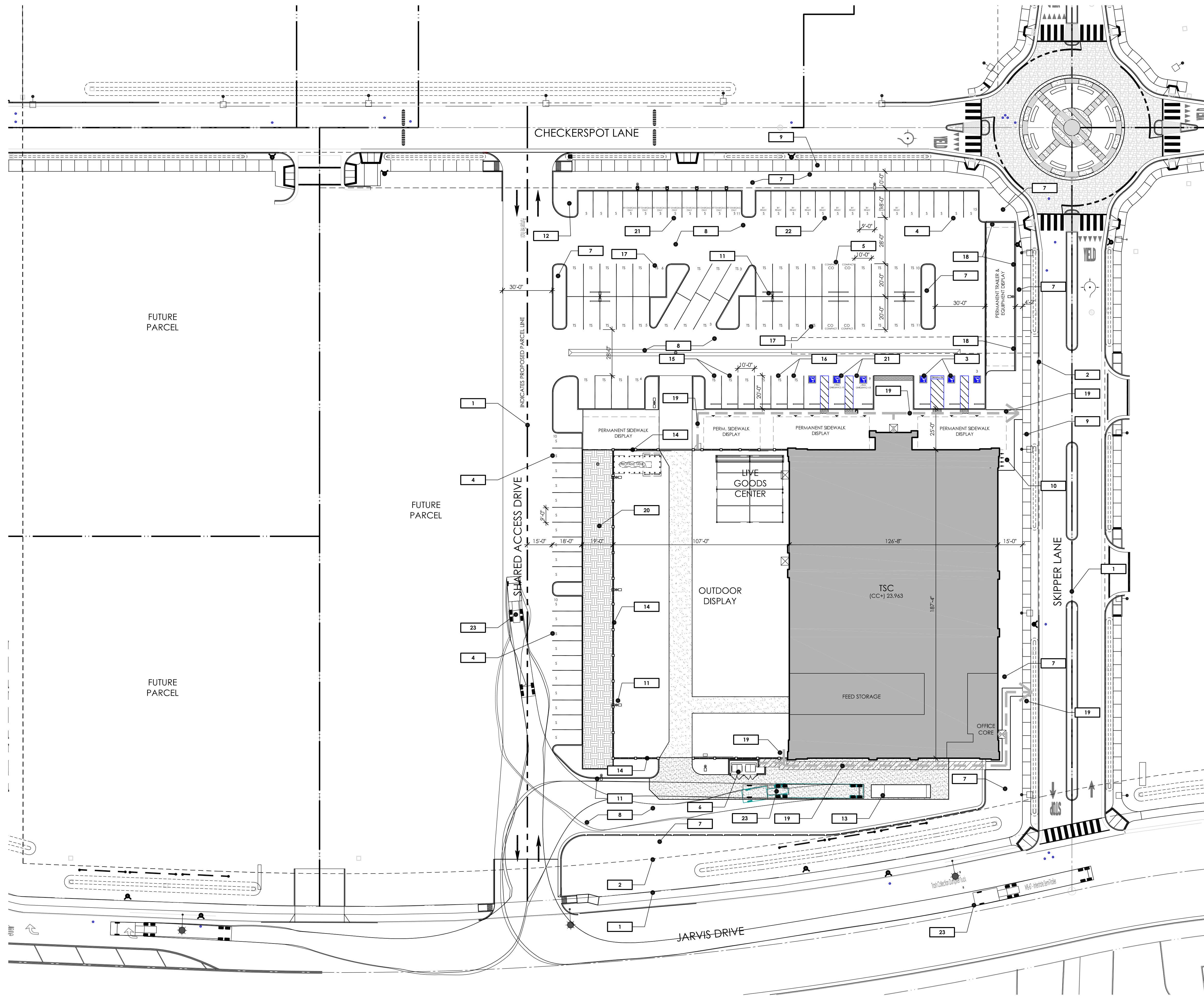
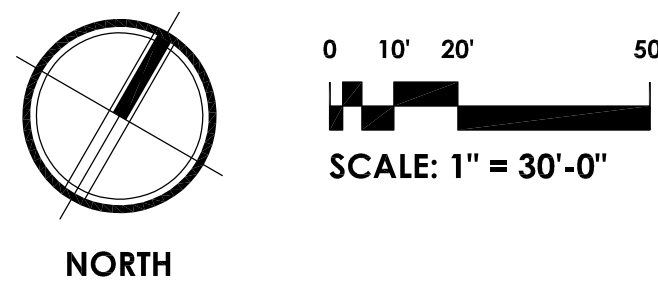




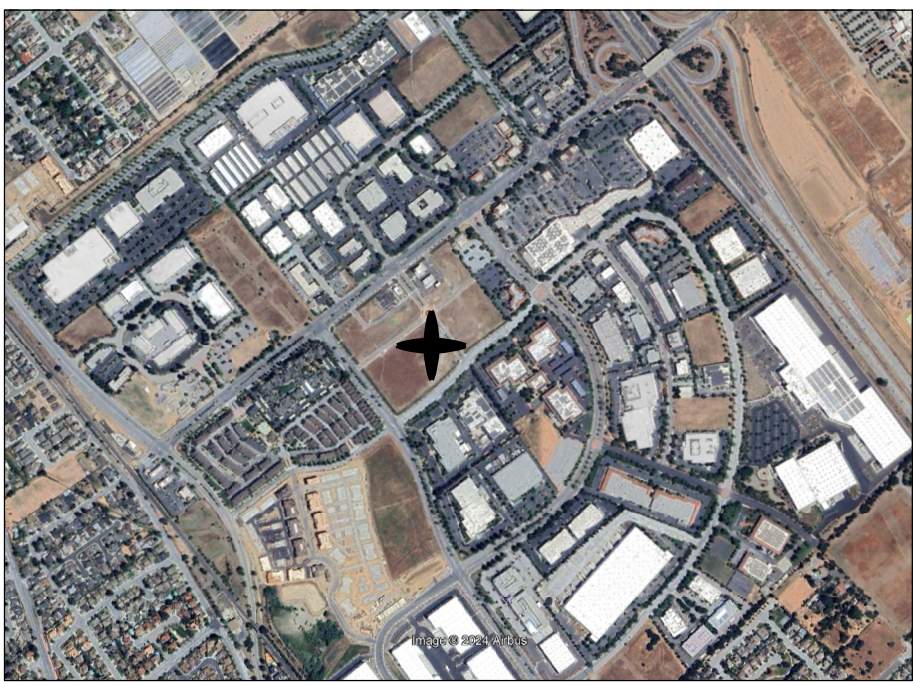
25-07-30 AZ
PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



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.

REFERENCE KEY

- 1 INDICATES PROPERTY LINE - TYPICAL
- 2 INDICATES SETBACK LINE - TO BE VERIFIED
- 3 ACCESSIBLE PARKING STALL - 9'X18'
- 4 STANDARD PARKING STALL - 9'X18'
- 5 COMPACT PARKING STALL - 9'X16'
- 6 TRASH ENCLOSURE (SEE A0.2 FOR DETAIL)
- 7 LANDSCAPE AREA
- 8 PAVED DRIVE AND PARKING AREA
- 9 PEDESTRIAN WALKWAY
- 10 BIKE RACK
- 11 LIGHT STANDARD - TYP.
- 12 MONUMENT SIGN
- 13 PORTABLE TRUCK DOCK
- 14 DECORATIVE FENCING SEE EXTERIOR ELEVATIONS
- 15 ONLINE SALES PICK UP PARKING STALLS - 9'X18'
- 16 VETERAN AND MILITARY PARKING STALLS - 9'X18'
- 17 TRACTOR SUPPLY STANDARD STALLS - 10'X20'
- 18 DECORATIVE SCREEN WALL AT EQUIPMENT DISPLAY
- 19 ACCESSIBLE PATH OF TRAVEL
- 20 STORMWATER RETENTION BASIN
- 21 EV CHARGING STATION STALL (1 VAN ACCESSIBLE + 1 STANDARD ACCESSIBLE)
- 22 EV CAPABLE STALL
- 23 INDICATES DELIVERY TRUCK TURN (SEE A0.1 FOR FIRE & REFUSE TRUCK TURN PLAN)



VICINITY MAP

PROJECT LOCATION
JARVIS DRIVE
MORGAN HILL, CA

PROJECT TEAM

DEVELOPER:
MORGAN HILL RETAIL GROUP, LLC
PO BOX 5349
SANTA ROSA, CA 95402
PHONE: (707) 483-3127
CONTACT: BRAD YUST

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

SITE DATA

PARCEL A - TSC SITE ± 149,128 S.F. (± 3.42 AC)

BUILDING/PARKING DATA

PARCEL A:	
RETAIL BUILDING	= 23,963 S.F.
LIVE GOODS CENTER	= 1,627 S.F.
PARKING REQUIRED - RETAIL	
1 SPACE PER 250 SF	= 103 STALLS
PARKING PROVIDED	
TSC STANDARD (TS)	= 45 STALLS
CITY OF MORGAN HILL STANDARD (S)	= 27 STALLS
COMPACT (CO)	= 7 STALLS
VAN ACCESSIBLE	= 1 STALL
ACCESSIBLE	= 3 STALLS
EV CHARGING STATION	= 10 STALLS
(1 VAN ACCESSIBLE + 1 STANDARD ACC.)	
EV CAPABLE	= 10 STALLS
TOTAL	= 103 STALLS

PARKING RATIO PROVIDED = 1/240 S.F.

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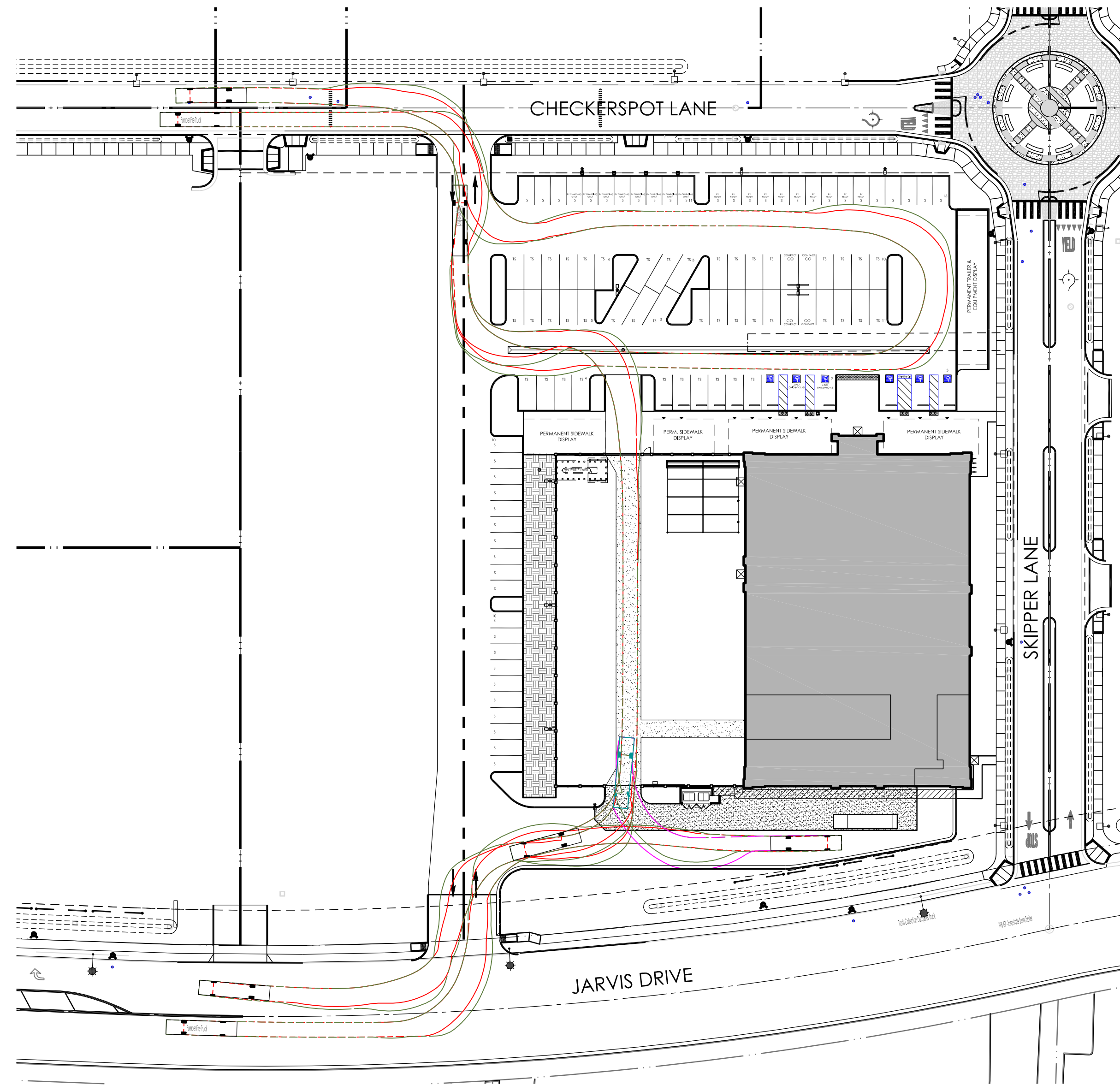
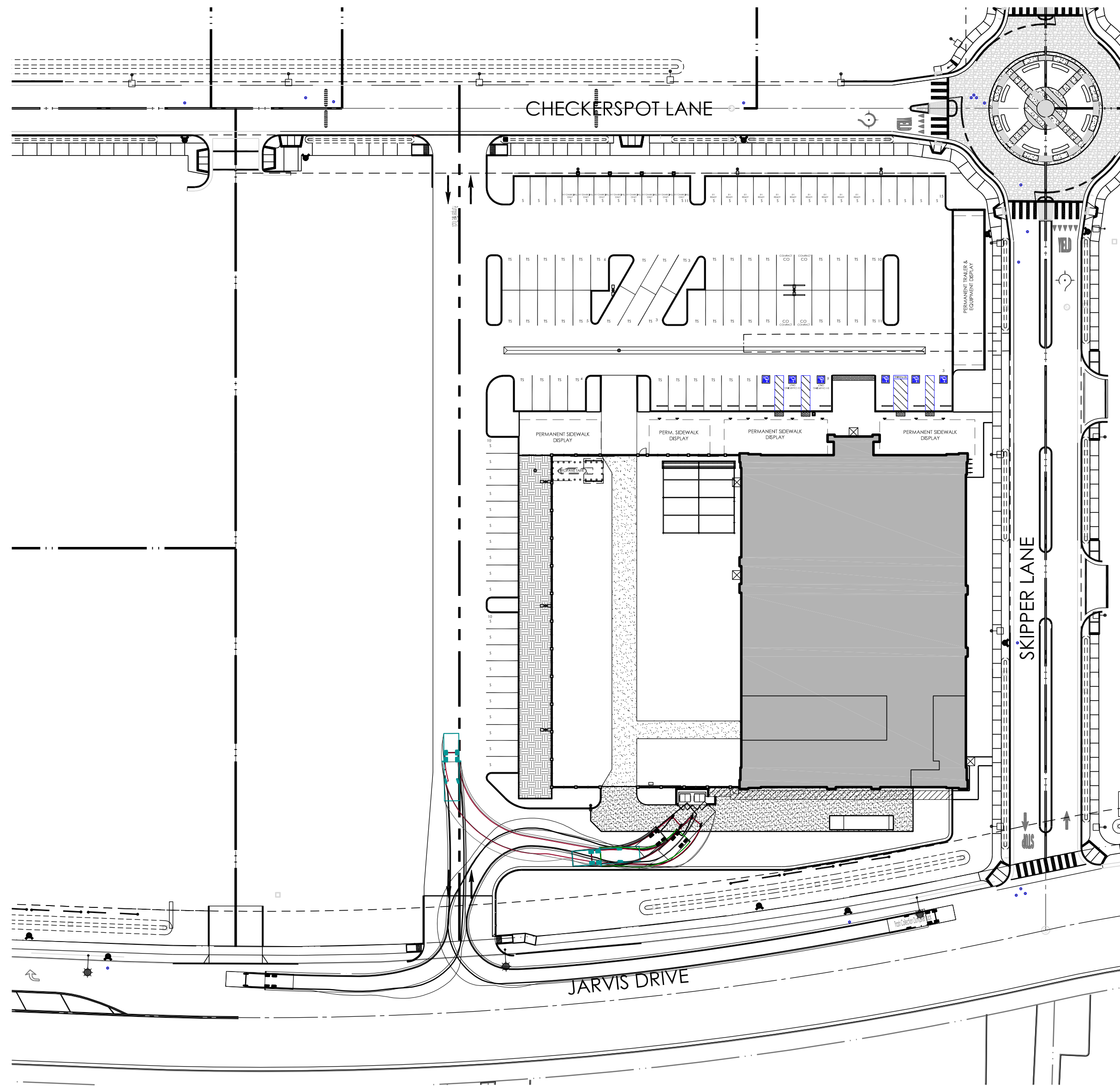
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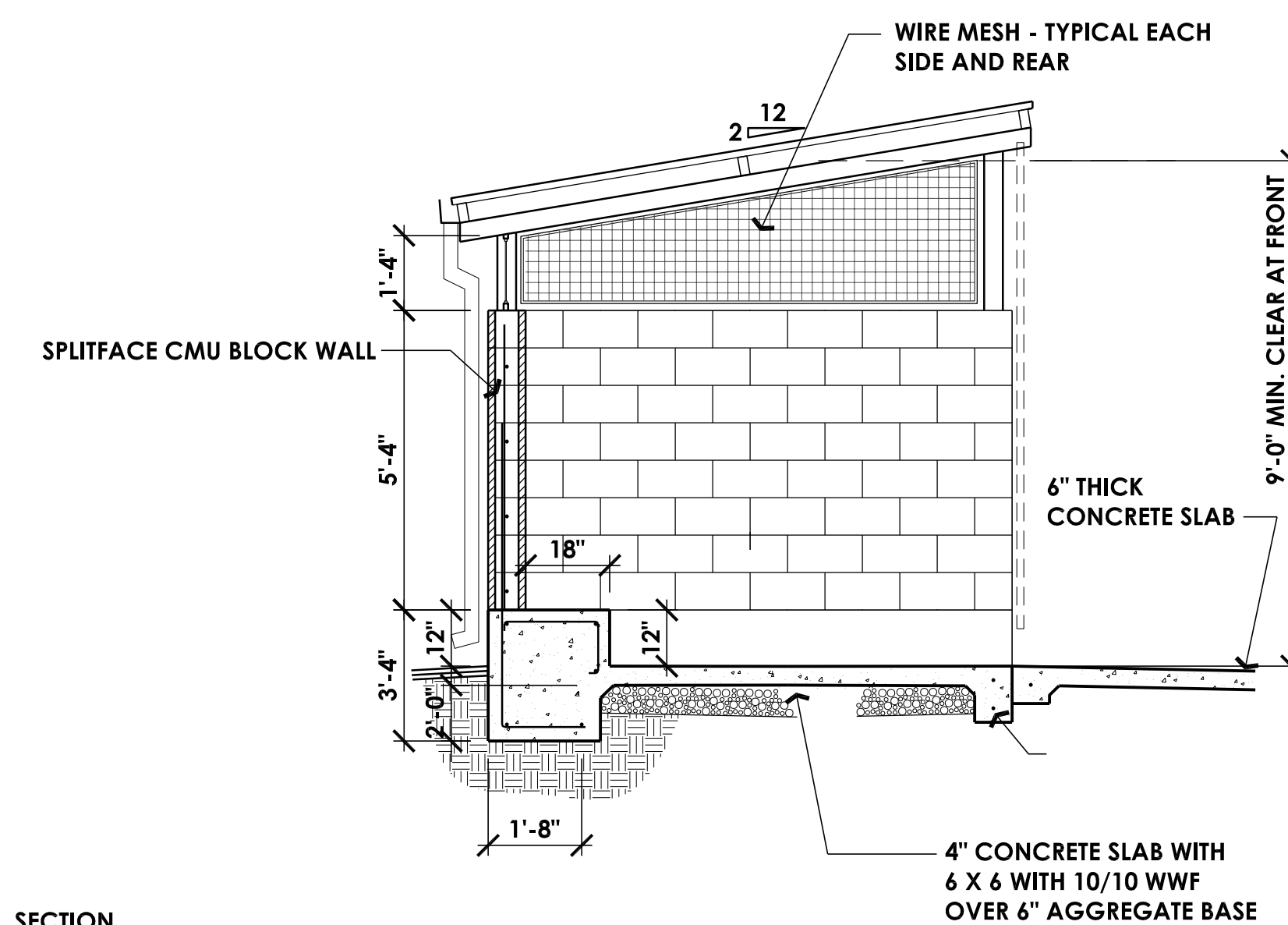
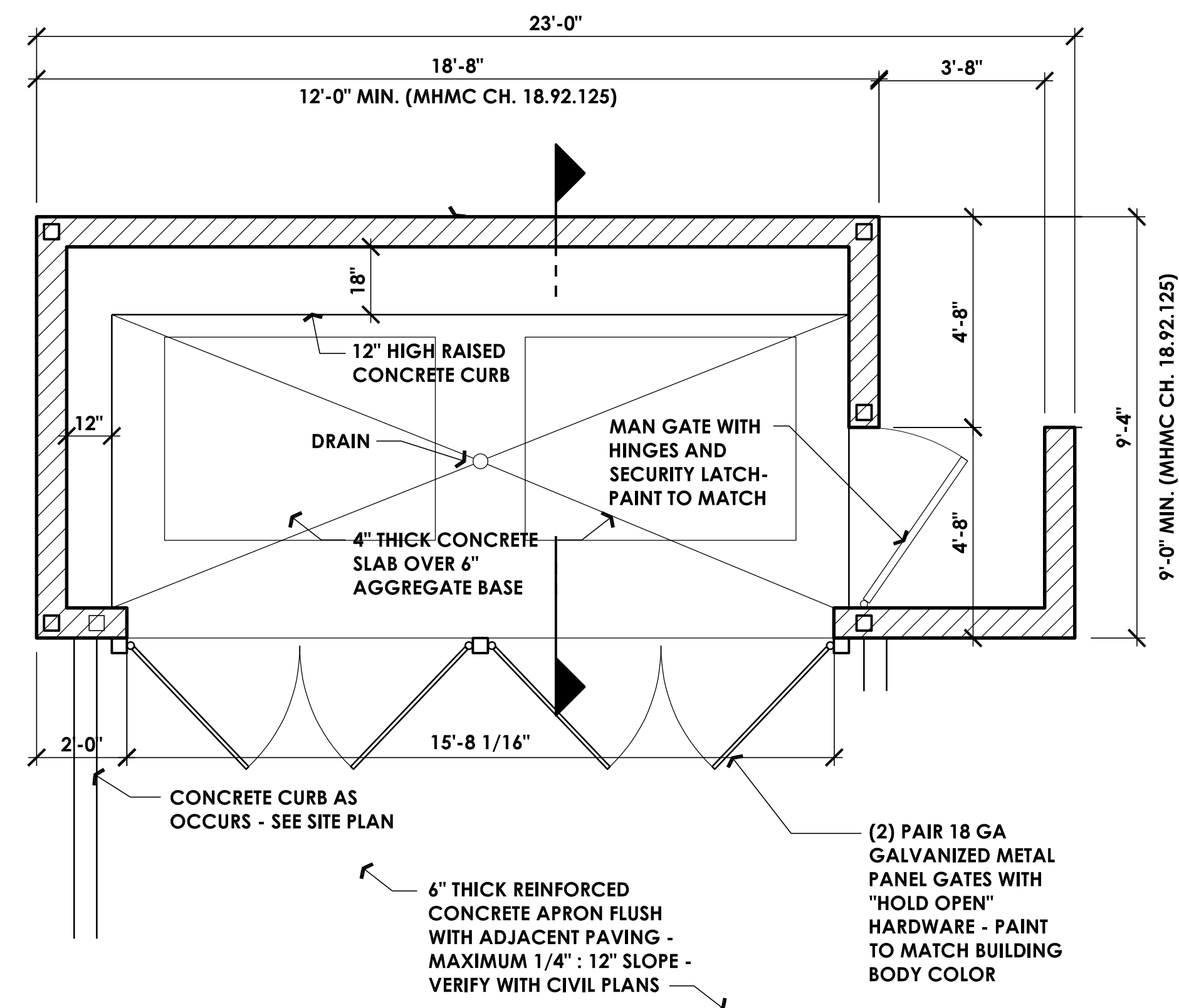
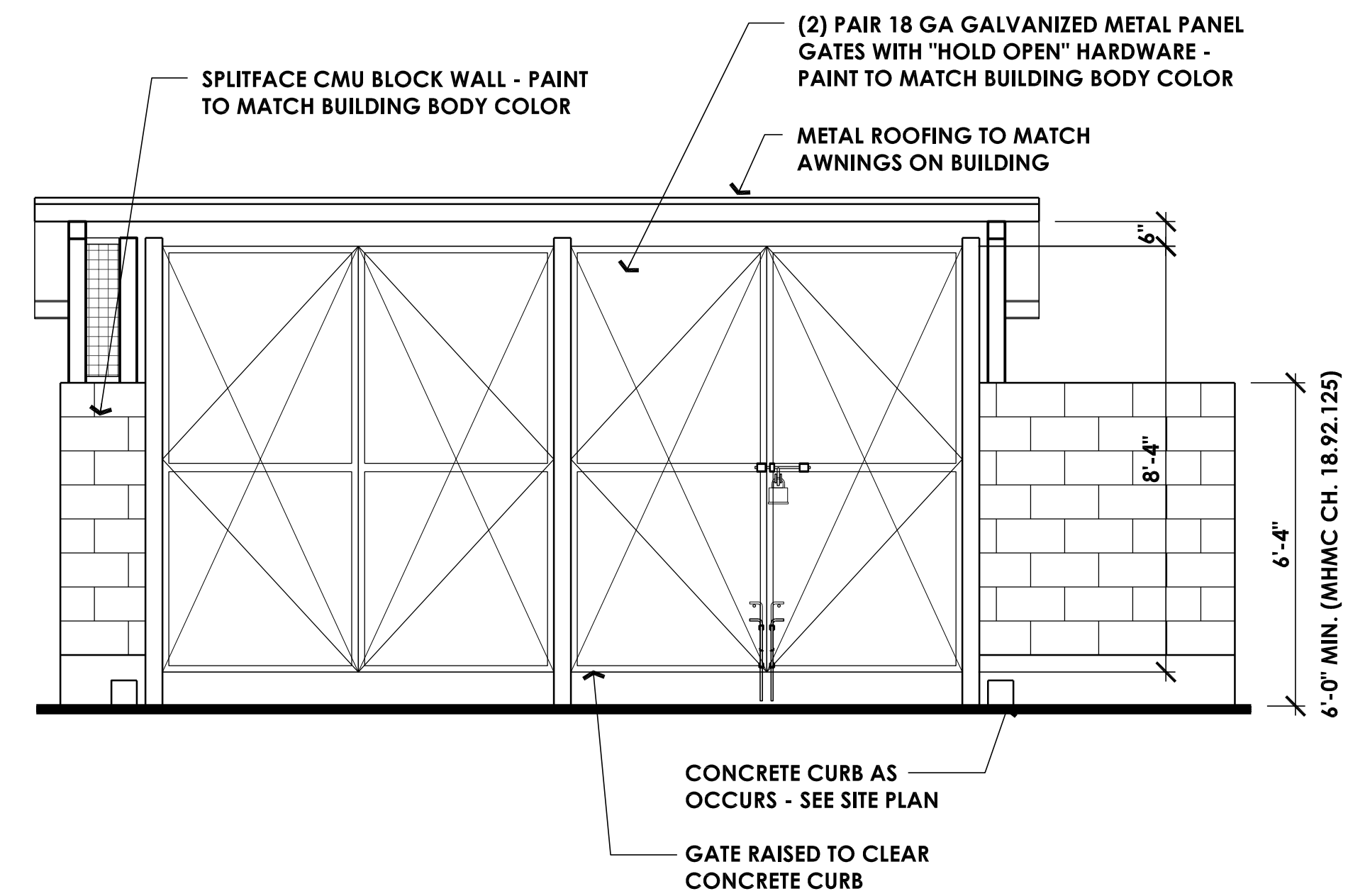
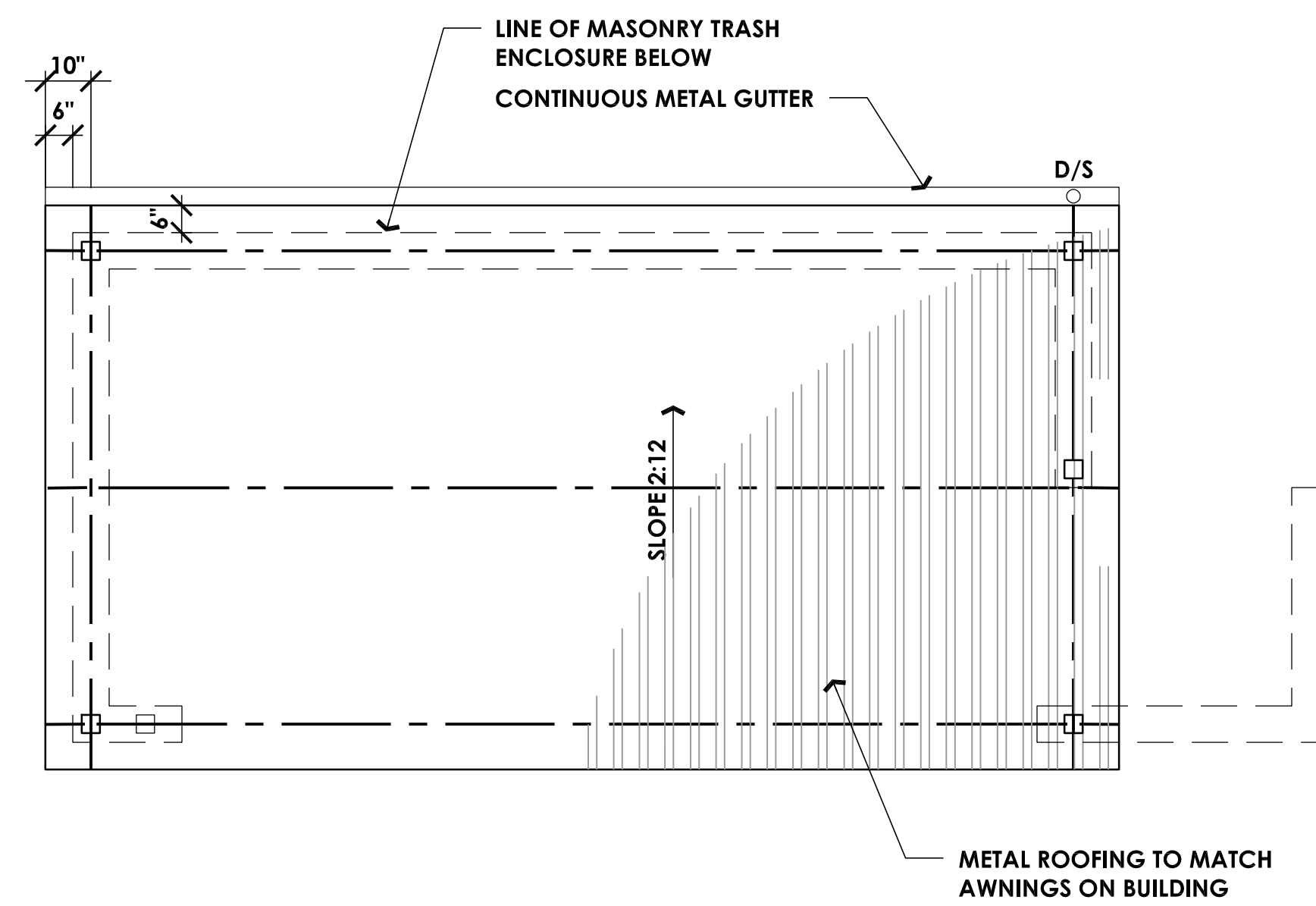
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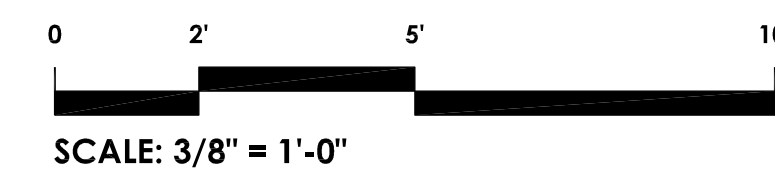
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TRASH ENCLOSURE WITH ROOF



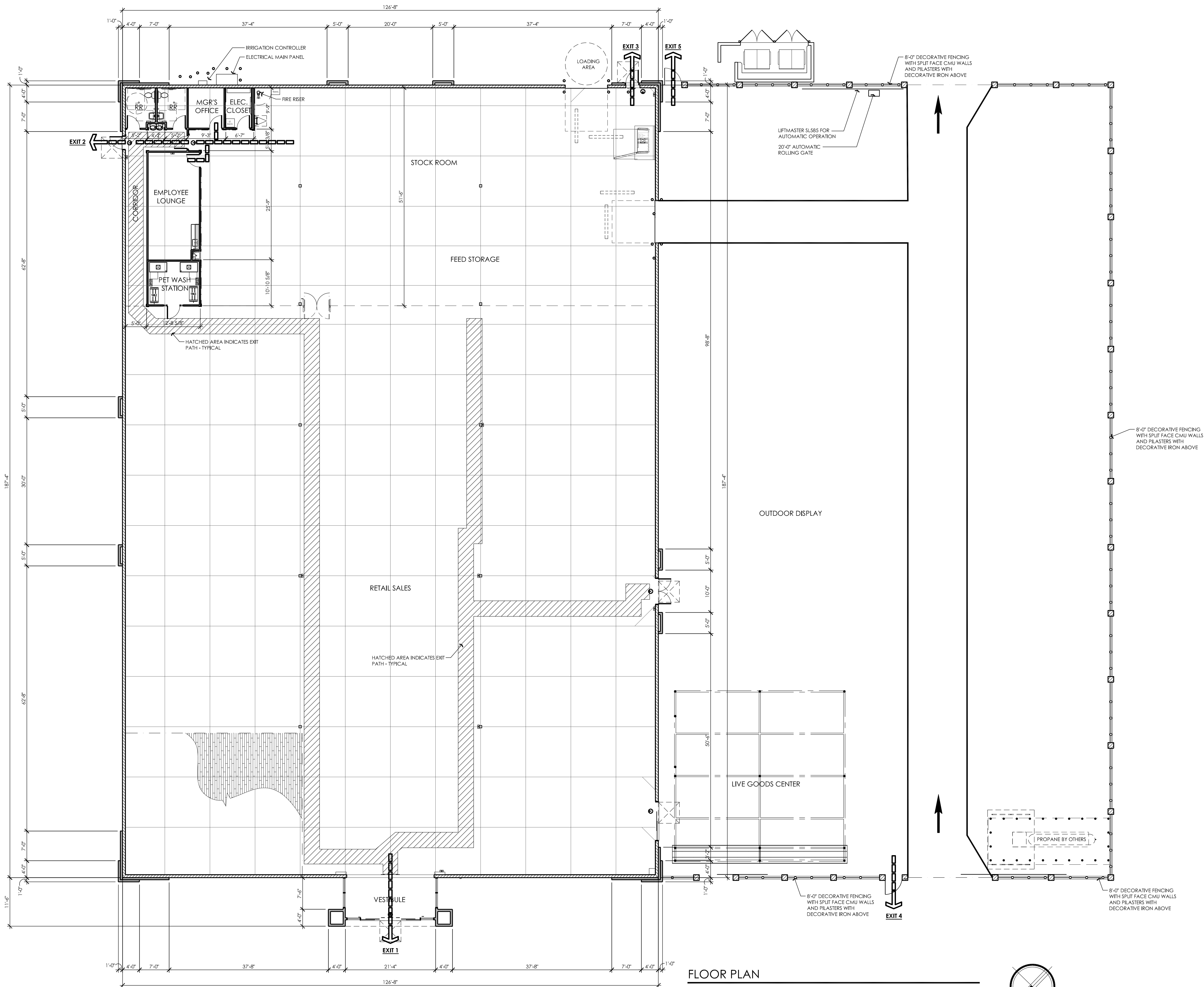
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A0.2



CODE REVIEW:	
JURISDICTION:	CITY OF MORGAN HILL
OCCUPANCY TYPE:	M & S-1
CONSTRUCTION TYPE:	V-8
ALLOWABLE HEIGHT:	60 FT
BUILDING HEIGHT:	29'-4"
ALLOWABLE STORIES:	2
STORIES:	1
FIRE SPRINKLERS:	YES
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE CITY OF MORGAN HILL MUNICIPAL CODE

AREA: (BUILDING)	
ALLOWABLE AREA PER C.B.C. TABLE 506.2:	
M & S-1 OCCUPANCY, TYPE V-8 CONSTRUCTION: SINGLE STORIE, SPRINKLERED: 36,000 S.F. PER FLOOR	

ACTUAL BUILDING AREA:	
BUILDING FOOTPRINT:	23,943 SQ. FT.
LIVE GOODS CENTER:	1,627 SQ. FT.
TOTAL BUILDING:	25,570 SQ. FT.
(OUTDOOR DISPLAY)	20,000 SQ. FT.)

OCCUPANT LOAD:	
SEE PLAN FOR OCCUPANT LOAD OF INDIVIDUAL ROOMS / AREAS	
MAIN FLOOR OCCUPANT LOAD:	300

EXITING:	
BUILDING	
PER C.B.C. SECTION 1006 TABLE 1006.3.3:	
EXITS REQUIRED:	2
EXITS PROVIDED:	3
EXIT WIDTH CALCULATION PER C.B.C. 1005.3.2:	
TOTAL OCCUPANT LOAD:	333
300 X 0.2 =	67 / 2 = 33.5
MINIMUM EXIT WIDTH PROVIDED:	
72" DOOR:	84"
(2) 36" DOOR:	72"
TOTAL =	156" > 34" THEREFORE OK

OUTDOOR DISPLAY	
PER C.B.C. SECTION 1006 TABLE 1006.3.3:	
EXITS REQUIRED:	2
EXITS PROVIDED:	2
EXIT WIDTH CALCULATION PER C.B.C. 1005.3.2:	
TOTAL OCCUPANT LOAD:	67
67 X 0.2 =	14 / 2 = 7
MINIMUM EXIT WIDTH PROVIDED:	
(2) 36" DOOR:	72"
TOTAL =	72" > 7" THEREFORE OK

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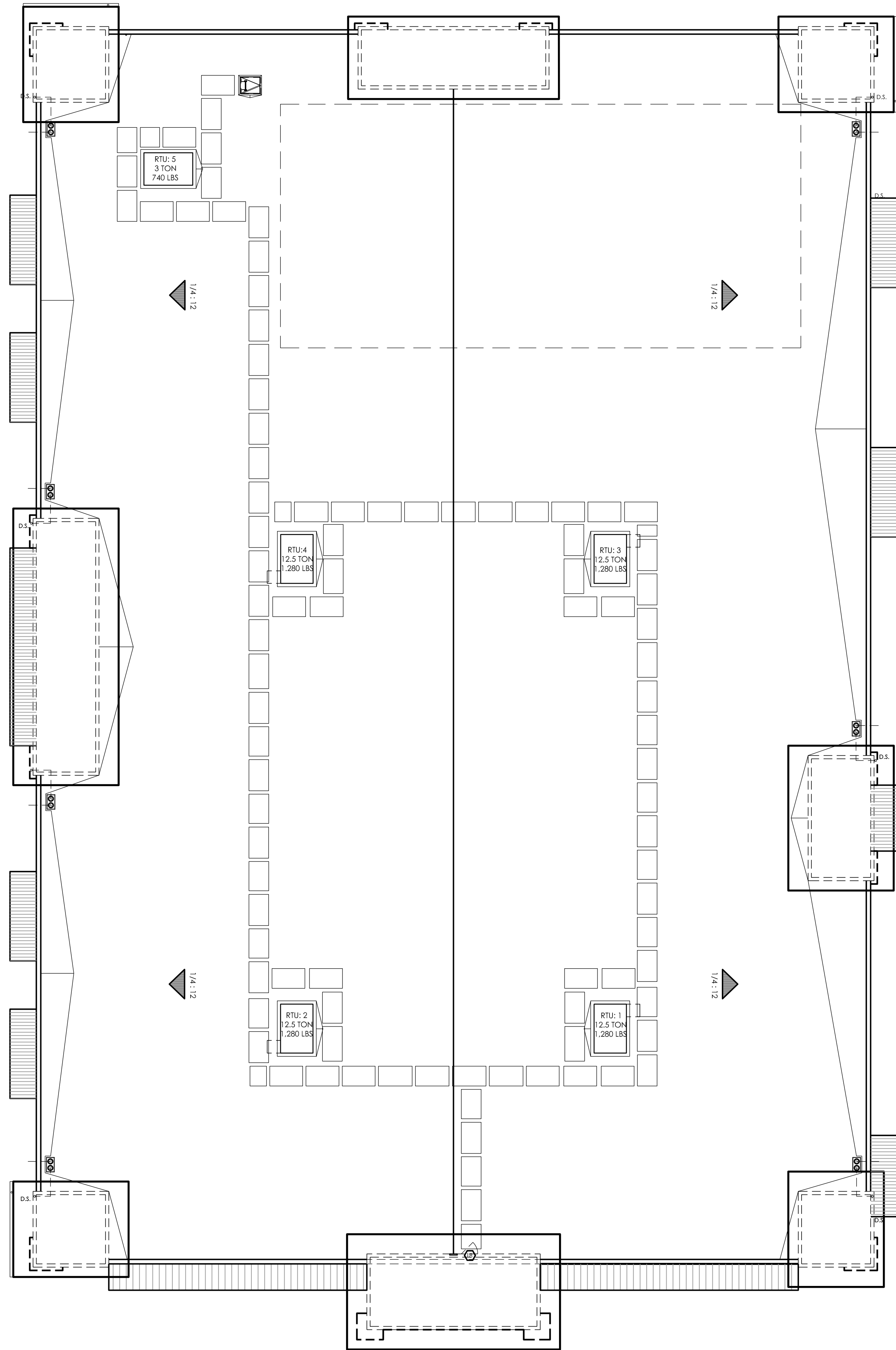
A1

FLOOR PLAN

SCALE: 3/32" = 1'-0"

FLOOR AREAS:	
RETAIL SALES	- 17,121 S.F.
PET WASH	- 135 S.F.
OFFICE CORE	- 936 S.F.
STOCKROOM	- 3,673 S.F.
FEED STORAGE	- 1,862 S.F.
VESTIBULE	- 234 S.F.
TOTAL	- 23,943 S.F.





ROOF PLAN

SCALE: 3/32" = 1'-0"



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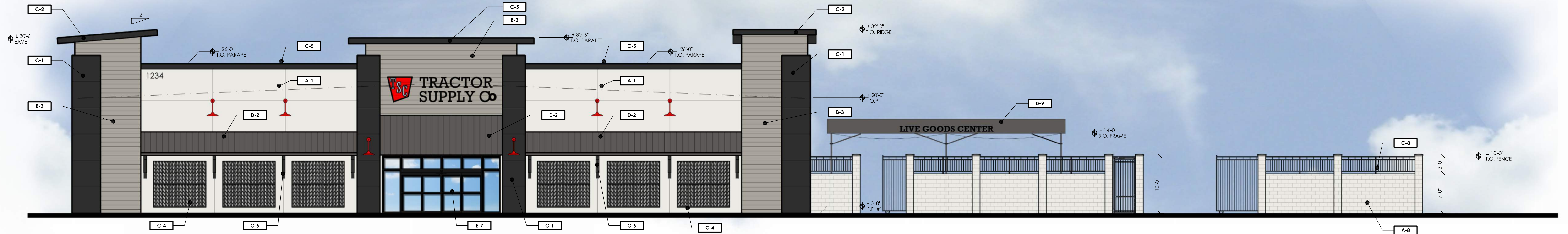
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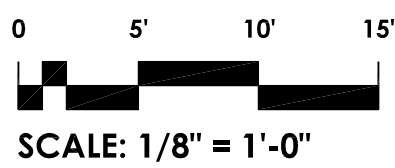
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OF 5



REVISED 24-10-08 JS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



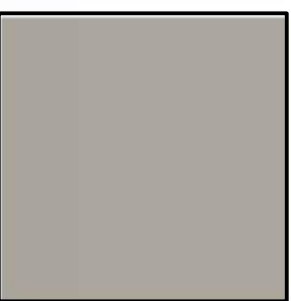
REFERENCE KEY

- | | |
|---|---|
| 1 | PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN |
| 2 | STANDING SEAM METAL ROOFING |
| 3 | HORIZONTAL SIDING |
| 4 | DECORATIVE METAL PANELS |
| 5 | PARAPET TRIM/CAP |
| 6 | DECORATIVE METAL BRACKETS |
| 7 | ALUMINUM STOREFRONT - CLEAR ANODIZED WITH BRONZE TINTED GLAZING |
| 8 | DECORATIVE FENCING WITH SPLIT FACE CMU WALLS AND PILASTERS WITH DECORATIVE IRON ABOVE |
| 9 | LIVE GOODS CENTER METAL SHADE STRUCTURE |

FINISH LEGEND



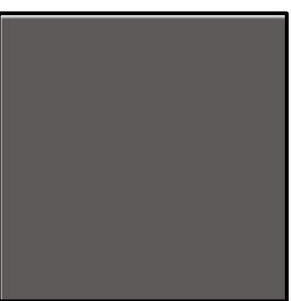
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SHERWIN WILLIAMS
#7005
PURE WHITE



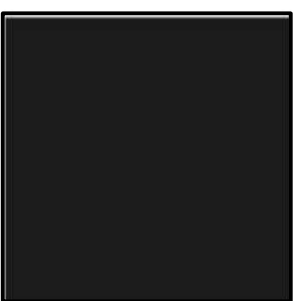
B
SHERWIN WILLIAMS
#7017
DORIAN GRAY



C
SHERWIN WILLIAMS
#6258
TRICORN BLACK



D
MBCI
ROOFING
CHARCOAL GRAY



E
OLDCASTLE
SERIES 3000
BLACK

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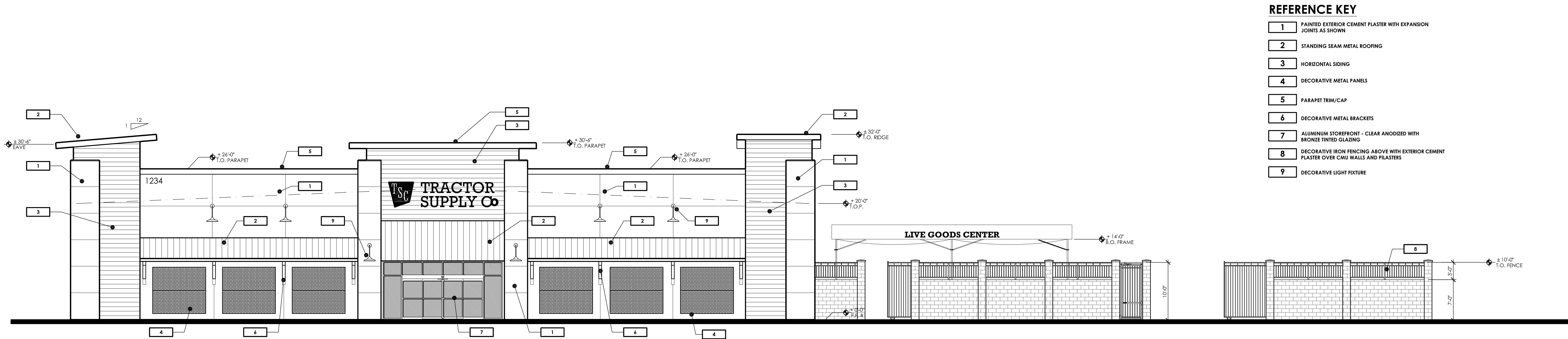
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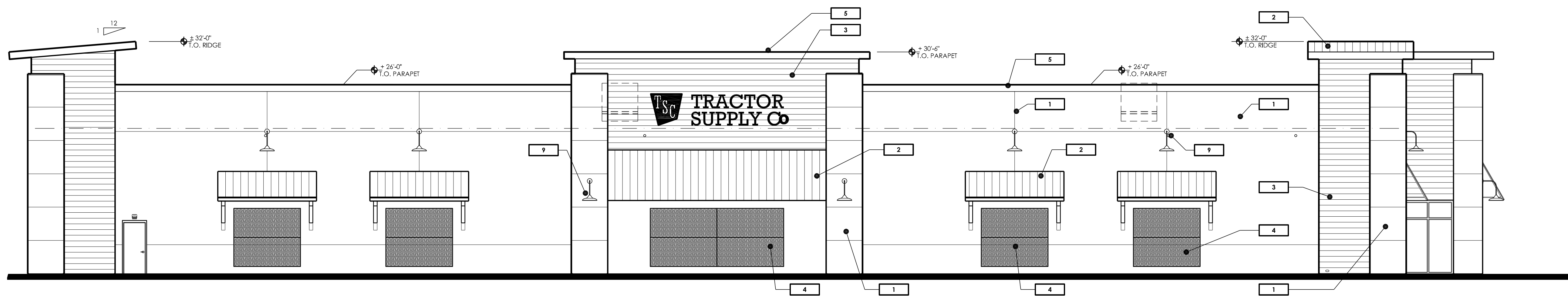
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REVISED 24-11-12 JS
REVISED 24-10-08 JS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 5' 10' 15'
SCALE: 1/8" = 1'-0"



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

0 5' 10' 15'
SCALE: 1/8" = 1'-0"

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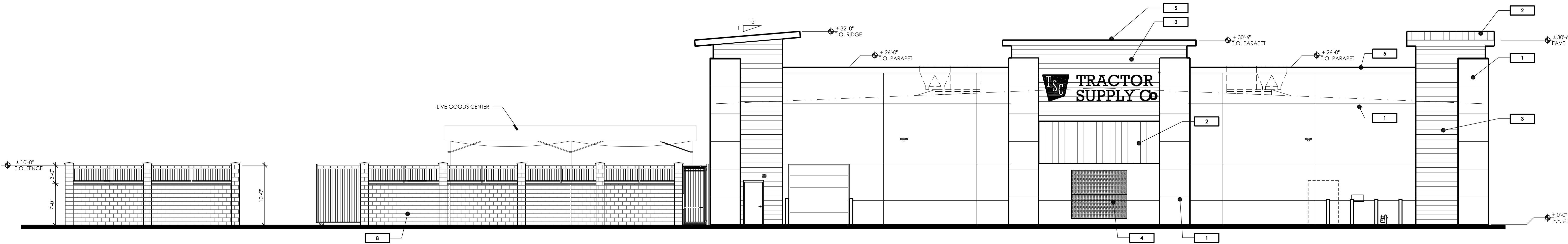
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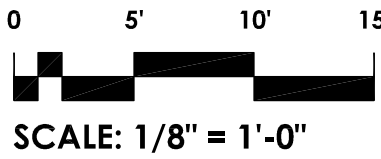
REFERENCE KEY

- 1 PAINTED EXTERIOR CEMENT PLASTER WITH EXPANSION JOINTS AS SHOWN
- 2 STANDING SEAM METAL ROOFING
- 3 HORIZONTAL SIDING
- 4 DECORATIVE METAL PANELS
- 5 PARAPET TRIM/CAP
- 6 DECORATIVE METAL BRACKETS
- 7 ALUMINUM STOREFRONT - CLEAR ANODIZED WITH BRONZE TINTED GLAZING
- 8 DECORATIVE IRON FENCING ABOVE WITH EXTERIOR CEMENT PLASTER OVER CMU WALLS AND PILASTERS

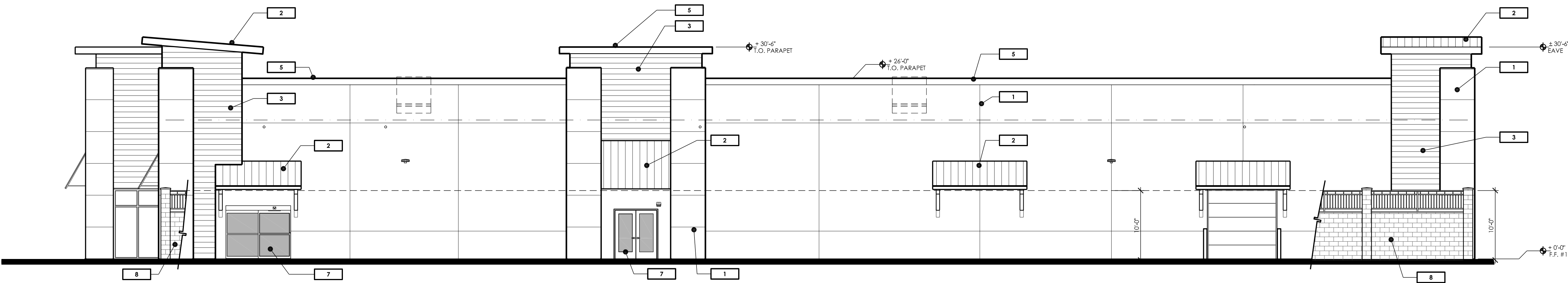


SOUTH ELEVATION

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

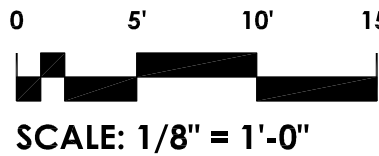


SCALE: 1/8" = 1'-0"



WEST ELEVATION

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



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

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