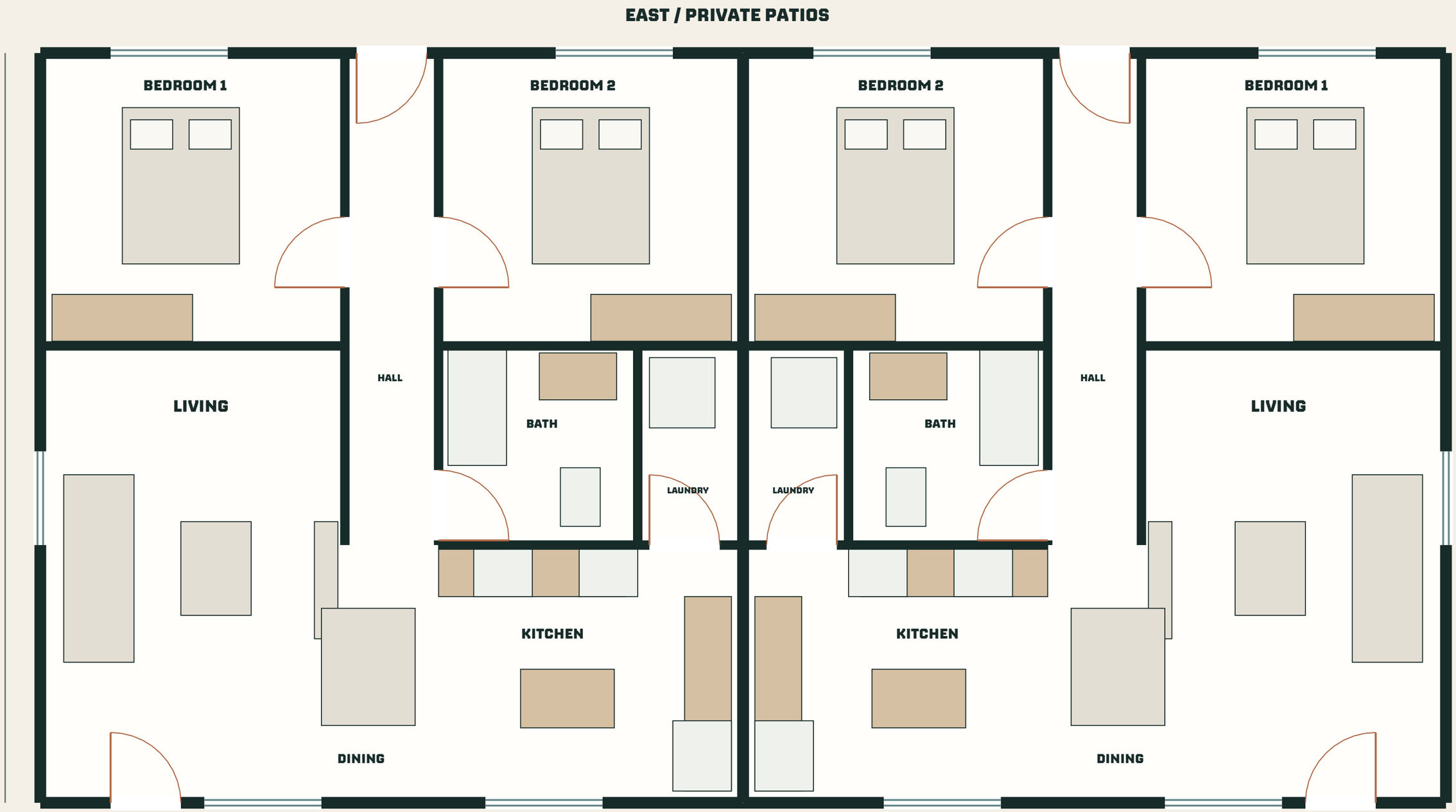
MESQUITE 960

Two bedrooms / one bath / single story / 960 sq ft gross per home

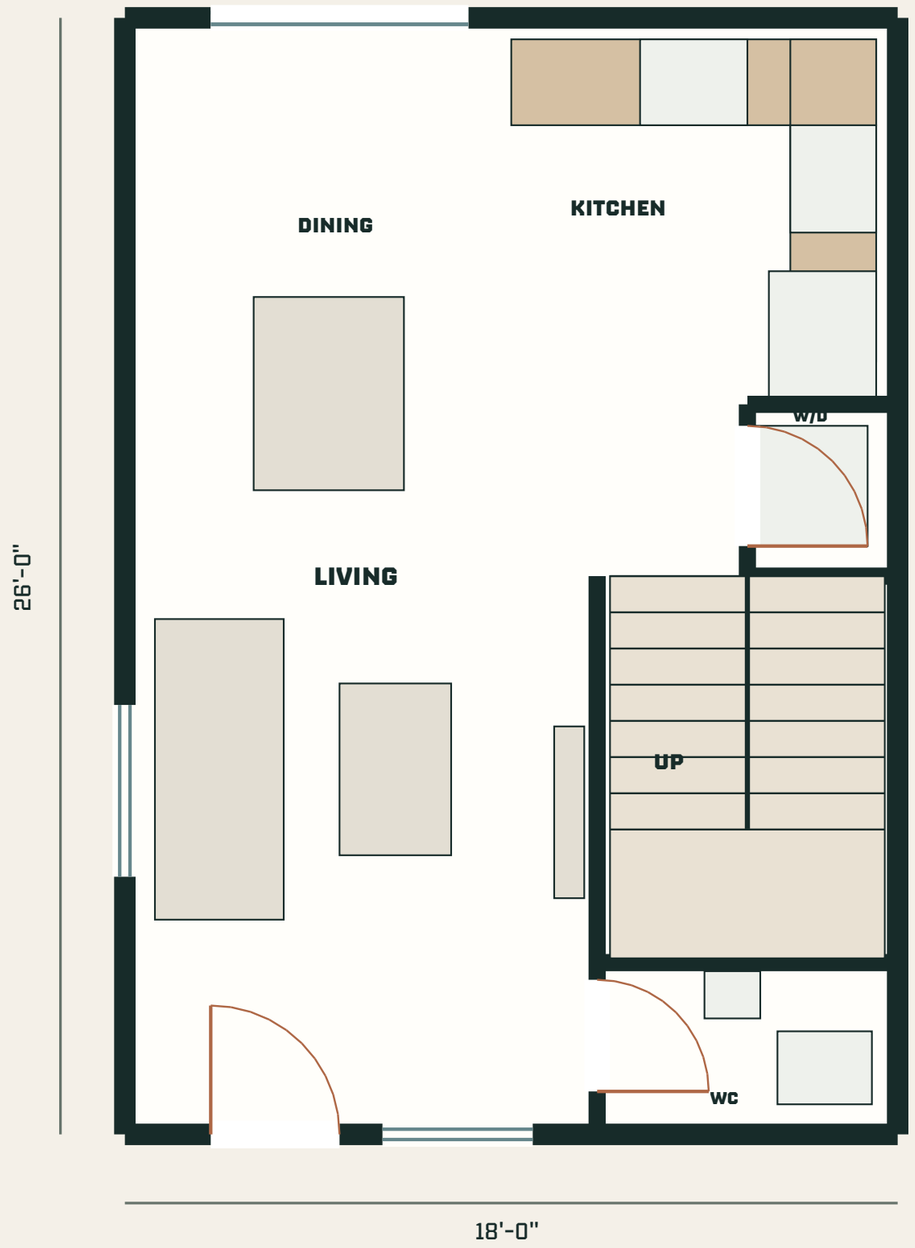


Concept planning dimensions. Paired duplex 60 x 32 ft. Wall assemblies, structure, clearances and code review pending.

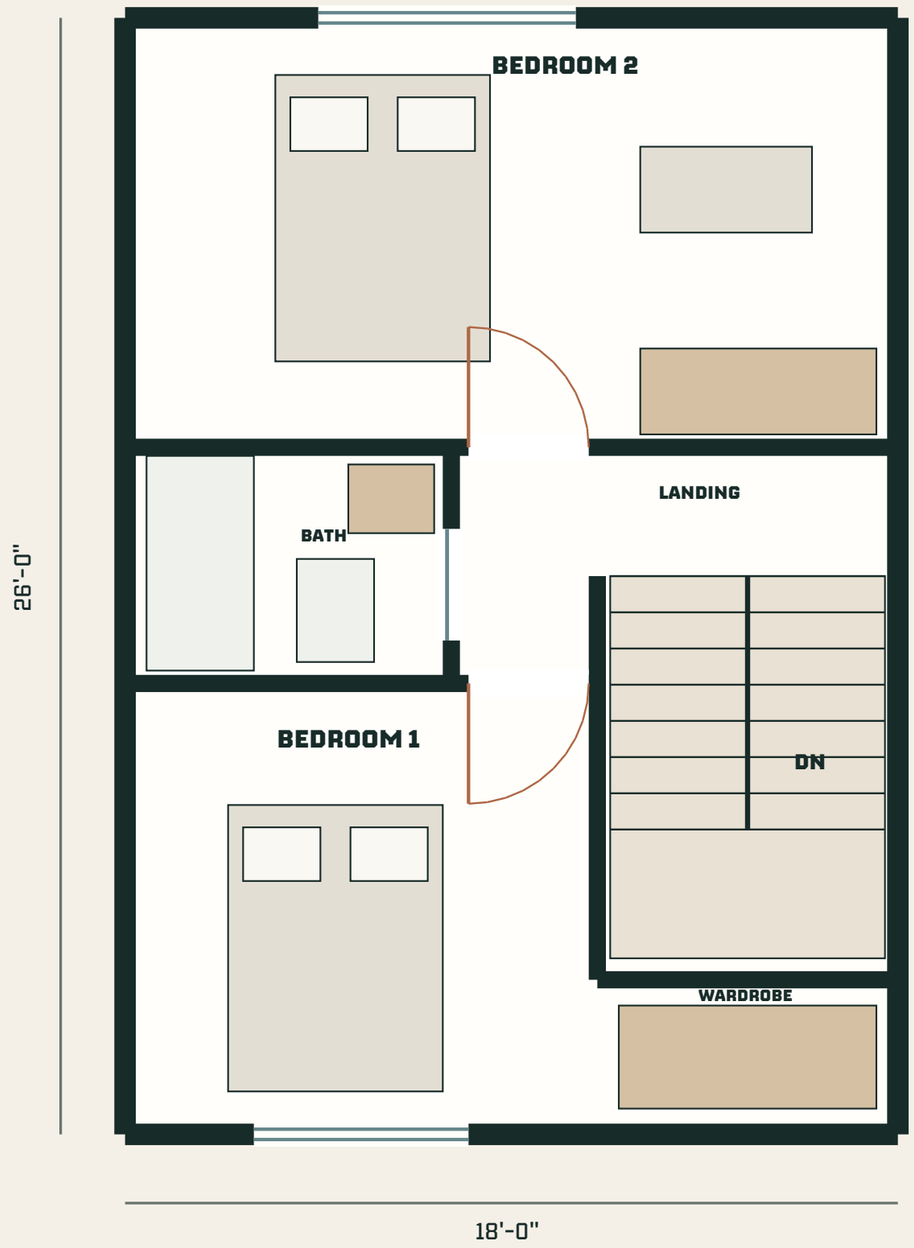
ARROYO 936

Two bedrooms / one full bath + powder room / two floors / 936 sq ft gross per home

GROUND FLOOR



UPPER FLOOR

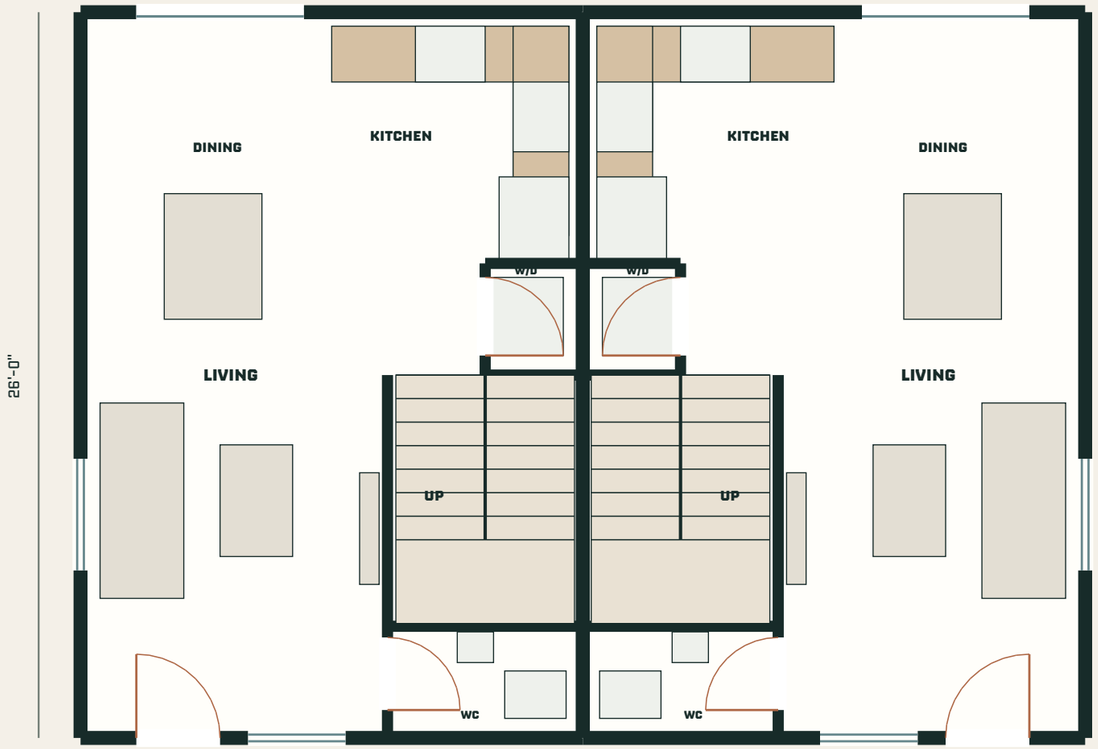


One 18 x 26 ft home shown at each level. Mirror to create a 36 x 26 ft duplex. Concept only; stair / egress review pending.

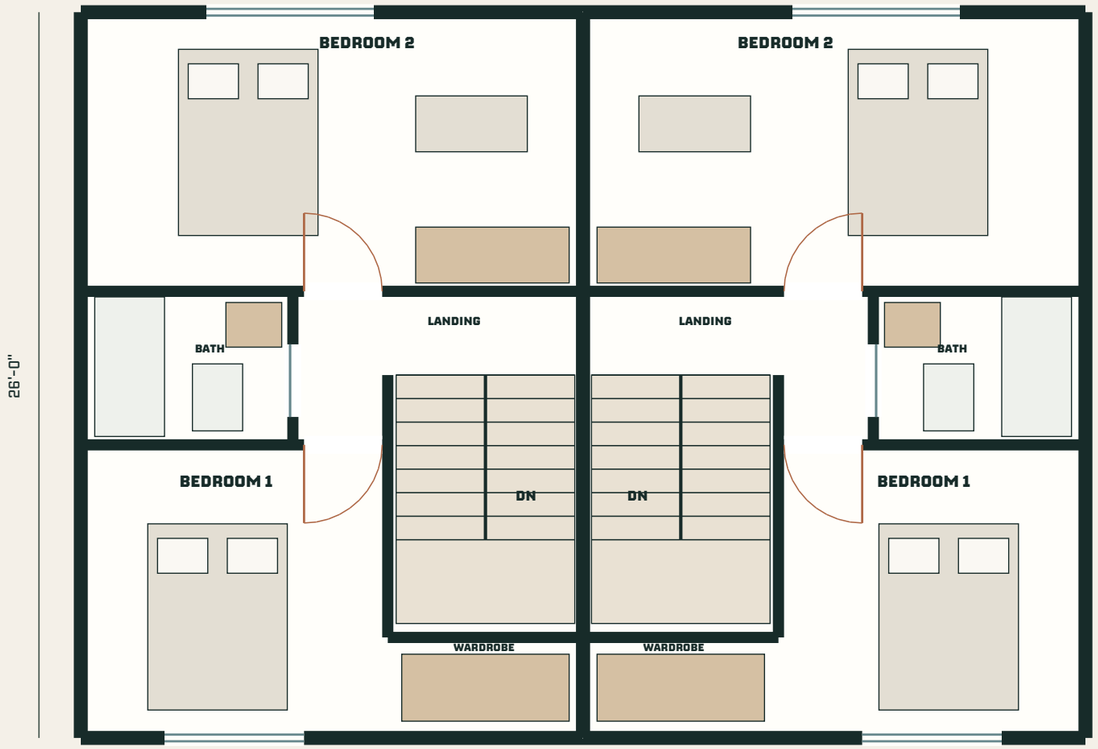
ARROYO 936 / DUPLEX

Mirrored wet cores and one repeated structural footprint / four bedrooms across two homes

GROUND FLOOR



UPPER FLOOR

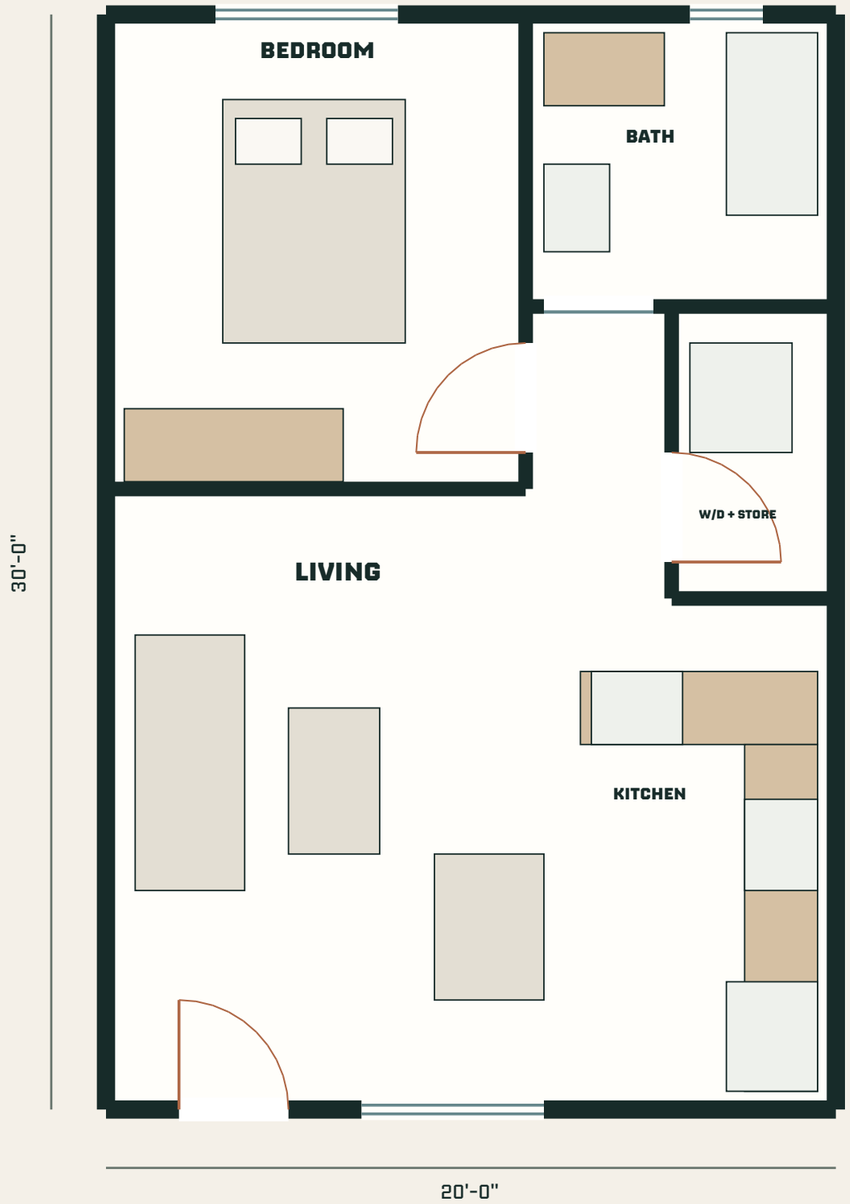


Each floor: 936 sq ft gross. Whole duplex: 1,872 sq ft across two floors.

Buildings remain conditional on flood / access feasibility. Floor elevation and accessible arrival route are unresolved.

OCOTILLO 600

Growth option / one bedroom / one bath / 600 sq ft gross / 20 x 30 ft module



ONE COMPACT PLAN. THREE ADUs.

San Joaquin growth option: one primary + one attached ADU + two detached ADUs, subject to all approvals.

600 gross sf + 48 sf covered porch = 648 sf ADU allowance. Primary verified habitable area must be at least 864 sf to satisfy the 75% size cap under this assumption.

The fourth home requires restricted affordability.

Wastewater, parking and utility capacity remain unresolved.

This ADU option changes the original equal-size duplex. Concept only; county must verify area definitions and eligibility.