

We are using both hwy mesh and stirrups. I added the shear walls and strapping sheet.

Building Plan Review

08/14/25----Need to be specific as to what is being used in footings hwy mesh or stirrups, Need stamped engineered wind design showing locations of shear walls and all hold downs for shear walls and locations, strapping at windows and doors, All walls on ground floor including slat walls need to be breakaway and will need details of how breakaway walls are to be built, Need hydrostatic vents in closed in areas on ground floor 2 per closed in area on separate walls, Need sizes of all beams, All electrical on ground floor needs to be above BFE, No electrical, plumbing, gas etc. can be in breakaway walls, Need to show location of electrical panel on plans, Need 5/8 sheathing on roof with 24 inch centered rafters, Need details of pitch break, Need all plans stamped in V zones, Need Manual J

Flood Plan Review

08/18/25----Must provide preliminary construction elevation certificate. Plans must be engineer stamped as property is Flood Zone V. Need details showing slats will be constructed to breakaway standards or details showing slats are not more than 1" thick and do not cover more than 40% of the space, plans must show panel and meter location.

Planning Approval

08/11/25----Please revise the plot plan to show the setback showing all parts of the driveway will be a minimum of 5ft from the property line. Please provide a scanned in copy of the stamped boundary survey as planning cannot accept photos of legal documents. JH

08/14/25----Please revise the plot plan to show the setback showing all parts of the driveway will be a minimum of 5ft from the property line. JH

Fill/Drainage Review

08/18/25----Lot is Coastal. Must submit engineered fill plan consistent with no adverse impacts and quantified fill amount.

V Zone Certification Form

08/18/25----Must submit V Zone Design Certificate.