



# Ness LLC

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phone 208.466.7594 - fax 208.461.9505 - RCE-481  
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Trisidio Homes  
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4-9-2020

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### PROPOSED WATER DRAINAGE for the crawlspace at 1344 N. Glen Aspen Ave. Star, Idaho 83669

Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

Based on the current stage of the build, we are recommending a drain system on the interior perimeter of the crawlspace, as specified below, with two pumps. There did not appear to be any visible microbial growth in the accessible areas inspected. If mold is discovered during the installation, a separate bid will be written for approval.

#### **Part 1: Drainage** (Digline will be contacted to mark all utilities)

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Preliminary digging and pumping to remove excess water, as needed.
3. Negative air machine used for the crawlspace during work and for dry down.
4. Additional fans will be installed for dry down, as needed.

#### **Part 2: (Directions given facing the front of the home)**

1. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind the garage. (See attached sketch for placement of pumps and trenching)
2. Drain in crawlspace will collect into two sump tanks. The sump tanks will be located in the back-right corner area and front left area of the crawlspace.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed that will be determined onsite to a landscaped area. (The sump pumps discharge line will not be visible from the outside of the house. Installation of a battery powered, water sensing alarm will be included and installed near the crawlspace entrance for easy access. Pumps will be plugged in to existing outlets in the crawlspace. A sketch of the pump locations is attached so your electrician can install outlets where needed.)

**Total Labor & Materials Parts 1-3 = \$5,250.41**

**Part 4:** Tresidio will be responsible for installing vapor barrier per code for a conditioned crawlspace.

>> To be paid in full upon completion <<  
>> 3% charge on credit card transactions <<

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 4 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Please print name: \_\_\_\_\_

When accepted, please sign, fax or scan and send back to fax 461-9505 or [ty@nessllc.com](mailto:ty@nessllc.com)  
Ness (CMRS) -Idaho Contractor Registration# RCE-481

Ness, LLC gives a **10 Year Warranty** on sump pump, drain system for no standing water (as per signed contract) on the crawlspace floor where drain was installed from ground water seepage, and rain/snow. This Warranty is Transferable to new home buyer within warranty period. Drainage Warranty excludes water standing on the crawlspace floor from flooding that is not part of ground water seepage from irrigation or rain or due to interior home appliances or plumbing leaks. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non-warranty* issues.

### FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24" O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE.

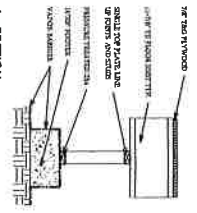
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEEL WALL.

INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 1/2" FROM CORNERS, AS PER CODE. ON TALL WALL LOCATIONS, I.E. RV BAY, INSTALL AT 4" O.C.

CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS.

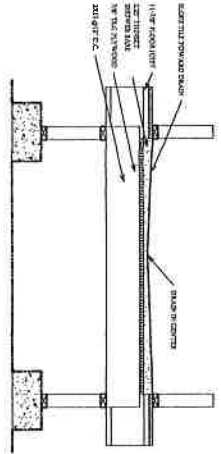
CRAWL SPACE ACCESS MINIMUM 18" X 24". CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

### PONY WALL DETAIL

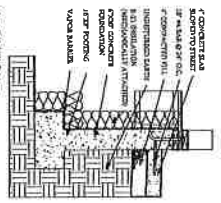


AS SECTION 2

### DROPPED SHOWER DETAIL

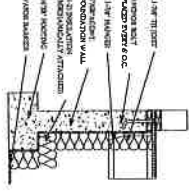


### TYP. FOUNDATION DETAIL I



AS SECTION 3

### TYP. FOUNDATION DETAIL II



AS SECTION 4

### HOLD DOWN SCHEDULE

MARK	DESCRIPTION
□	1/2" ANCHOR BOLT
○	3/4" ANCHOR BOLT
△	HOLD-DOWN BOLT DOWN AT 1/2" ANCHOR BOLT

REVISIONS	
NO.	DESCRIPTION

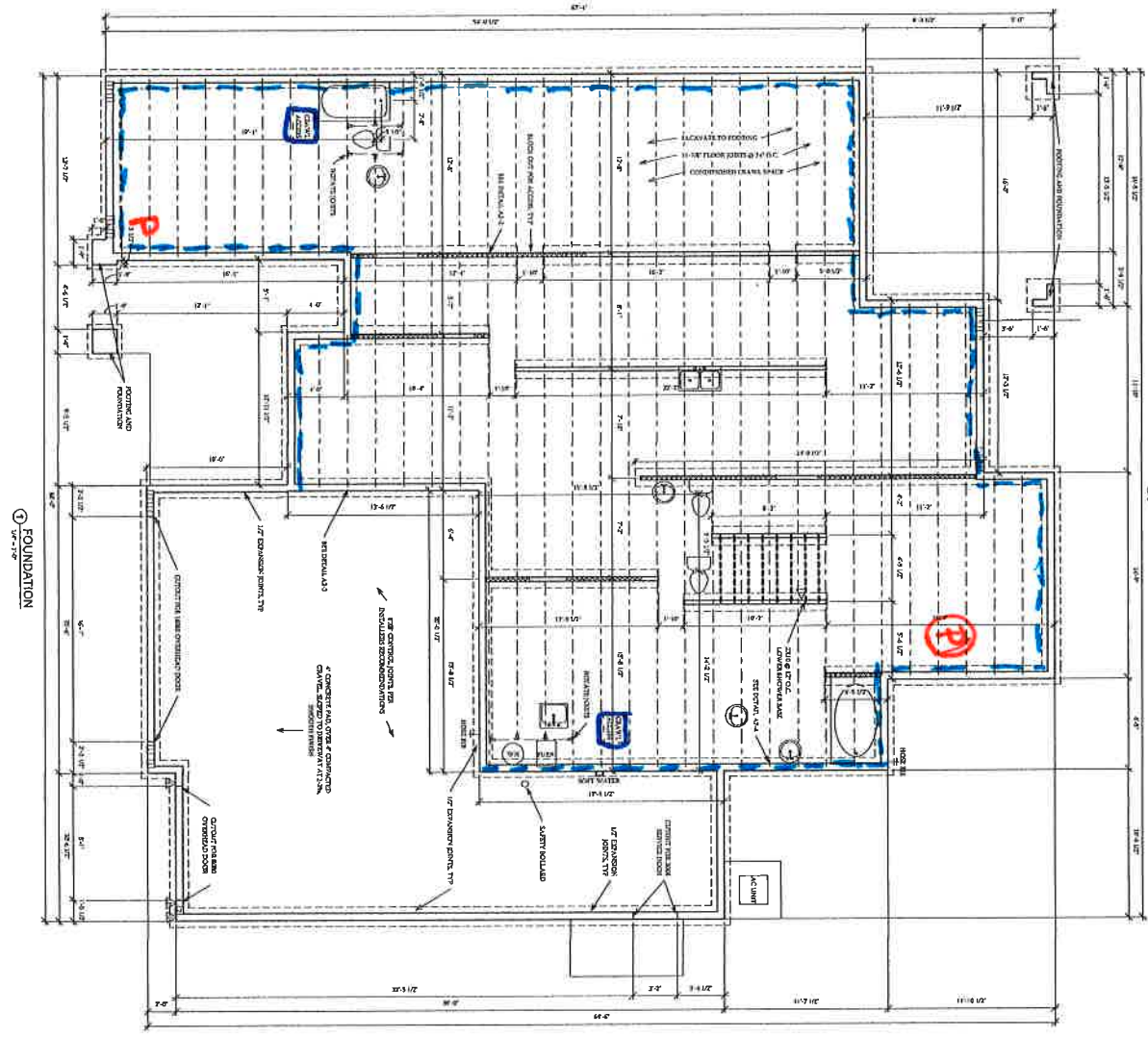
DATE	2018.11.20
PROJECT	LAKE POINTE
CLIENT	RICK & THERESA RAMPHAL
DESIGNER	LAKE POINTE ARCHITECTS
SCALE	AS SHOWN
PROJECT NO.	2018.11.20
DATE	2018.11.20

RICK & THERESA RAMPHAL  
1344 N. GLEN ASPEN AVE.  
STAR, ID 83669

**TRESIDIO HOMES**

2573 N. LAGUNA RD. STE. 110  
MERIDIAN, ID 83645  
PHONE: 208.319.7100

THIS PLAN AND ANY SUPPLEMENTAL WORKS ARE PROVIDED BY CONTRACTOR TO THE CLIENT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



FOUNDATION PLAN