

Indigo Run Development 6 LLC

A Single Family Residence
Indigo Run - 6 Linden
Hilton Head Island, SC



KRA architecture + design

KRA ARCHITECTURE - GREEN
P O BOX 2047
Spartanburg, SC 29301



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Created By:

Date: 05.12.22

Revisions:

1	PLAN REVIEW	05.30.22
2	ADDED SPACE	05.31.23
3	RECONFIGURE	12.26.23

Project No: 22105

File Name:

Drawing Title:

SLAB ON GRADE
PLAN

Sheet No. **A1.0**

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

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Development 6 LLC

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Hilton Head Island, SC



KRA architecture + design

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Created By:

Date: 05.12.22

Revisions:

1 PLAN REVIEW 05.30.22

2 ADDED SPACE 05.31.23

3 RECONFIGURE 12.26.23

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GROUND FLOOR
PLAN

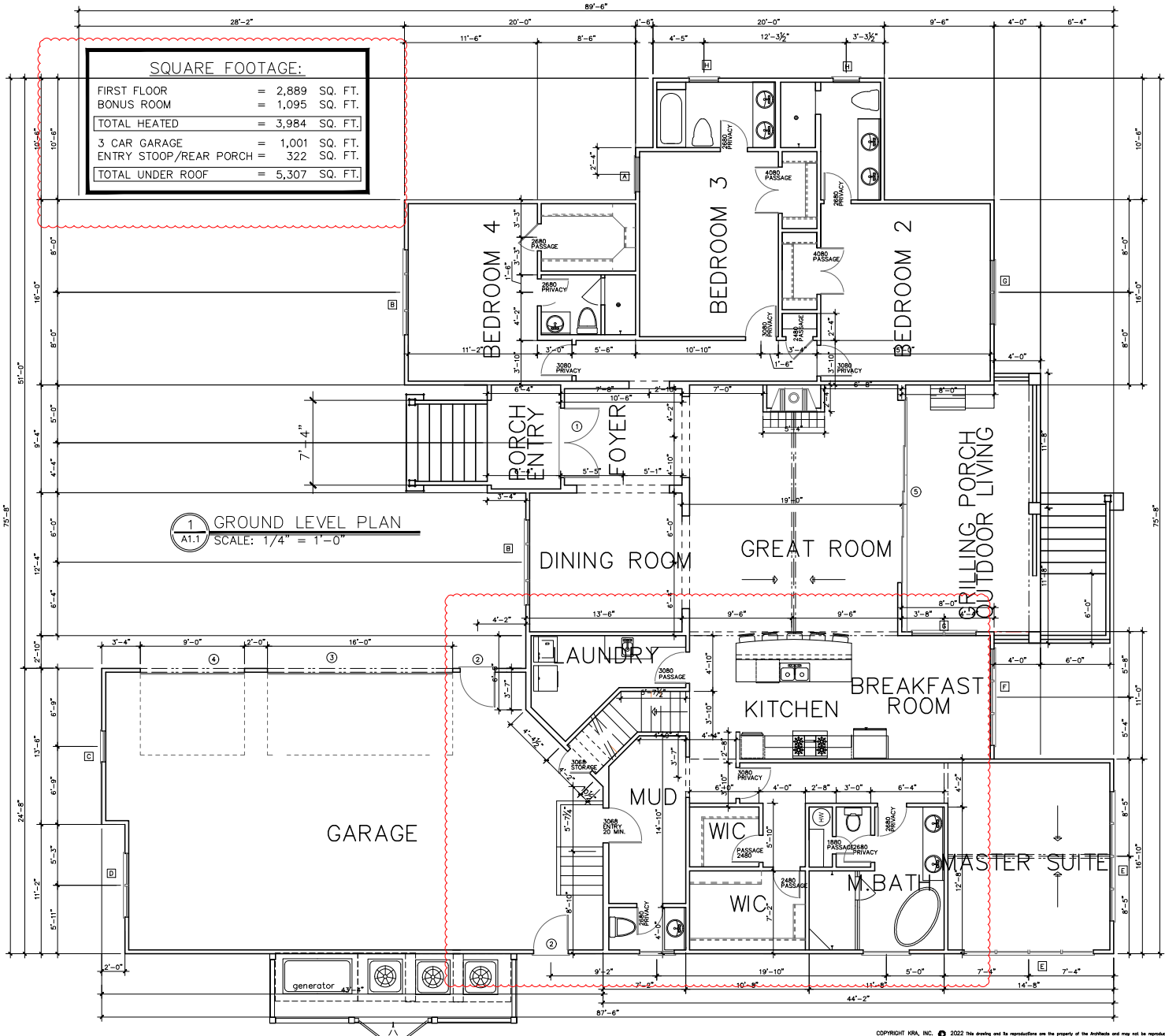
Sheet No. **A1.1**

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

SQUARE FOOTAGE:	
FIRST FLOOR	= 2,889 SQ. FT.
BONUS ROOM	= 1,095 SQ. FT.
TOTAL HEATED	= 3,984 SQ. FT.
3 CAR GARAGE	= 1,001 SQ. FT.
ENTRY STOOP/REAR PORCH	= 322 SQ. FT.
TOTAL UNDER ROOF	= 5,307 SQ. FT.

CODE AND FLOOD NOTES:

1. THE UNDERSIDE OF THE FLOOR IS REQUIRED TO BE PROTECTED WITH A MEMBRANE. (R302.13)
2. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION (4 INCHES HIGH MINIMUM) PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
3. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (R311.2) THE REQUIRED EXITS DOORS SHALL BE A SIDE-HINGED DOOR AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL NOT BE LESS THAN 70 INCHES. (R311.2)
4. THE MAXIMUM RISE OF A STEP IS 7/4 INCHES AND THE MINIMUM RUN IS 10 INCHES. (R311.7.5.1 AND R311.7.5.2) WINDER STAIR TREADS ARE REQUIRED TO HAVE A MINIMUM TREAD WIDTH OF 6 INCHES.
5. A CONTINUOUS HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34 TO 38 INCHES ABOVE THE NOSING OF THE STEPS. (R311.7.8)
6. THE MAXIMUM SIZE OF OPENINGS IN THE HANDRAIL/GUARDRAIL ON THE OPEN SIDE OF A STAIRWAY IS 4 3/8 INCHES. (R312.1.3, EXCEPTION 2)
7. A 36 INCH HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 30 INCHES TO FLOOR OR GRADE BELOW. THE SPACING BETWEEN MEMBERS SHALL BE A MAXIMUM OF 4 INCHES. (R312.1.1)
8. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. (R308.3 & R308.4)
9. A SMOKE ALARM IS REQUIRED IN EACH SLEEPING ROOM. (R314.3) : A SMOKE ALARM IS REQUIRED OUTSIDE OF EACH SEPARATE SLEEPING AREA. (R314.3) A SMOKE ALARM IS REQUIRED ON EACH STORY INCLUDING THE BASEMENT LEVEL. (R314.3) SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTUATION OF ONE WILL ACTUATE ALL SMOKE ALARMS. (R314.4)
10. SMOKE ALARMS ARE REQUIRED TO BE WIRED TO THE PRIMARY POWER SOURCE AND HAVE BATTERY BACKUP. (R314.6)
11. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. (R315.5)
12. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. (R315.6)
13. OUTLETS ARE REQUIRED ABOVE COUNTER SPACE. THEY ARE REQUIRED TO BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM AN OUTLET. (E3901.4.1)
14. SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH TABLES R802.5.1(1) THROUGH R802.5.1(6).
15. INCLUDE A COMPLETE FRAMING PLAN WITH TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURER'S ENGINEERING. (R802.1.1 AND R106.1.2)
16. TABLE R802.3.1(1) SHALL BE USED TO DETERMINE THE MAXIMUM ALLOWABLE SPAN OF FLOOR JOISTS. INCLUDE ENGINEERED TRUSS DRAWINGS BY THE TRUSS MANUFACTURER'S ENGINEER. (REG IN THIS STATE) (R802.10.1)
17. ALL CONSTRUCTION MATERIALS BELOW 1'3" SHALL BE FLOOD RESISTANT.
18. ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE ELEVATED PER TOWN ORDINANCE 15-9-311(D). HVAC PLATFORM SHALL BE ELEVATED NO LESS THAN 1'3".
19. PROPER FLOOD VENTING IS REQUIRED CONSISTENT WITH TOWN OF HILTON HEAD ISLAND MUNICIPAL CODE 15-9-312(F). PROVIDE FLOOD VENTING FOR EACH ENCLOSURE TO INCLUDE VENTING FOR THE HOME, GARAGE, STORAGE AREA, ELEVATOR AND PORCHES. ALL OTHER AREAS AS BACKFILLED, WHERE NECESSARY.
20. ASCE 24-14 REQUIRES THAT CHIMNEYS EXTENDING BELOW THE BASE FLOOD ELEVATION SHALL BE SUPPORTED VERTICALLY. SHALL BE INDEPENDENT OF THE STRUCTURE, AND SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND ALL FLOOD-RELATED LOADS.
21. ALL SLEEPING ROOMS ARE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOW. (R310.1) SEE SECTION R310.2.1 FOR REQUIRED DIMENSIONS.
22. THE MINIMUM HEADROOM VERTICALLY FROM NOSING LINE IS 6 FEET 8 INCHES. (R311.7.2)
23. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)
24. WINDER STAIR TREADS ARE REQUIRED TO HAVE A MINIMUM TREAD WIDTH OF 6 INCHES.
25. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET. (E3901.2.1 & E3901.2.2)



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Checked by:

Date: 05.12.22

Revisions

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3	RECONFIGURE	12.26.23

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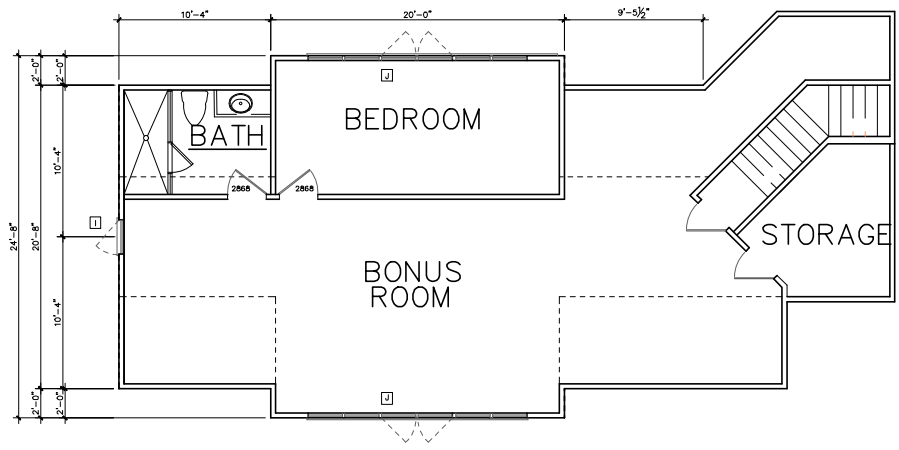
Drawing Title:

SECOND FLOOR
PLAN

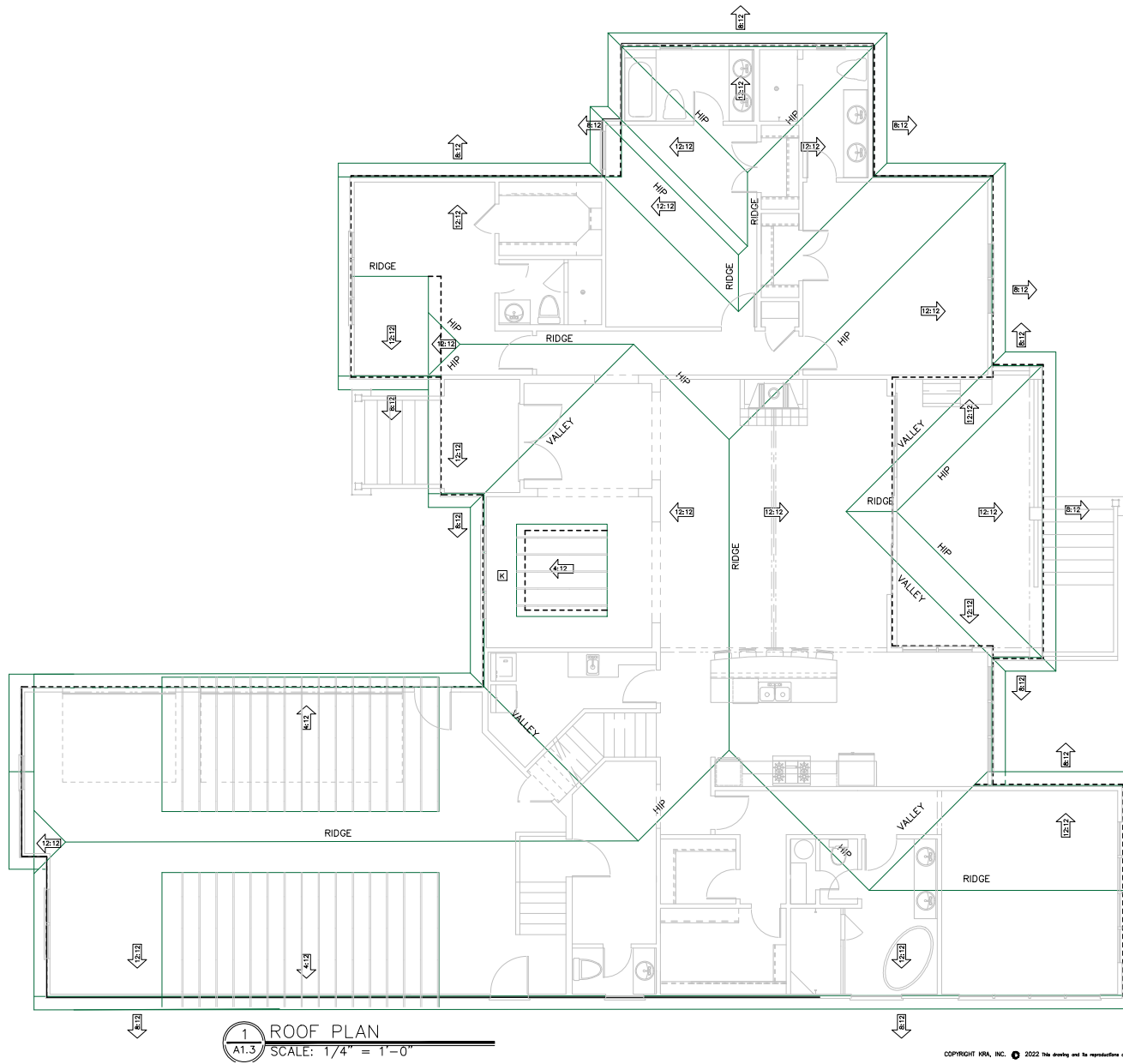
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Scale: 1/4" = 1'-0"

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS
MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE
FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET
CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR
OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR
OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT = 44"
A.F.F.

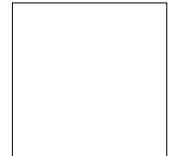


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A1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



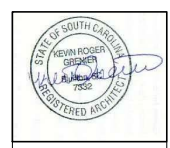
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A1.3 ROOF PLAN
SCALE: 1/4" = 1'-0"

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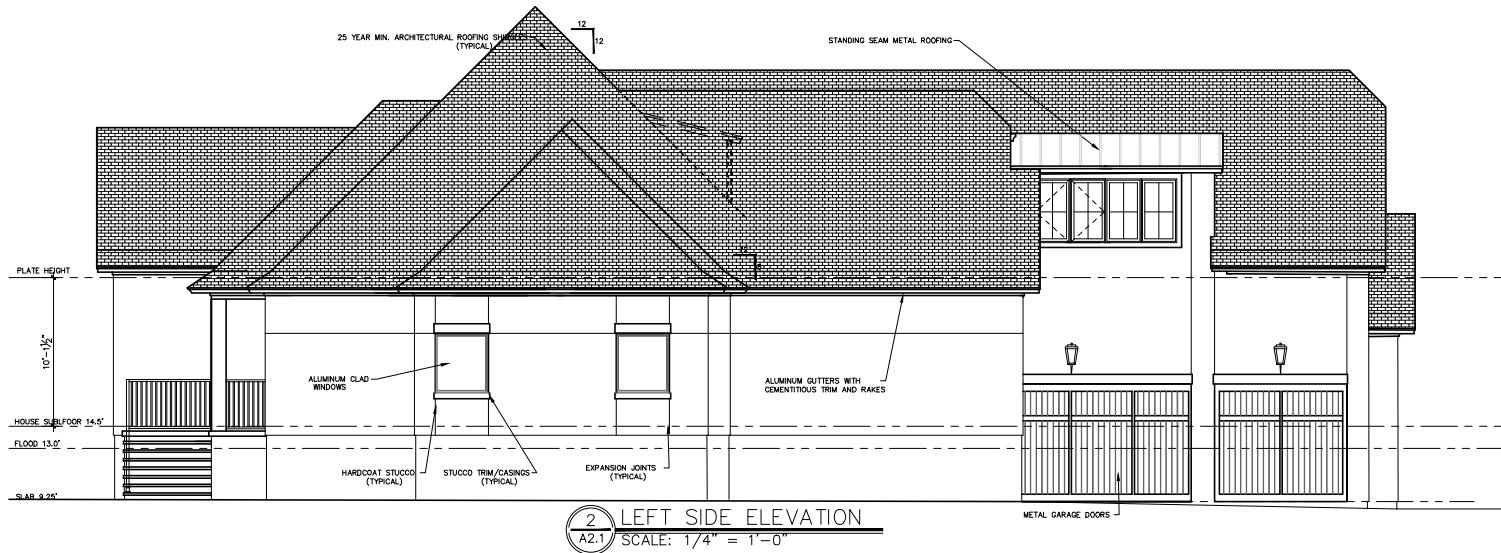
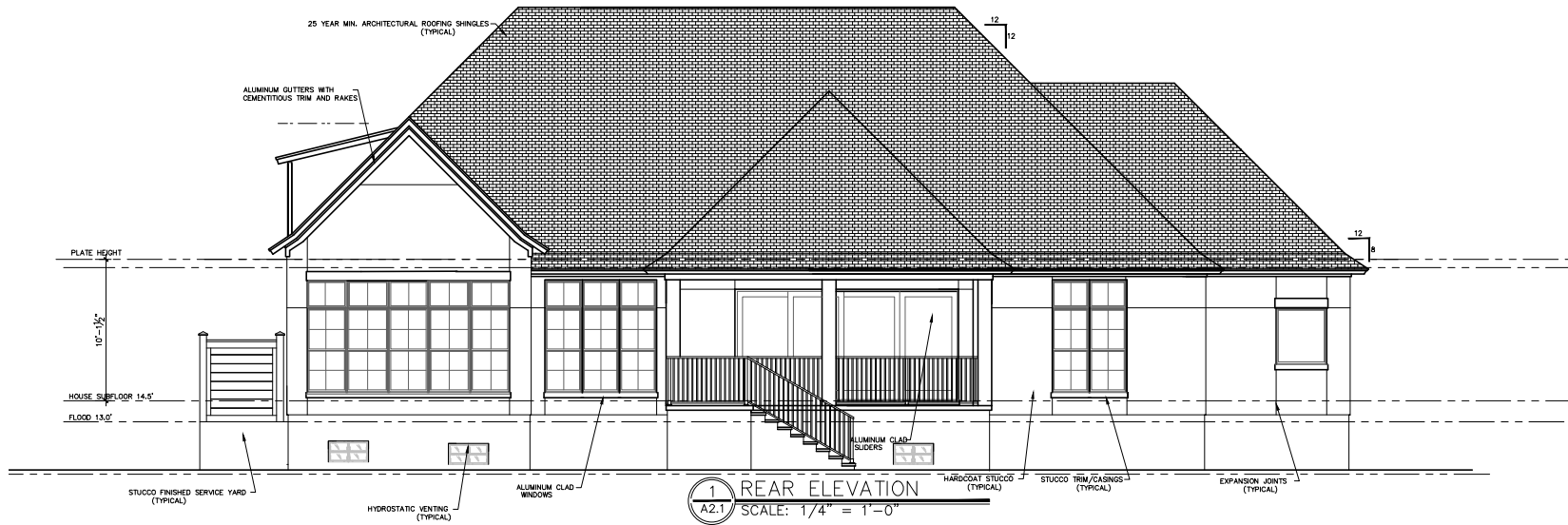
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Stamped By:	STAMPED BY
Drawn By:	KRG
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Revisions:	
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ROOF PLAN

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



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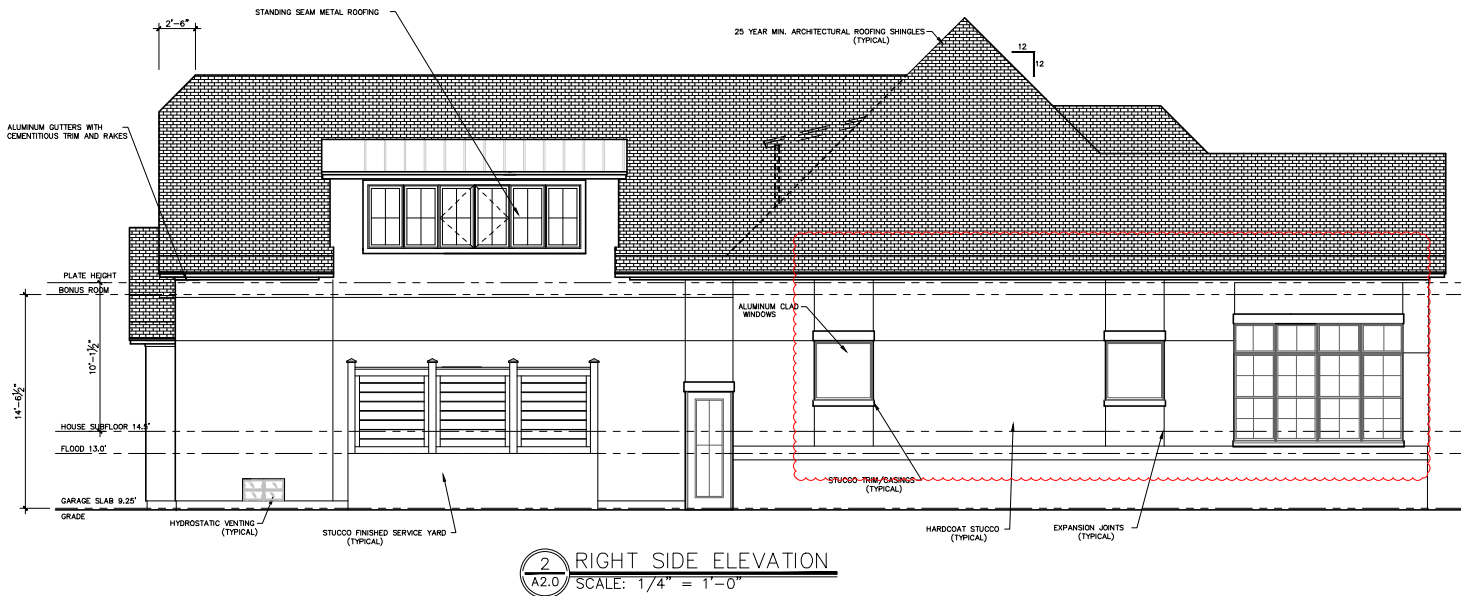
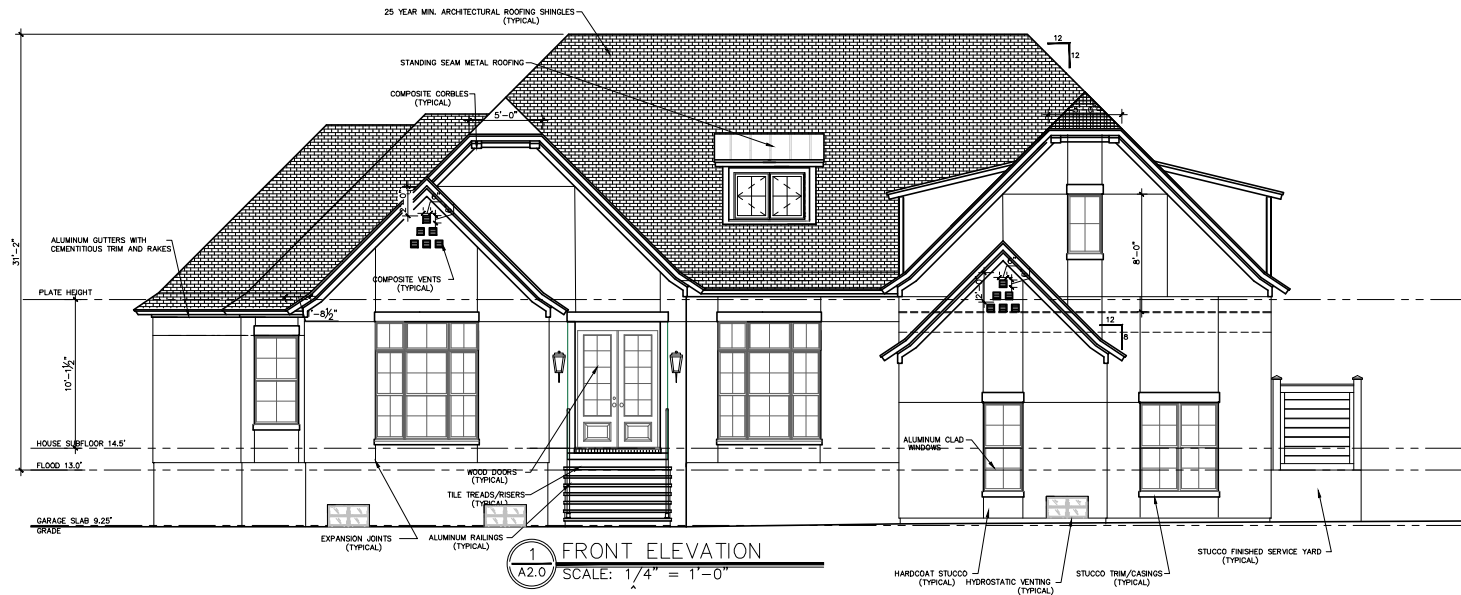
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EXTERIOR
ELEVATIONS

Sheet No. **A2.0**
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Stamped By: STAMPED BY

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Revisions:

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