

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

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

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



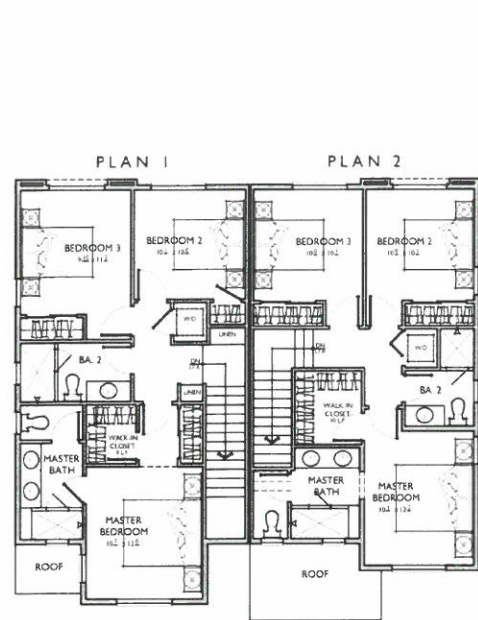
SPANISH COLONIAL



TRANSITIONAL FARMHOUSE

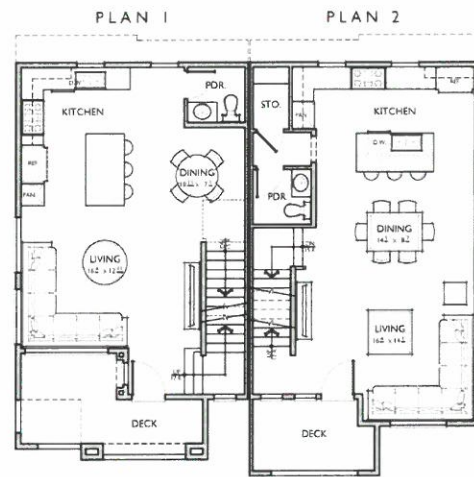


CONTEMPORARY RANCH



THIRD FLOOR

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



SECOND FLOOR

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.

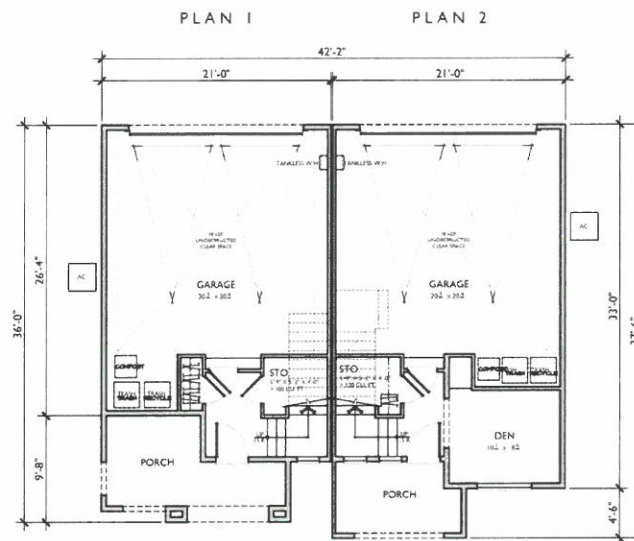
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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



FIRST FLOOR

MATERIAL LEGEND

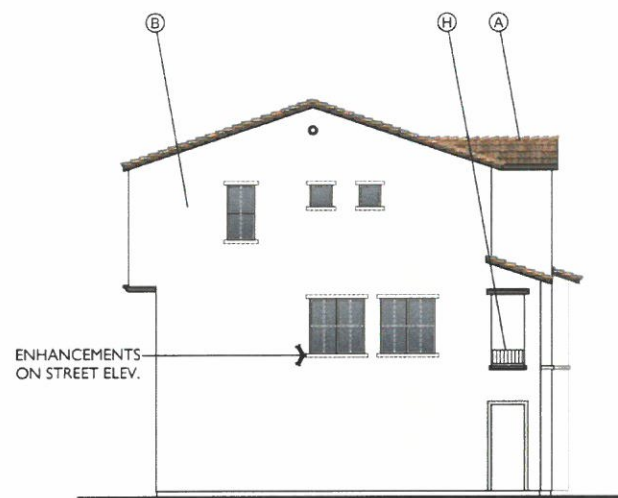
- A. CONCRETE 'S' TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

Spanish Colonial

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

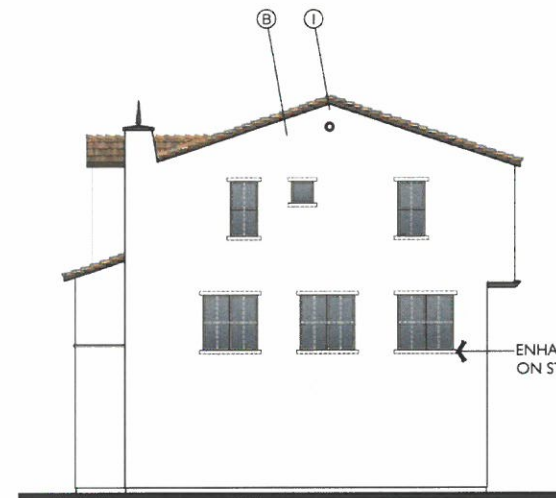


LEFT

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

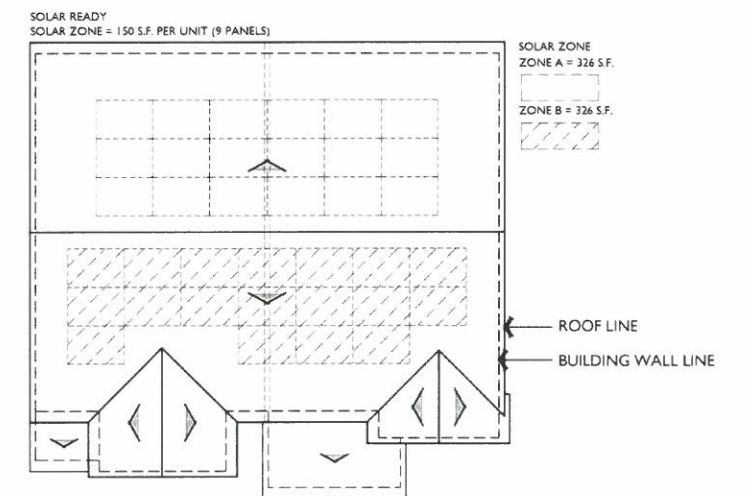


REAR



RIGHT

ENHANCEMENTS ON STREET ELEV.



ROOF PLAN (CLASS A) A

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

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2019 Bassenian | Lagoni Architects

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

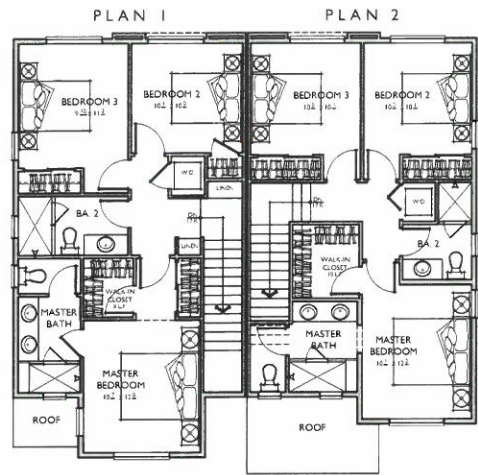
BUILDING A - ELEV A (PLANS 1&2)
Spanish Colonial Elevation
BEDFORD - PHASE 3/4
Corona, California

972.22322

3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

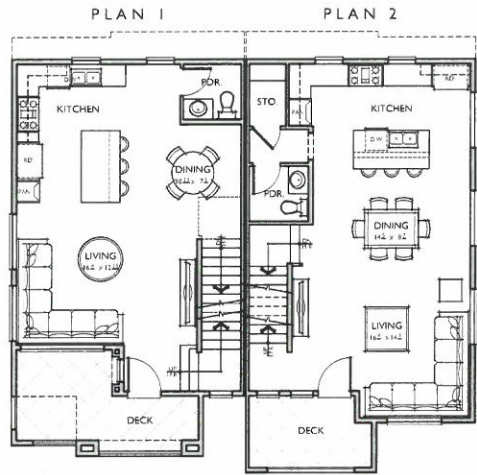
04.05.23

Pacific Ventures
MANAGEMENT LLC

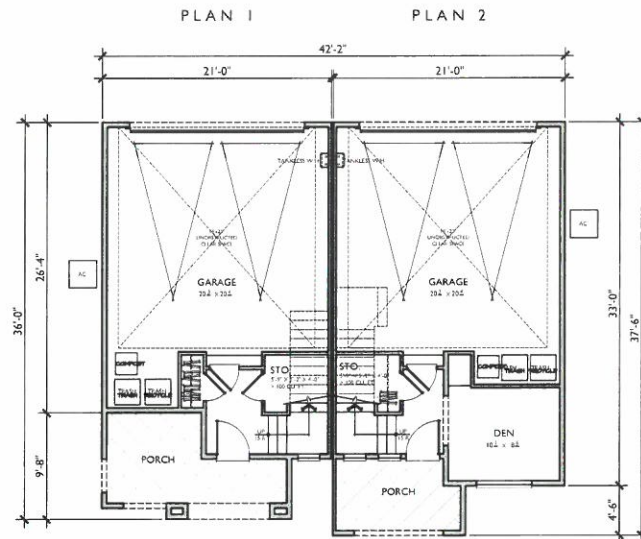


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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

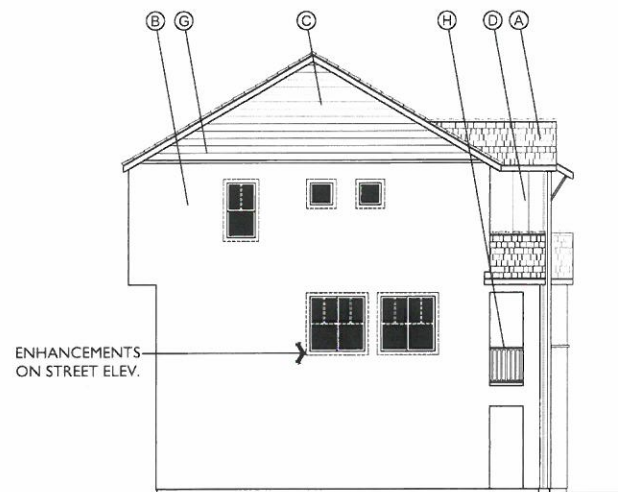
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

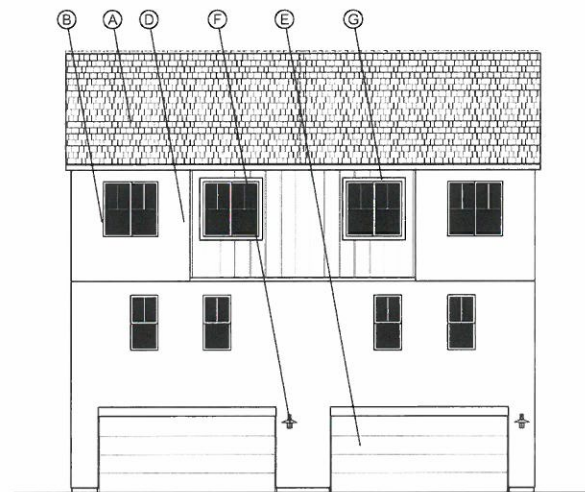
Transitional Farmhouse

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

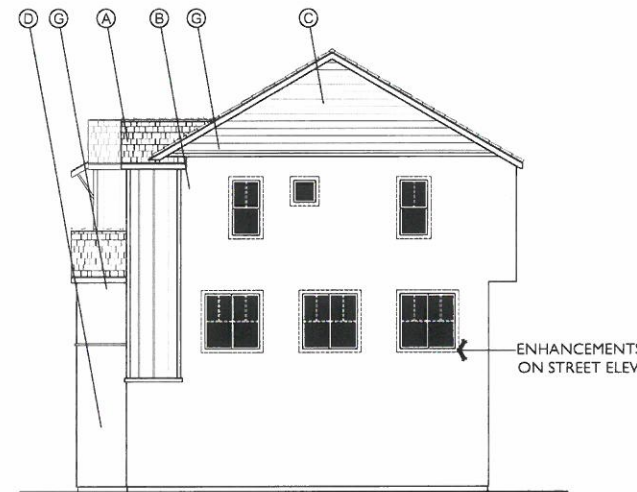


LEFT

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

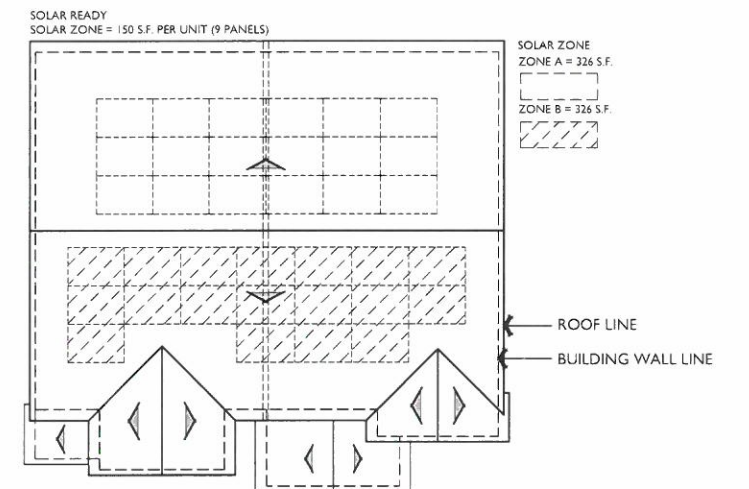


REAR



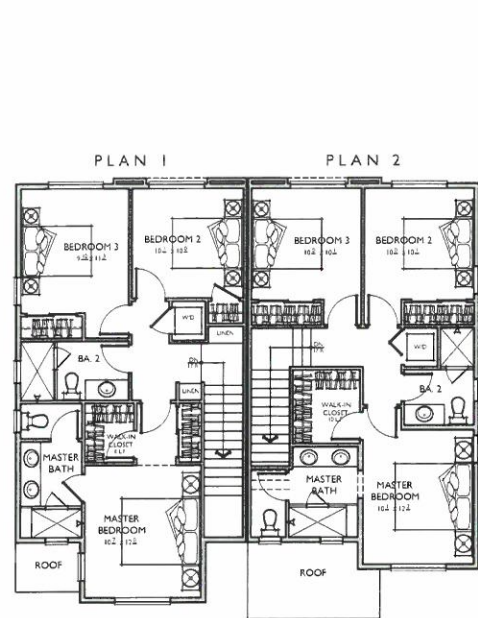
RIGHT

ENHANCEMENTS ON STREET ELEV.



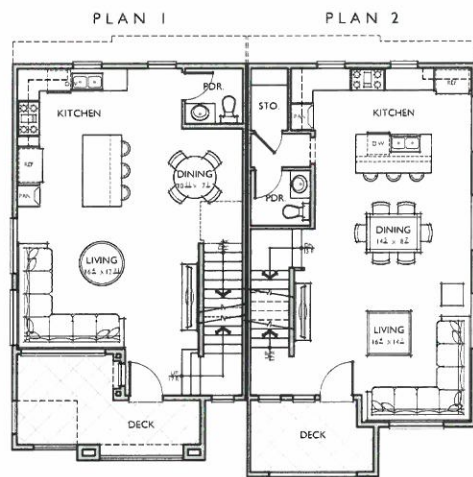
ROOF PLAN (CLASS A) B

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

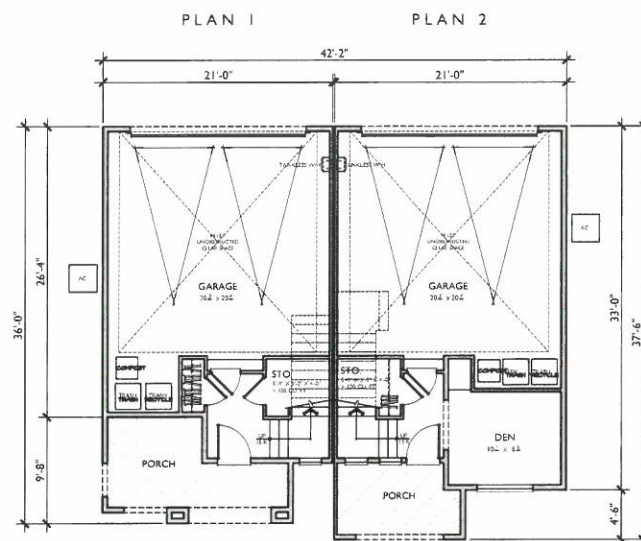


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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

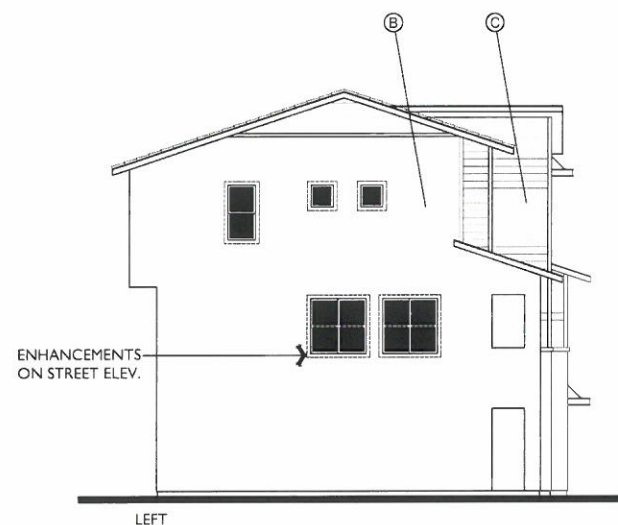
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

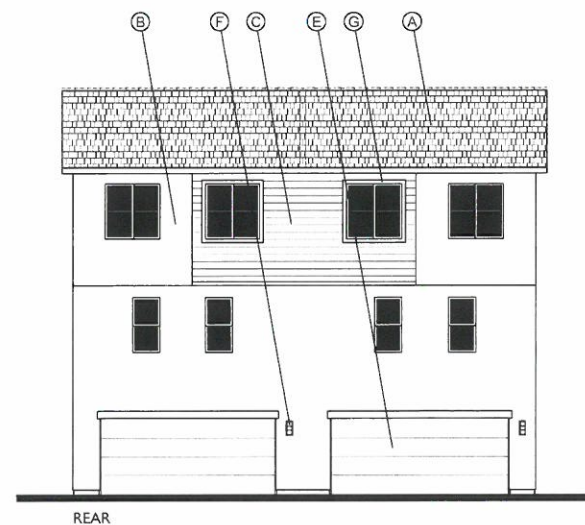
Contemporary Ranch

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



LEFT

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

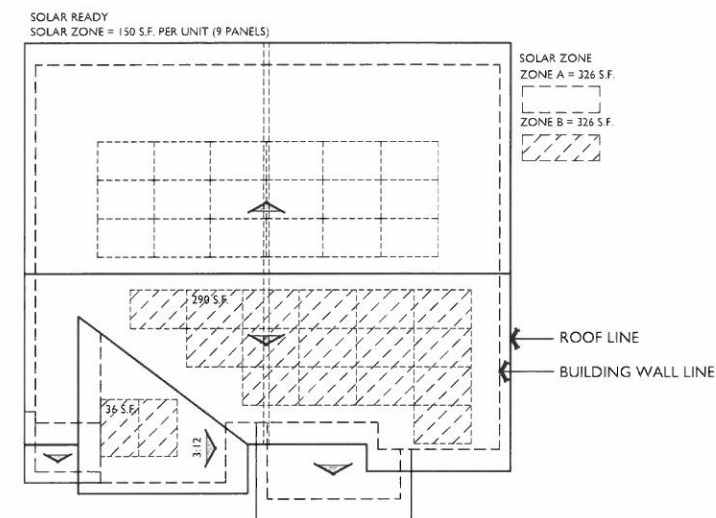


REAR



RIGHT

ENHANCEMENTS ON STREET ELEV.



ROOF PLAN (CLASS A)

C

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



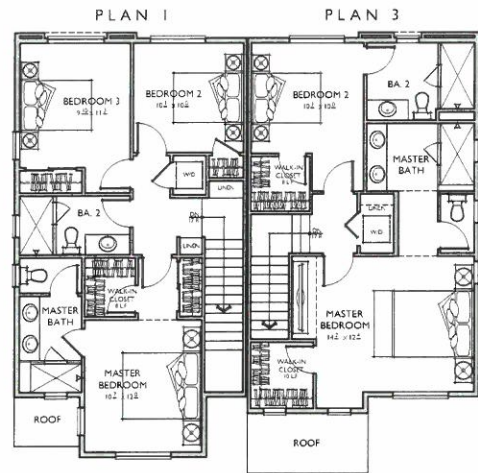
SPANISH COLONIAL



TRANSITIONAL FARMHOUSE

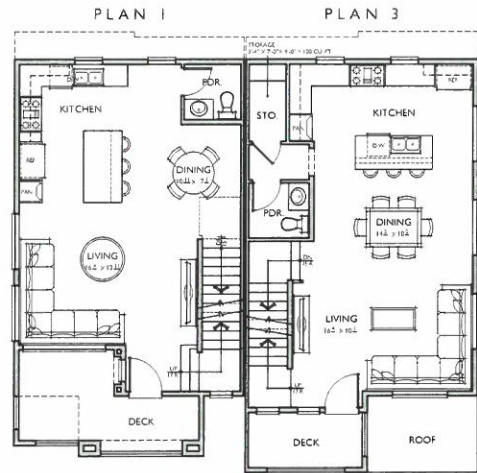


CONTEMPORARY RANCH

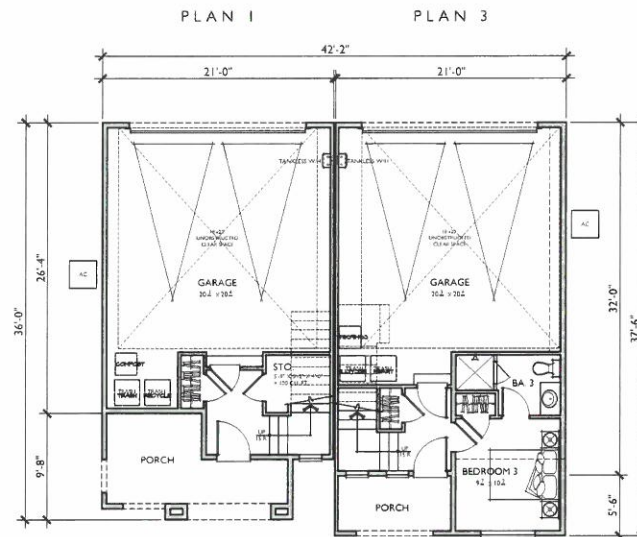


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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

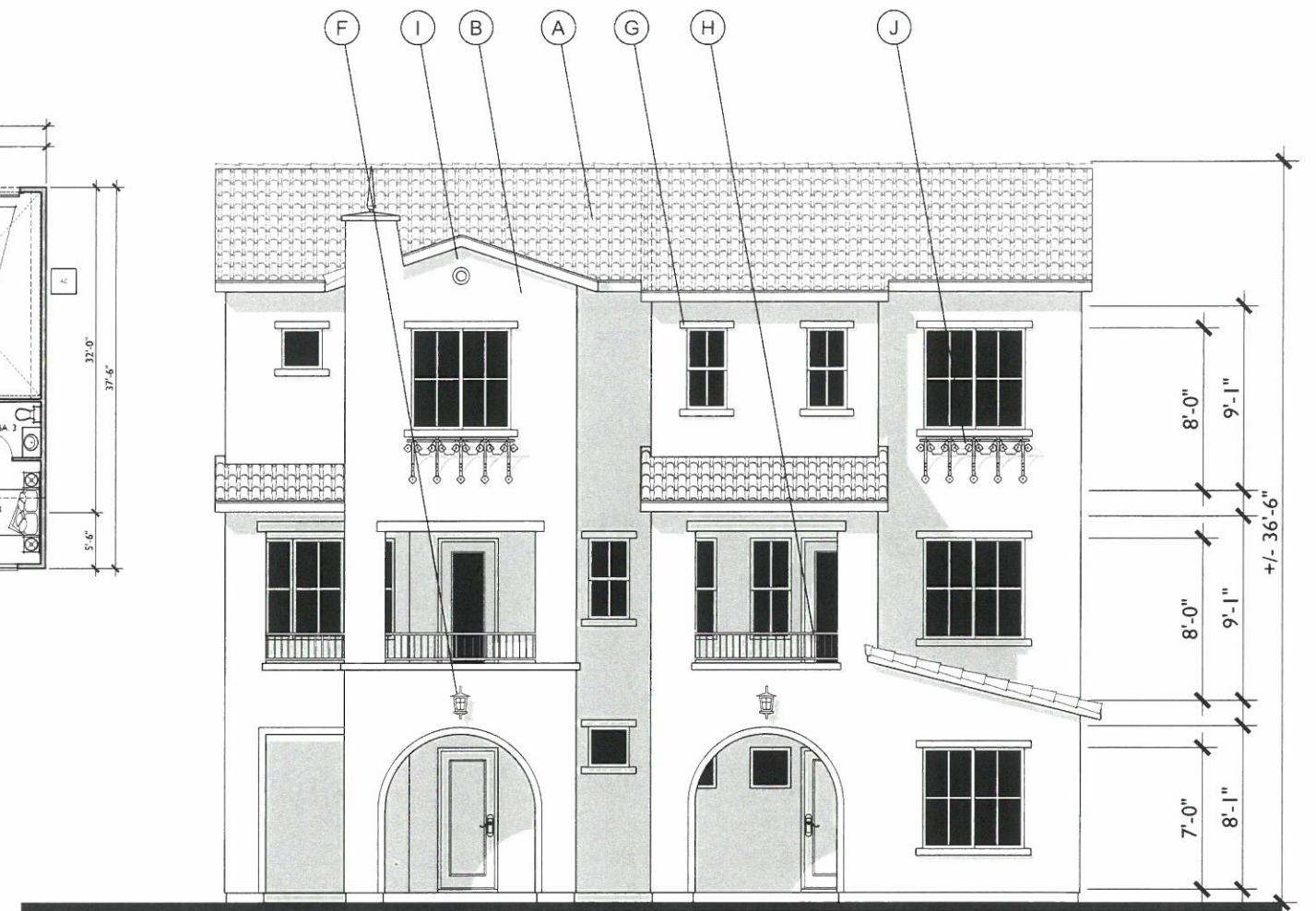
FLOOR AREA TABLE

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

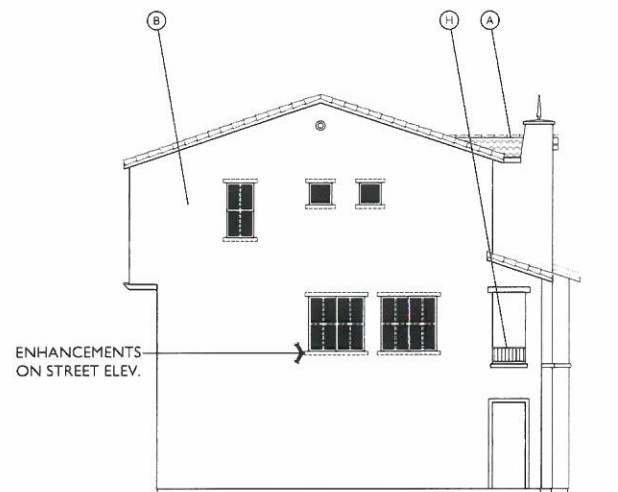
- A. CONCRETE 'S' TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

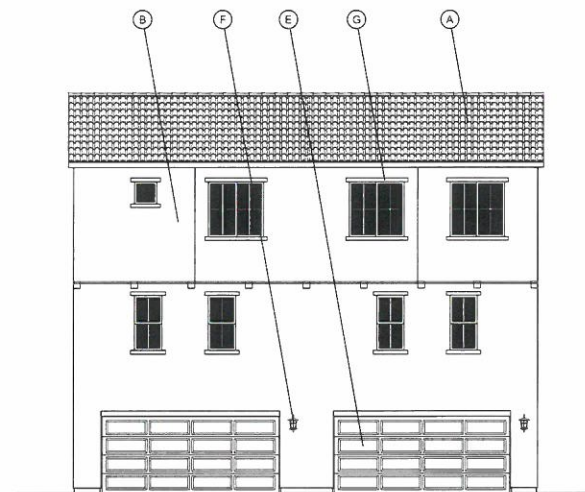
Spanish Colonial

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

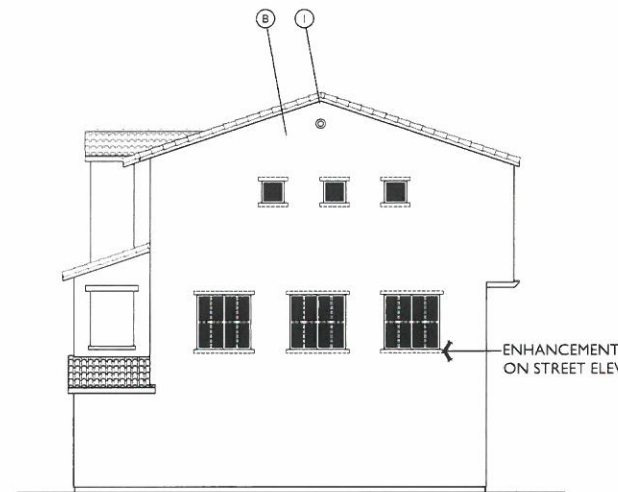


LEFT

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

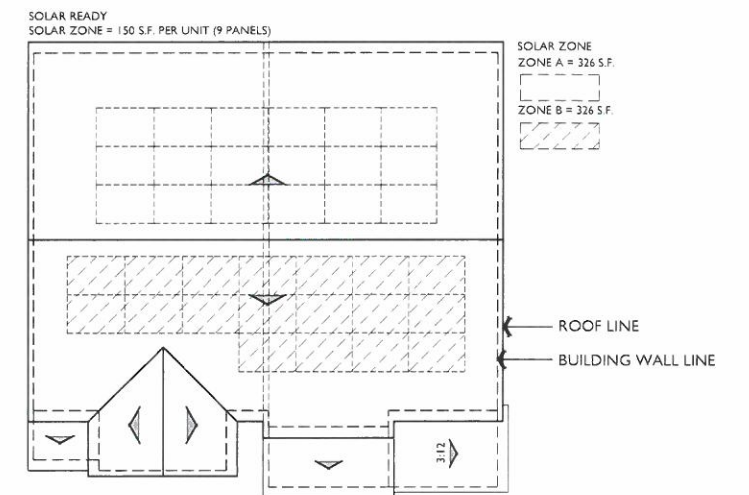


REAR



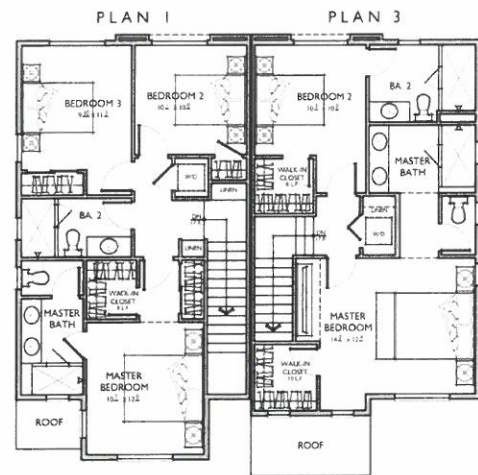
RIGHT

ENHANCEMENTS ON STREET ELEV.



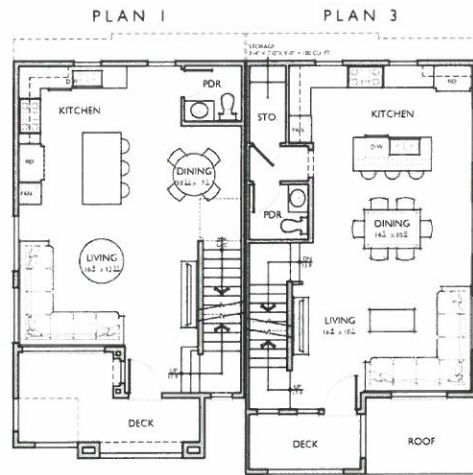
ROOF PLAN (CLASS A) A

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

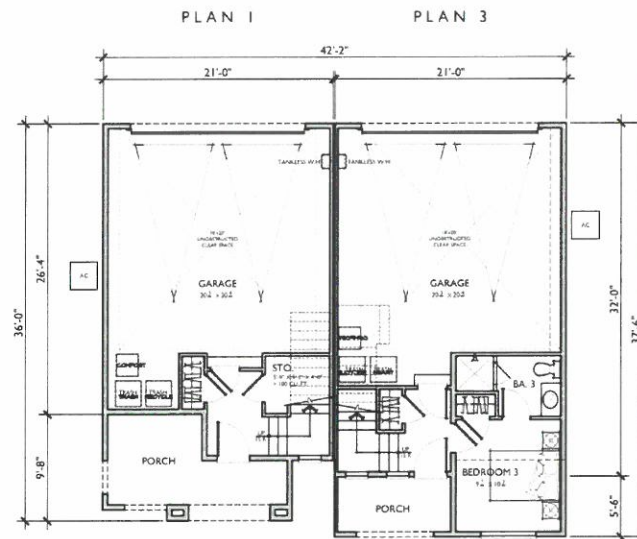


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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 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

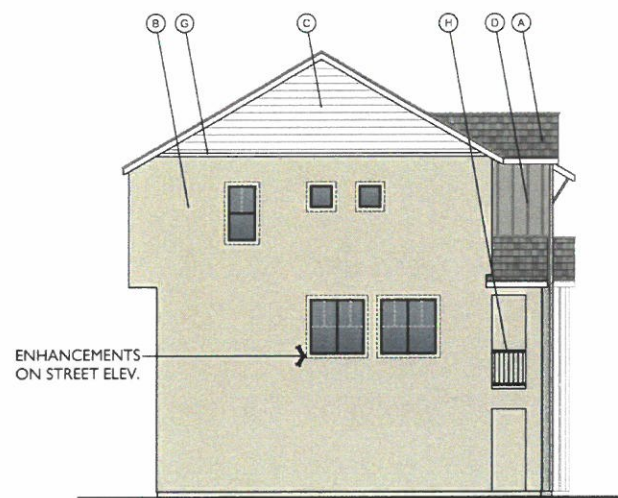
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

Transitional Farmhouse

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

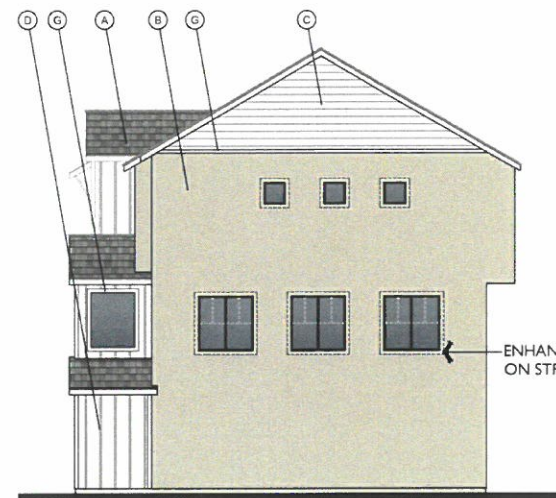


LEFT

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

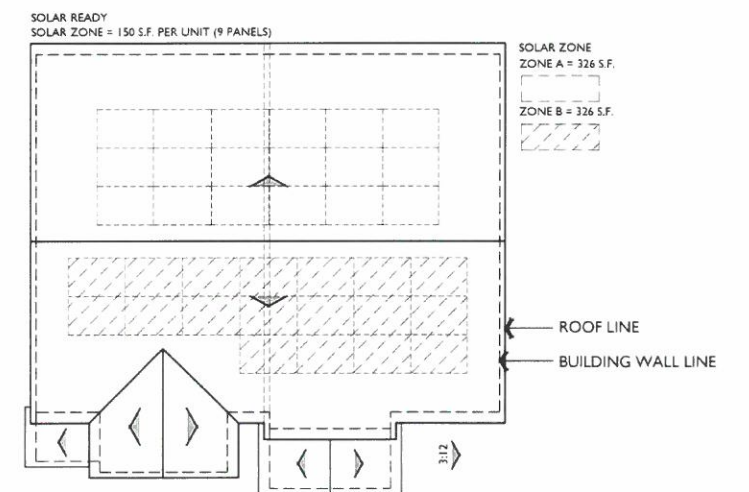


REAR



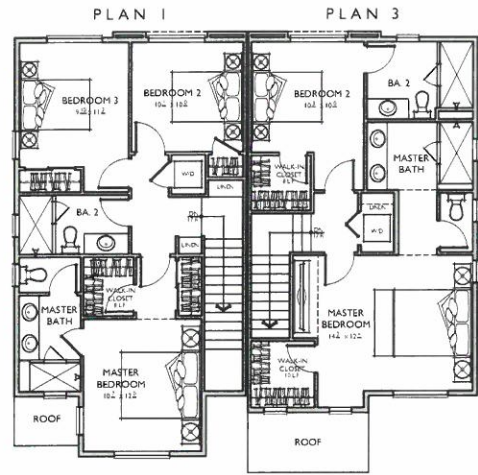
RIGHT

ENHANCEMENTS ON STREET ELEV.



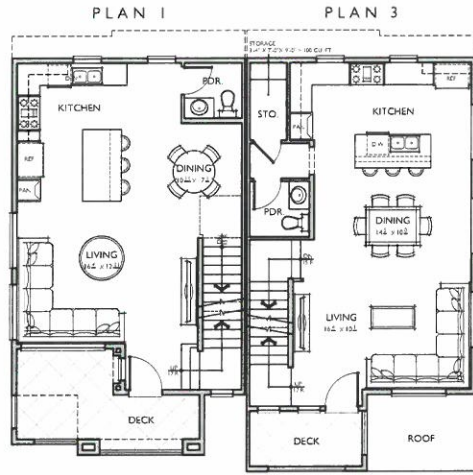
ROOF PLAN (CLASS A) B

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



THIRD FLOOR

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



SECOND FLOOR

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

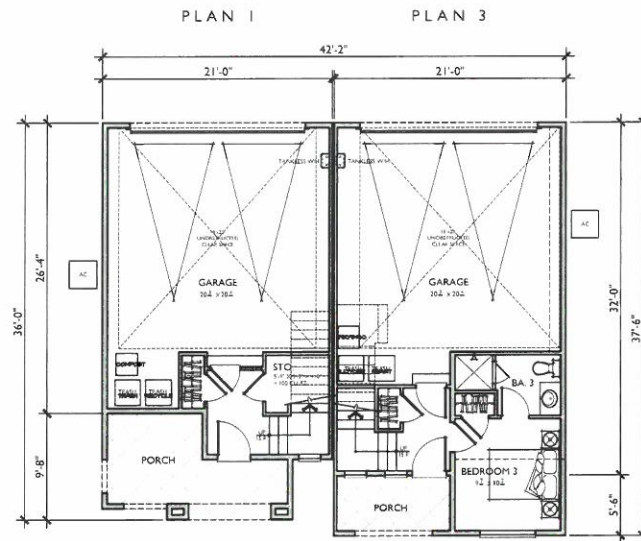
FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 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



FIRST FLOOR

MATERIAL LEGEND

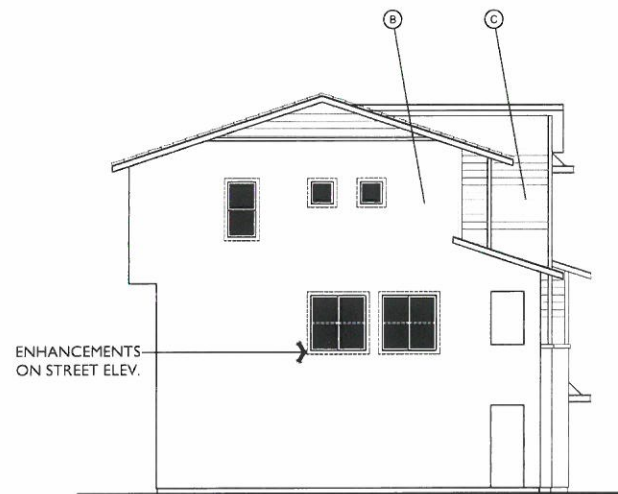
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

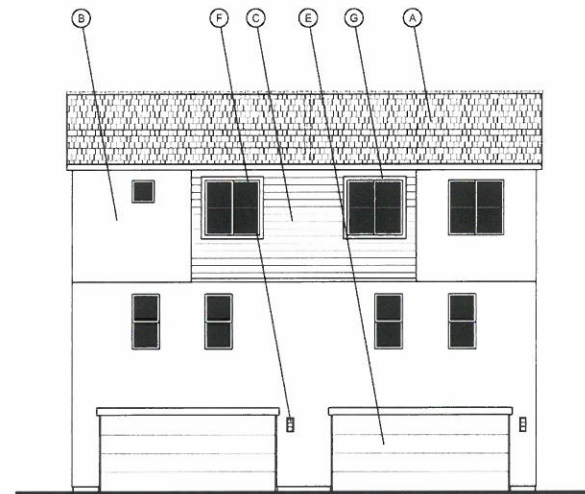
Contemporary Ranch

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

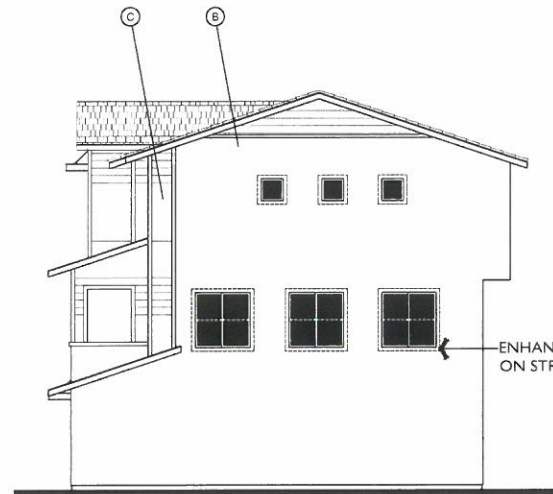


LEFT

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

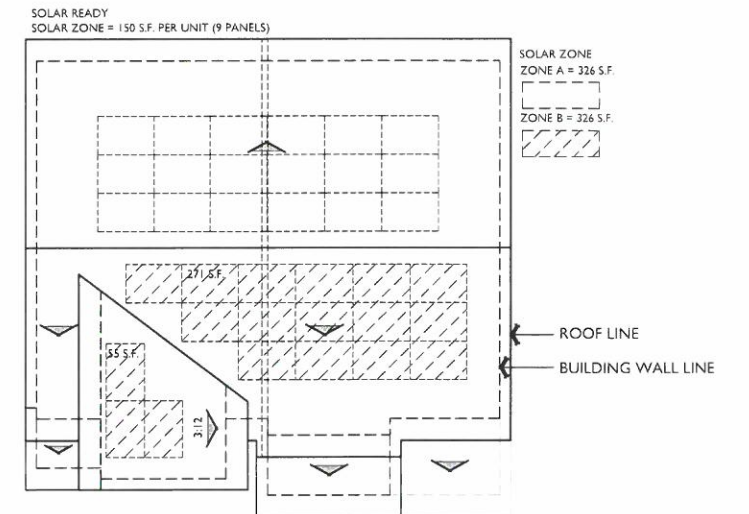


REAR



RIGHT

ENHANCEMENTS ON STREET ELEV.



ROOF PLAN (CLASS A)

C

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



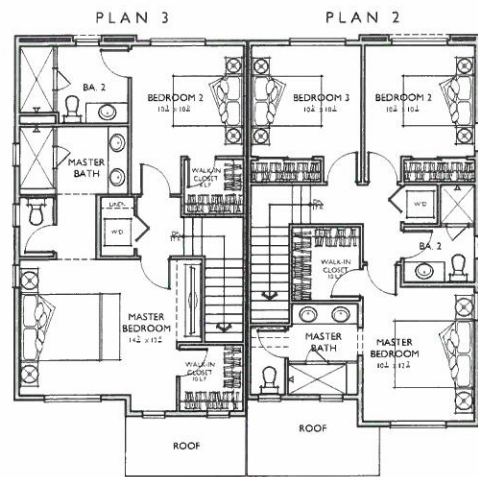
SPANISH COLONIAL



TRANSITIONAL FARMHOUSE

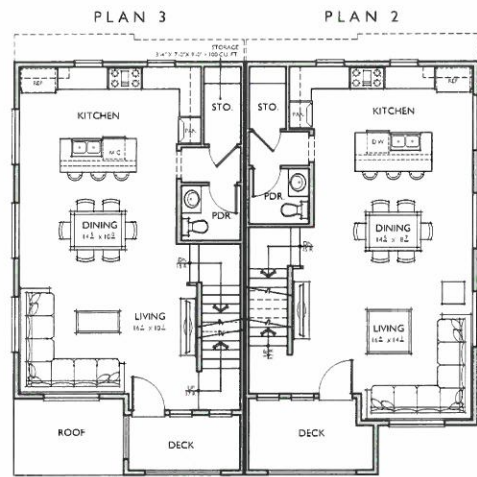


CONTEMPORARY RANCH



THIRD FLOOR

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



SECOND FLOOR

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.

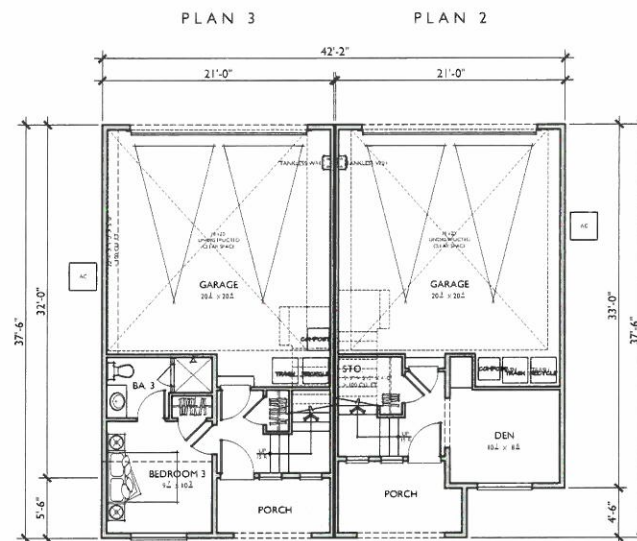
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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



FIRST FLOOR

MATERIAL LEGEND

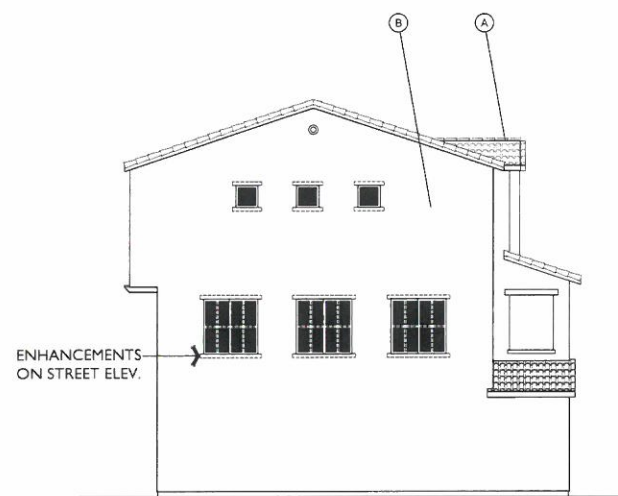
- A. CONCRETE 'S' TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

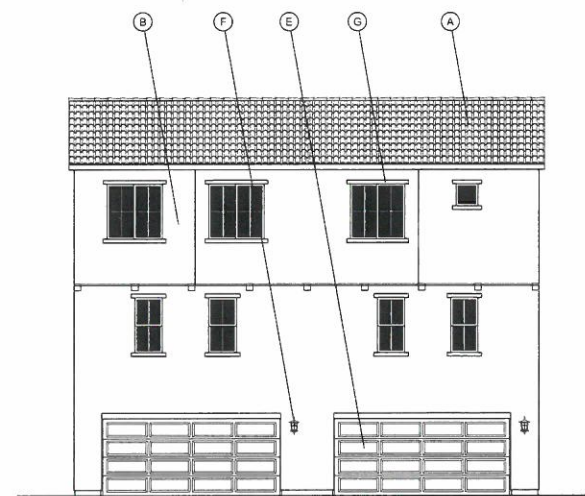
Spanish Colonial

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

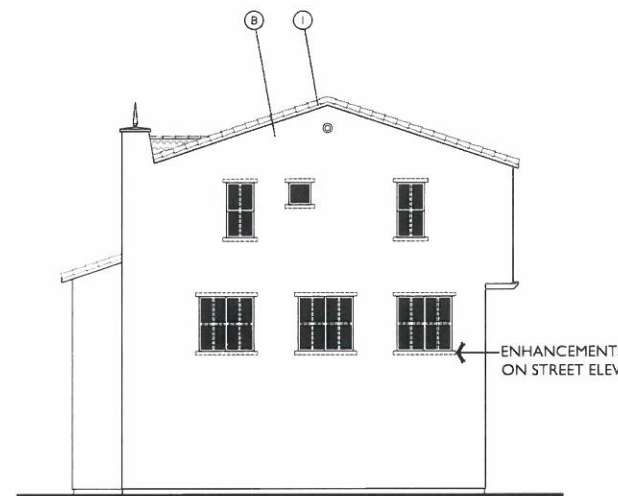


LEFT

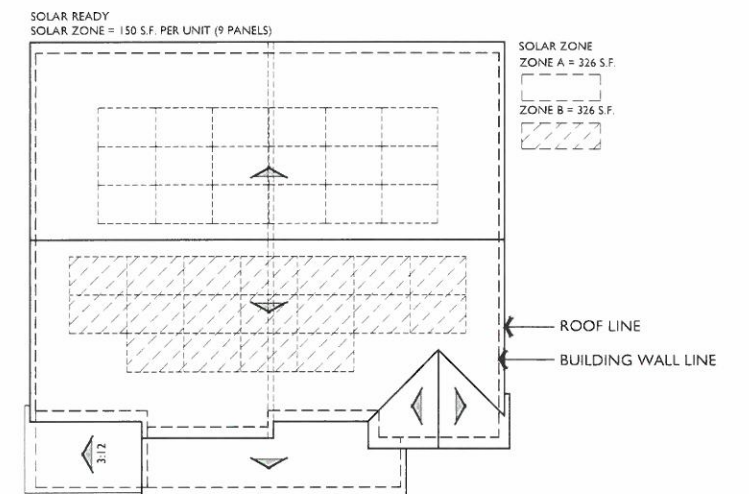
SCALE: 1/8" = 1'-0"



REAR



RIGHT



ROOF PLAN (CLASS A) A

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

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2019 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA 92660
tel: +1 949 553 9100
fax: +1 949 553 0548

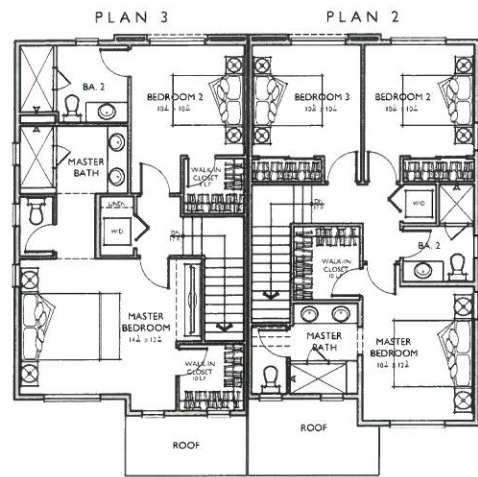
BUILDING C - ELEV A (PLANS 2&3)
Spanish Colonial Elevation
BEDFORD - PHASE 3/4
Corona, California

972.22322

3 STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

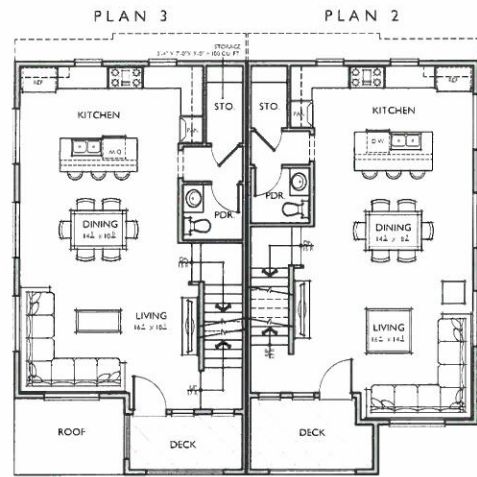
04.05.23

Pacific Ventures
MANAGEMENT LLC

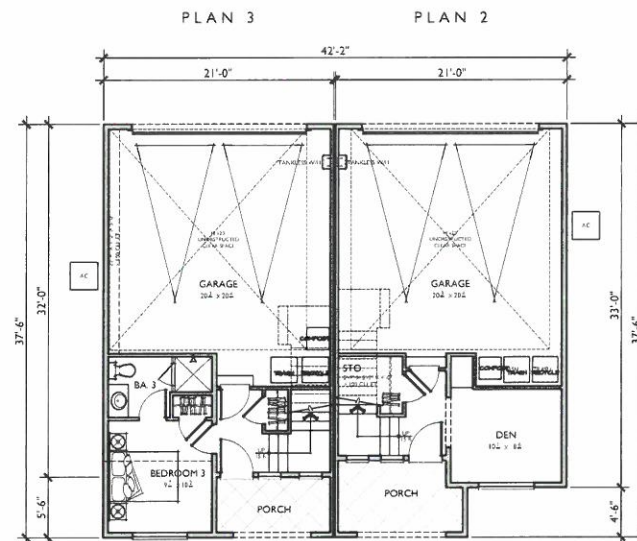


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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

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

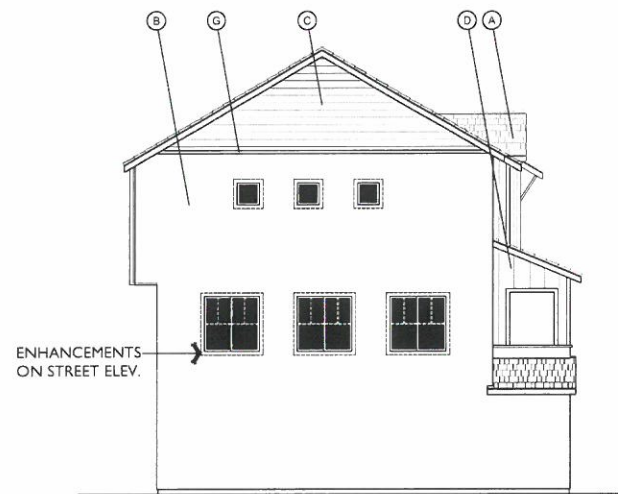
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

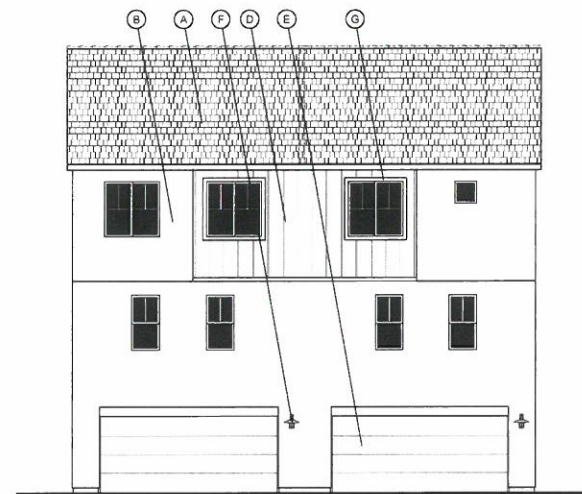
Transitional Farmhouse

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

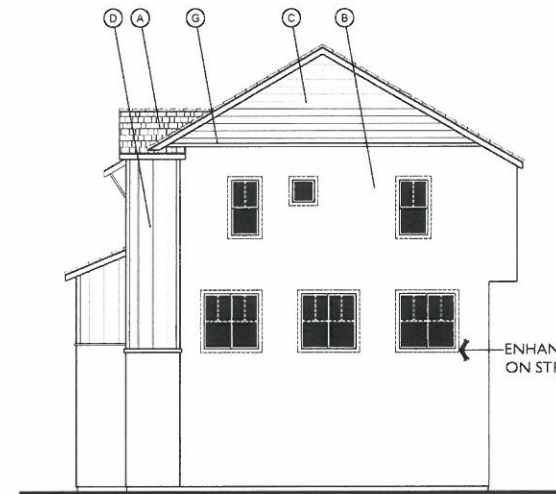


LEFT

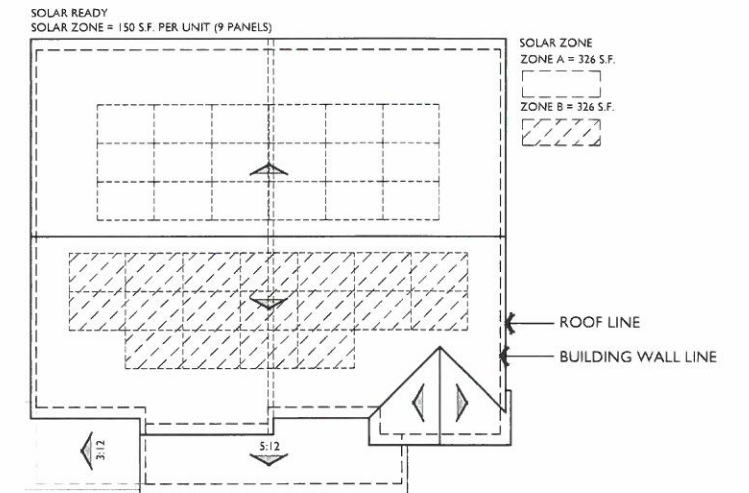
SCALE: 1/8" = 1'-0"



REAR



RIGHT



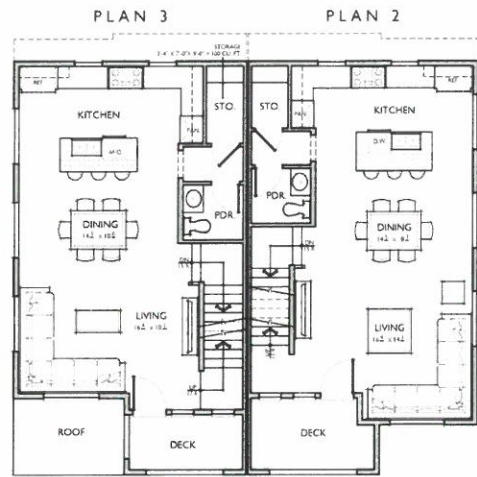
ROOF PLAN (CLASS A) B

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

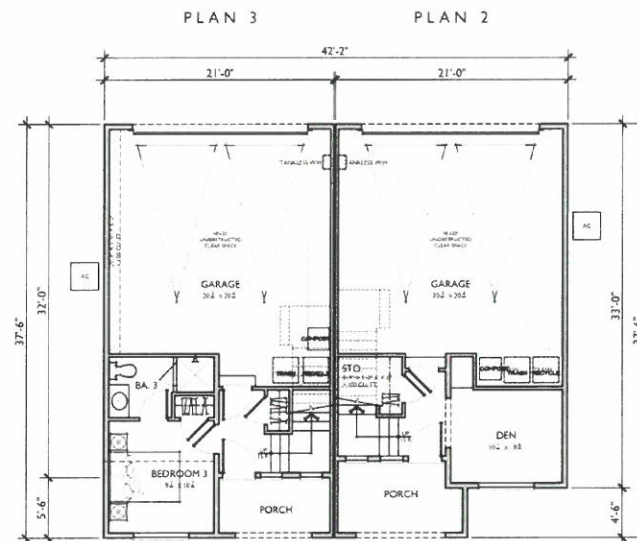


THIRD FLOOR

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



SECOND FLOOR



FIRST FLOOR

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

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

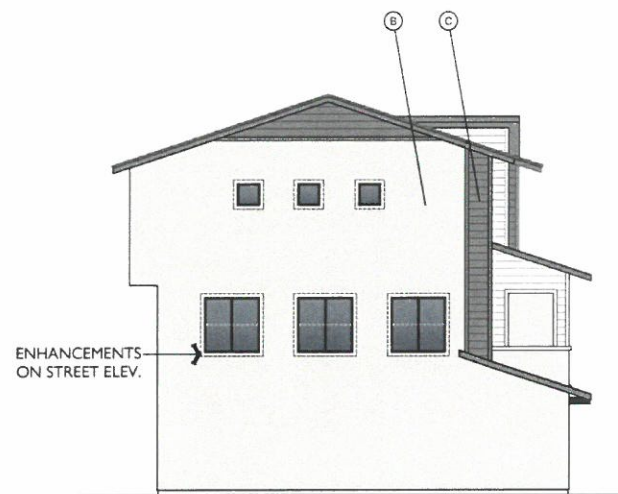
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. HORIZONTAL SIDINGS
- D. BOARD AND BATTEN
- E. ROLL UP GARAGE DOOR
- F. LIGHT FIXTURE
- G. TRIM
- H. RAILING
- I. GABLE END DETAIL
- J. POT-SHELF
- K. AWNING



FRONT

Contemporary Ranch

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

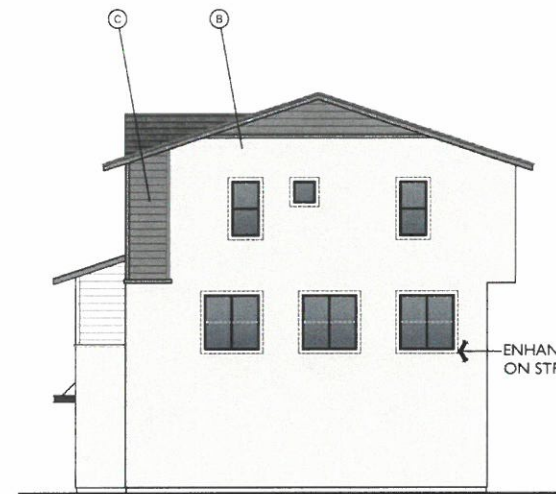


LEFT

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

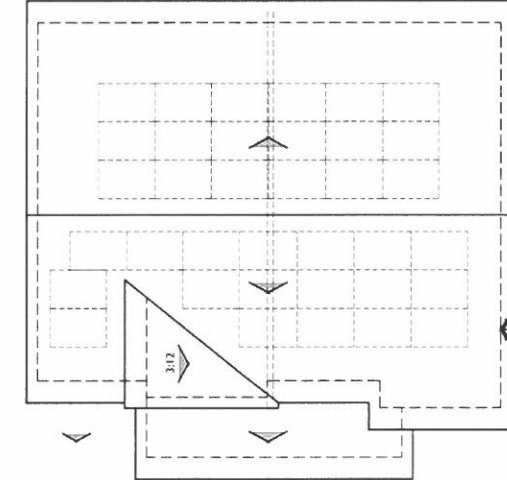


REAR



RIGHT

SOLAR READY
SOLAR ZONE = 150 S.F. PER UNIT (9 PANELS)



SOLAR ZONE
ZONE A = 326 S.F.
ZONE B = 326 S.F.

ROOF LINE
BUILDING WALL LINE

ROOF PLAN (CLASS A) C

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

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Copyright 2019 Bassenian | Lagoni Architects

2031 Orchard Drive, Suite 100
Newport Beach, CA 92660
tel: +1 949 553 9100
fax: +1 949 553 0548

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