

BEDFORD AT ARANTINE HILLS - PHASE 3&4  
CORONA , CA  
50' x 80' S.F.D. - PA7  
LOW DENSITY RESIDENTIAL



COVER PAGE  
COMPOSITE PLANS

**PLAN 1 - 1,527 SQ. FT.**

- PLAN 1 FRONT ELEVATIONS
- PLAN 1 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
- PLAN 1 TUSCANY FLOOR PLAN & ELEVATIONS
- PLAN 1 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS



**PLAN 2 - 2,373 SQ. FT.**

- PLAN 2 FRONT ELEVATIONS
- PLAN 2 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
- PLAN 2 TUSCANY FLOOR PLAN & ELEVATIONS
- PLAN 2 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS



**PLAN 3 - 2,761 SQ. FT.**

- PLAN 3 FRONT ELEVATIONS
- PLAN 3 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
- PLAN 3 TUSCANY FLOOR PLAN & ELEVATIONS
- PLAN 3 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2022 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100  
Newport Beach, CA USA 92660  
Tel. +1 949 553 9100  
Fax +1 949 553 0548

**EXHIBIT 5**

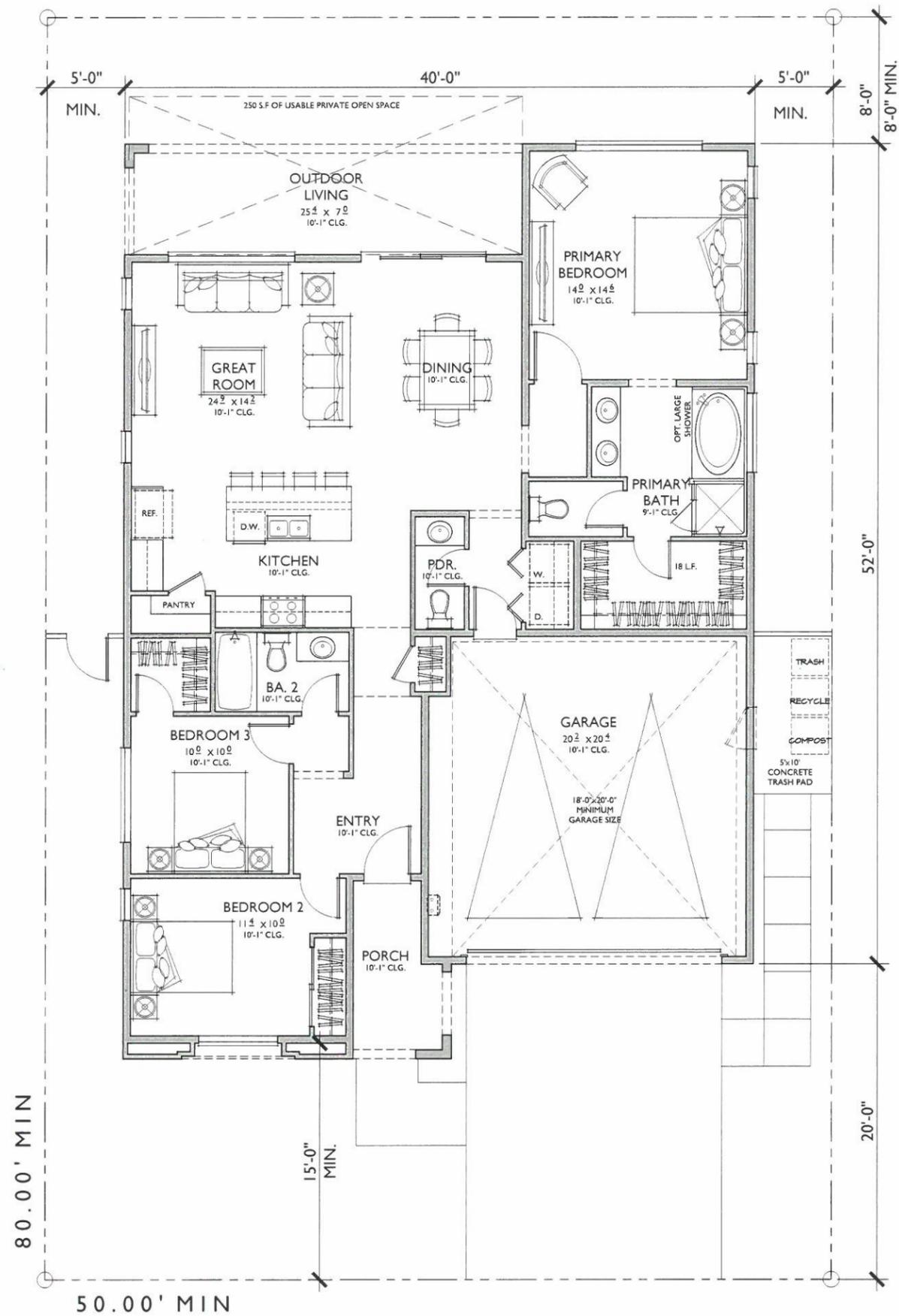


# STREETSCENE

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

0 2 4 8 972.22326

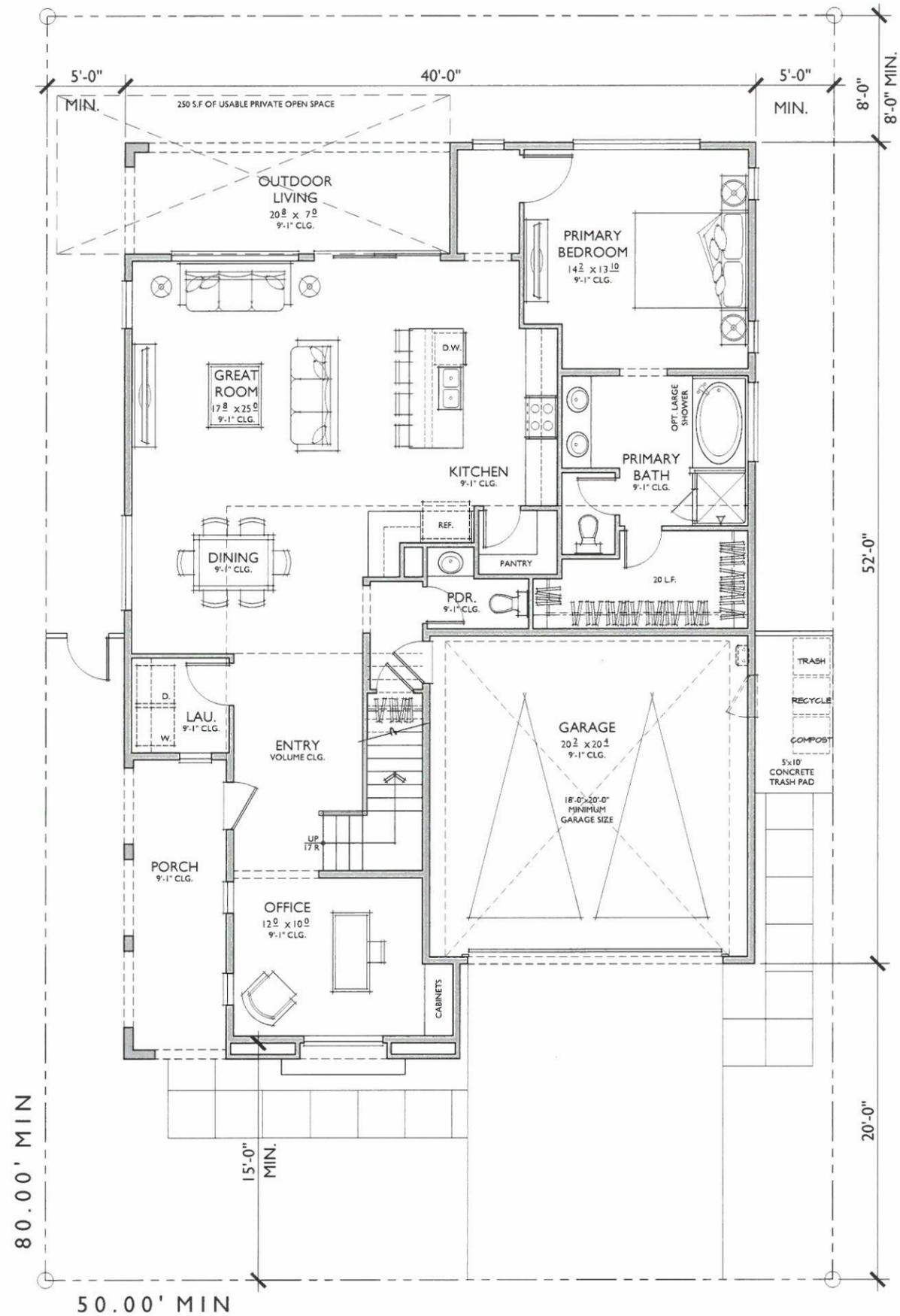
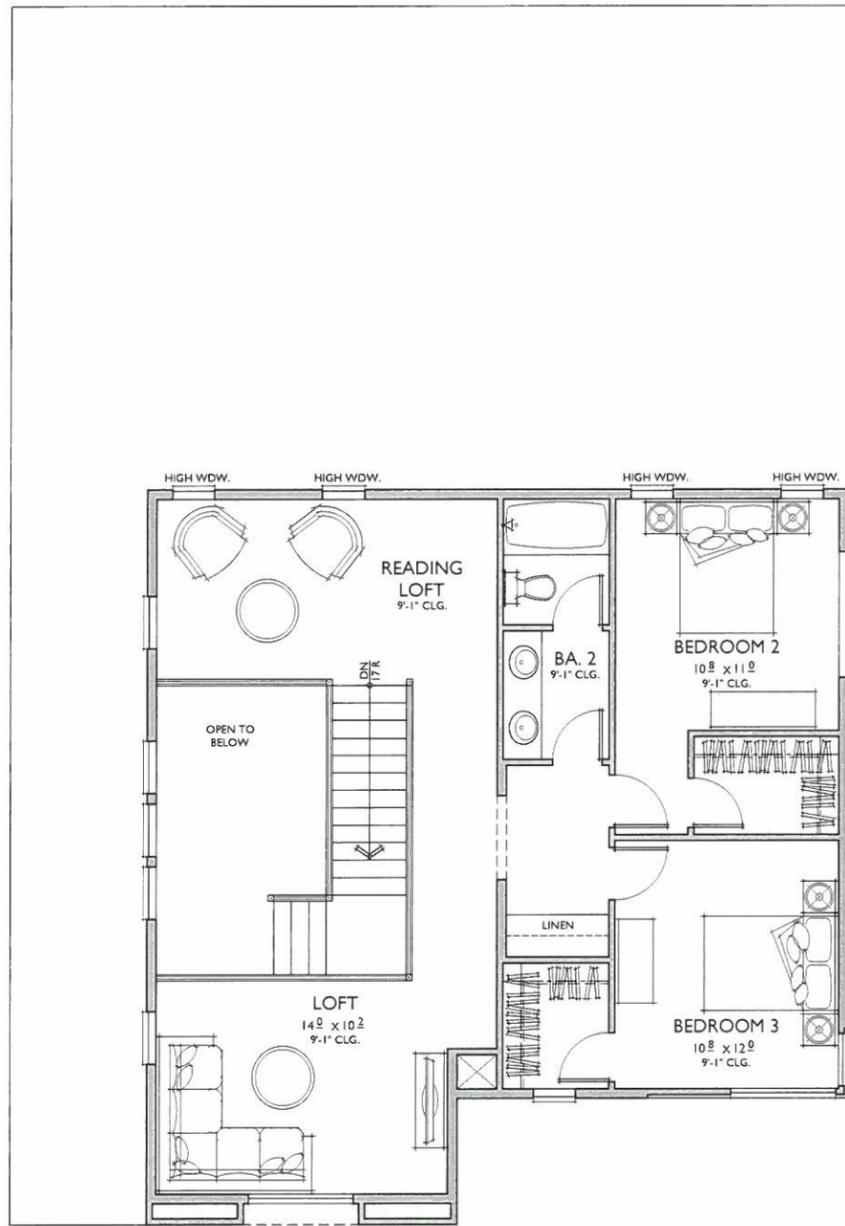


**PLAN IA**  
**1,527 SQ. FT.**

TARGET: 1,600 SQ. FT.  
 3 BEDROOMS / 2 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,527 SQ. FT.</b>
2 - CAR GARAGE	423 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

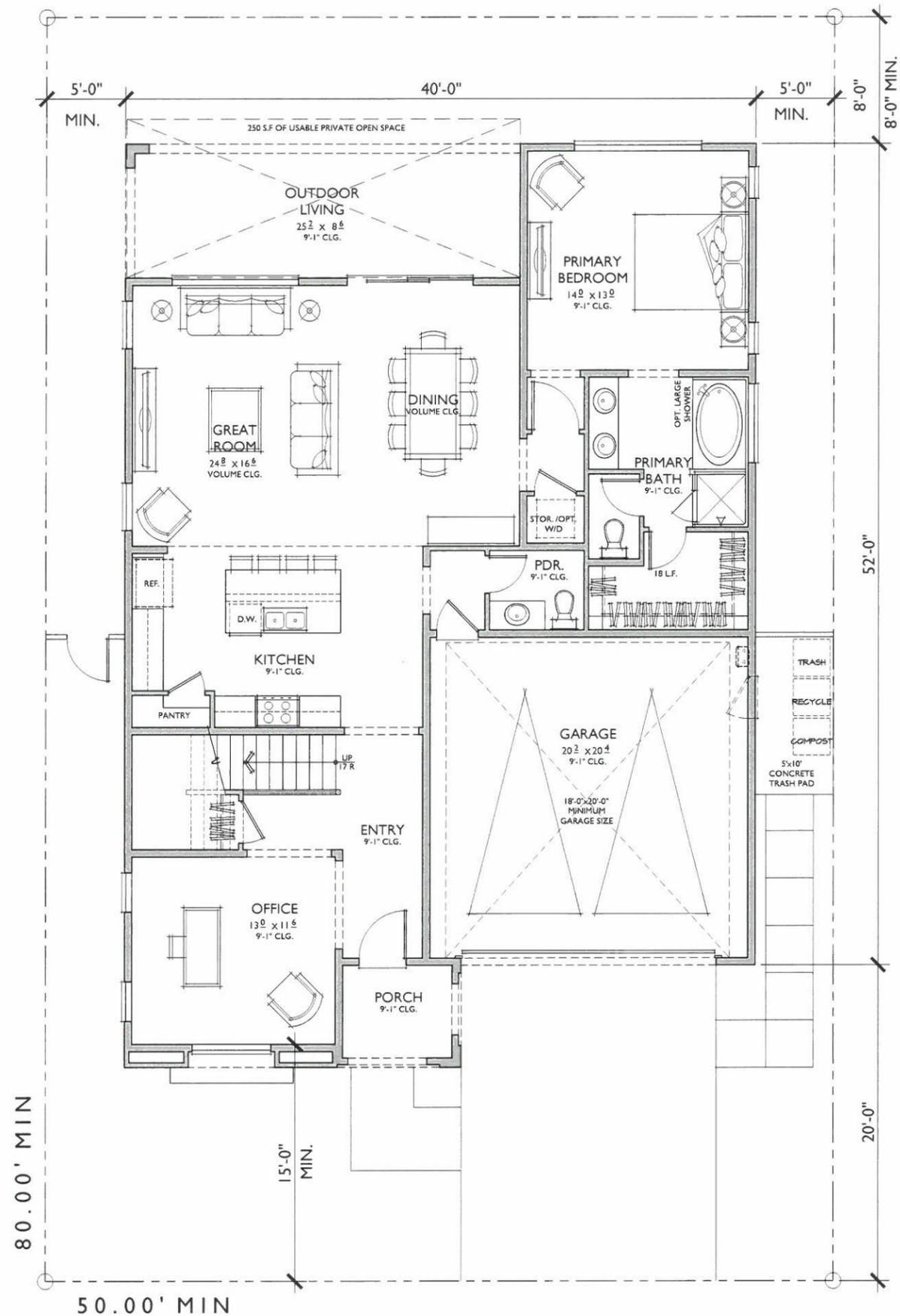
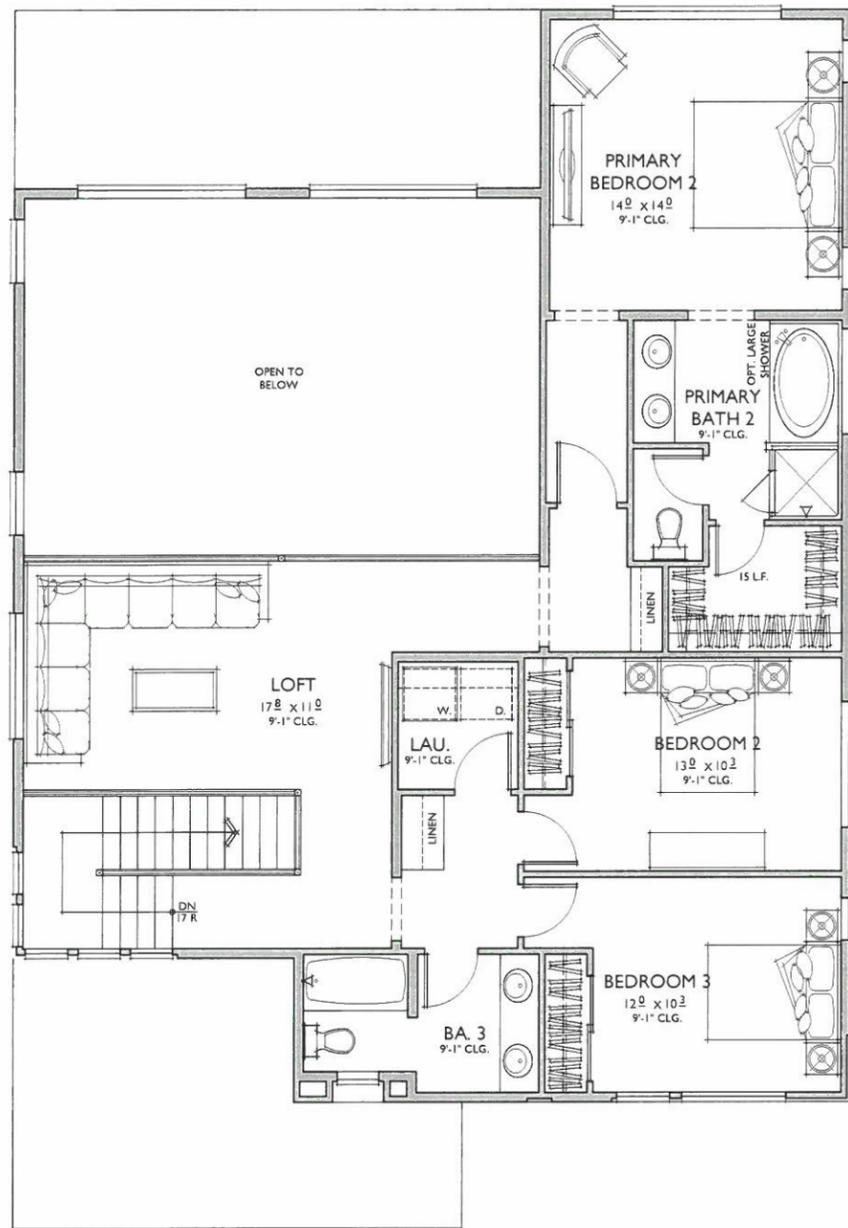


**PLAN 2A**  
**2,373 SQ. FT.**

TARGET: 2,300 SQ. FT.  
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,373 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	123 SQ. FT.
LOT COVERAGE (60% MAX)	48.1%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



**PLAN 3A**  
**2,761 SQ. FT.**

TARGET: 2,900 SQ. FT.  
 4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1,253 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,761 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	49 SQ. FT.
LOT COVERAGE (60% MAX)	48.4%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



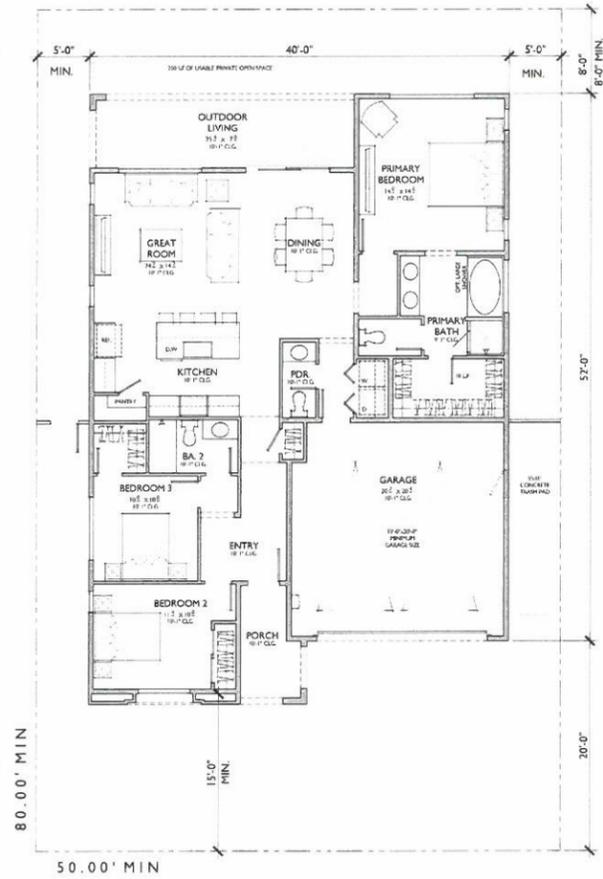
TRANSITIONAL SPANISH



TUSCANY

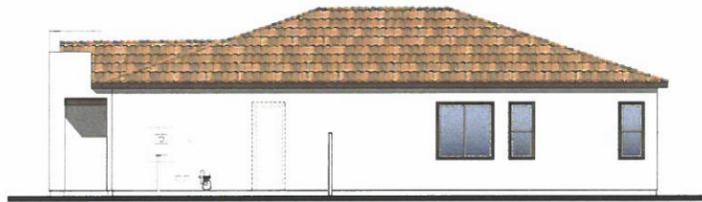


CONTEMPORARY RANCH



FRONT A - TRANSITIONAL SPANISH

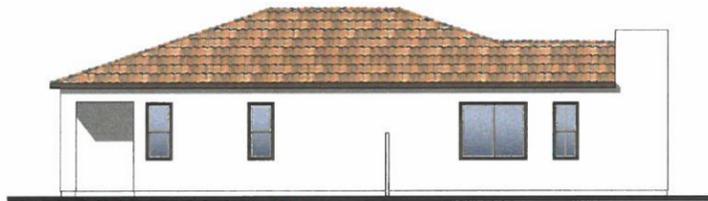
1/4" = 1'-0"  
 0 2 4 8  
 SCALE: 1/4" = 1'-0"



RIGHT

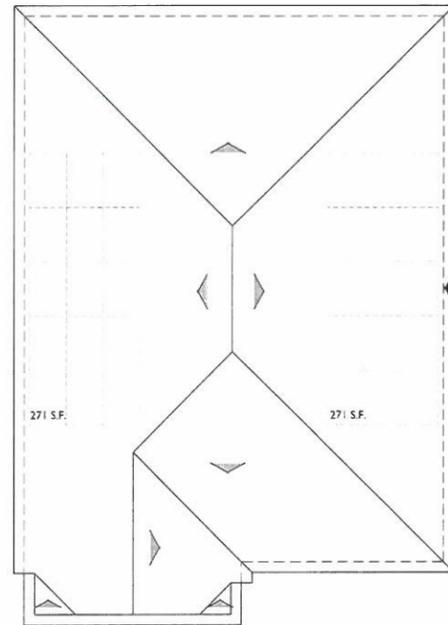


REAR



LEFT

0 4 8 16  
 SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
 PITCH: 4:12  
 RAKE: TIGHT  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE 'S' TILE

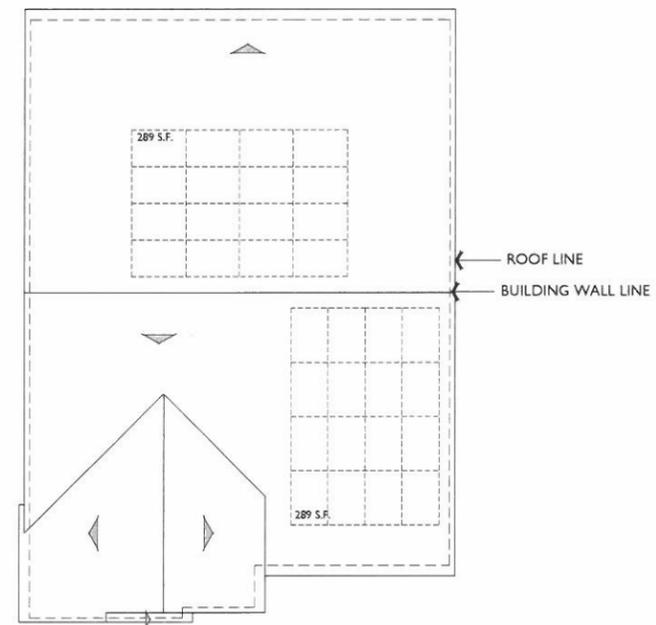
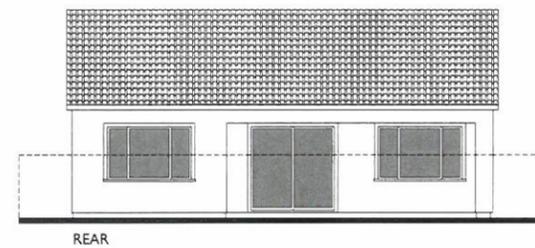
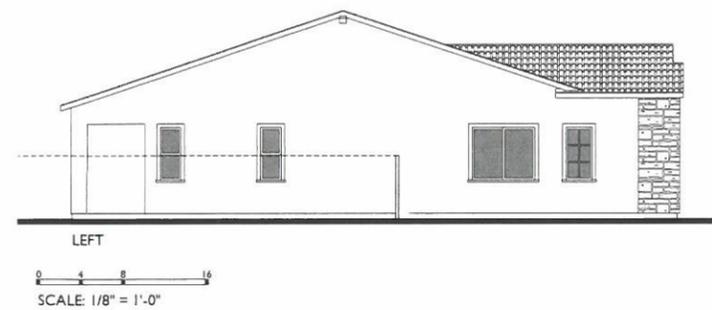
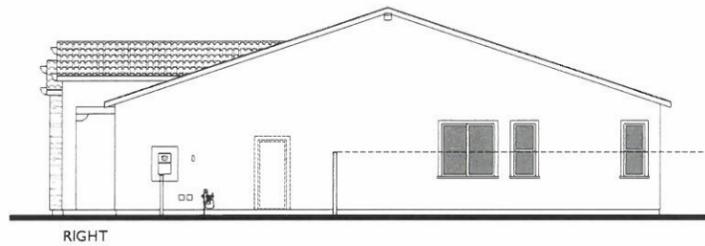
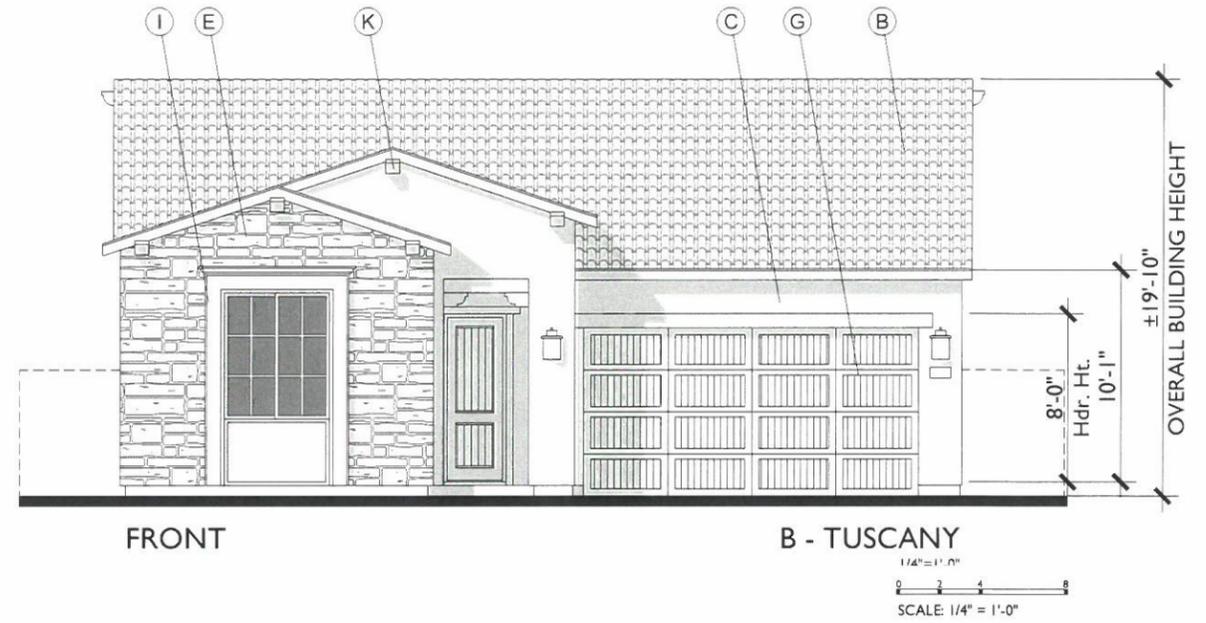
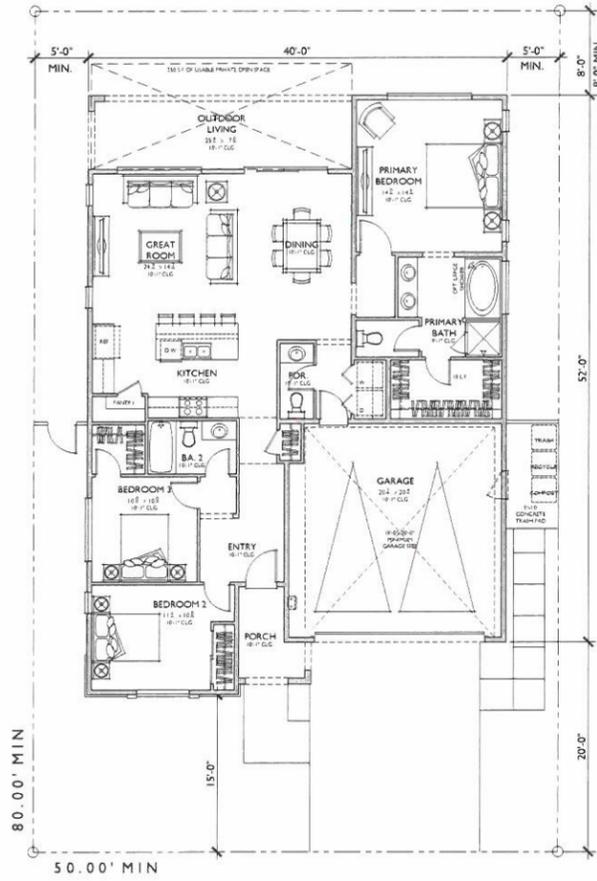
**A**  
 1/8" = 1'-0"  
 SOLAR ZONE  
 ZONE A = 271 S.F.  
 ZONE B = 271 S.F.

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
  - B. CONCRETE 'S' TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORBEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHIELD
  - N. DECORATIVE TILE

**PLAN 1A**  
**1,527 SQ. FT.**  
 TARGET: 1,600 SQ. FT.  
 3 BEDROOMS / 2 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,527 SQ. FT.</b>
2 - CAR GARAGE	423 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

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. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORBEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHELF
  - N. DECORATIVE TILE

**PLAN IB**  
**1,527 SQ. FT.**  
 TARGET: 1,600 SQ. FT.  
 3 BEDROOMS / 2 BATHS  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,527 SQ. FT.</b>
2 - CAR GARAGE	426 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

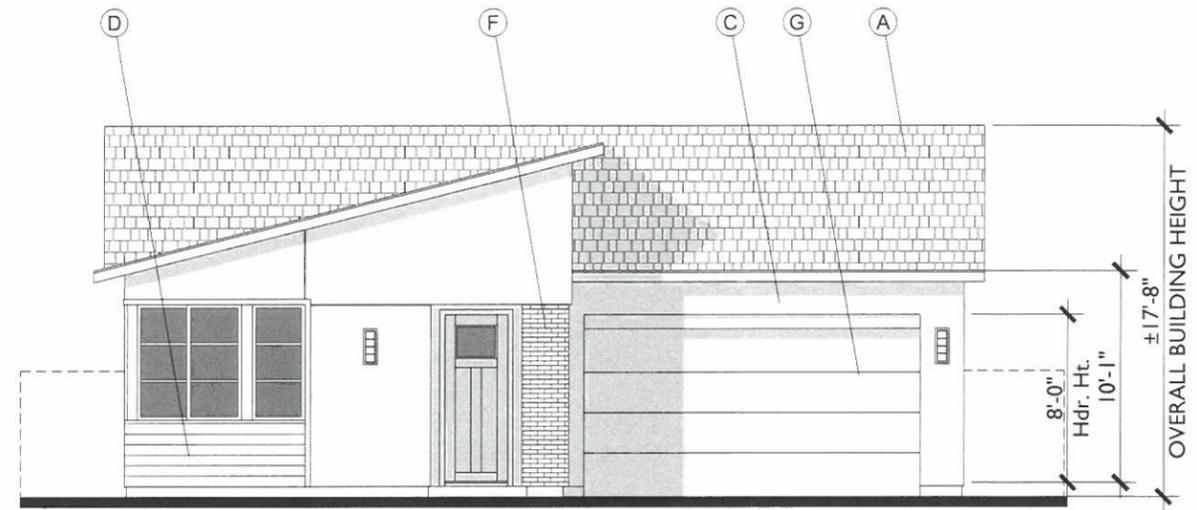
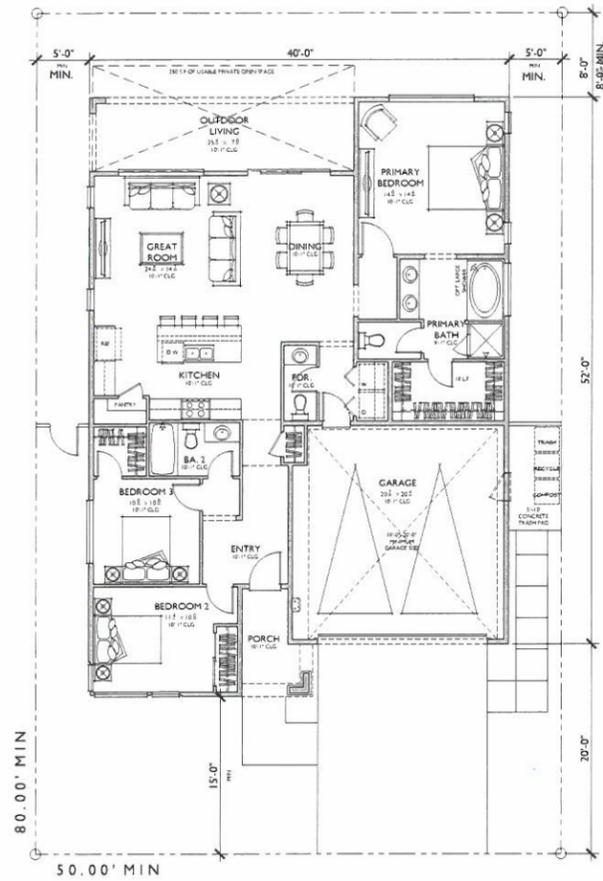
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**ROOF PLAN**

PITCH: 4:12  
 RAKE: 6"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE S TILE

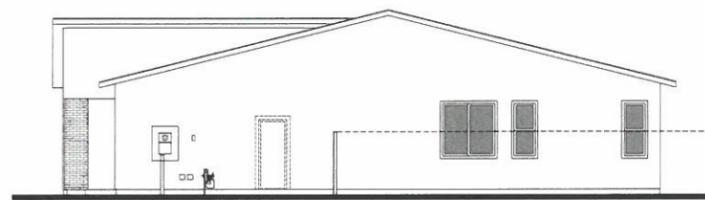
**B**

SOLAR ZONE  
 ZONE A = 289 S.F.  
 ZONE B = 289 S.F.

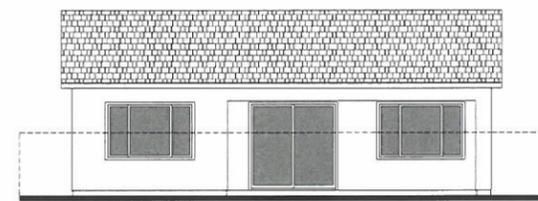


FRONT C - CONTEMPORARY RANCH

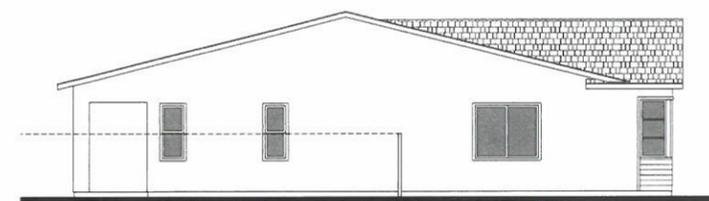
1/4" = 1'-0"  
0 2 4 8  
SCALE: 1/4" = 1'-0"



RIGHT

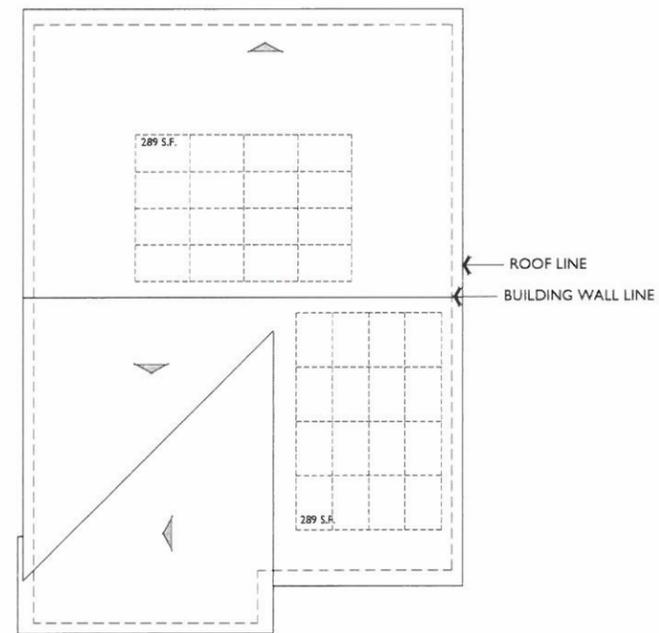


REAR



LEFT

0 4 8 16  
SCALE: 1/8" = 1'-0"



ROOF PLAN

PITCH: 3:12  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C

SOLAR ZONE  
ZONE A = 289 S.F.  
ZONE B = 289 S.F.

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE S' TILE
- C. STUCCO
- D. HORIZONTAL SIDING
- E. STONE VENEER
- F. BRICK VENEER
- G. ROLL UP GARAGE DOOR
- H. DECORATIVE SHUTTER
- I. STUCCO OVER FOAM TRIM
- J. WROUGHT IRON RAILING
- K. CORBEL
- L. DECORATIVE GABLE END DETAIL
- M. POTSHELF
- N. DECORATIVE TILE

PLAN IC  
1,527 SQ. FT.

TARGET: 1,600 SQ. FT.  
3 BEDROOMS / 2 BATHS  
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	
TOTAL LIVING	1,527 SQ. FT.
2 - CAR GARAGE	426 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	57 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2021 Bassenian | Lagoni Architects

**PLAN IC**  
Contemporary Ranch Elevation

**BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD**

Corona, California

972.22326

2031 Orchard Drive, Suite 100  
Newport Beach, CA USA 92660  
tel: +1 949 553 9190  
fax: +1 949 553 0548

11.22.22

**Pacific Ventures**  
MANAGEMENT LLC



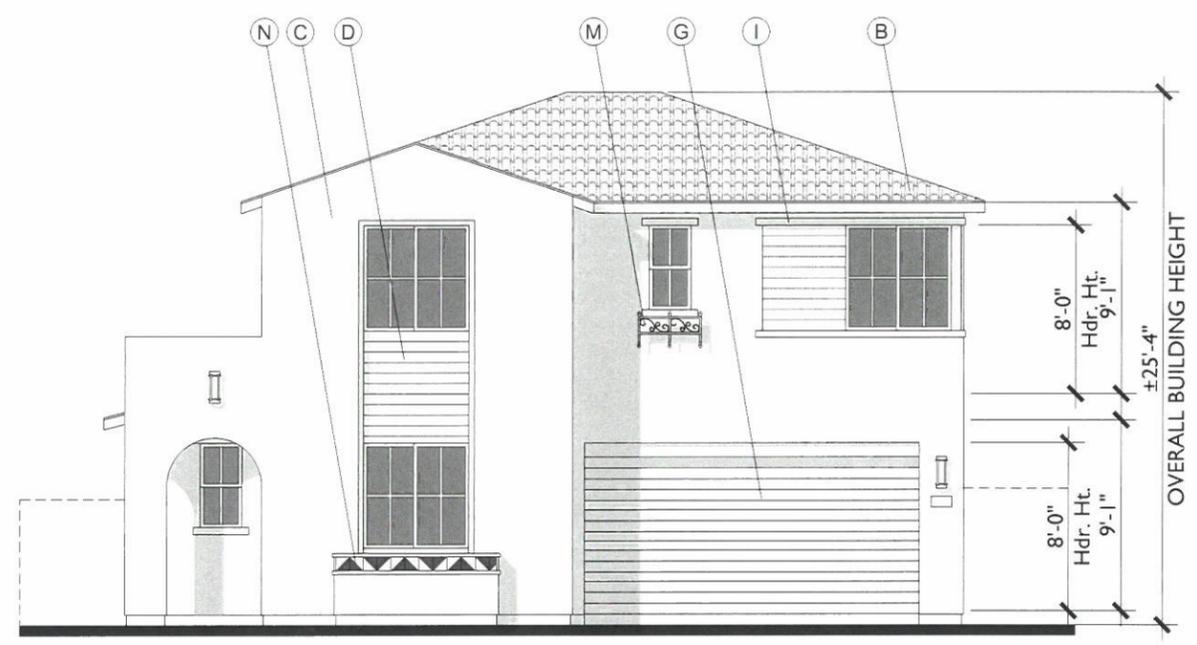
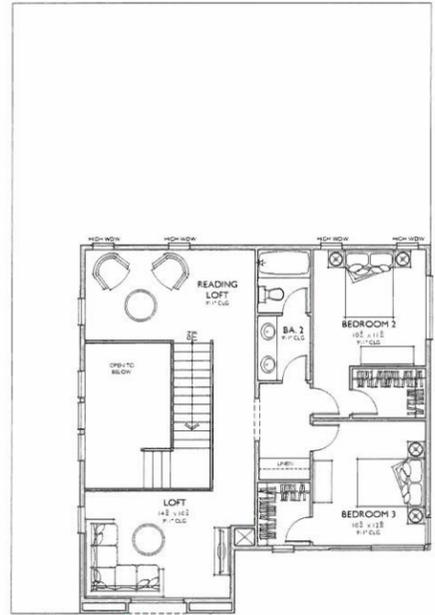
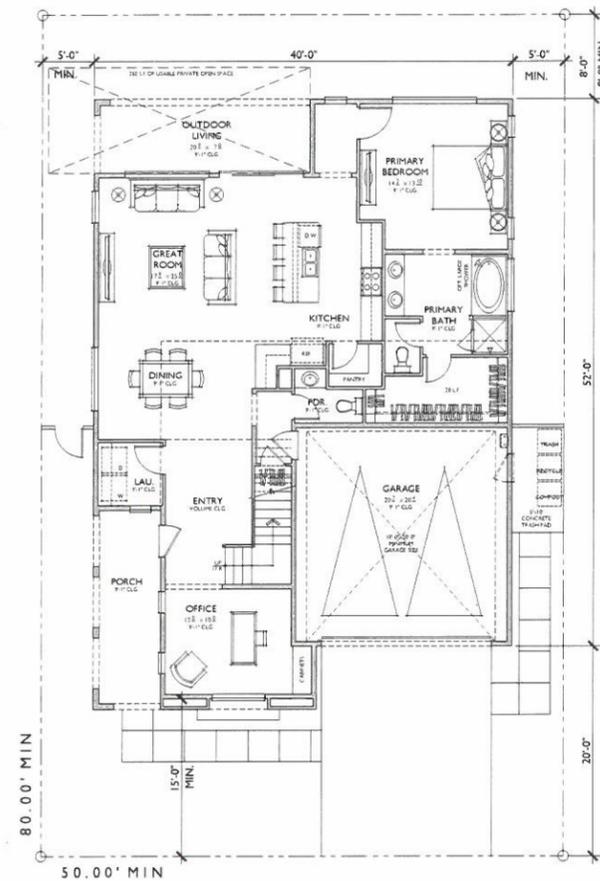
TRANSITIONAL SPANISH



TUSCANY

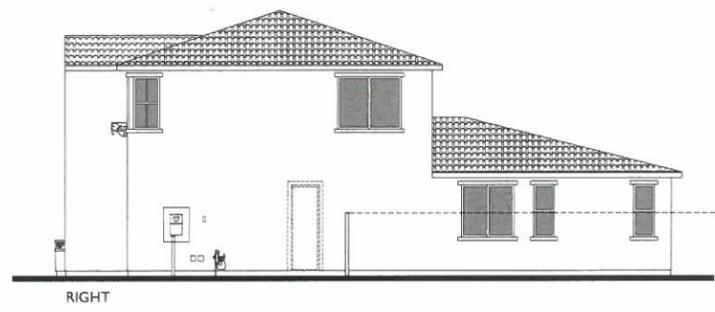


CONTEMPORARY RANCH

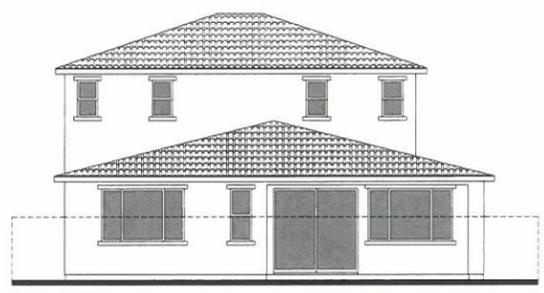


FRONT A - TRANSITIONAL SPANISH

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



RIGHT

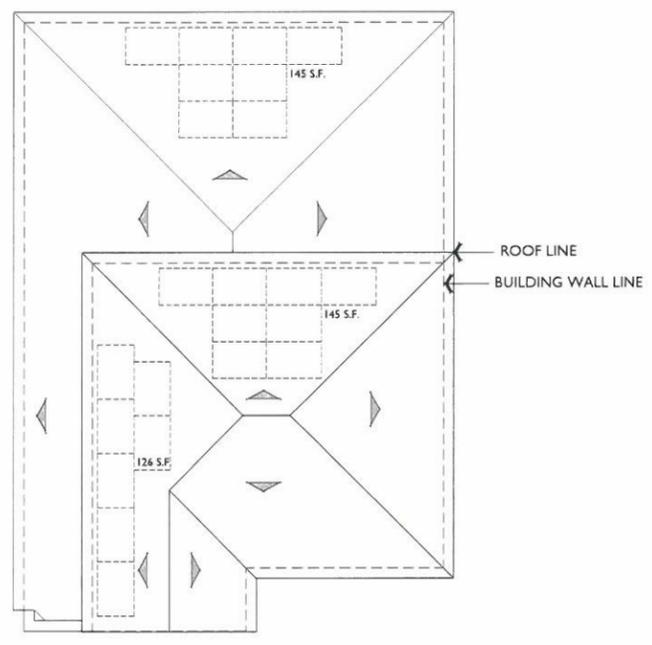


REAR



LEFT

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



ROOF PLAN A

PITCH: 4:12  
RAKE: TIGHT  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE



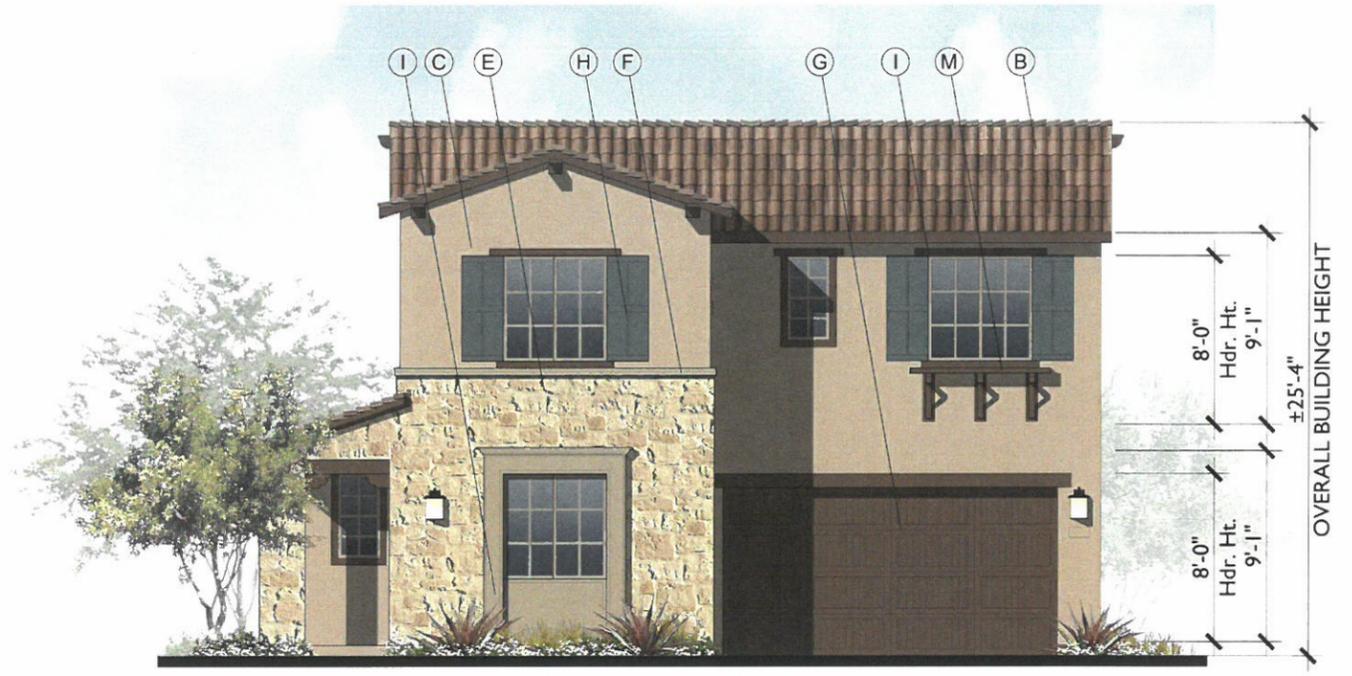
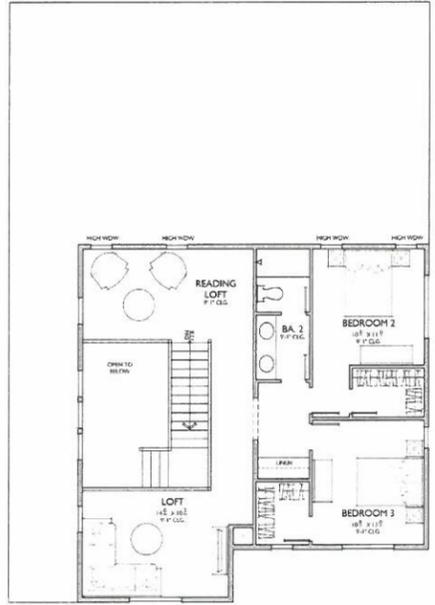
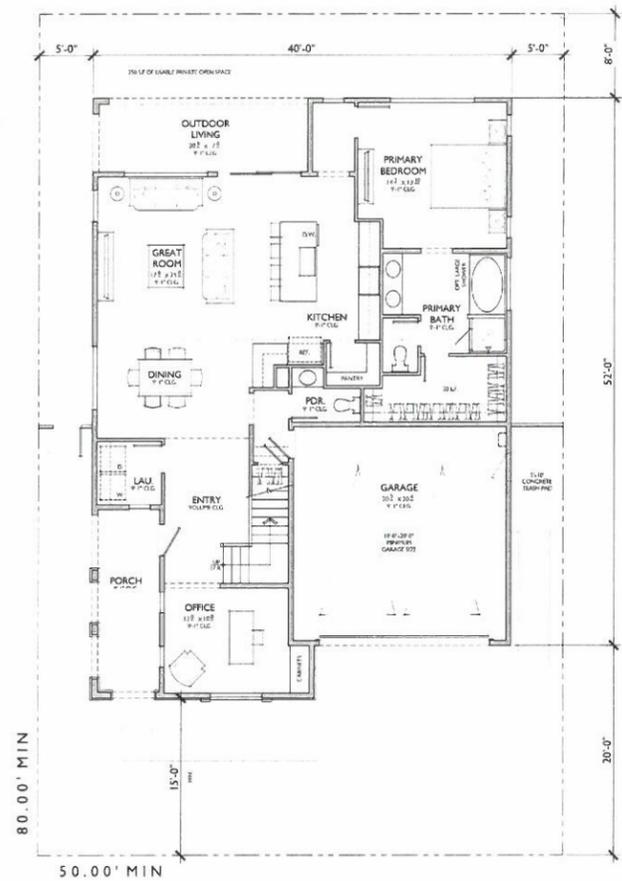
- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
  - B CONCRETE 'S' TILE
  - C STUCCO
  - D HORIZONTAL SIDING
  - E STONE VENEER
  - F BRICK VENEER
  - G ROLL UP GARAGE DOOR
  - H DECORATIVE SHUTTER
  - I STUCCO OVER FOAM TRIM
  - J WROUGHT IRON RAILING
  - K CORBEL
  - L DECORATIVE GABLE END DETAIL
  - M POTSHELF
  - N DECORATIVE TILE

**PLAN 2A**  
**2,373 SQ. FT.**

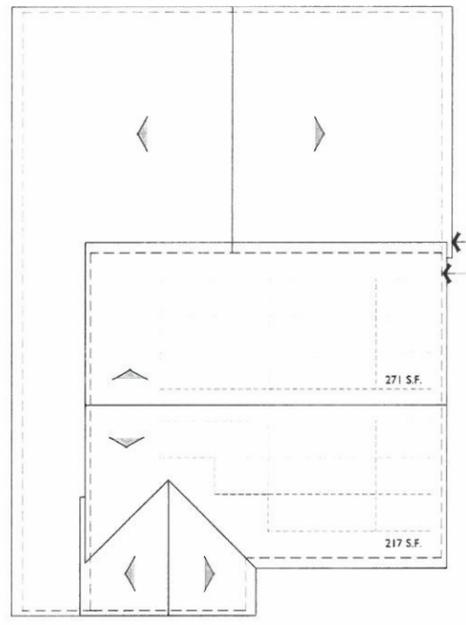
TARGET: 2,300 SQ. FT.  
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,373 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	123 SQ. FT.
LOT COVERAGE (60% MAX)	48.1%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT B - TUSCANY



ROOF PLAN B

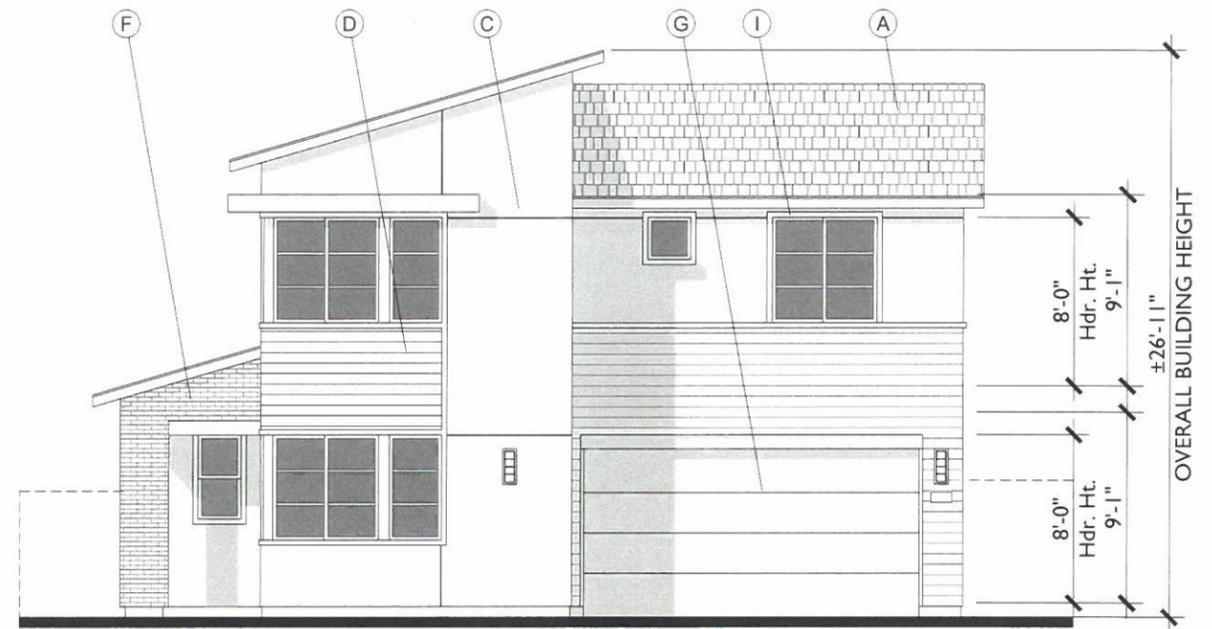
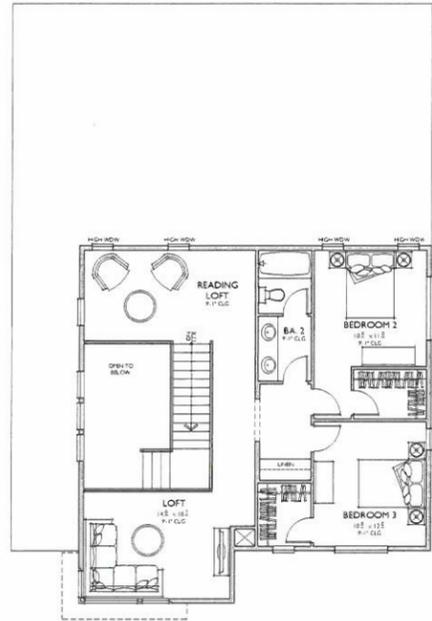
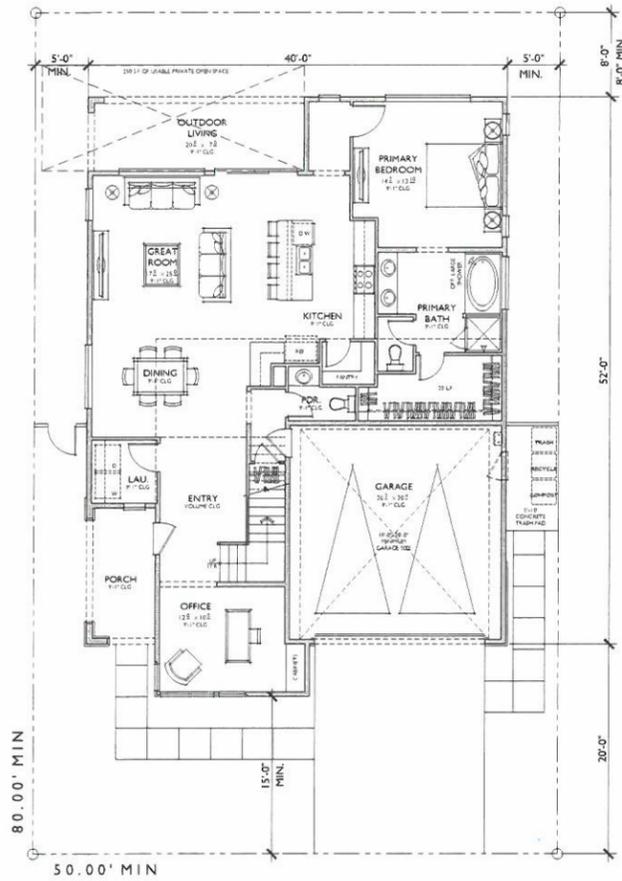
PITCH: 4:12  
 RAKE: 6"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE 'S' TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
  - B. CONCRETE 'S' TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORBEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHELF
  - N. DECORATIVE TILE

**PLAN 2B**  
**2,373 SQ. FT.**  
 TARGET: 2,300 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE  
 2 - CAR GARAGE

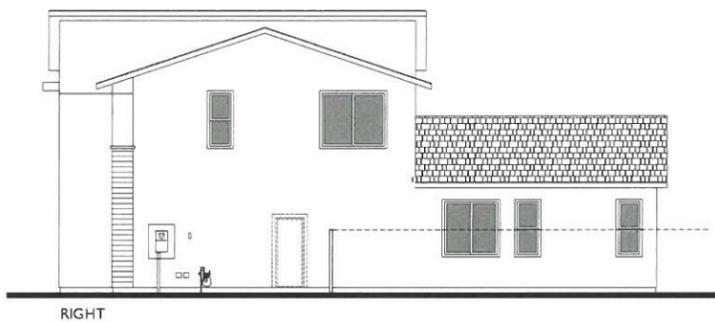
FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,373 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	117 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

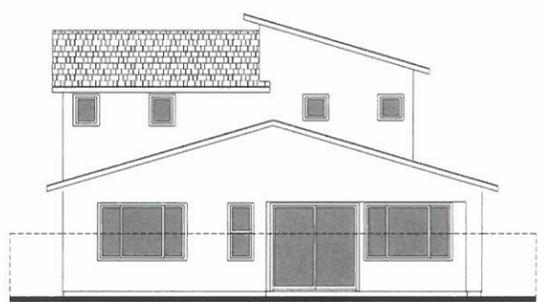


FRONT C - CONTEMPORARY RANCH

1/4" = 1'-0"  
 0 2 4 8  
 SCALE: 1/4" = 1'-0"



RIGHT

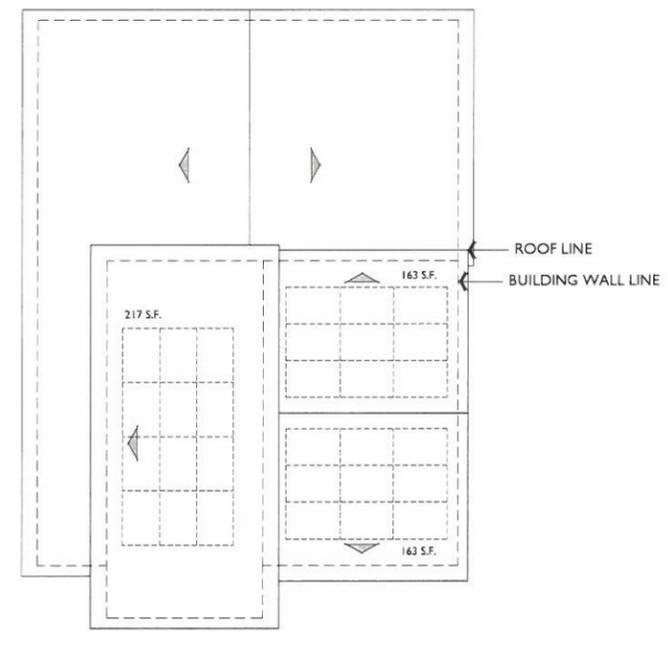


REAR



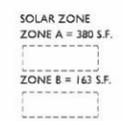
LEFT

0 4 8 16  
 SCALE: 1/8" = 1'-0"



ROOF PLAN C

PITCH: 3:12  
 RAKE: 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE



- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
  - B. CONCRETE S' TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORSEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHLF
  - N. DECORATIVE TILE

**PLAN 2C**  
**2,373 SQ. FT.**  
 TARGET: 2,300 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE  
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,373 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	84 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



TRANSITIONAL SPANISH



TUSCANY



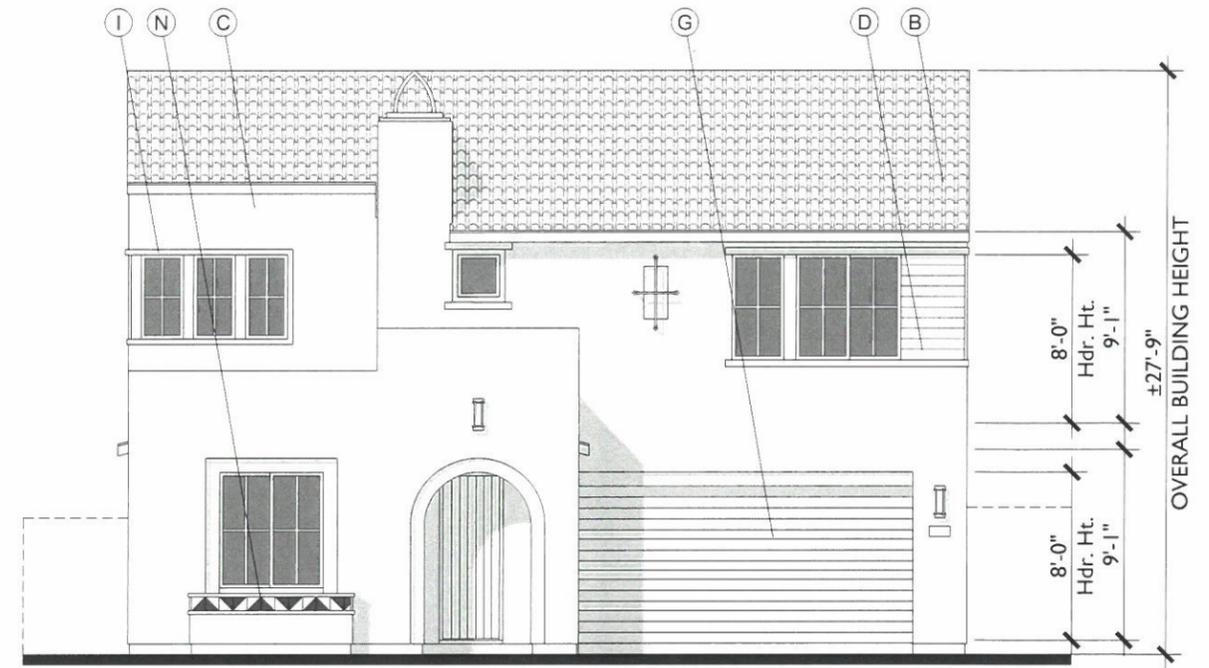
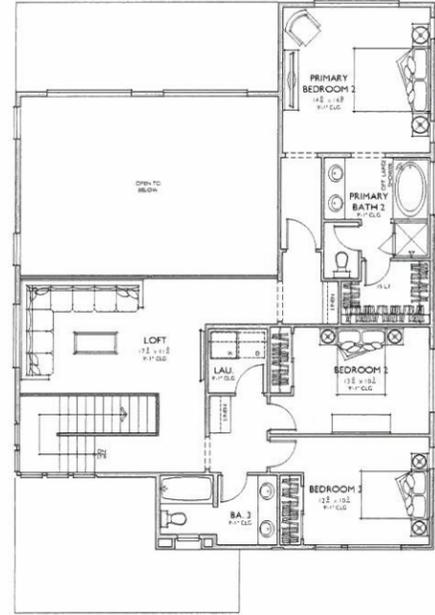
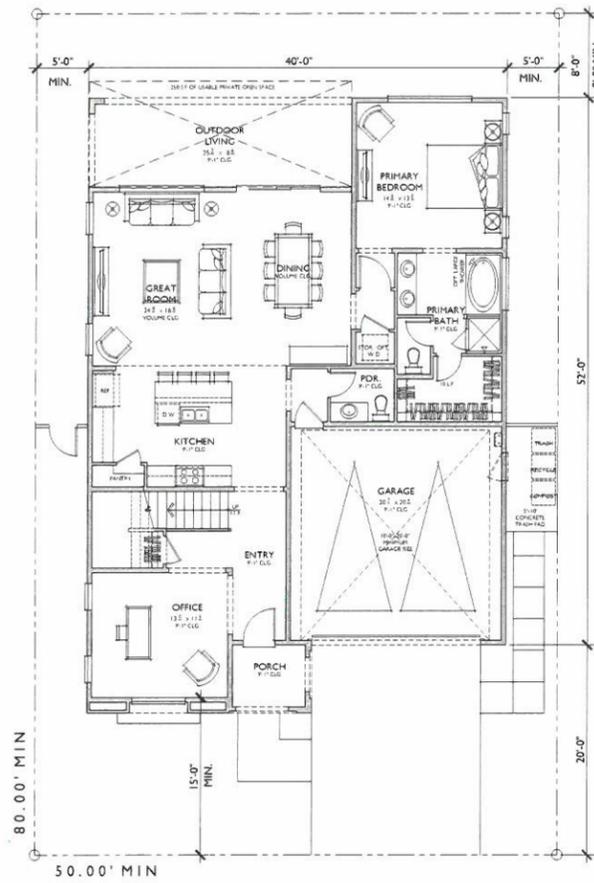
CONTEMPORARY RANCH

**PLAN 3**  
Front Elevations

**BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD**

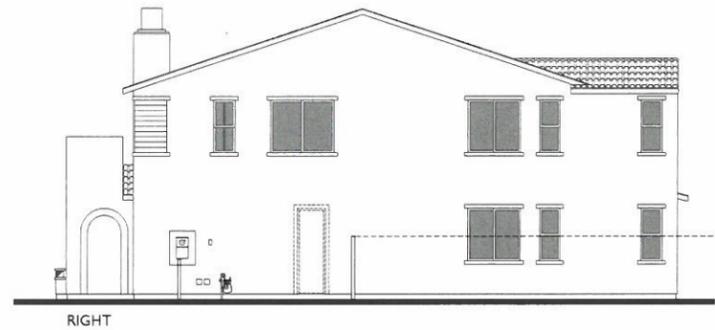
Corona . California

972.22326  
SCALE: 1/4" = 1'-0"

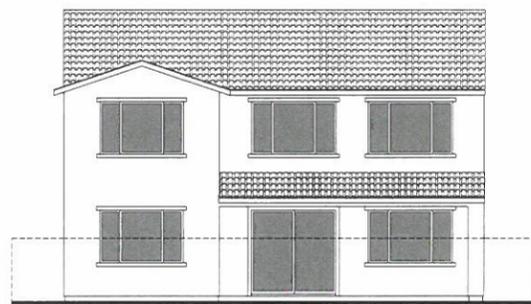


FRONT A - TRANSITIONAL SPANISH

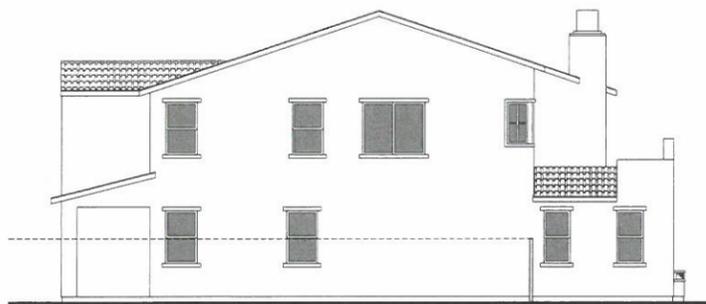
SCALE: 1/4" = 1'-0"



RIGHT

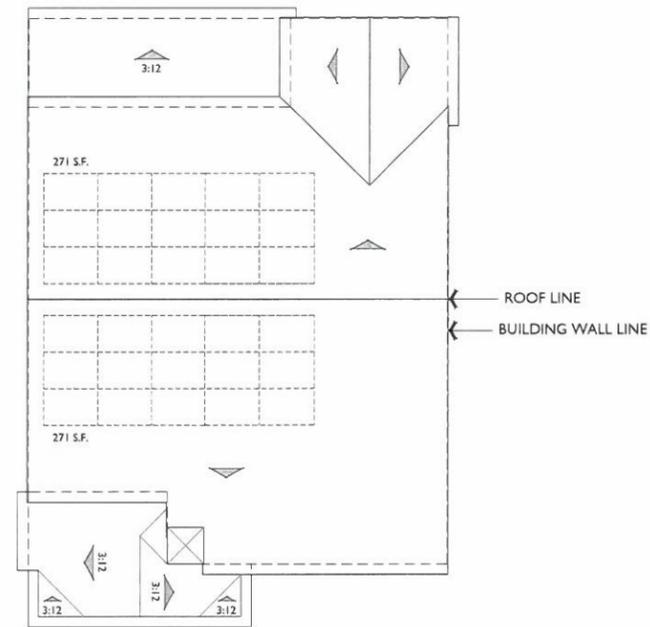


REAR



LEFT

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



ROOF PLAN

PITCH: 4:12  
RAKE: TIGHT  
EAVE: 12"  
ROOF MATERIAL: CONCRETE S TILE

A

SOLAR ZONE  
ZONE A = 271 S.F.  
ZONE B = 271 S.F.

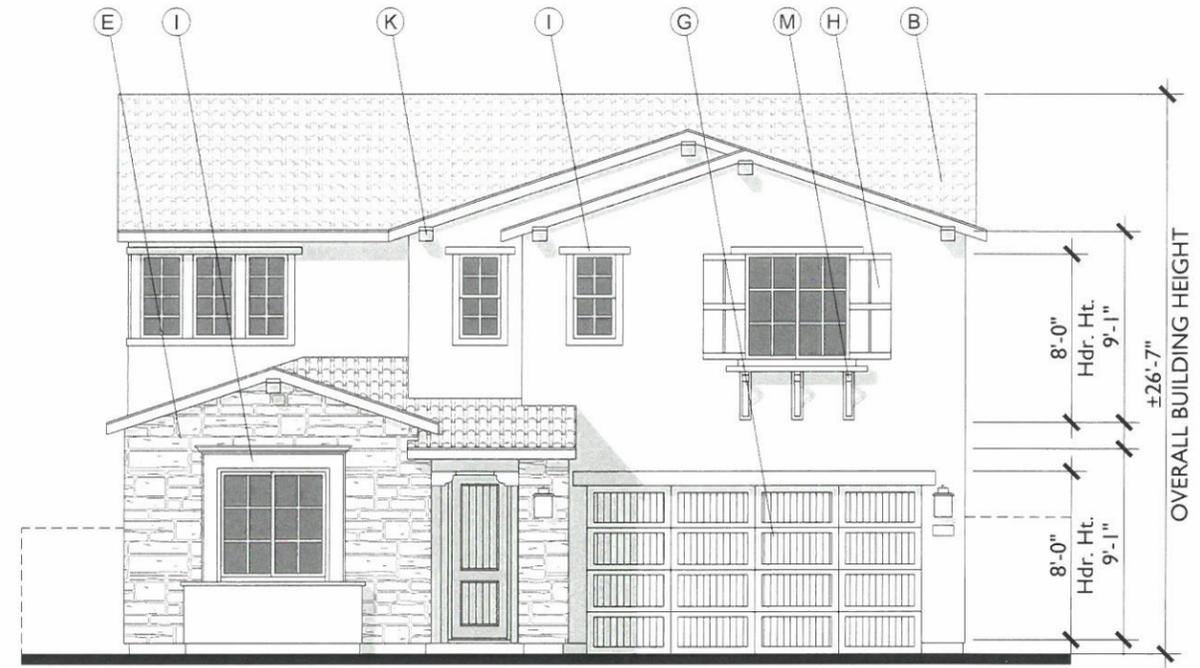
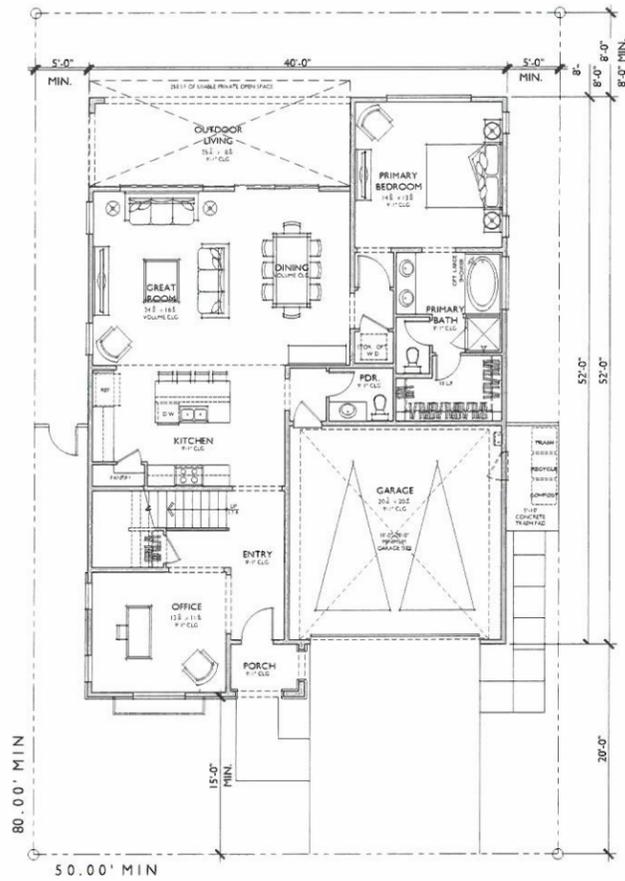
- MATERIAL LEGEND
- A. CONCRETE FLAT TILE
  - B. CONCRETE S TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORBEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHELF
  - N. DECORATIVE TILE

**PLAN 3A**  
**2,761 SQ. FT.**

TARGET: 2,900 SQ. FT.  
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1,253 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,761 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	49 SQ. FT.
LOT COVERAGE (60% MAX)	48.4%
(LOT CVG = 1ST FLR + GAR)	

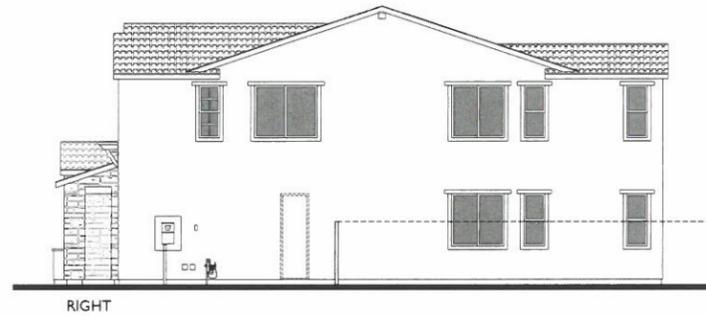
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



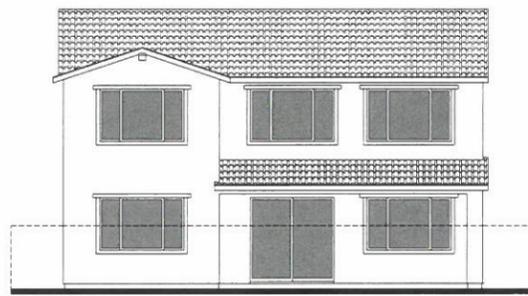
FRONT

B - TUSCANY

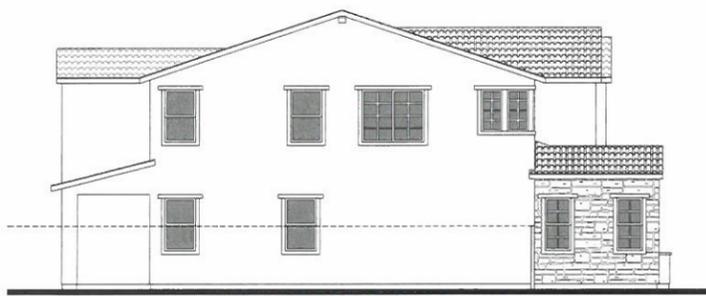
SCALE: 1/4" = 1'-0"



RIGHT

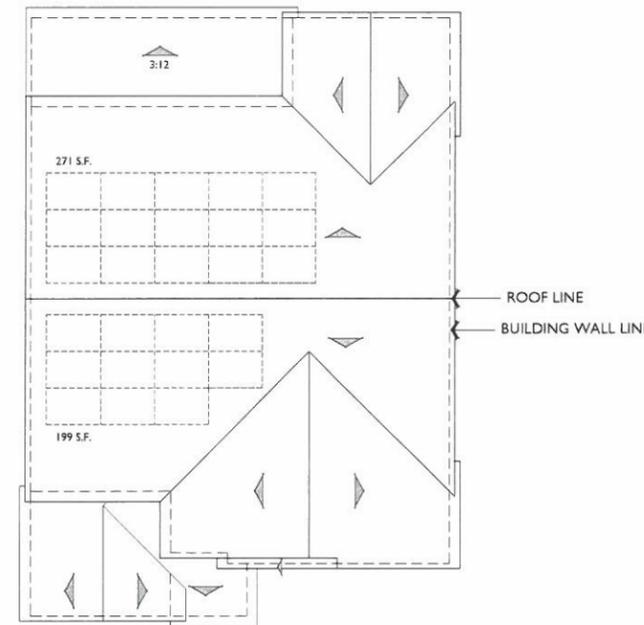


REAR



LEFT

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



ROOF PLAN

B

PITCH: 4:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE S TILE

SOLAR ZONE  
ZONE A = 271 S.F.  
ZONE B = 199 S.F.

- MATERIAL LEGEND
- A. CONCRETE FLAT TILE
  - B. CONCRETE S TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORBEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHELF
  - N. DECORATIVE TILE

**PLAN 3B**  
**2,761 SQ. FT.**

TARGET: 2,900 SQ. FT.  
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1,253 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,761 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	35 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

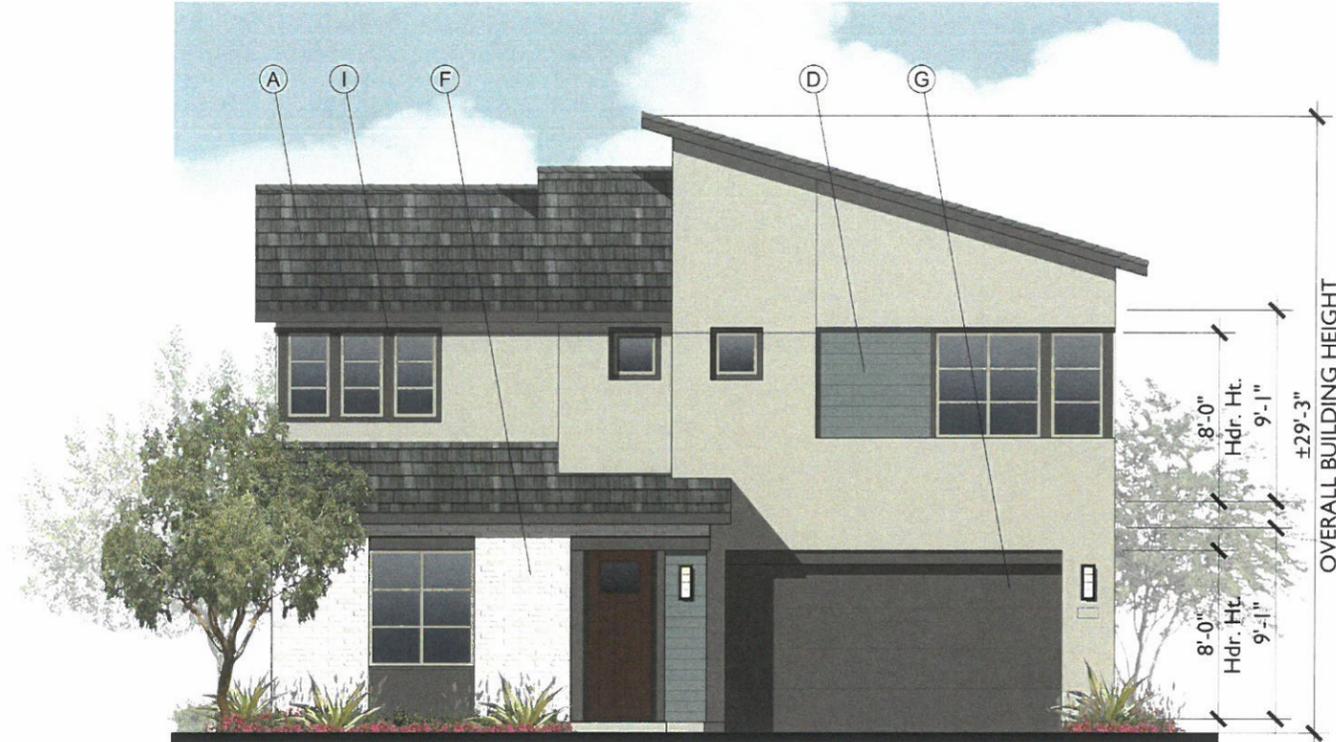
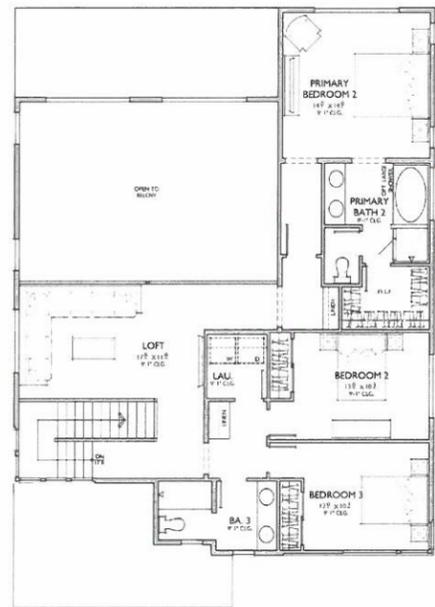
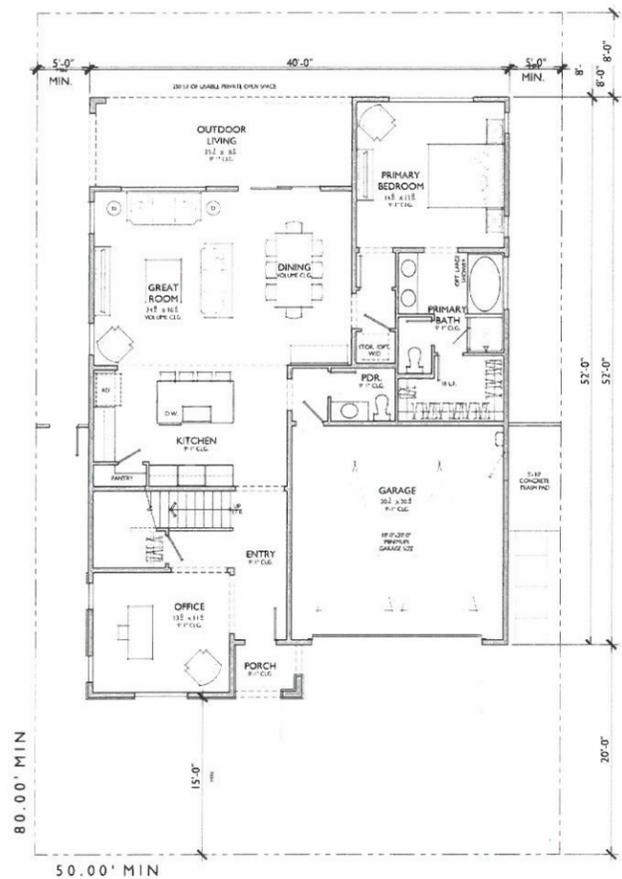
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS  
Copyright 2021 Bassenian | Lagoni Architects

**PLAN 3B**  
Tuscany Elevation  
**BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD**  
Corona . California

972. 22326



11.22.22



FRONT C - CONTEMPORARY RANCH

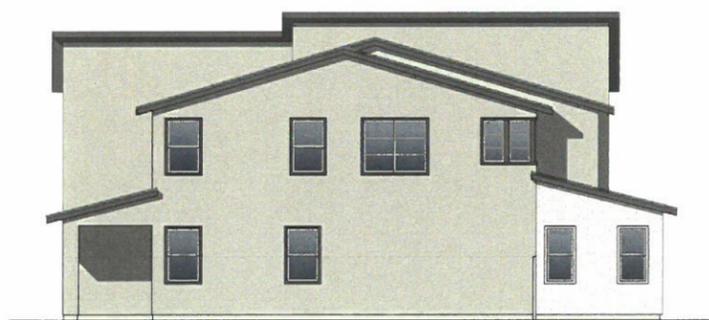
SCALE: 1/4" = 1'-0"



RIGHT

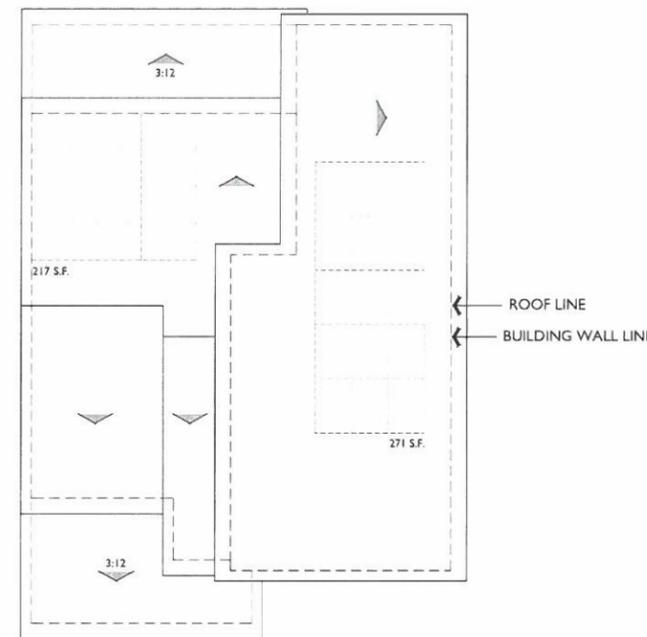


REAR



LEFT

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



ROOF PLAN

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C

SOLAR ZONE  
ZONE A = 217 S.F.  
ZONE B = 271 S.F.

- MATERIAL LEGEND
- A. CONCRETE FLAT TILE
  - B. CONCRETE S' TILE
  - C. STUCCO
  - D. HORIZONTAL SIDING
  - E. STONE VENEER
  - F. BRICK VENEER
  - G. ROLL UP GARAGE DOOR
  - H. DECORATIVE SHUTTER
  - I. STUCCO OVER FOAM TRIM
  - J. WROUGHT IRON RAILING
  - K. CORSEL
  - L. DECORATIVE GABLE END DETAIL
  - M. POTSHLF
  - N. DECORATIVE TILE

**PLAN 3C**  
**2,755 SQ. FT.**

TARGET: 2,900 SQ. FT.  
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1,509 SQ. FT.
2ND FLOOR	1,246 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,755 SQ. FT.</b>
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	34 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION