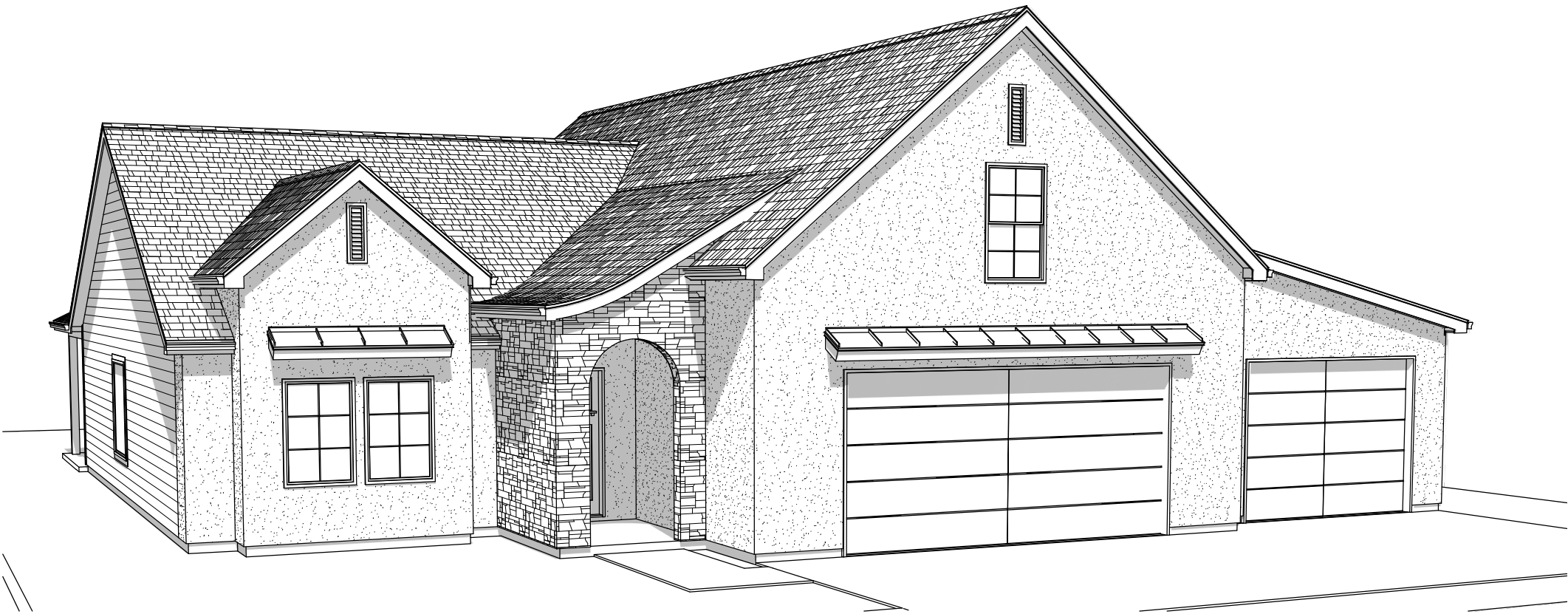


GOFFIN HERITAGE HOMES

LOT 22 BLOCK 11  
NORTHERN PASSAGE NO 4 & 5  
2207 KOOSKIA LOOP  
TWIN FALLS, IDAHO

LOT SIZE 10,724 S.F.  
R-2 ZONE  
CODE COMPLIANCE 2018 IRC  
NEW CONSTRUCTION  
SINGLE FAMILY DWELLING  
ROOF SURFACE AREA 3463 S.F. SHINGLED  
36 S.F. METAL  
EXTERIOR WALL PERIMETER 240 L.F. MAIN FLOOR  
EAVE PERIMETER 371 L.F. @ 10" 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

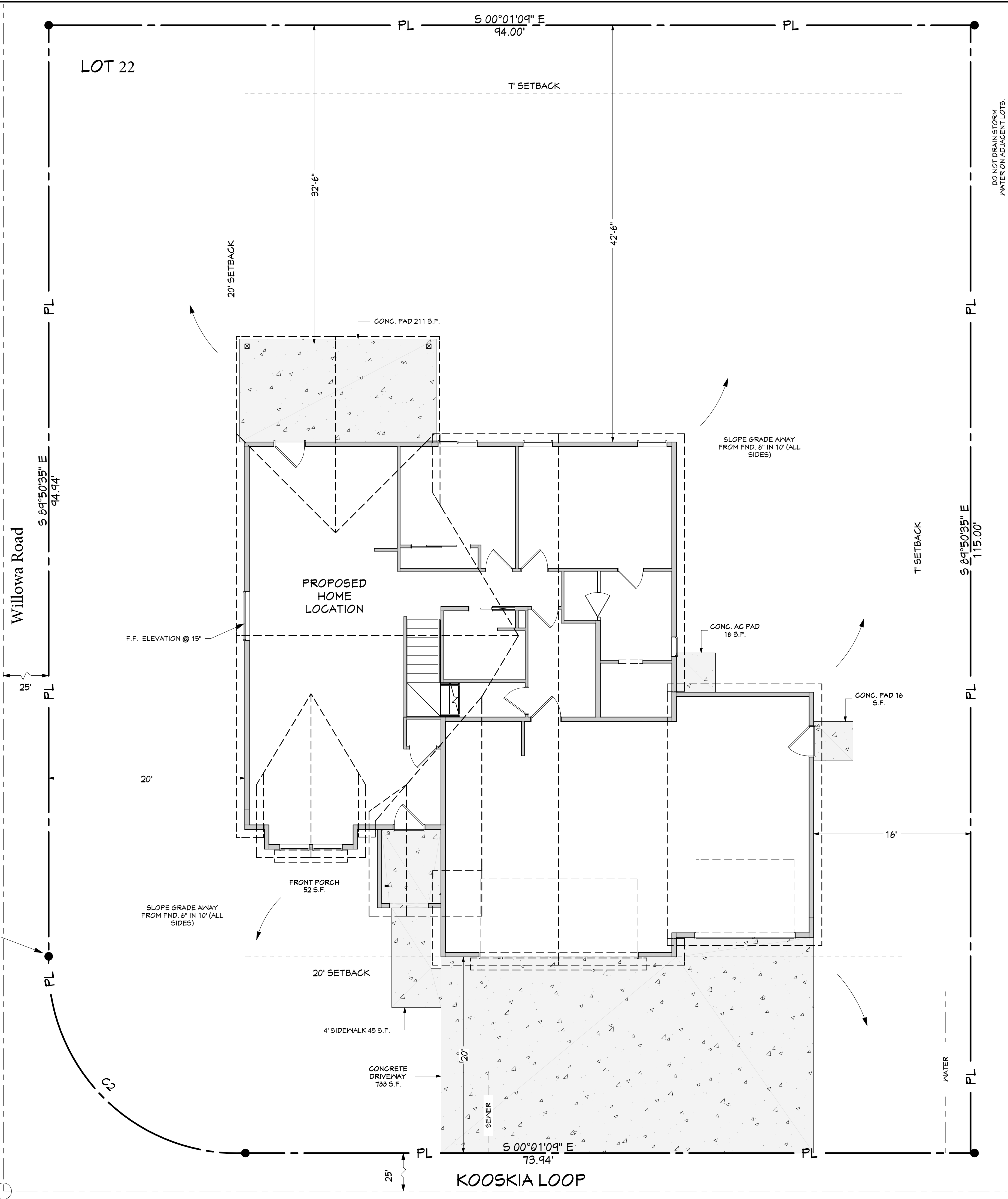
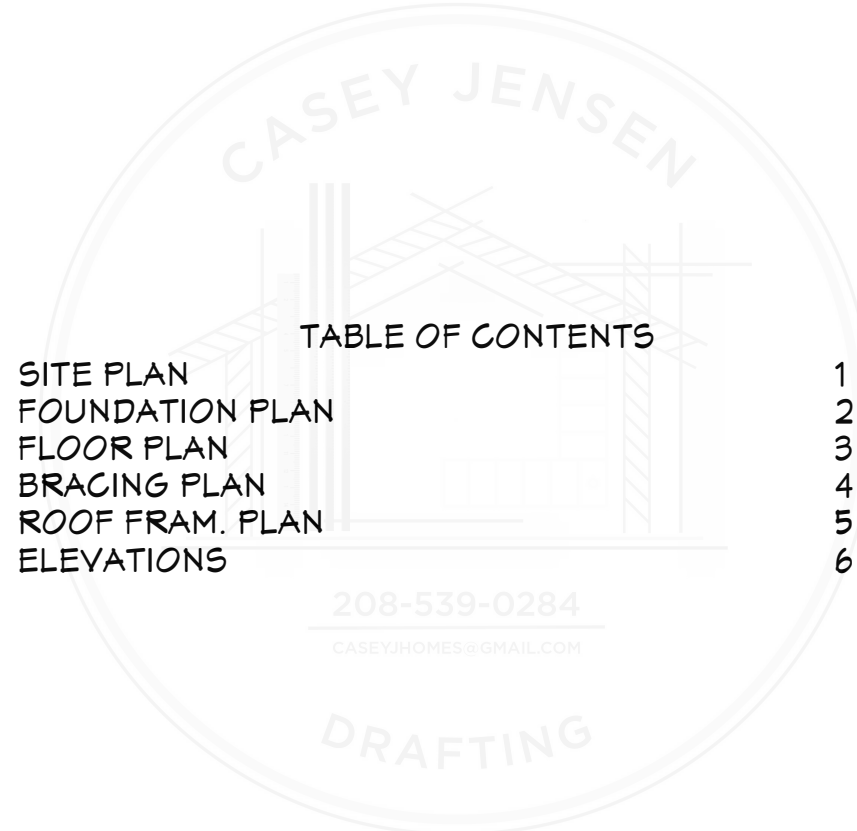
SINGLE FAMILY RESIDENCE:

|             |           |
|-------------|-----------|
| MAIN FLOOR  | 1498 S.F. |
| BONUS ROOM  | 682 S.F.  |
| FRONT PORCH | 52 S.F.   |
| BACK PATIO  | 190 S.F.  |
| GARAGE      | 921 S.F.  |
| TOTAL       | 3343 S.F. |

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SITE PLAN

SCALE 3/16" = 1' - 0"



DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE PLANS AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR THE CONSTRUCTION OF THE PROJECT.

**CASEY JENSEN**  
Drafting  
208-539-0284  
caseyjensendrafting.com

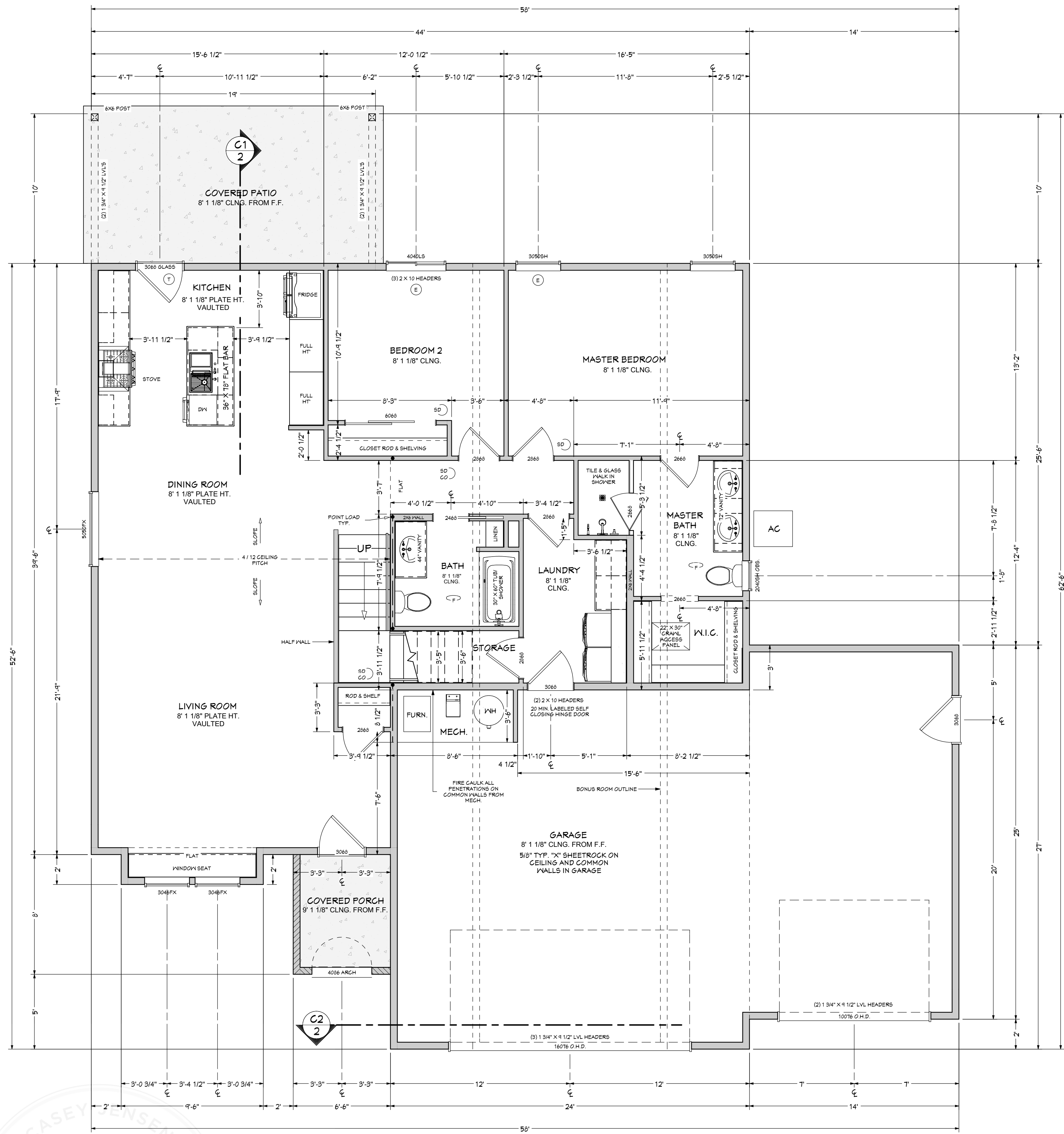
DATE: SEPT. 2024  
DRAWN BY: C.J.  
JOB # 24-166GH.PL

**GOFFIN**  
Heritage Homes

GOFFIN HERITAGE HOMES  
NORTHERN PASSAGE PHASE 4  
TWIN FALLS, IDAHO

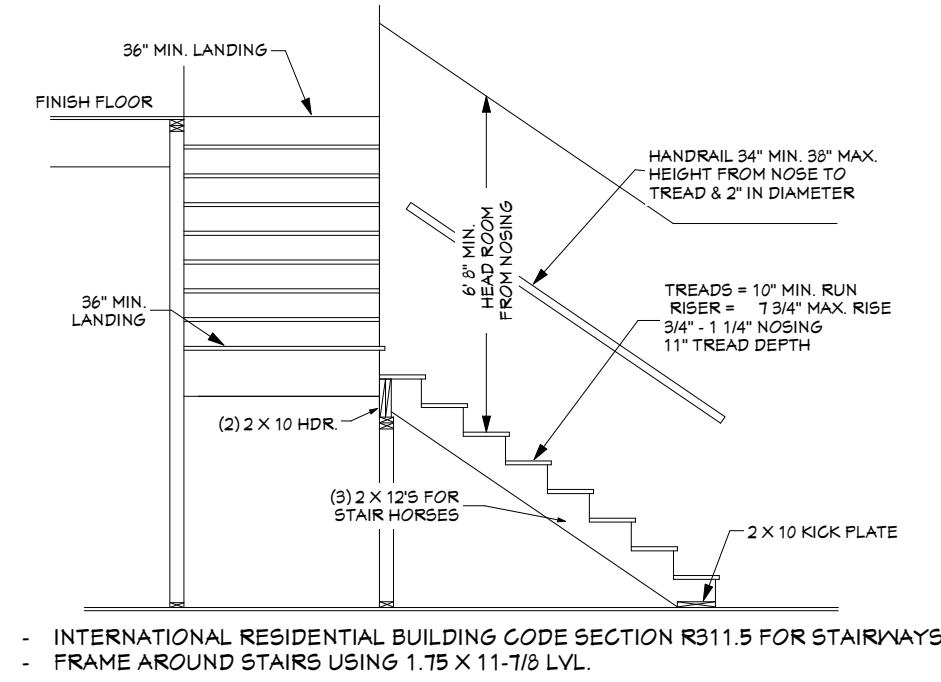
SHEET NUMBER  
**1**

**SITE PLAN**

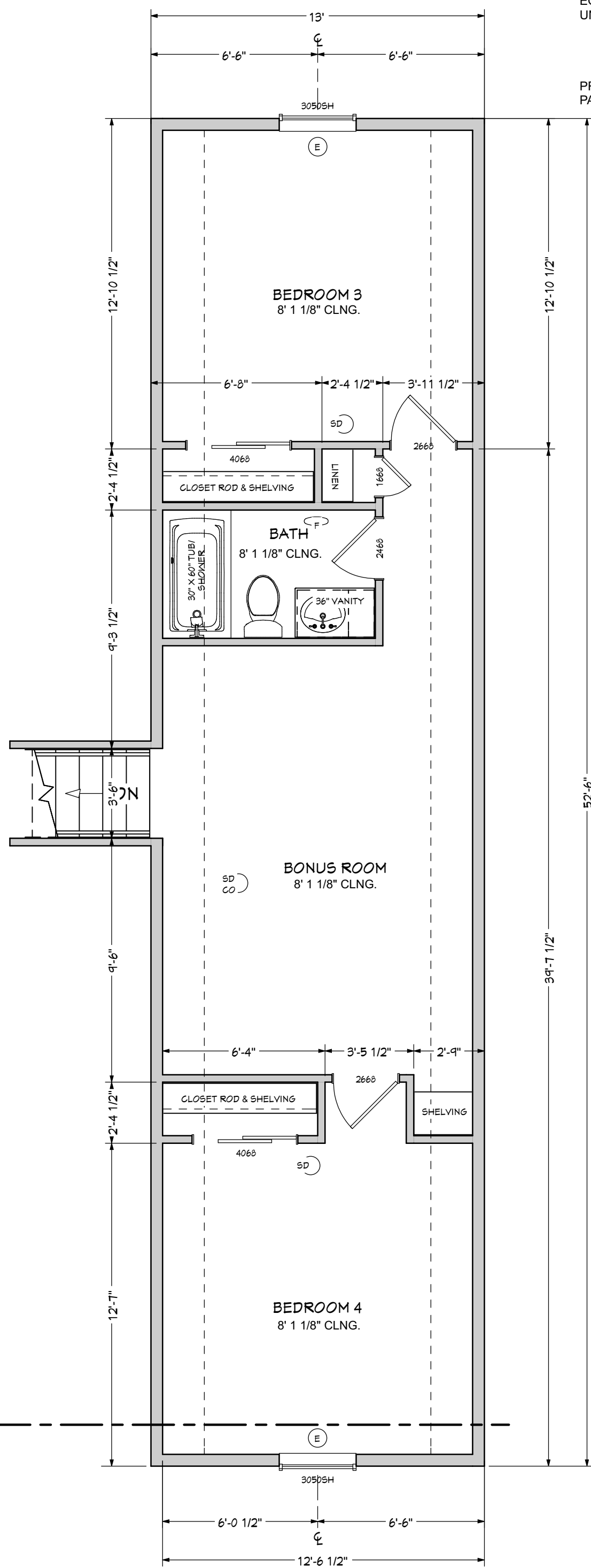


MAIN FLOOR  
SCALE 1/4" = 1' - 0"

BONUS ROOM  
SCALE 1/4" = 1' - 0"



TYP. STAIR DETAIL  
NOT TO SCALE



- LEGEND:
- SD SMOKE DETECTOR
  - CD CARBON MONOXIDE / SMOKE DETECTOR
  - FAN UNIT
  - TEMPERED GLASS
  - EGRESS WINDOW
- 8' 1 1/8" WALL
- 9' 1 1/8" WALL
- BEARING WALL

SINGLE FAMILY RESIDENCE:

|             |           |
|-------------|-----------|
| MAIN FLOOR  | 1498 S.F. |
| BONUS ROOM  | 682 S.F.  |
| FRONT PORCH | 52 S.F.   |
| BACK PATIO  | 190 S.F.  |
| GARAGE      | 921 S.F.  |
| TOTAL       | 3343 S.F. |

| WINDOW SCHEDULE |     |        |              |          |       |
|-----------------|-----|--------|--------------|----------|-------|
| LABEL           | QTY | SIZE   | DESCRIPTION  | COMMENTS | FLOOR |
| 3040FX          | 2   | 3040FX | FIXED GLASS  |          | 1     |
| 3050SH          | 2   | 3050SH | SINGLE HUNG  |          | 1     |
| 3050SH          | 2   | 3050SH | SINGLE HUNG  |          | 2     |
| 4040LS          | 1   | 4040LS | LEFT SLIDING |          | 1     |
| 5050FX          | 1   | 5050FX | FIXED GLASS  |          | 1     |
| 1640SH OBS.     | 1   | 1640SH | SINGLE HUNG  |          | 1     |

| DOOR SCHEDULE |     |           |                         |          |       |
|---------------|-----|-----------|-------------------------|----------|-------|
| LABEL         | QTY | SIZE      | DESCRIPTION             | COMMENTS | FLOOR |
| 1665          | 1   | 1665 L IN | HINGED DOOR P03         |          | 2     |
| 2465          | 1   | 2465 L    | POCKET DOOR P03         |          | 1     |
| 2465          | 1   | 2465 R IN | HINGED DOOR P03         |          | 2     |
| 2465          | 1   | 2465 L IN | HINGED DOOR P03         |          | 2     |
| 2665          | 1   | 2665 R    | SHOWER GLASS SLAB       |          | 1     |
| 2665          | 1   | 2665 R IN | HINGED DOOR P03         |          | 1     |
| 2665          | 1   | 2665 R IN | HINGED DOOR P03         |          | 2     |
| 2665          | 3   | 2665 L IN | HINGED DOOR P03         |          | 1     |
| 2665          | 2   | 2665 R IN | HINGED DOOR P03         |          | 1     |
| 3065          | 1   | 3065 L EX | EXT. HINGED PANEL       |          | 1     |
| 3065          | 1   | 3065 R EX | EXT. HINGED DOOR E21    |          | 1     |
| 3065          | 1   | 3065 R EX | EXT. HINGED PANEL       |          | 1     |
| 4065          | 2   | 4065 R IN | SLIDER DOOR P03         |          | 2     |
| 6065          | 1   | 6065 R IN | SLIDER DOOR P03         |          | 1     |
| 10076 O.H.D.  | 1   | 10076     | GARAGE DOOR             |          | 1     |
| 16076 O.H.D.  | 1   | 16076     | GARAGE DOOR             |          | 1     |
| 3065 GLASS    | 1   | 3065 R EX | EXT. HINGED GLASS PANEL |          | 1     |

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.

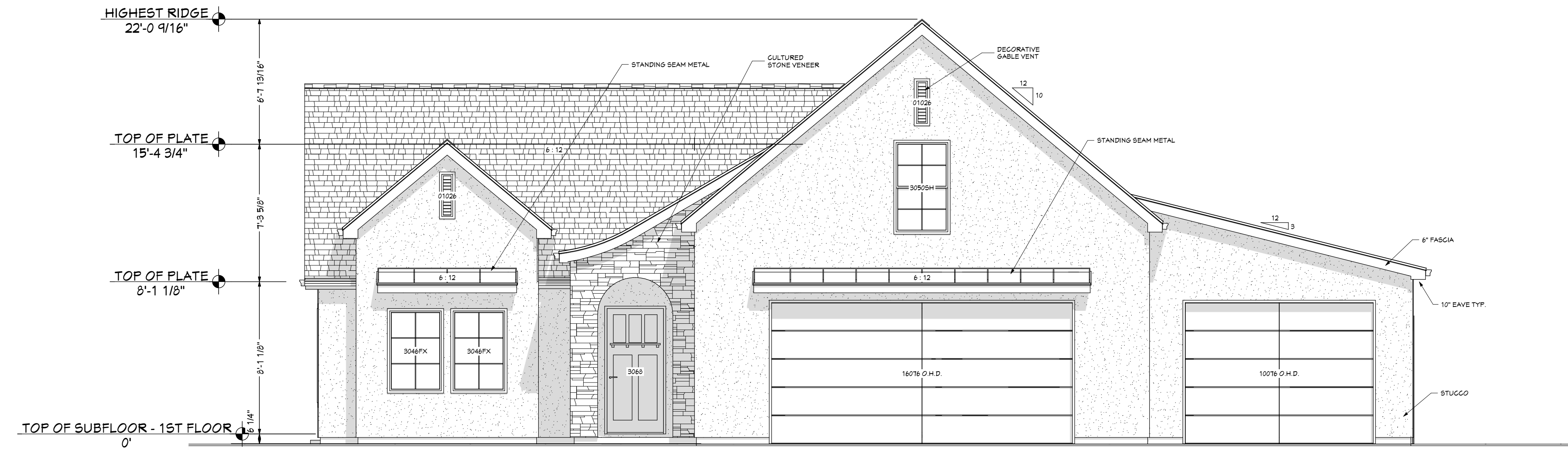
FIRE CAULK ALL PENETRATIONS ON COMMON WALLS FROM MECHANICAL.

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

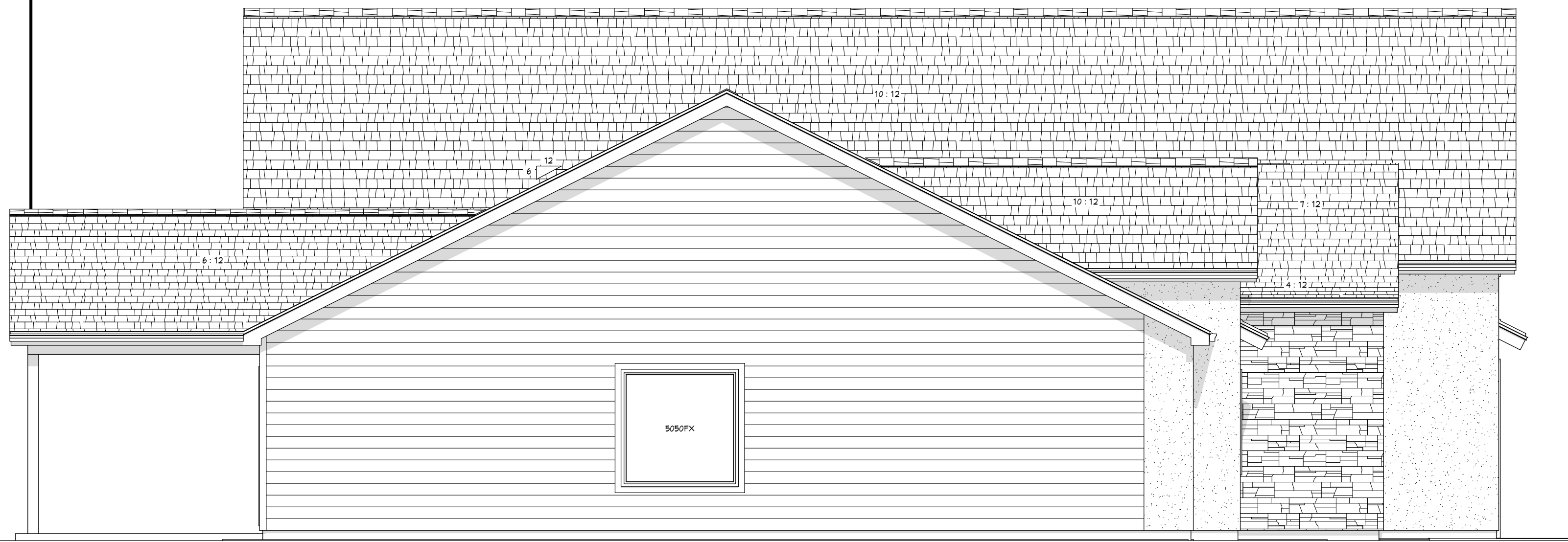
INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

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.



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"