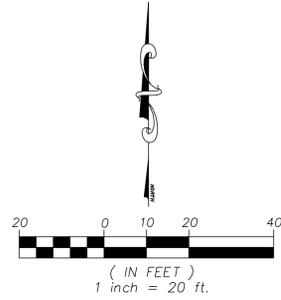


File Name: P:\Projects\2023\237594-Diplomat Hotel & Landings\Survey\SKETCH\23-7594-V-BS-Related Group Diplomat Tower Parcel ALTA July 2023.dwg - (Plotted by: Steve Watts on Thursday, July 13, 2023 12:16:53 PM)



**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**

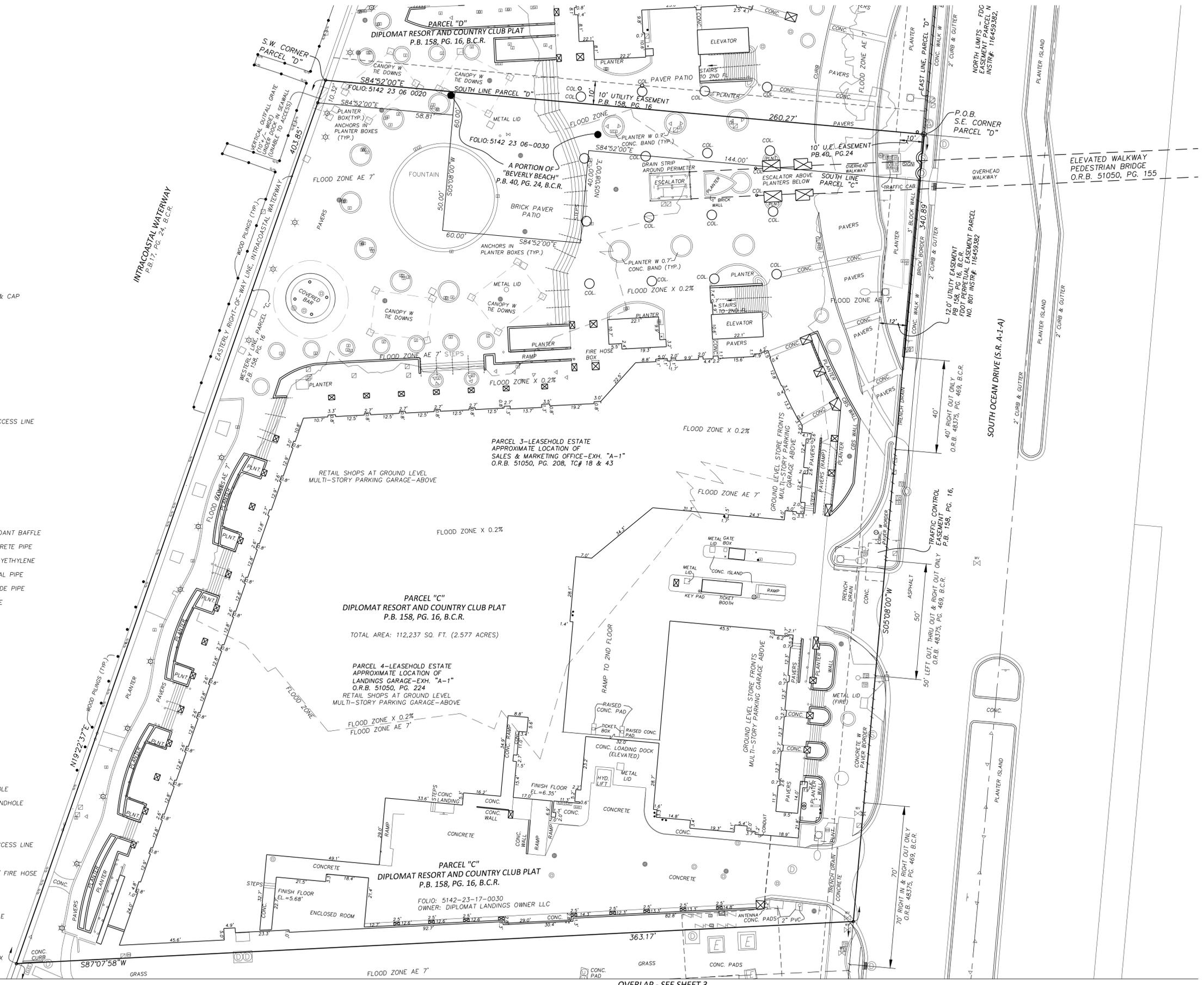
- FIRC = FOUND IRON ROD & CAP
- F.F. = FINISH FLOOR
- FL = FLOOR
- CAB. = CABINET
- TYP. = TYPICAL
- ISL. = ISLAND
- PLNT = PLANTER
- INSTR = INSTRUMENT
- EL. = ELEVATION
- NVAL = NON-VEHICULAR ACCESS LINE
- MH = MANHOLE
- INV. = INVERT
- FL = FLOOR
- CAB = CABINET
- TYP = TYPICAL
- ISL = ISLAND
- PLNT = PLANTER
- PRB = POLLUTION RETARDANT Baffle
- RCP = REINFORCED CONCRETE PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- CMP = CORRUGATED METAL PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- DIP = DUCTILE IRON PIPE

**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
- = FIBER OPTIC
- = FIRE HYDRANT
- = FOUND PROPERTY CORNER
- = FPL TRANSFORMER PAD
- = GAS METER
- = GAS VALVE
- = IRRIGATION VALVE

**SYMBOL LEGEND**

- = LAMP POST
- = MAST ARM
- = METAL LIGHT POLE
- = SANITARY MANHOLE
- = SANITARY VALVE
- = SIGN
- = TELEPHONE HANDHOLE
- = TRAFFIC SIGNAL HANDHOLE
- = WATER METER
- = WATER VALVE
- = NON-VEHICULAR ACCESS LINE
- = TRASH CAN
- = FIRE CONNECTION / FIRE HOSE
- = YARD DRAIN
- = CURB INLET
- = BELLMOUTH MANHOLE
- = GROUND LIGHT
- = DOCK ANCHOR
- = TRAFFIC SIGNAL BOX
- = UNKNOWN MANHOLE



INTRACOASTAL WATERWAY  
P.B. 17, PG. 24, B.C.R.

SOUTH OCEAN DRIVE (S.R. A-1-A)

OVERLAP - SEE SHEET 3

SURVEY DATE	July 2023
DRAWN DATE	MAY 2023
CHECKED DATE	

**Calvin, Giordano & Associates, Inc.**  
A SAFESET COMPANY  
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316  
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



SCALE: 1"=20'  
PROJECT NO. 23-7594  
CAD FILE



**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
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**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
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**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	
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**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: (c) 95th percentile storm event	Yes	Engineer's report showing X% event will not result in rainwater leaving the lot.	Thomas	

	(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
<b>503.5 - Landscape plan</b>					
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	
<b>503.7 - Environmentally sensitive areas</b>					
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
<b>Section 504 - Lot Construction</b>					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
<b>504.1 - On-site supervision and coordination</b>					
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	
<b>504.3 - Soil disturbance and erosion control</b>					
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	
<b>Section 505 - Innovative Practices</b>					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
<b>505.1 - Driveways or parking areas</b>					
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. (c) greater than 75%	Yes	Field verification	CFE&A	100%
<b>505.3 - Density</b>					
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	<b>Mandatory</b>	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).	<b>Mandatory</b>	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	
<b>602.1.8 - Water-resistive barrier</b>					
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.	<b>Mandatory</b>	Plans, specification, or scope of work showing WRB or drainage plane.	CFE&A / GC/Builder	
<b>602.1.9 - Flashing</b>					
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:	<b>Mandatory</b>	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	
<b>602.1.10 - Exterior doors</b>					
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
<b>602.1.11 - Tile backing materials</b>					
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.	<b>Mandatory</b>	Manufacturer's literature/specification/labeling showing ASTM compliance. Plans/specifications and scope of work showing installation.	CFE&A / GC/Builder	Cannot be paper-faced
<b>602.1.14 - Architectural features</b>					
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.	<b>Mandatory</b>	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	
<b>602.2 - Roof surfaces</b>					
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
<b>602.3 - Roof water discharge</b>					
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

<b>602.4 - Finished grade</b>				
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

<b>Section 605 - Recycled Construction Waste</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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<b>605.1 - Hazardous waste</b>				
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

<b>Section 607 - Recycling &amp; Waste Reduction</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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<b>607.2 - Food waste disposer</b>				
607.2	A minimum of one food waste disposer is installed at the primary kitchen sink.	Yes	Field verification	MEP Eng / GC/Builder

<b>Section 609 - Regional Materials</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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<b>609.1 - Regional materials</b>				
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

<b>Section 612 - Innovative Practices</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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<b>612.3 - Universal design elements</b>				
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**

<b>Section 701 - Minimum Energy Efficiency Requirements</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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	Minimum performance path requirements			
701.1.1	A building complying with Section 702 shall include a minimum of two practices from Section 705.	<b>Mandatory</b>	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.	<b>Mandatory</b>	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
	HVAC systems			
701.4.1.1	HVAC system sizing - Space heating and cooling system/equipment is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent.	<b>Mandatory</b>	Software output report using ACCA Manual J or equivalent with recommended HVAC equipment sizes.	MEP Eng
	Duct air sealing			
701.4.2.1	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.	<b>Mandatory</b>	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
	Ducts & Plenums			
701.4.2.2	Building cavities are not used as supply ducts or plenums.	<b>Mandatory</b>	Field verification	MEP Eng
	Duct system sizing			
701.4.2.3	Duct system is sized and designed in accordance with ACCA Manual D or equivalent.	<b>Mandatory</b>	Software output report for this building using ACCA Manual D or equivalent.	MEP Eng
	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:	<b>Mandatory</b>	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			
	Air sealing and insulation			
701.4.3.2	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).	<b>Mandatory</b>	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:	<b>Mandatory</b>	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.			



<b>705.4 - Return ducts and transfer grilles</b>					
705.4	Return ducts/transfer grilles in all rooms with a door except baths, kitchens, closets, pantries, & laundry.	Yes	Field verification	MEP Eng	
<b>706 Innovative Practices</b>					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
<b>706.8 - Electric vehicle charging station</b>					
706.8	A Level 2 or Level 3 electric vehicle charging station is installed on the building site.	Yes	Field verification	MEP Eng	
<b>CHAPTER 8 - Water Efficiency</b>					
<b>Section 802 - Prescriptive Path</b>					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
<b>802.2 - Water conserving appliances</b>					
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	
<b>802.3 - Water use metering</b>					
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
<b>802.4 - Showerheads</b>					
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				
<b>802.5 - Faucets</b>					
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				
<b>802.5.4 - Water closets and urinals</b>					
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.				

<b>802.6 - Irrigation systems</b>					
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.	<b>Mandatory</b>	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
<b>802.10 - Pools and spas</b>					
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.	<b>Mandatory</b>	Field verification	MEP Eng	
<b>CHAPTER 9 - Indoor Environmental Quality</b>					
<b>Section 901 - Pollutant Source Control</b>					
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
<b>901.1 - Space and water heating</b>					
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	
<b>901.2 - Solid fuel-burning appliances</b>					
901.2.2	Fireplaces, wood stoves, pellet stoves, or masonry heaters are not installed.	Yes	Field verification	CFE&A	
<b>901.3 - Garages</b>					
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.	<b>Mandatory</b>	Field verification	CFE&A / GC/Builder	
	(b) A continuous air barrier is provided separating the garage space from the conditioned living spaces.	<b>Mandatory</b>	Field verification	CFE&A / GC/Builder	
<b>901.6 - Carpets</b>					
901.6	(1) Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	<b>Mandatory</b>	Field verification	CFE&A	
<b>901.9 - Architectural coatings</b>					
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				
<b>901.10 - Interior adhesives and sealants</b>					
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.				

<b>901.11 - Insulation</b>				
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
<b>901.12 - Carbon monoxide (CO) alarms</b>				
901.12	A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	<b>Mandatory</b>	Manufacturer's literature or product marking showing NFPA and CSA or UL compliance.	MEP Eng Required?
<b>901.15 - Non-smoking areas</b>				
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.
<b>Section 902 - Pollutant Control</b>				
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>
<b>902.1 - Spot ventilation</b>				
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.	<b>Mandatory</b>	Manufacturer's literature/specifications for the fan showing cfm.	MEP Eng
		<b>Mandatory</b>	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
<b>902.4 - HVAC system protection</b>				
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
<b>902.6 - Living space contaminants</b>				
902.6	The living space is sealed in accordance with Section 701.4.3.1 to prevent unwanted contaminants.	<b>Mandatory</b>	Field verification	GC/Builder
<b>Section 903 - Moisture Management: Vapor, Rainwater, Plumbing, HVAC</b>				
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>
<b>903.1 - Plumbing</b>				
903.1.2	Plumbing is not in unconditioned spaces	Yes	Field verification	MEP Eng
<b>903.2 - Duct insulation</b>				
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
<b>Section 904 - Indoor Air Quality</b>				
		<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>

<b>904.3 - Microbial growth &amp; moisture inspection and remediation</b>					
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	<b>Mandatory</b>	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	<b>Mandatory</b>	Field verification	AbneyGreen / GC/Builder	

**CHAPTER 10 - Operation, Maintenance, and Building Owner Education**

<b>Section 1002 - Construction, Operation, &amp; Maintenance Manuals &amp; Training for Multi-Family Buildings</b>	<i>Claimed</i>	<i>Documentation</i>	<i>Assigned To</i>	<i>Notes</i>
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**1002.1 - Building construction manual**

1002.1	A building construction manual that includes <b>five or more</b> 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. <b>Mandatory for certification.</b>	<b>Mandatory</b>			
	(2) Green building program certificate (or place holder), copy of the National Green Building Standard, & the individual measures achieved. <b>Mandatory for certification.</b>	<b>Mandatory</b>			
	(3) Warranty, operation, & maintenance instructions for all equipment, fixtures, appliances, & finishes. <b>Mandatory for certification.</b>	<b>Mandatory</b>			
	(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, <b>five or more</b> 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.	<b>Mandatory</b>			
	(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).	<b>Mandatory</b>			
	(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, <b>five or more</b> 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.	<b>Mandatory</b>			
	(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			
<b>1002.4 - Training of building owners</b>					
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:	<b>Mandatory</b>	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				
<b>1002.5 - Multifamily occupant manual</b>					
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	<b>Mandatory</b>			
	(2) List of green building features	<b>Mandatory</b>			
	(3) Operations manuals for all appliances and occupant operated equipment including lighting and ventilation controls, thermostats, etc.	<b>Mandatory</b>			



## 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			
<b>Total points required</b>	<b>231</b>	<b>334</b>	<b>489</b>	<b>611</b>	<b>437</b>		
Additional Points Claimed	256	178	48	(74)			
<b>Overall Level Achieved for Design</b>	<b>Bronze</b>						