

84-home California build-to-rent community

One shared, versioned project language connecting development intent, site evidence, yield, factory-built product fit, logistics, decisions, and verification needs.

Document status

Purpose

Illustrate the structure and decision logic of a DPP. All facts and commercial inputs are fictional.

Reliance boundary

VERIFICATION REQUIRED

Not a permit, stamped design, survey, certification, legal opinion, price, or manufacturer acceptance.

01 - Development intent

Outcome

Advance a California site for an 84-home build-to-rent community using a repeatable factory-built housing system.

Decision horizon

Decide whether to begin site control, consultant diligence, and manufacturer application engineering within 90 days.

Working buy box

California growth market; 10-18 net acres; 72-96 rental homes; phased delivery; repeatable product placement.

Success condition

Site, program, and manufacturer configuration remain coherent after professional, agency, utility, transport, factory, and commercial review.

02 - Canonical project record

Supplied facts

84-home target; build-to-rent model; California focus; factory-built preference; phased opening.

Interpretations

A repeatable product family may reduce variation only when product, site, and jurisdiction constraints are evaluated together.

Assumptions

Illustrative acreage, circulation, unit mix, capacity, delivery sequence, and entitlement path. None are verified.

Unknowns

Parcel, zoning, fire access, utilities, environment, factory line, configuration, route, price, and schedule.

03 - Site, code and yield

Record	Status	Owner / verification
Parcel and boundary	Not selected	Developer / surveyor
Entitlement pathway	Open	Land-use counsel / agency
Conceptual yield	Illustrative	Architect / civil engineer
Fire access	Open	Fire authority / civil
Utilities	Open	Providers / civil
Environmental / geotechnical	Open	Qualified consultants

04 - Factory-built product fit

Product hypothesis

A complete volumetric or panelized system with a repeatable rental-home family. Manufacturer and model are intentionally unnamed.

Configuration to confirm

Unit mix, dimensions, foundations, roof, finish scope, site interfaces, accessibility, MEP, and allowed field changes.

Factory-line constraints

MANUFACTURER CONFIRMATION

Plant, tooling, engineering release, procurement, batch size, sequence, quality, and capacity reservation.

Producibility boundary

CRITICAL

Code compliance does not prove a configuration can be produced on a specific line. Manufacturer acceptance remains required.

05 - Logistics and delivery

Transport questions

Route, bridge and turning constraints, escorts, staging, delivery windows, weather, and local restrictions.

Site interface questions

Crane reach, laydown, sequence, foundations, tolerances, connections, inspections, and trade responsibility.

06 - Decision register

Decision	Position	Next evidence
Advance sourcing	Yes	Candidate sites and sources
Select manufacturer	No - shortlist	Product data / application review
Represent yield	No	Surveyed test fit / verification
Request quote	Prepare	Site/program/product brief
Enter site control	Pending	Diligence risks / owner decision

A DPP is not a static conclusion. Each material fact has a source, each inference is labeled, each assumption can be challenged, each unknown has an owner, and each specialist works from a role-appropriate view of the same canonical project.