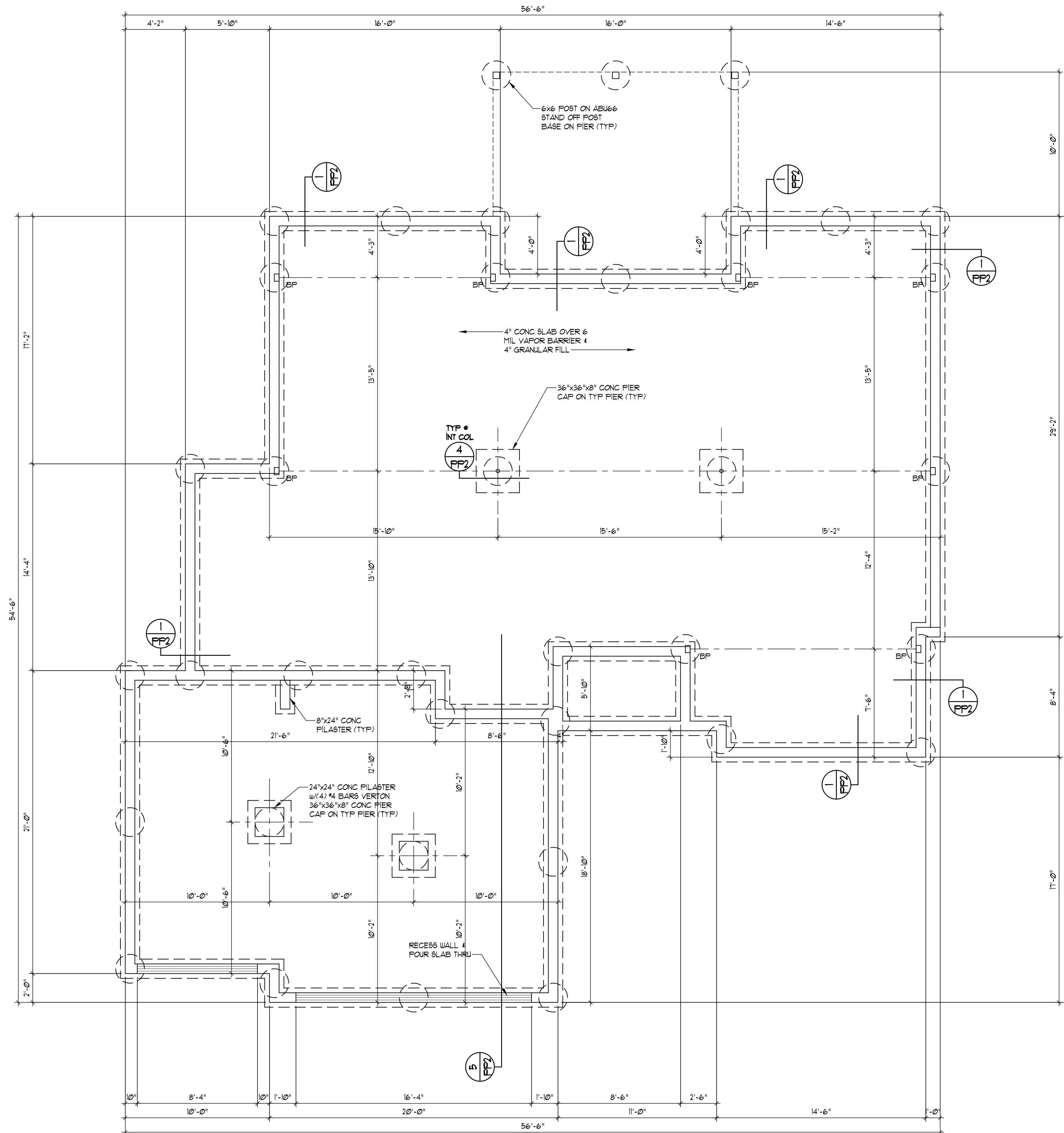




PIER PLAN FOR
1905 SW RIVER RUN DR
LOT 9 - WHISPERING WOODS
LEE'S SUMMIT, MO

OF



- GENERAL PIER FOUNDATION NOTES:
1. ALL PIERS SHALL BE 24" DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY OR 18" DRILLED PIER TO BEAR ON LIMESTONE OR HARD SHALE.
2. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
3. FOR ALL CORN WALL OPENINGS, FOOTING 1 WALL STEPS, PROVIDE ONE 1/4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
5. ALL END BOLTS SHALL BE SPACED @ 36" WITH T MIN EMBED. 1 BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
6. FASTEN JOISTS TO SILL PLATES WITH 3-8d CORN NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 32" FOR JOIST SPACES. FASTEN TO SILL PLATE BOLT ONE "3".
7. VOID FILL: FILL WITH VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB BASE.
8. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUND MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL ITCH HOLES, VOIDS BEFORE APPLICATION.
9. FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED BENTONITE TILE 12" TO 18" EXTEND TO GRADE OR BE CONNECTED TO MIN 24" DIA. OR 20" SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
10. ALL FRAMING MEMBERS IN CONTACT WITH CORN SHALL BE TREATED LUMBER.
11. ALL STEEL FASTENERS (INCLUDING FOUND ANCHOR BOLT) ON A/CQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
12. FLOOR SLAB PER ORIGINAL CONTRACT DRAWINGS.
13. REFER TO ORIGINAL CONTRACT DRAWINGS FOR WINDOW, WELL, DOORS, AND HOLD DOWN PLACEMENT.

HOUSE PIER COUNT:	35
DECK PIERS:	3

PIER PLAN
SCALE: 1/4" = 1'-0"

DATE: 2/3/2020
REVISED:
JOB NO:
DRAWN BY: JUH
DESIGNED BY: CHS

VAN DERZEN & ASSOCIATES, P.A.
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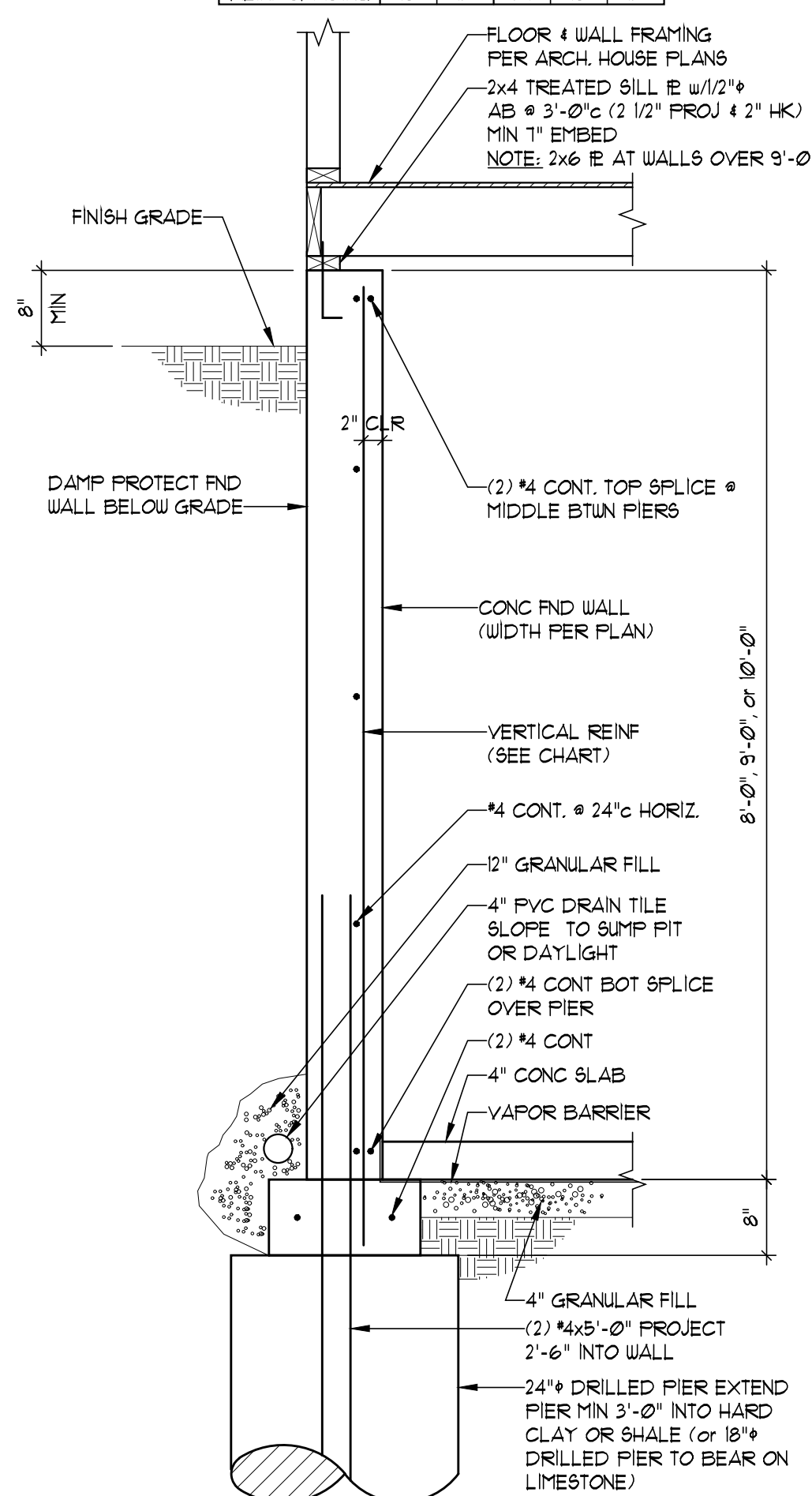
PIER DETAILS FOR
1905 SW RIVER RUN DR
LOT 9 - WHISPERING WOODS
LEE'S SUMMIT, MO

SHEET NO:

PP2

or

VERTICAL REINF (#4 BARS - GRADE 40)					
WALL HGT	8'	9'	8'	9'	10'
REINF SPACING	16"	12"	24"	16"	12"



VERTICAL REINF (#4 BARS - GRADE 40)					
WALL HGT	8'	9'	8'	9'	10'
REINF SPACING	16"	12"	24"	16"	12"

