

# COTTON ON BODY

# VINTAGE FAIRE

3401 DALE ROAD  
SUITE 176  
MODESTO, CA 95356  
BLD2022-02946

Submit revised fire  
sprinkler plans.



Approved by Modesto Fire Department  
**Mike Gain 06/13/2023**  
Final approval subject to field inspection.

Tentative Fire approval.  
Fire will apply final Fire  
stamp after Building has  
stamped these plans.

### PROJECT TEAM:

**TENANT:**  
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14 SHEPHERD COURT  
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**MALL OPERATIONS MANAGER:**  
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**DATA (LOW VOLTAGE):**  
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41 EAST 11TH STREET  
11TH FLOOR  
NEW YORK, NY 10003  
C: DENISE LENGEMANN  
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**SOUND EQUIPMENT:**  
TBD

**BUILDING OFFICIAL CONTACT:**  
COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT BUILDING SAFETY AND  
NEIGHBORHOOD PRESERVATION DIVISION  
1910 TENTH STREET, SUITE 3100 MODESTO, CA  
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E: FALVAREZ@MODESTOGO.VO

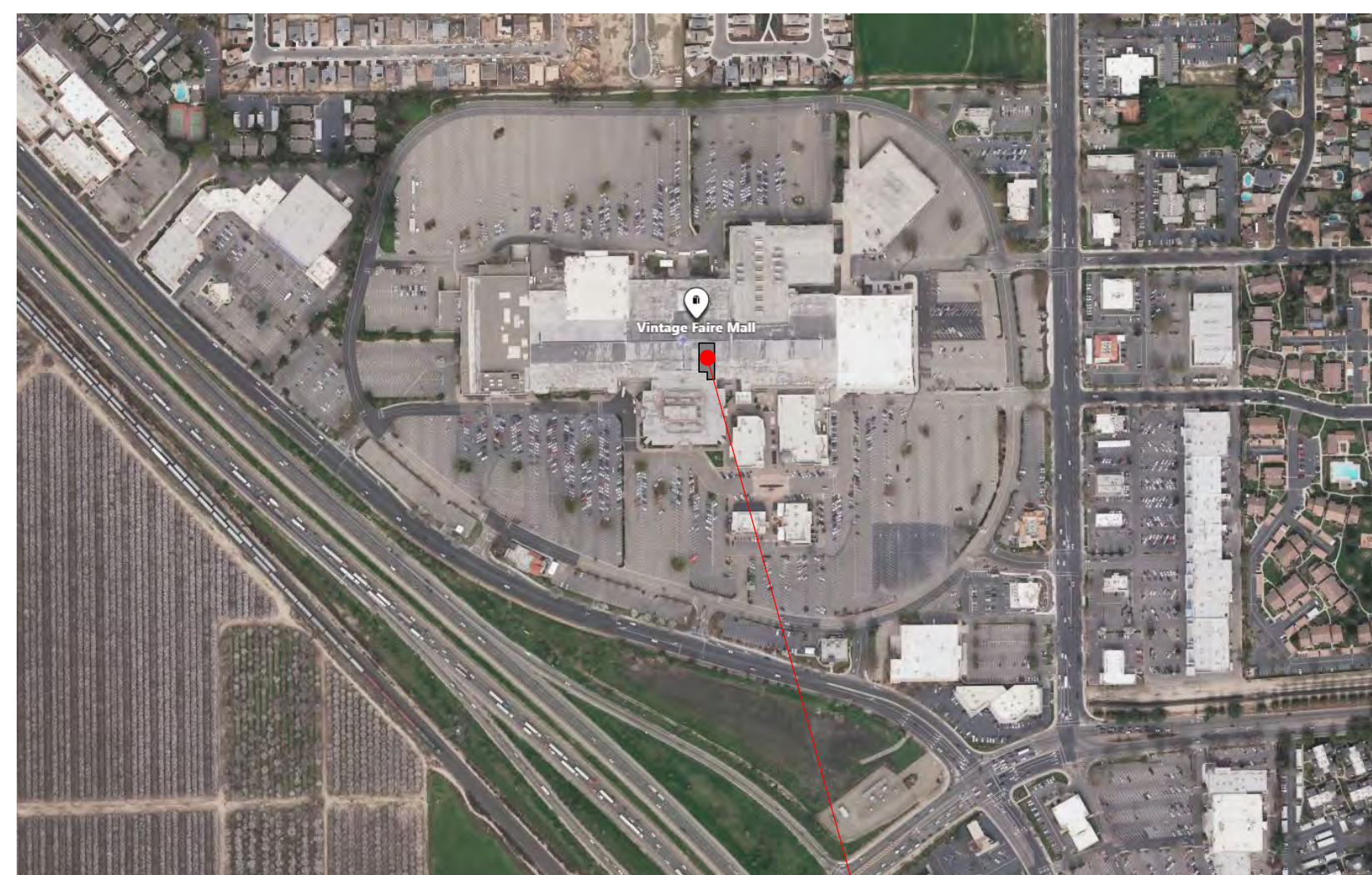
**FIRE DEPARTMENT:**  
MODESTO FIRE DEPARTMENT FIRE PREVENTION  
DIVISION FIRE PROTECTION ANALYST  
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**GENERAL CONTRACTOR:**  
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LAKE ELMO, MN 55042  
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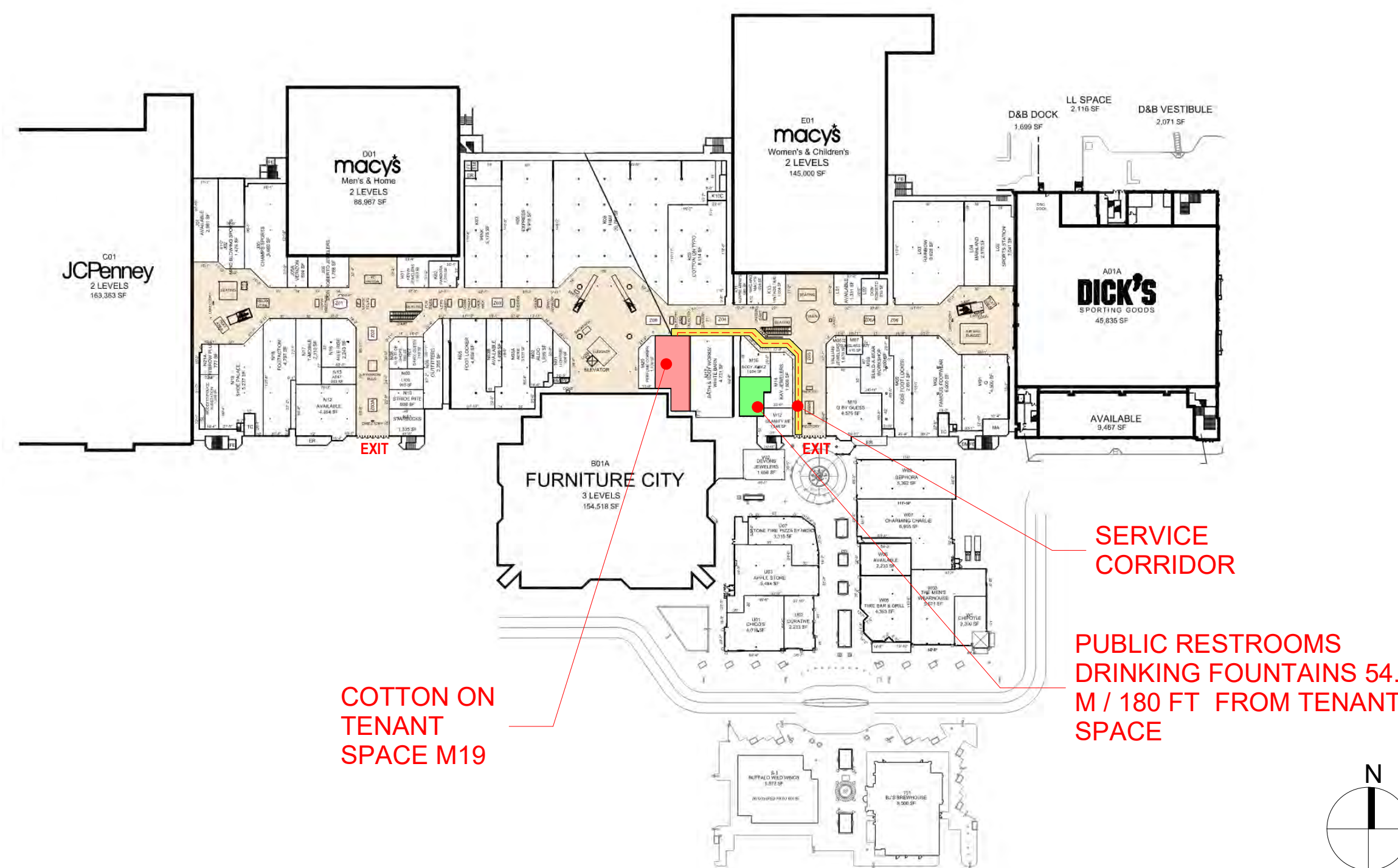
### ABBREVIATIONS:

A.C.T.	SUSPENDED ACOUSTIC CLG TILE	MIR.	MIRROR OR MIRRORED
A.P.F.	ABOVE FINISHED FLOOR	N/A	NOT APPLICABLE
CLG.	CEILING	N	NEW
C.O.G.	COTTON ON GROUP	N.T.S.	NOT TO SCALE
D.O.	DOOR OPENING	N.I.C.	NOT IN CONTRACT
D.C.L.	DESIGN CONTROL LINE	O.C.	ON CENTER
EA.	EACH	OPP.	OPPOSITE
EQ.	EQUAL	O.M.	MALL OPERATIONS MANAGER
EX.	EXISTING	P.M.	PROJECT MANAGER
F.F.L.	FINISHED FLOOR LINE	R.O.	ROUGH OPENING
FN.	FINISHED OR UNFINISHED	SIM	SIMILAR
F.R.	FIRE RATED OR RETARDANT	S.S.	STAINLESS STEEL
G.L.A.	GROSS LEASABLE AREA	STD.	STANDARD
GYP.	GYPSPUM WALLBOARD	T.C.	TENANT COORDINATOR
G.C.	GENERAL CONTRACTOR	TEN.	TENANT
ID.	INTERIOR DIMENSION	U.N.O.	UNLESS NOTED OTHERWISE
I.D.F.	INTERNAL DISTRIBUTION FRAME	US	UNDER SIDE
LL.	LANDLORD OR LEASE LINE	V.I.F.	VERIFY IN FIELD
MATL.	MATERIAL	W.	WITH
MFR.	MANUFACTURER	W.C.	WATER CLOSETS

### MAP:



### KEY PLAN:



### ACTUAL AREA - (FOR BRAND USE ONLY):

AREA SCHEDULE PROVIDED FOR BRAND USE, NOT FOR OCCUPANCY CALCULATIONS. REFER TO PROJECT INFORMATION FOR OCCUPANCY AND PLUMBING CALCULATIONS.

AREA SCHEDULE - METRIC + IMPERIAL			
AREA	SqM	SqF	%
BATHROOM	5.84 m <sup>2</sup>	62.88 SF	2%
BODY	150.27 m <sup>2</sup>	1617.51 SF	53%
CORRIDOR	25.62 m <sup>2</sup>	275.75 SF	9%
COUNTER	14.16 m <sup>2</sup>	152.45 SF	5%
ENTRY	2.98 m <sup>2</sup>	32.03 SF	1%
FITTING ROOMS	38.85 m <sup>2</sup>	418.91 SF	14%
RESERVE	30.48 m <sup>2</sup>	328.20 SF	11%
UNUSED	6.30 m <sup>2</sup>	67.86 SF	2%
WINDOW DISPLAY	7.48 m <sup>2</sup>	80.28 SF	3%
	282.97 m <sup>2</sup>	3045.86 SF	100%

### DRAWING INDEX:

SHEET NUMBER	SHEET NAME	07.13.2022 - 90% REVIEW	07.20.22 - LANDLORD ISSUE	07.22.22 - PERMIT ISSUE	08.16.22 - REVISION 1	09.21.22 - REVISION 2	10.07.22 - REVISION 3	05.15.23 - REVISION 4
00 GENERAL								
T-100	COVER SHEET							
T-101	GENERAL & LANDLORD NOTES							
T-101A	LIFE SAFETY PLAN							
T-102	RESPONSIBILITY SCHEDULE & SIGNAGE							
T-103B	ACCESSIBILITY COMPLIANCE (CALIFORNIA)							
T-104	FINISHES SCHEDULE							
T-105	FINISHES SCHEDULE							
01 ARCHITECTURAL								
A-100	DEMOLITION PLAN							
A-101	DEMOLITION REFLECTED CEILING PLAN							
A-102	CONSTRUCTION PLAN							
A-104	FINISHES PLAN							
A-105	FIXTURE PLAN & SCHEDULES							
A-107	REFLECTED CEILING PLAN							
A-107A	LIGHTING PLAN							
A-108	SIGNAGE PLAN							
A-109	DOOR SCHEDULE							
A-200	STOREFRONT PLAN & ELEVATION							
A-201	STOREFRONT DETAILS							
A-300	SALES INTERIOR ELEVATIONS							
A-301	FITTING ROOM PLAN & ELEVATIONS							
A-302	RESERVE FLOOR PLAN & ELEVATIONS							
A-302A	RESERVE FLOOR PLAN & ELEVATIONS							
A-400	STANDARD DETAILS							
A-402	CEILING DETAILS							
A-403	3D VIEWS							
02 STRUCTURAL								
S-100	PLANS AND GENERAL NOTES							
S-300	SECTIONS							
03 ELECTRICAL								
E-001	ELECTRICAL SPECIFICATIONS							
E-002	ELECTRICAL SPECIFICATIONS							
E-003	ELECTRICAL SYMBOLS AND NOTES							
E-004	ELECTRICAL PANELS AND POWER DIAGRAM							
E-101	POWER DEMOLITION PLAN							
E-102	LIGHTING DEMOLITION PLAN							
E-201	LIGHTING PLAN							
E-202	POWER PLAN							
E-301	TITLE 24 COMPLIANCE							
E-302	TITLE 24 COMPLIANCE							
04 MECHANICAL								
M-000	HVAC AND FIRE PROTECTION SPECIFICATIONS AND LEGEND							
M-001	HVAC AND FIRE PROTECTION SCHEDULES AND DETAILS							
M-100	HVAC, PLUMBING, AND FIRE PROTECTION DEMOLITION PLANS							
M-101	HVAC, PLUMBING, AND FIRE PROTECTION PLANS							
05 PLUMBING								
P-100	PLUMBING PLANS							

### PROJECT INFORMATION:

**PROJECT NAME:** COTTON ON - VINTAGE FAIRE (CO+BODY)  
**PROJECT ADDRESS:** VINTAGE FAIRE MALL, COTTON ON - SUITE 176, 3401 DALE ROAD, MODESTO, CA 95356

**FLOOR LEVEL:** 1 OF 1  
**TENANT SPACE NO.:** M19

**AREAS:** TOTAL TENANT AREA: 3,065 SF  
SALES AREA: 2,380 SF  
NON-SALES AREA: 685 SF  
TOTAL PER LOD: 3,065 SF

**USE:** EXISTING: RETAIL  
PROPOSED: RETAIL (NOT CHANGED)

**APPLICABLE CODES:** BUILDING: 2019 CALIFORNIA BUILDING CODE  
STRUCTURAL: 2019 CALIFORNIA BUILDING CODE  
MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE  
PLUMBING: 2019 CALIFORNIA PLUMBING CODE  
ELECTRICAL: 2019 CALIFORNIA ELECTRIC CODE  
ENERGY: 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN), CALIFORNIA ENERGY CODE  
FIRE: 2019 STATEWIDE FIRE CODE NFPA 70  
ACCESSIBILITY: 2019 CBC CHAPTER 11B TITLE 24  
LIFE SAFETY: NFPA 101

**OCCUPANCY:** M-MERCANTILE

**SEISMIC DESIGN CATEGORY:** D

**CONSTRUCTION TYPE:** IA

**FIRE RESISTIVE REQUIREMENTS:** TENANT SEPARATION WALL: 1 HOUR  
SALES / NON-SALES WALL: 0 HOUR  
CEILING: 0 HOUR  
COLUMNS: 0 HOUR

**FIRE SPRINKLERS:** FULLY SPRINKLERED

**OCCUPANCY LOAD:** SALES AREA: 2380 SF/60 = 40 PERSONS  
NON-SALES AREA: 685 SF/3000 = 9 PERSONS  
TOTAL OCCUPANT LOAD: 49 PERSONS

**EGRESS REQUIREMENTS:** EXITS: REQUIRED - 2, PROVIDED: 2  
WIDTH: 0.20' PER PERSON WITH SPRINKLERS  
43 PERSONS x 0.20' = 8.6'

**DEFERRED SUBMITTALS:**  FIRE SPRINKLERS  FIRE ALARM  SIGNAGE

**PLUMBING FIXTURE REQUIREMENTS:** PER 2019 CA PLUMBING CODE, 422.2 SEPARATE FACILITIES, EXCEPTION 3: IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.  
PER 2019 CA PLUMBING CODE, TABLE A, OCCUPANT LOAD FACTOR 3665 TOTAL SF / 200 SF = 15.3 = 16 OCCUPANTS  
(1) EXISTING SINGLE OCCUPANCY RESTROOM TO REMAIN  
(1) SERVICE SINK PROVIDED

**INTERIOR WALL AND CEILING FINISHES:** CBC SECTION 803.1.2  
INTERIOR WALL AND CEILING FINISH MATERIALS

CLASS A	=	FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B	=	FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C	=	FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

CBC TABLE 803.13  
INTERIOR WALL AND CEILING FINISH MATERIALS REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED			
	INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS	CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS AND ENCLOSED SPACES	ROOMS AND ENCLOSED SPACES
M	B	C	C	C

**NOTE: UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED**

CBC SECTION 804.4  
INTERIOR FLOOR FINISH REQUIREMENTS

CLASS	TEST
II	DOC FF-1

### SEAL & SIGNATURE:



WWW.CESOINC.COM  
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Mansfield, OH 45342  
Phone: 937.435.9384 Fax: 988.208.4826  
© 2023 CESO, INC.

**CONTRACTOR NOTE:**  
WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OR ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

### ISSUE DATES

REV.	DATE	DESCRIPTION
4	05.15.23	COSTING SCOPE CHANGES
3	10.07.22	BD COMMENTS
2	09.21.22	BD COMMENTS
1	08.16.22	BD COMMENTS
	07.22.22	PERMIT ISSUE
	07.20.22	LANDLORD ISSUE
	07.13.22	90% REVIEW

### COTTON ON GROUP

COTTON ON BODY

## VINTAGE FAIRE

3401 DALE ROAD  
SUITE 176  
MODESTO, CA 95356  
BLD2022-02946

WWW.COTTONON.COM

### COVER SHEET

DATE: 04.14.2023  
PROJECT NO: 760943-01  
COG STORE NO: TBD  
DRAWN BY: AB  
CHECKED BY: ELM  
DWG. NO: T-100

This set of plans must be kept on the job at all times and it is unlawful to make any changes or alteration on same without written permission from Building Safety Division, City of Modesto  
REVIEWED FOR CODE COMPLIANCE [Tawab, Taeab] 06/12/2023  
This set of plans must be kept on the job at all. The stamping of this plan shall not be held to permit or to be an approval of the violation of any provisions of any ordinance or law  
Occupancy of structure not permitted until final approval



**Tentative Fire approval.  
Fire will apply final Fire  
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stamped these plans.**

Ventilation Calculation For FCU-1											
Space Name	Designation	Floor Area (A <sub>f</sub> )	Zone Population (P <sub>z</sub> )	Area Outdoor Air Rate (R <sub>a</sub> )	People Outdoor Air Rate (R <sub>p</sub> )	Area Exhaust Air Rate (R <sub>e</sub> )	Breathing Zone Outdoor Airflow (V <sub>bz</sub> )	Zone Outdoor Airflow (V <sub>zo</sub> )	Minimum Exhaust (R <sub>ex</sub> )	Zone Primary Airflow (V <sub>zp</sub> )	Primary Outdoor Air Fraction (Z <sub>po</sub> )
SALES	Sales	725	11	0.12	7.5	-	170	212	0	760	0.28
FITTING ROOM	Dressing Rooms	186	-	-	-	0.25	0	0	46.5	380	0.00
RESERVE	Storage Rooms	575	-	0.12	-	-	69	86	0	340	0.25
BATHROOM	Toilet Rooms - Public	56	-	-	-	70/Fixture	0	0	70	-	-
Total:							239	298	117	1480	

Maximum Primary Outdoor Air Fraction (Z <sub>po</sub> )	0.28
System Ventilation Efficiency (E <sub>v</sub> )	0.87
Breathing Zone Outdoor Airflow (V <sub>bz</sub> )	239
Outdoor Air Intake Flow (V <sub>oa</sub> )	274

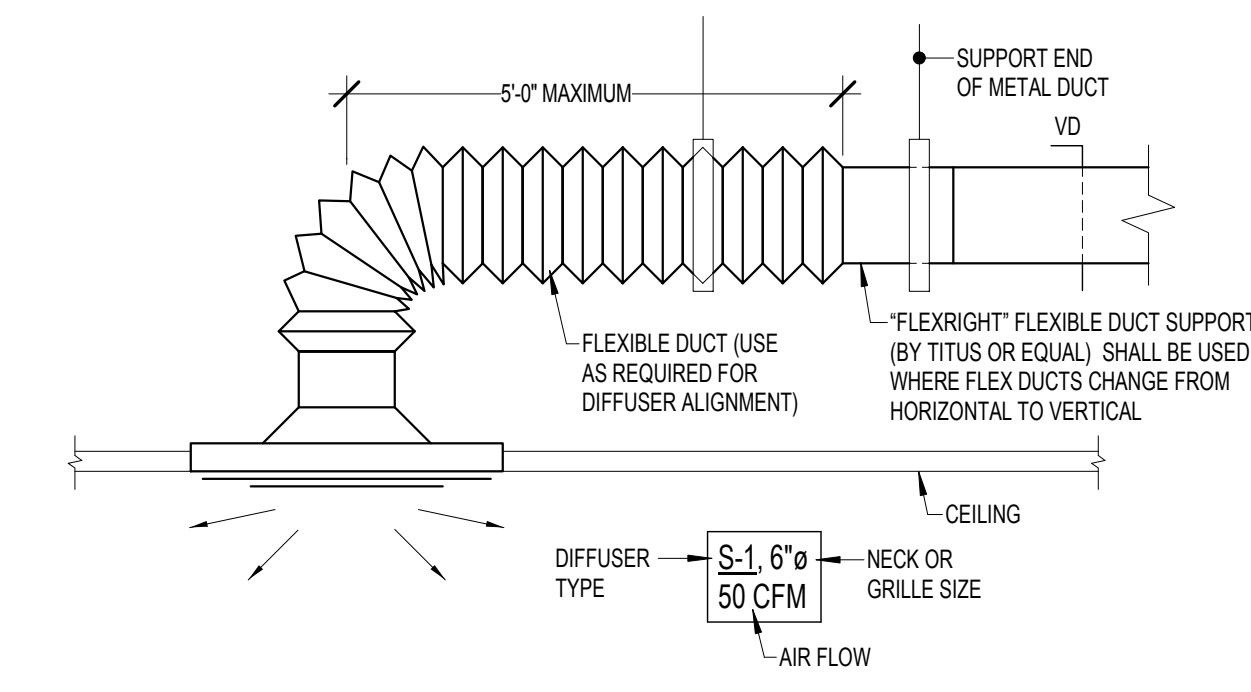
  

Ventilation Calculation For FCU-2											
Space Name	Designation	Floor Area (A <sub>f</sub> )	Zone Population (P <sub>z</sub> )	Area Outdoor Air Rate (R <sub>a</sub> )	People Outdoor Air Rate (R <sub>p</sub> )	Area Exhaust Air Rate (R <sub>e</sub> )	Breathing Zone Outdoor Airflow (V <sub>bz</sub> )	Zone Outdoor Airflow (V <sub>zo</sub> )	Minimum Exhaust (R <sub>ex</sub> )	Zone Primary Airflow (V <sub>zp</sub> )	Primary Outdoor Air Fraction (Z <sub>po</sub> )
SALES	Sales	997	30	0.12	7.5	-	345	431	0	1360	0.32
FITTING ROOM	Dressing Rooms	222	-	-	-	0.25	0	0	55.5	200	0.00
Total:							345	431	56	1560	

Maximum Primary Outdoor Air Fraction (Z <sub>po</sub> )	0.32
System Ventilation Efficiency (E <sub>v</sub> )	0.83
Breathing Zone Outdoor Airflow (V <sub>bz</sub> )	345
Outdoor Air Intake Flow (V <sub>oa</sub> )	414

GRILLE AND DIFFUSER SCHEDULE							
MARK	MANUFACTURER	MODEL	DAMPER	MODULE SIZE	PATTERN	FINISH	REMARKS
<b>REMARKS:</b>							
1. ACCEPTABLE MANUFACTURERS: PRICE, TITUS, TUTTLE AND BAILEY.							
2. FOR GRILLES AND DIFFUSERS IN DRYWALL CEILINGS, PROVIDE TITUS MODEL "TRM" PLASTER FRAMES TO RECEIVE LAY-IN TYPE BORDERS.							
<b>SUPPLY</b>							
S-1	TITUS	OMN	IN/D IN DUCT	24x24	4-WAY THROW	WHITE	1
S-2	TITUS	ML-39	IN/D IN DUCT	SEE PLANS	35° DEFLECTION	WHITE	1
<b>RETURN</b>							
R-1	TITUS	SSUR	NA	<varies>	35° DEFLECTION	WHITE	1



**CEILING DIFFUSER WITH FLEX CONNECTION DETAIL**  
NO SCALE

**FIELD VERIFY ALL CONDITIONS**

- DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.
- BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

This set of plans must be kept on the job at all times and it is unlawful to make any changes or alteration on same without written permission from Building Safety Division, City of Modesto  
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 [Tawab, Tawab] 06/12/2023  
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**whs engineering**  
 2012 West 25th Street, Suite 200  
 Cleveland, OH 44113-4313  
 Office: (216) 227-8505

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ISSUE DATES		
REV.	DATE	DESCRIPTION
2	09.13.22	REVISION 2
1	08.19.22	REVISION 1
	07.22.22	PERMIT
	07.20.22	ILL REVIEW
	07.13.22	90% REVIEW

THIS SET OF DRAWINGS WAS INITIATED WITH THE COTTON ON 220128.00 PROTOTYPE SET

**COTTON ON GROUP**

**BODY**

**VINTAGE FAIRE**

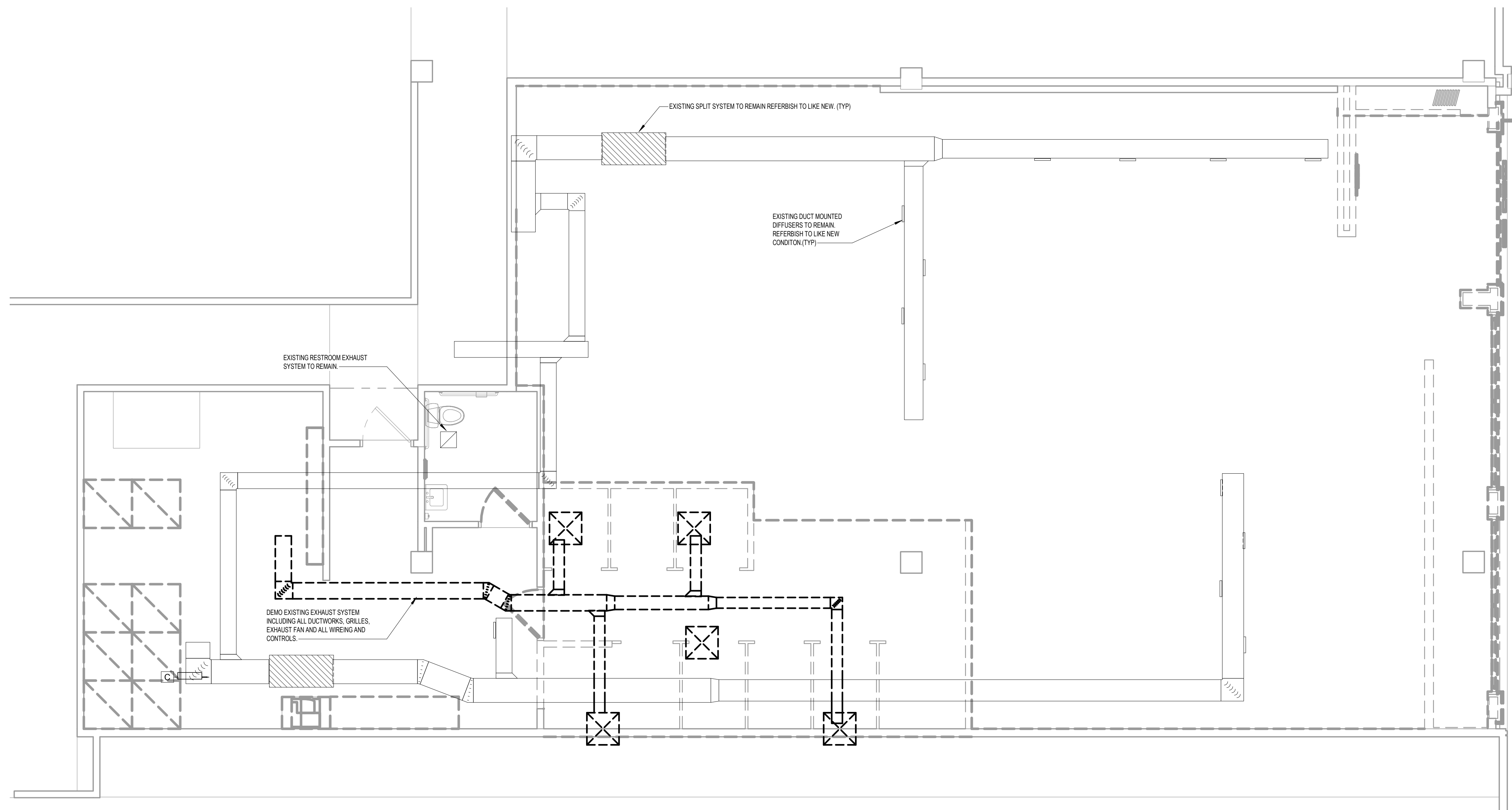
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 BLD2022-02946

WWW.COTTONON.COM

HVAC, PLUMBING,  
 AND FIRE  
 PROTECTION  
 SCHEDULES AND  
 DETAILS

DATE:	07.20.22
PROJECT NO:	760943-01
CG STORE NO:	0
DRAWN BY:	WHS
CHECKED BY:	WHS
DWG. NO:	M-001

**Tentative Fire approval.  
Fire will apply final Fire  
stamp after Building has  
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**HVAC DEMOLITION PLAN**  
1/4" = 1'-0"

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	07.13.22	90% REVIEW

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SUITE 176  
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BLD2022-02946

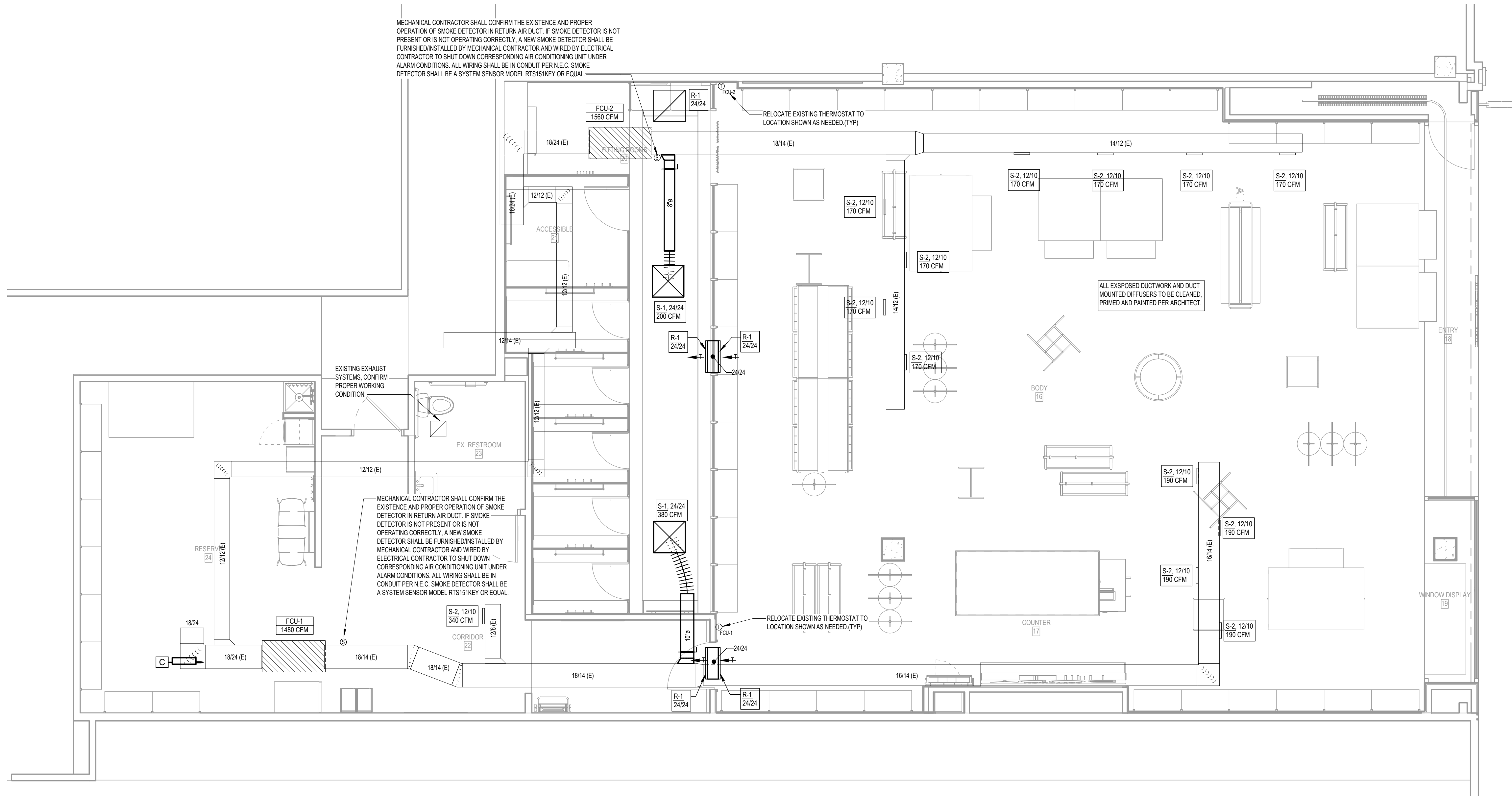
WWW.COTTONON.COM

**HVAC, PLUMBING,  
AND FIRE  
PROTECTION  
DEMOLITION PLANS**

DATE:	07.20.22
PROJECT NO:	760943-01
COG STORE NO:	0
DRAWN BY:	WHS
CHECKED BY:	WHS
DWG. NO:	M-100

10/17/2022 12:06:03 PM

**Tentative Fire approval.  
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**HVAC PLAN**  
1/4" = 1'-0"



**whs engineering**  
2012 West 25th Street, Suite 200  
Cleveland, OH 44113-4313  
Office: (216) 227-8505

**CONTRACTOR NOTE:**  
WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

**ISSUE DATES**

REV.	DATE	DESCRIPTION
1	08.19.22	REVISION 1
	07.22.22	PERMIT
	07.20.22	ILL REVIEW
	07.13.22	90% REVIEW

THIS SET OF DRAWINGS WAS INITIATED WITH THE COTTON ON 220128.00 PROTOTYPE SET

**COTTON ON GROUP**



**VINTAGE FAIRE**

3401 DALE ROAD  
SUITE 176  
MODESTO, CA 95356  
BLD2022-02946

WWW.COTTONON.COM

**HVAC, PLUMBING,  
AND FIRE  
PROTECTION PLANS**

DATE:	07.20.22
PROJECT NO:	760943-01
COG STORE NO:	0
DRAWN BY:	WHS
CHECKED BY:	WHS
DWG. NO.:	M-101

This set of plans must be kept on the job at all times and it is unlawful to make any changes or alteration on same without written permission from Building Safety Division, City of Modesto  
REVIEWED FOR CODE COMPLIANCE  
[Tawab, Taeab] 06/12/2023  
This set of plans must be kept on the job at all. The stamping of this plan shall not be held to permit or to be an approval of the violation of any provisions of any ordinance or law  
Occupancy of structure not permitted until final approval

10/7/2022 12:06:05 PM