



ISSUE DATE:
CONST 5/4/2021
REVISIONS:

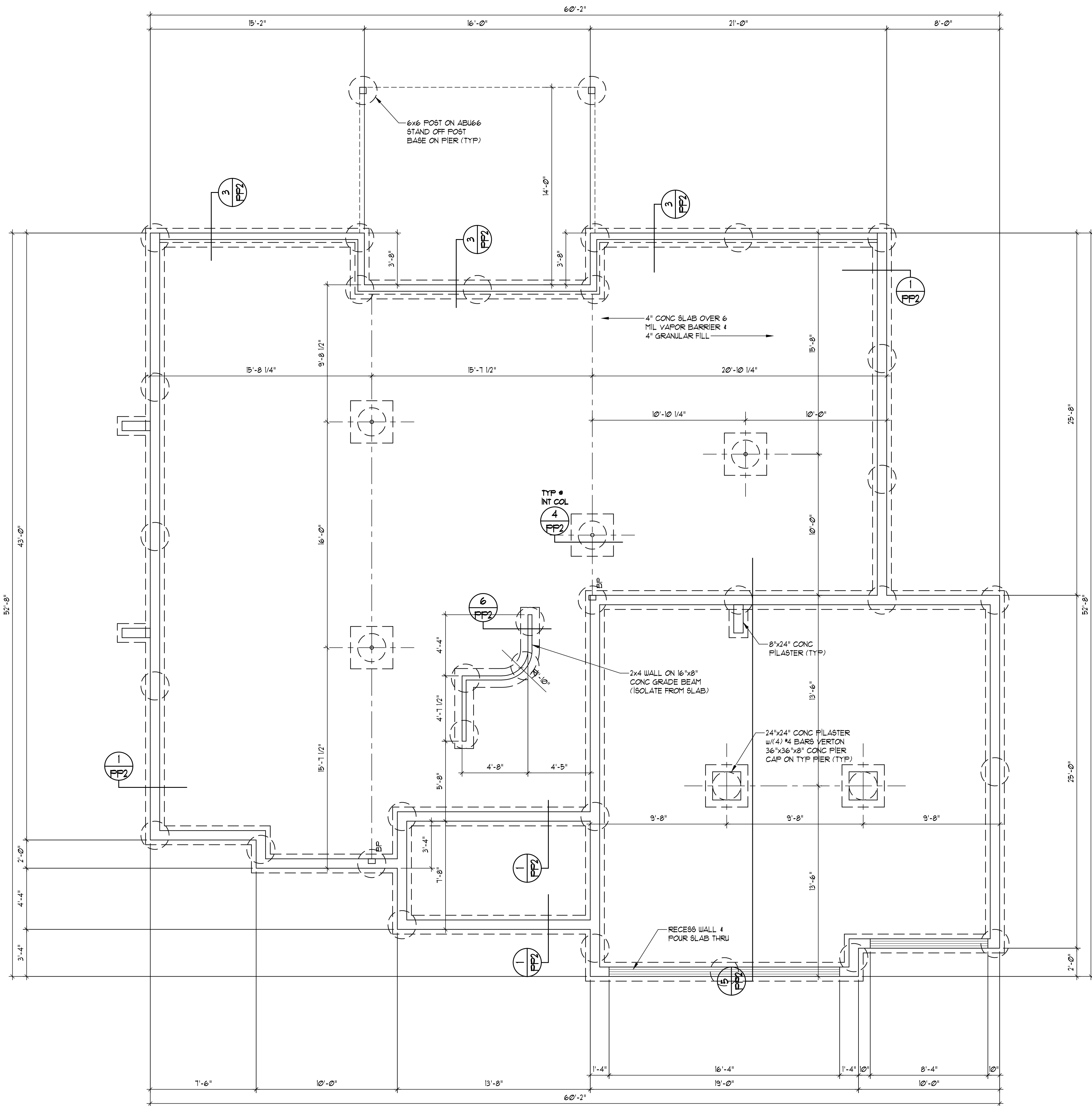
JOB NO:
DRAWN BY: JHH
DESIGNED BY: CMG

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PIER PLAN FOR
3010 NW THOREAU
LOT 1472 WINTERSET VALLEY
LEE'S SUMMIT, MO
...

SHEET NO:

PP1



- GENERAL PIER FOUNDATION NOTES:
- ALL PIERS SHALL BE 24"x8" DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY OR 18"x8" DRILLED PIER TO BEAR ON LIMESTONE OR HARD SHALE.
 - ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
 - FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
 - ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
 - 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.
 - FASTEN JOISTS TO GILL PLATES WITH 3-8d COM NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 32" C FOR 3 JOIST SPACES. FASTEN TO GILL PLATE PER NOTE 2.
 - VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
 - 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.
 - 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.
 - ALL FRAMING MEMBERS IN CONTACT WITH CONC SHALL BE TREATED LUMBER.
 - ALL STEEL FASTENERS (INCLUDING FOUND, ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
 - FLOOR SLAB PER ORIGINAL CONTRACT DRAWINGS.
 - REFER TO ORIGINAL CONTRACT DRAWINGS FOR WINDOW, WELL, DOORS, AND HOLD DOWN PLACEMENT.

HOUSE PIER COUNT: 38
DECK PIERS: 2

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/07/2021

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



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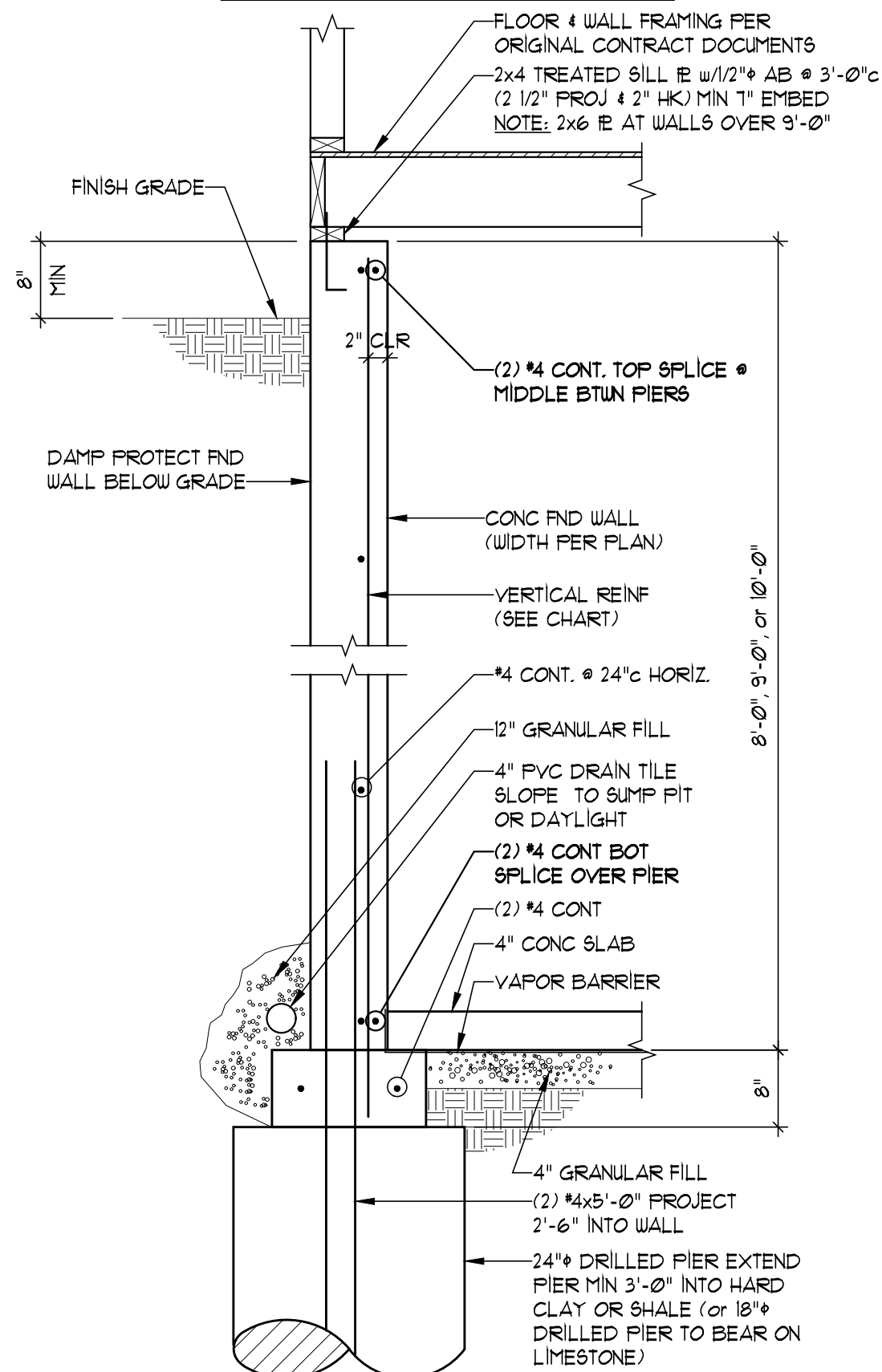
PIER DETAILS FOR
3010 NW THOREAU
LOT 1472 WINTERBET VALLEY
LEE'S SUMMIT, MO
...

SHEET NO:

PP2

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/07/2021

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



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