

HISTORICAL DEVELOPMENT BOARD

Wednesday, November 16, 2022, 4:00 pm

Regular Meeting

Helen Kleberg Groves Community Room, 1st Floor of City Hall

400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Chris Maher

Taulia Lauren

CITY STAFF

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant II

The following rules of conduct pertaining to public comments have been adopted by this Board:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so
5. All submissions of evidence, i.e. photos, drawings, will be retained by the Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- October 19, 2022

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item #1 Discuss and Consider Action to install 20 solar panels on the roof of residential building on ORIG TOWN, Block 4, Lots 1-3 also known as 231 West Santa Gertrudis Avenue, Kingsville, TX 78363

Item #2 Discuss and Consider Action to remove and replace siding, west side building from fence to porch, south side building entirety on residential parcel on ORIG TOWN, Block 67, Lots 1-12 also known as 223 South 6th Street, Kingsville, TX 78363

Item #3 Discuss and Consider Action to construct a driveway on residential parcel on ORIG TOWN, Block 19, Lots 20-26 also known as 308 West Lee Avenue, Kingsville, TX 78363

- **STAFF REPORT:** - None
- **MISCELLANEOUS** – *Any topic may be discussed but no action taken at this time.*
- **ADJOURNMENT**

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, November 16th, 2022 by 5:00 PM. on Thursday November 10, 2022.

 s/ Kwabena Agyekum

Kobby Agyekum, Senior Planner /Historic Preservation Officer

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____

Planning & Development Services
City of Kingsville

Posted
@ 11:00AM

On 11/10/22

By Herlinda Solis

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING
WEDNESDAY, October 19, 2022, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Maggie Salinas
David Thibodeaux
Jeri Morey
Chris Maher
Lucia Perez (Late)
Taulia Laureno

Staff:

Kwabena Agyekum, Senior Planner/HPO
Herlinda Solis, Administrative Assistant II
Mark McLaughlin, City Manager

Historical Board Members Not Present:

Daniel J Burt

1. **Call meeting to order:** Meeting was called to order at 4:05 PM
2. **Discuss and approve minutes from previous meeting – Maggie Salinas stated on Item # 3** had a misspelled word and Item #4 did not need a Secretary of Standards because it was for a Demolition. Corrections were noted. David Thibodeaux made a motion to approve the minutes of September 21, 2022, motion seconded by Jeri L S Morey. Approved with corrections.
3. **Public comments on items on or off the agenda:**
4. **Postponements/Adjustments to the Agenda:** None

Item #1 Discuss and Consider Action to replace sidings, windows, paint, and roof on residential building on ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363

Kobby Agyekum told the board that these group of structures were from 1940 to 1945 single- and two-story buildings. Kobby Agyekum told the board that when a survey was done the third structure was not included possibly because it was in poor shape. The owners want to give this structure a facelift which will improve the neighborhood. City Manager Mark McLaughlin asked Kobby Agyekum if this structure was on the list for Demotion and Kobby confirmed that it was not. David Thibodeaux asked if the three structures were attached to each other and if they plan to remodel all of them, Kobby said they are all separate structures and would all be given a facelift. Secretary Of Interior #9 Chris Maher made a motion to approve, motion seconded by David Thibodeaux

STAFF REPORTS: Kobby informed and invited the Board to attend the Comprehensive Plan 2040 on October 27, 2022. The meeting is very important to our input for the future of our city. Mark McLaughlin had an update for the Board because it pertains to the Board. The King Ranch Foundation has plans to add landscaping with granite walking path and life size statues of Richard and Henrietta King. Trees, benches, splash pad and restrooms will be included.

MISCELLANEOUS: None

5. Adjournment: Meeting adjourned at 4:25 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 4, 2021
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to install 20 solar panels on the roof of residential building on ORIG TOWN, Block 4, Lots 1-3 also known as 231 West Santa Gertrudis Avenue, Kingsville, TX 78363
APPLICANT: Louis A Gonzalez, Mr.
CONTRACTOR: 5 Star Solar LLC

REQUEST

Discuss and Consider Action to install 20 solar panels on the roof of residential building on ORIG TOWN, Block 4, Lots 1-3 also known as 231 West Santa Gertrudis Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2020 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1945 one-story hip-roofed rectangular-plan residential building with hip=roof partial centered entry porch supported by fabricated metal posts over front stoop, replacement front door, replacement sash windows, horizontal vinyl siding, located within the Historic District. This property is considered contributing to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with sustainable development which forms the new ethos of the emerging Comprehensive Plan. Consequently, it is the recommendation of Staff to approve the installation of the 20 solar panels on the roof of residential building at 231 West Santa Gertrudis Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

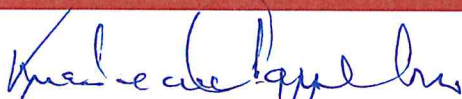
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Luis A. Gonzalez

Address: 612 North 4th Street, Kingsville Texas 78363

Contact: Cell: 361-522-8184 Home: N/A

Email: lgonzalez6000@outlook.com

Property Owner: Maria D. Gonzalez

Address: 231 West Santa Gertrudis

Contact: Cell: 361-675-0529 Home: N/A

Property Location and Description: The main property is at the corner of 4th and Santa Gertrudis. Which is a yellow single family home house. White house in the back is an additional structure on the main property with a different address.

Description of Work: Solar Panel Installation will be on the additional structure which is the white house in the back on the main property.

Contractor: 5 Star Solar LLC

Contact: Cell: (512)784-7161 Home: _____

Email: Shawnshiller@5-starsolar.com

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Luis A. Gonzalez

Signature:  Date: 11/03/2022

Total Tax Rate: 3.194259

Taxes w/Current Exemptions: \$527.24

Taxes w/o Exemptions: \$1,698.71

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1422.0 sqft Value: \$45,680

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW3	1945	1422.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	70.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	10.0
STPP	STORAGE (CONSIDERED PP)	NV		1945	98.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.2410	10500.00	75.00	140.00	\$7,500	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$45,680	\$7,500	0	53,180	\$9,037	\$44,143
2021	\$32,630	\$7,500	0	40,130	\$0	\$40,130
2020	\$31,370	\$7,500	0	38,870	\$0	\$38,870
2019	\$31,370	\$7,500	0	38,870	\$0	\$38,870
2018	\$32,250	\$7,500	0	39,750	\$0	\$39,750
2017	\$32,250	\$7,500	0	39,750	\$0	\$39,750
2016	\$32,250	\$7,500	0	39,750	\$0	\$39,750
2015	\$32,210	\$7,500	0	39,710	\$0	\$39,710
2014	\$32,210	\$7,500	0	39,710	\$0	\$39,710
2013	\$32,210	\$7,500	0	39,710	\$0	\$39,710
2012	\$32,620	\$7,500	0	40,120	\$0	\$40,120
2011	\$32,620	\$7,500	0	40,120	\$0	\$40,120
2010	\$32,620	\$7,500	0	40,120	\$0	\$40,120
2009	\$32,620	\$7,500	0	40,120	\$0	\$40,120

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/14/2013	DEATH	DEATH - ADD EST TO OWNERSHIP	GONZALEZ MARIA D	GONZALEZ MARIA D			
2	6/8/2004	WDVL	WARRANTY DEED W/VENDOR'S LEIN	CAMACHO ELISEO	GONZALEZ MARIA D	284	819	
3		OT	Other	UNKNOWN	CAMACHO ELISEO			

Tax Due

Property Tax Information as of 11/03/2022

Amount Due if Paid on:  -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

TEXAS HISTORICAL COMMISSION

131

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Gonzalez Maria D.

Status:

Address: 231 West Santa Gertrudis Av City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.522502

Longitude: -97.870548

Legal Description (Lot\Block): ORIG TOWN, BLOCK 4, LOT 1-3

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

NR District Is property contributing?

NHL NR RTHL OTHM HTC SAL Local Other

Architect:

Builder

Construction Date: c. 1920

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence Ruiz

Date Recorded:

6/18/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 2

Architectural Description

One-story hip-roofed rectangular-plan residential building with hip-roofed partial-width centered entry porch supported by fabricated metal posts over front stoop, replacement front door, replacement sash windows, and vinyl siding.

Additions, modifications **Explain:** replacement materials

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped

Roof Materials

Composition Shingles

Wall Materials

Vinyl

Windows

Metal sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Fabricated metal

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

131

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

lacks integrity

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:



**CITY OF KINGSVILLE
Planning Department
Building Permit Application**

Phone No: (361) 595-8019

Submit the completed form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: 10/19/22	PERMIT# :	APPROVED BY:
JOB ADDRESS: 612 N. 4th St., Kingsville, TX 78363		
OWNER'S NAME: LAST: Gonzalez		FIRST: Maria M:
MAILING ADDRESS: 612 N. 4th St.		PHONE NO: (361) 675-0526
CITY: Kingsville	STATE: TX	ZIP CODE: 78363
CONTRACTOR: S. Star Solar LLC		PHONE NO: (512) 784-7141
DESCRIPTION OF WORK: <input type="checkbox"/> New <input type="checkbox"/> Remodel		
Square Feet 790		
Solar Panel Installation		
VALUATION OF WORK: \$ 48,380 -	PERMIT FEE: \$	
* Contractor must be registered with the City of Kingsville.		
NOTICE		
SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.		
SIGNATURE:		DATE: 10/19/22
HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.		
INITIAL HERE _____		

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

PHOTOVOLTAIC ROOF MOUNT SYSTEM

20 MODULES-ROOF MOUNTED - 8.000 KWDC, 6.500 KWAC
612 N 4TH ST, KINGSVILLE, TX 78363, USA

SYSTEM SUMMARY:

- (N) 20 - Q CELLS Q PEAK DUO BLK ML-G10+ (400W) MODULES
- (N) 20 - ENPHASE ENERGY IQ8M-W2-2-US MICRO-INVERTERS (240V)
- (N) JUNCTION BOX
- (N) 200A MAIN SERVICE PANEL WITH (N) 200A MAIN BREAKER
- (N) 60A FUSED VISIBLE LOCKABLE LABELED AC DISCONNECT (240V)
- (N) ENPHASE IQ COMBINER BOX 4 (240V)

INTERCONNECTION METHOD : BACKFEED BREAKER

MSP UPGRADE: YES

EXISTING MSP INFORMATION

(E) 100A MAIN SERVICE PANEL WITH (E) 100A MAIN BREAKER

DESIGN CRITERIA:

- ROOF TYPE - COMP SHINGLE
- NUMBER OF LAYERS: - 01
- ROOF FRAME: - 2"x4" RAFTERS @24" O.C.
- STORY: - ONE STORY
- SNOW LOAD: - 0 PSF
- WIND SPEED: - 136 MPH
- WIND EXPOSURE: - C
- RISK CATEGORY: - II

GOVERNING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE

UTILITY ESID NO.: 10032789480829830
UTILITY METER NO.: 142 422 462

SHEET INDEX	
PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-3.1	ELECTRICAL LINE DIAGRAM WITH CALCULATION
PV-4	WARNING LABELS
PV-5	EQUIPMENT SPEC SHEETS
PV-6+	

CONSTRUCTION NOTE:

A LADDER SHALL BE IN PLACE FOR INSPECTION

THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY GRID INTERACTIVE SYSTEM. A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 690-47 AND 250-50 THROUGH 60 250-166 SHALL BE PROVIDED PER NEC. GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INADEQUATE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SURFICIAL GROUNDING ELECTRODE WILL BE USED AT THE MAIN SERVICE PANEL. GROUNDING OF ELECTRICAL SYSTEM SHALL BE WITH ACORP CLAMP. GROUNDING OF ELECTRICAL SYSTEM SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #8 AWG. ALL BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE OR A COMPLETE GROUND.

EACH MODULE WILL BE GROUNDED USING THE SUPPLIED GROUNDING POINTS IDENTIFIED BY THE MANUFACTURER.

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.139(A) REGARDLESS OF VOLTAGE. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED

ALL SIGNAGE WILL BE INSTALLED AS REQUIRED BY AND 2017 NEC. HEIGHT OF INTEGRATED ACDC DISCONNECT SHALL NOT EXCEED 6'7" PER NEC 240.24

THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #8 AWG COPPER WIRE PER NEC 250-44B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER NEC 250.64C. ALL EXTERIOR CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

THE PV CONNECTION IN THE PANEL BOARD SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. NEC 690.64(B)(7) SITE CONDITIONS SHALL PREVAIL IF NO SCALE IS GIVEN. DRAWINGS ARE NOT NECESSARILY TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR UPON COMMENCEMENT OF CONSTRUCTION.

ELECTRICAL NOTES

- ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 & 75 DEGREE C WET ENVIRONMENT.
- WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- EQUIPMENT CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH CEG 110.2B.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL ARRANGEMENT OF SYSTEMS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
- MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER E.G.C. VIA WEBB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
- THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE



1 AERIAL PHOTO
SCALE: NTS



2 VICINITY MAP
SCALE: NTS



9/24/2022
Exp. 9/30/2023
FIRM REGISTRATION NO. F-21435



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

PROJECT NAME
MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

COVER SHEET	
SHEET NAME	SHEET NUMBER
ANSI B	11" X 17"
SHEET SIZE	
PV-0	

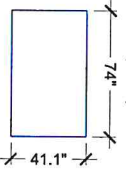
MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 20 MODULES
 MODULE TYPE = Q CELLS Q-PEAK DUO BLK ML-G10+ (400W) MODULES
 MODULE WEIGHT = 48.5 LBS / 22.0 KG.
 MODULE DIMENSIONS = 74"X 41.1" = 21.12 SF
 UNIT WEIGHT OF ARRAY = 2.30 PSF

NOTE:
 INTERNATIONAL FIRE CODE SECTION 1204.2.1 FOR RESIDENTIAL R-3 OCCUPANCIES AT LEAST THREE (3) FEET OF CLEARANCE ALONG THE EDGE (RAKE) OF THE ROOF TO A PANEL AND AT LEAST THREE (3) FEET FROM THE RIDGE OF THE ROOF TO A PANEL. PANELS SHALL BE AT LEAST ONE AND ONE-HALF (1-1/2) FEET FROM A VALLEY OR HIP. NO CLEARANCE IS REQUIRED AT THE EAVE.

INTERNATIONAL FIRE CODE SECTION 1204.2.1.1 ROOFS WITH HIPS AND VALLEYS - WHERE PANELS ARE TO BE LOCATED ON ONLY ONE SIDE OF A HIP OR VALLEY THAT IS OF EQUAL LENGTH, THE PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY.
 GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION, LOAD CENTER, AND/OR DISCONNECTS, DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.
 THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
 PLUMBING VENTS SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.

PHOTOVOLTAIC MODULES
 Q CELLS Q-PEAK DUO BLK ML-G10+ (400W)

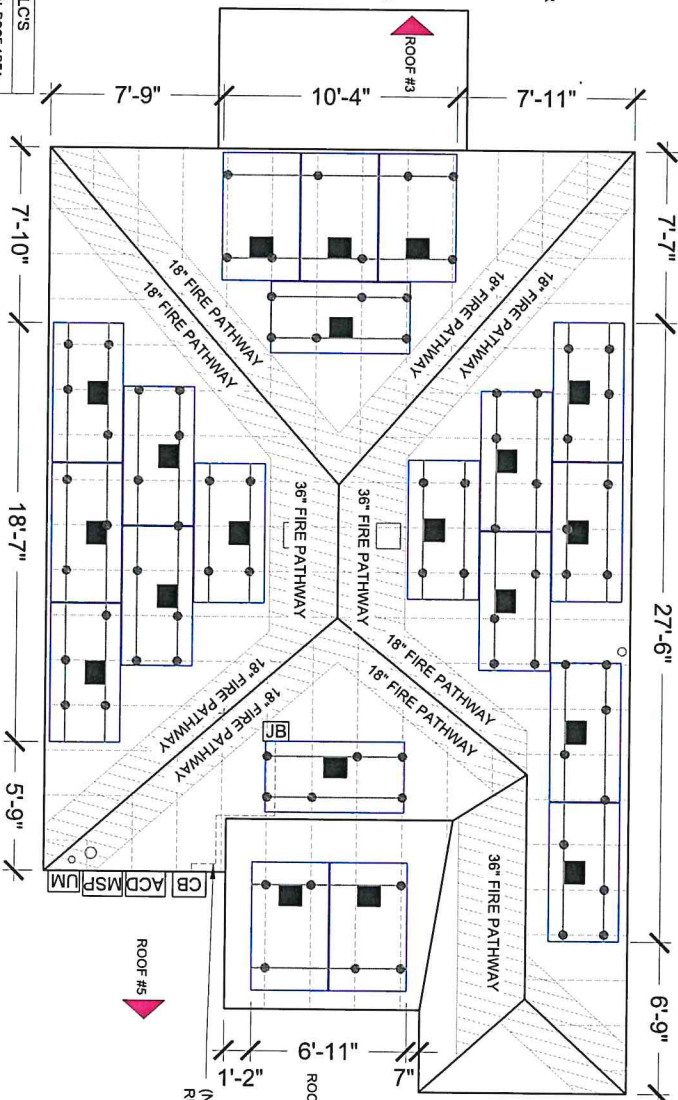


BILL OF MATERIALS	
EQUIPMENT	DESCRIPTION
RAIL	15 UNIRAC SM LIGHT RAIL 18" MILL
SPLICE	02 BND SPLICE BAR PRO SERIES MILL
MID CLAMP	18 UNIVERSAL AF SERIES MID CLAMP
END CLAMP	44 UNIVERSAL AF SERIES END CLAMP
ATTACHMENT	80 UNIRAC FLASHLOC OR FLASHKIT PRO OPTIONAL
GROUNDING LUG	11 GROUND LUG

ROOF DESCRIPTION	
ROOF TYPE	COMP SHINGLE ROOF
RAIL	RAIL
SPLICE	SPLICE
MID CLAMP	MID CLAMP
END CLAMP	END CLAMP
ATTACHMENT	ATTACHMENT
GROUNDING LUG	GROUNDING LUG

ARRAY AREA & ROOF AREA CALC'S		
AREA OF NEW ARRAY (SQ. FT.)	AREA OF ROOF PLAN (VIEW) (SQ. FT.)	TOTAL ROOF AREA COVERED BY ARRAY %
422.42	1045.22	40%
ROOF AREA (ARRAY > 33% OF ROOF AREA)		40%

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER



1 ROOF PLAN WITH MODULES
 SCALE: 3/16" = 1'-0"



NOTE: APPROVED ROOF ATTACHMENT OPTIONS INDICATED ON PV-3 & PV-3.1 ATTACHMENT DETAIL PAGE (S)

NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

LEGEND	
[UM]	UTILITY METER
[MSP]	MAIN SERVICE PANEL
[ACD]	AC DISCONNECT
[CB]	ENHASE IQ COMBINER 4
[JB]	JUNCTION BOX
[]	UNIRAC SM LIGHT RAIL
[]	CONDUIT
[]	MICRO-INVERTER
[]	ROOF ATTACHMENT @ 48" O.C.
[]	VENT, ATTIC FAN (ROOF OBSTRUCTION)
[]	RAFTERS

UTILITY ESID NO: 10032789480829830
 UTILITY METER NO: 142 422 462

MARIA GONZALEZ
 612 N 4TH ST,
 KINGSVILLE, TX 78363 USA
 UTILITY: AEP
 AHJ: CITY OF KINGSVILLE

SHEET NAME
 ROOF PLAN WITH
 MODULES
 SHEET SIZE
 ANSI B
 11" X 17"
 SHEET NUMBER
 PV-2

DEL. MAR. CA 92014, USA
 9/24/2022
powur

STATE OF TEXAS
 AARSH ZANDER
 132223
 PROFESSIONAL ENGINEER
 LICENSED
 Exp: 9/30/2023
 FIRM REGISTRATION NO: F-2145

VERSION	DATE	REV
DESCRIPTION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

PROJECT NAME

● ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

ALL EQUIPMENT SHOULD BE PLACED 36" AWAY FROM GAS METER

UTILITY ESID NO: 10032789480828830
UTILITY METER NO: 142 422 482

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 18" OF UTILITY METER



9/24/2022
FIRM REGISTRATION NO: F-21435

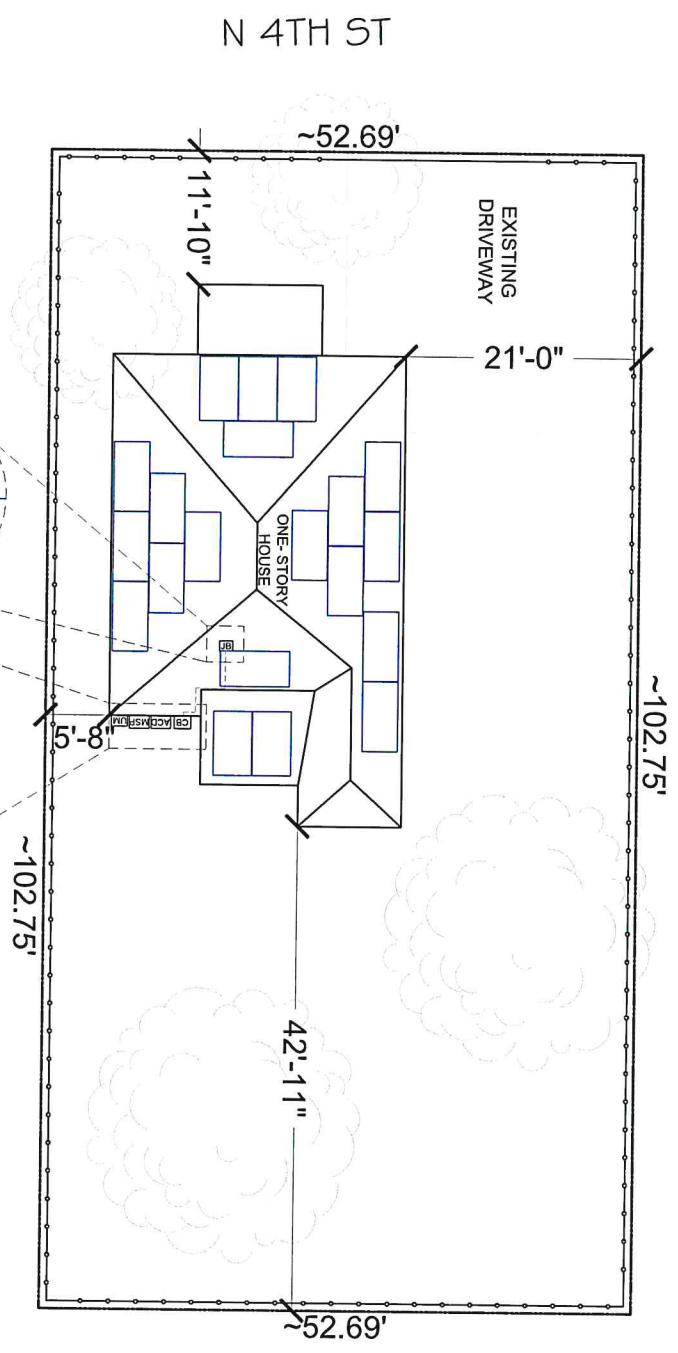


DEL MAR, CA 92014, USA

VERSION	DATE	REV
DESCRIPTION	DATE	REV
INITIAL RELEASE	09/01/2022	UR

PROJECT NAME
MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

LEGEND	
UM	UTILITY METER
MSP	MAIN SERVICE PANEL
ACD	AC DISCONNECT
CB	ENPHASE IQ COMBINER 4
JB	JUNCTION BOX
---	PROPERTY
---	CONDUIT
---	GATE
---	FENCE
---	POOL
---	TREES

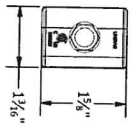


1 SITE PLAN WITH ROOF PLAN
SCALE: 3/32" = 1'-0"

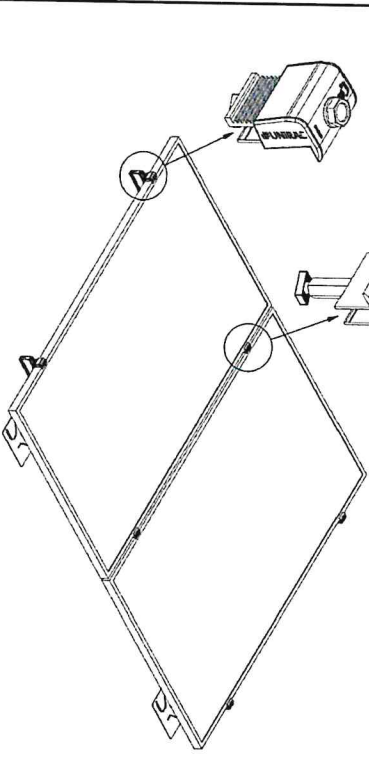
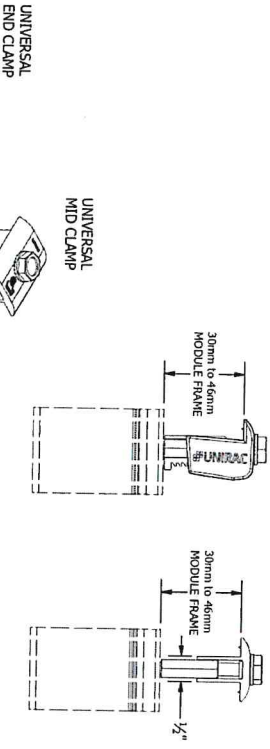
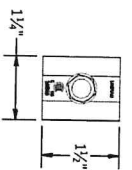
SHEET NAME
SITE PLAN WITH
ROOF PLAN
SHEET SIZE
ANSI B
11" X 17"
SHEET NUMBER
PV-1

P/N	DESCRIPTION
302045M	UNIVERSAL AF MID CLAMP - MILL
302045D	UNIVERSAL AF MID CLAMP - DRK
302050M	UNIVERSAL AF END CLAMP - MILL
302050D	UNIVERSAL AF END CLAMP - DRK

UNIVERSAL AF
END CLAMP



UNIVERSAL AF
MID CLAMP



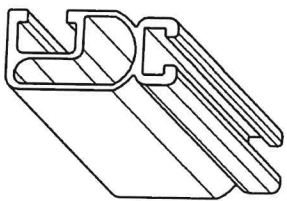
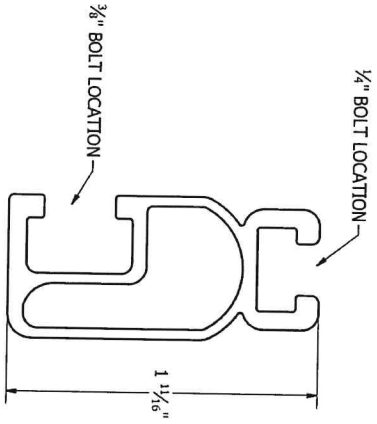
UNIRAC
1411 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102 USA
PHONE: 505.242.6411
WWW.UNIRAC.COM

PRODUCT LINE: SOLARMOUNT
DRAWING TYPE: PART & ASSEMBLY
DESCRIPTION: UNIVERSAL AF CLAMPS
REVISION DATE: 9/28/2020

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL
PRODUCT PROTECTED BY ONE OR MORE US PATENTS
LEGAL NOTICE

SM-A01B
SHEET

P/N	DESCRIPTION	LENGTH
315168M	SM LIGHT RAIL 168" MILL	168"
315168D	SM LIGHT RAIL 168" DRK	168"
315240M	SM LIGHT RAIL 240" MILL	240"
315240D	SM LIGHT RAIL 240" DRK	240"



UNIRAC
1411 BROADWAY BLVD. NE
ALBUQUERQUE, NM 87102 USA
PHONE: 505.242.6411
WWW.UNIRAC.COM

PRODUCT LINE: SOLARMOUNT
DRAWING TYPE: PART DETAIL
DESCRIPTION: LIGHT RAIL
REVISION DATE: 9/11/2017

DRAWING NOT TO SCALE
ALL DIMENSIONS ARE NOMINAL
PRODUCT PROTECTED BY ONE OR MORE US PATENTS
LEGAL NOTICE

SM-P02
SHEET

powur
DEL. MAR, CA 92014, USA

VERSION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

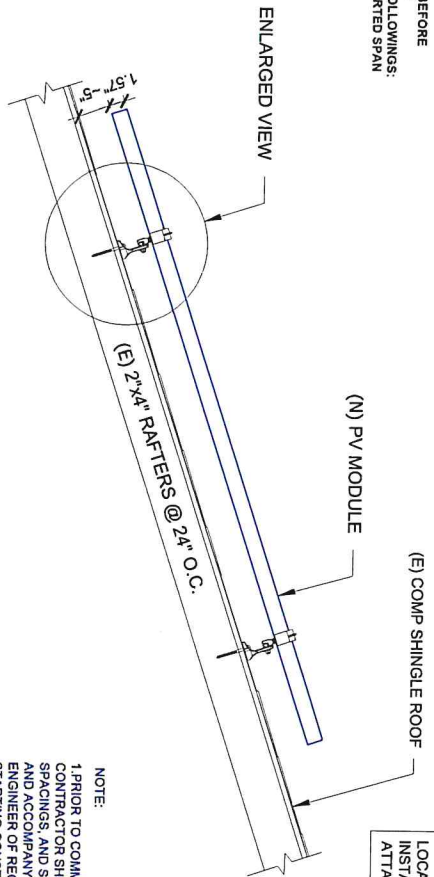
PROJECT NAME

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME
SPEC SHEETS
SHEET SIZE
ANSI B
11" X 17"
SHEET NUMBER
PV-9

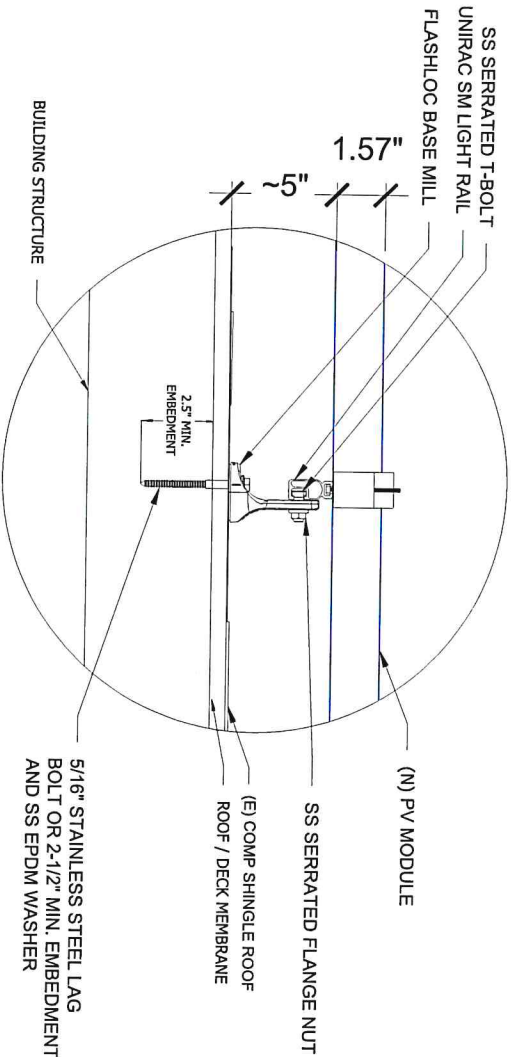
NOTE TO INSTALL: VERIFY THE ROOF FRAMING INFO BEFORE INSTALLATION AND NOTIFY THE EOR IF THERE IS ANY INCONSISTENCY BETWEEN SITE VERIFICATION AND FOLLOWINGS: 2x4 RAFTERS @ 24" OC SPACING WITH MAX UNSUPPORTED SPAN EQUAL OR LESS THAN 10 FT.

NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS



1 ATTACHMENT DETAIL
SCALE: NTS

NOTE:
1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE FRAMING SIZES, SPACINGS, AND SPANS NOTED IN THE STAMPED PLANS AND ACCOMPANYING CALCULATIONS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THESE PLANS ARE STAMPED FOR STRUCTURAL CODE COMPLIANCE OF THE ROOF FRAMING SUPPORTING THE PROPOSED PV INSTALLATION REFERENCED ONLY. THESE PLANS ARE NOT STAMPED FOR WATER LEAKAGE, PV MODULES, RACKING, AND ATTACHMENT COMPONENTS. MUST FOLLOW MANUFACTURER GUIDELINES AND REQUIREMENTS.
3. PLEASE SEE THE ACCOMPANYING STRUCTURAL CALCULATIONS REPORT FOR DETAILS REGARDING CALCULATIONS AS WELL AS LIMITS OF SCOPE OF WORK AND LIABILITY.



2 ATTACHMENT DETAIL (ENLARGED VIEW)
SCALE: NTS

9/24/2022
Exp. 9/30/2023
FIRM REGISTRATION NO. F-21855
DEL MAR, CA 92014, USA
powur



VERSION	DATE	REV
DESCRIPTION	DATE	REV
INITIAL RELEASE	09/01/2022	UR

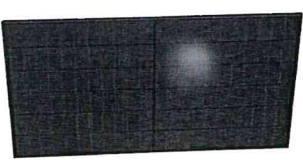
PROJECT NAME
MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME
ATTACHMENT
DETAIL
SHEET SIZE
ANSI B
11" X 17"
SHEET NUMBER
PV-3

Q.PEAK DUO BLK ML-G10+

385-405

ENDURING HIGH PERFORMANCE



BREAKING THE 30% EFFICIENCY BARRIER
Q ANTUM DUO Z technology with zero gap cell layout boosts module efficiency up to 20.9%.

THE MOST THOROUGH TESTING PROGRAM IN THE INDUSTRY
Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new 'Quality Certified PV' of the independent certification institute TÜV Rheinland

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti-LD Technology, Anti-PID Technology, Hot-Spot Protect and Traceable Quality Via QR.

EXTREME WEATHER RATING
High-tech aluminium alloy frame, certified for high snow (5400Pa) and wind loads (5000Pa).

A RELIABLE INVESTMENT
Industry 25-year product warranty and 25-year limited performance warranty.

*All test conditions according to IEC 61215 & 61216, IEC 61730, IEC 61731, IEC 61851
*Standard panel in grey for further information.

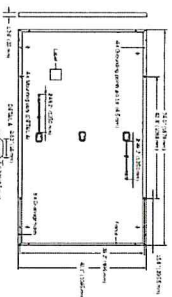
THE IDEAL SOLUTION FOR:
SOLAR ENERGY STORAGE



Engineered in Germany

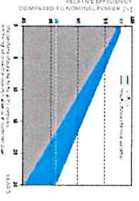
MECHANICAL SPECIFICATION

Format	750 x 425 mm (29.53 x 16.73 inches) (Frame)
Weight	4.8 kg (10.59 lbs) (max. 2.5 mm)
Front Cover	0.12 in (3.05 mm) tempered pre-stressed glass with anti-reflection technology
Back Cover	Black Oxidized
Corrosion Protection	Electrolytic Aluminum
Cell	6 x 2 mono-crystalline Q ANTUM DUO Z cells
Junction Box	400V 30A IP67 • 25°C/25% • 400V-0.7% (max. 1000W) • 400V-0.7% (max. 1000W) • 400V-0.7% (max. 1000W) • 400V-0.7% (max. 1000W)
Cable	4-core 5-core cable (2 x 2.5 mm ² / 10 AWG) (1 x 4 x 2.5 mm ² / 10 AWG)
Connector	Standard IEC 1699

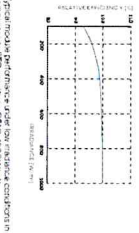


ELECTRICAL CHARACTERISTICS

POWER CLASS	385	390	395	400	405
NOMINAL PERFORMANCE AT STANDARD TEST CONDITIONS (STC) (POWER TOLERANCE ±3%/+0%/−3%)					
Power at STC	385	390	395	400	405
Short-Circuit Current	I _{sc}	I _{sc}	I _{sc}	I _{sc}	I _{sc}
Open-Circuit Voltage	V _{oc}	V _{oc}	V _{oc}	V _{oc}	V _{oc}
Current at MP	I _{mp}	I _{mp}	I _{mp}	I _{mp}	I _{mp}
Voltage at MP	V _{mp}	V _{mp}	V _{mp}	V _{mp}	V _{mp}
Efficiency*	η	η	η	η	η
MAXIMUM PERFORMANCE AT TYPICAL OPERATING CONDITIONS (NOCT)					
Power at NOCT	P _{NOCT}	P _{NOCT}	P _{NOCT}	P _{NOCT}	P _{NOCT}
Short-Circuit Current	I _{sc,NOCT}	I _{sc,NOCT}	I _{sc,NOCT}	I _{sc,NOCT}	I _{sc,NOCT}
Open-Circuit Voltage	V _{oc,NOCT}	V _{oc,NOCT}	V _{oc,NOCT}	V _{oc,NOCT}	V _{oc,NOCT}
Current at MP	I _{mp,NOCT}	I _{mp,NOCT}	I _{mp,NOCT}	I _{mp,NOCT}	I _{mp,NOCT}
Voltage at MP	V _{mp,NOCT}	V _{mp,NOCT}	V _{mp,NOCT}	V _{mp,NOCT}	V _{mp,NOCT}
Efficiency*	η _{NOCT}	η _{NOCT}	η _{NOCT}	η _{NOCT}	η _{NOCT}
*Measurement temperature T _{amb} = 35°C, T _{cell} = 45°C, V _{oc} = 1.5 x V _{oc,STC} , I _{sc} = 1.5 x I _{sc,STC} , I _{mp} = 1.5 x I _{mp,STC} , V _{mp} = 0.8 x V _{mp,STC} , P _{NOCT} = 1.5 x P _{NOCT,STC}					
PERFORMANCE AT LOW IRRADIANCE					
*Measurement temperature T _{amb} = 35°C, T _{cell} = 45°C, V _{oc} = 1.5 x V _{oc,STC} , I _{sc} = 1.5 x I _{sc,STC} , I _{mp} = 1.5 x I _{mp,STC} , V _{mp} = 0.8 x V _{mp,STC} , P _{NOCT} = 1.5 x P _{NOCT,STC}					



At short-circuit or nominal power during degradation test, at least 5% of nominal power at 60°C must be maintained for 25 years.
At all sites with moderate temperatures, the PV modules in accordance with this specification are suitable for the long-term operation of the intended country.



Temperature performance index (see reference coefficients in comparison to STC conditions (25°C, 1000W/m²))

TEMPERATURE COEFFICIENTS

Temperature Coefficient of P _{max}	γ	[%/K]	-0.54	Temperature Coefficient of V _{oc}	β	[%/K]	-0.27
---	---	-------	-------	--	---	-------	-------

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{sys}	M	1500 (IEC) / 1500 (UL)	IEC 61730	UL 1741
Maximum System Power Rating	P _{max}	385 (IEC) / 385 (UL)	IEC 61730	UL 1741
Max. Design Load (Wind/Snow)	Wind/Snow	5400 Pa / 5000 Pa	IEC 61730	UL 1741
Max. Yield Load (Wind/Snow)	Wind/Snow	1135 (IEC) / 1080 (UL)	IEC 61730	UL 1741

QUALIFICATIONS AND CERTIFICATES



PACKAGING INFORMATION

Quantity per Pallet	25
Quantity per Carton	4
Weight per Carton	12.0 kg
Dimensions per Carton	750mm x 425mm x 35mm
Dimensions per Pallet	18750mm x 17000mm x 1400mm

Note: Installation instructions must be followed. Seek the manufacturer's engineering department for technical services and information for further information on approved installation practices for this product.

Q CELLS America, Inc. 400 Spectra Drive, Redwood City, CA 94061, USA TEL: +1-847-741-0950 EMAIL: qcells@q-cells.com WEB: www.q-cells.com

DEL MAR, CA 92014, USA
power®

DESCRIPTION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME	
SPEC SHEETS	
SHEET SIZE	ANSI B
	11" X 17"
SHEET NUMBER	PV-6

⚠ WARNING

ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD
SIDES MAY BE ENERGIZED IN THE
OPEN POSITION

LABEL LOCATION:
AC & DC DISCONNECT AND SUB PANEL
(PER CODE: NEC 690.13(B))

⚠ WARNING

SECOND SOURCE IS PHOTOVOLTAIC SYSTEM
LABEL LOCATION:
MAIN SERVICE PANEL & NET METER
(PER CODE: NEC 705.12(D)(3), NEC
705.12(B)(3-4) & NEC 690.59)

PHOTOVOLTAIC

AC DISCONNECT

LABEL LOCATION:
AC DISCONNECT
(NEC 690.13(B))

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION:
RAPID SHUTDOWN
(PER CODE: NEC 690.56(C)(3))

⚠ CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION:

MSP

(PER CODE: NEC 690.13 (F), NEC
705.12(B)(3-4) & NEC 690.59)

PHOTOVOLTAIC SYSTEM AC DISCONNECT RATED AC OPERATING CURRENT 27.0 AMPS AC NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
AC DISCONNECT & INVERTER
(PER CODE: NEC690.54)

⚠ WARNING

POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL LOCATION:
SERVICE PANEL IF SUM OF BREAKERS EXCEEDS
PANEL RATING
(PER CODE: NEC 705.12 (B)(2)(3)(B))

WARNING: PHOTOVOLTAIC POWER SOURCE

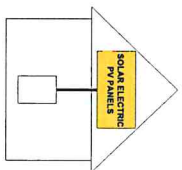
LABEL LOCATION:
CONDUIT, COMBINER BOX
(PER CODE: NEC 690.31(G)(3))

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

LABEL LOCATION:
MAIN SERVICE DISCONNECT / UTILITY METER
(PER CODE: NEC 690.13(B))

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID
SHUTDOWN SWITCH
TO THE "OFF" POSITION
TO SHUTDOWN PV
SYSTEM AND REDUCE
SHOCK HAZARD IN
ARRAY



LABEL LOCATION:
AC DISCONNECT, DC DISCONNECT, POINT OF
INTERCONNECT
(PER CODE: 695.11.3.1(f) & 690.56(C)(1)(a))



DEL MAR, CA 92014, USA

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

PROJECT NAME

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME

WARNING LABELS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-5

SOLAR MODULE SPECIFICATIONS					
MANUFACTURER / MODEL #	VMP	IMP	VOC	ISC	TEMPERATURE COEFFICIENT OF Voc
Q CELLS Q.PEAK DUO BLK ML-G10+ (400W)	37.13	10.77	48.30	11.14	-0.27%/°C
MODULE DIMENSION	74" L x 41.1" W x 1.57" D				

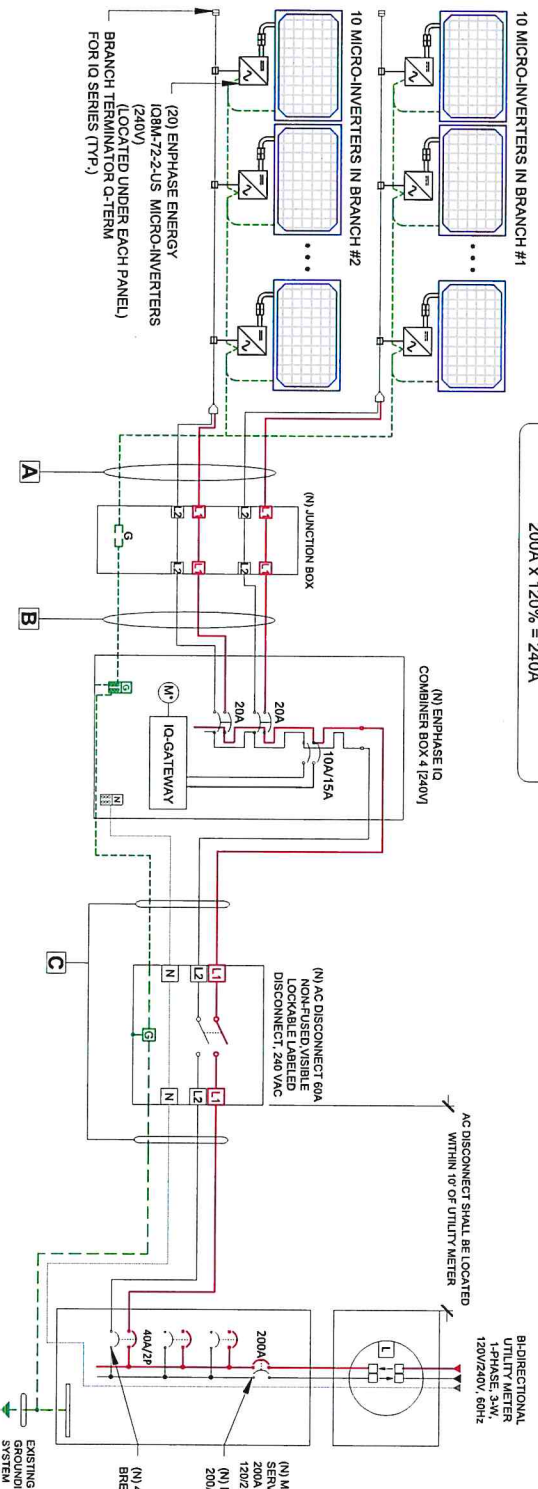
AMBIENT TEMPERATURE SPECIFICATIONS			
RECORD LOW TEMP	AMBIENT TEMP (HIGH TEMP 2%)	CONDUIT HEIGHT	CONDUCTOR TEMPERATURE RATE (ON ROOF)
-3°	36°	IN ATTIC	90°
			75°

ROOM FOR EQUIPMENT		GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION. LOAD CENTER AND/OR DISCONNECTS, DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.	
WITHIN 5 FEET FROM MSP	WIRE RATED AND AMPACITY CALCULATED @ 90°C FOR ROOFTOP INSTALLATION AND ATTIC RUN TO INVERTER		

SYSTEM SIZE: 20 x 400W = 8,000 kWDC
SYSTEM SIZE: 20 x 328W = 6,560 kWAC

INTERCONNECTION
120% RULE - NEC 705.12(B)(2)(3)(b)
UTILITY FEED + SOLAR BACKFEED
200A + 40A = 240A
BUSS RATING x 120%
200A x 120% = 240A

INVERTER SPECIFICATIONS			
MANUFACTURER / MODEL #	QUANTITY	NOMINAL OUTPUT VOLTAGE	NOMINAL OUTPUT CURRENT
ENPHASE ENERGY IQ9M-72-2-US	20	240 VAC	1,35A



NOTE ON CONDUIT:
ALL CONDUIT SHALL BE EMT 3/4" IN DIAMETER UNLESS OTHERWISE STATED

THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.

ANY CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT. (NEC 300.6 C1, 310.8 D)

PER NEC REQUIREMENTS GROUNDING CONDUCTORS SMALLER THAN 8 AWG SHALL BE PROTECTED IN A CONDUIT, RACEWAY, OR ARMORED PROTECTIVE SHEATHING (NEC 250.64)

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

WIRE TAG	CONDUIT	WIRE QTY	WIRE GAUGE	WIRE TYPE	TEMP. RATING	WIRE AMPACITY (A)	TEMP. DERATE	CONDUIT FILL DERATE	DERATED AMPACITY (A)	INVERTER QTY	NOC (A)	DESIGN CURRENT (A)	GROUND SIZE	GROUND WIRE TYPE
A	OPEN AIR	2	12 AWG	Q Cable	90°C	30	0.91	1.0	27.30	10	1.35	13.50	06 AWG	BAE CU
B	3/4" EMT	4/2	12 AWG	THWN-2 OR 12 NM-B CABLES WHERE RUN INDOOR	90°C	30 OR 40	0.91	0.80	21.84	10	1.35	13.50	10 AWG	THWN-2
C	3/4" EMT	3	8 AWG	THWN	75°C	50	0.88	1.0	44.00	20	1.35	27.00	10 AWG	THWN

1 ELECTRICAL LINE DIAGRAM WITH CALCULATION

SCALE: NTS

DEL MAR, CA 92014, USA

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

VERSION	DATE	REV	
DESCRIPTION	INITIAL RELEASE	06/01/2022	UR

PROJECT NAME

SHEET NAME
ELECTRICAL LINE
DIAGRAM WITH
CALCULATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-4

DEL MAR, CA 92014, USA



Certificate of Compliance

Certificate: 70131735 Master Contract: 266909

Project: 80128750 Date Issued: 2022-06-08

Issued To: Unbrac
1411 Broadway NE
Albuquerque, New Mexico, 87102
United States

Attention: Rob D Anastasio

The products listed below are eligible to bear the CSA Mark shown with adjacent indicators 'C' and 'US' for Canada and US or with adjacent indicator 'US' for US only or without either indicator for Canada only.

Issued by: Michael Hoffmeyer
Michael Hoffmeyer



PRODUCTS

CLASS - C531302 - POWER SUPPLIES - PHOTOVOLTAICS-PV Racking and clamping systems
CLASS - C531382 - POWER SUPPLIES - PHOTOVOLTAICS-PV Racking and clamping systems -
Certified to US Standards



Certificate: 70131735
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Models:	SM	UL A
	SOLAR MOUNT Flush-to-Roof is an extruded aluminum rail PV racking system that is installed parallel to the roof in landscape or portrait orientations.	Unbrac Large Array is a ground mount system using the SolarMount (SM) platform for the bonding and grounding of PV modules.

SolarMount

The system listed is designed to provide bonding/grounding and mechanical stability for photovoltaic modules. The system is secured to the roof with the L-Foot components through the roofing material to building structure. Modules are secured to the racking system with stainless steel or aluminum mid clamps and Aluminum end clamps. The modules are bonded to the racking system with the stainless-steel bonding mid clamps with piercing points. The system is grounded with 10 AWG copper wire to bonding/grounding lugs. Fire ratings of Class A with Type 1, 2, 3 (with metallic frame), 4 (with trim), 5 (with trim), 10 (with metallic frame), 19, 22, 25, 29 or 30 for steep slope. Tested at 5" interstitial gap which allows installation at any stand-off height.

The grounding of the system is intended to comply with the latest edition of the National Electrical Code, 10 include NEC 250 & 690. Local codes compliance is required, in addition to national codes. All grounding/bonding connections are to be torqued in accordance with the Installation Manual and the settings used during the certification testing for the current edition of the project report.

The system may employ optimizers/inverters and used for grounding when installed per installation instructions.

UL 2703 Mechanical Load ratings:

Downward Design Load (lb/ft ²)	113.5
Upward Design Load (lb/ft ²)	50.7
Down-Slope Load (lb/ft ²)	16.13

Test Loads:

Downward Load (lb/ft ²)	170.20
Upward Load (lb/ft ²)	76.07
Down-Slope Load (lb/ft ²)	24.2



DEL MAR, CA 92014, USA

DESCRIPTION	DATE	REV
INITIAL RELEASE	09/07/2022	UR

PROJECT NAME

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME

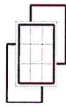
SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-14



Engineering Alliance, Inc

<https://www.eng-alliance.com>

27-June-2022

Unirac
1411 Broadway Blvd, NE
Albuquerque, NM 87101
Tel: 505 242 6411

Attn.: Engineering Department

Subject: Engineering Certification for the Unirac SOLARMOUNT Flush Rail System to Support Photovoltaic Panels.

The Unirac SOLARMOUNT Flush-to-roof is an extruded aluminum rail system that is engineered to hold most framed solar modules to a roof structure and installed parallel to the roof.

We have reviewed the SOLARMOUNT system, a proprietary mounting system constructed from modular parts which are intended for rooftop installation of solar photovoltaic (PV) panels; and have reviewed the U-Builder 2.0 Online tool. This U-Builder 2.0 software includes analysis for the SOLARMOUNT rails (SM LIGHT rail, SM STANDARD rail, and SM HEAVY DUTY rail) with Standard and Pro Series hardware. All information, data and analysis are in compliance with the following codes, city ordinances, and typical specifications:

- Codes:**
1. ASCE/SEI 7-05, 7-10, 7-16 Minimum Design Loads for Buildings and Other Structures
 2. International Building Code, 2006-2021 Edition w/ Provisions from SEAOC PV-2 2017
 3. International Residential Code, 2006- 2021 Edition w/ Provisions from SEAOC PV-2 2017
 4. AC408, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES
 5. Aluminum Design Manual, 2015 & 2020 Edition

Following are typical specifications to meet the above code requirements:

Design Criteria:

Ground Snow Load = 0 - 100 (psf)
 Basic Wind Speed = 85 - 190 (mph)
 Roof Mean Height = 0 - 60 (ft)
 Roof Pitch = 0 - 45 (degrees)
 Exposure Category = B, C & D

For Houston, TX:
 Basic Wind Speed ASD Minimum 110 mph to 147 mph (3-sec gust ASCE 7-05 for IRC)
 Basic Wind Speed LRFD Minimum 142 mph to 190 mph (Vulr ASCE 7-10 for IRC)

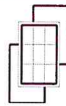
Attachment Spacing: Per U-Builder 2.0 Engineering report.

Cantilever: The maximum cantilever length is L/3, where "L" is the span noted in the U-Builder 2.0 online Tool.

Clearance: 2" to 10" clear from top of roof to top of PV panel
Tolerance(s): 1.0" tolerance for any specified dimension in this report is allowed for installation

Installation Orientation: See SOLARMOUNT Rail Flush Installation Guide.

4603 April Meadow Way, Sugar Land, TX 77479. Ph: 832 865 4757



Engineering Alliance, Inc

<https://www.eng-alliance.com>

Notes:
Landscape - PV Panel long dimension is parallel to ridge/leave line of the roof and the PV panels mounted on the long side.
Portrait - PV Panel short dimension is parallel to ridge/leave line of the roof and the PV panels mounted on the short side.

Components and Cladding Roof Zones:

The Components and Cladding Roof Zones shall be determined based on ASCE 7-05, ASCE 7-10 & 7-16 Component and Cladding design.

- Notes:**
1. U-Builder 2.0 Online tool analysis is only for Unirac SM SOLARMOUNT Rail Flush systems only and do not include roof capacity check.
 2. Risk Category II per ASCE 7-16.
 3. Topographic factor, kt is 1.0.
 4. Array Edge Factor $\gamma_e = 1.5$
 5. Average parapet height is 0.0 ft.
 6. Wind speeds are LRFD values.
 7. Attachment spacing(s) apply to a seismic design category E or less.

Design Responsibility:

The U-Builder 2.0 design software is intended to be used under the responsible charge of a registered design professional where required by the authority having jurisdiction. In all cases, this U-Builder 2.0 software should be used under the direction of a design professional with sufficient structural engineering knowledge and experience to be able to:

- Evaluate whether the U-Builder 2.0 Software is applicable to the project, and
- Understand and determine the appropriate values for all input parameters of the U-Builder 2.0 software.

This letter certifies that the Unirac SM SOLARMOUNT Rails Flush, when installed according to the U-Builder 2.0 engineering report and the manufacture specifications are in compliance with the above codes and loading criteria.

This certification excludes evaluation of the following components:

- 1) The structure to support the loads imposed on the building by the array, including, but not limited to: strength and deflection of structural framing members, fastening and/or strength of roofing materials, and/or the effects of snow accumulation on the structure.
- 2) The attachment of the SM SOLARMOUNT Rails to the existing structure.
- 3) The capacity of the solar module frame to resist the loads.

This requires additional knowledge of the building and is outside the scope of the certification of this tracking system. Please feel free to call for any questions or clarifications.

Prepared By:
Engineering Alliance, Inc
Sugar Land, TX



TX Firm Reg. # F-10447

27-JUN-2022
4603 April Meadow Way, Sugar Land, TX 77479. Ph: 832 865 4757



DEL MAR, CA 92014, USA

VERSION	DATE	REV
DESCRIPTION		
INITIAL RELEASE	09/07/2022	UR

PROJECT NAME

MARIA GONZALEZ
612 N 4TH ST,
KINGSVILLE, TX 78363 USA
UTILITY: AEP
AHJ: CITY OF KINGSVILLE

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-15



Application for Certificate of Compliance Form WPI-1

App ID:2300623

Physical Address of Structure to be Inspected

612 N 4TH ST

Tract/Addition:
Lot:
Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits**Structure is located in:****Is the structure located in a Coastal Barrier Resource Zone (CBRA):** No**Owner**Name:
Mailing Address:

Phone: City:

Fax:
ZIP:**Contractor**Name: 5-STAR SOLAR
Mailing Address: PO BOX 1531

Phone: City: THREE RIVERS

Fax:
ZIP: 78071**Engineer**Name: Nicholas M Carrillo
Mailing Address: 1221 Avenue F
Email: mitchell.carrillo@lynn-associates.comPhone: (979) 245-8900
City: Bay City
Texas Registration No.: 125070Fax:
ZIP: 774143413**Commencement of Construction Date**

09-12-2022

Date of Application

09-12-2022

Type of Building

House

Inspections**1. Mechanical, Solar Panel(s) -**

Number of Panels: 19, Location or Identifier: 3 FRONT, 6 RIGHT, 3 REAR, 7 LEFT,

2.

3.

Comments**Submitter**

Name: Jasmine Cortez

Phone: (979) 245-8900

Date: 09-12-2022

Submitter Type: Engineer Staff

For Texas Department of Insurance Inspections: mail or email to your local field office**For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov****Texas Department of Insurance**

Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030

Texas Department of Insurance | www.tdi.texas.gov

1/2



09-06-2022

Powur PBC

2683 Via De La Valle #321G

Attn.: To Whom It May Concern

re job: Maria Gonzalez

612 N 4th St, Kingsville, TX 78363, USA

The following calculations are for the structural engineering design of the photovoltaic panels and are valid only for the structural info referenced in the stamped plan set. The verification of such info is the responsibility of others.

I certify that the roof structure has sufficient structural capacity for the applied PV loads.

All mounting equipment shall be designed and installed per manufacturer's approved installation specifications.

Design Criteria:

Code: IBC 2018, IRC 2018, ASCE 7-10,

Live Load: 20 psf

Ult Wind Speed: 136 mph

Exposure Cat: C

Ground Snow: 0 psf

Min Snow Roof: 0 psf

09-06-2022



Current Renewables Engineering Inc.
Professional Engineer
info@currentrenewableseng.com



09-06-2022

Powur PBC

2683 Via De La Valle #321G

Subject: Structural Certification for Installation of Residential Solar
re job: Maria Gonzalez

612 N 4th St, Kingsville, TX 78363, USA

Attn.: To Whom It May Concern

Observation of the condition of the existing framing system was performed by an audit team of Powur PBC

After review of the field observation data, structural capacity calculations were performed in accordance with applicable building codes to determine adequacy of the existing roof framing supporting the proposed panel layout. Please see full Structural Calculations report for details regarding calculations performed and limits of scope of work and liability. The design criteria and structural adequacy are summarized below:

Design Criteria:

Code: IBC 2018, IRC 2018, ASCE 7-10, Ult Wind Speed: 136 mph, Ground Snow: 0 psf, Min Snow Roof: 0 psf

ROOF 1: Shingle roofing supported by 2x4 Rafter @ 24 in. OC spacing. The roof is sloped at approximately 23 degrees and has a max beam span of 10.0 ft between supports. Roof is adequate to support the imposed loads. Therefore, no structural upgrades are required.

09-06-2022



Current Renewables Engineering Inc.
Professional Engineer
info@currentrenewableseng.com







6
1
2

617



PROTECTED BY C.P. APARTMENT
FIRE!

NEVER LEAVE
THE CAR
UNATTENDED
BY THE SIDE
OF THE ROAD

ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 4, 2021
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to remove and replace siding, west side building from fence to porch, south side building entirety on residential parcel on ORIG TOWN, Block 67, Lots 1-12 also known as 223 South 6th Street, Kingsville, TX 78363
APPLICANT: Randy Rivers, Mr.
CONTRACTOR: Rivers Construction

REQUEST

Discuss and Consider Action to remove and replace siding, west side building from fence to porch, south side building entirety on residential parcel on ORIG TOWN, Block 67, Lots 1-12 also known as 223 South 6th Street, Kingsville, TX 78363

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1935 Long rectangular-plan warehouse with gabled roof behind stepped parapet, board-and-batten wood siding, and a flat-roofed rectangular-plan side addition property, located within the Historic District. This property is associated with events that have made a significant contribution to the pattern of history. considered contributing to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with Standards of the Secretary of the Interior and the emerging Comprehensive Plan. Consequently, it is the recommendation of Staff to approve the installation of the driveway on the lot on residential building at 308 West Lee Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

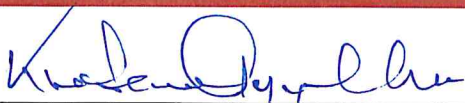
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Randy Rivers Per Rivers Const.
Address: 114 Lower trail SANDIA TOW 78383
Contact: Cell: 956-239-3051 Home: _____
Email: randyrivers at hotmail.com

Property Owner: Zarsky Lumber Co. (Jaime Miller)
Address: 223 South 6th. 455-6455
Contact: Cell: 455-6455 Home: 361-592-4341

Property Location and Description: N.W. corner 6th & Kennedy,
Wood frame building.

Description of Work: Remove and replace siding
West side building from fence to porch,
South side building entirely

Contractor: Rivers Const. Randy Rivers
Contact: Cell: 956-239-3051 Home: _____
Email: randyrivers at hotmail.com

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: RANDY RIVERS
Signature: Randy Rivers Date: 12-15-2021

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Project #: 00009

Local Id: 0001-22822

County: Kleberg

City: Kingsville

Address No: 223

Street Name: South 6th Street

SECTION 1

Basic Inventory Information

Current Name: Zarsky Lumber Company

Historic Name: Kingsville Lumber Company

Owner Information

Name: Zarsky Lumber Co.

Status:

Address: PO Box 2527

City: Victoria

State: TX

Zip: 77902

Geographic Location

Latitude: 27.514452

Longitude: -97.867807

Legal Description (Lot\Block): ORIG TOWN, BLOCK 67, LOT 1-12

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

NR District

Is property contributing?

NHL

NR

RTHL

OTHM

HTC

SAL

Local

Other

Architect:

Builder

Construction Date: 1935, 1970

Source: Tax Appraiser

Function

Current: COMMERCE-Business

Historic: COMMERCE-Business

Recorded By: Florence Ruiz

Date Recorded:

5/9/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-22822

County: Kleberg

City: Kingsville

Address No: 223

Street Name: South 6th Street

SECTION 3 Historical Information

Associated Historical Context

Commerce

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Commerce

Periods of Significance:

1913-1946

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

1982 Kingsville Survey

Project #: 00009
County: Kleberg

Historic Resources Survey Form

Local Id: 0001-22822
City: Kingsville

Address No: 223

Street Name: South 6th Street

SECTION 2

Architectural Description

Long rectangular-plan warehouse with gabled roof behind stepped parapet, board-and-batten wood siding, and a flat-roofed rectangular-plan side addition.

- Additions, modifications **Explain:**
- Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Gabled with parapet

Roof Materials

metal

Wall Materials

WOOD-Siding

Windows

Doors (Primary Entrance)

metal

Plan

Rectangular

Chimneys

Porches/Canopies

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Kleberg CAD

Property Search > 22822 ZARSKY LUMBER CO Tax Year: 2022 - Values not available for Year 2022

Property

Account

Property ID:	22822	Legal Description:	ORIG TOWN, BLOCK 67, LOT 1-12
Geographic ID:	100106701000192	Zoning:	C2
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	223 S 6TH ST	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	ZARSKY LUMBER CO	Owner ID:	30451
Mailing Address:	PO BOX 2527 VICTORIA, TX 77902-2527	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Zargky Lumber Co. Remodel

West side building in parking lot
remove & replace Approx 36' x 10' tall,
siding & underlayment. Paint to match.
Existing siding picture # 2
New siding to match picture # 1
Warehouse across street from
main store.

South side building

Remove & replace all siding &
trim. Picture # 3
Match existing style but
different materials.

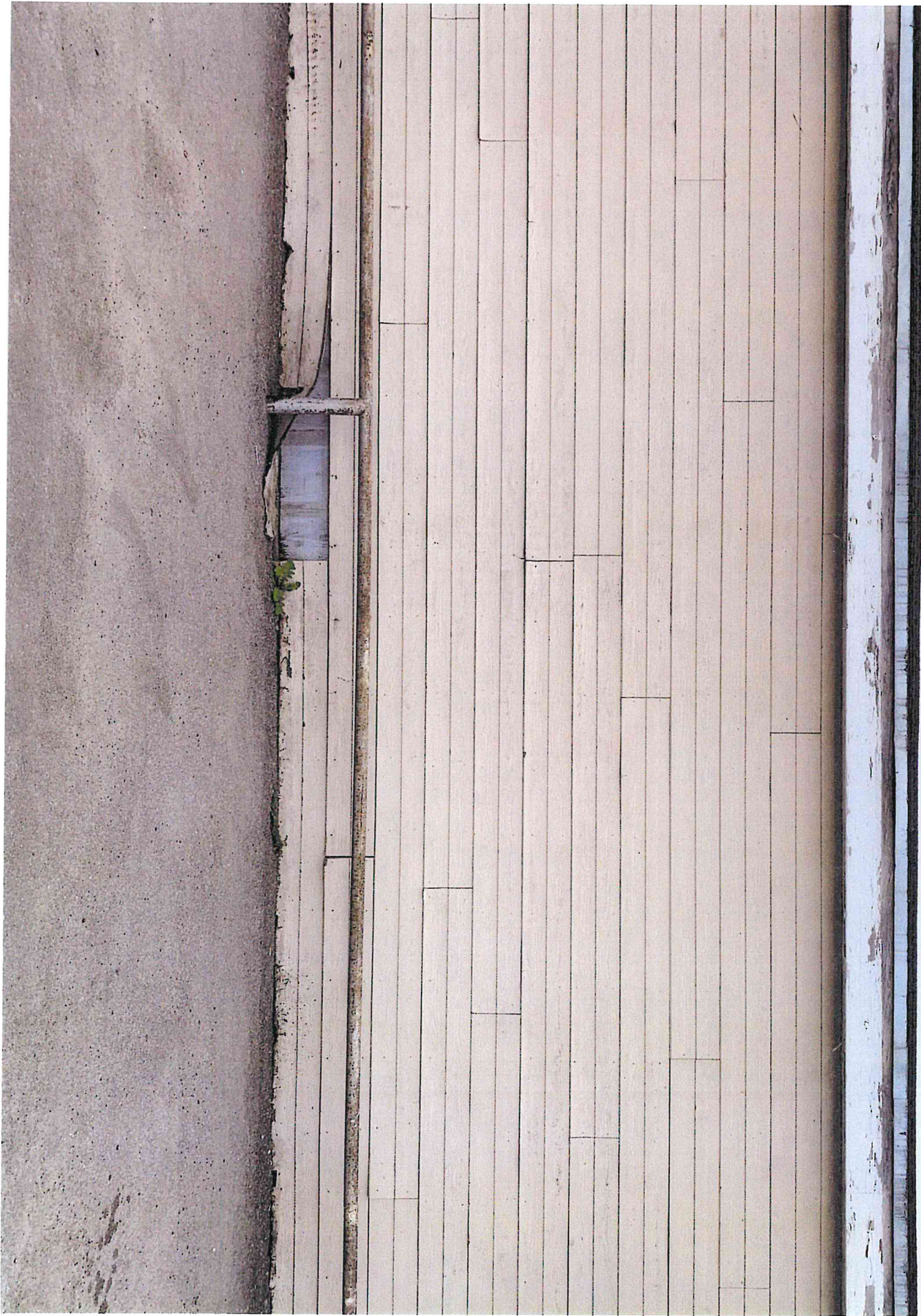
Materials

West side to be 1/2 underlayment,
house wrap & 1x12 hardi siding.
All trim to be 1x4 & 1x6 hardi board.
South side to be 4x8 sheets hardi
1x4 hardi board for battens.
trim 1x4 & 1x6 hardi -
Paint to match.

#3 FF

ZABSKY LUMBER CO., INC.

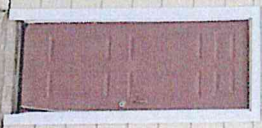


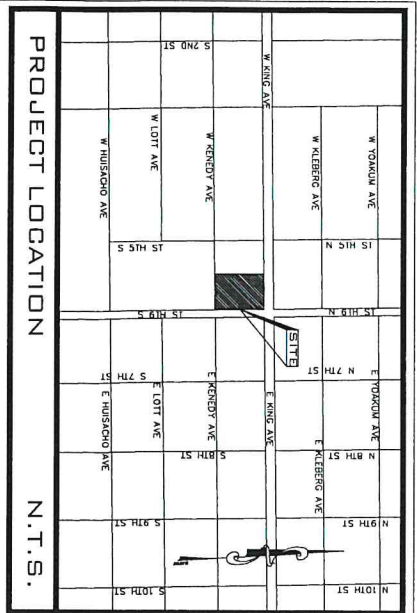


FL2 Existing ZFF

#1

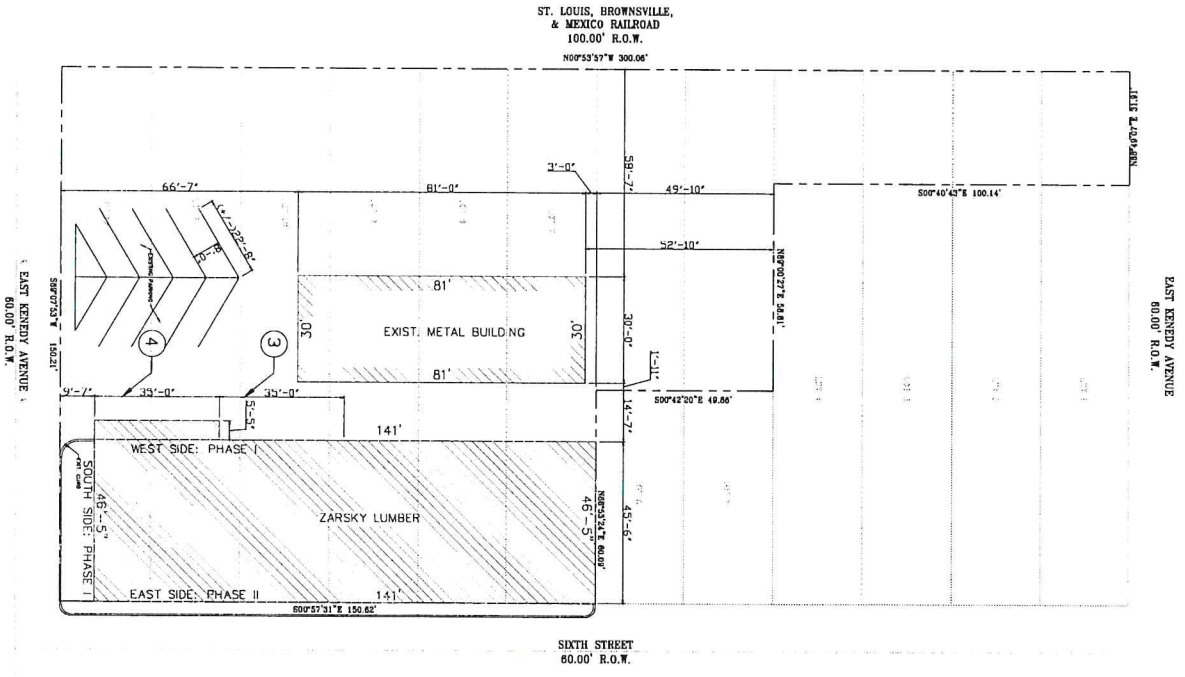
NAZARSKY
BUILDING
MATERIALS
LUMBER CO.





- ① EXISTING POSTS TO BE REBOXED AND STAINED.
- ② EXISTING EXPOSED RAFTERS TO BE STAINED
- ③ REMOVE EXISTING SIDING AND UNDERLAYMENT AND VAPOR BARRIER. REMOVE EXISTING SHEATHING. REMOVE AND REPLACE EXISTING RAFTER FRAMING 2"x6"s. PROPOSED 1 1/2" OSB SHEATHING. VAPOR BARRIER AND 1 1/2" HORIZONTAL HARDIE PANEL SIDING. PROPOSED PAINT
- ④ PROPOSED POWER WASH. CAULK AND PAINT
- ⑤ REMOVE AND REPLACE EXISTING SIDING. SHEATHING. HOUSE WRAP AND ROTTEN WALL FRAMING. PROPOSED INS. HARDIE PANEL SIDING CEDAR MILL, WITH 1 1/4 VERTICAL HARDIE BATTLENS. Z FLASHING AT HORIZONTAL JOISTS. L METAL FLASHING ABOVE AWNINGS. 1 1/2" OSB SHEATHING. AND VAPOR BARRIER OVER IT. PROPOSED HARDIE PANEL TRIM WHERE NEEDED
- ⑥ 1" METAL FLASHING. 6X6 3K GAUGE

1 SITE PLAN
SCALE: 1"=16'



DATE: SEPT. 26, 2022

SITE PLAN

CLIENT: ZARSKY LUMBER

DRAWN BY: A.L.O.

DATE: NOV. 2022

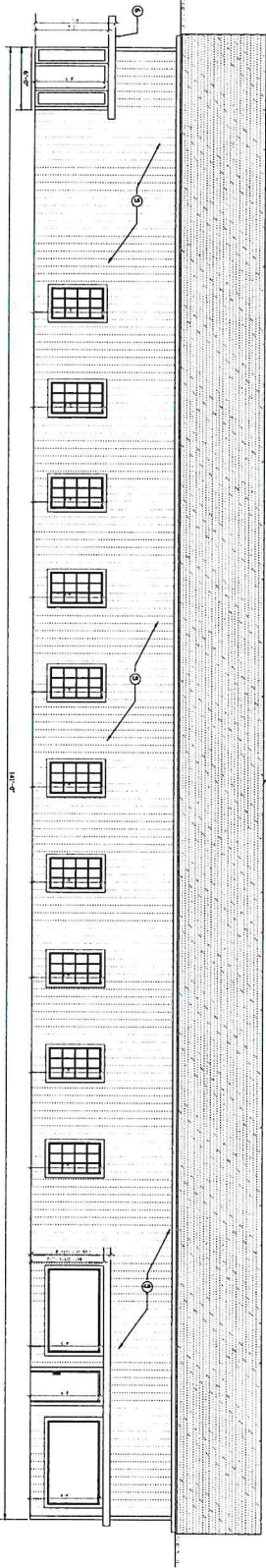
TBPE FIRM REGISTRATION NO. F-7481

VANGUARD ENGINEERING
4019 EAST EXPRESSWAY B3
WESLACO, TX, 78596
(956) 514-5086

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PHASE I & II
226 S. 6TH ST.
KINGSVILLE, TX

- 1. LANSING POKS (THE) PHARMACY/PHARMACY
- 2. LANSING POKS (THE) PHARMACY/PHARMACY
- 3. LANSING POKS (THE) PHARMACY/PHARMACY
- 4. LANSING POKS (THE) PHARMACY/PHARMACY
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1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

DATE: SEPT. 26, 2022
REMODEL PHASE 2

CLIENT: ZARBY LUMBER
THRESHOLD: A3.0

Professional Engineer Seal:
STATE OF TEXAS
VANGUARD ENGINEERING
LICENSE NO. 50957
P.E.

TBPE FIRM REGISTRATION NO. F-7481

VANGUARD ENGINEERING
4019 EAST EXPRESSWAY B3
WESLACO, TX, 78596
(956) 514-5086

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PHASE I & II
226 S. 6TH ST.
KINGSVILLE, TX



CITY OF KINGSVILLE
Planning Department
Building Permit Application

Phone No: (361) 595-8019

Submit the completed form and the Building Official will review your application and property before starting the following job.

DATE:	PERMIT# :	APPROVED BY:
JOB ADDRESS: 223 South 6th		
OWNER'S NAME: LAST: 2arsky		FIRST: Lumber M: C.O.
MAILING ADDRESS:		PHONE NO: 592-4341
CITY: Kingsville	STATE: Tex	ZIP CODE: 78383
CONTRACTOR: * Rivers Const		PHONE NO: 956-239-3051
DESCRIPTION OF WORK: <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel		
Replace Siding Square Feet		
Remove & Replace Siding / Partial west wall / dsouth wall		
VALUATION OF WORK: \$ 10,000.00		PERMIT FEE: \$
* Contractor must be registered with the City of Kingsville.		
NOTICE		
SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING. ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.		
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATION CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.		
SIGNATURE: <i>King</i>		DATE: 12-15-2021
HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.		
INITIAL HERE _____		

FOR OFFICE USE ONLY

BUILDING PERMIT ISSUED:	
BUILDING PERMIT EXPIRES:	
BUILDING PERMIT ISSUED BY:	

Show NORTH arrow on (PLOT PLAN)

LOT SIZE:

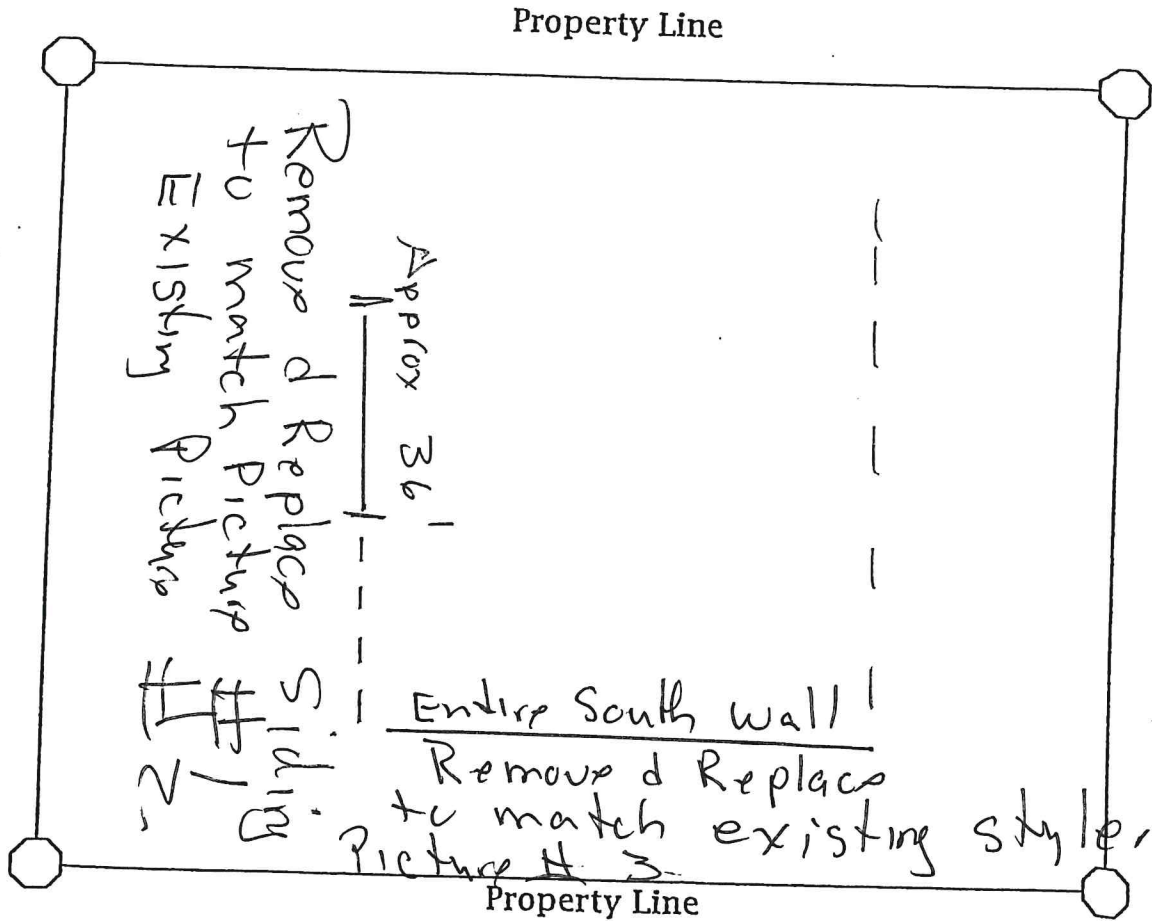
1. Width of lot _____ 2. Length of lot _____

BUILDING SETBACKS

1. Front _____ 2. Right Side _____

3. Left Side _____ 4. Back _____

SHOW _____ FOR EXISTING SHOW _____ FOR ALTERATION



ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 4, 2021
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to construct a driveway on residential parcel on ORIG TOWN, Block 19, Lots 20-26 also known as 308 West Lee Avenue, Kingsville, TX 78363
APPLICANT: Argelio Alanis, Mr.
CONTRACTOR: Argelio Alanis, Mr.

REQUEST

Discuss and Consider Action to construct a driveway on residential parcel on ORIG TOWN, Block 19, Lots 20-26 also known as 308 West Lee Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2020 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1940 one-and-a-half-story rectangular-plan hip-roofed residential building with inset partial-width entry Porch supported by square wood posts, sash windows, horizontal siding, shed-roofed dormers on each side and small one-car garage and ancillary building at rear of property, located within the Historic District. This property is considered contributing to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with Standards of the Secretary of the Interior and the emerging Comprehensive Plan. Consequently, it is the recommendation of Staff to approve the installation of the driveway on the lot on residential building at 308 West Lee Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Argelio Alanis
Address: 523 E Angle RD Miniville tx
Contact: Cell: 361-572 6614 Home: _____
Email: _____

Property Owner: James B. Lubarh
Address: 308 West Lee
Contact: Cell: 361-537-5560 Home: _____

Property Location and Description: 308 West Lee
Drive Way & Handicap ramp

Description of Work: Driveway Concrete

Contractor: Argelio Alanis
Contact: Cell: _____ Home: _____
Email: _____

- Documents Required:**
1. Sketch, Drawing, Plans, Site Plans, Mock-ups
 2. Photographs (Historic, Current, Surrounding Structures)
 3. Materials List or Samples
 4. Proof of Ownership
 5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Argelio Alanis
Signature: Argelio Alanis Date: 10-3 22

TEXAS HISTORICAL COMMISSION

381

Historic Resources Survey Form

Project #: 00009
 County: Kleburg

Local Id:
 City: Kingsville

Address No: 308 Street Name: West Lee Avenue

SECTION 1

Basic Inventory Information

Current Name:
 Historic Name:

Owner Information Name: Luker James B. Jr. Status:
 Address: PO Box 1216 City: Kingsville State: TX Zip: 78364

Geographic Location Latitude: 27.519869 Longitude: -97.871111

Legal Description (Lot\Block): ORIG TOWN, BLOCK 19, LOT 20-22

Addition/Subdivision: Year:

Property Type Building
Current Designations: NR District Is property contributing?
 NHL NR RTHL OTHM HTC SAL Local Other

Architect: **Builder**
Construction Date: c. 1920 **Source** Sanborn maps

Function

Current: DOMESTIC-Single Dwelling
Historic: DOMESTIC-Single Dwelling

Recorded By:

Date Recorded:



Project #: 00009

Historic Resources Survey Form

Local Id:

County: Kleburg

City: Kingsville

Address No: 308

Street Name: West Lee Avenue

SECTION 2

Architectural Description

One-and-a-half-story rectangular-plan hip-roofed residential building with inset partial-width entry porch supported by square wood posts, sash windows, horizontal siding, shed-roofed dormers on each side, and small one-car garage and ancillary building at rear of property.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

hipped

Roof Materials

Composition Shingles

Wall Materials

Hardiplank siding, Wood Shingles

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Other: inset

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed: 1

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

381

Historic Resources Survey Form

Project #: 00009

Local Id:

County: Kleburg

City: Kingsville

Address No: 308

Street Name: West Lee Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

1913-1946

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: No

Is Property Contributing?:

Priority: Medium

Explain:

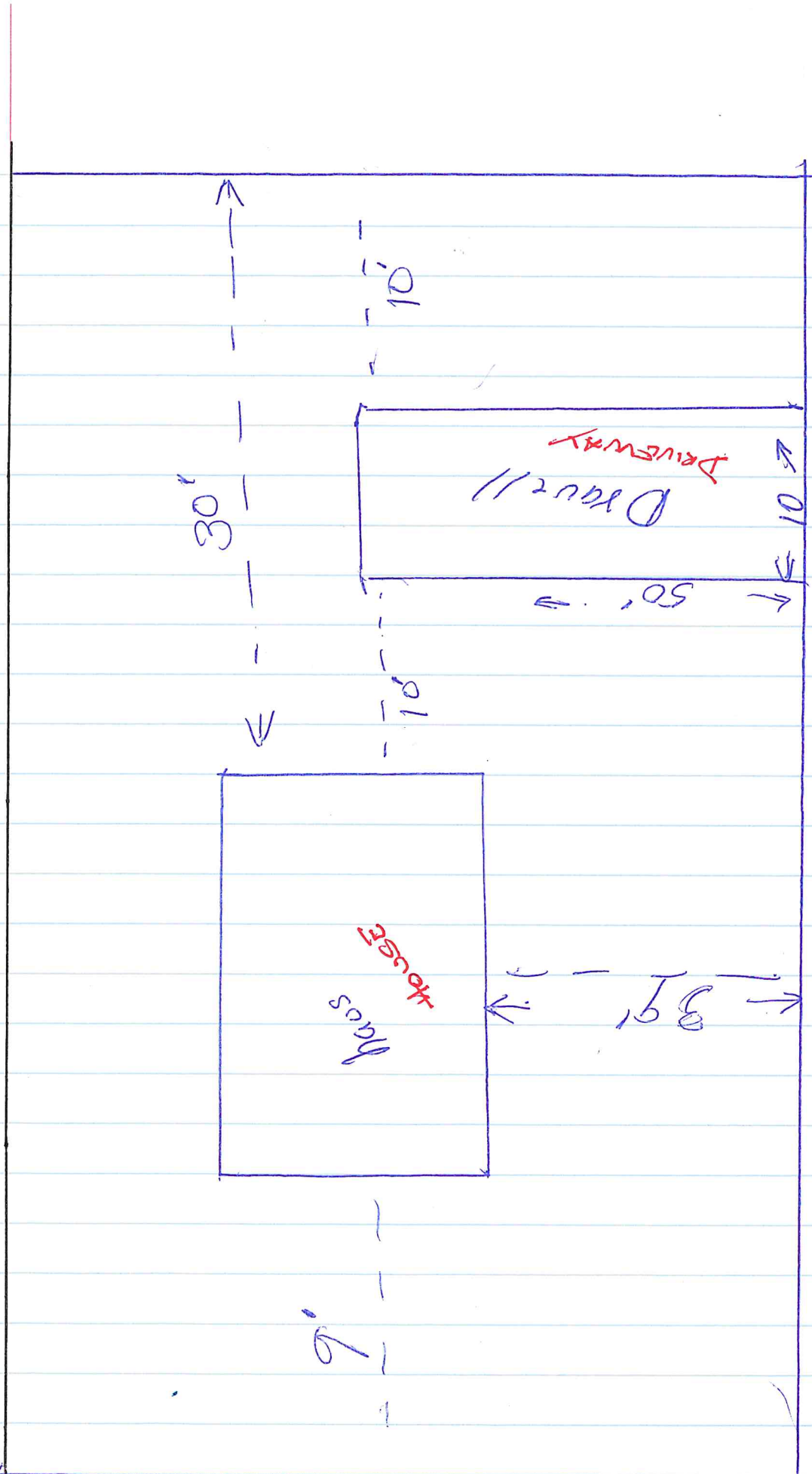
Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:





30'
10'
10'

Driveway

50'

Houses

39'

LEE AVENUE

Estimate



City of Kingsville

Application for Fence/Driveway/Sidewalk/Parking Lot

City of Kingsville, 400 W. King Avenue, Kingsville, TX 78363, www.cityofkingsville.com
Planning and Development Department, Phone 361-595-8055, plansreview@cityofkingsville.com

Project Information (Please Print)

Project Address: 308 West Lee

Legal Description: _____

Fence: Chain Link Split Rail Picket Shadowbox Wrought-Iron Stone Brick Block
 Other Material Height: _____ Cost of Fence (including erection) \$ _____

Check work use and type: Residential Commercial Driveway Sidewalk Parking Lot

Check work detail: New Driveway Addition to existing driveway Remove & replace driveway
 New Approach Concrete Asphalt Pavers Stone Base

Paving Thickness: Driveway Approach Stone Base Thickness: Driveway Approach

Name and Address of Property Owner (Please Print)

Property Owner Name: James B. Johnson Phone Number: 361-537-5500

Street Address: 308 West Lee

City: Kingsville State: TX Zip Code: 78363

Email Address: _____

Name and Address of Applicant or Contractor (If different from Owner: Please Print)

Company Name: Agelio Alanis

Contact Person: 361-522-6614 Phone Number: _____

Street Address: 523 E Angle RD Kimville TX

City: _____ State: _____ Zip Code: _____

Email Address: _____

The undersigned hereby makes an application to construct a fence/driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not.

Applicant Signature: Agelio Alanis Date: _____

Property Owner's Signature: James B. Johnson Date: 11-4-2022

Planning Division Approval: _____ Date: _____

Building Department Approval: _____ Date: _____