



# ATTACHMENT 5

## PLAN REVIEW COMMENTS FOR COFA-03-23-017840

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
OLD TOWN

**Plan Type:** Historic District **Apply Date:** 03/29/2023  
**Plan Status:** Active **Plan Address:** 130 Pritchard Street  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 0055 0000  
**Plan Description:** bedroom addition, kitchen porch enclosure , interior renovations

### Staff Review (HD)

**Submission #: 1** Received: 03/29/2023 Completed: 04/21/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	03/29/2023	Richard Spruce	Revisions Required

#### Comments:

1. The exterior door from the kitchen is now an exterior door and a level landing is required on both sides of this door.
2. All exterior stairs require guardrails since the landing is more than 30-inches above grade. A handrail must be provided on at least one side of the stairs.
3. At least on window in each of the bedrooms shall be sized to meet the emergency exit criteria of the International Residential Code.

Beaufort Jasper Water and Sewer Review	04/21/2023	James Clardy	Approved
--	------------	--------------	----------

#### Comments:

1. No comments provided by reviewer.

Growth Management Dept Review (HD)	04/21/2023	Glen Umberger	Approved
------------------------------------	------------	---------------	----------

#### Comments:

1. No comments.

Growth Management Dept Review (HD)	04/21/2023	Katie Peterson	Approved
------------------------------------	------------	----------------	----------

#### Comments:

1. At time of final submittal, all materials will need to be provided. If to match existing, provide what the existing is. (Applications Manual)
2. Provide cut sheet information on proposed replacement windows and doors along with window and door table.
3. Provide architectural details of the railing and baluster, corner board/pilaster trim detail and sections through the eave and wall, of all areas being added, depicting the material configuration and dimensions. (Applications Manual)

HPRC Review	04/21/2023	Katie Peterson	Approved
-------------	------------	----------------	----------

#### Comments:

1. No comment.

Watershed Management Review	04/05/2023	Samantha Crotty	Approved
-----------------------------	------------	-----------------	----------

Transportation Department Review - HD	03/29/2023	Megan James	Approved
---------------------------------------	------------	-------------	----------

#### Comments:

No comments

# ATTACHMENT 5

Plan Review Case Notes: