USA HOMEPLANS

SCHOONOVER DESIGN GROUP, LLC.
DOUG@USAHOMEPLANS.US

PLEASE NOTE, DUE TO EACH BUILDING LOT BEING UNIQUE AND EACH AREA OF THE COUNTRY HAVING DIFFERENT BUILDING CODES AND CONSTRUCTION PRACTICES, STRUCTURAL ENGINEERING WILL NEED TO BE PERFORMED AT THE LOCAL LEVEL FOR ALL ONLINE PLANS. PLANS REFLECT GENERAL STRUCTURAL SUGGESTED LOCATIONS, FINAL STRUCTURAL ALIGNMENT MAY VARY. ONLINE PLANS TYPICALLY HAVE MINIMAL AMOUNTS OF DETAIL DRAWINGS TO ALLOW FOR OWNER AND BUILDER DIRECT SPECIFICATION, AND BECAUSE EACH AREA OF THE COUNTRY MAY HAVE MANY VARIED STANDARDS FOR CONSTRUCTION.



FRONT VIEW



BACK VIEW

USA-3240-RV

WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

AREA CALCULATIONS (ALL MEASUREMENTS IN SQUARE FEET)

WALKOUT LVL	MAIN LEVEL	UPPER LEVEL	TOTAL FINISHED	OUTDOOR SPACE	GARAGE
FINISHED	FINISHED	FINISHED	FINISHED	PORCH	2-CAR
2371	3239	NA	5610	437	---
UNFINISHED				COVERED DECK	3-CAR
879				905	1145
TOTAL					RV-GARAGE
3250					1975
				PATIO	

BEDS	BATHS	FOUNDATION	ROOF / WALL / FLR INS.	COVERED PATIO	
5	4.5	WALKOUT (10')	R38 / R23 /R43	905	
BUILDING HT.	ROOF PITCH	DIMENSIONS	1ST FLOOR CLG HT	COURTYARD	UNFIN.STR.LOFT
33'-2"	6/12	89'-0" X 92-10 1/2"	10'	---	292

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
4. DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE, CENTER LINE OF STRUCTURAL MEMBERS.
5. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. LOCAL CODES MAY SUPERSEDE NOTES LISTED HEREIN.
6. PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIRE BOXES PER CODE.
7. ALL HAND AND GUARDRAILS SHALL COMPLY WITH APPLICABLE CODE.
8. PROVIDE COMBUSTION AIR TO FURNACES AND WATER HEATER PER CODE.
9. PROVIDE 1 HOUR FIRE PROTECTION AT ALL USEABLE SPACES UNDER STAIRS WITH 5/8" TYPE "X" GYP. BD. IF APPLICABLE.
10. PROVIDE FLOOR BLOCKING, WALL BLOCKING, ROOF BLOCKING AND FIRE BLOCKING PER CODE.
11. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE BUILDER.
12. ALL ELEVATION TARGETS ARE TO TOP OF SUBFLOOR, TOP OF PLATE OR TOP OF CONCRETE UNO.
13. OWNER TO COORDINATE LOCATION OF GAS, WATER AND ELECTRICAL METER AS WELL AS PANEL LOCATIONS.
14. **ALL BUILDING SITES ARE UNIQUE AND REQUIRE LOCALLY LICENSED ENGINEERING FOR FOUNDATIONS, TRUSSES, MECHANICAL ETC., THESE PLANS ARE FOR ARCHITECTURAL PLANNING ONLY.**

DRAWING SHEET INDEX

LABEL	TITLE	DESCRIPTION	COMMENTS
1	COVER SHEET	-PROJECT INFORMATION-	
2	SLAB PLAN		
3	MAIN LEVEL PLAN	FLOOR PLAN	
4	MAIN LEVEL PLAN	FLOOR PLAN	
5	ROOF PLAN	PLAN + NOTES	
6	ELECTRICAL PLAN	MAIN LEVEL	
7	ELECTRICAL PLAN	MAIN LEVEL	
8	EXTERIOR ELEVATIONS	FRONT + LEFT SIDE	
9	EXTERIOR ELEVATIONS	BACK+RIGHT+WALL SECTION	
10	BUILDING SECTIONS		
11	BUILDING SECTIONS		
12	BUILDING SECTIONS		
13	BUILDING SECTIONS		
14	INTERIORS + DETAILS	REFERENCE ONLY	TYPICAL STANDARD DETAILS

PLAN UPDATES

PLAN REVISIONS		
Number	Date	Description

DESIGNER STATEMENT: ALL ILLUSTRATIONS, NOTES AND/OR OTHER ITEMS SHOWN ON THESE PAGES ARE FOR OVERALL DESIGN DIRECTION ONLY. ARCHITECT AND/OR DESIGNER ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION CODE COMPLIANCE, CONSTRUCTION MEANS AND METHODS OR ANY PERCEIVED DEFICIENCIES WITHIN THIS SET OF DOCUMENTS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY AND THE RIGHT TO CONSTRUCT THIS AND ALL PROJECTS TO THEIR OWN CODE INTERPRETATIONS AND CONSTRUCTION MEANS AND METHODS OF CONSTRUCTION. NOTHING SHOWN OTHERWISE IN THIS SET SHALL OVERRIDE THIS STATEMENT.
IF THIS NOTE IS AFFIXED TO ONE SHEET, IT IS THE SAME AS BEING AFFIXED TO ALL SHEETS IN THIS SET.

PROFESSIONAL PLANNING AND CONSTRUCTION STATEMENT:
PLANS ARE SUITABLE FOR BUILDING LOT BEING UNIQUE AND EACH AREA OF THE COUNTRY HAVING DIFFERENT BUILDING CODES AND CONSTRUCTION PRACTICES, STRUCTURAL ENGINEERING WILL NEED TO BE PERFORMED AT THE LOCAL LEVEL FOR ALL ONLINE PLANS. PLANS REFLECT GENERAL STRUCTURAL SUGGESTED LOCATIONS, FINAL STRUCTURAL ALIGNMENT MAY VARY. ONLINE PLANS TYPICALLY HAVE MINIMAL AMOUNTS OF DETAIL DRAWINGS TO ALLOW FOR OWNER AND BUILDER DIRECT SPECIFICATION, AND BECAUSE EACH AREA OF THE COUNTRY MAY HAVE MANY VARIED STANDARDS FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION	PLAN REVISIONS

SHEET TITLE:
COVER SHEET
-PROJECT INFORMATION-

USA HOMEPLANS
SCHOONOVER DESIGN GROUP, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

SHEET:
A1

GENERAL PLAN NOTES:

1. GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
3. ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
4. DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
5. GC TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. IN THE EVENT OF A DISCREPANCY BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS WILL ALWAYS SUPERSEDE ARCHITECTURAL.
7. IF TRUSSES USED, A STATE LICENSED TRUSS COMPANY MUST PROVIDE SHOP DRAWINGS TO STRUCTURAL ENGINEER AND GC FOR REVIEW PRIOR TO FABRICATION.
8. ALL VENTING SHALL BE ROUTED TO THE BACK SIDE (NON-STREET/ENTRY) SIDE OF THE ROOF RIDGE AND BE PAINTED TO MATCH BASE ROOF COLOR.

MINIMUM INSULATION NOTES:
RE: INSULATION SUB-CONTRACTOR SUBMITTAL FOR EXACT INSULATION VALUES USED.

ABOVE GRADE WALLS:	R-23
VAULTED/ATTIC CEILING	R-60
BELOW GRADE WALLS (FINISHED, UNFINISHED OR CRAWL SPACE)	R-19
GARAGE EXTERIOR WALLS	R-19
CEILING (ATTIC) AREA (OCCUPIED)	R-60
GARAGE CEILING AREA	R-19

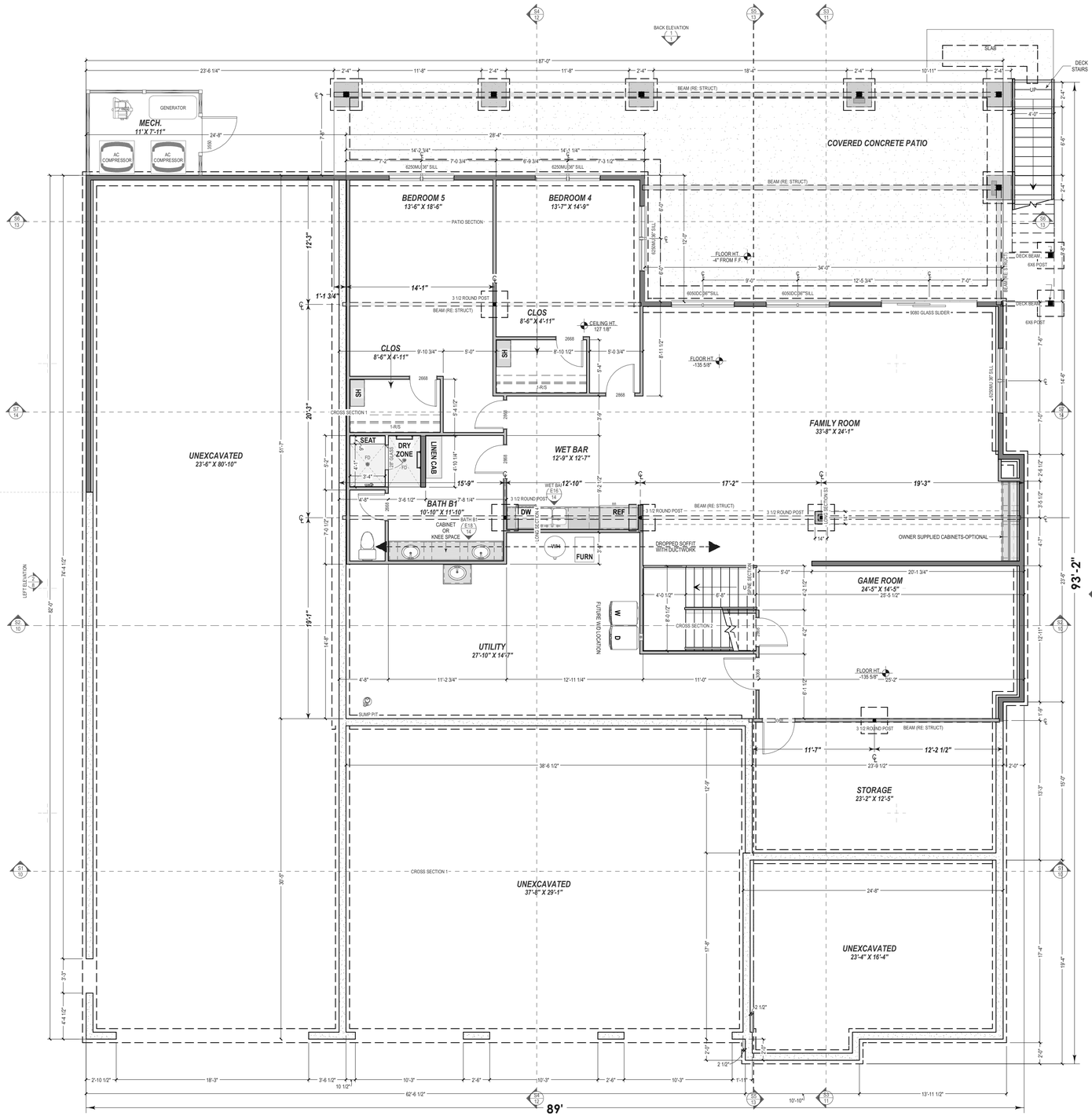
FLOOR PLAN GENERAL NOTES:

1. All work is to be performed in compliance with all Federal, State and local codes. Secure all required permits and approvals prior to commencement of any construction. All code references in these documents refer to the latest version of the International Residential Code AND OVERRULE ALL CONFLICTING DESIGNER NOTE(S).
2. The project manager, superintendent, and all subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field. Notify Architect and builder of any discrepancies and conflicts prior to proceeding with construction.
3. Builder to consult complete subdivision plans for specific utility easements and other pertinent information.
4. Builder to field verify and coordinate utility connections, their routing, meter locations, hose bibs and other associated items. Builder is to have all existing utilities located by its respective authority, and connections to those utilities should take the most direct route to the building.
5. If a geotechnical report has been prepared, it has been provided to the owner by their consultant. If applicable, the report is available for review as an aid in planning and executing all areas of work for the project. The report data is provided for reference only, and is not to be considered a part of these contract documents. While it is believed to be reliable, its accuracy and/or completeness is not guaranteed by the architect.
6. Builder to coordinate top of foundation wall elevations with elevation from structural drawings and final grading.
7. Coordinate landscape irrigation supply and required sleeve locations with the builder.
8. All windows to be double paned and "Low E" technology UNO OR PER BUILDER SPEC. Basements and sleeping rooms shall have at least oinE operable egress window for emergency escape. Tempered glass is to be provided per code.
9. Structural design and truss and floor framing design by others.
10. Cabinet design and related millwork drawings are to be provided by others. ANY CABINET ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.
11. All exterior doors leading to unheated areas are to be weather-stripped.
12. Verify with builder if gyp board corners are to be radiused PRIOR TO DRYWALL INSTALLATION. Framing at cabinetry to be coordinated to allow for the radius to terminate at or before the face of cabinet.
13. Take care to protect all neighboring property enhancements.
14. Do not scale documents.
15. All flues and walls to be fire-stopped.
16. Manufacturers installation instructions are to be strictly followed for the installation of all fireplaces. Provide combustion air to all fireplaces.
17. Use self closing, tight fitting and fire rated garage to house doors only. MEET LOCAL CODE.
18. All stair assemblies of 36" in width or greater shall have a minimum of three stringers.
19. Provide gutters and downspouts (or chains per plans). On downspouts, a minimum 4'-0" extension is required. Splash blocks may also be used, but must be a minimum of 36" in length. MATCH ANY EXISTING NEIGHBORHOOD STANDARDS THAT MIGHT EXIST.
20. All stone to be thin cut real stone or premanufactured stone. Re: elevation drawings. provide STONE OR stucco profile "LINTEL" above AND BELOW "SILL" WINDOW, AND AS NOTED ON EXTERIOR ELEVATIONS.
21. ALL BRICK TO HAVE ROWLOCK OR SOLDIER COURSE BRICK CAP WITH FLASHING AND TRIM OVER ROWLOCK OR SOLDIER. U.N.O.
22. PROVIDE CRAWLSPACE ACCESS OPENING(S) ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" X 24" AND A MINIMUM OF 16" X 24" THROUGH THE PERIMETER WALL (IRC R408.4). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
23. PROVIDE ATTIC ACCESS OPENING(S). ACCESS OPENINGS THROUGH THE CEILING SHALL BE A MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R807.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
24. GARAGE SEPARATION REQUIRES ½" GYPSUM WALL BOARD (GWB) ON THE GARAGE SIDE. 5/8" TYPE 'X" GWB IS REQUIRED WHERE THERE IS LIVING SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE ½" GWB (IRC R302.6). TYPE "X" GWB SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAX. 6" O.C. FASTENERS PER TABLE R702.3.5
25. OPENINGS INTO A GARAGE SHALL HAVE SOLID WOOD OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE (IRC R302.5.1).
26. WATER CLOSET CLEARANCES SHALL BE A MINIMUM OF 21" IN FRONT OF THE FIXTURE, AND 15" FROM THE CENTERLINE OF THE FIXTURE TO ANY OBSTRUCTION ON EITHER SIDE (IRC R307.1).
27. NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN. KITCHEN RANGE HOODS ARE REQUIRED IN ALL DOMESTIC KITCHENS. HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (IRC M1503.6)
28. M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

WINDOW NOTES: (FINAL SPEC PER BUILDER UNO)

1 WINDOWS FINISH BY BUILDER SPEC.
2 PROVIDE LOW-E GLASS ON ALL WINDOWS SUBJECT TO OPINION OF WINDOW SUPPLIER.
3 GC AND WINDOW SUPPLIER TO VERIFY EGRESS REQUIREMENTS AND TEMPERED GLASS NEEDS.
4 GC AND WINDOW SUPPLIER TO VERIFY FINAL ROUGH OPENINGS.
5 PROVIDE ALL FLASHING AND COUNTER FLASHING, MEMBRANE WRAP AND SEALANT.
6 REF. BUILDING ELEVATIONS FOR WINDOW OPERATION.
7 BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW PER CODE.
8 TEMPER GLASS WHEN: (AND/OR AS DIRECTED PER LOCAL CODE)

- LOCATION IS WITHIN A 24" ARC OF A DOOR, EITHER CLOSED OR OPEN.
- AREAS SUBJECT TO IMPACT BY HUMANS OR ANIMALS.
- GLASS USED IN DOORS.
- PLACED LESS THAN 18" AFF AND GREATER THAN 9 SF IN SIZE.
- AT BATHTUB AND SHOWER LOCATIONS



1 FOUNDATION WALKOUT PLAN
A2 3/16 IN = 1 FT

ENGINEERING STAMPED AND CONSTRUCTION CLEARANCE:
PLANS ARE SUITABLE FOR BUILDING CODE REVIEW AND PERMITTING PURPOSES ONLY. ALL CONSTRUCTION PRACTICES, STRUCTURAL CONSTRUCTION DETAILS AND COMPLIANCE WITH THE LOCAL BUILDING CODES ARE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER OF RECORD.

NO.	DATE	DESCRIPTION

USA HOMEPLANS
SOUTHERN LIVING PLANS, LLC.
SOUTHERNLIVINGPLANS.COM

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

SHEET TITLE: **SLAB PLAN**

DATE: 9/25/2026

REVISION: -

SHEET: **A2**

GENERAL PLAN NOTES:

1. GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
3. ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
4. DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
5. GC TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. IN THE EVENT OF A DISCREPANCY BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS WILL ALWAYS SUPERSEDE ARCHITECTURAL.
7. IF TRUSSES USED, A STATE LICENSED TRUSS COMPANY MUST PROVIDE SHOP DRAWINGS TO STRUCTURAL ENGINEER AND GC FOR REVIEW PRIOR TO FABRICATION.
8. ALL VENTING SHALL BE ROUTED TO THE BACK SIDE (NON-STREET/ENTRY) SIDE OF THE ROOF RIDGE AND BE PAINTED TO MATCH BASE ROOF COLOR.

MINIMUM INSULATION NOTES:
RE: INSULATION SUB-CONTRACTOR SUBMITTAL FOR EXACT INSULATION VALUES USED.

ABOVE GRADE WALLS:	R-23
VAULTED/ATTIC CEILING	R-60
BELOW GRADE WALLS (FINISHED, UNFINISHED OR CRAWL SPACE)	R-19
GARAGE EXTERIOR WALLS	R-19
CEILING (ATTIC) AREA (OCCUPIED)	R-60
GARAGE CEILING AREA	R-19

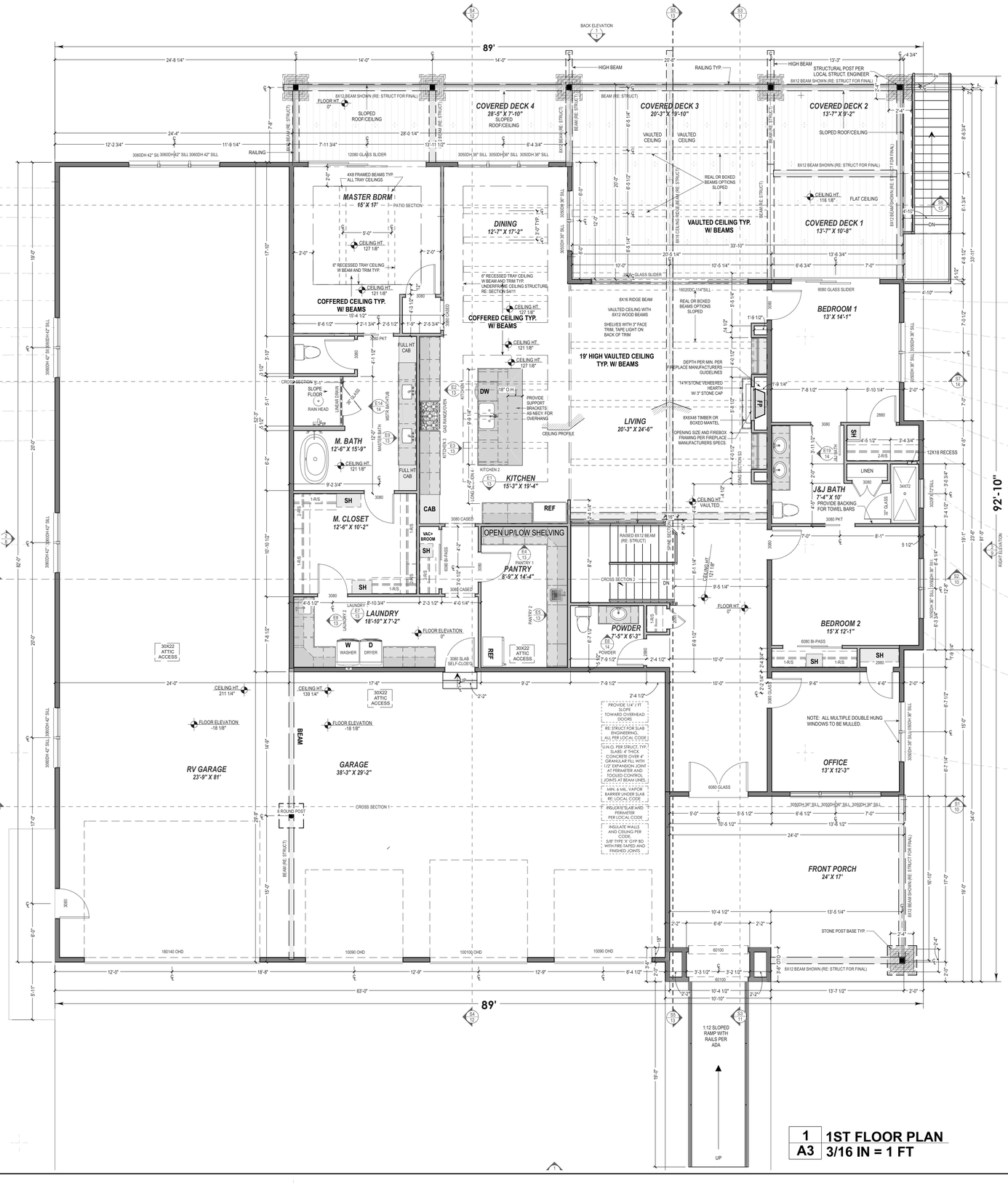
FLOOR PLAN GENERAL NOTES:

1. All work is to be performed in compliance with all Federal, State and local codes. Secure all required permits and approvals prior to commencement of any construction. All code references in these documents refer to the latest version of the International Residential Code AND OVERRULE ALL CONFLICTING DESIGNER NOTE(S).
2. The project manager, superintendent, and all subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field. Notify Architect and builder of any discrepancies and conflicts prior to proceeding with construction.
3. Builder to consult complete subdivision plans for specific utility easements and other pertinent information.
4. Builder to field verify and coordinate utility connections, their routing, meter locations, hose bibs and other associated items. Builder is to have all existing utilities located by its respective authority, and connections to those utilities should take the most direct route to the building.
5. If a geotechnical report has been prepared, it has been provided to the owner by their consultant. If applicable, the report is available for review as an aid in planning and executing all areas of work for the project. The report data is provided for reference only, and is not to be considered a part of these contract documents. While it is believed to be reliable, its accuracy and/or completeness is not guaranteed by the architect.
6. Builder to coordinate top of foundation wall elevations with elevation from structural drawings and final grading.
7. Coordinate landscape irrigation supply and required sleeve locations with the builder.
8. All windows to be double paned and "Low E" technology UNO OR PER BUILDER SPEC. Basements and sleeping rooms shall have at least oNE operable egress window for emergency escape. Tempered glass is to be provided per code.
9. Structural design and truss and floor framing design by others.
10. Cabinet design and related millwork drawings are to be provided by others. ANY CABINET ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.
11. All exterior doors leading to unheated areas are to be weather-stripped.
12. Verify with builder if gyp board corners are to be radiused PRIOR TO DRYWALL INSTALLATION. Framing at cabinetry to be coordinated to allow for the radius to terminate at or before the face of cabinet.
13. Take care to protect all neighboring property enhancements.
14. Do not scale documents.
15. All flues and walls to be fire-stopped.
16. Manufacturers installation instructions are to be strictly followed for the installation of all fireplaces. Provide combustion air to all fireplaces.
17. Use self closing, tight fitting and fire rated garage to house doors only. MEET LOCAL CODE.
18. All stair assemblies of 36" in width or greater shall have a minimum of three stringers.
19. Provide gutters and downspouts (or chains per plans). On downspouts, a minimum 4'-0" extension is required. Splash blocks may also be used, but must be a minimum of 36" in length. MATCH ANY EXISTING NEIGHBORHOOD STANDARDS THAT MIGHT EXIST.
20. All stone to be thin cut real stone or premanufactured stone. Re: elevation drawings. provide STONE OR stucco profile "LINTEL" above AND BELOW "SILL" WINDOW, AND AS NOTED ON EXTERIOR ELEVATIONS.
21. ALL BRICK TO HAVE ROWLOCK OR SOLDIER COURSE BRICK CAP WITH FLASHING AND TRIM OVER ROWLOCK OR SOLDIER. U.N.O.
22. PROVIDE CRAWLSPACE ACCESS OPENING(S) ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" X 24" AND A MINIMUM OF 16" X 24" THROUGH THE PERIMETER WALL (IRC R408.4). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
23. PROVIDE ATTIC ACCESS OPENING(S) ACCESS OPENINGS THROUGH THE CEILING SHALL BE A MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R807.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
24. GARAGE SEPARATION REQUIRES ½" GYPSUM WALL BOARD (GWB) ON THE GARAGE SIDE. 5/8" TYPE "X" GWB IS REQUIRED WHERE THERE IS LIVING SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE ½" GWB (IRC R302.6). TYPE "X" GWB SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAX. 6" O.C. FASTENERS PER TABLE R702.3.5
25. OPENINGS INTO A GARAGE SHALL HAVE SOLID WOOD OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE (IRC R302.5.1).
26. WATER CLOSET CLEARANCES SHALL BE A MINIMUM OF 21" IN FRONT OF THE FIXTURE, AND 15" FROM THE CENTERLINE OF THE FIXTURE TO ANY OBSTRUCTION ON EITHER SIDE (IRC R307.1).
27. NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN. KITCHEN RANGE HOODS ARE REQUIRED IN ALL DOMESTIC KITCHENS. HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (IRC M1503.6)
28. M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

WINDOW NOTES: (FINAL SPEC PER BUILDER UNO)

1 WINDOWS FINISH BY BUILDER SPEC.
2 PROVIDE LOW-E GLASS ON ALL WINDOWS SUBJECT TO OPINION OF WINDOW SUPPLIER.
3 GC AND WINDOW SUPPLIER TO VERIFY EGRESS REQUIREMENTS AND TEMPERED GLASS NEEDS.
4 GC AND WINDOW SUPPLIER TO VERIFY FINAL ROUGH OPENINGS.
5 PROVIDE ALL FLASHING AND COUNTER FLASHING, MEMBRANE WRAP AND SEALANT.
6 REF. BUILDING ELEVATIONS FOR WINDOW OPERATION.
7 BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW PER CODE.
8 TEMPER GLASS WHEN: (AND/OR AS DIRECTED PER LOCAL CODE)

- LOCATION IS WITHIN A 24" ARC OF A DOOR, EITHER CLOSED OR OPEN.
- AREAS SUBJECT TO IMPACT BY HUMANS OR ANIMALS.
- GLASS USED IN DOORS.
- PLACED LESS THAN 18" AFF AND GREATER THAN 9 SF IN SIZE.
- AT BATHTUB AND SHOWER LOCATIONS



1 **1ST FLOOR PLAN**
A3 3/16 IN = 1 FT

ENGINEERING STAMP/ AS BUILT CONSTRUCTION STAMP:
PLANS ARE SUBJECT TO FIELD CHANGES AND MODIFICATIONS AS REQUIRED BY CONSTRUCTION PRACTICES, STRUCTURAL ENGINEERING, AND/OR LOCAL CODES. THE CONTRACTOR SHALL REVIEW AND COORDINATE ALL CHANGES WITH THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ANY CHANGES MADE WITHOUT ENGINEER'S APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	DESCRIPTION
		PLAN REVISIONS

USA HOMEPLANS
SOUTHERN UTAH DESIGN, LLC.
DESIGNED BY: SOUTHERN UTAH DESIGN, LLC.

SHEET TITLE:
MAIN LEVEL PLAN
FLOOR PLAN

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

SHEET:
A3

GENERAL PLAN NOTES:

1. GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
3. ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
4. DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
5. GC TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. IN THE EVENT OF A DISCREPANCY BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS WILL ALWAYS SUPERSEDE ARCHITECTURAL.
7. IF TRUSSES USED, A STATE LICENSED TRUSS COMPANY MUST PROVIDE SHOP DRAWINGS TO STRUCTURAL ENGINEER AND GC FOR REVIEW PRIOR TO FABRICATION.
8. ALL VENTING SHALL BE ROUTED TO THE BACK SIDE (NON-STREET/ENTRY) SIDE OF THE ROOF RIDGE AND BE PAINTED TO MATCH BASE ROOF COLOR.

MINIMUM INSULATION NOTES:
RE: INSULATION SUB-
CONTRACTOR SUBMITTAL FOR EXACT
INSULATION VALUES USED.

ABOVE GRADE WALLS:	R-23
VAULTED/ATTIC CEILING	R-60
BELOW GRADE WALLS (FINISHED, UNFINISHED OR CRAWL SPACE)	R-19
GARAGE EXTERIOR WALLS	R-19
CEILING (ATTIC) AREA (OCCUPIED)	R-60
GARAGE CEILING AREA	R-19

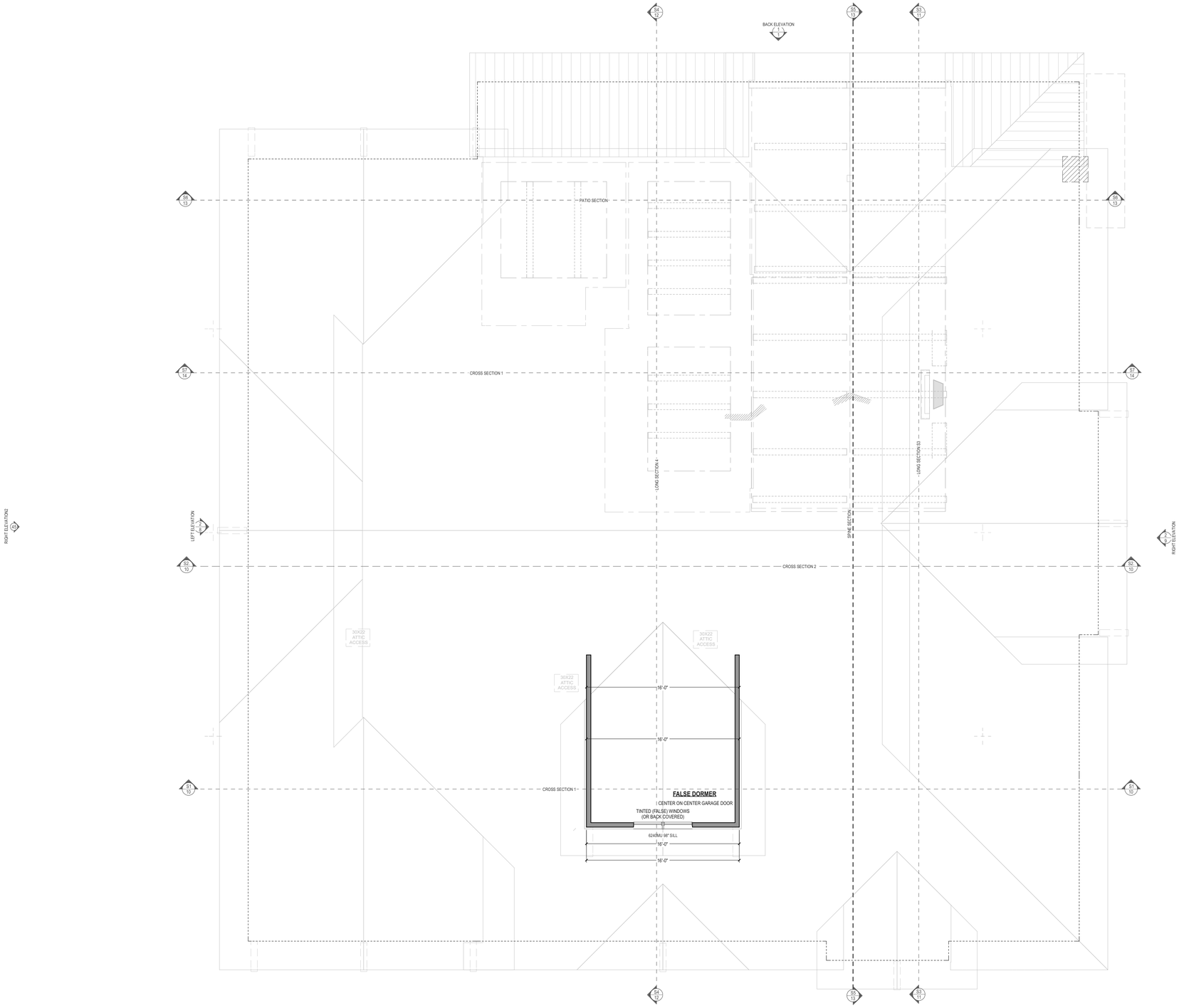
FLOOR PLAN GENERAL NOTES:

1. All work is to be performed in compliance with all Federal, State and local codes. Secure all required permits and approvals prior to commencement of any construction. All code references in these documents refer to the latest version of the International Residential Code AND OVERRULE ALL CONFLICTING DESIGNER NOTE(S).
2. The project manager, superintendent, and all subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field. Notify Architect and builder of any discrepancies and conflicts prior to proceeding with construction.
3. Builder to consult complete subdivision plans for specific utility easements and other pertinent information.
4. Builder to field verify and coordinate utility connections, their routing, meter locations, hose bibs and other associated items. Builder is to have all existing utilities located by its respective authority, and connections to those utilities should take the most direct route to the building.
5. If a geotechnical report has been prepared, it has been provided to the owner by their consultant. If applicable, the report is available for review as an aid in planning and executing all areas of work for the project. The report data is provided for reference only, and is not to be considered a part of these contract documents. While it is believed to be reliable, its accuracy and/or completeness is not guaranteed by the architect.
6. Builder to coordinate top of foundation wall elevations with elevation from structural drawings and final grading.
7. Coordinate landscape irrigation supply and required sleeve locations with the builder.
8. All windows to be double paned and "Low E" technology UNO OR PER BUILDER SPEC. Basements and sleeping rooms shall have at least oniE operable egress window for emergency escape. Tempered glass is to be provided per code.
9. Structural design and truss and floor framing design by others.
10. Cabinet design and related millwork drawings are to be provided by others. ANY CABINET ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.
11. All exterior doors leading to unheated areas are to be weather-stripped.
12. Verify with builder if gyp board corners are to be radiused PRIOR TO DRYWALL INSTALLATION. Framing at cabinetry to be coordinated to allow for the radius to terminate at or before the face of cabinet.
13. Take care to protect all neighboring property enhancements.
14. Do not scale documents.
15. All flues and walls to be fire-stopped.
16. Manufacturers installation instructions are to be strictly followed for the installation of all fireplaces. Provide combustion air to all fireplaces.
17. Use self closing, tight fitting and fire rated garage to house doors only. MEET LOCAL CODE.
18. All stair assemblies of 36" in width or greater shall have a minimum of three stringers.
19. Provide gutters and downspouts (or chains per plans). On downspouts, a minimum 4'-0" extension is required. Splash blocks may also be used, but must be a minimum of 36" in length. MATCH ANY EXISTING NEIGHBORHOOD STANDARDS THAT MIGHT EXIST.
20. All stone to be thin cut real stone or premanufactured stone. Re: elevation drawings. provide STONE OR stucco profile "LINTEL" above AND BELOW "SILL" WINDOW, AND AS NOTED ON EXTERIOR ELEVATIONS.
21. ALL BRICK TO HAVE ROWLOCK OR SOLDIER COURSE BRICK CAP WITH FLASHING AND TRIM OVER ROWLOCK OR SOLDIER. U.N.O.
22. PROVIDE CRAWLSPACE ACCESS OPENING(S) ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" X 24" AND A MINIMUM OF 16" X 24" THROUGH THE PERIMETER WALL (IRC R408.4). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
23. PROVIDE ATTIC ACCESS OPENING(S) ACCESS OPENINGS THROUGH THE CEILING SHALL BE A MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R807.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4
24. GARAGE SEPARATION REQUIRES ½" GYPSUM WALL BOARD (GWB) ON THE GARAGE SIDE. 5/8" TYPE "X" GWB IS REQUIRED WHERE THERE IS LIVING SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE ½" GWB (IRC R302.6). TYPE "X" GWB SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAX. 6" O.C. FASTENERS PER TABLE R702.3.5
25. OPENINGS INTO A GARAGE SHALL HAVE SOLID WOOD OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE (IRC R302.5.1).
26. WATER CLOSET CLEARANCES SHALL BE A MINIMUM OF 21" IN FRONT OF THE FIXTURE, AND 15" FROM THE CENTERLINE OF THE FIXTURE TO ANY OBSTRUCTION ON EITHER SIDE (IRC R307.1).
27. NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN. KITCHEN RANGE HOODS ARE REQUIRED IN ALL DOMESTIC KITCHENS. HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (IRC M1503.6)
28. M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

WINDOW NOTES: (FINAL SPEC PER BUILDER UNO)

1 WINDOWS FINISH BY BUILDER SPEC.
2 PROVIDE LOW-E GLASS ON ALL WINDOWS SUBJECT TO OPINION OF WINDOW SUPPLIER.
3 GC AND WINDOW SUPPLIER TO VERIFY EGRESS REQUIREMENTS AND TEMPERED GLASS NEEDS.
4 GC AND WINDOW SUPPLIER TO VERIFY FINAL ROUGH OPENINGS.
5 PROVIDE ALL FLASHING AND COUNTER FLASHING, MEMBRANE WRAP AND SEALANT.
6 REF. BUILDING ELEVATIONS FOR WINDOW OPERATION.
7 BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW PER CODE.
8 TEMPER GLASS WHEN: (AND/OR AS DIRECTED PER LOCAL CODE)

- LOCATION IS WITHIN A 24" ARC OF A DOOR, EITHER CLOSED OR OPEN.
- AREAS SUBJECT TO IMPACT BY HUMANS OR ANIMALS.
- GLASS USED IN DOORS.
- PLACED LESS THAN 18" AFF AND GREATER THAN 9 SF IN SIZE.
- AT BATHTUB AND SHOWER LOCATIONS



1 / A4 FALSE DORMER PLAN
3/16 IN = 1 FT

ENGINEERING ELEVATIONS AND CONSTRUCTION CLARIFICATIONS:
PLEASE NOTE, EVEN THOUGH THE BUILDING ELEVATIONS ARE ENGINEERED TO MEET CONSTRUCTION PRACTICES, STRUCTURAL REQUIREMENTS AND ENERGY CODES, THE ACTUAL FIELD CONSTRUCTION OF THE BUILDING MAY VARY. ON SLAB FOUNDATIONS MAY REQUIRE ADDITIONAL STEPS AT GARAGE DOORS AND INTERIOR DOORS. THE BUILDER AND FIELD CREW ARE RESPONSIBLE FOR CONSTRUCTION METHODS AND MAKING MINOR FIELD CHANGES FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION
		PLAN REVIEWING

SHEET TITLE:
MAIN LEVEL PLAN
FLOOR PLAN

USA HOMEPLANS
SOUTHERN LIVING HOUSE PLANS, LLC.
SOUTHERNLIVINGHOUSEPLANS.COM

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

DATE:
9/25/2026

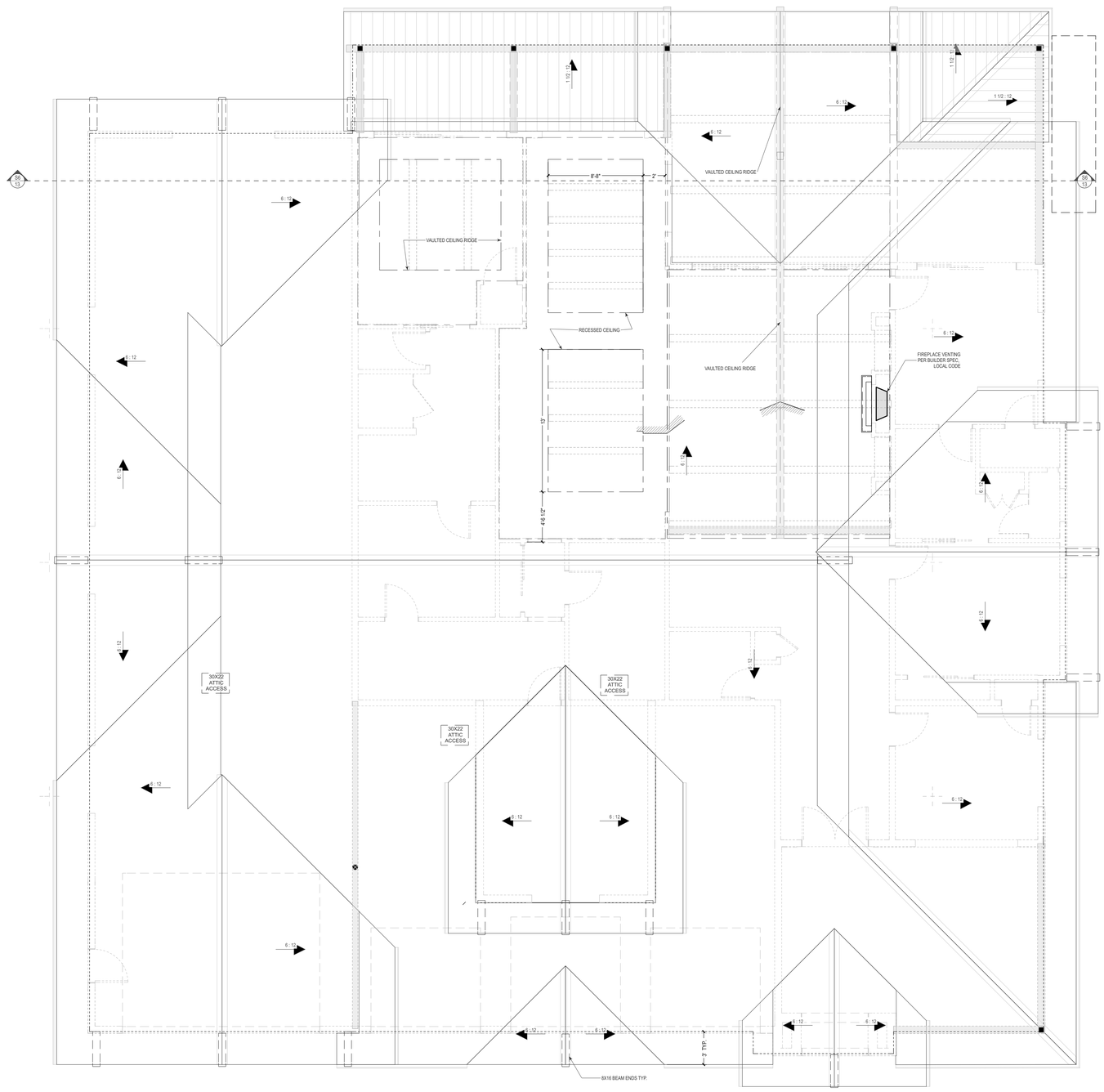
REVISION:
-

SHEET:
A4

ROOF NOTES:

BUILDER SPEC AND LOCAL CODES OVERALL ALL NOTES:

1 ALL ROOF FRAMING 24" O.C. UNO
2 ALL OVERHANGS 36", UNO
3 ATTIC VENTILATION: REQUIRED PER CODE, BY BUILDER
4 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO-PER STRUCTURAL
5 HIGH PROFILE ASPHALT SHINGLES. RE: ROOF PLAN FOR ADDITIONAL ROOFING MATERIALS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
6 APPLY ICE & WATER SHIELD AT ALL EAVES, RIDGES, AND VALLEYS. DEFER TO LOCAL CODE OTHERWISE.
7 TITANIUM FELT UNDERLAYMENT, TYPICAL THROUGHOUT ROOF
8 ROUTE ALL ROOF PENETRATIONS THROUGH NON-STREET SIDE OF ROOF.
9 EXTRUDED GALVALUME. GUTTER AND DOWNSPOUT (TYP.)
10 ALL ROOF SLOPES TO BE: 6:12 UNLESS NOTED OTHERWISE.
11 PROVIDE ROOF CRICKETS AS NECY. FOR DRAINAGE.



1 A5 **ROOF PLAN** 3/16 IN = 1 FT

ENGINEERING STAMPS ARE CONSTRUCTION ESTIMATE:
PLANS ARE STAMPED FOR BASIC LOT RING CONSTRUCTION ONLY. ADDITIONAL CONSTRUCTION FACTORS, STRUCTURAL REQUIREMENTS, AND ENGINEERING FOR THE SPECIFIC LOT ARE TO BE DETERMINED BY LOCAL ENGINEER OF RECORD.
BUILDER IS RESPONSIBLE FOR ALL FIELD VERIFICATIONS AND MUST CONFIRM ALL DIMENSIONS AND CONDITIONS.

NO.	DATE	DESCRIPTION
-		PLAN REVIEWING

SHEET TITLE:
ROOF PLAN
PLAN + NOTES

USA HOMEPLANS
SOUTHERN DESIGN GROUP, LLC.
SOUTHERNDESIGNGROUP.COM

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

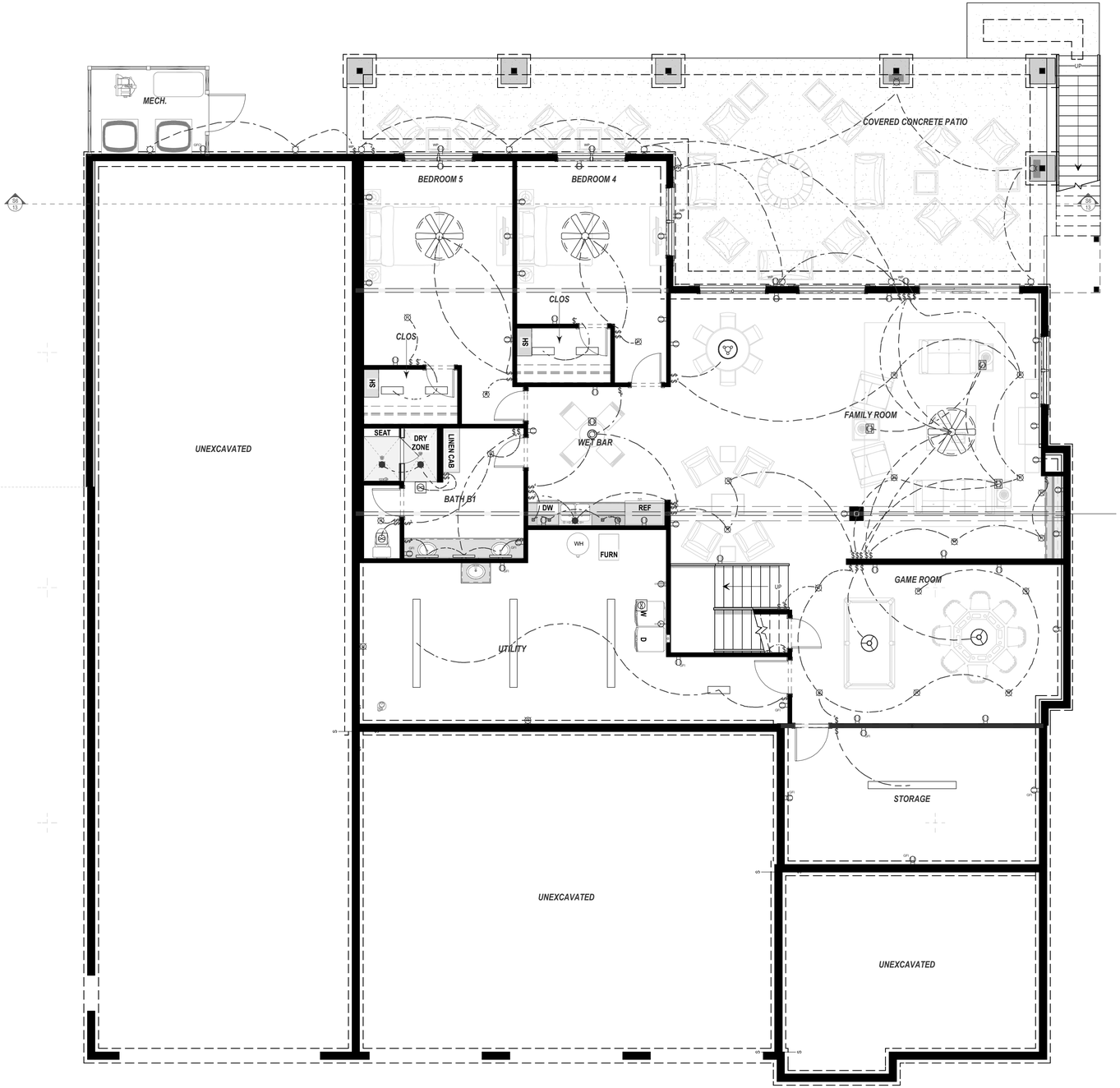
SHEET:
A5

ELECTRICAL, MECHANICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
6. COORDINATE WITH HOME OWNER FOR TIE-IN OF NEW SWITCHES IN EXISTING WALL LOCATIONS.
7. M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM - EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.
8. NEW ATTACHED GARAGES, A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS. HEAT DETECTORS AND HEAT ALARMS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (IRC R314.2.3).
9. ATTIC VENTILATION AREA SHALL NOT BE LESS THAN 1 S.F. FOR EACH 150 S.F. OF ATTIC AREA OR 1 S.F. FOR EACH 300 S.F. WHERE 40% TO 50% OF VENTS ARE WITHIN 3' OF THE RIDGE (IRC R806.2). RE: ROOF PLAN



ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION - FIXTURE SYMBOLS MAY VARY FROM LEGEND
	CEILING FANS/VENTILATION FANS; CEILING MOUNTED, WALL MOUNTED NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN.
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN.
R R	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, WATER VAPOR PROOF, LOW VOLTAGE
	CEILING MOUNTED FIXTURES: FLUSH TRADITIONAL ROUNDED.
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURES
	FLUORESCENT LIGHT FIXTURE (CEILING) (CABINET)
	220V RECEPTACLE
WP GFCI	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI/GFCI
WP 3 4	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	UTILITY LIGHTING: KEYED FIXTURE, PULL SWITCH
CS CS/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK - INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
SD SD	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
EP	ELECTRICAL BREAKER PANEL

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

1 A6 WALKOUT LVL ELECTRICAL PLAN
3/16 IN = 1 FT

ENGINEERING STAMP/ AHJ CORRECTIONS/LICENSING:
PLANS ARE IN EACH RESPECTS SET BEING CONSTRUCTED IN ACCORDANCE WITH ALL CONSTRUCTION PRACTICES, STRUCTURAL REQUIREMENTS AND CODES APPLICABLE TO THE LOCALITY FOR ALL CHASE LEVEL PLANS. ENGINEERING STAMP IS NOT REQUIRED BY MANY. CHUB TAKES STRONG EXCEPTION TO ANY ENGINEER WHO ALTERS THE PLANS WITHOUT OUR KNOWLEDGE AND CONSENT. ANY ALTERATIONS MADE WITHOUT CHUB'S CONSENT ARE VOID.

NO.	DATE	DESCRIPTION
		PLAN REVIEWS

SHEET TITLE:
ELECTRICAL PLAN
MAIN LEVEL

USA HOMEPLANS
SOUTHERN LIVING PLANS, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

SHEET:
A6

ELECTRICAL, MECHANICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

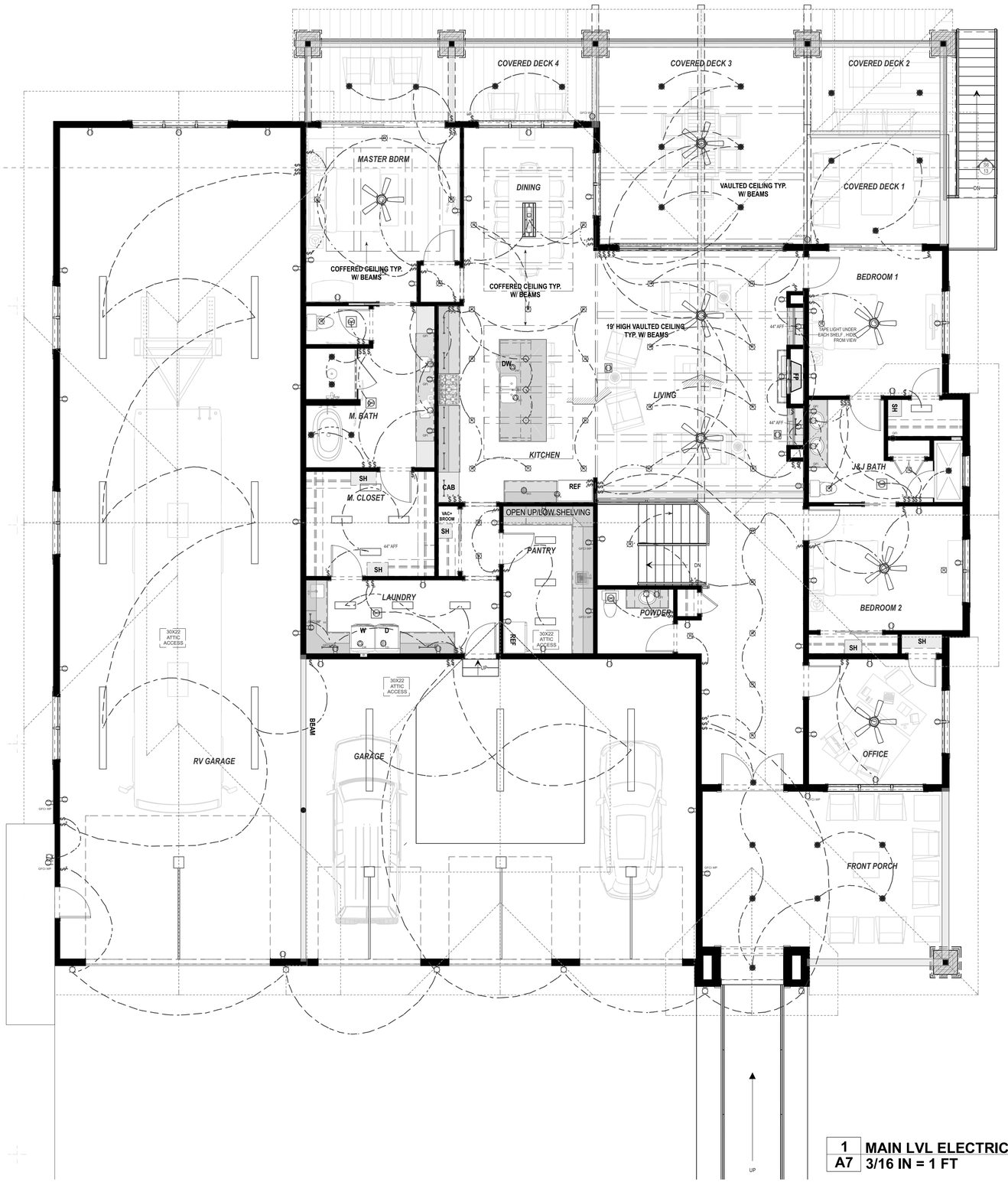
ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
6. COORDINATE WITH HOME OWNER FOR TIE-IN OF NEW SWITCHES IN EXISTING WALL LOCATIONS.
7. M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM - EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.
8. NEW ATTACHED GARAGES, A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS. HEAT DETECTORS AND HEAT ALARMS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (IRC R314.2.3).
9. ATTIC VENTILATION AREA SHALL NOT BE LESS THAN 1 S.F. FOR EACH 150 S.F. OF ATTIC AREA OR 1 S.F. FOR EACH 300 S.F. WHERE 40% TO 50% OF VENTS ARE WITHIN 3' OF THE RIDGE (IRC R806.2). RE: ROOF PLAN

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION - FIXTURE SYMBOLS MAY VARY FROM LEGEND
	CEILING FANS/VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN.
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED NOTE: 50 CFM MINIMUM REQUIRED IN BATHROOM. 100 CFM MINIMUM REQUIRED IN KITCHEN.
R WP	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, WATER VAPOR PROOF, LOW VOLTAGE
	CEILING MOUNTED FIXTURES: FLUSH TRADITIONAL ROUNDED.
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURES
	FLUORESCENT LIGHT FIXTURE (CEILING) (CABINET)
	220V RECEPTACLE
WP GFCI	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI/GFCI
WP 3 4	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	UTILITY LIGHTING: KEYED FIXTURE, PULL SWITCH
CS CS/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK - INTERCOM
T	THERMOSTAT
D	DOOR CHIME, DOOR BELL BUTTON
SD SD	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
EP	ELECTRICAL BREAKER PANEL

M1505.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.



1 A7 **MAIN LVL ELECTRICAL PLAN**
3/16 IN = 1 FT

PRELIMINARY PLANNING AND CONSTRUCTION DOCUMENTS:
PLANS ARE IN DIFFERENT STAGES OF DEVELOPMENT AND MAY NOT BE READY FOR CONSTRUCTION. PLANS MAY NOT HAVE ALL ENGINEERING COMPLETED, STRUCTURAL CONSTRUCTION PRACTICES, STRUCTURAL CALCULATIONS, ENERGY CALCULATIONS, OR THE SPECIFIC LOCATION ALL CHASE RUNS, FLOOR, CEILING, OR WALL OPENINGS MAY NOT BE SHOWN. PLANS MAY ALSO NOT SHOW ALL MANUFACTURER SPECIFIC REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND INCORPORATE ALL APPLICABLE CONSTRUCTION, ENERGY AND MANUFACTURER SPECIFICATIONS, AND MAKE ADDED CHANGES FOR CONSTRUCTION.

NO.	DATE	PLAN REVISIONS

SHEET TITLE:
ELECTRICAL PLAN
MAIN LEVEL

USA HOMEPLANS
SOUTHERN LIVING HOUSE PLANS, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

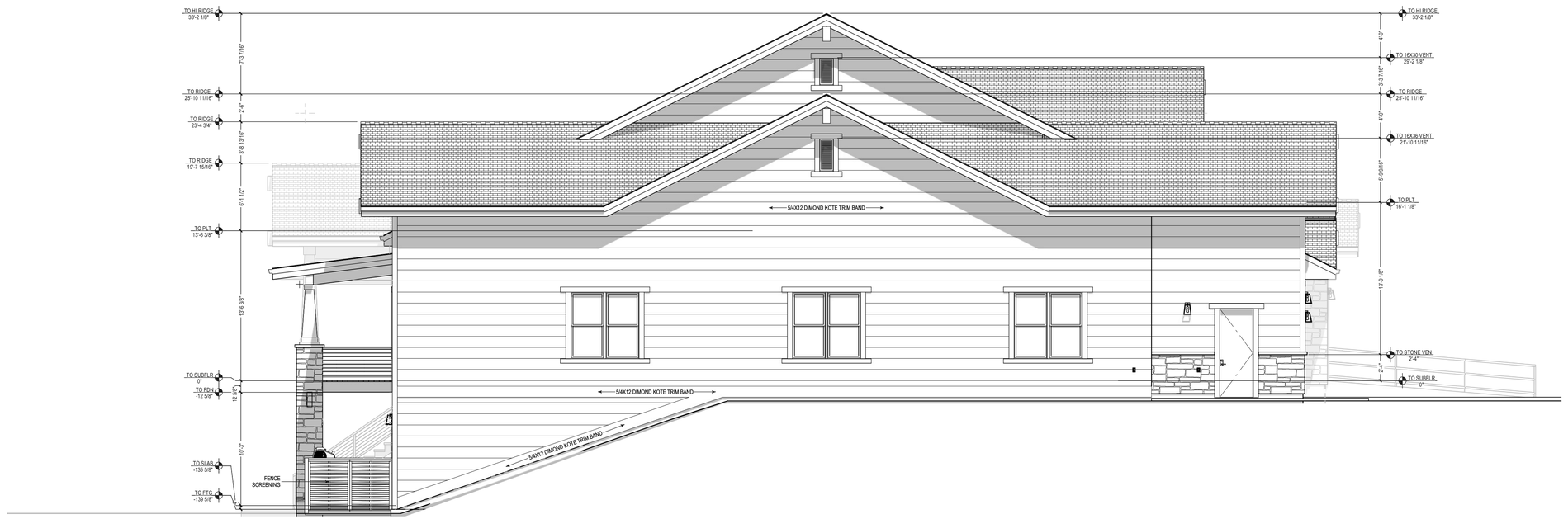
DATE:
9/25/2026

REVISION:
-

SHEET:
A7



1 A8 **FRONT ELEVATION**
3/16 IN = 1 FT



2 A8 **LEFT ELEVATION**
3/16 IN = 1 FT

RECORDING STAMP AND CONSTRUCTION STATEMENT:

PLANS MUST BE STAMPED AND SIGNED BY BUILDING DEPARTMENT BEFORE ANY CONSTRUCTION PRACTICES. DIMENSIONS, PROFILES AND DETAILS SHOWN ON THESE DRAWINGS ARE SCHEMATIC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND MUST OBTAIN WRITTEN INSTRUCTIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK AFFECTED. ANY CONSTRUCTION PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS WHERE DIMENSIONS AND CONDITIONS ARE NOT VERIFIED SHALL BE AT THEIR OWN RISK. THESE DRAWINGS ARE NOT VALID UNLESS SIGNED AND DATED FOR CONSTRUCTION.

NO.	DATE	ISSUE / REVISION	PLAN REVISION

SHEET TITLE:
EXTERIOR ELEVATIONS
FRONT + LEFT SIDE

USA HOMEPLANS

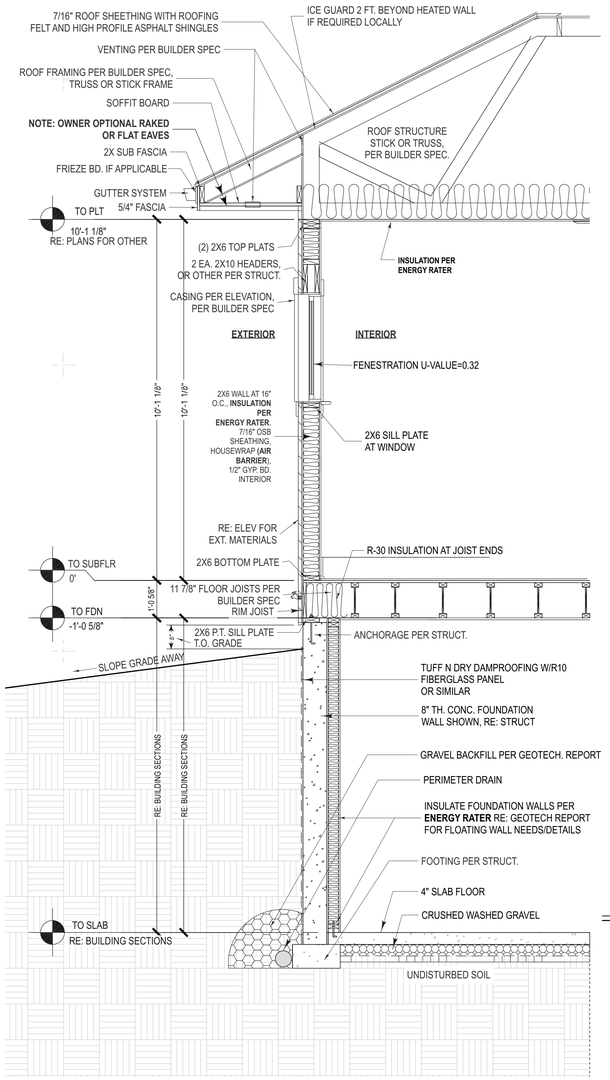
DESIGNS COPYRIGHTED BY U.S. DESIGNS GROUP, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

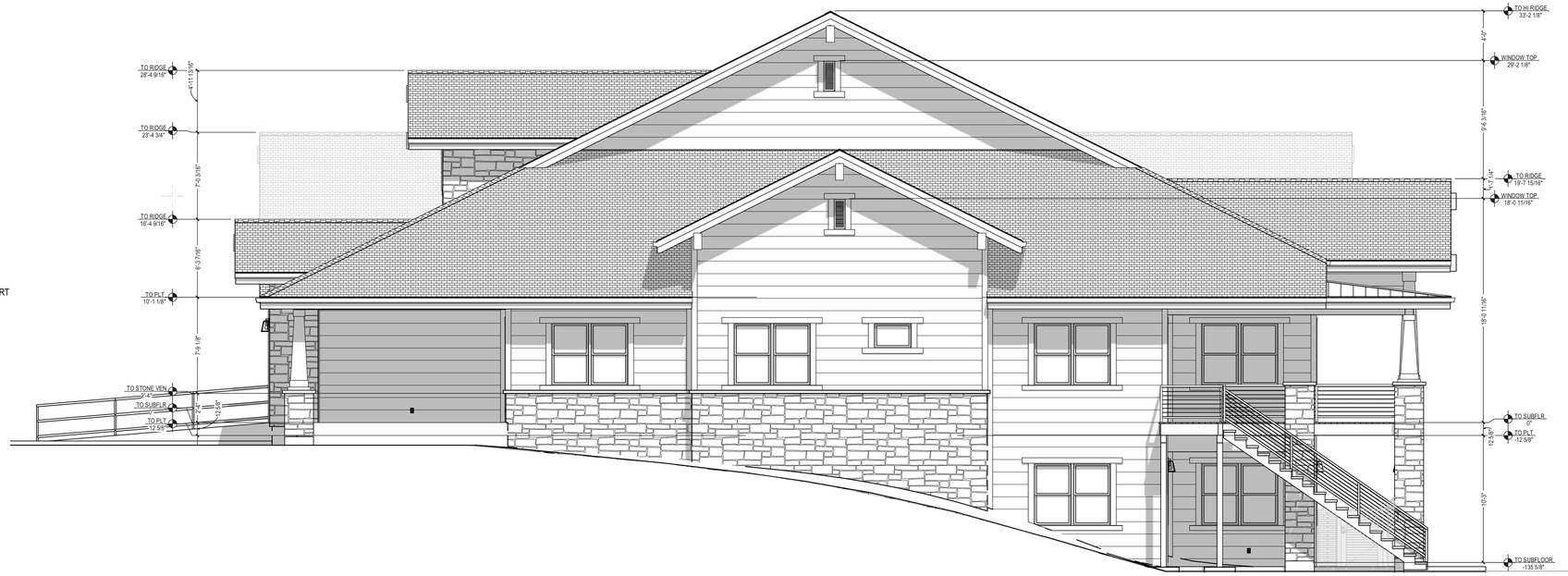
SHEET:
A8



3 A9 WALL SECTION-NO BIRDBOX
1/2 IN = 1 FT



1 A9 BACK ELEVATION
3/16 IN = 1 FT



2 A9 RIGHT ELEVATION
3/16 IN = 1 FT

ENGINEERING STAMPS AND CONSTRUCTION STATEMENT:
PLANS ARE IN STOCK FOR BUILDING LOT #(tbd). PLANS ARE DRAWN TO 2018 IRC AND 2018 IECC CONSTRUCTION PRACTICES, DIRECTION, RESPONSIBILITY AND SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER AND NO CONSTRUCTION SHALL PROCEED UNTIL ANY DISCREPANCIES ARE RESOLVED. PLANS ARE NOT VALID UNLESS STAMPED FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION
		PLAN REVISIONS

SHEET TITLE:
EXTERIOR ELEVATIONS
BACK+RIGHT+WALL SECTION

USA HOMEPLANS
BY DESIGNER DESIGN GROUP, LLC.
DESIGNERDESIGNGROUP.COM

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

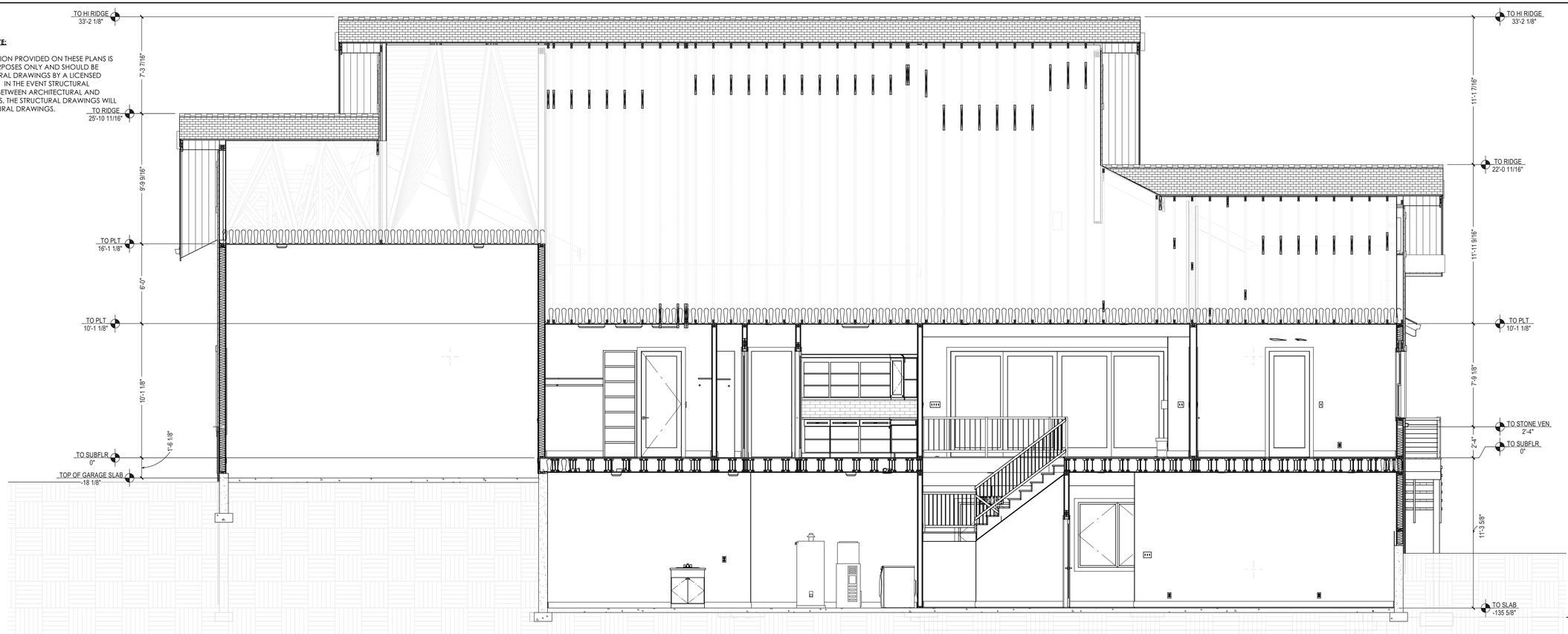
DATE:
9/25/2026

REVISION:
-

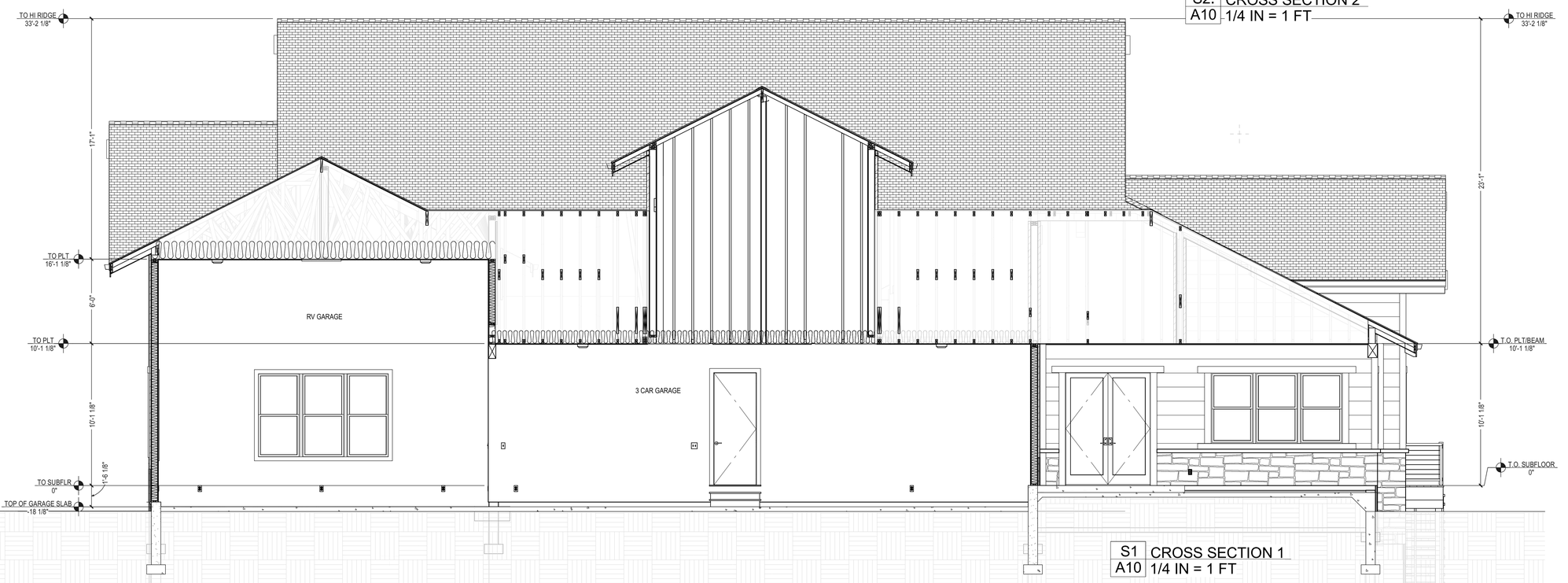
SHEET:
A9

STRUCTURAL PLANS NOTE:

STRUCTURAL INFORMATION PROVIDED ON THESE PLANS IS FOR DESIGN INTENT PURPOSES ONLY AND SHOULD BE VERIFIED WITH STRUCTURAL DRAWINGS BY A LICENSED STRUCTURAL ENGINEER. IN THE EVENT STRUCTURAL INFORMATION VARIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE ARCHITECTURAL DRAWINGS.



S2. CROSS SECTION 2
A10 1/4 IN = 1 FT



S1 CROSS SECTION 1
A10 1/4 IN = 1 FT

PROFESSIONAL ENGINEER AND CONSTRUCTION CONSULTANT:

PLANS ARE, EVEN IF NOW OR EVENTUALLY STAMPED BY A PROFESSIONAL ENGINEER, NOT ENGINEERED FOR CONSTRUCTION PRACTICES, STRUCTURAL PERFORMANCE OR ANY OTHER ASPECT OF THE BUILDING PROCESS. THE PLANS ARE NOT SUITABLE FOR CONSTRUCTION WITHOUT ADDITIONAL ENGINEERING AND CONSTRUCTION DOCUMENTATION. IT IS THE RESPONSIBILITY OF THE BUILDER TO HAVE ENGINEERING AND CONSTRUCTION DOCUMENTS PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND TO MAKE ALL CHANGES TO THE PLANS THAT ARE REQUIRED BY THE ENGINEER AND BUILDING OFFICIAL. THE BUILDER IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS. THE BUILDER IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND SHALL ENSURE THE STABILITY OF ALL PARTS OF THE STRUCTURE AND ADJACENT STRUCTURES DURING CONSTRUCTION. BUILDER SHALL PROVIDE ALL BRACING AND SHORING REQUIRED FOR THE PROTECTION OF THE WORK AND ADJACENT PROPERTY AND SHALL ENGAGE ENGINEERS AS REQUIRED TO DESIGN SUCH BRACING AND SHORING. BUILDER SHALL NOT RELY ON THE ARCHITECT OR ITS CONSULTANTS FOR REVIEW OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS.

NO.	DATE	DESCRIPTION
		PLAN REVISIONS

SHEET TITLE:
BUILDING SECTIONS

USA HOMEPLANS
SOUTHERN LIVING HOUSE PLANS, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

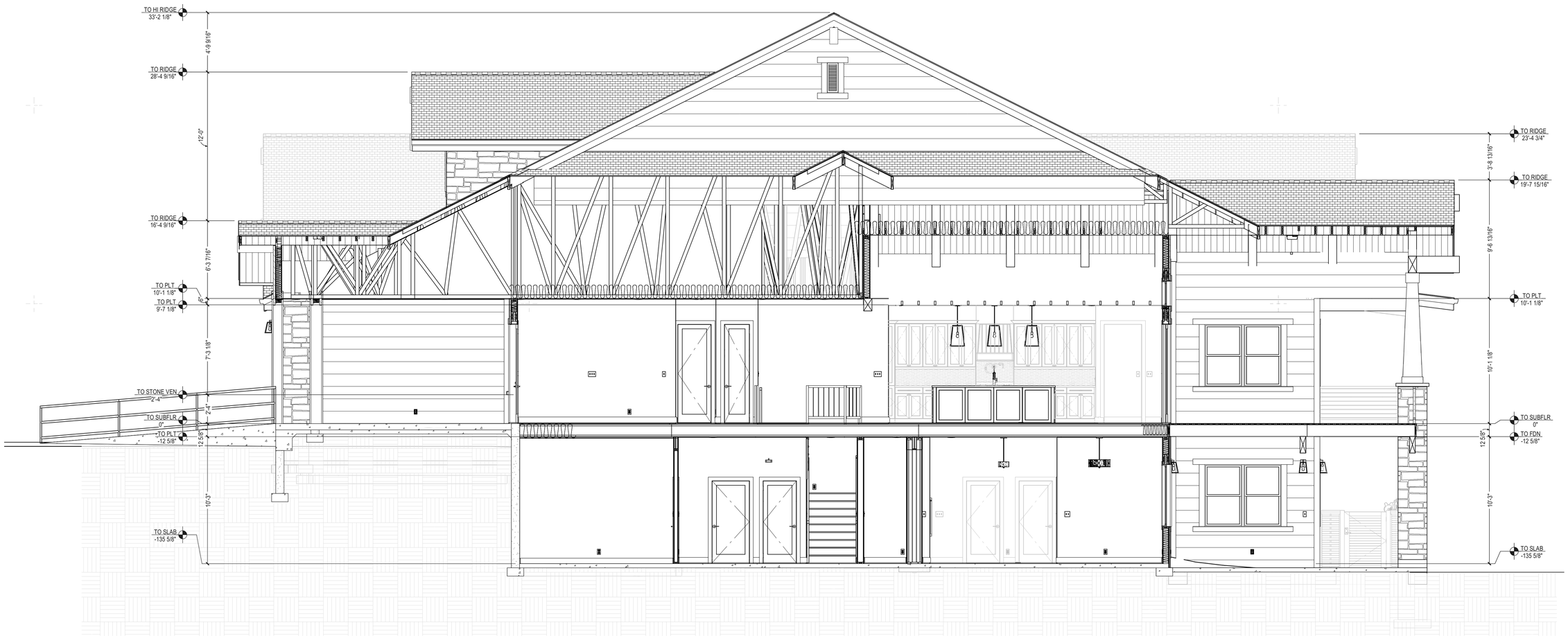
DATE:
9/25/2026

REVISION:
-

SHEET:
A10

STRUCTURAL PLANS NOTE:

STRUCTURAL INFORMATION PROVIDED ON THESE PLANS IS FOR DESIGN INTENT PURPOSES ONLY AND SHOULD BE VERIFIED WITH STRUCTURAL DRAWINGS BY A LICENSED STRUCTURAL ENGINEER. IN THE EVENT STRUCTURAL INFORMATION VARIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE ARCHITECTURAL DRAWINGS.



S3 LONG SECTION S3
A11 1/4 IN = 1 FT

ENGINEERING STAMP/ARCHITECTURAL STAMP:

PLEASE NOTE, EACH ATTACHED STAMP(S) OF RECORD ARE ONLY VALID FOR THE SPECIFIC CONSTRUCTION PROJECTS, DESCRIBED IN THE PROJECT SPECIFICATIONS AND/OR ON THE SPECIFIC PLANS FOR ALL CHANGE ISSUE, DATED. ANY REUSE OF THESE STAMPS ON ANY OTHER PROJECT IS UNAUTHORIZED AND UNLAWFUL. ANY REUSE OF THESE STAMPS WITHOUT THE WRITTEN CONSENT OF THE STAMP'S ISSUER IS UNAUTHORIZED AND UNLAWFUL. ANY REUSE OF THESE STAMPS WITHOUT THE WRITTEN CONSENT OF THE STAMP'S ISSUER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE STAMP'S ISSUER. ANY UNAUTHORIZED REUSE OF THESE STAMPS MAY ALSO BE SUBJECT TO INJUNCTION AND DAMAGES.

NO.	DATE	DESCRIPTION

SHEET TITLE:
BUILDING SECTIONS

USA HOMEPLANS
SCHUCKER ASSOCIATES GROUP, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

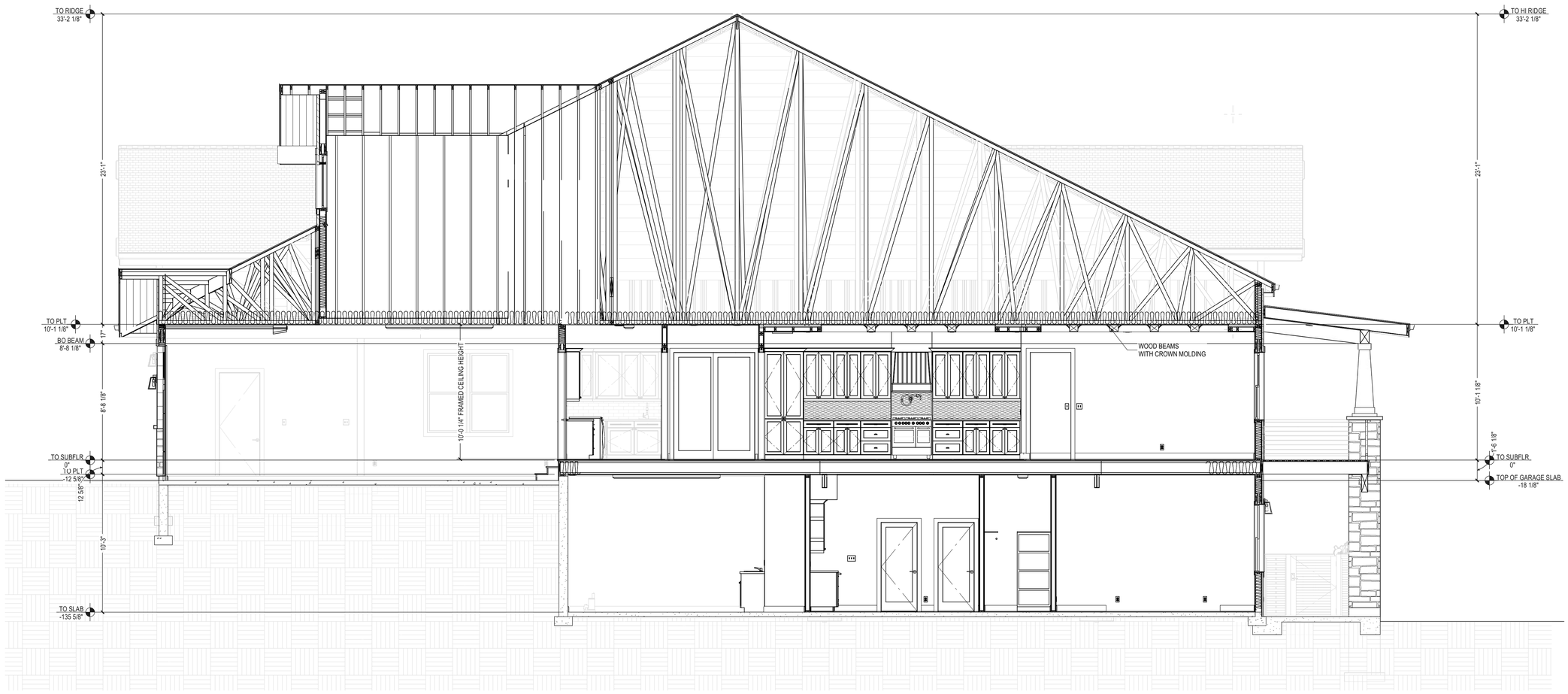
DATE:
9/25/2026

REVISION:
-

SHEET:
A11

STRUCTURAL PLANS NOTE:

STRUCTURAL INFORMATION PROVIDED ON THESE PLANS IS FOR DESIGN INTENT PURPOSES ONLY AND SHOULD BE VERIFIED WITH STRUCTURAL DRAWINGS BY A LICENSED STRUCTURAL ENGINEER. IN THE EVENT STRUCTURAL INFORMATION VARIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE ARCHITECTURAL DRAWINGS.



S4
12
LONG SECTION 4
1/4 IN = 1 FT

ENGINEERING FEATURES AND CONSTRUCTION STATEMENT:

PLEASE NOTE, EACH HOME IS BUILT OUT FROM THE ENGINEERING FEATURES AND CONSTRUCTION PRACTICES, DESCRIBED IN THE FOLLOWING STATEMENT. IN ADDITION TO THE SPECIFIC FEATURES ALL CHASE HOMES ARE BUILT WITH THE FOLLOWING CONSTRUCTION PRACTICES AND MATERIALS: STRUCTURAL FRAMING IS DESIGNED BY A LICENSED ENGINEER AND MEETS OR EXCEEDS LOCAL BUILDING CODE REQUIREMENTS. ALL HOMES ARE FRAMED WITH ENGINEERED LUMBER PRODUCTS AND/OR DIMENSIONAL LUMBER. ALL HOMES ARE BUILT ON CONCRETE FOUNDATIONS AND SLABS. ALL HOMES ARE SHEATHED WITH ENGINEERED WOOD PRODUCTS. ALL HOMES HAVE ASPHALT SHINGLE ROOFING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR SNOW LOADS. ALL HOMES ARE INSULATED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS. ALL HOMES HAVE ASPHALT SHINGLE ROOFING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR SNOW LOADS. ALL HOMES ARE INSULATED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS. ALL HOMES HAVE VINYL SIDING AND/OR STONE OR STUCCO ACCENTS. ALL HOMES HAVE VINYL WINDOWS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT HEATING AND COOLING SYSTEMS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT WATER HEATING SYSTEMS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT LIGHTING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT APPLIANCES AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT WINDOWS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT DOORS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT INSULATION AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT ROOFING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT SIDING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT FOUNDATIONS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT FRAMING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT ROOFING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT SIDING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT FOUNDATIONS AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY. ALL HOMES HAVE ENERGY EFFICIENT FRAMING AND ARE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED LOCAL BUILDING CODE REQUIREMENTS FOR ENERGY EFFICIENCY.

NO.	DATE	DESCRIPTION	PLAN REVIEWER

SHEET TITLE:
BUILDING SECTIONS

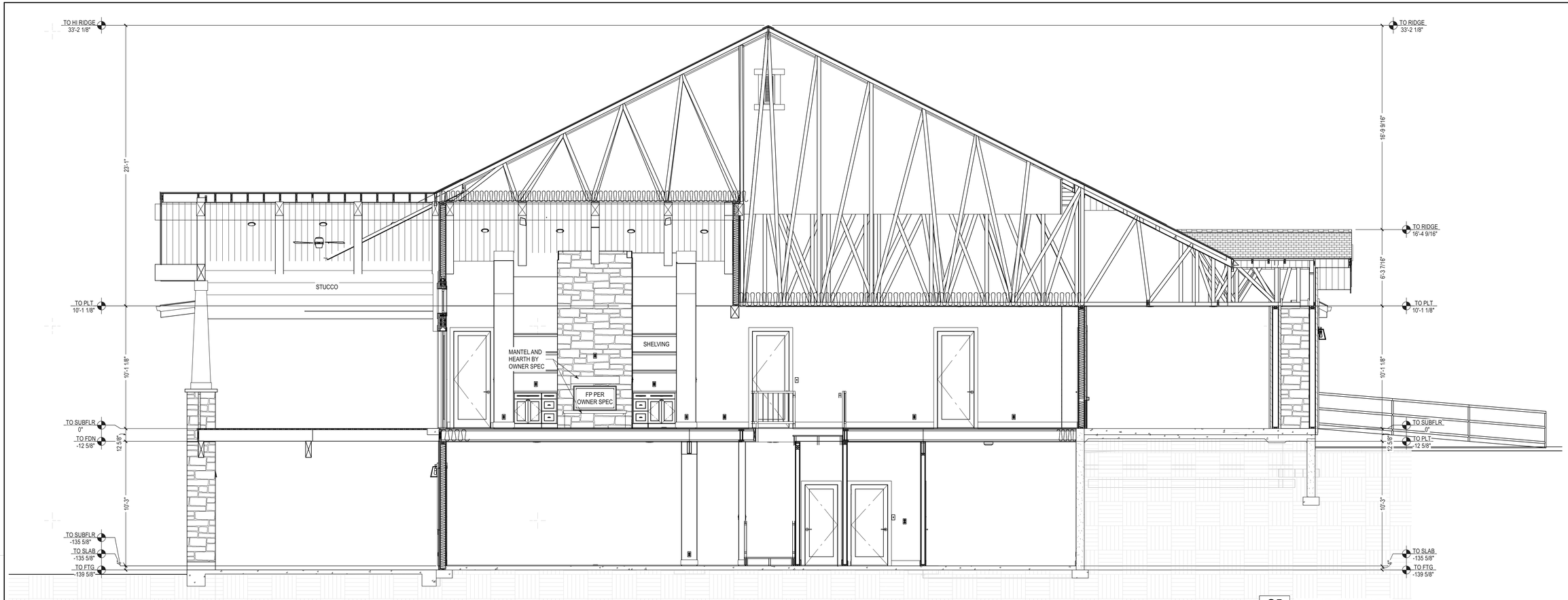
USA HOMEPLANS
SOUTHERN LIVING DESIGN GROUP, LLC.

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

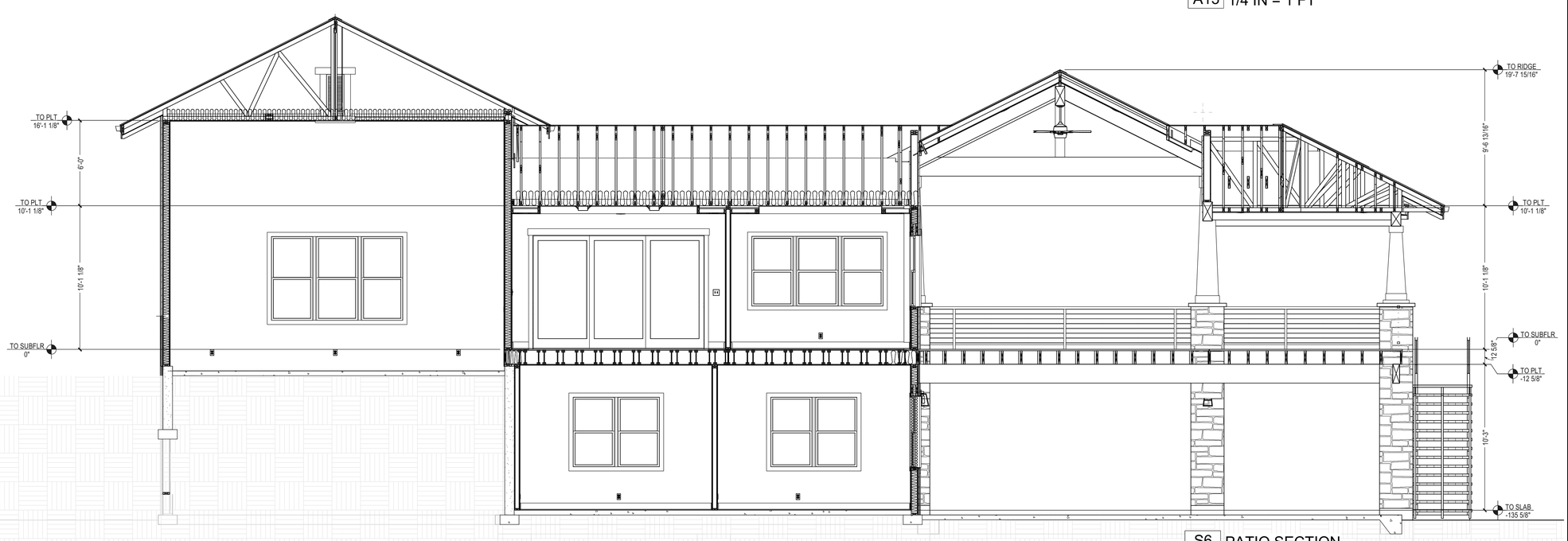
DATE:
9/25/2026

REVISION:
-

SHEET:
A12



S5 SPINE SECTION
A13 1/4 IN = 1 FT



S6 PATIO SECTION
A13 1/4 IN = 1 FT

STRUCTURAL PLANS NOTE:

STRUCTURAL INFORMATION PROVIDED ON THESE PLANS IS FOR DESIGN INTENT PURPOSES ONLY AND SHOULD BE VERIFIED WITH STRUCTURAL DRAWINGS BY A LICENSED STRUCTURAL ENGINEER. IN THE EVENT STRUCTURAL INFORMATION VARIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE ARCHITECTURAL DRAWINGS.

PERMITTING, PLANNING AND CONSTRUCTION CLARIFICATIONS:

PLEASE NOTE, EACH PLAN IS PLANNED OUT BEING CONSTRUCTED ON FLAT LOTS. ANY SLOPE CONSTRUCTION PRACTICES, DIRECTION, IMPLEMENTATION AND ADJUSTMENTS ARE THE RESPONSIBILITY OF THE LOCAL PLAN, CHECK AND, IF NEEDED, ENGINEER OF RECORD FOR EACH LOT. PLEASE MARK UP PLANS TO SHOW VARIANCE BETWEEN PLAN AND LOT CONDITIONS AND SUBMIT BACK TO USA HOME CREATIONS FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

NO.	DATE	DESCRIPTION
		PLAN REVISIONS

SHEET TITLE:
BUILDING SECTIONS

USA HOMEPLANS
SOUTHERN LIVING DESIGN

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEFT-FRONT-1RV

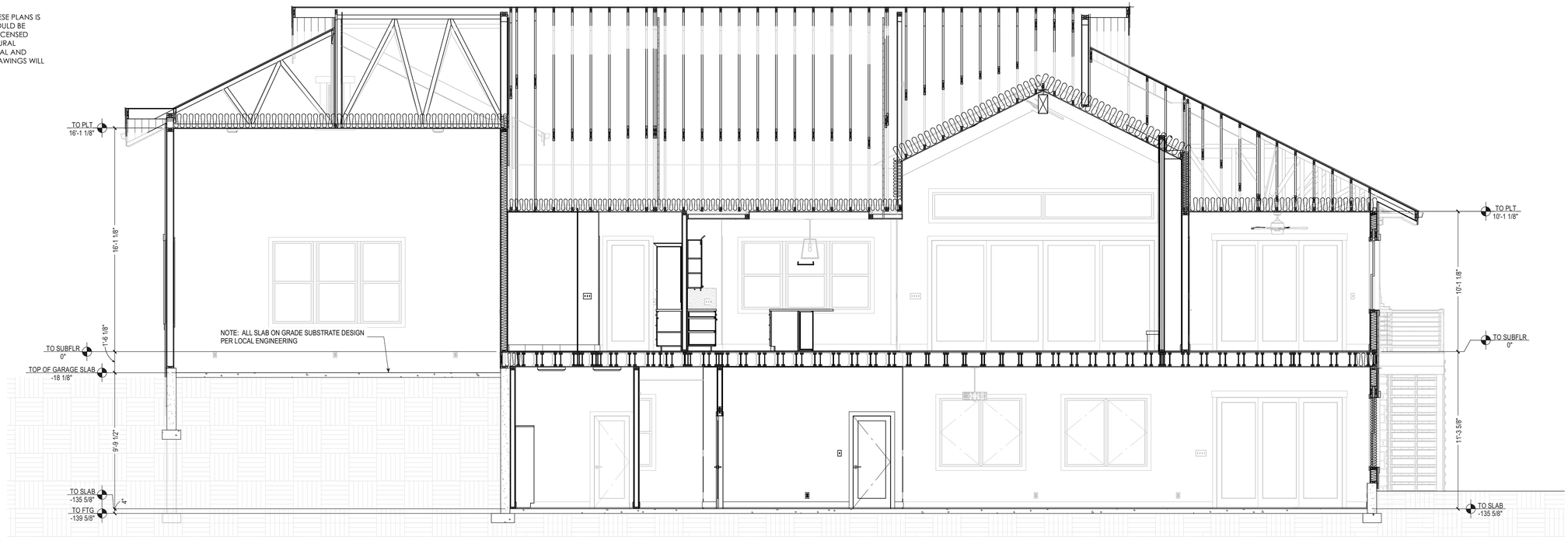
DATE:
9/25/2026

REVISION:
-

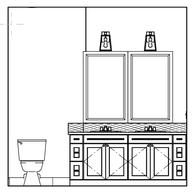
SHEET:
A13

STRUCTURAL PLANS NOTE:

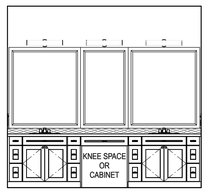
STRUCTURAL INFORMATION PROVIDED ON THESE PLANS IS FOR DESIGN INTENT PURPOSES ONLY AND SHOULD BE VERIFIED WITH STRUCTURAL DRAWINGS BY A LICENSED STRUCTURAL ENGINEER. IN THE EVENT STRUCTURAL INFORMATION VARIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE ARCHITECTURAL DRAWINGS.



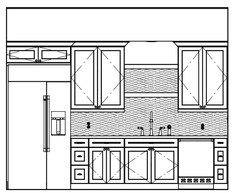
S7 / A14 CROSS SECTION 1
1/4 IN = 1 FT



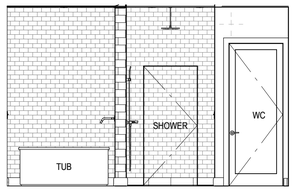
E19 / 14 J&J BATH
1/4 IN = 1 FT



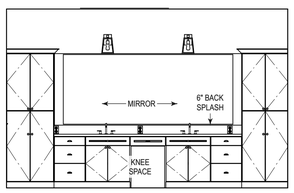
E18 / 14 BATH B1
1/4 IN = 1 FT



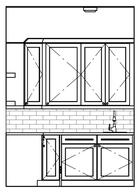
E16 / 14 WET BAR
1/4 IN = 1 FT



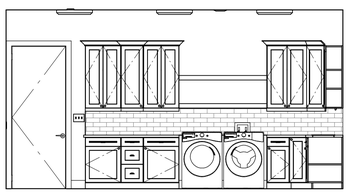
E14 / 14 MSTR BATHTUB
1/4 IN = 1 FT



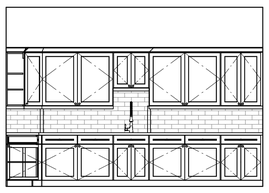
E9 / 14 MASTER BATH
1/4 IN = 1 FT



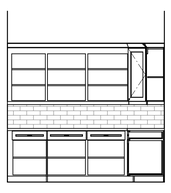
E8 / 14 LAUNDRY 2
1/4 IN = 1 FT



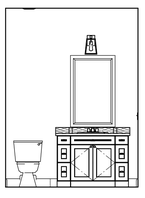
E7 / 14 LAUNDRY 1
1/4 IN = 1 FT



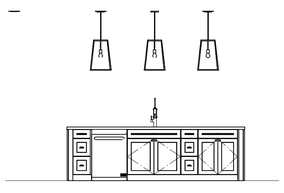
E5 / 14 PANTRY 2
1/4 IN = 1 FT



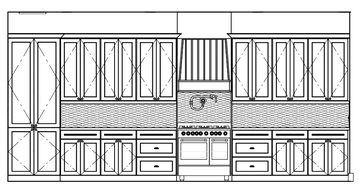
E4 / 14 PANTRY 1
1/4 IN = 1 FT



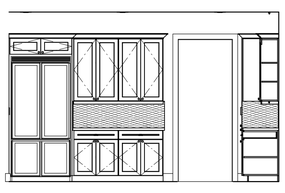
E6 / 14 POWDER
1/4 IN = 1 FT



E3 / 14 KITCHEN 3
1/4 IN = 1 FT



E2 / 14 KITCHEN 1
1/4 IN = 1 FT



E1 / 14 KITCHEN 2
1/4 IN = 1 FT

ENGINEERING STAMPED AND CONSTRUCTION FEATURES:
PLANS ARE STICK FRAMED CUSTOM HOME DESIGNS AND ARE NOT ENGINEERED FOR CONSTRUCTION PRACTICES, STRUCTURAL REQUIREMENTS OR LOCAL CODES. IT IS THE RESPONSIBILITY OF THE BUILDER TO HAVE PLANS ENGINEERED TO MEET LOCAL CODE AND SITE CONDITIONS. ANY CHANGES MADE TO THESE PLANS MUST BE APPROVED BY A LICENSED ENGINEER AND A NEW CONSTRUCTION SET MUST BE ISSUED BEFORE CONSTRUCTION.

DATE: | DESCRIPTION | PLAN REVISIONS

SHEET TITLE:
INTERIORS + DETAILS
REFERENCE ONLY

USA HOMEPLANS

USA-3240-RV
WALKOUT PLAN
3,239 SF PLAN
MOUNTAIN STYLE
WALKOUT FOUNDATION
GARAGE LEET-FRONT-1RV

DATE:
9/25/2026

REVISION:
-

SHEET:
A14