



Ness LLC

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Tresidio Homes
dallin@tresidio.com

7-17-2020

Page 1 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 1454 N. Glen Aspen Ave. Star, Idaho LP29-4
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

We are recommending a drain system on the entire interior perimeter of the crawlspace, as specified below, with two pumps. There does not appear to be any visible mold at this time. If any microbial growth is discovered during the install, you will be notified immediately.

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.
5. Clear all air vents of debris or insulation for proper air flow.

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 two-car 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 in the back (under the dining room) and in the front right corner under the closet.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a trenched drain line to an area that will be determined onsite. The line will be marked for the landscapers. (The sump pump discharge lines 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 that will be installed by Tresidio's electrician. A sketch is attached for pump placement.)

Total Labor & Materials Parts 1-3 = \$5,860.07

Part 4: Tresidio will be responsible for installing vapor barrier above the footings and tape 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: _____

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.

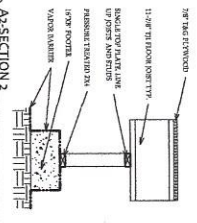
FOUNDATION GENERAL NOTES

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

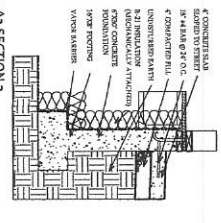
INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE, ON TALL WALL LOCATIONS, I.E. RV BAY, INSTALL AT 4' O.C.
 CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS.

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

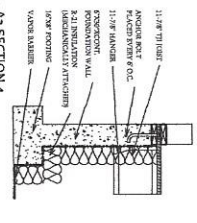
PONY WALL DETAIL



TYP. FOUNDATION DETAIL I

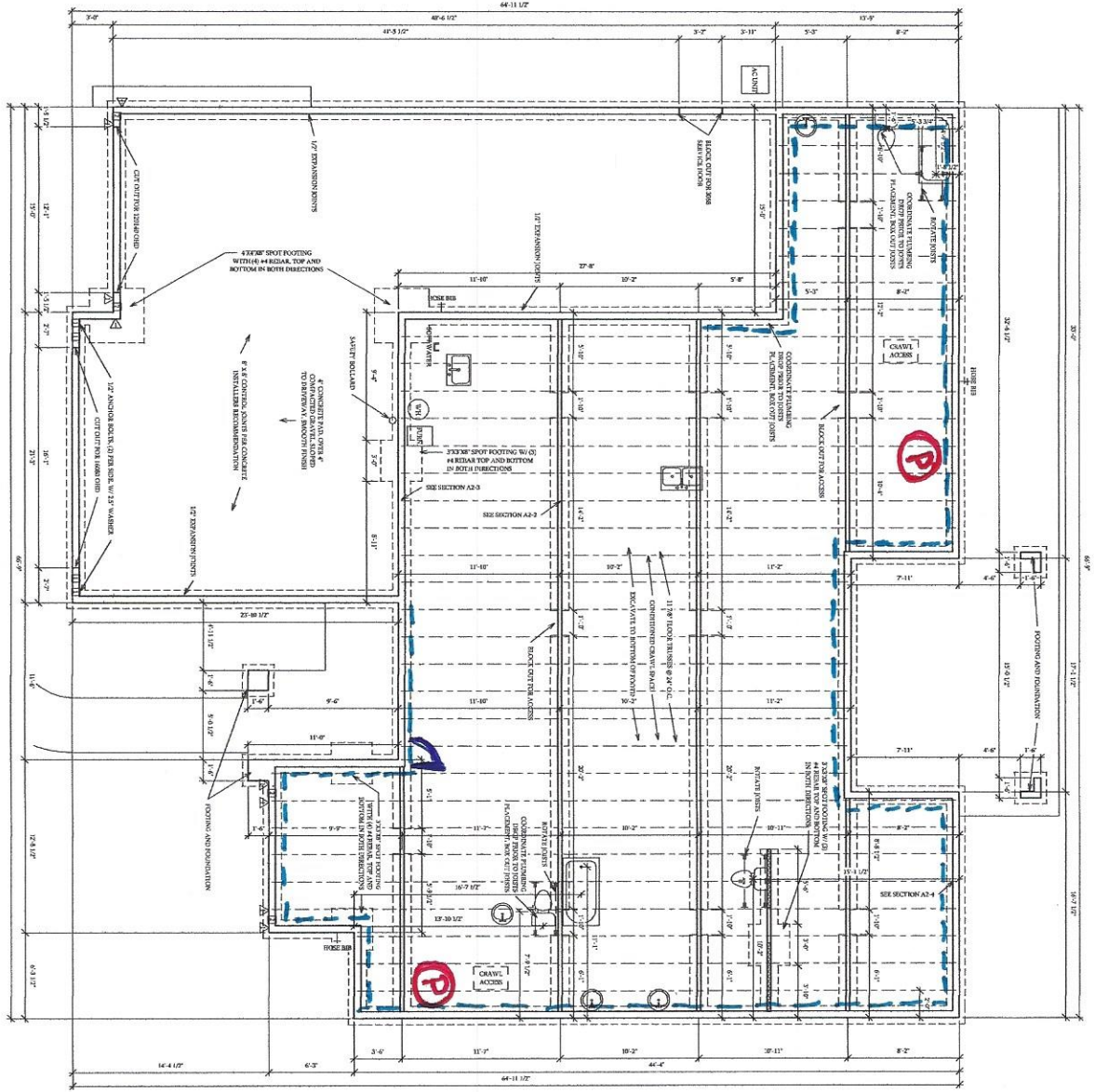


TYP. FOUNDATION DETAIL II



HOLD DOWN SCHEDULE

MARK	DESCRIPTION
□	1/2" ANCHOR BOLT
□	5/8" X 7" X 1/2" ANCHOR BOLT WITH 1/2" X 3" X 1/2" V-ANCHOR
△	1/2" X 3" X 1/2" ANCHOR BOLT WITH 1/2" X 3" X 1/2" V-ANCHOR



FOUNDATION

TRESIDIO
James

3999 W. MANWRIGHT DR.
 SUITE 200
 BOZEMAN, MT 59713
 PHONE: 509.328.0388

OSPREY RV
 1454 N. GLEN ASPEN AVE.
 STAR, ID 83669

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/11/2024
2	ISSUED FOR CONSTRUCTION	04/11/2024
3	ISSUED FOR CONSTRUCTION	04/11/2024
4	ISSUED FOR CONSTRUCTION	04/11/2024
5	ISSUED FOR CONSTRUCTION	04/11/2024
6	ISSUED FOR CONSTRUCTION	04/11/2024
7	ISSUED FOR CONSTRUCTION	04/11/2024
8	ISSUED FOR CONSTRUCTION	04/11/2024
9	ISSUED FOR CONSTRUCTION	04/11/2024
10	ISSUED FOR CONSTRUCTION	04/11/2024

LAKE POINTE
 29-04
 FOUNDATION

A2