

LOT 50 BLOCK 51
NORTHERN PASSAGE NO. 4 & 5 SUB'D
2215 KOOSKIA LOOP
TWIN FALLS, IDAHO

R-2 ZONE

NEW CONSTRUCTION

ROOF SURFACE AREA

SHINGLED 4300 S.F.

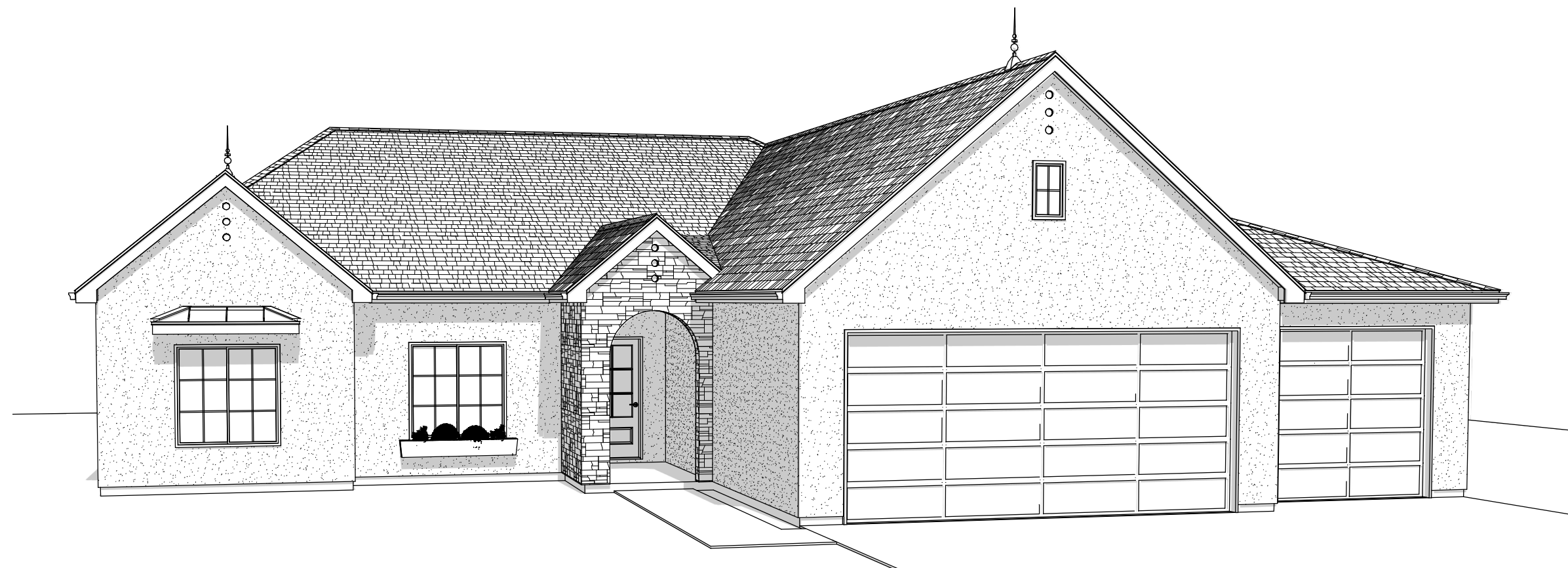
METAL 11 S.F.

314 L.F.

EXTERIOR WALL PERIMETER

EAVE PERIMETER

306 L.F. @ EAVES



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/DESIGNER 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).

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.

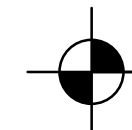
FINISHED FLOOR LEVEL TO BE 15" ABOVE CURB IF APPLICABLE

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.

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

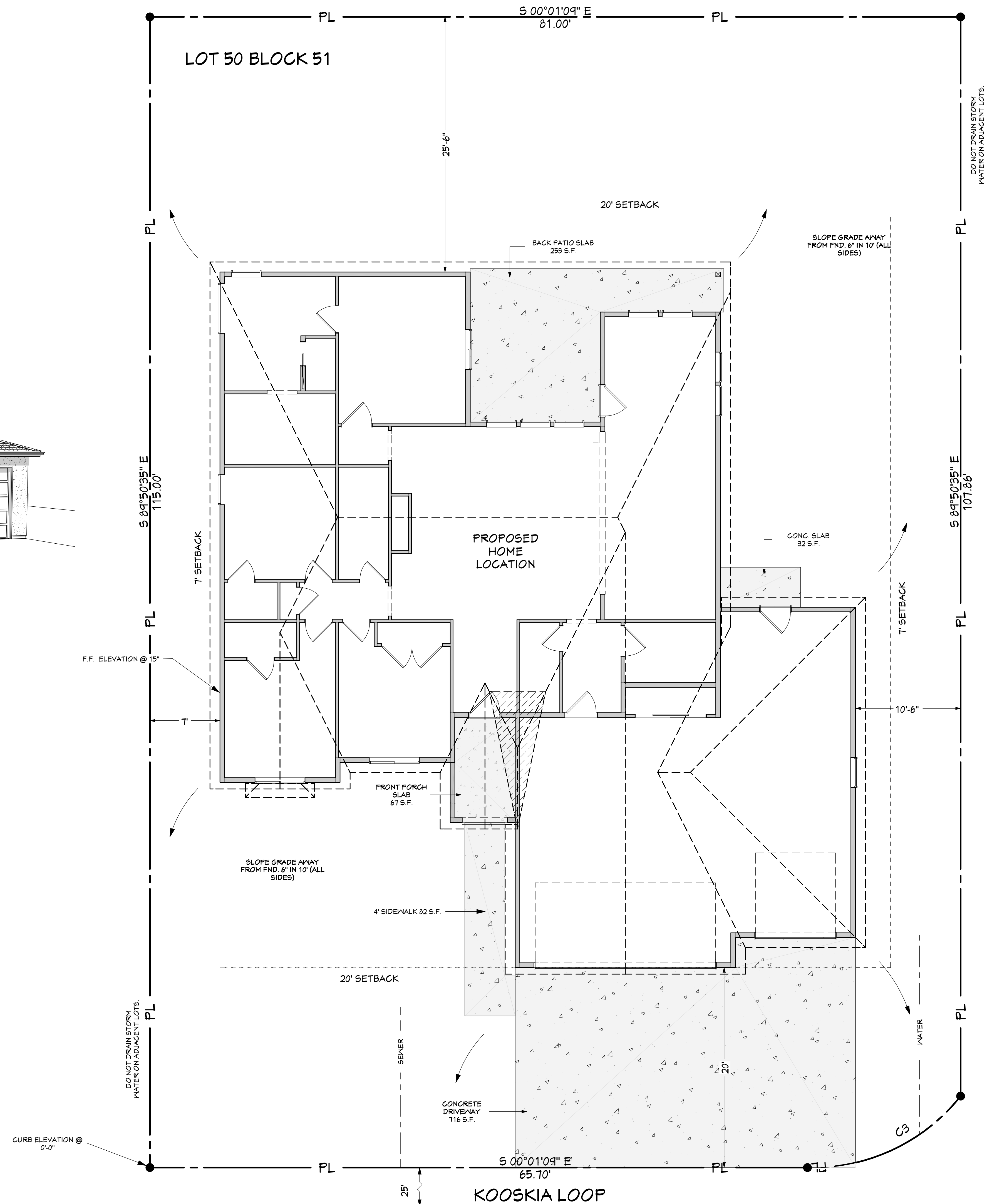
MAIN FLOOR	2083 S.F.
FRONT PORCH	66 S.F.
BACK PATIO	243 S.F.
GARAGE	1018 S.F.
TOTAL	3410 S.F.

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SITE PLAN

SCALE 3/16" = 1' - 0"



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

 casey jensen drafting  caseyjdrafting_

LIABILITY FOR
STRUCTURAL INTEGRITY.
VERIFY ALL STRUCTURAL
SPECIFICATIONS W/
MANUFACTURER, TRUSS
VENDOR OR ENGINEER.
THESE PLANS ARE A ONE
TIME USE & NOT TO BE
REUSED WITHOUT THE
PERMISSION OF THE
DESIGNER.

CASEY JENSEN
Drafting
208-539-0284
CASEYJENSENDRAWING.COM

DATE: SEPT. 2024
DRAWN BY: C.J.
JOB # 24-164GH.PL



GOFFIN HERITAGE HOMES
NORTHER PASSAGE SUBDIVISION
TWIN FALLS, IDAHO

SITE PLAN

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.

LEGEND:

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

- 9' 1 1/8" WALL
- BEARING WALL

SINGLE FAMILY RESIDENCE:

MAIN FLOOR	2083 S.F.
FRONT PORCH	66 S.F.
BACK PORCH	243 S.F.
GARAGE	1018 S.F.
TOTAL	3410 S.F.

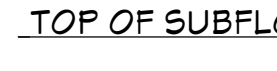
WINDOW SCHEDULE				
LABEL	QTY	SIZE	DESCRIPTION	ROOM NAME
3040FX	1	3040FX	FIXED GLASS	PRIMARY BATH
3050FX	2	3050FX	FIXED GLASS	DINING
3050FX	2	3050FX	FIXED GLASS	DINING/COVERED PATIO
3050FX	2	3050FX	FIXED GLASS	GREAT ROOM/COVERED PATIO
3050SH	1	3050SH	SINGLE HUNG	BEDROOM 4
3050SH	1	3050SH	SINGLE HUNG	GARAGE
4050LS	1	4050LS	LEFT SLIDING	PRIMARY BEDROOM/COVERED PATIO
5040FX	1	5040FX	FIXED GLASS	PRIMARY BATH
5050LS	1	5050LS	LEFT SLIDING	BEDROOM 2
5050LS	1	5050LS	LEFT SLIDING	BEDROOM 3
1626FX GABLE SET @ 14' 4"	1	1626FX	FIXED GLASS	

DOOR SCHEDULE				
LABEL	QTY	SIZE	DESCRIPTION	ROOM NAME
2468	1	2468 R	POCKET DOOR F03	IN/PRIMARY BATH
2668	1	2668 R	SHOWER GLASS SLAB	SHOWER/PRIMARY BATH
2668	1	2668 R IN	HINGED DOOR F03	BATH/HALL
2668	1	2668 R IN	HINGED DOOR F03	PANTRY/MUD ROOM
2668	1	2668 L IN	HINGED DOOR F03	BEDROOM 3/HALL
2668	1	2668 L IN	HINGED DOOR F03	BEDROOM 4/HALL
2668	1	2668 L IN	HINGED DOOR F03	PRIMARY BATH/PRIMARY BEDROOM
2668	1	2668 R IN	HINGED DOOR F03	BEDROOM 2/HALL
2668	1	2668 R IN	HINGED DOOR F03	BEDROOM 3/HALL
2668	1	2668 R IN	HINGED DOOR F03	BEDROOM 4/HALL
2668	1	2668 R IN	HINGED DOOR F03	HALL/CLOSET
3068	1	3068 L EX	EXT. HINGED PANEL	MUD ROOM/GARAGE
3068	1	3068 L IN	HINGED DOOR F03	HALL/PRIMARY BEDROOM
3068	1	3068 L IN	HINGED DOOR F03	LAUNDRY/MUD ROOM
3068	1	3068 R EX	EXT. HINGED PANEL	GARAGE
6068	1	6068 L/R IN	DOUBLE HINGED DOOR F03	CLOSET/BEDROOM 2
1068	1	1068 L EX	SLIDER	MECH/GARAGE
18080	1	18080	GARAGE DOOR	GARAGE
3068 ENTRY	1	3068 L EX	ENTRY	ENTRY/COVERED PORCH
3068 GLASS	1	3068 L EX	EXT. HINGED GLASS PANEL	DINING/COVERED PATIO
8080 O.H.D.	1	8080	GARAGE DOOR	GARAGE

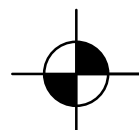
MAIN FLOOR

SCALE 1/4" = 1' - 0"

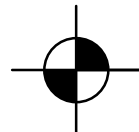
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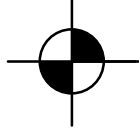
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SCALE 1/4" = 1' - 0"



SCALE 3/16" = 1' - 0"



SCALE 1/4" = 1' - 0"

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