

**HONEYDEW FARMHOUSE**

SUMMIT HOMES

BAILEY FARMS #1160

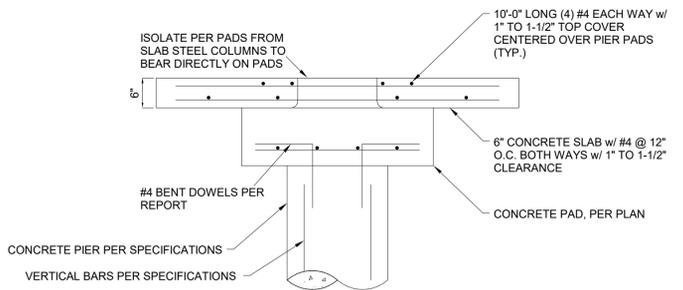
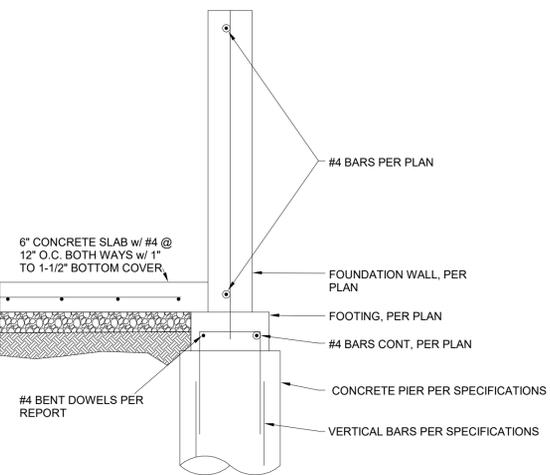
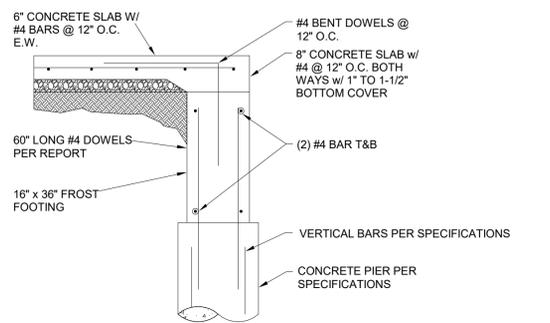
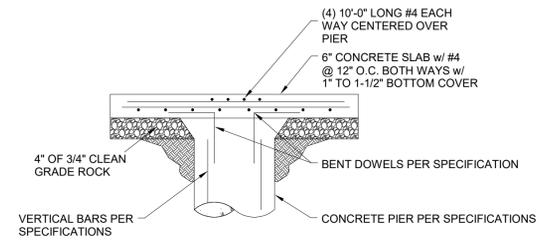
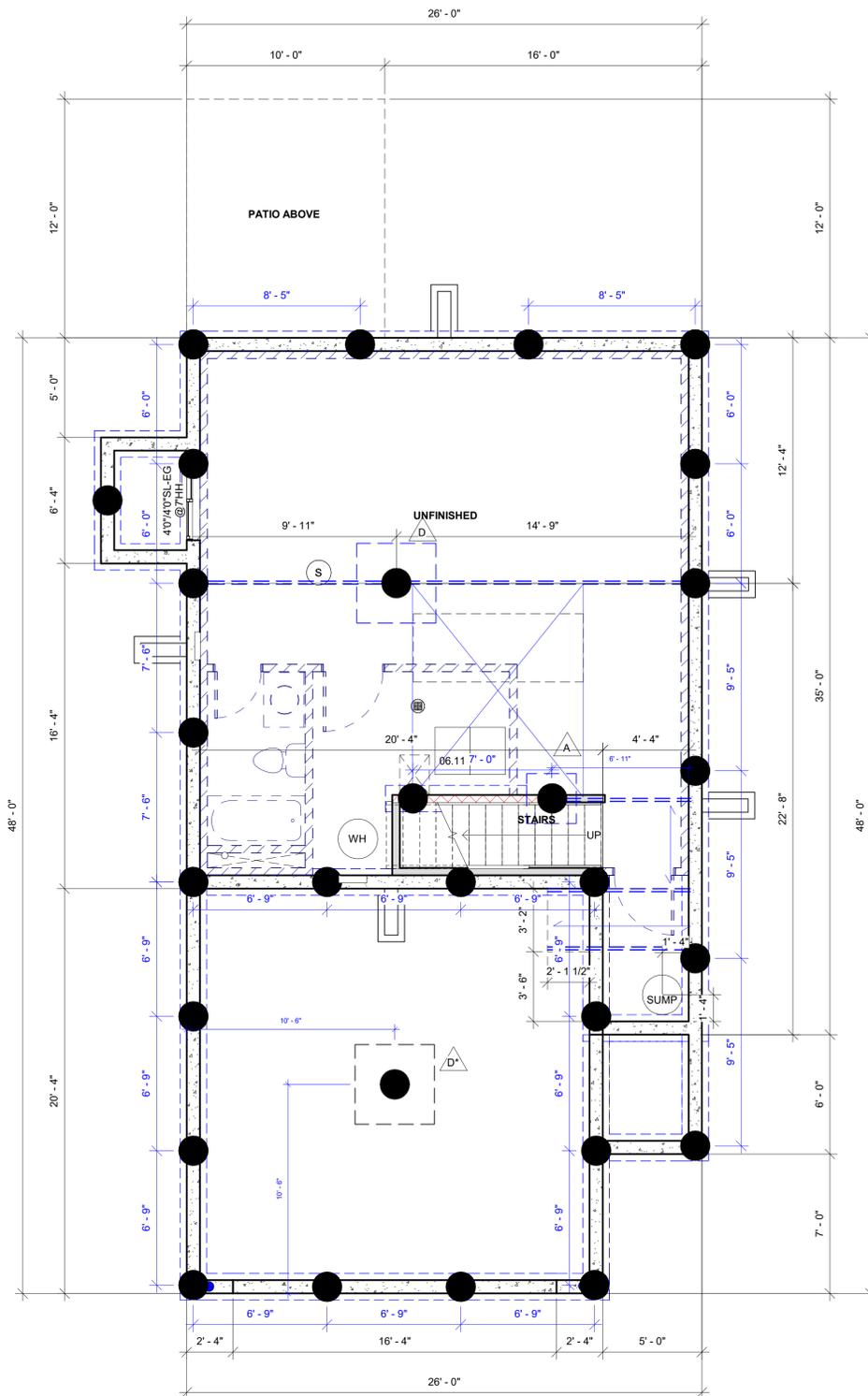
1433 SE VANTAGE DR LEE'S SUMMIT, MO 64082

03/18/26

REVISIONS

**PIER PLAN**

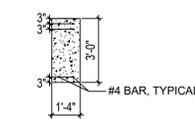
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ALL PIERS TO BE CENTERED ON FOUNDATION WALLS

**16" WIDE X 36" TALL TRENCH FOOTING:**

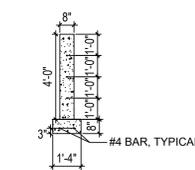
- (2) #4 BARS AT:
  - 3" FROM BOTTOM
  - 3" FROM TOP
  - 6" FROM TOP



**9" WIDE X 4" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:**

- (2) #4 BARS AT:
  - 3" FROM BOTTOM FOR FOOTING

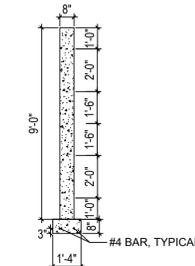
- (1) #4 BAR AT:
  - 12" FROM TOP
  - 24" FROM TOP
  - 36" FROM TOP



**8" WIDE X 9" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:**

- (2) #4 BARS AT:
  - 3" FROM BOTTOM FOR FOOTING

- (1) #4 BAR AT:
  - 12" FROM TOP
  - 36" FROM TOP
  - 54" FROM TOP
  - 72" FROM TOP
  - 96" FROM TOP



**DRILLED PIER SPECIFICATIONS:**

- 18" DIAMETER CONCRETE PIER
- DRILL TO COMPETENT MATERIAL
- REINFORCE WITH (4) #4 BARS FULL DEPTH OF PIERS TIED INTO REBAR AND FOOTINGS AT A MINIMUM OF 24" OVERLAP.

**STRUCTURAL SLAB SPECIFICATIONS:**

- PLACE 5" CONCRETE SLAB W/ #4 BARS AT 12" O.C. EACH WAY ON 1-1/2" CHAIRS.
- ADD (4) 10'-0" LONG #4 BARS EACH WAY OVER THE COLUMN PADS AND SLAB SUPPORT PIERS. PLACE WITH 1" TO 1-1/2" SLAB TOP COVER (3" CHAIRS)
- THE PERIMETER OF THE SLAB SHALL BEAR ON THE FOUNDATION WALLS AS FOLLOWS:
  - MINIMUM 3" KEYWAY OR FOOTING, OR
  - DRILL 5" DEEP AND PIN TO FOUNDATION WITH #4 BARS AT 12" O.C.

FRICION PIER OPTION APPROVED WHEN BEDROCK DEPTH IS EXCESSIVE FOR END BEARING DRILLED PIER. SOIL MUST NOT BE FILL. MUST BE IN-SITU SILTY CLAY OR CLAY SOIL. CONTACT EOR IF FRICION PIERS REQUIRED.

**FRICION PIER SPECIFICATIONS:**

- 24" DIAMETER CONCRETE PIER
- DRILL MIN. 12" IN-SITU CLAY
- REINFORCE WITH (5) #4 GRADE 40 BARS FULL DEPTH OF PIERS TIED INTO REBAR AND FOOTINGS AT A MINIMUM OF 24" OVERLAP.

**PIER LAYOUT**

**BAILEY FARMS #1160**  
**1433 SE VANTAGE DR LEE'S SUMMIT, MO 64082**

EVERSTEAD HAS DESIGNED THE PIER LAYOUT AND DETAILS BASED ON THE FOUNDATION LAYOUT ON THE ORIGINAL PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD ON THE ORIGINAL PLANS TO GET APPROVAL OF THE FOUNDATION MODIFICATION. EVERSTEAD IS NOT RESPONSIBLE FOR ANY INFORMATION UNRELATED TO THE PIER LAYOUT UNLESS EVERSTEAD WAS THE ENGINEER OF RECORD ON THE ORIGINAL PLANS.