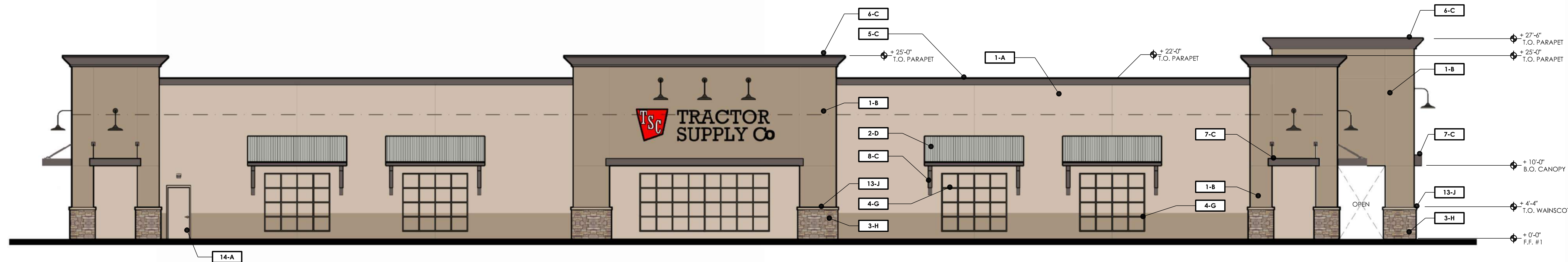


SOUTH ELEVATION

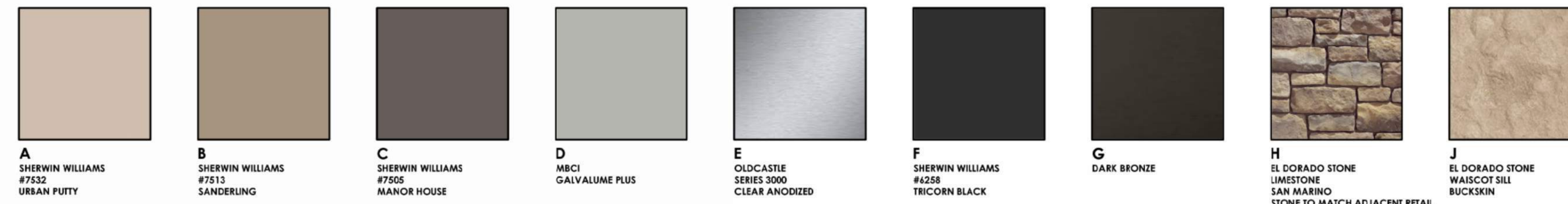
SCALE: 1/8" = 1'-0"



WEST ELEVATION

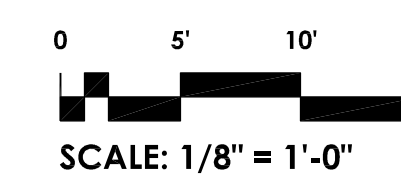
SCALE: 1/8" = 1'-0"

FINISH LEGEND



REFERENCE KEY

- 1 PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN
- 2 CORRUGATED METAL ROOFING
- 3 PREMANUFACTURED STONE VENEER
- 4 DECORATIVE METAL WALL PANELS
- 5 PARAPET TRIM/CAP
- 6 CORNICE PARAPET TRIM
- 7 METAL CANOPY
- 8 DECORATIVE METAL BRACKETS
- 9 ALUMINUM STOREFRONT
- 10 VINYL COATED CHAIN LINK FENCE/GATE SYSTEM
- 11 CMU - SMOOTH FINISH
- 12 CMU - SPLIT FACE
- 13 WAINSCOT SILL
- 14 PAINTED MAN DOOR



DATE: 02/11/26

TRACTOR SUPPLY Co.

UNION RD. & LATHROP RD.
MANTECA, CA.

PLANNING ARCHITECTURE

api

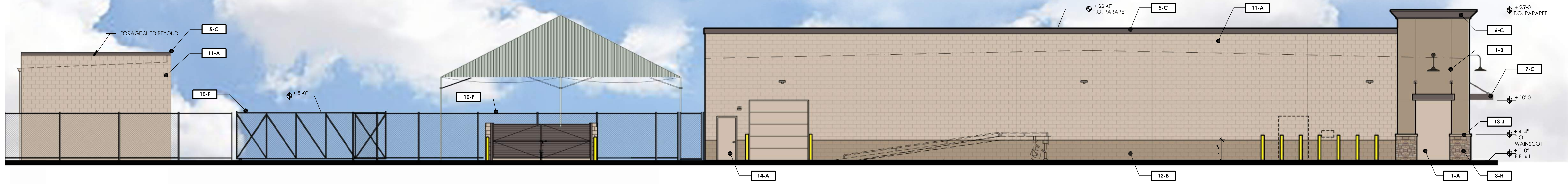
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apirc.com

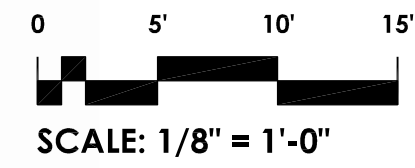
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A0

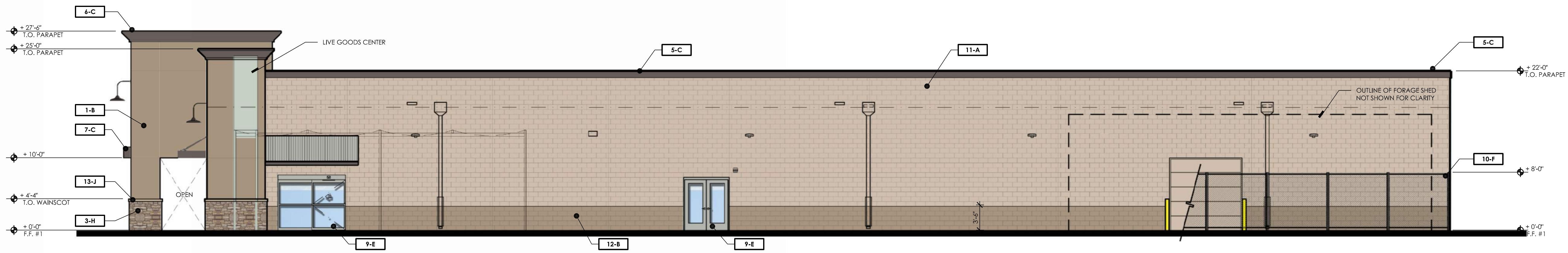


NORTH ELEVATION

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

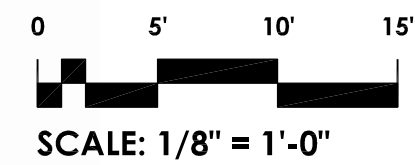


SCALE: 1/8" = 1'-0"



EAST ELEVATION

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



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

FINISH LEGEND

A SHERWIN WILLIAMS #7532 URBAN PUTTY	B SHERWIN WILLIAMS #7513 SANDERLING	C SHERWIN WILLIAMS #7505 MANOR HOUSE	D MBCI GALVALUME PLUS	E OLDCASTLE SERIES 3000 CLEAR ANODIZED	F SHERWIN WILLIAMS #4228 TRICORN BLACK	G DARK BRONZE	H EL DORADO STONE LIMESTONE SAN MARINO STONE TO MATCH ADJACENT RETAIL	J EL DORADO STONE WAINSCOT SILL BUCKSKIN

REFERENCE KEY

- 1 PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN
- 2 CORRUGATED METAL ROOFING
- 3 PREMANUFACTURED STONE VENEER
- 4 DECORATIVE METAL WALL PANELS
- 5 PARAPET TRIM/CAP
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- 7 METAL CANOPY
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- 11 CMU - SMOOTH FINISH
- 12 CMU - SPLIT FACE
- 13 WAINSCOT SILL
- 14 PAINTED MAN DOOR

DATE: 02/11/26

**TRACTOR
SUPPLY Co.**

UNION RD. &
LATHROP RD.
MANTECA, CA.

PLANNING
ARCHITECTURE

api

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ph. 209.577.4661
fx. 209.577.0213

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SHEET:

A1



VICINITY MAP

PROJECT LOCATION
UNION RD & LATHROP RD
MANTECA, CA

PROJECT TEAM

DEVELOPER:
CALIFORNIA GOLD DEVELOPMENT
CORPORATION
133 OLD WARDS FERRY ROAD
SONORA, CA 95370
(209) 577-4661
CONTACT: SCOT PATTERSON

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

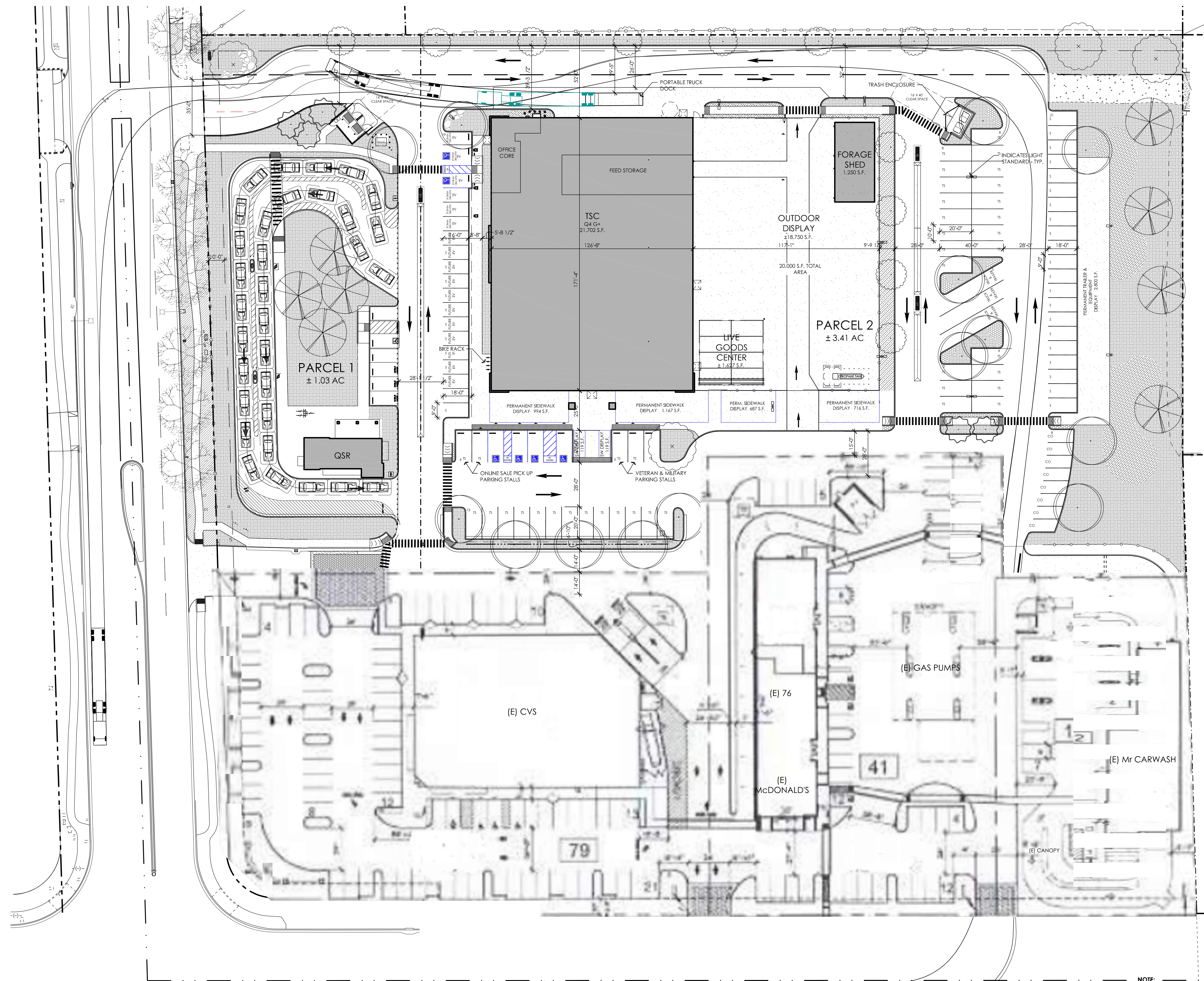
PARCEL 1 - QSR	± 44,675 S.F. (± 1.03 AC)
PARCEL 2 - TRACTOR SUPPLY	± 148,735 S.F. (± 3.41 AC)
TOTAL	± 193,400 S.F. (± 4.44 AC)

PARCEL 1:

QSR BUILDING:	= 950 S.F.
PARKING REQUIRED : FAST FOOD 1 SPACE PER 100 SF	= 10 STALLS
PARKING PROVIDED: CITY OF MANTECA STANDARD (S)	= 5 STALLS
ACCESSIBLE	= 1 STALLS
TOTAL	= 6 STALLS

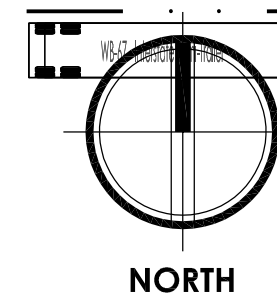
PARCEL 2:

RETAIL BUILDING:	= 21,702 S.F.
PARKING REQUIRED : RETAIL 1 SPACE PER 250 SF	= 87 STALLS
PARKING PROVIDED: TSC STANDARD (TS)	= 41 STALLS
CITY OF MANTECA STANDARD (S)	= 34 STALLS
COMPACT	= 8 STALLS
ACCESSIBLE	= 4 STALLS
ELECTRIC VEHICLE (1 ACCESS) (11 FUTURE)	= 6 STALLS
EXTENDED	= 3 STALLS
TOTAL	= 96 STALLS
PARKING RATIO PROVIDED	= 1/226 S.F.
DISPLAY AREAS: FENCED OUTDOOR DISPLAY	= 18,570 S.F.
PERMANENT SIDEWALK DISPLAY	= 3,792 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY	= 2,800 S.F.
TOTAL DISPLAY AREA	= 25,162 S.F.

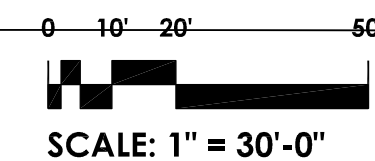


PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



NORTH



SCALE: 1" = 30'-0"

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.

DATE: 02/11/26

TRACTOR SUPPLY Co.

UNION RD. &
LATHROP RD.
MANTECA, CA.

PLANNING
ARCHITECTURE



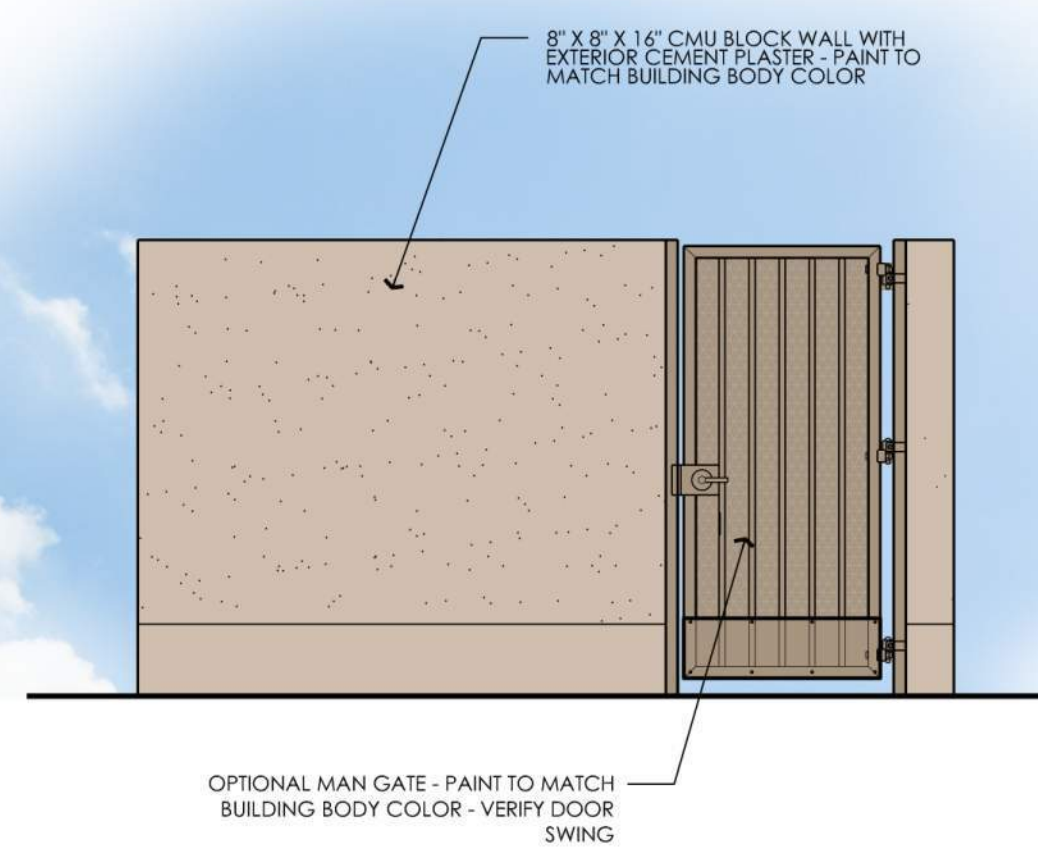
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

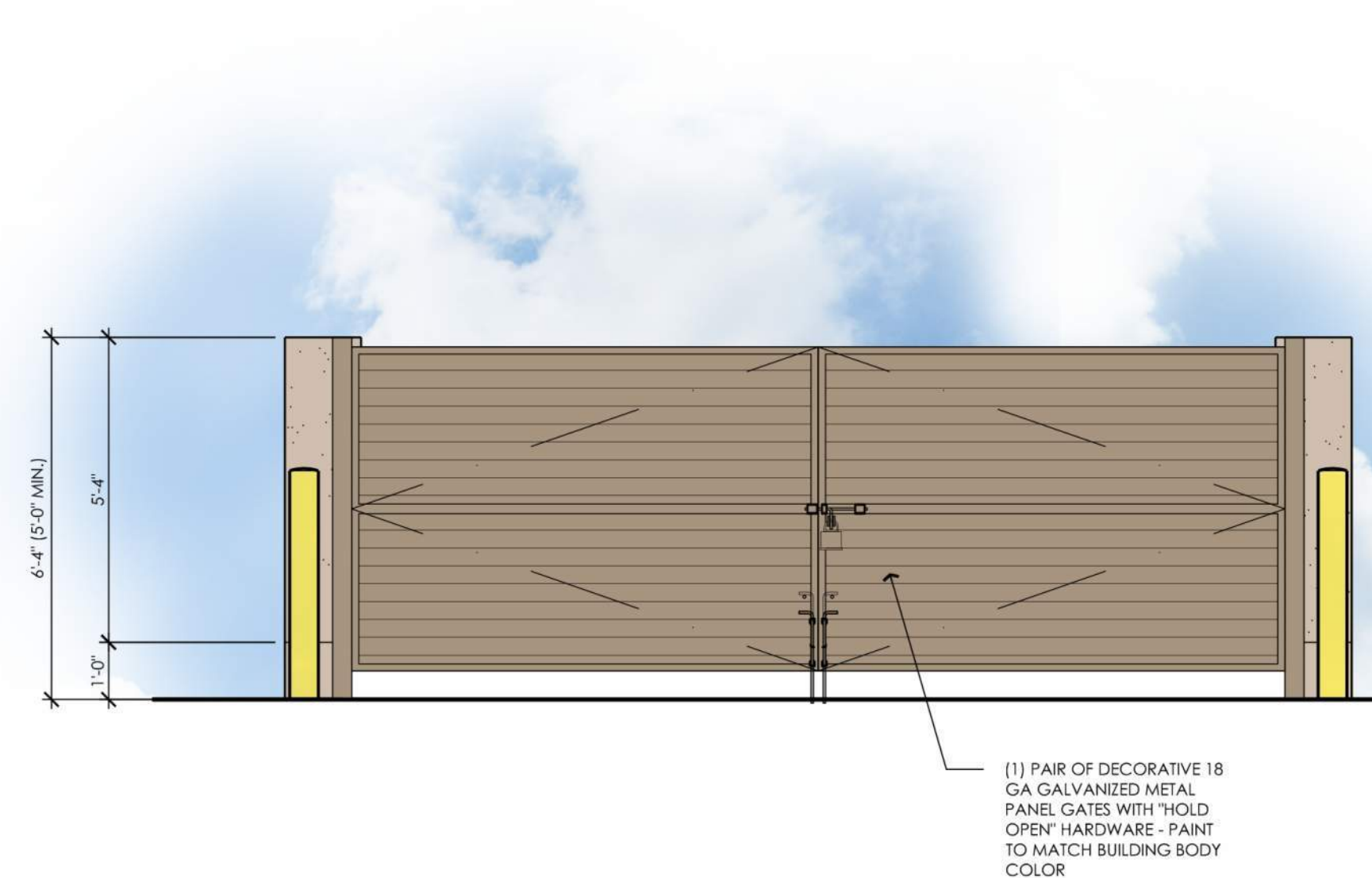
www.apiarc.com

SHEET:

A2.0



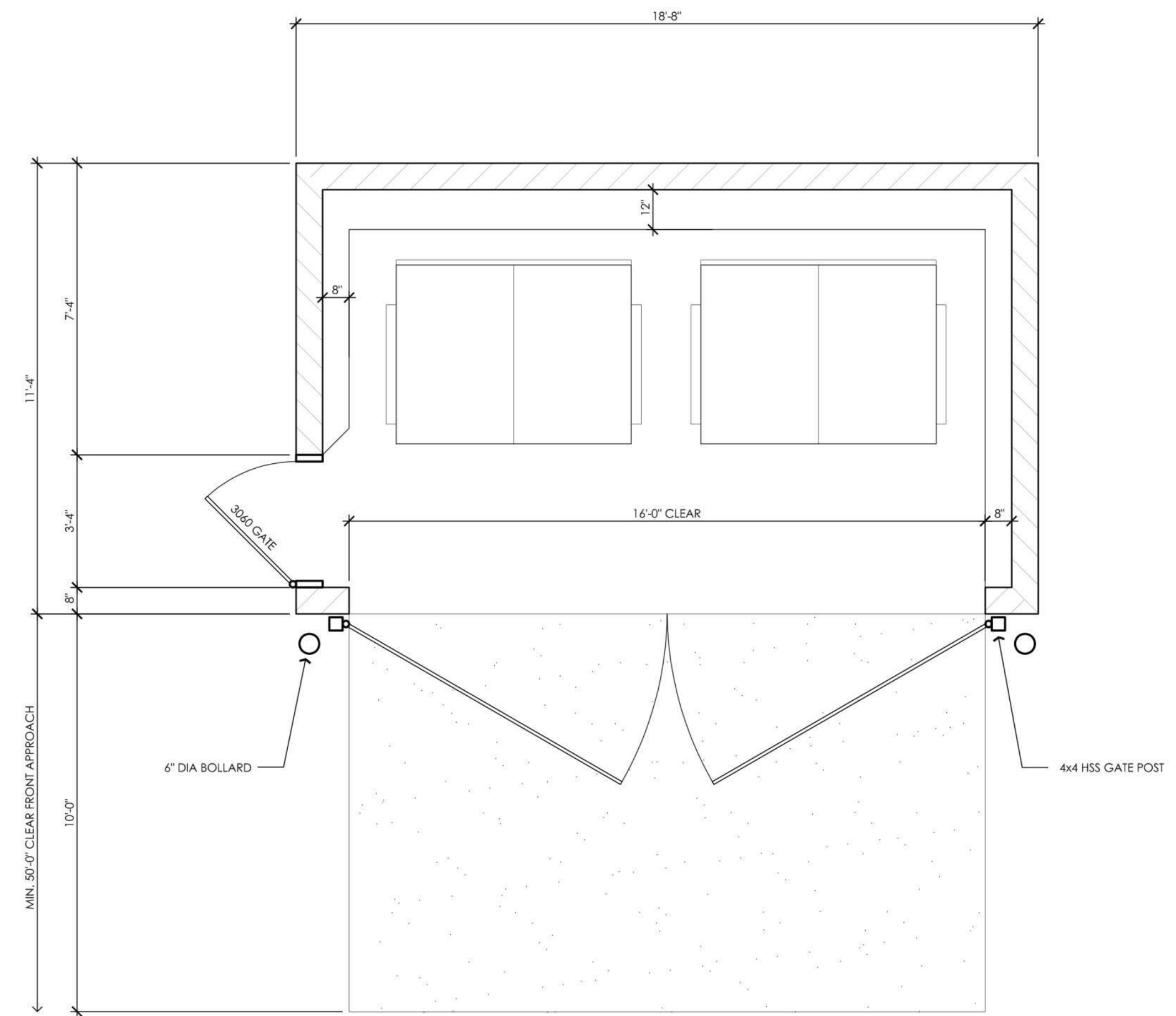
SIDE ELEVATION



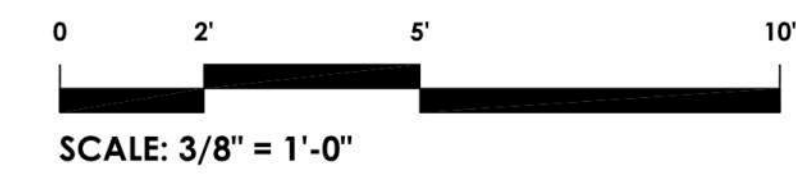
FRONT ELEVATION

TRASH ENCLOSURE

SCALE: 3/8" = 1'-0"



PLAN VIEW



DATE: 02/11/26

DUTCH BROS COFFEE

UNION RD. & LATHROP RD.
MANTECA, CA

PLANNING ARCHITECTURE

api

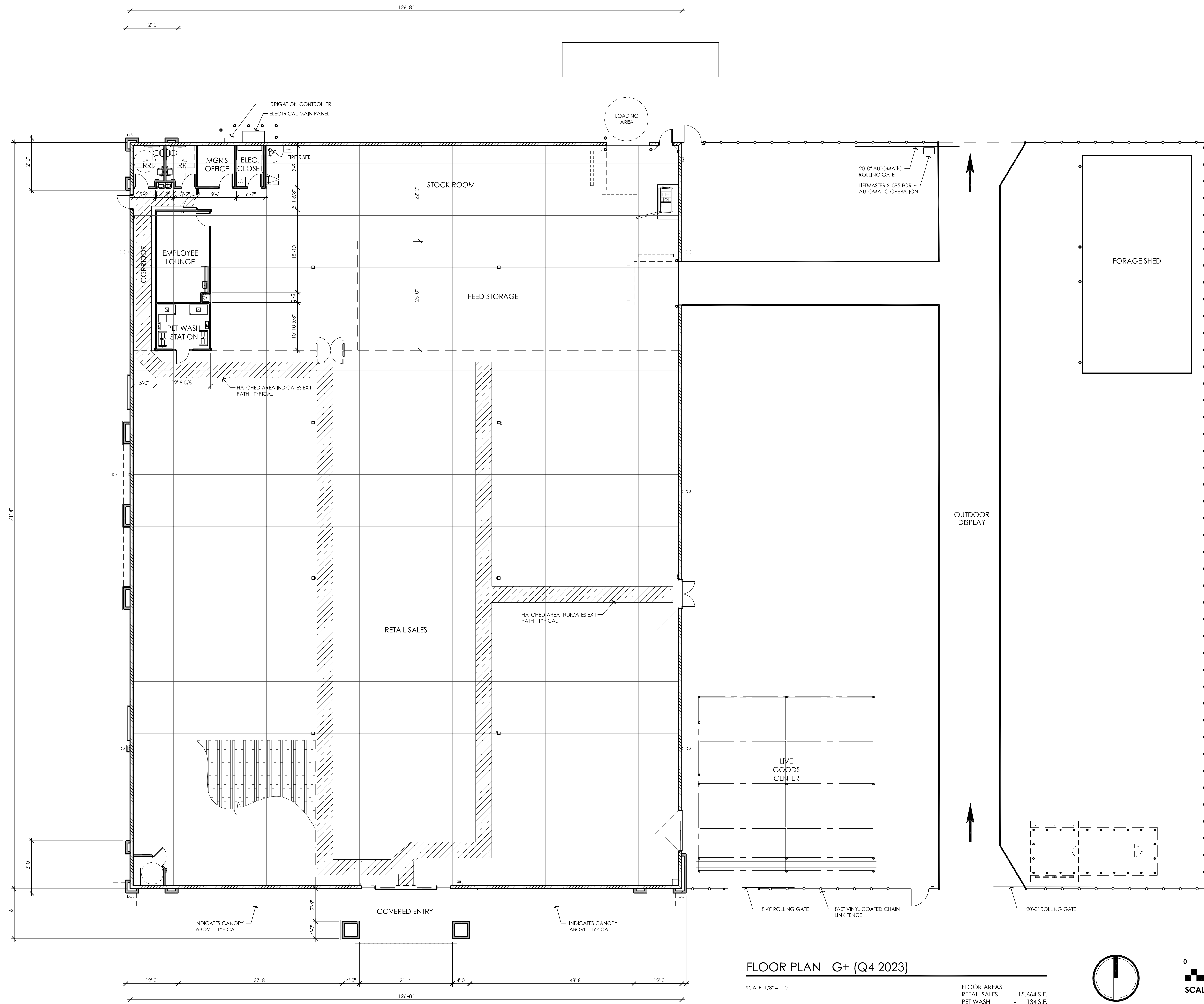
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

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SHEET:

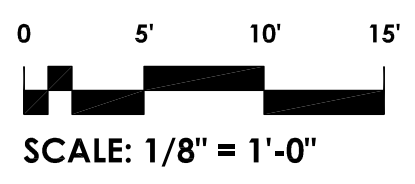
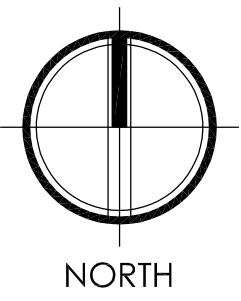
A2.1



FLOOR PLAN - G+ (Q4 2023)

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

FLOOR AREAS:	
RETAIL SALES	- 15,664 S.F.
PET WASH	- 134 S.F.
OFFICE CORE	- 851 S.F.
WELLNESS CTR	- 268 S.F.
STOCKROOM	- 2,923 S.F.
FEED STORAGE	- 1,862 S.F.
TOTAL	- 21,702 S.F.



DATE: 02/11/26

TRACTOR SUPPLY Co.

UNION RD. & LATHROP RD.
MANTECA, CA.

PLANNING ARCHITECTURE



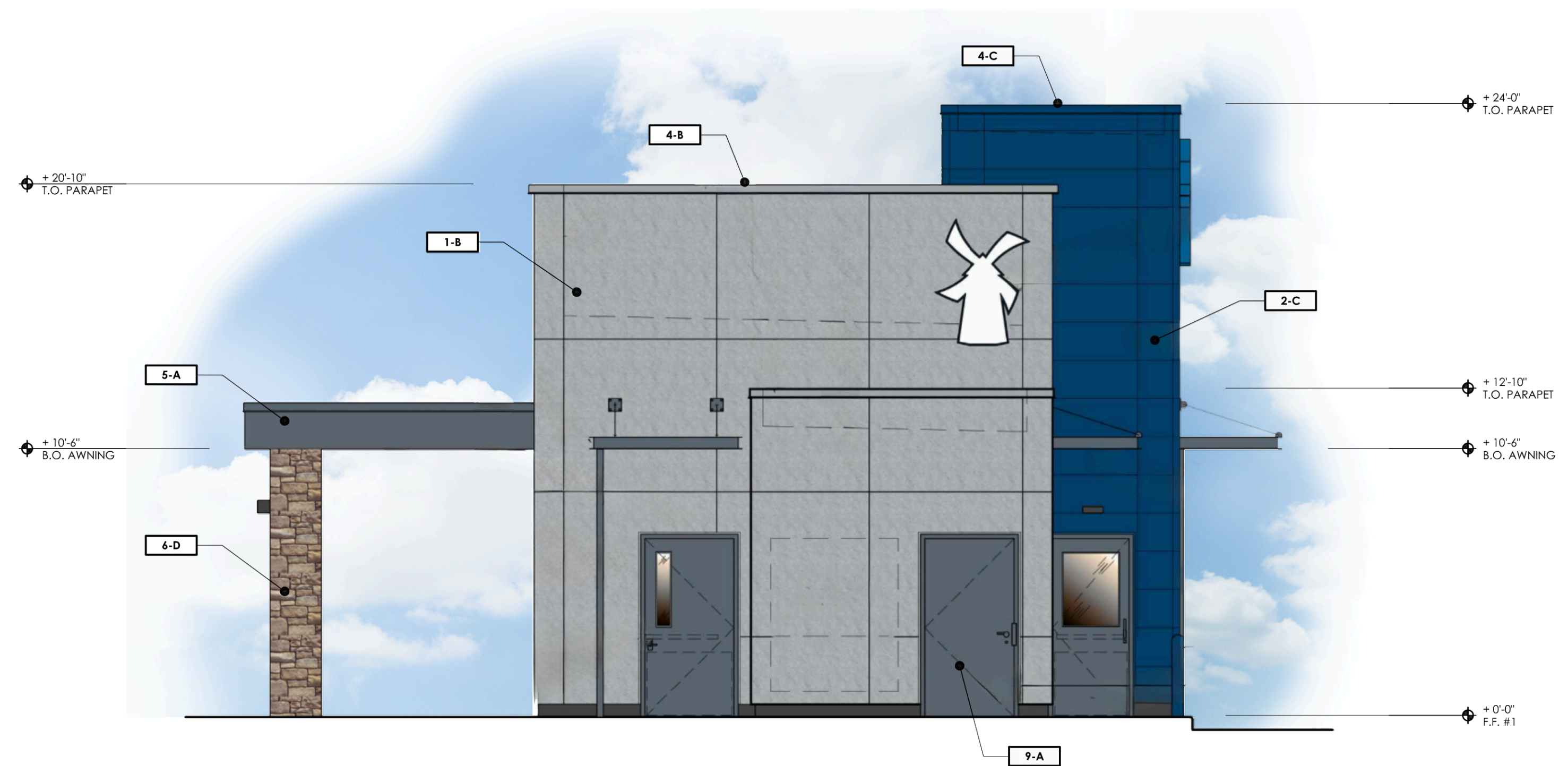
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

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SHEET:

A3




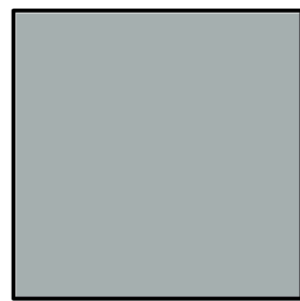



NORTH EXTERIOR ELEVATION

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

REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 FIBER CEMENT SIDING
- 3 STONE VENEER
- 4 PARAPET CAP
- 5 CANOPY / AWNING
- 6 COLUMN
- 7 WAINSCOT STONE SILL
- 8 STOREFRONT ASSEMBLY
- 9 MAN DOOR
- 10 PROMO WALL SIGNS - BY TENANT

FINISH LEGEND

 A DRYVIT MODEL # DARK GRAY	 B DRYVIT MODEL # LIGHT GRAY
 C NICHHA ILLUMINATION, AWP 1818 DB BLUE	 D EL DORADO STONE LIMESTONE SAN MARINO STONE TO MATCH ADJACENT RETAIL
 E EL DORADO STONE SNAPPED EDGE PEWTER	 F OLDCASTLE SERIES 3000 CLEAR ANODIZED



WEST EXTERIOR ELEVATION

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

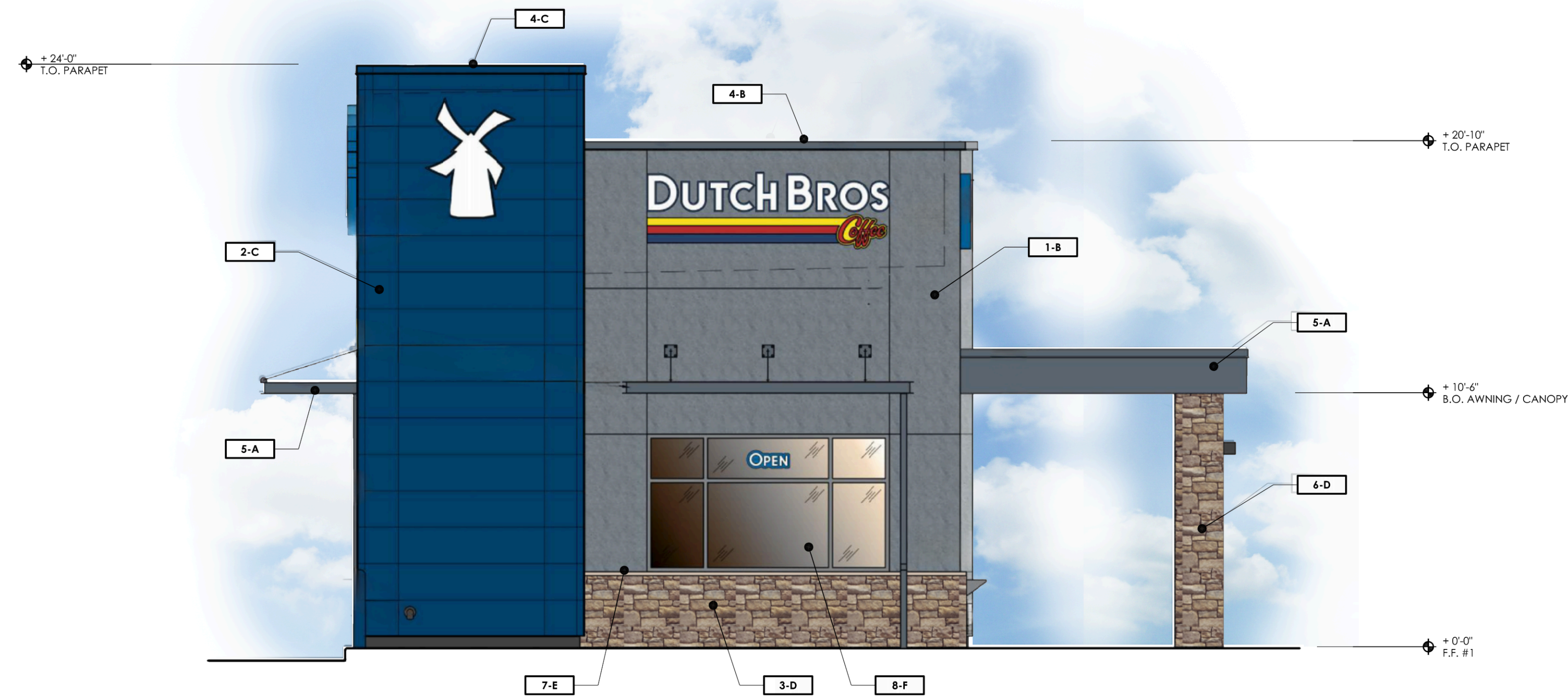
**DUTCH BROS
COFFEE**
UNION RD. & LATHROP RD.
MANTECA, CA

PLANNING
ARCHITECTURE
api
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

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fx. 209.577.0213

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SHEET:
A4



SOUTH EXTERIOR ELEVATION

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

REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 FIBER CEMENT SIDING
- 3 STONE VENEER
- 4 PARAPET CAP
- 5 CANOPY / AWNING
- 6 COLUMN
- 7 WAINSCOT STONE SILL
- 8 STOREFRONT ASSEMBLY
- 9 MAN DOOR
- 10 PROMO WALL SIGNS - BY TENANT

FINISH LEGEND

 A DRYVIT MODEL # DARK GRAY	 B DRYVIT MODEL # LIGHT GRAY
 C NICHHA ILLUMINATION, AWP 1818 DB BLUE	 D EL DORADO STONE LIMESTONE SAN MARINO STONE TO MATCH ADJACENT RETAIL
 E EL DORADO STONE SHAPPED EDGE PEWTER	 F OLDCASTLE SERIES 3000 CLEAR ANODIZED



EAST EXTERIOR ELEVATION

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

**DUTCH BROS
COFFEE**

UNION RD. & LATHROP RD.
MANTECA, CA

PLANNING
ARCHITECTURE

api

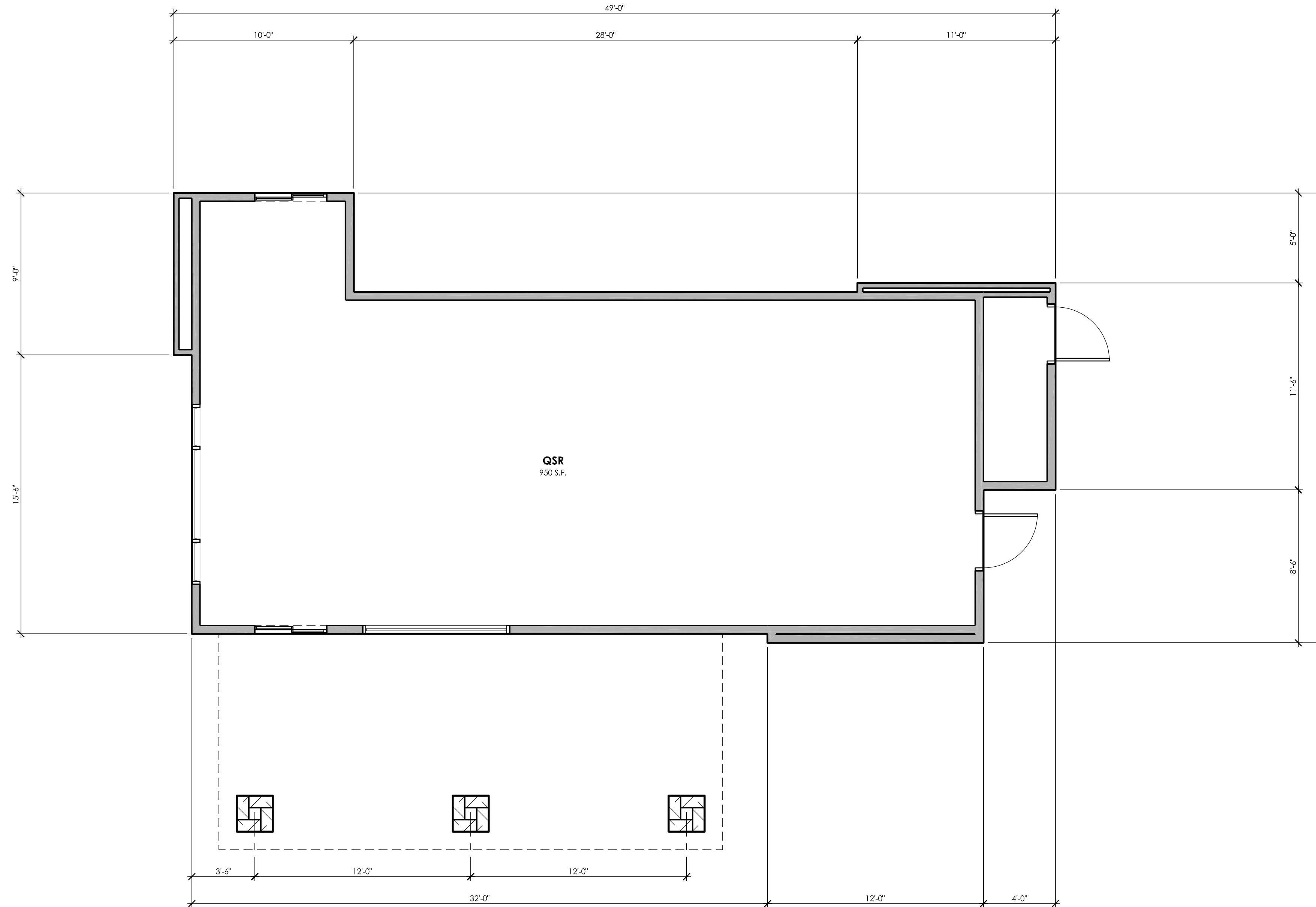
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

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SHEET:

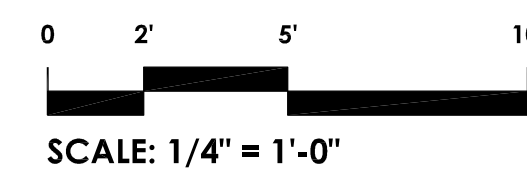
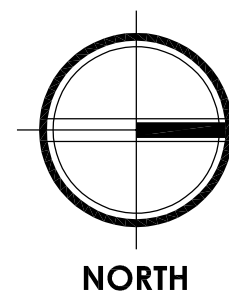
A5



FLOOR PLAN

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

FLOOR AREA: 950 S.F.



DATE: 02/11/26

**DUTCH BROS
COFFEE**

UNION RD. & LATHROP RD.
MANTECA, CA

PLANNING
ARCHITECTURE

api

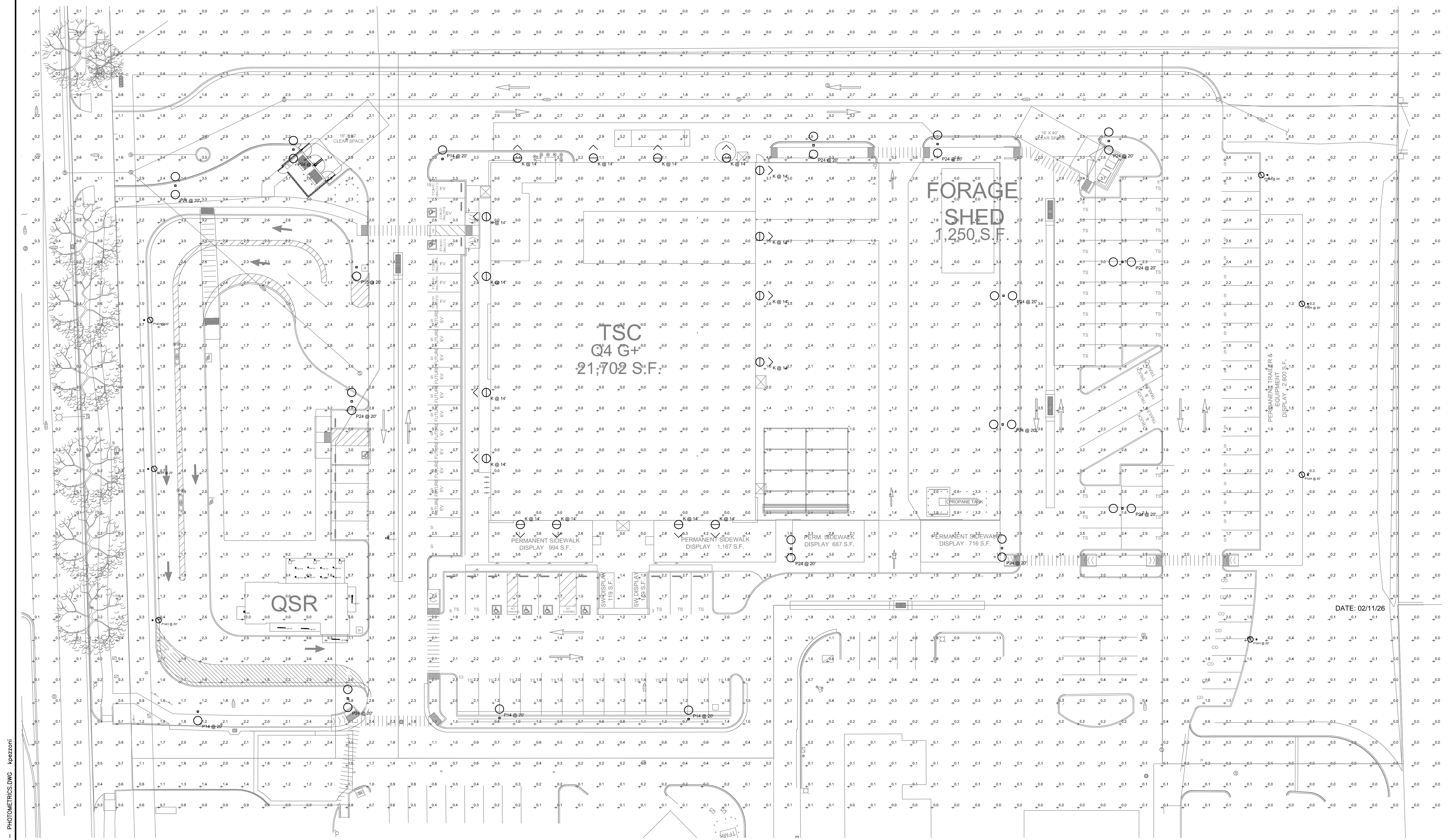
ARCHITECTURE PLUS INC.
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SHEET:

A6



1 OVERALL SITE PLAN - PHOTOMETRICS
 SCALE: 1" = 20'-0" XREF

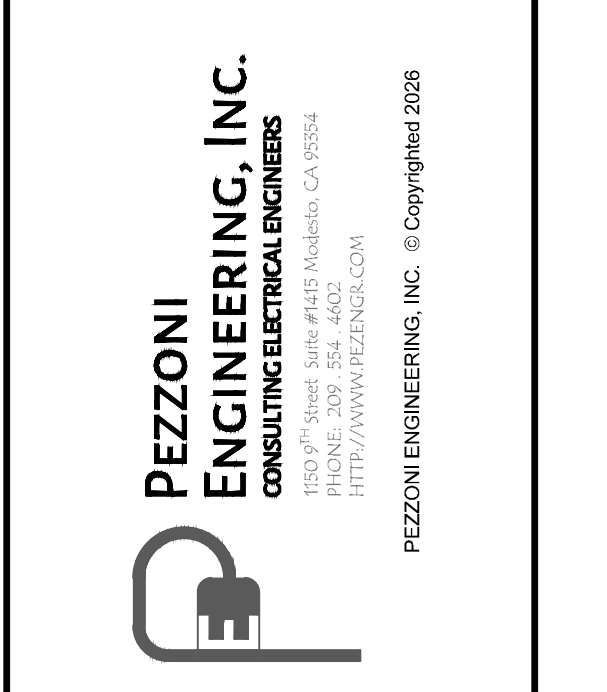
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	K		16	SIGNIFY CANADA LTD	S55-3W32LED4K-G3-LE4	Semirade DSX LED post top (855), 32 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE	1	4114	1	37	See Notes - General
○	P14		4	SIGNIFY CANADA LTD	S55C1-40W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE with CAGE	1	8888	1	80	See Notes - General
○	P24		13	SIGNIFY CANADA LTD	S55C1-40W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE with CAGE	1	8888	1	160	See Notes - General
○	P15		1	SIGNIFY CANADA LTD	S55-40W48LED4K-G3-LE4	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4 OPTIC, GLOBE	1	10392	1	80	See Notes - General
○	P14 H		7	SIGNIFY CANADA LTD	S55-40W48LED4K-G3-LE4H	Semirade DSX LED post top (855), 48 LED's, 4000K CCT, TYPE LE4H OPTIC, GLOBE with House-side Shield	1	7246	1	80	See Notes - General
□	L4		3	LIGMAN	MT-31426-N-W40	Matrix 4 square wall down light	1	1100	1	14.3	See Notes - General
□	L9		8	DMF Lighting	DMF_DRD5845-07-9-30-K	DMF_DRD5845-07-9-30(K)	1	793	0.7	8	See Notes - General

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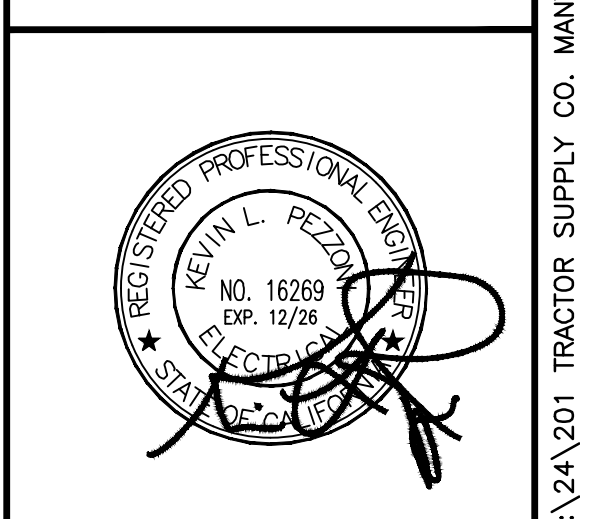
ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95366
 ph. 209.577.4661
 fx. 209.577.0213
 www.aplarc.com

JOSEPH L. SMITH
 RODNEY C. ALONZO
 BRIAN D. ROSENBERGER
 ARCHITECTS



TRACTOR SUPPLY COMPANY
 UNION RD. & LATHROPE
 MATECA
 CA

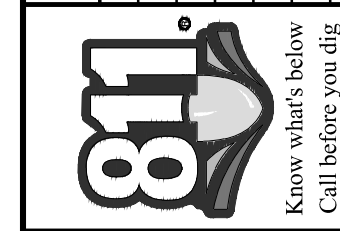
OVERALL SITE PLAN
 PHOTOMETRICS



DATE: DECEMBER 2023
 JOB NO.:
 DRAWN: CCM
 CHECKED: K. PEZZONI
 SHEET:

EO.2

SYMBOL	DATE	DESCRIPTION OF REVISION	APPD.



BY: J. AVRETT
 CHK: R. HAWKINS
 DATE: 02/11/2026

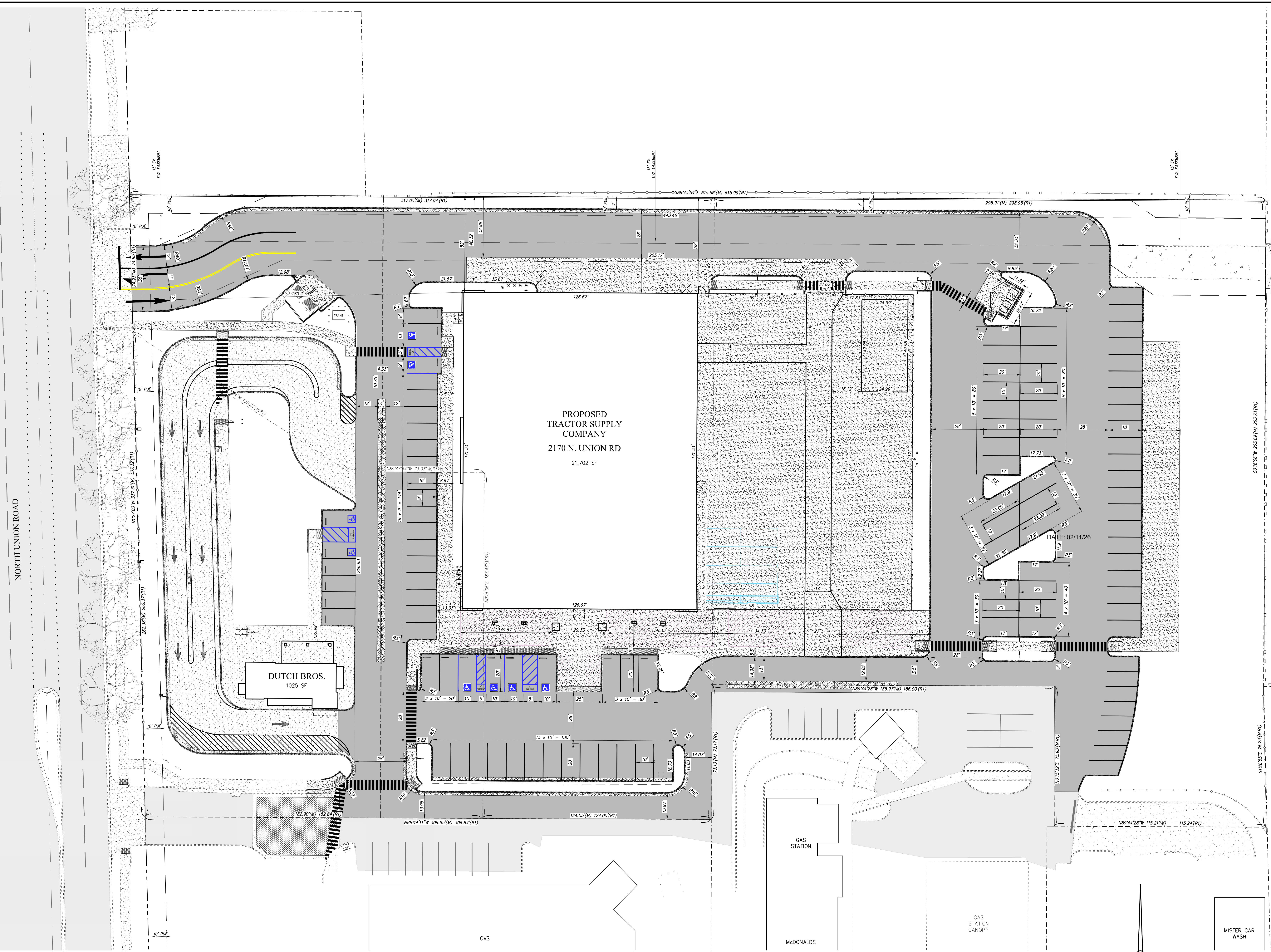
HAWKINS & ASSOCIATES
 ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575-4295
 FX: (209) 578-4295



HORIZONTAL CONTROL PLAN
 CONCEPTUAL PLANS FOR:
TRACTOR SUPPLY COMPANY
 2170 NORTH UNION ROAD
 MANTENCA, CALIFORNIA

PRELIMINARY

DATE: _____
 SHEET 2
 OF 4



NORTH UNION ROAD

PROPOSED
 TRACTOR SUPPLY
 COMPANY
 2170 N. UNION RD
 21,702 SF

DUTCH BROS.
 1025 SF

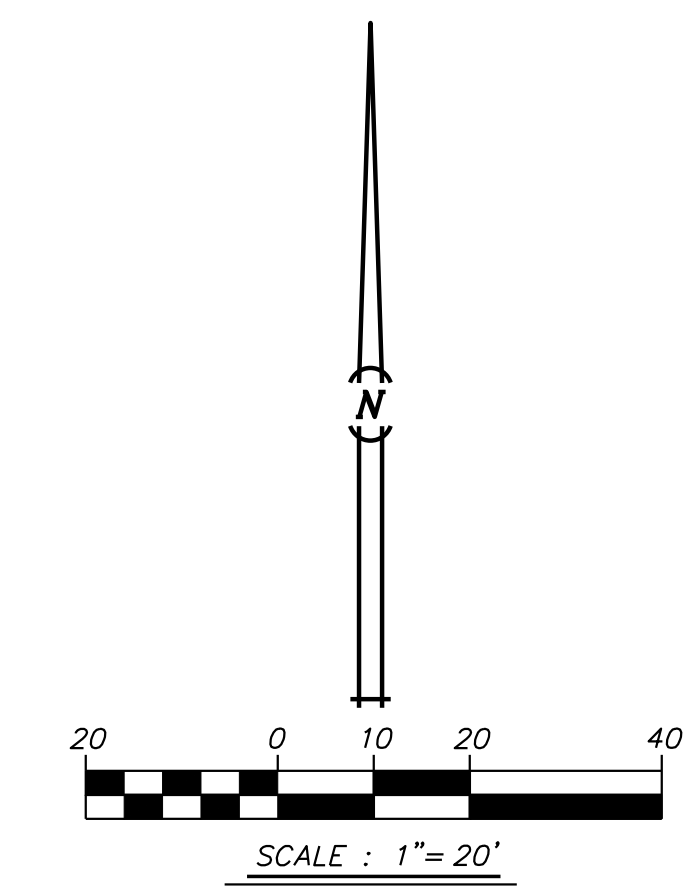
CVS

McDONALDS

GAS STATION

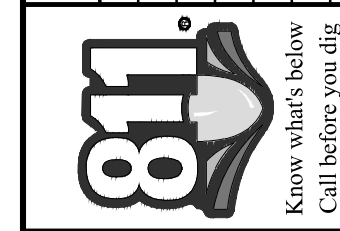
GAS STATION CANOPY

MISTER CAR WASH



DATE: 02/11/26

REV	DATE	DESCRIPTION OF REVISION	APPD



BY: J. AVRETT
 CHK: R. HAWKINS
 DATE: 02/11/2026

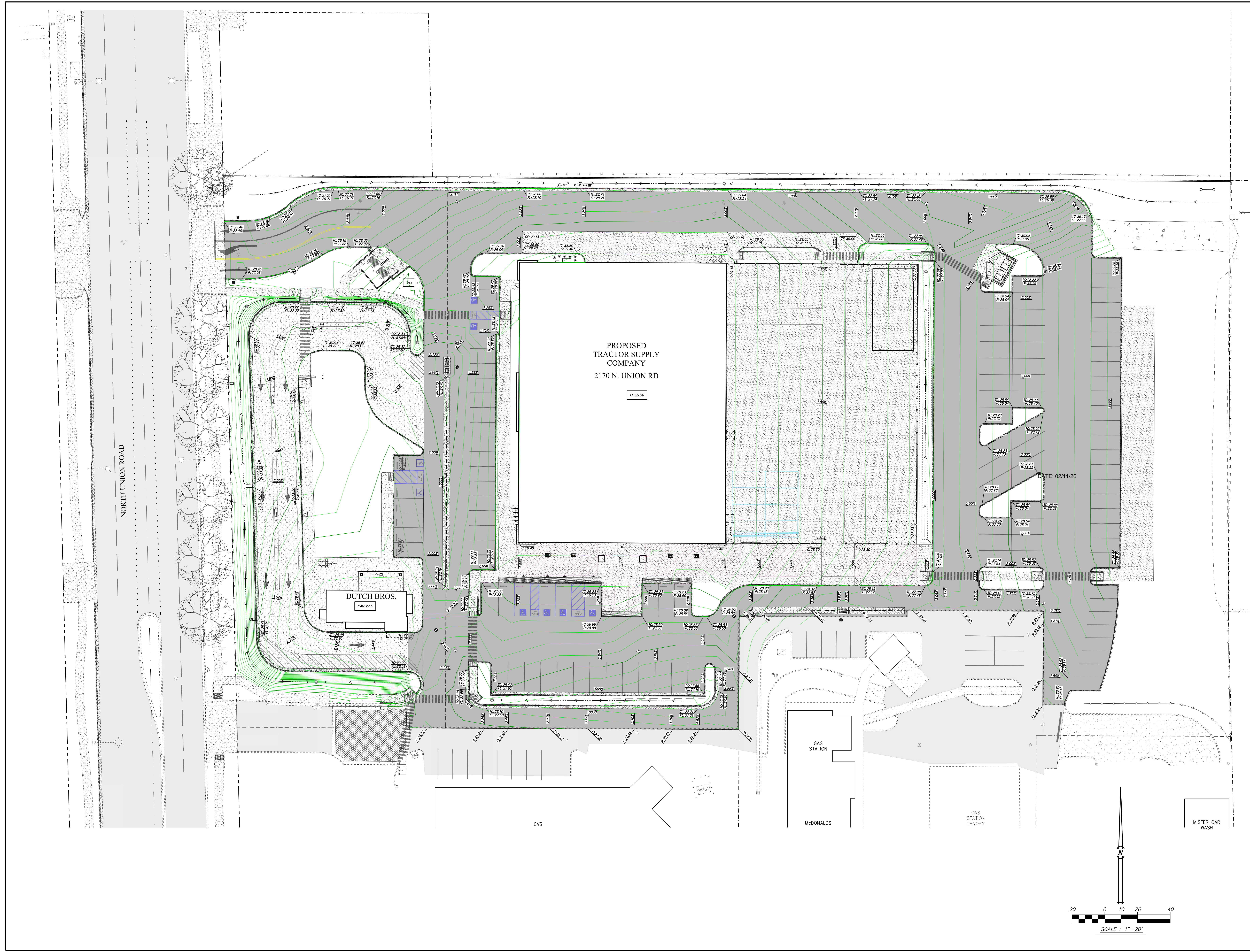
**HAWKINS & ASSOCIATES
 ENGINEERING, INC.**
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575-4295
 FX: (209) 578-4295



GRADING & DRAINAGE PLAN
 CONCEPTUAL PLANS FOR:
TRACTOR SUPPLY COMPANY
 2170 NORTH UNION ROAD
 MANTENCA, CALIFORNIA

PRELIMINARY

DATE: 02/11/26
 SHEET 3
 OF 4



NORTH UNION ROAD

PROPOSED
 TRACTOR SUPPLY
 COMPANY
 2170 N. UNION RD

DUTCH BROS.
 PAD 28.5

CVS

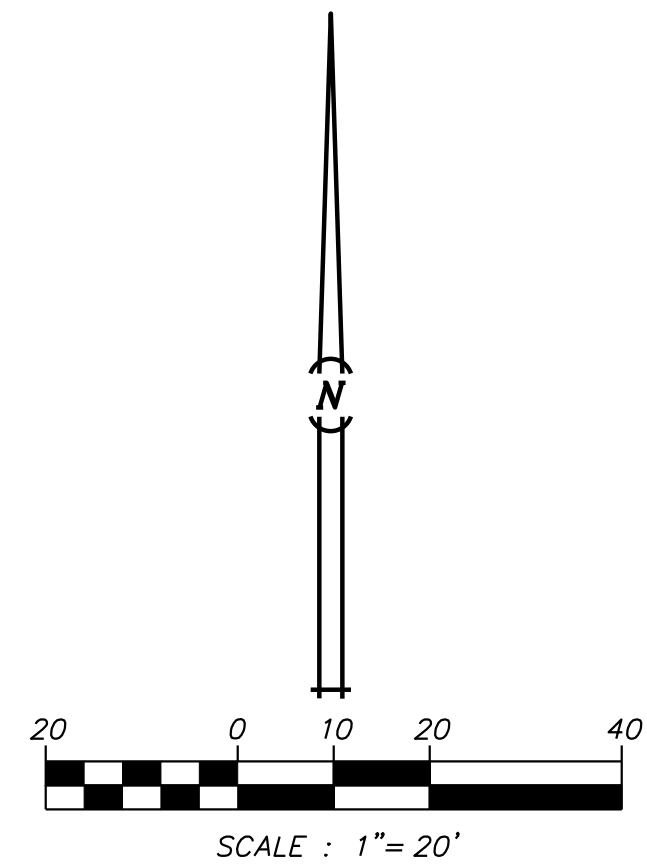
GAS STATION

McDONALDS

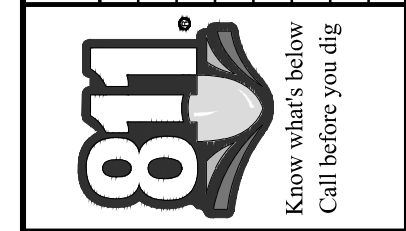
GAS STATION
 CANOPY

MISTER CAR
 WASH

DATE: 02/11/26



SYMBOL	DATE	DESCRIPTION OF REVISION	APPD.



BY: J. AVRETT
 CHK: R. HAWKINS
 DATE: 02/11/2026

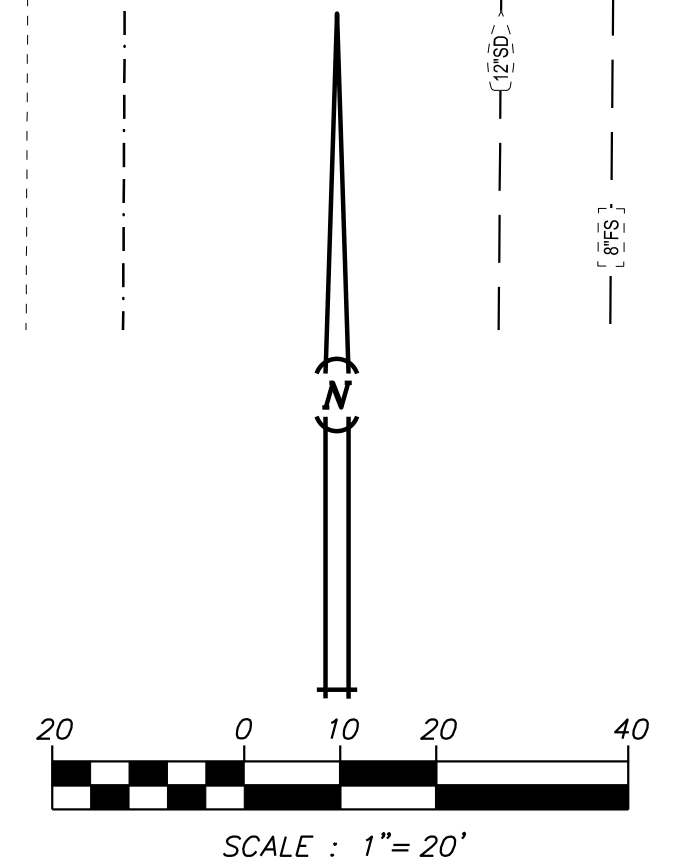
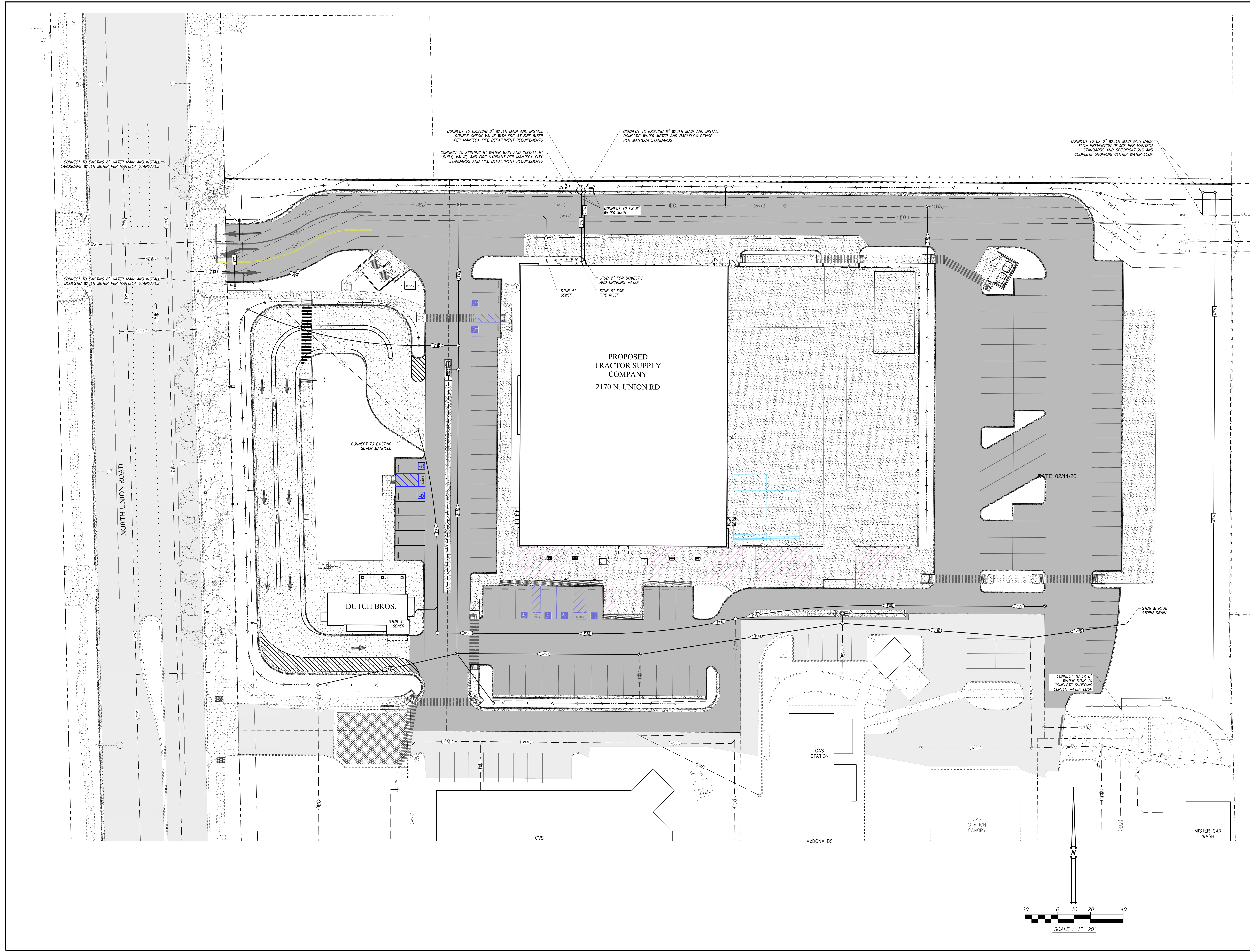
HAWKINS & ASSOCIATES
 ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575-4295
 FX: (209) 578-4295



COMPOSITE UTILITY PLAN
 CONCEPTUAL PLANS FOR:
TRACTOR SUPPLY COMPANY
 2170 NORTH UNION ROAD
 MANTECA, CALIFORNIA

PRELIMINARY

DATE: 02/11/26
 SHEET 4
 OF 4



Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City of Manteca's Water Efficient Landscape Ordinance (WELo). The irrigation system will largely be low-volume design consisting of low flow bubblers for the shrub and groundcover areas. Hydroseeded grasses for the storm water treatment areas will be seasonal and not irrigated. Trees will have deep root bubblers on a separate circuit from the rest of the landscape.

There will be two separate irrigation systems - One for Dutch Bros. and another independent irrigation system for Tractor Supply. Each of the irrigation points-of-connection will include a water meter, backflow preventer, flow sensor, master valve, and manual shut-off valve. Each system will include in-line valves, quick couplers, and gate valves. The irrigation controllers will be RainBird, Toro, or Hunter and will meet the WELo requirements of a 'Smart' controller with an integrated weather sensor. Irrigation will be designed to be in compliance with City of Manteca's requirements. A complete irrigation design with these parameters will be provided with the improvement plans, building permit submittals.

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 50.2

Hydrozone	Type of Plants	Irrigation Rate	Plant Spacing	Hydrozone Area	% of Total	Type of Irrigation	Irrigation Efficiency	Total
1	Shrubs - Medium	Medium	0.4	6,219 sf	15.4%	Drip Emitters	.81	95,585.3
2	Shrubs - Low	Low	0.3	28,332 sf	69.9%	Drip Emitters	.81	326,594.5
3	Storm Water Planting	Low	0.3	1,615 sf	4.0%	Drip Emitters	.81	18,628.2
4	Cobble/Agg	None	0.0	4,341 sf	10.7%	None	--	0

TOTAL 40,508 sf 440,808.1 Gallons
 Maximum Applied Water Allowance (MAWA) 567,347.0 gallon/year
 Estimated Total Water Usage (ETWU) 440,808.1 gallon/year
 Average Irrigation Efficiency .81

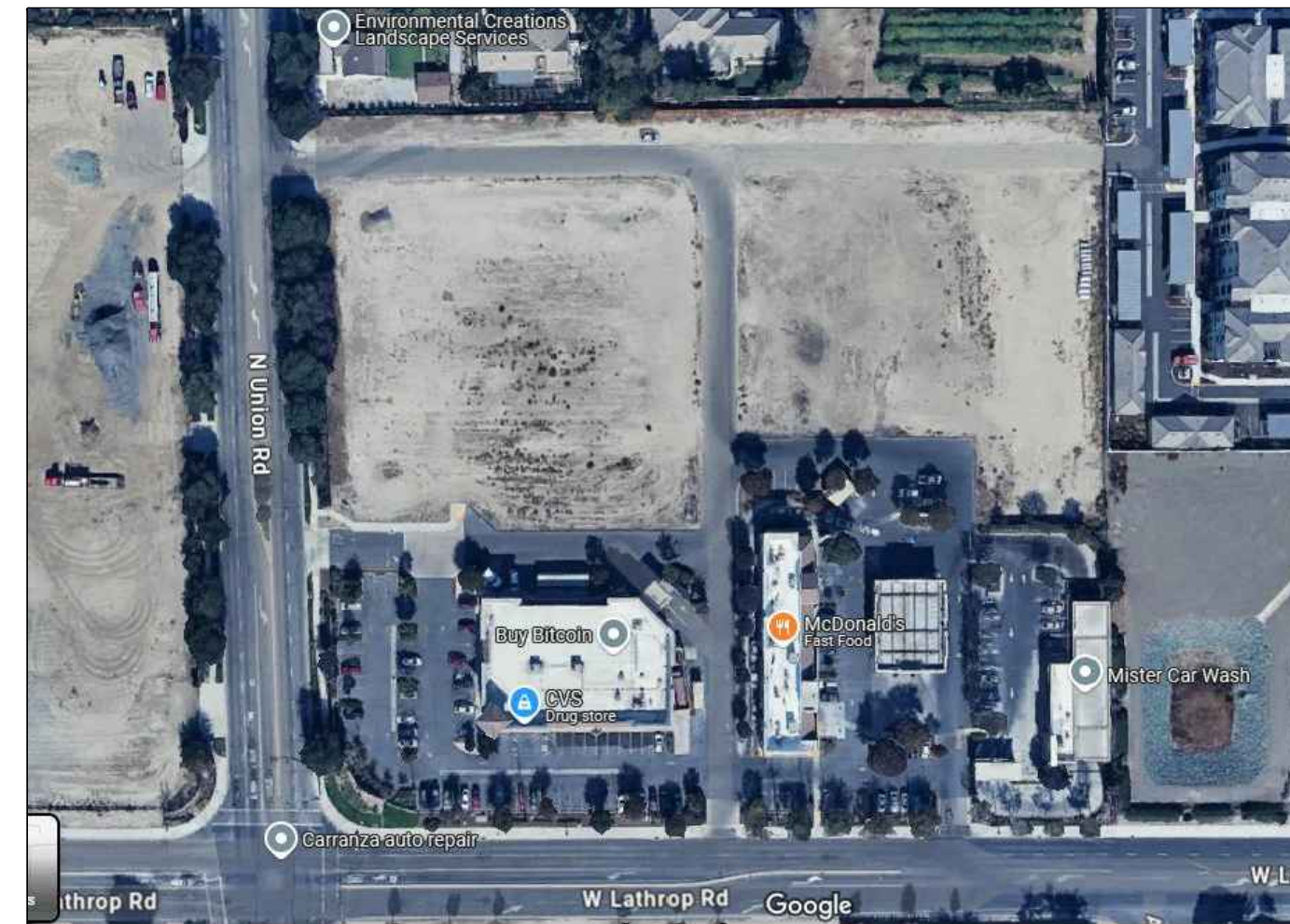
ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Landscape Areas

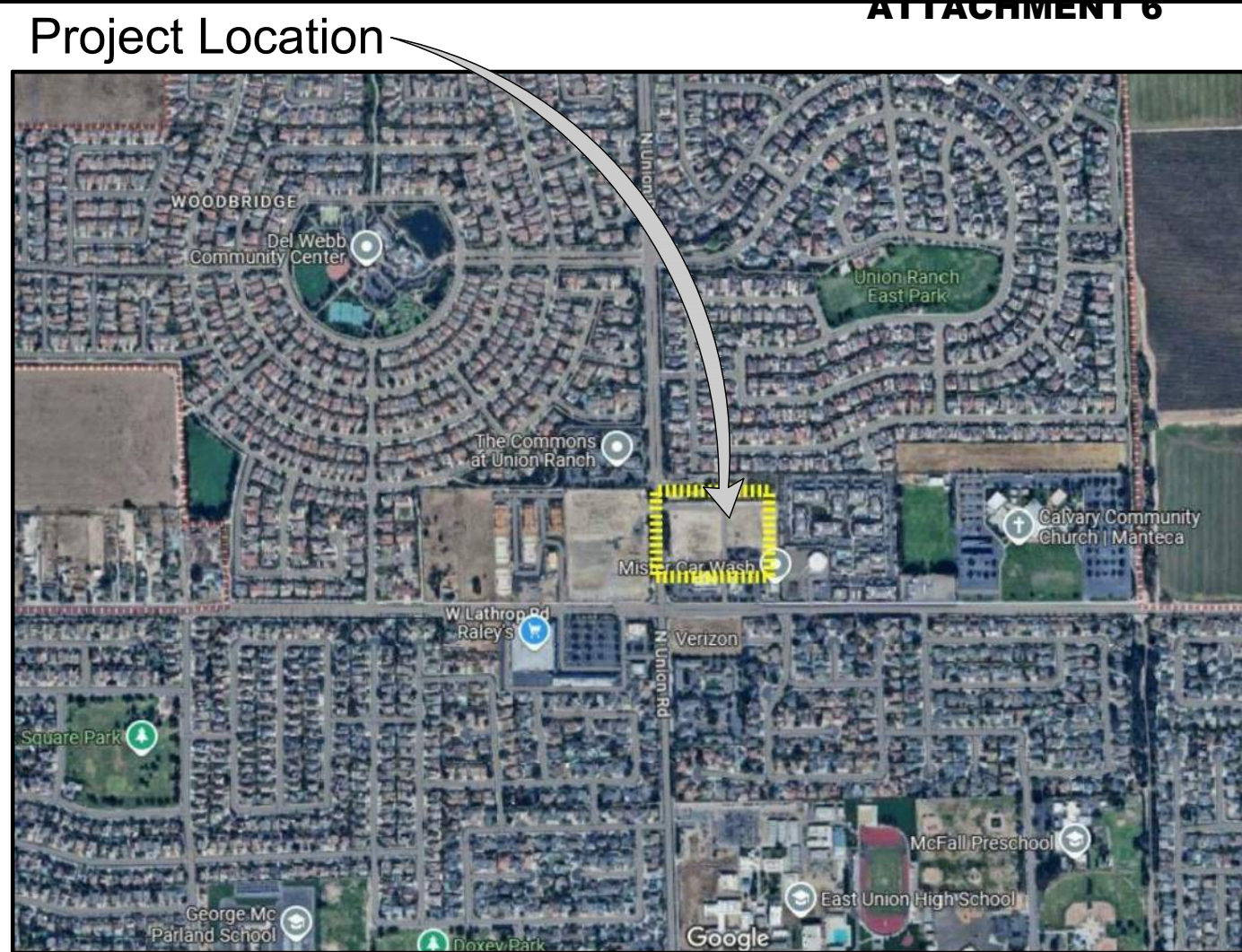
Lawn:	0 sf	0%
Shrub Groundcover Area:	34,551 sf	85.3%
Cobble/Aggregate	4,341 sf	10.7%
Storm Water Treatment Plants	1,616 sf	4.0%
Total Landscape:	40,508 sf	100%
Parcel Size:	192,765 sf (4.43 acres)	

Percentage of parcel in landscape/ open space (pervious): 21.0%

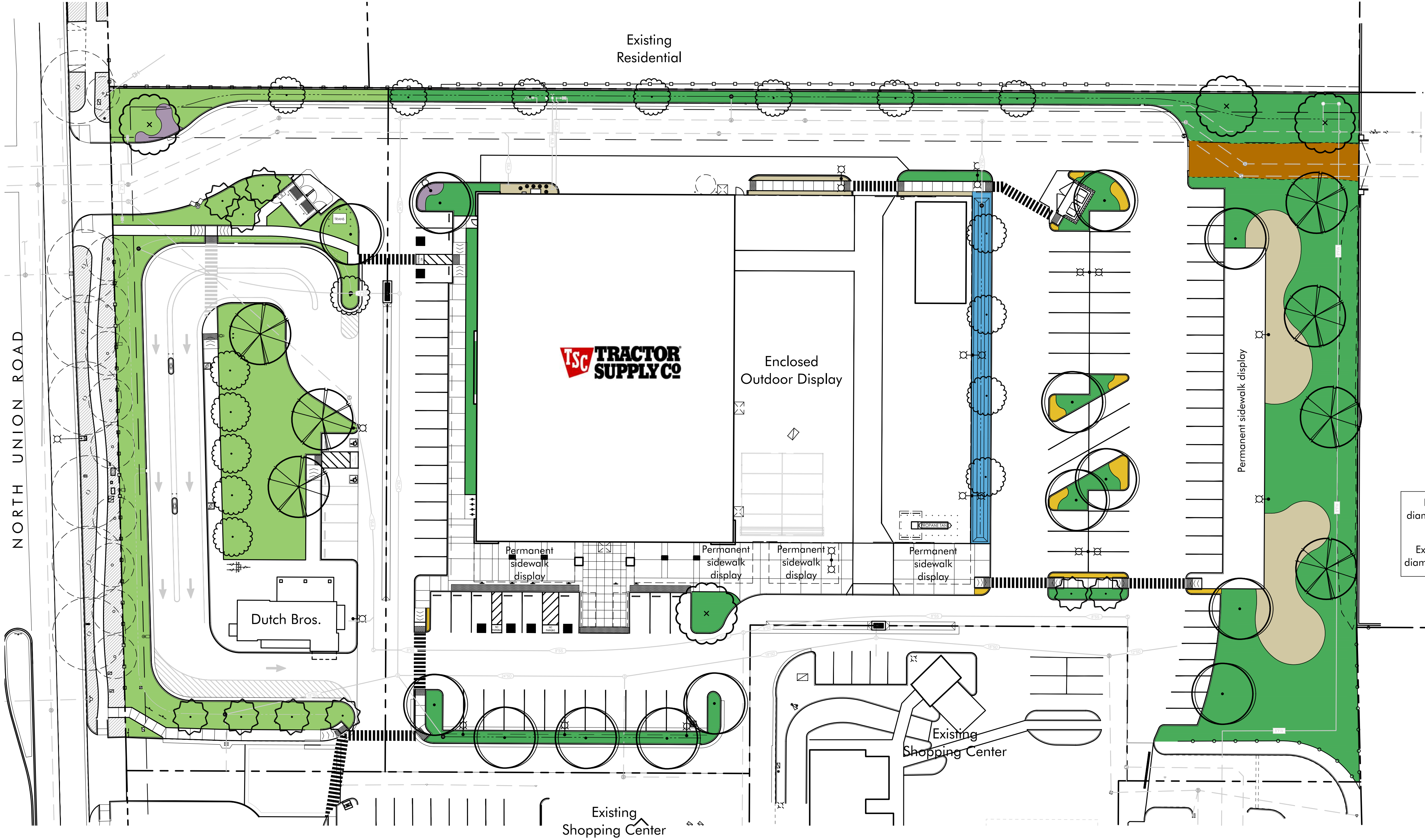
- Wet-Set cobble - Not included as 'landscape' not included in the WELo calcs because it is impermeable (same as concrete paving).
- Existing aggregate access drive to the apartment community - Not included as landscape in the WELo calcs.



Existing Site Aerial



Location Map



Existing Street Frontage - North looking southeast



Existing Street Frontage - South looking northeast



Existing Street Frontage - Center looking east

Existing Purple Leaf Plums - 6" - 9" diameter trunks - All in poor condition due to over-shading by the Oaks
 Existing Hungarian Oaks - 12" - 16" diameter trunks - All in good condition

Existing streetscape irrigation water connection and controller to remain and be protected in-place.

Landscape Concept

The landscape design concept for the Tractor Supply and Dutch Bros. is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the City of Manteca (Sunset Zone #14).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The storm water basin in non-irrigated naturalizing grasses and wildflowers and is screened with a chain link fence with slats. The landscape (and associated irrigation) has been designed to be compliant with City of Manteca's Water Efficient Landscape Ordinance (WELo).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.



Existing streetscape irrigation point of connection (meter and backflow preventer) and controller with electrical pedestal - To remain with no proposed changes - See plan for location.

24-2549
February 11, 2026

 151 N. North St.
Sonoma, CA 95370
(209)532-2856

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY COMPANY
 DATE: 02/11/2026
 UNION RD. & LATHROP RD. MANTECA, CA.

PLANNING ARCHITECTURE

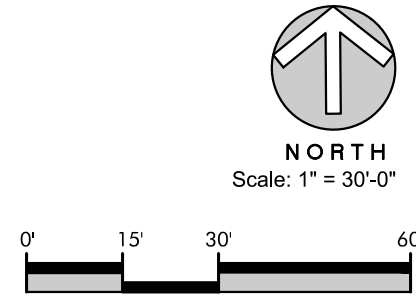
 ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95356

ph. 209.577.4661
 fx. 209.577.0213
 www.apiac.com

Conceptual Landscape Plan

SHEET:

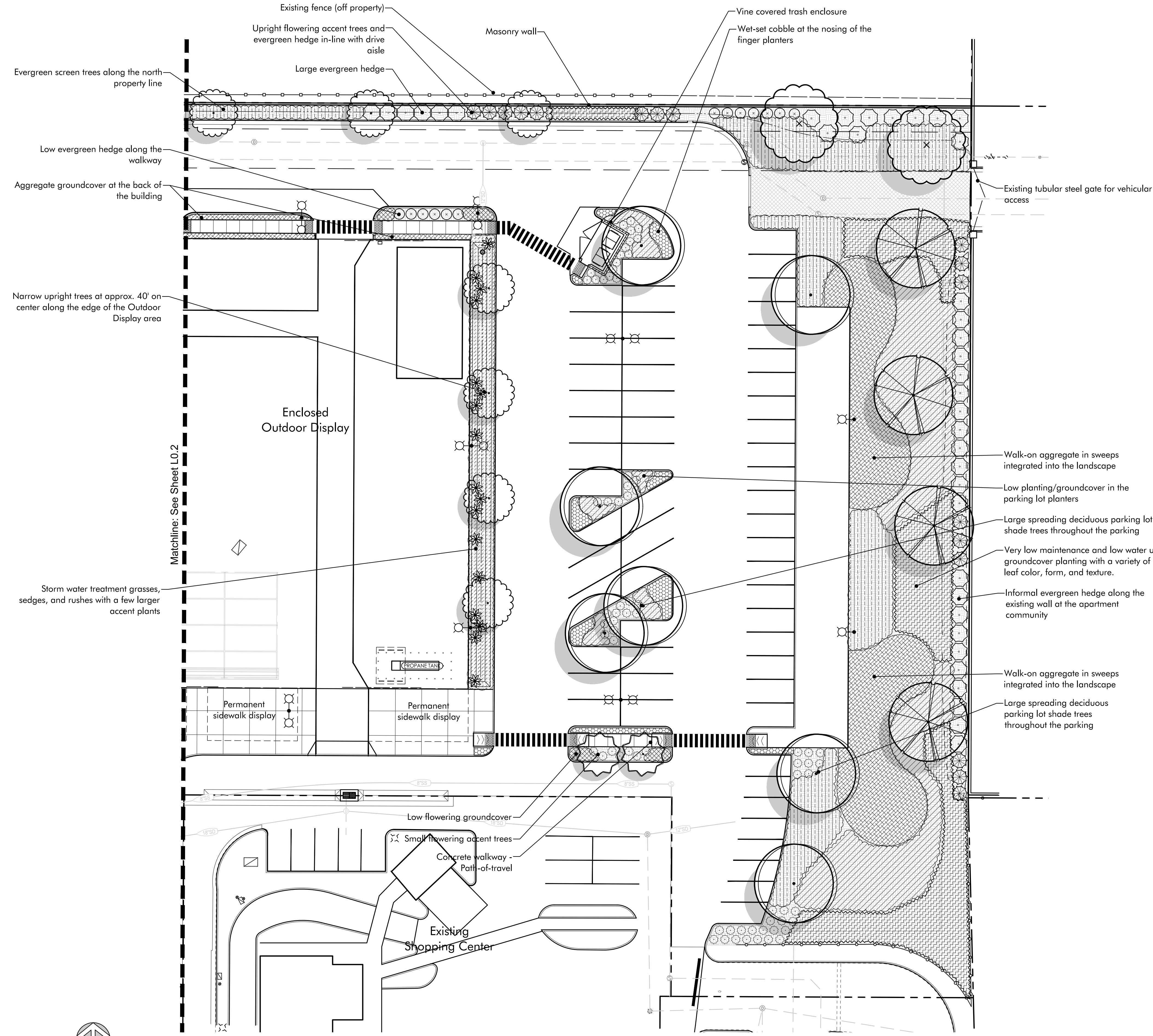
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24-2549
February 11, 2026

Preliminary Plant Palette

- Trees**
- Shade Trees - 15-gallon**
 - Pistachia chinensis 'Keith Davey'
 - Platanus acerifolia 'Bloodgood'
 - Quercus coccinea
 - Ulmus parvifolia
 - Zelkova serrata 'Village Green'
 - Chinese Pistache
 - London Plane Tree
 - Scarlet Oak
 - Evergreen Elm
 - Village Green Zelkova
 - Parking Lot Shade Trees - 15-gallon**
 - Acer rubrum 'October Glory'
 - Celtis sinensis
 - Pistachia chinensis 'Keith Davey'
 - Ulmus parvifolia
 - October Glory Maple
 - Chinese Hackberry
 - Chinese Pistache
 - Evergreen Elm
 - Upright Trees along Main Drive Aisles - 15-gallon**
 - Acer rubrum 'Armstrong'
 - Brachychiton populneus
 - Ginkgo biloba 'August Beauty'
 - Magnolia grandiflora 'Sam Somers'
 - Armstrong Maple
 - Bottle Tree
 - Ginkgo
 - Dwarf Southern Magnolia
 - Small Flowering Trees - 15-gallon**
 - Cercis canadensis
 - Cercis occidentalis
 - Lagerstroemia indica
 - Malus species
 - Eastern Redbud
 - Western Redbud
 - Crape Myrtle
 - Crabapple
 - Focal Point Tree - 15-gallon**
 - Schinus molle
 - Quercus wislizeni
 - Platanus x acerifolia 'Bloodgood'
 - Liquidambar styraciflua 'Rotundiloba'
 - California Pepper
 - Interior Live Oak
 - Bloodgood London Plane
 - Rotundiloba Sweet Gum
- Shrub and Groundcover Zoning**
- Tall Evergreen Hedge - Irrigated min. 1-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.**
 - Leucophyllum frutescens 'Texas Ranger'
 - Ligustrum japonicum 'Texanum'
 - Pittosporum tobira 'Variegata'
 - Olea europaea 'Little Ollie'
 - Rhaphiolepis indica 'White Enchantress'
 - Indian Hawthorn
 - Texas Sage
 - Waxleaf Privet
 - Variegated Tobira
 - Little Ollie Olive
 - Narrow Upright Shrubs - Irrigated min. 1-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.**
 - Cupressus sempervirens 'Tiny Towers'
 - Juniperus chinensis 'Spartan'
 - Juniperus scopulorum 'Skyrocket'
 - Podocarpus Macrophyllus 'Maki'
 - Thuja occidentalis 'Emerald'
 - Dwarf Italian Cypress
 - Spartan Juniper
 - Skyrocket Juniper
 - Shrubby Fern Pine
 - American Arborvitae
 - Hedges - Irrigated min. 1-gallon shrubs that are 3' - 4' tall evergreen in primarily formal hedge layout**
 - Ligustrum japonicum 'Texanum'
 - Myrtus communis 'Compacta'
 - Rhaphiolepis umbellata
 - Rosmarinus officinalis 'Miss Jessop's'
 - Texas Privet
 - Myrtle
 - Yeddo Hawthorn
 - Rosemary
 - Large Accent Shrubs - Irrigated min. 1-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'
 - Hesperaloe parvifolia
 - Lantana hybridus 'Gold Rush'
 - Rosa 'Pink Flower Carpet'
 - Salvia greggi
 - Dwarf Bottlebrush
 - Red Yucca
 - Gold Rush Lantana
 - Flower Carpet Rose
 - Autumn Sage
 - Storm-water Treatment Accent Plants - 5-gallon strap-leaf plant within the**
 - Carex storm water treatment grasses.
 - Dasylerion wheeleri
 - Desert Spoon
 - Grasses / Grass-like Plants - Irrigated min. 1-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'
 - Dianella tasmanica 'Variegata'
 - Dietes bicolor
 - Lomandra longifolia 'Breeze'
 - Muhlenbergia dubia
 - Dwarf Feather Reed Grass
 - Flax Lily
 - Fortnight Lily
 - Dwarf Mat Rush
 - 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
 - Hemerocallis hybridus
 - Salvia species
 - Tulbaghia violacea
 - Zauschneria californica
 - Lily of the Nile
 - Day Lily
 - Sage
 - Society Garlic
 - California Fuchsia
 - Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.**
 - Acacia redolens 'Low Boy'
 - Baccharis pilularis 'Twin Peaks II'
 - Cotoneaster dammeri 'Lowfast'
 - Juniperus species (Groundcover)
 - Myoporum parvifolia
 - Trachelospermum asiaticum
 - Acacia
 - Coyote Bush
 - Bearberry
 - Juniper
 - Myoporum
 - Asian Jasmine
 - Storm Water Treatment Grasses - 1-gallon sedge**
 - Carex tumulicola
 - Lomandra confertifolius 'Olive Green'
 - Sedge
 - Dwarf Mat Rush
 - Vines**
 - Ficus pumila
 - Parthenocissus tricuspidata
 - Trachelospermum jasminoides
 - Creeping Fig
 - Boston Ivy
 - Star Jasmine
- Shrub and groundcover planting with mulch**
- Min. 3" depth of aggregate groundcover or mulch**
- Wet-Set Cobble - 2"-4" river cobble to match the loose cobble**
- Loose Noiya river cobble**



PROPOSED NEW DEVELOPMENT:

TRACTOR SUPPLY COMPANY

DATE: 02/11/2028

UNION RD. & LATHROP RD. MANTECA, CA.

PLANNING ARCHITECTURE

api

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
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ph. 209.577.4661
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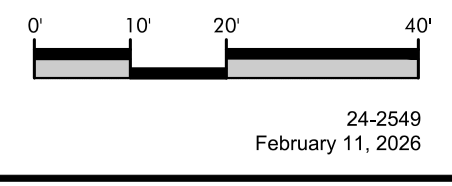
www.apiarc.com

Preliminary Planting Plan

SHEET:
L0.3

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.



24-2549
February 11, 2028

Preliminary Plant Palette

Plant Photos

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 - Platanus acerifolia 'Bloodgood' London Plane Tree
 - Quercus coccinea Scarlet Oak
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 - Trachelospermum jasminoides Star Jasmine
- Shrub and groundcover planting with mulch**
Min. 3" depth of aggregate groundcover or mulch
- Wet-Set Cobble - 2"-4" river cobble to match the loose cobble**
- Loose Noiya river cobble**

Street Trees and Parking Lot Shade Trees



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

Small Upright Trees



Acer rubrum 'Armstrong' *Arbutus* 'Marina' *Geijera parviflora* *Ginkgo biloba* 'Princeton Sentry'

Small Flowering Trees



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

Focal Point Trees



Schinus molle *Quercus wislizeni* *Platanus x acerifolia* 'Bloodgood' *Liquidambar styraciflua* 'Rotundiloba'

Bicycle Rack



18-5/8" wide x 34" tall
MadRax (www.madrax.com) Square 'U' Bike Rack Powder Coat Finish

Wet-Set Cobble



Wet-Set Cobble

Aggregate



Aggregate

Cobble



Cobble

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'

Hedges



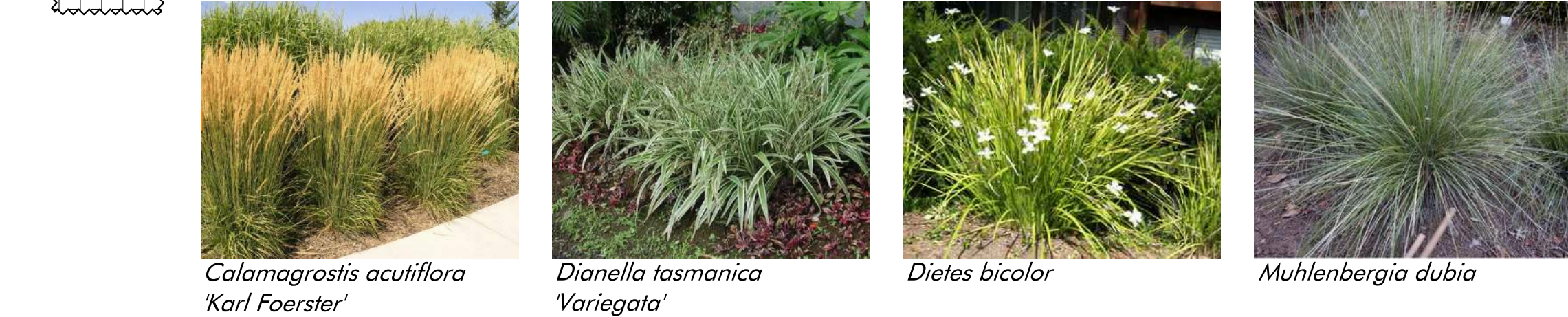
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Large Accent Shrubs



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

Grasses / Grass-like Plants



Calamagrostis acutiflora 'Karl Foerster' *Dianella tasmanica* 'Variegata' *Diets 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*

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24-2549
February 11, 2028

151 N. Kettle St.
Sonoma, CA 95370
(209)932-2856

PROPOSED NEW DEVELOPMENT:

TRACTOR SUPPLY COMPANY

DATE: 02/11/2028

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MANTECA, CA.

PLANNING ARCHITECTURE

ARCHITECTURE PLUS INC.
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Planting Images

SHEET:
L0.4