

GOFFIN HERITAGE HOMES

LOT 51 BLOCK 51
NORTHERN PASSAGE #4 & 5
2221 KOOSKIA LOOP
TWIN FALLS, IDAHO

LOT SIZE 7,684 S.F.
ZONE R-2
CODE COMPLIANCE 2018 IRC
NEW CONSTRUCTION
SINGLE FAMILY DWELLING
ROOF SURFACE AREA 4090 S.F. SHINGLED
121 S.F. METAL
EXTERIOR WALL PERIMETER 266 L.F.
EAVE PERIMETER 398 L.F. @ EAVE



GENERAL SITE / LOT NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND CURRENT ADOPTED LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DRAWER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

GRADING NOTES:

VERIFY ALL UTILITIES BEFORE DIGGING. HOOK UP WATER AND SEWER SERVICES TO EXISTING TAP UNLESS SEPTIC SYSTEM AND WELL ARE TO BE INSTALLED.

GRADE LOT IN SUCH A MANNER THAT RUN-OFF FROM HOUSE DRAINS AWAY FROM FOUNDATION AND RETAINED ON THE PROPERTY PER CODE REQUIREMENTS.

FINISHED FLOOR LEVEL TO BE 15" ABOVE CURB IF APPLICABLE.

BUILDING ENERGY CODE COMPLIANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

PRESCRIPTIVE ENERGY CODE

- R-30 IN FLOOR
- R-20 IN WALLS
- R-38 MIN. IN ATTIC
- .35 MIN. LOW-E WINDOWS

SINGLE FAMILY RESIDENCE:

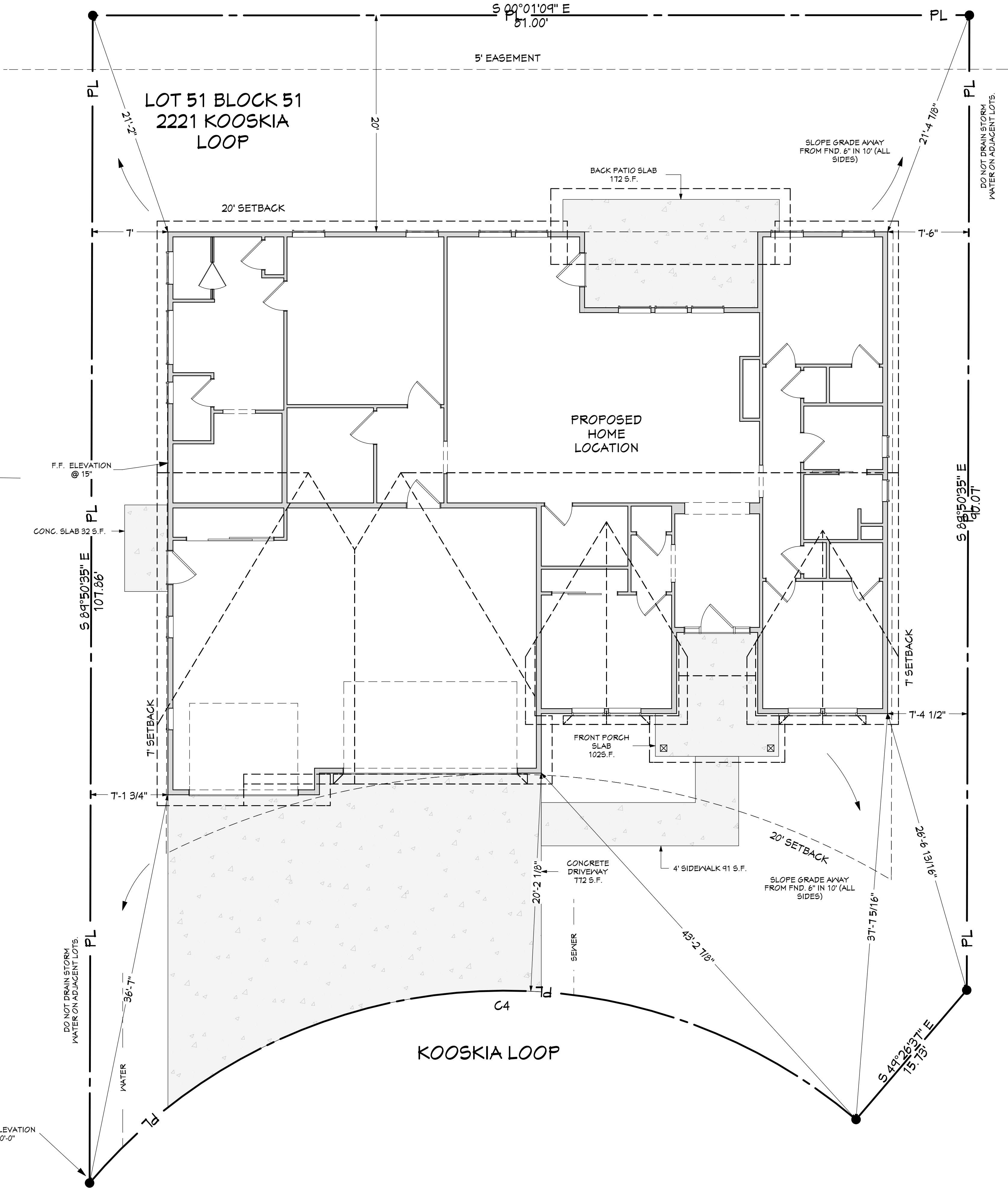
| | |
|-------------|-----------|
| MAIN FLOOR | 2144 S.F. |
| FRONT PORCH | 93 S.F. |
| BACK PATIO | 172 S.F. |
| GARAGE | 865 S.F. |
| TOTAL | 3274 S.F. |

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208-539-0284
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DRAFTING

SITE PLAN
SCALE 3/16" = 1' - 0"



DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR THE USE OF THESE PLANS AND IS NOT TO BE RELEASED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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Drafting
208-539-0284
caseyjensendrafting.com

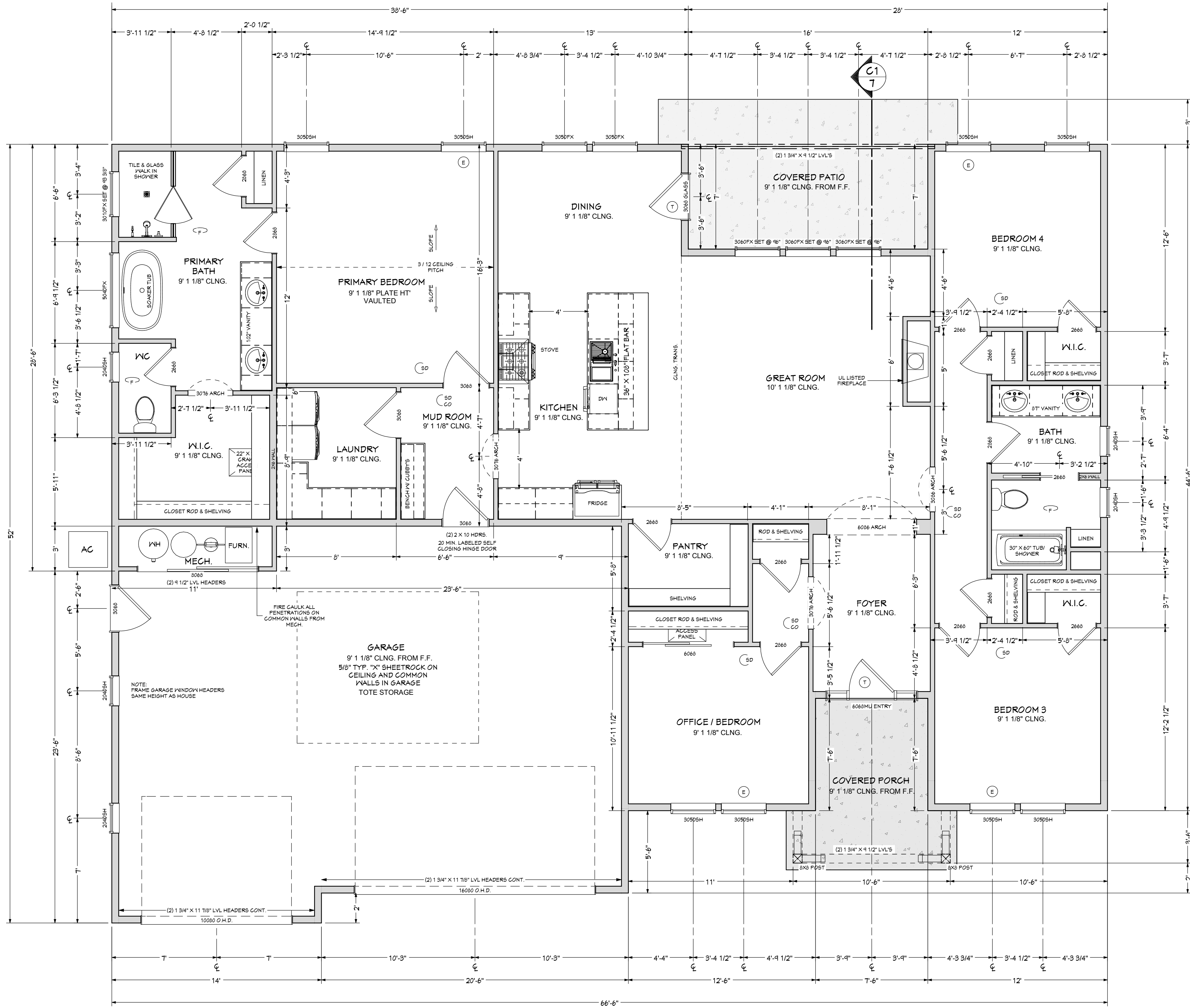
DATE: NOV. 2024
DRAWN BY: C.J.
JOB # 24-1846H -
GRIFFIN, PL

GOFFIN
Heritage Homes

GOFFIN HERITAGE HOMES
NORTHERN PASSAGE #4 & 5
TWIN FALLS, IDAHO

SITE PLAN

SHEET NUMBER
1



MAIN FLOOR
SCALE 1/4" = 1' - 0"

MISCELLANEOUS NOTES:

DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY. VERIFY ALL STRUCTURAL SPECIFICATIONS W/ MANUFACTURER, TRUSS VENDOR OR ENGINEER.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING.

COORDINATE ALL INTERIOR AND EXTERIOR FINISH, MATERIALS AND COLORS WITH HOME OWNER.

KITCHEN AND BATHROOM DESIGNS AND LAYOUT AS PER. OWNER.

BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. AND BE SMOOTH PIPING WITH MIN. 50 CFM.

VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.

ALL WINDOW AND EXTERIOR DOOR HEADERS ARE (2) 2 X 10'S OR EQUIVALENT UNLESS OTHERWISE NOTED.

WINDOWS MARKED AS EGRESS SHALL MEET THE 2018 IRC. MIN. REQUIREMENT.

WINDOWS SET @ 80" UNLESS OTHERWISE NOTED.

THE IPC REQUIRES A CRAWL SPACE ACCESS WITHIN 20 FEET OF ALL UNDER FLOOR CLEANOUTS.

ALL CRAWL SPACE AND ATTIC OPENINGS TO BE 22" X 30" UNLESS OTHERWISE NOTED.

5/8" TYP. "X" SHEETROCK ON CEILINGS AND WALLS BETWEEN GARAGE AND LIVING SPACES INCLUDING BONUS ROOMS.

GARAGE DOOR HEADERS TO BE INSTALLED PER WALL BRACING SCHEDULE. (VERIFY SIZING W/ TRUSS VENDOR OR ENGINEER ON OPENINGS WITH ADDITIONAL LOAD ABOVE HEADERS SUCH AS DORMERS AND SECOND FLOORS ETC.)

ENTRY DOORS FROM GARAGE TO HOUSE TO BE 20 MIN. LABELED SELF CLOSING HINGES.

FIRE CAULK ALL PENETRATIONS ON COMMON WALLS FROM MECHANICAL.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-20
FLOORS R-30

PROVIDE IMPACT PROTECTION PER IRC. CODE IF MECHANICAL IS IN LINE OF VEHICLE PARKING IN GARAGE.

LEGEND:

- SD SMOKE DETECTOR
- CO CARBON MONOXIDE / SMOKE DETECTOR
- FAN UNIT
- T TEMPERED GLASS
- E EGRESS WINDOW

SINGLE FAMILY RESIDENCE:

MAIN FLOOR 2144 S.F.
FRONT PORCH 93 S.F.
BACK PATIO 172 S.F.
GARAGE 865 S.F.
TOTAL 3274 S.F.

WINDOW SCHEDULE

| LABEL | QTY | SIZE | ROOM NAME | COMMENTS |
|--|-----|--------|-------------------------|----------|
| 2040SH | 2 | 2040SH | BATH | |
| 2040SH | 2 | 2040SH | GARAGE | |
| 2040SH | 1 | 2040SH | W.C. | |
| 3050FX | 2 | 3050FX | DINING | |
| 3050SH | 2 | 3050SH | BEDROOM 3 | |
| 3050SH | 2 | 3050SH | BEDROOM 4 | |
| 3050SH | 2 | 3050SH | OFFICE / BEDROOM | |
| 3050SH | 2 | 3050SH | PRIMARY BEDROOM | |
| 3040FX | 1 | 3040FX | PRIMARY BATH | |
| 3010FX SET @ 93 3/8" | 1 | 3010FX | SHOWER | |
| 3050FX GABLE WIN. SET @ 232" FROM T.O.S.W. | 1 | 3050FX | | |
| 3060FX SET @ 96" | 3 | 3060FX | GREAT ROOMCOVERED PATIO | |

DOOR SCHEDULE

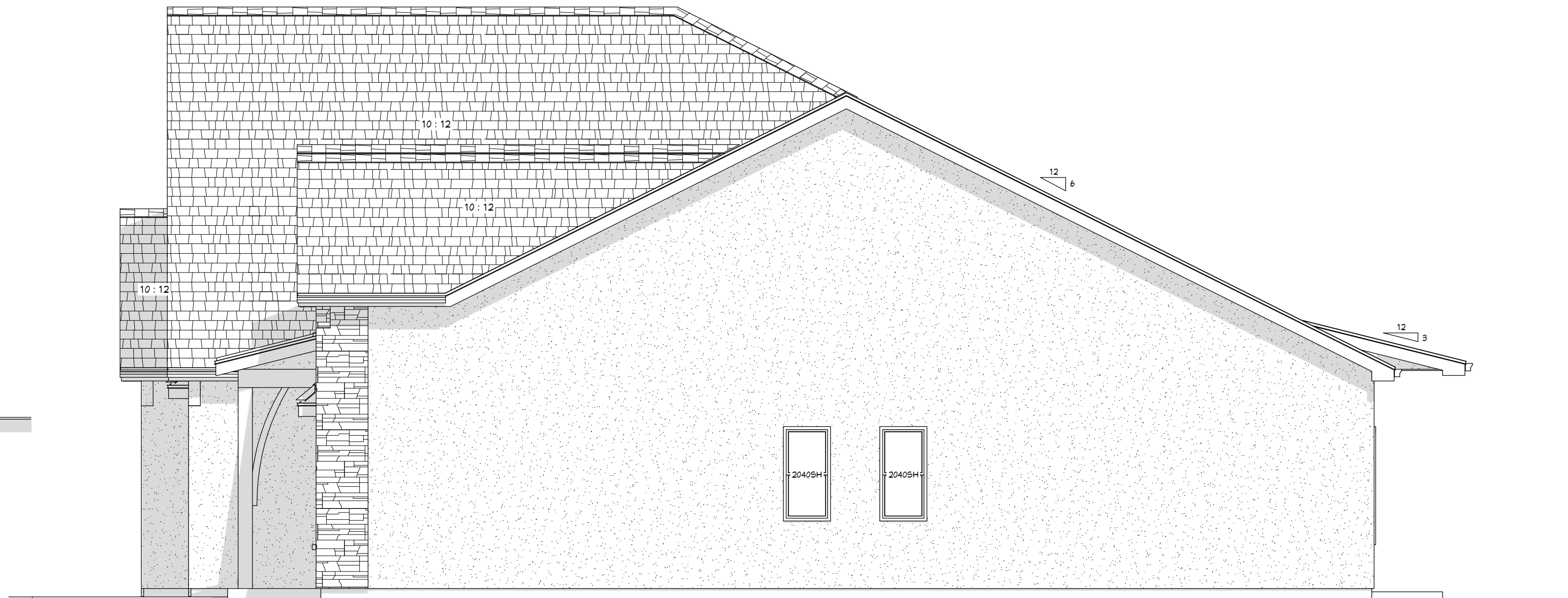
| LABEL | QTY | SIZE | ROOM NAME | COMMENTS |
|--------------|-----|-----------|------------------------------|----------|
| 2660 | 1 | 2660 L | BATHBATH | |
| 2660 | 1 | 2660 LIN | BEDROOM 3W.C. | |
| 2660 | 1 | 2660 LIN | HALL/CLOSET | |
| 2660 | 1 | 2660 R IN | HALL/LINEN | |
| 2660 | 1 | 2660 R IN | KITCHEN/PANTRY | |
| 2660 | 1 | 2660 R IN | PRIMARY BATHW.C. | |
| 2660 | 1 | 2660 R IN | HALL/BEDROOM 4 | |
| 2660 | 1 | 2660 LIN | HALL/BEDROOM 4 | |
| 2660 | 1 | 2660 LIN | OFFICE / BEDROOMHALL | |
| 2660 | 1 | 2660 R IN | BEDROOM 3HALL | |
| 2660 | 1 | 2660 R IN | CLOSET/HALL | |
| 2660 | 1 | 2660 R IN | HALL/BATH | |
| 2660 | 1 | 2660 R IN | PRIMARY BATH/PRIMARY BEDROOM | |
| 2660 | 1 | 2660 R IN | LINEN/PRIMARY BATH | |
| 3060 | 1 | 3060 L EX | GARAGE | |
| 3060 | 1 | 3060 R EX | MUD ROOM/GARAGE | |
| 3060 | 1 | 3060 R IN | LAUNDRY/MUD ROOM | |
| 3060 | 1 | 3060 R IN | PRIMARY BEDROOM/MUD ROOM | |
| 6060 | 1 | 6060 LIN | OFFICE / BEDROOMCLOSET | |
| 6060 | 1 | 6060 R EX | MECH/GARAGE | |
| 10090 O.H.D. | 1 | 10090 | GARAGE | |
| 16090 O.H.D. | 1 | 16090 | GARAGE | |
| 3060 GLASS | 1 | 3060 R EX | DININGCOVERED PATIO | |
| 6060MU ENTRY | 1 | 6060 | FOYERCOVERED PORCH | |



FRONT ELEVATION
SCALE 1/4" = 1' - 0"



LEFT ELEVATION
SCALE 1/4" = 1' - 0"



RIGHT ELEVATION
SCALE 1/4" = 1' - 0"



BACK ELEVATION
SCALE 1/4" = 1' - 0"