



ATTACHMENT 3 PLAN REVIEW COMMENTS FOR COFA-11-23-018694

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:** 11/28/2023

Plan Status: Active **Plan Address:** 1 Blue Crab Street
BLUFFTON, SC 29910

Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1208 0000

Plan Description: A request by Court Atkins Group, on behalf of the owner, April Perez, for a review of a Certificate of Appropriateness - HD to construct a new 2.5 story live/work building of approximately 3,180 SF with business and production facility on the first floor and a 1 1/2 story residential unit above and a 2-story Carriage House of approximately 1,060 SF, to be located at 1 Blue Crab Street, Lot 27 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General - HD zoning District.
Status: Application is on HOLD. See attached email.
STATUS 5.10.2024: Hold has been removed and application has been placed on the May 20, 2024 HPRC Agenda.

Staff Review (HD)

Submission #: 2 Received: 05/09/2024 Completed: 05/17/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Building Safety Review	05/17/2024	Marcus Noe	Revisions Required

Comments:

- Live/work units are classified as R-2 Structures and shall be built from the International Building Code, 2021 edition, and shall be considered a commercial structure with a dwelling unit.
- Guardrails shall be 42 inches in height per IBC section 1015.3, except when the guardrails are inside the dwelling unit, then they can be at 36-inches per exceptions. Screening is not considered adequate guardrails (the screened in balcony) guardrails are still required here.
- Handrails are required on both sides of each stair per IBC section 1011.11. If the stairs are in the dwelling unit and only have three risers they do not require handrails per exceptions. Handrails shall be provided with extensions per IBC section 1014.6
- Stair treads shall be 11-inches minimum and the risers shall be between 4 and 7 inches in height and all be uniform in shape and size.
- The window in the uppermost bedroom shall provide 5.7 square feet of clear opening for an emergency egress window per IBC section 1031.2.

Beaufort Jasper Water and Sewer Review	05/13/2024	Matthew Michaels	Approved with Conditions
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Comments:

- Pending submittal of the project by the EOR to BJWSA's DRT in accordance with the DPPM.

Growth Management Dept Review (HD)	05/17/2024	Katie Peterson	Approved with Conditions
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Comments:

1. Parking area design as shown will not function. Redesign the parking area to remove conflict in movement between all spaces and consider reconfiguration of the Carriage House spaces as the radius provided will prove challenging with the 8' wide garage bays.
2. The perimeter of off-street parking not adjacent to a public right-of-way shall include a landscape buffer a minimum of 5 feet in width, be a minimum of 42 inches in height, and contain vegetative material to visually screen the parking area from adjacent properties. (UDO 5.15.7.D.)
3. As the site is within the Tabby Roads Development, at time of final, provide an approval letter from the Tabby Roads HARB.
4. Address is 1 Blue Crab. for final submittal, insure all application, narrative, and plan materials reflect the accurate address.
5. At time of final submittal, all materials currently indicated as TDB must be included with the submittal. Insure materials match between drawings and application/narrative.

HPRC Review

05/17/2024

Katie Peterson

Approved with Conditions

Comments:

1. At time of final submittal, provide details for shutter and shutter dog, water table, corner board, window and door tables, railings and balusters, section through the wall and eave showing the materials and configurations, and show second floor porch railings/guardrails on elevations. Further, provide a landscape plan showing foundation plantings, buffering at the parking area, street trees, and canopy coverage. (Applications Manual)
2. Provide clarification for ADA pathway/ramp.
3. Consider configuration between the commercial and residential space. Currently, the only direct path to the service yard/trash cans goes through the residential space.
4. The hardie panels on the carriage house dormer, on the south elevation, seem a bit out of place. Is this intended to be the location of a potential sign?
5. At the front and rear gable ends, the transition between siding and board & batten is lower than the top of the wall under the eave, resulting in the change of material at an exterior corner from the front and side elevations. Revise the height of the transition so there is not a change of material around the corner or restudy the transition to carry the board & batten around the corner to the side elevations. (UDO 5.15.6.N.)
6. Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. At the south elevation of the carriage house, the panel and sticking application is foreign to the project and has uncomfortable proportions in relationship to the adjacent board and batten siding. Provide an exterior material application more in keeping with the architectural style of the remainder of the design. (UDO 5.15.5.F.3.)
7. Recommendation: At the south carriage house dormer, the dormer roof is a minimal projection from the primary roof and feels uncomfortable. Consider raising the pitch of the dormer roof to meet the ridge of the primary roof.
8. Overall building proportions and Individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form. The mix of windows and doors across both floors of the screen porch feels mismatched with smaller windows below and doors, windows and empty bays mixed throughout. Revise to provide better proportional relationship with the overall form.
 - Consider making the first floor windows taller for hierarchy with the second floor.
 - Consider matching the full lite door to the other three paneled doors.
9. The windows in front of the kitchen prep table and freezer appear to be spandrel glass in plan. Clarify the condition for final review.