

Staff Score Review Sheet

BPAS STAFF REVIEW: YEAR 2 APPLICATIONS

Applicant: Smith Oropeza Hawks

Site Address: 1020th 18th Terrace

Number and Type of Unit(s) Requested: 1 Market-Rate Unit, 2 Affordable Units

Prerequisite Development Type: Minor Renovation

Prerequisites: Minor Renovation.

Demonstrate water and energy use 15% below the Florida Building Code using recognized energy and water rating standards.

Staff comment: NOT VERIFIED. Will need more concrete examples to substantiate 15% below code. City staff will provide template for better detail.

Point System: Three or more non-transient units

<i>Criteria (Points)</i>	<i>Applicant</i>	<i>Staff</i>
2. Exceeding minimum required percentage of affordable housing (+5) Staff comment: VERIFIED. Accessory units are deed restricted affordable.	5	5
8. Electrical high-voltage conduit for electric car charging station (+5) Staff comment: NOT VERIFIED: Indicate charging station on site plan.	5	0
9. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) Staff comment: NOT VERIFIED: Indicate minimum SRI values on all outside hardscape (walkways, patios, driveways, parking) on Site Plan.	10	0
10. Additional on-site open space or on-site recreational facilities (+10) Staff comment: VERIFIED: Open Space = 59%	10	10
Total:	30	15

Finished Floor = 8.28

Staff Comment Letter



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720
www.keywestcity.com/planning • planning@cityofkeywest-fl.gov

VIA EMAIL TO richard@smithoropeza.com

April 15, 2015

Richard McChesney
Smith | Oropeza | Hawks P.L.
138-142 Simonton Street
Key West, Florida 33040

**Re: Staff Comments on Year 2 (2014-15) Building Permit Allocation System (BPAS) Application
1020 18th Terrace (RE # 00056840-000000; AK # 1057339)**

Dear Mr. McChesney:

Thank you for your BPAS Application for one (1) market-rate residential dwelling unit and two (2) affordable accessory units on property located at 1020 18th Terrace. 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 Planning Department staff comments related to the review of your application.

Completeness

No comments at this time.

BPAS Prerequisites

1. Please demonstrate water and energy us 15% below the Florida Building Code. We will need more concrete examples to substantiate 15% below code. Staff is currently working on a template and will provide you with a copy by the end of this business week.

BPAS Scoring Criteria

2. Please indicate the electric vehicle charging station on the site plan.
3. Please indicate the minimum SRI values on all outside hardscape including walkways, patios, driveways and parking areas.

Additional Documentation & Comments

4. Please provide dimensions on the floor plans.
5. Per City Code Section 122-233 (a)(5) accessory units should not take up more than 40% of the principle structure. Unit number 3 is 66.7% of unit number 4.
6. Please provide an estimated construction cost compared to the appraised value of the structure. To constitute a minor renovation the renovation must be less than 50% the appraised value of the building.
7. Please be aware the duplexes in the Single Family (SF) zoning district are a conditional use per Section 122-236 (1)

General Information

Draft Rankings: A preliminary draft copy of the Year 2 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 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 PM on Friday, May 15, 2015.

For Help: Please feel free to contact us with any questions or 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.

Sincerely,

Key West Planning Department

Office: 305-809-3720

Email: planning@cityofkeywest-fl.gov

Web: www.cityofkeywest-fl.gov/planning

Mail: PO Box 1409, Key West, FL 33041-1409

Applicant's Response Letter

SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD
ATTORNEYS
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA HUGHES STERLING
CRISTINAL. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.

PHONE
305-294-9556
FAX
305-292-1982

OF COUNSEL:
JOHN M. SPOTTSWOOD (1920-1975)
ROBERT A. SPOTTSWOOD

VIA HAND DELIVERY AND ELECTRONIC MAIL

May 22, 2015

Thaddeus Cohen, AICP, City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Staff Comments on the Building Permit Application System Application for 1020 18th
Terrace, Key West, Florida 33040

Dear Mr. Cohen,

Please allow this correspondence to serve as Karel Bublak and Marie Hruskova's ("Applicant") response to the City of Key West Staff Comments in the letter dated April 15, 2015. As counsel for Applicant, my firm submits the following responses and supporting documentation for your consideration:

BPAS Prerequisites

1. Please demonstrate water and energy usage 15% below the Florida Building Code.

Response: Please find attached a copy of the FGBC checklist scored as Platinum. Obtaining the Platinum level FGBC upgrade guarantees water and energy usage of at least 15% below the requirements in the Florida Building Code. Additionally, please find attached a completed water and energy usage template for your review.

BPAS Scoring Criteria

1. Please indicate the electric vehicle charging station on the site plan.

Response: Please find attached an updated site plan with both charging stations depicted.

2. Please indicate the minimum SRI values on all outside hardscape including walkways, patios, driveways and parking areas.

Response: Please find attached an updated site plan with the SRI values for all outside hardscape including walkways, patios, driveways and parking areas. Attached is an information statement pertaining to the SRI values of standard concrete and cement. The property has existing concrete that exceeds the SRI value required for the application. All new walkways shall be a concrete

that is referenced in the America's Cement Manufacturers article on solar reflective material. Therefore, the entire property shall meet or exceed the requirements of the BPAS ordinance pertaining to SRI values.

Additional Documentation and Comments

1. Please provide dimensions on the floor plans.

Response: Please find attached an updated site plan depicting all room dimensions.

2. Per City Code Section 122-233 (a)(5) accessory units should not take up more than 40% of the principle structure. Unit number 3 is 66.7% of unit number 4.

Response: Please find attached an updated site plan with a reconfigured Unit 3. Unit 3 is now 392 square feet and Unit 4 is 986 square feet. Therefore, Unit 3 is 39.7% of Unit 4.

3. Please provide an estimated construction cost compared to the appraised value of the structure. To constitute a minor renovation, the renovation must be less than 50% of the appraised value of the building.


Response: Please find attached an estimated construction cost for this project. The estimated construction cost for this project is \$127,430.00. The appraised value of the structure is \$353,832.00. 50% of the appraised value is \$176,916.00.

4. Please be aware that duplexes in the Single Family (SF) zoning district are a conditional use per Section 122-236 (1).

Response: The Applicant is aware of the requirement and will be submitting a conditional use application after an award of the requested BPAS units.

In addition to the above-referenced attachments, please also find attached an updated estimated score sheet to reflect the Achieving Green Building Certification Upgrade 3, as well as points for a voluntary contribution to the Arts in Public Places Fund. Please feel free to contact me with any questions regarding the responses and/or attached exhibits.

Very Truly Yours,



Richard J. McChesney, Esq.

Enc.
Updated Site Plan
Construction Cost Estimate
FGBC Checklist
Water and Energy Use Form
Updated Estimated Score Sheet
Concrete SRI Information Letter

Application



1020 18th Terrace

3/4/2015

ESTIMATED REMODELING BUDGET PLAN

General Conditions Demo, Dumpster & Safety Plan	\$	6,750.00
Site Work	\$	8,800.00
Framing & Fire Blocking	\$	7,200.00
Insulation & Sound Proofing	\$	4,800.00
Drywall & Fire Taping	\$	15,600.00
Flooring & Tile	\$	11,250.00
Crown , Trim & Base	\$	12,650.00
Painting All Interior & Concrete Driveway	\$	5,800.00
Cabinetry	\$	17,400.00
Interior Doors & Hardware Entry/Exit Fire rated	\$	8,500.00
HVAC	\$	11,250.00
Plumbing	\$	9,000.00
Electrical	\$	7,200.00
Landscaping	\$	1,230.00
Grand Total	\$	127,430.00

Florida Green Home Standard Checklist

Effective October 1, 2013
Version 10 Revised 9-26-14

FOR NEW HOMES

Each home must comply with the three prerequisites in order to be eligible for certification. Select items to obtain the minimum number of points listed for each category (category minimums). (The sum of the minimums totals 80 points.) Accumulate at least an additional 20 points of your choice to obtain the required 100 TOTAL* to qualify for the program.

*If any category minimums cannot be achieved, point deficiencies may be added to the total minimum required score of 100, creating an "adjusted minimum required points" (the points YOUR project must achieve for certification). (Example: Applicant elects to achieve only 10 points from a category with a minimum of 15, Applicant may still qualify if: total points equal or exceed 100 + [15-10] = 105.) **Note that category maximums cannot be exceeded at any time.** Some items require submittals that are colored red. Suggested submittals for other items are colored black.

FOR EXISTING HOMES (REMODELS)

Existing homes are exempt from the three prerequisites and the category minimums that are required for new construction. Please refer to the Standards document Section 2.e. for this Standards definition of an existing home. Use Tabs 15 (Existing Home Application). Homes meeting the following requirements will receive a **Green Remodel Designation**.

- Existing homes must accumulate a total of 100 points to achieve certification
- Each existing home/remodel **MUST** achieve the required 13 REMODEL points (found in the General category)
- The remaining 87 points required for certification may be earned using any combination of credits.
- Category maximums can not be exceeded at any time.
- The minimum HERS Index to qualify for the FGBC Green Remodel Designation is 80.

Some items require submittals that are colored red. Suggested submittals for other items are colored in black.

FOR MULTI-FAMILY PROJECTS

For Multi-family projects. Use this checklist and the application form found on Tab 18. Green Home Certification is awarded to the individual unit that accumulate the appropriate number of points toward certification. Each unit is treated as a "home".

- Please refer to the Reference Guide for additional detail regarding how to score common spaces for multi-family projects
- Please refer to the Standards Document, Section 2.i.2, for additional information on streamlined submittal options.

IMPORTANT GUIDELINES:

1. The FGBC Home Standard Version in effect when the home is permitted is the checklist that must be used to certify the home. You may opt to use a newer version if available and applicable.
2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA) within 120 days of the Certificate of Occupancy. If documentation is not submitted within 120 days of CO the home must be submitted using the version of the standard in effect at the time of the CO. Any application submitted using a previous version of the standard must provide a copy of the building permit.
3. If this Excel file is altered in any way, the application will not be accepted. Altered files will be returned unprocessed to the submitter.
4. During the review process, the project evaluator may request copies of "suggested submittals" indicated in the reference guide to verify that the credit has achieved the credit point.

FGBC CERTIFICATION LEVELS

The FGBC Green Home Certification program uses a tiered rating system. Certification is awarded at different levels according to points achieved over the minimum point threshold.

Bronze	0-30 points over the project's required minimum
Silver	31-60 points over the project's required minimum
Gold	61-90 points over the project's required minimum
Platinum	91 + points over the project's required minimum

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

Members	\$100 application fee + \$100 per building + \$25 per unit
Non Members	\$100 application fee + \$100 per building + \$35 per unit

Additional Options

\$50	Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost
\$38	FGBC Certified Home Bronze Plaque

For Additional Information:
Contact your Certifying Agent
or
Contact FGBC: www.FloridaGreenBuilding.org
PH: 850-894-3422
Email: info@FloridaGreenBuilding.org

Instructions for Submission:

Electronic Submissions (preferred)

Complete the credit card authorization above.
(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://dropbox.hightail.com/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 to:

FGBC
1415 E. Piedmont Dr. Suite 5
Tallahassee, FL 32308-7954



Florida Green Home Standard

Pre-Application & Request for Yard Sign

(Use this form to order an "Application Pending Yard Sign for site use during construction)

Builder Information

FGBC # _____ **FHBA #:** _____
Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____

Home Information

Address: _____
City/ST _____
Zip Code _____

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____

Amount Due: **\$75** (Will be Applied to Final Application Fee)

Payment Information

Credit Card Payment: _____ **Visa** _____ **Mcard** _____ **Amex** _____ **Discover**
Card Number: _____
Expiration Date: _____ **Billing Zip Code** _____
Name on Card: _____
Cardholder Signature: _____

Send To:

FGBC, 1415 E. Piedmont Dr. Suite 5, Tallahassee, FL 32308-7954
Fax: 850-671-4897 **Email: cooks@nettally.com**

FGBC Green Home Standard Florida Green Home Application

Effective October 1, 2013
Version 10 Revised 9-26-14

Instructions for Submission:

Electronic Submissions (preferred)

- 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://dropbox.hightail.com/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
1415 E. Piedmont Dr. Suite 5
Tallahassee, FL 32308-7954

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: _____
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____
 E-mail: _____
 DBPR License #: _____
 FGBC Member #: _____
 FHBA Member #: _____
 Signature: _____

Certifying Agent Information

Name: _____
 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: _____
 City/ST/Zip: _____
 County: _____
 Development: _____

Please answer the following questions:

_____	Is the home New or Existing?
_____	Is this Single Family or Multi-Family?
_____	Is this home Affordable? List Funding Source
_____	Square Footage of home/unit
_____	Sales Price

Optional Information

Owner: _____
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____
 E-mail: _____

Date: _____

Project Point Summary

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.
Points Toward Qualification (points over category maximums excluded)	227	
Total Points Achieved	237	

Category	Your Score	Required Min - Max
Category 1: Energy	58	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	23	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	18	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	40	0 - 40

Total: **227**
 Total Needed: **100**

Certified Home Score 227
Certification Level Platinum

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

- P1.1 N/A Sanitation system that reduces chlorine use
- P1.2 N/A Pool Cover
- P1.3 N/A Solar pool heating system
- P1.4 N/A Dedicated PV's to run pool equipment
- P1.5 N/A Home has no pool or spa

Prerequisite 2: Waterfront Considerations

- P2.1 N/A Use of native aquatic vegetation in shoreline area
- P2.2 N/A No turf adjacent to water (Low maintain plants instead)
- P2.3 N/A Use of terraces, swales, or berms to slow storm water
- P2.4 N/A Home site does not border natural water body

Prerequisite 3: No Invasive Exotic Species

- P3.1 N/A Landscape Considerations
 - N/A Is the landscape existing or new

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.1 **36** 3 - 75 Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80

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

Design, Finishes, Amenities

E2.1	?	1	Thermal Bypass Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	?	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	N/A	1	Cross vent and ceiling fans code credit
E2.5	N/A	1	Roofed porch, Min 100ft ² AND 3 sides open
E2.6	?	1	Passive solar space heating system
E2.7	N/A	1	Passive solar day-lighting
E2.8	1	1	Deciduous trees on south
E2.9	3	1 - 4	House shaded on east and west by trees 80 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	1	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	N/A	1	Light colored exterior walls (80% minimum)
			yes Enter the Solar Reflective Index (SRI) of Paint
E2.13	1	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%
			yes Enter the Light Reflectance Value (LRV) of Paint
			No bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
			0 Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	1	1	Pre-plumb for solar hot water
E2.16	N/A	2	Install a State Certified rated solar hot water system
E2.17	N/A	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	N/A	1	Efficient well pumping
E2.23	0	1	Efficient envelope volume
			0 Total Gross Wall Area
			1 Conditional Square Footage
			1 Number of Stories
E2.24	1	1	Dwelling unit attached, zero lot-line, row house
E2.25	1	2	Recessed, sealed IC fixtures
E2.26	3	3	Energy Star® Advanced Lighting Package
E2.27	2	2	Outdoor lights are energy efficient.
E2.28	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing
	58	112	Total Points

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

Name of HERS Rater:

Certifying Agent Category 1: Richard C. Lightner III

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Existing Is the landscape existing or new

W1 Fixtures

- W1.1 **2** 2 - 3 Water saving clothes washer
6 : Water factor (WF) of clothes washer
- W1.2 **1** 1 Low-flow shower heads (must be ≤ 2.0 gpm)
- W1.3 **1** 1 All showers equipped with only 1 showerhead per shower
- W1.4 **2** 1 - 2 all lavatory sink faucets have flow rates of ≤ 2.0 gpm (all ≤ 1.5 gpm = 2 pts)
- W1.5 **2** 2 High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
- W1.6 **1** 1 Toilet with UNAR Map Rating of 600 gpf or greater

W2 Greywater Reuse

- W2.1 **N/A** 1 - 3

W3 Rainwater Harvesting

- W3.1 **3** 1 - 3 Rainwater Harvesting System installed

W4 Reclaimed Water Reuse

- W4.1 **N/A** 2 Water for irrigation
- W4.2 **N/A** 2 Meter on reclaimed irrigation system
- W4.3 **N/A** 2 Volume-based pricing arrangement
- W4.4 **N/A** 2 For toilet flushing

W5 Installed Landscape

- W5.1 **2** 2 Drought-tolerant turf, no turf in densely shaded areas
- W5.2 **3** 1 - 3 60%, 80%, 100%, of plants/trees from drought-tolerant list
100% :Percentage of drought tolerant plant
- W5.3 **2** 2 All plants/trees selected to be compatible with local environment / microclimate
- W5.4 **3** 3 Turf less then 50% of landscape
- W5.5 **2** 2 Evenly shaped turf areas, no turf on berms
- W5.6 **2** 2 Plants with similar maintenance requirements grouped together
- W5.7 **1** 1 Mulch applied 3 - 4 inches deep around plants / no volcano mulch
- W5.8 **1** 1 Non-Cypress mulch used
- W5.9 **2** 2 Soil tested and amended where necessary

W6 Installed Irrigation

- W6.1 **10** 10 No permanent installed irrigation system
- W6.2 **2** 2 Innovative irrigation technology
- W6.3 **0** 3 **Irrigated** land according 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** Correctly installed Micro-irrigation in landscape beds and narrow areas
 - 0** Minimize overspray on impermeable surfaces
- W6.4 **0** 1
 - OR **0** Pressure compensating spray heads installed in spray zones
 - 0** Pressure regulating valves are installed for spray zones
- W6.5 **N/A** 1 In poor drainage (low) areas, heads are installed with check valves
- W6.6 **N/A** 2 High volume irrigated areas have matched precipitation rates
- W6.7 **N/A** 1 Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

- W7.1 **5** 5 Meet or exceed Florida Water Star™ or WaterSense standards:
- W7.2 **N/A** 2 Florida Friendly Landscape™ Program New Construction Certification
- 47** 57 **Total Points**

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

Certifying Agent Category 2: 0
 Landscape Auditor: 0
 Credentials of Auditor: 0

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

LC1.1	0	1 - 6	House built within designated FGBC green land development
			0 Name of FGBC Green Development
			0 % of land development that scored beyond the minimum compliance of FGBC standard
LC1.2	N/A	2	Home within a certified green local government
LC1.3	2	2	Built on an infill site
LC1.4	1	1	Site within 1/8 mile of existing infrastructure
LC1.5	2	2	Site within 1/4 mile to mass transit
LC1.6	2	2	Site within 1/2 mile of public open/green space
LC1.7	2	2	Site within 1/4 mile of existing basic community resources
			1/4 Mile away from basic community resources
			0 Arts and entertainment center
			Yes Bank
			0 Community or civic center
			Yes Convenience store
			0 Daycare center
			Yes Fire station
			0 Fitness center or gym
			0 Laundry or dry cleaner
			0 Library
			Yes Medical or dental office
			Yes Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			0 School
			Yes Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	?	2	Site located in small lot cluster development
LC1.9	N/A	2	Brownfield site
	9	21	Total Points
	9		Total points for Category 3 (0 min / 15 max)

Certifying Agent Category 3:

#VALUE!

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

I **Understand** 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

- S1.1 **2** 2 Maximize tree survivability
- S1.2 **2** 1 - 2 Minimize soil compaction
Restrict all construction equipment from driving on site during construction except for **area of future driveway**
- S1.3 **2** 2 Replant or donate removed vegetation
- S1.4 **4** 1 - 9 Preserve or create wildlife habitat / shelter
40 % of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

- S3.1 **2** 2 Develop an erosion control site plan
- S3.2 **1** 1 Stabilize disturbed soil
- S3.3 **2** 2 Stage disturbance
- S3.4 **1** 1 Control sediment runoff during construction
- S3.5 **1** 1 Save and reuse any removed topsoil

Drainage / Retention

- S4.1 **2** 2 Onsite designated retention area
 - S4.2 **2** 2 Direct filtered rooftop runoff to planted area(s)
 - S4.3 **0** 1 - 4 Maintain pervious surface area (If not taking points input 1 for Total Lot Area)

Partial Pervious		40	% Pervious Material	1000	Total Lot Area (sq. ft.)
		0	Coverage Area (sq. ft.)	0	100% Pervious sq. ft.
		0	Equivalent Pervious Area -->	0	Equivalent Pervious Area (semi-pervious)
		0	Total points for pervious area		
- 23** 34 Total Points

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

Certifying Agent Category 4: **Richard C. Lightner III**

CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Combustion

- H1.1 N/A 3 Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage
- H1.2 N/A 1 Garage (attached or detached)- exhaust fan on motion sensor and timer
- H1.3 1 1 Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace
- H1.4 2 1 - 2 No unsealed space or water heating combustion located inside the conditioned area - or electric

Space Heating		Water Heating	
Yes	Electric	Yes	Electric
N/A	Sealed combustion equipment	N/A	Sealed combustion equipment
N/A	Sealed combustion closet	N/A	Sealed combustion closet
		N/A	Outside of conditioned space

Moisture Control

- H2.1 N/A 1 Drainage tile on and around top of footing
- H2.2 N/A 1 Drainage board for below grade walls
- H2.3 N/A 1 Gravel bed beneath slab on grade floors
- H2.4 N/A 1 Seal slab penetration
- H2.5 N/A 1 Capillary break between foundation and framing
- H2.6 N/A 3 Central dehumidification system
- H2.7 1 1 No vapor barrier on inside of assemblies
- H2.8 1 1 Moisture control for tub/shower and shower surrounds

Source Control

- H3.1 1 1 No exposed urea-formaldehyde wood products
- H3.2 - 2 Zero VOC paints, stains, and finishes
- H3.3 1 1 Low VOC paints, stains, and finishes
- H3.4 1 1 Low VOC sealants and adhesives
- H3.5 1 1 - 2 Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)
- H3.6 1 1 Healthy flooring
- H3.7 1 1 Healthy insulation
- H3.8 1 1 - 2 Protect ducts, range hood, and bath exhaust fans during construction
- H3.9 3 3 Integrated pest management plan

Cleanability

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

Universal Design

- H5.1 1 1 - 3 Universally designed living area

Ventilation

- H6.1 N/A 2 - 4 Controlled mechanical ventilation
- H6.2 N/A 1 Radon/Soil gas vent system installed
- H6.3 1 1 Floor drain sealed
- H6.4 1 1 Energy Star® bath fans with timer or humidistat
- H6.5 1 1 Kitchen range hood vented to exterior
- H6.6 N/A 1 Laundry rooms inside conditioned space must have a make-up air source
- H6.7 N/A 3 Whole house positive filtration
- H6.8 2 1 - 2 Efficient HVAC filter
- H6.9 ? 1 HVAC filter easily accessible
- H6.10 1 1 Install screens on all windows and doors
- H6.11 1 1 Manual D duct design
- 24 52 Total Points

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

Certifying Agent Category 5: Richard C. Lightner III

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Components

M1.1	N/A	1	Recycled content roof material
M1.2	0	2 - 3	Certified sustainable lumber No homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified No home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	1	1	Engineered / alternative material for outdoor living
M1.4	N/A	1	Concrete with fly ash or blast furnace slag
M1.5	N/A	1	Recycled content siding or soffit material
M1.6	N/A	1	Eco-friendly insulation
M1.7	?	1	Recycled content drywall
M1.8	N/A	1	Recycled content paint
M1.9	N/A	1	Steel interior studs
M1.10	N/A	1	Eco-friendly flooring material
M1.11	N/A	1	Eco-friendly ceiling materials
M1.12	1	1 - 3	Locally produced materials Yes minimum 80% of all new windows & doors are from local manufacturers & are operable No 50% of all doors are reused doors or 50% of all windows are reused windows No 80% of all structural components are from local sources - includes panelized & modular systems

Waste Reduction

M2.1	N/A	3	Resource efficient wall system with integral insulation
M2.2	2	2	Develop a construction and demolition waste management plan
M2.3	4	2 - 4	Implement job site waste management > 6 # of items implemented a, b, c, d, e, f, g, l List items (i.e.: a, b, c, etc.)
M2.4	1	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Engineered roof and floor components No 80% of floor (or code allowance) No 80% of roof (or code allowance)
M2.6	N/A	1	Finger jointed or laminated products
M2.7	1	1	Eco-friendly trim
M2.8	N/A	1	Perimeter based on 2 foot dimensions
M2.9	N/A	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	N/A	1	Stack framing
M2.11	?	1	2-stud corners with drywall clips
M2.12	?	1	T-wall with drywall clips

Durability

M3.1	1	1	Roof slope \geq 3:12 but \leq 6:12
M3.2	N/A	1	Large overhangs (eave and gable)
M3.3	1	1	Air admittance vents
M3.4	N/A	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	N/A	1	Siding and exterior trim primed all sides
M3.6	1	1	Plants/turf minimum of 2ft. from foundation
M3.7	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.8	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.9	2	2	Automatic in home water sensor/shut off system installed
M3.10	N/A	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	18	47	Total Points

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

Certifying Agent Category 6: **Richard C. Lightner III**

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Hurricane (wind, rain, storm surge)

DM1.1	N/A	2	Safe room
DM1.2	N/A	2	Unvented attic or No attic
DM1.3	2	2	Window, door, and skylight protection or impact resistant type
DM1.4	1	1	Attached garage and exterior door protection
DM1.5	1	1	Exterior structures and equipment properly anchored
DM1.6	N/A	2	Secondary water protection installed on roof
DM1.7	N/A	2	Adhesive applied to roof sheathing
DM1.8	N/A	5	Comply with Fortified For Safer Living Standards

Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

DM3.1	0	3	-	Fire resistant exterior wall cladding
			-	Fire resistant roof covering or sub-roof
			-	Fire resistant soffit and vent material
DM3.2	0	3	-	Fire Sprinklers installed to cover 100% of living area of home

Lightning & Electronics Protection

DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System
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Termites (must comply w/required credits listed below AND EITHER DM 4.1 OR DM 4.2 OR DM 4.3 to receive points)

- required Seal slab penetrations
- required Vegetation > 2 ft. from foundation
- required Slopes graded away from building

DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used
			Yes Exterior cladding installed to prohibit intrusion
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent
			Yes Irrigation/sprinkler water does not hit building
			Yes Damage replacement warranty issued and available for annual renewal
			OR
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided
			- Chemical soil treatment avoided
			- Alternative Florida Building Code approved method of foundation protection employed
			OR
DM 5.3		12	DM 5.3: Treated wood products
			- All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	-	1	80% of Cellulose insulation used is Borate treated
	15	38	Total Points

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

Certifying Agent Category 7: Richard C. Lightner III

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Small House Credit

G1.1 **20** 0 - 25 Conditioned house size (enter **no** if not claiming any points)
1,273 :square feet of conditioned area

Adaptability

G2.1 **N/A** 2 Roof trusses designed for addition
 G2.2 **N/A** 1 - 2 Unfinished rooms
 G2.3 **1** 1 Install a minimum of 2 upgraded automation system

Renewable Power Generation

G3.1 **0** 1 - 5 Reduce peak demand or annual load
0 1 point for each 2kW system size

Remodel

G4.1 **10** 10 Remodeling structure (HERS Index < 80)
 G4.2 **3** 3 Toilets 1.6 gpf and showers 2.5 gpm or less
 G4.3 **N/A** 2 Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
 G4.4 **N/A** 2 Existing homes with pools - upgrade pump to variable speed or dual speed
 G4.5 **2** 2 Roof to wall connection upgrades

Other

G5.1 **2** 1 - 2 Home builder/designer/architect/landscape architect member of FGBC
2 :Number of members on the team that are members of FGBC
 G5.2 **2** 2 Homeowner's manual, including information, benefits, operations - per reference guide
 G5.3 **2** 2 Minimum 1 hour Hands on training provided to homeowner
 G5.4 **1** 1 Plan for edible landscape/food garden
 G5.5 **?** 2 Guaranteed energy bills
 G5.6 **?** 1 - 5 INNOVATIVE CREDITS

Description of innovation:

RWH used for wildlife and raised bed edible garden + roof RWH used in drip irrigation all landscape

43 49 Total Points

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

Certifying Agent Category 8: **Richard C. Lightner III**

FGBC Home Score

Category	Your Score	Required Min - Max
Category 1: Energy	58	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	23	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	18	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	40	0 - 40

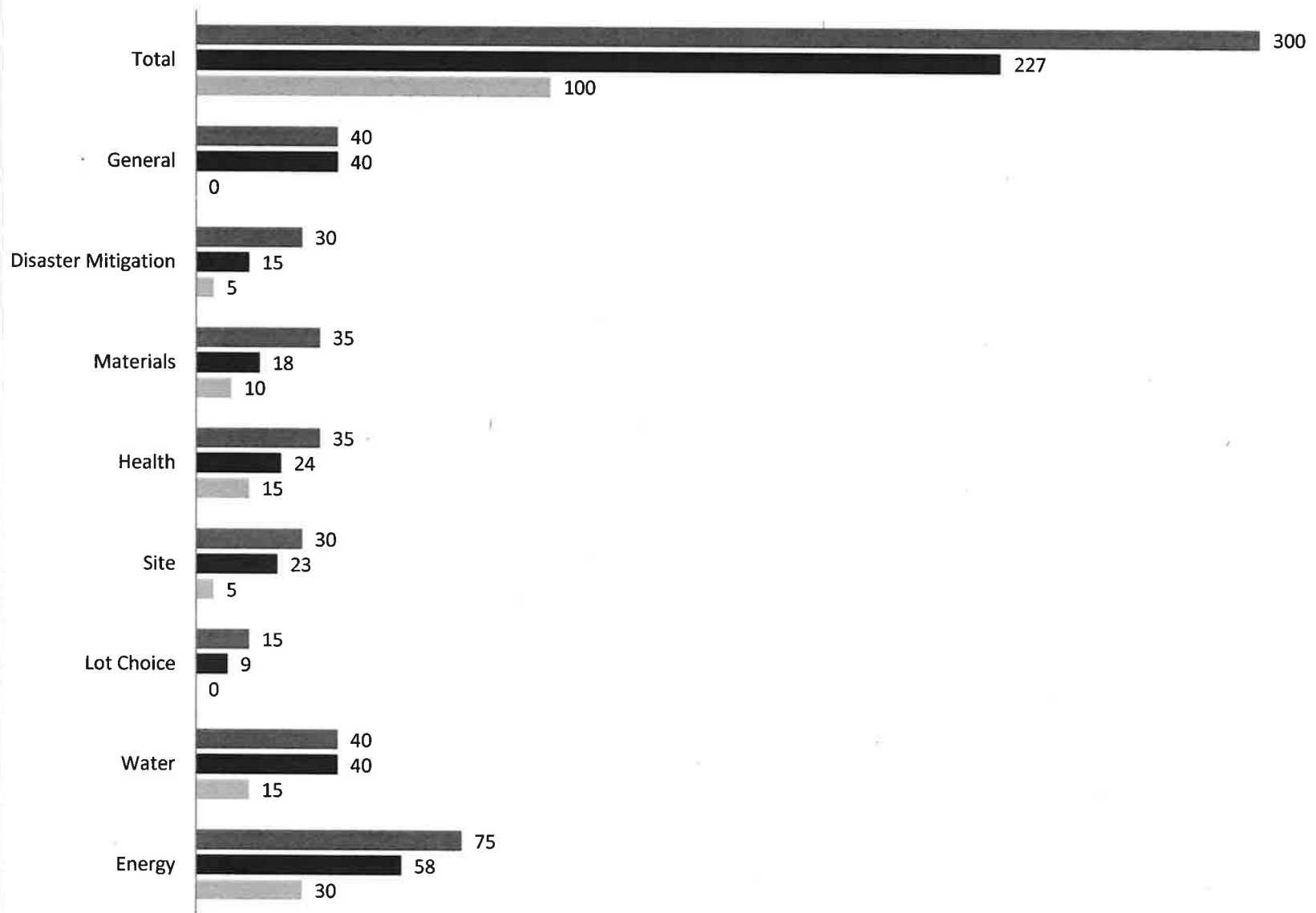
Total:	227
Total Need:	100
Certified Home Score	227
Certification Level:	Platinum

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

Home Address	0
	0

FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



PREREQUISITES:

Version 10 Revised 9-26-14

At least one measure from each of the following:

Required: One item from each of the following 3 prerequisites MUST be incorporated in the home for FGBC Certification

Prerequisite 1: Swimming Pool / Spa			Certifying Agent Notes
P1.1	N/A	Sanitation system that reduces chlorine use	
P1.2	N/A	Pool Cover	
P1.3	N/A	Solar pool heating system	
P1.4	N/A	Dedicated PV's to run pool equipment	
P1.5	N/A	Home has no pool or spa	
Prerequisite 2: Waterfront Considerations			Certifying Agent Notes
P2.1	N/A	Use of native aquatic vegetation in shoreline area	
P2.2	N/A	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.3	N/A	Use of terraces, swales, or berms to slow storm water	
P2.4	N/A	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.1	N/A	Landscape Considerations	
	N/A	Is the landscape existing or new	

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Version 10 Revised 9-26-14

Points Achieved	Points Possible	Criteria	
HERS Index - Energy Rating			Certifying Agent Notes
E1.1	36	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80
		Yes	:Does the Home have a confirmed HERS Index
		68	:Confirmed HERS Index
Design, Finishes, Amenities			Certifying Agent Notes
E2.1	?	1	Thermal Enclosure System Inspection
E2.2	1	1	Ductwork joints sealed with mastic
E2.3	?	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.4	N/A	1	Cross vent and ceiling fans code credit
E2.5	N/A	1	Roofed porch, Min 100ft ² AND meets cross-ventilation requirements
E2.6	?	1	Passive solar space heating system
E2.7	N/A	1	Passive solar day-lighting
E2.8	1	1	Deciduous trees on south
E2.9	3	1 - 4	House shaded on east and west by trees
		80	% of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	1	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	N/A	1	Light colored exterior walls (80% minimum)
		yes	Enter the Solar Reflective Index (SRI) of Paint
E2.13	1	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%
		yes	Enter the Light Reflectance Value (LRV) of Paint
		No	bedrooms and all major living spaces have floors, walls, & ceilings are light-colored
			Enter the Light Reflectance Value (LRV) of Paint
E2.14	1	1	Max 100W fixtures in bathrooms
E2.15	1	1	Pre-plumb for solar hot water
E2.16	N/A	2	Install a State Certified rated solar hot water system
E2.17	N/A	1	Compact hot water distribution
E2.18	1	1	Insulate all hot water pipes
E2.19	1	1	Energy-efficient clothes dryers
E2.20	1	1	Energy-efficient ovens/ranges
E2.21	1	1	Energy Star® clothes washers
E2.22	N/A	1	Efficient well pumping

E2.23	0	1	Efficient envelope volume	
			Total Gross Wall Area	
		1	Conditional Square Footage	
		1	Number of Stories	
E2.24	1	1	Dwelling unit attached, zero lot-line, row house	
E2.25	1	1 - 2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)	
E2.26	3	3	Energy Star® Advanced Lighting Package	
E2.27	2	2	Outdoor lights are energy efficient.	
E2.28	1	1	Lighting Motion Sensors	
E2.29		1	Energy Efficient Sheathing	
	58	112	Total Possible Points	
	58	Total points for Category 1 (30 min / 75 max)		
Name of HERS Rater:				
Certifying Agent Category 1:		Richard C. Lightner III		

A NOTE ABOUT ENERGY

As you review the FGBC Green Home Standard you may wonder why many energy saving features do not appear as line items. The FGBC has elected to use a whole-house, performance-based energy rating for points versus offering an exhaustive list of prescriptive energy saving alternatives. The performance-based Energy Rating is called a HERS Index. For information purposes the adjacent chart lists many of the inputs used to calculate a home's HERS Index.

Energy Gauge USA / HERS Index		
Envelope		
Floors	Windows	Roof
Foundation type	# & size of windows	Roof Configuration / Slope
Insulation value	Tint / U-factor	Roof Material / Color
Perimeter / Area	Type of Frame	Attic Details
Floor covering	Overhang details	Conditioned ceiling Area
Walls	Ceilings	Solar absorbance
Orientation	Ceiling style	Roof deck insulation level
Area	Insulation value	Radiant barrier system
Insulation value	Area	Attic Ventilation ratio
Doors	Garage	Infiltration
Door Area / U Value	Attached or not	Building envelope leakage
Equipment		
Hot Water	Ducts	Appliances and Lights
Type / location	Insulation value	Programmable Thermostat
Efficiency	Duct Location	Refrigerator
Daily usage	Air Handler Location	% fluorescent lighting
Set Temperature	Amount of leakage	Ceilings fans
Solar or heat recovery	Duct surface area	Dishwasher
Cooling	Heating	Photovoltaic's
System Type	System Type	Array
Capacity	Efficiency	Inverter
SEER	Capacity	Batteries

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Version 10 Revised 9-26-14

Existing		Is the landscape existing or new			
Points Achieved	Points Possible	Criteria			
W1 Fixtures and Appliances					Certifying Agent Notes
W1.1	2	2 - 3	Water saving clothes washer		
			6 : Water factor (WF) of clothes washer		
W1.2	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)		
W1.3	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)		
W1.4	2	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)		
W1.5	2	2	High-efficiency, dual-flush or single-flush toilets (all toilets ≤ 1.28 gpf)		
W1.6	1	1	Toilet with UNAR MaP Rating of 600 gpf or greater		
W2 Greywater Reuse					Certifying Agent Notes
W2.1	N/A	1 - 3	Greywater system installed		
W3 Rainwater Harvesting					Certifying Agent Notes
W3.1	3	1 - 3	Rainwater harvesting system installed		
W4 Reclaimed Water Reuse					Certifying Agent Notes
W4.1	N/A	1 - 2	Water for irrigation		
W4.2	N/A	1	Meter on reclaimed irrigation system		
W4.3	N/A	1	Volume-based pricing arrangement		
W4.4	N/A	2	For toilet flushing		
W5 Installed Landscape					Certifying Agent Notes
W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas		
W5.2	3	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list		
			100% :Percentage of drought tolerant plant		
W5.3	2	2	All plants/trees selected to be compatible with their location in the landscape		
W5.4	3	3	Turf less then 50% of landscape		
W5.5	2	2	No turf in densly shaded areas		
W5.6	2	2	Plants with similar sun and water requirements grouped together		
W5.7	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)		
W5.8	1	1	Non-cypress mulch used		
W5.9	2	2	Soil tested and amended where necessary		
W6 Installed Irrigation					Certifying Agent Notes

W6.1	10	10	No permanent in-ground irrigation system	
W6.2	2	2	Innovative irrigation technology	
W6.3	0	3	Landscape irrigated to FGBC standard	
			Separate zones for turf and landscape beds - multi program controller	
			High-volume irrigation does not exceed 60% of landscape area	
			Head to head coverage for rotor/spray heads	
			Micro-irrigation only in landscape beds and narrow areas	
			Provide owner & FGBC with plan and instructions	
W6.4	0	1		
	OR		Pressure compensating spray heads installed in spray zones	
			Pressure regulating valves are installed for spray zones	
W6.5	N/A	1	In poor drainage (low) areas, heads are installed with check valves	
W6.6	N/A	1	High volume irrigated areas have matched precipitation rates	
W6.7	N/A	1	Pop-up sprinkler heads significantly rise above turf grass height	
W7 Additional Water Certification Requirements				Certifying Agent Notes
W7.1	5	5	Meet or exceed Florida Water Star SM or WaterSense standards	
W7.2	N/A	2	Florida Friendly Landscape TM Program new construction certification	
	47	57	Total Possible Points	
	40	Total points for Category 2 (15 min / 40 max)		
Certifying Agent Category 2:		Richard C. Lightner III		
Landscape Auditor:				
Credentials of Auditor:				

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15

Version 10 Revised 9-26-14

	Points Achieved	Points Possible	Criteria	
LC1.1	0	2 - 6	House built within designated FGBC green land development	Certifying Agent Notes
			Name of FGBC Green Development	
			% above certification requirement of the FGBC Certified land development	
LC1.2	N/A	2	Home within a certified green local government	
LC1.3	2	2	Built on an infill site	
LC1.4	1	1	Site within 1/8 mile of existing infrastructure	
LC1.5	2	2	Site within 1/4 mile to mass transit	
LC1.6	2	2	Site within 1/2 mile of public open/green space	
LC1.7	2	2	Site within 1/4 mile or 1/2 mile of existing basic community resources	
			1/4 Mile away from basic community resources	
			Arts and entertainment center	
	Yes		Bank	
			Community or civic center	
	Yes		Convenience store	
			Daycare center	
	Yes		Fire station	
			Fitness center or gym	
			Laundry or dry cleaner	
			Library	
	Yes		Medical or dental office	
	Yes		Pharmacy	
			Police station	
			Post office	
			Place of worship	
	Yes		Restaurant	
			School	
	Yes		Supermarket	
	Yes		Other Neighborhood-serving retail	
	Yes		Other office building or major employment center	
LC1.8	?	2	Site located in small lot cluster development	
LC1.9	N/A	2	Brownfield site	
	9	21	Total Possible Points	
	9		Total points for Category 3 (0 min / 15 max)	
Certifying Agent Category 3: Richard C. Lightner III				

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

Version 10 Revised 9-26-14

I	Understand	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.	
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Points Achieved	Points Possible	Criteria
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Native Tree and Plant Preservation **Certifying Agent Notes**

S1.1	2	2	Maximize tree survivability
S1.2	2	1 - 2	Minimize soil compaction
			Restrict all construction equipment from driving on site during construction except for area of future driveway
S1.3	2	2	Replant or donate removed vegetation
S1.4	4	1 - 9	Preserve or create wildlife habitat / shelter
		40	% of property that was created or preserved as a wildlife habitat or shelter

On Site Use of Cleared Materials **Certifying Agent Notes**

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

Erosion Control / Topsoil Preservation **Certifying Agent Notes**

S3.1	2	2	Develop and implement an erosion control site plan
S3.2	1	1	Stabilize disturbed soil
S3.3	2	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	1	1	Save and reuse any removed topsoil

Drainage / Retention **Certifying Agent Notes**

S4.1	2	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	0	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
			Partial Pervious
		40	% Pervious Material
		1000	Total Lot Area (sq. ft.)
			Coverage Area (sq. ft.)
			100% Pervious sq. ft.
		0	Equivalent Pervious Area -->
		0	Equivalent Pervious Area (semi-pervious)
		0	Total points for pervious area
23	34	Total Possible Points	
23	Total points for Category 4 (5 min / 30 max)		

Certifying Agent Category 4: **Richard C. Lightner III**



CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

Version 10 Revised 9-26-14

	Points Achieved	Points Possible	Criteria	
Combustion				Certifying Agent Notes
H1.1	N/A	3	Detached or Air Sealed Garage or Carport	
H1.2	N/A	1	Garage (attached or detached)- exhaust fan on motion sensor and timer	
H1.3	1	1	Interior Fireplace - Direct vent, sealed combustion w/electronic ignition, factory built wood burning or no fireplace	
H1.4	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric	
			Space Heating	Water Heating
			Yes Electric	Yes Electric
			N/A Sealed combustion equipment	N/A Sealed combustion equipment
			N/A Sealed combustion closet	N/A Sealed combustion closet
			N/A	Outside of conditioned space
Moisture Control				Certifying Agent Notes
H2.1	N/A	1	Drainage tile on and around top of footing	
H2.2	N/A	1	Drainage board for below grade walls	
H2.3	N/A	1	Gravel bed beneath slab on grade floors	
H2.4	N/A	1	Seal slab penetration	
H2.5	N/A	1	Capillary break between foundation and framing	
H2.6	N/A	3	Central dehumidification system	
H2.7	1	1	No vapor barrier on inside of assemblies	
H2.8	1	1	Moisture control for tub/shower and shower surrounds	
Source Control				Certifying Agent Notes
H3.1	1	1	No exposed urea-formaldehyde wood products	
H3.2	-	2	Zero VOC paints, stains, and finishes	
H3.3	1	1	Low VOC paints, stains, and finishes	can not also claim M1.8
H3.4	1	1	Low VOC sealants and adhesives	
H3.5	1	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)	
H3.6	1	1	Healthy flooring	can not also claim M1.10
H3.7	1	1	Healthy insulation	can not also claim M1.6
H3.8	1	1	Protect ducts, range hood, and bath exhaust fans during construction	
H3.9	3	3	Integrated pest management plan	
Cleanability				Certifying Agent Notes

H4.1	0	1 - 2	Central vacuum system	
			N/A System roughed in	N/A Installed with exhaust outdoor
				N/A Installed with exhaust indoor thru HEPA filter
H4.2	1	1	Useable entry area	
Universal Design				Certifying Agent Notes
H5.1	1	1 - 3	Universally designed living area	
Ventilation				Certifying Agent Notes
H6.1	N/A	2 - 4	Controlled mechanical ventilation	
H6.2	N/A	1	Radon/Soil gas vent system installed	
H6.3	1	1	Floor drain sealed	
H6.4	1	1	Energy star® bath fans with timer or humidistat	
H6.5	1	1	Kitchen range hood vented to exterior	
H6.6	N/A	1	Laundry rooms inside conditioned space must have a make-up air source	
H6.7	N/A	3	Whole house positive filtration	
H6.8	2	1 - 2	Efficient HVAC filter	
H6.9	?	1	HVAC filter easily accessible	
H6.10	1	1	Install screens on all windows and doors	
H6.11	1	1	Manual D duct design	
	24	52	Total Possible Points	
24 Total points for Category 5 (15 min / 35 max)				
Certifying Agent Category 5: Richard C. Lightner III				

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Version 10 Revised 9-26-14

Points Achieved	Points Possible	Criteria	
Components			Certifying Agent Notes
M1.1	N/A	1	Recycled content roof material
M1.2	0	2 - 3	Certified sustainable lumber
		OR	
		No	homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified
		No	home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	1	1	Engineered / alternative material for outdoor living
M1.4	N/A	1	Concrete with fly ash or blast furnace slag
M1.5	N/A	1	Recycled content siding or soffit material
M1.6	N/A	1	Eco-friendly insulation
M1.7	?	1	Recycled content drywall
M1.8	N/A	1	Recycled content paint
M1.9	N/A	1	Steel interior studs
M1.10	N/A	1	Eco-friendly flooring material
M1.11	N/A	1	Eco-friendly ceiling materials
M1.12	1	1 - 3	Locally produced materials
		Yes	minimum 80% of all new windows & doors are from local manufacturers & are operable
		No	50% of all doors are reused doors or 50% of all windows are reused windows
		No	80% of all structural components are from local sources - includes panelized & modular systems
Waste Reduction			Certifying Agent Notes
M2.1	N/A	3	Resource efficient wall system with integral insulation
M2.2	2	2	Develop a construction and demolition waste management plan
M2.3	4	2 - 4	Implement job site waste management
		> 6	# of items implemented
		a,b,c,d,e,f,g,i	List items (i.e.: a, b, c, etc.)
M2.4	1	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Pre-Engineered roof and floor components
		No	80% of floor (or code allowance)
		No	80% of roof (or code allowance)
M2.6	N/A	1	Finger jointed or laminated products
M2.7	1	1	Eco-friendly trim
M2.8	N/A	1	Perimeter based on 2 foot dimensions
M2.9	N/A	1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls
M2.10	N/A	1	Stack framing
M2.11	?	1	2-stud corners with drywall clips
M2.12	?	1	T-wall with drywall clips and/or ladder type exterior tee framing
Durability			Certifying Agent Notes
M3.1	1	1	Roof slope \geq 3 in 12 but \leq 6 in 12

M3.2	N/A	1	Large overhangs (eave and gable)	
M3.3	1	1	Air admittance vents	
M3.4	N/A	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen	
M3.5	N/A	1	Siding and exterior trim primed all sides	
M3.6	1	1	Plants/turf minimum of 2-ft. from foundation	
M3.7	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation	
M3.8	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances	
M3.9	2	2	Automatic in home water sensor/shut off system installed	
M3.10	N/A	1	Access panel to non-accessible plumbing fixture installed	
M3.11	1	1	Laundry room below living floor or drain installed	
	18	47	Total Possible Points	
	18	Total points for Category 6 (10 min / 35 max)		
Certifying Agent Category 6: Richard C. Lightner III				

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Version 10 Revised 9-26-14

	Points Achieved	Points Possible	Criteria	
Hurricane (wind, rain, storm surge)				Certifying Agent Notes
DM1.1	N/A	2	Safe room	
DM1.2	N/A	2	Unvented attic or No attic	
DM1.3	2	2	Window, door, and skylight protection or impact resistant type	
DM1.4	1	1	Attached garage and exterior door protection	
DM1.5	1	1	Exterior structures and equipment properly anchored	
DM1.6	N/A	2	Secondary water protection installed on roof	
DM1.7	N/A	2	Adhesive applied to roof sheathing	
DM1.8	N/A	5	Comply with Fortified For Safer Living Standards	
Flood (must incorporate all three)				Certifying Agent Notes
DM2	0	3	N/A Finished floor level at least 12" above 100 yr flood plain	
			Yes Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage	
			Yes Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor	
Fire (must incorporate all three for 3.1)				Certifying Agent Notes
DM3.1	0	3	- Fire resistant exterior wall cladding	
			- Fire resistant roof covering or sub-roof	
			- Fire resistant soffit and vent material	
DM3.2	0	3	- Fire Sprinklers installed to cover 100% of living area of home	
Lightning & Electronics Protection				Certifying Agent Notes
DM4	1	1 - 2	Installed Surge Suppression or Lightning Protection System	
Termites (must comply w/required credits listed below AND EITHER DM 5.1 OR DM 5.2 OR DM 5.3 to receive points)				Certifying Agent Notes
			required Yes Seal slab penetrations (Health: H2.4)	
			required Yes Vegetation > 2 ft. from foundation (Materials: M3.6)	
			required Yes Sprinklers & emitters are 2 feet from house (Materials: M3.7) OR no installed irrigation (Water: W6.1)	
DM 5.1	10	10	DM 5.1: Chemical Soil Treatment Used	
			Yes Exterior cladding installed to prohibit intrusion	
			Yes Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')	
			Yes Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent	
			Yes Irrigation/sprinkler water does not hit building	
			Yes Damage replacement warranty issued and available for annual renewal	
			OR	
DM 5.2		10	DM 5.2: Chemical Soil Treatment Avoided	

		-	Chemical soil treatment avoided	
		-	Alternative Florida Building Code approved method of foundation protection employed	
	OR			
DM 5.3		12	DM 5.3: Treated wood products	
		-	All wood products serving structural or exterior finish purposes are borate or ACQ treated	
DM5.4		1	80% of Cellulose insulation used is Borate treated	
		15	41	Total Possible Points
		15	Total points for Category 7 (5 min / 30 max)	
Certifying Agent Category 7: Richard C. Lightner III				

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Version 10 Revised 9-26-14

	Points Achieved	Points Possible	Criteria	
Small House Credit				Certifying Agent Notes
G1.1	20	0 - 25	Conditioned house size (enter no if not claiming any points)	
			1,273 Square feet of conditioned area	
Adaptability				Certifying Agent Notes
G2.1	N/A	2	Roof trusses designed for addition	
G2.2	N/A	1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
G2.3	1	1	Install a minimum of 2 upgraded automation system	
Renewable Power Generation				Certifying Agent Notes
G3.1	0	1 - 5	Reduce peak demand or annual load	
			0 Enter size of PV System in kW (1 point for each 2kW)	
Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes				Certifying Agent Notes
G4.1	10	10	Remodeling structure (HERS Index ≤ 80)	
G4.2	3	3	Toilets 1.6 gpf and showers 2.5 gpm or less	
G4.3	N/A	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads	
G4.4	N/A	2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
G4.5	2	2	Improve roof to wall connections	
Other				Certifying Agent Notes
G5.1	2	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	
			2 :Number of members on the team that are members of FGBC	
G5.2	2	2	Homeowner's manual, including information, benefits, operations - per reference guide	
G5.3	2	2	Minimum 1 hour hands on training provided to homeowner	
G5.4	1	1	Plan for edible landscape/food garden	
G5.5	?	2	Guaranteed energy bills	
G5.6	?	1 - 5	INNOVATIVE CREDITS	
			Description of innovation:	
			RWH used for wildlife and raised bed edible garden + roof RWH used in drip irrigation all landscape	
	43	49	Total Possible Points (49 for new homes, 68 for existing homes)	
	40		Total points for Category 8 (0 min / 40 max)	
Certifying Agent Category 8: Richard C. Lightner III				

FGBC Green Home Standard Existing Home Application

Effective October 1, 2013
Version 10 Revised 9-26-14

Instructions for Submission:

Electronic Submissions (preferred)

- 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://dropbox.hightail.com/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
1415 E. Piedmont Dr. Suite 5
Tallahassee, FL 32308-7954

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: _____
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____
 E-mail: _____
 DBPR License #: _____
 FGBC Member #: _____
 FHBA Member #: _____

Signature: _____

Certifying Agent Information

Name: _____
 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
 _____ Total Amount Authorized
 _____ \$0.00

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

CC#: _____
 Expiration Date: _____
 Name on Card: _____
 Billing Zip Code: _____
 Signature: _____
Home Information
 Address: _____
 City/ST/Zip: _____
 County: _____
 Development: _____

Please answer the following questions:

_____	Is the home New or Existing?
_____	Is this Single Family or Multi-Family?
_____	Is this home Affordable? List Funding Source

_____	Square Footage of home/unit
_____	Sales Price

Optional Information

Owner: _____
 Company: _____
 Address: _____
 City/ST/Zip: _____
 Phone: _____
 E-mail: _____

Date: _____

Project Point Summary

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.
Points Toward Qualification (points over category maximums excluded)	227	
Total Points Achieved	237	

Category	Your Score	Required Min - Max
Category 1: Energy	58	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	23	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	18	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	40	0 - 40

Total: **227**
 Total Needed: **100**

Certified Home Score 227

Certification Level Platinum

FGBC Green Home Standard Multi-Family Home Application

Effective October 1, 2013
Version 10 Revised 9-26-14

Instructions for Submission:

Electronic Submissions (preferred)

- 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://dropbox.hightail.com/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
1415 E. Piedmont Dr. Suite 5
Tallahassee, FL 32308-7954

FEES

Multi-Family Fees

Members \$100 applicaion fee + \$100 per building + \$25 per unit
Non Members \$100 application fee + \$100 per building + \$35 per unit

Enter your project information below:

1	Number of Buildings
4	Number of Units

\$300	MEMBER Fee
\$340	NON MEMBER Fee

PAYMENT

Yes	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: _____

Builder Information

Name: Karel Bublak & Marie Hruskova
Company: N/A
Address: 1020 18th Terrace
City/ST/Zip: Key West, Florida 33040
Phone: _____
E-mail: _____
DBPR License #: _____
FGBC Member #: _____
FHBA Member #: _____

Signature: _____

Certifying Agent Information

Name: Richard C. Lightner III
Company: N/A
Address: P. O. 5912
City / Zip: Key West, Florida 33045
Phone: (305) 304-0626
Fax: N/A
E-mail: consulting @kwrainwater.com
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.

Home Information

Address: _____
City/ST/Zip: _____
County: _____
Development: _____

Please answer the following questions:

	Is the home New or Existing?
	Is this Single Family or Multi-Family?
	Is this home Affordable? List Funding Source

	Square Footage of home/unit
	Sales Price

Optional Information

Owner: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____
E-mail: _____

Date: _____

Project Point Summary

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.
Points Toward Qualification (points over category maximums excluded)	227	
Total Points Achieved	237	

Category	Your Score	Required Min - Max
Category 1: Energy	58	30 - 75
Category 2: Water	40	15 - 40
Category 3: Lot Choice	9	0 - 15
Category 4: Site	23	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	18	10 - 35
Category 7: Disaster Mitigation	15	5 - 30
Category 8: General	40	0 - 40

Total: **227**

Total Needed: **100**

Certified Home Score 227

Certification Level Platinum

Energy and Water 15% Reduction Plan

This document can be used to help Minor Renovations quantify their required 15% reduction in water and energy use. It is a mix of easily quantifiable upgrades, as well as a host of qualitative upgrades which are known to improve efficiencies, but are harder to affix exact numbers to without engineering software.

Part One – Actual Fixture Volume and Wattages

This is the most preferred measure. If you are able to research and find the water flow and energy wattage of your existing fixtures, please use the table below to quantify the efficiency reduction you can achieve via a specific upgrade. If you need more space on the table, feel free to add more rows.

Upgrades are expected to be either EPA EnergyStar or EPA WaterSense rated (because they are 3rd party verified for both efficiency and quality of product). If you have an older appliance, it might be harder for you to find its water flow and energy wattage. In this case, we just ask that you research and estimate the consumption to the best of your ability.

If you are creating more units inside an existing building, and therefore adding more appliances and fixtures than ever existed, you can compare what you could install versus the EPA-rated efficient alternative. The Florida Building Code equivalences are found in Appendix A.

Add more lines if you need them.

Water Fixture Efficiencies

Quantifiable Fixtures	Existing consumption (gallons per minute OR gallons/year)	Upgrade consumption (gallons per minute)	Percent Change (Upgrade minus Existing divided by Existing)
<i>Example: Bathroom Faucet</i>	2.2 gpm	1.5 gpm	-0.31 (31% reduction)
Bathroom 1 Faucet	4.0 gpm	1.5 gpm	-0.625 (62.5% reduction)
Bathroom 1 Toilet	3.5 gpm	1.27 gpm	-0.637 (63.7% reduction)
Bathroom 1 Shower	8.0 gpm	2.0 gpm	-0.75 (75% reduction)
Bathroom 2 Faucet	4.0 gpm	1.5 gpm	-0.625 (62.5% reduction)
Bathroom 2 Toilet	3.5 gpm	1.27 gpm	-0.637 (63.7% reduction)
Bathroom 2 Shower	8.0 gpm	2.0 gpm	-0.75 (75% reduction)
Kitchen Faucet	5.0 gpm	1.8 gpm	-0.64 (64% reduction)
<i>Example: Clothes Washer</i>	9,188 g/yr	5,803 g/yr	-0.37 (37% reduction)
Dishwasher			
Clothes Washer			
Other water fixture?			
Bathroom 3 Faucet	4.0 gpm	1.5 gpm	-0.625 (62.5% reduction)
Bathroom 3 Toilet	3.5 gpm	1.27 gpm	-0.637 (63.7% reduction)
Bathroom 3 Shower	8.0 gpm	2.0 gpm	-0.75 (75% reduction)
Bathroom 4 Faucet	2.2 gpm	1.5 gpm	-0.318 (31.8% reduction)
Bathroom 4 Toilet	1.6 gpm	1.27 gpm	-0.206 (20.6% reduction)
Bathroom 4 Shower	2.5 gpm	2.0 gpm	-0.20 (20% reduction)
Quantifiable Fixtures	Existing consumption (gallons per minute	Upgrade consumption (gallons per minute)	Percent Change (Upgrade minus


	OR gallons/year)		Existing divided by Existing)
<i>Example: Bathroom Faucet</i>	2.2 gpm	1.5 gpm	-0.31 (31% reduction)
Bathroom 5 Faucet	2.2 gpm	1.5 gpm	-0.318 (31.8% reduction)
Bathroom 5 Toilet	1.6 gpm	1.27 gpm	-0.206 (20.6% reduction)
Bathroom 5 Shower	2.5 gpm	2.0 gpm	-0.20 (20% reduction)
Kitchen 2 Faucet	2.2 gpm	1.8 gpm	-0.18 (18% reduction)
Kitchen 3 Faucet	2.2 gpm	1.8 gpm	-0.18 (18% reduction)
Kitchen 4 Faucet	2.2 gpm	1.8 gpm	-0.18 (18% reduction)

Part Two – Narrative

If other upgrades are intended, please describe below, using as many metrics as you can find. Appendices A (simple) & B (more technical) are provided to help you both identify and describe the changes you intend to make.

Energy or Water Feature	Existing Condition versus Intended Replacement:
<i>Example: Insulation</i>	Existing Condition: No insulation in attic. Intended Replacement: Fiberglass Batting: R-3.8
Insulation in ceilings with attics	Existing Condition: No insulation in attic Intended Replacement: R-30
Insulation in common walls/floors	Existing Condition: none Intended Replacement: R-11
Programmable Thermostat	Existing Condition: none Intended Replacement: 80 degrees while away, >= 76 degrees while home
Water heater efficiencies	Existing Condition: none Intended Replacement: insulate hot water pipes
Water heater	Existing Condition: water heater with storage tank Intended Replacement: on demand water heater
Air Conditioning Air Handling Unit	Existing Condition: in attic Intended Replacement: in air conditioned space
Appliances replacement	Existing Condition: over 10 years old Intended Replacement: Energy Star rated appliances
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:
	Existing Condition: Intended Replacement:

May 13, 2015

Marie Hruskova.....

Karel Bublak.....



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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: Karel Bublak & Marie Hruskova Site Address: 1020 18th Terrace

Number and type of Units Requested: Market Rate 1 Affordable 2

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

Please acknowledge that the Prerequisites required for the proposed project shall be met in accordance with the solution statement provided: _____
RJm
Initial here

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

- | | | |
|----|--|--------------|
| 1 | Building more than 1.5' higher than the base flood elevation (+5) | Points _____ |
| 2 | Voluntarily providing affordable housing units (+10) | Points _____ |
| 3 | Achieving Green Building Certification Upgrade 1 (+30) | Points _____ |
| 4 | Achieving Green Building Certification Upgrade 2 (+40) | Points _____ |
| 5 | Achieving Green Building Certification Upgrade 3 (+60) | Points _____ |
| 6 | Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) | Points _____ |
| 7 | Design by a LEED accredited architect (+10) | Points _____ |
| 8 | Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) | Points _____ |
| 9 | Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) | Points _____ |
| 10 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points _____ |
| 11 | Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) | Points _____ |

TOTAL ESTIMATED POINTS _____

City of Key West • Exhibit C – Estimated Score Sheet
 Application for Building Permit Allocation System Unit(s)

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

1	Building more than 1.5' higher than the base flood elevation (+5)	Points	<u> </u>
2	Exceeding the minimum required percentage of affordable housing (+5)	Points	<u> 5 </u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	<u> </u>
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	<u> </u>
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	<u> 60 </u>
6	Voluntary contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 or more (+10)	Points	<u> 10 </u>
7	Design by a LEED accredited architect (+10)	Points	<u> </u>
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u> 5 </u>
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points	<u> 10 </u>
10	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u> 10 </u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	<u> </u>
TOTAL ESTIMATED POINTS			<u> 100 </u>



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Concrete Shines as Solar Reflectance Material

Concrete does a very good job of reflecting solar energy. That is the finding from a Portland Cement Association (PCA) study which measured the solar reflectance index (SRI) of 45 concrete mixes.

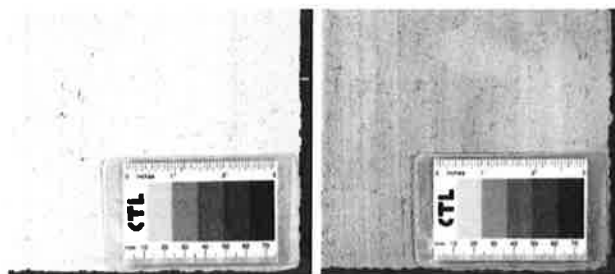
Lighter colored materials (such as concrete) generally have a higher solar reflectance. They reflect heat from the sun and do not warm the air very much. Shade, from trees and buildings, and the natural process of evaporation of water from the surface of plants also help keep the air cool.

Darker surfaces such as black roofs and dark pavements generally have a low solar reflectance. They absorb heat from the sun and warm the air through convection, which is generally considered undesirable for its effect on the environment. This may have an immediate, local effect, like heat gain in urban areas, commonly known as [heat islands](#).

The Test

The PCA SRI study measured the solar reflectance of 45 concrete mixes in accordance with ASTM C 1549, *Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer*. These concretes were selected because they represent the range of concrete and concrete constituents typically used in exterior flat work in the United States.

After the typical mix designs were tested, researchers created a mix with the darkest of each ingredient (cement, sand, aggregates and fly-ash) to test in a worst case scenario.



Test samples of concrete flatwork, showing a range of solar reflectivity.

Regardless of mix constituents, concrete in the United States reduce heat islands and qualify for points in the LEED Green Building Rating System. Solar reflectance (sometimes called albedo) is the ratio of solar energy that falls on a surface to the amount reflected. It is measured with a solar spectrum reflectometer on a scale of 0 (not reflective) to 1: (100 percent reflective). Generally, materials that appear light-colored have high solar reflectance and those that appear dark-colored have low solar reflectance. The study revealed that all 45 concretes tested according to ASTM C 1549 have a solar reflectance of at least 0.3 and an SRI of at least 29, and meet or exceed LEED requirements.

Reference

For a detailed report describing test procedures, concrete mixes, materials, and other aspects of the study, see *Solar Reflectance of Concretes for LEED Sustainable Sites Credit: Heat Island Effect*, SN2982, authored by Medgar L. Marceau and Martha G. VanGeem, Portland Cement Association, Skokie, Illinois, USA, 2007, 95 pages.

Read more on [heat islands](#).

Reference

For a detailed report describing test procedures, concrete mixes, materials, and other aspects of the study, see *Solar Reflectance of Concretes for LEED Sustainable Sites Credit: Heat Island Effect*, SN2982, authored by Medgar L. Marceau and Martha G. VanGeem, Portland Cement Association, Skokie, Illinois, USA, 2007, 95 pages.

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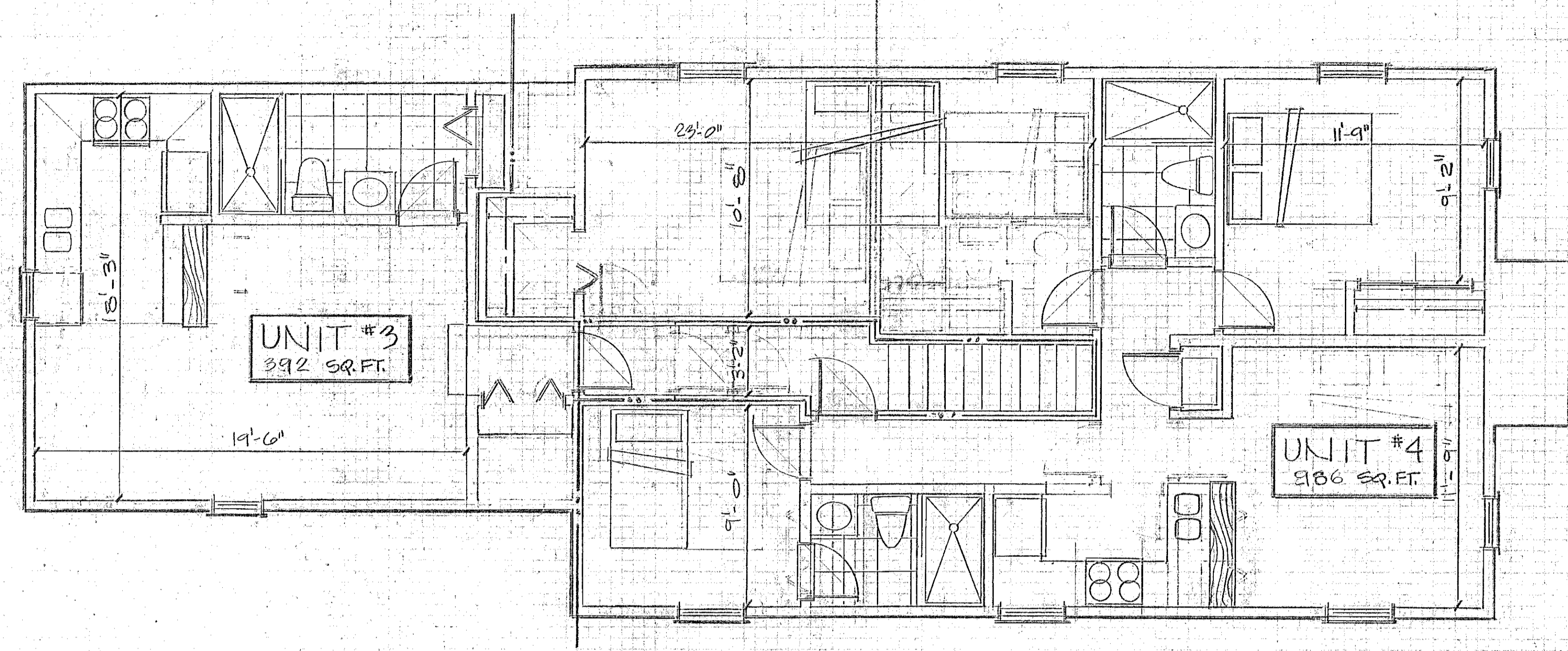
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1150 Connecticut Avenue, NW, Suite 500
Washington, DC 20036-4104
202.408.9494 Fax 202.408.0877

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1020 18th TERRACE

KEY WEST - FLORIDA



SECOND FLOOR PLAN 1/4"=1'-0"

LEGAL DESCRIPTION

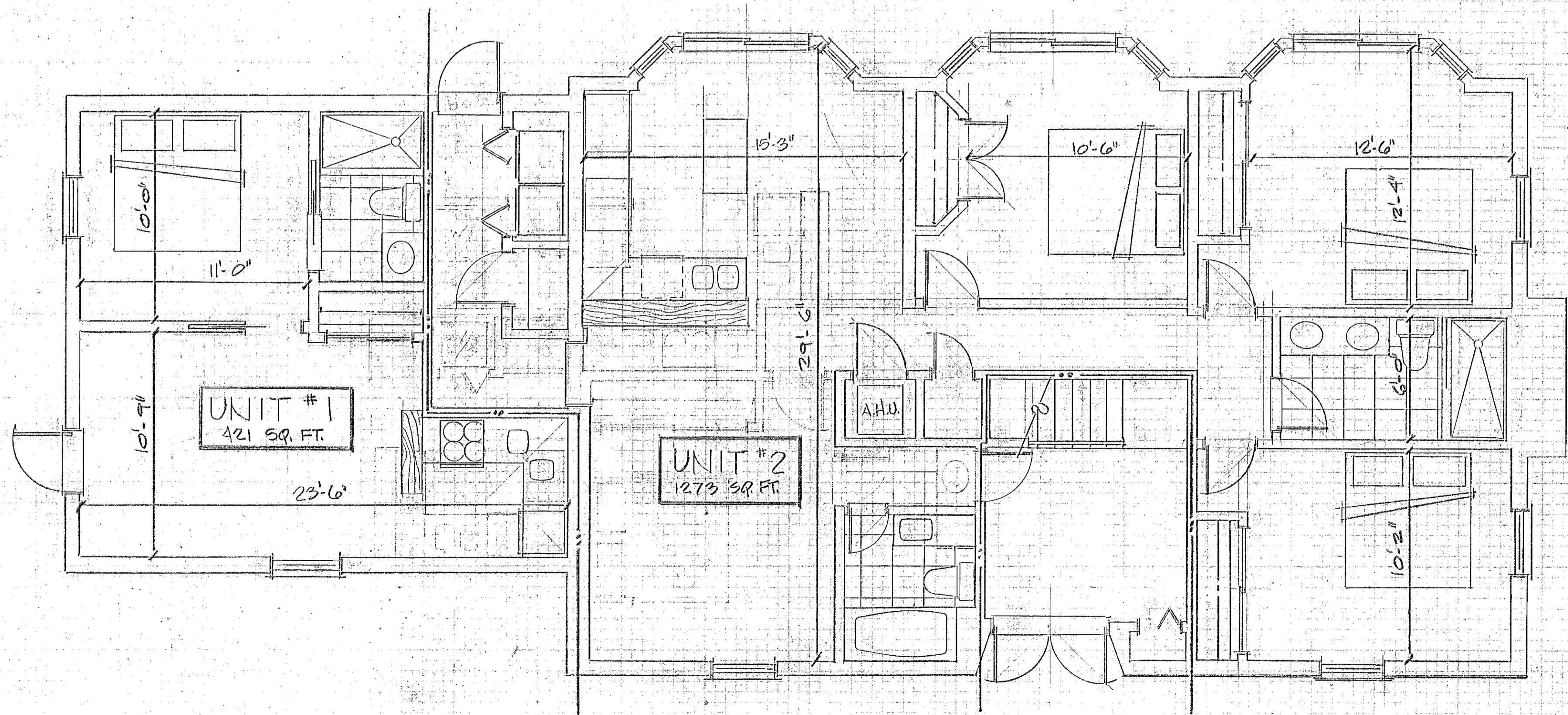
LOTS 9 & 10, BLOCK 5 "Pearman Estates Thrd Addition" PB 5-125

FLOOD ZONE

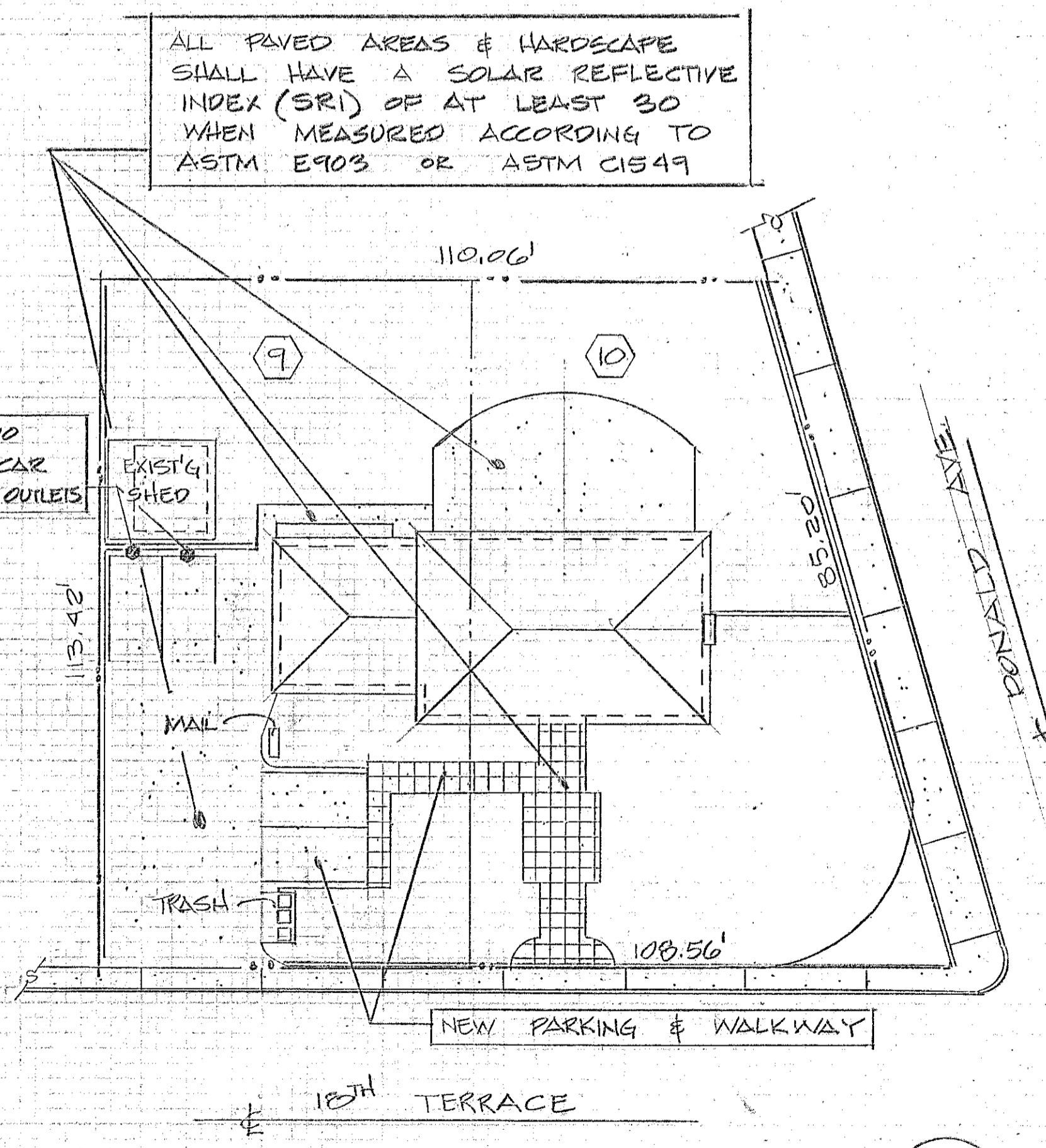
AE-8 PNL # 1509 K

BUILDING ZONE

SF



FIRST FLOOR PLAN 1/4"=1'-0"



SITE PLAN 1"=20'-0"

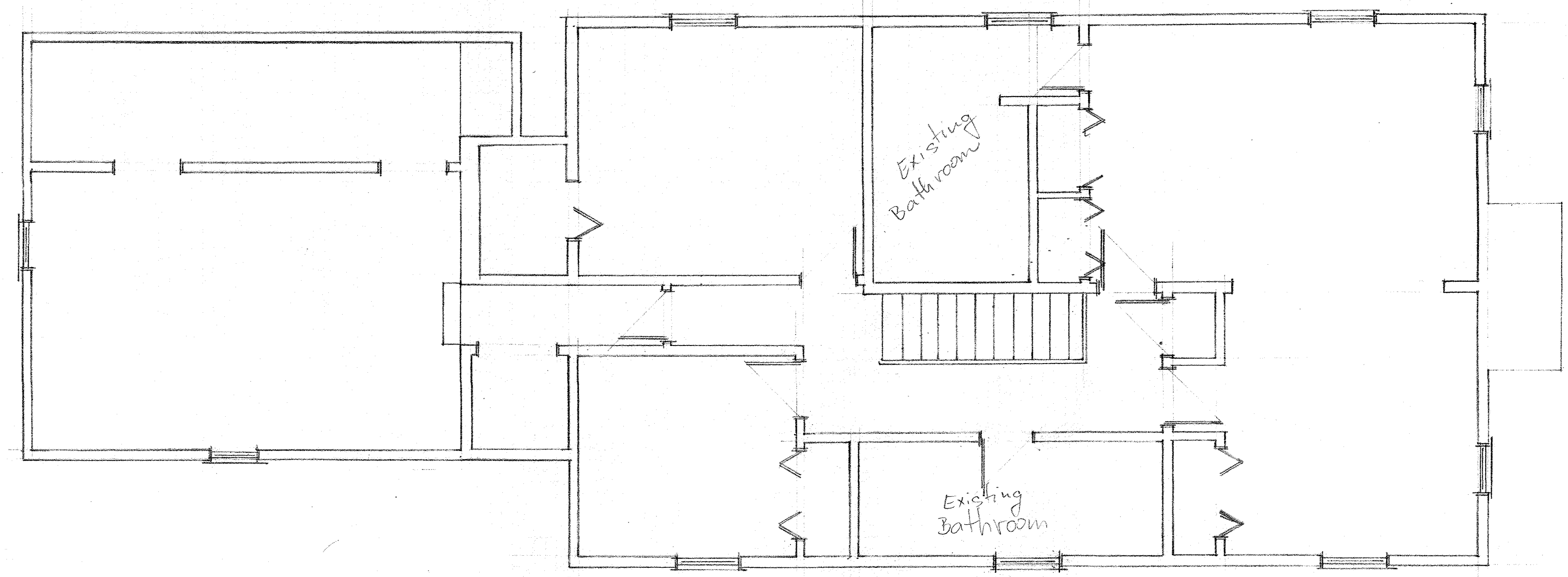
THOMAS KELLY ENTERPRISES, INC.
 19141 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 304-1884

KEY WEST

1020 18th TERRACE
 FLOOR PLANS

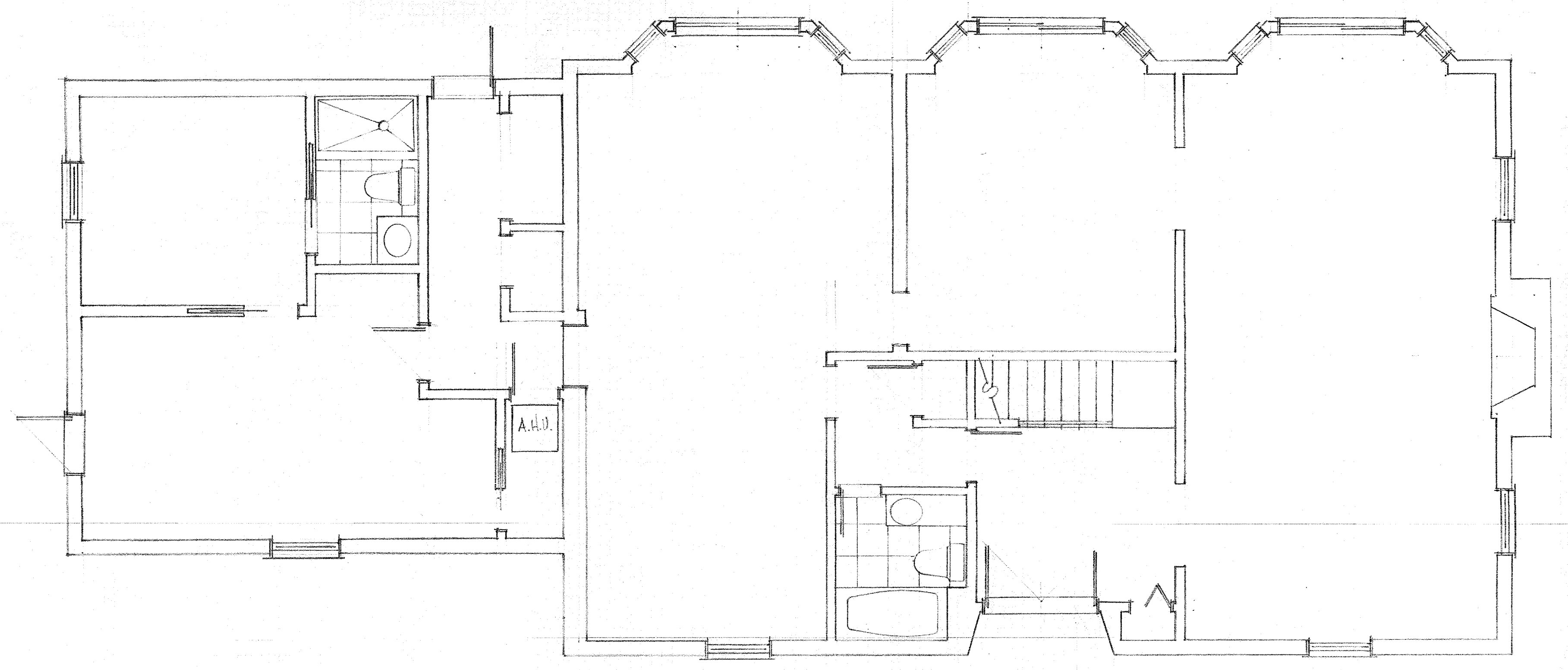
DRAWN: TCK
 DATE: 10/21/14

SHEET NUMBER
E-1
 OF 1



SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

THOMAS KELLY ENTERPRISES INC.
 19141 ROCKY ROAD - SUGARLOAF KEY
 * DESIGN CONCEPTS
 * CONSTRUCTION MANAGEMENT
 (305) 304-1984

KEY WEST

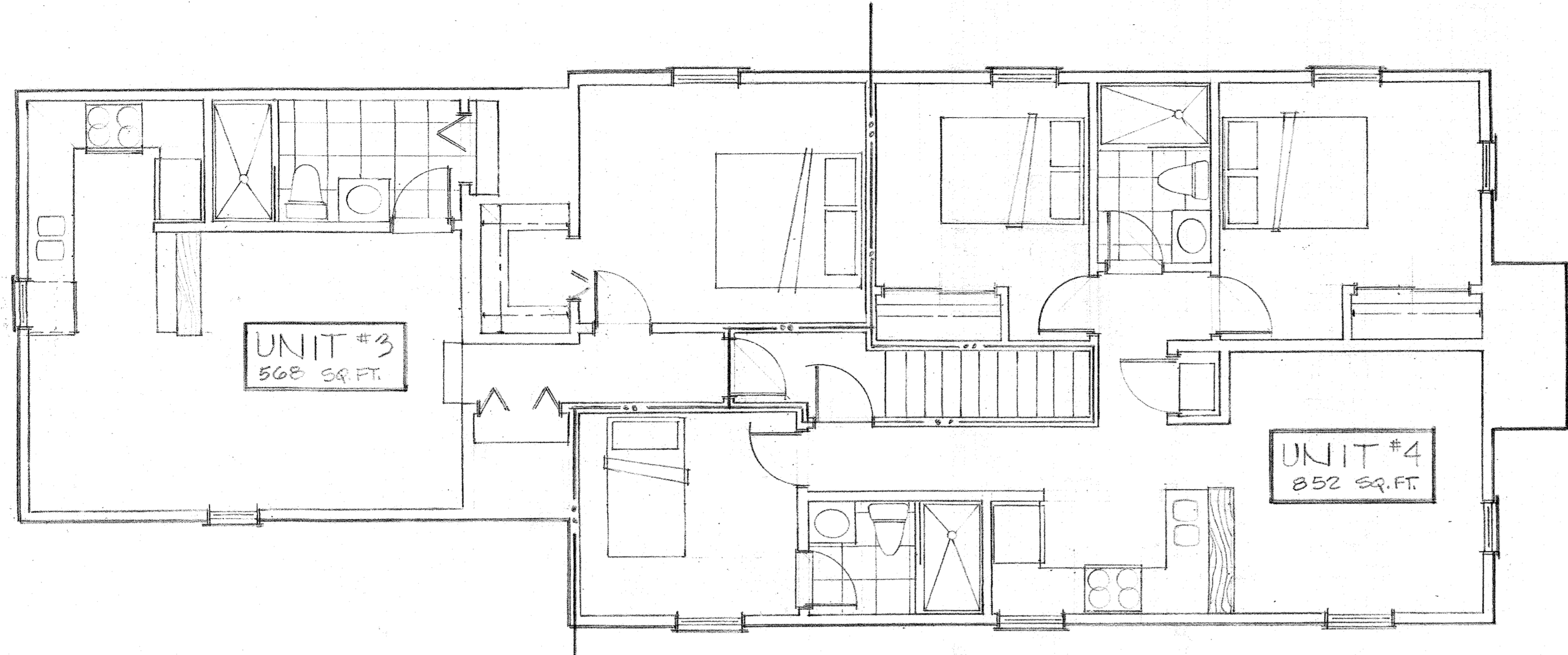
1020 18th TERRACE
 EXISTING FLOOR PLANS

DRAWN: TCK
 DATE: 10/21/14

SHEET NUMBER
E-1
 OF 1

1020 18th TERRACE

KEY WEST - FLORIDA



SECOND FLOOR PLAN

1/4"=1'-0"

LEGAL DESCRIPTION

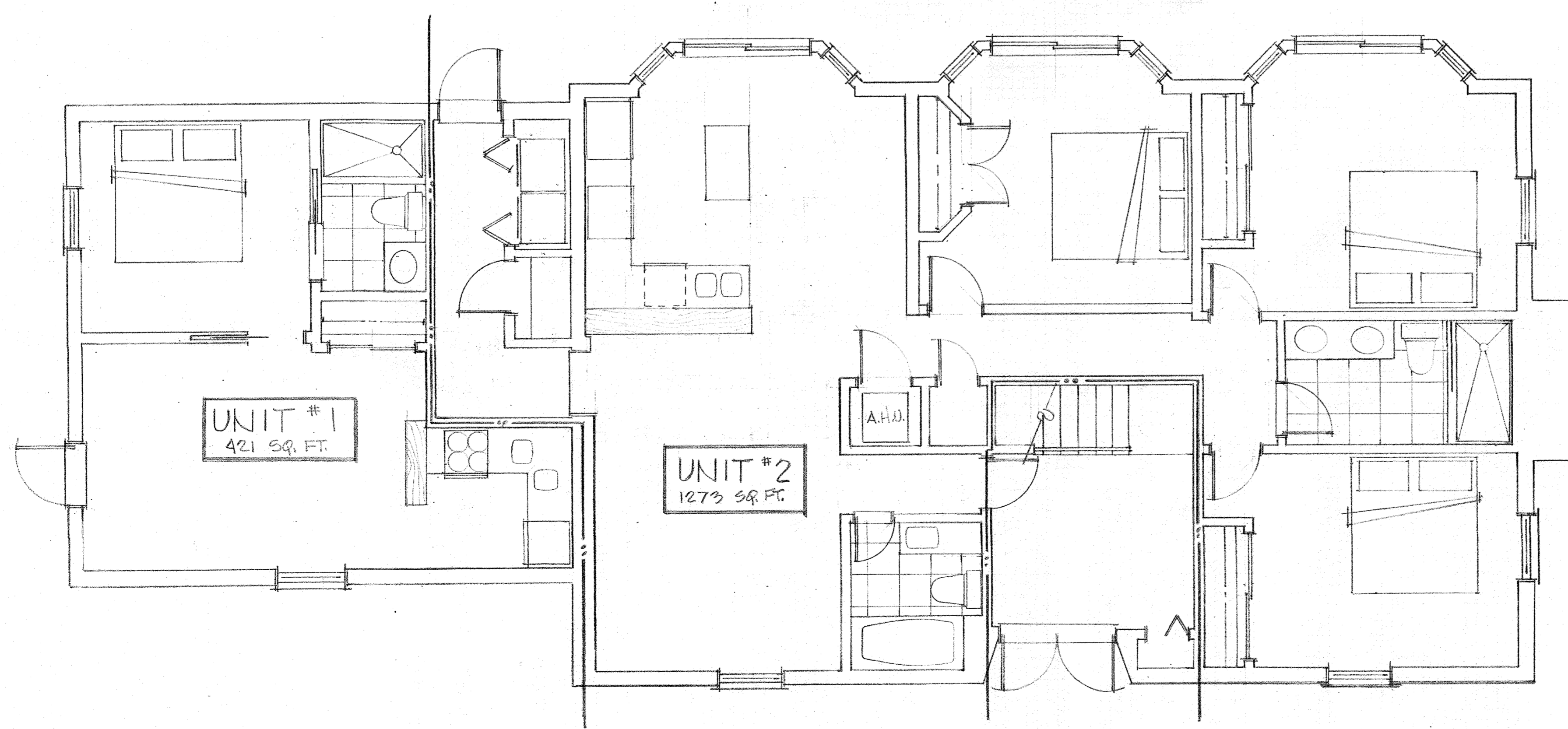
LOTS 9 & 10, BLOCK 5 "Pearlman Estates Third Addition" PB 6-125

FLOOD ZONE

AE-8 PNL # 1509 K

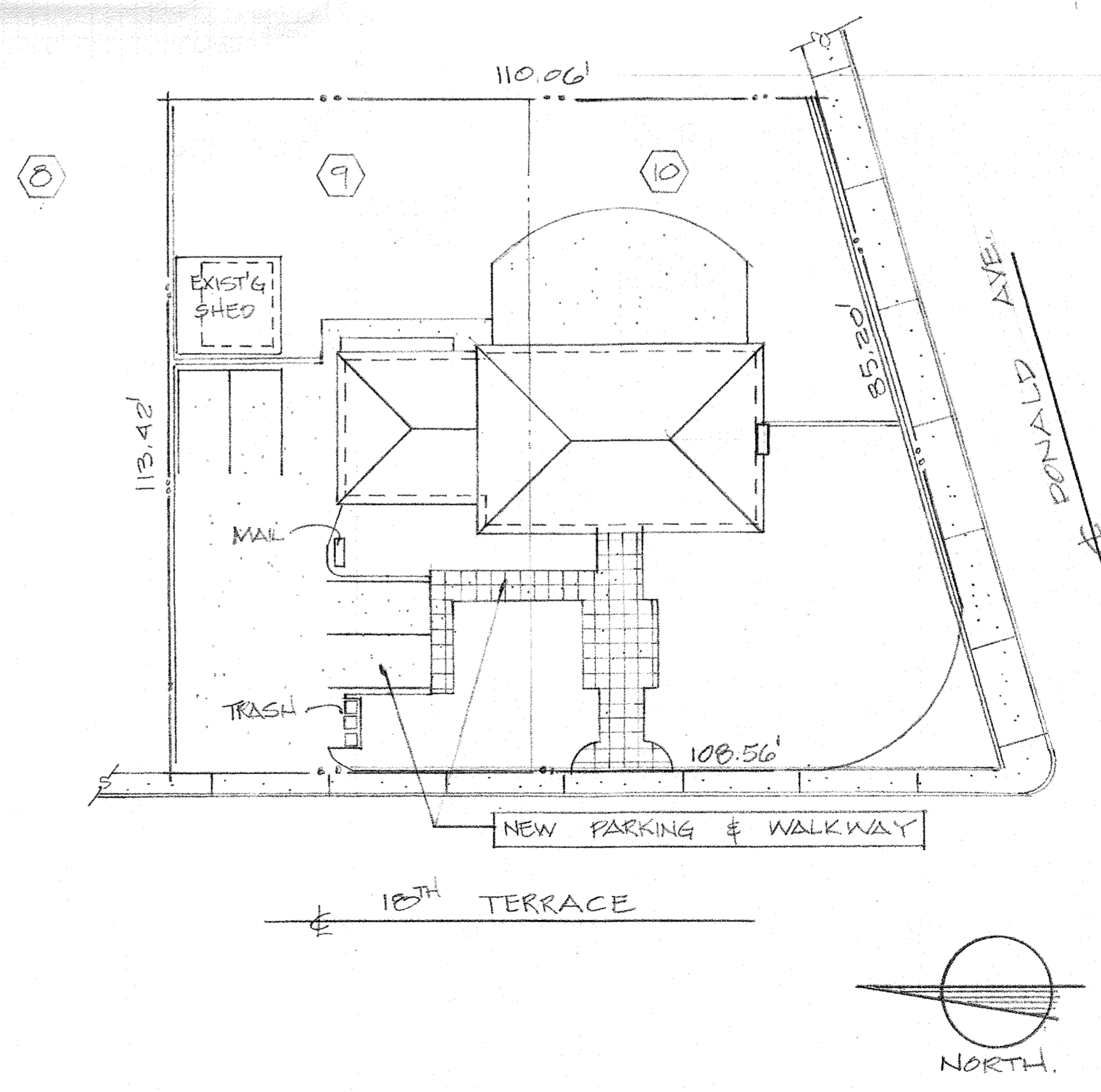
BUILDING ZONE

SF

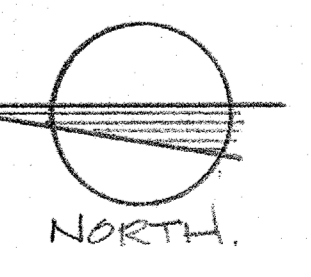


FIRST FLOOR PLAN

1/4"=1'-0"



SITE PLAN



KEY WEST

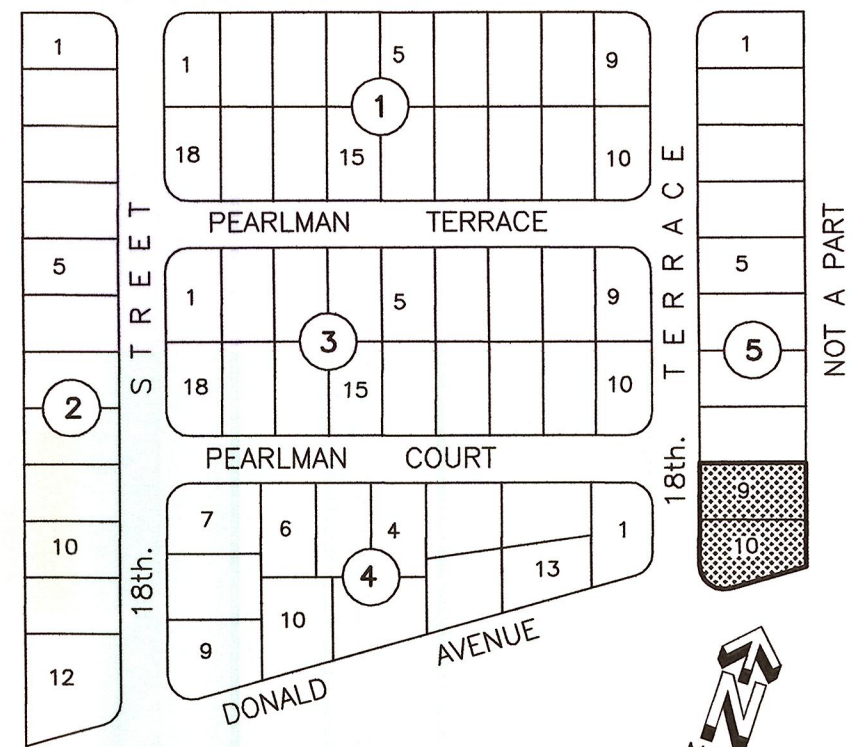
1020 18th TERRACE FLOOR PLANS

DRAWN: TCK
DATE: 10/21/14

SHEET NUMBER
E-1
OF 1



NORTHSIDE DRIVE



LOCATION MAP

PEARLMAN ESTATES, 3rd. ADDITION
P.B. 5, pg. 125, City of Key West, Fl.

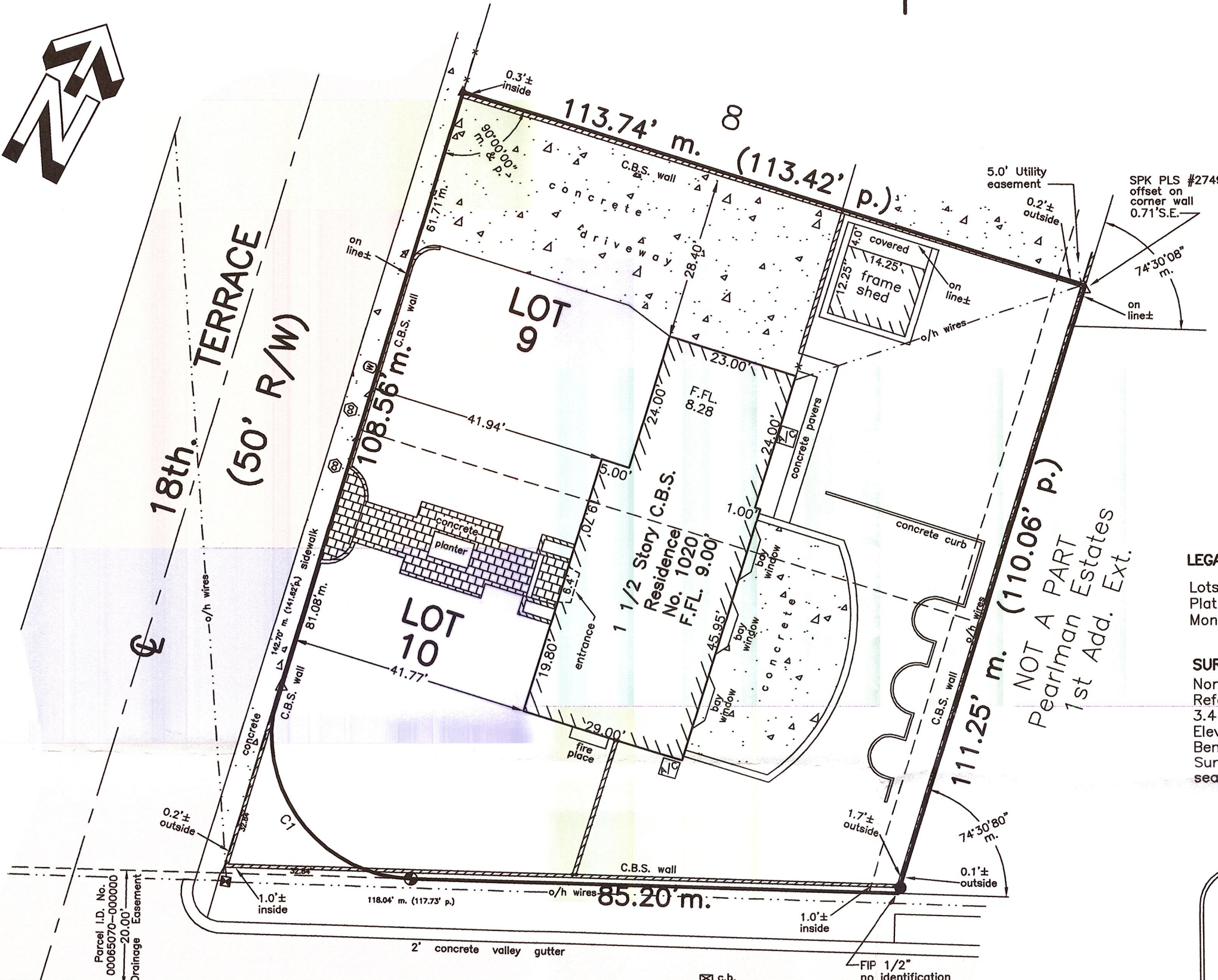


18th. TERRACE
(50' R/W)

18th. STREET

18th. TERRACE

NOT A PART



LEGAL DESCRIPTION:

Lots 9 and 10, Block 5 of Pearlman Estates Third Addition, according to the Plat thereof as recorded in Plat Book 5, Page 125, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W 18th Terrace
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 3.41
Survey performed without benefit of Title search on this or surrounding properties.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe

Field Work performed on: 5/15/14

Parcel I.D. No. 00065070-000000
20.00' Drainage Easement

DONALD AVENUE
(60' R/W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	47.40'	40.61'	108°37'44"

CERTIFICATION MADE TO:
Centennial Bank;
Marie Hruskova and Karel Bublak;
Koenig Highsmith & Van Loon, P.A.;
Chicago Title Insurance Company

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
⊕	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WW	Water Valve
IRR	Irregular		

SYMBOLS

⊕	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Marie Hruskova and Karel Bublak
1020 18th Terrace, Key West, Fl. 33040

BOUNDARY SURVEY

Scale: 1"=20' Ref. 215-7 file Flood panel No. 1509 K Dwn No.: 14-381

Date: 2/14/14 Flood Zone: AE Dwn. By: F.H.H. Flood Elev. 8'

REVISIONS AND/OR ADDITIONS

9/25/14: Updated, owner request, removed fence

fred/dwg/pearlmanest1rd/1020,18thterr

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

RECEIVED

FEB 26 2015

CITY OF KEY WEST
PLANNING DEPT
February 26, 2015

VIA HAND DELIVERY

Kevin Bond, AICP, LEED, Interim City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Request for Building Permit Allocation System Allocations for 1020 18th Terrace, Key West, Florida 33040:

Dear Mr. Bond,

Please allow this correspondence to serve as an application for one (1) market rate residential Building Permit Allocation System ("BPAS") unit and two (2) accessory BPAS units (the "BPAS Units") on behalf of Karel Bublak and Marie Hruskova ("Applicant"). Applicant intends to develop the BPAS Units at the real property located at 1020 18th Terrace, Key West, Florida 33040 ("Property"). As counsel for Applicant, my firm submits the following application and supporting documents for your consideration:

Title Block (Sec 108-227):

- a. Name of Development:
- b. Name of Owner/Developer: Karel Bublak and Marie Hruskova
- c. Scale: 1" = 20'
- d. North Arrow: As identified on the site plan
- e. Preparation/Revision Date: October 21, 2014
- f. Location/Street Address 1020 18th Terrace, Key West, FL 33040

Identification of Key Persons (Sec 108-228):

- a. Owner: Karel Bublak and Marie Hruskova
- b. Owners Authorized Agent: Smith | Oropeza | Hawks, P.L.
- c. Engineer: N/A
- d. Architect: Thomas Kelly Enterprises
- e. Surveyor: Island Surveying, Inc.
- f. Landscape Architect: N/A
- g. Consultant: Richard C. Lightner III – FGBC, ARCSA AP, LEED AP BD+C
- h. The undersigned certifies that all individuals with a legal and equitable interest in the Property are as follows:
 - i. Karel Bublak
 - ii. Marie Hruskova

Description of Proposed Development and Use (Sec. 108-229):

The Property currently contains one two-story structure sitting on two lots totaling 14,273.00 square feet of land. The property is located within the Single Family zoning district (“SF”). Based on the square footage, the density provides for two units on the Property. The Property currently contains only one residential market rate unit. The Property also contains a large driveway suitable for a minimum of four (4) off street parking spaces. The Applicant seeks to obtain a second market rate unit, as well as two accessory units. The SF district allows for one accessory unit per market rate unit. The accessory units do not take away from the allocated density of the Property. As such, the Applicant seeks to develop to Property to have two market rate units and two accessory units. Each floor of the structure will contain one market rate unit and one accessory unit. All units shall comply with the dimensional requirements listed in Sections 108 and 122 of the Land Development Regulations. The requisite number of parking spaces as required by the Code shall be provided at the Property. No offsite parking is necessary and the Applicant does not request a parking variance.

Solution Statement:

The proposed development will be a minor renovation and subject to the minor renovation prerequisites of the BPAS application. The majority of the project will affect the interior of the structure located on the Property. The exterior of the Property will receive some additional walkway space and two additional parking spaces. The interior design proposes to reduce the water and energy usage in a number of ways. The Applicant proposes to install new energy efficient air conditioning units, energy efficient on-demand water heaters, energy star appliances, LED lighting, and motion sensor lights. New tinted, impact rated windows and doors shall be installed throughout the Property, and new insulation shall be installed further reducing energy costs. The Applicant also plans on installing low flow water-star faucets and showerheads, energy star washing machines, and high efficiency toilets. The Applicant further plans on mitigating water usage by implementing landscaping materials and techniques on the Property. Specifically, drought tolerant, native plants shall be planted on the Property. Although this application proposes to add three additional units, the per-unit water and energy usage shall be decreased due to the installation of the aforementioned finishing’s.

Adequately buffered receptacle locations will be constructed on the Property to accommodate the disposal of all waste and recyclable items. No existing residential structure will be impacted by traffic patterns resulting from ingress and egress to the Property. All required parking for the residential uses will be provided on the Property.

Site Data Table:

	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE8			
Size of Site	14,273.00			
Height	25	25	25	N/A
Front Setback	30	41.77'	41.77'	N/A
Side Setback	5	28.4''	28.4'	N/A
Side Setback	5	N/A	N/A	N/A
Street Side Setback	10	22.3'	22.3'	N/A
Rear Setback	25	42.7'	42.7'	N/A
Residential Floor Area	N/A	N/A	N/A	N/A
Density	8 DU/ACRE	1	2	N/A
Commercial Floor Area	N/A	N/A	N/A	N/A
F.A.R. (Commercial)	N/A	N/A	N/A	N/A
Building Coverage	35%	14%	14%	N/A
Impervious Surface	50%	37.5%	41%	N/A
Parking	1 per unit	2	4	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking				
Open Space/Landscaping	35%	62.5%	59%	N/A
Number and type of units	N/A	1 market rate	2 market rate 2 accessory	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

Residential Developments (Sec. 108-231):

- Two (2) market rate residential units (One existing) within one (1) building;
- An additional two (2) accessory residential units pursuant to the City of key West Land Development Regulations Code Section 122-232 within the same building referenced above;
- The units will be occupied by renters complying with the applicable code provision requirements provided for each unit type.

Up-to-date signed and sealed survey (Sec. 108-240): Attached.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and planning staff on this project.

Very Truly Yours,



Richard J. McChesney, Esq.

Enc.

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Richard McChesney, 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:

1620 18th Terrace Key West, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

Richard McChesney
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 02/09/15 by _____
date

Richard McChesney
Name of Authorized Representative

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

Madison Fallon
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

**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, Karel Bublak and Marie Huskova authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney of Smith Oropeza, P.L.
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] *Signature of Owner* [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 11-20-2014
Date

by Karel Bublak and Marie Huskova
Name of Owner

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

[Signature]
Notary's Signature and Seal

NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE182772
Expires 3/25/2016

Maiuy Martinez
Name of Acknowledger typed, printed or stamped

EE 182772
Commission Number, if any

1
\$ 616,000.00

This Document Prepared By and Return to:
Koenig Highsmith & Van Loon
3158 Northside Drive
Key West, FL 33040

Doc# 1984088 06/04/2014 3:47PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/04/2014 3:47PM
DEED DOC STAMP CL: Krys \$4,305.00

Parcel ID Number: 00056840-000000

Doc# 1984088
Bk# 2687 P# 1720

Special Warranty Deed

This Indenture, Made this 3rd day of June, 2014 A.D. Between Centennial Bank, a corporation existing under the laws of the State of Arkansas and authorized to do business in the State of Florida of the County of Faulkner, State of Arkansas, grantor, and Karel Bublak, a single man and Marie Hruskova, a single woman

whose address is: 2616 Harris Avenue, Key West, FL 33040

of the County of Monroe, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

Lots 9 and 10, Block 5, of PEARLMAN ESTATES, THIRD ADDITION, according to teh Plat Thereof, as recorded in Plat Book 5, Page 125, of the Public Records of Monroe County, Florida.

Together with all tenements, hereditaments and appertanances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Coni Bacher
Printed Name: Coni Bacher
Witness

Centennial Bank
Merese Lankford (Seal)
By: Merese Lankford
Merese Lankford
Senior Vice President
P.O. Address: P.O. Box 906, Conway, AR 72033

Diade Sanders
Printed Name: Diade Sanders
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 3rd day of June, 2014 by Merese Lankford, Senior Vice President of Centennial Bank, an Arkansas Corporation, on behalf of the corporation who is personally known to me or who has produced her Florida driver's license as identification.

NOTARY PUBLIC
STATE OF FLORIDA
Notary Public State of Florida
Connie Bacher
My Commission EE047594
Expires 12/08/2014

Coni Bacher
Printed Name: Coni Bacher
Notary Public
My Commission Expires: 12/08/14

MONROE COUNTY
OFFICIAL RECORDS



Exhibit B – Site Data Table

2014 Application for BPAS

305-809-3720 • www.keywestcity.com

SITE DATA TABLE

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	SF			
Flood Zone	AE8			
Size of Site	14,273.00			
Height	25 ft	25'	25'	N/A
Front Setback	30 ft	41.77'	41.77'	N/A
Side Setback	5 ft	28.40'	28.4'	N/A
Side Setback	5 ft	NA	NA	N/A
Street Side Setback	10 ft	22.3'	22.3'	N/A
Rear Setback	25 ft	42.7'	42.7'	N/A
Residential Floor Area	NA	NA	NA	N/A
Density	8 du/acre	1 unit	2 units	N/A
Commercial Floor Area	NA	NA	NA	N/A
F.A.R (Commercial)	NA	NA	NA	N/A
Building Coverage	35%	14%	14%	N/A
Impervious Surface	50%	37.5%	41%	N/A
Parking	1 per unit	2 spaces	4 spaces	
Handicap Parking				N/A
Bicycle Parking				
Open Space/ Landscaping	35%	62.5%	59%	N/A
Number and type of units				N/A
Consumption Area or Number of seats				N/A



Exhibit C - Applicants Estimated Score Sheet

2014 Application for BPAS Unit(s)

305-809-3720 • www.keywestcity.com

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: Karel Bublak & Marie Hruskova Site Address: 1020 18th Terrace

Number and type of Units Requested: Market Rate 1 Affordable 2

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

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

Initial here

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

- | | | |
|----|--|--------------|
| 1 | Building more than 1.5' higher than the base flood elevation (+5) | Points _____ |
| 2 | Voluntarily providing affordable housing units (+10) | Points _____ |
| 3 | Achieving Green Building Certification Upgrade 1 (+30) | Points _____ |
| 4 | Achieving Green Building Certification Upgrade 2 (+40) | Points _____ |
| 5 | Achieving Green Building Certification Upgrade 3 (+60) | Points _____ |
| 6 | Voluntary contributions to the Arts In Public Places Fund or Tree Fund in the amount of \$1,000 or more (+10) | Points _____ |
| 7 | Design by a LEED accredited architect (+10) | Points _____ |
| 8 | Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5) | Points _____ |
| 9 | Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10) | Points _____ |
| 10 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points _____ |
| 11 | Designing the buildings with a vegetated roof of at least 50% of the roof area (+15) | Points _____ |

TOTAL ESTIMATED POINTS _____

City of Key West • Exhibit C – Estimated Score Sheet
Application for Building Permit Allocation System Unit(s)

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

1	Building more than 1.5' higher than the base flood elevation (+5)	Points	_____
2	Exceeding the minimum required percentage of affordable housing (+5)	Points	<u>5</u>
3	Achieving Green Building Certification Upgrade 1 (+30)	Points	_____
4	Achieving Green Building Certification Upgrade 2 (+40)	Points	_____
5	Achieving Green Building Certification Upgrade 3 (+60)	Points	_____
6	Voluntary contribution to the Arts In Public Places Fund or Tree Fund in the amount of \$5,000 or more (+10)	Points	_____
7	Design by a LEED accredited architect (+10)	Points	_____
8	Providing electrical high voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u>5</u>
9	Using light colored, high reflectivity materials for all non-roof/ areas with a Solar Reflectance Index (SRI) of at least 29 (+10)	Points	<u>10</u>
10	Providing additional on-site open space or on-site recreational facilities (+10)	Points	<u>10</u>
11	Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)	Points	_____
TOTAL ESTIMATED POINTS			<u>30</u>



Exhibit D – BPAS Certification Form


Building Permit Allocation System Application

305-809-3720 • 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 30. 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.


Signature of applicant

Marie Hruskova
Print name of Applicant

1-20-15
Date

Subscribed and sworn to (or affirmed) before me on this 20th day of January, 2015
 by Marie Hruskova (name of person signing the application)
 as _____ (type of authority...e.g. officer, manager/member, trustee,
 attorney)
 for _____ (name of entity or party on behalf of whom application was
 executed).

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


Notary's Signature and Seal



SEAL

Name of Acknowledger typed, printed or stamped

Commission Number, if any