

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, August 14, 2024 at 1:00 p.m.

**Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

- I. Call to Order**
- II. Site Plan Review (§ ZS 1-325)**
 - A. Manklin Meadows Commercial Buildings – Major Site Plan Review**

Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building (pad #3) is 5,429 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments. The second building (pad #4) is 5,400 square feet consisting of first-floor commercial storage and four (4) second-floor apartments. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner, Davis Bowen and Friedel, Inc. architect.

- B. Adjourn**

TECHNICAL REVIEW COMMITTEE

DATE OF MEETING: August 14, 2024

PROJECT: Manklin Meadows Commercial – Major Site Plan Review

APPLICANT(S) IN ATTENDANCE:

TRC MEMBERS IN ATTENDANCE:

_____ Tremblay, Zoning Administrator
_____ DRP Specialist
_____ Miller, Building Plans Reviewer III
_____ Mitchell, Environmental Programs
_____ White, Environmental Programs
_____ Bradford, Environmental Programs
_____ Birch, Environmental Programs
_____ Mathers, Environmental Programs
_____ Owens, Fire Marshal
_____ Lynch, County Roads
_____ Berdan, County Roads
_____ Wilson, State Highway Admin.
_____ Fritts, State Highway Admin.
_____ Clasing, W & WW, DPW
_____ Knight, Planning Commission Rep.

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**TRC PROJECT REVIEW TRANSMITTAL**

**Major Site Plan Review**

To: Technical Review Committee (TRC)  
From: Department of Development Review and Permitting  
Date: August 14, 2024

**Manklin Meadows Commercial** (Tax Map 21, Parcel 266)  
C-2 General Commercial; Tax District 03

Description: Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building (pad #3) is 5,429 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments. The second building (pad #4) is 5,400 square feet consisting of first-floor commercial storage and four (4) second-floor apartments.

Location: 11006 & 11008 Manklin Meadows Lane.

| Owner:                                                                                                                   | Applicant                                                                                                   | Surveyor:                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Talbot Corporation<br>John Talbot<br>7709 Yacht Club Drive<br>Berlin, MD 21811<br>410-603-7373<br>johntalbott7@gmail.com | Vaibhav (Ray) Patel<br>11005 Manklin Meadows Ln.<br>Berlin, MD 21811<br>443-254-6432<br>vvpatel02@gmail.com | Davis Bowen & Friedel, Inc<br>601 E. Main St. #100<br>Salisbury, MD 21801<br>410-543-9091 |

**\*Please submit any additional comments in writing to the Department by Noon Friday August 9, 2024.**

cc: Mary Knight, Planning Commission Representative  
Bob Mitchell, Director, Environmental Programs  
Paul Miller, Building Plans Reviewer III  
Matt Owens, Fire Marshal  
Brian Soper, Natural Resources Administrator  
Joy Birch, Natural Resources Planner, DEP  
Dave Mathers, Natural Resources Planner, DEP  
Chris Clasing, Deputy Director, Department of Public Works  
Tony Fascelli, Department of Public Works, OPWW  
Kevin Lynch, County Roads Superintendent  
Jeff Fritts, State Highway Administration  
Mark Gillis, State Highway Administration  
Kristen M. Tremblay, Zoning Administrator



DEPARTMENT OF  
DEVELOPMENT REVIEW AND PERMITTING

## Worcester County

ZONING DIVISION  
BUILDING DIVISION  
DATA RESEARCH DIVISION

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1201  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1200 / FAX: 410.632.3008  
<http://www.co.worcester.md.us/departments/drp>

ADMINISTRATIVE DIVISION  
CUSTOMER SERVICE DIVISION  
TECHNICAL SERVICES DIVISION

### WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

June 12, 2024

#### A. **Manklin Meadows Commercial Buildings – Major Site Plan Review**

Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building (pad #3) is 5,429 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments. The second building (pad #4) is 5,400 square feet consisting of first-floor commercial storage and four (4) second-floor apartments. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 03, C-2 General Commercial District, Talbott Corporation, owner, Davis Bowen and Friedel, Inc. architect.

**Prepared by:** Kristen M. Tremblay, AICP, Zoning Administrator

**Contact:** [ktremblay@co.worcester.md.us](mailto:ktremblay@co.worcester.md.us) or (410) 632-1200

#### **General Requirements:**

1. In order to obtain a Building Permit, the applicant must submit the following to the Department:
  - a. A complete Building Permit Application along with the initial fee of \$350 made payable to “Worcester County.”
  - b. Four (4) sets of complete construction plans (footing, foundation, framing, floor plan and building elevations (front, rear and sides)). The construction plans must be sealed by an architect and prepared in accordance with the applicable International Building Code, Energy Code, and ADA Code.
  - c. Four (4) site plan sets as approved by the Technical Review Committee.
2. Once the permit is issued, the applicant must coordinate all necessary inspections with the respective Building/Housing/Zoning Inspector. The Department requires 24-hour notice for all inspections. The inspector may require special or additional inspections as needed.
3. In order to obtain a Certificate of Use and Occupancy, all of the necessary inspections must be completed and approved by the various inspections’ agencies (building, zoning, plumbing, electrical, water, sewage, health, roads, etc.). Two (2) sets of As-Built (illustrating all lighting, landscaping, parking, signs etc.) must be submitted at least one (1) week prior to the anticipated occupancy of the building, structure, or use of land. **Please note that it is unlawful to occupy a structure (employees or patrons) without the benefit of a Certificate of Use and Occupancy.**

**Project Specific Comments:** This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| <b>§ZS1-210</b> | C-2 General Commercial District                                                |
| <b>§ZS1-305</b> | Lot Requirements Generally                                                     |
| <b>§ZS1-306</b> | Access to Structures                                                           |
| <b>§ZS1-319</b> | Access and Traffic Circulation Requirements                                    |
| <b>§ZS1-320</b> | Off-Street Parking Areas                                                       |
| <b>§ZS1-321</b> | Off Street Loading Spaces                                                      |
| <b>§ZS1-322</b> | Landscaping and Buffering Requirements                                         |
| <b>§ZS1-323</b> | Exterior Lighting                                                              |
| <b>§ZS1-324</b> | Signs                                                                          |
| <b>§ZS1-325</b> | Site Plan Review                                                               |
| <b>§ZS1-326</b> | Classification of Highways                                                     |
| <b>§ZS1-327</b> | Additional Setbacks from Drainage Ditches and Stormwater Management Facilities |

1. Please show square footage of each building proposed on the site plan.
2. Please demarcate on the site plan which parking spaces are allocated to each building. Also include any off-site parking agreements and site plans showing the receiving parcel.
3. Please provide more information on the type of lighting that will be on the buildings and any new proposed parking lighting, if applicable.
4. Indicate on the site plan that the proposed bike racks will be in accordance with §ZS1-320(f)(12).
5. Please show the dumpster currently on site in the northern part of the parking lot. Additionally, general note #7 indicates that the dumpster enclosure is brick, however the schematic shows it as stockade. Please clarify.
6. “All commercial or industrial development shall be subject to the provisions of the Worcester County “Design Guidelines and Standards for Commercial Uses.” §ZS1-317(a)(1).
  - a. Please provide the following: “Schematic elevations and floor plans drawn to scale for all buildings and structures including but not limited to building height, number of stories, type of construction, finish materials, colors, awnings, roof style and materials, architectural tradition or style, mechanical equipment, and the size and location of any on-building signs. The information provided in the elevations shall be of sufficient detail to assess compliance with the Worcester County “Design Guidelines and Standards for Commercial Uses.” §ZS1-325(e)(T).
7. Please show proposed landscaping around both buildings including native species per §ZS1-322. Planters would be acceptable as that area is currently concrete.

8. In accordance with §ZS 1-322(g), a maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate from a nursery will be required to be provided at permit stage to accurately determine the bond amount.
  - a. §ZS1-322(g). "Installation of landscaping; installation bond. Landscaping shall be installed in accordance with the approved landscape plan. Installation of the landscaping shall be complete or bonded in the same manner in which other site improvements are required to be installed or bonded prior to the approval of the subdivision plat or issuance of a zoning certificate or other approval. Prior to the occupancy of the structure or use requiring the landscaping a perpetual landscaping installation and maintenance agreement shall be executed and recorded among the land records of Worcester County to guarantee the planting material's continued viability."
9. Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation systems with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material.
10. Please note that the County requires zoning permits for any future signage on the building in accordance with §ZS1-324.

**Other Agency Approvals:**

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the

approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.

**NEXT STEPS:** For a Major Site Plan, please address all comments provided by the TRC and resubmit any changes as needed for the Planning Commission. If approved by the Planning Commission, final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and any associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for ‘final signature approval’ before building/zoning permits will be issued.

**\*Please provide a detailed listing of all site plan changes along with any resubmission.**



GOVERNMENT CENTER

ONE WEST MARKET STREET, ROOM 1302

SNOW HILL, MARYLAND 21863-1294

TEL: 410-632-5666

FAX: 410-632-5664

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## TECHNICAL REVIEW COMMITTEE COMMENTS

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**PROJECT: Manklin Meadows Commercial Buildings    TRC #: 20240444**

**LOCATION: Tax Map 21, Parcel 266 – 11006 and 11008 Manklin Meadows Lane**

**CONTACT: Talbot Corporation – John Talbot**

**MEETING DATE: August 14, 2024**

**COMMENTS BY: Robert Korb, Jr.**

**Chief Deputy Fire Marshal**

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As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

### Scope of Project

Proposed construction of two two-story commercial storage buildings with residential use on the second floor on two existing building pads. The first building is 4,700 square feet consisting of two first floor commercial storage area and four second floor apartments, two units with two bedrooms and two units with three bedrooms. The second is 4,950 square feet consisting of first floor commercial storage and four second floor apartments, one unit with two bedrooms and three units with three bedrooms.

1. The proposed buildings shall be protected by an automatic sprinkler and fire alarm system throughout. Plans shall be submitted and approved by this office prior to the installation of such system.
2. A fire hydrant shall be located within 100' of fire department connections to either building.
3. A complete set of building plans shall be submitted and approved prior to the start of construction.
4. No further comments at this time.



**WORCESTER COUNTY  
DEPARTMENT OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM**

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**TO:** Kristen Tremblay, Zoning Administrator  
Development Review and Permitting

**FROM:** Christopher S. Clasing, P.E., Deputy Director

**DATE:** July 25, 2024

**SUBJECT:** TRC Meeting – August 2024 – Roads and Water/Wastewater Comments

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I Manklin Meadows Commercial Buildings

- a) Please provide a utility drawing showing water and sewer services on the plan submittal.
- b) No comments from the Roads Division at this time.

II The Farm – Fritz Eisenbrandt

- a) Plans appear to specify use of on-site septic system. If this is true please add a note to the plans, "Private on-site septic system is to be utilized."
- b) No comments from the Roads Division at this time.




## Worcester County

Department of Environmental Programs  
Natural Resources Division

### Memorandum

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**To:** Technical Review Committee

**From:** Joy S. Birch, Natural Resources Planner III 

**Subject:** August 14, 2024 – Technical Review Committee Meeting

**Date:** July 31, 2024

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#### **Manklin Meadows Commercial – Major Site Plan Review**

Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building (pad #2) is 5,429 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments. The second building (pad #4) is 5,400 square feet consisting of first-floor commercial storage and four (4) second-floor apartments. Located at 11006 and 11008 Manklin Meadows Lane, Tax Map 21, Parcel 266, Tax District 3, C-2 General Commercial District.

**Critical Area:** This project is located in the Atlantic Coastal Bays Critical Area (ACBCA) program boundary designated Intensely Developed Area (IDA) and is non-waterfront. Please see following comments:

1. Add Atlantic Coastal Bays Critical Area note to read: **Worcester County Atlantic Coastal Bays Critical Area Law:** *This property lies within the Worcester County Atlantic Coastal Bays Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities.*
2. Please provide the Critical Area Designation “IDA” to the General Comments.

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3. Provide a Lot Coverage table showing the existing coverages and the proposed coverage.
4. Please submit the Critical Area review fee of \$200.00 for this Major Site Plan.

**Stormwater Management & Erosion and Sediment Control:**

**Stormwater Management & Erosion and Sediment Control:**

This project states the Limits of Disturbance is under 5000 square feet; therefore, no Stormwater Approval will be required.

**General Provisions:**

- All Erosion and Sediment controls should comply with the 2011 Maryland Standards and Specifications for Erosion and Sediment Control.
- All Stormwater Management practices shall be designed to meet the requirements of the 2007 Maryland Stormwater Management Act.
- All projects over one (1) acre shall be required to file for a General Permit / Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

cc: File;  
Brian Soper, NR Administrator.



**Worcester County**  
Department of Environmental Programs  
Natural Resources Division

## Memorandum

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**To:** Technical Review Committee

**From:** David Mathers, Natural Resources Planner 

**Subject:** Forest Conservation Review

**Date:** August 5, 2024

**Date of Meeting:** August 14, 2024

**Project:** Manklin Meadows Commercial

**Location:** 11006 & 11008 Manklin Meadows Lane, Tax Map: 21, Parcel: 266

**Owner/Developer:** Talbot Corporation

**Applicant:** Vaibhav (Ray) Patel

**Surveyor:** Davis, Bowen & Friedel, Inc.

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**This project is not required to comply with the Worcester County Forest Conservation Law.** This request is located within the landward limits of the Atlantic Coastal Bays Critical Area and therefore exempt from the Forest Conservation Act. No comment.

**From:** [Jeffrey Fritts](#)  
**To:** [Kristen Tremblay](#); [Brian M. Soper](#); [Catherine Zirkle](#); [Chris Clasing](#); [Dallas Baker](#); [Daniel Wilson](#); [David M. Bradford](#); [David Mathers](#); [Gary Serman](#); [Janet Davis](#); [Jennifer Keener](#); [Jessica Wilson](#); [Joy Birch](#); [Kevin Lynch](#); [Laurie Bew](#); [Lisa Lawrence](#); [Mary Knight](#); [Matt Owens](#); [Paul Miller](#); [Robert Korb Jr.](#); [Robert Mitchell](#); [Stuart White](#); [Tony Fascelli](#)  
**Subject:** RE: TRC Packet  
**Date:** Wednesday, July 17, 2024 2:29:44 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Kristen,

After a review of the subject developments, Manklin Meadows Commercial Building and The Farm-Fritz Eisenbrandt will have no negative impact on the surrounding SHA roadways.

Thanks,



**Jeff Fritts**  
Inspector  
Access Management  
410.677.4039 **office**  
443.397.5063 **mobile**  
[Jfritts@mdot.maryland.gov](mailto:Jfritts@mdot.maryland.gov)  
**Maryland Department of Transportation**  
660 West Road, Salisbury, MD  
21801

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**From:** Kristen Tremblay <ktremblay@co.worcester.md.us>  
**Sent:** Tuesday, July 16, 2024 12:19 PM  
**To:** Brian M. Soper <bmsoper@co.worcester.md.us>; Catherine Zirkle <czirkle@co.worcester.md.us>; Chris Clasing <cclasing@co.worcester.md.us>; Dallas Baker <dbaker@co.worcester.md.us>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@co.worcester.md.us>; David Mathers <dmathers@co.worcester.md.us>; Gary Serman <gserman@co.worcester.md.us>; Janet Davis <jdavis@co.worcester.md.us>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@co.worcester.md.us>; Jessica Wilson <jwilson@co.worcester.md.us>; Joy Birch <jbirch@co.worcester.md.us>; Kevin Lynch <klynch@co.worcester.md.us>; Laurie Bew <lbew@co.worcester.md.us>; Lisa Lawrence <llawrence@co.worcester.md.us>; Mary Knight <mmknight@comcast.net>; Matt Owens <mowens@co.worcester.md.us>; Paul Miller <pmiller@co.worcester.md.us>; Robert Korb Jr. <rkorb@co.worcester.md.us>; Robert Mitchell <bmittchell@co.worcester.md.us>; Stuart White <swhite@co.worcester.md.us>; Tony Fascelli <tfascelli@co.worcester.md.us>  
**Subject:** TRC Packet

Hello all,

I've distributed hardcopies, either in person or in your department mailbox. Mary, yours is in the

mail!

Let me know if you have any questions. Comments back by noon on August 9<sup>th</sup> please!

Yours,

Kristen M. Tremblay, AICP  
Zoning Administrator  
One West Market Street, Room 1201  
Snow Hill, MD 21863  
(410)632-1200





## Worcester County

Department of Environmental Programs  
Environmental Programs Division

### Memorandum

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**To:** Technical Review Committee (TRC) for August 14, 2024 Meeting

**From:** Environmental Programs Staff

**Subject:** **Minor Site Plan: Manklin Meadows Commercial – Proposed construction of two (2), two-story commercial storage buildings with residential use on the second floor on two (2) existing building pads. The first building is 4,700 square feet consisting of first-floor commercial storage area and four (4) second-floor apartments, two (2) units with two (2) bedrooms and two (2) units with three (3) bedrooms. The second building is 4,950 square feet consisting of first-floor commercial storage and four (4) second-floor apartments, one (1) unit with two (2) bedrooms and three (3) units with three (3) bedrooms.**

**Date:** July 19, 2024

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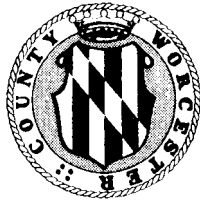
Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on public water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. Identify public water and sewer service provider as the Ocean Pines Sanitary Service Area.
3. Please show an accurate EDU flow chart depicting the proposed uses, square footages, flow rates, & EDUs required separate from the parking calculations. We are assuming that the first floor commercial area will be retail use. Anything more intensive may require the need to purchase additional sanitary capacity from the Ocean Pines Sanitary Service Area. Retail use will be calculated at 0.05 gallons per square foot of floor space. The second-floor residential units, as presented on the plan, would be assessed at one (1) EDU per unit.

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4. Commercial plumbing plans and permits are needed. A commercial plumbing plan review will need to be completed on the property. The fee associated with the commercial plumbing plans is \$125 each building.
5. Plumbing Code is the 2021 International Plumbing Code (IPC). The gas code is the 2021 International Fuel Gas Code (IFGC) for natural gas.





## WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE

Department of Development Review & Permitting  
Worcester County Government Center  
1 W. Market St., Room 1201  
Snow Hill, Maryland 21863  
410-632-1200, Ext. 1151  
pmiller@co.worcester.md.us

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Project: Manklin Meadows (Building pads 3 & 4)

Date: 8/14/2021

Tax Map: 21

Parcel: 266

Section:

Lot:

### STANDARD COMMENTS

1. Items listed in this review are not required for Technical Review Committee approval.
2. Provide complete code review. List type of construction, use groups, height and area, occupant loads, live, dead and other structural loads.
3. Complete sealed architectural, structural, mechanical, plumbing and electrical plans are required.
4. Provide information for wind, snow, floor, roof and seismic loads.
5. Special inspections (Third party) required per IBC Chapter 17 for steel, concrete, masonry, wood, prepared fill, foundations and structural observations.
6. A Maryland Registered Architect must seal plans. This architect or architectural firm will be considered the architect of record.
7. A pre-construction meeting will be required before any work starts.
8. Provide complete accessibility code requirements and details.
9. List on construction documents all deferred submittals.
10. Truss and other shop drawings will be required prior to installation. Design professional in responsible charge shall review and approve all shop drawings.
11. Please provide your design professional with a copy of these comments.

## Site specific comments

1. Current Codes: 2021 International Building Code  
2021 International Residential Code  
2021 International Energy Conservation Code  
2021 International Mechanical Code  
2017 NEC  
Maryland Accessibility Code  
2010 ADA Standards for Accessible Designs
2. Permit applications were submitted prior to 5/29/2024. Project to be reviewed under the 2018 I-Codes.
3. FHA: Residential units are covered under FHA for ground floor units (see attachment). Design residential units per FHA design guidelines. Provide an accessible route to units.
4. Architect to provide design and approve shop drawings for guardrails (walkway and stairs) prior to installation.
5. Provide an engineering report for the existing foundation (designed for a one story structure) capability of supporting proposed construction.
5. Information needed for plan review: R-10 insulation to top of slab.  
Raised heel roof truss (R49 full height of exterior walls).  
Attic hatches weather striped and insulated (R49).  
Whole house ventilation (residential units) air exchange.  
Fire blocking (floor).  
Draft stopping (floor).  
Mechanical (both floors).  
Electrical panels size and loading information.  
Shearwalls (location and construction details).  
Continuous load path from roof to foundation (details).  
Windows: design pressure rating.  
Attic access is large enough to remove largest mechanical equipment in attic.  
Special inspections (third party) to be determined.  
Supporting construction (711.2.3). Bearing walls supporting the horizontal assembly.  
Fire suppression system.