



# BELTRAMO RANCH

M O O R P A R K , C A L I F O R N I A

## DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL | SOUTHERN CALIFORNIA DIVISION  
 3090 PULLMAN STREET  
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### DRY UTILITIES:

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### LIGHTING:

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 27201 CALLE JUANITA  
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**BELTRAMO RANCH**  
 MOORPARK, CA # 2018-0860

Plot Date: 04-28-2022  
 1st Submittal: 06-04-2021  
 2nd Submittal: 09-24-2021  
 3rd Submittal: 04-29-2022



COVER

A0.00

# SHEET INDEX

## CIVIL

ENGINEERING SITE PLAN VTTM NO. 6061  
 VESTING TENTATIVE TRACT MAP NO. 6061

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 SHEET 3 - HOA PARKS & STREETScape ELEVATION & SECTIONS  
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 SHEET 5 - PLANTING IMAGES  
 SHEET 6 - WALL & FENCE PLAN & ELEVATIONS

## LIGHTING

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 EP-2 - PHOTOMETRIC SITE PLAN

## ARCHITECTURE

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 M2.00 - COLOR SCHEMES - AMERICAN FARMHOUSE  
  
 C1.00 - CONCEPT IMAGES - CALIFORNIA RANCH  
 C2.00 - CONCEPT IMAGES - AMERICAN FARMHOUSE

## PARCEL ADDRESSES & APNs

ADDRESS:	BELTRAMO RANCH ROAD	EXISTING ZONING:	RE-1
APN:	504-0-021-195		
ADDRESS:	11930-11934 WEST LOS ANGELES AVE.	EXISTING ZONING:	RE-20
APN:	506-0-030-220		
	506-0-030-210		
	506-0-030-235		
	506-0-030-045		
ADDRESS:	11944 WEST LOS ANGELES AVE	EXISTING ZONING:	RO
APN:	506-0-030-255		

## SITE SUMMARY

COUNTY:	VENTURA	NUMBER OF STORIES:	2
PROPOSED ZONING:	R-P-D	PROPOSED BUILDING HEIGHT:	±25' to 28'
LOT AREA (GROSS):	<b>7.4 AC</b> 322,344 SF	SETBACKS: (PER MOORPARK MUNICIPAL CODE 17.36.030)	
LOT AREA (NET):	<b>7.07 AC</b>	FRONT	5' MIN.
DENSITY (GROSS):	<b>6.35 SF</b>	SIDE YARD	5' MIN.
NUMBER OF HOMES:	<b>47 HOMES</b>	SIDE YARD (CORNER LOT)	10' MIN.
BUILDING COVERAGE	66,546 SF 21%	REAR YARD:	5' MIN.
OCCUPANCY:	R-3		
TYPE OF CONSTRUCTION:	V-B		
FIRE SPRINKLER SYSTEM:	NFPA 13D		

## HOME SUMMARY - SINGLE-FAMILY DETACHED

PLAN TYPE	DESCRIPTION	# OF HOMES	MIX	GROSS/ UNIT	TOTAL GROSS	GARAGE	PRIVATE OPEN SPACE	TOTAL PRIVATE OPEN SPACE
PLAN 1	3 BED + 2.5 BA	15 HOMES	32%	<b>2,002 SF</b>	30,030 SF	457 SF	719 SF	10,785 SF
PLAN 2	4 BEDS + LOFT/ 3 BA	16 HOMES	34%	<b>2,278 SF</b>	36,448 SF	454 SF	823 SF	13,168 SF
PLAN 3	4 BEDS + LOFT/ 3 BA	16 HOMES	34%	<b>2,477 SF</b>	39,632 SF	464 SF	873 SF	13,968 SF
<b>TOTAL</b>		<b>47 HOMES</b>	<b>100%</b>		<b>106,110 SF</b>			<b>37,921 SF</b>
ACCESSIBLE HOMES		N/A						

## OPEN SPACE SUMMARY

REQUIRED OPEN SPACE PER MOORPARK MUNICIPAL CODE TABLE 17.24.020 & BELTRAMO RANCH HOA

COMMON	BY PERMIT
PRIVATE	BY PERMIT

## PROVIDED OPEN SPACE

COMMON	<b>50,557 SF</b>	1,076 SF/ UNIT
PRIVATE	<b>37,921 SF</b>	807 SF/UNIT
<b>PERMEABLE AREA</b>		
TURF AREA	15,249 SF	
PERMEABLE HADSCAPE PAVING AREA (DECOMPOSED GRANITE/ COBBLE)	19,405 SF	
FRONT YARD PLANTING AREA	25,187 SF	
OTHER PUBLIC PLANTING AREA	39,070 SF	
<b>TOTAL PERMEABLE AREA</b>	<b>98,911 SF</b>	

## PARKING SUMMARY

REQUIRED PARKING PER MOORPARK MUNICIPAL CODE 17.32.020

DWELLINGS, SINGLE FAMILY (<2,800 SF)	47 UNITS	x	2 SPACES /DU	=	94 SPACES
			GUEST ON-SITE	=	N/A
<b>TOTAL REQUIRED PARKING</b>					<b>94 SPACES</b>

## PROVIDED PARKING

GARAGES (2 SPACES/ HOME)	47 UNITS	x	2 SPACES /HOME	=	94 SPACES
DRIVEWAYS (18' MIN. DEPTH)	47 UNITS	x	2 SPACES /HOME	=	94 SPACES
			GUEST ON-SITE	=	45 SPACES
<b>TOTAL PARKING PROVIDED</b>					<b>233 SPACES</b>
					<i>5.0 SPACES / UNIT</i>



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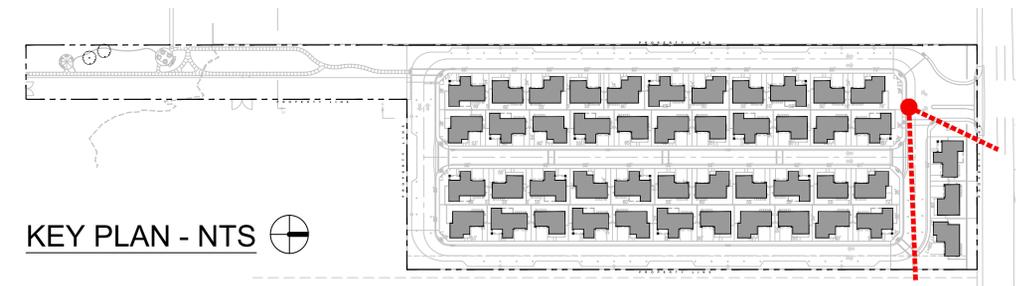


SHEET INDEX + PROJECT SUMMARY

A0.01



VIEW LOOKING NORTHEAST TOWARDS MODEL HOMES



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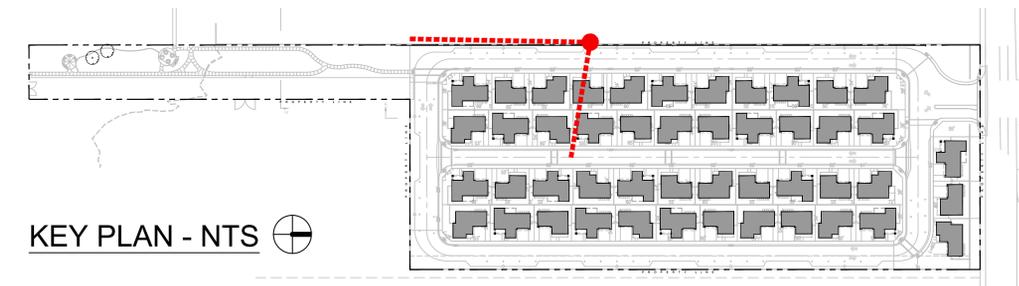


PERSPECTIVE RENDERING

A0.02



VIEW LOOKING SOUTH TOWARDS PARK



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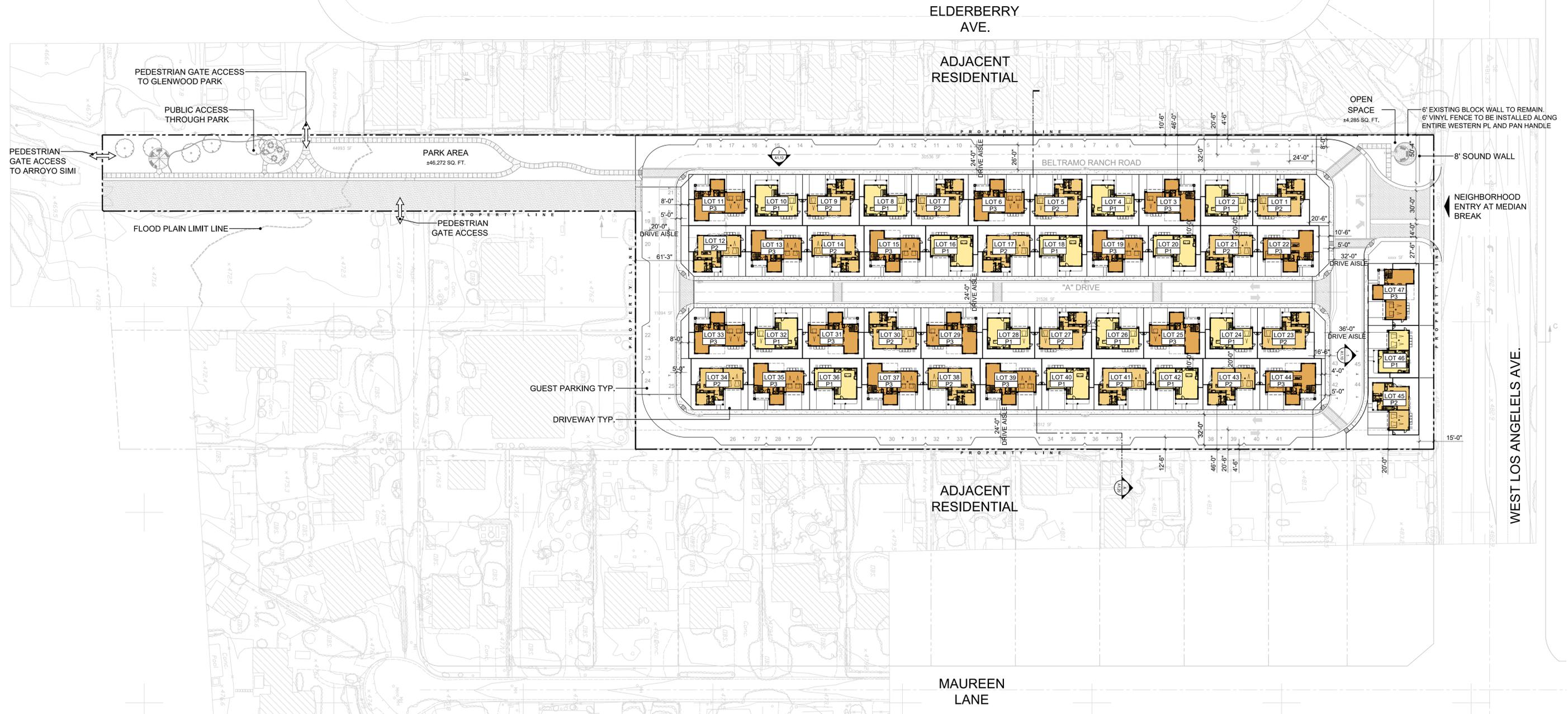
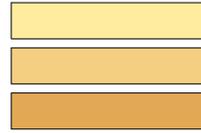


PERSPECTIVE RENDERING

A0.03

# HOME SUMMARY - SINGLE-FAMILY DETACHED

PLAN TYPE	DESCRIPTION	# OF HOMES	MIX	GROSS/ UNIT	TOTAL GROSS	GARAGE	PRIVATE OPEN SPACE	TOTAL PRIVATE OPEN SPACE
PLAN 1	3 BED + 2.5 BA	15 HOMES	32%	2,002 SF	30,030 SF	457 SF	719 SF	10,785 SF
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ACCESSIBLE HOMES		N/A						



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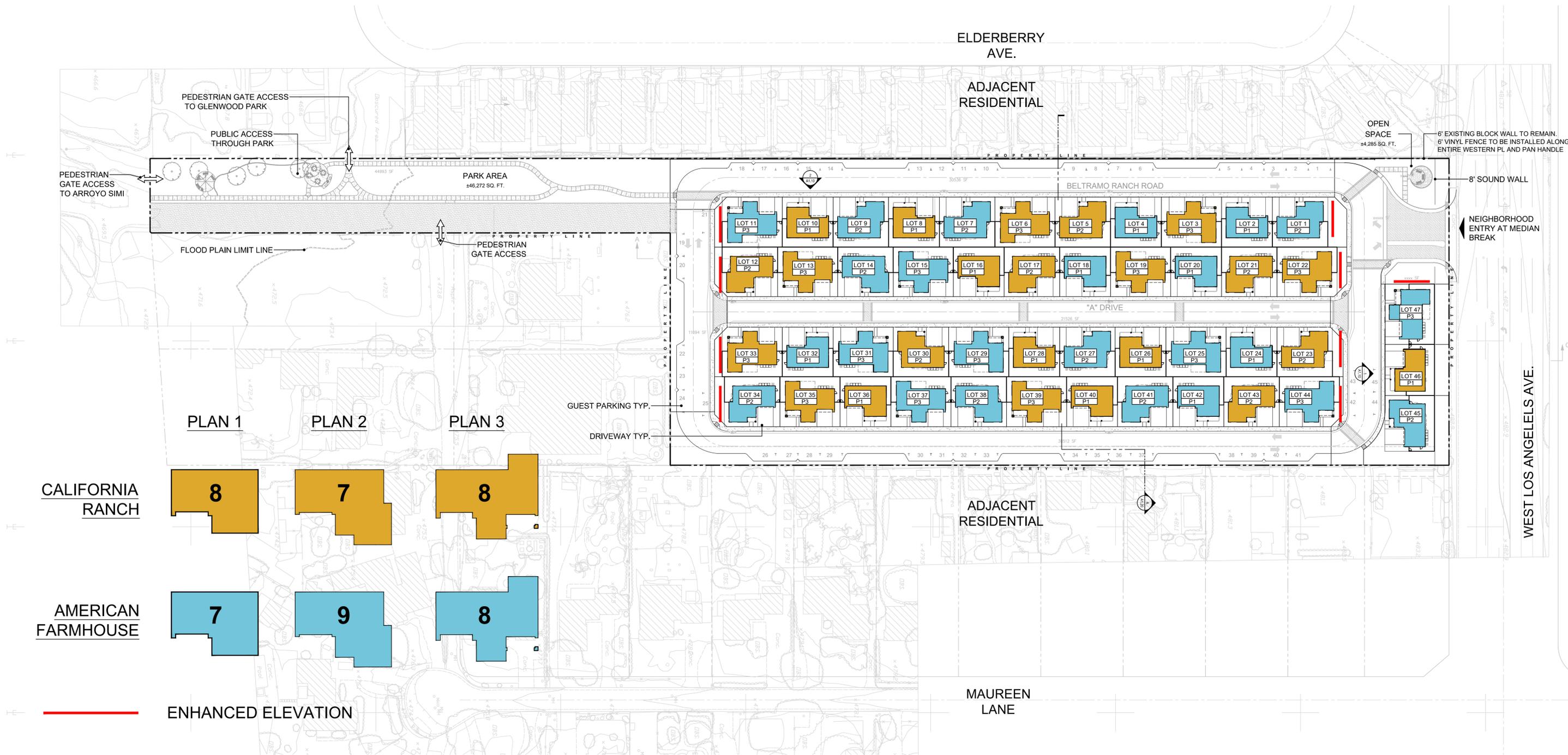
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ARCHITECTURAL SITE PLAN

A1.00



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ELEVATION STYLE ASSIGNMENTS

A1.01





① STREET SCENE: LOOKING NORTH TOWARDS PROJECT ENTRY & MODEL HOMES



② STREET SCENE: LOOKING EAST TOWARDS SINGLE-FAMILY HOMES & PARK

NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED. SEE LANDSCAPE PLANS FOR EXACT PLANT LOCATIONS AND SPECIES.



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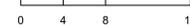


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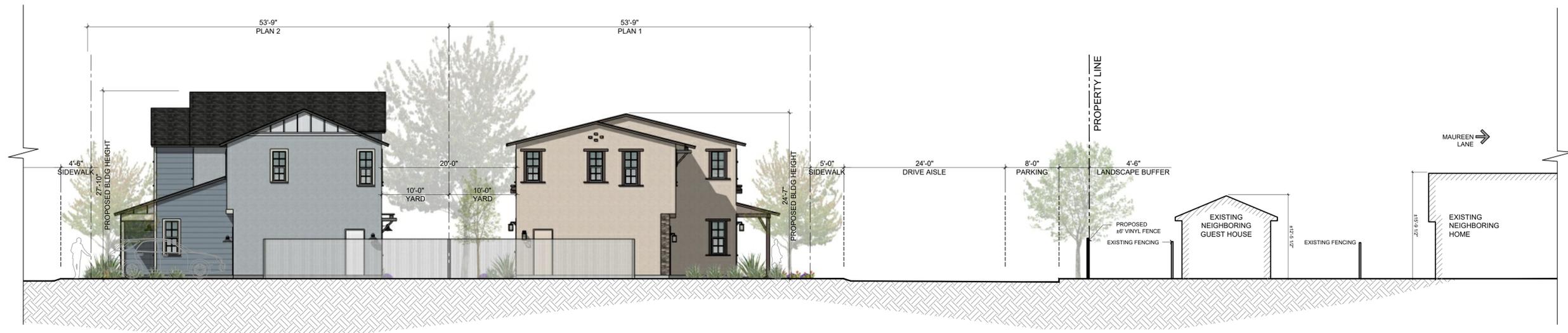


STREET SCENES

A1.10



SECTION A: AT WESTERN PROPERTY LINE ADJACENT TO HEATHER GLEN NEIGHBORHOOD



SECTION A: AT EASTERN PROPERTY LINE WITH NEIGHBORHOOD ADJACENT TO MAURNEEN LANE

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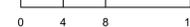


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SITE SECTION

A1.20



CALIFORNIA RANCH

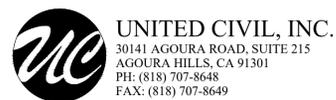


AMERICAN FARMHOUSE

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PERSPECTIVES  
PLAN 1

A2.00



④ RIGHT



③ REAR



② LEFT



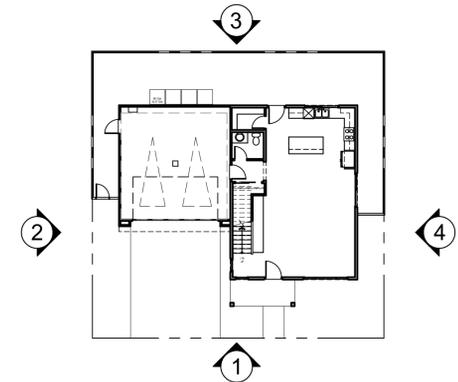
① FRONT

### MATERIALS - CALIFORNIA RANCH

- |                                       |   |                               |
|---------------------------------------|---|-------------------------------|
| ① STUCCO, LIGHT SAND FINISH (16/20)   | ⑧ STUCCO O/ FOAM WINDOW SILL                | ⑮ SLIDING GLASS DOOR          |
| ② WOOD OUTLOOKERS W/ BRACE            | ⑨ STUCCO O/ FOAM CORBEL SUPPORTS            | ⑯ FRENCH DOOR                 |
| ③ STONE VENEER                        | ⑩ AC UNIT                                   | ⑰ STUCCO SHELF "BARRANCA"     |
| ④ COMPOSITION ROOF SHINGLES           | ⑪ DECORATIVE ENTRY DOORS                    | ⑱ DOWNSPOUT                   |
| ⑤ VINYL WINDOWS W/ DECORATIVE MUNTINS | ⑫ DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN | ⑲ DECORATIVE SHUTTER          |
| ⑥ WOOD BARGE BOARD                    | ⑬ METAL SECTIONAL GARAGE DOOR               | ⑳ STUCCO O/ FOAM FLOWER SHELF |
| ⑦ STUCCO O/ FOAM WINDOW TRIM SURROUND | ⑭ WOOD POST & BEAM W/ BRACE                 | ㉑ FAUX VENT                   |

NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED. SEE LANDSCAPE PLANS FOR EXACT PLANT LOCATIONS AND SPECIES.

COLOR SCHEME 1 DEMONSTRATED ON ELEVATIONS



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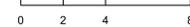


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ELEVATION A - CALIFORNIA RANCH  
PLAN 1

A2.10



④ RIGHT



③ REAR



② LEFT



① FRONT

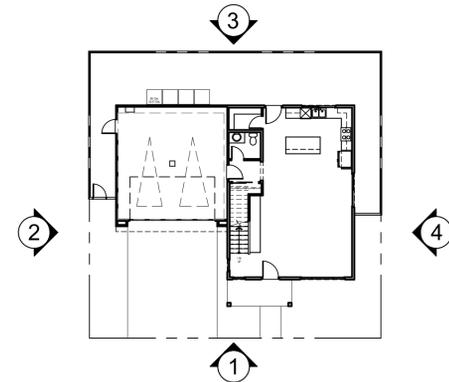
## MATERIALS - AMERICAN FARMHOUSE

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| ① STUCCO, LIGHT SAND FINISH (16/20)   | ⑨ WOOD BARGE BOARD                    | ⑰ DECORATIVE ENTRY DOORS                    |
| ② FIBERCEMENT HORIZONTAL SIDING       | ⑩ WOOD EAVE BOARD                     | ⑱ DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN |
| ③ FAUX WOOD CORNER TRIM               | ⑪ FIBERCEMENT WINDOW TRIM SURROUND    | ⑳ METAL SECTIONAL GARAGE DOOR               |
| ④ VERTICAL BOARD & BATTEN             | ⑫ FIBERCEMENT WINDOW SILL             | ㉑ WOOD POST & BEAM                          |
| ⑤ CEMENT BOARD TRIM BANDS             | ⑬ STUCCO O/ FOAM WINDOW TRIM SURROUND | ㉒ SLIDING GLASS DOOR                        |
| ⑥ COMPOSITION ROOF SHINGLES           | ⑭ STUCCO O/ FOAM WINDOW SILL          | ㉓ FRENCH DOOR                               |
| ⑦ NOT USED                            | ⑮ AC UNIT                             |   |
| ⑧ VINYL WINDOWS W/ DECORATIVE MUNTINS | ⑯ STUCCO O/ FOAM TRIM BAND            |   |

⑳ DOWNSPOUT

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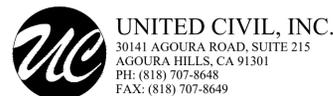
COLOR SCHEME 4 DEMONSTRATED ON ELEVATIONS



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bmla  
LANDSCAPE  
ARCHITECTURE

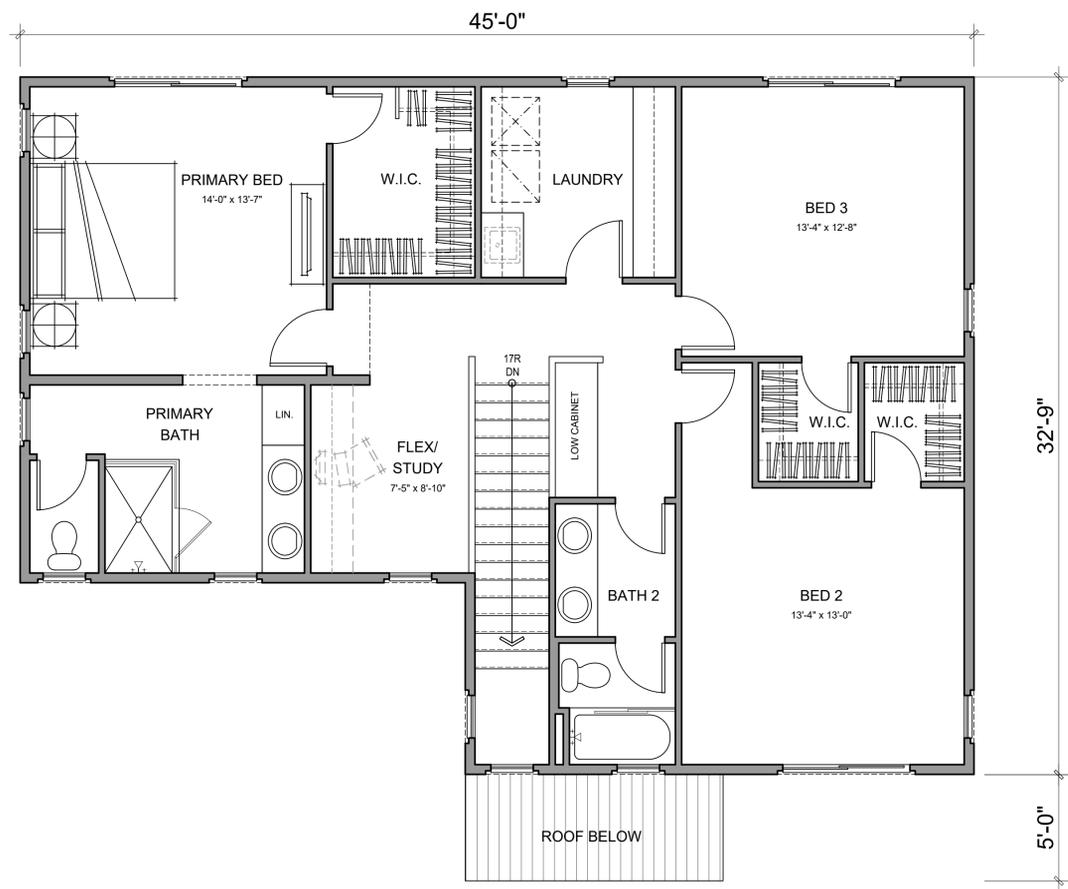
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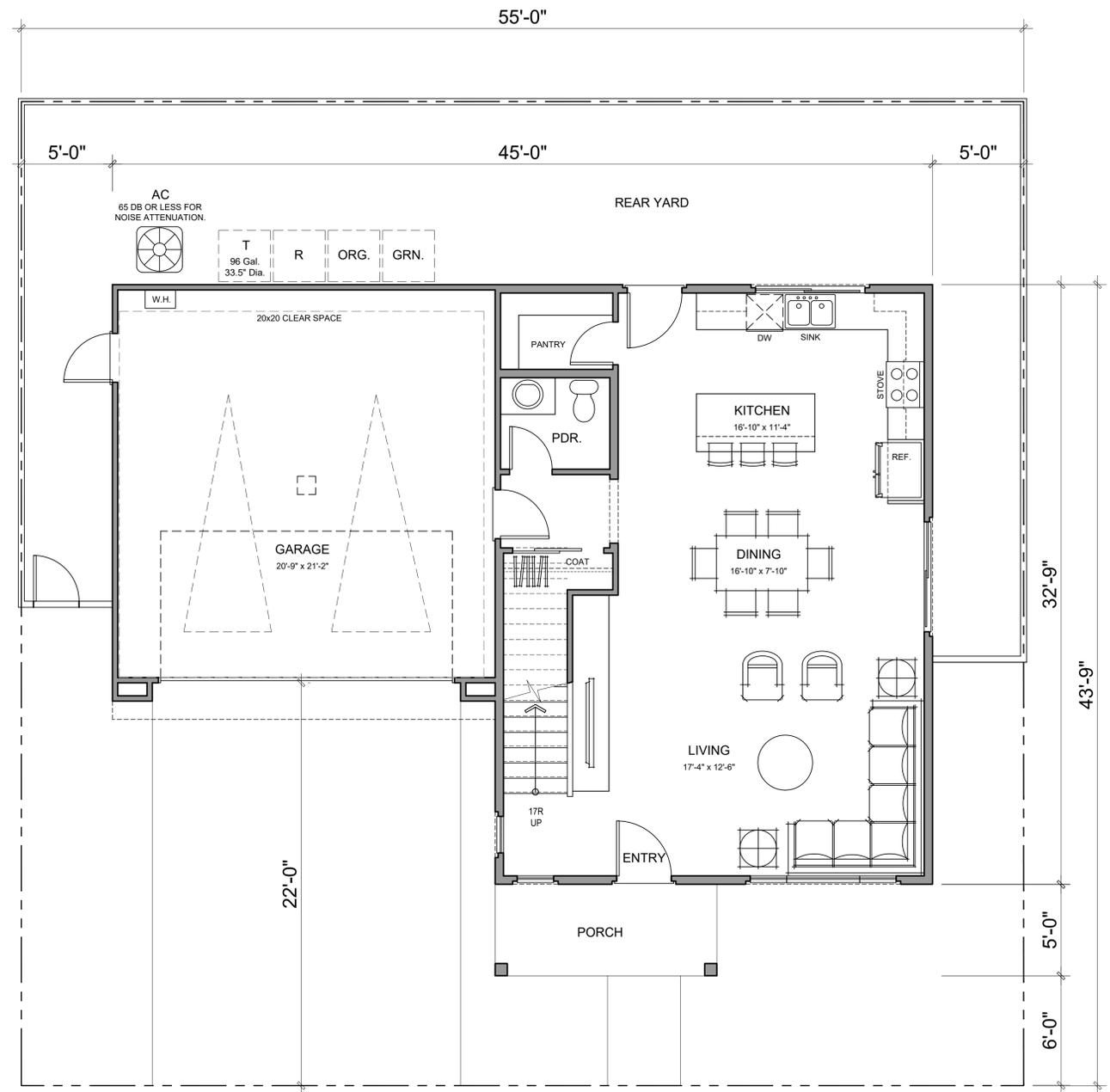
0 2 4 8

ELEVATION B - AMERICAN FARMHOUSE  
PLAN 1

A2.11



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 2.5 BATHS

GROSS SF	
1ST FLOOR	786 SQ. FT.
2ND FLOOR	1216 SQ. FT.
TOTAL LIVING	2002 SQ. FT.
GARAGE	457 SQ. FT.
REAR YARD	719 SQ. FT.



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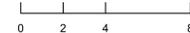


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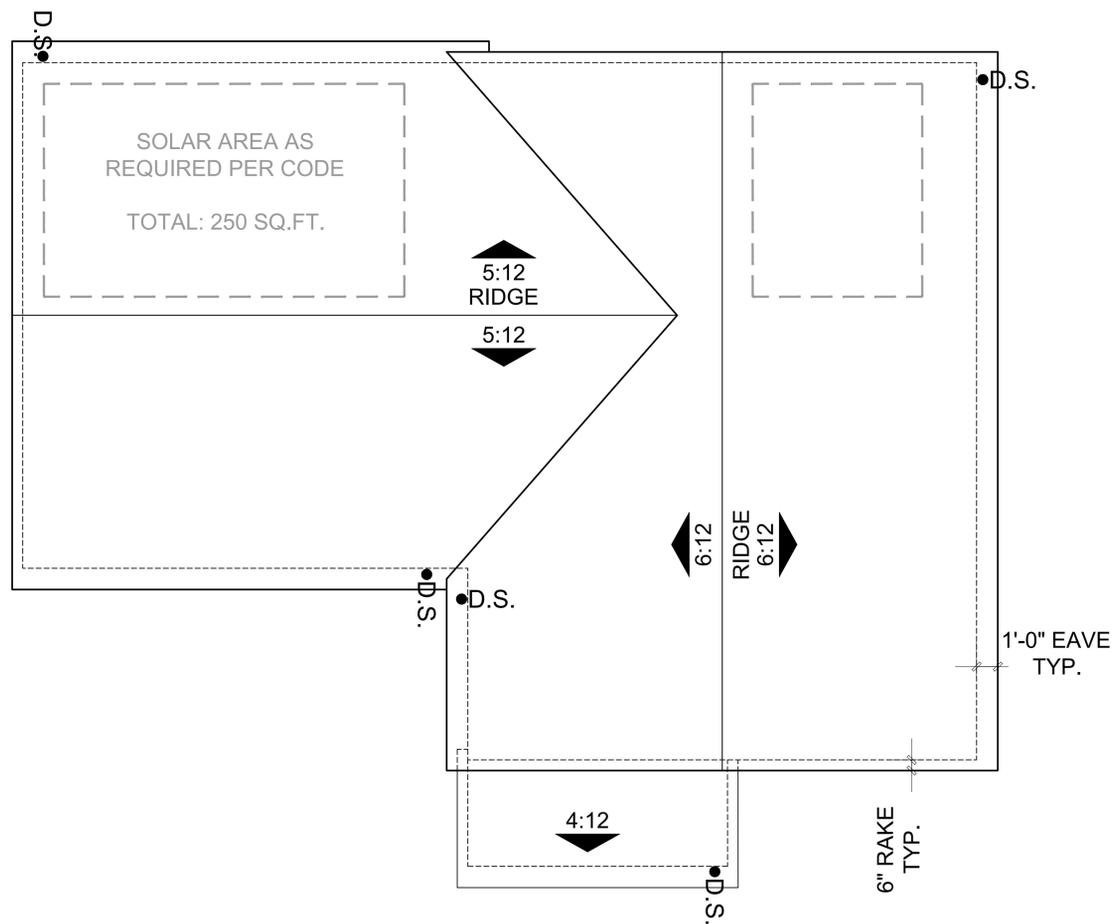
**BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

Plot Date: 04-28-2022  
1st Submittal: 06-04-2021  
2nd Submittal: 09-24-2021  
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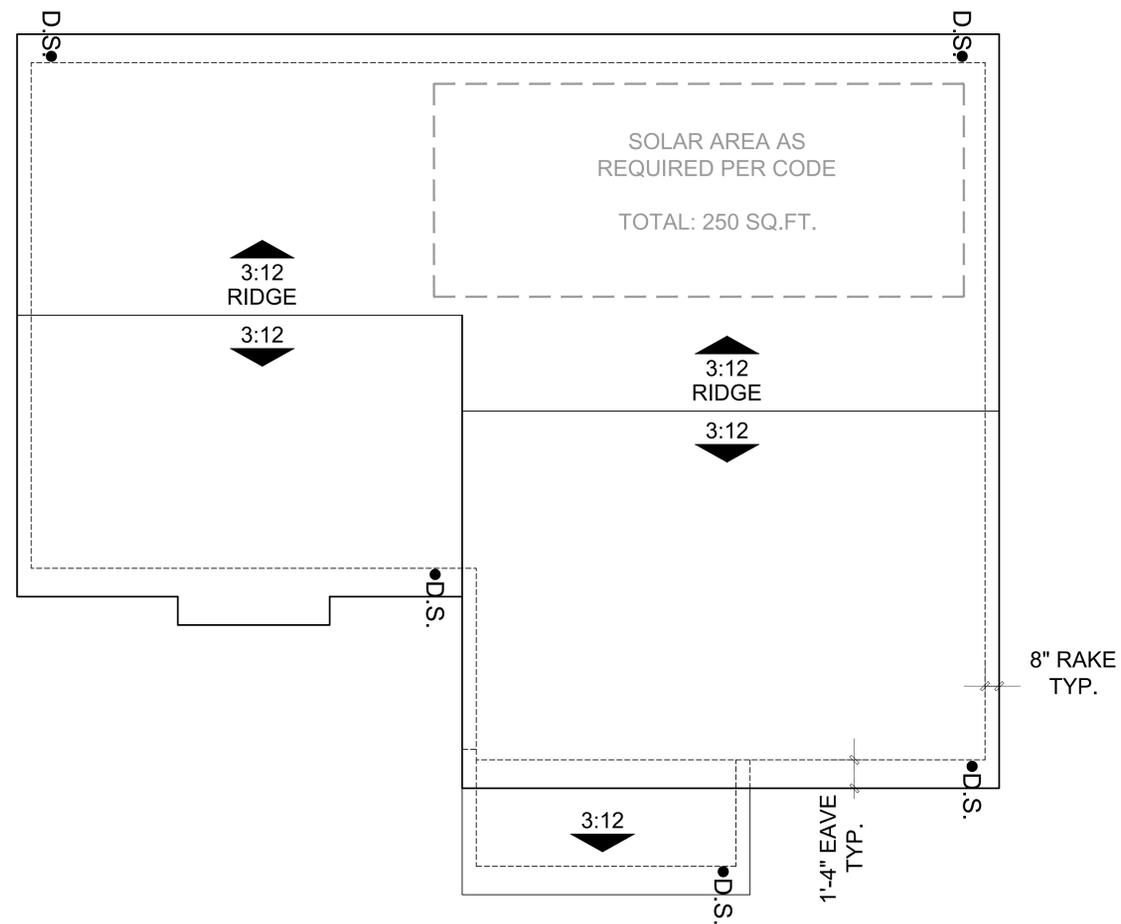


PLAN 1  
UNIT PLANS

A2.20



FARMHOUSE



CALIFORNIA RANCH



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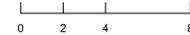


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ROOF PLANS  
PLAN 1

A2.21



CALIFORNIA RANCH

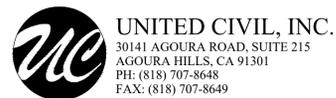


AMERICAN FARMHOUSE

NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED.  
SEE LANDSCAPE PLANS FOR EXACT PLANT  
LOCATIONS AND SPECIES.



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PERSPECTIVES  
PLAN 2

A3.00



④ RIGHT



③ REAR



② LEFT



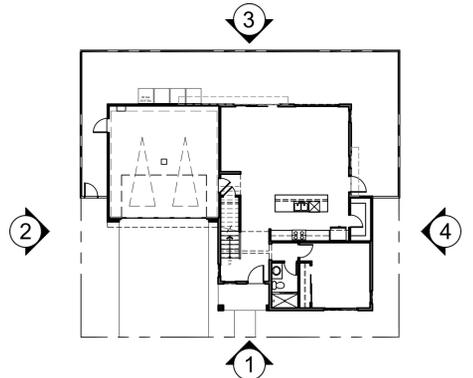
① FRONT

**MATERIALS - CALIFORNIA RANCH**

- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| 1 STUCCO, LIGHT SAND FINISH (16/20)   | 8 STUCCO O/ FOAM WINDOW SILL                 | 15 SLIDING GLASS DOOR          |
| 2 WOOD OUTLOOKERS W/ BRACE            | 9 STUCCO O/ FOAM CORBEL SUPPORTS             | 16 FRENCH DOOR                 |
| 3 STONE VENEER                        | 10 AC UNIT                                   | 17 STUCCO SHELF "BARRANCA"     |
| 4 COMPOSITION ROOF SHINGLES           | 11 DECORATIVE ENTRY DOORS                    | 18 DOWNSPOUT                   |
| 5 VINYL WINDOWS W/ DECORATIVE MUNTINS | 12 DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN | 19 DECORATIVE SHUTTER          |
| 6 WOOD BARGE BOARD                    | 13 METAL SECTIONAL GARAGE DOOR               | 20 STUCCO O/ FOAM FLOWER SHELF |
| 7 STUCCO O/ FOAM WINDOW TRIM SURROUND | 14 WOOD POST & BEAM W/ BRACE                 | 21 FAUX VENT                   |

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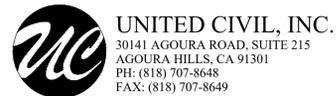
COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



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ELEVATION A - RANCH  
PLAN 2

A3.10



④ RIGHT

OPTIONAL  
TRELLIS

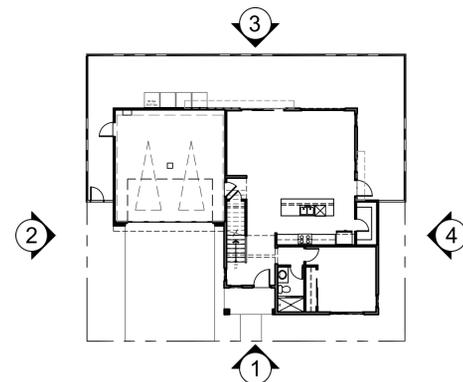
16

## MATERIALS - CALIFORNIA RANCH

- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| 1 STUCCO, LIGHT SAND FINISH (16/20)   | 8 STUCCO O/ FOAM WINDOW SILL                 | 15 SLIDING GLASS DOOR          |
| 2 WOOD OUTLOOKERS W/ BRACE            | 9 STUCCO O/ FOAM CORBEL SUPPORTS             | 16 FRENCH DOOR                 |
| 3 STONE VENEER                        | 10 AC UNIT                                   | 17 STUCCO SHELF "BARRANCA"     |
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| 7 STUCCO O/ FOAM WINDOW TRIM SURROUND | 14 WOOD POST & BEAM W/ BRACE                 | 21 FAUX VENT                   |

NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED.  
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COLOR SCHEME 2 DEMONSTRATED ON ELEVATIONS



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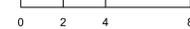


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ELEVATION A - RANCH  
PLAN 2 - ENHANCED

A3.11



④ RIGHT

OPTIONAL TRELLIS 23



③ REAR

OPTIONAL TRELLIS 22 15 24



② LEFT



① FRONT

## MATERIALS - AMERICAN FARMHOUSE

- 1 STUCCO, LIGHT SAND FINISH (16/20)
- 2 FIBERCEMENT HORIZONTAL SIDING
- 3 FAUX WOOD CORNER TRIM
- 4 VERTICAL BOARD & BATTEN
- 5 CEMENT BOARD TRIM BANDS
- 6 COMPOSITION ROOF SHINGLES
- 7 NOT USED
- 8 VINYL WINDOWS W/ DECORATIVE MUNTINS

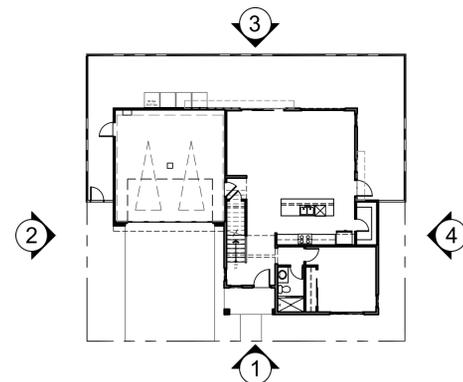
- 9 WOOD BARGE BOARD
- 10 WOOD EAVE BOARD
- 11 FIBERCEMENT WINDOW TRIM SURROUND
- 12 FIBERCEMENT WINDOW SILL
- 13 STUCCO O/ FOAM WINDOW TRIM SURROUND
- 14 STUCCO O/ FOAM WINDOW SILL
- 15 AC UNIT
- 16 STUCCO O/ FOAM TRIM BAND

- 17 DECORATIVE ENTRY DOORS
- 18 DECORATIVE SHUTTERS (STUCCO O/ FOAM AT STUCCO PLANE, FIBER CEMENT AT SIDING PLANE)
- 19 DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN
- 20 METAL SECTIONAL GARAGE DOOR
- 21 WOOD POST & BEAM
- 22 SLIDING GLASS DOOR
- 23 FRENCH DOOR

- 24 DOWNSPOUT

NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED. SEE LANDSCAPE PLANS FOR EXACT PLANT LOCATIONS AND SPECIES.

COLOR SCHEME 5 DEMONSTRATED ON ELEVATIONS



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ELEVATION B - AMERICAN FARMHOUSE  
PLAN 2

A3.12



4 RIGHT

OPTIONAL TRELLIS

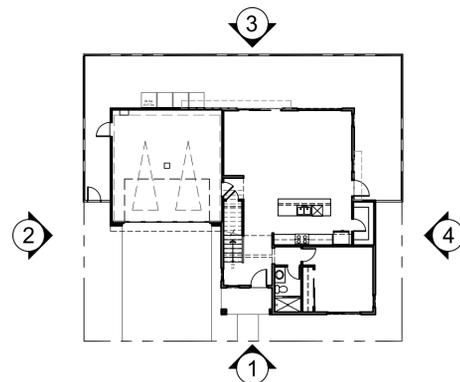
## MATERIALS - AMERICAN FARMHOUSE

- |                                       |  |   |
|---------------------------------------|--|---|
| 1 STUCCO, LIGHT SAND FINISH (16/20)   | 9 WOOD BARGE BOARD                     | 17 DECORATIVE ENTRY DOORS   |
| 2 FIBERCEMENT HORIZONTAL SIDING       | 10 WOOD EAVE BOARD                     | 18 DECORATIVE SHUTTERS (STUCCO O/ FOAM AT STUCCO PLANE, FIBER CEMENT AT SIDING PLANE) |
| 3 FAUX WOOD CORNER TRIM               | 11 FIBERCEMENT WINDOW TRIM SURROUND    | 19 DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN  |
| 4 VERTICAL BOARD & BATTEN             | 12 FIBERCEMENT WINDOW SILL             | 20 METAL SECTIONAL GARAGE DOOR  |
| 5 CEMENT BOARD TRIM BANDS             | 13 STUCCO O/ FOAM WINDOW TRIM SURROUND | 21 WOOD POST & BEAM   |
| 6 COMPOSITION ROOF SHINGLES           | 14 STUCCO O/ FOAM WINDOW SILL          | 22 SLIDING GLASS DOOR   |
| 7 NOT USED                            | 15 AC UNIT                             | 23 FRENCH DOOR  |
| 8 VINYL WINDOWS W/ DECORATIVE MUNTINS | 16 STUCCO O/ FOAM TRIM BAND            |   |

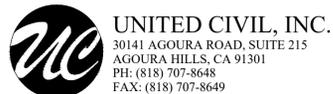
24 DOWNSPOUT

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COLOR SCHEME 5 DEMONSTRATED ON ELEVATIONS

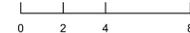


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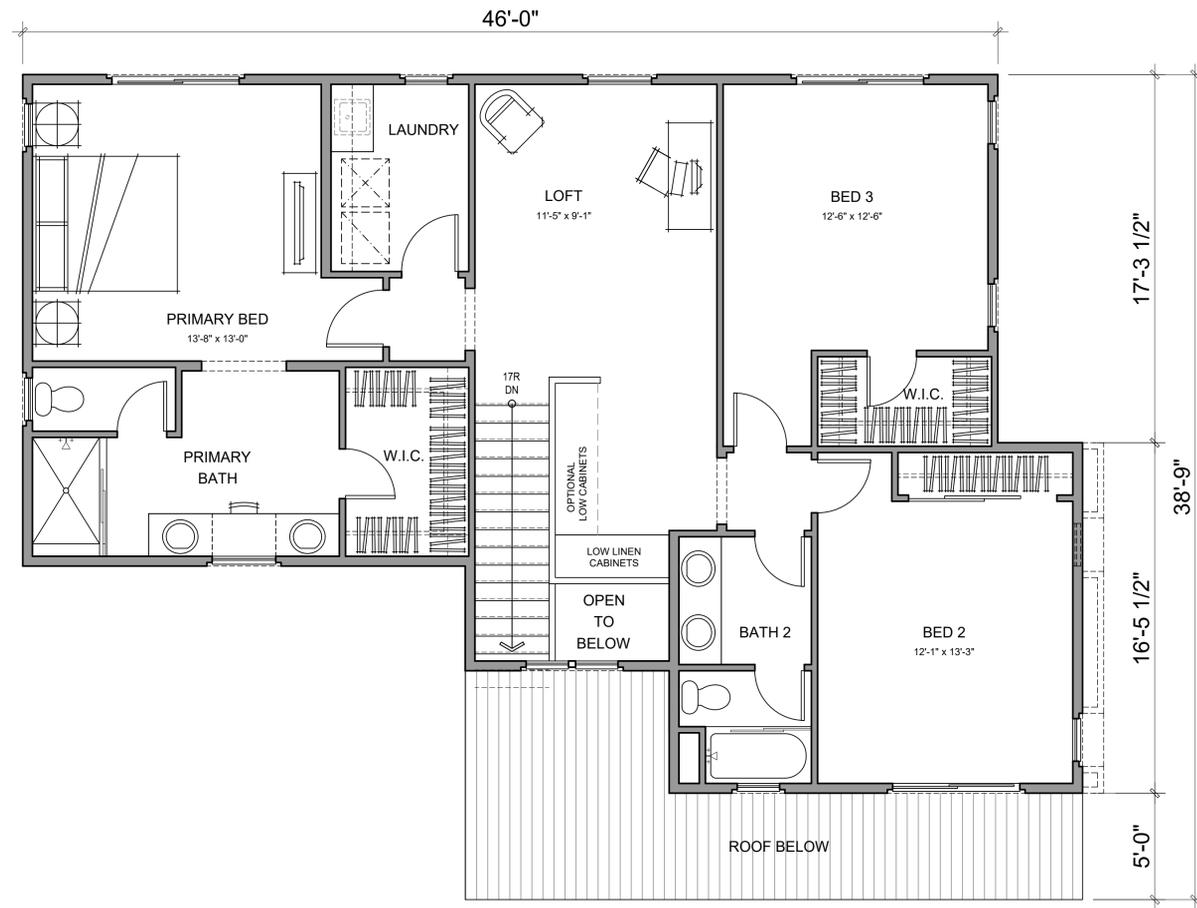
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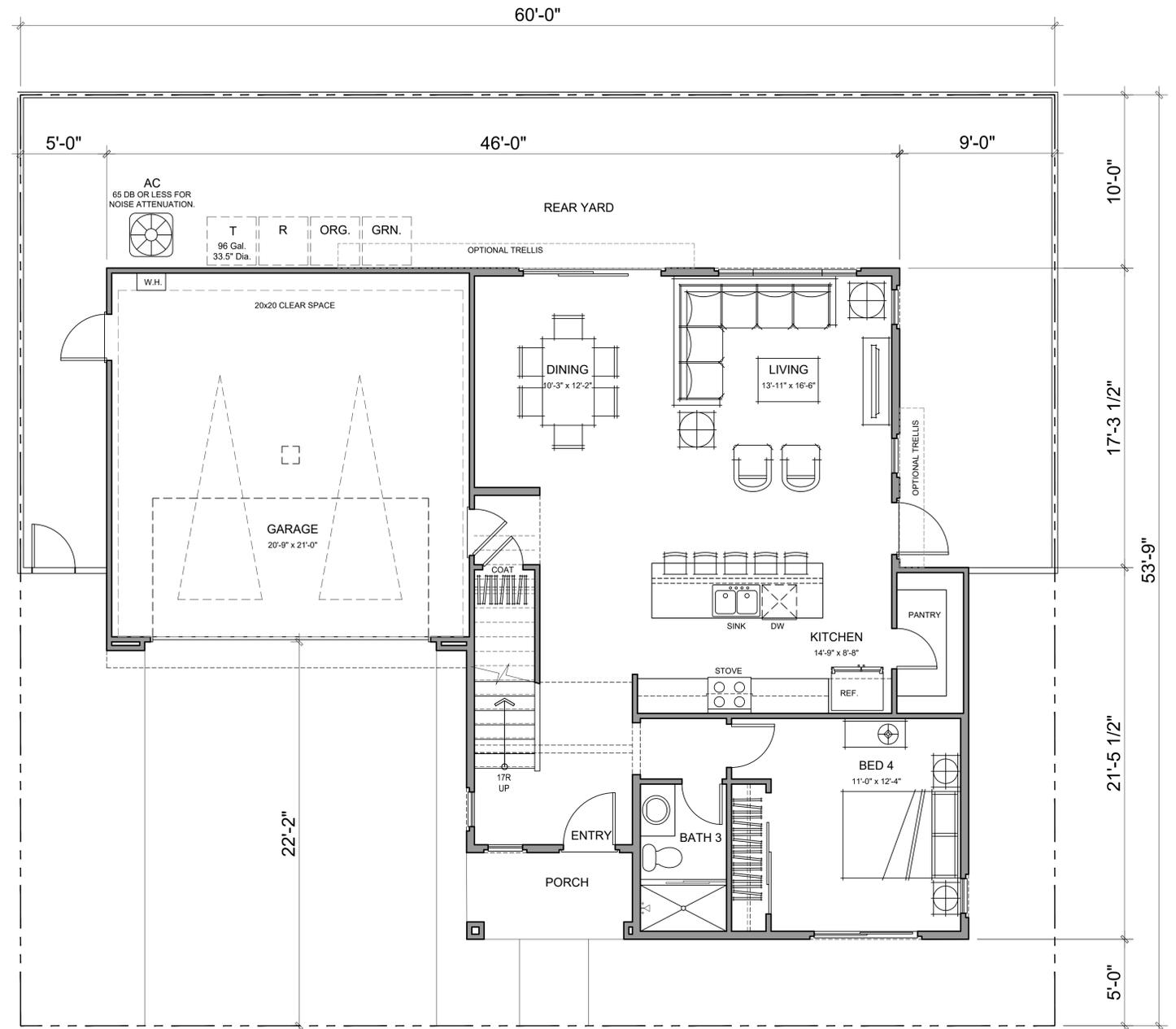


ELEVATION B - AMERICAN FARMHOUSE  
PLAN 2 - ENHANCED

A3.13



SECOND FLOOR



FIRST FLOOR

4 BEDS + LOFT/ 3 BATHS

GROSS SF	
1ST FLOOR	1007 SQ. FT.
2ND FLOOR	1271 SQ. FT.
TOTAL LIVING	2278 SQ. FT.
GARAGE	454 SQ. FT.
REAR YARD	823 SQ. FT.



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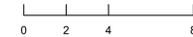


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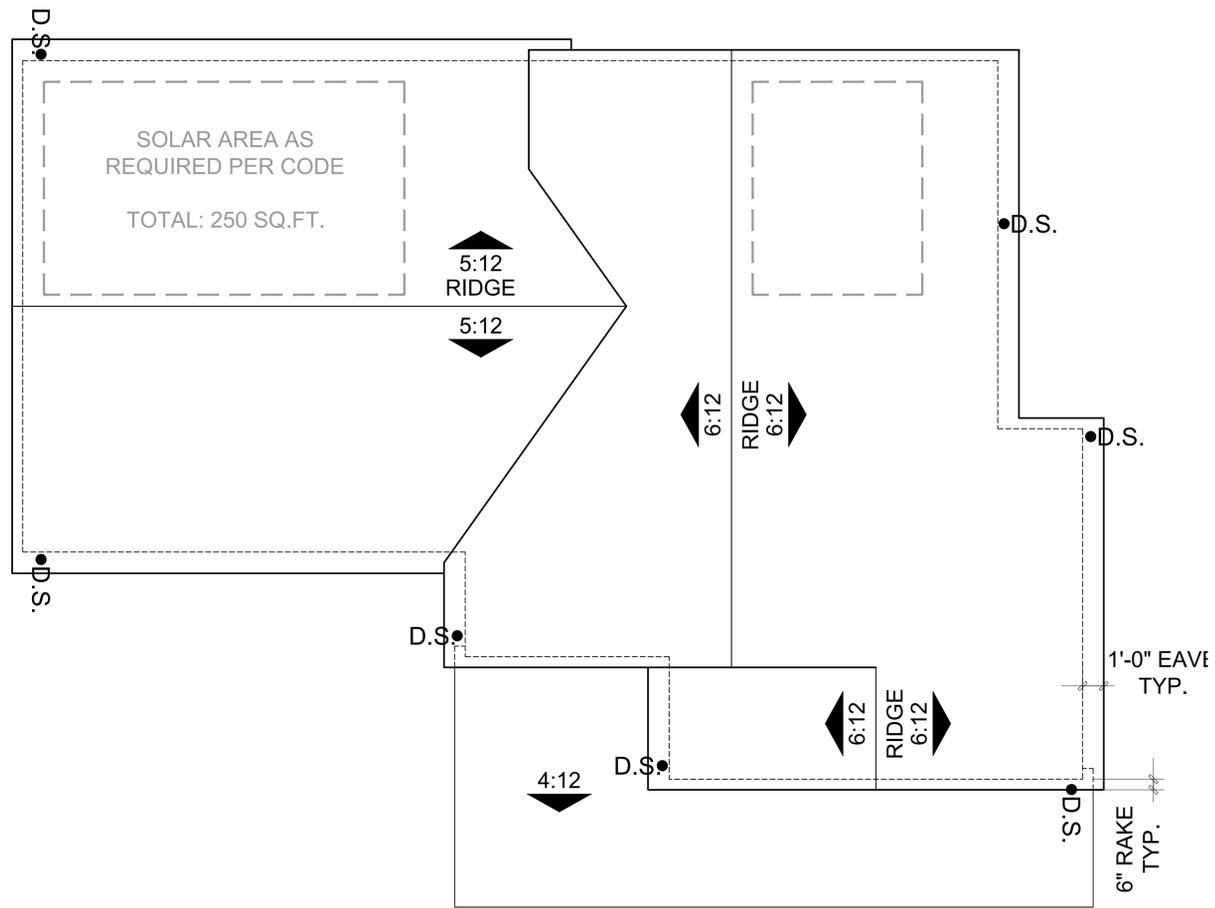
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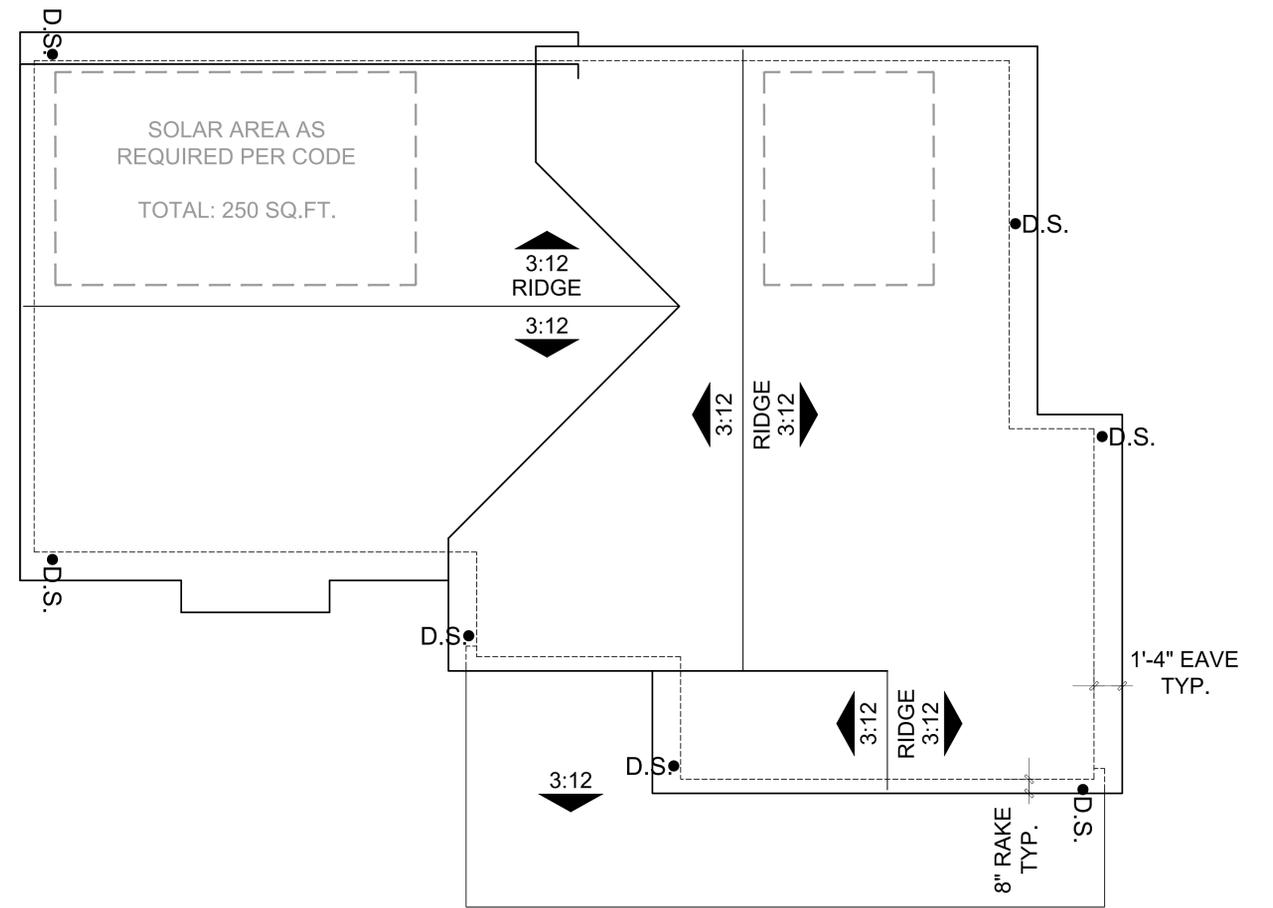


PLAN 2  
UNIT PLANS

A3.20



FARMHOUSE



CALIFORNIA RANCH



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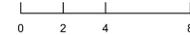


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ROOF PLANS  
PLAN 2

A3.21



CALIFORNIA RANCH



AMERICAN FARMHOUSE

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LOCATIONS AND SPECIES.



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PERSPECTIVES  
PLAN 3

A4.00



④ RIGHT



③ REAR



② LEFT



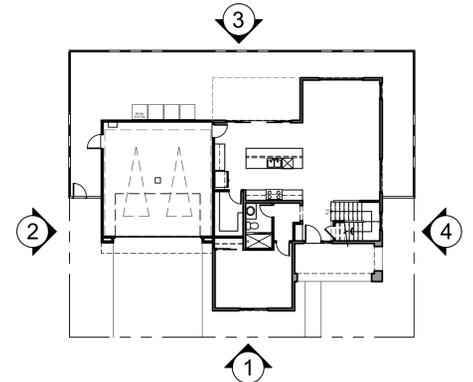
① FRONT

**MATERIALS - CALIFORNIA RANCH**

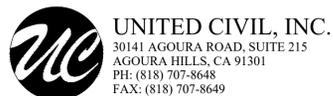
- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| 1 STUCCO, LIGHT SAND FINISH (16/20)   | 8 STUCCO O/ FOAM WINDOW SILL                 | 15 SLIDING GLASS DOOR          |
| 2 WOOD OUTLOOKERS W/ BRACE            | 9 STUCCO O/ FOAM CORBEL SUPPORTS             | 16 FRENCH DOOR                 |
| 3 STONE VENEER                        | 10 AC UNIT                                   | 17 STUCCO SHELF "BARRANCA"     |
| 4 COMPOSITION ROOF SHINGLES           | 11 DECORATIVE ENTRY DOORS                    | 18 DOWNSPOUT                   |
| 5 VINYL WINDOWS W/ DECORATIVE MUNTINS | 12 DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN | 19 DECORATIVE SHUTTER          |
| 6 WOOD BARGE BOARD                    | 13 METAL SECTIONAL GARAGE DOOR               | 20 STUCCO O/ FOAM FLOWER SHELF |
| 7 STUCCO O/ FOAM WINDOW TRIM SURROUND | 14 WOOD POST & BEAM W/ BRACE                 | 21 FAUX VENT                   |

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COLOR SCHEME 3 DEMONSTRATED ON ELEVATIONS



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ELEVATION A - RANCH  
PLAN 3

A4.10



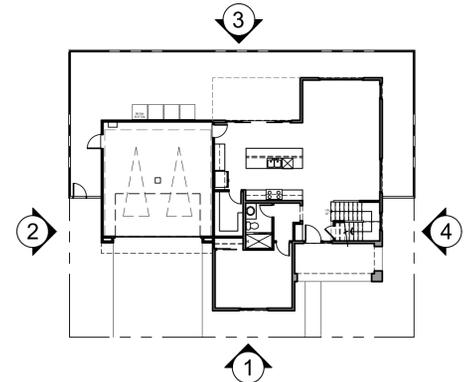
④ RIGHT

## MATERIALS - CALIFORNIA RANCH

- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| 1 STUCCO, LIGHT SAND FINISH (16/20)   | 8 STUCCO O/ FOAM WINDOW SILL                 | 15 SLIDING GLASS DOOR          |
| 2 WOOD OUTLOOKERS W/ BRACE            | 9 STUCCO O/ FOAM CORBEL SUPPORTS             | 16 FRENCH DOOR                 |
| 3 STONE VENEER                        | 10 AC UNIT                                   | 17 STUCCO SHELF "BARRANCA"     |
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COLOR SCHEME 3 DEMONSTRATED ON ELEVATIONS



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ELEVATION A - RANCH  
PLAN 3 - ENHANCED

A4.11



④ RIGHT



③ REAR



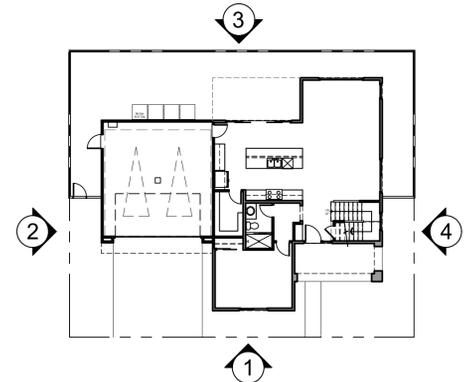
② LEFT



① FRONT

### MATERIALS - AMERICAN FARMHOUSE

- |                                       |                                       |  |   |
|---------------------------------------|---------------------------------------|--|---|
| ① STUCCO, LIGHT SAND FINISH (16/20)   | ⑨ WOOD BARGE BOARD                    | ⑰ DECORATIVE ENTRY DOORS   | ⑳ DOWNSPOUT   |
| ② FIBERCEMENT HORIZONTAL SIDING       | ⑩ WOOD EAVE BOARD                     | ⑱ DECORATIVE SHUTTERS (STUCCO O/ FOAM AT STUCCO PLANE, FIBER CEMENT AT SIDING PLANE) | NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED. SEE LANDSCAPE PLANS FOR EXACT PLANT LOCATIONS AND SPECIES. |
| ③ FAUX WOOD CORNER TRIM               | ⑪ FIBERCEMENT WINDOW TRIM SURROUND    | ⑲ DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN  |   |
| ④ VERTICAL BOARD & BATTEN             | ⑫ FIBERCEMENT WINDOW SILL             | ⑳ METAL SECTIONAL GARAGE DOOR  | COLOR SCHEME 6 DEMONSTRATED ON ELEVATIONS   |
| ⑤ CEMENT BOARD TRIM BANDS             | ⑬ STUCCO O/ FOAM WINDOW TRIM SURROUND | ㉑ WOOD POST & BEAM   |   |
| ⑥ COMPOSITION ROOF SHINGLES           | ⑭ STUCCO O/ FOAM WINDOW SILL          | ㉒ SLIDING GLASS DOOR   | ①   |
| ⑦ NOT USED                            | ⑮ AC UNIT                             | ㉓ FRENCH DOOR  |   |
| ⑧ VINYL WINDOWS W/ DECORATIVE MUNTINS | ⑯ STUCCO O/ FOAM TRIM BAND            |  | ②   |



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ELEVATION B - AMERICAN FARMHOUSE  
PLAN 3

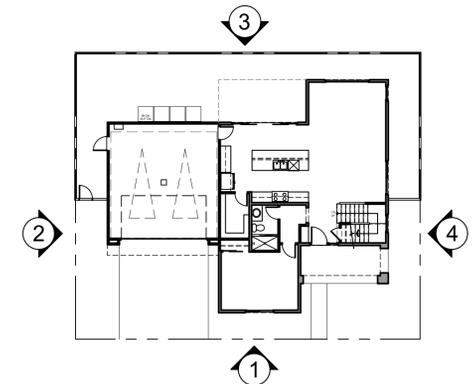
A4.12



④ RIGHT

## MATERIALS - AMERICAN FARMHOUSE

- |                                       |                                       |  |   |
|---------------------------------------|---------------------------------------|--|---|
| ① STUCCO, LIGHT SAND FINISH (16/20)   | ⑨ WOOD BARGE BOARD                    | ⑰ DECORATIVE ENTRY DOORS   | ⑳ DOWNSPOUT   |
| ② FIBERCEMENT HORIZONTAL SIDING       | ⑩ WOOD EAVE BOARD                     | ⑱ DECORATIVE SHUTTERS (STUCCO O/ FOAM AT STUCCO PLANE, FIBER CEMENT AT SIDING PLANE) | <p>NOTE: LANDSCAPE IS CONCEPTUALLY PORTRAYED. SEE LANDSCAPE PLANS FOR EXACT PLANT LOCATIONS AND SPECIES.</p> <p>COLOR SCHEME 6 DEMONSTRATED ON ELEVATIONS</p> |
| ③ FAUX WOOD CORNER TRIM               | ⑪ FIBERCEMENT WINDOW TRIM SURROUND    | ⑲ DECORATIVE EXTERIOR LIGHTS & ADDRESS SIGN  |   |
| ④ VERTICAL BOARD & BATTEN             | ⑫ FIBERCEMENT WINDOW SILL             | ⑳ METAL SECTIONAL GARAGE DOOR  |   |
| ⑤ CEMENT BOARD TRIM BANDS             | ⑬ STUCCO O/ FOAM WINDOW TRIM SURROUND | ㉑ WOOD POST & BEAM   |   |
| ⑥ COMPOSITION ROOF SHINGLES           | ⑭ STUCCO O/ FOAM WINDOW SILL          | ㉒ SLIDING GLASS DOOR   |   |
| ⑦ NOT USED                            | ⑮ AC UNIT                             | ㉓ FRENCH DOOR  |   |
| ⑧ VINYL WINDOWS W/ DECORATIVE MUNTINS | ⑯ STUCCO O/ FOAM TRIM BAND            |  |   |



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949.851.2133  
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Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626



UNITED CIVIL, INC.  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649



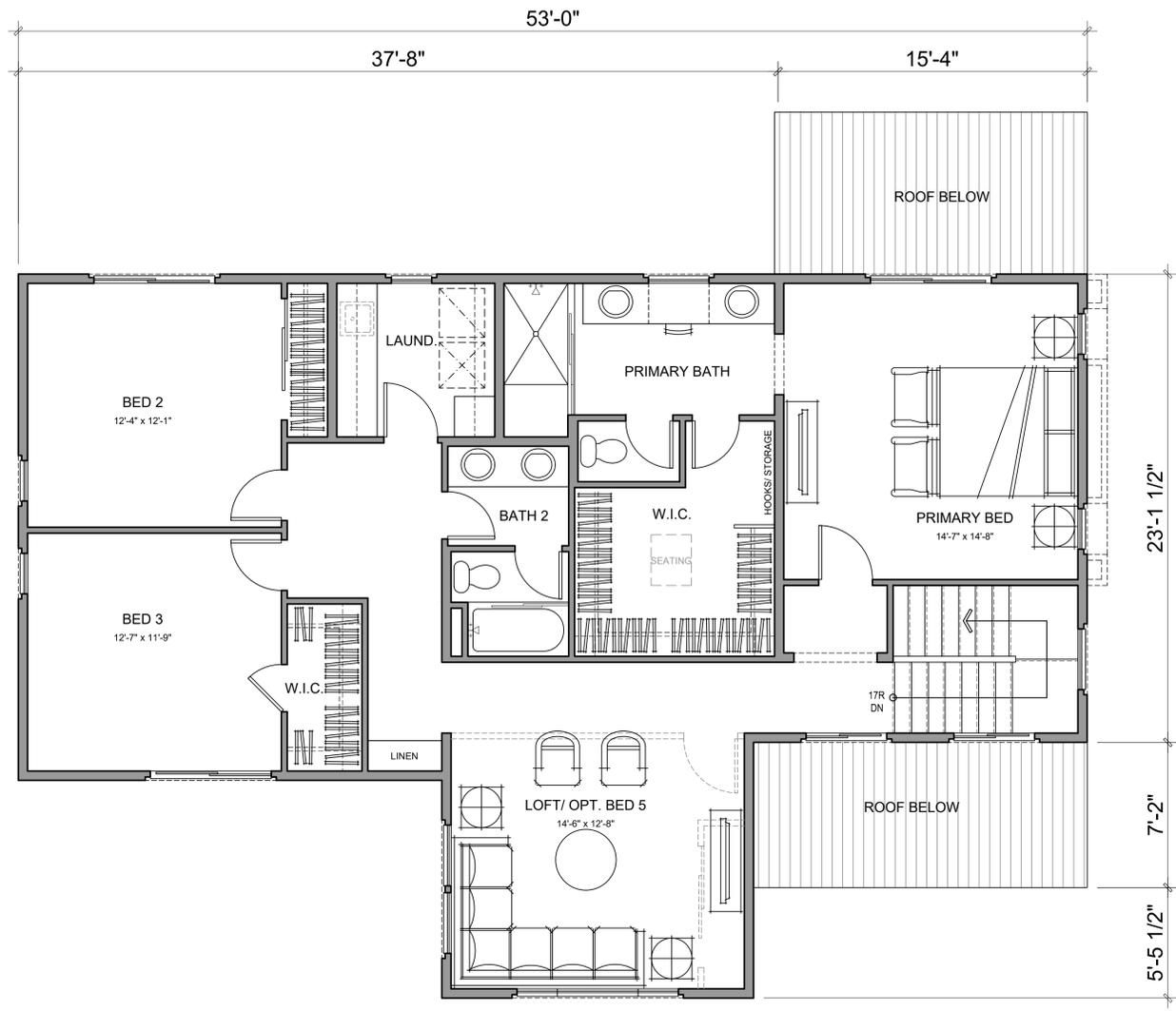
**BELTRAMO RANCH**  
MOORPARK, CA # 2018-0860

Plot Date: 04-28-2022  
1st Submittal: 06-04-2021  
2nd Submittal: 09-24-2021  
3rd Submittal: 04-29-2022

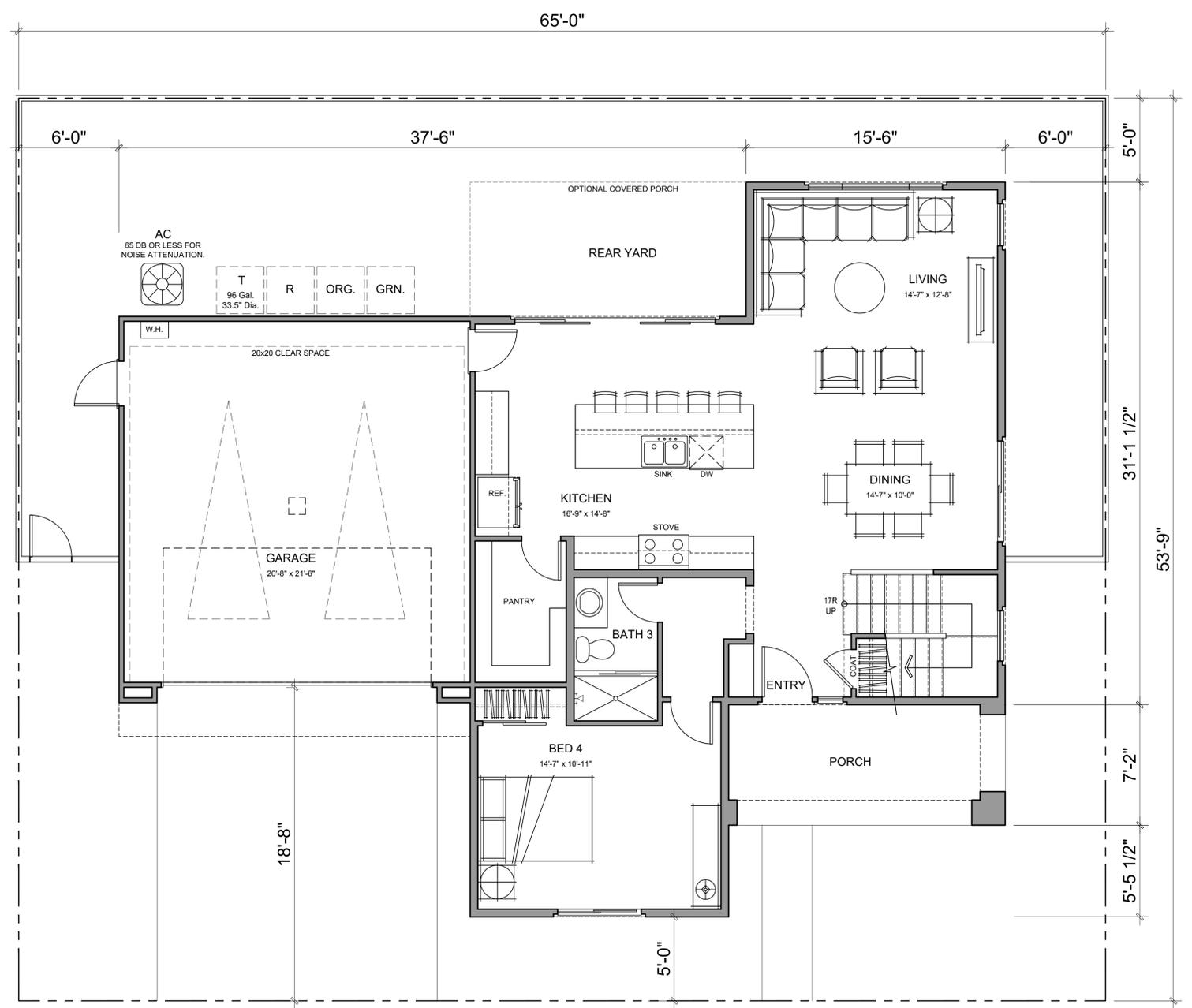


ELEVATION B - AMERICAN FARMHOUSE  
PLAN 3 - ENHANCED

A4.13



SECOND FLOOR



FIRST FLOOR

4 BEDS +LOFT (OPT. BED 5)/ 3 BATHS

GROSS SF	
1ST FLOOR	1061 SQ. FT.
2ND FLOOR	1386 SQ. FT.
TOTAL LIVING	2447 SQ. FT.
GARAGE	464 SQ. FT.
REAR YARD	873 SQ. FT.



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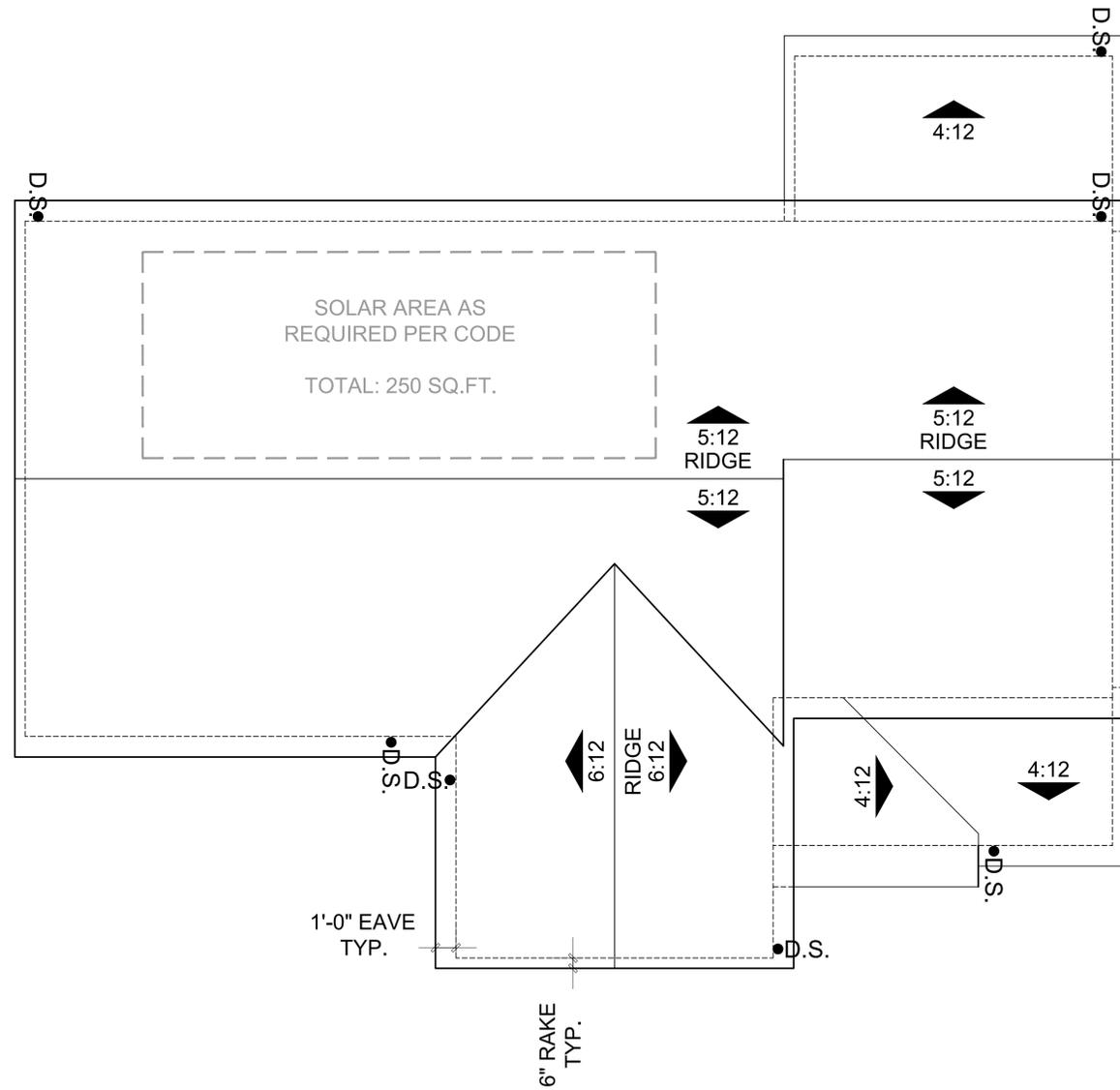
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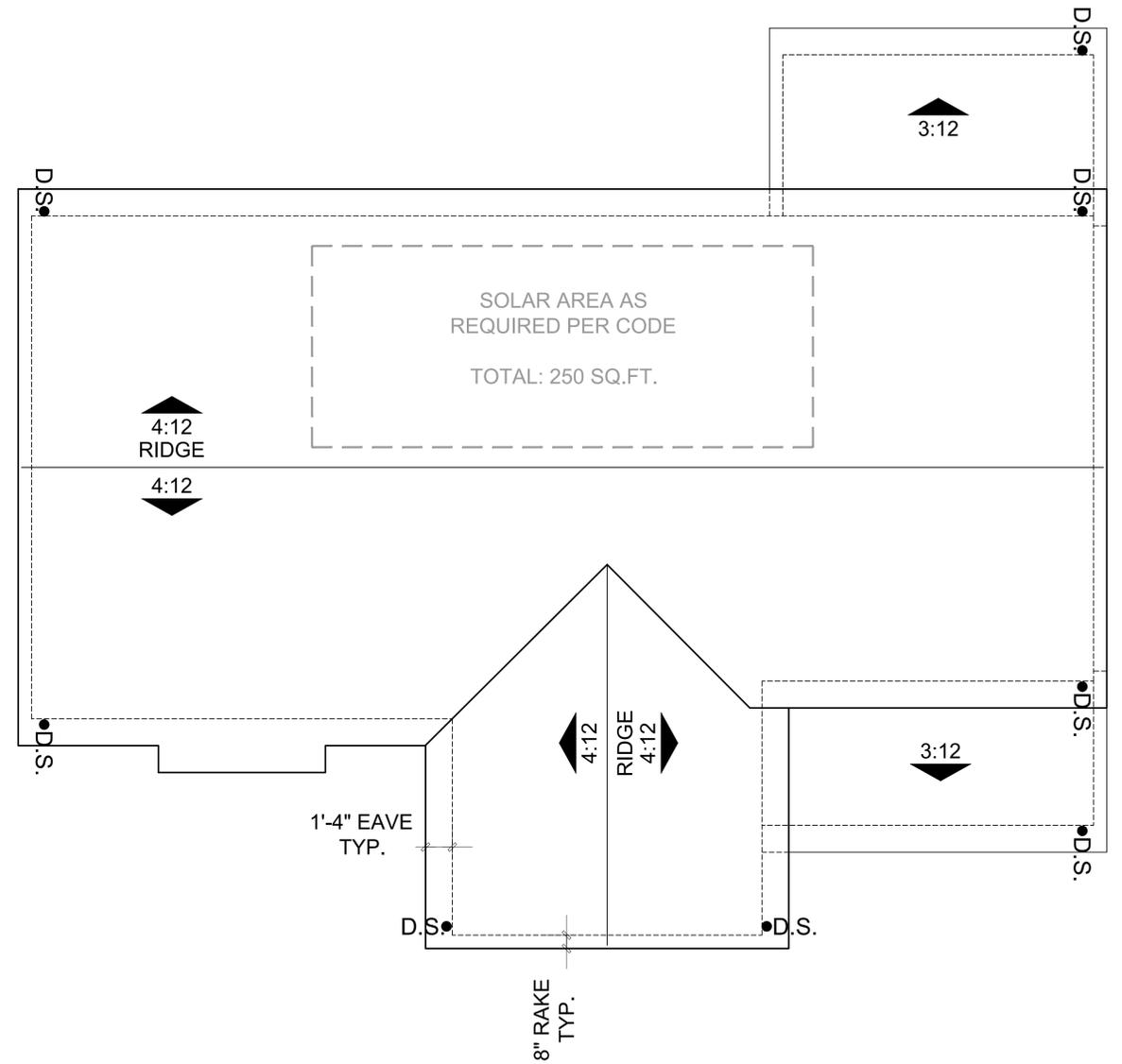


PLAN 3  
 UNIT PLANS

A4.20



FARMHOUSE



CALIFORNIA RANCH

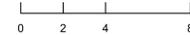


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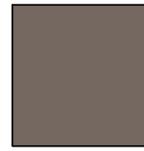
ROOF PLANS  
PLAN 3

A4.21

COLOR SCHEME 1



STUCCO BODY  
SW 7511  
BUNGALOW BEIGE



RAFTER TAILS / BARGE BOARD /  
WOODEN POSTS / TRIM /  
CORBELS / OUTLOOKERS  
SW 6075 GARRET  
GRAY



ENTRY DOOR /  
DECORATIVE  
SHUTTERS  
SW 6223 STILL  
WATER



GARAGE  
DOOR  
SW 6076 TURKISH  
COFFEE

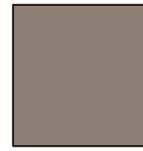


ROOF  
GAF - TIMBERLINE  
HDZ, WEATHERED  
WOOD

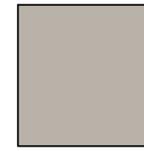


STONE VENEER  
ELDORADO STONE -  
BLUFFSTONE,  
MINERET

COLOR SCHEME 2



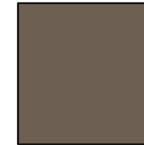
STUCCO BODY  
SW 6074  
SPALDING GRAY



RAFTER TAILS / BARGE BOARD /  
WOODEN POSTS / TRIM /  
CORBELS / OUTLOOKERS  
SW 7023  
REQUISITE GRAY



ENTRY DOOR /  
DECORATIVE  
SHUTTERS  
SW 6048 TERRA  
BRUN



GARAGE  
DOOR  
SW 7515  
HOMESTEAD  
BROWN



ROOF  
GAF - TIMBERLINE  
HDZ, HICKORY



STONE VENEER  
ELDORADO STONE -  
BLUFFSTONE, COOS  
BAY

COLOR SCHEME 3



STUCCO BODY  
SW 7016 MINDFUL  
GRAY



RAFTER TAILS / BARGE BOARD /  
WOODEN POSTS / TRIM /  
CORBELS / OUTLOOKERS  
SW 7026 GRIFFIN



ENTRY DOOR /  
DECORATIVE  
SHUTTERS  
SW 6278 CLOAK  
GRAY



GARAGE  
DOOR  
SW 7020 BLACK  
FOX



ROOF  
GAF - TIMBERLINE  
HDZ, MISSION  
BROWN



STONE VENEER  
ELDORADO STONE -  
BLUFFSTONE, COOS  
BAY



PLAN 1 COLOR SCHEME 1



PLAN 2 COLOR SCHEME 2



PLAN 3 COLOR SCHEME 3

NOTES

ALL PAINT TO BE SHERWIN WILLIAMS

TYP., ALL PAINT COLORS SHOULD FINISH IN INSIDE CORNERS AND UNDERSIDES, UNLESS OTHERWISE NOTED. OVERHANGS, EAVES, HEADERS, ETC. SHOULD BE PAINTED THEIR SPECIFICALLY DESIGNATED COLORS WITH THE COLOR BEING APPLIED ON ALL SIDES OF EACH ITEM, INCLUDING THE UNDERSIDES.

ALL NON-DECORATIVE ITEMS SUCH AS METER DOORS, NON-DECORATIVE VENTS, ETC. TO BE PAINTED THE SAME COLOR AS THE ADJACENT FIELD COLOR.



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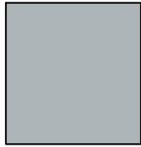
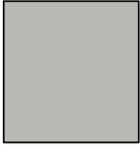
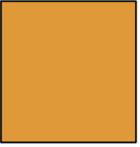
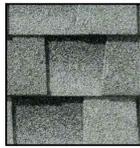
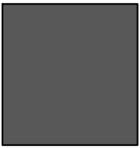
COLOR SCHEMES  
CALIFORNIA RANCH

M1.00

COLOR SCHEME 4

COLOR SCHEME 5

COLOR SCHEME 6

								
STUCCO BODY SW 7007 CEILING WHITE	HORIZONTAL SIDING HARDIE LAPSIDING - SW 7007 CEILING WHITE	EAVES / BARGE BOARD / WOODEN POSTS SW 6994 GREENBLACK	STUCCO BODY SW 6248 JUBILEE	HORIZONTAL SIDING HARDIE LAPSIDING - SW 6249 STORM CLOUD	EAVES / BARGE BOARD SW 6994 GREENBLACK	STUCCO BODY SW 6254 LAZY GRAY	HORIZONTAL SIDING HARDIE LAPSIDING - SW 2849 WESTCHESTER GRAY	EAVES / BARGE BOARD / WOODEN POSTS SW 6994 GREENBLACK
								
TRIM / CORNER TRIM SW 6252 ICE CUBE	BOARD AND BATTEN SW 6252 ICE CUBE	ENTRY DOOR / DECORATIVE SHUTTERS SW 7068 GRIZZLE GRAY	TRIM / CORNER TRIM / WOODEN POSTS SW 6238 ICICLE	BOARD AND BATTEN SW 7661 REFLECTION	ENTRY DOOR / DECORATIVE SHUTTERS SW 7605 GALE FORCE	TRIM / CORNER TRIM SW 6254 LAZY GRAY	BOARD AND BATTEN SW 7668 MARCH WIND	ENTRY DOOR SW 6670 GOLD CREST
								
GARAGE DOOR SW 6991 BLACK MAGIC	ROOF GAF - TIMBERLINE HDZ, SLATE	GARAGE DOOR SW 7674 PEPPERCORN	ROOF GAF - TIMBERLINE HDZ, BIRCHWOOD	GARAGE DOOR SW 7674 PEPPERCORN	ROOF GAF - TIMBERLINE HDZ, CHARCOAL	DECORATIVE SHUTTERS SW 6990 CAVIAR		



PLAN 1 COLOR SCHEME 4



PLAN 2 COLOR SCHEME 5



PLAN 3 COLOR SCHEME 6

NOTES

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COLOR SCHEMES  
 AMERICAN FARMHOUSE

M2.00



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CONCEPT IMAGES  
CALIFORNIA RANCH

C1.00



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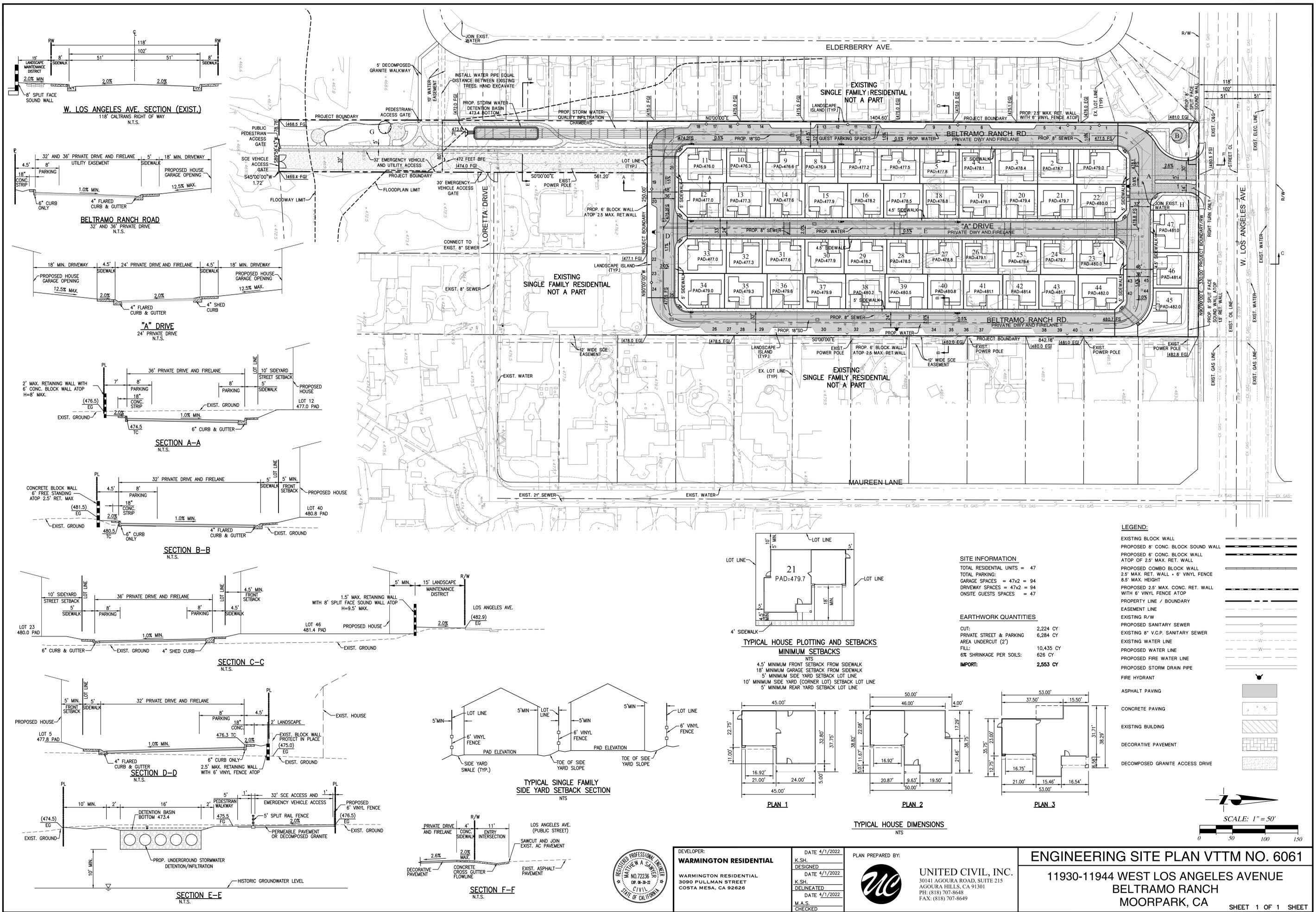
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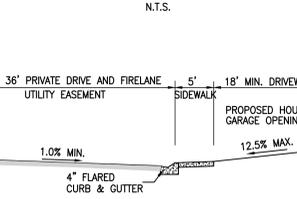


CONCEPT IMAGES  
AMERICAN FARMHOUSE

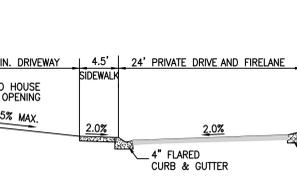
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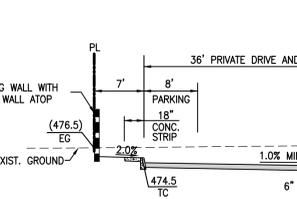
**W. LOS ANGELES AVE. SECTION (EXIST.)**  
118' CALTRANS RIGHT OF WAY  
N.T.S.



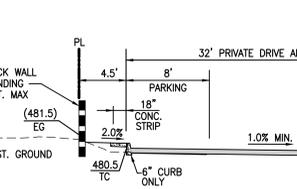
**BELTRAMO RANCH ROAD**  
32' AND 36' PRIVATE DRIVE  
N.T.S.



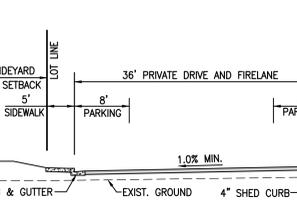
**"A" DRIVE**  
24' PRIVATE DRIVE  
N.T.S.



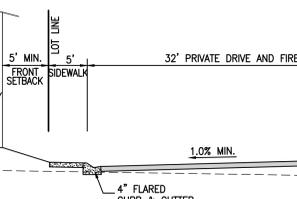
**SECTION A-A**  
N.T.S.



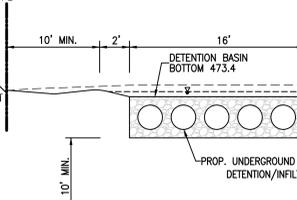
**SECTION B-B**  
N.T.S.



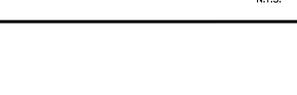
**SECTION C-C**  
N.T.S.



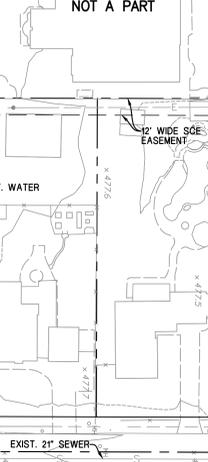
**SECTION D-D**  
N.T.S.



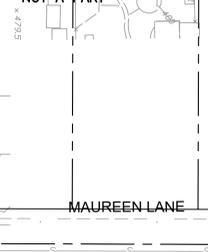
**SECTION E-E**  
N.T.S.



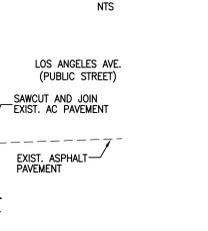
**EXISTING SINGLE FAMILY RESIDENTIAL NOT A PART**



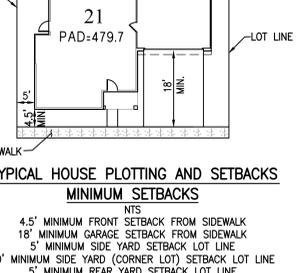
**EXISTING SINGLE FAMILY RESIDENTIAL NOT A PART**



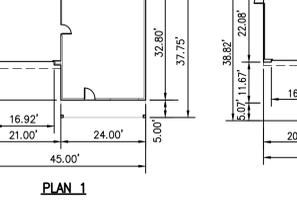
**TYPICAL SINGLE FAMILY SIDE YARD SETBACK SECTION**  
N.T.S.



**TYPICAL HOUSE PLOTTING AND SETBACKS**  
MINIMUM SETBACKS



**TYPICAL HOUSE DIMENSIONS**  
N.T.S.



**LEGEND:**

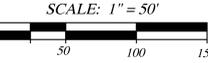
- EXISTING BLOCK WALL
- PROPOSED 8' CONC. BLOCK SOUND WALL
- PROPOSED 6' CONC. BLOCK WALL ATOP OF 2.5' MAX. RET. WALL
- PROPOSED COMBO BLOCK WALL 2.5' MAX. RET. WALL + 6' VINYL FENCE 8.5' MAX. HEIGHT
- PROPOSED 2.5' MAX. CONC. RET. WALL WITH 6' VINYL FENCE ATOP
- PROPERTY LINE / BOUNDARY
- EASEMENT LINE
- EXISTING R/W
- PROPOSED SANITARY SEWER
- EXISTING 8" V.C.P. SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN PIPE
- FIRE HYDRANT
- ASPHALT PAVING
- CONCRETE PAVING
- EXISTING BUILDING
- DECORATIVE PAVEMENT
- DECOMPOSED GRANITE ACCESS DRIVE

**SITE INFORMATION**

TOTAL RESIDENTIAL UNITS = 47  
TOTAL PARKING: GARAGE SPACES = 47x2 = 94  
DRIVEWAY SPACES = 47x2 = 94  
ONSITE GUESTS SPACES = 47

**EARTHWORK QUANTITIES**

CUT: PRIVATE STREET & PARKING AREA UNDERCUT (2')  
FILL: 10,435 CY  
6% SHRINKAGE PER SOILS: 626 CY  
IMPORT: 2,553 CY



DEVELOPER: **WARMINGTON RESIDENTIAL**

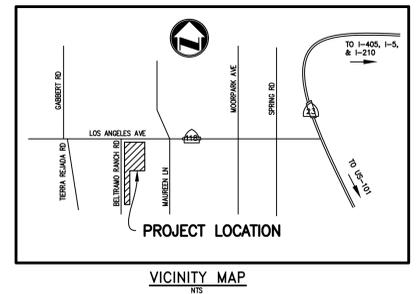
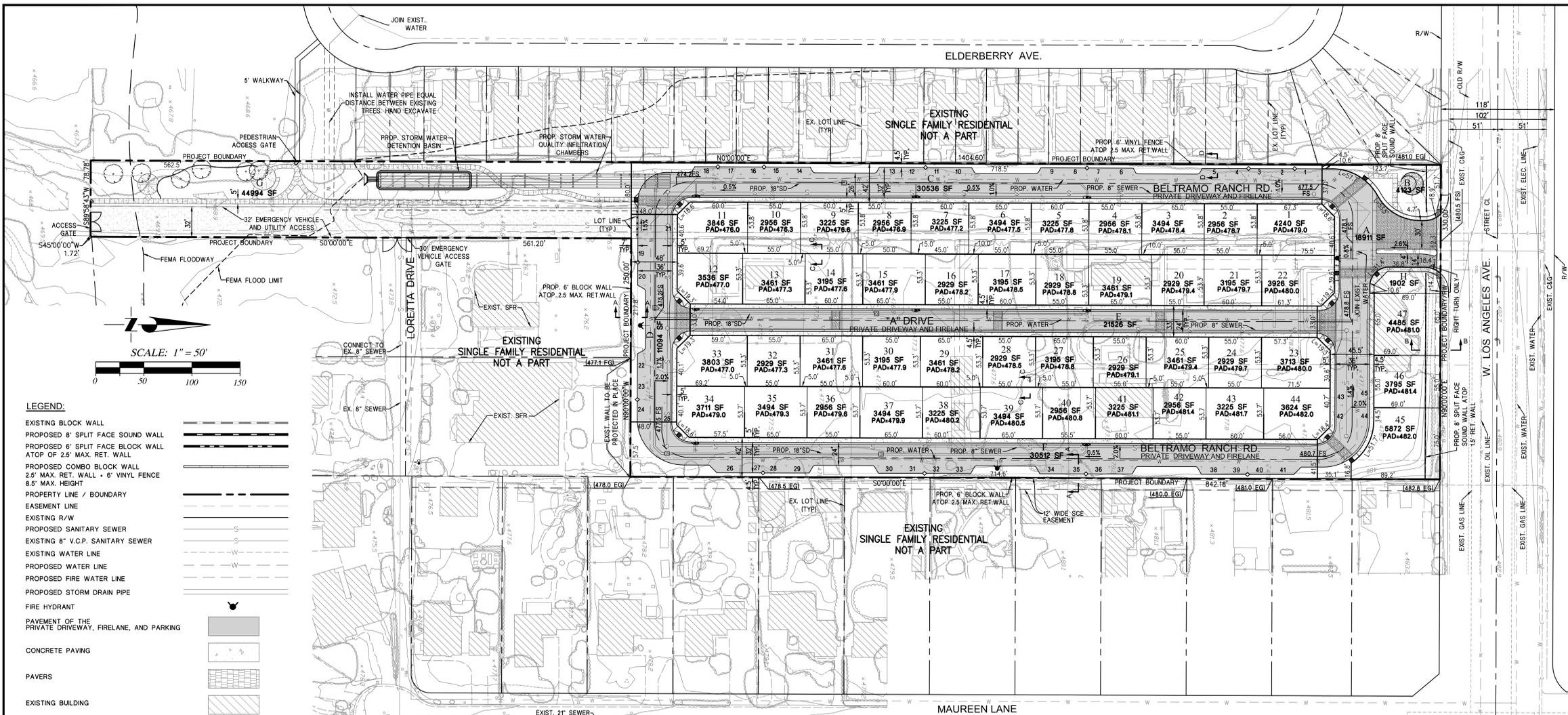
DATE 4/1/2022  
DESIGNED  
DATE 4/1/2022  
K.S.H.  
DELINEATED  
DATE 4/1/2022  
M.A.S.  
CHECKED

PLAN PREPARED BY: **UNITED CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649

**ENGINEERING SITE PLAN VTTM NO. 6061**

11930-11944 WEST LOS ANGELES AVENUE  
BELTRAMO RANCH  
MOORPARK, CA

SHEET 1 OF 1 SHEET  
4/1/2022



**BENCHMARK**  
 AT THE NORTHWEST CORNER OF THE INTERSECTION OF GABBERT ROAD AND HIGHWAY 118 (LOS ANGELES AVENUE), 74 FEET WESTERLY FROM THE CENTER OF GABBERT ROAD, 39 FEET NORTHERLY FROM THE CENTER OF HIGHWAY 118 (LOS ANGELES AVENUE), AT THE EAST END OF A CONCRETE STEP TO THE EDISON BUILDING. THE BENCHMARK IS A VENTURA COUNTY BRASS DISK STAMPED "37-14 1965" WITH AN ELEVATION OF 472.89 FEET (N.A.V.D. 1988).

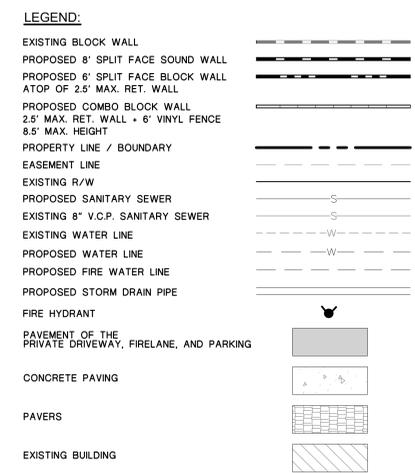
**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF LOS ANGELES AVENUE SHOWN ON 56 RS 3, RECORDS OF VENTURA COUNTY, BEING NORTH 90°00'00" EAST.

**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 A PORTION OF LOT 37 OF THE FREMONT TRACT, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 APN: 504-0-021-195  
 PARCELS 1, 2 AND 3, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED IN BOOK 17, PAGE 88 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 APN: 506-0-030-055  
 A PORTION OF LOT 38 OF FREMONT IN LOT L, RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
 APN: 506-0-030-210, 506-0-030-235, 506-0-030-045, 506-0-030-220

**GENERAL NOTES**  
 1. SEWER DISPOSAL TO BE BY SANITARY SEWER.  
 2. WATER PURVEYOR IS VENTURA COUNTY WATER AND SANITATION DISTRICT NO. 1.  
 3. REQUESTED ENTITLEMENTS: VESTING TENTATIVE MAP AND YARD MODIFICATION.  
 4. A VEHICULAR ENTRY AND EXIT (GATE) WILL BE PROPOSED FOR THIS PROJECT.  
 5. REQUEST PERMISSION TO GRADE THE SITE UPON GRADING PLAN APPROVAL AND PRIOR TO FINAL MAP RECORDED.  
 6. ALL EXISTING BUILDINGS/ STRUCTURES SHALL BE REMOVED.  
 7. GRADE ELEVATIONS SHOWN ON THE VTM ARE APPROXIMATE, THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGE OF MORE THAN 3 FEET ARE PERMITTED TO THE SATISFACTION OF THE CITY OF MOORPARK PLANNING.  
 8. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.  
 9. PROPERTY LINE AND LOT LINE WALL, EXCEPT THOSE NOTED ON PLAN, MAY BE UP TO TOTAL HEIGHT OF 8.5', WITH 2.5' MAX RETAINING WALL AND 6' VINYL FENCE WALL ATOP.

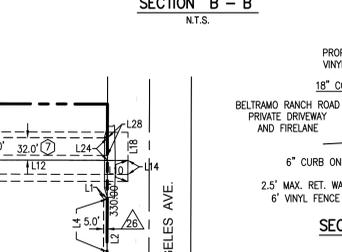
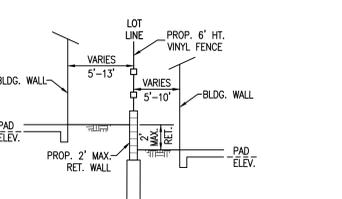
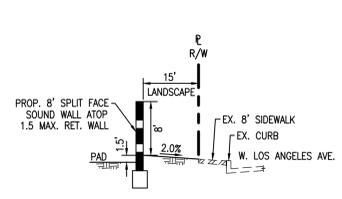
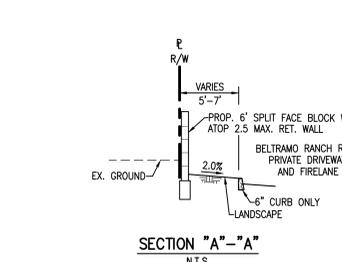
**LAND USE/ZONING INFORMATION:**  
 FLOOD ZONE SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AND ZONE "AE" WITH A BASE FLOOD ELEVATION, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06110018E, WITH AN EFFECTIVE DATE OF JANUARY 20, 2010 AND REVISED TO REFLECT LOMR WITH AN EFFECTIVE DATE OF JUNE 13, 2011, FOR COMMUNITY NUMBER 060712, IN VENTURA COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.  
 ZONING: EXISTING: RE-1, RE-20, RD  
 PROPOSED: RPD  
 AREA: 7.4 ACRES  
 LAND USE: EXISTING: SFD AND INSTITUTIONAL  
 PROPOSED: 47 RESIDENTIAL LOTS AND 8 ADDITIONAL PRIVATE DRIVE & OPEN SPACES LOTS  
 EXISTING APN 504-0-021-195; 506-0-030-220; 506-0-030-210; 506-0-030-235; 506-0-030-045; 506-0-030-255

**UTILITIES**  
 UTILITIES SHOWN ON THIS MAP ARE LOCATED FROM FIELD OBSERVATIONS AND FROM PLANS OBTAINED FROM UTILITY COMPANIES:  
 SOUTHERN CALIFORNIA GAS COMPANY  
 VENTURA COUNTY WATERWORKS DISTRICT  
 SOUTHERN CALIFORNIA EDISON COMPANY  
**PLAN REQUIREMENTS NOTES**  
 1. NO PUBLIC AREAS OUTSIDE OF R.O.W WITHIN THIS MAP  
 2. THERE WILL BE NO FUTURE STREET EXTENSIONS  
 3. THERE ARE NO KNOWN POTENTIALLY DANGEROUS HAZARDOUS AREAS.  
**PROPOSED BUILDING SETBACKS**  
 FRONT YARD: 4.5' FEET MINIMUM  
 SIDE YARD: 5' FEET MINIMUM  
 SIDE YARD (CORNER LOT): 10' FEET MINIMUM  
 REAR YARD: 5' FEET MINIMUM  
**EARTHWORK QUANTITIES**  
 CUT: 2,224 CY  
 PRIVATE STREET & PARKING: 6,284 CY  
 AREA UNDERCUT (2'): 10,435 CY  
 FILL: 10,435 CY  
 6% SHRINKAGE PER SOILS: 626 CY  
 IMPORT: 2,553 CY

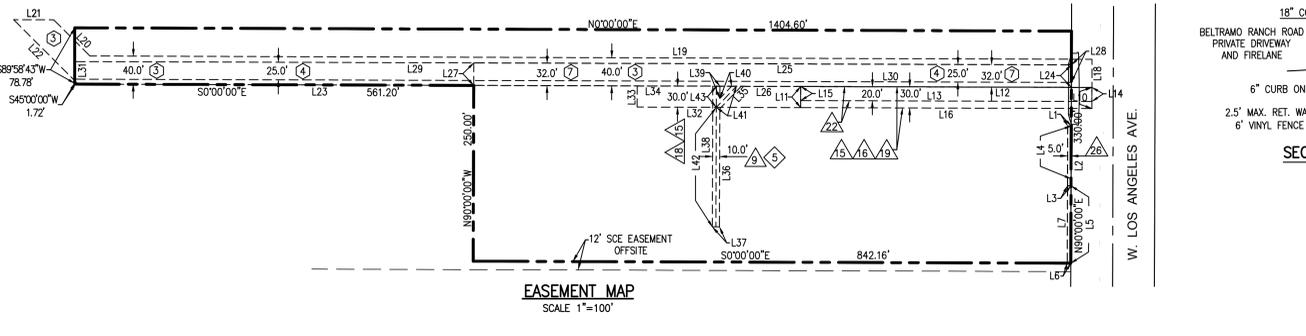
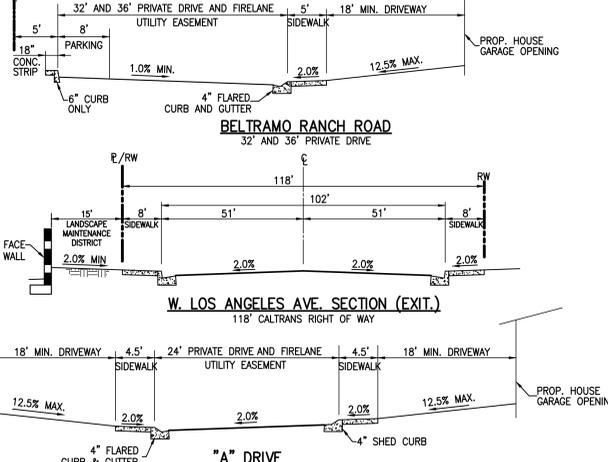


**EASEMENTS NOTES:**  
 3 EASEMENT IN FAVOR OF PACIFIC TELEPHONE & TELEGRAPH COMPANY, FOR PUBLIC UTILITIES RECORDED 12-8-1913 IN BOOK 142, PAGE 47 OF DEEDS.  
 4 EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR INGRESS AND EGRESS, RECORDED 11-24-1964 AS INST. NO. 85033 IN BOOK 2677, PAGE 165 AND INST. NO. 85033 IN BOOK 2677, PAGE 169, O.R. AND THE EFFECT OF PARTIAL QUITCLAIM  
 7 EASEMENT IN FAVOR OF NIKOLAUS SCHELE, AN INDIVIDUAL, FOR INGRESS, EGRESS, AND UTILITIES, RECORDED 6-20-2008 AS INST. NO. 20080620-0097766-0, O.R.  
 8 EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES, RECORDED 2-8-1952 IN BOOK 1047, PAGE 579, O.R.  
 9 EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITIES, RECORDED 2-8-1952 IN BOOK 1047, PAGE 579, O.R.  
 10 ROADWAY AND UTILITY EASEMENT PER BOOK 17, PAGE 88, OR PARCEL MAPS  
 11 EASEMENT IN FAVOR OF DOROTHY TENNET, FOR ROADWAY AND UTILITY PURPOSES, RECORDED 2-3-1975, INST. NO. 6949 BOOK 4364, PAGE 256, O.R.  
 12 EASEMENT IN FAVOR OF JAMES A. DVORAK AND LYNN C. DVORAK, HUSBAND AND WIFE, AS JOINT TENANTS, FOR INGRESS, EGRESS AND UTILITIES, RECORDED 2-5-1979, INST. NO. 12279 BOOK 5319, PAGE 149, O.R.  
 13 EASEMENT FOR UTILITY PURPOSES RECORDED 2-8-1979 IN BOOK 5321, PAGE 399, O.R. AND THE EFFECT OF A GRANT DEED TO INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, A CALIFORNIA CORPORATION, RECORDED 10-5-2016 INST. NO. 20161005-00145754-0, O.R.  
 14 EASEMENT IN FAVOR OF VENTURA COUNTY WATERWORKS DISTRICT NO. 1, FOR SUBSURFACE WATER PIPELINE(S) AND RELATED PURPOSES, RECORDED 11-25-1988 AS INST. NO. 88-179727, O.R.  
 15 EASEMENT IN FAVOR OF THE CITY OF MOORPARK, FOR LANDSCAPE PURPOSES, RECORDED 11-19-2002 AS INST. NO. 2002-0288418-00, O.R.

NO.	DISTANCE	BEARING	NO.	DISTANCE	BEARING
L1	5.00'	N00°00'00"E	L23	1428.57'	N00°00'00"W
L2	85.00'	N90°00'00"E	L24	32.00'	N90°00'00"W
L3	5.00'	N00°00'00"E	L25	842.16'	N00°00'00"W
L4	85.00'	N90°00'00"W	L26	1428.57'	N00°00'00"W
L5	110.00'	N90°00'00"E	L27	32.00'	N90°00'00"E
L6	5.00'	N00°00'00"W	L28	25.00'	N90°00'00"E
L7	110.00'	N90°00'00"W	L29	1404.58'	N00°00'00"E
L8	410.42'	N00°00'00"W	L30	1404.58'	N00°00'00"W
L9	110.00'	N90°00'00"E	L31	25.00'	N89°58'43"E
L10	30.00'	N90°00'00"E	L32	230.37'	N00°00'00"E
L11	30.00'	N90°00'00"W	L33	30.00'	N90°00'00"E
L12	410.42'	N00°00'00"E	L34	230.37'	N00°00'00"W
L13	410.42'	N00°00'00"W	L35	43.96'	N46°41'10"W
L14	20.00'	N90°00'00"E	L36	168.01'	N90°00'00"E
L15	20.00'	N00°00'00"W	L37	10.00'	N00°00'00"W
L16	410.42'	N00°00'00"W	L38	200.00'	N90°00'00"W
L17	30.00'	N90°00'00"W	L39	17.41'	N90°00'00"W
L18	40.00'	N90°00'00"E	L40	23.93'	N46°41'10"W
L19	1412.06'	N00°00'00"E	L41	41.23'	N46°41'10"W
L20	72.54'	N45°00'00"E	L42	170.00'	N90°00'00"E
L21	56.51'	N00°00'00"E	L43	30.00'	N90°00'00"W
L22	129.11'	N45°00'00"E	L44	253.18'	N80°54'35"E



LOT NO.	LOT USE	SIZE (SFL)	LOT NO.	LOT USE	SIZE (SFL)	LOT NO.	LOT USE	SIZE (SFL)	LOT NO.	LOT USE	SIZE (SFL)
1	SINGLE FAMILY RESIDENCE	4240	13	SINGLE FAMILY RESIDENCE	3461	25	SINGLE FAMILY RESIDENCE	3494	37	SINGLE FAMILY RESIDENCE	3494
2	-  -	2956	14	-  -	3195	26	-  -	2929	38	-  -	3225
3	-  -	3494	15	-  -	3461	27	-  -	3195	39	-  -	3494
4	-  -	2956	16	-  -	2956	28	-  -	2929	40	-  -	2956
5	-  -	3225	17	-  -	3195	29	-  -	3461	41	-  -	3225
6	-  -	3494	18	-  -	2929	30	-  -	3195	42	-  -	2956
7	-  -	3225	19	-  -	3461	31	-  -	3461	43	-  -	3225
8	-  -	2956	20	-  -	2929	32	-  -	2929	44	-  -	3624
9	-  -	3225	21	-  -	3195	33	-  -	3803	45	-  -	5872
10	-  -	2956	22	-  -	3926	34	-  -	3711	46	-  -	3795
11	-  -	3846	23	-  -	3713	35	-  -	3494	47	-  -	4485
12	-  -	3536	24	-  -	2929	36	-  -	2956			



DEVELOPER:  
**WARMINGTON RESIDENTIAL**  
 WARMINGTON RESIDENTIAL  
 3090 PULLMAN STREET  
 COSTA MESA, CA 92626

DATE 5/4/2022  
 K.S.H. DESIGNED  
 DATE 5/4/2022  
 O.H. DELINEATED  
 DATE 5/4/2022  
 M.A.S. CHECKED

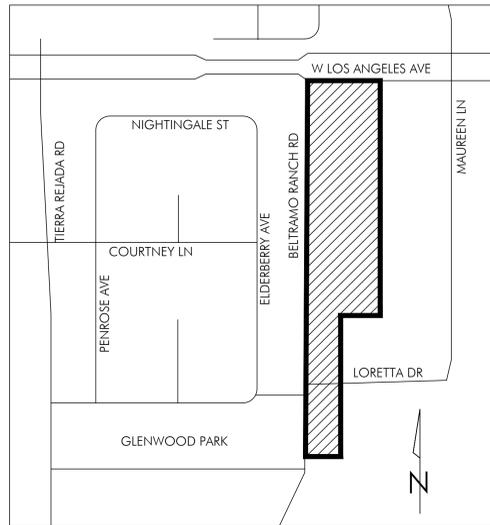
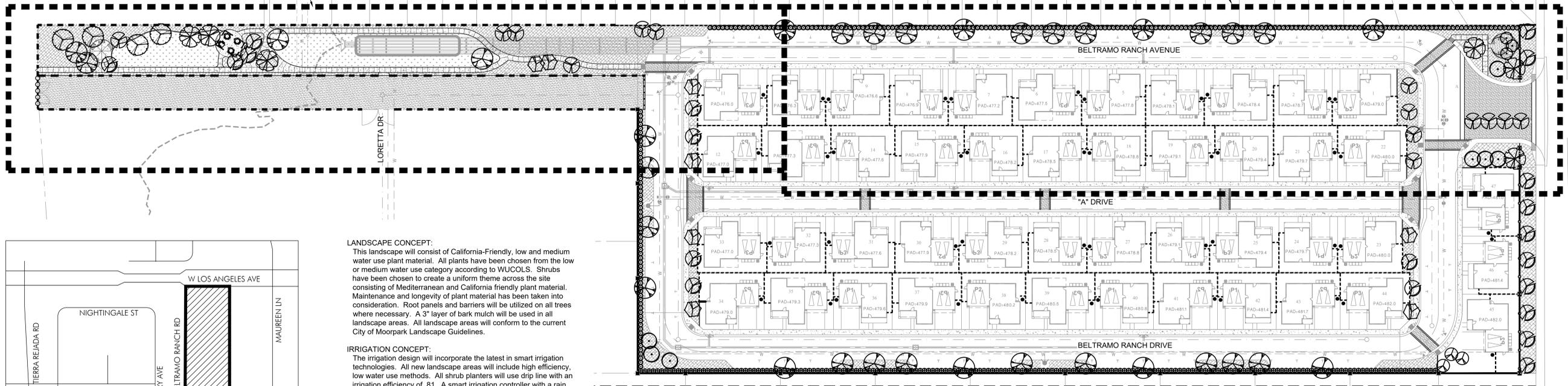
PLAN PREPARED BY:  
  
**UNITED CIVIL, INC.**  
 30141 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649

**VESTING TENTATIVE TRACT MAP NO.6061**  
 11930-11944 WEST LOS ANGELES AVENUE  
 BELTRAMO RANCH  
 MOORPARK, CA

SHEET 1 OF 1 SHEET

ENLARGEMENT SEE SHEET 2

ENLARGEMENT SEE SHEET 2



VICINITY MAP  
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET
2	HOA PARKS & STREETScape ENLARGEMENTS
3	HOA PARKS & STREETScape ELEVATION & SECTIONS
4	HOMEOWNER TYPICAL FRONT YARD
5	PLANTING IMAGES
6	WALL & FENCE PLAN & ELEVATIONS

**LANDSCAPE CONCEPT:**  
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Shrubs have been chosen to create a uniform theme across the site consisting of Mediterranean and California friendly plant material. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees where necessary. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Moorpark Landscape Guidelines.

**IRRIGATION CONCEPT:**  
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All shrub planters will use drip line with an irrigation efficiency of .81. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Moorpark Landscape Guidelines.

**NOTE:**  
NO EXISTING TREES TO BE PRESERVED ON THE SITE. EXISTING TREES TO BE REPLACED WITH (3) 24" BOX CALIFORNIA SYCMORE, (1) 36" BOX CALIFORNIA SYCMORE, AND (2) 24" BOX COAST LIVE OAK, PER PLAN ON SHEET 2.

**LANDSCAPE INSPECTION REQUIREMENTS**  
(HOMEOWNERS ASSOCIATION, COMMERCIAL AND OTHER NON-CITY MAINTAINED LANDSCAPE AREAS)

- SCHEDULE:**  
THE CITY'S LANDSCAPE REPRESENTATIVE WILL INSPECT CONSTRUCTION FOR COMPLIANCE WITH THE APPROVED LANDSCAPE PLANS. CONTRACTOR SHALL NOTIFY THE CITY'S LANDSCAPE REPRESENTATIVE 48 HOURS IN ADVANCE OF EACH OF THE REQUIRED INSPECTIONS:
- IRRIGATION COVERAGE TEST AND PLANTING INSPECTION. THE IRRIGATION COVERAGE TEST SHALL BE COMPLETED CONCURRENTLY WITH THE PLANTING INSPECTION.
  - FINAL INSPECTION: AT THE START OF THE GO-DAY MAINTENANCE PERIOD, PRELIMINARY CERTIFICATE OF COMPLIANCE MAY BE GRANTED AT THIS TIME.
  - DOCUMENT SUBMITTAL: AS-BUILT PLANS, BACKFLOW ASSEMBLY CERTIFICATIONS, SOILS ANALYSIS REPORTS, FOUR (4) SETS OF CONTROLLER KEYS, LAMINATED CONTROLLER CHARTS, PRODUCT DATA AND WARRANTIES. 30 DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD.
  - FINAL CERTIFICATE OF COMPLIANCE: AT THE END OF THE GO-DAY MAINTENANCE PERIOD OR AS SPECIFIED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR.

PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CIT LIM	CITRUS X LIMON LEMON	24"BOX	M
	GLE TRI	GLEDTISIA TRIACANTHOS VAR. INERMIS HONEY LOCUST	24"BOX	M
	LAG T30	LAGERSTROEMIA INDICA 'TUSCARORA' STANDARD TUSCARORA CRAPE MYRTLE	24"BOX	M
	LAU NOB	LAURUS NOBILIS SWEET BAY	24"BOX	L
	OLE SWA	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24"BOX	L
	PLA RAC	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"/36" BOX	M
	QUE AGR	QUERCUS AGRIFOLIA COAST LIVE OAK	24"/36" BOX	VL
	TAB CHY	TABEBUIA CHRYSOTRICHIA GOLD TRUMPET TREE	24"BOX	M
SCREENING	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	FIC NIT	FICUS NITIDA 'COLUMN' INDIAN LAUREL	15 GAL	M
	POD GRA	PODOCARPUS GRACILIOR 'COLUMN' FERN PINE	15 GAL	M
	LOP MAC	PODOCARPUS MACROPHYLLUS 'COLUMN' YEW PINE	15 GAL	M
TFY	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CER CAN	CERCIS CANADENSIS EASTERN REDBUD	24"BOX	M
	CHI TAS	CHITALPA X TASHKENTNESIS PINK CHITALPA	24"BOX	L
	RHU LAN	RHUS LANCEA AFRICAN SUMAC	24"BOX	L
TURF	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	FES SU2	FESTUCA X 'SUPERIOR PLUS' SUPERIOR FESCUE	SOD	H

BACKGROUND / SCREENING SHRUBS AT AREA WIDER THAN 4'	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	GREVILLEA THELEMANNIANA	5 GAL	L
	HUMMINGBIRD BUSH	5 GAL	L
	RHAPHIOLEPIS INDICA 'CLARA'	5 GAL	L
	CLARA INDIAN HAWTHORN	5 GAL	L
	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GAL	L
	DWARF YEDDO HAWTHORN	5 GAL	L
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL	L
	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	5 GAL	L
	MEXICAN BUSH SAGE	5 GAL	L
ACCENT SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ANIGOZANTHOS X 'BUSH LANTERN'	1 GAL	M
	DWARF YELLOW KANGAROO PAW	1 GAL	L
	ACHILLEA FILIPENDULINA	1 GAL	L
	FERNLEAF YARROW	1 GAL	L
	LANTANA CAMARA 'NEW GOLD'	5 GAL	VL
	NEW GOLD LANTANA	5 GAL	L
	LEUCOPHYLLUM LAEVIGATUM	5 GAL	L
	CHIHUAHUAN SAGE	1 GAL	L
	LAVANDULA ANGUSTIFOLIA	1 GAL	L
	ENGLISH LAVENDER	1 GAL	L
	LOMANDRA LONGIFOLIA 'BREEZE'	1 GAL	L
	DWARF MAT RUSH	1 GAL	L
	HESPERALOE PARVIFOLIA	5 GAL	L
	RED YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	5 GAL	M
PINK CLOUD PINK MUHLY	5 GAL	M	
ROSA FLORIBUNDA 'ICEBERG'	5 GAL	M	
ICEBERG ROSE	5 GAL	M	
ROSA X 'NOARE'	1 GAL	M	
FLOWER CARPET RED GROUNDCOVER ROSE	1 GAL	M	
ROSA X 'NOASCHNEE'	1 GAL	M	
FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL	M	
ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	VL	
DWARF ROSEMARY	1 GAL	VL	
SALVIA GREGGII	5 GAL	L	
AUTUMN SAGE	5 GAL	L	
WESTRINGIA FRUTICOSA	5 GAL	L	
COAST ROSEMARY	5 GAL	L	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	MYOPORUM X 'PUTAH CREEK'	1 GAL	L
	PUTAH CREEK MYOPORUM	1 GAL	L

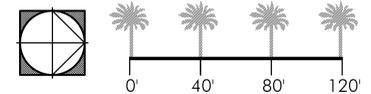
NOTE: PRIVATE REAR YARD FUTURE IMPROVEMENTS PER PRIVATE OWNER - NOT A PART OF WATER CALCULATION

**LANDSCAPE CALCULATION:**

TURF AREA:	7,375 S.F.
DECOMPOSED GRANITE AREA:	18,435 S.F.
COBBLE AREA:	198 S.F.
FRONT YARD PLANTING AREA:	24,768 S.F.
OTHER PUBLIC PLANTING AREA:	36,690 S.F.
<b>TOTAL PERMEABLE AREA:</b>	<b>87,466 S.F.</b>

NOTE: Water source to be supplied from domestic water - there is no recycled water available at this site.

APPROVED  
CITY OF MOORPARK  
These plans have been reviewed and found to be in compliance with relevant sections of the Moorpark Municipal Code and the Conditions of Approval for (Permit Case No.) and (Permit Case No.). Landscaping and Irrigation shall be installed on the subject property substantially as shown herein.  
Approved by: \_\_\_\_\_  
Community Development Director



# BELTRAMO RANCH

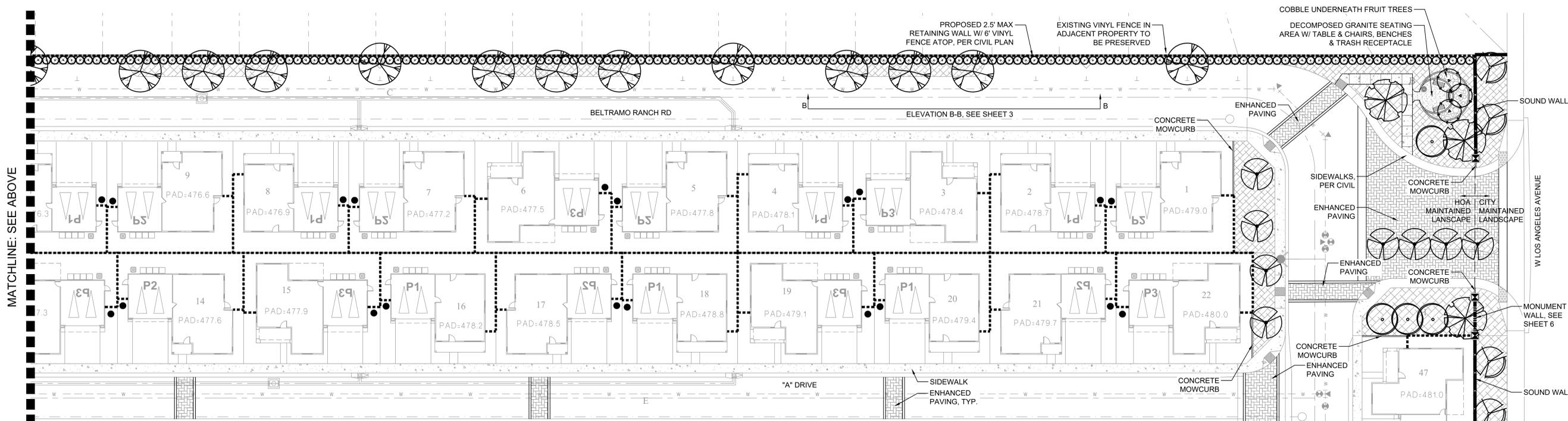
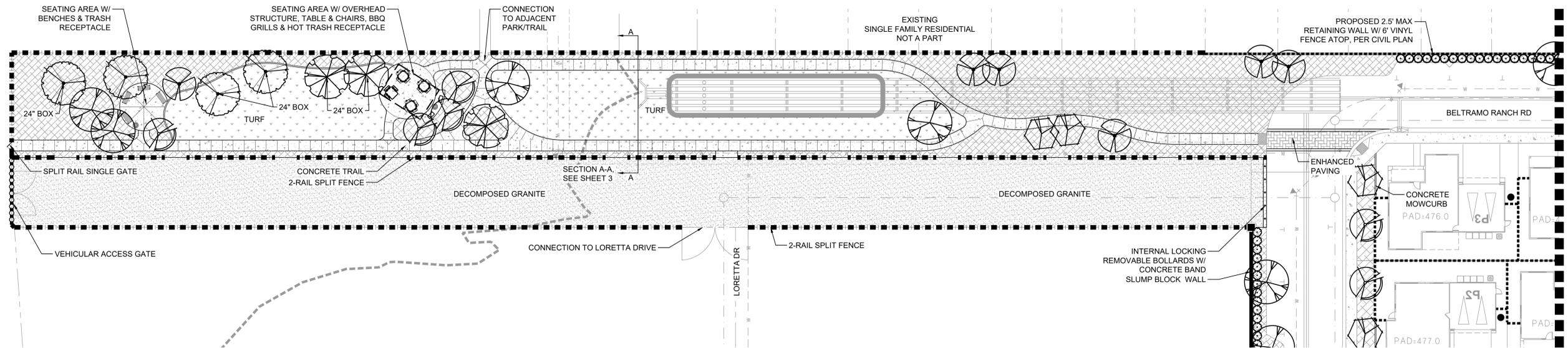


310 NORTH JOY STREET | CORONA, CA 92879  
T: 951.737.1124 | F: 951.737.6551

# CONCEPTUAL LANDSCAPE PLAN - SHEET 1

PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

3090 PULLMAN STREET COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511  
5/2/2022



AMENITIES



SITESCAPES: AVONDALE STEEL FRAME BENCH, WITH RECYCLED PLASTIC SLATS, WITH CENTER ARM REST (NOT SHOWN)



SITESCAPES: AVONDALE STAINLESS STEEL PICNIC TABLE & CHAIRS WITH RECYCLED PLASTIC SLATS



SITESCAPES: ANONDALE TOP OPENING RECEPTACLE WITH RECYCLED PLASTIC SLATS



QCP: CALIFORNIA ROUND CONCRETE HOT WASTE CONTAINER



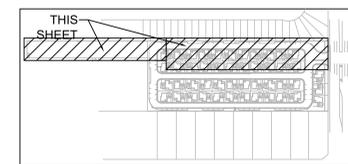
PILOT ROCK: HEAVY DUTY JUMBO STEEL PARK CHARCOAL GRILL



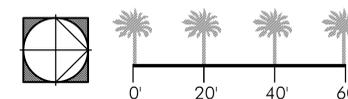
METAL SHADE STRUCTURE WITH IPE SLATS



DOGIPOT: PET WASTE STATION



SITE KEY



# BELTRAMO RANCH - HOA PARKS & STREETSCAPE ENLARGEMENTS

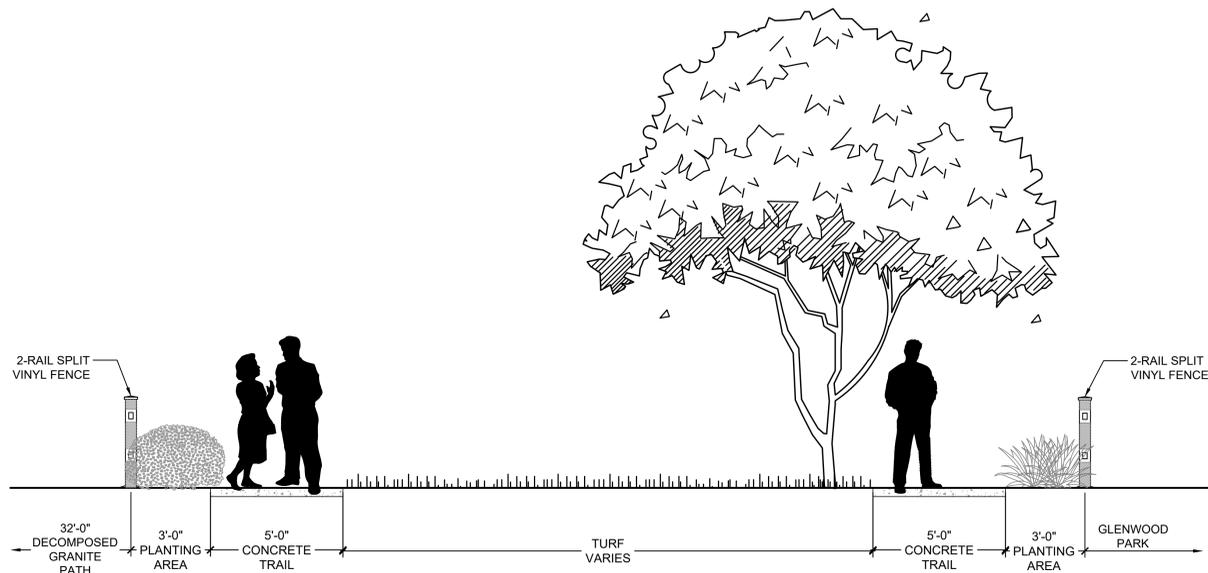


310 NORTH JOY STREET | CORONA, CA 92879  
 T: 951.737.1124 | F: 951.737.6551

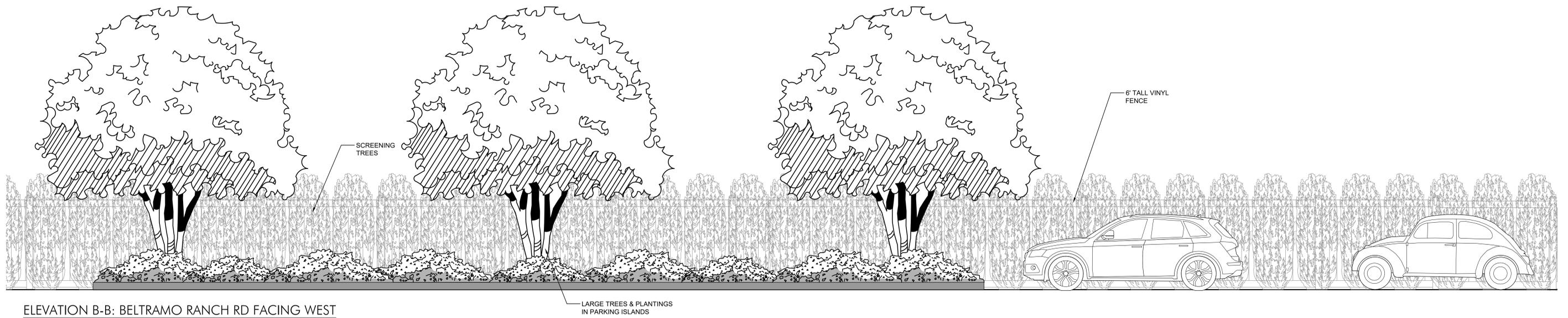
## CONCEPTUAL LANDSCAPE PLAN - SHEET 2

PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

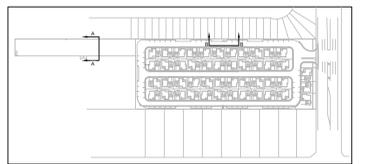
3090 PULLMAN STREET COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511  
 5/2/2022



SECTION A-A: PARK FACING SOUTH



ELEVATION B-B: BELTRAMO RANCH RD FACING WEST



SITE KEY

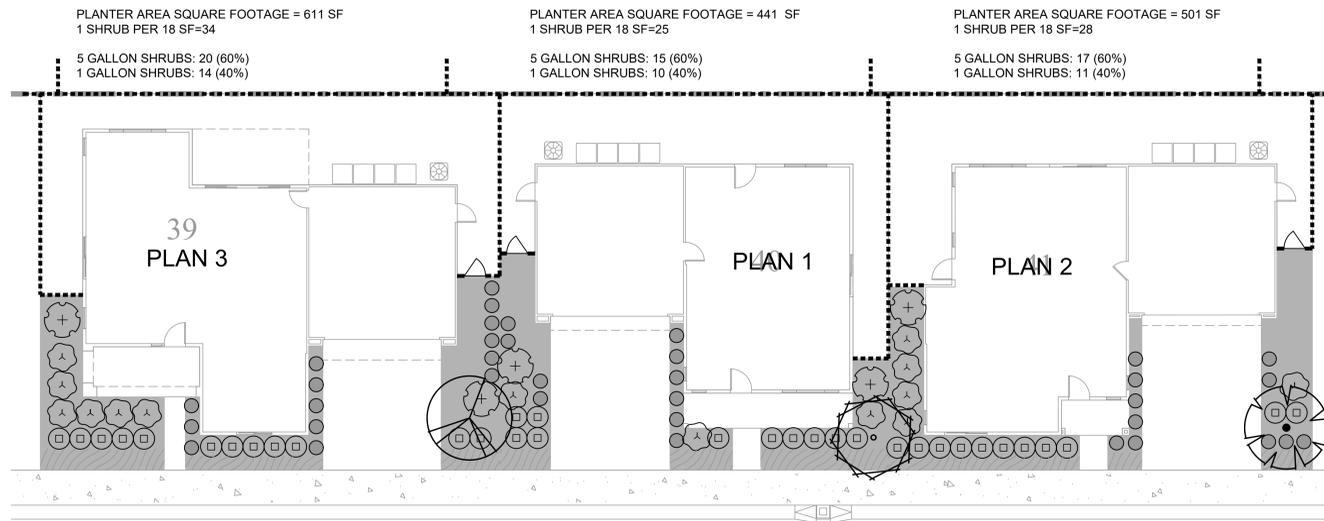
# BELTRAMO RANCH - HOA PARKS & STREETScape ELEVATION & SECTIONS



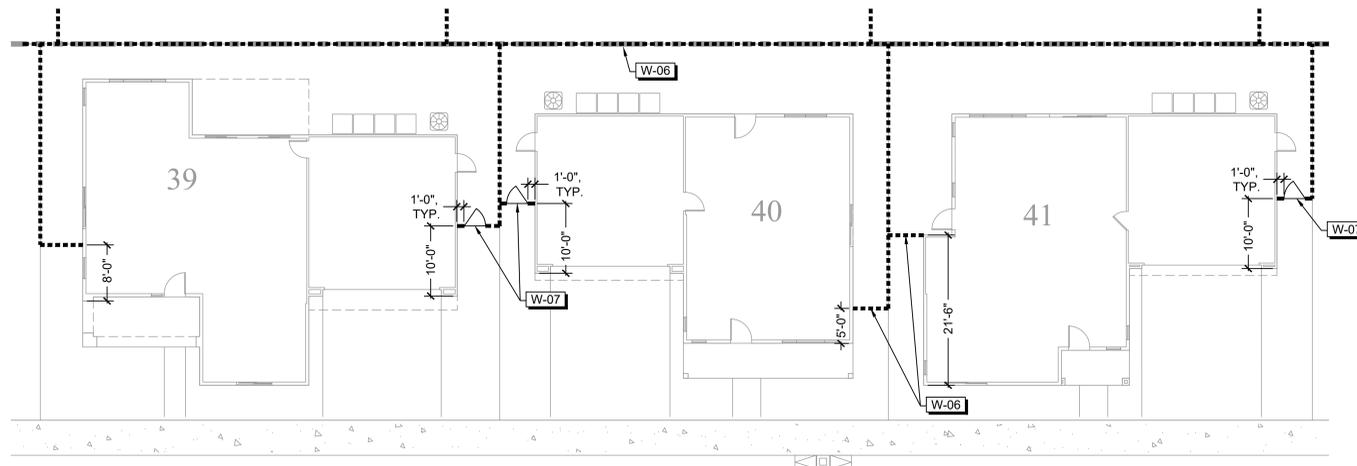
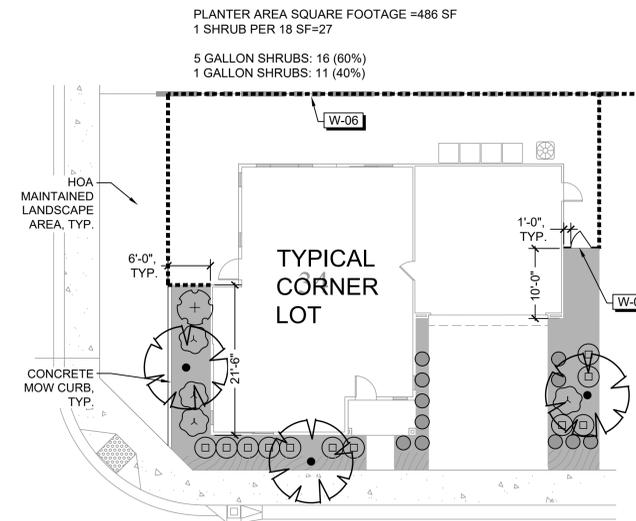
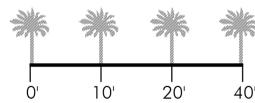
310 NORTH JOY STREET | CORONA, CA 92879  
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CONCEPTUAL LANDSCAPE PLAN - SHEET 3  
PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

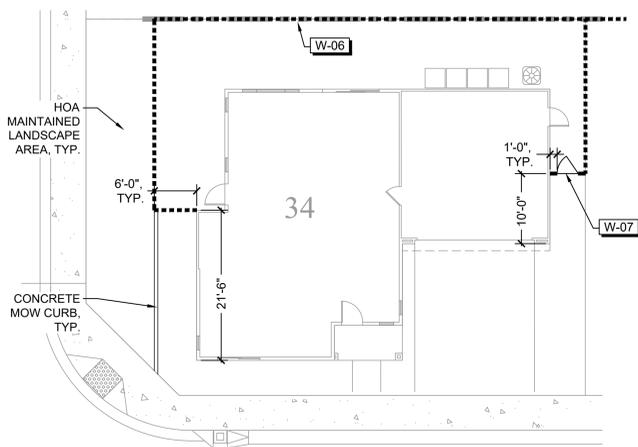
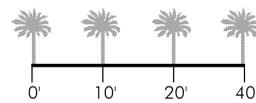
3090 PULLMAN STREET COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511  
5/2/2022



TYPICAL FRONT YARDS PLANTING



TYPICAL FRONT YARDS WALL & FENCE



TYPICAL FRONT YARD PLANT SCHEDULE

TFY	ELEVATION STYLE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	PLAN 2	CERCIS CANADENSIS EASTERN REDBUD	24"BOX	M
	PLAN 3	CHITALPA X TASHKENTNESIS PINK CHITALPA	24"BOX	L
	PLAN 1	RHUS LANCEA AFRICAN SUMAC	24"BOX	L
<b>FOREGROUND SHRUBS</b>				
	FARMHOUSE	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL	L
	RANCH	ANIGOZANTHOS 'BUSH LANTERN' DWARF YELLOW KANGAROO PAW	1 GAL	L
<b>ACCENT SHRUBS</b>				
	FARMHOUSE	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' PINK CLOUD PINK MUHLY GRASS	5 GAL	M
	RANCH	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL	L
<b>MID-GROUND SHRUBS</b>				
	FARMHOUSE	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	VL
	RANCH	SALVIA GREGGII AUTUMN SAGE	5 GAL	L
<b>BACKGROUND SHRUBS</b>				
	FARMHOUSE	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	5 GAL	M
	RANCH	GREVILLEA THELEMANNIANA HUMMINGBIRD BUSH	5 GAL	L
<b>GROUND COVER</b>				
	FARMHOUSE	DIANELLA REVOLUTA LITTLE REV [DR5000] LITTLE REV FLAX LILY	1 GAL	L
	RANCH	BOUTELOUA GRACILIS 'BLONDE AMBITION' 'BLONDE AMBITION' BLUE GRAMMA	1 GAL	L
		BARK MULCH		

- NOTES:  
 1. ONE 24"-BOX TREE TO BE INSTALLED IN FRONT YARD OF EACH LOT.  
 2. RECLAIMED WATER NOT AVAILABLE NEAR PROJECT SITE.

WALL & FENCE LEGEND

CODE/SYMBOL	DESCRIPTION
W-01	8'-0" TALL SPLIT-FACE BLOCK SOUND WALL
W-02	8'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP
W-03	8'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-04	2-RAIL SPLIT VINYL FENCE, COLOR WHITE
W-05	2-RAIL SPLIT VINYL SINGLE GATE, COLOR WHITE
W-06	6'-0" TALL VINYL FENCE, COLOR WHITE
W-07	3'-0" WIDE VINYL GATE, COLOR WHITE
W-08	PRIMARY ENTRY MONUMENT WALL
W-09	PRIMARY ENTRY MONUMENT PILASTER
W-10	SECONDARY VEHICULAR ACCESS GATE, COLOR WHITE
W-11	INTERNAL LOCKING REMOVABLE BOLLARD

BELTRAMO RANCH - HOME OWENER TYPICAL FRONT YARD



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CONCEPTUAL LANDSCAPE PLAN - SHEET 4  
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 5/2/2022

HOA TREES



Citrus x limon



Glenditsia triacanthos var. inermis



Lagerstroemia indica 'Tuscarora' standard



laurus nobilis

HOA TREES



Olea europaea 'Swan Hill'



Platanus racemosa



Quercus agrifolia



Tabebuia chrysotricha

HOA SCREENING TREES



Ficus nitida 'Column'



Podocarpus gracilior 'Column'



Podocarpus macrophyllus 'Column'

FRONT YARD TREES



Cercis canadensis



x Chitalpa tashkentensis



Rhus lancea

BACKGROUND / SCREENING SHRUBS



Grevillea thelemanniana



Raphiolepis indica 'Clara'



Leucophyllum frutescens



Salvia leucantha

ACCENT SHRUBS



Achillea filipendulina



Anigozanthos 'Bush Lantern'



Lantana camara 'New Gold'



Leucophyllum laevigatum



Lavandula angustifolia



Lomandra longifolia 'Breeze'

ACCENT SHRUBS



Hesperaloe parviflora



Muhlenbergia capillaris 'Pink Cloud'



Rosa floribunda 'Iceberg'



Rosa x noaschnee



Rosmarinus officinalis 'Prostratus'

ACCENT SHRUBS



Salvia greggii



Westringia fruticosa

GROUND COVER



Myoporum parvifolium 'Putah Creek'

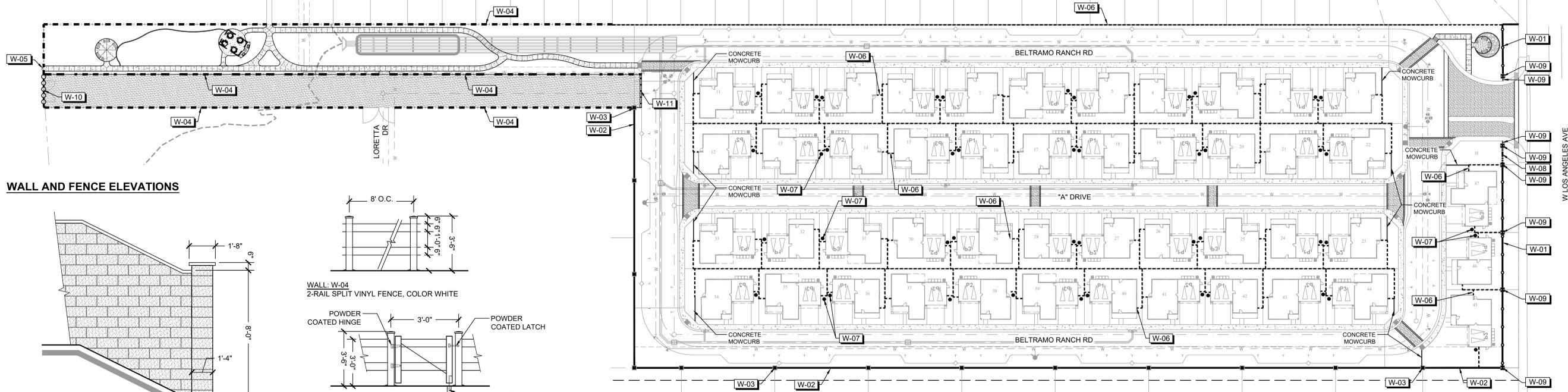


Dianella revoluta 'Little Rev'

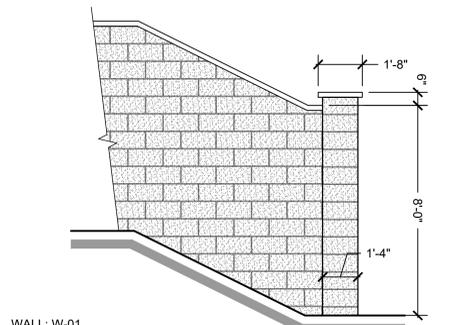


Bouteloua gracilis 'Blonde Ambition'

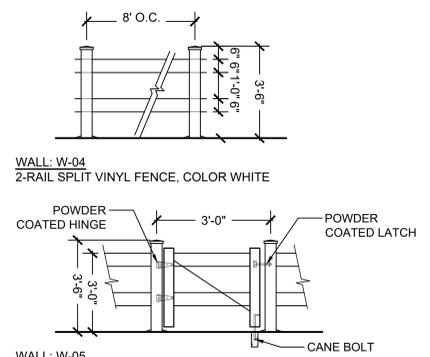
BELTRAMO RANCH - PLANTING IMAGES



**WALL AND FENCE ELEVATIONS**

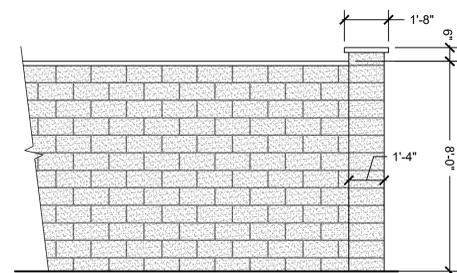


WALL: W-01  
PILASTER: W-03  
8'-0" TALL SPLIT-FACE BLOCK SOUND WALL

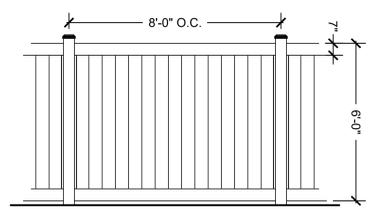


WALL: W-04  
2-RAIL SPLIT VINYL FENCE, COLOR WHITE

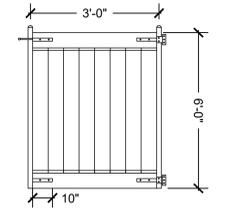
POWDER COATED HINGE  
POWDER COATED LATCH  
CANE BOLT



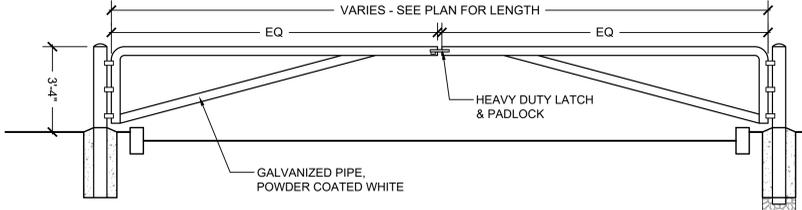
WALL: W-02  
PILASTER: W-03  
8'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP



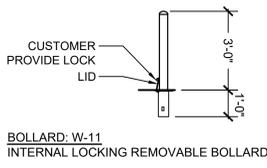
FENCE: W-06  
6'-0" TALL VINYL FENCE, COLOR WHITE



GATE: W-07  
3'-0" WIDE VINYL GATE, COLOR WHITE



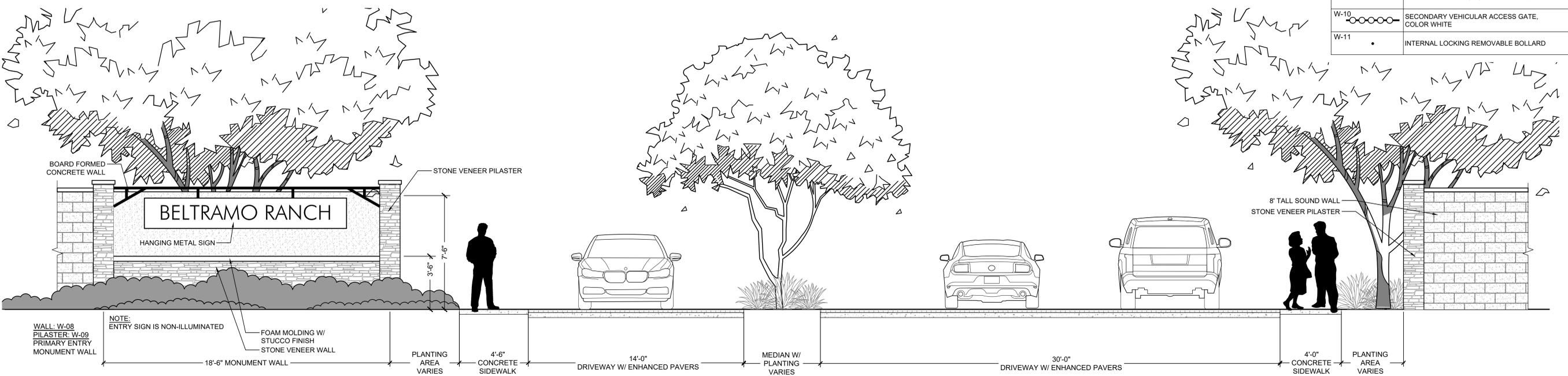
GATE: W-10  
SECONDARY VEHICULAR ACCESS GATE, COLOR WHITE



BOLLARD: W-11  
INTERNAL LOCKING REMOVABLE BOLLARD

**WALL & FENCE LEGEND**

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W-05	2-RAIL SPLIT VINYL SINGLE GATE, COLOR WHITE
W-06	6'-0" TALL VINYL FENCE, COLOR WHITE
W-07	3'-0" WIDE VINYL GATE, COLOR WHITE
W-08	PRIMARY ENTRY MONUMENT WALL
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W-11	INTERNAL LOCKING REMOVABLE BOLLARD



**BELTRAMO RANCH - WALL & FENCE PLAN & ELEVATIONS**



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**CONCEPTUAL LANDSCAPE PLAN - SHEET 6**  
PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

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5/2/2022

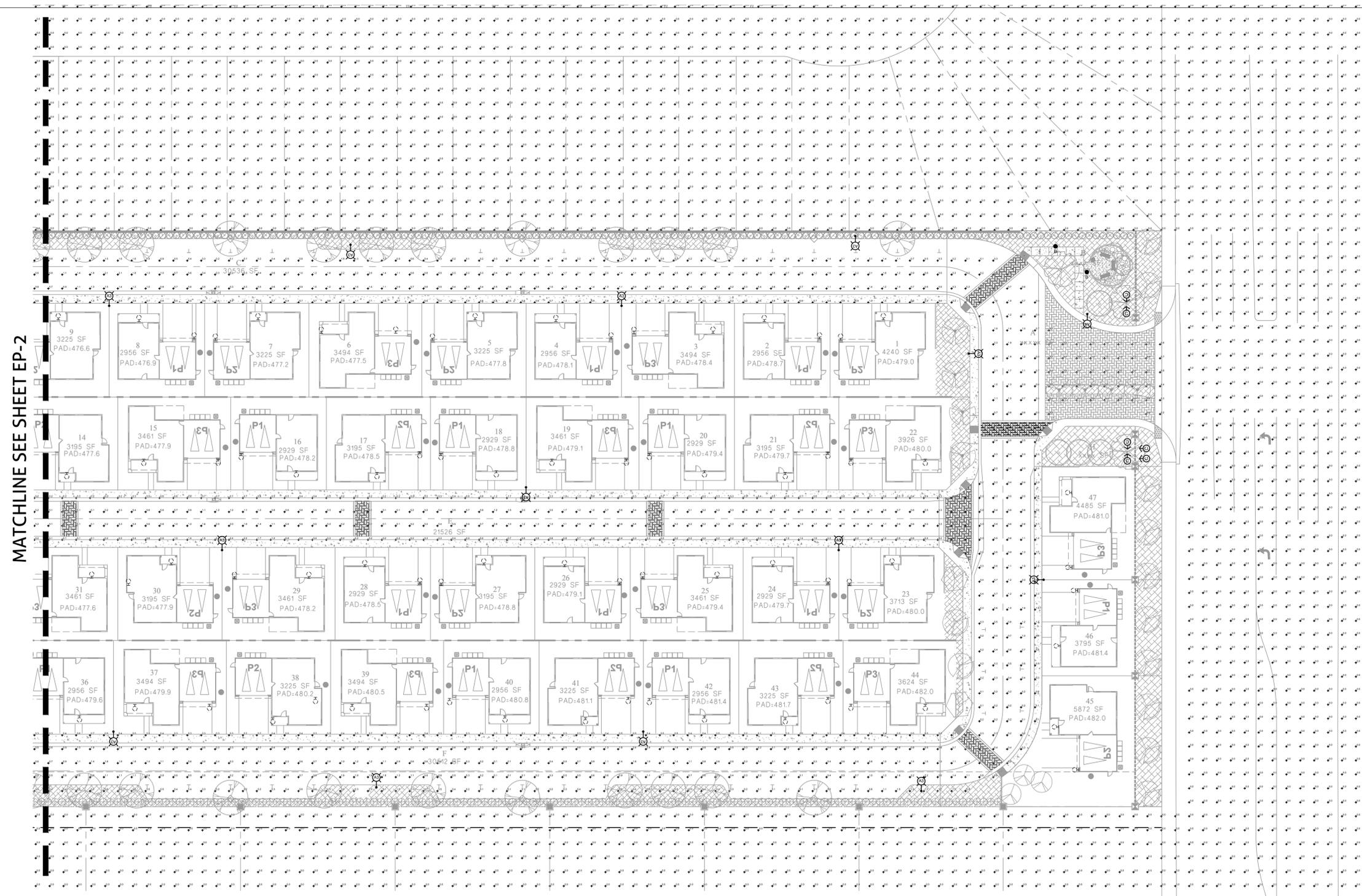
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DATE

9/28/21

REVISIONS:



**BELTRAMO RANCH**  
HOA MAINTAINED SITE LIGHTING  
MOORPARK, CA

CLIENT:

**WARMINGTON  
RESIDENTIAL**

3090 PULLMAN STREET  
COSTA MESA, CA 92626

PHOTOMETRIC SITE PLAN SCALE: 1"=30'-0" 1

**LIGHTING LEGEND**



VERIFY STYLE WITH OWNER.  
12W DECORATIVE LED WALL LIGHT  
+/-1000 LUMENS  
+/-11'-0" MOUNTING HEIGHT  
3000°K  
INSTALLED PER BUILDING PLANS.  
TEMPLATE: 8552701.IES



10W LED LANDSCAPE FLOOD LIGHT  
3000°K  
HADCO WAM1D SERIES



20W LED POST LIGHT - TYPE V DISTRIBUTION  
42" TALL  
3000°K  
KIM CB32 SERIES  
TEMPLATE: CB-20L3K.IES



39W LED POST LIGHT - TYPE III/IV DISTRIBUTION  
16FT POLE  
3000°K  
TEMPLATE: D-III-M-36LED-350MA.IES  
TEMPLATE: D-IV-FT-36LED-350MA.IES



**PHOTOMETRIC STATISTICS**

LIGHT LOSS FACTOR: 0.95

PHOTOMETRIC CALCULATIONS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE. MIN
STREETS	0.7 FC	2.5 FC	0.1 FC	7.0 : 1
SPILL	0.0 FC	0.1 FC	0.0 FC	N/A

FC : FOOT CANDLE

SHEET NUMBER:

**PHOTOMETRIC  
SITE PLAN**

SHEET TITLE:

**EP-1**

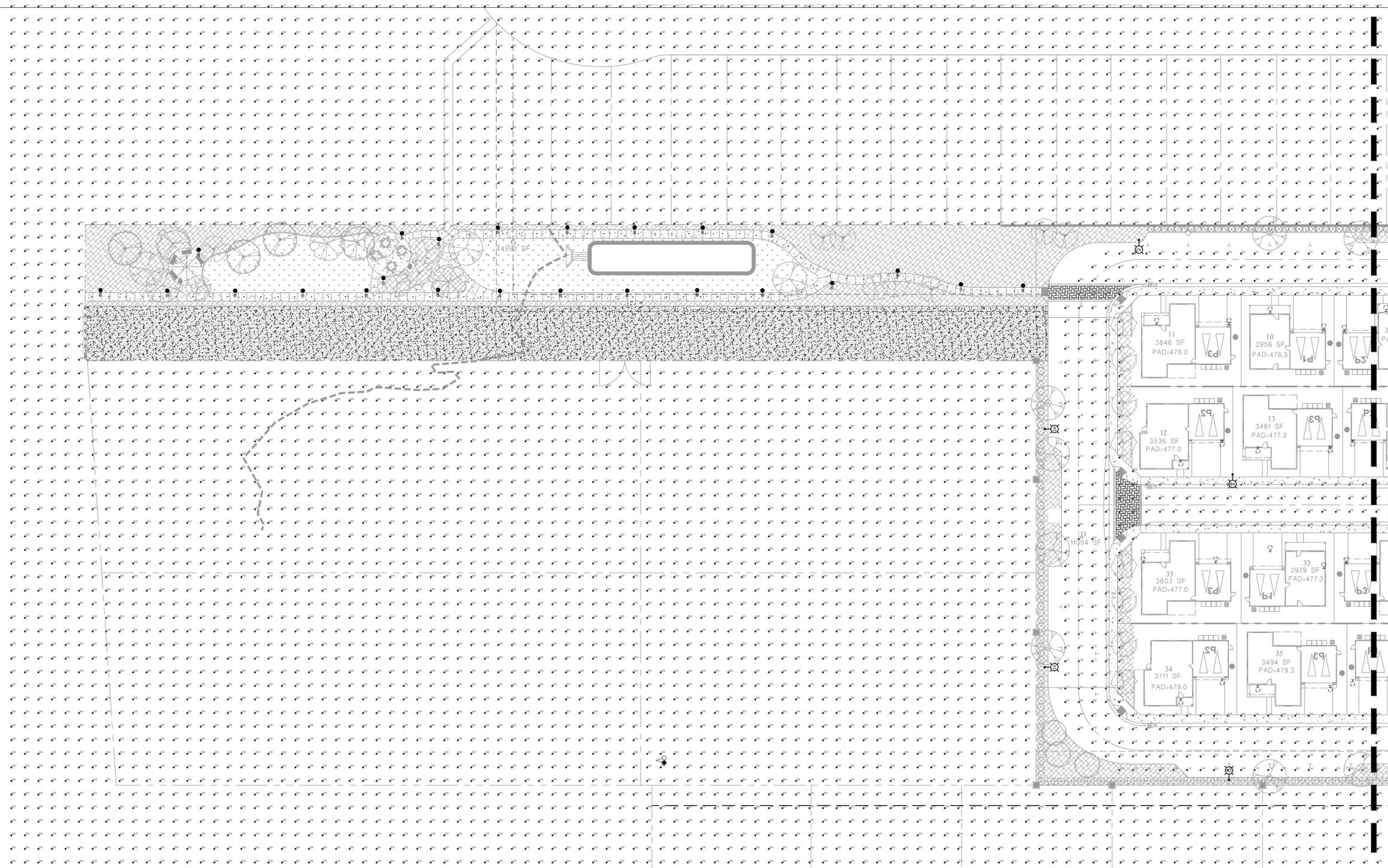
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DATE

9/28/21

REVISIONS:



MATCHLINE SEE SHEET EP-1



**BELTRAMO RANCH**  
HOA MAINTAINED SITE LIGHTING  
MOORPARK, CA

CLIENT:

**WARMINGTON  
RESIDENTIAL**

3090 PULLMAN STREET  
COSTA MESA, CA 92626

**PHOTOMETRIC SITE PLAN**

SCALE: 1"=30'-0" 1

**LIGHTING LEGEND**



VERIFY STYLE WITH OWNER.  
12W DECORATIVE LED WALL LIGHT  
±1000 LUMENS  
±11'-0" MOUNTING HEIGHT  
3000°K  
INSTALLED PER BUILDING PLANS.  
TEMPLATE: 6552701.IES



10W LED LANDSCAPE FLOOD LIGHT  
3000°K  
HADCO WAM1D SERIES



20W LED POST LIGHT - TYPE V DISTRIBUTION  
42" TALL  
3000°K  
KIM CB32 SERIES  
TEMPLATE: CB-20L3K.IES



39W LED POST LIGHT - TYPE IIIIV DISTRIBUTION  
16FT POLE  
3000°K  
TEMPLATE: D-III-M-36LED-350MA.IES  
TEMPLATE: D-IV-FT-36LED-350MA.IES



**PHOTOMETRIC STATISTICS**

LIGHT LOSS FACTOR: 0.95

PHOTOMETRIC CALCULATIONS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE: MIN
STREETS	0.7 FC	2.5 FC	0.1 FC	7.0 : 1
SPILL	0.0 FC	0.1 FC	0.0 FC	N/A

FC : FOOT CANDLE

SHEET NUMBER:

**PHOTOMETRIC  
SITE PLAN**

SHEET TITLE:

**EP-2**