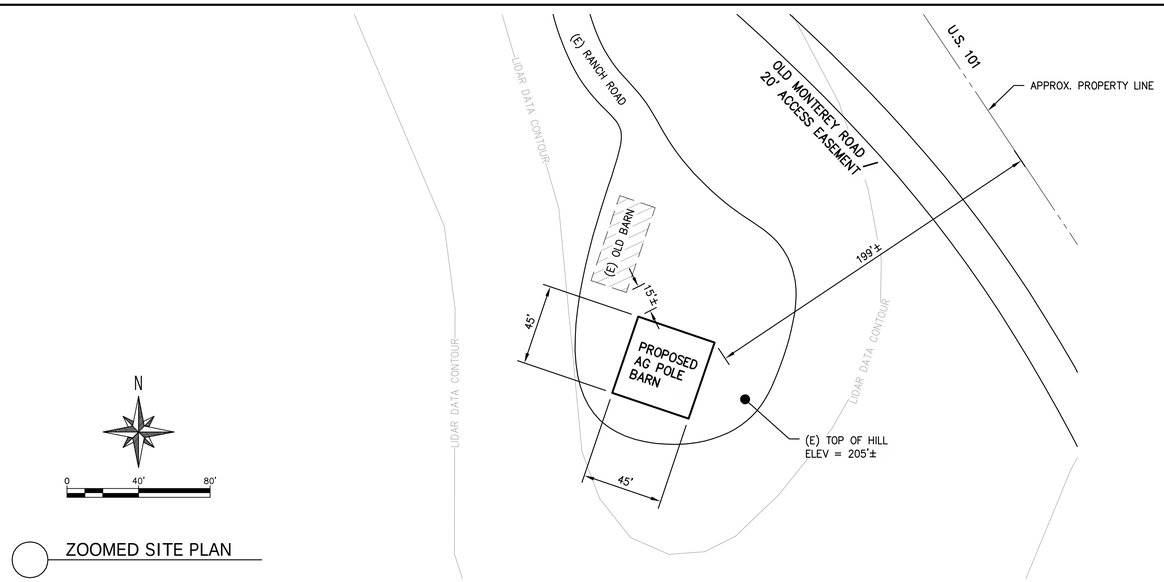
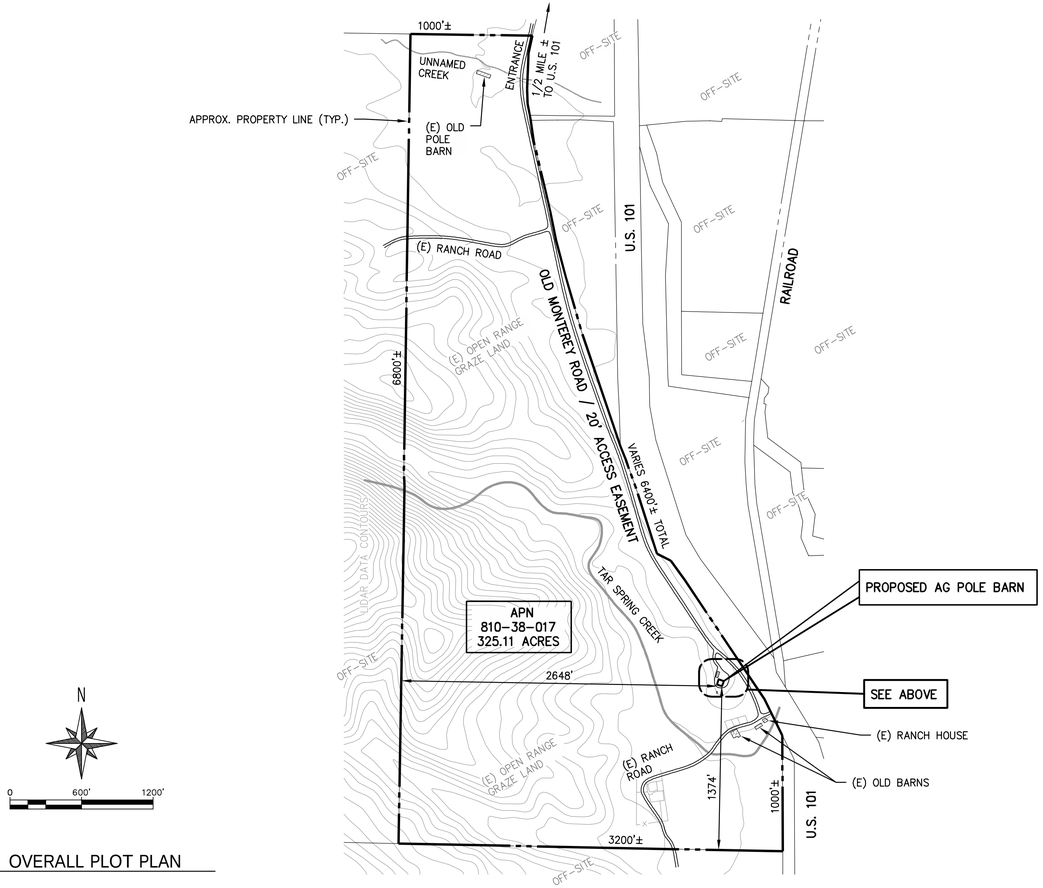


ZOOMED SITE PLAN



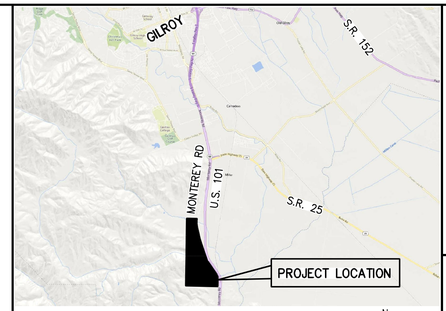
OVERALL PLOT PLAN

OVERALL SITE NOTES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES – AS APPLICABLE: 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA ENERGY CODE (CEC) 2022 CALIFORNIA GREEN CODE (CGBSC) 2022 CALIFORNIA FIRE CODE (CFC) AND CURRENT VERSION OF LOCAL ORDINANCE CODE(S)
THIS DRAWING DOES NOT REPRESENT ANY LEGAL SURVEYS AND IS FOR EXHIBIT PURPOSES ONLY.
APPROXIMATE LOCATIONS ARE REPRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES. ALL FEATURES ARE EXISTING UNLESS OTHERWISE NOTED AS PROPOSED.
NO ROAD IMPROVEMENTS OR "OFFSITE" IMPROVEMENTS PROPOSED FOR THIS PROJECT.
BUILDING AND SITE DATA ARE APPROXIMATED FROM ONSITE MEASUREMENTS AND OTHER RECORD DATA.
NO WELLS OR UTILITY EASEMENTS PROPOSED FOR THIS PROJECT.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALING FROM THE DRAWING. DO NOT SCALE DRAWINGS. NOTIFY ENGINEER OF RECORD IF NEEDED.
CONSTRUCTION MAY NOT START UNTIL BUILDING PERMIT(S) HAVE BEEN OBTAINED.
WHERE UNDERGROUND AND/OR SURFACE FEATURES ARE SHOWN, THE LOCATIONS, DEPTH, AND DIMENSIONS ARE BELIEVED TO BE REASONABLY CORRECT, BUT NOT GUARANTEED. SUCH FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE FIELD-VERIFIED BY THE OWNER AND/OR CONTRACTOR.
THE APPROXIMATE BOUNDARY INFORMATION SHOWN IS BASED UPON LOCAL/JURISDICTIONAL G.I.S. DATA AND READILY AVAILABLE PARCEL MAPS. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROPERTY LINE AND RIGHT-OF-WAY LOCATIONS. OWNER SHALL RETAIN A LICENSED LAND SURVEYOR TO VERIFY PROPERTY LINE DATA IF SO NEEDED.
A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION UNLESS OTHER FACILITIES ARE PRESENT.

BUILDING CODE

SCOPE OF WORK	AG POLE BARN ROOF ONLY
SQUARE FOOTAGE	2,025 SF
ALLOWED FLOOR AREA	8,500 SF
PROPOSED HEIGHT	20 FT ±
ALLOWABLE HEIGHT	55 FT
FIRE SPRINKLERS	NOT REQ'D
OCCUPANCY	GROUP U PER CBC 312.1 + C101-1 AG BLDG / BARN
TYPE OF CONSTRUCTION	II-B
FIRE RATING	NOT REQ'D PER CBC TABLES 601 + 705.5
ACCESSIBILITY	NOT REQ'D PER CBC 11B-203
MEANS OF EGRESS ILLUMINATION	NOT REQ'D PER CBC 1008.2 EXCEPTION 1
EXIT SIGNS	NOT REQ'D PER CBC 1013.1 EXCEPTION 3
EXITS	N/A – OPEN BUILDING



VICINITY MAP
NOT TO SCALE

PROPERTY DATA

OWNER	SARGENT RANCH PARTNERS LLC PO BOX 230550 ENCINITAS, CA 92023 209-601-3311
JURISDICTION	SANTA CLARA COUNTY
ZONING	AR-D1-SR
SITE AREA	325.11 ACRES
APN #	810-38-017
SITE ADDRESS	2775 MONTEREY ROAD GILROY, CA 95020
WATER	DOMESTIC WELL (N/A)
SEWER	SEPTIC (N/A)
GAS	LPG TANK (N/A)
ELECTRIC	PGE (N/A)

PROJECT TEAM

ENGINEER OF RECORD	JTOSTE ENGINEERING JASON A. TOSTE 1750 MILESTONE WAY, TURLOCK, CA 95382 209-535-8027 RCE 77353

PROJECT SHEET SET

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
1	SITE PLAN	5	ELEVATIONS & CROSS SECTION
2	NOTES	6	DETAILS
3	FLOOR / FOUNDATION PLAN		
4	ROOF FRAMING PLAN		

LOADING CRITERIA

ROOF DEAD LOAD	2 PSF
ROOF LIVE LOAD	20 PSF (W/ REDUCTIONS)
FLOOR DEAD LOAD	N/A
FLOOR LIVE LOAD	N/A
WIND LOADING	
ULT. DESIGN WIND SPEED	86 MPH
RISK CATEGORY	I
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A
C&C VELOCITY PRESSURES	13.7 PSF
SEISMIC LOADING	
NOT REQUIRED PER 2022 CBC SECTION 1613.1 EXCEPTION #3.	
SOILS	
SOIL BEARING CAPACITY ASSUMED PER CBC TABLE 1806.2	1500 PSF
FLOOD ZONE	
N/A	

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: SITE PLAN

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705

J.T.E. PROJECT #:
0094-2401

JTOSTE ENGINEERING
1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027

REGISTERED PROFESSIONAL ENGINEER
JASON ALBERTO TOSTE
No. 77353
CIVIL
STATE OF CALIFORNIA

SIGNED: 10-16-2024

SHEET
1
1 OF 6

GENERAL

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWINGS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
3. THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS.
4. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR(S) USING MATERIALS AND METHODS IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION, 2022 CALIFORNIA BUILDING CODE (CBC), LOCAL CODES AND ORDINANCES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES ABSOLVES SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO THE LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.

GRADING

1. IF EXPANSIVE CLAY SOIL CONDITIONS EXIST, THE CONTRACTOR MUST CONSULT WITH A SOILS ENGINEER FOR SUBGRADE REQUIREMENTS AND COORDINATE EARTHMOVING OPERATIONS TO ENSURE THAT APPROVED SUBGRADE MATERIALS ARE RESERVED IN SUFFICIENT QUANTITIES TO ACCOMMODATE CONCRETE FOOTINGS AND SLABS.
2. ALL CONCRETE FOOTINGS AND SLABS SHALL BEAR UPON AND/OR PENETRATE INTO UNDISTURBED SOIL OR COMPACTED SOIL: EACH SOIL SHALL HAVE A MINIMUM IN-PLACE DENSITY OF 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AT THE PROJECT SITE.
3. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER AROUND BUILDINGS. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 2% TO 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
4. EXCAVATION AND GRADING TO BE DONE PER 2022 CBC, APPENDIX CHAPTER J.

PLUMBING

NO PLUMBING PROPOSED FOR THIS PROJECT.

ELECTRICAL

NO ELECTRICAL PROPOSED FOR THIS PROJECT.

FOUNDATIONS

FOUNDATION WORK TO BE DONE PER 2022 CBC CHAPTER 18.

FOUNDATION DESIGN FOR THIS PROJECT IS BASED ON:
- ASSUMED BEARING CAPACITY OF 1500 PSF PER CBC TABLE 1806.2
- ASSUMED EXPANSION INDEX OF LESS THAN 20
- ASSUMED SOIL SITE CLASS D
- ASSUMED PASSIVE RESISTANCE OF 100 PCF
- ASSUMED SOIL FRICTION COEFFICIENT OF 0.25
- WATER TABLE ASSUMED TO BE WELL BELOW THE FOUNDATION

IF THE SOIL CONDITIONS ARE NOT EQUAL TO OR BETTER THAN THE ASSUMPTIONS ABOVE, THE CURRENT DESIGN WILL BE VOID AND THE OWNER AND/OR CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT WHETHER A GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED.

IF A GEOTECHNICAL INVESTIGATION IS NEEDED, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

STRUCTURAL STEEL

1. ALL EXPOSED STEEL SHALL BE PAINTED WITH A MINIMUM OF ONE (1) COAT OF RUST INHIBITIVE PRIMER AFTER BEING THOROUGHLY CLEANED OF ALL LOOSE SCALE AND RUST.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING, U.N.O.:
   a. STRUCTURAL SHAPES M, S, HP, C, MC, L, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A36 (Fy=36 ksi) UNLESS NOTED OTHERWISE.
   b. STRUCTURAL SHAPES W, AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A992 (Fy=60 ksi) UNLESS NOTED OTHERWISE.
   c. STRUCTURAL STEEL TUBING, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A500 GRADE B (Fy=46 ksi) UNLESS NOTED OTHERWISE.
   d. STRUCTURAL STEEL PIPE, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A53 GRADE B (Fy=35 ksi) UNLESS NOTED OTHERWISE.
   e. OIL FIELD STEEL PIPE TO HAVE YIELD STRENGTH OF Fy=55 ksi MINIMUM.
   f. COLD FORM LIGHT GAUGE STEEL, AS PER AISI S100-10, TO COMPLY WITH ASTM A1011 GRADE 55 (Fy=55 ksi).
3. ANY MATERIAL REQUEST WITH DIFFERENT SPECIFICATIONS THAN NOTED ABOVE ARE TO BE DIRECTED TO THE DESIGNER, IN A TIMELY MANNER, PRIOR TO CONSTRUCTION AND/OR INSTALLATION. ANY ITEM OF A DIFFERENT SPECIFICATION INSTALLED, WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL MAY NOT MEET THE PROJECT ENGINEERING REQUIREMENTS NECESSITATING A REMOVAL AND/OR SIGNIFICANT REVISION TO ITEMS INSTALLED.
4. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE 15th EDITION OF THE AISC MANUAL AND THE LATEST EDITION OF STRUCTURAL STEEL DETAILING BY THE AISC.
5. AS WITH ANY BUILDING STRUCTURE, A STEEL BUILDING DOES NOT REACH STRUCTURAL INTEGRITY UNTIL ALL COLUMNS ARE PROPERLY ANCHORED TO FOOTINGS AND ALL MEMBERS ARE CONNECTED TO EACH OTHER AS SHOWN IN THE ATTACHED ENGINEERING DESIGN. THE CONTRACTOR SHALL DETERMINE WHEN AND WHERE TEMPORARY BRACING IS NEEDED.
6. WELDS SHALL BE MADE WITH WIRE OR ELECTRODE HAVING A MINIMUM TENSILE STRENGTH OF 70,000 PSI, U.N.O.
7. CONTRACTOR SHALL VERIFY METHODS AND SPECIFICATIONS FOR WELDING TO OIL FIELD PIPE AND COLD FORM LIGHT GAUGE STEEL MEMBERS.
8. METAL SUPERSTRUCTURE MEMBERS AND CONNECTIONS SHALL BE GALVANIZED PER STANDARD PRACTICE OF DAIRY BARN CONSTRUCTION (FOR DAIRY PROJECTS, AS APPLICABLE).
9. STRUCTURAL BOLTS: BOLT-FASTENED CONNECTIONS (IF SPECIFIED) SHALL BE CONSTRUCTED USING PRE-TENSIONING TURN-OF-NUT METHOD WITH ASTM A325 HIGH-STRENGTH BOLTS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
2. SPLICES SHALL BE LAPPED MIN. 50 BAR DIAMETERS WITH A MIN. OF 28".
3. ALL REINFORCING STEEL SHALL HAVE MIN. 3" OF CONCRETE COVER, U.N.O.
4. SLAB REINFORCING SHALL BE IN THE CENTER OF THE SLAB, U.N.O.

CONCRETE

1. ALL CONCRETE SHALL CONSIST OF TYPE II PORTLAND CEMENT, FINE AGGREGATE, COARSE AGGREGATE, AND WATER (WATER:CEMENT RATIO SHALL NOT EXCEED 0.45 ABSOLUTE BY WEIGHT, AND SLUMP SHALL NOT EXCEED 4 INCHES) TO YIELD AT 28 DAYS A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:

PAVING, NON-STRUCTURAL SLABS, AND SIDEWALKS	2500 PSI
STRUCTURAL FOOTINGS AND STRUCTURAL SLABS	2500 PSI
WALLS, BEAMS, AND COLUMNS	2500 PSI

3. SECONDARY (CRACK CONTROL) REINFORCEMENT OF CONCRETE SLABS SHALL BE 1.5 LBS OF FIBERMESH PER CUBIC YARD OF CONCRETE.

4. PROVIDE CONTROL JOINTS IN UNREINFORCED SLABS PER PCA GUIDELINES:

CONTROL JOINT SPACING (FT)

SLAB THICKNESS (IN)	SLUMP 4 TO 6 IN.		SLUMP LESS THAN 4 IN.
	MAXIMUM-SIZE AGGREGATE LESS THAN 3/4"	MAXIMUM-SIZE AGGREGATE 3/4" AND LARGER	
5	10	13	15
6	12	15	18
7	14	18	21
8	16	20	24
9	18	23	27
10	20	25	30

SPECIAL INSPECTIONS

THIRD-PARTY SPECIAL INSPECTIONS NOT REQUIRED PER 2022 CBC 1704.2 EXCEPTION 1, MINOR PROJECT.

DRAINAGE

ALL STORMWATER TO BE RETAINED ON SITE AND DRAINED TO THE EXISTING FARM GROUND.

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: NOTES

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705

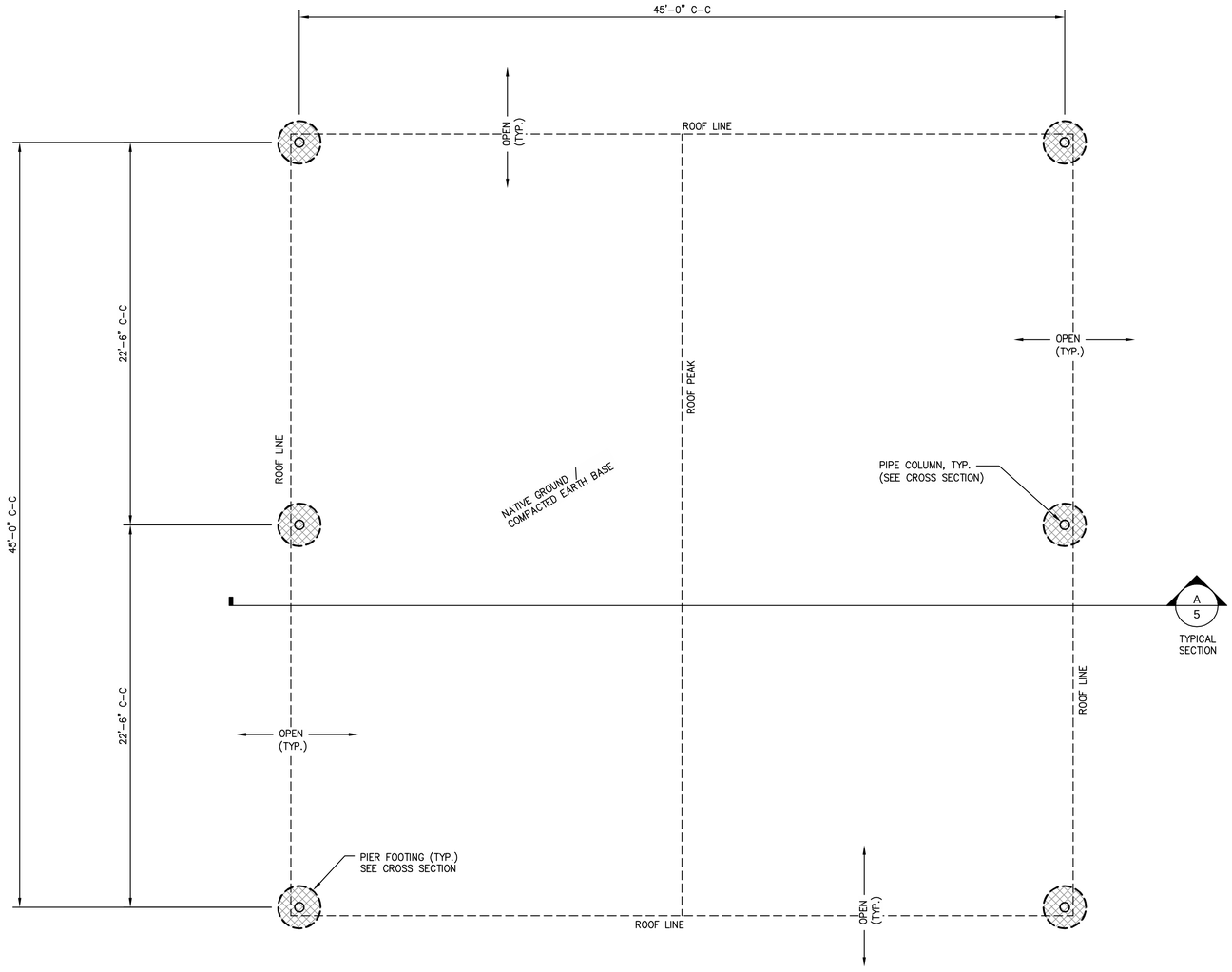
J.T.E. PROJECT #:
0094-2401

JTOSTE ENGINEERING
1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027

REGISTERED PROFESSIONAL ENGINEER
JASON ALBERTO TOSTE
No. 77353
CIVIL
STATE OF CALIFORNIA

SIGNED: 10-16-2024

SHEET 2
2 OF 6



FLOOR / FOUNDATION PLAN

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

N

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: FLOOR / FOUNDATION PLAN

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705

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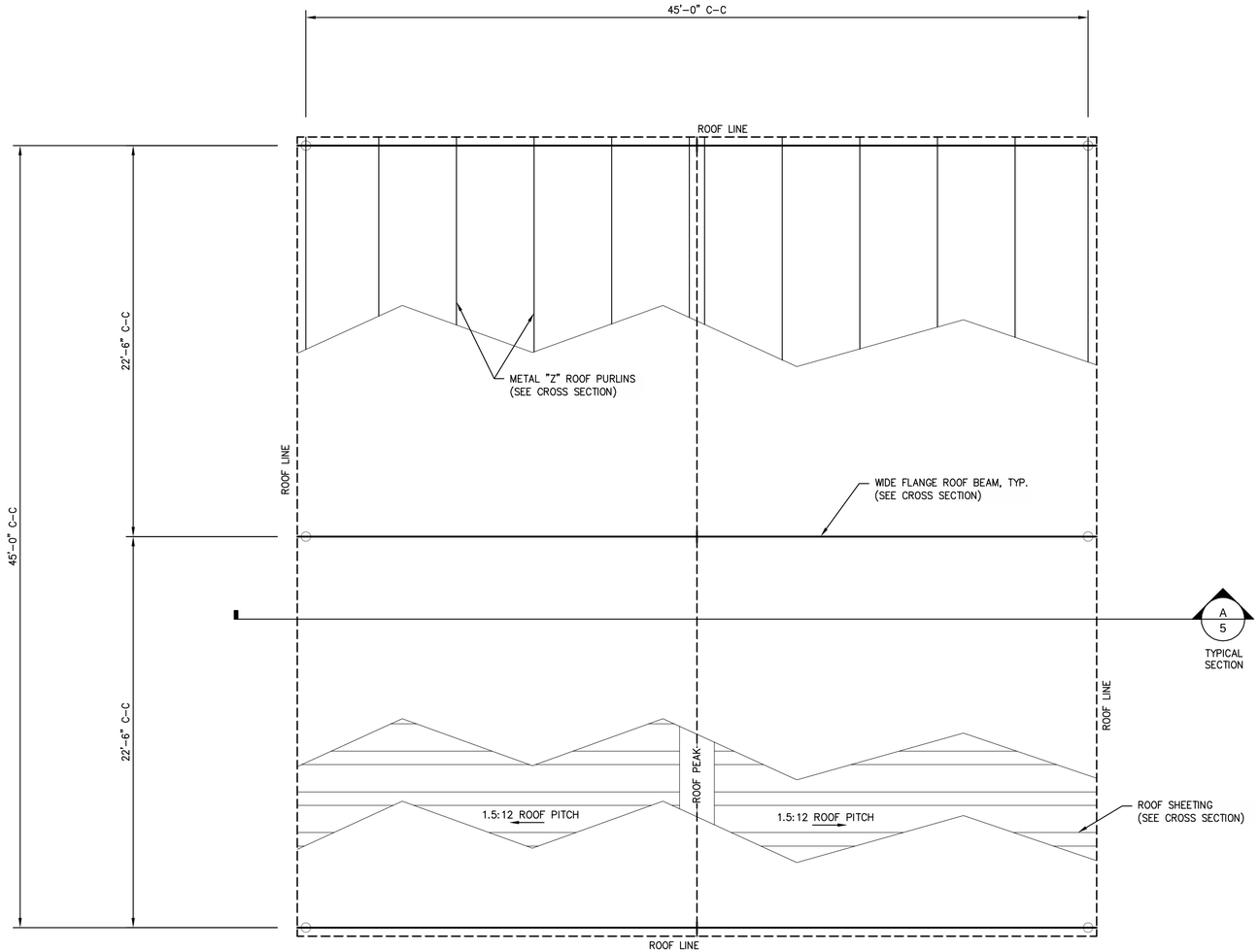
SHEET
3
3 OF 6



ROOF FRAMING PLAN

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

N

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: ROOF FRAMING PLAN

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705

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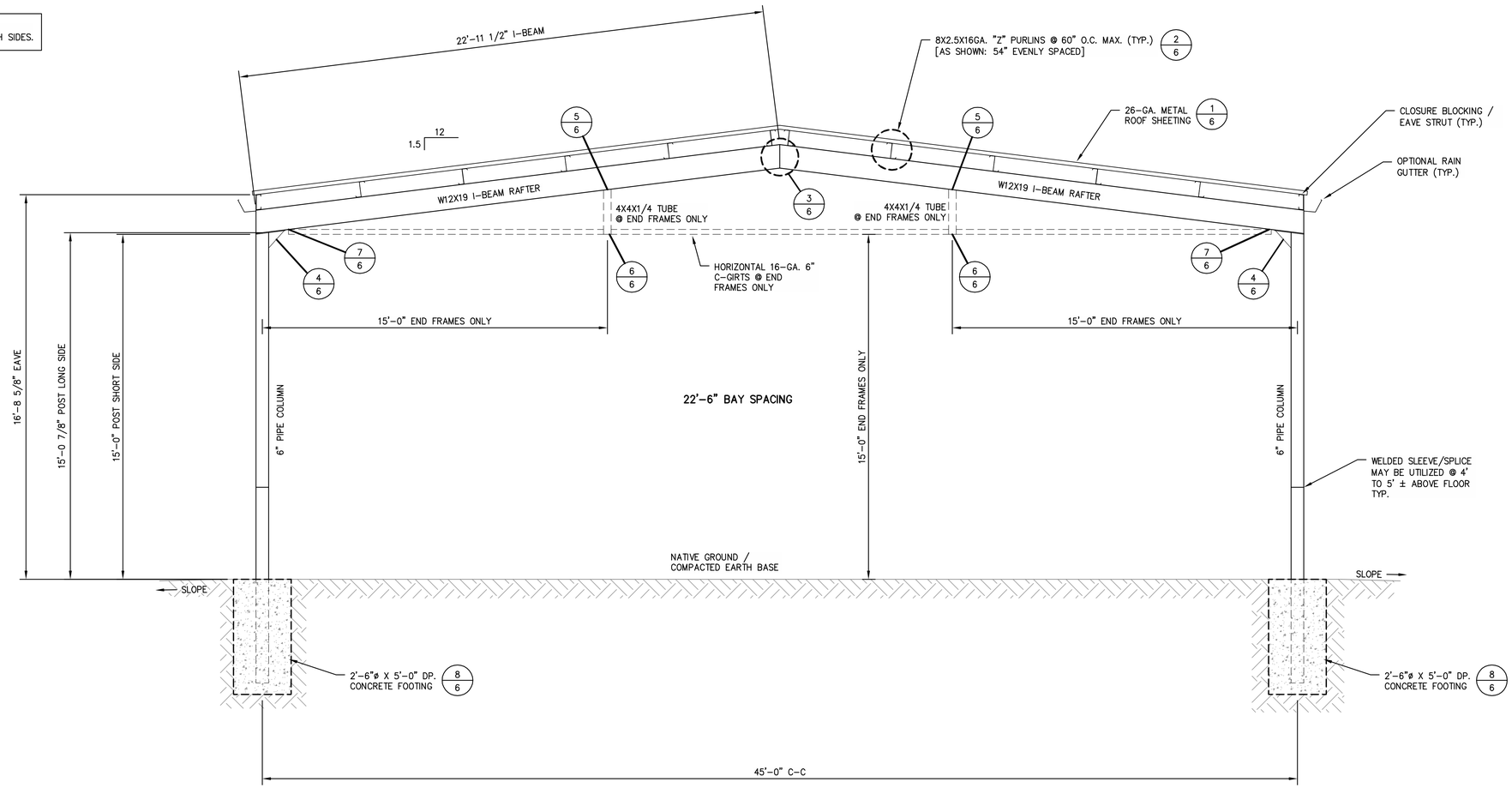
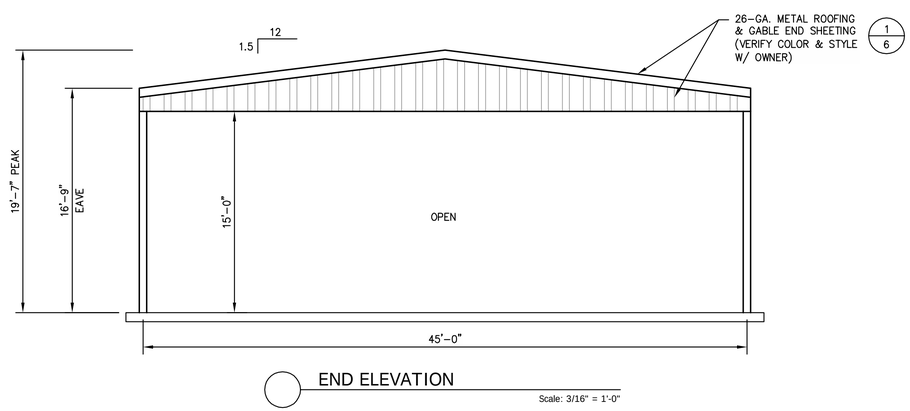
SHEET
4
4 OF 6

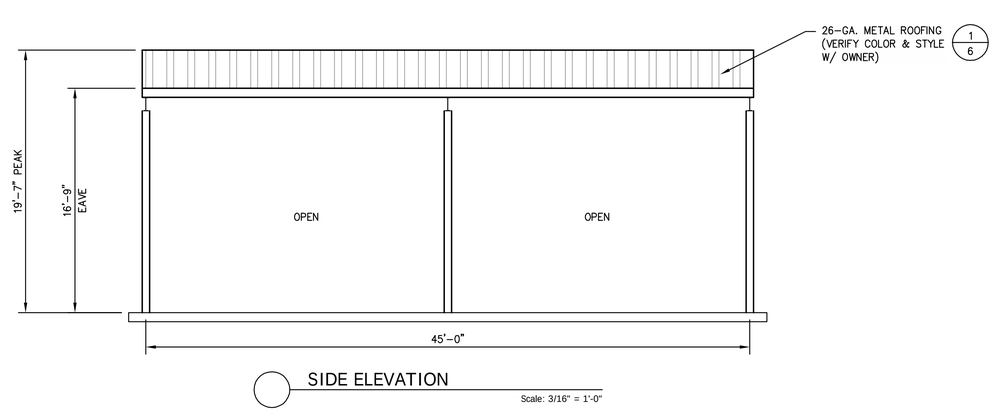
NOTE:
DIMENSIONS TYPICAL BOTH SIDES.



A CROSS SECTION A
Scale: 3/8" = 1'-0"



END ELEVATION
Scale: 3/16" = 1'-0"



SIDE ELEVATION
Scale: 3/16" = 1'-0"

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: ELEVATIONS & CROSS SECTION

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705
J.T.E. PROJECT #:
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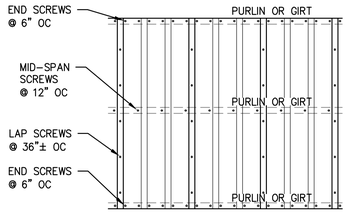
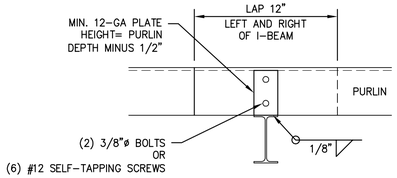
SHEET
5
5 OF 6

METAL ROOFING / SHEETING / SIDING:
SCREW ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS OR PER DETAILS BELOW.

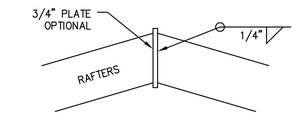
ATTACHMENT SCREWS: #12X3/4" SELF-TAPPING OR COATED WOOD SCREWS
SIDE LAP SCREWS: #12X3/4" COATED STITCH SEALING



1 TYPICAL SHEETING ATTACHMENT
NOT TO SCALE

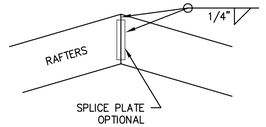


2 Z-PURLINS OVERLAPPED
NOT TO SCALE

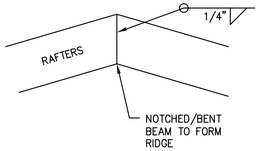


NOTE:
IF PLATE NOT USED, BUTT WELD THE
TWO I-BEAMS TOGETHER, ALL AROUND.

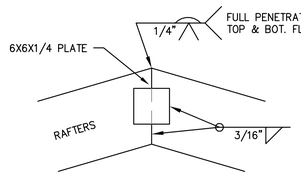
WELDED ONLY OPTION 1



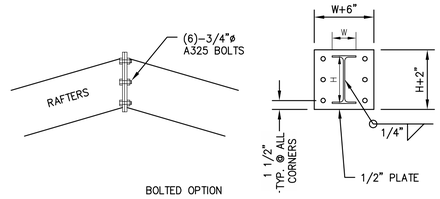
WELDED ONLY OPTION 2



WELDED ONLY OPTION 3

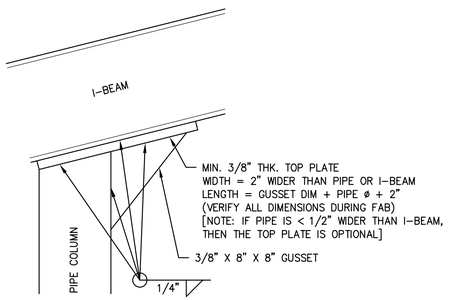


WELDED ONLY OPTION 4

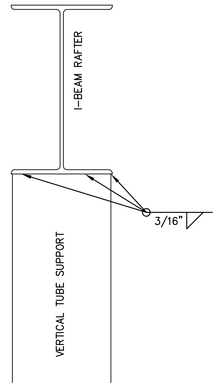


BOLTED OPTION

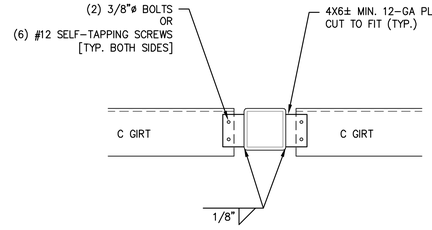
3 I-BEAM RIDGE CONNECTION
NOT TO SCALE



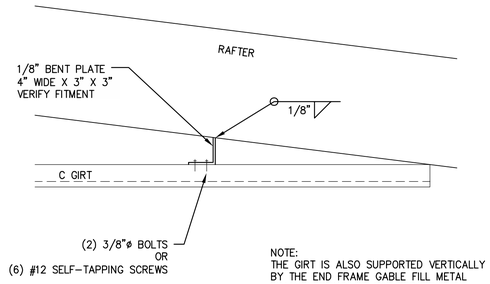
4 PIPE TO I-BEAM HAUNCH CONN. - ONE GUSSET
NOT TO SCALE



5 VERTICAL TUBE SUPPORT TO I-BEAM RAFTER
NOT TO SCALE

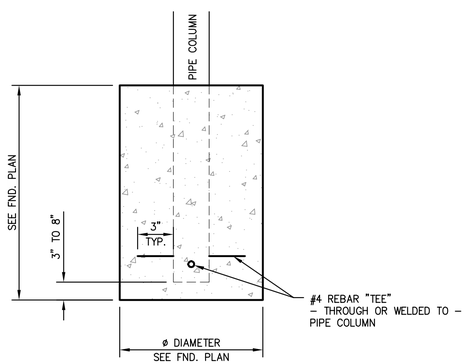


6 C GIRTS @ TUBE SUPPORTS
NOT TO SCALE



NOTE:
THE GIRT IS ALSO SUPPORTED VERTICALLY BY THE END FRAME GABLE FILL METAL WALL SHEETING, TO THE TOP OF THE Z-PURLINS. SEE ELEVATIONS.

7 HORIZONTAL C GIRTS @ I-BEAM RAFTER
NOT TO SCALE



8 STABBED FOOTING
NOT TO SCALE

SCALE BAR
0 1"
0 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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

SHEET: DETAILS

PROJECT:
SARGENT RANCH PARTNERS LLC
AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705

J.T.E. PROJECT #:
0094-2401

JTOSTE ENGINEERING
1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027

REGISTERED PROFESSIONAL ENGINEER
JASON ALBERTO TOSTE
No. 77,353
CIVIL
STATE OF CALIFORNIA

SIGNED: 10-16-2024

SHEET
6
6 OF 6