

BEDFORD AT ARANTINE HILLS - PHASE 3/4
CORONA , CA
CONCEPTUAL 3-STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL



COVER PAGE

PLAN 1 - 1,398 SQ. FT.

BUILDING A CONCEPTUAL FRONT ELEVATIONS
BUILDING A CONCEPTUAL SPANISH COLONIAL
FLOOR PLAN & ELEVATIONS
BUILDING A CONCEPTUAL TRANSITIONAL FARMHOUSE
FLOOR PLAN & ELEVATIONS
BUILDING A CONCEPTUAL CONTEMPORARY RANCH
FLOOR PLAN & ELEVATIONS

PLAN 2 - 1,527 SQ. FT.

BUILDING B CONCEPTUAL FRONT ELEVATIONS
BUILDING B CONCEPTUAL SPANISH COLONIAL
FLOOR PLAN & ELEVATIONS
BUILDING B CONCEPTUAL TRANSITIONAL FARMHOUSE
FLOOR PLAN & ELEVATIONS
BUILDING B CONCEPTUAL CONTEMPORARY RANCH
FLOOR PLAN & ELEVATIONS

PLAN 3 - 1,570 SQ. FT.

BUILDING C CONCEPTUAL FRONT ELEVATIONS
BUILDING C CONCEPTUAL SPANISH COLONIAL
FLOOR PLAN & ELEVATIONS
BUILDING C CONCEPTUAL TRANSITIONAL FARMHOUSE
FLOOR PLAN & ELEVATIONS
BUILDING C CONCEPTUAL CONTEMPORARY RANCH
FLOOR PLAN & ELEVATIONS

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EXHIBIT 10



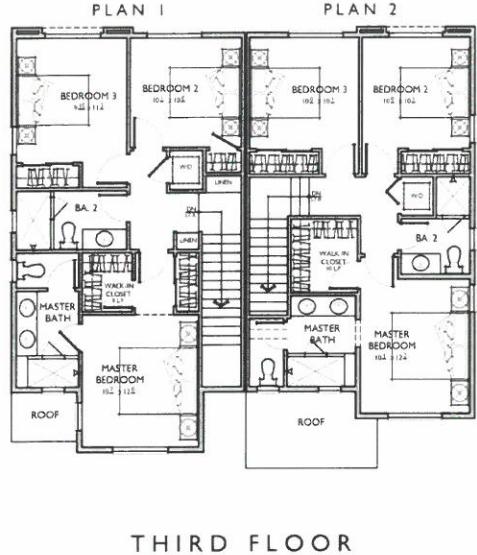
SPANISH COLONIAL



TRANSITIONAL FARMHOUSE



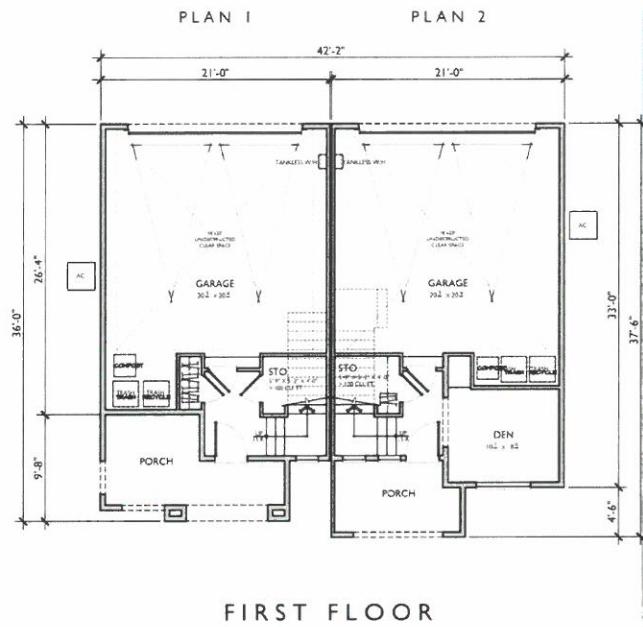
CONTEMPORARY RANCH



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



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



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

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

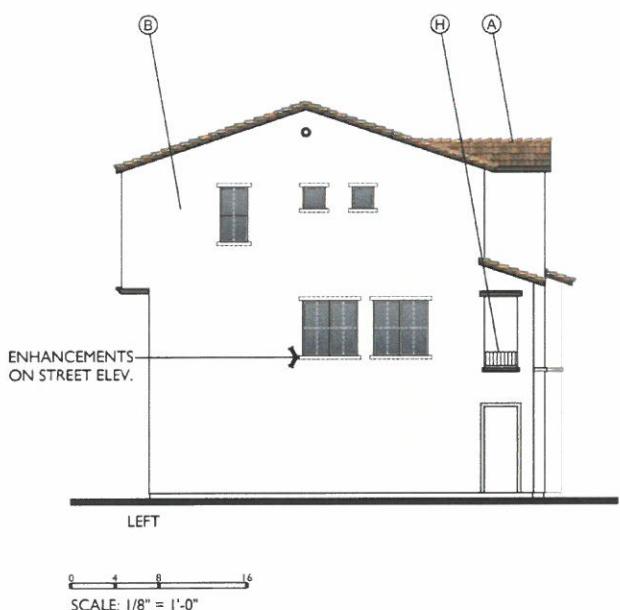
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

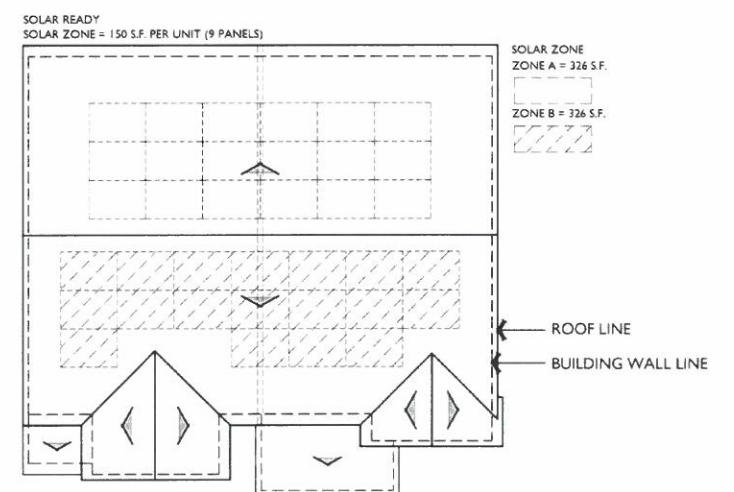
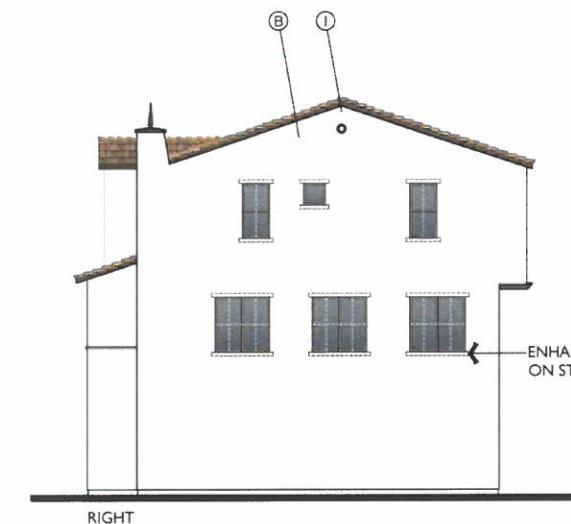
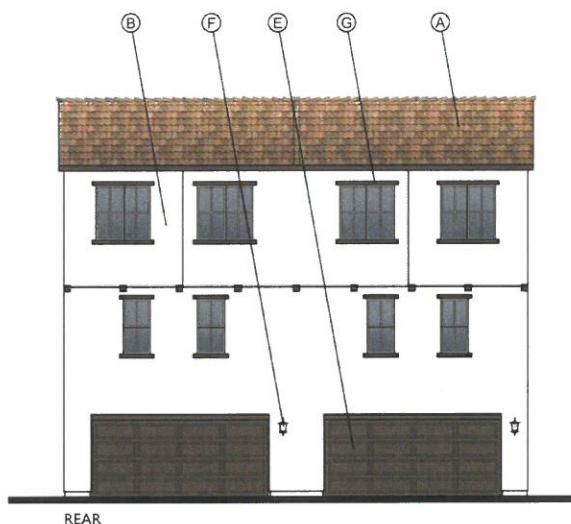
- A. CONCRETE 'S' TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



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



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



ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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BUILDING A - ELEV A (PLANS 1 & 2)

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

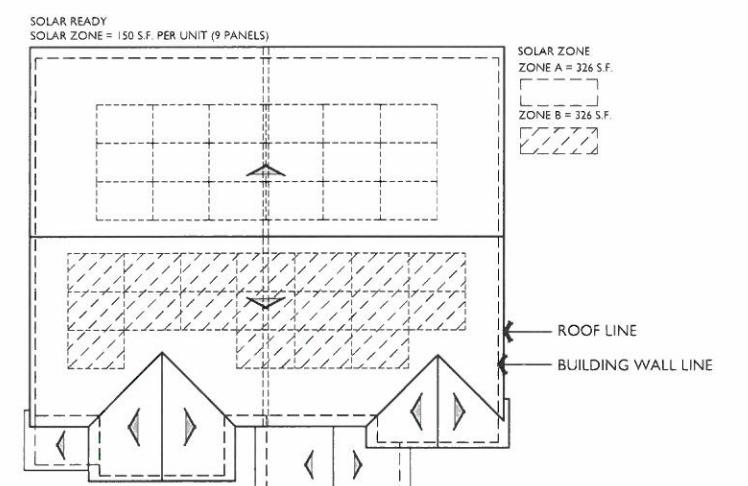
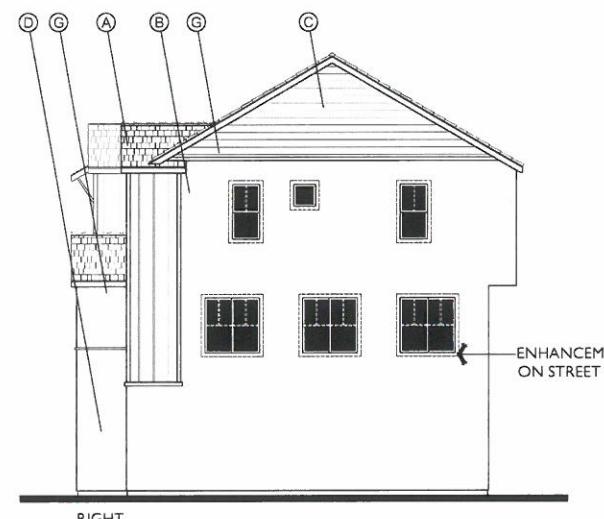
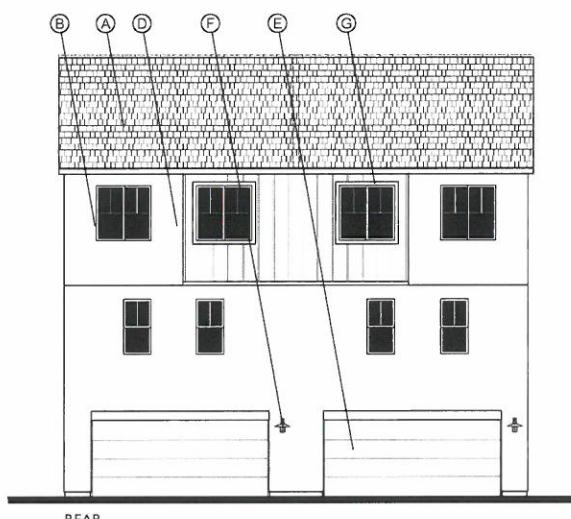
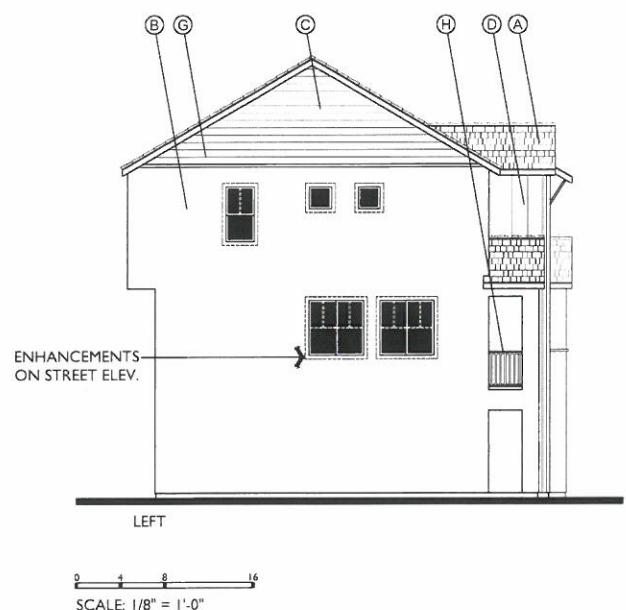
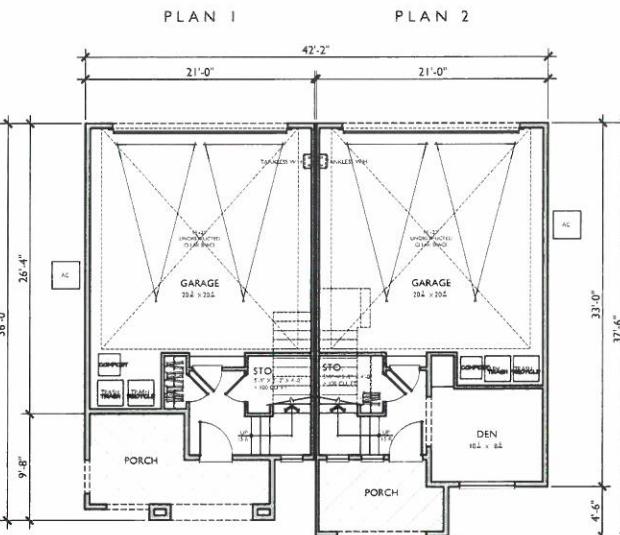
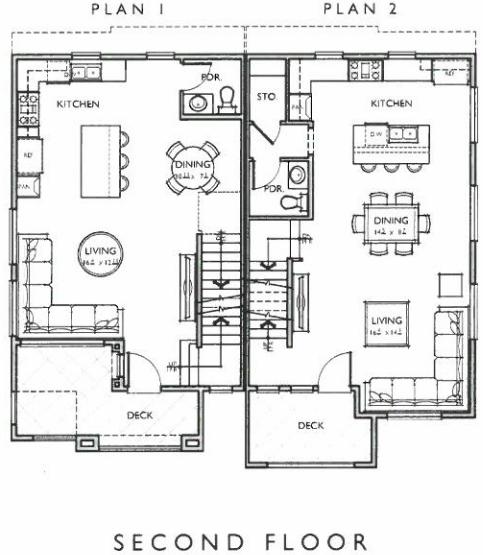
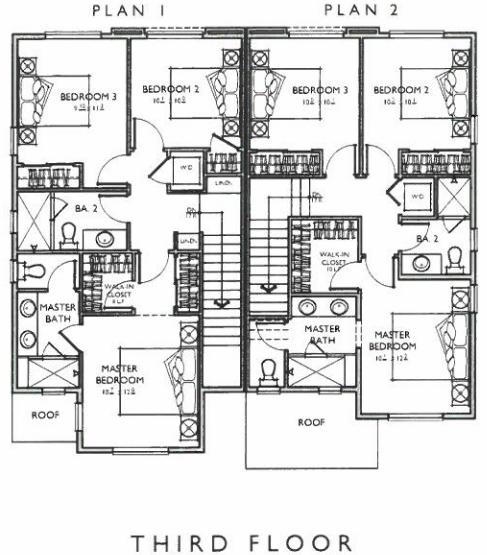
Corona, California

972.22322

3 STORY DUPLEX - PA 1
HIGH DENSITY RESIDENTIAL

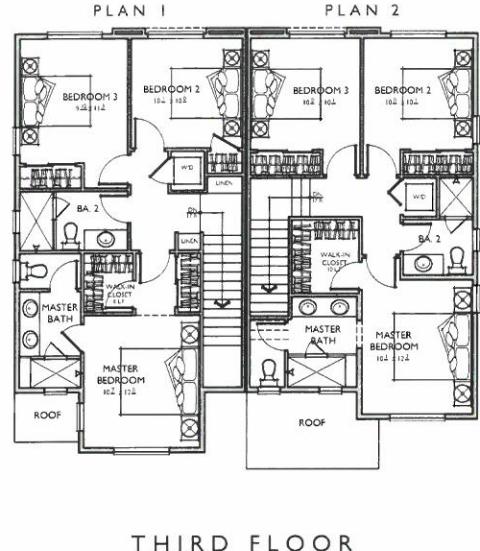
04.05.23

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MANAGEMENT LLC

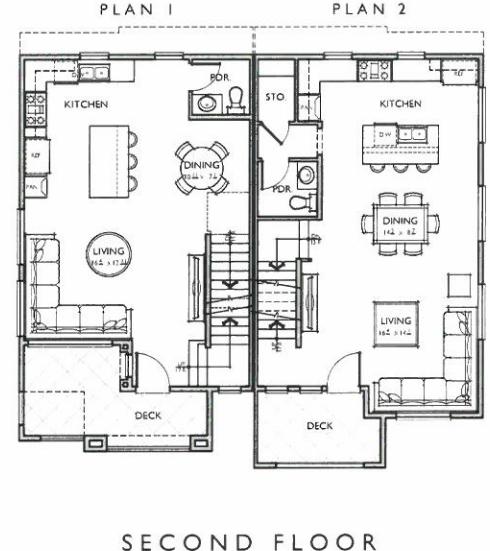


ROOF PLAN (CLASS A) B

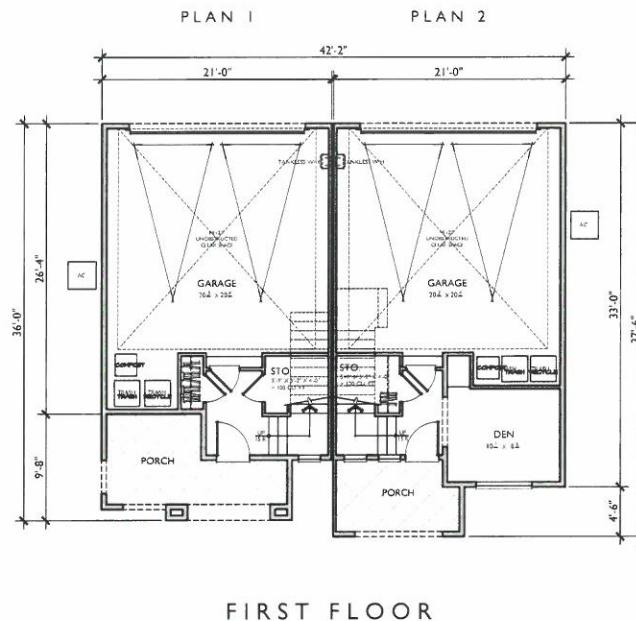
PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



A horizontal scale bar with tick marks at 0, 4, 8, and 16. Below the bar, the text "SCALE: 1/8" = 1'-0"" is written.



SECOND FLOOR

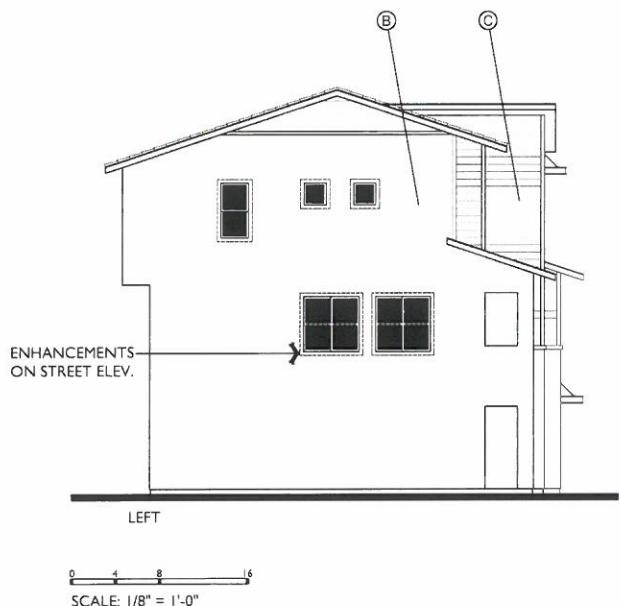


FIRST FLOOR

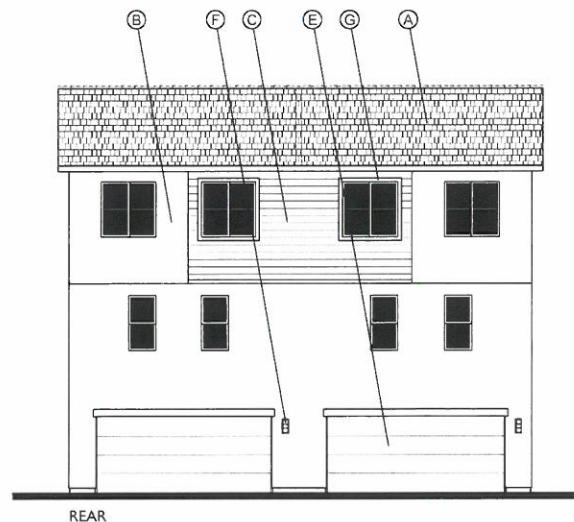


Contemporary Ranch

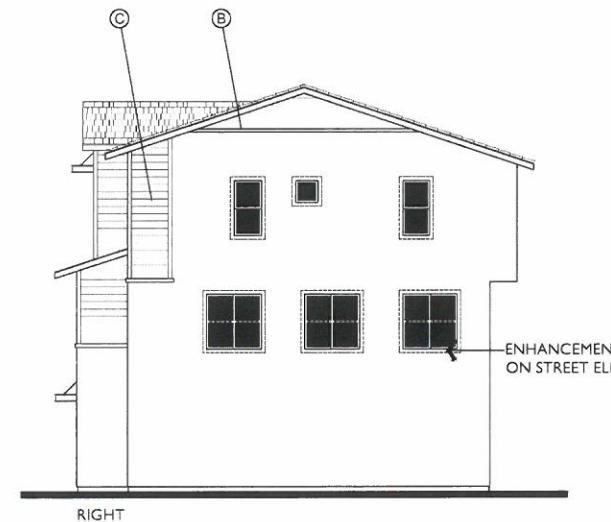
2 4 8
SCALE: 1/4" = 1'-0"



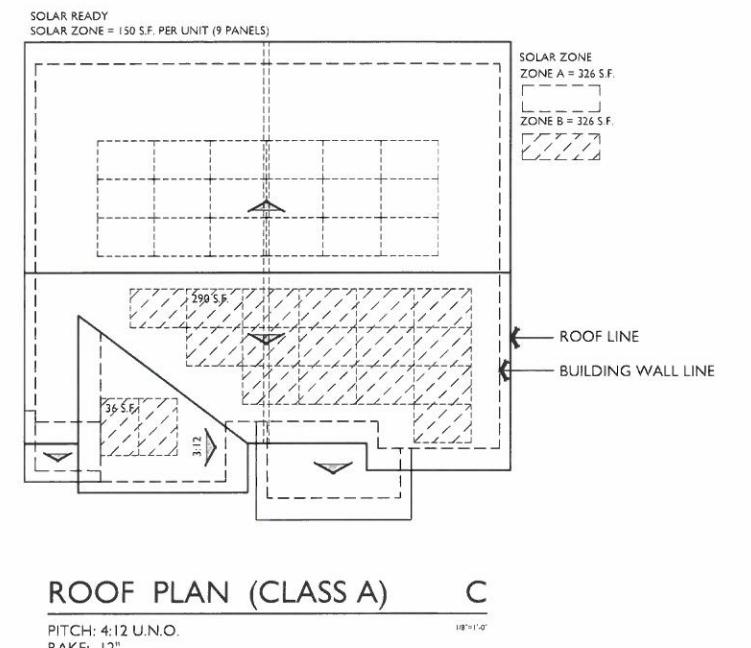
0 4 8 16



REAR



RIGHT



BOOE PLAN (CLASS A)

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING A - ELEV C (PLANS 1 & 2)

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona, California

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3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

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SPANISH COLONIAL



TRANSITIONAL FARMHOUSE



CONTEMPORARY RANCH

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BUILDING B (PLANS 1 & 3)

Conceptual Front Elevations

BEDFORD - PHASE 3/4

Corona, California

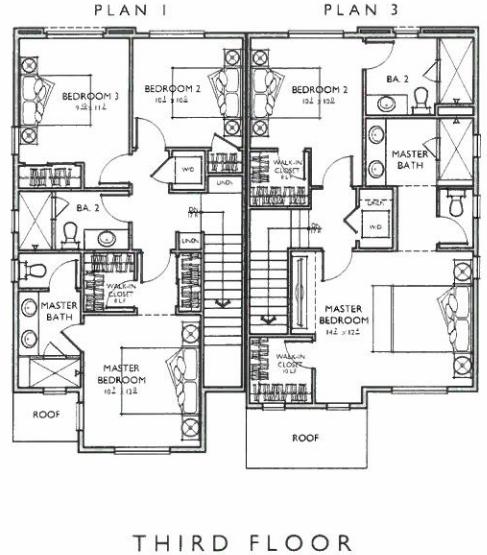


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3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

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



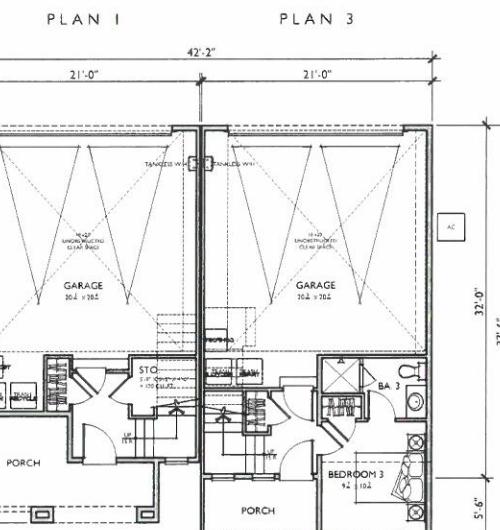
PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3	
1570 SQ. FT.	
3 BEDROOMS / 3.5 BATHS	
2 - CAR GARAGE	
FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

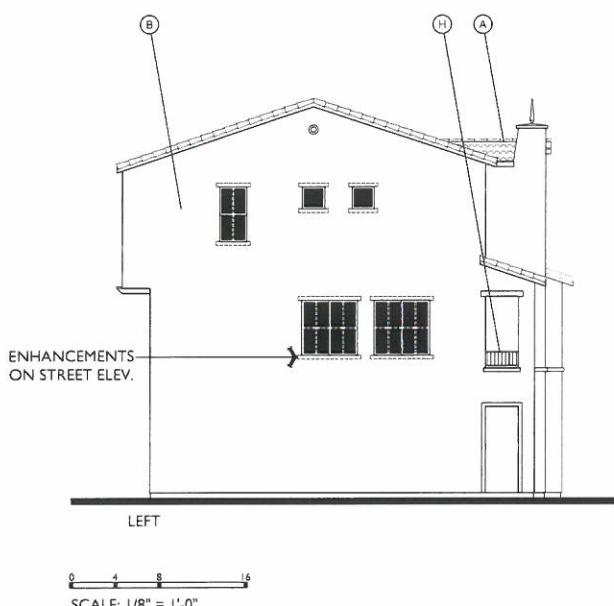


MATERIAL LEGEND

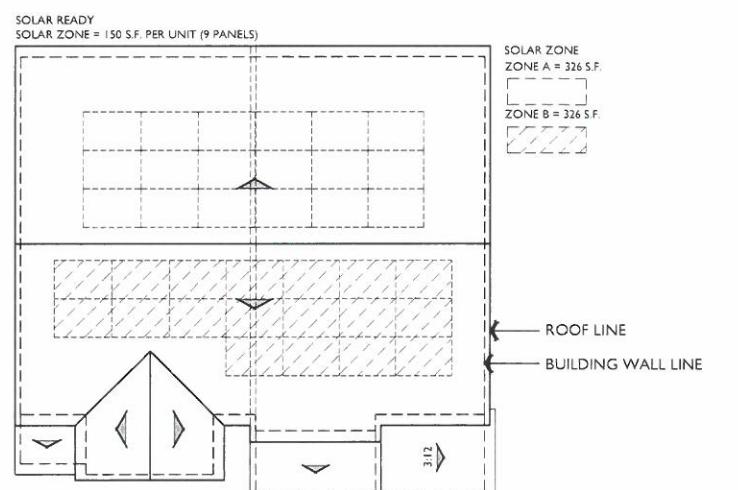
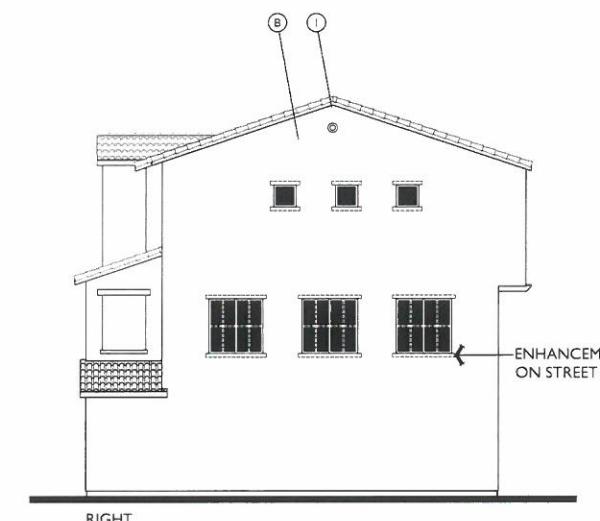
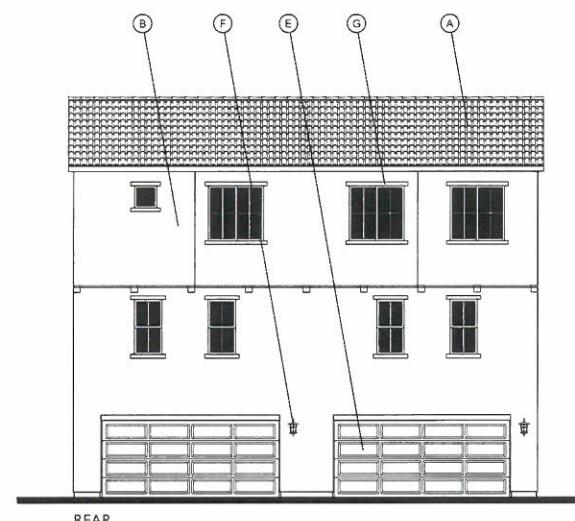
- A. CONCRETE 'S' TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
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- G. TRIM
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- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



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



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



ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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BUILDING B - ELEV A (PLANS 1 & 3)

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

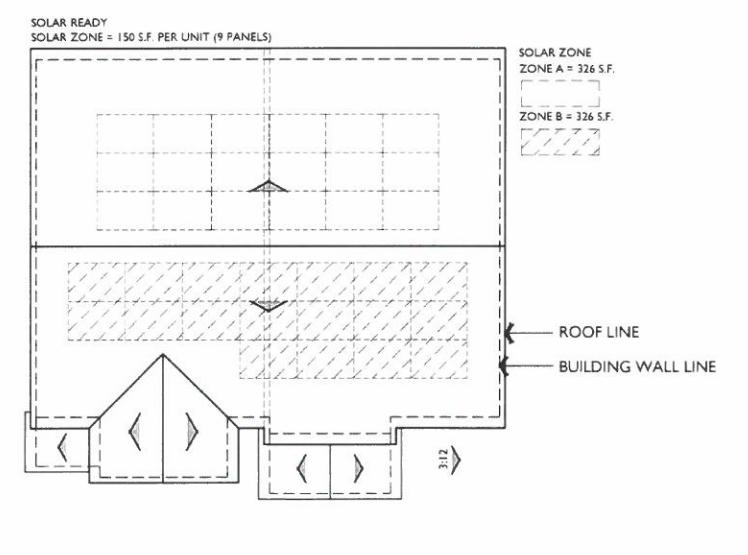
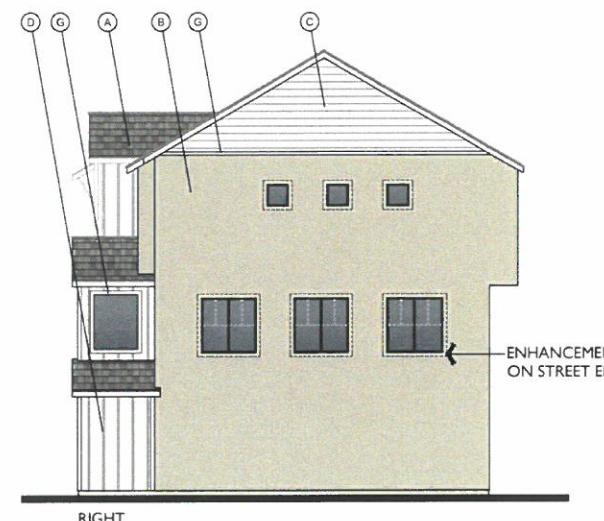
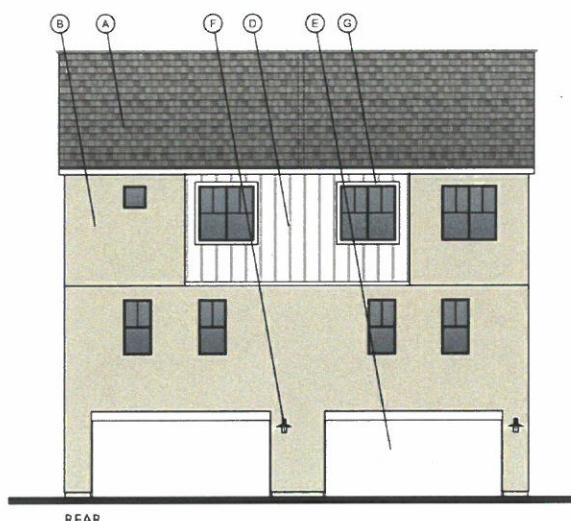
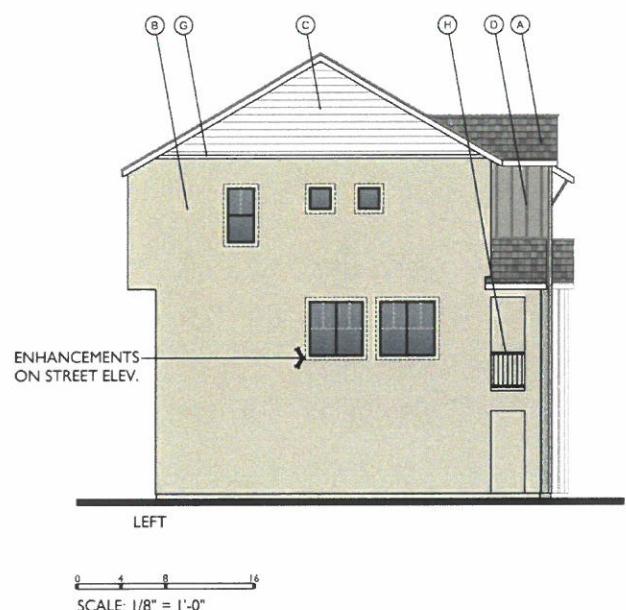
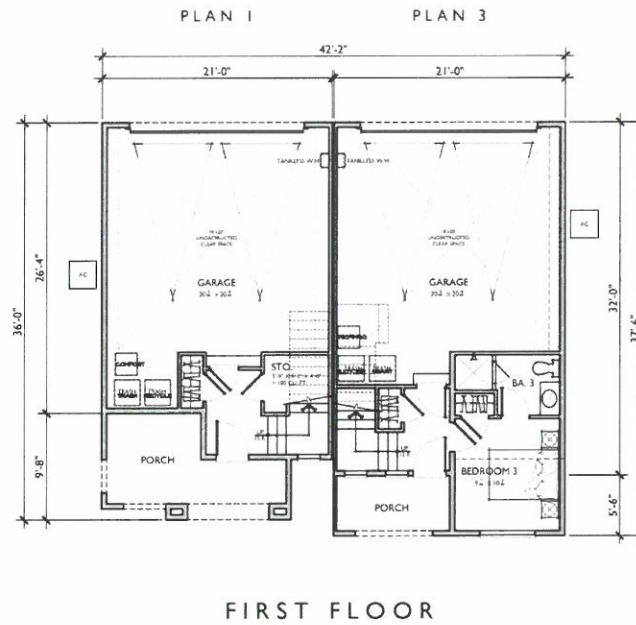
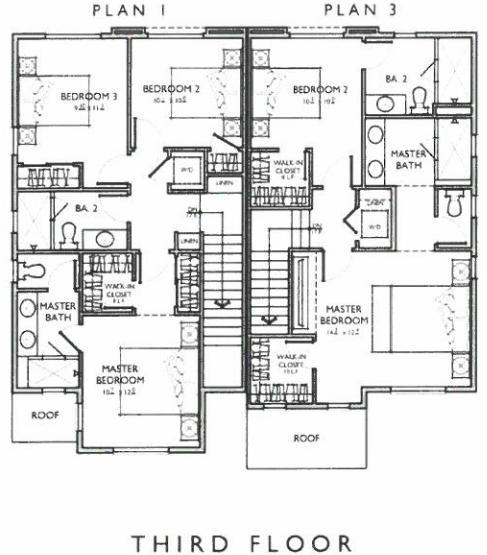
Corona, California

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3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

04.05.23

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BUILDING B - ELEV B (PLANS 1 & 3)

Transitional Farmhouse Elevation

BEDFORD - PHASE 3/4

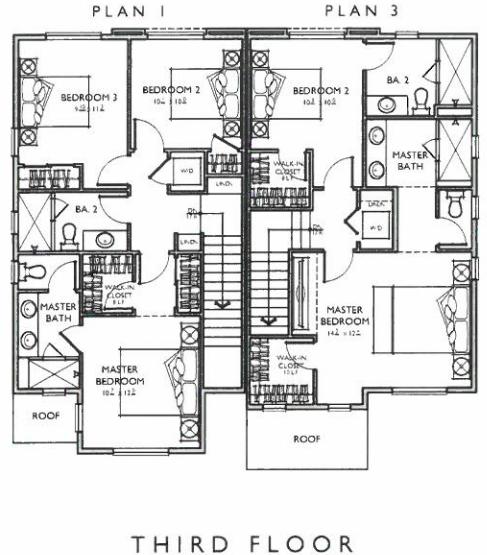
Corona, California

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3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

0 4 0 5 . 2 3

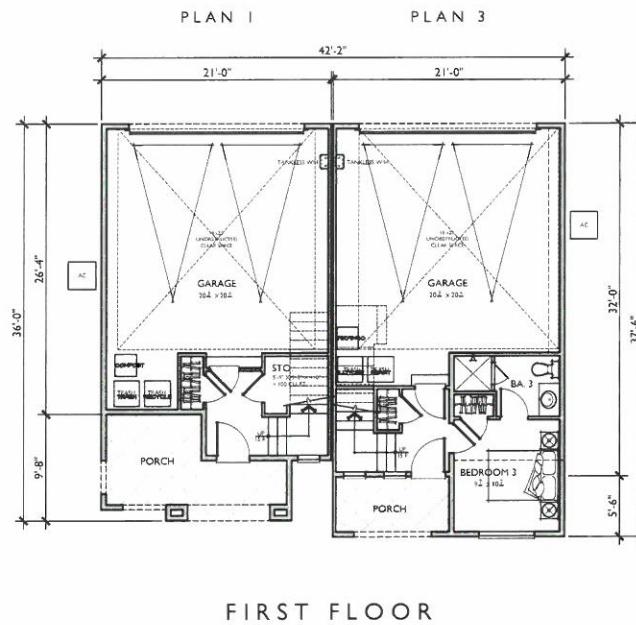
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MANAGEMENT LLC



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



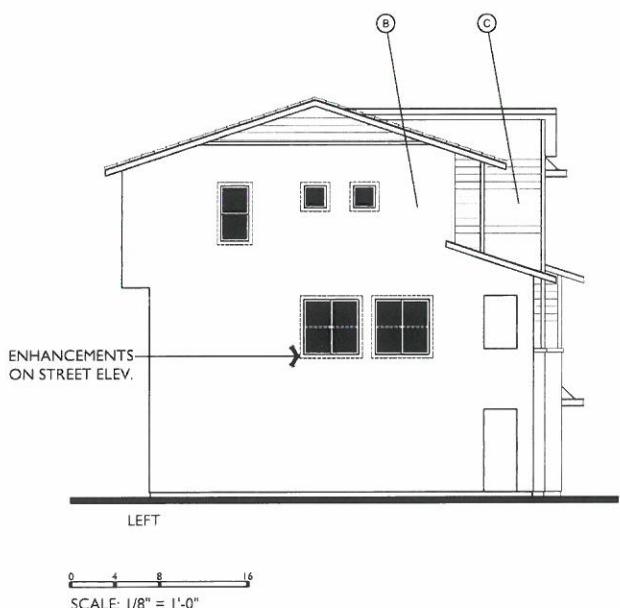
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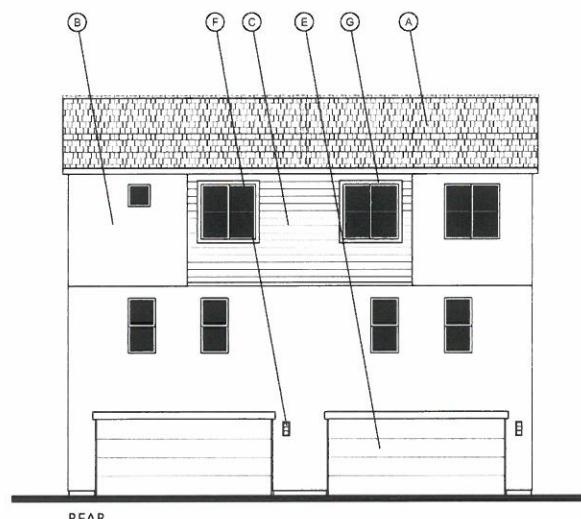
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SCALE: 1/4" = 1'-0"



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



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BUILDING B - ELEV C (PLANS 1 & 3)

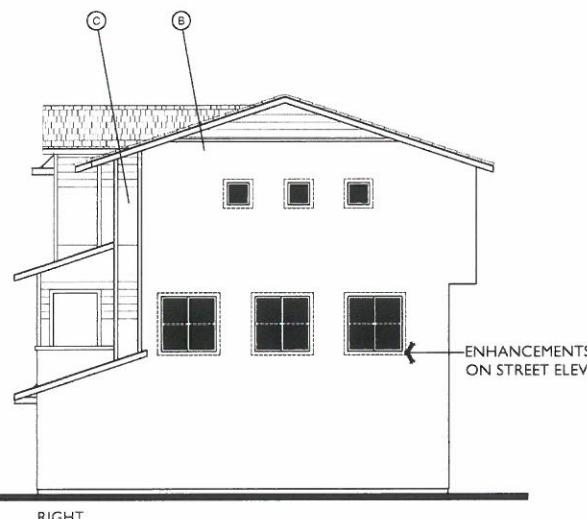
Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona, California

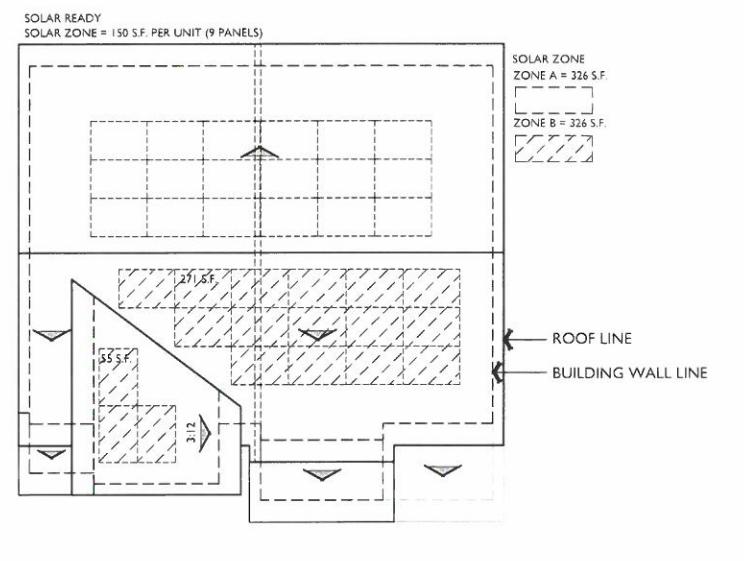
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fax: +1 949 553 0548

972.22322



3 STORY DUPLEX - PA 1
HIGH DENSITY RESIDENTIAL

0 4 8 16



ROOF PLAN (CLASS A) C

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE



SPANISH COLONIAL



TRANSITIONAL FARMHOUSE



CONTEMPORARY RANCH

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BUILDING C (PLANS 2 & 3)

Conceptual Front Elevations

BEDFORD - PHASE 3/4

Corona, California

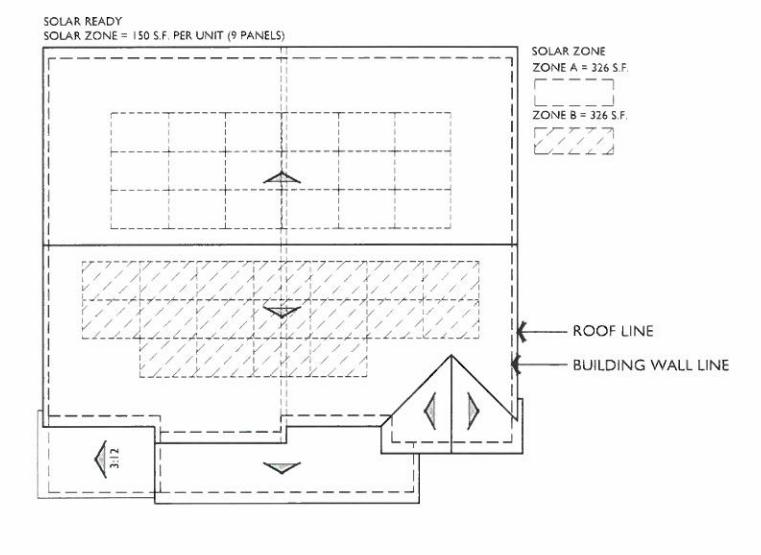
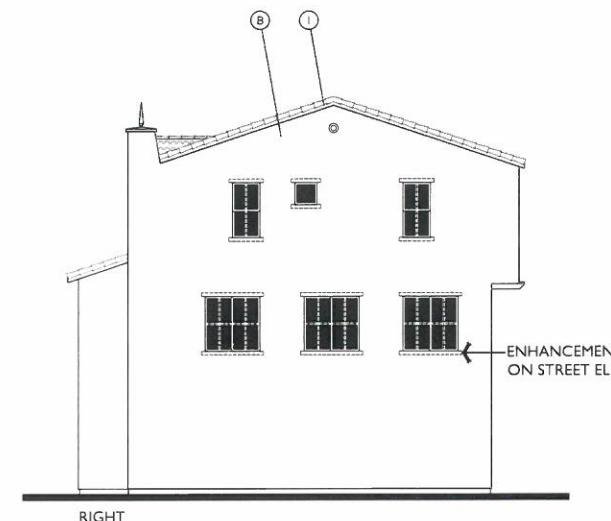
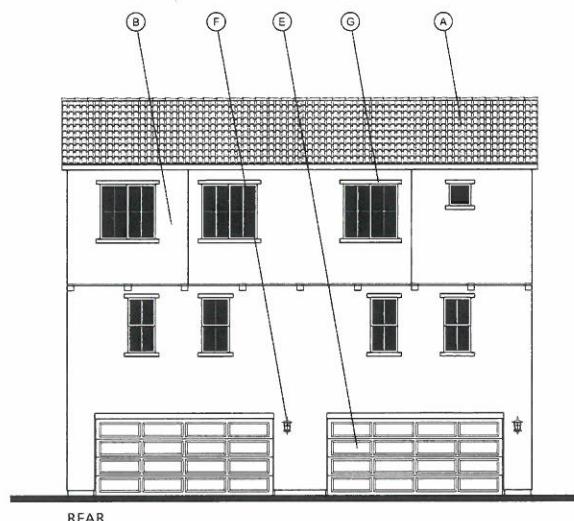
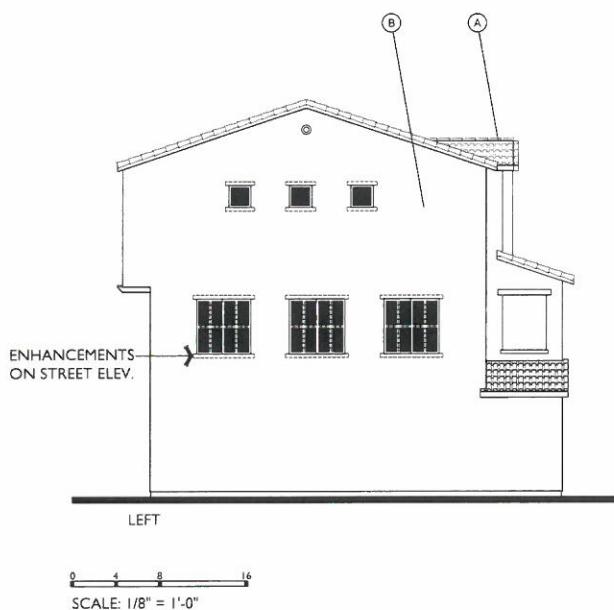
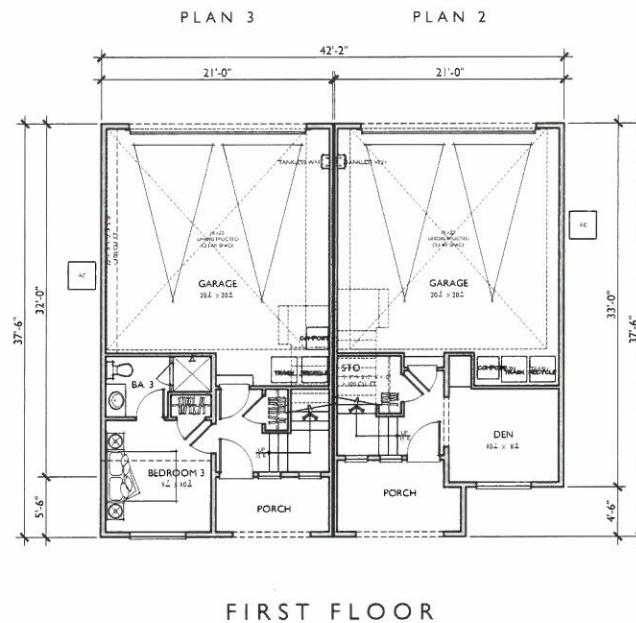
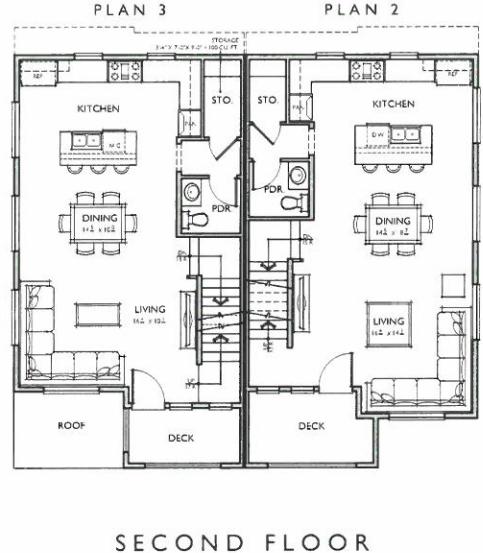
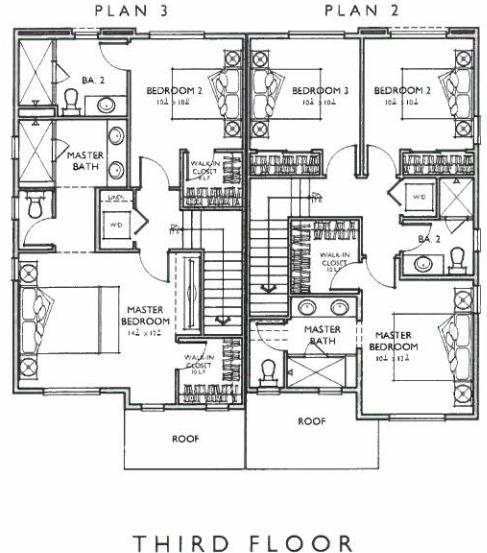


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3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

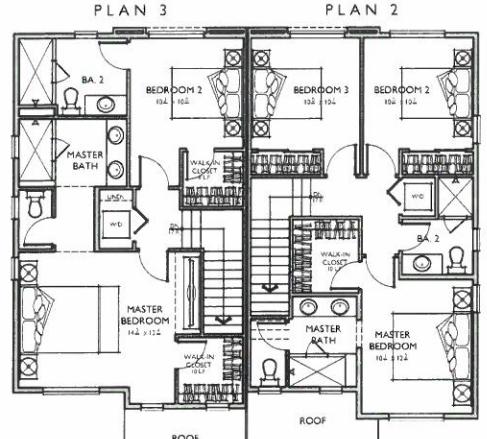
04.05.23

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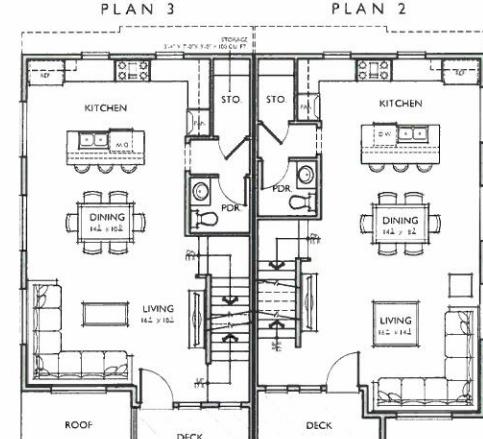
ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



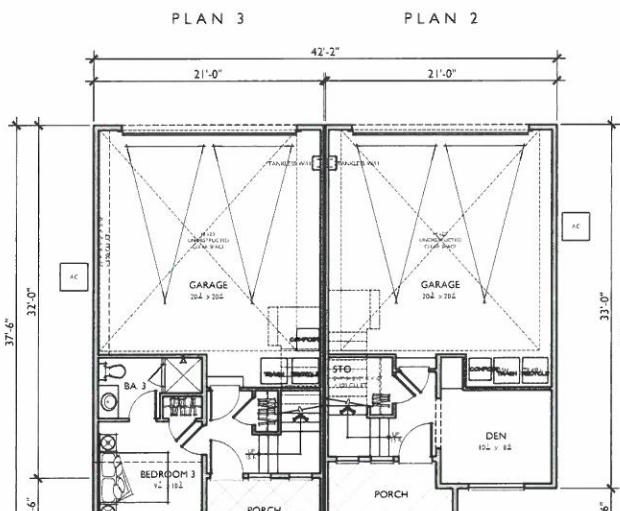
THIRD FLOOR

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



SECOND FLOOR

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



FIRST FLOOR

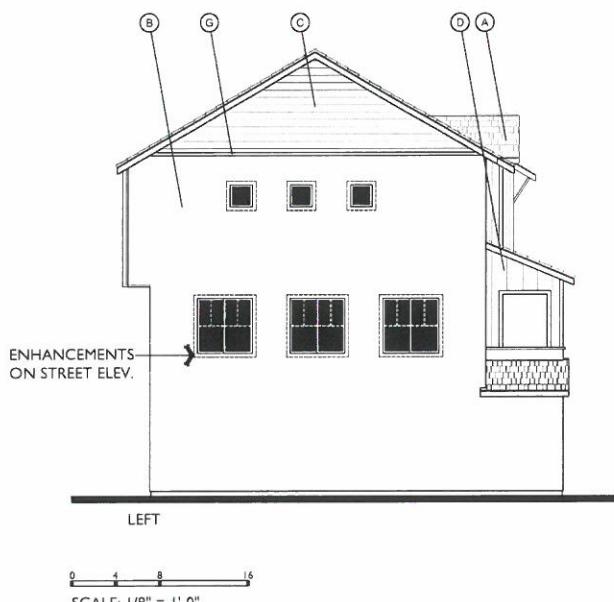
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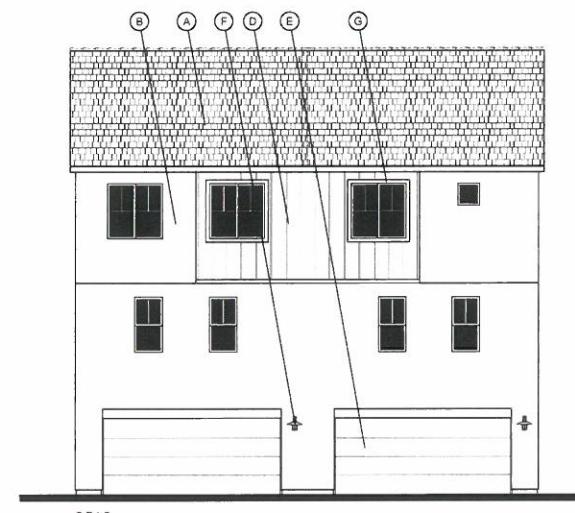
FRONT

Transitional Farmhouse

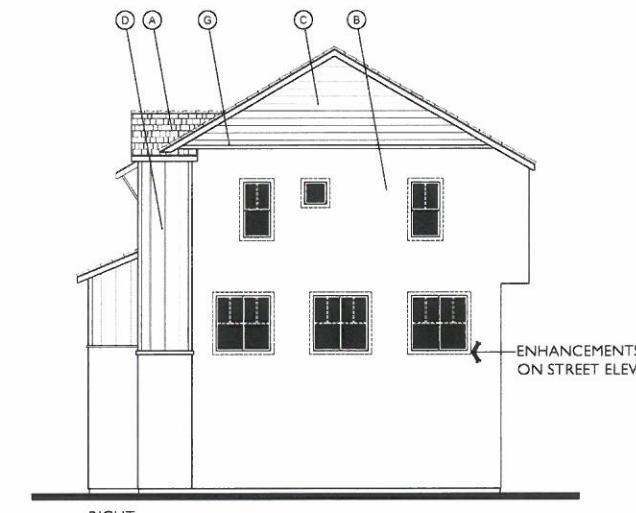
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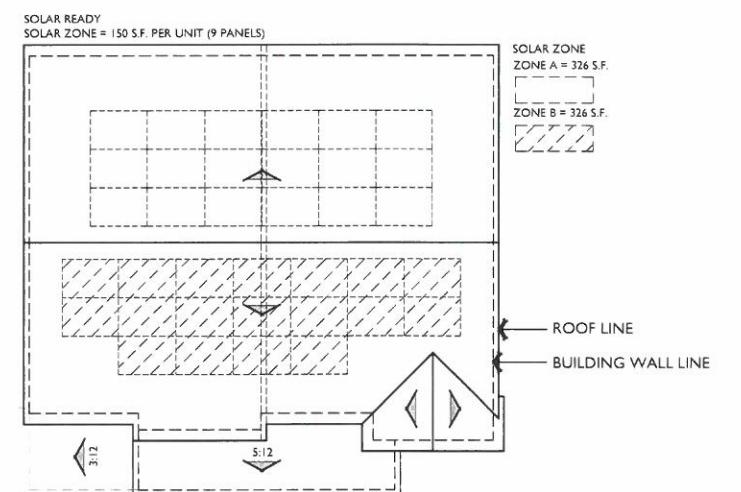
LEFT



REAR



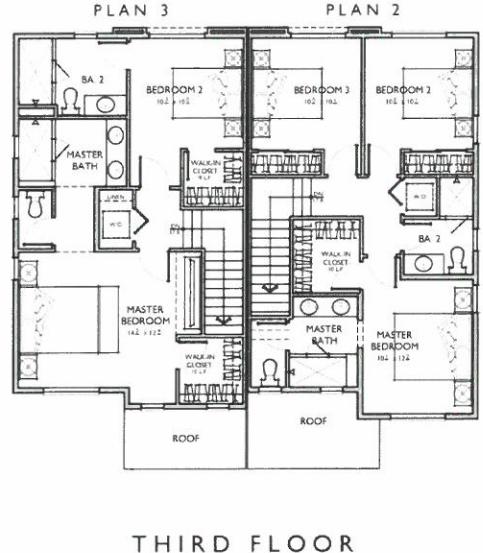
RIGHT



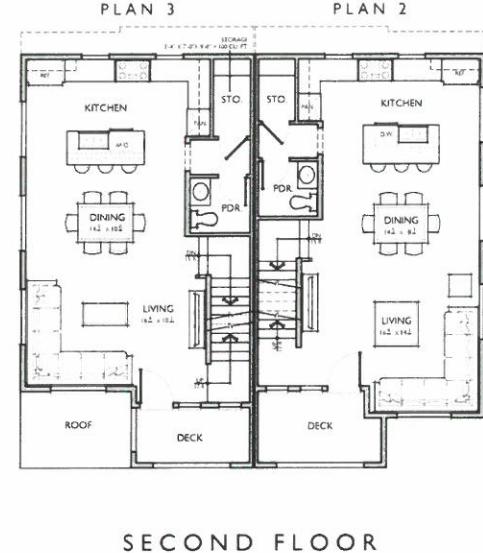
ROOF PLAN (CLASS A)

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

B



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



PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.

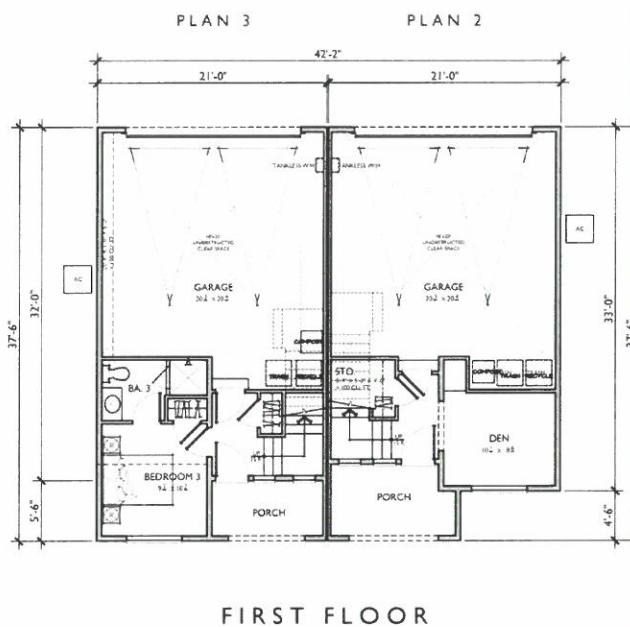
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

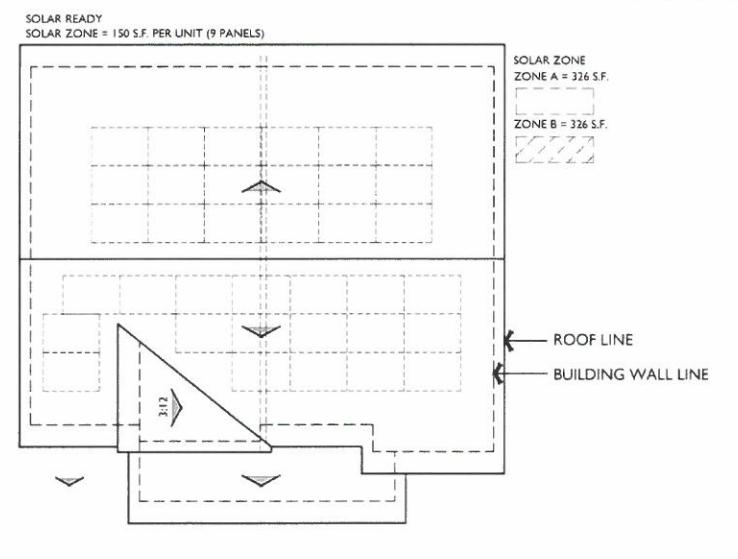
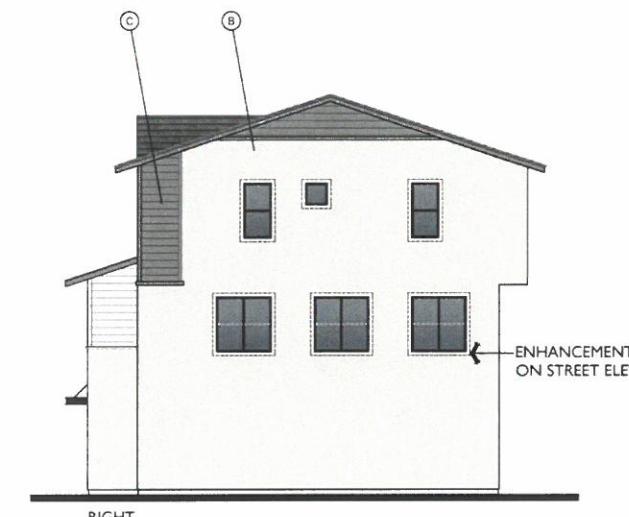
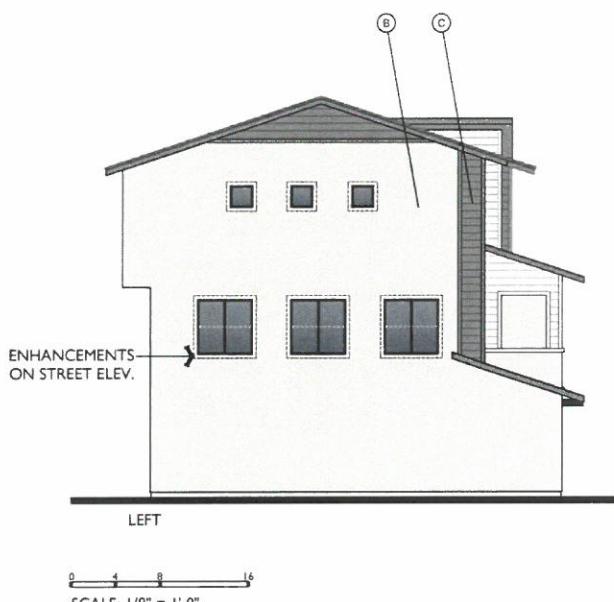


MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



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



C

1/8" = 1'-0"

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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BUILDING C - ELEV C (PLANS 2 & 3)

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona, California

972.22322

3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC