

Best Location in the Entire City!

Location of 268 Apartments next to 1,100,000 sf of Retail

Phase II – 168 Units

Phase I – 100 Units



PHASE I -
PHASE II -



**PHASE ONE
SITE SUMMARY**

AREA:	4.6 AC	
UNITS:		
2 BD:	80 DU	
3 BD:	16 DU	
TOTAL:	96 DU	
DENSITY:	20.8 DU/AC	
PARKING REQUIRED:		
2 BD: 2.0 DU / AC X 80 DU	160	
3 BD: 2.0 DU / AC X 16 DU	32	
TOTAL:	192 SPACES	
PARKING PROVIDED:		
REGULAR STALL	140 SPACES	
COMPACT STALL	60 SPACES	
TOTAL:	200 SPACES	

PHASE TWO:

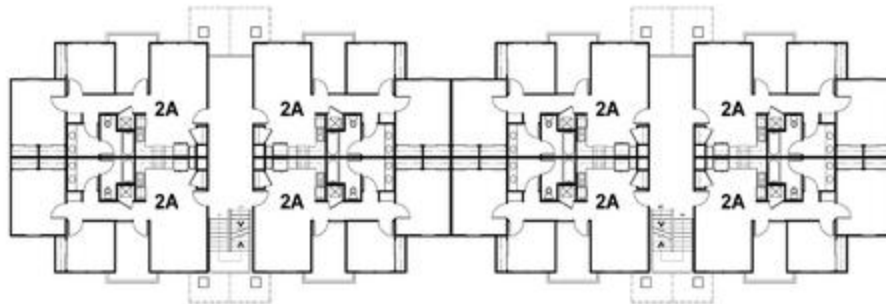
AREA:	7.7 AC	
UNITS:		
1 BD:	136 DU	
2 BD:	56 DU	
3 BD:	4 DU	
TOTAL:	196 DU	
DENSITY:	21.9 DU/AC	
PARKING REQUIRED:		
1 BD 1.5 DU / AC X 84 DU	162	
2 BD: 2.0 DU / AC X 64 DU	112	
3 BD: 2.0 DU / AC X 20 DU	8	
TOTAL:	282 SPACES	
PARKING PROVIDED:		
REGULAR STALL	190 SPACES	
COMPACT STALL	92 SPACES	
TOTAL:	282 SPACES	

Millennium Ave.

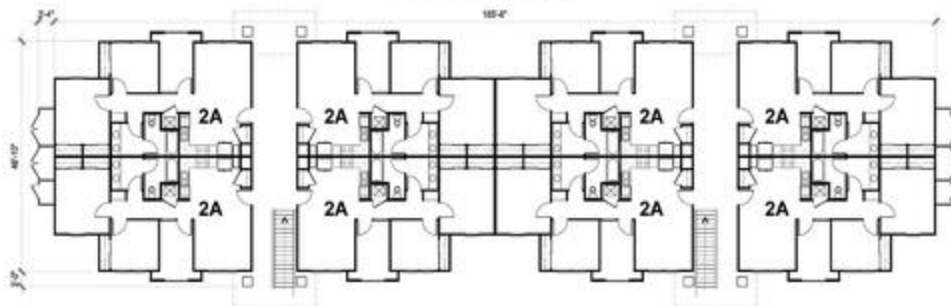


HANFORD APARTMENTS

CONCEPTUAL BUILDING ELEVATION



SECOND FLOOR



FIRST FLOOR

HANFORD APARTMENTS

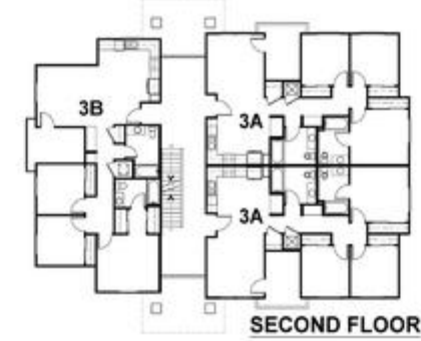
HOLLY HILLS GROUP
480 E Bogert Trail
Palm Springs, CA 92264

BUILDING "A" PLANS

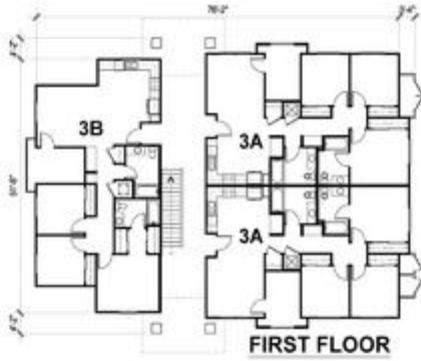
HANFORD, CALIFORNIA
02.0 2/20/21
02/20/21

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman, Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com





SECOND FLOOR



FIRST FLOOR

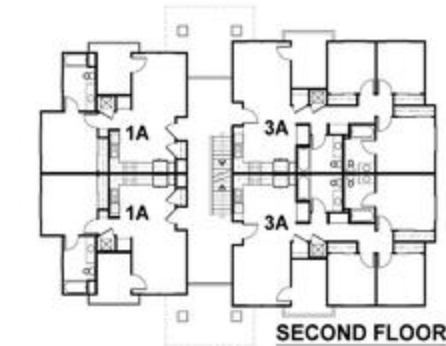
HANFORD APARTMENTS

HOLLY HILLS GROUP
480 E Bogert Trail
Palm Springs, CA 92264

BUILDING "B" PLANS

HANFORD, CALIFORNIA
002 # 200621
000000

KTOGY Group, Inc.
Architecture+Planning
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Irvine, CA 92614
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ktgy.com



SECOND FLOOR



FIRST FLOOR

HANFORD APARTMENTS

HOLLY HILLS GROUP
480 E Bogert Trail
Palm Springs, CA 92264

BUILDING "C" PLANS

HANFORD, CALIFORNIA
002 # 200621
000000

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UNIT 1A
1 BEDROOM / 1 BATHROOM
786 NET SQ. FT.



UNIT 2A
2 BEDROOM / 1 BATHROOM
782 NET SQ. FT.



UNIT 3A
2 BEDROOM / 2 BATHROOM
1,086 NET SQ. FT.



HANFORD APARTMENTS

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UNIT FLOOR PLANS

HANFORD, CALIFORNIA
480 E BOGERT
550-818

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Irvine, CA 92614
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UNIT 3B
1 BEDROOM / 2 BATHROOM
1,086 NET SQ. FT.



COMMUNITY SPACE
1,086 SQ. FT.



HANFORD APARTMENTS

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UNIT FLOOR PLANS

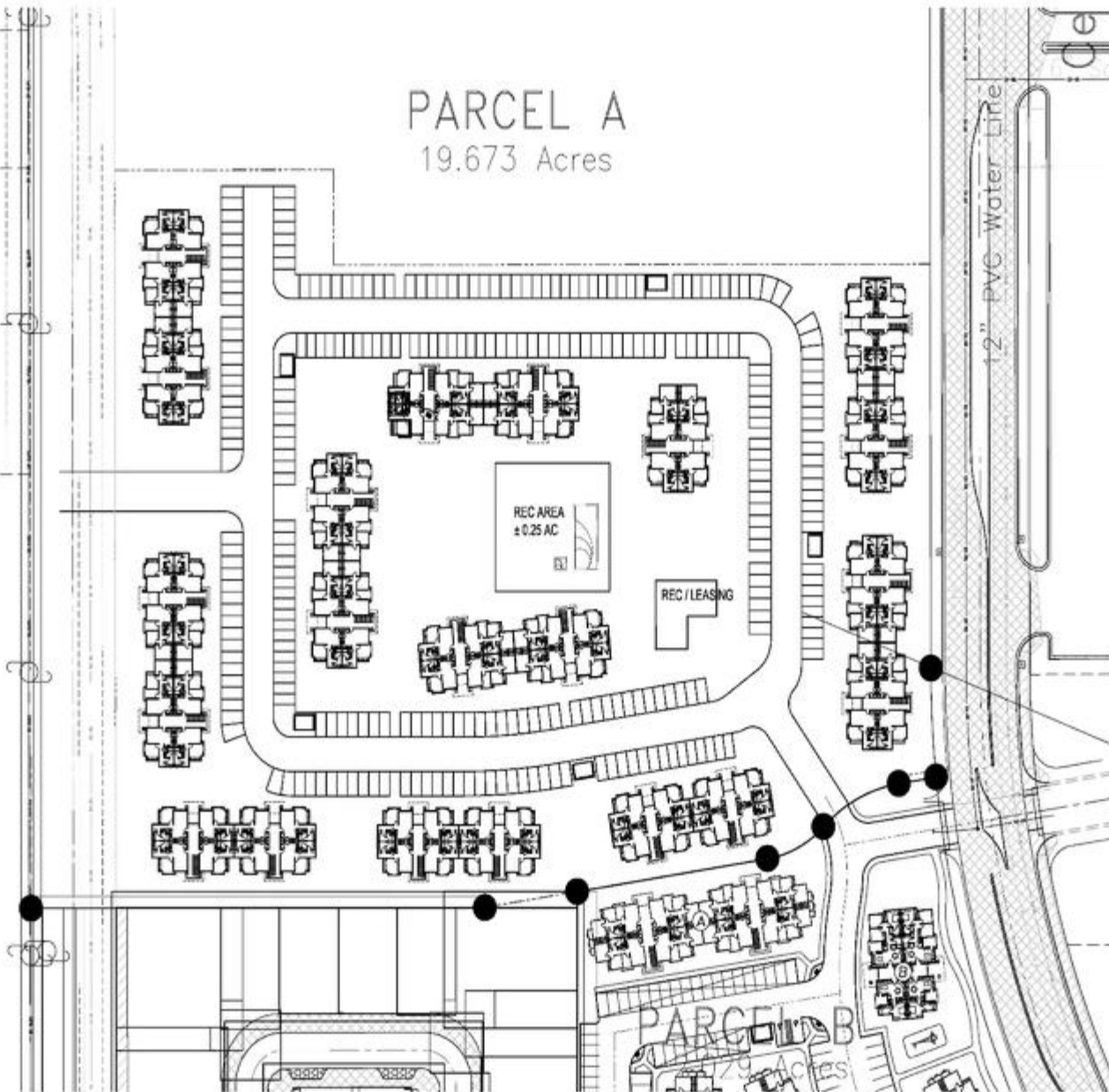
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PARCEL A

19.673 Acres



SITE SUMMARY:

AREA:	7.7 AC
UNITS:	
1 BD:	108 DU
2 BD:	56 DU
3 BD:	4 DU
TOTAL:	168 DU
DENSITY:	21.9 DU / AC

PARKING REQUIRED:

1 BD:	1.5 DU / AC x 84 DU	162 SPACES
2 BD:	2.0 DU / AC x 84 DU	112 SPACES
3 BD:	2.0 DU / AC x 20	6
TOTAL		282 SPACES

PARKING PROVIDED:

REGULAR STALL:	190 SPACES
COMPACT STALL:	92 SPACES
TOTAL	282 SPACES