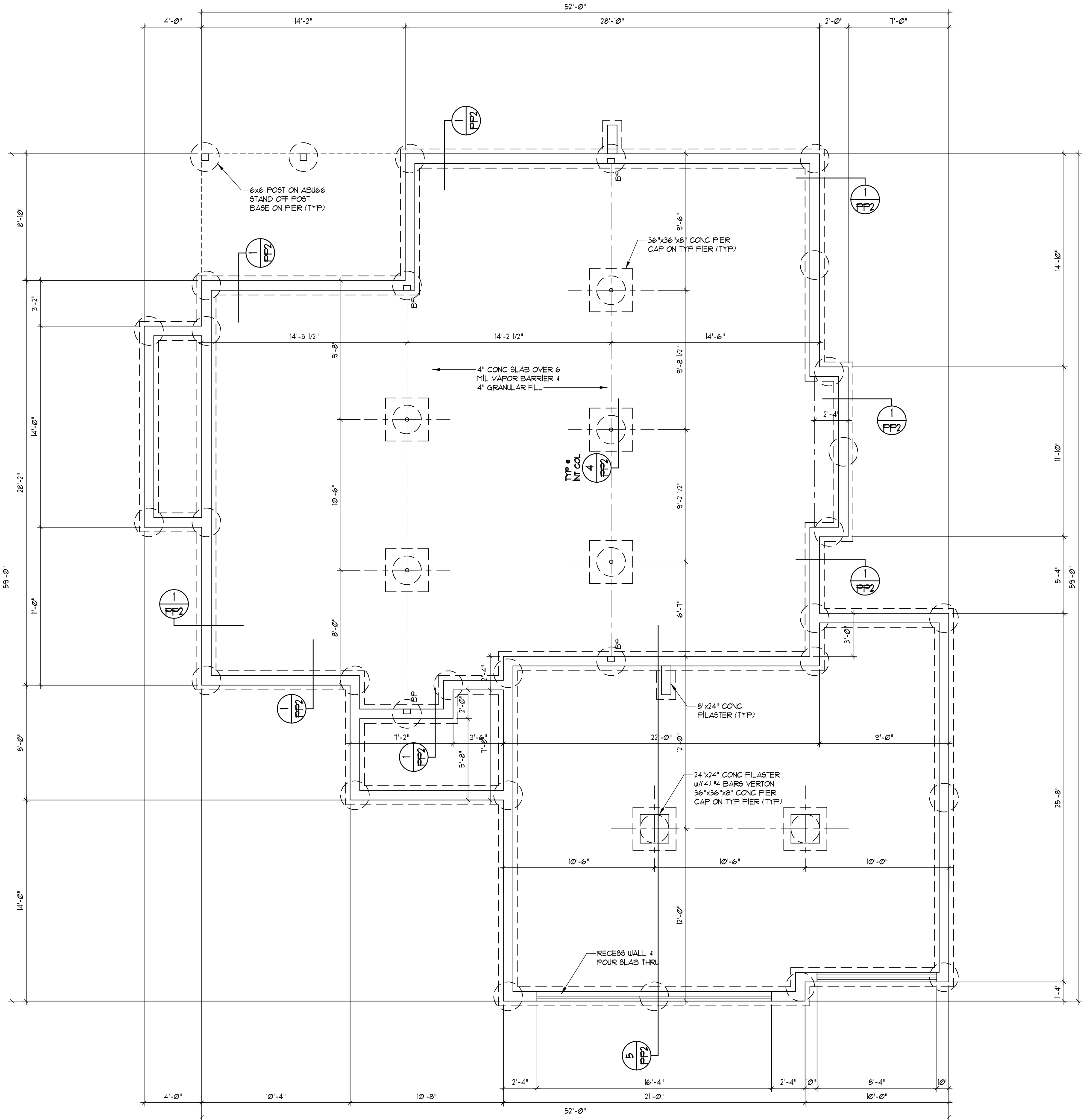


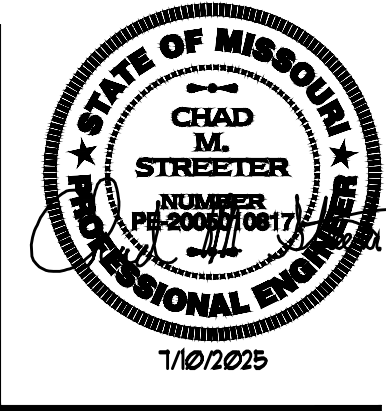
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/17/2025



- GENERAL PIER FOUNDATION NOTES:
1. 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.
 2. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
 3. FOR ALL CONC WALL OPENINGS, FOOTING & 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 ARE TO BE SPACED @ 36"Ø WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
 6. FASTEN JOISTS TO GILL PLATES WITH 3-Ød COM NAILS. AT PERPENDICULAR JOIST CONDITION, PROVIDE 2x10 SOLID BLOCKING @ 22"Ø FOR 3 JOIST SPACES. FASTEN TO GILL PLATE PER NOTE 12.
 7. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
 8. 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.
 9. FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO GRADE OR BE CONNECTED TO MIN 24" DIA. OR 10" 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.

HOUSE PIER COUNT: 38

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



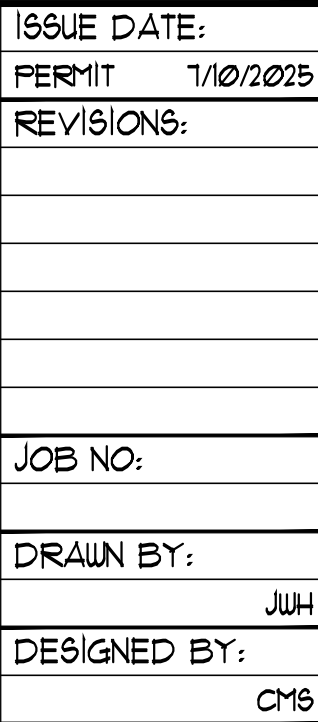
ISSUE DATE:	
PERMIT	7/10/2025
REVISIONS:	
JOB NO:	
DRAWN BY:	JUH
DESIGNED BY:	CM6

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Van Derzen and Associates, P.A. © 2025

PIER PLAN FOR
2111 SW 12TH TER
LEE'S SUMMIT, MO
LOT 134 - HIGHLAND MEADOWS
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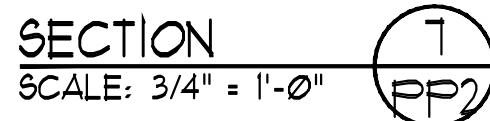
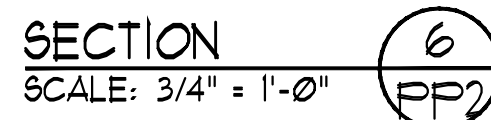
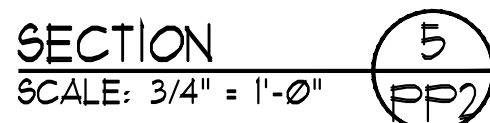
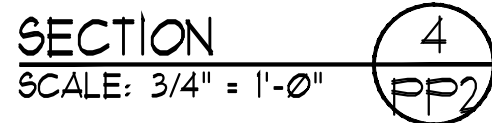
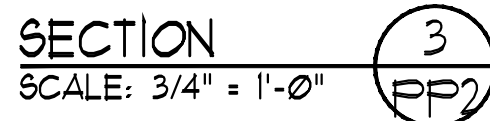
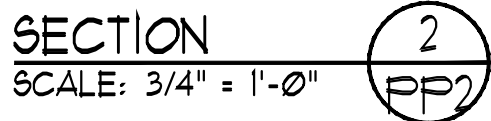
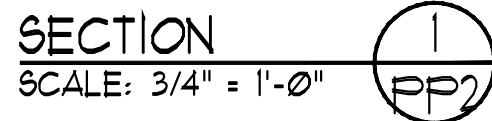
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PIER DETAILS FOR
2771 SW 12TH TER
LEE'S SUMMIT, MO
LOT 134 - HIGHLAND MEADOWS

PP2



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