



ISSUE DATE:
PERMIT 2/12/2024
REVISIONS:

JOB NO:
DRAWN BY: JMH
DESIGNED BY: CM6

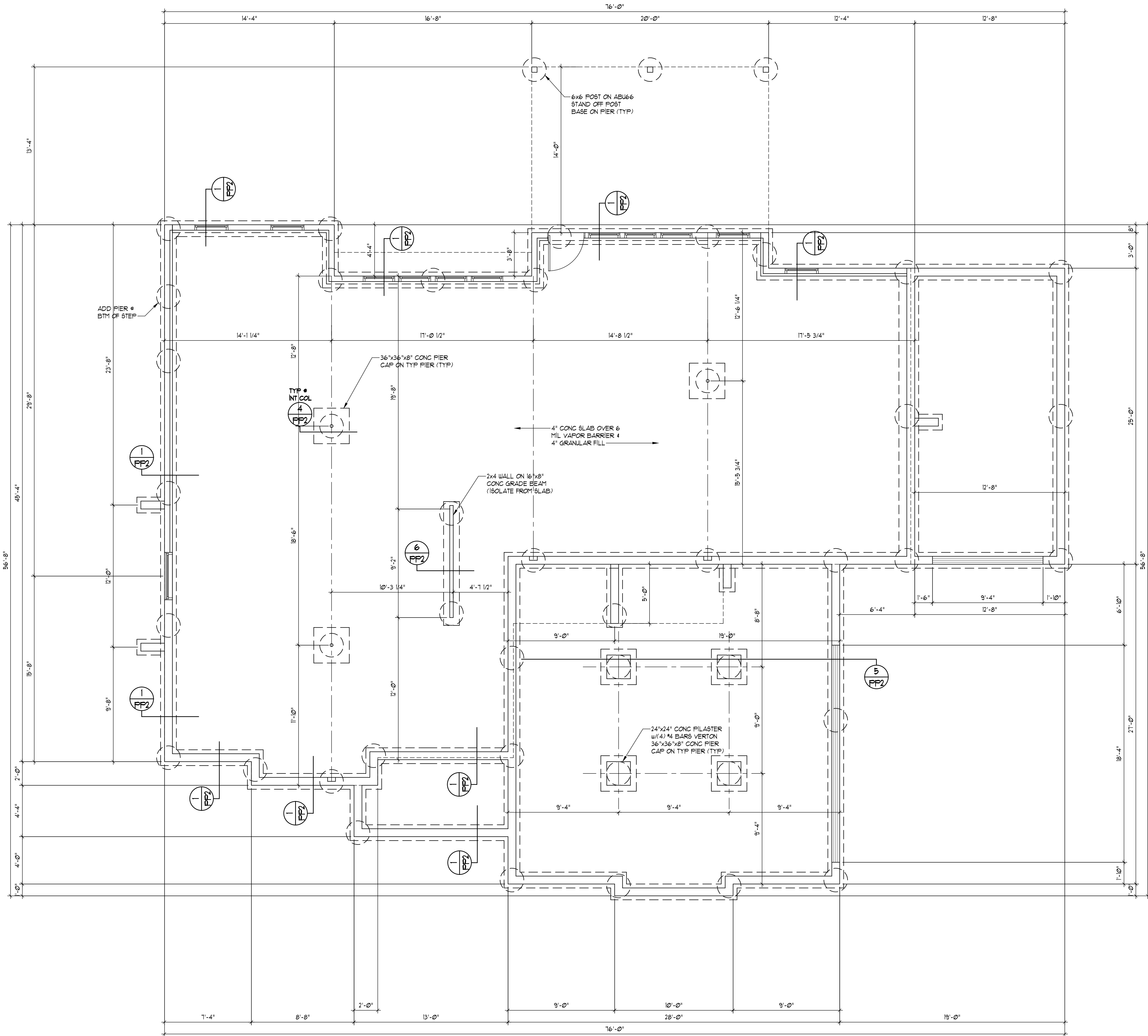
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LEES SUMMIT, MISSOURI
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PIER PLAN FOR
2116 NW O'BRIEN RD
LEE'S SUMMIT, MO
LOT 164 - WOODSIDE RIDGE
...

SHEET NO:

PP1

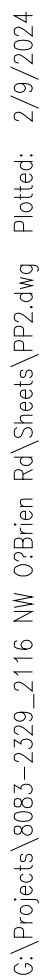
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/12/2024



- GENERAL PIER FOUNDATION NOTES:
- ALL PIERS SHALL BE 24"Ø DRILLED PIER EXTENDED MIN 3'-0" INTO HARD CLAY or 18"Ø 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 4 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"Ø 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"Ø 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 4 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 30" 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: 46

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



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