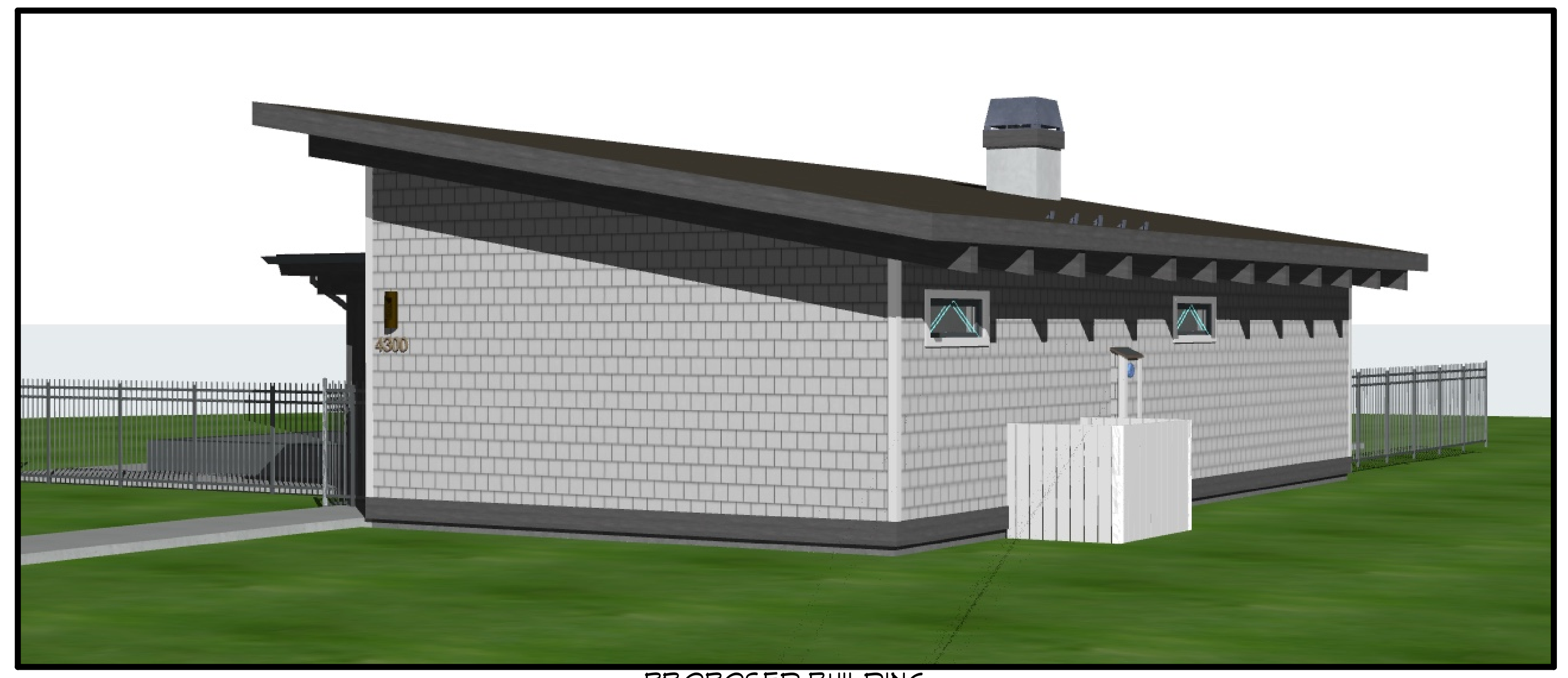

EXISTING BUILDING


PROPOSED BUILDING


PROPOSED BUILDING


EXISTING BUILDING

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

PROJECT TEAM:

ARCHITECT:
Red Canoe Architecture, P.A.
565 Mother Lode Loop
Hailey, Idaho 83333

Phone: (208) 788-7050
Email: Info@Red-Canoe.com

LANDSCAPE ARCHITECT:
Eggers Associates, P.A.
Box 953
Ketchum, Idaho 83340

Phone: (208) 725-0988
Email: info@eggersassociates.com

STRUCTURAL ENGINEER:
Morell Engineering P.C.
Box 2401
Ketchum, Idaho 83340

Phone: (208) 726-2844
Email: morellengineering@cox.net

GENERAL CONTRACTOR:
David Wood
Mountain Wood Construction
Box 3681
Ketchum, Idaho 83340

Phone: (208) 928-4280
Email: info@mwcon.biz

BUILDING DATA:

PROJECT NAME:	Fairway 9 Pool House
LEGAL DESCRIPTION:	FR SENE TL 6705, SEC 17 4N 18E Swimming Pool & Clubhouse, Sun Valley, Idaho
PHYSICAL ADDRESS:	4300 Fairway Nine Drive, Sun Valley, Idaho
ZONING DISTRICT:	RM-1
PARCEL NUMBER:	RPS07360000OC
LOT SIZE:	±12,980.9 S.F.
BUILDING AREA:	922.1 S.F.
CONST. TYPE:	V B
STORIES:	One
BUILDING CODE:	2018 I.B.C.
SCOPE OF WORK:	Demolish existing pool, spa & pool house and replace with new pool, spa & pool house.

MAXIMUM BUILDING FOOTPRINT/ENVELOPE CALCULATION:

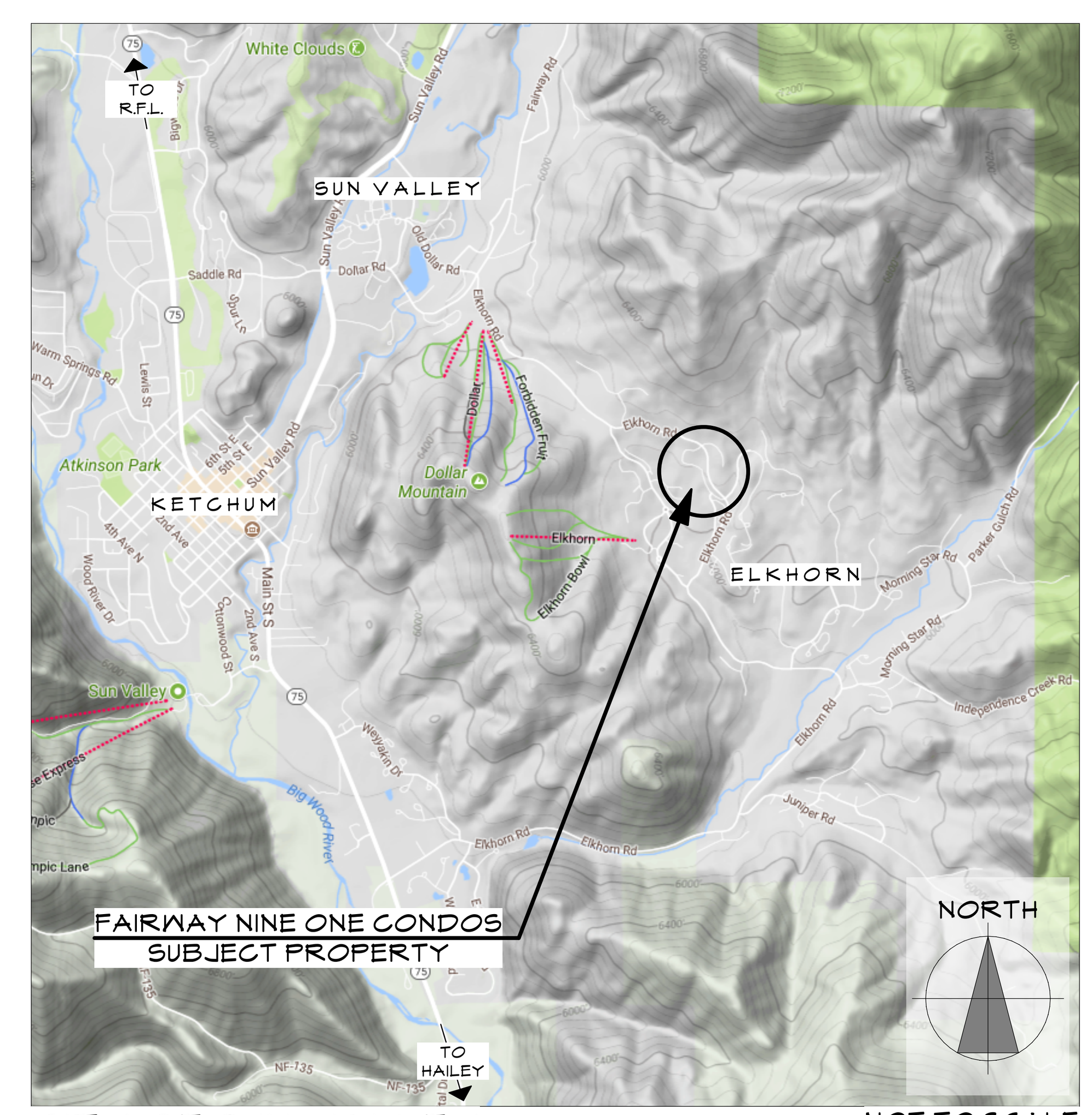
12,980.9	S.F.	Lot Area
- 10,890.0	S.F.	Less .25 acres
2,090.9	S.F.	Remainder
2,500.0	S.F.	Coverage for .25 acre
+174.2	S.F.	Coverage for remainder (divided by 12)
2,674.2	S.F.	MAXIMUM BUILDING FOOTPRINT

BUILDING FOOTPRINT: 968.0 S.F.

NEIGHBORHOOD MAP:

FAIRWAY NINE ONE CONDOS
NOT TO SCALE

VICINITY MAP:



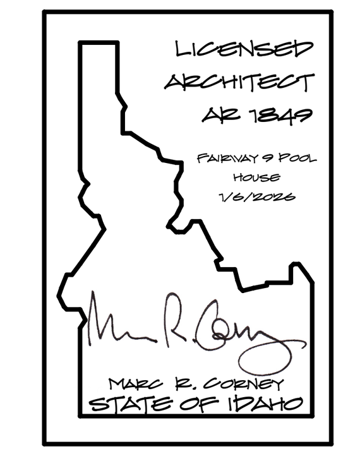
CITY OF SUN VALLEY
NOT TO SCALE

DRAWING INDEX:

MORELL ENGINEERING
STRUCTURAL ENGINEERING
P.O. BOX 2401, KETCHUM, IDAHO, 83340
morellengineering@cox.net
(208) -726-2844

Fairway 9 Pool House
4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE
Architecture
P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050



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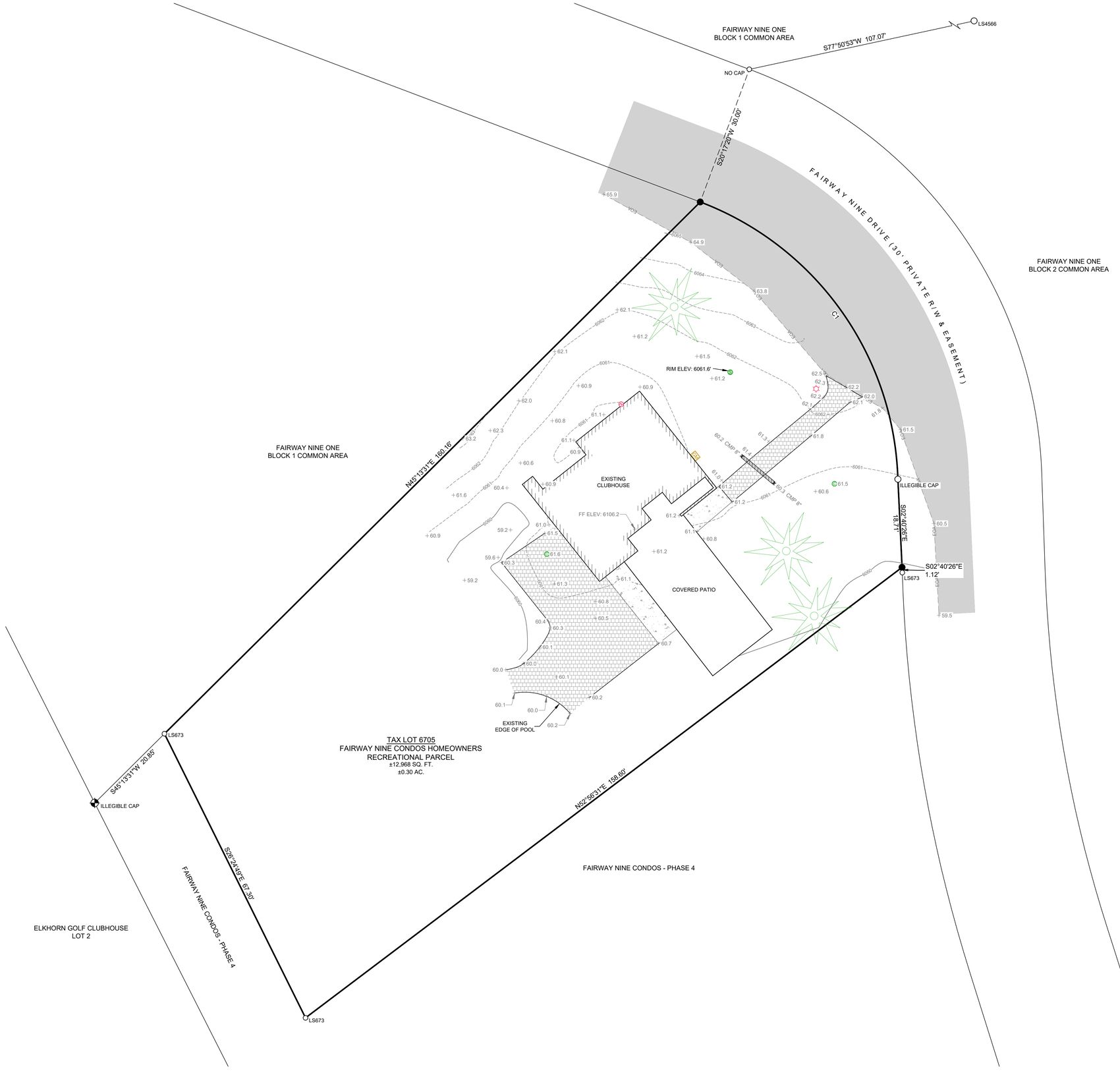
1/6/2026

COVER SHEET

A1



GRAPHIC SCALE
0 10 20
Scale in Feet

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- BUILDING
- ASPHALT
- PAVERS
- CONCRETE SIDEWALK
- CULVERT (WIDTH AS NOTED)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- 5/8" REBAR MARKED "PLS 22869" TO BE SET
- FOUND BRASS CAP (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- GAS METER
- LIGHT
- POWER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- CONIFEROUS TREE

FF ELEV: FINISH FLOOR ELEVATION
CMP: CORRUGATED METAL PIPE/CULVERT (WIDTH AS NOTED)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	76.59'	65.00'	67°30'30"	N35° 29' 30"W	72.23'

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE REESTABLISHED BASED ON CALCULATIONS USING FOUND MONUMENTS OF RECORD, SEE RECORD OF SURVEY TO BE FILED IN CONJUNCTION WITH THIS LIMITED SITE SURVEY.
2. REFERENCED SURVEYS:
   - 2.E. DEED, INST. NO. 333870
   - 2.F. FAIRWAY NINE CONDOMINIUMS PHASE 1, INST. NO. 216494.
   - 2.G. FAIRWAY NINE CONDOMINIUMS PHASE 2, INST. NO. 221013.
   - 2.H. FAIRWAY NINE CONDOMINIUMS PHASE 3, INST. NO. 233262.
   - 2.I. FAIRWAY NINE CONDOMINIUMS PHASE 4, INST. NO. 301344.
   - 2.J. FAIRWAY NINE ONE, INST. NO. 406022.
   - 2.K. ELKHORN GOLF CLUBHOUSE, INST. NO. 534327.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
4. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
5. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM.
6. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
7. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
8. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
10. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
11. BUILDING AREA: BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES AND IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
12. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
13. SURVEY AND SITE FEATURES:
14. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
16. CONTOUR INTERVAL: 1' .
17. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.

TAX LOT 6705
FAIRWAY NINE CONDOS RECREATION PARCEL

LOCATED WITHIN T.4 N., R.18 E., SECTION 17 B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: FAIRWAY 9 CONDOS HOMEOWNERS

PROJECT INFORMATION
C:\BMA\...\ROSTAN, R18ESection 17\Fairway 9 Condos Swim Pool and Clubhouse\24257 - Partial Topo and Boundary\dwg\Topo\24257_Topo.dwg 10/24/24 10:39:41 AM

PROFESSIONAL LAND SURVEYOR
LICENSED
22869
10/25/24
STATE OF IDAHO
MARK W. VAN DASER

DESIGNED BY:	
DRAWN BY:	BRS
CHECKED BY:	WVD
SURVEY DATE:	10/01/2024

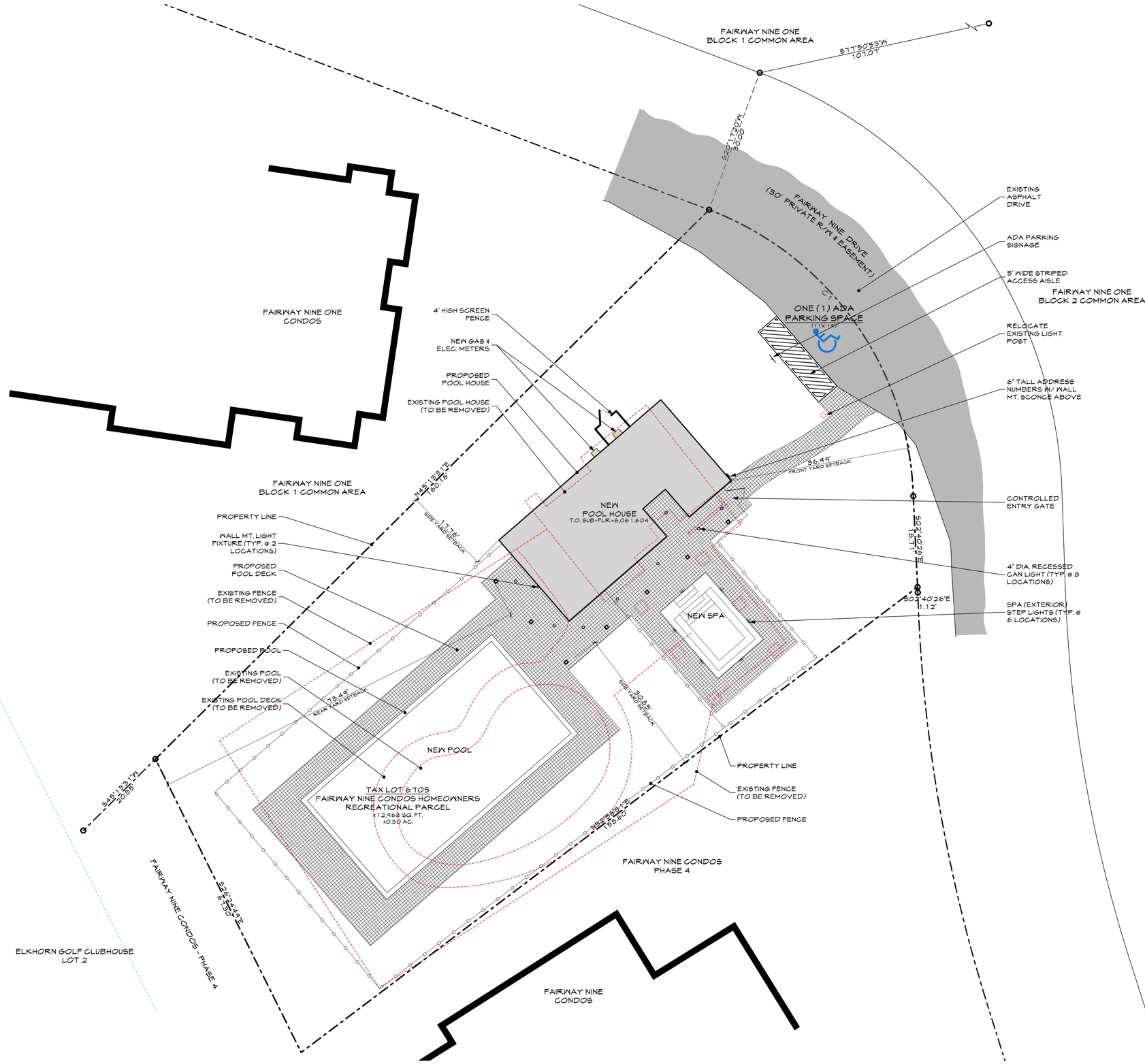
GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA LEVEL 9236 FEET
SURVEYING ENGINEERING PLANNING
BENCHMARK

NO	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW

A2



SITE PLAN

SCALE: 1" = 10'

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED
CANOE
Architecture
P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050

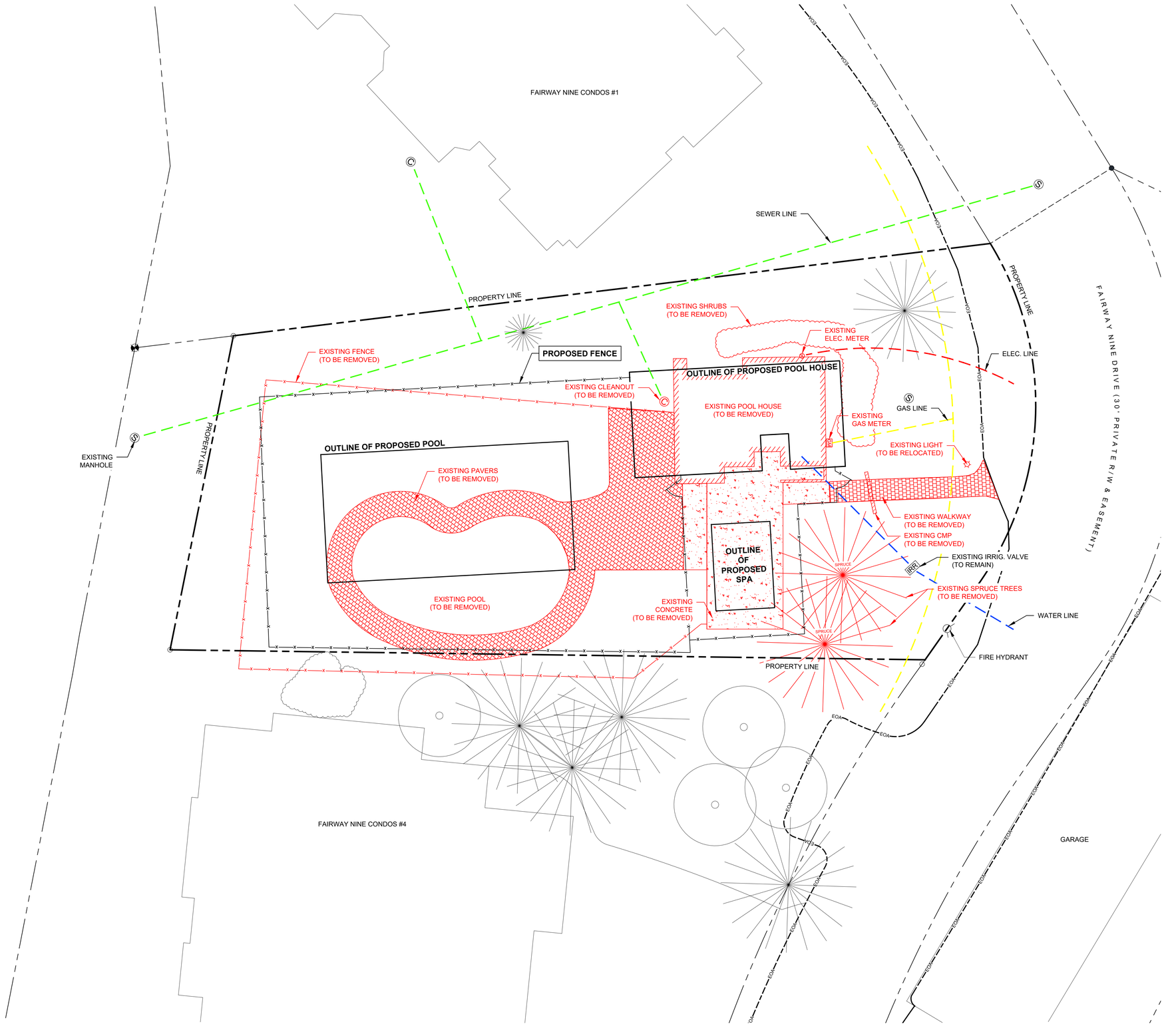
LICENSED
ARCHITECT
AR-984
FAIRWAY 9 POOL
HOUSE
4300 NINE
MARC R. GORNEY
STATE OF IDAHO

PRINTED: 1/7/26

DATE:
BLDG. PERMIT
1/6/2026

SITE PLAN

A3



Plan Legend

- Property Line
- Existing Contour (5787)
- Edge Of Asphalt (EOA)
- Proposed Fence
- Electric Line
- Sewer Line
- Water Line
- Gas Line

Existing Tree Legend

- Existing Evergreen Tree
- Existing Deciduous Tree
- Existing Shrubs

Demo Legend

- Existing Light (To Be Relocated)
- Existing Cleanout (To Be Removed)
- Existing Fence (To Be Removed)
- Existing CMP (To Be Removed)
- Existing Pavers (To Be Removed)
- Existing Concrete (To Be Removed)
- Existing Spruce Tree (To Be Removed)
- Existing Shrubs (To Be Removed)

Fairway Nine

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 955
Ketchum, ID. 83340
T. (208) 725-0988
F. (208) 725-0972

Fairway Nine Pool House
Fairway Nine Condos, Tax Lot 6705
Sun Valley, Idaho

Job No: 25.25

Scale: 1"=10'-0"

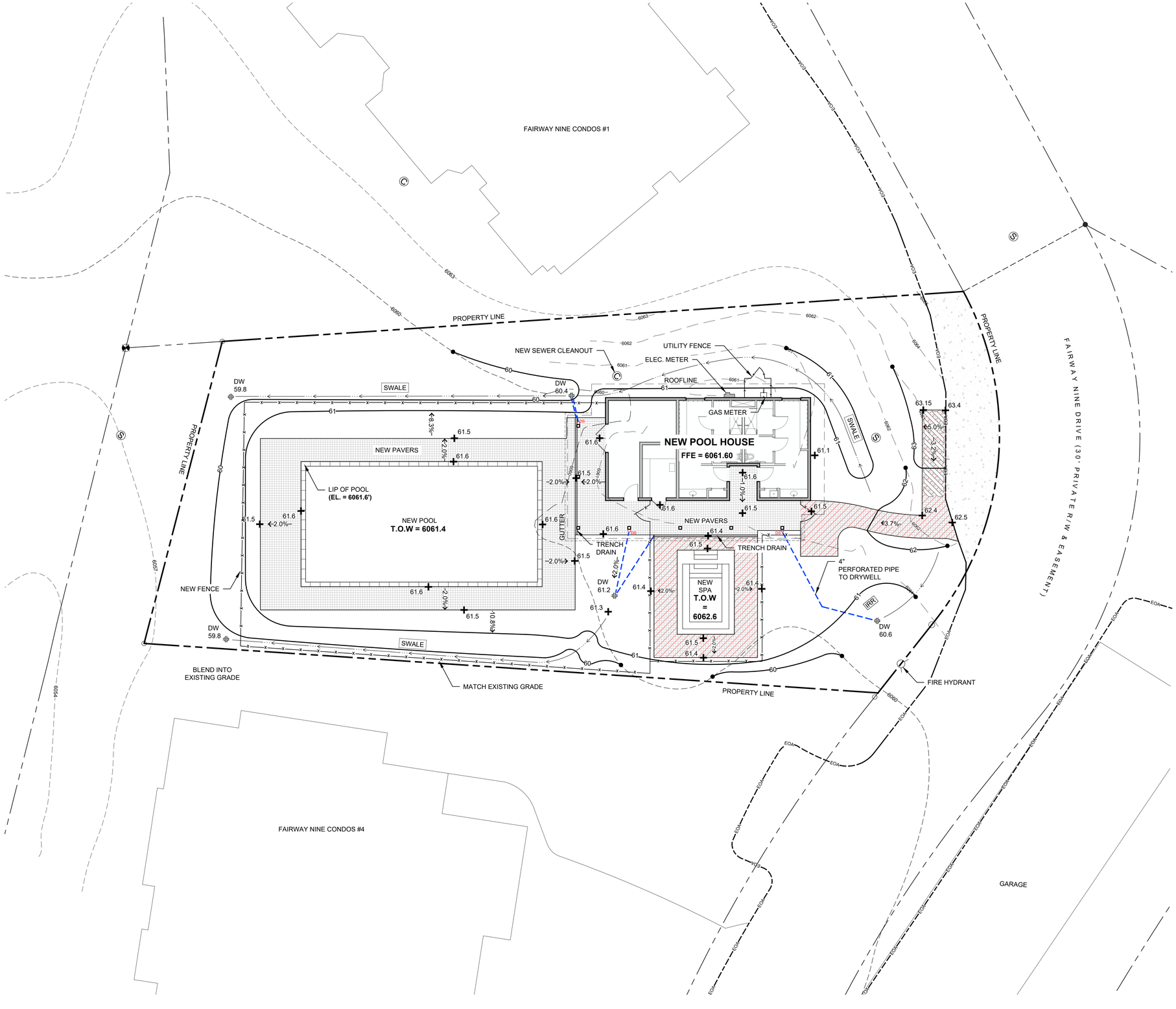
Issue/Revisions:	Date:
Design Review	09/11/25
RVSD	11/12/25
Permit Set	12/16/25

Sheet Title:
Landscape
Demo Plan

Sheet No:
L1.0

REGISTERED LANDSCAPE ARCHITECT
ROBERT J. EGGERS
STATE OF IDAHO
LA - 212

PERMIT SET - 12/16/25



Grading Plan Notes

1. Landscape architect shall review grading on site prior to completion.
2. Topsoil shall be imported for all lawn and bed areas at depth of 4".
3. Any topsoil shall be retained with vegetation for use in reestablishing new natural areas.

Plan Legend

- Property Line
- 5787 — Existing Contour (Per Survey)
- 5787 — Existing Contour (Per GIS)
- Roofline
- Gutter Outline
- EOA — Edge Of Asphalt
- Proposed Fence
- 4" Perforated Pipe
- Proposed Pavers (1,600 Sq. Ft.)
- Proposed Snowmelt Pavers (700 Sq. Ft.)
- 95 — Proposed Contour
- Drainage Direction (2% Slope Minimum)
- Surface Drywell
- 2% Slope — Proposed Drainage Direction With Slope Percentage
- 92.5' — Proposed Spot Elevations
- DS — Downspouts

NOTE:

Additional Topographic data from Blaine County GIS 2015 3' Contours

0 5 10 20 30

Scale: 1" = 10' - 0"

PERMIT SET - 12/16/25

Fairway Nine

EGGERS ASSOCIATES P.A.
landscape architecture
T: (208) 725-0988
F: (208) 725-0972
P.O. Box 955
Ketchum, ID. 83340

Fairway Nine Pool House
Fairway Nine Condos, Tax Lot 6705
Sun Valley, Idaho

Job No: 25.25

Scale: 1"=10'-0"

Issue/Revisions:	Date:
Design Review	09/11/25
RVSD	11/12/25
Permit Set	12/16/25

Sheet Title: Grading Plan

Sheet No: L2.0

Landscape Plan Notes

1. All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
2. All planting beds to have 3" cover of bark or compost mulch.
3. Trees shown at approximately 2/3 mature diameter.
4. All utilities are underground and shall be located prior to any work.

Plan Legend

- Property Line
- Roofline
- Existing Contour (5787)
- Edge Of Asphalt (EOA)
- Edge Of Gravel
- Proposed Fence
- Proposed Pavers (1,600 Sq. Ft.)
- Proposed Snowmelt Pavers (700 Sq. Ft.)
- Gravel Bed
- Artificial Turf (1,975 Sq. Ft.)
- Asphalt Driveway
- Trench Drain
- Proposed Contour
- Drainage Directions (2% Slope Minimum)
- Surface Drywell
- Snow Storage

Existing Tree Legend

- Existing Evergreen Tree
- Existing Deciduous Tree
- Existing Shrubs

Lighting Legend

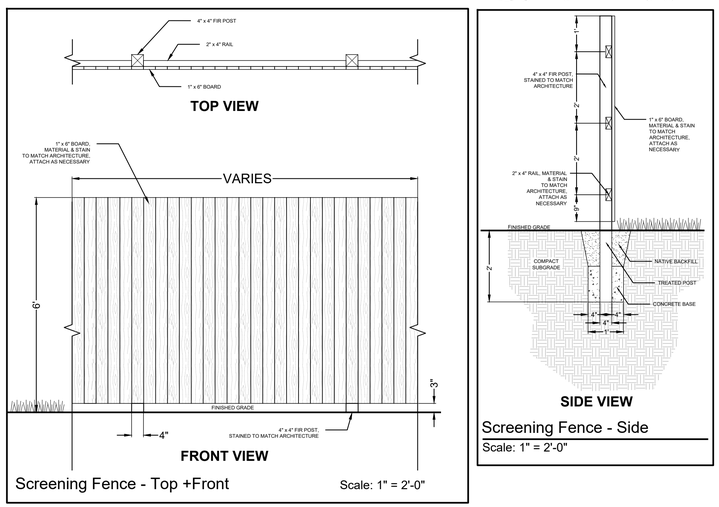
- Existing Light (Relocated)
- New Wall Light
- New Can Light

Snow Storage

Driveway Area:	560 Sq.Ft.
	x 50%
Required Area:	280 Sq.Ft.
Snow Storage Provided:	385 Sq.Ft.

Plant Legend

Qty.	Abbv.	Species	Scientific Name	Install Size	Mature Size	Xeric	Native	Fire
32		**Deciduous Shrubs**		5 gal.				
	SB	Snowberry,Common	*Symphoricarpso albus*	3' (5 gal.)	5'	XX	YES	8
	MO	Mockorange, Cheyenne	*Philadelphus lewisii*	3' (5 gal.)	6'	XX	YES	8
	NB	Ninebark, Dart's Gold	*Physocarpus opulifolius 'Dart's Gold'*	3' (5 gal.)	5'	XX	YES	5
	AA	Sumac, Autumn Amber	*Rhus trilobata*	3' (5 gal.)	6'	XX	YES	8
4,500 sq.ft.		**Lawn Grass** Lawn Mix		Sod				

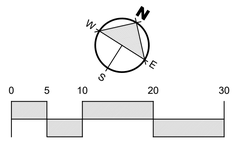


Screening Fence - Top +Front

Scale: 1" = 2'-0"

Screening Fence - Side

Scale: 1" = 2'-0"



Scale: 1" = 10' - 0"

PERMIT SET - 12/16/25

Fairway Nine

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P.O. Box 955
Ketchum, ID. 83340

Fairway Nine Pool House
Fairway Nine Condos, Tax Lot 6705
Sun Valley, Idaho

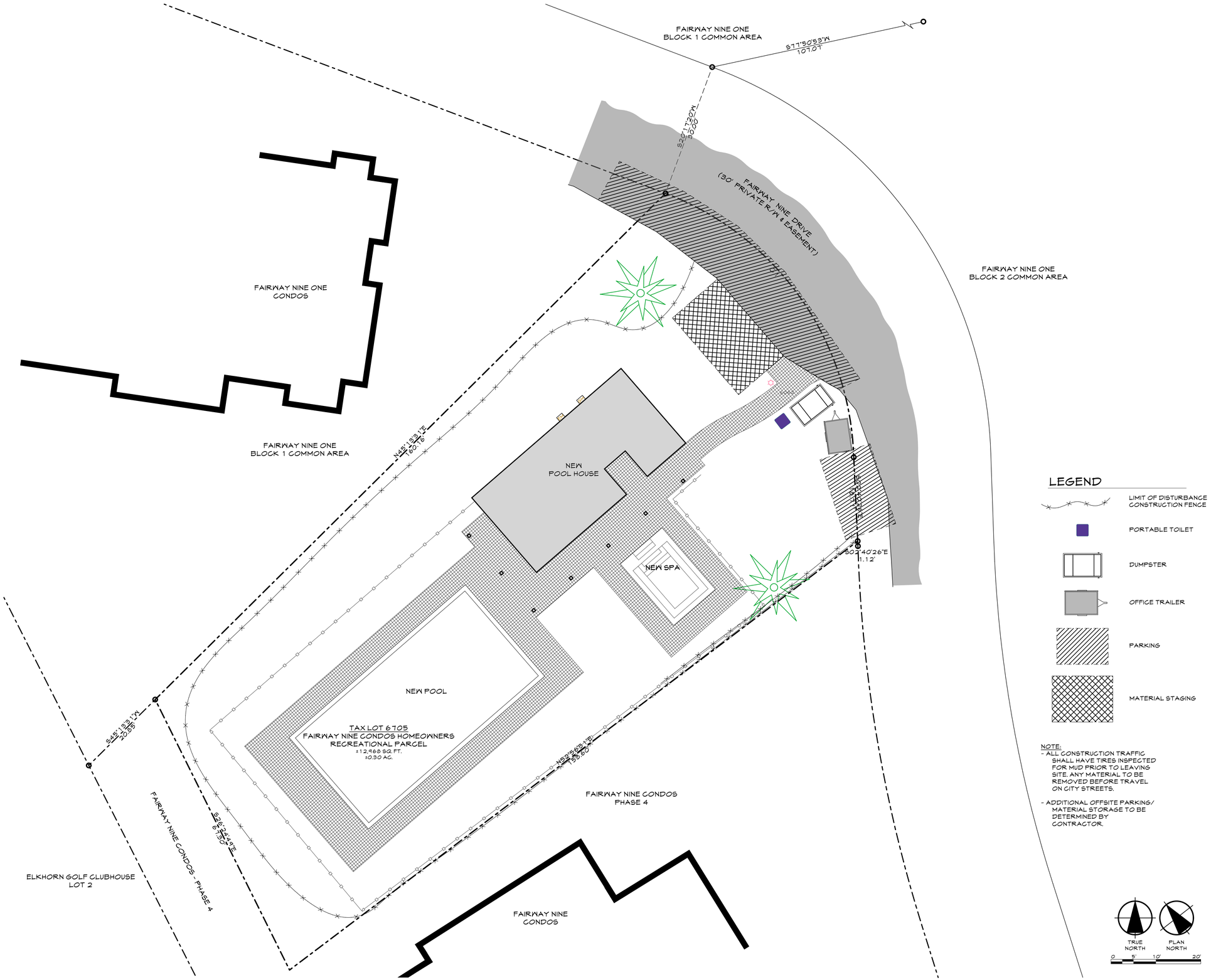
Job No: 25.25

Scale: 1" = 10'-0"

Issue/Revisions:	Date:
Design Review	09/11/25
RVSD	11/12/25
Permit Set	12/16/25

Sheet Title: Landscape Plan

Sheet No: L3.0



LEGEND

- LIMIT OF DISTURBANGE CONSTRUCTION FENCE
- PORTABLE TOILET
- DUMPSTER
- OFFICE TRAILER
- PARKING
- MATERIAL STAGING

NOTE:
- ALL CONSTRUCTION TRAFFIC SHALL HAVE TIRES INSPECTED FOR MUD PRIOR TO LEAVING SITE. ANY MATERIAL TO BE REMOVED BEFORE TRAVEL ON CITY STREETS.
- ADDITIONAL OFFSITE PARKING/ MATERIAL STORAGE TO BE DETERMINED BY CONTRACTOR.

TRUE NORTH
PLAN NORTH
0 5' 10' 20'

CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 10'

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE
Architecture P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050

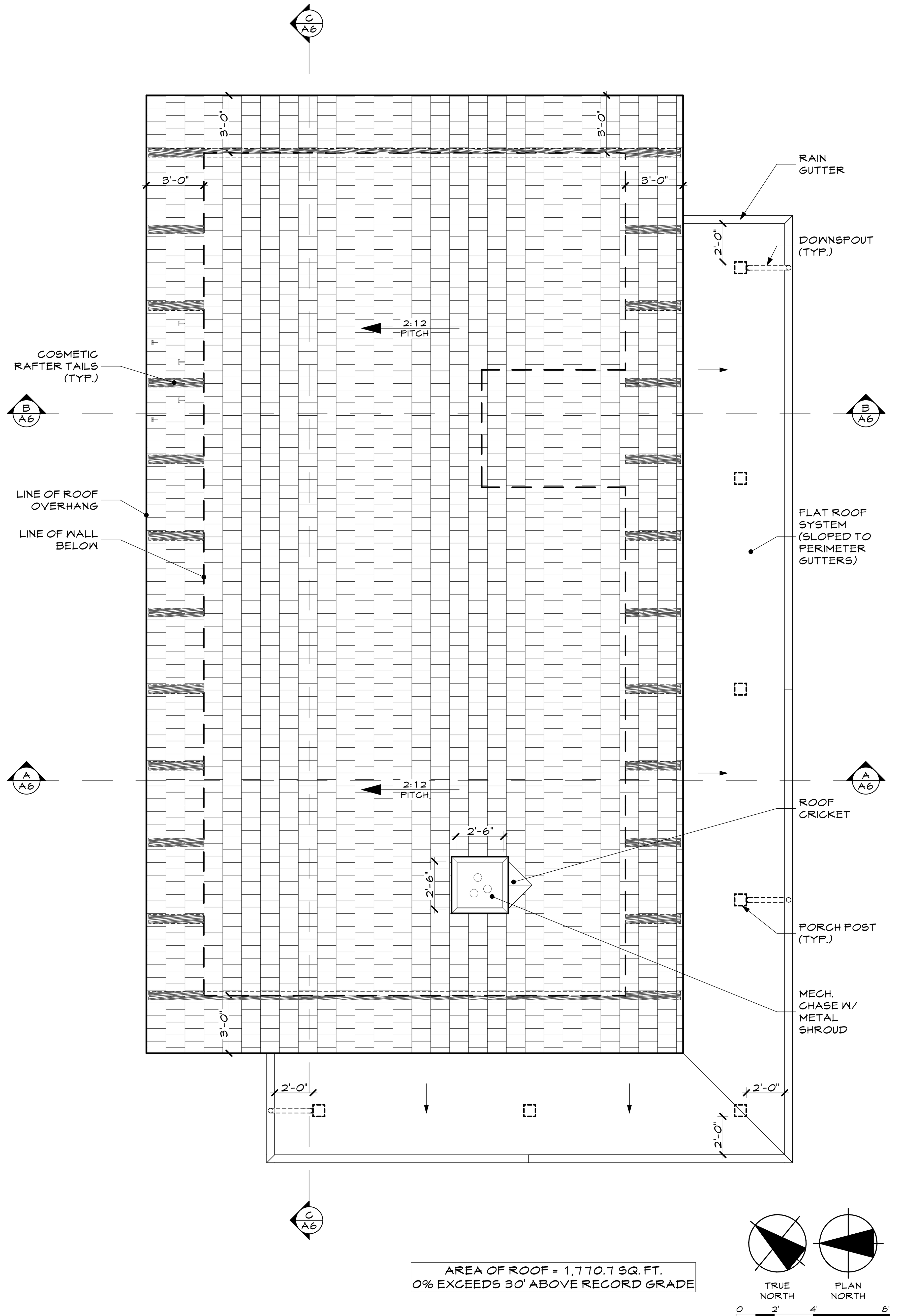
LICENSED ARCHITECT
AR 18419
TERRITORY OF IDAHO
1/6/2026
MARC R. GARNER
STATE OF IDAHO

PRINTED: 1/7/26

DATE:
BLDG. PERMIT
1/6/2026

CONSTRUCTION MANAGEMENT PLAN

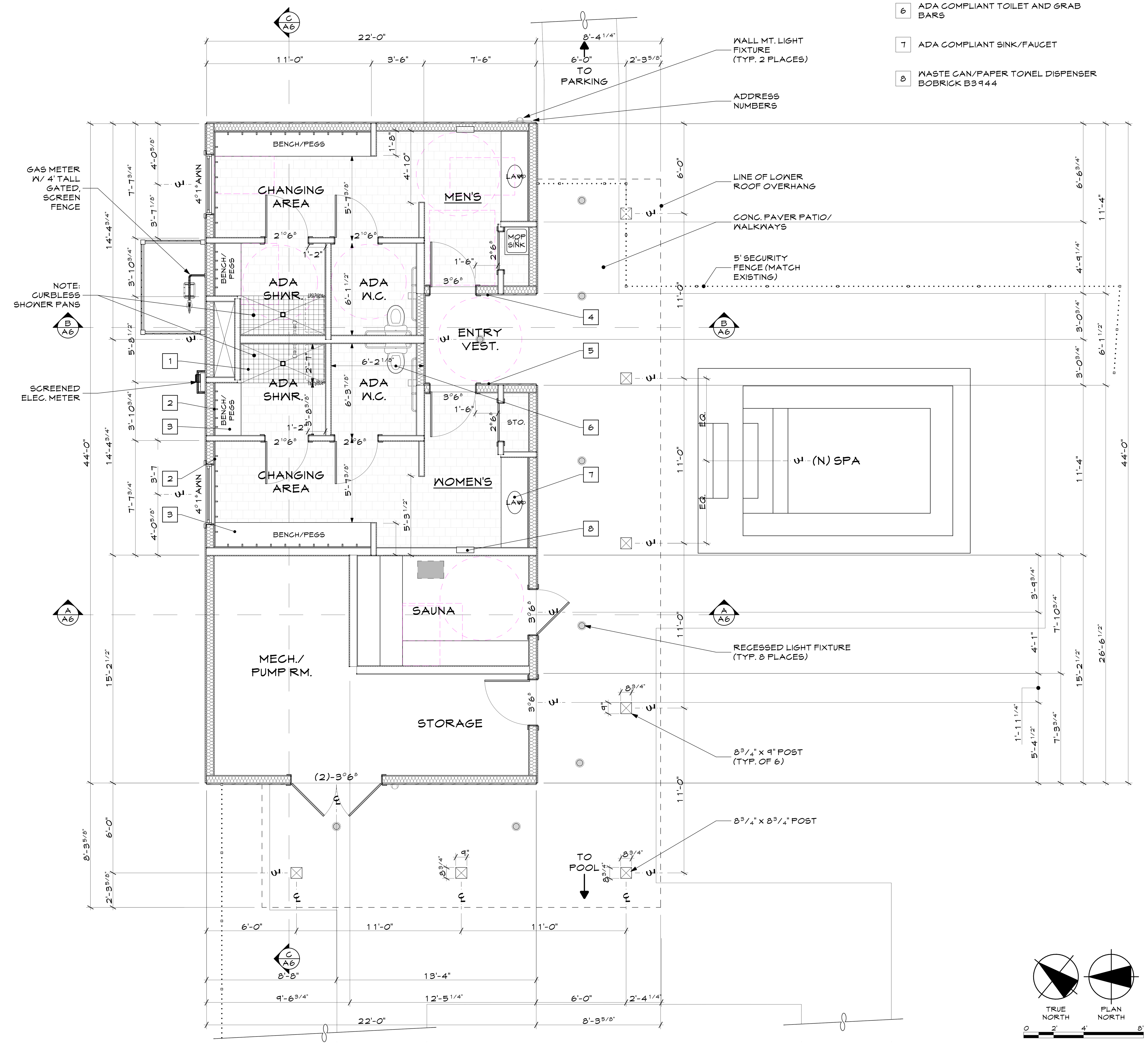
A4



AREA OF ROOF = 1,770.7 SQ. FT.
0% EXCEEDS 30' ABOVE RECORD GRADE

ROOF PLAN

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



MAIN FLOOR PLAN

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

FLOOR PLAN NOTES

TYPICAL @ BOTH RESTROOMS

1. ADA COMPLIANT ROLL-IN TRANSFER SHOWER W/ GRAB BARS AND FOLD DOWN BENCH
2. ADA COMPLIANT WALL HOOKS
3. ADA COMPLIANT BENCH
4. ADA COMPLIANT SIGNAGE: MEN'S ACCESSIBLE RESTROOM
5. ADA COMPLIANT SIGNAGE WOMEN'S ACCESSIBLE RESTROOM
6. ADA COMPLIANT TOILET AND GRAB BARS
7. ADA COMPLIANT SINK/FAUCET
8. WASTE CAN/PAPER TOWEL DISPENSER BOBRICK B3944

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE
Architecture P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050

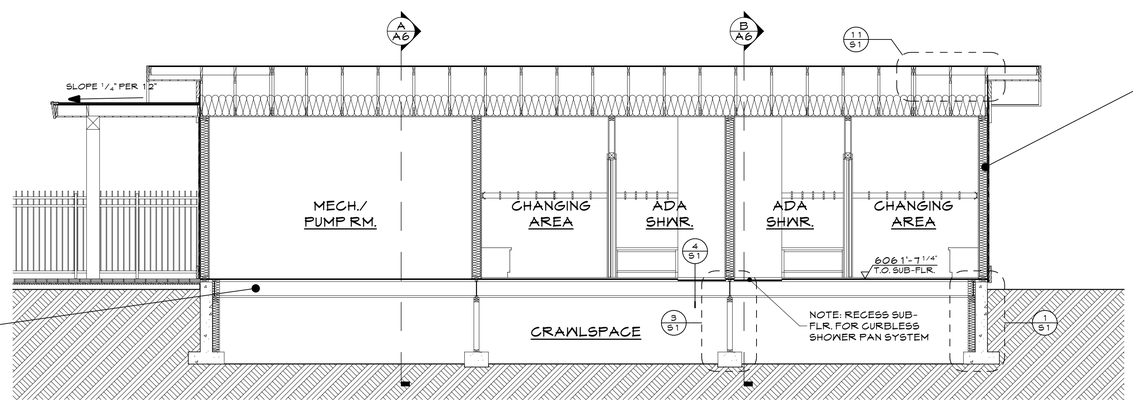
LICENSED ARCHITECT AR 1849
MARK R. COONEY
STATE OF IDAHO

PRINTED: 1/7/26

DATE:
BLDG. PERMIT
1/6/2026

FLOOR/ROOF PLAN

A5



BUILDING SECTION C

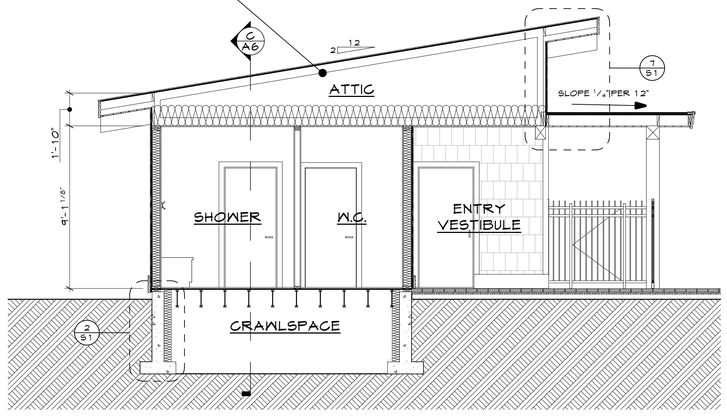
SCALE: 1/4" = 1'-0"

EXTERIOR WALL CONSTRUCTION:
- CEMENTITIOUS SHINGLE SIDING, OVER
- ZIP SYSTEM SHEETING, OVER
- 2x6 STUDS @16" O.C. W/R-23 (MIN.) BLOWN FIBERGLASS INSULATION
- 5/8" G.W.B. @ INTERIOR, OVER
- 4 MIL POLYVINYL MOISTURE BARRIER

FLOOR CONSTRUCTION:
- 3/4" T & G PLYWD. SUB-FLOOR, GLUED & SCREWED, OVER
- FLOOR JOIST (SIZE & SPACING PER FLOOR FRAMING PLAN)
- R-19 INSULATION @ PERIMETER STEM WALLS
- INSTALL 6 MILL POLYVINYL MOISTURE BARRIER @ CRAWLSPACE, OVER
- RADON MITIGATION SYSTEM
- PROVIDE MECHANICAL VENTING SYSTEM @ CRAWL SPACE.

REFER TO STRUCTURAL NOTES, SPECIFICATIONS, DETAILS AND FRAMING PLANS FOR ADDITIONAL INFORMATION.

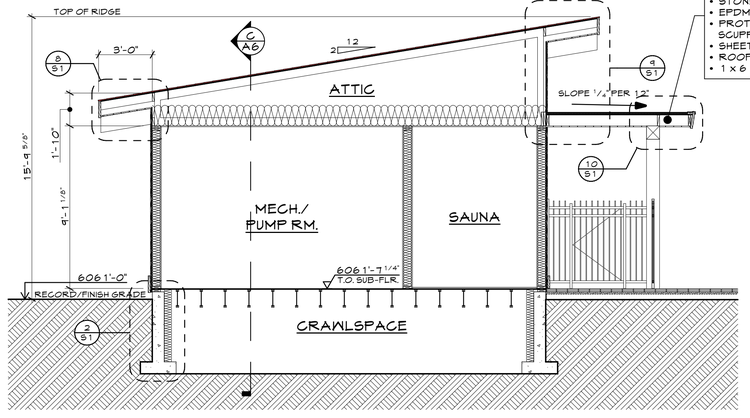
TRUSS ROOF CONSTRUCTION:
- CLASS A - ASPHALT SHINGLES, OVER
- 30# FELT
- ICE & WATER SHIELD @ EAVES, OVER
- SHEETING, OVER
- PREMANUF./ENGR'D WOOD TRUSSES (SPACING PER FRAMING PLAN) W/ R-49 (MIN.) INSULATION
- 5/8" G.W.B. @ INTERIOR, OVER
- 4 MIL POLYVINYL MOISTURE BARRIER



BUILDING SECTION B

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

PORCH ROOF CONSTRUCTION:
- STONE BALLAST, OVER
- EPDM ROOFING SYSTEM, OVER
- PROTECTION BOARD, SLOPED 1/4" PER 12" TO ROOF SCUPPERS, OVER (VERIFY)
- SHEETING, OVER
- ROOF JOISTS (SIZE & SPACING PER FRAMING PLAN), OVER
- 1 x 6 T & G CEDAR SOFFIT



BUILDING SECTION A

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

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE Architecture P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050

LICENSED ARCHITECT
AR 18419
PURSUANT TO IDAHO CODE 54-1406
MARK R. COMPTON
STATE OF IDAHO

PRINTED: 1/7/26

DATE:
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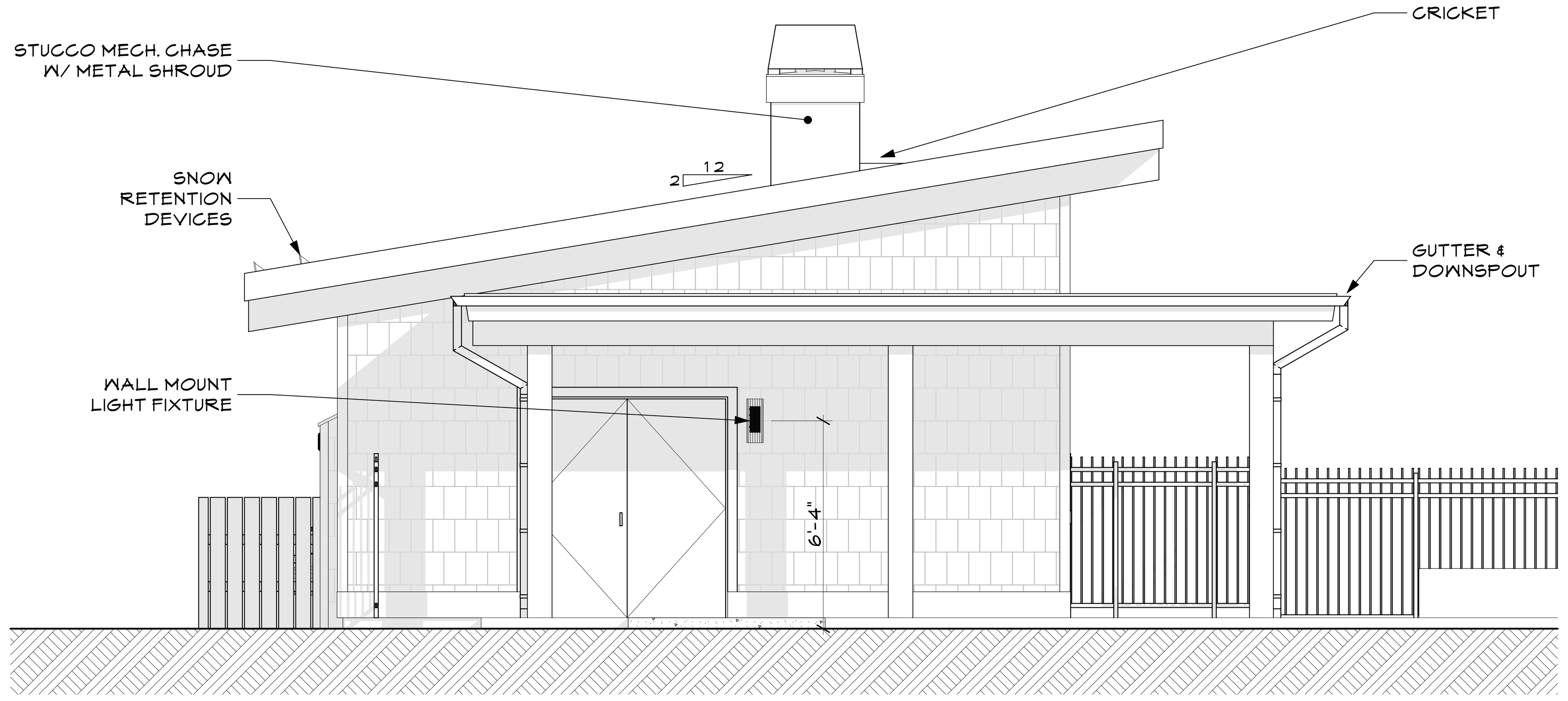
1/6/2026

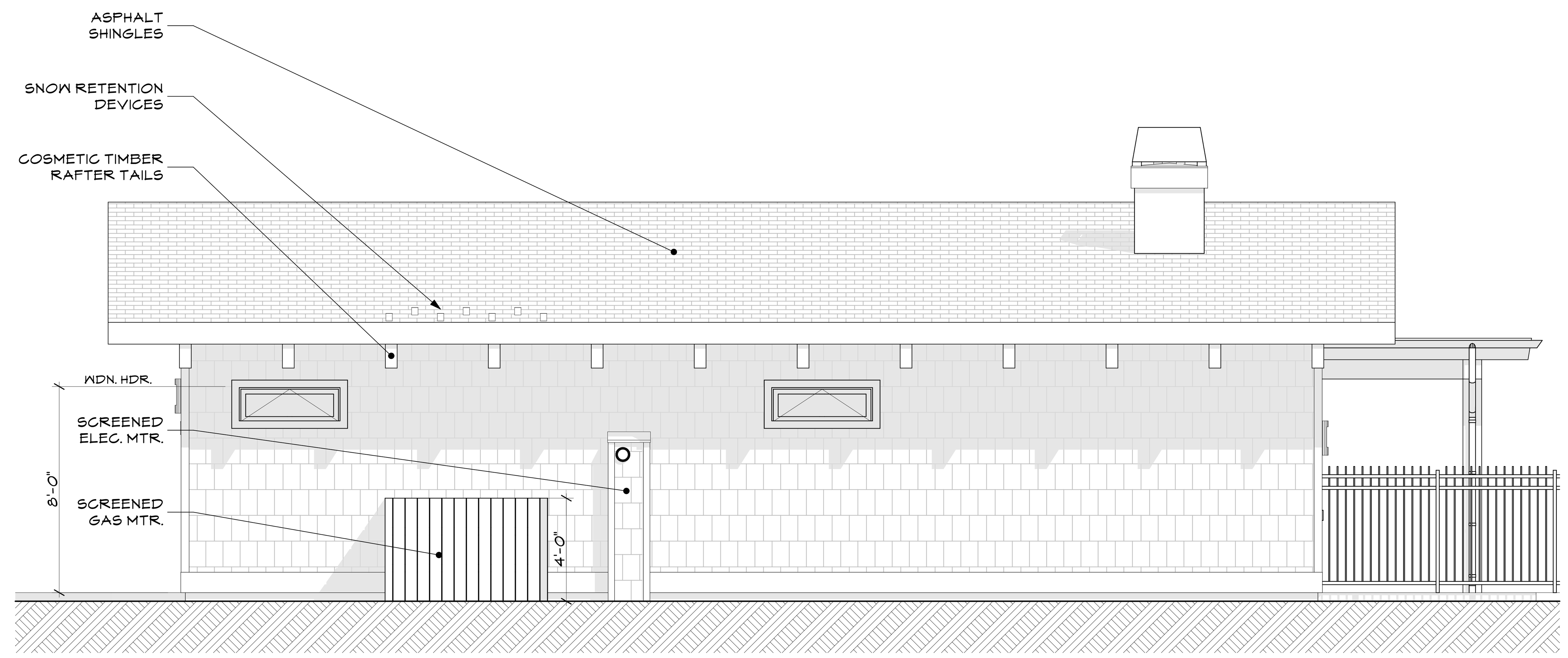
SECTIONS

A6



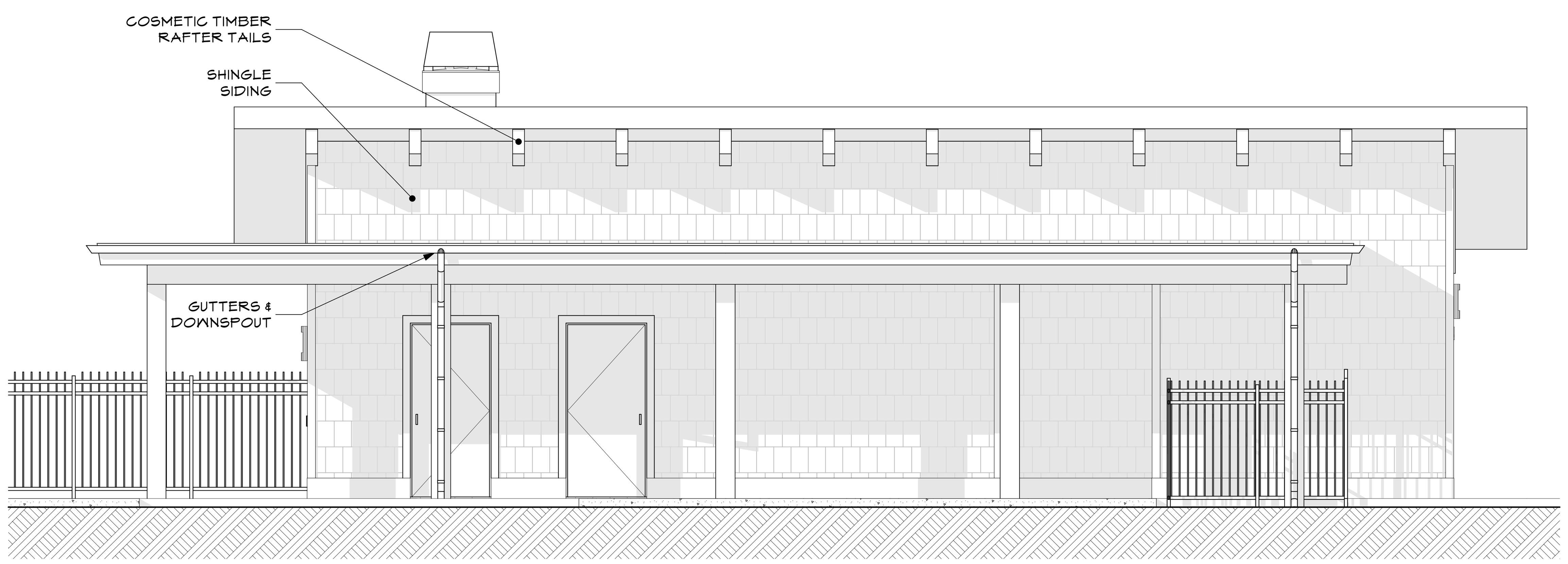
WEST ELEVATION

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



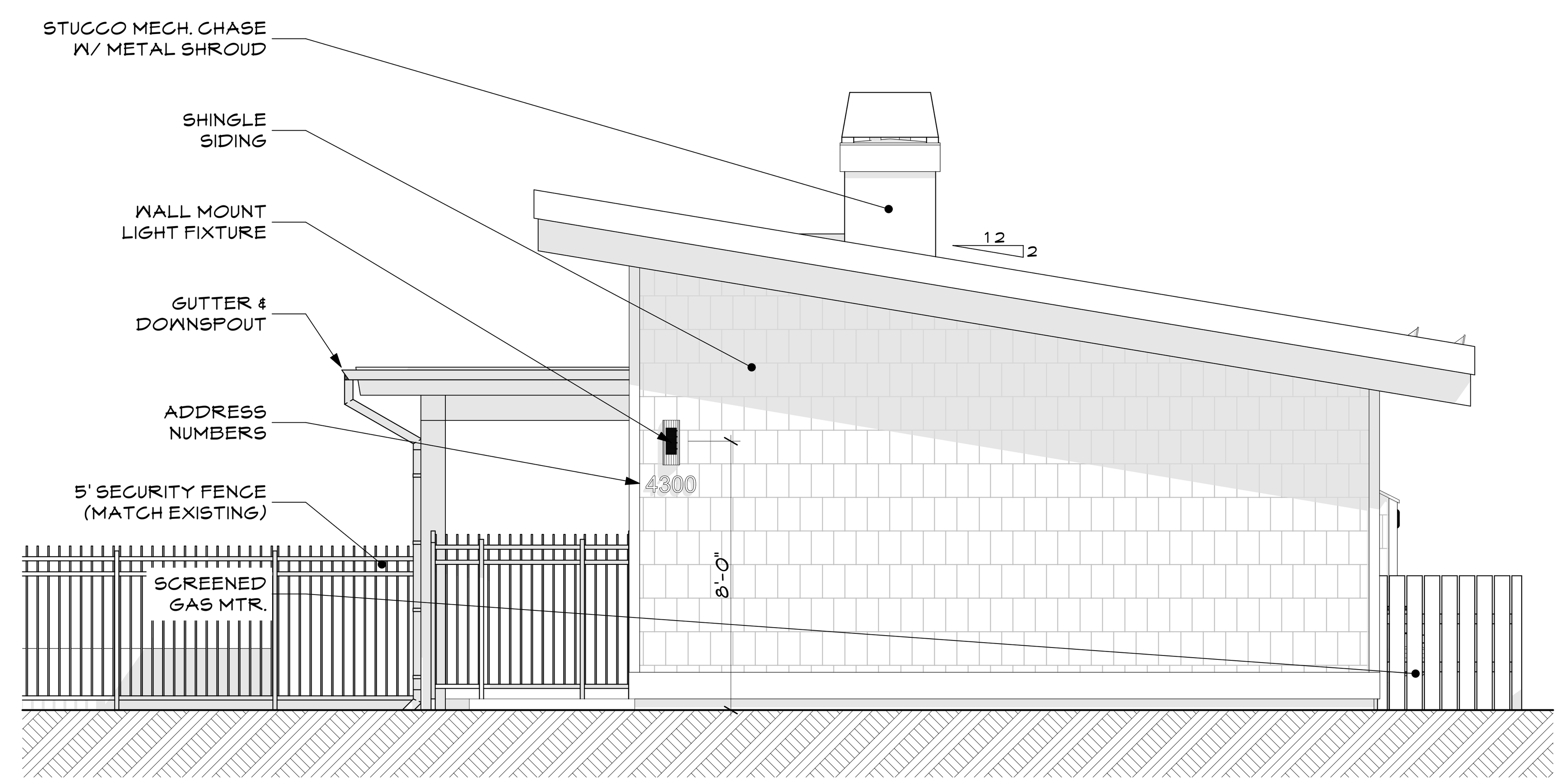
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE
Architecture P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
208.788.7050

PRINTED: 1/7/26

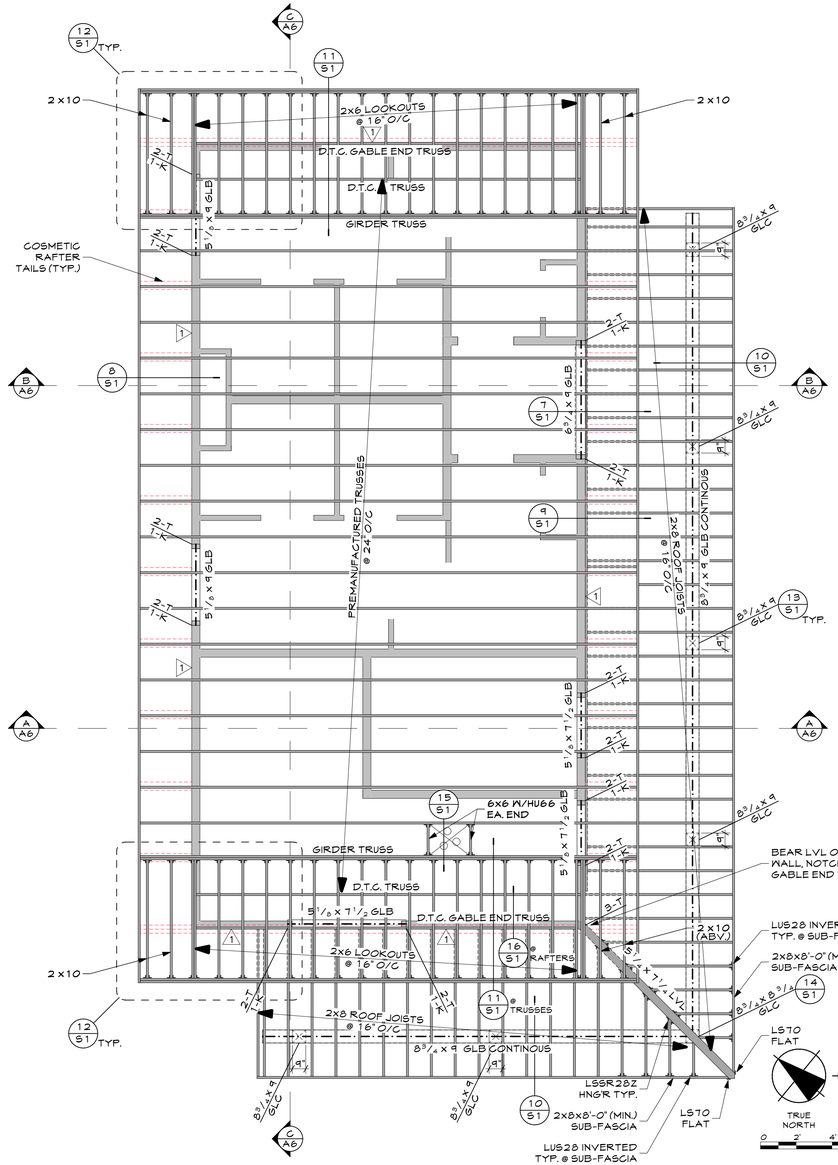
DATE:
BLDG. PERMIT
1/6/2026

ELEVATIONS

A7

ROOF FRAMING NOTES:

- TRUSS LAYOUT ON PLANS FOR SCHEMATIC PURPOSES ONLY, FINAL LAYOUT TO BE COMPLETED BY TRUSS MANUFACTURER AND VERIFIED WITH ARCHITECT/ENGINEER.
- SEE ARCHITECTURAL SHEETS FOR TRUSS HEEL HEIGHTS AND TRUSS PROFILES.
- BLOCK ALL RIDGES AND HIPS, NAIL PLYWOOD TO BLOCK PER SPECIFICATIONS.
- TRUSS MANUFACTURER TO VERIFY ALL CONNECTIONS AND CONNECTION HARDWARE PERTAINING TO TRUSSES.
- TRUSS MANUFACTURER TO SUPPLY BLOCKING PANELS AT TRUSS BEARING POINTS WITH GREATER THAN 14" DEPTH.
- ALIGN MINIMUM OF ONE STUD BELOW EACH TRUSS.
- PROVIDE (1) 2X6 TRIMMER STUD & (1) 2X6 KING STUD AT EACH END OF HEADERS, U.N.O. .
- **T** INDICATES TRIMMER STUD (BEARING STUD)
- **K** INDICATES KING STUD.
- **BP** INDICATES BEAM POCKET, SOLID STUDS BELOW BEAM WITH KING STUD EACH SIDE NAILED TO BEAM WITH 6-16d OR ST6224 STRAP 2 SIDES OR TS22 STRAP 2 SIDES DEPENDING ON FRAMING CONDITION; STRAP OVER TOP WITH MST48 IF TOP PLATES ARE BROKEN.
- PROVIDE FULL WIDTH BLOCKING OR CRIPPLE STUDS BELOW POSTS OF (2) 2X6 AND LARGER.
- ⚠1 INDICATES SHEARWALL, NAIL PLYWOOD PANEL EDGES WITH 8d AT 6" o/c, BLOCK HORIZONTAL PANEL JOINTS.
- GLUE AND NAIL BUILT-UP HEADERS AND BEAMS WITH 3-16d AT 12" o/c EACH PIECE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING AND SHORING DURING CONSTRUCTION.
- REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.

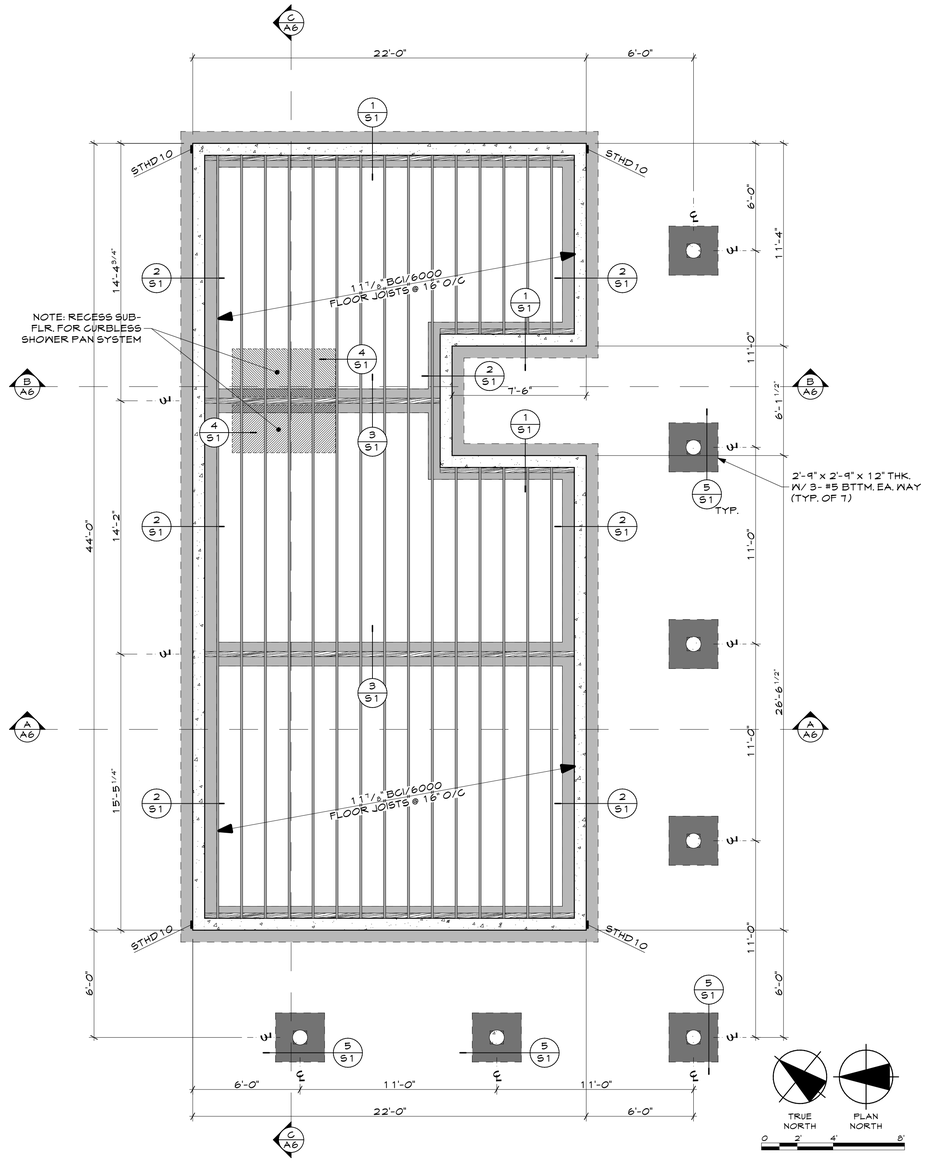


ROOF FRAMING PLAN

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

FOUNDATION NOTES:

- CONTRACTOR TO NOTIFY ARCHITECT IF ANY FILLS, CLAYS, SILTS, ORGANICS OR WATER ARE ENCOUNTERED WHICH MAY EFFECT FOUNDATION BEARING CAPACITY
- FOUNDATION WALLS TO BACKFILLED WITH IMPORTED FREE-DRAINING GRAVEL.
- EMBED HOLDOWNS IN STEMWALL AT THE ENDS OF SHEAR-WALLS WHERE INDICATED ON PLAN, SEE FLOOR PLAN FOR EXACT WALL LOCATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, FOUNDATION AND FRAMING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, BRACING, AND SHORING DURING CONSTRUCTION.
- FOUNDATION INSULATION, WATERPROOFING, RADON VENTING BY OTHERS.
- REFER TO STRUCTURAL SPECIFICATIONS AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION AND SPECIAL INSPECTION REQUIREMENTS.



FOUNDATION/FLOOR FRAMING PLAN

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

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Fairway 9 Pool House

4300 Fairway Nine Drive, Sun Valley, Idaho

RED CANOE
Architecture P.A.
565 Mother Lode Loop
Hailey, Idaho 83333
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PROFESSIONAL ENGINEER REGISTERED 6589 1-6-26 STATE OF IDAHO MATT P. MOREL

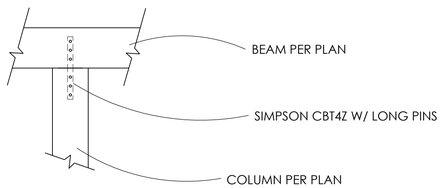
LICENSED ARCHITECT AR-984 STATE OF IDAHO MARK R. CROSBY

PRINTED: 1/7/26

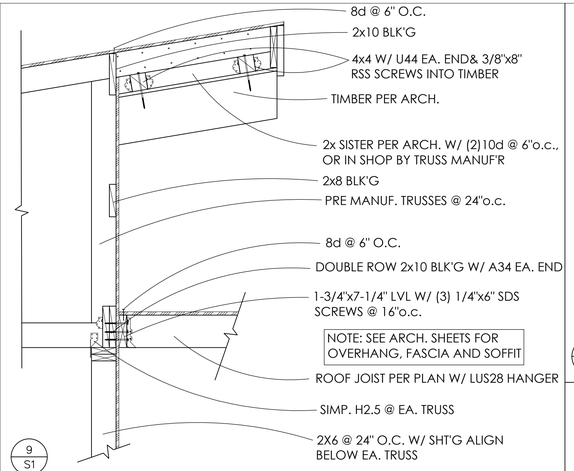
DATE: BLDG. PERMIT 1/6/2026

FOUNDATION/FRAMINMG PLANS

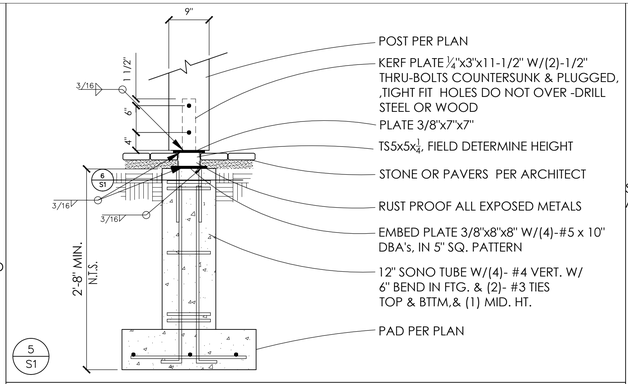
S0



13 / S1



9 / S1



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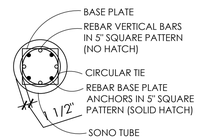
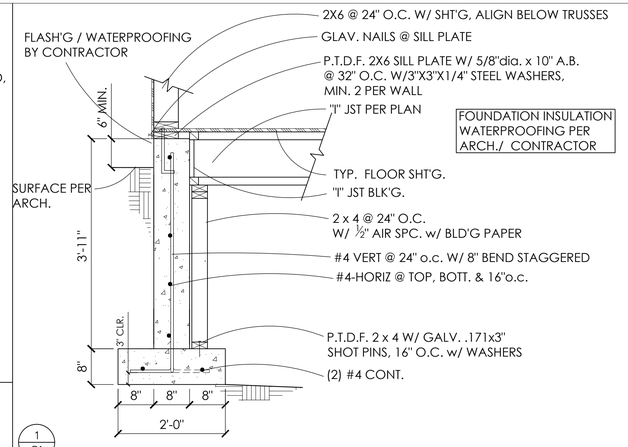
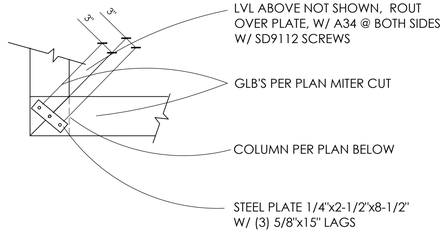


6 / S1

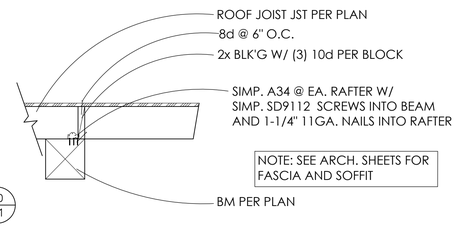
RE-BAR and ANCHOR BOLT PLACEMENT PLAN



1 / S1



14 / S1 PLAN VIEW OF BEAMS & COLUMN BELOW



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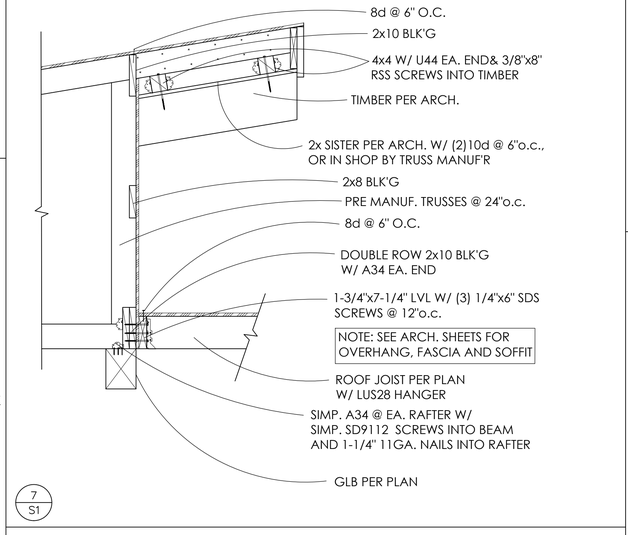

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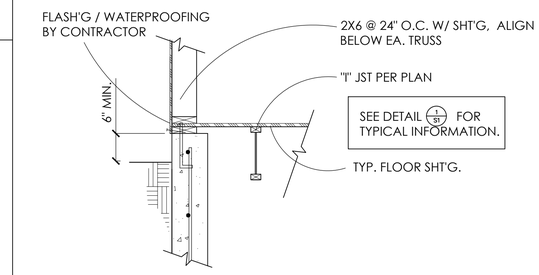

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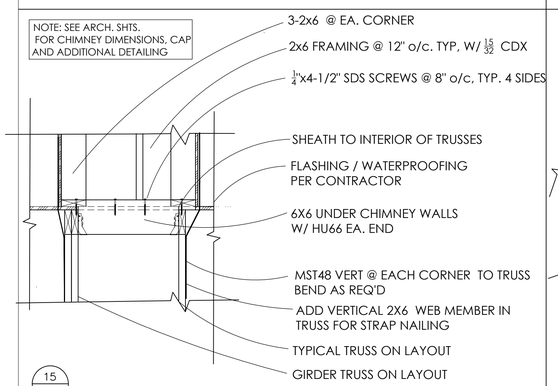
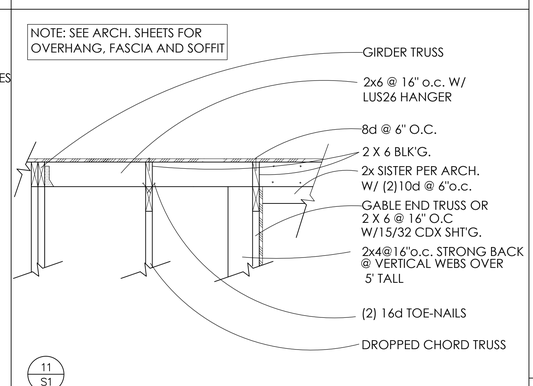
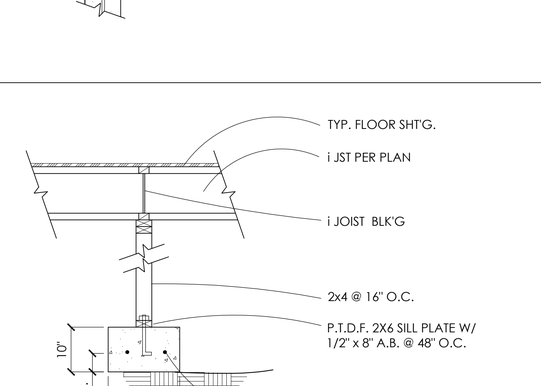


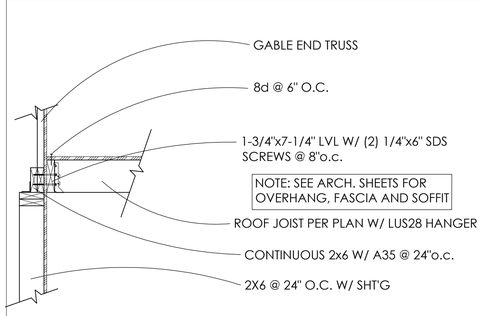
15 / S1



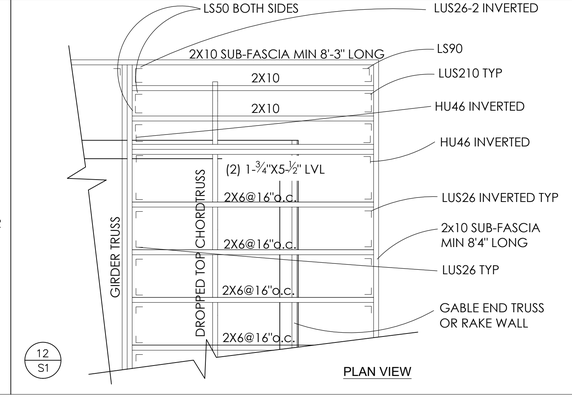
11 / S1



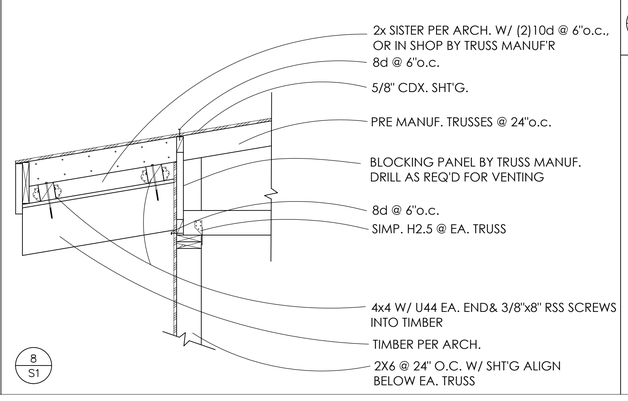
3 / S1



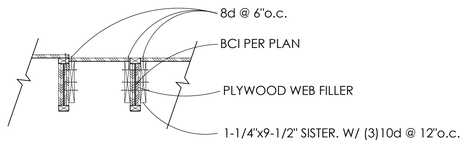
16 / S1



12 / S1 PLAN VIEW



8 / S1



CURBLESS SHOWER DETAIL

4 / S1

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P.O. BOX 2401, KETCHUM, IDAHO, 83340 (208) -726-2844

FAIRWAY 9 POOLHOUSE
FAIRWAY NINE DRIVE, SUN VALLEY, IDAHO
STRUCTURAL DETAILS

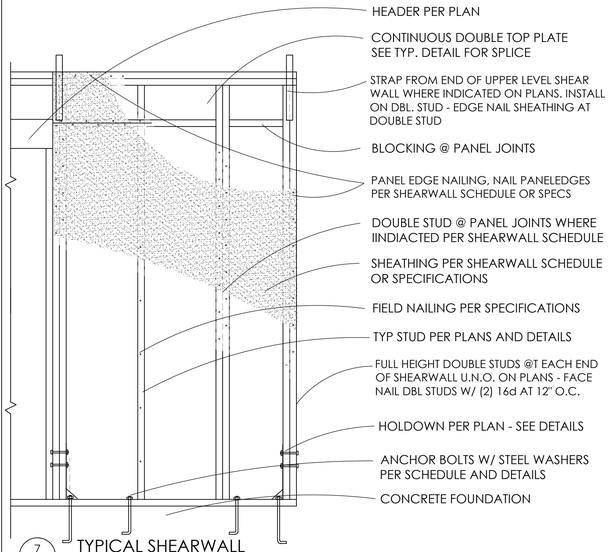
DATES
1-6-26
PERMIT :1-6-26
REVISIONS:

PROFESSIONAL ENGINEER REGISTERED 6589 1-6-26 STATE OF IDAHO MATT P. MORELL

ENGINEERS STAMP

3/4" = 1'-0"

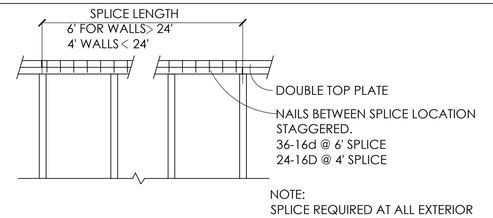
S1



7 S2 TYPICAL SHEARWALL

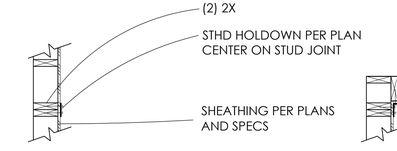
CONNECTION	NAILING
RIM JOIST TO PLATE, TOENAILS	16d @ 6"o.c.
BL'G TO PLATE, TOENAILS	3-16d
JOIST OR TRUSS BEARING ON PL OR GIRDER, TOENAIL	2-10d EA. SIDE
BL'G TO JOIST, TOENAIL EACH END	2-10d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL TO EACH STUD	2-16d
STUD TO SOLE PLATE	4-10d TOENAIL OR 2-16d END NAIL
DOUBLE STUDS, FACE NAIL, UNO.	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL UNO.	16d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALELL RAFTERS, FACE NAIL	3-16d
RAFTER OF TRUSS TO PLATE, TOE NAIL	2-10d EA. SIDE
BUILD-UP CORNER STUDS, UNNO.	16d AT 24" O.C.

8 S2 MINIMUM NAILING SCHEDULE



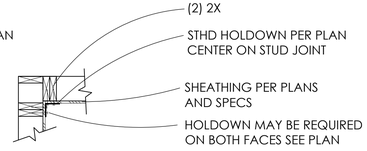
LENGTH OF WALL BETWEEN CORNERS	SPLICE LENGTH MINIMUM	NAILS ALONG SPLICE LEINGTH
OVER 24'	6'-0"	36-16d
LESS THAN 24'	4'-0"	24-16d

6 S2 TYPICAL TOP PLATE SPLICE



OUTSIDE CORNER PLAN VIEW

MID WALL PLAN VIEW



INSIDE CORNER PLAN VIEW

5 S2 TYPICAL STHD HOLDOWN

STRUCTURAL SPECIFICATIONS:
ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SPECIFICATIONS, AND NOTES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

CONTRACTOR SHALL COORDINATE ALL DUCT PLACEMENT WITH ARCHITECT / ENGINEER.

CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

CONTRACTOR TO SUBMIT A REQUEST TO ARCHITECT/ENGINEER FOR ANY SUB-
STITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON STRUCTURAL SHEETS.

THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON DRAWINGS.

BUILDING CODE:
STRUCTURAL DESIGN AND CONSTRUCTION TO CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.

DESIGN ROOF LOADS:
LIVE LOAD (SNOW) 100 PSF OR PER IBC
DEAD LOAD 20 PSF

DESIGN FLOOR LOADS:
LIVE LOAD 100 PSF
DEAD LOAD 15 PSF

LATERAL LOADS:
WIND DESIGN CRITERIA:
OCCUPANCY CATEGORY II
ANALYSIS PROCEDURE DIRECTIONAL PROCEDURE
WIND SPEED 103 MPH
EXPOSURE B
IMPORTANCE FACTOR IW 1.0

SEISMIC DESIGN CRITERIA:
OCCUPANCY CATEGORY II
IMPORTANCE FACTOR 1.0
SSISMIC DESIGN CATEGORY D
SITE CLASS D
S.F.R.S. SHEAR PANELS
SS .6211
S1 .192
SDS .539
SD1 .283
R 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE PROCEDURE
WEIGHT APPLICABLE LOADS+35% SNOW
RESPONSE COEFFICIENT .0829
DESIGN BASE SHEAR (ASD) 3.75 PSF

FOUNDATIONS:
DESIGN SOIL BEARING PRESSURE 1500 PSF
ASSUMES SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, OR CLAYEY GRAVEL PER 2018 IBC

ALL FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED, DRAINED SOIL. IF SOIL IS DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% MAXIMUM DRY DENSITY PER ASTM D960. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IF SOIL CONDITIONS ARE ENCOUNTERED WHICH MAY REQUIRE A LOWER ASSUMED SOIL BEARING PRESSURE SUCH AS CLAYS, SILTS, OR ORGANICS. 2'-8" MINIMUM FOOTING DEPTH BELOW GRADE OR SEE DETAILS.

CONCRETE:
STRUCTURAL CONCRETE, INCLUDING FOOTINGS, WALLS, AND SLABS, SHALL HAVE THE FOLLOWING MIX REQUIREMENTS, AND MAX. AGGREGATE SIZE OF 3/4".

28-DAY COMPRESSIVE STRENGTH: 3000 PSI (NOTE DESIGN BASED ON 2500 PSI)
MINIMUM CONCRETE CONTENT: 5 SACKS PER CUBIC YARD
PERCENT-ENTRAINED AIR: 5% TO 6%
MAXIMUM SLUMP: 4 INCHES

CONCRETE PLACEMENT:
ALL CONCRETE PLACEMENT AND REINFORCEMENT COVER SHALL CONFORM TO ACI 318. CONCRETE FORMWORK TO BE OF ADEQUATE STRENGTH AND PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. NO FOOTING SHALL BE PLACED ON DISTURBED SOIL. REINFORCING STEEL SHALL BE CONTINUOUS THROUGH ALL COLD JOINTS. FOOTING STEPS SHALL BE STEPPED (2) VERTICALLY TO (1) HORIZONTALLY. REFER TO DRAWINGS FOR STEP REINFORCEMENT.

CONCRETE REINFORCEMENT:
REINFORCEMENT SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, AND GRADE 60 FOR #5 BARS AND LARGER. WIRE MESH TO CONFORM TO ASTM A185-64. ALL REBAR SPLICES TO BE LAPPED 40 BAR DIAMETER'S UNLESS OTHERWISE NOTED. WELDING OF REBAR TO BE APPROVED BY ENGINEER. PAD AND STEM FOOTING REINFORCEMENT TO HAVE 3" CLEAR COVER OF CONCRETE TYPICAL UNLESS OTHERWISE NOTED ON THE DRAWINGS. RE-BAR INDICATED TO BE WELDED TO BE CERTIFIED WELDABLE RE-BAR

CONCRETE FOOTINGS, PADS, STEM, BASEMENT, AND RETAINING WALLS:
REFER TO DRAWINGS FOR WALL SIZE AND REINFORCEMENT. BASEMENT WALLS SHALL NOT BE BACK FILLED UNTIL ATTACHED FLOORS ARE FRAMED AND SHEATHED, AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. PROVIDE CORNER BARS WITH 24" LEGS AT CORNERS AND INTERSECTING WALLS AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT. ANCHOR BOLTS SHALL BE ASTM A307 AND OF THE SIZE AND SPACING AS INDICATED ON THE DRAWINGS AND HAVE A 7" MINIMUM EMBEDDMENT DEPTH. ANCHOR BOLTS TO BE WITHIN 1'-0" OF SILL PLATE ENDS, WITH A MINIMUM OF TWO PER WALL, AND NO CLOSER THAN 6" FROM CONCRETE WALL CORNERS. PROVIDE AN ADEQUATE DRAINAGE SYSTEM BEHIND ALL WALLS AS REQUIRED TO NOT ALLOW STANDING WATER BEHIND WALLS. BACK FILL RETAINING WALLS IN SEQUENCE PRESCRIBED ON DRAWINGS AND AFTER CONCRETE HAS CURED A MINIMUM OF 14 DAYS.

CONCRETE SLABS:
CONCRETE SLABS, UNLESS OTHERWISE NOTED ON DRAWINGS, SHALL BE 4" THICK, ON 6" COMPACTED GRAVEL BAS ; TO BE PLACED ON UNDISTURBED SOIL. REINFORCE WITH #3 BARS AT 18" O.C. BOTH WAYS 1-1/2" CLEAR FROM TOP FACE. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, AND FOREIGN MATTER PRIOR TO POURING ADJACENT SLAB. CRACK CONTROL JOINTS SHALL HAVE A MAXIMUM SPACING OF 20'-0" IN BOTH DIRECTIONS. CONTRACTOR SHALL SUBMIT, PRIOR TO CONSTRUCTION, LOCATION OF ALL CONSTRUCTION AND CRACK CONTROL JOINTS.

WOOD FRAMING:
ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH IBC SECTION 2308 UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE 1/2" CLEARANCE BETWEEN FRAMING AND TOP OF WINDOW AND DOOR FRAMES. PROVIDE 1/2" CLEARANCE BETWEEN ROOF FRAMING AND TOP OF NON- BEARING INTERIOR WALLS WITH SIMPSON STCT CLIPS. FRAMING NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS AND POSTS. MINIMUM HEADER TO BE 6X8 WITH (1) 2X6 BEARING STUDS PLUS KING STUDS EACH END UNLESS NOTED OTHERWISE. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY THE IBC SECTION 2308.9.8.

SAWN STRUCTURAL LUMBER:
UNLESS NOTED OTHERWISE ON PLANS, STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) No. 2 OR BETTER FOR ALL 2X'S, 3X'S, AND 4X'S. ALL BEAMS AND POSTS 6X6 AND LARGER SHALL BE DF-L No.1 OR BETTER. WOOD BEARING ON, OR INSTALLED WITHIN 1" OF CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

STRUCTURAL GLUED-LAMINATED TIMBER:
ALL GLUED-LAMINATED TIMBER BEAMS SHALL BE COMBINATION 24F-V4 WITH ZERO CAMBER UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GLUED-LAMINATED TIMBER COLUMNS SHALL BE DF COMBINATION 3 COLUMN GRADE WITH ZERO CAMBER UNLESS OTHERWISE NOTED ON DRAWINGS. SEE DRAWINGS FOR GLUED-LAMINATED TIMBER GRADE FOR BEAM'S CONTINUOUS OVER A SUPPORT OR CANTILEVERED. FABRICATION SHALL BE IN ACCORDANCE WITH AITC 117. PROVIDE WET USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15%.

LVL (LAMINATED VENEER LUMBER):
ALL LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
MIN. FLEXURAL STRESS (BENDING) = 2600 psi
MIN. HORIZONTAL SHEAR = 285 psi
MIN. MODULUS OF ELASTICITY = 1.8 X 106 psi

NAILS, BOLTS, LAGS, AND PRE-FABRICATED CONNECTIONS FOR WOOD:
ALL NAILS SHALL BE BOX OR GALVANIZED BOX. THE USE OF STAPLES TO BE VERIFIED BY ENGINEER. BOTH BOLTS AND LAGS SHALL CONFORM TO ASTM A307 GRADE UNLESS OTHERWISE NOTED. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING AGAINST WOOD. METAL HANGERS AND CONNECTIONS SHOWN ON DRAWINGS TO BE MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED PER THEIR SPECIFICATIONS WITH NAILING PER THEIR SPECIFICATION. OTHER MANUFACTURER'S MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/ ENGINEER FOR REVIEW.

PRE-MANUFACTURED WOOD TRUSSES:
TRUSS LAYOUT ON PLANS FOR SCHEMATIC PURPOSES ONLY. FINAL LAYOUT TO BE COMPLETED BY TRUSS MANUFACTURER AND VERIFIED WITH ARCHITECT/ENGINEER. SEE ARCHITECTURAL SHEETS FOR TRUSS HEEL HEIGHTS AND VERIFY WITH ARCHITECT PRIOR TO FABRICATION. WOOD TRUSSES SHALL BE MANUFACTURED WITH STRESS RATED MATERIALS DESIGNED TO SUPPORT LOADINGS SHOWN ON DRAWINGS. BRACE BOTTOM CHORD AND WEB MEMBERS AS REQUIRED BY MANUFACTURER. VERTICAL ROOF TRUSS DEFLECTION TO BE LIMITED TO L/360 LIVE DEFLECTION OR 3/4" MAXIMUM FOR ALL LOADING CONDITIONS. VERTICAL FLOOR TRUSS DEFLECTION TO BE LIMITED TO L/600 LIVE DEFLECTION AND 3/8" MAXIMUM FOR ALL LOADING CONDITIONS.HOLD NON-BEARING WALLS 5/8" BELOW TRUSS BOTTOM CHORD. HORIZONTAL TRUSS DEFLECTION TO BE LIMITED TO 5/8" TOTAL LOAD DEFLECTION. TRUSS MANUFACTURER IS RESPONSIBLE FOR ALL FRAMING AND CONNECTIONS OF TRUSSED ROOF AREAS, INCLUDING EAVE OVERHANGS AND OVERFRAMING. SHOP DRAWINGS, DETAILS, AND STRUCTURAL CALCULATIONS OF TRUSSED ROOF SYSTEM MUST BE STAMPED BY A PROFESSIONAL CIVIL ENGINEER LICENCED IN THE STATE IN WHICH THE PROJECT IS TO BE CONSTRUCTED AND SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

MANUFACTURED WOOD 'I' JOIST
WOOD I JOIST, ARE TO BE DESIGNED AND CERTIFIED BY MANUFACTURER TO SUPPORT LOADINGS SHOWN ON DRAWINGS. FOR COMMERCIAL GRADE JOISTS DETAILED SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ ENGINEER FOR REVIEW PRIOR TO FABRICATION. JOIST SHALL BE ERECTED, INSTALLED AND BRACED PER MANUFACTURER'S SPECIFICATIONS. OTHER MANUFACTURED WOOD I JOIST MAY BE SUBSTITUTED UPON ARCHITECT/ ENGINEER APPROVAL.

PLYWOOD SHEATHING:
ALL PLYWOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD WITH THICKNESS, VENEER GRADES AND SPAN RATINGS AS NOTED HEREIN OR ON DRAWINGS / DETAILS. PLYWOOD AT ROOF AND FLOORS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C., PROVIDE 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF AND FLOOR WITH 8d AT 6" O.C. EDGE AND 12" O.C. INTERMEDIATE UNLESS OTHERWISE NOTED ON DRAWINGS, GLUEe FLOOR SHEATHING. NAIL APA RATED WALL PANEL EDGES AND BOUNDARIES WITH 8d AT 6" O.C., AND 12" O.C. INTERMEDIATE UNLESS OTHERWISE SPECIFIED IN DRAWINGS OR SHEARWALL SCHEDULE. BLOCK AND NAIL ALL HORIZONTAL PANEL EDGES AT DESIGNATED SHEARWALLS.

ROOF SHEATHING: 5/8" CDX MINIMUM (40/20) SPAN RATING.
FLOOR SHEATHING: 3/4" CDX T&G MINIMUM (48/24) SPAN RATING.
EXTERIOR WALL SHEATHING: 15/32" CDX PLYWOOD OR 7/16" OSB MINIMUM (24/0) SPAN RATING UNLESS OTHERWISE NOTED.

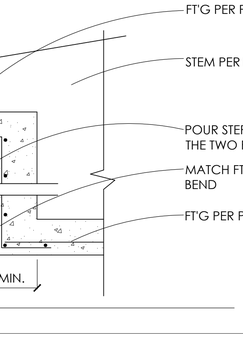
STRUCTURAL STEEL AND MISCELLANEOUS METALS:
ALL STEEL TO CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED. STEEL PIPE SHALL CONFORM TO ASTM A501 (Fy=36ksi). STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500, GRADE B (Fy=46ksi). ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AISC 'SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS'. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW BEFORE FABRICATION. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE PERFORMED PER AWS D1.1 WITH A MINIMUM WELD SIZE OF 3/16" AND WITH E70 ELECTRODE. MACHINE BOLTS SHALL BE ASTM A325 UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE LOAD INDICATOR WASHERS BETWEEN NUT AND CONNECTED STEEL OR EQUIVALENT TENSIONING INDICATOR . ALL STEEL ANCHORS, TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL STEEL, INCLUDING NUTS, BOLTS, AND WASHERS EXPOSED TO WEATHER SHALL BE GALVANIZED.

INSPECTIONS
BUILDING OFFICIAL MAY WAIVE SPECIAL INSPECTION REQUIREMENTS FOR WORK DEEMED OF A MINOR NATURE. SPECIAL INSPECTION INDEPENDENT OF THE CONTRACTOR, ARCHITECT, AND ENGINEER OF RECORD SHALL BE PROVIDED BY OWNER ACCORDING TO IBC CHAPTER 17. THE SPECIAL INSPECTOR SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE W/ THE CONTRACT DOCUMENTS, NOT THE SHOP DRAWINGS. THE SPECIAL INSPECTOR SHALL SEND REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT, THE ENGINEER, AND CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SUBMIT A BI-WEEKLY AND A FINAL SIGNER REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE W/ THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC, CONT OR PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

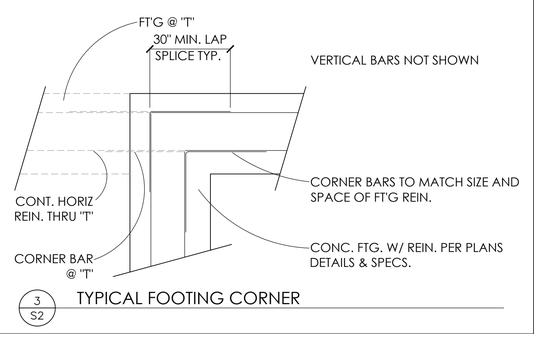
INSPECTION OF LATERAL FORCE RESISTING SYSTEM	CONT	PERIODIC
NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE WOOD SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING SHEARWALLS, DRAG STRUTS, BRACES AND HOLDOWNS		X

EPOXY ANCHORS	CONT	PERIODIC
RE-BAR, THREADED ROD, BOLTS EPOXIED INTO HARDENED CONCRETE INSPECTED FOR HOLE DIMENSIONS, ANCHOR MATERIAL AND DIMENSIONS, HOLE CLEAN OUT, EPOXY MATERIAL AND MIX AS SPECIFIED.		X

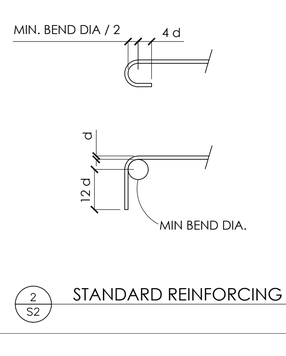
SOILS	CONT	PERIODIC
AS REQUIRED BY THE BUILDING DEPARTMENT; FILL MATERIALS, EXCAVATION DEPTH, BEARING CAPACITY, MATERIAL TYPE AT BEARING		X
AS REQUIRED BY THE BUILDING DEPARTMENT; COMPACTED FILL MATERIAL, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION	X	X



4 S2 TYPICAL FOOTING STEP



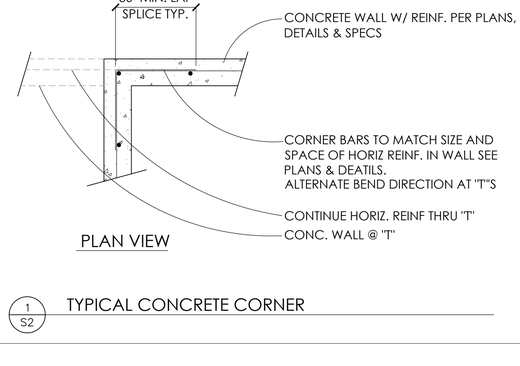
3 S2 TYPICAL FOOTING CORNER



d = NOMINAL BAR DIAMETER

MINIMUM BEND DIAMETER
INSIDE OF REBAR
#3 THRU #8 - 6d
#9 THRU #11 - 8d
#14 AND #18 - 10d

2 S2 STANDARD REINFORCING BAR HOOKS



PLAN VIEW

1 S2 TYPICAL CONCRETE CORNER

MORELL ENGINEERING
STRUCTURAL ENGINEERING morellengineering@cox.net
P.O. BOX 2401, KETCHUM, IDAHO, 83340 (208) -726-2844

FAIRWAY 9 POOLHOUSE
FAIRWAY NINE DRIVE, SUN VALLEY, IDAHO

TYPICAL DETAILS & STRUCTURAL SPECIFICATIONS

DATES
1-6-26

PERMIT :1-6-26

REVISIONS:

PROFESSIONAL ENGINEER REGISTERED 6589 1-6-26 STATE OF IDAHO MATT P. MORELL
FAIRWAY 9

ENGINEERS STAMP

VARIES

S2