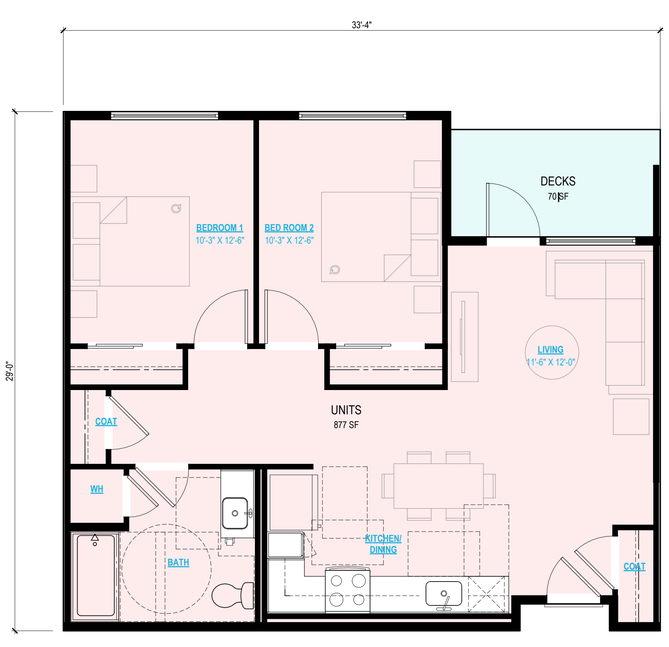
SITE / BUILDING SECTIONS

AA4.0



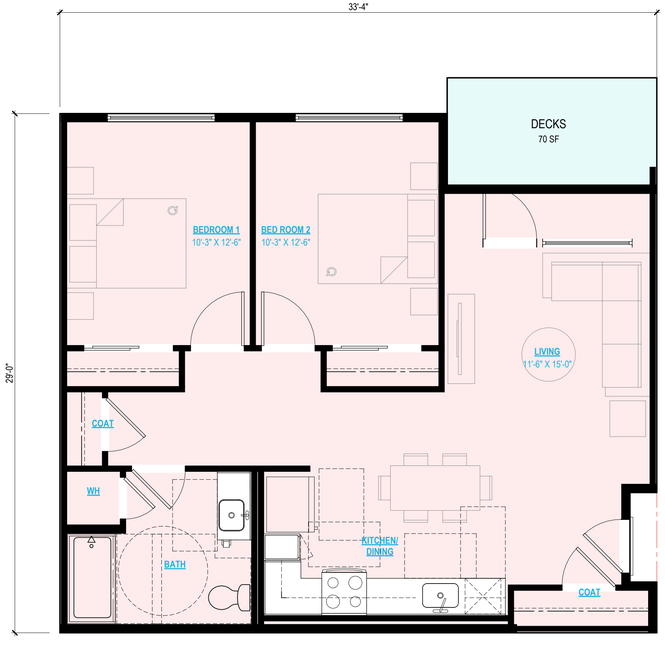
UNIT 1-01

1 BEDROOM
1 BATH
691 SF



UNIT 2-01

2 BEDROOM
1 BATH
891 SF



UNIT 2-01 Alt.

2 BEDROOM
1 BATH
910 SF

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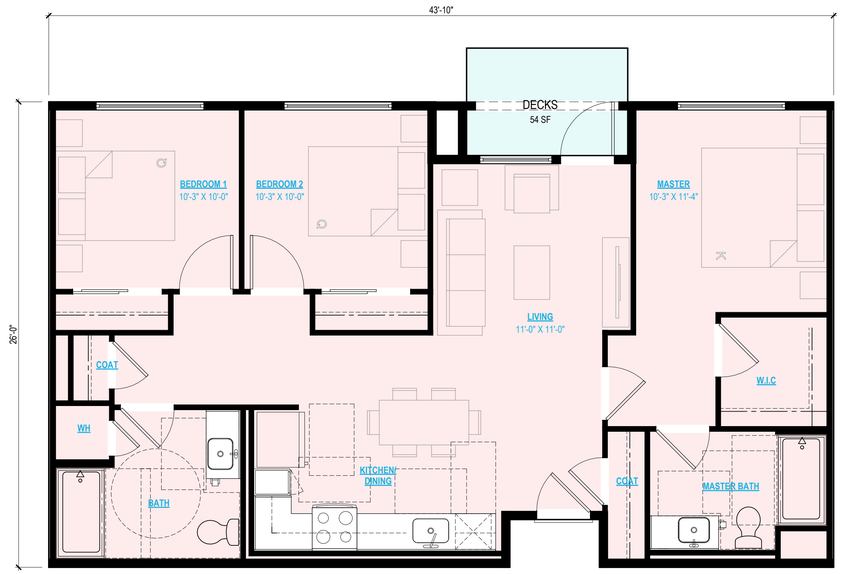
HITCH RANCH PA-4A AFFORDABLE
CITY OF MOORPARK, CA
20240828

CONCEPT DESIGN
March 6, 2026

0' 2' 4' 8'

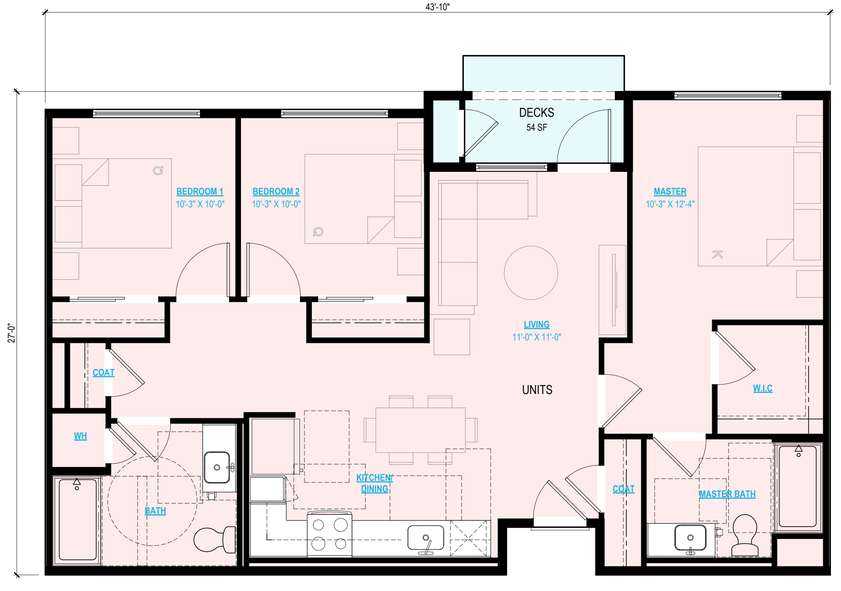
UNIT PLANS

AA5.1



UNIT 3-01 Alt.

3 BEDROOM
2 BATH
1100 SF



UNIT 3-01

3 BEDROOM
2 BATH
1100 SF

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CONCEPT DESIGN
March 6, 2026

0' 2' 4' 8'

UNIT PLANS

AA5.2



Site Summary

MFD Site Area	10.81 Acres
Manufactured Slopes	5.66 Acres
Total Site Area:	16.47 Acres

Apartments:	107 DU
Duplexes:	86 DU
Total Units:	193 DU
Residential Density	17.85 DU/Ac

Apartment Unit Summary

Plan	SF	Beds	# DU
P1	691 sf	1 bed	07
P2	891 sf	2 bed	34
P3	1104 sf	3 bed	66
Total Apartment Units:			107 du
Apartment Footprint Area:			175,704 sf

Duplex Unit Summary

Plan	SF	Beds	# DU	Footprint Area
P1	1,590 sf	3 bd	25	755
P2	1,699 sf	3 bd	43	791
P3	1,803 sf	3 bd	18	807
Total Duplex Units			86 du	
Duplex Footprint Area:				67,414 sf

Duplex Building Summary

Building A - P2/ P1	= 25 du
Building B - P2/ P3	= 18 du
Total	= 43 du

Apartment Private Open Space:

P1: 70 sf deck x 07 du	= 490 sf
P2: 70 sf deck x 34 du	= 2380 sf
P3: 54 sf deck x 66 du	= 3564 sf
Total	= 6434sf

Apartment Parking Summary

Provided:	
Garages:	= 102 spaces
Open Parking:	= 105 spaces
Total Parking:	= 207 spaces (2.0/du)

Duplex Private Open Space:

P1: 81 sf deck x 25 du	= 2025 sf
P2: 75 sf deck x 43 du	= 3225 sf
P3: 56 sf deck x 18 du	= 1008 sf
Total	= 6258 sf

Duplex Parking Summary

Required: 86 x 2.5/du	= 215 spaces

Provided	
Garage:	= 172 spaces
Open Parking:	= 44 spaces
Total Parking:	= 216 spaces (2.5/du)

Legend

1. Parcel Boundary
2. Open Parking Space - 9'x18'
3. Retaining Wall
4. Slump Block Wall
5. Private Yard
6. Trail
7. Mailbox Kiosk

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

0 25 50 100

ARCHITECTURAL SITE PLAN

AB1.0



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



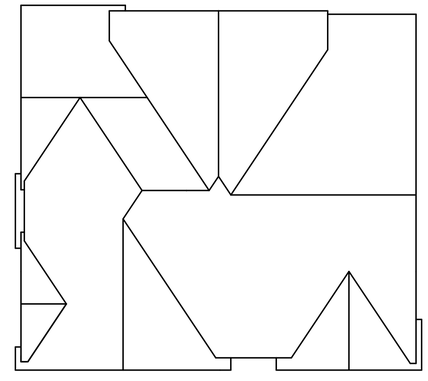
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Slate Tile	1FACS 5354 Stone Mountain Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Stucco** *Finish TBD*	Match to SW 7006 Extra White	Omega
5	**Siding Color** Board & Battens, Corner Boards, Lap Siding	SW 7658 Gray Clouds	Sherwin Williams
6	**Trim Color #1** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Wood Trim	SW 7674 Peppercorn	Sherwin Williams
7	**Trim Color #2** Stucco Trim	SW 7018 Dovetail	Sherwin Williams
8	**Accent Color** Entry Doors, Shutters	SW 7619 Labradorite	Sherwin Williams
9	**Deck Coating**	TBD	TBD
10	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

0 4 8 12

ELEVATIONS
TYPE A - FARMHOUSE - COLOR SCHEME 1

AB2.0



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



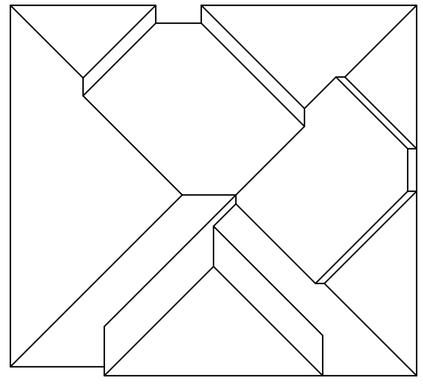
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Shake Tile	1FBCJ 0300 Bronze Pearl Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Joints*	Boardwalk Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Grout at Stone**	TBD	Orco
7	**Stucco** *Finish TBD*	Match to SW 7043 Worldly Gray	Omega
8	**Siding Color** Corner Boards, Lap Siding	SW 7669 Summit Gray	Sherwin Williams
9	**Trim Color** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Secondary Doors, Trim	SW 7004 Snowbound	Sherwin Williams
10	**Accent Color** Entry Doors, Shutters	SW 6069 French Roast	Sherwin Williams
11	**Deck Coating**	TBD	TBD
12	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

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ELEVATIONS
TYPE A - COTTAGE - COLOR SCHEME 4

AB2.1



PLAN 1 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



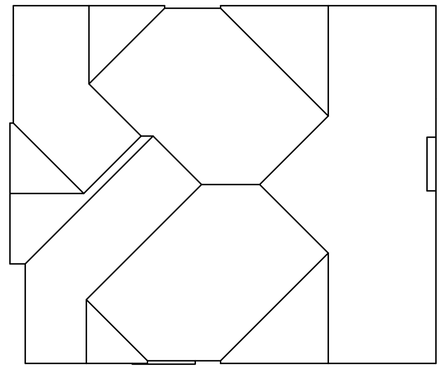
PLAN 2 *PLAN 1* REAR ELEVATION



PLAN 1 LEFT ELEVATION

MATERIAL LEGEND (FARMHOUSE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Slate Tile	1FACS 1430 Charcoal Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Stucco** *Finish TBD*	Match to SW 7005 Pure White	Omega
5	**Siding Color** Board & Battens, Corner Boards, Lap Siding	SW 7074 Software	Sherwin Williams
6	**Trim Color #1** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Wood Trim	SW 7020 Black Fox	Sherwin Williams
7	**Trim Color #2** Stucco Trim	SW 9170 Acier	Sherwin Williams
8	**Accent Color** Entry Doors, Shutters	SW 7580 Carnelian	Sherwin Williams
9	**Deck Coating**	TBD	TBD
10	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
1/8" = 1'-0"

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COMSTOCK HOMES

HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

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ELEVATIONS
TYPE B - FARMHOUSE - COLROR SCHEME 2

AB2.2



PLAN 3 *PLAN 2* FRONT ELEVATION



PLAN 2 RIGHT ELEVATION



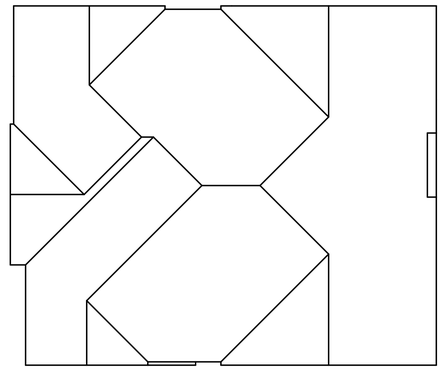
PLAN 2 *PLAN 3* REAR ELEVATION



PLAN 3 LEFT ELEVATION

MATERIAL LEGEND (COTTAGE)

	MATERIAL	COLOR	MANUFACTURER
1	**Roofing** Concrete Shake Tile	1FBCJ 1132 Charcoal Brown Blend	Westlake Royal
2	**Vinyl Windows** *Factory Finish*	White	TBD
3	**Gutters & Downspouts** *Factory Finish*	TBD	TBD
4	**Manufactured Stone** *Joints*	Montecito Cliffstone	Eldorado
5	**Manufactured Stone Cap**	TBD	Eldorado
6	**Grout at Stone**	TBD	Orco
7	**Stucco** *Finish TBD*	Match to SW 7542 Naturel	Omega
8	**Siding Color** Corner Boards, Lap Siding	SW 9126 Honed Soapstone	Sherwin Williams
9	**Trim Color** Barge Boards, Corbels, Eaves, Fascia, Garage Doors, Metal Railing, Posts, Secondary Doors, Trim	SW 7566 Westhighland White	Sherwin Williams
10	**Accent Color** Entry Doors, Shutters	SW 7675 Sealskin	Sherwin Williams
11	**Deck Coating**	TBD	TBD
12	**Garage Door Weatherstrip** *Factory Finish*	Match to Garage Door Color	TBD



ROOF PLAN
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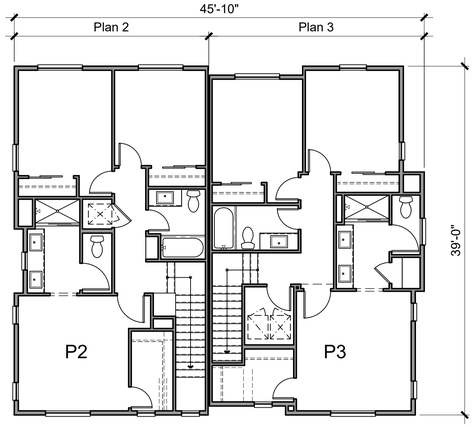
HITCH RANCH PA-4 DUET
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CONCEPT DESIGN
JANUARY 16, 2026

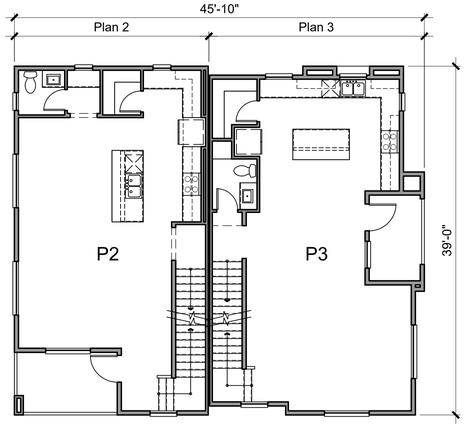
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ELEVATIONS
TYPE B - COTTAGE - COLOR SCHEME 6

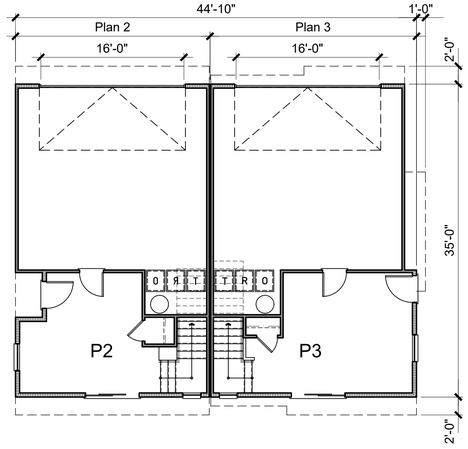
AB2.3



Third Floor

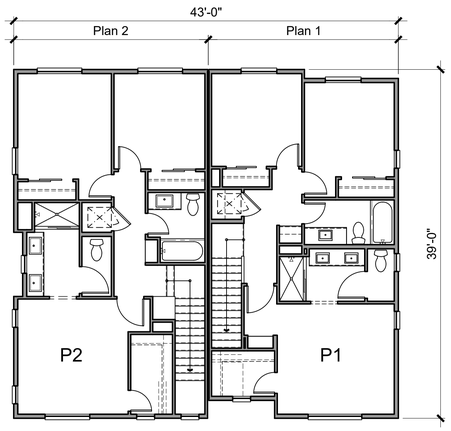


Second Floor

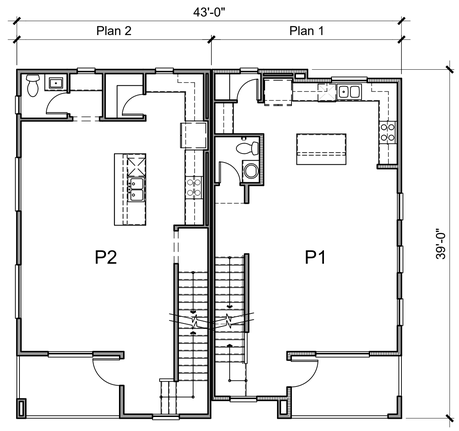


First Floor

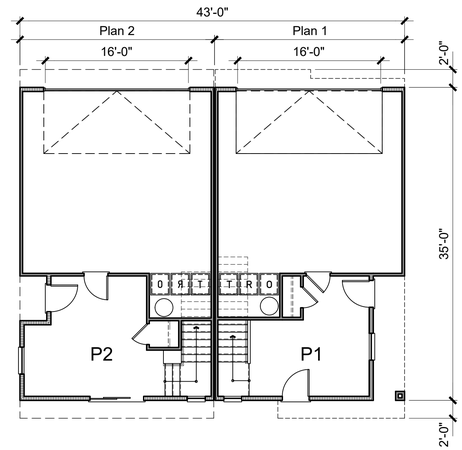
Building Type B



Third Floor



Second Floor



First Floor

Building Type A

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COMSTOCK HOMES

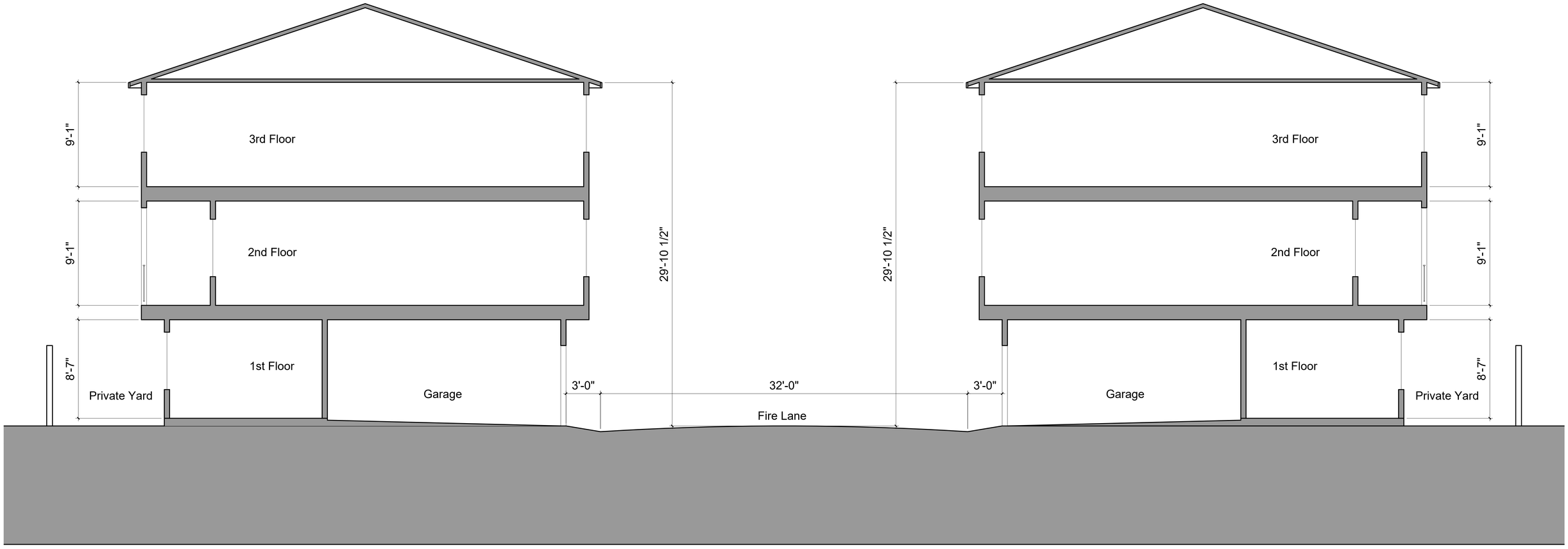
HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

0 4 8 16

DUETS BUILDING PLANS

AB3.0



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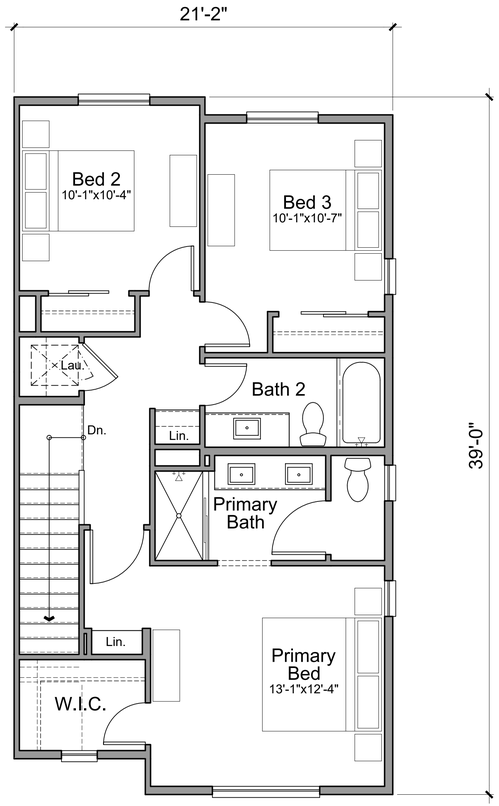
HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

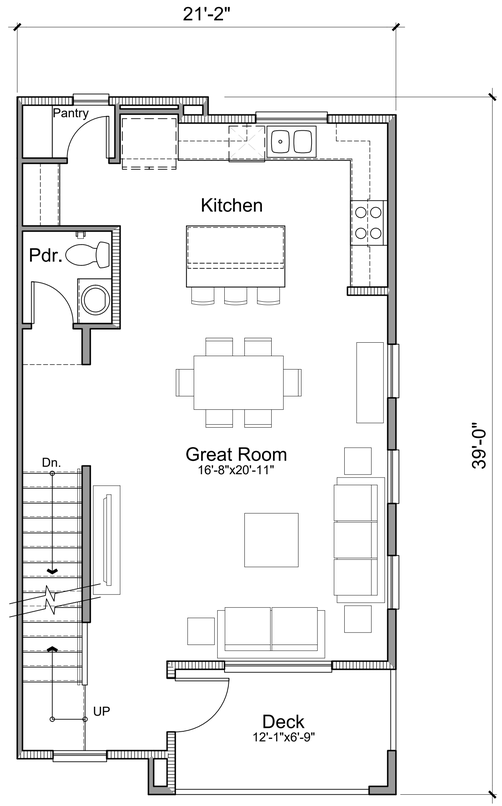
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BUILDING SECTION

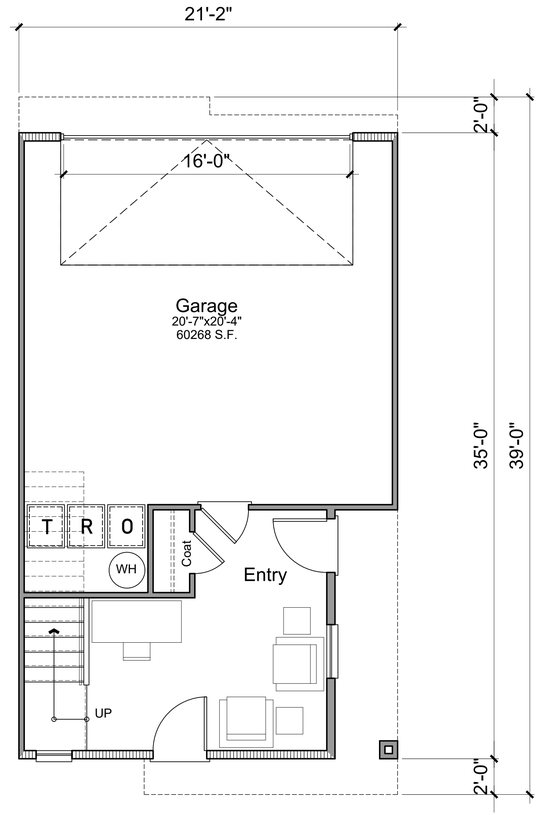
AB4.0



Third Floor



Second Floor



First Floor

Plan 1	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	221 SQ. FT.
2nd Floor	663 SQ. FT.
2nd Floor	705 SQ. FT.
Total	1590 SQ. FT.
Garage	453 SQ. FT.
Deck	81 SQ. FT.

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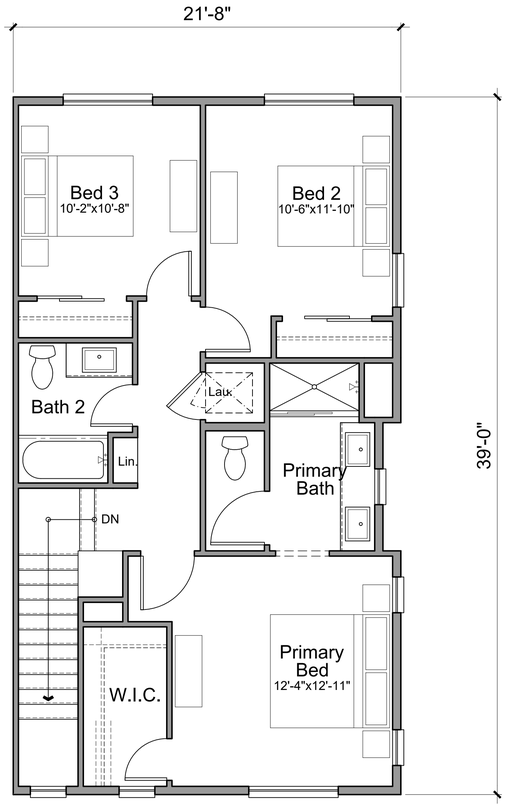
HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

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JANUARY 16, 2026

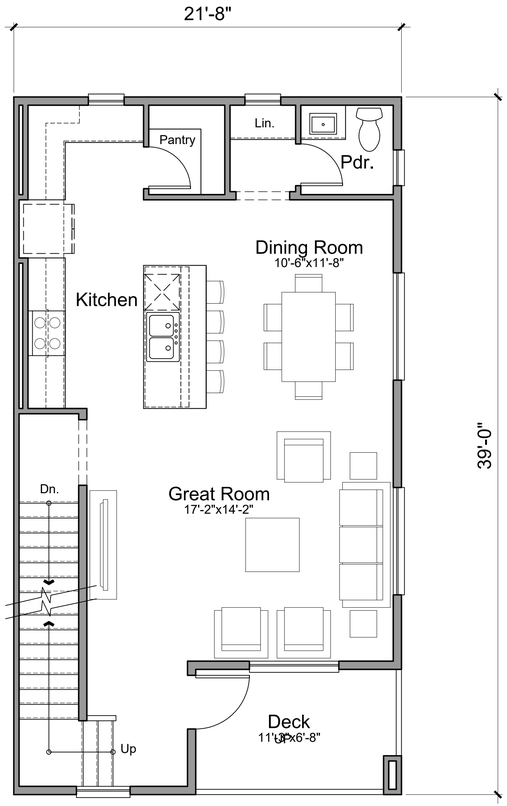
0 2 4 8

UNIT PLANS

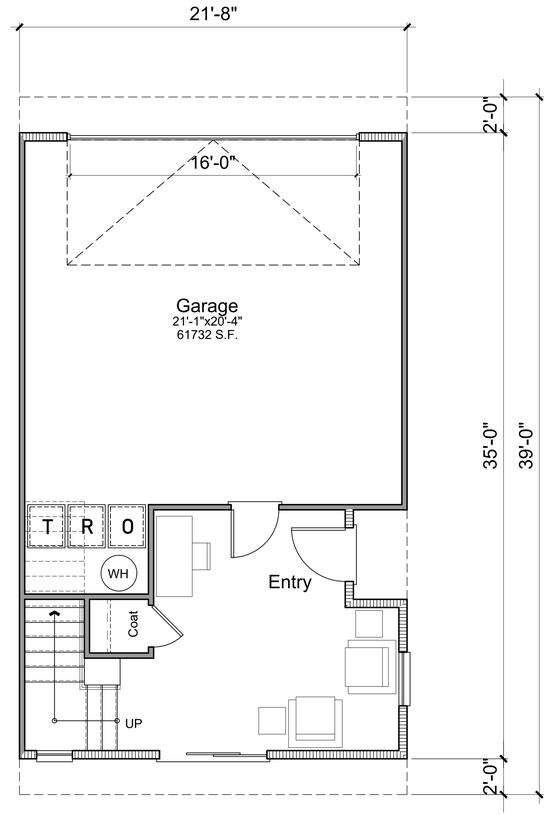
AB5.0



Third Floor



Second Floor



First Floor

Plan 2	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	253 SQ. FT.
2nd Floor	716 SQ. FT.
2nd Floor	730 SQ. FT.
Total	1699 SQ. FT.
Garage	463 SQ. FT.
Deck	75 SQ. FT.

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COMSTOCK HOMES

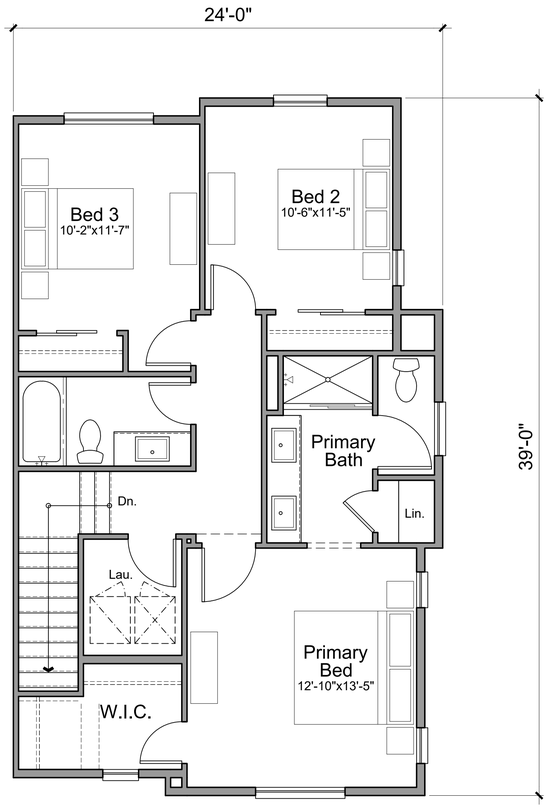
HITCH RANCH PA-4 DUET
MOORPARK, CA # 2024-0414

CONCEPT DESIGN
JANUARY 16, 2026

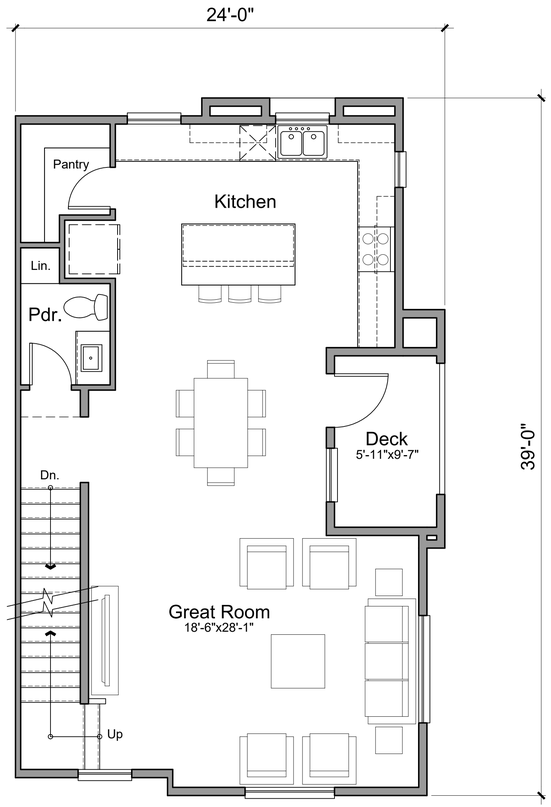
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UNIT PLANS

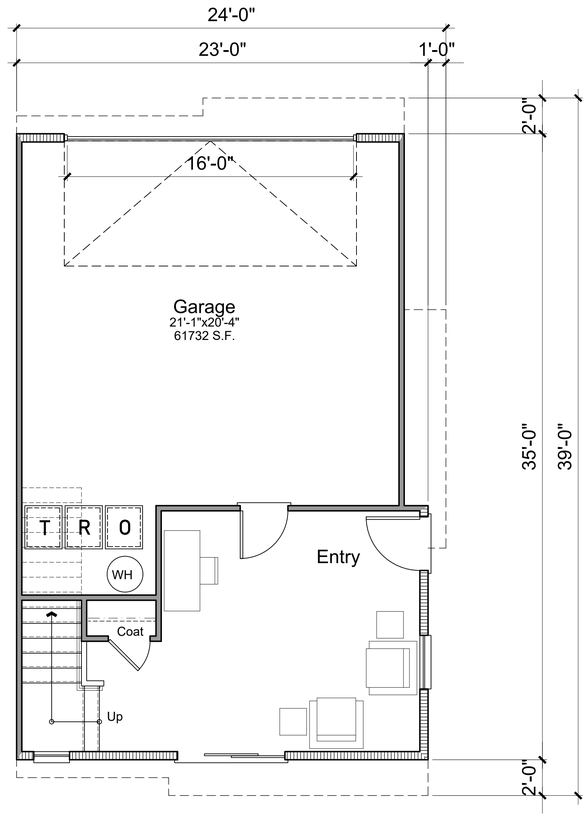
AB5.1



Third Floor



Second Floor



First Floor

Plan 3	
3 Bed, 2.5 Bath	
	Net Area
1st Floor	285 SQ. FT.
2nd Floor	746 SQ. FT.
2nd Floor	772 SQ. FT.
Total	1803 SQ. FT.
Garage	466 SQ. FT.
Deck	56 SQ. FT.

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COMSTOCK HOMES

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CONCEPT DESIGN
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0 2 4 8

UNIT PLANS

AB5.2