A NEW RESIDENCE ON E233

THE RESERVE AT LAKE KEOWEE, PICKENS COUNTY, SOUTH CAROLINA

SKETCH RENDERING - NOT FOR CONSTRUCTION

ARCHITECTURE 224

Sexton Griffith
Custom Home Builders

864.248.0908
WWW.ARCHITECTURE224.COM

A NEW RESIDENCE ON
E-233
THE RESERVE AT LAKE KEOWEE, PICKENS COUNTY, SOUTH CAROLINA

THESE DRAWINGS HAVE BEEN PREPARED UNDER A LIMITED SEVICE AGREEMENT AND ARE INTENDED TO REPRESENT DESIGN INTENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

MEMBER OF THE
AMERICAN INSTITUTE OF ARCHITECTS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ARCHITECTURE 224 LLC. PRINTED AND ELECTRONIC DRAWINGS OR DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ARCHITECTURE 224 LLC.

COPYRIGHT 2020 ALL RIGHTS RESERVED

REVISIONS:

No.	Description	Date

DESIGN TEAM

OWNER
SEXTON GRIFFITH
123 KIOWA LANE
PIEDMONT, SC 29673
864-295-0730
INFO@SEXTONGRIFFITH.COM

ARCHITECT
ARCHITECTURE 224 LLC
224 RANDLE ST. GREENVILLE SC
SCOTT@ARCHITECTURE224.COM
864.248.0908

CONTRACTOR
SEXTON GRIFFITH
123 KIOWA LANE
PIEDMONT, SC 29673
864-295-0730
INFO@SEXTONGRIFFITH.COM

INDEX OF DRAWINGS

TITLE DRAWINGS

ST-100 STAKING PLAN
T-100 DRAWING INDEX SHEET

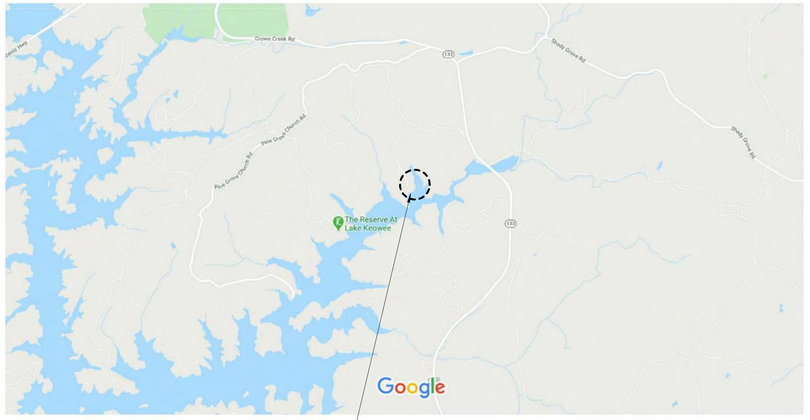
CIVIL DRAWINGS

EX-100 EXISTING SITE SURVEY

ARCHITECTURAL DRAWINGS

A-001 ARCHITECTURAL SITE PLAN
A-100 LOWER LEVEL FLOOR PLAN
A-101 MAIN LEVEL FLOOR PLAN
A-151 UPPER LEVEL FLOOR PLAN AND ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-301 BUILDING SECTIONS
A-302 BUILDING SECTIONS
A-303 BUILDING SECTIONS
A-304 BUILDING SECTIONS
A-501 3D PERSPECTIVES
A-502 3D PERSPECTIVES
A-505 INTERIOR PERSPECTIVES
A-600 COLOR RENDERINGS/COLOR BOARD
A-602 Unnamed
A-603 Unnamed
A-604 Unnamed

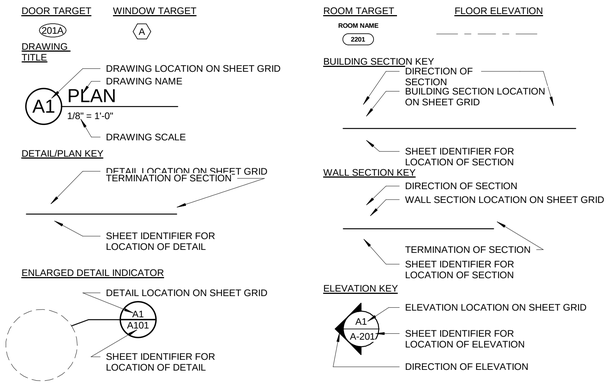
VICINITY MAP



SQUARE FOOTAGES - FINISHED SPACE

LOWER LEVEL:	1,350 SQ. FT.
ENTRY LEVEL:	1,580 SQ. FT.
TOTAL FINISHED SPACE:	2,930 SQ. FT.
OPTIONAL LOFT:	343

GRAPHICS LEGEND



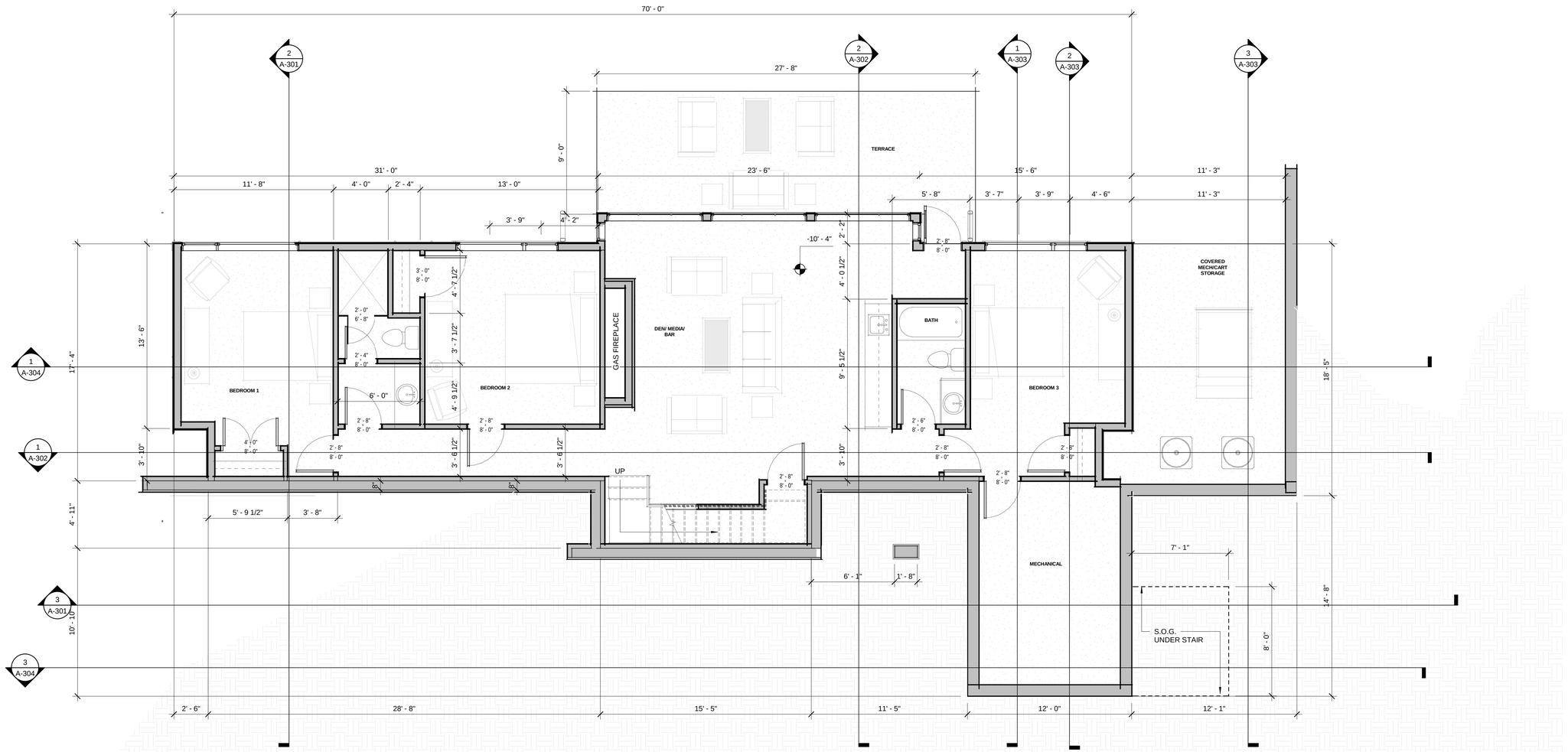
PROJECT:	**20-005**
DATE:	**8.12.2020**
DRAWN BY:	**SWGC**
CHECKED BY:	**XXX**

DRAWING INDEX SHEET

T-100

FOR CONSTRUCTION

BIM 360://SG TRALK/Z0-004 SG TRALK.rvt



FRAMING NOTES

1. ALL EXTERIOR STUDS SHALL BE 2X6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE WALL BLOCKING FOR ALL WALL ACCESSORIES SUCH AS CABINETS, CLOSET SHELVING, BATH ACCESSORIES, ETC.
3. PROVIDE 2X6 WALLS AT ALL POCKET DOOR LOCATIONS. OFFSET POCKET DOOR IN WALL TO ALLOW FOR ELECTRIAL INSTALL.
4. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR FRAMING TO FACE OF FRAMING U.N.O.
5. ALL ANGLES AND ANGLED WALLS ARE 45 DEGREES U.N.O.
6. ADJUST ALL FRAMED DOOR OPENINGS AND CASED OPENINGS AS NEEDED TO ALLOW FOR FULL CASING PROFILE AROUND OPENING.
7. DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED.
8. ALL MAIN LEVEL INTERIOR DOORS ARE TO BE 8'-0" HIGH UNLESS NOTED OTHERWISE. ALL UPPER LEVEL INTERIOR DOORS ARE TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE.
9. WINDOW HEADERS TO BE SET AT 8'-0" AT THE MAIN LEVEL AND 6'-8" AT THE SECOND LEVEL U.N.O.

GENERAL PLAN NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE COUNTY OR STATE IN WHICH THE CONSTRUCTION IS PERFORMED AND ALL OTHER GOVERNING AUTHORITIES.

INSTALL SOUND BATT INSULATION AT ALL MECHANICAL ROOMS, LAUNDRY ROOMS, AND BATHROOMS, INCLUDING FLOOR/CEILING ASSEMBLY WHERE APPLICABLE. REFER TO WALL SECTION FOR SIZE AND TYPE.

PROVIDE ACCESS TO ATTIC SPACES AS REQUIRED BY CODE AND VERIFY ALL LOCATIONS AND SIZE OF UNIT WITH ARCHITECT.

PROVIDE WATERLINES AND ELECT. REQUIREMENTS FOR ALL APPLIANCES.

PERMITS AND APPROVALS SHALL BE OBTAINED FROM LOCAL AUTHORITIES PRIOR TO PROCEEDING WITH THE WORK. APPLY AND PAY FOR ALL PERMITS.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN NOT INDICATED OR INCLUDED IS TO BE DESIGNED BY CONTRACTOR.

COORDINATE REQUIREMENTS AND INSTALLATION OF THE WORK AS INDICATED ON THE DRAWINGS. CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE THE WORK OF EACH TRADE TO ENSURE A COMPLETE PROJECT. NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WILL NOT PERMIT THE PROPER INSTALLATION OF THE WORK. PROVIDE ALL OTHER MATERIALS AND EQUIPMENT NOT SPECIFICALLY NOTED BUT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.

FINAL CLEANING SHALL BE EXECUTED PRIOR TO FINAL INSPECTION. CLEAN CONSTRUCTION DEBRIS FROM SITE. REPLACE FILTERS OF OPERATING EQUIPMENT. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.

ADJUSTMENTS SHALL BE PERFORMED FOR ALL INSTALLED WORK TO ENSURE SMOOTH AND UNHINDERED OPERATION OF ALL MOVEABLE COMPONENTS OF THE WORK.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

FROST PROOF HOSE BIBB LOCATIONS TO BE PER PLANS, VERIFIED IN THE FIELD AND FINAL LOCATIONS COORDINATED WITH OWNER.

ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

ALL PRODUCT INSTALLATION SHALL CONFORM WITH MANUFACTURES GUIDELINES AND/OR SPECIFICATIONS

1 00 LOWER LEVEL
1/4" = 1'-0"

0' 2" 4" 8'5" 16'
ENTRY LEVEL

N
TRUE NORTH

BIM 360://SG TRAL\K\20-004 SG TRAL\K.rvt

ARCHITECTURE 224
Sexton Griffith
Custom Home Builders
864.248.0908
WWW.ARCHITECTURE224.COM

A NEW RESIDENCE ON
E-233
THE RESERVE AT LAKE KEOWEE, PICKENS COUNTY, SOUTH CAROLINA

THESE DRAWINGS HAVE BEEN PREPARED UNDER A LIMITED SEVICE AGREEMENT AND ARE INTENDED TO REPRESENT DESIGN INTENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

MEMBER OF THE
AMERICAN INSTITUTE OF ARCHITECTS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ARCHITECTURE 224 LLC. PRINTED AND ELECTRONIC DRAWINGS OR DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ARCHITECTURE 224 LLC.

COPYRIGHT 2020 ALL RIGHTS RESERVED

REVISIONS:

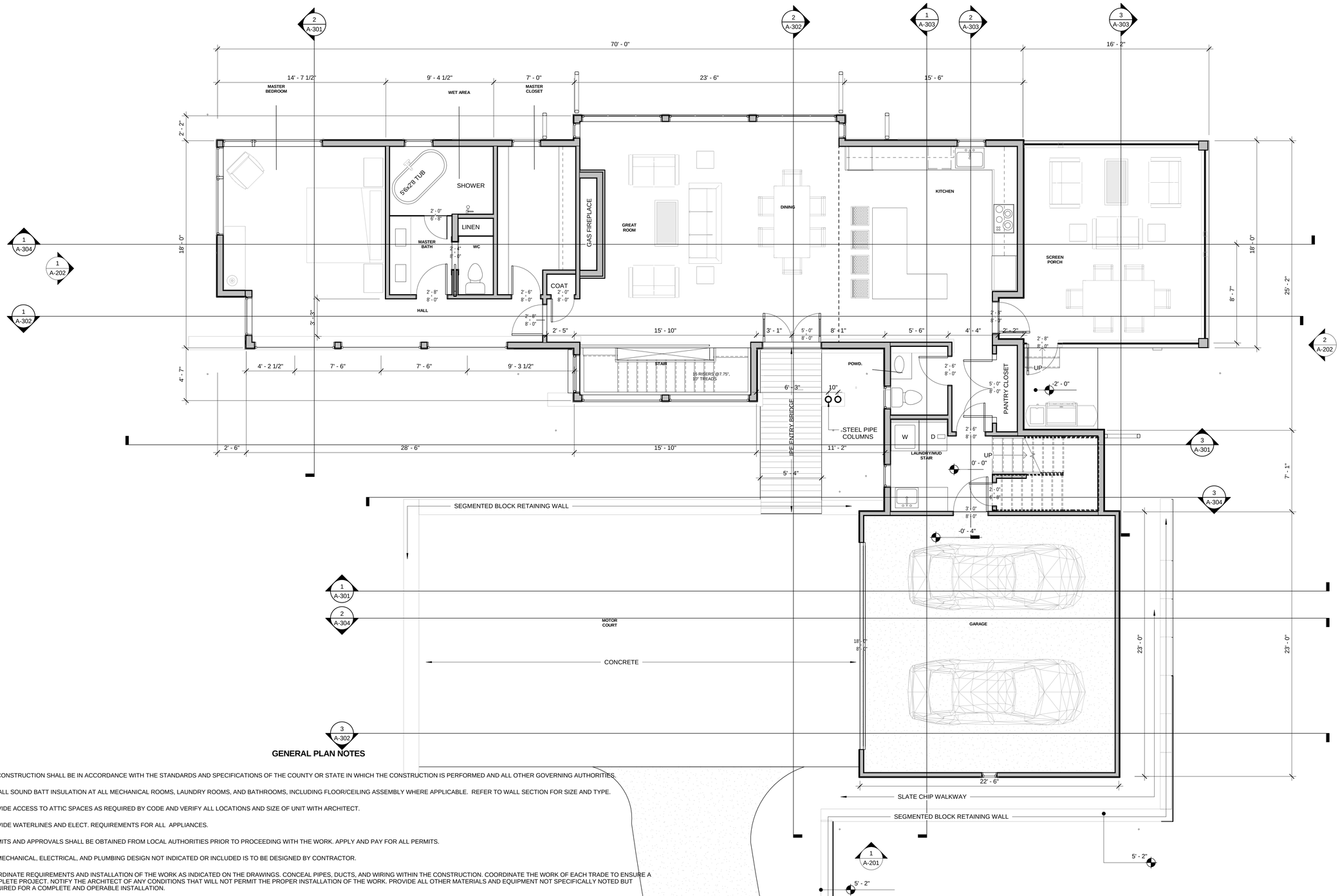
No.	Description	Date

PROJECT:	**20-005**
DATE:	**8.12.2020**
DRAWN BY:	**SWGC**
CHECKED BY:	**XXX**

LOWER LEVEL FLOOR PLAN

A-100

FOR CONSTRUCTION



GENERAL PLAN NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE COUNTY OR STATE IN WHICH THE CONSTRUCTION IS PERFORMED AND ALL OTHER GOVERNING AUTHORITIES.

INSTALL SOUND BATT INSULATION AT ALL MECHANICAL ROOMS, LAUNDRY ROOMS, AND BATHROOMS, INCLUDING FLOOR/CEILING ASSEMBLY WHERE APPLICABLE. REFER TO WALL SECTION FOR SIZE AND TYPE.

PROVIDE ACCESS TO ATTIC SPACES AS REQUIRED BY CODE AND VERIFY ALL LOCATIONS AND SIZE OF UNIT WITH ARCHITECT.

PROVIDE WATERLINES AND ELECT. REQUIREMENTS FOR ALL APPLIANCES.

PERMITS AND APPROVALS SHALL BE OBTAINED FROM LOCAL AUTHORITIES PRIOR TO PROCEEDING WITH THE WORK. APPLY AND PAY FOR ALL PERMITS.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN NOT INDICATED OR INCLUDED IS TO BE DESIGNED BY CONTRACTOR.

COORDINATE REQUIREMENTS AND INSTALLATION OF THE WORK AS INDICATED ON THE DRAWINGS. CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE THE WORK OF EACH TRADE TO ENSURE A COMPLETE PROJECT. NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WILL NOT PERMIT THE PROPER INSTALLATION OF THE WORK. PROVIDE ALL OTHER MATERIALS AND EQUIPMENT NOT SPECIFICALLY NOTED BUT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.

FINAL CLEANING SHALL BE EXECUTED PRIOR TO FINAL INSPECTION. CLEAN CONSTRUCTION DEBRIS FROM SITE. REPLACE FILTERS OF OPERATING EQUIPMENT. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.

ADJUSTMENTS SHALL BE PERFORMED FOR ALL INSTALLED WORK TO ENSURE SMOOTH AND UNHINDERED OPERATION OF ALL MOVEABLE COMPONENTS OF THE WORK.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

FROST PROOF HOSE BIBB LOCATIONS TO BE PER PLANS, VERIFIED IN THE FIELD AND FINAL LOCATIONS COORDINATED WITH OWNER.

ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

ALL PRODUCT INSTALLATION SHALL CONFORM WITH MANUFACTURES GUIDELINES AND/OR SPECIFICATIONS

1 01 ENTRY LEVEL
1/4" = 1'-0"

0' 2' 4' 8'5" 16'

TRUE NORTH

BIM 360://SG TRALK/20-004 SG TRALK.rvt

ARCHITECTURE 224
Sexton Griffith
Custom Home Builders
864.248.0908
WWW.ARCHITECTURE224.COM

A NEW RESIDENCE ON
E-233
THE RESERVE AT LAKE KEOWEE, PICKENS COUNTY, SOUTH CAROLINA

THESE DRAWINGS HAVE BEEN PREPARED UNDER A LIMITED SEVICE AGREEMENT AND ARE INTENDED TO REPRESENT DESIGN INTENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

MEMBER OF THE
AMERICAN INSTITUTE OF ARCHITECTS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ARCHITECTURE 224 LLC. PRINTED AND ELECTRONIC DRAWINGS OR DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ARCHITECTURE 224 LLC.

COPYRIGHT 2020 ALL RIGHTS RESERVED

REVISIONS:

No.	Description	Date

PROJECT:	**20-005**
DATE:	**8.12.2020**
DRAWN BY:	**SC**
CHECKED BY:	**SC**

MAIN LEVEL FLOOR PLAN

A-101

FOR CONSTRUCTION