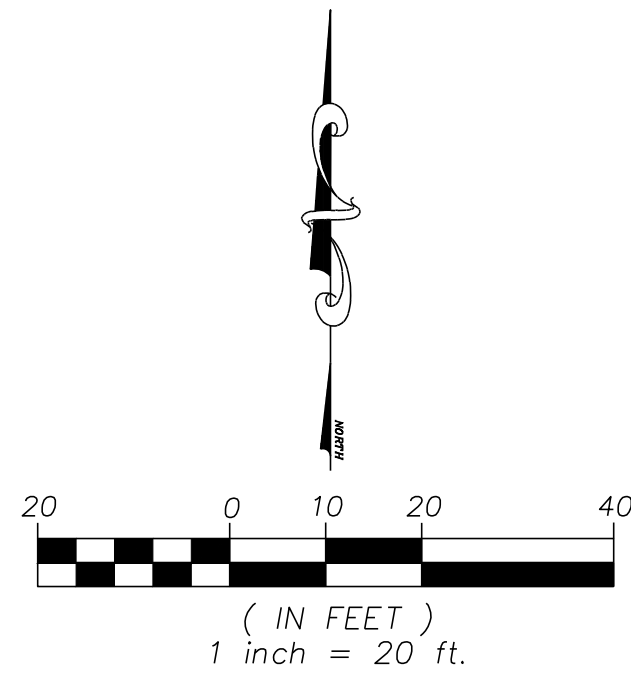


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ABBREVIATIONS

B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING
CLF = CHAIN LINK FENCE
COL. = COLUMN
CONC. = CONCRETE
CBS = CONCRETE BLOCK W STUCCO
C&G = CURB & GUTTER
E-O-P = EDGE-OF-PAVEMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FPL = FLORIDA POWER & LIGHT
FND. = FOUND
IRC = IRON ROD & CAP
LB = LICENSED BUSINESS
N&D = NAIL AND DISK
NAVD88 = NORTH AMERICAN DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.B. = PLAT BOOK
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY
S.R. = STATE ROAD
TC = TITLE COMMITMENT
W = WITH

ABBREVIATIONS

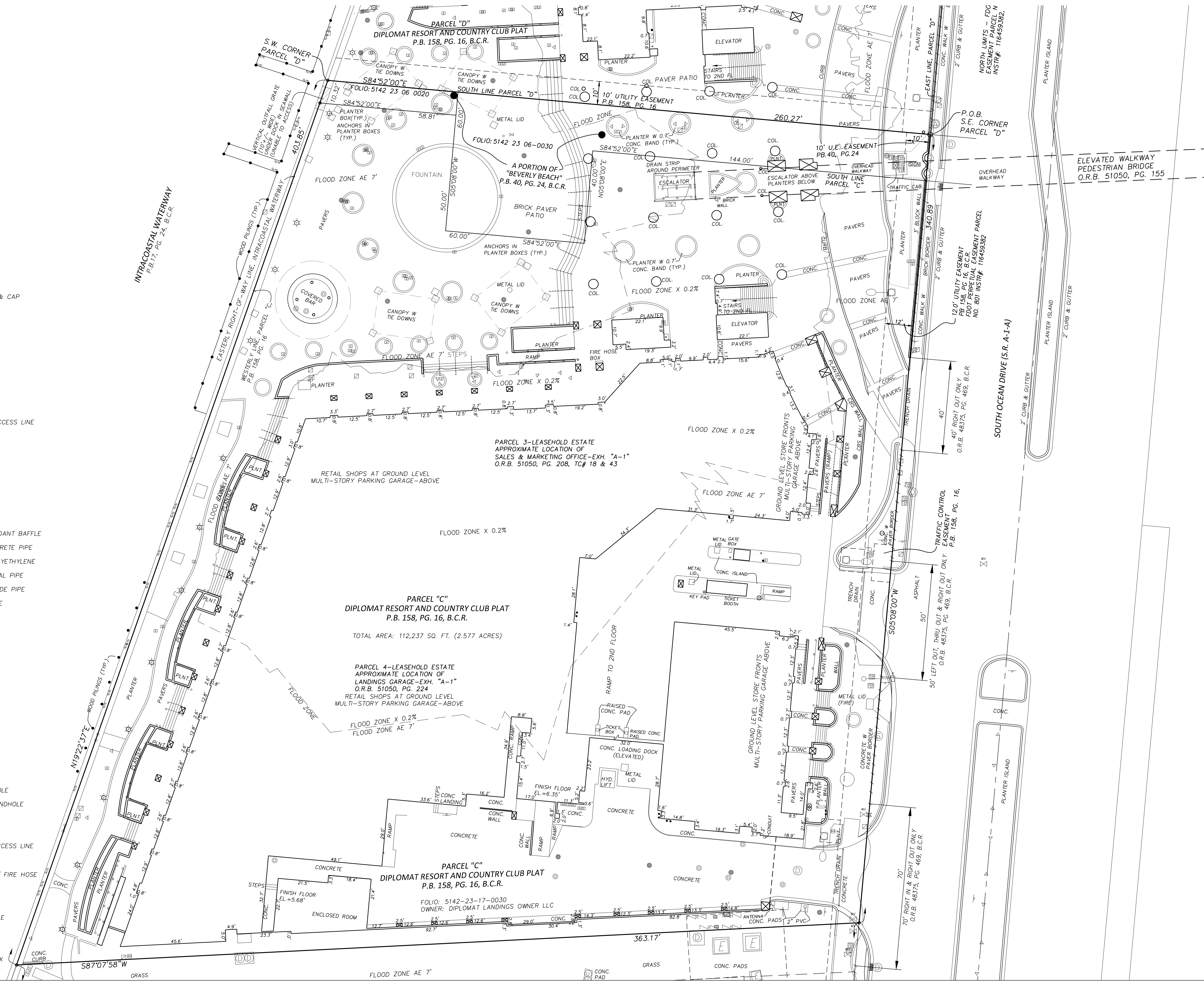
FIRC = FOUND IRON ROD & CAP
F.F. = FINISH FLOOR
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TYP. = TYPICAL
ISL. = ISLAND
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EL. = ELEVATION
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SYMBOL LEGEND

— = BACKFLOW PREVENTOR
● = BOLLARD
● = WOOD PILING
■ = CATCH BASIN
⊖ = CLEANOUT
⊗ = COLUMN
⊕ = CROSS WALK SIGNAL POLE
⊙ = DRAINAGE MANHOLE
⌞ = DOUBLE PREVENTION CHECK VALVE
□ = ELECTRIC BOX
⊞ = ELECTRIC HANDHOLE
⌚ = ELECTRIC METER/RACK
— = FENCE
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⊕ = FIRE HYDRANT
○ = FOUND PROPERTY CORNER
□ = FPL TRANSFORMER PAD
⊞ = GAS METER
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⊙ = SANITARY VALVE
⊙ = SIGN
⊙ = TELEPHONE HANDHOLE
⊙ = TRAFFIC SIGNAL HANDHOLE
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⊙ = WATER VALVE
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⊙ = FIRE CONNECTION / FIRE HOSE
⊙ = YARD DRAIN
⊙ = CURB INLET
⊙ = BELLSOUTH MANHOLE
⊙ = GROUND LIGHT
⊙ = DOCK ANCHOR
⊙ = TRAFFIC SIGNAL BOX
⊙ = UNKNOWN MANHOLE



OVERLAP - SEE SHEET 3

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY
DATE July 2023
DRAWN SMW
DATE MAY 2023
CHECKED SMW
DATE

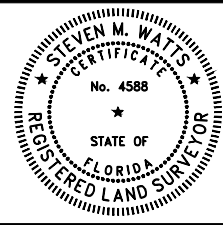


Calvin, Giordano & Associates, Inc.
A SAFEBUILD COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33336
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY
THE RELATED GROUP

TOWER PARCEL
DIPLOMAT LANDINGS - DIPLOMAT BEACH RESORT
CITY OF HOLLYWOOD, BROWARD COUNTY, FL

NOT VALID WITHOUT THE
SIGNATURE AND THE
SEAL OF A FLORIDA
LICENSED SURVEYOR &
MAPPER
STEVEN M. WATTS
PSM NO. 4588



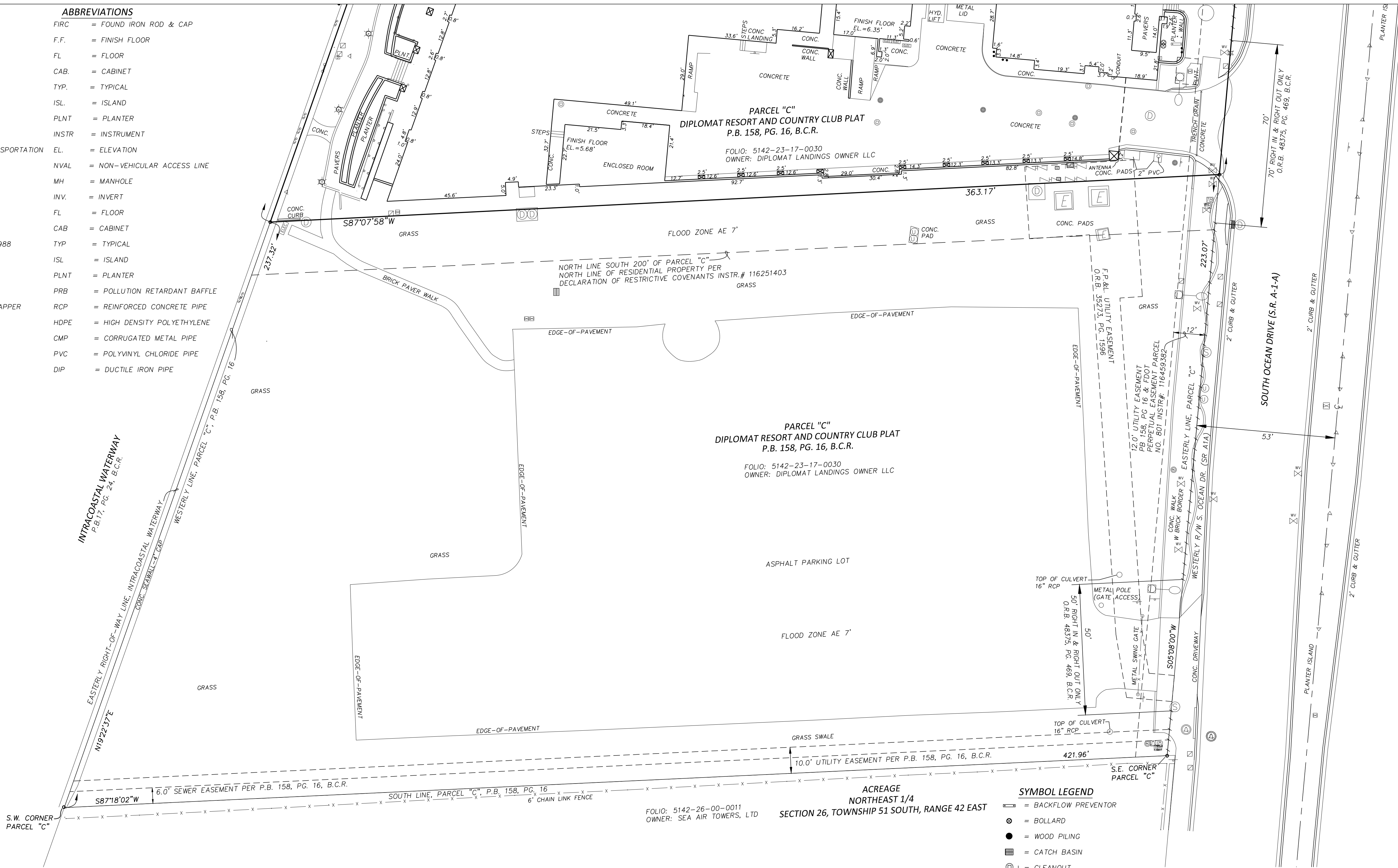
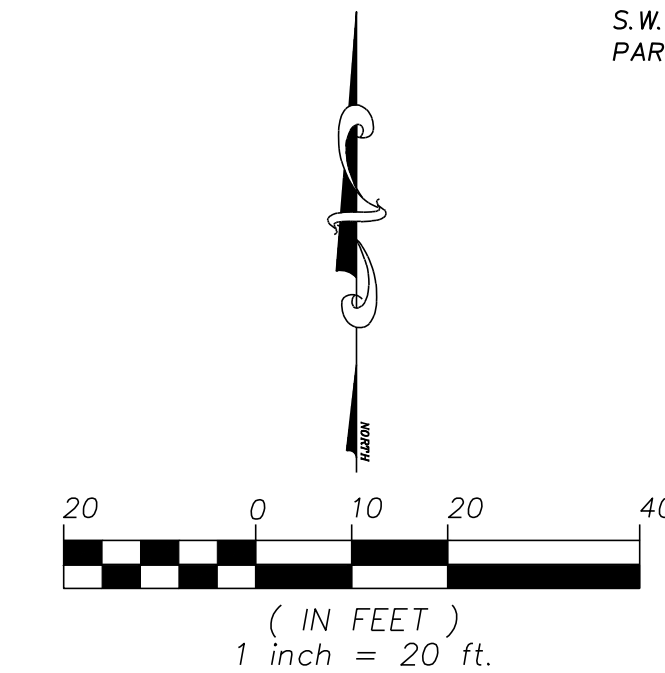
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23-7594
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SHEET:
2 OF 3

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SURVEY	DATE	May 2023
DRAWN	DATE	JULY 2023
CHECKED	DATE	SMW

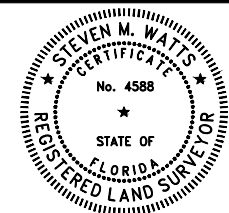


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SHEET:
3 OF 3

CHAPTER 5 - Lot Design, Preparation, and Development

Section 501 - Lot Selection					
		Claimed	Documentation	Assigned To	Notes
501.1 - Lot					
501.1	The lot is selected to minimize environmental impact by one or more of the following:				
	(1) An infill lot is selected.	Yes	Evidence that the lot is adjacent to land that has been previously developed for at least five years.	Related	
	(2) An infill lot is selected that is a greyfield.	Yes	Evidence that the site was a previously developed site with abandoned or underutilized structures.	Related	
501.2 - Multi-modal transportation					
501.2	A range of multi-modal transportation choices are promoted by one or more of the following:				
	(1) Lot is selected within one-half mile of pedestrian access to a mass transit system or within five miles of a mass transit station with provisions for parking.	Yes	Map showing location of transportation relative to the building.	AbneyGreen	
	(2) A lot is selected within five miles of a mass transit station with provisions for parking.	Yes	Map showing distance is based walking or driving from the lot and not from the community entrance.	AbneyGreen	
	(3) Walkways, street crossings and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.	Yes	None. Infrastructure in the community should be considered applicable to this practice.	CFE&A	
	(5) Bicycle use is promoted by building on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes or on an infill lot located within 1/2 mile of bicycle lanes designated by the local jurisdiction.	Yes	Community site plan or official local jurisdiction bike lane map.	Related	
Section 502 - Project Team, Mission Statement and Goals					
		Claimed	Documentation	Assigned To	Notes
502.1	A knowledgeable team is established and team members roles are identified with respect to green lot design, preparation and development. The project's green goals and objectives are written into a mission statement.	Yes	Project mission statement, goals and specific team members roles identified.	AbneyGreen	Certification Plan
Section 503 - Lot Design					
		Claimed	Documentation	Assigned To	Notes
503.1 - Natural resources					
503.1	(1) A natural resources inventory is completed under the direction of a qualified professional.	Yes	Natural resources inventory signed by qualified professional.	Thomas	Tree survey
503.3 - Soil disturbance and erosion					
503.3	(3) Limits of clearing and grading are demarcated on the plan.	Yes	Plans showing grading & clearing limits.	Thomas	
503.4 - Storm water management					
503.4	The stormwater management system is designed to use low-impact development/green infrastructure practices to preserve, restore or mitigate changes in site hydrology due to land disturbance and the construction of impermeable surfaces through the use of one or more of the following techniques:				
	(2) A hydrologic analysis is conducted that results in the design of a stormwater management system that maintains the pre-development (i.e., stable, natural) runoff hydrology of the lot throughout the development or redevelopment process. Post-construction runoff rate, volume, and duration cannot exceed predevelopment rates.	Yes	Hydrologic analysis; plans that show features to minimize concentrated flows.	Thomas	
	(3) Low-Impact Development/Green infrastructure stormwater management practices to promote infiltration and evapotranspiration are used to manage rainfall on the lot and prevent the off-lot discharge of runoff from all storms up to and including the volume of following storm events:	Yes	Engineer's report showing X% event will not result in rainwater leaving the lot.	Thomas	
	(c) 95th percentile storm event				

	(5) Complete gutter and downspout system directs storm water away from foundation to vegetated landscape area, a raingarden, or catchment system that provides for water infiltration.	Yes	Field verification	MEP Eng / Thomas	Tied to underground storm system
503.5 - Landscape plan					
503.5	A plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment.				
	(2) Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity.	Yes	List of regionally appropriate plants must be on plan. Landscape contractor statement or labels on plants.	Witkin Hults	
	(5) For landscaped vegetated areas, the maximum percentage of turf area is:	Yes	Calculation showing % of lot (minus building footprint & hardscape) that is turf or EPA Budget Tool. Landscape plan by qualified landscape professional stating intent of practice will be met.	Witkin Hults	
	(b) Greater than 0% to less than 20%				
	(6) Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	Yes	Landscape plan by qualified landscape professional showing watering needs.	Witkin Hults	
503.7 - Environmentally sensitive areas					
503.7	The lot is in accordance with one or both of the following:				
	(2) Compromised environmentally sensitive areas are mitigated or restored.	Yes	Lot specific plan showing original location of sensitive areas. Plan by qualified professional showing appropriate mitigations steps.	Thomas	Intracoastal
Section 504 - Lot Construction					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
504.1 - On-site supervision and coordination					
504.1	On-site supervision and coordination is provided during clearing, grading, trenching, paving and installation of utilities to ensure that specified green development practices are implemented.	Yes	List of practices implemented.	GC/Builder	
504.3 - Soil disturbance and erosion control					
504.3	On-site soil disturbance and erosion are minimized by one or more of the following in accordance with the SWPPP or applicable plan:				
	(1) Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	Yes	SWPPP	Thomas / GC/Builder	
	(2) Limits of clearing and grading are staked out on the lot.	Yes	Field verification	GC/Builder	
	(7) Soil is improved with organic amendments and mulch.	Yes	Invoice or evident from landscape contractor	Thomas / GC/Builder	
Section 505 - Innovative Practices					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
505.1 - Driveways or parking areas					
505.1	Driveways and parking areas are minimized by one or more of the following:				
	(3) Structured parking is utilized to reduce the footprint of surface parking areas.	Yes	Field verification	CFE&A	100%
	(c) greater than 75%				
505.3 - Density					
505.3	The average density on the lot on a net developable area basis is:	Yes	Calculation of number of units divided by lot size for the building.	CFE&A	113 units/acre
	(5) 70 or greater dwelling units per acre				

505.9 - Smoking prohibitions

505.9	Signs are provided on multifamily and mixed-use lots prohibiting smoking at the following locations:				
	(a) Smoking is prohibited within 25 ft. of all building exterior doors and operable windows or building air intakes within 15 vertical feet of grade or a walking surface.	Yes	Field verification	Related	Assumed - Smoking will not be allowed anywhere on property, including in the units.
	(b) Smoking is prohibited on decks, balconies, patios and other occupied exterior spaces.	Yes	Field verification	Related	
	(c) Smoking is prohibited at all parks, playgrounds, and community activity or recreational spaces.	Yes	Field verification	Related	

505.10 - Exercise & recreation area

505.10	For multifamily buildings, on-site dedicated recreation space for exercise or play opportunities for adults and/or children open and accessible to residents is provided.				
	(a) A dedicated area of at least 400 sq. ft. is provided inside the building with adult exercise and/or children's play equipment	Yes	Field verification	CFE&A	
	(b) A courtyard, garden, terrace, or roof space at least 10% of the lot area that can serve as outdoor space for children's play and /or adult activities is provided	Yes	Field verification	CFE&A	
	(c) Active play/recreation areas are illuminated at night to extend opportunities for physical activity into the evening.	Yes	Field verification	CFE&A / MEP Eng	

CHAPTER 6 - Resource Efficiency**Section 601 - Quality of Construction Materials and Waste***Claimed**Documentation**Assigned To**Notes***601.1 - Conditioned floor area**

601.1	Finished floor area of a dwelling unit is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation.	Yes	Plans or other document by architect or designer showing square footage calculation per ANSI Z765. Calculation showing weighted average unit size for multi-family buildings.	CFE&A	Average is 830 SF
	(2) less than or equal to 1,000 square feet (93 m2)				

601.6 - Stacked stories

601.6	Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet.	Yes	Field verification	CFE&A	42-story building
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Section 602 - Enhanced Durability and Reduced Maintenance*Claimed**Documentation**Assigned To**Notes***602.1 - Moisture Management - Building Envelope**

602.1.1	Capillary breaks				
602.1.1.1	A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1	Mandatory	Plans/specifications AND scope of work(s) detailing how this mandatory requirement has been met. Photo(s) showing installation. Report from certified professional when the building code exceptions are used.	CFE&A	
602.1.1.2	A capillary break between the footing and the foundation wall is provided to prevent moisture migration into foundation wall.	Yes	Plans/specifications AND scope of work(s) detailing how this requirement has been met. Photo(s) showing installation.	CFE&A	

602.1.6 - Termite-resistant materials

602.1.6	In areas of termite infestation probability, termite-resistant materials are used as follows:	Yes	Field verification	CFE&A	
	(3) Very heavy termites - foundation, all structural walls, floors, concealed roof spaces, exterior decks, and exterior claddings.				

602.1.7 - Moisture control measures

602.1.7.1	Moisture control measures are in accordance with the following:				
	(1) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.	Yes	Field verification	GC/Builder	
	(2) Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall).	Mandatory	If wet insulation is used, provide documentation of the moisture content before enclosure.	GC/Builder	

602.1.7.2	Moisture content of subfloor, substrate, or concrete slabs is in accordance with the appropriate industry standard for the finish flooring to be applied.	Yes	Flooring manufacturer's recommendations for moisture content. Moisture sampling data by builder or 3rd party.	GC/Builder	
602.1.8 - Water-resistive barrier					
602.1.8	Where required by the ICC IRC or IBC, a water-resistive barrier and/or drainage plane system is installed behind exterior veneer and/or siding.	Mandatory	Plans, specification, or scope of work showing WRB or drainage plane.	CFE&A / GC/Builder	
602.1.9 - Flashing					
602.1.9	Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional.				
	(1) Flashing is installed at all of the following locations, as applicable:	Mandatory	Plans showing flashing details at all required locations.	CFE&A / GC/Builder	
	(a) around exterior fenestrations, skylights, and doors				
	(b) at roof valleys				
	(c) at all building-to-deck, -balcony, -porch, and -stair intersections				
	(d) at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets.				
	(e) at ends of and under masonry, wood, or metal copings and sills				
	(f) above projecting wood trim				
	(g) at built-in roof gutters, and				
	(h) drip edge is installed at eaves and rake edges.				
	(2) All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.	Yes	Plans showing flashing details at all required locations.	CFE&A / GC/Builder	
602.1.10 - Exterior doors					
602.1.10	Entries at exterior door assemblies, inclusive of side lights, are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. A projection factor of 0.375 minimum is provided. Eastern- and western-facing entries in Climate Zones 1, 2, and 3, as determined in accordance with Figure 6(1) or Appendix C, have a projection factor of 1.0 minimum, unless protected from direct solar radiation by other means (e.g., screen wall, vegetation).	Yes	Projection factor calculations = overhang width/ height to the overhang (Measure height from sill of window or door to the overhang)	CFE&A	Interior loaded corridor
602.1.11 - Tile backing materials					
602.1.11	Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325. Mandatory for certification.	Mandatory	Manufacturer's literature/specification/labeling showing ASTM compliance. Plans/specifications and scope of work showing installation.	CFE&A / GC/Builder	Cannot be paper-faced
602.1.14 - Architectural features					
602.1.14	Architectural features that increase the potential for water intrusion are avoided:				
	(1) All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	Mandatory	Field verification	CFE&A	
	(2) No roof configurations that create horizontal valleys in roof design.	Yes	Field verification	CFE&A	
	(3) No recessed windows and architectural features that trap water on horizontal surfaces.	Yes	Field verification	CFE&A	
602.2 - Roof surfaces					
602.2	A minimum of 90% of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or both of the following:				
	(1) Products that are in accordance with the ENERGY STAR cool roof certification or equivalent	Yes	Manufacturer's literature showing ENERGY STAR cool roof certification or equivalent	CFE&A	White TPO
602.3 - Roof water discharge					
602.3	A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet away from perimeter foundation walls.	Yes	Field verification	CFE&A / Thomas	Tied to underground storm system

602.4 - Finished grade					
602.4.1	Finished grade at all sides of a building is sloped to provide a minimum of 6 inches of fall within 10 feet of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, the final grade is sloped away from the edge of the building at a minimum slope of 2%.	Mandatory	Field verification	Thomas	
602.4.3	Water is directed to drains or swales to ensure drainage is away from the structure.	Yes	Field verification	CFE&A / Thomas	Tied to underground storm system
Section 605 - Recycled Construction Waste					
Claimed		Documentation		Assigned To	
Notes					
605.1 - Hazardous waste					
602.4.1	The construction and waste management plan shall include information on the proper handling and disposal of hazardous waste. Hazardous waste is properly handled and disposed.	Mandatory	Field verification	GC/Builder	
Section 607 - Recycling & Waste Reduction					
Claimed		Documentation		Assigned To	
Notes					
607.2 - Food waste disposer					
607.2	A minimum of one food waste disposer is installed at the primary kitchen sink.	Yes	Field verification	MEP Eng / GC/Builder	
Section 609 - Regional Materials					
Claimed		Documentation		Assigned To	
Notes					
609.1 - Regional materials					
609.1	Regional materials are used for major and/or minor components of the building. For a component to comply with this practice, a minimum of 75% of all products in that component category must be sourced regionally, e.g., stone veneer category – 75% or more of the stone veneer on a project must be sources regionally.	Yes	List of materials or components and manufacturing location used in the project that are extracted, processed and manufactured within 500 miles.	GC/Builder	Concrete, CMU and drywall
Section 612 - Innovative Practices					
Claimed		Documentation		Assigned To	
Notes					
612.3 - Universal design elements					
612.3	Dwelling incorporates one or more of the following universal design elements. Conventional industry construction tolerances are permitted.	Yes	Field verification	CFE&A / MEP Eng	
	(1) Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with the pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	Yes			
	(2) Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32-inch clear door width and a 30-inch by 48-inch clear area inside the bathroom outside the door swing.	Yes			
	(3) Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32-inch clear door width.	Yes			
	(4) Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	Yes			
	(5) All interior and exterior door handles are levers rather than knobs.	Yes			
	(8) All light switches are rocker-type switches or other similar switches that can be operated by pressing them (with assistive devices). Toggle-type switches may not be used.	Yes			
CHAPTER 7 - Energy Efficiency					
Section 701 - Minimum Energy Efficiency Requirements					
Claimed		Documentation		Assigned To	
Notes					

701.1.1	Minimum performance path requirements				
	A building complying with Section 702 shall include a minimum of two practices from Section 705.	Mandatory	Software report indicating at least compliance with the 2015 IECC requirement for the relevant climate location. Acceptable software includes, among others, REM/Rate, Open Studio, or EnergyGauge.	MEP Eng	
701.3	A review by a third party shall be conducted to verify design and compliance with Chapter 7.	Mandatory	3rd party report/statement showing design has been reviewed to ensure energy efficient performance or specific prescriptive details are adequately implemented in the building's design, and to ensure proper integration of various energy efficient technologies. In Climate Zone 1 PE must sign off that the system will maintain the cooling season indoor humidity less than the ASHRAE Simplified method for Design Indoor RH (70%) if the system size is not consistent with Manual S.	AbneyGreen	
701.4.1.1	HVAC systems				
	HVAC system sizing - Space heating and cooling system/equipment is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent.	Mandatory	Software output report using ACCA Manual J or equivalent with recommended HVAC equipment sizes.	MEP Eng	
701.4.2.1	Duct air sealing				
	Ducts are air sealed. All duct sealing materials are in conformance with UL 181A or UL 181B specifications and are installed in accordance with manufacturer's instructions.	Mandatory	For buildings with ducted systems provide product spec or trade contractor's scope of work to confirm use of duct sealing using UL 181 tape, mastic, gaskets, or an IRC or ICC/IMC approved system.	MEP Eng / GC/Builder	
701.4.2.2	Ducts & Plenums				
	Building cavities are not used as supply ducts or plenums.	Mandatory	Field verification	MEP Eng	
701.4.2.3	Duct system sizing				
	Duct system is sized and designed in accordance with ACCA Manual D or equivalent.	Mandatory	Software output report for this building using ACCA Manual D or equivalent.	MEP Eng	
701.4.3.1	Building thermal envelope air sealing				
	The building thermal envelope is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film, or solid material:	Mandatory	Drawing, specifications, scopes of work detailing air sealing that is not readily inspected during the rough inspection.	GC/Builder / AbneyGreen	
	(a) All joints, seams and penetrations.				
	(b) Site-built windows, doors, and skylights.				
	(c) Openings between window and door assemblies and their respective jambs and framing.				
	(d) Utility penetrations.				
	(e) Dropped ceilings or chases adjacent to the thermal envelope.				
	(f) Knee walls.				
	(g) Walls and ceilings separating conditioned spaces from unconditioned spaces.				
	(h) Behind tubs and showers on exterior walls.				
	(i) Common walls between dwelling units.				
	(j) Attic access openings.				
	(k) Joints of framing members at rim joistsRim joist junction.				
	(l) Top and bottom plates				
701.4.3.2	Air sealing and insulation				
	Grade 2 and 3 insulation installation is not permitted. Building envelope air tightness and insulation installation is verified to be in accordance with Section 701.4.3.2(1) and 701.4.3.2(2).	Mandatory	Insulation installation requirements, either manufacturer's instructions or specific look code guidance.	GC/Builder / AbneyGreen	
	(2) Visual inspection - The air barrier and insulation items listed in Table 701.4.3.2(2) are field verified by visual inspection.				
	Grade 1 insulation installations are in accordance with the following:	Mandatory	Field verification	GC/Builder / AbneyGreen	
	(1) Grading applies to field-installed insulation products.				
	(2) Grading applies to ceilings, walls, floors, band joists, rim joists, conditioned attics basements and crawlspaces, except as specifically noted.				

701.4.3.2.1	(3) Inspection is conducted before insulation is covered.				
	(4) Air-permeable insulation is enclosed on all six sides and is in substantial contact with the sheathing material on one or more sides (interior or exterior) of the cavity. Air permeable insulation in ceilings is not required to be enclosed when the insulation is installed in substantial contact with the surfaces it is intended to insulate.				
	(5) Cavity insulation uniformly fills each cavity side-to-side and top-to-bottom, without substantial gaps or voids around obstructions (such as blocking or bridging).				
	(6) Cavity insulation compression or incomplete fill amounts to 2% or less, presuming the compressed or incomplete areas are a minimum of 70% of the intended fill thickness; occasional small gaps are acceptable.				
	(7) Exterior rigid insulation has substantial contact with the structural framing members or sheathing materials and is tightly fitted at joints.				
	(8) Cavity insulation is split, installed, and/or fitted tightly around wiring and other services.				
	(9) Exterior sheathing is not visible from the interior through gaps in the cavity insulation.				
	(10) Faced batt insulation is permitted to have side-stapled tabs, provided the tabs are stapled neatly with no buckling, and provided the batt is compressed only at the edges of each cavity, to the depth of the tab itself.				
	(11) Where properly installed, ICFs, SIPs, and other wall systems that provide integral insulation are deemed in compliance with the Grade 1 insulation installation requirements.				
701.4.3.4	Fenestration air leakage Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot, and swinging doors no more than 0.5 cfm per square foot, when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled. This practice does not apply to site-built windows, skylights, and doors.	Mandatory	Manufacturer's label or literature indicating listing complying with this practice.	CFE&A / GC/Builder	
701.4.4	High-efficacy lighting				
	Lighting efficacy in dwelling units is in accordance with one of the following: (1) A minimum of 75% of the total hard-wired lighting fixtures, or the bulbs in those fixtures, qualify as high efficacy or equivalent. (60 lumens/W for lamps over 40W; 50 lumens/W for lamps over 15W to 40W; 40 lumens/W for lamps 15W or less.)	Mandatory	Field verification	MEP Eng / AbneyGreen	
701.4.5	Boiler supply piping Boiler supply piping in unconditioned space is insulated.	Mandatory	Field verification	MEP Eng	
Section 702 - Performance Path					
		Claimed	Documentation	Assigned To	Notes
702.2 - Energy cost performance					
702.2.1	ICC IECC analysis - Energy efficiency features are implemented to achieve energy cost or source energy performance that meets the ICC IECC. A documented analysis using software in accordance with ICC IECC, Section R405, or ICC IECC Section C407.2 through C407.5, applied as defined in the ICC IECC, is required.	Mandatory	EnergyGauge meets the requirement.	MEP Eng	
702.2.2	Energy cost performance analysis - Energy cost savings levels above the ICC IECC are determined through an analysis that includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, duct sealing, water heating system efficiencies, lighting and appliances.	Yes	If performance claim is 1) not to be supported by performance test data, and 2) not to be based on energy recovery; then 1) the qualified professional must assume in their energy simulation an SLA of 0.00036 for the infiltration, 2) duct system efficiency of 0.88 when all ducts are in conditioned space, and 3) no energy recovery for the ventilation system for either the REM/Rate or EnergyGauge output report. If there is duct work outside of the conditioned space then the duct blaster test must be conducted in accordance with the 2018 IECC.	MEP Eng	Assumed - Energy Calcs are 3% better than code/IECC 2018.
Section 705 - Additional Practices					
		Claimed	Documentation	Assigned To	Notes
705.2.1 - Lighting					
705.2.1.2	Exterior lighting - Photo or motion sensors are installed on 75% of outdoor lighting fixtures to control lighting.	Yes	Field verification	MEP Eng	
705.2.4	Recessed luminaires. The number of recessed luminaires that penetrates the thermal envelope is less than 1 per 400 square feet of total conditioned floor area and they are in accordance with Section 701.4.3.5.	Yes	Field verification	MEP Eng	None

705.4 - Return ducts and transfer grilles					
705.4	Return ducts/transfer grilles in all rooms with a door except baths, kitchens, closets, pantries, & laundry.	Yes	Field verification	MEP Eng	
706 Innovative Practices					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
706.8 - Electric vehicle charging station					
706.8	A Level 2 or Level 3 electric vehicle charging station is installed on the building site.	Yes	Field verification	MEP Eng	
CHAPTER 8 - Water Efficiency					
Section 802 - Prescriptive Path					
802.2 - Water conserving appliances					
802.2	ENERGY STAR or equivalent water conserving appliances are installed.				
	(1) ALL dishwashers	Yes	Field verification	Related / GC/Builder	
	(2) Washing machine	Yes	Field verification	Related / GC/Builder	
802.3 - Water use metering					
802.2	Water meters are installed meeting the following:				
	(2) Multifamily Buildings: Water Usage Metering				
	(a) Where not otherwise required by the local AHJ, installation of a meter for water consumed from any source associated with the building or building site.	Yes	Building plans	MEP Eng	Main waterline for property
	(b) Each water meter shall be capable of communicating water consumption data remotely for the dwelling unit occupant and be capable of providing daily data with electronic data storage and reporting capability that can produce reports for daily, monthly, and yearly water consumption. (Fire sprinkler systems are not required to be metered)	Yes	Building plans	MEP Eng	Unit water meters
802.4 - Showerheads					
802.4	Showerheads are in accordance with the following:				
	(1) The total maximum combined flow rate of all showerheads in a shower compartment with floor area of 2,600 sq. in. or less is equal or less than 2.0 gpm. For each additional 1,300 sq. in. or any portion thereof of shower compartment floor area, an additional 2.0 gpm combined showerhead flow rate is allowed. Showerheads shall comply with ASME A112.18.1/CSA B125.1 and shall meet the performance criteria of the EPA WaterSense Specification for showerheads. Showerheads shall be served by an automatic compensating valve that complies with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1 and is specifically designed to provide thermal shock and scald protection at the flow rate of the	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	1.8 gpm is assumed
	(2) All shower compartments in the dwelling unit(s) and common areas meet the requirements of 802.4(1) and all showerheads are in accordance with one of the following:	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	1.5 gpm is assumed
	(a) max of 1.8 gpm				
802.5 - Faucets					
802.5.1	Install water-efficient lavatory faucets with flow rates not more than 1.5 gpm (5.68 L/m), tested in compliance with ASME A112.18.1/CSA B125.1 and meeting the performance criteria of the EPA WaterSense High-Efficiency Lavatory Faucet Specification:	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	1.5 gpm is assumed
	(3) Flow rate $\leq$ 1.5 gpm for all lavatory faucets in the dwelling unit(s) or sleeping unit(s)				
802.5.2	Water-efficient residential kitchen faucets are installed in accordance with ASME A112.18.1/CSA B125.1. Residential kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gpm.	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	1.8 gpm is assumed
	(1) All residential kitchen faucets have a maximum flow rate of 1.8 gpm				
802.5.4 - Water closets and urinals					
802.5.4	Water closets and urinals are in accordance with the following:	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	1.28 gpf is assumed
	(3) All water closets are in accordance with Section 801.5(2).				
	(4) All water closets are in accordance with Section 801.5(2) and one or more of the following are installed:	Yes	Manufacturer's specifications showing compliance.	MEP Eng / GC/Builder	0.5 gpf is assumed
	(b) One or more urinals with a flush volume of 0.5 gallons or less when tested in accordance with ASME A112.19.2.				

802.6 - Irrigation systems					
802.6.1	Where an irrigation system is installed, an irrigation plan and implementation are executed by a qualified professional certified by a qualified professional or equivalent.	Mandatory	Plan and statement from WaterSense professional indicating compliance.	Witkins Huits	
802.6.3	Drip Irrigation is installed				
	(1) Drip irrigation is installed for all landscape beds.	Yes	Field verification	Witkins Huits	Assumed
802.10 - Pools and spas					
802.10.1	Pools and Spas with water surface area greater than 36 sq. ft. and connected to a water supply shall have a dedicated meter to measure the amount of water supplied to the pool or spa.	Mandatory	Field verification	MEP Eng	
CHAPTER 9 - Indoor Environmental Quality					
Section 901 - Pollutant Source Control		Claimed	Documentation	Assigned To	Notes
901.1 - Space and water heating					
901.1.2	Air handling equipment or return ducts are not located in the garage, unless in isolated, air-sealed mechanical room with an outside air source.	Yes	Field verification	MEP Eng	
901.2 - Solid fuel-burning appliances					
901.2.2	Fireplaces, wood stoves, pellet stoves, or masonry heaters are not installed.	Yes	Field verification	CFE&A	
901.3 - Garages					
901.3	Garages are in accordance with the following:				
	(1) Attached garages				
	(a) Doors installed in the common wall between the attached garage and conditioned space are tightly sealed and gasketed.	Mandatory	Field verification	CFE&A / GC/Builder	
	(b) A continuous air barrier is provided separating the garage space from the conditioned living spaces.	Mandatory	Field verification	CFE&A / GC/Builder	
901.6 - Carpets					
901.6	(1) Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	Mandatory	Field verification	CFE&A	
901.9 - Architectural coatings					
901.9.1	Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:	Yes	List of interior coatings used showing amount used, %, and VOC criteria. Manufacturer's literature showing VOC. Scopes of work or specifications showing which materials were to be used.	CFE&A / GC/Builder	
	(3) CARB Suggested Control Measure for Architectural Coatings				
	(a) 50 g/L flat,				
	(b) 100 g/L non flat,				
	(c) 150 g/L high-gloss				
901.10 - Interior adhesives and sealants					
901.10	A minimum of 85% of site-applied adhesives and sealants located inside the waterproofing envelope are in accordance with one of the following, as applicable.	Yes	List of all interior sealants used showing amount, %, and VOC criteria. Manufacturer's literature showing VOC as listed.	CFE&A / GC/Builder	
	(3) SCAQMD Rule 1168 in accordance with Table 901.10(3), excluding products that are sold in 16 ounce containers or less and are regulated by the California Air Resources Board (CARB) Consumer Products Regulations.				

901.11 - Insulation					
901.11	Emissions of 85% of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. Insulation is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix D.	Yes	Manufacturer's literature or product marking showing compliance for wall, ceiling and/or floor insulation.	CFE&A / GC/Builder	
901.12 - Carbon monoxide (CO) alarms					
901.12	A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	Mandatory	Manufacturer's literature or product marking showing NFPA and CSA or UL compliance.	MEP Eng	Required?
901.15 - Non-smoking areas					
901.14	Environmental tobacco smoke is minimized by one or more of the following: (2) Exterior smoking areas of a multi-unit building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	Yes	Field verification	Related	Assumed - Smoking will not be allowed anywhere on property, including in the units.
Section 902 - Pollutant Control <i>Claimed</i> <i>Documentation</i> <i>Assigned To</i> <i>Notes</i>					
902.1 - Spot ventilation					
902.1.1	Spot ventilation is in accordance with the following: (1) All bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm for intermittent operation or 20 cfm for continuous operation. (2) Clothes dryers (except listed and labeled condensing ductless dryers) are vented to the outdoors.	Mandatory	Manufacturer's literature/specifications for the fan showing cfm.	MEP Eng	
		Mandatory	Field verification	MEP Eng	
902.1.4	Exhaust fans are ENERGY STAR labeled (1) ENERGY STAR, or equivalent, fans (2) ENERGY STAR, or equivalent, fans operating at or below 1 sone	Yes	Manufacturer's literature/specifications for the fan showing cfm.	MEP Eng / GC/Builder	Assumed
		Yes	Manufacturer's literature/specifications for the fan showing cfm.	MEP Eng / GC/Builder	Assumed
902.4 - HVAC system protection					
902.4	One of the following HVAC system protection measures is performed. (1) HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.	Yes	Field verification	MEP Eng / GC/Builder	
902.6 - Living space contaminants					
902.6	The living space is sealed in accordance with Section 701.4.3.1 to prevent unwanted contaminants.	Mandatory	Field verification	GC/Builder	
Section 903 - Moisture Management: Vapor, Rainwater, Plumbing, HVAC <i>Claimed</i> <i>Documentation</i> <i>Assigned To</i> <i>Notes</i>					
903.1 - Plumbing					
903.1.2	Plumbing is not in unconditioned spaces	Yes	Field verification	MEP Eng	
903.2 - Duct insulation					
903.2	Ducts are in accordance with one of the following: (2) All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.	Yes	Manufacturer's literature/specs showing R-value for insulation.	MEP Eng	
Section 904 - Indoor Air Quality <i>Claimed</i> <i>Documentation</i> <i>Assigned To</i> <i>Notes</i>					

904.3 - Microbial growth & moisture inspection and remediation					
904.3	A visual inspection is performed to confirm the following: (1) Verify that no visible signs of discoloration and microbial growth on ceilings, walls or floors, or other building assemblies; or if minor microbial growth is observed (less than within a total area of 25 sq. ft.) in homes or multifamily buildings, reference EPA Document 402-K-02-003 (A Brief Guide to Mold, Moisture, and Your Home) for guidance on how to properly remediate the issue. If microbial growth is observed, on a larger scale in homes or multifamily buildings (greater than 25 sq. ft.), reference EPA Document 402-K-01-001 (Mold Remediation in Schools and Commercial Buildings) for guidance on how to properly remediate the issue	Mandatory	Field verification	AbneyGreen / GC/Builder	
	(2) Verify that there are no visible signs of water damage or pooling. If signs of water damage or pooling are observed, verify that the source of the leak has been repaired, and that damaged materials are either properly dried or replaced as needed	Mandatory	Field verification	AbneyGreen / GC/Builder	
CHAPTER 10 - Operation, Maintenance, and Building Owner Education					
Section 1002 - Construction, Operation, & Maintenance Manuals & Training for Multi-Family Buildings		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
1002.1 - Building construction manual					
1002.1	A building construction manual that includes five or more of the following is compiled and distributed in accordance with the intent of this practice.	Yes	Verifier must review building construction manual that addresses the mandatory 3 items (a certificate placeholder is acceptable) plus at least 2 of the listed additional optional items. Verify the expected process to deliver manual(s) to the responsible party.	AbneyGreen / GC/Builder	
	(1) Narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building. Mandatory for certification.	Mandatory			
	(2) Green building program certificate (or place holder), copy of the National Green Building Standard, & the individual measures achieved. Mandatory for certification.	Mandatory			
	(3) Warranty, operation, & maintenance instructions for all equipment, fixtures, appliances, & finishes. Mandatory for certification.	Mandatory			
	(4) Record drawings of the building	Yes			
	(5) A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of planting.	Yes			
1002.2 - Operations manuals					
1002.2	Operations manuals are created/distributed to the responsible parties per 1002.0. Between all of the operational manuals, five or more of the following options are included.	Yes	Operations manual with the required items.	AbneyGreen / GC/Builder	
	(1) A narrative detailing the importance of operating and living in a green building. This narrative is included in all responsible parties' manuals.	Mandatory			
	(2) List of practices to conserve water and energy (e.g., turning off lights when not in use, shorter showers, using ENERGY STAR labeled electronics).	Mandatory			
	(5) Information on local & on-site recycling and hazardous waste disposal programs and, if applicable, building recycling waste hazardous waste handling and disposal procedures.	Yes			
	(6) Local public transportation options.	Yes			
	(7) Explanation of the benefits of using compact fluorescent light bulbs, LEDs or other high-efficiency lighting.	Yes			
1002.3 Maintenance manual					
1002.3	Maintenance manuals are created and distributed to the responsible parties in accordance with Section 1002.0. Between all of the maintenance manuals, five or more of the following options are included.	Yes	Review the maintenance manual that addresses the mandatory item and at least 4 of the optional items.	AbneyGreen / GC/Builder	
	(1) A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	Mandatory			
	(2) List of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of equipment and the structure (e.g., HVAC, water heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).	Yes			
	(3) User-friendly maintenance checklist that includes:	Yes			
	(a) HVAC filters				
	(b) Thermostat operation and programming				

	(c) Lighting controls				
	(d) Appliances and settings				
	(e) Water heater settings				
	(f) Fan controls				
	(5) Information on organic pest control, fertilizers, deicers, and cleaning products	Yes			
	(7) Instructions for inspecting the building for termite infestation.	Yes			
1002.4 - Training of building owners					
1002.4	Building owners and occupants are familiarized with the green building goals and strategies implemented and the impacts of occupants' practices on the costs of operating the building. Training is provided to the responsible party(ies) regarding all equipment operation and control systems. Systems include, but not limited to, all of the following:	Mandatory	Builder's documented procedures and standard practices explaining the occupant training process. Examples of training materials and written confirmation from similar projects that training has actually been done.	GC/Builder	
	(1) HVAC filters				
	(2) Thermostat operation and programming				
	(3) Lighting controls				
	(4) Appliances and settings				
	(5) Water heater settings				
	(6) Fan controls				
	(7) Recycling practices				
1002.5 - Multifamily occupant manual					
1002.5	An occupant manual is compiled and distributed in accordance with § 1002.0.	Yes	Review of the manual that addresses the mandatory items and the additional items for points.	Related / AbneyGreen / GC/Builder	
	(1) NGBS Certificate	Mandatory			
	(2) List of green building features	Mandatory			
	(3) Operations manuals for all appliances and occupant operated equipment including lighting and ventilation controls, thermostats, etc.	Mandatory			

Summary of Results of the Design Phase

Project Name: Diplomat Landing - Phase 2

Location: 3724 South Ocean Drive, Hollywood, Florida 33019

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	142	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	73	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	43	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	118	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	46	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	15	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	437		
Additional Points Claimed	256	178	48	(74)			
Overall Level Achieved for Design	Bronze						