

Opening the New Center for 170 Children

FY2021 Early Childhood Grants

Swannanoa Valley Child Care Council-Children and Friends Enrichment Center

Ms. Linda Hobson

3126 US Hwy 70

Black Mountain, NC 28711

O: 704-898-1898

Ms. Linda Hobson

3126 US Hwy 70

Black Mountain, NC 28711

Lindafhobson@hotmail.com

O: 7048981898

Application Form

INSTRUCTIONS

Buncombe County requests proposals for community based projects to enhance outcomes for young children and their families in our community. Grants made through the Early Childhood Education and Development Fund will be focused on access to quality early childhood care and education.

Please refer to the Grant Guidelines published on the Early Childhood Grants website at buncombecounty.org/grants for complete information about the grant program, including: Purpose; Funding; Eligibility; Timeline; Grant writing workshop; Review process; Awards; and more.

Applications are due by 5:00 pm on February 14, 2020.

BASIC INFORMATION

BASIC INFORMATION – Before completing the application, please tell us a little about the request.

Project Name*

Opening the New Center for 170 Children

Strategy*

Recognizing that some projects will use more than one strategy, select the strategy that most closely applies to this project:

Creating new classrooms to serve more children in early care and education settings

Funding Request*

How much funding is this project requesting for FY2021?

\$347,821.00

Grant Guidelines*

Have you read and understand the information presented in the FY2021 Grant Guidelines for Early Childhood Grants (Grant Guidelines)?

If no, please contact County staff to request assistance: Rachael Nygaard, (828) 250-6536 or rachael.nygaard@buncombecounty.org.

Yes

APPLICATION

APPLICATION QUESTIONS – Responses to these questions will be scored by the grant committee. Each question is worth 10% of the final score.

Organization*

Give a brief history, including date of founding, focus, services, and record of success.

Established in 1979, Children and Friends Enrichment Center offers infant, toddler, and preschool programs and has earned a Five Star Child Care License from the State of North Carolina based on Staff Education,

The mission of CFEC is to serve diverse families with children from six weeks old through kindergarten age. A caring, dedicated, and trained staff partners with families in order to provide a safe, nurturing, and loving atmosphere; an intentional, play-based, developmentally appropriate education; and a creative environment that encourages children to be successful learners.

CFEC teachers plan age-appropriate lessons utilizing centers that use building blocks, manipulatives, dramatic play, art and writing, sensory play, math and science, music and movement, and daily outdoor exploration. The vision of CFEC's staff and board is to provide high-quality individualized learning experiences so that each child develops a sense of self-confidence and self-regulation, which prepares children for subsequent grade levels.

During the past 2 years, the board of Directors has taken on the responsibility to build a new Center, which will serve 170 children in a specifically designed building for childcare. We have been successful in the project, and the modular building is being constructed and will be located on leased property in the center of the town. We have raised enough funds to construct the building, estimated cost of 1.2 Million dollars, and now need to complete the project to equip all the classrooms with cribs, furniture, supplies, etc. (list of items attached). We will open by the first of May, 2020 with our current population of 80 children, using some of the equipment, but due to the constant flooding of the existing building, most of the furniture must be replaced, which necessitates the need for the purchase of all new furniture and equipment.

Also, the present building is for sale, thus we could be without a place anytime.

Need for the Project*

What is the main issue this project is established to address? What data or qualitative factors/stories are available to show that need?

The main issue of this request is to complete the project of building and expanding services to another 100 children in the newly constructed 10,000 square foot facility that is located in Black Mountain.

The board has raised over 1.1 Million dollars for the construction of the facility, which was specifically designed to serve 170 children in 14 classrooms. We anticipate the construction and placement of the building to be completed by April 2020, and now need funds to purchase the needed equipment and supplies. As mentioned, we will immediately transfer the existing equipment and supplies from our existing site to the new center, and all 70 children will be able to continue the program. We are now receiving applications for new enrollments, will be working with the Buncombe Partnership to become a licensed NC Pre-K program, and taking applications for private enrollment or State Subsidy families. Our plan is to phase in opening classrooms as we have the number of children needed for funding. We have also begun recruiting new teachers and anticipate by the opening of the school year in 2020, we will be fully operational. (copies of contracts, building plans, and costs to furnish each classroom are available). All equipment and supplies will be ordered immediately after this grant is approved. If the funding is not available until June, we will obtain a

loan to complete the project, and repay the loan as soon as the funding becomes available, as we are moving on the building which will be delivered in April/May. We have signed the lease and will begin site work in February, after the groundbreaking ceremony on February 20.

The need for this project was presented at a Commission meeting last year, with pictures of the flooding that often occurs, often resulting in closing the Center until we can mop the floors and sterilize the equipment and carpets. Closed again for 2 days the week of Feb 2, 2020, due to flooding.

Project*

Explain the project and how it will work. Include the overall purpose and any models or evidence-based practices that will be included. What specific activities and milestones are included in the project plan?

The staff works to provide a quality, individualized learning experience in order to develop in each child a sense of self-confidence and self-competency in order to grow with their own unique learning style. In their engagement with families and children, our Staff at Children and Friends believe that each family brings to the program their love, hopes, values, and diverse family experiences related to their child. We recognize the importance of these and the need for teachers to form a partnership with families to create a positive welcoming experience for all children. Families are encouraged to become involved in their child's learning, communicating with teachers about their child, their interests, and highlights growth development.

Our educational philosophy ensures that the whole child is nurtured, taught, and responded to with respect, compassion, and encouragement. We support research that purposeful, intentional play is developmentally appropriate and a significant element of our early childhood program. High-quality early childhood programs teach children to think creatively and cooperatively, so they may succeed in a complex and ever-changing world. Children are encouraged to take initiative, interact positively with adults and peers, explore the environment, establish routine, and understand transitions.

Our curriculum is diverse from classroom to classroom, from age group to age group, yet planned to reflect the center's philosophy of learning through active, engaging play as well as planned small group and large group experiences. Because each child is different we look to plan for the uniqueness of each child, but we also plan according to what research tells us is appropriate for a typical child of that age.

We also use the Kambu Learning system, which provides interactive technology for the teachers to track children's progress, identifies the individual learning strengths and weaknesses of each child, and provides feedback to parents.

People Served*

Who will be served by this project? Include demographics for children and families served, workforce, and/or any other relevant groups.

Proposed plans for the Children and Friends Site

1. Size of the building- 10,000 Sq. feet-location downtown Black Mountain-behind Frist Baptist Church on leased property
2. Fenced playground areas-17,200 sq. feet includes area attached to each classroom and the large area below the Center
3. 100 Parking spaces for staff and visitors
4. Easy access and exit from the Center to town streets.
5. Children's garden area for "Rainbow in My Tummy Program"

Information about Children enrolled and to be enrolled in Center

1. We currently serve 70 children of which 44 are on State Subsidy, meaning they qualify due to being below the poverty level. This ratio generally is between 60-70% and we would expect this to continue to be higher as we open to more children. The Buncombe Partnership, which administers the subsidy program has told us that they have over 140 children on waitlists for the two Zip codes (Black Mountain and Swannanoa).
2. With those numbers, we would estimate that of the 170 children to be served, between 100-110 children will be on full subsidy from the State as these families are all eligible as low-income families.
3. In addition, the new Center will apply to be a licensed Pre-K center, which will qualify the Center for full state funding for the children in the program. The center will have two classrooms, each serving 9-18 children, who according to State guidelines, will all be children from low-income families.
4. At present we have 9 teachers and 5 support staff, and with the new Center, we will have at least 14 teachers and 14 support staff and additional administrative support.
5. We will continue to provide breakfast, snacks, lunch to all students, and are working with the Buncombe County Schools food service department to provide support for this program, using some of the food from our garden.

Results*

What results do you hope to achieve with this project? Be specific about how much impact the project will have in line with the goals of the fund, and how many people will be served.

For projects requesting funding for slots, also please include:

- Total new slots created
- Total slots maintained
- # of Subsidy slots created
- # of Subsidy slots maintained
- # of teachers/staff positions created
- # of teachers/staff positions maintained

C: Measures of Success

- Funds from this grant will be directly used to equip classrooms, prepare the site, and provide financial support until we reach full occupancy.
 - Building: New facility will be completed at cost, by April 2020, all of which has been paid by the Center through fundraising.
 - Enrollment: Building capacity will allow for 170 children, an increase of 100 available slots for Buncombe County children.
 - Quality: Approximately 14 additional qualified teachers and aides will be hired to comply with state ratios and maintain CFEC's five-star rating with the State of North Carolina.
 - NC Pre-K: We will apply to become an NC Pre-K site, serving up to 18 4-year-olds and maintaining the required 1:9 staff to child ratio for the program.
 - Affordability: We will maintain 60% participation of children funded by state subsidy (96 children subsidized).
 - Nutrition: Children ages 3-5 will participate in gardening and learn about nutrition through the Rainbow In My Tummy® curriculum.

- . We will employ a full-time budget manager to deal with the fiscal operations and general operations of the expanded services and the Center.
- . We will construct a 6-foot high fence surrounding the entire complex, as required by State regulations
- . We will use the funds for the connection of the Center to the water system, which according to the Town of Black Mountain will be \$43,000 based on the projected number (200 +) children and staff
- . All children will be enrolled in the Kaymbu system which measures children's performance on a daily basis in various activities. This data is used to plan individual programs for children and all information is shared electronically with parents. The reports will also be used by the board to monitor student performance.

Evaluation*

How will you know you have succeeded? Explain the project evaluation process, including specific measures that will be tracked.

The primary purpose of this grant to purchase and support the opening of the New Building that will open in April of 2020. The building is in construction as a modular unit, consisting of 14 units that will be combined to make a 10,000 square foot building. The receiving of the equipment, supplies, etc which will be purchased by the funds from this grant will be documented with receipts and serve as an evaluation that the funds have been spent according to the budget. The additional funding to support some of the operating costs for the site will be documented by copies of checks or receipts used to pay for those expenses.

Copies of numbers of children enrolled will be available to the County staff to document enrollments and financial status of families as to receiving a subsidy.

All children are enrolled in the Kaymbu system, which tracks children's performance in various areas, and are used to evaluate and plan all educational programs for children. This system tracks each child's individual developmental growth, provides guidance to the teachers as to instructional activities that each child needs and the system is capable of sending pictures, videos and updates to all parents as often as the teacher of parent wants this information. The data provided by the system documents developmental growth in various areas, and summaries can be provided to County staff as requested.

All of the funds will be spent and accounted for as specified in this grant application. Documentation will be provided to the County.

Equity*

Describe your approach to racial and socio-economic equity, both inside and outside the organization. What are some specific examples of practices that are in place or to be put in place with this project?

The board of the Center has always adopted and supported a policy of non-discrimination for all aspects of its work, as applicable to children and families, and to the employment of staff. An example of this is a description of the current children being served.

African American-5

Hispanic-7

bi-racial-5

Asian-1

Indian-1

Children that are severely developmentally delayed 2

(1 that requires a feeding tube)

We estimate that the additional 100 children to be enrolled will be consistent with the ratios that we currently serve. The only change might be different if we are accepted to serve Pre-K children under the program from the Partnership as the Pre-K program requires certain requirements as to the poverty level of children that can be served under their funding.

The Center continues to actively recruit minorities as teachers/aides and often when we employ, such as our former Executive Director, they are recruited by other agencies and leave due to much higher salaries and benefits. As we expand our program to serve more children, it is planned by the board to increase salaries and benefits, and become a certified living wage Center.

Collaboration*

List any formal and/or supportive partners. Describe their roles in the project. How will they make it stronger?

The project has received a great deal of financial support for the construction of this new Child Care Center. The following is a list of our major partners who have contributed a significant amount of money.

Cannon Foundation \$75,000

WNC Bridge Foundation \$250,000

Kiwanis Club of Black Mountain- Contributed a cash donation of \$50,000 and has made a commitment of \$1,750, 00 a month.

Rotary Club of Black Mountain members. \$41,377

Montreat Presbyterian Church-has donated \$50,000

Black Mountain Parks and Greenways Foundation. \$9903

Board of County Commission-Seed grant of \$200,000 to start a fundraising project to construct a new facility

First-Citizens Bank-Black Mountain-\$300,000 long term construction loan

First Baptist Church of Black Mountain-has signed a long term lease-15 year renewable for a large area for the location of the building, large playground, and full use of their parking area. Also, they have committed church members as volunteers for the program.

The additional financial support from over 100 individual donors has been in the range of \$25 to \$30,000. In addition to financial support, many of them will also volunteer at the center.

Each of these organizations has been involved in the planning of the project, and their funds have been used for the construction of the modular units.

Budget*

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Explain how grant funds will be used, specifically what type of expenses will be covered by County funds. Describe other sources of revenue, including type of funding, source, restrictions and status.

FY21_ECE_Grant_Budget_Form.xlsx

We have been fortunate to raise the funds to construct and set up a new 10,000 Sq. foot building serving 170 children, which increases our enrollment by 100 children and moves us to a new location, as the existing building is being sold by the owner. As the building is being constructed, there are significant costs associated with the opening, and all the funds requested by this grant are to fill these gaps, so that the building can open in April/May 2020 We have begun to accept new enrollments, and based on the recruitment of additional staff, we will be at capacity by the end of this year. We will immediately transfer our existing students to the new facility. Copies of purchase with Mobile Modular and time schedules are available to the staff for documentation.

The funds from the county will be used for the following items, all of which will be a ONE TIME CHARGE as we will be fully operational by January of 2021 and will have a balanced budget to cover the full operation of the Center.

1. Construction of 6 ft fence around grounds- \$20,000
2. Equipment and supplies for new 8 classrooms-\$150,000
3. Replace broken and water damaged equipment from existing building-\$50,000
4. Washer and dryer-\$1200
5. Kitchen equipment, Refrigerator, Stove, freezer, etc. \$3500
6. Water connection to water system-\$43,000 (Fee determined by Town based on 170 children and 30 staff)
7. Ipad and expansion of Kaymbu License for new classrooms- \$3500 + \$1596 = \$5096
8. Furniture for teacher lounge and waiting rooms, and therapy rooms-\$4300
9. Office furniture for new staff \$1000
10. Lease funds for 9 months until January 2021, when we will be at full operation. \$18,000
11. Playground equipment for each age group as a current playground cannot be transferred and is inadequate for projected numbers \$14,000
12. Required building insurance for 9 months-\$1725
13. Full-time business/operation manager to assist with the operation of the new building and increased number of children-\$36000

Sustainability*

How will the project continue to succeed after the funding of the grant? Explain your plan for making this an ongoing effort.

All of the funds will be used to complete the immediate opening of the new facility, as we have raised the necessary funds of \$1.1 Million which is enough to construct and deliver the new Center. We estimate that we will be at full capacity by the end of 2020, and the income from tuition, state subsidy and continued support and gifts, we will be able to operate fully and sustain the program, without any additional funds from the County.

We have a proposed budget that demonstrates that we will be able to continue after we become fully operational.

Based on current waiting lists from other Centers (Verner) we are aware of the need for more child care services in the area. Also, with the projected opening of the Avidem Center, they estimate that they will have 400 employees and that Child Care will be a critical issue in the recruitment and employment of workers.

OPTIONAL INFORMATION

OPTIONAL INFORMATION – This information will not impact grant scoring but will be helpful to the committee.

Partial Funding

If the project were to be offered a grant for partial funding, what factors would need to be considered?

We are on a strict timeline to open the Center by April, as the present building we are located in is on the market by the owner, and we could easily be out of the building, with a 30-day notice. We are on a monthly lease as the previous lease expired on December 30, 2019. The owner understands our need and has agreed to our use of the facility until April, but should the property sell, there will be no options for other locations, and we would close the present facility and not serve these children. We would continue to seek funding until we

are able to open again for the existing 78 children, as the funds from this grant will fund the requirements of State policies regarding the safety of the children. If the grant is awarded, we would immediately purchase and install all of the items mentioned, and become fully operational, once our license is approved by the county and the State.

As we have enough funding to have the building constructed and delivered, we will not open until we complete the requirements for licensing, and full funding of this request would allow us to stay open and begin to serve additional children. Partial funding would place many limits on our opening, as most of the requested items in the budget are required for the operation of the Center.

Multi-Year Funding

If you would like this project to be considered for multi-year funding (up to 3 years), what amounts would you request for years 2 and 3? What milestones would this funding allow you to accomplish? Explain why more years are needed to accomplish goals.

This is a one-time request as the building will be located on the property, we will be paying on the lease, and must open as soon as we complete the building, equip each classroom with the equipment and supplies needed, build the required fence (over 1000 linear feet @ \$20 a foot) around the property, and complete all the items specifically mentioned in the budget attached to this grant. Our goal is to be at capacity by the end of 2020 and our projected budget with 170 children will be adequate to cover all expenses for the full operation of the Center.

Resource Support

How can Buncombe County support your organization with this project and in strengthening your work (related to equity, scale, or impact)?

The most critical support element of this project is releasing the needed funds to open the building as soon as possible as we are very much uncertain how long we will be able to continue to provide a facility to continue to serve our existing children and families. One issue we would ask the County to support is helping set up a living wage scale for all child care workers, and if necessary help provides financial support.

The tremendous cost of child care places a large burden on many families, Centers are unable to provide a living wage or even any benefits to its great staff.

This certainly will continue to be an issue for our Center but is a major issue for all Centers and families in this county.

Scale-up

What is your vision for how the strategies from this project could contribute to a significant scale-up the overall system to collectively address the child care crisis?

This grant request will directly provide high-quality child care to 100 more children in the county, and possibly for the existing 70+ children that are currently being served.

Our board has had this vision for over 2 years as it recognized the tremendous waiting lists for services, that our existing facility could not be expanded and that the building was in desperate need of repairs, including the fact that when it rained, we often had to close due to the flooding of the building. As mentioned we have succeeded in raising 1.1 million dollars, obtained a lease for property, and obtained site approval from the town, and signed a contract for the construction of a 10,000 Square foot building which will serve 170 children from 6 week to Pre-K, clearly demonstrates our vision and commitment to this project.

Other

Is there anything else that you want the committee to know?

FSS-8070 NC - plans.pdf

Attached is the building drawings of the building that is being constructed by Mobile Modular and should be delivered during April 2020.

The funding from this grant will complete the project and we will open the building with an anticipated date of May 1, 2020. The items requested in this project are the final items that are needed, as the building is completely paid for through the generous support of various organizations and the individual generosity of over 110 members of this community.

The existing 78 children presently enrolled in our program will transfer to the new facility and we have begun taking applications for all ages, and our goal is to be at full occupancy by the end of this calendar year.

We have begun actively recruiting additional teachers, will immediately apply for Pre-K licensing when the building is open, and work closely with other child care centers (Verner) to determine if any of the children on their waiting lists, might live in the area

The board is aware that the funding might not be available until June 2020, and will make arrangements to loan the needed funds until the awards are available, as we cannot wait until June/July to open the new facility. Some board members have indicated that they could possibly loan some funds (at no interest), should this be needed and no other arrangements could be found. We have itemized lists of all the materials needed for each new classroom and will make them available to the committee if needed.

File Attachment Summary

Applicant File Uploads

- FY21_ECE_Grant_Budget_Form.xlsx
- FSS-8070 NC - plans.pdf

Early Childhood Education and Development Fund

Proposed FY2021 Project Budget (July 1, 2020 - June 30, 2021)

Organization Name:	
Project Name:	
Grant Amount Requested:	

FY2021 Proposed Project Revenue	Amount	Notes
Proposed Buncombe County Early Childhood Grant	\$ 347,821.00	We have 1.1 Million dollars in the bank to pay for construction and delivery of building
List other sources: General operational budget	\$ 10,000.00	Fringe benefits for new project financial manager
List other sources:		
List other sources:		
List other sources:		
List other sources:		
List other sources:		
List other sources:		
Total	\$ 357,821.00	

FY2021 Proposed Project Expenses	Proposed Grant	Other Funds	Total	Notes
Personnel	\$ 36,000.00	\$ 10,000.00	\$ 46,000.00	Benefits to be paid by Center
Travel/Training			\$ -	
Technology	\$ 3,500.00		\$ 3,500.00	10 new ipads for new teachers
Curriculum/Assessments			\$ -	
Licensing/Dues	\$ 1,596.00		\$ 1,596.00	Licensing fee for 100 children for Kaymbu System
Nutrition	\$ 3,500.00		\$ 3,500.00	Equipment for kitchen, stove, refrigerator, freezer, microwave
Transportation			\$ -	
Supplies/Materials	\$ 200,000.00		\$ 200,000.00	students.)
Building Maintenance/Repair	\$ 20,000.00		\$ 20,000.00	1000 linear 6Ft. Fence around center grounds (\$20@ft)
Rent/Occupancy/Utilities	\$ 61,000.00		\$ 61,000.00	Lease for 9 months, Town fee for water connection,
Furniture	\$ 5,300.00		\$ 5,300.00	Office desks, furniture of waiting areas, teacher lounge
Playground/Outdoor space	\$ 15,200.00		\$ 15,200.00	
Printing/Marketing/Website/Postage			\$ -	
Admin Expenses (Legal, Accounting, Insurance, etc.)	\$ 1,725.00		\$ 1,725.00	
Other (please list in comments section)			\$ -	
Total			\$ 357,821.00	

Overall Organization Budget	Amount	Notes
FY2019 Actual Year-End Revenue	\$ 483,396.00	Partial refund of tuition due to facility issues.
FY2019 Actual Year-End Expenses	\$ 503,454.00	Higher expenses due to flooding of center and other facility issues requiring closing
FY2020 Adopted Budget Amount	\$ 1,088,524.00	based on opening new building by May, 2020,
FY2021 Proposed Budget Amount	\$ 1,188,583.00	Based on new building opening and fully operational

PLUMBING NOTES:

- TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
- REST ROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F.
- FLOORS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
- THIS BUILDING SHALL BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
- WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR.
- 1" P RELIEF VALVE WITH GRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 5 FEET ON A COLD WATER SUPPLY LINE.
- DWY SYSTEM SHALL BE EITHER ABS OR PVC – DWY.
- WATER SUPPLY LINES SHALL BE CPVC OR COPPER, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
- WATER CLOSETS ARE TANK TYPE AND SINKS ARE FLESH TANK TYPE UNLESS OTHERWISE SPECIFIED.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- SHOWERS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120°F (48.9°C).
- THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.
- WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION.
- WATER, SOL AND WASTE PIPES IN UNCONDITION SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
- WHEN RESTROOM FACILITIES AND/OR PLUMBING FIXTURES REQUIRED PER IPC SECTION 403 ARE NOT PROVIDED WITHIN THE BUILDING, IT MUST BE PROVIDED ON SITE AND BE HANDICAPPED ACCESSIBLE, AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY (THIS NOTE SHALL BE INDICATED ON THE DATA PLATE).
- CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FIXTURES WHEN NOT SHOWN ON PLAN.
- TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMPERATURE TO DEFINE LIMITS SHALL COMPLY WITH ASSE 1017.
- TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 110°F(43°C).
- LAVERAIES SHALL BE THE METERING TYPE.

ELECTRICAL NOTES:

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSET STORAGE SPACE" AS DEFINED BY NEC ARTICLE 410.2.
- WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH ARTICLES 110.9 & 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
- THE BUILDINGS FIRE ALARM SYSTEM (PROTECTIVE SIGNALING SYSTEMS, FIRE DETECTION SYSTEMS, ETC.) SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 101 AND NFPA 72 AND SITE INSTALLED BY OTHERS SUBJECT TO LOCAL BUILDING OFFICIAL REVIEW AND APPROVAL. THE FIRE ALARM CONTROL PANEL MUST BE INSTALLED IN A HIGHLY VISIBLE LOCATION ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION. (THE FACP CANNOT BE INSTALLED IN A CLOSET OR BATHROOM).
- TAMPER RESISTANT RECEPTS TO BE PROVIDED IN EDUCATION BUILDING SERVING ELEMENTARY, PRE-SCHOOL AND YOUNGER.

GENERAL NOTES:

- ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
- ALL DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
- ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH X 26 GA. WITH 7 - 15 GA X 7/16 INCH CROWN X 1 INCH STAPLES EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN AND COLUMN TO FLOOR.
- PORTABLE FIRE EXTINGUISHER PER N.F.P.A. – 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
- WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE NBC.
- WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- A FIRE ALARM MUST BE SITE INSTALLED BY OTHERS, SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- FOR NO INSTALLATION, REQUIRED EGRESS WINDOWS SHALL HAVE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR. FOR CLASSROOMS SERVING 5TH GRADE AND LOWER THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 32" MEASURED FROM THE FLOOR.

MECHANICAL NOTES:

- ALL SUPPLY AIR REGISTERS SHALL BE 14 INCHES X 14 INCHES ADJUSTABLE WITH 8 INCHES X 18 INCHES (WIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS IN UNCONDITIONED SPACES SHALL HAVE R-6 MINIMUM INSULATION AND R-8 INSULATION WHERE LOCATED OUTSIDE THE BUILDING.
- INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
- HVAC SYSTEMS MUST BE BALANCED IN ACCORDANCE WITH ACCEPTED PRACTICE
- HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 10 CFM PER OCCUPANT AND 0.18 CFM PER SQUARE FEET OF BUILDING AREA PER SECTION 403.3 OF IMC.
- EXHAUST FANS SHALL PROVIDE A MINIMUM OF 50 CFM FOR EACH WATER CLOSET AND URINAL.
- THERMOSTATS MUST BE PROGRAMMABLE.

WINDOW & DOOR SPECIFICATIONS

- DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY EMC AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

- THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- BUILDING DRAINS, CLEANOUTS.
- AND HOOK-UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS
- 7.CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATING LINE(S) – (MULTI-UNITS ONLY).
8. STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
9. FIRE INSPECTION.
10. GLAZED OPENING PROTECTION (SEE GENERAL NOTE NO. 8)
11. FIRE ALARM.

STRUCTURAL LOAD LIMITATIONS

BUILDING RISK CATEGORY: III

FLOOR LIVE LOAD:

A. 40 PSF
B. 1000 LB. CONCENTRATED LOAD OVER 30 INCH
X 30 INCH AREA LOCATED ANYWHERE ON FLOOR

ROOF LIVE LOAD:

A. 20 PSF

SNOW LOAD:

A. Ps = 30 PSF GROUND SNOW LOAD
B. Pt = 25.4 PSF FLAT ROOF SNOW LOAD
C. Ce = 1.0 SNOW EXPOSURE FACTOR
D. Is = 1.1 SNOW IMPORTANCE FACTOR
E. Ct = 1.1 SNOW THERMAL FACTOR

WIND LOAD:

ASCE 7-10
A1 Ws = 130 MPH WIND SPEED
A2 Wsd = 100 MPH WIND DIRECTION FACTOR
B. Wp = 1.0 WIND EXPOSURE CATEGORY
C. C
D. Gc/Ft = 0.18 INTERNAL PRESSURE COEFFICIENT

E. Pw ZONE 1: 22.1 PSF Pw ZONE 4: 34.0 PSF
ZONE 2: 37.0 PSF ZONE 5: 29.5 PSF
ZONE 3: 55.8 PSF

F. THE BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

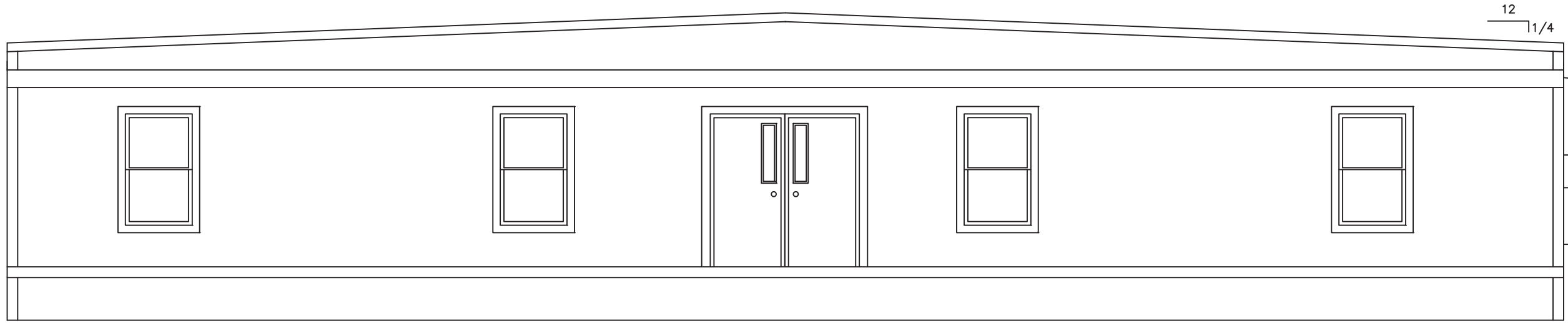
SEISMIC LOAD:

A. Ie = 1.25 SEISMIC IMPORTANCE FACTOR
B. D SITE CLASS
C. A15 SEISMIC FORCE RESISTING SYSTEM
D. C SEISMIC DESIGN CATEGORY
E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
F. Ss = S 292 MAPPED SPECTRAL RESPONSE COEF.
S1 = S 108 MAPPED SPECTRAL RESPONSE COEF.
H. Sds = C 305 SPECTRAL RESPONSE COEFFICIENT
Sd1 = C 168 SPECTRAL RESPONSE COEFFICIENT
J. V = 17451 LB DESIGN BASE SHEAR
K. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
L. Cs = 0.06 SEISMIC RESPONSE COEFFICIENT

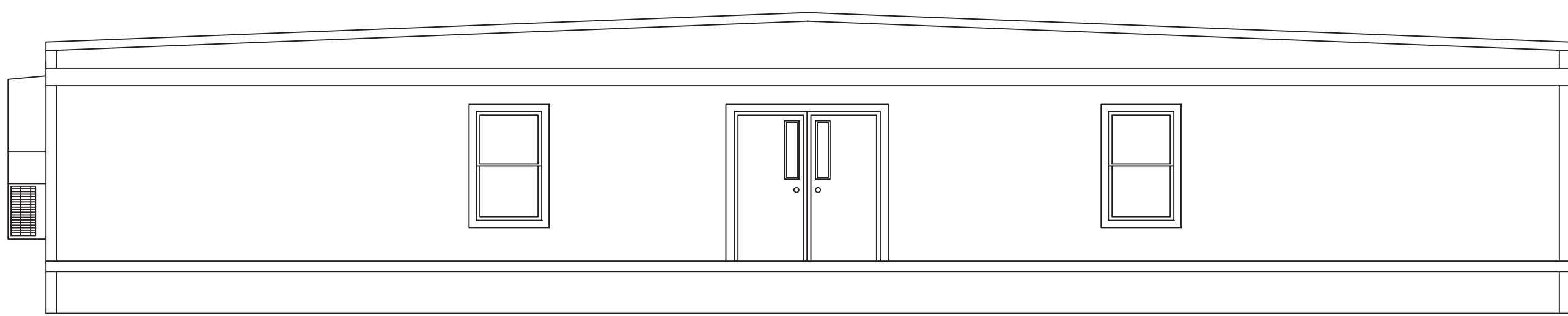
FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

ACCESSIBILITY NOTES:

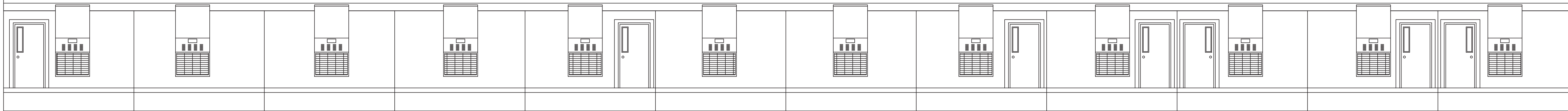
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOORING SURFACE AND NO LOWER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED, THE MAXIMUM CLEARANCE FROM THE FLOOR TO THE BOTTOM OF THE FIRST MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH: CLOTHES RODS OR COAT HOOKS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM. MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES. SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE FLOOR.
- CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SERVING RESTROOM AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING,WHICH-EVER IS LOWER.
- WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING,WHICH-EVER IS LOWER.
- ALL DOORS SHALL BE OPERABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.4 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CURB CUT THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRATINGS, SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 13 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
- ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
- ACCESSIBLE LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR (THIS EXCLUDES SINKS IN CABINETRY). KNEE CLEARANCE AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE, AND 8 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE, AND THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED; THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS.
- ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (I.E. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
- MIRRORS LOCATED ABOVE LAVATORIES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR. OTHER MIRRORS IN TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FLOOR.
- GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
- WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER – OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
- TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
- A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVATORIES.



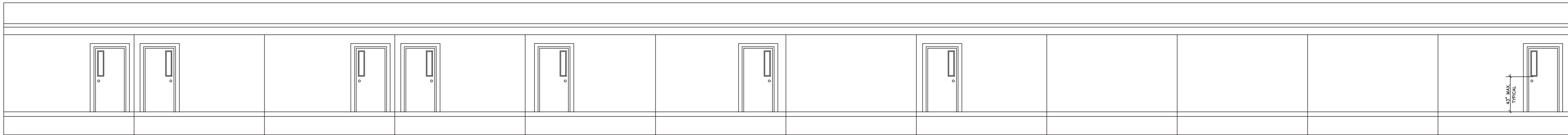
FRONT ELEVATION



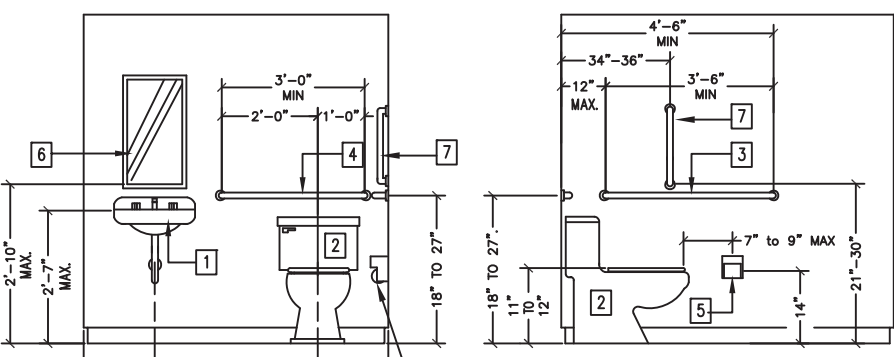
REAR ELEVATION



RIGHT ELEVATION

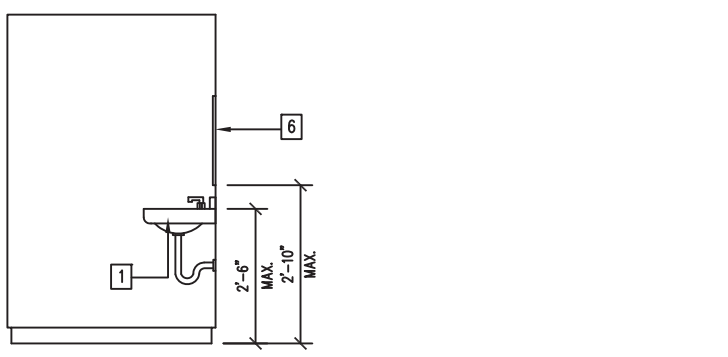


LEFT ELEVATION



INTERIOR ELEVATIONS

CHILD



INTERIOR ELEVATIONS

ADULT

TABLE (ANSI A117.1-2009)	
ELEMENT	HEIGHT
WATER CLOSET	12-18 INCHES (EXTERIOR)
SEAT HEIGHT	11-17 INCHES
URINAL (WALL HUNG)	17 INCHES MAX (FROM TO RIM)
GRAB BAR (HORIZ.)	18-27 INCHES (VERTICAL HGT)
(VERT) GRAB BAR	21-30 INCHES (FROM TO HAND)
18 INCHES (DOOR BAR LENGTH)	
LAVATORY	31 INCHES MAX. (FROM TO RIM)
MINIMUM CLEARANCE FOR KNEE SPACE (FROM HEAD)	24 INCHES MIN.
TOILET TISSUE DISP.	24-42 INCHES (FROM REAR WALL)
(FROM TO BOTTOM OF DISPENSER)	14-19 INCHES

N.C. INSTALLATION INSTRUCTIONS

ATTENTION LOCAL INSPECTIONS DEPARTMENT

INSTALLATION INSTRUCTIONS FOR THIS MODULAR BUILDING ARE INCLUDED BY ATTACHMENT TO THESE PLANS. ANY PLANS SET WHICH DOES NOT CONTAIN AN ATTACHMENT ENTITLED "INSTALLATION INSTRUCTIONS" IS INCOMPLETE. REFER TO THE FOLLOWING SECTIONS OF THE PLAN SET AND INSTALLATION FOR IMPORTANT INFORMATION CONCERNING THE INSTALLATION OF THE MODULAR BUILDING.

- THE INTERCONNECTION BETWEEN BUILDING MODULES AT THE FLOOR AND ROOF SHALL BE SPECIFIED ON THE CROSS SECTION DRAWING ON THE PLAN SET.
- BUILDING THE DOWN AND ANCHORAGE REQUIREMENTS ARE AS INDICATED ON FOUNDATION PLAN.
- ELECTRICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.0, E2.0, E2.1, E2.2, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
- MECHANICAL INTERCONNECTIONS BETWEEN BUILDING MODULES SHALL BE PER PAGES E1.0, E2.0, E2.2, E4.1 OF THE INSTALLATION INSTRUCTIONS (IF APPLICABLE).
- THE BLOORING SHALL BE PROVIDED PER SECTION 717.2 AND 1408.2.3 OF THE 2018 N.C. BUILDING CODE (AS APPLICABLE).
- AIR INFILTRATION AT MODULE MATE LINES SHALL BE LIMITED BY INSTALLING SILL TAPE ALONG THE MATE LINES DURING SET UP AND/OR BY INSTALLING CONTINUOUS SHEATHING ACROSS THE MATE LINE JOINTS AFTER SET UP.

ELEVATION NOTES: TYPICAL

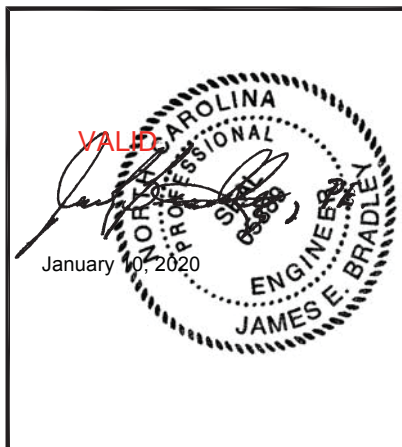
SEE-CROSS SECTION FOR METHOD OF ROOF VENTILATION

ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL JURISDICTION.

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA, AND AN 18" X 24" MINIMUM CRAWL SPACE ACCESS. SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.



R. JOHNSON
APPROVED
01 10 2020



CODE SUMMARY:

STATE	BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	ACCESSIBILITY	ENERGY CODE
N. CAROLINA	NBC 2018 2018 NCGC	2017 N.C. ELECT. CODE	2018 NCMC	2018 NCPG	NBC 2018 CHPT. 11 AND ICC/ANSI A117.1-2009	2018 NC ENERGY CODE

CONSULTING ENGINEER-SOLE PROPRIETORSHIP JAMES BRADLEY, P.E. – 799 HALECK CANYON ROAD – WHEATLAND, WY. 82201

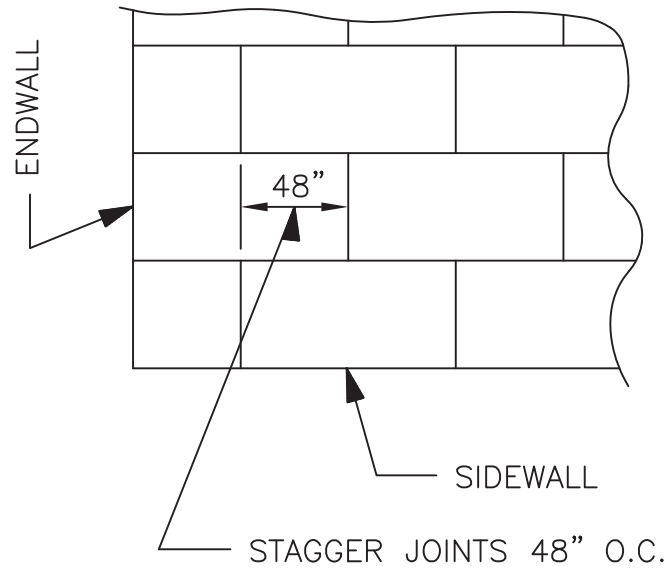
FIRST STRING SPACE 892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 12-13-19 SCALE: NO SCALE CODES: SEE NOTES STATES: NC REFERENCE: 8070	REVIEWS: J.B. FSS8070 A-L 150'-0" x 70'-0" EDUCATION (DAYCARE) COVER SHEET DESTINATION: BLACK MOUNTAIN

INTERIOR FINISH MATERIAL:

- CEILING – 1/2" GYP. BOARD INSTALLED PER MANUFACTURERS SPECIFICATIONS, SEASPRAY FINISH
- WALLS – 5/8" TYPE 'X' RAW GYPSUM BOARD (VCG THROUGH OUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS
- FLOOR – AS NOTED ON PLAN
- NOTE:
ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS 'B' OR BETTER IN CORRIDORS AND CLASS 'C' OR BETTER IN ROOMS AND ENCLOSED SPACES. CARPET SHALL BE CLASS II OR BETTER

EXTERIOR FINISH MATERIAL:

- ROOF – MULE-HIDE 45 MIL (BLACK) EPDM FULLY ADHERED IN ACCORDANCE WITH ESR-1776 OVER 7/16" MULE-HIDE FR DECK PANEL 'C' INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- WALL – 7/16" SMART PANEL SIDING OVER APPROVED MOISTURE BARRIER INSTALLED PER MANUFACTURERS SPECIFICATIONS



MULEHIDE:
FR DECK PANEL 'C' TO BE FASTENED TO TRUSSES PER APPROVED STRUCTURAL PACKAGE

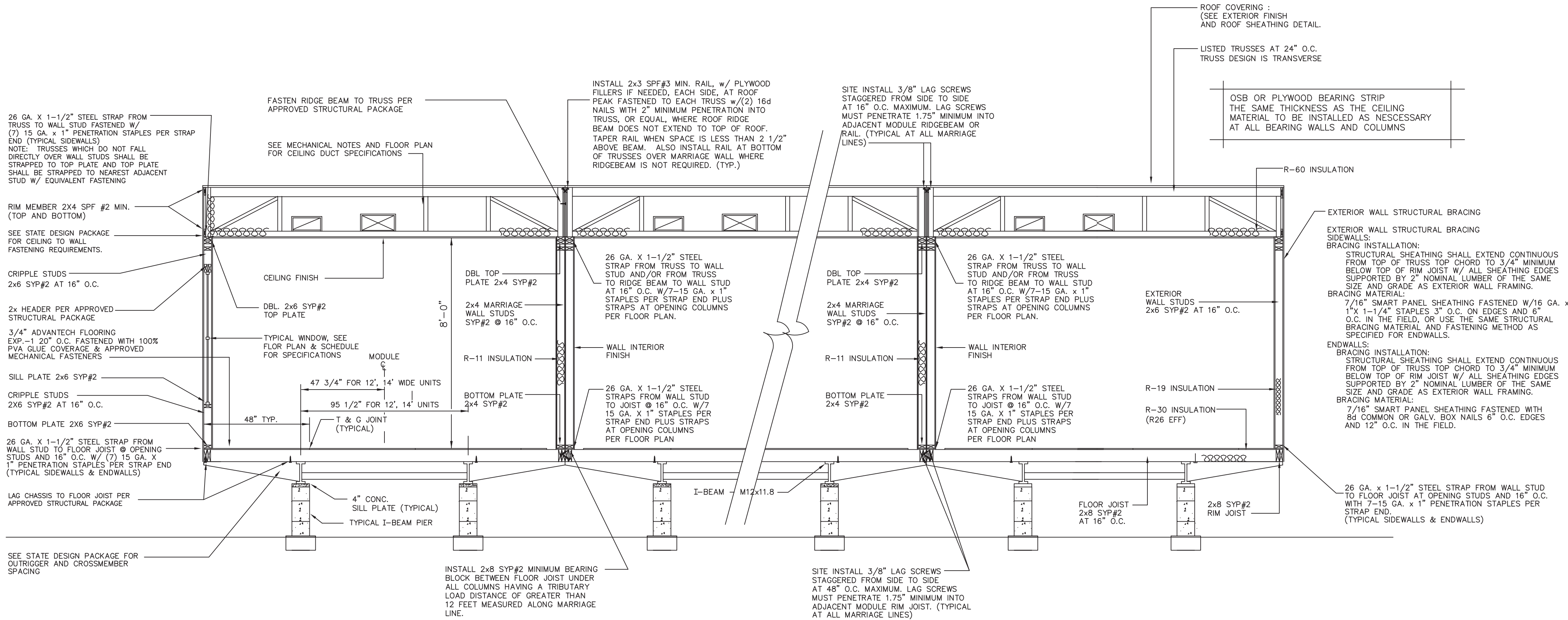
ROOF SHEATHING DETAIL

APPROVED TRUSS DESIGN:

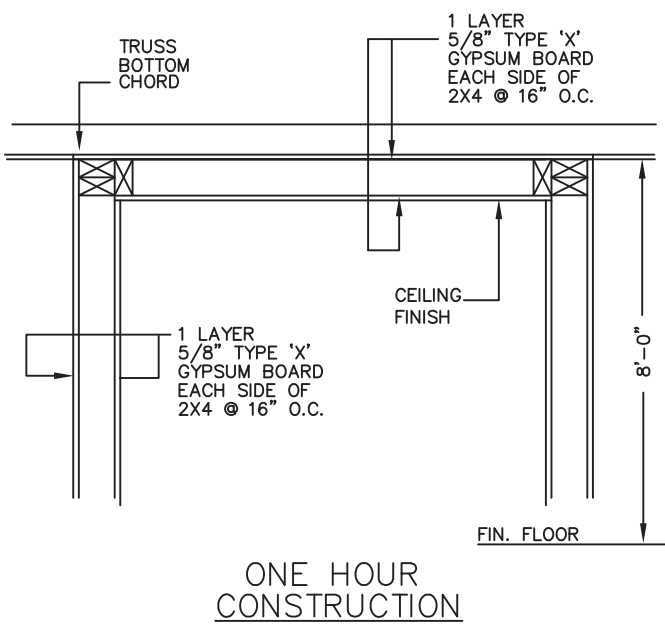
TRUSS MANUFACTURER: UNIVERSAL

TRUSS DRAWING. # F0236935

TRUSS DRAWING. # F0490903



- PENETRATION OF FIRE RESISTANT WALLS AND CEILING:
1. COMBUSTIBLE CABLES AND WIRES, COMBUSTIBLE PIPES, TUBES, AND CONDUIT SHALL MEET TESTING REQUIREMENTS OF ASTM E119 AS PART OF THE FIRE RESISTANT ASSEMBLY OR SHALL HAVE THROUGH-PENETRATION PRESTOP SYSTEMS LISTED AND TESTED AS ASTM E814 AND BE TESTED AT A POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF NOT LESS THAN 20 INCH OF WATER AND HAVE AN F RATING OF AT LEAST 1 HOUR BUT NOT LESS THAN THE RATING OF THE ASSEMBLY.
 2. CABLES AND WIRES WITHOUT COMBUSTIBLE INSULATIONS AND NONCOMBUSTIBLE PIPES, TUBES, AND CONDUITS SHALL BE PROTECTED AS DESCRIBED ABOVE OR SHALL HAVE THE ANNULAR SPACE FILLED WITH A MATERIAL MEETING THE REQUIREMENT OF ASTM E119 TESTED UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 20 INCH OF WATER FOR A TIME PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY.
 3. ELECTRICAL BOXES SHALL BE METAL OR LISTED FOR USE IN FIRE RESISTANT ASSEMBLIES AND SHALL NOT EXCEED 16 SQUARE INCHES. BOXES ON OPPOSITE SIDES OF FIRE RESISTANT WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
 4. ALL CEILING FIXTURES SHALL BE SURFACE MOUNTED.
 5. DUCTS PENETRATING FIRE RESISTANT CEILINGS SHALL HAVE AN ACCESSIBLE LISTED FIRE DAMPER LOCATED AT THE CEILING LINE.
 6. ALL FIRE RATED DOORS SHALL HAVE LISTED DOOR, FRAME, AND HARDWARE NO LESS THAN THE TIME RATING SPECIFIED ON THE FLOOR PLAN. IN ADDITION FIRE RATED DOORS SHALL BE EQUIPPED WITH SELF CLOSERS AND POSITIVE LATCHING HARDWARE.
- WOOD STUD WALLS: 1 HOUR PER GA FILE NO. WP3520/ WP3605
1 LAYER 5/8" TYPE 'X' GYPSUM EACH SIDE OF WALL
- DROP CEILING: 1 HOUR PER GA FILE NO. WP3605
7. CORRIDOR DAMPERS MUST BE FIRE AND SMOKE DAMPERS IN ACCORDANCE W/2015 NCB, SECTION 717.5.4.1 FOR ALL LOCATIONS THAT ADOPT THE 2015 NCB
- NOTE:
VISION PANELS IN 20 MIN. RATED DOORS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. THE GLAZING MUST BE SAFETY GLAZED
B. THE GLAZING MUST BE 20 MINUTE RATED
C. THE BOTTOM OF THE GLAZED PANEL MUST BE A MAXIMUM OF 43 INCHES ABOVE FINISHED FLOOR.



ONE HOUR CONSTRUCTION

RIDGE BEAM CONSTRUCTION:

(SEE FLOOR PLAN) 3/4" PLYWOOD, RATED SHEATHING, EXP-1, STRUCT.-1, 5 PLY/5 LAYER, 48/24 EACH HALF CONTINUOUS ENTIRE LENGTH OF CLEARSPAN.

NOTES:

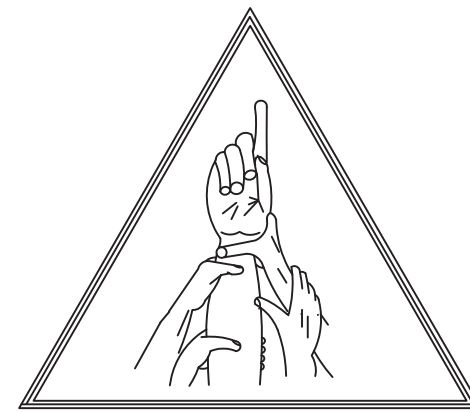
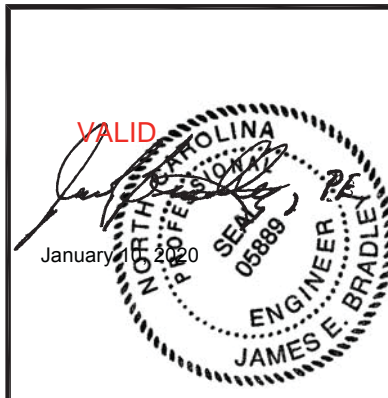
1. PLYWOOD FACE GRAIN MUST BE PARALLEL TO THE RIDGE BEAM SPAN.
2. ALL PLYWOOD BUTT JOINTS MUST BE STAGGERED 24" MINIMUM.
3. ALL RIDGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DEPTH, THICKNESS, AND GRADE OF PLYWOOD. NO LUMBER OR PLYWOOD FLANGES ARE PERMITTED.
4. PLYWOOD MUST BE MANUFACTURED IN ACCORDANCE W/ PS E-95.
5. PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE NAILED TO ADJACENT LAYERS IN ACCORDANCE W/FDS SUPPLEMENT #5, W/ AN ADHESIVE COMPLYING W/ASTM D2559 (SEE APPROVED PACKAGE FOR MECHANICAL FASTENER SPECIFICATIONS & SPACING REQUIRMENTS
6. PLYWOOD MUST NOT BE TREATED W/ A FIRE RETARDANT PROCESS.
7. MOISTURE CONTENT MUST BE LESS THAN 16%.
8. BEAMS SUPPORTED BY ENDWALL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENDWALL.
9. INSTALL (2X4) X 20" SPF#3 RIDGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS, WHEN SPECIFIED ON FLOOR PLAN; FASTEN THE FACE OF THE STIFFENER TO THE RIDGE BEAM W/ 100% GLUE COVERAGE AND (6) 16 GA. X 2-1/2" STAPLES.

GENERAL CROSS-SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1. F_{YB} = 60 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.



R. JOHNSON
APPROVED
01 10 2020



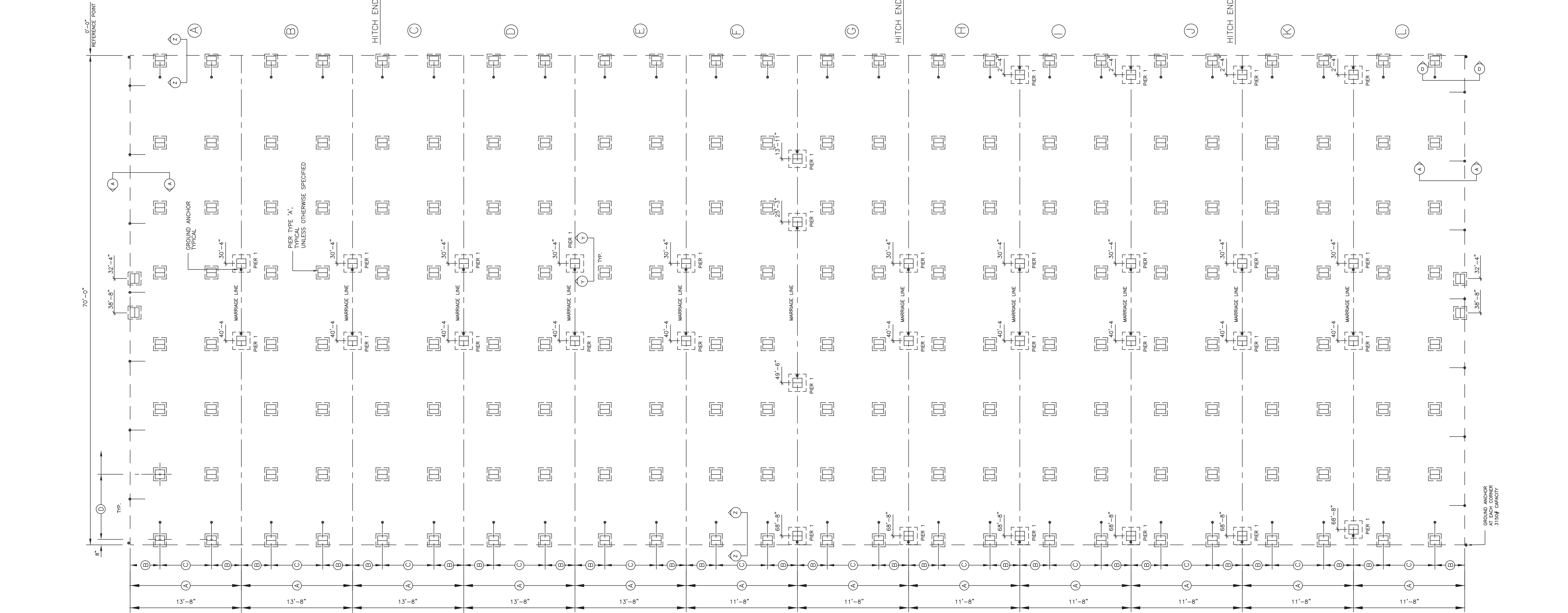
FIRST STRING SPACE INC.
OUR STRENGTH IS TEAMWORK

CONSULTING ENGINEER-SOLE PROPRIETORSHIP JAMES BRADLEY, P.E. — 799 HALLECK CANYON ROAD — WHEATLAND, WY. 82201

FIRST STRING SPACE

892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-6455

DATE: 12-13-19	SCALE: NO SCALE	BY: J.B.
CODES: SEE NOTES	REVISIONS:	
STATES: NC	REFERENCE: 8070	
FSS8070 A-L 150'-0" x 70'-0" EDUCATION (DAYCARE)	CROSS SECTION	SHEET 3 OF 3
DESTINATION: BLACK MOUNTAIN		

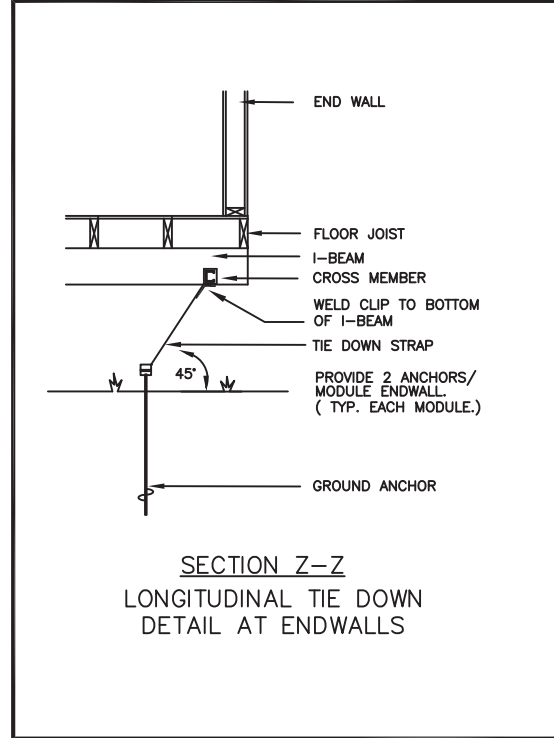
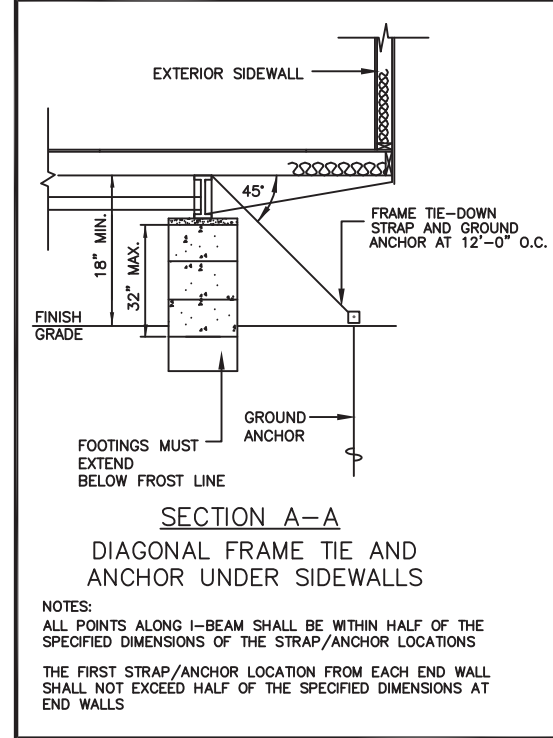
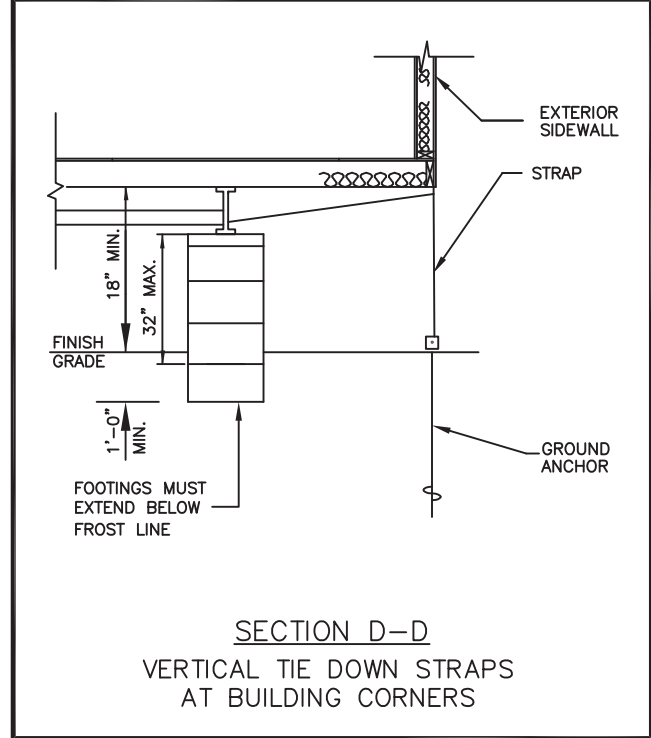
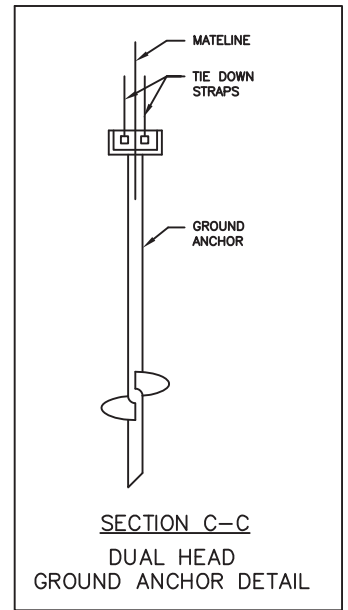
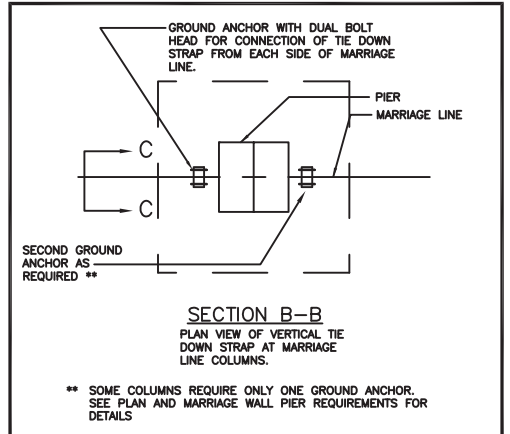
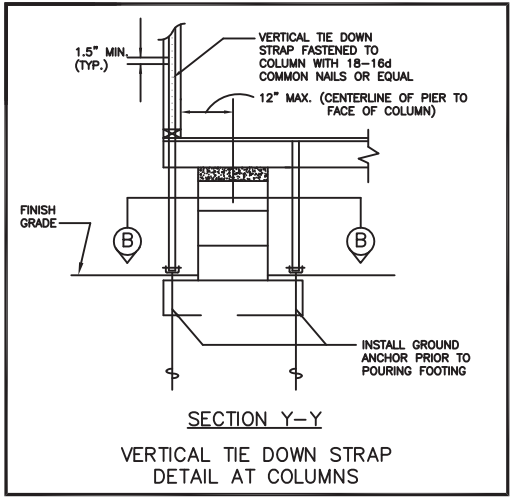


MARRIAGE WALL PIER REQUIREMENTS				
PIER NUMBER	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF VERTICAL TIE-DOWN STRAPS REQUIRED (EACH MODULE)	
1	2000 PSF	D	1	
	3000 PSF	C	1	

NOTE:
THIS REFERENCED FOUNDATION AND ANCHORAGE PLAN IS DESIGNED FOR GRAVITY AND WIND LOADS ONLY. A SITE SPECIFIC BUILDING SITE AND DESIGN CONDITIONS MUST BE DESIGNED BY A LICENSED ENGINEER AND SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL.

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

- FOUNDATION NOTES:**
- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM A3053-21. TIE-DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE 3150# MINIMUM WORKING CAPACITY.
 - EACH GROUND ANCHOR SHALL HAVE A WORKING CAPACITY NO LESS THAN THE SUM OF THE REQUIRED WORKING CAPACITIES OF ALL TIE-DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER AND DIAMETER OF HELICES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE ASSUMED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
 - THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
 - ALL PIERS SHALL BE CONSTRUCTED OF CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS DESCRIBED ABOVE.
 - MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2500 PSI AT 28 DAYS.
 - ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
 - SEE SHEET 1 OF 3 FOR BUILDING DESIGN LOADS.
 - I-BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
 - SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
 - INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS. (MANUFACTURER'S RECOMMENDATION ONLY - OPTIONAL WHEN NOT SHOWN) SLIGHT ADJUSTMENT MAY BE REQUIRED TO INSURE OPENABILITY AFTER INSTALLATION OF BUILDING IS COMPLETE.
 - THE FOUNDATION DIMENSIONS SHOWN ON THE ABOVE LAYOUT ARE NOMINAL DIMENSIONS OF THE FACTORY BUILT MODULES AND DO NOT ACCOUNT FOR GAPS BETWEEN MODULES THAT MAY OCCUR DURING INSTALLATION. THE FOUNDATION DESIGNER, FOUNDATION CONTRACTOR AND MODULAR BUILDING INSTALLER MUST CONSULT TO DETERMINE IF ADJUSTMENTS TO PIER LOCATIONS ARE NEEDED TO ACCOUNT FOR TOLERANCES NEEDED DURING INSTALLATION OF THE BUILDING MODULES.
 - THE AREA UNDER FOOTINGS AND FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.

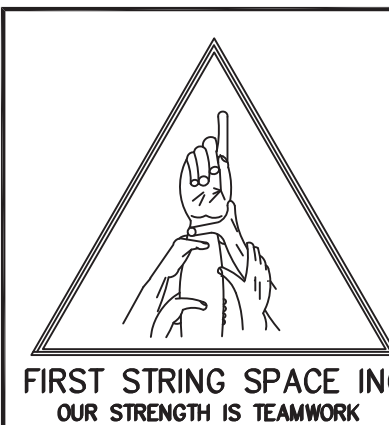
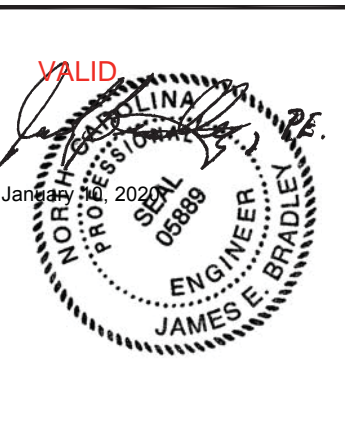
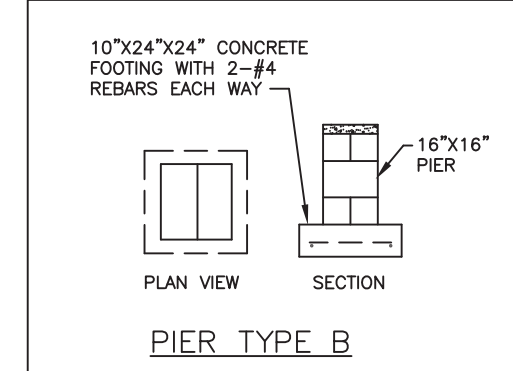
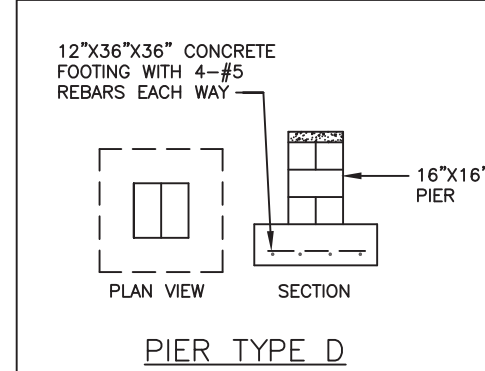
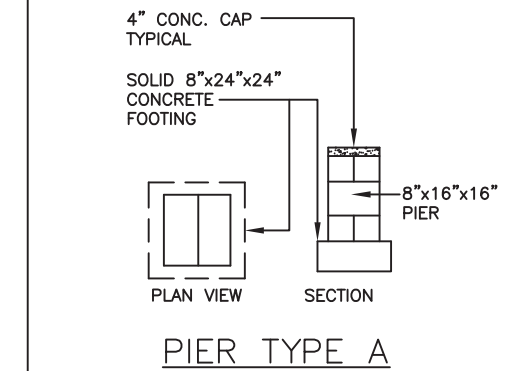
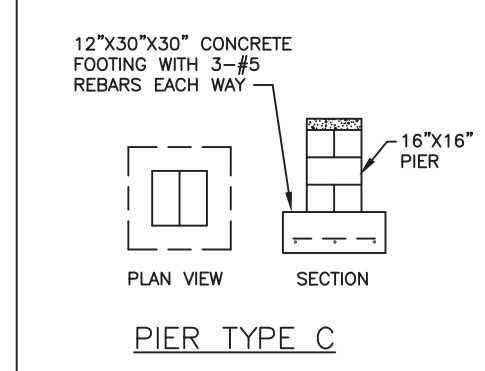


EMC
R. JOHNSON
APPROVED
01 10 2020

FOUNDATION DIMENSIONS		
A	B	C
MODULE WIDTH	PIER TO MODULE EDGE	STEEL BEAM SPACING
SEE FLOOR PLAN	22 1/4"	95 1/2"
11'-4"	24 1/4"	95 1/2"
13'-8"		
D	MINIMUM SOIL BEARING CAPACITY	
MAXIMUM PIER SPACING	2000 PSF	
8'-0"	3000 PSF	
8'-0"		

NOTE:
THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHARTS ABOVE FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY.

FOUNDATION ENCLOSURE (WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 1/150TH OF THE FLOOR AREA AND AN 18" x 24" MINIMUM CRAWL SPACE ACCESS. SITE INSTALLED BY OTHERS SUBJECT TO LOCAL JURISDICTION.



FIRST STRING SPACE			
802 HALLCROFT AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455			
DATE: 12-13-19	SCALE: NO SCALE	REVISIONS:	BY: J.B.
CODES: SEE NOTES	STATES: NC	REFERENCE: 8070	FSB070 A-L
150'-0" x 70'-0" EDUCATION (DAYCARE)			DESTINATION: BLACK MOUNTAIN
FOUNDATION			SHEET 1 OF 1