

NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L-285T (248T) HTD. SQ. FT.  
(CLOSED COVER ALT. EL. 3004.5F HTD.)  
2- STORY, 2- CAR GARAGE



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



MATERIAL NOTES:  
ROOF: ASPHALT SHINGLES, RIDGE VENTING  
SIDING: VINYL OR CEMENT BOARD PER BLDG.  
FOUNDATION: MASONRY CRAWL WITH BRICK AND STONE FACADE

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

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

# ELEVATIONS

DRAWINGS PROVIDED BY:  
GREAT SOUTH BUILDERS, INC.  
KARELIAN HOMES, INC.  
PITTSBORO, NC 27312  
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DATE:

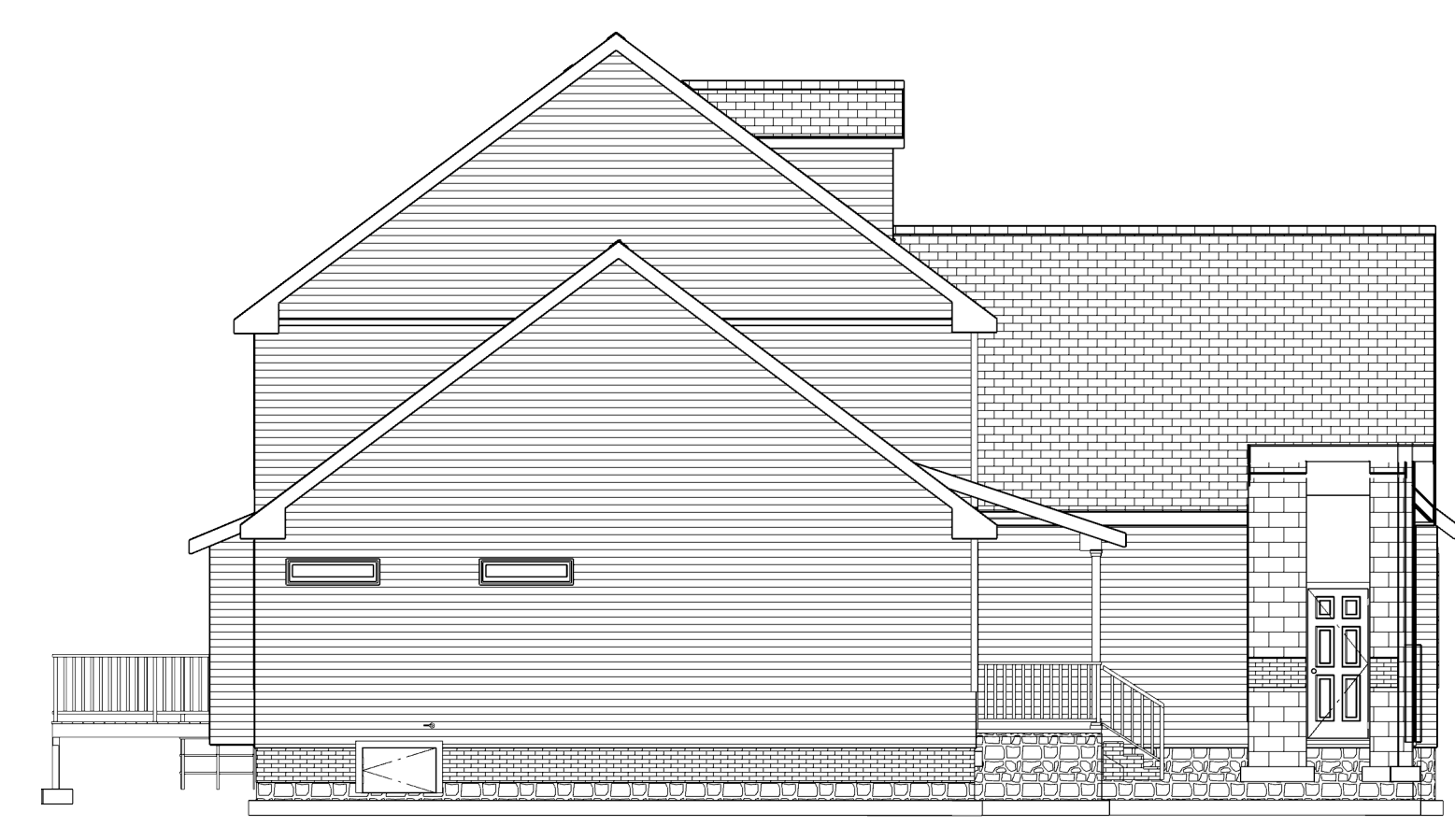
3/24/2023

SCALE:

1/4"=1'-0"

SHEET:

1



Exterior Elevation Left



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



Exterior Elevation Right

NUMBER	DATE	REVISION BY	DESCRIPTION

PLAN 2L-2437 (2437) HTD. SQ. FT.  
(CLOSED FOYER ALT. EL. 3004.5' F.HTD.)  
2- STORY, 2- CAR GARAGE

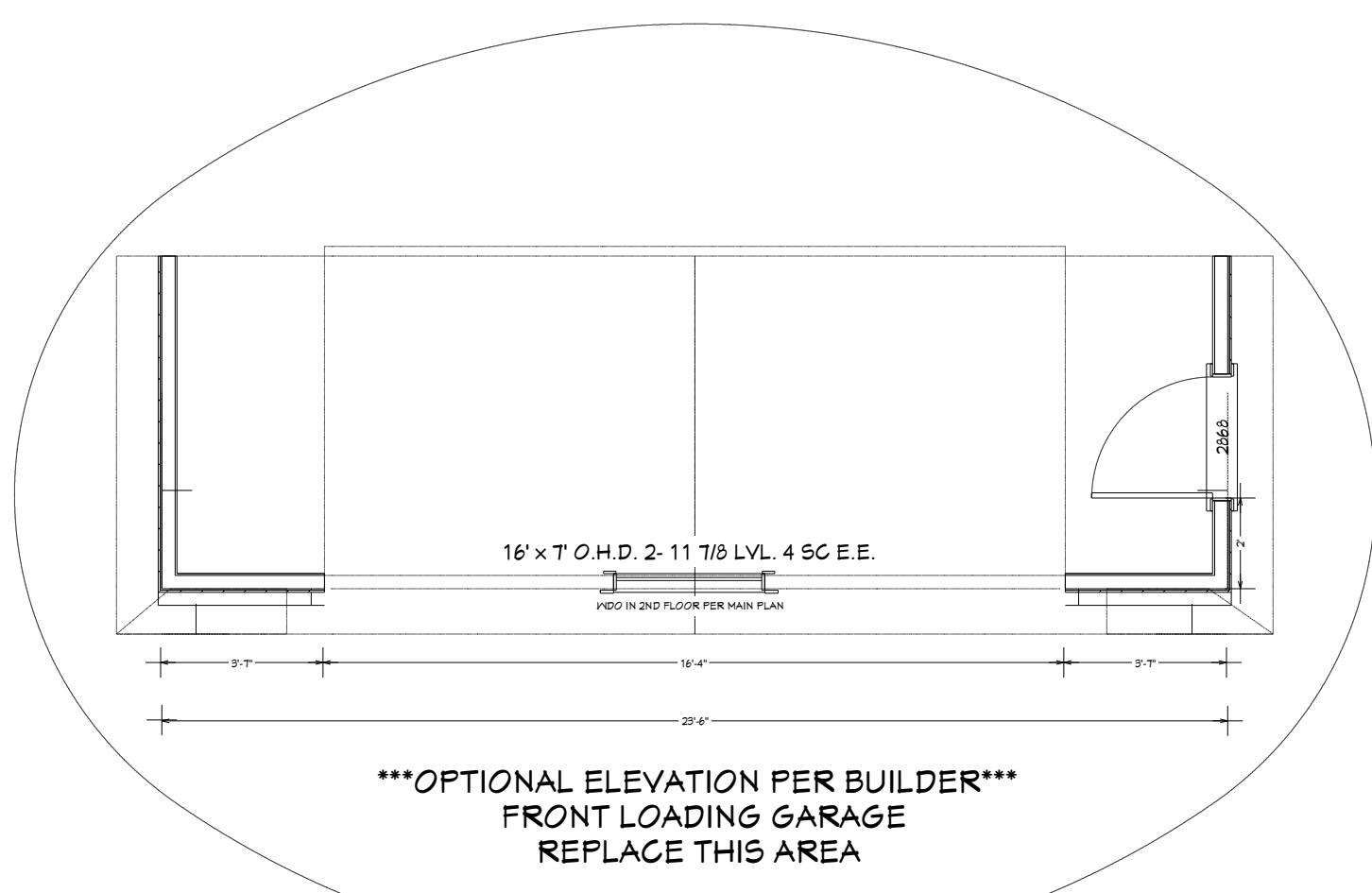
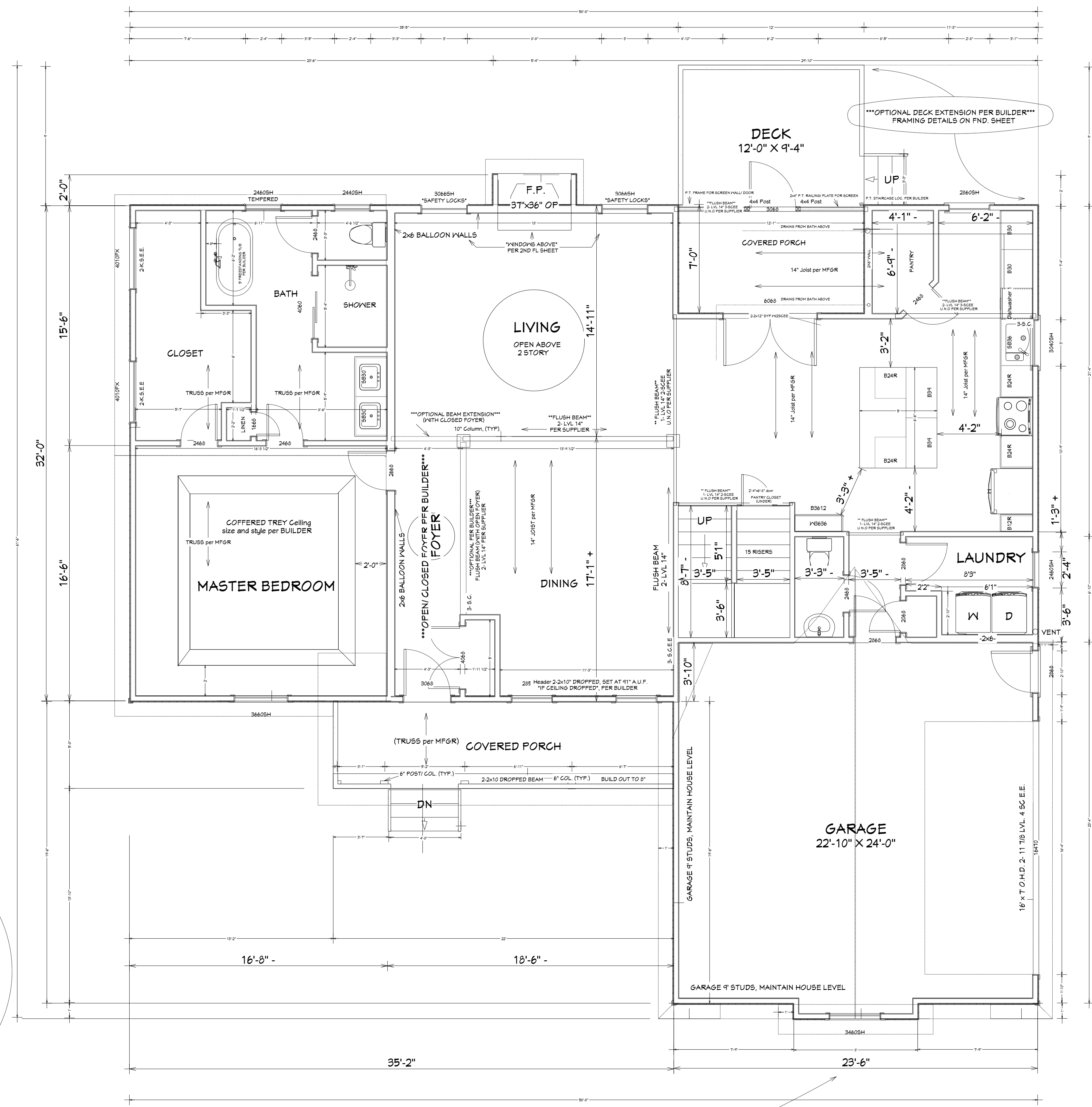
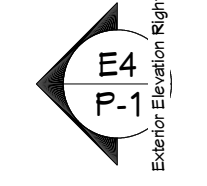
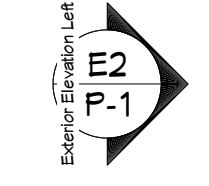
# 1ST FLOOR PLAN LAYOUT

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DATE:  
3/24/2023

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

SHEET:  
**2**



**BUILDING AREA:**  
TOTAL Heated: 2437SF (3004SF W/ CLOSED FOYER)  
1st FLOOR 1708SF  
2nd FLOOR 1224SF (1301SF W/ CLOSED FOYER)  
GARAGE 545SF  
PORCH 124SF  
DECK 142SF

**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-38

**NOTES:** GSB Plan# 2L-2437  
-FOLLOW 2nd FLOOR LAYOUT sheet for MFGR 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 91" A.U.F.  
OPTIONAL PER BLDG  
-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"

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PLAN 2L-2437 (2437) HTD. SQ. FT.  
(CLOSED FOYER ALT. EL. 3004.5F HTD.)  
2- STORY, 2- CAR GARAGE

## 2ND FLOOR PLAN LAYOUT

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DATE:

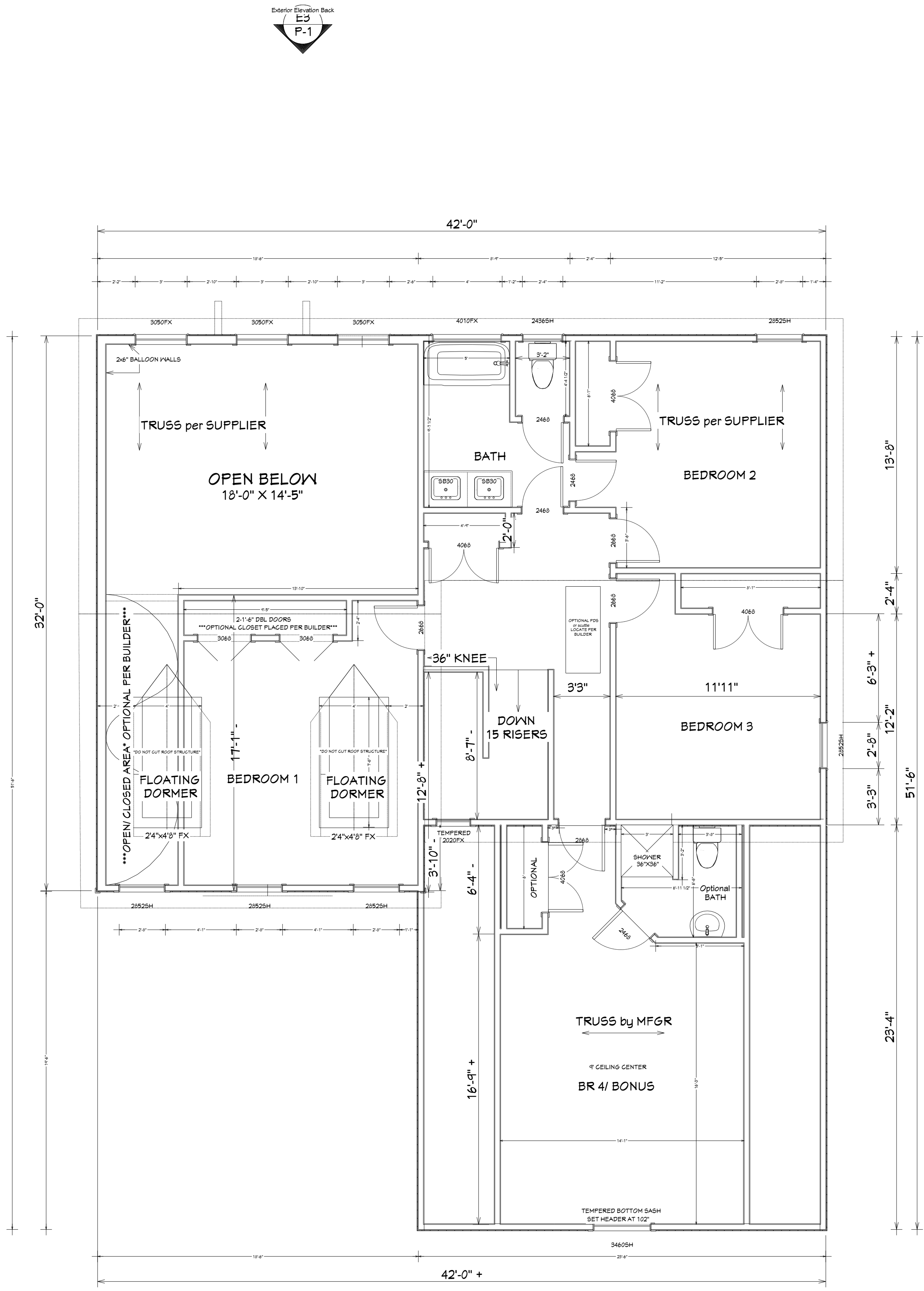
3/24/2023

SCALE:

1/4"=1'-0"

SHEET:

3



**BUILDING AREA:**  
TOTAL Heated: 2437SF (3004SF W/ OPT CLOSED FOYER)  
1st FLOOR 1708SF  
2nd FLOOR 1224SF (1301 W/ OPT CLOSED FOYER)  
GARAGE 545SF  
PORCH 124SF  
DECK 142SF

**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-2437  
-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)-2x8) 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"

Working Plan View

