ATTACHMENT 4

Gateway

Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

SHEET INDEX:

PROJECT TEAM:

OWNER
BAJA CONSTRUCTION
223 FOSTER STREET
MARTINEZ, CA 94553
1-800-366-9600
mark@bajacarports.com

AGENCY JURISDICTION
CITY OF MANTECA
1215 W. CENTER STREET SUITE 201
MANTECA CA, 95337
(209) 486-8500
ATTN: CITY OF MANTECA
BUILDING DEPARTMENT

ARCHITECT
LEE-JAGOE ARCHITECTURE, INC.
2291 MARCH LANE, SUITE B-200
STOCKTON, CA 95207
(209) 957-9254
ATTN: PATTY LIMON
plimon.ljarch@gmail.com

CANOPY
BAJA CONSTRUCTION
223 FOSTER STREET
MARTINEZ, CA 94553
(925) 229-0732
mark@bajacarports.com

CIVIL ENGINEER
CULLEN - SHERRY & ASSOCIATES, INC.
1090 ADAMS STREET , SUITE A
PO BOX 591 BENICIA, CA 94510
(707) 745-3219
dcullen@csa-engineers.com

LANDSCAPE ARCHITECT
KLA LANDSCAPE ARCHITECTURE
151 N. NORLIN STREET
SONORA, CA 95370
(209) 532-2856
tom@kla-ca.com

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION:
13.78-ACRE COVERED RV & BOAT STORAGE FACILITY.
THE PROJECT CONSIST OF 12 CANOPIES, EACH COVERED WITH SOLAR PANELS. PANELS ARE PROJECTED TO PRODUCE AN ESTIMATED 3000 kW OF ELECTRICITY. THE SITE WILL ALSO INCLUDE A TWO-STORY, 2,326 SQUARE FOOT OFFICE BUILDING, WHICH WILL FRONT ONTO BRONZAN ROAD. THE SITE IS LOCATED AT 2371 BRONZAN (APN: 241-410-31).

PROJECT DATA

BUILDING CODE INFORMATION:

BUILDING INFORMATION					
BUILDING TYPE	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	ALLOWABLE BUILDING HEIGHT: WITHOUT AREA INCREASE S (WITH AUTOMATIC SPRINKLERS)	ALLOWABLE NUMBER OF STORIES: WITHOUT AREA INCREASE S (WITH AUTOMATIC SPRINKLERS)	ALLOWABLE AREA PER FLOOR S1 (WITH AUTOMATIC SPRINKLERS)
OFFICE	B	V-B	60 FEET MAX ABOVE GRADE LINE	3 STORIES (WITH SPRINKLER SYSTEM)	36,000 SQUARE FEET

BUILDING INFORMATION					
BUILDING TYPE	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	ALLOWABLE BUILDING HEIGHT: WITHOUT AREA INCREASE S (WITH AUTOMATIC SPRINKLERS)	ALLOWABLE NUMBER OF STORIES: WITHOUT AREA INCREASE S (WITH AUTOMATIC SPRINKLERS)	ALLOWABLE AREA PER FLOOR S1 (WITH AUTOMATIC SPRINKLERS)
CARPORT	U	V-A	70 FEET MAX ABOVE GRADE LINE	3 STORIES (WITH SPRINKLER SYSTEM)	36,000 SQUARE FEET

PA PARKING INFORMATION TO BE PROVIDED BY THE CIVIL ENGINEER
SEE CIVIL COVER SHEET FOR PARKING COUNT, PARKING LAYOUT, NUMBER OF REQUIRED ACCESSIBLE STALLS, EV STATIONS, IF ANY REQUIRED, PER CHAPTER 11A AND OR 11B PER THE CALIFORNIA BUILDING CODE REQUIREMENTS.
SEE CIVIL PLANS FOR SIGNAGE REQUIREMENTS FOR ENTRY, PARKING, AND ANYTHING REQUIRING SIGNAGE IDENTIFICATION ON SITE AND OFF SITE.

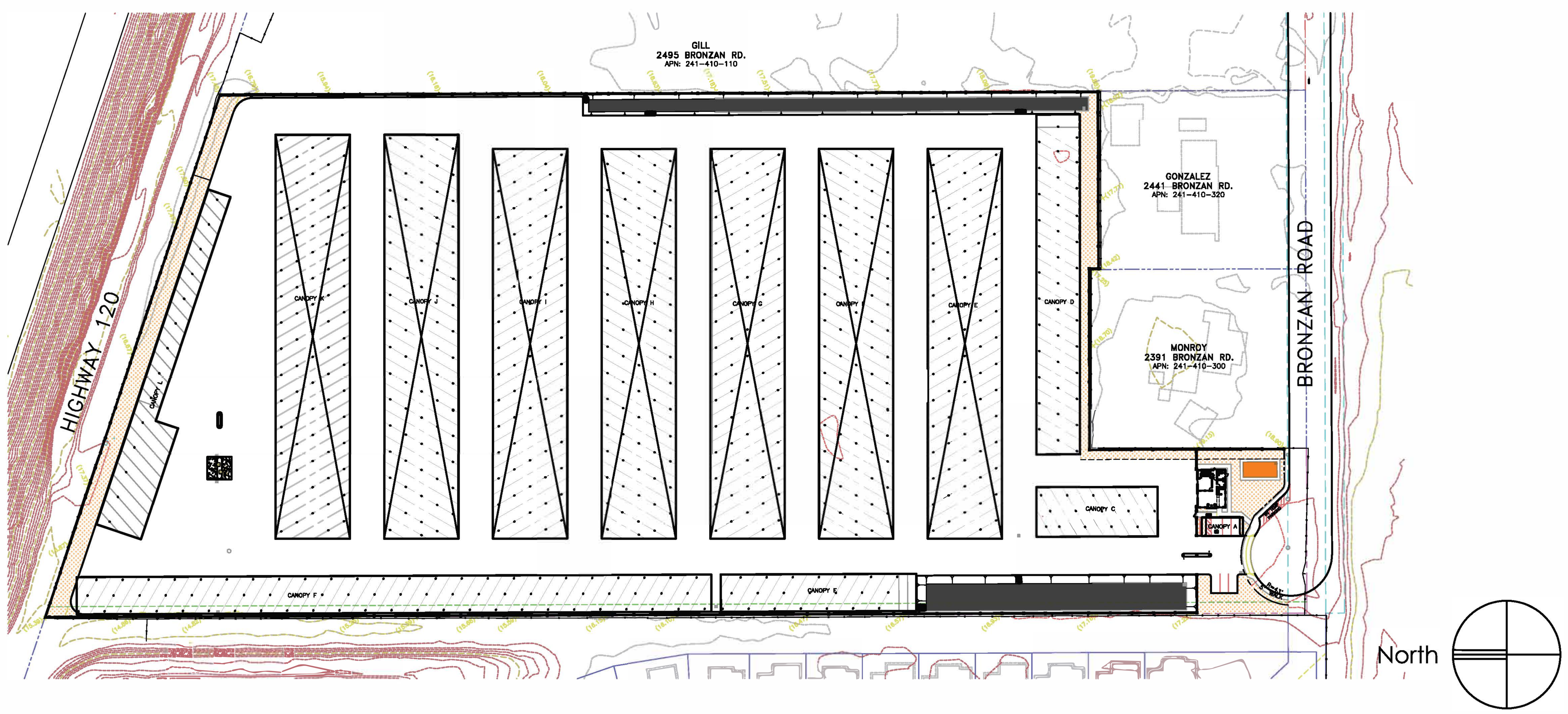
B1. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSE ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE BUILDER TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT. ANY CHANGES OR MODIFICATIONS EFFECTING BUILDING CODE COMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DOCUMENTATION AND SUBMITTAL FOR BUILDING DEPARTMENT APPROVAL,

B2. THE ARCHITECT'S OR ENGINEER'S STAMPED PLANS SHALL NOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER.

ADDITIONAL BUILDING DATA LEGEND				
BUILDING/ STRUCTURES	SPRINKLERS	TOTAL AREA SQ. FT.	OCCUPANCY LOAD FACTOR CBC	OCCUPANCY LOAD FACTOR CPC
OFFICE BUILDING	YES	2,326	150 GROSS	200
CARPORT A	YES	860	200 GROSS	N/A
CARPORT C	YES	6,789	200 GROSS	N/A
CARPORT D	YES	16,638	200 GROSS	N/A
CARPORT E	YES	32,578	200 GROSS	N/A
CARPORT F	YES	32,578	200 GROSS	N/A
CARPORT G	YES	32,578	200 GROSS	N/A
CARPORT H	YES	32,578	200 GROSS	N/A
CARPORT I	YES	32,578	200 GROSS	N/A
CARPORT J	YES	33,779	200 GROSS	N/A
CARPORT K	YES	33,779	200 GROSS	N/A
CARPORT L	YES	9,367	200 GROSS	N/A
CARPORT M	YES	26,653	200 GROSS	N/A
CARPORT N	YES	8,210	200 GROSS	N/A

TOTAL CANOPY SQUARE FOOTAGE: 298,965 SQ. FT.
TOTAL: E-K (7 SOLAR CANOPIES): 230,448 SQ. FT.

SITE PLAN



PROJECT LOCATION: ★

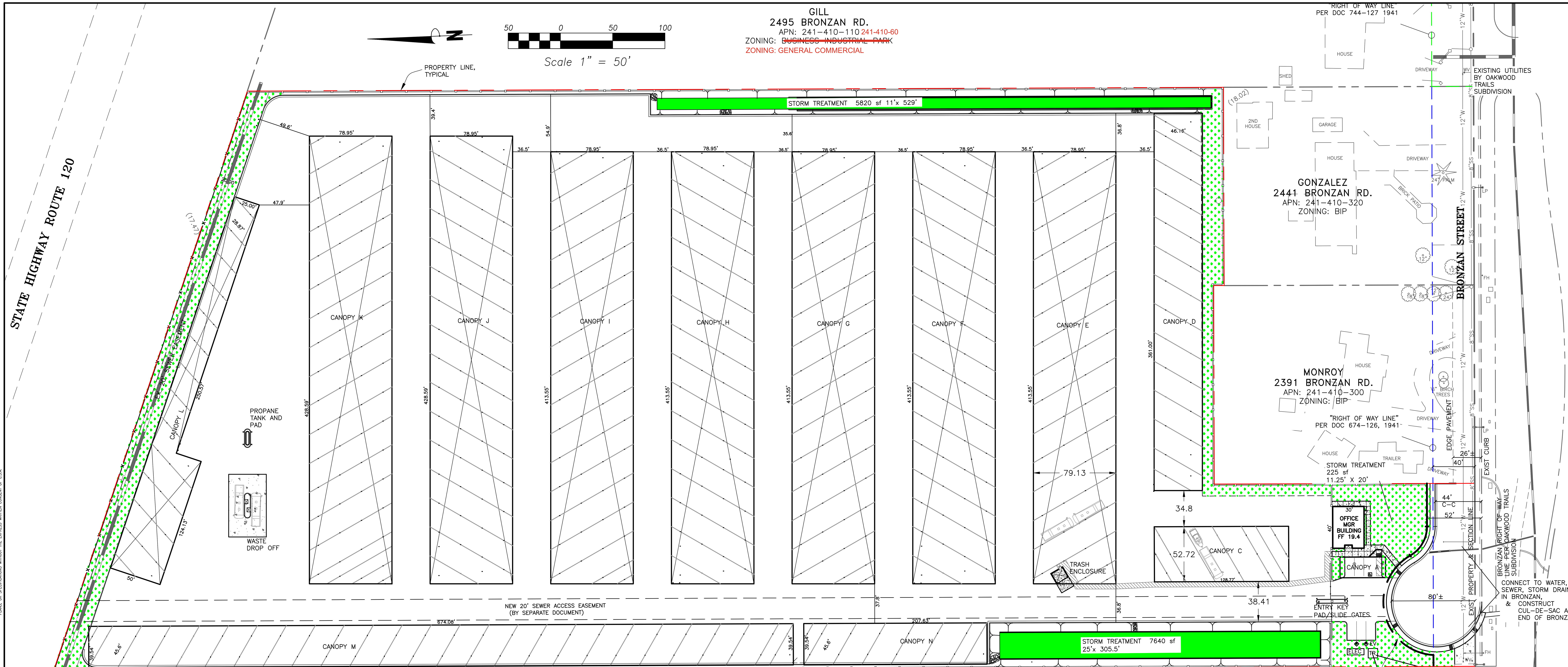
CS1

LEE • JAGOE ARCHITECTURE
INCORPORATED

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

Date 11-24-2025



SITE SUMMARY:
1. PROPERTY: 2371 BRONZAN ROAD, APN 241-410-31
   AREA: 13.94 ACRES (607,226 SF)
2. OWNER: GATEWAY SOLAR AND BOAT STORAGE LLC
3. ZONING & GENERAL PLAN: ~~BUSINESS INDUSTRIAL PARK (BIP)~~ ZONING & GENERAL PLAN: GENERAL COMMERCIAL (CG) & COMMERCIAL
4. COVERAGE SUMMARY:

OFFICE:	1200 SF
CANOPY A:	860 SF
CANOPY C:	6789 SF
CANOPY D:	16,638 SF
CANOPY E:	32,578 SF
CANOPY F:	32,578 SF
CANOPY G:	32,578 SF
CANOPY H:	32,578 SF
CANOPY I:	32,578 SF
CANOPY J:	33,579 SF
CANOPY K:	33,579 SF
CANOPY M:	26,653 SF
CANOPY N:	6,930 SF
TOTAL CANOPIES:	298,545 SF
WASTE DROP OFF:	2160 SF
PROPANE TANK PAD:	90 SF
ON SITE PAVEMENT:	534,800 SF
LANDSCAPING AND STORM TREATMENT:	39,841 SF

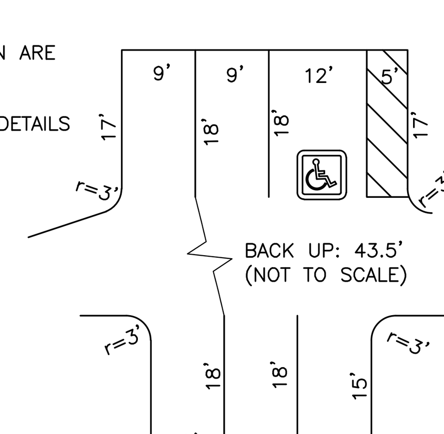
5. PARKING: 5 STANDARD, 1 VAN ACCESSIBLE
6. PHASING: NONE. PROJECT TO BE BUILT IN ENTIRETY, 1 PHASE

OAKWOOD LAKE WATER DISTRICT
APN: 241-510-050

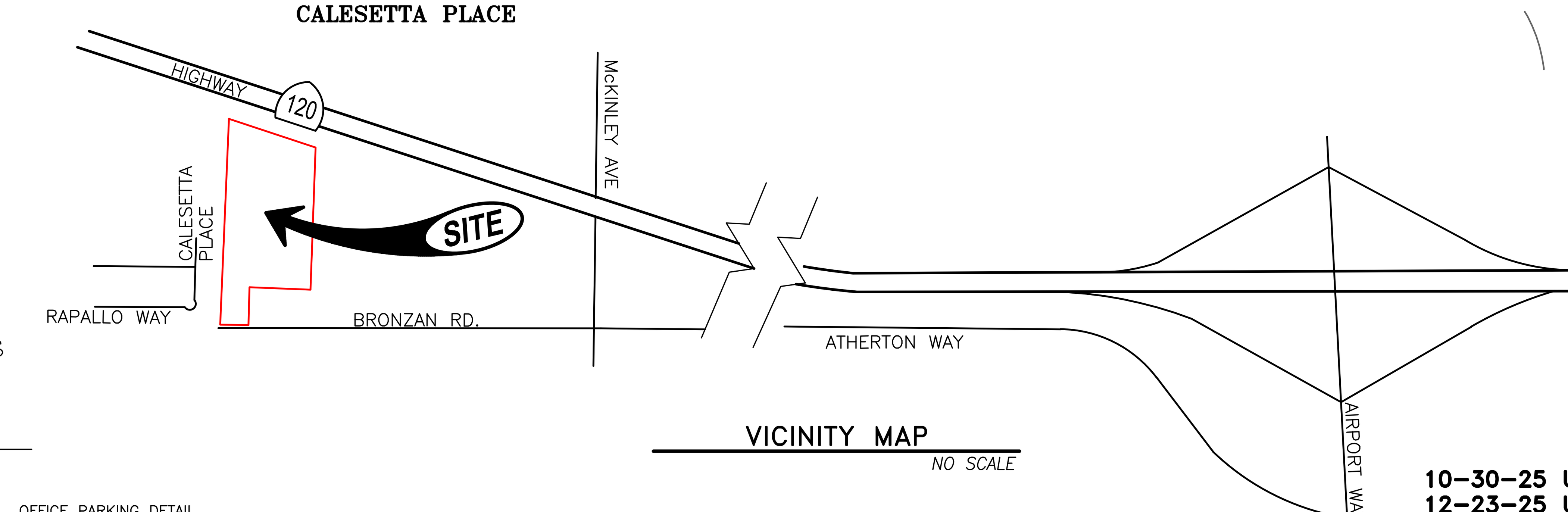
CALESETTA PLACE

LEGEND
- SOLAR CANOPY, SEE SEPARATE PLANS PARKING BENEATH
- CANOPY WITH ROOF, NO SOLAR, PARKING BELOW
- GRADE BREAK
- DIRECTION OF DRAINAGE (DOWNHILL)
- SD — STORM DRAIN (SHOWN ON SHEET 2)
- SUB — SUB DRAIN (WITHIN STORM TREATMENT AREAS) (SHOWN ON SHEET 2)
- STORM TREATMENT AREAS, 15,655 SF ± ± 2.6% OF SITE HARDSCAPE
- GROSS PROJECT AREA: 13.94 ACRES; PROJECT AREA AFTER STREET WIDENING: 13.78 ACRES
- 17.0 × — PROJECT FINISH GRADE
- (16.5)+ — EXISTING GRADE
- CONCRETE SWALE
- EV CHARGER: 3 TOTAL

LEGEND (CONTINUED):
- SLOPE DOWN
- GRADING NOTE: THE GRADES SHOWN HEREON ARE PRELIMINARY, AND ARE SUBJECT TO REVISION.
- SCREEN WALL: SEE ARCHITECT'S PLANS FOR DETAILS
- CHAIN LINK FENCE
- LANDSCAPE STRIP
- SEWER (SHOWN ON SHEET 3)
- CURB & GUTTER
- ELEC — SWITCH GEAR PAD (PRELIMINARY)
- TR — TRANSFORMER (PRELIMINARY)



OFFICE PARKING DETAIL (NOT TO SCALE)



VICINITY MAP
NO SCALE

FLORES
3478 RAPALLO WAY
APN: 241-5600-710

SHEET INDEX

NOTE: THESE PLANS ARE PRELIMINARY. SUBJECT TO CHANGE THROUGH CITY REVIEW, PROCESSING, AND FINAL DESIGN.

10-30-25 UPDATED PRELIMINARY PLANS
12-23-25 UPDATE PLANS
ADD INTERIM POND, IF REQUIRED
2-02-26 ADDED 3 EV CHARGERS

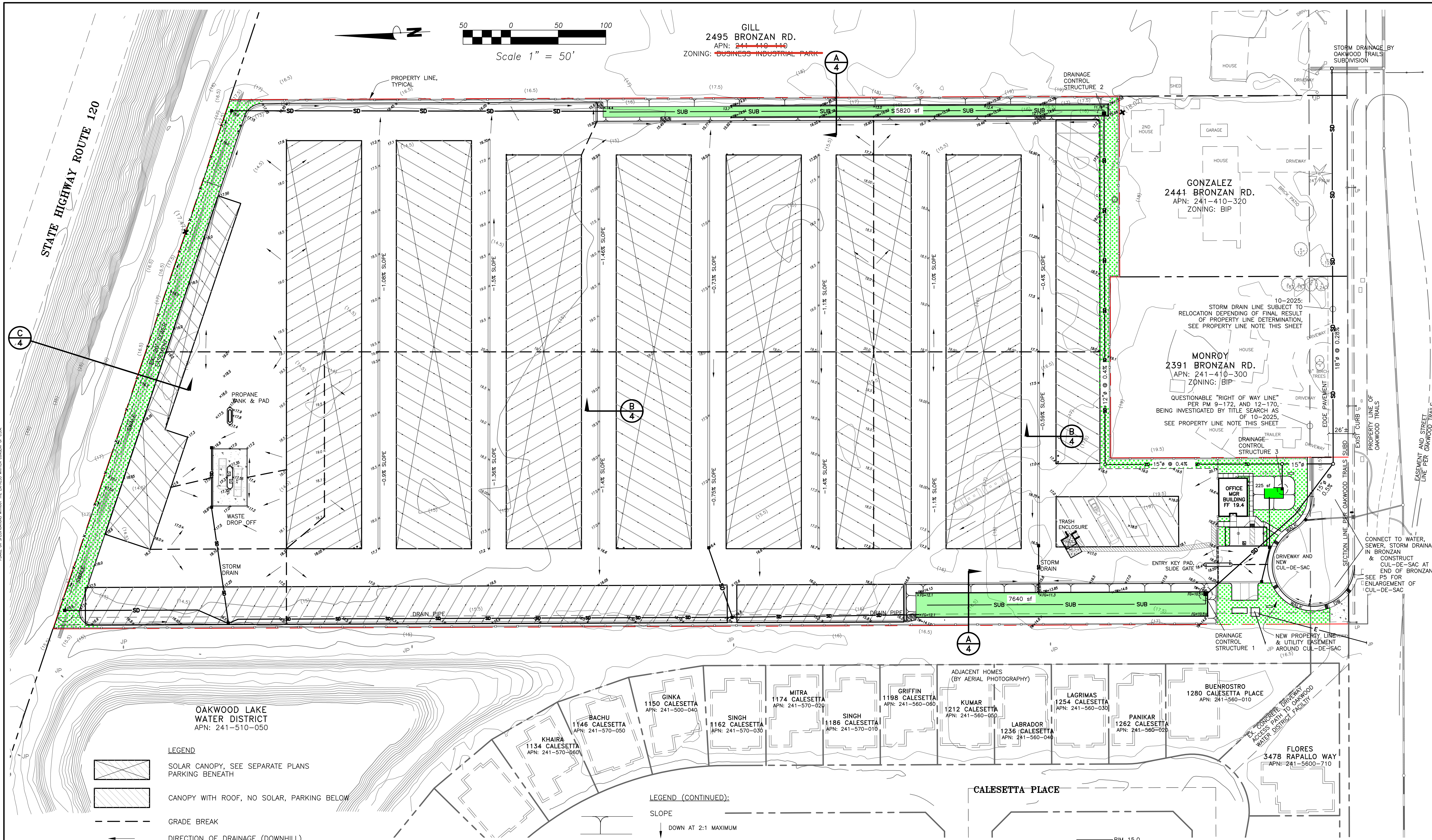
Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A -P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

SITE PLAN

GATEWAY SOLAR RV & BOAT STORAGE
2371 BRONZAN ROAD
MANTECA, CALIFORNIA
PREPARED FOR: GATEWAY SOLAR RV & BOAT STORAGE LLC

SCALE:	1"=50'
DATE:	12-23-25
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	P1
OF 7 SHEETS	
PROJECT #	22178

ATTACHMENT 4



LEGEND

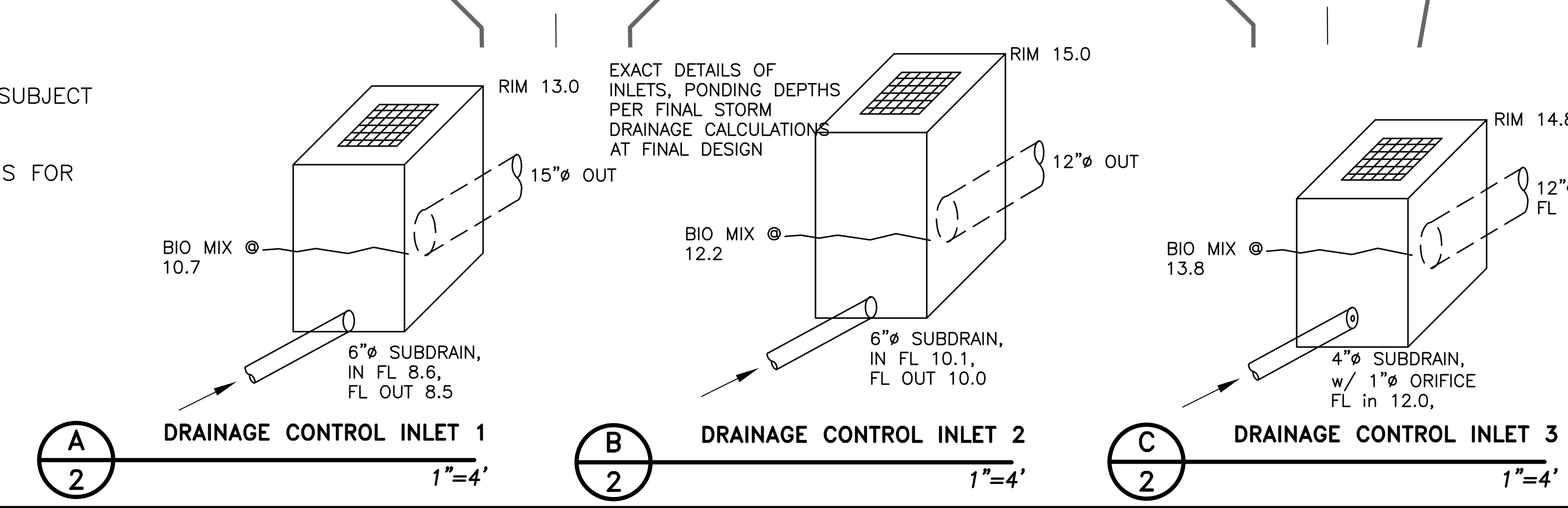
- SOLAR CANOPY, SEE SEPARATE PLANS PARKING BENEATH
- CANOPY WITH ROOF, NO SOLAR, PARKING BELOW
- GRADE BREAK
- DIRECTION OF DRAINAGE (DOWNHILL)
- SD — STORM DRAIN
- SUB — SUB DRAIN (WITHIN STORM TREATMENT AREAS)
- STORM TREATMENT AREAS, 15,150 SF ± 2.6% ±OF SITE HARDSCAPE
- 17.0 × PROJECT FINISH GRADE
- (16.5)+ EXISTING GRADE
- CONCRETE SWALE
- ROCK DOWN DRAIN

PROPERTY LINE NOTE:

10-2025:
THE NORTH PROPERTY LINE OF BRONZAN IS IN QUESTION. THERE ARE CONFLICTS ON THE RECORD SURVEY MAPS IN THIS AREA.
THE RIGHT OF WAY IS BEING INVESTIGATED AT THIS TIME BY A TITLE SEARCH.
MICHAEL SELLING OF MANTECA ENGINEERING IS AWARE OF ISSUE.

LEGEND (CONTINUED):

- SLOPE — DOWN AT 2:1 MAXIMUM
- GRADING NOTE: THE GRADES SHOWN HEREON ARE PRELIMINARY, AND ARE SUBJECT TO REVISION.
- SCREEN WALL: SEE ARCHITECT'S PLANS FOR DETAILS
- CHAIN LINK FENCE
- LANDSCAPE STRIP
- SEWER
- CURB & GUTTER
- DRAINAGE INLET



PLAN NOTES:

NOTE: THESE PLANS ARE PRELIMINARY. SUBJECT TO CHANGE THROUGH CITY REVIEW, PROCESSING, AND FINAL DESIGN.

UPDATED PRELIMINARY PLANS FOR PLANNING APPROVAL NOT FOR CONSTRUCTION 10-30-25

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1080 Adams Street, Suite A - P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

STORM DRAINAGE, GRADES

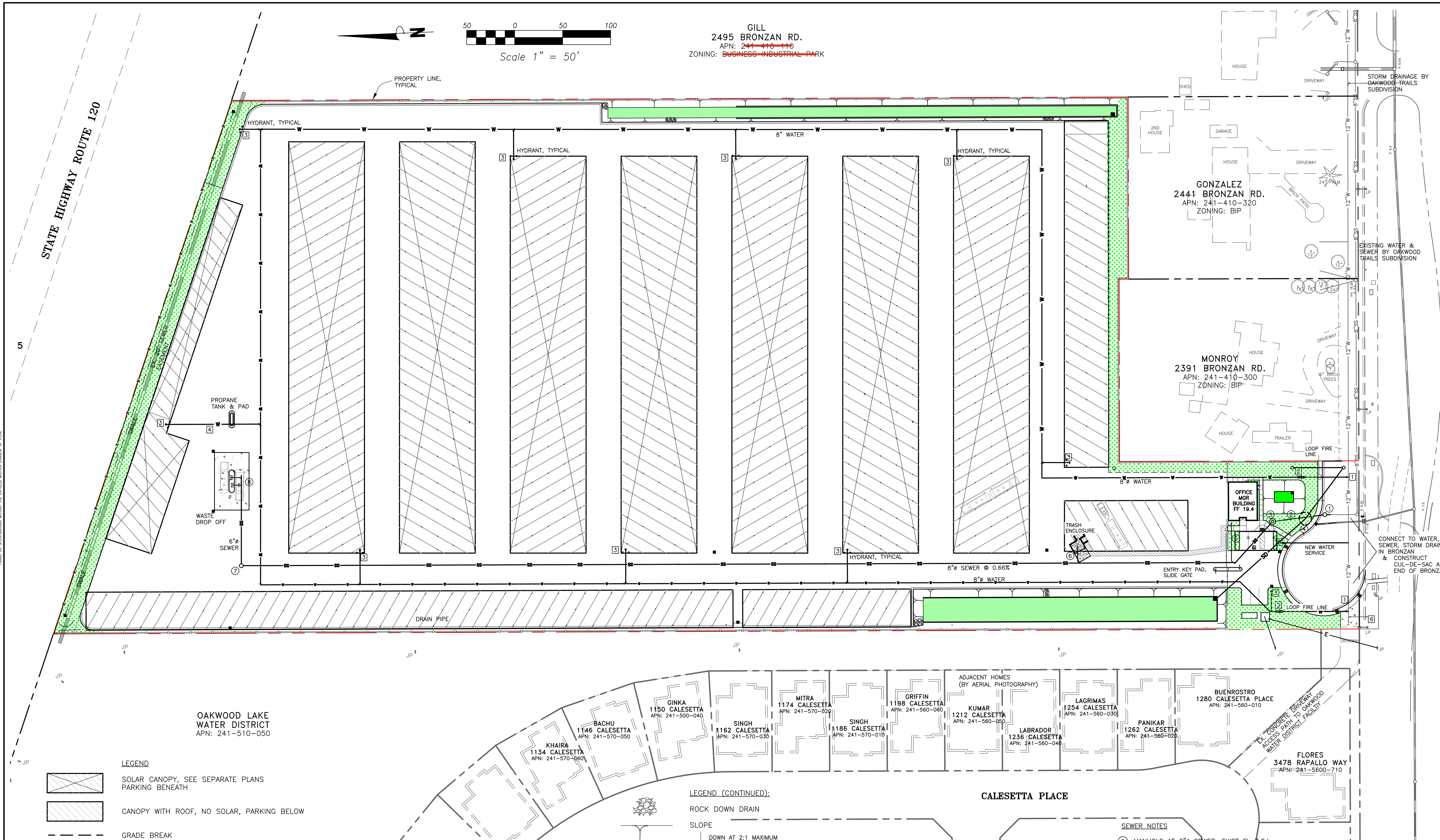
GATEWAY SOLAR RV & BOAT STORAGE

MANTECA, CALIFORNIA
PREPARED FOR: GATEWAY SOLAR & RV BOAT STORAGE, LLC

SCALE:	1"=50'
DATE:	10-30-25
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	P2
OF 6 SHEETS	
PROJECT #	22178

REV	DATE	DESCRIPTION	BY

ATTACHMENT 4



LEGEND

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- CANOPY WITH ROOF, NO SOLAR, PARKING BELOW
- GRADE BREAK
- DIRECTION OF DRAINAGE (DOWNHILL)
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- 17.0× PROJECT FINISH GRADE
- (16.5)+ EXISTING GRADE
- CONCRETE SWALE

LEGEND (CONTINUED):

- ROCK DOWN DRAIN
- SLOPE — DOWN AT 2:1 MAXIMUM
- GRADING NOTE: THE GRADES SHOWN HEREON ARE PRELIMINARY, AND ARE SUBJECT TO REVISION AT FINAL DESIGN.
- SCREEN WALL: SEE ARCHITECT'S PLANS FOR DETAILS
- CHAIN LINK FENCE
- LANDSCAPE STRIP
- SEWER
- CURB & GUTTER
- DRAINAGE INLET

WATER NOTES

1. CONNECT TO EXISTING 12"ø WATER
2. 8"ø WATER LINE, DOUBLE DETECTOR CHECK
3. FIRE HYDRANT, TYPICAL WITH BOLLARDS (FIRE HYDRANT LAYOUT PER LUIS SALAS, MEETING ON 6-04-25 CITY OF MANTECA FIRE DEPARTMENT)
4. 8"x8"x6", 6"ø WATER TO ALL HYDRANTS
5. WATER METER, BACKFLOW DEVICE, DOMESTIC AND IRRIGATION
6. EXISTING HYDRANT

FULL WATER DETAILS AT CONSTRUCTION DRAWINGS

SEWER NOTES

1. MANHOLE AT 6"ø SEWER, EXIST FL 7.0±
2. 6"ø SEWER @ 1.3%
3. SEWER LIFT STATION: FL IN 6.0, FL OUT 8.0
4. STORM DRAIN CROSSING, FL SD 7.55 NO OTHER OPTIONS TO ADJUST STORM OR SEWER FL SEWER 6.15, LIFT STATION NEEDED AT 3
5. 4"ø LATERAL TO OFFICE
6. 4"ø LATERAL TO TRASH ENCLOSURE W/ P TRAP
7. SEWER MANHOLE, FL 14.4
8. SEWER WYES TO WASTE DROP OFF, FL 15.1, P TRAPS

FULL SEWER DETAILS AT CONSTRUCTION DRAWINGS

PLAN NOTES:

NOTE: THESE PLANS ARE PRELIMINARY. SUBJECT TO CHANGE THROUGH CITY REVIEW, PROCESSING, AND FINAL DESIGN.

UPDATED PRELIMINARY PLANS FOR PLANNING APPROVAL NOT FOR CONSTRUCTION 10-30-25

REV	DATE	DESCRIPTION	BY

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A -P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

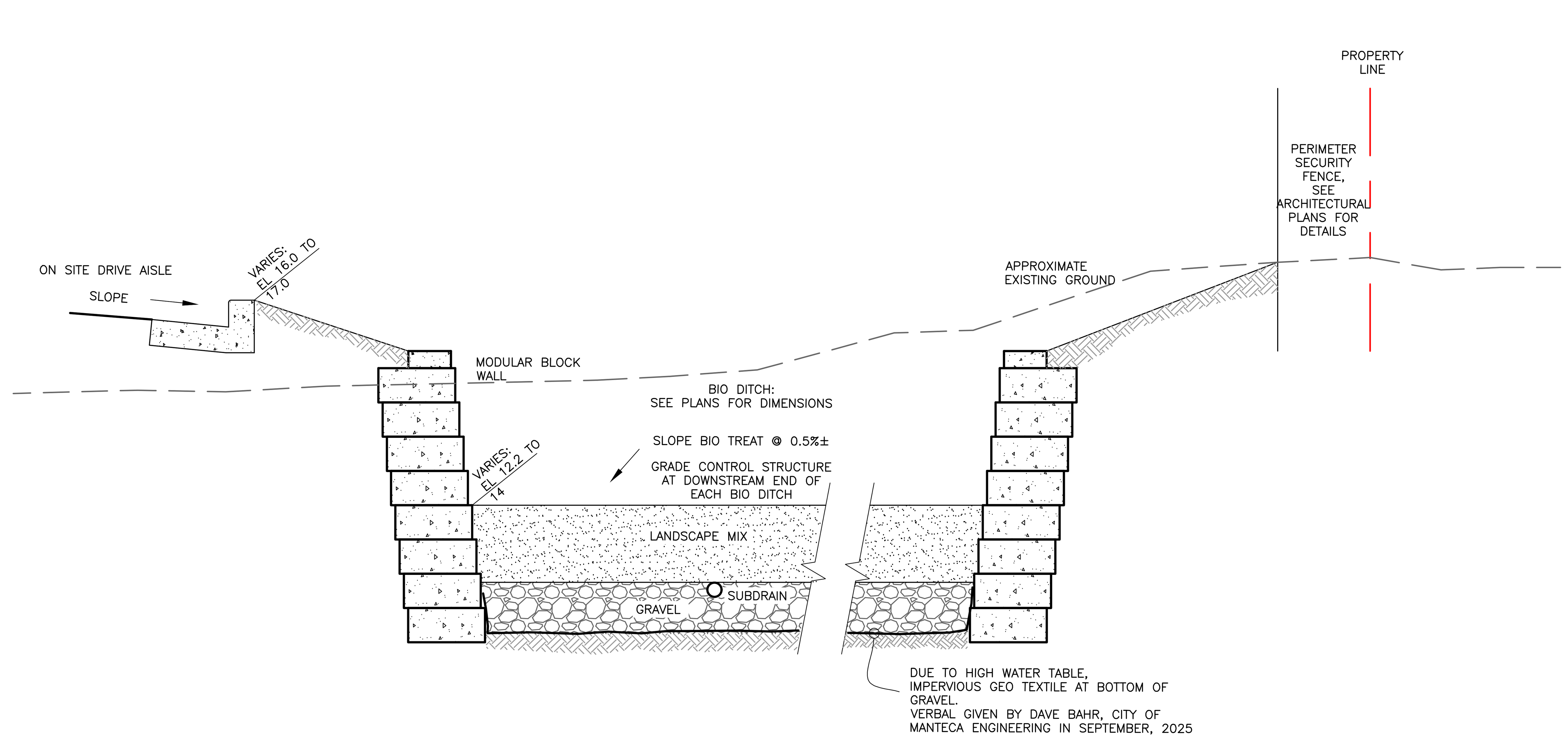
WATER, SEWER
GATEWAY SOLAR RV & BOAT STORAGE

MANTECA, CALIFORNIA

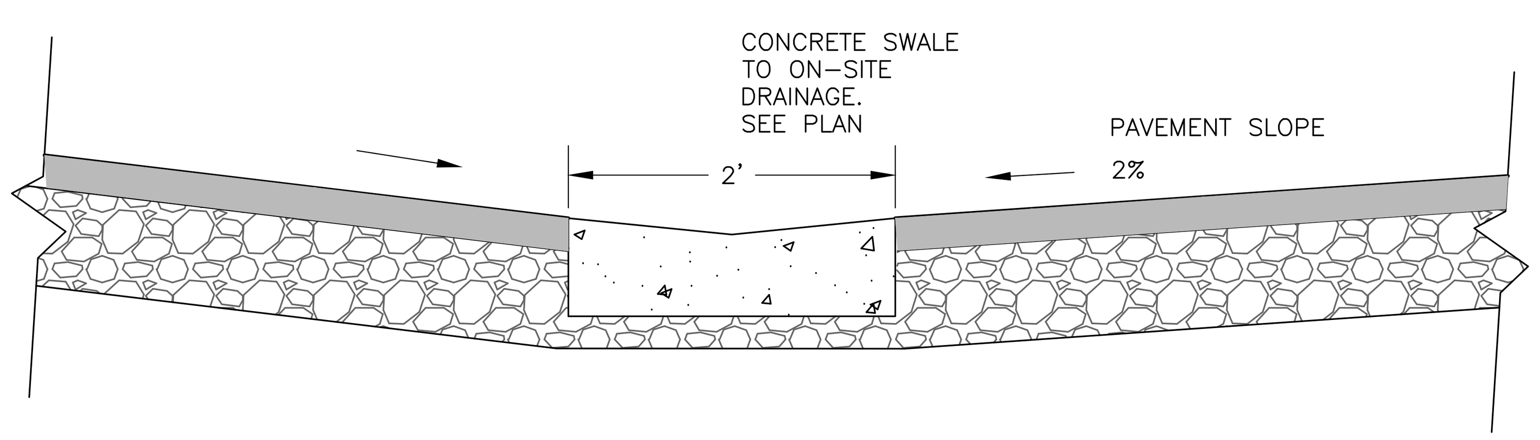
PREPARED FOR: GATEWAY SOLAR & RV BOAT STORAGE, LLC

SCALE:	1"=50'
DATE:	10-30-25
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	P3
OF	6 SHEETS
PROJECT #	22178

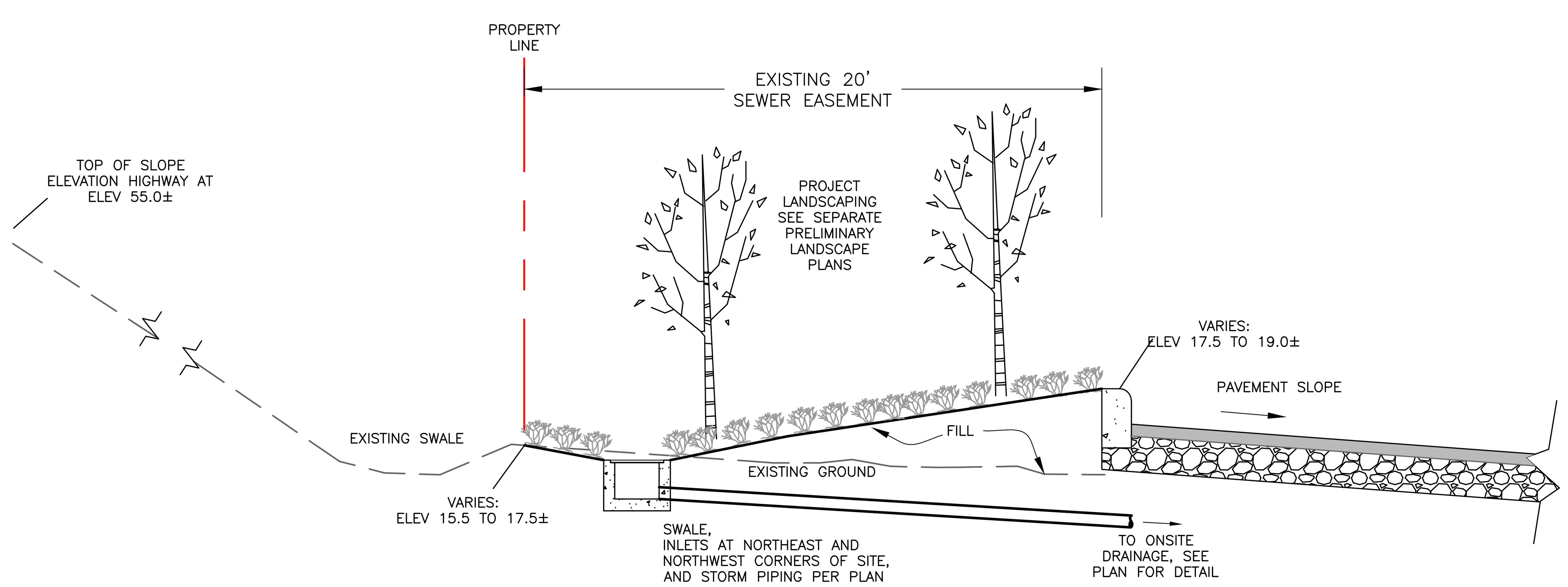
ATTACHMENT 4



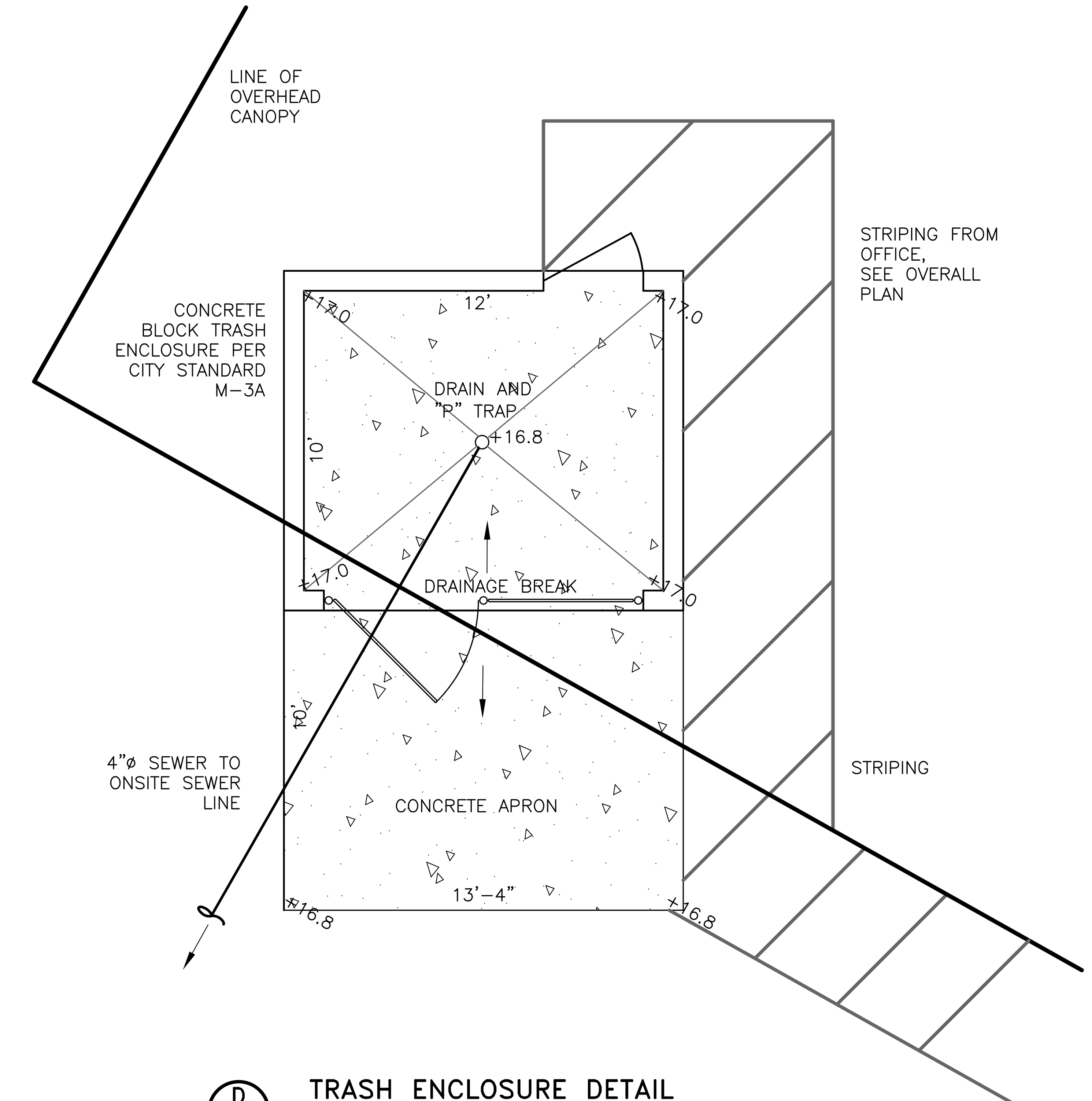
A 4 BIO DITCH 1"=2'



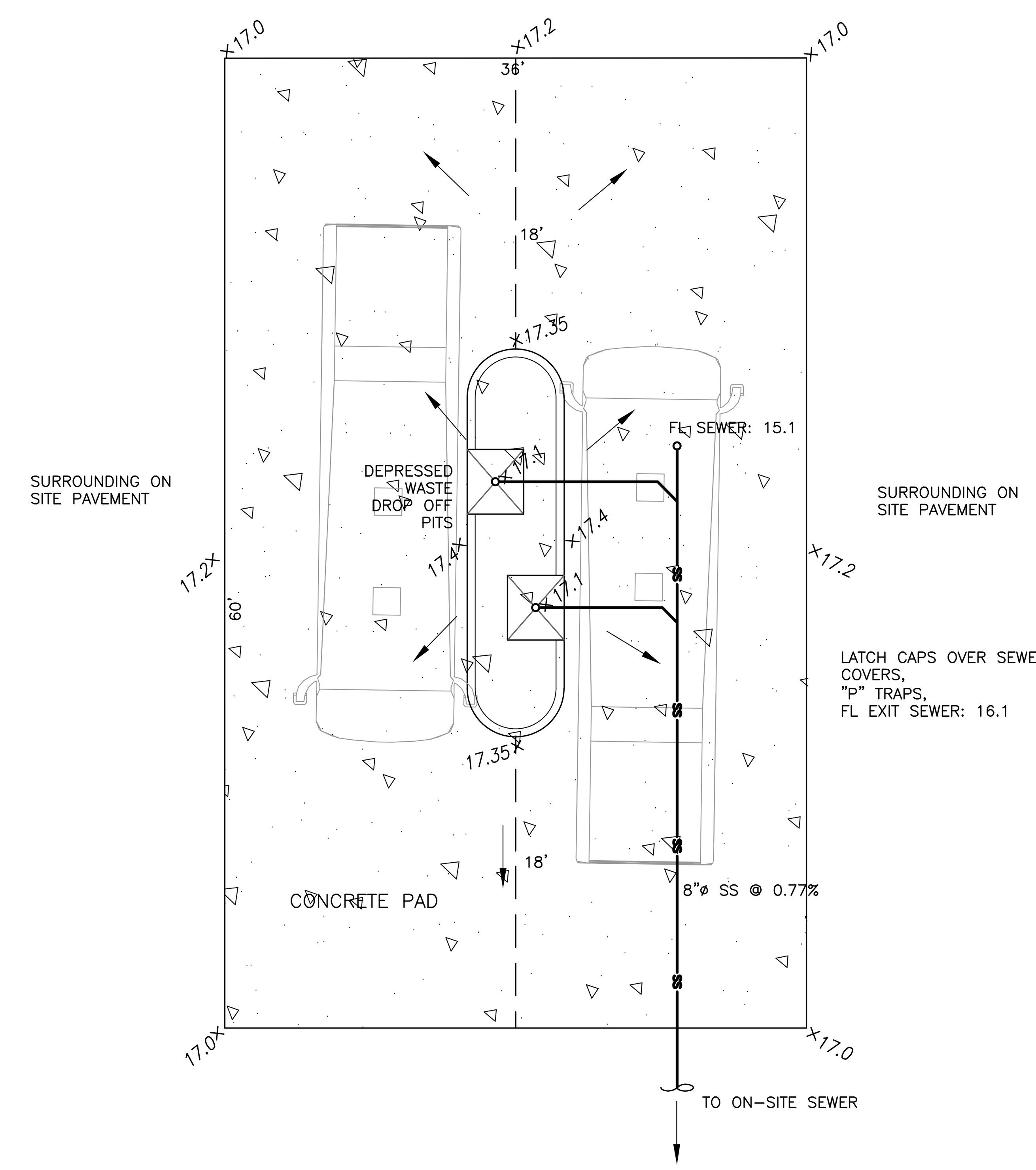
B 4 SWALE NTS



C 4 NORTH PROPERTY LINE NTS



D 4 TRASH ENCLOSURE DETAIL 1"=4'



E 4 WASTE DROP OFF 1"=8'

PLAN NOTES:

NOTE: THESE DETAILS ARE PRELIMINARY. FOR PLANNING APPROVAL. SUBJECT TO CHANGE THROUGH CITY REVIEW, PROCESSING, AND FINAL DESIGN.

UPDATED PRELIMINARY PLANS FOR PLANNING APPROVAL NOT FOR CONSTRUCTION 10-22-25

REV | DATE | DESCRIPTION | BY

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A - P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

CROSS SECTIONS

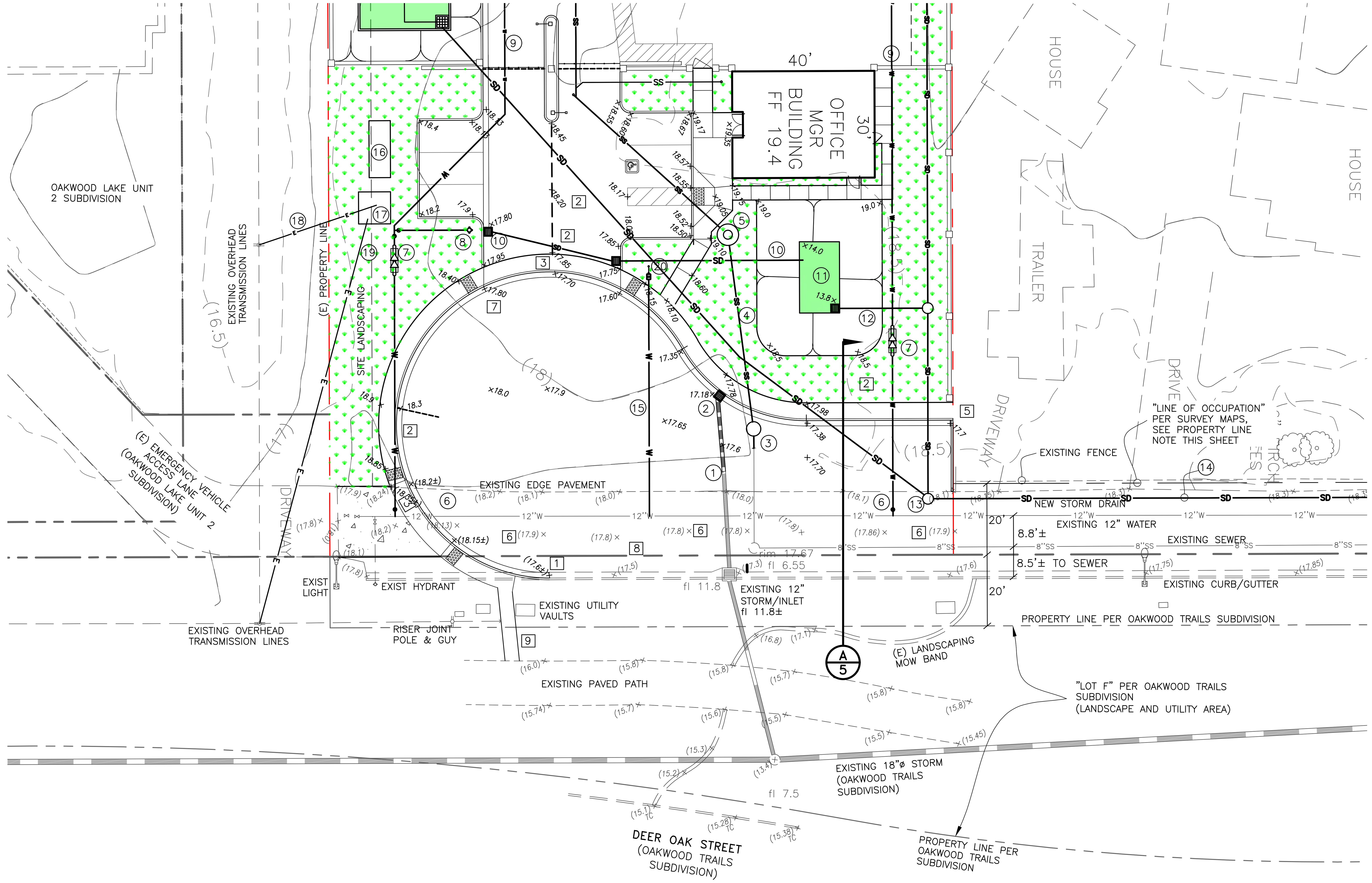
GATEWAY SOLAR RV & BOAT STORAGE

MANTECA, CALIFORNIA

PREPARED FOR:

SCALE:	AS NOTED
DATE:	10-22-25
DESIGN BY:	
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	P4
OF	6 SHEETS
PROJECT #	22178

ATTACHMENT 4



BRONZAN STREET DETAIL
1"=20'

20 0 20 40
Scale 1" = 20'

N

UTILITIES NOTES

1. EXISTING 12" STORM, FL 12.0±
2. NEW 12" STORM TO NEW STREET INLET
3. EXISTING 6" SEWER, FL 6.8±
4. NEW 8" SEWER TO ONSITE
   SEE SHEET P3 FOR FURTHER ON SITE DETAILS
5. ON SITE SEWER STRUCTURE
6. CONNECT TO 12"ø WATER
7. DOUBLE DETECTOR CHECK
8. HYDRANT (PER MEETING WITH LUIS SALAS, CITY OF MANTECA FIRE, 6-04-25)
9. 8" LOOP WATER LINE (PER MEETING WITH LUIS SALAS, CITY OF MANTECA FIRE, 6-04-25)
10. ON-SITE STORM DRAIN, SEE SHEET P2 FOR DETAILS
11. ON-SITE STORM TREATMENT AREA, SEE SHEET P2 FOR DETAILS
12. EXIT STORM PIPE FROM STORM TREATMENT
13. STORM MANHOLE, FL IN 7.28, FL OUT 7.18
14. OFF SITE STORM, 415'± TO (E) 36"ø AT ASCOT DRIVE AND BRONZAN DRIVE.
    PIPE AT ASCOT BY OAKWOOD TRAILS SUBDIVISION
    10-22-25: EXACT ROUTE OF OFFSITE STORM DRAIN BEING INVESTIGATED AT TIME OF THIS DRAWING.
    MICHAEL SELLING OF PUBLIC WORKS IS AWARE OF SITUATION
15. NEW WATER SERVICE TO METER AND BACKFLOW DEVICE AT ITEM (20) PER CITY STANDARDS
16. SWITCHGEAR AND PAD
17. TRANSFORMER AND PAD
18. UNDERGROUND ELECTRIC RUN TO EXIST POLE
19. ALTERNATE UNDERGROUND ELECTRIC RUN TO EXIST POLE
20. SITE WATER METER AND BACKFLOW DEVICE, IN LANDSCAPE POCKET

FINAL DETAILS OF STREET AND UTILITIES AT FINAL DESIGN

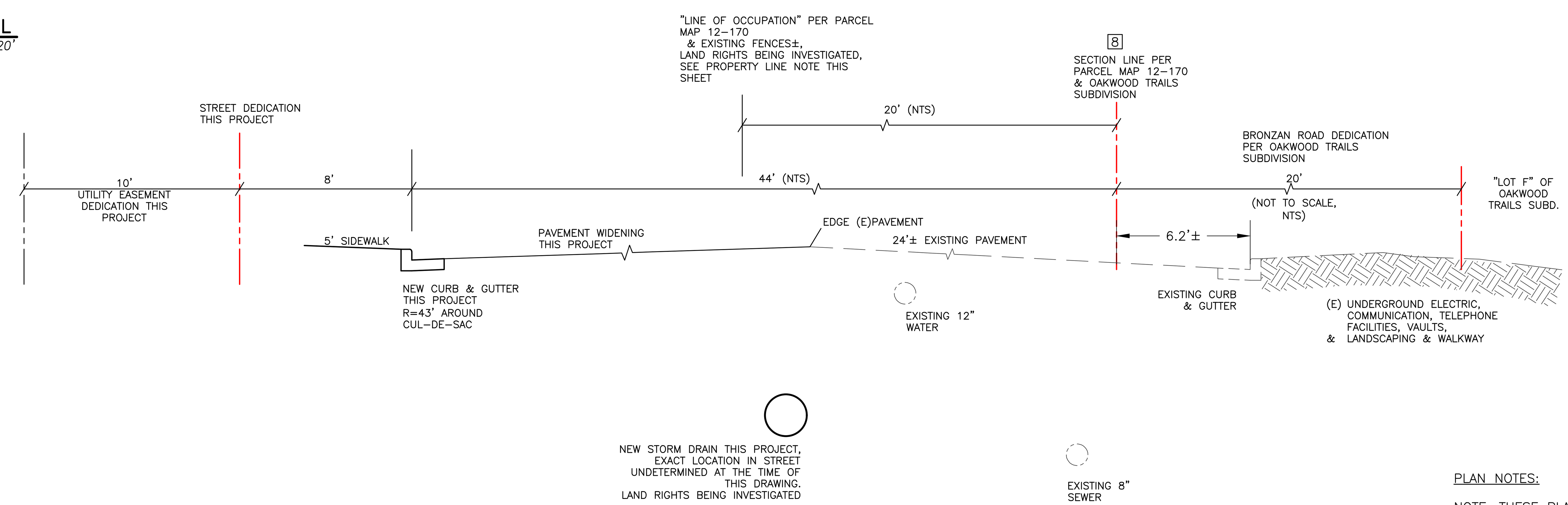
STREET WORK NOTES:

1. MATCH EXISTING CURB
2. NEW CURB, 5' WALK, R=43', PER CITY STANDARDS
   STREET DEDICATION & 10' UTILITY EASEMENT BY SEPARATE INSTRUMENT
3. DRIVEWAY, TRANSITIONS EACH SIDE, 3x4 DOME MATS IN SIDE TRANSITIONS, PER CITY STANDARD ST-8B
4. INTENTIONALLY DETLETED
5. END STREET AT PROPERTY LINE, 44' FROM OPPOSITE CURB, PER CITY STANDARD ST-2
6. EXISTING STREET GRADE SHOWN IN ( )
7. NEW STREET GRADE
8. EXISTING PROPERTY LINE & SECTION LINE & NORTH LINE OF OAKWOOD TRAILS SUBDIVISION
9. ASPHALT PATH CONNECTION TO PATHWAY WITHIN OAKWOOD TRAILS SUBDIVSION

FULL DETAILS OF STREET WORK AT FINAL DESIGN STAGE

PROPERTY LINE NOTE:

10-2025:
THE NORTH PROPERTY LINE OF BRONZAN IS IN QUESTION. THERE ARE CONFLICTS ON THE RECORD SURVEY MAPS IN THIS AREA.
THE RIGHT OF WAY IS BEING INVESTIGATED AT THIS TIME BY A TITLE SEARCH.
MICHAEL SELLING OF MANTECA ENGINEERING IS AWARE OF ISSUE.



A/5 STREET SECTION: BRONZAN
NTS

PLAN NOTES:

NOTE: THESE PLANS ARE PRELIMINARY. SUBJECT TO CHANGE THROUGH CITY REVIEW, PROCESSING, AND FINAL DESIGN.

PRELIMINARY PLANS FOR PLANNING APPROVAL, NOT FOR CONSTRUCTION 10-30-25

REV	DATE	DESCRIPTION	BY

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A -P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

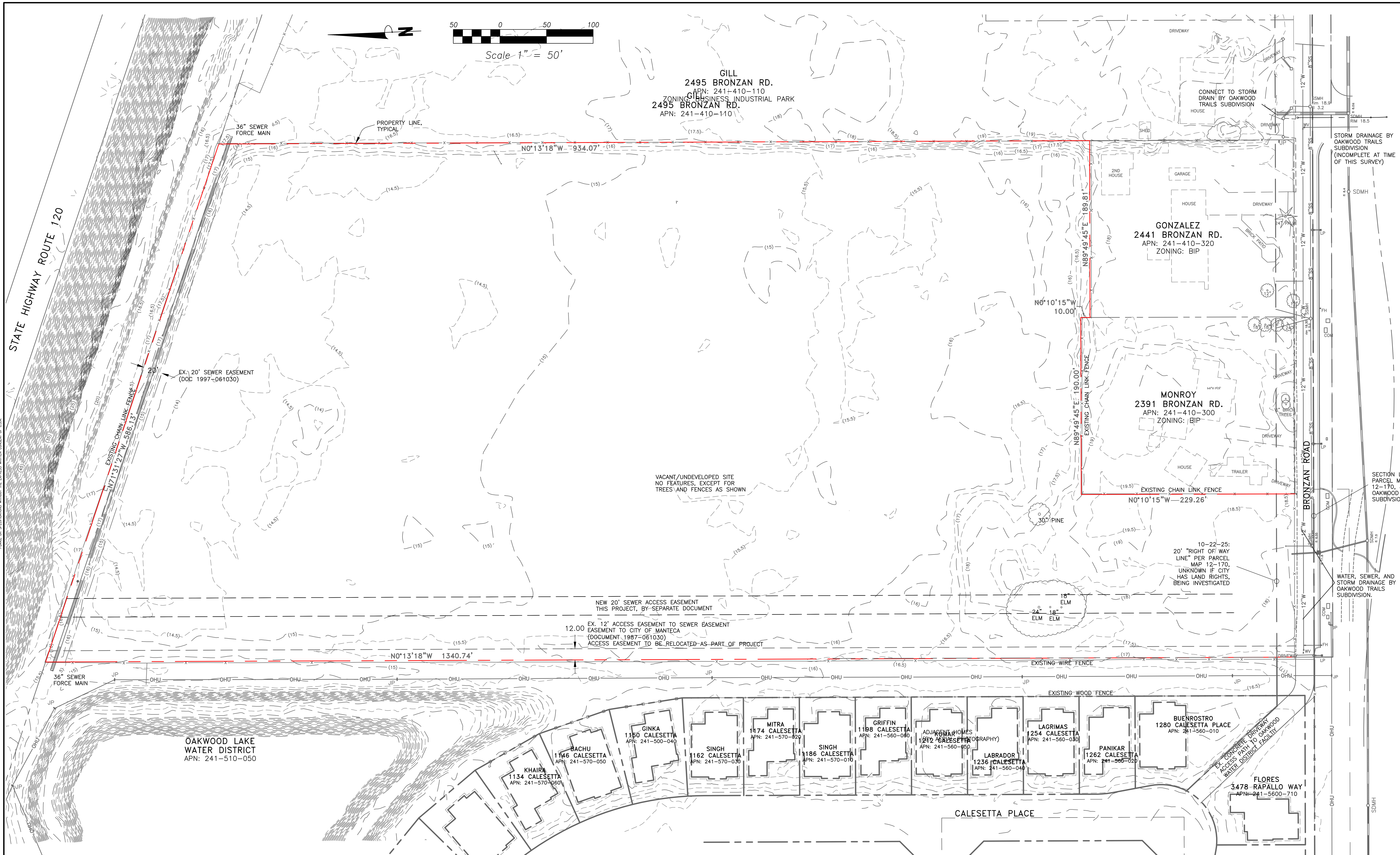
CUL-DE-SAC ENLARGEMENT
GATEWAY SOLAR RV & BOAT STORAGE

MANTECA, CALIFORNIA
PREPARED FOR: GATEWAY SOLAR RV & BOAT STORAGE, LLC.

SCALE:	AS NOTED
DATE:	10-30-25
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	

SHEET NUMBER:
P5
OF 6 SHEETS
PROJECT # 22178

ATTACHMENT 4



SURVEY NOTES:

1. THESE SURVEY DONE BY AERIAL PHOTOGRAPHY. 1' CONTOURS
2. SURVEY AND PROPERTY LINES ARE BASED ON PARCEL MAP BOOK 12, PAGE 170, SAN JOAQUIN COUNTY RECORDS.
3. SEWER EASEMENT (DOC 1997-061030) IS SHOWN. 12' ACCESS ROUTE TO EASEMENT ALONG WEST PROPERTY LINE TO BE RELOCATED AS PART OF THIS PROJECT.

REV	DATE	DESCRIPTION	BY

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
CSA
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Dan Cullen RCE 26162 Rod Sherry RCE 61537

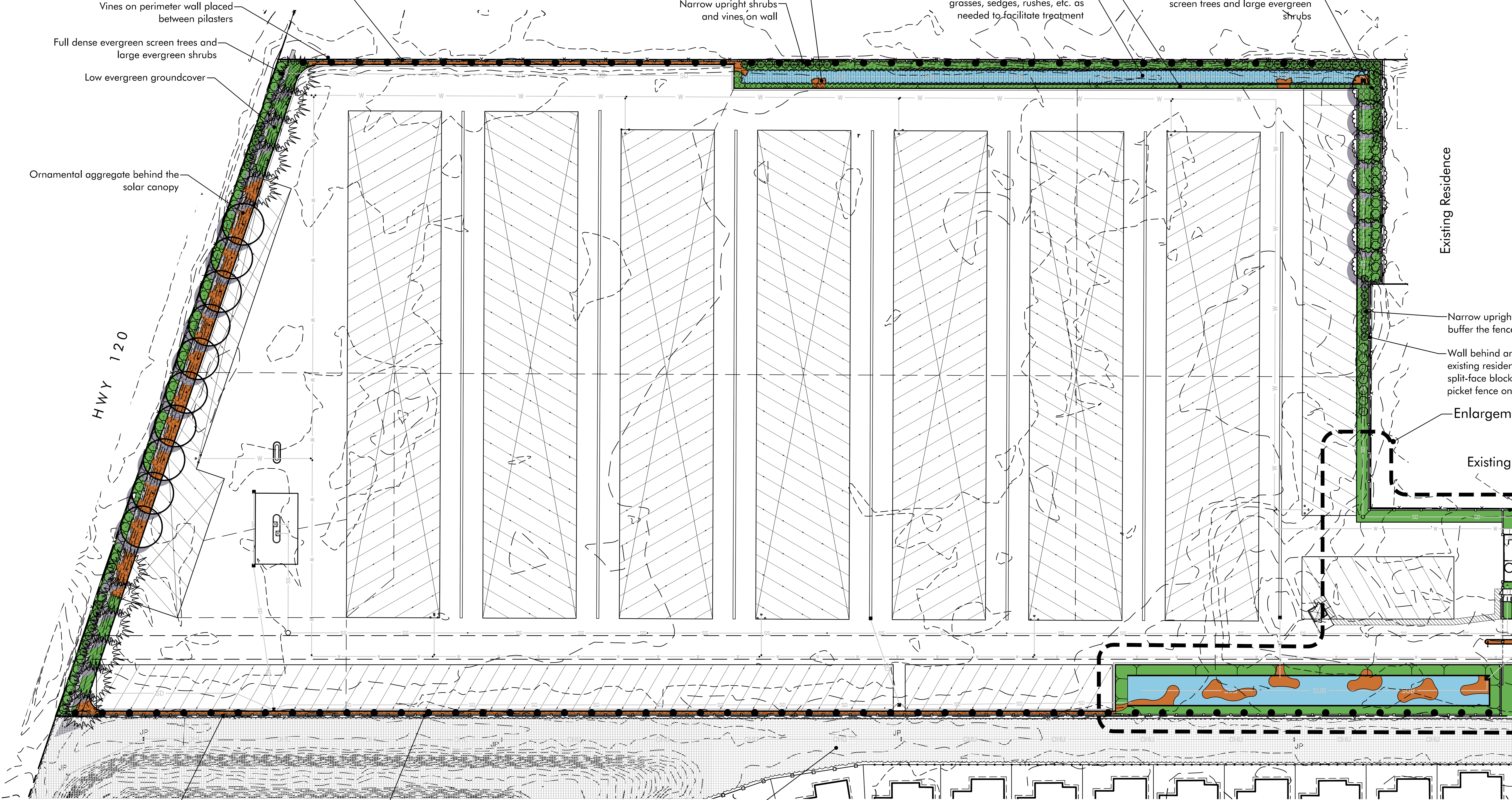
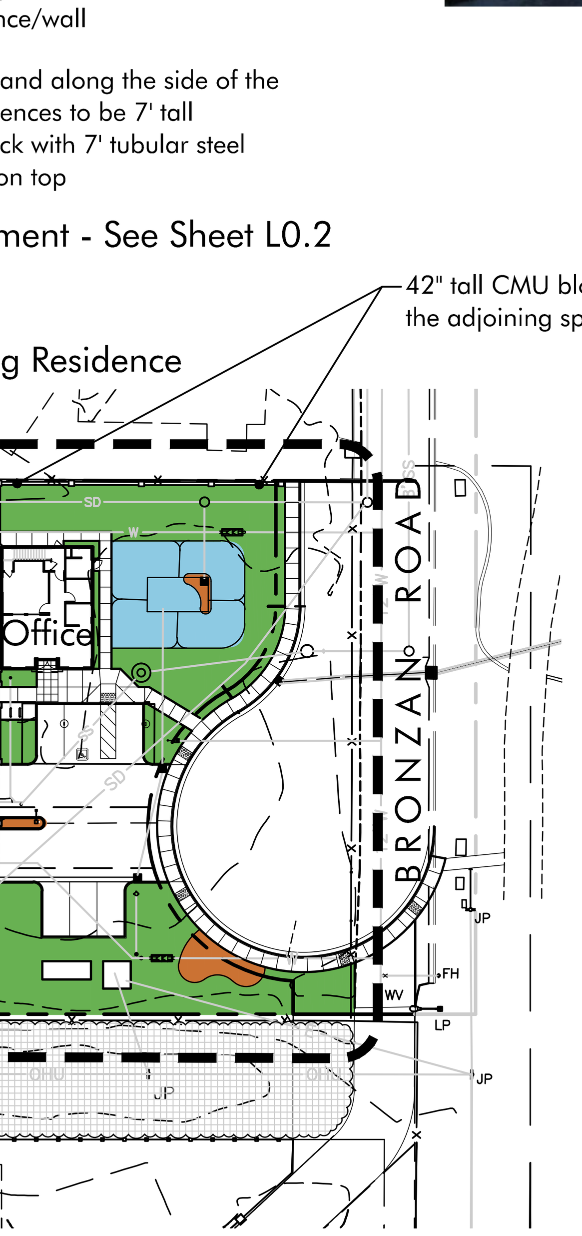
SURVEY, EXISTING TOPOGRAPHY

GATEWAY SOLAR RV & BOAT STORAGE

MANTECA, CALIFORNIA

PREPARED FOR: GATEWAY SOLAR & RV BOAT STORAGE, LLC

SCALE:	1"=50'
DATE:	10-22-25
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	P6
OF 6 SHEETS	
PROJECT #	22178

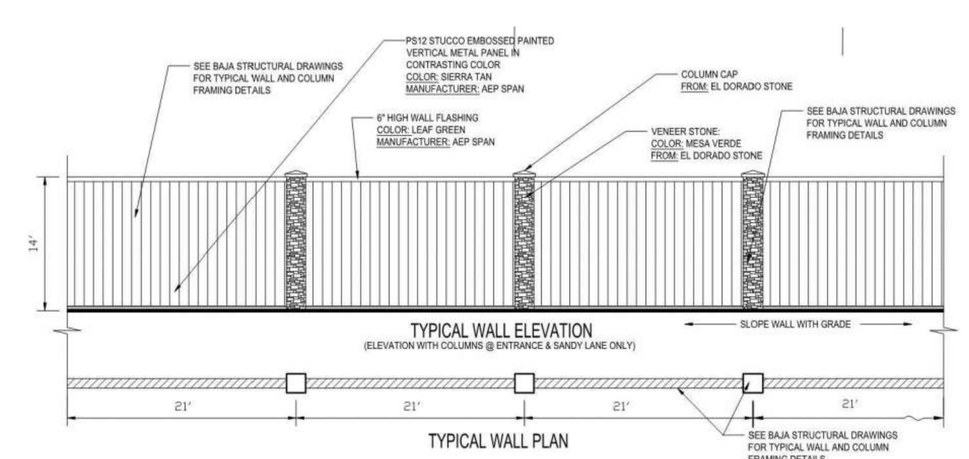



Tubular Steel Fence and Sliding Gate

These photos are intended to provide examples of the design concept and not intended to be an exact representation of the final product

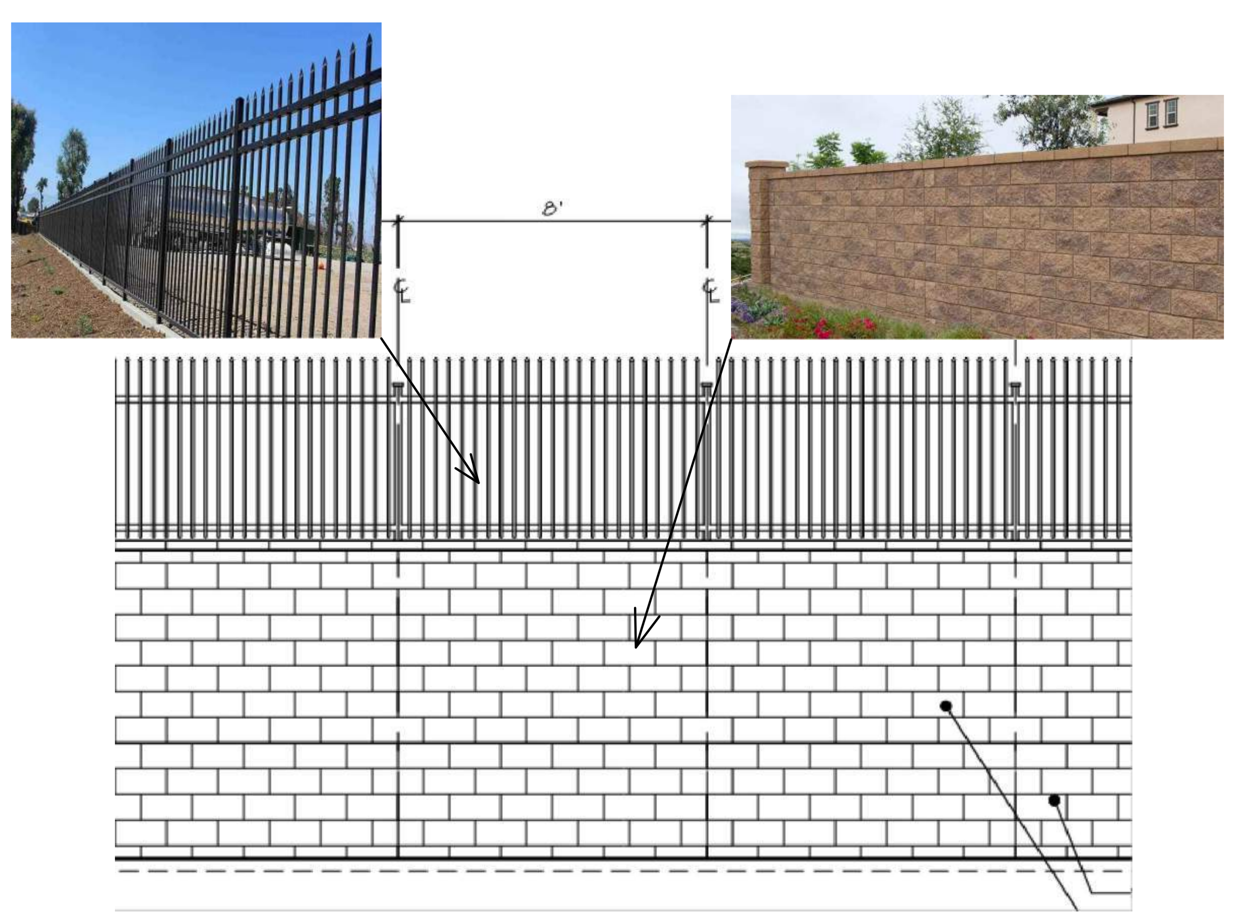
Example Photos of similar Site-Fabricated Metal Panel Screen Fence

Example Photos of similar Site-Fabricated Metal Panel Screen Fence



14' tall Site-Fabricated Metal Panel Screen Fence

The majority of the proposed screen fence is a panelized metal fence system that has a smooth surface on both sides that is finished and treated to look like a smooth finish stucco wall/fence. The fence is to be 14' tall with pilasters at corners, transitions. The pilasters are to be stone veneer with precast caps to match the masonry wall and there is a continuous sheet metal cap.



14' tall Split Face and Tubular Steel Fence

The portion of the fence that runs along the back and side of the existing residences along the south side of the site will be a 7' split-face CMU block wall with a 7' tubular steel fence on top. This is the same style of fence constructed at the Tesoro RV Storage in Manteca.

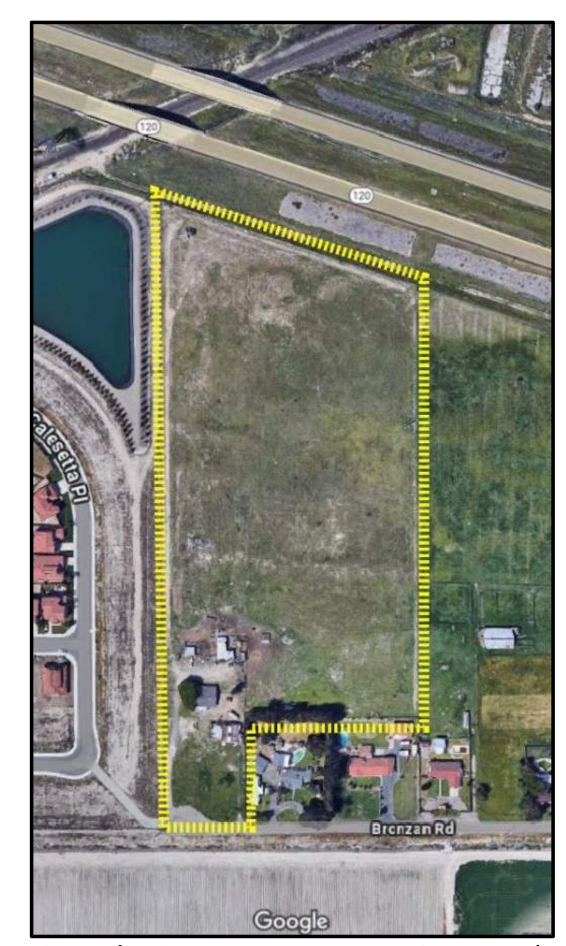
Landscape Concept

The landscape design concept for the RV and Boat Storageproject is to provide an enjoyable and aesthetic space for customers as well as fitting into the surrounding community. Plant material has been selected that performs well in the special conditions of Manteca (Sunset Zones #8, 14). The plant material has also been selected to be cohesive with the design relative to the surrounding conditions and to screen the various housing communities and linear planting areas that are within and adjacent to the project.

Landscape includes no turf (lawn). Drought tolerant hardy shrubs and groundcover are proposed for the perimeter of the landscape, and low to medium water use shrubs around the office and at high profile areas.

Special considerations have been provided in selecting plant material that respects the needs of the customers. Clear and secure view corridors have been provided to ensure the safety of customers entering the building as well as moving through the site.

Birds-eye View from South



Aerial View

Not to scale

Project Location

Location Map

Not to scale

NORTH
Scale: 1" = 50'-0"

0' 25' 50' 100'

KLA
LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com

151 N. Norlin St., Sonora, CA 95370
(209)532-2856

LICENSED LANDSCAPE ARCHITECT
Signature
10-31-26
Renewal Date
Date
STATE OF CALIFORNIA

Revisions
Date | By | Modification

Gateway Solar RV and Boat Storage
Manteca, CA

Gateway Solar and RV Boat Storage, LLC
223 Foster St.
Martinez, CA 94553
(925)229-0732

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Preliminary Landscape Plan Site

Scale: 1" = 50'-0"
Date: November 7, 2025
Drawn / Checked: NAB / TWH
Project No: 24-2536
Sheet Number:

L0.1

Preliminary Plant Palette

Trees

Street Trees and Parking Lot Trees

Pistachia chinensis 'Keith Davey'	Chinese Pistache
Platanus acerifolia 'Bloodgood'	London Plane Tree
Quercus coccinea	Scarlet Oak
Ulmus parvifolia	Evergreen Elm
Zelkova serrata 'Village Green'	Village Green Zelkova

Small Flowering Trees

Cercis canadensis	Eastern Redbud
Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Malus species	Crabapple

Small Buffer Trees

Acacia stenophylla	
Arbutus 'Marina'	Strawberry Tree
Geijera parviflora	Australian Willow
Magnolia grandiflora 'Little Gem'	

Focal Point Tree

Schinus molle	California Pepper
Quercus wislizeni	Interior Live Oak
Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane
Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Swwet Gum

Screen Trees

Laurus nobilis 'Saratoga'	Saratoga Laurel
Nyssa sylvatica	Black Gum
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
Quercus ilex	Holly Oak

Conifer Screen Trees

Cedrus deodara	Deodar Cedar
Pinus canariensis	Canary Island Pine
Pinus eldorica	Mondell pine
Thuja pilcata 'Spring Grove'	Spring Grove Arborvitae

Shrub and Groundcover Zoning

Tall Evergreen Hedge - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.

Leonitus leonurus	Lion's Tail
Leucophyllum frutescens 'Texas Ranger'	Texas Sage
Ligustrum japonicum 'Texanum'	Waxleaf Privet
Pittosporum tobira 'Variegata'	Variegated Tobira
Olea europaea 'Little Ollie'	Little Ollie Olive
Rhaphiolepis indica 'White Enchantress'	Indian Hawthorn

Narrow Upright Shrubs - Irrigated 5-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.

Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Thuja occidentalis 'Emerald'	American Arborvitae

Large Accent Shrubs - Irrigated 5-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.

Callistemon viminalis 'Little John'	Dwarf Bottlebrush
Hesperaloe parvifolia	Red Yucca
Lantana hybridus 'Gold Rush'	Gold Rush Lantana
Rosa 'Pink Flower Carpet'	Flower Carpet Rose
Salvia greggi	Autumn Sage

Grasses / Grass-like Plants - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.

Calamagrostis acutiflora 'Karl Foerster'	Dwarf Feather Reed Grass
Dianella tasmanica 'Variegata'	Flax Lily
Dietes bicolor	Fortnight Lily
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Muhlenbergia dubia	Pine Muhly

Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.

Agapanthus africanus	Lily of the Nile
Hemerocallis hybridus	Day Lily
Salvia nemerosa	Sage
Zauschneria californica	California Fuchsia

Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.

Baccharis pilularis 'Twin Peaks II'	Coyote Bush
Cotoneaster dammeri 'Lowfast'	Bearberry
Juniperus species (Groundcover)	Juniper
Myoporum parvifolia	Myoporum
Trachelospermum asiaticum	Asian Jasmine

Vines

Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Tranchelospermum jasminoides	Star Jasmine

Storm Water Treatment Planting

Carex tumulicola	Foothill sedge
Carex divulsa	European Grey
Chondropetalum tectorum	Small Cape Rush
Iris douglasiana	Douglas Iris
Juncus patens	California Grey Rush
Lomandra confertifolius 'Olive Green'	Olie Green Matt Rush

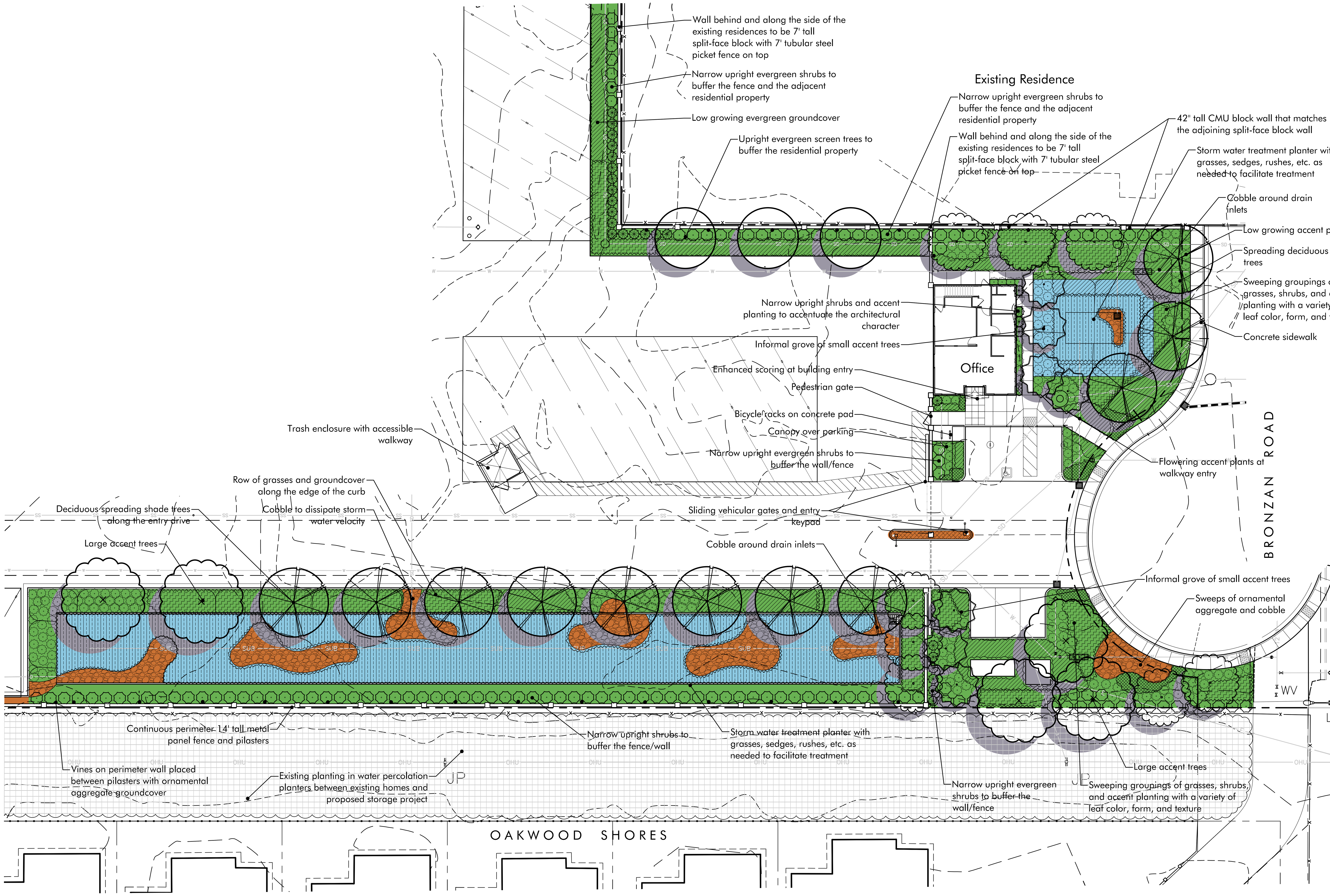
Loose Cobble - 2"-4" Noiya river cobble

Min. 3" layer of ¾"-1" ornamental aggregate

Wet-set Cobble

Existing shrubs and groundcover planting

Existing trees



WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Manteca 51.2

HydroZone	Type of Plants	Water Use	Plant Factor	Irrigation Efficiency	ETAF	Hydrozone Area	%	Type of Irrigation	ETWU
1	Medium water using shrubs	Medium	.4	.81	0.49	3,102 sf	5.8%	Drip/Bubblers	48627.11 gal
2	Low water using shrubs	Low	.3	.81	0.37	27,090 sf	47.1%	Drip/Bubblers	318498.13 gal
3	Storm treatment planting	Medium	.4	.75	0.62	12,887 sf	27.4%	MP Rotators	218178.63 gal
4	Non-Irrigated cobble/aggregate	None	0	1.0	0.0	10,561 sf	19.7%	No Irrigation	0.0 gal
TOTAL						53,640 sf			585,303.87 gallons

Total Landscape Area (SLA + Landscape)	53,640 sf
Maximum Applied Water Allowance (MAWA)	766,236.67 gallon/year
Estimated Total Water Usage (ETWU)	585,303.87 gallon/year
Average Irrigation Efficiency	0.80

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Landscape Area Calculations

Lawn Area	0 sf	0%
Storm Treatment	12,887 sf	24.0%
Shrub Areas	30,192 sf	56.3%
Cobble/Aggregate	10,561 sf	19.7%
Total On-Site Landscape	53,640 sf	100%
Size of Developed Parcel	607,157 sf	(13.94 acres)
Percentage of Site in Landscape	8.8%	

Parking Lot Shade

Parking lot shade trees have been provided throughout the parking lot as required by City of Manteca codes. Calculations to show that the 50% shade coverage is met or exceeded will be provided with the building permit set.

Tree Root Barriers

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear ed feet (8 panels) and shall be centered on tree.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the building permit plans.

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

ATTACHMENT 4

KLA
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www.kla-ca.com
151 N. Norlin St., Sonora, CA 95370
(209)532-2856

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 10-31-26

Revisions
Date Modification By

Gateway Solar RV and Boat Storage
Manteca, CA

Gateway Solar and RV Boat Storage, LLC
223 Foster St.
Martinez, CA 94553
(925)229-0732

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Office Area Enlargement

Scale: 1" = 20'-0"
Date: November 7, 2025
Drawn / Checked: NAB / TWH
Project No: 24-2536
Sheet Number: L0.2

Z:\CADFILE\CADFILES\PROJECTS_24\24-2536 - GATEWAY RV\DRAWINGS\PLANS\PRELIMINARY\PRE2536P3.DWG (11-06-25 12:45:39PM) Plotted by: Natalie

ATTACHMENT 4

Plant Photos

Street Trees and Parking Lot Trees

Pistachia chinensis 'Keith Davey' | *Platanus acerifolia 'Bloodgood'* | *Quercus coccinea* | *Ulmus parvifolia*

Small Flowering Trees

Cercis canadensis | *Cercis occidentalis* | *Lagerstroemia indica* | *Malus spp.*

Small Upright Trees

Acacia stenophylia | *Arbutus 'Marina'* | *Geijera parviflora* | Magnolia grandiflora 'Little Gem'

Focal Point Trees

Schinus molle | *Quercus wislizeni* | *Platanu x acerfolia 'Bloodgood'* | *Liquidambar styraciflua 'Rotundiloba'*

Screen Trees

Laurus nobilis 'Saratoga' | *Nyssa sylvatica* | *Magnolia grandiflora 'Samuel Sommer'* | *Quercus ilex*

Conifer Trees

Cedrus deodara | Pinus canariensis | Pinus eldorica | Thuja pilcata 'Spring Grove'

Tall Evergreen Hedge

Leucophyllum frutescens 'Texas Ranger' | *Ligustrum japonicum 'Texanum'* | *Pittosporum tobira 'Variegata'* | *Rhaphiolepis indica*

Narrow Upright Shrubs

Cupressus sempervirens 'Tiny Towers' | *Juniperus chinensis 'Spartan'* | *Juniperus scopulorum 'Skyrocket'* | *Thuja occidentalis 'Emerald'*

Large Accent Shrubs

Callistemon viminalis 'Little John' | *Hesperaloe parvifolia* | *Rosa 'Pink Flower Carpet'* | *Salvia leucantha*

Grasses / Grass-like Plants

Calamagrostis acutiflora 'Karl Foerster' | *Dianella tasmanica 'Variegata'* | *Dietes bicolor* | *Muhlenbergia dubia*

Small Flowering Accent Shrubs

Agapanthus africanus | *Hemerocallis hybridus* | *Salvia nemerosa* | *Zauschneria californica*

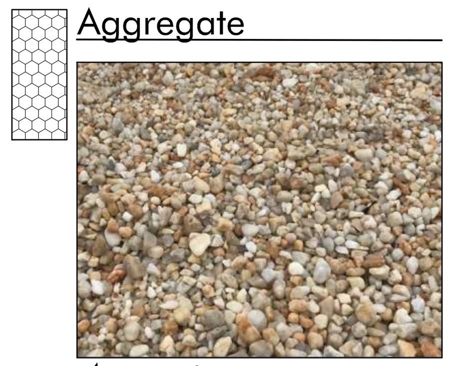
Low Groundcover

Baccharis pilularis 'Twin Peaks II' | *Cotoneaster dammeri 'Lowfast'* | *Juniperus spp.* | *Myoporum parvifolia*

Vines

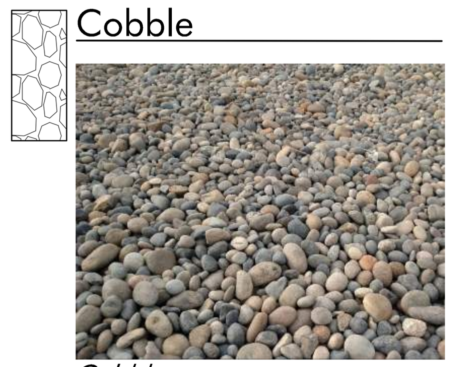
Ficus pumila | *Parthenocissus tricuspidata*

Aggregate



Aggregate

Cobble



Cobble

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Manteca codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Preliminary Plant Palette

Trees

Street Trees and Parking Lot Trees
- Pistachia chinensis 'Keith Davey' — Chinese Pistache
- Platanus acerifolia 'Bloodgood' — London Plane Tree
- Quercus coccinea — Scarlet Oak
- Ulmus parvifolia — Evergreen Elm
- Zelkova serrata 'Village Green' — Village Green Zelkova

Small Flowering Trees
- Cercis canadensis — Eastern Redbud
- Cercis occidentalis — Western Redbud
- Lagerstroemia indica — Crape Myrtle
- Malus species — Crabapple

Small Buffer Trees
- Acacia stenophylla
- Arbutus 'Marina' — Strawberry Tree
- Geijera parviflora — Australian Willow
- Magnolia grandiflora 'Little Gem'

Focal Point Tree
- Schinus molle — California Pepper
- Quercus wislizeni — Interior Live Oak
- Platanus x acerfolia 'Bloodgood' — Bloodgood London Plane
- Liquidambar styraciflua 'Rotundiloba' — Rotundiloba Swwet Gum

Screen Trees
- Laurus nobilis 'Saratoga' — Saratoga Laurel
- Nyssa sylvatica — Black Gum
- Magnolia grandiflora 'Samuel Sommer' — Southern Magnolia
- Quercus ilex — Holly Oak

Conifer Screen Trees
- Cedrus deodara — Deodar Cedar
- Pinus canariensis — Canary Island Pine
- Pinus eldorica — Mondell pine
- Thuja pilcata 'Spring Grove' — Spring Grove Arborvitae

Shrub and Groundcover Zoning

Tall Evergreen Hedge - Irrigated 5-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.
- Leonitus leonurus — Lion's Tail
- Leucophyllum frutescens 'Texas Ranger' — Texas Sage
- Ligustrum japonicum 'Texanum' — Waxleaf Privet
- Pittosporum tobira 'Variegata' — Variegated Tobira
- Olea europaea 'Little Ollie' — Little Ollie Olive
- Rhaphiolepis indica 'White Enchantress' — Indian Hawthorn

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- Juniperus chinensis 'Spartan' — Spartan Juniper
- Juniperus scopulorum 'Skyrocket' — Skyrocket Juniper
- Thuja occidentalis 'Emerald' — American Arborvitae

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- Hesperaloe parvifolia — Red Yucca
- Lantana hybridus 'Gold Rush' — Gold Rush Lantana
- Rosa 'Pink Flower Carpet' — Flower Carpet Rose
- Salvia greggi — Autumn Sage

Grasses / Grass-like Plants - Irrigated 1-gallon and 5-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.
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- Dianella tasmanica 'Variegata' — Flax Lily
- Dietes bicolor — Fortnight Lily
- Lomandra longifolia 'Breeze' — Dwarf Mat Rush
- Muhlenbergia dubia — Pine Muhly

Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.
- Agapanthus africanus — Lily of the Nile
- Hemerocallis hybridus — Day Lily
- Salvia nemerosa — Sage
- Zauschneria californica — California Fuchsia

Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.
- Baccharis pilularis 'Twin Peaks II' — Coyote Bush
- Cotoneaster dammeri 'Lowfast' — Bearberry
- Juniperus species (Groundcover) — Juniper
- Myoporum parvifolia — Myoporum
- Trachelospermum asiaticum — Asian Jasmine

Vines
- Ficus pumila — Creeping Fig
- Parthenocissus tricuspidata — Boston Ivy
- Tranchelospermum jasminoides — Star Jasmine

Storm Water Treatment Planting
- Carex tumulicola — Foothill sedge
- Carex divulsa — European Grey
- Chondropetalum tectorum — Small Cape Rush
- Iris douglasiana — Douglas Iris
- Juncus patens — California Grey Rush
- Lomandra confertifolius 'Olive Green' — Olie Green Matt Rush

Loose Cobble - 2"-4" Noiya river cobble

Min. 3" layer of $\frac{3}{4}$"-1" ornamental aggregate

Wet-set Cobble

Existing shrubs and groundcover planting

Existing trees

KLA
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www.kla-ca.com

151 N. Norlin St., Sonora, CA 95370
(209)532-2856

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #3589
Signature
10-31-26
Renewal Date
Date
STATE OF CALIFORNIA

Revisions
Date | By | Modification

Gateway Solar RV and Boat Storage
Manteca, CA

Gateway Solar and RV Boat Storage, LLC
223 Foster St.
Martinez, CA 94553
(925)229-0732

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Plant Images

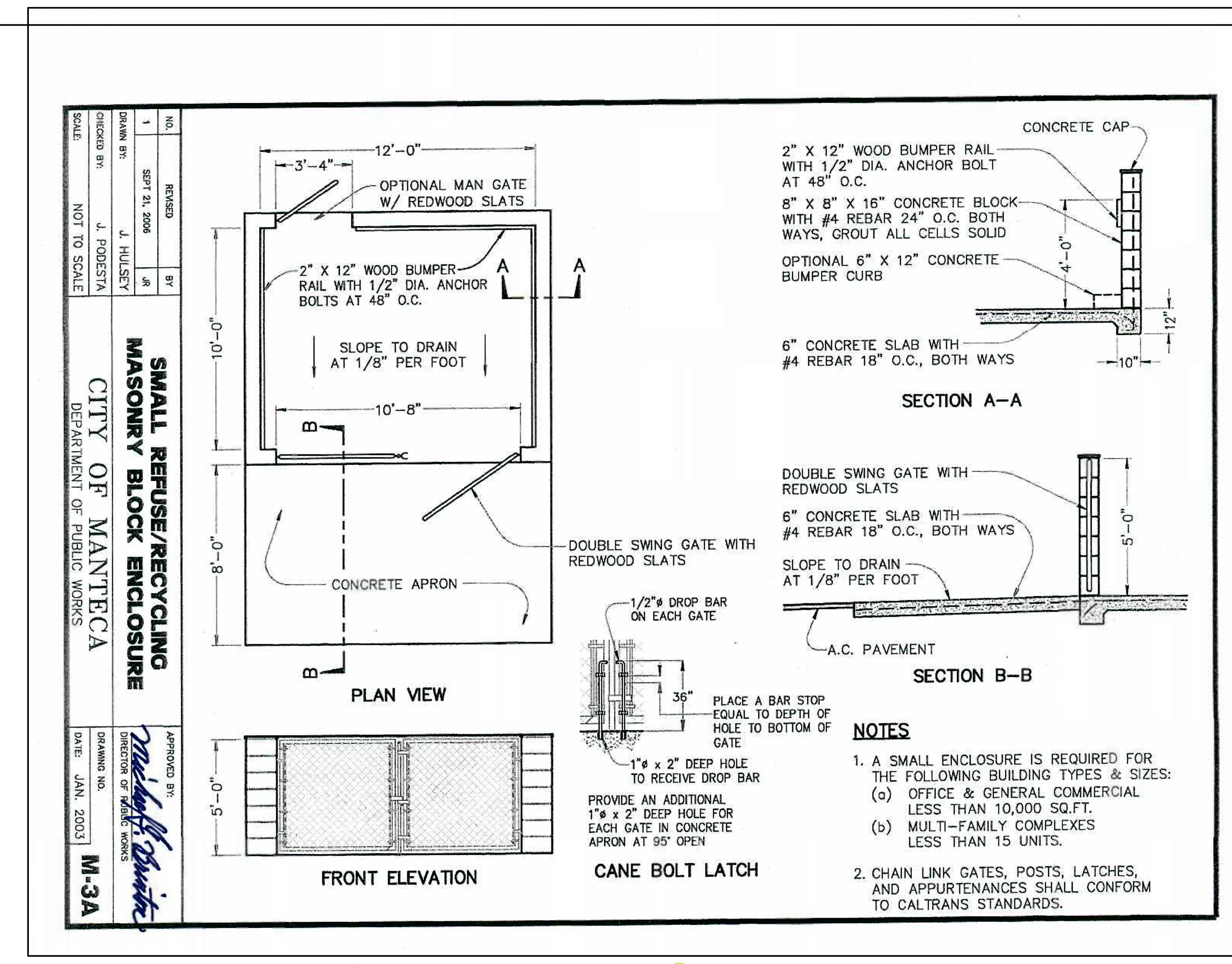
Scale:

Date: November 7, 2025

Drawn / Checked: NAB / TWH

Project No: 24-2536

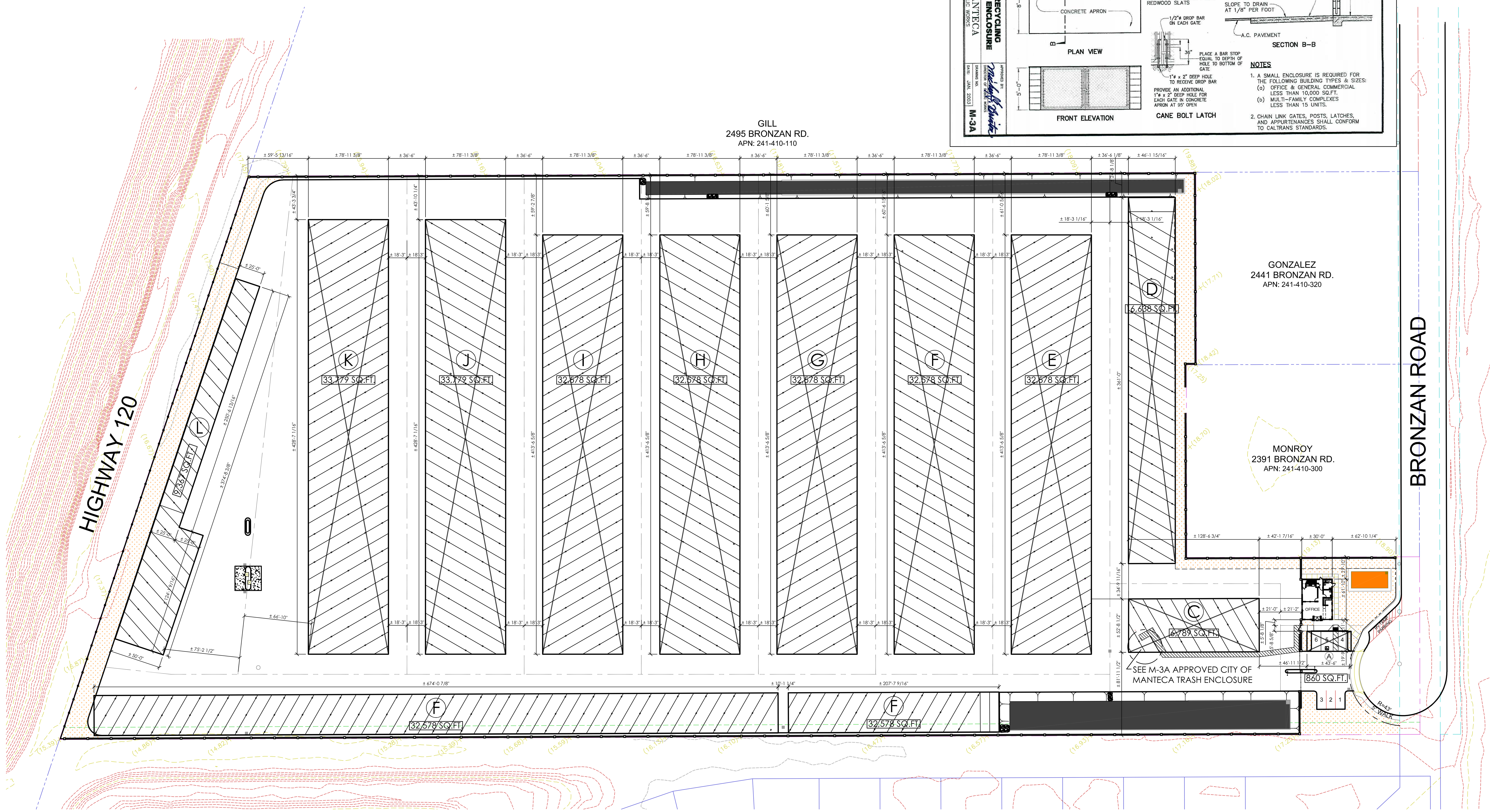
Sheet Number: L0.3



AT CANOPIES

CANOPY	AREA SQ. FT.
A	860
C	6,789
D	16,638
E	32,578
F	32,578
G	32,578
H	32,578
I	32,578
J	33,779
K	33,779
L	9,367
M	26,653
N	8,210

TOTAL: 299,825
TOTAL: E-K (7 SOLAR CANOPIES):230,448



AS1

Gateway Solar RV and Boat Storage
2371 Bronzan Road Manteca, California 95337

ARCHITECTURAL SITE PLAN

Date 11-24-2025 SCALE: 60' =1'-0"

LEE • JAGOE ARCHITECTURE
INCORPORATED

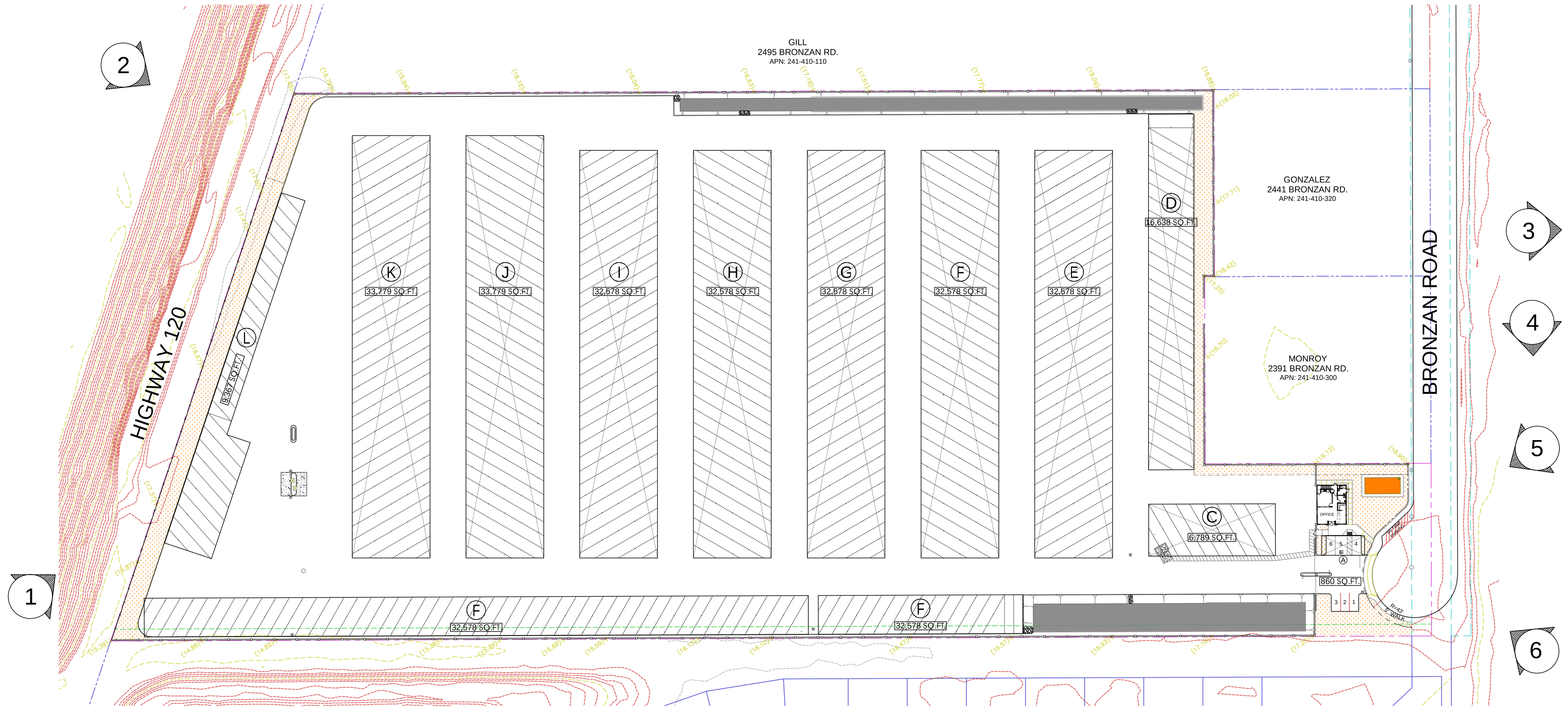
2800 W. MARCH LANE, SUITE 240
STOCKTON, CALIFORNIA 95219
(209) 957-9254
mlee.ljarch@gmail.com

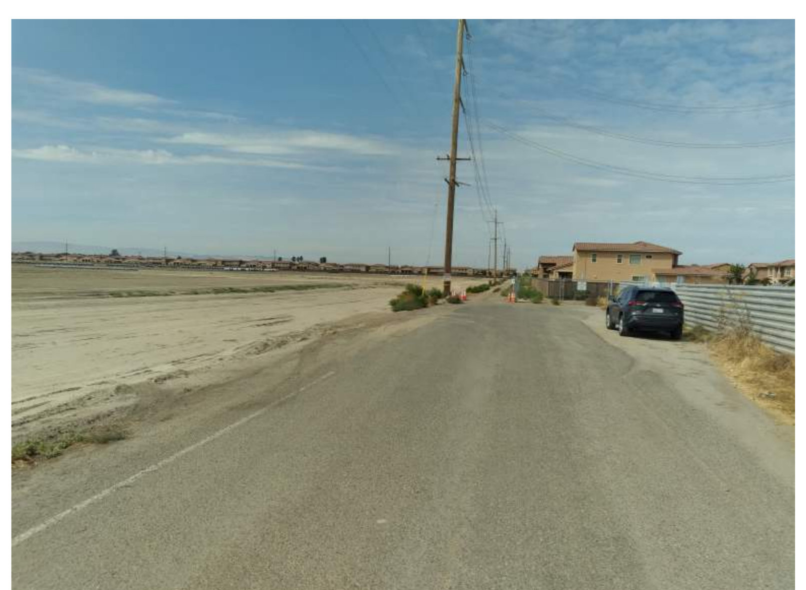
211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 71-8172
mlee.ljarch@gmail.com

1 Highway 120 - North

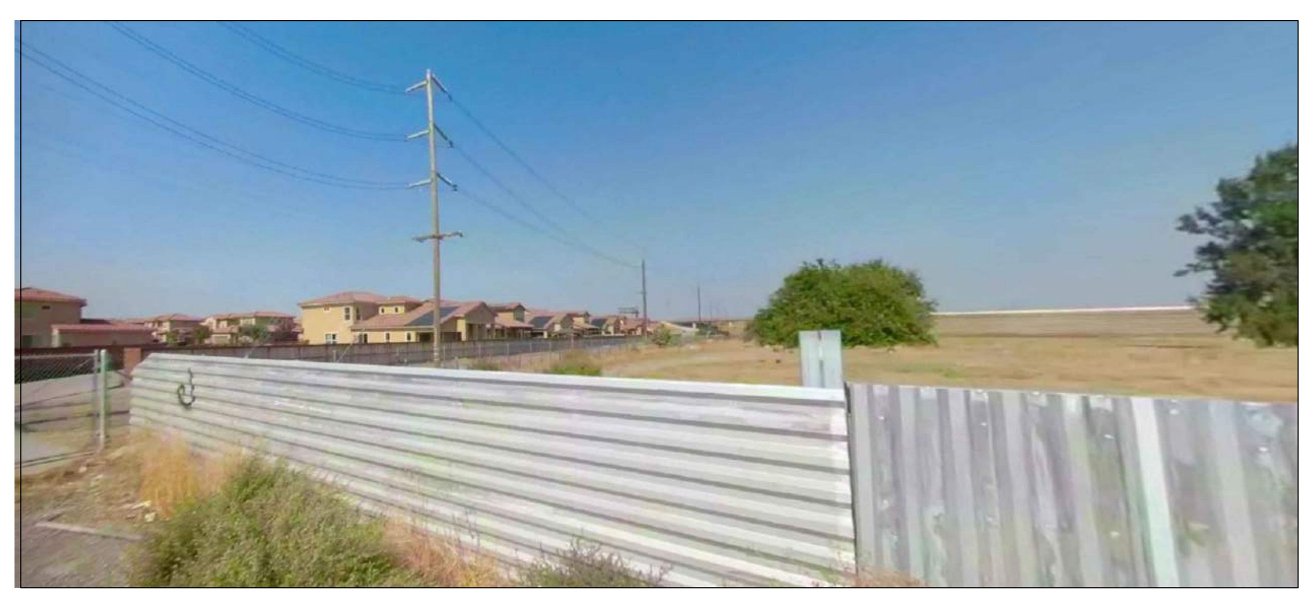
2 Highway 120 - North

3 Bronzan Road - South

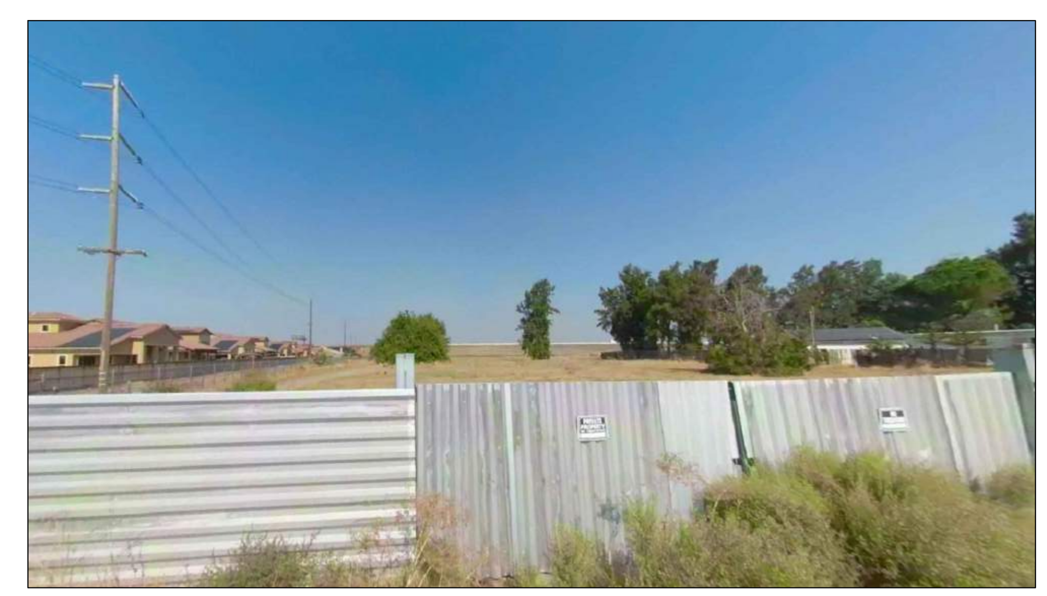




4 Bronzan Road - South



5 Bronzan Road - South



6 Bronzan Road - South

North

ARCHITECTURAL SITE PLAN - PICTURES

SCALE: NO SCALE

AS2

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

Date

LEE • JAGOE ARCHITECTURE
INCORPORATED

2800 W. MARCH LANE, SUITE 240
STOCKTON, CALIFORNIA 95219
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mlee.ljarch@gmail.com

211 WEST FRANKLIN STREET
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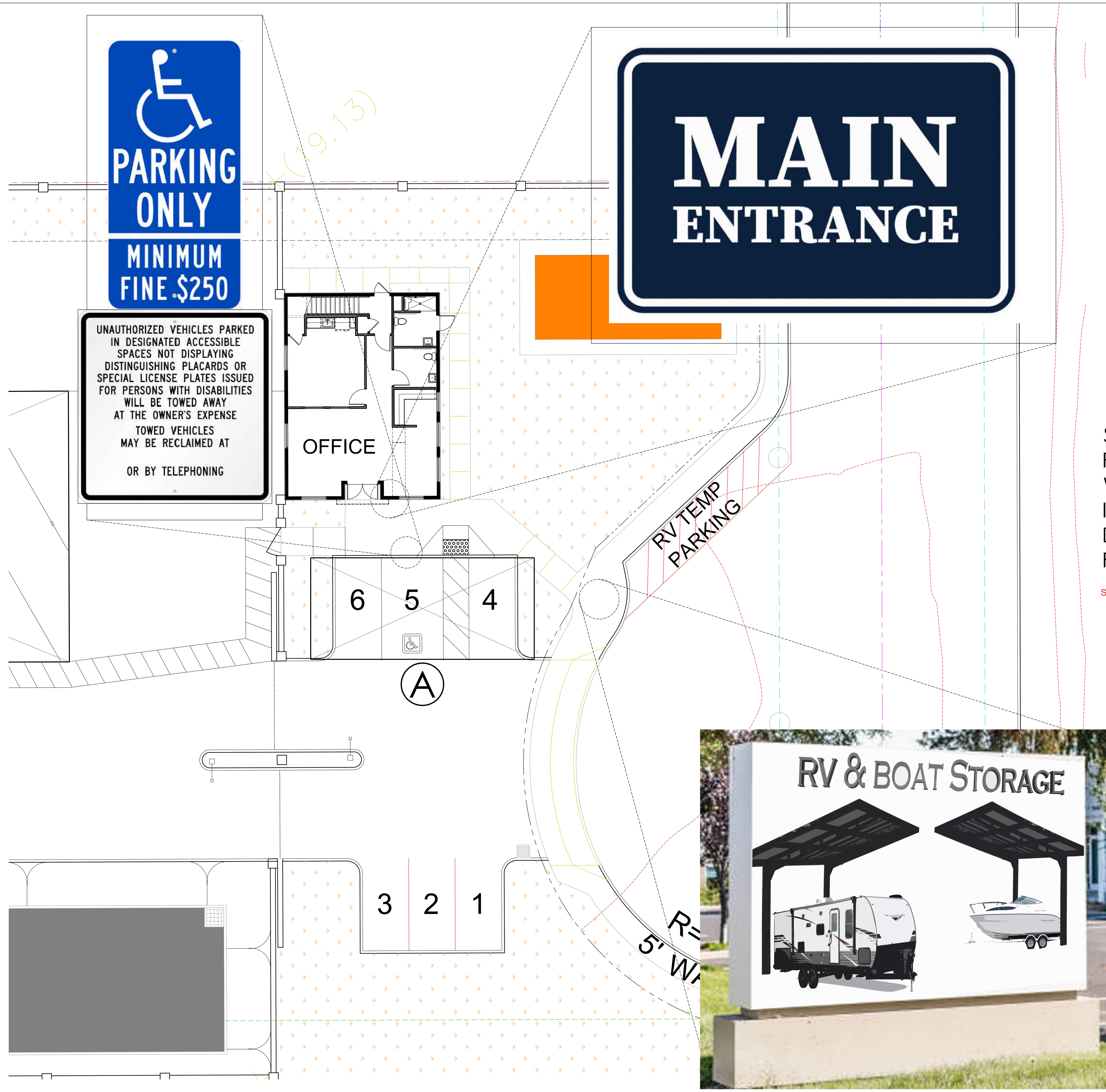


SIGNAGE STYLE
PER OWNER
WHAT IS SHOWN
IS JUST A
DEMONSTRATION
FOR LOCATIONS

Sign details & location will be finalized during the Building permit process.

AS3

OFFICE SITE PLAN
PROPOSED SIGNAGE
LOCATION

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

Date

LEE • JAGOE ARCHITECTURE
INCORPORATED

2800 W. MARCH LANE, SUITE 240
STOCKTON, CALIFORNIA 95219
(209) 957-9254
mlee.ljarch@gmail.com

211 WEST FRANKLIN STREET
MONTEREY, CALIFORNIA 93940
(831) 71-8172
mlee.ljarch@gmail.com

FIRST FLOOR OCCUPANCY	
ROOM NAME	OCCUPANTS
101 Reception	118 SQ. FT./35 NET = 4
102 Waiting Room	250 SQ. FT./15 NET = 17
103 Storage	60 SQ. FT./300 GROSS = 1
104 Conference Room	209 SQ. FT./15= 14
107 Kitchenette	37 SQ. FT./300 GROSS = 1
TOTAL OCCUPANTS:	37

SECOND FLOOR OCCUPANCY	
ROOM NAME	OCCUPANTS
201 Meeting Room	554 SQ. FT./50 GROSS = 12
202 Kitchenette	66 SQ. FT./200 GROSS = 1
203 Conference Room	176 SQ. FT./15 = 12
204 Utility Closet	39 SQ. FT./300 GROSS = 1
TOTAL OCCUPANTS:	26

TOTAL OCCUPANTS: 37 + 26 = 63 TOTAL OCCUPANTS

STRUCTURE SQUARE FOOTAGE
FIRST FLOOR: 1,178 SQ. FT. SECOND FLOOR: 1,148 SQ. FT. TOTAL : 2,326 SQ FT.

FLOOR PLAN NOTES

FP1. ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.).

FP2. PROVIDE FIRE STOPPING OF ENCLOSED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS & @ 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.

FP3. ROUND GYP. BOARD CORNER - SEE DETAIL ?/D?

FP4. PROVIDE DEAD BOLTS @ FRONT ENTRY DOOR, SIDE GARAGE DOOR & @ GARAGE TO HOUSE.

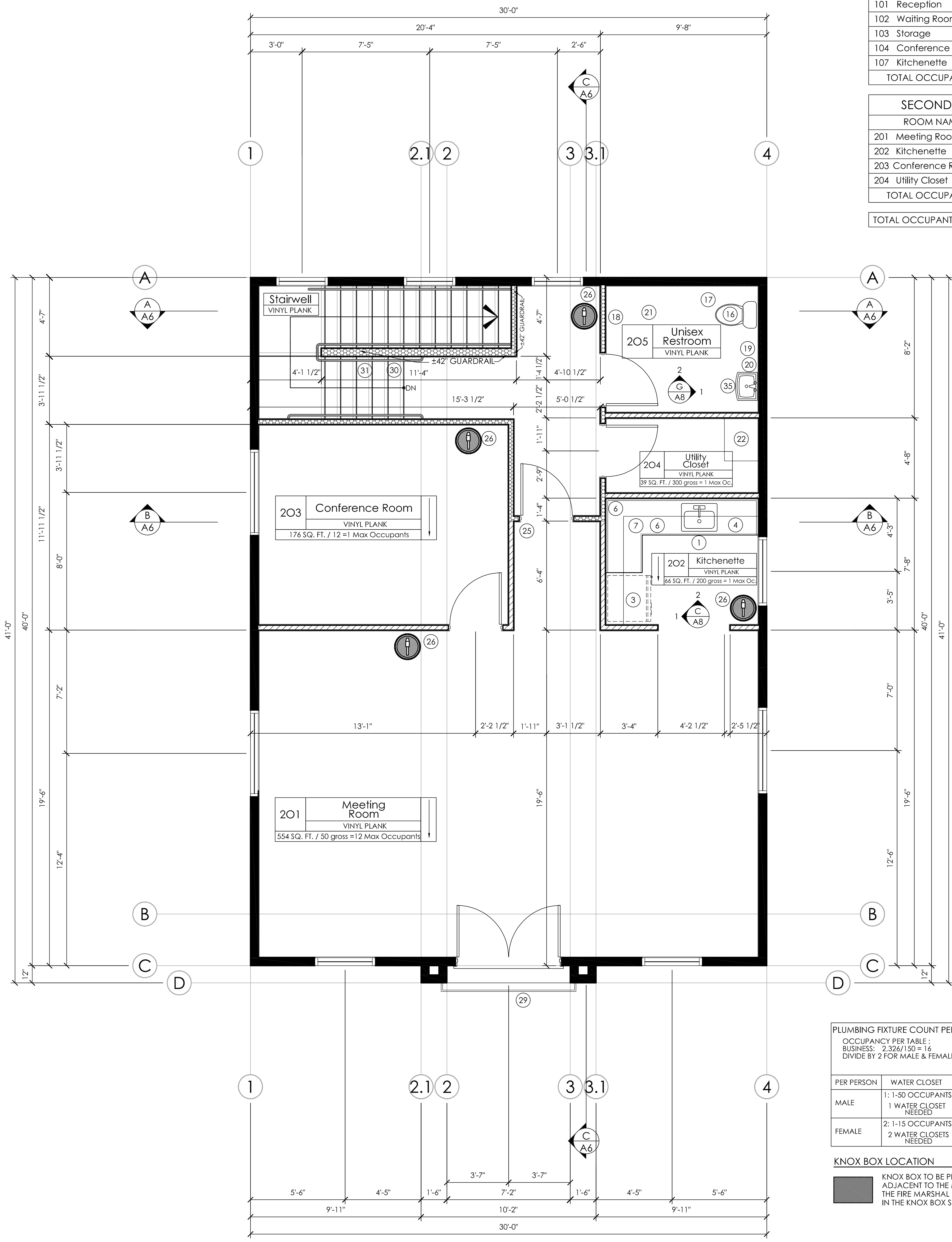
FP5. SEE ROOF PLAN, REFLECTED CEILING & ELECTRICAL PLANS FOR ATTIC ACCESS & ATTTIC FAU LOCATIONS. COORD. W/ TRUSS DESIGN

WALL LEGEND

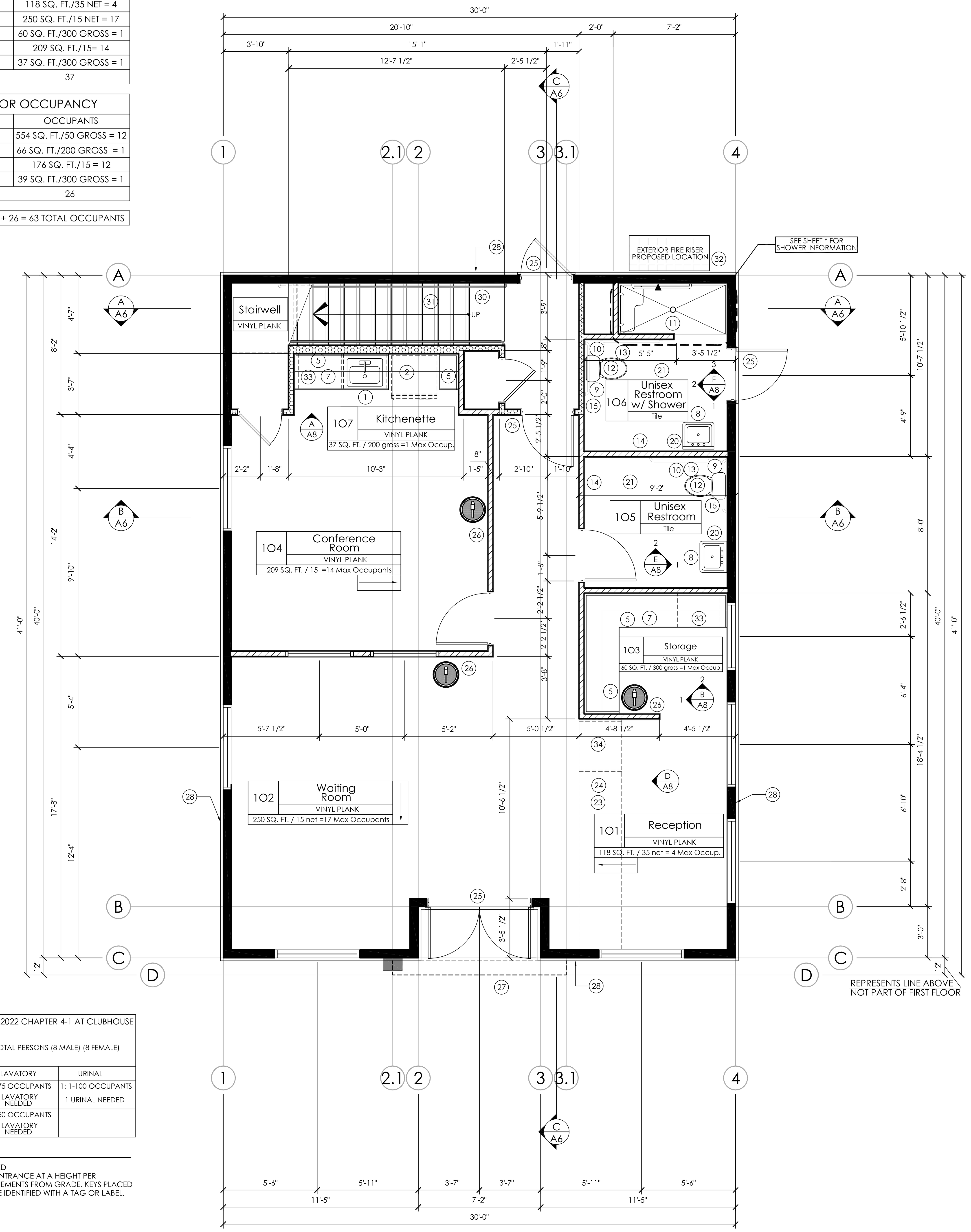
1. INDICATES 2x6 STUD WALL - SEE DETAIL 10/RD1
2. INDICATES 2x4 STUD WALL - NON RATED 36/D2
3. 1-HOUR INTERIOR WALL SEE DETAIL 7/RD1

* SEE STRUCTURAL PLANS FOR NAIL STUD SIZES AND SPACING

FIRE EXTINGUISHER



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Total Occupants Exiting First Floor=28 occupants Second Floor=16 occupants	Total 44 Occupants

FLOOR PLAN LEGEND

1. STAINLESS STEEL SINGLE SINK W/ DISPOSAL & ACCESSIBLE HARDWARE/ MAX HEIGHT AT 34" TOP OF RIM OF SINK
   DISPOSAL TO BE SET AT BACK OF SINK, NOT CENTERED
2. ADA COMPLIANT REFRIGERATOR W/ COLD WATER STUB
3. STANDARD FULL HEIGHT REFRIGERATOR W/ COLD WATER STUB
4. COUNTERTOP MICROWAVE
5. AT FIRST FLOOR 24" DP LOWER CABINETS MAX, INCLUDING COUNTER OVERHANG
   +34" MAX HEIGHT TOP OF COUNTER WHEN THERE IS NO SINK
   +34" MAX HEIGHT TOP OF SINK RIM WHEN SINK IS WITHIN COUNTER AREA
   12" DEEP UPPER CABINETS - SEE INTERIOR ELEVATIONS
6. AT SECOND FLOOR 24-INCH CABINETS @ +36-INCHES TALL
   12" DEEP UPPER CABINETS - SEE INTERIOR ELEVATIONS
7. COUNTERTOP SELECTION- PER OWNER
8. LAVATORY W/ ACCESSIBLE PLUMBING HARDWARE
   INSTALL AT 34-INCHES MAX TOP OF SINK RIM - WRAP PLUMBING PIPES BELOW
9. 36" GRAB BAR @ +33"-36"
10. 42" GRAB BAR @ +33"-36"
11. 36"x60" ADA COMPLIANT WALK- IN SHOWER W/ WAINSCOT WALLS TO 72" MIN. ABV. DRAIN INLET - PROVIDE SOLID WASTE CONNECTION.
    SHOWER HEAD 1.8 GPM MAX. @ 80 PSI.
12. ADA COMPLIANT WATER CLOSET W/ 17"-19" SEAT HT. A.F.F. PROVIDE BLOCKING FOR GRAB BARS. 1.6 GALLONS FLUSH MAX.
13. ADA COMPLIANT IN-WALL MOUNTED MULTIPLE PAPER ROLL DISPENSER, SEE INTERIOR ELEVATIONS FOR INSTALLATION LOCATION
14. ADA COMPLIANT IN-WALL MOUNTED WASTE RECEPTACLE & PAPER TOWEL DISPENSER SEE AC SHEETS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
15. ADA COMPLIANT WALL MOUNTED SEAT COVER DISPENSER, SEE AC SHEETS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
16. STANDARD COMMERCIAL WATER CLOSET- 1.28 GALLON MAX. FLUSH.
17. STANDARD IN-WALL MOUNTED MULTIPLE PAPER ROLL DISPENSER.
18. STANDARD IN-WALL MOUNTED WASTE RECEPTACLE & PAPER TOWEL DISPENSER.
19. STANDARD WALL MOUNTED SEAT COVER DISPENSER.
20. MIRROR (TEMPERED) SEE INTERIOR ELEVATIONS FOR MOUNTING HT.
21. SLIP RESISTANT FLOORING MATERIAL WITH 6" MIN. COVED BASE
22. TANKLESS WATER HEATER - ANCHOR SECURELY/ VENT TO OUTSIDE. PROVIDE TPR DRAIN TO OUTSIDE. SEE ENERGY CALCS FOR TYPE/ CAPACITY/ EFFICIENCY REQUIRED.
23. RECEPTION DESK - PER OWNER
24. +34" HT. MAX WORK DESK
25. EXIT DOOR LOCATION, PROVIDE APPROVED SIGNAGE
26. FIRE EXTINGUISHER LOCATION
27. ROOF/FLOOR LINE ABOVE/BELOW
28. EXTERIOR MANUFACTURED STONE VENEER- SEE ELEVS FOR LOCATION
29. EXTERIOR DECORATIVE IRON RAILINGS- DESIGN BY OWNER
30. HANDRAIL/GUARD @ STAIRS: REQ'D ON ONE SIDE @ 34" TO 38" ABOVE NOSE OF TREAD. INTERMEDIATE RAILS SHALL BE SPACED SO THAT A 4 3/8" SPHERE CANNOT PASS THROUGH. HAND GRIP TO BE 1 1/4" TO 2" DIAMETER. SOLID OR OPEN GUARD NOT @ STAIRS TO BE 42" MIN. ABOVE FLOOR WITH RAILS SPACED TO THAT A 4" SPHERE CANNOT PASS THROUGH. SEE SPECIFIC HANDRAIL NOTES.
31. AT INTERIOR STAIRS: 19 RISERS @ 6.75" (7" MAX) & 18 TREADS @ 11" DEEP MIN. TO BE COORDINATED AS NEEDED IN THE FIELD.
32. FIRE RISER LOCATION PER THE SPRINKLER CONSULTANT
33. 30-INCH MINIMUM CLEAR WORKING SPACE AT CABINET DEPTH
34. ACCESS COUNTER - HORIZONTAL OPERABLE DOOR
35. STANDARD LAVATORY @ 34" A.F.F.

PLUMBING FIXTURE COUNT PER CBC 2022 CHAPTER 4-1 AT CLUBHOUSE

OCCUPANCY PER TABLE :
BUSINESS: 2,326/150 = 16
DIVIDE BY 2 FOR MALE & FEMALE = 16 TOTAL PERSONS (8 MALE) (8 FEMALE)

PER PERSON	WATER CLOSET	LAVATORY	URINAL
MALE	1: 1-50 OCCUPANTS 1 WATER CLOSET NEEDED	1: 1-75 OCCUPANTS 1 LAVATORY NEEDED	1: 1-100 OCCUPANTS 1 URINAL NEEDED
FEMALE	2: 1-15 OCCUPANTS 2 WATER CLOSETS NEEDED	1: 1-50 OCCUPANTS 1 LAVATORY NEEDED	

KNOX BOX LOCATION

KNOX BOX TO BE PROVIDED
ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT PER THE FIRE MARSHAL REQUIREMENTS FROM GRADE. KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL.

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

FIRST & SECOND FLOOR PLAN

A1

Date 11-24-2025

SCALE: 1/4"=1'-0"

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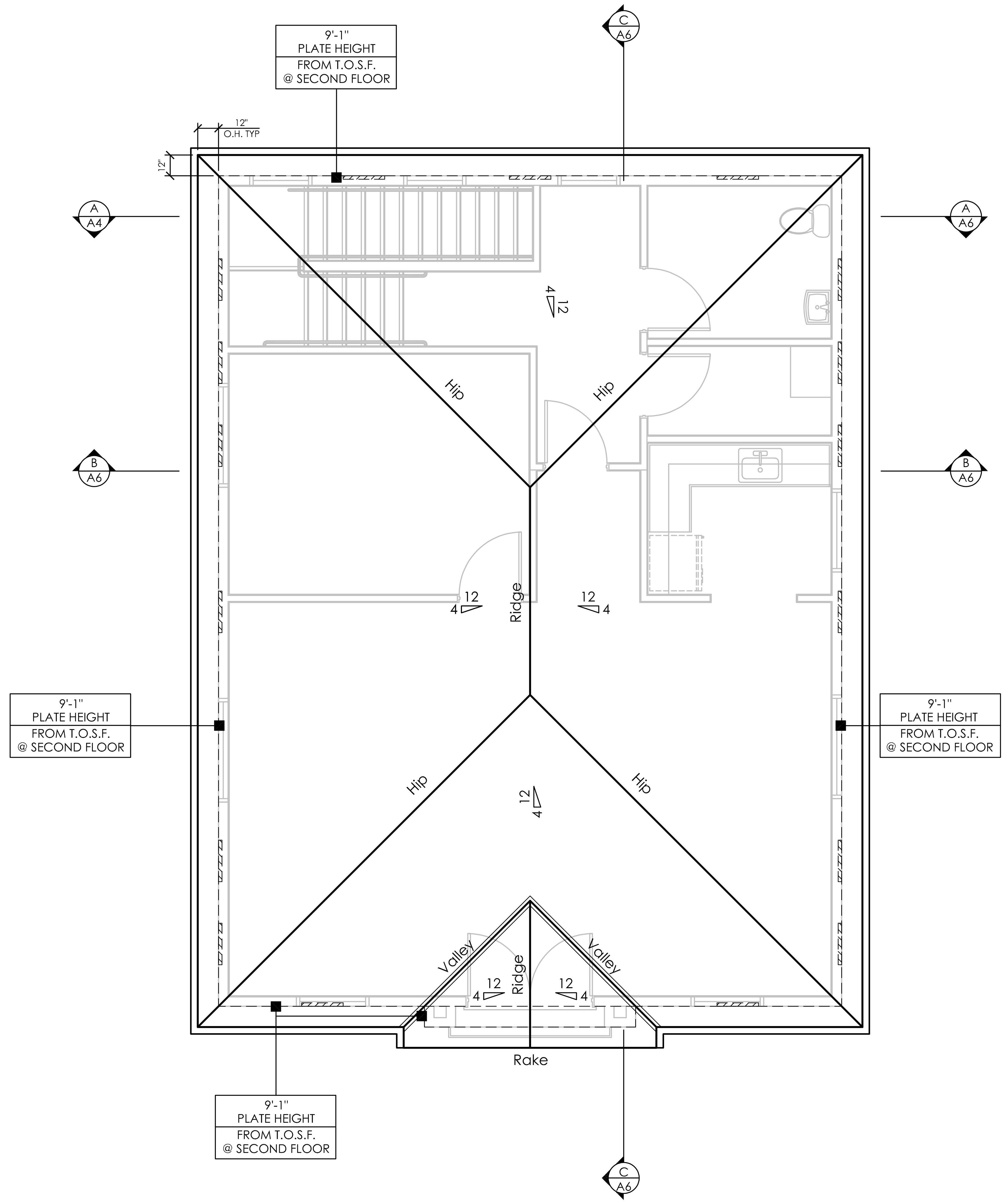

ROOF PLAN

ROOF FRAMING NOTES

1. ROOF SHEATHING PER STRUCTURAL PLANS
2. PROVIDE CCX EXTERIOR PLYWD W/ EXT GLUE @ LOCATIONS EXPOSED TO EXTERIOR ELEMENTS.

ROOF NOTES

1. ROOFING MATERIAL SHALL BE: STANDING SEAM METAL ROOF O/ 30LB. FELT O/ SHT'G PER STRUCTURAL PLANS.
2. TYPICAL EAVE OVERHANG: SEE ROOF PLANS/ ELEVATIONS/ ARCH. DETAILS
3. TYPICAL RAKE OVERHANG: SEE ROOF PLANS/ ELEVATIONS/ ARCH. DETAILS
4. ATTIC VENTILATION SHALL BE PROVIDED PER CBC 2022 CH. 12 SECT. 1202. SEE ATTIC VENTILATION NOTES. SEE ARCH DETAIL 10/D1 FOR TYP. EAVE VENTING & ATTIC VENT CALCULATIONS ON THIS SHEET.
5. ROOF PENETRATIONS IF POSSIBLE TO BE ON REAR OF RIDGE- TYPICAL
6. PROVIDE 22"x30" ACCESS THROUGH ALL CALIFORNIA FRAMED SHEATHING TO ALL REQUIRED ATTIC SPACES.
7. PROVIDE RADIANT BARRIER IN THE ATTIC AS NOTED IN TITLE-24 ENERGY CALCULATIONS AND APPLICABLE ARCH. DETAILS.

ATTIC VENTILATION NOTES

1202.2.1 VENTILATED ATTICS AND RAFTER SPACES

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOM FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

VENT AREA CALCULATION FORMULA

ROOF AREA SQUARE FOOTAGE: 1211 TOTAL

$\frac{\text{1211 ATTIC SQUARE FOOTAGE}}{150}$ + 1.0 SQ.FT. = 8.08 TOTAL SQ. FT. MIN. REQ'D

8.08 SQ FT. x 144 = 1163.52 TOTAL SQ. IN. MIN. REQ'D

EAVE VENTS:
HIGH PROFILE (S) = = 71 SQ. IN. NFVA FOR EACH VENT

$\frac{\text{1163.52 SQ. IN. TOTAL REQ'D}}{\text{71 SQ. IN. NFVA FOR EACH VENT}}$ = 16.38
= 17 TOTAL VENTS REQ'D

17 VENTS REQ'D x 71 SQ. IN. = 1207 TOTAL SQ. IN. NET FREE AIR PROVIDED
= 8.38 TOTAL SQ. FT. NET FREE AIR PROVIDED

A2

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

Date 11-24-2025

SCALE: 1/4"=1'-0"

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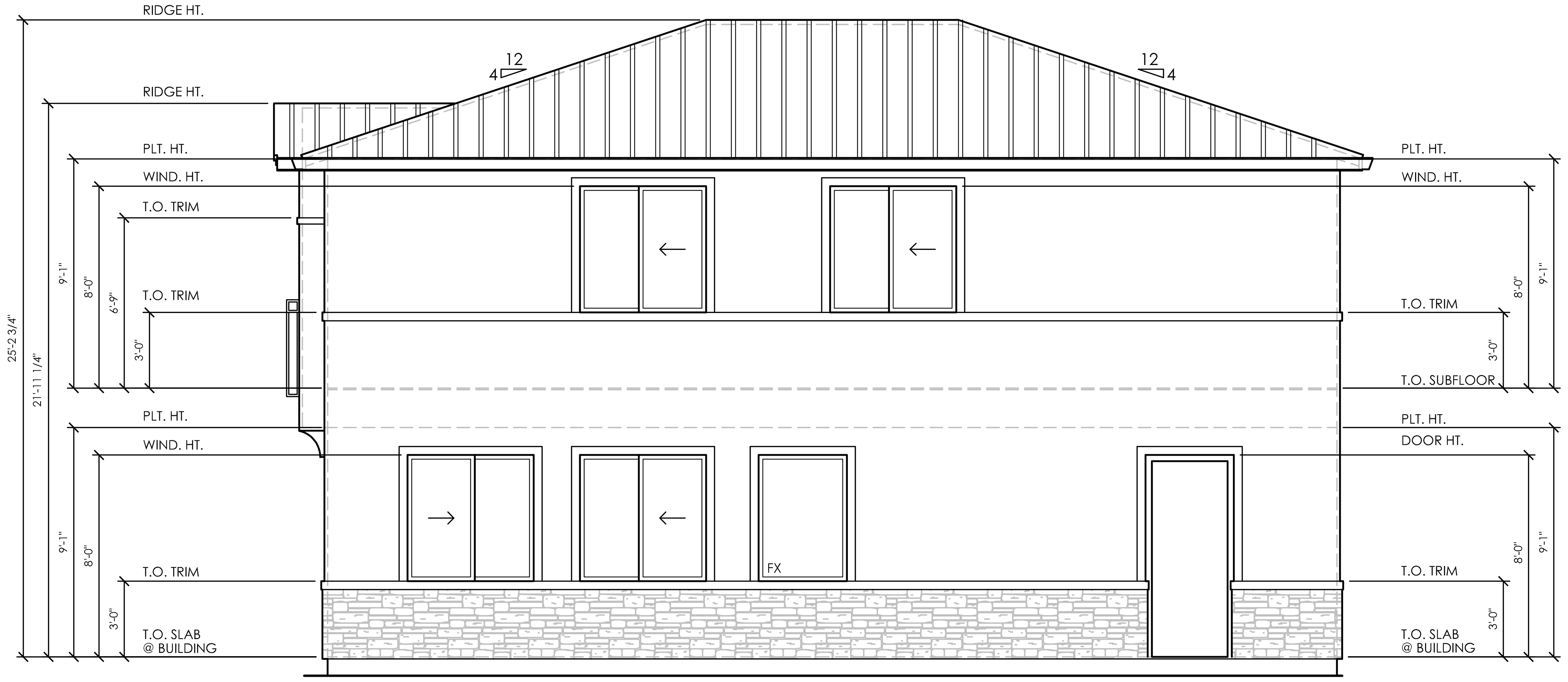
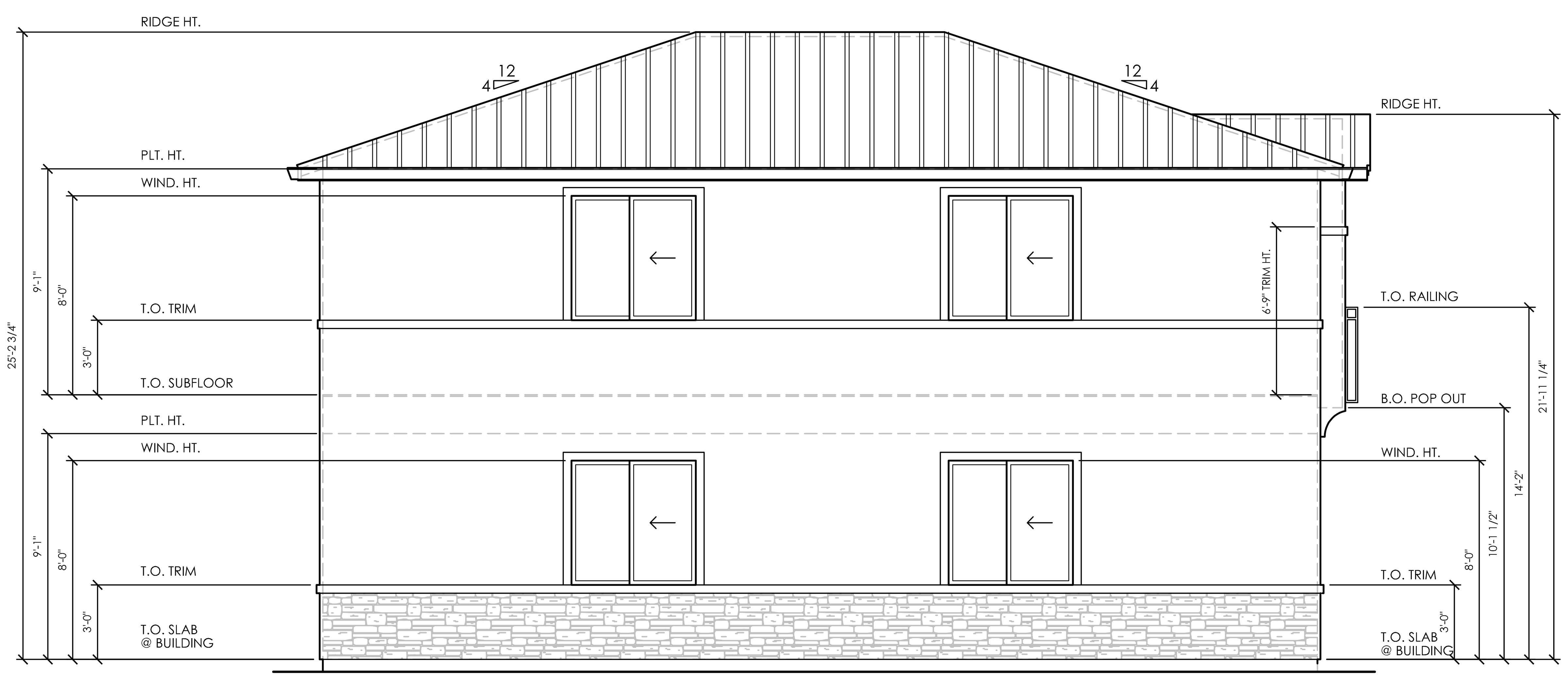
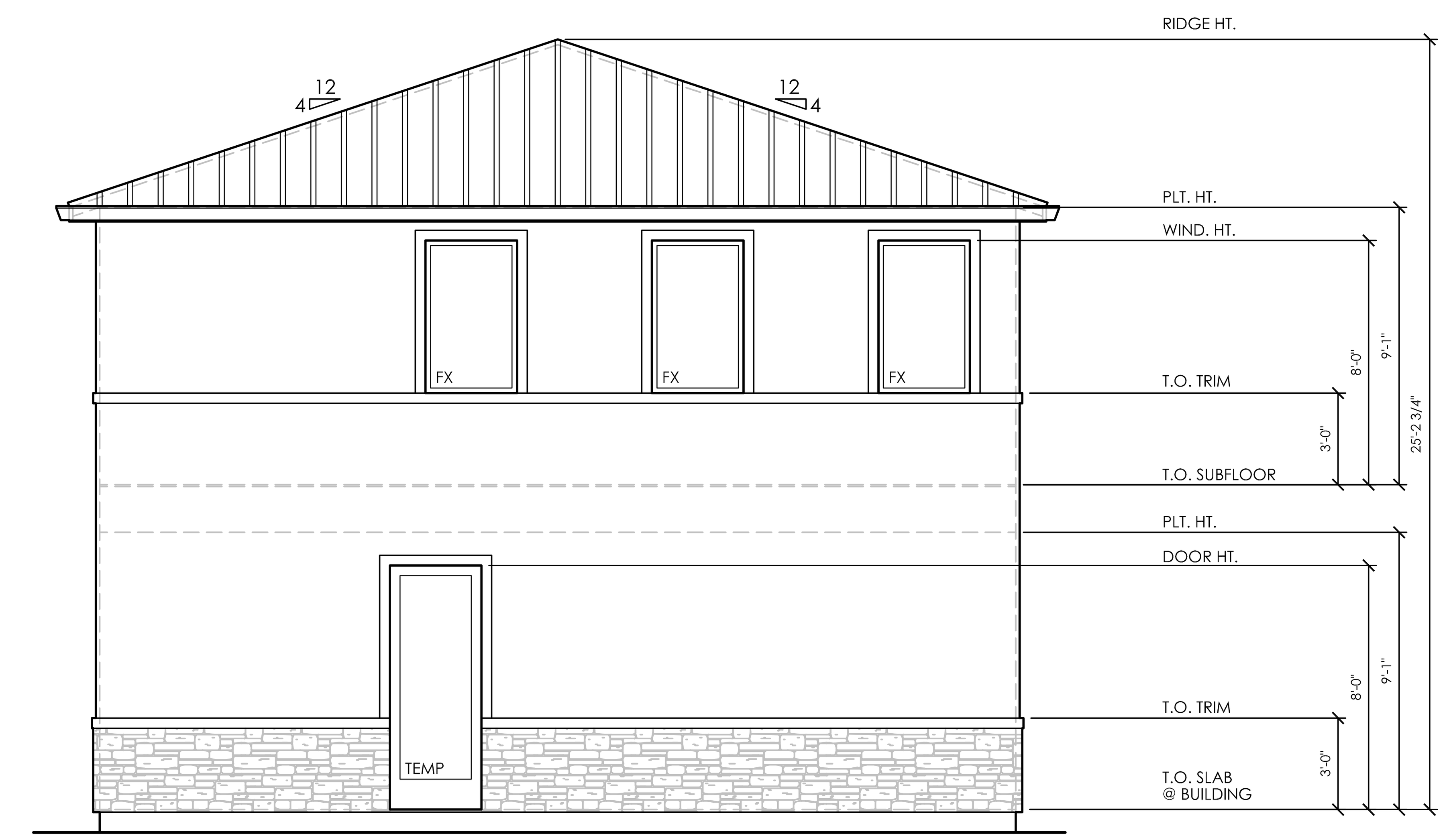


RIGHT ELEVATION

FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ELEVATION NOTES

1. ALL WINDOWS SHALL BE MOUNTED @ 8'-0" ABOVE ADJACENT TOP OF SLAB @ FIRST FLOOR (U.O.N.)/ 8'-0" ABOVE TOP OF SUBFLOOR @ SECOND FLOOR (U.O.N.).
2. ALL WINDOWS NEXT TO SLIDING GLASS DOORS OR EXTERIOR DOORS TO BE FRAMED AS TO ALIGN ALONG THE TOP EDGE.
3. ROOFING MATERIAL SHALL BE OF METAL ROOF PANELS TILE O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
4. ALL WALLS W/ STUCCO SHALL BE 3 COAT STUCCO SYSTEM O/ WIRE MESH O/ GRADE 'D' PAPER O/ FULL BUILDING PLYWOOD WRAP AND SHALL HAVE A STUCCO SCREED - TYP. (U.O.N.).
5. ALL WINDOWS SHALL BE INSTALLED AND FLASHED PER CHAPTER 4 OF THE LATH AND PLASTER INSTITUTE'S MANUAL. REFERENCE ASTM E2112-19C & AAMA 2400-10 MANUALS FOR INSTALLATION. SEE DET. 24/D1 & 27/D2 FOR STANDARD FLASHING APPLICATION.
6. PROVIDE WATERPROOF S.A.S.M. BIB AT ALL SHEAR MATERIAL VERTICAL AND HORIZONTAL EDGE LOCATIONS.
7. WINDOW SUPPLIER TO VERIFY WINDOW SPECIFICATIONS MEET CODE REQUIRED EGRESS DIMENSIONS.
8. WHERE PLYWOOD SHEATING OCCURS WITHIN 12" OF WINDOW OPENING, PLYWOOD SHOULD BE CARRIED AROUND ENTIRE WINDOW TO BE FURRED IN PLANE.
9. STUCCO CONTROL JOINTS SHALL BE INSTALLED TO CREATE PANELS NO LARGER THAN 144 SQ.FT. FOR WALLS OR 100 SQ.FT. FOR CEILINGS NO DIMENSION SHALL EXCEED 18 FT. OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. LATHE SHALL NOT BE CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE CONTINUOUS FRAMING OR BLK'G BEHIND ALL STUCCO JOINTS. PROVIDE SASM BEHIND ALL WATER-RESISTIVE BARRIER JOINTS. ALL INTERSECTIONS AND TERMINATIONS OF CONTROL JOINTS MUST BE EMBEDDED AND WEATHER SEALED IN A BED OF CAULKING MATERIAL. THE VERTICAL JOINTS MUST BE CONTINUOUS THROUGH INTERSECTIONS WHILE HORIZONTAL JOINTS SHOULD BE BROKEN.
10. ALL SHUTTERS TO BE: HIGH DENSITY FOAM
11. ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CHARACTERS SHALL CONTRAST FROM THEIR BACKGROUND. CHARACTERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. CHARACTERS SHALL BE MINIMUM 4" IN HEIGHT WITH STROKE WITH OF MINIMUM 1/2".
12. FASTENERS PENETRATING THE EXTERIOR ENVELOP SHOULD BE PRE-DRILLED AND HOLES FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS. UTILIZE 'QUICKFLASH' OR EQ. PANELS WHERE APPLICABLE.

A3

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

EXTERIOR ELEVATIONS

Date 11-24-2025

SCALE: 1/4"=1'-0"

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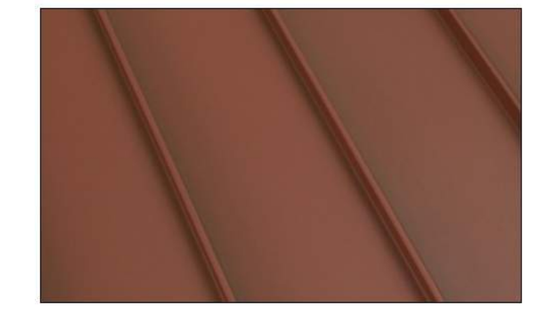
RIGHT ELEVATION

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

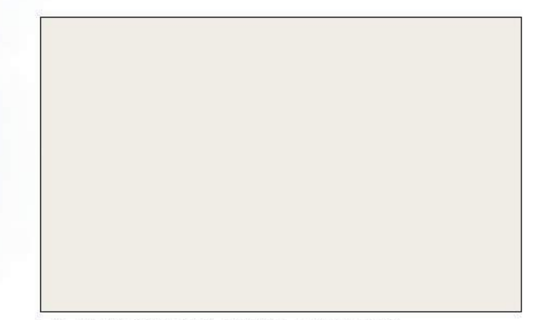
MATERIAL BOARD



MANUFACTURER: CLASSIC METAL ROOFING SYSTEM
MODEL: CLICKLOCK PREMIUM STANDING SEAM
COLOR: TERRA RED

MANUFACTURER: LA HABRA
COLOR: P-174 DESERT BRIDGE

MANUFACTURER: DUNN EDWARDS
COLOR: DE6091 RED HOOK
AT DOORS, RAILINGS & SHUTTERS



MANUFACTURER: DUNN EDWARDS
COLOR: DEC765 BONE
AT TRIM

MANUFACTURER: EL DORADO
MODEL: CLIFFSTONE
COLOR: MONTECITO

A4

Gateway Solar RV and Boat Storage,LLC

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A5

Gateway Solar RV and Boat Storage

2371 Bronzan Road Manteca, California 95337

Date

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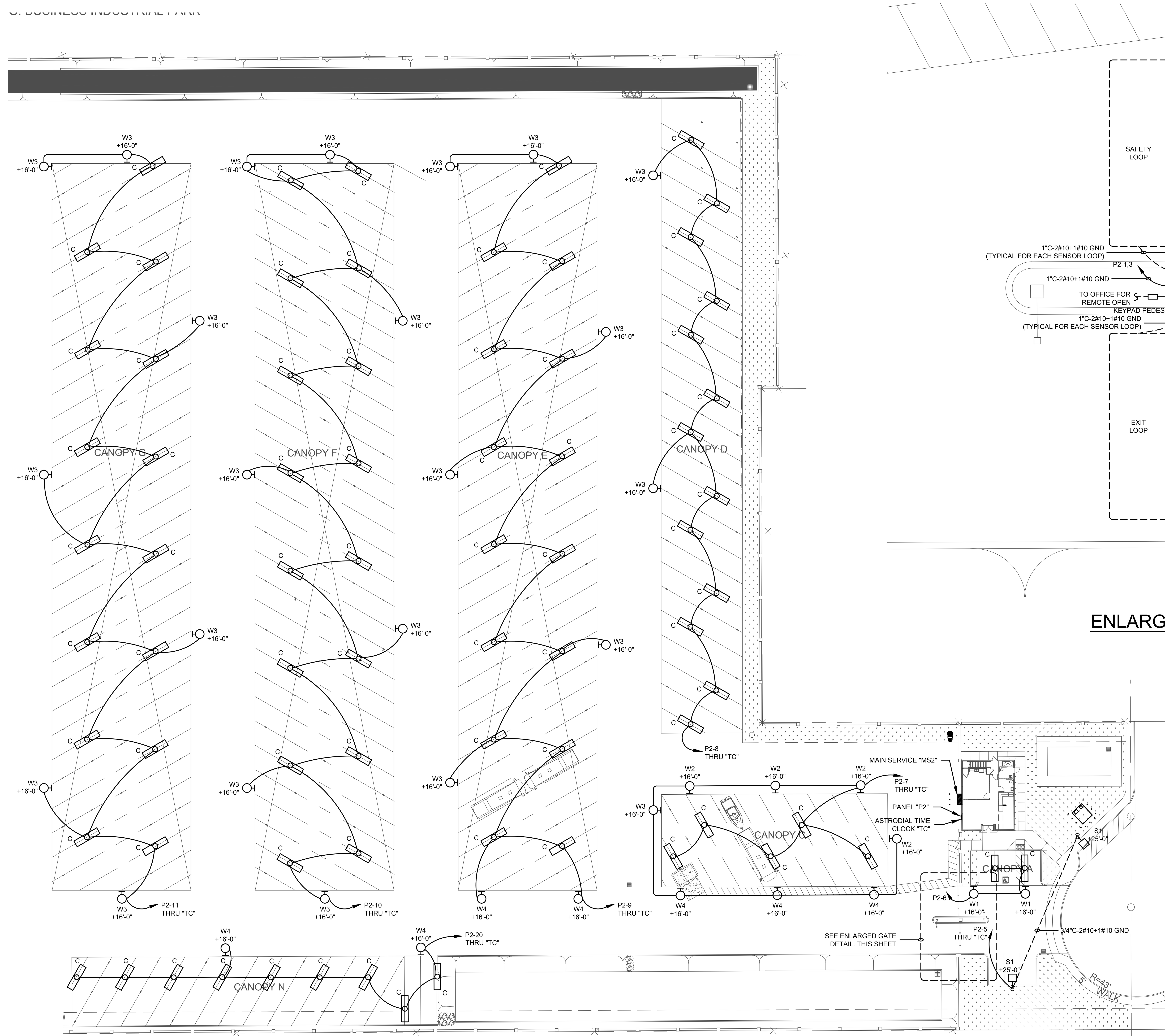
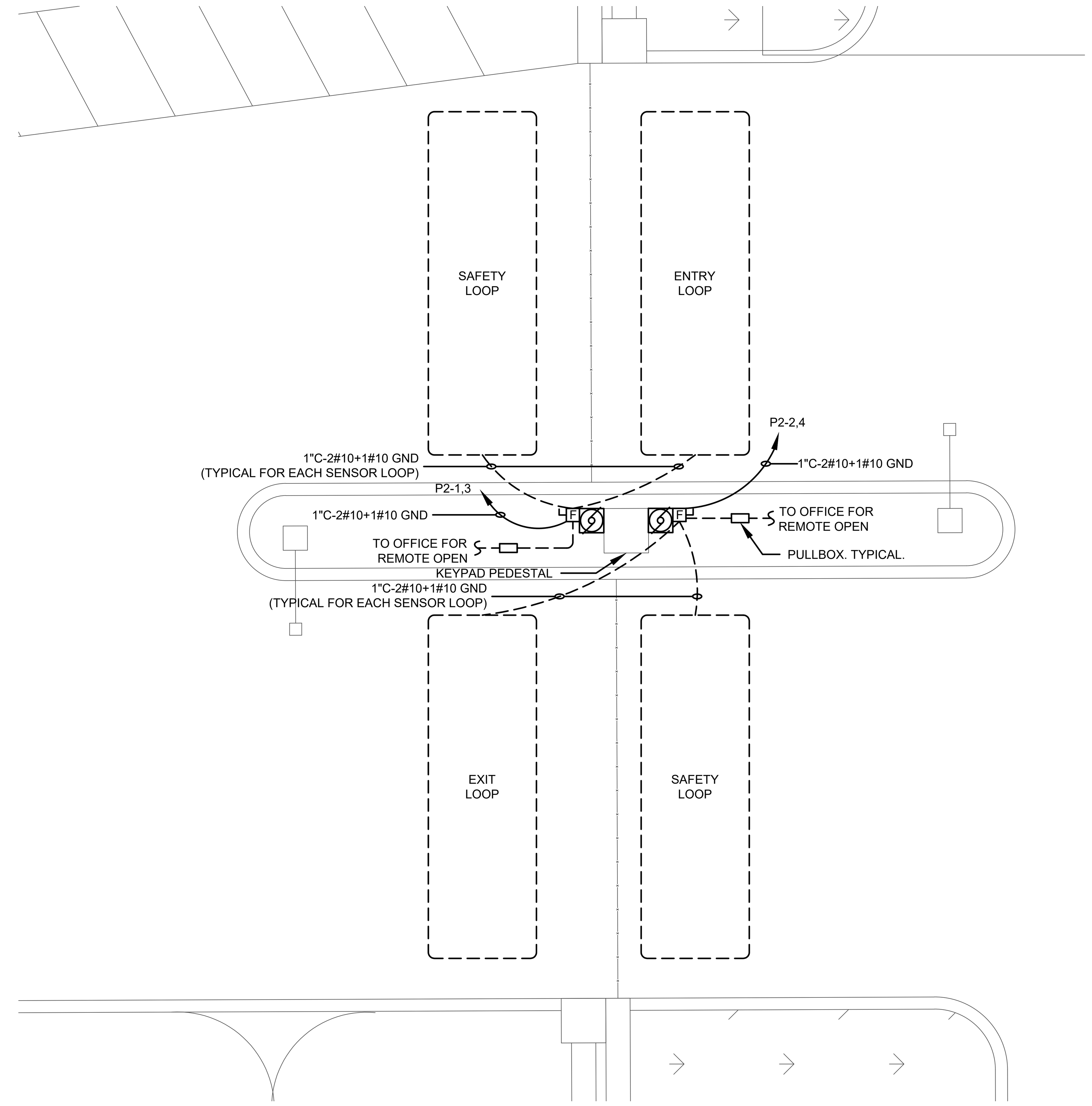


ENLARGED ELECTRICAL SITE PLAN - SOUTH

SCALE: 1"=30'-0"



ENLARGED GATE DETAIL

SCALE: 1/4"=1'-0"

Gateway Solar RV and Boat Storage,LLC

Gateway Solar RV and Boat Storage

2371 Bronzan Road
Manteca, California 95337

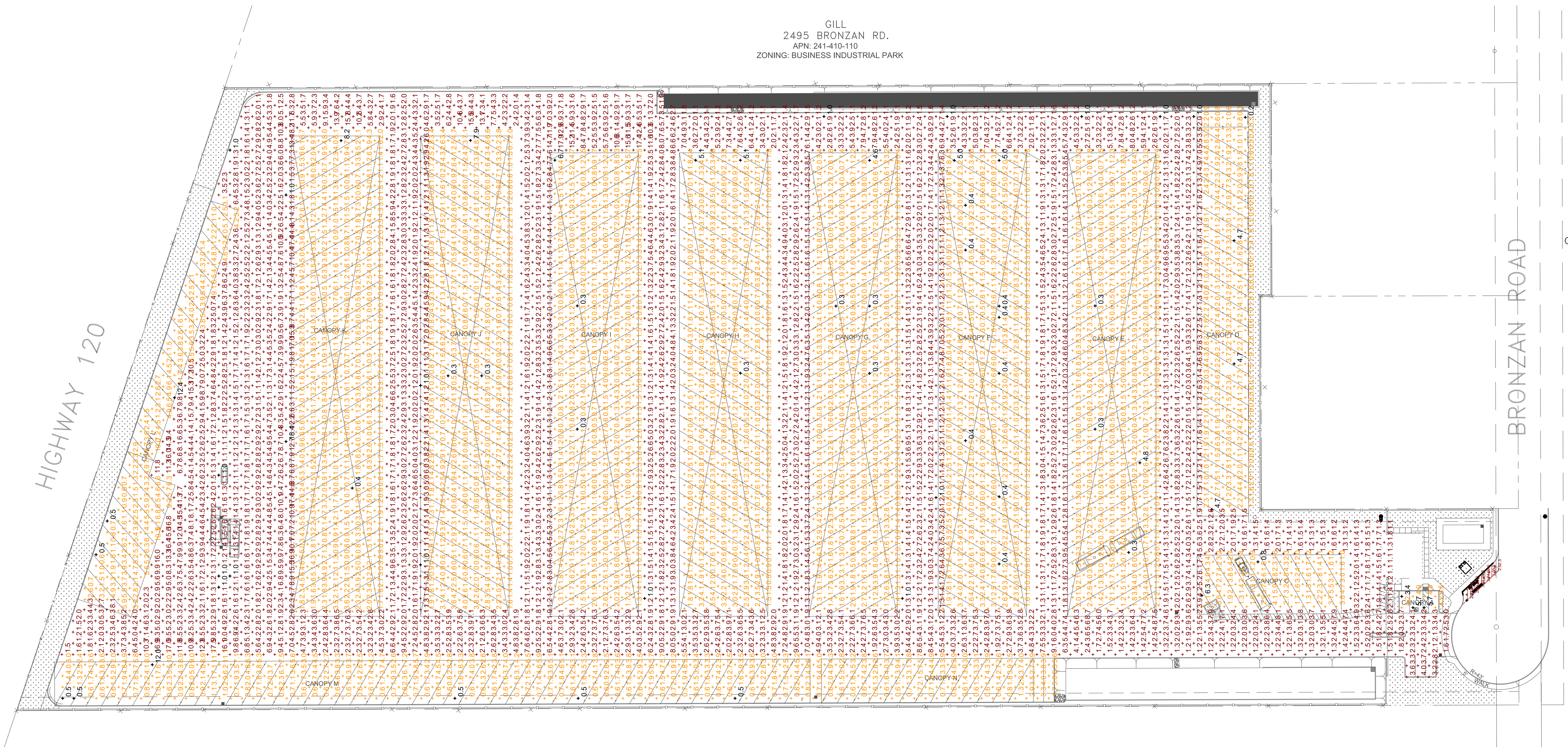
HCS Engineering
50 years
4512 Feather River Dr #F, Stockton, CA 95219
209-478-8270 | www.hcs-eng.com
Richard C. Smith, PE richard@hcs-eng.com
Bhupendra Patel, PE bhupendra@hcs-eng.com
PROJECT # 2024.284

REGISTERED PROFESSIONAL ENGINEER RICHARD C. SMITH No. E14303 Exp. 6-30-25 ELECTRICAL STATE OF CALIFORNIA

ENLARGED ELECTRICAL SITE PLAN - SOUTH

	SUBMITTAL	00/00/24
1	PLAN CHECK	

E1.2



PHOTOMETRIC STUDY

SCALE: 1"=50'-0"

NORTH

Gateway Solar RV and Boat Storage,LLC

Gateway Solar RV and Boat Storage

2371 Bronzan Road
Manteca, California 95337

HCS Engineering
50 years

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☒ Richard C. Smith, PE richard@hcs-eng.com
☐ Bhupendra Patel, PE bhupendra@hcs-eng.com

PROJECT # 2024.284

REGISTERED PROFESSIONAL ENGINEER
RICHARD C. SMITH
No. E14303
Exp. 6-30-25
ELECTRICAL
STATE OF CALIFORNIA

PHOTOMETRIC STUDY

	SUBMITTAL	00/00/24
⚠	PLAN CHECK	

E1.3

ATTACHMENT 4

CJS Lighting

GATEWAY RV STORAGE SITE

Plan View
Scale - 1" = 67ft

Statistics

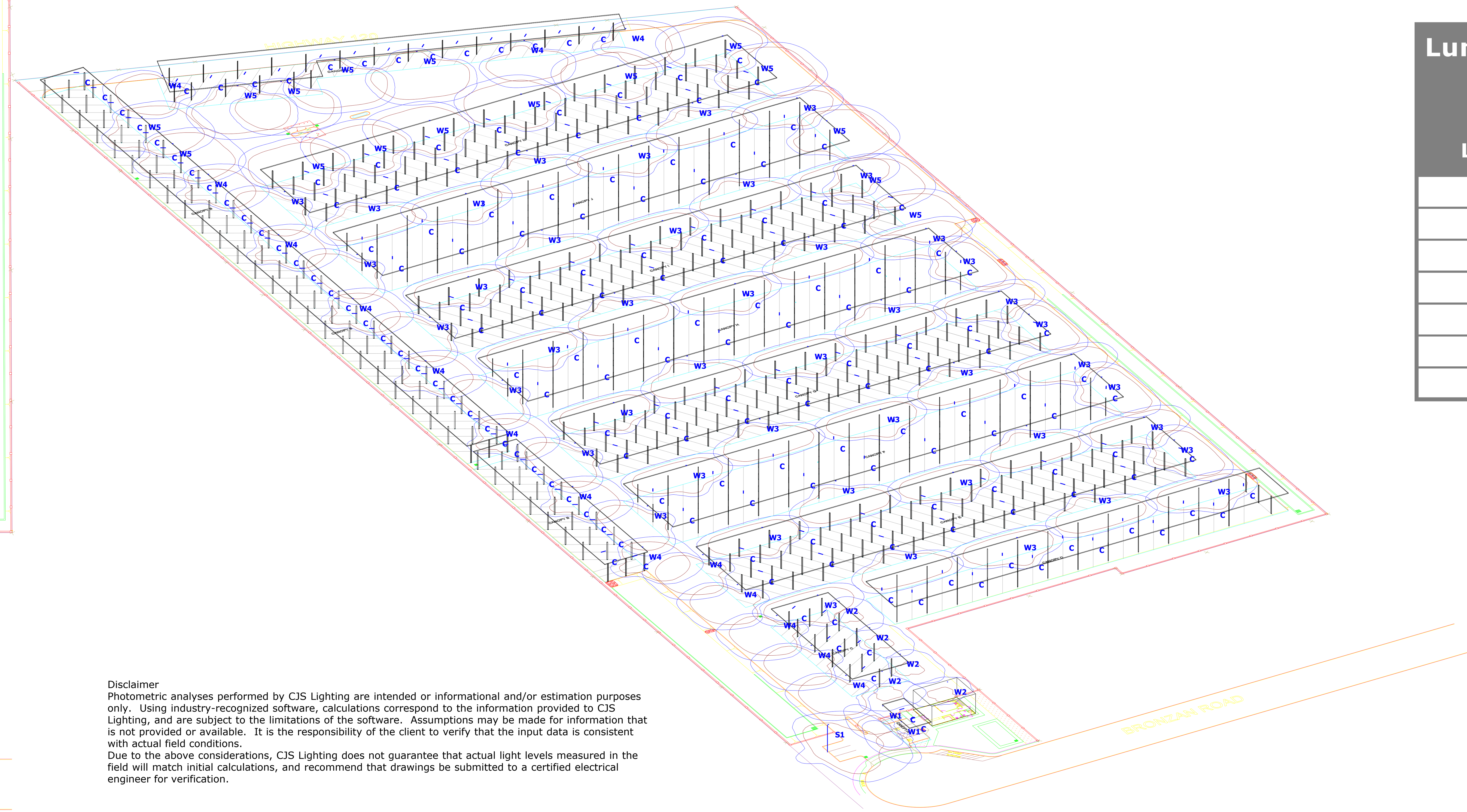
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
UNDER CANOPY A	+	4.5 fc	5.7 fc	3.4 fc	1.7:1	1.3:1
UNDER CANOPY B	+	2.8 fc	12.0 fc	0.5 fc	24.0:1	5.6:1
UNDER CANOPY C	+	2.7 fc	6.3 fc	0.8 fc	7.9:1	3.4:1
UNDER CANOPY D	+	2.1 fc	4.7 fc	0.2 fc	23.5:1	10.5:1
UNDER CANOPY E	+	1.6 fc	4.8 fc	0.3 fc	16.0:1	5.3:1
UNDER CANOPY F	+	1.7 fc	5.0 fc	0.4 fc	12.5:1	4.3:1
UNDER CANOPY G	+	1.6 fc	4.6 fc	0.3 fc	15.3:1	5.3:1
UNDER CANOPY H	+	1.7 fc	5.1 fc	0.3 fc	17.0:1	5.7:1
UNDER CANOPY I	+	1.7 fc	6.7 fc	0.3 fc	22.3:1	5.7:1
UNDER CANOPY J	+	1.8 fc	7.9 fc	0.3 fc	26.3:1	6.0:1
UNDER CANOPY K	+	2.3 fc	8.2 fc	0.4 fc	20.5:1	5.8:1
UNDER CANOPY L	+	3.9 fc	12.4 fc	0.5 fc	24.8:1	7.8:1
DRIVE / PARKING	+	3.3 fc	18.4 fc	1.0 fc	18.4:1	3.3:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	C		176	3F Filippi	LDD4O454010	3FL4FTSU45LM8400-10VS	1	4601	0.9	34	Max: 1297cd
	S1		1	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution	1	14206	0.9	109.44	Max: 8378cd
	W1		2	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	3215	0.9	32.1375	Max: 2597cd
	W2		5	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3166	0.9	32.1375	Max: 2177cd
	W3		46	Lithonia Lighting	WDGE3 LED P3 70CRI R3 40K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	1	10054	0.9	71.6952	Max: 6974cd
	W4		15	Lithonia Lighting	WDGE3 LED P3 70CRI RFT 40K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	10145	0.9	71.6952	Max: 4890cd
	W5		16	Lithonia Lighting	WDGE4 LED P5 70CRI RFT 40K	WDGE4 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	22560	0.9	159.51	Max: 10874cd

Luminaire Locations

Label	MH
C	16.00
S1	25.00
W1	16.00
W2	16.00
W3	16.00
W4	16.00
W5	16.00



South West View

Disclaimer
Photometric analyses performed by CJS Lighting are intended or informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions.
Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

Designer
D. WHITLOCK
Date
11/07/2024
Revision Number

Revision Date

Drawing No.
PT1

1 of 1