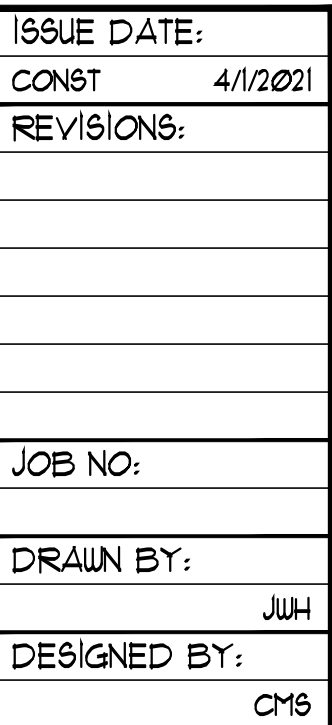




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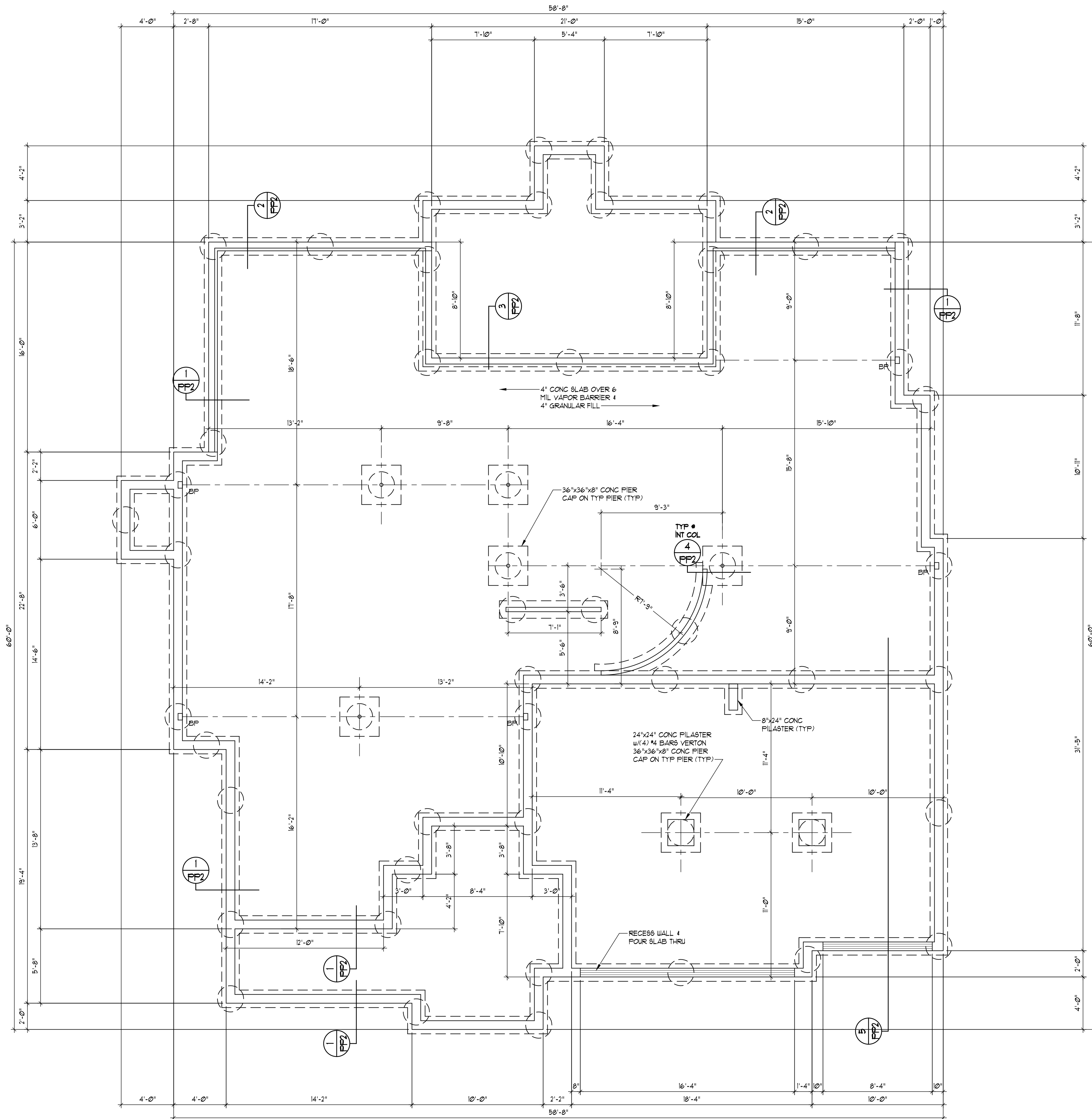
PIER PLAN FOR  
3057 NW THOREAU LN  
LOT 1423 - WINTERSET VALLEY  
LEE'S SUMMIT, MO

SHEET NO:

PP1

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CONSTRUCT  
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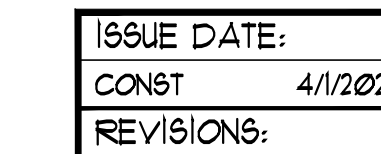
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- GENERAL PIER FOUNDATION NOTES:
1. ALL PIERS SHALL BE 24" DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY OR 18" DRILLED PIER TO BEAR ON LIMESTONE OR HARD SHALE.
2. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
3. FOR ALL CONC WALL OPENINGS, FOOTING 4 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 SPLICES AND AROUND CORNERS.
5. ANCHOR BOLTS, TO BE SPACED @ 36" WITH 1" MIN END DIST. ABOUT SHALL BE PLACED WITHIN 1" OF THE END OF EACH PLATE FLANGE.
6. FASTEN JOISTS TO SILL PLATES WITH 3-8d CONC NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 32" FOR 3 JOIST SPACES, FASTEN TO SILL PLATE PER NOTE 17.
7. VAPOR BARRIERS: 15 MIL VAPOR RETARDER WITH JOISTS LAPPED A MIN OF 1" BETWEEN SLAB 4 BASE.
8. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FLOW MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLE, VOIDS BEFORE APPLICATION.
9. FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PIPING IN TILE DRAIN, 12" DIA. EXTENDING TO GRADE OR CONNECTED TO MIN 12" 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 BOLT) 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: 53

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



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