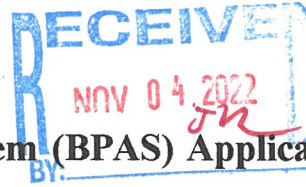
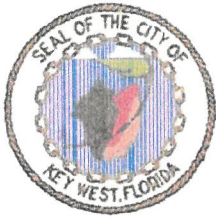




# **1000 VIRGINIA STREET**

## **1 MARKET-RATE UNIT**



**Building Permit Allocation System (BPAS) Application**  
**(Year 10: July 1, 2022 - June 30, 2023) – Market Rate**

*City of Key West, Florida • Planning Department*

*1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest-fl.gov*

**Application Fees:**

- \$ 1,212.75 for the first unit
- \$ 1,155.00 each unit starting with 2 units up to 10 units
- \$ 1,102.50 each unit starting with 11 units up to 20 units
- \$ 1,050.00 each unit starting with 21 units or more

**A. APPLICANT / AGENT (if applicable):** Property owner must submit a notarized authorization form authorizing the applicant / agent to act on their behalf (Exhibit A).

Name: Trepanier and Associates, Inc.

Mailing Address: 1421 First St. #101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: 305-293-8983

Email: \_\_\_\_\_

Thomas@OwenTrepanier.com

**PROPERTY OWNER:**

Name: \_\_\_\_\_

Hansa Soni as trustee of the Hansa V. Soni Living Trust, dated September 15, 1998

Mailing Address: 830 Truman Ave

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: c/o 305-293-8983

Email: c/o Thomas@OwenTrepanier.com

**PROPERTY DESCRIPTION AND ZONING INFORMATION:**

Site Address: 1000 Virginia St. Key West, FL 33040

Parcel ID RE#: 00031740-000000

Alternate Key: 1032522

Zoning District: HMDR

Density Allowed: 2.1 dwelling units

Commercial Floor Area: 0 sqft



Size of Site: 5,645 sq ft (0.13 acres)

---

**B. EXISTING DEVELOPMENT:**

Please provide a brief description of how the property is currently used:

This application is a request for 1 market-rate BPAS allocation at 1000 Virginia Street. 1000 Virginia Street is the site of an existing single-story, single-family home within the Historic Medium Density Residential (HMDR) zoning district. The project proposes to renovate the house to become a two-family structure. The site has a permitted density of 2.1 dwelling units, proposed 2 dwelling units, existing 1 dwelling unit. Single-family and two-family residential structures are permitted as-of-right in HMDR.

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)	1	1	2
Affordable Residential Dwelling Unit(s)2	0	0	0
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)3	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			1

Please provide City Licensing Records from the Building Department.

Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land development Regulations.

#### C. PROPOSED DEVELOPMENT:

Please indicate the scope of the proposed development as it relates to the BPAS (Section 108-997 (B)).

☐

**Major construction / renovation** – meaning new development, additions to existing structures, or redevelopment constituting more than 50% of the value of the existing building.

☒

**Minor renovation-** meaning redevelopment constituting less than 50% of the value of the existing building.

Is this property located within a Historic Zoning District?

Yes	No
X	
Yes	No
	X
Yes	No
	X
Yes	No
	X

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

Yes	No <input checked="" type="checkbox"/>
-----	--

Will the allocation require development review?

Yes

☐

No

☒

If yes, please specify what type of development review will be required. \_

Variance(s)	
Lawful Unit Determination	
Minor Development Plan	
Major Development Plan	
Beneficial Use	
Transient Transfer	
Conditional Use	
HARC	X
Tree Commission	
Other	

**D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:**

1. **Description of Proposed Development and Use.** Please be specific, describe and list existing, and proposed buildings and uses, accessory structures and uses, type and number of dwelling units, parking, etc. If there is more than one use, describe in detail the nature of each use (Please reference Sections 108-226 through 108-232). For properties proposing to utilize density bonuses for compact infill development projects, please include a description of how the project meets the criteria established in Code Section 108-998 and an analysis of how many density bonus units are requested.
2. **Solution Statement.**
  - a. Describe aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, historic and archeological resource protection, affordable housing, and impacts on neighbors such as lighting, noise, traffic, and parking.
  - b. Describe how you intend to meet the Prerequisites (A or B described below) for a Major or Minor construction/renovation project (City Code Section 108-997 (B)):  
*(A)Major Construction/Renovation Prerequisites.* The minimum standards for new development, including additions to existing structures, or redevelopment constituting more than 50% of the value of the building, required in order to be eligible to receive an allocation award from the BPAS system are as follows:
    - a. All new units shall be constructed in compliance with and obtain a **Baseline Green Building Certification.**
    - b. All new buildings shall be constructed to have the **first habitable floor 1.5 feet above the required base flood elevation**, except for properties located within the historic zoning districts, where the applicant must first demonstrate that such elevation does not interfere with the essential form and integrity of properties in the neighborhood by obtaining a certificate of appropriateness.
    - c. All new buildings shall be constructed with a **rainwater catchment system** that will hold a minimum of 300 gallons of water or an amount equivalent to 100% of the new roof area in gallons whichever is greater.  
\* (See page 4 of application.)*(B)Minor Renovation Prerequisites.* For development constituting less than 50% of the value of the existing building, the applicant must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards by providing a copy of the Required Energy and Water Baseline Report consisting of 12 months of energy and water use. For Commercial buildings (including multifamily), building data must be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpain/>), and access to building data given to the City of Key West. For residential, either Energy Gauge or RESNET may be used to establish a baseline. Please provide a description of 15% of both water and energy use will be reduced on the property.
3. Copy of current, recorded warranty deed. Quit claim deeds will not be accepted.
4. Up-to-date signed and sealed survey (Section 108-240).
5. Flood Elevation Certificates (New Construction) (Section 34-127).

6. Copy of City licensing records for existing units.
7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
9. Completed BPAS Estimated Score Sheet and Estimated total Points to be achieved (*Exhibit C*).
10. Signed and Notarized BPAS Certification Form (*Exhibit D*).
11. Copy of LEED or FGBC Score Sheet (*Exhibit E*) or a copy of the required energy and water baseline report as described in Attachment 2. Solution Statement (b.) B above.

\*An applicant may request to be exempted from the rainwater catchment requirement, if:

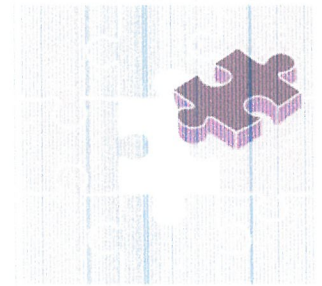
- (i) The applicant is voluntarily providing affordable housing at median or low-income classification which exceeds the requirements of section 122-1467 by at least twenty percent.
- (ii) The applicant seeks to create an accessory unit(s) but the impervious surface and/ or building coverage ratio maximums for parcel have been met or exceeded, and the applicant contributes a fee of \$2 per required gallon in mitigation to the City's storm water fund.



**BPAS Application**  
**1000 Virginia Street, Key West, FL**  
(RE# 00031740-000000)



TREPANIER



& ASSOCIATES INC.  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**DESCRIPTION OF PROPOSED DEVELOPMENT AND USE:**  
(Sec. 108-226-108-232)

**Sec. 108-227 – 108-228**

**Identification of Key Persons:**

Name of development: 1000 Virginia Street  
Owners Authorized Agent / Architect: Trepanier & Associates, Inc.  
Scale: As noted on plans  
Preparation and revision dates: As noted on plans  
Location: 1000 Virginia Street  
Owner: Hansa V Soni Living Trust, 09/15/1998  
Equitable Owner(s): Hansa V Soni  
Land Planners: Trepanier & Associates, Inc.  
Architects: T.S Neal Architects  
Surveyor(s): Florida Keys Land Surveying

**Project Description (Sec. 108-229):**

This application is a request for 1 market-rate BPAS allocation at 1000 Virginia Street. 1000 Virginia Street is the site of an existing single-story, single-family home within the Historic Medium Density Residential (HMDR) zoning district. The project proposes to renovate the house to become a two-family structure. The site has a permitted density of 2.1 dwelling units, proposed 2 dwelling units, existing 1 dwelling unit. Single-family and two-family residential structures are permitted as-of-right in HMDR.

All required parking is provided onsite.

Site data is as noted on plans.



**FLOOD ZONE:**

The property is located within the X zone. Pursuant to the finished construction elevation certificate by Reece & White Land Surveying, Inc., the top of the first-floor elevation is 8.6 ft.

**FUTURE LAND USE MAP DESIGNATION ("FLUM"):**

The property's FLUM designation is Historic Residential ("HR") Objective 1-1.2.1: of the comprehensive plan establishes that sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies such as Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse and Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.

**ZONING ("HMDR"):**

The historic medium density residential district (HMDR) is established to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The HMDR district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The HMDR district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.

In addition, accessory uses, including approved home occupations conducted within the residential structure, and customary community facilities may be located in the HMDR designated area. This area shall not accommodate transient residential uses, including guest homes, motels, or hotels. Similarly, the area shall not accommodate commercial office, retail, or other commercial uses. Lawfully existing office or commercial uses shall be permitted to continue to exist as lawful nonconforming uses if such uses continue to comply with conditions invoked when the respective uses were approved.

**Residential Developments (Sec. 108-231):**

This application is a request for 1 market-rate BPAS allocation at 1000 Virginia Street. 1000 Virginia Street is the site of an existing single-story, single-family home within the Historic Medium Density Residential (HMDR) zoning district. The project proposes to renovate the house to become a two-family structure. The site has a permitted density of 2.1 dwelling units, proposed 2 dwelling units, existing 1 dwelling unit.

**Intergovernmental Coordination (Sec. 108-232):**

All intergovernmental coordination, as applicable, will occur through the permit review process.

**SOLUTION STATEMENT:**

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market, as well as increased risk of flooding. This application seeks

to create add a second unit to an existing single-story, single-family home in the X-zone by converting the structure into a two-family residential structure. Two-family residential structures are permitted as-of-right in the Historic Medium Density Residential ("HMDR") zoning district and the property has the density to support the additional dwelling unit. Permitted site density is 2.1 dwelling units; existing 1 dwelling units; proposed 2 dwelling units. This BPAS application requests 1 market-rate residential dwelling unit allocation be assigned to 1000 Virginia Street, within the HMDR zoning district.

**Per Sec. 108-997 (b)(2) Prerequisites**

- Minor renovation: redevelopment constitutes less than 50% of the value of the building.
- Demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards.
- Comply with Florida Green Building Coalition's Level 3 Green Home Retrofit standards.

As well as:

- Achieving Baseline Green Building Certification;
- Using potable water conserving fixtures;
- Minimizing waste disposal and maximizing recycling;
- Implementing energy conserving techniques, lighting, and appliances;
- Only providing the code required number of auto parking spaces; and
- Adaptively reuse existing structures in FEMA flood X-zone for new dwelling units.

**Density**

HMDR zoning allows for 16 dwelling units per acre. With a site size of 0.133 ac (5,786 sq. ft.), the permitted number of residential units is 2.1 dwelling units. This property currently has 1 market-rate dwelling units, and this proposal is to add 1 market-rate dwelling unit for a total of 2 dwelling units.

**Impervious Surface**

HMDR zoning allows for 60% impervious surface. The proposed renovation complies.

**Building coverage**

HMDR zoning allows for 40% building coverage. The proposed renovation complies.

**Open space and Landscaping**

Code requires 20% landscaping and 35% open space for residential uses. The proposed renovation complies.

**Parking**

One parking space per unit for a total of two parking spaces are required. Parking will be provided onsite.

**Height**

The proposed plan falls within the height limitation for the HMDR zoning district.

# BPAS Application

## 1000 Virginia Street, Key West, FL

(RE# 00031740-000000)



### SOLUTION STATEMENT:

Key West and the Florida Keys are facing an ever-increasing housing shortage, due to increasing second home market, as well as increased risk of flooding. This application seeks to create add a second unit to an existing single-story, single-family home in the X-zone by converting the structure into a two-family residential structure. Two-family residential structures are permitted as-of-right in the Historic Medium Density Residential ("HMDR") zoning district and the property has the density to support the additional dwelling unit. Permitted site density is 2.1 dwelling units; existing 1 dwelling units; proposed 2 dwelling units. This BPAS application requests 1 market-rate residential dwelling unit allocation be assigned to 1000 Virginia Street, within the HMDR zoning district.

The proposed development will meet the prerequisites for construction by:

- Achieving Baseline Green Building Certification;
- Using potable water conserving fixtures;
- Minimizing waste disposal and maximizing recycling;
- Implementing energy conserving techniques, lighting, and appliances;
- Only providing the code required number of auto parking spaces; and
- Adaptively reuse existing structures in FEMA flood X-zone for new dwelling units.

### Community Impact:

- The project is not expected to impact Recreation LOS.
- The project is not expected to impact noise or noxious odors.
- All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets.
- The project proposes to add a new dwelling unit in adaptively reused existing attached large garage and storage rooms in the FEMA flood X-zone.

*Year 10 BPAS*



# **BOUNDARY SURVEY**



ADDRESS:  
1000 VIRGINIA STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
N55°50'36"E ALONG THE CENTERLINE OF VIRGINIA STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD 1929  
UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0020  
STAMPING: D 121 1945  
MARK LOGO: CGS  
ELEVATION: 3.91' NGVD29

FLOOD ZONE DATA:  
COMMUNITY NUMBER: 120168  
MAP NUMBER: 12087C-1516K  
MAP DATE: 02/18/05  
REVISED EFFECTIVE DATE: 02/18/05  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: NONE

\*\* "5J-17.052 Standards of Practice: Specific Survey, Map, and Report Requirements.  
(b) Boundary monuments:  
f. "When a corner falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable."  
(examples: fence post, bldg. corners, etc.)

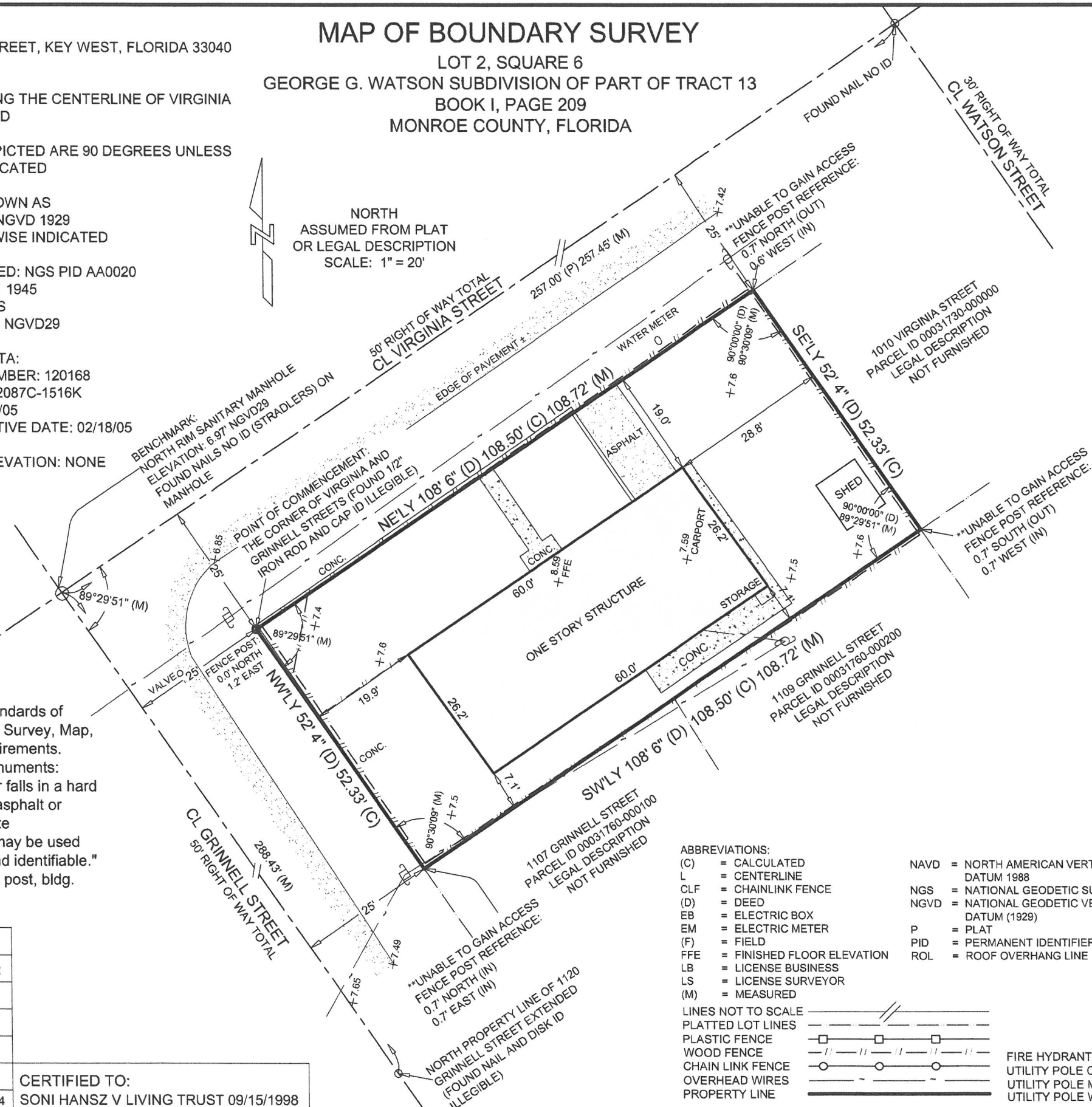
SCALE:	1"=20'
FIELD WORK DATE:	08/29/22
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	22080404

CERTIFIED TO:  
SONI HANSZ V LIVING TRUST 09/15/1998

MAP OF BOUNDARY SURVEY  
LOT 2, SQUARE 6  
GEORGE G. WATSON SUBDIVISION OF PART OF TRACT 13  
BOOK I, PAGE 209  
MONROE COUNTY, FLORIDA



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 20'



ABBREVIATIONS:	
(C)	= CALCULATED
L	= CENTERLINE
CLF	= CHAINLINK FENCE
(D)	= DEED
EB	= ELECTRIC BOX
EM	= ELECTRIC METER
(F)	= FIELD
FFE	= FINISHED FLOOR ELEVATION
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
NAVD	= NORTH AMERICAN VERTICAL DATUM 1988
NGS	= NATIONAL GEODETIC SURVEY
NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
P	= PLAT
PID	= PERMANENT IDENTIFIER
ROL	= ROOF OVERHANG LINE
LINES NOT TO SCALE	
PLATTED LOT LINES	
PLASTIC FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD WIRES	
PROPERTY LINE	
FIRE HYDRANT	
UTILITY POLE CONC.	
UTILITY POLE METAL	
UTILITY POLE WOOD	

LEGAL DESCRIPTION (Official Records Book 3079, Page 1985):  
Lot number Two (2) in Square Six (6), of George G. Watson Subdivision of part of Tract Thirteen (13) according to diagram recorded in Book I, Monroe County records on Page 209;  
COMMENCING at corner of Virginia and Grinnell Streets and running thence along the line of Virginia Street in a Northeasterly direction One hundred Eight (108) feet and six (6) inches; thence at right angles in a Southeasterly direction Fifty-three (53) feet and Four (4) inches; thence at right angles in a Southwesterly direction One hundred Eight (108) feet and six (6) inches; thence along the line of Grinnell Street to the place of beginning. Being the same land as described in that certain deed of conveyance recorded in Deed Book A-4, Page 330 in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida.

Reference being had to deed of conveyance by the Board of Missions of the Methodist Episcopal Church, South, to the District of National Missions of the Board of Missions of the Methodist Church, recorded in Official Records Book 69, Page 207, Monroe County, Florida.

- GENERAL NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



# **AUTHORIZATION & VERIFICATION FORM**





**City of Key West  
Planning Department**

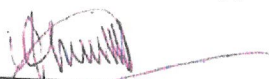
**Authorization Form**  
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Hansa Soni as trustee of the Hansa V. Soni Living Trust, dated September 15, 1988 authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Trepanier and Associates  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

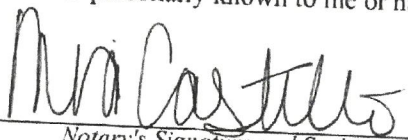
  
*Signature of Owner*

*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this October 11, 2022  
*Date*

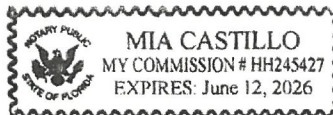
by Hansa Soni  
*Name of Owner*

He/She is personally known to me or has presented FIDC as identification.

  
*Notary's Signature and Seal*

Mia Castillo  
*Name of Acknowledger typed, printed or stamped*

HH245427  
*Commission Number, if any*





**City of Key West  
Planning Department  
Verification Form**  
(Where Applicant is an entity)

I, Thomas Francis-Siburg, in my capacity as Planning Manager  
(print name) (print position; president, managing member)  
of Trepanier and Associates, Inc.  
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1000 Virginia St. Key West, FL 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this August 26, 2022 by  
date

Thomas Francis-Siburg  
*Name of Applicant*

☒ He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
*Notary's Signature and Seal*

Nikita L. Stange  
*Name of Acknowledger typed, printed or stamped*

HH149093

*Commission Number, if any*



Nikita L. Stange  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

*Year 10 BPAS*



# **SITE PLANS**



SITE DATA 1000 VIRGINIA STREET  
RE # 00031740-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,645 Sq. Ft.	4,000 Sq. Ft.	EXISTING	SEE SURVEY
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	SEE SURVEY
IMPERVIOUS	2,332 Sq. Ft. (41.3%)	3,387 Sq. Ft. (60% MAX)	EXISTING	EXISTING
OPEN SPACE	3,313 Sq. Ft. (58.7%)	1,976 Sq. Ft. (35% MIN)	3,163 Sq. Ft. (56%)	CONFORMING
BUILDING COV.	2,035 Sq. Ft. (36.0%)	2,258 Sq. Ft. (40% MAX)	EXISTING	EXISTING
ACCESSORY STRUCTURE REAR YARD COV.	69 Sq. Ft. (4.5%)	463 Sq. Ft. (30% MAX COV.) 1,546 Sq. Ft. REAR YARD AREA	EXISTING	EXISTING
FRONT YARD 50% GREEN SPACE COV.	137 Sq. Ft. (12.7%)	540.3 Sq. Ft. (50% MIN) 1081 Sq. Ft. FRONT YARD AREA	287 Sq. Ft. (26.5%)	CONFORMING

SETBACKS				
SIDE SETBACK	26'-2 1/2"	5'	EXISTING	NO CHANGE TO EXISTING
SIDE STREET SETBACK	17'-7 1/2"	7.5'	EXISTING	NO CHANGE TO EXISTING
REAR SETBACK	3'-5"	15'	EXISTING	NO CHANGE TO EXISTING
FRONT SETBACK	15'-5 1/2"	10'	EXISTING	NO CHANGE TO EXISTING
BUILDING HEIGHT	13'-5" +/-	30'	EXISTING	NO CHANGE TO EXISTING



**GENERAL NOTES:**

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

COMMENTS:

DESIGN NOTES:

SCOPE OF WORK:
INTERIOR RENOVATION TO EXISTING RESIDENCE WITH NO CHANGE TO EXISTING FOOTPRINT.

SQUARE FOOT TABLE:

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFORMATION  
CO.1 SURVEY & FEC + EXISTING SITE PLAN + TREE PROTECTION  
EX1.1 EXISTING FLOOR PLAN + ELEVATIONS  
A1.1 FLOOR PLAN, ELEVATIONS, ENLARGED PLAN: UNIT #2

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE  
A.F.F. = ABOVE FINISH FLOOR  
A.A.G. = ABOVE ADJACENT GRADE  
ALUM. = ALUMINUM  
ARCH. = ARCHITECTURAL  
BALC. = BALCONY  
BD. = BOARD  
C.I.P. = CAST IN PLACE  
C.J. = CONTROL JOINT  
CL. = CLOSET  
C. = CENTERLINE  
CONC. = CONCRETE  
COORD. = COORDINATE  
C.O.R. = CROWN OF ROAD  
D. = DRYER  
DIM. = DIMENSION  
DN. = DOWN  
DTL. = DETAIL  
DW. = DISHWASHER  
DWG. = DRAWING  
ELECT. = ELECTRICAL  
ELEV. = ELEVATOR  
E.P. = ELECTRICAL PANEL  
EQ. = EQUAL  
EX. = EXISTING  
E.J. = EXPANSION JOINT  
F.F.E. = FINISH FLOOR ELEVATION  
FIN. = FINISH  
FREEZ. = FREEZER  
GYP. BD. = GYPSUM WALL BOARD  
HORZ. = HORIZONTAL  
HR. = HOUR  
MAX. = MAXIMUM  
MECH. = MECHANICAL  
MIC. = MICROWAVE OVEN  
MIN. = MINIMUM  
M.R. = MOISTURE RESISTANT  
N.A. = NOT APPLICABLE  
N.I.C. = NOT IN CONTRACT  
O.H. = OPPOSITE HAND  
PT. = PAINTED  
P.T. = PRESSURE TREATED  
R.A. = RETURN AIR  
REF. = REFERENCE  
REFR. = REFRIGERATOR  
REQ. = REQUIRED  
SCHED. = SCHEDULE  
S.F. = SQUARE FOOT  
SIM. = SIMILAR  
STOR. = STORAGE  
STRUCT. = STRUCTURAL  
SQ. = SQUARE  
TL. = TILE  
TYP. = TYPICAL  
U.C. = UNDER COUNTER  
U.N.O. = UNLESS NOTED OTHERWISE  
VERT. = VERTICAL  
V.I.F. = VERIFY IN FIELD  
W. = WASHER  
W/ = WITH  
WD. = WOOD  
W.H. = WATER HEATER

  
T.S. NEAL  
ARCHITECTS INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547

FOR REVIEW  
ONLY, NOT FOR  
CONSTRUCTION

1000 VIRGINIA STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE, SITE DATA, SURVEY &  
PROJECT INFORMATION

DRAWN: EDSA  
CHECKED: TSN  
DATE: 09-22-2022

REVISION # DATE

T1.1  
SHEET #

  
T S N  
TIMOTHY SETH NEAL ARCHITECTS INC.

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE EXCAVATING, INCLUDING THE PARKING AREAS, PORCHES AND POOL. IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS, THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.

**2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION, PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.**

3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.

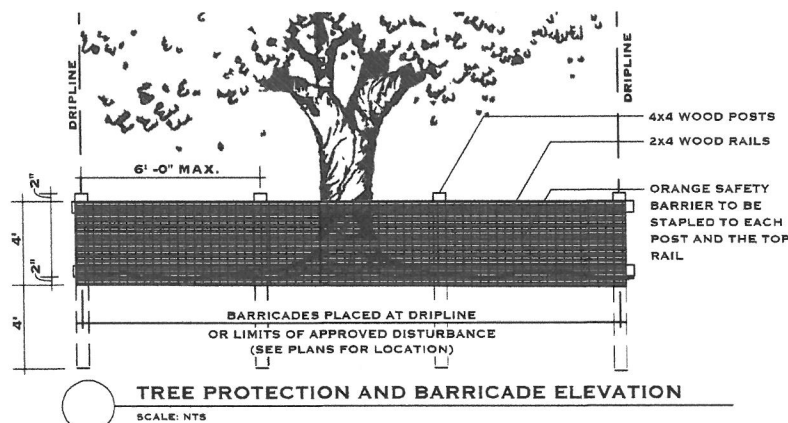
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVES. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS & SILT FENCES AS NECESSARY.

5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES. PRIOR TO ANY SITE WORK, THE GENERAL CONTRACTOR SHALL IDENTIFY AND MARK ALL TREES TO BE REMOVED. ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & OWNER PRIOR TO REMOVAL. IF TREES OCCUR OR ARE IDENTIFIED AFTER THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE APPROVED BY THE OWNER & ARCHITECT. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PRESERVED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS OR EQUIPMENT IS ALLOWED WITHIN THE TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF TREE PROTECTION ZONE. PROVIDE ACCESS TO ALL EMPLOYEES PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO BE LEFT ON THE SITE. PROVIDE SECURITY CONTAINERS, THE PORT-O-LETT & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY, THEY MAY NOT BE PLACED IN THE STREET OR IN ANY OTHER LOCATION OR ANYWHERE AND SHALL BE EMPTIED REGULARLY.

6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.

7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.

8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS

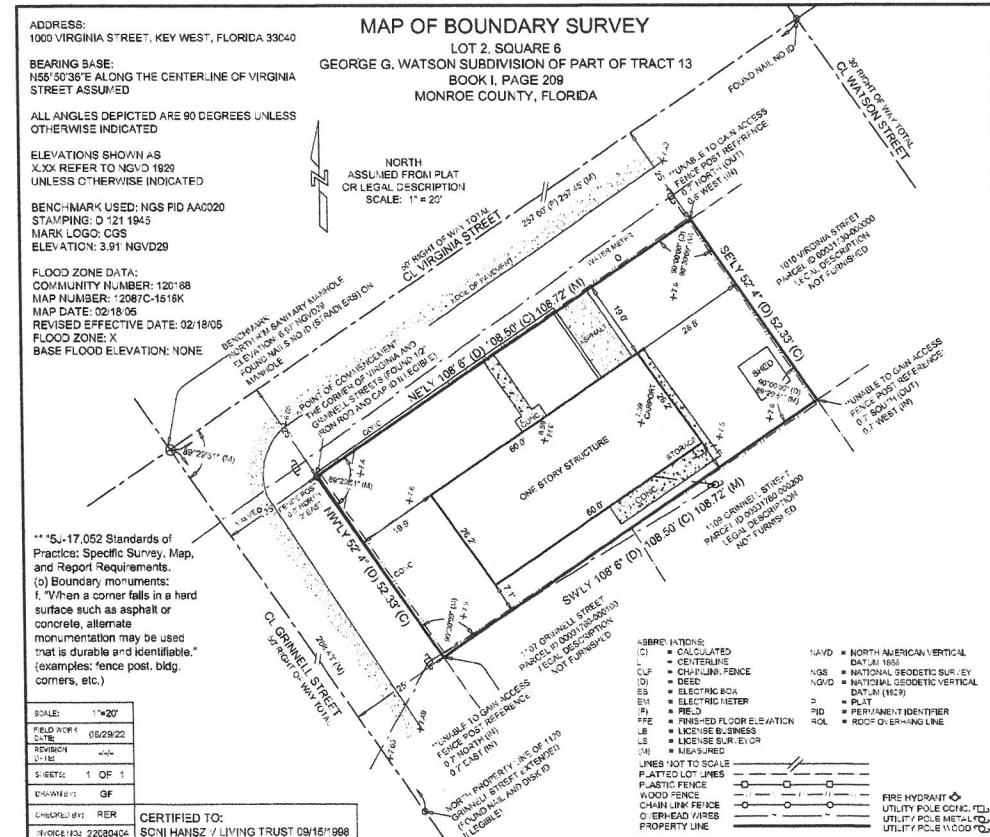


1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:  
-UNNECESSARY CUTTING, BREAKING, OR SHINING OF ROOTS  
-SHINING AND BRUISING OF BARK  
-SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECT ON BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIFLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON-SITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

<b>ELEVATION CERTIFICATE</b>				OMB No. 1660-0086 Expiration Date: November 30, 2022	
<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b> Building Street Address (including Apt., Unit, Suffix, and/or Bldg. No.) or P.O. Route and Box No. 1060 Virginia Street				<b>FOR INSURANCE COMPANY USE</b> Policy Number:  Company NAIC Number	
City KEY WEST		State Florida		ZIP Code 33040	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings <input type="checkbox"/> Building Under Construction <input checked="" type="checkbox"/> Finished Construction "A" New Elevation Certificate will be required when construction of the building is complete.					
C2. Complete Items Zones A–I, A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, ARA, AR/AE, ARIA–A30, AR/AH, A/R/AO. Complete Items C2.a–b below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>PDA2023 Elevation 4.27</u> Vertical Datum: <u>NGVD 1929</u> Indicate elevation datum used for the elevations in Items a through h below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1986 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.					
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____				Check the measurement used. 2.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
b) Top of the next higher floor _____				N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only) _____				N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached garage (top of slab) _____				N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____				N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG) _____				7.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG) _____				7.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____				7.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to report the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Code, Section 1001.			
Where latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.			
Certificate's Name Robert E. Reece  Title Professional Surveyor and Mapper  Company's Name Reese & White Land Surveying, Inc.  Address 31193 A Avenue A  City Big Pine Key	License Number LS 9632         State Florida  ZIP Code 33043	 <div style="font-size: 2em; opacity: 0.5; transform: rotate(-15deg);">Place Seal Here</div> 08-30-2022	
Signature	Date 08-30-2022	Telephone (305) 872-1348	E-til 
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.			
Comments (including type of equipment and location, per C2(e), if applicable) A5: Hand Held Devices, 88, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD; C2(e) A/Cs observed as window/wall units. Bottom of electric meter box at the rear of the home at elevation -3.8 feet.			



LEGAL DESCRIPTION (Official Records Book 3079, Page 1955);  
 Lot number 2 (2) in Square B-6, of George G. Atston  
 Subdivision of part of Tract Thirteen (13) according to diagram  
 recorded in Book I Monroe County records on Page 209;  
 COMMENCING at corner of Virginia and Grinnell Streets and running  
 thence along the line of Virginia Street in a Northerly direction  
 One hundred Eighty (180) feet and six (6) inches; thence at right  
 angles in a Southerly direction: Fifty-three (53) feet and Four (4)  
 inches; thence at right angles in a Southwesterly direction One  
 hundred Eighty (180) feet and six (6) inches; thence along the line of  
 Grinnell Street to the place of beginning. Being the same land as  
 described in Tract No. 13 of record of conveyance recorded in Deed Book  
 No. 19, Page 1955, of the office of the Clerk of the Circuit Court in and  
 for Monroe County, Florida.

Reference being had to deed of conveyance by the Board of Missions of the Methodist Episcopal Church, South, to the District of National Missions of the Board of Missions of the Methodist Church, recorded in Official Records Book 69, Page 207, Monroe County, Florida.

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER PARTY OR PERSON. THE SURVEYOR'S SOLE RESPONSIBILITY IS TO THE SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY WILL BE DECREASED AS THE PURPOSE OF THE REBOUND PARTY AND WITHOUT ANY LIABILITY TO THE UNLICENSED SURVEYOR.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PLAIN LANGUAGE AND SMALL PRINT LEGAL DESCRIPTIONS OF THE SURVEY PROPERTY ARE PROVIDED FOR THE CLARITY OF THESE DESCRIPTIONS. THEY HAVE NO BINDING PROPERTIES. BEEN RESEARCHED TO DETERMINE OVERLAPS OR MATTERS OF INTEREST TO THE SURVEYOR. THE SURVEYOR'S LIABILITY WILL BE DECREASED AS THE PURPOSE OF THE REBOUND PARTY AND WITHOUT ANY LIABILITY TO THE UNLICENSED SURVEYOR.
3. ADDITIONAL INFORMATION TO THE SURVEY MAY BE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
4. THIS SURVEY IS BENEATH THE SURFACE ARE NOT SHOWN.
5. MEASURED DIMENSIONS GROUND, PUTTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE NOTED.
6. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE SURVEYOR'S LIABILITY WILL BE DECREASED AS THE PURPOSE OF THE REBOUND PARTY AND WITHOUT ANY LIABILITY TO THE UNLICENSED SURVEYOR.
7. THE SURVEYOR'S LIABILITY WILL BE DECREASED AS THE PURPOSE OF THE REBOUND PARTY AND WITHOUT ANY LIABILITY TO THE UNLICENSED SURVEYOR.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872-1348  
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34M7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF CHAPTER 34C, FLORIDA STATUTES FOR A SUBPARAGRAPH 1B(1) (SETBACK). 1B(2)(EXPOSUREMENTS), & 1B(4)(ELEMENTS). SCHEDULE B HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A  
FLORIDA SURVEYOR AND MAPPER

SIGNED Robert E. Reece  
ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 6632



**T.S. NEAL**  
**ARCHITECTS INC.**

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

FOR REVIEW  
ONLY, NOT FOR  
CONSTRUCTION

**1000 VIRGINIA STREET  
KEY WEST, FL 33040**

**DRAWING TITLE:**  
**SURVEY & EXISTING SITE PLAN +**

DRAWN: EDSA  
CHECKED: TSN  
DATE: 09-22-2022

REVISION #	DATE

**CO. 1**  
SHEET #



T &amp; NEAL ARCHITECTS INC.

**TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505**



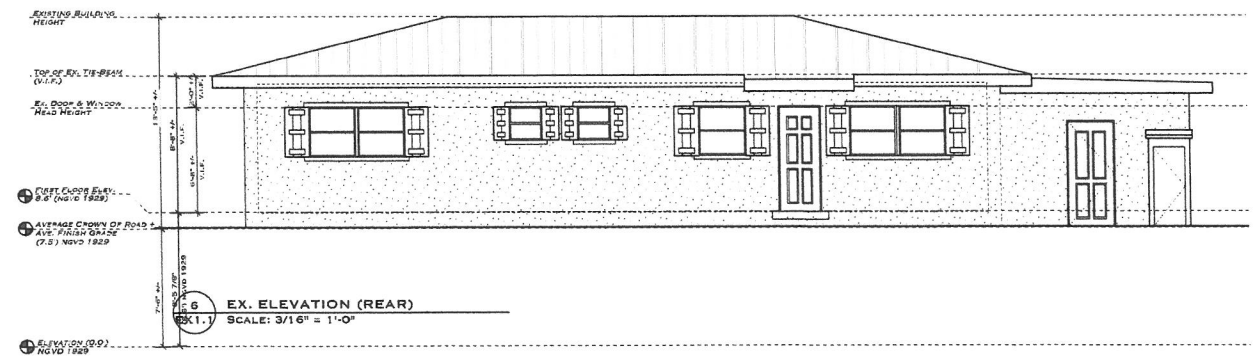
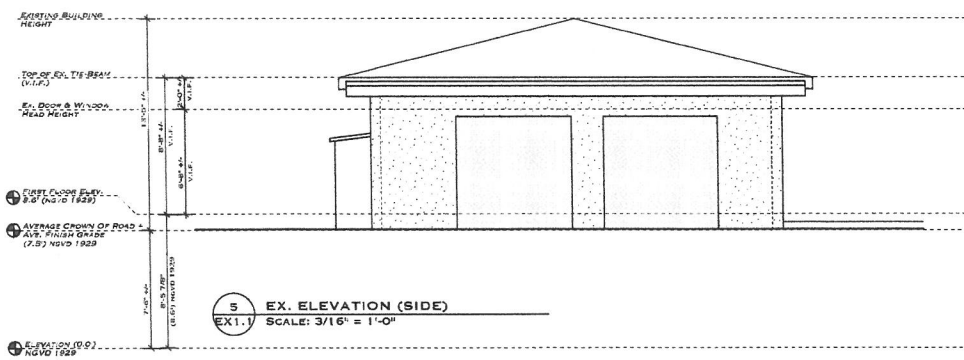
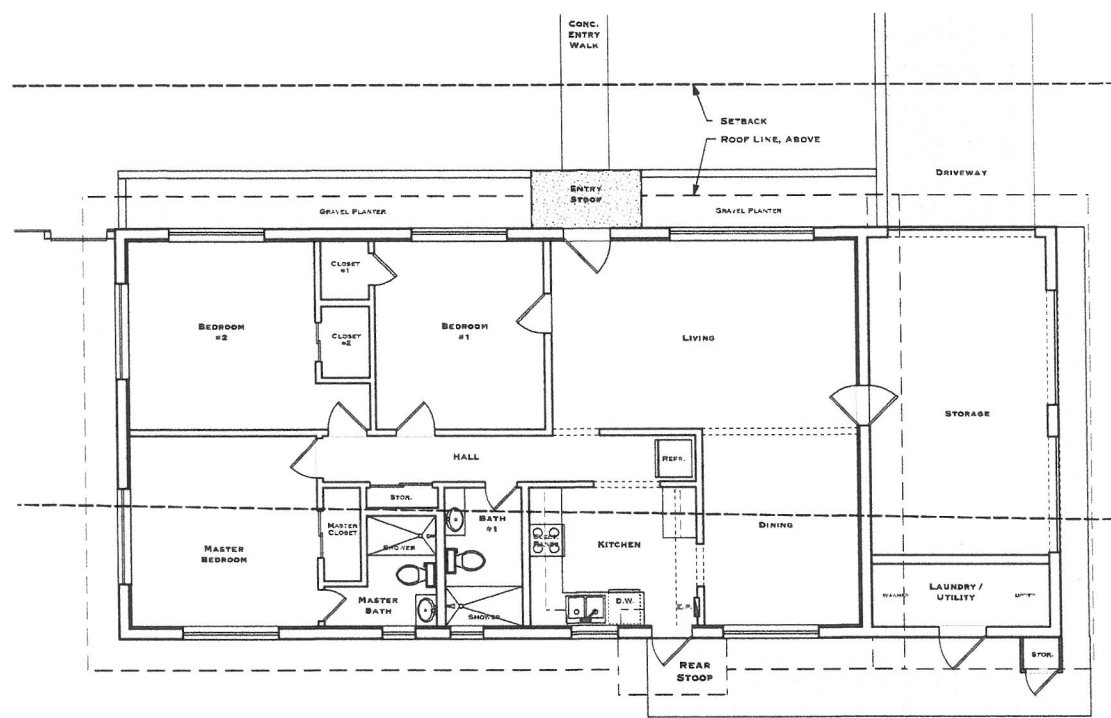
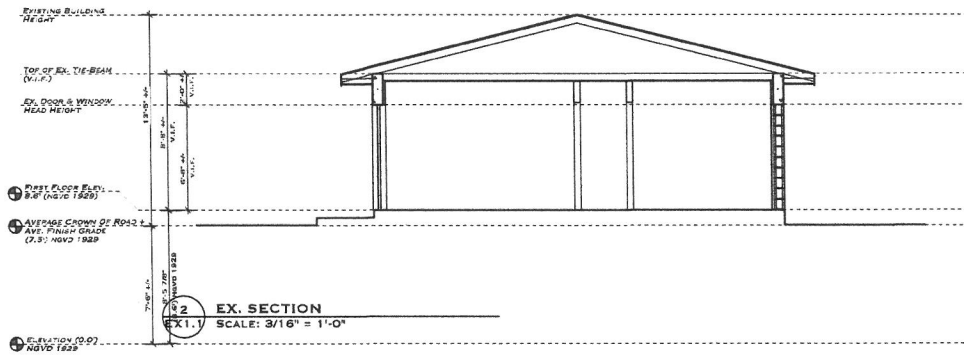
FOR REVIEW  
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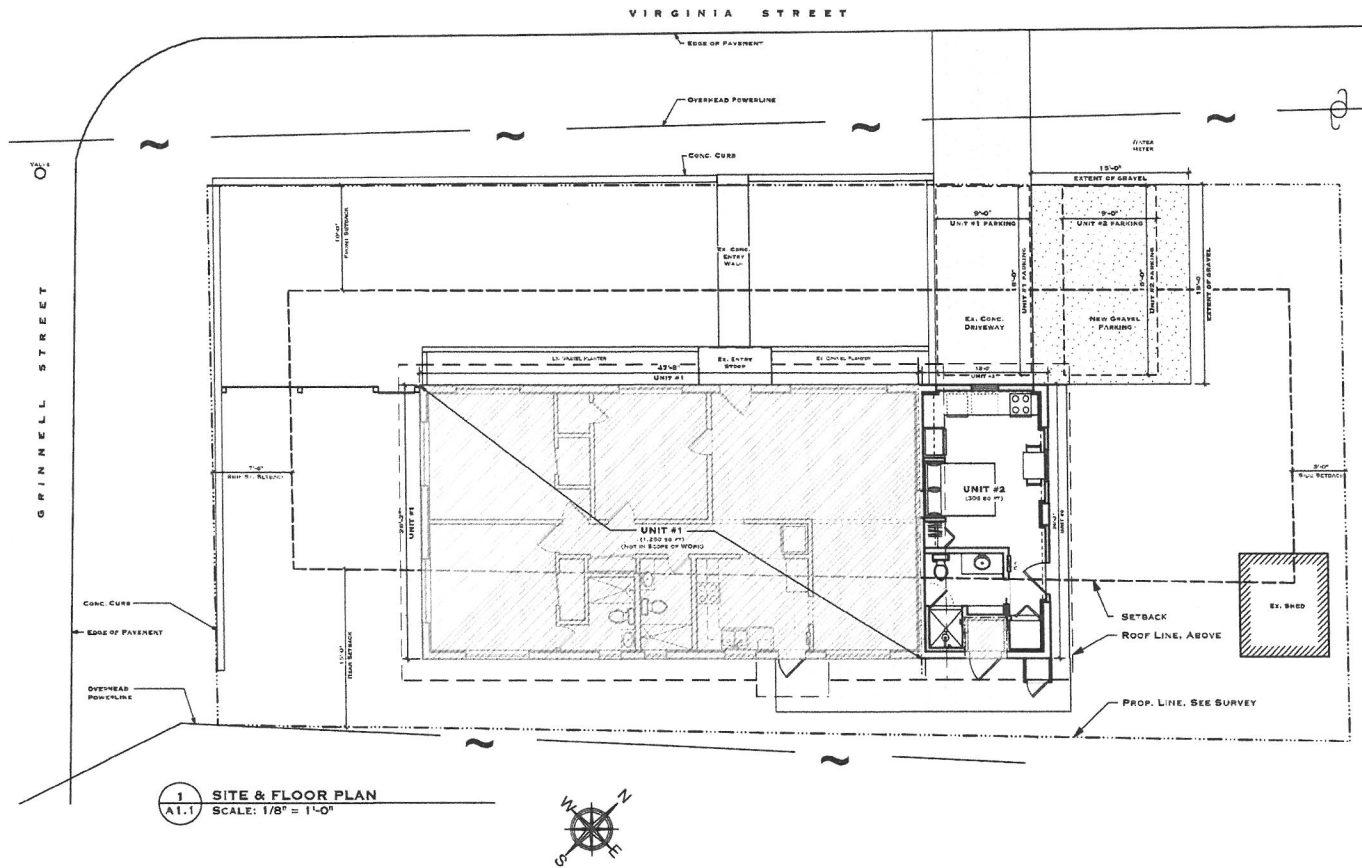
DRAWING TITLE:  
EX. FLOOR PLAN + EX.  
ELEVATIONS

DRAWN: EDSA  
CHECKED: TSN  
DATE: 09-22-2022

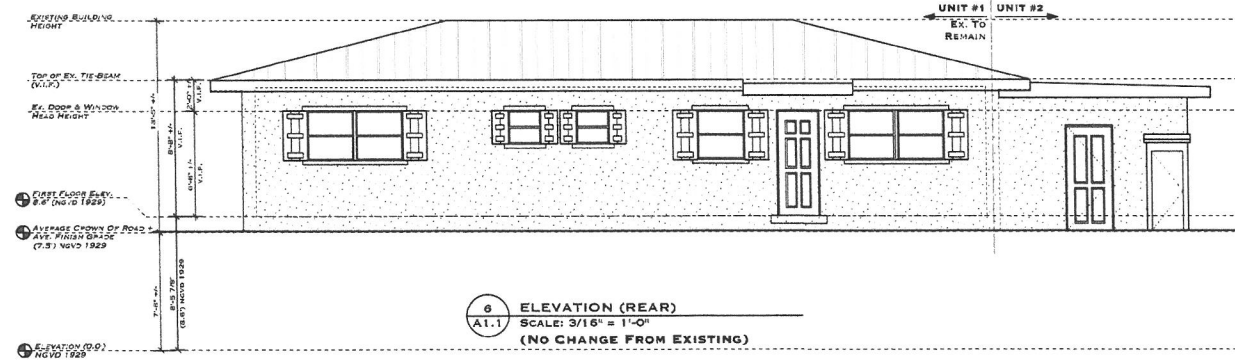
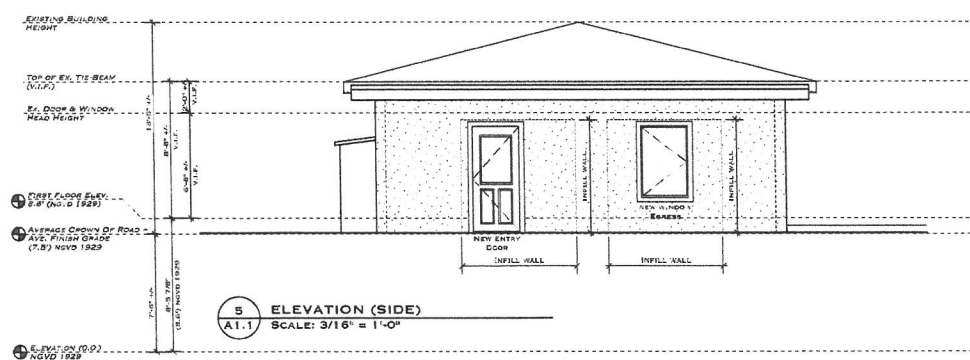
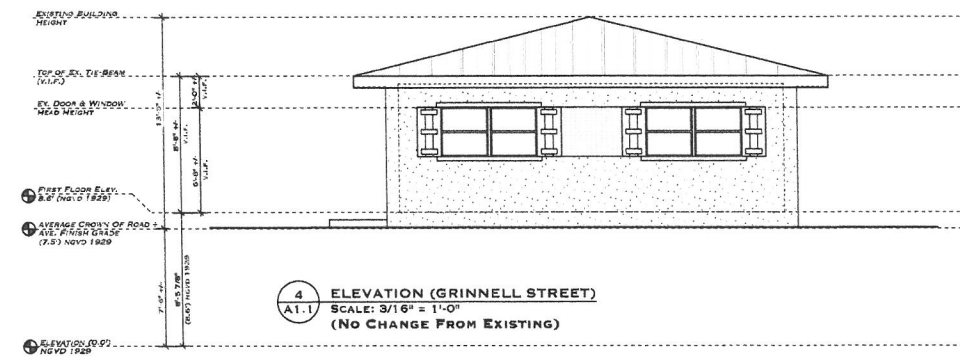
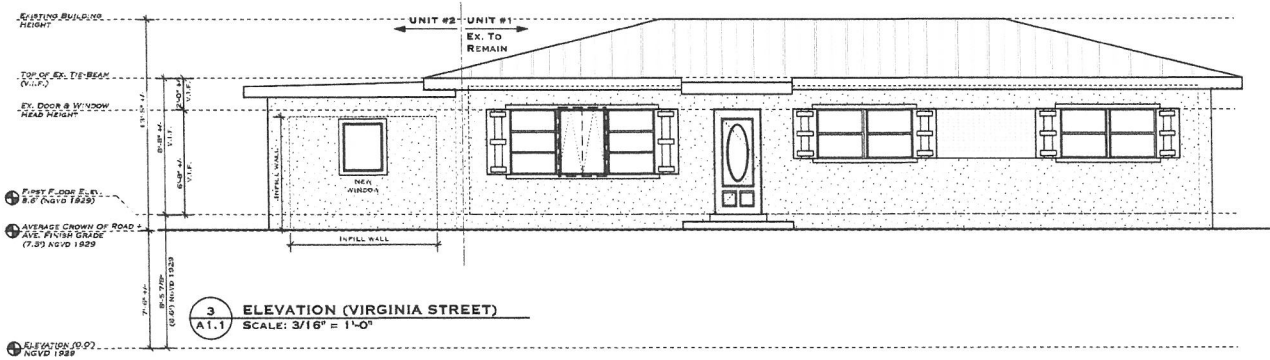
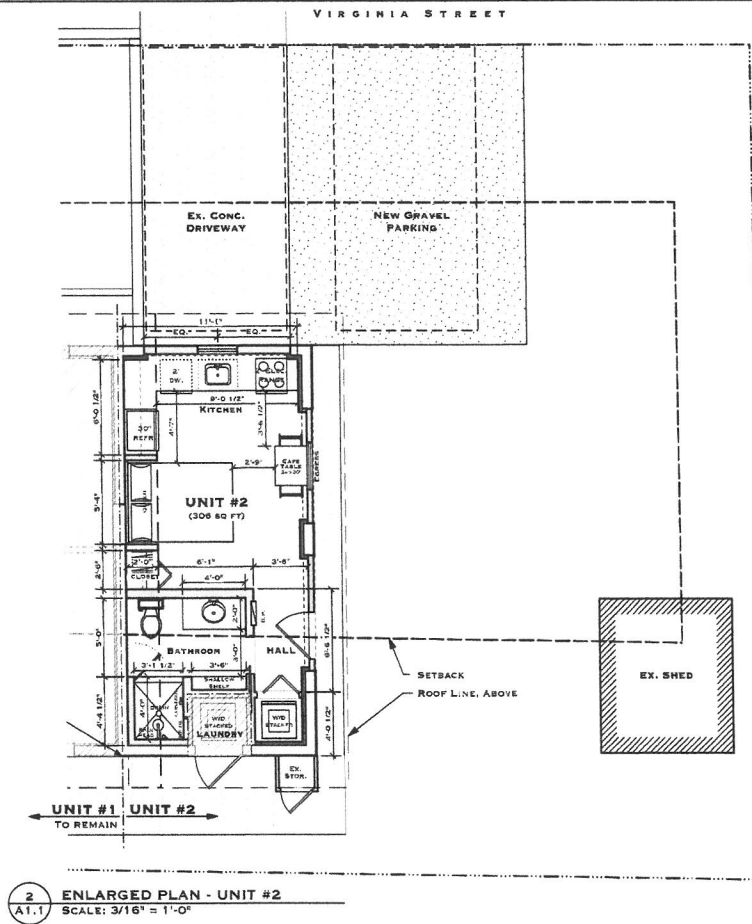
REVISION # DATE  
**EX1.1**  
SHEET #







- GRAPHIC LEGEND:**
- EX. SV METAL CRIMP ROOF
  - EXISTING CONCRETE AREA, TO REMAIN
  - NEW GRAVEL AREA
  - EX. PAVEMENT
  - EXTENT OF UNIT #1
  - EXISTING EXTERIOR WD. FRAMED WALL, SEE WALL TYPES
  - NEW WD. FRAMED WALL, SEE WALL TYPES



**T.S. NEAL ARCHITECTS INC.**  
22974 OVERSEAS HWY  
CUDDOKE KY, FL 33042  
305-340-8857  
251-422-9547

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

**1000 VIRGINIA STREET**  
KEY WEST, FL 33040

**DRAWING TITLE:**  
PROPOSED SITE & FLOOR PLAN + ELEVATIONS & ENLARGED PLAN: UNIT #2

DRAWN: EDSA  
CHECKED: TSN  
DATE: 09-22-2022

REVISION # DATE

**A1.1**  
SHEET #

*Year 10 BPAS*



# **WARRANTY DEED**

962559

OFF REC 1418 PAGE 1906

State of Florida

County of DADE

I Hereby Certify that on this 7<sup>th</sup> day of August, 1996 before me personally appeared JAMES F. JENNINGS District Superintendent and \_\_\_\_\_, a corporation respectively of MIAMI DISTRICT BOARD OF MISSIONS & CHURCH \* and who are personally known to me or have produced under the laws of the State of Florida as identification and did (did not) take an oath; and have severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

OFFICIAL NOTARY SEAL  
MOLLY N JOHNSON  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC300435  
MY COMMISSION EXPI. AUG. 31, 1997

Molly N. Johnson  
Signature  
Molly N. Johnson  
Printed Name  
\_\_\_\_\_  
Title

Serial #, if Any

EXTENSION OF THE UNITED METHODIST CHURCH, INC.

Recorded in Official Records  
in Monroe County, Florida  
Record Verified  
DANNY J. KOLEGAGE  
Clerk Circuit Court

**Warranty Deed**

FORM 1124 REV. 11/91

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

TUTTLEBANK REGISTERED U.S. PATENT OFFICE  
NOTICE: LAMBERT, NELSON & COMPANY, 4105 702

Return to: (enclose self addressed stamped envelope)

Name **Keys Title & Abstract Co.**  
 631 Whitehead Street  
 Key West, FL 33040  
 Address: (305) 294-2550

962559

REF 1418 PAGE 1905

1300  
20  
115850

This instrument Prepared by:

Address: "Same"

Grantee Name and S.S. #: DAXA SONI

Address:

Grantee Name and S.S. #:

Address:

FILE NO. 61490-96

DS Paid 115850 Date 8-21-96  
 MONROE COUNTY  
 DANNY L. ROBINSON, CLERK OF CT.  
 By *[Signature]*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**This Indenture,**Made this 7<sup>th</sup> day of August, A. D. 1996

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Between **MIAMI DISTRICT BOARD OF MISSIONS & CHURCH EXTENSION OF\***  
 a corporation existing under the laws of the State of **FLORIDA**, having its principal  
 place of business in the County of **MONROE** and State of **FLORIDA**,  
 party of the first part, and **DAXA SONI, a single woman**  
 115 Whitehead Street, Key West, FL 33040

of the County of **MONROE** and State of **FLORIDA** party of  
 the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of  
**TEN AND NO/100ths AND OTHER GOOD AND VALUABLE CONSIDERATIONS** Dollars,  
 to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted,  
 bargained and sold to the said party of the second part forever, the following described land, situate, lying and  
 being in the County of **MONROE**, State of **Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Taxes and assessments for the year 1996 and subsequent years.

SUBJECT TO: Conditions, Limitations, Restrictions, and Easements, of record, if any.

\*THE UNITED METHODIST CHURCH, INC.

Property Appraiser's Parcel Identification Number: 3174

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same  
 against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents  
 to be signed in its name by its ~~President~~, and its corporate seal to be affixed,  
 attested by its **DISTRICT SUPERINTENDENT**

(Corporate Seal)

**MIAMI DISTRICT BOARD OF MISSIONS  
 & CHURCH EXTENSION OF THE UNITED  
 CHURCH, INC.**

Attest:

By *[Signature]*  
**GAMES F. JENNINGS,**  
 DISTRICT SUPERINTENDENT

Signed, Sealed and Delivered in Our Presence:

*[Signature]*  
**OFELIA E. BELTRAN**

*[Signature]*  
**Silvia German**

FILED FOR RECORD  
 96 AUG 21 PM 5:00  
 MONROE COUNTY CLERK OF COURT

THIS INSTRUMENT PREPARED BY:  
 W. A. PERKINS, COMPANY  
 KEYS TITLE & ABSTRACT CO., INC.  
 631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040  
 (305) 294-2550  
 THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT



962559

REC 1418 PAGE 1907

Lot number Two (2) in Square Six (6), of George G. Watson Subdivision of part of Tract Thirteen (13) according to diagram recorded in Book I, Monroe County Records on Page 209; COMMENCING at corner of Virginia and Grinnell Streets and running thence along the line of Virginia Street in a Northeasterly direction One hundred Eight (108) feet and six (6) inches; thence at right angles in a Southeasterly direction Fifty-three (53) feet and Four (4) inches; thence at right angles in a Southwesterly direction One hundred Eight (108) feet and six (6) inches; thence along the line of Grinnell Street to the place of beginning. Being the same land as described in that certain deed of conveyance recorded in Deed Book A-4, Page 330 in the Office of the Clerk of Circuit Court in and for Monroe County, Florida.

Reference being had to deed of conveyance by the Board of Missions of the Methodist Episcopal Church, South, to the District of National Missions of the Board of Missions of the Methodist Church, recorded in Official Records Book 69, Page 207, Monroe County, Florida.

Recorded in Official Records  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLBAGE  
Clerk Circuit Court

**EXHIBIT A**

Lot number Two (2) in Square Six (6), of George G. Watson Subdivision of part of Tract Thirteen (13) according to diagram recorded in Book I, Monroe County Records on Page 209; COMMENCING at corner of Virginia and Grinnell Streets and running thence along the line of Virginia Street in a Northeasterly direction One hundred Eight (108) feet and six (6) inches; thence at right angles in a Southeasterly direction Fifty-three (53) feet and Four (4) inches; thence at right angles in a Southwesterly direction One hundred Eight (108) feet and six (6) inches; thence along the line of Grinnell Street to the place of beginning. Being the same land as described in that certain deed of conveyance recorded in Deed Book A-4, Page 330 in the Office of the Clerk of Circuit Court in and for Monroe County, Florida.

Reference being had to deed of conveyance by the Board of Missions of the Methodist Episcopal Church, South, to the District of National Missions of the Board of Missions of the Methodist Church, recorded in Official Records Book 69, Page 207, Monroe County, Florida.



Doc # 2307095 Bk# 3079 Pg# 1985 Recorded 3/5/2021 at 2:53 PM Pages 3  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$27.00 Deed Doc Stamp \$0.70

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Oropeza, Stones & Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
Parcel ID #: 00031740-000000  
Consideration: \$ 10.00

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 3<sup>rd</sup> day of March 2021, between **HANSA SONI, a married woman**, whose post office address is 830 Truman Avenue, Key West, FL 33040, grantor, and **HANSA SONI, AS TRUSTEE OF THE HANSA V. SONI LIVING TRUST, DATED SEPTEMBER 15, 1998**, whose post office address is 830 Truman Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

See Exhibit "A" attached hereto.

Alternate Key: 1032522

The property conveyed herein is neither the domicile nor the homestead of Grantor, nor Grantor's spouse, nor any of the Grantor's immediate household, as defined by the laws of the State of Florida.

Subject to taxes for the year 2021 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Doc. # 2307095 Page Number: 2 of 3

Signed in the presence of:

[Signature]  
Signature of Witness  
Gregory Oropeza  
Printed Name of Witness

[Signature]  
Signature of Witness  
Allie Johnson  
Printed Name of Witness

[Signature]  
Hansa Soni

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3<sup>rd</sup> day of March 2021 by Hansa Soni, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification..

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# **FGBC CHECKLIST**



## Florida Green Home Retrofit Guidelines

### Version 1



#### Third Step (Optional) . . .

To receive an acknowledgement of your retrofit strategies, submit this application form, the documentation required as noted in the FGBC Green Home Retrofit Reference Guide, and the appropriate payment based on the fee schedule noted below.

#### APPLICATION

Level Requested: **3**

Homeowner Name: Soni Hansa V Living Trust, 09/15/1998  
Home Address: 1000 Virginia Street  
City: Key West  
Zip Code: 33040  
County: Monroe  
Development/Subdivision: N/A  
If known  
Home Size (in square feet): Approx. 325 sq. ft.  
Year Home was Built: 1963  
Number of Bedrooms: 1 Bedroom / Efficiency  
Number of Bathrooms: 1 Bathroom  
Does the Home Have a Pool?: No

#### Payment by Check Payable to "FGBC" or Credit Card Accepted (Visa, AX, MC & Discover)

Credit Card #: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_  
Signature: \_\_\_\_\_

#### The following indicates the FGBC application fee and requirements for each level

**All applications must include documentation for each upgrade claimed**

Level	Fee	Total # of Upgrades	Requirements
Level 1	\$25	5	Select a minimum of <b>3 Energy</b> and <b>2 Water</b> conserving retrofit options for a total of 5 upgrades.
Level 2	\$35	10	Select a minimum of <b>5 Energy</b> , <b>3 Water</b> , and <b>2 additional retrofit options</b> from any of the 5 categories for a total of 10 upgrades.
Level 3	\$50	15	(1) Select a minimum of <b>5 Energy</b> , <b>3 Water</b> , <b>1 Health</b> , <b>1 Materials</b> , <b>1 Durability</b> and <b>4 additional retrofit options</b> from any of the 5 categories for a total of 15 upgrades. (2) Level 3 <b>requires</b> that an FGBC Certifying Agent verify the installed home improvements. The fee charged by a Certifying Agent is in addition to the FGBC Green Home Retrofit Application Process Fee. You may find a list of FGBC Certifying Agents at <a href="http://www.FloridaGreenBuilding.org">www.FloridaGreenBuilding.org</a> . (3) Once the Certifying Agent has verified the installations, the Certifying Agent will submit the application, appropriate documentation, and the processing fee to the Florida Green Building Coalition.

#### Level 3 Only - Certifying Agent Authorization

CA ID#: \_\_\_\_\_ Typed Name: \_\_\_\_\_  
Signature: \_\_\_\_\_

Submit application package to: FGBC ♦ 3389 Plowshare Rd ♦ Tallahassee, FL 32309 ♦ [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)

## Florida Green Home Retrofit Guidelines

Version 1

### Checklist - Choose Your Upgrades!

#### ENERGY

Revised 2/13/12

- E1 Weatherize home by doing ALL of the following:
1. Replace weather-stripping on exterior doors
  2. Remove HVAC vent covers (diffusers) and install gaskets or caulk behind them, reinstall
  3. Remove trim around recessed can lighting and install gaskets or caulk behind them, reinstall
  4. Remove electrical outlet covers on exterior walls and install gaskets or caulk behind them, reinstall
- 1   E2 Replace a minimum of 75% of installed light bulbs with CFL or LED light bulbs
- 1   E3 Replace thermostat with a programmable thermostat
- E4 Increase attic insulation to a minimum of R-38 at the ceiling
- 1   E5 Add a radiant barrier in the attic to the underside of the roof sheathing
- E6 Add window tint film to decrease heat gain from the sun into your home
- E7 Install/replace with motion/light sensors to all exterior lighting
- E8 Replace an old refrigerator with a new ENERGY STAR® refrigerator
- E9 Replace an old dishwasher with a new ENERGY STAR® dishwasher
- E10 Replace an old clothes washer with a new ENERGY STAR® clothes washer
- 1   E11 Install new ENERGY STAR® ceiling fans in the main living area and 75% of bedrooms
- 1   E12 In all bathrooms without exhaust fans, install new ENERGY STAR® exhaust fans
- 1   E13 Install and set timer on water heater
- E14 Replace hot water heater with state certified solar or ENERGY STAR® hot water heating system
- E15 Replace HVAC system with new, properly sized per current or manual J calculations, air conditioning system with SEER 15 and 8.5 HSPF minimum efficiency
- E16 Seal ductwork and joints with mastic to prevent leaks
- E17 Have duct work smoke tested for leaks and sealed by a professional if necessary
- E18 Spray foam, minimum R-19, to the bottom of the roof deck to create an unvented attic
- E19 Re-roof: replace with roofing that is ENERGY STAR® labeled
- E20 Repaint home exterior in a color with light reflective value of greater than 50
- E21 Change existing pool heater to solar
- E22 Replace pool pump with ENERGY STAR® pool pump
- E23 Plant trees for shade East/West; in North Florida deciduous trees, based on coverage with 5 years in ground growth
- 6   TOTAL (Minimum 3 for Level 1, Minimum 5 for Level 2, Minimum 5 for Level 3)





## WATER

### Interior Water Saving

- 1 W1 Change rubber hoses to reinforced hoses
- 1 W2 Replace showerheads with 2.0 gallons per minute (gpm) or lower flow rate showerheads
- 1 W3 Install aerators for bathroom faucets (1.5 gpm)
- W4 Replace dishwasher with ENERGY STAR® appliance using less than or equal to 5.8 gallons per cycle (gpc)  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- W5 Replace clothes washer with ENERGY STAR® labeled water saving clothes washer  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- W6 Re-plumb residence with PEX manifold type system
- W7 Add on demand (button or switch triggered) water recirculation pump to existing system
- W8 Remove existing garbage disposal
- W9 Replace toilets with WaterSense® or minimum MaP 350, dual flush or maximum 1.28 gpf toilets
- W10 Install grey water collection on bathroom sinks to reuse for toilet flushing

### Exterior Water Saving

- W11 Install a rain gauge that will shut off irrigation during rain events
- W12 Update irrigation controller to a programmable controller
- W13 Install cistern(s), minimum 250 gallons total capacity, for irrigation
- W14 Turf area less than 50% of landscaped area
- W15 50% of all landscape plants are on the Florida Friendly Plants list
- W16 Replace a minimum of 200 square feet of turf with Florida Friendly Plants
- W17 Install rain barrels for rainwater harvesting
- W18 Add a pool cover to an existing pool
- W19 Have an irrigation professional perform a "check up" on existing irrigation system
- W20 Permanently abandon existing irrigation system
- 3 TOTAL (Minimum 2 for Level 1, Minimum 3 for Level 2 and Minimum 3 for Level 3)

## HEALTH

- 1 H1 Use green cleaning products
- H2 Replace existing bathroom exhaust fans with ENERGY STAR® labeled exhaust fans that include a timer or humidistat
- 1 H3 Use low-VOC paints, stains, finishes, as defined in the Reference Guide, on all interior surfaces
- H4 Replace at least 50% of existing carpet with healthy flooring, as defined in the Reference Guide
- H5 Seal wall/openings between garage and conditioned residence
- H6 Install fixed exhaust fan with motion sensor and timer in garage
- 1 H7 Install carbon monoxide alarms: Entrances to garage and to all sleeping areas
- H8 Install dehumidifier in HVAC system
- H9 Install make-up air source to laundry room located within the conditioned envelope
- H10 Replace range hood with exterior ducted, ENERGY STAR® labeled range hood
- H11 Tape and mastic any air handler located in unconditioned space
- H12 Make or install a mud room or otherwise usable entry area
- 3 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)



## MATERIALS

- 1 M1 Dedicated recycling bins in place  
 \_\_\_\_\_ M2 Use locally sourced materials  
 \_\_\_\_\_ M3 Use non-cypress mulch  
1 M4 Develop a construction and demolition waste management plan  
 \_\_\_\_\_ M5 Implement a recycle, reuse, repurpose plan for construction  
 \_\_\_\_\_ M6 Engineered/alternative materials for outdoor living  
2 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## DURABILITY

- 1 D1 Have a hurricane plan and a hurricane kit available  
 \_\_\_\_\_ D2 Attic sealed to prevent water intrusion and to mitigate uplift  
 \_\_\_\_\_ D3 Exterior structures properly anchored  
 \_\_\_\_\_ D4 Improve tie-downs of house trusses and foundation  
 \_\_\_\_\_ D5 Brace gable roofs  
 \_\_\_\_\_ D6 Add a hurricane system, other than plywood or OSB, for window and door protection  
 \_\_\_\_\_ D7 Replace garage door and tracks with hurricane resistant system  
 \_\_\_\_\_ D8 Re-roofing: Install secondary water protection  
 \_\_\_\_\_ D9 Install gutters and downspouts to divert water at least 3' away from foundation  
1 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## Determine Your Project Retrofit Level


Level 1: 5 Upgrades Required		Level 2: 10 Upgrades Required		Level 3: 15 Upgrades Required	
Number of Upgrades Completed		Number of Upgrades Completed		Number of Upgrades Completed	
Energy Upgrades	_____ (3 Min.)	Energy Upgrades	_____ (5 Min.)	Energy Upgrades	<u>6</u> (5 Min.)
Water Upgrades	_____ (2 Min.)	Water Upgrades	_____ (3 Min.)	Water Upgrades	<u>3</u> (3 Min.)
Health Upgrades	_____ (0 Min.)	Health Upgrades	_____ (0 Min.)	Health Upgrades	<u>3</u> (1 Min.)
Materials Upgrades	_____ (0 Min.)	Materials Upgrades	_____ (0 Min.)	Materials Upgrades	<u>2</u> (1 Min.)
Durability Upgrades	_____ (0 Min.)	Durability Upgrades	_____ (0 Min.)	Durability Upgrades	<u>1</u> (1 Min.)
Additional Upgrades	_____ (0 Min.)	Additional Upgrades	_____ (2 Min.)	Additional Upgrades	_____ (4 Min.)
Total Upgrades _____		Total Upgrades _____		Total Upgrades <u>15</u>	

FGBC Reviewer: \_\_\_\_\_

Signature: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_



	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	<h2>Florida Green Home Standard</h2>								
6	<p>Version 11 Rev 0.0</p>								
7	<h3>Pre-Application &amp; Request for Yard Sign</h3>								
8	<p><i>(Use this form to order an "Application Pending Yard Sign for site use during construction)</i></p>								
9									
10	<b>Builder Information</b>								
11	FGBC #	FHBA #: _____							
12	Name:	_____							
13	Company:	_____							
14	Address:	_____							
15	City / Zip:	_____							
16	Phone:	_____							
17	E-mail:	_____							
18	DBPR License #:	_____							
19									
20	<b>Home Information</b>								
21	Address:	1000 Virginia _____							
22	City/ST	Key West, FL _____							
23	Zip Code	33040 _____							
24									
25	<b>Certifying Agent Information</b>								
26	Name:	_____							
27	Company:	_____							
28	Address:	_____							
29	City / Zip:	_____							
30	Phone:	_____							
31	Fax:	_____							
32	E-mail:	_____							
33									
34	Amount Due:	\$75 (Will be Applied to Final Application Fee)							
35									
36	<b>Payment Information</b>								
37	Credit Card Payment:	<input type="checkbox"/> Visa <input type="checkbox"/> Mcard <input type="checkbox"/> Amex <input type="checkbox"/> Discover							
38	Card Number:	_____							
39	Expiration Date:	_____ Billing Zip Code _____							
40	Name on Card:	_____							
41	Cardholder Signature:	_____							
42									
43	<b>Send To:</b>								
44	FGBC, 25 E. Central Blvd.,								
45	Orlando, FL 32801								
46	PH: 407-777-4914	Email: <a href="mailto:info@floridagreenbuilding.org">info@floridagreenbuilding.org</a>							
	Fax: 407-777-4915								



# FGBC Green Home Standard

Version 11 Rev 0.0

## Application

Effective January 1, 2018 (Required January 1, 2019)

Revised 3-27-18

### Instructions for Submission:

#### Electronic Submissions (Required)

Complete the credit card authorization below or pay online

(Note: Payment by check is acceptable - see mailing instructions below)

Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.

<https://spaces.hightail.com/uplink/certifications>

### Mailing Instructions

- Make check payable to "FGBC" based on fee schedule OR submit credit card payment information
- Mail fees, application, and electronic version of checklist with supporting documents on CD to:

FGBC  
25 E. Central Blvd.  
Orlando, FL 32801

### FEES

#### Single Family New and Existing Home Fees

Fee	Builder or Homeowner Must Be Member
\$75	Member of FGBC and FHBA
\$100	Member of FGBC or FHBA
\$125	Non Member

#### Multi-Family Fees

Multi-family applications: Use TAB 18

### Additional Options

\$38	FGBC Certified Home Bronze Plaque
\$40	Florida Water Star Certification
Free	FGBC Certified Home Yard Sign (Electronic Version)

### Builder Information

Name: To Be Determined  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
DBPR License #: \_\_\_\_\_  
FGBC Member #: \_\_\_\_\_  
FHBA Member #: \_\_\_\_\_  
Signature: \_\_\_\_\_

### Certifying Agent Information

Name: To Be Determined  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City / Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CA Registration #: \_\_\_\_\_

Signature: \_\_\_\_\_

Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.

### PAYMENT

Do You Want A Yard Sign? (Free)
Home Fees
Bronze Plaques
Florida Water Star Certification
\$0.00 Total Amount Authorized

[Pay Online](#)

**or Authorize Credit Card Here: (Visa/MC/AX)**

CC#: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

### Home Information

Address: 1000 Virginia  
City/ST/Zip: Key West FL 33040  
County: Monroe  
Development: None

### Please answer the following questions:

Existing	Is the home New or Existing?
Single	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
\$325	Total Square Footage of home/unit
Yes	Conditioned Square Footage of home/unit
TBD	Sales Price

### Optional Information

Owner: Soni Hansa V Living Trust, 09/15/1998  
Company: N/A  
Address: 1000 Virginia  
City/ST/Zip: Key West FL 33040  
Phone: c/o 305-293-8983

E-mail: [Thomas@OwenTrepanier.com](mailto:Thomas@OwenTrepanier.com)

Date: 10/21/2022

	A	B	C	D	E	F
55						
56	<b>Project Point Summary</b>					
57	<b>Minimum Points to Qualify (may be over 100 if a category minimum is missed)</b>			<b>100</b>	Please refer to Standards Documents and Green Home Reference Guide for additional information.	
58	<b>Points Toward Qualification (points over category maximums excluded)</b>			<b>137</b>		
59	<b>Total Points Achieved</b>			<b>139</b>		
60						
61		<b>Category</b>		<b>Your Score</b>		<b>Required Min - Max</b>
62		Category 1: Energy		75		30 - 75
63		Category 2: Water		15		15 - 40
64		Category 3: Lot Choice		12		0 - 15
65		Category 4: Site		5		5 - 30
66		Category 5: Health		15		15 - 35
67		Category 6: Materials		10		10 - 35
68		Category 7: Disaster Mitigation		5		5 - 30
69		Category 8: General		0		0 - 40
70			Total:	<b>137</b>		
71			Total Needed:	<b>100</b>		
72			<b>Certified Home Score</b>	<b>137</b>		
73			<b>Certification Level</b>	<b>Silver</b>		



**PREREQUISITES:**

Version 11 Rev 0.0

Revised 3-27-18

**Prerequisite 1: Swimming Pool / Spa**

- |       |                              |   |
|-------|------------------------------|---|
| P1.01 | <input type="checkbox"/> N/A | Sanitation system that reduces chlorine use |
| P1.02 | <input type="checkbox"/> N/A | Pool Cover                                  |
| P1.03 | <input type="checkbox"/> N/A | Solar pool heating system                   |
| P1.04 | <input type="checkbox"/> N/A | Dedicated PV's to run pool equipment        |
| P1.05 | <input type="checkbox"/> No  | Home has no pool or spa                     |

**Prerequisite 2: Waterfront Considerations**

- |       |                              |   |
|-------|------------------------------|---|
| P2.01 | <input type="checkbox"/> N/A | Use of native aquatic vegetation in shoreline area      |
| P2.02 | <input type="checkbox"/> Yes | No turf adjacent to water (Low maintain plants instead) |
| P2.03 | <input type="checkbox"/> Yes | Use of terraces, swales, or berms to slow storm water   |
| P2.04 | <input type="checkbox"/> Yes | Home site does not border natural water body            |

**Prerequisite 3: No Invasive Exotic Species**

- |       |                                   |                                  |
|-------|-----------------------------------|----------------------------------|
| P3.01 | <input type="checkbox"/> Yes      | Landscape Considerations         |
|       | <input type="checkbox"/> Existing | Is the landscape existing or new |

**CATEGORY 1: ENERGY**

Category Minimum 30 / Category Maximum 75

Version 11 Rev 0.0

Revised 3-27-18

HERS Index - Energy Rating

E1.01 **75** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

**Yes** :Does the Home have a confirmed HERS Index  
**0** :Confirmed HERS Index

Design, Finishes, Amenities

- E2.01 **0** 1 **Thermal Bypass Inspection**
- E2.02 **-** 1 Ductwork joints sealed with mastic
- E2.03 **-** 1 **Ductwork smoke tested allowing leaks to be sealed prior to drywall**
- E2.04 **-** 1 Cross vent and ceiling fans code credit
- E2.05 **0** 1 Roofed porch, Min 100ft<sup>2</sup> AND 3 sides open
- E2.06 **0** 1 Passive solar space heating system
- E2.07 **0** 1 Passive solar day-lighting
- E2.08 **0** 1 Deciduous trees on south
- E2.09 **0** 1 - 4 House shaded on east and west by trees  
**0** % of the designated wall areas (average of east and west walls) that are shaded by trees.
- E2.10 **0** 1 Washer and dryer outside of conditioned space
- E2.11 **0** 1 Floor joist perimeter insulated and sealed
- E2.12 **-** 1 Light colored exterior walls (80% minimum)  
**79** Enter the Solar Reflective Index (SRI) of Paint
- E2.13 **2** 1 - 2 Light colored interior walls, ceilings, carpet/floors  
**Yes** all major living spaces wall and ceiling surfaces have a reflectance of at least 50%  
**50** Enter the Light Reflectance Value (LRV) of Paint  
**Yes** bedrooms and all major living spaces have floors, walls, & ceilings are light-colored  
**50** Enter the Light Reflectance Value (LRV) of Paint
- E2.14 **-** 1 Max 100W fixtures in bathrooms
- E2.15 **0** 1 Pre-plumb for solar hot water
- E2.16 **0** 2 **Install a State Certified rated solar hot water system**
- E2.17 **0** 1 **Insulate all hot water pipes**
- E2.18 **0** 1 Energy-efficient clothes dryers
- E2.19 **0** 1 Energy-efficient ovens/ranges
- E2.20 **0** 1 Energy Star® clothes washers
- E2.21 **0** 1 Efficient well pumping
- E2.22 **0** 1 Efficient envelope volume  
**0** Total Gross Wall Area  
**1** Conditional Square Footage  
**2** Number of Stories
- E2.23 **0** 1 Dwelling unit attached, zero lot-line, row house
- E2.24 **0** 1-2 Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
- E2.25 **-** 3 Energy Star® Advanced Lighting Package
- E2.26 **-** 2 Outdoor lights are energy efficient.
- E2.27 **0** 1 Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
- E2.28 **-** 1 Energy Efficient Sheathing

**77** 112 Total Points

**75** Total points for Category 1 ( 30 min / 75 max)

Name of HERS Rater: To be determined

Certifying Agent Category 1:

0

**CATEGORY 2: WATER**

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

New ☐ Is the landscape existing or new

**W1 FIXTURES AND APPLIANCES**

W1.01	<input type="checkbox"/>	3	Water saving clothes washer
W1.02	<input type="checkbox"/>	1	Low-flow shower heads (must be $\leq 2.0$ gpm)
W1.03	<input type="checkbox"/>	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	<input type="checkbox"/>	1 - 2	All lavatory sink faucets have flow rates of $\leq 1.5$ gpm (all $\leq 1.0$ gpm = 2 pts)
W1.05	<input type="checkbox"/>	2 - 3	High Efficiency Dual-flush or Single Flush Toilets ( all toilets $\leq 1.28$ gpf)
W1.06	<input type="checkbox"/>	1	Water Closet with UNAR MaP Rating of 600 g
W1.07	<input type="checkbox"/>	1	Compact Hot Water Distribution

**W2 Greywater Reuse**

W2.01	<input type="checkbox"/>	1 - 3	Greywater System Installed
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**W3 Rainwater Harvesting**

W3.01	<input type="checkbox"/>	1 - 3	Rainwater Harvesting System installed with dedicated use
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**W4 Reclaimed Water Reuse**

W4.01	<input type="checkbox"/>	2	Water for irrigation
W4.02	<input type="checkbox"/>	2	Meter on reclaimed irrigation system
W4.03	<input type="checkbox"/>	2	Volume-based pricing arrangement
W4.04	<input type="checkbox"/>	2	For toilet flushing

**W5 Installed Landscape**

W5.01	N/A	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	<input type="checkbox"/>	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 0% :Percentage of drought tolerant plant
W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	<input type="checkbox"/>	3	Turf less than 50% of landscape
W5.05	N/A	2	No turf in densely shaded areas
W5.06	N/A	2	Plants with similar maintenance requirements grouped together
W5.07	<input type="checkbox"/>	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	<input type="checkbox"/>	1	Non-Cypress mulch used
W5.09	<input type="checkbox"/>	2	Soil tested and amended where necessary

**W6 Installed Irrigation**

W6.01	<input type="checkbox"/>	10	No permanent installed irrigation system
W6.02	<input type="checkbox"/>	2	Innovative irrigation technology
W6.03	<input type="checkbox"/>	3	Landscape irrigated to FGBC standard <input type="checkbox"/> Separate zones for turf and landscape beds - multi program controller <input type="checkbox"/> High-volume irrigation does not exceed 60% of landscape area <input type="checkbox"/> Head to head coverage for rotor/spray heads <input type="checkbox"/> Micro-irrigation only in landscape beds and narrow areas <input type="checkbox"/> Provide owner & FGBC with plan and instructions
W6.04	<input type="checkbox"/>	1	Pressure compensating spray heads installed in spray zones
	OR	<input type="checkbox"/>	Pressure regulating valves are installed for spray zones
W6.05	<input type="checkbox"/>	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	<input type="checkbox"/>	2	High volume irrigated areas have matched precipitation rates
W6.07	<input type="checkbox"/>	1	Pop-up sprinkler heads significantly rise above turf grass height

**W7 Additional Water Certification Requirements**

W7.01	<input type="checkbox"/>	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	<input type="checkbox"/>	2	Florida Friendly Landscape™ Program New Construction Certification
	<input type="checkbox"/>	15	Total Points

**15** Total points for Category 2 ( 15 min / 40 max)

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

0

**CATEGORY 3: LOT CHOICE**

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 3-27-18

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	2	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			0 Arts and entertainment center
			0 Bank
			0 Community or civic center
			0 Convenience store
			Yes Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			- Medical or dental office
			0 Pharmacy
			Yes Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			Yes School
			0 Supermarket
			- Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Points

**12** Total points for Category 3 ( 0 min / 15 max)

Certifying Agent Category 3:

0



**CATEGORY 4: SITE**

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

I  That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.

**Native Tree and Plan Preservation**

- S1.01  2 **Maximize tree survivability**  
 S1.02  1 - 2 **Minimize soil compaction**  
 Restrict all construction equipment from driving on site during construction except for   
 S1.03  2 **Replant or donate removed vegetation**  
 S1.4  1 - 9 **Preserve or create wildlife habitat / shelter**  
 % of property that was created or preserved as a wildlife habitat or shelter

**On Site Use of Cleared Materials**

- S2.1  2 **Mill clear trees**  
 S2.2  1 - 2 **Reuse cleared materials for mulch / landscape**  
 Mulch is both cleared and reused:

**Erosion Control / Topsoil Preservation**

- S3.1  2 **Develop and Implement an Erosion Control Site Plan**  
 S3.2  1 **Stabilize disturbed soil**  
 S3.3  2 **Stage disturbance**  
 S3.4  1 **Control sediment runoff during construction**  
 S3.5  1 **Save and reuse any removed topsoil**

**Drainage / Retention**

- S4.1  2 **Onsite designated retention area**  
 S4.2  2 **Direct filtered rooftop runoff to planted area(s)**  
 S4.3  1 - 4 **Maintain pervious surface area (If not taking points input 1 for Total Lot Area)**  
 Partial Pervious  
 % Pervious Material  Total Lot Area (sq. ft.)  
 Coverage Area (sq. ft.)  100% Pervious sq. ft.  
 Equivalent Pervious Area -->  Equivalent Pervious Area (semi-pervious)  
 Total points for pervious area

34 **Total Points**

**Total points for Category 4 ( 5 min / 30 max)**

Certifying Agent Category 4:



**CATEGORY 5: HEALTH**

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

**Combustion**

H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

**Space Heating**

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

**Water Heating**

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
Yes	Outside of conditioned space

**Moisture Control**

H2.01	0	1	Drainage tile on and around top of footing
H2.02	0	1	Drainage board for below grade walls
H2.03	0	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	0	1	No vapor barrier on inside of assemblies
H2.08	0	1	Moisture control for tub/shower and shower surrounds
H2.09	0	1	Seal Entire Slab

**Source Control**

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	1 - 2	Low or Zero VOC paints, stains, and finishes
H3.03	1	1	Low VOC sealants and adhesives
H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.05	0	1	Healthy flooring
H3.06	0	1	Healthy insulation
H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.08	0	3	Integrated pest management plan

**Cleanability**

H4.01	0	1 - 2	Central vacuum system
	0		System roughed in
	0		Installed with exhaust outdoor
	0		Installed with exhaust indoor thru HEPA filter
H4.02	0	1	Useable entry area

**Universal Design**

H5.01	0	1 - 3	Universally designed living area
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**Ventilation**

H6.01	0	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	0	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design

15 53 Total Points

15 Total points for Category 5 ( 15 min / 35 max)

Certifying Agent Category 5:

0

**CATEGORY 6: MATERIALS**

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 3-27-18

**Components**

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
	0		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
	0		home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	1	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	-	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
	0		minimum 80% of all new windows & doors are from local manufacturers & are operable
	0		50% of all doors are reused doors or 50% of all windows are reused windows
	0		80% of all structural components are from local sources - includes panelized & modular systems

**Waste Reduction**

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	2	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
	0		# of items implemented
	0		
M2.04	1	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components
	0		80% of floor (or code allowance)
	0		80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	-	1	Eco-friendly trim
M2.08	-	1	Perimeter based on 2 foot dimensions
M2.09	0	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

**Durability**

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	-	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed

10 47 Total Points

10 Total points for Category 6 ( 10 min / 35 max)

Certifying Agent Category 6:

0

**CATEGORY 7: DISASTER MITIGATION**

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

**DM1 Hurricane (wind, rain, storm surge)**

DM1.01	0	2	Safe room
DM1.02	-	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	-	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	-	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

**DM2 Flood (must incorporate all three)**

DM2	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			-	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			-	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

**Fire (must incorporate all three for 3.1)**

DM3.01	0	3	0	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			0	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

**Lightning & Electronics Protection**

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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**Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)**

10	Seal slab penetrations (Health: H2.4)
required	Vegetation > 2 ft. from foundation (Materials: M3.6)
required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)

DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used
	0		Exterior cladding installed to prohibit intrusion
	-		Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
	0		Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
	0		Irrigation/sprinkler water does not hit building
	0		Damage replacement warranty issued and available for annual renewal

OR

DM 5.02	0	10	DM 5.02: Chemical Soil Treatment Avoided
	0		Chemical soil treatment avoided
	0		Alternative Florida Building Code approved method of foundation protection employed

OR

DM 5.03	0	12	DM 5.03: Treated wood products
	0		All wood products serving structural or exterior finish purposes are borate or ACQ treated

DM5.04	0	1	80% of Cellulose insulation used is Borate treated
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DM6.01	0	2	Mold Prevention - ASTM D3273
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5	47	Total Points
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5 Total points for Category 7 ( 5 min / 30 max)

Certifying Agent Category 7:

0



**CATEGORY 8: GENERAL**

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

**Small House Credit**

G1.01  0 - 25 Conditioned house size (*enter no if not claiming any points*)  
 :square feet of conditioned area

**Adaptability**

G2.01  2 Roof trusses designed for addition  
 G2.02  1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF  
 G2.03  1 Install a minimum of 2 upgraded automation system

**Renewable Power Generation**

G3.01  1 - 5 **Reduce peak demand or annual load**  
 1 point for each 2kW system size

**Remodel**

G4.01  10 **Remodeling structure (HERS Index < 80)**  
 G4.02  3 Water Closets 1.6 gpf and showers 2.5 gpm or less  
 G4.03  2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads  
 G4.04  2 Existing homes with pools - upgrade pump to variable speed or dual speed  
 G4.05  2 Roof to wall connection upgrades

**Other**

G5.01  1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
 :Number of members on the team that are members of FGBC  
 G5.02  2 **Homeowner's manual, including information, benefits, operations - per reference guide**  
 G5.03  2 **FGBC Green Homeowner Checklist**  
 G5.04  1 **Plan for edible landscape/food garden**  
 G5.05  2 **Guaranteed energy bills**  
 G5.06  2 **FGBC Certified Professional**  
 G5.07  5 **Energy Star Qualified Home**  
 G5.08  1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

56 Total Points

Total points for Category 8 ( 0 min / 40 max)

Certifying Agent Category 8:

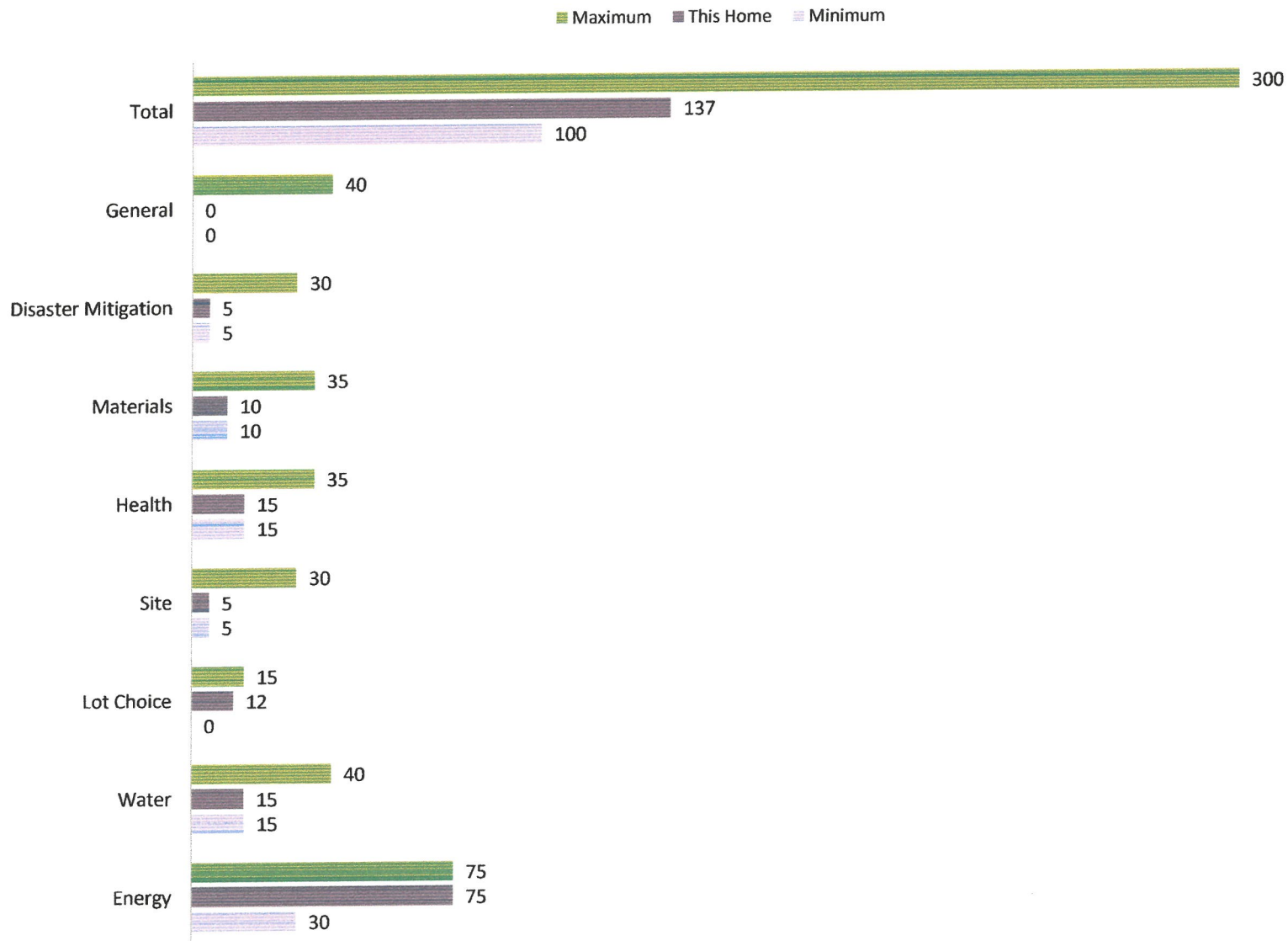


FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	15	15 - 40	
Category 3: Lot Choice	12	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	10	10 - 35	
Category 7: Disaster Mitigation	5	5 - 30	
Category 8: General	0	0 - 40	
Total:	<b>137</b>		
Total Need:	<b>100</b>		
Certified Home Score	<b>137</b>		
Certification Level:	<b>Silver</b>		

The Total Need number will automatically adjust as points are earned for each criteria in the checklist.

Home Address
1000 Virginia Key West FL 33040

## FGBC Green Home Certification Summary Chart



*Year 10 BPAS*



# PROPERTY RECORD CARD

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00031740-000000  
**Account#** 1032522  
**Property ID** 1032522  
**Millage Group** 10KW  
**Location Address** 1000 VIRGINIA St, KEY WEST  
**Legal Description** KW G G WATSON SUB I-206 LOT 2 SQR 6 TR 13 OR307-460/64 OR1418-1905/07 OR2731-1718 OR3079-1985  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6097  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



### Owner

SONI HANSA V LIVING TRUST 09/15/1998  
 830 Truman Ave  
 Key West FL 33040

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$125,880	\$106,807	\$109,858	\$99,178
+ Market Misc Value	\$3,114	\$3,114	\$3,114	\$3,114
+ Market Land Value	\$680,723	\$556,613	\$556,613	\$545,331
= Just Market Value	\$809,717	\$666,534	\$669,585	\$647,623
= Total Assessed Value	\$733,187	\$666,534	\$669,585	\$647,623
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$809,717	\$666,534	\$669,585	\$647,623

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$556,613	\$106,807	\$3,114	\$666,534	\$666,534	\$0	\$666,534	\$0
2020	\$556,613	\$109,858	\$3,114	\$669,585	\$669,585	\$0	\$669,585	\$0
2019	\$545,331	\$99,178	\$3,114	\$647,623	\$647,623	\$0	\$647,623	\$0
2018	\$580,191	\$100,703	\$3,078	\$683,972	\$683,972	\$0	\$683,972	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,786.00	Square Foot	0	0



## Buildings

**Building ID** 2485  
**Style** GROUND LEVEL  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 1585  
**Finished Sq Ft** 1273  
**Stories** 1 Floor  
**Condition** AVERAGE  
**Perimeter** 150  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 31  
**Interior Walls** PLYWOOD PANEL

**Exterior Walls** C.B.S.  
**Year Built** 1963  
**EffectiveYearBuilt** 1999  
**Foundation** CONCR FTR  
**Roof Type** GABLE/HIP  
**Roof Coverage** TAR & GRAVEL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 2  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Grade** 500  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	252	0	0
FLA	FLOOR LIV AREA	1,273	1,273	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		1,585	1,273	0

## Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
CONC PATIO	1973	0 x 0	1	\$1,700	2
LC UTIL BLDG	1989	0 x 0	1	\$602	1
FENCES	1997	109 x 4	1	\$1,927	2
FENCES	1997	134 x 6	1	\$3,554	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/3/2021	\$100	Quit Claim Deed	2307095	3079	1985	30 - Unqualified	Improved		
3/23/2015	\$0	Order (to be used for Order Det. Heirs, Probate in		2731	1718	11 - Unqualified	Improved		
8/1/1996	\$165,500	Warranty Deed		1418	1905	Q - Qualified	Improved		

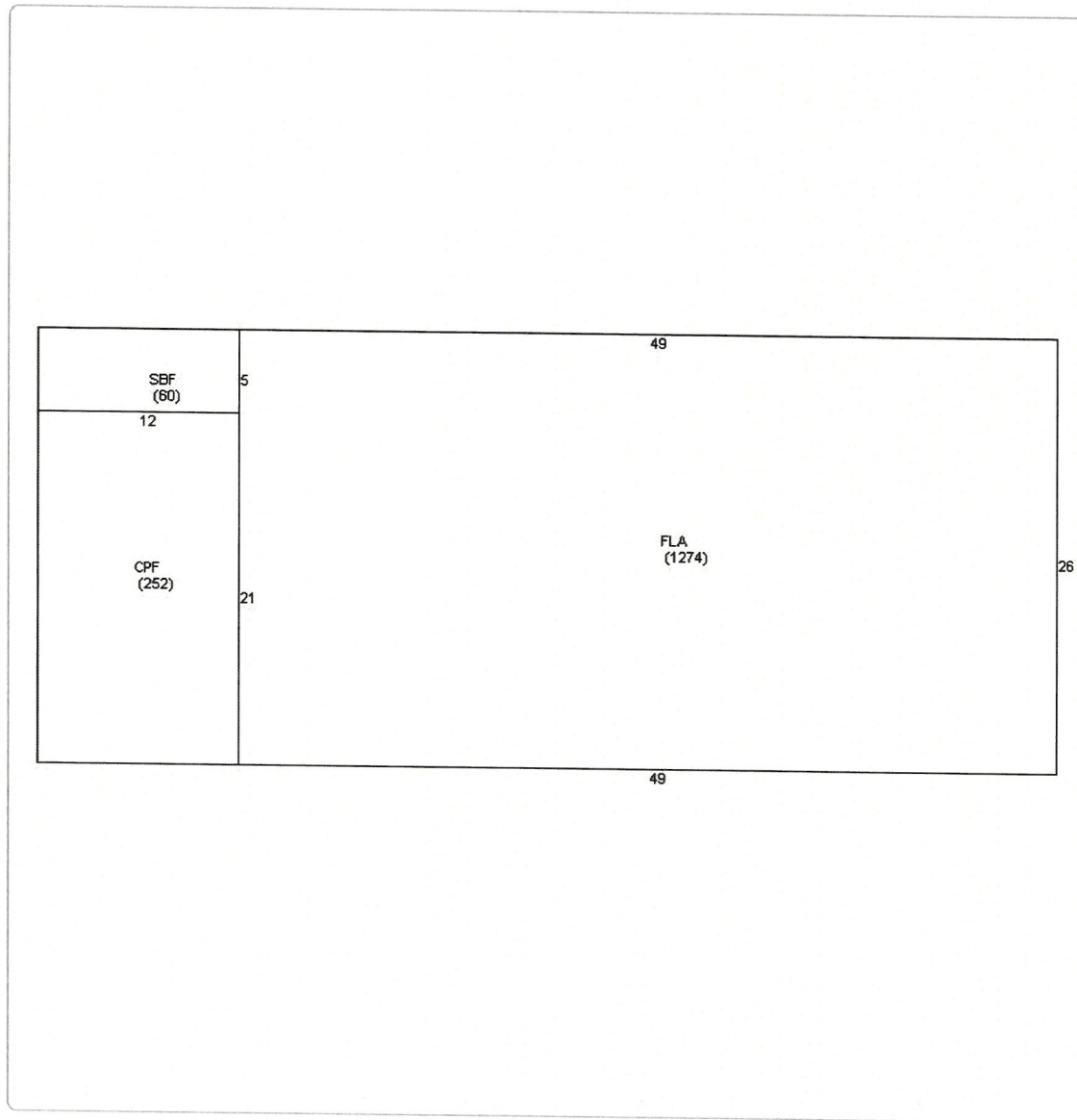
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-0647	2/12/2007	7/17/2008	\$11,865	Residential	REPLACE 15 SQS OF ASPHALT SHINGLES W3ITH FLAT ROLL RUBBER
9704285	3/30/1998	4/12/2018	\$10,000	Residential	WOOD PICKET FENCE
97-4285	1/22/1998	7/17/2008	\$10,000	Residential	FENCE

## View Tax Info

[View Taxes for this Parcel](#)

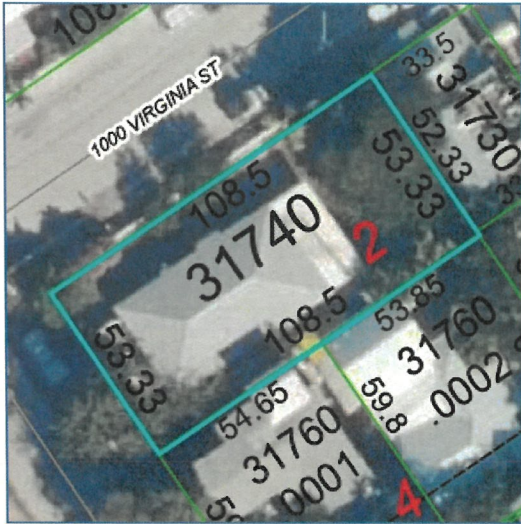
## Sketches (click to enlarge)



## Photos



## Map



## TRIM Notice

2022 TRIM Notice (PDF)

### 2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 3/27/2023, 4:06:41 AM

Developed by



Version 2.3.254



# **ELEVATION CERTIFICATE**



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Soni Hansa V Living Trust 09/15/1998				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Virginia Street				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 2, Square 6, Tract 13, KW G G Watson Sub I-206; RE# 00032260-000400					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N24° 33' 14.0"</u> Long. <u>W081° 47' 33.0"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City Of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C-1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Virginia Street			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: PIDAA0023 Elevation 4.27' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	7.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	7.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	7.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
*I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Robert E. Reece	License Number LS 5632
-------------------------------------	---------------------------

Title Professional Surveyor and Mapper
---

Company Name Reece & White Land Surveying, Inc.
--

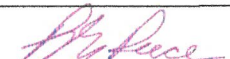
Address 31193 Avenue A
---------------------------

City Big Pine Key	State Florida	ZIP Code 33043
----------------------	------------------	-------------------



Place  
Seal  
Here

08-30-2022

Signature 	Date 08-30-2022	Telephone (305) 872-1348	Ext.
--	--------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
A5. Hand Held Device. B8. 0.2 PCT ANNUAL CHANCE FLOOD HAZARD; C2.e) A/Cs observed as window/wall units. Bottom of electric meter box at the rear of the home at elevation 13.8 feet.

**ELEVATION CERTIFICATE**OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1000 Virginia Street			Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number	
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>				
<p>For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.</p> <p>E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).</p> <p>a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.</p> <p>E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.</p>				
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>				
<p>The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.</p>				
Property Owner or Owner's Authorized Representative's Name				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments				
<input type="checkbox"/> Check here if attachments.				

OMB No. 1660-0008  
Expiration Date: November 30, 2022

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 4 of 6



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1000 Virginia Street

Policy Number:

City  
KEY WESTState  
FloridaZIP Code  
33040

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

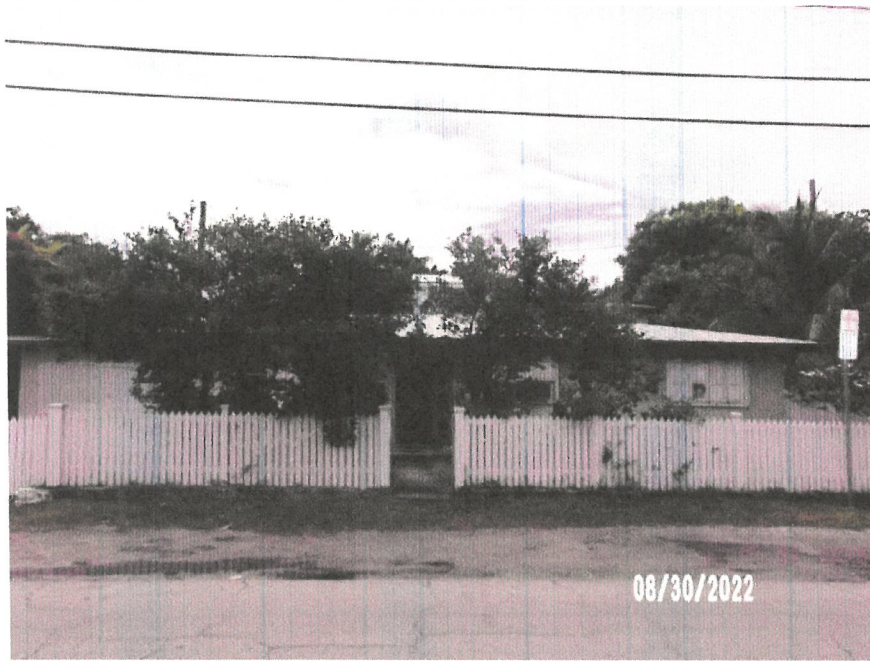


Photo One

Photo One Caption Front View

Clear Photo One



Photo Two

Photo Two Caption Right View

Clear Photo Two



**ELEVATION CERTIFICATE****BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1000 Virginia Street

Policy Number:

City  
KEY WESTState  
FloridaZIP Code  
33040

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

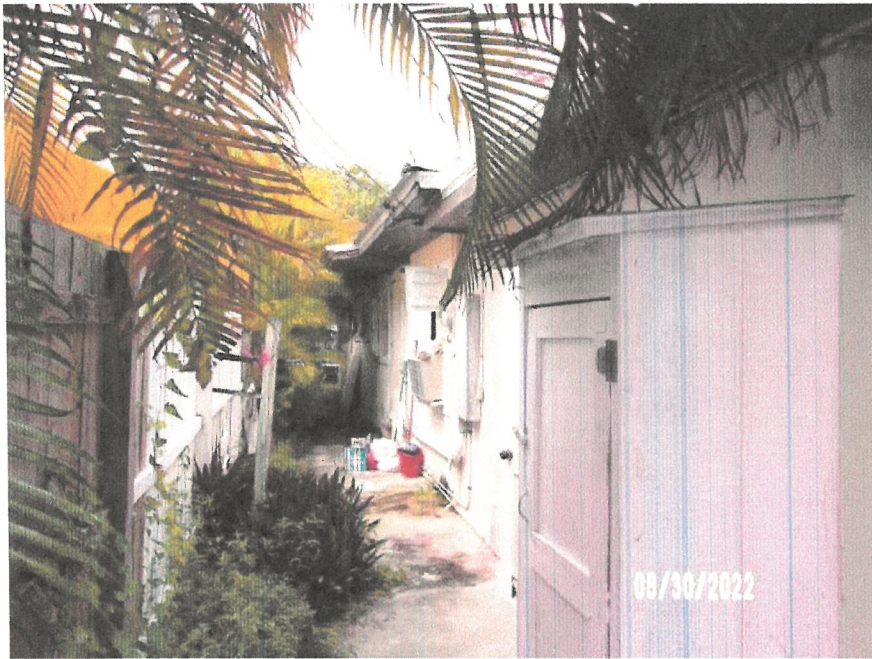


Photo Three

Photo Three Caption Rear View

Clear Photo Three



Photo Four

Photo Four Caption Left View

Clear Photo Four



# **ESTIMATED SCORE SHEET**

# Exhibit C – Applicant’s Estimated Score Sheet

## City of Key West Planning Department

### Building Permit Allocation System Application

305-809-3764 • www.cityofkeywest-fl.gov

The purpose of the Estimated Score Sheet is to provide the applicant with the understanding that if a BPAS Allocation(s) is awarded the total amount of points represented on the Estimated Score Sheet and finalized through the official staff ranking process is required to be permanently maintained throughout the lifecycle of the project. Because the total amount of points is not linked to one specific criterion, the applicant has flexibility in the construction phase in the event that certain point system criteria, for which the application is ranked, need to be substituted.

**In the event that the Prerequisites and/or the total points are not achieved, a Certificate of Occupancy will not be issued for the project.**

**Applicant:** Trepanier and Associates, Inc. **Site Address:** 1000 Virginia St. Key West, FL 33040

**Number and type of Units Requested:** Market Rate X Affordable       

**Prerequisite Development Type:** Major Construction/ Renovation X  
Minor Renovation       

**Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided:**

JFS  
Initial here

**The following criteria and point system shall be utilized in the ranking of applications for development of non-transient units as follows:**

<b>a</b>	<b>Building more than 1.5' higher than the base flood elevation (+5)</b>	<b>Points</b>	<u>      </u>
.			
<b>b</b>	<b>Exceeding the minimum required percentage of affordable housing (+30)</b>	<b>Points</b>	<u>      </u>
.			
<b>c</b>	<b>Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)</b>	<b>Points</b>	<u>      </u>
.			
<b>d</b>	<b>Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60)</b>	<b>Points</b>	<u>      </u>
.			
<b>e</b>	<b>Achieving Green Building Certification Upgrade 1 (+20)</b>	<b>Points</b>	<u>      </u>
.			
<b>f</b>	<b>Achieving Green Building Certification Upgrade 2 (+27)</b>	<b>Points</b>	<u>      </u>
.			
<b>g</b>	<b>Achieving Green Building Certification Upgrade 3 (+40)</b>	<b>Points</b>	<u>      </u>
.			
<b>h</b>	<b>Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)</b>	<b>Points</b>	<u>      </u>
.			
<b>i</b>	<b>Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)</b>	<b>Points</b>	<u>      </u>
.			
<b>j</b>	<b>Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)</b>	<b>Points</b>	<u>      </u>
.			
<b>k</b>	<b>Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)</b>	<b>Points</b>	<u>      </u>
.			
<b>l</b>	<b>Using light-colored, high-reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)</b>	<b>Points</b>	<u>      </u>
.			

**TOTAL ESTIMATED POINTS** 0



*Year 10 BPAS*



# **CERTIFICATION FORM**

Exhibit D – BPAS Certification Form  
City of Key West Planning Department  
Building Permit Allocation System Application

305-809-3764 • www.cityofkeywest-fl.gov

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete, and accurate. I certify that all information required has been provided.

I certify that my total estimated points are 0. I certify that if I am awarded one or more Building Permit Allocations and am unable to achieve all prerequisites and/or achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

I certify that if I am awarded one or more Building Permit Allocations, the Score Sheet and Prerequisite Solution Statement prepared as part of this application will be provided to my contractor and that my contractor will be made aware that if the completed project does not achieve all prerequisites and achieve the total amount of points represented on the Score Sheet, a Certificate of Occupancy will not be issued for the project.

Thomas F. Siburg  
Signature of applicant

11/4/22  
Date

Thomas Francis-Siburg  
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 4 day of NOV, 2022  
by Thomas Francis-Siburg (Name of person signing the application)  
as Planning Manager (Type of authority...e.g., officer, manager/member, trustee,  
attorney)  
for Hansa Soni, Living Trust (09/15/1998) (name of entity or party on behalf of whom application was  
executed).

They are personally known to me or has presented \_\_\_\_\_ as identification.

Nikita L. Stange  
Notary's Signature and Seal

SEAL

Nikita L. Stange  
Name of Acknowledger typed, printed, or stamped

HH149093  
Commission Number if any



Nikita L. Stange  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025



# **PRELIMINARY DRAFT RANKING**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 2, 2022

VIA ELECTRONIC MAIL

Thomas Francis-Siburg  
Trepanier and Associates, Inc.  
1421 First Street, #101  
Key West, FL 33040

**Re: Preliminary Ranking for Year 10 (2022-2023) Building Permit Allocation System (BPAS) Application  
1000 Virginia Street (RE #00031740-000000)**

Dear Thomas,

The following letter is in response to a request for one (1) market-rate residential dwelling BPAS unit received by the Planning Department on November 4<sup>th</sup>, 2022, for property located at 1000 Virginia Street, more specifically RE #00031740-000000. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the Planning Department staff comments related to the review of the application.

### **Completeness**

- ✓ All required submittals were provided with the initial application.

### **BPAS Prerequisites**

- Sec. 108-997 (b) (2) - *Prerequisite, minor renovation means the minimum standards for redevelopment constituting less than 50% of the value of the building, required. In order to be eligible to receive an allocation award from the BPAS system applicants must demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards. All buildings with new units must meet compliance with Florida Green Building Coalition's Level 3 Green Home Retrofit standards.*

**Status:** Unverified.

**Applicant action:** The Planning Department received the Florida Green Building Coalition's Level 3 Green Home Retrofit packet, though the document has not been reviewed and signed by a FGBC reviewer. Please provide signed confirmation the proposed unit will meet Florida Green Building Coalition's Level 3 Green Home Retrofit standards.

Please provide an Energy and Water Baseline Report that confirms the proposed unit will meet the prerequisite for water and energy use 15% below the Florida Building Code.





## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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### **BPAS Scoring Criteria**

- The applicant claimed 0 points in Exhibit C "*Applicant's Estimated Score Sheet*" and Exhibit D "*BPAS Certification Form*".
- The applicant has the potential to claim 30 points for the following:
  - Achieving Green Building Certification Upgrade 1 (FGBC Silver) (+20)
  - Providing on-site recreational amenities or exceeding the open space requirements (+10)

### **Additional Documentation & Comments**

- Final BPAS applications are pending final density/zoning review for compliance with the City of Key West Land Development Regulations.
- The subject property is located within the Historic District and will require HARC review.

### **General Information**

**Draft Rankings:** A preliminary draft copy of the Year 10 BPAS application rankings is attached, so that you can get a sense of how your project compares to other proposals. All BPAS applications are scored and ranked with the highest scores being first for award. Market-rate unit requests compete separately from affordable-rate unit requests. You may make changes to your project that change the Estimated BPAS Score Sheet. After the deadline below, changes to the Estimated BPAS Score Sheet will no longer be allowed.

**Deadline:** Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than 5:00 p.m. on Friday, January 6, 2023.

**Year 10 BPAS Set Asides:** Pursuant to Section 108-995 of the Land Development Regulations, the City of Key West is permitted to allocate a minimum of 0.4 affordable units and a maximum of 46 market rate units in Year 10. However, from time to time, the City Commission authorizes 'set-asides' of market rate BPAS units, these set asides effectively reduce the number of market rate units available for allocation during any one BPAS cycle. At this time, no Year 10 allocations have been approved to be set aside.

**Assistance:** Please contact us with any questions or need for clarification. Planning staff is available to meet with you to discuss your application in greater detail. More information is available at [www.cityofkeywest-fl.gov/bpas](http://www.cityofkeywest-fl.gov/bpas).



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Sincerely,

A handwritten signature in blue ink, appearing to read "Katie P. Halloran", is written over the printed name.

Katie P. Halloran, Planning Director  
Planning Department  
City of Key West  
1300 White Street  
Key West, FL 33040

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)																			
YEAR 10 PRELIMINARY RANKINGS																			
<div> <div>Units Requested</div> <div>Equivalent Single-Family Unit (ESFU) Factor</div> <div>Total ESFUs</div> <div>Major/Minor Renovation</div> <div>Sec. 108-997(c)(1)a. Building more than 1.5' higher than the BFE (+5)</div> <div>Sec. 108-997(c)(1)b. Exceeding the minimum required percentage... (+40)</div> <div>Sec. 108-997(c)(1)c. Voluntarily providing affordable housing... (+40)</div> <div>Sec. 108-997(c)(1)d. Voluntarily providing affordable housing... (+40)</div> <div>Sec. 108-997(c)(1)e. Achieving GBC Upgrade 1 (FGBC Silver) (+20)</div> <div>Sec. 108-997(c)(1)f. Achieving GBC Upgrade 2 (FGBC Gold) (+27)</div> <div>Sec. 108-997(c)(1)g. Voluntary contribution to the AIPP or Tree ... (+5)</div> <div>Sec. 108-997(c)(1)h. Providing electrical high voltage ... (+5)</div> <div>Sec. 108-997(c)(1)i. Using light colored, high reflectivity materials ... (+5)</div> <div>Sec. 108-997(c)(1)j. Providing on-site recreational amenities ... (+10)</div> <div>TOTAL BPAS POINTS: CLAIMED PER APPLICANT</div> <div>TOTAL BPAS POINTS: VERIFIED</div> </div>																			
YEAR 9 MARKET-RATE BPAS APPLICATIONS																			
MARKET-RATE PROJECTS																			Notes
717 Duval Street	1	1.00	1	Major	0	0	0	0	0	27	0	0	0	0	0	27	27		
317 Whitehead Street	1	1.00	1	Major	0	0	0	0	0	27	0	5	5	0	0	37	27	Pending +10 points, eligible for +5 additional points	
3701 Eagle Avenue	1	1.00	1	Major	5	0	0	0	20	0	0	5	0	0	0	30	5	Pending +20 additional points	
715 Seminole Street	5	1.00	1	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +25 additional points	
1000 Virginia Street	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +30 additional points	
918 James Street	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0	Eligible for +35 additional points	
TOTAL REQUESTED:	10																		
YEAR 9 AFFORDABLE-RATE BPAS APPLICATIONS																			
AFFORDABLE-RATE PROJECTS																			Notes
811 Seminole Street	9	1.00	9	Major	5	30	40	0	20	0	0	0	5	0	0	100	5	Pending +95 additional points	
TOTAL REQUESTED:	9																		
<b>NOTES:</b>																			
- YEAR 10 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM																			
- YEAR 10 AFFORDABLE-RATE UNITS AVAILABLE: 0.4 MINIMUM																			
- In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee. - All new units must be constructed with a rainwater catchment system (unless exempt). Final site plans must include roof and corresponding cistern size for permitting and CO. - All new units shall be constructed in compliance with and obtain a baseline green building certification. - All final BPAS applications are pending final density/zoning review.																			



# **PRELIMINARY RANKING RESPONSE**



# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** January 05, 2023  
**To:** Ms. Katie Halloran, City Planner  
Via Ms. Zoe Porter, Planner I  
**From:** Thomas Francis-Siburg  
**CC:** Mr. Owen Trepanier  
Ms. Krishna Soni  
**Re:** **Applicant Response to Preliminary BPAS Ranking Memo  
1000 Virginia Street (RE No. 00031740-000000)**

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Thank you for the preliminary BPAS Ranking Memo dated 12/02/22. The memo identified 3 actions required by, or available to, the applicant, as follows:

**Required Action re: BPAS Prerequisites** – “The Planning Department received the Florida Green Building Coalition’s Level 3 Green Home Retrofit packet, though the document has not been reviewed and signed by a FGBC reviewer. Please provide signed confirmation the proposed unit will meet Florida Green Building Coalition’s Level 3 Green Home Retrofit standards.”

**Applicant Response** – Please find attached signed confirmation from FGBC reviewer, Drew Smith, that the proposed unit will meet Florida Green Building Coalition’s Level 3 Green Home Retrofit standards.

**Required Action re: BPAS Prerequisites** – “Please provide an Energy and Water Baseline Report that confirms the proposed unit will meet the prerequisite for water and energy use 15% below the Florida Building Code.”

**Applicant Response** – Please find attached as part of the confirmation from FGBC reviewer, Drew Smith, the energy and water baseline report. This coupled with the previously submitted and reattached FGBC Florida Green Home Standard documentation demonstrate water and energy use 15% below the Florida Building Code.

**Required Action re: BPAS Scoring Criteria** – “The applicant has the potential to claim 30 points for the following:

- Achieving Green Building Certification Update 1 (FGBC Silver) (+20)
- Providing on-site recreational amenities or exceeding the open space requirement of section 108-346 (b) of Article V of Chapter 108 (+10)”

**Applicant Response** – Based on the email from Ms. Zoe Porter dated 12/21/2022 where she states, “I do not know of any pending actions that will affect Year 10’s available BPAS pool,” no additional points are sought as part of the BPAS application for 918 James Street, because there is a surplus of units available thereby making additional points unnecessary for competition purposes.

## WATER HOME ASSESSMENT

INPUT

How much is your water bill?

January	96.53
February	85.24
March	72.58
April	76.66
May	50.89
June	69.36
July	82.44
August	92.43
September	72.51
October	75.52
November	110.96
December	117.53



**Total** 1002.65

Add 12 months of water bills to see how much you spend on water each year.

ESTIMATE

How much water are you using in your home per day?

How many people are in your home?

number of people:	2	x 12 =	24	gallons of water used showering daily
number of people:	2	x 18 =	36	gallons of water used in the toilets daily
number of people:	2	x 15 =	30	gallons of water in washing machine daily
number of people:	2	x 1 =	2	gallons of water used in a dishwasher daily
number of people:	2	x 11 =	22	gallons of water used by faucets daily
minutes sprinklers are on each day:		x 17 =		gallons of water used by sprinklers daily
minutes the hose is on each day:		x 18 =		gallons of water used by the hose daily

Add gallons of water to find total use: 114 **Total gallons of water used daily**

Multiply total gallons of water use daily: to see how much x 365 =  
water is used every year: 41,610 **Total gallons of water used each year**

TIPS

Answer "Yes" or "No" to the questions below:

For indoor water use, do you....

Yes	Turn off water while you brush your teeth?
Yes	Turn off water while you wash your hands?
Yes	Shower in under 5 minutes?
Yes	Fix a leak as soon as it starts?
Yes	Use low-flow faucets and shower heads?
Yes	Replace old fixtures and appliances with WaterSense® fixtures and appliances?

For outdoor water use, do you....

Yes	Only water plants and grass early in the morning?
Yes	Turn off sprinklers if it rained the day before or will rain the next day?
Yes	Point sprinkler heads at plants, not sidewalks or driveways?
Yes	Only cut your grass to as low as 3 inches?
Yes	Use slow-release nitrogen and no phosphorus for fertilizer?
Yes	Only use pesticides where there are spots or bug problems?

If you answered...

"Yes" to all of these, you are a water saver! Check out the retrofit guidelines to find more water saving ideas.  
"Yes" to 7 or less of these, work on making all of your answers "yes" and see the retrofit guidelines for additional ways to save water.  
"Yes" to 2 or less of these, you have some easy opportunities to save water and money on your water bills. Work on turning off water when not in use and see the retrofit guidelines for additional water saving ideas.

**Make it your goal to answer "Yes" to all of the questions!**

Complete the home assessment for each category and then choose your upgrades on the Checklist

## ENERGY HOME ASSESSMENT



INPUT

How much is your electric bill?

January	172.85
February	186.36
March	196.52
April	274.11
May	310.95
June	332.13
July	348.92
August	327.73
September	196.96
October	178.62
November	184.79
December	172.35

**Total** 2882.29

Add 12 months of electric bills to see how much you spend on electricity each year.

COMPARE

Compare how much you spend on electricity to the Florida average. If you are spending more than the Florida average there may be opportunity to save money and energy.

Florida Average Home Size, Energy Use and Cost per year

House Size	Bedrooms	Bathrooms	average Florida energy use (kWh/year)	energy equivalent (gallons of gas/year)	cost per year
1001-1400 square feet	2	1	14,000	382	\$ 1,680
1401-1800 square feet	3	2	16,500	450	\$ 1,980
1801-2500 square feet	4	2	20,000	546	\$ 2,400
Over 2500	4	3	25,000	682	\$ 3,000

TIPS

Answer "Yes" or "No" to the questions below:

Do you....

Yes	Turn off fans when you leave a room?
Yes	Turn off the lights when you leave a room?
Yes	Replace dead light bulbs with CFL bulbs?
Yes	Turn off the TV when you leave a room?
Yes	Unplug chargers when not being use?
Yes	Turn off your computer when you go to sleep?
Yes	Keep your doors and windows closed if your air conditioning is on?
Yes	Adjust the thermostat when you leave the house?
Yes	Replace old appliances with ENERGY STAR® appliances?

If you answered... "Yes" to all of these, you may find more energy saving tips in the Green Retrofit Checklist  
 "Yes" to 7 or less of these, work on making all of your answers "yes" and see the Green Retrofit Guidelines for additional ways to save energy.

"Yes" to 2 or less of of these, you have some easy opportunities to save energy and money on your electric bills. Work on turning off electronics when not in use and see the Green Retrofit Guidelines for new ideas

**Make it your goal to answer "Yes" to all of these questions!**



## Florida Green Home Retrofit Guidelines

Version 1

### Checklist - Choose Your Upgrades!

#### ENERGY

Revised 2/13/12

- ☐ E1 Weatherize home by doing ALL of the following:
  - 1. Replace weather-stripping on exterior doors
  - 2. Remove HVAC vent covers (diffusers) and install gaskets or caulk behind them, reinstall
  - 3. Remove trim around recessed can lighting and install gaskets or caulk behind them, reinstall
  - 4. Remove electrical outlet covers on exterior walls and install gaskets or caulk behind them, reinstall
- ☐ 1 E2 Replace a minimum of 75% of installed light bulbs with CFL or LED light bulbs
- ☐ 1 E3 Replace thermostat with a programmable thermostat
- ☐ E4 Increase attic insulation to a minimum of R-38 at the ceiling
- ☐ 1 E5 Add a radiant barrier in the attic to the underside of the roof sheathing
- ☐ E6 Add window tint film to decrease heat gain from the sun into your home
- ☐ E7 Install/replace with motion/light sensors to all exterior lighting
- ☐ E8 Replace an old refrigerator with a new ENERGY STAR® refrigerator
- ☐ E9 Replace an old dishwasher with a new ENERGY STAR® dishwasher
- ☐ E10 Replace an old clothes washer with a new ENERGY STAR® clothes washer
- ☐ 1 E11 Install new ENERGY STAR® ceiling fans in the main living area and 75% of bedrooms
- ☐ 1 E12 In all bathrooms without exhaust fans, install new ENERGY STAR® exhaust fans
- ☐ 1 E13 Install and set timer on water heater
- ☐ E14 Replace hot water heater with state certified solar or ENERGY STAR® hot water heating system
- ☐ E15 Replace HVAC system with new, properly sized per current or manual J calculations, air conditioning system with SEER 15 and 8.5 HSPF minimum efficiency
- ☐ E16 Seal ductwork and joints with mastic to prevent leaks
- ☐ E17 Have duct work smoke tested for leaks and sealed by a professional if necessary
- ☐ E18 Spray foam, minimum R-19, to the bottom of the roof deck to create an unvented attic
- ☐ E19 Re-roof: replace with roofing that is ENERGY STAR® labeled
- ☐ E20 Repaint home exterior in a color with light reflective value of greater than 50
- ☐ E21 Change existing pool heater to solar
- ☐ E22 Replace pool pump with ENERGY STAR® pool pump
- ☐ E23 Plant trees for shade East/West; in North Florida deciduous trees, based on coverage with 5 years in ground growth
- ☐ 6 TOTAL (Minimum 3 for Level 1, Minimum 5 for Level 2, Minimum 5 for Level 3)



## WATER

### Interior Water Saving

- ☐ 1 W1 Change rubber hoses to reinforced hoses
- ☐ 1 W2 Replace showerheads with 2.0 gallons per minute (gpm) or lower flow rate showerheads
- ☐ 1 W3 Install aerators for bathroom faucets (1.5 gpm)
- ☐ W4 Replace dishwasher with ENERGY STAR® appliance using less than or equal to 5.8 gallons per cycle (gpc)  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- ☐ W5 Replace clothes washer with ENERGY STAR® labeled water saving clothes washer  
(Note: if you claim this point in ENERGY, you cannot claim it again in WATER)
- ☐ W6 Re-plumb residence with PEX manifold type system
- ☐ W7 Add on demand (button or switch triggered) water recirculation pump to existing system
- ☐ W8 Remove existing garbage disposal
- ☐ W9 Replace toilets with WaterSense® or minimum MaP 350, dual flush or maximum 1.28 gpf toilets
- ☐ W10 Install grey water collection on bathroom sinks to reuse for toilet flushing

### Exterior Water Saving

- ☐ W11 Install a rain gauge that will shut off irrigation during rain events
- ☐ W12 Update irrigation controller to a programmable controller
- ☐ W13 Install cistern(s), minimum 250 gallons total capacity, for irrigation
- ☐ 1 W14 Turf area less than 50% of landscaped area
- ☐ W15 50% of all landscape plants are on the Florida Friendly Plants list
- ☐ W16 Replace a minimum of 200 square feet of turf with Florida Friendly Plants
- ☐ W17 Install rain barrels for rainwater harvesting
- ☐ W18 Add a pool cover to an existing pool
- ☐ W19 Have an irrigation professional perform a “check up” on existing irrigation system
- ☐ W20 Permanently abandon existing irrigation system
- ☐ 4 TOTAL (Minimum 2 for Level 1, Minimum 3 for Level 2 and Minimum 3 for Level 3)

## HEALTH

- ☐ 1 H1 Use green cleaning products
- ☐ H2 Replace existing bathroom exhaust fans with ENERGY STAR® labeled exhaust fans that include a timer or humidistat
- ☐ 1 H3 Use low-VOC paints, stains, finishes, as defined in the Reference Guide, on all interior surfaces
- ☐ 1 H4 Replace at least 50% of existing carpet with healthy flooring, as defined in the Reference Guide
- ☐ H5 Seal wall/openings between garage and conditioned residence
- ☐ H6 Install fixed exhaust fan with motion sensor and timer in garage
- ☐ 1 H7 Install carbon monoxide alarms: Entrances to garage and to all sleeping areas
- ☐ H8 Install dehumidifier in HVAC system
- ☐ H9 Install make-up air source to laundry room located within the conditioned envelope
- ☐ H10 Replace range hood with exterior ducted, ENERGY STAR® labeled range hood
- ☐ H11 Tape and mastic any air handler located in unconditioned space
- ☐ H12 Make or install a mud room or otherwise usable entry area
- ☐ 4 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)



## MATERIALS


- ☐ 1 M1 Dedicated recycling bins in place  
☐ M2 Use locally sourced materials  
☐ M3 Use non-cypress mulch  
☐ 1 M4 Develop a construction and demolition waste management plan  
☐ M5 Implement a recycle, reuse, repurpose plan for construction  
☐ M6 Engineered/alternative materials for outdoor living  
☐ 2 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## DURABILITY


- ☐ 1 D1 Have a hurricane plan and a hurricane kit available  
☐ D2 Attic sealed to prevent water intrusion and to mitigate uplift  
☐ D3 Exterior structures properly anchored  
☐ D4 Improve tie-downs of house trusses and foundation  
☐ D5 Brace gable roofs  
☐ D6 Add a hurricane system, other than plywood or OSB, for window and door protection  
☐ D7 Replace garage door and tracks with hurricane resistant system  
☐ D8 Re-roofing: Install secondary water protection  
☐ D9 Install gutters and downspouts to divert water at least 3' away from foundation  
☐ 1 TOTAL (Minimum 0 for Level 1, Minimum 0 for Level 2, Minimum 1 for Level 3)

## Determine Your Project Retrofit Level

Level 1: 5 Upgrades Required		Level 2: 10 Upgrades Required		Level 3: 15 Upgrades Required	
Number of Upgrades Completed		Number of Upgrades Completed		Number of Upgrades Completed	
Energy Upgrades	<input type="checkbox"/> (3 Min.)	Energy Upgrades	<input type="checkbox"/> (5 Min.)	Energy Upgrades	<input type="checkbox"/> 6 (5 Min.)
Water Upgrades	<input type="checkbox"/> (2 Min.)	Water Upgrades	<input type="checkbox"/> (3 Min.)	Water Upgrades	<input type="checkbox"/> 4 (3 Min.)
Health Upgrades	<input type="checkbox"/> (0 Min.)	Health Upgrades	<input type="checkbox"/> (0 Min.)	Health Upgrades	<input type="checkbox"/> 4 (1 Min.)
Materials Upgrades	<input type="checkbox"/> (0 Min.)	Materials Upgrades	<input type="checkbox"/> (0 Min.)	Materials Upgrades	<input type="checkbox"/> 2 (1 Min.)
Durability Upgrades	<input type="checkbox"/> (0 Min.)	Durability Upgrades	<input type="checkbox"/> (0 Min.)	Durability Upgrades	<input type="checkbox"/> 1 (1 Min.)
Additional Upgrades	<input type="checkbox"/> (0 Min.)	Additional Upgrades	<input type="checkbox"/> (2 Min.)	Additional Upgrades	<input type="checkbox"/> (4 Min.)
Total Upgrades <input type="checkbox"/>		Total Upgrades <input type="checkbox"/>		Total Upgrades <input type="checkbox"/> 17	

FGBC Reviewer: Drew Smith  
 Signature:   
 Date Reviewed: 12/14/2022



	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	<h2 style="color: green;">Florida Green Home Standard</h2>								
6	<h3 style="color: green;">Version 11 Rev 0.0</h3>								
7	<h3>Pre-Application &amp; Request for Yard Sign</h3>								
8	<i>(Use this form to order an "Application Pending Yard Sign for site use during construction)"</i>								
9									
10	<b>Builder Information</b>								
11	<b>FGBC #</b>	FHBA #: _____							
12	<b>Name:</b>	_____							
13	<b>Company:</b>	_____							
14	<b>Address:</b>	_____							
15	<b>City / Zip:</b>	_____							
16	<b>Phone:</b>	_____							
17	<b>E-mail:</b>	_____							
18	<b>DBPR License #:</b>	_____							
19									
20	<b>Home Information</b>								
21	<b>Address:</b>	1000 Virginia _____							
22	<b>City/ST</b>	Key West, FL _____							
23	<b>Zip Code</b>	33040 _____							
24									
25	<b>Certifying Agent Information</b>								
26	<b>Name:</b>	_____							
27	<b>Company:</b>	_____							
28	<b>Address:</b>	_____							
29	<b>City / Zip:</b>	_____							
30	<b>Phone:</b>	_____							
31	<b>Fax:</b>	_____							
32	<b>E-mail:</b>	_____							
33									
34	<b>Amount Due:</b>	<b>\$75</b> (Will be Applied to Final Application Fee)							
35									
36	<b>Payment Information</b>								
37	Credit Card Payment:	_____ Visa	_____ Mcard	_____ Amex	_____ Discover				
38	Card Number:	_____							
39	Expiration Date:	_____	Billing Zip Code	_____					
40	Name on Card:	_____							
41	Cardholder Signature:	_____							
42									
43	<b>Send To:</b>								
44	FGBC, 25 E. Central Blvd., Orlando, FL 32801								
45	PH: 407-777-4914				Email: <a href="mailto:info@floridagreenbuilding.org">info@floridagreenbuilding.org</a>				
46	Fax: 407-777-4915								



	A	B	C	D	E	F																						
1	<b>FGBC Green Home Standard</b>																											
2	Version 11 Rev 0.0																											
3	<b>Application</b>																											
4	Effective January 1, 2018 (Required January 1, 2019)																											
5	Revised 3-27-18																											
6	<b>Instructions for Submission:</b>																											
7	<b>Electronic Submissions (Required)</b>																											
8	Complete the credit card authorization below or pay online																											
9	(Note: Payment by check is acceptable - see mailing instructions below)																											
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.																											
11	<a href="https://spaces.hightail.com/uplink/certifications">https://spaces.hightail.com/uplink/certifications</a>																											
12																												
13	<b>Mailing Instructions</b>																											
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information																											
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:																											
16	FGBC																											
17	25 E. Central Blvd.																											
18	Orlando, FL 32801																											
19	<b>FEES</b>																											
20	<b>Single Family New and Existing Home Fees</b>																											
21	Fee	Builder or Homeowner Must Be Member																										
22	\$75	Member of FGBC and FHBA																										
23	\$100	Member of FGBC or FHBA																										
24	\$125	Non Member																										
25	<b>Multi-Family Fees</b>																											
26	Multi-family applications: Use TAB 18																											
27																												
28	<b>Additional Options</b>																											
29	\$38	FGBC Certified Home Bronze Plaque																										
30	\$40	Florida Water Star Certification																										
31	Free	FGBC Certified Home Yard Sign (Electronic Version)																										
32	<b>Builder Information</b>																											
33	Name:	To Be Determined																										
34	Company:																											
35	Address:																											
36	City/ST/Zip:																											
37	Phone:																											
38	E-mail:																											
39	DBPR License #:																											
40	FGBC Member #:																											
41	FHBA Member #:																											
42	Signature																											
43																												
44	<b>Certifying Agent Information</b>																											
45	Name:	To Be Determined																										
46	Company:																											
47	Address:																											
48	City / Zip:																											
49	Phone:																											
50	Fax:																											
51	E-mail:																											
52	CA Registration #:																											
53	Signature:																											
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <b>PAYMENT</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td>Do You Want A Yard Sign? (Free)</td> </tr> <tr> <td></td> <td>Home Fees</td> </tr> <tr> <td></td> <td>Bronze Plaques</td> </tr> <tr> <td></td> <td>Florida Water Star Certification</td> </tr> <tr> <td style="text-align: right;">\$0.00</td> <td>Total Amount Authorized</td> </tr> </table>   <a href="#">Pay Online</a>    <b>or Authorize Credit Card Here: (Visa/MC/AX)</b>            CC#: _____            Expiration Date: _____            Name on Card: _____            Billing Zip Code: _____              Signature: _____  <b>Home Information</b>            Address: 1000 Virginia            City/ST/Zip: Key West FL 33040            County: Monroe            Development: None         </div> <div style="width: 45%;"> <b>Please answer the following questions:</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Existing</td> <td>Is the home New or Existing?</td> </tr> <tr> <td>Single</td> <td>Is this Single Family or Multi-Family?</td> </tr> <tr> <td>No</td> <td>Is this home Affordable? List Funding Source</td> </tr> <tr> <td>\$325</td> <td>Total Square Footage of home/unit</td> </tr> <tr> <td>Yes</td> <td>Conditioned Square Footage of home/unit</td> </tr> <tr> <td>TBD</td> <td>Sales Price</td> </tr> </table>   <b>Optional Information</b>            Owner: Soni Hansa V Living Trust, 09/15/1998            Company: N/A            Address: 1000 Virginia            City/ST/Zip: Key West FL 33040              Phone: c/o 305-293-8983              E-mail: <a href="mailto:Thomas@OwenTrepanier.com">Thomas@OwenTrepanier.com</a> </div> </div>								Do You Want A Yard Sign? (Free)		Home Fees		Bronze Plaques		Florida Water Star Certification	\$0.00	Total Amount Authorized	Existing	Is the home New or Existing?	Single	Is this Single Family or Multi-Family?	No	Is this home Affordable? List Funding Source	\$325	Total Square Footage of home/unit	Yes	Conditioned Square Footage of home/unit	TBD	Sales Price
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	A	B	C	D	E	F
54	Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.					
55	Date: 10/21/2022					
56	<b>Project Point Summary</b>					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)				100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
58	Points Toward Qualification (points over category maximums excluded)				137	
59	Total Points Achieved				139	
60						
61	<b>Category</b>		<b>Your Score</b>		<b>Required Min - Max</b>	
62	Category 1: Energy		75		30 - 75	
63	Category 2: Water		15		15 - 40	
64	Category 3: Lot Choice		12		0 - 15	
65	Category 4: Site		5		5 - 30	
66	Category 5: Health		15		15 - 35	
67	Category 6: Materials		10		10 - 35	
68	Category 7: Disaster Mitigation		5		5 - 30	
69	Category 8: General		0		0 - 40	
70			Total:	137		
71			Total Needed:	100		
72			<b>Certified Home Score</b>	137		
73			<b>Certification Level</b>	Silver		

**PREREQUISITES:**

Version 11 Rev 0.0

Revised 3-27-18

**Prerequisite 1: Swimming Pool / Spa**

P1.01	N/A	Sanitation system that reduces chlorine use
P1.02	N/A	Pool Cover
P1.03	N/A	Solar pool heating system
P1.04	N/A	Dedicated PV's to run pool equipment
P1.05	No	Home has no pool or spa

**Prerequisite 2: Waterfront Considerations**

P2.01	N/A	Use of native aquatic vegetation in shoreline area
P2.02	Yes	No turf adjacent to water (Low maintain plants instead)
P2.03	Yes	Use of terraces, swales, or berms to slow storm water
P2.04	Yes	Home site does not border natural water body

**Prerequisite 3: No Invasive Exotic Species**

P3.01	Yes	Landscape Considerations
	Existing	Is the landscape existing or new

**CATEGORY 1: ENERGY**

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-18

**HERS Index - Energy Rating**

E1.01 75 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

Yes :Does the Home have a confirmed HERS Index  
0 :Confirmed HERS Index

**Design, Finishes, Amenities**

E2.01	0	1	Thermal Bypass Inspection
E2.02	-	1	Ductwork joints sealed with mastic
E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	-	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft <sup>2</sup> AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	0	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) 79 Enter the Solar Reflective Index (SRI) of Paint
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 50 Enter the Light Reflectance Value (LRV) of Paint Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 50 Enter the Light Reflectance Value (LRV) of Paint
E2.14	-	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	0	1	Energy-efficient clothes dryers
E2.19	0	1	Energy-efficient ovens/ranges
E2.20	0	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 2 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	-	3	Energy Star® Advanced Lighting Package
E2.26	-	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	77	112	Total Points

75 Total points for Category 1 ( 30 min / 75 max)

Name of HERS Rater: To be determined

Certifying Agent Category 1: 0



## CATEGORY 2: WATER

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

New Is the landscape existing or new

### W1 FIXTURES AND APPLIANCES

W1.01	0	3	Water saving clothes washer
W1.02	0	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	0	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)
W1.05	0	2 - 3	High Efficiency Dual-flush or Single Flush Toilets ( all toilets ≤ 1.28 gpf)
W1.06	0	1	Water Closet with UNAR MaP Rating of 600 g
W1.07	0	1	Compact Hot Water Distribution

### W2 Greywater Reuse

W2.01	0	1 - 3	Greywater System Installed
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### W3 Rainwater Harvesting

W3.01	0	1 - 3	Rainwater Harvesting System installed with dedicated use
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### W4 Reclaimed Water Reuse

W4.01	0	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

### W5 Installed Landscape

W5.01	N/A	2 - 3	Drought-tolerant turf, no turf in densely shaded areas
W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list 0% :Percentage of drought tolerant plant
W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape
W5.04	3	3	Turf less then 50% of landscape
W5.05	N/A	2	No turf in densely shaded areas
W5.06	N/A	2	Plants with similar maintenance requirements grouped together
W5.07	1	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.08	0	1	Non-Cypress mulch used
W5.09	0	2	Soil tested and amended where necessary

### W6 Installed Irrigation

W6.01	10	10	No permanent installed irrigation system
W6.02	0	2	Innovative irrigation technology
W6.03	0	3	Landscape irrigated to FGBC standard 0 Separate zones for turf and landscape beds - multi program controller 0 High-volume irrigation does not exceed 60% of landscape area 0 Head to head coverage for rotor/spray heads 0 Micro-irrigation only in landscape beds and narrow areas 0 Provide owner & FGBC with plan and instructions
W6.04	0	1	Pressure compensating spray heads installed in spray zones
	OR	0	Pressure regulating valves are installed for spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	0	1	Pop-up sprinkler heads significantly rise above turf grass height

### W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	15	56	Total Points

15 Total points for Category 2 ( 15 min / 40 max)

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

0

**CATEGORY 3: LOT CHOICE**

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 3-27-18

LC1.01	0	1 - 6	House built within designated FGBC green land development
			- Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	2	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			0 Arts and entertainment center
			0 Bank
			0 Community or civic center
			0 Convenience store
			Yes Daycare center
			0 Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			- Medical or dental office
			0 Pharmacy
			Yes Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			Yes School
			0 Supermarket
			- Other Neighborhood-serving retail
			#REF! Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	12	21	Total Points

**12** Total points for Category 3 ( 0 min / 15 max)

Certifying Agent Category 3:

0

# CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

I N/A That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.

## Native Tree and Plan Preservation

S1.01	0	2	Maximize tree survivability
S1.02	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for ?
S1.03	0	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

## On Site Use of Cleared Materials

S2.1	0	2	Mill clear trees
S2.2	0	1 - 2	Reuse cleared materials for mulch / landscape Mulch is both cleared and reused: 0

## Erosion Control / Topsoil Preservation

S3.1	0	2	Develop and Implement an Erosion Control Site Plan
S3.2	0	1	Stabilize disturbed soil
S3.3	0	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	0	1	Save and reuse any removed topsoil

## Drainage / Retention

S4.1	2	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 60 % Pervious Material 5136 Total Lot Area (sq. ft.) 0 Coverage Area (sq. ft.) 2900 100% Pervious sq. ft. 0 Equivalent Pervious Area --> 2900 Equivalent Pervious Area (semi-pervious) 2 Total points for pervious area

5 34 Total Points

5 Total points for Category 4 ( 5 min / 30 max)

Certifying Agent Category 4: 0

**CATEGORY 5: HEALTH**

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

**Combustion**

H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage
H1.02	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer
H1.03	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric

**Space Heating**

Yes	Electric
0	Sealed combustion equipment
0	Sealed combustion closet

**Water Heating**

0	Electric
0	Sealed combustion equipment
0	Sealed combustion closet
Yes	Outside of conditioned space

**Moisture Control**

H2.01	0	1	Drainage tile on and around top of footing
H2.02	0	1	Drainage board for below grade walls
H2.03	0	1	Gravel bed beneath slab on grade floors
H2.04	1	1	Seal slab penetration
H2.05	0	1	Capillary break between foundation and framing
H2.06	0	3	Central dehumidification system
H2.07	0	1	No vapor barrier on inside of assemblies
H2.08	0	1	Moisture control for tub/shower and shower surrounds
H2.09	0	1	Seal Entire Slab

**Source Control**

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	1 - 2	Low or Zero VOC paints, stains, and finishes
H3.03	1	1	Low VOC sealants and adhesives
H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
H3.05	0	1	Healthy flooring
H3.06	0	1	Healthy insulation
H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.08	0	3	<b>Integrated pest management plan</b>

**Cleanability**

H4.01	0	1 - 2	Central vacuum system
		0	System roughed in
		0	Installed with exhaust outdoor
		0	Installed with exhaust indoor thru HEPA filter
H4.02	0	1	Useable entry area

**Universal Design**

H5.01	0	1 - 3	Universally designed living area
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**Ventilation**

H6.01	0	2 - 4	<b>Controlled mechanical ventilation</b>
H6.02	0	1	Radon/Soil gas vent system installed
H6.03	1	1	Floor drain sealed
H6.04	0	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	1	1 - 2	Efficient HVAC filter
H6.09	0	1	HVAC filter easily accessible
H6.10	1	1	Install screens on all windows and doors
H6.11	0	1	<b>Manual D duct design</b>

15 53 Total Points

15 Total points for Category 5 ( 15 min / 35 max)

Certifying Agent Category 5:

0

## CATEGORY 6: MATERIALS

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 3-27-18

### Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber
	0		homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
	0		home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	1	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	-	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials
	0		minimum 80% of all new windows & doors are from local manufacturers & are operable
	0		50% of all doors are reused doors or 50% of all windows are reused windows
	0		80% of all structural components are from local sources - includes panelized & modular systems

### Waste Reduction

M2.01	0	3	Resource efficient wall system with integral insulation
M2.02	2	2	Develop a construction and demolition waste management plan
M2.03	0	2 - 4	Implement job site waste management
	0		# of items implemented
	0		
M2.04	1	1	Compost bin/built in collection of recyclables
M2.05	0	1 - 2	Engineered roof and floor components
	0		80% of floor (or code allowance)
	0		80% of roof (or code allowance)
M2.06	0	1	Finger jointed or laminated products
M2.07	-	1	Eco-friendly trim
M2.08	-	1	Perimeter based on 2 foot dimensions
M2.09	0	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	0	1	Stack framing
M2.11	0	1	2-stud corners with drywall clips
M2.12	0	1	T-wall with drywall clips and/or ladder type exterior tee framing

### Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	-	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed

10 47 Total Points

10 Total points for Category 6 ( 10 min / 35 max)

Certifying Agent Category 6:

0



## CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

### DM1 Hurricane (wind, rain, storm surge)

DM1.01	0	2	Safe room
DM1.02	-	2	Unvented attic or No attic
DM1.03	2	2	Window, door, and skylight protection or impact resistant type
DM1.04	-	1	Attached garage and exterior door protection
DM1.05	1	1	Exterior structures and equipment properly anchored
DM1.06	-	2	Secondary water protection installed on roof
DM1.07	0	2	Adhesive applied to roof sheathing
DM1.08	0	2	Roof Shingles
DM1.09	2	2	Raised Slab or Pier Foundation
DM1.10	0	5	Comply with Fortified For Safer Living Standards

### DM2 Flood (must incorporate all three)

DM2	0	3	Yes	Finished floor level at least 12" above 100 yr flood plain
			-	Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage
			-	Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor

### Fire (must incorporate all three for 3.1)

DM3.01	0	3	0	Fire resistant exterior wall cladding
			Yes	Fire resistant roof covering or sub-roof
			0	Fire resistant soffit and vent material
DM3.02	0	3	-	Fire Sprinkler System

### Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
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### Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

	10	Seal slab penetrations (Health: H2.4)	
	required	Vegetation > 2 ft. from foundation (Materials: M3.6)	
	required	Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.01	0	10	<b>DM 5.01: Chemical Soil Treatment Used</b>
		0	Exterior cladding installed to prohibit intrusion
		-	Rain gutters installed (downspouts discharge a minimum of 3' from home) <b>OR</b> meet large overhangs (≥2')
		0	Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
		0	Irrigation/sprinkler water does not hit building
		0	Damage replacement warranty issued and available for annual renewal
			<b>OR</b>
DM 5.02		10	<b>DM 5.02: Chemical Soil Treatment Avoided</b>
		0	Chemical soil treatment avoided
		0	Alternative Florida Building Code approved method of foundation protection employed
			<b>OR</b>
DM 5.03		12	<b>DM 5.03: Treated wood products</b>
		0	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated
DM6.01	0	2	Mold Prevention - ASTM D3273
	5	47	Total Points

**5** Total points for Category 7 ( 5 min / 30 max)

Certifying Agent Category 7:

0

**CATEGORY 8: GENERAL**

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

**Small House Credit**

G1.01  0 - 25 Conditioned house size (*enter **no** if not claiming any points*)  
 :square feet of conditioned area

**Adaptability**

G2.01  2 Roof trusses designed for addition  
G2.02  1 - 2 Unfinished rooms 1point for >100 SF, 2 points for > 200 SF  
G2.03  1 Install a minimum of 2 upgraded automation system

**Renewable Power Generation**

G3.01  1 - 5 **Reduce peak demand or annual load**  
 1 point for each 2kW system size

**Remodel**

G4.01  10 **Remodeling structure (HERS Index < 80)**  
G4.02  3 Water Closets 1.6 gpf and showers 2.5 gpm or less  
G4.03  2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads  
G4.04  2 Existing homes with pools - upgrade pump to variable speed or dual speed  
G4.05  2 Roof to wall connection upgrades

**Other**

G5.01  1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
 :Number of members on the team that are members of FGBC  
G5.02  2 **Homeowner's manual, including information, benefits, operations - per reference guide**  
G5.03  2 **FGBC Green Homeowner Checklist**  
G5.04  1 Plan for edible landscape/food garden  
G5.05  2 **Guaranteed energy bills**  
G5.06  2 **FGBC Certified Professional**  
G5.07  5 **Energy Star Qualified Home**  
G5.08  1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

 56 Total Points

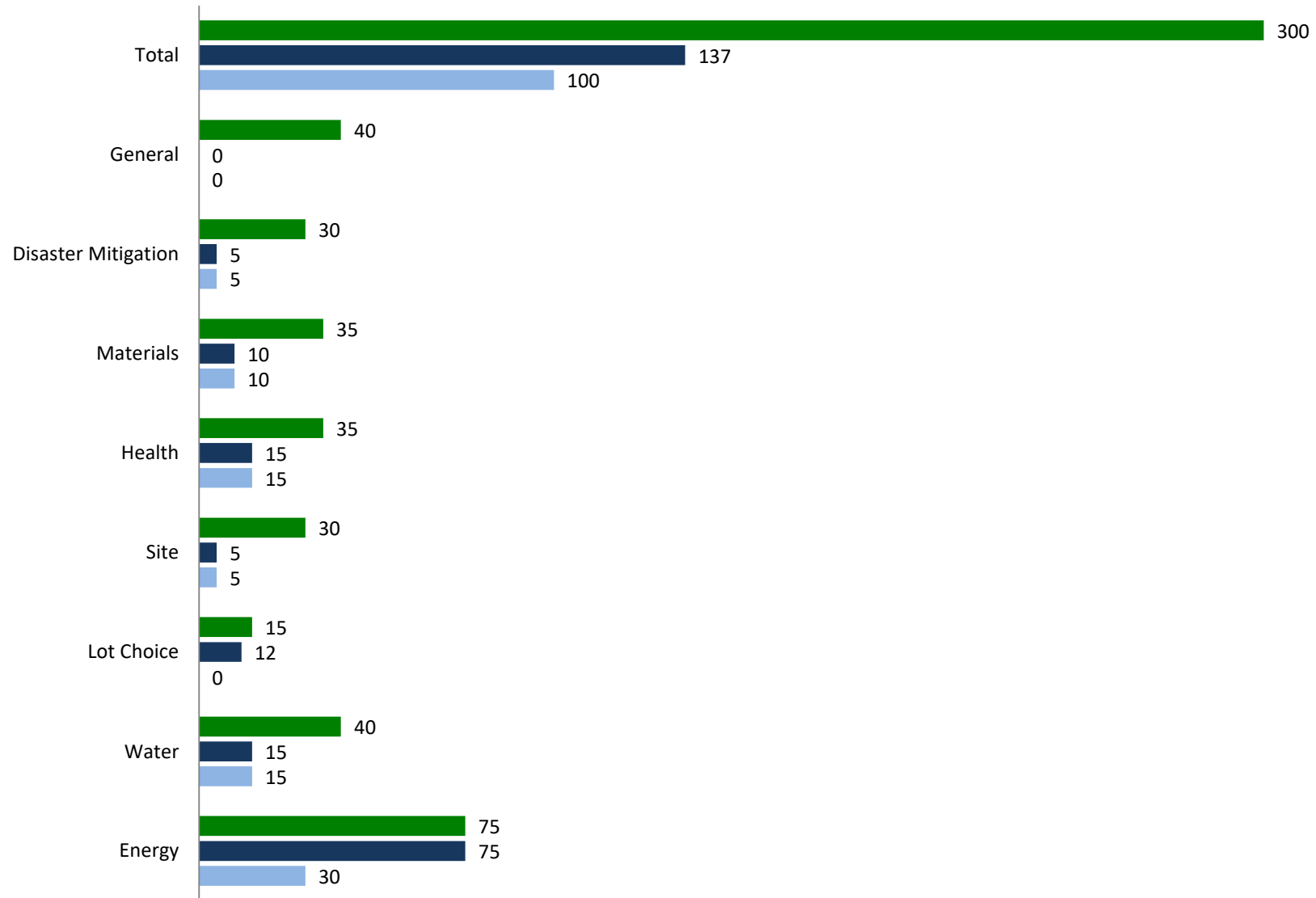
 Total points for Category 8 ( 0 min / 40 max)

Certifying Agent Category 8:

FGBC Home Score					
		Your Score		Required Min - Max	
Category 1: Energy		75		30 - 75	
Category 2: Water		15		15 - 40	
Category 3: Lot Choice		12		0 - 15	
Category 4: Site		5		5 - 30	
Category 5: Health		15		15 - 35	
Category 6: Materials		10		10 - 35	
Category 7: Disaster Mitigation		5		5 - 30	
Category 8: General		0		0 - 40	
Total:		137			
Total Need:		100		The Total Need number will automatically adjust as points are earned for each criteria in the checklist.	
Certified Home Score		137			
Certification Level:		Silver		Home Address	
				1000 Virginia	
				Key West FL 33040	

## FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



## Thomas Francis-Siburg

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**From:** Zoe Porter <zoe.porter@cityofkeywest-fl.gov>  
**Sent:** Wednesday, December 21, 2022 3:31 PM  
**To:** Thomas Francis-Siburg  
**Subject:** RE: [EXTERNAL] BPAS allocations availability

Hi Thomas,

I do not know of any pending actions that will affect Year 10's available BPAS pool.

My records indicate the BPAS pool currently consists of 168.36 market rate and 104.34 affordable rate remaining units. The Planning Department received requests for a total of 10 market rate units and 9 affordable rate units for the Year 10 application period.

Please let me know if you have any additional questions.

Thank you and happy holidays,  
Zoe Porter  
Planner I  
Planning Department  
City of Key West  
Josephine Parker City Hall  
1300 White Street  
Key West, Florida 33040  
(305) 809-3723

---

**From:** Thomas Francis-Siburg <[thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)>  
**Sent:** Wednesday, December 21, 2022 2:07 PM  
**To:** Donna Phillips <[donna.phillips@cityofkeywest-fl.gov](mailto:donna.phillips@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] BPAS allocations availability

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

This is a quick follow up to the voicemail I left a little bit ago. We are working on resolving the comments and issues for our BPAS projects. I am wondering if you know if there are any pending actions that could alter the ratio between units available and allocated, and confirming there is an available BPAS units for every applicant. I am asking this to confirm that we won't have a situation like we did last year with the allocations for the 3.2-acre project (I believe that was its name) needing to be substituted by the returned 255 Trumbo allocations and then subsequently reallocated. Might you be able to help me figure this out?



Thank you for your assistance in this matter.

Best regards,  
Thomas

**Thomas Francis-Siburg**, MSW, MURP, AICP  
Planning Manager

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**Trepanier & Associates, Inc.**

Land Planners & Development Consultants

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