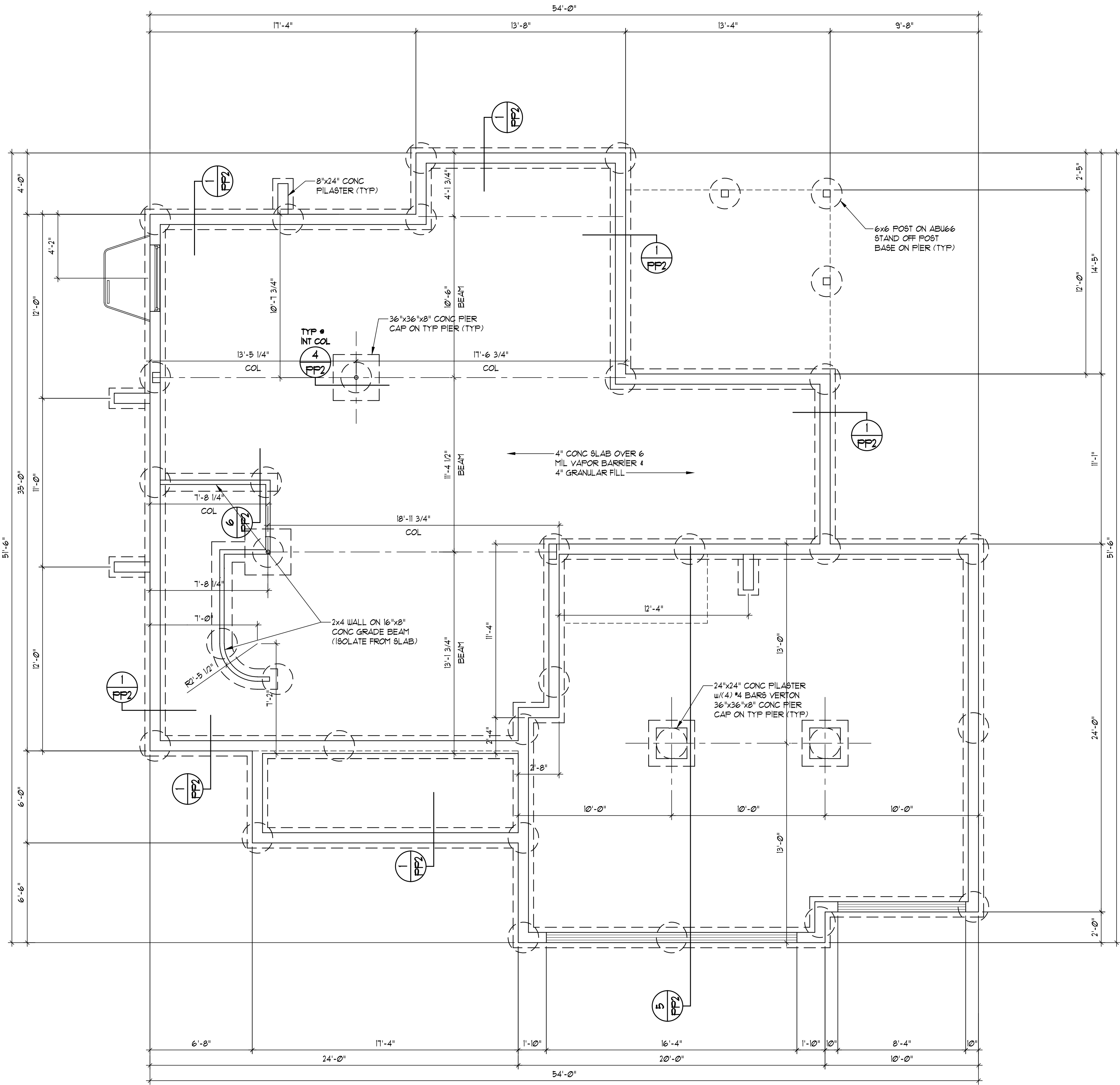




- GENERAL PIER FOUNDATION NOTES:
1. ALL PIERS SHALL BE 24" x DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY or 18" x DRILLED PIER TO BEAR ON LIMESTONE OR HARD SHALE.
 2. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE
 3. FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 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 ARE TO BE SPACED @ 36" c WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
 6. FASTEN JOISTS TO SILL PLATES WITH 3-8d COM NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 32" c FOR 3 JOIST SPACES. FASTEN TO SILL PLATE PER NOTE #2.
 7. VAPOR BARRIER: 6 MIL PE 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 TIE HOLES, VOIDS BEFORE APPLICATION.
 9. FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED 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 CONC SHALL BE TREATED LUMBER
 11. ALL STEEL FASTENERS (INCLUDING FOUND, ANCHOR BOLTS) ON ACQ 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:	31
DECK PIERS:	3

PIER PLAN FOR
1828 SW RIVER RUN RD
LOT 10 - WHISPERING WOODS
LEE'S SUMMIT, MO

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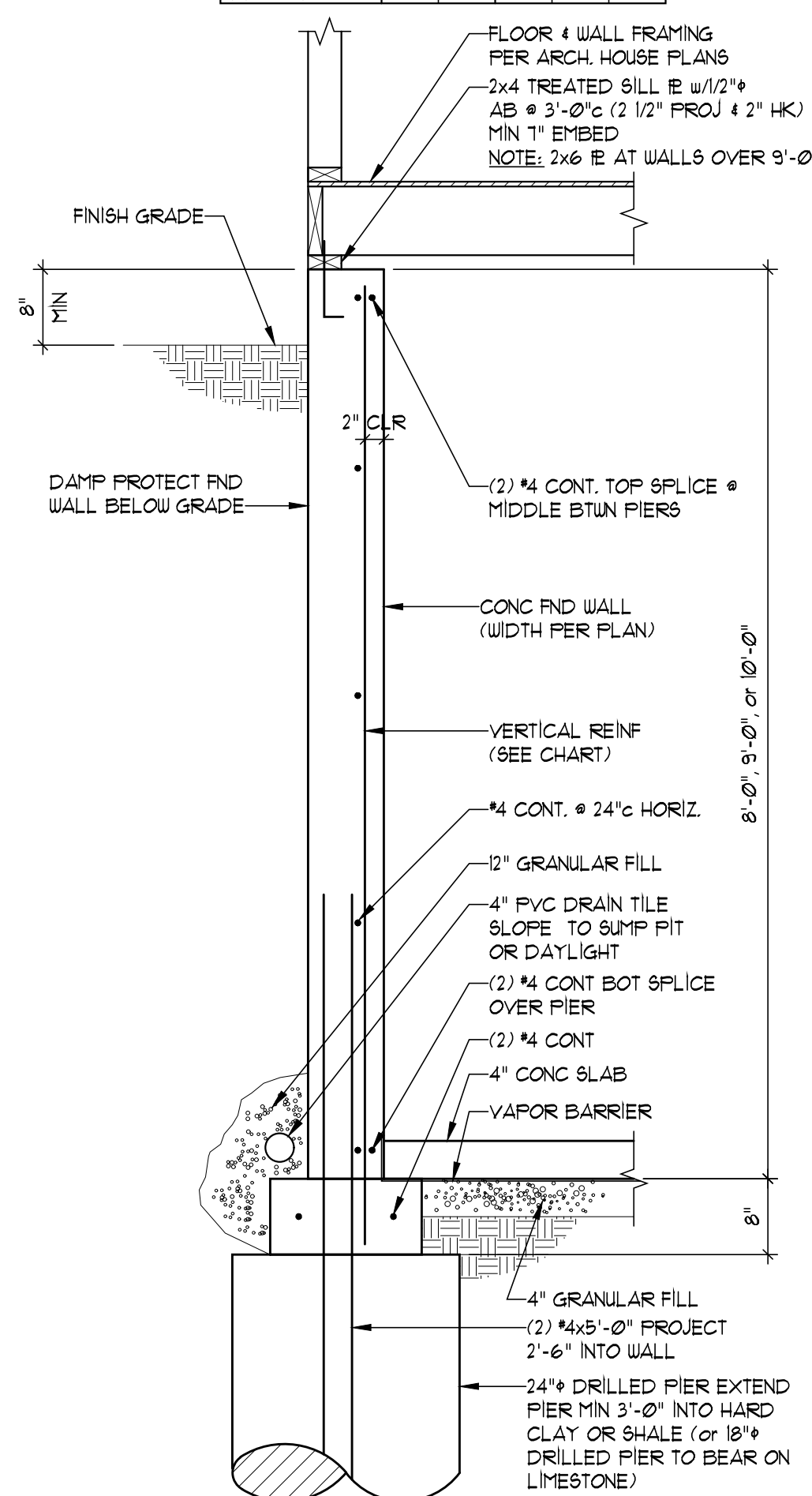
DATE: 3/10/2020
REVISED:
JOB NO:
DRAIN BY: JUH
DESIGNED BY: CHS

SHEET NO:

001

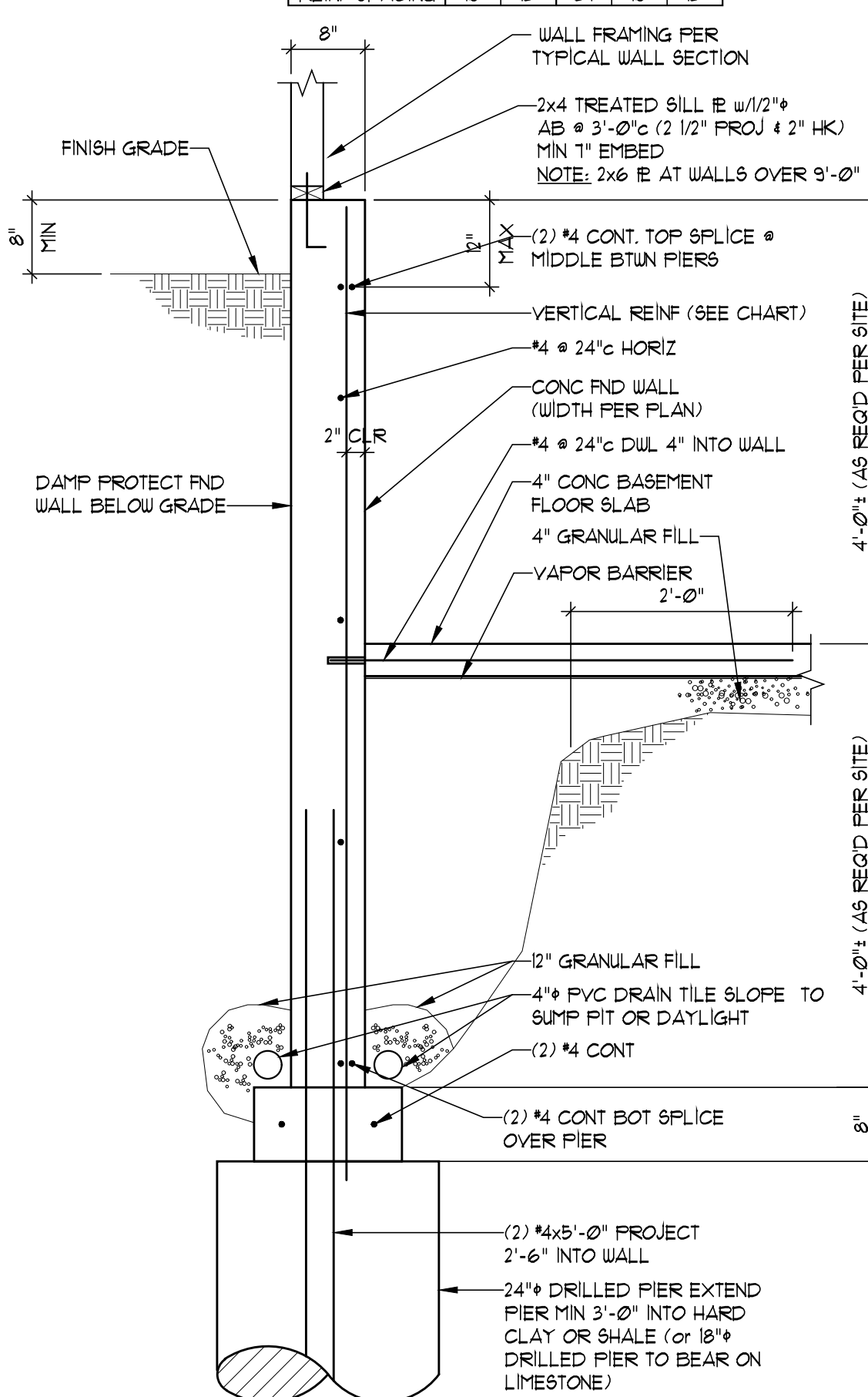
PIER PLAN
SCALE: 1/4" = 1'-0"

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

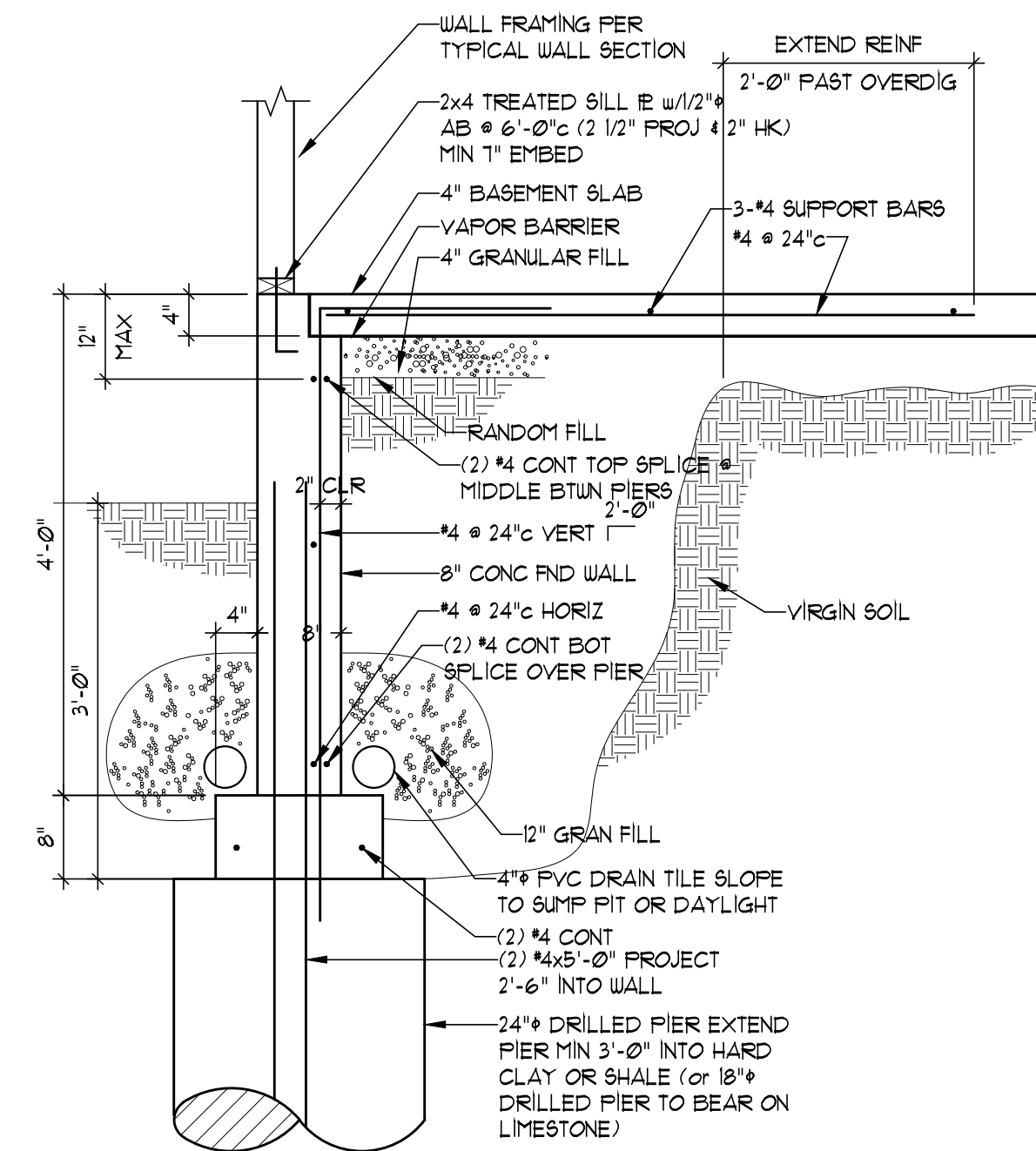


SECTION 1
SCALE: 3/4" = 1'-0"

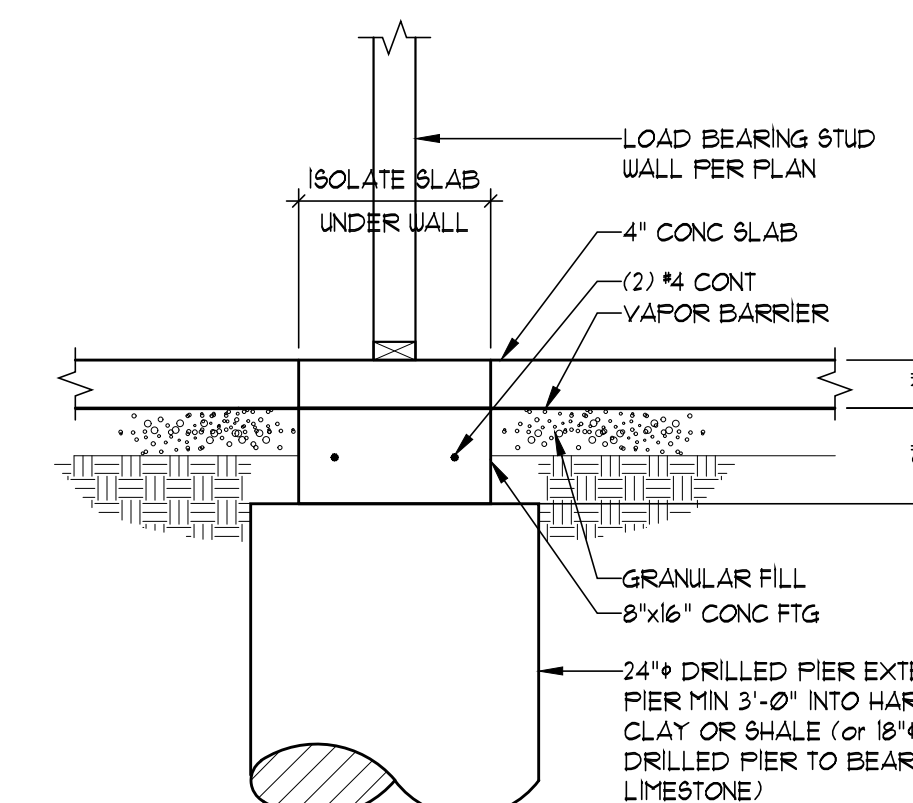
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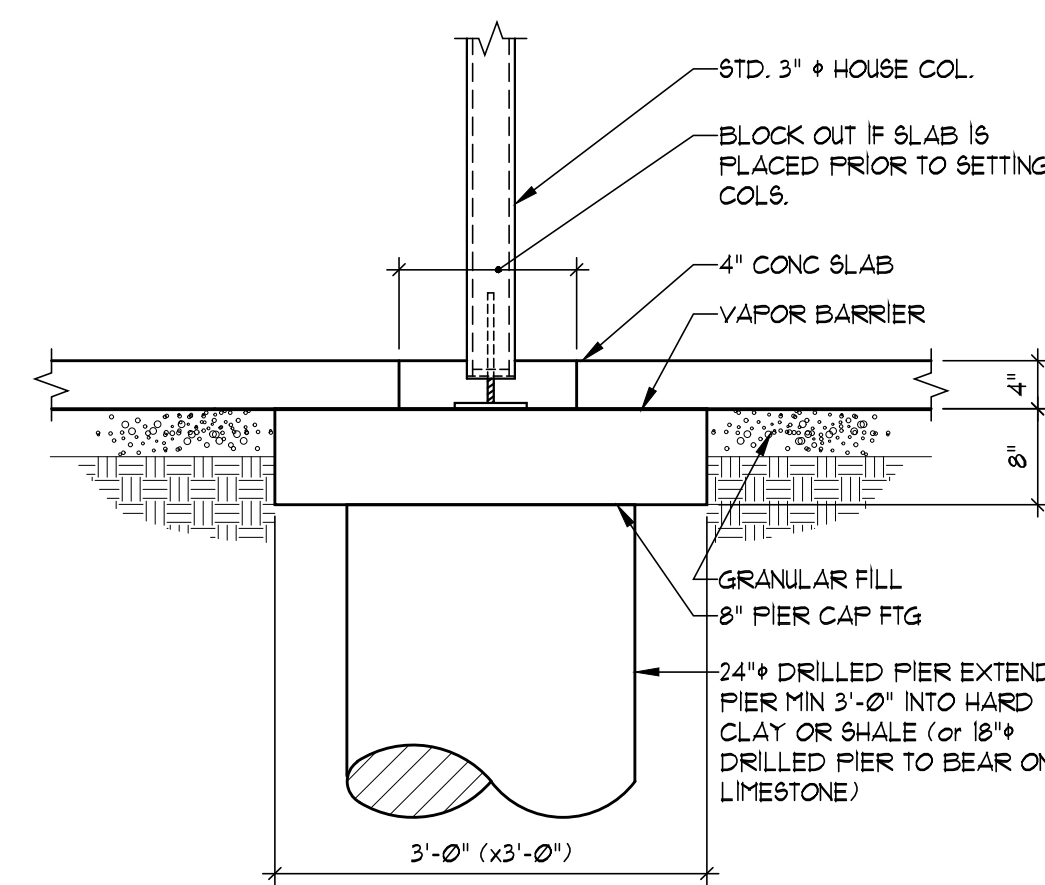
SECTION 2
SCALE: 3/4" = 1'-0"



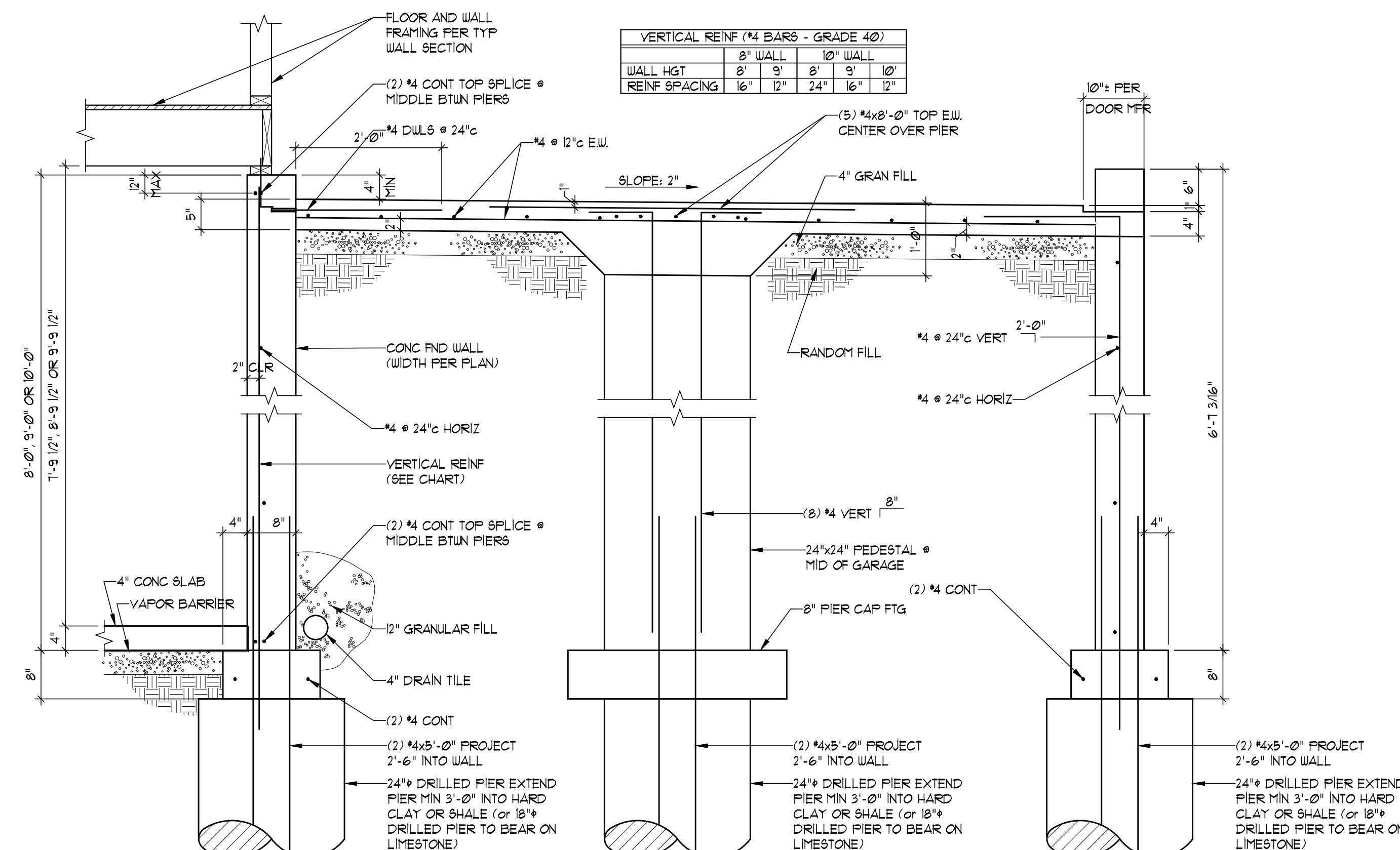
SECTION 3
SCALE: 3/4" = 1'-0"



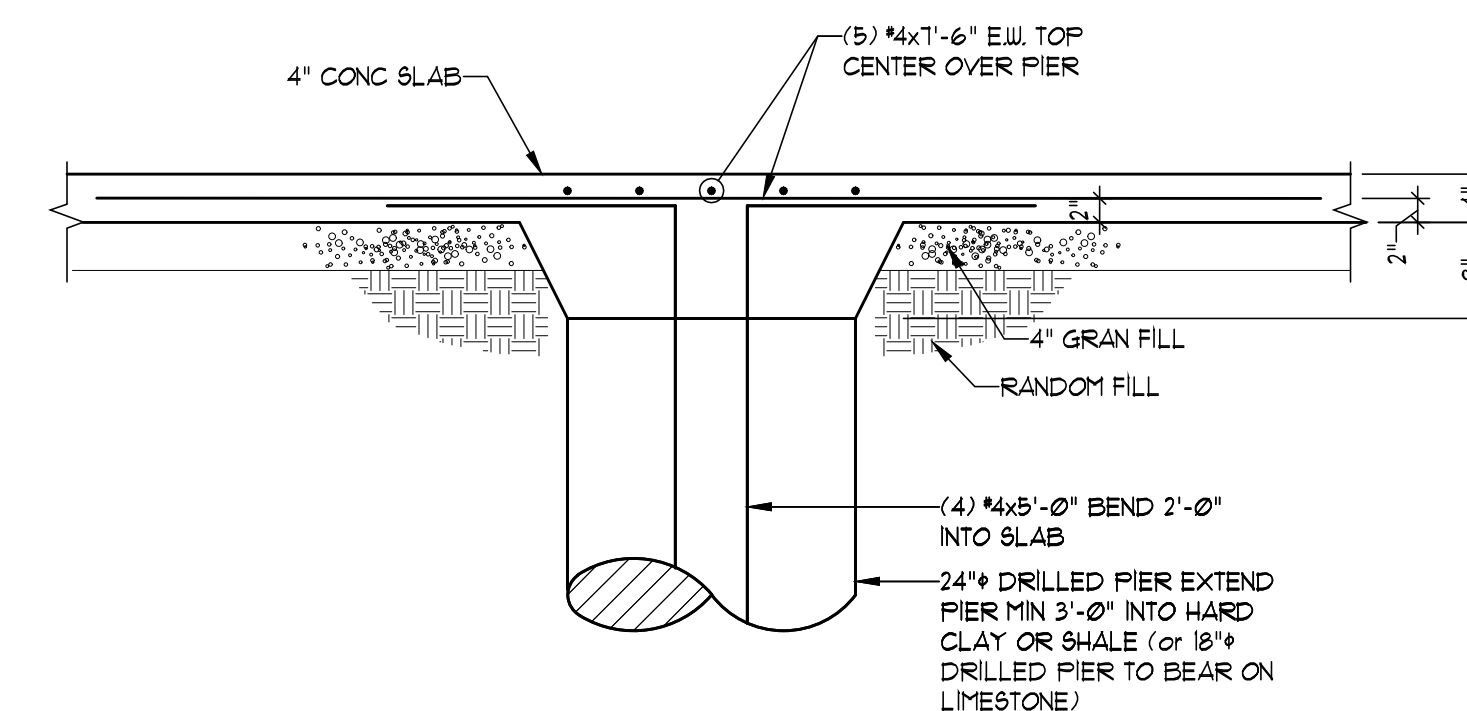
SECTION 6
SCALE: 3/4" = 1'-0"



SECTION 4
SCALE: 3/4" = 1'-0"



SECTION 5
SCALE: 3/4" = 1'-0"



SECTION 7
SCALE: 3/4" = 1'-0"

PIER DETAILS FOR
1828 SW RIVER RUN RD
LOT 10 - WHISPERING WOODS
LEE'S SUMMIT, MO

DATE: 3/10/2020
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