

Year 11 BPAS



1409 UNITED STREET
1 MARKET-RATE UNIT



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION
 (YEAR 11: JULY 1, 2023 – JUNE 30, 2024) – MARKET RATE
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040
 Phone: 305-809-3764
 Website: www.cityofkeywest-fl.gov

RECEIVED
 NOV 03 2023
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 BY:

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Application Fee Schedule	
★ Small project – (1-4 units)	\$ 1,212.75
Mid-size project – (5-10 units)	\$ 2,425.50
Large projects – (greater than or equal to 11 Units)	\$ 3,638.25

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: Eric J. Osmundson and Angel M. Osmundson
 Mailing Address: 2900 North Roosevelt Blvd, Key Plaza UPS store #215
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 651 431 0436
 Email: eric@osmundsonland.com / repairs11@gmail.com

PROPERTY OWNER:

Name: Eric J. Osmundson
 Mailing Address: Same as above
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 651 431 0436
 Email: Same as above 2x

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1405 United Street, Key West, FL 33040
 Parcel ID RE#: ~~103.0552~~ 000.35690 - 000 000 Alternate Key: 103.6552
 Zoning District: Historic Medium Density Parcel Size: 4004 sf
 Permitted Density: 16 units/acre Commercial Floor Area: 0 sf



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PROPERTY OWNER:

Name: Eric J. Osmundson
 Mailing Address: same as above
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: 651 431 0436
 Email: same as above

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1407 United Street, Key West, FL 33040
 Parcel ID RE#: ~~103-6579~~ ^{000.35710-} 000000 Alternate Key: 103.6579
 Zoning District: Historic Medium Density Parcel Size: 4004 sf
 Permitted Density: 16 units/acre Commercial Floor Area: 0 sf



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

(YEAR 11: JULY 1, 2023 - JUNE 30, 2024) - MARKET RATE

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

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u9

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PROPERTY OWNER:

Name: Eric J. Osmundson

Mailing Address: same as above

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 651 431 0436

Email: same as above

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1409 United Street, Key West, FL 33040

Parcel ID RE#: ~~713.6609~~ 000.35740 Alternate Key: 103.6609

Zoning District: Historic Medium Density Parcel Size: 3960 sf

Permitted Density: 16 units/acre Commercial Floor Area: 0 sf

U5 U7 U9

B. EXISTING DEVELOPMENT:

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

- 1485) (1) Residential Apartment / Rented MTM Workforce Home
- 1487) (1) Residential Apartment Home / Rented MTM Workforce
- 1489) (1) Dilapidated ~~Garage~~ + (1) In Ground Pool Garage

EXISTING AND PROPOSED DWELLING UNIT INFORMATION			
Dwelling Unit Description	NUMBER OF DWELLING UNITS:		
	EXISTING	LICENSED RECOGNIZED	PROPOSED
Market-Rate Residential Dwelling Unit(s)*	(2)	(2)	(5)
Affordable Residential Dwelling Unit(s)	0	0	0
Transient Unit(s)	0	0	N/A
Accessory Dwelling Unit(s)	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested	(2)	(2)	(5)

**Pursuant to Ordinance 23-03 and 23-04, 75% of units allocated following Year 10 shall be deed restricted affordable, including any units recovered by the City due to failure to obtain building permits within two years of a BPAS award, or otherwise voluntarily released to the City. Deed restricted affordable allocations shall not have a maximum annual allocation limit.*

- Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land Development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

Is this property located within a Historic Zoning District?

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

Are buildings on the property listed as contributing historic structures?

Is the proposal for mixed residential and commercial use?

Are density bonuses proposed?

Advanced affordable allocation request?

Will the allocation require development review?

Yes No

If yes, please specify what type of development review will be required:

- 1) Tear down all (3) existing structures, tear out existing pool
- 2) Replace with (5) Townhome / Condo units, all with pools
- 3) Post Condo / Townhome Sales, Osmondson Land Company, LLC will manage all (5) Buildings to be WORKFORCE HOUSING (5) units

Variance(s)	Need 283.25 sf land for	Yes
Lawful Unit Determination		Yes
Minor Development Plan		No
Major Development Plan		Yes
Beneficial Use		Yes No
Transient Transfer		No
Conditional Use		No
HARC		? ?
Tree Commission		? ?
Other	All (5) Buildings to be WORKFORCE HOUSING	



FGBC CHECKLIST

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (Required)					
8	Complete the credit card authorization below or pay online					
9	(Note: Payment by check is acceptable - see mailing instructions below)					
10	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as one zipped file.					
11	https://spaces.hightail.com/uplink/certifications					
12						
13	Mailing Instructions					
14	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
15	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
16	FGBC					
17	25 E. Central Blvd.					
18	Orlando, FL 32801					
19	FEES					
20	Single Family New and Existing Home Fees			PAYMENT		
21	Fee	Builder or Homeowner Must Be Member		Do You Want A Yard Sign? (Free)		
22	\$75	Member of FGBC and FHBA		Home Fees		
23	\$100	Member of FGBC or FHBA		Bronze Plaques		
24	\$125	Non Member		Florida Water Star Certification		
25	Multi-Family Fees			<u>\$0.00</u> Total Amount Authorized		
26	Multi-family applications: Use TAB 18					
27						
28	Additional Options					
29	\$38	FGBC Certified Home Bronze Plaque				Pay Online
30	\$40	Florida Water Star Certification				or Authorize Credit Card Here: (Visa/MC/AX)
31	Free	FGBC Certified Home Yard Sign (Electronic Version)				CC#:
32	Builder Information					
33	Name:	Gary The Carpenter				Expiration Date:
34	Company:	Gary The Carpenter				Name on Card:
35	Address:	800 Simonton Street				Billing Zip Code:
36	City/ST/Zip:	Key West, FL 33040				Signature:
37	Phone:	305 797 7778				Home Information
38	E-mail:					Address: 1405 / 1407 / 1409 United Street
39	DBPR License #:					City/ST/Zip: Key West, FL 33040
40	FGBC Member #:					County: Monroe
41	FHBA Member #:					Development: New
42	Signature					
43						
44	Certifying Agent Information					
45	Name:					Please answer the following questions:
46	Company:					New Is the home New or Existing?
47	Address:					Multi Is this Single Family or Multi-Family?
48	City / Zip:					No Is this home Affordable? List Funding Source
49	Phone:					23,936 Total Square Footage of home/unit
50	Fax:					\$23,936 Conditioned Square Footage of home/unit
51	E-mail:					Sales Price
52	CA Registration #:					Optional Information
53	Signature:	Eric J. Osmundson				Owner: Eric J. Osmundson
54	Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.					
55	Date: 03 November 2023					
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)			177		
58	Points Toward Qualification (points over category maximums excluded)			#REF!		
59	Total Points Achieved			#REF!		
60	Please refer to Standards Documents and Green Home Reference Guide for additional information.					
61	Category	Your Score		Required Min - Max		
62	Category 1: Energy	0		30 - 75		
63	Category 2: Water	0		15 - 40		
64	Category 3: Lot Choice	0		0 - 15		
65	Category 4: Site	0		5 - 30		
66	Category 5: Health	1		15 - 35		
67	Category 6: Materials	2		10 - 35		
68	Category 7: Disaster Mitigation	0		5 - 30		
69	Category 8: General	#REF!		0 - 40		
70	Total:	#REF!				
71	Total Needed:	177				
72	Certified Home Score		####			
73	Certification Level		####			

Year 11 BPAS



BUSINESS TAX RECEIPT

**2023 / 2024
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2024**

Business Name: ERIC J OSMUNDSON

RECEIPT# 25230-131533

Owner Name: ERIC J OSMUNDSON
Mailing Address: 2900 N ROOSEVELT BLVD 215
KEY WEST, FL 33040

Business Location: 1407 UNITED ST
KEY WEST, FL 33040
Business Phone: 651-431-0436
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL
UNITS (NON TRANSIENT RENTALS)

Rooms 2

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
40.00	0.00	40.00	0.00	0.00	0.00	40.00

Paid 000-22-00065447 08/22/2023 40.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

**Sam C. Steele, CFC, Tax Collector
PO Box 1129, Key West, FL 33041**

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY
PLANNING, ZONING AND
LICENSING
REQUIREMENTS.

**MONROE COUNTY BUSINESS TAX RECEIPT
P.O. Box 1129, Key West, FL 33041-1129
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Paid 000-22-00065447 08/22/2023 40.00



ESTIMATED SCORE SHEET



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

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Website: www.cityofkeywest-fl.gov

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

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

Applicant: Eric J. Osmondson Site Address: 1485/1487/1489 United Street

Number and type of Units Requested: Market Rate (5) Total (3) Affordable Additional

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: EJO

Initial here

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

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

TOTAL ESTIMATED POINTS 5 or More



CERTIFICATION FORM



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT D - BPAS CERTIFICATION FORM

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: 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 5 or more. 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 J. Osmondson

11/2/2020

Signature of applicant

Date

Eric J. Osmondson

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 3rd day of November, 2020,
by Eric J. Osmondson (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 Fdx as identification.

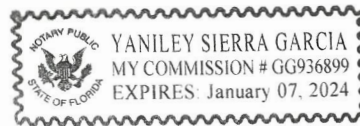
Yaniley Sierra Garcia

Notary's Signature and Seal

SEAL

Yaniley Sierra Garcia

Name of Acknowledger typed, printed or stamped



GG936899

Commission Number, if any

Year 11 BPAS



ELEVATION CERTIFICATE

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS Customer Number 1000167289 Address A&D MORTGAGE 1040 SOUTH FEDERAL HIGHWAY HOLLYWOOD, FL 33020 Delivery Method: FDR-COM - WEB	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) Borrower: OSMUNDSON, ERIC Determination Address: 1405-1409 UNITED ST KEY WEST, FL 33040-3413 MONROE COUNTY APN/Tax ID: _____ Lot: _____ Block: _____ S/D: _____ Township: _____ Section: _____ Phase: _____ Range: _____	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER 7030949	5. AMOUNT OF FLOOD INSURANCE REQUIRED

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name KEY WEST, CITY OF	2. County(ies) MONROE COUNTY	3. State FL	4. NFIP Community Number 120168
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 12087C1516K	2. NFIP Map Panel Effective / Revised Date February 18, 2005	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). Date: _____ Case Number: _____	
4. Flood Zone AE	5. No NFIP Map <input type="checkbox"/>		

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP

2. Federal Flood Insurance is not available (community does not participate in the NFIP).

3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

E. COMMENTS (Optional) BFE: 6 <div style="text-align: center; font-size: 2em; font-family: cursive;">EJO</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">HMDA Information</th> </tr> <tr> <td style="width: 60%;">State:</td> <td style="text-align: right;">12</td> </tr> <tr> <td>County:</td> <td style="text-align: right;">087</td> </tr> <tr> <td>MSAMD:</td> <td></td> </tr> <tr> <td>CT:</td> <td style="text-align: right;">9722.00</td> </tr> <tr> <td></td> <td style="text-align: right;">12087972200</td> </tr> </table>	HMDA Information		State:	12	County:	087	MSAMD:		CT:	9722.00		12087972200
HMDA Information													
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County:	087												
MSAMD:													
CT:	9722.00												
	12087972200												

LIFE OF LOAN DETERMINATION

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to, deciding whether to purchase a property or determining the value of a property.

F. PREPARER'S INFORMATION	
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) ServiceLink National Flood 500 E. Border St Third Floor Arlington, TX 76010 Phone: 1.800.833.6347 Fax: 1.800.662.6347	DATE OF DETERMINATION January 29, 2021 ORDER NUMBER 1212777052

Notice of Special Flood Hazards and Availability of Federal Disaster Relief Assistance

Notice is Given By: A&D MORTGAGE
To: OSMUNDSON, ERIC
Property Location: 1405-1409 UNITED ST
KEY WEST, FL 33040-3413

Loan Number: 7030949
Order Number: 1212777052
Determination Date: 01/29/2021

Notice of Property IN Special Flood Hazard Area (SFHA)

The building or mobile home securing the loan for which you have applied is or will be located in an area with special flood hazards. The area has been identified by the Administrator of the Federal Emergency Management Agency (FEMA) as a special flood hazard area using FEMA's *Flood Insurance Rate Map* or the *Flood Hazard Boundary Map* for the following community:

KEY WEST, CITY OF - 12087C1516K

This area has a one percent (1%) chance of a flood equal to or exceeding the base flood elevation (a 100-year flood) in any given year. During the life of a 30-year mortgage loan, the risk of a 100-year flood in a special flood hazard area is 26 percent (26%). Federal law allows a lender and borrower jointly to request the Administrator of FEMA to review the determination of whether the property securing the loan is located in a special flood hazard area. If you would like to make such a request, please contact us for further information.

Escrow Requirement for Residential Loans: Federal law may require a lender or its servicer to escrow all premiums and fees for flood insurance that covers any residential building or mobile home securing a loan that is located in an area with special flood hazards. If your lender notifies you that an escrow account is required for your loan, then you must pay your flood insurance premiums and fees to the lender or its servicer with the same frequency as you make loan payments for the duration of your loan. These premiums and fees will be deposited in the escrow account, which will be used to pay the flood insurance provider.

Notice of Property in a Participating Community

The community in which the property securing the loan is located participates in the National Flood Insurance Program (NFIP). Federal law will not allow us to make you the loan that you have applied for if you do not purchase flood insurance. The flood insurance must be maintained for the life of the loan. If you fail to purchase or renew flood insurance on the property, Federal law authorizes and requires us to purchase the flood insurance for you at your expense.

- At a minimum, flood insurance purchased must cover *the lesser of*:
(1) the outstanding principal balance of the loan; *or*
(2) the maximum amount of coverage allowed for the type of property under the NFIP.
- Flood insurance coverage under the NFIP is limited to the building or mobile home and any personal property that secures your loan and not the land itself.
- Federal disaster relief assistance (usually in the form of a low-interest loan) may be available for damages incurred in excess of your flood insurance if your community's participation in the NFIP is in accordance with NFIP requirements.
- Although you may not be required to maintain flood insurance on all structures, you may still wish to do so, and your mortgage lender may still require you to do so to protect the collateral securing the mortgage. If you choose not to maintain flood insurance on a structure and it floods, you are responsible for all flood losses relating to that structure.
- Availability of Private Flood Insurance Coverage: Flood insurance coverage under the NFIP may be purchased through an insurance agent who will obtain the policy either directly through the NFIP or through an insurance company that participates in the NFIP. Flood insurance that provides the same level of coverage as a standard flood insurance policy under the NFIP may be available from private insurers that do not participate in the NFIP. You should compare the flood insurance coverage, deductibles, exclusions, conditions and premiums associated with flood insurance policies issued on behalf of the NFIP and policies issued on behalf of private insurance companies and contact an insurance agent as to the availability, cost, and comparisons of flood insurance coverage.

Notice of Property in a Non-Participating Community

Flood insurance coverage under the NFIP is not available for the property securing the loan because the community in which the property is located does not participate in the NFIP. In addition, if the non-participating community has been identified for at least one year as containing a special flood hazard area, properties located in the community will not be eligible for Federal disaster relief assistance in the event of a Federally declared flood disaster.

Notice of Property NOT IN Special Flood Hazard Area (SFHA)

The building or mobile home securing the loan for which you have applied is not currently located in an area designated by the Administrator of FEMA as an SFHA. NFIP Flood insurance is not required, but may be available. If, during the term of this loan, the subject property is identified as being in an SFHA, as designated by FEMA, you may be required to purchase and maintain flood insurance at your expense.

Eric J. Osmondson / ¹³ March 2021
Borrower's Signature / Date

Co-Borrower's Signature / Date

A&D MORTGAGE
Lending Institution













Lending Institution Authorized Signature / Date

EJO

Property Address: 1405-1409 UNITED ST KEY WEST, FL 33040-3413		Account #: 1000167289 Order #: 1212777052 Date: 01/29/21
Flood Zone: AE	Is Federal Flood Insurance required for this property? YES	Is Federal Flood Insurance available for this property? YES
Aerial Information:	This aerial view reflects the FEMA flood zone for the property address listed above. It's important to know the flood risk: During a 30-year mortgage homeowners are 27-times more likely to experience a flood than a fire. Safeguard against potential financial loss by obtaining flood insurance.	
Insurance Resources:	To learn more, and apply for a free flood insurance quote, call NFS Advantage at 833-816-8622. NFIP and Private flood insurance may be available for this property.	



Legend:

											
Zone C,X,CX Unshaded	Zone B,X,BX Shaded	Zone D	Zone A	Zone AE	Zone AH	Zone AO	Zone A99	Zone VE	CBRA	Floodway	



EJO

Copyright and Disclaimer. This product is for reference purposes only and is not to be construed or used as a legal document, flood zone determination or survey instrument. Any reliance on the information contained herein is at the user's own risk. ServiceLink National Flood assumes no responsibility for any use of the information contained herein or any loss resulting there from. This information should not be relied on for decisions related to purchasing or developing land.

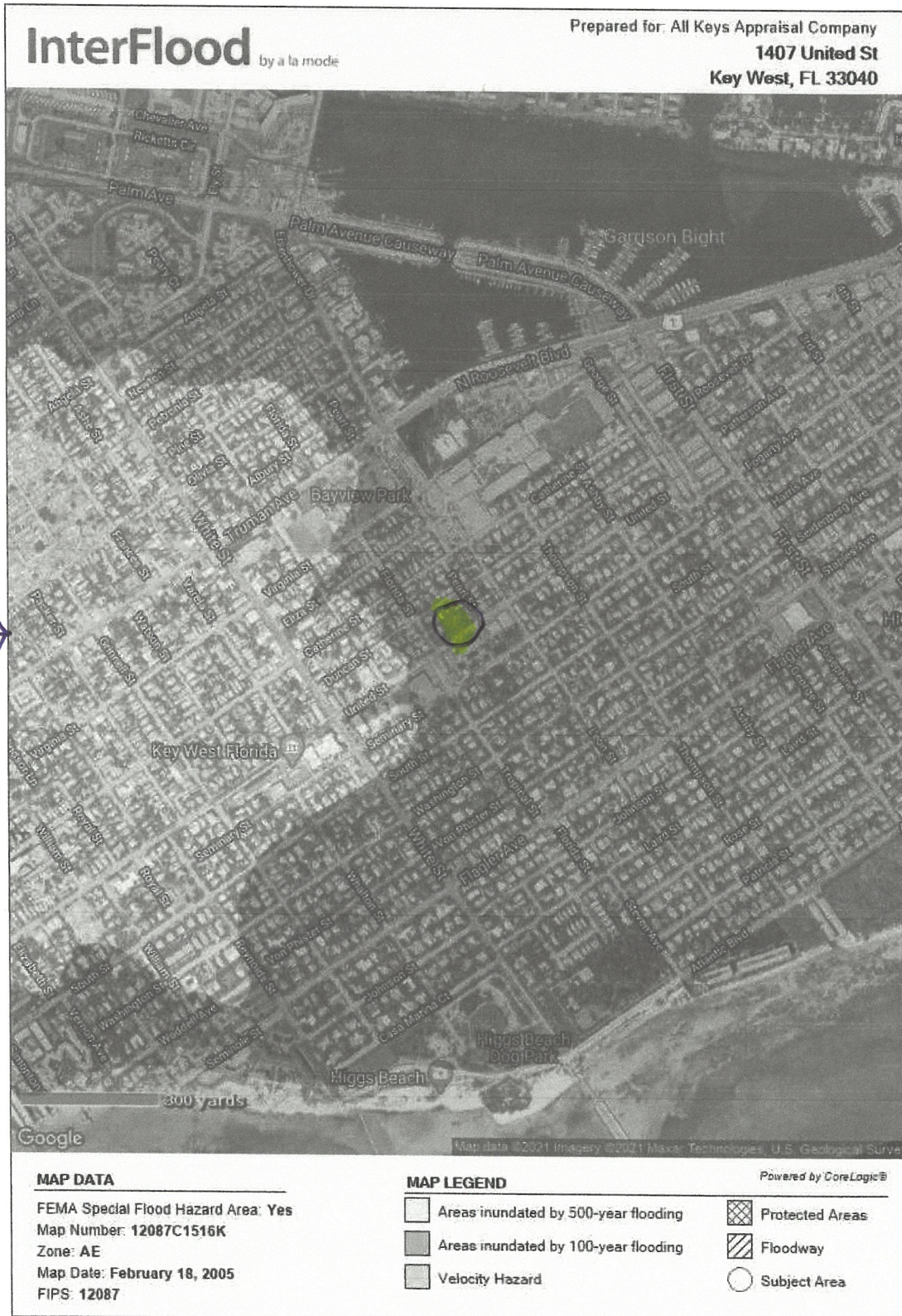
Plat Map

Borrower	Eric J Osmundson				
Property Address	1405 United St # 1409				
City	Key West	County	Monroe	State	FL Zip Code 33040
Lender/Client	A&D Mortgage LLC				



Flood Map

Borrower	Eric J Osmundson				
Property Address	1405 United St # 1409				
City	Key West	County	Monroe	State	FL
Lender/Client	A&D Mortgage LLC	Zip Code	33040		



Year 11 BPAS



AUTHORIZATION & VERIFICATION FORMS



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

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

1425, 1427, and 1429 United Street, Key West, FL 33040
Street address of subject property

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

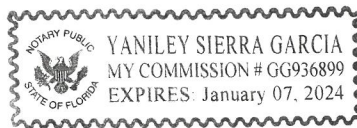
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Eric J. Osmondson
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 11/02/2020 by
Eric J. Osmondson
Name of Owner

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

[Signature]
Notary's Signature and Seal



Yaniley Sierra Garcia
Name of Acknowledger typed, printed or stamped

GG936899
Commission Number, if any

Year 11 BPAS



WARRANTY DEED

Prepared by and return to:

Erica Hughes Sterling
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556

File Number: 64-21.00004 EC

Consideration: \$1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of May, 2021 between Schooner Exploration Associates, Ltd., Inc., a Delaware corporation whose post office address is 3 Lilly Pond Drive, Camden, ME 04843, grantor, and Eric John Osmundson, a married man whose post office address is 2900 North Roosevelt Blvd. #215, Key West, Florida 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum 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:

Lot 6 and Lot 8 and the Southwesterly half of Lots 11 and 12, Square 6, Tract 14, of MOFFAT'S SUBDIVISION as recorded in Plat Book 1, Page 12 as recorded in the Public Records of Monroe County, Florida.

Parcel Identification Number: 00035690-000000

and

Parcel Identification Number: 00035710-000000

and

Parcel Identification Number: 00035740-000000

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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:

Schooner Exploration Associates, Ltd., Inc., a Delaware corporation

John P. McKean
Witness Name: John P. McKean

By: [Signature]
John P. McKean, President

Kylie Overlock
Witness Name: KYLIE OVERLOCK

(Corporate Seal)

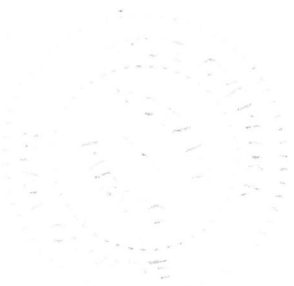
State of Maine
County of Knox

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of May, 2021 by John P. McKean, President of Schooner Exploration Associates, Ltd., Inc., a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Kylie Overlock
Notary Public, State of Maine
My Commission Expires 04/07/2028

[Signature]
Notary Public
Printed Name: KYLIE OVERLOCK
My Commission Expires: 4/7/2028



Year 11 BPAS



BOUNDARY SURVEY

MAP OF BOUNDARY SURVEY
LOT 6 AND LOT 8
AND
SOUTHWESTERLY HALF OF LOTS 11 AND 12
AND
SQUARE 6, TRACT 14
MOFFAT'S SUBDIVISION
PLAT BOOK 1, PAGE 12
KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:
 1405-1408 UNITED STREET
 KEY WEST, FLORIDA 33040

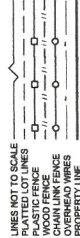
BEARING BASE:
 BEING THE CENTERLINE OF UNITED STREET AND IS REFERENCED TO THE FLORIDA STATE PLANNING COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD83/2011)

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

LEGAL DESCRIPTION:
 Lot 6 and Lot 8 and Southwesterly half of Lots 11 and 12, Square 6, Tract 14, of Moffat's Subdivision as recorded in Plat Book 1, Page 12 as recorded in the Public Records of Monroe County, Florida.

CERTIFIED TO:
 Eric J. Oumundson
 A.M.D. Mortgage, its successors and/or assigns as their interest may appear
 Spottswood, Spottswood, Spottswood & Sterling, PLLC
 Chicago Title Insurance Company

- ABBREVIATIONS:**
- CA = CALCULATED
 - CI = CENTRAL ANGLE
 - CLF = CHAINLINK FENCE
 - CONC. = CONCRETE
 - EM = ELECTRIC METER
 - EM = ELECTRIC METER
 - F = FENCE INSIDE
 - FO = FENCE OUTSIDE
 - GL = GROUND LEVEL
 - L = ARC LENGTH
 - (M) = MEASURED
 - NAVD = NORTH AMERICAN VERTICAL DATUM 1983
 - NSS = NATIONAL GEODETIC SURVEY
 - NGSV = NATIONAL GEODETIC SURVEY
 - PI = PERMANENT IDENTIFIER
 - R = RADIIUS
 - SC = SANITARIAN LINE
 - SCM = SANITARY CLEANOUT
 - SMH = SANITARY MANHOLE
 - WM = WATER METER
 - WV = WATER VALVE



GENERAL NOTES

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE CLIENT AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY OTHER PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED. WITHOUT THE WRITTEN PERMISSION OF REECE & ASSOCIATES, NO PART OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REECE & ASSOCIATES.
- RECEIVED PUBLIC RECORDS ARE PROVIDED BY THE CLIENT OR HASHER SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS. REECE & ASSOCIATES HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. REECE & ASSOCIATES HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. REECE & ASSOCIATES HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
- ADDITIONAL NOTES OR DELETIONS TO THIS SURVEY MUST BE IN WRITING BY THE SURVEYOR OR PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. STANDARD OF ONE FOOT IN 7.620 MILLIMETERS WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSE.
- THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD CLARITY.

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (L.B.) NO. 7916
 127 INDUSTRIAL PARKWAY, SUITE 100, FT. LEWIS, FL. 33043
 PHONE: (305) 872-1348
 EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO DISCREPANCIES. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO DISCREPANCIES. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO DISCREPANCIES.

NOT VALID WITHOUT THE SIGNED, RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 SIGNED: _____
 REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 13,8532



SCALE:	1"=20'
FIELD WORK DATE:	02/24/21
SHEETS:	1 OF 1
DRAWN BY:	CF
CHECKED BY:	REB
PROJECT NO.:	21021210

Year 11 BPAS



SITE PLANS



Exhibit B – Site Data Table

Building Permit Allocation System Application

305-809-3720 • www.cityofkeywest-fl.gov

SITE DATA TABLE

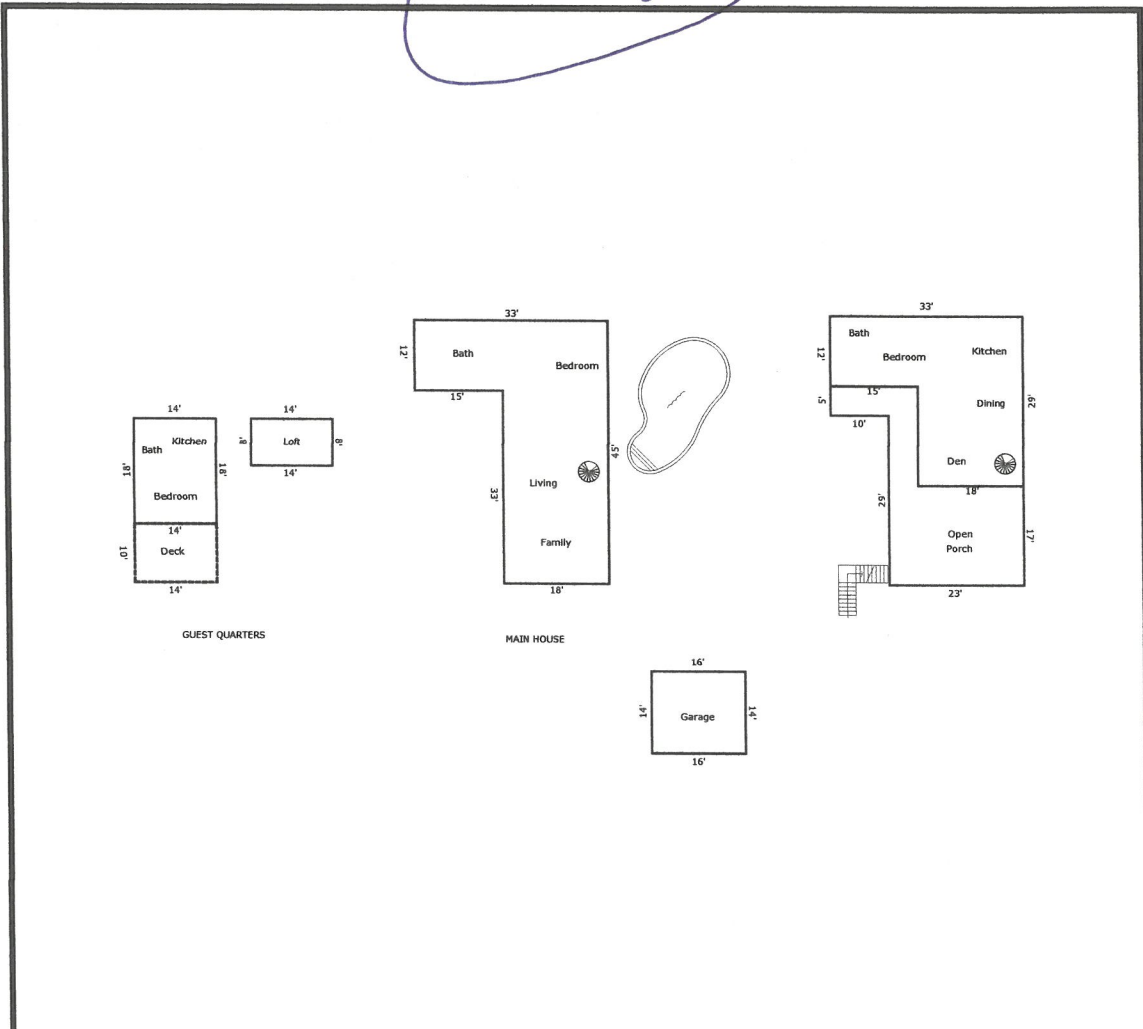
Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request (y/n)
Zoning	Historic Medium Density			
Flood Zone	100 Year			
Size of Site	11,968 SF			
Height	25 feet	25 feet	36 feet	Y
Front Setback		0 to 1 foot	0 feet	Y
Side Setback		0 to 1 foot	0 feet	Y
Side Setback		0 to 1 foot	0 feet	Y
Street Side Setback		0 to 1 foot	0 feet	Y
Rear Setback		0 feet	0 feet	Y
Residential Floor Area	1872 = 252 + 1620	23,936	23,936	N/A
Density				N/A
Commercial Floor Area		X	X	N/A
F.A.R (Commercial)		X	X	N
Building Coverage		4000 (34%)	11,968 (100%)	Y
Impervious Surface		4000 (34%)	11,968 (100%)	Y
Parking		(2) off street	10 +	Y
Handicap Parking		X	X	N/A
Bicycle Parking		X	X	N
Open Space/ Landscaping		5000 SF	0 SF	Y
Number and type of units		(2) Apartments	(5) Condos	N/A
Consumption Area or Number of seats		X	X	N/A

Building Sketch

Borrower	Eric J Osmundson		
Property Address	1405-1409 United St		
City	Key West	County	Monroe
Lender/Client	A&D Mortgage LLC	State	FL
		Zip Code	33040

Existing

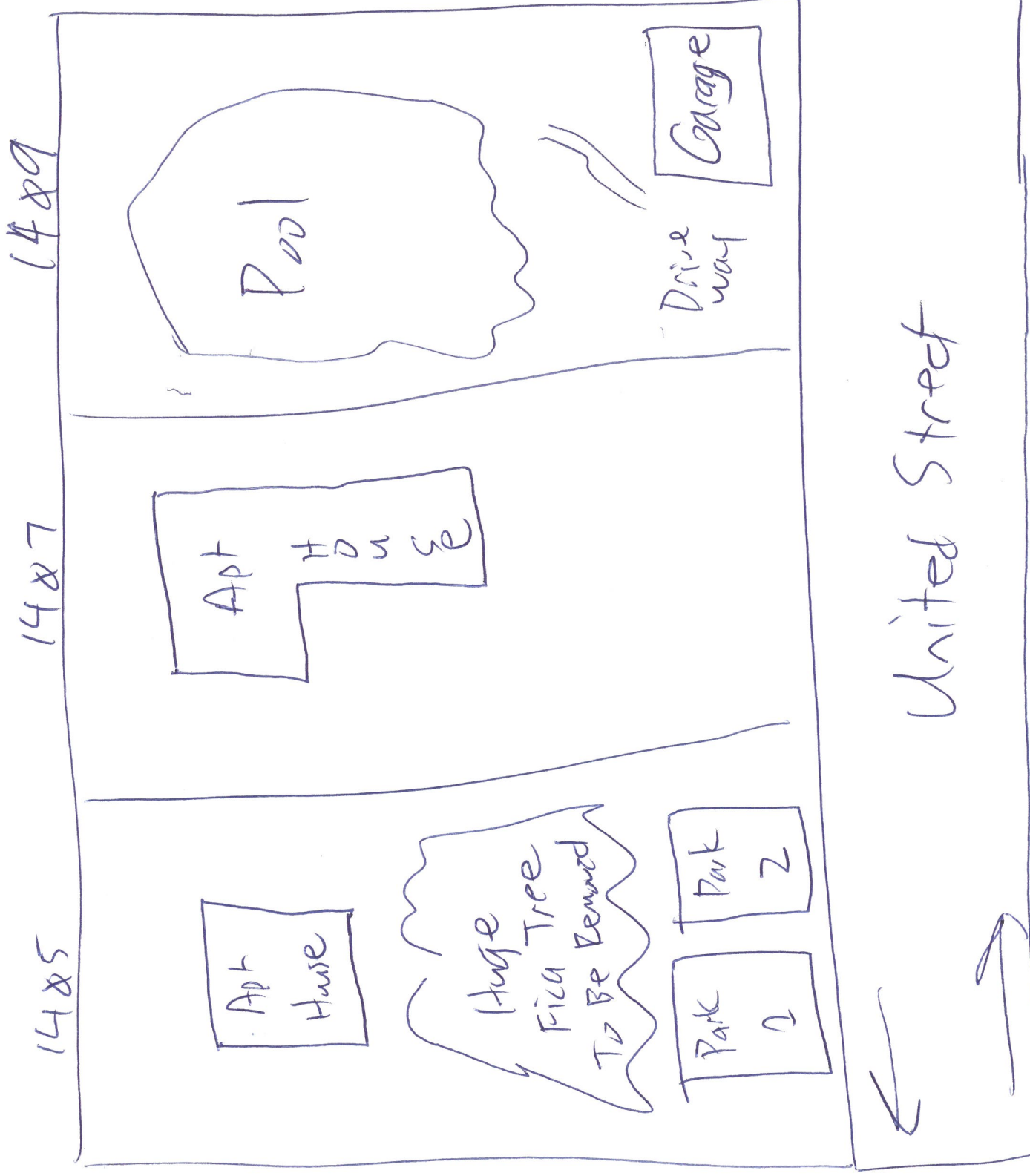


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	990 Sq ft	12 × 15 = 180 45 × 18 = 810
Second Floor	702 Sq ft	18 × 17 = 306 33 × 12 = 396
Third Floor	252 Sq ft	18 × 14 = 252
Total Living Area (Rounded):	1944 Sq ft	
Non-living Area		
Wood Deck	140 Sq ft	14 × 10 = 140
1 Car Detached	224 Sq ft	14 × 16 = 224
Storage	112 Sq ft	8 × 14 = 112
Open Porch	526 Sq ft	17 × 18 = 306 5 × 10 = 50 5 × 34 = 170

CURRENT SITE 23 November 2023

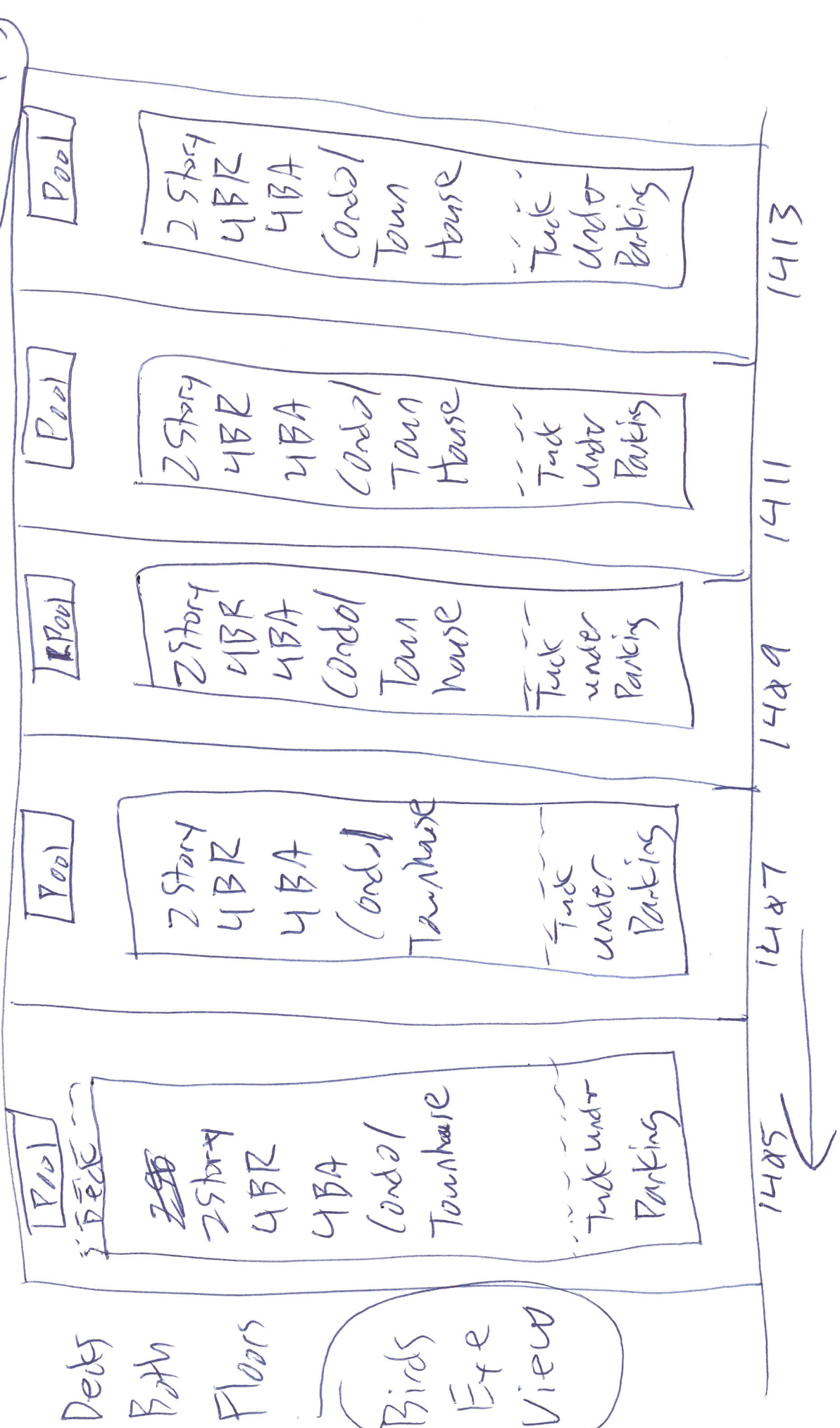


Everything
to be
cleared
to
Grade
~~The~~
Level

PROPOSED VIEW BUILDING
 Not to Scale

Q3
 November 2023

All (5) Condo/
 Townhouses Identical



Decks
 Both
 Floors
 Birds
 Eye
 View

United Street



23 November 2023

PROPOSED NEW BUILDING (Front View)



United Street



PRELIMINARY DRAFT RANKING

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
 YEAR 11 PRELIMINARY RANKINGS

Units Requested*
 Equivalent Single-Family Unit (ESFU) Factor
 Total ESFUs
 Major/Minor Renovation
 Sec. 108-997 (c)(1)a. Building more than 1.5' higher than the BFE (+5)
 Sec. 108-997 (c)(1)b. Exceeding the minimum required percentage... (+30)
 Sec. 108-997 (c)(1)c. Voluntarily providing affordable housing... (+40)
 Sec. 108-997 (c)(1)d. Voluntarily providing affordable housing... (+60)
 Sec. 108-997 (c)(1)e. Achieving GBC Upgrade 1 (FGBC Silver) (+20)
 Sec. 108-997 (c)(1)f. Achieving GBC Upgrade 2 (FGBC Gold) (+27)
 Sec. 108-997 (c)(1)g. Achieving GBC Upgrade 3 (FGBC Platinum) (+40)
 Sec. 108-997 (c)(1)h. Providing electrical high voltage... (+5)
 Sec. 108-997 (c)(1)i. Using light colored, high reflectivity materials... (+5)
 TOTAL BPAS POINTS: CLAIMED PER APPLICANT**

YEAR 11 MARKET-RATE BPAS APPLICATIONS																	
MARKET-RATE PROJECTS																	
6450 College Rd	2	1.00	2	Minor	5	0	0	0	0	0	0	0	0	0	0	10	15
1213 14th Street	68	1.00	68	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
201 Front St	14	1.00	14	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
638 United St	4	1.00	4	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1817 Staples Ave	2	1.00	2	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
3228 Flagler Ave	5	1.00	5	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
3704 Flagler Ave	1	1.00	1	Major	5	0	0	0	20	0	0	0	0	0	0	0	25
916 Pohalski Ave	1	1.00	1	Minor	0	0	0	0	20	0	0	5	0	0	0	0	25
1405.1407.1409 United St	3	1.00	3	Major	5	0	0	0	0	0	0	0	0	0	0	0	5
TOTAL REQUESTED:	100		100.00														
YEAR 11 AFFORDABLE-RATE BPAS APPLICATIONS																	
AFFORDABLE-RATE PROJECTS																	
2709 Staples Ave	1	0.78	0.78	Minor	5	0	0	60	0	0	0	0	0	5	5	0	75
920 Virginia St	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0
930 Catherine St	1	1.00	1	Minor	0	0	0	0	0	0	0	0	0	0	0	0	0
3101 N Roosevelt Blvd	45	1.00	45	Major	5	0	40	0	20	0	0	0	0	0	0	0	65
1213 14th Street	204	1.00	204	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1817 Staples Ave	1	1.00	1	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
3228 Flagler Ave	3	1.00	3	Major	0	0	0	0	0	0	0	0	0	0	0	0	0
1110 Truman Ave	1	0.78	0.78	Minor	0	30	0	0	0	0	0	0	0	0	0	0	30
3400 Duck Ave	54	1.00	54	Major	5	0	0	60	20	0	0	0	0	0	0	10	95
3504 Duck Ave	1	0.78	0.78	Minor	5	0	40	0	0	0	0	0	0	0	0	0	45
TOTAL REQUESTED:	312		311.34														
TOTAL OF ALL UNITS REQUESTED	412																

NOTES:
 Year 11 Units Available: 212.40
 75% Of All Units Awarded Must Be Affordable Per Section 108-995
 - In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.
 - All new units shall be constructed in compliance with and obtain a baseline green building certification
 - All final BPAS applications are subject to final density/zoning review.
 *The number of units for each application is subject to change based on a final density/zoning review. Requests for units above the maximum permitted density within the underlying zoning district will not be considered
 **Points in red require action from the applicant. Applicants that are in this category must adjust their score sheets consistent with Planning staff recommendations contained in their preliminary response letters.



PRELIMINARY RANKING RESPONSE

Florida Green Home Standard

Version 12 Rev 1.0

Instructions

Effective January 1, 2021 (Required January 1, 2022)
Revised 4 11 2024

Please read the "Standard & Policies" document for complete compliance requirements and operating principles.

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 project 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. Project 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 & Policies" document Section 2 for the 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 each individual unit that accumulates the appropriate number of points toward certification. Each unit is treated as a "home."

- Please refer to the Reference Guide for additional details regarding how to score common spaces for multi-family projects
- Please refer to the Standards & Policies document, Section 2-k. for additional information on streamlined submittal options.

PLEASE NOTE that there is a new prescriptive Energy Path for Multi-family projects in addition to the traditional HERS option.

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. However, you may opt to use a newer version if available and applicable. **Any application submitted using a previous version of the standard must provide a copy of the building permit.**
2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA).
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 additional information and/or copies of "suggested submittals" indicated in the Reference Guide to verify that the project 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
------	--

For Additional Information:
Contact your Certifying Agent
or
Contact FGBC: www.FloridaGreenBuilding.org
PH: 407-777-4914
Email: info@FloridaGreenBuilding.org

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization above.

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

Upload the application, checklist and supporting documents to BuilderTrend via the FGBC link below.

<https://buildertrend.net>

Mailing Instructions

Make check payable to "FGBC" based on fee schedule OR submit credit card payment information

Mail fees and a printed copy of the completed application with an electronic version of the Checklist and supporting documents to:

Florida Green Building Coalition (FGBC)
222 2nd Street North
St. Petersburg, FL 33701



Florida Green Home Standard

Version 12 Rev 1.0

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: TBD
Company: _____
Address: _____
City / Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____

Home Information

Address: 1409 United Street
City/ST Key West, FL
Zip Code 33040

Certifying Agent Information

Name: TBD
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
222 2nd Street North
St. Petersburg, FL 33701
PH: 407-777-4914
Fax: 407-777-4915

Email: info@floridagreenbuilding.org

FGBC Green Home Standard

Version 12 Rev 1.0

Application

Effective January 1, 2021 (Required January 1, 2022)
Revised 4 11 2024

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization below or pay online
(Note: Payment by check is acceptable - see mailing instructions below)

Upload the application, checklist and supporting documents to BuilderTrend via the FGBC link below.
<https://buildertrend.net>

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
222 2nd Street North
St. Petersburg, FL 33701

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

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

Builder Information

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

Certifying Agent Information

Name: TBD
 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
<u>\$0.00</u>	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: 1409 United Street
 City/ST/Zip: Key West, FL 33040
 County: Monroe
 Development: _____

Please answer the following questions:

new	Is the home New or Existing?
single	Is this Single Family or Multi-Family?
no	Is this home Affordable? List Funding Source
	Total Square Footage of home/unit
	Conditioned 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)	102	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	139	
Total Points Achieved	139	

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	19	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	8	10 - 35
Category 7: Disaster Mitigation	28	5 - 30
Category 8: General	7	0 - 40

Total: **139**

Total Needed: **102**

Certified Home Score 137

Certification Level Silver

PREREQUISITES:

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

HERS Index - Energy Rating

E1.01	15	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80
	Yes	:Does the Home have a confirmed HERS Index	
	70	:Confirmed HERS Index	

OR, For Multi-Family Prescriptive Energy Option

E1.01.b 0 1 - 57 See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	1	1	Ductwork joints sealed with mastic
E2.03	0	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	1	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft^2 AND 3 sides open
E2.06	0	1	Passive solar space heating system
E2.07	0	1	Passive solar day-lighting
E2.08	0	1	Deciduous trees on south
E2.09	2	1 - 4	House shaded on east and west by trees 50 % of the designated wall areas (average of east and west walls) that are shaded by trees.
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	1	1	Floor joist perimeter insulated and sealed
E2.12	1	1	Light colored exterior walls (80% minimum)
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors 0 Enter the Solar Reflective Index (SRI) of Paint N/A all major living spaces wall and ceiling surfaces have a reflectance of at least 50% 0 Enter the Light Reflectance Value (LRV) of Paint N/A bedrooms and all major living spaces have floors, walls, & ceilings are light-colored 0 Enter the Light Reflectance Value (LRV) of Flooring
E2.14	0	1	Max 52W fixtures in bathrooms
E2.15	0	1	Credit Relocated to Category 8: General
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	1	1	Insulate all hot water pipes
E2.18	0	1	Credit Removed
E2.19	1	1	Energy-efficient ovens/ranges
E2.20	0	1	Credit Removed
E2.21	0	1, 3, 4	Efficient well pumping
E2.22	0	1	Efficient envelope volume 0 Total Gross Wall Area 1 Conditional Square Footage 1 Number of Stories
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Advanced Lighting Package

E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	30	112	Total Points

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

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

CATEGORY 2: WATER Version 12 Rev 1.0
Revised 4 11 2024

Category Minimum 15 / Category Maximum 40

N/A Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

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

W2 Greywater Reuse

W2.01 **0** 1 - 3 **Greywater System Installed**

W3 Rainwater Harvesting

W3.01 **2** 1, 2, 3, 5 Rainwater Harvesting System installed with dedicated use

W4 Reclaimed Water Reuse

W4.01	1	2	Water for irrigation
W4.02	0	2	Meter on reclaimed irrigation system
W4.03	0	2	Volume-based pricing arrangement
W4.04	0	2	For toilet flushing

W5 Installed Landscape

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

W6 Installed Irrigation

W6.01	0	10	No permanent installed irrigation system
W6.02	2	2	Innovative irrigation technology
W6.03a	0	3	Landscape irrigated to FGBC standard
W6.03b	0	5	100% micro-irrigation - Landscape irrigated to FGBC standard
W6.04	0	1	Pressure compensating spray heads installed in spray zones
W6.05	0	1	In poor drainage (low) areas, heads are installed with check valves
W6.06	0	2	High volume irrigated areas have matched precipitation rates
W6.07	0	1	Pop-up sprinkler heads significantly rise above turf grass height

W7 Additional Water Certification Requirements

W7.01	0	5	Meet or exceed Florida Water Star™ or WaterSense standards:
W7.02	0	2	Florida Friendly Landscape™ Program New Construction Certification
	19	56	Total Points

19 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

Version 12 Rev 1.0

Category Minimum 0 / Category Maximum 15

Revised 4 11 2024

LC1.01	0	1 - 6	House built within designated FGBC green land development 0 Name of FGBC Green Development
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	4	2	Site within 1/4 mile to mass transit
LC1.06	2	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
			0 Arts and entertainment center
			- Bank
			0 Community or civic center
			0 Convenience store
			0 Daycare center
			0 Fire station
			0 Fitness center or gym
			Yes Laundry or dry cleaner
			0 Library
			0 Medical or dental office
			0 Pharmacy
			0 Police station
			0 Post office
			0 Place of worship
			Yes Restaurant
			Yes School
			0 Senior Care Facility
			0 Supermarket
			0 Theater
			0 Other Neighborhood-serving retail
			Yes Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	14	21	Total Possible Points

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

Certifying Agent Category 3: 0

CATEGORY 4: SITE

Version 12 Rev 1.0

Category Minimum 5 / Category Maximum 30

Revised 4 11 2024

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

S3.1	2	2	Develop and Implement an Erosion Control Site Plan
S3.2	1	1	Stabilize disturbed soil
S3.3	0	2	Stage disturbance

S3.4	1	1	Control sediment runoff during construction
S3.5	0	1	Save and reuse any removed topsoil
Drainage / Retention			
S4.1	2	2	Onsite designated retention area
S4.2	2	2	Direct filtered rooftop runoff to planted area(s)
S4.3	1	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)
			Partial Pervious
	35		% Pervious Material
	0		Coverage Area (sq. ft.)
	0		Equivalent Pervious Area -->
	1		Total points for pervious area
	9	34	Total Points
	9	Total points for Category 4 (5 min / 30 max)	
Certifying Agent Category 4:			0

CATEGORY 5: HEALTH

Version 12 Rev 1.0
Revised 4 11 2024

Category Minimum 15 / Category Maximum 35

Combustion

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

Moisture Control

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

Source Control

H3.01	0	1	No exposed urea-formaldehyde wood products
H3.02	0	2	Zero VOC Paints, Stains, and Finishes
H3.03	1	1	Low VOC Paints, Stains, and Finishes
H3.04	0	1	Low VOC Sealants and Adhesives
H3.05	2	1 - 2	Minimize Carpet Use
H3.06	1	1	Healthy Flooring
H3.07	1	1	Healthy Insulation
H3.08	0	1	Protect ducts, range hood, and bath exhaust fans during construction
H3.09	0	3	Integrated Pest Management

Cleanability

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

Universal Design

H5.01	2	1 - 3	Universally designed living area
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Ventilation

H6.01	2	2 - 4	Controlled mechanical ventilation
H6.02	0	1	Credit moved to Category 7: Disaster Mitigation
H6.03	1	1	Floor drain sealed

H6.04	1	1	Energy Star® bath fans with timer or humidistat
H6.05	1	1	Kitchen range hood vented to exterior
H6.06	0	1	Laundry rooms inside conditioned space must have a make-up air source
H6.07	0	3	Whole house positive filtration
H6.08	2	1 - 2	Efficient HVAC filter
H6.09	1	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	53	Total Points

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

Certifying Agent Category 5: 0

CATEGORY 6: MATERIALS

Version 12 Rev 1.0

Category Minimum 10 / Category Maximum 35

Revised 4 11 2024

Components

M1.01	0	1	Recycled content roof material
M1.02	0	2 - 3	Certified sustainable lumber <input type="checkbox"/> homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified <input type="checkbox"/> home has no exterior wood walls & 80% of remaining lumber used for the home is certified.
M1.03	0	1	Engineered / alternative material for outdoor living
M1.04	0	1	Concrete with fly ash or blast furnace slag
M1.05	0	1	Recycled content siding or soffit material
M1.06	1	1	Eco-friendly insulation
M1.07	0	1	Recycled content drywall
M1.08	0	1	Recycled content paint
M1.09	0	1	Steel interior studs
M1.10	1	1	Eco-friendly flooring material
M1.11	0	1	Eco-friendly ceiling materials
M1.12	0	1 - 3	Locally produced materials <input type="checkbox"/> minimum 80% of all new windows & doors are from local manufacturers & are operable <input type="checkbox"/> 50% of all doors are reused doors or 50% of all windows are reused windows <input type="checkbox"/> 80% of all structural components are from local sources - includes panelized & modular systems
M1.13	0	2	Reduce Heat Island Effect - Roof

Waste Reduction

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

Durability

M3.01	0	1	Roof slope ≥ 3:12 but ≤ 6:12
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	1	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation

M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	0	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	0	1	Laundry room below living floor or drain installed

8 47 Total Points

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

Certifying Agent Category 6: 0

CATEGORY 7: DISASTER MITIGATION

Version 12 Rev 1.0
Revised 4 11 2024

Category Minimum 5 / Category Maximum 30

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

DM2	3	3	Yes 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)

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

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 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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

DM 5.01	12	10	DM 5.01: Chemical Soil Treatment Used
			- 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

OR

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

OR

DM 5.03		12	DM 5.03: Treated wood products
	Yes		All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated

DM6.01	0	2	Mold Prevention - ASTM D3273
DM6.02	0	1-3	Water Leak Detection and Shut Off System
DM6.03	0	2	Gas Leak Detection and Shut Off System
DM7.01	0	1	Radon/Soil Gas Vent System

28 47 Total Points

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

Certifying Agent Category 7:		0	
CATEGORY 8: GENERAL			Version 12 Rev 1.0
Category Minimum 0 / Category Maximum 40			Revised 4 11 2024
Small House Credit			
G1.01	0	0 - 25	Conditioned house size (enter no if not claiming any points) no :square feet of conditioned area
Adaptability			
G2.01	2	2	Roof trusses designed for addition
G2.02	0	1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF
G2.03	0	1	Install a minimum of 2 upgraded automation system
G2.04	0	1	Pre-Plumb for Solar Hot Water
G2.05	0	3	Zero Energy Ready Home
G2.06	0	2	Provide Future Connection to Public or Private Utility
G2.07	2	1-3	Electric Vehicle Charging
Renewable Power Generation			
G3.01	0	1 - 5	Reduce peak demand or annual load 0 1 point for each 2kW system size
Remodel			
G4.01	0	10	Remodeling structure (HERS Index < 80)
G4.02	0	3	Water Closets 1.6 gpf and showers 2.5 gpm or less
G4.03	0	2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads
G4.04	0	2	Existing homes with pools - upgrade pump to variable speed or dual speed
G4.05	0	2	Roof to wall connection upgrades
Other			
G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC 0 :Number of members on the team that are members of FGBC
G5.02	0	2	Homeowner's manual, including information, benefits, operations - per reference guide
G5.03	2	2	FGBC Green Homeowner Checklist
G5.04	1	1	Plan for edible landscape/food garden
G5.05	0	2	Guaranteed energy bills
G5.06	0	2	FGBC Certified Professional
G5.07	0	5	Energy Star Qualified Home
G5.08	0	1 - 5	INNOVATIVE CREDITS Description of innovation: 0
7		56	Total Points
7	Total points for Category 8 (0 min / 40 max)		
Certifying Agent Category 8:		0	

FGBC Home Score			Version 12 Rev 1.0
Category	Your Score	Required Min - Max	
Category 1: Energy	30	30 - 75	
Category 2: Water	19	15 - 40	
Category 3: Lot Choice	14	0 - 15	
Category 4: Site	9	5 - 30	
Category 5: Health	24	15 - 35	
Category 6: Materials	8	10 - 35	
Category 7: Disaster Mitigation	28	5 - 30	
Category 8: General	7	0 - 40	
Total:	139		
Total Need:	102		
Certified Home Score	137		
		The Total Need number will automatically adjust as points are earned for each criteria in the checklist.	
		Home Address	

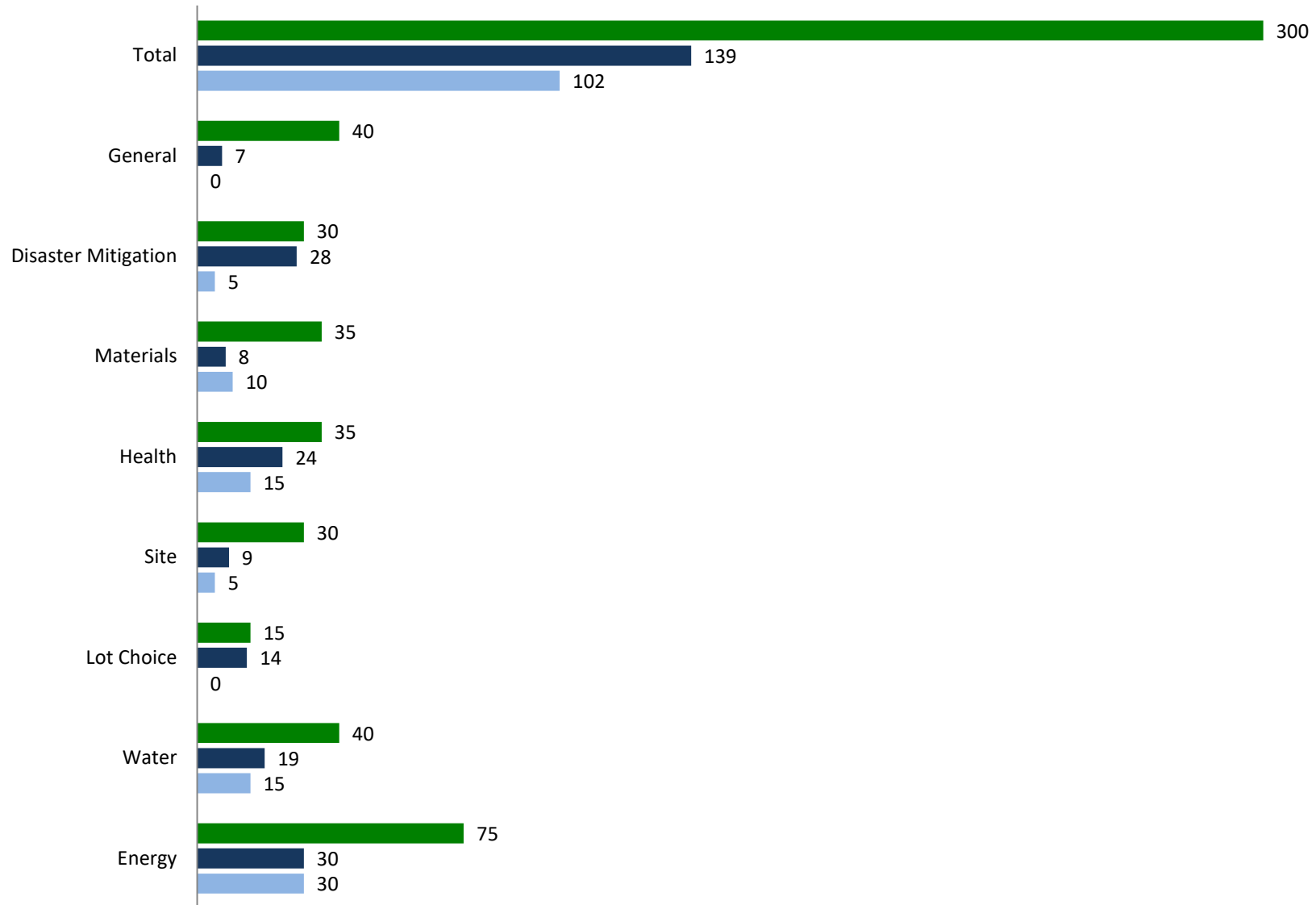
Certification Level:

Silver

1409 United Street
Key West, FL 33040

FGBC Green Home Certification Summary Chart

■ Maximum ■ This Home ■ Minimum



PREREQUISITES:

Revised 4 11 2024

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
P1.01	N/A	Sanitation System that Reduces Chlorine Use	
P1.02	N/A	Pool Cover	
P1.03	Yes	Solar pool heating system	
P1.04	N/A	Dedicated PV's to run pool equipment	
P1.05	N/A	Home has no pool or spa	
Prerequisite 2: Waterfront Considerations			Certifying Agent Notes
P2.01	N/A	Use of native aquatic vegetation in shoreline area	
P2.02	N/A	No turf adjacent to natural water bodies(Low maintain plants instead)	
P2.03	N/A	Use of terraces, swales, or berms to slow storm water	
P2.04	No	Home site does not border natural water body	
Prerequisite 3: No Invasive Exotic Species			Certifying Agent Notes
P3.01	Yes	Landscape Considerations	
		New Is the landscape existing or new	

NOTE: You must do one prerequisite from P1.01-P1.05
 You must do one prerequisite from P2.01-P2.04
 And comply with P3.01

Submittal

Prerequisite 1: Swimming Pool / Spa	Submit
none	0
none	0
Cut sheet or photo of heating system	[]
none	0
Prerequisite 2: Waterfront Consideration	Submit
none	0
none	0
none	0
none	0
Prerequisite 3: Invasive Exotic Species	Submit
none	[]

CATEGORY 1: ENERGY

Category Minimum 30 / Category Maximum 75

Revised 4 11 2024

	Points Achieved	Points Possible	Criteria	
E1 HERS Index - Energy Rating				Certifying Agent Notes
E1.01.a	15	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 75	
			Yes :Does the Home have a confirmed HERS Index	
			70 :Confirmed HERS Index	
OR, For Multi-Family Prescriptive Energy Option				
E1.01.b	0		See E1.01b Tab for Multi-Family Energy Options, score will automatically be transferred to this page	
E2 ENERGY – DESIGN, FIELD TESTING AND INSPECTIONS, FINISHES, AMENITIES				Certifying Agent Notes
E2.01	0	1	Thermal Enclosure System Inspection - This credit is NOT available if you claim E1.01.b or G5.07	
E2.02	1	1	Ductwork joints sealed with mastic	
E2.03		1	Ductwork smoke tested allowing leaks to be sealed prior to drywall	
E2.04	1	1	Cross vent and ceiling fans code credit	
E2.05		1	Roofed porch, Min 100ft^2 AND meets cross-ventilation requirements	
E2.06		1	Passive solar space heating system	
E2.07		1	Passive solar day-lighting	
E2.08		1	Deciduous trees on south	
E2.09	2	1 - 4	House shaded on east and west by trees	
			50 % 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	1	1	Floor joist perimeter insulated and sealed	
E2.12	1	1	Light colored exterior walls (80% minimum)	
			Enter the Solar Reflective Index (SRI) of Paint	
E2.13	0	1 - 2	Light colored interior walls, ceilings, carpet/floors	
			N/A all major living spaces wall and ceiling surfaces have a reflectance of at least 50%	
			Enter the Light Reflectance Value (LRV) of Paint	
			N/A bedrooms and all major living spaces have floors, that are light-colored	
			Enter the Light Reflectance Value (LRV) of floor	
E2.14		1	Maximum 52w Fixtures in Bathrooms	
E2.15			Credit relocated to Category 8: General	
E2.16		2	Install a State Certified rated solar hot water system	
E2.17	1	1	Insulate all hot water pipes	
E2.18			Credit Removed	
E2.19	1	1	Energy-efficient ovens/ranges	
E2.20			Credit Removed	

E2.21		1, 3, 4	Efficient well pumping 1 Point: Efficient Well Pump 3 Points: Efficient Pool Pump 4 Points: Both
E2.22	0	1	Efficient envelope volume
			Total Gross Wall Area
		1	Conditional Square Footage
		1	Number of Stories
E2.23		1	Dwelling unit attached, zero lot-line, row house
E2.24		1 - 2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	3	3	Energy Star® Ceiling Fans
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	1	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	1	1	Energy Efficient Sheathing
	30	112	Total Possible Points
	30	Total points for Category 1 (30 min / 75 max)	
Name of HERS Rater:			
Certifying Agent Category 1:			

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 1: ENERGY

Multi-Family Prescriptive Energy Credits

	Points Achieved	Points Possible	Criteria	
E1.01.b	Multi-Family Prescriptive Energy Credits			Certifying Agent Notes
This section may not be combined with E1.01a.				
Points claimed in this section will require photographic proof of Level I Insulation installation, a completed thermal bypass inspection checklist (Energy Star Thermal Bypass Checklist is acceptable), a copy of the load calculation and proof that installed tonnage is within 15% of the Manual J's. Provide field documentation of Energy Calculation inputs such as window SHGC and U-Factor via photo of window stickers, insulation R values, etc.				
MULTIFAMILY LOAD CALCULATIONS: The load calculations must be for each distinctive unit type and must show that orientation of the unit as well as vertical location of the unit does not change required tonnage.				
E1.01.b.1 Efficient HVAC Systems				Certifying Agent Notes
a		4	Minimum SEER 15 w/HSPF 8.2 – AHRI Certificate required	
b		2	Minimum 15 SEER with electric heat	
c		3	Minimum SEER 16 w/variable speed AH, electric heat allowed	
d		4	Minimum SEER 16 w/HSPF 9.0 - AHRI Certificate required	
e		16	Minimum SEER 17 w/HSPF >9.0 or ground/water source HP COP > 4.0 – Close loop system only (AHRI Certificate required)	
f		12	Mini-splits ONLY with minimum SEER of 21	
	0	Efficient HVAC Total		
E1.01.b.2 Ducts				Certifying Agent Notes
a		6, 8	8 Points: Ducts in Conditioned space – ALL if in sealed attic or crawlspace must be supply AND return OR 6 Points: Duct blaster Qn out <= 0.4 – Provide report - top floor only	
	0	Ducts Total		
E1.01.b.3 Envelope Options				Certifying Agent Notes
a		6	Radiant Roof Decking – photo required	
b		1	Windows (1) and Glass Sliding Doors (2)- Maximum U-factor = 0.40 and Maximum SHGC = 0.25	
c		2	Minimum R-38 ceiling insulation or R-30 at roof deck	
d		2	CMU walls minimum R-5.1	
e		4	CMU walls/Mass wall >= R-7.0	
f		2	2 x 4 Walls minimum R-15 – documentation required	
g		6	2 x 6 Walls or other wall systems (SIPS & ICF) >= R-19	
h		2	Roofing installed is Energy Star, cool roof compliant, has an LRV>50 or a SRI > 78 roofing	
	0	Envelope Options Total		

E1.01.b.4 Appliances/Equipment			Certifying Agent Notes	
a		10	Energy Star qualified heat pump/hybrid tank water heater – strongly encouraged in garage/non conditioned s	
b		8, 10	8 Points: Gas Tankless – must be installed outside conditioned space OR 10 Points: Daisy chained comprehensive gas tankless approach to whole building – for example 8 heaters for whole building (like a mini boiler)	
c		2	Tankless Electric UEF .917 – very high demand – is this more of a water saver than and energy saver	
d		1	Energy Star Dish Washer	
e		1	Energy Star Refrigerator	
f		4	Energy Star Washing Machine	
	0	Appliance/Equipment Total		
		57	Total Possible Points	
	0	Total points for Category 1 Multi-Family Prescriptive Energy Credits		
Name of HERS Rater:				
Certifying Agent Category 1:				

CATEGORY 2: WATER

Category Minimum 15 / Category Maximum 40

Revised 4 11 2024

N/A		Is the landscape existing or new		
Points Achieved	Points Possible	Criteria		
W1 Fixtures and Appliances				Certifying Agent Notes
W1.01	3	3	Water saving clothes washer	
W1.02	1	1	Low-flow shower heads (must be ≤ 2.0 gpm)	
W1.03	1	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)	
W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)	
W1.05	2	2 - 3	High-efficiency Water Closets, Dual Flush or Single-Flush toilets (3 points if all WC ≤ 1.1 gpf)	
W1.06		1	Water Closet with UNAR MaP Rating of 600 gpf or greater	
W1.07		1	Compact Hot Water Distribution	
W2 Greywater Reuse				Certifying Agent Notes
W2.01		1 - 3	<p>Greywater system installed</p> <p>1 point is available for a preplumbed partial or full system</p> <p>1 point is available if the air conditioner condensate is reused</p> <p>2 points are available if a vanity water collection system is installed for toilet flushing</p> <p>3 points are available if a Whole house greywater system is installed</p>	
W3 Rainwater Harvesting				Certifying Agent Notes
W3.01	2	1 - 5	<p>Rainwater harvesting system installed with dedicated use</p> <p>1 Point: Rain Barrel</p> <p>2 Points: Non Potable 500 Gallon System</p> <p>3 Points: Potable 500 Gallon System</p> <p>5 Points: Potable 2,500 Gallon System</p>	
W4 Reclaimed Water Reuse				Certifying Agent Notes
W4.01	1	1 - 2	Water for irrigation	
W4.02		1	Meter on reclaimed irrigation system	
W4.03		1	Volume-based pricing arrangement	
W4.04		2	For toilet flushing	
W5 Installed Landscape				Certifying Agent Notes
W5.01		2 - 3	No turf or Drought-Tolerant Turf Installed	
W5.02	1	1 - 3	<p>60%, 80%, 100%, of plants/trees from drought-tolerant list</p> <p>60% :Percentage of drought tolerant plant</p>	
W5.03	2	2	All plants/trees selected to be compatible with their location in the landscape	
W5.04		3	Turf is less than 50% of landscape	
W5.05	2	2	No turf installed in densely shaded areas	
W5.06		2	Plants with similar sun and water requirements grouped together	
W5.07		1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)	
W5.08	1	1	Non-cypress mulch used	
W5.09		2	Soil tested and amended where necessary	
W6 Installed Irrigation				Certifying Agent Notes
W6.01		10	No permanent in-ground irrigation system	
W6.02	2	2	Innovative irrigation technology	
W6.03a	0	3	<p>Landscape irrigated to FGBC standard</p> <ul style="list-style-type: none"> - 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 	
OR				
W6.03b	0	5	<p>100% Micro-irrigation: Landscape irrigated to FGBC standard</p> <ul style="list-style-type: none"> All Irrigation installed must be micro-irrigation System must include rain sensor and controller Provide owner and FGBC with irrigation plan, management plan and instructions 	
W6.04		1	Pressure Compensating Spray Heads OR Pressure Regulating Irrigation Components	
W6.05		1	In poor drainage (low) areas, heads are installed with check valves	
W6.06		1	High volume irrigated areas have matched precipitation rates	
W6.07		1	Pop-up sprinkler heads significantly rise above turf grass height	
W7 Additional Water Certification Requirements				Certifying Agent Notes
W7.01		5	Meet or exceed Florida Water StarSM or WaterSense standards	
W7.02		2	Florida Friendly LandscapeTM Program new construction certification	
	19	56	Total Possible Points	

19

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

Certifying Agent Category 2:

Landscape Auditor:

Credentials of Auditor:

CATEGORY 3: LOT CHOICE

Category Minimum 0 / Category Maximum 15 Revised 4 11 2024

	Points Achieved	Points Possible	Criteria	
L1 Lot Choice				Certifying Agent Notes
LC1.01		2 - 6	House built within designated FGBC green land development	
			Name of FGBC Green Development	
LC1.02		2	Home within a certified green local government	
LC1.03	2	2	Built on an infill site	
LC1.04	1	1	Site within 1/8 mile of existing infrastructure	
LC1.05	4	2 - 4	Site within 1/4 mile to mass transit	
LC1.06	2	2	Site within 1/2 mile of public open/green space	
LC1.07	5	1 - 5	Site within 1/2 Mile of EXISTING Basic Community Resources	
			Arts and entertainment center	
			- Bank	
			Beauty Shop	
			Bike Share Station	
			Civic Center	
			Community Center	
			Convenience store	
	Yes		Daycare center	
			Dry Cleaners	
			Fire station	
			Fitness center or gym	
			Laundromat	
			Library	
	Yes		Local Government Facility	
			Medical or dental office	
			Pharmacy	
	Yes		Place of worship	
			Police station	
			Post office	
	Yes		Restaurant	
	Yes		School	
			Senior Care Facility	
			Supermarket	
			Theater	
			Other Neighborhood-serving retail	
	Yes		Other office building or major employment center	
LC1.08		2	Site located in small lot cluster development	
LC1.09		2	Brownfield site	
	14	26	Total Possible Points	
	14	Total points for Category 3 (0 min / 15 max)		
Certifying Agent Category 3:				

CATEGORY 4: SITE

Category Minimum 5 / Category Maximum 30

Revised 4 11 2024

1	N/A	That all credits in this category deal only with buildable land. What this means is that if the land is not legally allowed to be disturbed then you may not count this as part of the percentage required for the given credit.
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	Points Achieved	Points Possible	Criteria
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S1 Native Tree and Plant Preservation	Certifying Agent Notes
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S1.01	N/A	2	Maximize tree survivability	
S1.02	0	1 - 2	Minimize soil compaction	
			Restrict all construction equipment from driving on site during construction except for	
			?	
S1.03		2	Replant or donate removed vegetation	
S1.04	0	1 - 9	Preserve or create wildlife habitat / shelter	
			% of property that was created or preserved as a wildlife habitat or shelter	

S2 On Site Use of Cleared Materials	Certifying Agent Notes
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S2.01		2	Mill clear trees	
S2.02	0	1 - 2	Reuse cleared materials for mulch / landscape	
			Mulch is both cleared and reused:	

S3 Erosion Control / Topsoil Preservation	Certifying Agent Notes
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S3.01	2	2	Develop and Implement an Erosion Control Site Plan	
S3.02	1	1	Stabilize disturbed soil	
S3.03		2	Stage disturbance	
S3.04	1	1	Control sediment runoff during construction	
S3.05		1	Save and Reuse All Removed Topsoil	

S4 Drainage / Retention	Certifying Agent Notes
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S4.01	2	2	Onsite designated retention area	
S4.02	2	2	Direct filtered rooftop runoff to planted area(s)	
S4.03	1	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)	
			Partial Pervious	
			35	% Pervious Material
			3960	Total Lot Area (sq. ft.)
				Coverage Area (sq. ft.)
			1386	100% Pervious sq. ft.
			0	Equivalent Pervious Area -->
			1386	Equivalent Pervious Area (semi-pervious)
			1	Total points for pervious area
9	34	Total Possible Points		
9	Total points for Category 4 (5 min / 30 max)			

Certifying Agent Category 4:	
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CATEGORY 5: HEALTH

Category Minimum 15 / Category Maximum 35

	Points Achieved	Points Possible	Criteria	
H1 Combustion				Certifying Agent Notes
H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage	
H1.02		1	Garage (attached or detached) - Exhaust Fan on Motion Sensor and Timer	
H1.03	N/A	1	Fireplace	
H1.04	1	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric	
			Space Heating	Water Heating
			Electric	Yes Electric
			Sealed combustion equipment	Sealed combustion equipment
			Sealed combustion closet	Sealed combustion closet
				Outside of conditioned space
H2 Moisture Control				Certifying Agent Notes
H2.01		1	Drainage tile on and around top of footing	
H2.02		1	Drainage board for below grade walls	
H2.03		1	Gravel bed beneath slab on grade floors	
H2.04	1	1	Seal Slab on grade Penetrations.	
H2.05		1	Capillary break between foundation and framing	
H2.06		3	Central dehumidification system	
H2.07		1	No vapor barrier on inside of assemblies	
H2.08	1	1	Moisture control for tub/shower and shower surrounds	
H2.09		1	Seal Entire Slab on grade	
H3 Source Control				Certifying Agent Notes
H3.01		1	No exposed urea-formaldehyde wood products	
H3.02		2	Zero VOC Paints, Stains, and Finishes	
H3.03	1	1	Low VOC Paints, Stains, and Finishes	
H3.04		1	Low VOC Sealants and Adhesives	
H3.05	2	1 - 2	Minimize Carpet Use	
H3.06	1	1	Healthy Flooring	
H3.07	1	1	Healthy Insulation	
H3.08		1	Protect ducts, range hood, and bath exhaust fans during construction	
H3.09		3	Integrated Pest Management	
H4 Cleanability				Certifying Agent Notes
H4.01	0	1 - 2	Central vacuum system	

			System roughed in		Installed with exhaust outdoor		
					Installed with exhaust indoor thru HEPA filter		
H4.02	1	1	Useable entry area				
H5 Universal Design						Certifying Agent Notes	
H5.01	2	1 - 3	Universally designed living area				
H6 Ventilation						Certifying Agent Notes	
H6.01	2	2 - 4	Controlled mechanical ventilation				
H6.02			Moved to Category 7: Disaster Mitigation				
H6.03	1	1	Floor Drains Sealed				
H6.04	1	1	Properly Installed Energy star® bath fans with timer or humidistat				
H6.05	1	1	Kitchen range hood vented to exterior				
H6.06		1	Laundry rooms inside conditioned space must have a make-up air source				
H6.07		3-5	Whole house filtration 3 Points: Whole House HEPA Filtration 5 Points Whole House HEPA Filtration with UV				
H6.08	2	1 - 2	Efficient HVAC filter				
H6.09	1	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	55	Total Possible Points, Category is capped at 35 points.				
	24	Total points for Category 5 (15 min / 35 max)					
Certifying Agent Category 5:							

CATEGORY 6: MATERIALS

Category Minimum 10 / Category Maximum 35

Revised 4 11 2024

	Points Achieved	Points Possible	Criteria	
M1 Components				Certifying Agent Notes
M1.01		1	Recycled content roof material	
M1.02	0	2 - 3	Certified sustainable lumber	
		OR	homes with minimum of 1 story wood frame exterior walls have 80% of all lumber certified	
			home has no exterior wood walls & 80% of remaining lumber used for the home is certified.	
M1.03		1	Engineered / alternative material for outdoor living	..
M1.04		1	Concrete with fly ash or blast furnace slag	
M1.05		1	Recycled content siding or soffit material	
M1.06	1	1	Eco-friendly insulation	
M1.07		1	Recycled content drywall	
M1.08		1	Recycled content paint	
M1.09		1	Steel interior studs	
M1.10	1	1	Eco-friendly flooring material	
M1.11		1	Eco-friendly ceiling materials	
M1.12	0	1 - 3	Locally produced materials	
			minimum 80% of all new windows & doors are from local manufacturers & are operable	
			50% of all doors are reused doors or 50% of all windows are reused windows	
			80% of all structural components are from local sources - includes panelized & modular systems	
M1.13		2	Reduce Heat Island Effect	
M2 Waste Reduction				Certifying Agent Notes
M2.01		3	Resource efficient wall system with integral insulation	
M2.02		2	Develop a construction and demolition waste management plan	
M2.03	0	2 - 4	Implement job site waste management	
			# of items implemented	
			List items (i.e.: a, b, c, etc.)	
M2.04	1	1	Compost bin/built in collection of recyclables	
M2.05	0	1 - 2	Pre-Engineered roof and floor components	
			80% of floor (or code allowance)	80% of roof (or code allowance)
M2.06		1	Finger jointed or laminated products	
M2.07		1	Eco-friendly trim	
M2.08		1	Perimeter based on 2 foot dimensions	
M2.09		1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls	
M2.10		1	Stack framing	
M2.11	1	1	2-stud corners with drywall clips	
M2.12		1	T-wall with drywall clips and/or ladder type exterior tee framing	

M3 Durability				Certifying Agent Notes
M3.01		1	Roof slope ≥ 3 in 12 but ≤ 6 in 12	
M3.02		1	Large overhangs (eave and gable)	
M3.03		1	Air admittance vents	
M3.04		1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen	
M3.05	1	1	Siding and exterior trim primed all sides	
M3.06	1	1	Plants/turf minimum of 2-ft. from foundation	
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation	
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances	
M3.09			Credit Relocated to Category 7: Disaster Mitigation	
M3.10		1	Access panel to non-accessible plumbing fixture installed	
M3.11		1	Laundry room below living floor or drain installed	
	8	47	Total Possible Points	
	8	Total points for Category 6 (10 min / 35 max)		
Certifying Agent Category 6:				

CATEGORY 7: DISASTER MITIGATION

Category Minimum 5 / Category Maximum 30

Revised 4 11 2024

	Points Achieved	Points Possible		Criteria	
DM1 Hurricane (wind, rain, storm surge)					Certifying Agent Notes
DM1.01		2		Safe room	
DM1.02	2	2		Unvented attic or No attic	
DM1.03	2	2		Window, door, and skylight protection or impact resistant type	
DM1.04		1		Attached garage and exterior door protection	
DM1.05	1	1		Exterior structures and equipment properly anchored	
DM1.06	2	2		Secondary water protection installed on roof	
DM1.07		2		Adhesive applied to roof sheathing	
DM1.08		2		Roof Shingles	
DM1.09	2	2		Raised Slab or Pier Foundation	
DM1.10		5		Comply with Fortified For Safer Living Standards	
DM2 Flood (must incorporate all three)					Certifying Agent Notes
DM2.01	3	3	Yes	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	
DM3 Fire (must incorporate all three for 3.1)					Certifying Agent Notes
DM3.01	3	3	Yes	Fire resistant exterior wall cladding	
			Yes	Fire resistant roof covering or sub-roof	
			Yes	Fire resistant soffit and vent material	
DM3.02	0	3		Fire Sprinklers installed to cover 100% of living area of home	
DM4 Lightning & Electronics Protection					Certifying Agent Notes
DM4.01	1	1 - 2		Installed Surge Suppression or Lightning Protection System	
DM5 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: H2.04)	
			required	Yes Vegetation > 2 ft. from foundation (Materials: M3.06)	
			required	Yes Sprinklers & emitters are 2 feet from house (Materials: M3.07) OR no installed irrigation (Water: W6.01)	
DM 5.01	12	10		DM 5.01: Chemical Soil Treatment Used	
			-	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	
OR					

DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided	
			Chemical soil treatment avoided	
			Alternative Florida Building Code approved method of foundation protection employed	
	OR			
DM 5.03		12	DM 5.3: Treated wood products	
		Yes	All wood products serving structural or exterior finish purposes are borate or ACQ treated	
DM5.04		1	80% of Cellulose insulation used is Borate treated	
DM6 Mold and Leak Damage Prevention				Certifying Agent Notes
DM6.01		2	Mold Prevention - ASTM D3273	
DM6.02		1-3	Install Water Leak Detection and Shut Off System 1 Point: Leak Detection with Automatic Shut Off 2 Points: Leak Detection System Installed and tied to Mobile Smart Application 3 Points: Leak Detection AND Automatic Shut Off Systems Installed and tied to Mobile Smart Application	
DM6.03		2	Install Gas Leak Detection and Shut Off System that is tied to Mobile Smart Application	
DM7 Radon				Certifying Agent Notes
DM7.01		2	Install a radon/soil gas vent system in the home	
	28	47	Total Possible Points	
	28	Total points for Category 7 (5 min / 30 max)		
Certifying Agent Category 7:				

CATEGORY 8: GENERAL

Category Minimum 0 / Category Maximum 40

Revised 4 11 2024

	Points Achieved	Points Possible	Criteria	
G1 - Small House Credit				Certifying Agent Notes
G1.01	0	0 - 25	Conditioned house size (<i>enter no if not claiming any points</i>)	
			no Square feet of conditioned area (pulls from Application Tab)	
G2 - Adaptability				Certifying Agent Notes
G2.01	2	2	Roof trusses designed for addition	
G2.02		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF	
G2.03		1	Install a minimum of 2 upgraded automation system	
G2.04		1	Pre-Plumb for Solar Hot Water	
G2.05		3	Zero Energy Ready Home	
G2.06		2	Provide Future Connection to Public or Private Utility	
G2.07	2	2 - 3	Electric Vehicle Charging	
G3 - Renewable Power Generation				Certifying Agent Notes
G3.01	0	1 - 5	Reduce peak demand or annual load	
			Enter size of PV System in kW (1 point for each 2kW)	
G4 - Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes				Certifying Agent Notes
G4.01		10	Remodeling structure (HERS Index ≤ 80)	
G4.02		3	Water Closet 1.6 gpf and showers 2.5 gpm or less	
G4.03		2	Upgrade existing installed irrigation with rain gauge, timer and code irrigation heads	
G4.04		2	Existing homes with pools - Upgrade pump to variable speed or dual speed	
G4.05		2	Improve roof to wall connections	
G5 - Other / ADDITIONAL CREDITS				Certifying Agent Notes
G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC	
			:Number of members on the team that are members of FGBC	
G5.02		2	Homeowner's manual, including information, benefits, operations - per reference guide	
G5.03	2	2	FGBC Green Homeowner Checklist	
G5.04	1	1	Plan for edible landscape/food garden	
G5.05		2	Guaranteed energy bills	
G5.06		2	FGBC Certified Professional	
G5.07		5	Energy Star Qualified Home	
G5.08		1 - 5	INNOVATIVE CREDITS	
			Description of innovation:	

7	84	Total Possible Points (56 for new homes, 73 for existing homes)	
7	Total points for Category 8 (0 min / 40 max)		
Certifying Agent Category 8:			

FGBC Green Home Standard

Version 12 Rev 1.0

Existing Home Application

Effective January 1, 2021 (Required January 1, 2022)
Revised 4 11 2024

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 to BuilderTrend via the FGBC link below.

<https://buildertrend.net>

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:
Florida Green Building Coalition (FGBC)
222 2nd Street North
St. Petersburg, FL 33701

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.

Date: _____

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: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100
Points Toward Qualification (points over category maximums excluded)	139
Total Points Achieved	139

Please refer to Standards Documents and Green Home Reference Guide for additional information.

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	19	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	8	10 - 35
Category 7: Disaster Mitigation	28	5 - 30
Category 8: General	7	0 - 40
Total:	139	
Total Needed:	100	
Certified Home Score	139	
Certification Level	Silver	

FGBC Green Home Standard

Version 12 Rev 1.0

Multi-Family Home Application

Effective January 1, 2021 (Required January 1, 2022)
Revised 4 11 2024

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 to BuilderTrend via the FGBC link below.

<https://buildertrend.net>

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:
Florida Green Building Coalition (FGBC)
222 2nd Street North
St. Petersburg, FL 33701

FEES

Multi-Family Fees

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

Enter your project information below:

Number of Buildings
Number of Units

\$100	MEMBER Fee
\$100	NON MEMBER Fee

PAYMENT

Do You Want A Yard Sign? (Free)
Home Fees
Bronze Plaques
Florida Water Star Certification
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: _____
Company: _____
Address: _____
City/ST/Zip: _____
Phone: _____
E-mail: _____
DBPR License #: _____
FGBC Member #: _____
FHBA Member #: _____
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

Certifying Agent Information

Name: _____
Company: _____
Address: _____
City / Zip: _____
Phone: _____
Fax: _____
E-mail: _____
CA Registration #: _____
Signature: _____

Optional Information

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

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.

Date: _____

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed)	102	Please refer to Standards Documents and Green Home Reference Guide for additional information.
Points Toward Qualification (points over category maximums excluded)	139	
Total Points Achieved	139	

Category	Your Score	Required Min - Max
Category 1: Energy	30	30 - 75
Category 2: Water	19	15 - 40
Category 3: Lot Choice	14	0 - 15
Category 4: Site	9	5 - 30
Category 5: Health	24	15 - 35
Category 6: Materials	8	10 - 35
Category 7: Disaster Mitigation	28	5 - 30
Category 8: General	7	0 - 40

Total: **139**

Total Needed: **102**

Certified Home Score 137

Certification Level Silver



BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

EXHIBIT D - BPAS CERTIFICATION FORM

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: 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 45. 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 J. Osmondson

29 April 2024

Signature of applicant

Date

Eric J. Osmondson

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 29th day of April, 2024

by Eric J. Osmondson (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 FL driver license as identification. By means of physical presence

Monica Broadway

Notary's Signature and Seal

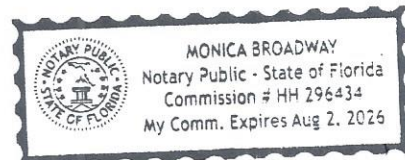
SEAL

Monica Broadway

Name of Acknowledger typed, printed or stamped

HH 296434

Commission Number, if any





BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION EXHIBIT C – APPLICANT’S ESTIMATED SCORE SHEET

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

Applicant: Eric J. Osmundson Site Address: 1409 United Street

Number and type of Units Requested: Market Rate 1 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: EJO
Initial here

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

a.	Building more than 1.5' higher than the base flood elevation (+5)	Points	<u> 5 </u>
b.	Exceeding the minimum required percentage of affordable housing (+30)	Points	<u> </u>
c.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40)	Points	<u> </u>
d.	Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low-income classification (+60)	Points	<u> </u>
e.	Achieving Green Building Certification Upgrade 1 (+20)	Points	<u> 20 </u>
f.	Achieving Green Building Certification Upgrade 2 (+27)	Points	<u> </u>
g.	Achieving Green Building Certification Upgrade 3 (+40)	Points	<u> </u>
h.	Voluntary contribution to the arts in public places fund or tree fund in the amount of \$2,500 or more (+5)	Points	<u> </u>
i.	Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5)	Points	<u> 5 </u>
j.	Using light-colored, high-reflectivity materials for all non-roof areas with a Solar Reflectance Index (SRI) of at least 29 (+5)	Points	<u> 5 </u>
k.	Providing on-site recreational amenities or exceeding the open space requirements of section 108-346 (b) of article V of Chapter 108 (+10)	Points	<u> 10 </u>
TOTAL ESTIMATED POINTS			<u> 45 </u>



**BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION
(YEAR 11: JULY 1, 2023 – JUNE 30, 2024) – MARKET RATE
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application revised 4/26/2024

Application Fee Schedule	
Small project – (1-4 units)	\$ 1,273.39
Mid-size project – (5-10 units)	\$ 2,546.78
Large projects – (greater than or equal to 11 Units)	\$ 3,820.16

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: Eric J. Osmundson and Angel M. Osmundson

Mailing Address: 2900 North Roosevelt Blvd, Key Plaza UPS Store #215

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 651-431-0436

Email: eric@osmundsonland.com ; repairs11@gmail.com

PROPERTY OWNER:

Name: Eric J. Osmundson

Mailing Address: Same as above

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 651-431-0436

Email: same as above

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 1409 United Street, Key West, FL 33040

Parcel ID RE#: 00035740-000000 Alternate Key: 1036609

Zoning District: HMDR Parcel Size: 3,960 sf

Permitted Density: 16 /acre Commercial Floor Area: 0sf

B. EXISTING DEVELOPMENT:

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

The property currently functions as parking area with a garage structure, and pool.

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

**Pursuant to Ordinance 23-03 and 23-04, 75% of units allocated following Year 10 shall be deed restricted affordable, including any units recovered by the City due to failure to obtain building permits within two years of a BPAS award, or otherwise voluntarily released to the City. Deed restricted affordable allocations shall not have a maximum annual allocation limit.*

- Standalone Affordable Housing projects are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (1) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).
- Accessory dwelling units in the SF zoning district are subject to Section 122-231 through 122-238 of the Land Development Regulations.

C. PROPOSED DEVELOPMENT:

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

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

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

Is this property located within a Historic Zoning District?

Yes x	No
-----------------	-----------

Are buildings on the property listed as contributing historic structures?

Yes	No x
------------	----------------

Is the proposal for mixed residential and commercial use?

Yes	No x
------------	----------------

Are density bonuses proposed?

Yes	No x
------------	----------------

Advanced affordable allocation request?

Yes	No x
------------	----------------

Will the allocation require development review? x Yes No

If yes, please specific what type of development review will be required: _____

HARC

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

D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

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

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

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

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

NEW RESIDENCE BPAS APPLICATION

1409 UNITED STREET, KEY WEST, FL 33040
 RE: 00035740-000000
 RESIDENTIAL DEVELOPMENT

A2O
 ARCHITECTURE
 3706 NORTH ROOSEVELT BLVD, UNIT 302
 KEY WEST, FL 33040
 E: ALEEN@A2OARCHITECTURE.COM
 P: 305-74-7676

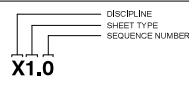
SCOPE OF WORK
 RESIDENTIAL CONSTRUCTION ON VACANT LAND. PROJECT PROPOSES TO MEET ALL REQUIRED SETBACKS AND SITE COVERAGES PER THE CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS, AND UTILIZES THE FEMA FLOOD HEIGHT ELEVATION AND NON-HABITABLE ROOF HEIGHT.

PROJECT TEAM
 ARCHITECT
 A2O ARCHITECTURE LLC
 3706 NORTH ROOSEVELT BLVD, UNIT 302
 KEY WEST, FL 33040
 E: ALEEN@A2OARCHITECTURE.COM
 P: 305-74-7676

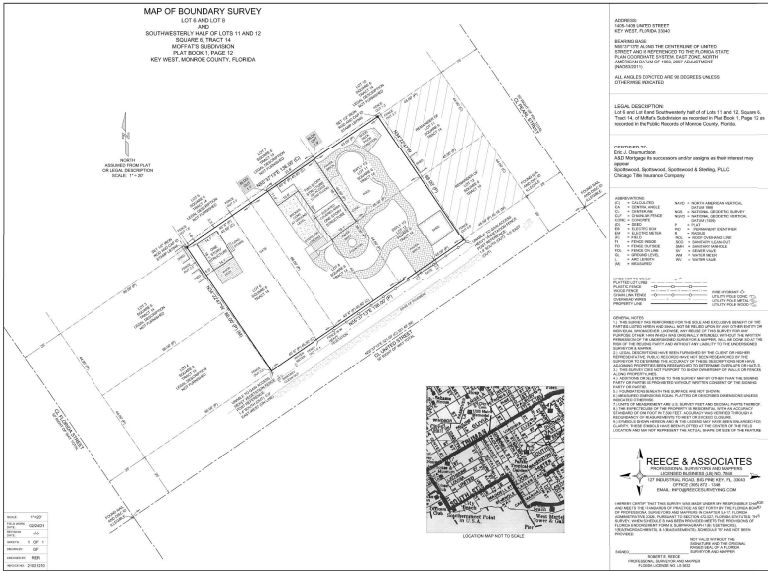
DRAWING INDEX

GENERAL	COVER, SCOPE, INDEX AND SURVEY COPY
ARCHITECTURAL	
A1.1	SITE PLAN, DRAINAGE PLAN AND DATA TABLE
A2.1	FIRST AND SECOND FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS

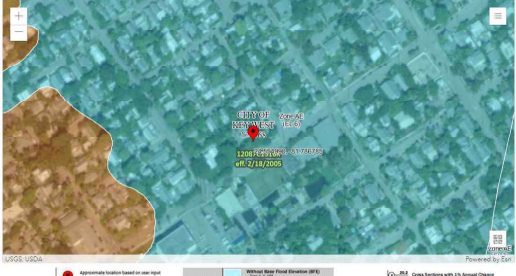
SHEET NUMBERING SYSTEM



NEW RESIDENCE
 BPAS APPLICATION
 1409 UNITED STREET, KEY WEST, FL 33040



1 COPY OF SURVEY
 SCALE: NOT TO SCALE



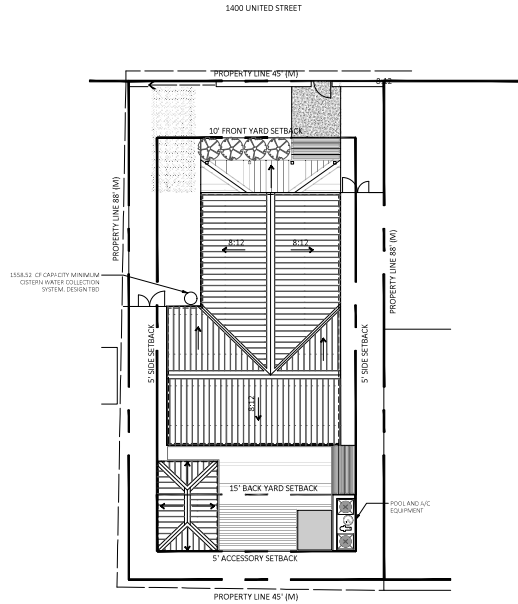
2 FEMA FLOOD MAP
 SCALE: NOT TO SCALE



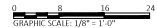
3 LOCATION MAP
 SCALE: NOT TO SCALE

SUBMISSIONS
 APPROVALS
 TITLE
 COVER, SCOPE OF WORK, COPY OF SURVEY
 PROJECT # 24.23
 SHEET:
G1.0
 APRIL 29, 2024

PROJECT SITE DATA				
1409 UNITED STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO. 00035740-000000				
ZONING DISTRICT	HMCR			
FLOOD ZONE	AE-1			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	3,000 SF	3,960 SF	NO CHANGE	
HEIGHT				
PRIMARY	30'-0"	N/A	32'-0"	YES
ACCESSORY COTTAGE	30'-0"	N/A	14'-0"	YES
SET BACKS				
FRONT YARD	10'-0"	N/A	13'-8 1/4"	YES
SIDE YARD 1	5'-0"	N/A	7'-0"	YES
SIDE YARD 2	5'-0"	N/A	7'-0"	YES
REAR YARD	15'-0"	N/A	24'-3/4"	YES
ACCESSORY REAR YARD	5'-0"	N/A	5'-0"	YES
BUILDING COVERAGE	40% MAX (1,584.00 SF)	N/A	37.61% (1,489.73 SF)	YES
IMPERVIOUS COVERAGE	60% MAX (2,376.00 SF)	N/A	50.99% (2,018.27 SF)	YES
OPEN SPACE	35% MIN (1,386 SF)	N/A	48.98% (1,943.73 SF)	YES
REAR YARD OPEN SPACE [AREA: 875 SF]	30% MAX (1,202.5 SF)	N/A	15.95% (622.87 SF)	YES
GENERAL NOTES				
1. THIS PROJECT UTILIZES COWI LOR SEC 222 2149 AMENDMENT: REDUCTION OF BUILDING AND IMPERVIOUS COVERAGE FOR OVERHUNG ROOF DECKS.				
2. LANDSCAPE AND HARDSCAPE SHOWN FOR REFERENCE AND SITE CALCULATION PURPOSES. (COORDINATE FINAL MATERIALS W/ LANDSCAPE DESIGN UNDER SEPARATE COVER)				



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



A2O

ARCHITECTURE
15555 SW 107th Ave, Suite 100
Miami, FL 33186
Tel: 305.444.2222
www.a2oarchitect.com

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ARCHITECT
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Miami, FL 33186
Tel: 305.444.2222
www.a2oarchitect.com

NEW RESIDENCE
BPAS APPLICATION
1409 UNITED STREET
KEY WEST, FLORIDA 33040

SUBMISSIONS

APPROVALS

TITLE

SITE PLANS & DATA TABLE

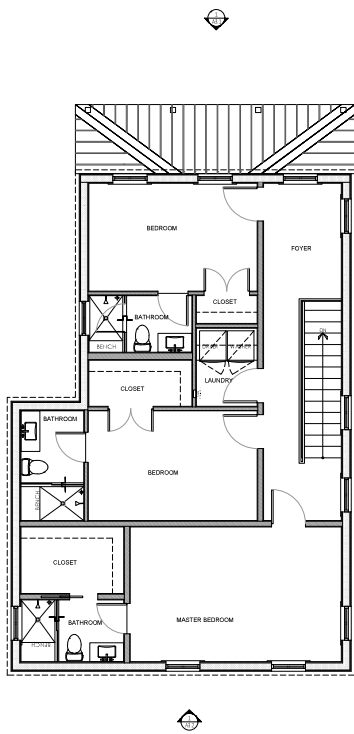
PROJECT # 24.23

SHEET:

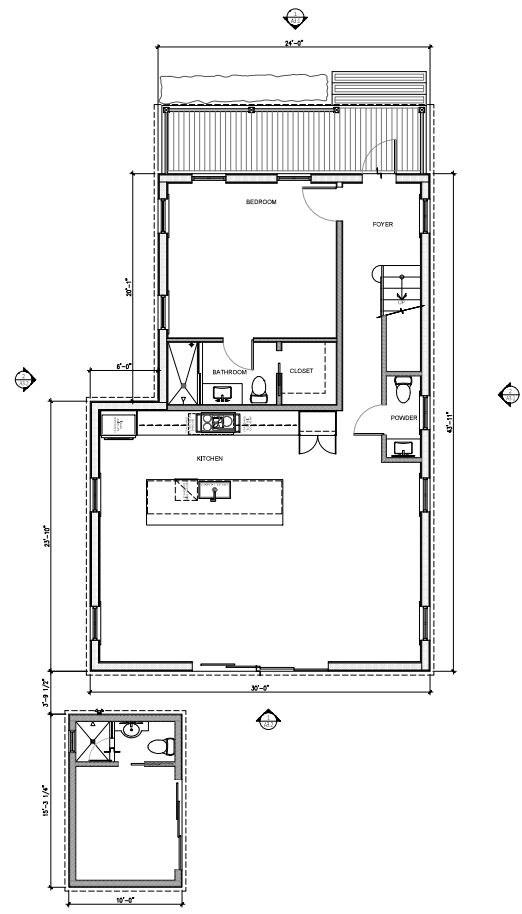
A1.1

APRIL 29 2024

PROPOSED SITE PLAN



② PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"

A2O	
ARCHITECTURE	
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<small>ARCHITECT 1000 W. UNIVERSITY BLVD., SUITE 100 AUSTIN, TEXAS 78705 TEL: 512.476.1234 FAX: 512.476.1235 WWW.A2OARCHITECTURE.COM</small>	
NEW RESIDENCE BPAS APPLICATION <small>1000 W. UNIVERSITY BLVD., SUITE 100 AUSTIN, TEXAS 78705 NEW WEST, FLORIDA 33600</small>	
SUBMISSIONS	
APPROVALS	
TITLE	
FIRST FLOOR & SECOND FLOOR PLAN	
PROJECT # 24.23	
SHEET	
A2.1 <small>APRIL 29 2024</small>	



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

A2O
ARCHITECTURE

ARCHITECT

Digitally
Signed By
A2O Architecture
2024.06.29
13:57:07
0100

**NEW RESIDENCE
BPAS APPLICATION**
FOR NEW RESIDENCE
KEY WEST, FLORIDA, 33940

SUBMISSIONS

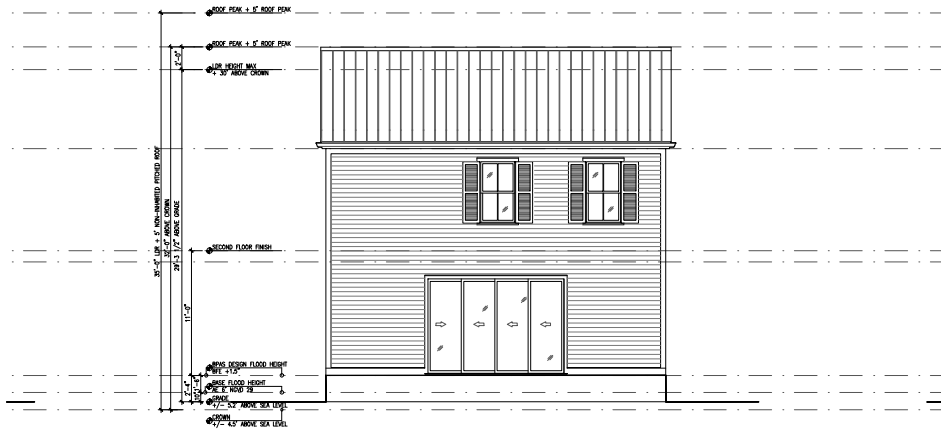
APPROVALS

TITLE

EXTERIOR
ELEVATIONS

PROJECT # 24.23
SHEET:
A3.7

APRIL 29 2024



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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ARCHITECTURE

200 W. UNIVERSITY BLVD. #100
 TAMPA, FL 33606
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ARCHITECT
 PROJECT NO. 24-23
 DATE: 04/29/2024
 12:013
 06/09

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NEW RESIDENCE
 BPAS APPLICATION
 100 W. UNIVERSITY BLVD.
 TAMPA, FLORIDA 33606

SUBMISSIONS
 APPROVALS
 TITLE
 EXTERIOR ELEVATIONS
 PROJECT # 24-23
 SHEET:

A3.2

APRIL 29 2024
 PROPOSED