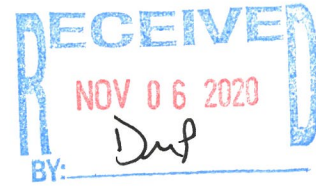


700 Duval Street

5 market-rate & 2 affordable-rate



Building Permit Allocation System (BPAS) Application

(Year 8: July 1, 2020-June 30, 2021)

City of Key West, Florida • Planning Department

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

Application Fee: \$1,155.00 (Market-Rate)
\$525.00 (Affordable-Rate)

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

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-293-8983

Office: 305-293-8983

Email: Owen@owentrepanier.com

PROPERTY OWNER:

Name: 700 Duval Street, LLC

Mailing Address: 100 N Park Street

City: Traverse City

State: MI

Zip: 49684

Home/Mobile Phone: C/o 305-293-8983

Office: C/o 305-293-8983

Email: C/o Owen@owentrepanier.com

PROPERTY DESCRIPTION AND ZONING INFORMATION:

Site Address: 700 Duval Street

Parcel ID RE#: 00015970-000000

Alternate Key: 1016357

Zoning District: HRCC-1

Size of Site: 15,725 sq. ft.

Density Allowed: 22 units/acre (7 units)

Commercial Floor Area: 14,510 sq. ft.

B. EXISTING DEVELOPMENT:

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

Restaurant, Bar, Events, Catering, etc.

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	5
Affordable Residential Dwelling Unit(s) ²	0	0	2
Transient Unit(s)	0	0	----- N/A -----
Accessory Dwelling Unit(s) ³	0	0	0
Single Room Occupancy Unit(s)	0	0	0
Nursing Home Unit(s)	0	0	0
Total Number of Units Requested			7

1 Please provide City Licensing Records from the Building Department.

2 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).

3 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 ☐

Are buildings on the property listed as contributing historic structures?

Yes ☐

No ☒

Is the proposal for mixed residential and commercial use?

Yes ☒

No ☐

Are density bonuses proposed?

Yes ☐

No ☒

Advanced affordable allocation request?

Yes ☐

No ☒

Will the allocation require development review?

Yes ☒ No ☐

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Major Development Plan | <input type="checkbox"/> Minor Development Plan | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance(s) | <input type="checkbox"/> Beneficial Use | <input checked="" type="checkbox"/> HARC |
| <input type="checkbox"/> Lawful Unit Determination | <input type="checkbox"/> Transient Transfer | <input type="checkbox"/> Tree Commission |
| <input type="checkbox"/> Other | | |

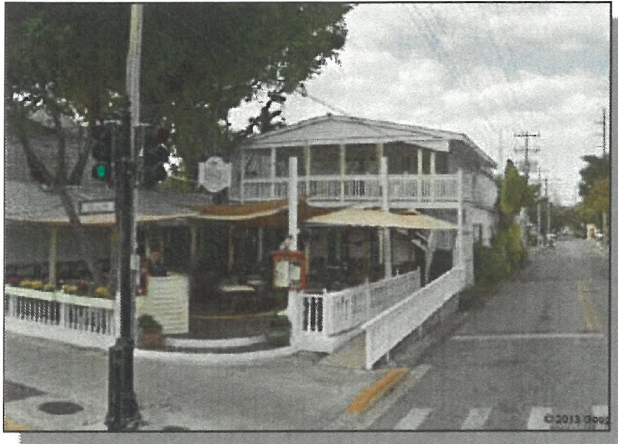
D. APPLICANTS MUST ATTACH ALL DOCUMENTATION REQUESTED BELOW:

- ☒ 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).
- NA - Property not located in the flood zone

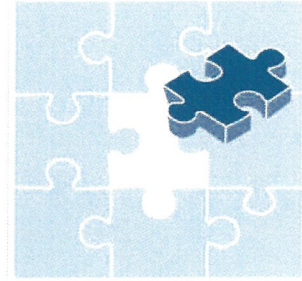
- ☒ 6. Copy of City licensing records for existing units.
- ☒ 7. Signed and Notarized Verification and Authorization Forms (*Exhibit A*).
- ☒ 8. Existing and Proposed Site Plan and Floor Plan (Section 108-237) that shall include a completed Site Data Table (*Exhibit B*).
- ☒ 9. Completed BPAS Estimated 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.



TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

BPAS Application

700 Duval Street, Key West, Florida (RE# 00015970-000000)

DESCRIPTION OF PROPOSED DEVELOPMENT AND USE:

Mango's Restaurant is located at the corner of the Duval and Angela streets within the HRCC-1 zoning district and the historic commercial pedestrian-oriented area. Currently it is listed as a non-contributing structure within the historic commercial core of downtown Key West by the Historic Architectural Review Commission ("HARC"). It has functioned as a restaurant since at least 1986 when it was the "Café Exile" with dining on the first floor, a nightclub/bar located on the second floor and an apartment next to the "disco".¹ In 1993 the property became Mangoes restaurant, which it remains today. The first floor comprises the restaurant portion, the second floor is shared by a full bar with rental space for special occasions/banquets and private office/apartment space.

Due to the property's location within the city's historic core, all proposed changes, alterations, additions, demolitions or relocations to buildings, structures and sites are governed by (HARC) and must obtain a Certificate of Appropriateness before a building permit is issued.

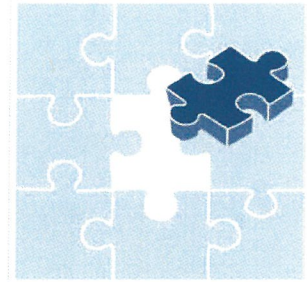
No changes to the downstairs restaurant space is proposed. The existing upstairs will be renovated into residential use and we anticipate building a second structure on the property.

Permitted residential density for this property is seven units. This application proposes to develop 7 residential units.

¹ Building permit application, 1986.



TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

BPAS Application

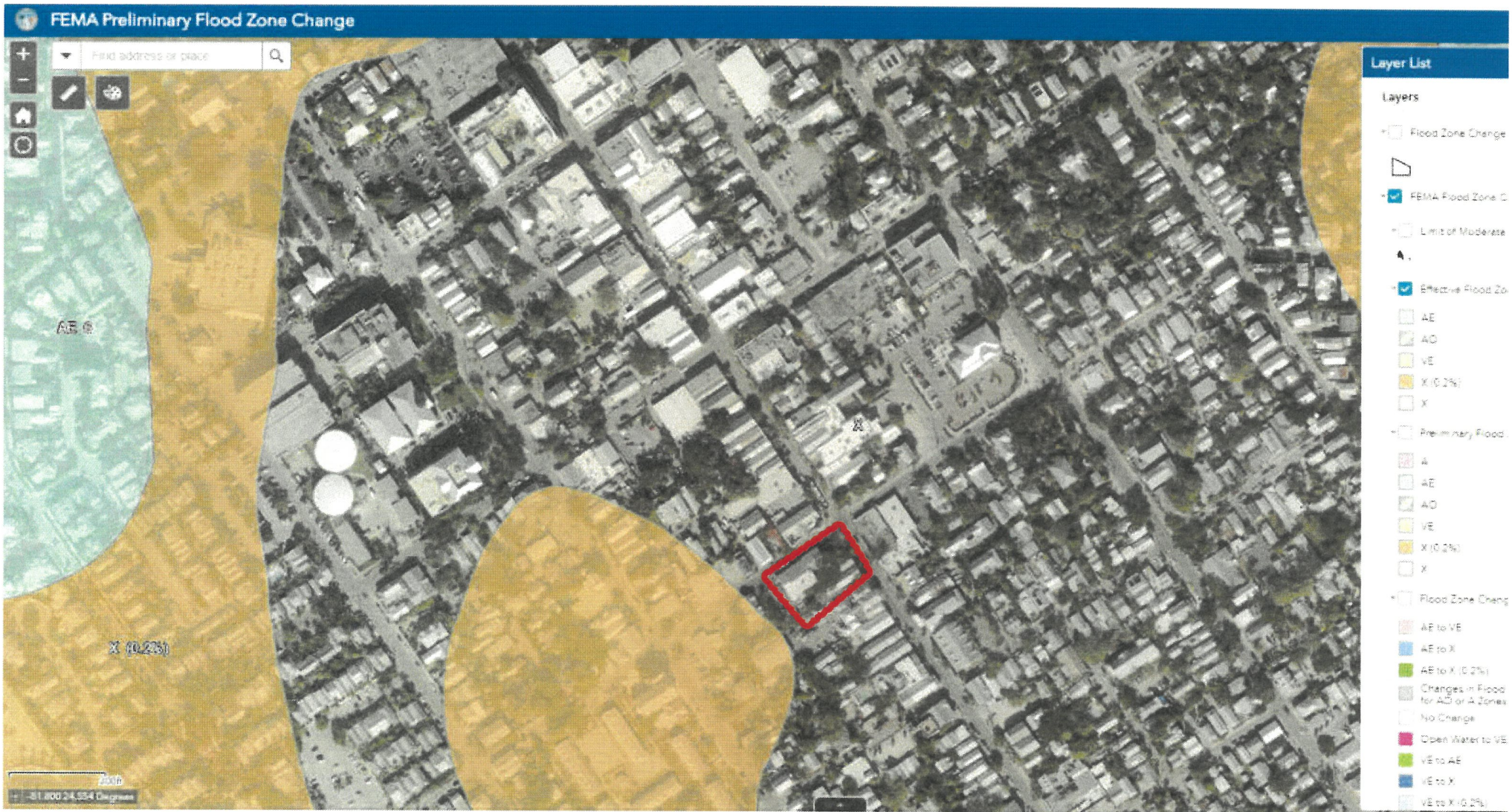
700 Duval Street, Key West, Florida (RE# 00015970-000000)

SOLUTION STATEMENT:

Key West and the Florida Keys is severely impacted by the lack of employee housing for our workforce - crucial for the community's economic stability. Our geographic constraints, size and LDRs are constant obstacles for overcoming this critical issue. The proposed application seeks to address the lack of employee housing by increasing the number of residential units currently existing on the site in order to provide relieve a small part of this housing crisis and provide the employees of the restaurant with clean, safe, affordable housing.

The proposed development will not increase impervious area, however, does seek to improve stormwater management on the site. The renovation will incorporate conservation-related features such as energy efficient appurtenances.

This minor renovation constituting less than 50% of the value of the existing building, will incorporate techniques to reduce 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. Building data will be input into EPE Portfolio Manager (<https://www.energystar.gov/istar/pmpam/>), and access to building data given to the City of Key West. The 15% reduction for both water and energy use will be achieved by increased insulation, compliant windows and doors, LED and energy efficient appurtenances, and lower flow fixtures.



Authorization & Verification

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

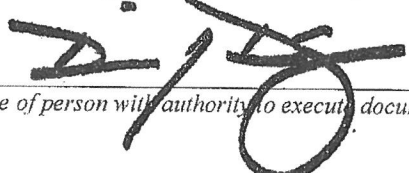
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Daniel J Dingeman as
Please Print Name of person with authority to execute documents on behalf of entity

MGRM of 700 Duval Street LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

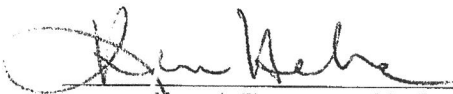
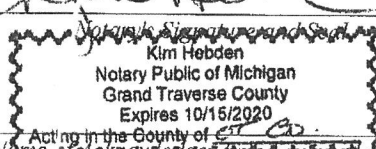
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10-31-17
Date

by Daniel Dingeman
Name of person with authority to execute documents on behalf of entity owner

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



Notary Public Seal
Acting in the County of _____
Name of Notary Public if not stamped

Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

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

700 Duval St

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in blue ink, appearing to read "Owen Trepanier".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8th JAN 2018 by

date

Owen Trepanier

Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Alvin Covington".

Notary's Signature and Seal

Alvin Covington

Name of Acknowledger typed, printed or stamped



Alvin Covington

COMMISSION #FF913801

EXPIRES: August 27, 2019

WWW.AARONNOTARY.COM

FF913801

Commission Number, if any

Warranty Deed

Prepared by and return to:

ERICA N. HUGHES

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 06-195-JET

Doc# 1592280 07/13/2006 11:46AM

Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/13/2006 11:46AM
DEED DOC STAMP CL: JD

\$28,700.00

Parcel Identification No. 00015970-000000

Doc# 1592280

Bk# 2223 Pg# 1528

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Warranty Deed

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

This Indenture made this 10th day of July, 2006 between **Key West Havana Inc., a Florida corporation** whose post office address is **700 Duval Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **700 Duval Street, LLC, a Michigan Limited Liability company** whose post office address is **100 Park Street, Traverse City, MI 49684** of the County of **Grand Traverse, State of Michigan**, grantee*,

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

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, AD.. 1829, as part of Tract 4, but now better known as part of Lot 1, in Square 3, according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book 'E' at Page 245 of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the SW'ly right of way line of Duval Street with the SE'ly right of way line of Angela Street and running thence in a SE'ly direction along the SW'ly right of way line of the said Duval Street for a distance of 48.55 feet; thence SW'ly and at right angles for a distance of 39.15 feet; thence SE'ly and at right angles for a distance of 26.45 feet; thence SE'ly and at right angles for a distance of 82.85 feet; thence SE'ly and at right angles for a distance of 25.33 feet; thence SW'ly and at right angles for a distance of 63.75 feet; thence NW'ly and at right angles for a distance of 100.33 feet to the SE'ly right of way line of the said Angela Street; thence NE'ly and along the SE'ly right of way line of the said Angela Street for a distance of 185.75 feet back to the Point of Beginning

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Key West Havana Inc., a Florida corporation

By: *Giorgio P. Aversa*
Giorgio P. Aversa, President

By: *Amy S. Culver-Aversa*
Amy S. Culver-Aversa, Treasurer Director

Witness Name: JOHN M. SPOTTSWOOD, JR.

Witness Name: ERICA N. HUGHES

Witness Name: JOHN M. SPOTTSWOOD, JR.

Witness Name: ERICA N. HUGHES

(Corporate Seal)

State of Florida
County of Monroe

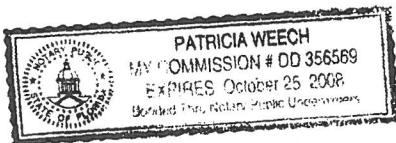
The foregoing instrument was acknowledged before me this 10th day of July, 2006 by Giorgio P. Aversa, President and Amy S. Culver-Aversa, Treasurer Director of Key West Havana Inc., a Florida corporation, on behalf of the corporation. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]

Patricia Weech
Notary Public

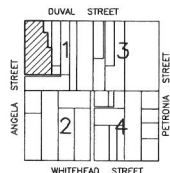
Printed Name: _____

My Commission Expires: _____



MONROE COUNTY
OFFICIAL RECORDS

Survey



LOCATION MAP
Sq. 3, Tr. 4, SIMONTON & WALLS SUB
City of Key West

On the Island of Key West and known as William A. Whitehead's Map of said Island delineated in February, A.D., 1829 as part of Tract Four (4) but now better known as part of Lot One (1) in Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "C" at Page 245 of the Public Records of Monroe County, Florida, said parcel of land being further described by metes and bounds as follows:

Begin at the intersection of the Southwesterly right of way line of Duval Street with the Southeasterly right of way line of Angela Street and run thence in a Southeasterly direction along the Southwesterly right of way line of the said Duval Street for a distance of 48.55 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 25.45 feet; thence Southwesterly and at right angles for a distance of 39.15 feet; thence Southeasterly and at right angles for a distance of 26.45 feet; thence Southwesterly and at right angles for a distance of 82.85 feet; thence Southeasterly and at right angles for a distance of 25.33 feet; thence Southwesterly and at right angles for a distance of 83.75 feet; thence Northwesterly and at right angles for a distance of 100.33 feet to the Southeasterly right of way line of said Angela Street; thence Northwesterly and along the Southeasterly right of way line of the said Angela Street for a distance of 185.75 feet back to the Point of Beginning.

FURTHER:
A perpetual easement for the purpose of a private right of way for vehicle and pedestrian traffic for the benefit of and appurtenant to the dominate tenement described above, over the following loggally described land:

On the Island of Key West and known as William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract Four (4) but now better known as part of Lot One (1) Square Three (3) according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book "C" at Page 245 of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows:
Beginning at a point on the Southeasterly right of way line of Angela Street One Hundred Eighty Five Feet, Nine inches from the intersection of the Southeasterly right of way line of Angela Street with the Southwesterly right of way line of Duval Street, run thence at right angles in a Southeasterly direction 20 feet, thence at right angles in a Southwesterly direction 12 feet; thence at right angles in a Northwesterly direction 20 feet to the Southeasterly right of way line of Angela Street; thence at right angles in a Northwesterly direction along the said Southeasterly right of way line of Angela Street for a distance of 12 feet back to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on plot
Reference Bearing: R/W Duval Street
3.5 shades existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No. Basic Elevation: 14.324

Monumentation:
Q = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Bar
Δ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail, P.L.S. No. 1587

Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
P. = Plat
m. = Measured
N.T.S. = Not to Scale
C. = Centerline
B.M. = Bench Mark
w.m. = Water Meter
C.B.S. = Concrete Block Stucco
conc. = concrete
I.P. = Iron Pipe
F.F.L. = Finish Floor Elev.
d. = dead
P.O.B. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
o/n = Overhead

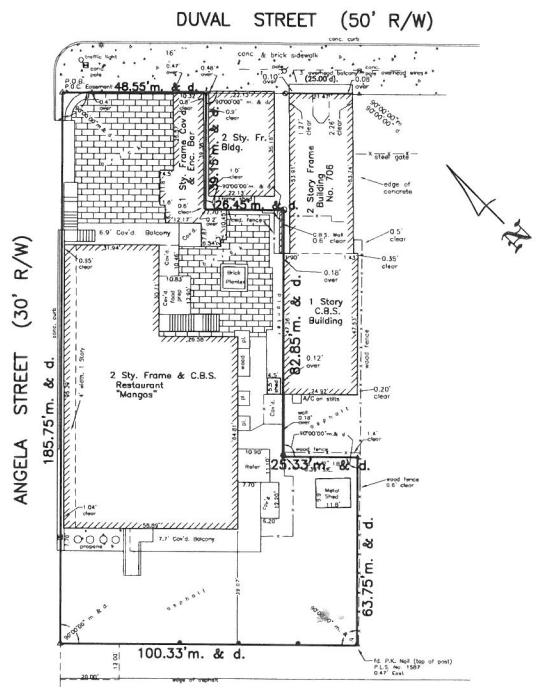
Field Work performed on: 3/18/02

CERTIFICATION made to:
U.S. Small Business Administration
Key West Havana, Inc., A Florida Corporation
Giorgio P. Aversa
Amy S. Culver-Aversa
Linda B. Walker, Esq.

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61017-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 35810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Key West Havana, Inc., A Florida Corporation (Manga's)
700 Duval Street, Key West, FL 33040

BOUNDARY SURVEY			
Scale: 1"=20'	Def. 100-71	Flood Dist. No. 1100	Draw. By: F.H.H.
Date: 5/25/02	Flood Zone: X	Flood Elev.:	
REVISIONS AND/OR ADDITIONS			
Block 69			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR
3150 Northridge Drive
Suite 101
Key West, FL 33040
(305) 293-2466
Fax (305) 293-0237

Prepared by and return to:
Erica Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-16.00515 EB

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Survey Affidavit (Refinance)

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. 700 Duval Street, LLC, a Michigan limited liability company ("Borrower"), is the owner of and is mortgaging the following described property to First State Bank of The Florida Keys ("Lender"), to wit:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, AD.. 1829, as part of Tract 4, but now better known as part of Lot 1, in Square 3, according to Simonton and Wall's Addition to the City of Key West as recorded in Deed Book 'E' at Page 245 of the Public Records of Monroe County, Florida, said parcel being further described by metes and bounds as follows: BEGIN at the intersection of the SW'ly right of way line of Duval Street with the SE'ly right of way line of Angela Street and running thence in a SE'ly direction along the SW'ly right of way line of the said Duval Street for a distance of 48.55 feet; thence SW'ly and at right angles for a distance of 39.15 feet; thence SE'ly and at right angles for a distance of 26.45 feet; thence SE'ly and at right angles for a distance of 82.85 feet; thence SE'ly and at right angles for a distance of 25.33 feet; thence SW'ly and at right angles for a distance of 63.75 feet; thence NW'ly and at right angles for a distance of 100.33 feet to the SE'ly right of way line of the said Angela Street; thence NE'ly and along the SE'ly right of way line of the said Angela Street for a distance of 185.75 feet back to the Point of Beginning.

Parcel Identification Number: 00015970-000000

2. That subsequent to the survey prepared by Frederick H. Hildebrandt, dated May 25, 2002 no improvements have been constructed on the subject property and no improvements to adjoining land have been constructed that would encroach on to the subject property.
3. That this Affidavit is made for the purpose of inducing Spottswood, Spottswood & Spottswood, as agent for Old Republic National Title Insurance Company, to rely upon said survey to issue its policy of title insurance without the standard survey exception.
4. All recording references set forth herein are to the Public Records of Monroe County, Florida, unless otherwise noted. "Affiant", "Borrower" and "Lender" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing Spottswood, Spottswood & Spottswood and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Borrower hereby holds Spottswood, Spottswood & Spottswood and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Affiants further state that they are familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument for this nature. Affiants further certify that they have read, or have had read to them, the full facts of this affidavit, and understand its contents.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Dated October 3, 2016

700 Duval Street, LLC, a Michigan Limited Liability

DoubleTime®

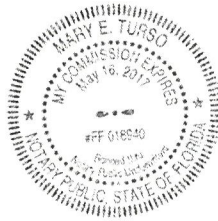
company

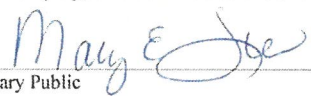
By: 
Daniel J. Dingeman, Manager

State of Florida
County of Monroe

The foregoing instrument was sworn to and subscribed before me this 3rd day of October, 2016 by Daniel J. Dingeman, Manager of 700 Duval Street, LLC, a Michigan Limited Liability company, on behalf of said firm. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

MARY E. TURSO

Printed Name:

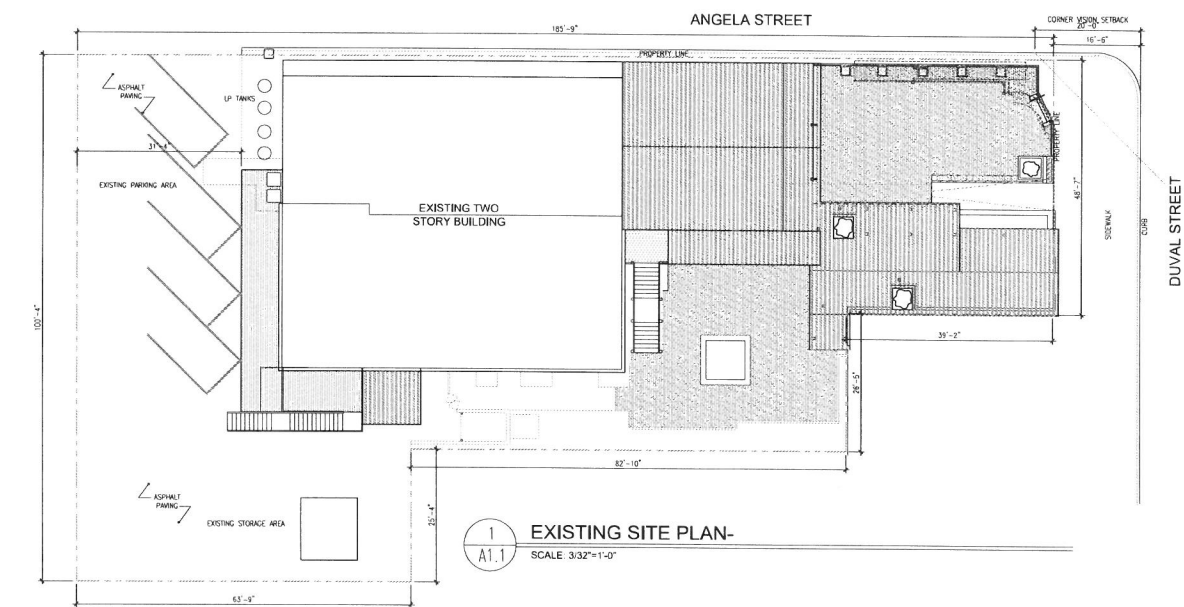
My Commission Expires:

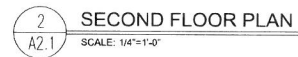
5/16/17

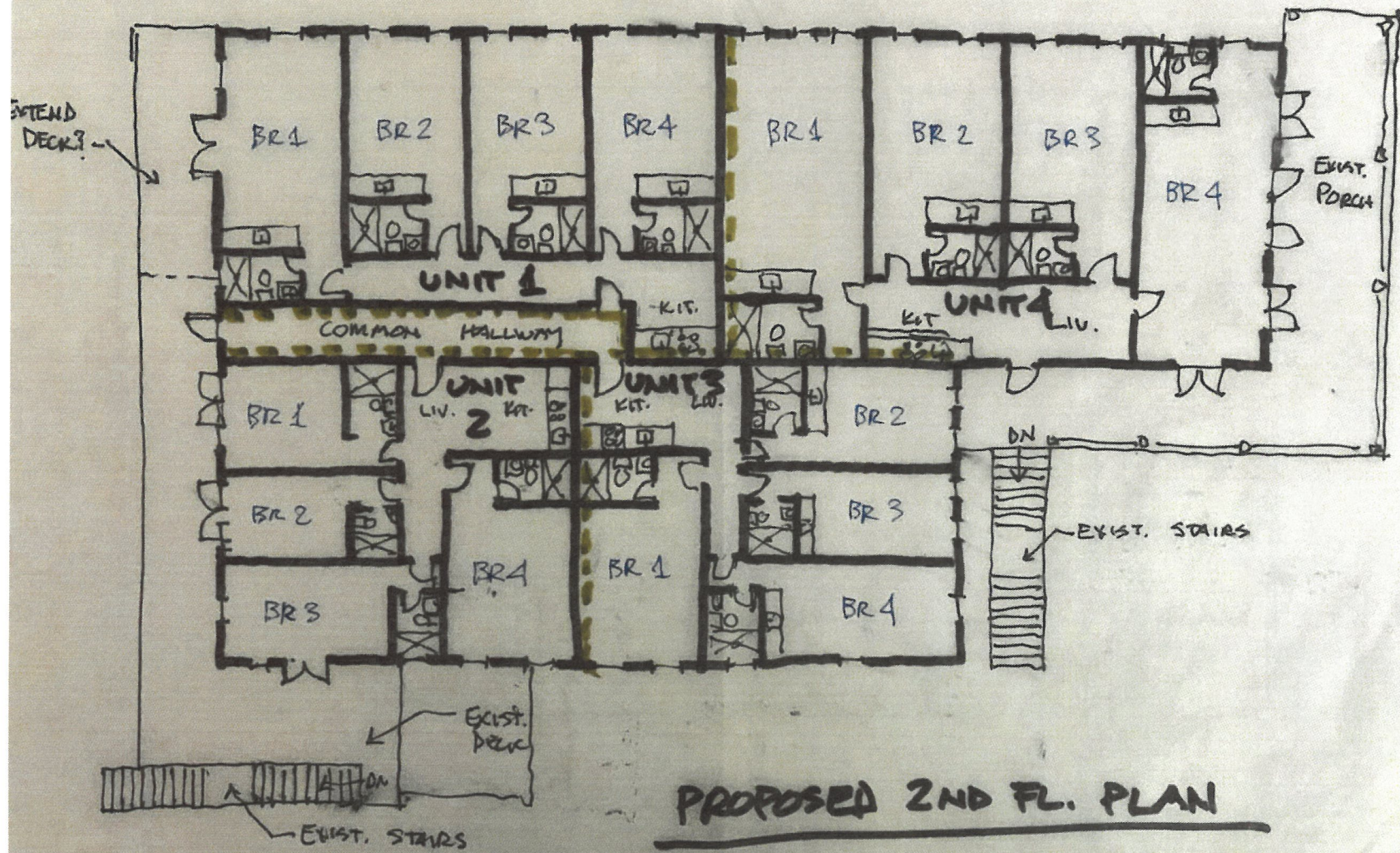
Site Plans

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	35'	N/A	No Change	N/A
BUILDING COVERAGE	50%	6,803 s / (550.58)	7,823 s / (554.99)	N/A
IMPERVIOUS SURFACE RATIO	70%	9,144 s / (660.85)	9,425 s / (664.87)	Yes
LOT SIZE	Min. 4,000 s / 1	34,700 s / 1	N/A	N/A
LOT WIDTH	Min. 60'	100.33'	N/A	N/A
LOT DEPTH	Min. 90'	185.73'	N/A	N/A
FRONT SETBACK	0'	0'	No Change	N/A
FRONT SETBACK (SOUTH)	Min. 25'	0'	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 0'	0'	No Change	Yes
REAR SETBACK	Min. 10'	32.4'	10'	Yes
OPEN SPACE	Min. 35%	22.30%	No Change	N/A

Source: City of San Diego, Department of Planning and Economic Development, 2015







PROPOSED 2ND FL. PLAN

N.T.S.

Certification Form



Exhibit D – BPAS Certification Form

Building Permit Allocation System Application

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

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

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

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

Thomas Francis-Siburg
Signature of applicant

Nov 4, 2020

Date

Thomas Francis-Siburg

Print name of Applicant

Subscribed and sworn to (or affirmed) before me on this 5 day of November, 2020,
by Thomas Francis-Siburg (name of person signing the application)
as Associate (type of authority...e.g. officer, manager/member, trustee,
attorney)
for Trepanier & Associates (name of entity or party on behalf of whom application was
executed).

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

Lauren Mongelli
Notary's Signature and Seal



Lauren Mongelli
Name of Acknowledger typed, printed or stamped

GG 909917
Commission Number, if any

Estimated Score Sheet



Exhibit C – Applicant's Estimated Score Sheet Building Permit Allocation System Application

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

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

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

Applicant: Trepanier & Associates, Inc. Site Address: 700 Duval Street

Number and type of Units Requested: Market Rate 5 Affordable 2

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

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

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>0</u> |
| b. Exceeding the minimum required percentage of affordable housing (+30) | Points | <u>0</u> |
| c. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at median income classification (+40) | Points | <u>0</u> |
| d. Voluntarily providing affordable housing which exceeds the requirements of section 122-1467 at low income classification (+60) | Points | <u>0</u> |
| e. Achieving Green Building Certification Upgrade 1 (+20) | Points | <u>0</u> |
| f. Achieving Green Building Certification Upgrade 2 (+27) | Points | <u>0</u> |
| g. Achieving Green Building Certification Upgrade 3 (+40) | Points | <u>0</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>0</u> |
| i. Providing electrical high-voltage sized conduit for future electric car charging station near parking area (+5) | Points | <u>0</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>0</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>0</u> |
| l. Using light-colored, high-reflectivity roofing materials with a Solar Reflectance Index (SRI) of at least 29 (+5) | Points | <u>0</u> |


TOTAL ESTIMATED POINTS 0

FGBC Checklist

	A	B
1	<h1 style="text-align: center;">Florida Green Home Standard</h1> <p style="text-align: center;">Version 11 Rev 0.0</p> <h2 style="text-align: center;">Instructions</h2> <p style="text-align: center;">Effective January 1, 2018 (Required January 1, 2019) Revised 3-27-18</p>	
2		
3		
4		
5		
6		
7	<p>Please read the "Standard & Policies" document for complete compliance requirements and operating principles.</p>	
8	<p>FOR NEW HOMES</p>	
9	<p>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 TOTAL* to qualify for the program.</p>	
10	<p>* 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 (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: 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. Suggest submittals for other items are colored black.</p>	
11	<p>FOR EXISTING HOMES (REMODELS)</p>	
12	<p>Existing homes are exempt from the three prerequisites and the category minimums that are required for new construction. Please refer to the "Standards & P document Section 2 for the Standards definition of an existing home <u>Use Tabs 15 (Existing Home Application)</u>. Homes meeting the following requirements will a Green Remodel Designation.</p> <ul style="list-style-type: none"> - 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. <p>Some items require submittals that are colored red. Suggested submittals for other items are colored in black.</p>	
13	<p>FOR MULTI-FAMILY PROJECTS</p>	
14	<p>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 accum the appropriate number of points toward certification. Each unit is treated as a "home."</p> <ul style="list-style-type: none"> - 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. 	
15	<p>IMPORTANT GUIDELINES:</p>	
16	<p>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 us newer version if available and applicable. Any application submitted using a previous version of the standard must provide a copy of the building permit.</p>	
17	<p>2. Checklists and supporting documentation must be submitted by an Active FGBC Certifying Agent (CA).</p>	
18	<p>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.</p>	
19	<p>4. During the review process, the project evaluator may request additional information and/or copies of "suggested submittals" indicated in the Reference Guide that the project has achieved the credit point.</p>	
20	<p>FGBC CERTIFICATION LEVELS</p>	
21	<p>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.</p>	
22	<p>Bronze 0-30 points over the project's required minimum</p>	
23	<p>Silver 31-60 points over the project's required minimum</p>	
24	<p>Gold 61-90 points over the project's required minimum</p>	
25	<p>Platinum 91 + points over the project's required minimum</p>	
26	<p>FEES</p>	
27	<p>Single Family New and Existing Home Fees</p>	
28	<p>Fee Builder or Homeowner Must Be Member</p>	
29	<p>\$75 Member of FGBC and FHBA</p>	
30	<p>\$100 Member of FGBC or FHBA</p>	
31	<p>\$125 Non Member</p>	
32	<p>Multi-Family Fees</p>	
33	<p>Members \$100 application fee + \$100 per building + \$25 per unit</p>	

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

	A	B
34	Non Members	\$100 application fee + \$100 per building + \$35 per unit
35	Additional Options	
36	\$50	Pre-Application (next tab) use to receive your "application pending" yard sign, fee is deducted from your final application cost
37	\$38	FGBC Certified Home Bronze Plaque
38	Instructions for Submission:	
39	Electronic Submissions (Required)	
40	Complete the credit card authorization above.	
41	<i>(Note: Payment by check is acceptable - see mailing instructions below)</i>	
42	Upload the application, checklist and supporting documents via the FGBC link below. All application packages must be submitted as <u>one zipped file.</u>	
43	https://spaces.hightail.com/uplink/certifications	
44	Mailing Instructions	
45	Make check payable to "FGBC" based on fee schedule OR submit credit card payment information	
46	Mail fees and a printed copy of the completed application with an electronic version of the Checklist and supporting documents to:	
47	Florida Green Building Coalition (FGBC)	
48	25 E. Central Blvd.	
49	Orlando, FL 32801	

	A	B	C	D	E	F	G	H	I
1									
2									
3									
4									
5	<h2>Florida Green Home Standard</h2>								
6	<p>Version 11 Rev 0.0</p>								
7	<h3>Pre-Application & Request for Yard Sign</h3>								
8	<p><i>(Use this form to order an "Application Pending Yard Sign for site use during construction)"</i></p>								
9									
10	Builder Information								
11	FGBC #	FHBA #: _____							
12	Name:	_____							
13	Company:	_____							
14	Address:	_____							
15	City / Zip:	_____							
16	Phone:	_____							
17	E-mail:	_____							
18	DBPR License #:	_____							
19									
20	Home Information								
21	Address:	700 Duval Street							
22	City/ST	Key West, FL							
23	Zip Code	33040							
24									
25	Certifying Agent Information								
26	Name:	_____							
27	Company:	_____							
28	Address:	_____							
29	City / Zip:	_____							
30	Phone:	_____							
31	Fax:	_____							
32	E-mail:	_____							
33									
34	Amount Due:	\$75 (Will be Applied to Final Application Fee)							
35									
36	Payment Information								
37	Credit Card Payment:	_____ Visa _____ Mcard _____ Amex _____ Discover							
38	Card Number:	_____							
39	Expiration Date:	_____ Billing Zip Code _____							
40	Name on Card:	_____							
41	Cardholder Signature:	_____							
42									
43	Send To:								
44	FGBC, 25 E. Central Blvd.,								
	Orlando, FL 32801								
45	PH: 407-777-4914	Email: info@floridagreenbuilding.org							
46	Fax: 407-777-4915								

FGBC Green Home Standard

Version 11 Rev 0.0

Application

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

Revised 3-27-18

Instructions for Submission:

Electronic Submissions (Required)

Complete the credit card authorization below or pay online

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

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

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

Mailing Instructions

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

FGBC
25 E. Central Blvd.
Orlando, FL 32801

FEES

Single Family New and Existing Home Fees

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

Multi-Family Fees

Multi-family applications: Use TAB 18

Additional Options

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

Builder Information

Name: To Be Determined

Company: _____

Address: _____

City/ST/Zip: _____

Phone: _____

E-mail: _____

DBPR License #: _____

FGBC Member #: _____

FHBA Member #: _____

Signature: _____

Certifying Agent Information

Name: To Be Determined

Company: _____

Address: _____

City / Zip: _____

Phone: _____

Fax: _____

E-mail: _____

CA Registration #: _____

PAYMENT

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

[Pay Online](#)

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

CC#:

Expiration Date:

Name on Card:

Billing Zip Code:

Signature: _____

Home Information

Address: 700 Duval Street

City/ST/Zip: Key West FL 33040

County: Monroe

Development: None

Please answer the following questions:

New	Is the home New or Existing?
Multi	Is this Single Family or Multi-Family?
No	Is this home Affordable? List Funding Source
\$2,800	Total Square Footage of home/unit
1,200	Conditioned Square Footage of home/unit
TBD	Sales Price

Optional Information

Owner: 700 Duval Street, LLC

Company: c/o Trepanier & Associates, Inc

Address: 1421 First Street

City/ST/Zip: Key West FL 33040

Phone: 305-293-8983

E-mail: owen@owentrepanier.com

	A	B	C	D	E	F
54	Required Signatures: All parties signing this application acknowledge that each of the measures intended to qualify the home for the Florida Green Home Certification has been incorporated into construction/renovation of the home.					
55	Date: _____					
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)				100	Please refer to Standards Documents and Green Home Reference Guide for additional information.
58	Points Toward Qualification (points over category maximums excluded)				135	
59	Total Points Achieved				139	
60						
61	Category		Your Score		Required Min - Max	
62	Category 1: Energy		75		30 - 75	
63	Category 2: Water		15		15 - 40	
64	Category 3: Lot Choice		10		0 - 15	
65	Category 4: Site		5		5 - 30	
66	Category 5: Health		15		15 - 35	
67	Category 6: Materials		10		10 - 35	
68	Category 7: Disaster Mitigation		5		5 - 30	
69	Category 8: General		0		0 - 40	
70			Total: 135			
71			Total Needed: 100			
72			Certified Home Score 135			
73			Certification Level Silver			

PREREQUISITES:

Version 11 Rev 0.0

Revised 3-27-18

Prerequisite 1: Swimming Pool / Spa

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

Prerequisite 2: Waterfront Considerations

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

Prerequisite 3: No Invasive Exotic Species

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

CATEGORY 1: ENERGY

Version 11 Rev 0.0

Category Minimum 30 / Category Maximum 75

Revised 3-27-18

HERS Index - Energy Rating

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

Design, Finishes, Amenities

E2.01	0	1	Thermal Bypass Inspection
E2.02	-	1	Ductwork joints sealed with mastic
E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall
E2.04	-	1	Cross vent and ceiling fans code credit
E2.05	0	1	Roofed porch, Min 100ft^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	0	1 - 4	House shaded on east and west by trees <div style="margin-left: 40px;">0 % of the designated wall areas (average of east and west walls) that are shaded by trees.</div>
E2.10	0	1	Washer and dryer outside of conditioned space
E2.11	0	1	Floor joist perimeter insulated and sealed
E2.12	-	1	Light colored exterior walls (80% minimum) <div style="margin-left: 40px;">79 Enter the Solar Reflective Index (SRI) of Paint</div>
E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors <div style="margin-left: 40px;">Yes all major living spaces wall and ceiling surfaces have a reflectance of at least 50% <div style="margin-left: 40px;">59 Enter the Light Reflectance Value (LRV) of Paint <div style="margin-left: 40px;">Yes bedrooms and all major living spaces have floors, walls, & ceilings are light-colored <div style="margin-left: 40px;">59 Enter the Light Reflectance Value (LRV) of Paint</div> </div> </div> </div>
E2.14	-	1	Max 100W fixtures in bathrooms
E2.15	0	1	Pre-plumb for solar hot water
E2.16	0	2	Install a State Certified rated solar hot water system
E2.17	0	1	Insulate all hot water pipes
E2.18	0	1	Energy-efficient clothes dryers
E2.19	0	1	Energy-efficient ovens/ranges
E2.20	0	1	Energy Star® clothes washers
E2.21	0	1	Efficient well pumping
E2.22	0	1	Efficient envelope volume <div style="margin-left: 40px;">0 Total Gross Wall Area <div style="margin-left: 40px;">1 Conditional Square Footage <div style="margin-left: 40px;">1 Number of Stories</div> </div> </div>
E2.23	0	1	Dwelling unit attached, zero lot-line, row house
E2.24	0	1-2	Ceiling Penetrations: No penetrations in ceiling (2 points), No penetrations in the thermal envelope (1 point)
E2.25	-	3	Energy Star® Advanced Lighting Package
E2.26	2	2	Outdoor lights are energy efficient.
E2.27	0	1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures
E2.28	-	1	Energy Efficient Sheathing
	79	112	Total Points
	75	Total points for Category 1 (30 min / 75 max)	

Name of HERS Rater: **To be determined**

Certifying Agent Category 1: **0**

CATEGORY 2: WATER

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 40

Revised 3-27-18

New Is the landscape existing or new

W1 FIXTURES AND APPLIANCES

W1.01	N/A	3	Water saving clothes washer
W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)
W1.03	N/A	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	N/A	2 - 3	High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)
W1.06		1	Water Closet with UNAR MaP Rating of 600 l
W1.07	0	1	Compact Hot Water Distribution

W2 Greywater Reuse

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

W3 Rainwater Harvesting

W3.01	0	1 - 3	Rainwater Harvesting System installed with dedicated use
-------	---	-------	--

W4 Reclaimed Water Reuse

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

W5 Installed Landscape

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

W6 Installed Irrigation

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

W7 Additional Water Certification Requirements

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

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

Certifying Agent Category 2: To be determined.

Landscape Auditor: To be determined.

Credentials of Auditor:

0

CATEGORY 3: LOT CHOICE

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 15

Revised 3-27-18

LC1.01	0	1 - 6	House built within designated FGBC green land development
		-	Name of FGBC Green Development
		0	% of land development that scored beyond the minimum compliance of FGBC standard
LC1.02	0	2	Home within a certified green local government
LC1.03	2	2	Built on an infill site
LC1.04	1	1	Site within 1/8 mile of existing infrastructure
LC1.05	2	2	Site within 1/4 mile to mass transit
LC1.06	-	2	Site within 1/2 mile of public open/green space
LC1.07	5	2	Site within 1/4 mile or 1/2 mile of existing basic community resources
		0	Arts and entertainment center
		0	Bank
		0	Community or civic center
		0	Convenience store
		0	Daycare center
		0	Fire station
		Yes	Fitness center or gym
		0	Laundry or dry cleaner
		0	Library
		-	Medical or dental office
		Yes	Pharmacy
		0	Police station
		0	Post office
		0	Place of worship
		Yes	Restaurant
		0	School
		0	Supermarket
		-	Other Neighborhood-serving retail
		#REF!	Other office building or major employment center
LC1.08	0	2	Site located in small lot cluster development
LC1.09	0	2	Brownfield site
	10	21	Total Points
	10	Total points for Category 3 (0 min / 15 max)	

Certifying Agent Category 3:

0

CATEGORY 4: SITE

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

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

Native Tree and Plan Preservation

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

On Site Use of Cleared Materials

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

Erosion Control / Topsoil Preservation

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

Drainage / Retention

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

5 34 Total Points

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

Certifying Agent Category 4:

0

CATEGORY 5: HEALTH

Version 11 Rev 0.0

Category Minimum 15 / Category Maximum 35

Revised 3-27-18

Combustion

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

Moisture Control

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

Source Control

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

Cleanability

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

Universal Design

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

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

15 53 Total Points

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

Certifying Agent Category 5:

0

CATEGORY 6: MATERIALS

Version 11 Rev 0.0

Category Minimum 10 / Category Maximum 35

Revised 3-27-18

Components

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

Waste Reduction

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

Durability

M3.01	1	1	Roof slope $\geq 3:12$ but $\leq 6:12$
M3.02	0	1	Large overhangs (eave and gable)
M3.03	0	1	Air admittance vents
M3.04	0	1	Wood frame house and/or wood frame 2nd floors designed with vented rain screen
M3.05	-	1	Siding and exterior trim primed all sides
M3.06	1	1	Plants/turf minimum of 2ft. from foundation
M3.07	1	1	Sprinklers and emitters are located a minimum of 2 ft from foundation
M3.08	1	1	Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances
M3.09	2	2	Automatic in home water sensor/shut off system installed
M3.10	0	1	Access panel to non-accessible plumbing fixture installed
M3.11	-	1	Laundry room below living floor or drain installed
	10	47	Total Points

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

Certifying Agent Category 6:

0

CATEGORY 7: DISASTER MITIGATION

Version 11 Rev 0.0

Category Minimum 5 / Category Maximum 30

Revised 3-27-18

DM1 Hurricane (wind, rain, storm surge)

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

DM2 Flood (must incorporate all three)

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

Fire (must incorporate all three for 3.1)

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

Lightning & Electronics Protection

DM4	0	1 - 2	Installed Surge Suppression or Lightning Protection System
-----	---	-------	--

Termites (must comply w/required credits listed below AND EITHER DM 4.01 OR DM 4.02 OR DM 4.03 to receive points)

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

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

OR

DM 5.02		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
			0 All wood products serving structural or exterior finish purposes are borate or ACQ treated
DM5.04	0	1	80% of Cellulose insulation used is Borate treated

DM6.01	0	2	Mold Prevention - ASTM D3273
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	5	47	Total Points
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5 Total points for Category 7 (5 min / 30 max)

Certifying Agent Category 7:

0

CATEGORY 8: GENERAL

Version 11 Rev 0.0

Category Minimum 0 / Category Maximum 40

Revised 3-27-18

Small House Credit

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

Adaptability

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

Renewable Power Generation

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

Remodel

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

Other

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

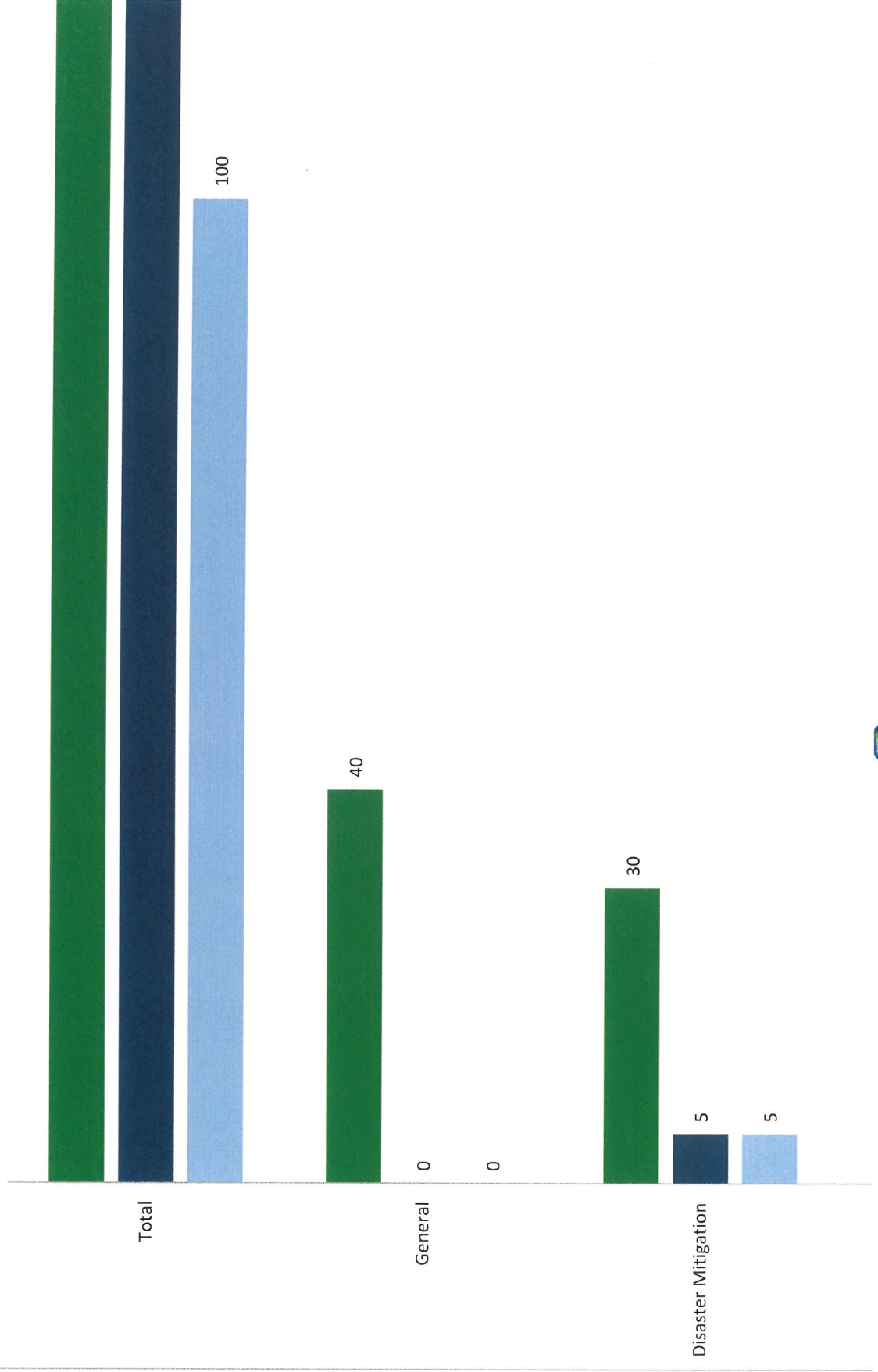
Description of innovation:

56 Total Points

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

Certifying Agent Category 8:

FGBC Home Score			Version 11 Rev 0.0
Category	Your Score	Required Min - Max	
Category 1: Energy	75	30 - 75	
Category 2: Water	15	15 - 40	
Category 3: Lot Choice	10	0 - 15	
Category 4: Site	5	5 - 30	
Category 5: Health	15	15 - 35	
Category 6: Materials	10	10 - 35	
Category 7: Disaster Mitigation	5	5 - 30	
Category 8: General	0	0 - 40	
Total:	135		
Total Need:	100		
Certified Home Score	135		
Certification Level:	Silver		



PREREQUISITES:		
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.		
Revised 3-27-18		
Prerequisite 1: Swimming Pool / Spa		
P1.01	N/A	Sanitization System that Reduces Chlorine Use
P1.02	N/A	Pool Cover
P1.03	N/A	Solar pool heating system
P1.04	N/A	Dedicated P.V.'s to run pool equipment
P1.05	Yes	Home has no pool or spa
Prerequisite 2: Waterfront Considerations		
P2.01	N/A	Use of native aquatic vegetation in shading area
P2.02	Yes	No lot adjacent to natural water body (Use marsh plants instead)
P2.03	Yes	Use of terraces, swales, or berms to slow storm water
P2.04	Yes	Home site does not border natural water body
Prerequisite 3: No Invasive Exotic Species		
P3.01	Yes	Landscape Considerations
	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		
None	0	Submit
None	0	
None	0	
None	0	
Prerequisite 2: Waterfront Consideration		
None	0	Submit
Photo and plant list	[]	
Photo	[]	
Site plan	[]	
Prerequisite 3: Invasive Exotic Species		
None	[]	Submit

	A	B	C	D	E	F
1	CATEGORY 1: ENERGY					
2	Category Minimum 30 / Category Maximum 75					Revised 3-27-18
3		Points Achieved	Points Possible	Criteria		
4	E1 HERS Index - Energy Rating					Certifying Agent Notes
5	E1.01	75	3 - 75	Confirmed Florida HERS Rating - 3 points for each HERS Index point below 80		
6			Yes	:Does the Home have a confirmed HERS Index		
7				:Confirmed HERS Index		
8						
9	E2 ENERGY – DESIGN, FIELD TESTING AND INSPECTIONS, FINISHES, AMENITIES					Certifying Agent Notes
10	E2.01	0	1	Thermal Enclosure System Inspection		
11	E2.02	-	1	Ductwork joints sealed with mastic		
12	E2.03	-	1	Ductwork smoke tested allowing leaks to be sealed prior to drywall		
13	E2.04	-	1	Cross vent and ceiling fans code credit		
14	E2.05		1	Roofed porch, Min 100ft^2 AND meets cross-ventilation requirements		
15	E2.06		1	Passive solar space heating system		
16	E2.07		1	Passive solar day-lighting		
17	E2.08		1	Deciduous trees on south		
18	E2.09	0	1 - 4	House shaded on east and west by trees		
19				% of the designated wall areas (average of east and west walls) that are shaded by trees.		
20	E2.10		1	Washer and dryer outside of conditioned space		
21	E2.11		1	Floor joist perimeter insulated and sealed		
22	E2.12	-	1	Light colored exterior walls (80% minimum)		
23			79	Enter the Solar Reflective Index (SRI) of Paint		
24	E2.13	2	1 - 2	Light colored interior walls, ceilings, carpet/floors		
25			Yes	all major living spaces wall and ceiling surfaces have a reflectance of at least 50%		
26			59	Enter the Light Reflectance Value (LRV) of Paint		
27			Yes	bedrooms and all major living spaces have floors, walls, & ceilings are light-colored		
28			59	Enter the Light Reflectance Value (LRV) of Paint		
29	E2.14	-	1	Max 100W fixtures in bathrooms		
30	E2.15		1	Pre-plumb for solar hot water		
31	E2.16		2	Install a State Certified rated solar hot water system		
32	E2.17		1	Insulate all hot water pipes		
33	E2.18		1	Energy-efficient clothes dryers		
34	E2.19		1	Energy-efficient ovens/ranges		
35	E2.20		1	Energy Star® clothes washers		
36	E2.21		1	Efficient well pumping		
37	E2.22	0	1	Efficient envelope volume		
38				Total Gross Wall Area		
39			1	Conditional Square Footage		
40			1	Number of Stories		
41	E2.23		1	Dwelling unit attached, zero lot-line, row house		
42	E2.24		1 - 2	Ceiling Penetrations: No penetrations in ceiling (? points), No penetrations in the thermal envelope (1 point)		
43	E2.25	-	3	Energy Star® Advanced Lighting Package		
44	E2.26	2	2	Outdoor lights are energy efficient.		
45	E2.27		1	Install motion sensors on a minimum of 60% of the hard wired lighting fixtures		
46	E2.28		1	Energy Efficient Sheathing		
47		79	112	Total Possible Points		
48						
49		75	Total points for Category 1 (30 min / 75 max)			
50						
51	Name of HERS Rater:		To be determined			
52	Certifying Agent Category 1:					
53						
54						
55						
56	A NOTE ABOUT ENERGY					
57	As you review the FGBC Green Home Standard you may wonder why many					
58	energy saving features do not appear as line items. The FGBC has elected					
59	to use a whole-house, performance-based energy rating for points versus					
60	offering an exhaustive list of prescriptive energy saving alternatives. The					
61	performance-based Energy Rating is called a HERS Index. For information					
62	purposes the adjacent chart lists many of the inputs used to calculate a					
63	home's HERS Index.					
64						
65						

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		

	A	B	C	D	E		F	
66					Hot Water		Ducts	Appliances and Lights
67					Type / location		Insulation value	Programmable Thermostat
68					Efficiency		Duct Location	Refrigerator
69					Daily usage		Air Handler Location	% fluorescent lighting
70					Set Temperature		Amount of leakage	Ceilings fans
71					Solar or heat recovery		Duct surface area	Dishwasher
72					Cooling		Heating	Photovoltaic's
73					System Type		System Type	Array
74					Capacity		Efficiency	Inverter
					SEER		Capacity	Batteries

	A	B	C	D	E	F
1	CATEGORY 2: WATER					
2	Category Minimum 15 / Category Maximum 40					Revised 3-27-18
3	New	Is the landscape existing or new				
4		Points Achieved	Points Possible	Criteria		
5	W1 Fixtures and Appliances					Certifying Agent Notes
6	W1.01	N/A	3	Water saving clothes washer		
7	W1.02	N/A	1	Low-flow shower heads (must be ≤ 2.0 gpm)		
8	W1.03	N/A	1	All showers equipped with only 1 showerhead per shower (1 showerhead/15sf allowed)		
9	W1.04	1	1 - 2	All lavatory sink faucets have flow rates of ≤ 1.5 gpm (all ≤ 1.0 gpm = 2 pts)		
10	W1.05	N/A	2 - 3	High-efficiency Water Closets, Dual Flush or Single-Flush toilets (3 points if all WC ≤ 1.1 gpf)		
11	W1.06		1	Water Closet with UNAR MaP Rating of 600 gpf or greater		
12	W1.07		1	Compact Hot Water Distribution		
13						
14	W2 Greywater Reuse					Certifying Agent Notes
15	W2.01		1 - 3	Greywater system installed		
16						
17	W3 Rainwater Harvesting					Certifying Agent Notes
18	W3.01		1 - 3	Rainwater harvesting system installed with dedicated use		
19						
20	W4 Reclaimed Water Reuse					Certifying Agent Notes
21	W4.01		1 - 2	Water for irrigation		
22	W4.02		1	Meter on reclaimed irrigation system		
23	W4.03		1	Volume-based pricing arrangement		
24	W4.04		2	For toilet flushing		
25						
26	W5 Installed Landscape					Certifying Agent Notes
27	W5.01	N/A	2 - 3	No turf or Drought-Tolerant Turf Installed		
28	W5.02	0	1 - 3	60%, 80%, 100%, of plants/trees from drought-tolerant list		
29				:Percentage of drought tolerant plant		
30	W5.03	N/A	2	All plants/trees selected to be compatible with their location in the landscape		
31	W5.04	3	3	Turf less than 50% of landscape		
32	W5.05	N/A	2	No turf in densely shaded areas		
33	W5.06	N/A	2	Plants with similar sun and water requirements grouped together		
34	W5.07	1	1	Mulch applied 3 - 4 inches deep around plants (no volcano mulch)		
35	W5.08		1	Non-cypress mulch used		
36	W5.09		2	Soil tested and amended where necessary		
37						
38	W6 Installed Irrigation					Certifying Agent Notes
39	W6.01	10	10	No permanent in-ground irrigation system		
40	W6.02		2	Innovative irrigation technology		
41						
42	W6.03	0	3	Landscape irrigated to FGBC standard		
43				Separate zones for turf and landscape beds - multi program controller		
44				High-volume irrigation does not exceed 60% of landscape area		
45				Head to head coverage for rotor/spray heads		
46				Micro-irrigation only in landscape beds and narrow areas		
47				Provide owner & FGBC with plan and instructions		
48						
49	W6.04	0	1	Pressure Compensating Spray Heads or Pressure Regulating Valves Installed In Spray Zones		
50		OR		Pressure compensating spray heads installed in spray zones		
51				Pressure regulating valves are installed for spray zones		
52	W6.05		1	In poor drainage (low) areas, heads are installed with check valves		
53	W6.06		1	High volume irrigated areas have matched precipitation rates		
54	W6.07		1	Pop-up sprinkler heads significantly rise above turf grass height		
55						
56	W7 Additional Water Certification Requirements					Certifying Agent Notes
57	W7.01		5	Meet or exceed Florida Water Star SM or WaterSense standards		
58	W7.02		2	Florida Friendly Landscape TM Program new construction certification		
59		15	56	Total Possible Points		
60						
61		15	Total points for Category 2 (15 min / 40 max)			
62						
63	Certifying Agent Category 2:			To be determined.		
64	Landscape Auditor:			To be determined.		
65	Credentials of Auditor:					

	A	B	C	D	E	F	G
1	CATEGORY 3: LOT CHOICE						
2	Category Minimum 0 / Category Maximum 15						
3		Points Achieved	Points Possible	Criteria			
4	L1 Lot Choice						
5	LC1.01	0	2 - 6	House built within designated FGBC green land development			
6				-			
7					% above certification requirement of the FGBC Certified land development		
8	LC1.02		2	Home within a certified green local government			
9	LC1.03	2	2	Built on an infill site			
10	LC1.04	1	1	Site within 1/8 mile of existing infrastructure			
11	LC1.05	2	2 - 4	Site within 1/4 mile to mass transit			
12	LC1.06	-	2	Site within 1/2 mile of public open/green space			
13	LC1.07	5	1 - 5	Site within 1/2 Mile of EXISTING Basic Community Resources			
14					Arts and entertainment center		
15					Bank		
16					Beauty Shop		
17					Bike Share Station		
18					Civic Center		
19					Community Center		
20				Yes	Convenience store		
21					Daycare center		
22					Dry Cleaners		
23				-	Fire station		
24				Yes	Fitness center or gym		
25					Laundromat		
26					Library		
27				Yes	Local Government Facility		
28					Medical or dental office		
29				Yes	Pharmacy		
30				Yes	Place of worship		
31				-	Police station		
32					Post office		
33				Yes	Restaurant		
34					School		
35					Senior Care Facility		
36				-	Supermarket		
37					Theater		
38				Yes	Other Neighborhood-serving retail		

Revised 3-27-18

Revised 3-27-18

	A	B	C	D	E	F	G
39					Other office building or major employment center		
40	LC1.08		2	Site located in small lot cluster development			
41	LC1.09		2	Brownfield site			
42		10	21	Total Possible Points			
43							
44		10		Total points for Category 3 (0 min / 15 max)			
45							
46		Certifying Agent Category 3:					

	A	B	C	D	E	F	G	H
1	CATEGORY 4: SITE							
2	Category Minimum 5 / Category Maximum 30 Revised 3-27-18							
3	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.				
4								
5		Points Achieved	Points Possible	Criteria				
6	S1 Native Tree and Plant Preservation							Certifying Agent Notes
7	S1.01		2	Maximize tree survivability				
8	S1.02	0	1 - 2	Minimize soil compaction				
9				Restrict all construction equipment from driving on site during construction except for				
10				?				
11	S1.03		2	Replant or donate removed vegetation				
12	S1.04	0	1 - 9	Preserve or create wildlife habitat / shelter				
13				% of property that was created or preserved as a wildlife habitat or shelter				
14								
15	S2 On Site Use of Cleared Materials							Certifying Agent Notes
16	S2.01		2	Mill clear trees				
17	S2.02	0	1 - 2	Reuse cleared materials for mulch / landscape				
18				Mulch is both cleared and reused:				
19								
20	S3 Erosion Control / Topsoil Preservation							Certifying Agent Notes
21	S3.01		2	Develop and Implement an Erosion Control Site Plan				
22	S3.02		1	Stabilize disturbed soil				
23	S3.03		2	Stage disturbance				
24	S3.04	1	1	Control sediment runoff during construction				
25	S3.05		1	Save and Reuse All Removed Topsoil				
26								
27	S4 Drainage / Retention							Certifying Agent Notes
28	S4.01	2	2	Onsite designated retention area				
29	S4.02		2	Direct filtered rooftop runoff to planted area(s)				
30	S4.03	2	1 - 4	Maintain pervious surface area (If not taking points input 1 for Total Lot Area)				
31				Partial Pervious				
32		60		% Pervious Material	5136	Total Lot Area (sq. ft.)		
33				Coverage Area (sq. ft.)	2900	100% Pervious sq. ft.		
34		0		Equivalent Pervious Area -->	2900	Equivalent Pervious Area (semi-pervious)		
35		2		Total points for pervious area				
36	5	34	Total Possible Points					
37								
38	5	Total points for Category 4 (5 min / 30 max)						
39								
40	Certifying Agent Category 4:							

	A	B	C	D	E	F	G
1	CATEGORY 5: HEALTH						
2	Category Minimum 15 / Category Maximum 35						
3		Points Achieved	Points Possible	Criteria			
4	H1 Combustion						
5	H1.01	3	3	Detached or Air Sealed Garage or Carport or "NO" Garage			
6	H1.02		1	Garage (attached or detached) - Exhaust Fan on Motion Sensor and Timer			
7	H1.03	1	1	No Fireplace			
8	H1.04	2	1 - 2	No unsealed space or water heating combustion located inside the conditioned area - or electric			
9				Space Heating		Water Heating	
10				Yes	Electric		Electric
11					Sealed combustion equipment		Sealed combustion equipment
12					Sealed combustion closet		Sealed combustion closet
13						Yes	Outside of conditioned space
14							
15	H2 Moisture Control						
16	H2.01		1	Drainage tile on and around top of footing			
17	H2.02		1	Drainage board for below grade walls			
18	H2.03		1	Gravel bed beneath slab on grade floors			
19	H2.04	1	1	Seal Slab on grade Penetrations.			
20	H2.05		1	Capillary break between foundation and framing			
21	H2.06		3	Central dehumidification system			
22	H2.07		1	No vapor barrier on inside of assemblies			
23	H2.08		1	Moisture control for tub/shower and shower surrounds			
24	H2.09		1	Seal Entire Slab on grade			
25							
26	H3 Source Control						
27	H3.01		1	No exposed urea-formaldehyde wood products			
28	H3.02		1 - 2	Low or No VOC paints, stains, and finishes			
29	H3.03	1	1	Low VOC sealants and adhesives			
30	H3.04	2	1 - 2	Minimize carpet use (<50% 1pt, No wall to wall carpet 2pts)			
31	H3.05		1	Healthy flooring			
32	H3.06		1	Healthy insulation			
33	H3.07	1	1	Protect ducts, range hood, and bath exhaust fans during construction			
34	H3.08		3	Integrated pest management plan			
35							
36	H4 Cleanability						

	A	B	C	D	E	F	G
37	H4.01	0	1 - 2	Central vacuum system			
38				System roughed in			Installed with exhaust outdoor
39							Installed with exhaust indoor thru HEPA filter
40	H4.02		1	Useable entry area			
41							
42	H5 Universal Design						
43	H5.01		1 - 3	Universally designed living area			
44							
45	H6 Ventilation						
46	H6.01		2 - 4	Controlled mechanical ventilation			
47	H6.02		1	Radon/Soil gas vent system installed			
48	H6.03	1	1	Floor Drains Sealed			
49	H6.04		1	Energy star® bath fans with timer or humidistat			
50	H6.05	1	1	Kitchen range hood vented to exterior			
51	H6.06		1	Laundry rooms inside conditioned space must have a make-up air source			
52	H6.07		3	Whole house positive filtration			
53	H6.08	1	1 - 2	Efficient HVAC filter			
54	H6.09		1	HVAC filter easily accessible			
55	H6.10	1	1	Install screens on all windows and doors			
56	H6.11		1	Manual D duct design			
57		15	53	Total Possible Points			
58							
59		15	Total points for Category 5 (15 min / 35 max)				
60							
61	Certifying Agent Category 5:						

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4	Certifying Agent Notes
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36	Certifying Agent Notes

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	A	B	C	D	E	F	G	H
1	CATEGORY 6: MATERIALS							
2	Category Minimum 10 / Category Maximum 35							
3		Points Achieved	Points Possible	Criteria				
4	M1 Components							
5	M1.01		1	Recycled content roof material				
6	M1.02	0	2 - 3	Certified sustainable lumber				
7								
8			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.				
9	M1.03		1	Engineered / alternative material for outdoor living				
10	M1.04		1	Concrete with fly ash or blast furnace slag				
11	M1.05		1	Recycled content siding or soffit material				
12	M1.06	1	1	Eco-friendly insulation	can not also claim H3.7			
13	M1.07		1	Recycled content drywall				
14	M1.08		1	Recycled content paint				
15	M1.09		1	Steel interior studs				
16	M1.10	-	1	Eco-friendly flooring material				
17	M1.11		1	Eco-friendly ceiling materials				
18	M1.12	0	1 - 3	Locally produced materials				
19				minimum 80% of all new windows & doors are from local manufacturers & are operable				
20				50% of all doors are reused doors or 50% of all windows are reused windows				
21				80% of all structural components are from local sources - includes panelized & modular systems				
22								
23	M2 Waste Reduction				Certifying Agent Notes			
24	M2.01		3	Resource efficient wall system with integral insulation				
25	M2.02	2	2	Develop a construction and demolition waste management plan				
26	M2.03	0	2 - 4	Implement job site waste management				
27				# of items implemented				
28				List items (i.e.: a, b, c, etc.)				
29	M2.04	1	1	Compost bin/built in collection of recyclables				
30	M2.05	0	1 - 2	Pre-Engineered roof and floor components				
31				80% of floor (or code allowance)	80% of roof (or code allowance)			
32	M2.06		1	Finger jointed or laminated products				
33	M2.07	-	1	Eco-friendly trim				
34	M2.08	-	1	Perimeter based on 2 foot dimensions				
35	M2.09		1	Each interior wall adheres to 2-foot dimensions for minimum of 50% of the interior walls				
36	M2.10		1	Stack framing				
37	M2.11		1	2-stud corners with drywall clips				
38	M2.12		1	T-wall with drywall clips and/or ladder type exterior tee framing				
39								
40	M3 Durability				Certifying Agent Notes			

	A	B	C	D	E	F	G	H
41	M3.01	1	1		Roof slope ≥ 3 in 12 but ≤ 6 in 12			
42	M3.02		1		Large overhangs (eave and gable)			
43	M3.03		1		Air admittance vents			
44	M3.04		1		Wood frame house and/or wood frame 2nd floors designed with vented rain screen			
45	M3.05	-	1		Siding and exterior trim primed all sides			
46	M3.06	1	1		Plants/turf minimum of 2-ft. from foundation			
47	M3.07	1	1		Sprinklers and emitters are located a minimum of 2 ft from foundation			
48	M3.08	1	1		Use armored, PEX, or metal hoses (except copper) from service to all fixtures/appliances			
49	M3.09	2	2		Automatic in home water sensor/shut off system installed			
50	M3.10		1		Access panel to non-accessible plumbing fixture installed			
51	M3.11	-	1		Laundry room below living floor or drain installed			
52		10	47		Total Possible Points			
53								
54		10	Total points for Category 6 (10 min / 35 max)					
55								
56		Certifying Agent Category 6:						

	A	B	C	D	E	F
1	CATEGORY 7: DISASTER MITIGATION					
2	Category Minimum 5 / Category Maximum 30					Revised 3-27-18
3		Points Achieved	Points Possible	Criteria		
4	DM1 Hurricane (wind, rain, storm surge)					Certifying Agent Notes
5	DM1.01		2	Safe room		
6	DM1.02	-	2	Unvented attic or No attic		
7	DM1.03	2	2	Window, door, and skylight protection or impact resistant type		
8	DM1.04	-	1	Attached garage and exterior door protection		
9	DM1.05	1	1	Exterior structures and equipment properly anchored		
10	DM1.06	-	2	Secondary water protection installed on roof		
11	DM1.07		2	Adhesive applied to roof sheathing		
12	DM1.08		2	Roof Shingles		
13	DM1.09	2	2	Raised Slab or Pier Foundation		
14	DM1.10		5	Comply with Fortified For Safer Living Standards		
15						
16	DM2 Flood (must incorporate all three)					Certifying Agent Notes
17	DM2.01	0	3	Yes Finished floor level at least 12" above 100 yr flood plain		
18				- Bottom of slab at least 8" above the top of backfilled dirt, graded for proper drainage		
19				- Garage floor & driveway sloped to drain out. Garage floor at least 4" lower than living floor		
20						
21	DM3 Fire (must incorporate all three for 3.1)					Certifying Agent Notes
22	DM3.01	0	3	Fire resistant exterior wall cladding		
23				Yes Fire resistant roof covering or sub-roof		
24				Fire resistant soffit and vent material		
25	DM3.02	0	3	Fire Sprinklers installed to cover 100% of living area of home		
26						
27	DM4 Lightning & Electronics Protection					Certifying Agent Notes
28	DM4.01		1 - 2	Installed Surge Suppression or Lightning Protection System		
29						
30	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
31		required	Yes	Seal slab penetrations (Health: H2.04)		
32		required	Yes	Vegetation > 2 ft. from foundation (Materials: M3.06)		
33		required	Yes	Sprinklers & emitters are 2 feet from house (Materials: M3.07) OR no installed irrigation (Water: W6.01)		
34	DM 5.01	0	10	DM 5.01: Chemical Soil Treatment Used		
35				Exterior cladding installed to prohibit intrusion		
36				- Rain gutters installed (downspouts discharge a minimum of 3' from home) OR meet large overhangs (≥2')		
37				Condensate line(s) discharge a min of 2' from home & are located 5' or more from dryer vent		
38				Irrigation/sprinkler water does not hit building		
39				Damage replacement warranty issued and available for annual renewal		
40		OR				
41	DM 5.02		10	DM 5.02: Chemical Soil Treatment Avoided		
42				Chemical soil treatment avoided		
43				Alternative Florida Building Code approved method of foundation protection employed		
44		OR				
45	DM 5.03		12	DM 5.3: Treated wood products		
46				All wood products serving structural or exterior finish purposes are borate or ACQ treated		
47	DM5.04		1	80% of Cellulose insulation used is Borate treated		
48						
49	DM6 Mold Prevention					Certifying Agent Notes
50	DM6.01		2	Mold Prevention - ASTM D3273		
51						
52		5	47	Total Possible Points		
53						
54		5		Total points for Category 7 (5 min / 30 max)		
55						
56	Certifying Agent Category 7:					

	A	B	C	D	E	F
1	CATEGORY 8: GENERAL					
2	Category Minimum 0 / Category Maximum 40					Revised 3-27-18
3		Points Achieved	Points Possible	Criteria		
4	G1 - Small House Credit					Certifying Agent Notes
5	G1.01	0	0 - 25	Conditioned house size (<i>enter no if not claiming any points</i>)		
6			No	Square feet of conditioned area (pulls from Application Tab)		
7						
8	G2 - Adaptability					Certifying Agent Notes
9	G2.01		2	Roof trusses designed for addition		
10	G2.02		1 - 2	Unfinished rooms 1point for >100 SF, 2 points for > 200 SF		
11	G2.03		1	Install a minimum of 2 upgraded automation system		
12						
13	G3 - Renewable Power Generation					Certifying Agent Notes
14	G3.01	0	1 - 5	Reduce peak demand or annual load		
15				Enter size of PV System in kW (1 point for each 2kW)		
16						
17	G4 - Remodel & Existing Homes - NOTE: Credits G4.1 - G4.5 are ONLY available for EXISTING homes					Certifying Agent Notes
18	G4.01		10	Remodeling structure (HERS Index ≤ 80)		
19	G4.02		3	Water Closet 1.6 gpf and showers 2.5 gpm or less		
21	G4.04		2	Existing homes with pools - Upgrade pump to variable speed or dual speed		
22	G4.05		2	Improve roof to wall connections		
23						
24	G5 - Other / ADDITIONAL CREDITS					Certifying Agent Notes
25	G5.01	0	1 - 2	Home builder/designer/architect/landscape architect member of FGBC		
26				:Number of members on the team that are members of FGBC		
27	G5.02		2	Homeowner's manual, including information, benefits, operations - per reference guide		
28	G5.03		2	FGBC Green Homeowner Checklist		
29	G5.04		1	Plan for edible landscape/food garden		
30	G5.05		2	Guaranteed energy bills		
31	G5.06		2	FGBC Certified Professional		
32	G5.07		5	Energy Star Qualified Home		
33	G5.08		1 - 5	INNOVATIVE CREDITS		
34				Description of innovation:		
35						
36		0	56	Total Possible Points (56 for new homes, 73 for existing homes)		
37						
38		0	Total points for Category 8 (0 min / 40 max)			
39						
40	Certifying Agent Category 8:					

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Existing Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
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://dropbox.hightail.com/certifications					
12	Mailing Instructions					
13	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
14	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
15	Florida Green Building Coalition (FGBC)					
16	25 E. Central Blvd.					
17	Orlando, FL 32801					
18	FEES					
19	Single Family New and Existing Home Fees					
20	Fee	Builder or Homeowner Must Be Member				
21	\$75	Member of FGBC and FHBA				
22	\$100	Member of FGBC or FHBA				
23	\$125	Non Member				
24	Multi-Family Fees					
25	Multi-family applications: Use TAB 18					
26	Additional Options					
27	\$38	FGBC Certified Home Bronze Plaque				
28	\$40	Florida Water Star Certification				
29	Free	FGBC Certified Home Yard Sign (Electronic Version)				
30	Builder Information					
31	Name:					
32	Company:					
33	Address:					
34	City/ST/Zip:					
35	Phone:					
36	E-mail:					
37	DBPR License #:					
38	FGBC Member #:					
39	FHBA Member #:					
40	Signature					
41	Certifying Agent Information					
42	Name:					
43	Company:					
44	Address:					
45	City / Zip:					
46	Phone:					
47	Fax:					
48	E-mail:					
49	CA Registration #:					
50	Signature:					
51	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.					
52						Date:
53	Project Point Summary					
54	Minimum Points to Qualify (may be over 100 if a category minimum is missed)	100	Please refer to Standards Documents and Green Home Reference Guide for additional information.			
55	Points Toward Qualification (points over category maximums excluded)	135				
56	Total Points Achieved	139				
57	Category	Your Score	Required Min - Max			
58	Category 1: Energy	75	30 - 75			
59	Category 2: Water	15	15 - 40			
60	Category 3: Lot Choice	10	0 - 15			
61	Category 4: Site	5	5 - 30			
62	Category 5: Health	15	15 - 35			
63	Category 6: Materials	10	10 - 35			
64	Category 7: Disaster Mitigation	5	5 - 30			
65	Category 8: General	0	0 - 40			
66	Total:	135				
67	Total Needed:	100				
68	Certified Home Score		135			
69	Certification Level		Silver			

	A	B	C	D	E	F
1	FGBC Green Home Standard					
2	Version 11 Rev 0.0					
3	Multi-Family Home Application					
4	Effective January 1, 2018 (Required January 1, 2019)					
5	Revised 3-27-18					
6	Instructions for Submission:					
7	Electronic Submissions (preferred)					
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://dropbox.hightail.com/certifications					
12	Mailing Instructions					
13	• Make check payable to "FGBC" based on fee schedule OR submit credit card payment information					
14	• Mail fees, application, and electronic version of checklist with supporting documents on CD to:					
15	Florida Green Building Coalition (FGBC)					
16	25 E. Central Blvd.					
17	Orlando, FL 32801					
18						
19	FEES					
20	Multi-Family Fees					
21	Members	\$100 applicaion fee + \$100 per building + \$25 per unit				
22	Non Members	\$100 application fee + \$100 per building + \$35 per unit				
23						
24	Enter your project information below:					
25		Number of Buildings				
26		Number of Units				
27						
28	\$100	MEMBER Fee				
29	\$100	NON MEMBER Fee				
30						
31						
32	Builder Information					
33	Name: _____					
34	Company: _____					
35	Address: _____					
36	City/ST/Zip: _____					
37	Phone: _____					
38	E-mail: _____					
39	DBPR License #: _____					
40	FGBC Member #: _____					
41	FHBA Member #: _____					
42	Signature: _____					
43						
44	Certifying Agent Information					
45	Name: _____					
46	Company: _____					
47	Address: _____					
48	City / Zip: _____					
49	Phone: _____					
50	Fax: _____					
51	E-mail: _____					
52	CA Registration #: _____					
53	Signature: _____					
54	<div style="display: flex; justify-content: space-between;"> <div> 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. </div> <div>Date: _____</div> </div>					
55						
56	Project Point Summary					
57	Minimum Points to Qualify (may be over 100 if a category minimum is missed)			100		
58	Points Toward Qualification (points over category maximums excluded)			135	Please refer to Standards Documents and Green Home Reference Guide for additional information.	
59	Total Points Achieved			139		
60						
61	Category	Your Score	Required Min - Max			
62	Category 1: Energy	75	30 - 75			
63	Category 2: Water	15	15 - 40			
64	Category 3: Lot Choice	10	0 - 15			
65	Category 4: Site	5	5 - 30			
66	Category 5: Health	15	15 - 35			
67	Category 6: Materials	10	10 - 35			
68	Category 7: Disaster Mitigation	5	5 - 30			
69	Category 8: General	0	0 - 40			
70	Total:		135			
71	Total Needed:		100			
72	Certified Home Score		135			
73	Certification Level		Silver			
74						
75						

Draft Ranking



CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT

1300 White Street ■ Key West, Florida 33040 ■ Main: 305.809.3720

December 29, 2020

Trepanier & Associates, Inc.
1421 First Street Unit #101
Key West FL 33040

Re: Staff Comments for Year 8 (2020-2021) Building Permit Allocation System (BPAS) Application
700 Duval Street (RE # 00015970-000000)

Dear Mr. Trepanier,

Thank you for your BPAS application for five (5) market-rate residential dwelling units and two (2) affordable-rate residential dwelling units on property located at 700 Duval Street. The application has been reviewed for compliance with the criteria established in Chapter 108, Article X of the Land Development Regulations (LDRs) of the City's Code of Ordinances and reviewed for completeness with the application submittal requirements. The following are the planning department staff comments related to the review of the application.

Completeness

- ✓ Floor plans for 5 market rate and 2 affordable rate residential dwelling units need to be provided for.

BPAS Scoring Criteria

The points claimed in Exhibit C and D have been verified by staff.

Additional Documentation & Comments

The proposed design will require a major developmet plan, landscape waiver, variances to the maximum building coverage, minimum parking requirements, Tree and HARC review.

Deadline: Please submit one (1) paper copy and an electronic copy of your response and the requested revisions to the Planning Department no later than **5:00 p.m. on Friday, January 8, 2021.**

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

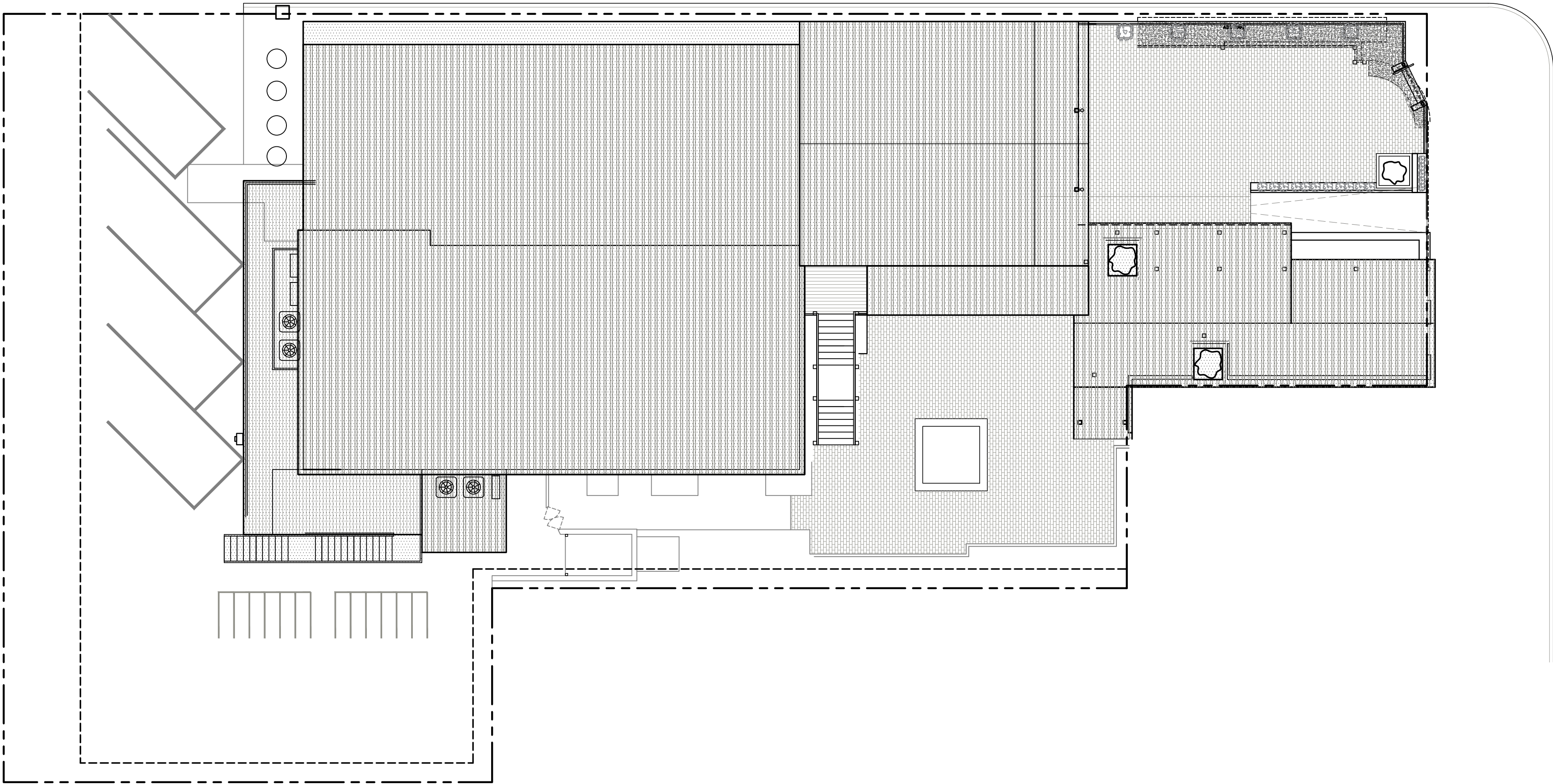
Sincerely,

Melissa Paul-Leto

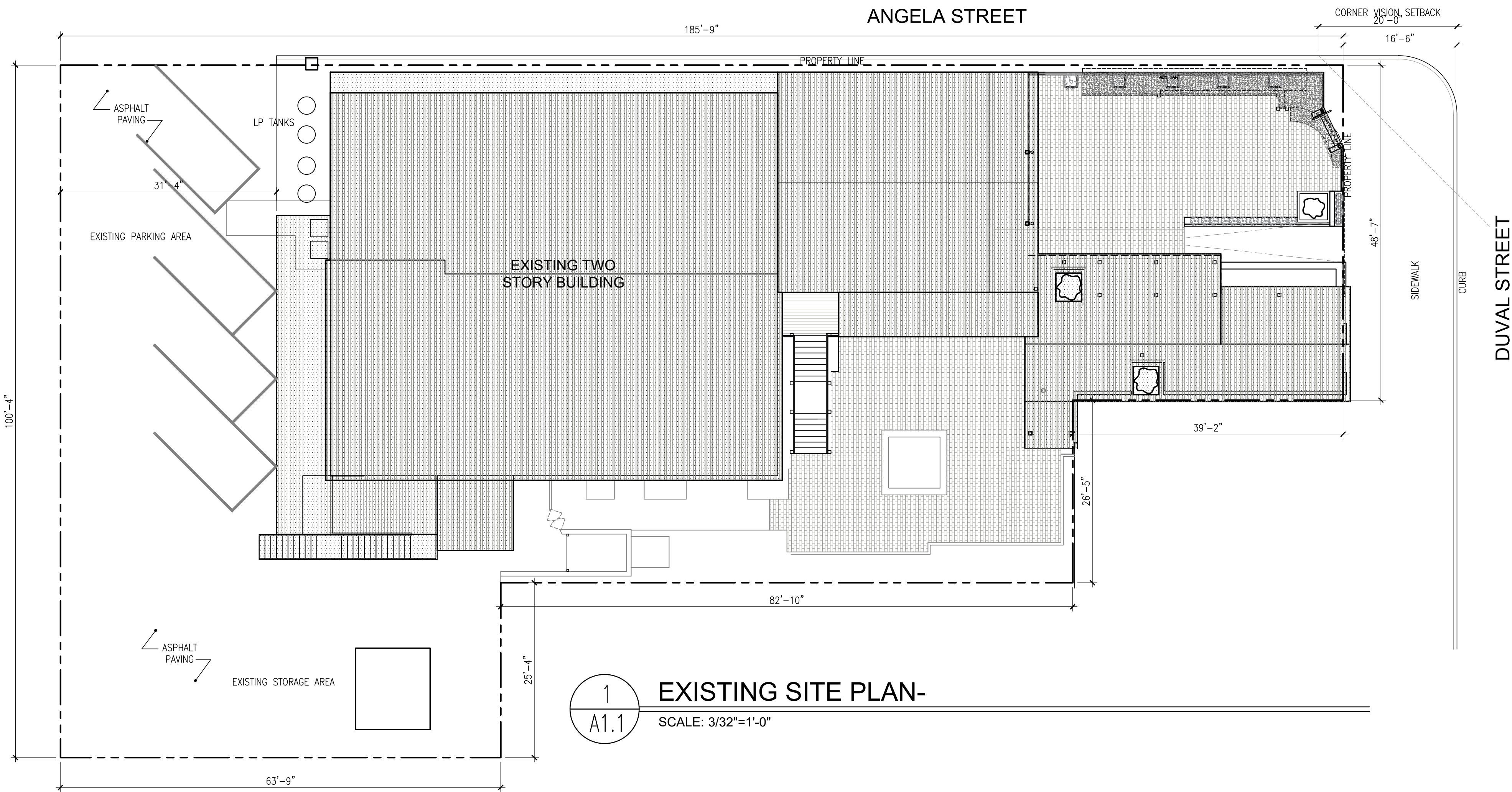
Planner I

P: 305.809.3724 ■ E: mleto@cityofkeywest-fl.gov

Revised Plans



2
A1.1
PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"



1
A1.1
EXISTING SITE PLAN-
SCALE: 3/32"=1'-0"

wsa

william shepler & associates
architecture

Tel: 305-890-6191
Email: info@wshepler.com
201 Front St, Suite 203
Key West, FL 33040

Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. SUBMISSION - 2020.10.30

REVISION 1: 2020.12.7

700 DUVAL STREET
KEY WEST , FL
NEW RESIDENTIAL PROJECT

Drawing Size
24x36

Project #:
15017.2

Title:

SITE PLAN

Sheet Number:

A-1.1

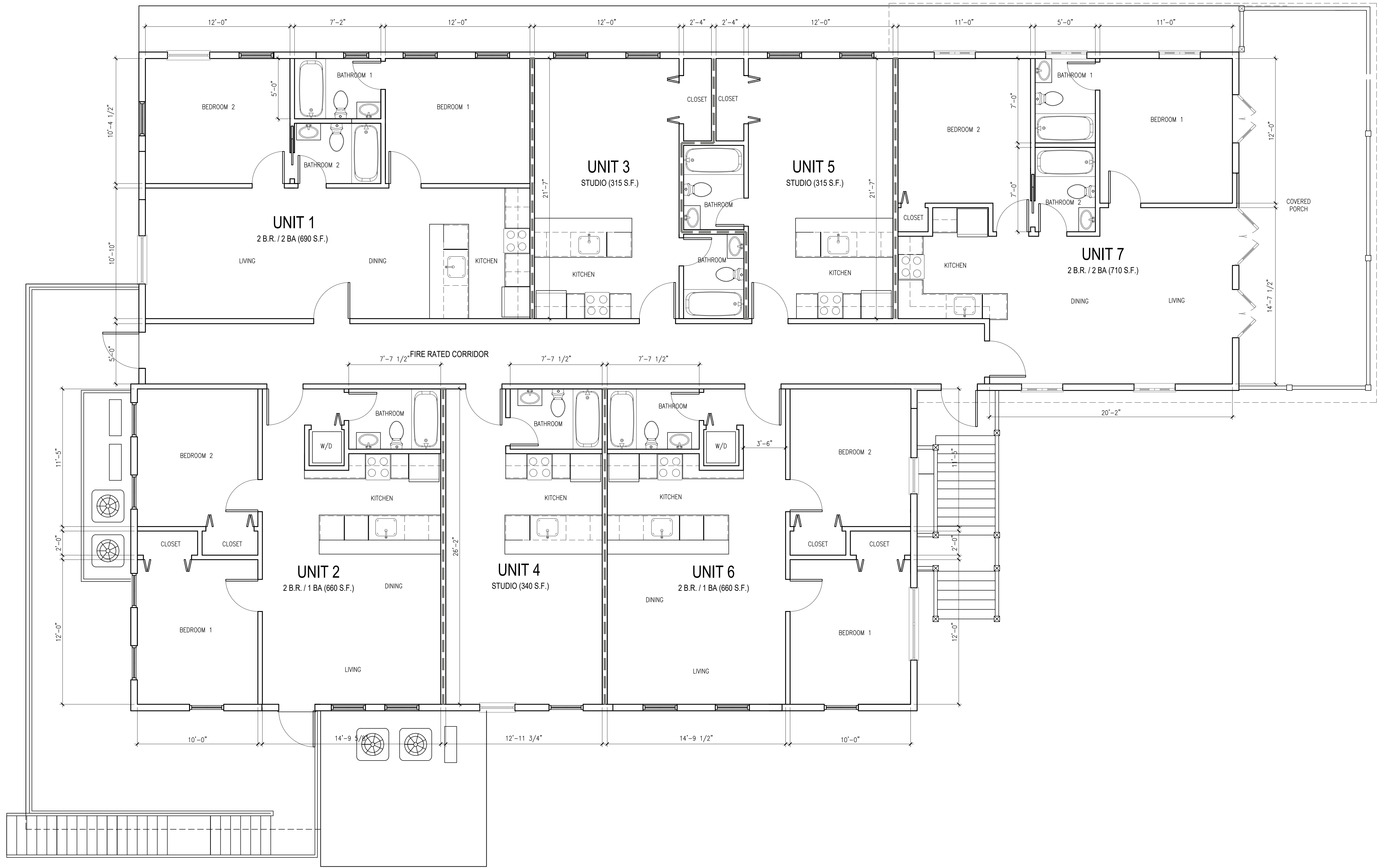
Date: - OCTOBER 30, 2017

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700 Duval Street – BPAS Application

Site Data Table

	Allowed	Existing	Proposed
Lot Size	Min. 4,000 sq. ft.	14,510 sq. ft.	No Change
Lot Width	Min. 40 ft.	100.33 ft.	No Change
Lot Depth	Min. 90 ft.	185.75 ft.	No Change
Building Height	35 ft	N/A	No Change
Building Coverage	50%	50.5% (6,861 sq. ft.)	No Change
Impervious Surface Ratio	70%	64.8% (9,414 sq. ft.)	No Change
Open Space	20%	32.2% (4,672 sq. ft.)	No Change
Front Setback	Min. 0 ft.	0 ft.	No Change
Side Setback (South)	Min. 2.5 ft.	0 ft.	No Change
Side Setback-Street (North)	Min. 0 ft.	0 ft.	No Change
Rear Setback	Min. 10 ft.	31.33 ft.	No Change
Existing Non-Conforming Condition			



1
A2.1

PROPOSED SECOND FLOOR PLAN

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

Seal:

Consultants:

Submissions / Revisions:

B.P.A.S. SUBMISSION - 2020.10.30

REVISION 1: 2020.12.7

700 DUVAL STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size
24x36

Project #:
15017.2

Title:

FLOOR
PLANS

Sheet Number:

A-2.1

Date: - OCTOBER 30, 2017

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