

GOFFIN HERITAGE HOMES

LOT 21 BLOCK 11
NORTHERN PASSAGE SUBDIVISION # 4 & 5
2209 KOOSKIA LOOP
TWIN FALLS, IDAHO

LOT SIZE 9,315 S.F.
ZONE R-2
CODE COMPLIANCE 2018 IRC
NEW CONSTRUCTION
SINGLE FAMILY DWELLING
ROOF SURFACE AREA 3856 S.F.
EXTERIOR WALL PERIMETER 310 L.F.
EAVE PERIMETER 376 L.F. @ 12" 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	2004 S.F.
2ND FLOOR	469 S.F.
FRONT PORCH	43 S.F.
BACK PATIO	171 S.F.
GARAGE	845 S.F.
TOTAL	3532 S.F.

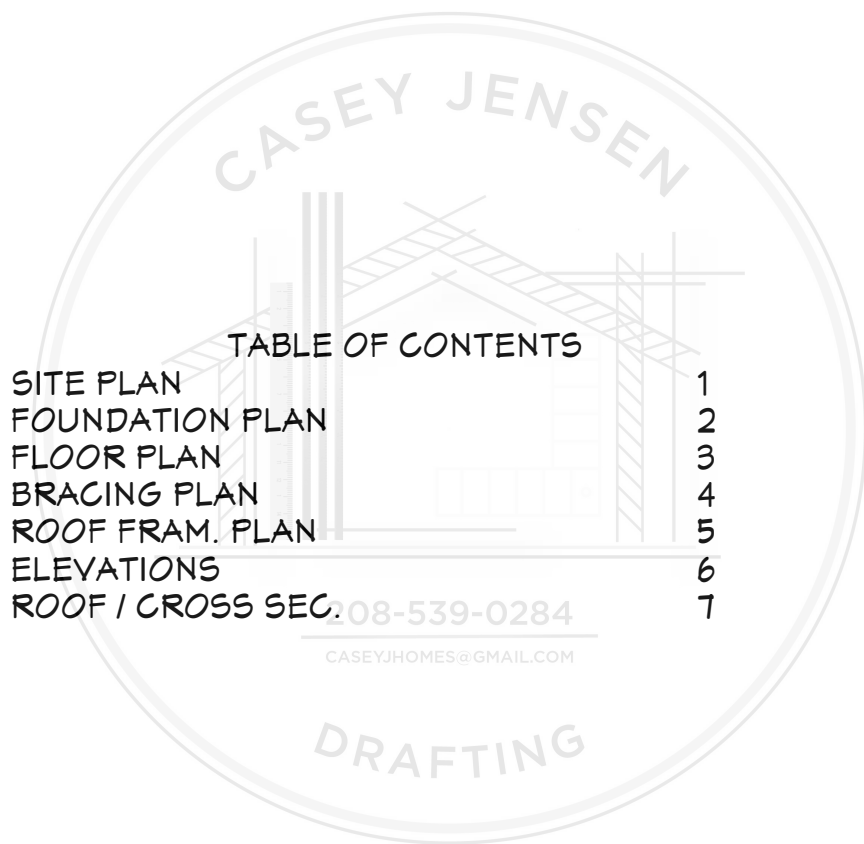
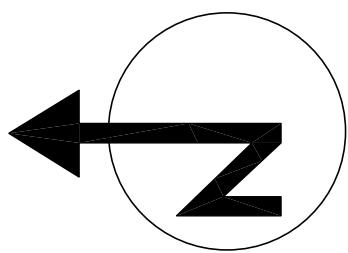
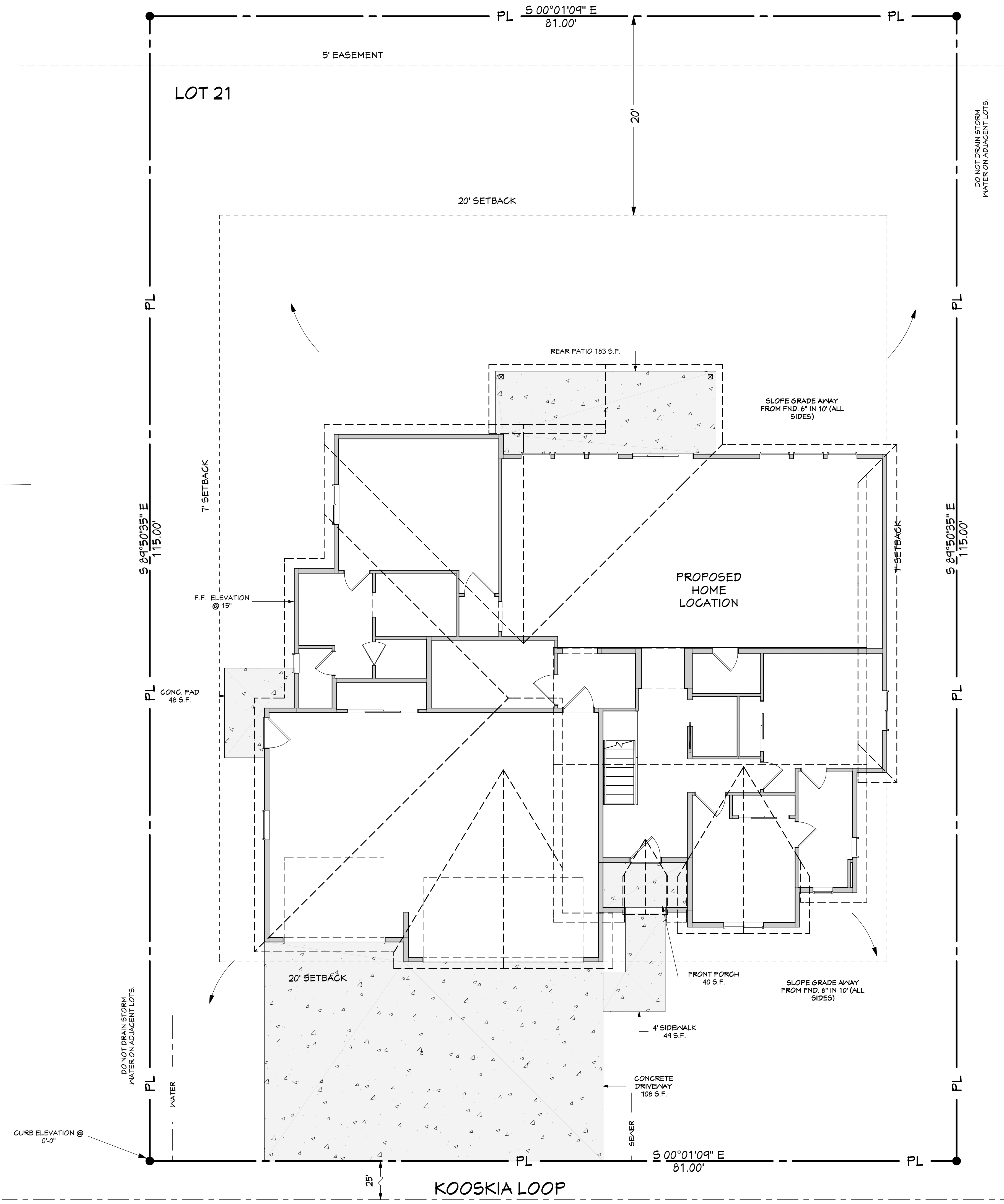


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SITE PLAN
SCALE 3/16" = 1' - 0"



THE PAPER SIZE NEEDS TO BE 24" x 36" TO SCALE PROPERLY

DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE PLANS. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR THE ACCURACY OF THESE PLANS AND IS RESPONSIBLE FOR THE DESIGNER'S LIABILITY.

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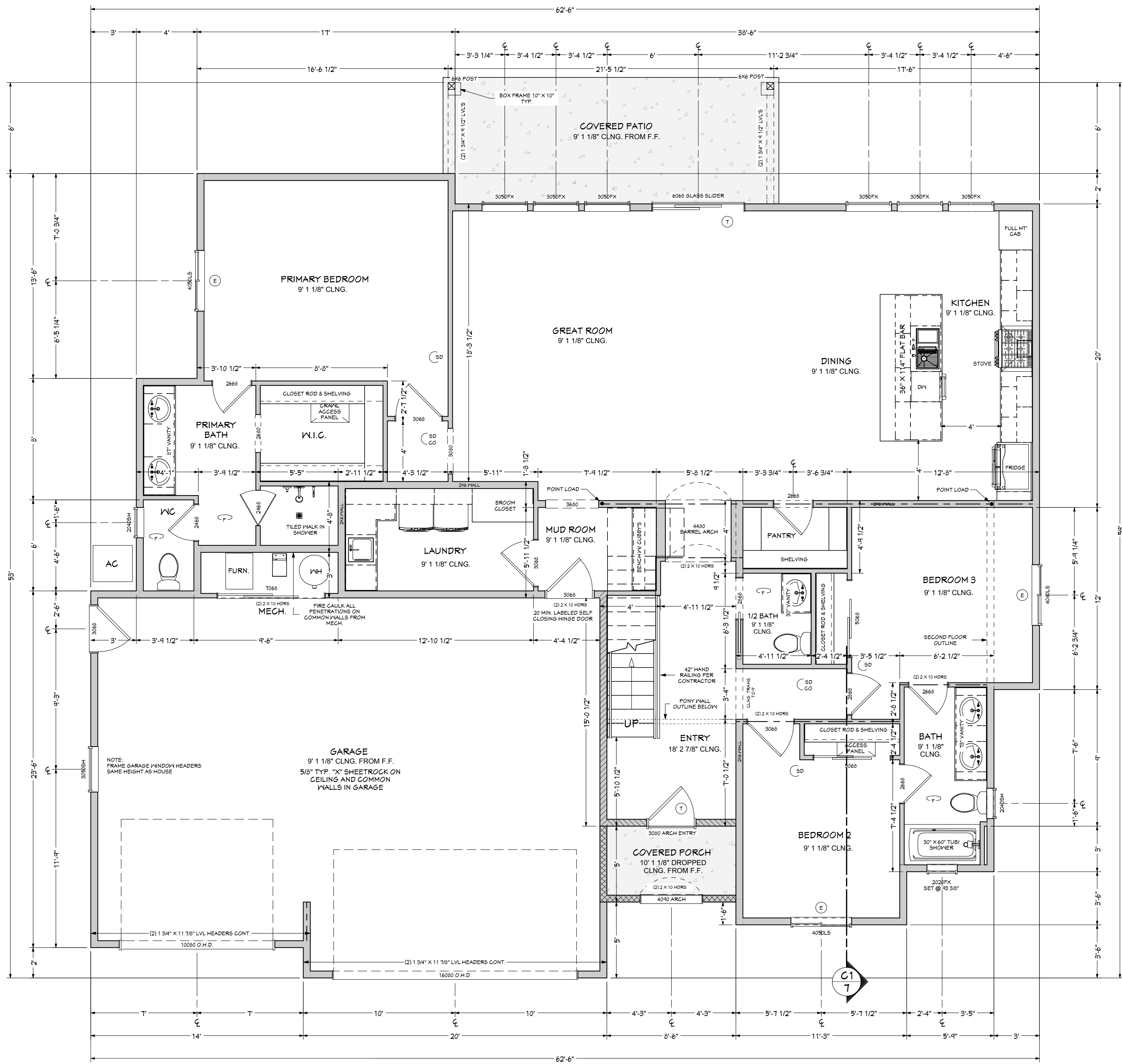
DATE: SEPT. 2024
DRAWN BY: C.J.
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Heritage Homes

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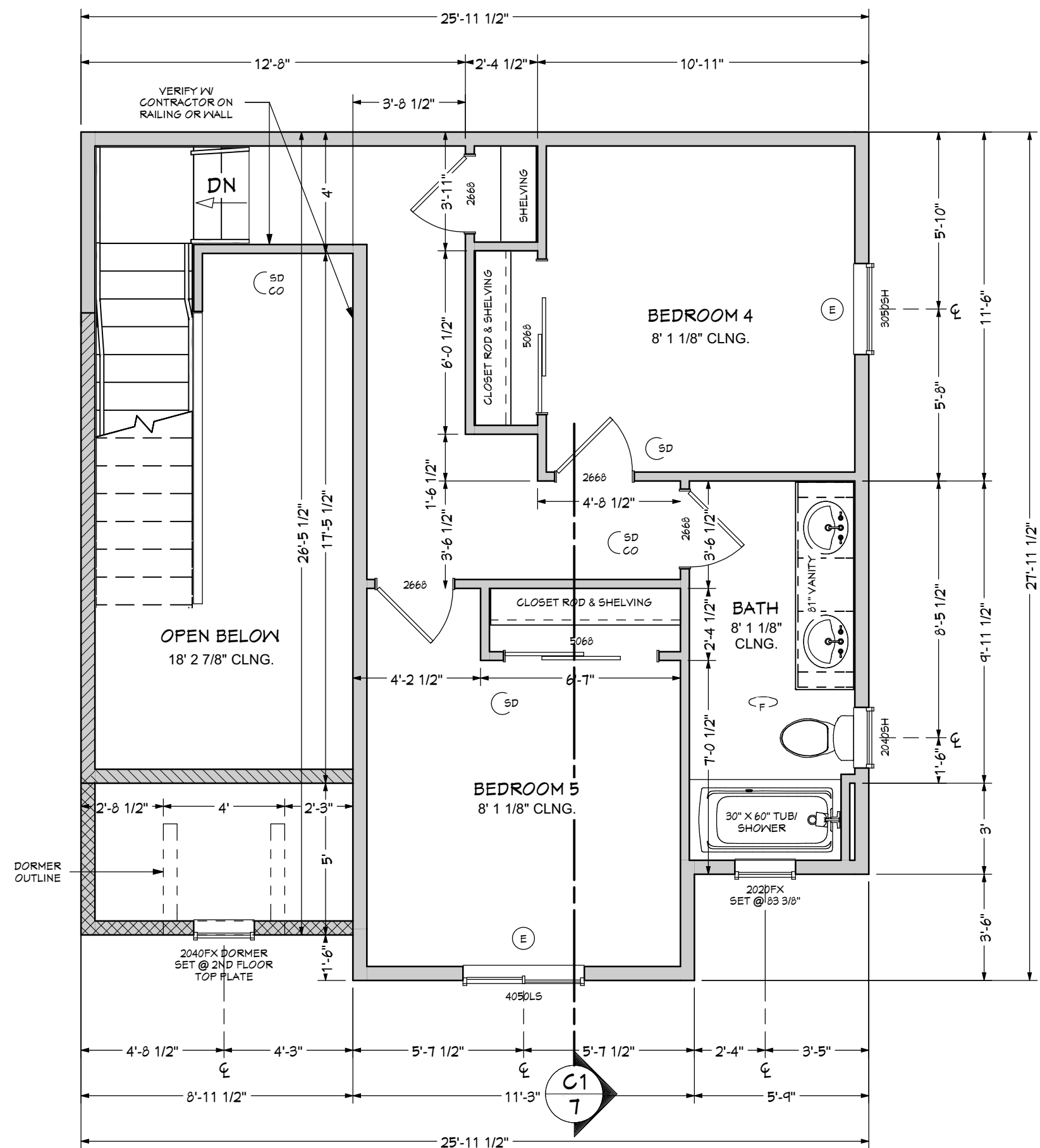
SITE PLAN

SHEET NUMBER
1



DOOR SCHEDULE					
LABEL	FLOOR	QTY	SIZE	DESCRIPTION	ROOM NAME
2460	1	1	2460 R	SHOWER-GLASS SLAB	PRIMARY BATH/SHOWER
2460	1	1	2460 R IN	HINGED-DOOR P03	W.C./PRIMARY BATH
2460	1	1	2460 L IN	HINGED-DOOR P03	PRIMARY BATH/PRIMARY BEDROOM
2460	1	1	2460 R IN	HINGED-DOOR P03	BEDROOM 2/BATH
2460	1	1	2460 R IN	HINGED-DOOR P03	BEDROOM 3/BATH
2460	1	1	2460 R IN	HINGED-DOOR P03	PANTRY/DINING
2460	1	1	2460 L IN	HINGED-DOOR P03	BEDROOM 4/HALL
2460	1	1	2460 L IN	HINGED-DOOR P03	HALL/BATH
2460	1	1	2460 R IN	HINGED-DOOR P03	BEDROOM 5/HALL
2460	1	1	2460 R IN	HINGED-DOOR P03	HALL/UNSPECIFIED
2460	1	1	2460 R	POCKET-DOOR P03	1/2 BATH/ENTRY
2460	1	1	2460 R IN	HINGED-DOOR P03	BEDROOM 3/LINEN
2460	1	1	2460 R IN	HINGED-DOOR P03	BEDROOM 3/LINEN
3060	1	1	3060 L EX	EXT. HINGED-PANEL	GARAGE/MUD ROOM
3060	1	1	3060 L IN	HINGED-DOOR P03	LAUNDRY/MUD ROOM
3060	1	1	3060 R IN	HINGED-DOOR P03	BEDROOM 3/LINEN
3060	1	1	3060 R IN	HINGED-DOOR P03	HALL/PRIMARY BEDROOM
3060	1	1	3060 L IN	SLIDER-DOOR P03	BEDROOM 2/UNSPECIFIED
3060	1	1	3060 L IN	SLIDER-DOOR P03	BEDROOM 3/LINEN
3060	1	1	3060 L IN	SLIDER-DOOR P03	BEDROOM 4/UNSPECIFIED
3060	1	1	3060 L IN	SLIDER-DOOR P03	BEDROOM 5/UNSPECIFIED
1060	1	1	1060 L IN	SLIDER-DOOR P03	GARAGE/MECH.
1060	1	1	1060 R	GARAGE DOOR	GARAGE
16080	1	1	16080	GARAGE DOOR	GARAGE
3060 ARCH ENTRY	1	1	3060 L EX	EXT. HINGED-RT-GLASS PANEL	ENTRY/COVERED PORCH
6060 GLASS SLIDER	1	1	6060 R EX	EXT. SLIDER-GLASS PANEL	GREAT ROOM/COVERED PATIO

WINDOW SCHEDULE					
LABEL	FLOOR	QTY	SIZE	DESCRIPTION	ROOM NAME
2040SH	1	1	2040SH	SINGLE HUNG	BATH
2040SH	1	1	2040SH	SINGLE HUNG	W.C.
2040SH	1	1	2040SH	SINGLE HUNG	BATH
3050FX	1	1	3050FX	FIXED GLASS	DINING
3050FX	1	3	3050FX	FIXED GLASS	GREAT ROOM/COVERED PATIO
3050FX	1	2	3050FX	FIXED GLASS	KITCHEN
3050SH	1	1	3050SH	SINGLE HUNG	GARAGE
3050SH	2	1	3050SH	SINGLE HUNG	BEDROOM 4
4050LS	1	1	4050LS	LEFT SLIDING	BEDROOM 3
4050LS	1	1	4050LS	LEFT SLIDING	BEDROOM 2
4050LS	1	1	4050LS	LEFT SLIDING	PRIMARY BEDROOM
4050LS	2	1	4050LS	LEFT SLIDING	BEDROOM 5
2020FX SET @ 43 3/8"	1	1	2020FX	FIXED GLASS	BATH
2020FX SET @ 43 3/8"	2	1	2020FX	FIXED GLASS	BATH
2040FX DORMER SET @ 2ND FLOOR TOP PLATE	2	1	2040FX	FIXED GLASS	ATTIC



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

- LEGEND:
- SD SMOKE DETECTOR
 - CO CARBON MONOXIDE / SMOKE DETECTOR
 - F FAN UNIT
 - T TEMPERED GLASS
 - E EGRESS WINDOW
- 9' 1 1/8" WALL 1ST FLOOR
9' 1 1/8" WALL 2ND FLOOR
17' 5 1/2" WALL
10' 2 7/8" WALL
BEARING WALL

SINGLE FAMILY RESIDENCE:

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FRONT PORCH	43 S.F.
BACK PATIO	171 S.F.
GARAGE	845 S.F.
TOTAL	3532 S.F.

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.

DESIGNER ASSUMES NO LIABILITY FOR STRUCTURAL INTEGRITY. VERIFY ALL STRUCTURAL SPECIFICATIONS W/ MANUFACTURER, TRUSS VENDOR OR ENGINEER. THESE PLANS ARE A ONE REDUCED WITHOUT THE DESIGNER'S SEAL.

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FLOOR PLAN

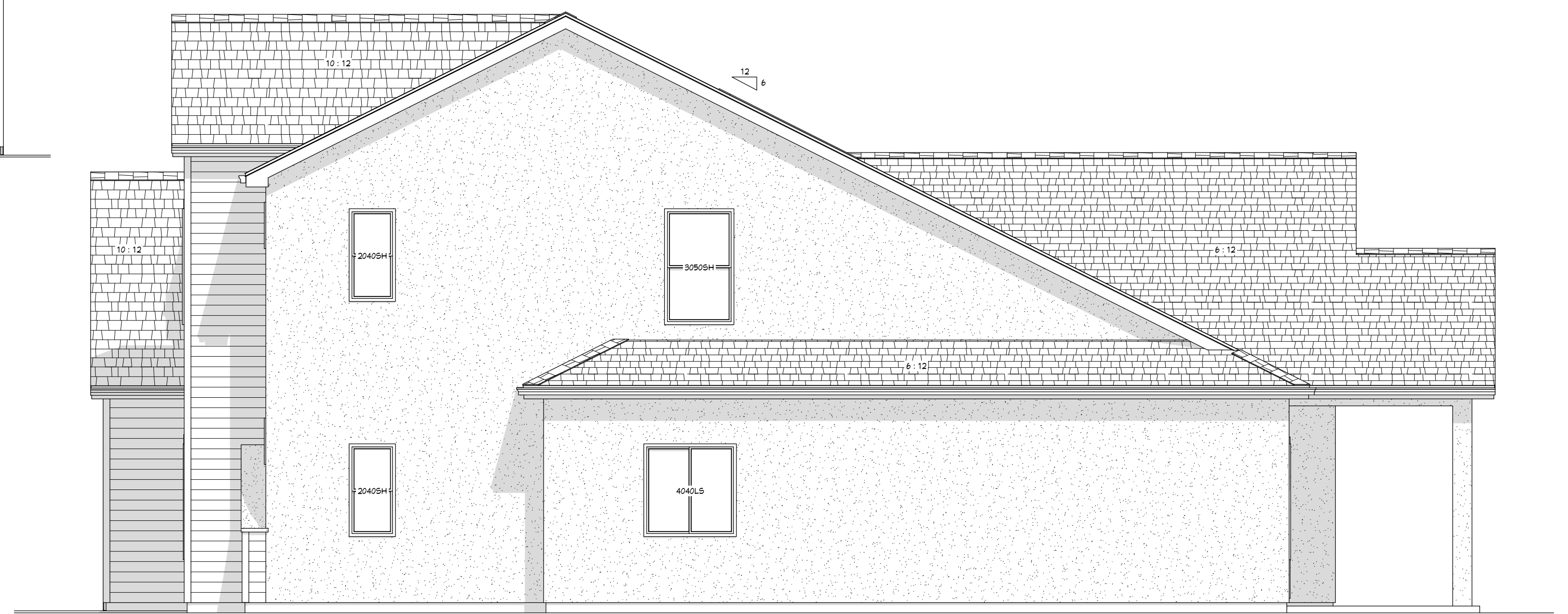
SHEET NUMBER
3



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"