

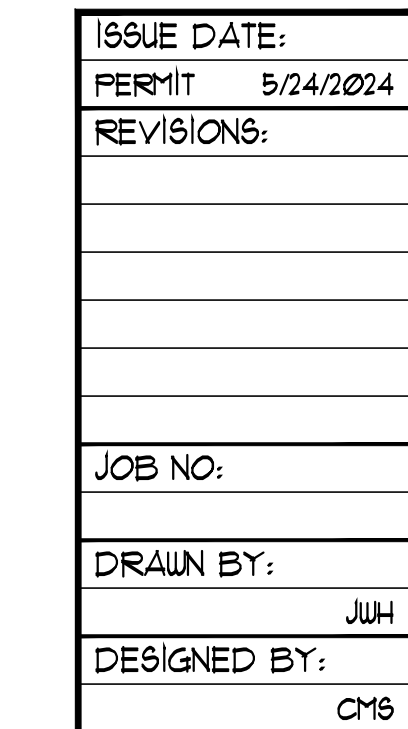
Van Deuzen & Associates, P.A.
1101 KING STREET SUITE 130
OVERLAND PARK, KS 66202
(913) 251-6305 FAX (913) 451-1201
WEB PAGE: WWW.VANDEUZENASSOC.COM
E-MAIL: YVON@VANDEUZENASSOC.COM

SHEET NO:

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



- 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".
3. ALL FINISHED CONCRETE SHALL BE 4000 PSI.
4. FOR ALL CONC WALL OPENINGS, FOOTINGS & WALL STEPS, PROVIDE ONE 1/4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
5. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPICES AND AROUND CORNERS
6. ANCHOR BOLTS ARE TO BE SPACED @ 36" W/ 1" MIN END DIST. BOLT SPACING SHALL BE 24" OR 20" DEP. OF EACH PLATE SECTION.
7. FASTEN JOISTS TO GILL PLATES WITH 3-8d CONC NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCK FLOORING @ 32" FOR 3 JOIST SPACES. FASTEN TO GILL PLATE PER NOTE #2.
8. VAPOR BARRIER: 6 MIL PE FLOOR RETARDER WITH JOIST JOINTS REINFORCED WITH 2" GLASS FIBER FABR. DRAIN PROOFING: ONE COAT (MIN) OF DRAIN PROOFING OR EQUIVALENT FOUND MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BEFORE GRADE. SEAL THE HOLES, VOIDS BEFORE APPLICATION.
9. FOUNDATION DRAIN: INSTALL CONC 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO GROUND LEVEL BE CONC. 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 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.



PIER DETAILS FOR
2229 NW Killarney Ln
LEE'S SUMMIT, MO
WOODSIDE RIDGE - LOT 194

PP2

