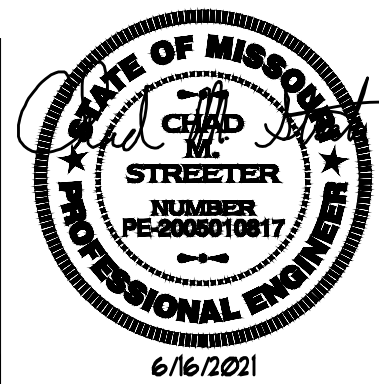




ISSUE DATE:	CONST	6/16/2021
REVISIONS:		
JOB NO:		
DRAWN BY:	JUH	
DESIGNED BY:	CM6	

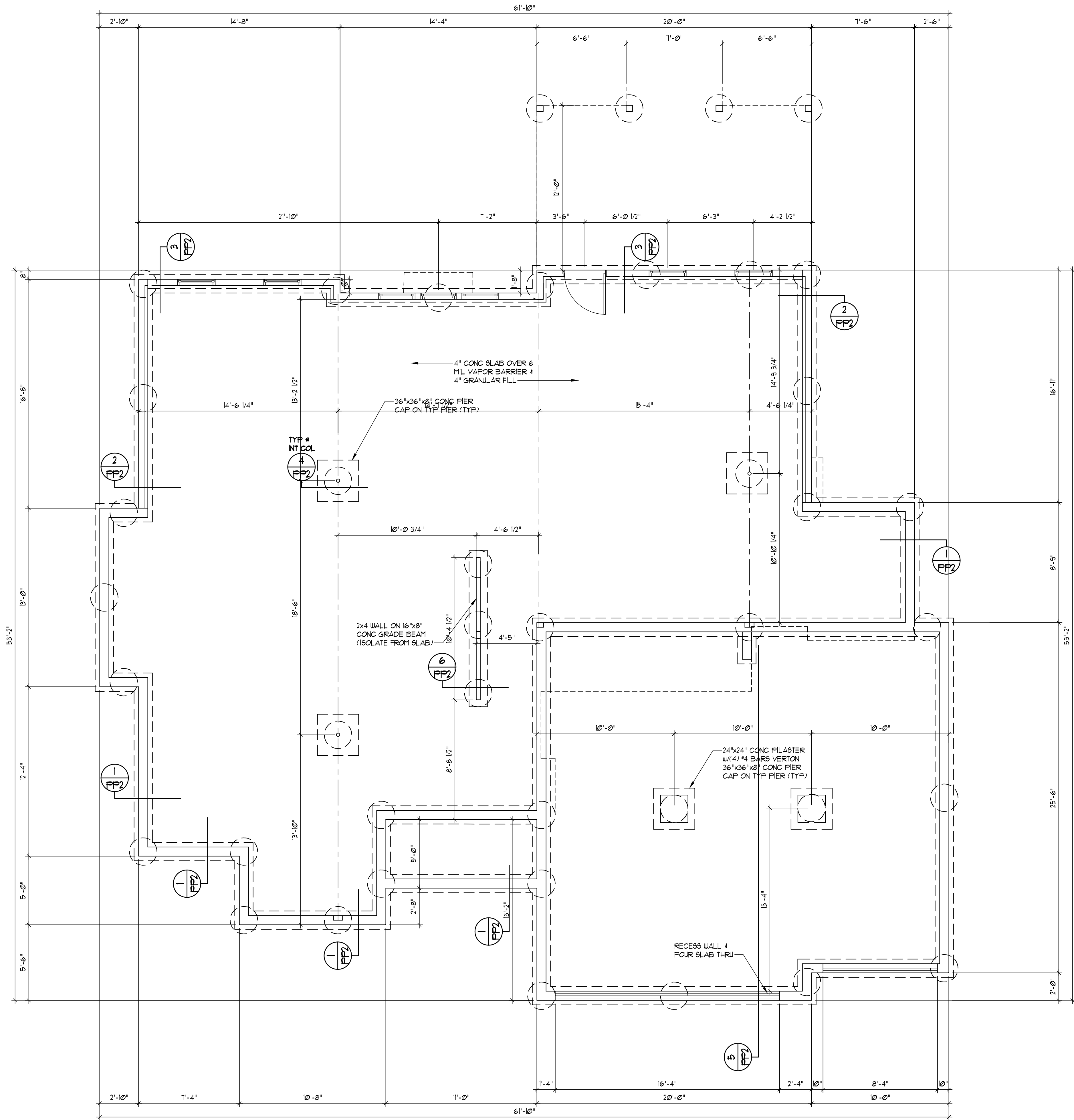
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VD
Van Derzen and Associates, P.A. © 2020

PIER PLAN FOR
1808 SW River Run Drive
LOT 15 WHISPERING WOODS
LEE'S SUMMIT, MO
...

SHEET NO:

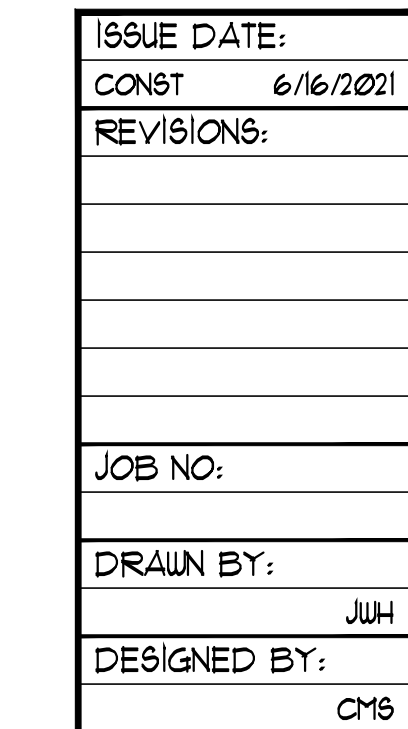
PP1



- GENERAL PIER FOUNDATION NOTES:
- ALL PIERS SHALL BE 24" x 24" DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY or 18" x 18" 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" x 2" WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
 - FASTEN JOISTS TO SILL PLATES WITH 3-8d COM NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 32" x 3" FOR 3 JOIST SPACES. FASTEN TO SILL PLATE PER NOTE 12.
 - 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 FIT 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: 42

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



PIER DETAILS FOR
1808 SW River Run Drive
LOT 15 WHISPERING WOODS
LEE'S SUMMIT, MO

PP2

