APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MCCLELLANVILLE, S. C. DESIGN REVIEW BOARD

Date 5-18-26

1. Applicant's Name J. Adam Freeze on Behalf of Cape Romain Enterprises, LLC
   Mailing Address PO Box 68
   Telephone: Home (843) 887-3800 Business (843) 887-3800
   Partner(s) Name(s) (if any) L. Palmer McClellan, III
   Mailing Address PO Box 68

2. Site Address 1043 Leland Creek Road
   Tax Map Number 764 00 00 530

3. Application for: New Development ☐ Alteration ☐
   Sign ☐ Facility ☑
   (Fence, Accessory, Buildings, etc.)

4. Detailed Proposal (include all applicable information as required by §5.4.14 of the McClellanville Zoning and Land Development Ordinance.

Construction of 3 new boat storage buildings at the existing Village Storage site. Construction will also include expansion of the gravel area, installation of new fencing, and some tree clearing and landscaping. See building specifications in attached site drawing.

private or public utility easements or public drainage easements for buffer areas and screening elements will require written authorization of the easement holder, with copies thereof being submitted to the Zoning Administrator prior to review of any screening plan.

5-1-26

Date

Signature of Applicant

Section 12.6 and 6.9 McClellanville Zoning and Land Dev. Ordinance Town Code 2.604- authorizes any Officer or Town employee to enter any premises to carry out Town duties.

Zoning Permit Application

Section 10.5.2 McClellanville Zoning and Land Dev. Ordinance
405 Pinckney Street
McClellanville, SC 29458
(843) 887-3712

Date Filed 5/29/26
Fee Paid ✓ CC

PROPERTY ADDRESS: 1043 Leland Creek Rd

TMS# 764 - 00 - 00 530

Applicant is: Owner(s) ☒ OR (Owner is not applicant) Designation of Agent ☒

Applicant name(s) (Print): J. Adam Freeze for Cape Romain Enterprises, LLC

Contractor(s) name and _____ McClellanville Business License # _____

Name/Address of Owner(s)(PRINT)
Cape Romain Enterprises, LLC
PO Box 68
McClellanville, SC 29458

palmer_mcclellan@athenatechnologies.com
Email _____ Phone # 843-670-6246

Name/Address of Designation of Agent/Contractor:
Shed Construction:
JR's Enterprises of SC LLC
5075 Highway 17
Murrells Inlet, SC 29576

Concrete Slabs:
Carolina Custom Contractors, LLC
194 Baruch Lane
Pawleys Island, SC 29585

adam_freeze@athenatechnologies.com
Email _____ Phone# 904-252-6119

Designation of Agent:(complete only if owner is not applicant): I (we) hereby appoint the person named as Applicant to represent my(our) interest in this request for a zoning permit.

Date: 5/28/2026 Owner _____ Owner _____

Owner (print) Palmer McClellan Owner(print) J. Adam Freeze

Certification of Covenants/Restrictions: I (we) hereby certify that to my (our) knowledge, the tract or parcel of land subject to this application ☐ IS OR ☒ IS NOT restricted by any recorded covenant that is contrary to , conflicts with, or prohibits the activity for which this permit is sought.

I (we) certify that the information in this request is correct.

Date:

5/28/2026 Owner _____ Owner _____

Owner (print) Palmer McClellan Owner(print) J. Adam Freeze

PROPERTY ADDRESS: 1043 Leland Creek Rd **TMS#** 764 -00 -00 -530

Applicant name(s) (Print): Cape Romain Enterprises, LLC

Describe scope of work proposed for property:

Construction of 3 new boat storage buildings at the existing Village Storage site. The work will include expanded gravel drives, extension of fencing around the site expansion area, and some brush clearing, tree removal and landscaping. The buildings will be constructed to meet Charleston County construction codes and will be installed on concrete footers. See additional information below.

- Building #4: 50' wide by 280' long, with twelve, 20-foot storage bays with roll down doors. **(Attachment A - Site Plan)**
- Building #5: 40' wide by 180' long, with twelve, 13-foot wide storage bays with roll down doors. **(Attachment A - Site Plan)**
- Building #6: 50' wide by 100' long, with five, 20-foot storage bays with roll down doors. **(Attachment A - Site Plan)**
- Photographs of the current site conditions and front elevation examples for the new buildings has been included in **Attachment B.**
- Engineered construction plans and details for buildings 5 & 6 have been included with this application. Constructions specifications for building 4 will be identical to the specifications for building 6. **(Attachment C)**
- Color scheme will be as follows: siding will be EVERGREEN, roof will be SANDSTONE, and doors will be WHITE. **(Attachment D)**
- LED lighting similar to exterior lighting at the existing shed will be installed on the new buildings at a ratio of 2 to 3 lights per building.

Proposed Lot Coverage: 38,440 sf **Proposed Use:** Boat/RV Storage

Set Backs (feet): Front 20 **Left** 20 **Right** 20 **Rear** 20

Residential Floor Area (sq feet heated) no new area **Porches/other (sq. feet unheated)** 26,200 sf storage

Building Height (feet above base flood elevation): proposed buildings outside of 100 yr flood

Zoning Administrator Review:

☐ Approved ☐ Approved with conditions ☐ Disapproved

Date: _____

_____

Zoning Administrator

REQUIREMENTS BY CATEGORY:

1. DEMOLITION
   1) Completed application form;
   2) Map (may be hand drawn) showing exact location on the property of the request;
   3) Photographs of all sides of the structure which will be demolished.

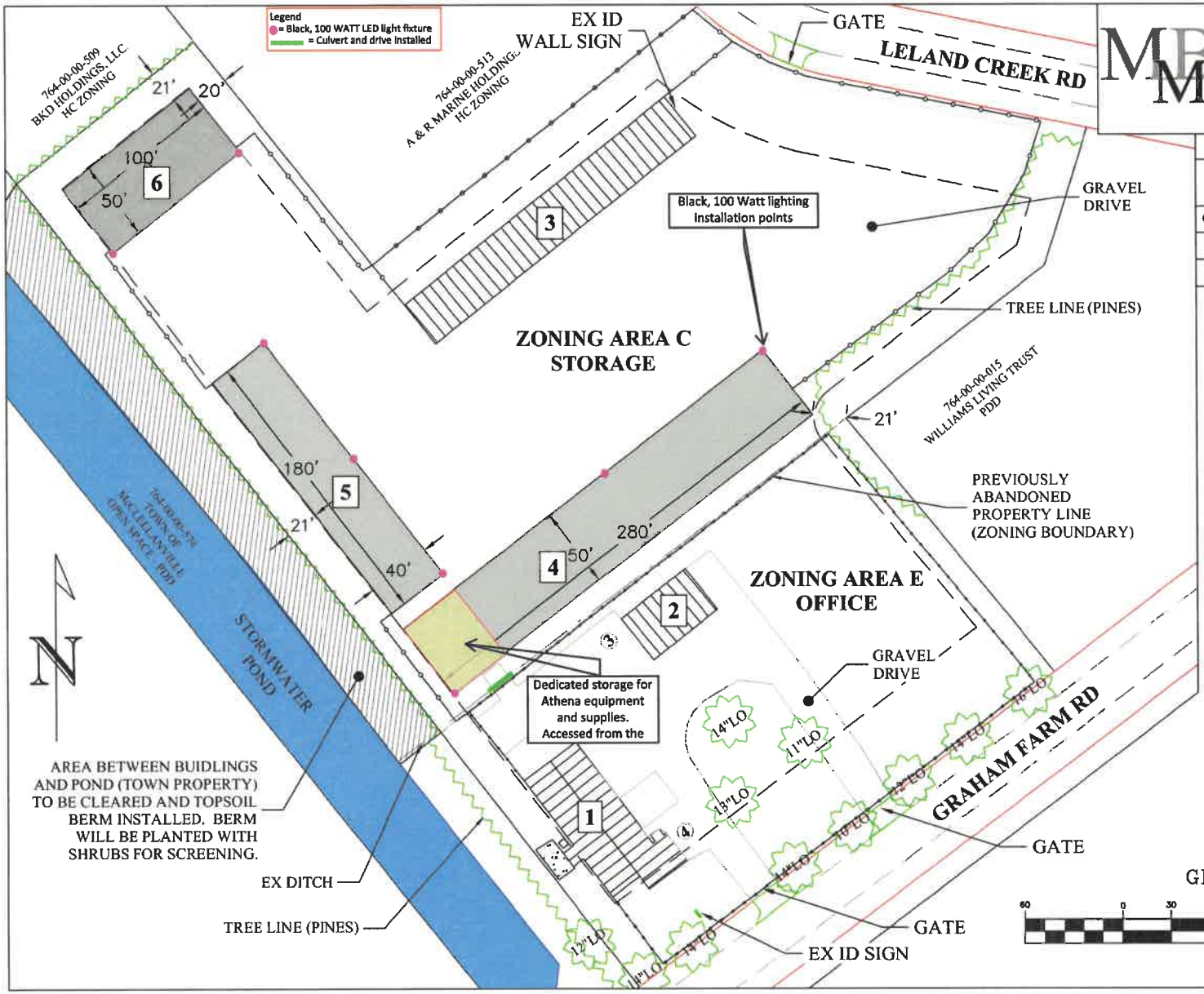
2. ALTERATIONS TO EXISTING STRUCTURES:
   1) Completed application form.
   2) Scaled drawings (plans), in duplicate, showing:
   3) the exact location on the property of the request.
      a. dimensions of the affected lot, in the form of a surveyor's plat or accurate drawing, to include placement of existing structures as well as all alterations, accurately located on the property.
      b. written description of proposed alterations to exterior appearance indicating proposed and existing materials and textures (include, when applicable, type of roofing, siding, windows and doors, and foundation material to be used).
      c. scaled plans and elevations of existing structures and proposed changes.
   4) Photographs of existing and adjoining structures and/or material samples and additional drawings may be required by the Board.

3. REQUIREMENTS FOR NEW CONSTRUCTION
   1) Completed application form:
      a. plat of property
   2) Scaled drawings, in duplicate, showing:
      a. the exact location of the request on the owner's property;
      b. the exact location of existing buildings and structures on the property, and
      c. proposed construction showing exterior appearance in plan and elevation and indicating proposed materials and textures (PLEASE SPECIFY: type of roofing material, siding, windows and doors, and foundation to be used).
   3) Photographs of adjacent structures or property and/or material samples and additional drawings when deemed necessary by the Board.
   4) DHEC well water submission.
   5) Site Plan
   6) Elevation certificate
   7) Permit to construct onsite wastewater system (DHEC)

4 REQUIREMENTS FOR ERECTION, ALTERATION, RECONSTRUCTION, OR DEMOLITION OF ANY SIGN:
   1) Completed application.
   2) Drawing of proposed sign, indicating dimensions and exact location on the property.
   3) Photograph of structures to which sign relates; and/or material samples and additional drawings may be required by the Board where needed.

5. REQUIREMENT FOR ERECTION, ALTERATION, RECONSTRUCTION, OR DEMOLITION OF ANY FENCE:
   1) Completed application;
   2) Scaled drawing of proposed fence elements and exact location on property, with written description including materials to be used;
   3) Photograph of structures to which fence relates; and/or material samples and additional drawings as may be required by the Board where needed.

Attachment A - Site Plan



PREPARED BY:
MALCOLM BALDWIN, PE, LLC
224 OAK STREET
McCLELLANVILLE, SC
(843) 697-4340
mbcuce@gmail.com

SITE PLAN
TRACTS E &C
CAROLINA SEAFOOD PDD
CAPE ROMAIN ENTERPRISES, LLC.
MCCLELLANVILLE, SC
DATE: 04/29/26
SCALE: 1"=60'

TMS: 764-00-00-530

SETBACKS:
50' FRONT; 20' REAR; 20' SIDE

FINAL BUILDING DESIGN AND SIGNAGE SUBJECT TO ARB DESIGN APPROVAL

AREA = 4.74 ACRES (206,406 SF)
MAX IMPERVIOUS (30%) = 61,922 SF
IMPERVIOUS EXISTING:
- **1-OFFICE BUILDING= 4114 SF**
- **2-SHED = 1,600 SF**
- **3-STORAGE = 6,232 SF**
- **WALKS/PADS = 294 SF**

IMPERVIOUS PROPOSED:
- **4-STORAGE = 14,000 SF**
- **5-STORAGE = 7,200 SF**
- **6-STOREAGE = 5,000 SF**

TOTAL = 38,440 SF

MAX LOT COVERAGE (25%): 51,602 SF
TOTAL BUILDING AREA= 38,440 SF

PROPOSED LAND USE:
OFFICE SPACE IN AREA E
BOAT/RV STORAGE IN AREA C

PARKING:
OFFICE: 1 SP/ 2 EMP + 1 SP/500 SF
STOREGE: NONE
TOTAL REQUIRED = 3+4= 7
TOTAL PROVIDED = 7

PROTECTED TREES ARE SHOWN, NO IMPACTS ARE PROPOSED.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Attachment B - Photographs

Image #1) Existing expanded gravel area along the western edge of the property (pond is past the pine trees to the left of the image).

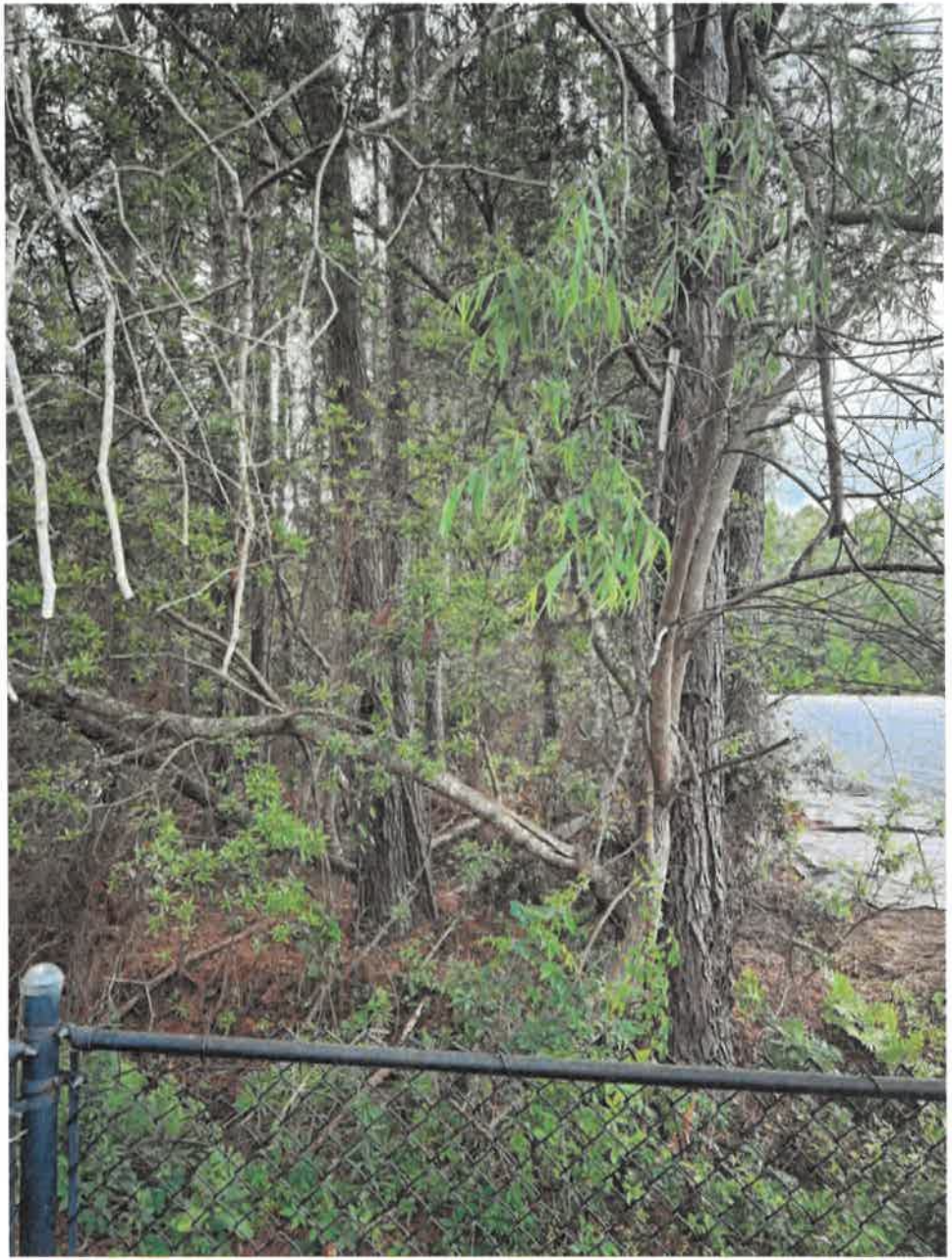


Image #2) We are requesting permission from the Town to remove the trees along the western side of the property (i.e., between the boat storage area and the pond).

Attachment B - Photographs

Image #3) Example front elevation of building #6 (50x100). Note: This is NOT the proposed color scheme. See proposed color scheme in Attachment D.

Image #3) Building #4 (50x280) will have the same front elevation as building # 6 (example above); however, the southwestern portion of this building (50x40) will be converted into storage for Athena equipment and will be accessed from the south. (See Site Map)

STANDARD BUILDING DETAILS
40 ft SPAN

LIGHT FRAME CONSTRUCTION

NOTE: THESE PLANS MAY BE USED FOR SPANS LESS THAN 40 FEET.

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

NOTE: USE ○ 2½" x 2½" 14 Ga.
◉ 2½" x 2½" 12 Ga.
STEEL TUBE FOR ALL FRAME AND BASE RAIL MEMBERS UNLESS OTHERWISE SHOWN.

METAL BUILDING INSTALLATION PLANS AND DETAILS

AND

FRAMING AND FASTENER SPECIFICATIONS

NOTE: THESE STANDARD DETAILS CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET OF PLANS WILL NEED TO BE PREPARED.

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE INCLUDING THE 2021 SOUTH CAROLINA BUILDING CODE.

TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

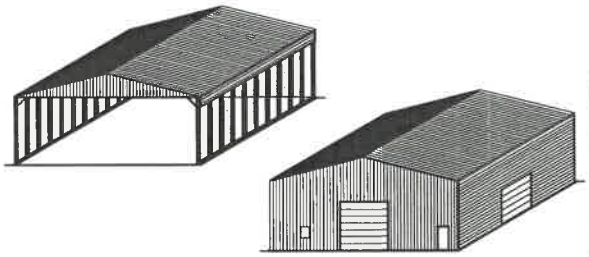
WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	105 TO 150	83 TO 118	35	4.0	29 gauge	8
			40	3.5		
			50	3.5 (12 Ga.)		

NOTES:
1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12–14 x ¾" self–drilling screws without control seal washer.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 1 (HIGH WIND REGION)
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	151 TO 170	119 TO 134	20	4.0	26 Gauge	6

NOTES:
1. Specifications applicable to 29 gauge and 26 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x ¾" self–drilling screws with control seal washer.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.



BUILDING CODE INFORMATION	
RISK CATEGORY	I | II
USE GROUP	U or S
CONSTRUCTION TYPE	IIB

IMPORTANCE FACTORS		
WIND Iw	1.0	
SNOW Is	0.8	1.0
EARTHQUAKE Ie	1.0	

DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	125 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	10 PSF
MAX. GROUND SNOW LOAD	SEE TABLE 1
MIN. ULTIMATE WIND SPEED	
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	
MAX. SEISMIC DESIGN CATEGORY	D2

Attachment C
(40' x 180' Construction Details)

GENERAL NOTES:

THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET–BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

THE SPACING INDICATED IN THE ABOVE TABLE IS THE MAXIMUM SPACING FOR THE MAIN WIND FORCE RESISTING SYSTEM. A CLOSER SPACING MAY BE NEEDED TO MEET LOCAL BUILDING CODE AND/OR SITE SPECIFIC REQUIREMENTS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12" x ¾" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12 x ¾" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

INSTALL CONCRETE ANCHORS WITHIN 6" OF EACH VERTICAL POST ALONG SIDE AND END BASE RAILS. USE ITW RAMSET/REDHEAD TRUBOLT OR SIMPSON STRONG–TIE STRONG BOLT–2 WEDGE ANCHORS, OR ITW REDHEAD TAPCON+ OR TITEN HD SCREW ANCHORS OR AN APPROVED EQUAL.

POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B–2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

THE CONRETE SLAB AND FOUNDATION ARE CONSTRUCTED BY OTHERS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE SLAB AND FOUNDATION FOR THE PROPOSED STRUCTURE. THE CONCRETE DETAILS SHOWN ON THESE PLANS MAY BE USED, HOWEVER, THE LOCAL BUILDING CODE OFFICIALS MAY HAVE MORE RESTRICTIVE REQUIREMENTS. THE OWNER IS RESPONSIBLE FOR COORDINATING THE CONCRETE SLAB AND FOUNDATION STRENGTH AND DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL:
MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH AND 1½" ELSEWHERE.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. THE USE OF FIBER REINFORCED CONCRETE (FRC) OR WELDED WIRE FABRIC (WWF) IS ACCEPTABLE.

SOIL BEARING PRESSURE:
THE ALLOWABLE SOIL BEARING PRESSURE IS BASED ON A PRESUMPTIVE ALLOWABLE BEARING PRESSURE OF 1,500 PSF IN ACCORDANCE WITH TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE.

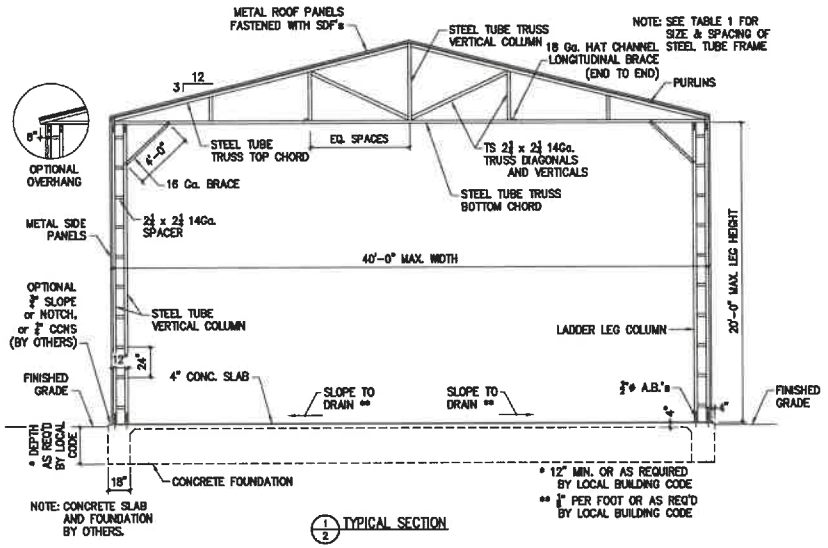
Project Location:

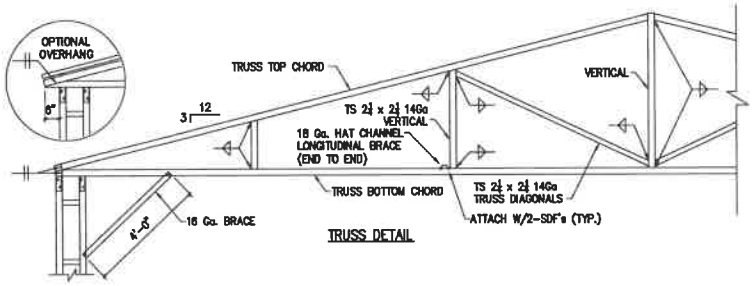
Name: Cape Romain Enterprises
Address: 1043 Leland Creek Rd.
City: McClellanville State: SC
Zip: 29458

Use of these plans by anyone else or for any other purpose is prohibited.

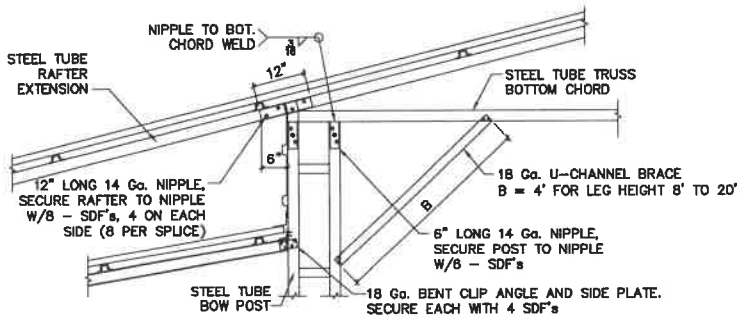
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 26149 ROBERT L. LUEBBERS

07/05/2025

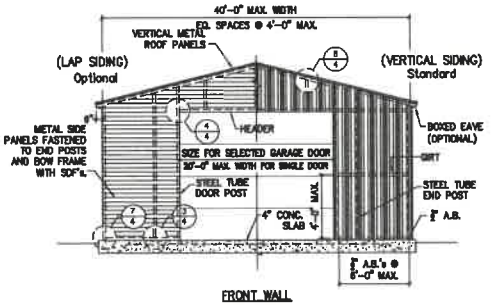




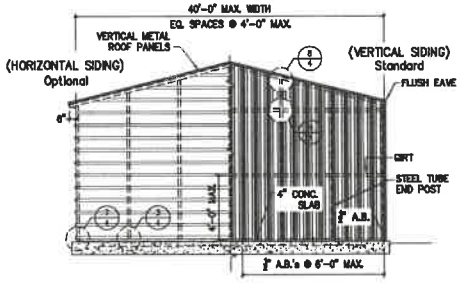
TRUSS DETAIL



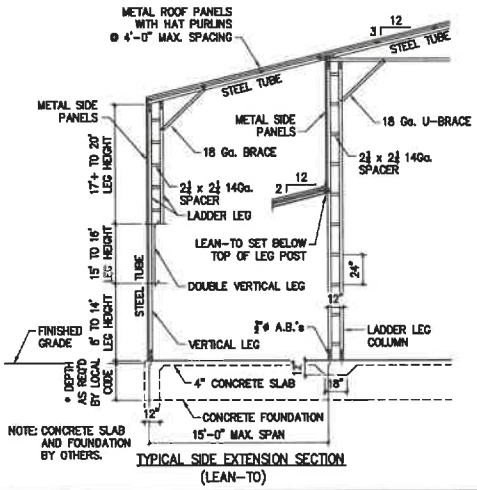
TRUSS CONNECTION DETAIL



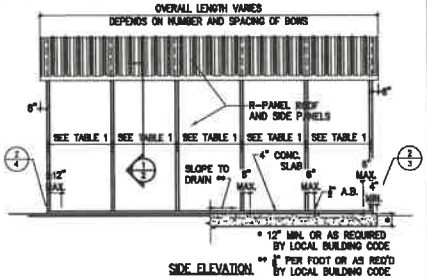
FRONT WALL



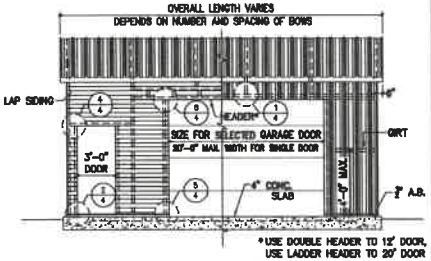
REAR WALL



TYPICAL SIDE EXTENSION SECTION (LEAN-TO)



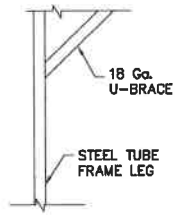
SIDE ELEVATION



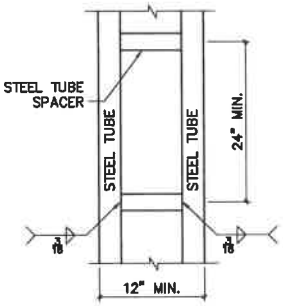
SIDE OPENING SEE TABLE 1 FOR SIZE AND SPACING OF STEEL TUBE FRAME.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 26349 ROBERT L. LUEBBERS

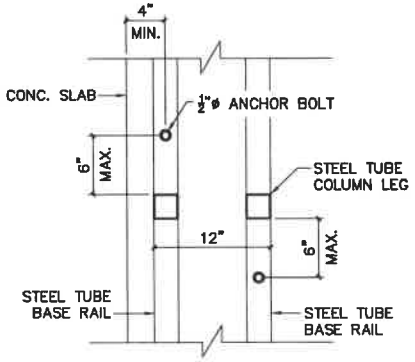
07/05/2025



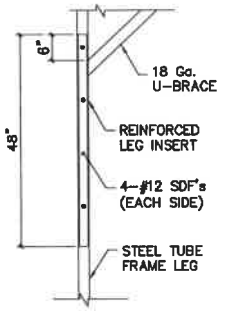
SINGLE LEG
(LEG HEIGHTS 8' to 12')
LEAN-TO ONLY



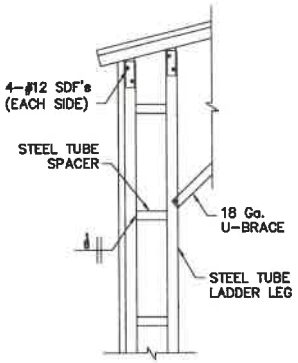
LADDER LEG COLUMN



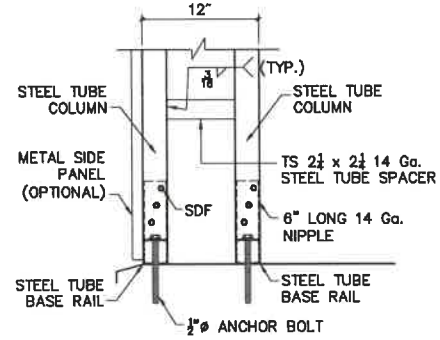
LADDER LEG – BASE RAIL CONNECTION



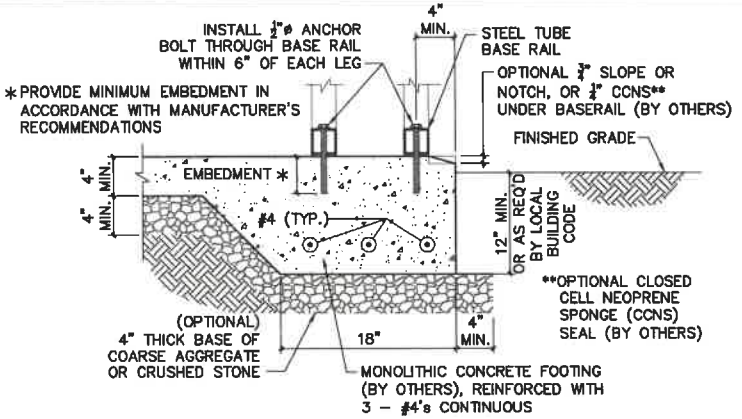
REINFORCED LEG INSERT
(LEG HEIGHTS 13' to 14')
LEAN-TO ONLY



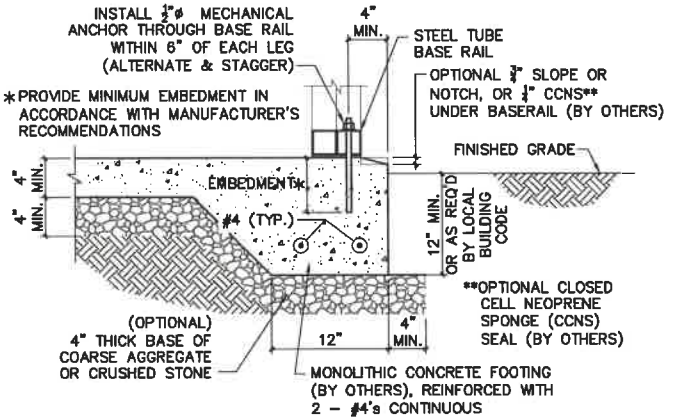
LADDER LEG
(LEG HEIGHTS 17' to 20')



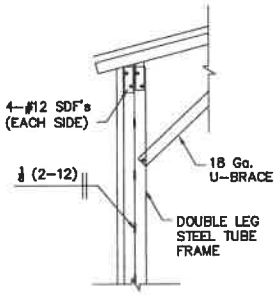
2A LADDER LEG/BASE RAIL CONNECTION



2 CONCRETE BASE RAIL ANCHORAGE
(LADDER LEG)



2B CONCRETE BASE RAIL ANCHORAGE
(SINGLE OR DOUBLE LEG)



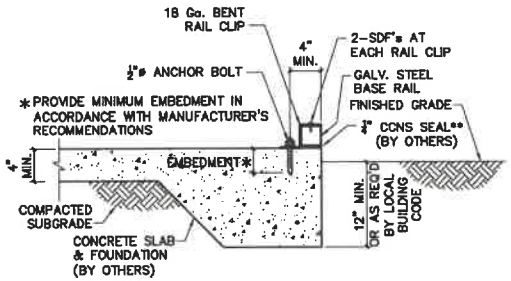
DOUBLE LEG
(LEG HEIGHTS 15' to 16')
LEAN-TO ONLY

BREAKAWAY

CRAWL SPACE DOOR SYSTEMS, INC.
5741 Bayside Road, #105
Virginia Beach, VA 23455
Engineered Flood Vent
Model CSBA816

OR Approved Equal

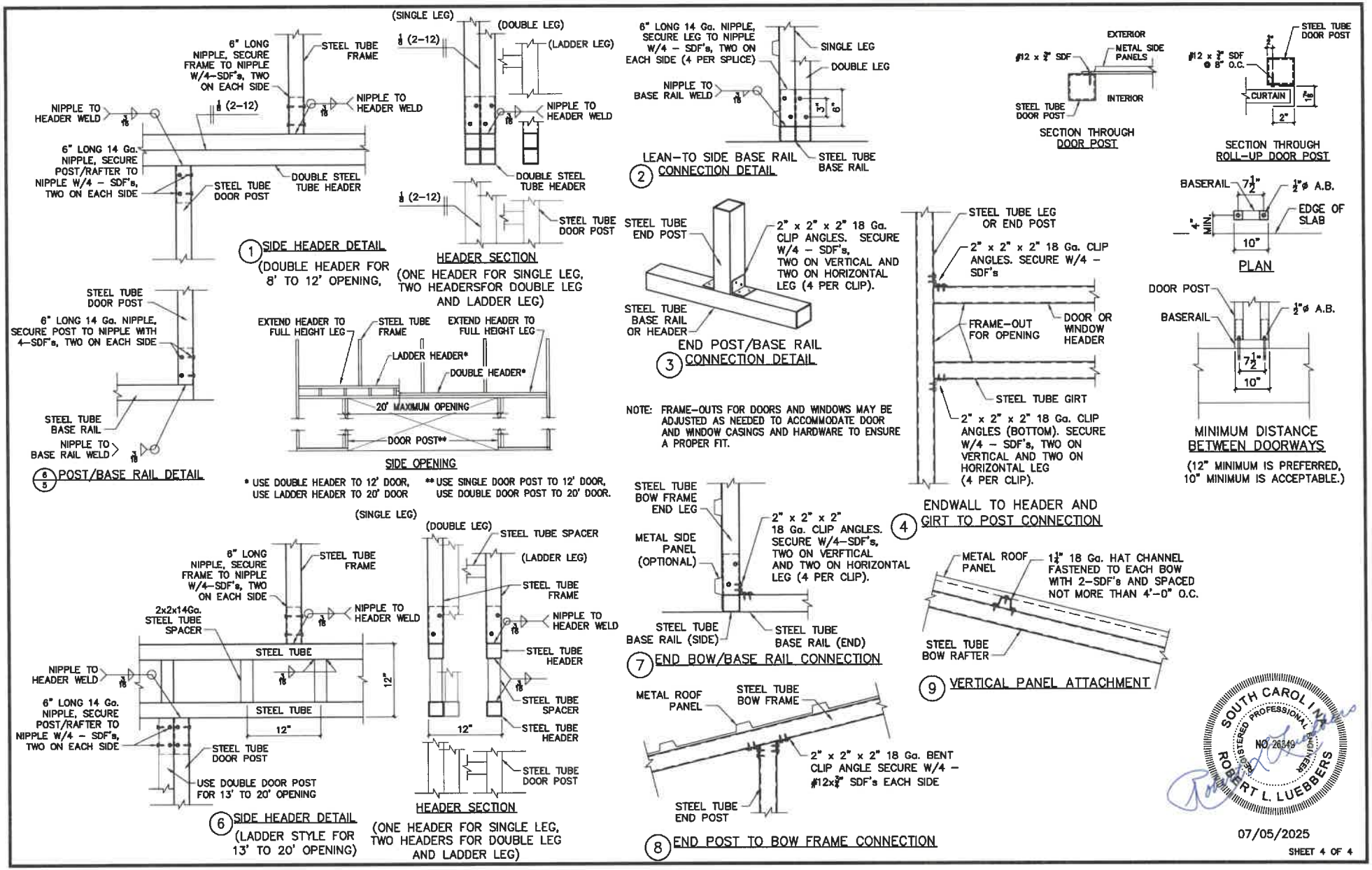
FLOOD VENTS



2C ALTERNATE BASE RAIL ANCHORAGE
LEAN-TO ONLY

SOUTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER
NO. 26149
ROBERT L. LUEBBERS

07/05/2025


6" LONG NIPPLE, SECURE FRAME TO NIPPLE W/4–SDF's, TWO ON EACH SIDE
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
NIPPLE TO HEADER WELD
6" LONG 14 Ga. NIPPLE, SECURE POST/RAFTER TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE
STEEL TUBE DOOR POST
DOUBLE STEEL TUBE HEADER
1 SIDE HEADER DETAIL
(DOUBLE HEADER FOR 8' TO 12' OPENING,
(SINGLE LEG)
(DOUBLE LEG)
(LADDER LEG)
NIPPLE TO HEADER WELD
DOUBLE STEEL TUBE HEADER
STEEL TUBE DOOR POST
HEADER SECTION
(ONE HEADER FOR SINGLE LEG, TWO HEADERSFOR DOUBLE LEG AND LADDER LEG)
6" LONG 14 Ga. NIPPLE, SECURE LEG TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE (4 PER SPLICE)
NIPPLE TO BASE RAIL WELD
SINGLE LEG
DOUBLE LEG
STEEL TUBE BASE RAIL
2 LEAN–TO SIDE BASE RAIL CONNECTION DETAIL
EXTERIOR
METAL SIDE PANELS
#12 x 3/4" SDF
INTERIOR
STEEL TUBE DOOR POST
SECTION THROUGH DOOR POST
STEEL TUBE DOOR POST
#12 x 3/4" SDF @ 8" O.C.
CURTAIN
2"
SECTION THROUGH ROLL–UP DOOR POST
STEEL TUBE DOOR POST
6" LONG 14 Ga. NIPPLE, SECURE POST TO NIPPLE WITH 4–SDF's, TWO ON EACH SIDE
STEEL TUBE BASE RAIL
NIPPLE TO BASE RAIL WELD
6/5 POST/BASE RAIL DETAIL
EXTEND HEADER TO FULL HEIGHT LEG
STEEL TUBE FRAME
EXTEND HEADER TO FULL HEIGHT LEG
LADDER HEADER*
DOUBLE HEADER*
20' MAXIMUM OPENING
DOOR POST**
SIDE OPENING
* USE DOUBLE HEADER TO 12' DOOR, USE LADDER HEADER TO 20' DOOR
** USE SINGLE DOOR POST TO 12' DOOR, USE DOUBLE DOOR POST TO 20' DOOR.
STEEL TUBE END POST
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4 – SDF's, TWO ON VERTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
STEEL TUBE BASE RAIL OR HEADER
3 END POST/BASE RAIL CONNECTION DETAIL
NOTE: FRAME–OUTS FOR DOORS AND WINDOWS MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE DOOR AND WINDOW CASINGS AND HARDWARE TO ENSURE A PROPER FIT.
STEEL TUBE LEG OR END POST
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4 – SDF's
FRAME–OUT FOR OPENING
DOOR OR WINDOW HEADER
STEEL TUBE GIRT
2" x 2" x 2" 18 Ga. CLIP ANGLES (BOTTOM). SECURE W/4 – SDF's, TWO ON VERTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
4 ENDWALL TO HEADER AND GIRT TO POST CONNECTION
BASERAIL
7 1/2"
1/2"ø A.B.
EDGE OF SLAB
4" MIN.
10"
PLAN
DOOR POST
BASERAIL
1/2"ø A.B.
7 1/2"
10"
MINIMUM DISTANCE BETWEEN DOORWAYS
(12" MINIMUM IS PREFERRED, 10" MINIMUM IS ACCEPTABLE.)
(SINGLE LEG)
6" LONG NIPPLE, SECURE FRAME TO NIPPLE W/4–SDF's, TWO ON EACH SIDE
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
2x2x14Ga. STEEL TUBE SPACER
STEEL TUBE
NIPPLE TO HEADER WELD
12"
6" LONG 14 Ga. NIPPLE, SECURE POST/RAFTER TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE
STEEL TUBE
12"
STEEL TUBE DOOR POST
USE DOUBLE DOOR POST FOR 13' TO 20' OPENING
6 SIDE HEADER DETAIL
(LADDER STYLE FOR 13' TO 20' OPENING)
(DOUBLE LEG)
STEEL TUBE SPACER
(LADDER LEG)
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
STEEL TUBE HEADER
STEEL TUBE SPACER
12"
STEEL TUBE HEADER
STEEL TUBE DOOR POST
HEADER SECTION
(ONE HEADER FOR SINGLE LEG, TWO HEADERS FOR DOUBLE LEG AND LADDER LEG)
STEEL TUBE BOW FRAME END LEG
METAL SIDE PANEL (OPTIONAL)
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4–SDF's, TWO ON VERFTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
STEEL TUBE BASE RAIL (SIDE)
STEEL TUBE BASE RAIL (END)
7 END BOW/BASE RAIL CONNECTION
METAL ROOF PANEL
1 1/4" 18 Ga. HAT CHANNEL FASTENED TO EACH BOW WITH 2–SDF's AND SPACED NOT MORE THAN 4'–0" O.C.
STEEL TUBE BOW RAFTER
9 VERTICAL PANEL ATTACHMENT
METAL ROOF PANEL
STEEL TUBE BOW FRAME
2" x 2" x 2" 18 Ga. BENT CLIP ANGLE SECURE W/4 – #12x3/4" SDF's EACH SIDE
STEEL TUBE END POST
8 END POST TO BOW FRAME CONNECTION
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO. 26349
ROBERT L. LUEBBERS
07/05/2025
SHEET 4 OF 4

STANDARD BUILDING DETAILS
50 ft SPAN

LIGHT FRAME CONSTRUCTION

NOTE: THESE PLANS MAY BE USED FOR SPANS LESS THAN 50 FEET.

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NC 27017
TOLL FREE 1-800-670-4262
LOCAL 336-367-6400
FAX 336-367-6410

NOTE: USE ○ 2½" x 2½" 14 Ga.
◉ 2½" x 2½" 12 Ga.
STEEL TUBE FOR ALL FRAME AND BASE RAIL MEMBERS UNLESS OTHERWISE SHOWN.

METAL BUILDING INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

NOTE: THESE STANDARD DETAILS CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET OF PLANS WILL NEED TO BE PREPARED.

THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE INCLUDING THE 2021 SOUTH CAROLINA BUILDING CODE.

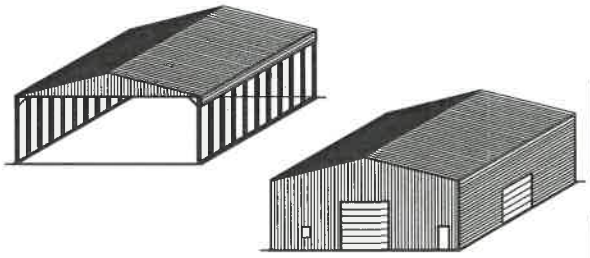


TABLE 1
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	105 TO 150	83 TO 118	35	4.0	29 gauge	8
			40	4.0		
			50	4.0 (12 Ga.)		

NOTES:
1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12–14 x ¾" self–drilling screws without control seal washer.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 1 (HIGH WIND REGION)
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B or C	151 TO 170	119 TO 134	20	4.0	26 Gauge	6

NOTES:
1. Specifications applicable to 29 gauge and 26 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
2. Fasteners consist of #12 x ¾" self–drilling screws with control seal washer.
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

BUILDING CODE INFORMATION	
RISK CATEGORY	I II
USE GROUP	U or S
CONSTRUCTION TYPE	IIB

IMPORTANCE FACTORS	
WIND Iw	1.0
SNOW Is	0.8 1.0
EARTHQUAKE Ie	1.0

DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	125 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	10 PSF
MAX. GROUND SNOW LOAD	SEE TABLE 1
MIN. ULTIMATE WIND SPEED	
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	
MAX. SEISMIC DESIGN CATEGORY	D2

Attachment C
(50' x 100' Construction Details)

GENERAL NOTES:

THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET–BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

THE SPACING INDICATED IN THE ABOVE TABLE IS THE MAXIMUM SPACING FOR THE MAIN WIND FORCE RESISTING SYSTEM. A CLOSER SPACING MAY BE NEEDED TO MEET LOCAL BUILDING CODE AND/OR SITE SPECIFIC REQUIREMENTS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12" x ¾" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12 x ¾" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

INSTALL CONCRETE ANCHORS WITHIN 6" OF EACH VERTICAL POST ALONG SIDE AND END BASE RAILS. USE ITW RAMSET/REDHEAD TRUBOLT OR SIMPSON STRONG–TIE STRONG BOLT–2 WEDGE ANCHORS, OR ITW REDHEAD TAPCON+ OR TITEN HD SCREW ANCHORS OR AN APPROVED EQUAL.

POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B–2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:

THE CONRETE SLAB AND FOUNDATION ARE CONSTRUCTED BY OTHERS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE SLAB AND FOUNDATION FOR THE PROPOSED STRUCTURE. THE CONCRETE DETAILS SHOWN ON THESE PLANS MAY BE USED, HOWEVER, THE LOCAL BUILDING CODE OFFICIALS MAY HAVE MORE RESTRICTIVE REQUIREMENTS. THE OWNER IS RESPONSIBLE FOR COORDINATING THE CONCRETE SLAB AND FOUNDATION STRENGTH AND DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL:
MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH AND 1½" ELSEWHERE.

REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. THE USE OF FIBER REINFORCED CONCRETE (FRC) OR WELDED WIRE FABRIC (WWF) IS ACCEPTABLE.

SOIL BEARING PRESSURE:
THE ALLOWABLE SOIL BEARING PRESSURE IS BASED ON A PRESUMPTIVE ALLOWABLE BEARING PRESSURE OF 1,500 PSF IN ACCORDANCE WITH TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE.

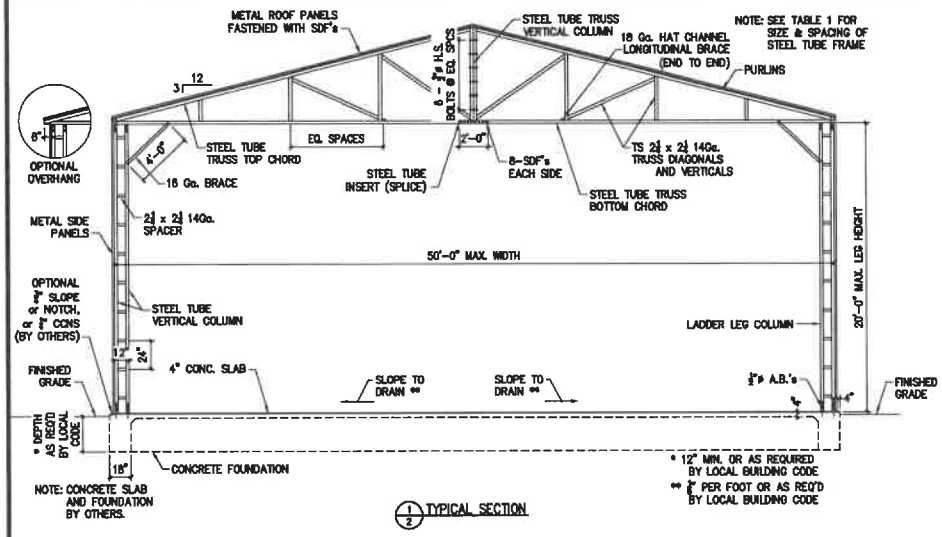
Project Location:

Name: Cape Romain Enterprises
Address: 1043 Leland Creek Rd.
City: McClellanville State: SC
Zip: 29458

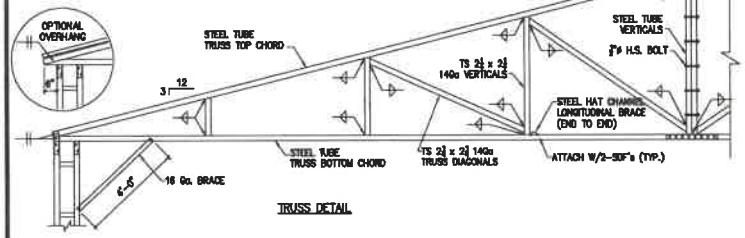
Use of these plans by anyone else or for any other purpose is prohibited.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 26349 ROBERT L. LUEBBERS

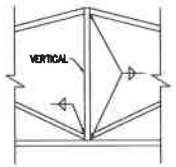
07/05/2025



1/2 TYPICAL SECTION

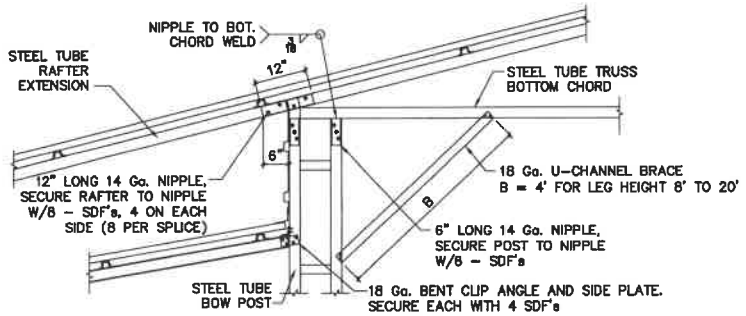


TRUSS DETAIL

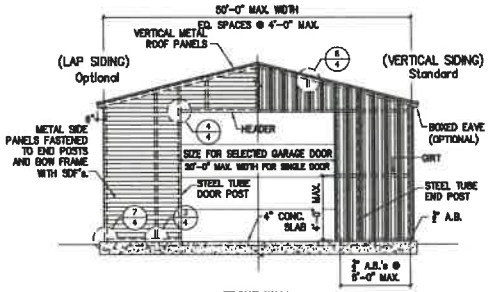


ALTERNATE TRUSS DETAIL

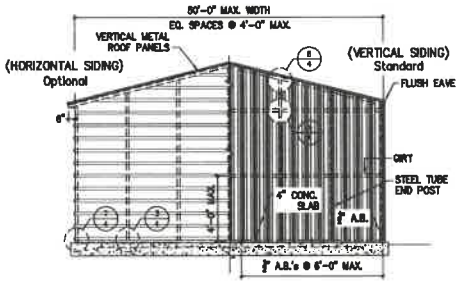
NOTE: IF THE TRUSS CAN BE TRANSPORTED AS A SINGLE PIECE THEN THE CENTER SPLICE MAY BE ELIMINATED, HOWEVER, THE LONGITUDINAL BRACES ARE STILL REQUIRED.



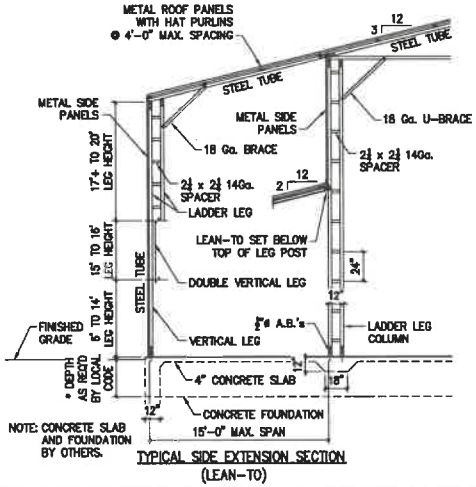
TRUSS CONNECTION DETAIL



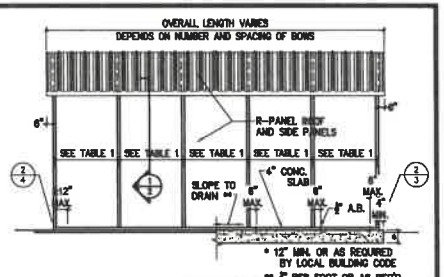
FRONT WALL



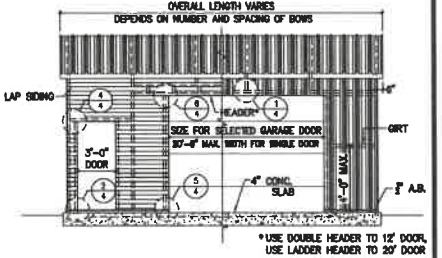
REAR WALL



TYPICAL SIDE EXTENSION SECTION (LEAN-TO)



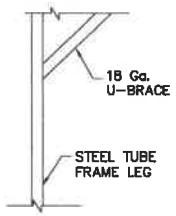
SIDE ELEVATION



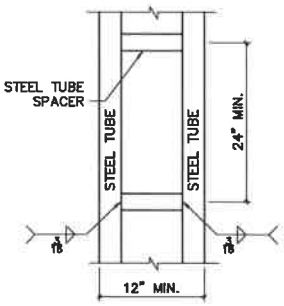
SIDE OPENING SEE TABLE 1 FOR SIZE AND SPACING OF STEEL TUBE FRAME.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 26349 ROBERT L. LUEBBERS

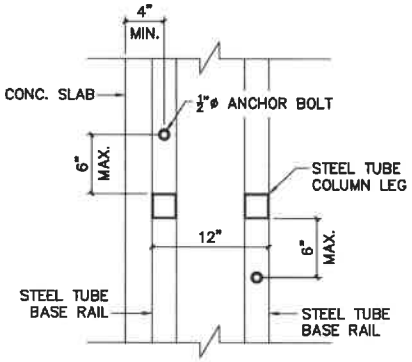
07/05/2025



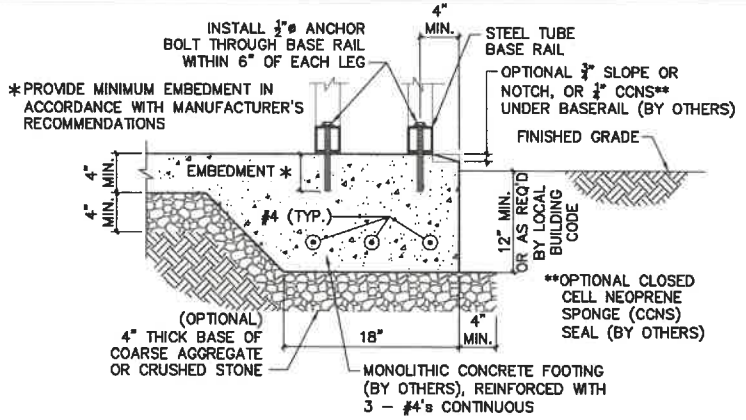
SINGLE LEG
(LEG HEIGHTS 8' to 12')
LEAN-TO ONLY



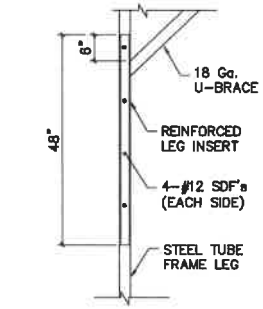
LADDER LEG COLUMN



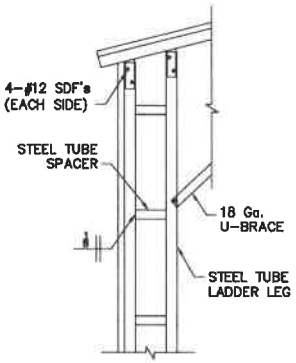
LADDER LEG – BASE RAIL CONNECTION



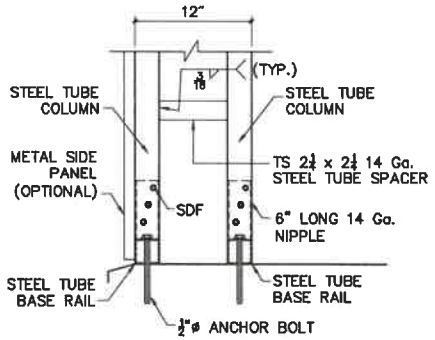
(2) CONCRETE BASE RAIL ANCHORAGE
(LADDER LEG)



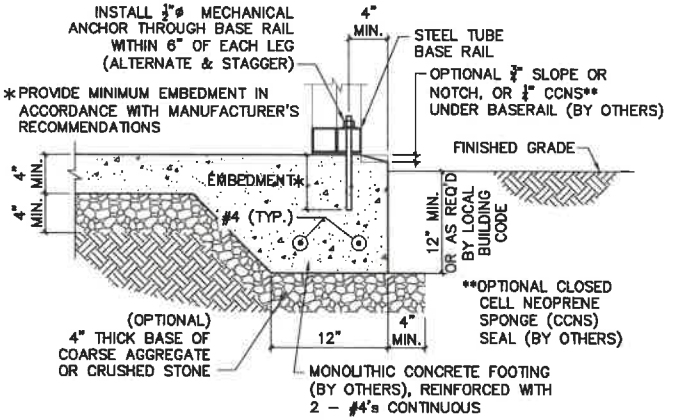
REINFORCED LEG INSERT
(LEG HEIGHTS 13' to 14')
LEAN-TO ONLY



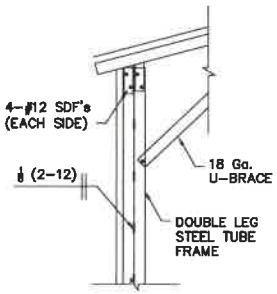
LADDER LEG
(LEG HEIGHTS 17' to 20')



(2A) LADDER LEG/BASE RAIL CONNECTION

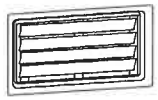


(2B) CONCRETE BASE RAIL ANCHORAGE
(SINGLE OR DOUBLE LEG)



DOUBLE LEG
(LEG HEIGHTS 15' to 16')
LEAN-TO ONLY

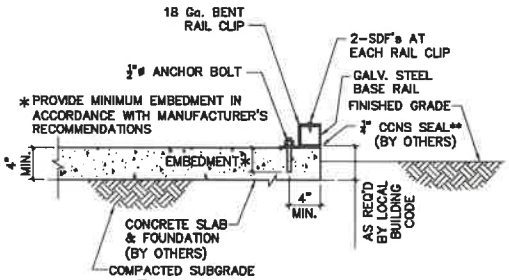
BREAKAWAY



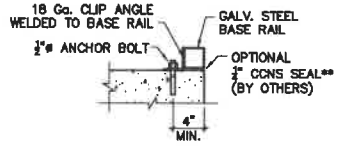
CRAWL SPACE DOOR SYSTEMS, INC.
5741 Bayside Road, #105
Virginia Beach, VA 23455
Engineered Flood Vent
Model CSBA816

OR Approved Equal

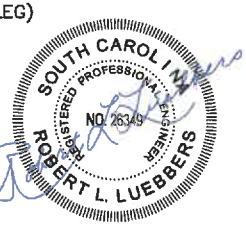
FLOOD VENTS



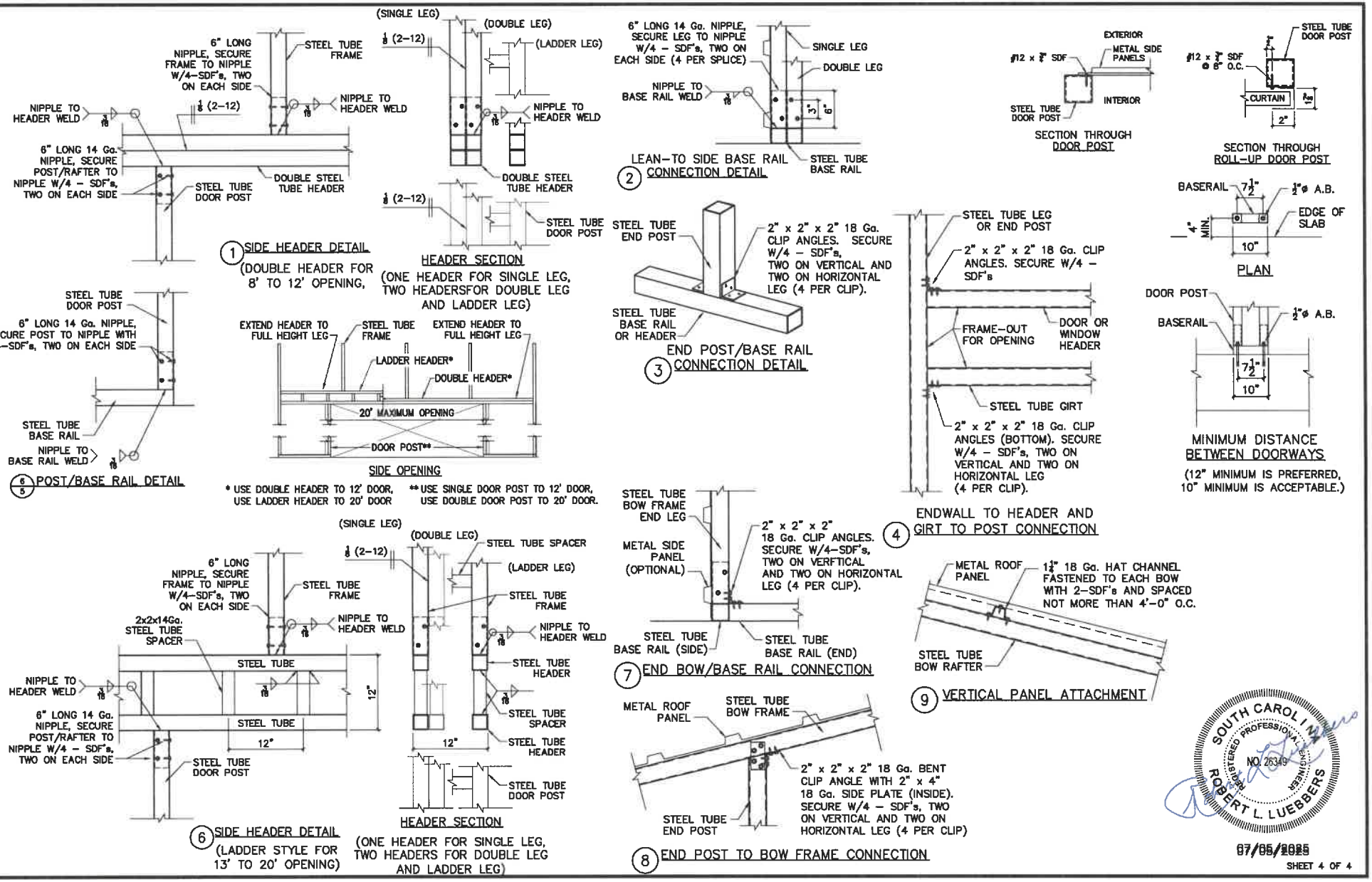
(2C) ALTERNATE BASE RAIL ANCHORAGE
LEAN-TO ONLY



(2D) ALTERNATE BASE RAIL CLIP
LEAN-TO ONLY



07/05/2025


6" LONG NIPPLE, SECURE FRAME TO NIPPLE W/4–SDF's, TWO ON EACH SIDE
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
3/16
1/8 (2-12)
6" LONG 14 Ga. NIPPLE, SECURE POST/RAFTER TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE
STEEL TUBE DOOR POST
DOUBLE STEEL TUBE HEADER
1 SIDE HEADER DETAIL
(DOUBLE HEADER FOR 8' TO 12' OPENING,
(SINGLE LEG)
(DOUBLE LEG)
(LADDER LEG)
HEADER SECTION
(ONE HEADER FOR SINGLE LEG, TWO HEADERSFOR DOUBLE LEG AND LADDER LEG)
6" LONG 14 Ga. NIPPLE, SECURE LEG TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE (4 PER SPLICE)
SINGLE LEG
DOUBLE LEG
NIPPLE TO BASE RAIL WELD
STEEL TUBE BASE RAIL
2 LEAN–TO SIDE BASE RAIL CONNECTION DETAIL
EXTERIOR
METAL SIDE PANELS
#12 x 3/4" SDF
INTERIOR
STEEL TUBE DOOR POST
SECTION THROUGH DOOR POST
#12 x 3/4" SDF @ 8" O.C.
CURTAIN
2"
SECTION THROUGH ROLL–UP DOOR POST
STEEL TUBE END POST
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4 – SDF's, TWO ON VERTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
STEEL TUBE BASE RAIL OR HEADER
3 END POST/BASE RAIL CONNECTION DETAIL
STEEL TUBE LEG OR END POST
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4 – SDF's
FRAME–OUT FOR OPENING
DOOR OR WINDOW HEADER
STEEL TUBE GIRT
2" x 2" x 2" 18 Ga. CLIP ANGLES (BOTTOM). SECURE W/4 – SDF's, TWO ON VERTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
4 ENDWALL TO HEADER AND GIRT TO POST CONNECTION
BASERAIL
7 1/2"
1/2"ø A.B.
EDGE OF SLAB
4" MIN.
10"
PLAN
DOOR POST
BASERAIL
1/2"ø A.B.
7 1/2"
10"
MINIMUM DISTANCE BETWEEN DOORWAYS
(12" MINIMUM IS PREFERRED, 10" MINIMUM IS ACCEPTABLE.)
STEEL TUBE DOOR POST
6" LONG 14 Ga. NIPPLE, SECURE POST TO NIPPLE WITH 4–SDF's, TWO ON EACH SIDE
STEEL TUBE BASE RAIL
NIPPLE TO BASE RAIL WELD
6/5 POST/BASE RAIL DETAIL
EXTEND HEADER TO FULL HEIGHT LEG
STEEL TUBE FRAME
EXTEND HEADER TO FULL HEIGHT LEG
LADDER HEADER*
DOUBLE HEADER*
20' MAXIMUM OPENING
DOOR POST**
SIDE OPENING
* USE DOUBLE HEADER TO 12' DOOR, USE LADDER HEADER TO 20' DOOR
** USE SINGLE DOOR POST TO 12' DOOR, USE DOUBLE DOOR POST TO 20' DOOR.
6" LONG NIPPLE, SECURE FRAME TO NIPPLE W/4–SDF's, TWO ON EACH SIDE
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
2x2x14Ga. STEEL TUBE SPACER
STEEL TUBE
NIPPLE TO HEADER WELD
6" LONG 14 Ga. NIPPLE, SECURE POST/RAFTER TO NIPPLE W/4 – SDF's, TWO ON EACH SIDE
12"
STEEL TUBE DOOR POST
6 SIDE HEADER DETAIL
(LADDER STYLE FOR 13' TO 20' OPENING)
(SINGLE LEG)
(DOUBLE LEG)
STEEL TUBE SPACER
(LADDER LEG)
STEEL TUBE FRAME
NIPPLE TO HEADER WELD
STEEL TUBE HEADER
STEEL TUBE SPACER
STEEL TUBE HEADER
STEEL TUBE DOOR POST
HEADER SECTION
(ONE HEADER FOR SINGLE LEG, TWO HEADERS FOR DOUBLE LEG AND LADDER LEG)
STEEL TUBE BOW FRAME END LEG
METAL SIDE PANEL (OPTIONAL)
2" x 2" x 2" 18 Ga. CLIP ANGLES. SECURE W/4–SDF's, TWO ON VERFTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP).
STEEL TUBE BASE RAIL (SIDE)
STEEL TUBE BASE RAIL (END)
7 END BOW/BASE RAIL CONNECTION
METAL ROOF PANEL
1 1/4" 18 Ga. HAT CHANNEL FASTENED TO EACH BOW WITH 2–SDF's AND SPACED NOT MORE THAN 4'–0" O.C.
STEEL TUBE BOW RAFTER
9 VERTICAL PANEL ATTACHMENT
METAL ROOF PANEL
STEEL TUBE BOW FRAME
2" x 2" x 2" 18 Ga. BENT CLIP ANGLE WITH 2" x 4" 18 Ga. SIDE PLATE (INSIDE). SECURE W/4 – SDF's, TWO ON VERTICAL AND TWO ON HORIZONTAL LEG (4 PER CLIP)
STEEL TUBE END POST
8 END POST TO BOW FRAME CONNECTION
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO. 26349
ROBERT L. LUEBBERS
07/05/2025
SHEET 4 OF 4

Attachment D - Shed Color Scheme

Note: Shed siding will be EVERGREEN, the roof will be SANDSTONE, and the doors will be WHITE.