



Historic Preservation Commission Meeting

Wednesday, May 07, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

- [1.](#) March 5, 2025 Minutes

V. ELECTION OF OFFICERS

1. Election of Two Historic Preservation Review Committee members.

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

- [1.](#) **1 Head of Tide:** A request by Robert L. Graves, III (Graves Construction), Applicant, on behalf of Jason Alexander, Property Owner, for review of a Certificate of Appropriateness - HD to allow a second-floor addition to an existing single-family detached residence to be located mostly within the existing hip roof and partially within a gable end roof addition. Proposed changes also include the partial enclosure of a rear porch, replacing a second-floor vent with an egress window, and adding a side yard stoop. The property is located at 1 Head of Tide in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD district. (COFA-02-25-019607) (Staff - Charlotte Moore)

IX. DISCUSSION

- [1.](#) Historic District Monthly Update. (Staff)

2. **10th Annual Town of Bluffton Historic Preservation Symposium:** Will be held Thursday, May 15 at 5:30 p.m. in Town Hall Council Chambers.

X. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 4, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

March 05, 2025

I. CALL TO ORDER

Vice Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Vice Chairman Joe DePauw
Commissioner Carletha Frazier
Commissioner Tim Probst
Commissioner Debbie Wunder

ABSENT

Chairman Evan Goodwin
Commissioner Jim Hess

III. ADOPTION OF MINUTES

1. February 5, 2025 Minutes

Commissioner Wunder made a motion to adopt the minutes as written.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst,
Commissioner Wunder

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Bruce Trimbur, 5788 Yaupon Rd, Bluffton - Mr. Trimbur introduced himself to the Commission as the interim Executive Director of the Historic Bluffton foundation and expressed his support of the project being proposed at the Allen Lockwood House.

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Certificate of Appropriateness:** A request by Tony Crosetto (Tony Quality Trades), on behalf of owner, Steve Thomas, for review of a Certificate of Appropriateness – Historic District to allow the rehabilitation of a 1,930 SF single-family residence (Tax Parcel R610-039-00A-0116-0000) in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. The structure, known as the “Allen Lockwood House,” was included in the Bluffton Historic District, listed in the National Register of Historic Places in 1996 and designated as a Contributing Resource to the Old Town Bluffton Historic District in 2008. (COFA-02-25-019582)(Staff - Glen Umberger)

Staff presented. The Commission had no questions for staff or the applicant.

Commissioner Wunder made a motion to approve the application with the following conditions:

1. Per Unified Development Ordinance (UDO) Sec. 5.15.5.F.10.c., additional information must be provided to confirm location of service yard and to ensure that the height of the service yard enclosure shall be sufficient to screen equipment from public vantages and that it does not exceed six (6) feet in height; and,
2. Per UDO Sec. 3.19, any new parking lots/driveways, sidewalks, landscaping, and lighting site elements have not been reviewed as part of this COFA, and future review will be required should work be proposed beyond the scope of this COFA.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

Staff presented. The Commission did not have any questions about the report submitted.

VIII. ADJOURNMENT

Commissioner Frazier made a motion to adjourn.

Commissioner Wunder.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed. The meeting adjourned at 6:11 pm.



HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Department of Growth Management

MEETING DATE:	May 7, 2025
PROJECT:	COFA 02-25-019607 1 Head of the Tide - Expansion
APPLICANT:	Robert L. Graves III (Graves Construction)
PROPERTY OWNER:	Jason Alexander
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Robert L. Graves, III on behalf of the owner, Jason Alexander, requests the Historic Preservation Commission approve the following application:

COFA-02-25-019607. A Certificate of Appropriateness-HD to allow a second-floor addition to an existing single-family detached residence to be located mostly within the existing hip roof and partially within a rear gable roof addition. Proposed changes also include the partial enclosure of a rear porch, replacing a second-floor vent with an egress window, and adding a side yard stoop. The property is located at 1 Head of Tide in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD).

INTRODUCTION: The Applicant requests construction of a second-floor expansion to an existing single family detached residence in the Old Town Bluffton Historic District. The existing primary structure, of approximately 1848 SF, is classified as an “Additional House Type” within the NCV-HD. The existing structure was constructed before the Stock Farm Development was annexed into the Town of Bluffton. Therefore, the house is built to conform with setbacks required by Beaufort County at time of construction.

The existing primary structure is a 2-story single family residence with 4-sided hip roof. The front (south) elevation features a porch extending the length of the house with gabled dormer and louvred attic vent. The rear (north) elevation features a small covered porch with hipped roof. Materials include horizontal rough cut cypress lap siding, 5V galvanized roofing, brick foundation and matching chimney.

The Applicant proposes to enlarge usable square footage within the home’s existing footprint by expanding the second floor and converting the existing unfinished upper story into livable space. The expansion would enlarge the heated square footage to approximately 2,635 SF. Proposed exterior changes include removing the existing hipped roof over the back porch and replacing with a gable end roof to accommodate the

expansion, partially enclosing the existing back porch, removing the louvred attic vent and replacing with a window to match existing materials elsewhere on the house. The Applicant will also add an exterior door and stoop on the right (east) elevation.

This project was presented to the Historic Preservation Review Committee for conceptual review at the March 17, 2025 meeting and comments were provided to the Applicant (See Attachment 7).

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, Application Review Criteria), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure consistent development without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.

- a. *Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete.”

Old Town Bluffton Historic District is a locally designated historic district. The proposed addition has been designed to be sympathetic to the architectural character of the neighboring structures and the Old Town Bluffton Historic District.

- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The addition and other changes to the existing structure proposed as part of this request will be in conformance with those standards if the conditions noted in #2 of this Section are met.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

- a. Finding. Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:

1) **Roof** (UDO Sec. 5.15.6.J.):

- a. Roofing material and configuration on new dormer roof is proposed to be “standing seam metal roof” to match existing roof material (Elevations A3.3). Existing roof is comprised of 5V Crimp galvanized metal roofing. The UDO allows both standing seam and 5V Crimp. The proposed Galvalume metal roofing is a permitted zinc-aluminum material. The configuration and material must be corrected in the revised Final Plan submission (UDO Sec. 5.15.6.J.3.a.)

2) **Stoops** (UDO Sec. 5.15.6.E.6):

- a. Stoop details construction and material details have not been provided. The Final Plan must provide the following information and ensure compliance with UDO guidelines:
- i. Exterior door. Material may consist of wood, metal or metal-clad. (UDO Sec. 5.15.6.I.2.b).
 - ii. Railing and Balusters. Material may consist of termite-resistant wood, painted or natural wrought or cast iron. (UDO Sec. 5.15.6.H.2.d). Additional building details regarding balusters is required.

3) **Windows and Doors** (UDO Sec. 5.15.6.I.):

- a. Elevations indicate new windows will match existing. New casement windows are proposed, however existing windows appear to be double-hung. Both window operations are permitted but current plans as submitted are contradictory. The Final Plan submission must clarify window operation. (UDO Sec. 5.15.6.I.3.b)
- b. Window materials and specifications have not been provided. Window finish materials may consist of wood, aluminum, copper, steel, vinyl, clad wood or fiberglass. The Final Plan submission must specify window finish materials. (UDO Sec. 5.15.6.I.2.a)
- c. Revise Final Plan submission to ensure new door height on the right (east) elevation matches existing adjacent windows, per Project Narrative (Attachment 3).

- 4) Building details, including materials and configurations, for any new building element, or element to be changed or reconstructed, must be consistent with existing materials and configurations.

- 5) Correct Property Address on Proposed Elevations (Attachment 6).

6) Revise Final Plan submission to reflect service yard location on Proposed Elevations (Attachment 6). (UDO Sec. 5.15.5.F.9)

3. **Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.**

Finding. Town Staff finds the nature and character of the addition to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detailing, with revisions to address the items in #2 above, will be sensitive to the neighboring properties.

4. **Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.**

Finding. If the conditions #2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.

5. **Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.**

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete with the exception of the applicable items in #2.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. The applicant must provide a Letter of Agency in order to act upon the Property Owner's behalf.
2. Provide accurate current and proposed square footage.
3. Per UDO Section 5.15.6.J, provide updated building elevations that specify use of 5V roofing material to match existing roof.
3. Per UDO Section 5.16.6.E.6, provide updated building elevations that specify stoop materials and details in accordance with applicable guidelines listed above (2.a.2.a).

4. Per UDO Section 5.15.5.I, provide updated building elevations that specify window finish material and operation information.
5. Provide correct Property Address.
6. Per UDO Section 5.15.5.F.9, provide service yard location on updated building elevations.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

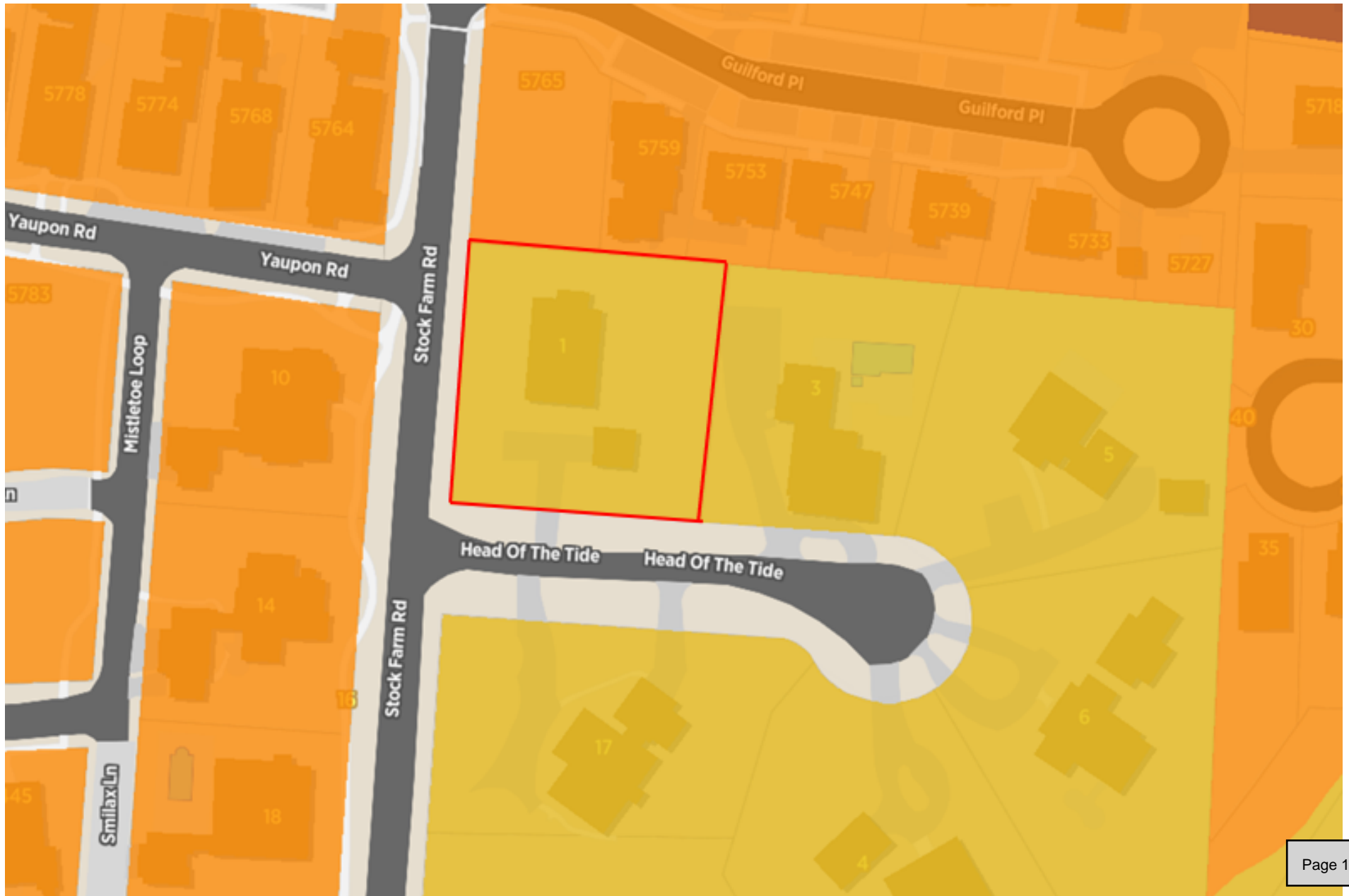
ATTACHMENTS:

1. Location and Zoning Map
2. Final Application
3. Narrative
4. Site Photos
5. Survey and Existing Elevations
6. Proposed Elevations
7. HPRC Comments

LOCATION & ZONING MAP

1 Head of the Tide

Neighborhood Conservation-HD District





ATTACHMENT 2

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS-
OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custodian

Section VIII. Item #1.

20 Bridge Street
Bluffton, SC 29910
(843)706-4500

www.townofbluffton.sc.govapplicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: <u>ROBERT L. GRAVES III</u>	Name: <u>JASON ALEXANDER</u>		
Phone: <u>843-715-1023</u>	Phone: <u>1205 777 8967</u>		
Mailing Address: <u>148 Beach City Rd.</u> <u>HHI, SC, 29910</u>	Mailing Address: <u>11 Head of Tides</u>		
E-mail: <u>office@gravesconstruction</u>	E-mail: <u>jasoncarric94@gmail.com</u>		
Town Business License # (if applicable):			
Project Information (tax map info available at http://www.townofbluffton.us/map/)			
Project Name: <u>1 Head of Tides</u>	Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Address: <u>" "</u>	Application for:		
Zoning District: <u>NC-HD</u>	<input type="checkbox"/> New Construction		
Acreage: <u>.53</u>	<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition		
Tax Map Number(s): <u>R610 039 000</u>	<input type="checkbox"/> Relocation		
Project Description: <u>see narrative 0292 0000</u>			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist.			
<input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: <input checked="" type="checkbox"/> A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <u>[Signature]</u>		Date: <u>4-9-25</u>	
Applicant Signature: <u>[Signature]</u>		Date: <u>4/9/25</u>	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



ATTACHMENT 2

Section VIII. Item #1.

TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD Application with the required submittal materials during an mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	Staff
If the UDO Administrator or designee, determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee shall issue the Certificate of Appropriateness - HD.	



ATTACHMENT 2

TOWN OF BLUFFTON

Section VIII. Item #1.

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW <input type="checkbox"/>		FINAL REVIEW <input checked="" type="checkbox"/>	
2. SITE DATA					
Identification of Proposed Building Type (as defined in Article 5): <u>Alternative</u>					
Building Setbacks	Front: <u>30</u>	Rear: <u>30</u>	Rt. Side: <u>30</u>	Lt. Side: <u>30</u>	
3. BUILDING DATA					
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage		
Main Structure	<u>Main House</u>	<u>1800</u>	<u>1848</u>		
Ancillary	<u>Garage</u>	<u>440</u>	<u>440</u>		
Ancillary					
4. SITE COVERAGE					
Impervious Coverage			Coverage (SF)		
Building Footprint(s)			<u>2759</u>		
Impervious Drive, Walks & Paths <u>X</u>					
Open/Covered Patios <u>X</u>					
A. TOTAL IMPERVIOUS COVERAGE			<u>2759</u>		
B. TOTAL SF OF LOT			<u>23,294</u>		
% COVERAGE OF LOT (A/B = %)			<u>11.84 %</u>		
5. BUILDING MATERIALS					
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation		
Foundation	<u>Brick w/ lattice</u>	Columns	<u>4x4 TRT</u>		
Walls	<u>1x6 cyp. lap</u>	Windows	<u>1x1 Sash</u>		
Roof	<u>Galvalum V groove</u>	Doors	<u>Painted w 2 sidelights + transom</u>		
Chimney	<u>1x6 cypress lap</u>	Shutters	<u>N/A</u>		
Trim	<u>1x4 TRT</u>	Skirting/Underpinning	<u>Square lattice</u>		
Water table	<u>N/A</u>	Cornice, Soffit, Frieze	<u>1x cypress + 3/8 rough sash</u>		
Corner board	<u>1x6 cypress</u>	Gutters	<u>N/A</u>		
Railings	<u>2x6 TRT</u>	Garage Doors	<u>White metal</u>		
Balusters	<u>2x2 TRT</u>	Green/Recycled Materials	<u>N/A</u>		
Handrails	<u>2x6 TRT</u>				



ATTACHMENT 2

TOWN OF BLUFFTON

Section VIII. Item #1.

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION: A completed and signed application providing general project and contact information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map. ✓
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology. T-SQUARE ✓
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements. ✓



ATTACHMENT 2

TOWN OF BLUFFTON

Section VIII. Item #1.

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

<input type="checkbox"/>	<input checked="" type="checkbox"/>	PHOTOS: Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	FINAL DEVELOPMENT PLAN APPLICATION: A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Date

Printed Name of Property Owner or Authorized Agent

Signature of Applicant

Date

Printed Name of Applicant

Project Narrative

- Remove existing rear dormer
- Replace with larger dormer per plan
- Remove and Replace front and Rear gable vent with MATCHING egress windows
- Remove Kitchen Window Box
- Add 3080 Door to Left Side Elevation
- Add small porch with steps off left side
- Enclose existing rear screen porch to created laundry room
- Add two windows per plan to match existing
- Match ALL NEW Exterior trim conditions WITH existing
- NO LANDSCAPE IS IN THIS PROJECT SCOPE
- NO TREE REMOVAL IS IN THIS PROJECT SCOPE
- NO PART OF THE ENVELOPE OF THE SPACE NOW OR IN THE FUTURE ENCROACHES ON ANY SETBACKS ON THIS PROPERTY
- THE CEILING OF THE SECOND FLOOR TO BE NO LESS THAN 8'
- ALL NEW DOORS TO BE SAME HEIGHT AS ITS ADJACENT WINDOWS
- New roof to match existing



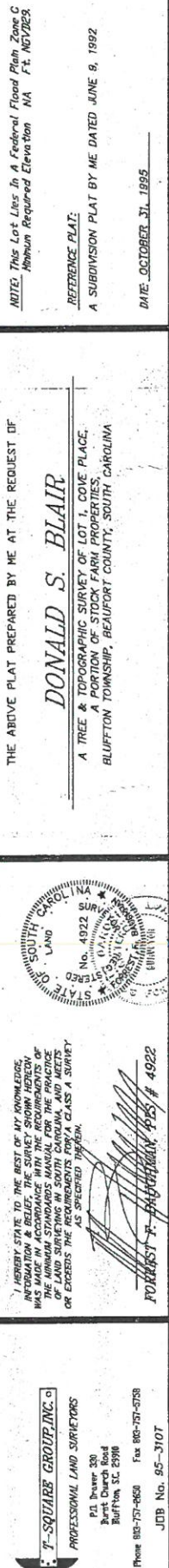


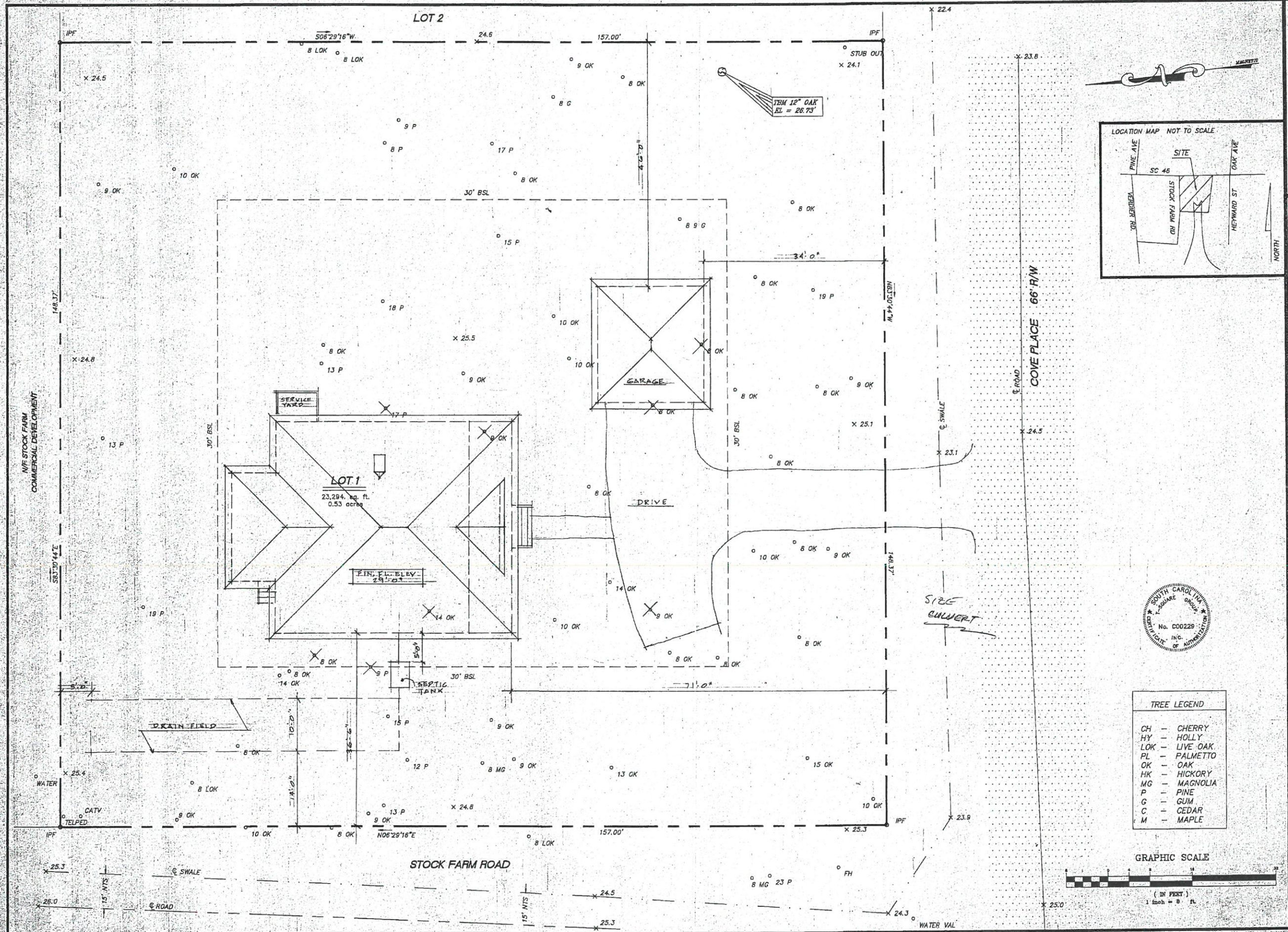






Section VIII. Item #1.





THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
DONALD S. BLAIR
A TREE & TOPOGRAPHIC SURVEY OF LOT 1, COVE PLACE,
A PORTION OF STOCK FARM, BEAUFORT COUNTY, SOUTH CAROLINA
BLUTION TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

NOTE: This Lot Lies In A Federal Flood Plain Zone C
Minimum Required Elevation: NA - F.E. NOV 2002

REFERENCE PLAT:
A SUBDIVISION PLAT BY ME DATED JUNE 9, 1995

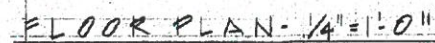
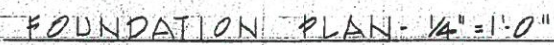
DATE: OCTOBER 31, 1995

STATE OF SOUTH CAROLINA
LAND SURVEYORS
No. 4922
DONALD S. BLAIR
JULY 1, 1995

LEGEND: TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA,
AND THE REQUIREMENTS FOR A CLASS A SURVEY
AS SPECIFIED THEREIN.

ST. SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 380
Pine Bluff, AR 71601
Phone: 800-757-0050 Fax: 800-757-5159
JUL 16, 95 1707

Section VIII. Item #1.



1800 SQ. FT. HEATED
179 SQ. FT. SC. PORCH
340 " " FRONT PORCH

A RESIDENCE FOR
V.K. & MRS. DONALD BLAIR
LOT # HEAD OF THE TIDE
BLUFFTON SOUTH CAROLINA

THE BLAIR COMPANY, INC.
P.O. BOX 5067 - 681-9229
MILTON HEAD ISL. SOUTH CAROLINA

DRAWN

CHECKED

DATE
11-10-95

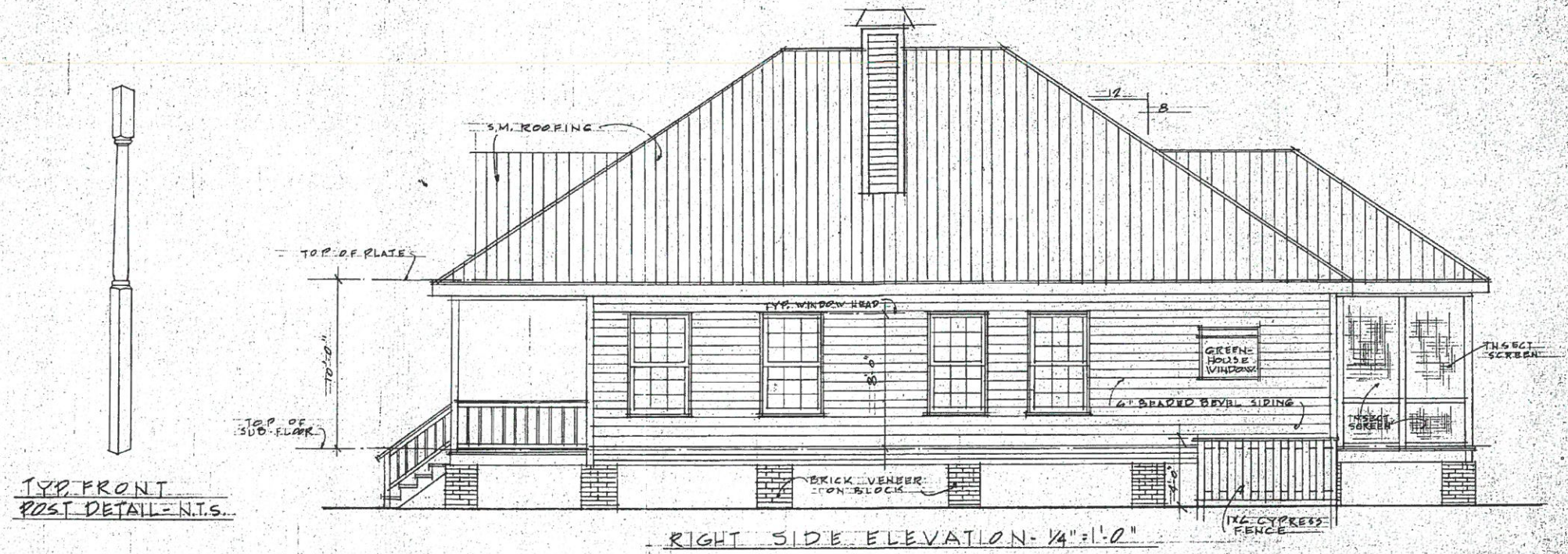
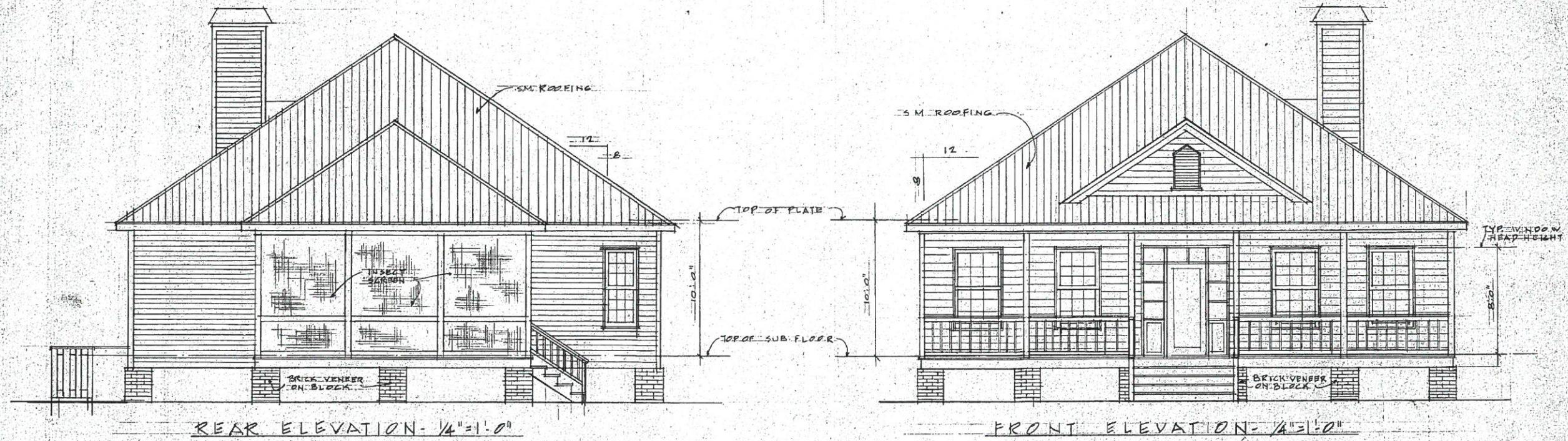
SCALE

JOB NO.
9506

SHEET
2

OF 5

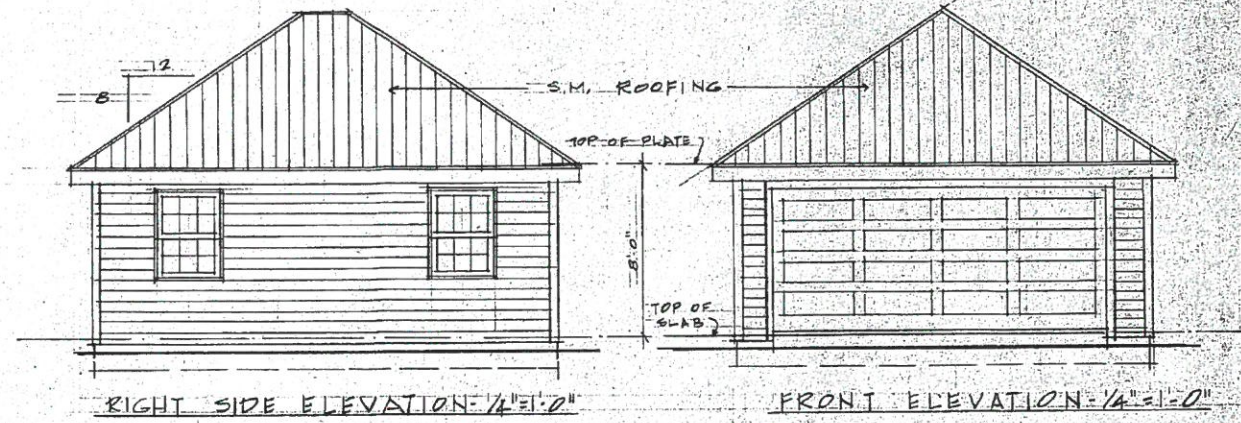
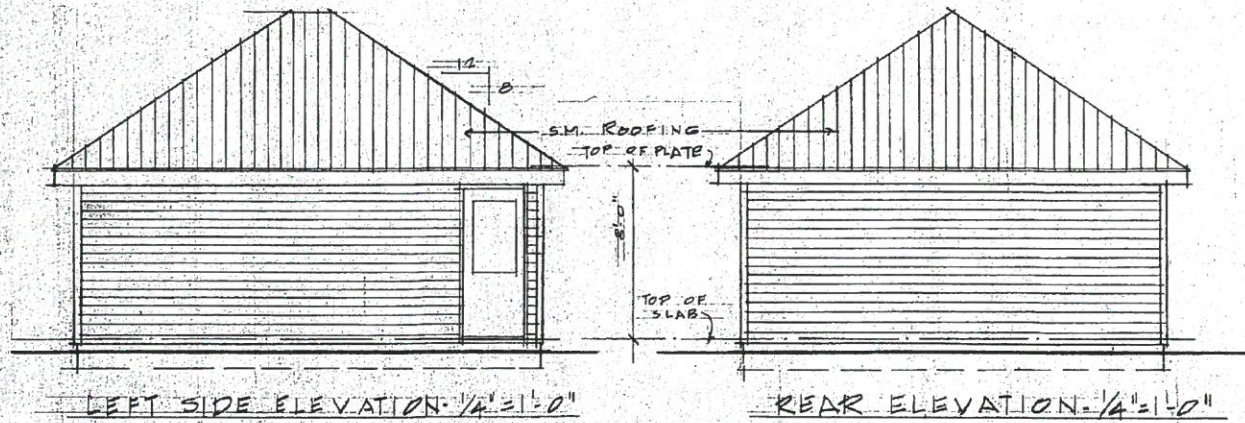
SHEET



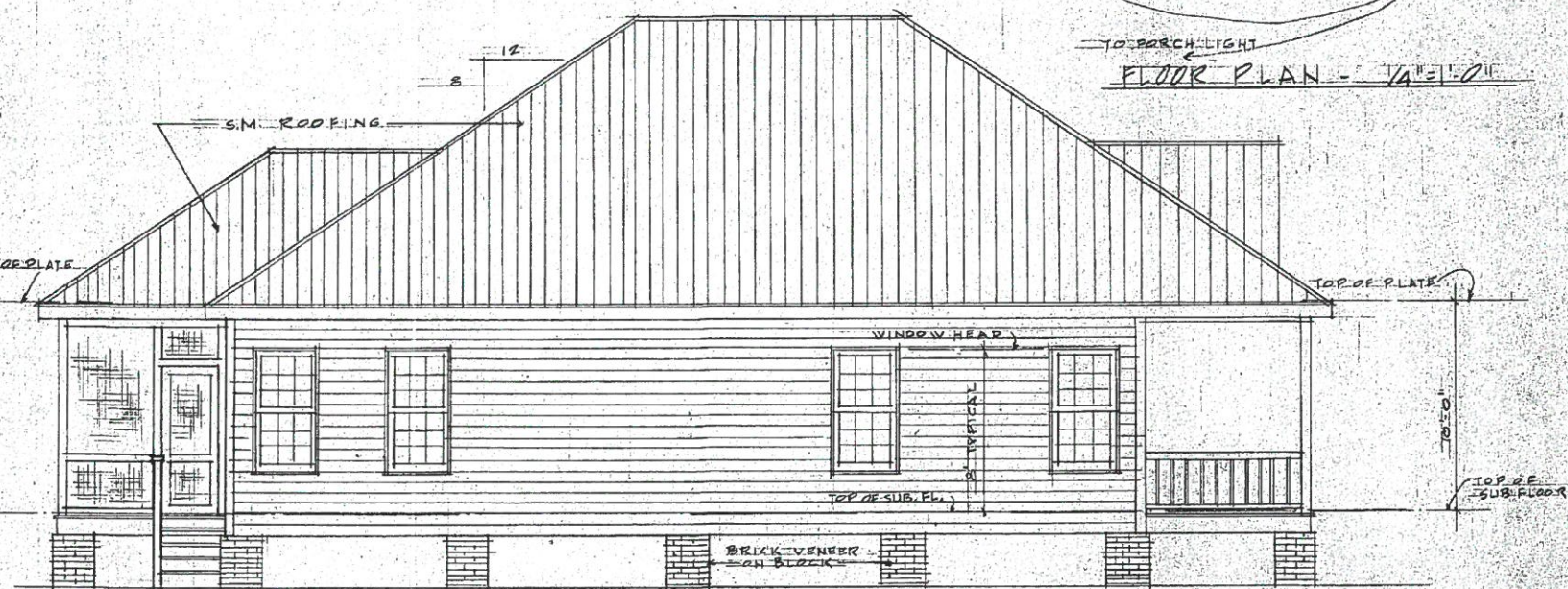
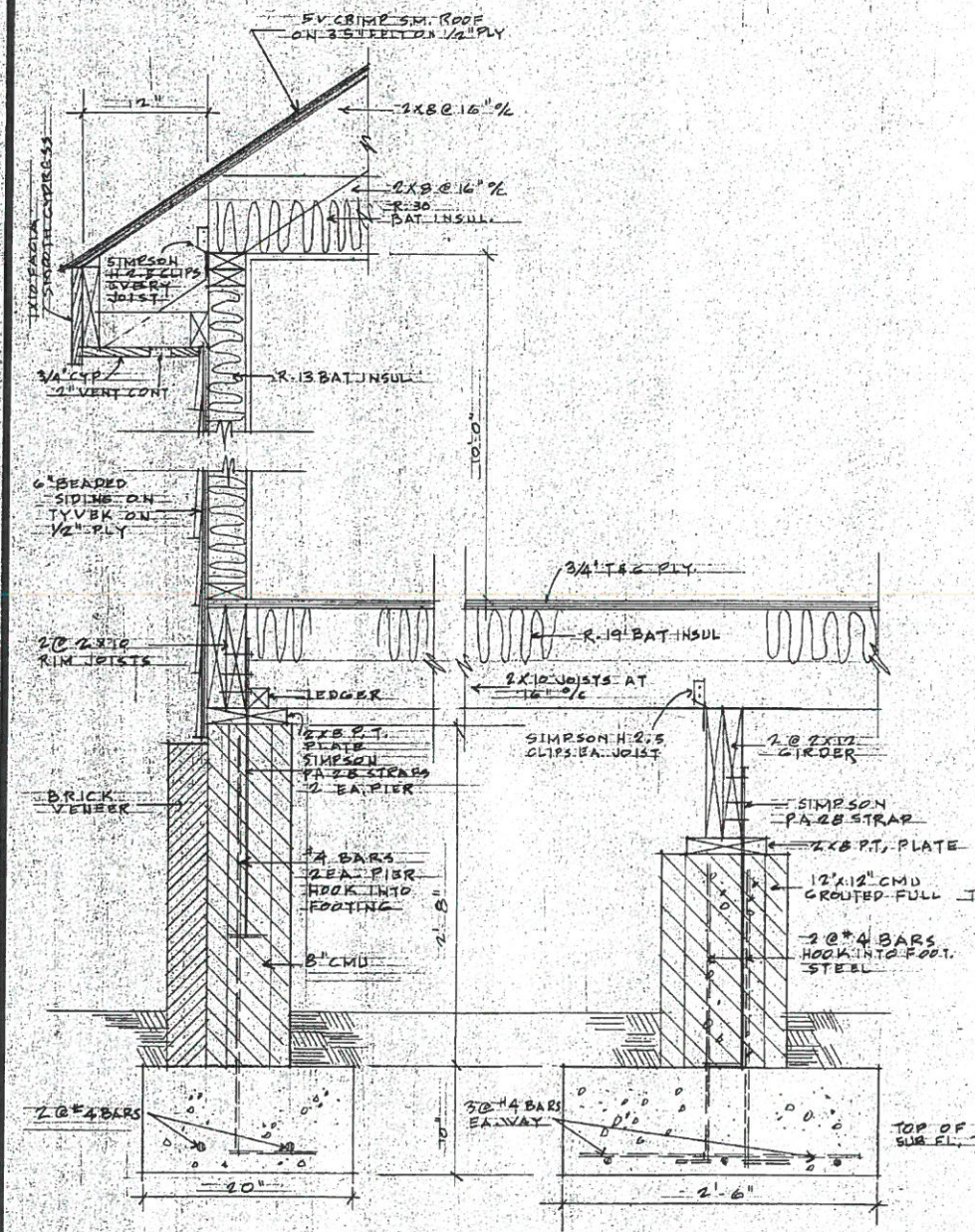
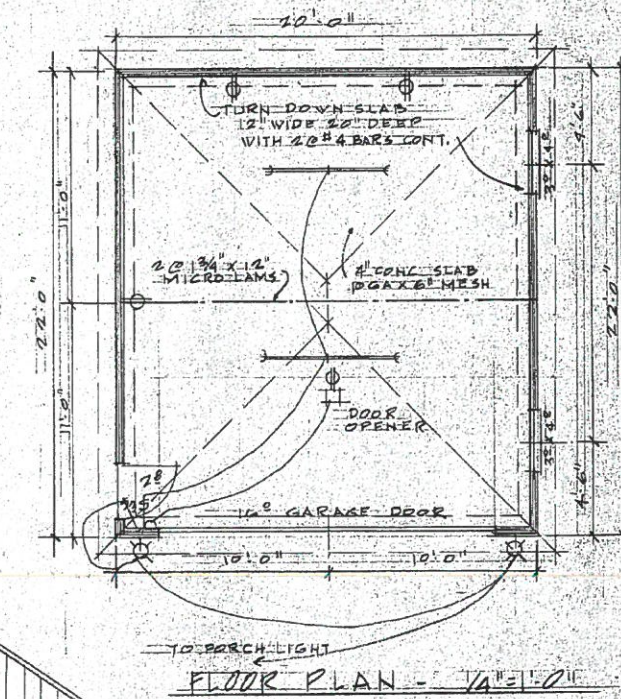
THE BLAIR COMPANY, INC.
P.O. BOX 5067 - 281-9100
MILTON HEAD IS., SOUTH CAROLINA

A RESIDENCE FOR
MR. & MRS. DONALD BLAIR
LOT #1 HEAD OF THE TIDE
BLUFFTON, SOUTH CAROLINA

DRAWN
CHECKED
DATE 11-10-95
SCALE
JOB NO. 9500
SHEET
3



GARAGE - 1/4" = 1'-0"



THE BLAIR COMPANY, INC.
 105 BOX 9067 - 0819249
 HILTON HEAD ISL., SOUTH CAROLINA

A RESIDENCE FOR
 MR. & MRS. DONALD BLAIR
 LOT #1 HEAD OF THE TIDE
 BLUFFTON, SOUTH CAROLINA

DRAWN	CHECKED
DATE	1-10-95
SCALE	
JOB NO.	4506
SHEET	4

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97	98
99	100

THE BLAIR COMPANY, INC.
P.O. BOX 5067 - 681-9999
HILTON HEAD ISL. SOUTH CAROLINA

VIR & MRS DONALD BLAIR
LOT #1 HEAD OF THE TIRE
BLUEFTON, SOUTH CAROLINA

DRAWN _____

CHECKED _____

DATE _____

SCALE _____

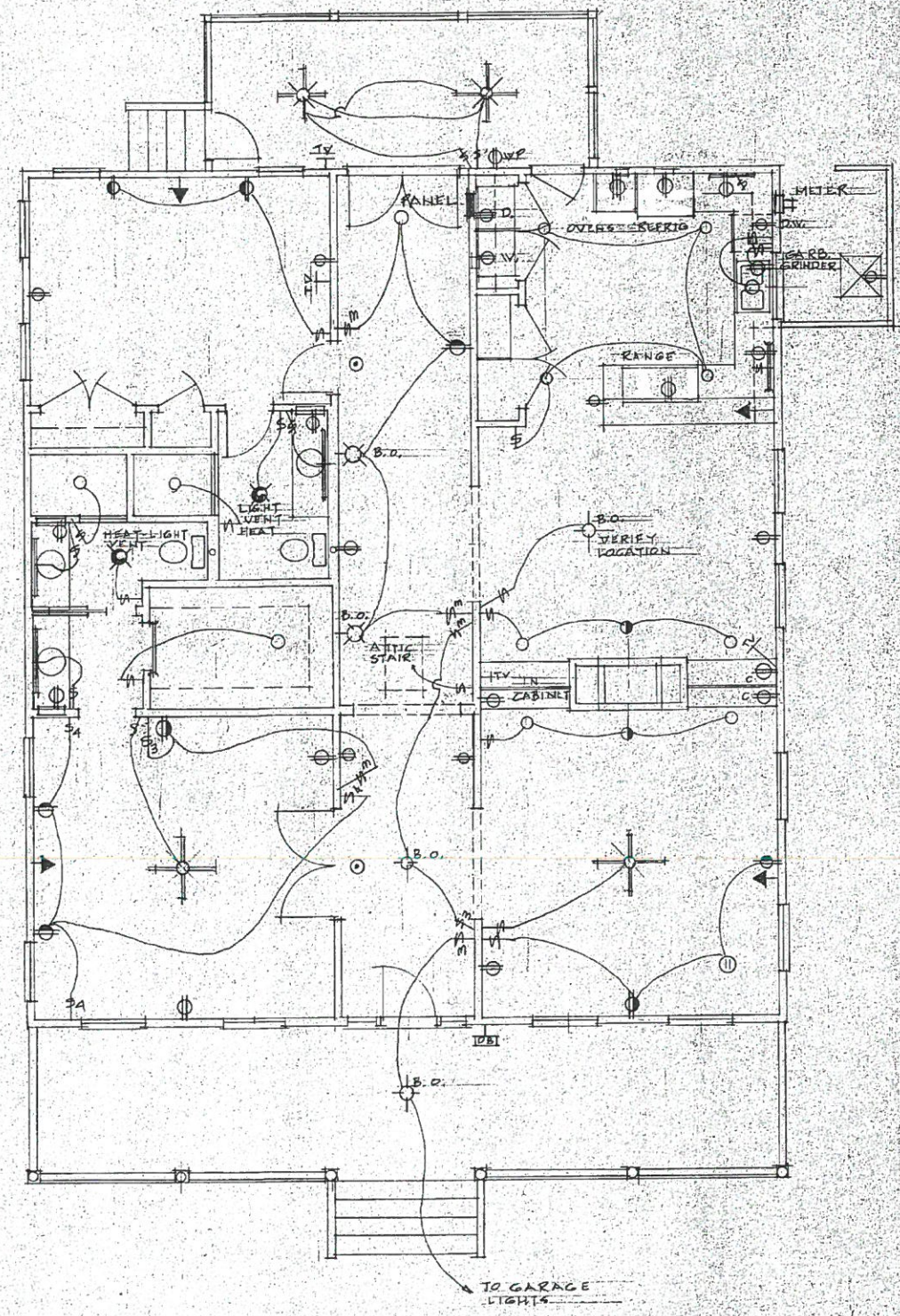
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5 SHEET

5

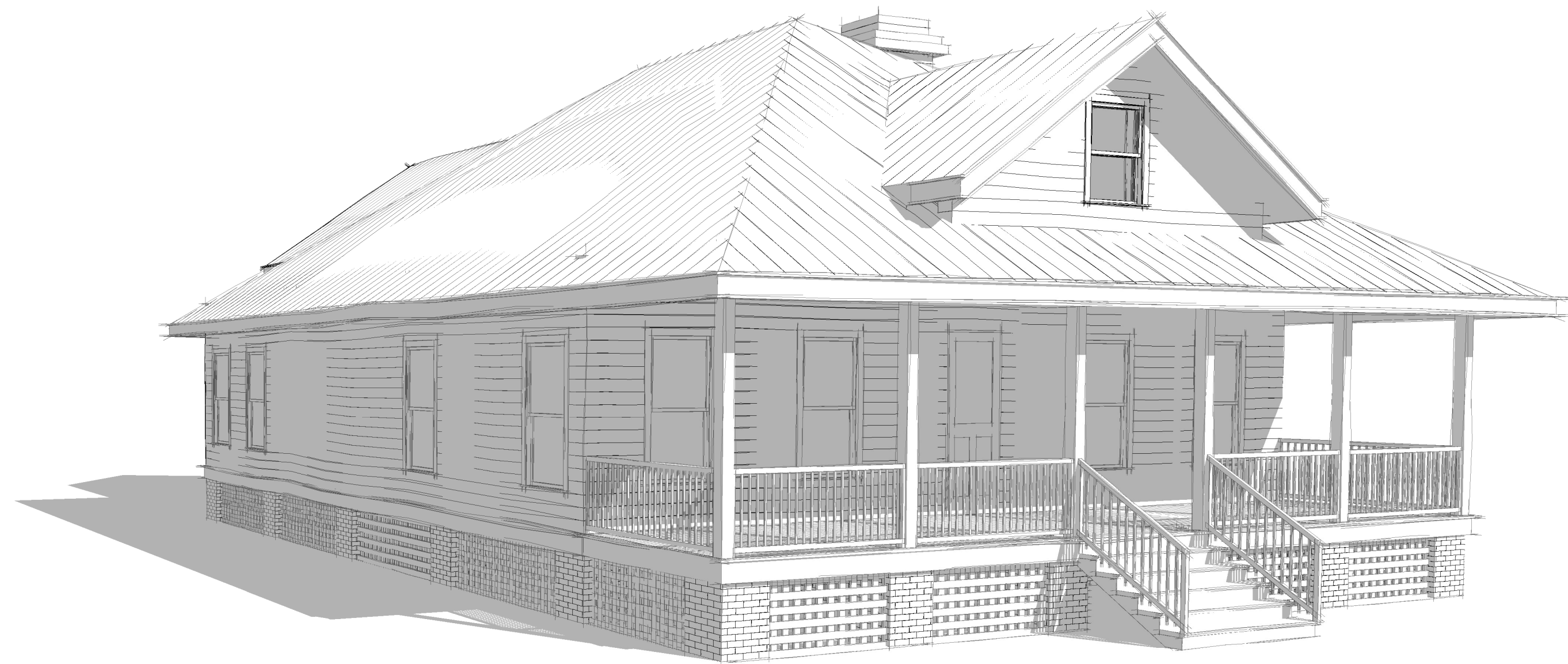
OF SHEETS

ELECTRICAL LEGEND	
⊖	110 VOLT DUPLEX RECEPTACLE
⊖	DUPLEX RECEPTACLE TOP HALF SWITCHED
⊖ W/	WEATHER PROOF COVER
⊖	FLOOR MOUNTED RECEPTACLE
220 VOLT	
SWITCH	
⊖	
⊖	SWITCH W/ DIMMER
⊖ F	SWITCH AS SUPPLIED BY FAN MANUF.
⊖ 3	3-WAY SWITCH
OFF	INT. TO CENTER OF FIXTURE ABOVE FIN. FLOOR
⊖	JUNCTION BOX
⊖	EXHAUST FAN UNIT
⊖	COMBINATION FAN/LIGHT
⊖	AC POWERED SMOKE DETECTOR
⊖	TELEPHONE
TV	TELEVISION CABLE
⊖	DOOR BELL
OFF	GROUND FAULT INTERRUPTER
⊖	SURFACE MTR. FLUORESCENT FIXTURE
⊖	RECESSED DOWN LT.
⊖	RECESSED HALL HIGH OR ADJUST. DESALL
⊖	HALL MTR. LT. FIXTURE
LT	FIXTURE W/ PULL CHAIN
⊖	FLOOR STRIP
⊖	LT. TRUNK OR VANITY STRIP OF UNDER CAB STRIP
⊖	CLOSET LT.

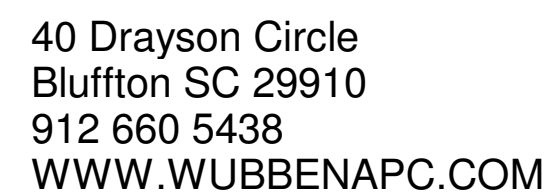


ELECTRICAL PLAN

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt



RENDERING SHOWN ON THIS SHEET IS FOR GRAPHIC REFERENCE ONLY AND IS NOT A CONSTRUCTION DRAWING



WUBBENA AD, P.C.
JIM WUBBENA, RA, NCARB
40 Drayson Circle
Bluffton SC 29910
PH.912 660 5438
jim@wubbenapc.com

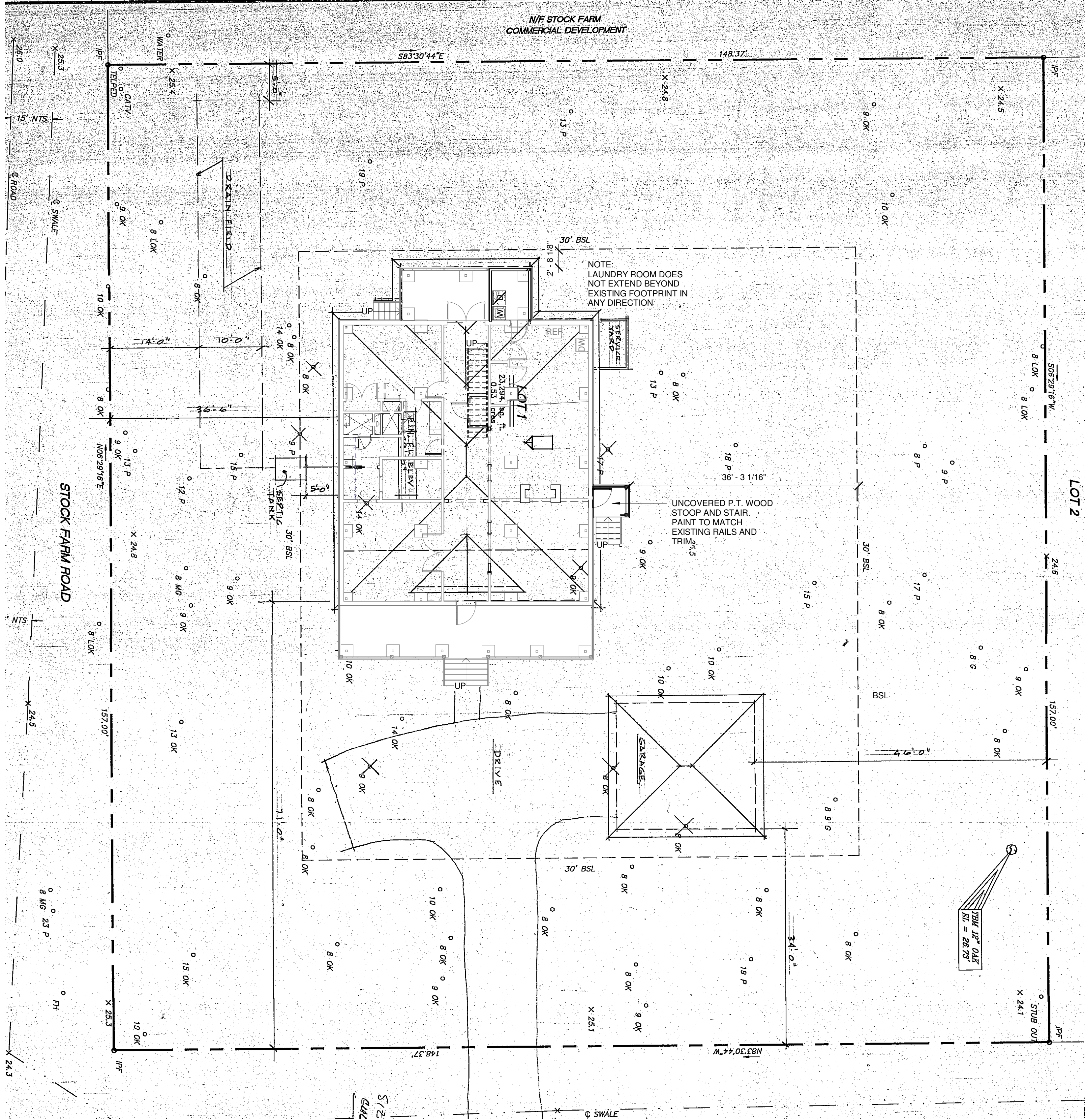
[illegible]

A map of Bluffton, South Carolina, with a red pin marking the location of Year Round Pool Co., Inc. The map shows major roads including Bluffton Parkway and May River Rd. Landmarks such as Westbury Park, Oscar Frazier Park, Sam's Club, and Church of the Cross are labeled. The May River is visible at the bottom of the map.

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RENOVATIONS TO THE ALEXANDER RESIDENCE

535 57TH STREET
SAVANNAH GA 31410



1 SITE PLAN
C1.1 1" = 10'-0"



James Wubbena, RA, NCARB
40 Drayson Circle
Bluffton, SC 29910
P - 912 660 5438
jim@wubbenapc.com

MR. AND MRS.
ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE

535 57TH STREET
SAVANNAH GA 31410

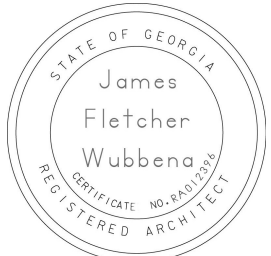
REVISIONS

SHEET TITLE

SITE PLAN

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PROJECT NUMBER: 2301
DATE: 4/09/2025
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1" = 10'-0"

SHEET NO.

C1.1

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

4/10/2025 11:53:27 AM

DWG #
SHEET #

DWG #
SHEET #

DWG #
SHEET #

DWG #
SHEET #

DWG #

DWG #
SHEET #

1

A

W1

D1

101A

G1

Level 1
0' - 0"

ROOM NAME
101

1

N

ENLARGED DETAIL INDICATOR

ELEVATION INDICATOR
EXTERIOR BUILDING ELEVATION

ELEVATION INDICATOR
SECONDARY ELEVATIONS;
INTERIOR CABINETRY, ETC.

ELEVATION INDICATOR
SECONDARY ELEVATIONS;
INTERIOR CABINETRY, ETC.

DETAIL SECTION

WALL SECTION

BUILDING SECTION

GRID LINES;
VERTICAL GRIDS = #,
HORIZONTAL GRIDS = LETTER

WINDOW TYPE

RESIDENTIAL DOOR TYPE

COMMERCIAL DOOR TYPE

GLAZING TYPE

REQUIRED
FIRE RATING
WALL TYPE
1-A
PROVIDE SOUND INSULATION
FIRE RATING OF WALL IN HOURS

ELEVATION MARKER

ROOM NAME
AND NUMBER

REVISION SYMBOL

REVISION CLOUD

NORTH ARROW

FIRE RATING LEGEND (SEE WALL TYPES FOR U.L. LISTINGS)

ONE HOUR WALL

TWO HOUR WALL

THREE HOUR WALL

A. A/C ACOUS ACPS ACT ADA ADJ AFF ALT ALUM APPROX ARCH AVW AWC AWCT	ACRE AIR CONDITIONING ACOUSTICAL ACOUSTICAL CEILING PANEL SYSTEM ACOUSTICAL CEILING TILE AMERICAN DISABILITIES ACT ADJUSTABLE ABOVE FINISH FLOOR ALTERNATE ALUMINUM APPROXIMATELY ARCHITECT AT VARIANCE WITH ACOUSTICAL WALL COVERING ACOUSTICAL WALL TILE
BETW BLDG B.O. B.O.S. BRK BRNG B.U.R.	BETWEEN BUILDING BOTTOM OF BOTTOM OF STEEL BRICK BEARING BUILT UP ROOF
CAB CG CH CJ CL CLG CLOS CMU CO CONC CONSTR CONT CPT CT CU	CABINET CORNER GUARD COAT HOOK CONTROL JOINT CENTER LINE CEILING CLOSET CONCRETE MASONRY UNIT CLEAN OUT CONCRETE CONSTRUCTION CONTINUOUS CARPET CERAMIC TILE CONDENSING UNIT
DF DIM DN DWG DWR	DRINKING FOUNTAIN DIMENSION DOWN DRAWING DRAWER
EA EDF EIFS EJ ELEC E.O.F. E.O.S. EQ EQUIP EWC EXIST EXP EXT	EACH ELECTRIC DRINKING FOUNTAIN EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELECTRICAL EDGE OF FOOTING EDGE OF SLAB EQUAL EQUIPMENT ELECTRICAL WATER COOLER EXISTING EXPANSION EXTERIOR
FD FE FEC FF FHC F.O.S. FJ FR FRP FT FTG FV FWC	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HOSE CABINET FACE OF STUD FLOOR JOINT FIRE RATED FIBERGLASS REINFORCED FOOT/FEET FOOTING FIELD VERIFY FABRIC WALL COVERING
GA GALV GB GFI GFRC GFRG GRVL GYP GYP BD	GAUGE GALVANIZED GRAB BAR GROUND FAULT INTERRUPT GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GRAVEL GYPSUM GYPSUM BOARD
HB HD HDCP HDWR HM HORZ HR HVAC	HOSE BIB HAND DRYER HANDICAP HARDWARE HOLLOW METAL HORIZONTAL HOUR HEATING / VENTILATION / AIR CONDITIONING
INT INSUL	INTERIOR INSULATION
JAN JT	JANITOR JOINT
LAM LNF LLH LLV	LAMINATE LINOLEUM FLOORING LONG LEG HORIZONTAL LONG LEG VERTICAL
MIR MANUF MATL MBR MC MECH MIN MLDG MO MRBL MR MTL	MIRROR MANUFACTURER MATERIAL MODIFIED BITUMEN ROOFING MEDICINE CABINET MECHANICAL MINIMUM MOULDING MASONRY OPENING MARBLE MOISTURE RESISTANT METAL
NIC NO NTS	NOT IN CONTRACT NUMBER NOT TO SCALE
OC OPH OPP	ON CENTER OPPOSITE HAND OPPOSITE

PCT PEJ PG BD PL PLY WD PLAM PLST PLUM PME PNL PREFAB PREMANUF P PT PTD PSF PSI PVC	PORCELAIN TILE PREFORMED EXPANSION JOINT PEG BOARD PLATE PLYWOOD PLASTIC LAMINATE PLASTER PLUMBING PLUMBING / MECHANICAL / ELECTRICAL PANEL PREFABRICATED PREMANUFACTURED PAINT PRESSURE TREATED PAPER TOWEL DISPENSER POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POLYVINYL CHLORIDE
QT QTY	QUARRY TILE QUANTITY
R R/A RAG RB R&S RW RAD RB FL RECPT REINF RESB REQD RO	RISER RETURN AIR RETURN AIR GRILLE RUBBER BASE ROD AND SHELF RIGHT OF WAY RADIUS RUBBER FLOOR RECEPTACLE REINFORCED / REINFORCING RESILIENT BASE REQUIRED ROUGH OPENING
SCHED SCR SD SECT SF SIM SI SPEC SPKR SQ STD SS ST STN STOR SWD	SCHEDULE SCREEN STORM DRAIN SECTION SQUARE FEET / FOOT SIMILAR SOUND INSULATION SPECIFICATION SPEAKER SQUARE STANDARD STAINLESS STEEL STAIN STONE STORAGE STACK WASHER / DRYER
T T&G TB TEMP TERR TLT THRU TI T.O. T.O.R. T.O.P. T.O.S. T.O.W. TS TTD TWAC	TREAD TONGUE AND GROOVE TACK BOARD TEMPERED TERRAZZO TOILET THROUGH THERMAL INSULATION TOP OF TOP OF ROOFING TOP OF PLATE TOP OF STEEL TOP OF WALL TACK STRIP TOILET TISSUE DISPENSER THROUGH WALL AIR CONDITIONER
U UL UNO	UPHOLSTERY UNDERWRITERS LABORATORY UNLESS OTHERWISE NOTED
VERT VCT VF VIF VTR VWC	VERTICAL VINYL COMPOSITION TILE VINYL FLOORING VERIFY IN FIELD VENT THROUGH ROOF VINYL WALL COVERING
W/ WASH W/C WD WC WH WHP W/O WOM WWF WSHP	WITH WASHER WATER CLOSET / TOILET WOOD WALL COVERING WATER HEATER WALL HUNG HEAT PUMP WITHOUT WALK OFF MAT WELDED WIRE FABRIC WATER SOURCE HEAT PUMP
XFMR	TRANSFORMER

WALL TYPE LEGEND

A

GENERAL NOTES

A. ALL WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY UNLESS OTHERWISE NOTED.

B. FOR WHERE DOOR DIMENSIONS ARE NOT DESIGNATED; AS SHOWN ADJACENT TO WALL, SET DOOR 4" FROM WALL TO JAMB INCLUDING FRAME. WHERE SHOWN IN MIDDLE OF WALL, SET DOOR IN CENTER OF SAME WALL.

C. UNLESS NOTED OTHERWISE ALL FURNITURE IS NOT IN CONTRACT AND SHOWN FOR INFORMATION PURPOSES ONLY.

D. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES, CASEWORK, ACCESSORIES AS REQUIRED.

E. GENERAL CONTRACTOR SHALL REVIEW & IMPLEMENT U.L. RATED ASSEMBLIES NOTED HEREIN.

Section VIII, Item #1.

Wübbena

Architectural Design
and Development

James Wubbena, RA, NCARB

40 Drayson Circle
Bluffton, SC 29910
P - 912 660 5438
jim@wubbenapc.com

MR. AND MRS.
ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE

535 57TH STREET
SAVANNAH GA 31410

SHEET TITLE

ABBREVIATIONS &
GENERAL NOTES

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STATE OF GEORGIA

James
Fletcher
Wübbena
Architectural Design
REGISTERED ARCHITECT

PROJECT NUMBER: 2301

DATE: 4/09/2025

DRAWN BY: MRS

CHECKED BY: JFW

SCALE: 1 1/2" = 1'-0"

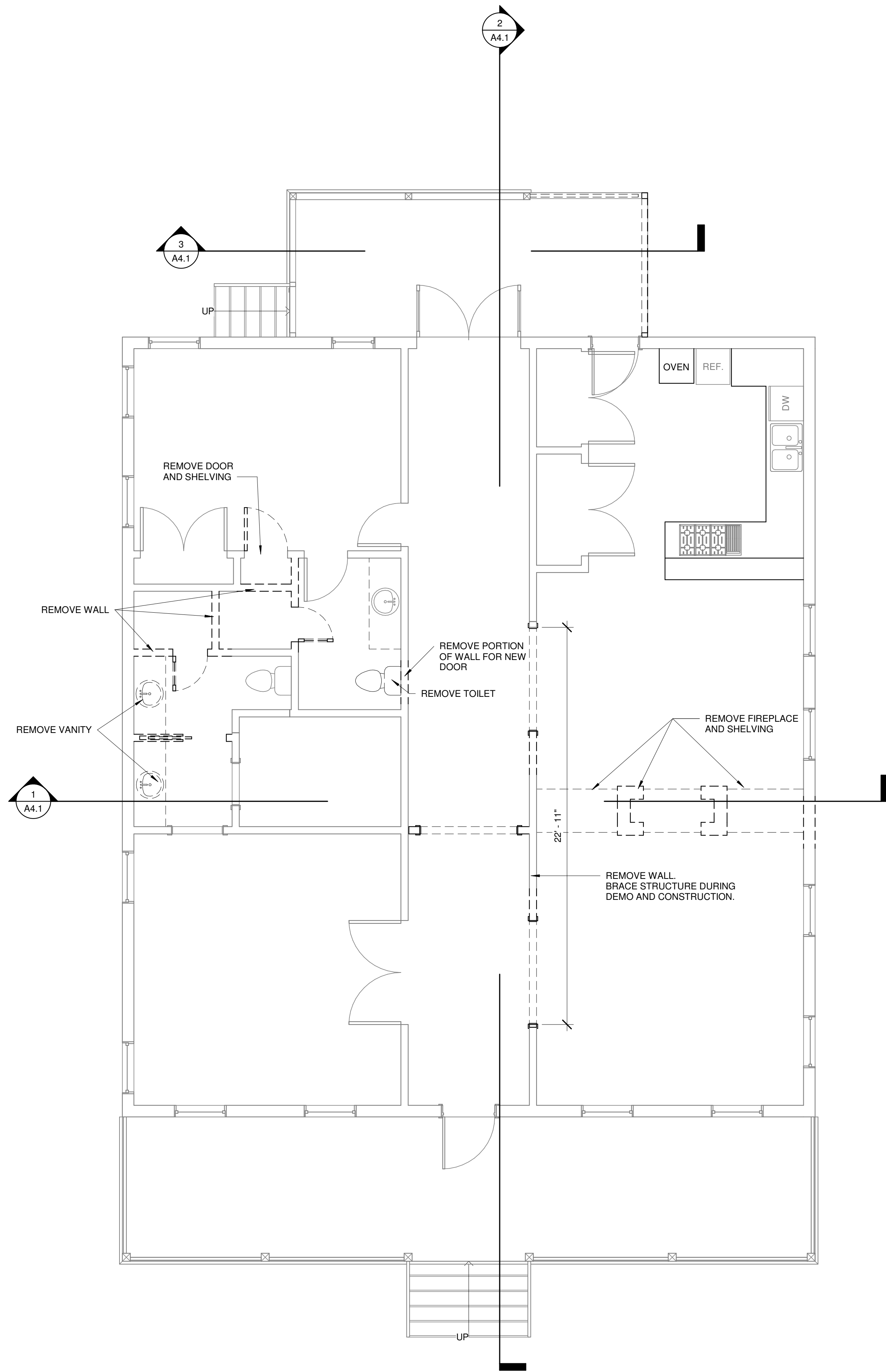
SHEET NO.

A0.0

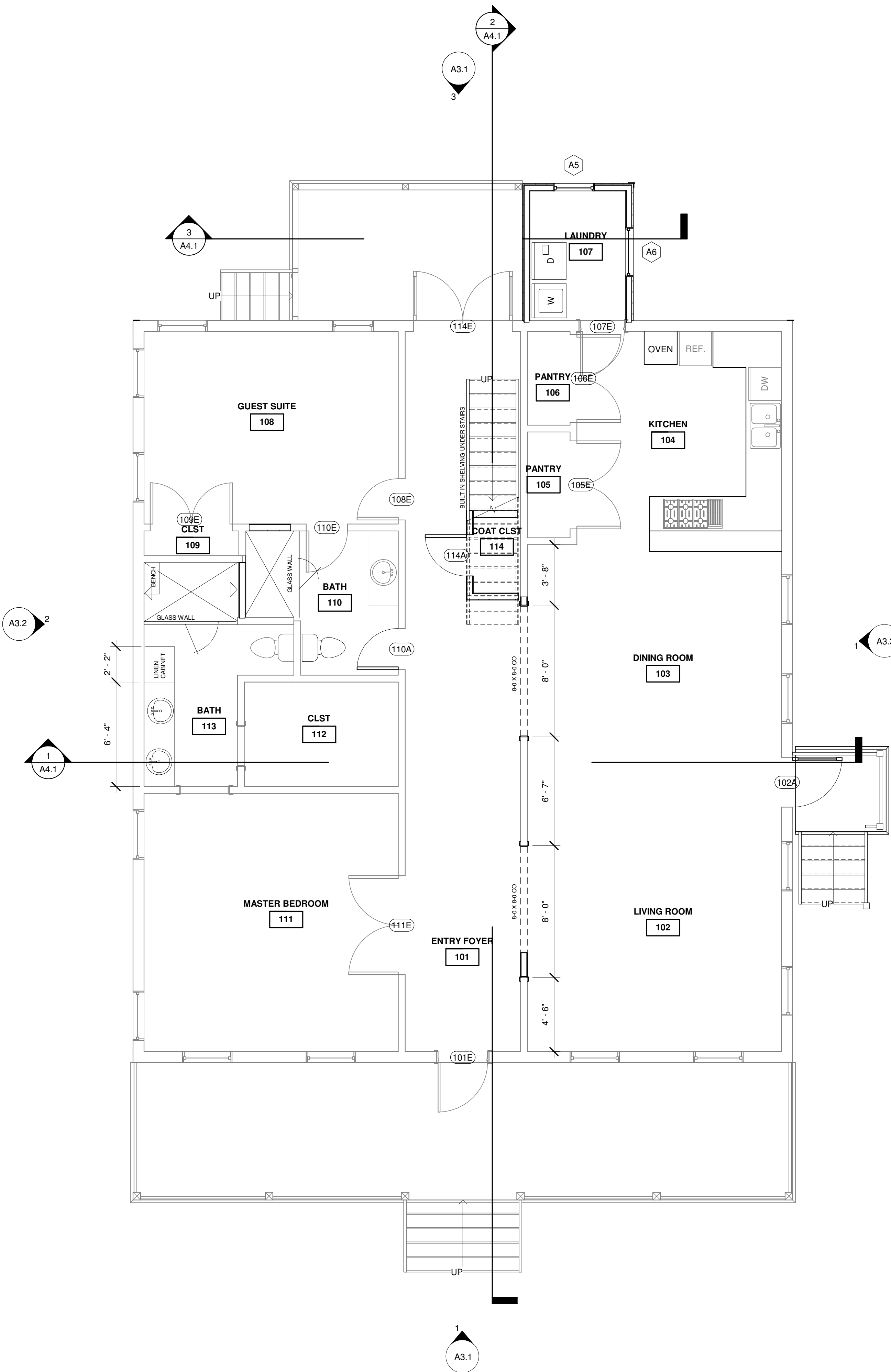
Page 30

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

4/10/2025 11:53:27 AM



1 FIRST FLOOR DEMO PLAN
A1.1 1/4" = 1'-0"



2 FIRST FLOOR NEW
A1.1 1/4" = 1'-0"

Wübbena
Architectural Design
and Development

James Wübbena, RA, NCARB
40 Drayson Circle
Bluffton, SC 29910
P - 912 660 5438
jim@wubbenapc.com

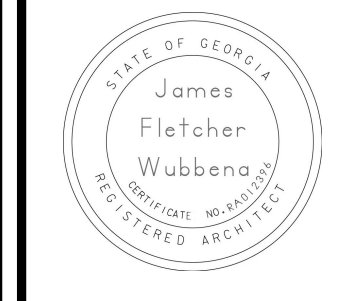
MR. AND MRS.
ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE
535 57TH STREET
SAVANNAH GA 31410

REVISIONS

SHEET TITLE
FLOOR PLANS

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PROJECT NUMBER: 2301
DATE: 4/09/2025
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1/4" = 1'-0"

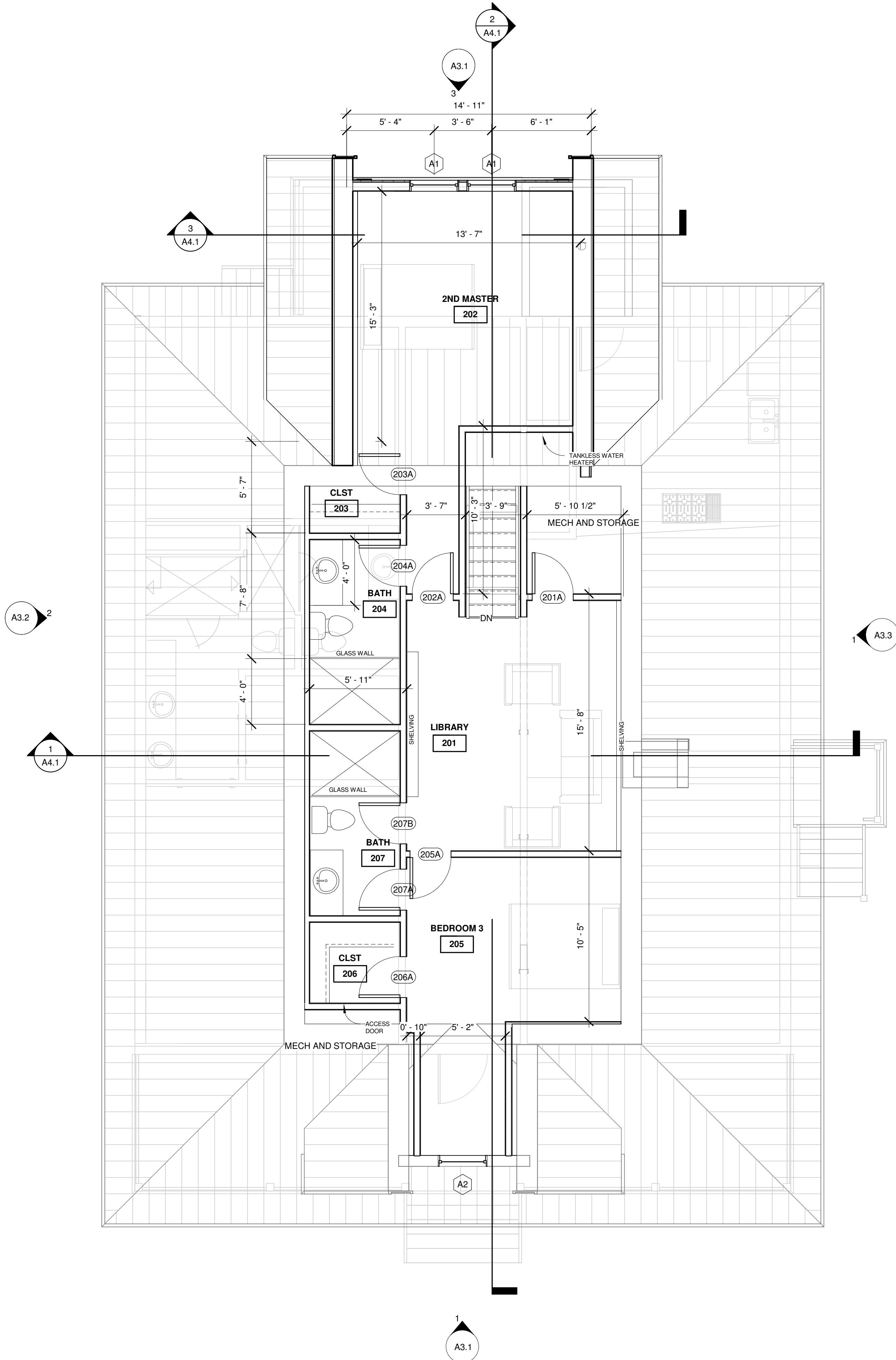
SHEET NO.

A1.1

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

4/10/2025 11:53:27 AM

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



Section VIII, Item #1.

Wübbena

Architectural Design
and Development

James Wubbena, RA, NCARB
40 Drayson Circle
Bluffton, SC 29910
P - 912 660 5438
jim@wubbenapc.com

MR. AND MRS.
ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE

535 57TH STREET
SAVANNAH GA 31410

REVISIONS

SHEET TITLE
FLOOR PLANS

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PROJECT NUMBER: 2301
DATE: 4/09/2025
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1/4" = 1'-0"

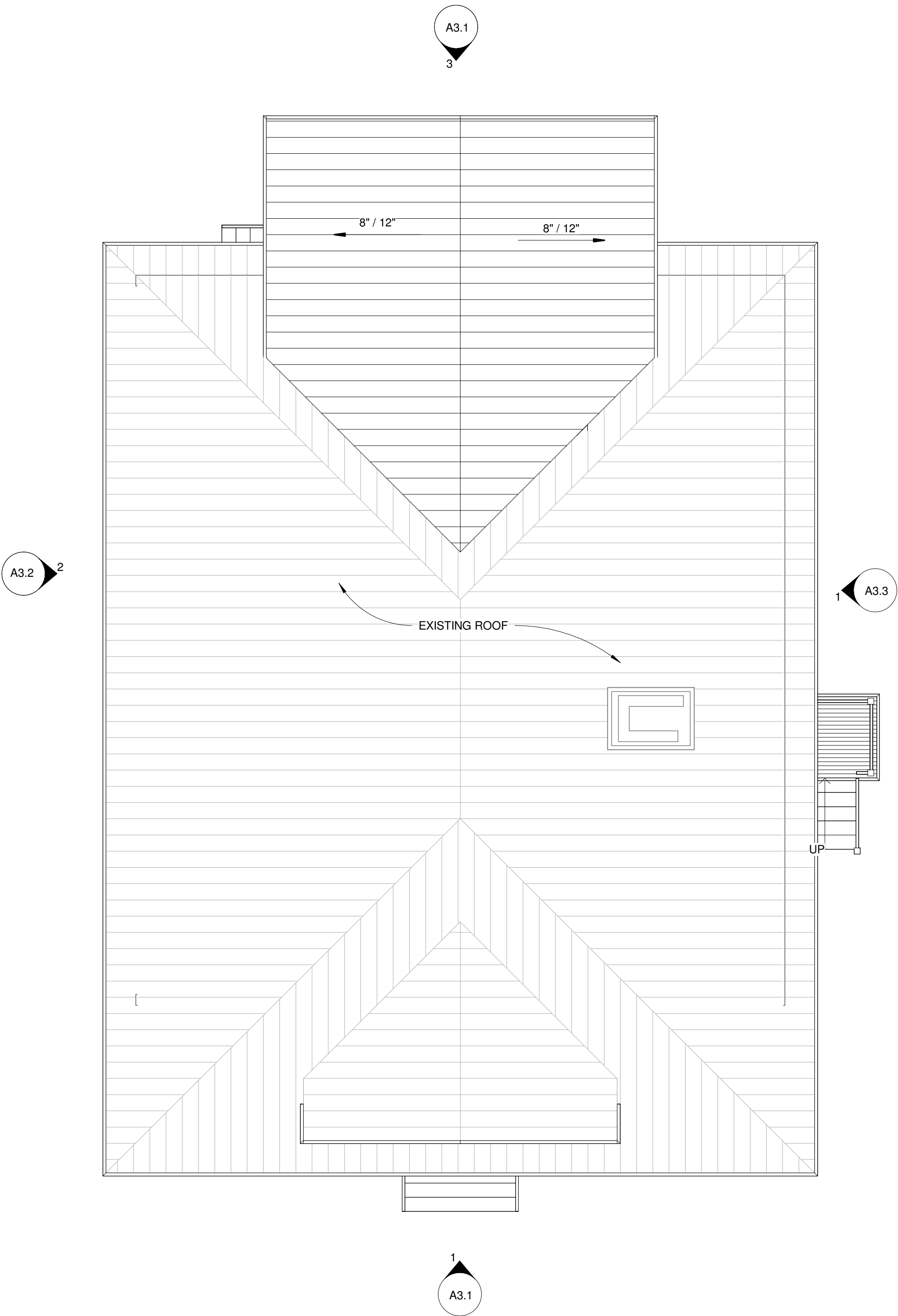
SHEET NO.

A1.2

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

Door Schedule					
Mark	Width	Height	Elevation	Fire Rating	Comments
102A	3' - 0"	7' - 0"			
110A	2' - 6"	6' - 10"			
114A	2' - 6"	6' - 10"			
201A	2' - 6"	6' - 8"			
202A	2' - 6"	6' - 8"			
203A	2' - 6"	6' - 8"			
204A	2' - 6"	6' - 8"			
205A	2' - 6"	6' - 8"			
206A	2' - 6"	6' - 8"			
207A	2' - 6"	6' - 8"			
207B	2' - 6"	6' - 8"			

Window Schedule			
Type Mark	Width	Height	Comments
A1	3' - 0"	5' - 0"	
A2	3' - 0"	4' - 0"	CASEMENT WINDOW
A5	2' - 6"	6' - 0"	
A6	3' - 0"	6' - 0"	



4/10/2025 11:53:28 AM

1 MAIN RIDGE
A1.3 3/16" = 1'-0"

Section VIII, Item #1.

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ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE

535 57TH STREET
SAVANNAH GA 31410

REVISIONS

SHEET TITLE
ROOF PLAN

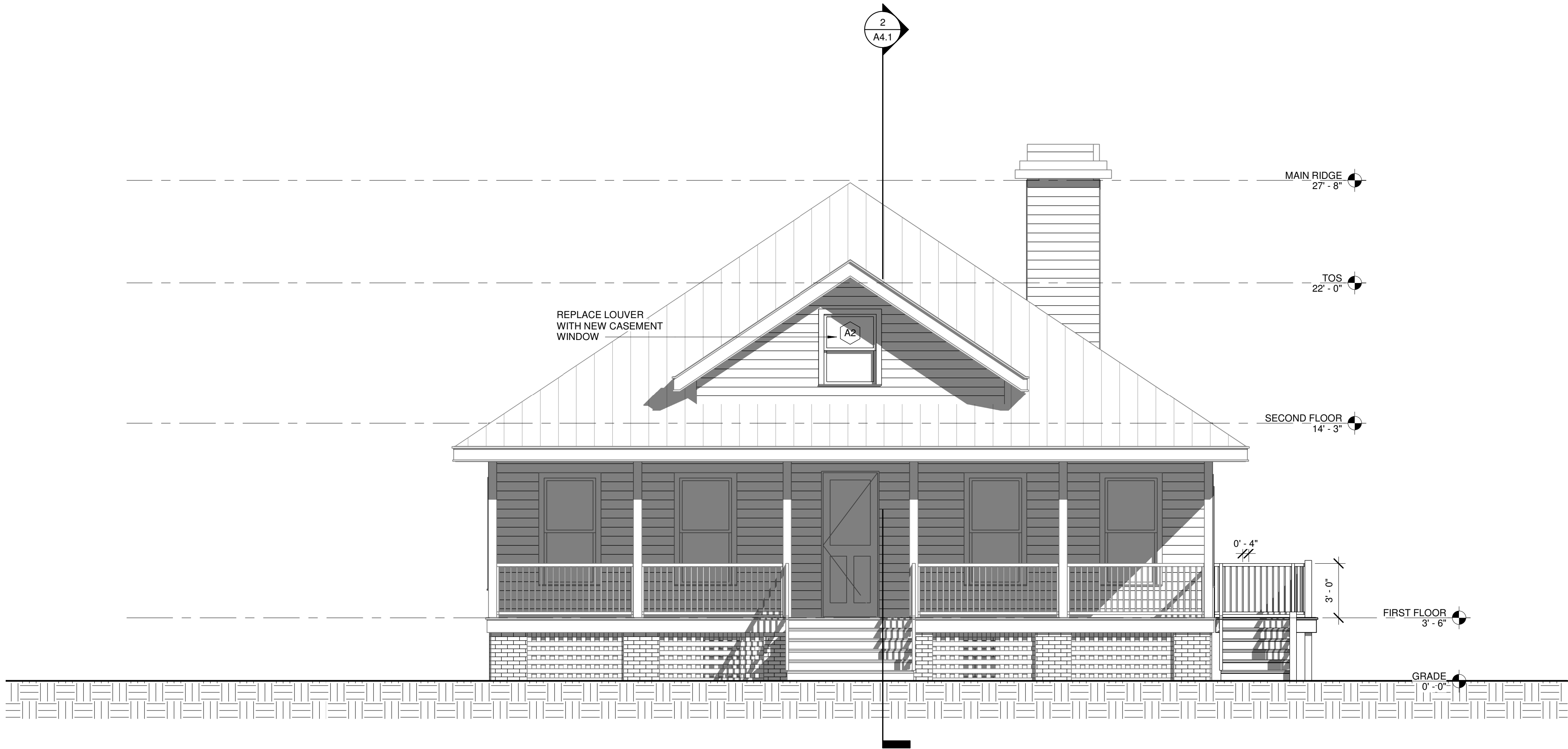
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STATE OF GEORGIA

James
Fletcher
Wübbena
Architectural
REGISTERED ARCHITECT

PROJECT NUMBER: 2301	SHEET NO.
DATE: 4/09/2025	A1.3
DRAWN BY: MRS	
CHECKED BY: JFW	
SCALE: 3/16" = 1'-0"	

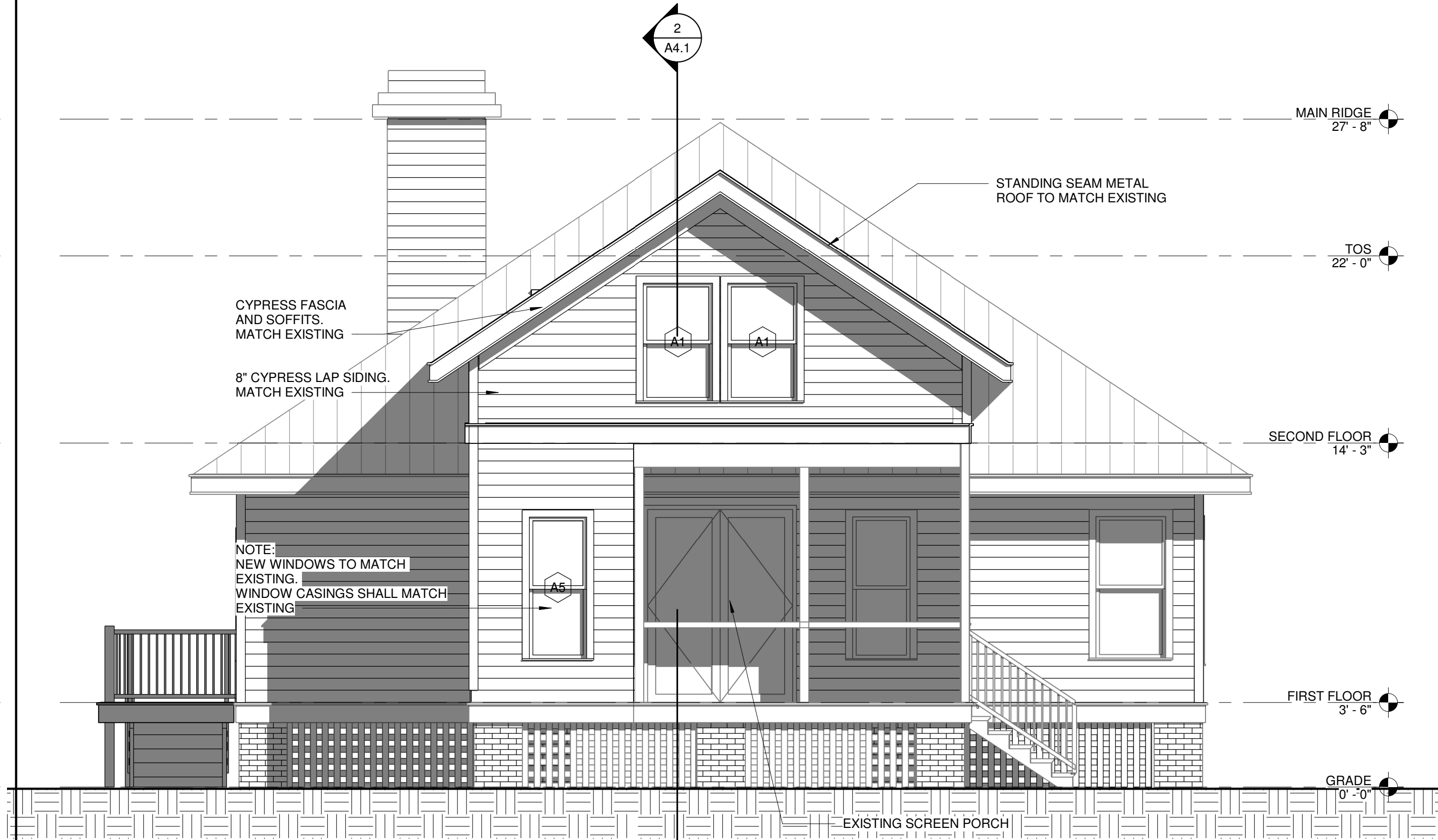
Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt



1 FRONT ELEVATION
A3.1 1/4" = 1'-0"



3 BACK ELEVATION EXISTING
A3.1 1/4" = 1'-0"



2 BACK ELEVATION NEW
A3.1 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

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DATE: 4/09/2025

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CHECKED BY: JFW

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

SHEET NO.

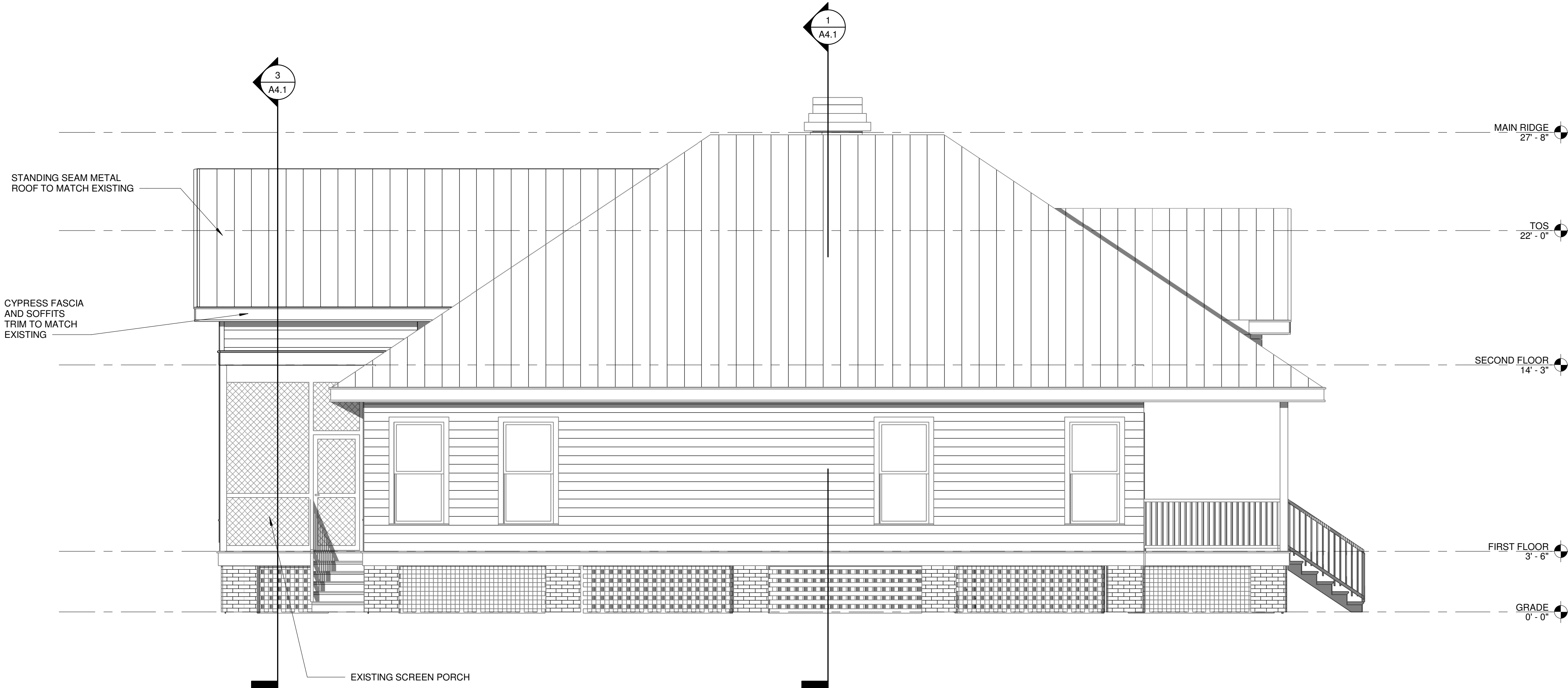
A3.1

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2 LEFT ELEVATION EXISTING
A3.2 1/4" = 1'-0"



1 LEFT ELEVATION NEW
A3.2 1/4" = 1'-0"

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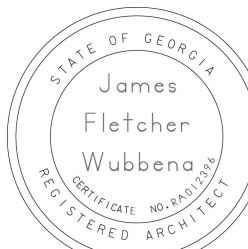
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SHEET TITLE
EXTERIOR
ELEVATIONS

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DATE: 4/09/2025
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SCALE: 1/4" = 1'-0"

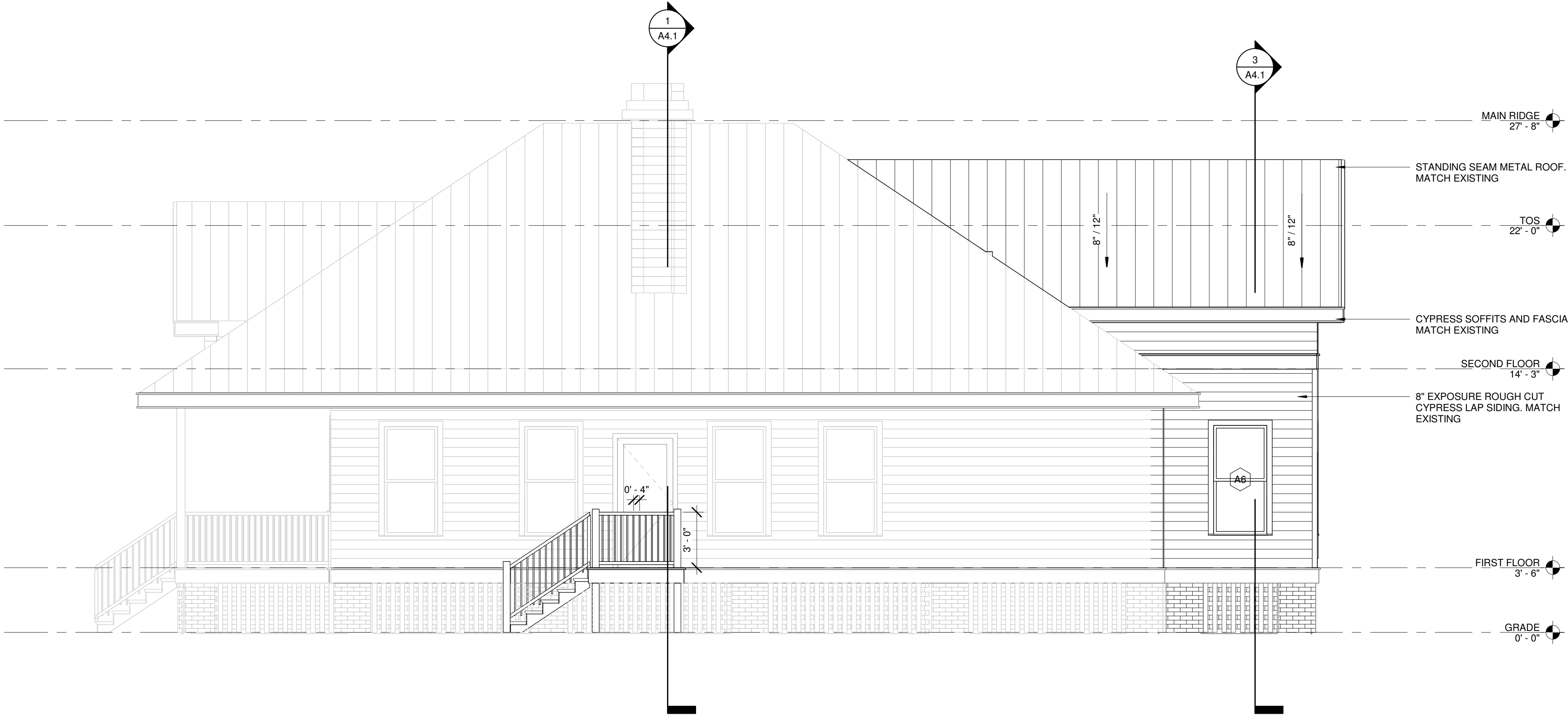
SHEET NO.

A3.2

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

4/10/2025 11:53:32 AM

1 RIGHT ELEVATION NEW
A3.3 1/4" = 1'-0"



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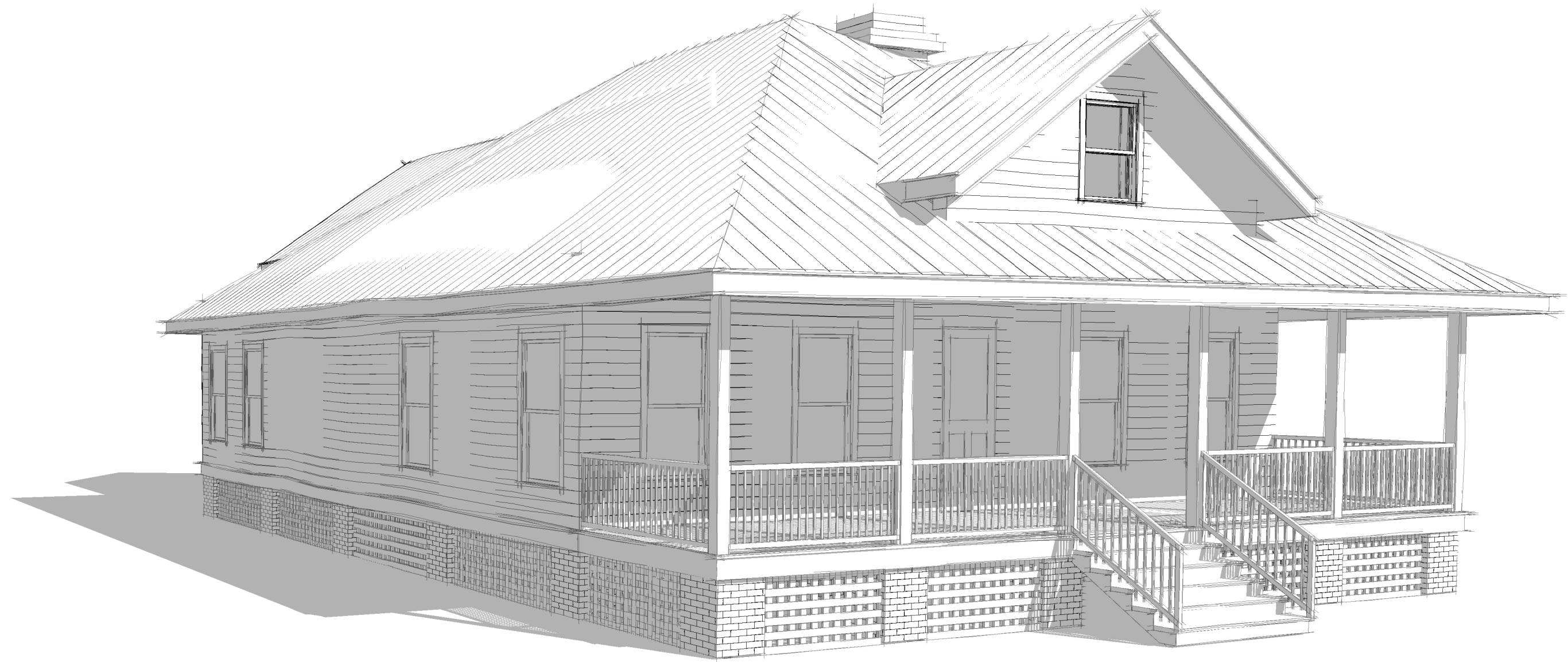


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DATE: 4/09/2025
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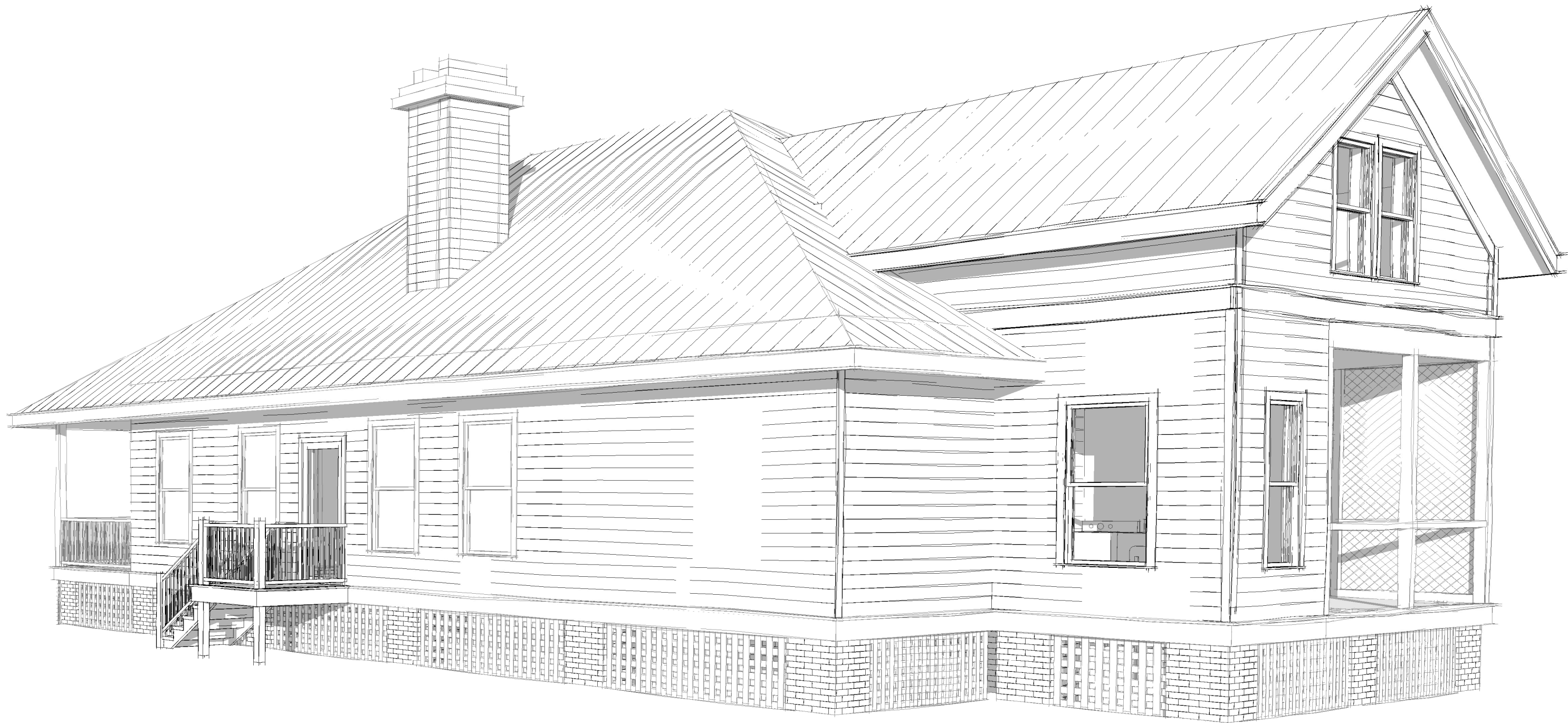
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A3.3

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1
A3.4 3D View 2 Copy 1



2
A3.4 3D View 1

4/10/2025 11:53:34 AM

Section VIII, Item #1.

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SHEET TITLE

EXTERIOR
ELEVATIONS AND
DETIALS

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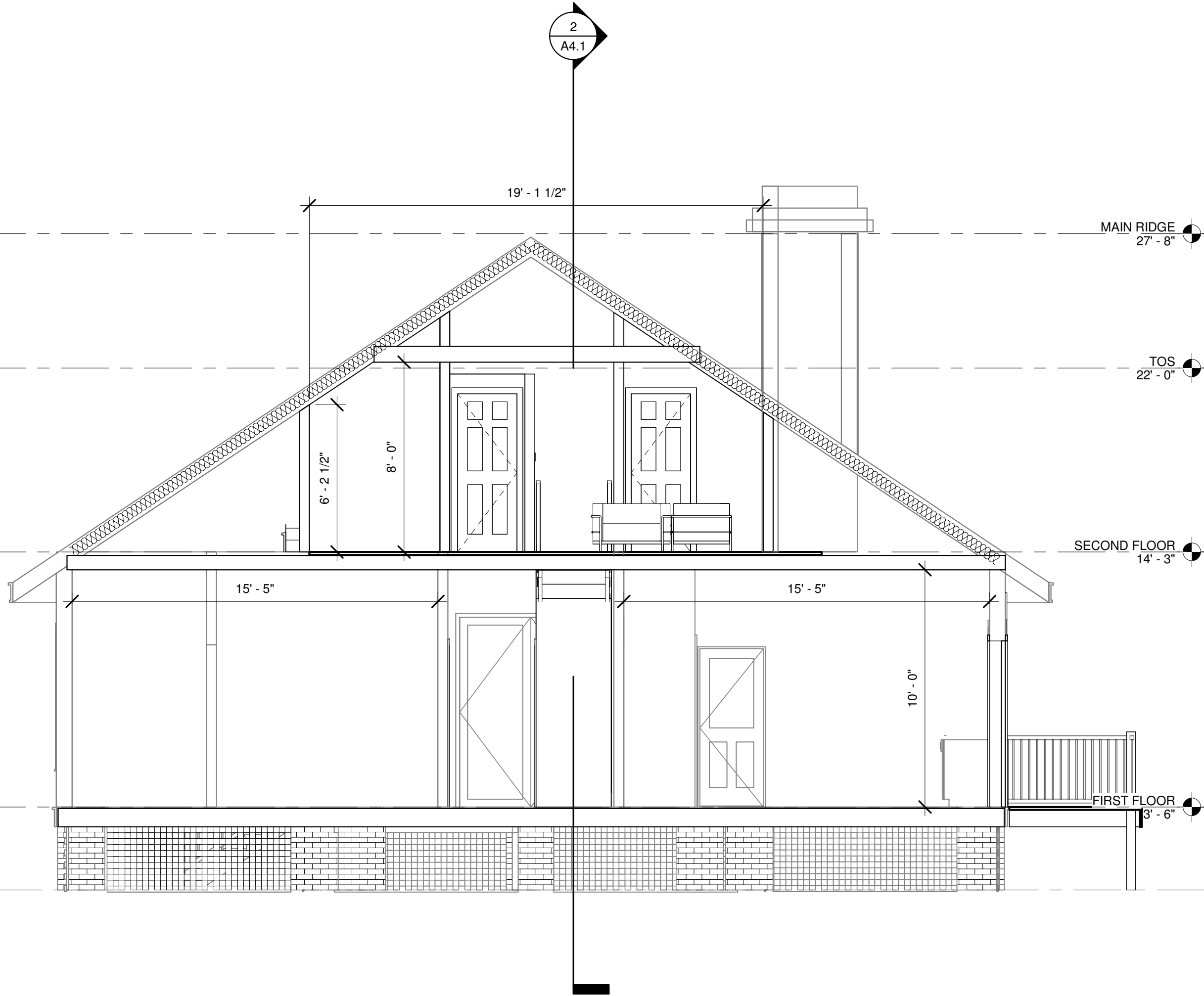
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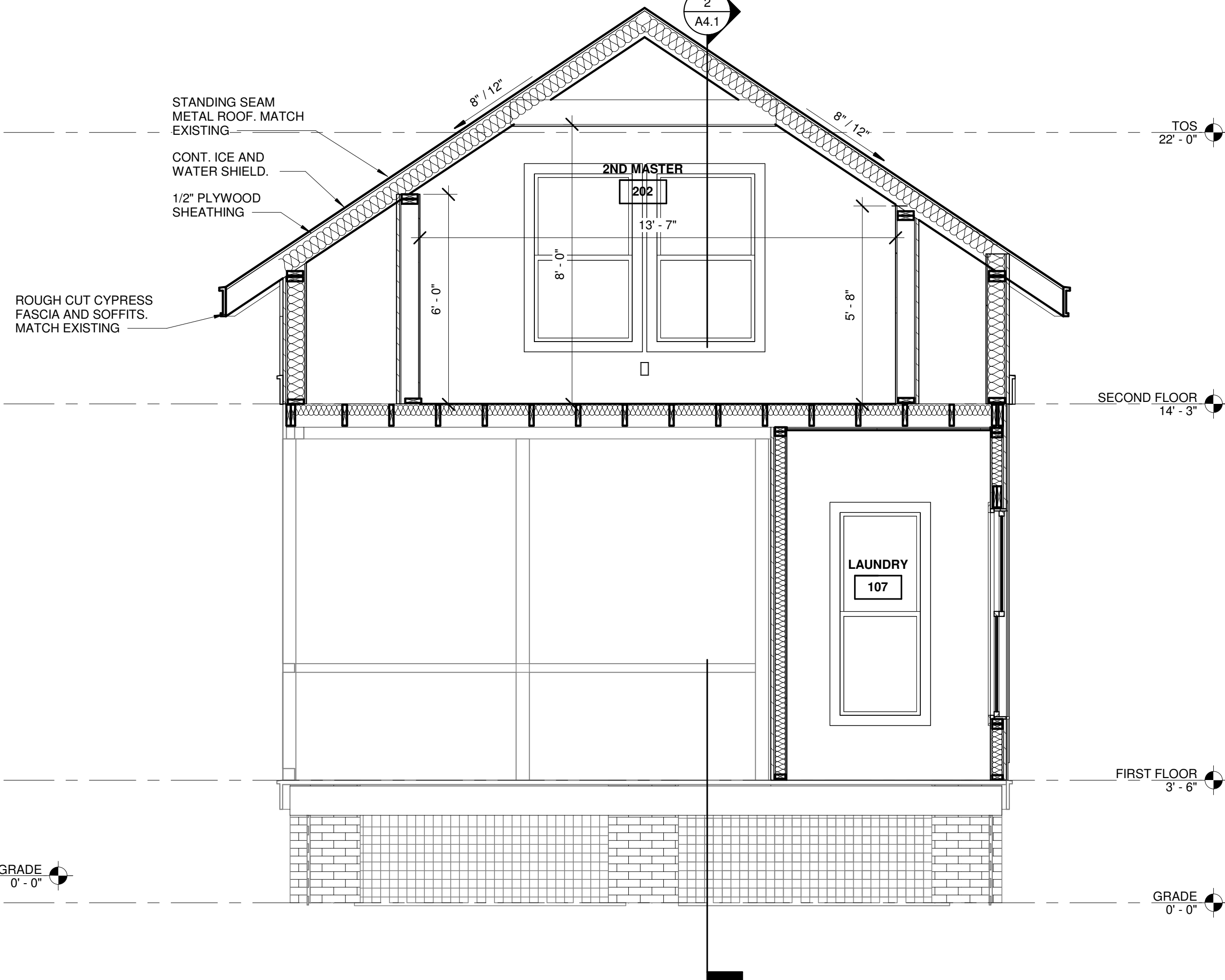
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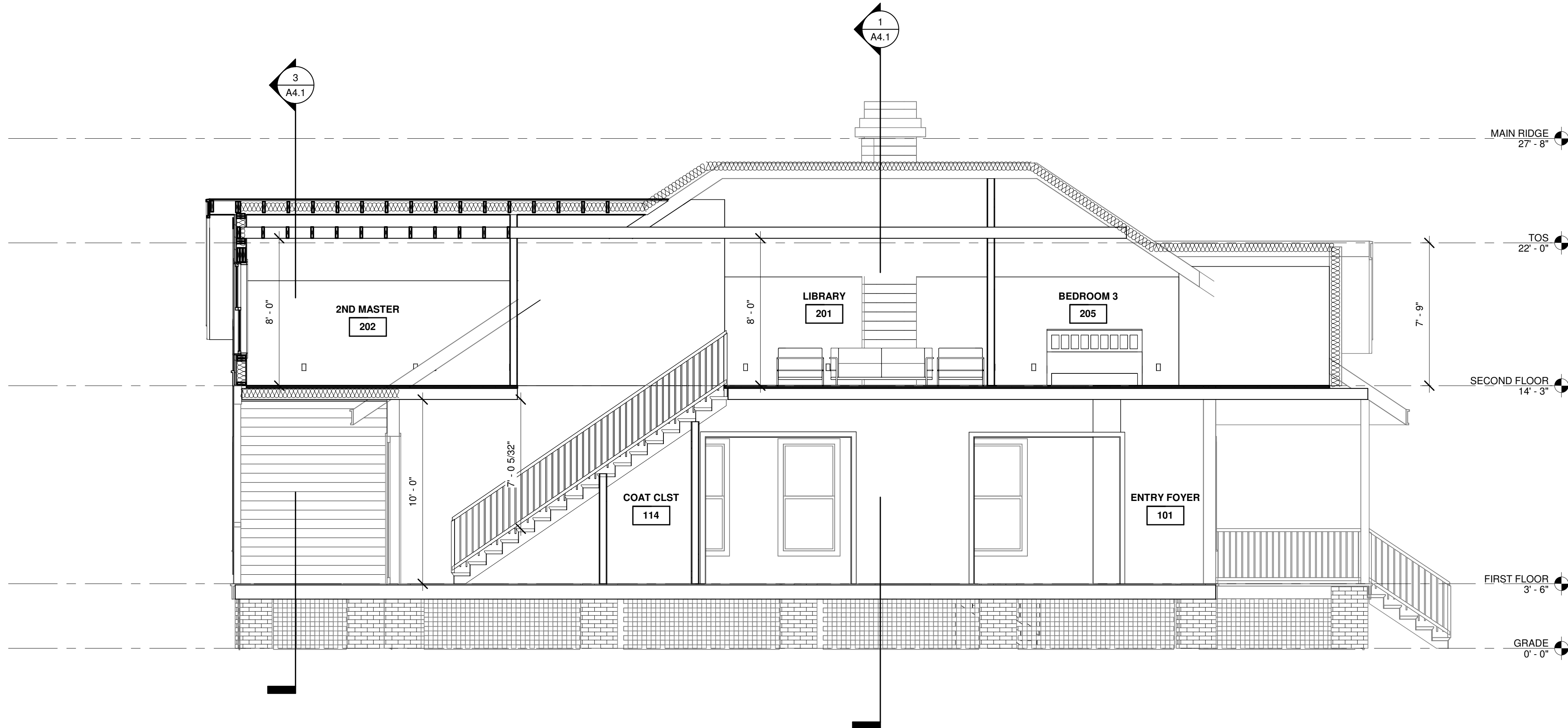
Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt



1 Section 1
A4.1 1/4" = 1'-0"



3 Section 3
A4.1 3/8" = 1'-0"



2 Section 2
A4.1 1/4" = 1'-0"

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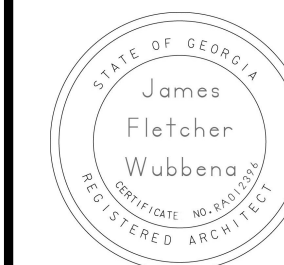
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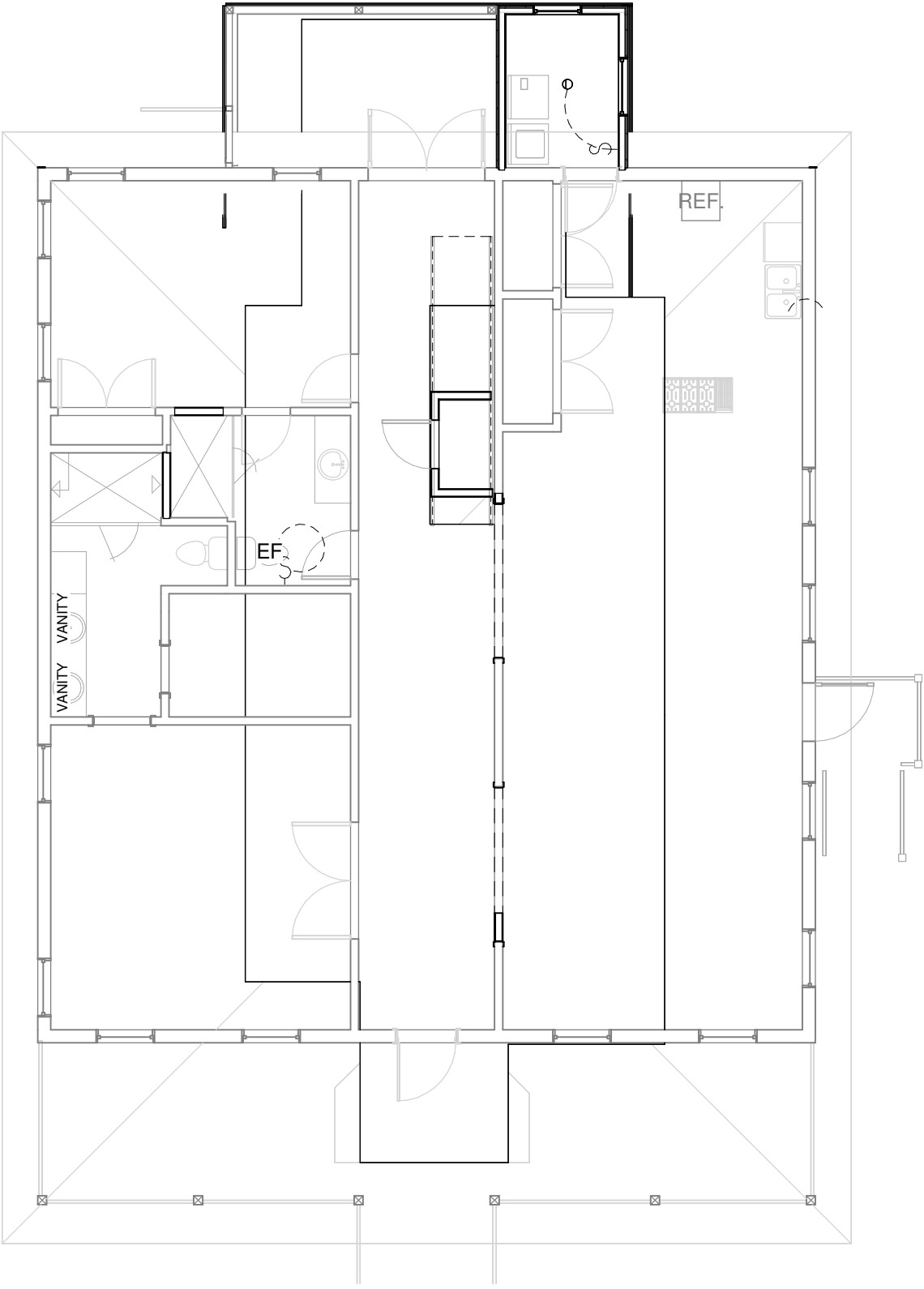
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DATE: 4/09/2025
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: As indicated

SHEET NO.

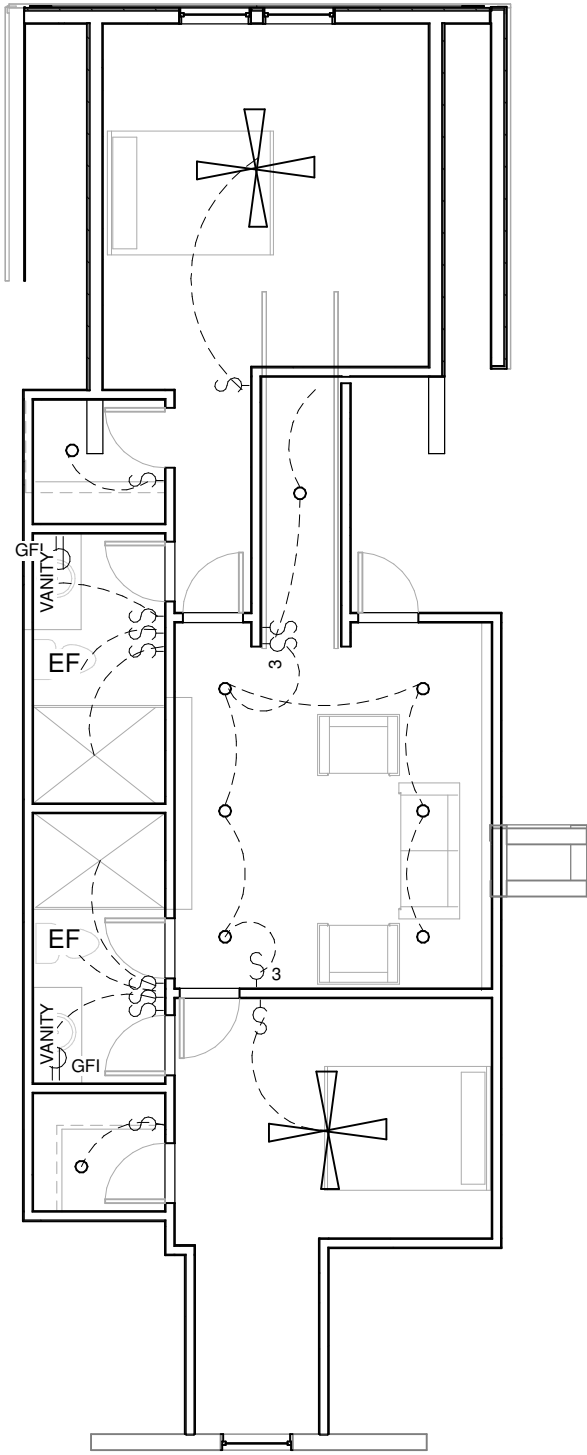
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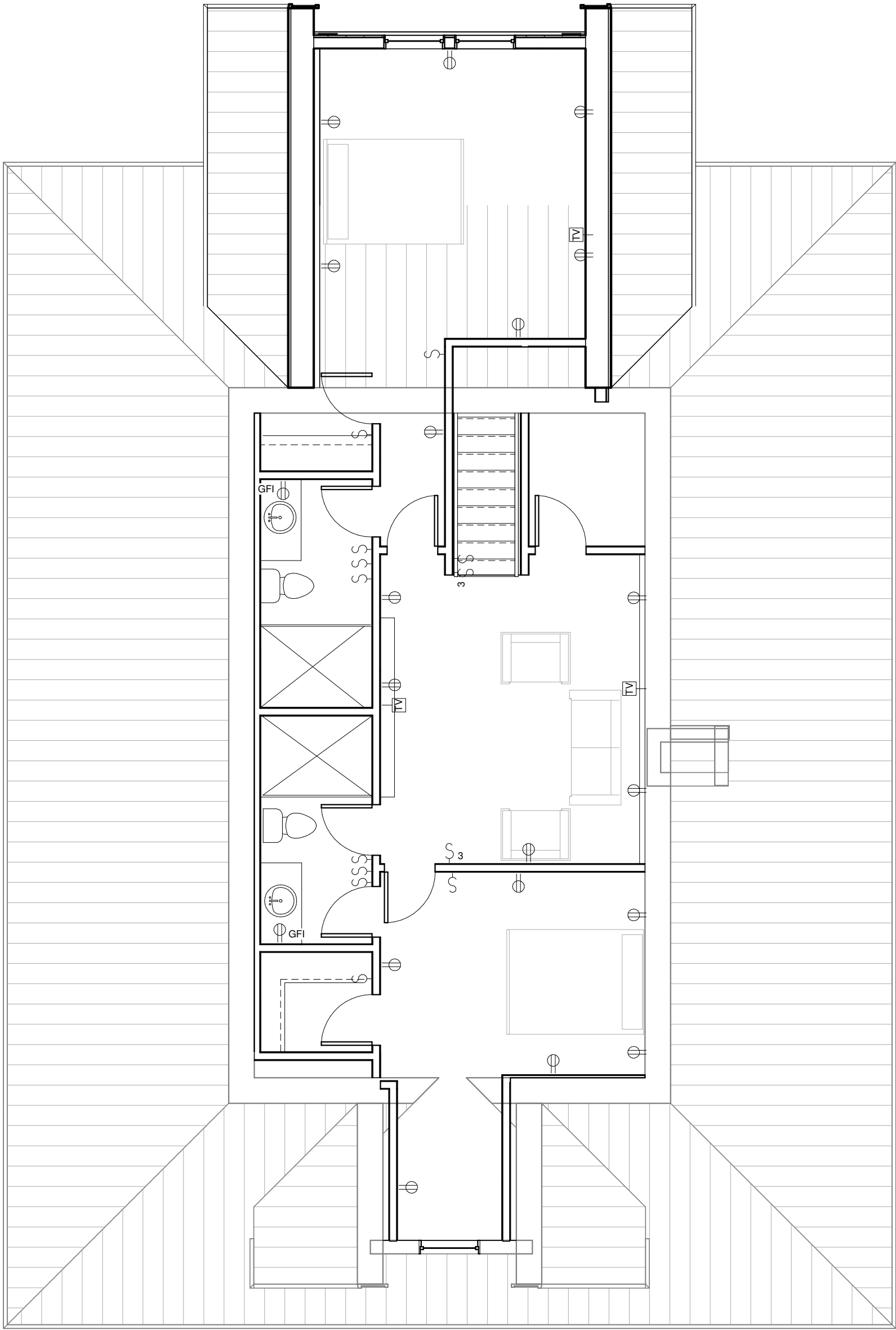
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1 FIRST FLOOR LIGHTING
E1.2 1/8" = 1'-0"



2 SECOND FLOOR-LIGHTING PLAN
E1.2 1/8" = 1'-0"



3 SECOND FLOOR POWER PLAN
E1.2 3/16" = 1'-0"

Section VIII, Item #1.

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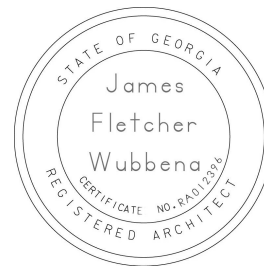
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SHEET TITLE

LIGHTING PLANS

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SCALE: As indicated

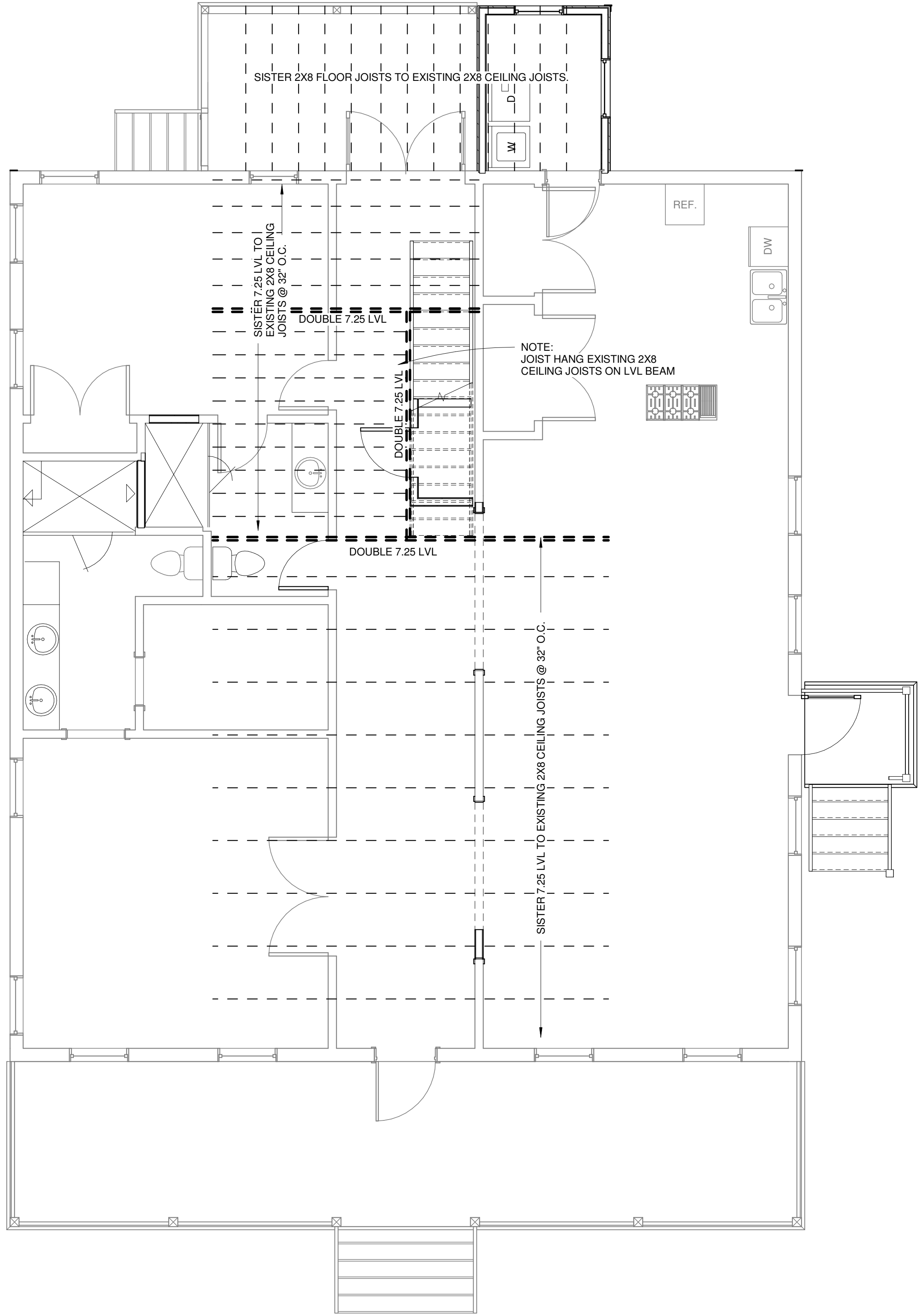
SHEET NO.

E1.2

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

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1
S1.1 FRAMING PLAN
1/4" = 1'-0"



Section VIII, Item #1.

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SHEET TITLE
FRAMING PLANS

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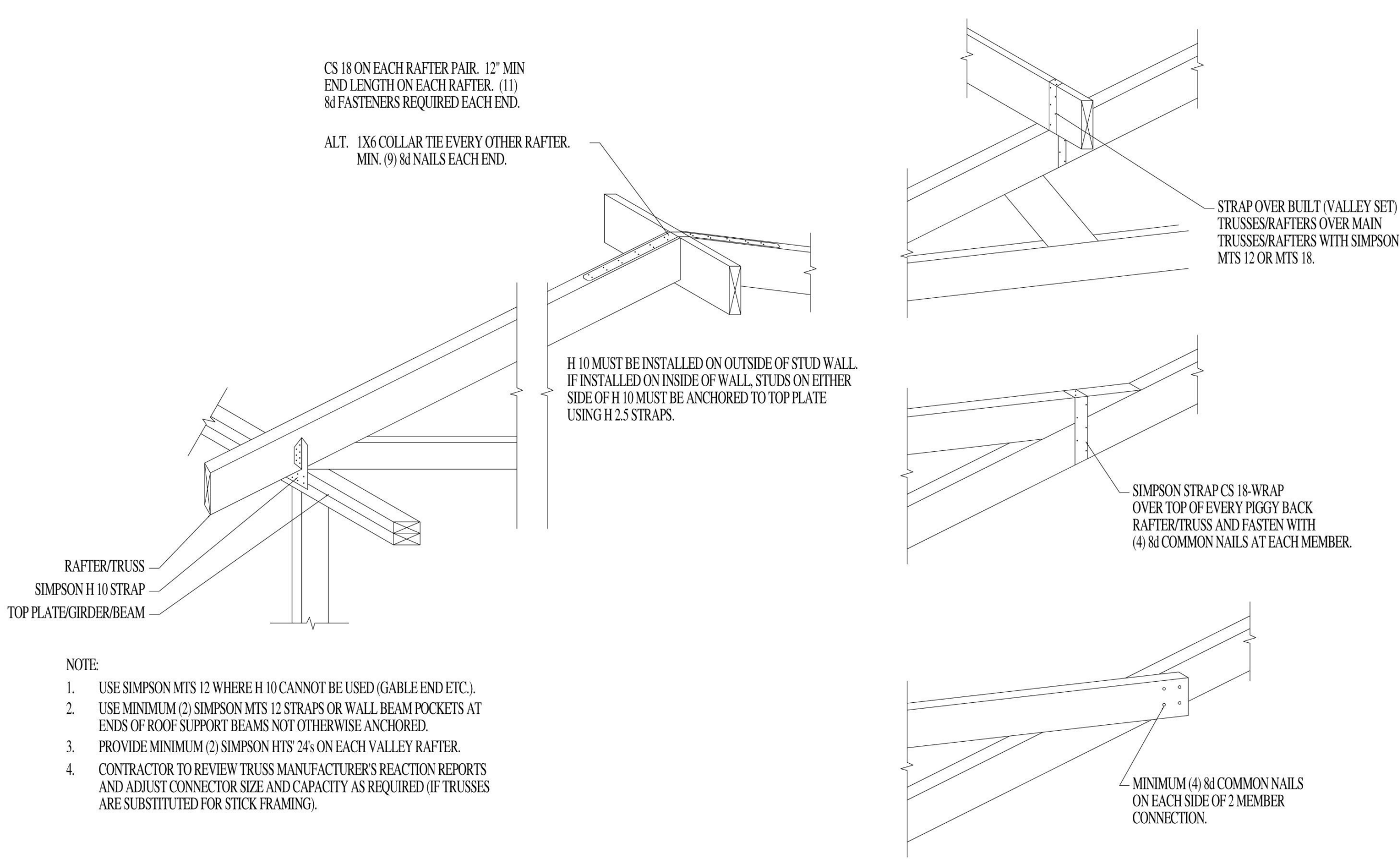
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DATE: 4/09/2025
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SCALE: 1/4" = 1'-0"

SHEET NO.

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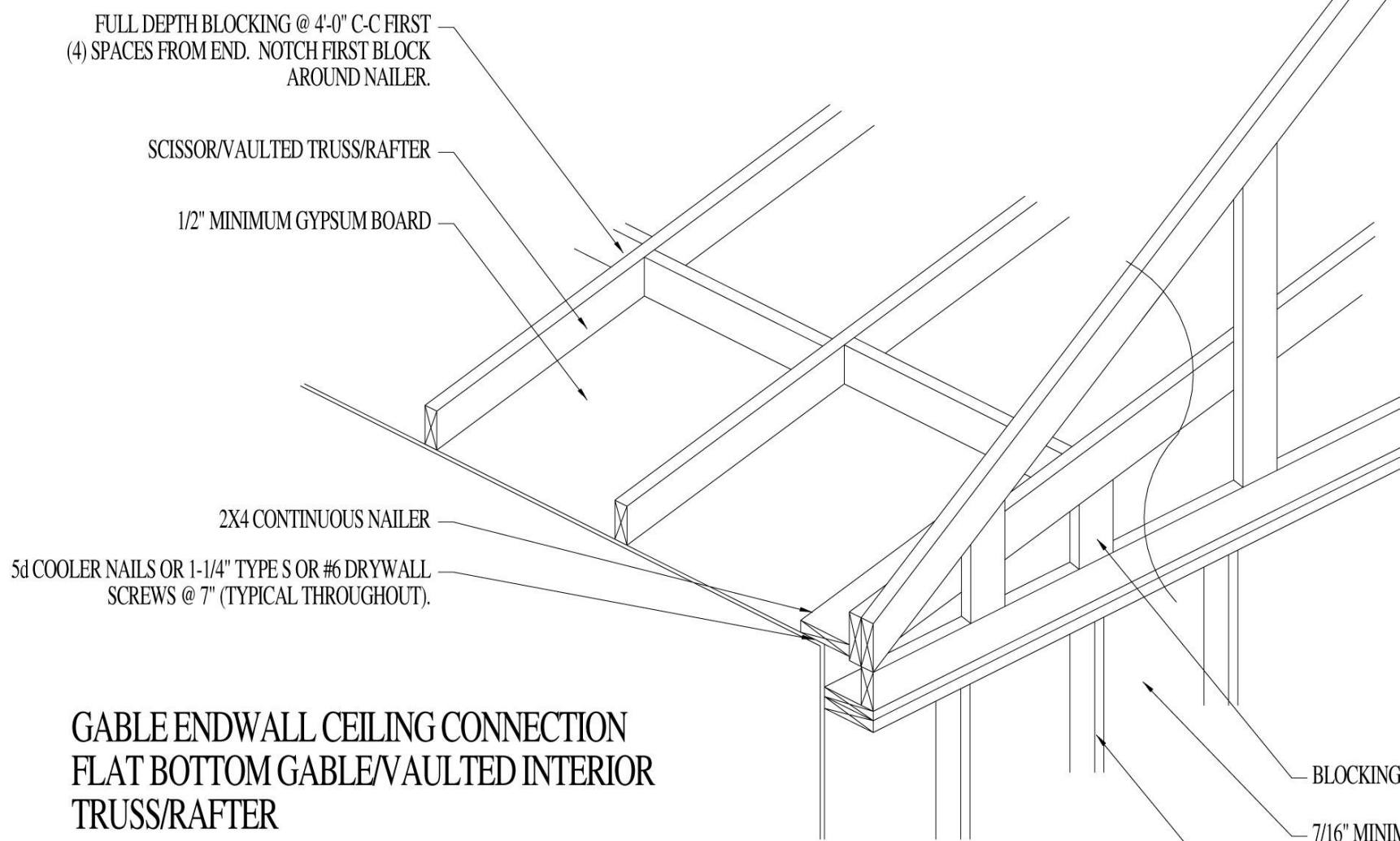


NOTE:

1. USE SIMPSON MTS 12 WHERE H 10 CANNOT BE USED (GABLE END ETC.).
2. USE MINIMUM (2) SIMPSON MTS 12 STRAPS OR WALL BEAM POCKETS AT ENDS OF ROOF SUPPORT BEAMS NOT OTHERWISE ANCHORED.
3. PROVIDE MINIMUM (2) SIMPSON HTS 24s ON EACH VALLEY RAFTER.
4. CONTRACTOR TO REVIEW TRUSS MANUFACTURER'S REACTION REPORTS AND ADJUST CONNECTOR SIZE AND CAPACITY AS REQUIRED (IF TRUSSES ARE SUBSTITUTED FOR STICK FRAMING).

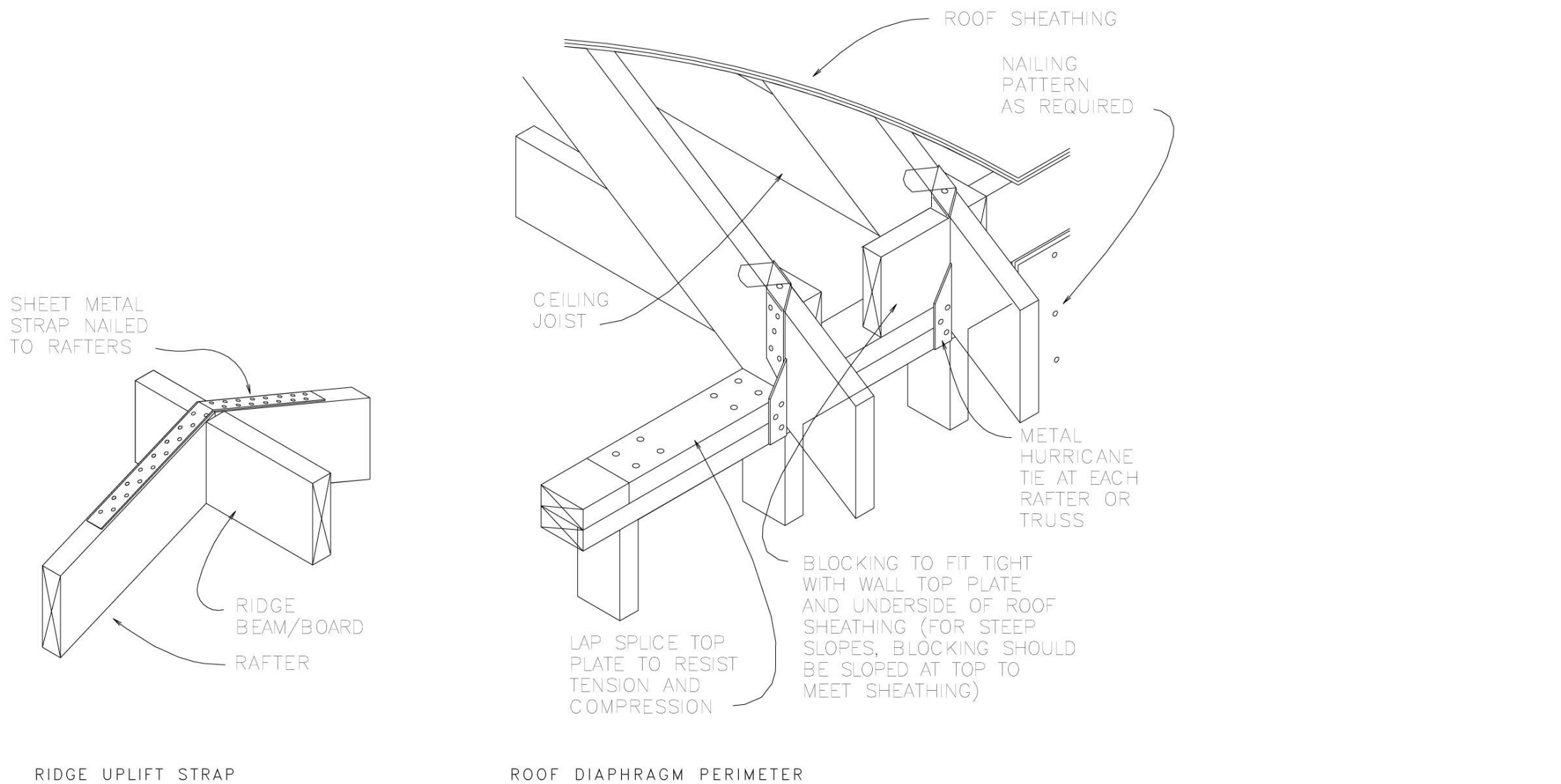
ROOF/RAFTER TRUSS CONNECTOR

SCALE: 3/4" = 1'-0"



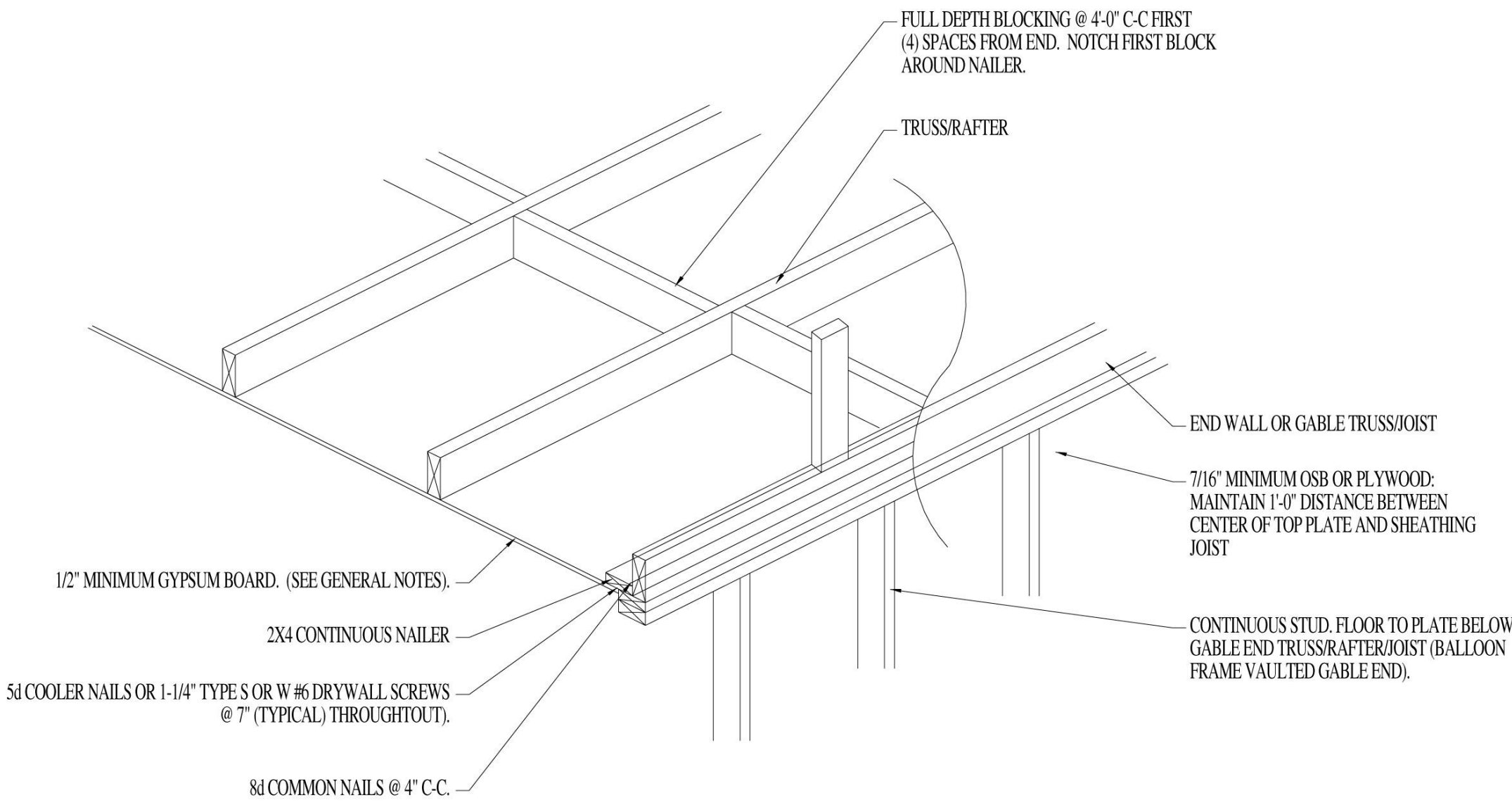
GABLE ENDWALL CEILING CONNECTION FLAT BOTTOM GABLE/VAULTED INTERIOR TRUSS/RAFTER

SCALE: NOT TO SCALE



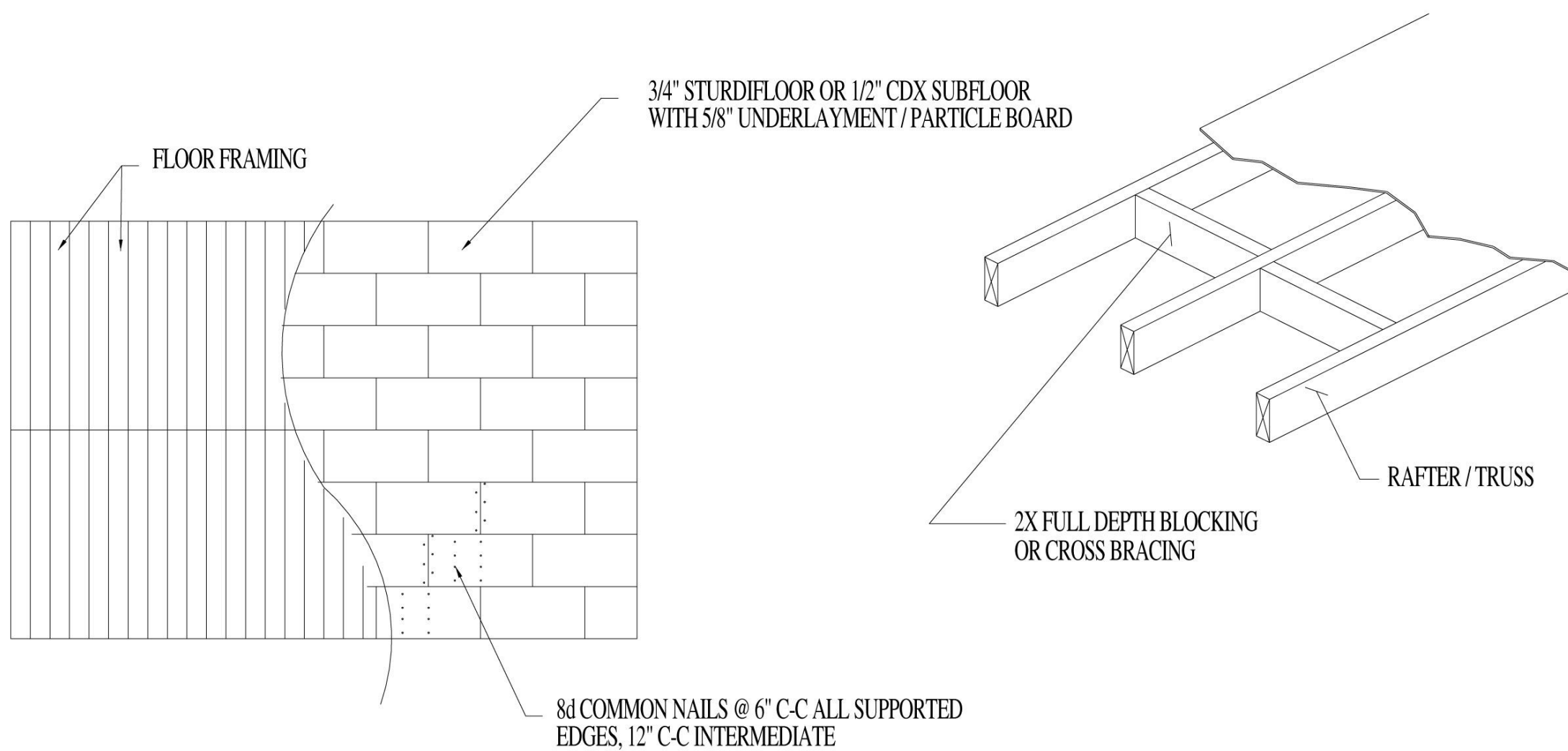
FLOOR SHEATHING & CONSTRUCTION

SCALE: NOT TO SCALE



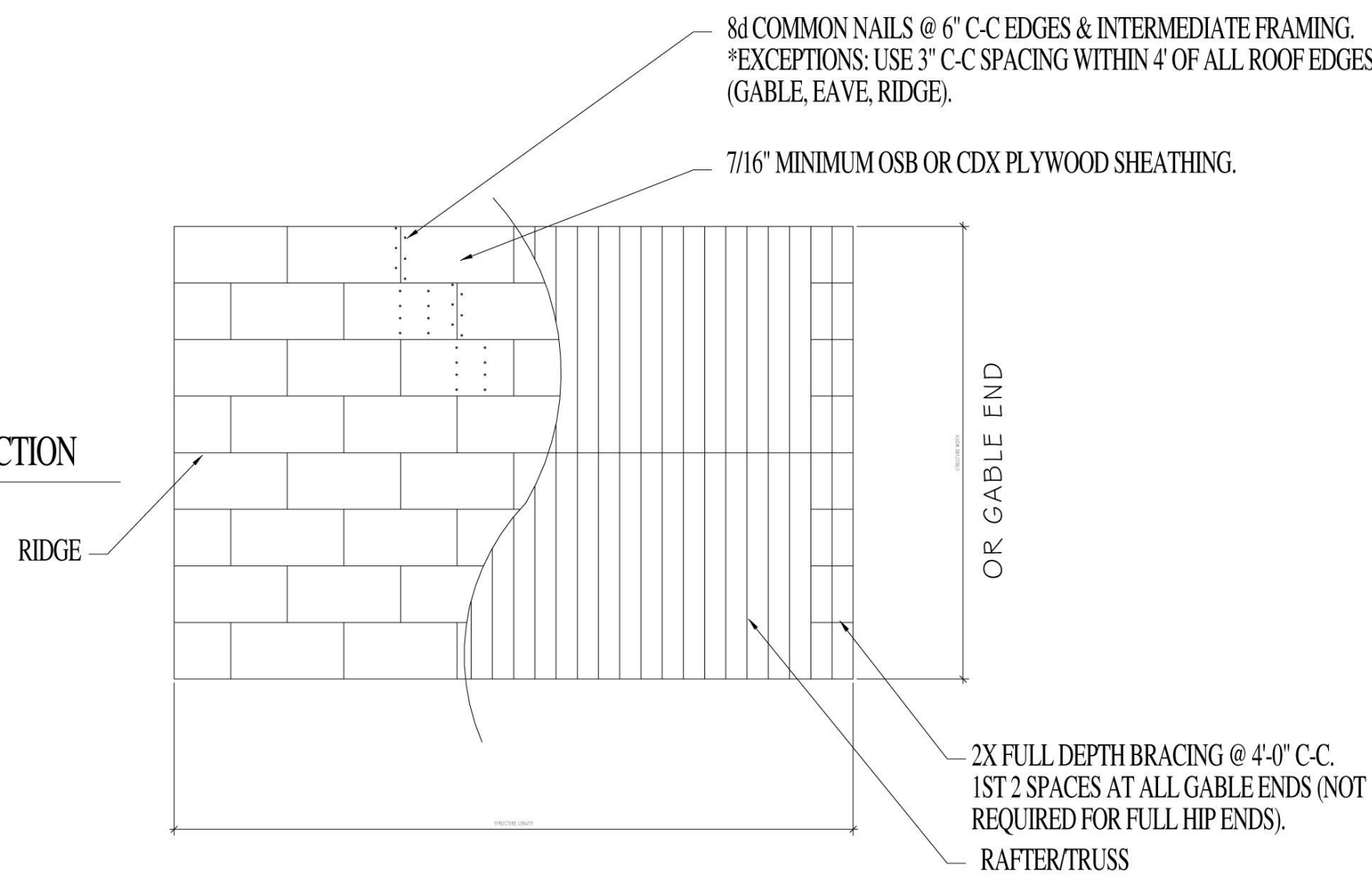
ROOF/RAFTER TRUSS CONNECTOR

SCALE: NOT TO SCALE



ROOF SHEATHING & CONSTRUCTION

SCALE: NOT TO SCALE



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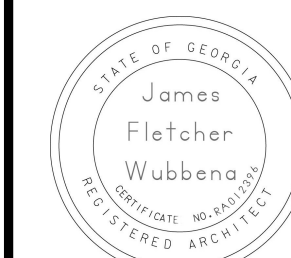
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DETAILS

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DATE: 4/09/2025

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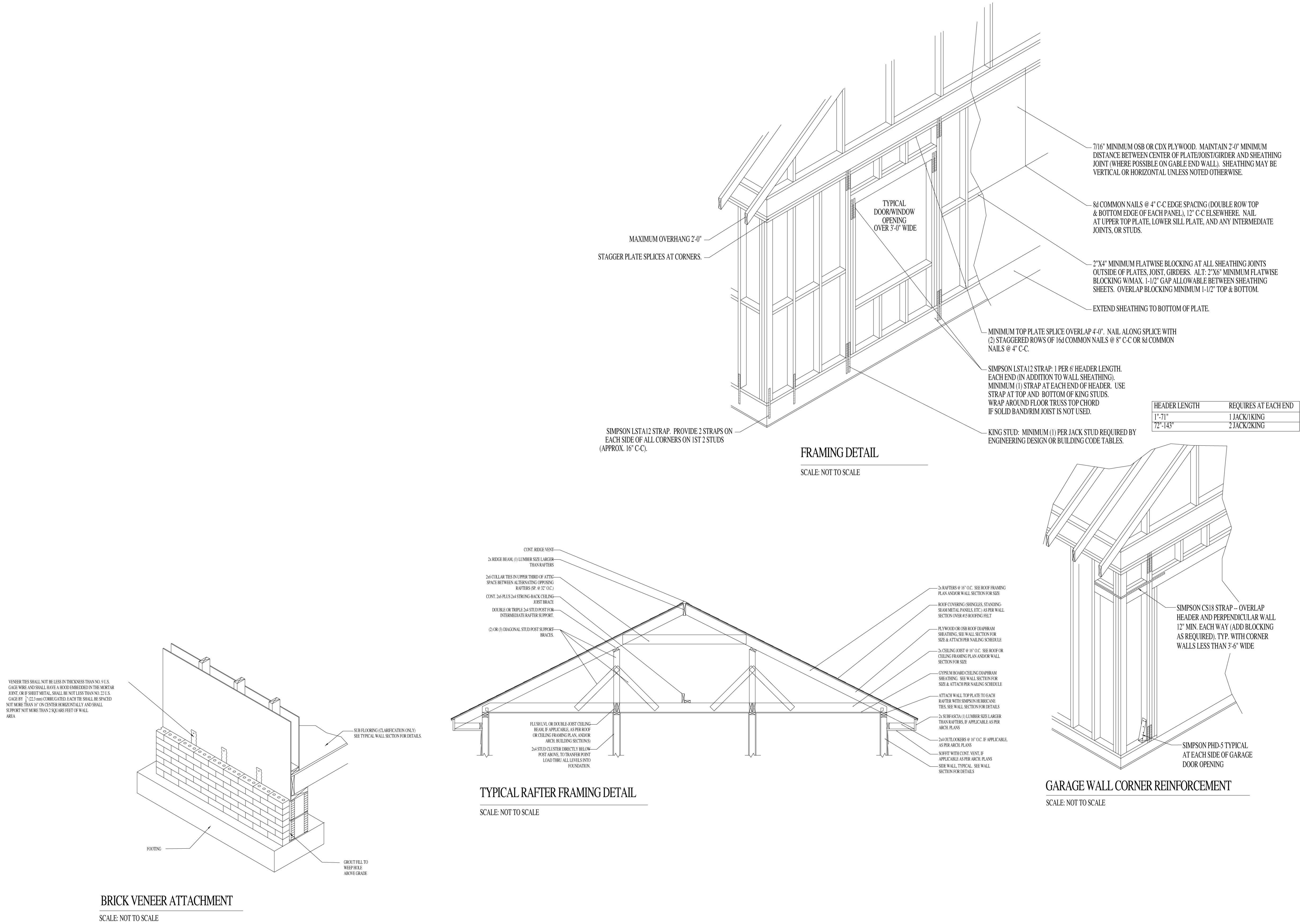
SCALE: 1/4" = 1'-0"

SHEET NO.

S1.2

Y:\2501 1 Head of Tide - Stock Farm\2501 Head of Tide5.rvt

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Section VIII, Item #1.

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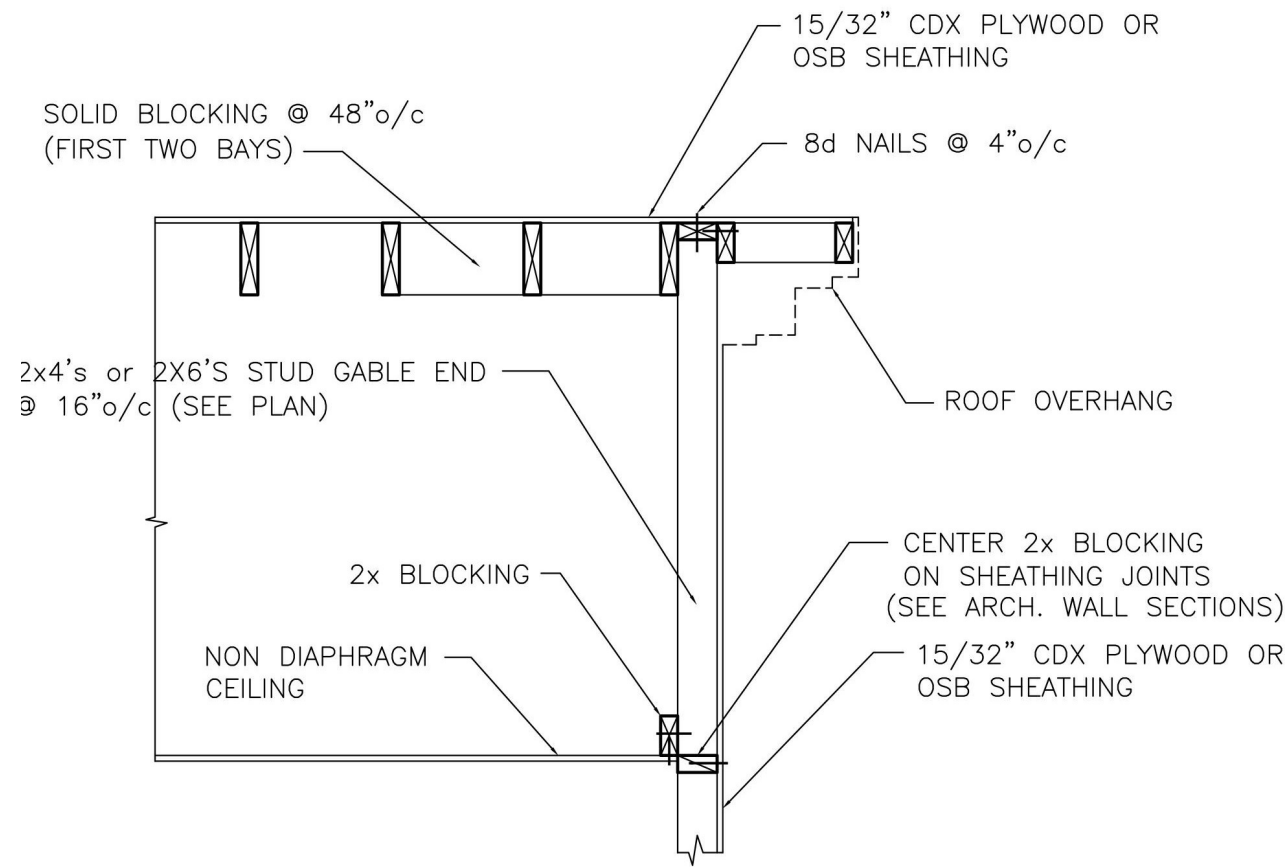


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DATE: 4/09/2025
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CHECKED BY: JFW
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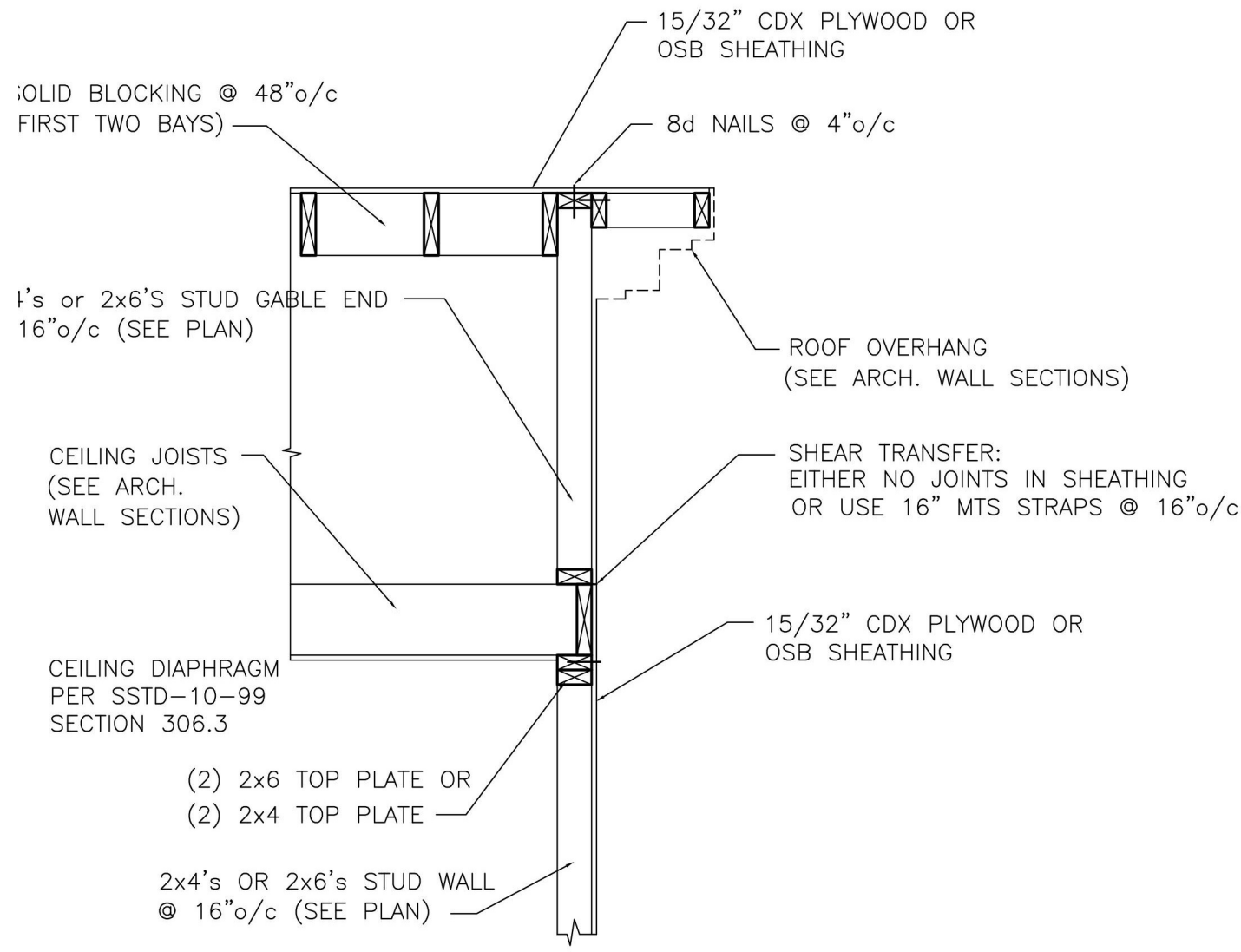
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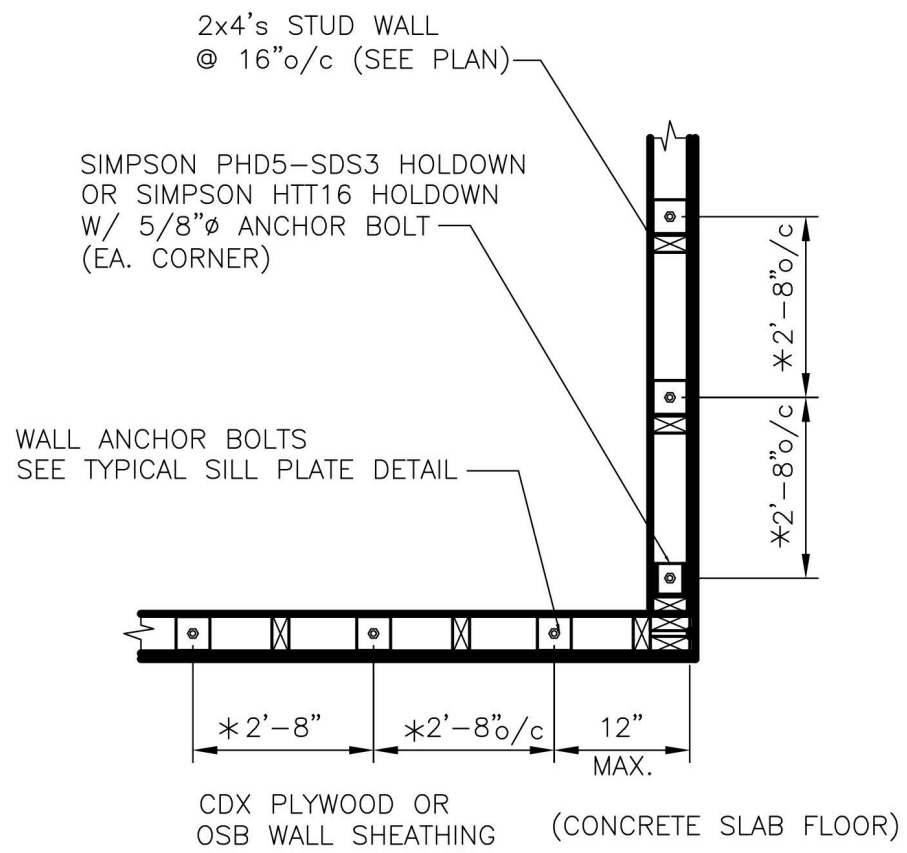
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BALLOON FRAMING - PREFERRED METHOD
GABLE END WALL FRAMING (PER FIG. 305J)
NOT TO SCALE



PLATFORM FRAMING - ALTERNATE METHOD
GABLE END WALL FRAMING (PER FIG. 305K)
NOT TO SCALE



(2x4's WALL, MONOLITHIC SLAB)

WALL ANCHORAGE AT
TYPICAL 90° CORNER
SCALE 3/4" = 1'-0"

REINFORCED CONCRETE MASONRY NOTES:

ALL BLOCK CELLS ARE TO BE GROUTED SOLID FROM FINISHED FLOOR TO TOP OF FOOTING REGARDLESS IF BLOCK IS SCHEDULED TO BE REINFORCED OR NOT.

CONCRETE BLOCK MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, WITH A MINIMUM COMPRESSIVE STRENGTH $F_m = 2400$ PSI.

MORTAR AND MORTAR MATERIALS SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF ASTM C270, TYPE "S".

HORIZONTAL WALL REINFORCING SHALL BE STANDARD, NINE GAUGE REINFORCING FABRICATED OF STEEL CONFORMING TO ASTM A62 AND SIZED TO FIT THE WALL WIDTH. REINFORCING SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A116, CLASS 1 OR CLASS 3, OR ASTM A153, CLASS B-2. FURNISH PREFABRICATED CORNER AND TEE UNITS.

HORIZONTAL WALL REINFORCING AND ANCHOR BOLTS EMBEDDED IN MASONRY SHALL BE COMPLETELY PROTECTED BY MORTAR.

REFER TO DRAWINGS FOR VERTICAL MASONRY WALL REINFORCEMENT AND CONCRETE FILL LOCATIONS.

VERTICAL MASONRY WALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. REFER TO CONCRETE NOTES FOR VERTICAL REINFORCING DETAILING, FABRICATION AND INSTALLATION REQUIREMENTS.

VERTICAL REINFORCING TO BE LAPPED 24" (MIN.) AT DOWELS AND SPLICES.

VERTICAL REINFORCING WILL BE PLACED AT ALL OPENING JAMBS (#5) AND HOOKED AT LINTELS.

CONCRETE GROUT TO FILL VOIDS IN MASONRY UNITS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH $F_c = 3000$ PSI IN 28 DAYS. REFER TO CONCRETE NOTES FOR CONCRETE MIXING AND PLACEMENT REQUIREMENTS. CONCRETE AGGREGATE WILL BE 1/2" MAX.

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 153, CLASS B-2.

METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED IN ACCORDANCE WITH ASTM A 641, CLASS I.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO STANDARD BUILDING CODE AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON NO. 2 SOUTHERN YELLOW PINE. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING.

ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2.

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PRP-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK) 3"/c AROUND EDGES AND 6"/c IN FIELD

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETEDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACINGS ARE REMOVED.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

GENERAL NOTES:

DOOR BETWEEN GARAGE AND DWELLING SHALL BE A 20-MINUTE DOOR OR EQUIVALENT

ALL WALLS IN BETWEEN GARAGE AND DWELLING SHALL BE 1/2" GYP BOARD UNLESS NOTED

ALL CEILINGS BETWEEN GARAGE AND DWELLING ABOVE SHALL BE 5/8" TYPE "X" UNLESS NOTED

SLOPE GARAGE FLOOR PER IRC SECTION 309.3

ALL BEDROOM WINDOWS TO MEET OR EXCEED EGRESS REQUIREMENTS PER IRC SECTION 310

UNDER STAIR PROTECTION PER IRC SECTION 311.2.2

HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF THE INTERIOR STAIRS PER IRC SECTION 311.5.6

INSTALL SMOKE DETECTORS PER IRC SECTION 313.2

POST PROPER STREET ADDRESS NUMBERS PER IRC 321

ALL FRAMING SPANS PER TABLE 802.1(1) OR MATERIAL FRAMING PLAN

PROVIDE ATTIC ACCESS PER IRC SECTION 807

ALL RECEPTICALS IN THE GARAGE, BATHROOMS, LAUNDRY, AND KITCHENS SHALL BE GFCI PROTECTED

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD BUILDING CODE, OSHA, ACI, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

SUBGRADE PREPARATION NOTES:

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS, FOREIGN OBJECTS AND DEBRIS.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.

IF NECESSARY, THE SITE Dewatering WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. Dewatering METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 8 TO 10 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS 1500 PSF.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306, FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60.

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

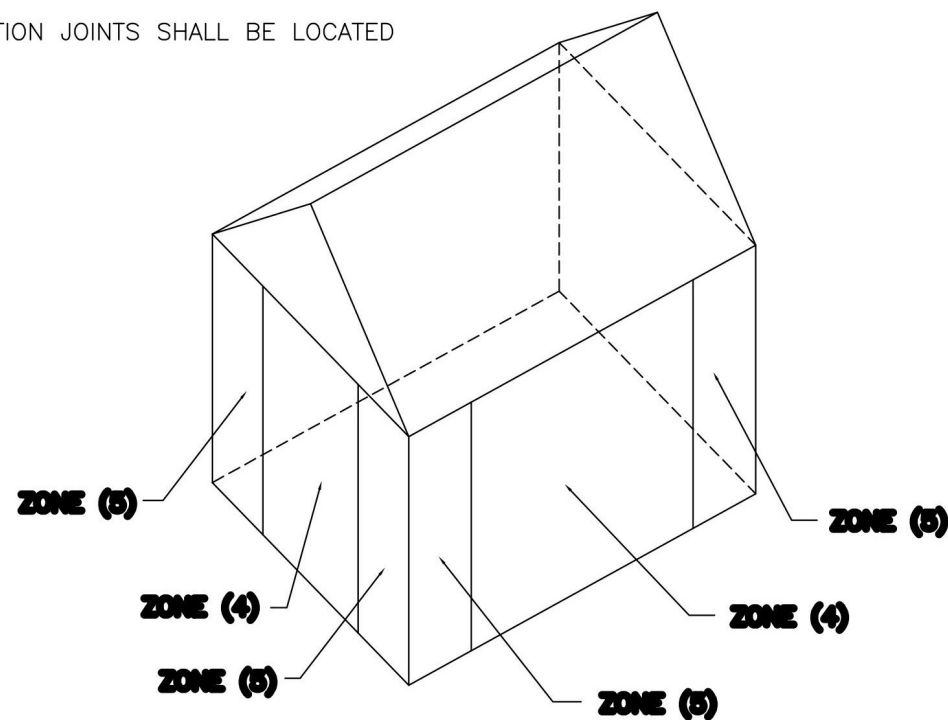
ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THIS DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS INDICATED ON PLANS. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.



WIND PRESSURE ZONE DIAGRAM
NOT TO SCALE

DESIGN CRITERIA

1. FLOOR DEAD LOADS:	2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS AND SSTD-1099	PARTITIONS FIXED EQUIPMENT FINISHES	20 PSF ACTUAL WEIGHT ACTUAL WEIGHT
2. FLOOR LIVE LOADS:		LIVING ROOMS SLEEPING ROOMS ATTIC W/ STORAGE ATTIC W/O STORAGE DECKS BALCONIES GUARDRAILS & HANDRAILS	40 PSF 30 PSF 20 PSF 10 PSF 40 PSF 60 PSF 200#
3. ROOF DEAD LOAD:		ROOFING DECKING INSULATION HANGING & MISC. FRAMING CEILING FIXED EQUIPMENT	2.0 PSF 2.0 PSF 6.0 PSF 9.0 PSF 5.0 PSF 5.0 PSF ACTUAL WEIGHT
4. ROOF LIVE LOADS:	TRIBUTARY AREA: 0 TO 200 SF 201 TO 600 SF OVER 600 SF	LIVE LOAD: 20 PSF $L_r = 20 \times R_1$ $R_1 = 1.2 - 0.001 \times (400 \text{ SF} - 16 \text{ PSF})$ 12 PSF	
5. WIND LOAD:	3 SECOND GUST WIND SPEED (FIG. 1609) EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1)	$V_{3s} = 155 \text{ MPH}$ $V_{fm} = 135 \text{ MPH}$ ROOF NET UPLIFT = 20 PSF	
6. SEISMIC CRITERIA: (2003 IBC - SECT. 1615)	SITE CLASSIFICATION: SITE CLASS "D" AVERAGE "N" VALUES: BETWEEN 15 TO 50 SPECTRAL RESPONSE ACCELERATION: SITE COEFFICIENT VALUES: $F_a = 1.1$, $F_v = 1.8$	$S_s = 1.0$, $S_1 = 0.3$	
7. LOAD COMBINATIONS:		DL + LL DL + WL DL + LL + WL	100% BASIC STRESS 133% BASIC STRESS 133% BASIC STRESS

WINDOW AND DOOR DESIGN PRESSURE RATINGS
PER 2018 INTERNATIONAL RESIDENTIAL CODE
and SSTD-1099

DESIGN PRESSURE VALUES LISTED IN THE TABLE
ARE IN POUNDS PER SQUARE FOOT (PSF)

MEAN ROOF HEIGHT (MRH)	3 SECOND GUST WIND SPEED $V_{3s} = 130 \text{ MPH}$		
	INLAND LOCATION (EXPOSURE "B")		
	(MRH)	ZONE (4)	ZONE (5)
	15'	DP 35	DP 45
	20'	DP 35	DP 45
	25'	DP 35	DP 45
	30'	DP 35	DP 45
	35'	DP 35	DP 45
	40'	DP 40	DP 45
	45'	DP 40	DP 50
	50'	DP 40	DP 50
MEAN ROOF HEIGHT (MRH)	OCEAN/MARSH LOCATION (EXPOSURE "C")		
	(MRH)	ZONE (4)	ZONE (5)
	15'	DP 40	DP 50
	20'	DP 45	DP 55
	25'	DP 45	DP 55
	30'	DP 50	DP 60
	35'	DP 50	DP 60
	40'	DP 50	DP 65
	45'	DP 55	DP 65
	50'	DP 55	DP 65

Wübbena
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MR. AND MRS.
ALEXANDER

RENOVATIONS TO THE
ALEXANDER RESIDENCE

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SHEET TITLE

STRUCTURAL
NOTES

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PROJECT NUMBER: 2301

DATE: 4/09/2025

DRAWN BY: TLG

CHECKED BY: JFW

SCALE:

SHEET NO.

S1.4



MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from February 18, 2025 to April 16, 2025

DATE: May 1, 2025

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
207 Bluffton Rd	Commercial - Paving Parking Lot	Angie Castrillon	Approved
54 Bridge St Unit 100	Sign for Cottage and Cove	Angie Castrillon	Approved
16 Robertson St	Wood/Metal Fence	Angie Castrillon	Approved
6 Promenade St Unit 1005	Sign for Tribus Home	Angie Castrillon	Approved
4 Garfields Way	Residential Pool and Fence	Angie Castrillon	Applied
1253 May River Rd A	Roof Extension and Front Steps Replacement	Glen Umberger	Approved
1253 May River Rd Unit C	Sign for Blackwater Construction Group	Angie Castrillon	Approved
55 Bridge St	Multitenant Monument Sign	Angie Castrillon	Approved
1257 May River Rd	Ma Daisy's – Building signs	Angie Castrillon	Applied – Pending Business License
71 Calhoun St Unit 100	Sign for Okan Ice Cream	Angie Castrillon	Applied