

# **Staff Score Review Sheet**

## BPAS STAFF REVIEW: YEAR 1 APPLICATIONS

**Applicant:** Joel Cognevich / ILE VIE, LLC

**Site Address:** 1028-1030 Truman Avenue

**Number and Type of Unit(s) Requested:** 2 Market-Rate Units

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

**Prerequisites: Major Construction/Renovation.**

A) Baseline green building certification required <b>Staff comment:</b> Verified Silver FGBC
B) First habitable floor 1.5 feet above required base flood elevation <b>Staff comment:</b> Final plans list crown as 6.48' above BFE and finished floor is 7.75'. Crown of road verified on revised elevation certificate.
C) Rainwater catchment system required <b>Staff comment:</b> Reflected on final plans and add as condition. 2,000 gallon cistern for an approx. 1,586 sf roof.

**Point System: One or two non-transient units.**

<b><i>Criteria (Points)</i></b>	<b><i>Applicant</i></b>	<b><i>Staff</i></b>
a. Building more than 1.5' higher than the base flood elevation (+5) <b>Staff comment:</b> X-Zone, minimum floor elevation is at least one foot above crown of road.	5	5
b. Voluntarily providing affordable housing units (+10) <b>Staff comment:</b> n/a	0	0
c. Achieving Green Building Certification Upgrade 1—Silver (+30) <b>Staff comment:</b> Verified FGBC Points	30	30
d. Achieving Green Building Certification Upgrade 2—Gold (+40) <b>Staff comment:</b> n/a	0	0
e. Achieving Green Building Certification Upgrade 3—Platinum (+60) <b>Staff comment:</b> n/a	0	0
f. Voluntary contributions to AIPP or tree fund of \$1,000 or more (+10) <b>Staff comment:</b> Verified on BPAS Application. Require as condition of approval.	10	10
g. Design by a LEED accredited architect (+10) <b>Staff comment:</b> Two LEED AP architects	10	10
h. Electrical high-voltage conduit for electric car charging station (+5) <b>Staff comment:</b> Two EV chargers (not just conduit) on plans	5	5
i. Non-roof areas with minimum 29 solar reflectance index (SRI) (+10) <b>Staff comment:</b> In Solution Statement.	10	10
j. Roofing materials with solar reflectance index (SRI) of at least 29 (+5) <b>Staff comment:</b> In Solution Statement	5	5
k. Buildings with a vegetated roof of at least 50% of the roof area (+15) <b>Staff comment:</b> n/a	0	0
<b>Total:</b>	75	75

# **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 [joel.cognevich@gmail.com](mailto:joel.cognevich@gmail.com)

October 23, 2014

Joel Cognevich  
ILE VIE, LLC  
1009 Watson St Rear  
Key West, Florida 33040

**Re: Staff Comments on Year 1 (2013-14) Building Permit Allocation System (BPAS) Application  
1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045)**

Dear Mr. Cognevich:

Thank you for your BPAS Application for two (2) market-rate residential dwelling units on property located at 1028-1030 Truman Avenue. 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. The solution statement does not state which level (i.e., bronze, silver, gold) of green building certificate would be sought. There is also contradictory information in the application (bronze vs. silver). Please clarify and indicate.
2. Originally, the application was submitted with the applicant estimating a BPAS score of +20 points. A revised score sheet was submitted indicating +55 points. The BPAS Certification Form (exhibit D) lists the total estimated points as 50 struck-through and 20 written above it. Please verify which is the intended total BPAS points, and submit corrected forms accordingly.
3. As documentation that the rainwater catchment system prerequisite would be met, please indicate gutters and downspouts channeling rainwater to the cisterns on the plans, as well as the proposed landscape irrigation system or other methods of utilizing the cistern water in accordance with green building methods.

**BPAS Scoring Criteria**

4. Staff has decided to award the +5 points for building more than 1.5' higher than the base flood elevation (BFE) for property located in the X flood zone, which does not have a BFE, if certain requirements are met. Pursuant to [City Code Section 14-38](#), new buildings must have a minimum floor elevation of at least one (1) foot above the crown of the closest street. Please submit proper documentation (such as a survey with grade elevations and elevation plans) demonstrating that the proposed development would meet the requirements for these points.
5. Points for an electric car charging station were claimed, but the plans do not indicate this. Please indicate on the site plan the location of the proposed charging station equipment. Also, the BPAS point summary on the plans lists "0" for this item, but is claimed on the Applicant Estimated Score Sheet (Exhibit C).

6. Points for using high SRI non-roof materials were claimed, but little information is provided and this is not explained in the solution statement. Please provide a description of the materials to be used and indicate which non-roof area would utilize high SRI materials. Please incorporate this into the plans.
7. Points for using high SRI roofing materials were claimed, but little information is provided. Please indicate which roof area would utilized high SRI materials, and describe in greater detail in the solution statement.

**Additional Documentation & Comments**

8. Please submit elevation plans measuring building height from crown of road to the topmost portion of the proposed building as required by City Code Section 122-1149.
9. The site data table on the plans and the site data table (exhibit B) in the application are different. They should be the same. Please correct.
10. The proposed site plan indicate that the roof line would encroach into the 15-foot rear yard setback. The City's LDRs require that setbacks be measured from the property line to the closest portion of a building including roofs. Please either revised the plans to located the entire building outside of the setback; otherwise a variance would be required.

**General Information**

**Draft Rankings:** A preliminary draft copy of the Year 1 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 Monday, November 24, 2014.

**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.keywestcity.com/bpas](http://www.keywestcity.com/bpas).

Sincerely,

**Key West Planning Department**

Office: 305-809-3720

Email: [planning@cityofkeywest-fl.gov](mailto:planning@cityofkeywest-fl.gov)

Web: [www.keywestcity.com/planning](http://www.keywestcity.com/planning)

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

# **Applicant's Response Letter**

1028/1030 Truman BPAS Re-submittal – 13 November, 2014

Below are the changed files we are submitting for our BPAS application on 1028/1030 Truman Avenue. These files were revised/enhanced to address questions and comments dated 23 October, 2014, from City of Key West Planning Department.

Document	Changed?	Special Notes
00 1028-1030 Truman BPAS Submittal Index.pdf	NEW	This document – shows which files are being resubmitted.
02 1028-1030 Truman BPAS Description v2.pdf	Yes	
03 1028-1030 Truman BPAS Solution Statement v2.pdf	Yes	
06 1028-1030 Truman BPAS Elevation Certificate v2.pdf	Yes	Certificate revised to show crown of Truman. See comments page 2, Section D to find the Truman Crown elevation.
08 1028-1030 Truman BPAS Site Data Table v2.pdf	Yes	
09 1028-1030 Truman BPAS Existing Site Plan v2.pdf	Yes	
10 1028-1030 Truman BPAS Proposed Site Plan v2.pdf	Yes	
11 1028-1030 Truman BPAS Floor Plan v2.pdf	Yes	
12 1028-1030 Truman BPAS Estimated Score Sheet v4.pdf	Yes	Score increased per our meeting discussion – evidence of LEED architect on design attached. Score is now 75.
13 1028-1030 Truman BPAS Certification v2.pdf	Yes	
14 1028-1030 Truman BPAS FGCB Score Sheet Silver.pdf	No	Apparently not all Planners saw our final 1 September submission of this file, at Silver level. We are therefore re-submitting.
AKAAN Cognevich-Letter-11-13-2014.pdf	NEW	Proof of LEED architect on design team
AKAAN_Qualifications.pdf	NEW	LEED Firm qualifications
GE Charging Station.pdf	NEW	Brochure of planned electric car charging station
RainXchange-catchment-system-brochure.pdf	NEW	Proposed rain catchment system brochure

The following documents have not changed. You'll find them in our original submission from late August:

Document	Changed?
01 1028-1030 Truman BPAS Application.pdf	No
04 1028-1030 Truman BPAS Warranty Dead.pdf	No
05 1028-1030 Truman BPAS Survey.pdf	No
07 1028-1030 Truman BPAS Verification Form.pdf	No

# Application





# Building Permit Allocation System (BPAS) Application (Year 1: July 1, 2014 – June 30, 2015)

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

## Application Fee: \$1,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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**PLEASE NOTE: A PRE-APPLICATION MEETING IS REQUIRED. THIS APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY.**

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

Name: Joel Cognevich

Mailing Address: 1009 Watson Street REAR

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 713-409-9891 Office: \_\_\_\_\_

Email: Joel.Cognevich@gmail.com

### PROPERTY OWNER:

Name: ILE VIE, LLC, Joel Cognevich Managing Partner

Mailing Address: 1009 Watson Street REAR

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 713-409-9891 Office: \_\_\_\_\_

Email: Joel.Cognevich@gmail.com

### PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1028/1030 Truman St., Key West, FL 33040

Parcel ID/ RE#: 00033280-000000 Alternate Key: 1034045

Zoning District: HNC-1 Size of Site: 5,000 Sq Ft

Density Allowed: 16 DUs per Acre Commercial Floor Area: 4,893

### B. EXISTING DEVELOPMENT:

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

The property is unoccupied. Most recently it housed three separate businesses: a used bookstore, a health club, and a bakery.

1028 Truman was the primary address for the bookstore, which in the oldest building on the site. 1030 Truman was

the primary address for the bakery. The health club spanned the back ¼ of both addresses. A single roof covers both addresses

with no exterior walls between the buildings.

# **Description of Proposed Development and Use**

# 1 DESCRIPTION OF PROPOSED DEVELOPMENT AND USE

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**BUILDING:** 1028/1030 Truman will be redeveloped as two one-bedroom residential units, with 3 off-street covered parking spaces. We intend to keep the historical store-front façade of 1028 Truman and have already begun discussions with Enid Torregrosa on the best way to retain the history. This building was most recently the home of Bargain Books and historically the home of Herb’s Furniture.

Each of the two apartments are two stories with approximately 1,048 S.F. of conditioned living space. The apartments have been designed to incorporate a generous outdoor living space and an open rooftop sundeck. The design aims to encourage use of an indoor/outdoor arrangement by including an operable flexible wall of doors. This flexible opening will invite the outside in, allowing the user to enjoy the expanded sense of space. By creating the flexibility between outdoor and indoor space, the design enhances the experiences of the temperate Key West climate.

The finished ground floor of proposed development will be built 1.75’ above the Truman Avenue crown. Overall building height is planned at 29’-8 7/8” above the crown of Truman Avenue. The proposed development height is in line with both adjacent buildings facing Truman as (left to right) the adjacent properties rise approximately 30’6” and 31’ above the Truman crown.

**SITE:** The site is a 5,000 square foot lot, today covered by two contributing buildings. The two buildings are under one roof. 100% of the site is covered by building or concrete, with the building encroaching onto both the rear neighbor’s and side neighbor’s properties. 1028/1030 Truman is attached to buildings on each side. Where today the site has 0% landscaping, the proposed development will be 39% landscaped with native planting keeping Xeroscape in mind. No invasive Class I exotics will be used. Where today the building has zero set back on all sides the proposed development will meet set back requirements on all sides. Encroachments to neighboring properties will be eliminated.

**INTENT:** Our original intent was to re-develop the site as mixed use commercial/residential, with a small commercial store-front space and two residential units. Key West’s current parking conundrum made this plan impossible. Adding residential units to an existing commercial building requires the site to be brought up to current parking and driveway standards. The site size and shape plus code requirements for permeable surfaces, landscaping, setbacks, parking, and driveways requires a parking variance before a mixed use commercial/residential can be realized. Given the current moratorium on parking variances and a likely 6 month extension to the moratorium, we abandoned our strong desire for a mixed use commercial/residential redevelopment for 1028/1030 Truman.

**CURRENT CONDITION:** The building is currently unoccupied and deteriorating. Trash and homeless people seem to accumulate under the front awning. Recent photos follow:



# **Solution Statement**

## 2 SOLUTION STATEMENT

Our mission with 1028/1030 Truman is to better the community. In doing so, we will address many Key West “community” issues. Pre-requisites for Major Construction projects are noted by an (\*) in the Community Issue Column:

Community Issue	1028/1030 Truman Response
<b>Historic Preservation</b>	Historic building façade retained. Very helpful, healthy discussions with Enid Torregrosa are already underway.
<b>Parking</b>	3 off-street, covered parking spaces will be provided. Today the commercial building provides ZERO off-street parking.
<b>Noise</b>	Building properly insulated and sealed. For our neighbors—a gym used to occupy the rear part of the building, blasting neighbors early morning and late evening with heavy techno music. Neighbors will be protected. For the residents – building will be insulated and sealed, eliminating much of the street noise from busy Truman Avenue.
<b>Waste / Recycling</b>	Rubbish and Recycle bin storage locations provided off-street, with easy street access.
<b>Water Conservation</b>	We will use a vanity water collection system for toilet flushing; all plumbing fixtures to be low-flow.
<b>Future Transportation</b>	Conduit installed at parking area, allowing for easy wiring once a resident needs electricity for electric car charging. Proposed charging station is GE WattStation Wall Mount.
<b>(*) Green Building</b>	The building is designed to minimize energy usage: Silver Certification Level as defined by Florida Green Building Coalition (FBCG); light color and highly reflective materials on roof and siding; exclusive use of on-demand water heaters, contained laundry facilities, and series of other green plans, all documented in a Florida Green Home self-assessment worksheet attached to our BPAS Application.
<b>(*) Flood Protection</b>	Property is located in the X Floodzone; no special flood protection is required. The building will be minimum 1'-0" above the nearest crown of Truman per ordinance: Truman Avenue Crown Elevation = 6.28'; Finished Floor Elevation = 7.75'; therefore building is 1.47' above crown of Truman. HVAC units to be installed on the roof behind a parapet wall.
<b>(*) Stormwater Runoff / Irrigation</b>	Rainwater will be collected in a 2,000 gallon rainwater catchment system. Landscape irrigation will use primarily collected rainwater, reverting to potable water only when the rainwater catchment system is empty. We are strongly considering the RainXchange Rainwater Harvest System, by Aquascape, Inc: <a href="http://www.rainxchange.com">www.rainxchange.com</a> .
<b>Site</b>	Site will include over 60% permeable surface, a vast improvement from the 0% the current use / buildings provide. 39% of the site space will be open/landscaped!
<b>Solar Reflectance – Non-Roof</b>	Subject to HARC approval and permitting, we plan to use the follow materials to balance a need for permeability and solar reflectance. The following materials will each have a Solar Reflectance Index of 29 or better. All other non-roof areas to be vegetated: <ul style="list-style-type: none"> <li>• Driveway – Vegetated concrete open grid pavers, with 40% open space. Pavers will be natural concrete or grey, with a Solar Reflex Index of 35.</li> <li>• Permeable Stepping Stones – Stepping stones are natural stone, light in color, either Limestone or Florida Coral Rock. SRI of natural, light colored stone is generally 60+.</li> <li>• Parking spaces will be under roof/building.</li> <li>• Paved driveway approach, walkway, and bicycle parking – Colored concrete, in a light color, similar to Davis Colors’ Pebble, #641, with an SRI of 39.</li> </ul>
<b>Solar Reflectance -- Roof</b>	Subject to HARC approval and permitting, we plan to use the follow materials for the roof; each material will each have a Solar Reflectance Index of 29 or better: <ul style="list-style-type: none"> <li>• Roof Terrace – Roof pavers, like Tile Tech Pavers’ Cool-Roof Series. Color to be determined, but expected to be in the Gray or Tan pallets, with SRI ratings of 57 or higher.</li> <li>• Built Up Roof – Certaineed Flintastic SA Cap, in color CoolStar, with SRI rating of 93.1.</li> <li>• Anodized Aluminum Trellis Awning – These will be custom made awnings, with a powder coating finish. Color to be determined, though will be at SRI 29 or higher.</li> </ul>

**Deed**

Prepared by and return to:

Barton W Smith, Esq.  
Administrator  
Barton Smith, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2012-118  
Will Call No.:

Parcel Identification No. 00033280-000000

Doc# 1926787 04/01/2013 3:36PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

04/01/2013 3:36PM  
DEED DOC STAMP CL: DS \$2,152.50

Doc# 1926787  
Bk# 2620 Pg# 2290

\$307,500

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 29th day of March, 2013 between William G. Flagg and Agnes I. Flagg, as husband and wife whose post office address is 55 Boca Chica Road, Unit 83, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Ile Vie, LLC, a Florida limited liability company whose post office address is 1030 Truman Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Part of Tract 13, City of Key West, Monroe County, Florida. Commencing at a point on Division Street, 461 feet from the North corner of said Tract and White Street and running Southwesterly 50 feet on Division Street, thence at right angles Southeasterly 100 feet, thence at right angles Northeasterly 50 feet; thence at right angles Northwesterly 100 feet to the Point of Beginning, lying and being in Monroe County, Florida.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Jeff Searey  
Witness Name: Jeff Searey

Madison Labrada  
Witness Name: Madison Labrada

William G. Flagg (Seal)  
William G. Flagg

Jeff Searey  
Witness Name: Jeff Searey

Madison Labrada  
Witness Name: Madison Labrada

Agnes I. Flagg (Seal)  
Agnes I. Flagg

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of March, 2013 by William G. Flagg and Agnes I. Flagg, who  are personally known or  have produced a driver's license as identification

[Notary Seal]



Madison Labrada  
Notary Public

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

My Commission Expires: \_\_\_\_\_

MONROE COUNTY  
OFFICIAL RECORDS



# Survey

# MAP OF BOUNDARY SURVEY PART OF TRACT 13 CITY OF KEY WEST MONROE COUNTY, FLORIDA



NORTH  
ASSUMED FROM LEGAL DESCRIPTION

SCALE: 1" = 10'

LEGAL DESCRIPTION PROVIDED - O.R. BOOK 1418, PAGE 343

Part of Tract 13, City of Key West, Monroe County, Florida. Commencing at a point on Division Street, 461 feet from the north corner of said Tract and White Street and running Southwesterly 50 feet on Division Street, thence at right angles Southeasterly 100 feet, thence at right angles Northeasterly 50 feet; thence at right angles Northwesterly 100 feet to the Point of Beginning.

DESCRIPTION OF PARCEL SURVEYED - AUTHORED BY UNDERSIGNED

On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Tract 13: Commencing at a point on the Southeast side of Division Street (now Truman Avenue) distant from the corner of Varela and Truman Avenue 160.67 feet, and running thence along Truman Avenue in a Southwesterly direction for a distance of 50 feet; thence at right angles in a Southeasterly direction for a distance of 100 feet; thence at right angles in a Northeasterly direction for a distance of 50 feet; thence at right angles in a northwesterly direction for a distance of 100 feet back to the Point of Beginning on Truman Avenue.



LOCATION MAP - NTS

BEARING BASE:  
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
1028-1030 TRUMAN AVE.  
KEY WEST, FL 33040

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	PC = POINT OF CURVE	TS = TRAFFIC SIGN
BO = BLOW OUT	FND = FOUND	PCC = POINT OF COMPOUND	TYP = TYPICAL
C = CALCULATED	FO = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	UEASE = UTILITY EASEMENT
C&G = 2' CONCRETE CURB & GUTTER	FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	UPC = CONCRETE UTILITY POLE
CB = CONCRETE BLOCK	GB = GRADE BREAK	PK = PARKER KALON NAIL	UPM = METAL UTILITY POLE
CBW = CONCRETE BLOCK WALL	GI = GRATE INLET	PM = PARKING METER	UPW = WOOD UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GL = GROUND LEVEL	POB = POINT OF BEGINNING	VB = VIDEO BOX
CI = CURB INLET	GW = GUY WIRE	POC = POINT OF COMMENCEMENT	WDF = WOOD FENCE
CL = CENTERLINE	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE	WL = WOOD LANDING
CLF = CHAINLINK FENCE	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT	WM = WATER METER
CM = CONCRETE MONUMENT	IR = IRON ROD		WRACK LINE = LINE OF DEBRIS ON SHORE
CONC = CONCRETE	L = ARC LENGTH		
C/S = CONCRETE SLAB	LE = LOWER ENCLOSURE	PT = POINT OF TANGENT	
CVRD = COVERED	LS = LANDSCAPING	R = RADIUS	TREES-
D = DEED	M = MEASURED	ROL = ROOF OVERHANG LINE	TBW = BUTTWOOD
DEASE = DRAINAGE EASEMENT	MB = MAILBOX	ROWL = RIGHT OF WAY LINE	TGL = GUMBO LIMBO
DELTA = DELTA ANGLE	MHWL = MEAN HIGH WATER LINE	R/W = RIGHT OF WAY	TMA = MAHOGANY
DMH = DRAINAGE MANHOLE	MTLF = METAL FENCE	SCD = SANITARY CLEAN-OUT	TO = OAK
EB = ELECTRIC BOX	NAV = NORTH AMERICAN VERTICAL DATUM	SMH = SANITARY MANHOLE	TPA = PALM
EL = ELEVATION	(1988)	SPV = SPRINKLER CONTROL VALVE	YPAO = COCONUT PALM
ELEV = ELEVATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SV = SEWER VALVE	TPON = ROYAL POINCIANA
EM = ELECTRIC METER	(1929)	TB = TELEPHONE BOX	TSCH = SCHEFFLERA
ENCL = ENCLOSURE	NTS = NOT TO SCALE	TBM = TIDAL BENCHMARK	TSG = SEAGRASS
FEE = FINISHED FLOOR ELEVATION	OW = OVERHEAD WIRES	TCH = TELEPHONE MANHOLE	TUNK = UNKNOWN
FH = FIRE HYDRANT	P = PLAT	TOB = TOP OF BANK	
		TOS = TOE OF SLOPE	

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -  
SEE ABOVE

CERTIFIED TO -  
ERIC MEALUS & JOEL COGNEVICH  
1009 WATSON STREET REAR  
KEY WEST, FL 33040

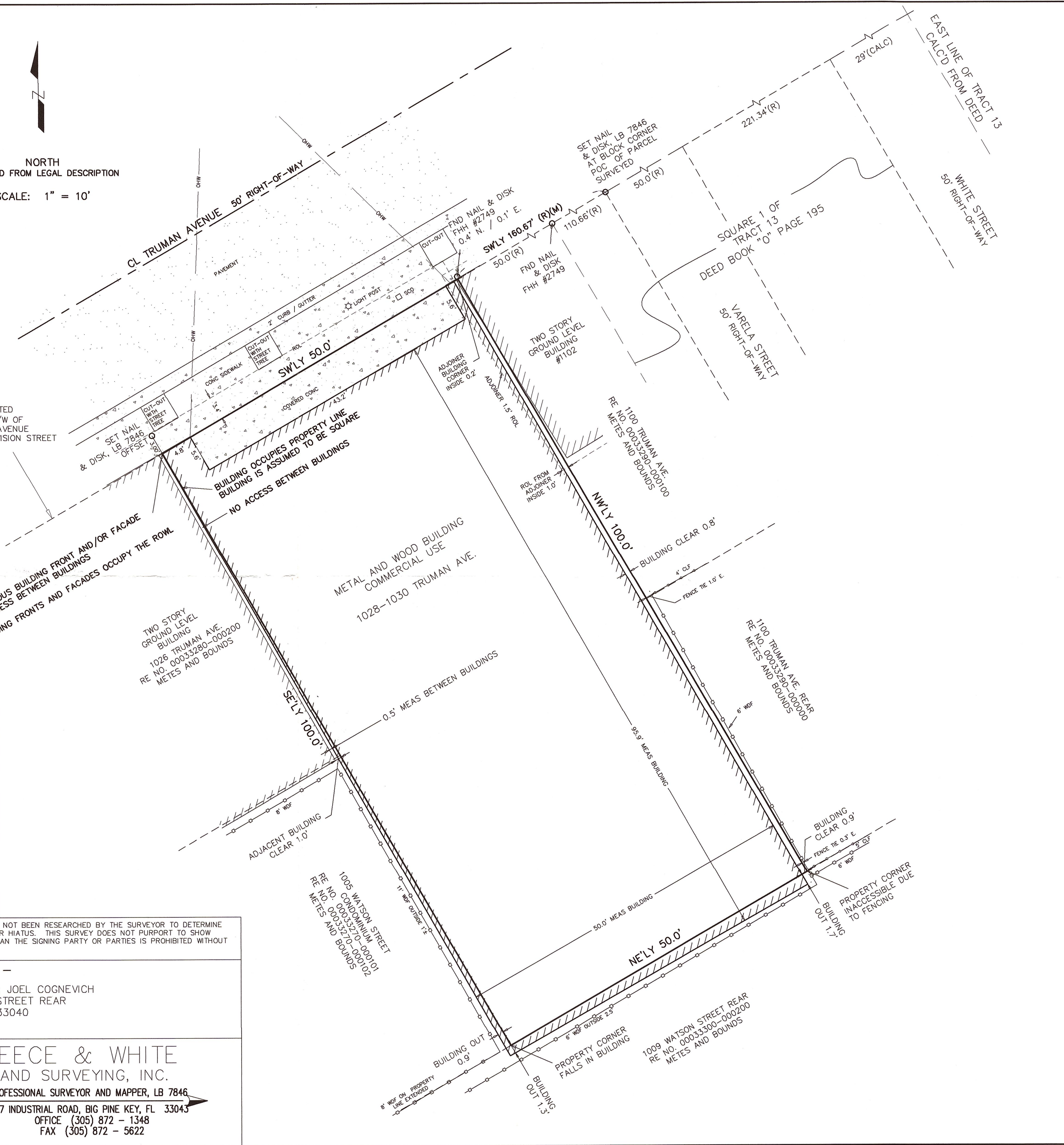
SCALE: 1"=10'  
FIELD WORK DATE: 01/04/13  
REVISION DATE: -/-/  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RW  
INVOICE #: 13010202

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

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

JOE ROBERT WHITE, LS 6888, PROFESSIONAL SURVEYOR AND MAPPER

REECE & WHITE  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



# **Flood Elevation Certificate**

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name ILE VIE, LLC		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1028 Truman Avenue		Policy Number:	
City Key West State FL ZIP Code 33040		Company NAIC Number:	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) KW GWYNN SUB, PT of TR 13, Parcel No. 00033280-000000			

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 24 33'14.9"N Long. 81 47'32.5"W Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>n/a</u>	sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>n/a</u>	
c) Total net area of flood openings in A8.b	<u>n/a</u>	sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

A9. For a building with an attached garage:

a) Square footage of attached garage	<u>n/a</u>	sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>n/a</u>	
c) Total net area of flood openings in A9.b	<u>n/a</u>	sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State Florida	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) -

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: Basic Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>7.22</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>8.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>5.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments.

Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State FL ZIP Code 33040
Signature	Date 11/7/14 Telephone 305-293-0466

PLACE SEAL HERE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1028 Truman Avenue		Policy Number:
City Key West	State Fl	ZIP Code 33040
		Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

Comments A5. Lat. and Long. obtained using hand held G.P.S. C2.e) Hot water heater at elevation 8.5'. Per owner request crown of road (Truman Avenue) at elevation 6.48'.

Signature

Date 11/7/14

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments \_\_\_\_\_

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments \_\_\_\_\_

Check here if attachments.

# Building Photographs

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1028 Truman Avenue

Policy Number:

City Key West

State FL

ZIP Code 33040

Company NAIC Number:

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



Front View (8/21/14)



Rear View (8/21/14)

# **Licensing Records for Existing Dwelling Units**

Type information, press Enter.

Last activity:

Business control . . . . . 5150

Updated: 10/17/12 by KEYWKGP

Business name & address

BARGAIN BOOKS  
1028 TRUMAN AVE  
KEY WEST FL 33040

Mailing address

1028 TRUMAN AVE  
KEY WEST FL 33040

License number . . . . . : 12 00005144

Appl, issue, expir . . . . . : 92611 92611 93012

License status (F4) . . . . . : IN INACTIVE

Classification (F4) . . . . . : IIC RETAIL/MAILORDER/WHSALE 2,001-5,000 SF

Exemption (F4) . . . . . :

License comments . . . . . : RETAIL: BOOKS, VIDEOS

License restrictions . . . . . :

Gross receipts . . . . . :

Reprint this license . . N Y=Yes, N=No

Additional charges . . N Y=Yes, N=No

Extra requirements . . N \* Y=Yes, N=No

Miscellaneous . . N Y=Yes, N=No

Sub codes . . . . N Y=Yes, N=No

More...

F3=Exit F5=Code description F9=Applicant/Qualifier  
F10=Business maintenance F12=Cancel

F24=More keys

Note: Only commercial use. No residential units.



Type information, press Enter.

Last activity:

Business control . . . . 10494

Updated: 05/27/14 by KEYWKGP

Business name & address

ABLE BODY FITNESS CENTER

1030 TRUMAN AVE

KEY WEST

FL 33040

Mailing address

1028 TRUMAN AVE

KEY WEST

FL 33040

License number . . . . : 12 00012708

Appl, issue, expir . . . : 91211 91211 93012

License status (F4) . . : IN INACTIVE

Classification (F4) . . : 12C SERVICE - GENERAL

Exemption (F4) . . . .

License comments . . . . FITNESS CENTER

License restrictions . . .

Gross receipts . . . .

Reprint this license . N Y=Yes, N=NO

Additional charges . . N Y=Yes, N=No

Extra requirements . . N \* Y=Yes, N=No

Miscellaneous . . N Y=Yes, N=No

Sub codes . . . . N Y=Yes, N=No

More...

F3=Exit F5=Code description

F9=Applicant/Qualifier

F10=Business maintenance

F12=Cancel

F24=More keys

Location ID: 15991 Addr: 1030 TRUMAN AVE  
Cycle/Route: 03 13

Type options, press Enter.

2=Service characteristics    3=Surcharge info    5=Display    7=Rate group  
8=User-defined program

Service

Opt	Code	Description
-	SE	SEWER 80%
-	SL	SEWER BASE CHARGE
-	SW	STORM WATER

F3=Exit    F6=General loc info    F7=Misc info    F8=Svc order inq    F9=Cust hist  
F10=Recurring charge    F12=Cancel    F24=More keys

Bottom

**Verification and  
Authorization Forms  
(Exhibit A)**

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, ERIC MEALUS  
Joel Cognevich, in my capacity as Managing Member  
(print name) (print position; president, managing member)  
of ILE VIE, LLC  
(print name of entity serving as Authorized Representative)

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:

1028/1030 Truman Street, 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.

[Signature]  
Signature of Authorized Representative

Eric Mealus

Subscribed and sworn to (or affirmed) before me on this 25 AUG 2014  
by date

JOEL COGNEVICH  
Name of Authorized Representative

ERIC MEALUS

He/She is personally known to me or <sup>They</sup> has presented FL. DE. LIC # M420-204-61-455-0 as identification.  
FL. DE. LIC. C 251-437-63-027-0

Richard Puente  
Notary's Signature and Seal

Richard Puente  
Name of Acknowledger typed, printed or stamped



FF 067969  
Commission Number, if any



## Detail by Entity Name

### Florida Limited Liability Company

ILE VIE, LLC

### Filing Information

<b>Document Number</b>	L13000036925
<b>FEI/EIN Number</b>	46-4473814
<b>Date Filed</b>	03/11/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1009 WATSON STREET REAR  
KEY WEST, FL 33040

### Mailing Address

1009 WATSON STREET REAR  
KEY WEST, FL 33040

Changed: 06/17/2014

### Registered Agent Name & Address

COGNEVICH, JOEL  
1009 WATSON STREET REAR  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

COGNEVICH, JOEL  
1009 WATSON STREET REAR  
KEY WEST, FL 33040

Title MGRM

MEALUS, ERIC  
1009 WATSON STREET REAR  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	02/21/2014

**Document Images**

[02/21/2014 -- ANNUAL REPORT](#)

View image in PDF format

[03/11/2013 -- Florida Limited Liability](#)

View image in PDF format

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[Frs | whkwE #dqg#Sulydf | #Srdflnv](#)

[Vwdwh#:##rculgd/#G hsdwq hqw#:##Vwdwh](#)

**Plans and  
Site Data Table  
(Exhibit B)**



# Exhibit B – Site Data Table

## 2014 Application for BPAS

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### SITE DATA TABLE – 1028/1030 Truman

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	HNC-1			
Flood Zone	X			
Size of Site	4,000 S.F. min	5,000 S.F.	5,000 S.F.	N
Height	35'	20'	29'-8 7/8"	N
Front Setback	5'	0'	7.5'	N
Side Setback	5'	0'	5'	N
Side Setback	5'	0'	5'	N
Street Side Setback	7.5'	0'	N/A	N
Rear Setback	15'	0'	15'	N
Residential Floor Area		0'	2,096 S.F.	N
Density	16 D.U./ACRE	0 D.U.	2 D.U.	N
Commercial Floor Area		4,893 S.F.	0	N
F.A.R (Commercial)	1.0	0.9786; 4,893 S.F.	0	N
Building Coverage	50%	98%; 4,893 S.F.	33%; 1,630 S.F.	N
Impervious Surface	60%	0%	39%; 1,917 S.F.	N
Parking	2 Spaces	0 Spaces	3 Spaces	N
Handicap Parking		0 Spaces	0 Spaces	N
Bicycle Parking		0 Spaces	3 Spaces	N
Open Space/ Landscaping	35%	0%; 0 S.F.	39%; 1,969 S.F.	N
Number and type of units		1 Commercial	2 Residential	N
Consumption Area or Number of seats		0	0	N

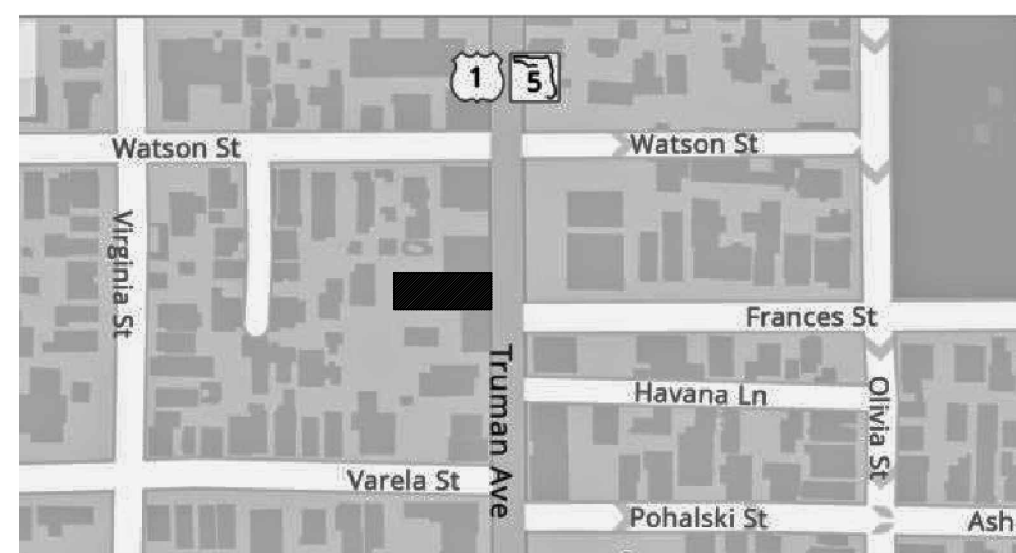


DATE	ISSUE
29 AUG 2014	FOR BPAS APPLICATION
12 NOV 2014	FOR BPAS APPLICATION

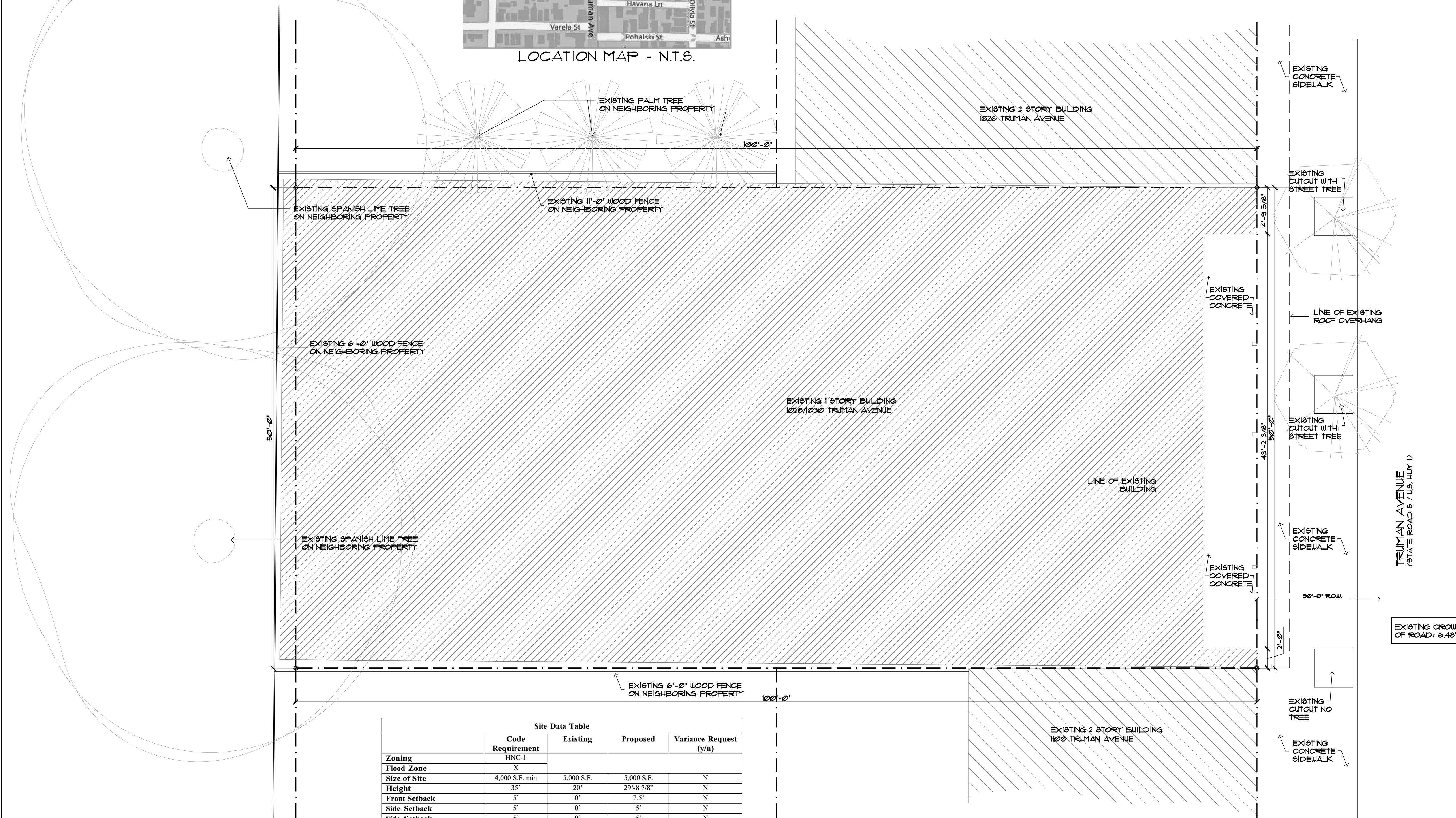
NO.	DATE	REVISION
1	11 NOV 2014	STAFF COMMENTS

PROJECT# - 2014-002

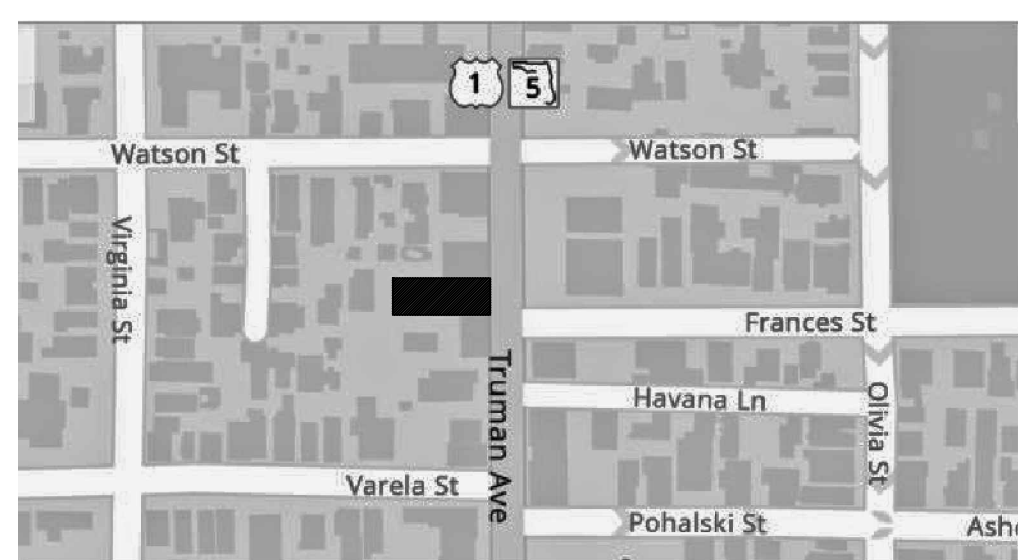
These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.



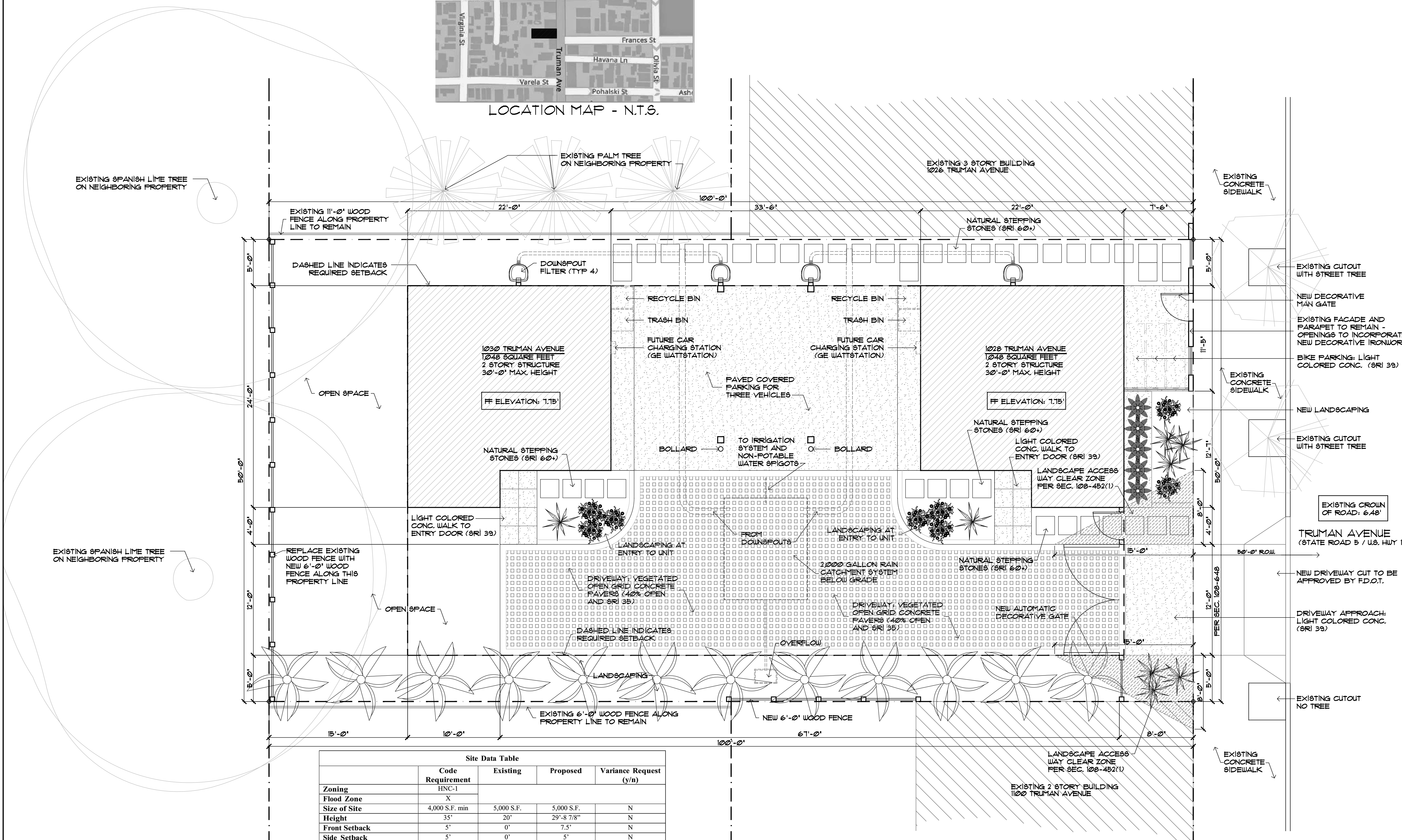
LOCATION MAP - N.T.S.



Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HNC-1			
Flood Zone	X			
Size of Site	4,000 S.F. min	5,000 S.F.	5,000 S.F.	N
Height	35'	20'	29'-8 7/8"	N
Front Setback	5'	0'	7.5'	N
Side Setback	5'	0'	5'	N
Side Setback	5'	0'	5'	N
Street Side Setback	7.5'	0'	N/A	N
Rear Setback	15'	0'	15'	N
Residential Floor Area		0'	2,096 S.F.	N
Density	16 D.U./ACRE	0 D.U.	2 D.U.	N
Commercial Floor Area		4,893 S.F.	0	N
F.A.R. (Commercial)	1.0	0.9786; 4,893 S.F.	0	N
Building Coverage	50%	98%; 4,893 S.F.	33%; 1,630 S.F.	N
Impervious Surface		0%	39%; 1,917 S.F.	N
Parking	2 Spaces	0 Spaces	3 Spaces	N
Handicap Parking		0 Spaces	0 Spaces	N
Bicycle Parking		0 Spaces	3 Spaces	N
Open Space/ Landscaping	35%	0%; 0 S.F.	39%; 1,969 S.F.	N
Number and type of units		1 Commercial	2 Residential	N
Consumption Area or Number of seats		0	0	N



LOCATION MAP - N.T.S.



Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	HNC-1			
Flood Zone	X			
Size of Site	4,000 S.F. min	5,000 S.F.	5,000 S.F.	N
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Side Setback	5'	0'	5'	N
Street Side Setback	7.5'	0'	N/A	N
Rear Setback	15'	0'	15'	N
Residential Floor Area		0'	2,096 S.F.	N
Density	16 D.U./ACRE	0 D.U.	2 D.U.	N
Commercial Floor Area		4,893 S.F.	0	N
F.A.R. (Commercial)	1.0	0.9786; 4,893 S.F.	0	N
Building Coverage	50%	98%; 4,893 S.F.	33%; 1,630 S.F.	N
Impervious Surface	60%	0%	39%; 1,917 S.F.	N
Parking	2 Spaces	0 Spaces	3 Spaces	N
Handicap Parking		0 Spaces	0 Spaces	N
Bicycle Parking		0 Spaces	3 Spaces	N
Open Space/ Landscaping	35%	0%; 0 S.F.	39%; 1,969 S.F.	N
Number and type of units		1 Commercial	2 Residential	N
Consumption Area or Number of seats		0	0	N

DATE	ISSUE
29 AUG 2014	FOR BPAS APPLICATION
12 NOV 2014	FOR BPAS APPLICATION

NO.	DATE	REVISION
1	11 NOV 2014	STAFF COMMENTS

PROJECT# - 2014-002

These are conceptual drawings and are intended to provide a means of communication between the designer and review boards. These drawings are NOT intended to be used for construction, but may be used for exploring design concepts, preliminary cost estimates, approval by review boards, and a basis for the preparation of finished working drawings.



**Applicant's Estimated  
BPAS Score Sheet  
(Exhibit C)**



# Exhibit C - Applicants Estimated Score Sheet

## 2014 Application for BPAS Unit(s)

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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:** Joel Cognevich **Site Address:** 1028/1030 Truman

**Number and type of Units Requested:** Market Rate 2 Affordable \_\_\_\_\_

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

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

*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 <u>+5</u>  |
| 2  | Voluntarily providing affordable housing units (+10)   | Points _____      |
| 3  | Achieving Green Building Certification Upgrade 1 (+30)   | Points <u>+30</u> |
| 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 <u>+10</u> |
| 7  | Design by a LEED accredited architect (+10)  | Points <u>+10</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 | Using light colored, high reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5)                  | Points <u>+5</u>  |
| 11 | Designing the buildings with a vegetated roof of at least 50% of the roof area (+15)   | Points _____      |

**TOTAL ESTIMATED POINTS** +75

**BPAS Certification Form  
(Exhibit D)**




# Exhibit D – BPAS Certification Form 2014 Application for BPAS Unit(s)

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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 +75. 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.

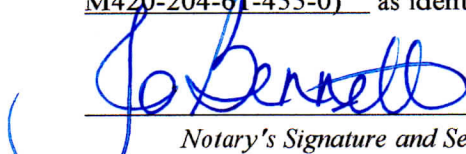
 Eric D. Mealus  
Signature of applicant

13 Nov 2014  
Date

Joel Cognevich and Eric Mealus  
Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 13<sup>th</sup> day of November, 20 14,  
by Joel S. Cognevich and Eric D. Mealus (name of person signing the application)  
as officers (type of authority... e.g. officer, manager/member, trustee,  
attorney)  
for ILE VIE, LLC (name of entity or party on behalf of whom application was  
executed).

He/~~She~~ is personally known to me or has presented Florida Drivers Licenses (Joel – C251-437-63-027-0, Eric – M420-204-61-455-0) as identification.

  
Notary's Signature and Seal

SEAL

Jo Bennett  
Name of Acknowledger typed, printed or stamped



EE 097995  
Commission Number, if any

**LEED or FGBC Score Sheet  
(Exhibit E)**



**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 Yes 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 Yes Home site does not border natural water body

**Prerequisite 3: No Invasive Exotic Species**

- P3.1 Yes Landscape Considerations
  - New Is the landscape existing or new

**CATEGORY 1: ENERGY**

Category Minimum 30 / Category Maximum 75

**HERS Index - Energy Rating**

E1.1 **0** 3 - 75 **Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80**

**No** :Does the Home have a confirmed HERS Index  
**78** :Confirmed HERS Index

**Design, Finishes, Amenities**

E2.1	<b>1</b>	1	<b>Thermal Bypass Inspection</b>
E2.2	<b>1</b>	1	Ductwork joints sealed with mastic
E2.3	-	1	<b>Ductwork smoke tested allowing leaks to be sealed prior to drywall</b>
E2.4	<b>1</b>	1	Cross vent and ceiling fans code credit
E2.5	<b>1</b>	1	Roofed porch, Min 100ft <sup>2</sup> AND 3 sides open
E2.6	<b>0</b>	1	Passive solar space heating system
E2.7	<b>1</b>	1	Passive solar day-lighting
E2.8	-	1	Deciduous trees on south
E2.9	<b>0</b>	1 - 4	House shaded on east and west by trees 0 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	-	1	Washer and dryer outside of conditioned space
E2.11	<b>1</b>	1	Floor joist perimeter insulated and sealed
E2.12	<b>1</b>	1	Light colored exterior walls (80% minimum) <b>50</b> Enter the Solar Reflective Index (SRI) of Paint
E2.13	<b>2</b>	1 - 2	Light colored interior walls, ceilings, carpet/floors <b>Yes</b> all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <b>29</b> Enter the Light Reflectance Value (LRV) of Paint <b>Yes</b> bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <b>29</b> Enter the Light Reflectance Value (LRV) of Paint
E2.14	<b>1</b>	1	Max 100W fixtures in bathrooms
E2.15	<b>0</b>	1	Pre-plumb for solar hot water
E2.16	<b>0</b>	2	<b>Install a State Certified rated solar hot water system</b>
E2.17	<b>1</b>	1	Compact hot water distribution
E2.18	<b>1</b>	1	<b>Insulate all hot water pipes</b>
E2.19	<b>1</b>	1	Energy-efficient clothes dryers
E2.20	<b>1</b>	1	Energy-efficient ovens/ranges
E2.21	<b>1</b>	1	Energy Star® clothes washers
E2.22	N/A	1	Efficient well pumping
E2.23	<b>1</b>	1	Efficient envelope volume <b>1880</b> Total Gross Wall Area <b>1000</b> Conditional Square Footage <b>2</b> Number of Stories
E2.24	<b>1</b>	1	Dwelling unit attached, zero lot-line, row house
E2.25	-	2	Recessed, sealed IC fixtures
E2.26	<b>3</b>	3	Energy Star® Advanced Lighting Package
E2.27	<b>2</b>	2	Outdoor lights are energy efficient.
E2.28	<b>1</b>	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.29	-	1	Energy Efficient Sheathing

**24** 112 Total Points

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

Name of HERS Rater:  0  
 Certifying Agent Category 1:  0

**CATEGORY 2: WATER**

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

**W1 Fixtures**

W1.1	3	2 - 3	Water saving clothes washer 3.9 : 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	1	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	2	1 - 3	Greywater System Installed
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**W3 Rainwater Harvesting**

W3.1	3	1 - 3	Rainwater Harvesting System installed
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**W4 Reclaimed Water Reuse**

W4.1	2	2	Water for irrigation
W4.2	-	2	Meter on reclaimed irrigation system
W4.3	0	2	Volume-based pricing arrangement
W4.4	-	2	For toilet flushing

**W5 Installed Landscape**

W5.1	2	2	Drought-tolerant turf, no turf in densely shaded areas
W5.2	1	1 - 3	60%, 80%,100%, of plants/trees from drought-tolerant list 60% :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	0	1	Mulch applied 3 - 4 inches deep around plants / no volcano mulch
W5.8	1	1	Non-Cypress mulch used
W5.9	0	2	Soil tested and amended where necessary

**W6 Installed Irrigation**

W6.1	-	10	No permanent installed irrigation system
W6.2	0	2	Innovative irrigation technology
W6.3	3	3	Irrigated land according to FGBC standard Yes Separate zones for turf and landscape beds - multi program controller Yes High-volume irrigation does not exceed 60% of landscape area Yes Head to head coverage for rotor/spray heads Yes Correctly installed Micro-irrigation in landscape beds and narrow areas Yes 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	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.6	0	2	High volume irrigated areas have matched precipitation rates
W6.7	1	1	Pop-up sprinkler heads significantly rise above turf grass height

**W7 Additional Water Certification Requirements**

W7.1	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.2	0	2	Florida Friendly Landscape™ Program New Construction Certification
	33	57	Total Points

**33** 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	0	2	Home within a certified green local government
LC1.3	0	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
			1/2 Mile away from basic community resources
			Yes Arts and entertainment center
			Yes Bank
			Yes Community or civic center
			Yes Convenience store
			Yes Daycare center
			Yes Fire station
			Yes Fitness center or gym
			Yes Laundry or dry cleaner
			Yes Library
			Yes Medical or dental office
			Yes Pharmacy
			Yes Police station
			No Post office
			Yes Place of worship
			Yes Restaurant
			Yes School
			Yes Supermarket
			Yes Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.8	0	2	Site located in small lot cluster development
LC1.9	0	2	Brownfield site
	7	21	Total Points

**7** 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	Maximize tree survivability
S1.2	0	1 - 2	Minimize soil compaction Restrict all construction equipment from driving on site during construction except for 0
S1.3	-	2	Replant or donate removed vegetation
S1.4	0	1 - 9	Preserve or create wildlife habitat / shelter 0 % of property that was created or preserved as a wildlife habitat or shelter

**On Site Use of Cleared Materials**

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

**Erosion Control / Topsoil Preservation**

S3.1	2	2	Develop an erosion control site plan
S3.2	0	1	Stabilize disturbed soil
S3.3	0	2	Stage disturbance
S3.4	1	1	Control sediment runoff during construction
S3.5	1	1	Save and reuse any removed topsoil

**Drainage / Retention**

S4.1	0	2	Onsite designated retention area
S4.2	0	2	Direct filtered rooftop runoff to planted area(s)
S4.3	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area) Partial Pervious 40 % Pervious Material 1043 Coverage Area (sq. ft.) 417.2 Equivalent Pervious Area --> 2 Total points for pervious area
			5000 Total Lot Area (sq. ft.) 2041 100% Pervious sq. ft. 2458.2 Equivalent Pervious Area (semi-pervious)
	7	34	Total Points

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

Certifying Agent Category 4:

0

**CATEGORY 5: HEALTH**

Category Minimum 15 / Category Maximum 35

**Combustion**

H1.1	3	3	Detached garage/carport OR air barrier between living space & garage AND no air handler or ducts in garage																				
H1.2	0	1	Garage (attached or detached)- exhaust fan on motion sensor and timer																				
H1.3	0	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																				
			<table border="0"> <tr> <td></td> <td></td> <td>Space Heating</td> <td>Water Heating</td> </tr> <tr> <td></td> <td></td> <td>Yes Electric</td> <td>Yes Electric</td> </tr> <tr> <td></td> <td></td> <td>N/A Sealed combustion equipment</td> <td>N/A Sealed combustion equipment</td> </tr> <tr> <td></td> <td></td> <td>N/A Sealed combustion closet</td> <td>N/A Sealed combustion closet</td> </tr> <tr> <td></td> <td></td> <td></td> <td>N/A Outside of conditioned space</td> </tr> </table>			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
		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	0	1	Drainage tile on and around top of footing
H2.2	0	1	Drainage board for below grade walls
H2.3	0	1	Gravel bed beneath slab on grade floors
H2.4	1	1	Seal slab penetration
H2.5	1	1	Capillary break between foundation and framing
H2.6	0	3	Central dehumidification system
H2.7	0	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	2	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	0	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	0	1 - 3	Universally designed living area
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**Ventilation**

H6.1	-	2 - 4	Controlled mechanical ventilation
H6.2	0	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	1	1	Laundry rooms inside conditioned space must have a make-up air source
H6.7	0	3	Whole house positive filtration
H6.8	0	1 - 2	Efficient HVAC filter
H6.9	0	1	HVAC filter easily accessible
H6.10	0	1	Install screens on all windows and doors
H6.11	0	1	Manual D duct design
	21	52	Total Points

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

Certifying Agent Category 5:

0

**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 N/A homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified N/A home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.3	N/A	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	N/A	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	0	1 - 3	Locally produced materials 0 minimum 80% of all new windows & doors are from local manufacturers & are operable 0 50% of all doors are reused doors or 50% of all windows are reused windows 0 80% of all structural components are from local sources - includes panelized & modular systems

**Waste Reduction**

M2.1	N/A	3	Resource efficient wall system with integral insulation
M2.2	N/A	2	Develop a construction and demolition waste management plan
M2.3	3	2 - 4	Implement job site waste management 3 # of items implemented a,b,e List items (i.e.: a, b, c, etc.)
M2.4	N/A	1	Compost bin/built in collection of recyclables
M2.5	0	1 - 2	Engineered roof and floor components N/A 80% of floor (or code allowance) N/A 80% of roof (or code allowance)
M2.6	N/A	1	Finger jointed or laminated products
M2.7	N/A	1	Eco-friendly trim
M2.8	1	1	Perimeter based on 2 foot dimensions
M2.9	-	1	Over 50% of each interior wall adheres to a 2' layout
M2.10	N/A	1	Stack framing
M2.11	1	1	2-stud corners with drywall clips
M2.12	N/A	1	T-wall with drywall clips

**Durability**

M3.1	-	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.2	N/A	1	Large overhangs (eave and gable)
M3.3	1	1	Air admittance vents
M3.4	1	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.5	1	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	1	1	Access panel to non-accessible plumbing fixture installed
M3.11	1	1	Laundry room below living floor or drain installed
	15	47	Total Points

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

Certifying Agent Category 6:

0

**CATEGORY 7: DISASTER MITIGATION**

Category Minimum 5 / Category Maximum 30

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

DM1.1	-	2	Safe room
DM1.2	2	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	-	2	Secondary water protection installed on roof
DM1.7	-	2	Adhesive applied to roof sheathing
DM1.8	-	5	Comply with Fortified For Safer Living Standards

**Flood (must incorporate all three)**

DM2	3	3	Yes Yes Yes	Finished floor level at least 12" above 100 yr flood plain Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor
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**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 - 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	12	10	DM 5.1: Chemical Soil Treatment Used No Yes Yes Yes No	Exterior cladding installed to prohibit intrusion Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2') Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent Irrigation/sprinkler water does not hit building Damage replacement warranty issued and available for annual renewal
<b>OR</b>				
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
<b>OR</b>				
DM 5.3		12	DM 5.3: Treated wood products Yes	All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.4	- 21	1 38		80% of Cellulose insulation used is Borate treated Total Points

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

Certifying Agent Category 7:

0



**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)  
**1,049** :square feet of conditioned area

**Adaptability**

G2.1 **0** 2 Roof trusses designed for addition  
 G2.2 **0** 1 - 2 Unfinished rooms  
 G2.3 **0** 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 **N/A** 10 **Remodeling structure (HERS Index < 80)**  
 G4.2 **N/A** 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 **N/A** 2 Roof to wall connection upgrades

**Other**

G5.1 **1** 1 - 2 Home builder/designer/architect/landscape architect member of FGBC  
**1** :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 **0** 2 Minimum 1 hour Hands on training provided to homeowner  
 G5.4 **1** 1 Plan for edible landscape/food garden  
 G5.5 **0** 2 Guaranteed energy bills  
 G5.6 **0** 1 - 5 **INNOVATIVE CREDITS**

Description of innovation:

**0**

**24** 49 Total Points

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

Certifying Agent Category 8:

**0**

**FGBC Home Score**

Category	Your Score	Required Min - Max
Category 1: Energy	24	30 - 75
Category 2: Water	33	15 - 40
Category 3: Lot Choice	7	0 - 15
Category 4: Site	7	5 - 30
Category 5: Health	21	15 - 35
Category 6: Materials	15	10 - 35
Category 7: Disaster Mitigation	21	5 - 30
Category 8: General	24	0 - 40

Total: **152**

Total Need: **106**

**Certified Home Score 146**

Certification Level: **Silver**

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

Home Address

0

0