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<div>DE EL DENT BUILD E</div>								
GENERAL NOTES								
01.	THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR)							
02.	CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDUM OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE OWNER, ARCHITECT, AND DSA. AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR. SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE CONSIDERED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDUM, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION PER DSA IR A-6 AND SECTION 338(C) PART 1, TITLE 24 CCR							
03.	THE LOCATION AND STORAGE OF CONSTRUCTION MATERIALS AND THE EFFECTS ON EXISTING OCCUPIED BUILDINGS SHALL BE APPROVED BY THE CITY OF ESCALON FIRE DEPARTMENT.							
04.	TEMPORARY TOILET FACILITIES SHALL BE PROVIDED PER THE PROJECT MANUAL UNDER TEMPORARY FACILITIES.							
05.	ALL PENETRATIONS IN FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE WITH C.B.C. CHAPTER 7.							
06.	TESTING OF MATERIALS SHALL BE CONDUCTED BY A TESTING LAB SELECTED BY THE OWNER & APPROVED BY THE ARCHITECT. THE OWNER SHALL PAY FOR TESTING OF MATERIALS IN ACCORDANCE WITH SECTION 01410.							
07.	A "DSA CERTIFIED" PROJECT INSPECTOR (CLASS 3) EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE ARCHITECT AND DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR							
08.	A COPY OF TITLE 24 PART 1-5 SHALL BE KEPT AVAILABLE IN THE FIELD BY THE INSPECTOR AND THE CONTRACTOR DURING CONSTRUCTION.							
09.	ALL ITEMS ARE TO BE CONSIDERED NEW UNLESS IDENTIFIED AS (E) OR EXISTING							
10.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING AN UNDERGROUND UTILITY LOCATING SERVICE AND WILL BE RESPONSIBLE FOR REPAIRS TO ANY AND ALL UNDERGROUND UTILITIES DAMAGED IN THE TRENCHING AND/OR HORIZONTAL BORING AT THE SITE THE FIELD BY THE INSPECTOR							
11.	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AREA AND SITE CONDITIONS.							
12.	THE CONTRACTOR SHALL ADVISE THE OWNER AND ARCHITECT OF THE SCHEDULE AND COORDINATE WORK AS SO TO HAVE THE LEAST POSSIBLE IMPACT ON THE OWNER'S OPERATIONS							
13.	EXISTING IMPROVEMENTS AND UTILITIES DAMAGED DURING THE COURSE OF THE WORK SHALL BE PROMPTLY REPAIRED. EXISTING IMPROVEMENTS AND UTILITIES DAMAGED, FOR WHICH LOCATIONS WERE UNKNOWN, SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION AND PROMPTLY REPAIRED AT HIS DIRECTION. THE WORK REQUIRED TO REPAIR DAMAGED EXISTING WILL BE REVIEWED AND TAKEN UNDER CONSIDERATION AS EXTRA WORK.							
14.	THE CONTRACTOR WILL VERIFY EXACT CONDITIONS AND DIMENSIONS IN THE FIELD							
15.	ADEQUATELY PROTECT ALL PERSONNEL AND THE PUBLIC FROM HARM AND ACCIDENT DURING WORK OF THIS PROJECT, BY THE ERECTION OF PROPER BARRICADES, SIGNAGE AND LIGHTING AS MAY BE NECESSARY. ADEQUATELY PROTECT ALL EXISTING BUILDINGS AND SURFACES ADJACENT TO THE WORK OF THIS PROJECT FROM DAMAGE							
16.	NO INTERFERENCE OF THE USE OF FIRE LANES OR PUBLIC EGRESS AT ANY TIME SHALL BE ALLOWED UNLESS OTHERWISE AUTHORIZED IN THESE DOCUMENTS OR IN WRITING							
17.	ALL RUBBISH AND DEBRIS SHALL BE LEGALLY DISPOSED OF OFF THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE PREMISES FREE OF ACCUMULATED WASTE AND MATERIALS CAUSED BY CONTRACTORS, EMPLOYEES OR WORK, OR THE EMPLOYEES OR WORK OF THE SUBCONTRACTORS							
18.	NO MATERIAL OR EQUIPMENT SHALL BE LEFT ON THE PROJECT SITE OVERNIGHT UNSECURED.							
19.	IN ACCORDANCE WITH THE GENERAL CONDITIONS OF THE CONTRACT, A FULL-TIME SUPERINTENDENT SHALL BE EMPLOYED BY THE CONTRACTOR AND SHALL BE PRESENT AT THE JOB SITE WHILE WORK IS BEING PERFORMED							
20.	THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR EXISTING CONCRETE WALKS, LANDSCAPING, IRRIGATION SYSTEMS, ETC. WHICH MAY BE DAMAGED BY THE WORK OF THIS PROJECT, IF DAMAGE OCCURS, CONTRACTOR MUST REPAIR							
21.	A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.							
22.	GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH LOCAL CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.							
GENERAL DEMOLITION NOTES								
01.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION / CLARIFICATION PRIOR TO EXECUTION OF THE WORK.							
02.	DETAILING, MATERIALS & FINISHES ARE TYPICAL FOR ALL SIMILAR CONDITIONS.							
03.	THE INTENT OF THE DEMOLITION PLANS IS TO DESCRIBE THE GENERAL SCOPE OF THE DEMOLITION WORK BUT DOES NOT NECESSARILY DEPICT ALL ITEMS / CONDITIONS REQUIRED TO COMPLETE THE RELEVANT WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR AND ANY RELEVANT SUB-CONTRACTOR SHALL PERFORM A THOROUGH SITE INVESTIGATION PRIOR TO BIDDING AND/OR COMMENCING WITH THE WORK.							
	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING ALL RELATED FEES FOR A DEMOLITION PERMIT FROM SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT AIR POLLUTION CONTROL DISTRICT AND IS TO COMPLY WITH ALL SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS INCLUDING NOTIFICATIONS.							
GENERAL NOTES								

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SCHOOL SCHOOL

D REFRESH CT

CLIENT
ESCALON UNIFIED SCHOOL DISTRICT
JOHN LIAL, DIRECTOR OF M, O AND T
1520 YOSEMITE AVENUE
ESCALON, CA 95320
PH: (209) 838 3165

ARCHITECT
TIMOTHY P. HUFF & ASSOCIATES, INC.
DBA: TPH ARCHITECTS
TIMOTHY P. HUFF, AIA, PRINCIPAL ARCHITECT
519 McHENRY AVENUE
MODESTO, CALIFORNIA 95354
PH: (209) 571 2232
FAX: (209) 571 1936

PROJECT TEAM


VICINITY MAP- DENT

VICINITY MAP- EL PORTAL

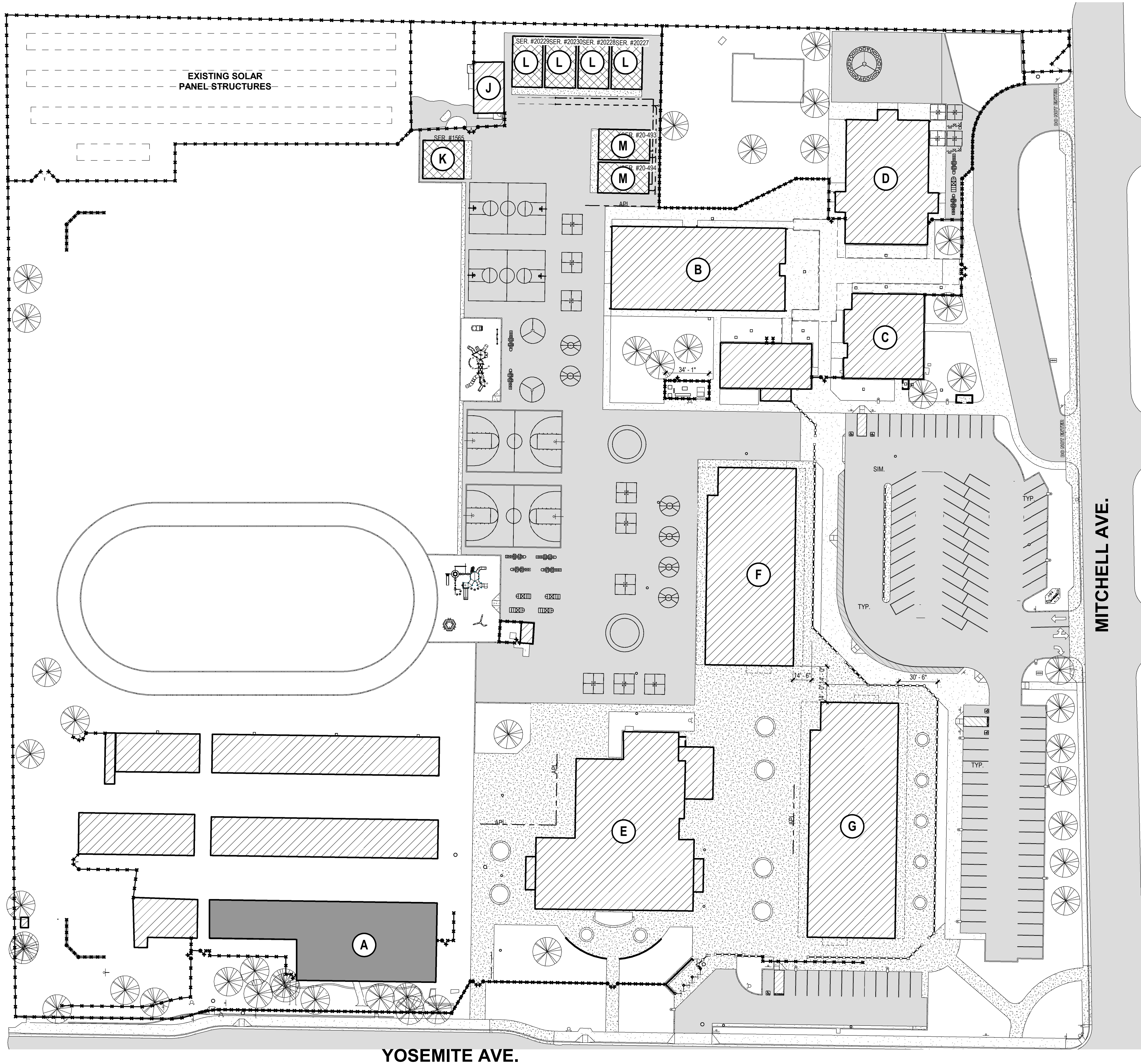
The drawing shows a large, rectangular school building with a flat roof and a central entrance. A north arrow is located in the upper right corner. A black dot with a line pointing to it from the text 'PROJECT LOCATION' is situated on the right side of the building. The drawing is a black and white line art style.

This map shows the area around the school building. The school building is highlighted with a black rectangle. The map includes streets such as Yosemite Avenue, Jackson Ave Hwy 120, and California Street. A north arrow is located in the upper right corner. The text 'PROJECT LOCATION' is placed near the school building.

This map shows the area around the school building. The school building is highlighted with a black rectangle. The map includes streets such as Yosemite Avenue, McHenry Avenue, and California Street. A north arrow is located in the upper right corner. The text 'PROJECT LOCATION' is placed near the school building.

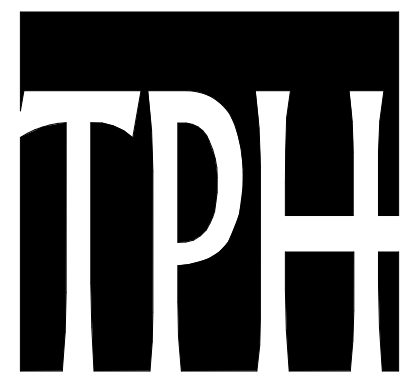
<div style="text-align: center;"> TIMOTHY P. HUFF & ASSOCIATES, INC. Timothy P. Huff, AIA Architect 519 McHenry Ave., Modesto, CA 95354 Ph: (209) 571-2232 Fax: (209) 571-1936</div>	
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Consultants	
DENT ELEMENTARY SCHOOL & EL PORTAL MIDDLE SCHOOL REFRESH	
805 1ST STREET ESCALON, CA 95320 ESCALON UNIFIED SCHOOL DISTRICT	
COVER SHEET	
Project Number	2229
Date	MAY 2025
Drawn by	RRM
Checked by	MC
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Plot Date & Time	5/28/2025 5:53:59 PM

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1 OVERALL SITE PLAN - DENT

SCALE: 1" = 40'-0"



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DENT ELEMENTARY SCHOOL & EL
PORTAL MIDDLE SCHOOL REFRESH

1988 YOSEMITE AVENUE
ESCALON, CA 95320
ESCALON UNIFIED SCHOOL DISTRICT

OVERALL SITE PLAN - DENT

Project Number	2301
Date	-
Drawn by	RRM
Checked by	JH

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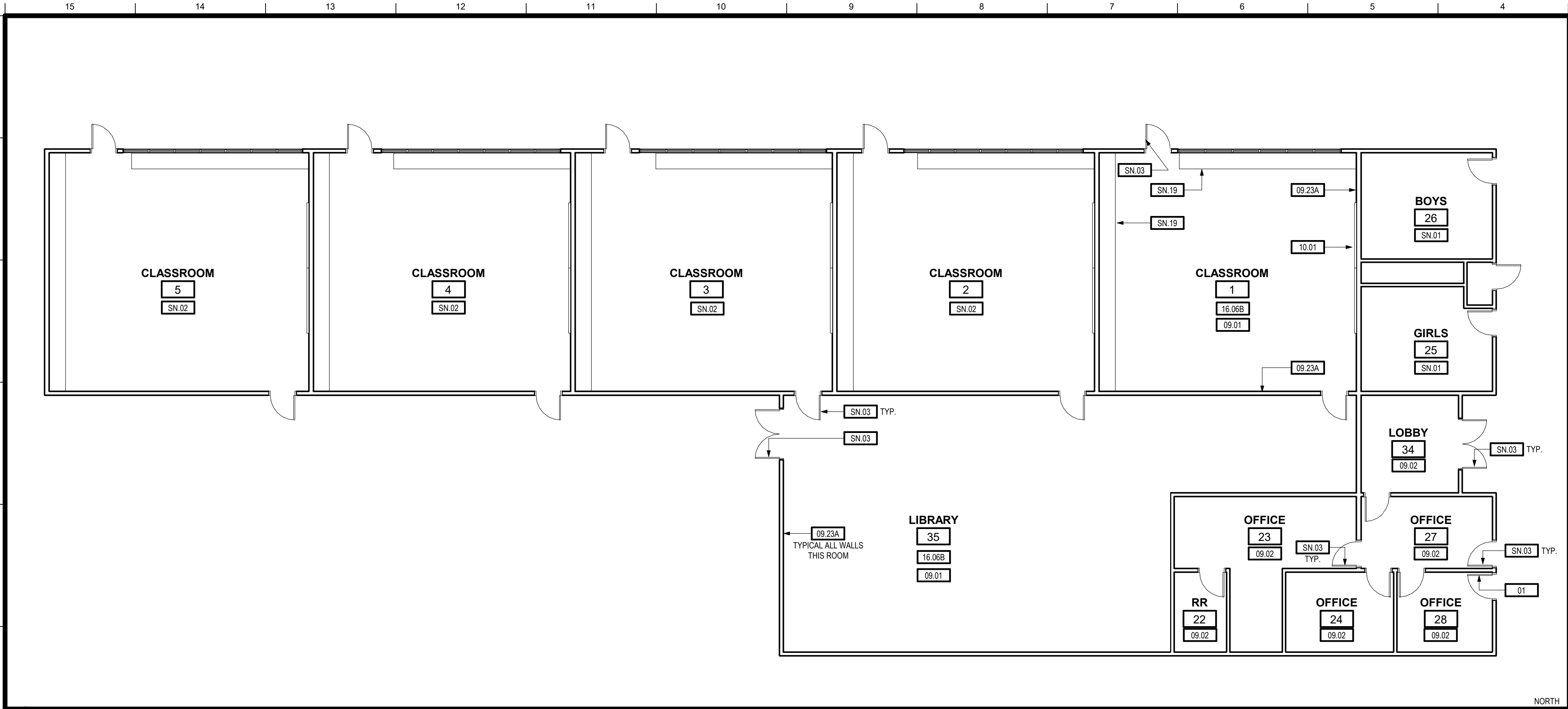
OVERALL SITE PLAN - EL PORTAL

Project Number	2229
Date	MAY 2025
Drawn by	RRM
Checked by	MC

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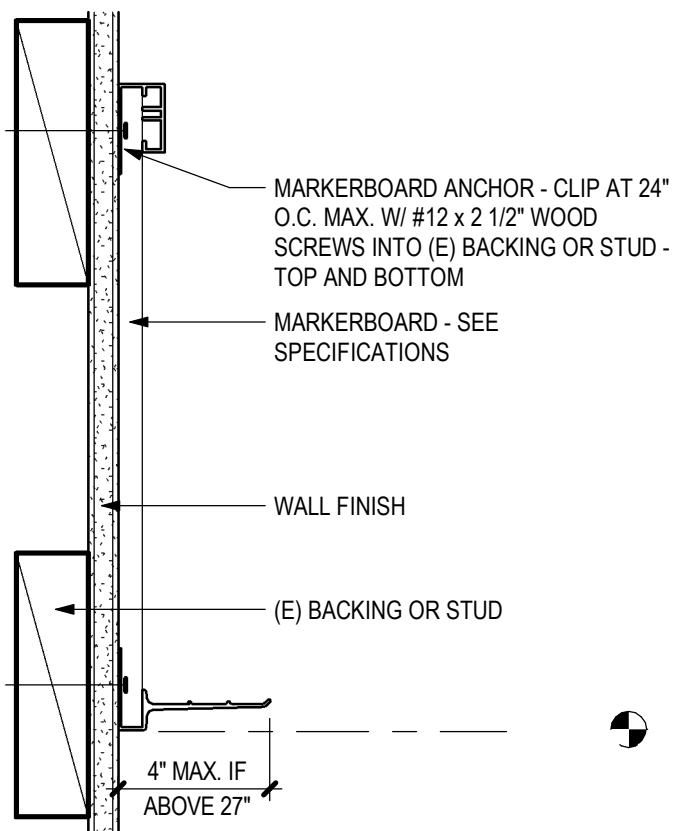
KEYNOTES	
01	DIVISION 01 - GENERAL REQUIREMENTS
09.01	FLOORING-LVT WITH RUBBER BASE
09.02	PAINT WALLS AND CEILING
09.23A	VINYL COVERED TACKBOARD - PLACE TACKBOARD FULL HEIGHT AT WALLS
10.01	DEMO EXISTING CHALK BOARD AND REPLACE WITH (2) NEW 8'x4' MARKER BOARDS
16.06B	DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW 2'x4' LED SURFACE MOUNT LITHONIA ALLS 4000LM 3500 K

SHEET NOTES	
SN.01	NO WORK
SN.02	SEE ROOM 1 FOR TYPICAL SCOPE OF WORK
SN.03	EXISTING DOOR(S) TO REMAIN- PAINT INTERIOR SIDE
SN.19	EXISTING CASEWORK TO REMAIN

1 DENT BUILDING A - FLOOR PLAN

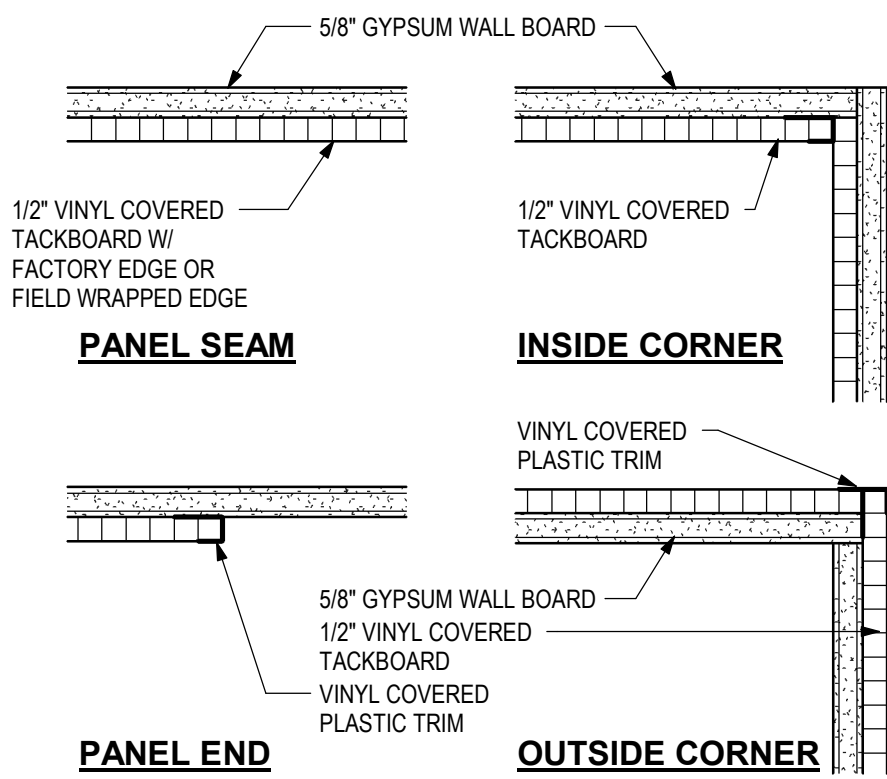
SCALE: 1/8" = 1'-0"

NOTES



2 MARKERBOARD MOUNTING

SCALE: 3" = 1'-0"



3 TACKBOARD

SCALE: 3" = 1'-0"



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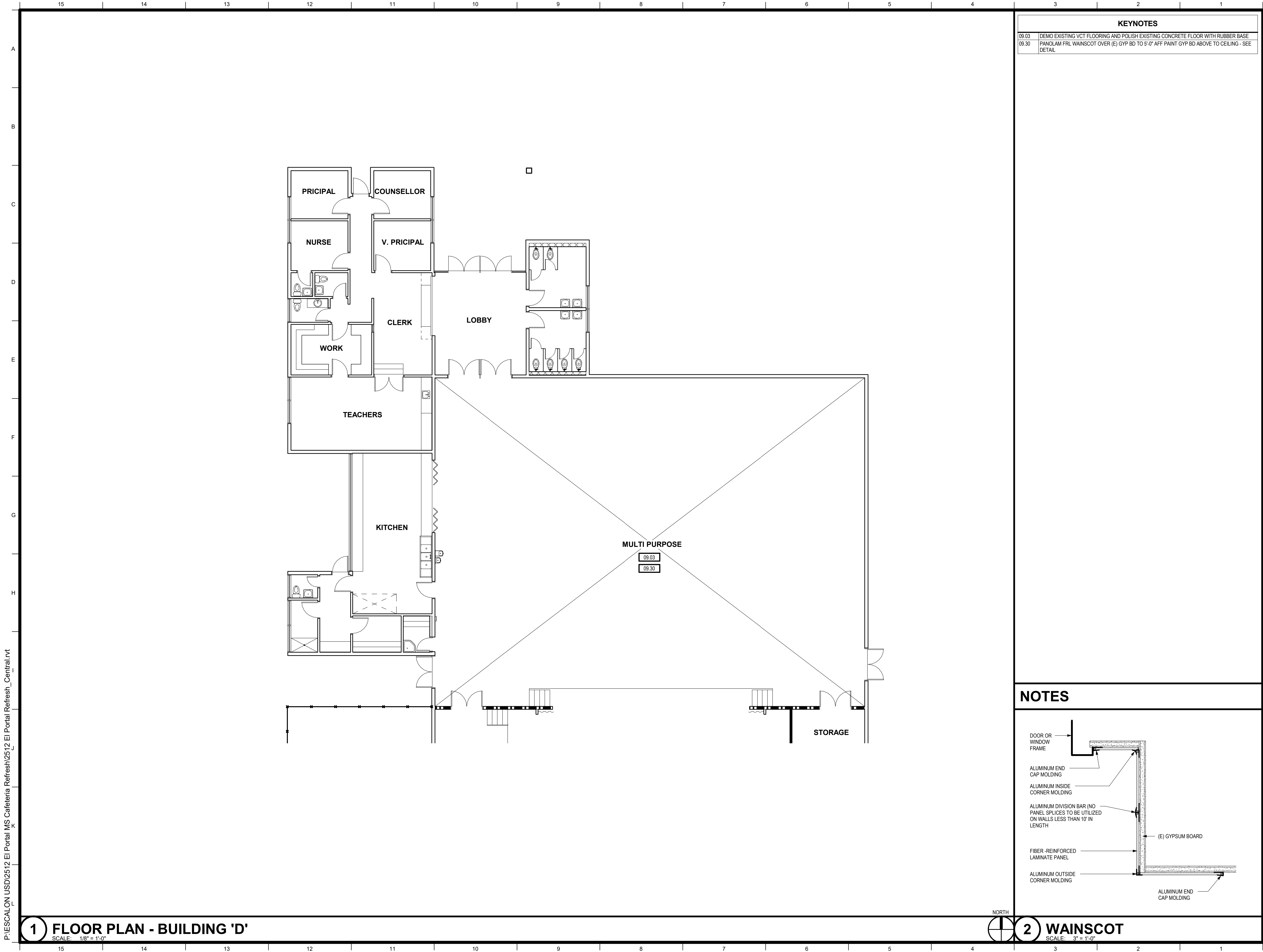
DENT ELEMENTARY SCHOOL & EL PORTAL MIDDLE SCHOOL REFRESH

1988 YOSEMITE AVENUE
ESCALON, CA 95320
ESCALON UNIFIED SCHOOL DISTRICT
BUILDING A - FLOOR PLAN

Project Number	2301
Date	-
Drawn by	RM/JH
Checked by	JH

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DENT ELEMENTARY SCHOOL & EL
PORTAL MIDDLE SCHOOL REFRESH

805 1ST STREET
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ESCALON UNIFIED SCHOOL DISTRICT

FLOOR PLAN - BUILDING D

Project Number	2229
Date	MAY 2025
Drawn by	RRM
Checked by	MC

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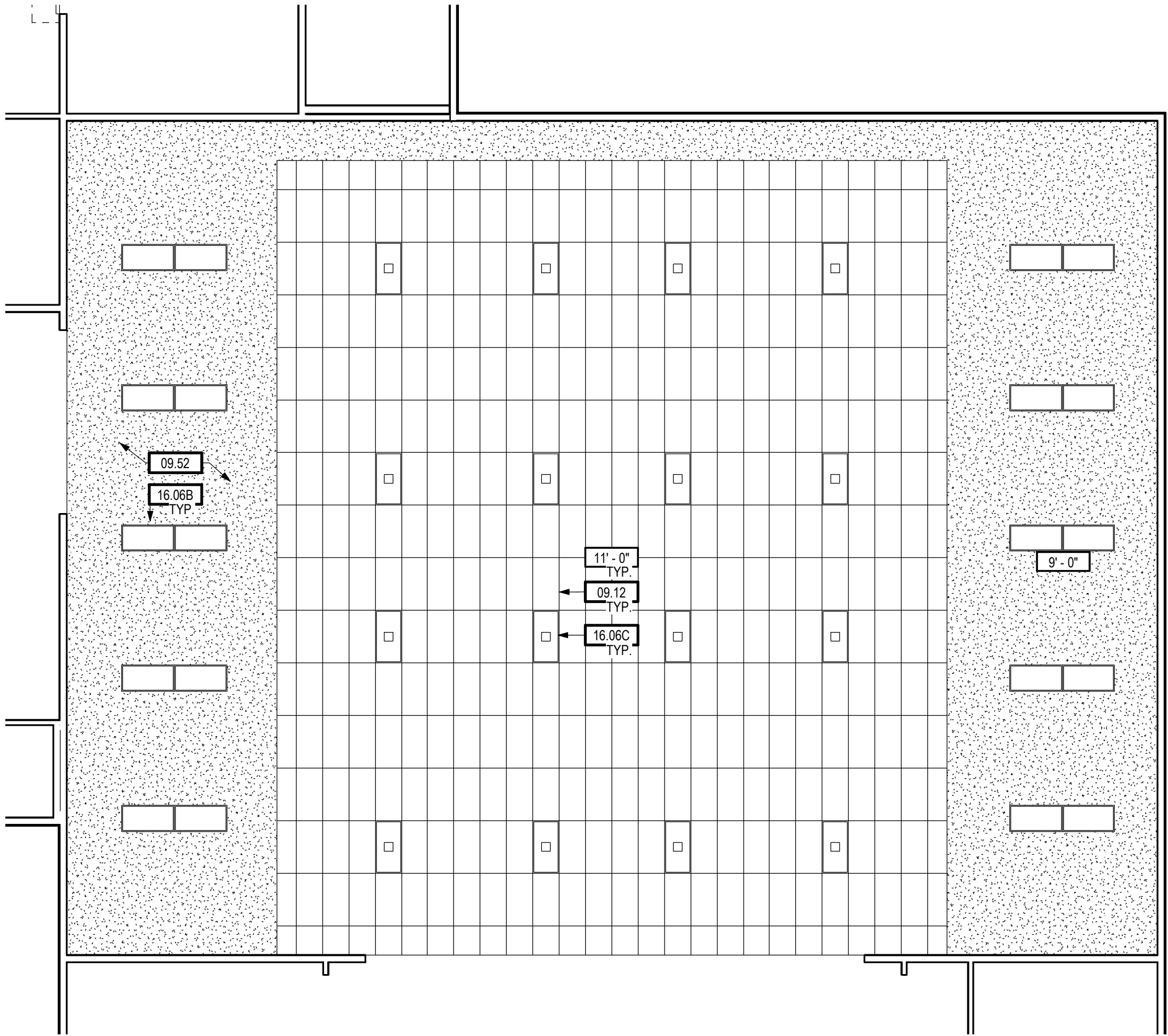
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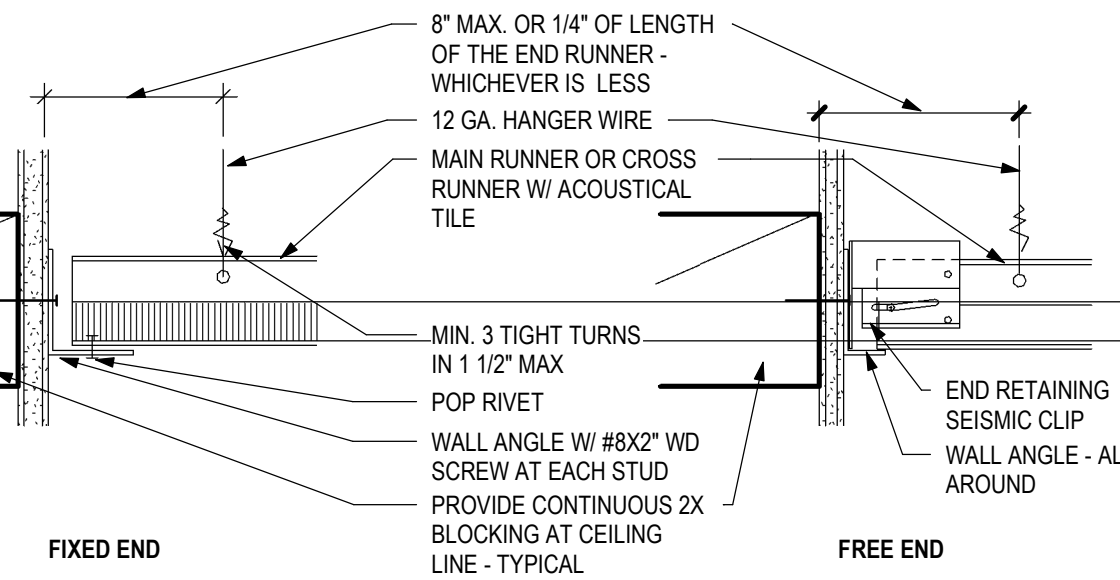
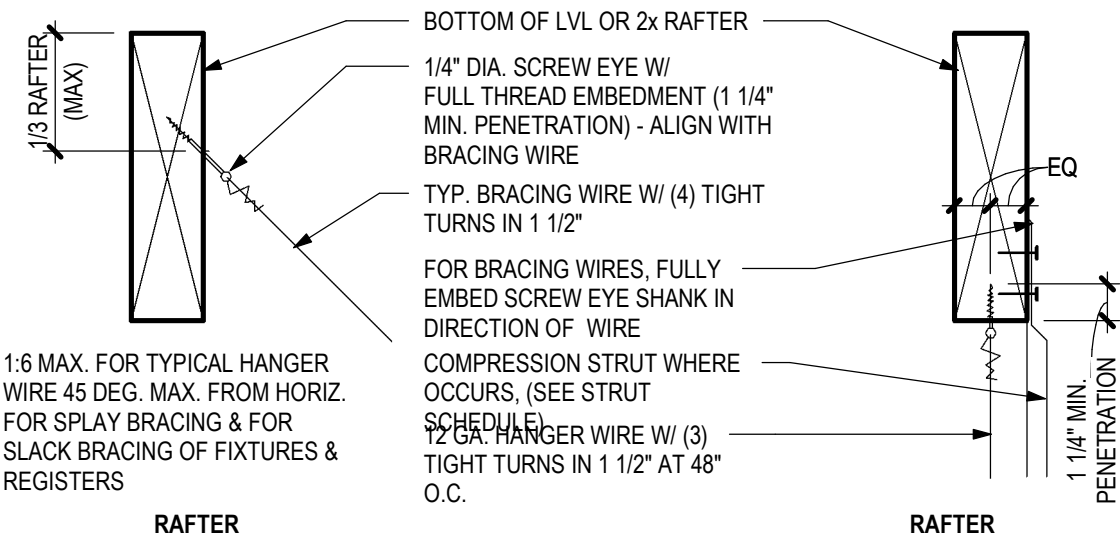
2 REFLECTED CEILING PLAN - NEW CONSTRUCTION

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

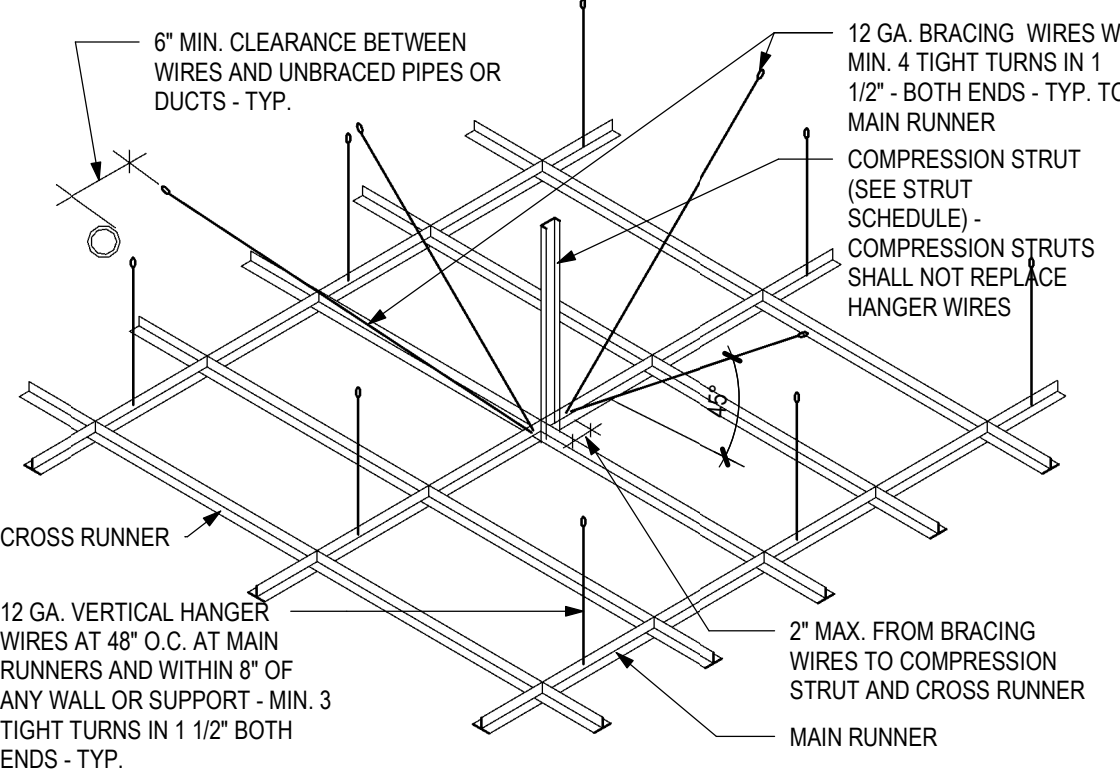


KEYNOTES	
09.12	ACOUSTICAL CEILING- SUSPENDED - SEE 2/A1.2
09.52	EXISTING GYPSUM BOARD SOFFIT - PAINT
16.06B	DEMO EXISTING LIGHT FIXTURE AND REPLACE WITH NEW 2X4 LED SURFACE MOUNT LITHONIA ALLS 4000LM 3500 K
16.06C	DISCONNECT (E) SURFACE MOUNTED CEILING LIGHTS AND RE-WIRE TO NEW 2X4 LED TROFFERS

NOTES



COMPRESSION STRUT SCHEDULE			
TYPE	SIZE	ALLOWABLE LENGTH	NOTES:
B-LINE CHANNEL	B42	HGT. < 70"	1. CRUSH EMT AT CONNECTION TO JOIST
EMT	1/2" DIA.	HGT. < 48"	2. NOTCH EMT AT CONNECTION TO MAIN RUNNER
EMT	3/4" DIA.	48" < HGT. < 62"	3. ATTACH COMPRESSION STRUT TO MAIN RUNNER
EMT	1" DIA.	62" < HGT. < 78"	W/ (2) #12 SDST SCREWS
EMT	1 1/4" DIA.	78" < HGT. < 102"	4. ATTACH COMPRESSION STRUT TO ROOF / CEILING
MTL. STUD	250S162-33	HGT. < 124"	MEMBERS W/ (2) #12x2" LONG WOOD SCREWS



NOTE:
1. PROVIDE BRACING FOR EACH 12'X12' OR 144 S.F. AREA MAX. & 6'-0" MAX. FROM WALLS. BRACING WIRES TO BE 45 DEG. MAX. VERTICAL ANGLE FROM HORIZONTAL PLANE W/ 4 TIGHT TURNS MIN. IN 1 1/2" MAX. IF 45 DEG. SPLAY WIRE REACHES WALL BEFORE ROOF, ATTACH W/ NO. 12 SELF DRILLING SCREW TO WALL STUD. FOR CONTINUATION OF HANGER AND SPLAY WIRES TO FRAMING - SEE WIRE AND STRUT CONNECTION TO WOOD DETAILS

1 ACOUSTICAL CEILING SYSTEM

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

TPH
architects
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DENT ELEMENTARY SCHOOL & EL
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805 1ST STREET
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REFLECTED CEILING PLAN - BUILDING D

Project Number	2229
Date	MAY 2025
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Checked by	MC

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