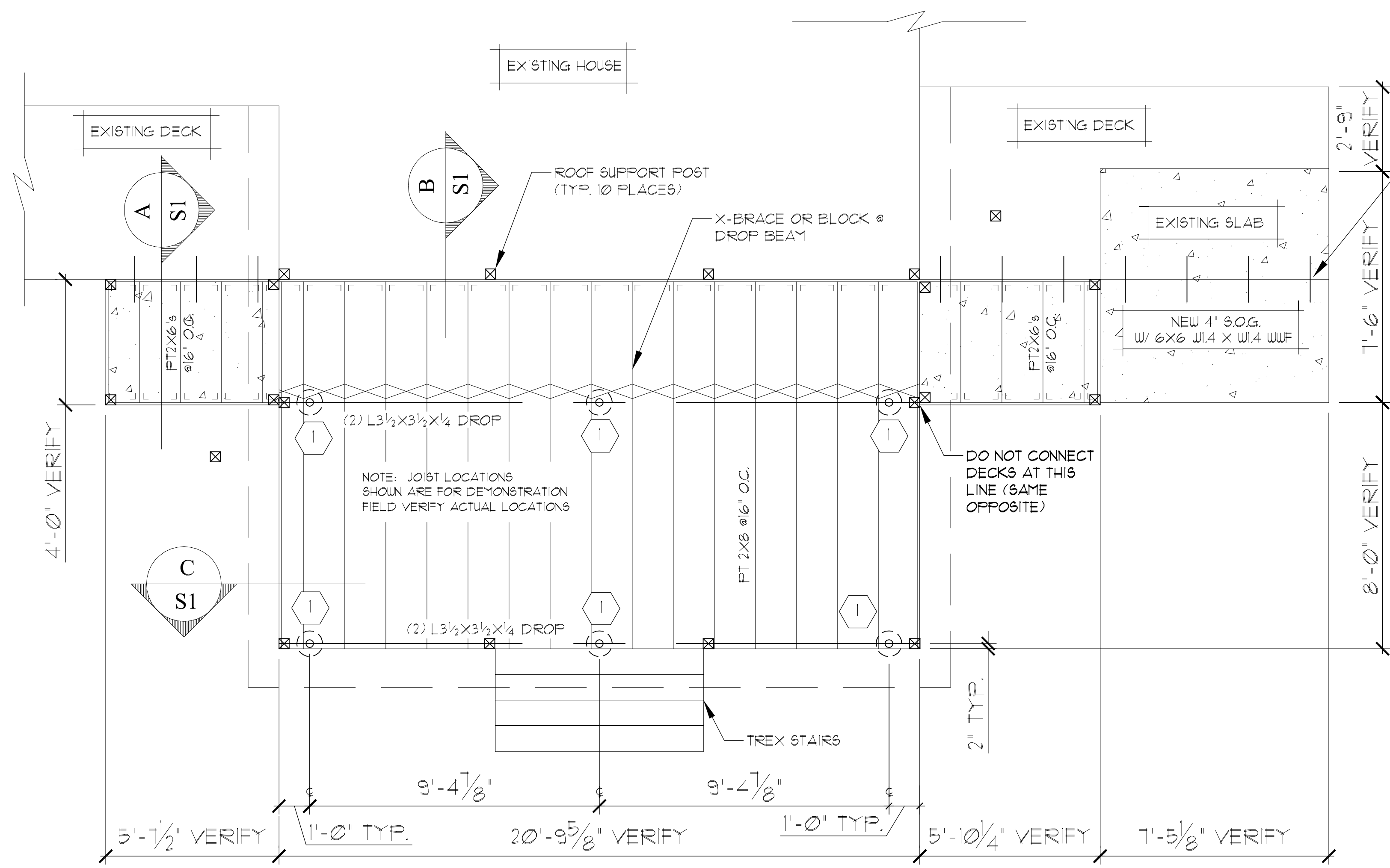


GENERAL NOTES:

- Codes:**
 This plan was prepared based on the 1997 Uniform Building Code with local amendments and portions of the most recent versions of ACI 318, ACI 332R, AISI Allowable Stress Design ninth edition, and the NDS for wood construction.
- Loads:**
 This plan is based upon the following load parameters:
 Roof: Live Load = 30 psf
 Floor: Live Load = 40 psf
 Wind: Speed = 100 mph Exposure C
 Seismic: Zone 1
 Soils report by: Earth Engineering (Pro), No. 1032215 December 16, 2003
- Materials:**
 This plan is based upon the following material properties:
Concrete: Concrete shall contain Type II cement, 6 % air entrainment, and a minimum 28 day compressive strength of 3000 psi for structural concrete, and 3500 psi for interior or exterior slabs on grade.
Steel: Structural steel angles shall conform to ASTM A50.
WOOD: All dimensional lumber shall be Hem Fir #1 or better unless noted otherwise on the plan w/ $F_b = 950$ psi, $F_v = 150$ psi, $F_c = 405$ psi, $E = 1,300,000$ psi.
 All Laminated Veneer Lumber shall have an allowable Flexural stress $F_b = 2250$ psi and Modulus of Elasticity of $E = 1,500,000$ psi or better. Timberstrand and Microlam beams shall be by Trus Joist MacMillan or equivalent. All Timberstrand beams shown can be replaced with equivalent size I3E Microlams.
- Helix Piers:**
 All Helix foundations and pier caps shall be as manufactured by Magnum Piering Inc. or equivalent. Helix foundation installation should be observed by a representative from Magnum or other geotechnical engineer to verify installation torques and minimum depth.
- Slabs-on-grade:**
 The type of slab support and risks of slab movement should be discussed between the contractor, owner, and engineer. Provide control joints at 10'-0" on center maximum. Exterior slabs should be isolated from the rest of the deck.
- Framing:**
 All framing shall be in accordance with the conventional light frame construction provisions of the adopted U.B.C. at the time of construction unless indicated otherwise on the plan. All connections or members not shown are per the general contractor/owner. Refer to the conventional framing provisions of the U.B.C. for additional requirements. All manufactured wood products shall be installed per the manufacturers specifications. Framing schematics do not constitute complete gravity or lateral force restraining systems. Refer to the conventional framing provisions of the U.B.C. for additional requirements. All connections shall be Simpson Strong-Tie or equivalent.
- Drainage:**
 Adequate drainage shall be provided around the structure. This drainage should be monitored and maintained throughout the life of the structure. At a minimum Magnum recommends a minimum slope of 1" (R) in the first ten feet and a minimum 2% slope from that point to the property line for landscaped areas. In areas where sidewalks or paving do not immediately adjoin the structures, this slope should have a minimum grade of 10% for at least 10 feet.
- Limitations:**
 It is the contractor's responsibility to verify and coordinate all dimensions prior to construction. Brick ledges, steps, insets, beam pockets, and deck railings, etc. may or may not be shown. This foundation plan is based on the contractor/owner furnished plans and the above referenced specifications. Any discrepancies or changes should be brought to the attention of Magnum.

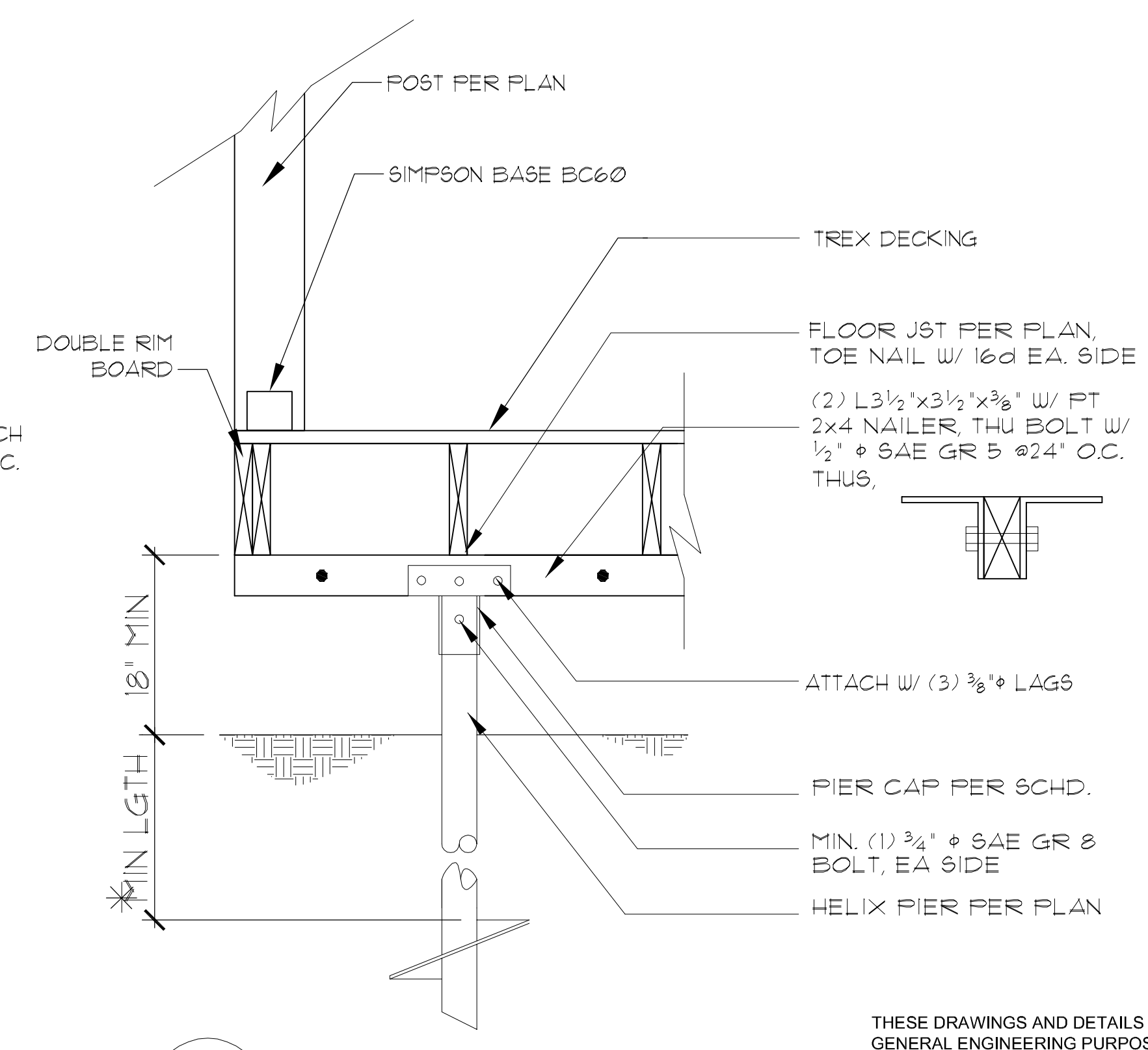
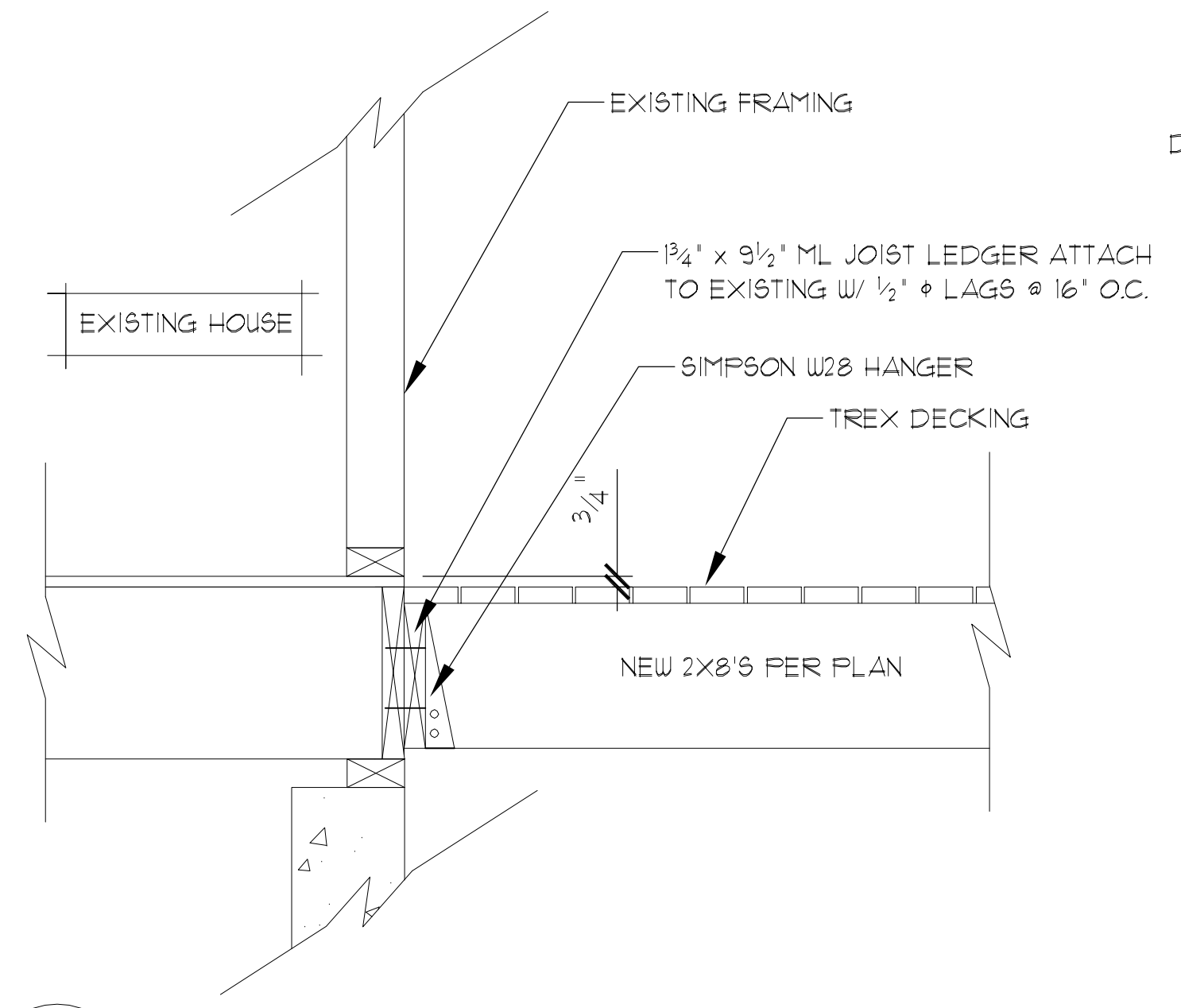
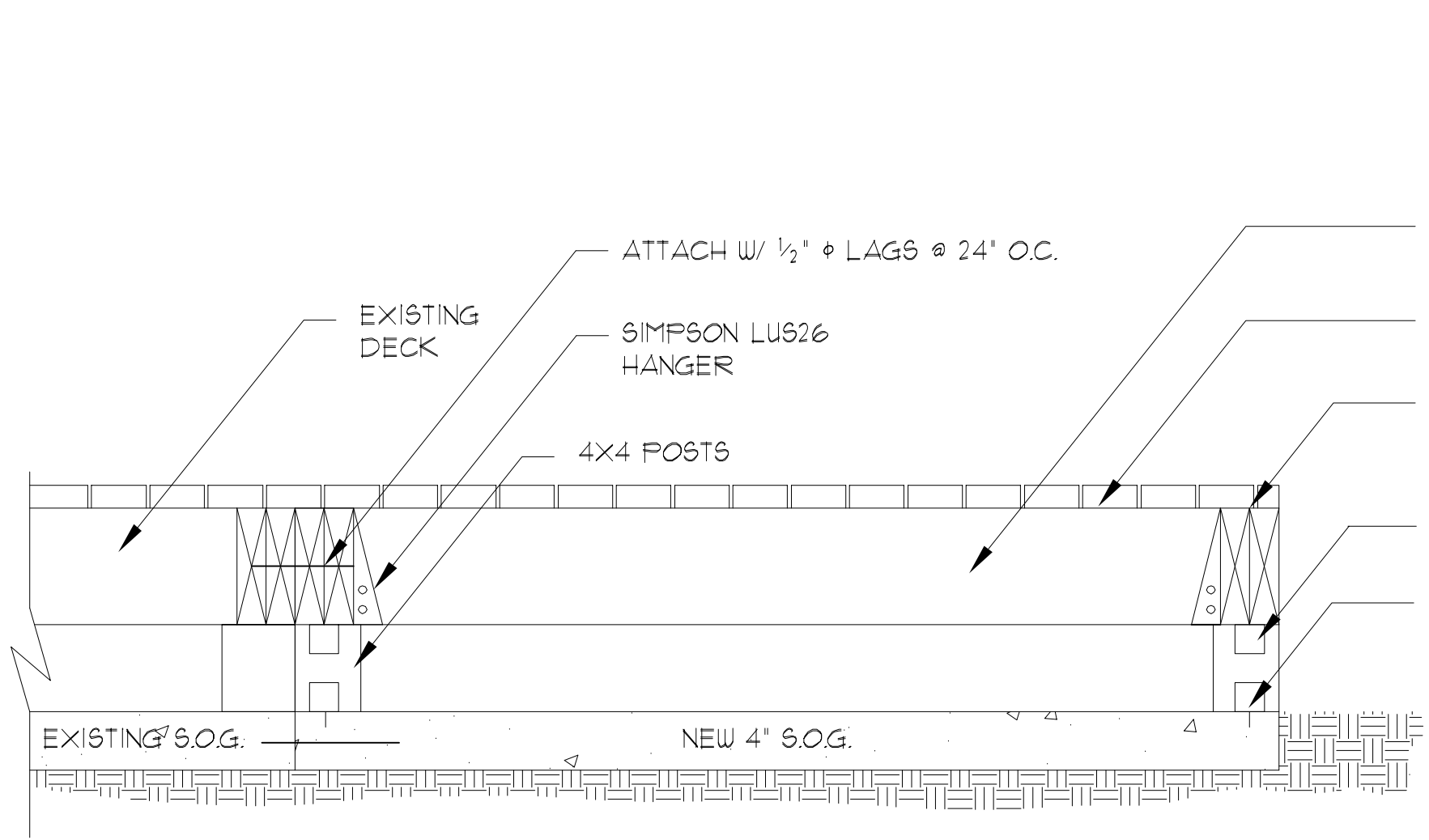


FOUNDATION & FLOOR FRAMING PLAN

APPROXIMATE SCALE: 1/4 INCH = 1 FOOT

HELIX FOUNDATION SCHEDULE					
SYMBOL	QUANTITY	DESIGN CAPACITY	MIN. DEPTH *	PIER CAP CONNECTION	NOTES
①	6	12 KIPS	10' (FT)	MP1915 WOOD BEAM CAP	MIN. 0.250 WALL HELIX SHAFT (STD. DUTY), USE (1) 10" (in) DIAM BLADE

* DIST. TO SHALLOWEST HELICAL BLADE. SEE DETAIL C/61



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