



August 19, 2025

Regular City Council Meeting

Resolution Exhibit 4 for Agenda Item 3.C

Please contact the City Clerk's Office at (209) 831-6105 with any questions.



NEW WAREHOUSE BUILDING

16286 W SCHULTE RD

TRACY, CA 95377

DEVELOPMENT REVIEW

PROJECT DIRECTORY

CLIENT: PANATTONI DEVELOPMENT COMPANY, INC.
400 CAPITOL MALL, SUITE 2040
SACRAMENTO, CA 95814
TEL: (916) 379-1109
EMAIL: AWERTHEIM@PANATTONI.COM
CONTACT: ABBIE WERTHEIM

ARCHITECT: VITAE ARCHITECTURE PLANNING INTERIORS
555 CAPITOL MALL, SUITE 255
SACRAMENTO, CA 95814
TEL: (916) 921-6584
EMAIL: BKOON@VITAEARCHITECTURE.COM
CONTACT: BRENDAN KOON

CIVIL ENGINEER: SIEGRFRIED ENGINEERING, INC.
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
TEL: (209) 337-7717
EMAIL: AMERRILL@SIEGFRIEDENG.COM
CONTACT: ADAM MERRILL

LANDSCAPE ARCHITECT: SIEGRFRIED ENGINEERING, INC.
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
TEL: (209) 337-7717
EMAIL: AMERRILL@SIEGFRIEDENG.COM
CONTACT: ADAM MERRILL

ELECTRICAL ENGINEER: LP CONSULTING ENGINEERS, INC.
1209 PLEASANT GROVE BLVD.
ROSEVILLE, CA 95678
TEL: (916) 721-2916
EMAIL: SBOGEN@LPENGINEERS.COM
CONTACT: SAMUEL BOGEN

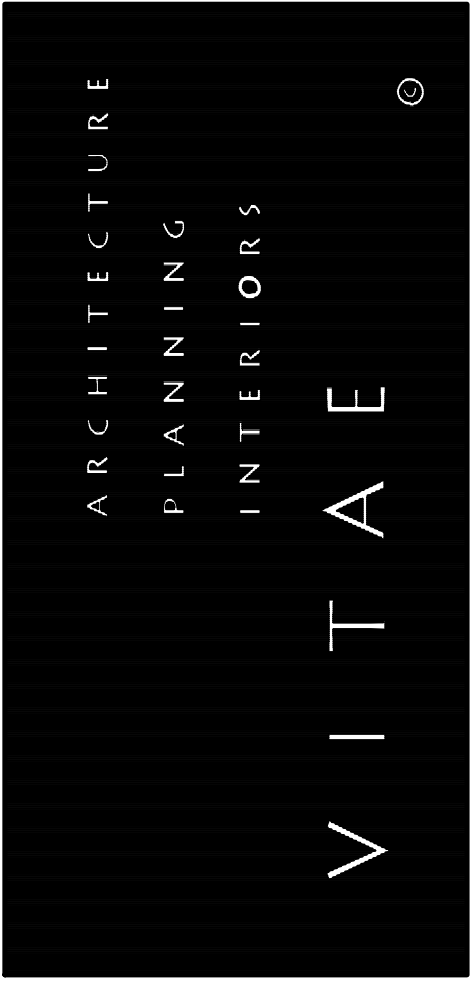
SHEET INDEX

ARCHITECTURAL:
A0.01 TITLE SHEET
A0.02 SITE PHOTOGRAPHS, AERIAL PHOTO & LOCATION/ LAND USE MAP
A1.01 OVERALL SITE PLAN
A1.02 ENLARGED SITE PLAN
A1.03 ENLARGED SITE PLAN
A1.04 ENLARGED SITE PLAN
A1.05 ENLARGED SITE PLAN
A2.01 OVERALL FLOOR PLAN
A2.02 ENLARGED FLOOR PLAN
A2.03 ENLARGED FLOOR PLAN
A2.04 ENLARGED FLOOR PLAN
A2.05 ENLARGED FLOOR PLAN
A3.01 EXTERIOR ELEVATIONS
A6.01 CROSS SECTIONS
A10.01 RENDERINGS

CIVIL:
C1.0 COVER SHEET
C2.0 EXISTING TOPOGRAPHY & DEMOLITION PLAN
C3.0 PAVING & DIMENSIONING PLAN
C3.1 W. SCHULTE RD. CROSS SECTIONS
C3.2 HANSEN RD. CROSS SECTIONS
C4.0 GRADING PLAN
C5.0 UTILITY PLAN

LANDSCAPE:
L2.0 TREE PLAN
L2.1 SHRUB AND GROUND COVER PLAN
L2.2 LANDSCAPE CALCULATIONS

ELECTRICAL:
E1.0 SITE LIGHTING PLAN
E1.1 SITE LIGHTING PHOTOMETRIC PLAN



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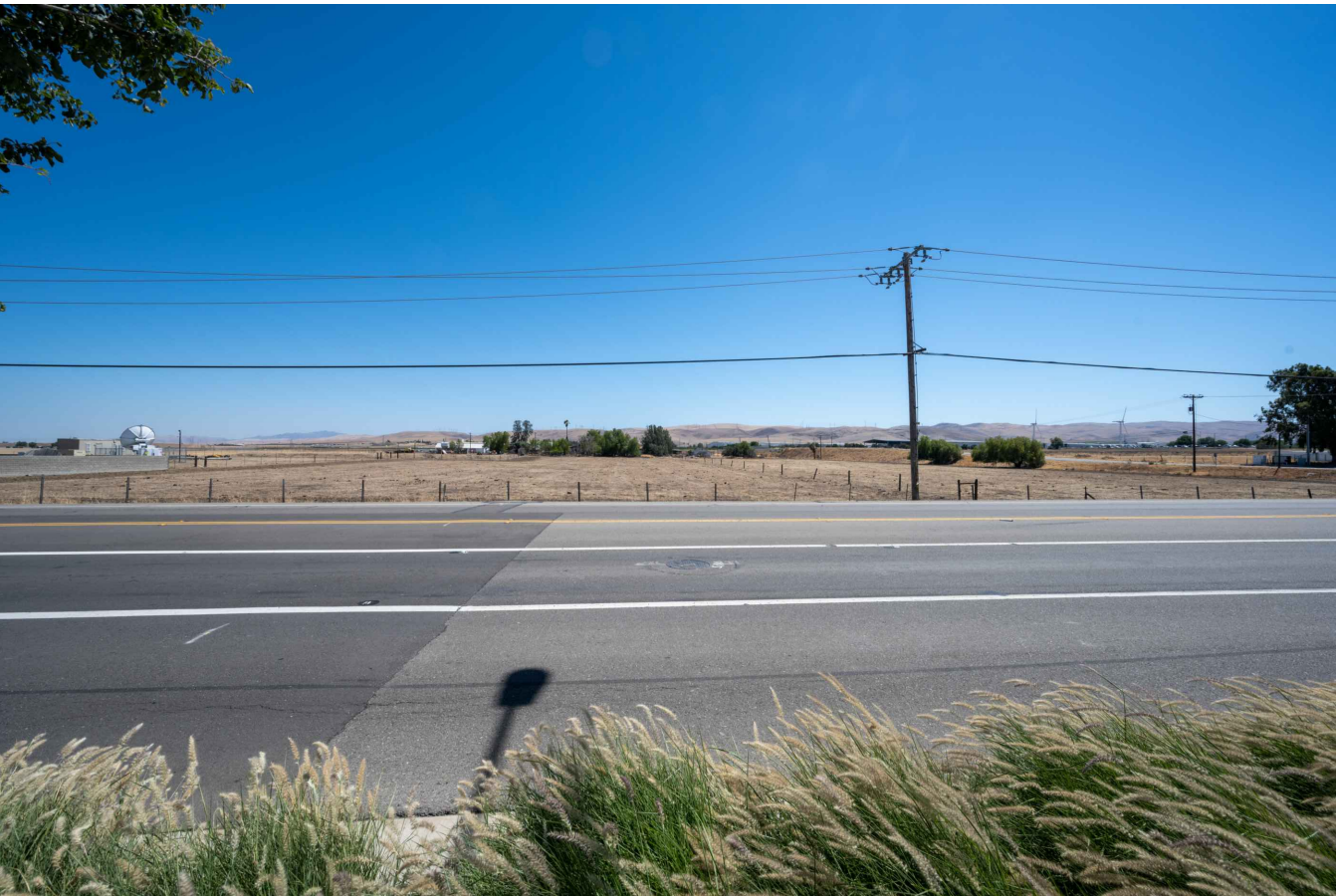
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DEVELOPMENT REVIEW	10/18/22
DEVELOPMENT REVIEW	06/08/23
DEVELOPMENT REVIEW	03/19/24
DEVELOPMENT REVIEW	10/10/24

TITLE SHEET





A



B



C



D



E



F



G



H



I



J

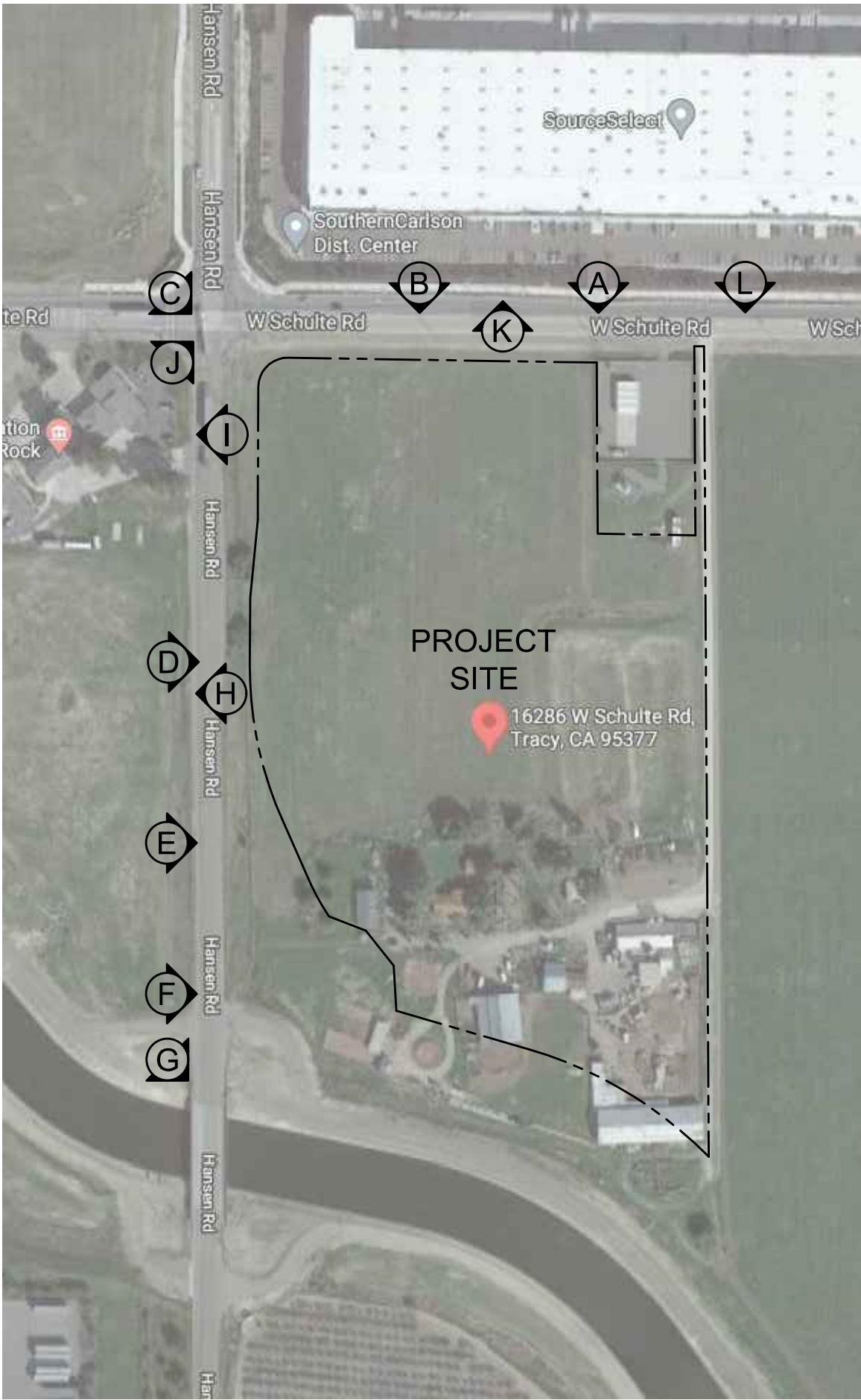


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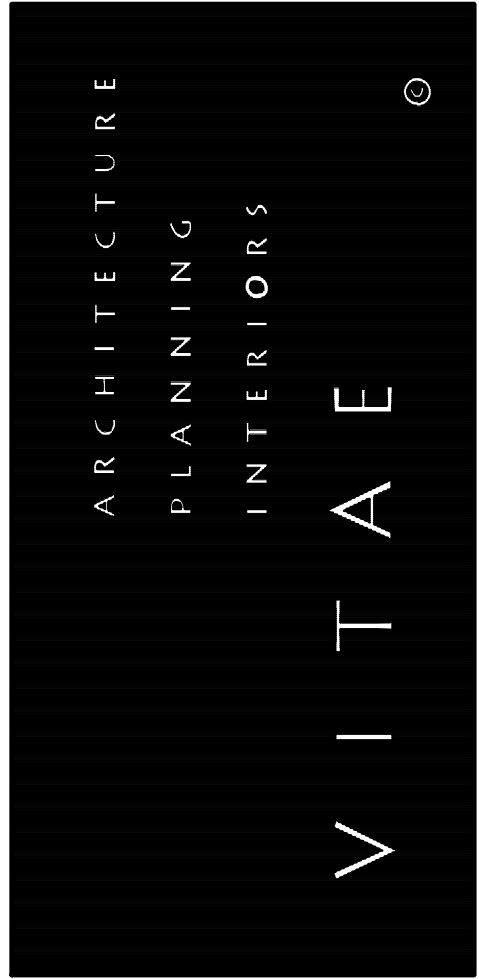
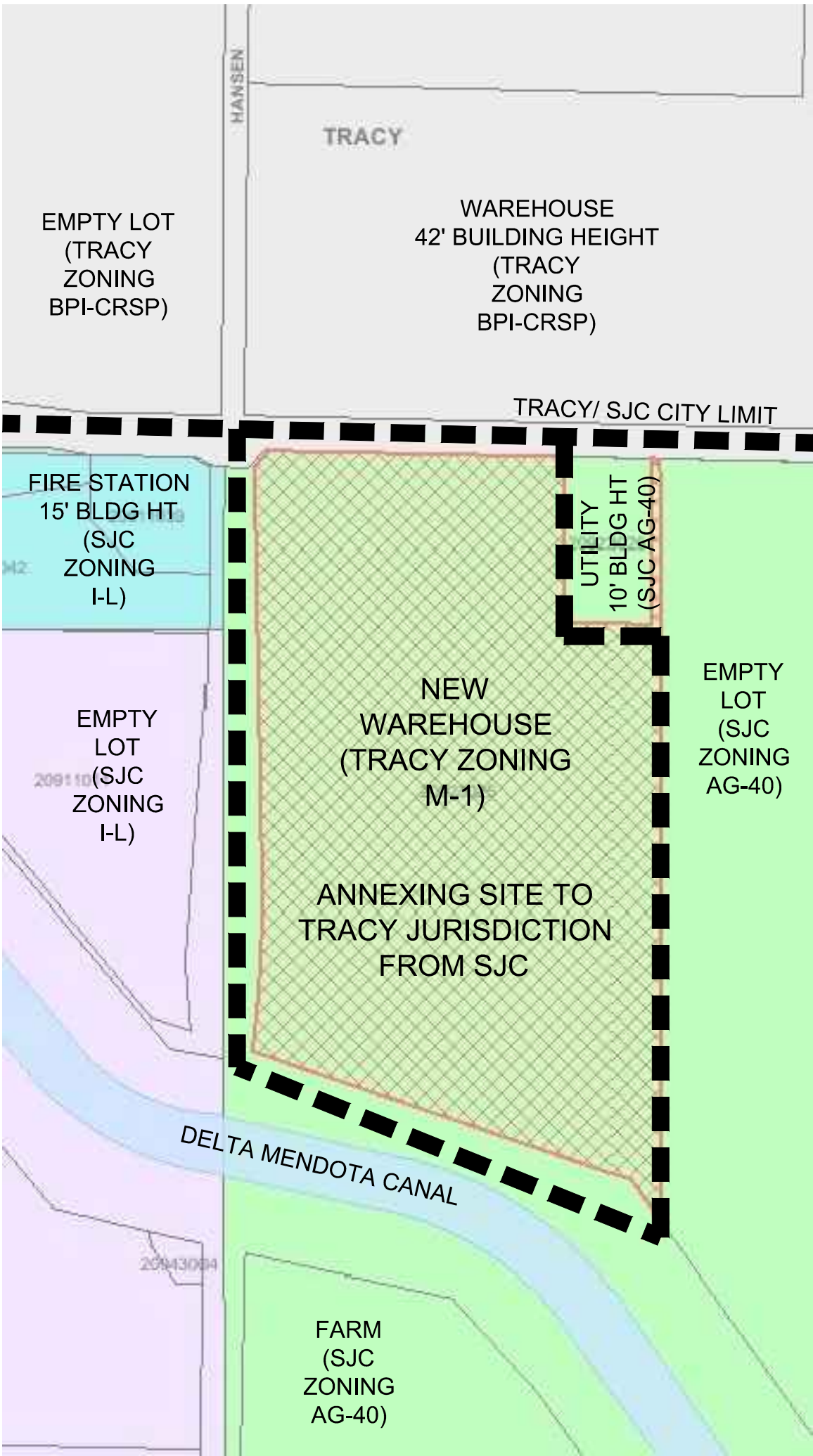


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KEY PLAN / AERIAL PHOTO - NTS



LOCATION / LAND USE MAP - NTS

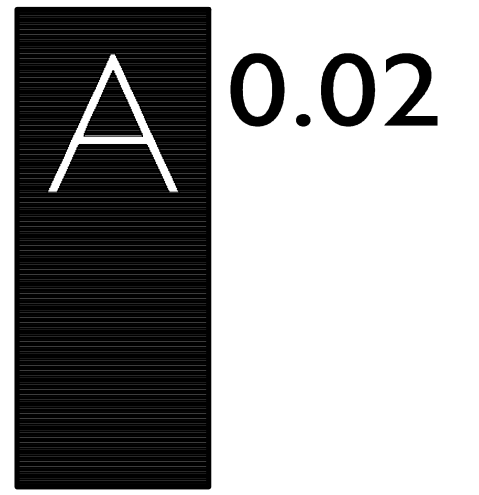


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PANATTONI®
NEW WAREHOUSE BUILDING
16286 W SCHULTE RD
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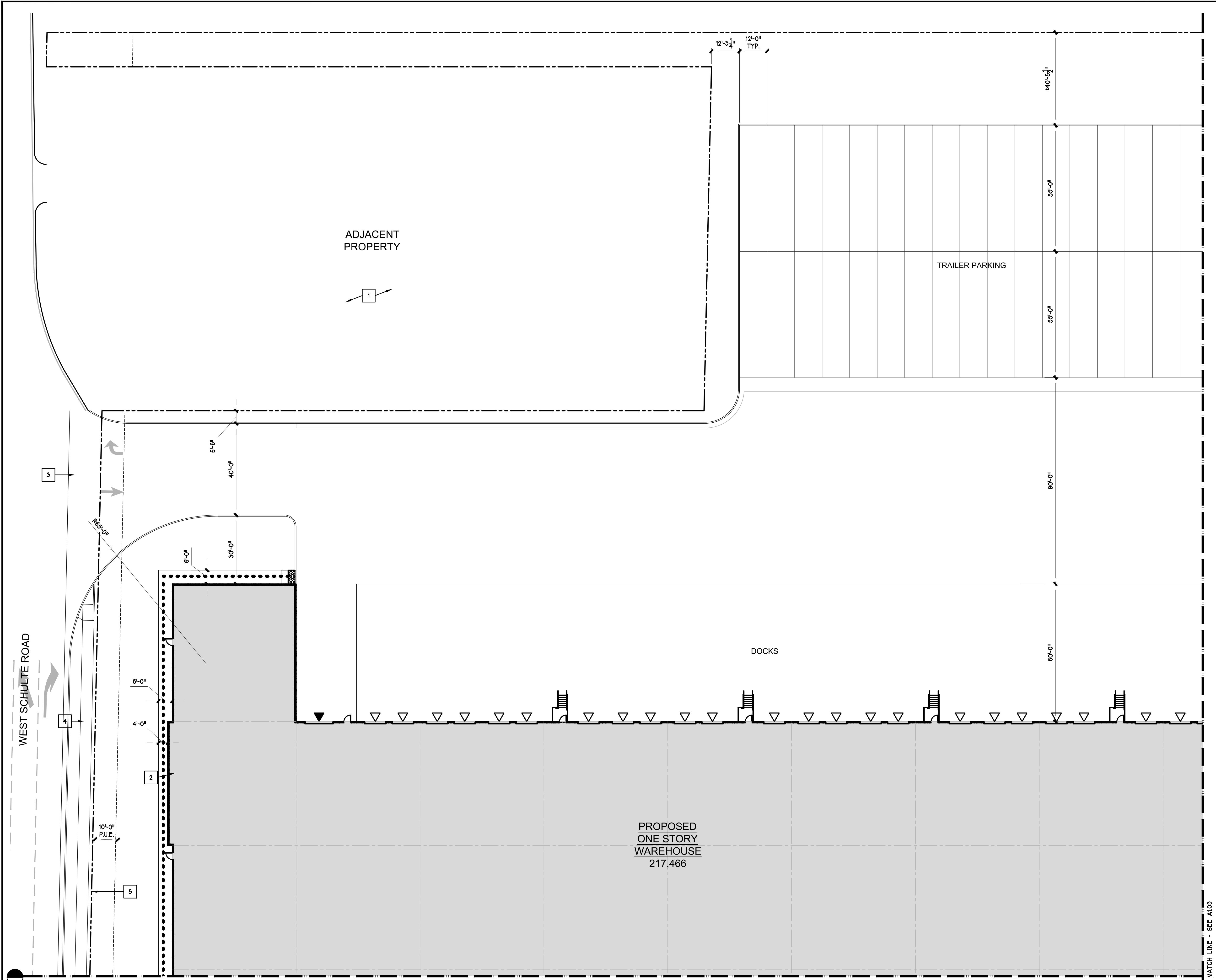
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DEVELOPMENT REVIEW	10/18/22
DEVELOPMENT REVIEW	06/08/23
DEVELOPMENT REVIEW	03/19/24
DEVELOPMENT REVIEW	10/10/24

SITE PHOTOGRAPHS, AERIAL PHOTO & LOCATION/ LAND USE MAP





KEYNOTES	LEGEND	TYPICAL CAR PARKING STRIPING DETAIL	SCOPE OF WORK	PROJECT DATA
1 (E) ADJACENT UTILITY BUILDING & CMU FENCE. 2 OFF-STREET CAR PARKING. 3 DRIVEWAY. 4 SIDEWALK. 5 (5) BICYCLE LOCKERS (2 STALLS EACH - 10 TOTAL STALLS). 6 (3) BICYCLE RACKS (2 STALLS EACH = 6 TOTAL SALLS). 7 OUTDOOR EMPLOYEE BREAK AREA W/ TABLES (W/ UMBRELLAS) & CHAIRS. 8 DOCK SIDE OF BUILDING UTILIZED AS AERIAL APPARATUS ACCESS ROAD. GRADES LESS THAN 10% AT DOCKS AND GRADE LEVEL DOORS - SEE CIVIL DRAWINGS. 9 PROPOSED PROPERTY LINE.	PROPERTY LINE ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.		- NEW WAREHOUSE BUILDING & DEVELOPED SITE - ANNEXING SITE FROM SAN JOAQUIN COUNTY TO TRACY JURISDICTION. SITE TO BE ZONED M-1 (LIGHT INDUSTRIAL)	JURISDICTION: TRACY (PREVIOUSLY SAN JOAQUIN COUNTY) APN: 20923025 ZONING: LIGHT INDUSTRIAL (M-1) USE: WAREHOUSE EXISTING LOT SIZE: 20.92 AC LOT SIZE AFTER R.O.W. DEDICATION: 649,074 SF (14.9 AC) BUILDING GROSS AREA: 217,466 SF WAREHOUSE (95%) = 206,593 SF OFFICE (5%) = 10,873 SF FLOOR AREA RATIO: 0.34 PARKING REQUIRED: 116 STALLS WAREHOUSE (95%): 1 STALL / 1,000 SF 1ST 20K = 20 STALLS 1 STALL / 2,000 SF 2ND 20K = 10 STALLS 1 STALL / 4,000 SF AFTER 40K = 42 STALLS OFFICE (5%): 1 STALL / 250 SF = 44 STALLS PARKING PROPOSED: 148 STALLS STANDARD: 95 STALLS COMPACT: 5 STALLS ACCESSIBLE: 5 STALLS ELECTRIC VEHICLE CAPABLE: 25 STALLS (6 W/ EVSE) CLEAN AIR/VANPOOL/EV: 18 STALLS TRAILER PARKING PROPOSED: 116 STALLS DOCK LEVEL DOORS: 31 GRADE LEVEL DOORS: 2 BICYCLE PARKING: 16 STALLS SHORT TERM RACKS (5% VISITOR): 6 STALLS LONG TERM LOCKERS (5% EMPLOYEE): 10 STALLS



KEYNOTES

1

(E) ADJACENT UTILITY BUILDING & CMU FENCE.

2 CONCRETE WALK.

3 DRIVEWAY.

4 SIDEWALK.

5 PROPOSED PROPERTY LINE.

LEGEND

PROPERTY LINE

.....

ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.

▼

GRADE LEVEL OVERHEAD DOOR

▽

DOCK LEVEL OVERHEAD DOOR

JOB NO.

221111

SCALE

AS SHOWN

DATE

10/10/24

CHECKED BY

BK

DRAWN BY

CL

DEVELOPMENT REVIEW & REZONING

06/23/21

DEVELOPMENT REVIEW & REZONING

10/07/21

DEVELOPMENT REVIEW

01/14/22

DEVELOPMENT REVIEW

10/18/22

DEVELOPMENT REVIEW

06/08/23

DEVELOPMENT REVIEW

03/19/24

DEVELOPMENT REVIEW

10/10/24

1

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40'

TRUE NORTH

ARCHITECTURE
PLANNING
INTERIORS

VITAE

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PANATTONI

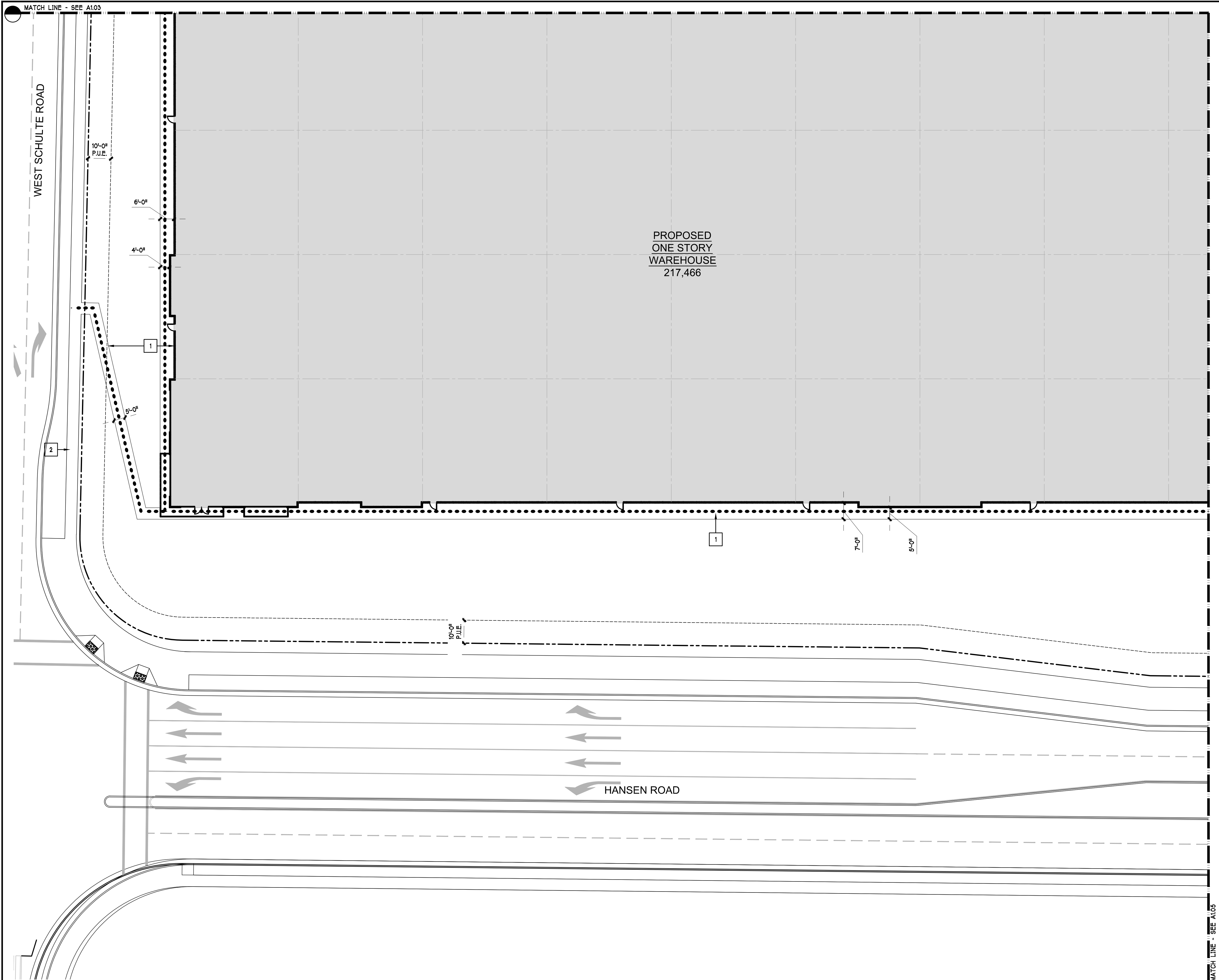
NEW
WAREHOUSE
BUILDING

16286 W SCHULTE RD
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ENLARGED
SITE PLAN

A 1.02

XREFS: [1] 24X36, [1] .J25-xSPLOT, [1] .JACAD-20174-BM

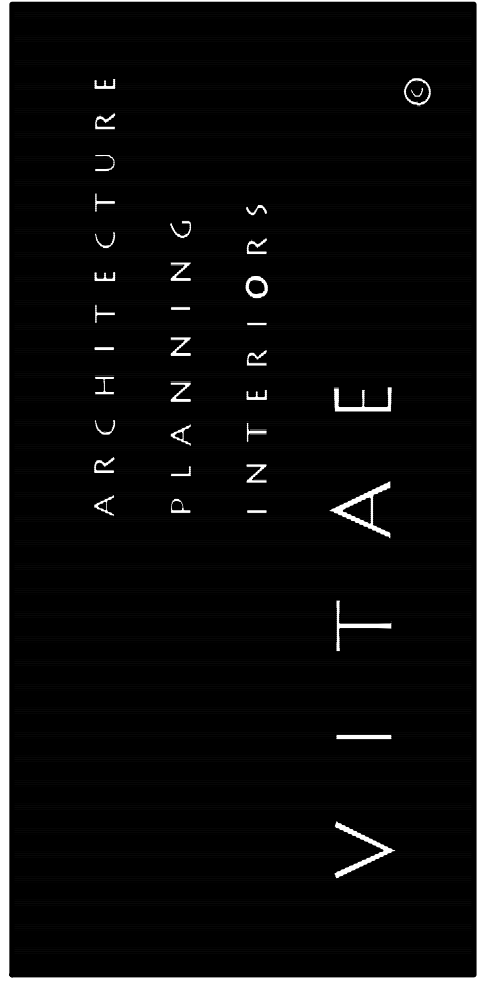


KEYNOTES

- 1 CONCRETE WALK.
- 2 SIDEWALK.

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.



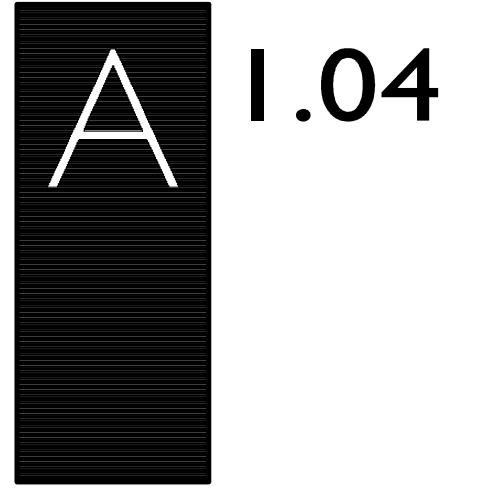
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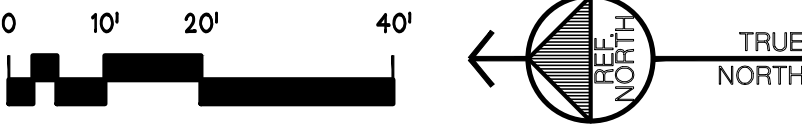
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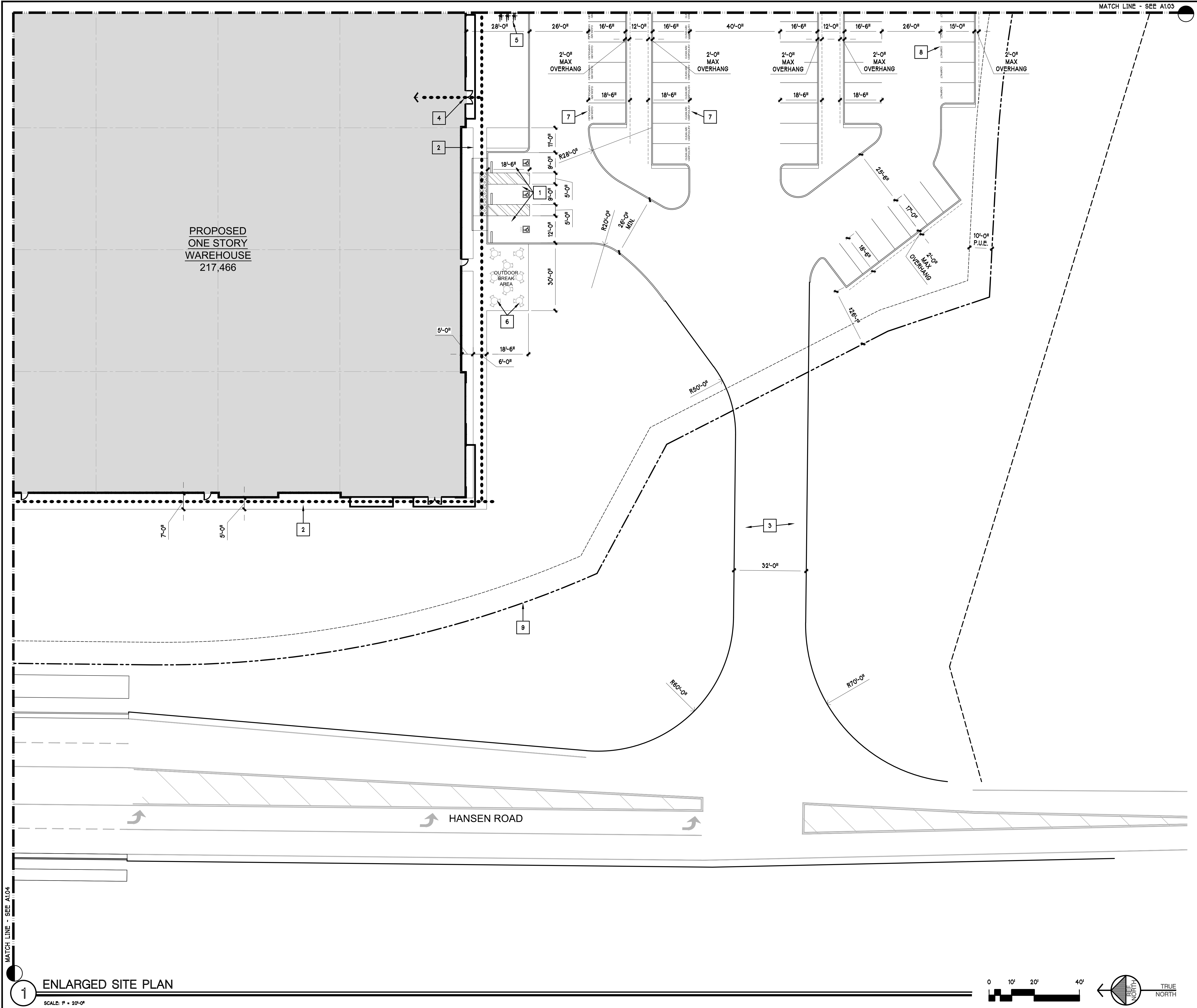
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ENLARGED SITE PLAN



1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"





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ENLARGED SITE PLAN

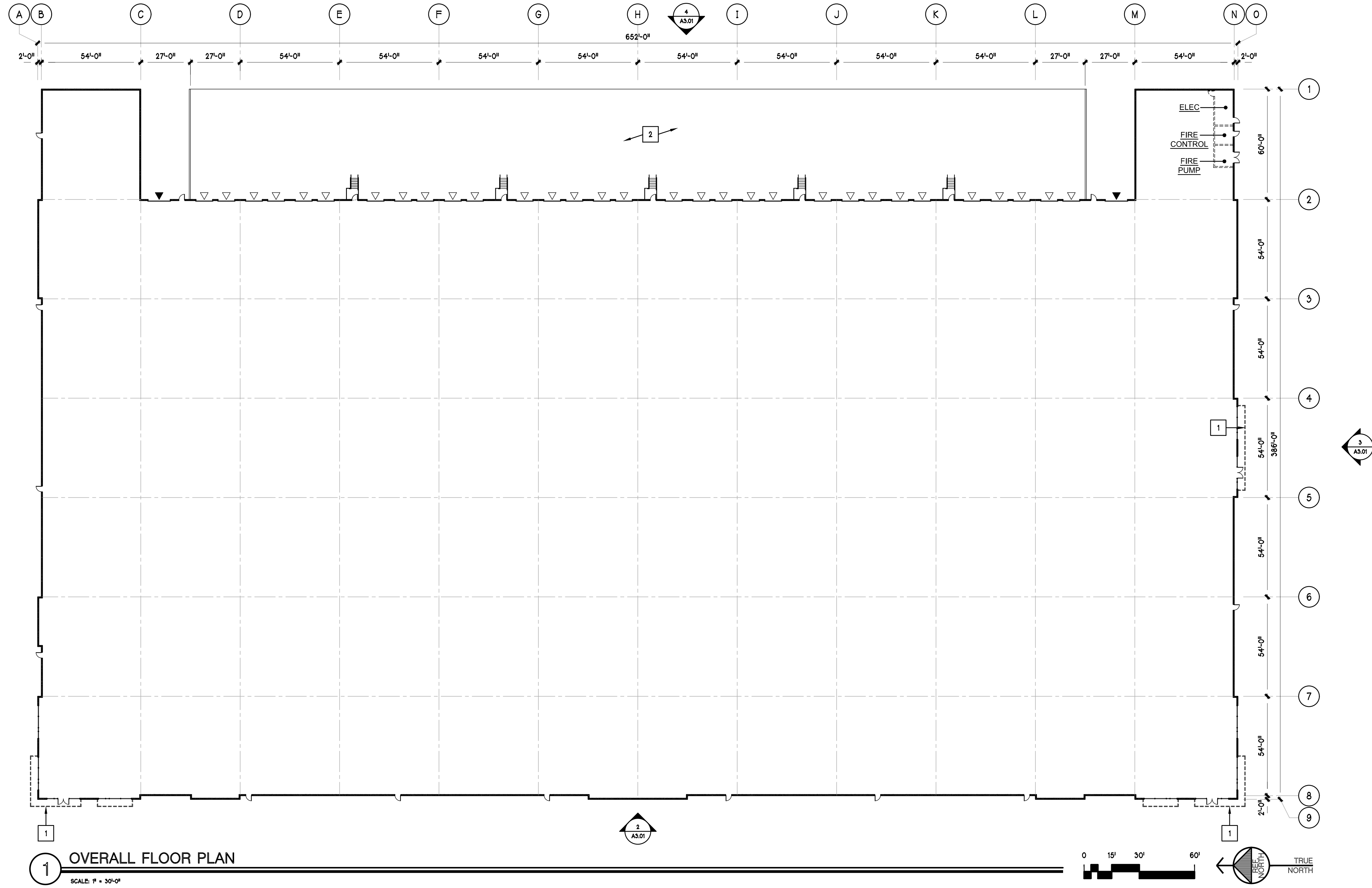
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OVERALL
FLOOR PLAN

A 2.01

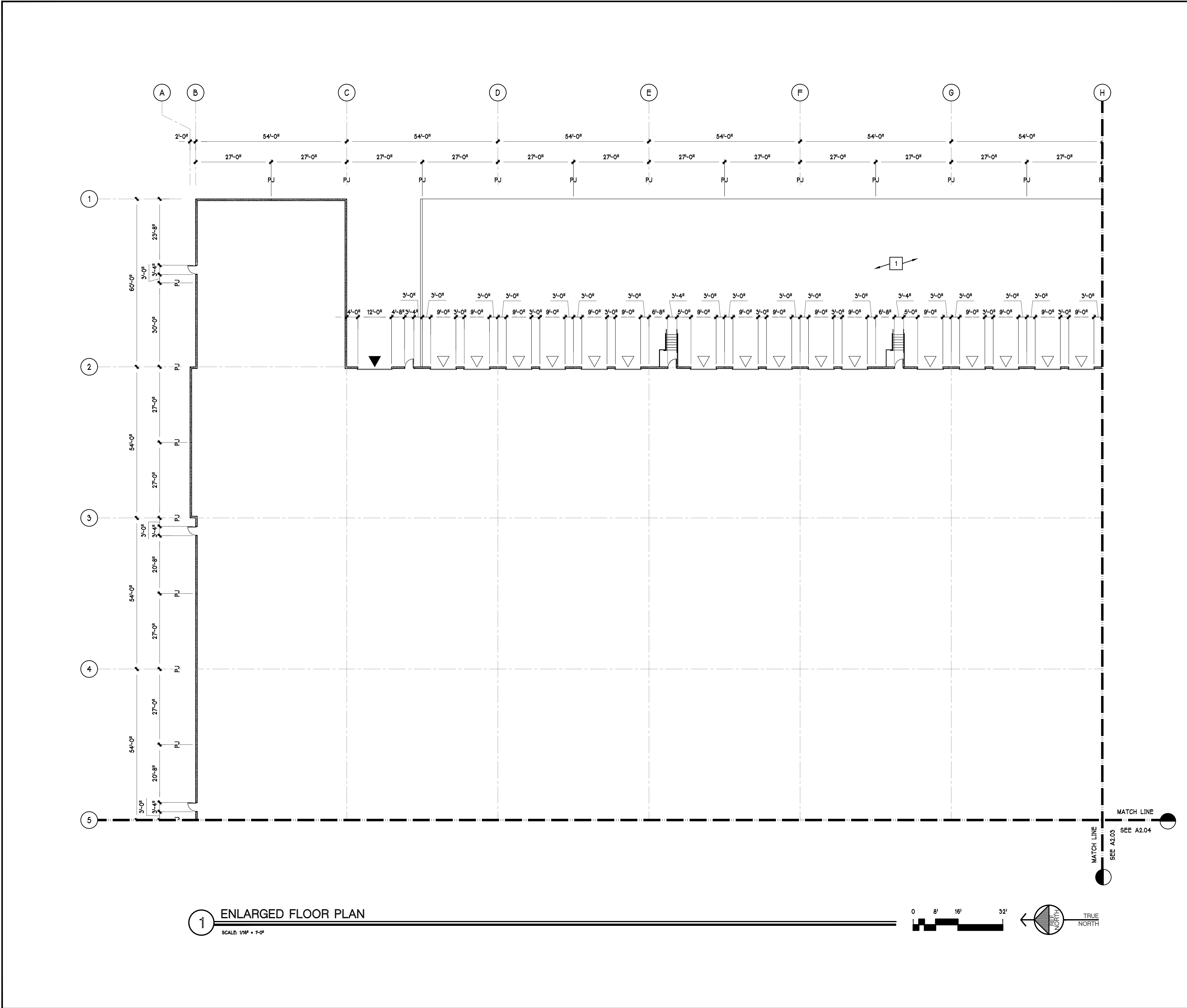


KEYNOTES

- 1 OUTLINE OF CANOPY ABOVE.
2 DOCKS.

LEGEND

- CONCRETE PANEL WALL
- DOOR
- CONCRETE STAIRS W/ GUARDRAIL & HANDRAIL
- GRADE LEVEL OVERHEAD DOOR
- DOCK LEVEL OVERHEAD DOOR



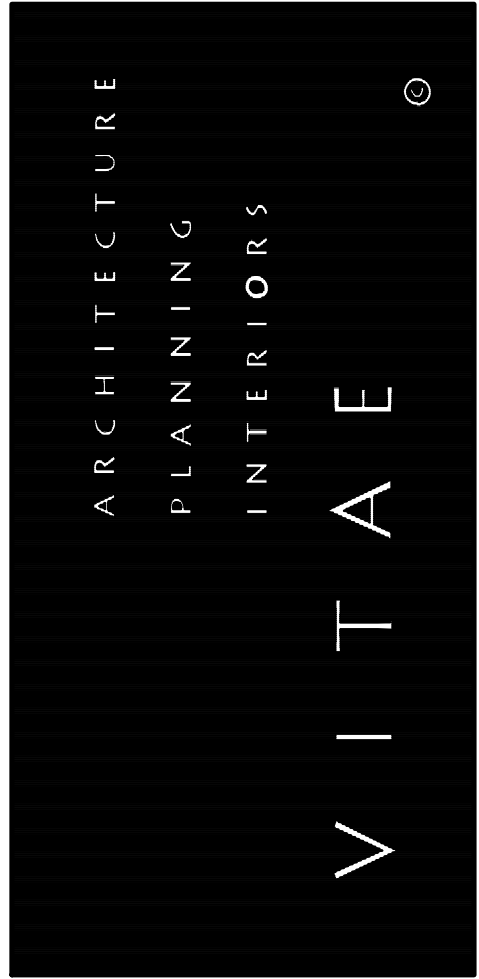
1 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

1 DOCKS.

LEGEND

- CONCRETE PANEL WALL
- DOOR
- CONCRETE STAIRS W/ GUARDRAIL & HANDRAIL.
- GRADE LEVEL OVERHEAD DOOR
- DOCK LEVEL OVERHEAD DOOR
- PJ PANEL JOINT



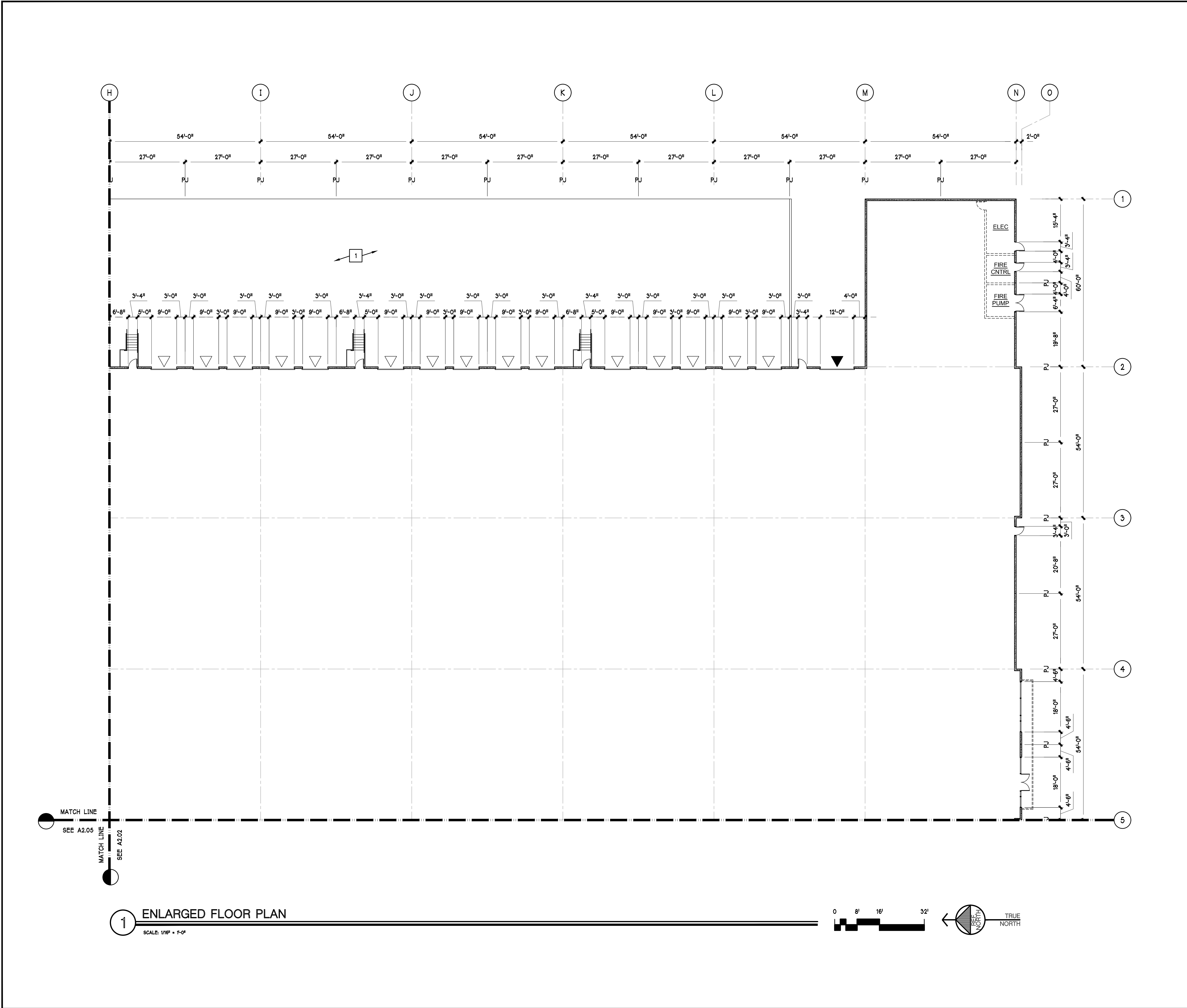
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DEVELOPMENT REVIEW	10/10/24

ENLARGED
FLOOR PLAN



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

KEYNOTES

1 DOCKS.

LEGEND

- CONCRETE PANEL WALL
- DOOR
- CONCRETE STAIRS W/ GUARDRAIL & HANDRAIL.
- GRADE LEVEL OVERHEAD DOOR
- DOCK LEVEL OVERHEAD DOOR
- PJ PANEL JOINT

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DEVELOPMENT REVIEW	10/10/24

KEYNOTES

- 1
- METAL CANOPY ABOVE.
- 2
- STOREFRONT.

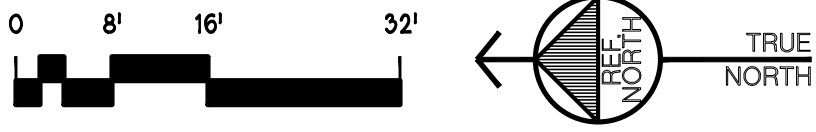
LEGEND

- CONCRETE PANEL WALL
- DOOR
- CONCRETE STAIRS W/ GUARDRAIL & HANDRAIL.
- PJ

PANEL JOINT

1 ENLARGED FLOOR PLAN

SCALE: 1/16" = 1'-0"

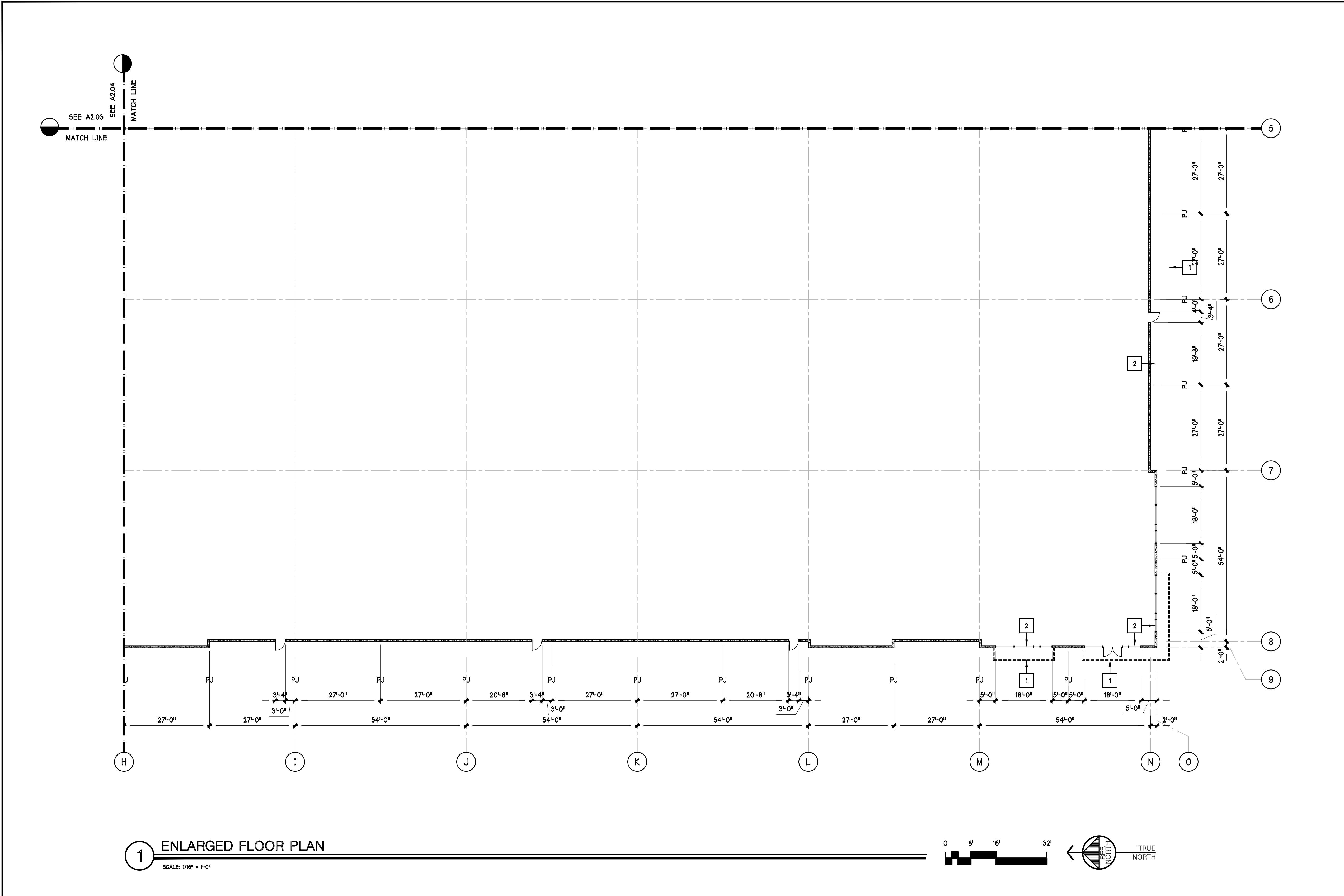


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ENLARGED
FLOOR PLAN

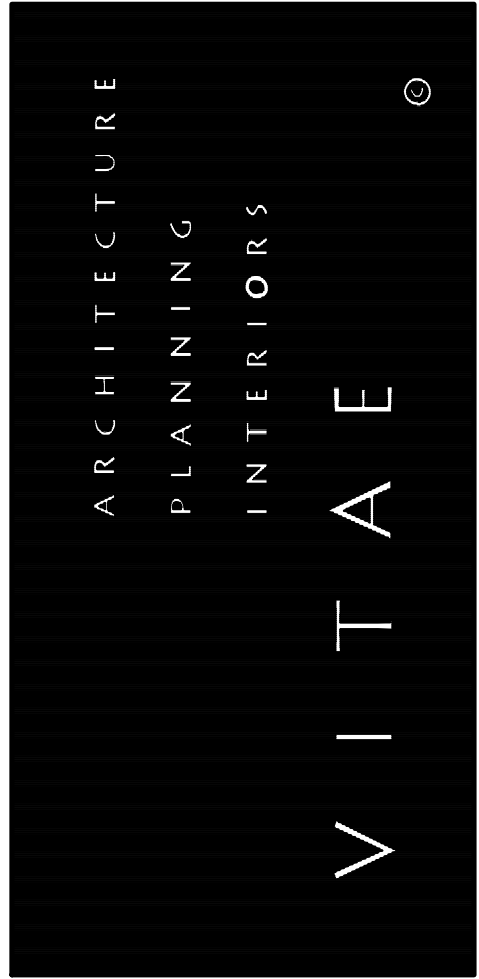


KEYNOTES

- 1 METAL CANOPY ABOVE.
- 2 STOREFRONT.

LEGEND

- CONCRETE PANEL WALL
- DOOR
- CONCRETE STAIRS W/ GUARDRAIL & HANDRAIL.
- PJ PANEL JOINT



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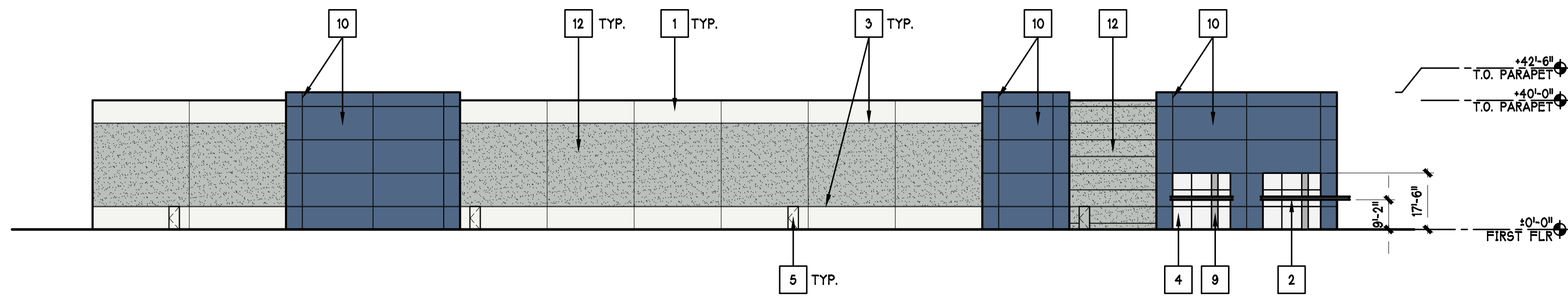


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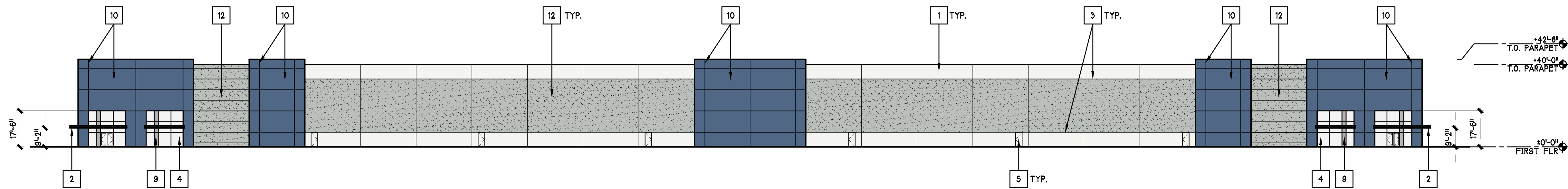
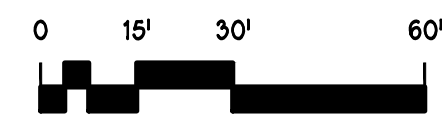
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ENLARGED FLOOR PLAN

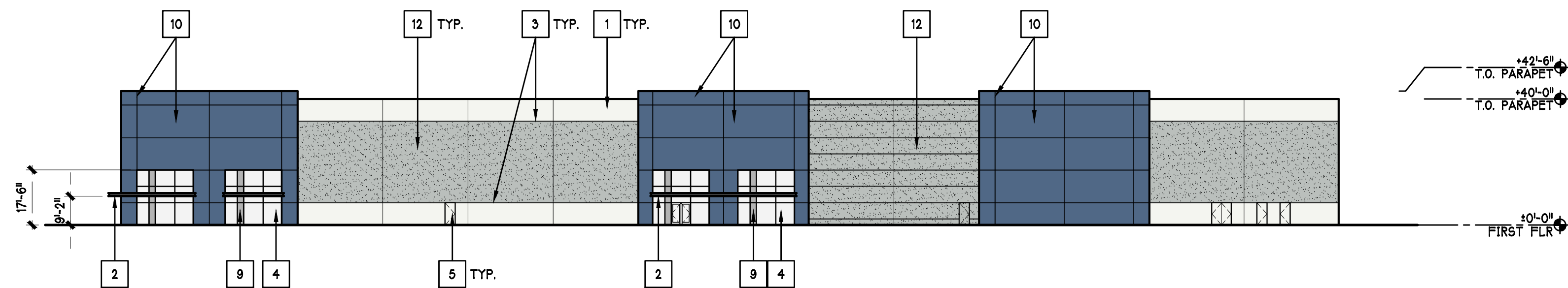
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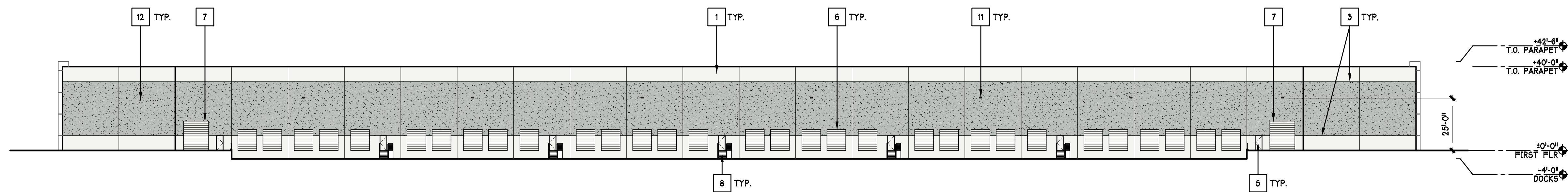
1 NORTH ELEVATION (W SCHULTE RD)
SCALE: 1/4" = 1'-0"



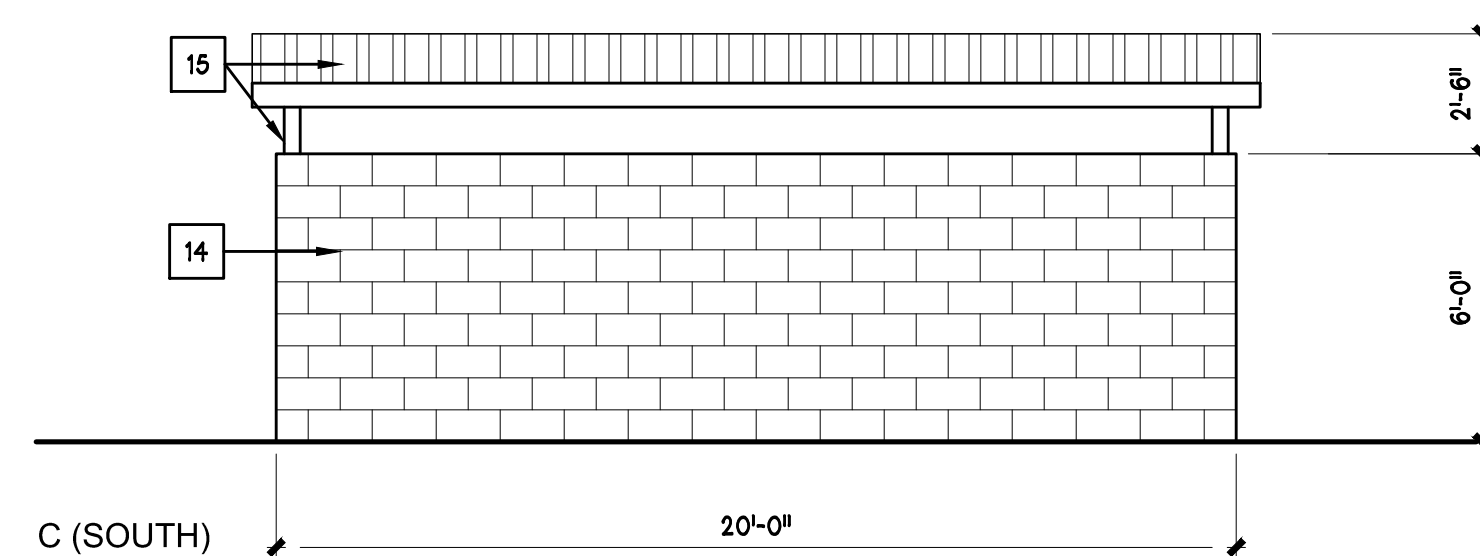
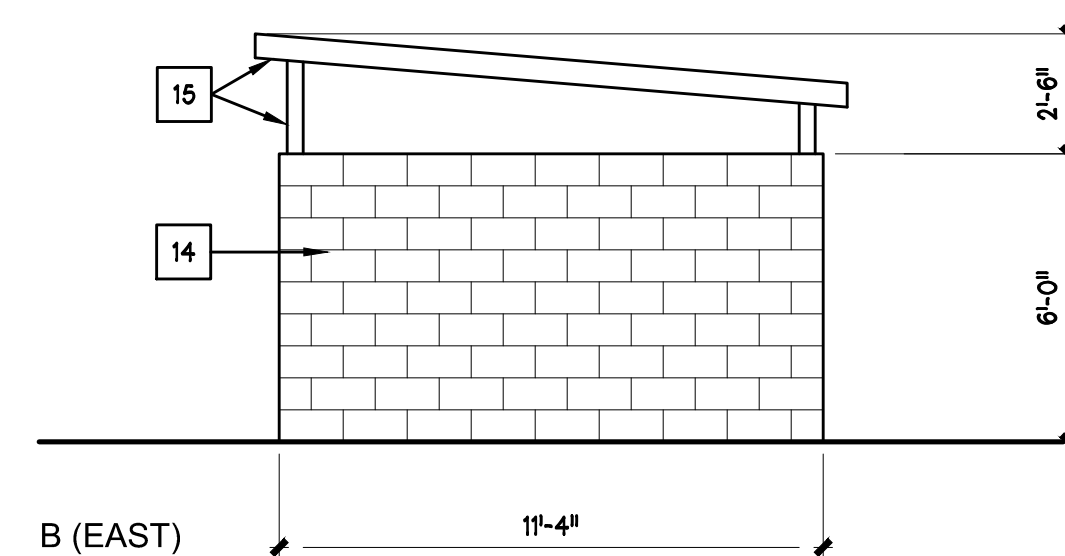
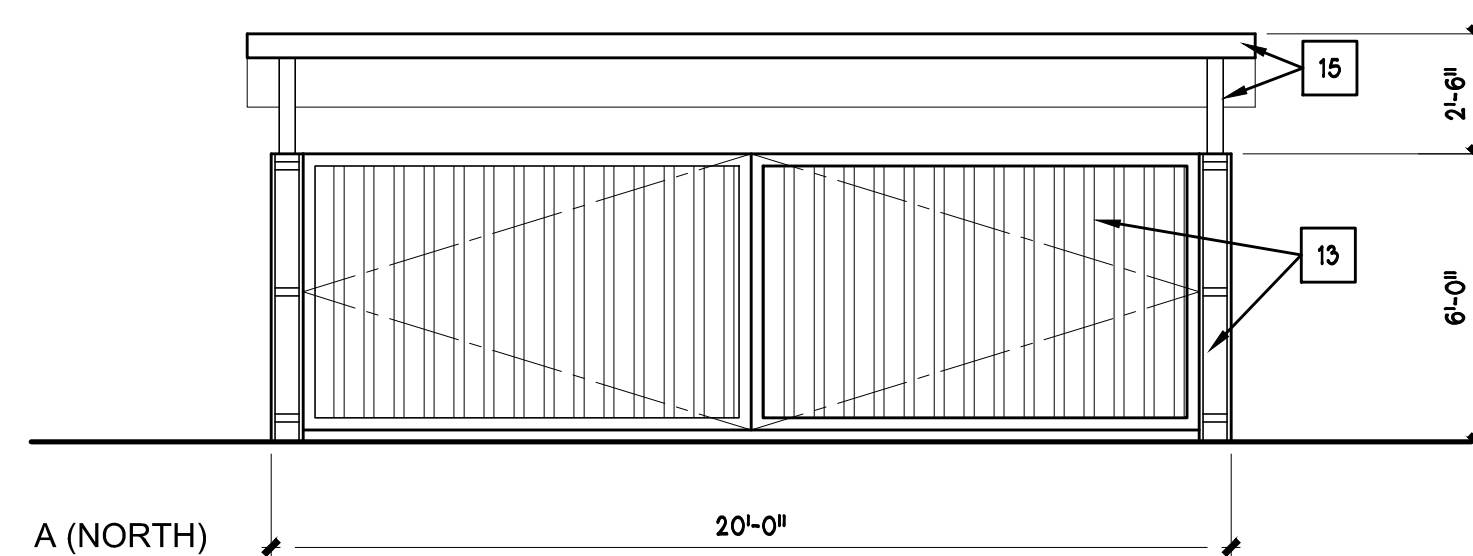
2 WEST ELEVATION (HANSEN RD)
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION (PARKING)
SCALE: 1/4" = 1'-0"



4 EAST ELEVATIONS (DOCKS)
SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



KEYNOTES

- 1 CONCRETE PANEL.
- 2 PAINTED METAL CANOPY.
- 3 CONCRETE REVEALS.
- 4 STOREFRONT SYSTEM.
- 5 MAN DOOR.
- 6 9'x10' OVERHEAD DOCK DOOR.
- 7 12'x14' OVERHEAD GRADE LEVEL DOOR.
- 8 CONCRETE STAIRS W/ PAINTED METAL GUARDRAIL & HANDRAIL.
- 9 ACCENT GLASS.
- 10 CONCRETE PANEL BUILDING BUMP OUT W/ REVEALS & ACCENT PAINT.
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ACCENT PAINT.
- 13 PRE-FINISHED CORRUGATED METAL TRASH ENCLOSURE GATES & POSTS - PAINTED TO MATCH BUILDING.
- 14 SMOOTH FACED CMU TRASH ENCLOSURE - PAINTED TO MATCH BUILDING.
- 15 PRE-FINISHED CORRUGATED METAL ROOF W/ TUBE STEEL FRAMING - PAINTED TO MATCH BUILDING.

NEW WAREHOUSE BUILDING

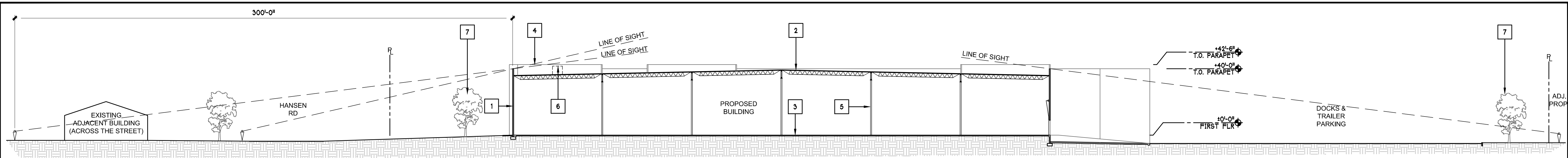
16286 W SCHULTE RD
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MATERIALS LIST

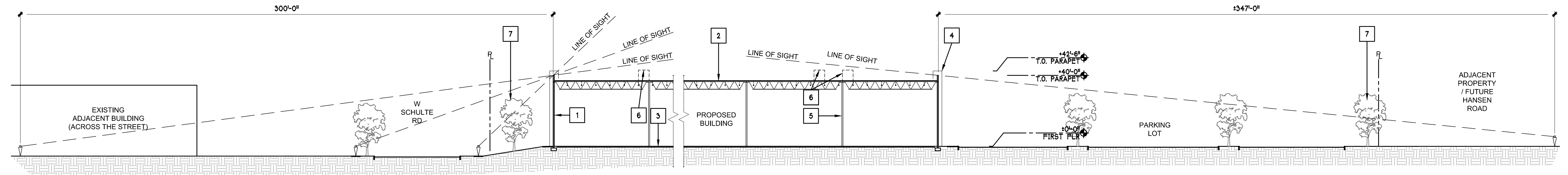
FIELD WALLS, MAN DOORS & OVERHEAD DOORS: OFF-WHITE
ACCENT PAINT: GREY
ACCENT PAINT @ BUMP OUTS: STEEL BLUE
ACCENT PAINT @ CANOPY: CHARCOAL GREY
STOREFRONT GLASS: GREY GLASS
STOREFRONT ACCENT GLASS: DARK GREY
STOREFRONT FRAME: CLEAR ANODIZED

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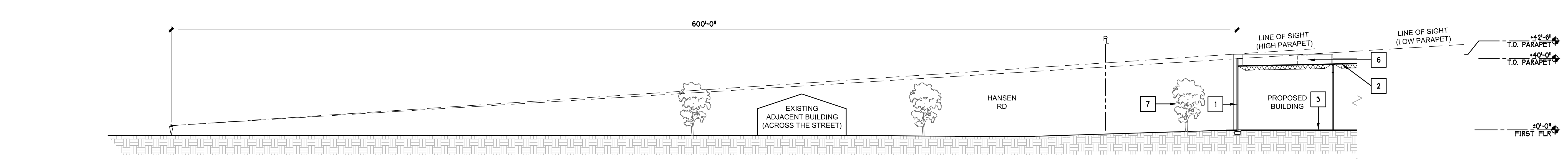
EXTERIOR ELEVATIONS



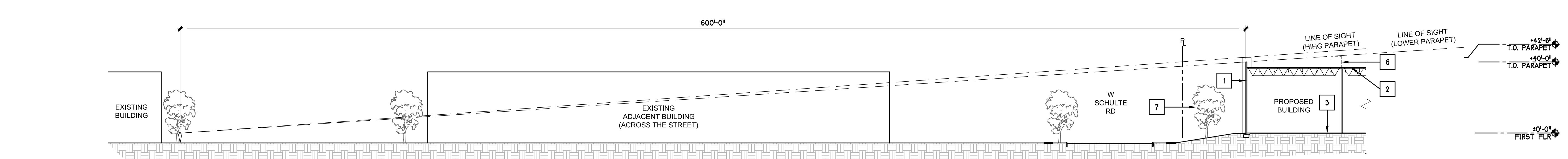
1 CROSS SECTION
SCALE: 1" = 30'-0"



2 CROSS SECTION
SCALE: 1" = 30'-0"



3 CROSS SECTION
SCALE: 1" = 30'-0"



4 CROSS SECTION
SCALE: 1" = 30'-0"

KEYNOTES

- 1 CONCRETE PANEL.
- 2 SINGLE PLY ROOFING SYSTEM O/ COVER BOARD O/ STRUCTURAL DECK O/ ROOF FRAMING.
- 3 CONCRETE SLAB.
- 4 HIGH PARAPET BEYOND.
- 5 STEEL COLUMN.
- 6 OUTLINE OF FUTURE MECHANICAL EQUIPMENT SCREENED BY PARAPET.
- 7 LANDSCAPING - SEE LANDSCAPE DRAWINGS.

JOB NO.	221111
SCALE	AS SHOWN
DATE	10/10/24
CHECKED BY	BK
DRAWN BY	CL
DEVELOPMENT REVIEW & REZONING	06/23/21
DEVELOPMENT REVIEW & REZONING	10/07/21
DEVELOPMENT REVIEW	01/14/22
DEVELOPMENT REVIEW	10/18/22
DEVELOPMENT REVIEW	06/08/23
DEVELOPMENT REVIEW	03/19/24
DEVELOPMENT REVIEW	10/10/24

CROSS
SECTIONS



1 VIEW FROM W SCHULTE RD & HANSEN RD



2 VIEW FROM HANSEN RD (MAIN ENTRY & PARKING)



3 VIEW FROM W SCHULTE RD

NEW WAREHOUSE BUILDING

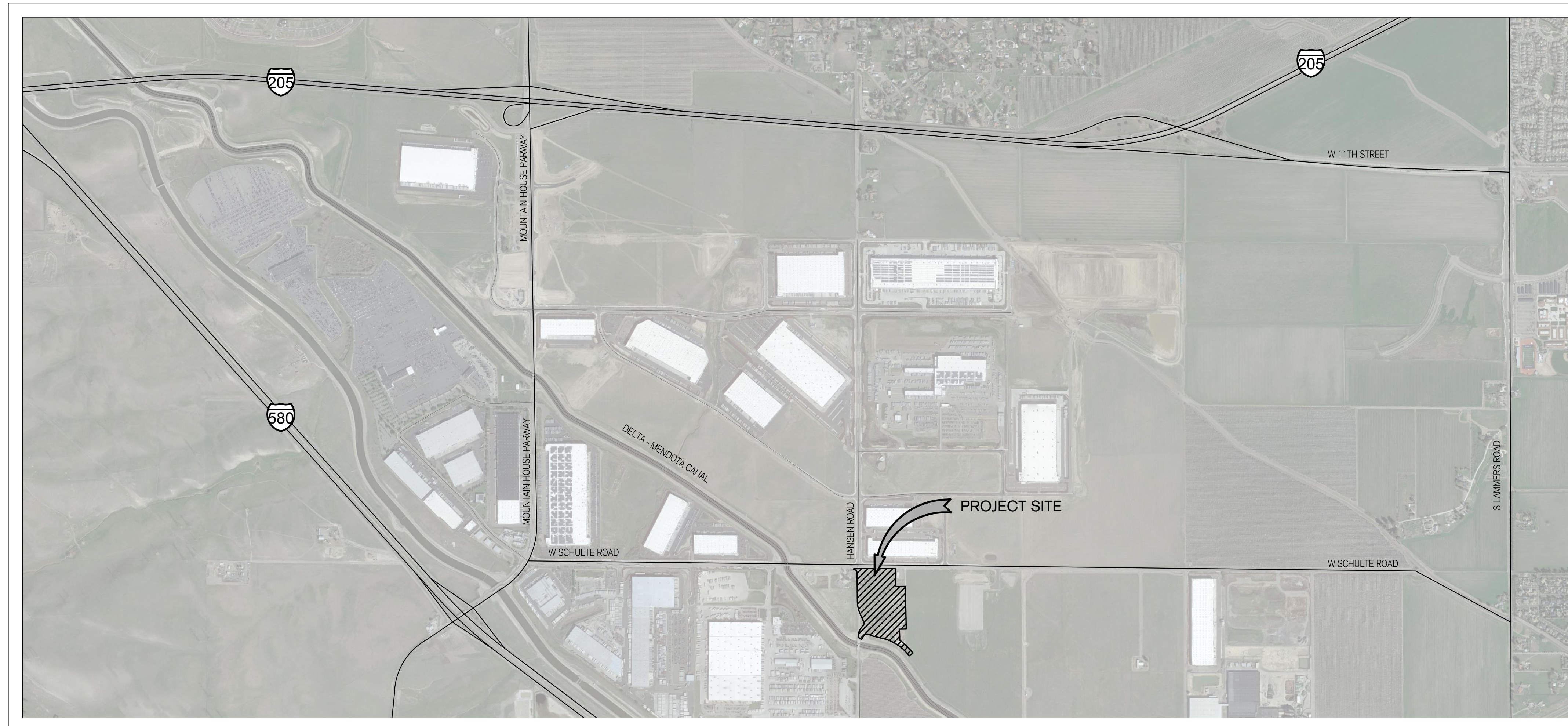
16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	221111
SCALE	AS SHOWN
DATE	10/10/24
CHECKED BY	BK
DRAWN BY	CL
DEVELOPMENT REVIEW & REZONING	06/23/21
DEVELOPMENT REVIEW & REZONING	10/07/21
DEVELOPMENT REVIEW	01/14/22
DEVELOPMENT REVIEW	10/18/22
DEVELOPMENT REVIEW	06/08/23
DEVELOPMENT REVIEW	03/19/24
DEVELOPMENT REVIEW	10/10/24

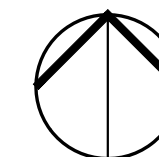
RENDERINGS

NEW WAREHOUSE BUILDING

**16286 W. SCHULTE ROAD
CITY OF TRACY, CALIFORNIA
SAN JOAQUIN COUNTY**



PROJECT SITE MAP
NOT TO SCALE



ABBREVIATIONS:

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CEMENT	MIL	MILIMETER
APN	ASSESSOR PARCEL NUMBER	N.T.S.	NOT TO SCALE
ASSY	ASSEMBLY	OC	ON CENTER
BFP	BACKFLOW PREVENTER	OH	OVERHEAD ELECTRIC
C	CONCRETE	P	PAVEMENT
C.O.T.	CITY OF TRACY	POC	POINT OF CONNECTION
DI	DUCTILE IRON	PSI	POUNDS PER SQUARE INCH
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
E	ELECTRIC	PVC	POLYVINYL CHLORIDE
EC	EXISTING CONCRETE	R/W	RIGHT-OF-WAY
EFL	EXISTING FLOW LINE	RC	RELATIVE COMPACTION
EG	EXISTING GRADE	RCP	REINFORCED CLAY PIPE
EP	EXISTING PAVEMENT	SD	STORM DRAIN
ETC	EXISTING TOP OF CURB	SDCB	STORM DRAIN CATCH BASIN
EX	EXISTING	SF	SQUARE FEET
FG	FINISHED GRADE	SS	SANITARY SEWER
FL	FLOW LINE	STD	STANDARD
G	GAS	STDS	STANDARDS
GPH	GALLONS PER HOUR	TC	TOP OF CURB
GPM	GALLONS PER MINUTE	TYP	TYPICAL
ICV	IRRIGATION CONTROL VALVE	VCP	VITRIFIED CLAY PIPE
INVT	INVERT	W	WATER

PROJECT CONTACTS

CIVIL ENGINEER

SIEGFRIED
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
CONTACT: ADAM MERRILL, P.E.
PHONE: (209) 943-2021
FAX: (209) 942-0214
EMAIL: amerrill@siegfriedeng.com

LANDSCAPE ARCHITECT

SIEGFRIED
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
CONTACT: ROBERT NORBUTAS, JR., ASLA
PHONE: (209) 943-2021
FAX: (209) 942-0214
EMAIL: bnorbutas@siegfriedeng.com

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C3.0	PAVING AND DIMENSIONING PLAN
C3.1	W SCHULTE RD. CROSS-SECTIONS
C3.2	HANSEN RD. CROSS-SECTIONS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
L2.0	TREE PLAN
L2.1	SHRUB AND GROUND COVER PLAN



Know what's **below**.
Call before you dig.



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3428 Brookside Rd
Stockton, CA 95219
209-943-2021

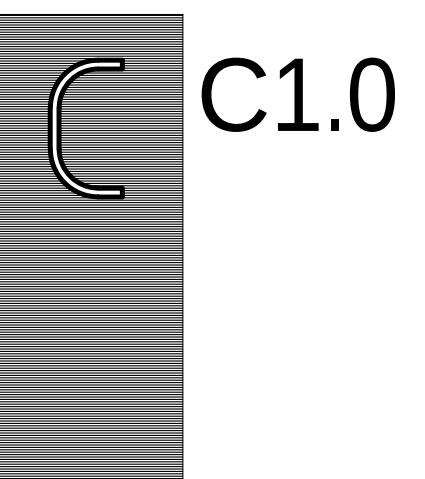
 PANATTONI®

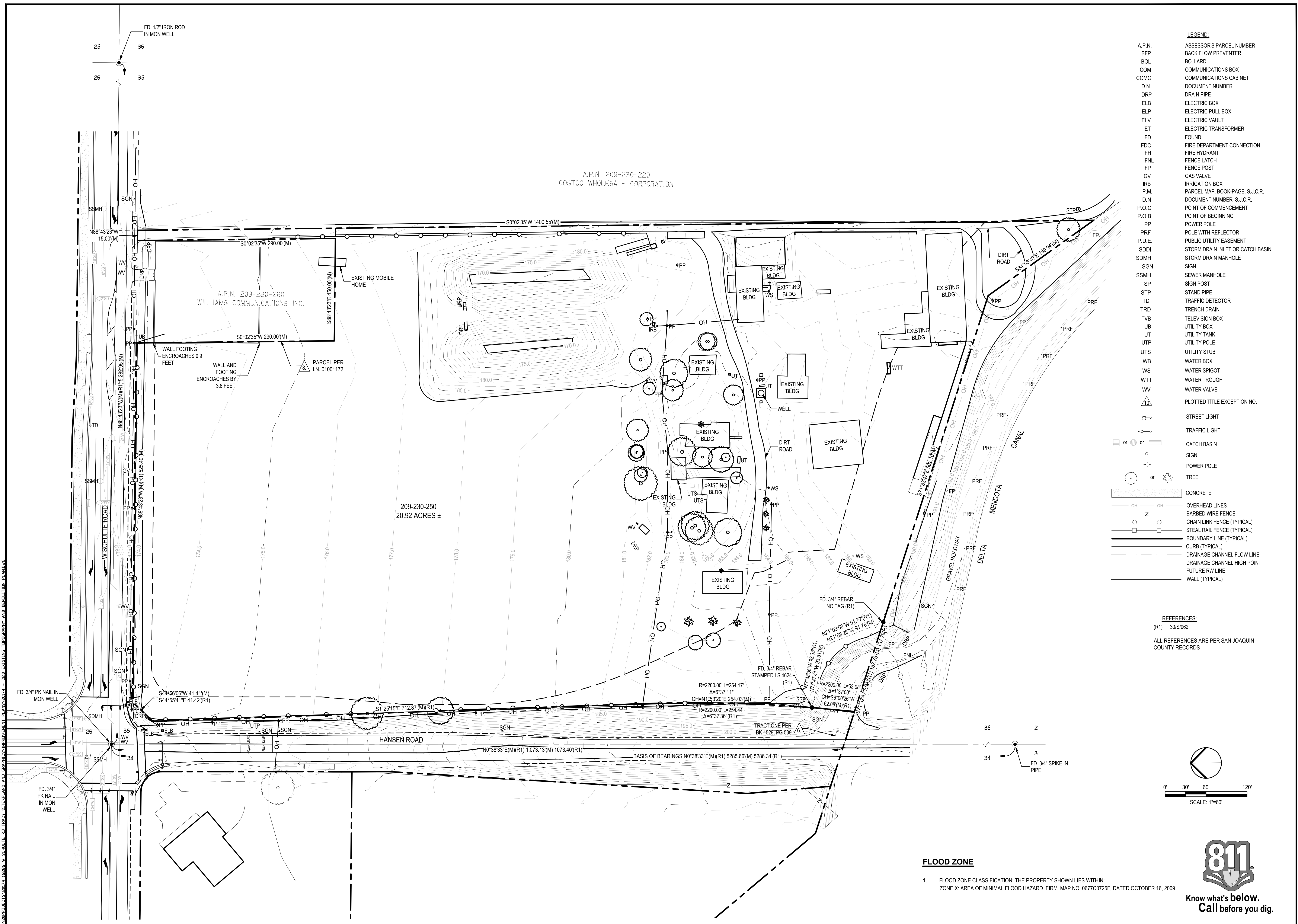
NEW WAREHOUSE BUILDING

16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174	
SCALE	AS SHOWN	-
DATE	October 25, 2024	
CHECKED BY	ARM	-
DRAWN BY	ARM	-

COVER SHEET





- LEGEND:**
- | | |
|----------|----------------------------------|
| A.P.N. | ASSESSOR'S PARCEL NUMBER |
| BFP | BACK FLOW PREVENTER |
| BOL | BOLLARD |
| COM | COMMUNICATIONS BOX |
| COMC | COMMUNICATIONS CABINET |
| D.N. | DOCUMENT NUMBER |
| DRP | DRAIN PIPE |
| ELB | ELECTRIC BOX |
| ELP | ELECTRIC PULL BOX |
| ELV | ELECTRIC VAULT |
| ET | ELECTRIC TRANSFORMER |
| FD. | FOUND |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FNL | FENCE LATCH |
| FP | FENCE POST |
| GV | GAS VALVE |
| IRB | IRRIGATION BOX |
| P.M. | PARCEL MAP, BOOK-PAGE, S.J.C.R. |
| D.N. | DOCUMENT NUMBER, S.J.C.R. |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| PP | POWER POLE |
| PRF | POLE WITH REFLECTOR |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| SDDI | STORM DRAIN INLET OR CATCH BASIN |
| SDMH | STORM DRAIN MANHOLE |
| SGN | SIGN |
| SSMH | SEWER MANHOLE |
| SP | SIGN POST |
| STP | STAND PIPE |
| TD | TRAFFIC DETECTOR |
| TRD | TRENCH DRAIN |
| TVB | TELEVISION BOX |
| UB | UTILITY BOX |
| UT | UTILITY TANK |
| UTP | UTILITY POLE |
| UTS | UTILITY STUB |
| WB | WATER BOX |
| WS | WATER SPIGOT |
| WTT | WATER TROUGH |
| WV | WATER VALVE |
| △ | PLOTTED TITLE EXCEPTION NO. |
| ↔ | STREET LIGHT |
| ↔ | TRAFFIC LIGHT |
| ○ or ○ | CATCH BASIN |
| ○ | SIGN |
| ○ | POWER POLE |
| ○ or ○ | TREE |
| CONCRETE | CONCRETE |
| OH | OVERHEAD LINES |
| Z | BARBED WIRE FENCE |
| ○ | CHAIN LINK FENCE (TYPICAL) |
| □ | STEEL RAIL FENCE (TYPICAL) |
| --- | BOUNDARY LINE (TYPICAL) |
| --- | CURB (TYPICAL) |
| --- | DRAINAGE CHANNEL FLOW LINE |
| --- | DRAINAGE CHANNEL HIGH POINT |
| --- | FUTURE RW LINE |
| --- | WALL (TYPICAL) |
- REFERENCES:**
- (R1) 33/S062
- ALL REFERENCES ARE PER SAN JOAQUIN COUNTY RECORDS

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3428 Brookside Rd
Stockton, CA 95219
209-943-2021



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NEW WAREHOUSE BUILDING

16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174
SCALE	AS SHOWN
DATE	October 25, 2024
CHECKED BY	AKM
DRAWN BY	ARM

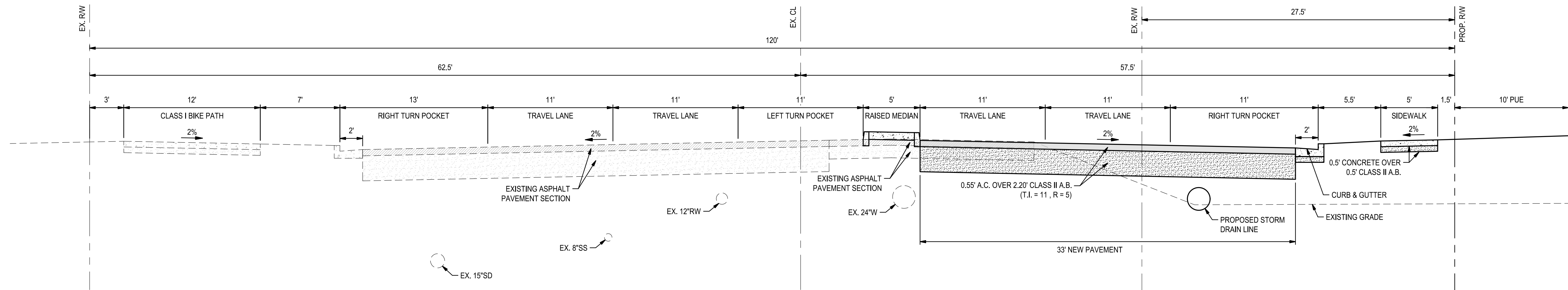
EXISTING TOPOGRAPHY & DEMOLITION PLAN

C2.0

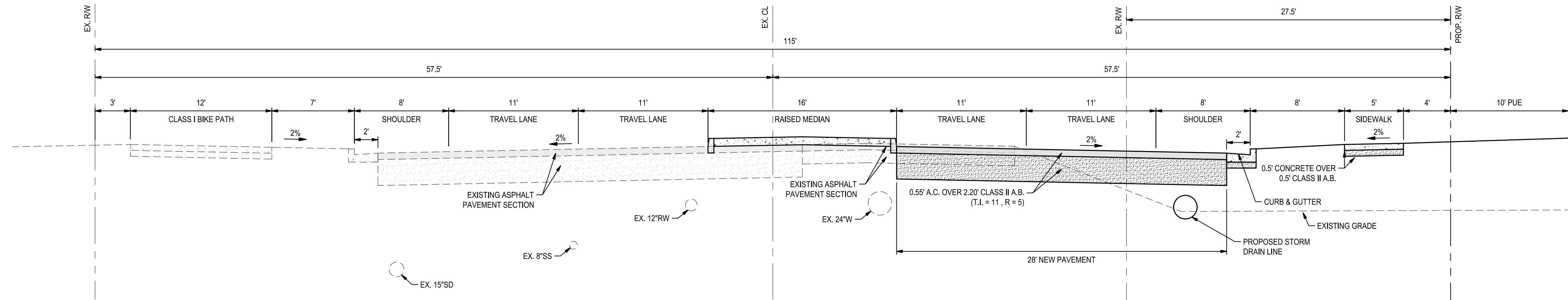
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C:\PROJECTS\2017-16286 W SCHULTE RD TRACY SITE PLANS AND GRAPHICS\IMPROVEMENT PLANS\2017-16286 W SCHULTE RD CROSS-SECTIONS.DWG

10/25/2024 10:10:10 AM



A-A WEST SCHULTE ROAD TYPICAL CROSS SECTION 1
NOT TO SCALE



B-B WEST SCHULTE ROAD TYPICAL CROSS SECTION 2
NOT TO SCALE



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Stockton, CA 95219
209-943-2021



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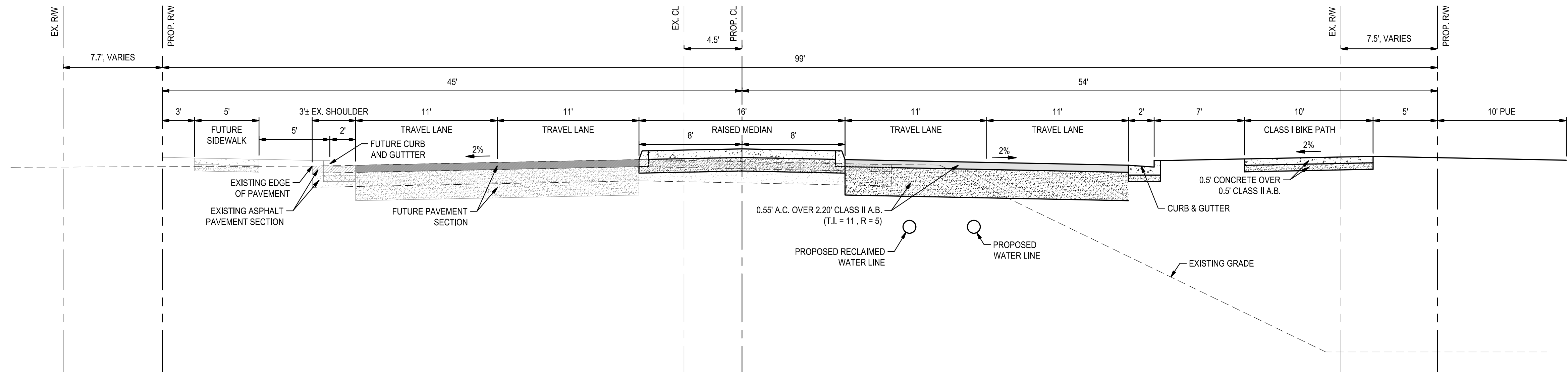
**NEW
WAREHOUSE
BUILDING**

16286 W SCHULTE RD
TRACY, CA 95377

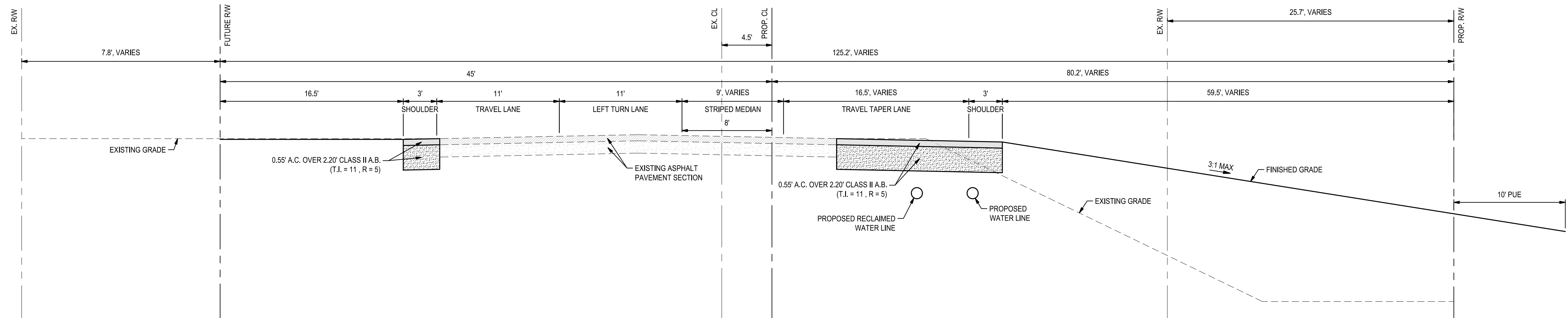
JOB NO.	20174
SCALE	AS SHOWN
DATE	October 25, 2024
CHECKED BY	AKM
DRAWN BY	ARM

**W SCHULTE
RD. CROSS-
SECTIONS**

C3.1



C-C HANSEN ROAD TYPICAL CROSS SECTION 1
NOT TO SCALE



D-D HANSEN ROAD TYPICAL CROSS SECTION 2
NOT TO SCALE

C:\PROJECTS\2017-16286 W SCHULTE RD TRACY, CA\GRAPHICS\IMPROVEMENT PLANS\2017-16286 W SCHULTE RD CROSS-SECTIONS.DWG



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Stockton, CA 95219
209-943-2021

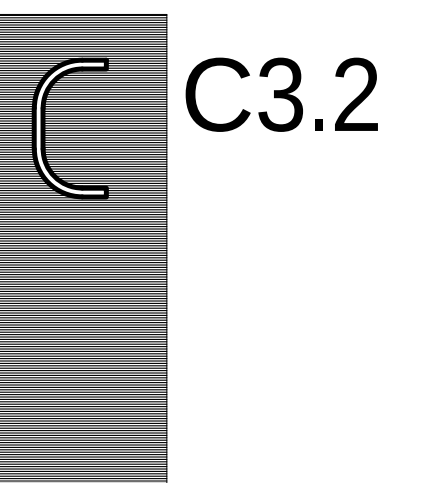


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**NEW
WAREHOUSE
BUILDING**
16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174
SCALE	AS SHOWN
DATE	October 25, 2024
CHECKED BY	AKM
DRAWN BY	ARM

**HANSEN RD.
CROSS-
SECTIONS**



APN:
209-23-002

APN:
209-23-026



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Stockton, CA 95219
209-943-2021



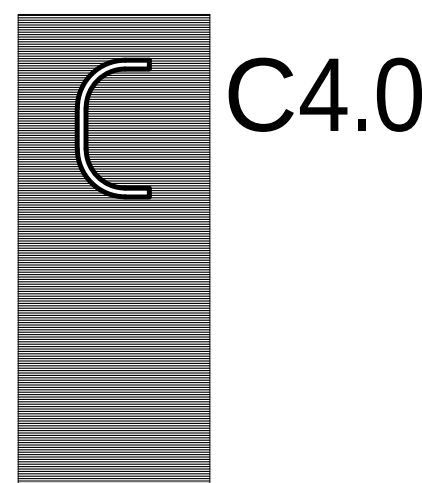
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NEW WAREHOUSE BUILDING

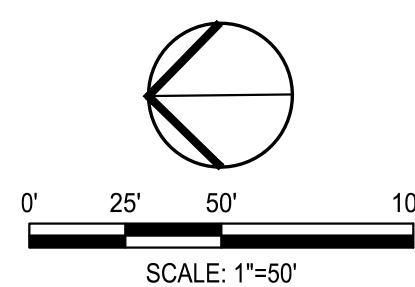
16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174
SCALE	AS SHOWN
DATE	October 25, 2024
CHECKED BY	AKM
DRAWN BY	ARM

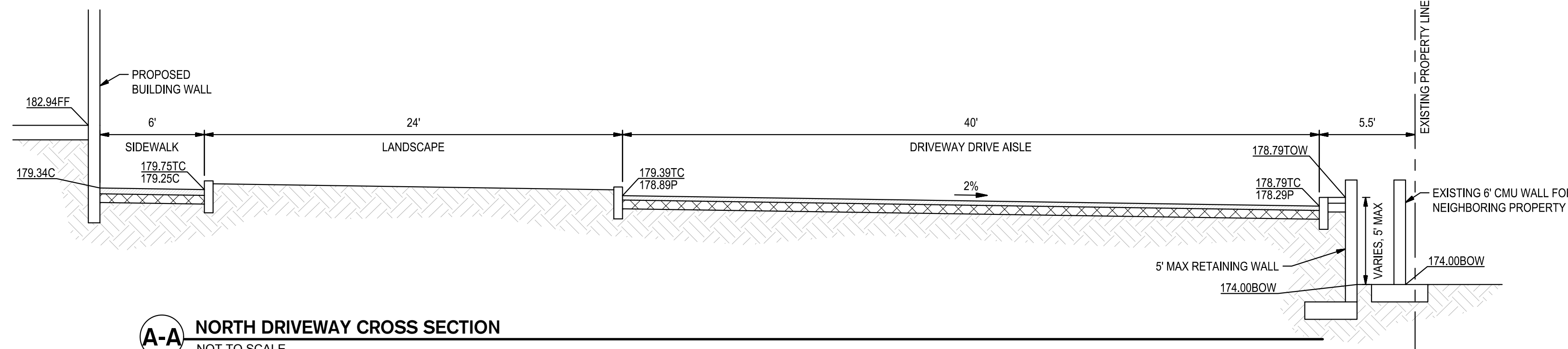
GRADING PLAN



Know what's below.
Call before you dig.



- LEGEND:**
- 3.0 EXISTING GROUND CONTOUR
 - 3.0 PROPOSED GROUND CONTOUR



A-A NORTH DRIVEWAY CROSS SECTION
NOT TO SCALE



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Stockton, CA 95219
209-943-2021

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NEW WAREHOUSE BUILDING

6286 W SCHULTE RD
RACY, CA 95377

OBJ NO. 20174

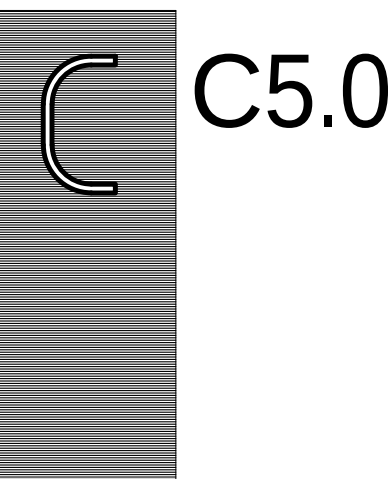
SCALE AS SHOWN

DATE October 25, 2024

CHECKED BY AKM

DRAWN BY ARM

UTILITY PLAN



Know what's **below**.
Call before you dig.

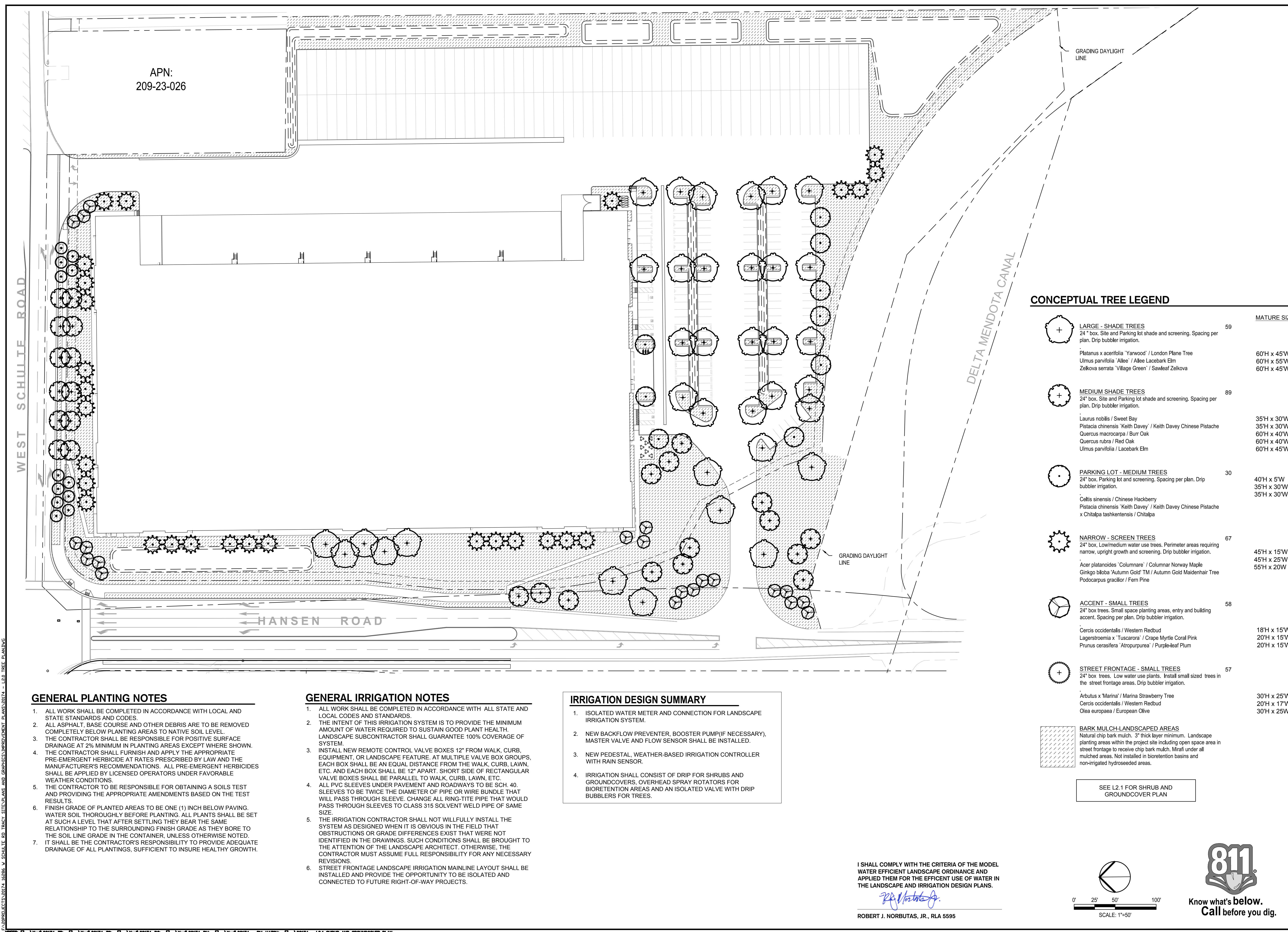
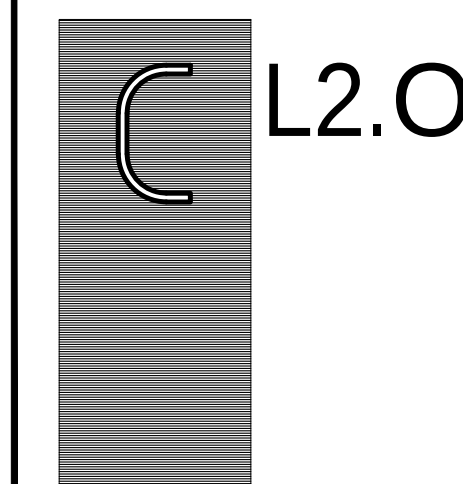


NEW WAREHOUSE BUILDING

16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174
SCALE	AS SHOWN
DATE	October 35, 2024
CHECKED BY	AKM
DRAWN BY	ARM

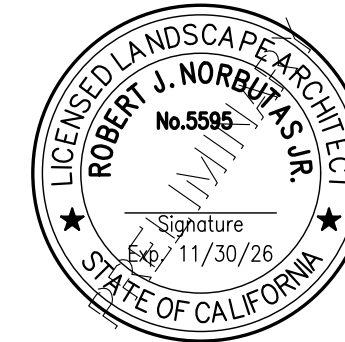
TREE PLAN







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3428 Brookside Rd
Stockton, CA 95219
209-943-2021

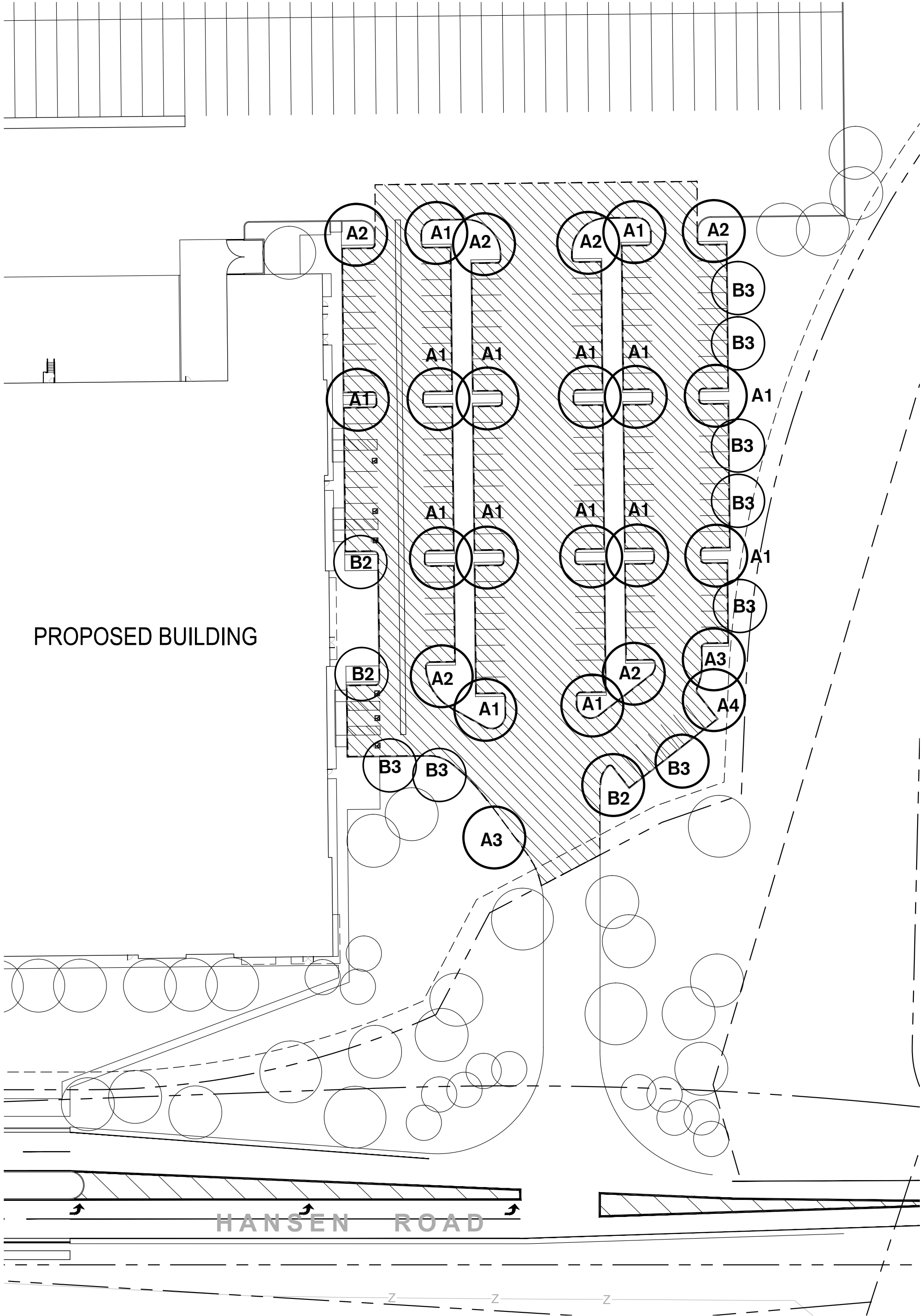
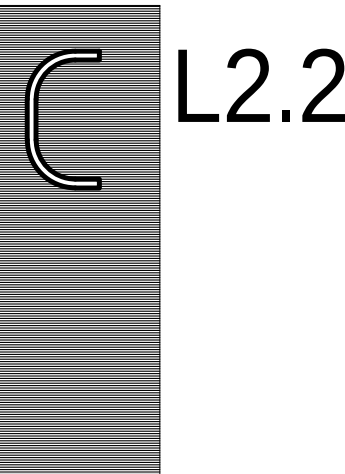


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**NEW
WAREHOUSE
BUILDING**
16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.	20174
SCALE	AS SHOWN
DATE	October 25, 2024
CHECKED BY	AKM
DRAWN BY	ARM

LANDSCAPE
CALCULATIONS



- PARKING LOT AREAS NOTE:
- 1. PER TRACY MUNICIPAL CODE SECTION 10.08.3560
 - 2. **40%** TREE SHADING REQUIREMENT OVER PARKING AREAS AT TREE MATURITY.
 - 3. SHADE PERCENTAGE FIGURES ARE BASED ON THE CANOPY SPREAD PER CODE REQUIREMENTS.
 - 4. TREE IS ASSUMED TO BE PLANTED FROM 24" BOX CONTAINERS MINIMUM, PER CITY STANDARD.

PARKING LOT SHADE CALCULATIONS

SHADE COVERAGE					
TREE TYPE	CANOPY	1 (100%)	2 (75%)	3 (50%)	4 (25%)
A	30'-35'	15 @ 962 SF=14,430	6 @ 722 SF= 4,332	2 @ 481 SF= 962	1 @240 SF= 240
B	25'-30'	—	3 @ 530 SF= 1,590	8 @ 354 SF= 2,832	—
C	20'-25'	—	—	—	—
D	15'-20'	—	—	—	—
TOTALS		14,430 SF	5,922 SF	3,794 SF	240 SF

TOTAL PARKING AREA 59,892 SF

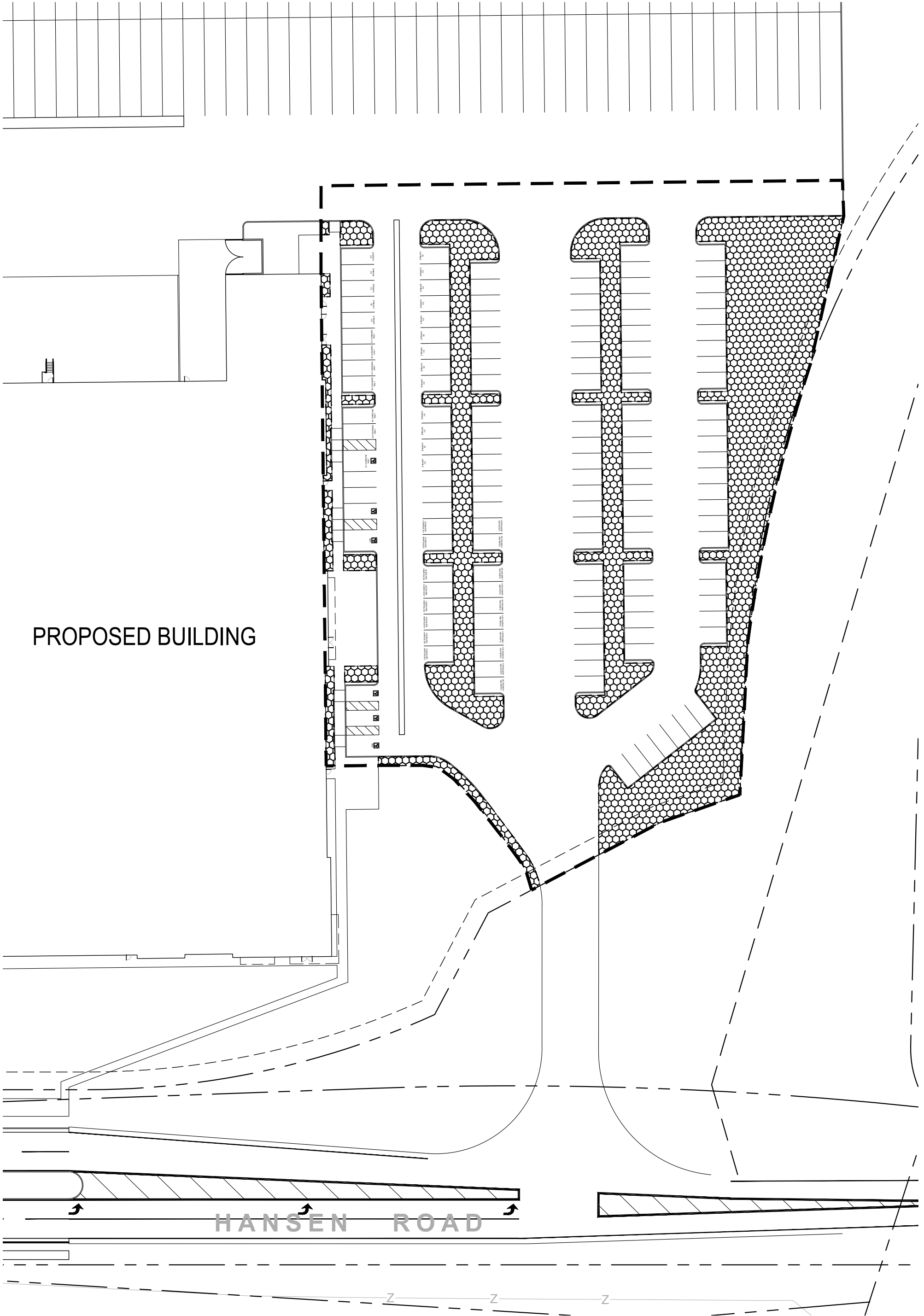
TOTAL SHADED AREA 24,386 SF
REQUIRED SHADED AREA (40%) 23,957 SF
PERCENT SHADED 41%

MEETS CODE REQUIREMENTS

○ TREES NOT APPLIED TO SHADE COVERAGE CALCULATION

XX TREE APPLIED TO SHADE COVERAGE CALCULATION

▨ REPRESENTS PARKING AREA REQUIRED TO MEET SHADING REQUIREMENTS.

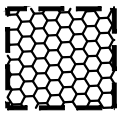


- PARKING LANDSCAPE CALCULATIONS NOTE:
- 1. CITY OF TRACY REQUIRES A MINIMUM OF **20%** OF THE PARKING AREA TO BE LANDSCAPED.

PARKING LOT LANDSCAPE CALCULATIONS

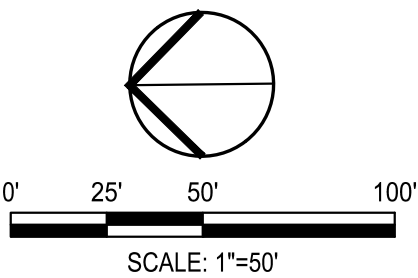
TOTAL PARKING AREA	92,445 SF
TOTAL LANDSCAPE AREA	24,717 SF
REQUIRED LANDSCAPE AREA (20%)	18,570 SF
PERCENT LANDSCAPE	27 %

MEETS CODE REQUIREMENTS



REPRESENTS LANDSCAPE PARKING AREA

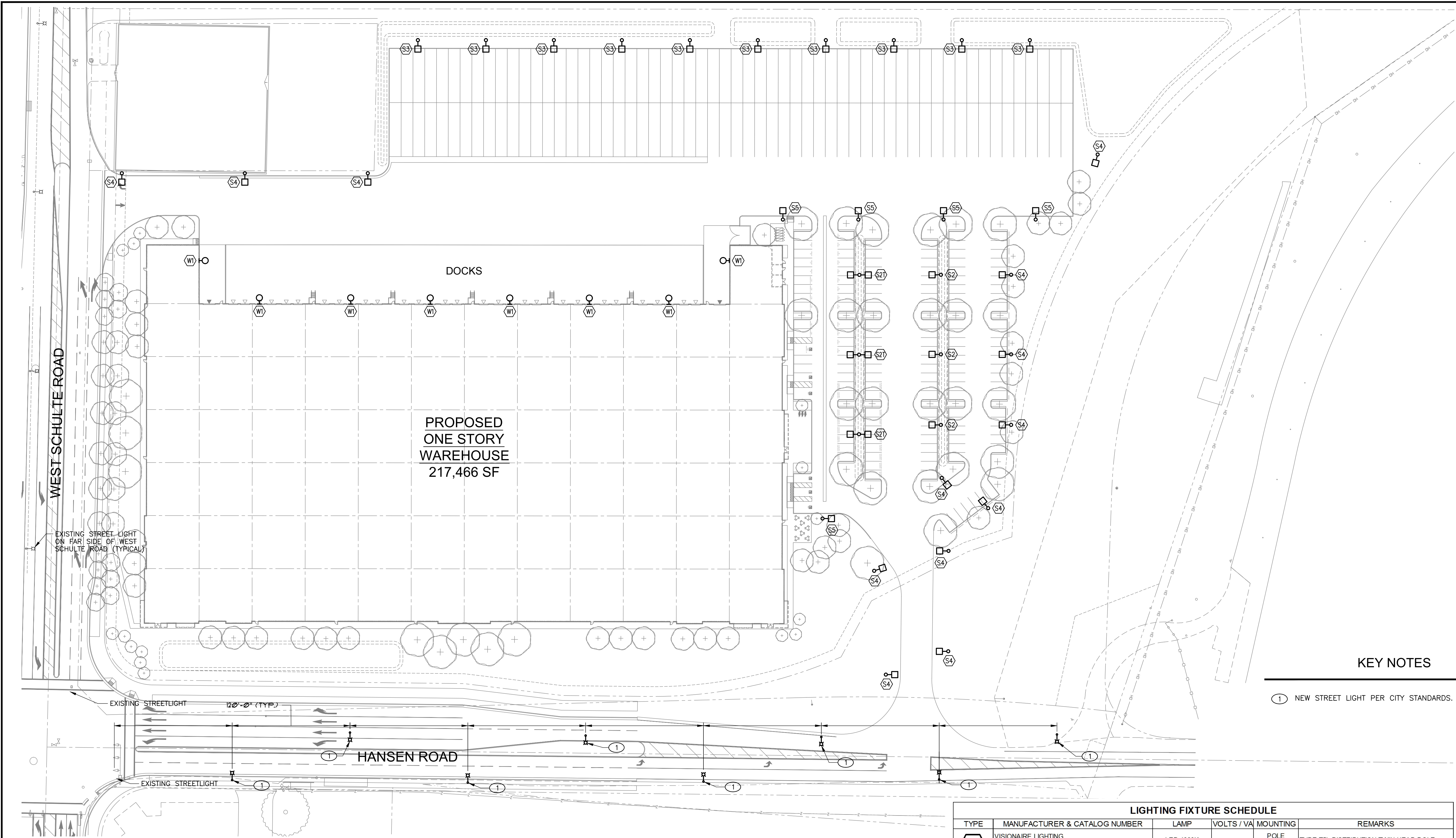
--- PARKING LOT AREA



SEE L2.0 FOR TREE PLAN

PROJECTS: 20174-16286 W SCHULTE RD TRACY SITE PLANS AND GRAPHS: WAREHOUSE PLANS: 20174 - L2.2 LANDSCAPE CALCULATIONS.DWG

REFS: 1. 20174-16286 W SCHULTE RD TRACY SITE PLANS AND GRAPHS: WAREHOUSE PLANS: 20174 - L2.2 LANDSCAPE CALCULATIONS.DWG



1 ENLARGED SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

KEY NOTES

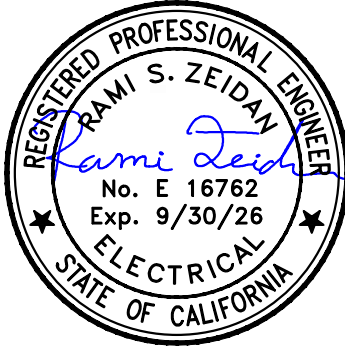
- 1 NEW STREET LIGHT PER CITY STANDARDS.

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER & CATALOG NUMBER	LAMP	VOLTS / VA	MOUNTING	REMARKS
S2T	VISIONAIRE LIGHTING VMX-II-T5LS-25L-4K-UNV-AR-DIM	LED 4000K 25368 LUMENS	277 / 172	POLE MOUNTED @25'	TYPE T5L DISTRIBUTION TWIN-HEAD POLE FIXTURE WITH 172W LED LAMP
S2	VISIONAIRE LIGHTING VMX-II-T5LS-25L-4K-UNV-AR-DIM	LED 4000K 25368 LUMENS	277 / 172	POLE MOUNTED @25'	TYPE T5LS DISTRIBUTION SINGLE-HEAD POLE FIXTURE WITH 172W LED LAMP
S3	VISIONAIRE LIGHTING VMX-II-T4-55L-4K-UNV-AR-DIM	LED 4000K 52765 LUMENS	277 / 400	POLE MOUNTED @25'	TYPE 4 DISTRIBUTION SINGLE-HEAD POLE FIXTURE WITH 400W LED LAMP
S4	LEOTEK LIGHTING AR13-48N-MV-NW-3-XX-120-BLS	LED 4000K 7450 LUMENS	277 / 88	POLE MOUNTED @25'	TYPE 3 DISTRIBUTION SINGLE-HEAD POLE FIXTURE WITH 88W LED LAMP
S5	VISIONAIRE LIGHTING VMX-II-T4-25L-4K-UNV-AR-DIM	LED 4000K 23524 LUMENS	277 / 172	POLE MOUNTED @25'	TYPE 4 DISTRIBUTION SINGLE-HEAD POLE FIXTURE WITH 172W LED LAMP
W1	VISIONAIRE LIGHTING VMS-1-T2-96LC-7-4K-UNV-WM-DIM	LED 4000K 24916 LUMENS	277 / 212	WALL MOUNTED @25'	FORWARD THROW DISTRIBUTION WALL PACK WITH 212W LED LAMP

- LIGHTING FIXTURE NOTES:
- COORDINATE LUMINAIRE FINISH WITH ARCHITECT (TYPICAL).
 - SITE FIXTURES TO BE CONTROLLED BY LIGHTING CONTROL PANEL ASTRONOMICAL TIME CLOCK.



1209 Pleasant Grove Blvd.
Roseville, CA 95678
p 916-771-0778
www.lpengineers.com
Job #: 21-2141

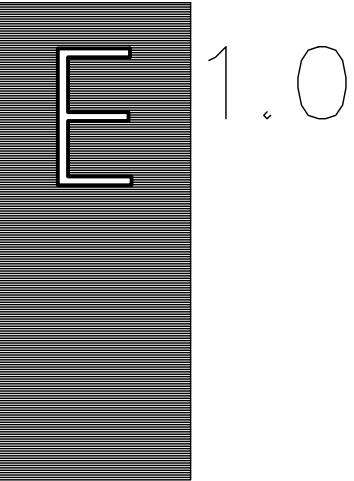


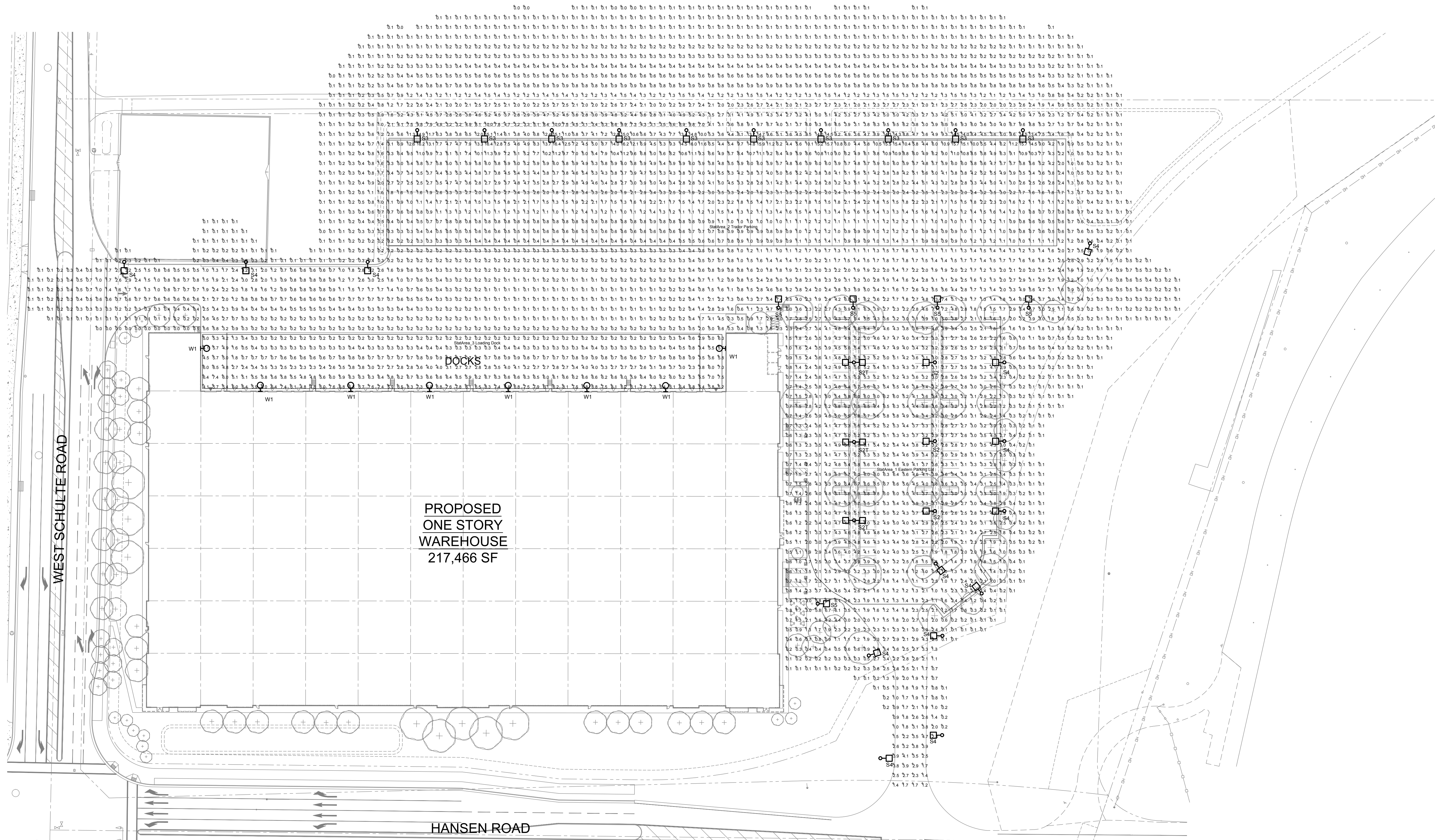
PANATTONI®

NEW
WAREHOUSE
BUILDING
16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.
SCALE 1"=50'
DATE 10/05/2021
CHECKED BY TOM SCHLEPP
DRAWN BY SAMUEL BOGEN

SITE
LIGHTING
PLAN





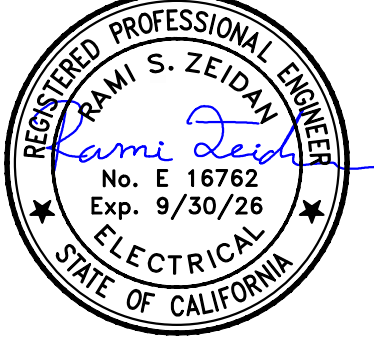
1 ENLARGED SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

Luminaire Schedule												
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	LLF	LLD	LDD	Description	Mounting Height	Luminaire Watts	Data Source Filename	
	3	S2	Single	25360	0.850	0.944	0.900	Visionaire VMX-II_T5LS_25L_4K 25360L	25	172	VMX-II_T5LS_25L_4K.ies	
	3	S2T	Back-Back	25360	0.850	0.944	0.900	Visionaire VMX-II_T5LS_25L_4K 25360L	25	172	VMX-II_T5LS_25L_4K.ies	
	10	S3	Single	52758	0.850	0.944	0.900	Visionaire VMX-II_T4_55L_4K 52758L	25	400	VMX-II_T4_55L_4K.ies	
	9	S4	Single	7450	0.850	0.944	0.900	Leotek AR13-48N-MV-NW-3-XX-120-BLS 7450L	25	88	AR13-48N-MV-NW-3-XX-120-BLS S.ies	
	5	S5	Single	24083	0.850	0.944	0.900	Visionaire VMX-II_T4_25L_4K 24083L	25	172	VMX-II_T4_25L_4K.ies	
	8	W1	Single	24611	0.850	0.944	0.900	Visionaire VMS-1_T2_96LC_7_4K 24611L	25	212	VMS-1_T2_96LC_7_4K.ies	

Calculation Summary										
Label	Description	CalcType	Grid Z	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
StatArea_1	Eastern Parking Lot	Illuminance	0	Fc	3.64	6.70	0.70	5.20	9.57	567
StatArea_2	Trailer Parking	Illuminance	0	Fc	3.54	16.40	0.20	17.70	82.00	759
StatArea_3	Loading Dock	Illuminance	0	Fc	3.16	8.30	0.20	15.80	41.50	324



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www.lpenginers.com
Job #: 21-2141



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16286 W SCHULTE RD
TRACY, CA 95377

JOB NO.
SCALE 1"=50'
DATE 10/05/2021
CHECKED BY TOM SCHLEPP
DRAWN BY SAMUEL BOGEN

SITE
LIGHTING
PHOTOMETRIC
PLAN

