

BEDFORD AT ARANTINE HILLS - PHASE 3/4
CORONA , CA
CONCEPTUAL 6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL



COVER PAGE

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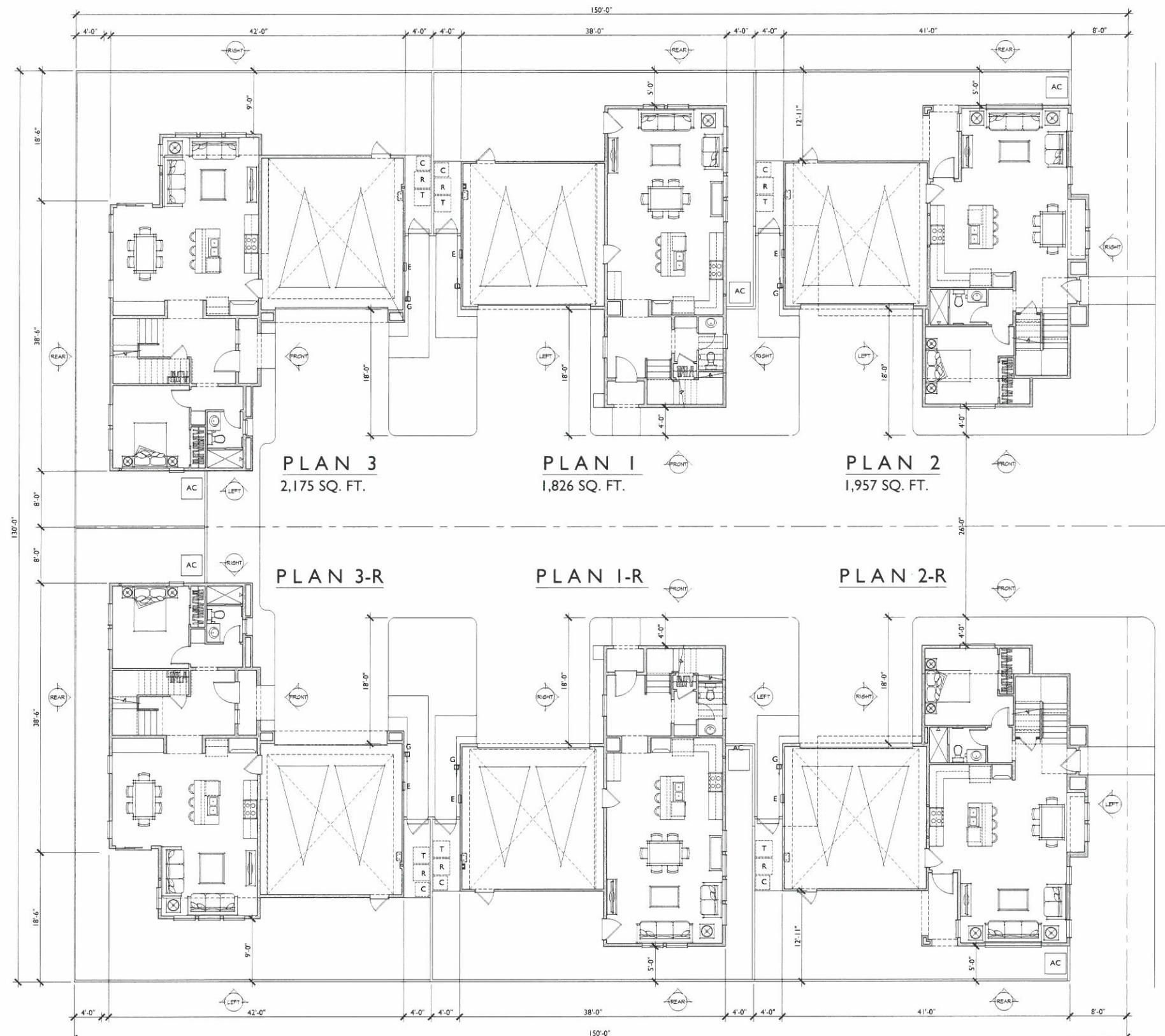
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EXHIBIT 11



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COMPOSITE PLAN

BEDFORD - PHASE 3/4

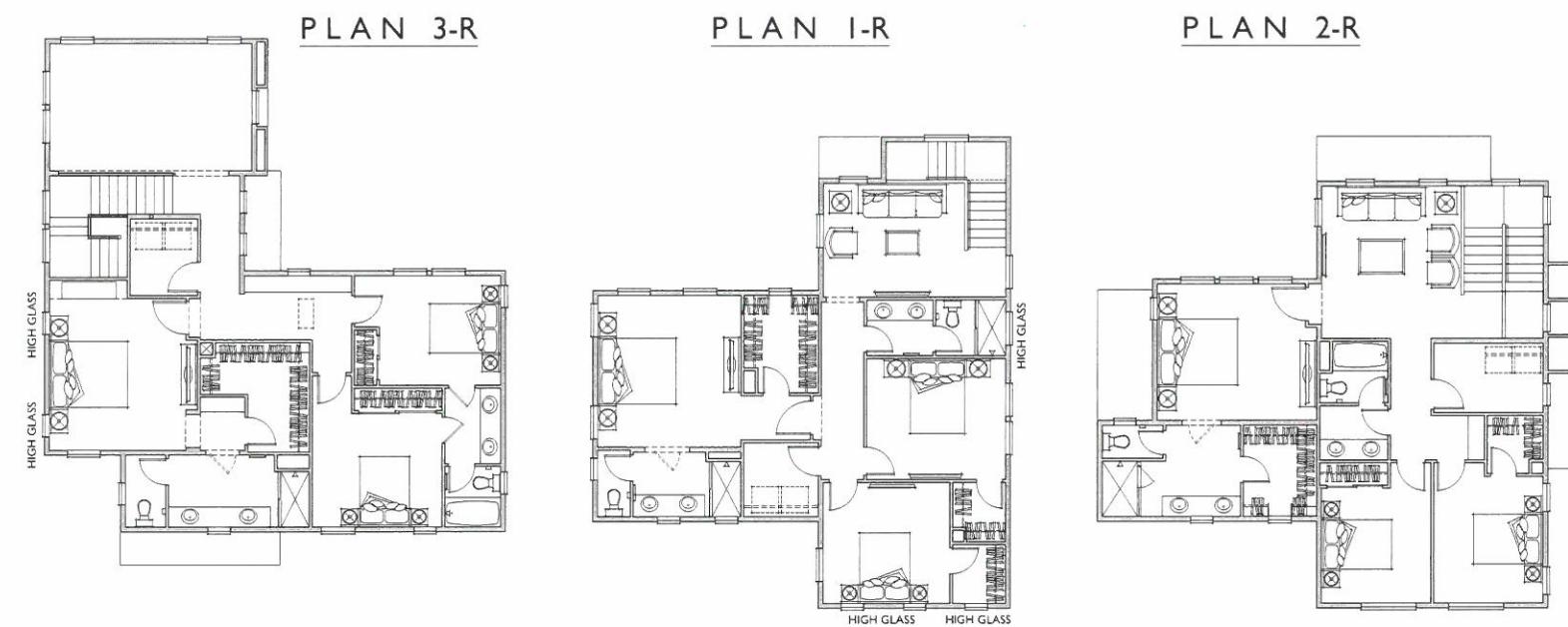
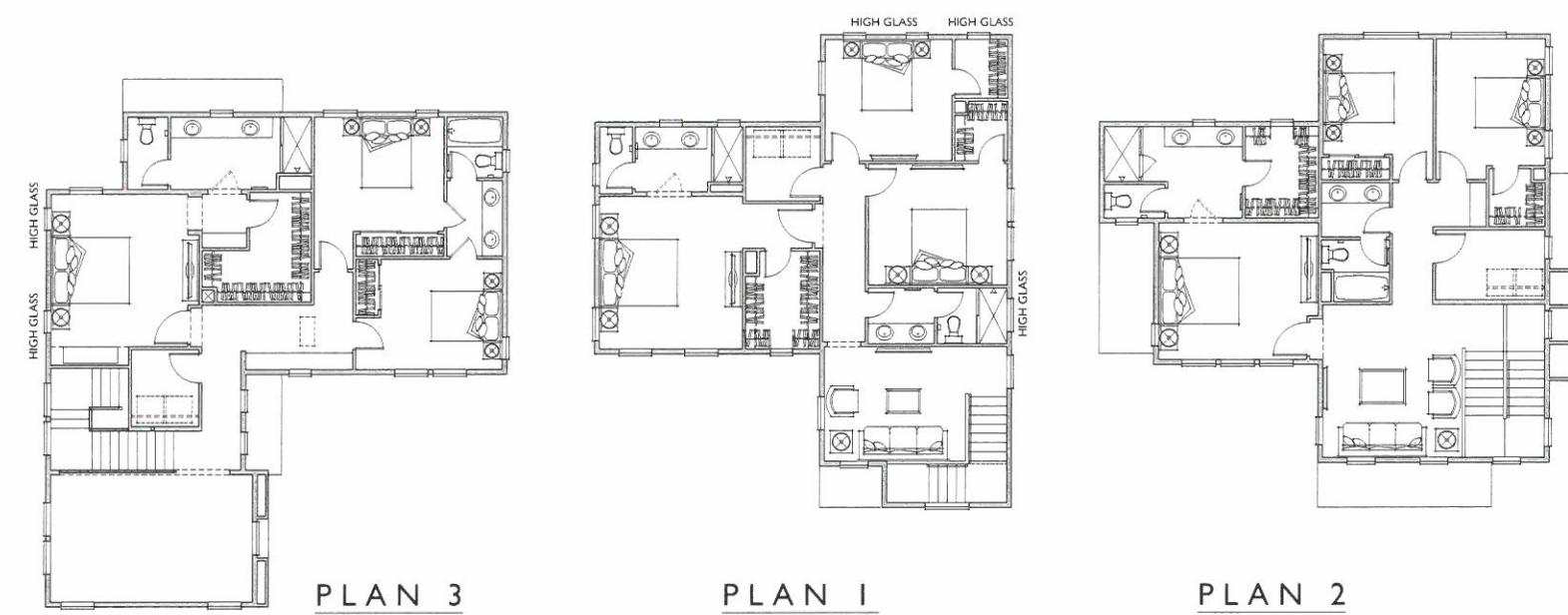
Corona, California

0 2 4 8 972.22324

6-PACK 2-STORY - PA 4
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MANAGEMENT LLC



SECOND FLOOR

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COMPOSITE PLAN

BEDFORD - PHASE 3/4

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0 2 4 6 8 10

972.223.24

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MANAGEMENT LLC



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STREET SCENES

BEDFORD - PHASE 3/4

Corona, California

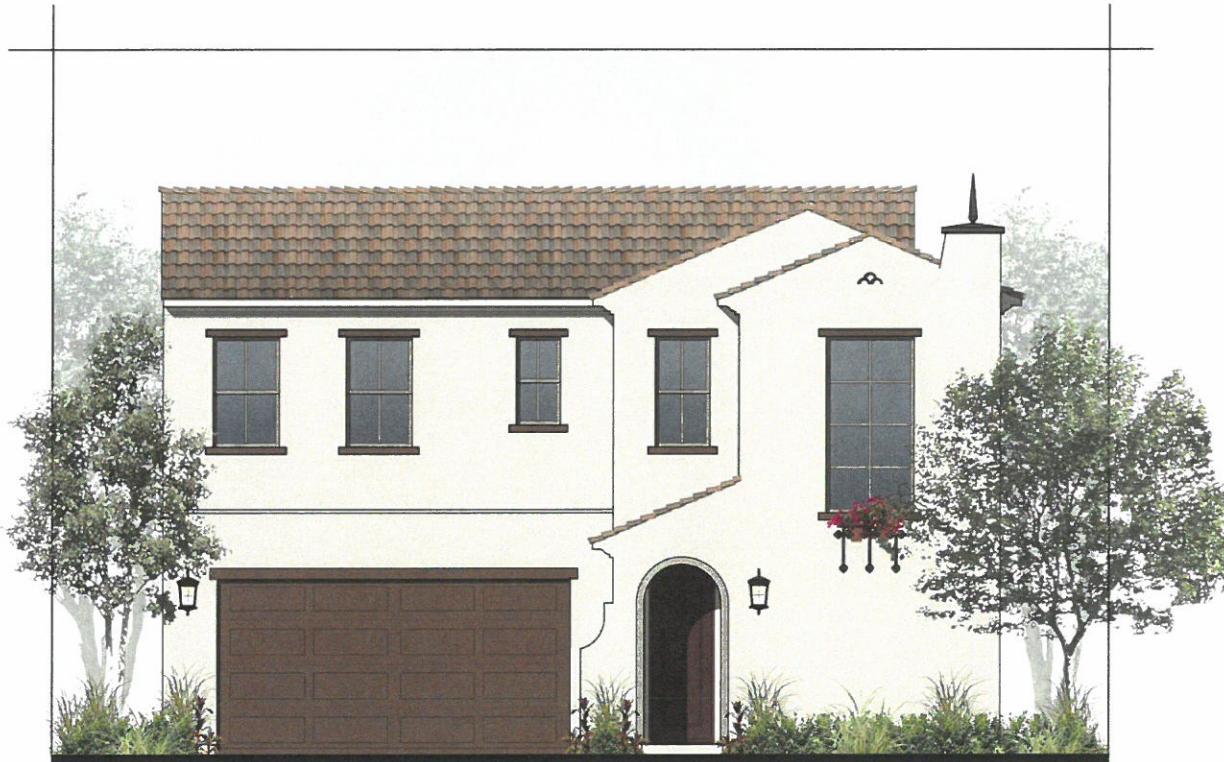
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MANAGEMENT LLC



SPANISH COLONIAL
SCHEME 3



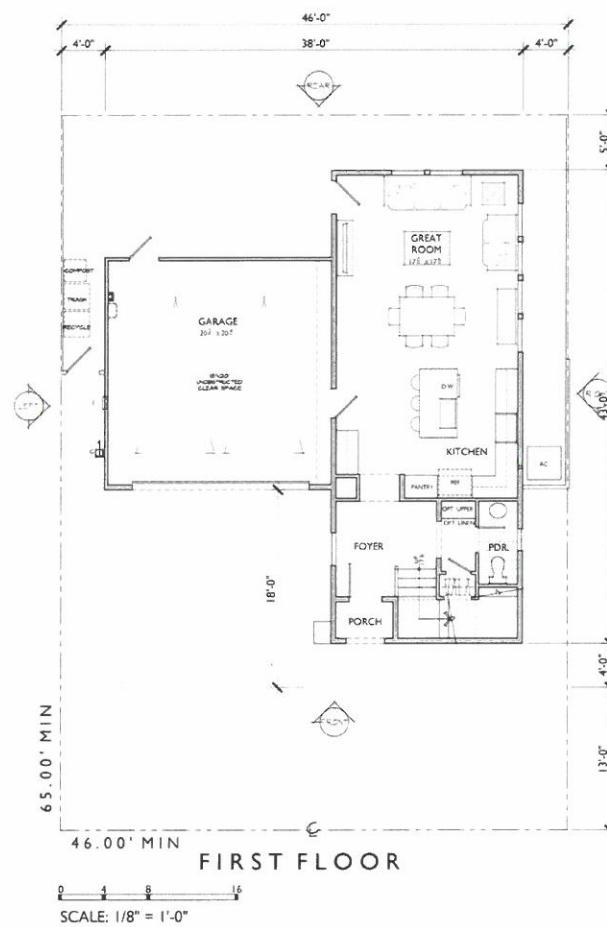
AMERICAN FARMHOUSE
SCHEME 4



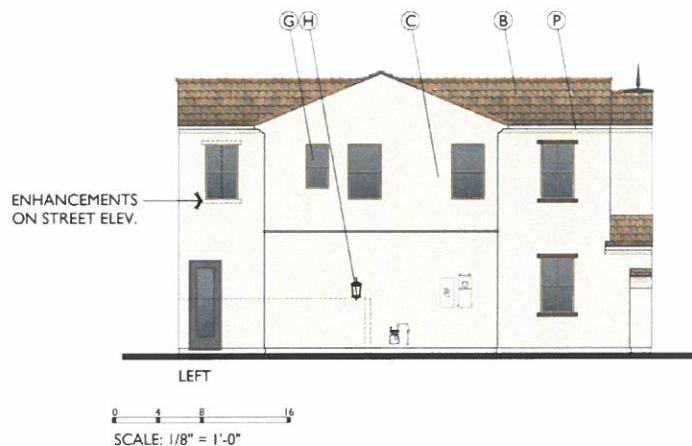
CONTEMPORARY RANCH
SCHEME 8



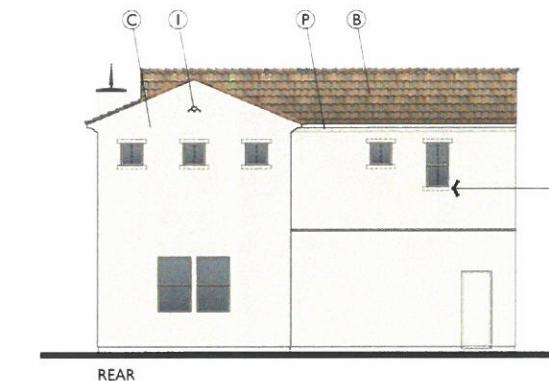
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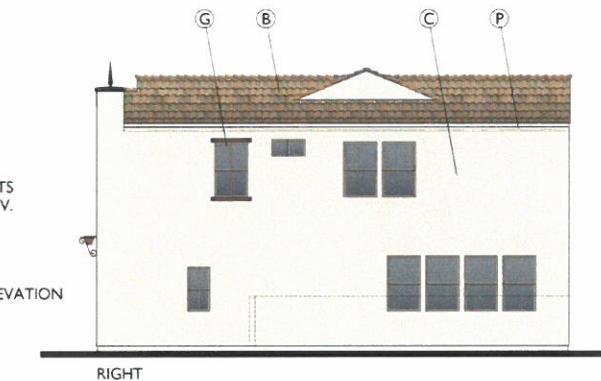
IN FIRST FLOOR



LEFT



RE



PLAN

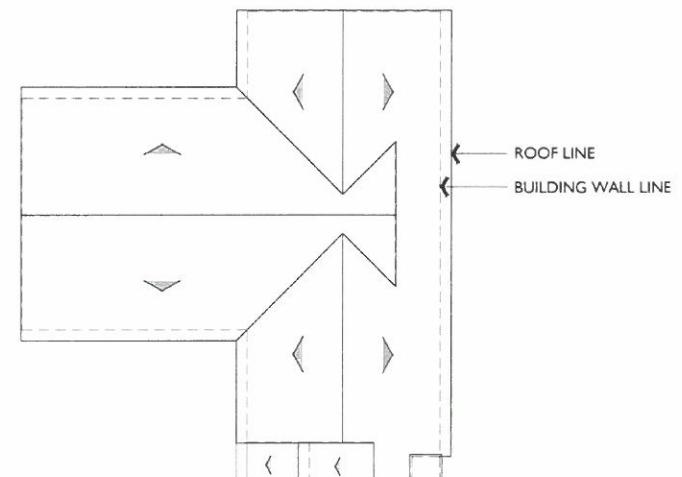
**TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATH
2 - CAR GARAGE**

FLOOR AREA TABLE

1ST FLOOR	733 SQ. FT.	C. STUCCO
2ND FLOOR	1093 SQ. FT.	D. HORIZONTAL SIDING
TOTAL LIVING	1826 SQ. FT.	E. BOARD AND BATTEN
2 - CAR GARAGE	431 SQ. FT.	F. ROLL UP GARAGE DOOR
PORCH	22 SQ. FT.	G. VINYL WINDOW
LOT COVERAGE	40%	H. LIGHT FIXTURE
		I. GABLE END DETAIL
		J. TRIM
		K. SHUTTER
		L. POST
		M. POTSFENCE
		N. ANMING

MATERIAL LEGEND

<u>SQ. FT.</u>	A. CONCRETE FLAT TILE B. CONCRETE 'S' TILE C. STUCCO D. HORIZONTAL SIDING E. BOARD AND BATTEN
<u>SQ. FT.</u>	F. ROLL UP GARAGE DOOR G. VINYL WINDOW H. LIGHT FIXTURE
<u>Q. FT.</u>	I. GABLE END DETAIL J. TRIM K. SHUTTER
<u>SQ. FT.</u>	L. POST M. POTSHelf N. AWNING
<u>SQ. FT.</u>	O. DECORATIVE OUTLOOK P. FOAM EAVE Q. STANDING METAL SEAM
<u>40%</u>	



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLANIA

Spanish Colonial Elevation

BEDFORD - PHASE 3 / 4

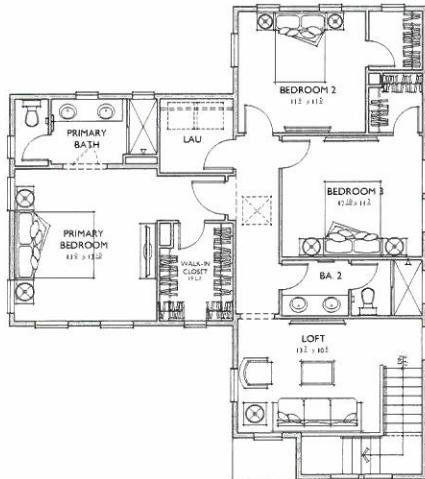
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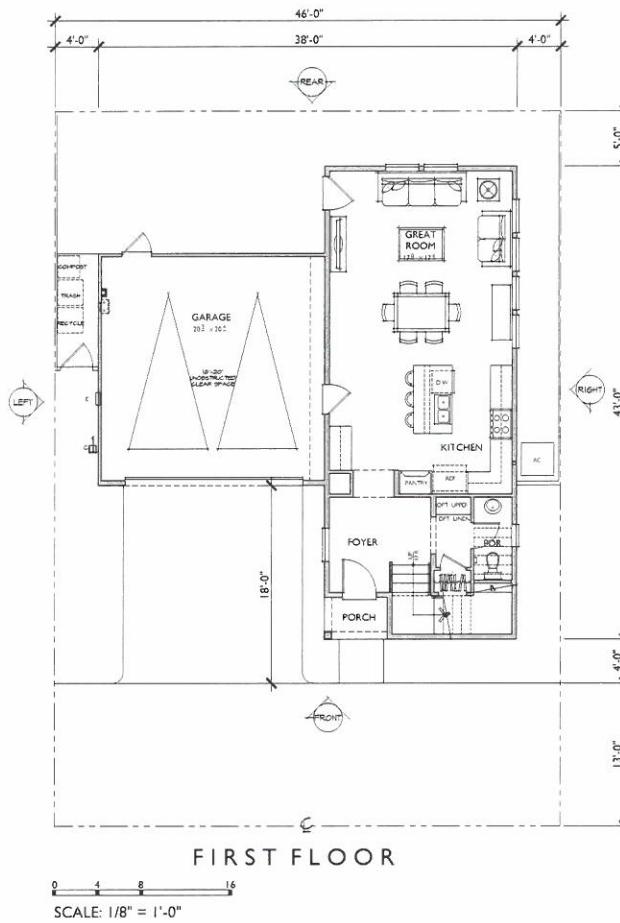
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SECOND FLOOR

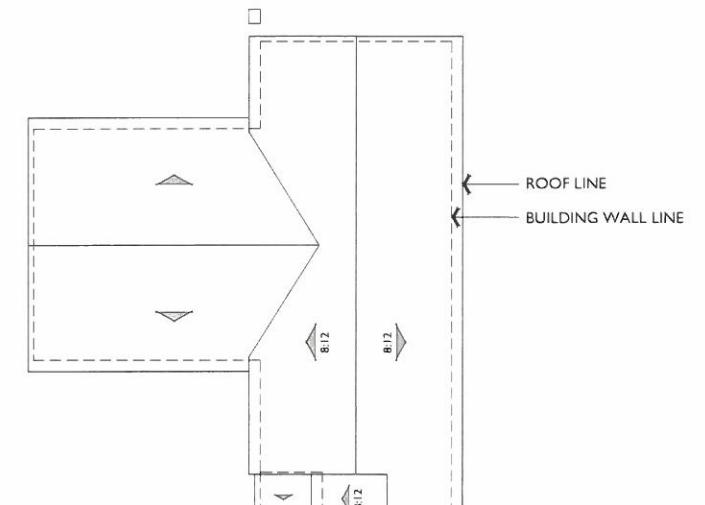
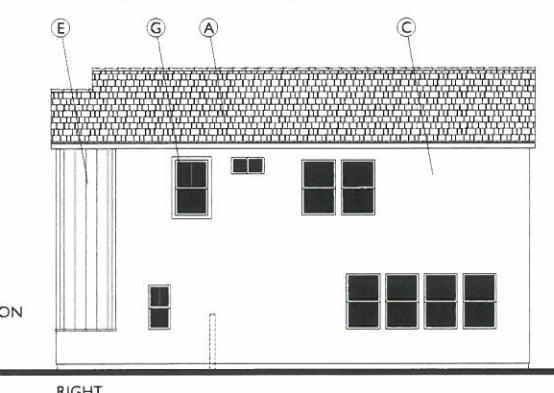


PLAN I
TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	733 SQ. FT.
2ND FLOOR	1093 SQ. FT.
TOTAL LIVING	1826 SQ. FT.
2 - CAR GARAGE	431 SQ. FT.
PORCH	22 SQ. FT.
LOT COVERAGE	40%

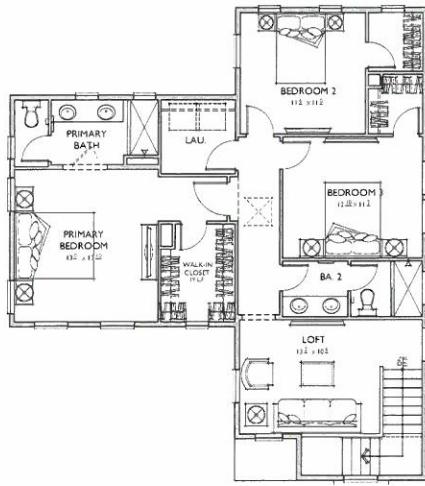
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM

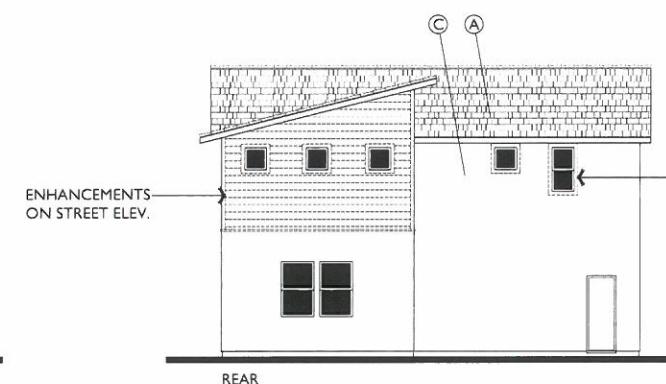
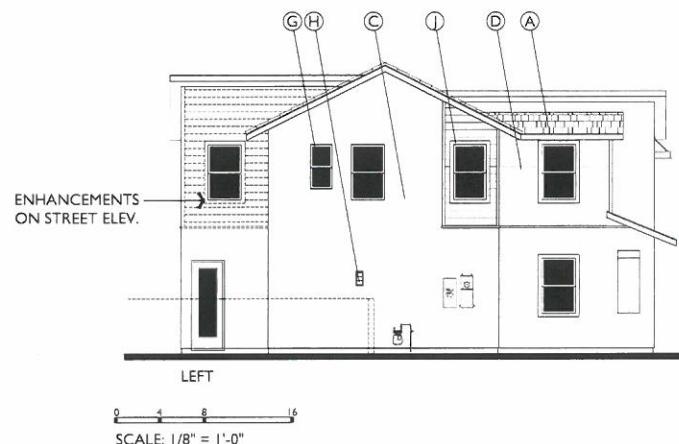
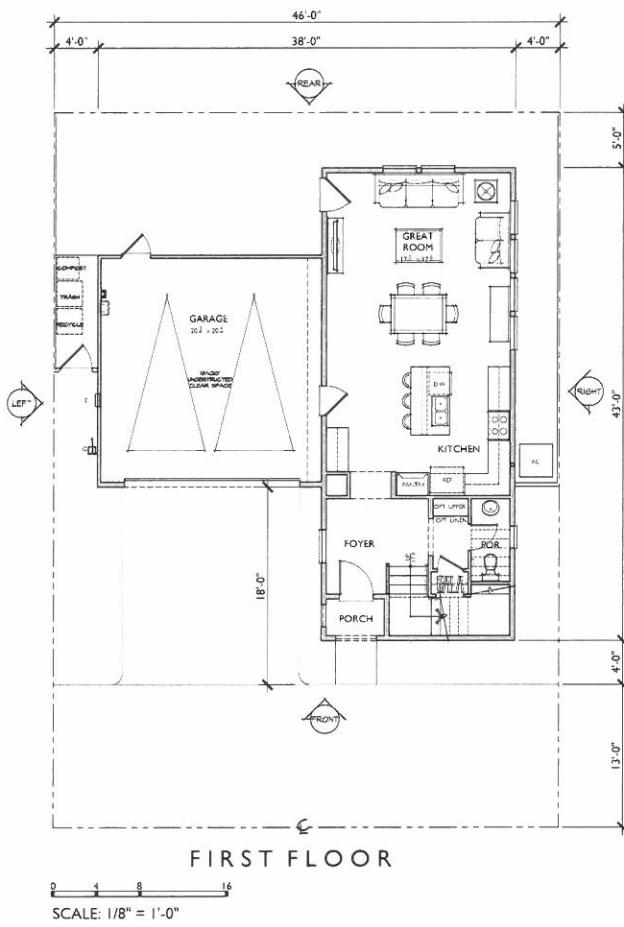


ROOF PLAN (CLASS A)

PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



SECOND FLOOR

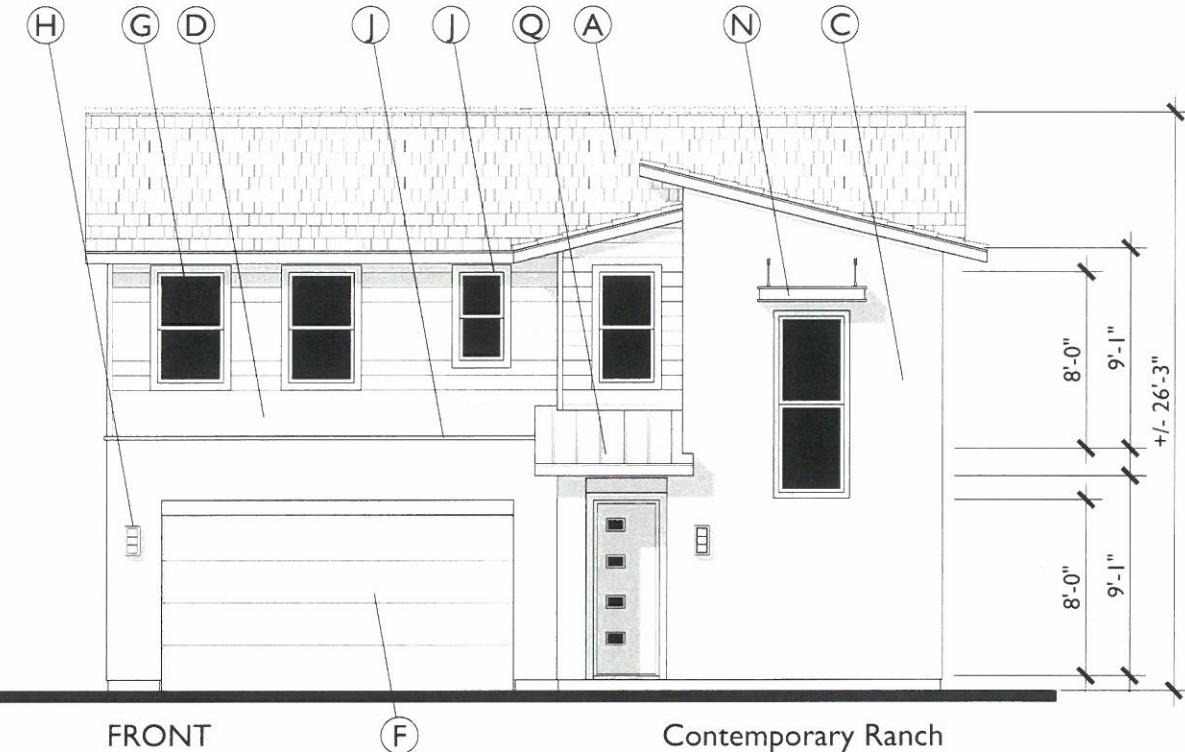


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PLAN IC
Contemporary Ranch Elevation
BEDFORD - PHASE 3/4
Corona, California

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972.223.24



SCALE: 1/4" = 1'-0"

PLAN I

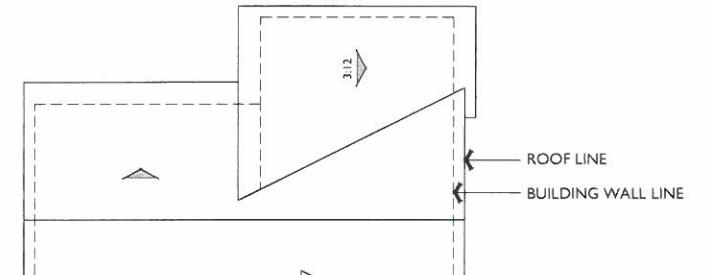
TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	733 SQ. FT.
2ND FLOOR	1093 SQ. FT.
TOTAL LIVING	1826 SQ. FT.
2 - CAR GARAGE	431 SQ. FT.
PORCH	22 SQ. FT.
LOT COVERAGE	40%

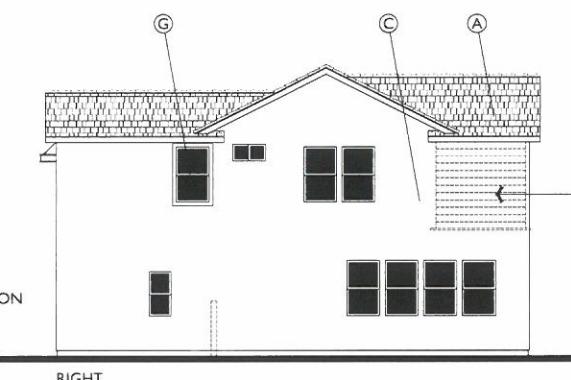
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POT SHELF
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



ROOF PLAN (CLASS A)

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE



6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

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SPANISH COLONIAL
SCHEME 1



AMERICAN FARMHOUSE
SCHEME 6



CONTEMPORARY RANCH
SCHEME 7



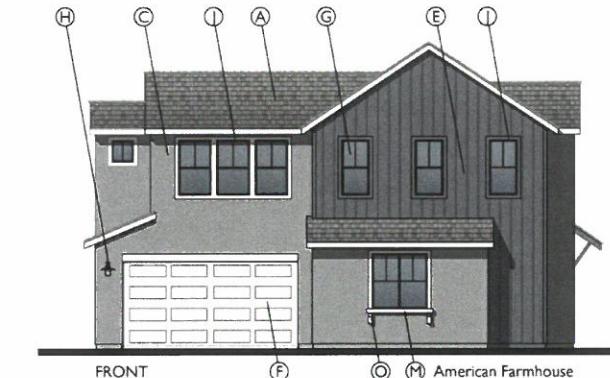
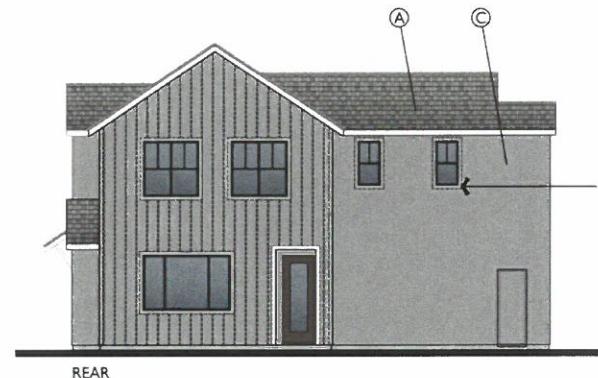
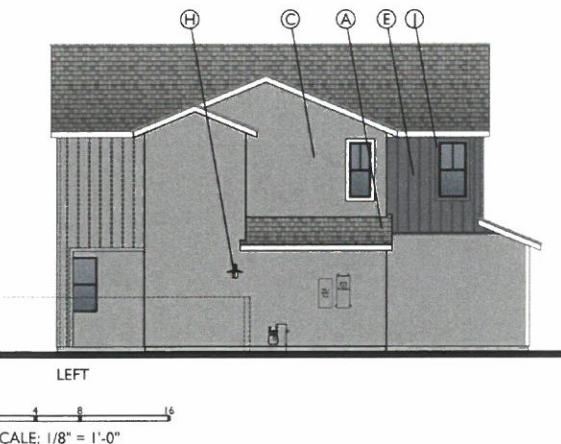
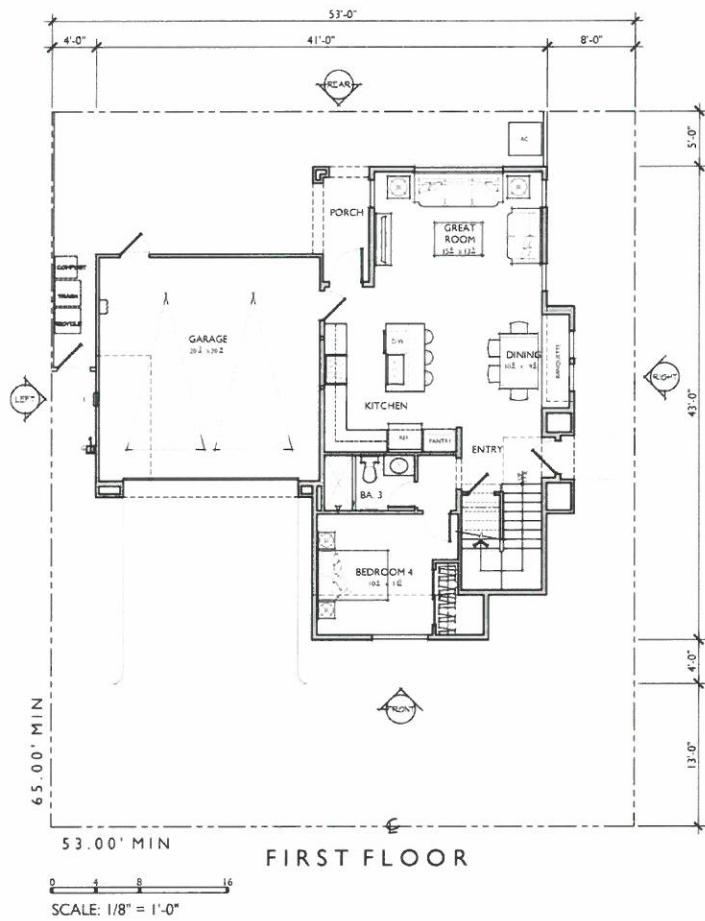
TRANSITIONAL SPANISH
SCHEME 1



AMERICAN FARMHOUSE
SCHEME 6



CONTEMPORARY RANCH
SCHEME 7



PLAN 2

TARGET: 1,840 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

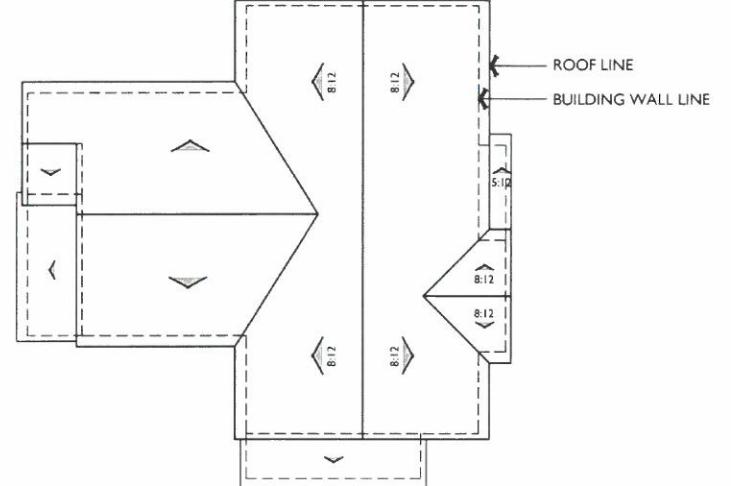
FLOOR AREA TABLE

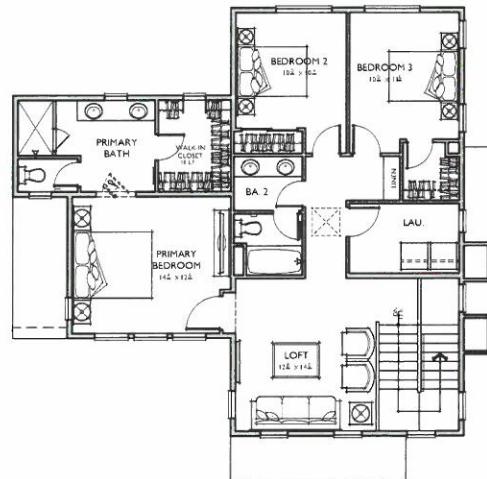
1ST FLOOR	854 SQ. FT.
2ND FLOOR	1103 SQ. FT.
TOTAL LIVING	1957 SQ. FT.
2 - CAR GARAGE	432 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE	39%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

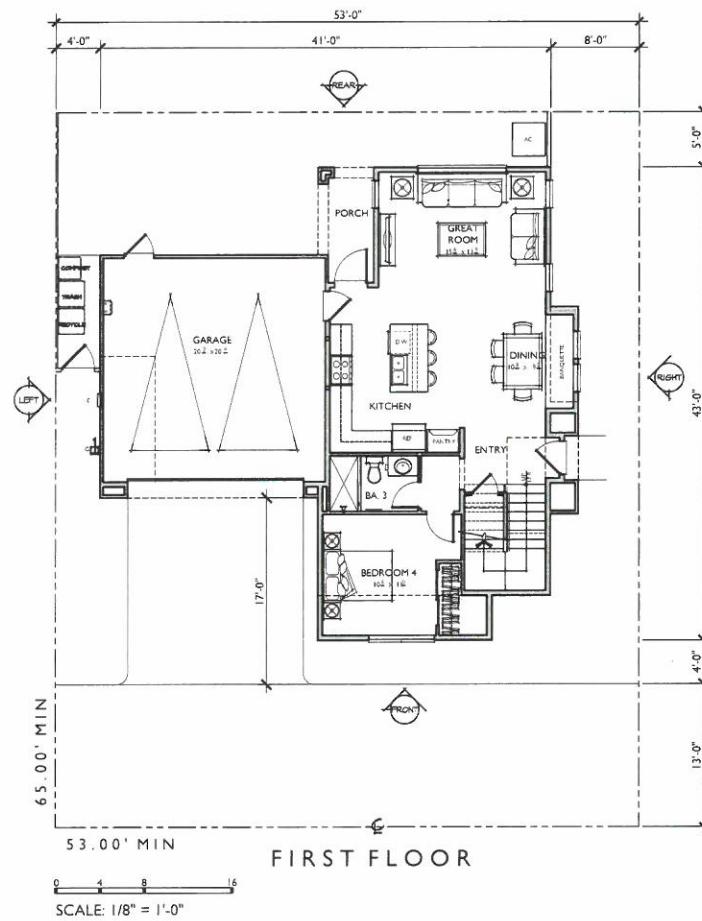
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POT SHELF
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM

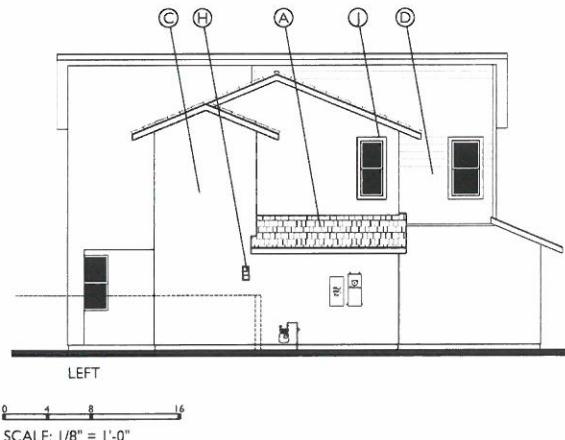




SECOND FLOOR



FIRST FLOOR



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PLAN 2C

Contemporary Ranch Elevation

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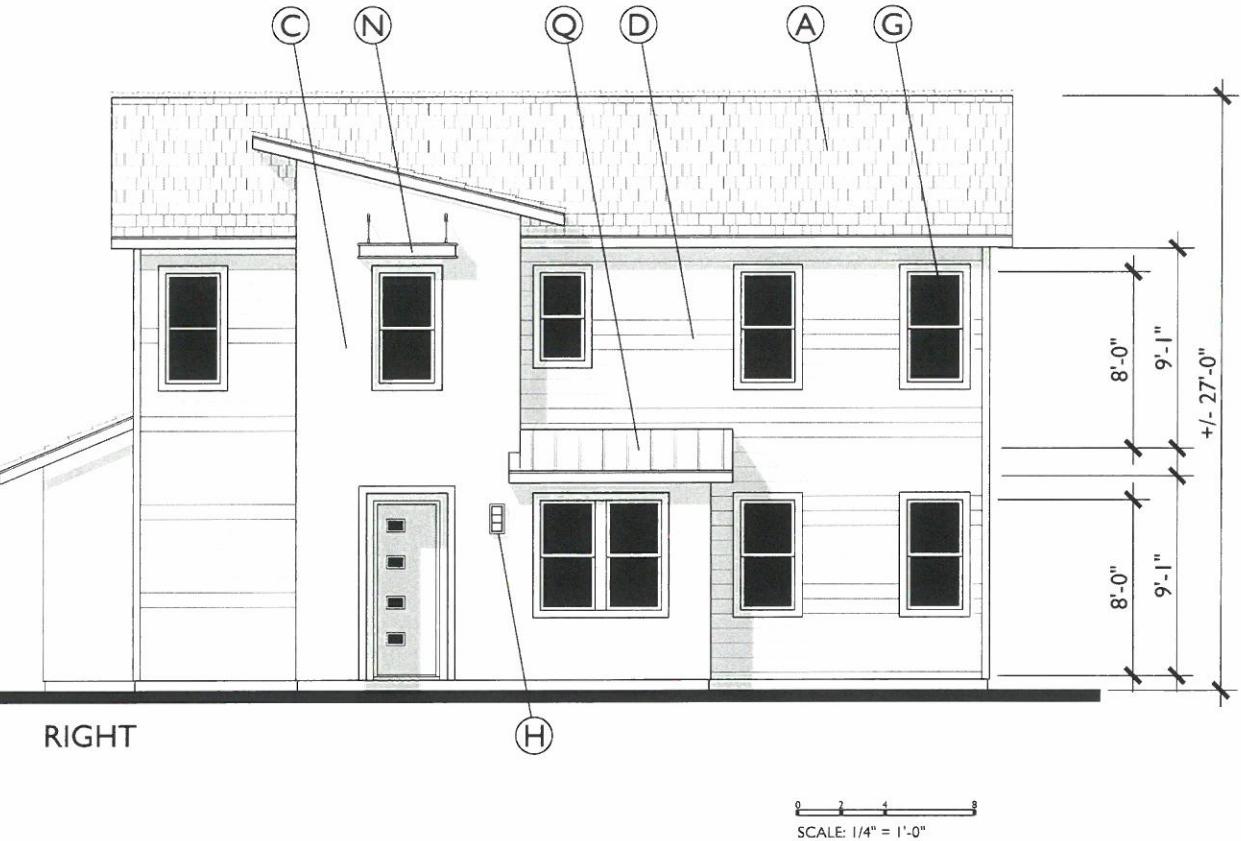
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ENHANCEMENTS
ON STREET ELEV.
NOTE:
MUNTINS ON
ENHANCED ELEVATION
ONLY



6 - PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL



SCALE: 1/4" = 1'-0"

PLAN 2

TARGET: 1,840 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR 854 SQ. FT.
2ND FLOOR 1103 SQ. FT.

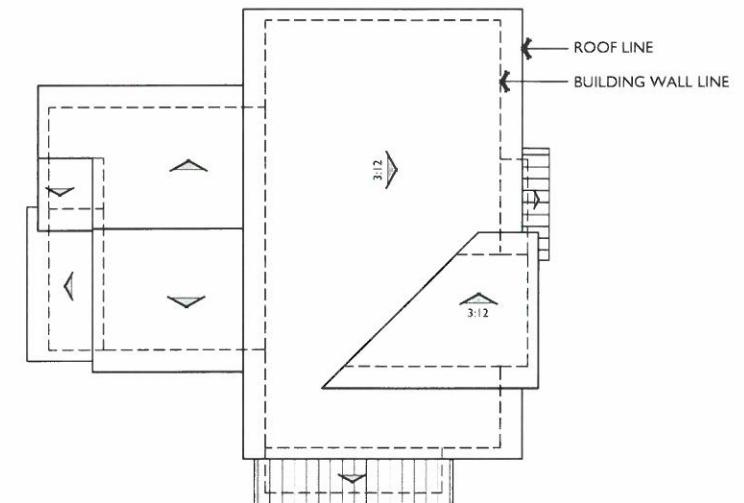
TOTAL LIVING 1957 SQ. FT.

2 - CAR GARAGE 432 SQ. FT.
PORCH 51 SQ. FT.
LOT COVERAGE 39%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POT SHELF
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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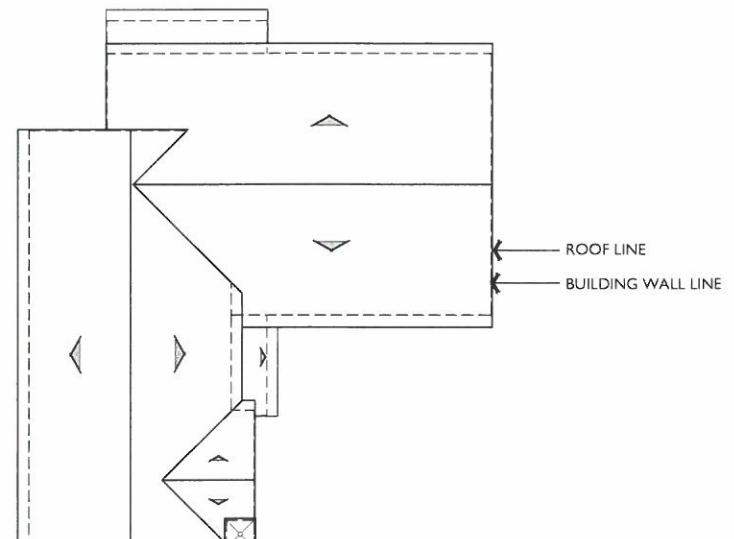
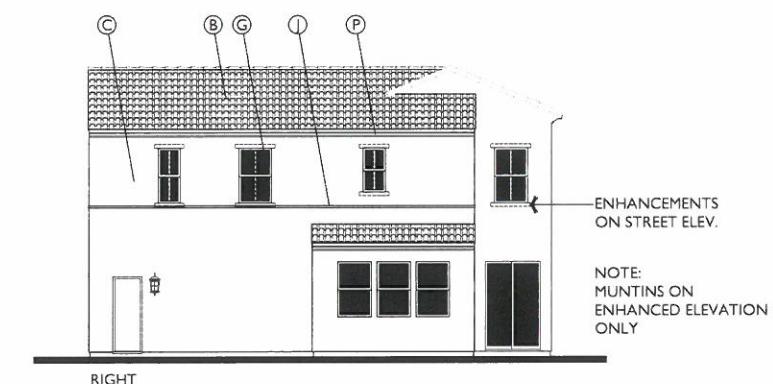
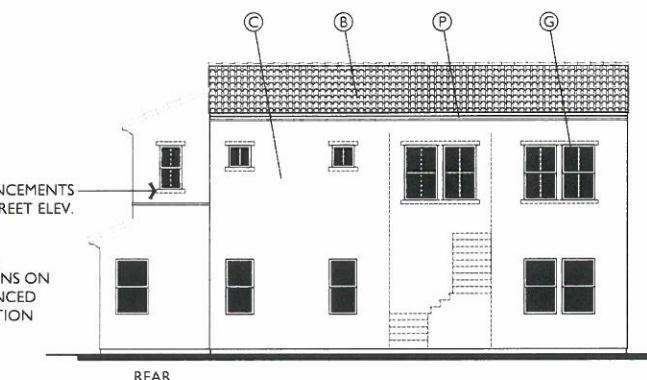
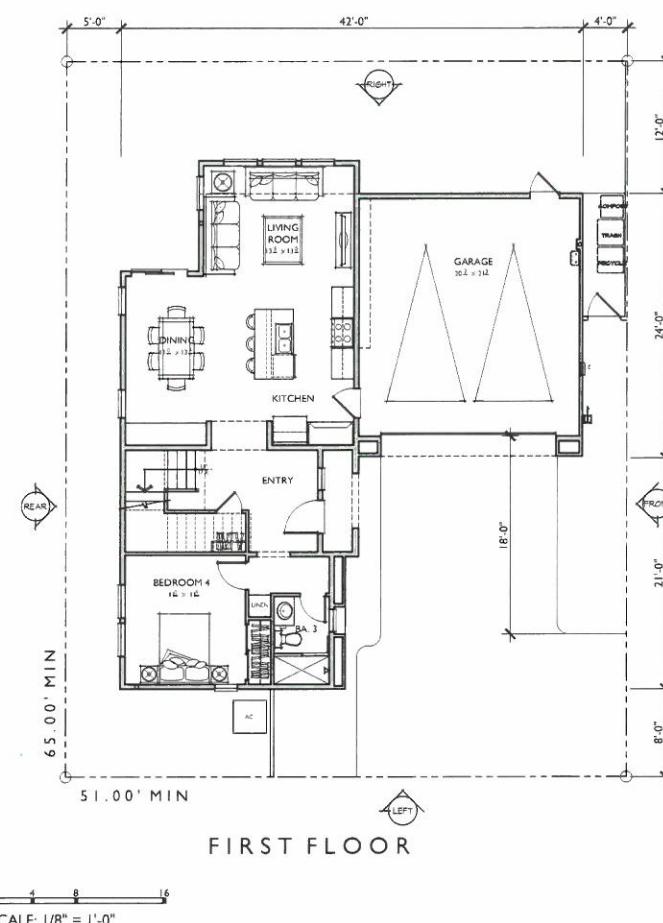
SPANISH COLONIAL
SCHEME 2

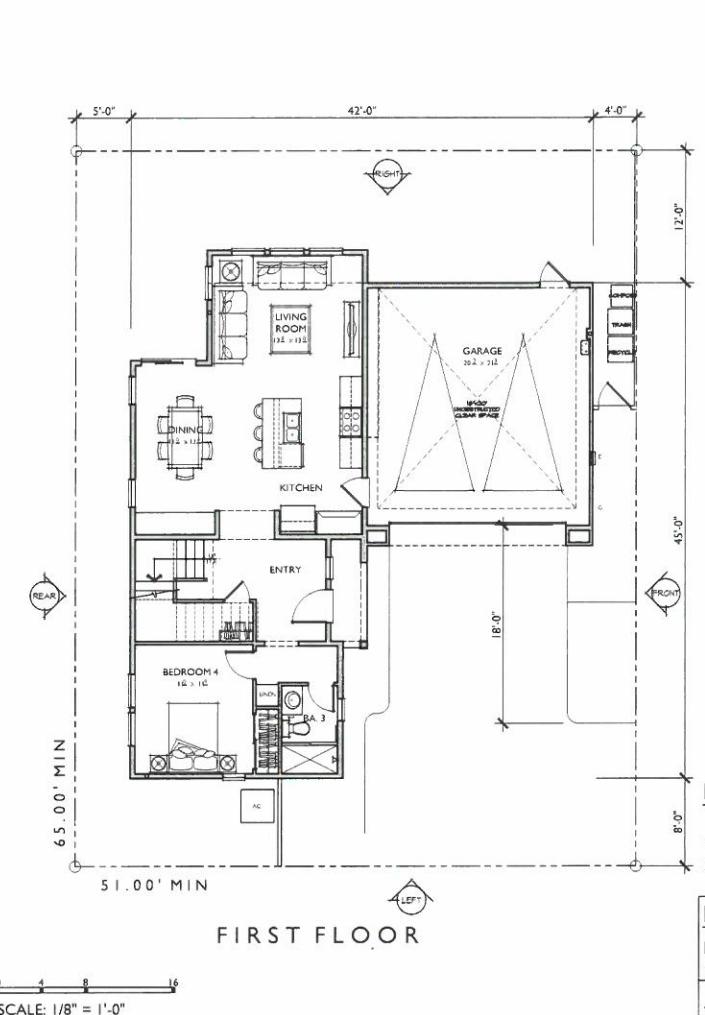


AMERICAN FARMHOUSE
SCHEME 5



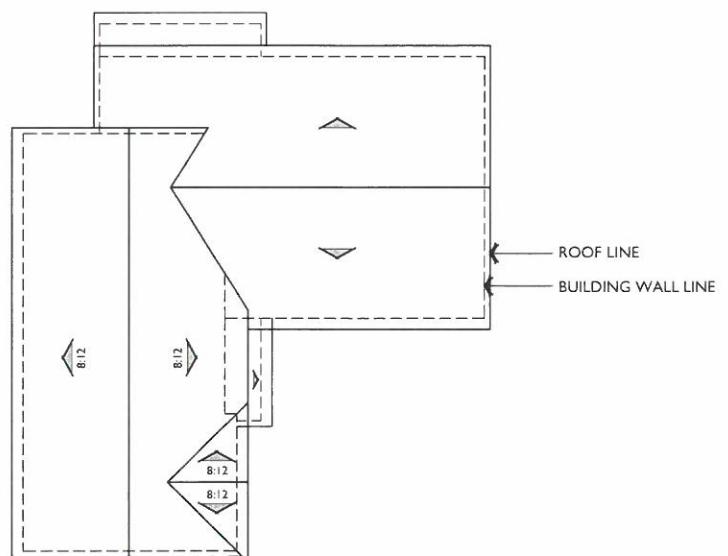
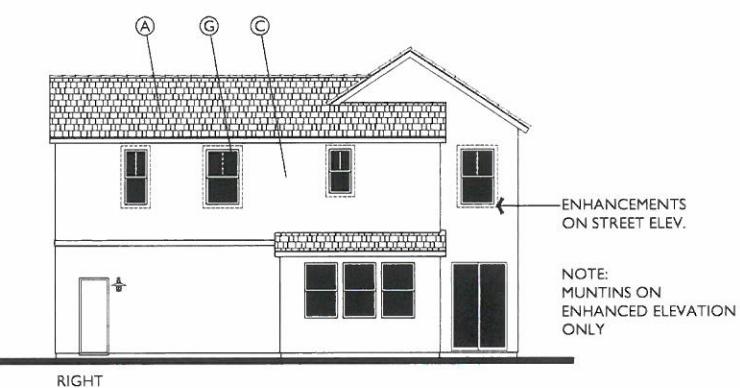
CONTEMPORARY RANCH
SCHEME 9

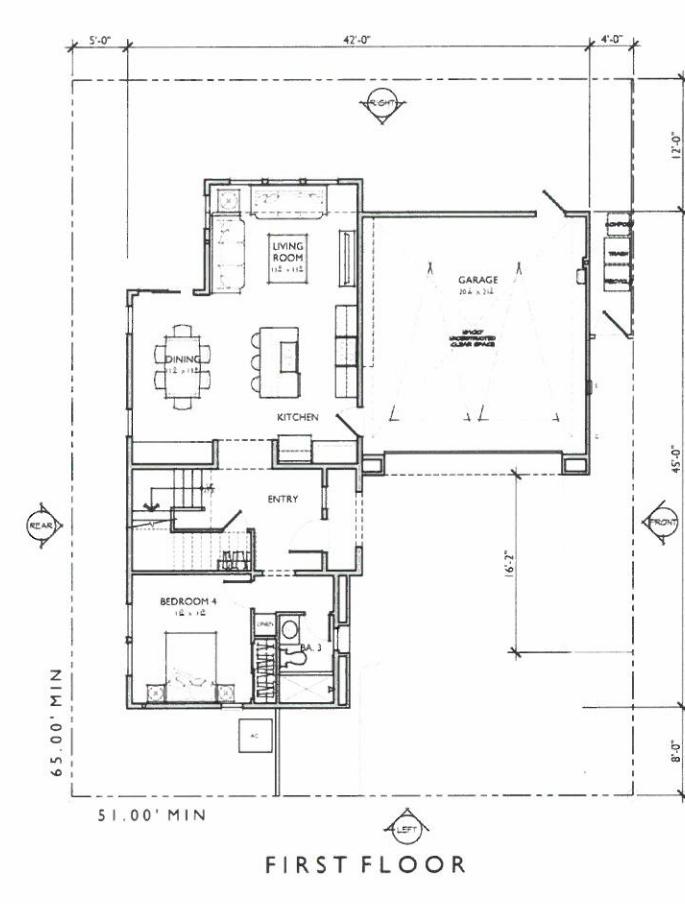
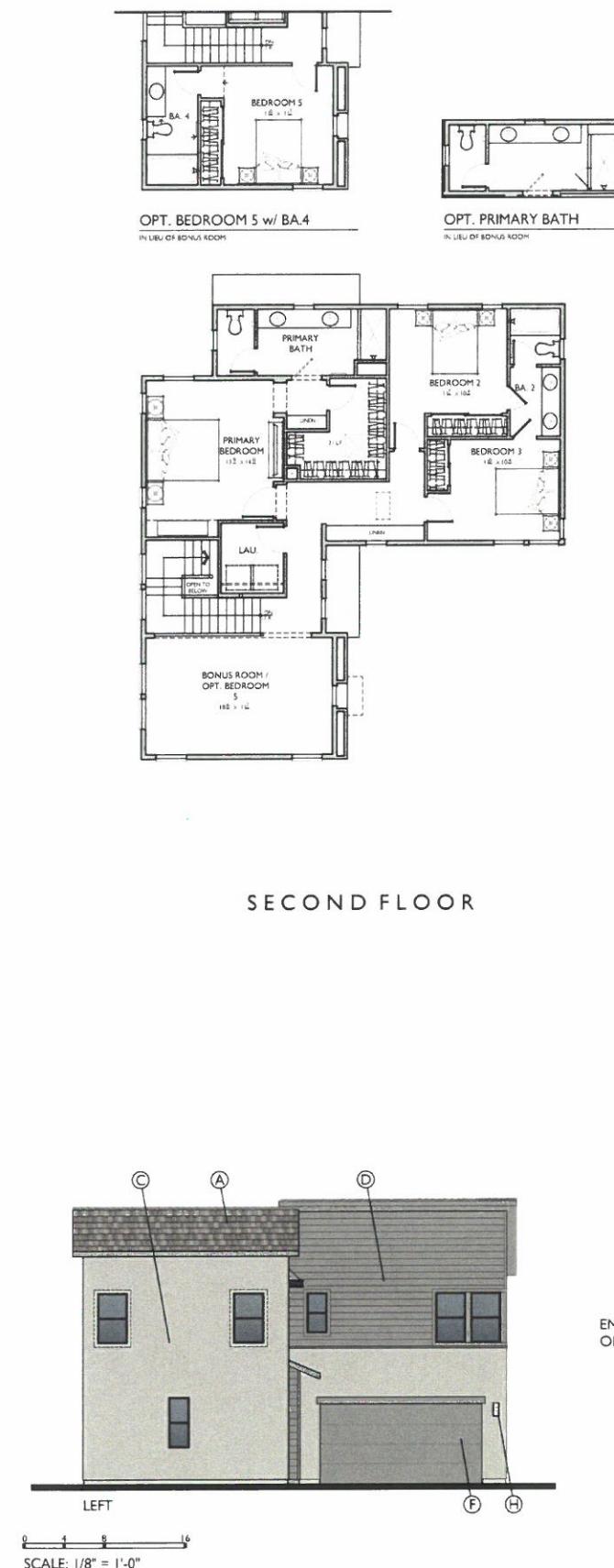




MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POTSHELF
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



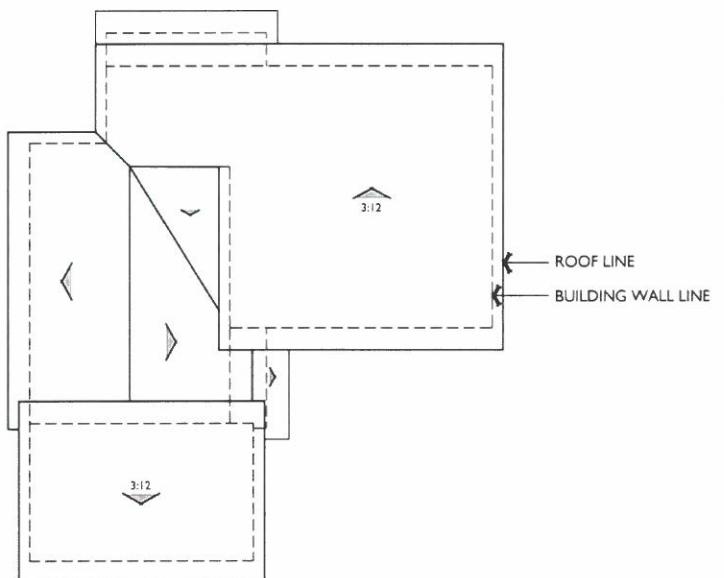
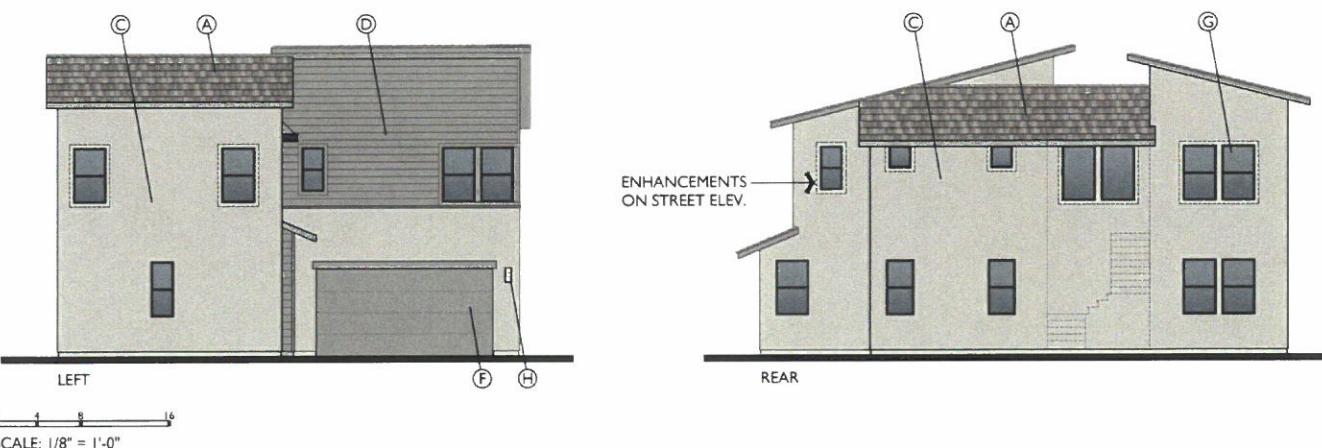


FLOOR AREA TABLE	
1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	2175 SQ. FT.
2 - CAR GARAGE	450 SQ. FT.
PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
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- L. POST
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- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



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PLAN 3C
Contemporary Ranch Elevation
BEDFORD - PHASE 3/4

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MANAGEMENT LLC