



PROJECT: LITTLE KAMPER PROPANE FACILITY
OWNER: JKC3H8, L.P., A NEVADA LIMITED PARTNERSHIP
LOCATION: 2055 MOFFAT BLVD., MANTECA, CA

DRAWN BY: BAO		
CHECKED BY:		
DATE: 04/02/26		
REV	DATE	BY
PROJECT		
22037		
SHEET NUMBER		
1		

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2025CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2025CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH NO AUTOMATIC SPRINKLER SYSTEM).

PERMITTED OCCUPANCY TYPE:
a) OFFICE AREA; TYPE "M" OCCUPANCY RATING FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

ACTUAL FLOOR AREA: 2,100SF.
ALLOWABLE AREA: 23,000SF.

BUILDING #1 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2025CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
b) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
c) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) MANUFACTURING / STORAGE AREA; TYPE "H2" OCCUPANCY RATING FOR MATERIALS THAT POSE A DEFLAGRATION HAZARD OR A HAZARD FROM ACCELERATED BURNING (FLAMMABLE GAS).

ACTUAL FLOOR AREA: 6,952SF.
ALLOWABLE AREA: 7,000SF.

BUILDING #2 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2025CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2025CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: V (B) (ONE STORY, WOOD CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) MANUFACTURING AREA; TYPE "F-1" OCCUPANCY RATING FOR MODERATE-HAZARD FACTORY AND INDUSTRIAL OPERATIONS.

ACTUAL FLOOR AREA: 270SF.
ALLOWABLE AREA: 34,000SF.

BUILDING #3 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2025CBC ARE NOT TO BE EXCEEDED WITHIN THE WAREHOUSE AREA.
b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2025CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
d) FUEL-DISPENSING IS NOT PERMITTED.
e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) STORAGE AREA; DETACHED TYPE "H2" OCCUPANCY RATING FOR MATERIALS THAT POSE A DEFLAGRATION HAZARD OR A HAZARD FROM ACCELERATED BURNING (FLAMMABLE GAS).

ACTUAL FLOOR AREA: 6,763SF.
ALLOWABLE AREA: 7,000SF.

BUILDING #4 ANALYSIS

NOTE: THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
a) THE PROJECT'S BUILDING IS DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2025CFC).
b) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
c) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: M2 (HEAVY INDUSTRIAL ZONING DISTRICT AND GENERAL PLAN DESIGNATION)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE:
a) STORAGE AREA; DETACHED TYPE "H2" OCCUPANCY RATING FOR MATERIALS THAT POSE A DEFLAGRATION HAZARD OR A HAZARD FROM ACCELERATED BURNING (FLAMMABLE GAS).

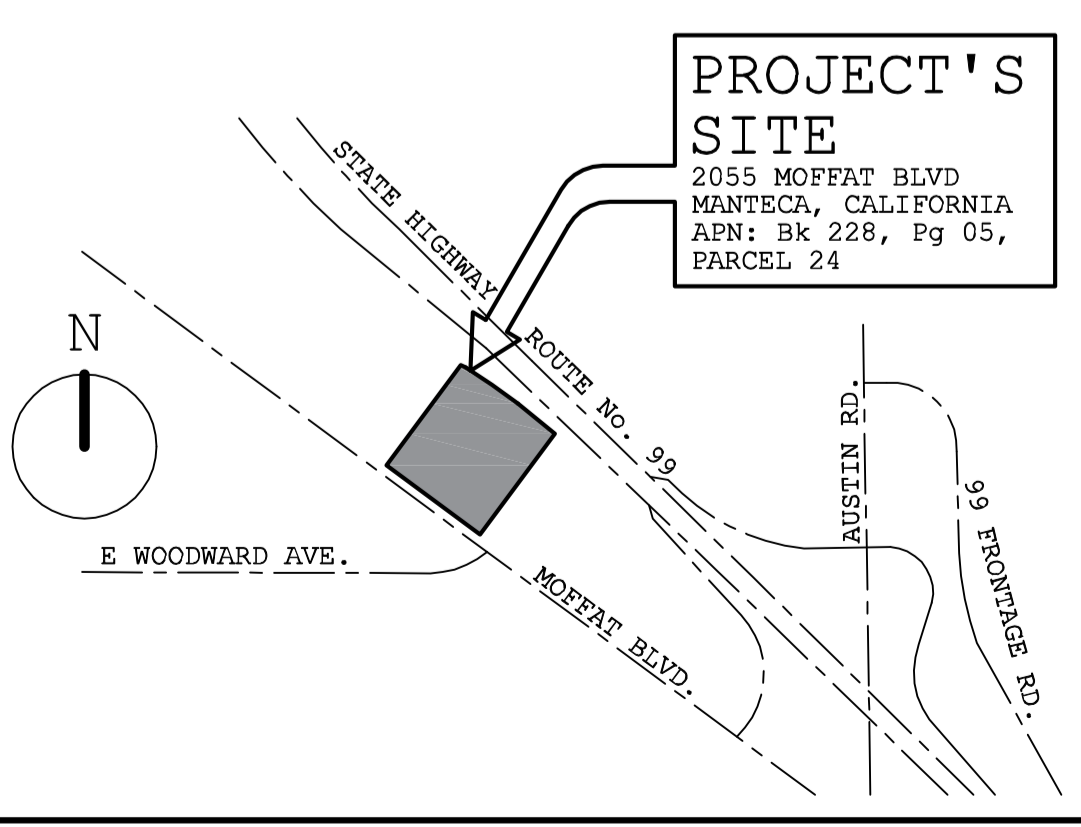
ACTUAL FLOOR AREA: 6,763SF.
ALLOWABLE AREA: 7,000SF.

BUILDING #5 ANALYSIS

PARKING REQUIREMENTS PER THE CITY OF MANTECA'S ZONING ORDINANCE IS AS FOLLOWS:

BUILDING #1; 2,100SF (OFFICE)/250SF =	8.40 STALLS.
BUILDING #2; 6,952SF (MFR)/500SF =	13.90 STALLS.
BUILDING #3; 270SF (MFR)/500SF =	0.54 STALLS.
BUILDING #4; 7,200SF (STORAGE)/500SF =	14.40 STALLS.
BUILDING #5; 6,763SF (STORAGE)/500SF =	13.53 STALLS.
TOTAL REQUIRED = 50.77 STALLS.	
TOTAL PARKING SPACES PROVIDED:	
1. STANDARD STALLS; -----	48
2. ACCESSIBLE STALLS; -----	3
3. VAN ACCESSIBLE STALLS; -----	1
TOTAL SPACES = 52	

PARKING ANALYSIS



VICINITY MAP

THE PROPOSED LOT COVERAGE IS AS FOLLOWS;

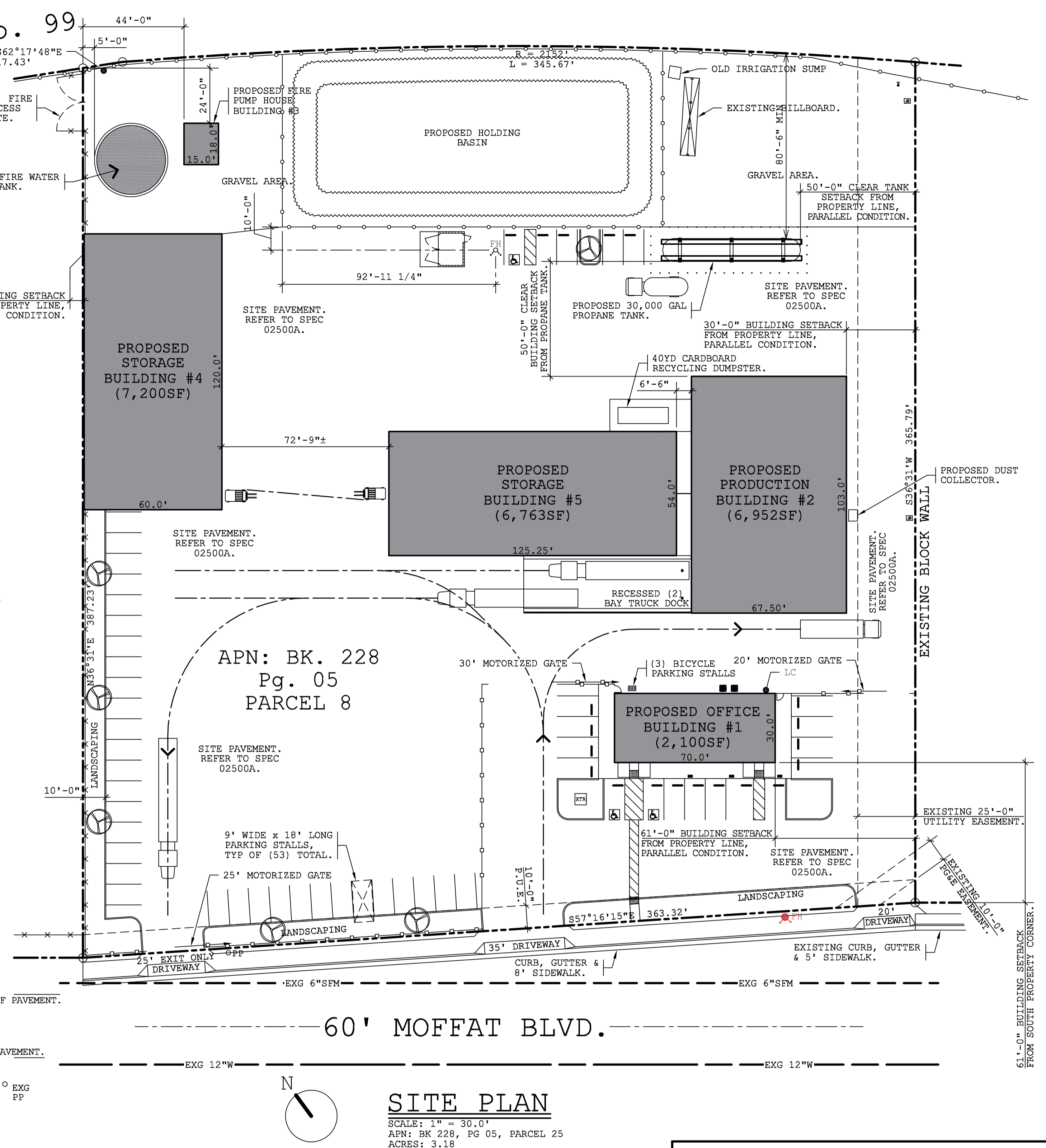
DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE	23,285 SF	16.81%
LANDSCAPING COVERAGE	5,226 SF	3.77%
PAVEMENT COVERAGE	75,209 SF	54.29%
HOLDING BASIN	10,533 SF	7.60%
UNDEVELOPED COVERAGE	24,186 SF	17.53%

CONSTRUCTION SCHEDULE IS TO BE AS FOLLOWS;

BUILDING #1;	2028.
BUILDING #2;	2028.
BUILDING #3;	2028.
BUILDING #4;	2034.
BUILDING #5;	2028.

LEGEND

	DESIGNATES AN 8' HIGH DECORATIVE STEEL TUBE FENCE.
	DESIGNATES AN EXISTING CALTRANS WOVEN WIRE FENCE.
	DESIGNATES A 6' HIGH WOVEN WIRE FENCE WITH 3-BARB DETERRENT.



SITE PLAN

SCALE: 1" = 30.0'
APN: BK 228, PG 05, PARCEL 25
ACRES: 3.18

ADVANCED DESIGN GROUP, INC.'S DRAWINGS;

SHEET	DESCRIPTION
1	SITE PLAN, CONSTRUCTION SCHEDULE, VICINITY MAP, BUILDING ANALYSIS' & PARKING ANALYSIS.
2	OFFICE BUILDING #1 FLOOR PLAN.
3	BUILDING #1'S BUILDING ELEVATIONS.
3a	BUILDING #2'S FLOOR PLAN.
3a	BUILDING #2'S BUILDING ELEVATIONS.
4	BUILDING #3'S FLOOR PLAN & BUILDING #3'S BUILDING ELEVATIONS.
5	BUILDING #4'S FLOOR PLAN.
5a	BUILDING #4'S BUILDING ELEVATIONS.
6	BUILDING #5'S FLOOR PLAN.
6a	BUILDING #5'S BUILDING ELEVATIONS.

SHOUP LAND SURVEYING'S DRAWINGS;

SHEET	DESCRIPTION
C1	TOPOGRAPHIC SURVEY MAP

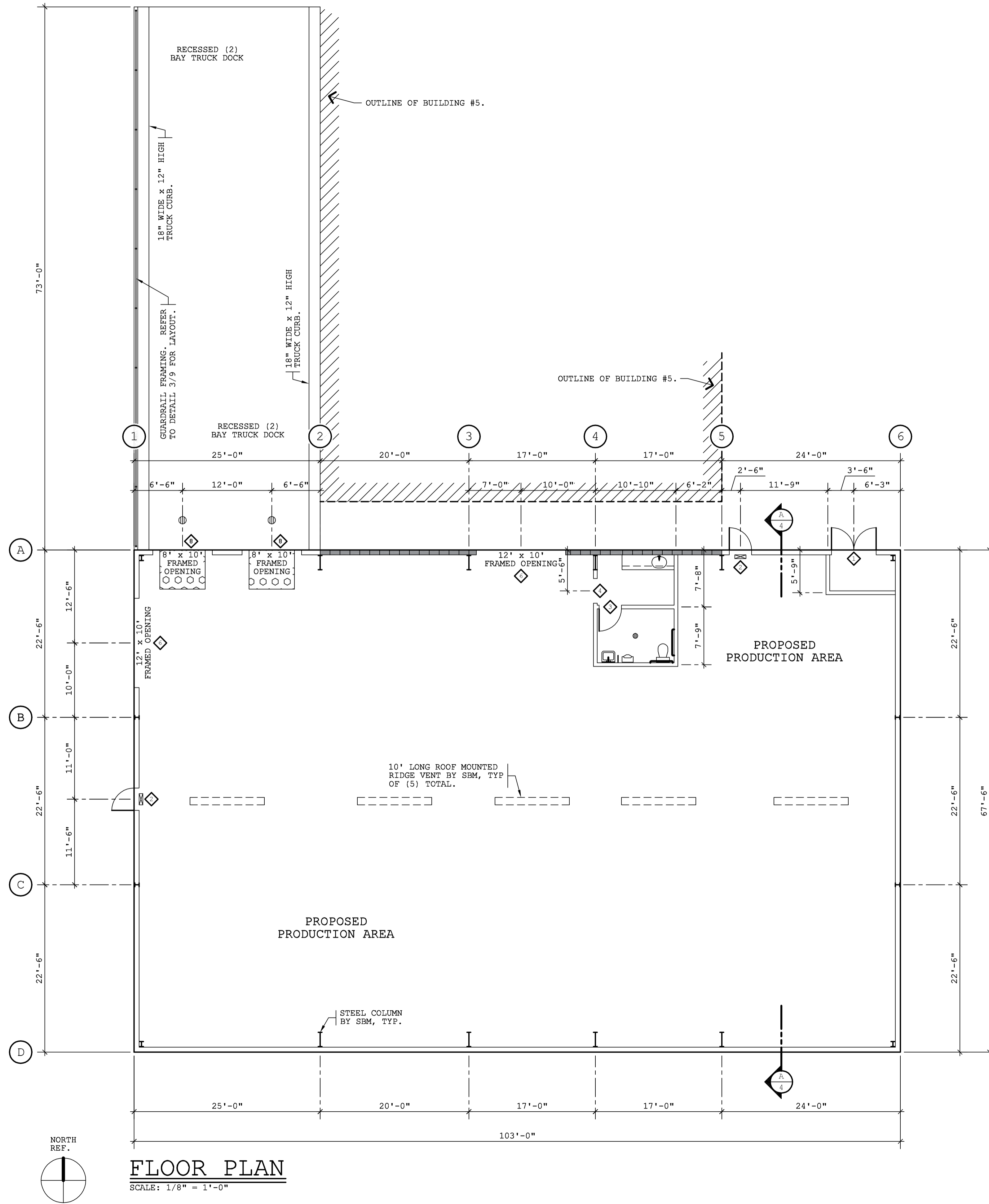
HCS ENGINEERING'S DRAWINGS;

SHEET	DESCRIPTION
E1.1	ELECTRICAL SITE PLAN AND DETAILS.
E1.2	PHOTOMETRIC STUDY.

RON L. SMITH LANDSCAPE ARCHITECT'S DRAWINGS;

SHEET	DESCRIPTION
L-2	PLANTING PLAN.

SHEET INDEX



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

LEGEND

DESIGNATES AN 8" CMU WALL SYSTEM WITH A 3 HOUR FIRE RATING.

DESIGNATES A TRUCK DOCK LEVELER. REFER TO FOUNDATION PLAN, SHEET 7.

- DOOR & WINDOW SCHEDULE**
- ◇ DESIGNATES A DOUBLE 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH.
 - ◇ DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH.
 - ◇ DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME.
 - ◇ DESIGNATES A 3'-4" x 7'-0" HIGH FRAMED OPENING.
 - ◇ DESIGNATES A 12'-0" x 10'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM AND 90 MINUTE FIRE RATING. REFER TO SPEC. 10000A FOR RATING REQ.
 - ◇ DESIGNATES A 8'-0" x 10'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.

advanced
DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
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EMAIL: adg@artnet.net

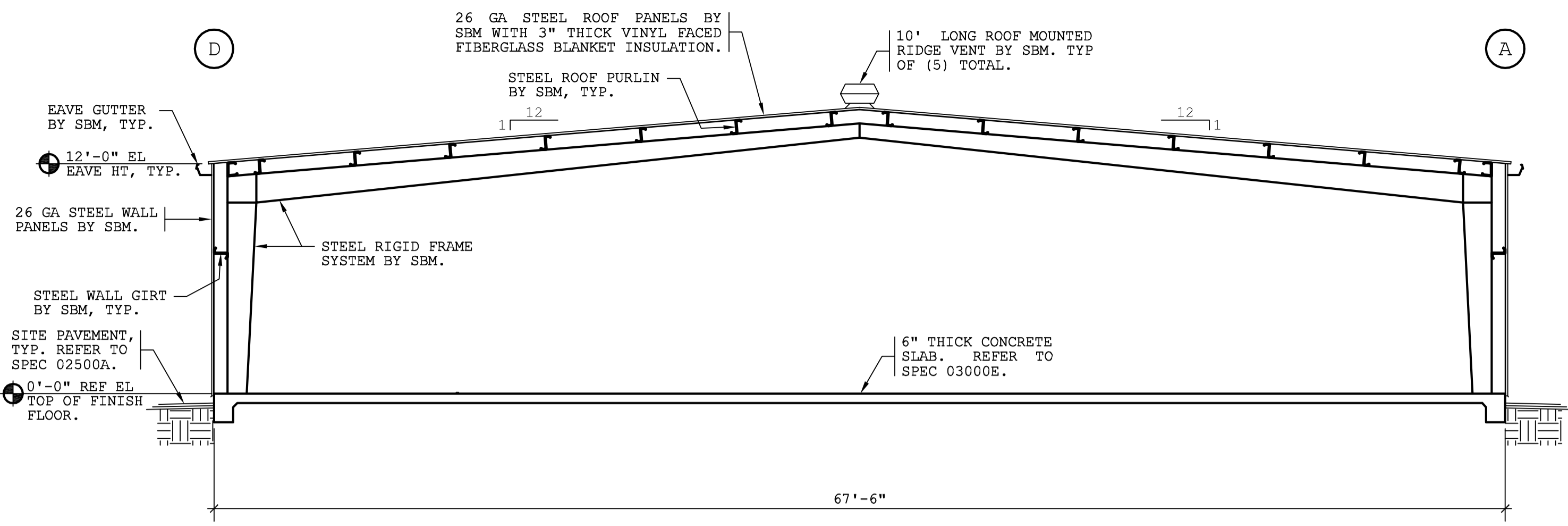
PROJECT: PRODUCTION BUILDING #2
OWNER: JKC3H8, L.P., a Nevada Limited Partnership
LOCATION: MOFFAT BLVD., MANTECA, CA

DRAWN BY: BAO		
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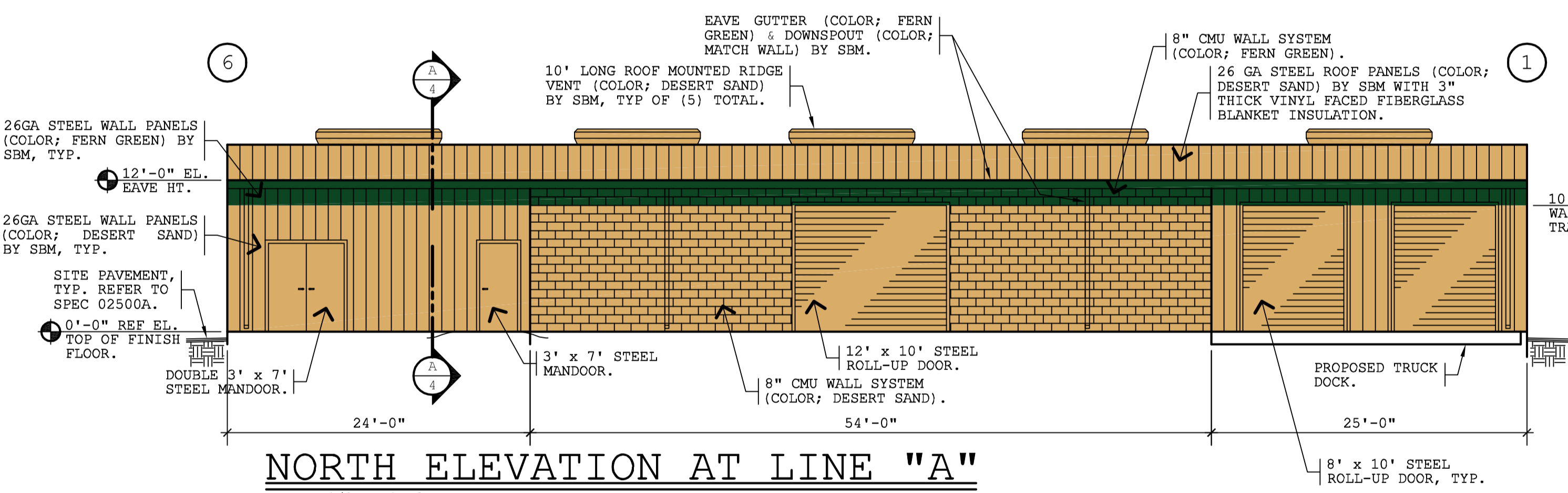
PROJECT
26007

SHEET NUMBER
3

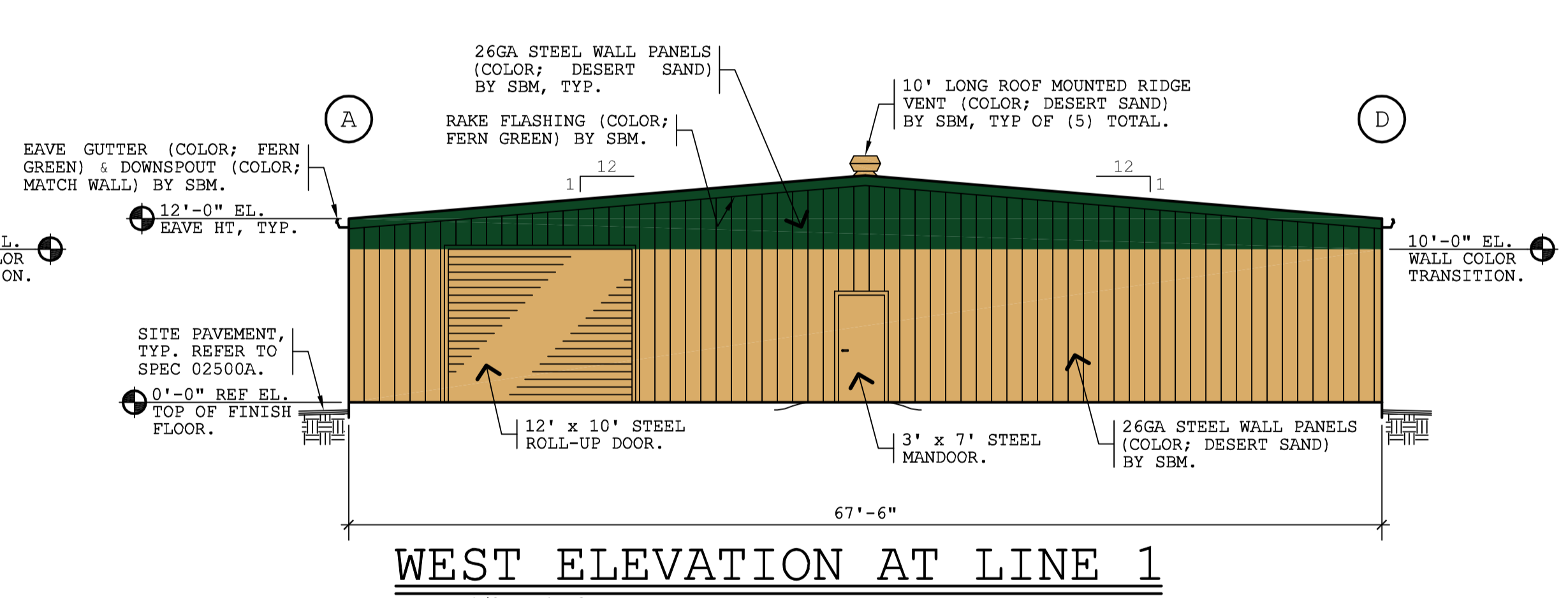
NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.



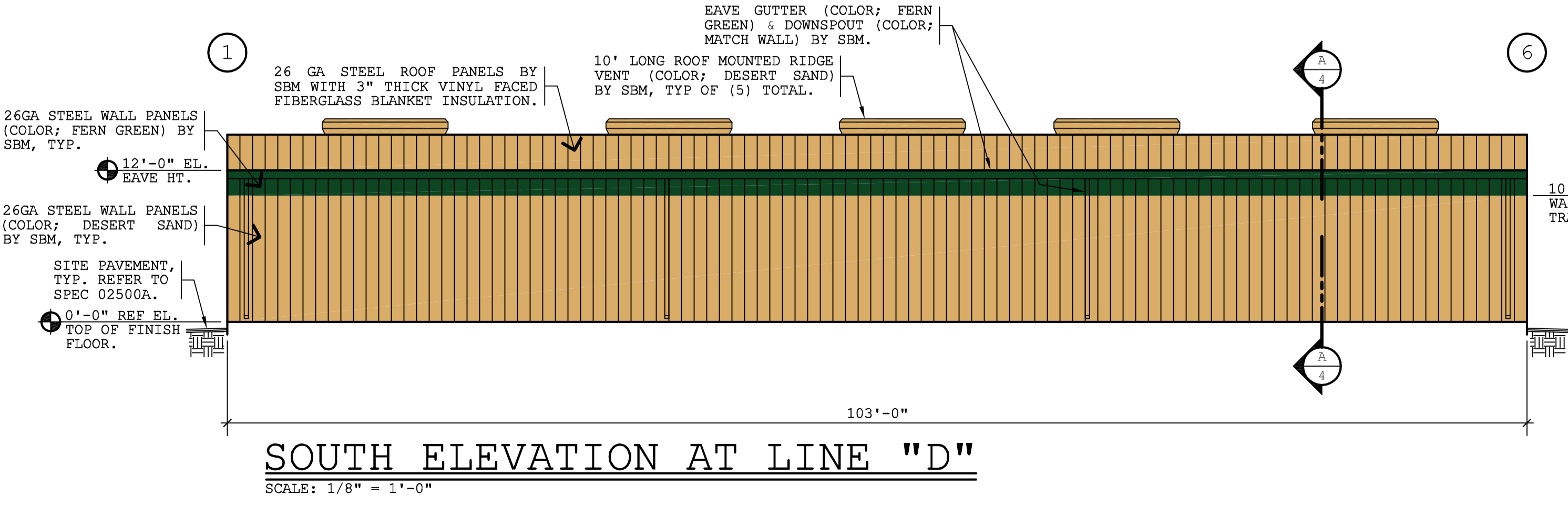
CROSS SECTION 'A-A'
SCALE: 3/16" = 1'-0"



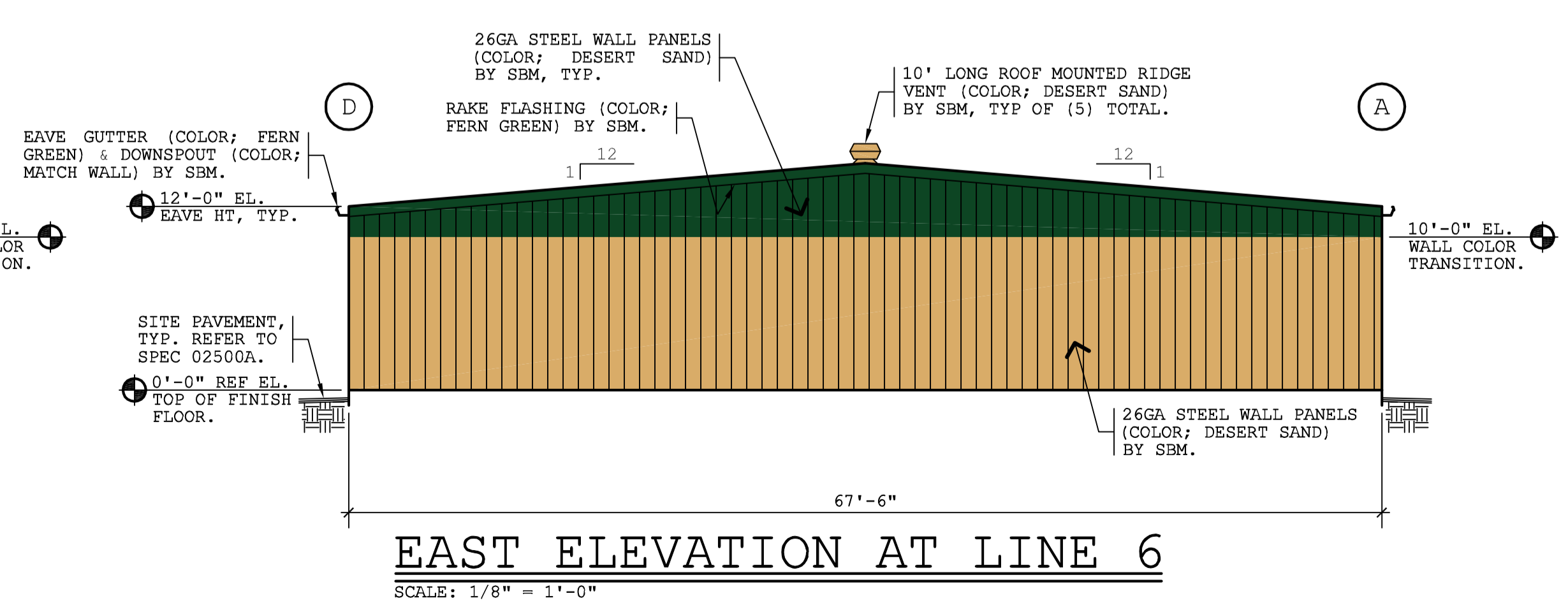
NORTH ELEVATION AT LINE "A"
SCALE: 1/8" = 1'-0"



WEST ELEVATION AT LINE 1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION AT LINE "D"
SCALE: 1/8" = 1'-0"



EAST ELEVATION AT LINE 6
SCALE: 1/8" = 1'-0"

NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.

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