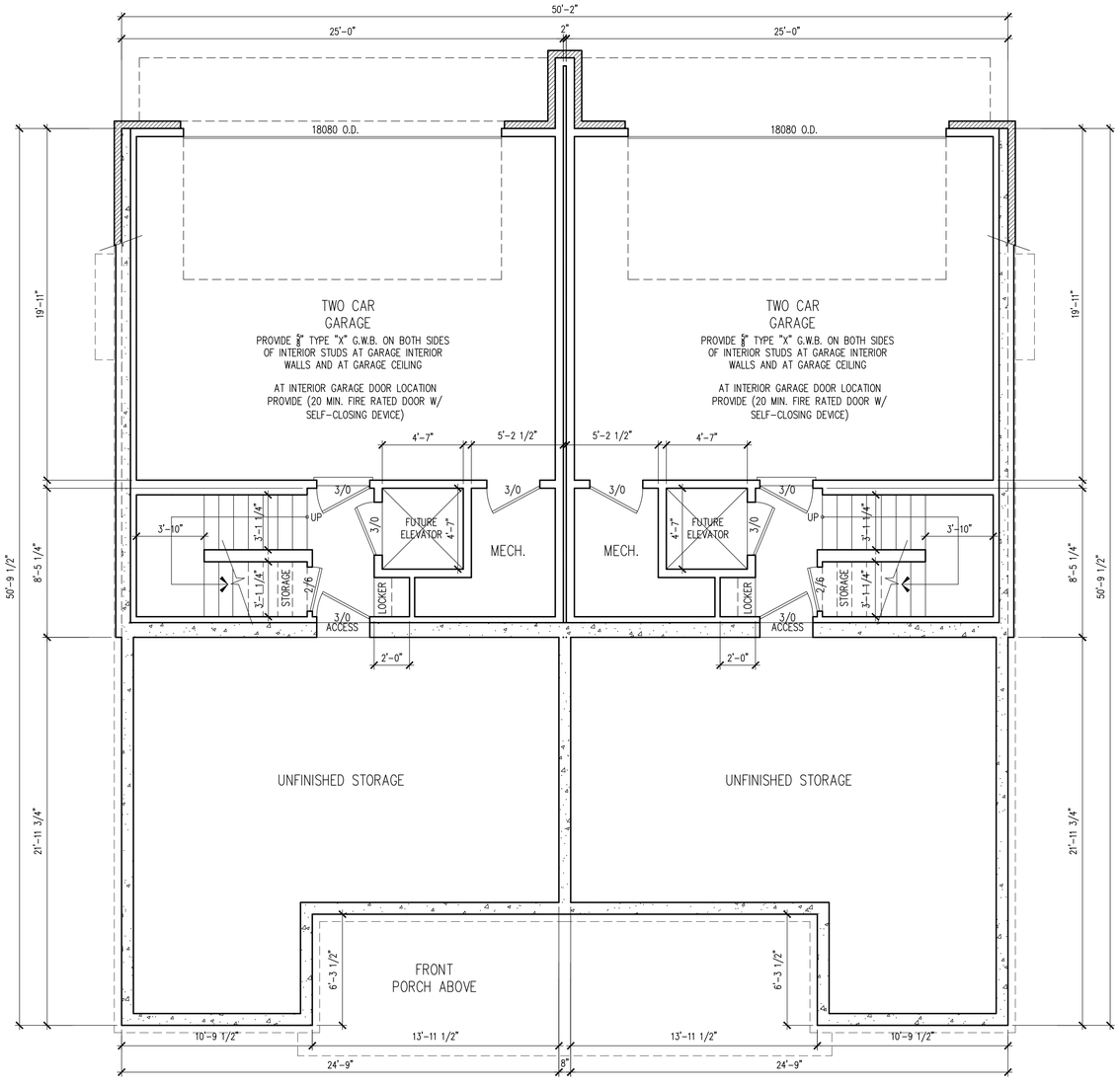

1 A100 **BASEMENT LEVEL FLOOR PLAN**
1/4"=1'-0"

UNIT A:

BASEMENT:	147 HEATED SF
MAIN LEVEL:	1,180 HEATED SF
UPPER LEVEL:	1,145 HEATED SF
TOTAL:	2,472 HEATED SF

UNIT B:

BASEMENT:	147 HEATED SF
MAIN LEVEL:	1,180 HEATED SF
UPPER LEVEL:	1,145 HEATED SF
TOTAL:	2,472 HEATED SF

RELEASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA

GOODMAN DESIGN
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creating architecture for sustainable environments

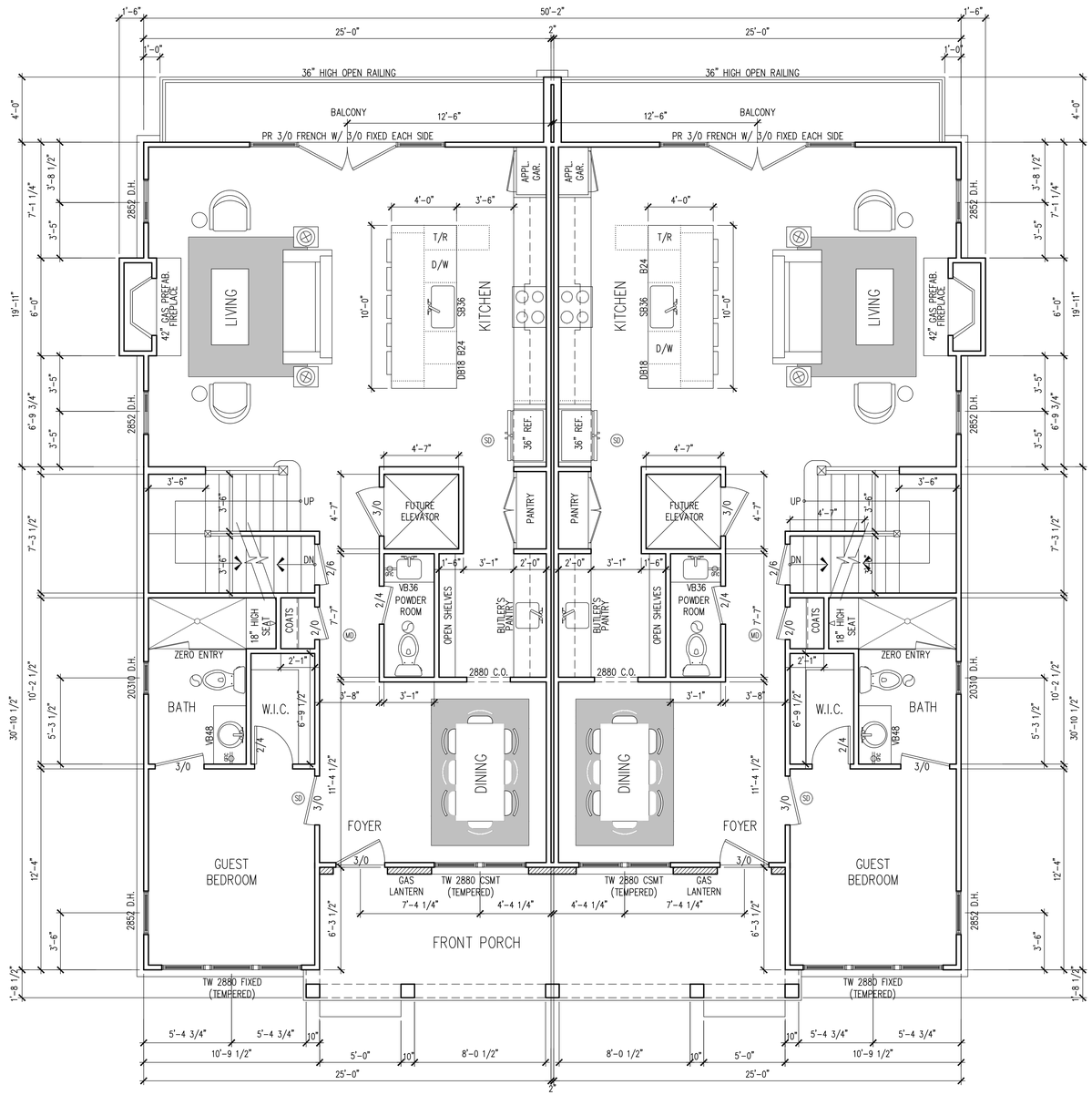
Create. Process. Design with Purpose.

Title: BUILDING 1 FLOOR PLAN

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

Sheet: A100

of:



1 A101 MAIN LEVEL FLOOR PLAN
1/4"=1'-0"

RELASED FOR CONSTRUCTION

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Job No.:

Revisions:

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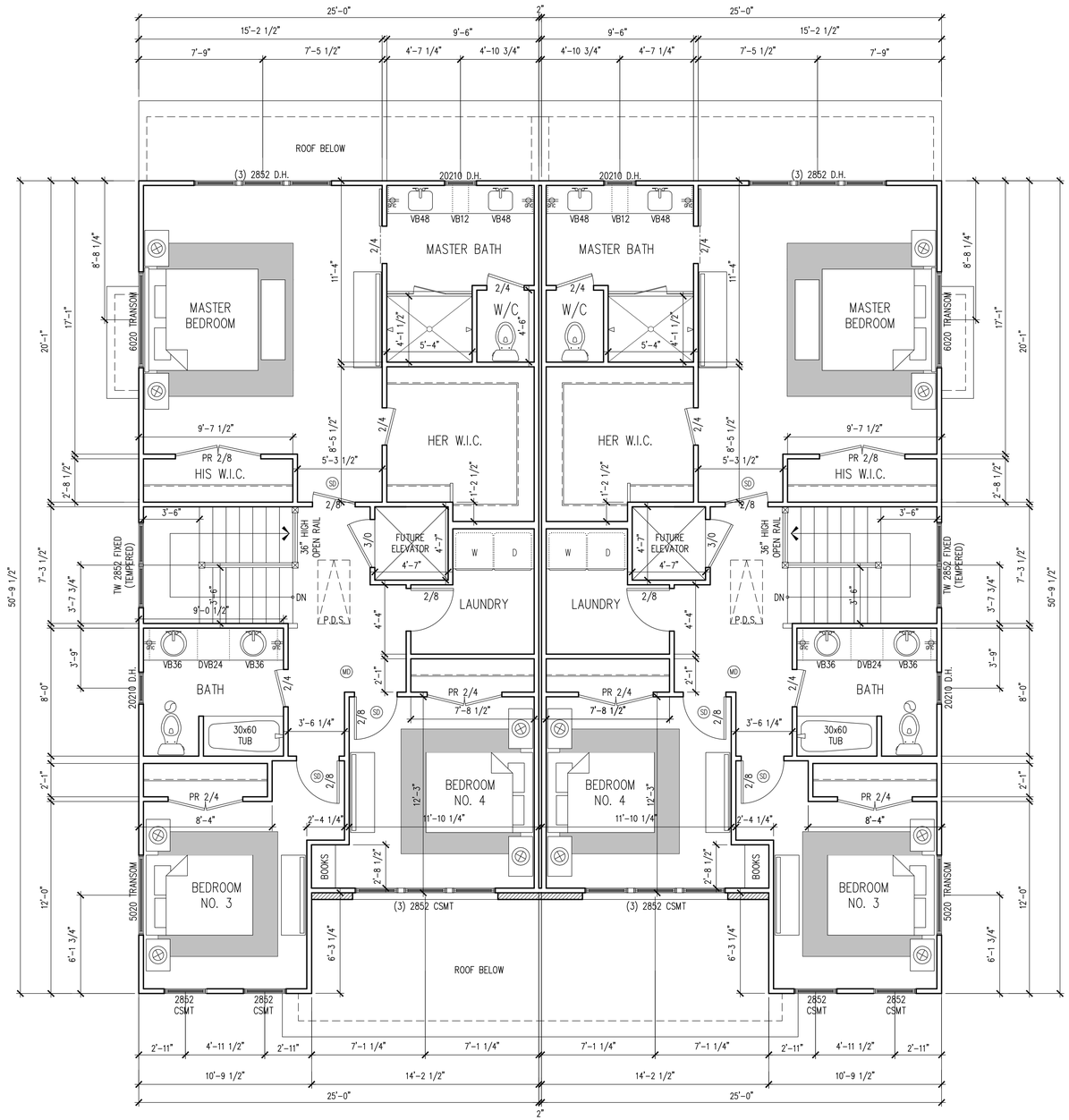
Title: BUILDING 1 FLOOR PLAN

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

Sheet: A101

of:



1 / A102 UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

RELASED FOR CONSTRUCTION

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Job No.:

Revisions:

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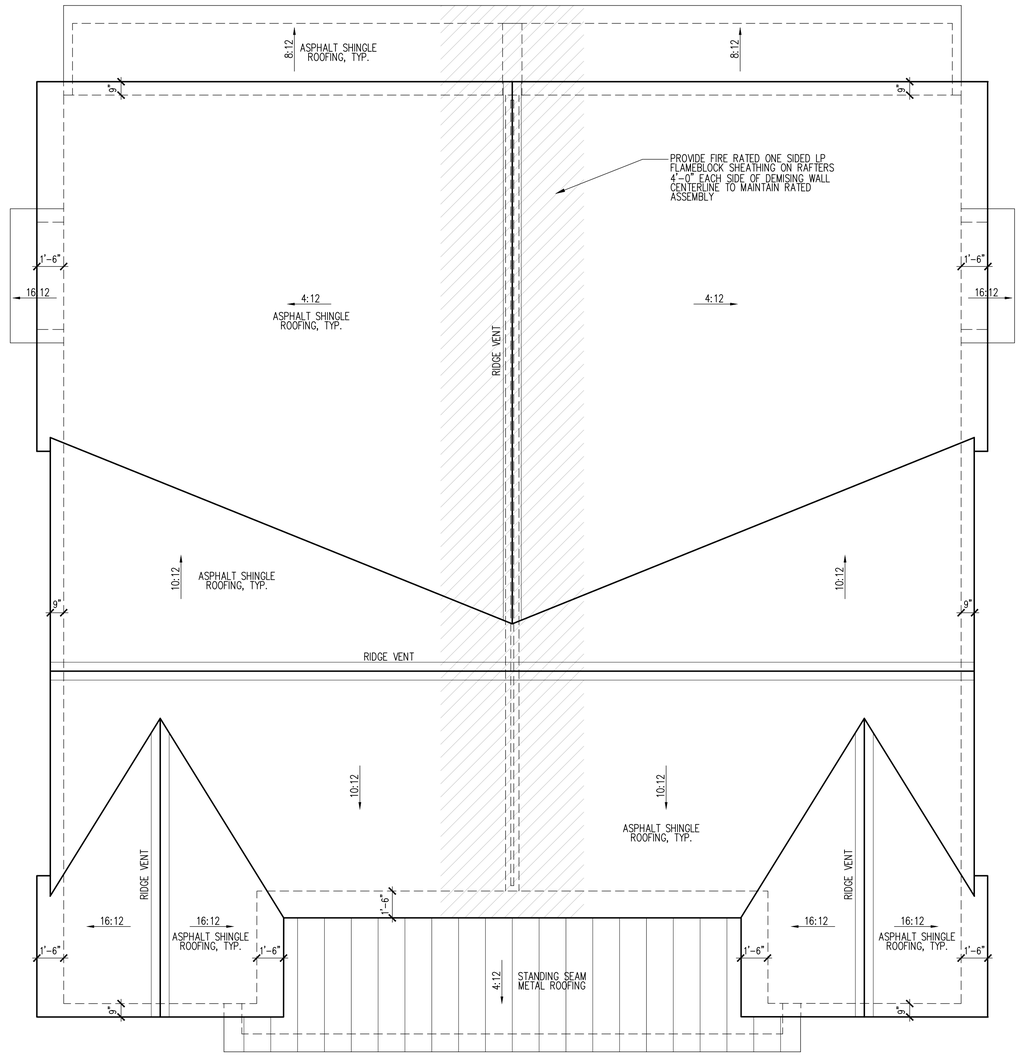
Title: BUILDING 1 FLOOR PLAN

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

Sheet: A102

of:



1 / A103 ROOF PLAN
1/4"=1'-0"

RELASED FOR CONSTRUCTION

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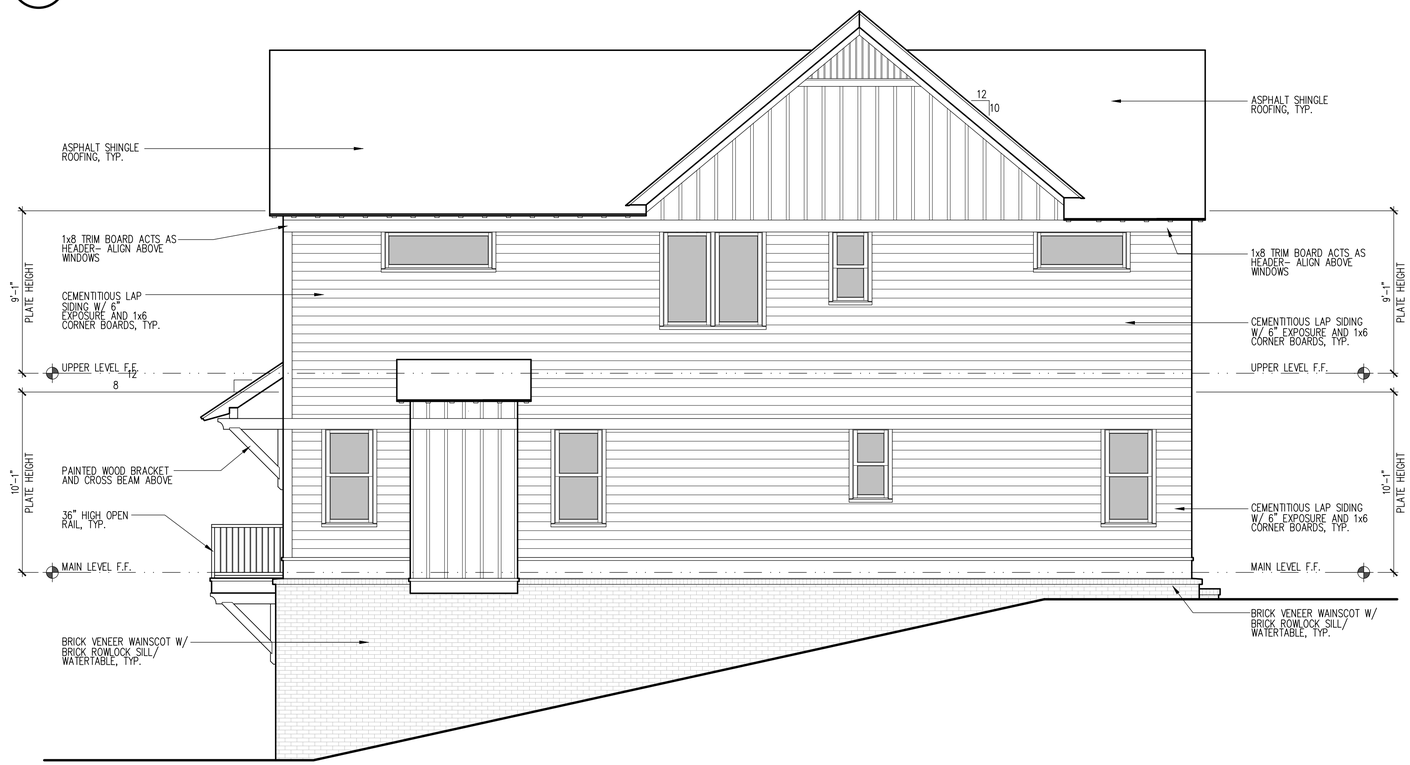
Title: BUILDING 1 ROOF PLAN

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

Sheet: A103

of:

1 A104 **FRONT ELEVATION– BUILDING 1**
1/4"=1'-0"



2 A104 **LEFT SIDE ELEVATION– BUILDING 1**
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Job No.:

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RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
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Title:
BUILDING 1 EXTERIOR ELEVATION

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

Sheet:
A104

of:

1 A105 REAR ELEVATION– BUILDING 1
1/4"=1'-0"

2 A105 RIGHT SIDE ELEVATION– BUILDING 1
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE
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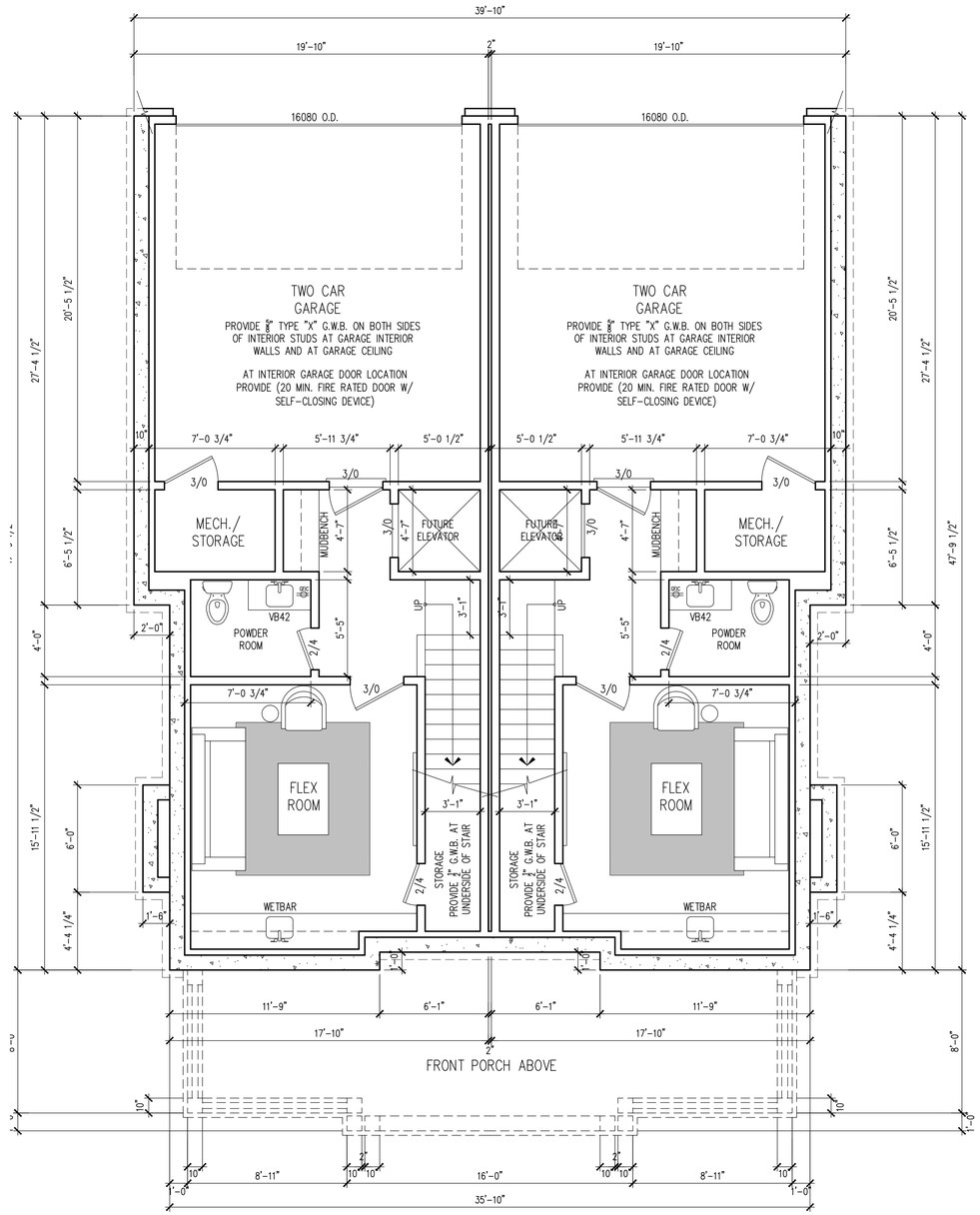
Title:
BUILDING 1 EXTERIOR ELEVATION

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

Sheet:
A105

of:



1 / A200 **BASEMENT LEVEL FLOOR PLAN**
1/4"=1'-0"

UNIT A:

BASEMENT LEVEL:	418 HEATED SF
MAIN LEVEL:	874 HEATED SF
UPPER LEVEL:	826 SF
TOTAL:	2,118 SF

UNIT B:

BASEMENT LEVEL:	418 HEATED SF
MAIN LEVEL:	874 HEATED SF
UPPER LEVEL:	826 SF
TOTAL:	2,118 SF

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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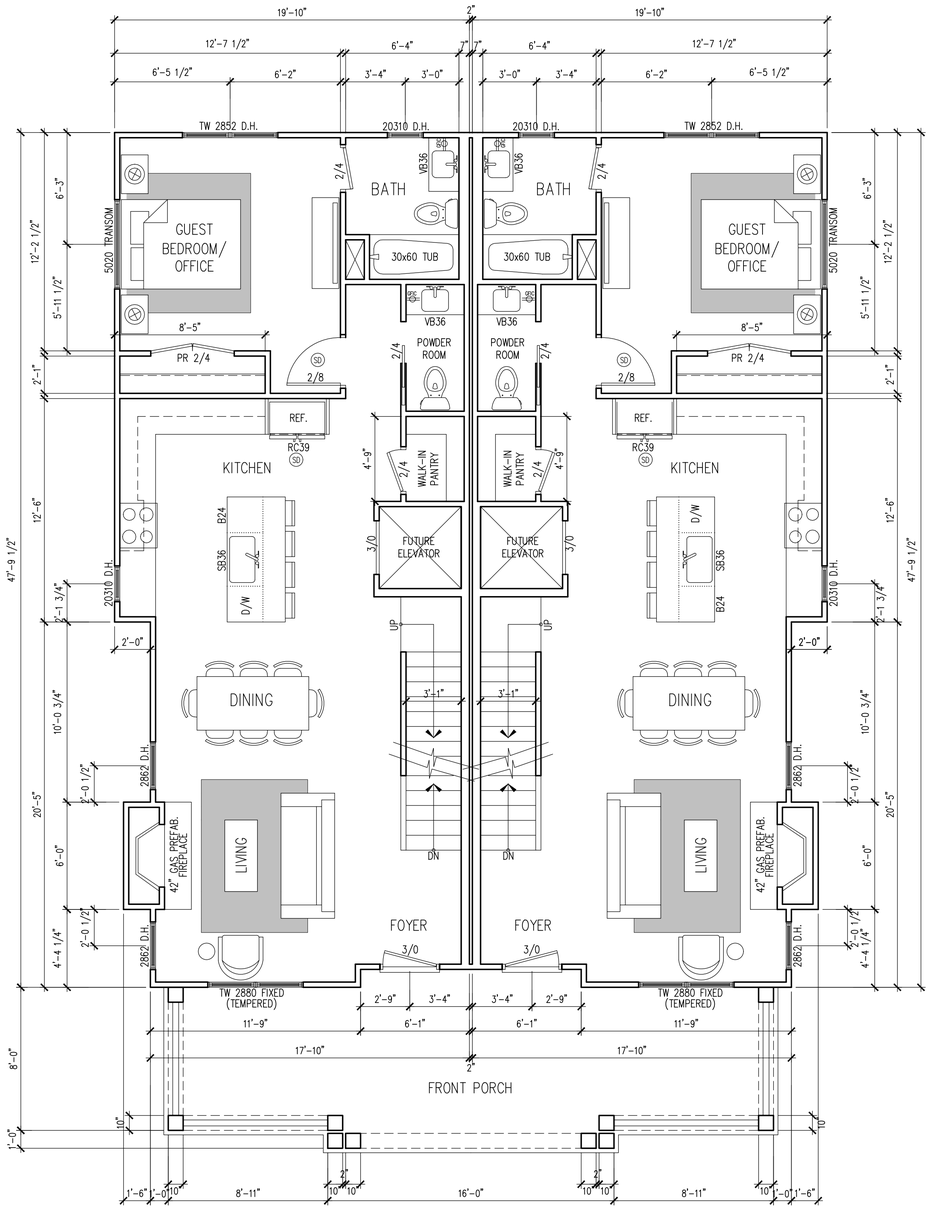
Title: BLDG 2-3 FLOOR PLAN

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

Sheet: A200

of:



1 / A201 MAIN LEVEL FLOOR PLAN
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Job No.:

Revisions:

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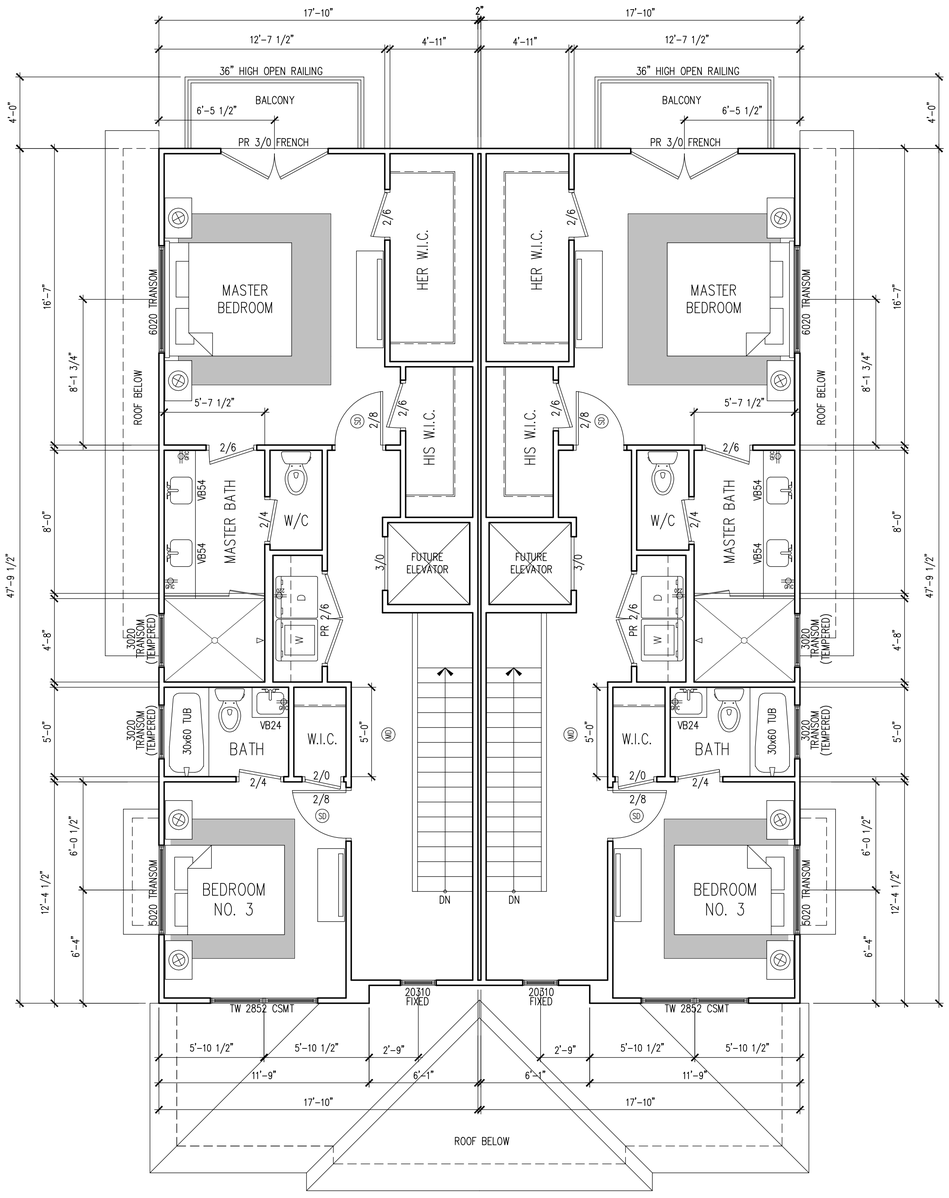
Title: BLDG 2-3 FLOOR PLAN

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

Sheet: A201

of:



1 / A202 UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

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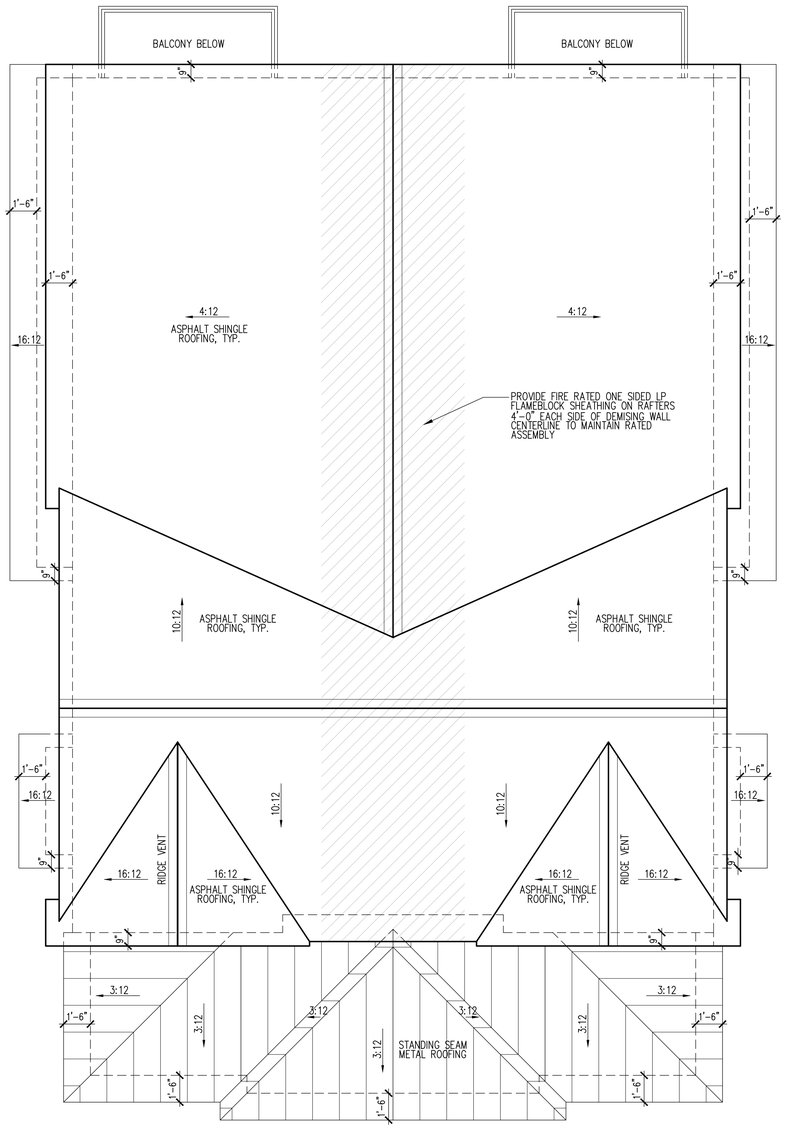
Title: BLDG 2-3 FLOOR PLAN

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

Sheet: A202

of:



1 A203 ROOF PLAN
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

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Title: BLDG 2-3 ROOF PLAN

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

Sheet: A203

of:

BUILDING 2-3

1 A204 FRONT ELEVATION– BUILDING 2–3
1/4"=1'-0"

2 A204 LEFT SIDE ELEVATION– BUILDING 2–3
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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Title:
BLDG 2–3 EXTERIOR ELEVATION

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

Sheet:
A204

of:

1 / A205 REAR ELEVATION- BUILDING 2-3
1/4"=1'-0"

2 / A205 RIGHT SIDE ELEVATION- BUILDING 2-3
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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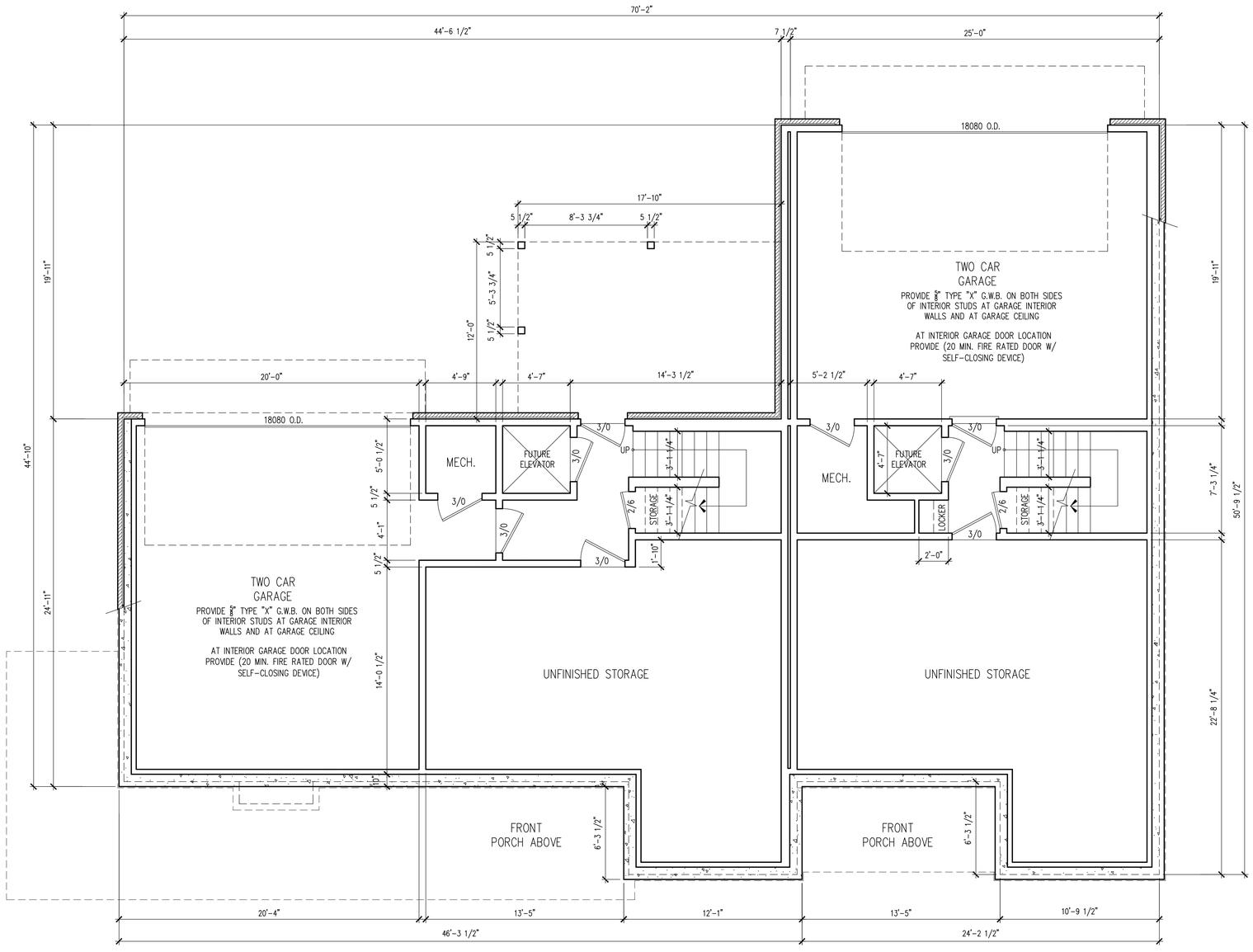
Title:
BLDG 2-3 EXTERIOR ELEVATION

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

Sheet:
A205

of:



1 / A400 **BASEMENT LEVEL FLOOR PLAN**
1/4"=1'-0"

UNIT A:

BASEMENT:	147 HEATED SF
MAIN LEVEL:	1,180 HEATED SF
UPPER LEVEL:	1,145 HEATED SF
TOTAL:	2,472 HEATED SF

UNIT B:

BASEMENT:	147 HEATED SF
MAIN LEVEL:	1,180 HEATED SF
UPPER LEVEL:	1,145 HEATED SF
TOTAL:	2,472 HEATED SF

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
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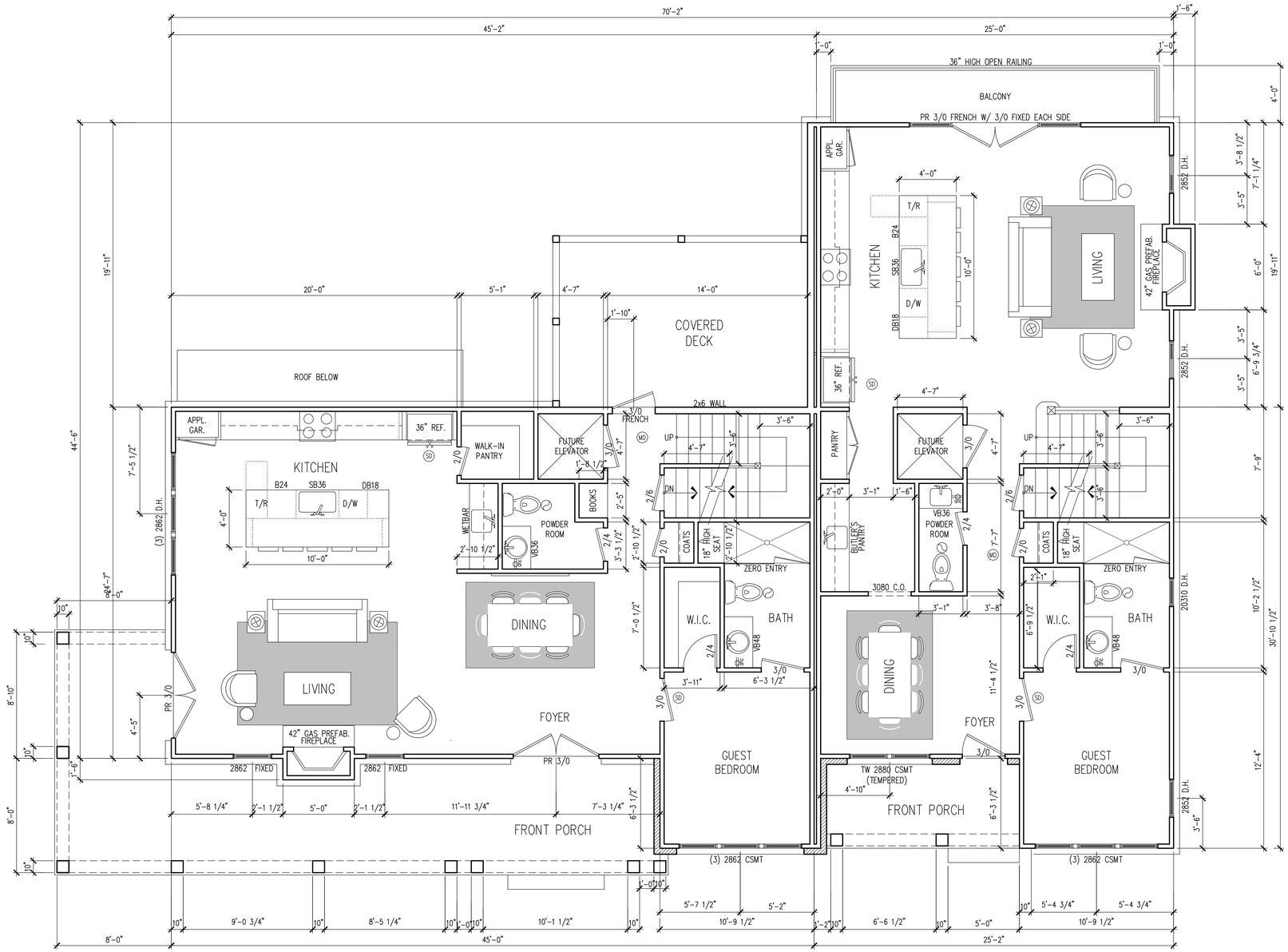
Title: BUILDING 4 FLOOR PLAN

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

Sheet: A400

of:



1 / A401 MAIN LEVEL FLOOR PLAN

1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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creating architecture for sustainable environments
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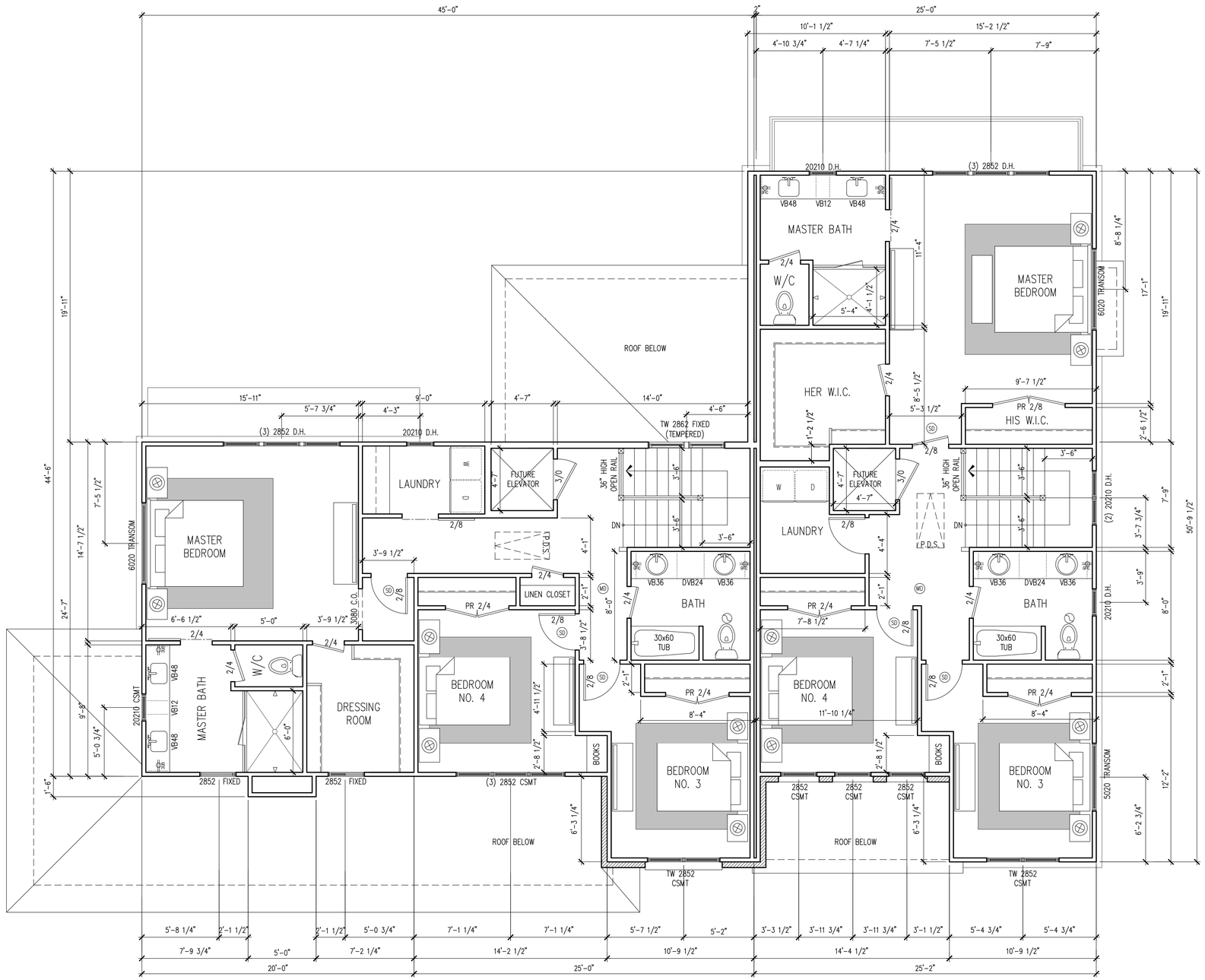
Title: BUILDING 4 FLOOR PLAN

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

Sheet: A401

of:



1 / A402 UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT

A NEW DUPLEX DEVELOPMENT PROJECT

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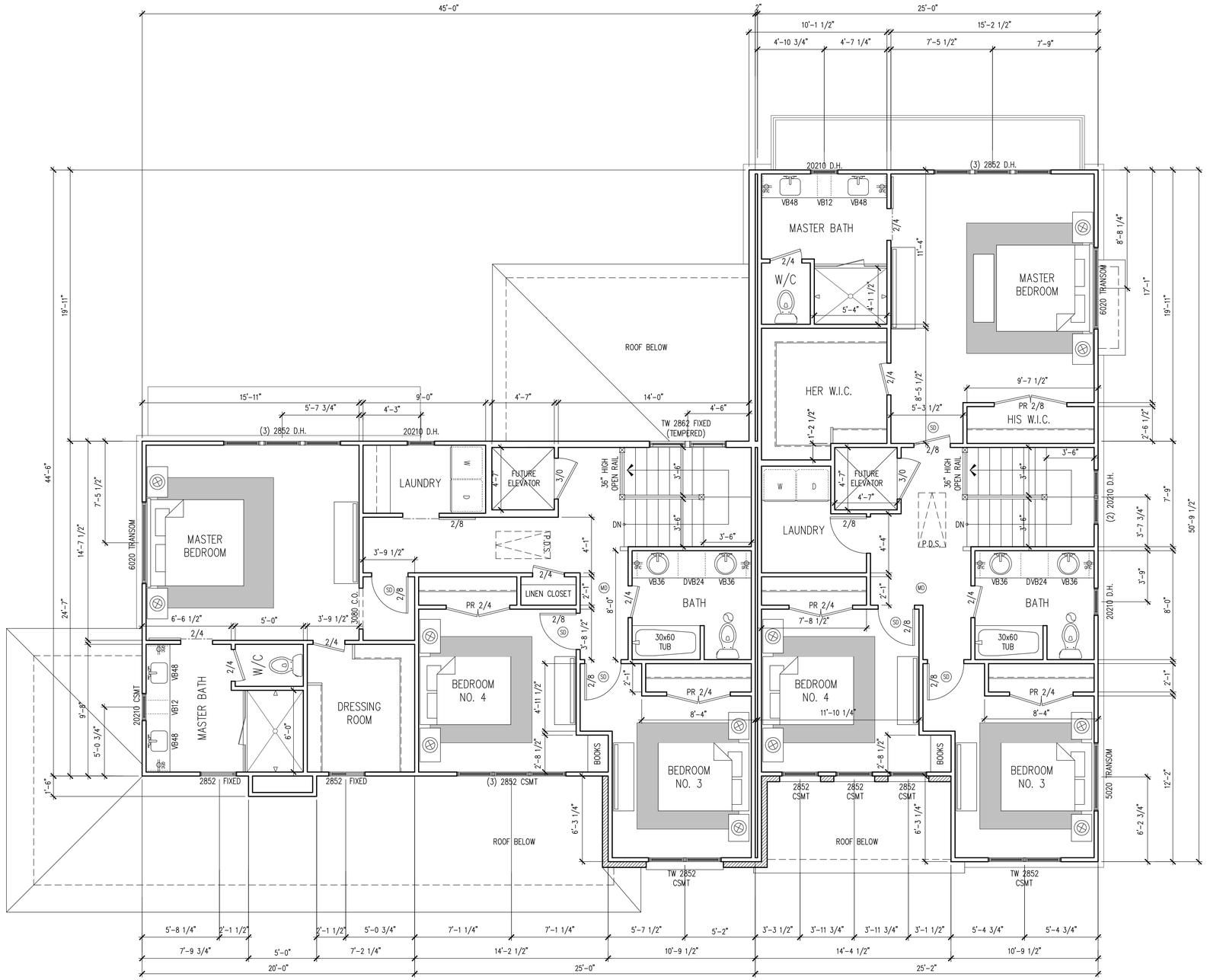
Title: BUILDING 4 FLOOR PLAN

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

Sheet: A402

of:



1 / A403 ROOF PLAN
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

Revisions:

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Title: BUILDING 4 ROOF PLAN

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

Sheet: A403

of:

BUILDING 4

1 / A404 FRONT ELEVATION— BUILDING 4

1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:

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Date:

Job No.:

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RIVERSIDE DRIVE DEVELOPMENT

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Title: BLDG 4 EXTERIOR ELEVATION

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

Sheet: A404

of:

1 / A405 RIGHT SIDE ELEVATION– BUILDING 4
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

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No.	Date

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Title:
BLDG 4 EXTERIOR ELEVATION

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

Sheet:
A405

of:

BUILDING 4

1 / A406 REAR ELEVATION- BUILDING 4

1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:

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Date:

Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT

A NEW DUPLEX DEVELOPMENT PROJECT

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Title:

BLDG 4 EXTERIOR ELEVATION

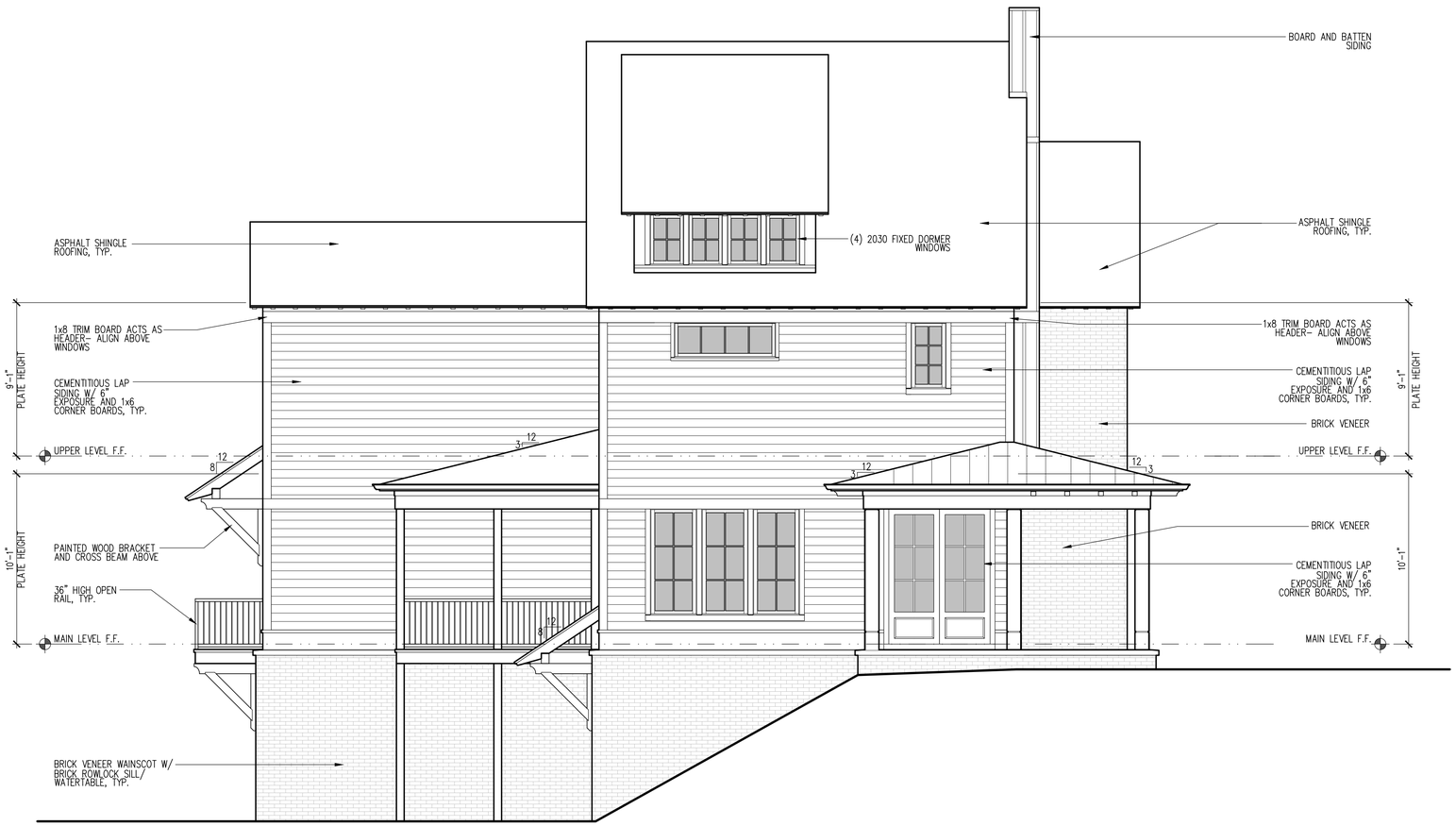
Scale:

1/4"=1'-0"

Sheet:

A406

of:



1 / A407 LEFT SIDE ELEVATION– BUILDING 4
1/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
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Date:
Job No.:

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No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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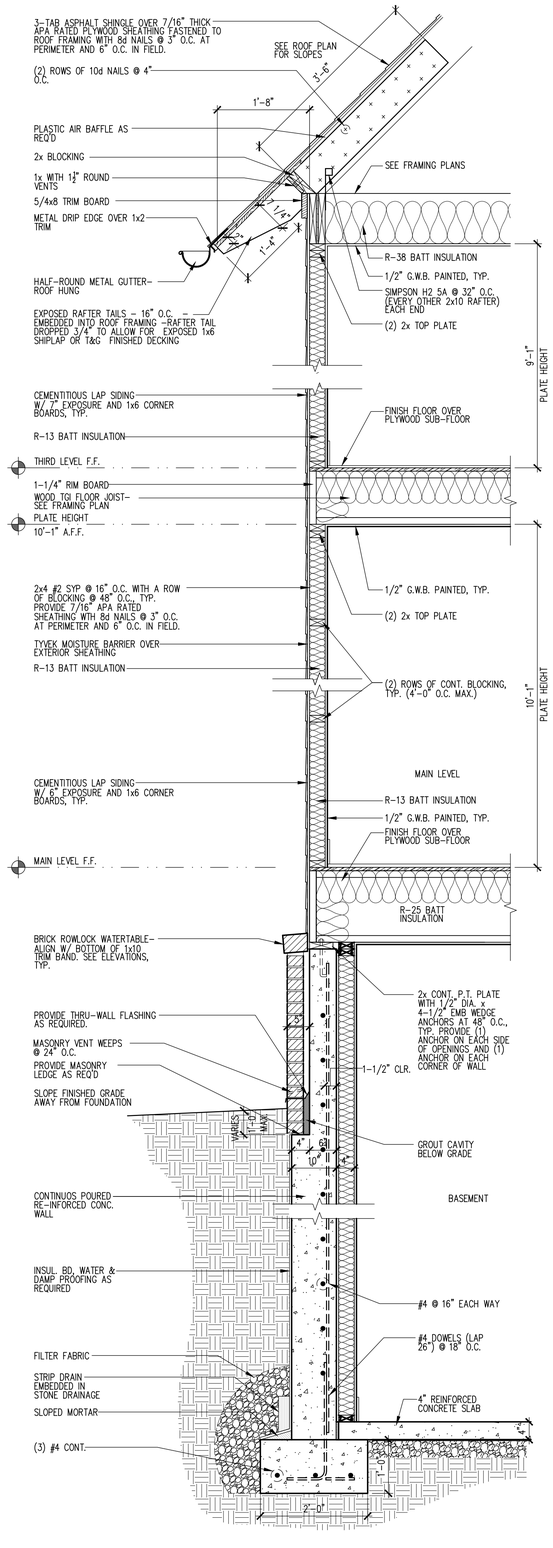
Title:
BLDG 4
EXTERIOR
ELEVATION

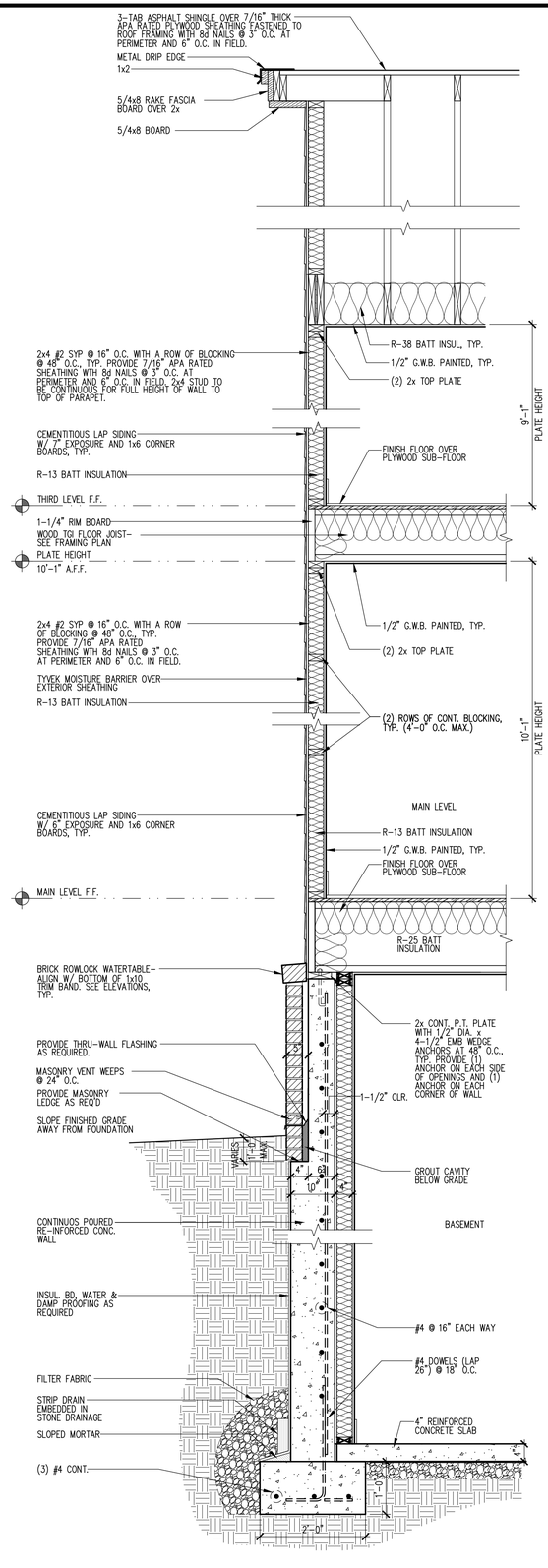
Scale:
1/4"=1'-0"

Sheet:
A407

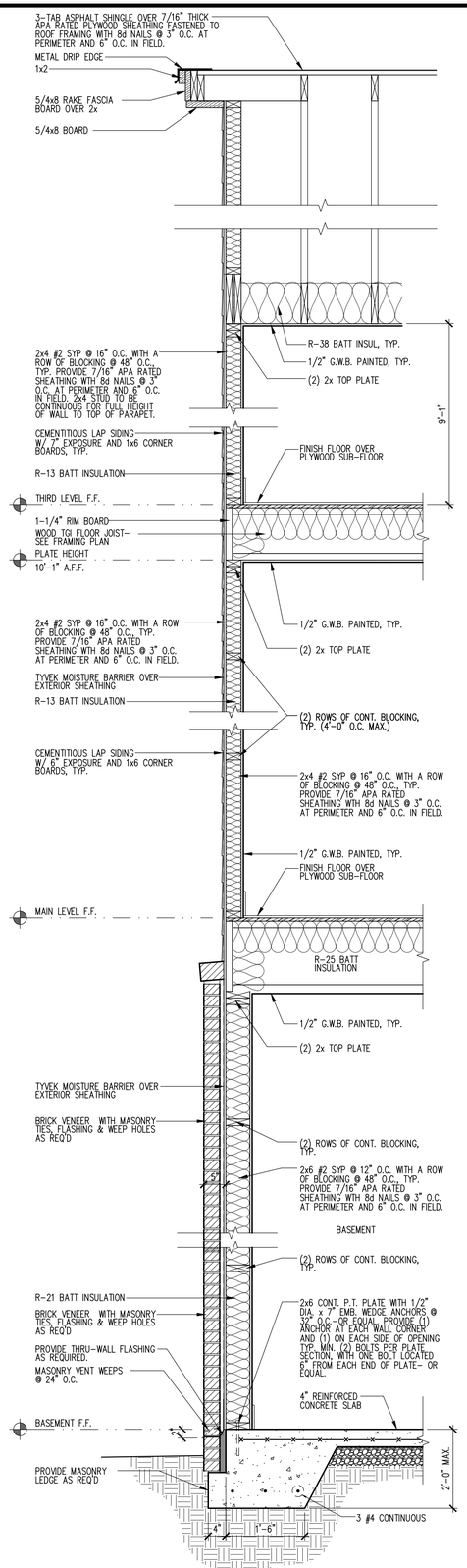
of:



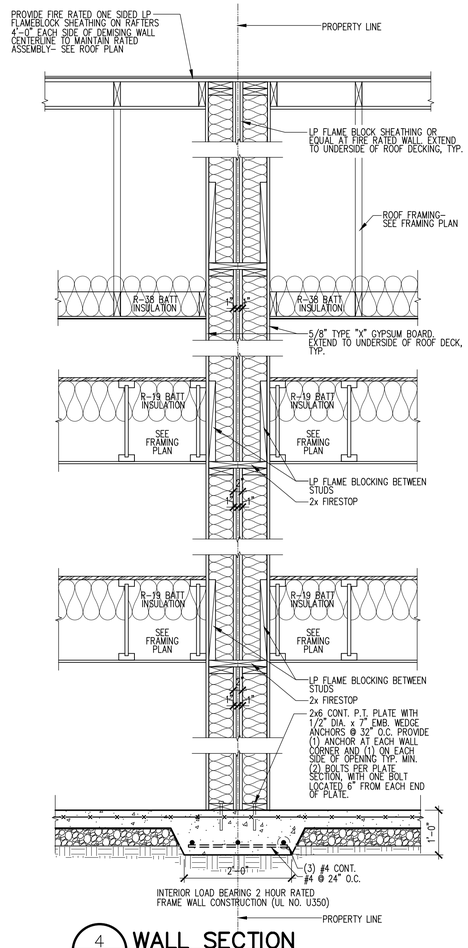
1 A501 **WALL SECTION** 3/4"=1'-0"



2 A501 **WALL SECTION** 3/4"=1'-0"



3 A501 **WALL SECTION** 3/4"=1'-0"



4 A501 **WALL SECTION** 3/4"=1'-0"

RELASED FOR CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No.	Date

RIVERSIDE DRIVE DEVELOPMENT
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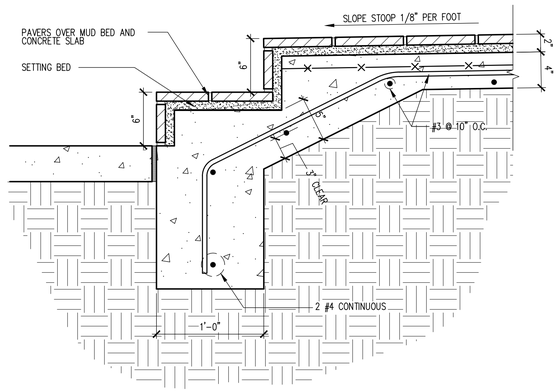
Title:
SECTIONS & DETAILS

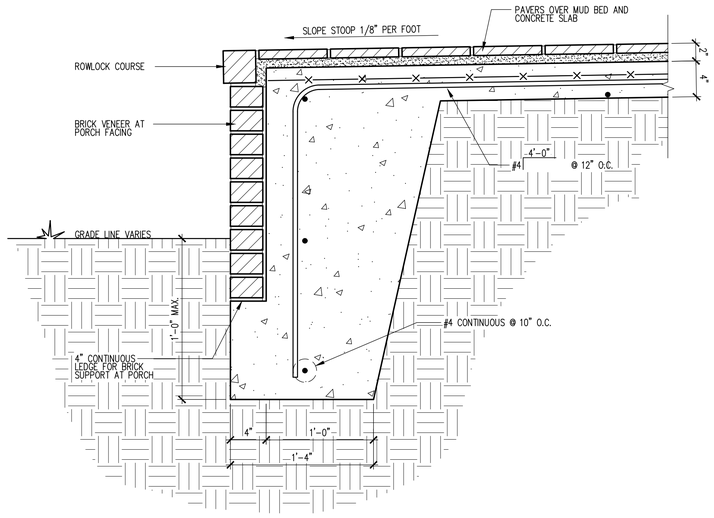
Scale:
AS NOTED

Sheet:
A501

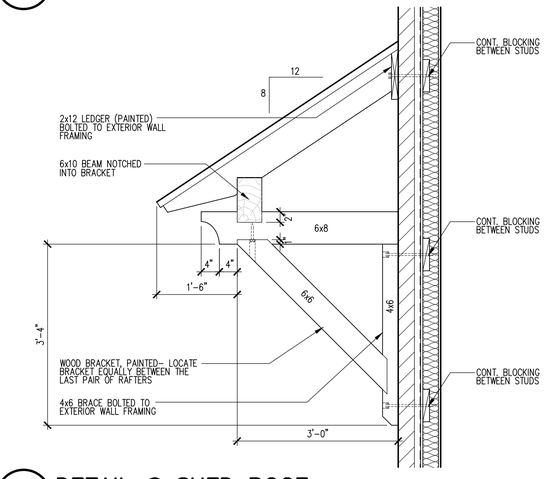
of:



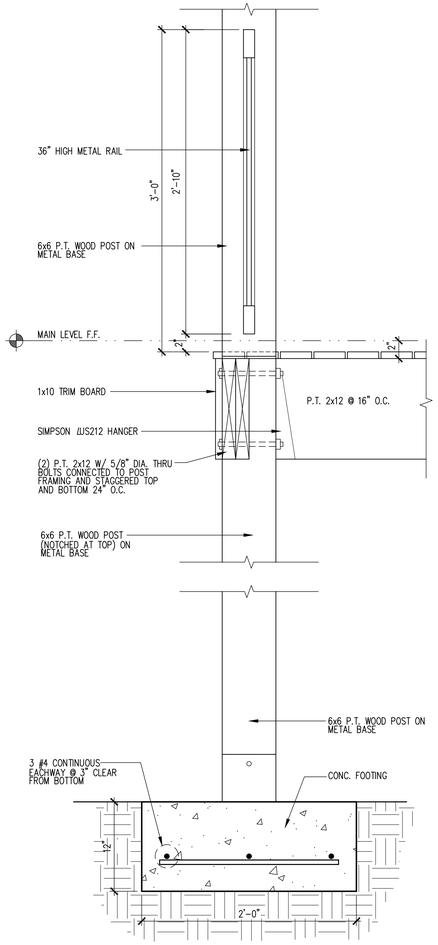
1 A502 DETAIL @ PORCH STEPS
1-1/2"=1'-0"



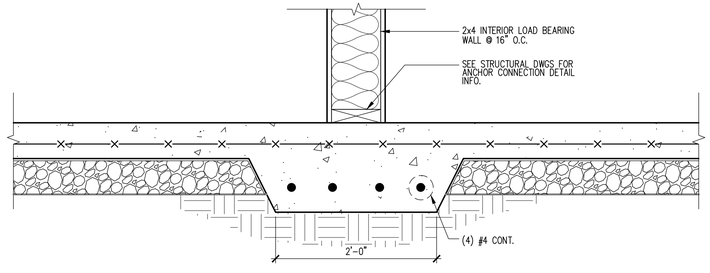
2 A502 DETAIL @ FRONT TERRACE
1-1/2"=1'-0"



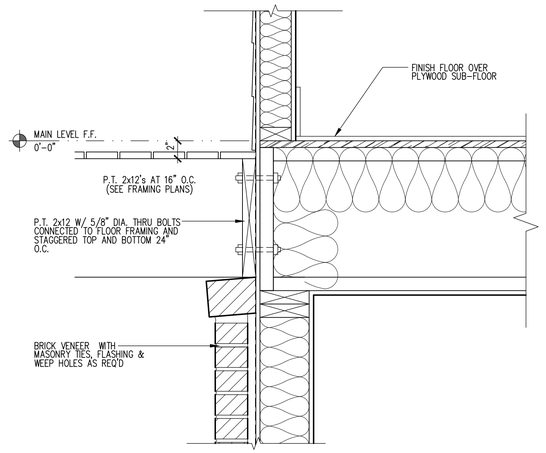
3 A502 DETAIL @ SHED ROOF
3/4"=1'-0"



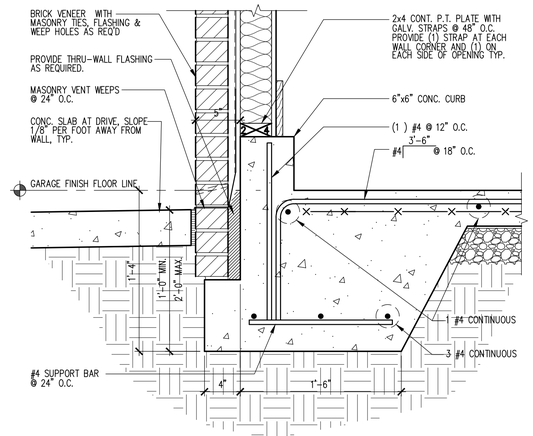
4 A502 DETAIL @ DECK POST CONNECTION
1-1/2"=1'-0"



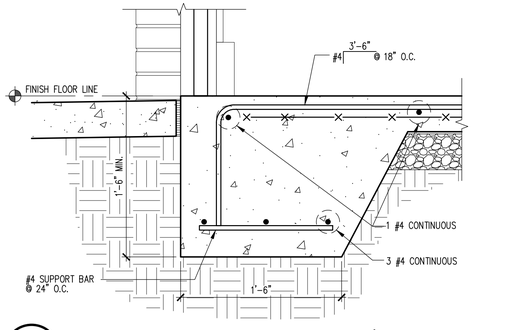
5 A502 DETAIL @ LOAD BEARING WALL SLAB
1-1/2"=1'-0"



6 A502 DETAIL @ GARAGE SLAB / CURB
1-1/2"=1'-0"



7 A502 DETAIL @ GARAGE SLAB / CURB
1-1/2"=1'-0"



8 A502 DETAIL @ GARAGE SLAB / DOOR SILL
1-1/2"=1'-0"

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RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA

GOODMAN DESIGN
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Title:
SECTIONS & DETAILS

Scale:
AS NOTED

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A502

of:

STRUCTURAL GENERAL NOTES:

1. GENERAL

a. Provide construction conforming to the 2018 International Residential Code with the latest State Amendments. Reference to other standards, specifications, or codes means the latest standard or code published and adopted.

b. The structural general notes apply except where indicated otherwise on the drawings or in the specifications. A detail shown for one condition applies for all like or similar conditions even though not specifically indicated on the drawings.

c. Verify all existing conditions, dimensions, and elevations before starting work. Notify the Architect and Structural Engineer of Record in writing of any discrepancy.

d. The structure is able to resist design loads only when structural work is complete. During construction, the structure is not self-supporting. The Contractor is solely responsible for the design, adequacy, and safety of erection bracing, shoring, temporary supports, and all other means, methods, techniques, sequences, and procedures of construction.

e. Coordinate the structural contract documents with documents from architectural, mechanical, electrical, plumbing, civil, and all other consultants. Notify the Architect and Structural Engineer of Record in writing of any conflict and/or omission.

f. Coordinate and verify floor and roof opening sizes and locations with architectural, mechanical, plumbing, and electrical drawings. For additional openings not shown on the structural drawings refer to the architectural and mechanical drawings.

g. Review of the submittals and/or shop drawings by the Structural Engineer of Record is only for general conformance with the contract documents and does not relieve the Contractor of the responsibility to review and check shop drawings before submittal to the Structural Engineer of Record. The Contractor must review and stamp all submittals prior to submission. The Contractor remains solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the contract documents. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.

h. Electronic drawing files or model files will not be provided to the Contractor or subcontractors, unless agreed to otherwise for additional costs.

i. Do not make shop drawings using reproductions of the contract documents or referencing the contract documents.

2. EXISTING CONDITIONS

a. Renovation of existing structures requires thorough coordination of the contract documents with existing conditions. The Contractor must verify all relevant existing conditions, dimensions, and details prior to beginning construction. Report any deviations from conditions or dimensions shown on the contract documents to the Architect and Structural Engineer of Record for review of the design and possible revision of the contract documents.

b. The nature of structural demolition and stabilization is inherently uncertain. The exact condition and capacity of each structural element cannot be verified prior to the commencement of work. As a result, it is imperative to report any discrepancies between the contract documents and actual field conditions, as well as any element of questionable structural integrity immediately to the Architect and Structural Engineer of Record for review.

c. No attempt has been made to define each specific structural element that must be removed, enhanced, or replaced. It is the responsibility of the Contractor to review the condition of individual elements, particularly rafters, joists, and structural deck boards, to determine which elements can be salvaged, which elements must be replaced, and which elements are questionable. The Contractor should consult with the Architect and Structural Engineer of Record to determine the appropriate procedure for handling elements in questionable condition.

d. Dimensions of or to existing elements shown on design drawings may not be accurate to necessary construction tolerances. Contractor to verify conditions in field and coordinate with design drawings, particularly for elements that will be fabricated off-site.

3. REINFORCED CONCRETE

a. Provide reinforced concrete conforming to the following standards:
- ACI 301-10, Specifications for Structural Concrete for Buildings
- ACI 318-11, Building Code Requirements for Structural Concrete
- ACI 302.1R-04, Guide for Concrete Floor and Slab Construction
- ACI 360R-10, Guide to Design of Slabs-on-Ground

b. All concrete shall be normal weight 3000 psi compressive strength at 28 days unless noted otherwise.

c. Provide concrete with maximum water-to-cementitious material materials ratio of 0.50.

d. Concrete permanently exposed to weather shall contain between 3 and 5% entrained air by volume.

e. Fully document and submit for review the proposed materials and mix design for all concrete. The Contractor is responsible for obtaining the required design strength. All concrete test data must be available at the job site.

f. The use of calcium chloride, chloride ions, or other salts is not permitted.

g. Place concrete at a slump of 5"± 1".

h. Unless noted otherwise, provide construction or contraction joints in slabs-on-grade such that the maximum area between joints does not exceed 225 square feet with the length not exceeding twice the width.

i. The location of construction joints requires the approval of the Structural Engineer of Record. Unless noted otherwise, thoroughly roughen by mechanical means and clean construction joints.

j. Unless noted otherwise, provide vertical control joints in basement walls and retaining walls with a maximum spacing of 20'-0" on center and 3/4" deep v-chamfer on both faces. Place construction joints at control joint locations. Provide keys in all construction joints. Interrupt half of the specified horizontal reinforcement at control joints. Center chamfer strips between vertical reinforcing bars.

k. Chamfer or round all exposed corners a minimum of 3/4".

l. Detail concrete reinforcement according to ACI SP-66 detailing manual. Submit shop drawings for approval, showing all fabrication dimensions and locations for placing concrete reinforcing and accessories. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record. Unless specifically approved otherwise, detail all concrete walls and beams in elevation.

m. Unless noted otherwise, provide reinforcing steel conforming to ASTM A615, Grade 60.

n. Provide welded wire fabric mesh in flat sheets conforming to ASTM A185 and ASTM A82. Rolls are not permitted. Lap welded wire fabric a minimum of 6" at each splice.

o. Fiber reinforcing may be substituted for welded wire fabric in slabs-on-grade with the approval of the Structural Engineer of Record. Provide macro fiber reinforcing conforming to ASTM C1116, Type III. Use Strux 90/40, Forta Ferro, or Fibermesh 650; 100% virgin polypropylene fibrillated fibers as directed by the fiber reinforcing manufacturer with approval of the Structural Engineer of Record.

p. Tie all reinforcing steel and embedded items securely in place prior to placing concrete. Provide sufficient supports to maintain the position of the reinforcement within specified tolerances during all construction activities. "Sticking" dowels, anchor rods, or other embedded items into wet concrete is not permitted.

q. Provide corner bars at all corners and intersections of all footings, beams, and walls.

r. Lap concrete reinforcing as shown in the "Concrete Tension Lap Splice Length Schedule."

s. The placement of all reinforcing steel must be reviewed by a Professional Engineer registered in the Project State or by a representative responsible to him per ACI 318, 1.3.1.

t. Unless noted otherwise, provide the following concrete cover on all reinforcing steel:
Concrete against earth (not formed): 3"
Formed concrete exposed to earth or weather:
#6 through #18 bars: 2"
#5 bars and smaller: 1 1/2"

u. Do not place pipes or ducts with a maximum dimension exceeding one-third the slab or wall thickness within the slab or wall unless specifically shown and detailed on the structural drawings.

v. Do not weld or tack weld reinforcing steel unless approved or directed by the Structural Engineer of Record. Provide reinforcing steel conforming to ASTM A706, Grade 60 where welding is approved or directed.

4. STRUCTURAL STEEL

a. Provide structural steel detailing, fabrication, and erection conforming to the following standards:
- AISC 303-05, Code of Standard Practice for Structural Steel Buildings and Bridges
- AISC 325-11, Steel Construction Manual, 14th Edition
- AISC 326-09, Detailing for Steel Construction, 3rd Edition
- AISC 360-10, Specification for Structural Steel Buildings
- AWS D1.1-10, Structural Welding Code - Steel

a. Provide steel shapes made of material conforming to the following standards, unless noted otherwise:
Wide Flange Shapes and WT Shapes ASTM A992
Angles and Channels ASTM A36
Plates ASTM A572, Grade 50
Hollow Structural Sections (HSS) ASTM A500, Grade B
Steel Pipe ASTM A53, Type E or S, Grade B

a. Unless noted otherwise, provide anchor rods for cast-in-place conditions in concrete that conform to ASTM F 1554, Grade 36 or Grade 55-S1. Unless noted otherwise, install connections so they are snug-tight.

b. Unless noted otherwise, provide anchors for post-installed conditions in concrete that conform to manufacturer's requirements. Install connections so they are pre-tensioned per manufacturer's specifications.

c. Unless noted otherwise, make all connections with 3/4" minimum diameter ASTM A 325 bolts with threads included in the shear plane. Unless noted otherwise, install connections so they are pre-tensioned. Calibrate tightening methods used so they are in conformance with Section 8, Installation and Tightening of RCSC "Specification for Structural Joints using High Strength Bolts", 2009. Use one of the following tightening methods: calibrated wrench, direct tension indicator, or alternative bolt with twist off element. Do not use turn of the nut method, unless continuously observed by testing agency.

d. Make all welded connections in accordance with AWS D1.1, using type E70XX electrodes. Use only certified welders. Proof of certification must be maintained at the job site.

e. Unless specifically detailed on the plans or on the "Steel Beam Reaction Shear Connection Schedule", provide the following beam connections:
1. Where beam reactions are shown, provide connections to develop the reaction shown.
2. Where beam reactions are not shown, provide connections to develop one-half the total uniform load capacity shown in the Maximum Total Uniform Load Tables, in Part 3 of the Steel Construction Manual.
3. Where reactions are subject to eccentricity, the eccentricity must be accounted for.

f. Submit shop drawings prepared in accordance with AISC 326. Provide complete welding information using AWS symbols. Use prequalified welded joints per the Steel Construction Manual and AWS D1.1. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.

g. Do not use gas cutting torches to correct fabrication errors in structural steel framing.

h. Provide temporary bracing for structural steel framing until all permanent bracing, moment connections, and floor/roof decks (diaphragms) are completely installed.

i. Unless noted otherwise by specifications or drawings, coat steel as follows:
1. Steel lintels and brick ledges: G60 galvanized finish
2. Steel encased in concrete, steel enclosed in walls, surfaces to receive fireproofing, connections designated as friction type, surfaces to be welded, or surfaces receiving welded studs or DBAs in the field: Cleaned bare steel
3. Remainder: Primed with exterior or interior steel ship coating to 3 mils thickness.

5. STRUCTURAL LUMBER

a. Provide Structural lumber conforming to the following standards:
- ANSI/AF&PA NDS-12, National Design Specification for Wood Construction
- ANSI/AF&PA SDPWS-08, Special Design Provisions for Wind and Seismic
- DOC PS2, Performance Standard for Wood-Based Structural-Use Panels
- ANSI/AITC A190.1-07, American National Standard, Structural Glued Laminated Timber
- APA PRI-400-12, Performance Standard for APA EWS I-Joists

b. Unless noted otherwise, provide #2 Grade Southern Yellow Pine (SYP) or equivalent for dimensional framing lumber. Unless noted otherwise, provide #3 Spruce-Pine-Fir (SPF) (Not SPF-S) or #3 Hem-Fir or equivalent for stud lumber and other miscellaneous framing/blocking.

c. Provide American Plywood Association (APA) rated sheathing with an exposure classification of exposure 1, unless noted otherwise. Refer to the construction documents for thickness and span rating. Store structural sheathing in accordance with the manufacturer's recommendations.

d. Provide Laminated Veneer Lumber (LVL) beams with a minimum allowable bending stress (Fb) of 2850 PSI and a minimum modulus of elasticity (E) of 2000 KSI.

e. Provide Parallel Strand Lumber (PSL) beams with a minimum allowable bending stress (Fb) of 2900 PSI and a minimum modulus of elasticity (E) of 2000 KSI.

f. Provide PSL columns with a minimum allowable compression stress parallel to grain (Fc) of 2500 PSI and a minimum modulus of elasticity (E) of 1800 KSI.

g. Provide Glu-Laminated timber (Glulam) with a minimum allowable bending stress (Fb) of 2400 PSI and a minimum modulus of elasticity (E) of 1700 KSI.

h. Provide Wood I-Joists manufactured in accordance with APA PRI-400, Performance Standard for APA EWS I-Joists. Store, handle, and install wood I-Joists in accordance with the manufacturer's instructions and recommendations.

i. All wood fastenings must conform to Part 10 of the National Design Specification.

j. Fastenings not indicated on plans and details must be in accordance with Table R602.3 of the 2012 International Residential Code.

k. Unless noted otherwise, toe nailing and end nailing are acceptable for bearing type connections. Provide metal connectors for all other connections.

l. Provide common wire nails unless noted otherwise on the drawings or recommended otherwise by the framing connector manufacturer.

m. Provide fasteners and metal framing hardware with a corrosion resistant metal or with a minimum G90 galvanized finish. For metal in contact with pressure treated lumber provide stainless steel or G185 galvanized finish.

n. Unless noted otherwise, provide blocking or bridging 8'-0" on center maximum and at all bearing points for all joists and rafters.

o. Unless noted otherwise, provide solid horizontal blocking 4'-0" on center maximum for all load bearing stud walls.

p. Provide solid wood blocking behind all horizontal panel joints of exterior wall sheathing and interior shear wall sheathing.

q. Provide reinforcement (wood or steel side pieces) for any member cut for the installation of plumbing or wiring such that the member is of equal strength to the member prior to cutting.

r. Provide joists and rafters cut to have horizontal contact for the full width of the supporting member.

s. Unless noted otherwise, fasten multiple-ply beams together with 16d nails at 12 inches on center (staggered).

t. Provide ASTM A36 steel plates with bolting as indicated on the contract documents for all flitch beams noted as multiple 2x or LVL members with one or more plates.

u. Submit shop drawings for all manufactured wood framing. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.

6. FOUNDATIONS

a. The design of foundations, retaining walls, and slabs-on-grade is based on the following pre-assumed criteria:
Allowable Soil Bearing Pressure: 2000 PSF
Equivalent Lateral Fluid Pressure - Active Case: 40 PSF/FT
Equivalent Lateral Fluid Pressure - At-Rest Case: 60 PSF/FT
Equivalent Lateral Fluid Pressure - Passive Case: 150 PSF/FT
Coefficient of Sliding Friction: 0.25
Soil Density: 110 PCF

Redesign of foundations may be required if the actual conditions are different than the values listed above. The following conditions could also result in redesign of foundations: presence of expansive soils, high water table, potential for large settlements, or any other recommendations stated by a Geotechnical Engineer.

a. A Geotechnical Engineer must verify the condition and/or adequacy of all subgrades, fills, and backfills prior to the placement of foundations, footings, slabs, walls, etc.

b. If any interference appears between existing foundations and the specified design, notify the Architect so that the foundations may be redesigned as required.

c. Coordinate top of footing elevations with the requirements of other trades including but not limited to plumbing, mechanical, or electrical.

d. Place all column footings and wall footings monolithically with adjacent footings at the same elevation.

e. All footings must bear on original undisturbed soil where possible.

f. Remove all organic soils and replace with clean structural fill at the direction of the Geotechnical Engineer. Place fill soils in 10" maximum (loose) lifts at moisture contents within 4% of optimum moisture content. Compact all fill within 10'-0" of the building limit to the following minimum densities:
- Within 18" of finished grade: 98% of maximum Standard Proctor
- Below 18" of finished grade: 95% of maximum Standard Proctor

g. Field density tests must be made as described by the Geotechnical Engineer to verify adequate compaction and design bearing pressure.

h. Sides of foundations must be formed unless conditions permit earth forming. Foundations placed against the earth require the following precautions: slope sides of excavations as approved by the Geotechnical Engineer and clean up sloughing before and during concrete placement.

i. Where footing steps are necessary, slope no steeper than one vertical to two horizontal.

j. Do not backfill against basement walls (walls supported at the top and bottom) until slabs, framing, and diaphragms are in place to provide support at top and bottom of wall. Concrete diaphragms must reach 65% of their design 28 day compression strength prior to backfilling.

k. Deposit backfill evenly against both sides of the wall until the lower finished grade is reached.

l. Unless noted otherwise, place all slabs on grade on a 10 mil polyethylene vapor retarder and a crushed stone base over a properly compacted subgrade.

7. DESIGN LOADS

a. Live Loads: (Uniformly Distributed)

Sleeping Rooms	30	PSF
All other Rooms	40	PSF
Uninhabitable attics without storage	10	PSF
Habitable attics with storage	20	PSF
Roof	20	PSF
Stair	40	PSF
Decks	40	PSF

b. Wind Design Data:
1. Risk Category: Category II
2. Exposure Category: Exposure B
3. Ultimate Wind Speed (3 second gust): 120 MPH
4. Nominal Wind Speed: 93 MPH
5. Enclosure Classification: Enclosed Building
6. Internal pressure Coefficient: ± 0.18

a. Seismic Design Data:
1. Risk Category: Category II
2. Seismic Importance Factor:I = 1.0
3. Mapped Spectral Response Accelerations:Ss = 0.21g
S1 = 0.095g
4. Site Class: Site Class D
5. Spectral Response Coefficients: Sds = 0.224g
Sd1 = 0.152g
6. Seismic Design Category: Category B
7. Basic Seismic Force Resisting System: Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance
8. Response Modification Factor R = 6.5
9. Analysis Procedure: Equivalent Lateral Force Procedure

LATERAL DESIGN GOVERNED BY WIND FORCES

a. Snow Loads:
1. Ground Snow Load: Pg < 5 PSF

Brick Lintel Schedule:

Opening Width	Lintel Size
Up to 5'-0"	3-1/2"x3-1/2"x1/4"
5'-0" to 6'-6"	4"x3-1/2"x1/4" (LVL)
6'-6" to 10'-0"	6x3-1/2"x5/16" (LVL)

Notes:
1. Provide 8" min. bearing each end of steel angle.
2. Lintel is for a min. of 4" thick veneer with max. of 40 PSF weight.
3. Steel angle to be galvanized or painted with rust inhibitive paint.

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Title:
STRUCTURAL NOTES

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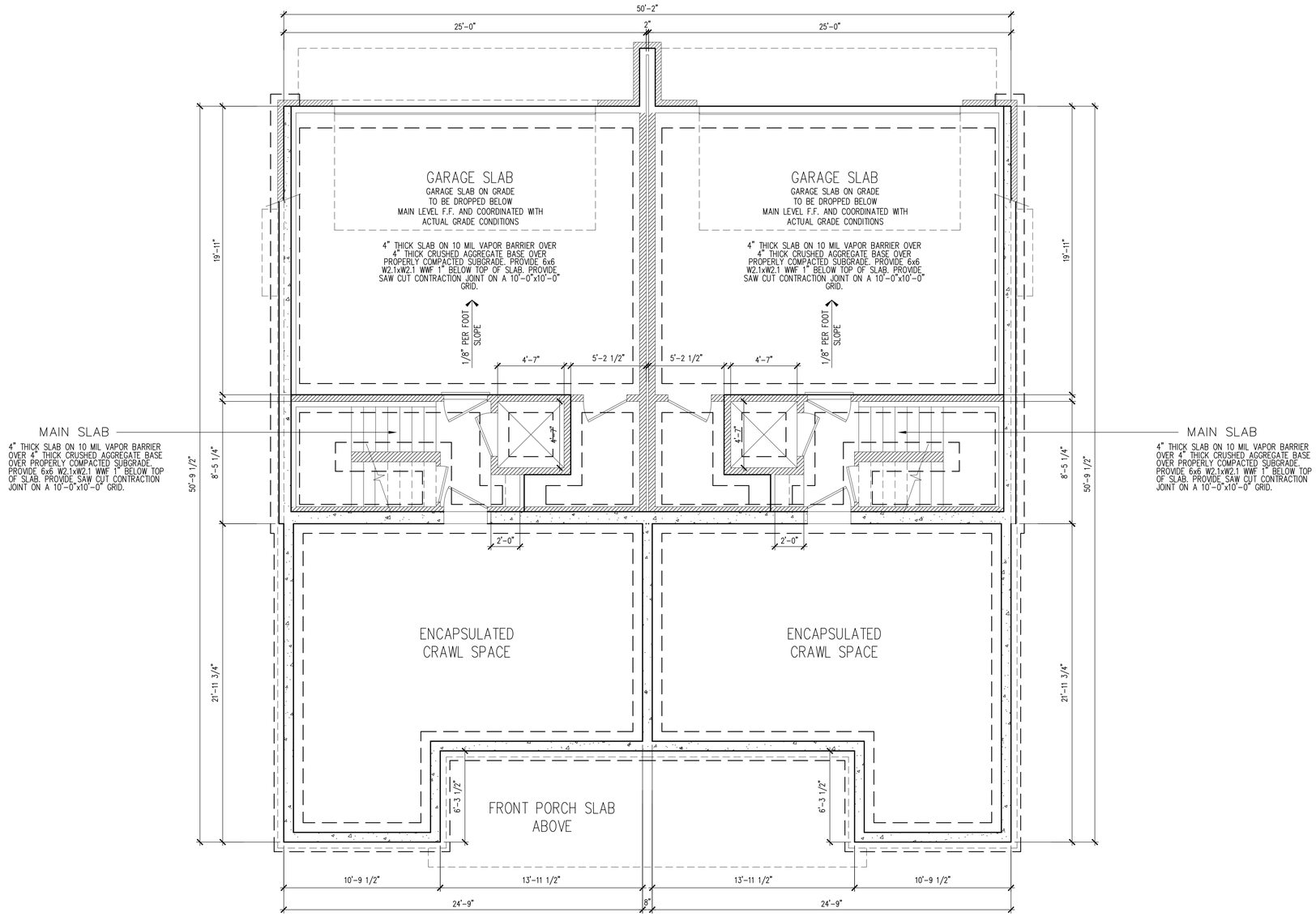

1 S101 **FOUNDATION PLAN**
1/4"=1'-0"

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Title:
BUILDING 1
FOUNDATION
PLAN

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

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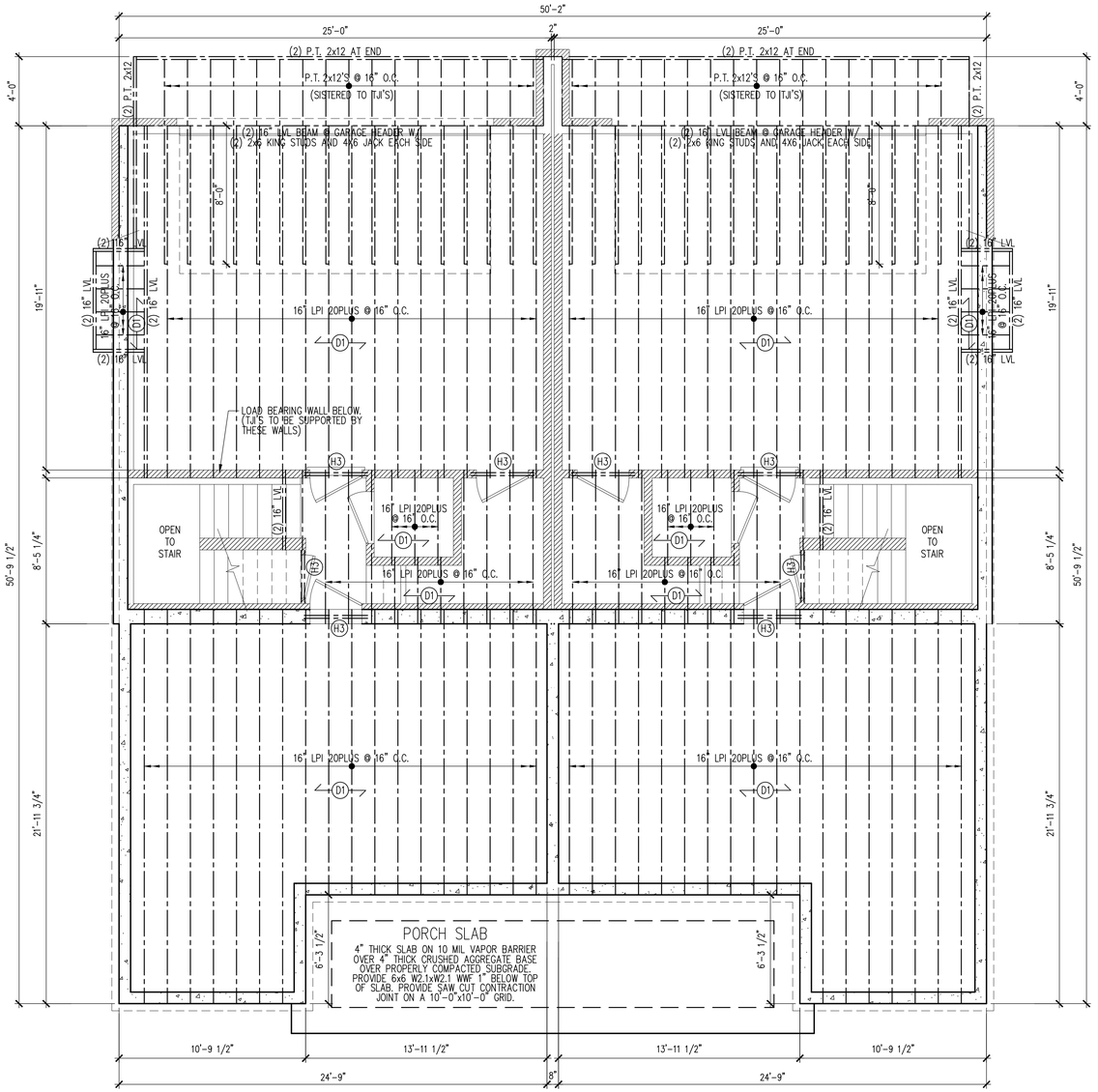

1 / S102 **MAIN LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8d SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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Title: BUILDING 1 FRAMING PLAN
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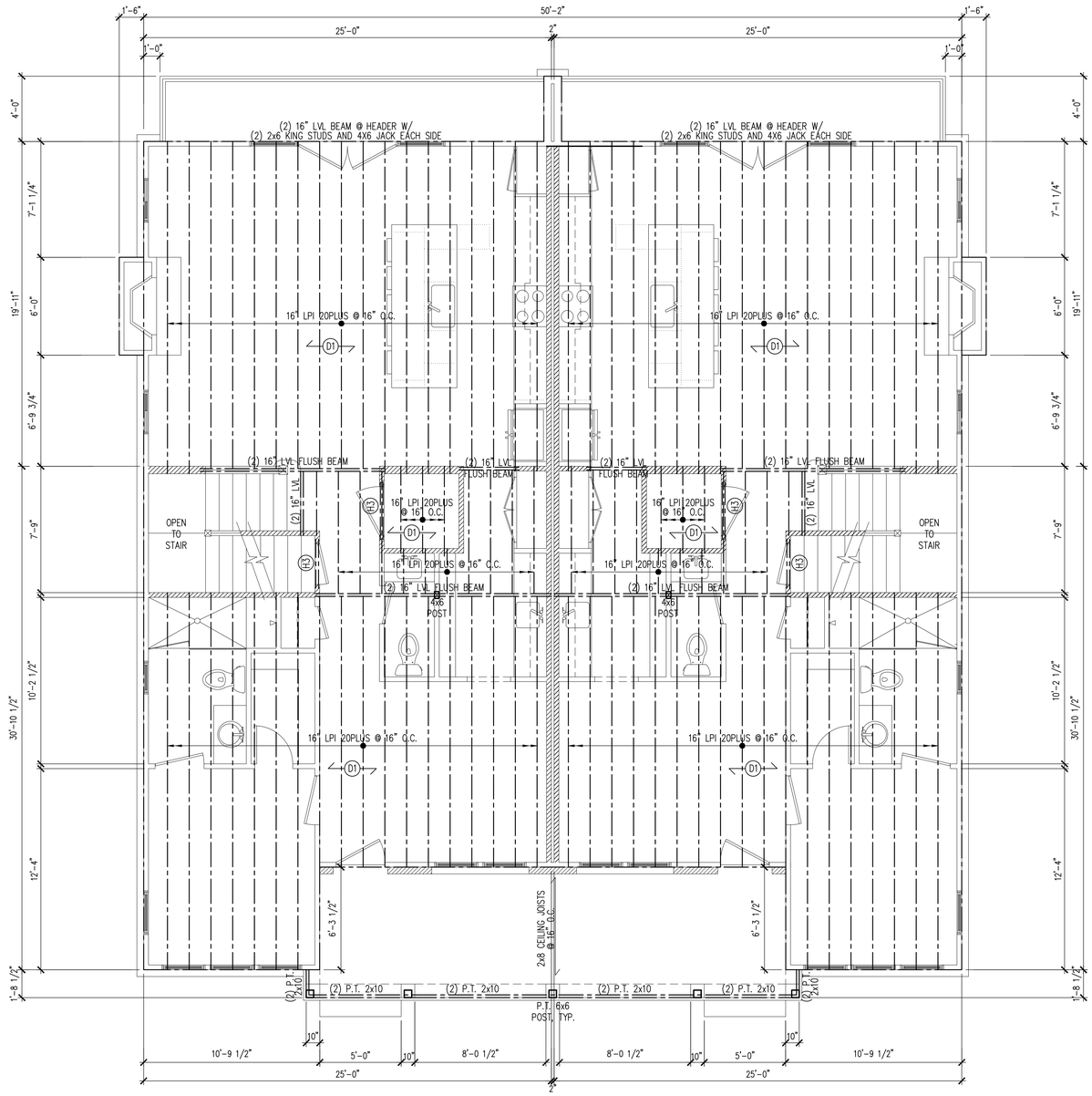

1 S103 **UPPER LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8g SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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Title:
BUILDING 1 FRAMING PLAN

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1/4"=1'-0"

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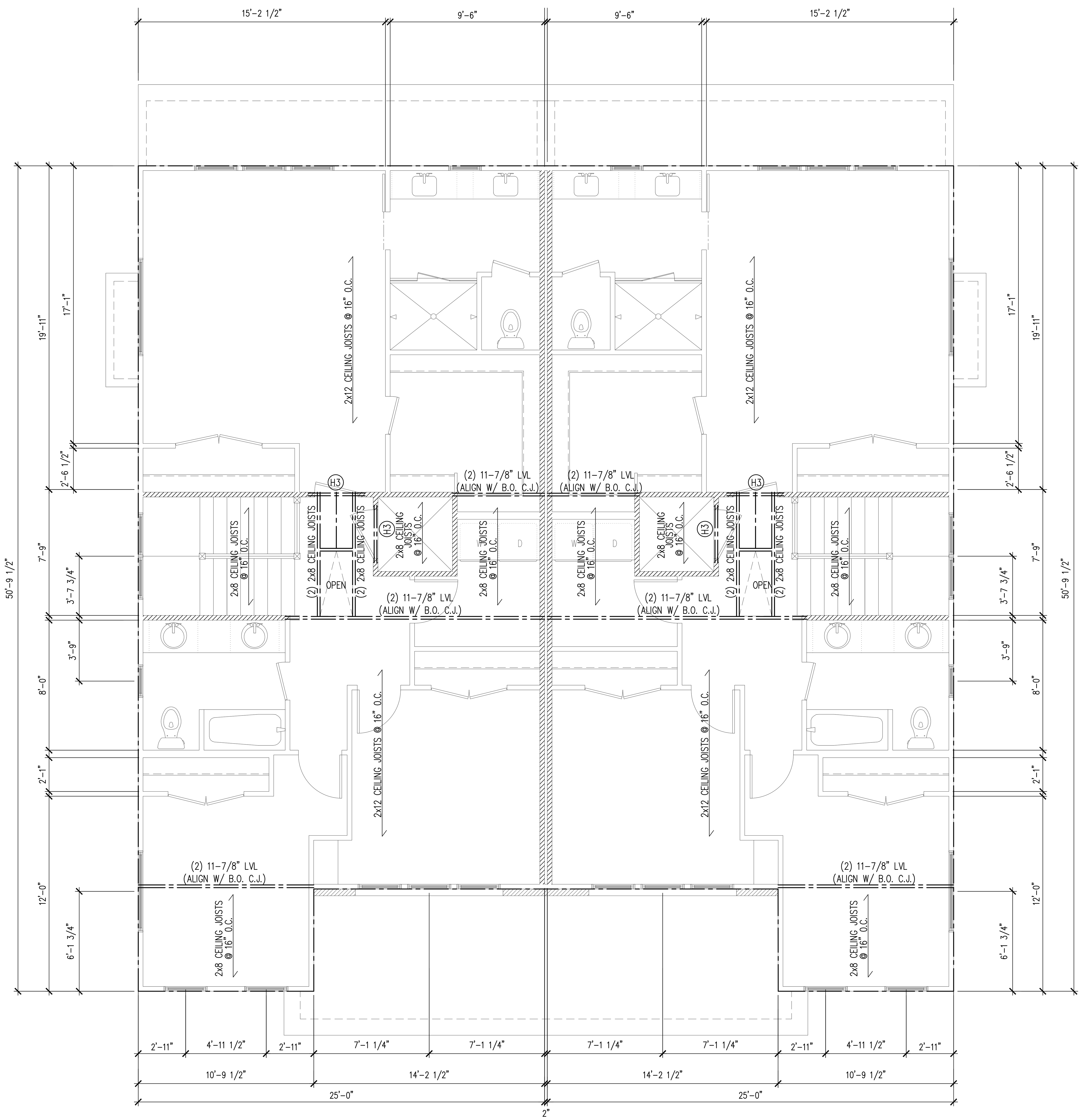
BUILDING 1



1 / S104 UPPER LEVEL CEILING FRAMING PLAN
1/4"=1'-0"

STRUCTURAL LEGEND

(W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.

(W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.

(D1) FLOOR SHEATHING
3/4" THICK APA RATED SHEATHING FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8g SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.

(H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.

(H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.

(H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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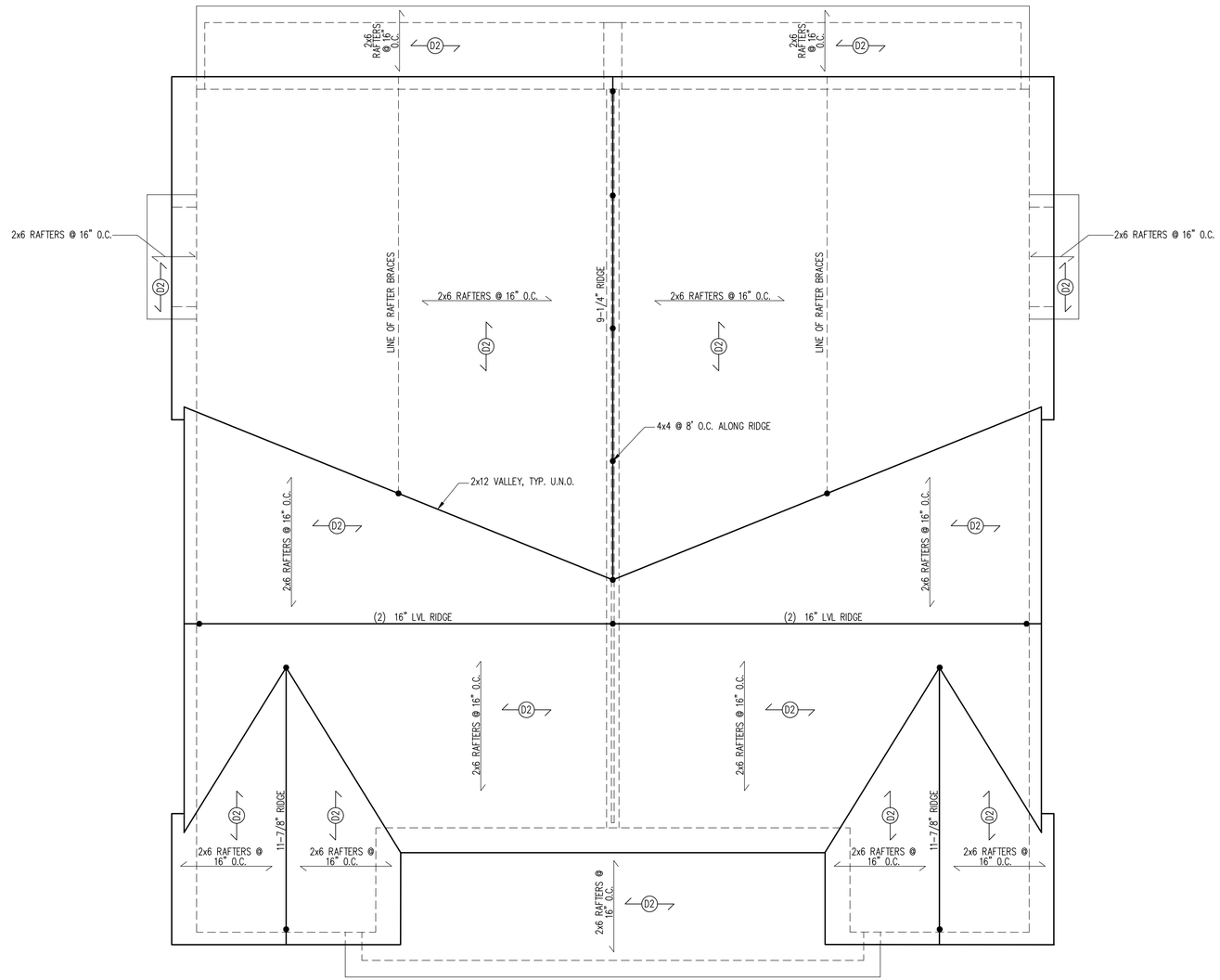
Sheet: S104
of:



1/S105 ROOF FRAMING PLAN

1/4"=1'-0"

- ● INDICATES 4x4 WOOD KING POST TYP.
- D2 7/16" THICK APA RATED SHEATHING FASTENED TO RAFTERS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND IN FIELD.

NOTE: ROOF TO BE "STICK-BUILT" ROOF FRAMING AND BRACED BACK TO LOAD BEARING WALLS AS REQUIRED.

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RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA

GOODMAN DESIGN
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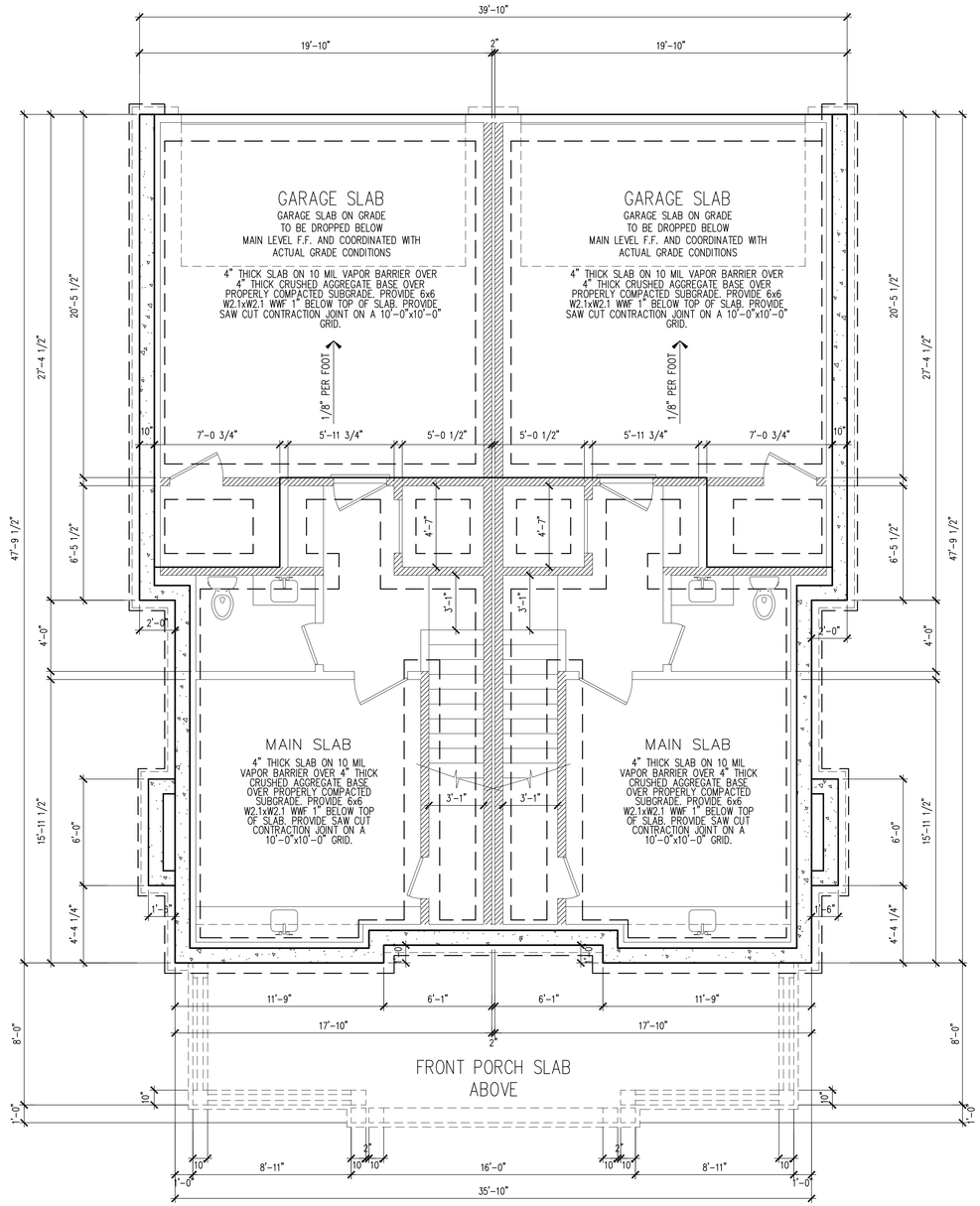
Title: BUILDING 1 ROOF FRMG PLAN

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

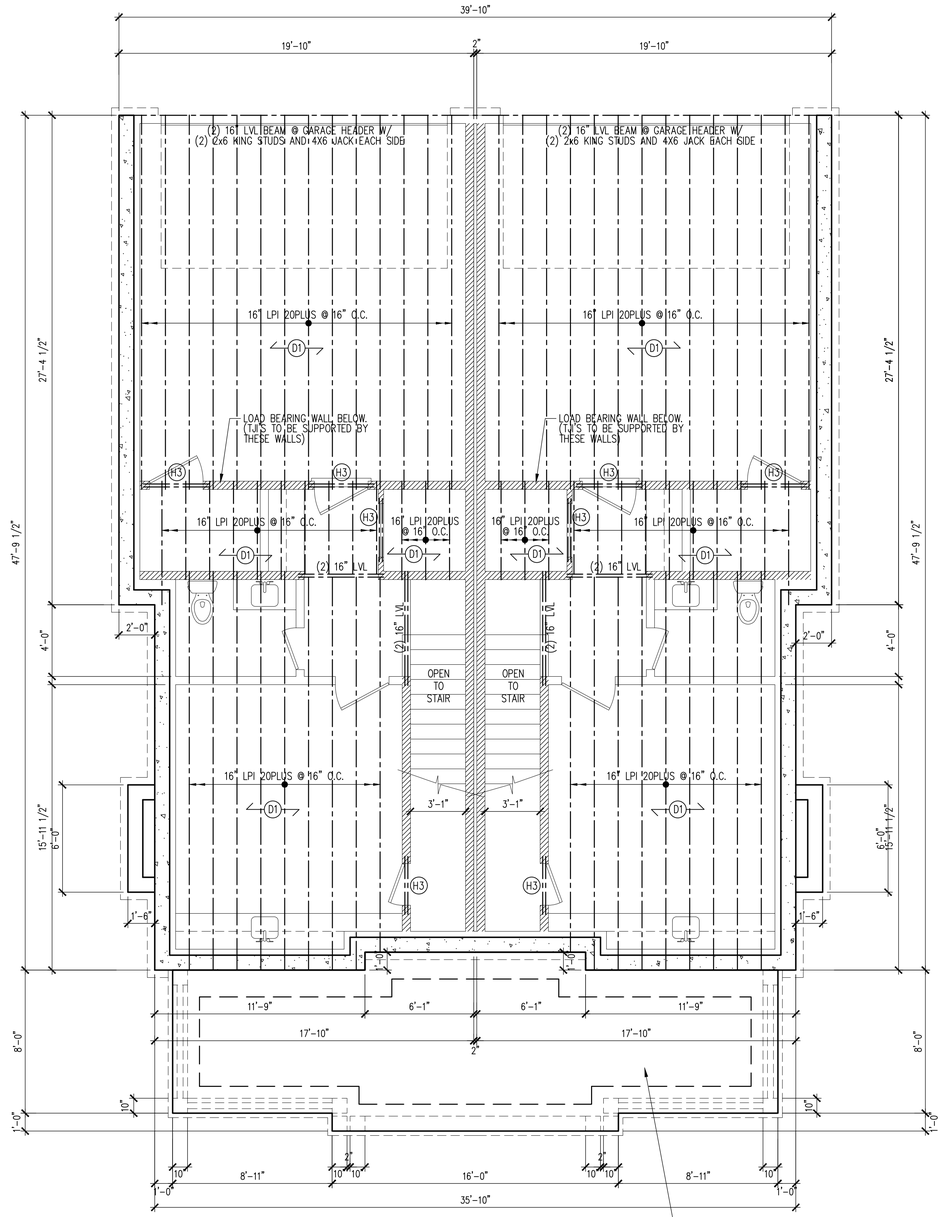
Sheet: S105

of:

BUILDING 2-3



1 S101 **FOUNDATION PLAN**
1/4"=1'-0"



2 S101 **MAIN LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING. FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8g SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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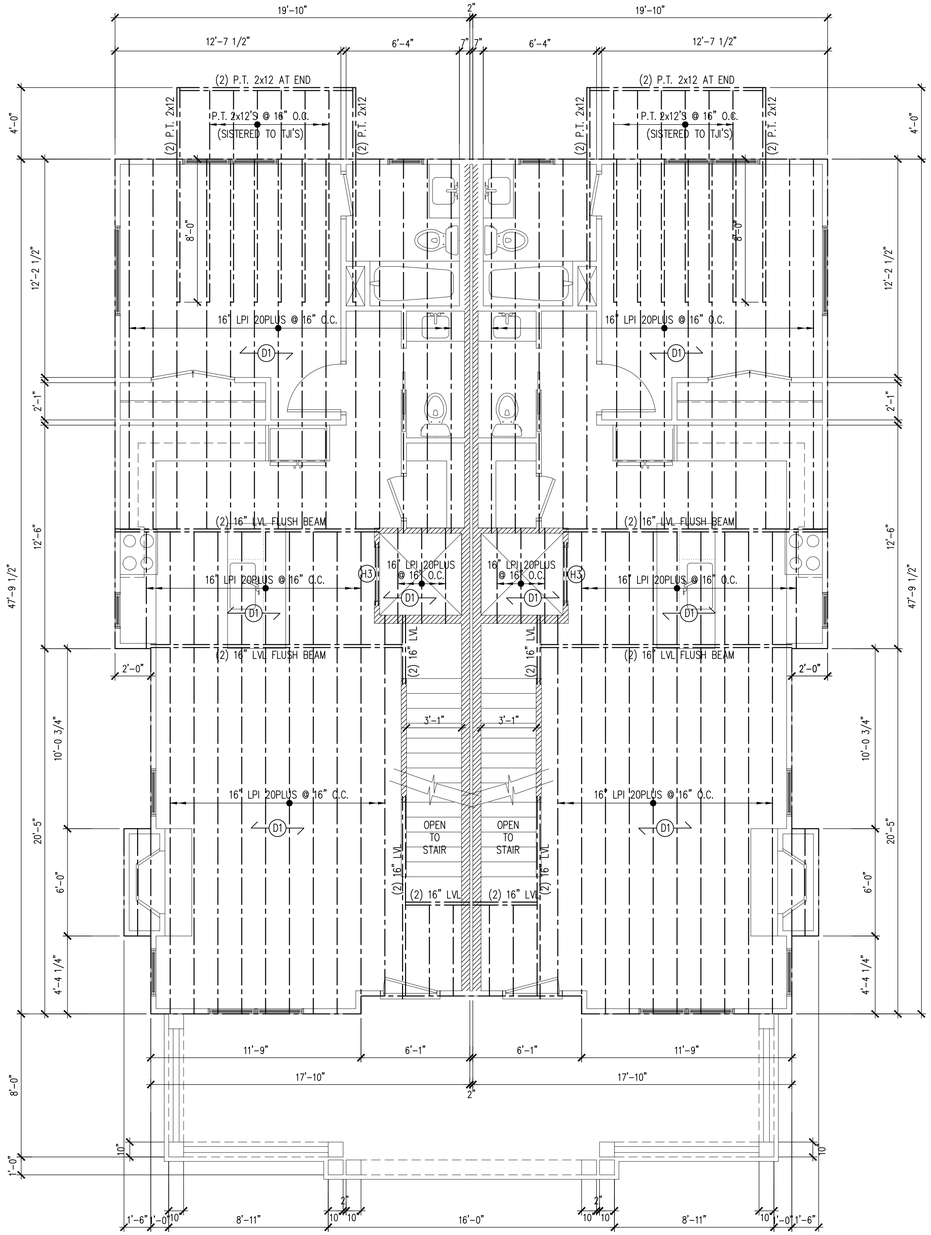
Title:
BUILDING 2-3
FOUND. &
FRAMG PLAN

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

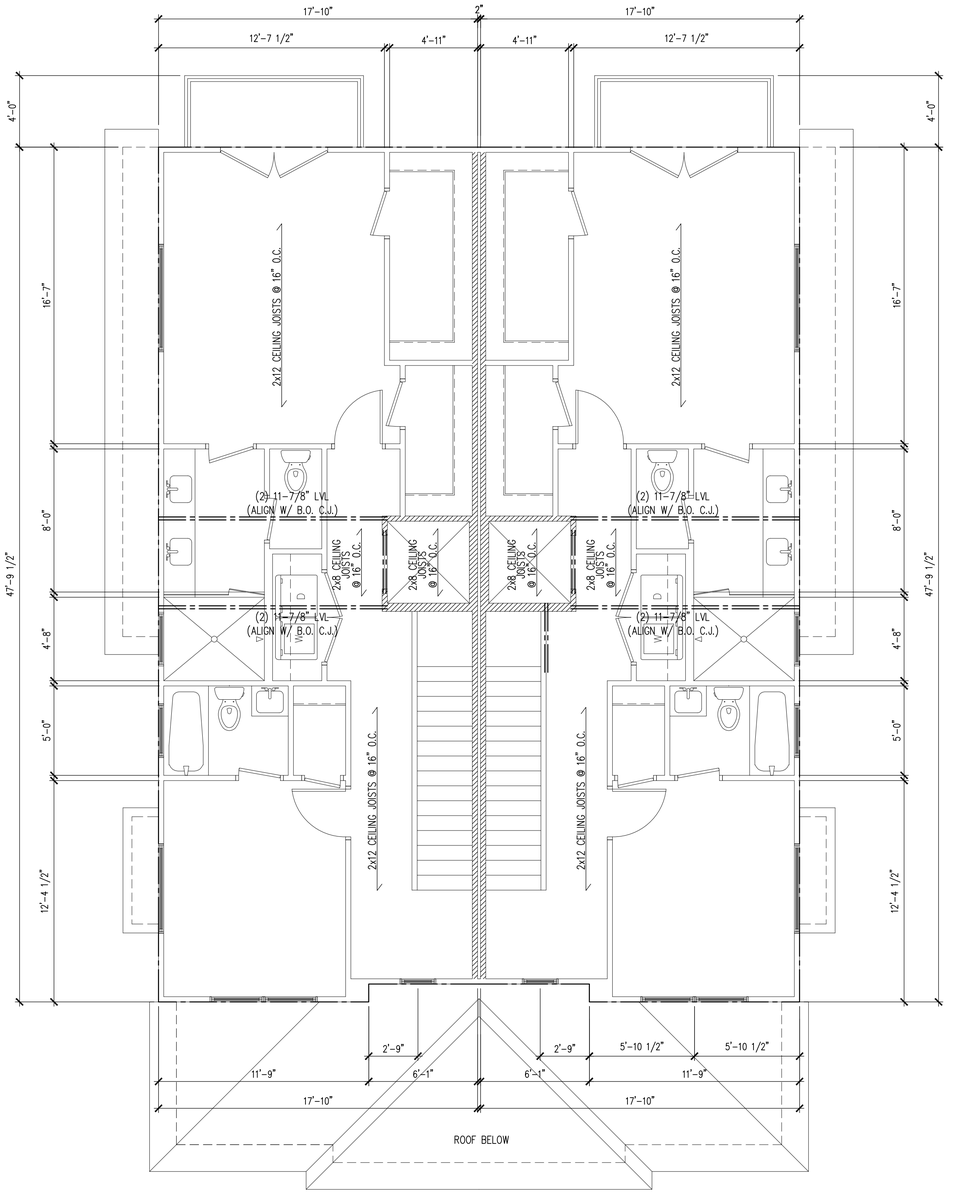
Sheet:
S200

of:

BUILDING 2-3



1 S201 **UPPER LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"



2 S201 **UPPER LEVEL CEILING FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8g SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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RIVERSIDE DRIVE DEVELOPMENT
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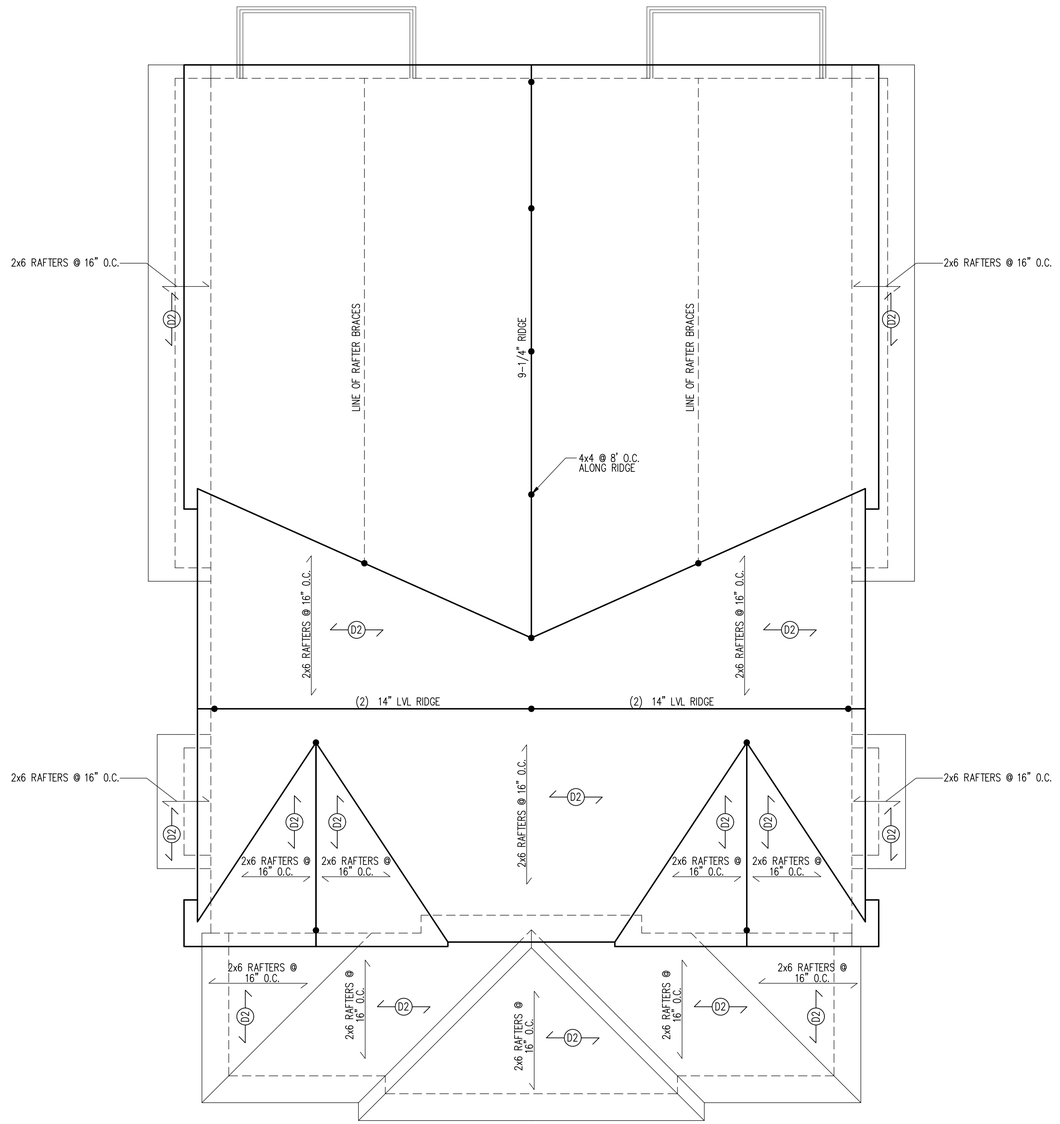
Title:
BUILDING 2-3 FRAMING PLANS

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

Sheet:
S201

of:



1 S201 ROOF FRAMING PLAN

1/4"=1'-0"

- INDICATES 4x4 WOOD KING POST TYP.

D2 — 7/16" THICK APA RATED SHEATHING FASTENED TO RAFTERS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND IN FIELD.

NOTE: ROOF TO BE "STICK-BUILT" ROOF FRAMING AND BRACED BACK TO LOAD BEARING WALLS AS REQUIRED.

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RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
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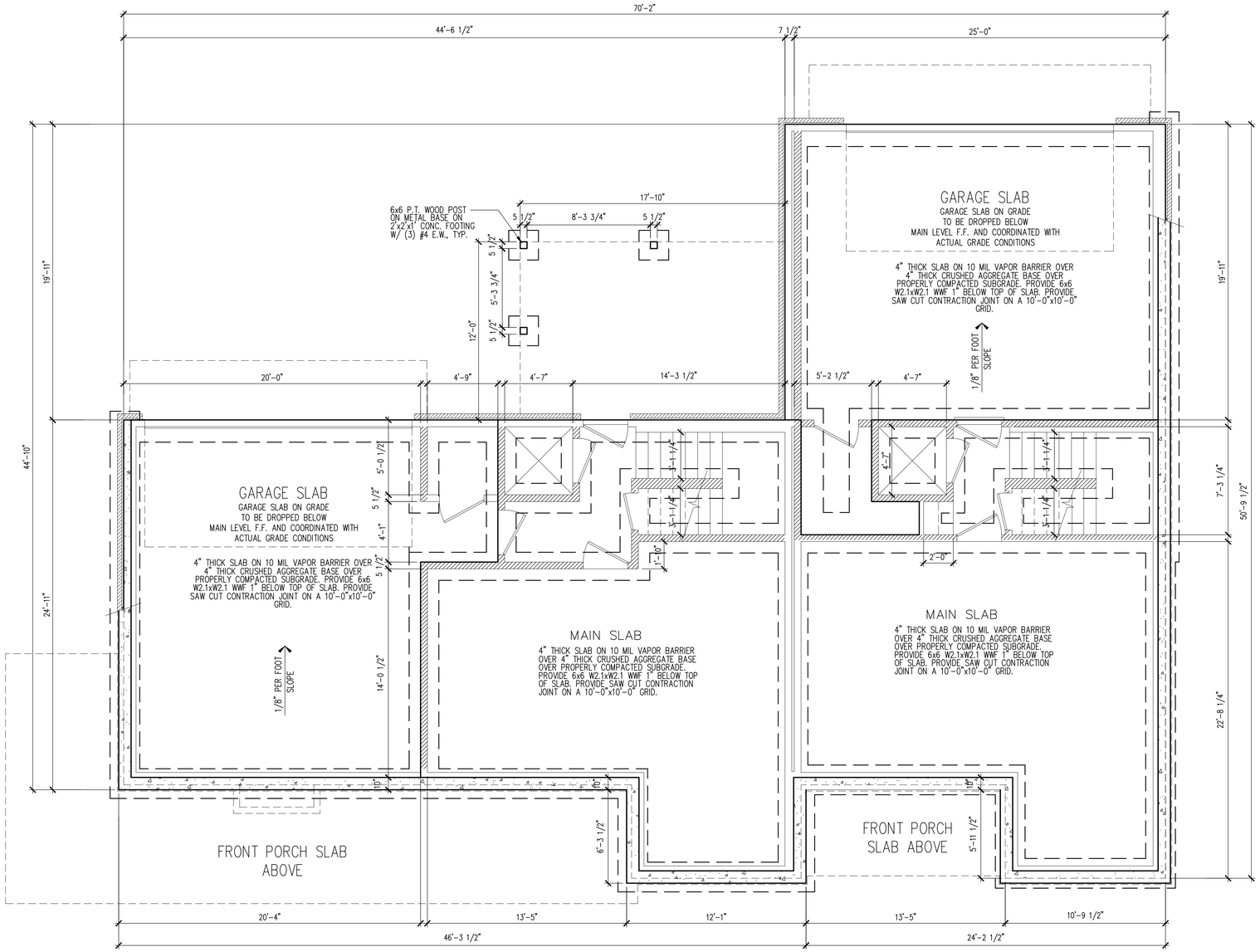
Title: BUILDING 2-3 FRAMING PLANS

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

Sheet: S201

of:



1 / S400 **FOUNDATION PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

(W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.

(W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.

(D1) FLOOR SHEATHING. 3/4" THICK APA RATED SHEATHING. FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8d SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.

(H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.

(H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.

(H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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RIVERSIDE DRIVE DEVELOPMENT
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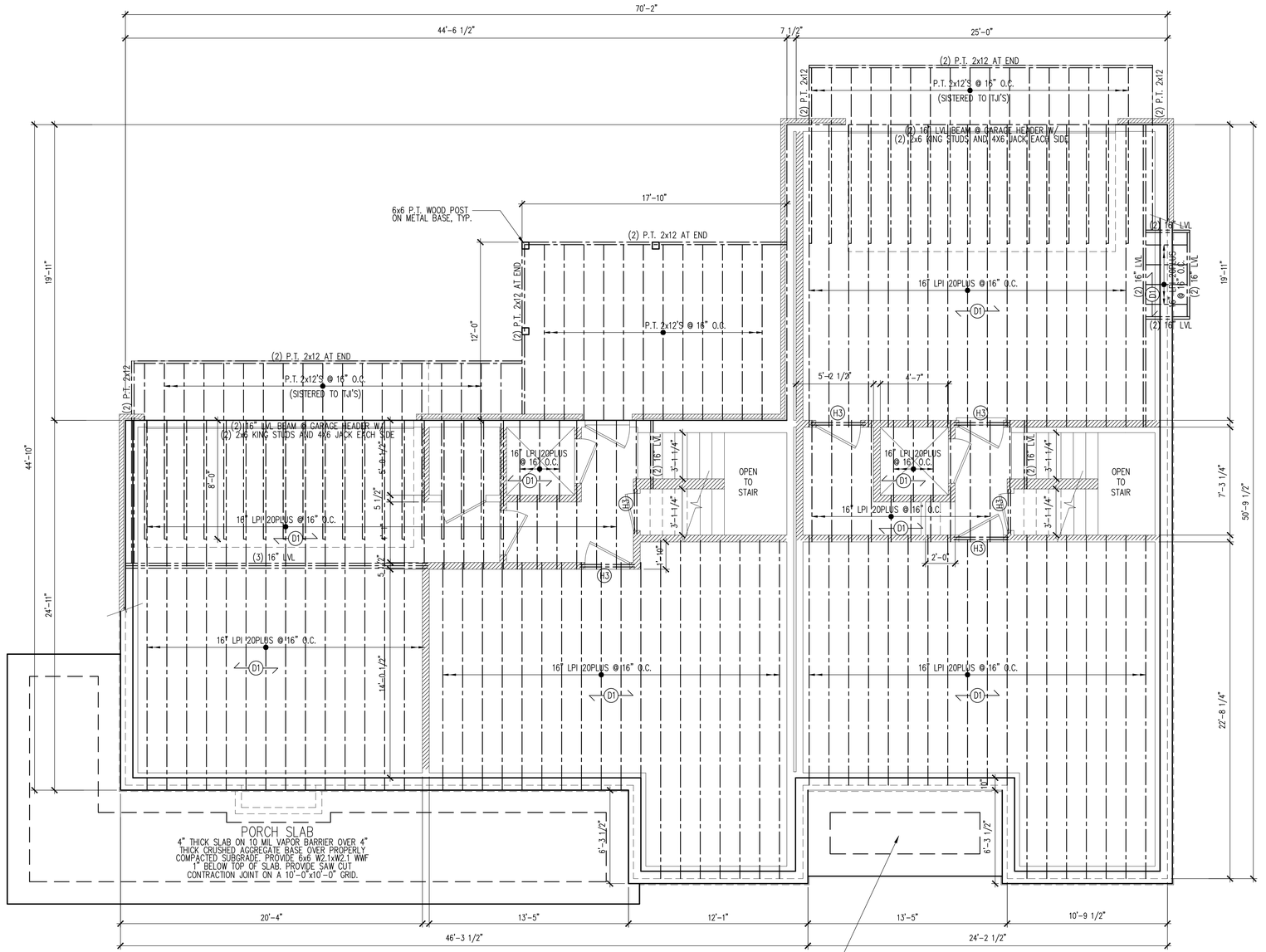
Title: BUILDING 4 FOUNDATION PLAN

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

Sheet: S400

of:



1 / S401 **MAIN LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING. 3/4" THICK APA RATED SHEATHING. FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8d SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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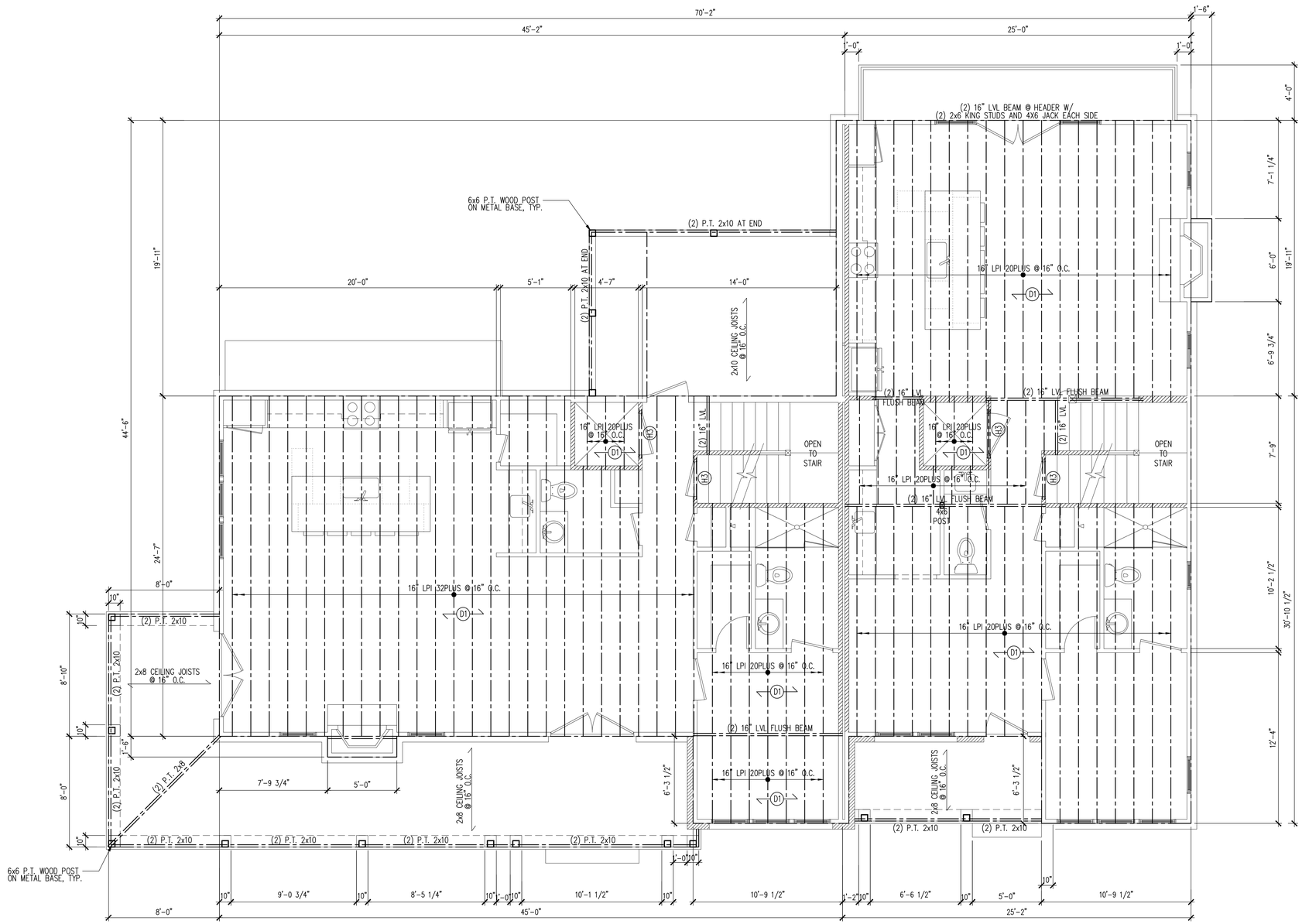
Title: BUILDING 4 FRAMING PLAN

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

Sheet: S401

of:



1 / S402 **UPPER LEVEL FLOOR FRAMING PLAN**
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING. FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8d SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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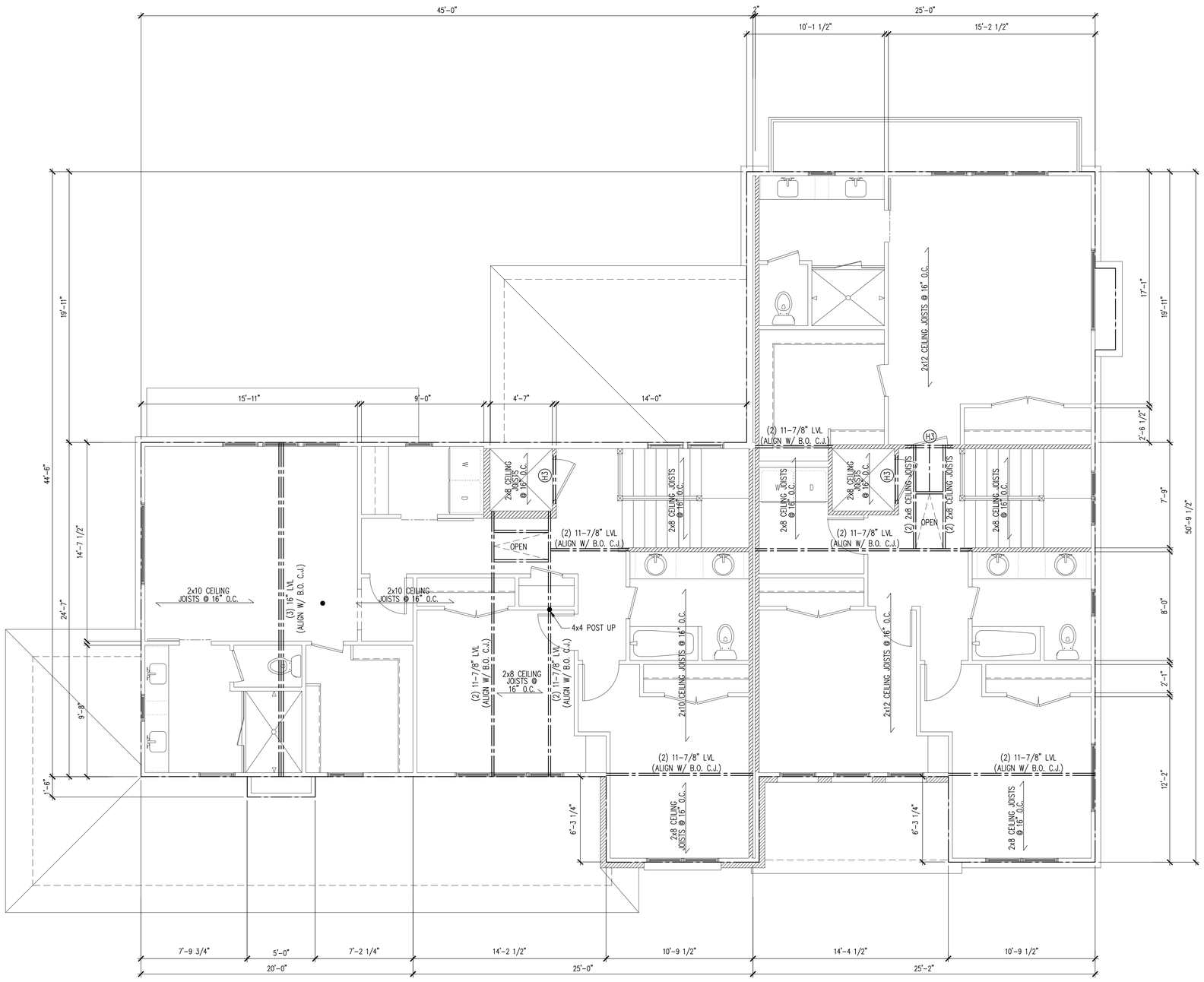
Title: BUILDING 4 FRAMING PLAN
Scale: 1/4"=1'-0"
Sheet: S402
of:



1 S403 UPPER LEVEL CEILING FRAMING PLAN
1/4"=1'-0"

STRUCTURAL LEGEND

- (W1) 2x4 #2 SPF @ 16" O.C. WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP. PROVIDE 7/16" APA RATED SHEATHING ON EXTERIOR FACE WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" IN FIELD.
- (W2) 2x6 #2 SPF @ 16" O.C. LOAD BEARING WALL WITH A ROW OF CONT. BLOCKING @ 48" O.C. VERTICALLY, TYP.
- (D1) FLOOR SHEATHING 3/4" THICK APA RATED SHEATHING. FASTENED TO JOISTS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND 6" O.C. IN FIELD. PROVIDE 8d SCREWS @ 6" O.C. IN FIELD AND AT PERIMETER AFTER ALL DEAD LOAD IS IN PLACE BEFORE INSTALLING FLOORING.
- (H1) TYPICAL HEADER (4'-0" MAX OPENING WIDTH) (2) 2x8 #2 SYP WITH (1) JACK AND (1) KING STUD @ EACH END.
- (H2) (6'-0" MAX WIDTH) HEADER AT FRENCH DOORS AND DOUBLE WINDOWS (2) 2x10 #2 SYP WITH (2) JACK AND (2) KING STUD @ EACH END.
- (H3) (2) 2x12 W/ (2) JACK AND (1) KING STUD AT EACH END

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Title: BUILDING 4 FRAMING PLAN

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

Sheet: S403

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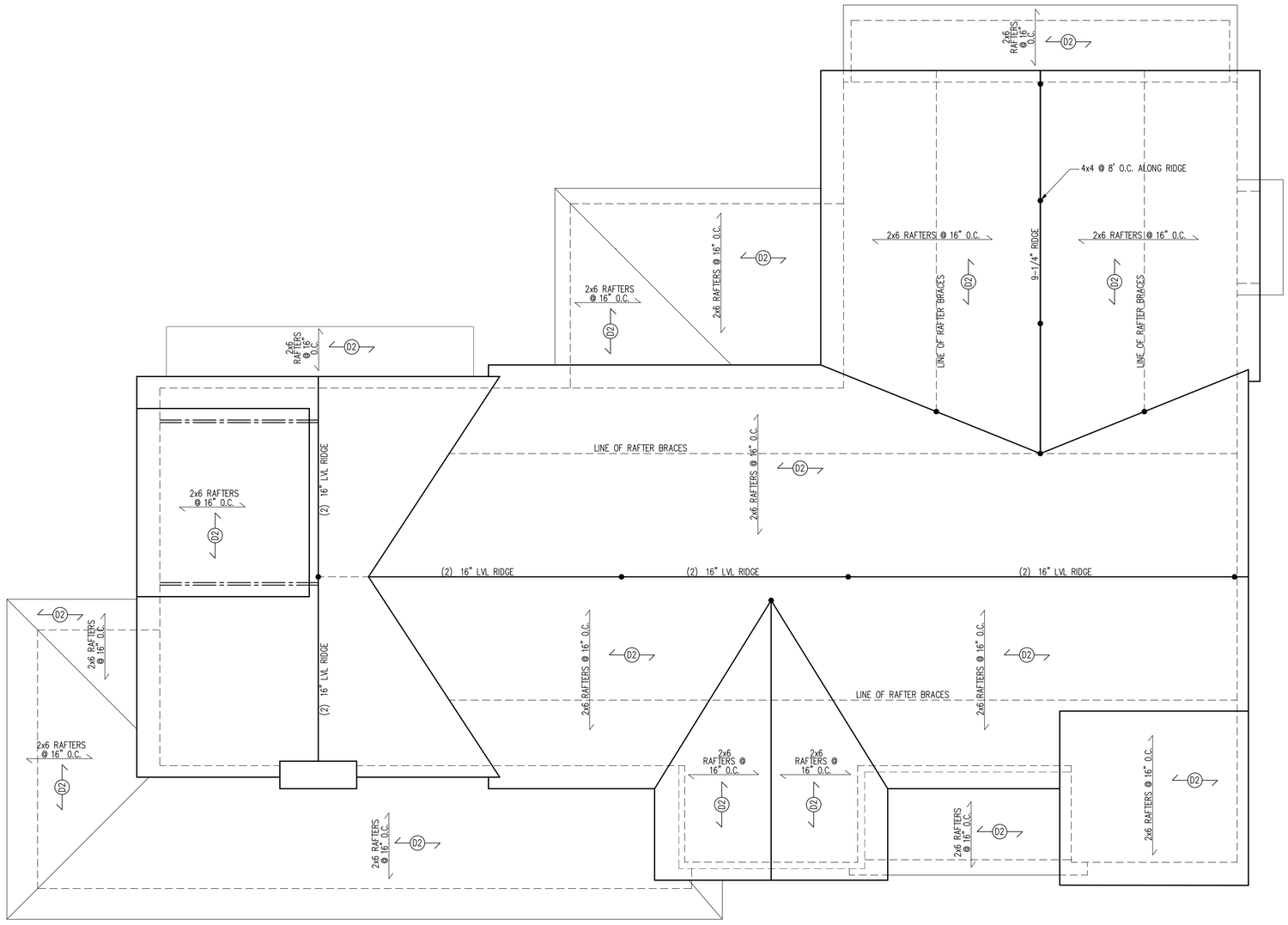

1 S404 ROOF FRAMING PLAN

1/4"=1'-0"

- ● INDICATES 4x4 WOOD KING POST TYP.
- D2 7/16" THICK APA RATED SHEATHING FASTENED TO RAFTERS WITH 8d NAILS @ 3" O.C. AT PERIMETER AND IN FIELD.

NOTE: ROOF TO BE "STICK-BUILT" ROOF FRAMING AND BRACED BACK TO LOAD BEARING WALLS AS REQUIRED.

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Design with Purpose.
Process.
Create.

Title: BUILDING 4 ROOF FRMG PLAN

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

Sheet: S404

of: