



MEETING AGENDA

The City of Beaufort

ZONING BOARD OF APPEALS

Monday, March 23, 2026, 5:30 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/86351350711?pwd=ZKqc95dNLxVRmpEOZpgg5yqVWHV0O.1>

Passcode: 429757 Meeting ID: 863 5135 0711 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

I. Call to Order

II. Pledge of Allegiance

III. *FREEDOM OF INFORMATION ACT COMPLIANCE*

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

IV. Review of Minutes:

A. Minutes of the November 19, 2025 Meeting

V. Review of Projects

A. 10 Battery Point Lane, identified as R120 029 00A 0389 0000, Variance

Applicant: Michael Holle

The applicant is requesting a variance from Section 2.4.1.C (Accessory Building Placement) in order to build a garage to be placed in the rear yard (facing 89 Bostick Circle) 2 feet from the side property line versus the required setback of 5 feet. The property is further identified as R120 029 00A 0389 0000. The property is zoned T3-Neighborhood District (T3-N).

VI. Adjournment



Zoning Board of Appeals

Meeting Minutes – November 19, 2025

CALL TO ORDER

0:50

A meeting of the Zoning Board of Appeals was held in-person on November 19, 2025 at 5:30 p.m.

ATTENDEES

Members in attendance: Marc Sviland (Vice-Chairman), Kevin Blank, Patrick McMichael and Parker Moore.

Members Late: Kenneth Hoffman, Chairman (Vice-Chairman Sviland chaired the meeting since Chairman Hoffman had not arrived yet).

Staff in attendance: Curt Freese, City of Beaufort Community Development Director, Nick Navia, City of Beaufort Community Development Planner I and Christopher Klement, City of Beaufort Community Development Planner III.

REVIEW OF MINUTES – APRIL 24, 2025

1:25

Motion: Mr. Blank made a motion to approve the minutes of the April 24, 2025 meeting as submitted. Mr. Moore seconded. The motion passed unanimously.

All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

APPLICATIONS

1:58

A. 510 Ribaut Road, identified as R120 003 000 535A 0000, Special Exception

Applicant: Alicia D. Hart

The applicant is requesting approval by special exception for a major home occupation permit as required per Section 3.3.2.D.2.b. The proposed business is therapy services and counseling and training. The property is zoned T4-Neighborhood District (T4-N).

Nick Navia presented the staff report.

Curt Freese arrived at the meeting at this time.

Public Comment

None.

Public comment closed.

Motion: Mr. Sviland made a motion to approve the request as presented. Mr. Hoffman seconded the motion. The motion passed unanimously.

Mr. Sviland relinquished himself as acting chairman since Mr. Hoffman has arrived at the meeting.

B. 2802 Broome Lane, identified as R120 005 000 0063 0000, Variance

11:33

Applicant: William & Katherine Younce

The applicants are requesting a variance from Section 5.8.2.A to extend the existing 6-foot fence. The property is zoned T3-Suburban District (T3-S).

Christopher Klement presented his staff report.

Public Comment

Matthew Zorn resides at 910 Battery Creek Road and he is the applicant's neighbor and has no objections to their request.

Public comment closed.

Motion: Mr. Sviland made a motion to approve the request as presented and the conditions have been met as required by Section 5.8.2.A. Mr. McMichael seconded the motion. The motion passed unanimously.

C. 2419 Hermitage Road, identified as R120 005 000 0063 0000, Variance

27:20

Applicant: Scott Qualls, Q Enterprises

The applicant is requesting a variance from Section 2.4.1.B.6 for this property to build an attached garage with 2nd floor living space in front of the primary structure. The property is zoned T3-Suburban District (T3-S).

Nick Navia presented the staff report.

Public Comment

None.

Public comment closed.

Motion: Mr. Moore made a motion to deny the variance request because it does not meet the requirements for approval pursuant to Section 2.4.1.B.6. Mr. Sviland seconded the motion. The motion passed unanimously.

Mr. Freese went over some updates.

1. Some sections of the Code have been updated and staff will provide the board members with new copies of the Code.
2. The December ZBOA meeting is scheduled for the 17th, which is a Wednesday, at 5:30 pm, due to holidays. Mr. Freese said there is one case. The members agreed to the date.
3. Staff sent an explanation of the Continuing Education training via email to the board members. This needs to be finished by the end of the year.

ADJOURNMENT

20:20

Mr. Suter made a motion to adjourn the meeting. Mr. Moore seconded the motion. The meeting ended at 6:24 pm.

DRAFT

10 Battery Point Lane

Variance Request

Beaufort Code Section 2.4.1.C.3



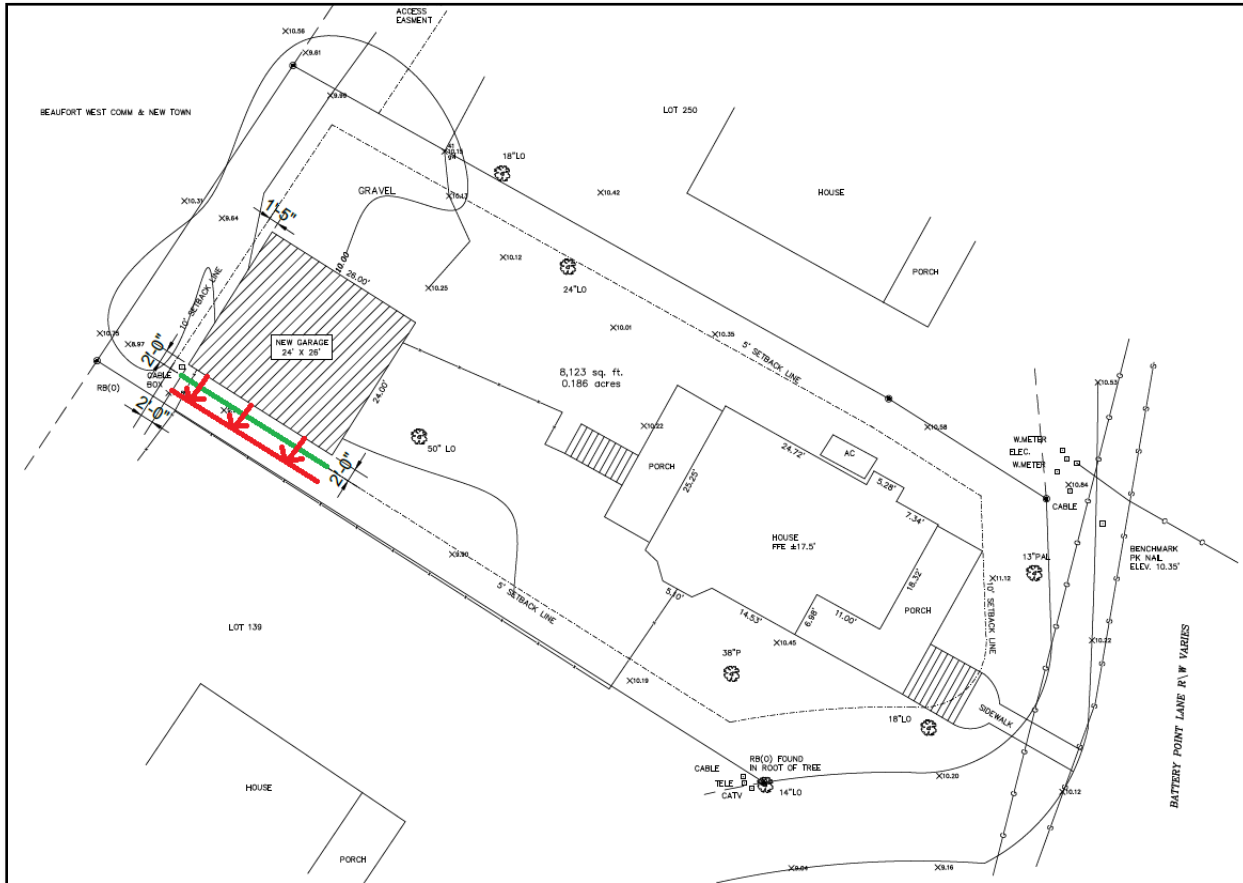
STAFF REPORT: ZONING BOARD OF APPEALS (ZBOA)

Variance Request

DATE: March 23, 2026

<u>GENERAL INFORMATION</u>		
Applicant:	Michael Holle (Property Owner)	
Site Address / Tax PIN:	10 Battery Point Lane / PIN: R120 029 00A 0389 0000	
Applicant's Request:	The Applicant is requesting a variance from Beaufort Code Section 2.4.1.C.3 (Accessory Building Placement: Side Setback - Interior) which requires accessory buildings (to include detached garages) to be placed a minimum of 5 ft from a side property line. The applicant is requesting to encroach 3 ft into the required 5 ft side setback, leaving a space of 2 ft from the property line.	
Current Zoning:	<u>T3-NEIGHBORHOOD DISTRICT (T3-N)</u>	
Neighborhood	Battery Point	
Flood Zone/Elevations	Flood Zone "SX", Lot Elevation: 9'-10'; [Base Flood Elevation in Beaufort, SC: 13']	
Lot size	0.186 acres (8,123 sq. ft.)	
<u>ZONING DISTRICT INFORMATION</u>		
<u>T3-NEIGHBORHOOD DISTRICT (T3-N)</u>		
Lot Width at Setback:	40 ft. min.	
Max. Lot Coverage:	45% of lot area (area under roof) / 55% total impervious lot coverage	
Front Setback	Primary Buildings: 15 ft min - 30 ft max Accessory Buildings: 5 ft min	
Side Setback	Primary Buildings: Interior: 6 ft min; Corner/alley: 6 ft min Accessory Buildings : 5 ft min	
Rear Setback	Primary Buildings: 15 ft min Accessory Buildings: 5 ft min	
<u>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</u>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T3-N	8 Battery Point Ln (SFR)	N/A
South: T3-N	89 Bostick Circle (SFR)	N/A
East: T3-N	9 Battery Point Ln (SFR)	N/A
West: T4-N	41-acre undeveloped wooded lot	"Type D" buffer - see Sec. 5.4.3

Background: The applicant submitted an application on March 1st to request a variance from Beaufort Code Section 2.4.1.C.3 to allow a proposed detached garage to encroach 3 ft into the required 5 ft side setback for accessory structures.



Variance Requested:

The applicant is requesting the following variance:

- **Section 2.4.1 – Transect-based District Standards – C. Accessory Building Placement – 3. Side Setback-Interior – 5 ft min.**

VARIANCE REVIEW & APPROVAL CRITERIA (IN ACCORDANCE WITH SEC. 9.14.2.F)

Required Findings: A variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all of the following findings:

<u>9.14.2.F.1 - Finding of Fact</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.	Yes	✓ While not stated in the application submittal, Staff believes the presence of the nearby 50” landmark live oak may justify this finding of fact, so long as the applicant can prove that this setback variance would be required in order to preserve the live oak. This would most likely require a Certified Arborist Report.
b. These conditions do not generally apply to other properties in the vicinity.	Yes/TBD	✓ Most neighboring lots do not have a 50” landmark live oak in the back yard. Applicant needs to confirm if placing the garage inside the setback is the only location that would allow preservation of the live oak. This would most likely require a Certified Arborist Report.
c. The conditions are not the result of the applicant's own actions.	No	✗ While the 50” live oak is not the result of the applicant’s own actions, the proposed location is the result of the applicant’s own actions to place the garage in a manner that does not conform to the Beaufort Code. The lot potentially has space for alternative placement that would not conflict with the landmark live oak and would not encroach into the setback.
d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.	No	✗ Granting of the variance would not conflict with the Comprehensive Plan and Civic Master Plan, as these are broad-scope plan documents, but the purposes and intent of this specific code section would be in conflict. The intent of the code section is to maintain adequate spacing between buildings and neighbors. Encroaching 3 ft into a side setback, leaving only 2 ft from the property line, may cause conflicts with the neighbor or potential future neighbor.

e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.	No	✘ The application of this Code would not prevent the applicant from constructing a garage. The lot appears to have space for alternative placement that maintains the setback requirement. Design alternatives to the garage itself can also be pursued.
f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.	No	✘ The Code outlines and maintains setbacks for a variety of reasons. There is a specific list already in the code for allowed encroachments, and detached garages are not one of them. This variance, if granted, would very minorly break the rhythm of the homes in the area, and the immediate neighbor or future neighbor might be inconvenienced by the garage being only 2 ft from the property line instead of the standard 5 ft.

Limitations: The ZBOA may not grant a variance if it would do any of the following:

- a. Allow the establishment of a use not otherwise permitted in the applicable district.
- b. Increase the density of a use above which is permitted in the applicable district.
- c. Physically extend a nonconforming use of land.
- d. Change the zone boundaries shown on the Official Zoning Map.

Profitability Not to Be Considered: Profitability shall not be considered grounds for a variance!

PUBLIC NOTICE AND COMMENT

Notice of the Zoning Board of Appeals hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff’s recommendation for approval is contingent on the applicant demonstrating, whether via a certified arborist report or similar, that strict compliance with the side setback requirement would be of substantial harm to the 50” landmark live oak. But if this

is not the case and the applicant has options to design/place the garage that preserves the live oak, and can still maintain compliance with setback requirements, then Staff cannot recommend approval and instead recommends DENIAL of a variance from Section 2.4.1.C.3, due to not meeting all of the Findings of Fact requirements.



VARIANCE APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

PAID
3/2/26

Application Fee: \$300

Receipt # _____

OFFICE USE ONLY: Date Filed: 3/2 Application #: ZB04-0000 58-2026 Zoning District: T3-N

Submittal Instructions: Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements: 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Applicant Name: Michael Holle

Applicant Address: 10 Battery Point Ln., Beaufort, SC 29902

Applicant E-mail: m.steve.holle@icloud.com Applicant Phone Number: (804) 551-3829

Owner (if other than the Applicant): Same as applicant

Owner Address: Same as applicant

Owner E-mail: Same as applicant Owner Phone Number: Same as applicant

Property Address: 10 Battery Point Ln., Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 029 00A 0389 0000

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ Owner's Signature: _____

I (We) certify that the information in this application is correct.

Date: 03/01/2026 Applicant's Signature: [Signature]

Michael Holle
m.steve.holle@icloud.com



VARIANCE APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Required Project Information

Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 9.14 of the Beaufort Code: 9.14.2.F.1.d

so that a building permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: (e.g., build a garage): building a garage - to place the back wall (facing 89 Bostic Cir.) 2' from the property line versus the current easement of 5'.

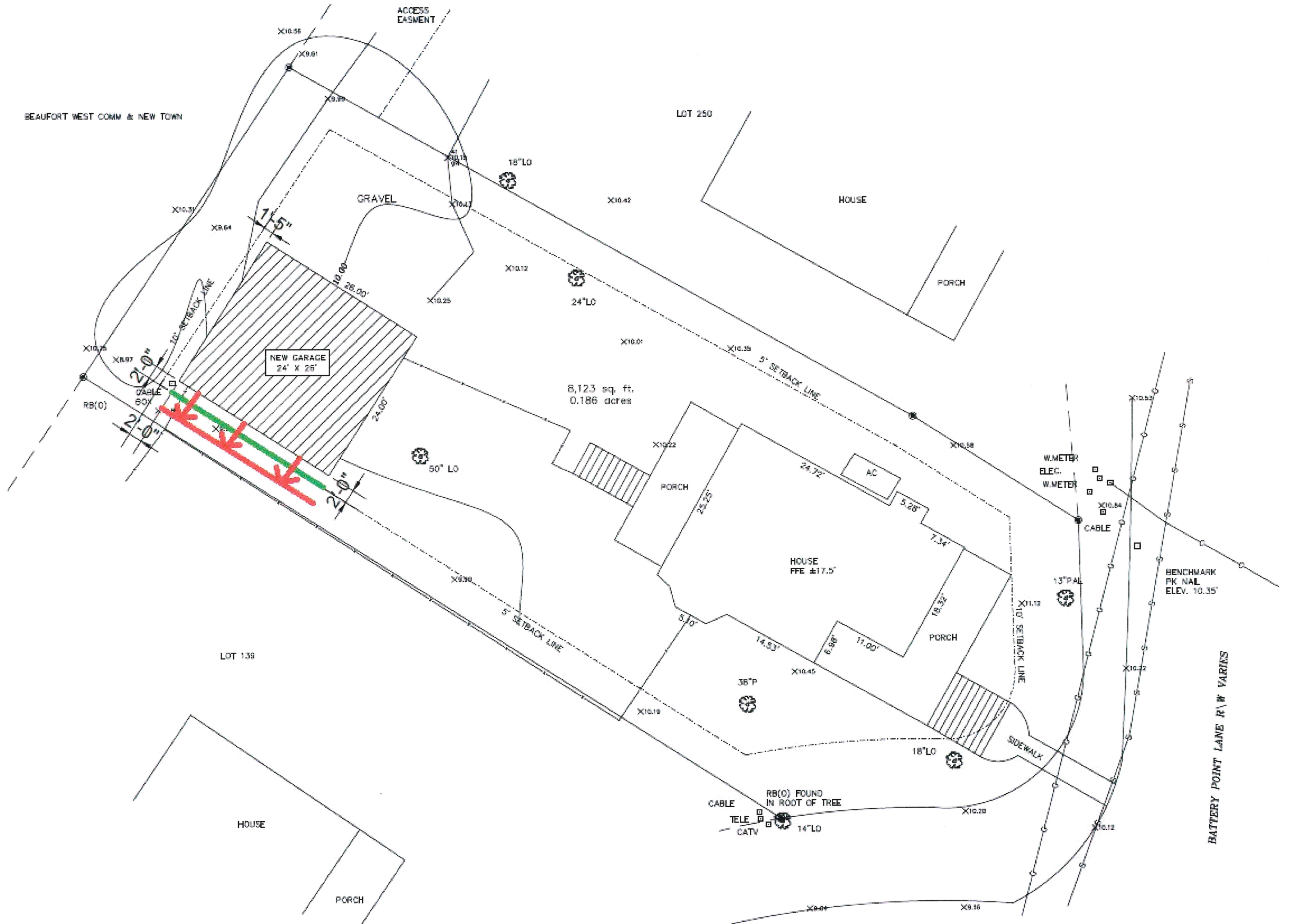
for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the Beaufort Code:

1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: _____
 - b. These conditions do not generally apply to other property in the vicinity as shown by: _____
 - c. The conditions are not the result of the applicant's own actions as follows: _____
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: property lines are not impacted, the adjoining neighbor agrees to the garage being 2' from the property line, and the local ARC approves the same.
 - e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____
 - f. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: _____

BEAUFORT WEST COMM & NEW TOWN

LOT 250

LOT 139



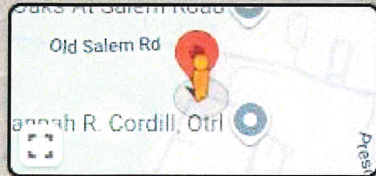
18 Bostick Cir

Beaufort, South Carolina

Google Street View

Apr 2022 See more dates

Share



Google Maps



Garage Addition

10 Battery Point Lane, Beaufort, SC 29902

Beaufort, SC 29902

Sheet List	
Sheet Number	Sheet Name
A000	Cover
A101	Floor Plan
A201	Elevations
E101	Electrical Plan
C100	Site Plan
S001	Structure Notes
S101	Foundation & Roof Plan
S102	Uplift Notes & Section
Grand total: 8	



PROJECT TEAM

OWNER CONTACT

HOLLE, KRISTA GOODSON & MICHAEL STEVEN
10 BATTERY POINT LANE
BEAUFORT, SC 29902
804.551.3829
m.steve.holle@icloud.com

GENERAL CONTRACTOR

TBD

LANDSCAPE DESIGNER

TBD

ARCHITECT

INCIRCLE ARCHITECTURE
PO BOX 3378
BLUFFTON, SC 29910
843.593.9506
CRE@INCIRCLEARCHITECTURE.COM

PROJECT SUMMARY

NARRATIVE:

Addition of garage to the back side of the house. New walls with new foundation will be provided for it.

PROJECT LOCATION

Project is a residence at R120 029 00A 0389 0000
10 Battery Point Lane, Beaufort, SC 29902

Project Type: Addition of garage to the back side of the house.

Total Additional Square Footage 624 SqFt

APPLICABLE CODES

2021 International Residential Code

General Disclaimer:

These drawings and specifications, issued by the Architect, were created under a limited services agreement with the owner of the property. They delineate design intent and are intended to facilitate the construction of the described project. In scenarios where engineering input is integrated, these documents are to be utilized in conjunction with supplemental engineering documents. They do not serve as standalone construction documents, but rather as part of a collaboration encompassing architectural and engineering efforts. In instances where details may not be explicitly provided within these documents, it is incumbent upon the contractors and material/equipment suppliers to adhere to manufacturer specifications and employ best professional practices to ensure the integrity and functionality of the work.

Contractors and suppliers are responsible for conducting a thorough review of all project documents prior to finalizing their proposals. Any discovered discrepancies, errors, or omissions must be immediately communicated to Architect for clarification or amendment.

The general contractor for the project is responsible for the coordination of work amongst the various trades involved in the project. This responsibility encompasses adherence to all applicable local, state, and federal codes, regulations, and jurisdictional requirements, and to industry practices, irrespective of the level of detail provided in the project documents. The documents do not absolve the general contractor, subcontractors, or suppliers from the obligation of full compliance with all necessary requirements and standards for the project.

Upon initiating the building permit application process or commencing construction based on the documents herein, the owner explicitly agrees the liability of Incircle Architecture for and in connection with the project shall in no event exceed the total fees paid for professional services rendered to Incircle Architecture on this project. This limitation applies to all claims, losses, damages, or expenses that may arise in relation to the project.

In accordance with South Carolina regulations, Incircle Architecture hereby specifies that it has not been contracted to provide minimum construction administration services for this project, as outlined by Regulation 11-12.b.4 and 5.

Regulation 11-12.b.4 and 5 State:

(4) On a project where a building permit has been issued and the sealing Architect and the firm of record have not been engaged to perform at least minimum construction administration services, as defined in subsection (5) below, the sealing architect and firm must report to the permitting authority and the building owner that he and the firm have not been so engaged. (5) the minimum construction administration services expected of the sealing Architect and firm deemed necessary to protect the health, safety, and welfare of the public shall be periodic site observations of the construction progress and quality, review of contractor submittal data and drawings, and reporting to the building official and owner any violations of codes or substantial deviations from the contract documents which the Architect observed.

GARAGE ADDITION
 Holle Residence
 10 Battery Point Lane, Beaufort, SC 29902

Architect: Incircle Architecture
 Phone: 843.593.9506
 Email: CRE@INCIRCLEARCHITECTURE.COM
 Web: INCIRCLEARCHITECTURE.COM
 The contractor shall verify all dimensions and site conditions before starting work and shall notify the architect in writing immediately if any errors or inconsistencies in the construction documents, if errors or inconsistencies exist within the construction documents and built as such. It is the contractor's responsibility to ensure that contractors will be held to the satisfaction of the building owner, architect, and building inspector.

Project number 2025.0038
 Designed By MSH
 Drawn By HMH
 Checked By CRE

A000

Cover

Issue Date 09.11.2025
 Print Date 11/14/2025 9:22:03 AM
 Scale

In

STATE OF SOUTH CAROLINA

InCircle Architecture

Bluffton, SC 29909

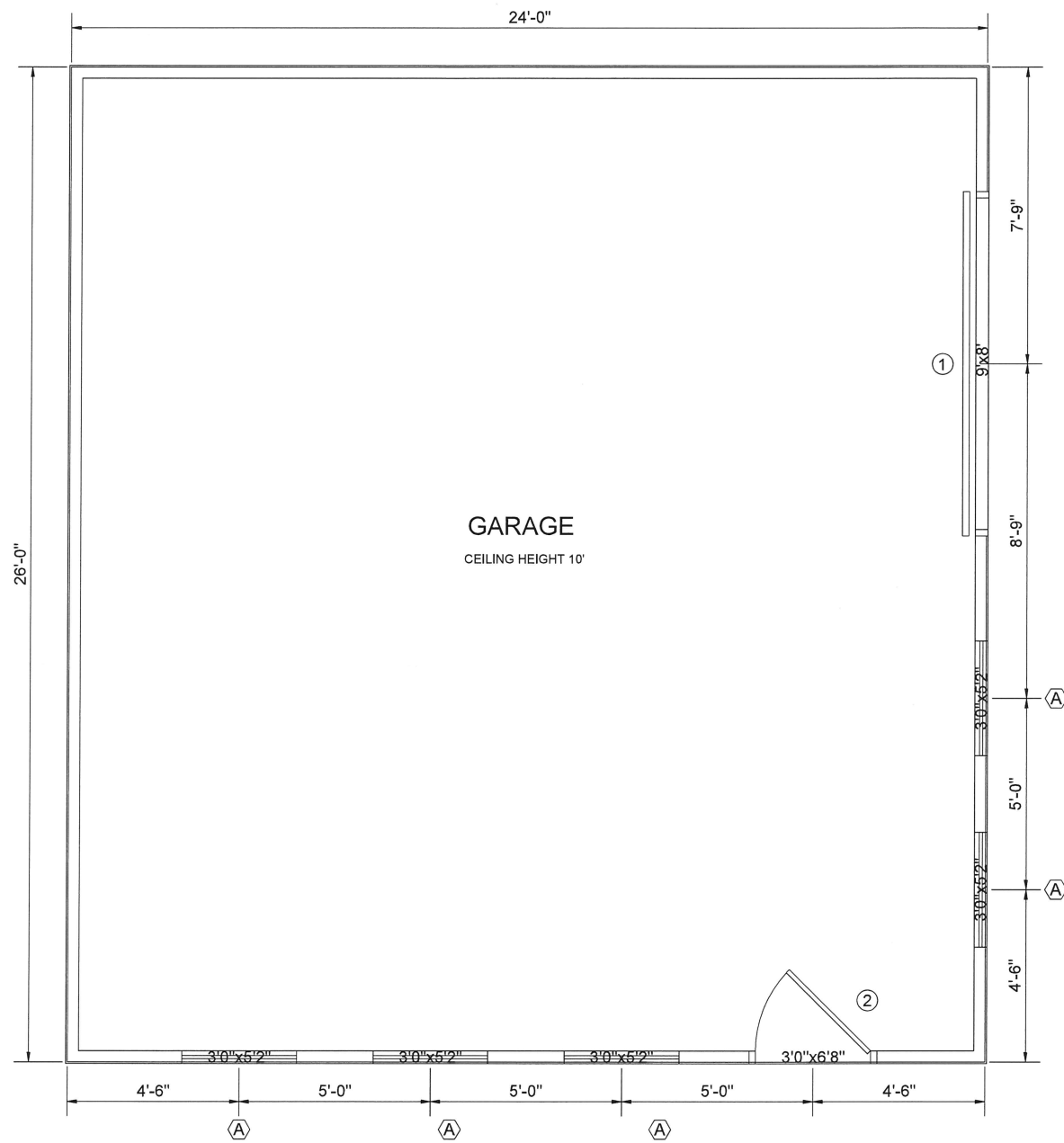
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA

Christopher Epps

Bluffton, SC 29909

REGISTERED ARCHITECT



1 Proposed Garage Floor Plan
1/2" = 1'-0"

- FIRST FLOOR GENERAL NOTE:**
- ALL DIMENSIONS TO EXISTING WALLS ARE TO THE EDGE OF CORE WALL
 - CONTRACTOR TO VERIFY ALL DIMENSIONING BEFORE / DURING CONSTRUCTION.
 - ALL WOOD TO BE PT WOOD RATED FOR DIRECT GROUND CONTACT

Additional Floor Areas		
Area	Level	Comments
624 SF	First Floor	Garage

WINDOW SCHEDULE								
ID	PAIR / TRIPLE	SIZE	TYPE	HEADER SIZE	JACKS	END STUDS	CONNECTORS	QTY
A	-	3'-0" X 5'-0"	DOUBLE HUNG	2 - 2X12	2	2	1 - CS16 EA SIDE	5

DOOR SCHEDULE										
DOOR #	DESCRIPTION	SIZE	HAND	THICKNESS	HEADER SIZE	JACKS	END STUDS	CONNECTORS	REMARKS	QTY
1	OVERHEAD	9'-0" X 8'-0"	-	1 1/2"	2 - 2X12	2	2	1 - CS16 EA SIDE	GARAGE DOOR	1
2	HINGED	3'-0" X 5'-0"	RIGHT	1 1/2"	2 - 2X12	2	2	1 - CS16 EA SIDE	EXTERIOR DOOR	1

In



Date	Description	No.

GARAGE ADDITION
Holle Residence
10 Battery Point Lane, Beaufort, SC 29902

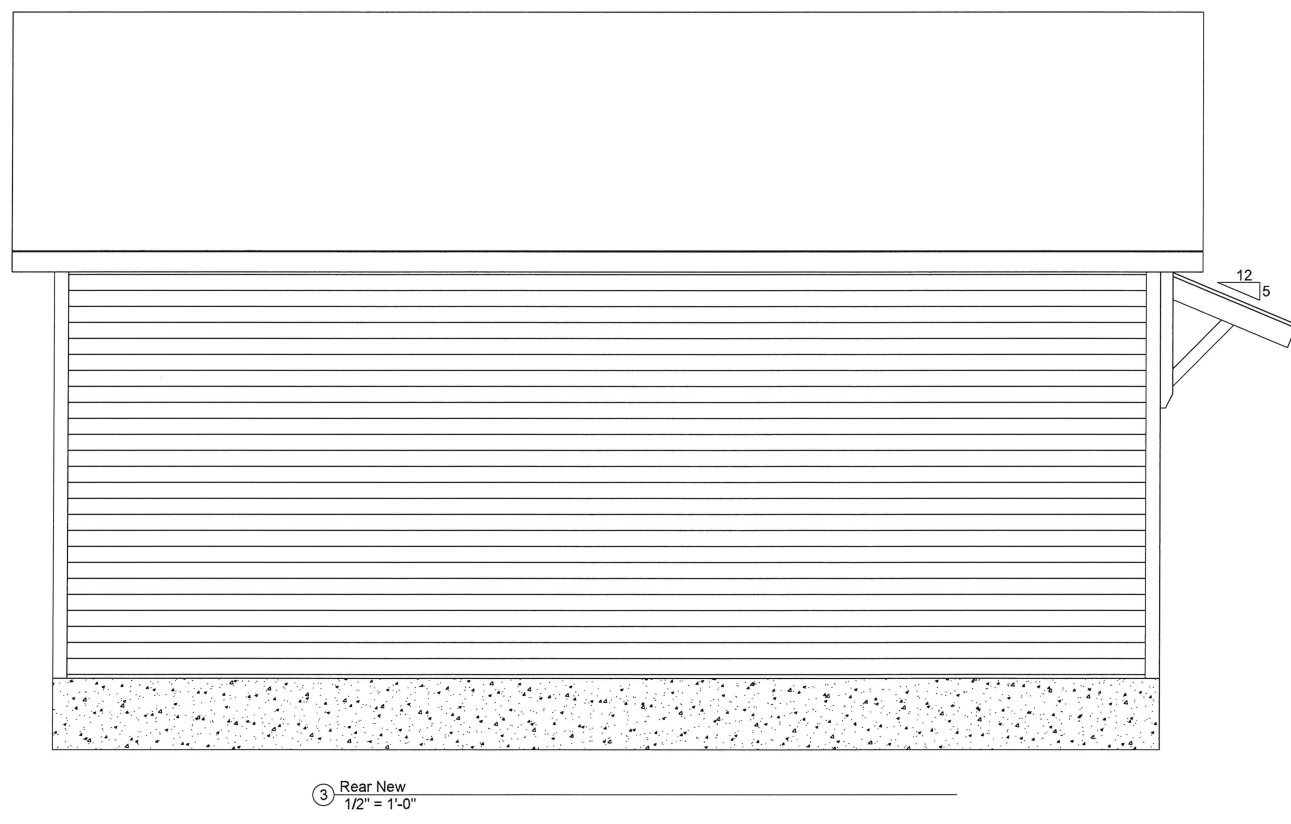
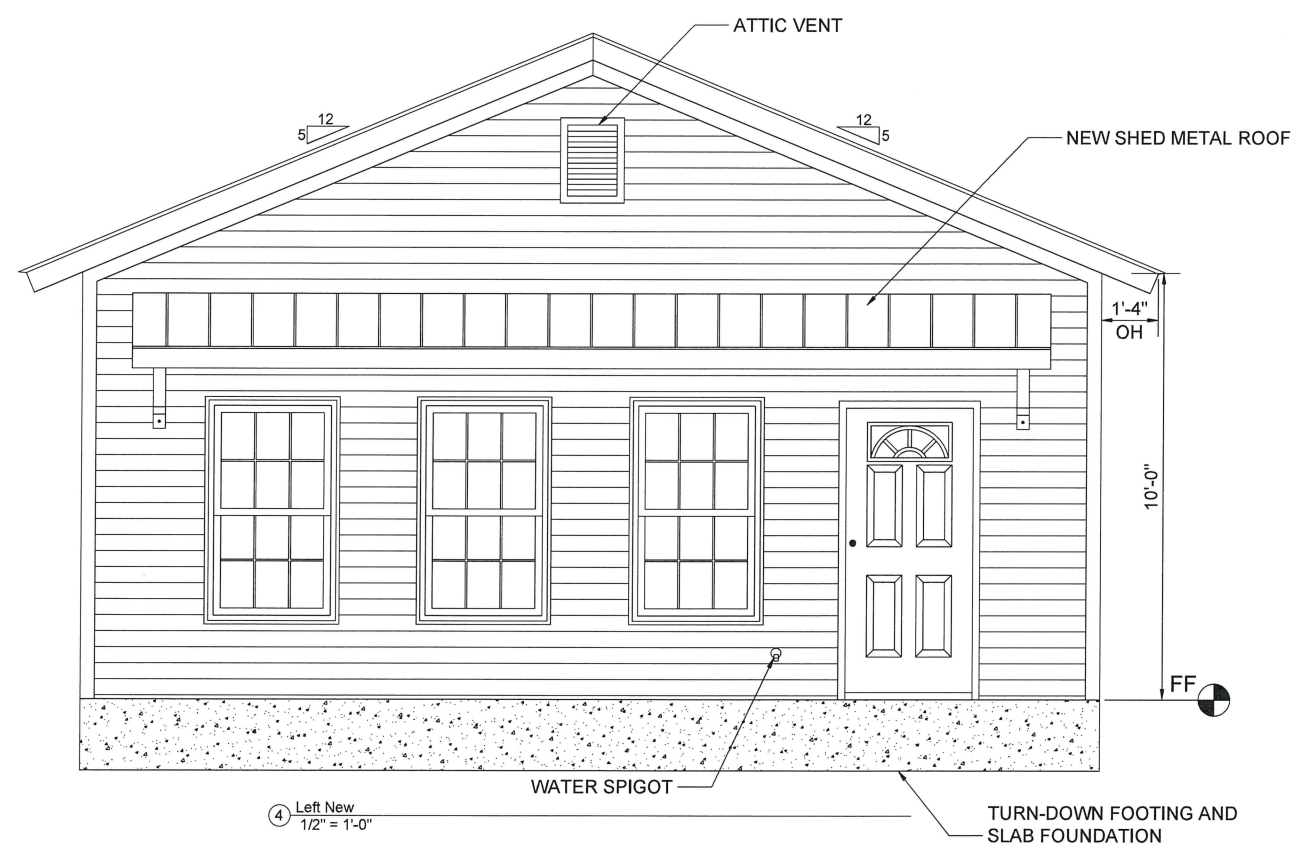
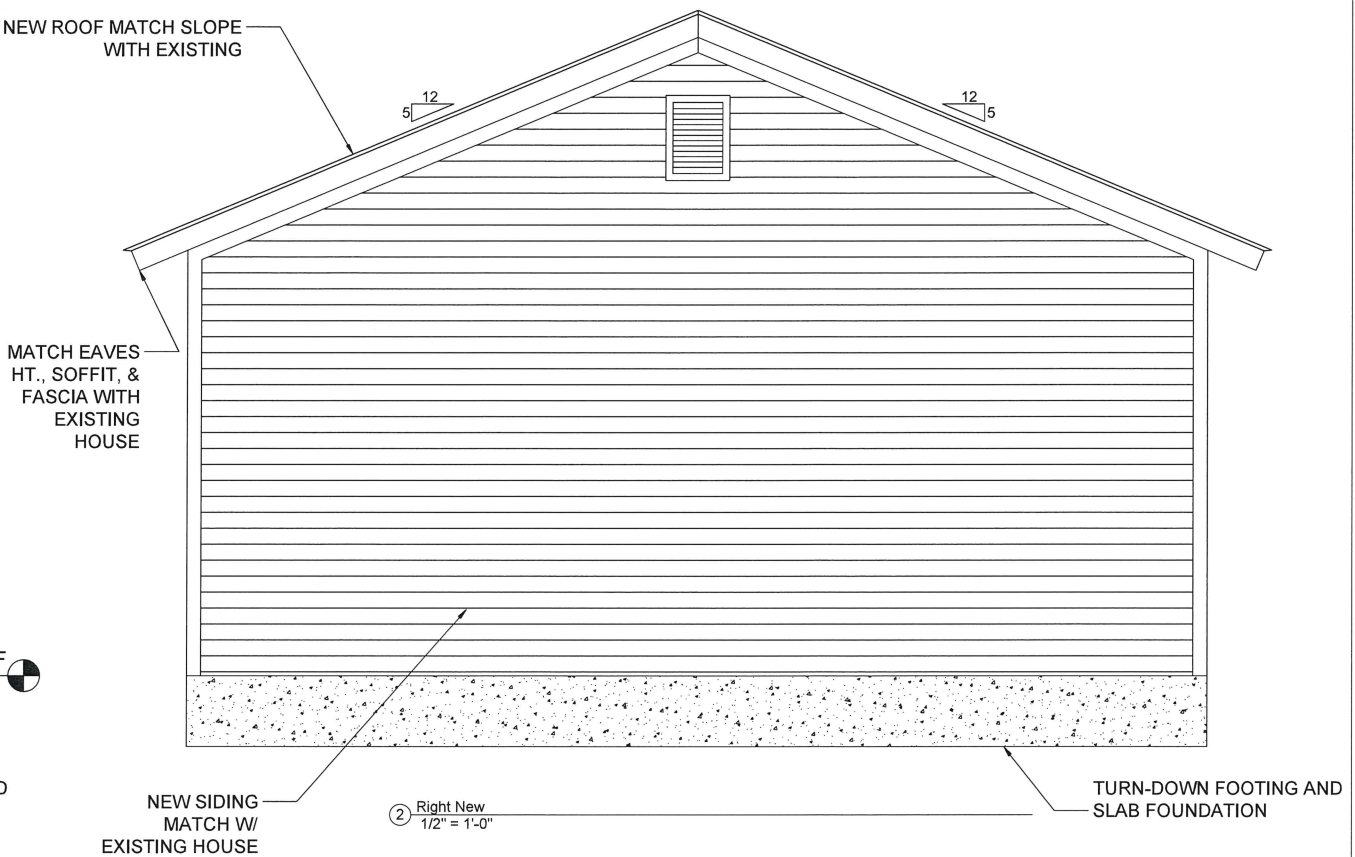
Architect: InCircle Architecture
Phone: 843.593.9506
Email: CRE@incirclearchitecture.com
Web: incirclearchitecture.com

Project number: 2025.0038

Designed By: MSH
Drawn By: HMH
Checked By: CRE

A101
Proposed Floor Plan

Issue Date: 09.11.2025
Print Date: 11/14/2025 9:22:03 AM
Scale: 1/2" = 1'-0"



In

STATE OF SOUTH CAROLINA
InCircle Architecture
Bluffton, SC
101265
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
Christopher Epps
Bluffton, SC
9505
REGISTERED ARCHITECT

No.	Description	Date

GARAGE ADDITION

Holle Residence

10 Battery Point Lane, Beaufort, SC 29902

Architect: InCircle Architecture Phone: 843.593.9506 Email: CRE@incirclearchitecture.com Web: incirclearchitecture.com
 The contractor shall verify all dimensions and materials shown on these drawings. It is the contractor's responsibility to ensure that all work is done in accordance with the approved plans and specifications. The architect is not responsible for any errors or omissions on the part of the contractor.

Project number	2025.0038
Designed By	MSH
Drawn By	HMH
Checked By	CRE

A201

Rear Elevation

Issue Date	09.11.2025
Print Date	11/14/2025 9:22:03 AM
Scale	1/2" = 1'-0"

General Residential Notes

- 1. All joint hangers, metal connectors, straps, nails, nuts bolts, and washers shall be hot dipped galvanized.
2. Galv. Hurricane anchors (Simpson type 10) shall be used for all rafter anchorages at intersections with walls or beams.
3. Exterior stud walls shall be tied to girders with Simpson CS16 strap ties (fasten directly to stud) at every third stud and tied with 1/2" CDX plywood from top plate to CMU wall timber plate.
4. Alignment: Piers shall not exceed 1/2" in any bay or in any 20'-0" length (maximum for any length shall be 1") unless indicated otherwise.
5. All work shall be in accordance with the International Residential Code, 2021 edition.
6. The design of the parts and portions of the structure is based on a completed drawing. Any temporary bracing, shoring or supporting of the structure or its parts which is made necessary due to construction sequencing (or otherwise) to maintain stability prior to completion shall be the responsibility of the contractor.
7. Any floor depression dimensions which are required shall be confirmed by the contractor as meeting the intent of the architectural drawings.
8. All elevations are referenced from the first floor finished elevation.
9. Any discrepancies, interference, or conflicts between the structural drawings and those of other disciplines shall be reported before the submission of checked shop drawings by the contractor for review.
10. All references to codes, standards, or specifications are to be the latest issued editions at the time of the permitting.
11. Safe and adequate shoring of all parts of the structure, during the course of construction, shall be the responsibility of the general contractor.
12. The contractor shall verify all dimensions in the field.
13. Shop drawings shall be furnished for approval before any fabrication and erection are started. Poorly executed shop drawings shall be rejected and resubmitted.
14. Contractor to verify all dimensions and conditions at the project site before starting work and shall notify the architect immediately of any discrepancies. The contractor shall notify the architect of any site conditions that are not consistent with the drawings.
15. Refer to architectural drawings for all wall and door openings. Refer to electrical and mechanical drawings for size and location of all openings for ducts, piping conduits, etc. Not shown.
16. All sections and details are typical at similar locations and where applicable.

Fill

- 1. All fill material shall be a select material capable of attaining 95% maximum dry density compaction.
2. The exposed soil surface after excavation shall be compacted a minimum of 95% of their standard Proctor maximum dry density in accordance with ASTM D698 to a depth of 6".
3. This project was designed in the absence of a soils report. All design values are based on an assumed bearing value of 2000 PSF. The reasonableness of this assumption should be verified before commencing any foundation work.
4. All excavations for footings shall be made to the grades shown for continuous footings. Contractor shall take measures as to prevent cave-in of the footing excavations as may be required.
5. Compacted fill material shall be free of organics, stones, rocks, broken bricks, wood fragments, or other deleterious material that affects the compatibility of the material.
6. Fill material shall be placed in lifts not to exceed 10" and compacted to at least 95% of the modified Proctor maximum dry density.
7. Prior to placement of any concrete, the thin layer of disturbed soil in the footing subgrade shall be compacted with hand operated, gas power tampers.

Structural Concrete Notes

- 1. All concrete shall develop a minimum compressive strength of 3000 PSI in 28 days with a 4" slump.
2. All concrete shall be compacted with high frequency, internal mechanical vibrating equipment supplemented by hand spading and tamping.
3. All reinforcing steel shall be grade 60 deformed bars complying with ASTM A615.
4. Slab welded wire mesh shall lap one full mesh at sides and ends and be adequately tied.
5. All detailing, fabrication and placement of reinforcing steel shall comply with the requirements of the SCI manual of standard practice for detailing reinforced concrete structures.
6. All reinforcing bar splice lengths and locations, embedments, lengths, hooks, etc. shall be as indicated on the drawings.
7. Splicing of footing reinforcing shall be at mid-span between columns and staggered. Minimum lap at splices to be 48 bar diameters.
8. Provide the following additional reinforcing:
A. Two #5 bars on all sides where the largest dimension is 1'-0" or more. Bars shall extend 2'-0" past the opening edge.
B. Two #5 bars each way at re-entrant corners.
9. All externally exposed corners of concrete shall be beveled with a 3/4" x 45' surface unless indicated differently on the drawings.
10. Bar supports and spacers for rebar shall be provided in accordance with ACI 315-80.
11. Out of level tolerance for the top of the slab is 5/32" in 10'-0" and 1/4" overall.
12. All concrete work shall be in accordance with ACI 318, "specification for structural concrete for buildings.
13. Wire brush and lightly oil anchor bolts after concrete placement.
14. Concrete cover shall be as indicated by ACI 318 and as detailed on drawings. Where the cover is not dimensioned use the same dimensioned for similar items.
15. Construction joints when required, shall be located at mid-spans of slab or beams.
16. Wet (not flood) the forms, rebar and bottom of all footing and grade beam excavations immediately before placing concrete.
17. Concrete slab shall be machined troweled finished and receive a coat of sealer hardener liquid membrane curing compound to be applied immediately after the slab is finished in accordance with manufacturer's instructions.
18. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
19. Concrete shall be maintained above 50°F and in a moist condition for at least the first 7 days after placement in accordance with ACI 318.
20. The contractor shall be responsible for seeing that all rebar and foundation anchors are correctly aligned and tied in place before placing concrete and that they remain in position during concrete placement operations.

STRUCTURAL MASONRY

- 1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1) except as amended.
2. Obtain a copy of masonry code, and specifications for reference at the job site.
3. Use type "S" mortar with a minimum compressive strength of 1800 psi.
4. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on a net section, to provide net area compressive strength of masonry (Fm) of 1500 psi.
5. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
6. Provide full mortar bedding around all filled cells with vertical reinforcing.
7. Reinforcing for filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 24" #5 Bars 30"
8. Reinforce wall with "ladder" type reinforcement in bed joints at 16" O.C. measured vertically. Lap splice all horizontal wall reinforcing @. Provide prefabricated 'tee' or corner sections at all intersecting walls.
9. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean-out holes at the base of filled cells when the concrete pour exceeds 5 feet in height.
10. Concrete for filled cells shall be vibrated during placement using a "pancil" type vibrator.
11. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
12. The use of solid load-bearing masonry units is prohibited on this project.
13. Masonry wall construction requires expansion-contraction joints. Locate these joints as directed by the project Architect not more than 40 feet on center. Avoid locations near windows and doors or other geometry that would tend to the formation of expansion cracks.
14. All lintels over masonry openings shall be Cast-Crete Lintels. Cast-Crete lintels are available from General Materials, Inc.
15. Provide seismically rated brick ties for all brick veneer per manufacture install instructions.

Timber Truss Notes

- 1. Prefab floor trusses shall be designed by a registered professional engineer in accordance with the latest edition of the "national design specification for stress-graded lumber and its fastenings" as recommended by the national forest and truss plate institute.
2. Trusses shall be designed for wind and applicable live and dead loads per IRC requirements, latest edition.
3. Floor truss deflection shall be limited to 3/4" for total load.
4. All plywood sub-floor sheathing to be 23/32" tongue and exterior groove grade Advantech or Sturdy-Floor. Flooring shall be glued and nailed with 8d nails @ 4" O.C. at all supported edges and 6" O.C. at intermediate framing members.
5. Pre-manufactured wood truss supplier to provide all necessary temporary and permanent bracing for lateral stability of truss system.
6. Pre-manufactured truss shop drawings shall be submitted for approval before fabrication.
7. Wood component manufacturer to coordinate all dimensions with the contractor.
8. Truss manufacturer to determine and locate all point and line loads on trusses and girders.
9. No openings, notches or modifications in wood components shall be field cut without written permission by the wood component designer.
10. Truss manufacturer. To provide truss hangers as required for support of floor trusses.

Timber Notes

- 1. All timber framing members shall be SYP, KD, No. 2.
2. Exterior wall sheathing shall be joined over studs a minimum of 1/2" above the sole plate and 1/2" below the top plate.
3. All exterior wall sheathing must extend from the bottom edge of sole plate or sill plate to top edge of the top plate.
4. Plywood sheathing shall have 1/8" space between sheets, all edges, and be 15/32" struct 1 APA-rated plywood sheathing.
5. All exterior walls greater than 10' or equal to 10 feet in height must be 2x6 studs.
6. Fasten plywood with a double row of nails (jacks and adjacent wall studs) at all windows and door openings with nail spacing previously indicated.
7. All plywood sub-floor sheathing to be 23/32" tongue and groove exterior grade Sturdy-Floor. Flooring shall be glued and nailed with 8d nails @ 4" O.C. at all supported edges and 6" O.C. at intermediate framing members.
8. Extra studs, not jack studs, shall be installed at opening jambs to replace the typical spaced studs interrupted by openings.
9. All exterior & interior shear wall wood sole plates in contact with concrete and masonry shall be pressure treated and anchored to the foundation wall with 5/8" @ 20" anchor bolts x 7' embedment at 32" O.C. A minimum of one anchor bolt shall be provided within 6 to 12 inches of each end of each plate and within 12 inches of corners, or as shown on plans.
10. All other sole plates to be fastened with 5/8" @ 7" embed. Min @ 32" O.C
11. Laminated veneer lumber shall be equal to "microlam" with 2600 psi bending stress; 2,000,000 psi modulus of elasticity.
12. Ceiling diaphragm:
The gypsum board shall be 1/2" minimum. Fasten directly to the ceiling joists with #6 x 1 1/4" long type S or W drywall screws at 10" O.C. in the board field and 7 inches O.C. at the board ends and ceiling edges. Provide blocking as required for edge nailing. The ceiling diaphragm shall be continuous or shall be spliced with framing around the top plates of partition walls with the above schedule at 7' O.C. the ceiling diaphragm shall be fastened to 2x perimeter blocking members which are fastened to the top plates with 10d nails @ 6" O.C
Roof sheathing fastening:
The roof four-foot wide plywood sheathing along roof edges (includes gable end wall and each side of the ridge), shall have all edges nailed @ 4" O.C. with intermediate members fastened at 4" O.C. blocking, as required, to ensure all edges are nailed. The remaining roof sheathing shall be fastened at 4" O.C. along edges and 6" O.C. along intermediate members. Sheathing shall be fastened to roof framing with 8d ring shank. Gable end blocking: provide blocking @ 48" O.C. Maximum, in first two framing spaces at each end.
13. Simpson strong-tie connectors are specifically required to meet the structural calculations of the plans. Before substituting another brand, confirm load capacity based on reliable published testing data or calculations. The engineer/designer of record should evaluate and give written approval for substitution prior to installation.
14. Floor and roof framing including support beams and any existing connections that were previously engineered by others and are not the responsibility of the engineer of record.

Structural Steel

- 1. Structural steel design, fabrication and erection shall be in conformance with the following codes and specifications, latest edition, unless noted otherwise:
AISC (American Institute of Steel Construction) manual of steel construction, allowable stress design, 13th edition - 2005.
AISC specification for structural steel buildings.
AISC code of standard practice for steel buildings and bridges.
AISC specification for structural steel joints using ASTM a325 or a490 bolts.
2. All structural steel material shall conform to the following standards, unless noted otherwise.
Structural steel standard
ASTM A992 And ASTM A572 Grade 50
W I/W L, 2, L, C, Hp, Plates, Bars
ASTM A572, Grade 50
Structural Tubing
ASTM A307, Grade A
Structural Pipe
ASTM A36
High Strength Bolts
ASTM A490, Grade B
ASTM A53, Type E Or S, Grade B
ASTM A325, Type 1 ASTM A490, ASA Req. By
Design
Unfinished Nuts
ASTM A563, Grade Dh
Welding Electrodes
ASTM A563, Grade A
AWS D1.1, 370xx Series

- 3. All welding shall be in conformance with the American welding society structural welding code -aws d1.1, latest edition.
4. Shop connections shall typically be welded using electrodes with a minimum tensile strength of 70 KSI
Bolted connections for primary structural members shall be made with minimum 3/4 inch diameter high strength bolts conforming to ASTM A325 or ASTM A490 in bearing type connections with threads included in the shear plane. The connections shall use pre-tensioned bolts unless noted otherwise.
These connections shall use direct tension indicating devices to ensure the bolts are tightened to the minimum pre-tension loads as specified by AISC table J3.7. Inspection is required to verify that bolts are tightened. The design and assembly of high strength bolted connections shall be in accordance with AISC specification for structural joints using ASTM A325 or A490 bolts. High strength bolted connections shall be used for all primary connections. Double angle beam connections shall be used unless noted otherwise.
Connections shall be designed in accordance with the latest edition of the AISC "specifications for the design, fabrication, and erection of structural steel for buildings," FEMA 350, AISC seismic provisions, latest edition and part 4 of the AISC manual of steel construction for the loads given on the drawings. If no loads are given, the minimum beam connection shall be designed using 112 LVL.
Slip-critical (friction type) connections are to be provided at joints where slippage cannot be tolerated such as those exposed to vibration and/or direct tension, at crane support and moment connections, those with oversized holes, and where indicated on the drawings. High strength bolts of minimum 3/4-inch diameter conforming to the requirements of ASTM A325 or A490 shall be used. Bolts shall be tensioned to the values shown in table J3.7 of part 5 of the AISC manual of steel construction, ninth edition, using direct tension indicating devices. AISC specified slip-critical allowable based on the class of surface condition shall be used for design. Connection material subjected to tension forces shall be checked for prying action.
5. Bolted connections for secondary members (such as purlins, girts, and stair framing) may be made with 3/4-inch diameter machine bolts conforming to ASTM A307, Grade A, bolts for stair bracing, stair treads and toe plates may be 5/16 inch diameter conforming to ASTM A307, Grade A. Nuts for A307 bolts shall be ASTM A563, grade a, unless otherwise noted.
6. All bolt holes for equipment supported on structural steel shall be field drilled unless noted otherwise. Holes shall not be flame cut or burned.
7. All bolted connections shall have a minimum of 2 rows of bolts unless noted otherwise.
8. The fabricator shall prepare shop drawings and weight call-outs in accordance with AISC specifications. The engineer shall approve shop drawings before fabrication is started. Approval shall not relieve the fabricator of his responsibility for the structural adequacy or fit up in the field.
9. Provide necessary holes and connections where future expansion is indicated.
10. All horizontal and vertical bracing members shall have their connections designed for the force as shown on drawings with no reductions, and in accordance with standard drawings 1394-.01,04 and 1394-01,05. Where the forces are not shown, provide minimum connections per standard drawings 1394-01,10. Minimum gusset plate thickness shall be 3/8 inch.
11. Work points for bracing connections shall be to the centerline of the column and all bracing connections shall be concentric unless otherwise shown or noted. Where this is not possible, connections shall be designed to account for the resulting eccentricities.
12. Serrated galvanized grating shall generally cover all exterior platform and walkways, all interior platform and walkways shall be covered by plain galvanized grating with 1-1/4 inch by 3/16 inch, bearing bars at 1-3/116 inch on center unless otherwise noted. The weight of removable flooring sections shall not exceed 150 pounds.
13. All openings in grating over 12" diameter shall be banded, field locate and cut 1/2" diameter and smaller openings in the grating unless noted otherwise.
14. All metal roof and floor decking shall be galvanized, unless noted otherwise.
15. During the final placing of solid web structural members, the load shall not be released from the hoisting line until the members are secured with at least two bolts per connection except for diagonal bracing. Solid web structural members used as diagonal bracing shall be secured by at least one bolt per connection. The bolts must be of the same size and strength as shown on the erection drawing and drawn up wrench tight. For reference, see OSHA regulation 1926.756.
16. All columns shall be anchored with a minimum of (4) anchor bolts. Each column splice and column anchor bolt assembly including the welding to the base plate shall be designed to resist 300 lbs. Eccentric load located (18) inches from the column face in each direction at the top of the column shaft. For reference, see OSHA regulation 1926.756.

Steel Connections

- 1. Connection details not completely detailed on the drawings, including material grade and sizes, weld sizes, and the number of bolts, shall be designed by the contractor per the specifications.
2. Refer to the specifications for additional requirements.
3. Reactions noted on the plans are based on service loads and are intended for use with allowable stress design method.

Grout

- 1. Grout below structural steel base plates shall be non-metallic, non-shrink grout with a minimum strength of 6000 psi when bearing on 3000 psi concrete or less, a strength of 8000 psi when bearing on concrete between 3000 and 4000 psi, and, unless noted otherwise on the drawings, a strength of 8000 psi when bearing on concrete greater than 4000 psi.

Windows

R301.2.1.2 protection of openings
Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the large missile test of ASTM E 1996 and ASTM E 1886 as required in section 301.2.1.2, 1 garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resistant panel or ANSIDASMA 115.

Exceptions:

The design wind speed for the subject project is Vult = 138 mph (ultimate wind speed). Based on table 1609.3.1 wind speed conversion "Vasd = 106 mph (nominal design wind speed), therefore, based on "exception 1" above, table 1609.1.2, "wind-borne debris protection fastening schedule for wood structural panel" is applicable, see attached table. Based on our calculations standard shall be attached with 1/4" diameter panel mate plus anchor or female id anchor at 16" O.C., all edges, by 2" embedment.

The design wind speed for the subject project is Vult = 138 mph (ultimate wind speed). Based on table 1609.3.1 wind speed conversion "Vasd = 106 mph (nominal design wind speed), therefore, based on "exception 1" above, table 1609.1.2, "wind-borne debris protection fastening schedule for wood structural panel" is applicable, see attached table. Based on our calculations standard shall be attached with 1/4" diameter panel mate plus anchor or female id anchor at 16" O.C., all edges, by 2" embedment.

Floor and roof framing including support beams and any existing connections that were previously engineered by others and are not the responsibility of the engineer of record.

Table R301.2.1.2 WIND-BOURNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS. Table with 4 columns: FASTENER TYPE, PANEL SPAN, 4'-0" < PANEL SPAN <= 6'-0", 6'-0" < PANEL SPAN <= 8'-0". Rows include wood-screw-based anchors and lag screws.

- For Sit: 1 inch = 25.4 mm, 1 foot= 304.8 mm, 1 pound = 4.448 N, 1 mile per hour=0.447 m/s, each
A. This table is based on 180 mph wind speeds (Vult) and 33-foot mean roof height.
B. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1" from the edge of the panel.
C. Anchors shall penetrate through the exterior wall covering with an embedment length 2" minimum into the building frame. Fasteners shall be located not less than 2 1/2" from the edge of concrete block or concrete.
D. Panels attached to masonry or masonry / stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

SINGLE STORY OR SECOND FLOOR

Table with 4 columns: SPAN, SIZE / DEPTH, JACK STUDS, KING STUDS. Rows for spans from 0' TO 3'-2" to 10'-1" AND UP.

FIRST STORY W/ FLOOR ABOVE

Table with 4 columns: SPAN, SIZE / DEPTH, JACK STUDS, KING STUDS. Rows for spans from 0' TO 3'-2" to 10'-1" AND UP.

All lintels shall bear on not less than double cut jack studs. Jack studs shall be nailed to supporting double king studs with 2 rows of 16d nails at 12 O.C. staggered.

For 2x6 walls, add an additional ply of lintel material.

See strapping detail for uplift connections around windows and doors.

The above lintels/headers are intended for openings supporting one floor and roof loads only. Consult with the engineer for openings that support two floors and/or roof loads and for those that are supporting a point or beam loading.

The header sizes above do not allow for point loads or if a beam or other heavily loaded element falls over header shown.

Multi-ply headers are sized with the anticipation of plywood or OSB material installed in between each ply. For header widths less than the thickness of the wall framing shift header to outside face of the wall.

MULTIPLE LVL ATTACHMENT SCHEDULE

Table with 4 columns: FASTENER, (2) PLY LVL, (3) PLY LVL, (4) PLY LVL. Rows for 16d Nails and 1/4" X 3.5" Screws.

- 1. FASTENER ROWS ARE TO BE STAGGERED
2. FOR LVL BEAMS 17" OR MORE IN DEPTH, INSTALL AN ADDITIONAL ROW OF THE FASTENER SHOWN ABOVE, I.E. 3 ROWS BECOME 4 ROWS
3. WHERE THE MULTIPLE LVL SUPPORTS A PERPENDICULAR BEAM, INSTALL 2 1/2" DIA THROUGH BOLTS WITHIN 8" EACH SIDE OF PERPENDICULAR BEAM.

Codes and Standards

- 1. "Minimum Design Loads For Buildings And Other Structures" American Society Of Civil Engineers, Asce 7-10 Was Utilized For The Design Of This Structure In Accordance With The International Residential Code 2021 - Part 1x Reference Standards (Page 784).
2. "Specifications For Structural Steel Buildings," Allowable Strength Design (13th Edition - Asd), March 9, 2005 - American Institute Of Steel Construction
3. "Seismic Provisions For Structural Steel Buildings", May 21, 2005, American Institute Of Steel Construction
4. "Structural Welding Code- Steel (Aws D1.1)" And "Structural Welding Code Reinforcing Steel (Aws D1.4)," American Welding Society.
5. "Building Code Requirements For Reinforced Concrete (Aci 318-05), American Concrete Institute 2005
6. "Building Code Requirements For Masonry Structures" (Aci 530-05) And
7. "Specifications For Masonry Structures" (Aci 530.1-11), American Concrete Institute 2005.
8. "Manual Of Standard Practice", Concrete Reinforcing Steel Institute, Latest Edition.

Gravity Load Design Criteria

Table with 2 columns: Criteria, Value. Rows include Dead Load Criteria (15 TOTAL PSF), Live Load Criteria (I) HABITABLE ATTICS & SLEEPING AREAS (30 PSF), etc.

Lateral Loads Design Criteria

Table with 2 columns: Criteria, Value. Rows include Wind Criteria (140 MPH), Wind Load Used (Impact Resistant Window Coverings to be provided by Contractor), etc.

2. WALL WIND LOADS

Table with 2 columns: Criteria, Value. Rows include MWFRS (31 PSF), East Face (29 PSF), etc.

3. ROOF WIND LOADS

Table with 2 columns: Criteria, Value. Rows include MWFRS (-43.69 PSF), Components & Cladding (End Zone), etc.

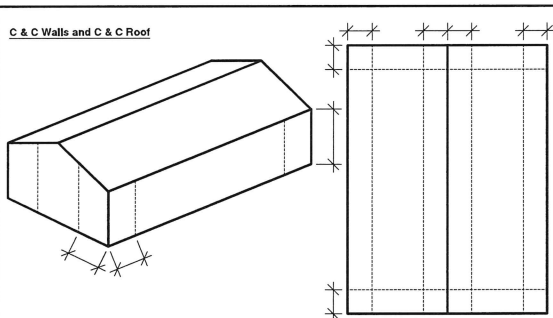
Seismic Criteria

Table with 2 columns: Criteria, Value. Rows include Hazard Exposure Group (I), Design Category (C), Importance Factor (1.0), etc.

Other Design Criteria

SOIL BEARING PRESSURE: 2000 PSF (ASSUMED);

This project was designed in the absence of a soils report. Load bearing values for soil capacity have been assumed utilizing IRC 2021, table R401.4.1 based on the following classifications (SW, SP, SM, SC, GM and GC) = 2000 psf. The reasonableness of this assumption should be verified prior to commencing any foundation work.



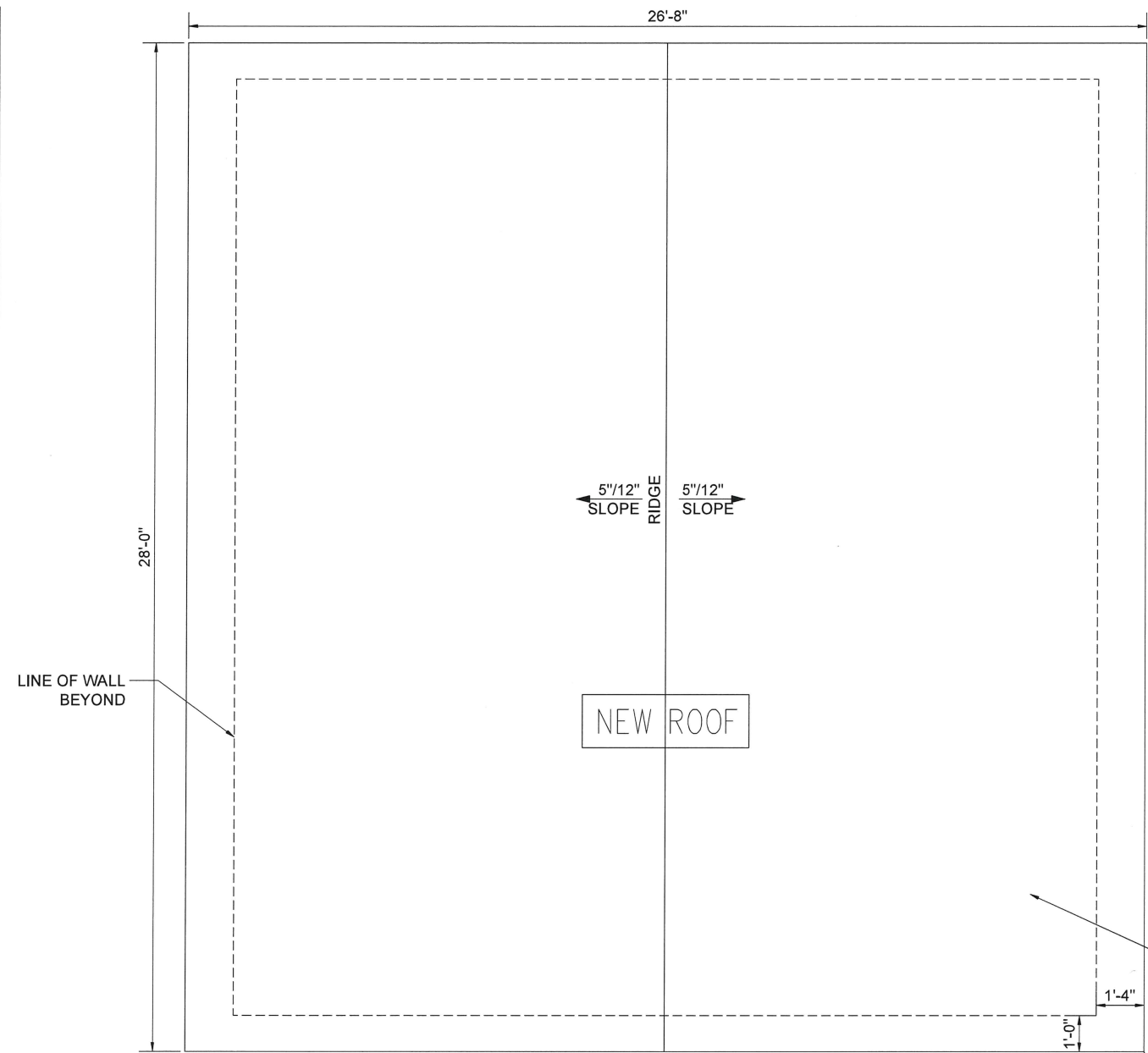
Walls

Table with 4 columns: Walls, Positive (+), Negative, Zone 1, Zone 2. Rows for (EXPOSURE B) COMPONENTS AND CLADDING and (EXPOSURE D) COMPONENTS AND CLADDING.

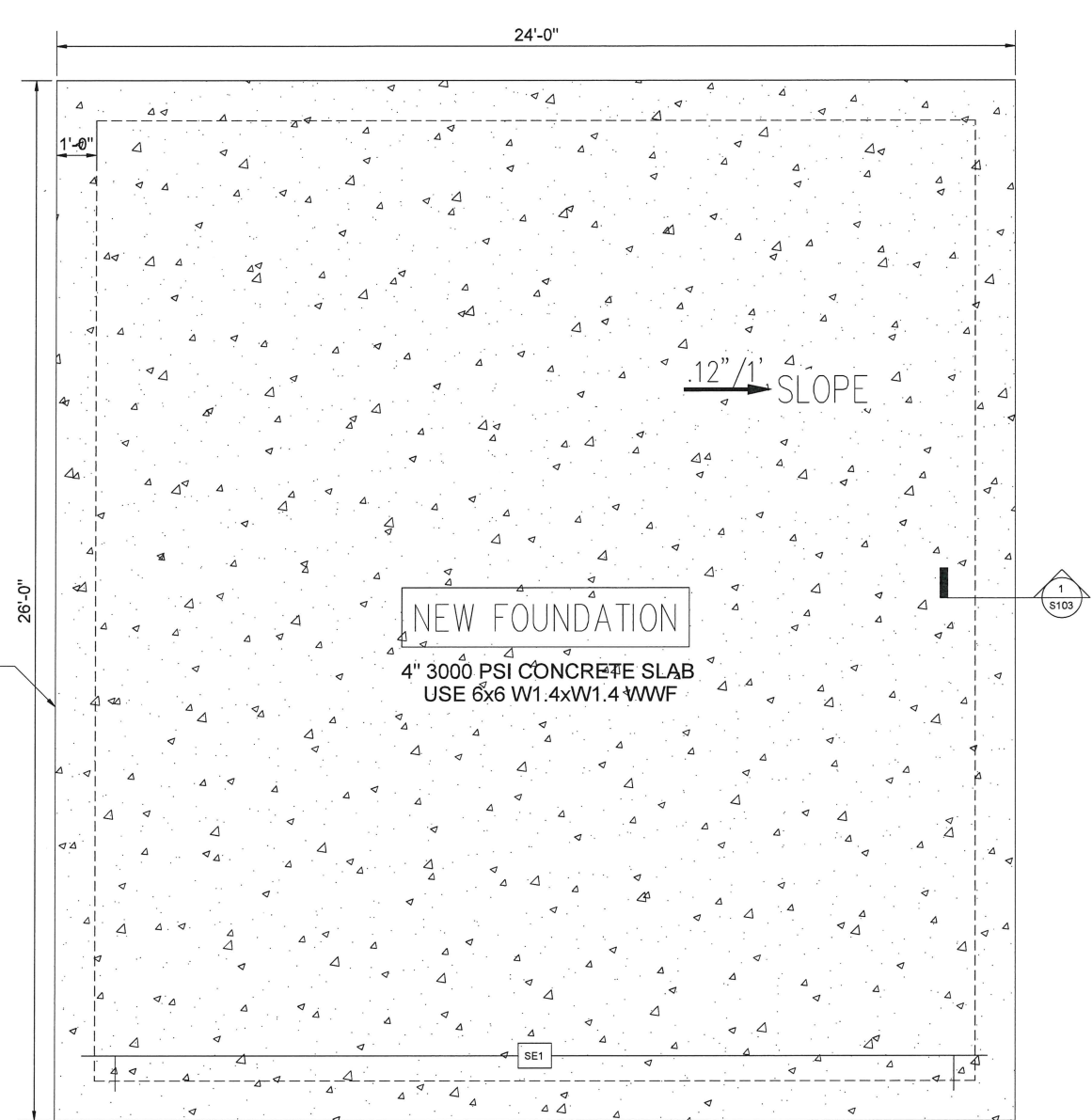
Roofs

Table with 4 columns: Roofs, Positive (+), Negative, Zone 1, Zone 2. Rows for (EXPOSURE B) and (EXPOSURE D).

Professional seal and registration information for InCircle Architecture and Christopher Epps, Bluffton, SC. Includes project number 2025.0038, date 09.11.2025, and scale VARIOUS.



② Roof Plan
1/2" = 1'-0"



① New Foundation
1/2" = 1'-0"

ROOF OVERHANG
MATCH W/ EXISTING HOUSE

NAIL COLLAR & STRONGBACK TO ROOF RAFTER W/ (6) 10d COMMON NAILS

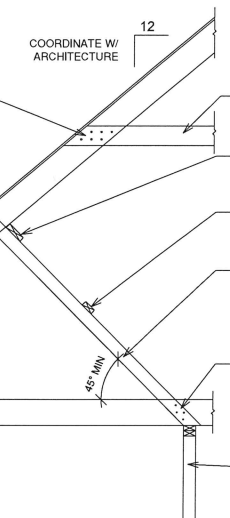
CONTINUOUS SHEATHING OVER 2X RAFTERS @ 16" O.C. OR SIZED IN ACCORDANCE W/ IBC TABLES R802.4 (SEE NAILING PATTERN)

(2) SIMPSON #H2.5A HURRICANE CLIP INSTALLED @ EACH RAFTER (INSIDE & OUT) OR (1) H10A HURRICANE CLIP @ EACH RAFTER

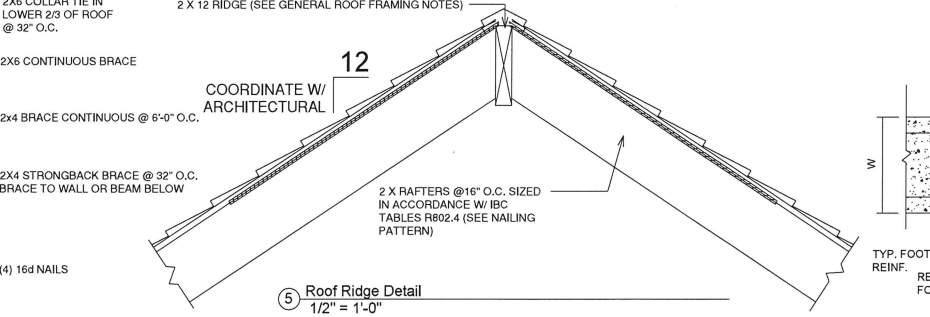
CEILING JOIST @ 16" O.C. SIZED IN ACCORDANCE W/ IRC TABLES R802.4

REFER TO PLAN / TYPICAL WALL SECTION FOR STUD SIZE

⑥ Typical Roof Bracing
1/2" = 1'-0"



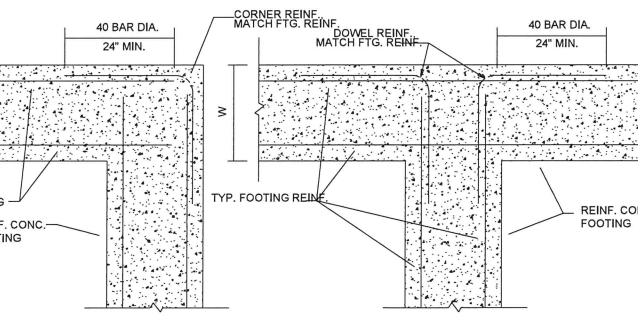
Footer Schedule							
Label	Width	Depth	Length	Bottom Transverse	Bottom Longitudinal	Top Transverse	Top Longitudinal
SE1	1'-8"	1'-0"	Continuous	#5 Bars @ 14" O.C.	(3) #5 Cont. Spaced EQ	N/A	N/A



⑤ Roof Ridge Detail
1/2" = 1'-0"

ROOFING NOTES:
ALL NEW ROOFING IS TO MATCH EXISTING IN CONSTRUCTION AND FINISH PATCH AND REPAIR CUTS AS NEEDED FOR A CLEAN MATCH

HOLD DOWN LEGEND			
SYMBOL	STL. DESIGNATION	TYPE	SPACING
○	A	5/8" x 10" THREADED ROD EMBED INTO FOUNDATION 8" SET W/ HELIX HIT RE 500.	32" O.C.
■	B	5/8" x (MIN) THREADED ROD	54" O.C. CORNERS & OPENINGS x 6-0"
⊗	C	COLUMN HOLD DOWN	@ COLUMNS
□	D	HEXHEADS&NUTS	@ END OF EACH SHEAR WALL
▬	E	HEXHEADS&NUTS	@ END OF EACH SHEAR WALL



④ Reinforcement @ Continuous Footing Intersections
3/4" = 1'-0"

NOTE:
1. Dimensions are to face of turn down slab, core centerline of walls or otherwise noted.
2. Only new construction is shown. Existing house is hidden for clarity.

Foundation Notes
1. Dimensions are to face of the slab and core centerline of walls or otherwise noted, see structural for all stair column footings dimensions.
2. Structural plans have been produced over the architectural drawings. The architect should be consulted for coordination regarding background information. The background information for architectural items is for reference only.
3. Concrete slab is 0'-4" thick slab reinforced w/ 6x6-w1.4xw1.4 WWF on 6 mil poly on 95% compacted fill. Provide concrete control joints @ 12'-0" (min.) O.C., or otherwise noted.
4. See "General notes" for typical details. The notes are generally not cut on plans but rather are intended to define typical construction conditions. Where typical details are cut on the plan, the intent is to illustrate the type of condition at which that detail is intended to apply rather than every occurrence of that detail.

ROOF RAFTER	
2 X 8'S O.C. UP TO 12'-0" (UNSHORED) SPAN	
2 X 10'S O.C. UP TO 15'-0" (UNSHORED) SPAN	
2 X 12'S O.C. UP TO 18'-0" (UNSHORED) SPAN	

GENERAL ROOF FRAMING NOTES
1. ALL RIDGE, HIP & VALLEY MEMBERS SHALL BE A 2X12 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
2. WEB PERMANENT DIAGONAL BRACING, 2X4 SYP STUD GRADE OR BETTER. SEE S2.0
3. DOUBLE ROOF RAFTERS @ ALL SIDEWALLS OF DORMERS.
4. DOUBLE ROOF RAFTERS & HEADER FRAMING @ CHIMNEY WELL W/ MIN 2" CLEARANCE
5. GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. & 48" IN FROM GABLE END WALL (REF. S.B.B.C.I. ACC 600)
6. ALL TRUSSES, UNLESS OTHERWISE NOTED, SHALL BE 2X4 @ 16" O.C.

③ Roof General Notes
1/2" = 1'-0"

In

STATE OF SOUTH CAROLINA
InCircle
Architecture
Bluffton, SC
101265
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
Christopher
Epps
Bluffton, SC
9505
REGISTERED ARCHITECT

Date: _____

Description: _____

No.: _____

GARAGE ADDITION
Holle Residence
10 Battery Point Lane, Beaufort, SC 29902

Architect: InCircle Architecture
Phone: 843.593.3506
Email: CRE@incirclearchitecture.com
Web: incirclearchitecture.com

Project number: 2025.0038
Designed By: MSH
Drawn By: HHM
Checked By: CRE

S101

Foundation & Roof Plan

Issue Date: 09.11.2025
Print Date: 11/16/2025 9:22:03 AM
Scale: VARIOUS



BARTLETT TREE EXPERTS

109 INDUSTRIAL VILLAGE ROAD, BEAUFORT SC 29901 (843) 986-0233 FAX (843) 524-1079

February 11, 2026

Michael Holle
10 Battery Point Lane
Beaufort, 29902

Subject: Assessment of 45" Live Oak and Construction Recommendations

At the property owner's request, I evaluated the 45-inch DBH Live Oak (*Quercus virginiana*) located at the rear left side of the residence. The tree is in good health at the time of inspection. The homeowner plans to install a concrete pad and garage structure approximately six (6) feet from the Live Oak. Based on the proposed construction footprint, some disturbance to the tree's root system is expected. In my professional opinion, the project will not endanger the life of the tree, provided appropriate care measures are followed.

Anticipated Impact:

Construction activity and excavation near the root zone will affect a portion of the tree's structural and feeder roots, potentially causing temporary stress or reduced vigor.

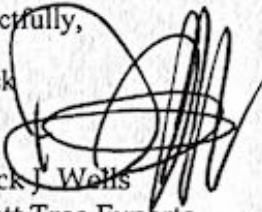
Recommendations:

1. **Root Pruning:**
Any roots encountered during excavation should be cleanly cut using proper arboricultural tools before construction begins. Clean cuts reduce stress and support healthy regeneration.
2. **Nutrient Program:**
Apply prescribed supplemental nutrients quarterly for a minimum of two (2) years following construction to support recovery of the root system and overall tree health.
3. **General Protection:**
Avoid material storage, vehicle traffic, or soil compaction within the critical root zone whenever possible.

With these measures in place, the Live Oak is expected to remain healthy and structurally stable. Please contact me with any questions or if further documentation is needed.

Respectfully,

Derrick


Derrick J. Wells
Bartlett Tree Experts
ISA Certified Arborist SO 1387A
CTSP, TRAQ-Qualified

Bartlett Tree Experts, Beaufort Office
109 Industrial Village Way, P.O. Box 457, Beaufort, SC 29901
843-986-0233 O | 843-524-1079 F | www.bartlett.com

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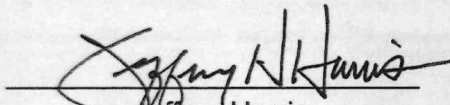
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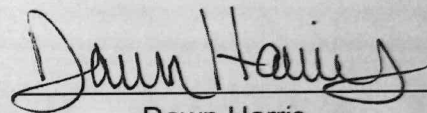
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13 March 2026

City of Beaufort, SC,

We live at 89 Bostic Cir., Beaufort, SC. Our property abuts the Holle's property at 10 Battery Point Ln., Beaufort, SC. We understand that the Holle's are planning to build a garage located in their backyard, which will be positioned along the property line between us. We also understand that they are requesting a variance to encroach 3' into the 5' setback from the property line, which would position the wall of the proposed garage 2' from the property line. We have discussed this with the Holle's and them placing their garage 2' from the property line between us is acceptable to us.


Jeffrey Harris


Dawn Harris



Architectural Review Committee

BPARC AGENDA and MEETING MINUTES
Feb 24th, 2026 @ 6pm
Battery Point Clubhouse

Recent Closed Project Deposits Refunded:

- 136 Prescott - Tree Removal - Owner Did not Respond to confirmation of Completion
- 80 Petigru - Refundable Deposit put towards next modification project
 - Accounting to review per Homeowner request
- 29 Bostick - Painting (Awaiting Homeowner to Confirm where to resend)
- 43 Petigru - In Progress Review Fence to be Returned
- 67 Bostick - Modifications to Porch - Completed and Returned (\$500)
- 113 Bryan - Damage Repair. - Owner Withdrawn and Refundable Returned
- 1 Holbrook Drive - Tree Removal completed with stump grinding. \$200 refundable returned.
- 29 Brisbane - Room Addition and Tree removal completed - Refundable \$500 returned.
- 21 Bostick Circle - Painting (Front Door and Shutters- Project withdrawn and \$500 refundable returned.

1-3. OPEN ITEMS BELOW THIS LINE

Start Time: Call to Order by Ben Reeves at 6pm

Attendance:

- Ben Reeves, Chairman of the BPARC (Via Zoom)
- John Teter, BPARC
- Jim Peters, BPARC
- Courtney Kimmell, BPARC
- Patsy McNeil, BPARC
- Abby Thurber, CRA Management BPHOA Community Manager

Owner / Builder has been in contact with BEN of the BPARC. However, specifics and measurements and updates as requested are not in compliance with current BPARC Guidelines.

Courtney Motioned to REJECT proposal for Final Application Due To Improper Material and Non-Conformity with current Guidelines and nature of the BPHOA Neighborhood. Seconded by John. Approved without exception.

BPARC to provide Communication to BEN as main Point of Contact for acceptable changes and follow up for March 2026 Meeting.

2 Brisbane Drive - Painting, Removal of Trees. And Planting Trees:
Application and Deposits received 1.10.26 Final Approval granted in Jan 2026.

BEN to follow up for March 2026 Meeting.

39 Holbrook Drive - Window Replacement and Painting: Application received 1.10.26 - and Deposits received 1.16.26.

Final Approval granted in Jan 2026 and communicated to Owner from Management via email.

83 Bostick - Exterior Painting. Deposits and Application received 2.11.26

BEN to review Colors one more time before providing Final Approval.

Owners Questions: 10 Battery Point Lane - Garage (Conceptual - Variance)

Owner met with BPARC to discuss Conceptual Approval for SETBACK Variance of future Garage build.

Variance request is to decrease setback to 2 feet.

Owner confirmed that they have spoken with the neighbors and no issues.

BPARC requested that Neighbor side of Conceptual Plans be updated with 2 Twin Windows.

Motion to Approve Setback Variance made by Ben. Approved by John. All in Favor with no exceptions. BEN or PATSY to stay updated with Owner.