

NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L 28BT (28BT) HTD. 80' FT. OPEN Foyer
 (W/ CLOSED Foyer 2009 SF. HTD.)
 2-STOREY, 2-CAR GARAGE
 SIDE OR FRONT LOAD OPTIONS

ELEVATIONS

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DATE:

6/26/2023

SCALE:

1/4"=1'-0"

SHEET:

P-1



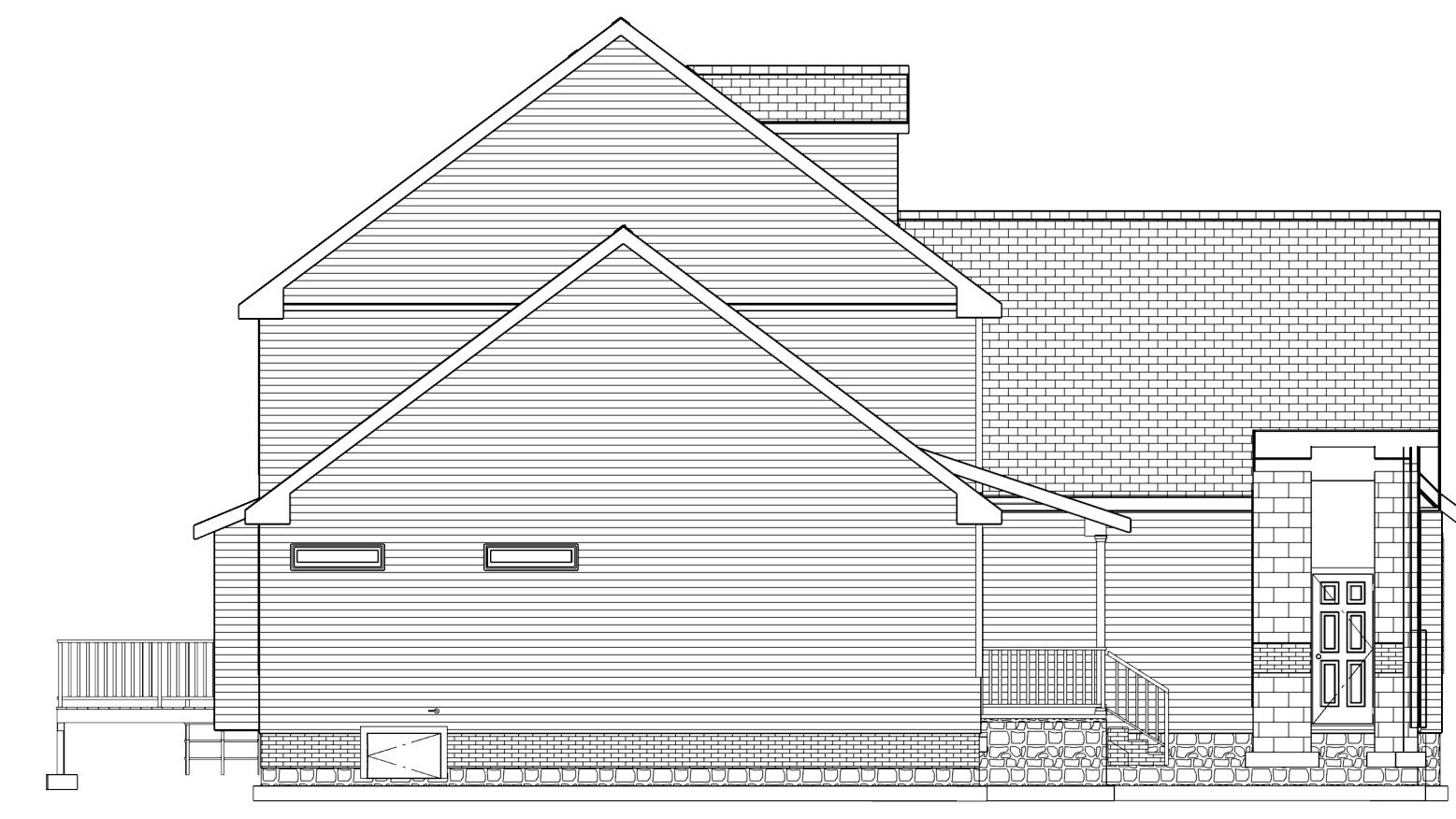
NOTE
 ALTERNATE GARAGE ELEVATION WITH FRONT ENTRY
 REPLACE SIDE ENTRY IF DESIGNATED BY BUILDER



Exterior Elevation Front
 SCALE 1/4"=1'-0"

GENERAL NOTES:
 GRADE PER SITE CONDITIONS PER BUILDER,
 CRAWLSPACE MASONRY FOUNDATION, ELEVATION
 SET TO SITE CONDITIONS PER BUILDER, STEPS AND
 RAILINGS BER BUILDER TO SITE CONDITIONS

MATERIALS NOTES:
 -ROOF: ASPHALT SHINGLES, RIDGE VENTING
 -SIDING: VINYL OR CEMENT BOARD PER BUILDER
 -FOUNDATION: MASONRY CRAWL WITH BRICK AND STONE FACADE



Exterior Elevation Left



Exterior Elevation Back
 SCALE 1/8"=1'-0"



Exterior Elevation Right

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L-2937 (2937) HTD. 90 FT. OPEN FOYER
(W/ CLOSED FOYER 3009SF HTD.)
1st FLOOR 17085F
2nd FLOOR 12295F (13015F W/ CLOSED FOYER)
GARAGE 5455F
PORCH 1245F
DECK 1925F

1ST. FLOOR LAYOUT

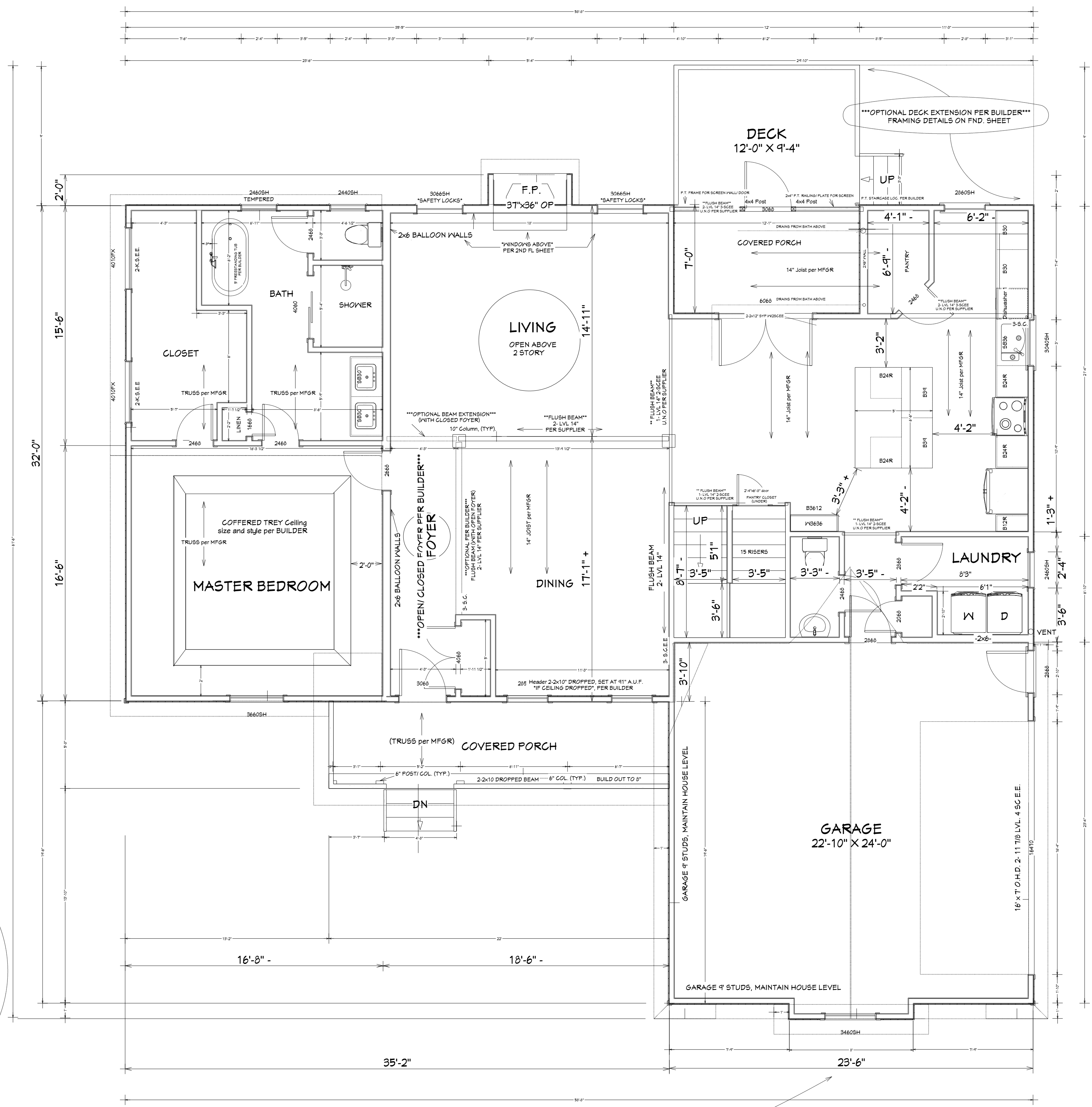
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DATE:
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SCALE:
1/4"=1'-0"

SHEET:
2

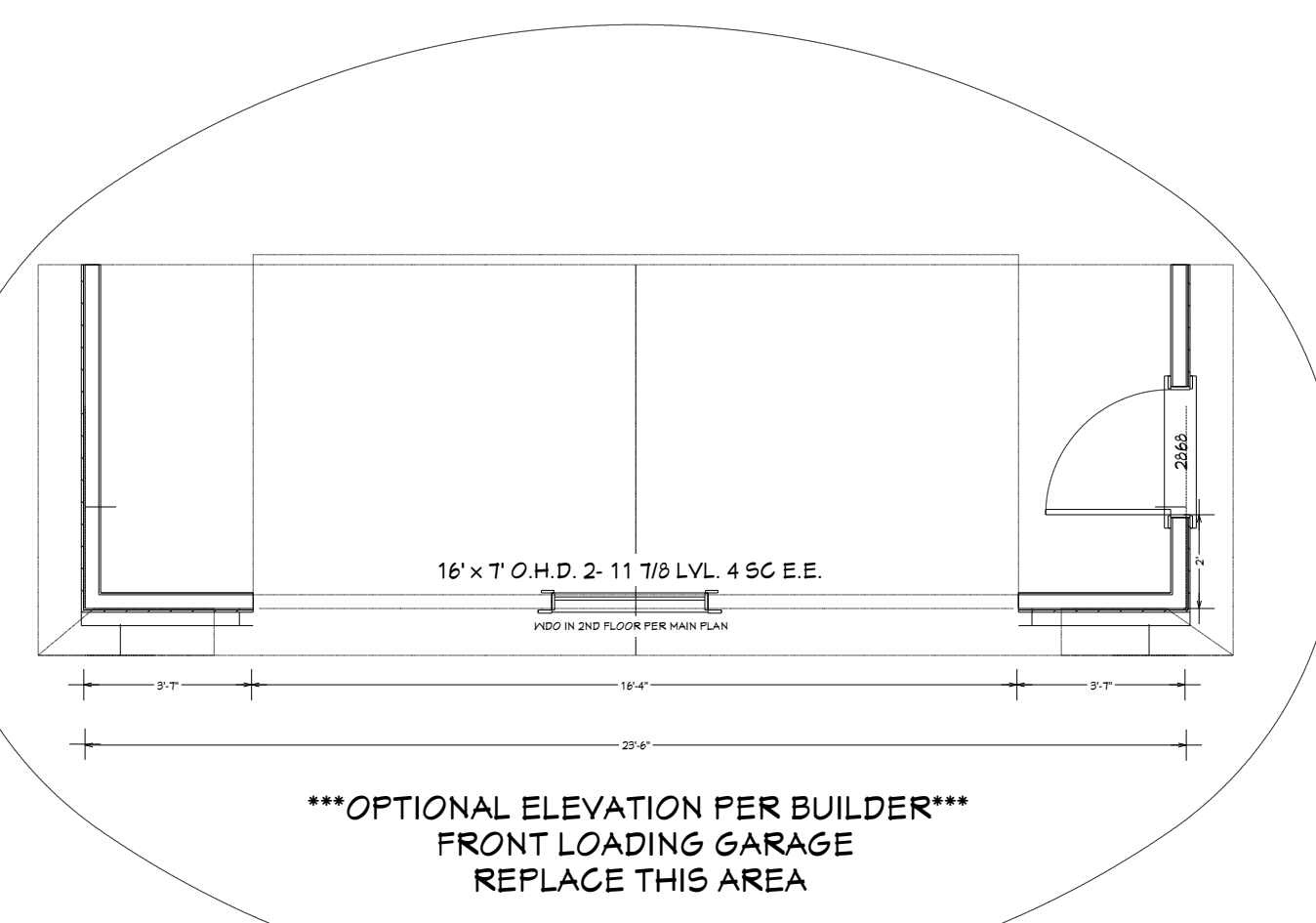
E3
P-1
Exterior Elevation Back



BUILDING AREA:
TOTAL Heated: 2937SF (3009SF W/ CLOSED FOYER)
1st FLOOR 17085F
2nd FLOOR 12295F (13015F W/ CLOSED FOYER)
GARAGE 5455F
PORCH 1245F
DECK 1925F

ENERGY EFFICIENCY NOTES:
-WINDOW MINIMUM FENESTRATION:
U: 0.35
Solar Heat Gain (SHGC): 0.30
-INSULATION MINIMUM EFFICIENCY:
FLOORS: R-19
WALLS: R-15
CEILING: R-38

NOTES: GSB Plan# 2L-2937
-FOLLOW 2nd FLOOR LAYOUT sheet for MFR INSTRUCTIONS
-ADD STUD COLUMNS per CODE and bearing REQUIREMENTS at wall OPENINGS, WINDOWS, and BEAMS as NOTED and NEEDED
-ALL WINDOW HEADERS 2-2x10 UNO, RAISED TO TOP PLATE U.N.O.
-DINING WINDOW HEADERS DROPPED, SET AT 41" A.U.F.
OPTIONAL PER BLDR
-ALL EXTERIOR DOOR HEADERS 2-2x10" DROPPED
-NO UPSET HEADERS
-ALL NON-BEARING headers (2)-2x6"
-Walls 9" STUDS, 2x4, INC. GARAGE at same level as HOUSE
-TEMP GLASS Master Bath WND only
-BALLOON FRAME LIVING REAR and LEFT Living/ Foyer WALLS, 2x6 framing
-NOTE: BREAKFAST RIGHT EXT, LAUNDRY wall is 2x6 for plumbing AS SHOWN
-2nd FL INT. BEAMS FLUSH with CEILING
-2nd FL over DECK beams DROPPED
-ROOF Overhangs 12"



E2
P-1
Exterior Elevation Left

E4
P-1
Exterior Elevation Right

E1
P-1
Exterior Elevation Front

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L-245T (245T) HTD. SQ. FT. OPEN FOYER
 (W/ CLOSED FOYER 2009 SF HTD.)
 2-2 STORY, 2-CAR GARAGE
 SIDE OR FRONT LOAD OPTIONS

2ND. FLOOR LAYOUT

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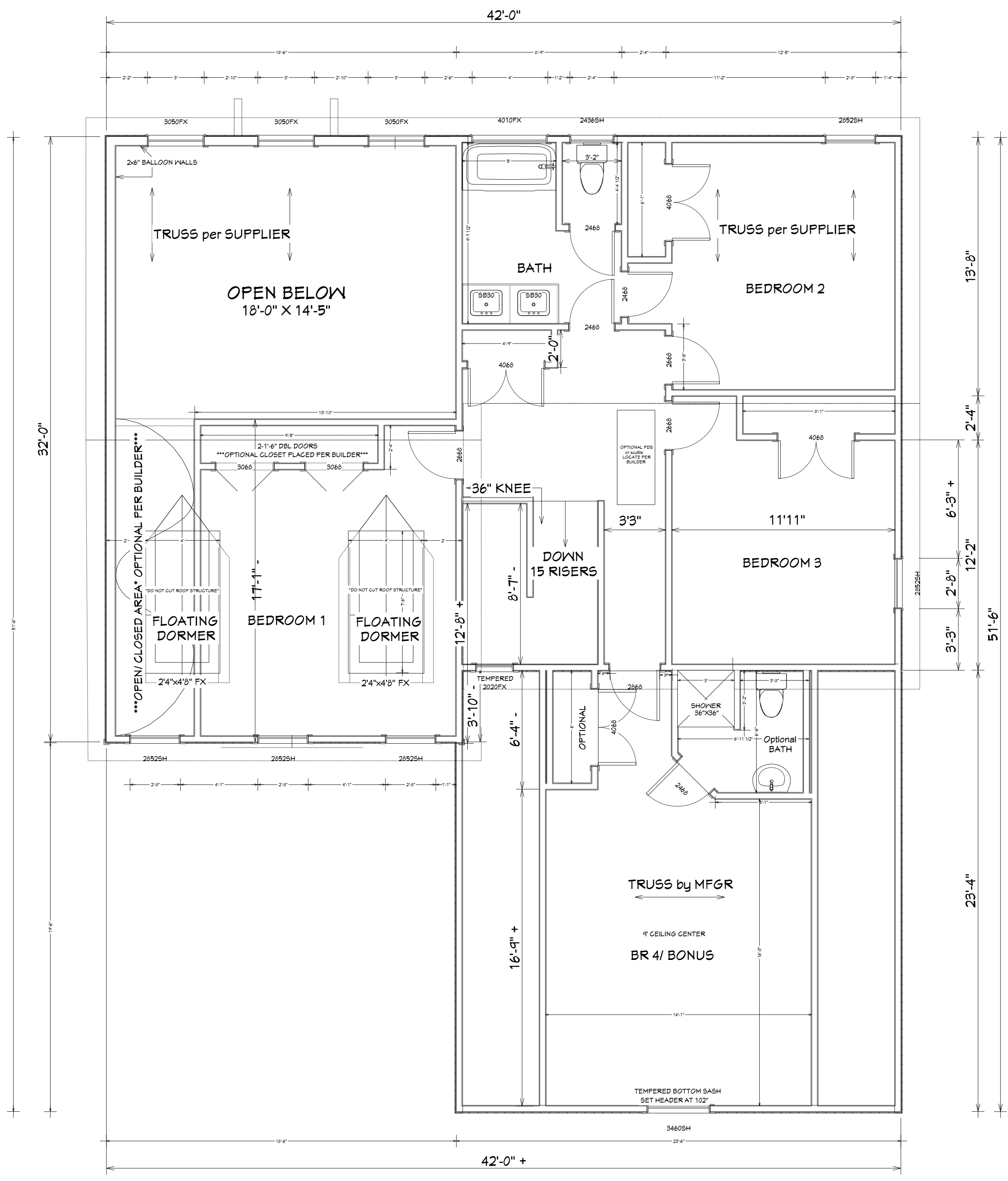
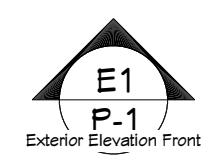
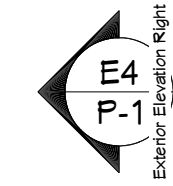
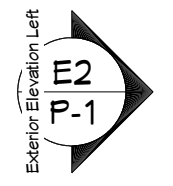
6/26/2023

SCALE:

1/4"=1'-0"

SHEET:

3



BUILDING AREA:
 TOTAL Heated: 24315F (30095F W/ OPT CLOSED FOYER)
 1st FLOOR 17085F
 2nd FLOOR 12245F (1301 W/ OPT CLOSED FOYER)
 GARAGE 5455F
 PORCH 1245F
 DECK 1425F

ENERGY EFFICIENCY NOTES:
 -WINDOW MINIMUM FENESTRATION:
 U: 0.35
 Solar Heat Gain (SHGC): 0.30
 -INSULATION MINIMUM EFFICIENCY:
 FLOORS: R-19
 WALLS: R-15
 CEILING: R-38

NOTES: 2ND FL GSB Plan #2L-245T
 -FOLLOW ROOF LAYOUT sheet and TRUSS DRAWINGS for specific MFGR INSTRUCTIONS
 -TEMPERED glass in STAIRWELL window, BONUS WINDOW BOTTOM SASH
 -All walls 2x4, 8' nominal, use PRECUT studs
 -Window HEADER HEIGHT (2)-2x6 RAISED TO TOP PLATE U.N.O. (*BONUS HEADER SET AT 102" A.U.F.*)
 -ALL Non load bearing headers 2-2x6
 -FACIA" 2x6" all GABLES only, 2x4" all FLAT areas
 -FRAME BATHTUBS at 5'-0"
 -ROOF Pitch MAIN 10/12, GARAGE 12/12, PORCH 3/12, DORMERS 12/12
 -ROOF OVERHANGS 12"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L-2437 (2821) HTD. 50 FT. OPEN FOYER
(4) CLOSED FOYER 3009 SF HTD.
2-STORY, 2-CAR GARAGE
SIDE OR FRONT LOAD OPTIONS

FOUNDATION PLAN

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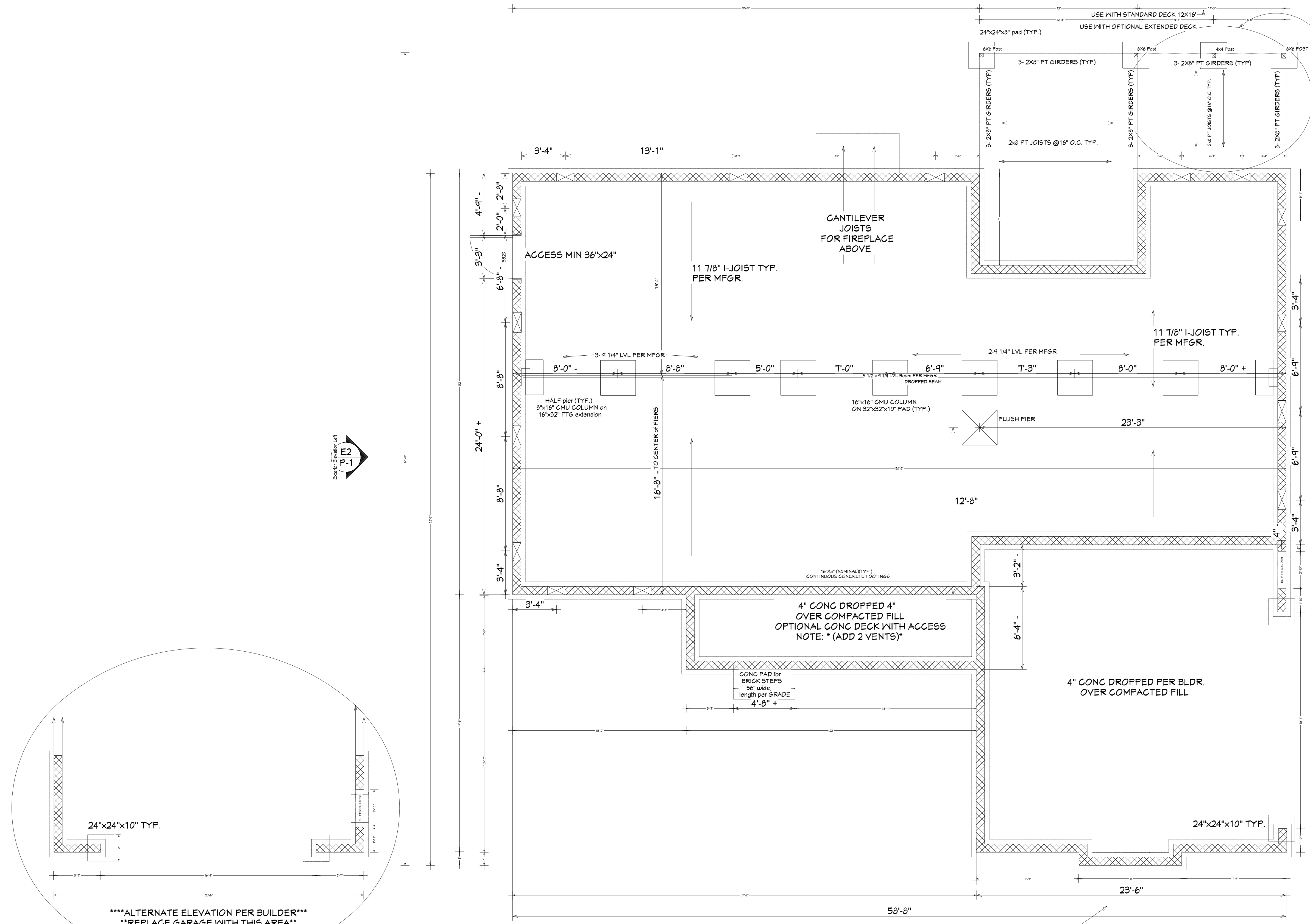
4

E2
P-1
Exterior Elevation Back

E2
P-1
Exterior Elevation Left

E4
P-1
Exterior Elevation Right

E1
P-1
Exterior Elevation Front



ENERGY EFFICIENCY NOTES:
-WINDOW MINIMUM FENESTRATION:
U: 0.35
Solar Heat Gain (SHGC): 0.30
-INSULATION MINIMUM EFFICIENCY:
FLOORS: R-14
WALLS: R-15
CEILING: R-30

NOTES: GSB PLAN# 2L-2437
-FOLLOW Manufacturers LAYOUT for BEAM, JOIST, and BLOCKING placement and instructions
-Perimeter footings 16"x8" 3000 PSI Concrete
-8" MASONRY foundation WALLS
-Min access 24"x36" locate per BUILDER
-1 1/4" BEAMS DROPPED, 1 1/8 BEAMS FLUSH per MFGR. GARAGE WALLS SAME LEVEL, PORCH ELEVATED FOR +15" F.F. El. (4")=+11"
-Piers: TYP. 32"x32"x10" w/ 16"x16" CMU column
-Anchor bolts: 1/2"x10" spaced 6' O.C. and 12" from CORNERS.
-Vent Calcs: 17215F CRAWLSPACE/1500=1.155F TOTAL REQ. W/ 6 mil POLY, locate (1) within 3' of each CORNER

Working Plan View