

BEDFORD AT ARANTINE HILLS - PHASE 3/4

CORONA , CA

CONCEPTUAL 6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL



COVER PAGE
COMPOSITE PLANS - 1ST
COMPOSITE PLANS - 2ND
STREET SCENES

PLAN 1 - 1,826 SQ. FT.

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PLAN 1 CONCEPTUAL AMERICAN FARMHOUSE FLOOR PLAN & ELEVATIONS
PLAN 1 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS



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PLAN 2 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
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PLAN 2 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS



PLAN 3 - 2,175 SQ. FT.

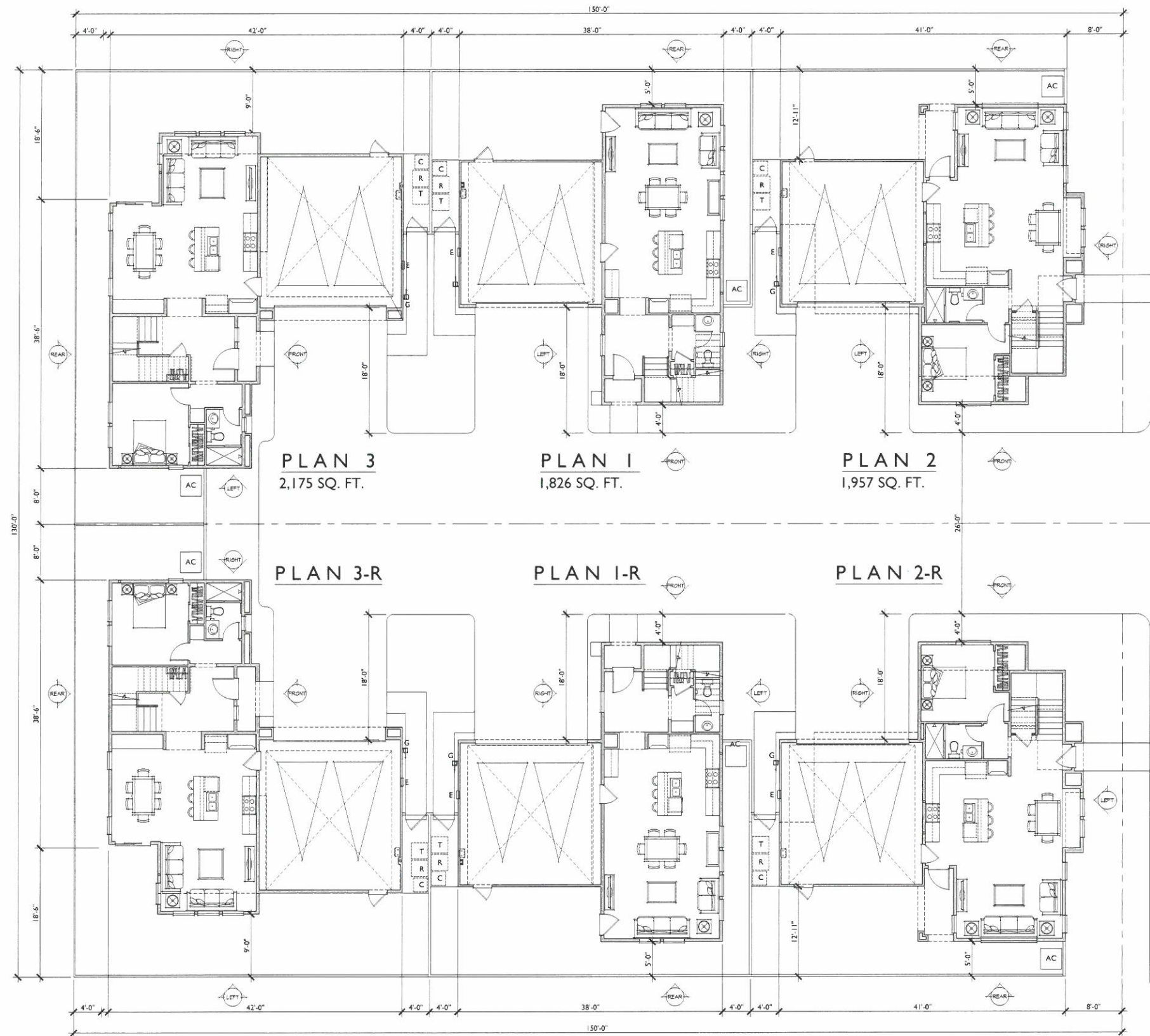
PLAN 3 CONCEPTUAL FRONT ELEVATIONS
PLAN 3 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL AMERICAN FARMHOUSE FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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EXHIBIT 11



FIRST FLOOR

COMPOSITE PLAN

BEDFORD - PHASE 3/4

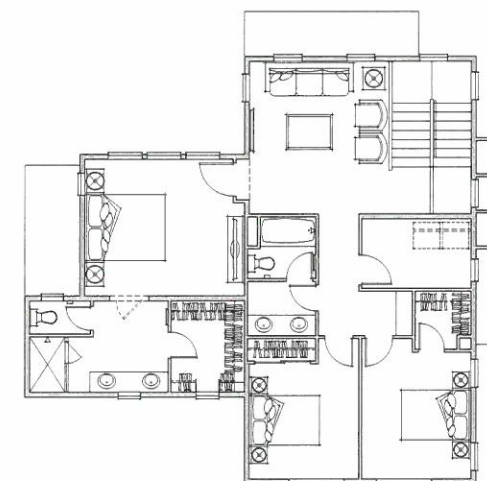
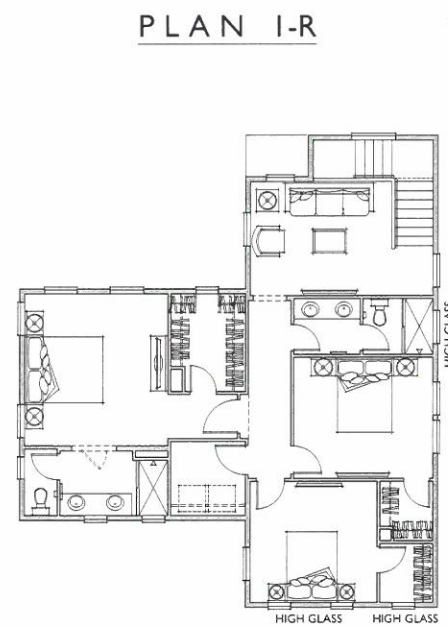
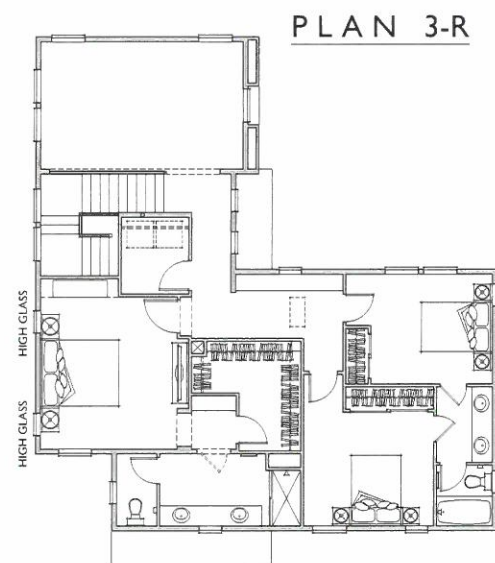
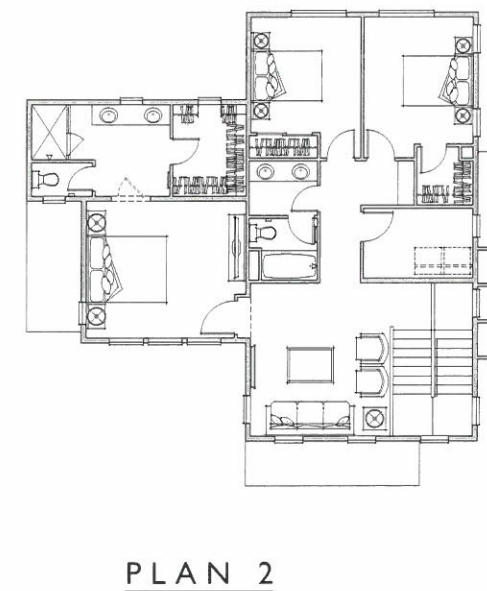
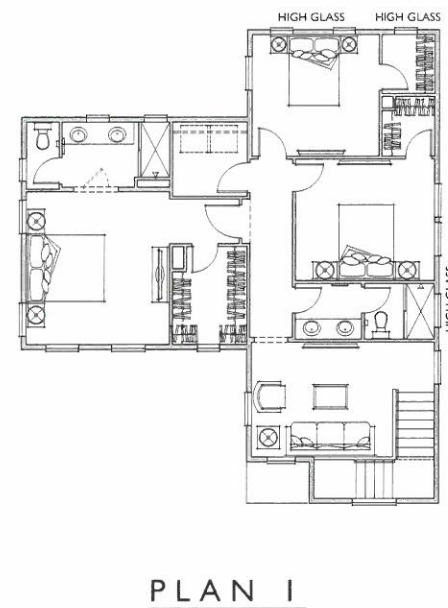
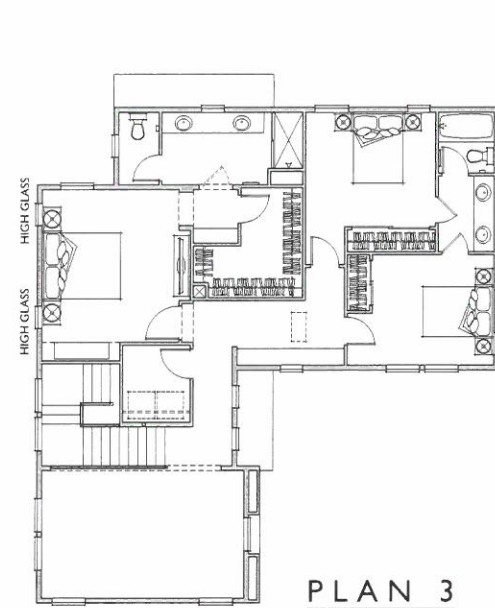
Corona, California

0 2 4 8

972.22324

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

04.05.23



SECOND FLOOR



DRIVEAISLE



PRIVATE STREET



SPANISH COLONIAL
SCHEME 3



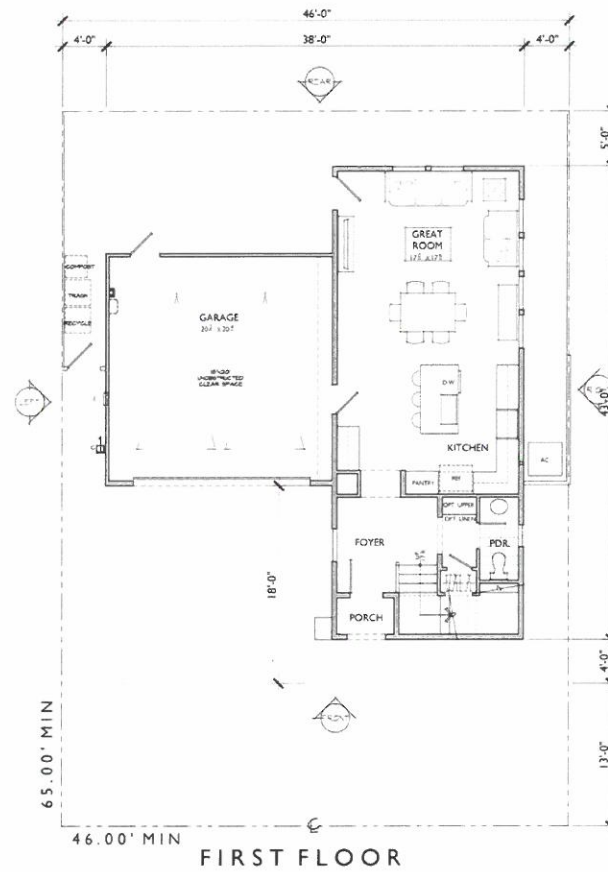
AMERICAN FARMHOUSE
SCHEME 4



CONTEMPORARY RANCH
SCHEME 8



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN I

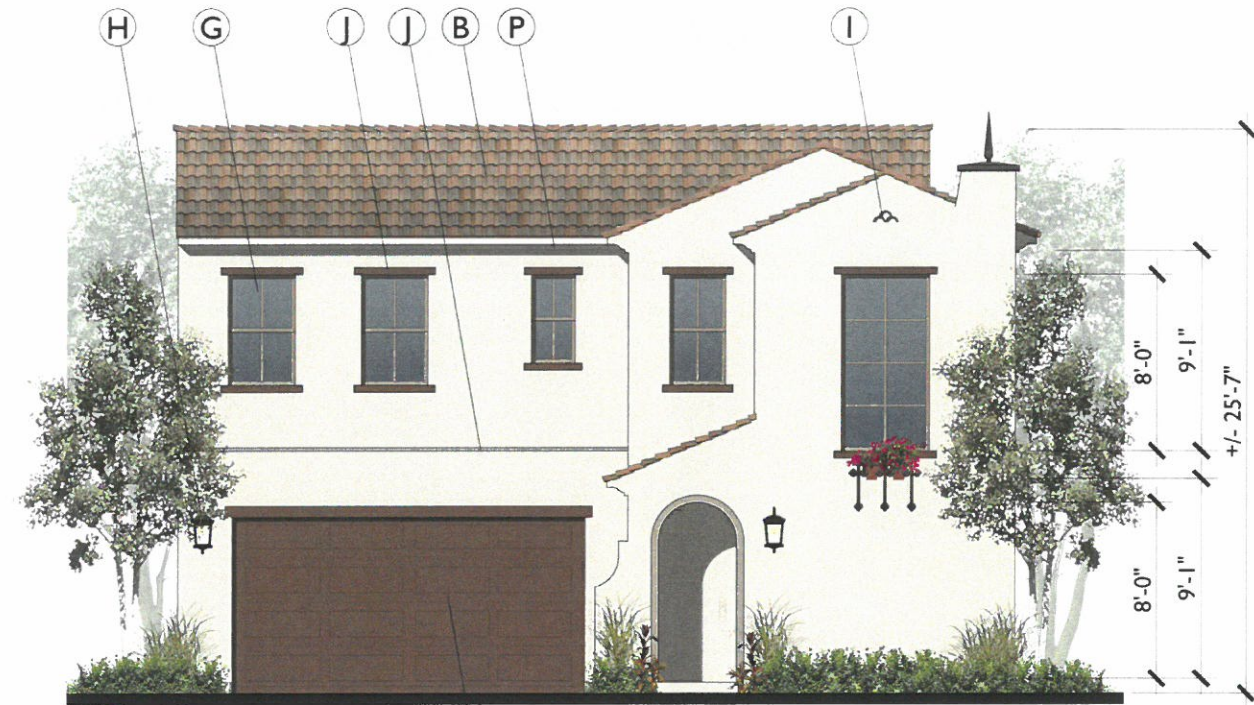
TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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

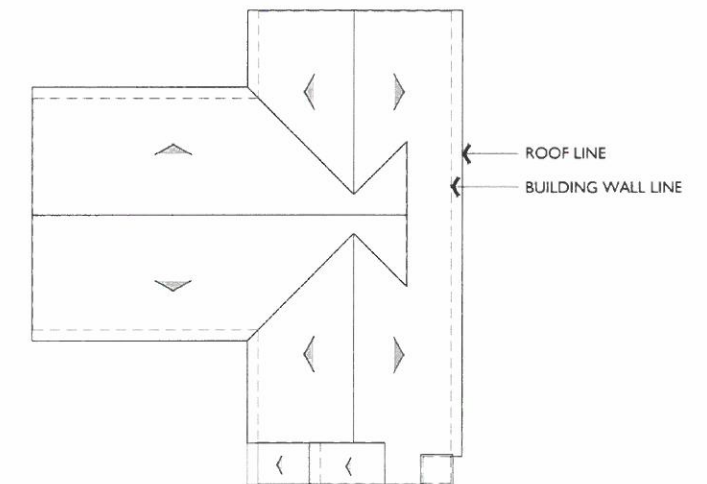
- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING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



FRONT

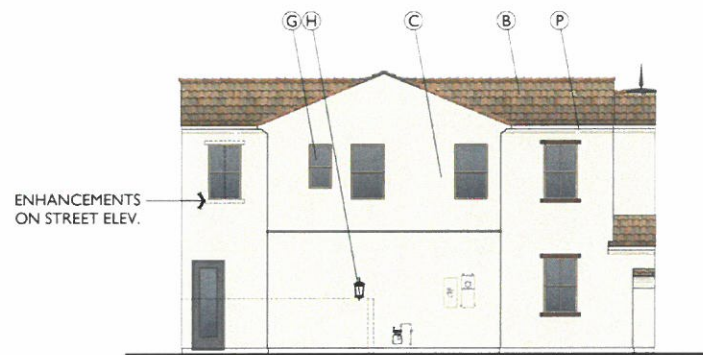
Spanish Colonial

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



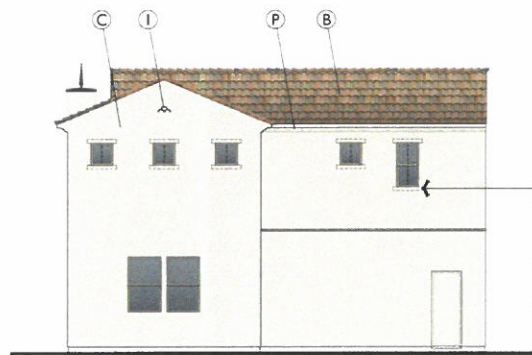
ROOF PLAN (CLASS A)

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



LEFT

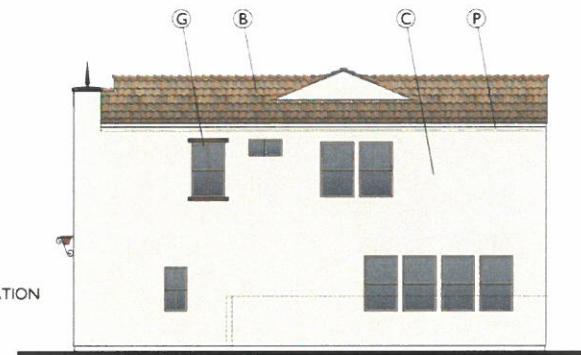
SCALE: 1/8" = 1'-0"



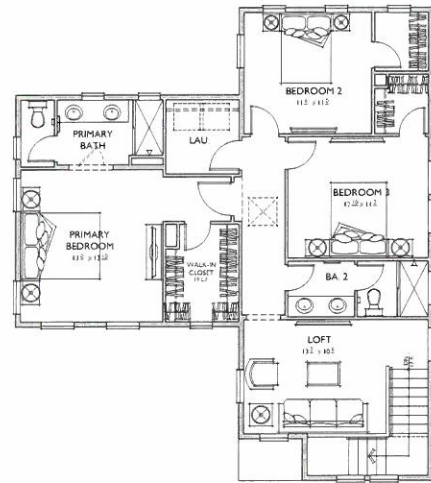
REAR

ENHANCEMENTS ON STREET ELEV.

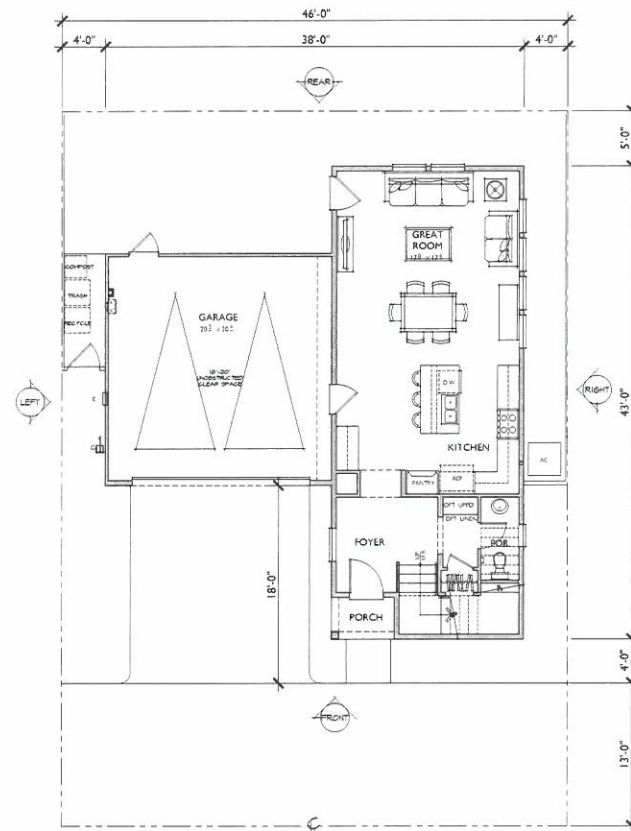
NOTE: MUNTINS ON ENHANCED ELEVATION ONLY



RIGHT



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN I

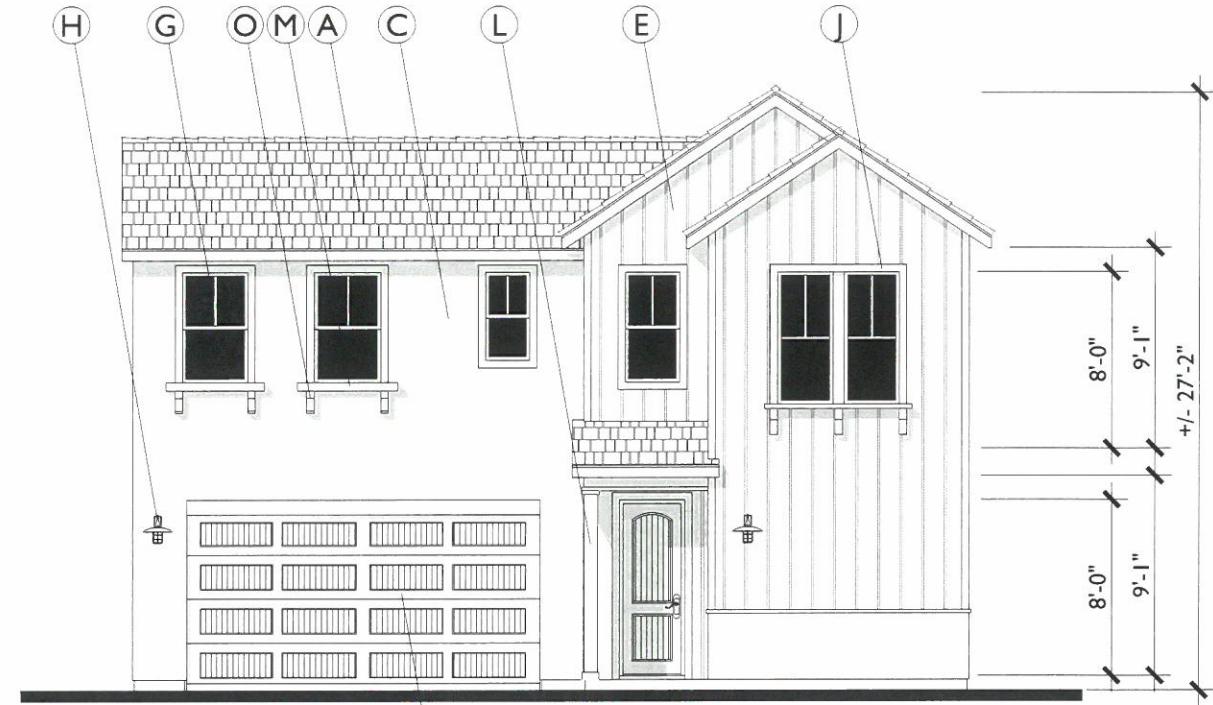
TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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

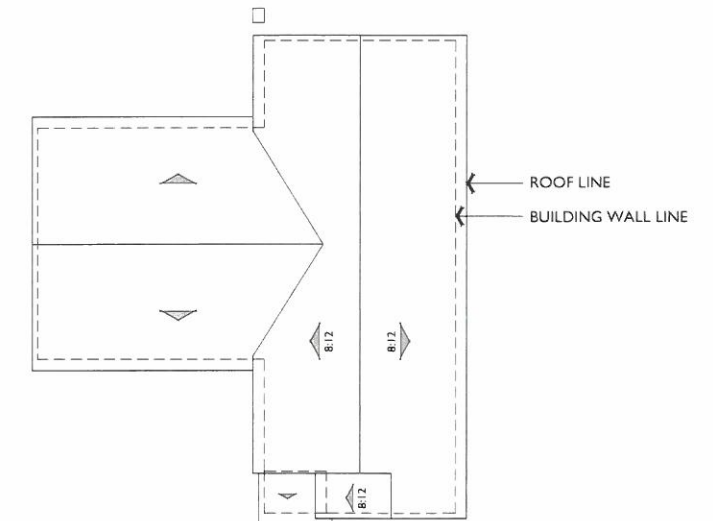
- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. ROLL UP GARAGE DOOR
- G. VINYL WINDOW
- H. LIGHT FIXTURE
- I. GABLE END DETAIL
- J. TRIM
- K. SHUTTER
- L. POST
- M. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING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



FRONT

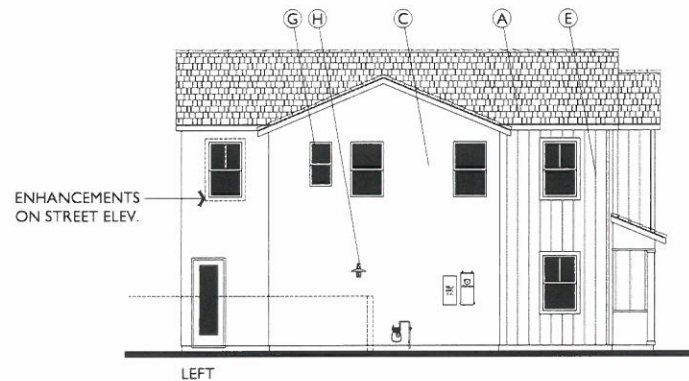
American Farmhouse

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



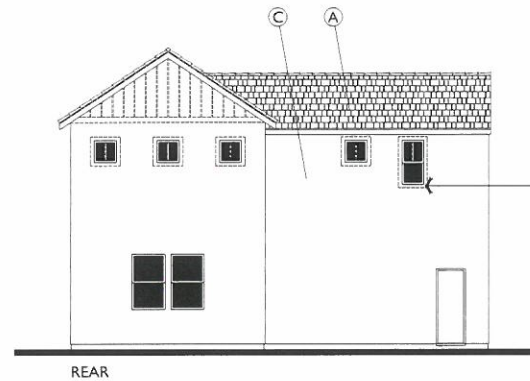
ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



LEFT

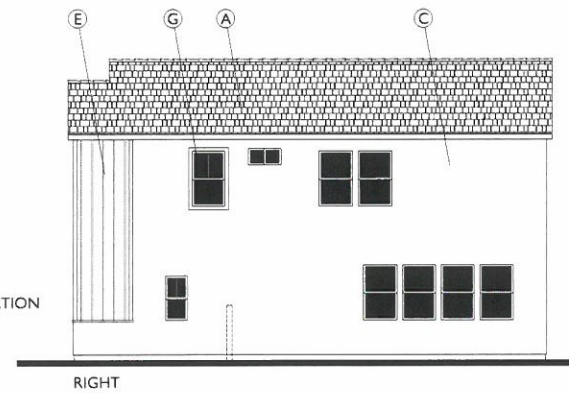
SCALE: 1/8" = 1'-0"



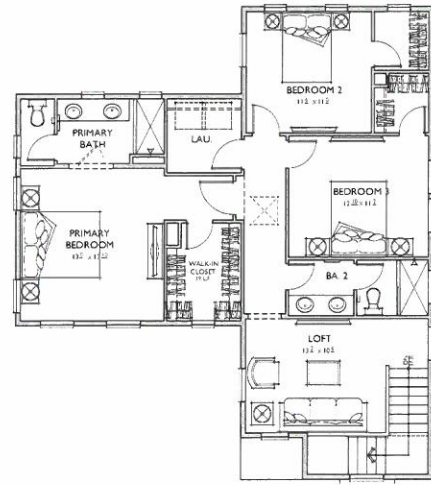
REAR

ENHANCEMENTS ON STREET ELEV.

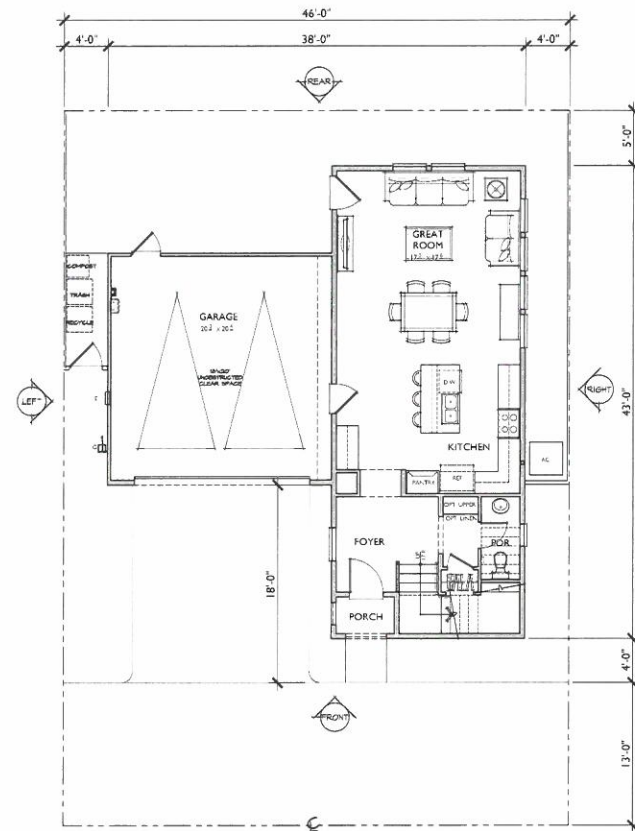
NOTE: MUNTINS ON ENHANCED ELEVATION ONLY



RIGHT



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"



FRONT

Contemporary Ranch

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

PLAN I

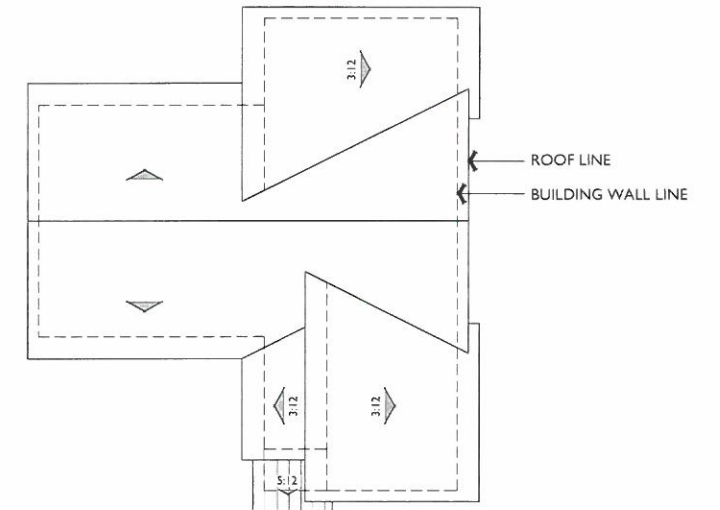
TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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%

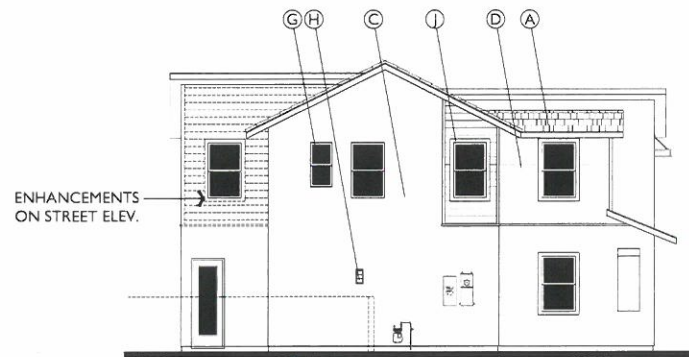
MATERIAL LEGEND

- 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. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



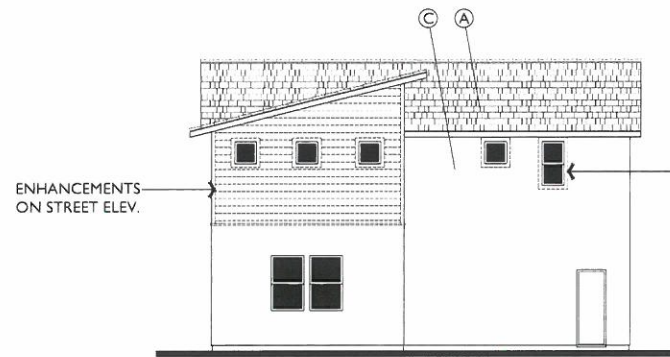
ROOF PLAN (CLASS A)

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



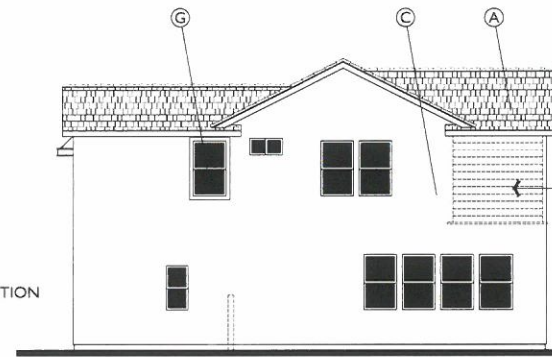
LEFT

SCALE: 1/8" = 1'-0"



REAR

NOTE: MUNTINS ON ENHANCED ELEVATION ONLY



RIGHT



SPANISH COLONIAL
SCHEME 1



AMERICAN FARMHOUSE
SCHEME 6



CONTEMPORARY RANCH
SCHEME 7



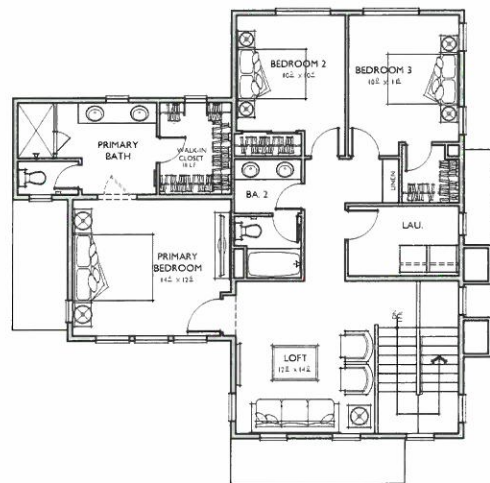
TRANSITIONAL SPANISH
SCHEME 1



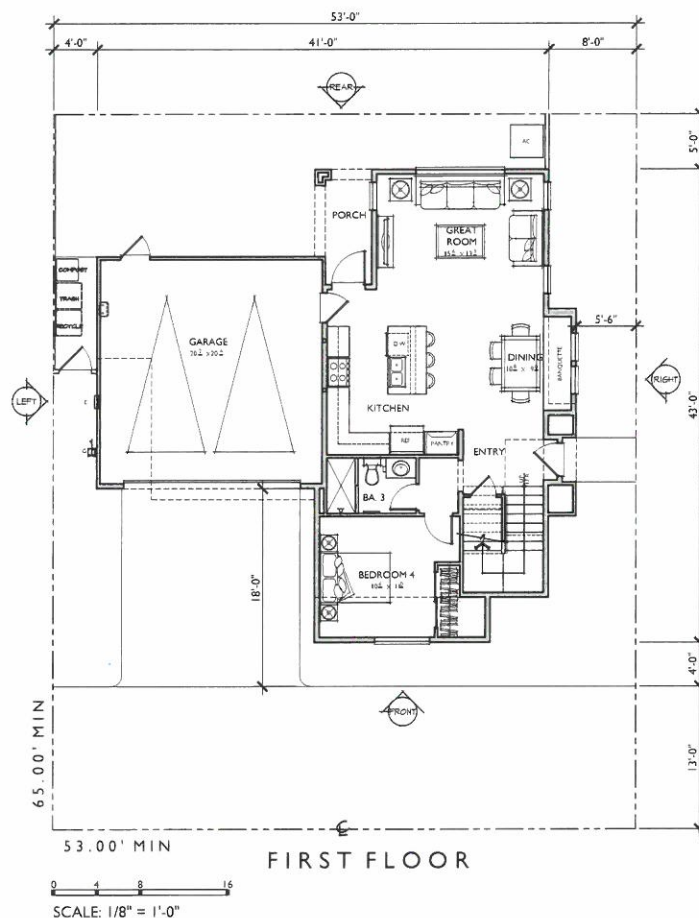
AMERICAN FARMHOUSE
SCHEME 6



CONTEMPORARY RANCH
SCHEME 7

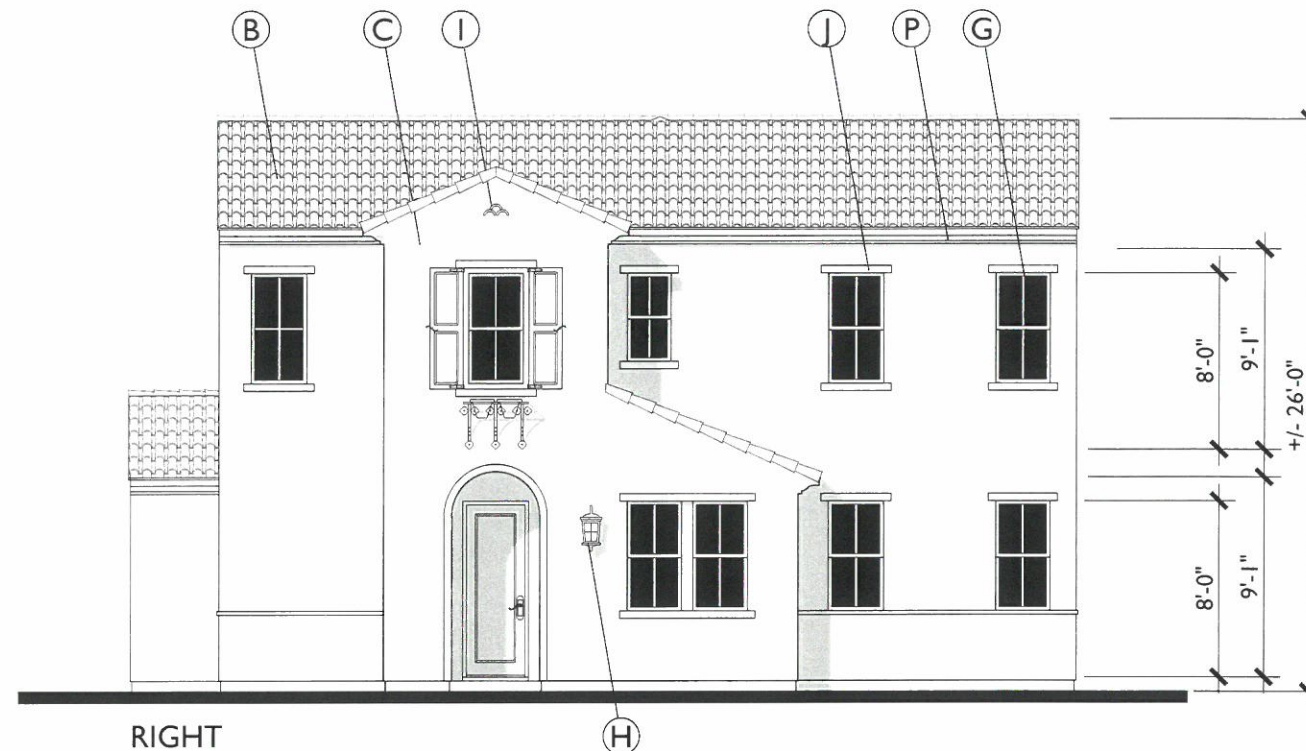


SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"



RIGHT

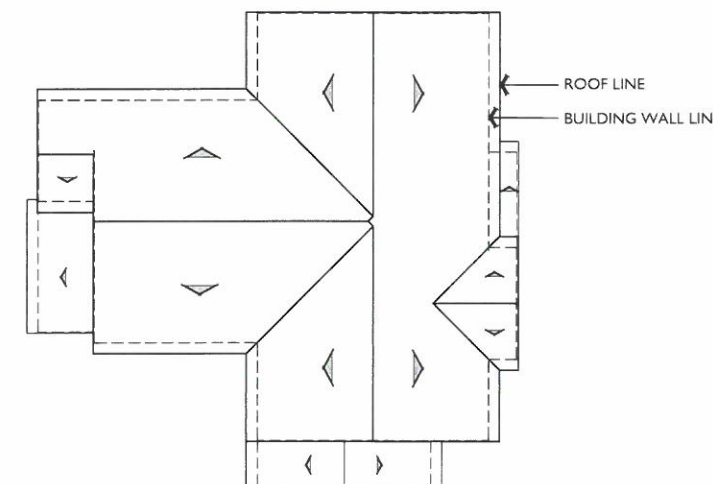
SCALE: 1/4" = 1'-0"

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%

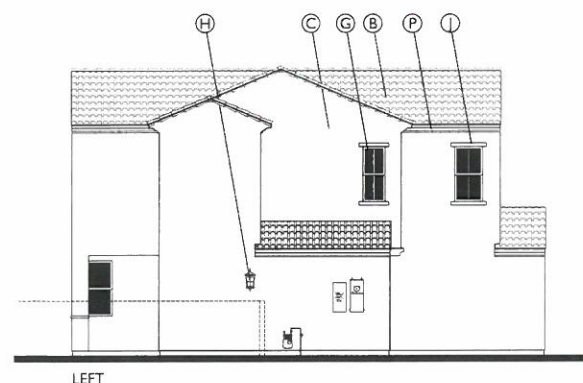
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

- 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. POTSHelf
 - N. AWNING
 - O. DECORATIVE OUTLOOKER
 - P. FOAM EAVE
 - Q. STANDING METAL SEAM



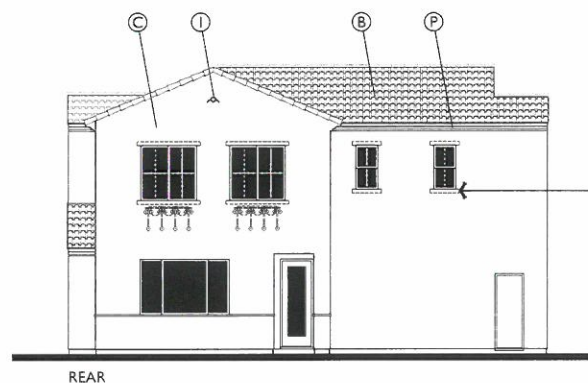
ROOF PLAN (CLASS A)

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



LEFT

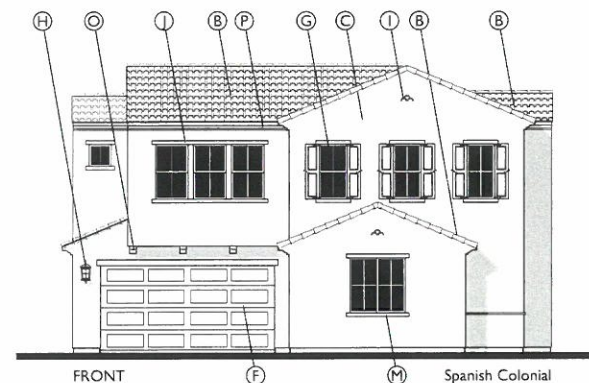
SCALE: 1/8" = 1'-0"



REAR

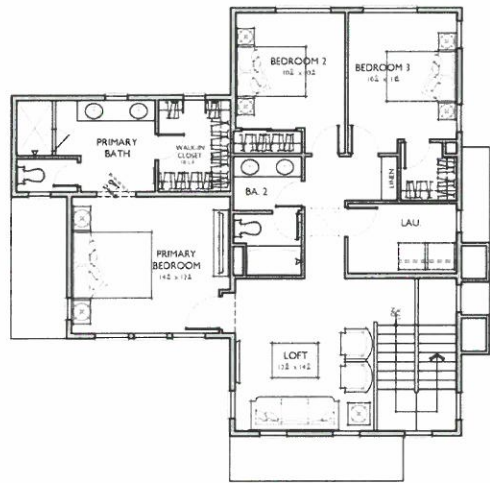
ENHANCEMENTS ON STREET ELEV.

NOTE: MUNTINS ON ENHANCED ELEVATION ONLY

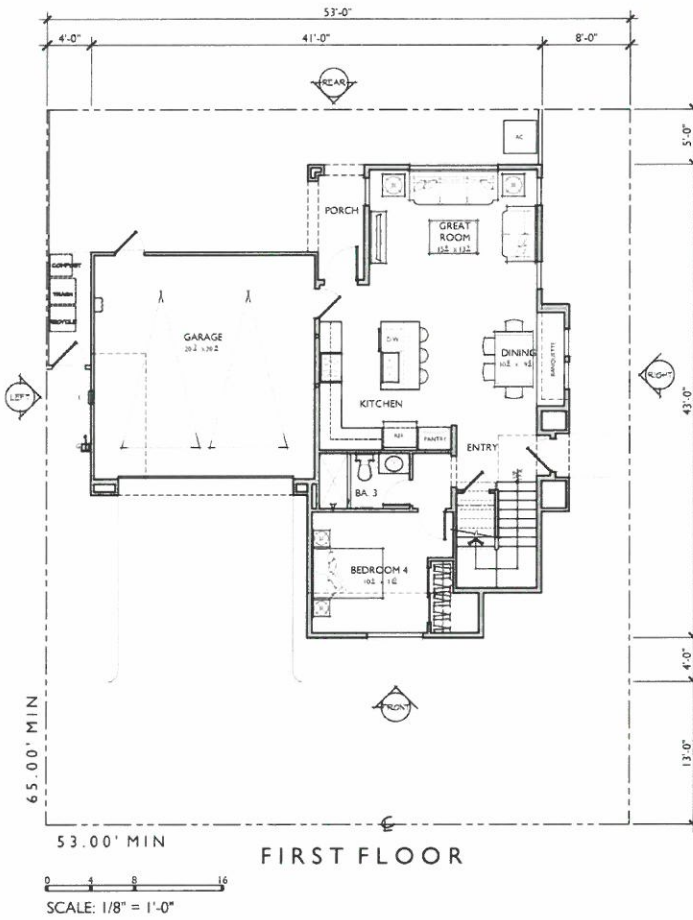


FRONT

Spanish Colonial



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 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%

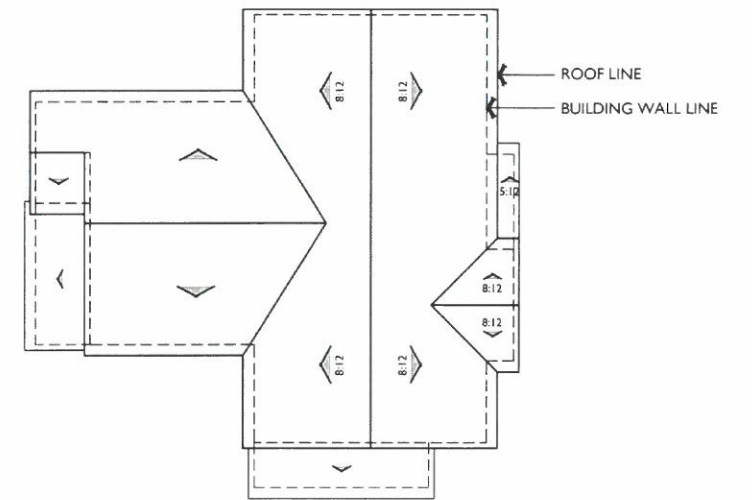
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

- 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. POTSHELF
 - N. AWNING
 - O. DECORATIVE OUTLOOKER
 - P. FOAM EAVE
 - Q. STANDING METAL SEAM



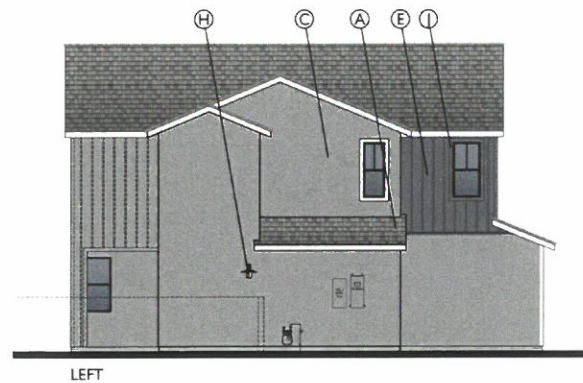
RIGHT

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



ROOF PLAN (CLASS A)

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



LEFT

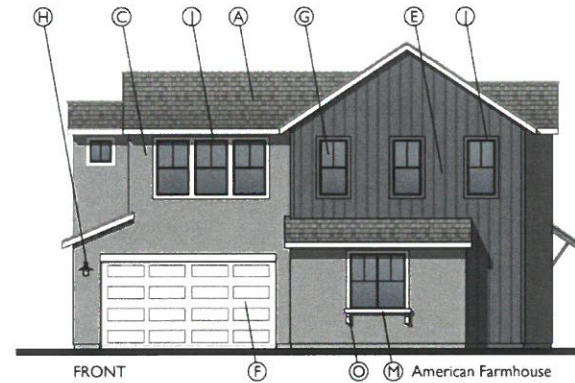
SCALE: 1/8" = 1'-0"



REAR

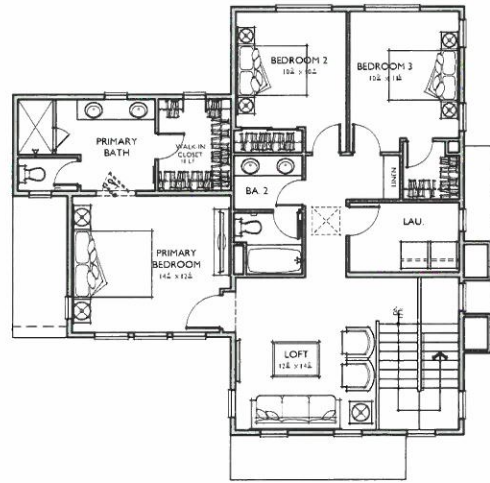
ENHANCEMENTS ON STREET ELEV.

NOTE: MUNTINS ON ENHANCED ELEVATION ONLY

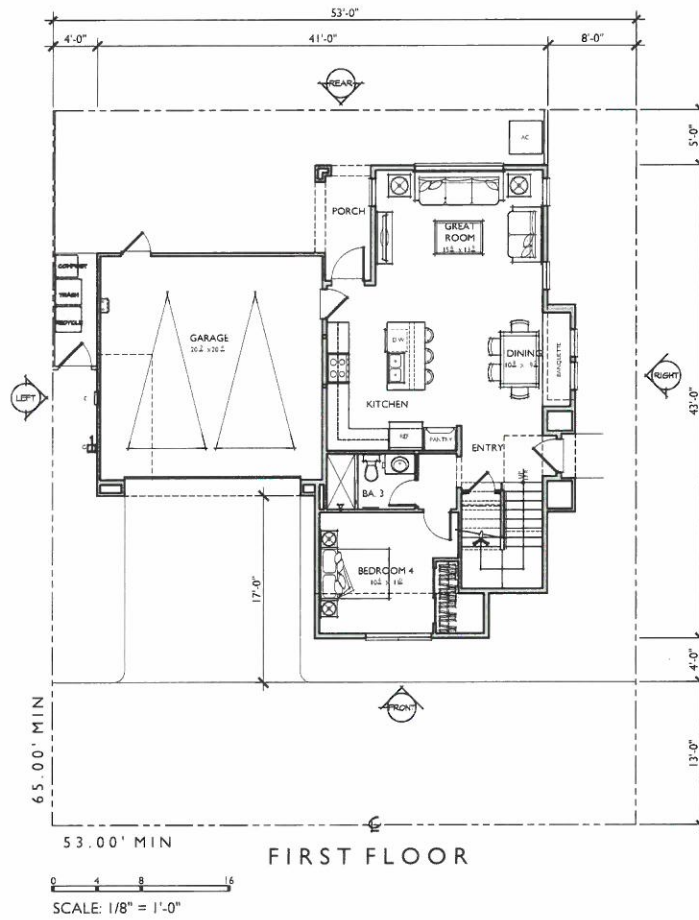


FRONT

American Farmhouse



SECOND FLOOR



FIRST FLOOR

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

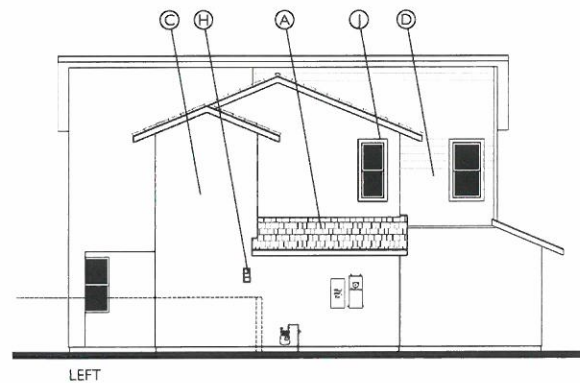
MATERIAL LEGEND

- 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. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



RIGHT

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



LEFT

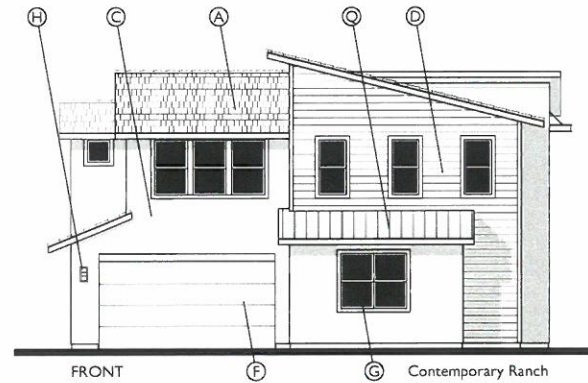
SCALE: 1/8" = 1'-0"



REAR

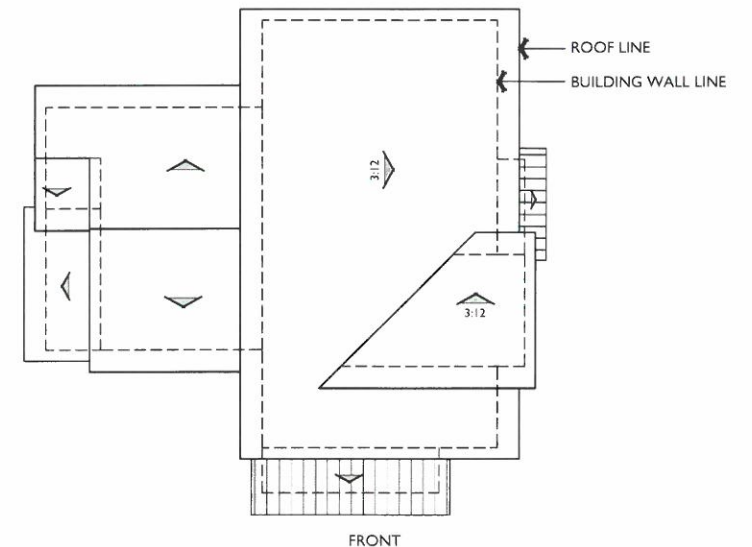
ENHANCEMENTS ON STREET ELEV.

NOTE: MUNTINS ON ENHANCED ELEVATION ONLY



FRONT

Contemporary Ranch



ROOF PLAN (CLASS A)

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



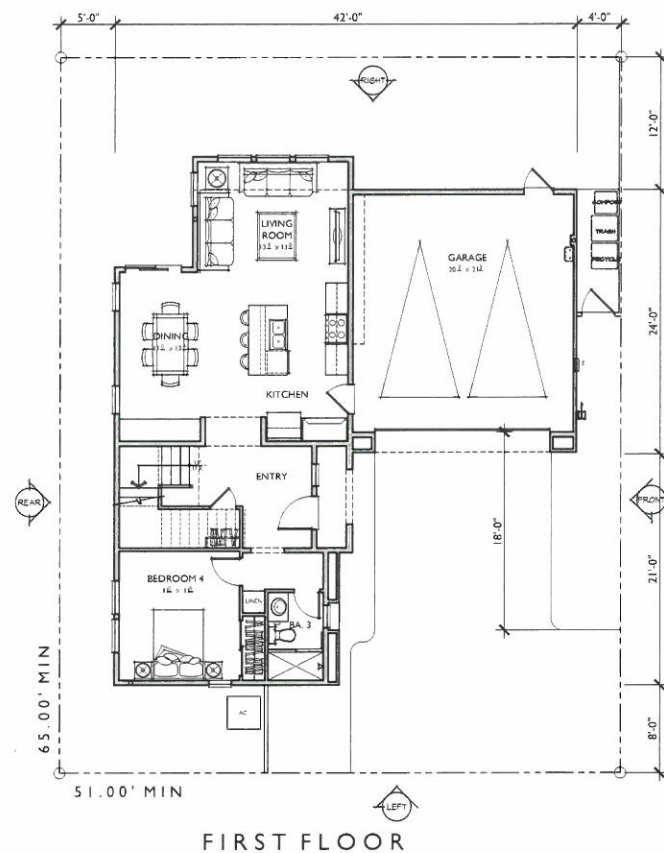
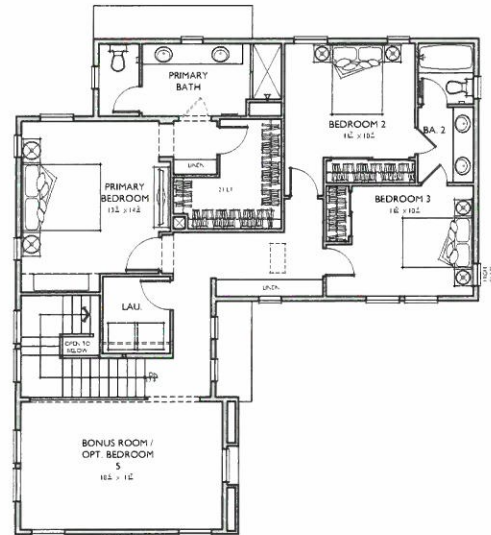
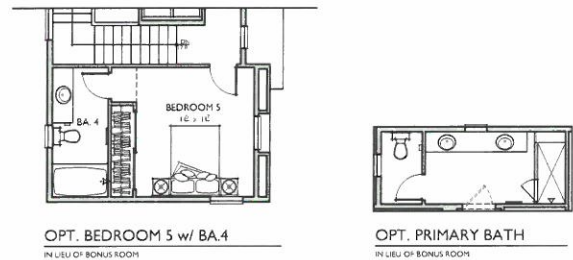
SPANISH COLONIAL
SCHEME 2



AMERICAN FARMHOUSE
SCHEME 5



CONTEMPORARY RANCH
SCHEME 9



SCALE: 1/8" = 1'-0"

PLAN 3

4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

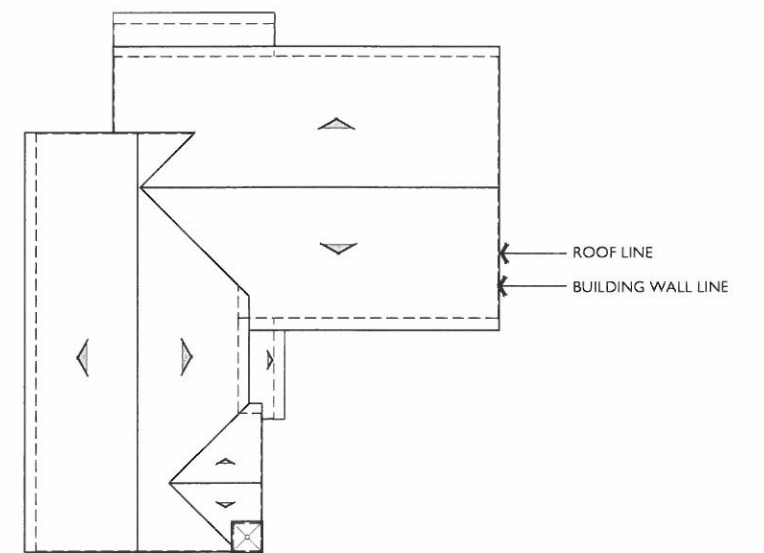
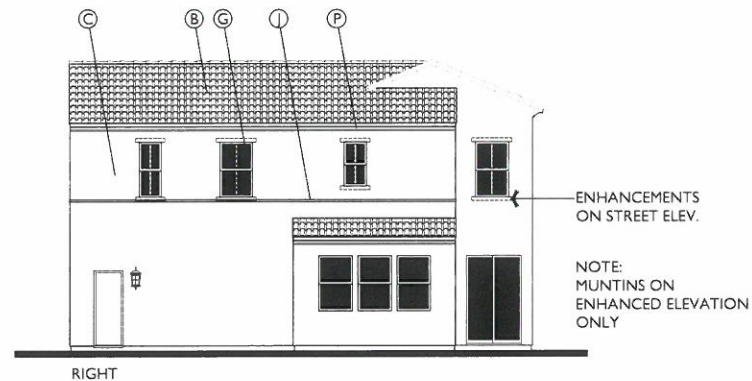
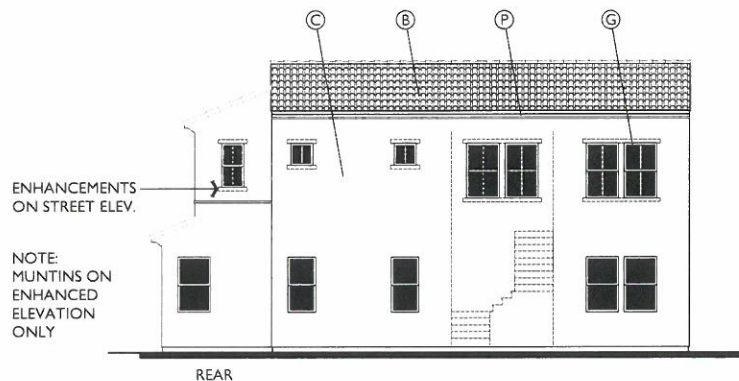
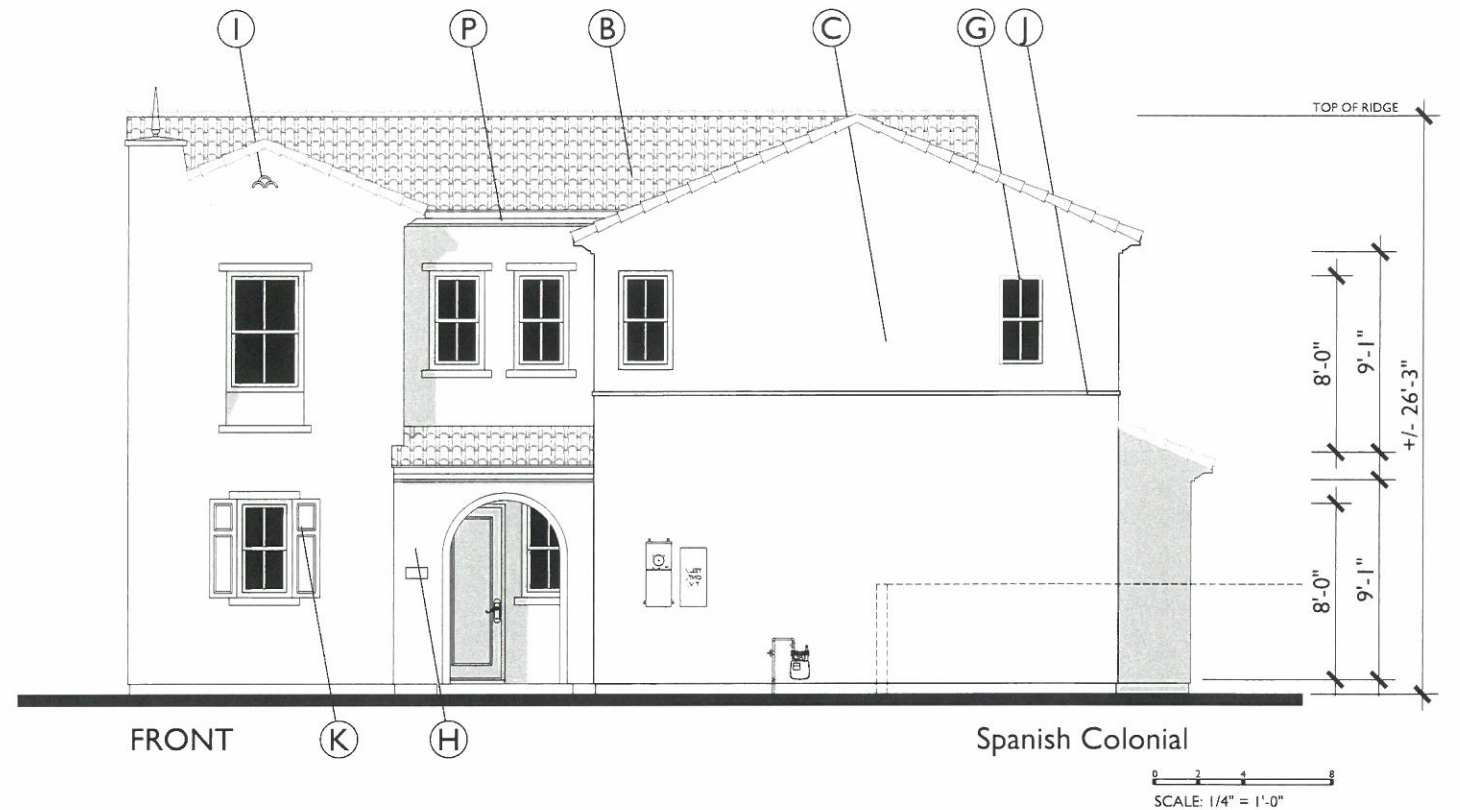
FLOOR AREA TABLE

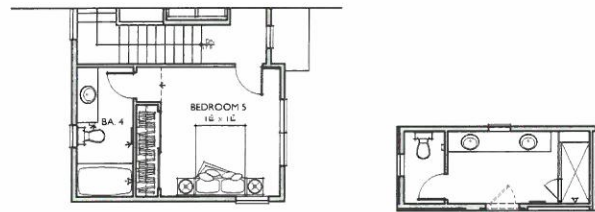
1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	2175 SQ. FT.
2 - CAR GARAGE	450 SQ. FT.
PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

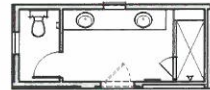
MATERIAL LEGEND

- 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
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- K. SHUTTER
- L. POST
- M. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM

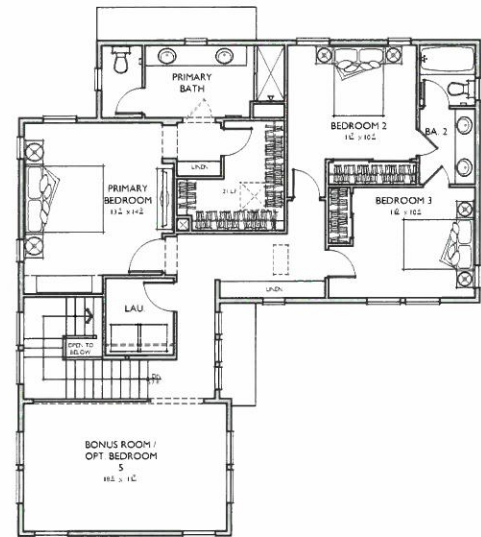




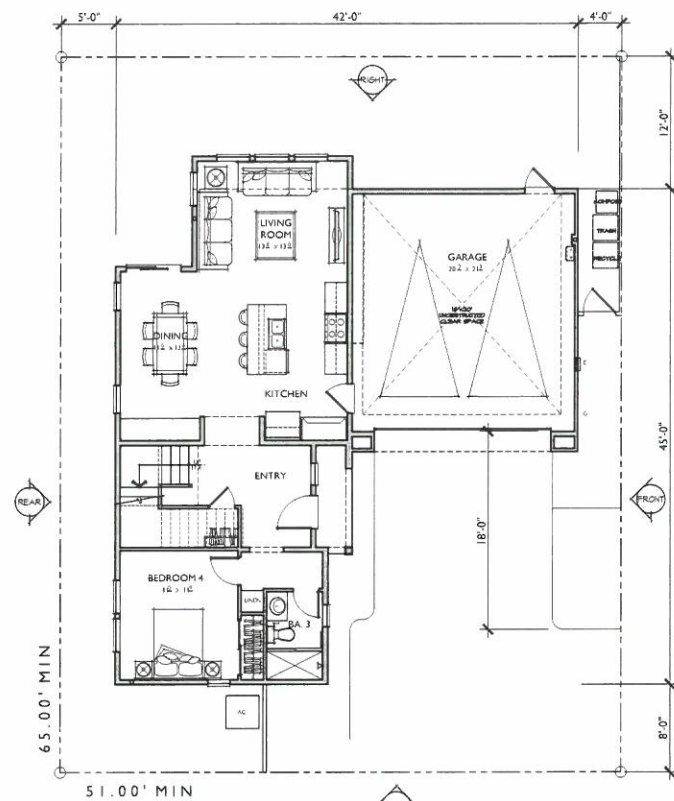
OPT. BEDROOM 5 w/ BA.4
IN LIEU OF BONUS ROOM



OPT. PRIMARY BATH
IN LIEU OF BONUS ROOM



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 3

4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

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
- K. SHUTTER
- L. POST
- M. POTSHelf
- N. AWNING
- O. DECORATIVE OUTLOOKER
- P. FOAM EAVE
- Q. STANDING METAL SEAM



FRONT

American Farmhouse

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



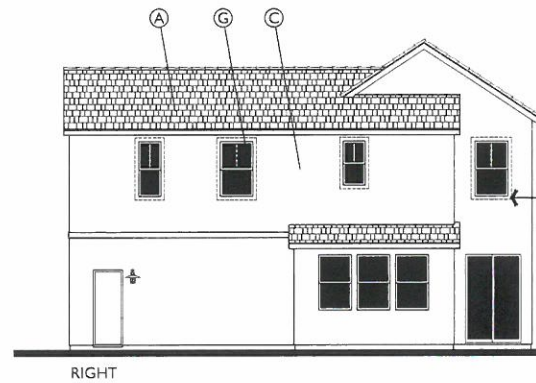
LEFT

ENHANCEMENTS
ON STREET ELEV.

NOTE:
MUNTINS ON
ENHANCED
ELEVATION
ONLY



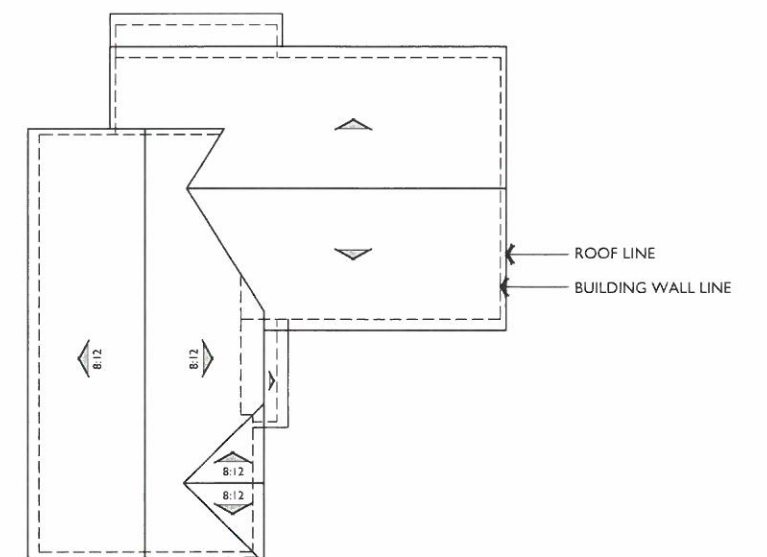
REAR



RIGHT

ENHANCEMENTS
ON STREET ELEV.

NOTE:
MUNTINS ON
ENHANCED
ELEVATION
ONLY



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

SCALE: 1/8" = 1'-0"

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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Tel: +1 949 553 9100
Fax: +1 949 553 0548

PLAN 3B

American Farmhouse Elevation

BEDFORD - PHASE 3/4

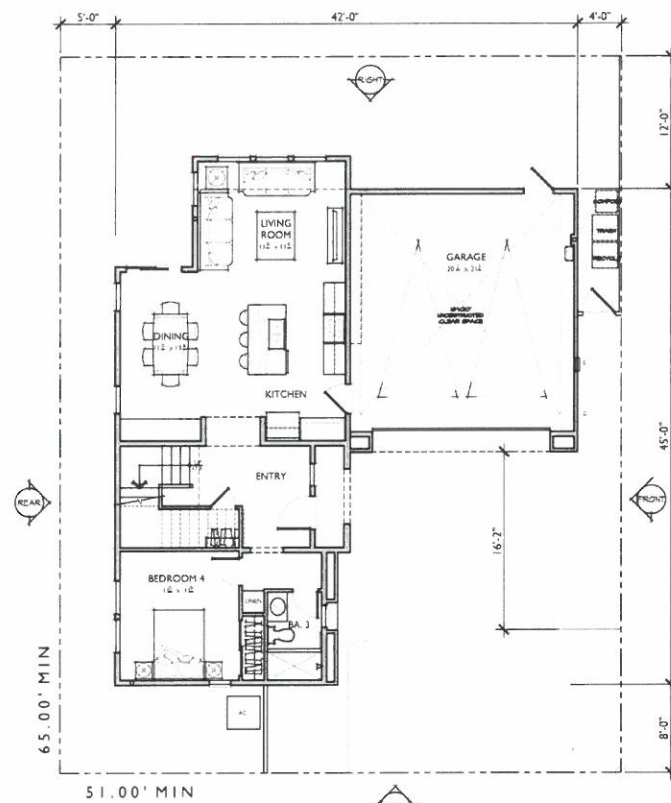
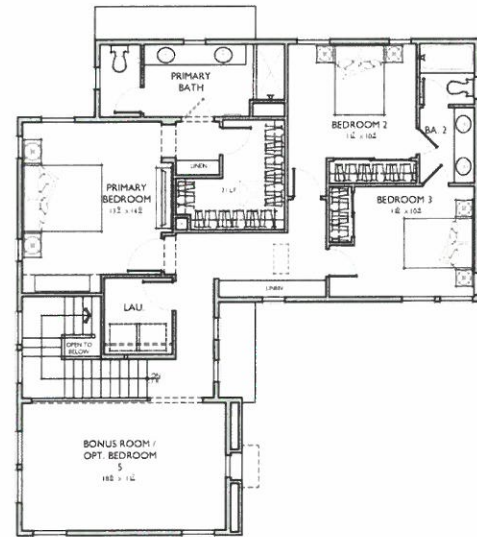
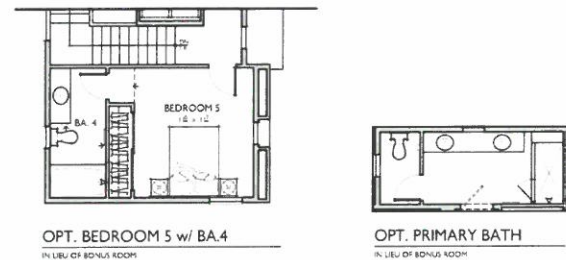
Corona, California

972.22324

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

04.05.23

Pacific Ventures
MANAGEMENT LLC



SCALE: 1/8" = 1'-0"

PLAN 3

4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	2175 SQ. FT.
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PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

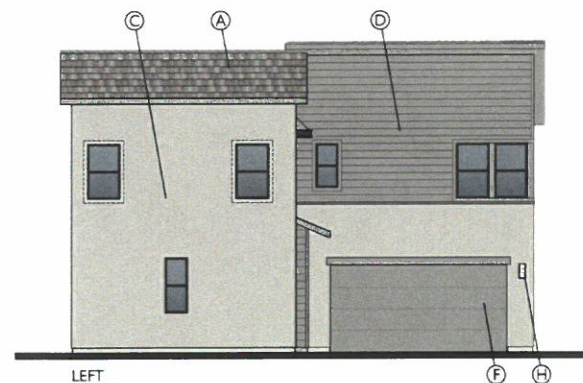
MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
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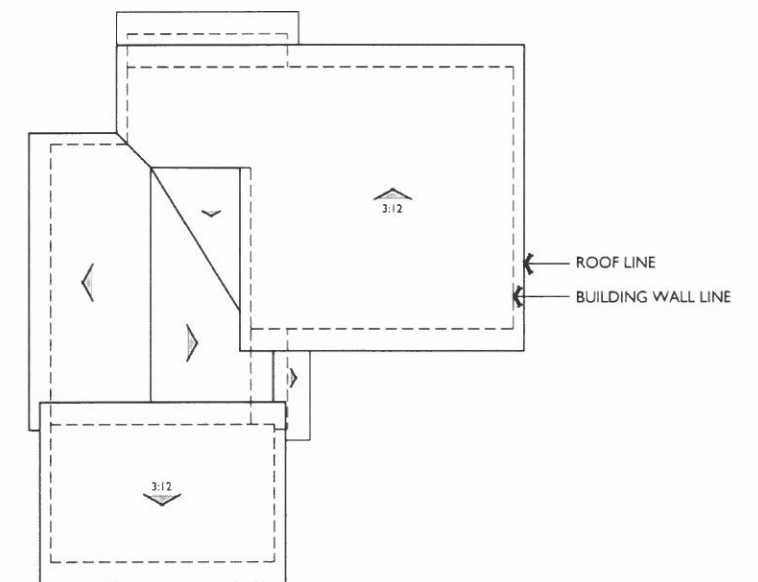
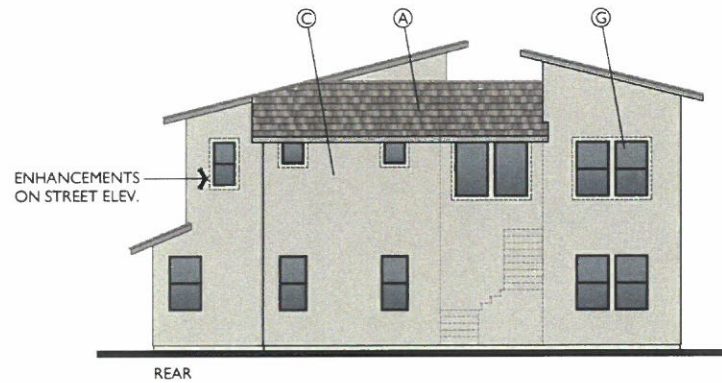


Contemporary Ranch

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



SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE