

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.

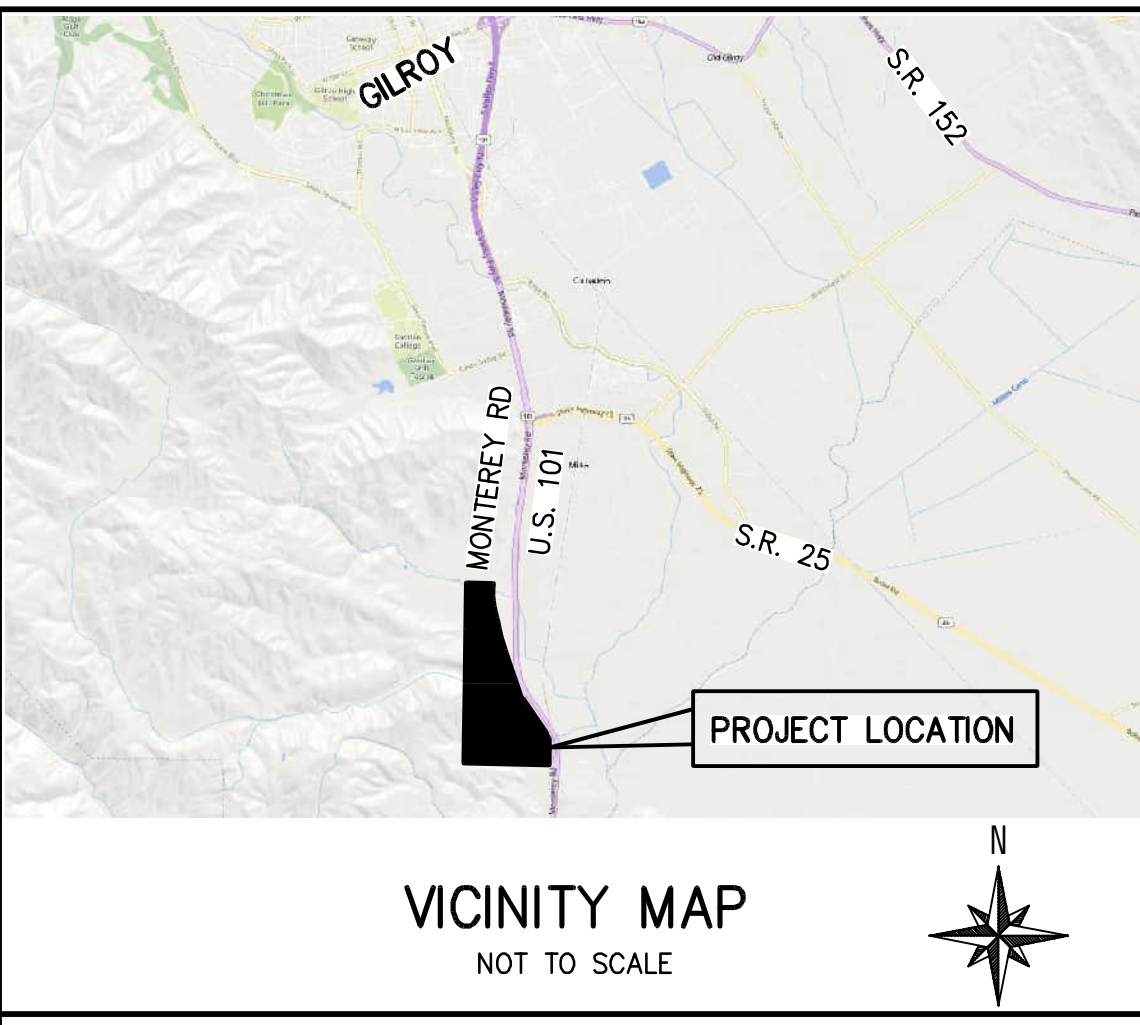
A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION UNLESS OTHER FACILITIES ARE PRESENT.

SITE IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI). DEFENSIBLE SPACE MUST BE MAINTAINED AT ALL TIMES.

| BUILDING CODE | |
|------------------------------|--|
| SCOPE OF WORK | AG POLE BARN; ROOF ONLY ACCESSORY SHADE STRUCTURE: — NO WALLS — ALL METAL & CONCRETE — NO ELECTRICAL — NO MECHANICAL/GAS — NO PLUMBING — NO WOOD RACKS OR SHELVES |
| SQUARE FOOTAGE | 2,025 SF |
| ALLOWED FLOOR AREA | 8,500 SF |
| PROPOSED HEIGHT | 20 FT ± |
| ALLOWABLE HEIGHT | 55 FT |
| FIRE WATER | SPRINKLERS NOT REQ'D; WATER STORAGE/HYDRANTS NOT REQ'D PER CFCO-W1 |
| 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 |

| SITE AREA CALCULATION | |
|--------------------------|-------------------------------------|
| EXISTING SITE | 325.11 ACRES = 14,161,792 SF |
| PROPOSED IMPERVIOUS AREA | 2,025 SF |
| IMPERVIOUS AREA INCREASE | 2025 / 14,161,792 = 0.014% INCREASE |

| GRADING QUANTITIES | |
|--------------------|---------------|
| CUT | 0 CUBIC YARDS |
| FILL | 0 CUBIC YARDS |



| PROPERTY DATA | |
|---------------|--|
| OWNER | SARGENT RANCH PARTNERS LLC PO BOX 230550 ENGINITAS, 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. JTOSTE 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 | 7 | DRAINAGE 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 | |

PLANCHECK
REVISION
4-16-2025

SCALE BAR
0 1" = 25mm
0 25mm

IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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Know what's below.
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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
3667 ROBERTS ROAD, CERES, CA 95307
JASON@JTOSTE-ENG.COM 209-535-8027

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

SIGNED: 4-16-2025

SHEET
1 OF 7

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

NO GRADING PROPOSED FOR THIS PROJECT.

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.

WILDLAND URBAN INTERFACE

THIS PROJECT SITE IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI). DEFENSIBLE SPACE SHALL BE MAINTAINED AT ALL TIMES.

PLANCHECK REVISION 4-16-2025

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

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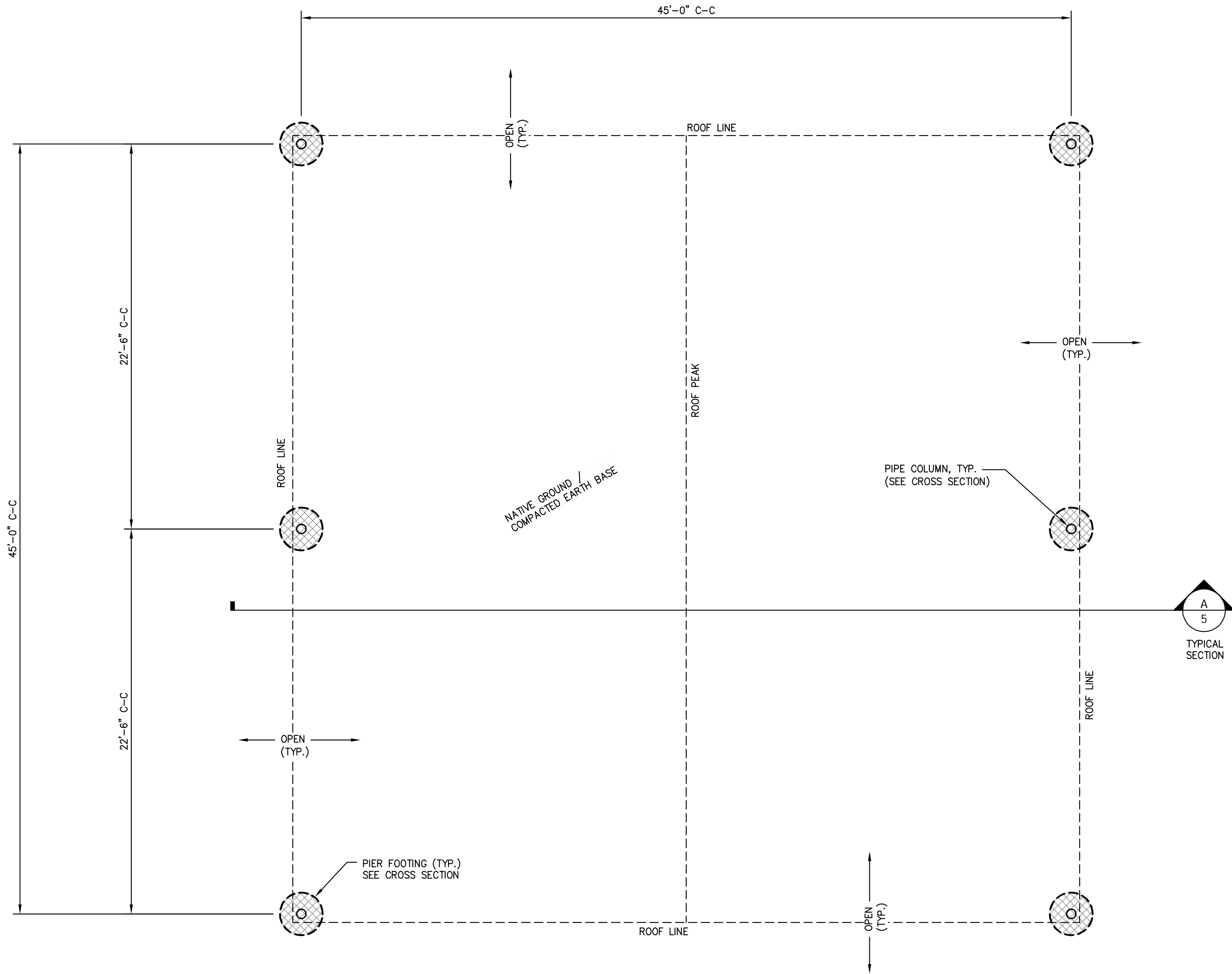
SHEET: 2
NOTES

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AG POLE BARN
2775 MONTEREY ROAD
GILROY, CA 95020
209-456-3705
J.T.E. PROJECT #: 0094-2401

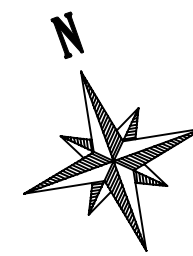
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No. 77,353
CIVIL
STATE OF CALIFORNIA
SIGNED: 4-16-2025

SHEET 2 OF 7



FLOOR / FOUNDATION PLAN
Scale: 1/4" = 1'-0"



PLANCHECK
REVISION
4-16-2025

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0 1"
0 25mm
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FOUNDATION
PLAN

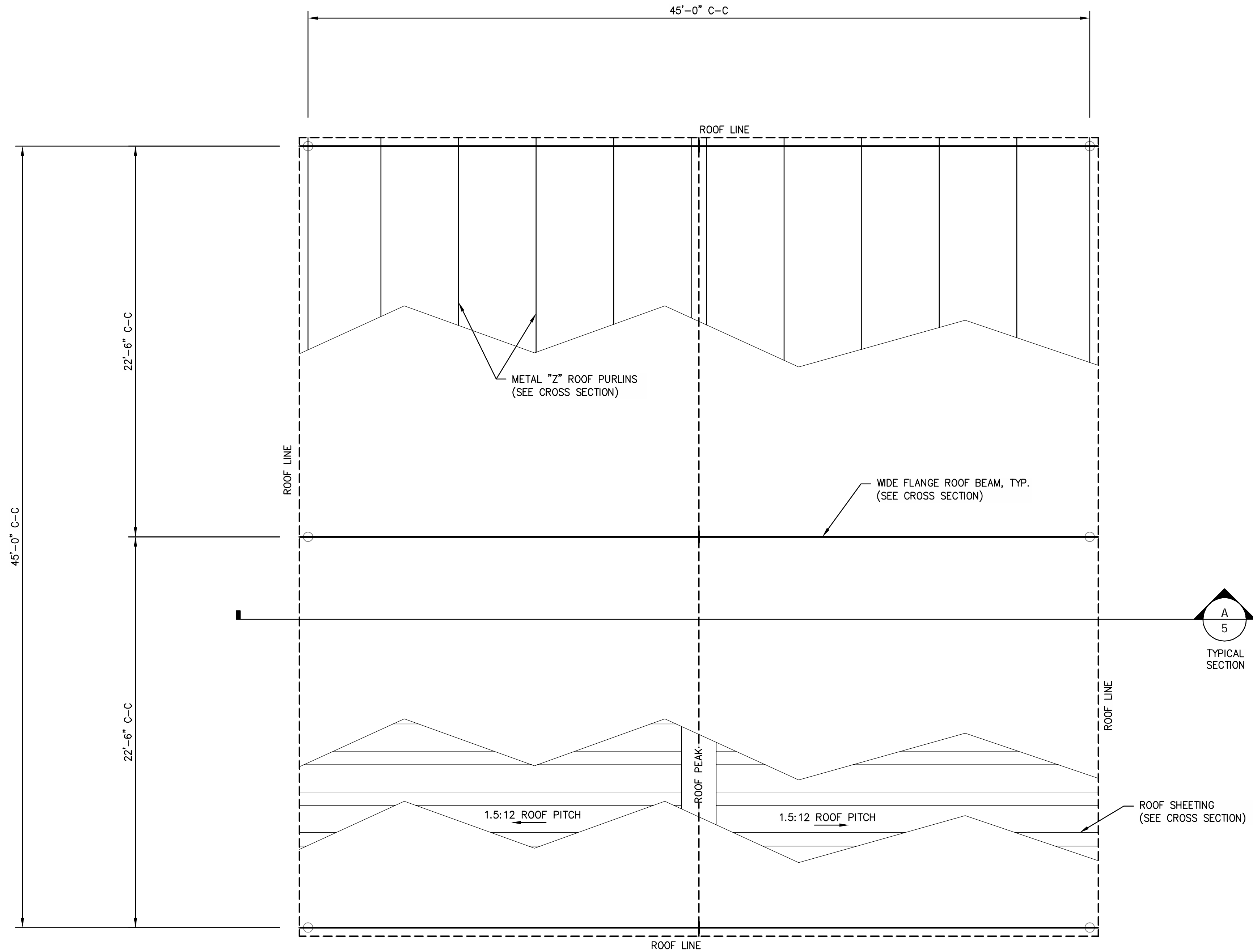
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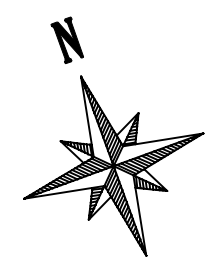
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SHEET
3
OF
7



ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



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

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SHEET:
ROOF
FRAMING PLAN

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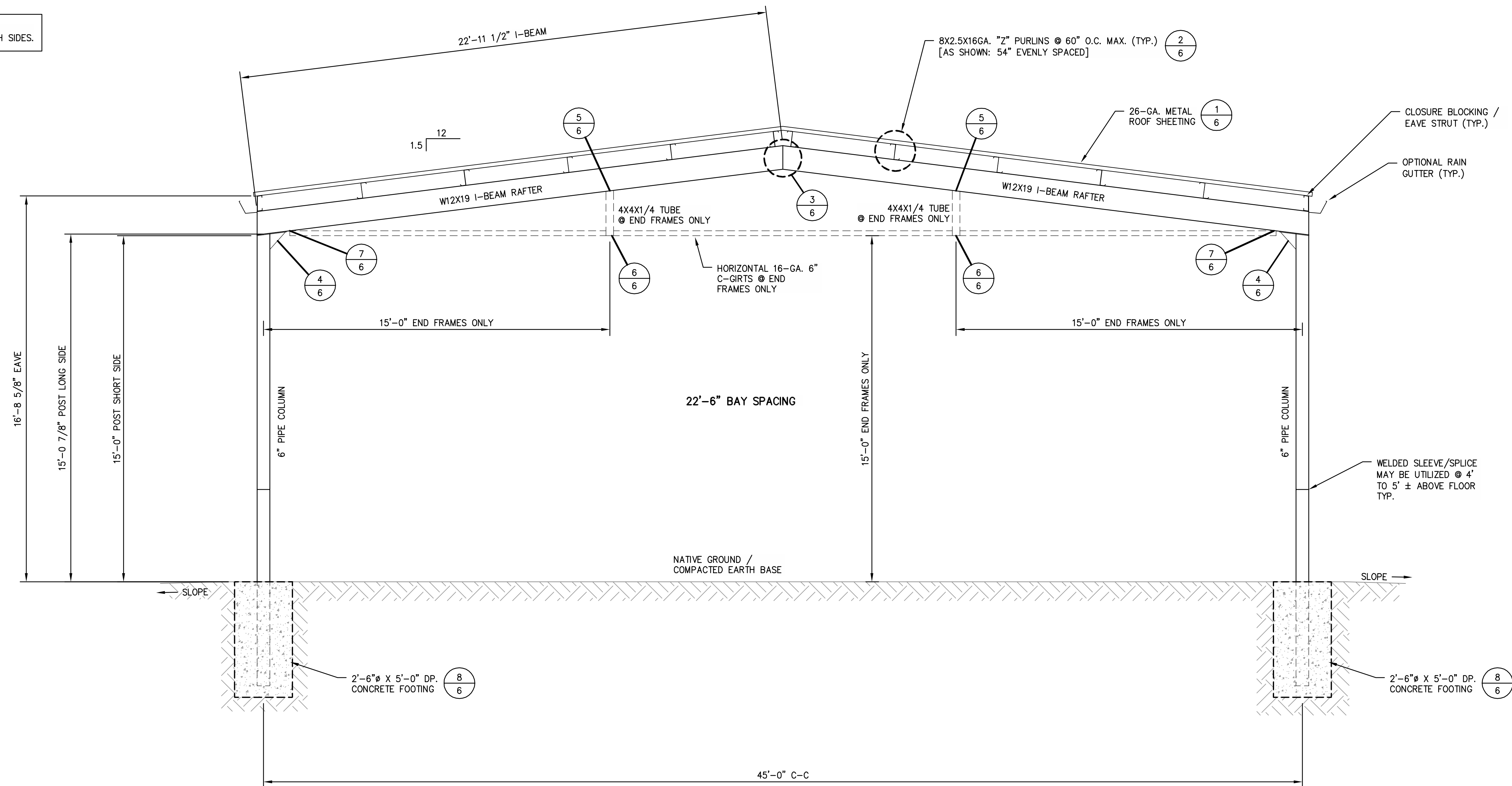
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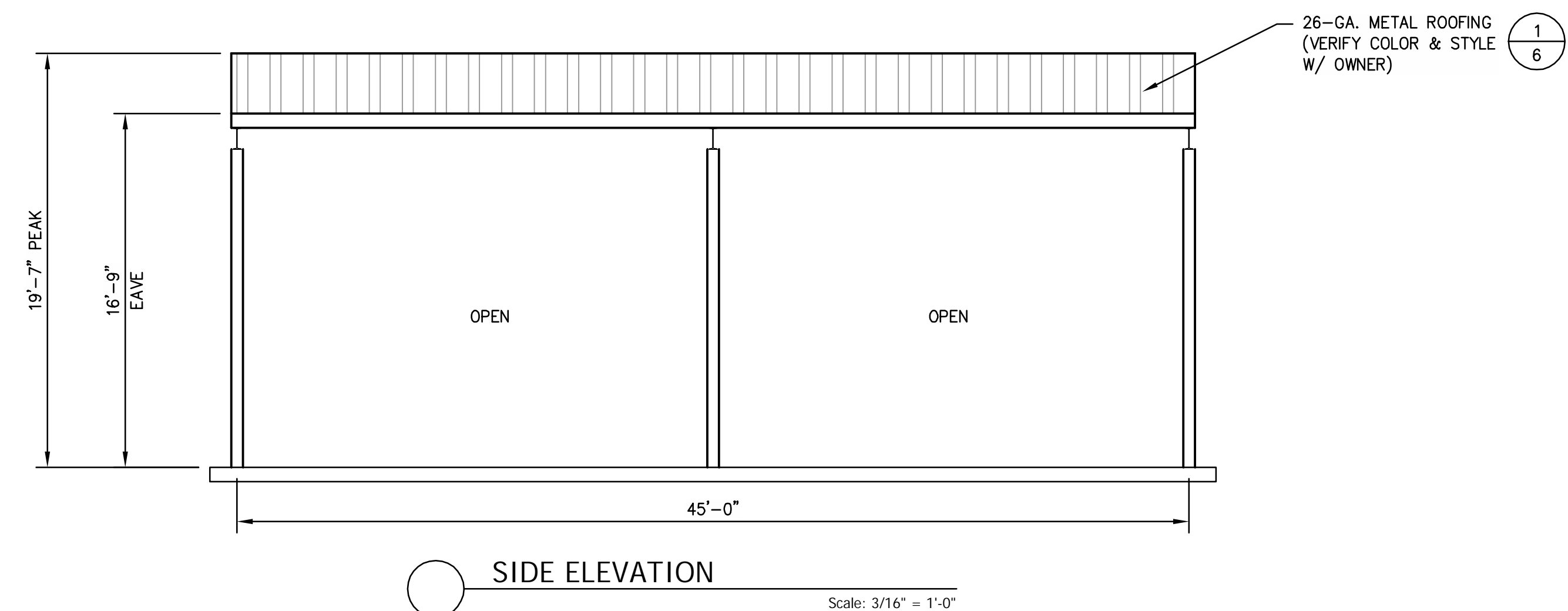
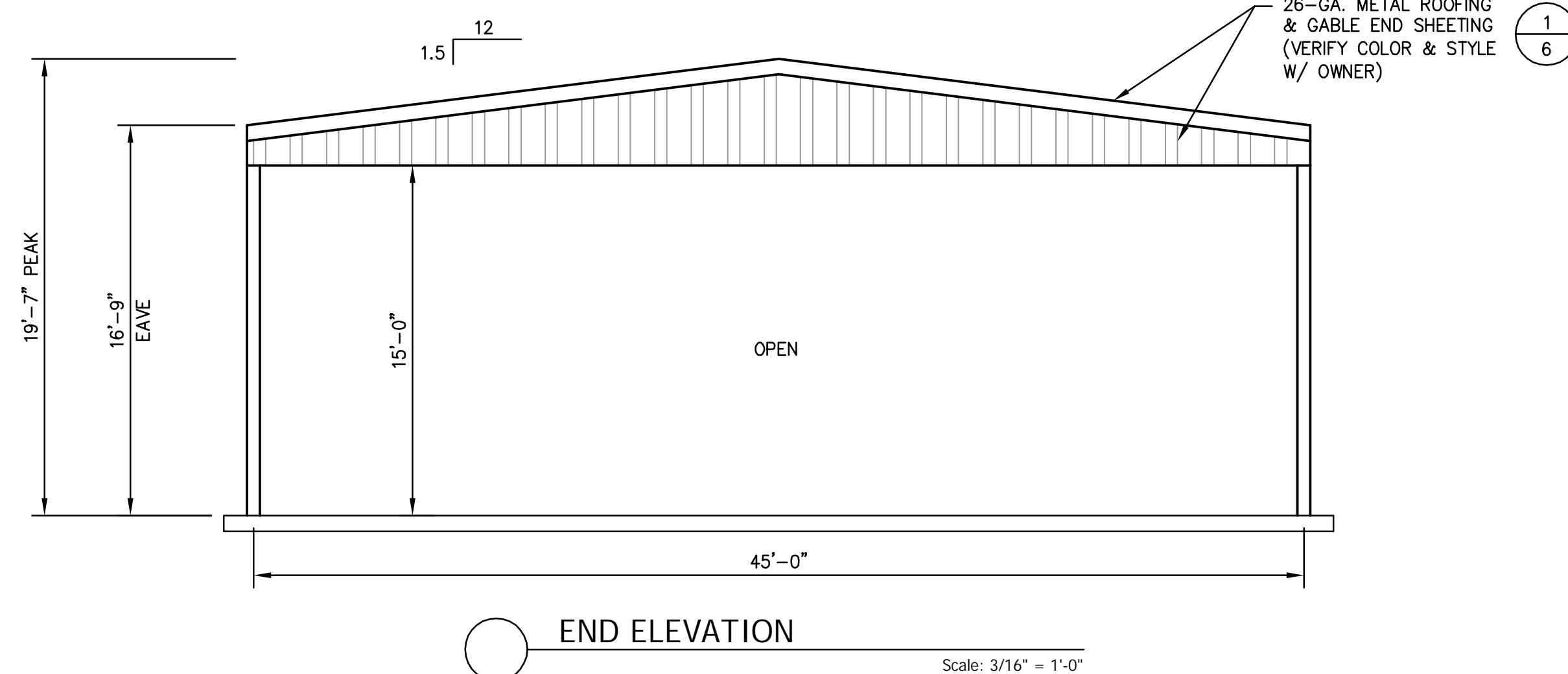
SHEET
4
OF
7

NOTE:
DIMENSIONS TYPICAL BOTH SIDES.



CROSS SECTION A

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



PLANCHECK
REVISION
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0 25mm
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CROSS SECTION

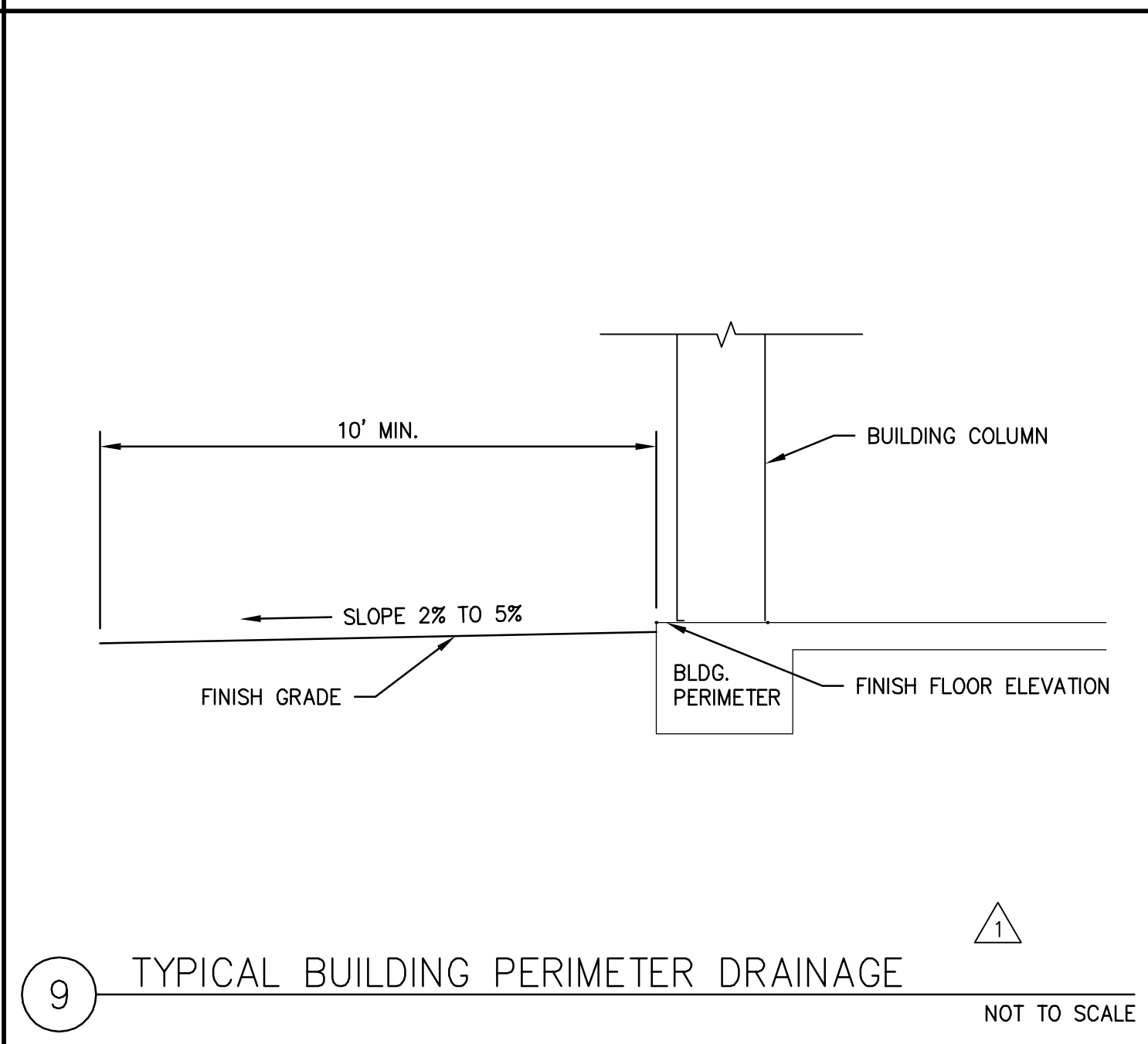
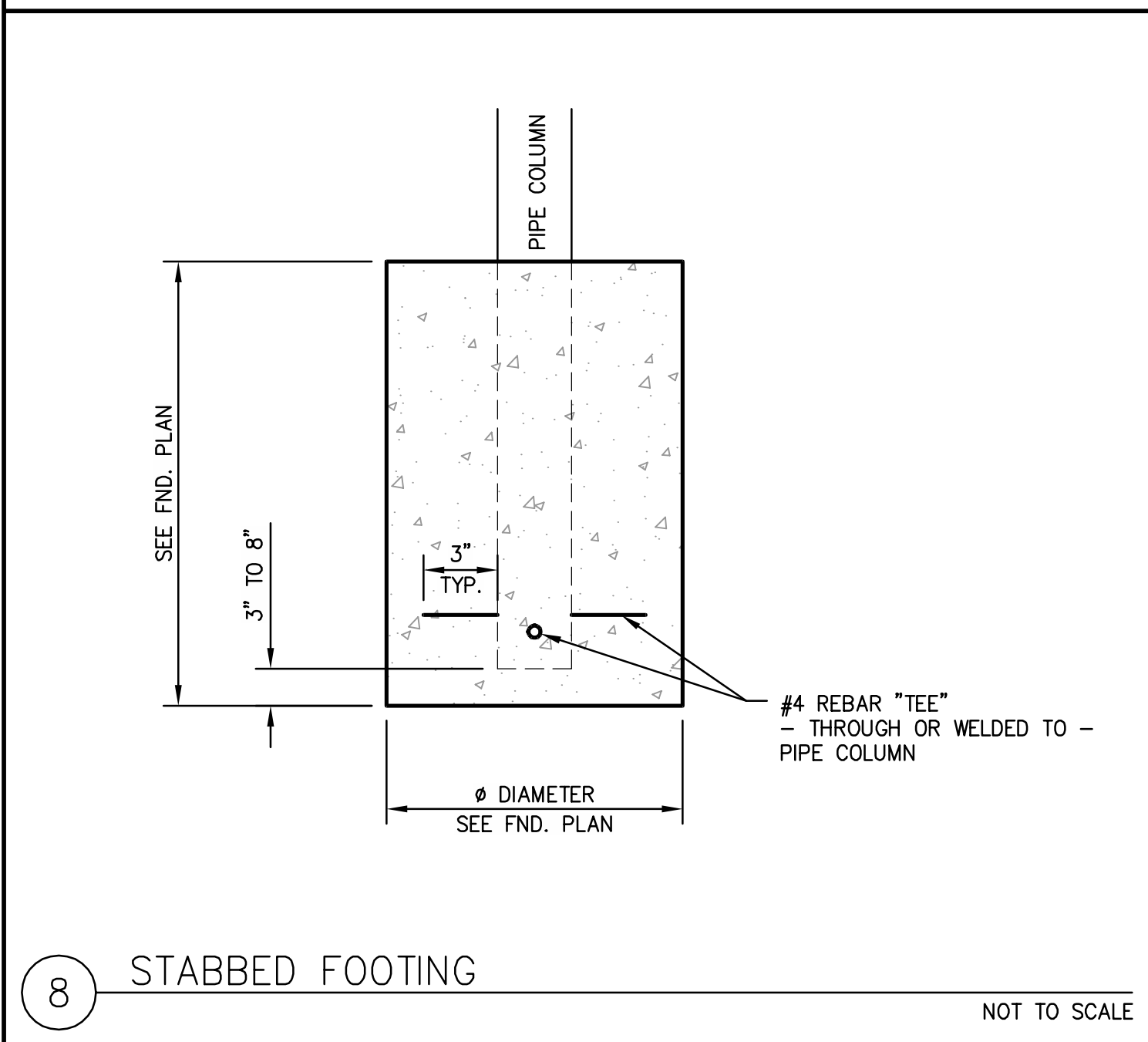
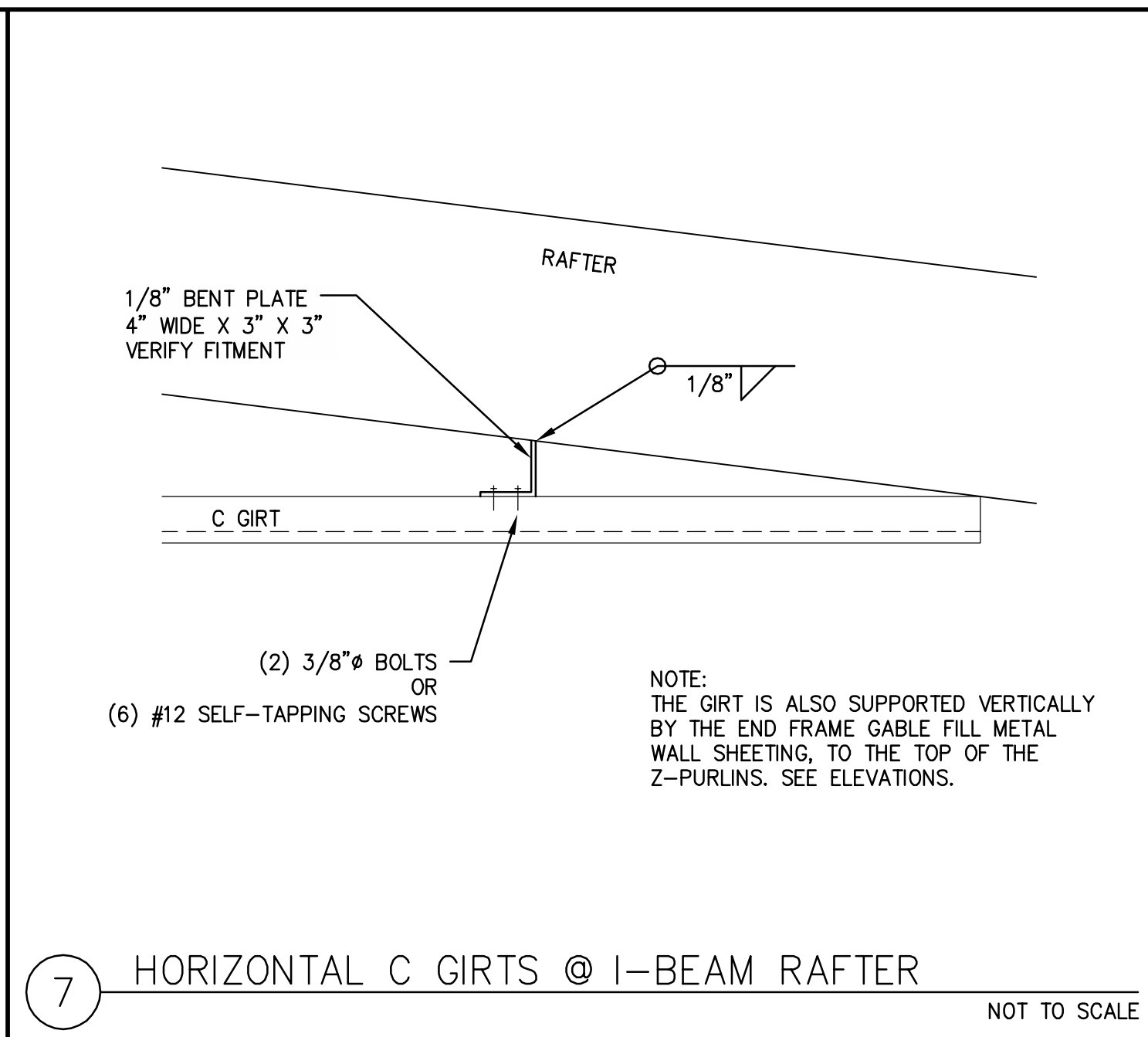
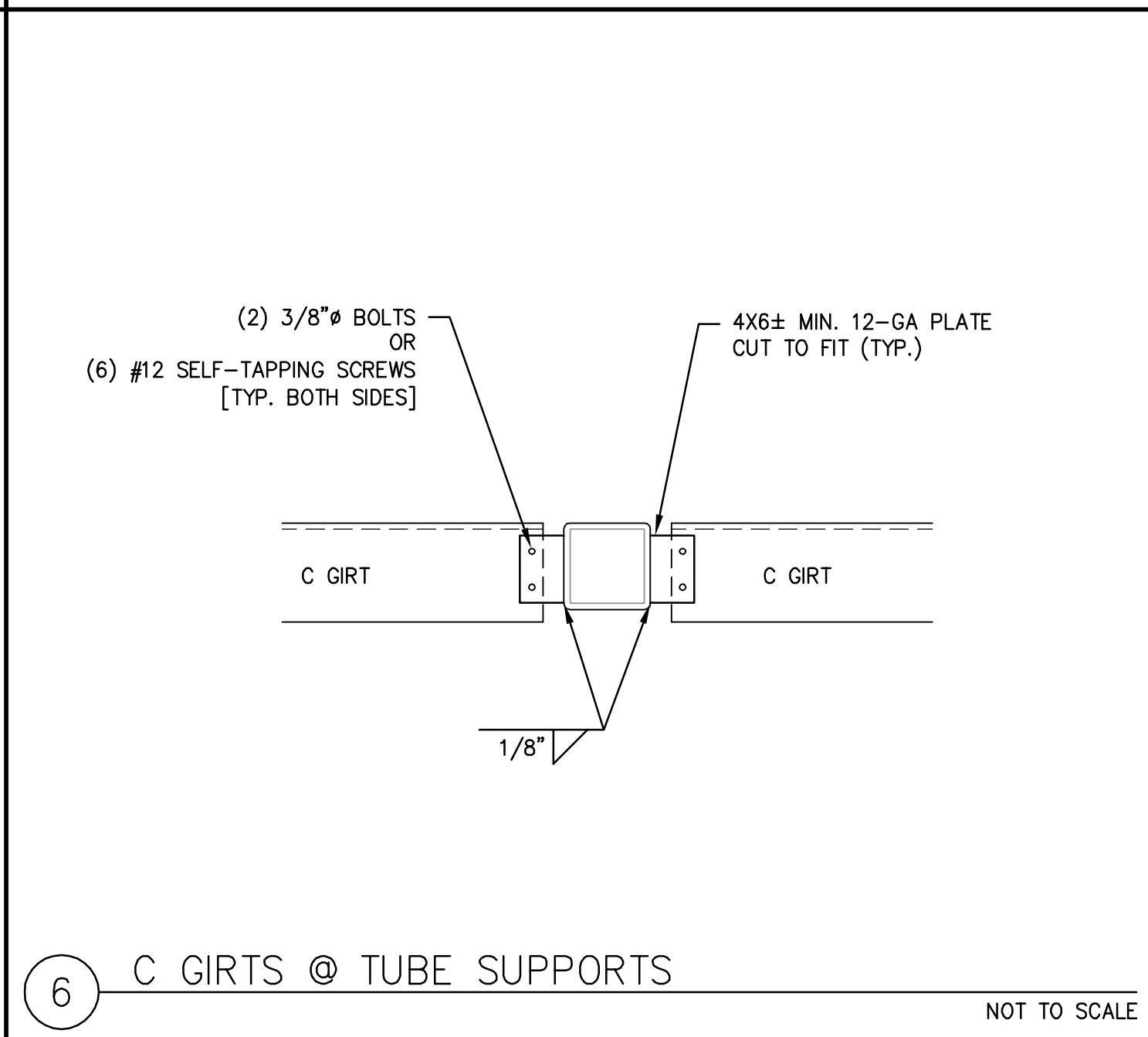
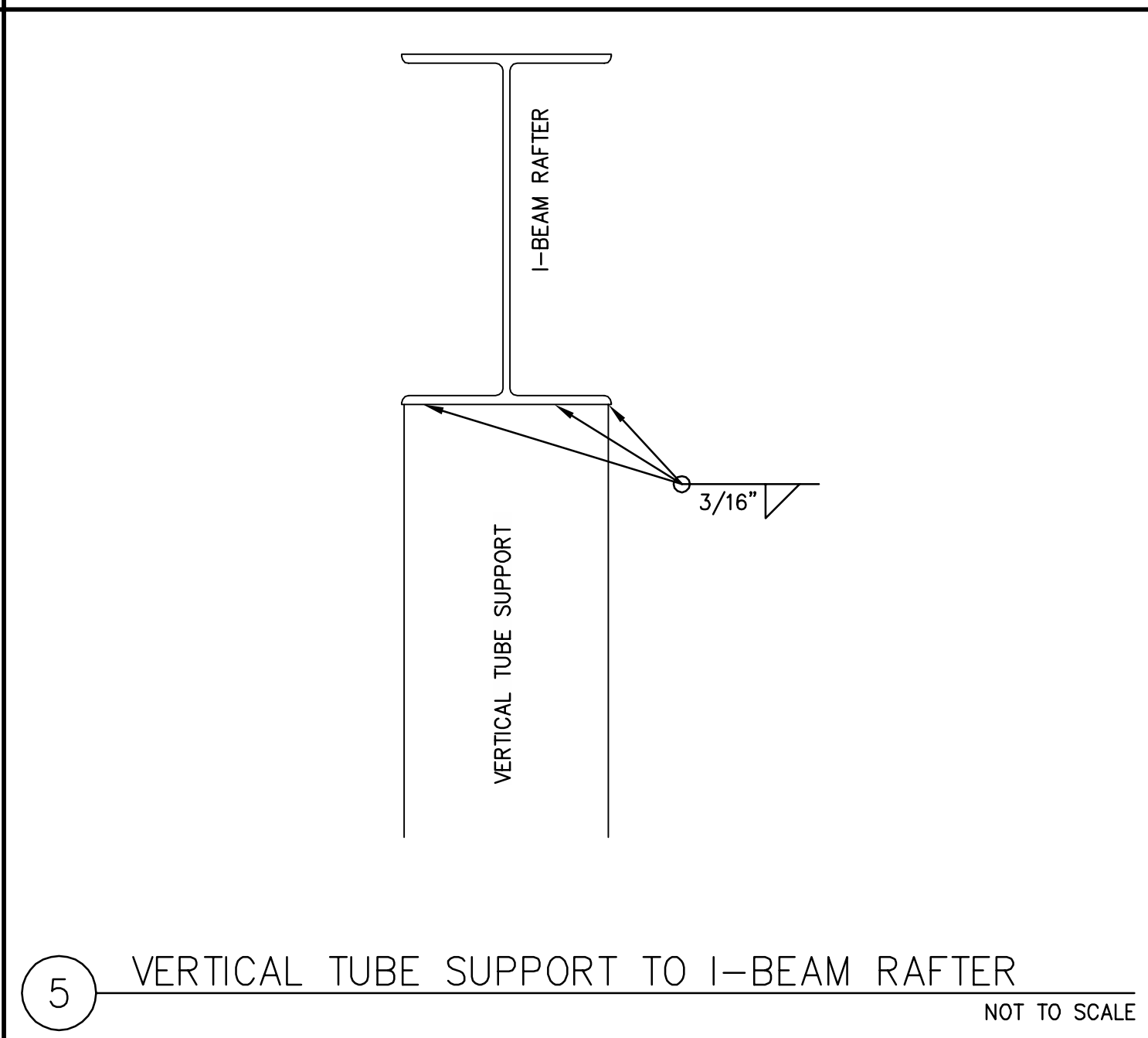
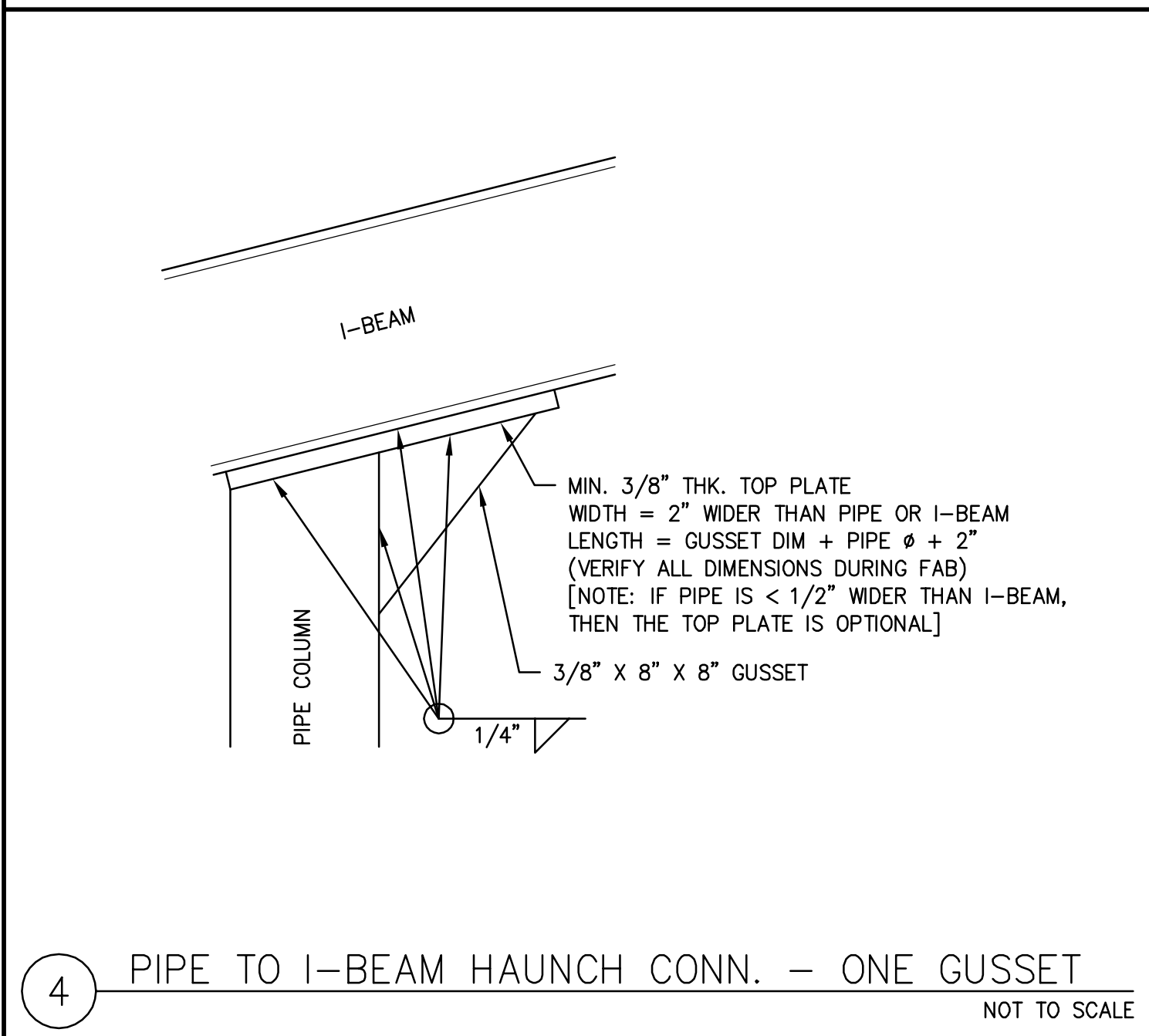
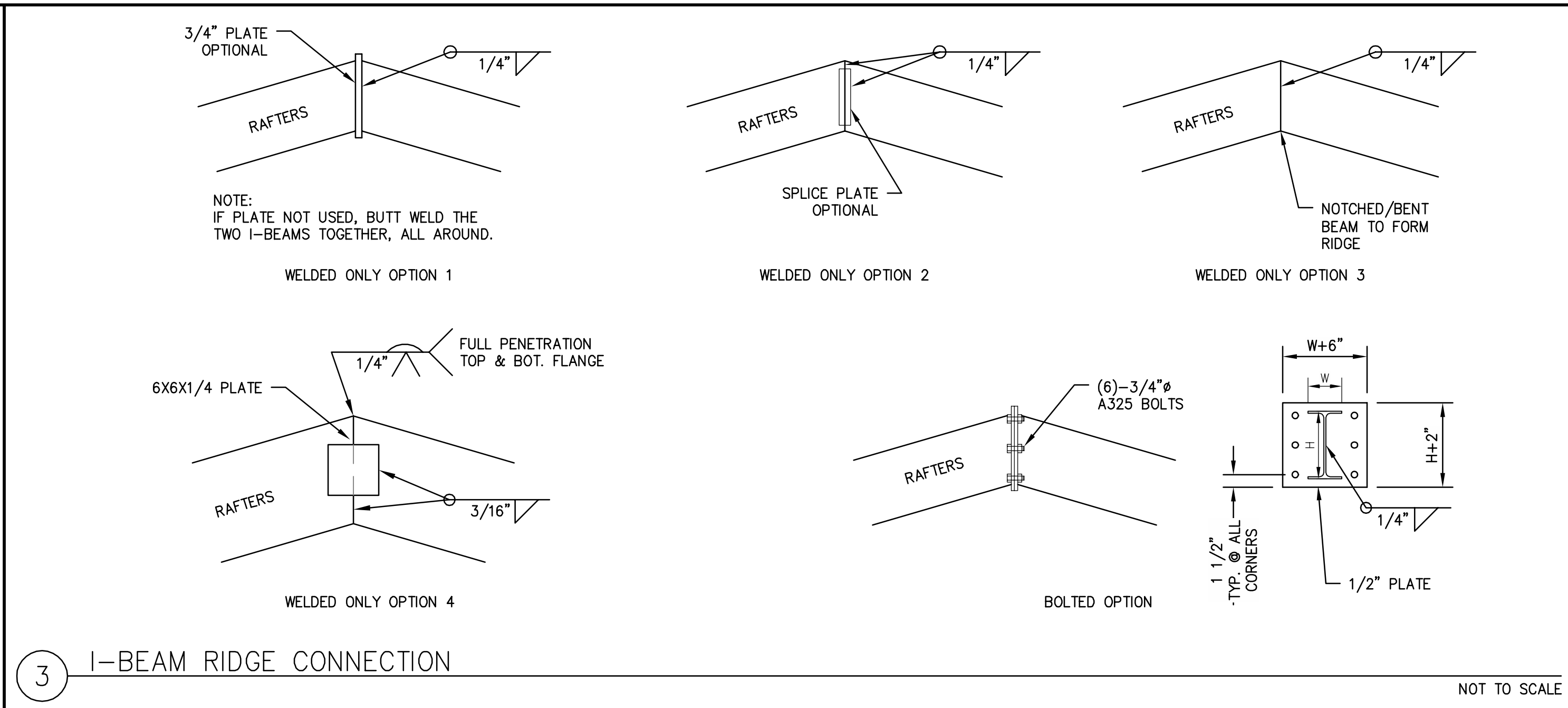
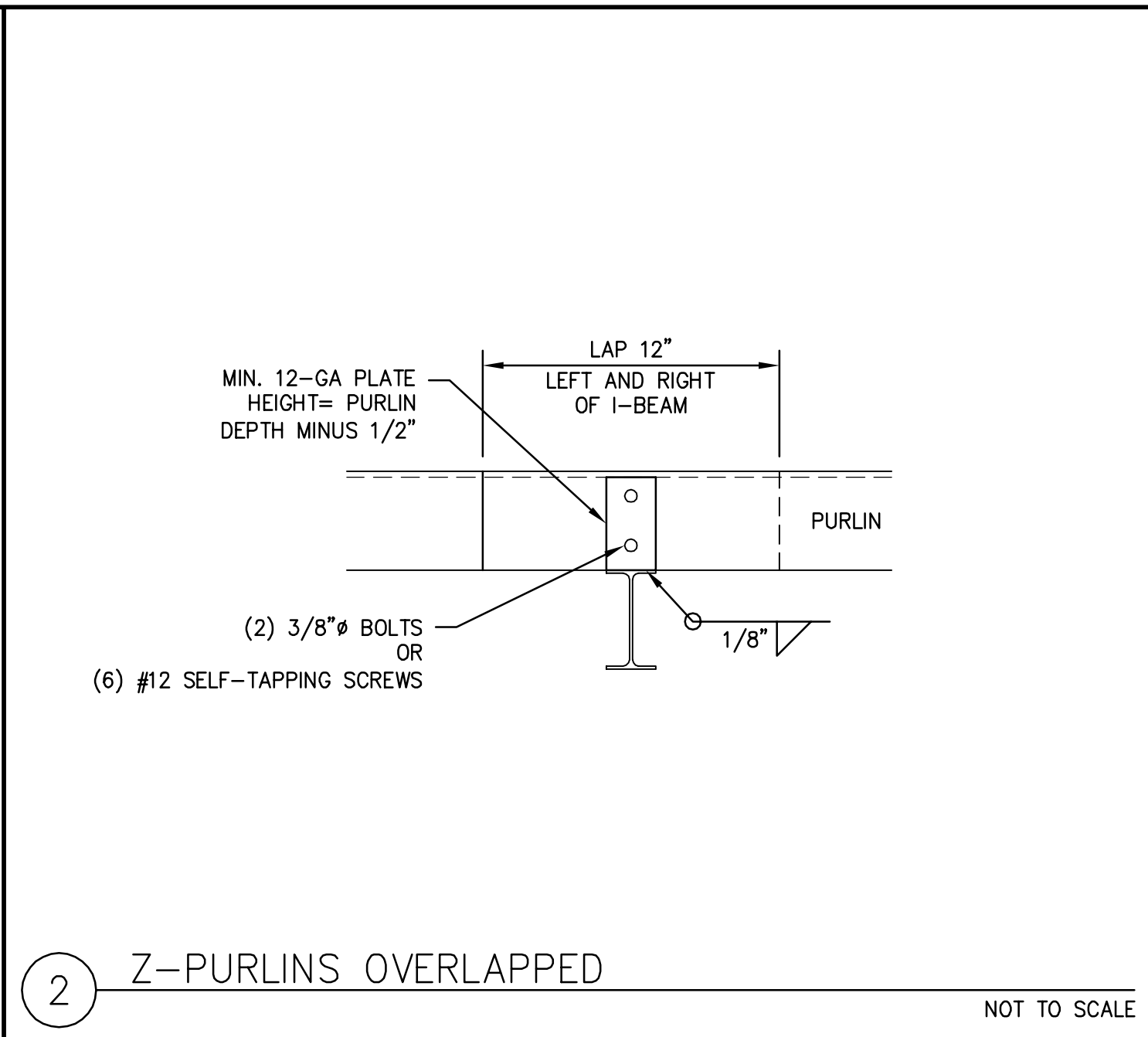
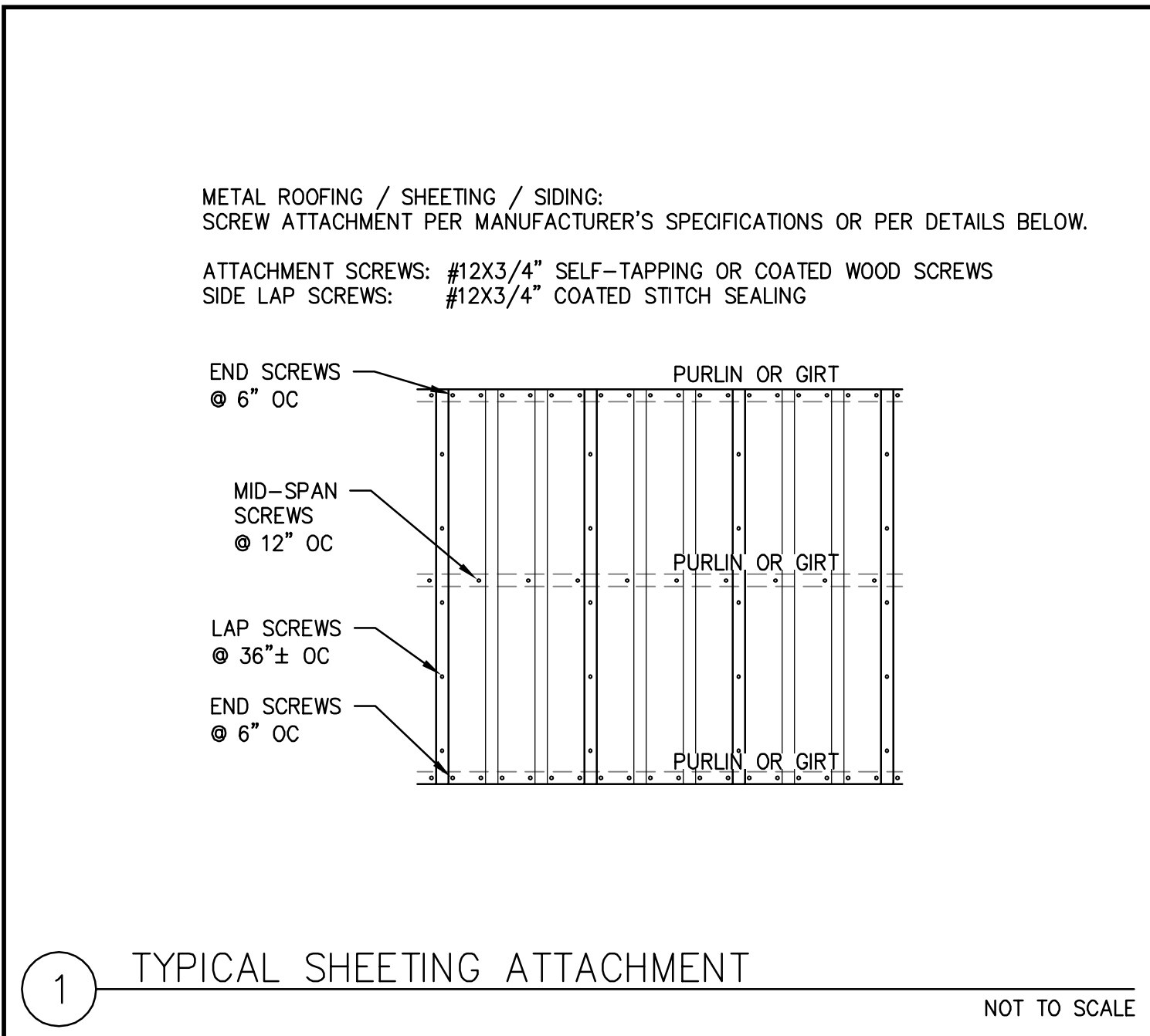
PROJECT:
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209-456-3705

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0094-2401



SIGNED: 4-16-2025

SHEET
5
5 OF 7



PLANCHECK
REVISION
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SCALE BAR
0 1"
0 25mm
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SHEET
6
OF
7

