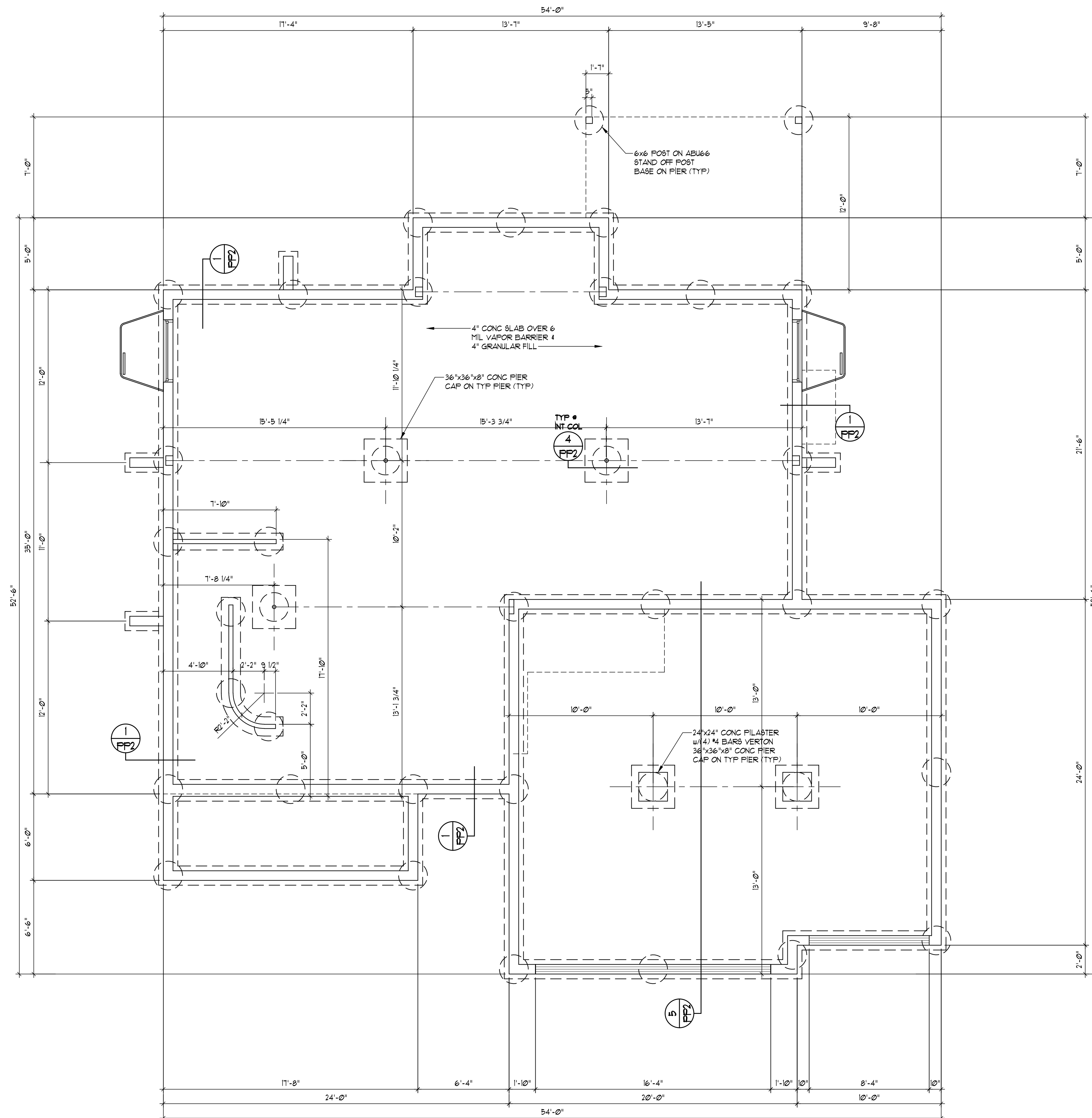
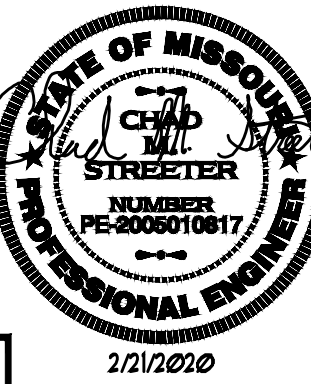




GENERAL PIER FOUNDATION NOTES:

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 CONC WALL FINISHES, FOOTING 4 WALL STEPS, PROVIDE ONE ¼ BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPICES AND AROUND CORNERS
5. ANCHOR BOLTS SHALL BE SPACED $\geq 36"$ WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF EACH PLATE
6. FASTEN JOISTS TO SILL PLATES WITH 3-8d CNCT NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING $\geq 32"$ FOR 3 JOIST SPACES. FASTEN TO SILL PLATE PER NOTE #2.
7. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOIST LAPPS AND 4" MIN. OVERLAP. GLASS 4.5G
8. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FLOOR MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLES, VOIDS BEFORE APPLICATION.
9. FOUNDATION DRAIN: INSTALL CNCT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO EXTERIOR OR BE CONNECTED TO MIN 18" DIA. OR 20" SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
10. ALL FRAMING MEMBERS IN CONTACT WITH CONC SHALL BE TREATED LUMBER
11. ALL SILL, FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALV. COATED
12. FLOOR SLAB PER ORIGINAL CONTRACT DRAWINGS
13. REFER TO ORIGINAL CONTRACT DRAWINGS FOR WINDOW, WELL, DOORS, AND HOLD DOWN PLACEMENT.

HOUSE PIER COUNT:	36
DECK PIERS:	2

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

PIER PLAN FOR

149 NW CARSON DRIVE
LOT 1435 - WINTERSET VALLEY
LEE'S SUMMIT, MO

SHEET NO:

pp1

OF

DATE: 2/21/2020

REVISED:

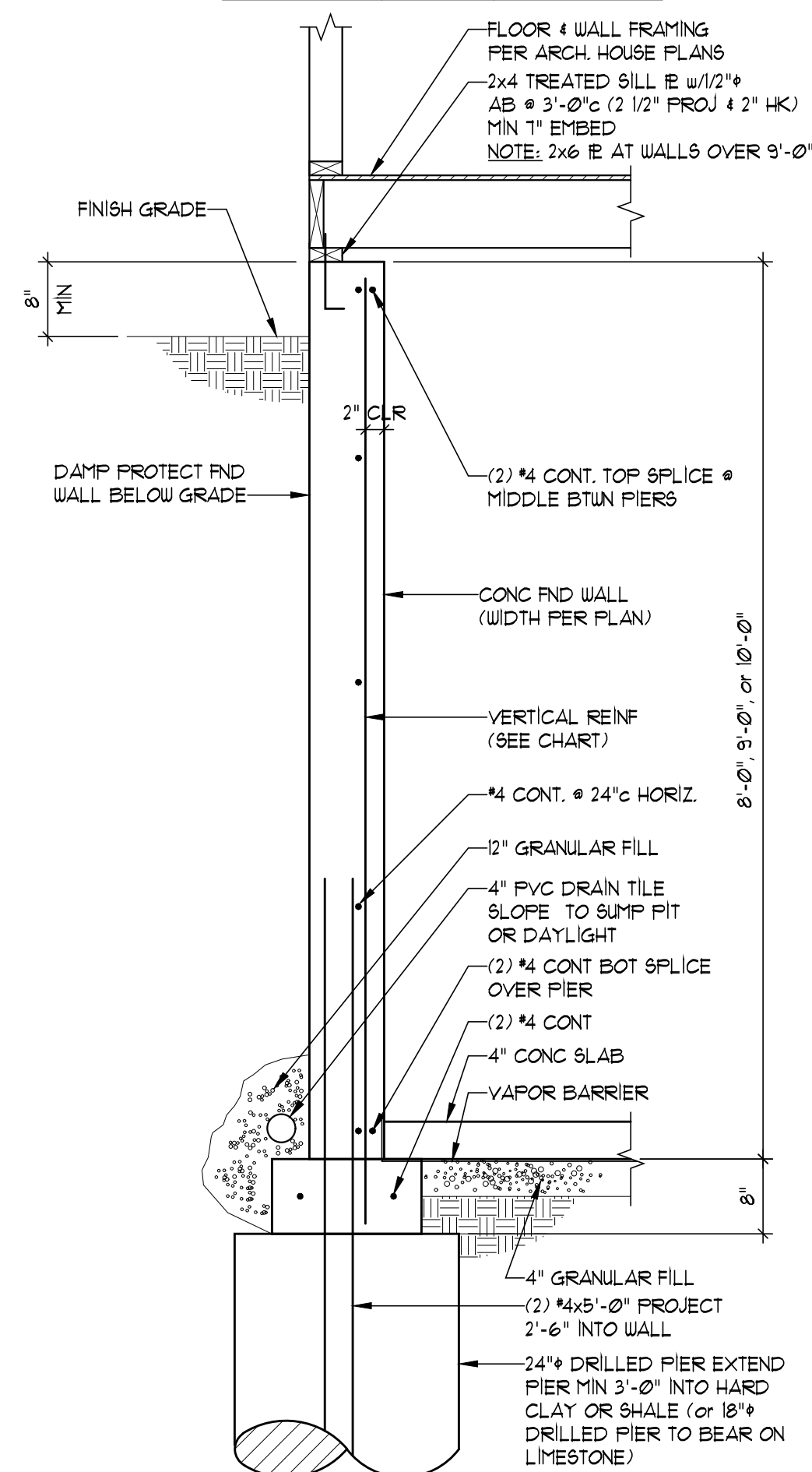
JOB NO:

DRAWN BY: JWH

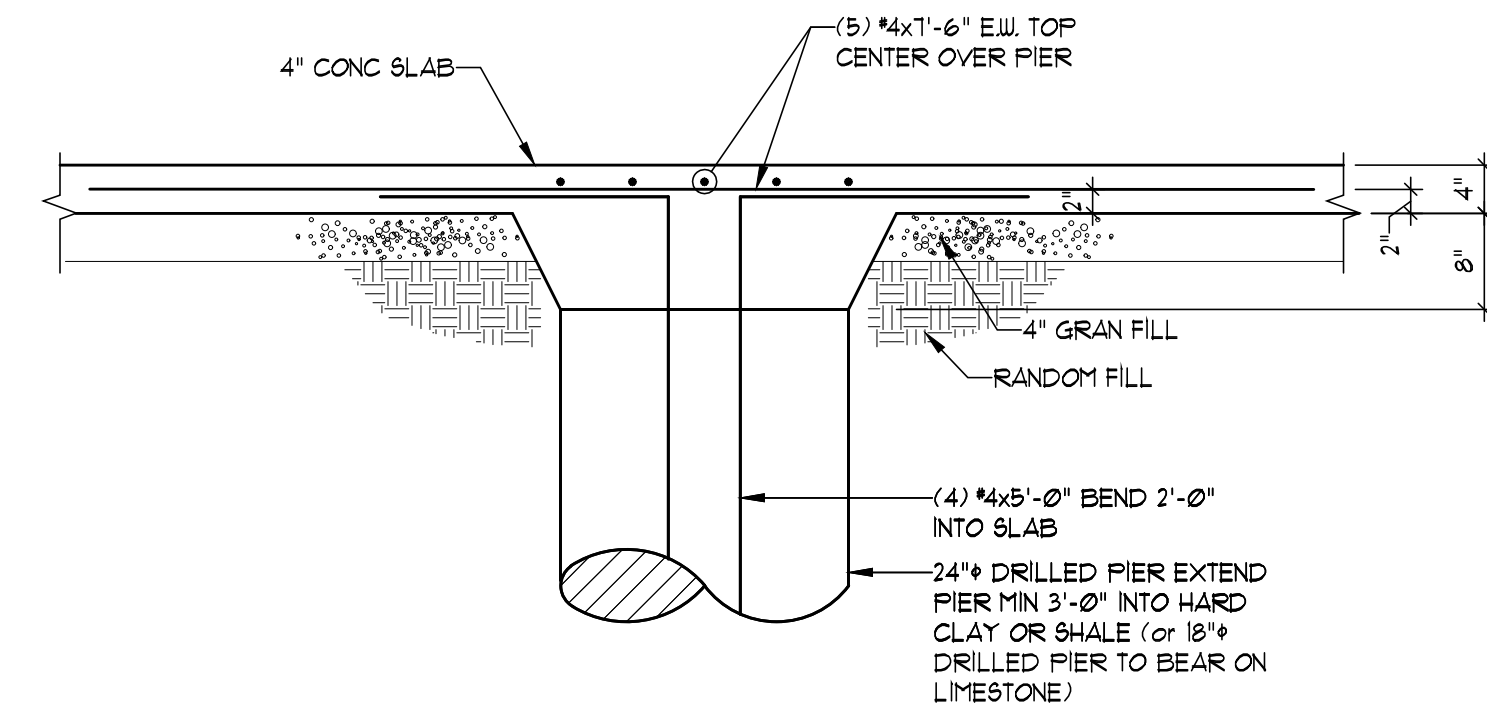
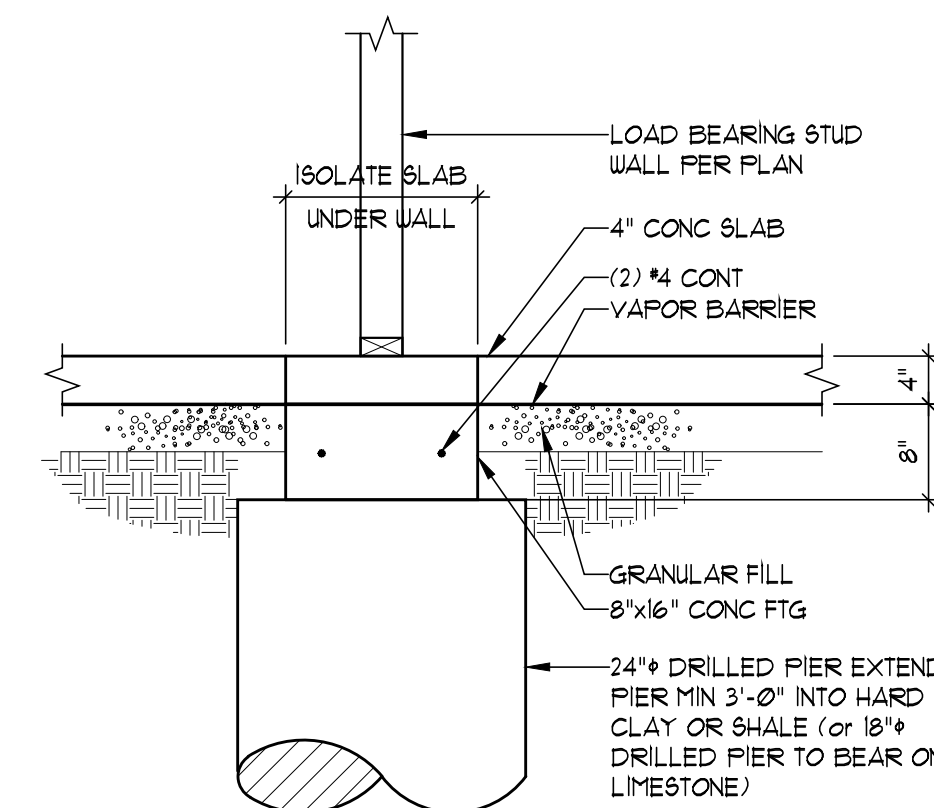
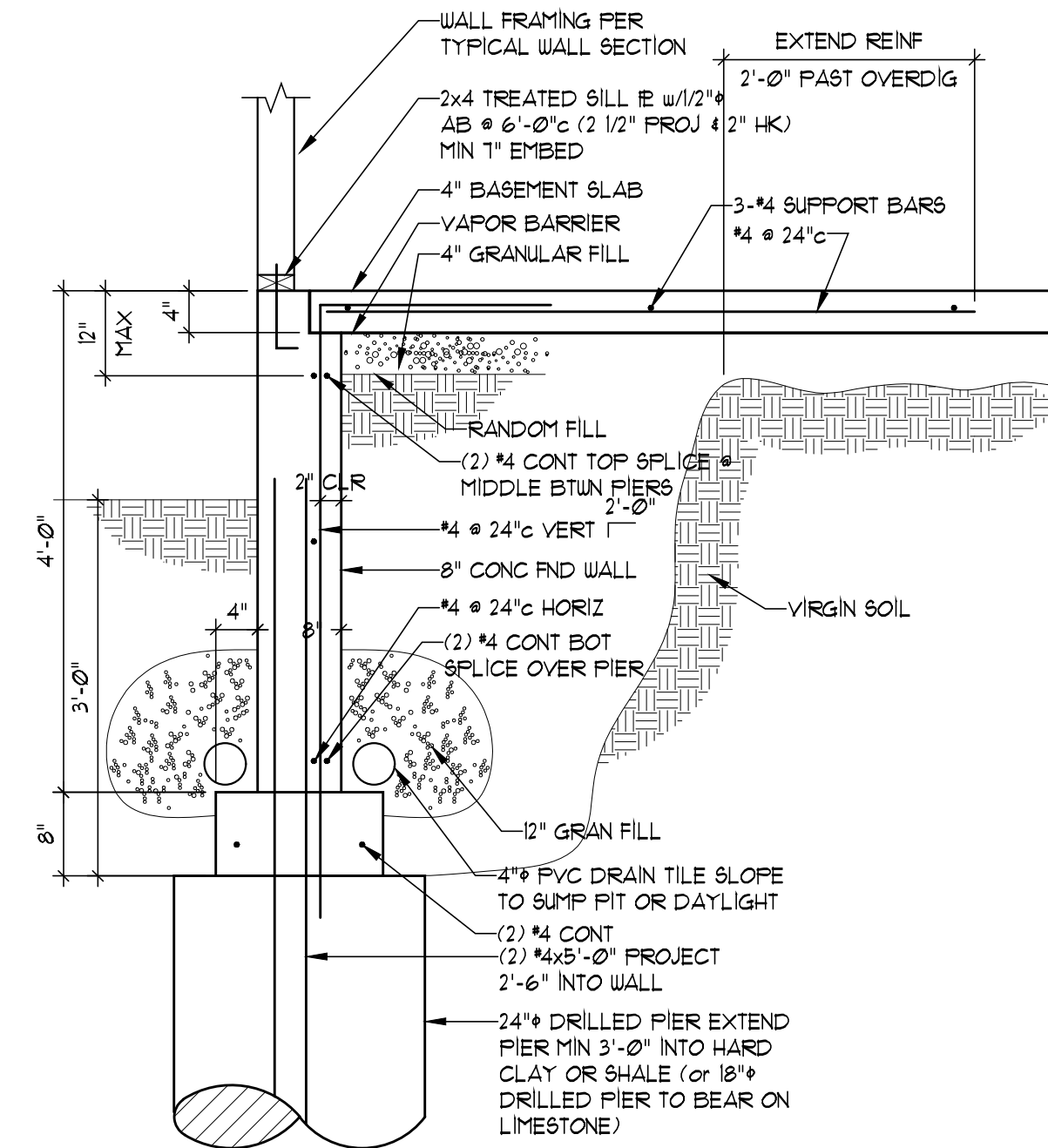
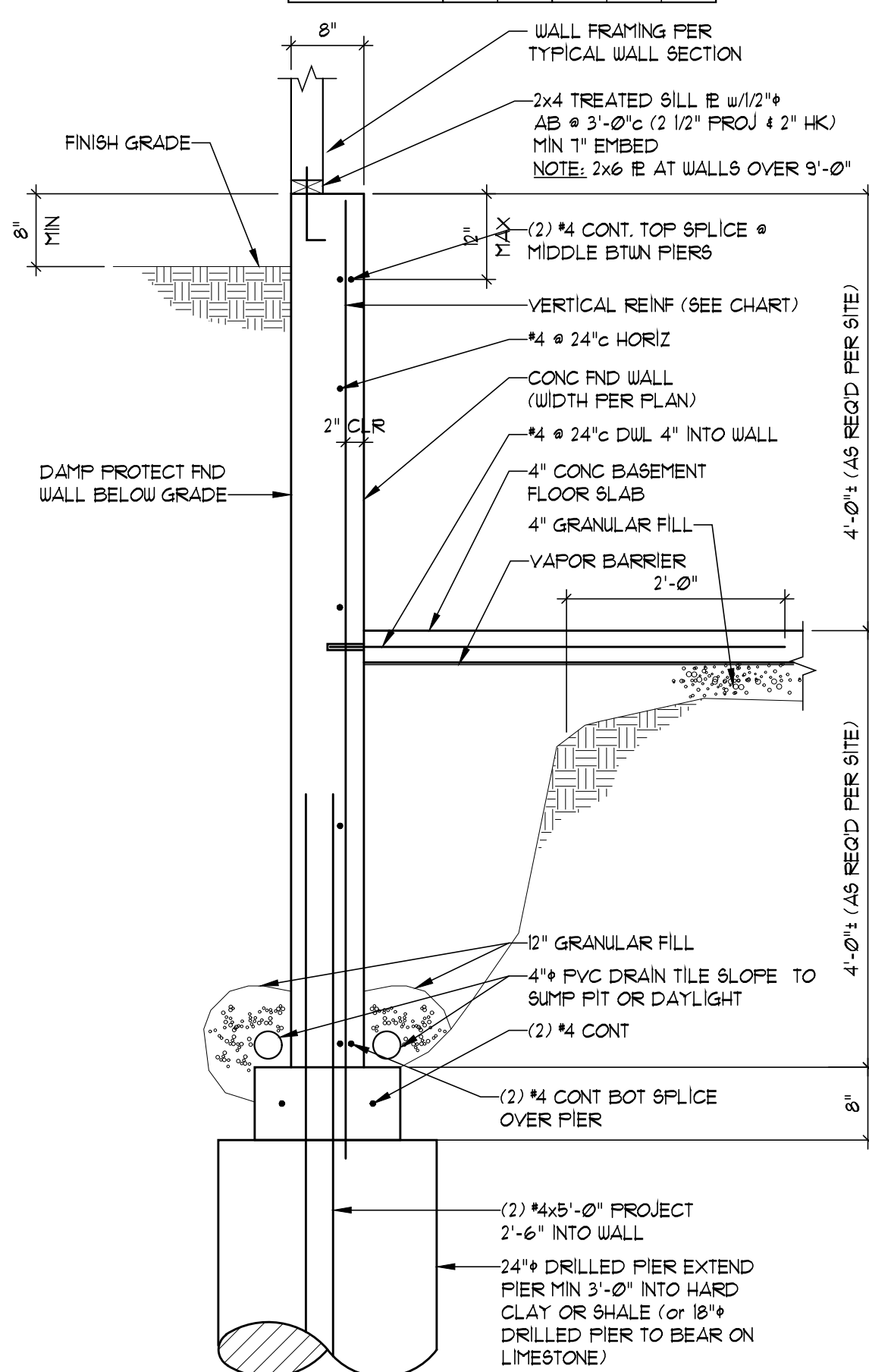
DESIGNED BY: CMS

Van Deurzen and Associates, P.A.
1001 KING STREET SUITE 130
OVERLAND PARK, KS 66207
(913) 451-6305 FAX (913) 451-1021
WEB PAGE: WWW.VANDEURZENASOC.COM
E-MAIL: VDA@VANDEURZENASOC.COM

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"



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

