



HOLLYHILLS
DEVELOPMENT



The industry leader in concept master-planning and development for the future revitalization and prosperity of urban communities. HollyHills Group specializes in the creation of innovative concept master-planning and development that is built upon visionary, precedent-setting standards for the future of economic growth and prosperity through the establishment of diversified urban revitalization among residential, sports and entertainment-oriented communities. HollyHills Group is comprised of a team of experts who have been selected from across the nation to bring only the highest level of proficiency, knowledge and integrity into the organization.



HOLLYHILLS

Each with a specialized area of expertise, the HollyHills team is committed to being the community builder-of-choice by providing a turn-key approach throughout the complete scope-of-work beginning with the acquisition of raw land and carrying through to the entitlement process, architectural design, construction and property management of every project. With offices located in Los Angeles, Hanford, and Las Vegas, Nevada; Daytona Beach, Florida and San Antonio, Texas, HollyHills Group currently has over 2,000 acres under development in California and Texas, all of which will set new standards across-the-board as being the premier, most exclusive, state-of-the-art developments upon project completion.

Everyday, HollyHills Group strives to exceed its reputation as the industry leader in the effective deployment and marriage of real estate, sports and entertainment through its dedication of bringing excellence into every aspect of business, which directly improves the quality of life for its customers and adds value to their communities.



HOLLYHILLS

MASTER PLANS

- Hanford, CA 260 Acres (PUD)
- Briggs Ranch, TX 1,350 Acres
- SouthPort Industrial, TX 522 Acres (Industrial & Commercial)
- Eastside Vision,
San Antonio, TX 1,100 Acres - Sports & Entertainment
Venue



HOLLYHILLS

Hanford PUD

260 Acre Master Planned Community

Hanford, CA

- Hanford Planned Unit Development
Planned Commercial/Big Box
 - Lowes
 - Walgreens
- Additional Uses for PUD
 - 490 Apartment Units
 - 468 Single Family Homes
 - Over 400,000Sq. Ft. Office Park
 - 380,000 Sq. Ft. Medical Offices
 - 40 Acre Hanford Auto Mall

Data, information and pictures are provided for informational purposes only.
Actual development is subject to change.



HOLLYHILLS

Hanford PUD

260 Acre Master Planned Community



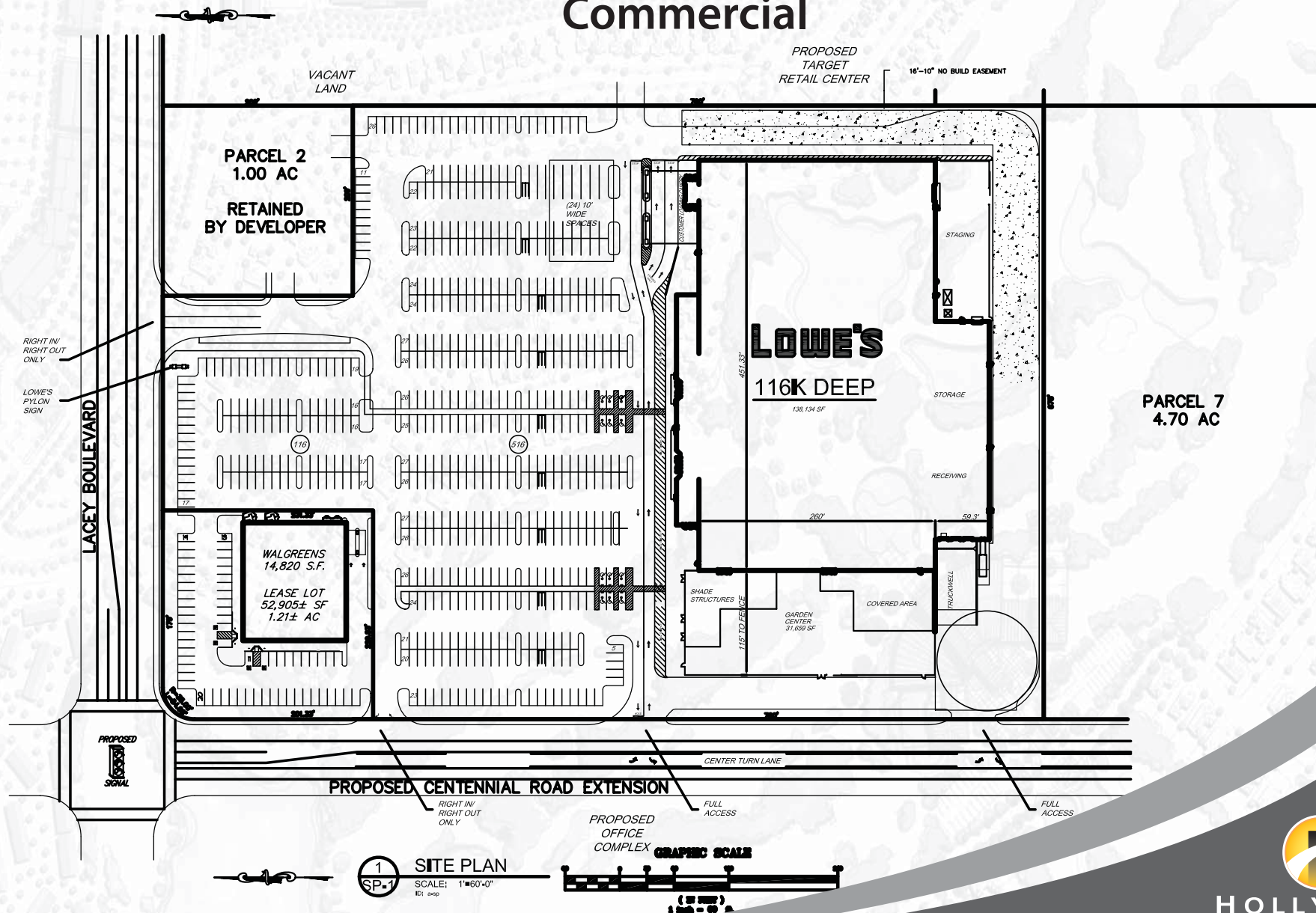
Hanford, CA

Housing Numbers for PUD
1,000 Planned Residential Units
1,000,000 Sqft. of
Retail Office/Commercial

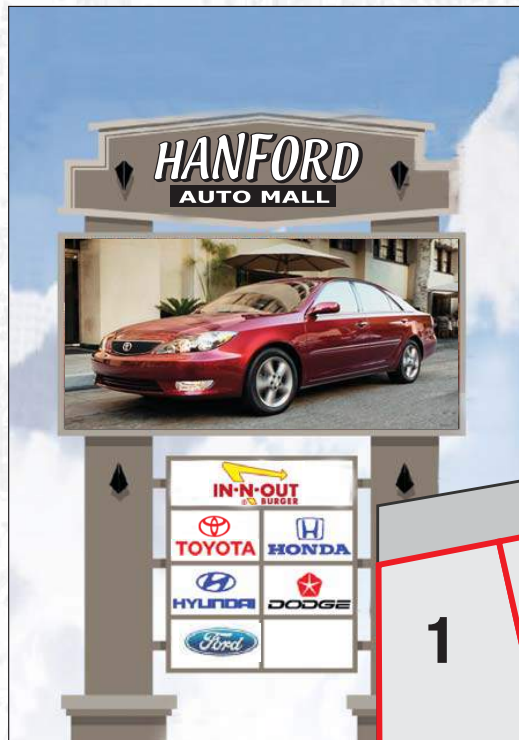


Hanford PUD

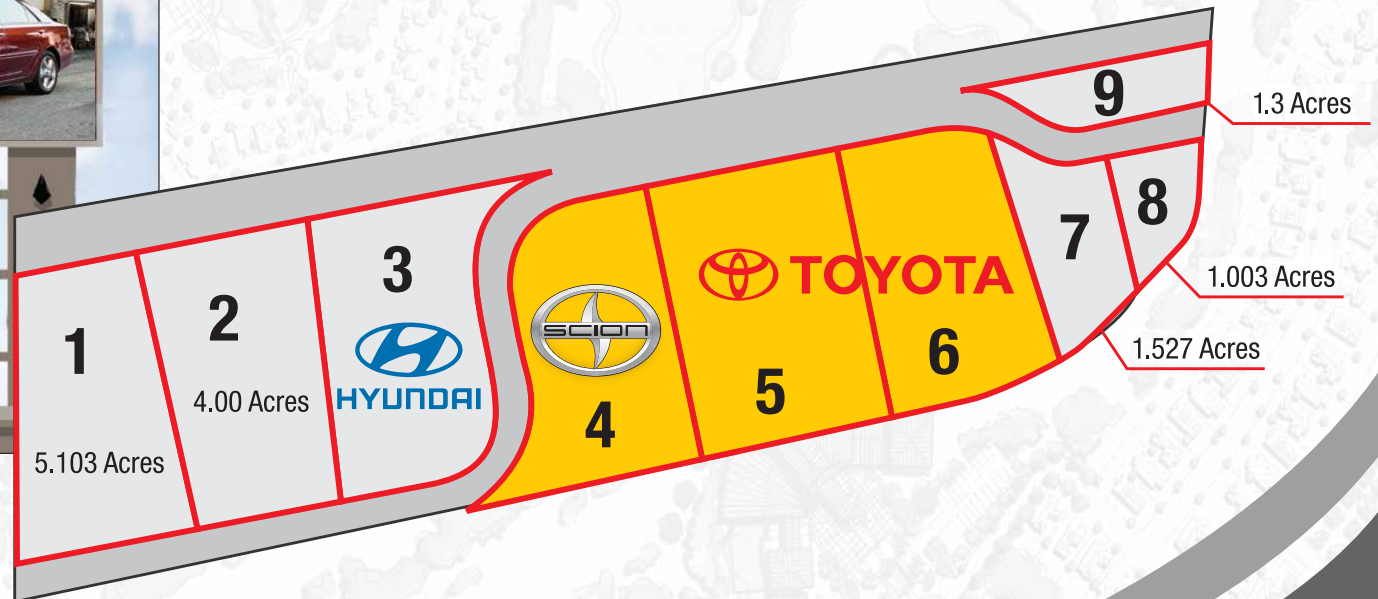
Commercial



Hanford Auto Mall



HANFORD
AUTO MALL



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Briggs Ranch

1350 Acre Master Planned Community

San Antonio, TX

- The Golf Club of Texas
A Lee Trevino Signature Course
- 1,000 Single Family Residential – \$250k-\$495k
- 1,400 Apartments
- 600k sq. ft. Towne Center with theater complex
- 180+ Room branded hotel
- 622 unit Timeshare with water park
- 480k sq. ft. Office

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Briggs Ranch

1350 Acre Master Planned Community



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Briggs Ranch - Hotel



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Briggs Ranch Grand Vacation Club

Time Share - San Antonio



BRIGGS RANCH TIMESHARE
Conceptual Landscape Plan



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Briggs Ranch Grand Vacation Club

Interior Renderings



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South Port – 522 Acre Business Park



San Antonio, TX

- Directly adjacent to new \$800M TOYOTA Manufacturing plant
- Retail Center – 27 acres, 350k sq. ft.
 - Includes 2 business class hotels, child development center, high-end medical, emergency services, financial services, restaurants
- 4 Million sq. ft. Industrial
- 750k sq. ft. Office Park
- 500k sq. ft. Commercial
- Four star hotel & conference center

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South Port – 522 Acre Business Park

San Antonio, TX



HOLLYHILLS

South Port - Retail Triangle

San Antonio, TX



SOUTH  PORT
South Port Retail Center
Applewhite Road Entrance



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South Port - Industrial / Commercial Center

San Antonio, TX



SOUTH  PORT



HOLLYHILLS

San Antonio East – 1100 Acres

Master Planned Sports/Entertainment District and Housing Revitalization Project, San Antonio, TX

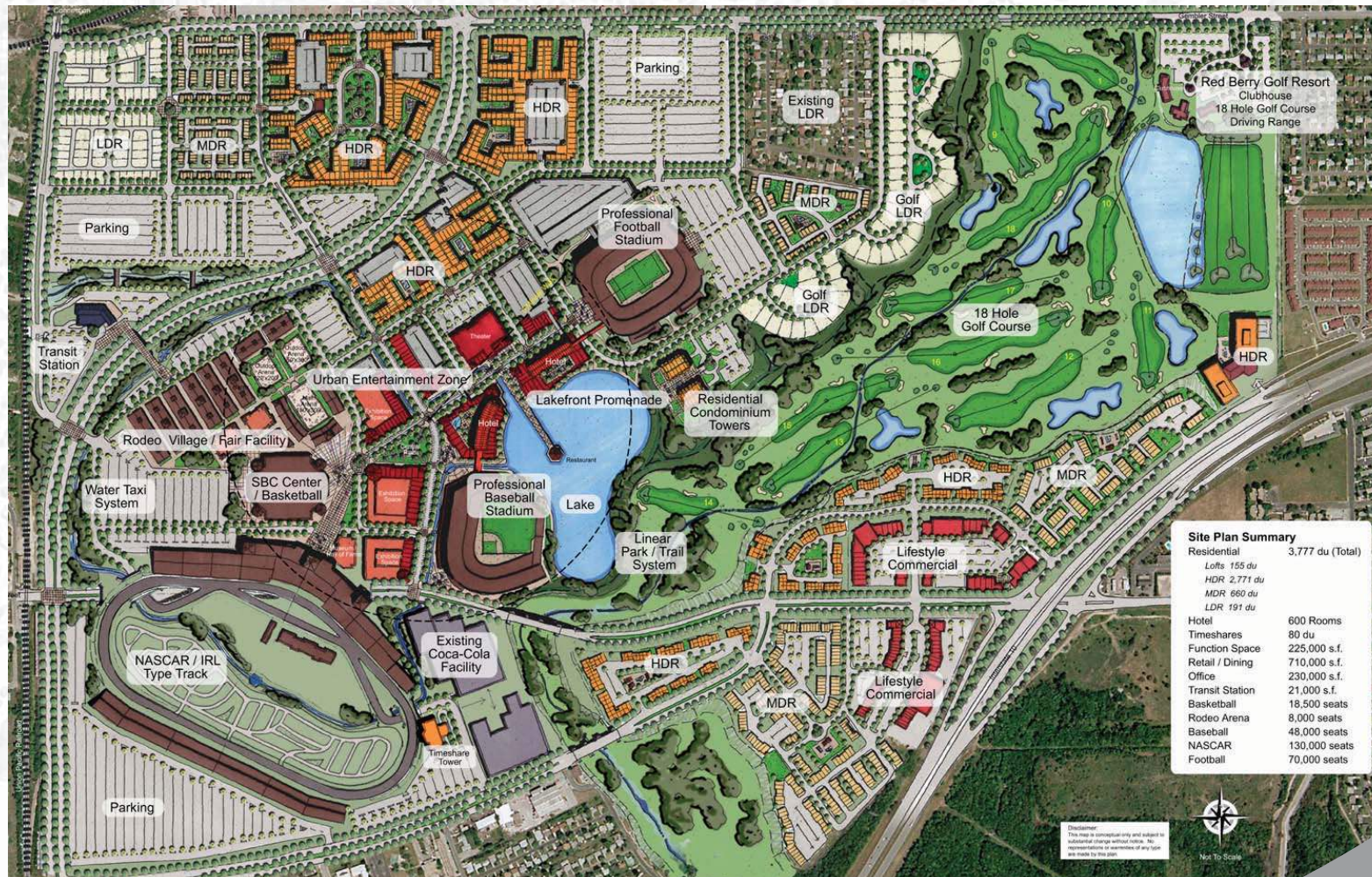
- San Antonio City Officials came to HollyHills to Master Plan and revitalize Eastern Portion of San Antonio adjacent to SBC Center that houses the World Famous San Antonio Spurs Basketball Team
- A Master Plan has been developed incorporating:
 - NASCAR race track ½ oval track, development will also accommodate a yearly Grand Prix street race
 - Racetrack Timeshares
 - River Run that meanders through entire master planned project with barges
 - Major League Baseball Stadium
 - Major League Football Stadium
 - Rodeo Village
 - Hotels/Hospitality/Conference Center
 - Golf Course
 - Multi Use Retail/Commercial

Data, information and pictures are provided for informational purposes only.
Actual development is subject to change.



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San Antonio East – 1100 Acre



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San Antonio East – 1100 Acres



san antonio salado creek / arena district
conceptual land use plan



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Prior Projects

- Hanford Residential Subdivision
- 120 Villita Condominium Project on San Antonio Riverwalk



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Hanford Residential Subdivisions

Hanford, CA

- **Montecito Ranch**
37 Single Family Residential
- **Central Park**
56 Single Family Residential
- **Walnut Grove**
42 Single Family Residential

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Hanford - Montecito Ranch

Hanford, CA



 **Montecito Ranch**



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Hanford - Montecito Ranch

Hanford, CA



Montecito Ranch



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120 Villita - Riverwalk Building

San Antonio, TX



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California Projects

- The Enclave, Hanford, CA - 66 Lot Single Family Subdivision
- The Village at Hanford Square, Hanford, CA - Two Phase Apartments totalling 312 Units
- The Village at Shannon Way, Visalia, CA - 224 Apartment Units
- The Lake, Lincoln, CA - Proposed 160 Units & Mixed Use Commercial Project
- Cielo Subdivision, Palm Springs, CA - Final Phase



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The Enclave – 66 Home Subdivision, Hanford, CA



HANFORD - 14

Hilly Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date: 11/13/2017
2017-01-11 11:13 AM PST
2017-01-11

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



HANFORD - 14

Hilly Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - ADOBE RANCH A3

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date: 11/13/2017
2017-01-11 11:13 AM PST
2017-01-11

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



HANFORD - 14

Hilly Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - SPANISH - C A3

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date: 11/13/2017
2017-01-11 11:13 AM PST
2017-01-11

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



HANFORD - 14

Hilly Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - SPANISH - A A3

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date: 11/13/2017
2017-01-11 11:13 AM PST
2017-01-11

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



Site Summary

Gross Area: 14.12 ac
 Street Dedication: 3.04 ac
 Street Dedication (Int.): 1.47 ac
 Density: 4.74 du / ac (gross)
 6.97 du / ac (net)

The Enclave – 66 Home Subdivision, Hanford, CA



HANFORD-14

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

CONCEPTUAL SITE PLAN

HANFORD, CALIFORNIA

KTGY # 2015-0973

2017-10-03

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





① FRONT ELEVATION - BLDG. 'A'
SCALE: 1/8" = 1'-0"



② LEFT ELEVATION - BLDG. 'A'
SCALE: 1/8" = 1'-0"



③ RIGHT ELEVATION - BLDG. 'A'
SCALE: 1/8" = 1'-0"



④ REAR ELEVATION - BLDG. 'A'
SCALE: 1/8" = 1'-0"

THE VILLAGE AT HANFORD SQUARE
LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA

ADOCY APPROVAL

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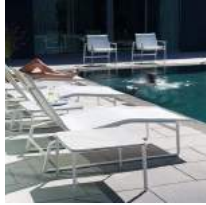
REVISION	OCTOBER 2, 2017
PROJECT NAME	C MABUS
PROJECT NUMBER	CMA 2017-007
SCALE	AS NOTED

SHEET #12
EXTERIOR ELEVATIONS
PHASE I - BLDG. A

SITE AMENITY CHARACTER IMAGES



Outdoor BBQ with Small Gathering Area



Pool Chaises



Tables and Chairs with Umbrellas



Poured in Place Color Concrete Paving with Accent Banding



Santa Barbara Style Accent Tiles for Seat Wall and Raised Spa



Lounge Chairs with Table by Fire Place Court



SECTION 'B' - LOOKING SOUTHEAST

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



ELEVATION 'A' - LOOKING NORTHEAST

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



ENLARGED PLAN FOR POOL / COMMUNITY CENTER AREA

SCALE: 1" = 10'-0"

LEGEND

- 1 Pool
- 2 Serpentine Sun Deck
- 3 Raised Spa with Santa Barbara Style Accent Tiles
- 4 Seat Walls with Santa Barbara Style Accent Tiles
- 5 Palm Trees
- 6 Accent Paving Bands
- 7 Color Concrete Paving
- 8 Pool Fence & Gates
- 9 Lounge Chairs & Tables
- 10 Fire Place with Hearth
- 11 Dining Chairs & Tables w/ Umbrellas
- 12 Canopy Shade Trees
- 13 Overhead Canopy Structure
- 14 Pool Chaises & Side Tables
- 15 Outdoor BBQ Area
- 16 Succulent Garden with Multi Trunk Palms Framing Fire Place
- 17 Specimen Trees Framing Community Center Entry & Pool Edge
- 18 Accent Flowering Trees
- 19 Hedge Planting along Building Walls
- 20 Wheelchair Lift



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THE VILLAGE AT HANFORD SQUARE LUXURY APARTMENT HOMES - PHASE 1 CITY OF HANFORD KINGS COUNTY CALIFORNIA

ARCHITECT

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REVISIONS

NO.	DATE	DESCRIPTION
1	OCTOBER 2, 2017	PROJECT INITIATED
2	C. MABUS	PROJECT NUMBER
3	CMA 2017-007	DATE
4	AS NOTED	

LANDSCAPE CONCEPT PLAN
ENLARGED POOL AREA

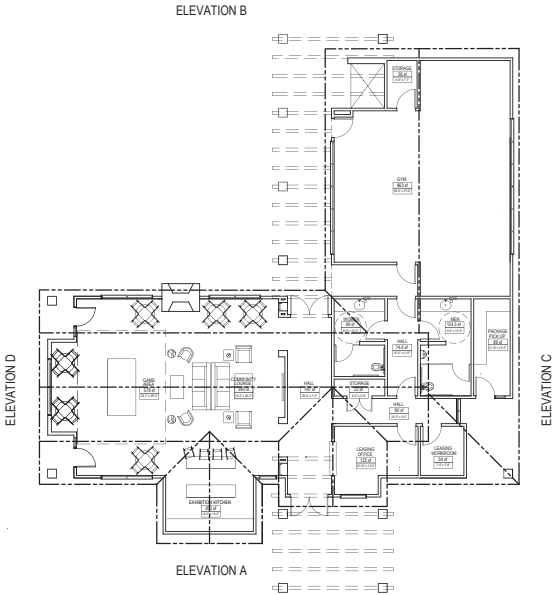
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THE VILLAGE AT HANFORD SQUARE
LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA



BUILDING D- COMMUNITY BUILDING - 3,101 GSF

SCALE: 1/8" = 1'-0"
NOTE: GSF CALCULATION DOES NOT INCLUDE EXTERIOR BALCONIES OR PATIOS.



ELEVATION C



ELEVATION A



ELEVATION D



ELEVATION B

AGENCY APPROVAL

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REVISIONS

NUMBER	DATE	DESCRIPTION
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ISSUE DATE	OCTOBER 2, 2017
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PROJECT ARCHITECT	C. MABUS
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PROJECT NUMBER	CMA 2017-007
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SCALE	AS NOTED
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PROJECT TITLE

BUILDING D - COMMUNITY



Variegated Flax Lily



Soft Carex Mahonia



Dwarf Bottlebrush



Brakelights Red Yucca



New Zealand Flax



Obsession Nandina



Confetti Lantana Groundcover



Texas Privet Hedge Planting



Concha Ceanothus - mid to tall background shrubs



Dwarf Lily of The Nile



Frankly Scarlet Evergreen Daylily



Artichoke Agave



Spider Agave



Mexican feather Grass



Australian Willow



Chinese Flaming Tree



Flowering Pear



Fruitless Olive



Marina Strawberry Tree



Medjool Date Palms



OVERALL LANDSCAPE CONCEPT PLAN

SCALE: 1" = 30'-0"

LANDSCAPE CONCEPT

Plant selections are primarily Santa Barbara inspired with species well adapted to California's Central Valley climate with a variety of low maintenance materials that will meet state and local Hanford water efficiency requirements without losing their character or vitality when water is scarce.

Palms combined with flowering and canopy trees will offer much needed shade and provide order and complement building lines and reinforce entry drive ways to the community. Cooler blue green tones are suggested that refresh and reinforce the building entries and complement the order and clean lines of the architectural features. Lacy ornamental grasses, bamboo and flowering succulents will contrast building edges, offer privacy and soften views of wall edges from the adjacent property.

IRRIGATION SYSTEM

All planting areas shall have a fully automatic irrigation system. Utilizing water conserving features such as: low-precipitation rate heads; low-flow micro spray or drip irrigation; water sensors and multi-program controllers with weather station capability and drip circuit features.

PLANT MATERIAL SELECTIONS

BOTANICAL NAME	COMMON NAME
TREES:	
EVERGREEN TREES (36" BOX): <i>Geijera parviflora</i> <i>Arbutus menziesii</i>	Australian Willow Marina Strawberry Tree
SPECIMEN TREES (36" OR 48" BOX): <i>Quercus agrifolia</i> <i>Fraxinus angustifolia</i> <i>Koeberlinia bipinnata</i>	Fruitless Olive Raywood Ash Chinese Flame Tree
ACCENT TREES (36" BOX): <i>Pinus californiana</i> <i>Palicourea</i> <i>Abies julianiana</i>	Cleveland Select Flowering Pear Chinese Pistache Silk Tree
PALM: <i>Phoenix dactylifera</i> <i>Washingtonia filifera</i> <i>Chamaecyparis humilis</i> (Multi.)	Medjool Date palm California Palm Mediterranean Fan Palm
SCREEN TREES (24" BOX): <i>Dodonaea viscosa</i> <i>Ficus sellowiana</i>	Purple Hoped Pineapple Guava
SMALL ACCENT TREES (24" BOX): <i>Prunus avocetia</i> <i>Cercis canadensis</i>	Purple Pony Plum Oklahoma Redbud
SHADE TREES (36" BOX): <i>Ulmus hybrid 'Frontier'</i> <i>Geijera parviflora</i>	Frontier Elm Australian Willow

SHRUBS:	
LOW & ACCENT SHRUBS (1' OR 5 GAL): <i>Agave parryi</i> <i>Agave bracteosa</i> <i>Aloe species</i> <i>Callisperm 'Little John'</i> <i>Daniella banyana</i> <i>Hemerocallis 'Frankly Scarlet'</i> <i>Hesperaloe parviflora</i> <i>Nandina 'Obsession'</i> <i>Salvia leucophylla</i> <i>Rhipidolophora 'Clara'</i> <i>Pittosporum johni</i> <i>Rosa 'Icecap'</i> <i>Mahonia 'Soft Caress'</i> <i>Ulmus spicata</i> <i>Fatsia japonica</i> <i>Lantana camara</i> <i>Lantana montevidensis</i> <i>Agave parviflora</i>	Artichoke Agave Spider Agave Aloe Dwarf Bottlebrush Variegated Flax Lily Frankly Scarlet Evergreen Daylily Brakelights Red Yucca Obsession Nandina Purple Sage Clara India Hawthorne Wheeler's Dwarf Pittosporum Icecap Rose Soft Carex Mahonia Creeping Liriope Japanese Anemone Confetti Lantana Purple Trailing Lantana Dwarf Lily of The Nile
BACKGROUND SCREEN SHRUBS (5 OR 15 GAL): <i>Phormium spp.</i> <i>Ceanothus 'Conch'</i> <i>Heteromela arbustifolia</i> <i>Ligustrum 'Texanum'</i> <i>Arbutus unedo</i> <i>Artichoke Agave</i>	New Zealand flax Conch Ceanothus Toyon Texas Privet Dwarf Strawberry Tree
GROUNDCOVERS/GRASSES (1 GAL): <i>Carex spp.</i> <i>Ceanothus griseus</i> var. <i>horizontalis</i> <i>Rosa spp.</i> <i>Stipa tenuissima</i> Artificial Turf for Dog Play Areas	Carex Groundcover Carmel Creeper Groundcover Rose Mexican feather Grass

LEGEND

- Community Center. See Sheet L1.02 for Enlarged Plan
- Dog Play Areas
- Informal Specimen Tree Grouping at Centennial Drive Entry
- Palm Trees Framing Entry way and Pool Edge
- Shade Trees along Parking Spaces
- Informal Screen Tree Grouping along Perimeter of Property
- Electric Parking Car Wash Area
- Perimeter Fences
- Seat Wall with Accent Tiles
- Concrete Sidewalk
- Outdoor BBQ Area
- Canopy Shade Trees
- Overhead Canopy Structure
- Property Lines
- Hedge Planting
- Entry Sign Walls
- Public Sidewalk in R.O.W (Not-In-Contract)
- Trash / Recycle Areas
- Decomposed Granite Pathway
- Artificial Turf or Groundcover for Dog Play Areas



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THE VILLAGE AT HANFORD SQUARE LUXURY APARTMENT HOMES - PHASE 1 CITY OF HANFORD KINGS COUNTY CALIFORNIA

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REVISIONS

NUMBER	DATE	DESCRIPTION
1	10/02/2017	C MABIUS
2	10/02/2017	CMA 2017-007
3	AS NOTED	

OVERALL LANDSCAPE CONCEPT PLAN



SETBACKS

FRONT (CENTENNIAL - EAST SIDE) (COLLECTOR STREET)
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
5'-0" LANDSCAPE SETBACK REQUIRED FOR COLLECTOR STREET
DESIGNED AS WALLED OR FENCED BACK-ON OR SIDE-ON LOTS.
REAR (INTERIOR - WEST SIDE)
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
10'-0" INCREASE TO SETBACK FOR BUILDING ABOVE ONE STORY
SIDE (MILLENNIUM WAY - SOUTH SIDE)
10'-0" SETBACK FROM PROPERTY LINE
SIDE (INTERIOR - NORTH SIDE)
5'-0" SETBACK FROM AN INTERIOR SIDE LOT LINE
DECKS, BALCONIES AND OTHER PLATFORMS WITH A FLOOR HEIGHT - 2'-0"
SHALL BE SET BACK 5'-0" FROM A REAR AND INTERIOR SIDE LOT LINE AND
10'-0" FROM A STREET SIDE LOT LINE.

SITE AREA

LOT: 4.58 ACRES
LOT SF: 43,560 SF / ACRE = 199,505 SF

SITE COVERAGE

1,500 SF DWELLING UNIT REQUIRED
150,000 SF REQUIRED

USABLE OPEN SPACE

5% OF THE LOT AREA REQUIRED
9,975 SF REQUIRED
14,217 SF PROVIDED
POOL AND DECK 6,589 SF
OUTDOOR BBQ AREA 1,900 SF
COMMUNITY ROOM 627 SF
GYM 775 SF
NORTH DOG PARK 2,378 SF
SOUTH DOG PARK 2,148 SF

UNITS PER BUILDING TYPE

BUILDING A
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 8 UNITS
BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 X 1 8 UNITS
APARTMENT 2 X 2 8 UNITS

TOTAL UNITS IN PROJECT

3 BUILDING A
APARTMENT 1 X 1 36 UNITS
APARTMENT 2 X 2 24 UNITS
1 BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
1 BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 X 1 8 UNITS
APARTMENT 2 X 2 8 UNITS

PARKING REQUIREMENTS

RESIDENTIAL PARKING BASED UPON UNIT MIX
STUDIO = 4 @ 1 SPACE / UNIT = 4 SPACES
1 X 1 UNITS = 56 @ 1.5 SPACES / UNIT = 84 SPACES
2 X 2 UNITS = 36 @ 1.75 SPACES / UNIT = 63 SPACES
3 X 2 UNITS = 4 @ 2 SPACES / UNIT = 8 SPACES
TOTAL NUMBER OF UNITS 100
TOTAL RESIDENTIAL PARKING REQUIRED = 159 SPACES

COMMUNITY BUILDING BUILDING D BASED UPON SF
3,052 SF @ 1 SPACE / 300 SF REQUIRED = 10 SPACES

PARKING ANALYSIS

169 SPACES REQUIRED
50% COVERED (MINIMUM) = 85 SPACES
30% COMPACT (MAXIMUM) = 51 SPACES
2.5% MOTORCYCLE (MAXIMUM) = 4 SPACES
ADA REQUIREMENT 4% (MINIMUM) = 6 SPACES

PARKING PROVIDED

171 SPACES
COVERED = 87 SPACES
COMPACT = 27 SPACES
ADA REQUIREMENT 4% = 6 SPACES

STUDIO

UNIT A = 551 SF

APARTMENT 1 X 1

UNIT B = 643 SF

UNIT C = 794 SF

UNIT D = 833 SF

APARTMENT 2 X 2

UNIT E = 995 SF

UNIT F = 1,095 SF

APARTMENT 3 X 2

UNIT G = 1,433 SF

TOTAL BUILDING SF

BUILDING A (W/O DECKS OR PATIOS)
FIRST FLOOR 10,718 SF
SECOND FLOOR 10,718 SF
TOTAL 21,436 SF

BUILDING B (W/O DECKS OR PATIOS)

FIRST FLOOR 11,378 SF
SECOND FLOOR 11,378 SF
TOTAL 22,756 SF

BUILDING C (W/O DECKS OR PATIOS)

FIRST FLOOR 8,926 SF
SECOND FLOOR 8,926 SF
TOTAL 17,852 SF

BUILDING D - COMMUNITY BUILDING (W/O DECKS OR PATIOS)

TOTAL 3,052 SF

FENCE AND WALL LOCATIONS

6'-0" HIGH FENCE SET BACK 10'-0" FROM THE LOT LINE ON BOTH CENTENNIAL AND MILLENNIUM WAY EXCEPT AT THE CORNER. THE FENCE AT THE CORNER IS AT A 45 DEGREE ANGLE SET BACK 25'-0" FROM THE STREET PROPERTY LINE (17.50.1200)

6'-0" HIGH FENCE ON THE LOT LINES AT THE SIDE AND THE REAR. FENCE CONSTRUCTION PROPOSED TO BE METAL FENCING SECTIONS BETWEEN PLASTERS. PLASTERS TO BE CONCRETE BLOCK WITH STUCCO FINISH.

PATIO WALLS DO NOT EXCEED 3'-0" IN HEIGHT WITH A 4'-0" HIGH OCCASIONAL PLASTER (17.50.120 D & E)

SITE PLAN

SCALE: 1" = 30'-0"



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THE VILLAGE AT HANFORD SQUARE

LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA

DESIGN OFFICIAL

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REVISIONS

NUMBER	DATE	DESCRIPTION
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DATE	OCTOBER 2, 2017
------	-----------------

PROJECT MANAGER	C. MABUS
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PROJECT NUMBER	CMA 2017-007
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STATUS	AS NOTED
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REVISIONS

NUMBER	DATE	DESCRIPTION
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DATE	OCTOBER 2, 2017
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PROJECT MANAGER	C. MABUS
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PROJECT NUMBER	CMA 2017-007
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STATUS	AS NOTED
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REVISIONS

NUMBER	DATE	DESCRIPTION
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DATE	OCTOBER 2, 2017
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PROJECT MANAGER	C. MABUS
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PROJECT NUMBER	CMA 2017-007
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STATUS	AS NOTED
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The Village at Hanford Square – Phase II Apartments, Hanford, CA



CYNTHIA MABUS, ARCHITECT
NO. 001000
WWW.CYNTHIAMABUSARCHITECTURE.COM



THE VILLAGE AT HANFORD SQUARE SITE PLAN OPTIONS LUXURY APARTMENT HOMES - PHASE II CITY OF HANFORD KINGS COUNTY CALIFORNIA



- SETBACKS**
FRONT (CENTENAL - EAST SIDE) COLLECTOR STREET
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
15'-0" LANDSCAPE SETBACK REQUIRED FOR COLLECTOR STREET
DESIGNED AS WALLED OR FENCED BACK-ON OR SIDE-ON LOTS
- REAR (INTERIOR - WEST SIDE)
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
10'-0" INCREASE TO SETBACK FOR BUILDING ABOVE ONE STORY
- SIDE (INTERIOR - SOUTH SIDE)
5'-0" SETBACK FROM PROPERTY LINE
- SIDE (INTERIOR - NORTH SIDE)
5'-0" SETBACK FROM AN INTERIOR SIDE LOT LINE
- SITE AREA**
LOT: X ACRES
LOT SF: 43,500 SF / ACRE = X SF
- SITE COVERAGE**
1,500 SF / DWELLING UNIT REQUIRED
150,000 SF REQUIRED
- USABLE OPEN SPACE**
5% OF THE LOT AREA REQUIRED
X SF REQUIRED
X SF PROVIDED
- POOL AND DECK X SF
OUTDOOR BBQ AREA X SF
COMMUNITY ROOM X SF
GYM X SF
NORTH DOG PARK X SF
SOUTH DOG PARK X SF
- UNITS PER BUILDING TYPE**
BUILDING A
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 8 UNITS
BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 X 1 8 UNITS
APARTMENT 2 X 2 8 UNITS
BUILDING E
STUDIO APARTMENT 16 UNITS
APARTMENT 1 X 1 8 UNITS
- TOTAL UNITS IN PROJECT**
3 BUILDING A
APARTMENT 1 X 1 36 UNITS
APARTMENT 2 X 2 24 UNITS
1 BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
3 BUILDING C
STUDIO APARTMENT 12 UNITS
APARTMENT 1 X 1 24 UNITS
APARTMENT 2 X 2 24 UNITS
3 BUILDING E
STUDIO APARTMENT 48 UNITS
APARTMENT 1 X 1 24 UNITS
- PARKING REQUIREMENTS**
RESIDENTIAL PARKING BASED UPON UNIT MIX
STUDIO = 60 @ 1 SPACE / UNIT = 60 SPACES
1 X 1 UNITS = 60 @ 1.5 SPACES / UNIT = 90 SPACES
2 X 2 UNITS = 52 @ 1.75 SPACES / UNIT = 91 SPACES
3 X 2 UNITS = 4 @ 2 SPACES / UNIT = 8 SPACES
- TOTAL NUMBER OF UNITS 212**
TOTAL RESIDENTIAL PARKING REQUIRED = 303 SPACES
- COMMUNITY BUILDING BUILDING F BASED UPON SF**
6,000 SF @ 1 SPACE / 300 SF REQUIRED = 20 SPACES
- PARKING ANALYSIS**
323 SPACES REQUIRED
- 50% COVERED (MINIMUM) = 162 SPACES
30% COMPACT (MAXIMUM) = 97 SPACES
23% MOTORCYCLE (MAXIMUM) = 8 SPACES
ADA REQUIREMENT 4% (MINIMUM) = 13 SPACES
- PARKING PROVIDED**
323 SPACES
- COVERED = 162 SPACES
COMPACT = 80 SPACES
ADA REQUIREMENT 4% = 13 SPACES

SITE PLAN
SCALE: 1" = 30'-0"



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REVISIONS

NO.	DATE	DESCRIPTION

DATE DECEMBER 27, 2017
DESIGNED BY C MABUS
CHECKED BY CMA 2017-036
DATE AS NOTED



DINUBA PROPERTY
DINUBA ROAD AND SHANNON PARKWAY
CITY OF VISALIA, CALIFORNIA

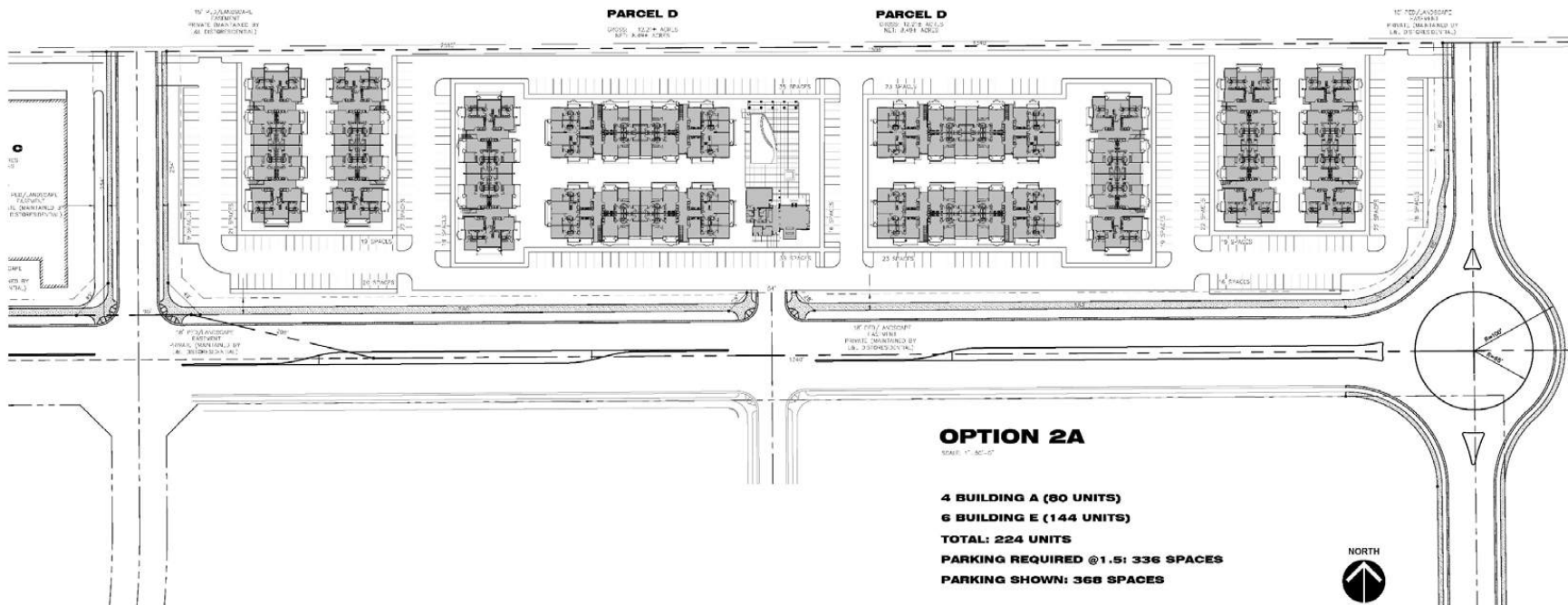
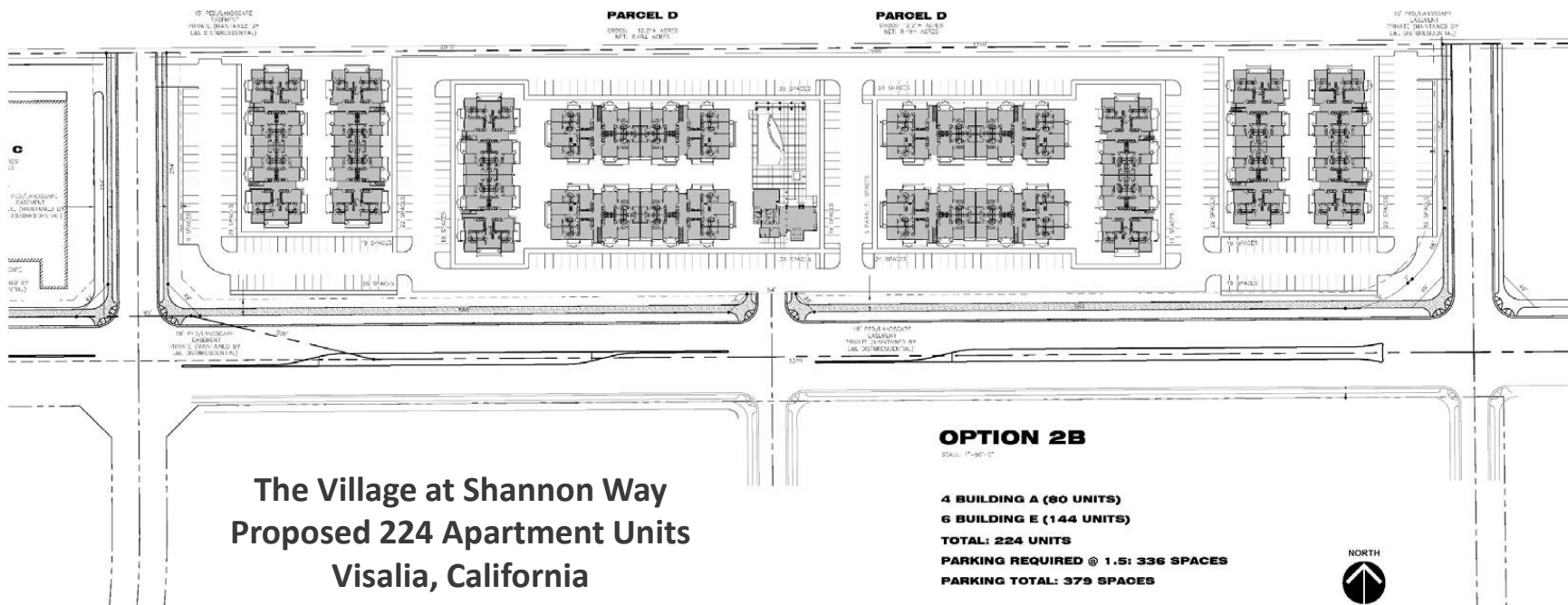
OWNERSHIP AND USE OF DOCUMENTS

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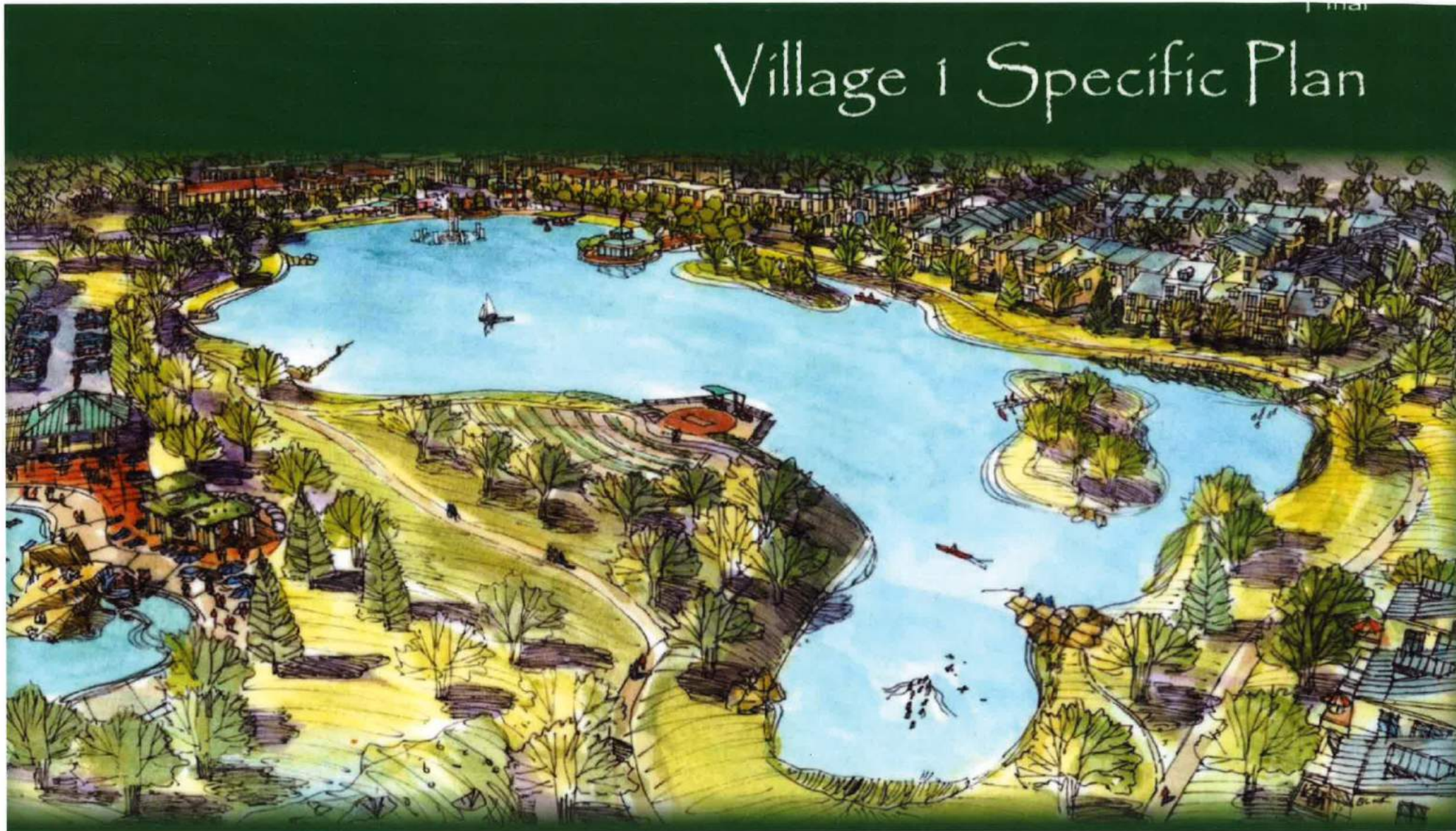
DATE	OCTOBER 9, 2017
FILE NUMBER	CMA165
FILE NUMBER	CMA 2017-034
DATE	AS NOTED

SITE PLAN

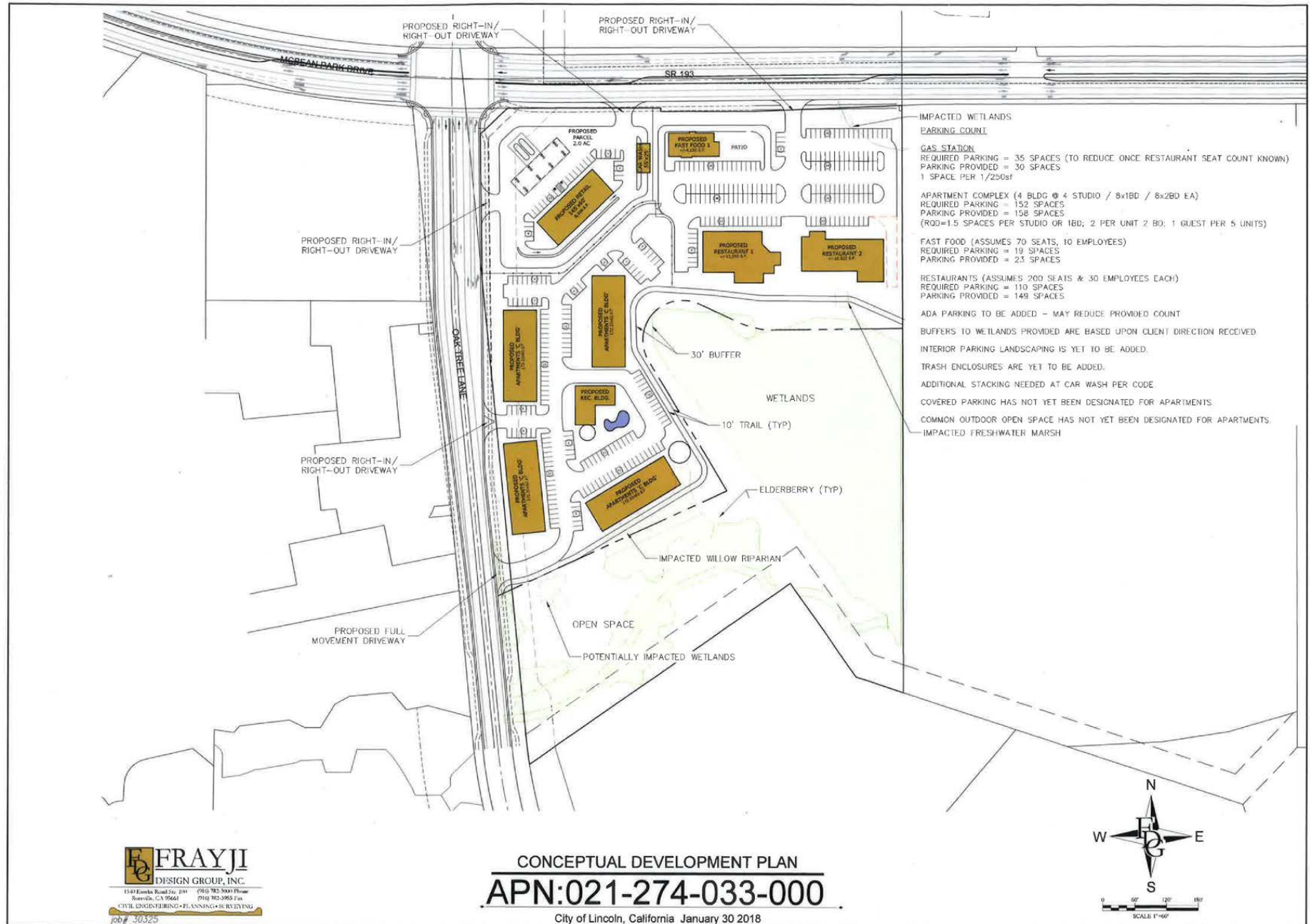
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LINCOLN, CALIFORNIA – MIXED USE PROJECT

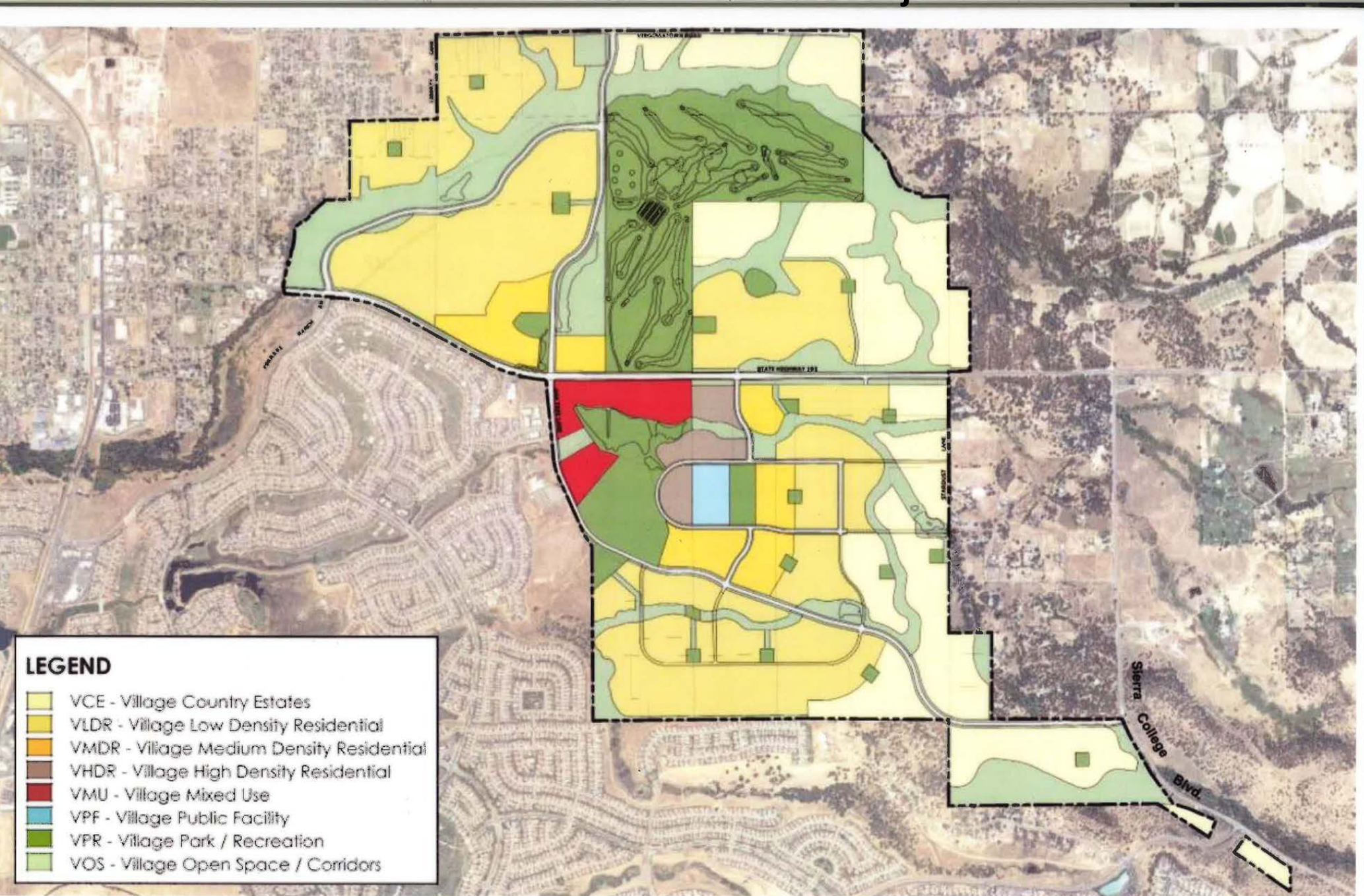


LINCOLN, CALIFORNIA – MIXED USE PROJECT – SITE PLAN



LINCOLN, CALIFORNIA – Village Specific Plan

Location of Mixed Use Project





Sunny Dunes Rd.

El Cielo Rd.

Palm Ave.

California Ave.

Orange Ave.

PHASE IV

Lot 1
Palm Ave.

Lot 2
Palm Ave.

Lot 3
Palm Ave.

Lot 4
Palm Ave.

PHASE I

747 California Ave.
SOLD

 **Model**
755 California Ave.

769 California Ave.
SOLD

PHASE II

745 Orange Ave.
SOLD

765 Orange
Ave.

757 Orange
Ave.

PHASE III

760 California Ave.

768 California Ave.

E Mesquite Ave.

Cielo



Aspire Homes
AspireHomes-PS.com



757 Orange Ave.



Under Construction

Aspire Homes



765 Orange Ave.



Under Construction

Aspire Homes

757 Orange Ave.

- 2,410 Square Feet
- 4 Bedrooms
- 4 1/2 Baths
- 3 Car Garage



\$896,000

Delivery: August 2016

For more information, please call Dane or Gretchen

760.409.3681 or Gretchen 760.799.7677

AspireHomes-PS.com

Actual room dimensions may vary. Images are artist renderings and may not represent the final constructed product. Details subject to change. Refer to Sales Contract for actual floorplans and more information.

765 Orange Ave.

- 1,965 Square Feet
- 3 Bedrooms
- 3 1/2 Baths
- 3 Car Garage



\$799,000

Delivery: August 2016

For more information, please call Dane or Gretchen

Dane 760.409.3681 or Gretchen 760.799.7677

AspireHomes-PS.com

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760 California Ave.

Pre-Construction Sale!



768 California Ave.

Pre-Construction Sale!

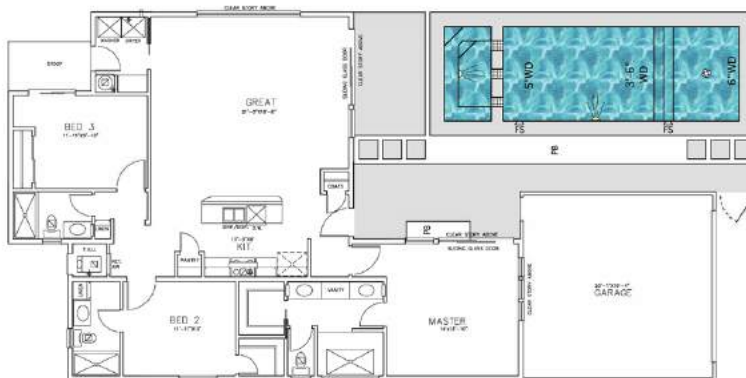


760 California Ave.

\$684,000

Delivery: December 2016

- 1,532 Square Feet
- 3 Bedrooms
- 3 Baths
- 2 Car Garage
- Front Loaded Pool



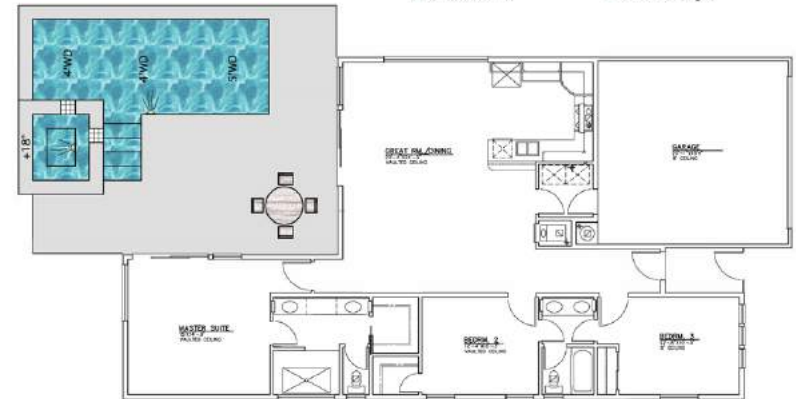
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768 California Ave.

- 1,537 Square Feet
- 3 Bedrooms
- 2 Baths
- 2 Car Garage



\$649,900

Delivery: December 2016

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AspireHomes-PS.com

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HOLLYHILLS

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