AGENDA
Historic Preservation Board

5:30 PM – Wednesday, March 08, 2023 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

- 2.1 January 18, 2023 HPB Minutes for Approval
- 2.2 September 14, 2022 Meeting Minutes for Approval

3. AUDIENCE TO BE HEARD

4. NEW BUSINESS

- 4.1 Certificate of Appropriateness 2023-COA-01 for Construction of A New Fence at 524 E Lemon Ave
- 4.2 Certificate of Appropriateness 2023-COA-06 for Shed Installation at 403 S Mary St
- 4.3 Certificate of Appropriateness 2023-COA-02 for Solar Panels at 804 E Lemon Ave
- 4.4 Certificate of Appropriateness 2023-COA-04 for Re-Roof at 421 E Lemon Ave

5. OLD BUSINESS

6. BOARD MEMBER REPORTS

7. STAFF REPORTS

- 7.1 Administrative Approval for 2022-COA-03 Eustis City Hall New Paint and Awnings

8. ADJOURNMENT

This Agenda is provided to the Board only as a guide, and in no way limits their consideration to the items contained hereon. The Board has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.

MINUTES
CITY OF EUSTIS HISTORICAL PRESERVATION BOARD (HPB)
Regular Meeting Agenda
City of Eustis Commission Room, 10 N. Grove Street
Wednesday, January 18, 2023 – 5:30 pm

REGULAR MEETING

ROLL CALL:	**Monte Stamper, Vice Chairperson**
	Dina John
	Ronald "Kirk" Musselman
	Dorothy Stevenson (joined meeting at 5:37 p.m.)
	Robyn Sambor, Alternate
MEMBERS ABSENT:	**Matthew Kalus, Chairperson**
STAFF PRESENT:	**Heather Croney, Senior Planner**
	Mary Montez, Deputy City Clerk
	Jeff Richardson, Deputy Director of Development Services
	Mike Lane, Director of Development Services
OTHERS PRESENT:	**Sasha Garcia, HPB Attorney**
	Cheyenne Dunn, HPB Associate Attorney

CALL TO ORDER

Vice Chair Monte Stamper called the Regular Meeting to order at 5:34 p.m. Pledge of Allegiance was conducted followed by roll call. Let the record show that a quorum was established.

AGENDA UPDATE

Heather Croney, Senior Planner, stated the dates for the remaining board meetings is inaccurate due to the January meeting being rescheduled from January 11th to January 18th due to an issue with a notification on the Certificates of Appropriateness.

APPROVAL OF MINUTES

There were no completed minutes ready for consideration. The Board asked Ms. Croney to confirm the last minutes approved. Ms. Croney indicated she would verify the last minutes approved.

PUBLIC INPUT

Ms. Garcia opened the floor to public comment at 5:38 p.m. No one came forward at that time.

NEW BUSINESS

Consideration of Certificate of Appropriateness (2022-COA-06) for a shed at 403 S. Mary Street

Ms. Croney announced for the audience that anyone wishing to speak on the item would be given three minutes to speak. She then reviewed the application for Certificate of Appropriateness (COA) 2022-COA-06 for a shed at 403 S. Mary St. She presented a copy of the tentative site plan and explained they would also have to have the building permit approved. She explained how the shed is proposed to be situated on the site and provided elevations of the shed.

Ms. Croney then explained the criteria to be used in evaluating the request. She stated the roof pitch of the proposed shed is not consistent with the frame vernacular style. She indicated it would need to match the color of the existing home. She cites ways the shed could be altered to be more compatible with the home. She reviewed the timeframe for the project including issuance of the building permit. She stated the proposal does not have any significant inconsistencies and commented on changes they were making to make it more consistent. She stated no landscaping plan was provided or needed for the application. She indicated that if they could provide a shed with a roof that more closely matches the existing home that would be preferable. She stated that staff is recommending denial with a suggestion that the applicant propose a shed more compatible.

Mr. Stamper commented on how the shed could be altered to be more consistent.

Mr. Musselman asked if there was anything in front of the shed or if there is a photo of the other side of the home.

Renee Isabelle, 730 E. Lemon Avenue, stated there is a fence on the other side of the home so they probably wouldn't see much of the shed.

Discussion was held regarding how previous applicants have been asked to install something as close as possible to the home's architecture.

Attorney Garcia opened the floor to public comment at 5:52 p.m. There being no public comment, the hearing was closed at 5:52 p.m.

A motion was made by Dina John to disapprove the Certificate of Appropriateness based on staff's recommendation. Seconded by Kirk Musselman. On a roll call vote, the motion to disapprove passed unanimously.

Consideration of Certificate of Appropriateness (2022-COA-07) for construction of a new single-family residence at 805 E. Lemon Avenue

Ms. Croney reviewed the application for COA 2022-COA-07 for construction of a new single-family residence at 805 E. Lemon Avenue. She explained there was previously a home on the property that burned. She provided photos of various angles of the property. She stated the surrounding properties have the frame vernacular style which is predominant in the area. She indicated the proposed home should be designed to resemble the same era. She provided elevations of the proposed home including a detached garage. She explained that it is not considered an accessory dwelling unit just because it contains a bathroom. She again provided photographs of samples of the frame

vernacular style and reviewed the required criteria for evaluation. She emphasized that the majority of the homes within the immediate area and adjacent are in the frame vernacular style although there are other styles within the district. She noted the previous home was in the frame vernacular style. She stated the proposed new home and garage do not resemble one single architectural style but a combination of a new of styles. She indicated it does not match the frame vernacular style. She commented on the proposed timeframe and indicated it should be completed within normal construction time.

Ms. Croney continued the review of the request based on the required criteria. She indicated the height is not consistent with the other homes in the area or the frame vernacular style. She compared the proposed windows with the frame vernacular style and indicated the applicant could add more windows and provide them more evenly spaced across each façade. She stated the applicant did not provide a site plan or plot plan but that was not realized until too close to the meeting; therefore, staff cannot comment on the setbacks or location of the driveway. She reviewed the various details lacking in the application and compared with specific aspects of the frame vernacular style. She noted that the applicant has indicated they will be utilizing shingles but did not provide specific information. She stated the proposed porch does not match what is usually seen for the style. She cited other elements that do not match the frame vernacular style as follows: 1) Style of porch; 2) Roof shape and elevations; 3) Landscaping; and 4) Decorative elements.

Ms. Croney stated that a landscape plan was not provided. She stated it is new construction so they are not having to match what is on the property but they do need to match surrounding properties. She stated that staff is recommending denial and suggesting that the applicant make some revisions and bring it back to the Board.

Mr. Stamper cited the layout and type of windows do not match the style. He also cited the roof pitch and the eave and the use of stucco versus wood. He then indicated the type of columns proposed also do not match. He indicated they need more windows.

Mr. Musselman stated if they come back he would want to see a site plan showing the location of the house and driveway.

Ms. John commented that is a lot of house to place on the property.

Ms. Garcia opened the public hearing at 6:09 p.m.

Dillon Shelton commented on why he and his wife moved to the area and stated the proposed home does not match the other homes in the area and cited specific issues with the roof, porch and other elements. He stated the proposed size of the home is much larger than the surrounding homes.

Chris Lancaster stated the proposed home does not meet any of the required criteria and asked that it be denied.

Cynthia Concklin expressed opposition to the home as designed.

Renee Isabelle requested that they deny the application and stated the belief that the garage does not have a garage door and may not be used as a garage.

Mr. Lancaster noted that the man who left the meeting is the owner of the property.

Ms. Concklin indicated the applicant could utilize hardyboard to replicate the look of the other homes. She commented on the other porches in the area.

Ms. John expressed concern regarding the size of the home and lack of a site plan.

The Board confirmed that the building department had not yet reviewed the application.

Ms. Croney explained she just returned from medical leave the previous week and contacted the applicant regarding the lack of a site plan.

A motion was made by Dorothy Stevenson to deny the Certificate of Appropriateness based on staff's recommendation. The motion was seconded by Kirk Musselman. On a roll call vote, the motion passed unanimously.

Update on Administrative approval of COA 2022-COA-05 for a driveway addition at 830 E. Lemon Ave.

Ms. Croney provided a report on the administrative COA approval of 2022-COA-05 for a driveway addition at 830 E. Lemon Avenue which was completed since the last meeting. She indicated there would be two applications on the next agenda.

OLD BUSINESS

Ms. Croney provided an update on the CLG Grant and stated staff is working with Finance to issue an RFP for a consultant to help with the grant. She then reported that the annual report to the state was not submitted by the end of November. She provided a copy of the report that was sent to the state. She indicated a report would be also submitted to the City Commission. She announced that the next meeting would be held on March 8th and asked that they all mark their calendars for the remaining meetings.

BOARD REPORTS

Mr. Stamper expressed concern regarding the possibility that the applicant could go to the City Commission and get their denial overturned.

Ms. Garcia stated that the applicant does have the right to appeal their denial to the City Commission.

Discussion was held regarding a member of the HPB attending the Commission meeting should the applicant appeal to the Commission.

Ms. Garcia explained they can attend the City Commission meeting and explain why they made their decision; however, they could not discuss it among themselves in case the applicant brings it back again to them.

Mr. Stamper asked about demolition that occurred on Pendleton Avenue with Jeff Richardson, Development Services Deputy Director, explaining that was in preparation for construction of the assisted living facility.

Ms. Croney explained the facility was approved some time ago. She commented on changes in the building department and stated Development Services does not normally review demolition permits. She indicated she would try to keep them informed about upcoming projects. She then asked what information they were looking for regarding 217 W. Badger.

Mr. Stamper expressed concern regarding the age of the building and his belief that it was not in significant disrepair. He asked if she could provide a picture of the building prior to destruction. He asked if whoever approves demolition permits could keep the historic aspect in mind prior to approving those.

Mr. Richardson explained the reason for demolition and the cost of renovation. He indicated that frequently the outside of the buildings look good but the inside may require extensive renovation in order to be utilized and a lot of the owners don't want to go through the remediation process.

Ms. Croney commented that the grant could help with something like that to update the City's historic inventory. She added that, if it isn't located in the historic district, then there is probably nothing they can do about it.

STAFF REPORTS

Ms. Garcia introduced Cheyenne Dunn who will be serving as the HPB attorney in the future. She noted that she will now be serving as the City Commission attorney.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Dorothy Stevenson, seconded by Kirk Musselman and approved by an unanimous vote. The HPB Meeting was adjourned by Mr. Stamper at 6:41 p.m.

Respectfully submitted by:

_____	_____
Heather Croney	Matthew Kalus
Senior Planner	Chairperson
Date Signed:_____	Date Signed:_____

MINUTES
CITY OF EUSTIS HISTORICAL PRESERVATION BOARD (HPB)
Regular/Annual Organizational Meeting Agenda
City of Eustis Commission Room, 4 N. Grove Street
Wednesday, September 14, 2022 – 5:30pm

REGULAR MEETING

ROLL CALL: Monte Stamper
Dina John
Dorothy Stevenson
Robyn Sambor

MEMBERS ABSENT: Matthew Kalus, Chairperson
Ronald "Kirk" Musselman

STAFF PRESENT: Heather Croney, Senior Planner
Eddie Bengston, Recording Secretary
Jeff Richardson, Deputy Director – Development Services
Mike Lane, Director – Development Services

OTHERS PRESENT: Sasha Garcia, HPB Associate Attorney

CALL TO ORDER

Mr. Monte Stamper, called the Regular Meeting to order at 5:43p.m. Pledge of Allegiance was conducted followed by roll call. Let the record show that a quorum was established.

APPROVAL OF MINUTES

Meeting minutes from May 11, 2022 and July 13, 2022 were approved after some discussion regarding an error on the May Minutes, no signatures were obtained during this meeting. A Motion to approve both previous meeting minutes was made by Miss Stevenson, seconded by Dina John and passed by unanimous vote.

PUBLIC INPUT

None.

NEW BUSINESS

Mrs. Croney presented an update on the Certificate of Appropriateness (COA) consideration regarding the fence at 427 E. Washington within the Historic District which is a code enforcement case because the fence was erected without a fence permit or a COA from the HPB. Mrs. Croney stated the house and the neighborhood is comprised of a number of Craftsman style houses. The fence lacks consistency in color and style with the neighborhood and the staff recommended it be denied. The applicant was not present at the hearing. After a brief discussion, Ms. John made the motion to deny the fence due to lack of consistency with the Craftsman architectural style of the area. Ms. Robyn Sambor seconded the motion. The roll call was taken and the application was unanimously denied. HPB Attorney, Sasha

Garcia stated the City has 14 days to send the denial letter to the applicant. The applicant will then have 30 days to appeal the decision, if they wish, to the City Commission.

Mrs. Croney presented staff with draft copies of the Administrative COA's that were previously approved:
Windows at 705 Washington Ave.
Roof at 806 E. Washington Ave.
Both COAs were administratively reviewed and approved by the Planning staff.

HPB Attorney, Sasha Garcia, presented the State's Sunshine Law and highlighted various cases which involve violations of the State's Sunshine Law. She also discussed reasonable notice, public records, and conflicts of interest regarding the board and alerted the board members to be very cautious with matters related to this board.

Mrs. Croney presented the 2023 HPB meeting dates noting the minimum meetings per year is 4 (four) and any 2 (two) of the following dates could be removed if necessary:
January 11th, March 8th, May 10th, July 12th, September 13th and November 6th. A motion to accept these dates was made by Ms. Stevenson; seconded by John. The motion was approved unanimously.

2023 Election of Officers:
Chairman, Matthew Kalus and Vice Chairman, Ronald "Kirk" Musselman were not present at this meeting. A vote was taken from the attending board members announcing and passed with a unanimous vote to the following:
Matthew Kalus shall remain active Chairman.
Monte Stamper was appointment Vice Chairman.
Dina John was appointed Secretary.

OLD BUSINESS

Ms. Croney explained where the City was with the historic grant. She informed the board that the City Commission will likely approve the contract agreement in October. Upon approval, the City would seek consultants to help identify and catalogue additional historic structures in the City.

BOARD REPORTS

Monte Stamper spoke of the old Victorian house that had previously been demolished. Mrs. Croney emphasized that since it wasn't listed as historic, the Building Department was able to grant the structure's demolition without much fanfare.

Ms. Stevenson asked what qualifies a house as being in the historic area. Mrs. Croney stated she would pull this information together and bring it back to the board for discussion at a future meeting. Mr. Stamper stated that he would get the address of old house that was demolished, as well as the Google Street View and bring it a future meeting, as well.

Ms. Stevenson expressed concern over a house on Palmetto that was owned by the Church that she was concerned about. Mrs. Croney asked her to provide her (Heather) with the address.

STAFF REPORTS

None.

ADJOURNMENT

No further business. A Motion to adjourn the meeting was made by Dina John, seconded by Monte Stamper and approved by a unanimous vote. The HPB Meeting was adjourned by Monte Stamper at 6:43p.m.

Respectfully submitted by:

_____	_____
Heather Croney	Monte Stamper
Senior Planner	Board Member
Date Signed:_____	Date Signed:_____

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM AHkey 1189705

Original: X Site:
Update: Recorder: DL 12-8
Sitename:
Historic Contexts: BOOM TIMES
Natl Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS may, sketch-map of immediate area)

Address: 524 E. LEMON AVENUECity: EUSTIS
Vicinity of/route to:SOUTH SIDE OF LEMON AVENUE BETWEEN MARY AND CENTER STREETS.

Subdivision: OFFICIAL BLOCKSBlock: Lot: MAP 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History
Architect: UNKNOWN
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description
Style: FRAME VERNACULAR
Plan: Exterior:IRREGULAR
Interior:IRREGULAR
No.: Stories 1 Outbuildings 0 Porches 0 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: CONTINUOUS
Materials: BRICK
Infill:
Porches:
Roof - Type:JERKINHEADSurfacing: COMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 2 Material: BRICK
Location: INTERIOR
Windows: DHS,6/6;DHS,1/1
Exterior Ornament:
Condition: GOODSurroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)
THIS FRAME VERNACULAR STYLE RESIDENCE HAS A JERKINHEAD ROOF AND A CENTRAL ENTRY IS SUPPORTED B
Y CURVED WOOD BRACKETS. A CARPOT IS ATTACHED TO THE SIDE OF THE RESIDENCE. LOW FOLIAGE SURROUN
DS.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

HISTORICAL STRUCTURE FORM

gical remains at the site
chaeological form completed?: N
ts or other remains: NONE OBSERVED
s Evaluation of Site
f significance: ARCHITECTURE

e for National Register?: N
cant as part of district?: N
cant at local level?: N

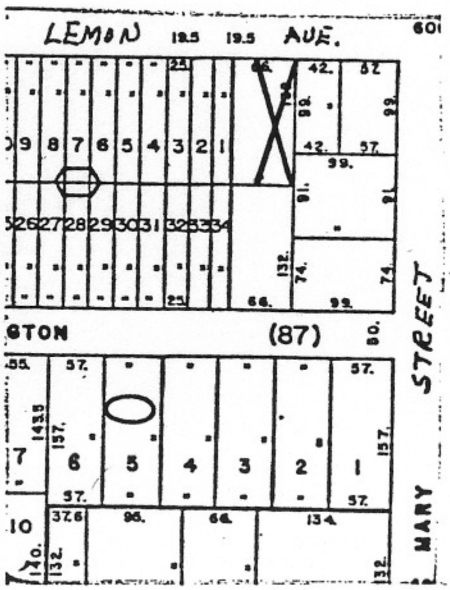
f significance:

DENCE CONTRIBUTES TO THE OVERALL CHARACTER, HISTORY AND DEVELOPMENT OF THE NEIGHBORHO
ORICAL INFORMATION WAS RECEIVED CONCERNING THIS RESIDENCE.

USE ONLY * DHR USE ONLY*
determination of eligibility date: / / / / *
aluation of elibility date: / / / / *
etermination of eligibility date: / / / / *
ice: *
*
USE ONLY * DHR USE ONLY*

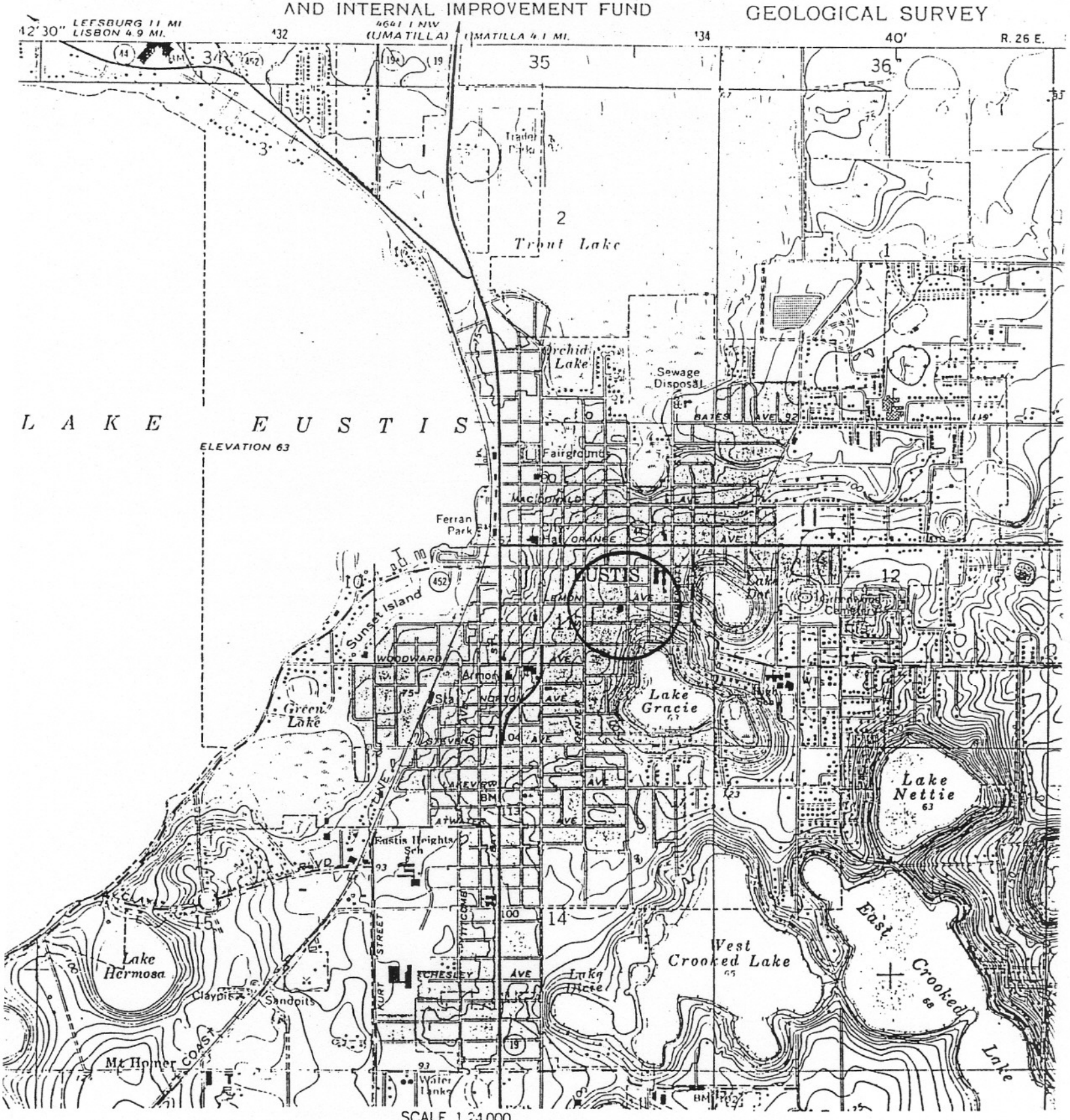
information: DONNA G LOGSDON
08/1991 Affiliation: THE HISTORIC WORKS

hs (Attach a labeled print bigger than contact size)
n of negatives: EUSTIS HIST. MUSEUM
gative numbers: 12-8



STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY




6' tall White Vinyl Fence
Back of Property 43'ft
65'ft White vinyl fence
65'ft White vinyl fence
MFRMLS
34'ft
4' tall White Vinyl
Picket Fence
26'
33'
Gate

Leftside 65 ft 6' tall white vinyl
34 ft 4' tall white vinyl picket fence.

Back of property 43 ft 6' tall vinyl fence

Rightside
- 65' ft 6' tall vinyl
- 34 ft 4' tall white vinyl picket fence

Leftside 65ft 6'tall White vinyl
Leftside 34ft 4'tall White vinyl Picket fence

Rightside 65ft 6'tall White vinyl
34ft 4'tall White vinyl Picket fence

Leftside 65'ft 6'tall white vinyl
Leftside 34 ft 4'tALL white viny/ picketfence

Rightside 65'ft 6'tALL White Vinyl
Rightside 34'ft 4'tALL White Vinyl Picket fence

CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

☐ **Local Landmark/Site** ☐ **Eustis Main Street Area**
☒ **Washington Avenue Historic District**

ADDRESS OF PROPERTY: 524 E. Lemon Ave

Property Owner
Print Name: Alison A. Funston
Mailing Address: 524 E. Lemon Ave Eustis, Fl. 32726
Phone: 321-395-1581 Fax:
Email: alison.a.funston@gmail.com

Applicant/Agent (if different from property owner)
Print Name: Carlos Roos - Florida Quality Fence LLC
Mailing Address: 10901 Satellite Blvd Orlando Fl. 32837
Phone: 407-730-6800 Fax:
Email: office@floridaqualityfence.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Alison Funston Date: 1/12/2023

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

☐ Alteration ☐ Demolition ☐ Relocation ☐ New Construction ☒ Fence

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

126'ft 4' tall 1 gate in chesnut stepped vinyl fence.
and 183' ft 5+1 tall 1 gate double door chesnut
stepped top picket fence.

OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
File No.: _____ Was a COA issued? Yes _____ No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____

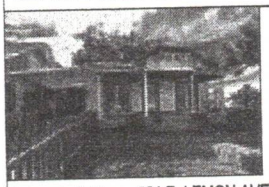
Signed: _____ Date: _____

NOTES:
1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON DESCRIPTIVE DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FLORIDA 32746
PH. (407) 696-1155

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12069C 0356 E DATED 12-18-12.

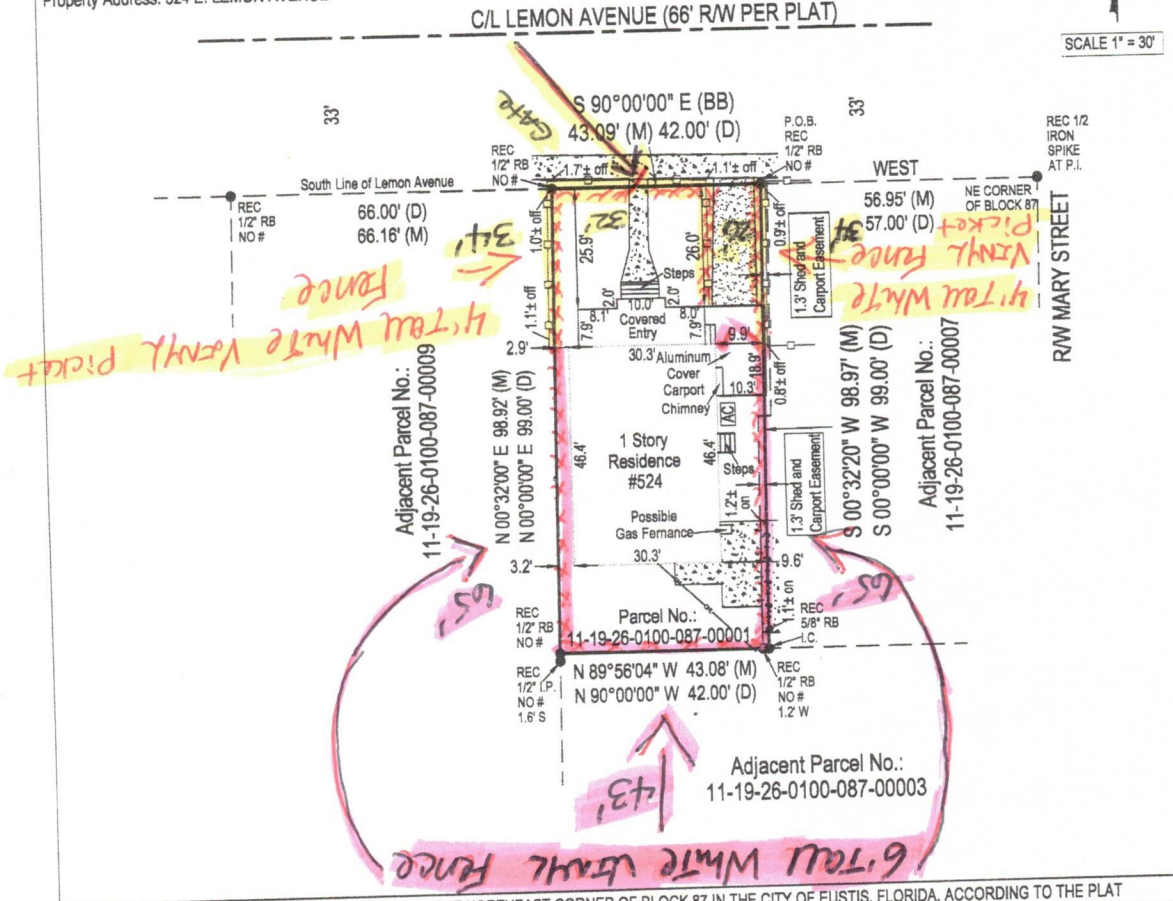
0 30 60



Note: Property Subject To) Shed and Carport Easement Recorded in Official Records Book 4044, Page 1718.

Property Address: 524 E. LEMON AVENUE

SCALE 1" = 30'



DESCRIPTION: BEGIN AT A POINT 57 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 87 IN THE CITY OF EUSTIS, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 99 FEET, THENCE WEST 42 FEET THENCE NORTH 99 FEET TO THE SOUTH LINE OF LEMON AVENUE, THENCE EAST ALONG THE SOUTH LINE OF LEMON AVENUE 42 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
ALISON A. FUNSTON
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE CO, LLC
CHELSEA TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

1209 N. DONNELLY ST.
MOUNT DORA, FL 32757

CHELSEA TITLE
A Division of Fidelity National Title of Florida, Inc.

JOB NO.: 19-249
DATE:
FIELD: 02-14-19
SIGNED: 02-15-19
DRAWN BY: JDB
P.C.: KJ
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND
CONC. PAVERS / BRICK ASPHALT Dirt Drive
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
-x- CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
-o- VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OHL OVERHEAD LINE +/-
Point Not Found or Set
P.O.L. DENOTES REFERENCE POINT ON LINE
R/W Denotes RIGHT-OF-WAY

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

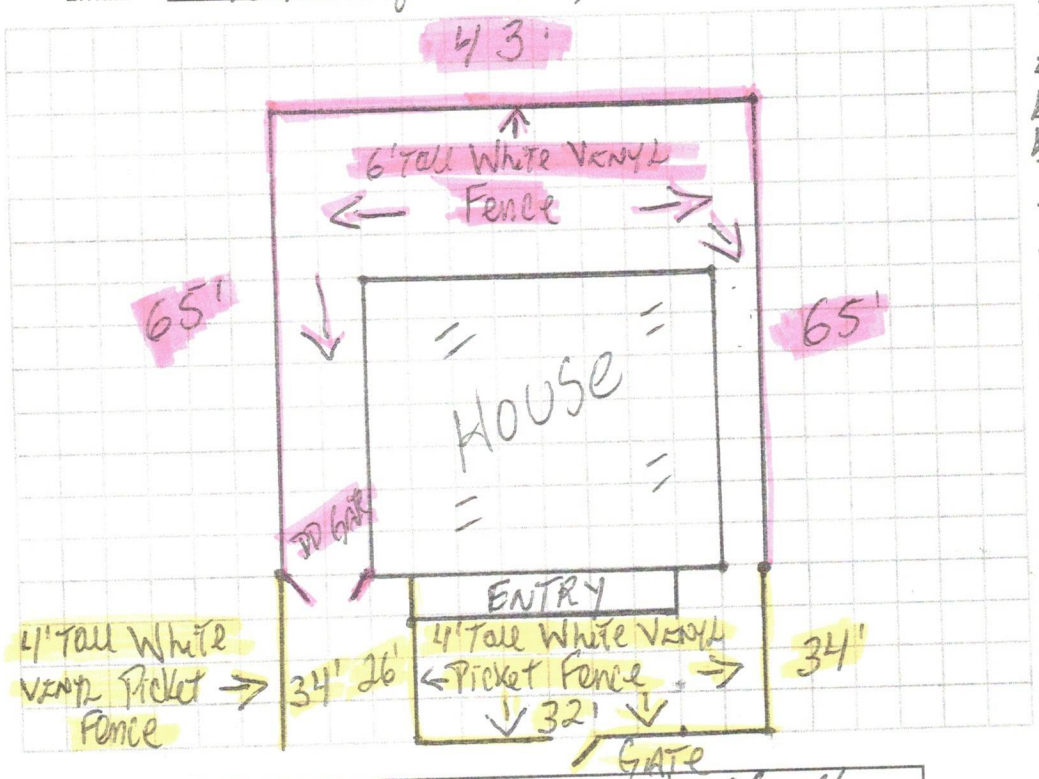
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Item 4.1

10901 Satellite Blvd, Orlando FL 32837
Office: 407-730 6800
Website: www.FloridaQualityFence.com
Email: Sales@FloridaQualityFence.com

Name: Allison Funston.
Address: 524 E Lemon Ave, Eustis FL 32726
Email: allison.a.funston@gmail.com

Date: 12/14/2022
Phone 3213951581
Phone: _____



Job Notes

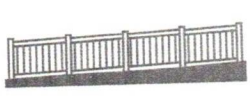
* All posts cemented.
* HD Gate Posts.
* Stainless Steel Hardware for Gates.

Labor Warranty	3	Years
Material Warranty	30	Years
HOA Required	YES (NO)	
Permit Required	(YES) NO	
Survey Available	(YES) NO	
Clearing of Fence Required	(YES) NO	
Clearing to be performed by	(Owner) Company	
Take Down and haul Away	94'	sf
Take Down and haul Away	$ Included	

Product:	Vinyl
Style:	Chestnut Stepped
Color:	White
Height:	4' Tall
# Gates:	1 x 50"
Picket Size:	1 1/2 x 1 1/2
Rail Size:	3 1/2
Post Size:	5 x 5
Post Space:	(6') / 8'
Post Set in:	(Concrete) / Soil
Post Cap:	Pyramid
Footage:	126'
Credit Card $	14,590 00

Product:	Vinyl
Style:	Chestnut Stepped Top
Color:	White
Height:	5' + 1'
# Gates:	1 x 9' DD
Picket Size:	1 1/2 x 1 1/2
Rail Size:	5 1/2 - 3 1/2
Post Size:	5 x 5
Post Space:	(6') / 8'
Post Set in:	(Concrete) / Soil
Post Cap:	Pyramid
Footage:	183'
CASH $	14,150 00

☐ ☑ *Installation Type*




Total Contract Amount: $ 14,150 00

Deposit: $ 7,075 00

_____ Check Credit Card Financed

Balance Due On Completion: $ 7,075 00

_____ Check Credit Card Financed

Customer: Allison Funston Date: 12/26/2022

Company Representative: Fabian Castillo. Date: 12/26/2022

MFRMLS

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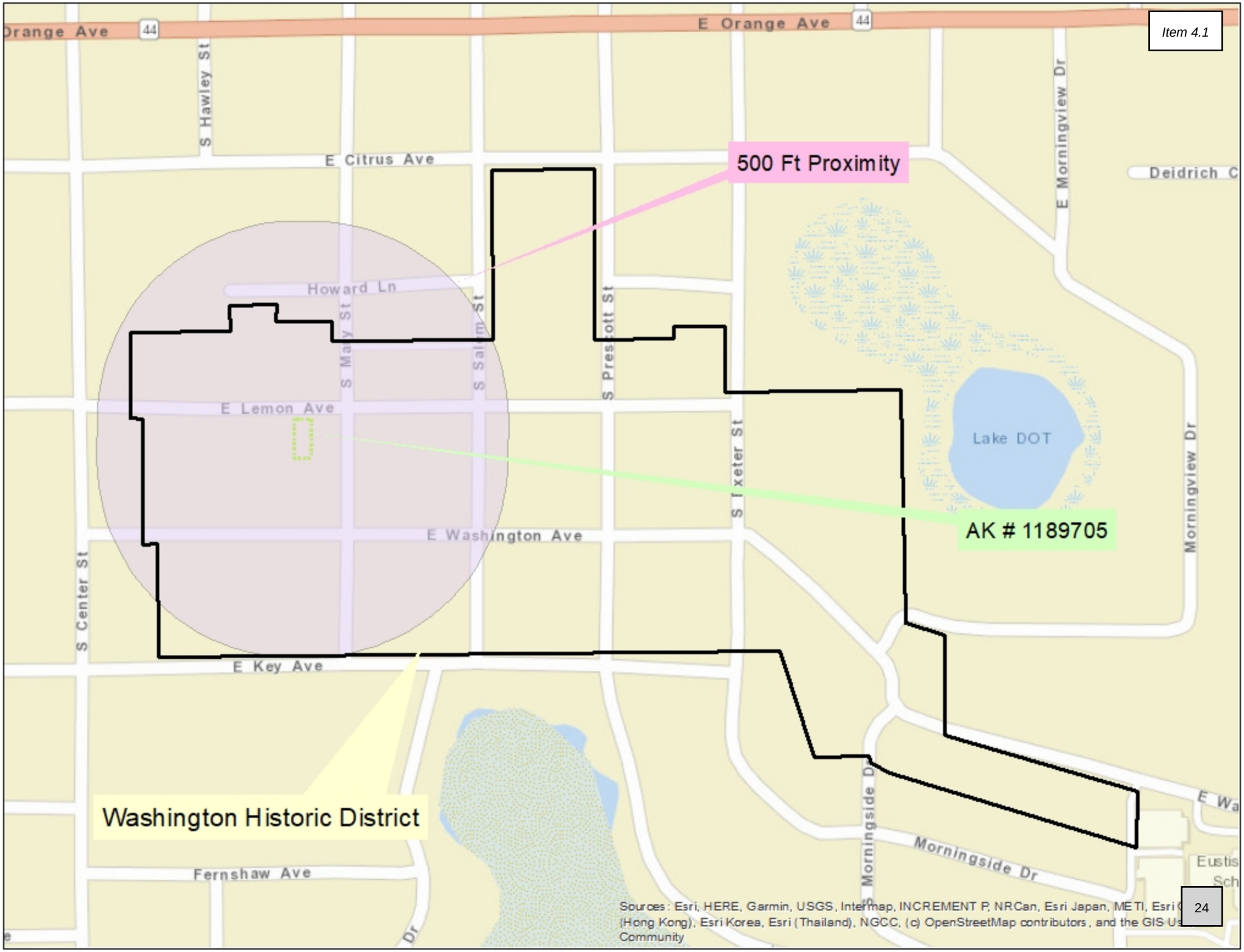
E Orange Ave
44
S Hawley St
E Citrus Ave
500 Ft Proximity
E Morningview Dr
Deidrich C
Howard Ln
S Mary St
S Salem St
S Prescott St
E Lemon Ave
S Exeter St
Lake DOT
Morningview Dr
AK # 1189705
E Washington Ave
S Center St
E Key Ave
Washington Historic District
Morningside Dr
Fernshaw Ave
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri
(Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS
Community


AK # 1189705
Washington Historic District
General Location
Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, and the GIS User Community


E Orange Ave
44
S Hawley St
E Citrus Ave
E Morningview Dr
Deidrich C
AK # 1189705
Howard Ln
S Mary St
S Salem St
S Prescott St
E Lemon Ave
Lake DOT
S Exeter St
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E Washington Ave
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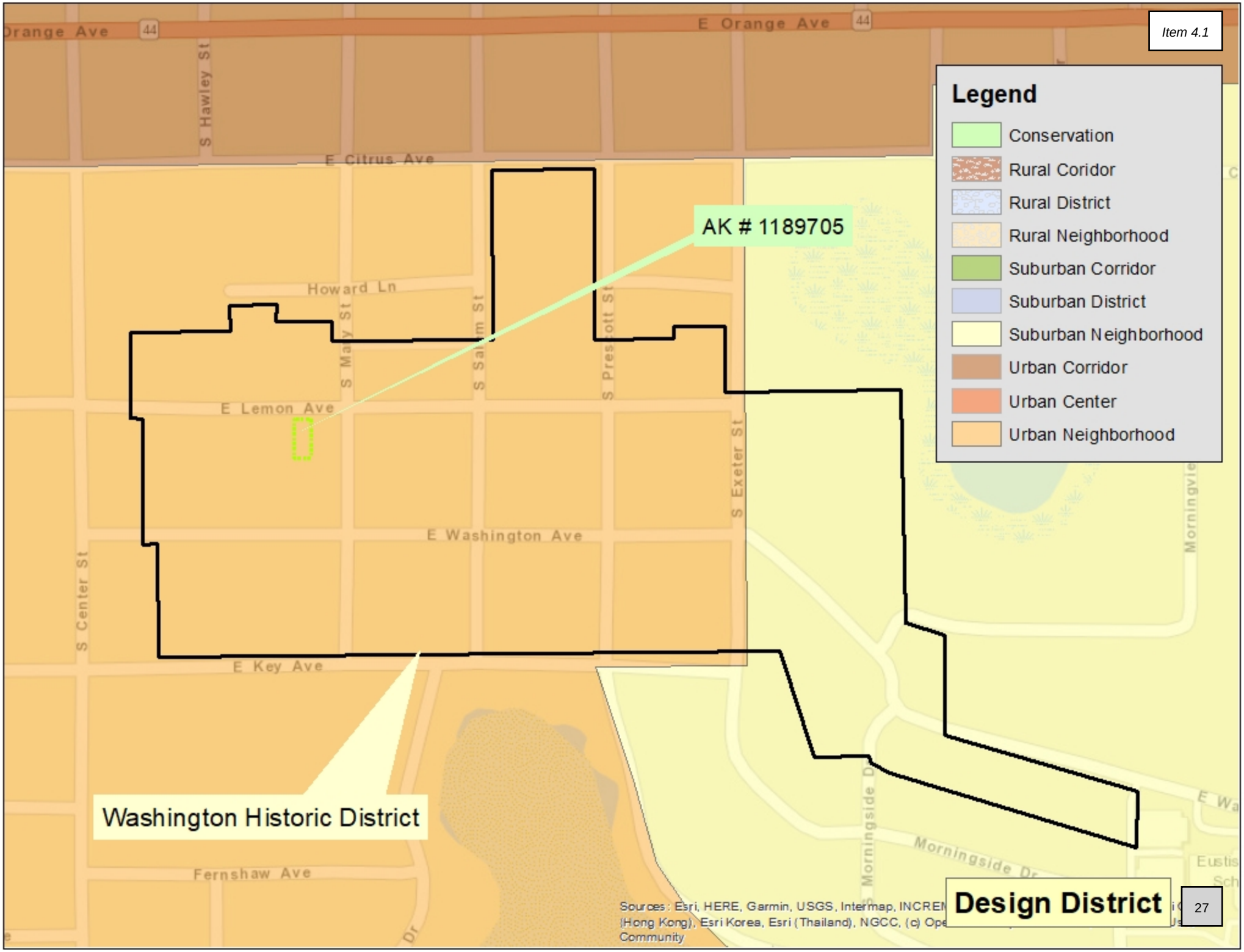
(Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS
Community


Legend
Conservation
Rural Coridor
Rural District
Rural Neighborhood
Suburban Corridor
Suburban District
Suburban Neighborhood
Urban Corridor
Urban Center
Urban Neighborhood
AK # 1189705
Washington Historic District
Design District
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Fernshaw Ave
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREM
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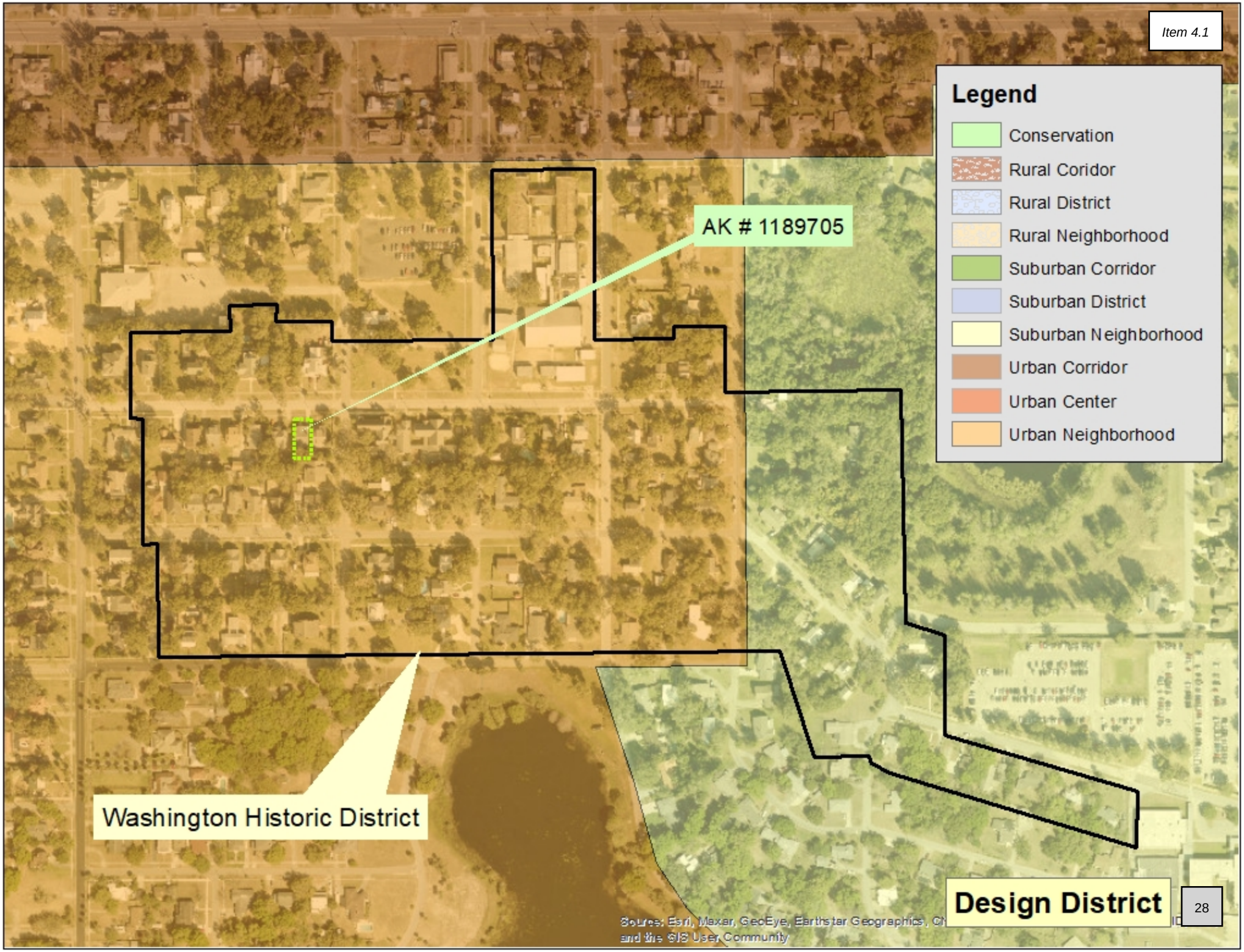
Community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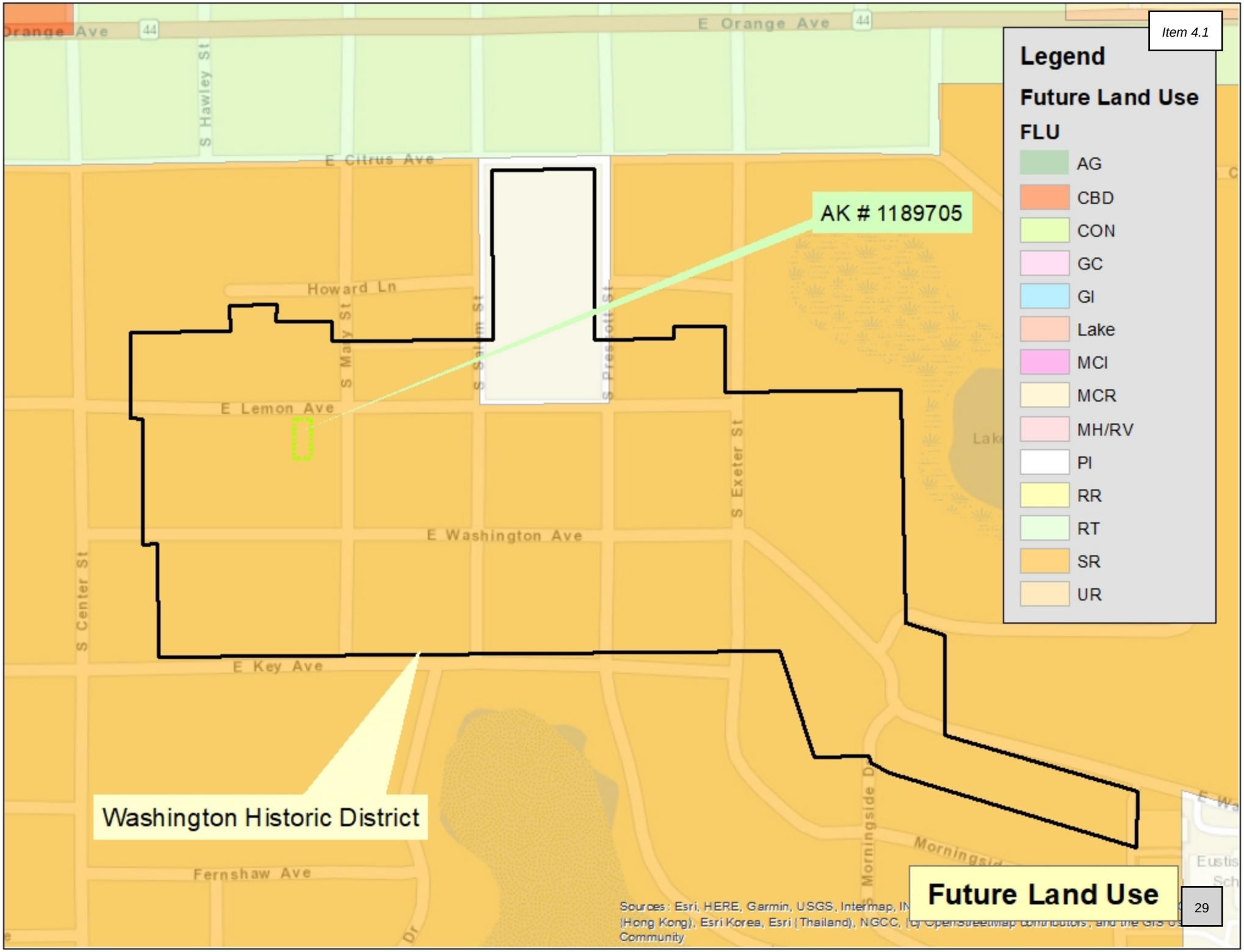
Urban Corridor
Urban Center
Urban Neighborhood
AK # 1189705
Washington Historic District
Design District
Source: Esri, Maxar, GeoEye, Earthstar Geographics, C
and the GIS User Community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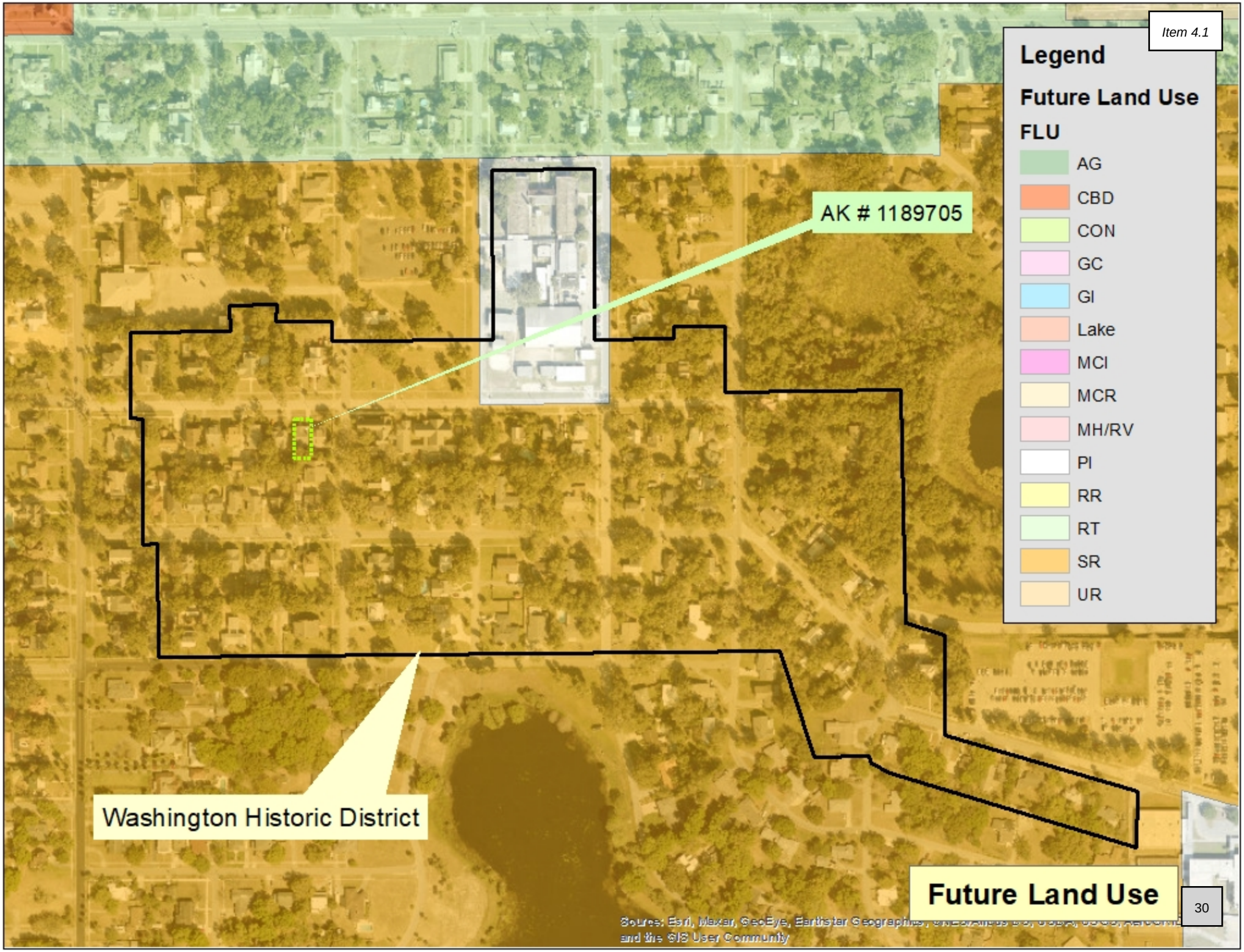
AK # 1189705
Howard Ln
S Mary St
S Salem St
S Prescott St
E Lemon Ave
S Exeter St
E Washington Ave
S Center St
E Key Ave
Fernshaw Ave
Morningside Dr
Lake
Legend
Future Land Use
FLU
AG
CBD
CON
GC
GI
Lake
MCI
MCR
MH/RV
PI
RR
RT
SR
UR
Washington Historic District
Future Land Use
Sources: Esri, HERE, Garmin, USGS, Intermap, IN
(Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS
Community


Legend
Future Land Use
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AG
CBD
CON
GC
GI
Lake
MCI
MCR
MH/RV
PI
RR
RT
SR
UR
AK # 1189705
Washington Historic District
Future Land Use
Sources: Esri, Maxar, GeoEye, Earthstar Geographics, and the GIS User Community

Fence Permit Application

City of Eustis
111 E. Orange Ave.,
P.O. Drawer 68 Eustis, FL 32727
Phone: (352) 483-5462
Fax: (352) 589-2651
Email: building@eustis.org

City Use Only	Permit No.		
Lot Typology		Design District	
Required Setbacks	Street	Common	Rear

(Circle One) Residential Commercial Mixed Use

Project/Owner Information

Project Address	Alternate Key No.	Subdivision Name (Shopping Center Name)
524 E Lemon Ave		

Within a Historic District?	Responding to a Code Violation?	Is Property in a Floodplain?
Yes		

Property Owner: Alison A. Funston

Address including suite number if applicable	City	State	Zip
524 E. Lemon Ave	Eustis	Fl.	32726

Telephone Number	Fax Number	Email Address
321-395-1581		alison.a.funston@gmail.com

Contractor Information — Owner Installed (must own and occupy property to self-install)

Business Name/Applicant Name	License Holder	License Number
Florida Quality Fence		

Address including suite number if applicable	City	State	Zip
10901 Satellite Blvd.	Orlando	Fl.	32837

Business Telephone Number	Business Fax Number	Email Address
407-730-6800	—	office@floridaqualityfence.com

Property Information

Lot Type:
- [x] Standard
- [ ] Corner
- [ ] Double Frontage

Fence Construction Type:
- [x] Privacy (Opaque)
- [ ] Open
- [ ] Mixed

Fence Material:
- [ ] Wood
- [x] Vinyl
- [ ] Metal
- [ ] Chain-link
- [ ] PVC
- [ ] Concrete Block
- [ ] Brick/Stone
- [ ] Barbed Wire
- [ ] Other

Lot Characteristics:
- [ ] Easements
- [ ] Waterfront
- [ ] Wetland

Applicant Comments (if any):

Contract Price/Value
$ 14,150.00

Fence Height by Location

Primary Street Yard	Secondary Street Yard	Common (Interior) Yard	Rear Yard
[x] 4-foot stepped white vinyl	[ ] 4-foot	[ ] 4-foot	[ ] 4-foot
	[ ] 4-foot topped with 2-foot lattice	[ ] 4-foot topped with 2-foot lattice	[x] 5 ft + 1 stepped top vinyl
	[ ] 6-foot (open only)	[ ] 6-foot	[ ] 6-foot
		[ ] 6-foot topped with 2 foot lattice	[ ] 6-foot topped with 2 foot lattice

Is Fence to Be Placed on Property Line? [x] Yes [ ] No

If No, Indicate Fence Location/Placement Below (Distance in Feet to Property Line)

Primary Street Frontage	Secondary Street Frontage (if applicable)	Common (Interior)	Rear

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Alison Funston, who being by me first duly sworn on oath, deposes and says:

1. That he/she is the fee-simple owner of the property legally described and attached to this application.

2. That he/she desires **City Commission** approval to accomplish the above desired request, as stated on Page 1 of this Application.

3. That he/she has appointed Florida Quality Fence LLC to act as Agent and/or Applicant in their behalf to accomplish the above.

x Alison Funston
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 3rd day of January, 2023, by Alison Funston, who is personally known to me or who has produced _____ as identification.

Maria V Sanchez
Notary Public (Signature)

(SEAL) Notary Public State of Florida
MARIA V SANCHEZ
My Commission HH 016957
Expires 07/01/2024

Print or type Notary Name

Commission (serial) Number HH 016957

My Commission Expires: 7/1/2024

NOTE: All applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. Documentation granting a person other than the Owner to sign MUST be attached.

NOTES:
1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON DESCRIPTIVE DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

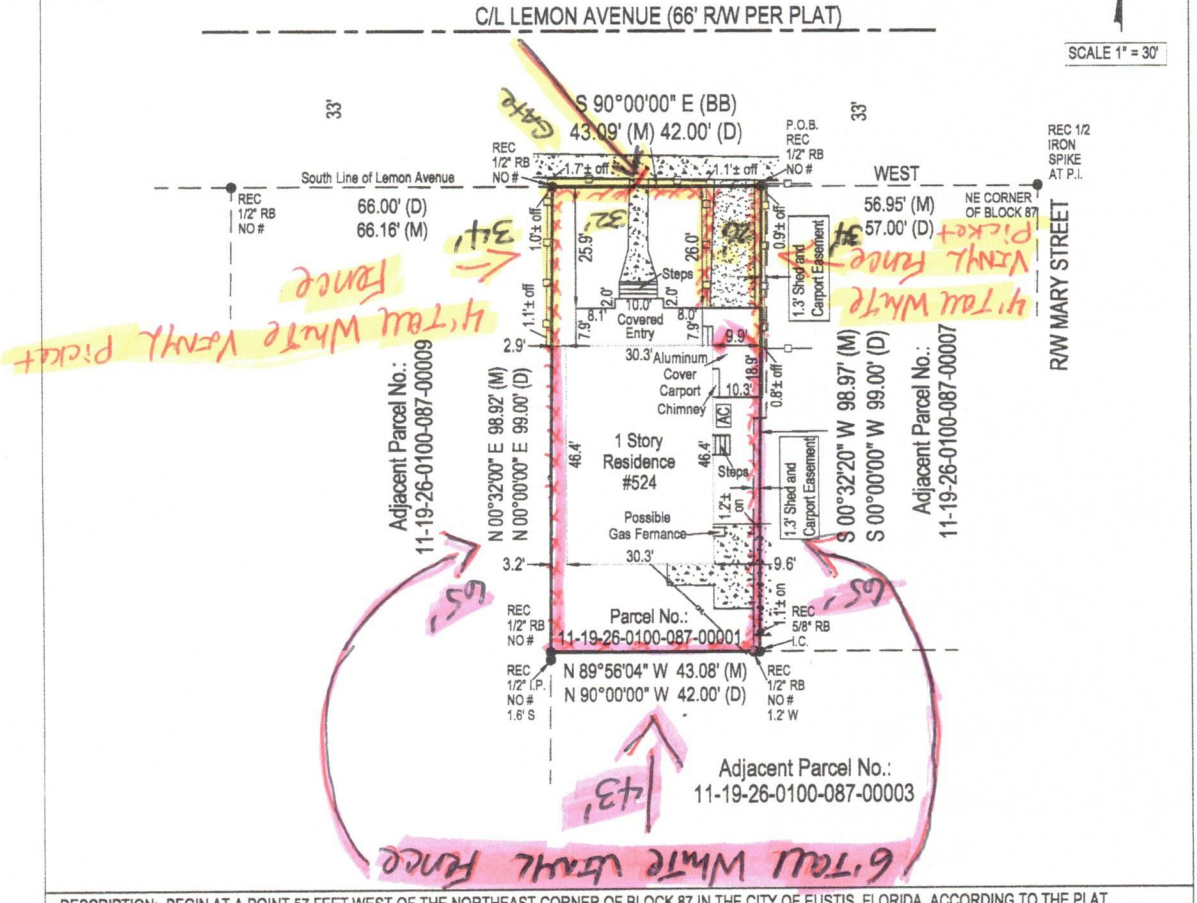
Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4585
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FLORIDA 32746
PH. (407) 696-1155

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12069C 0356 E DATED 12-18-12.

0 30 60

Note: Property Subject To) Shed and Carport Easement Recorded in Official Records Book 4044, Page 1718.

Property Address: 524 E. LEMON AVENUE



DESCRIPTION: BEGIN AT A POINT 57 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 87 IN THE CITY OF EUSTIS, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 99 FEET, THENCE WEST 42 FEET THENCE NORTH 99 FEET TO THE SOUTH LINE OF LEMON AVENUE, THENCE EAST ALONG THE SOUTH LINE OF LEMON AVENUE 42 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
ALISON A. FUNSTON
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE CO, LLC
CHELSEA TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

1209 N. DONNELLY ST.
MOUNT DORA, FL 32757

CHELSEA TITLE
A Division of Fidelity National Title of Florida, Inc

JOB NO.: 19-249
DATE:
FIELD: 02-14-19
SIGNED: 02-15-19
DRAWN BY: JDB
P.C.: KJ
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND
PAVERS / BRICK
ASPHALT
Dirt Drive
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E.- UTILITY EASEMENT
D.E.- DRAINAGE EASEMENT
L.E.- LANDSCAPE EASEMENT
P.E.- POOL EQUIPMENT
P.P.- POWER POLE
CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OVERHEAD LINE +/-
Point Not Found or Set
P.O.L. - DENOTES REFERENCE POINT ON LINE
R/W Denotes RIGHT-OF-WAY

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

10901 Satellite Blvd, Orlando FL 32837

Office: 407-730 6800

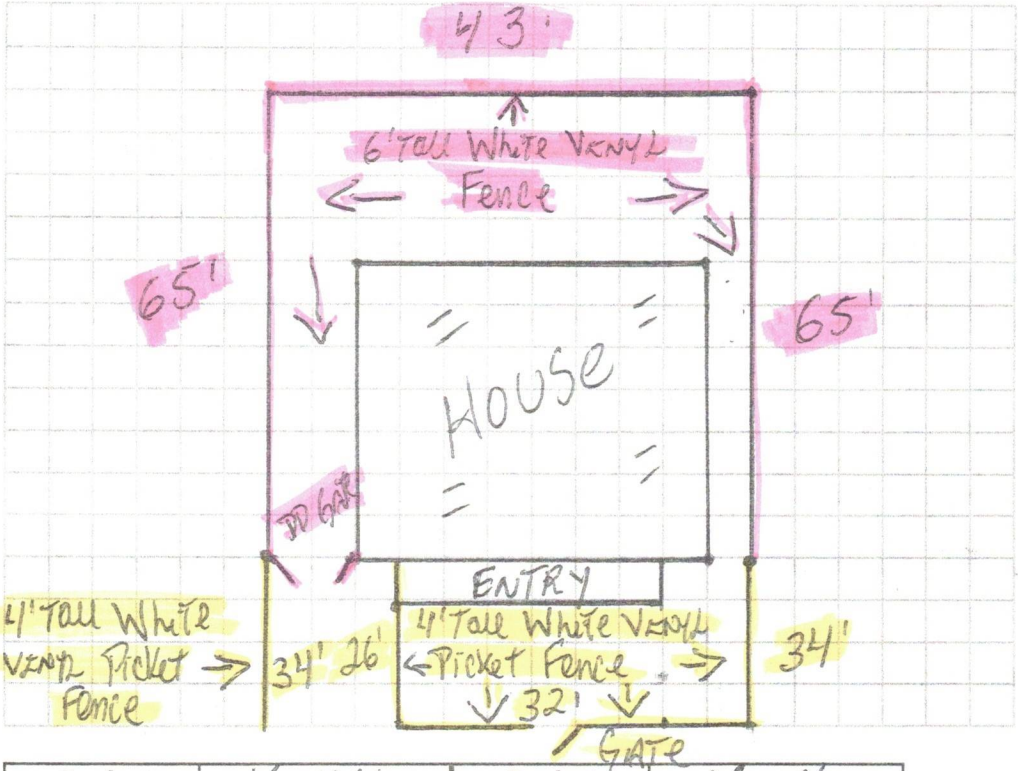
Website: www.FloridaQualityFence.com

Email: Sales@FloridaQualityFence.com

Name: Allison Funston. Date: 12/14/2022

Address: 524 E Lemon Ave, Eustis FL 32726 Phone 3213951581

Email: allison.a.funston@gmail.com Phone: _____



Job Notes

* All posts cemented.
* HD Gate Posts.
* Stainless Steel Hardware for Gates.

Labor Warranty	3	Years
Material Warranty	30	Years
HOA Required	YES (NO)	
Permit Required	(YES) NO	
Survey Available	(YES) NO	
Clearing of Fence Required	(YES) NO	
Clearing to be performed by	(Owner) Company	
Take Down and haul Away	94'	sf
Take Down and haul Away	$ Included.	

Product:	Vinyl	Product:	Vinyl
Style:	Chesnut Stepped	Style:	Chesnut Stepped Top
Color:	White	Color:	White
Height:	4' Tall	Height:	5' + 1'
# Gates:	1 x 50"	# Gates:	1 x 9' DD
Picket Size:	1 1/2 x 1 1/2	Picket Size:	1 1/2 x 1 1/2
Rail Size:	3 1/2	Rail Size:	5 1/2 - 3 1/2
Post Size:	5 x 5	Post Size:	5 x 5
Post Space:	(6') / 8'	Post Space:	(6') / 8'
Post Set in:	(Concrete) / Soil	Post Set in:	(Concrete) / Soil
Post Cap:	Pyramid	Post Cap:	Pyramid
Footage:	126'	Footage:	83'
Credit Card $	14,590 00	CASH $	14,150 00

☐ Installation Type ☑

Total Contract Amount: $ 14,150 00

Deposit: $ 7,075 00

_____ Check Credit Card Financed

Balance Due On Completion: $ 7,075 00

_____ Check Credit Card Financed

Customer: Allison Funston Date: 12/26/2022

Company Representative: Fabian Castillo. Date: 12/26/2022

FRAME VERNACULAR

One of the most common forms of architecture is Frame Vernacular. Vernacular architecture refers to a regional or "folk" architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. The Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

This section refers to the Frame Vernacular built in Lakeland prior to the 1940s. The section on Modern Style addresses the Vernacular styles of the Modern era.

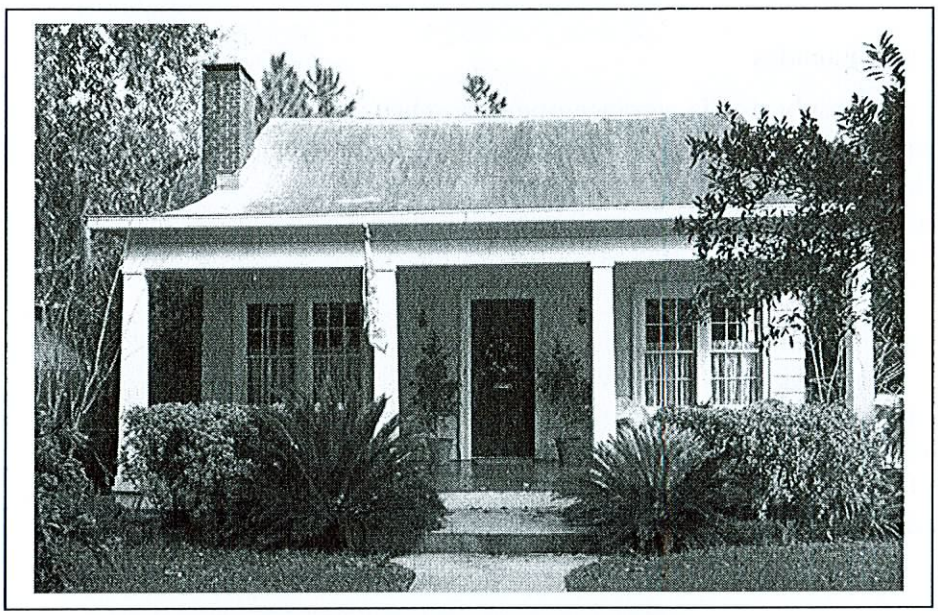


Figure 3-1: Frame Vernacular

Figure 3-2: Frame Vernacular

Features of the Frame Vernacular Style

Plans

- Usually rectangular
- Sometimes L-shaped to maximize cross-ventilation

Foundations

- Masonry (usually brick) piers
- Spaces between piers left open to allow for ventilation and for protection from high water

Porches and Facades

- Most commonly simple entrance or end porches
- Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details
- In most cases, porches were built without railings

Roofs

- Earlier period homes have steep pitches, to accommodate attic space
- Later period homes have a lowered roof pitch
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall
- Wood shingles were often used to cover the roofs in early homes
- Metal shingles or metal sheets were used on later period structures, or as a replacement roof material

Exterior

- Horizontal drop siding and weatherboard are the most common exterior wall surface materials

Windows and Doors

- Generally, double-hung sash windows made of wood
- Windows are spaced evenly along all facades
- Windows can be single-pane, or 2- or 4-pane
- Doors contain recessed wood panels

Exterior Decoration

- Sparse, limited to ornamental woodwork

City of Eustis
Development Services Department
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD
FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: MARCH 8, 2023

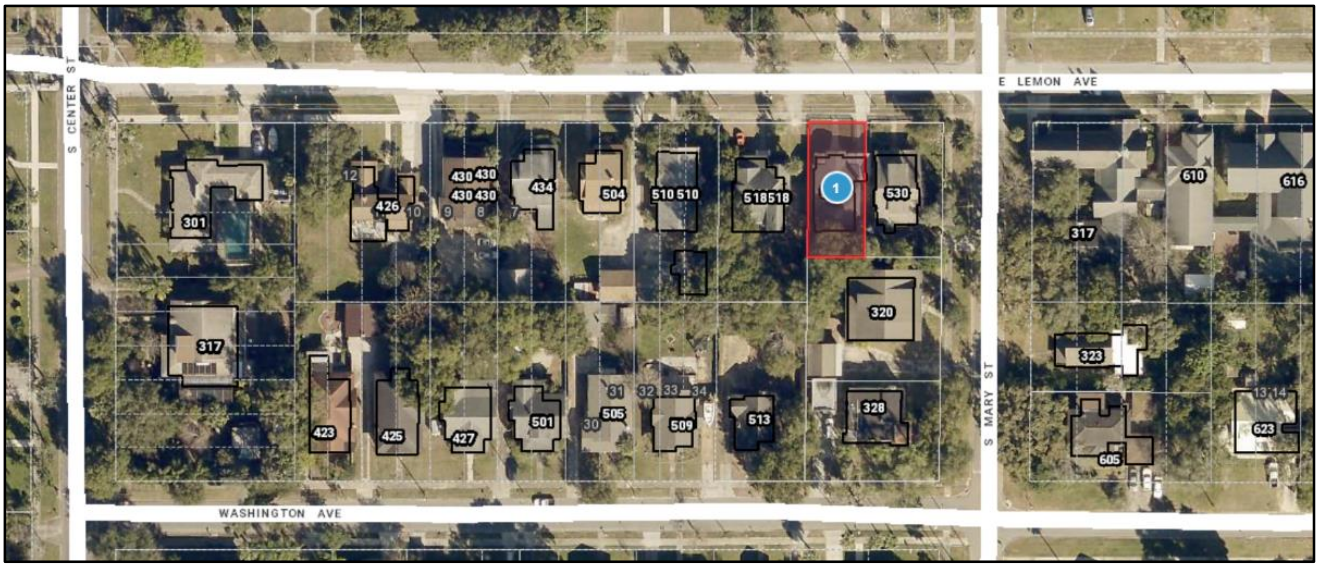
RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-01
CONSTRUCTION OF A NEW FENCE AT 524 EAST LEMON AVENUE (AK 1189705)

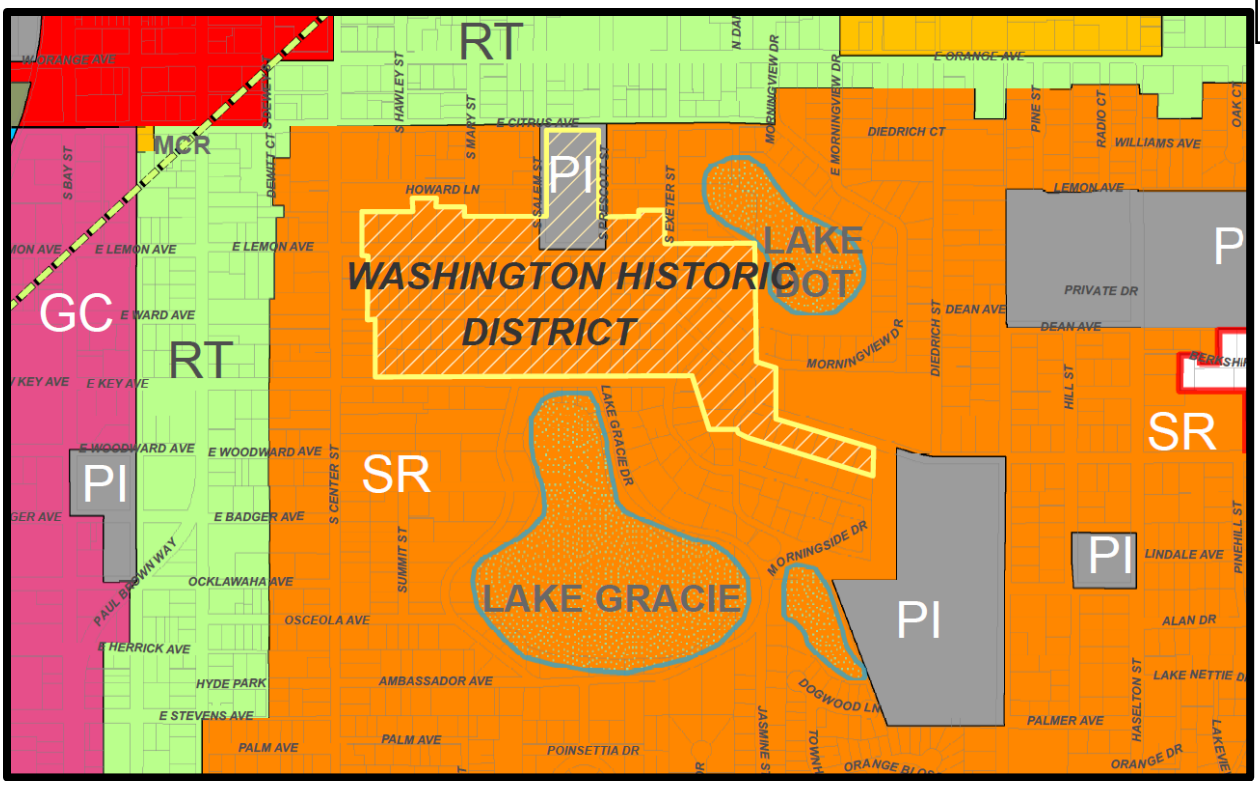
PROPOSED PROJECT:

On behalf of Alison A. Funston, property owner, Carlos Roos with Florida Quality Fence LLC, applicant/agent, is requesting Historic Preservation Board approval for installation of a new fence. The proposed fence is 4-foot tall chestnut-colored stepped vinyl fence in front of the house and 5-foot tall chestnut-colored stepped top picket fence at the rear. The proposed fence in front of the house would be along the property lines and not set back at all.

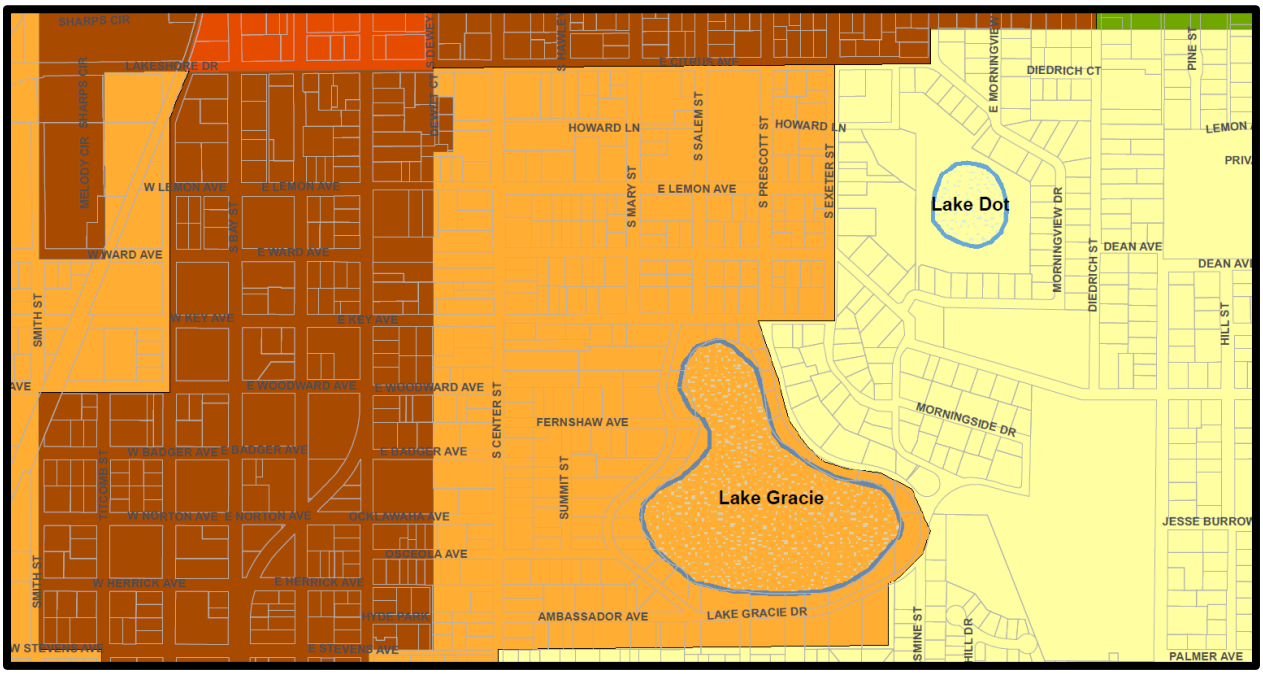
PROPERTY INFORMATION:

Owner: Alison A. Funston
Applicant: Carlos Roos with Florida Quality Fence LLC
Site Acreage: 0.095 acres / 4,158 square feet





Future Land Use: Suburban Residential (SR)



Design District: Urban Neighborhood

CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

(l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

The proposed fence should not have an extensive impact on the landmark, landmark site or property within the historic district of which the fence is proposed. The fence is an external feature to enclose the yard and the proposed color should complement the natural color tones of the home.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The fence is reasonably consistent in its design with the home but is constructed in a vinyl material rather than wood, however the chestnut color shows similarity to a brown wood grain. The proposed chestnut color should complement the color scheme of the house.

(3) The extent to which the historic, architectural or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

This local landmark, 524 East Lemon Avenue, is classified as the Frame Vernacular architectural style.

When frame vernacular homes had fences, they were often white picket fences. Simple vertical picket fences are appropriate for Frame Vernacular buildings. The proposed fence is not similar in nature to a white picket fence.

On the contrary to the above, the home on this property was built in 1924. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The Florida Master Site File indicates structural system to be wood frame and the exterior fabric to be wood siding. As a result, the expectation would be that a fence on the property would also feature wood elements and a color to resemble wood. The proposed fence is chestnut-colored stepped vinyl fence. The material is not wood, but vinyl fence can be longer lasting while wood can be refinished. A chestnut colored vinyl fence may somewhat resemble a wood color, so this shows some attempt at consistency with the historic architectural style and features of the property.

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant's building permit that has been submitted will be reviewed, and likely approved. The proposed fence meets the intent and regulations for fences per the City of Eustis Land Development Regulations, so no grounds for denial of the building permit are foreseen at this time.

(n) In considering an application for certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

The proposed fence is 4-foot tall in front of the house and 5-foot tall in the rear.

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

Not applicable; this is a fence installation, which will not include any new windows or doors.

(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

The proposed fence should not have any negative effect on building masses, setbacks, and spaces. The proposed front yard fence is 4-feet tall, and behind the house frontage, it is 5 feet tall. This should be consistent with the surrounding properties and not deter from the historical significance either.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

Not applicable; this request is for a fence and no new roof areas.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The scale of the proposed fence is compatible with the existing building, and the generally consistent with the frame vernacular style architecture.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.

The proposed fence should not extensively change the directional expression of the historic local landmark site.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

This local landmark, 524 East Lemon Avenue, is classified as the Frame Vernacular architectural style.

When frame vernacular homes had fences, they were often white picket fences. Simple vertical picket fences are appropriate for Frame Vernacular buildings. The proposed fence is not similar in nature to a white picket fence.

On the contrary to the above, the home on this property was built in 1924. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The Florida Master Site File indicates structural system to be wood frame and the exterior fabric to be wood siding. As a result, the expectation would be that a fence on the property would also feature wood elements and a color to resemble wood. The proposed fence is chestnut-colored stepped vinyl fence. The material is not wood, but vinyl fence can be longer lasting while wood can be refinished. A chestnut colored vinyl fence may somewhat resemble a wood color, so this shows some attempt at consistency with the historic architectural style and features of the property.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the fencing COA application and offers the following:

Per the master site file for this property, the historical context is the “boom times”. The home was built in 1924 with a frame vernacular style, wood frame. Generally, the Frame Vernacular resources in the survey area are one-story high, constructed of wood structural frames set on continuous concrete block foundations. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams,

heavy, tapered columns, patterned window panes and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

Craftsman Style Fences typically have straight vertical and horizontal lines to have the look and feel of Craftsman architecture. Craftsman house exteriors emphasize harmony with surrounding nature. Craftsman style fences are commonly woodgrain. Craftsman wood fence styles could be split rail, deck rail style picket, picket, lattice top square, lattice top diagonal, standard horizontal, hog wire, modified panel, full panel, grid top, or estate.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the physical presence and site plan for the fence, staff recommends approval of the request.

ATTACHMENTS:

COA Application
Site Plan to Show Request
National Register of Historic Places Nomination Information for subject property

c: Applicant
Historic Preservation Board Members
File: 2023-COA-01

FRAME VERNACULAR

One of the most common forms of architecture is Frame Vernacular. Vernacular architecture refers to a regional or "folk" architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. The Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

This section refers to the Frame Vernacular built in Lakeland prior to the 1940s. The section on Modern Style addresses the Vernacular styles of the Modern era.

Figure 3-1: Frame Vernacular

Figure 3-2: Frame Vernacular

Features of the Frame Vernacular Style

Plans

- Usually rectangular
- Sometimes L-shaped to maximize cross-ventilation

Foundations

- Masonry (usually brick) piers
- Spaces between piers left open to allow for ventilation and for protection from high water

Porches and Facades

- Most commonly simple entrance or end porches
- Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details
- In most cases, porches were built without railings

Roofs

- Earlier period homes have steep pitches, to accommodate attic space
- Later period homes have a lowered roof pitch
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall
- Wood shingles were often used to cover the roofs in early homes
- Metal shingles or metal sheets were used on later period structures, or as a replacement roof material

Exterior

- Horizontal drop siding and weatherboard are the most common exterior wall surface materials

Windows and Doors

- Generally, double-hung sash windows made of wood
- Windows are spaced evenly along all facades
- Windows can be single-pane, or 2- or 4-pane
- Doors contain recessed wood panels

Exterior Decoration

- Sparse, limited to ornamental woodwork

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

AIE Key
1189977

91 HISTORICAL STRUCTURE FORM

Original: X Site:
Update: Recorder: DL 14-13
Sitename: KARL & ACTA MANTEY RESIDENCE
Historic Contexts: BOOM TIMES
Natl Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS may, sketch-map of immediate area)

Address: 403 S. MARY STREETCity: EUSTIS
Vicinity of/route to:SOUTHEAST CORNER OF S. MARY STREET AND WASHINGTON AVENUE.

Subdivision: PRESCOTT'S ADDITIONBlock: 28 Lot: 8

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History
Architect:
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description
Style: FRAME VERNACULAR
Plan: Exterior:IRREGULAR
Interior:IRREGULAR
No.: Stories 1 Outbuildings 0 Porches 1 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SHINGLE # WOOD SIDING
Foundation - Type: CONTINUOUS
Materials: CONCRETE BLOCK
Infill:
Porches:
Roof - Type:INTERSECTING GABLESSurfacing: COMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 0 Material:
Location:
Windows: DHS,9/1
Exterior Ornament:
Condition: GOODSurroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)
THIS FRAME VERNACULAR STYLE RESIDENCE HAS SQUARE WOOD COLUMNS SUPPORTING THE PORCH OVERHANG AN D CENTRAL ENTRY. CUT-OUT WOOD IS SEEN IN THE GABELED END THAT FACES THE STREET. LOUVERED SHUTTE RS GRACE THE WINDOWS AND DOOR ADDING TO ITS CHARACTER.

Item 4.2

09/07/

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site
FMSF Archaeological form completed?: N
Artifacts or other remains: NONE OBSERVED

Recorder's Evaluation of Site
Areas of significance: ARCHITECTURE

Eligible for National Register?: N
Significant as part of district?: N
Significant at local level?: N

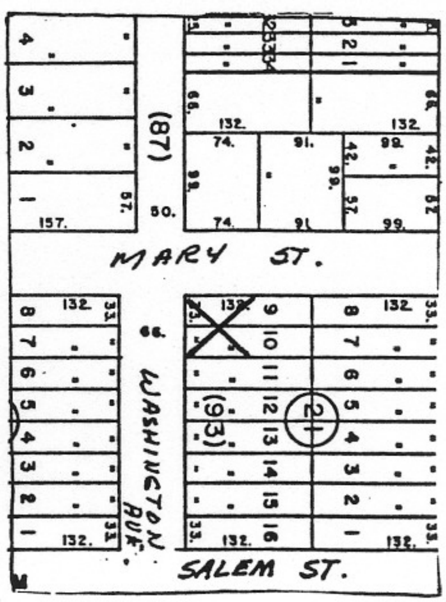
Summary of significance:

THIS RESIDENCE CONTRIBUTES TO THE HISTORY AND DEVELOPMENT OF THE AREA. IT HAS CLASSICAL ELEMENTS THAT ARE SEEN THROUGHOUT THIS NEIGHBORHOOD. KARL AND ACTA MANTEY WERE RECORDED IN THE 1910 CENSUS AND RESIDED HERE IN 1924.

* * * DHR USE ONLY * DHR USE ONLY*
* Keeper determination of eligibility date: / / / / *
* SHPO evaluation of elibility date: / / / / *
* Local determination of eligibility date: / / / / *
* Office: *
* *
* * * DHR USE ONLY * DHR USE ONLY*

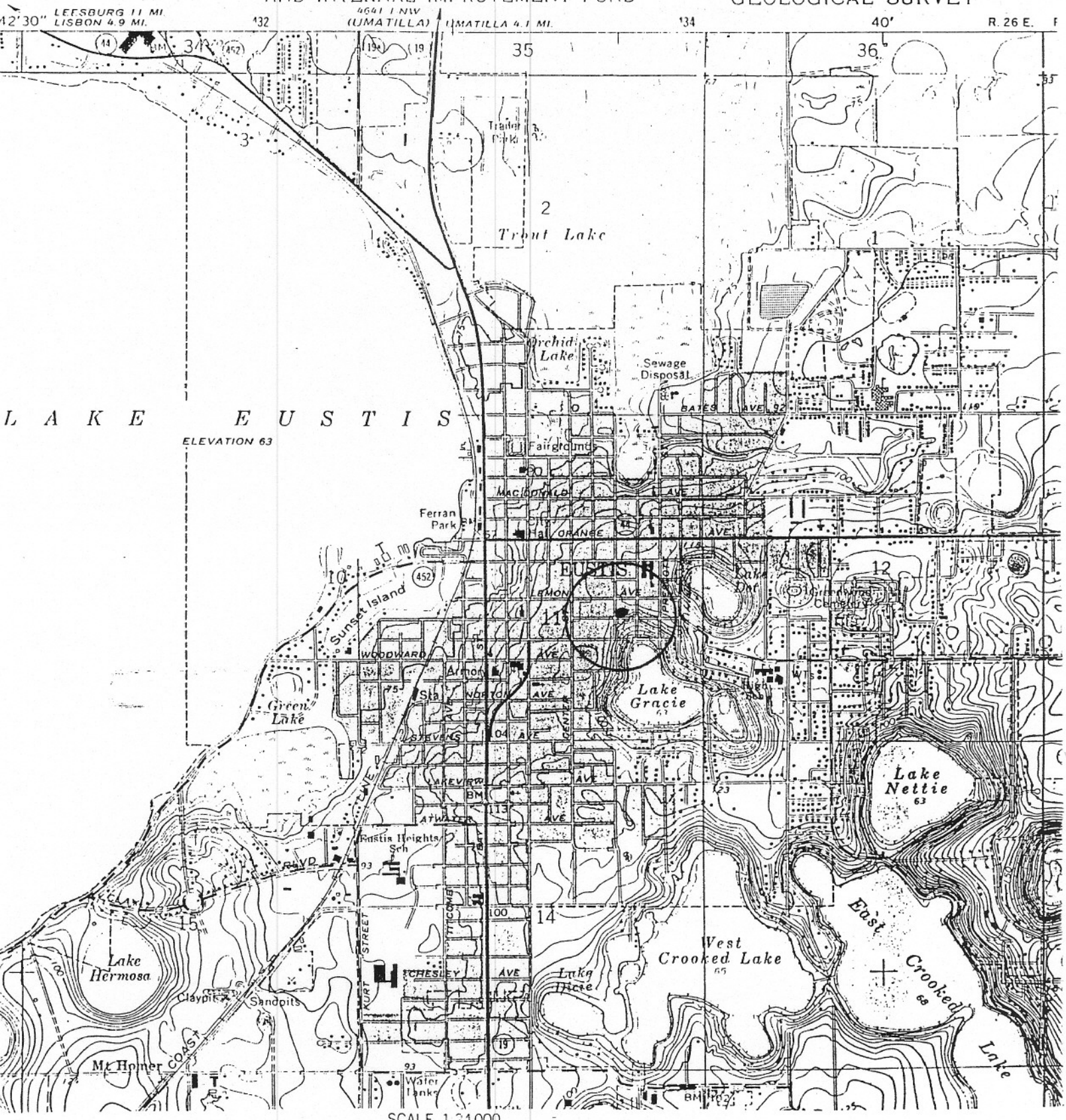
Recorder information: DONNA G LOGSDON
Date: 08/1991 Affiliation: THE HISTORIC WORKS

Photographs (Attach a labeled print bigger than contact size)
Location of negatives: EUSTIS HIST. MUSEUM
Negative numbers: 14-13



STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

FLORIDA

QUADRANGLE L

City of Eustis
Development Services Department
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: MARCH 8, 2023

RE: REVISED CERTIFICATE OF APPROPRIATENESS 2022-COA-06 (NOW 2023-COA-05) CONSTRUCTION OF A NEW SHED AT 403 SOUTH MARY STREET (ALTERNATE KEY 1189977)

PROPOSED PROJECT:

Tuff Shed, as the applicant/agent on behalf of Diane H Sanders, property owner, is requesting Historic Preservation Board approval for the construction of a new shed at 403 South Mary Street. The shed would be visible from the street, and if not, it could potentially be approved administratively by staff (without being reviewed by the Board) if it meets review criteria. Any proposed work in the historic district that is visible from the street must be reviewed and approved by the Historic Preservation Board. The subject property is located at the southeast corner of South Mary Street and Washington Avenue. The proposed shed is ten feet by sixteen feet in dimensions, and a height of twelve and a half feet.

The proposed shed would be located:

17 feet from the southern side property line

7.5 feet from the rear (eastern) property line

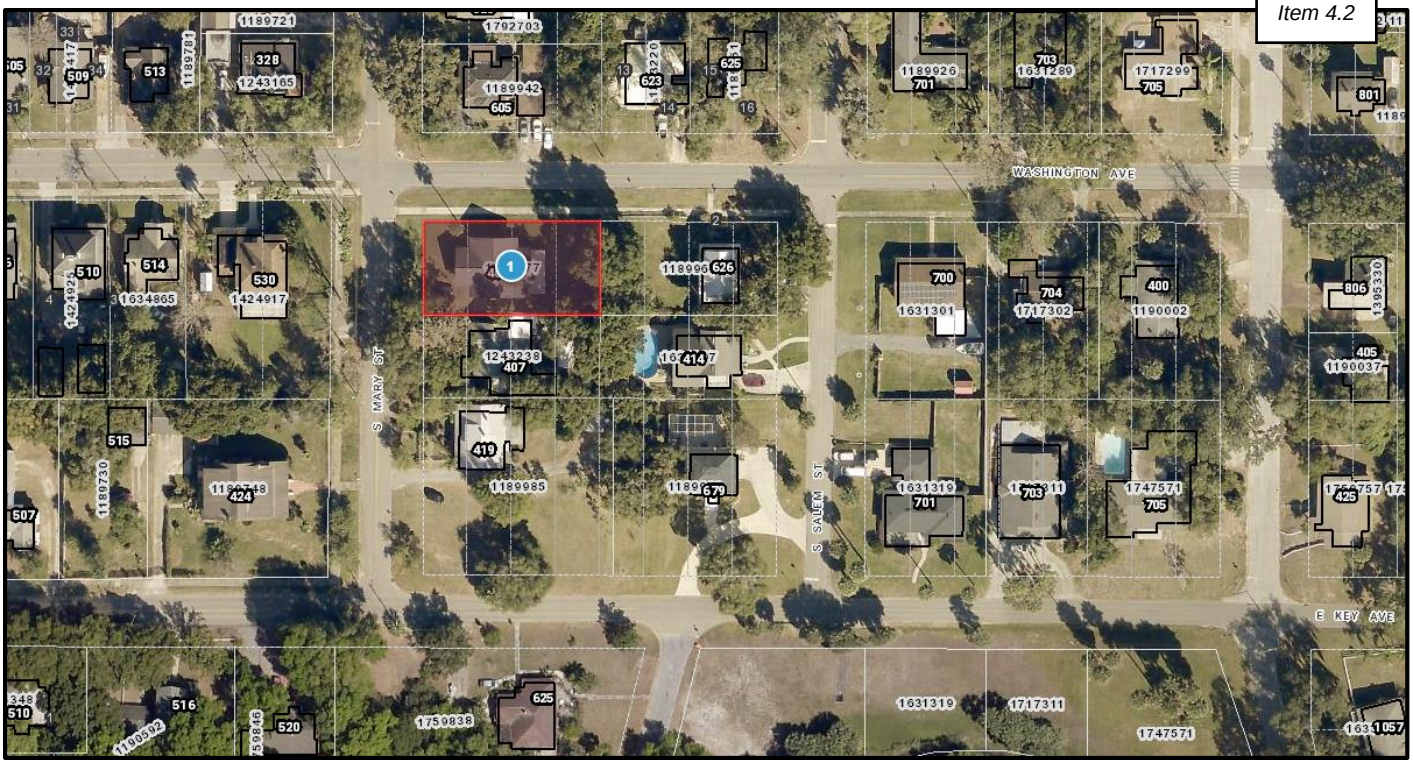
45 feet from the northern property line that is adjacent to E Washington Ave

106 feet from the front property line, adjacent to S Mary St

28 feet from the existing single-family residence

PROPERTY INFORMATION:

Owner: Diane H Sanders
Applicant: Tuff Shed
Site Acreage: 0.21 acres



Future Land Use: Suburban Residential (SR)

Design District: Urban Neighborhood

CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

(l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

This historic site, 403 South Mary Street, is classified as the Frame Vernacular architectural style, so to complement the landmark site, the shed should complement the architectural style of the existing home on the property.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The proposed shed is not shown to have features and colors to be consistent with that of the existing single-family home on the property. The color that is shown on the provided elevations is a similar color, but darker shade than the house appears to be. The proposed shed also does not have other features that would make it more consistent and compatible with the frame vernacular style.

(3) The extent to which the historic, architectural or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

The proposed color of the shed is not consistent with that of the current home on the site. The color that is shown on the provided elevations is a similar color, but darker shade than the house appears to be. The paneling on the proposed shed is vertical whereas paneling on the existing home is horizontal, so these two structures will lack some similarities with each other.

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant's building permit that has been submitted will be able to be approved. The applicant would then be able to shortly later install the shed. The usual inspections and any other requirements with a building permit would apply.

(n) In considering an application for certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

The proposed shed's height of 12.5 feet does not pose a conflict with the frame vernacular style nor the compatibility with the current home on the site.

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

No windows are proposed to be as part of the shed, but the addition of windows, or even faux windows, would increase the suitability and agreeability with the frame vernacular architectural style. New windows could potentially be only added on the façade that faces the road and is visible to the public. In this style, double-hung sash windows are generally made of wood and spaced evenly along all facades. Windows can be single-pane, or 2- or 4-pane.

Doors typically contact recessed wood panels. The shown doors are reasonably consistent with this.

The frame vernacular style had elements to maximize cross-ventilation, so windows and doors reflected such goal.

(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

The proposed setbacks are consistent with the requirements of the lot typ and design district in addition to posing no issues with the relationship to the historic district and open space.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

The pitch and style of the roof of the new, revised shed that is now proposed more closely match that of the existing single-family residence on the property.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The scale of the proposed shed is compatible with the existing building, and the frame vernacular style architecture.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.

The proposed shed should not extensively change the directional expression of the historic local landmark site.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

The proposed shed not in the same color as the existing home, but the proposed color is similar. The proposed roof pitch is not consistent with that of the existing home nor the frame vernacular style.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the COA application for a new shed and offers the following:

The proposed shed is not extensively consistent with the frame vernacular style, and staff would like to see greater effort, as discussed above, towards incorporation of frame vernacular elements as well as for the proposed shed to be more consistent with the existing home on site. Major elements that revision would be beneficial to on the proposed shed would be the color and windows as well as for siding to be horizontal as opposed to vertical.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, the revised shed is now more consistent with the subject property's historic frame vernacular style and existing development, but there are still areas for improvement and a greater consistency, such as in regards to windows and color. During the last Historic Preservation Board meeting, during discussion of this request, members of the public stated that there is a fence on the property that should block most of the view of the shed from the public, and there is a fence permit approval on record from 2009 for 6-foot tall white vinyl fence on this property. Especially if there is (and is to remain) a fence on the property that would hide or disguise the shed and any lack of consistency with the historic site, staff would recommend approval of this request. The Board may choose to, if they would like, require that a fence remain to hide the shed from the public view.

staff recommends denial of this request until the applicant shows a greater consistency in their proposal.

ATTACHMENTS:

Site Plan to Show Proposed Shed Location
Proposed Shed Elevations
COA Application
Historical Structure Form – Florida Master Site File for subject property
Frame Vernacular Architectural Style Information Referenced by Staff in Analysis

c: Applicant and Property Owner
Historic Preservation Board Members
File: 2023-COA-05

EXHIBIT A: SITE PLAN

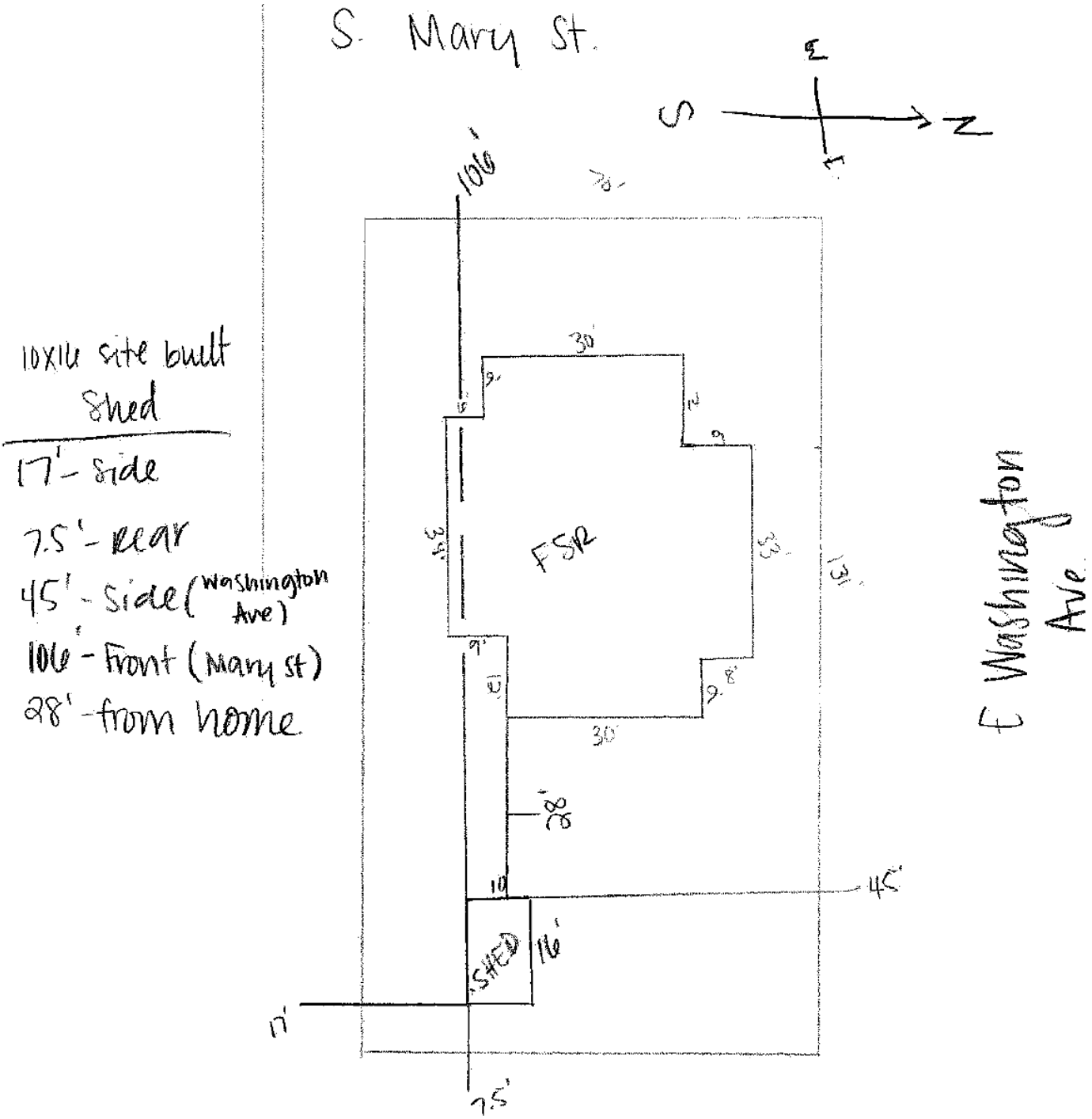
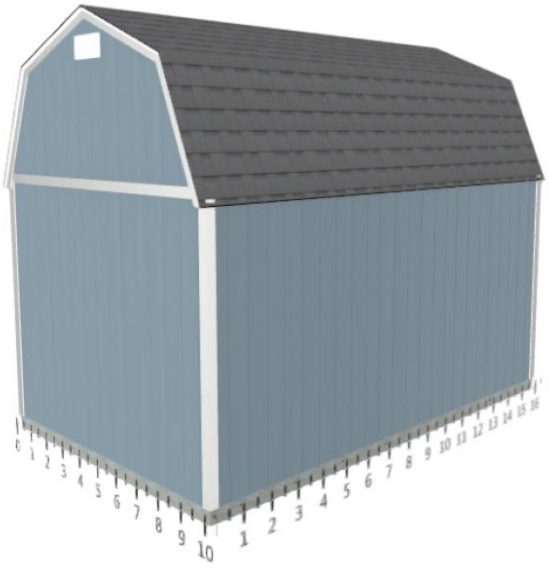
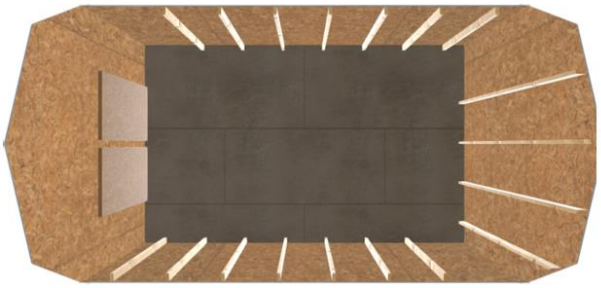


EXHIBIT B: ELEVATIONS OF PREVIOUSLY PROPOSED SHED



Wall D

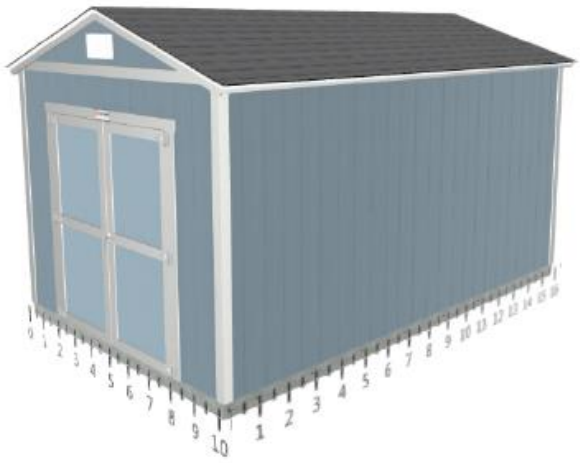
Wall A

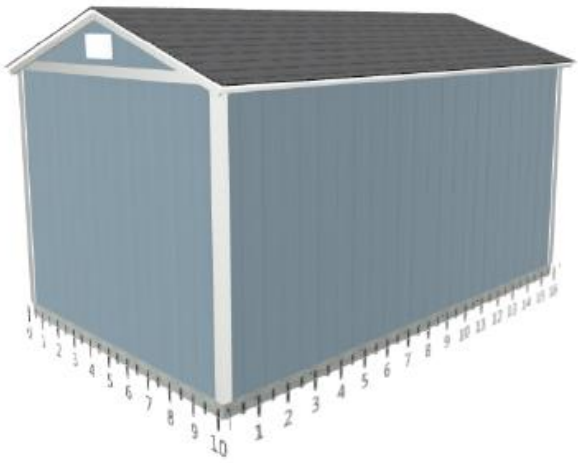


Wall C

Wall B

EXHIBIT C: ELEVATIONS OF NEW REVISED PROPOSED SHED





Wall D

Wall A

Wall C

Wall B

EXHIBIT D: SNAPSHOT FROM GOOGLE STREET VIEW TO SHOW HOUSE ARCHITECTURAL DESIGN

CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

☐ **Local Landmark/Site** ☐ **Eustis Main Street Area**
☒ **Washington Avenue Historic District**

ADDRESS OF PROPERTY: 403 S. Mary St, Eustis FL 32726

Property Owner
Print Name: Diane H Sanders
Mailing Address: 403 S Mary St Eustis FL 32726
Phone: 407-765-5870 Fax:
Email: Diane@grannynannies.com

Applicant/Agent (if different from property owner)
Print Name: Tuff Shed
Mailing Address: 8524 E. Colonial Dr., Orlando FL 32817
Phone: 407-242-2444 Fax:
Email: Cbelanger@tuffshed.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: [signature] Date: 10/27/22

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

☐ Alteration ☐ Demolition ☐ Relocation ☒ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

TB800 10 X 16 Site built shed,

1. Drawings Engineering
2. Product Approvals (Doors, siding, Roofing shingles + underlayment)
3. Notice of Commencement
4. Drawing of Property

OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
File No.: _____ Was a COA issued? Yes _____ No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____

Signed: _____ Date: _____

M:\Applications, Permits, Forms\COA_Application

City of Eustis
Development Services Department
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: MARCH 8, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-02

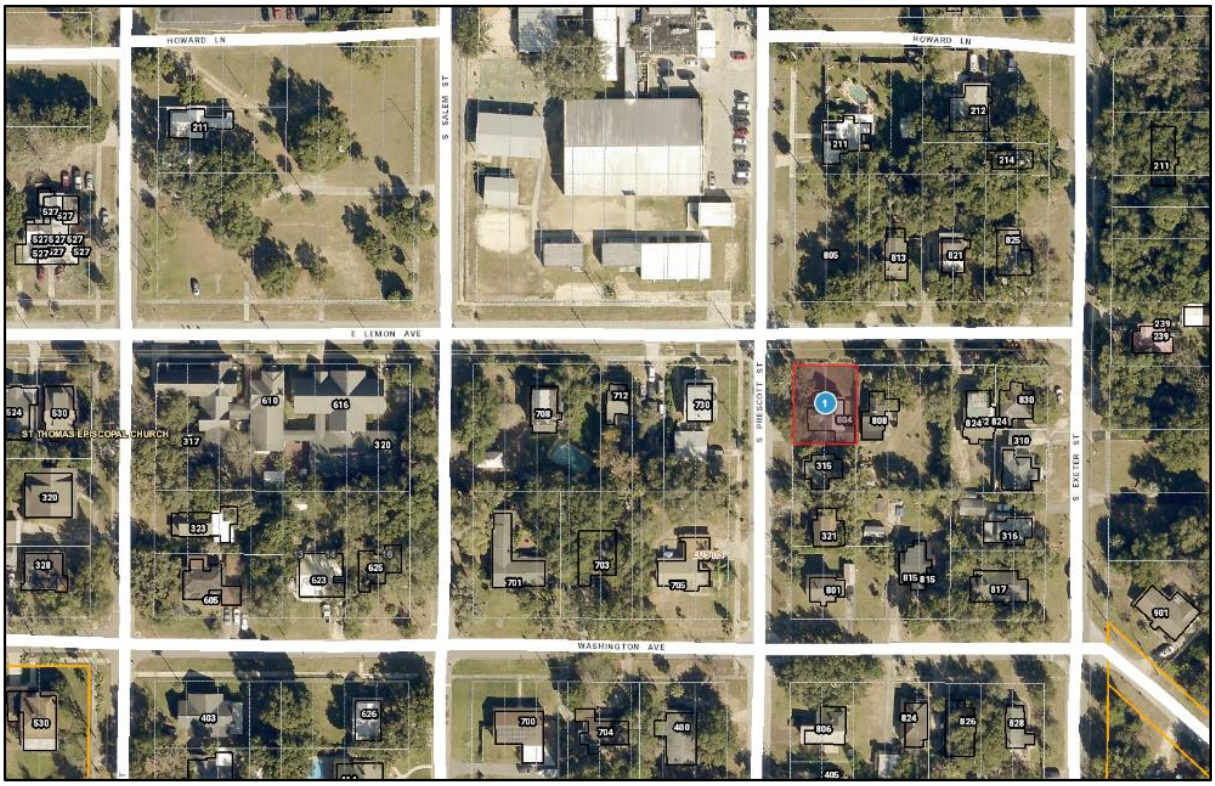
INSTALLATION OF SOLAR PANELS AT 804 EAST LEMON AVENUE (ALTERNATE KEY 1189705)

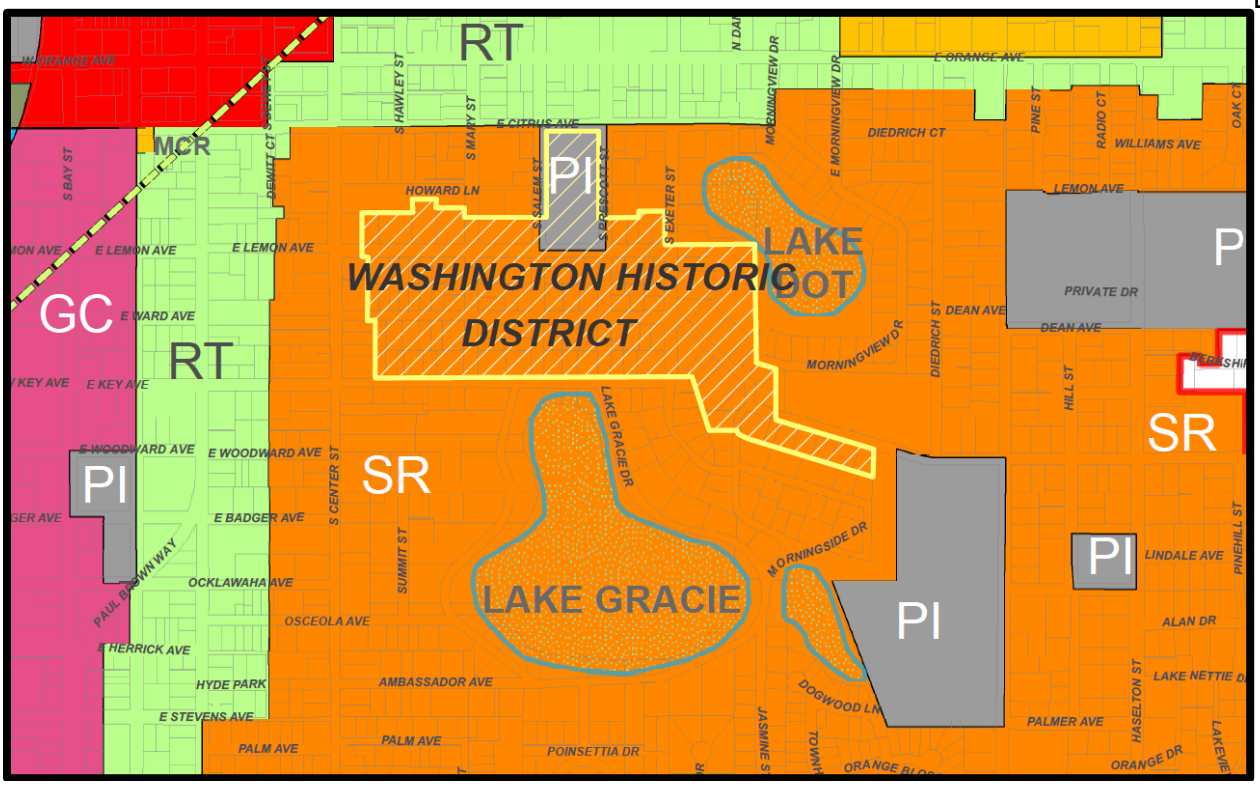
PROPOSED PROJECT:

On behalf of Estrella Shelton, property owner, Thomas Wilkison with Affordable Solar Roof and Air, applicant/agent, is requesting Historic Preservation Board approval for installation of solar panels at 804 East Lemon Avenue. The proposed solar panels would be roof-mounted and would be placed on the majority of the surfaces of the roof.

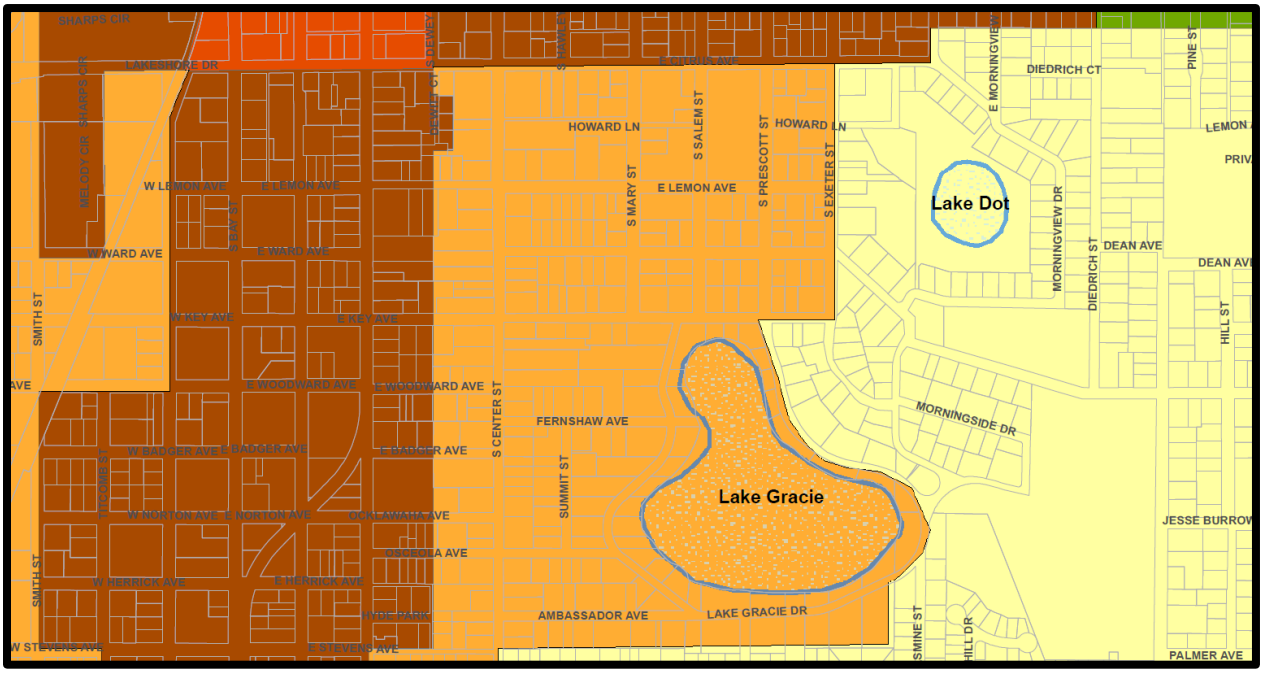
PROPERTY INFORMATION:

Owner: Estrella Shelton
Applicant: Thomas Wilkison with Affordable Solar Roof and Air
Site Acreage: 0.124 acres / 5,412 square feet





Future Land Use: Suburban Residential (SR)



Design District: Urban Neighborhood

CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

(l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

The proposed solar panels may affect the historical appearance and aesthetics of the landmark site and overall property. Solar panels are not something that were evident in the historical context of when the subject property was initially developed.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The proposed solar panels would be visible from the street and to the public.

(3) The extent to which the historic, architectural or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

This local landmark, 804 East Lemon Avenue, was built in 1924 and is classified as the Frame Vernacular architectural style. Homes that were constructed in this time period did not feature solar panels.

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant's building permit that has been submitted will be processed and reviewed.

(n) In considering an application for certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

The height of the proposed solar panels is not anticipated to interfere with the surrounding structures, but this addition may not be compatible with the historic time period of the property.

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

Not applicable; this is a request for approval to add solar panels to a roof.

(3) *Relationship of building masses, setbacks and spaces.* The relationship of structure within an historic district to the open space between it and adjoining structures shall be compatible.

The proposed solar panels should not have any negative effect on building masses, setbacks, and spaces.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

Solar panels on the roof is generally not compatible with the architectural style and character of the landmark and surrounding structures in the historic district.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The scale of the proposed solar panels are not generally compatible with the existing building, nor with the frame vernacular style architecture.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.

The proposed solar panels should not extensively change the directional expression of the historic local landmark site.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

This local landmark, 804 East Lemon Avenue, was built in 1924 and is classified as the Frame Vernacular architectural style. Homes that were constructed in this time period did not feature solar panels.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the fencing COA application and offers the following:

Per the master site file for this property, the historical context is the “boom times”. The home was built in 1924 with a frame vernacular style. Generally, the Frame Vernacular resources in the survey area are one-story high, constructed of wood structural frames set on continuous concrete block foundations. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned window panes and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

Around 1924, solar panels were not utilized so were not evident in any context.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the physical presence and site plan for the fence, in addition to a memorandum provided by the City attorney, the Board may suggest preferred locations for the solar panels to be affixed, but the overall request to add solar panels should not be denied as a whole.

ATTACHMENTS:

COA Application
Site Plan to Show Request
National Register of Historic Places Nomination Information for subject property
Memorandum on Solar Panels from City Attorney

c: Applicant
Historic Preservation Board Members
File: 2023-COA-02

CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

☐ **Local Landmark/Site** ☐ **Eustis Main Street Area**
☑ **Washington Avenue Historic District**

ADDRESS OF PROPERTY: 804 E. Lemon Ave Eustis FL

Property Owner
Print Name: Estrella Shelton
Mailing Address: 804 E Lemon ave Eustis FL
Phone: 5405776076 Fax: _____
Email: elherrera@gmail.com

Applicant/Agent (if different from property owner)
Print Name: Thomas Wilkison / Affordable Solar Roof & Air.
Mailing Address: 4914 Creekside Dr. Ste A Clearwater FL 33760
Phone: 727.268.1498 Fax: _____
Email: permitting@solarroofair.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Thomas E Wilkison Date: 1/18/23

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply) X addition

☐ Alteration ☐ Demolition ☐ Relocation ☐ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

installing roof mounted solar PV system
See engineering plans for site plan (PV-2)
See spec sheets in engineering for materials

OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
File No.: _____ Was a COA issued? Yes _____ No _____

Administrative Approval

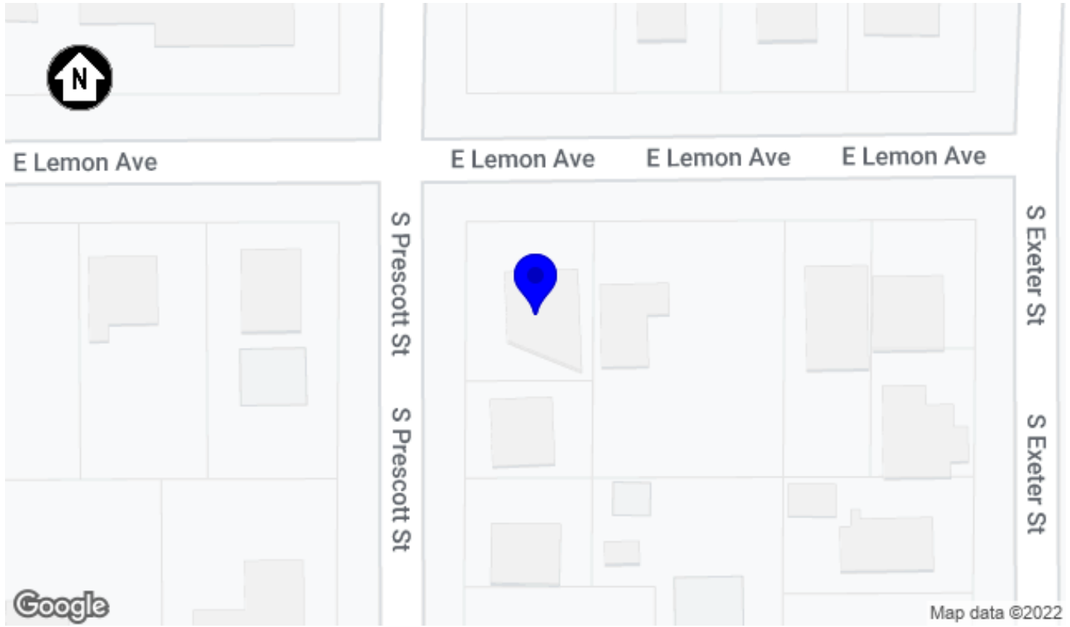
Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____

Signed: _____ Date: _____

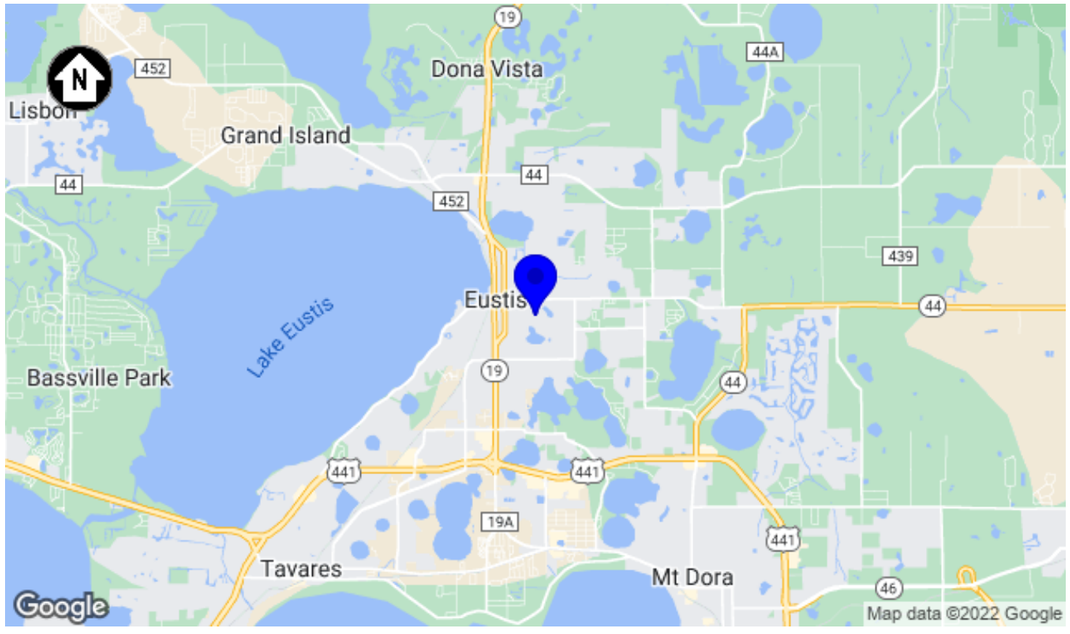
DIRECTORY OF PAGES	
PV-1	PROJECT SUMMARY
PV-2	SITE PLAN
PV-3	SINGLE-LINE DIAGRAM
PV-4	LABELS
PV-5.1-5	ATTACHMENT PLANS
PV-6	ATTACHMENT DETAILS
PV-7	FIRE SAFETY PLAN
APPENDIX	ANCHOR DATASHEET
	ARRAY WIRING BOX DATASHEET
	DISCONNECT DATASHEET
	INVERTER DATASHEET
	MODULE DATASHEET
	MOUNTING SYSTEM DATASHEET
	MOUNTING SYSTEM ENGINEERING LETTER
	UL 2703 CLASS A FIRE CERTIFICATION
	UL 2703 GROUNDING AND BONDING CERTIFICATION

PROJECT DETAILS	
PROPERTY OWNER	ESTRELLA SHELTON
PROPERTY ADDRESS	804 E LEMON AVE, EUSTIS, FL 32726
APN	111926010009100700
ZONING	RESIDENTIAL
USE AND OCCUPANCY CLASSIFICATION	ONE- OR TWO-FAMILY DWELLING GROUP (GROUP R3)
AHJ	CITY OF EUSTIS
UTILITY COMPANY	DUKE ENERGY FLORIDA
ELECTRICAL CODE	2017 NEC (NFPA 70)
FIRE CODE	2020 FFPC
OTHER BUILDING CODES	2020 FL BUILDING CODE

CONTRACTOR INFORMATION	
COMPANY	AFFORDABLE SOLAR, ROOF & AIR
CONTRACTOR SIGNATURE	



1 PV-1 PARCEL
SCALE: NTS



2 PV-1 LOCALE
SCALE: NTS

I REYES M RUIZ DONATE PE# 88991 AN ENGINEER LICENSED PURSUANT TO CHAPTER 471, CERTIFY THAT THE PV ELECTRICAL SYSTEM AND ELECTRICAL COMPONENTS ARE DESIGNED AND APPROVED USING THE STANDARDS CONTAINED IN THE MOST RECENT VERSION OF THE FLORIDA BUILDING CODE.

SCOPE OF WORK

THIS PROJECT INVOLVES THE INSTALLATION OF A GRID-INTERACTIVE PV SYSTEM. PV MODULES WILL BE MOUNTED USING A PREENGINEERED MOUNTING SYSTEM. THE MODULES WILL BE ELECTRICALLY CONNECTED WITH DC TO AC POWER INVERTERS AND INTERCONNECTED TO THE LOCAL UTILITY USING MEANS AND METHODS CONSISTENT WITH THE RULES ENFORCED BY THE LOCAL UTILITY AND PERMITTING JURISDICTION.

THIS DOCUMENT HAS BEEN PREPARED TO DESCRIBE THE DESIGN OF A PROPOSED PV SYSTEM WITH ENOUGH DETAIL TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS. THE DOCUMENT SHALL NOT BE RELIED UPON AS A SUBSTITUTE FOR FOLLOWING MANUFACTURER INSTALLATION INSTRUCTIONS. THE SYSTEM SHALL COMPLY WITH ALL MANUFACTURERS INSTALLATION INSTRUCTIONS, AS WELL AS ALL APPLICABLE CODES. NOTHING IN THIS DOCUMENT SHALL BE INTERPRETED IN A WAY THAT OVERRIDES THEM. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DETAILS IN THIS DOCUMENT.

SYSTEM DETAILS	
DESCRIPTION	NEW GRID-INTERACTIVE PHOTOVOLTAIC SYSTEM WITH NO ENERGY STORAGE
DC RATING OF SYSTEM	13.65KW
AC OUTPUT RATINGS	10.15KW, 42.4A
INVERTER(S)	35 X ENPHASE IQ8PLUS-72-2-US
MODULE	TRINA SOLAR TSM-390DE09C.07
ARRAY WIRING	(2) BRANCH OF 12 IQ8PLUS-72-2-US MICROINVERTERS (1) BRANCH OF 11 IQ8PLUS-72-2-US MICROINVERTERS

INTERCONNECTION DETAILS	
POINT OF INTERCONNECTION	NEW SUPPLY SIDE AC CONNECTION PER NEC 705.12(A)
UTILITY SERVICE	120/240V 1Φ
INSIDE PANELBOARD	FUSED EATON DG222NRB DISCONNECT, 2-POLE, 60A, 240VAC

SITE DESIGN PARAMETERS	
ASHRAE EXTREME LOW	-1°C (31°F)
ASHRAE 2% HIGH	34°C (93°F)
CLIMATE DATA SOURCE	LEESBURG INTERNATIONAL
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II

Reviewed for Code Compliance
Kevin Powell
BU1814, PX2841, BN4866, RPX329
"Inspection Solutions, LLC hereby certifies
That these plans are in compliance
With applicable codes, and have not
Been changed, altered, or modified
By Inspections Solutions, LLC"
Kevin Powell
Digitally signed by Kevin Powell
Date: 2022.12.25 14:41:23 -05'00'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE LICENSE No 88991 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Reyes Manuel Ruiz Donate
Reason: This item has been digitally signed and sealed by Reyes M. Ruiz Donate PE.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2022.12.19 23:51:18 -04'00'

PROJECT SUMMARY

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-1

Reviewed for Code Compliance

Kevin Powell

BU1814, PX2841, BN4866, RPX329

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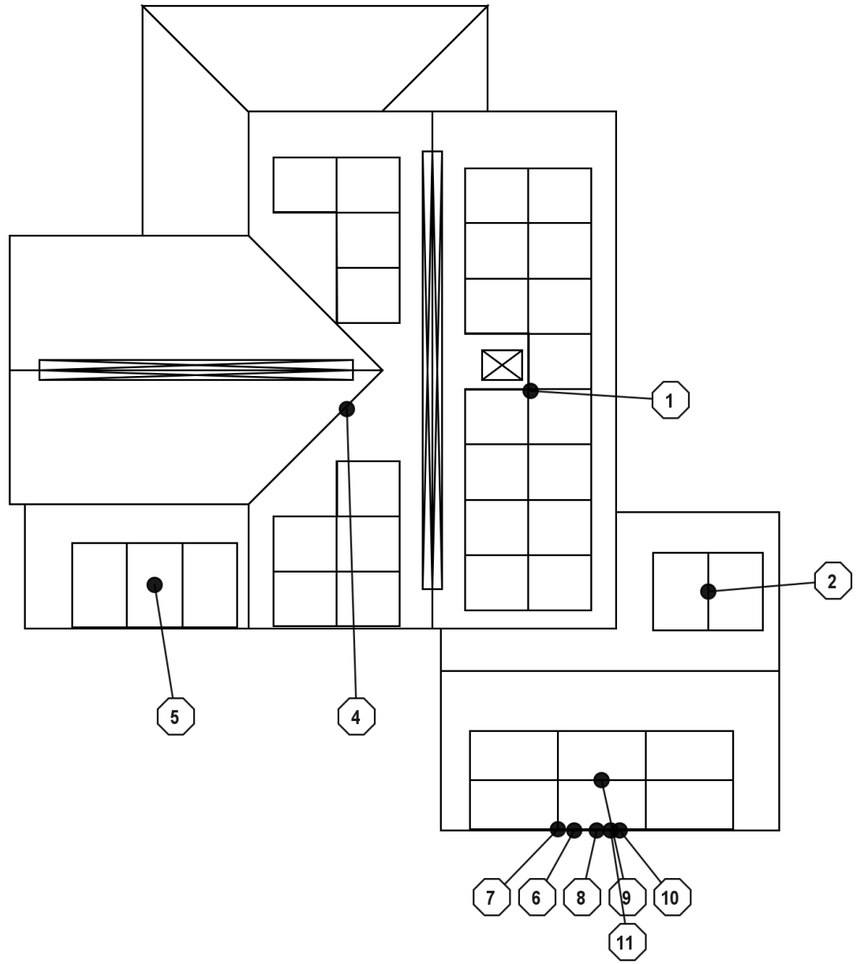


GENERAL NOTES	
1	EQUIPMENT LIKELY TO BE WORKED UPON WHILE ENERGIZED SHALL BE INSTALLED IN LOCATIONS THAT SATISFY MINIMUM WORKING CLEARANCES PER NEC 110.26.
2	24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL DUKE ENERGY FLORIDA EQUIPMENT.
3	CONTRACTOR SHALL USE ONLY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE INTENDED USE.
4	CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL EQUIPMENT, CABLES, ADDITIONAL CONDUITS, RACEWAYS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL PV SYSTEM.

1. (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY. 12/12 (44.0°) SLOPED ROOF, 15 PV MODULES (BLACK FRAME, CLEAR BACKSHEET), 90° AZIMUTH
2. (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY. 6/12 (27.0°) SLOPED ROOF, 2 PV MODULES (BLACK FRAME, CLEAR BACKSHEET), 0° AZIMUTH
3. ROADWAY
4. (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY. 12/12 (44.0°) SLOPED ROOF, 9 PV MODULES (BLACK FRAME, CLEAR BACKSHEET), 270° AZIMUTH
5. (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY. 3/12 (16.0°) SLOPED ROOF, 3 PV MODULES (BLACK FRAME, CLEAR BACKSHEET), 180° AZIMUTH
6. (E) MAIN SERVICE PANEL (MSP), INDOOR
7. (N) TRANSITION BOX, OUTDOOR, OUTPUT CIRCUIT CONDUCTORS SHALL BE RUN IN LFMC CONDUIT THROUGH THE INTERIOR OF THE BUILDING
8. (N) AC COMBINER (C1), OUTDOOR
9. (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY. 6/12 (27.0°) SLOPED ROOF, 6 PV MODULES (BLACK FRAME, CLEAR BACKSHEET), 180° AZIMUTH
10. (N) VISIBLE-OPEN TYPE, LOCKABLE, READILY ACCESSIBLE, LABELED PV SYSTEM AC DISCONNECT LOCATED WITHIN 10 FT OF UTILITY METER (SW1), OUTDOOR
11. (E) UTILITY METER, OUTDOOR
12. ALL ARRAY CIRCUITS SHALL BE ROUTED THROUGH THE INTERIOR OF THE BUILDING, AND WHERE POSSIBLE, ALONG THE BOTTOM OF LOAD BEARING MEMBERS. NO CONDUIT SHALL BE INSTALLED ABOVE THE ROOF.

THIS LAYOUT IS SUBJECT TO CHANGE DUE TO ROOF OBSTRUCTIONS.

THIS ROOF CAN STAND THE LOAD OF THE WIND AND THE DEAD LOAD.

1 / PV-2 SITE PLAN
SCALE: 1" = 10'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

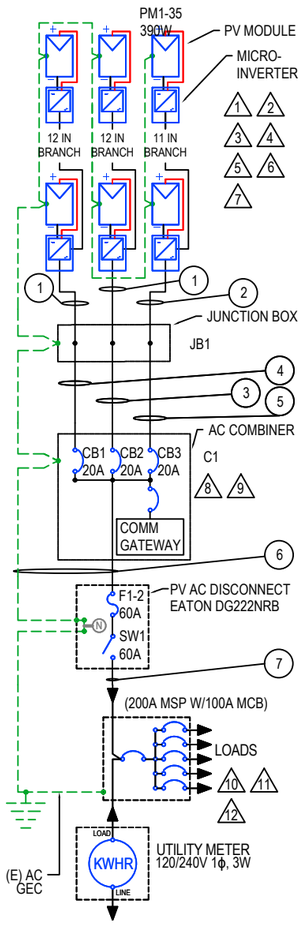
REYES MANUEL RUIZ-DONATE
LICENSE
No 88991
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SITE PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-2



MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-35	35	TRINA SOLAR TSM-390DE09C.07	390W	364W	12.14A	11.54A	40.8V	33.8V	-0.102V/°C (-0.25%/°C)	25A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1-35	35	ENPHASE IQ8PLUS-72-2-US	240V	NOT SOLIDLY GROUNDED	290W	1.2A	15.0A	60V	97.0%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	EATON DG222NRB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE	AIC
CB1-3	3	20A	240VAC	10KA
F1-2	2	60A	240VAC	10KA

PASS-THRU BOXES AND COMBINERS

REF.	QTY	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
JB1	1	TRANSITION BOX FOR 3 CIRCUITS	30A	240VAC / 600VDC
C1	1	ENPHASE IQ COMBINER 3 W/ IQ GATEWAY FOR PRODUCTION MONITORING	64A	240VAC

SYSTEM SUMMARY

	BRANCH 1	BRANCH 2	BRANCH 3
INVERTERS PER BRANCH	12	12	11
MAX AC CURRENT	14.52A	14.52A	13.31A
MAX AC OUTPUT	3,480W	3,480W	3,190W
ARRAY STC POWER	13,650W		
ARRAY PTC POWER	12,730W		
MAX AC CURRENT	42A		
MAX AC POWER OUTPUT	10,150W		
DERATED AC POWER OUTPUT	10,150W		

1. RAPID SHUTDOWN DEVICES COMPLIANT WITH REQUIREMENTS AS PER NEC 690.12(B)(2). PV CIRCUIT CONDUCTORS LOCATED OUTSIDE THE ARRAY BOUNDARY (DEFINED AS 3 FEET FROM THE POINT OF PENETRATION INTO A BUILDING OR MORE THAN 3 FEET FROM AN ARRAY) SHALL BE LIMITED TO NOT MORE THAN 30V WITHIN 30 SECONDS OF RAPID SHUTDOWN INITIATION. CONDUCTORS LOCATED INSIDE OF THE ARRAY BOUNDARY SHALL BE LIMITED TO NOT MORE THAN 80 VOLTS WITHIN 30 SECONDS OF SHUTDOWN.
2. ENPHASE SYSTEM MEETS REQUIREMENTS FOR PHOTOVOLTAIC RAPID SHUTDOWN SYSTEM (PVRSS), AS PER NEC 690.12(B)(2).
3. THE DC AND AC CONNECTORS OF THE ENPHASE IQ8PLUS-72-2-US AND ARE LISTED TO MEET REQUIREMENTS AS A DISCONNECT MEANS AS ALLOWED BY NEC 690.15(D). MATING CONNECTORS SHALL COMPLY WITH NEC 690.33.
4. THE ENPHASE IQ8PLUS-72-2-US HAS A CLASS II DOUBLE-INSULATED RATING AND DOES NOT REQUIRE GROUNDING ELECTRODE CONDUCTORS (GEC) OR EQUIPMENT GROUNDING CONDUCTORS (EGC). THE RATING INCLUDES GROUND FAULT PROTECTION (GFP). TO SUPPORT GFP, USE ONLY PV MODULES EQUIPPED WITH DC CABLES LABELED PV WIRE OR PV CABLE.
5. MICROINVERTER BRANCH CIRCUIT CONDUCTORS ARE MANUFACTURED ENPHASE Q CABLES LISTED FOR USE IN 20A OR LESS CIRCUITS OF ENPHASE IQ MICROINVERTERS. THEY ARE ROHS, OIL RESISTANT, AND UV RESISTANT. THEY CONTAIN TWO 12 AWG CONDUCTORS OF TYPE THHN/THWN-2 DRY/WET AND CERTIFIED TO UL 3003 AND UL 9703.
6. ALL METAL ENCLOSURES, RACEWAYS, CABLES AND EXPOSED NONCURRENT-CARRYING METAL PARTS OF EQUIPMENT SHALL BE GROUNDED TO EARTH AS REQUIRED BY NEC 250.4(B) AND PART III OF ARTICLE 250 AND DC EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC 690.45. THE GROUNDING ELECTRODE SYSTEM SHALL ADHERE TO NEC 690.47(A) AND NEC 250.169 AND INSTALLED IN COMPLIANCE WITH NEC 250.64.
7. MAX DC VOLTAGE OF PV MODULE IS EXPECTED TO BE 43.4V AT -1°C (-0.8°C - 25°C) X -0.102V/C + 40.8V = 43.4V).
8. AC AGGREGATION PANEL BUSBAR AND THE OVERCURRENT PROTECTION PROTECTING THE BUSBAR SHALL BE SIZED IN ACCORDANCE WITH NEC 705.12(B)(2)(3)(C).
9. THE ENPHASE IQ COMBINER 3 CONTAINS A FACTORY-INSTALLED COMMUNICATIONS GATEWAY WITH AN OCPD RATED NO MORE THAN 20A.
10. POINT-OF-CONNECTION IS ON THE SUPPLY SIDE OF SERVICE DISCONNECT, INSIDE PANELBOARD ENCLOSURE USING UNUSED TERMINALS, TERMINALS THAT ARE SUITABLE FOR DOUBLE LUGGING, OR USING OTHER LOCALLY-APPROVED METHODS AND HARDWARE, IN COMPLIANCE WITH NEC 705.12(A). THE PANELBOARD SHALL HAVE SUFFICIENT SPACE TO ALLOW FOR ANY TAP HARDWARE AS REQUIRED BY NEC 110.3 AND NEC 312.8(A)
11. PV SYSTEM AC DISCONNECT SHALL BE A VISIBLE KNIFE-BLADE TYPE DISCONNECT THAT IS ACCESSIBLE AND LOCKABLE BY THE UTILITY. THE DISCONNECT SHALL BE LOCATED WITHIN 10 FT OF UTILITY METER. DISCONNECT SHALL BE GROUPED IN ACCORDANCE WITH NEC 230.72.
12. PV SYSTEM AC DISCONNECT MEETS NEC 690.12(C) REQUIREMENT FOR A RAPID SHUTDOWN INITIATION DEVICE

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYP	CONDUCTOR	CONDUIT / CABLE	CURRENT-CARRYING CONDUCTORS IN CONDUIT/CABLE.	OCPD	EGC	TEMP. CORR. FACTOR	FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERM. TEMP. RATING	LEN.	V.D.
1	2	12 AWG THHN/THWN-2 IN ENPHASE Q CABLE, COPPER	CABLE	2	20A	6 AWG BARE, COPPER	0.71 (56°C)	1.0	14.52A	18.15A	40A	28.4A	90°C	40A	157.5FT	1.88%
2	1	12 AWG THHN/THWN-2 IN ENPHASE Q CABLE, COPPER	CABLE	2	20A	6 AWG BARE, COPPER	0.71 (56°C)	1.0	13.31A	16.64A	40A	28.4A	90°C	40A	72.2FT	1.58%
3	1	10 AWG THWN-2, COPPER	0.75" DIA. LFMC	6	20A	10 AWG THWN-2, COPPER	0.76 (54°C)	0.8	14.52A	18.15A	40A	24.32A	90°C	40A	50.3IN	0.06%
4	1	10 AWG THWN-2, COPPER	0.75" DIA. LFMC	6	20A	10 AWG THWN-2, COPPER	0.76 (54°C)	0.8	14.52A	18.15A	40A	24.32A	90°C	40A	50.3IN	0.06%
5	1	10 AWG THWN-2, COPPER	0.75" DIA. LFMC	6	20A	10 AWG THWN-2, COPPER	0.76 (54°C)	0.8	13.31A	16.64A	40A	24.32A	90°C	40A	50.3IN	0.06%
6	1	6 AWG THWN-2, COPPER	0.75" DIA. PVC-40	3	60A	6 AWG THWN-2, COPPER	0.96 (34°C)	1.0	42.35A	52.94A	75A	72A	75°C	65A	48IN	0.07%
7	1	6 AWG THWN-2, COPPER	0.75" DIA. PVC-40	3	60A	N/A	0.96 (34°C)	1.0	42.35A	52.94A	75A	72A	75°C	65A	48IN	0.07%

Reviewed for Code Compliance
Kevin Powell
BU1814, PX2841, BN4866, RPX329
"Inspection Solutions, LLC hereby certifies
That these plans are in compliance
With applicable codes, and have not
Been changed, altered, or modified
By Inspections Solutions, LLC"

GENERAL ELECTRICAL NOTES

1. UTILITY HAS 24-HR UNRESTRICTED ACCESS TO ALL PHOTOVOLTAIC SYSTEM COMPONENTS LOCATED AT THE SERVICE ENTRANCE.
2. CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC ARTICLE 300.6 (C) (1) AND ARTICLE 310.10 (D).
3. CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC ARTICLE 310.10 (C).

GROUNDING NOTES

1. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ARTICLES 250 & 690
2. PV MODULES SHALL BE GROUNDED TO MOUNTING RAILS USING MODULE LUGS OR RACKING INTEGRATED GROUNDING CLAMPS AS ALLOWED BY LOCAL JURISDICTION. ALL OTHER EXPOSED METAL PARTS SHALL BE GROUNDED USING UL-LISTED LAY-IN LUGS.
3. INSTALLER SHALL CONFIRM THAT MOUNTING SYSTEM HAS BEEN EVALUATED FOR COMPLIANCE WITH UL 2703 "GROUNDING AND BONDING" WHEN USED WITH PROPOSED PV MODULE.
4. IF THE EXISTING MAIN SERVICE PANEL DOES NOT HAVE A VERIFIABLE GROUNDING ELECTRODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
5. AC SYSTEM GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE A MINIMUM SIZE #8AWG WHEN INSULATED, #6AWG IF BARE WIRE.
6. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC ARTICLE 690.45, AND BE A MINIMUM OF #10AWG WHEN NOT EXPOSED TO DAMAGE, AND #6AWG SHALL BE USED WHEN EXPOSED TO DAMAGE
7. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN, OR MARKED GREEN IF #4AWG OR LARGER

1 PV-3 SINGLE-LINE DIAGRAM
SCALE: NTS

P-B36 *Item 4.3*

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ DONATE
LICENSE
No 88991
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Reyes Manuel Ruiz Donate
Reason: This item has been digitally signed and sealed by Reyes M. Ruiz Donate PE, Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2022.12.19 23:51:30 -04'00'

SINGLE-LINE DIAGRAM

PROJECT ID: ECEF43-1
DATE: 12/19/22
CREATED BY: S.S.
CHECKED BY:

REVISIONS

PV-3 66

AC COMBINER
3

SW1 - DISCONNECT
(EATON DG222NRB)
1 4 5 6 7 8

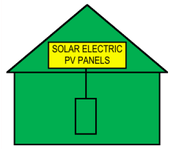
UTILITY METER
2

MAIN SERVICE PANEL
1 2 8

1 SEE NOTE NO. 4 (SW1, MSP)

EMERGENCY RESPONDER
THIS SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE 'OFF' POSITION TO SHUT DOWN THE ENTIRE PV SYSTEM.



NEC690.56(C)(1) AND FFPC11.12.2.1.1.1.1,11.12.2.1.1.2

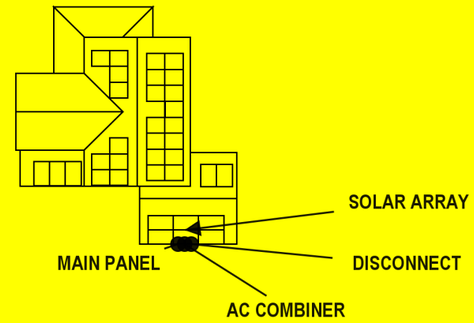
3 AC COMBINER PANEL (C1)

! WARNING !
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN OVERCURRENT DEVICE SHALL NOT EXCEED AMPACITY OF BUSBAR.

NEC705.12(B)(2)(3)(C)

2 POINT-OF-INTERCONNECTION OR AT MAIN SERVICE DISCONNECT (MSP, UM)

! CAUTION !
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF-MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN



INSTALLED BY AFFORDABLE SOLAR, ROOF & AIR

NEC690.56(B),705.10

4 SEE NOTE NO. 5 (SW1)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

NEC690.56(C)(3) AND FFPC11.12.2.1.1.6,11.12.2.1.1.7

5 EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (SW1)

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

NEC690.13(B)

6 AC SOLAR DISCONNECT (SW1)

PV SYSTEM DISCONNECT

NEC690.13(B)

7 AC DISCONNECT (SW1)

MAXIMUM AC OPERATING CURRENT: 42.4A
MAXIMUM AC OPERATING VOLTAGE: 240V

NEC690.54

8 ANY AC ELECTRICAL PANEL THAT IS FED BY BOTH THE UTILITY AND THE PHOTOVOLTAIC SYSTEM (SW1, MSP)

! WARNING !
DUAL POWER SOURCE. SECOND SOURCE IS PHOTOVOLTAIC SYSTEM.

NEC705.12(B)(3)

LABELING NOTES

1	ALL PLAQUES AND SIGNAGE REQUIRED BY 2017 NEC AND 2020 FFPC WILL BE INSTALLED AS REQUIRED.
2	LABELS, WARNING(S) AND MARKING SHALL COMPLY WITH ANSI Z535.4, WHICH REQUIRES THAT DANGER, WARNING, AND CAUTION SIGNS USED THE STANDARD HEADER COLORS, HEADER TEXT, AND SAFETY ALERT SYMBOL ON EACH LABEL. THE ANSI STANDARD REQUIRES A HEADING THAT IS AT LEAST 50% TALLER THAN THE BODY TEXT, IN ACCORDANCE WITH NEC 110.21(B).
3	A PERMANENT PLAQUE OR DIRECTORY SHALL BE INSTALLED PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION IN ACCORDANCE WITH NEC 690.56(B).
4	LABEL(S) WITH MARKING, "TURN RAPID SHUTDOWN SWITCH TO THE 'OFF' POSITION TO SHUT DOWN THE ENTIRE PV SYSTEM," SHALL BE LOCATED WITHIN 3 FT OF SERVICE DISCONNECTING MEANS THE TITLE SHALL UTILIZE CAPITALIZED LETTERS WITH A MINIMUM HEIGHT OF 3/8" IN BLACK ON A RED BACKGROUND, AND REMAINING TEXT SHALL BE CAPITALIZED WITH A MINIMUM HEIGHT OF 3/16" IN BLACK ON WHITE BACKGROUND
5	LABEL(S) WITH MARKING, "RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM," SHALL BE LOCATED WITHIN 3 FT OF RAPID SHUTDOWN SWITCH THE LABEL SHALL HAVE 3/8" TALL LETTERS AND BE REFLECTIVE WITH WHITE TEXT ON A RED BACKGROUND

Reviewed for Code Compliance
Kevin Powell
BU1814, PX2841, BN4866, RPX329
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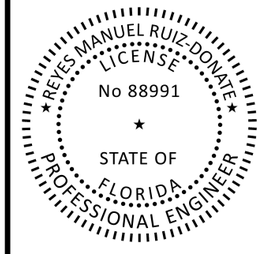
Been changed, altered, or modified
By Inspections Solutions, LLC"

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726



SAFETY LABELS

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-4

STRUCTURAL DESIGN PARAMETERS	
ELEVATION	119 FT
SEISMIC	0.07 S_{DS}
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II
GROUND SNOW LOAD	0 PSF

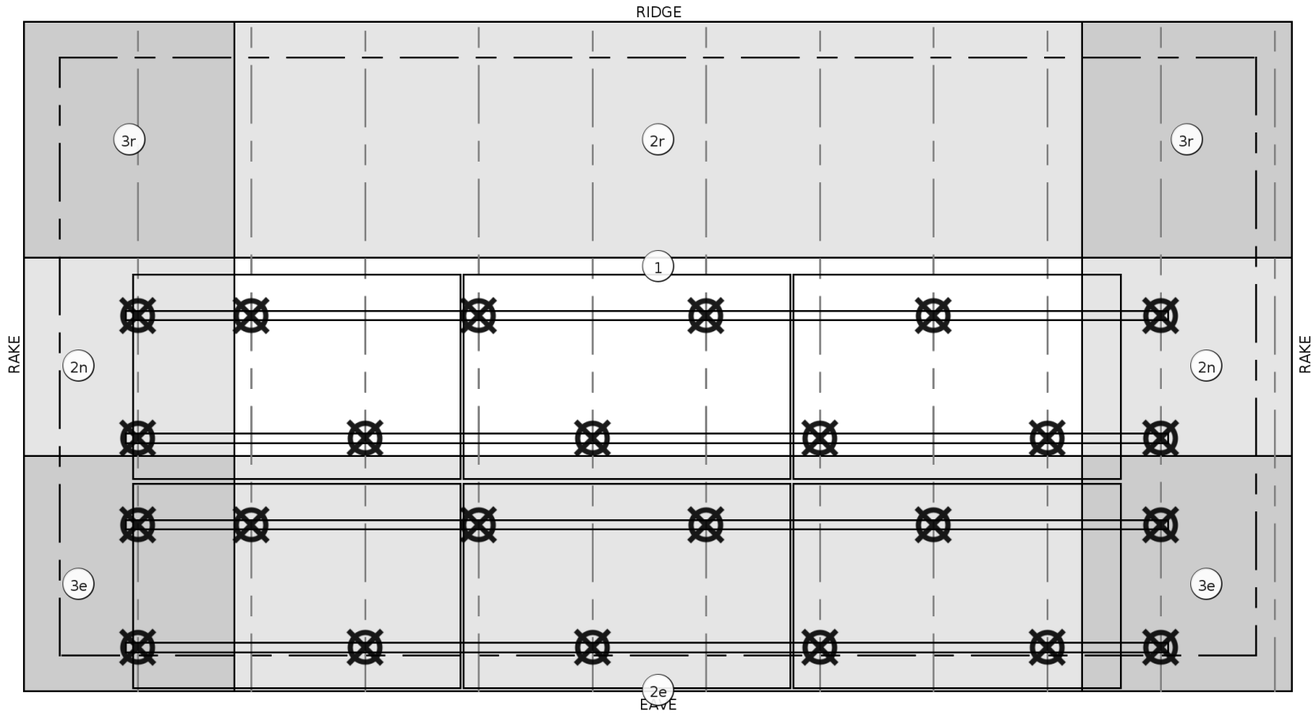
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	6/12 (27.0°)
MEAN ROOF HEIGHT	9.2FT
ROOF DECKING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	TRINA SOLAR TSM-390DE09C.07
DIMENSIONS (AREA)	69.1IN X 43.1IN X 1.2IN (20.7 SQ FT)
WEIGHT	46.3 LBS

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	K2 CROSSRAIL 44-X
ANCHOR MODEL	K2 4000162, 2.6IN AIR GAP
FASTENING METHOD	2.0 INCH EMBEDMENT INTO TRUSSES OR DECKING WITH (2-4) 3/16IN DIA. FASTENERS
GROUNDING AND BONDING	INTEGRAL GROUNDING CERTIFIED TO UL 2703 REQUIREMENTS

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	6	46.3	277.8
MICROINVERTERS	6	2.4	14.3
LINEAR FEET OF RAIL	73 FT	0.5	34.5
ANCHORS	24	0.8	19.2
MISC. HARDWARE		3.4	3.4
TOTAL ARRAY WEIGHT			349.2 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	6	20.7	124.2
POINT LOAD (349.2 LBS / 24 ATTACHMENTS)			14.5 LBS
DIST. LOAD (349.2 LBS / 124.2 SQFT)			2.81 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ANCHORS MAY BE FASTENED TO DECKING WHERE NEEDED. IN NO CASE SHALL THE ANCHOR SPACING EXCEED "MAX. ANCHOR SPACING"



ANCHOR PLACEMENT PARAMETERS (ASCE 7-16)				
WIND PRESSURE ZONE	MODULE WIND EXPOSURE	MAX. ALLOWABLE RAIL SPAN	MAX. ANCHOR SPACING	MAX. ALLOWABLE CANTILEVER
ZONE 1	NORMAL	72.0IN	72.0IN	24.0IN
ZONES 2E, 2N, 3E	NORMAL	48.0IN	48.0IN	16.0IN
ZONES 2E, 3E	EDGE	48.0IN	48.0IN	16.0IN

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DISTANCE α IS EQUAL TO 10% OF THE BUILDING'S LEAST HORIZONTAL DIMENSION ("LHD") OR 40% OF THE MEAN ROOF HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF THE LHD OR 3 FT. THESE SETBACKS ARE APPLIED TO THE BUILDING FOOTPRINT AND PROJECTED TO THE ROOF PLANES IN ACCORDANCE WITH GUIDANCE PROVIDED BY ASCE 7-16 FIGURES 30.3-2B–I.

α = MAX(MIN(0.4 * MEAN ROOF HEIGHT, 0.1 * LHD), 0.04 * LHD, 3 FT)

3.7 FT = MAX(MIN(0.4 * 9.2 FT, 0.1 * 49.0 FT), 0.04 * 49.0 FT, 3 FT)

EDGE MODULES = DISTANCE TO ROOF EDGE < 2 * (AIR GAP + MODULE THICKNESS)

7.6 IN = 2 * (2.6 IN + 1.18 IN)

1 PV-5.1 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)
SCALE: 3/8" = 1'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE LICENSE No 88991 STATE OF FLORIDA PROFESSIONAL ENGINEER

ATTACHMENT PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-5.1

STRUCTURAL DESIGN PARAMETERS	
ELEVATION	119 FT
SEISMIC	0.07 S_{DS}
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II
GROUND SNOW LOAD	0 PSF

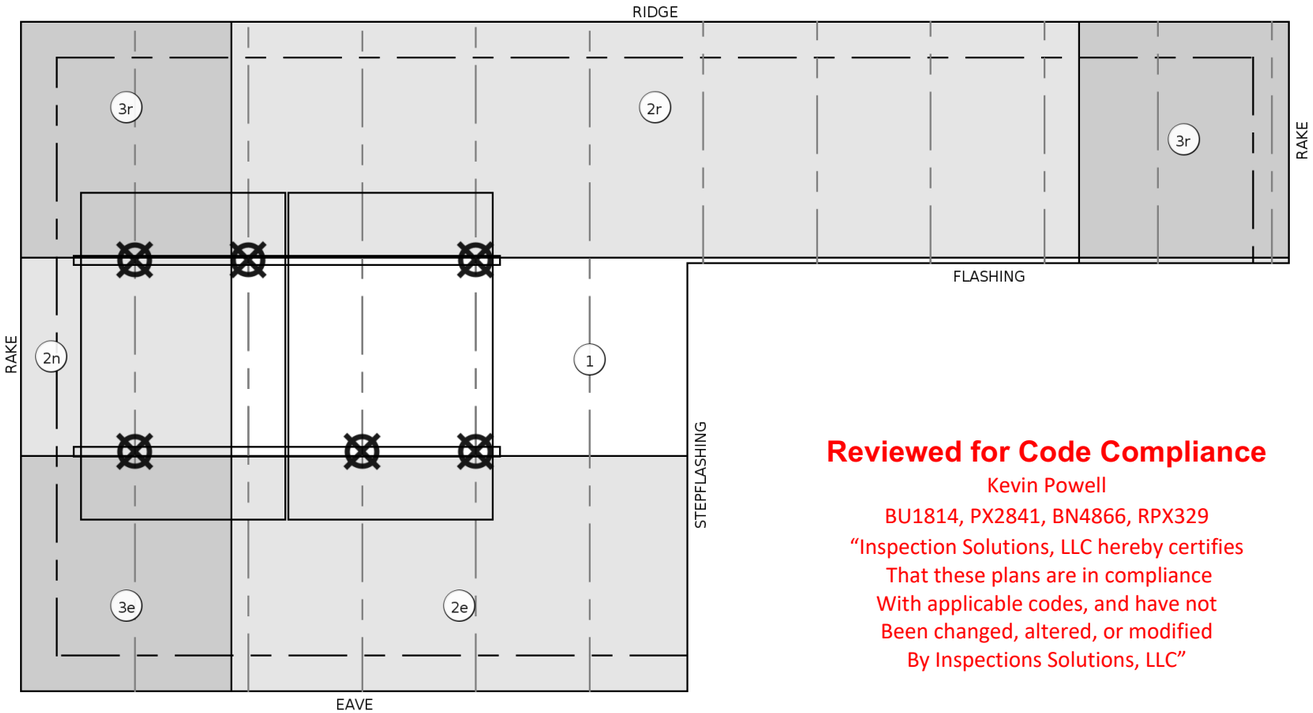
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	6/12 (27.0°)
MEAN ROOF HEIGHT	9.2FT
ROOF DECKING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	TRINA SOLAR TSM-390DE09C.07
DIMENSIONS (AREA)	69.1IN X 43.1IN X 1.2IN (20.7 SQ FT)
WEIGHT	46.3 LBS

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	K2 CROSSRAIL 44-X
ANCHOR MODEL	K2 4000162, 2.6IN AIR GAP
FASTENING METHOD	2.0 INCH EMBEDMENT INTO TRUSSES OR DECKING WITH (2-4) 3/16IN DIA. FASTENERS
GROUNDING AND BONDING	INTEGRAL GROUNDING CERTIFIED TO UL 2703 REQUIREMENTS

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	2	46.3	92.6
MICROINVERTERS	2	2.4	4.8
LINEAR FEET OF RAIL	15 FT	0.5	7.0
ANCHORS	6	0.8	4.8
MISC. HARDWARE		1.3	1.3
TOTAL ARRAY WEIGHT			110.5 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	2	20.7	41.4
POINT LOAD (110.5 LBS / 6 ATTACHMENTS)			18.4 LBS
DIST. LOAD (110.5 LBS / 41.4 SQFT)			2.67 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ANCHORS MAY BE FASTENED TO DECKING WHERE NEEDED. IN NO CASE SHALL THE ANCHOR SPACING EXCEED "MAX. ANCHOR SPACING"
2	ARRAY LOCATED AT LEAST $2H_2$ FROM THE ROOF EDGE IN COMPLIANCE WITH ASCE 7-16 29.4.4



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ANCHOR PLACEMENT PARAMETERS (ASCE 7-16)				
WIND PRESSURE ZONE	MODULE WIND EXPOSURE	MAX. ALLOWABLE RAIL SPAN	MAX. ANCHOR SPACING	MAX. ALLOWABLE CANTILEVER
ZONE 1	NORMAL	72.0IN	72.0IN	24.0IN
ZONES 2E, 2N, 2R, 3E, 3R	NORMAL	48.0IN	48.0IN	16.0IN

DISTANCE α IS EQUAL TO 10% OF THE BUILDING'S LEAST HORIZONTAL DIMENSION ("LHD") OR 40% OF THE MEAN ROOF HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF THE LHD OR 3 FT. THESE SETBACKS ARE APPLIED TO THE BUILDING FOOTPRINT AND PROJECTED TO THE ROOF PLANES IN ACCORDANCE WITH GUIDANCE PROVIDED BY ASCE 7-16 FIGURES 30.3-2B–I.

α = MAX(MIN(0.4 * MEAN ROOF HEIGHT, 0.1 * LHD), 0.04 * LHD, 3 FT)

3.7 FT = MAX(MIN(0.4 * 9.2 FT, 0.1 * 49.0 FT), 0.04 * 49.0 FT, 3 FT)

EDGE MODULES = DISTANCE TO ROOF EDGE < 2 * (AIR GAP + MODULE THICKNESS)

7.6 IN = 2 * (2.6 IN + 1.18 IN)

1 PV-5.2 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)
SCALE: 3/8" = 1'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE LICENSE No 88991 STATE OF FLORIDA PROFESSIONAL ENGINEER

ATTACHMENT PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-5.2

STRUCTURAL DESIGN PARAMETERS	
ELEVATION	119 FT
SEISMIC	0.07 S_{DS}
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II
GROUND SNOW LOAD	0 PSF

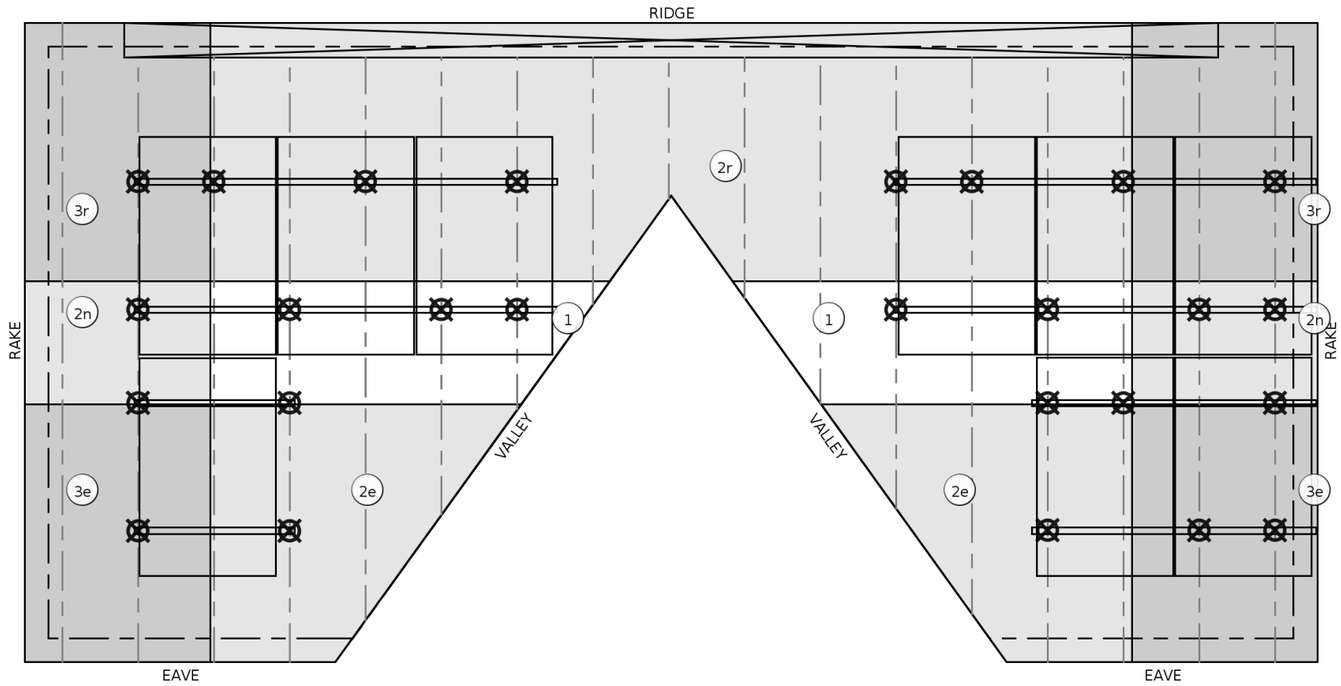
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	12/12 (44.0°)
MEAN ROOF HEIGHT	19FT
ROOF DECKING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	TRINA SOLAR TSM-390DE09C.07
DIMENSIONS (AREA)	69.1IN X 43.1IN X 1.2IN (20.7 SQ FT)
WEIGHT	46.3 LBS

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	K2 CROSSRAIL 44-X
ANCHOR MODEL	K2 4000162, 2.6IN AIR GAP
FASTENING METHOD	2.0 INCH EMBEDMENT INTO TRUSSES OR DECKING WITH (2-4) 3/16IN DIA. FASTENERS
GROUNDING AND BONDING	INTEGRAL GROUNDING CERTIFIED TO UL 2703 REQUIREMENTS

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	9	46.3	416.7
MICROINVERTERS	9	2.4	21.4
LINEAR FEET OF RAIL	68 FT	0.5	32.0
ANCHORS	26	0.8	20.8
MISC. HARDWARE		5.6	5.6
TOTAL ARRAY WEIGHT			496.5 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	9	20.7	186.3
POINT LOAD (496.5 LBS / 26 ATTACHMENTS)			19.1 LBS
DIST. LOAD (496.5 LBS / 186.3 SQFT)			2.66 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ANCHORS MAY BE FASTENED TO DECKING WHERE NEEDED. IN NO CASE SHALL THE ANCHOR SPACING EXCEED "MAX. ANCHOR SPACING"



ANCHOR PLACEMENT PARAMETERS (ASCE 7-16)				
WIND PRESSURE ZONE	MODULE WIND EXPOSURE	MAX. ALLOWABLE RAIL SPAN	MAX. ANCHOR SPACING	MAX. ALLOWABLE CANTILEVER
ZONE 1	NORMAL	72.0IN	72.0IN	24.0IN
ZONES 2E, 2N, 2R, 3E, 3R	NORMAL	48.0IN	48.0IN	16.0IN
ZONES 2N, 3E, 3R	EDGE	48.0IN	48.0IN	16.0IN

Reviewed for Code Compliance
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α = MAX(MIN(0.4 * MEAN ROOF HEIGHT, 0.1 * LHD), 0.04 * LHD, 3 FT)

4.9 FT = MAX(MIN(0.4 * 19.0 FT, 0.1 * 49.0 FT), 0.04 * 49.0 FT, 3 FT)

EDGE MODULES = DISTANCE TO ROOF EDGE < 2 * (AIR GAP + MODULE THICKNESS)

7.6 IN = 2 * (2.6 IN + 1.18 IN)

1 PV-5.3 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)
SCALE: 1/4" = 1'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE
LICENSE
No 88991
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ATTACHMENT PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-5.3

STRUCTURAL DESIGN PARAMETERS	
ELEVATION	119 FT
SEISMIC	0.07 S_{DS}
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II
GROUND SNOW LOAD	0 PSF

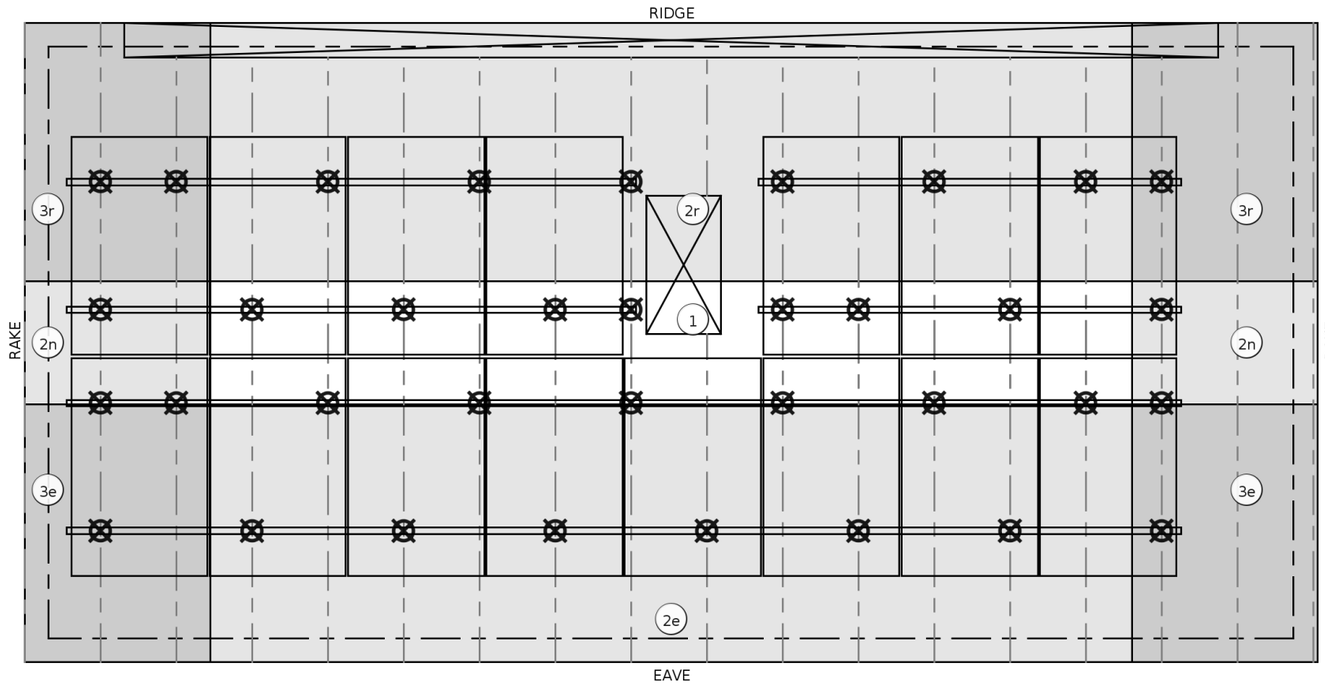
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	12/12 (44.0°)
MEAN ROOF HEIGHT	19FT
ROOF DECKING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	TRINA SOLAR TSM-390DE09C.07
DIMENSIONS (AREA)	69.1IN X 43.1IN X 1.2IN (20.7 SQ FT)
WEIGHT	46.3 LBS

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	K2 CROSSRAIL 44-X
ANCHOR MODEL	K2 4000162, 2.6IN AIR GAP
FASTENING METHOD	2.0 INCH EMBEDMENT INTO TRUSSES OR DECKING WITH (2-4) 3/16IN DIA. FASTENERS
GROUNDING AND BONDING	INTEGRAL GROUNDING CERTIFIED TO UL 2703 REQUIREMENTS

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	15	46.3	694.5
MICROINVERTERS	15	2.4	35.7
LINEAR FEET OF RAIL	111 FT	0.5	52.2
ANCHORS	35	0.8	28.0
MISC. HARDWARE		7.6	7.6
TOTAL ARRAY WEIGHT			818.1 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	15	20.7	310.5
POINT LOAD (818.1 LBS / 35 ATTACHMENTS)			23.4 LBS
DIST. LOAD (818.1 LBS / 310.5 SQFT)			2.63 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ANCHORS MAY BE FASTENED TO DECKING WHERE NEEDED. IN NO CASE SHALL THE ANCHOR SPACING EXCEED "MAX. ANCHOR SPACING"
2	ARRAY LOCATED AT LEAST $2H_2$ FROM THE ROOF EDGE IN COMPLIANCE WITH ASCE 7-16 29.4.4



ANCHOR PLACEMENT PARAMETERS (ASCE 7-16)				
WIND PRESSURE ZONE	MODULE WIND EXPOSURE	MAX. ALLOWABLE RAIL SPAN	MAX. ANCHOR SPACING	MAX. ALLOWABLE CANTILEVER
ZONE 1	NORMAL	72.0IN	72.0IN	24.0IN
ZONES 2E, 2N, 2R, 3E, 3R	NORMAL	48.0IN	48.0IN	16.0IN

Reviewed for Code Compliance

Kevin Powell

BU1814, PX2841, BN4866, RPX329

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α = MAX(MIN(0.4 * MEAN ROOF HEIGHT, 0.1 * LHD), 0.04 * LHD, 3 FT)

4.9 FT = MAX(MIN(0.4 * 19.0 FT, 0.1 * 49.0 FT), 0.04 * 49.0 FT, 3 FT)

EDGE MODULES = DISTANCE TO ROOF EDGE < 2 * (AIR GAP + MODULE THICKNESS)

7.6 IN = 2 * (2.6 IN + 1.18 IN)

1 / PV-5.4 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)

SCALE: 1/4" = 1'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
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EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE LICENSE No 88991 STATE OF FLORIDA PROFESSIONAL ENGINEER

ATTACHMENT PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-5.4

STRUCTURAL DESIGN PARAMETERS	
ELEVATION	119 FT
SEISMIC	0.07 S_{DS}
WIND (ASCE 7-16)	145 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II
GROUND SNOW LOAD	0 PSF

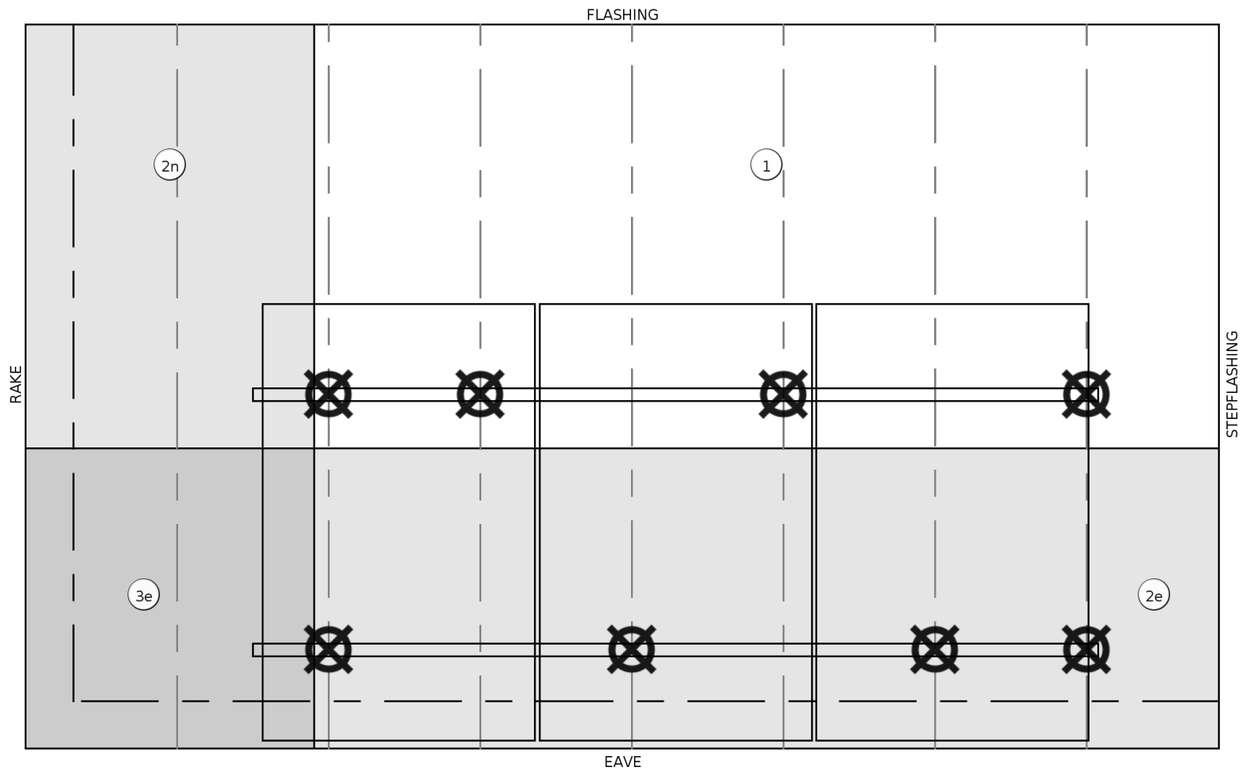
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	3/12 (16.0°)
MEAN ROOF HEIGHT	9.5FT
ROOF DECKING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	TRINA SOLAR TSM-390DE09C.07
DIMENSIONS (AREA)	69.1IN X 43.1IN X 1.2IN (20.7 SQ FT)
WEIGHT	46.3 LBS

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	K2 CROSSRAIL 44-X
ANCHOR MODEL	K2 4000162, 2.6IN AIR GAP
FASTENING METHOD	2.0 INCH EMBEDMENT INTO TRUSSES OR DECKING WITH (2-4) 3/16IN DIA. FASTENERS
GROUNDING AND BONDING	INTEGRAL GROUNDING CERTIFIED TO UL 2703 REQUIREMENTS

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	3	46.3	138.9
MICROINVERTERS	3	2.4	7.1
LINEAR FEET OF RAIL	22 FT	0.5	10.5
ANCHORS	8	0.8	6.4
MISC. HARDWARE		1.7	1.7
TOTAL ARRAY WEIGHT			164.6 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	3	20.7	62.1
POINT LOAD (164.6 LBS / 8 ATTACHMENTS)			20.6 LBS
DIST. LOAD (164.6 LBS / 62.1 SQFT)			2.65 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ANCHORS MAY BE FASTENED TO DECKING WHERE NEEDED. IN NO CASE SHALL THE ANCHOR SPACING EXCEED "MAX. ANCHOR SPACING"



ANCHOR PLACEMENT PARAMETERS (ASCE 7-16)				
WIND PRESSURE ZONE	MODULE WIND EXPOSURE	MAX. ALLOWABLE RAIL SPAN	MAX. ANCHOR SPACING	MAX. ALLOWABLE CANTILEVER
ZONE 1	NORMAL	72.0IN	72.0IN	24.0IN
ZONES 2E, 2N, 3E	NORMAL	48.0IN	48.0IN	16.0IN
ZONES 2E, 3E	EDGE	48.0IN	48.0IN	16.0IN

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α = MAX(MIN(0.4 * MEAN ROOF HEIGHT, 0.1 * LHD), 0.04 * LHD, 3 FT)

3.8 FT = MAX(MIN(0.4 * 9.5 FT, 0.1 * 49.0 FT), 0.04 * 49.0 FT, 3 FT)

EDGE MODULES = DISTANCE TO ROOF EDGE < 2 * (AIR GAP + MODULE THICKNESS)

7.6 IN = 2 * (2.6 IN + 1.18 IN)

1 / PV-5.5 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)
SCALE: 1/2" = 1'

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
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EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE LICENSE No 88991 STATE OF FLORIDA PROFESSIONAL ENGINEER

ATTACHMENT PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-5.5

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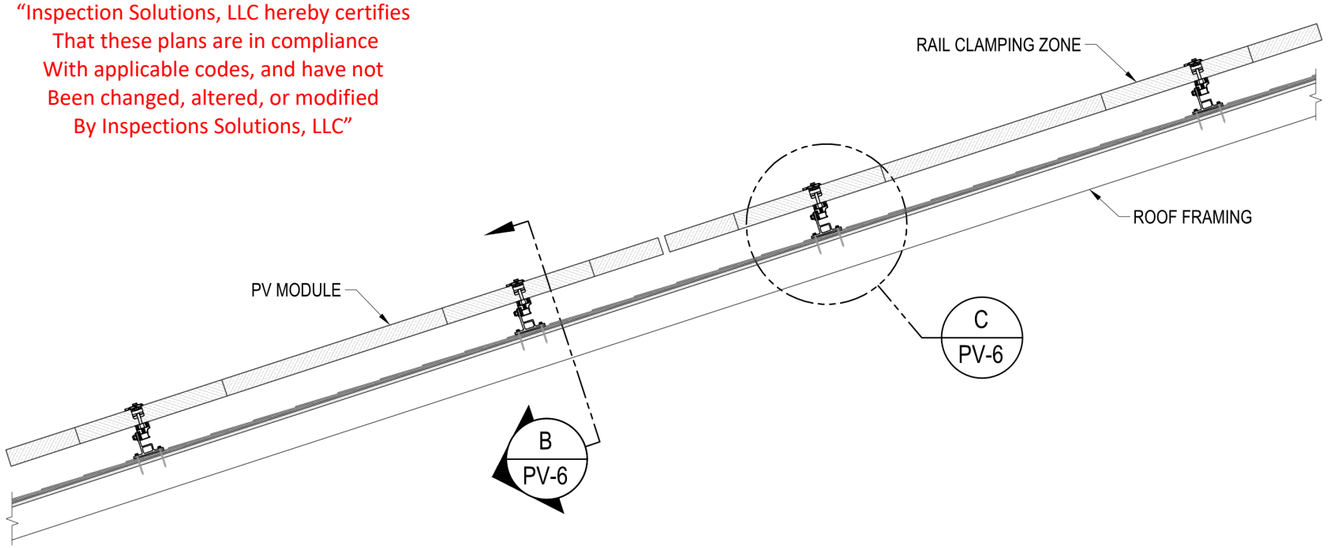
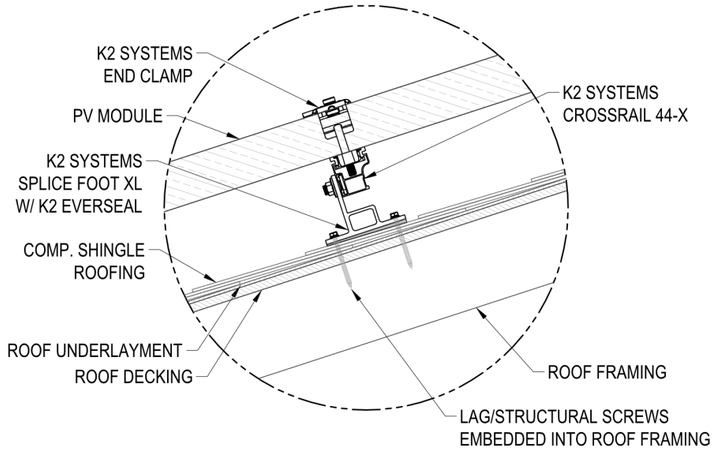
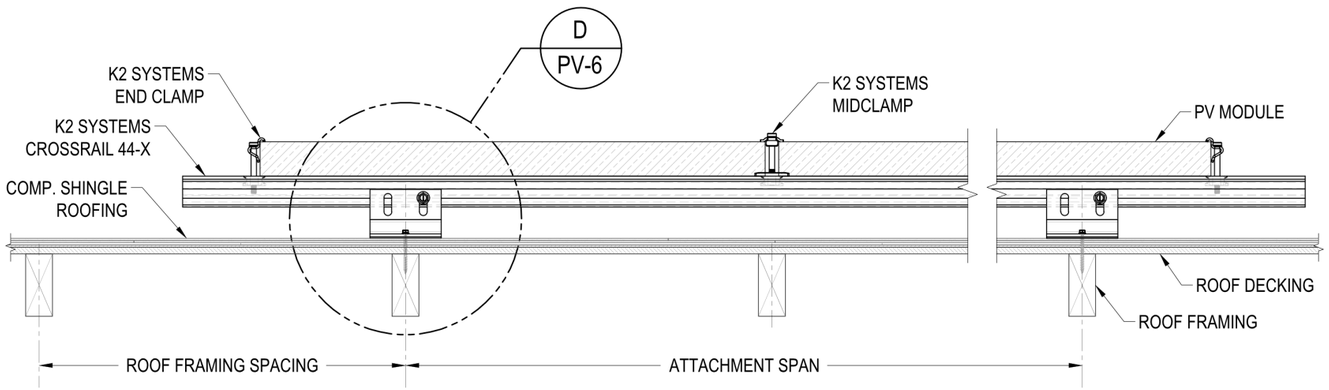
MOUNTING SYSTEM NOTES	
1	FLASHING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
2	IF THERE IS ANY CONFLICT BETWEEN WHAT IS DEPICTED HERE AND INSTRUCTIONS PROVIDED BY A MANUFACTURER, THE MANUFACTURER'S INSTRUCTIONS SHALL SUPERCEDE.





A PV-6 RACKING ELEVATION (TRANSVERSE VIEW)

SCALE: NTS

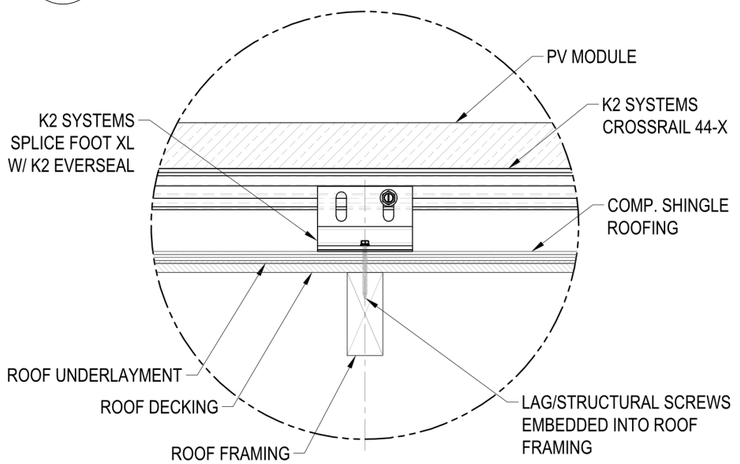


B PV-6 RACKING ELEVATION (LONGITUDINAL VIEW)

SCALE: NTS

C PV-6 ATTACHMENT DETAIL (TRANSVERSE VIEW)

SCALE: NTS



D PV-6 ATTACHMENT DETAIL (LONGITUDINAL VIEW)

SCALE: NTS

P-B36935

GRID-TIED SOLAR POWER SYSTEM

SHELTON RESIDENCE
804 E LEMON AVE
EUSTIS, FL 32726

REYES MANUEL RUIZ-DONATE
LICENSE
No 88991
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

ATTACHMENT DETAILS

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-6

Reviewed for Code Compliance

Kevin Powell

BU1814, PX2841, BN4866, RPX329

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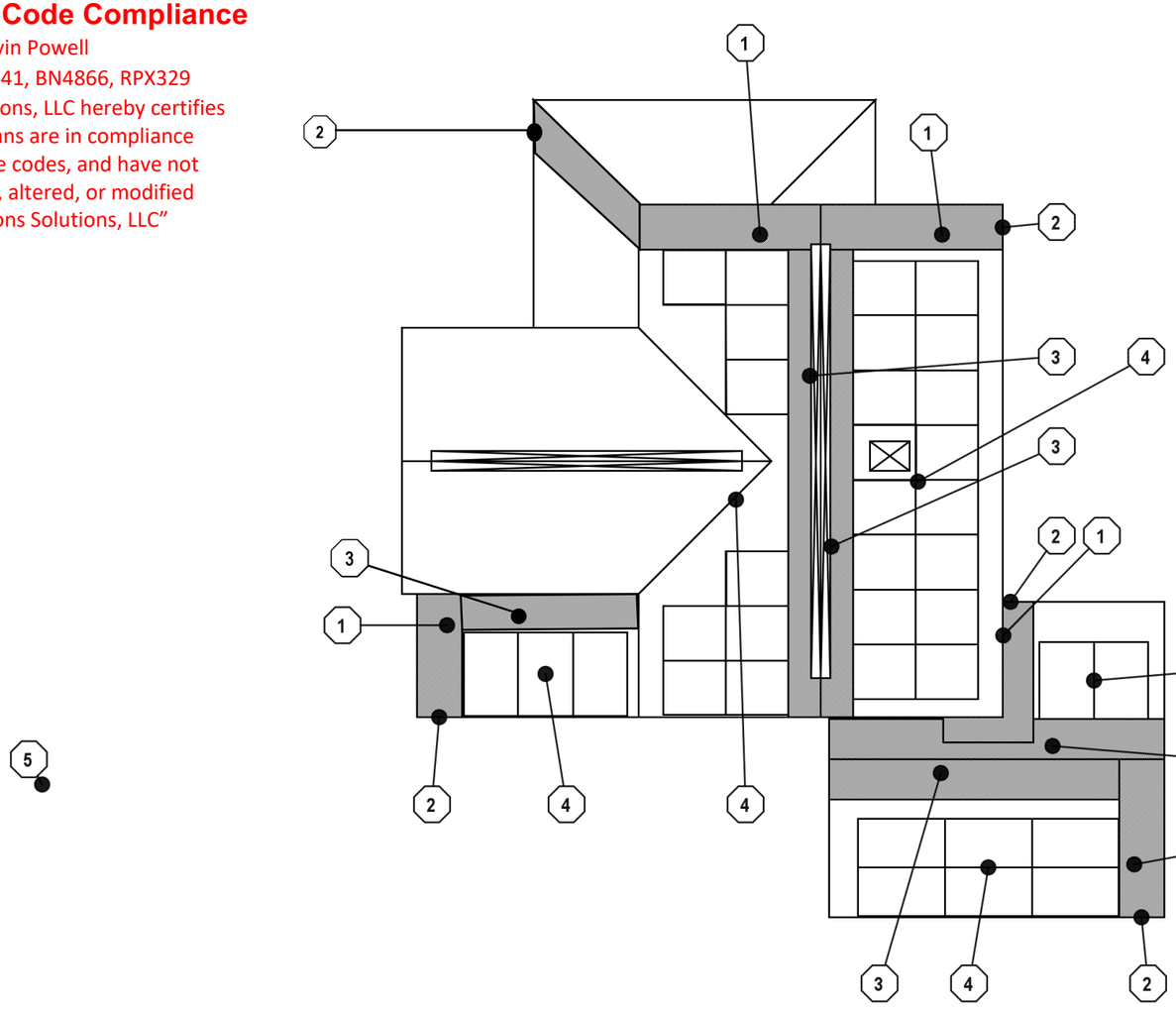

1 PV-7 FIRE SAFETY PLAN
SCALE: 1" = 10'

GENERAL NOTES	
1	ACCESS AND SPACING REQUIREMENTS SHALL BE REQUIRED TO PROVIDE EMERGENCY ACCESS TO THE ROOF, PROVIDE PATHWAYS TO SPECIFIC AREAS OF THE ROOF, PROVIDE FOR SMOKE VENTILATION OPPORTUNITY AREAS, AND TO PROVIDE EMERGENCY EGRESSION FROM THE ROOF. THE AHJ SHALL BE PERMITTED TO MODIFY ROOF ACCESS BASED UPON FIRE DEPARTMENT VENTILATION PROCEDURES OR ALTERNATIVE METHODS THAT ENSURE ADEQUATE ACCESS, PATHWAYS, AND SMOKE VENTILATION. (FFPC 11.12.2.2.1)
2	NOT LESS THAN TWO 3' WIDE PATHWAYS ON SEPARATE ROOF PLANES, FROM GUTTER TO RIDGE, SHALL BE PROVIDED ON ALL BUILDINGS. ONE PATHWAY SHALL BE PROVIDED ON THE STREET OR DRIVEWAY SIDE OF THE ROOF. FOR EACH ROOF PLAN WITH A PV ARRAY, A 3' WIDE PATHWAY FROM GUTTER TO RIDGE SHALL BE PROVIDED ON THE SAME ROOF PLANE AS THE PV ARRAY, ON AN ADJACENT ROOF PLANE, OR STRADDLING THE SAME AND ADJACENT ROOF PLANES. PATHWAYS SHALL BE LOCATED IN AREAS WITH MINIMAL OBSTRUCTIONS SUCH AS VENT PIPES, CONDUIT, OR MECHANICAL EQUIPMENT. (FFPC 11.12.2.2.2.1)
3	FOR PV ARRAYS OCCUPYING UP TO 33% OF THE PLAN VIEW ROOF AREA, A MIN. 18" PATHWAY SHALL BE PROVIDED ON EITHER SIDE OF A HORIZONTAL RIDGE. (FFPC 11.12.2.2.2.2)
4	ROOF FACES WITH NO PV ARE DESIGNATED FOR FIRE VENTILATION AND ACCESS

1. 3.0' WIDE FIRE ACCESS PATHWAY, PER FFPC 11.12.2.2.2.1
2. ROOF ACCESS POINT
3. 3.0' WIDE SMOKE-VENTILATION SETBACK, PER FFPC 11.12.2.2.2.2
4. PV MODULES INSTALLED ON ROOF WITH K2 CROSSRAIL MOUNTING SYSTEM.
5. ROADWAY
6. BUILDING IS GROUP R3
7. TOTAL PLAN VIEW ARRAY AREA IS 564.4 SQ.FT, WHICH REPRESENTS 31.0% OF TOTAL PLAN VIEW ROOF AREA (1822.9 SQ.FT)
8. THIS SYSTEM UTILIZES MICROINVERTERS. THERE ARE NO DC CIRCUITS OUTSIDE OF THE ARRAY PERIMETER OR INSIDE THE BUILDING.
9. ALL ARRAY CIRCUITS SHALL BE ROUTED THROUGH THE INTERIOR OF THE BUILDING, AND WHERE POSSIBLE, ALONG THE BOTTOM OF LOAD BEARING MEMBERS. NO CONDUIT SHALL BE INSTALLED ABOVE THE ROOF.

P-B36935

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FIRE SAFETY PLAN

DOC ID: ECEF43-1
DATE: 12/19/22
CREATOR: S.S.
REVIEWER:

REVISIONS

PV-7

Mono Multi Solutions

Vertex S

BACKSHEET MONOCRYSTALLINE MODULE

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PRODUCT: TSM-DE09C.07
PRODUCT RANGE: 380-405W

405W
MAXIMUM POWER OUTPUT

0~+5W
POSITIVE POWER TOLERANCE

21.1%
MAXIMUM EFFICIENCY

High value

- More productivity from same roof size.
- Outstanding visual appearance.
- Leading 210mm cell technology.

Small in size, big on power

- Small format module allow greater energy generation in limited space.
- Up to 405W, 21.1% module efficiency with high density interconnect technology.
- Multi-busbar technology for better light trapping effect, lower series resistance and improved current.
- Reduce installation cost with higher power bin and efficiency.
- Boost performance in warm weather with lower temperature coefficient (-0.34%) and operating temperature.

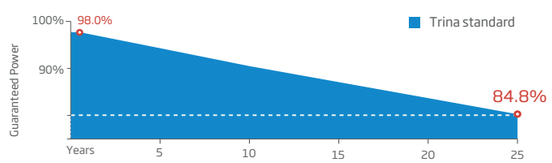
Universal solution for residential and C&I rooftops

- Designed for compatibility with existing mainstream optimizers, inverters and mounting systems.
- Perfect size and low weight makes handling and transportation easier and more cost-effective.
- Diverse installation solutions for flexibility in system deployment

High Reliability

- 25 year product warranty.
- 25 year performance warranty with lowest degradation.
- Minimized micro-cracks with innovative non-destructive cutting technology.
- Ensured PID resistance through cell process and module material control.
- Mechanical performance up to +6000 Pa and-4000 Pa negative load

Trina Solar's Backsheet Performance Warranty



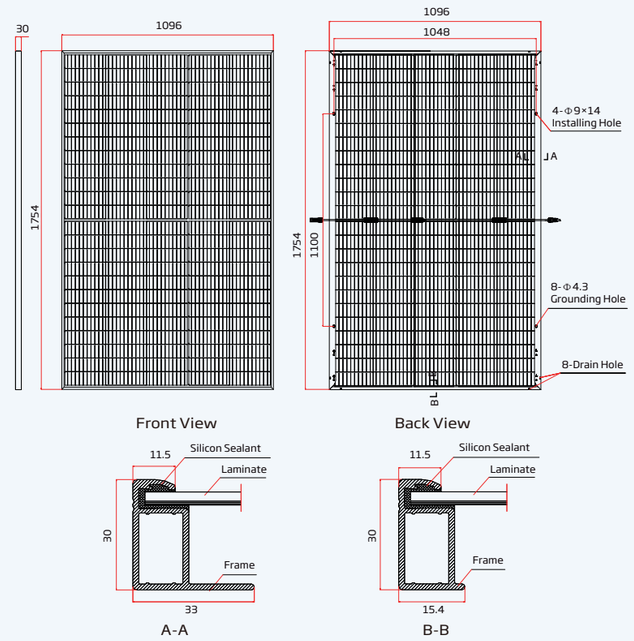
Comprehensive Products and System Certificates

IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse Gases Emissions Verification
ISO45001: Occupational Health and Safety Management System

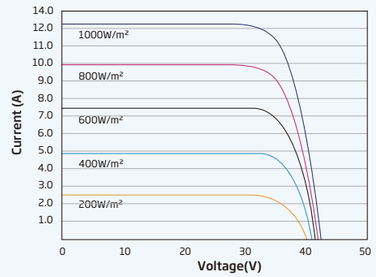
Trinasolar

Vertex S BACKSHEET MONOCRYSTALLINE MODULE

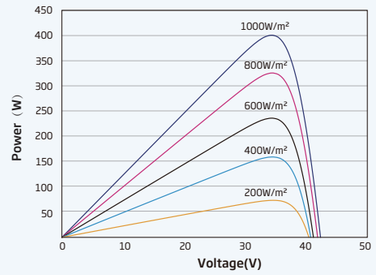
DIMENSIONS OF PV MODULE(mm)



I-V CURVES OF PV MODULE(400 W)



P-V CURVES OF PV MODULE(400W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	380	385	390	395	400	405
Power Tolerance-PMAX (W)	0 ~ +5					
Maximum Power Voltage-VMPP (V)	33.4	33.6	33.8	34.0	34.2	34.4
Maximum Power Current-IMPP (A)	11.38	11.46	11.54	11.62	11.70	11.77
Open Circuit Voltage-VOC (V)	40.4	40.6	40.8	41.0	41.2	41.4
Short Circuit Current-ISC (A)	12.00	12.07	12.14	12.21	12.28	12.34
Module Efficiency η m (%)	19.8	20.0	20.3	20.5	20.8	21.1

STC: Irrdiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	407	412	417	423	428	433
Maximum Power Voltage-VMPP (V)	33.4	33.6	33.8	34.0	34.2	34.4
Maximum Power Current-IMPP (A)	12.19	12.26	12.34	12.44	12.51	12.59
Open Circuit Voltage-VOC (V)	40.4	40.6	40.8	41.0	41.2	41.4
Short Circuit Current-ISC (A)	12.92	13.00	13.08	13.20	13.25	13.36
Irradiance ratio (rear/front)	10%					

Power Bifaciality:70±5%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	286	290	294	298	302	305
Maximum Power Voltage-VMPP (V)	31.4	31.6	31.8	31.9	32.1	32.4
Maximum Power Current-IMPP (A)	9.12	9.18	9.24	9.32	9.38	9.42
Open Circuit Voltage-VOC (V)	38.0	38.2	38.4	38.6	38.8	38.9
Short Circuit Current-ISC (A)	9.67	9.73	9.78	9.84	9.90	9.94

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline
No. of cells	120 cells
Module Dimensions	1754×1096×30 mm (69.06×43.15×1.18 inches)
Weight	21.0 kg (46.3 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Heat Strengthened Glass
Encapsulant material	EVA/POE
Backsheet	Transparent backsheet
Frame	30mm(1.18 inches) Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²), Portrait: 350/280 mm(13.78/11.02 inches) Landscape: N 1100 mm /P 1100 mm (43.31/43.31 inches)
Connector	MC4 EVO2 / TS4*

*Please refer to regional datasheet for specified connector.

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.34%/°C
Temperature Coefficient of VOC	- 0.25%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUMRATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
	1500V DC (UL)
Max Series Fuse Rating	25A

WARRANTY

25 year Product Workmanship Warranty
25 year Power Warranty
2% first year degradation
0.55% Annual Power Attenuation
(Please refer to product warranty for details)

PACKAGING CONFIGUREATION

Modules per box: 36 pieces
Modules per 40' container: 828 pieces

Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

Version number: TSM_NA_2022_A
www.trinasolar.com

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IQ8 Series Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.

Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.

Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

CERTIFIED SAFETY

IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

DATA SHEET

IQ8 Series Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US	IQ8M-72-2-US	IQ8A-72-2-US	IQ8H-240-72-2-US	IQ8H-208-72-2-US[1]
Commonly used module pairings[2]	W	235 – 350	235 – 440	260 – 460	295 – 500	320 – 540+	295 – 500+
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell and 72-cell/144 half-cell				
MPPT voltage range	V	27 – 37	29 – 45	33 – 45	36 – 45	38 – 45	38 – 45
Operating range	V	25 – 48	25 – 58				
Min/max start voltage	V	30 / 48	30 / 58				
Max input DC voltage	V	50	60				
Max DC current[3] [module Isc]	A	15					
Overvoltage class DC port		II					
DC port backfeed current	mA	0					
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit					
OUTPUT DATA (AC)		**IQ8-60-2-US**	**IQ8PLUS-72-2-US**	**IQ8M-72-2-US**	**IQ8A-72-2-US**	**IQ8H-240-72-2-US**	**IQ8H-208-72-2-US**
Peak output power	VA	245	300	330	366	384	366
Max continuous output power	VA	240	290	325	349	380	360
Nominal (L-L) voltage/range[4]	V	240 / 211 – 264					208 / 183 – 250
Max continuous output current	A	1.0	1.21	1.35	1.45	1.58	1.73
Nominal frequency	Hz	60					
Extended frequency range	Hz	50 – 68					
Max units per 20 A (L-L) branch circuit[5]		16	13	11	11	10	9
Total harmonic distortion		<5%					
Overvoltage class AC port		III					
AC port backfeed current	mA	30					
Power factor setting		1.0					
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging					
Peak efficiency	%	97.5	97.6	97.6	97.6	97.6	97.4
CEC weighted efficiency	%	97	97	97	97.5	97	97
Night-time power consumption	mW	60					
MECHANICAL DATA							
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)					
Relative humidity range		4% to 100% (condensing)					
DC Connector type		MC4					
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")					
Weight		1.08 kg (2.38 lbs)					
Cooling		Natural convection – no fans					
Approved for wet locations		Yes					
Acoustic noise at 1 m		<60 dBA					
Pollution degree		PD3					
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure					
Environ. category / UV exposure rating		NEMA Type 6 / outdoor					
COMPLIANCE							
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.					

(1) The IQ8H-208 variant will be operating in grid-tied mode only at 208V AC. (2) No enforced DC/AC ratio. See the compatibility calculator at https://link.enphase.com/module-compatibility (3) Maximum continuous input DC current is 10.6A (4) Nominal voltage range can be extended beyond nominal if required by the utility. (5) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

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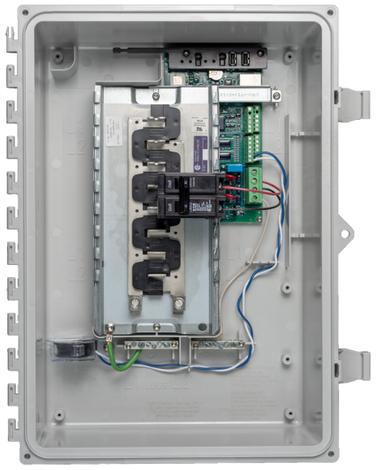
Data Sheet
Enphase Networking

Enphase IQ Combiner 3

(X-IQ-AM1-240-3)

The **Enphase IQ Combiner 3**™ with Enphase IQ Envoy™ consolidates interconnection equipment into a single enclosure and streamlines PV and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.



Smart

- Includes IQ Envoy for communication and control
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and optional consumption monitoring

Simple

- Reduced size from previous combiner
- Centered mounting brackets support single stud mounting
- Supports back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year warranty
- UL listed

UL LISTED

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE

Enphase IQ Combiner 3

MODEL NUMBER	
IQ Combiner 3 X-IQ-AM1-240-3	IQ Combiner 3 with Enphase IQ Envoy™ printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional* consumption monitoring (+/- 2.5%).
ACCESSORIES and **REPLACEMENT PARTS** (not included, order separately)	
Enphase Mobile Connect™ CELLMODEM-03 (4G / 12-year data plan) CELLMODEM-01 (3G / 5-year data plan) CELLMODEM-M1 (4G based LTE-M / 5-year data plan)	Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.)
Consumption Monitoring* CT CT-200-SPLIT	Split core current transformers enable whole home consumption metering (+/- 2.5%).
Circuit Breakers BRK-10A-2-240 BRK-15A-2-240 BRK-20A-2P-240	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220
EPLC-01	Power line carrier (communication bridge pair), quantity 2
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 3 (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Envoy printed circuit board (PCB) for Combiner 3
ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating (output to grid)	65 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. continuous current rating (input from PV)	64 A
Max. total branch circuit breaker rating (input)	80A of distributed generation / 90A with IQ Envoy breaker included
Production Metering CT	200 A solid core pre-installed and wired to IQ Envoy
MECHANICAL DATA	
Dimensions (WxHxD)	49.5 x 37.5 x 16.8 cm (19.5" x 14.75" x 6.63"). Height is 21.06" (53.5 cm with mounting brackets).
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	802.11b/g/n
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)
Cellular	Optional, CELLMODEM-01 (3G) or CELLMODEM-03 (4G) or CELLMODEM-M1 (4G based LTE-M) (not included)
COMPLIANCE	
Compliance, Combiner	UL 1741 CAN/CSA C22.2 No. 107.1 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production)
Compliance, IQ Envoy	UL 60601-1/CANCSA 22.2 No. 61010-1

* Consumption monitoring is required for Enphase Storage Systems.

To learn more about Enphase offerings, visit **enphase.com**

2018-09-13

ENPHASE

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pe.eaton.com

Powering Business Worldwide

Product compliance: No Data

Eaton general duty cartridge fuse safety switch

DG222NRB

UPC:782113144221

Dimensions:

- **Height:** 14.38 IN
- **Length:** 14.8 IN
- **Width:** 9.7 IN

Weight:10 LB

Notes: Maximum hp ratings apply only when dual element fuses are used. 3-Phase hp rating shown is a grounded B phase rating, UL listed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

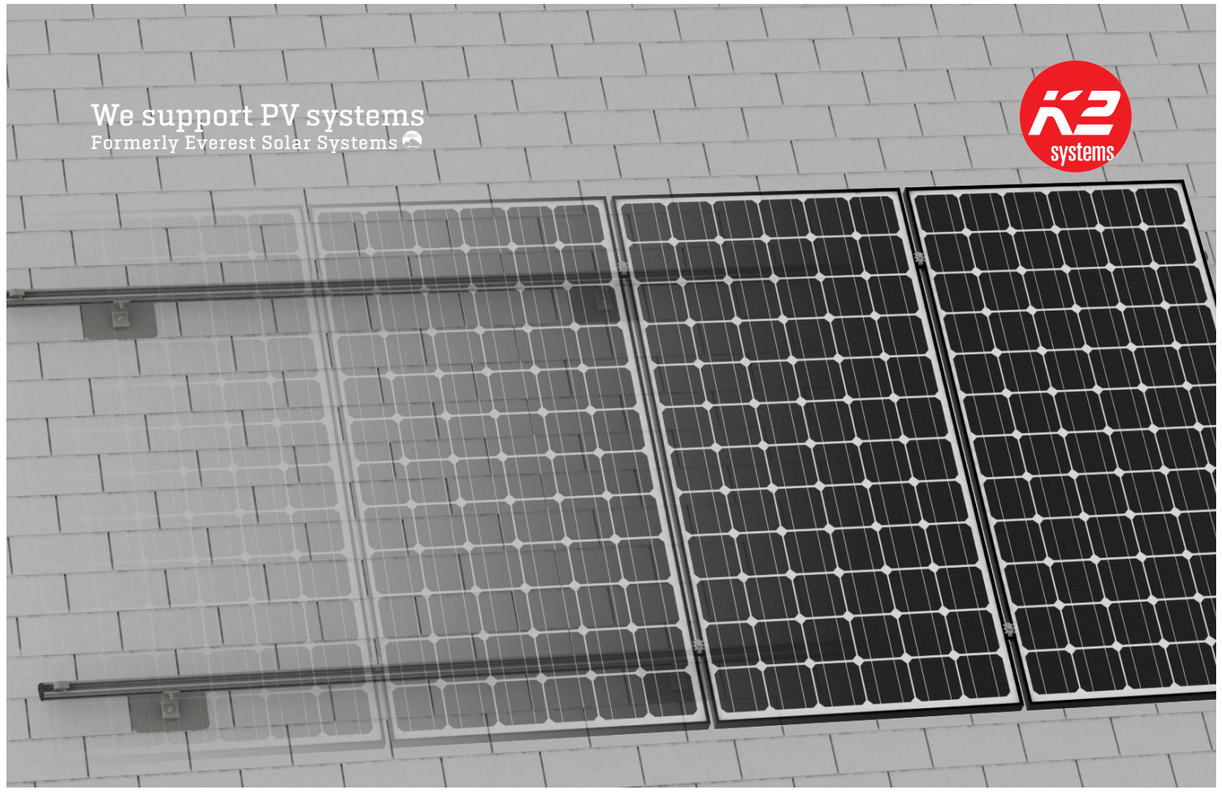
- **Type:** General duty, cartridge fused
- **Amperage Rating:** 60A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Class Provision:** Class H fuses
- **Fuse Configuration:** Fusible with neutral
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Three-wire
- **Product Category:** General duty safety switch
- **Voltage Rating:** 240V

Supporting documents:

- Eatons Volume 2-Commercial Distribution
- Eaton Specification Sheet - DG222NRB

Certifications:

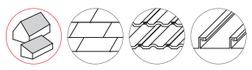
- UL Listed



CrossRail System

PRODUCT SHEET

- High quality, German-engineered system for residential and commercial installations
- 4 rail sizes available to suit all structural conditions
- Universal components for all rail types
- Use 2 innovative components to turn this system into Shared Rail or Tilt Up
- MK3 technology provides highest rail engagement
- Roof attachments for all roof types
- 100% code compliant, structural validation for all solar states
- Fast installation with minimal component count result in low total installed cost



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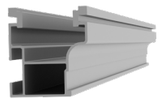
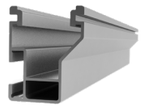
Components



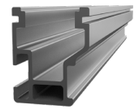
CrossRail 44-X

Part Number	Description
4000019	CrossRail 44-X, 166", Mill
4000020	CrossRail 44-X, 166", Dark
4000021	CrossRail 44-X, 180", Mill
4000022	CrossRail 44-X, 180", Dark



CrossRail 48-X

Part Number	Description
4000662	CrossRail 48-X, 166", Mill
4000663	CrossRail 48-X, 166", Dark
4000675	CrossRail 48-X, 180", Mill
4000665	CrossRail 48-X, 180", Dark



CrossRail 48-XL

Part Number	Description
4000695	CrossRail 48-XL, 166", Mill
4000705	CrossRail 48-XL, 166", Dark

CrossRail 80

Part Number	Description
4000508	CrossRail 80, 168", Mill

CrossRail Mid Clamp

Part Number	Description
4000601-H	CR MC Silver, 30-47mm, 13mm Hex
4000602-H	CR MC Dark, 30-47mm, 13mm Hex
4000688-H	SR MC Silver, 30-50mm, 13mm Hex
4000689-H	SR MC Silver, 30-50mm, 13mm Hex

CrossRail End Clamp

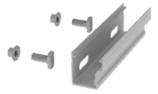
Part Number	Description
4000429	CR EC Silver 30-50mm, SR 30-45mm
4000430	CR EC Dark 30-50mm, SR 30-45mm
4000003	SR EC Silver 46-50mm
4000004	SR EC Dark 46-50mm

Yeti Clamp

Part Number	Description
4000050-H	Yeti Hidden EC for CR, Mill, 13mm Hex

Aluminum End Clamp

Part Number	Description
4005344	CrossRail EC Silver, AL 32-33mm
4005169	CrossRail EC Silver, AL 34-36mm
4005290	CrossRail EC Silver, AL 37-38mm
4005170	CrossRail EC Silver, AL 39-41mm
4005291	CrossRail EC Silver, AL 42-44mm
4005171	CrossRail EC Silver, AL 45-47mm
4005292	CrossRail EC Silver, AL 48mm
4005172	CrossRail EC Silver, AL 49-50mm

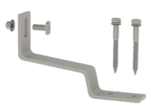


CrossRail Rail Connector

Part Number	Description
4000051	Rail Connector CR 44-X, Set, Mill
4000052	Rail Connector CR 44-X, Set, Dark
4000385	RailConn CR48-X,48-XL Struct Set, Mill
4000386	RailConn CR48-X,48-XL Struct Set, Dark
4001196	Rail Connecctor UL 2703 Set, CR80, Mill

L-Foot & T-Foot

Part Number	Description
4000630	L-Foot Slotted Set, Mill
4000631	L-Foot Slotted Set, Dark
4000080	T-Foot X, Set, Mill



Tile Hooks

Part Number	Description
4000034	Flat Tile Hook
4001294	Tile Hook 3S
4000521	SingleHook

Standing Seam PowerClamps

Part Number	Description
4000016	Standing Seam PowerClamp, Mini
4000017	Standing Seam PowerClamp, Standard

Reviewed for Code Compliance
Kevin Powell
BU1814, PX2841, BN4866, RPX329
"Inspection Solutions, LLC hereby certifies
That these plans are in compliance
With applicable codes, and have not
Been changed, altered, or modified
By Inspections Solutions, LLC"

Bonding and Grounding

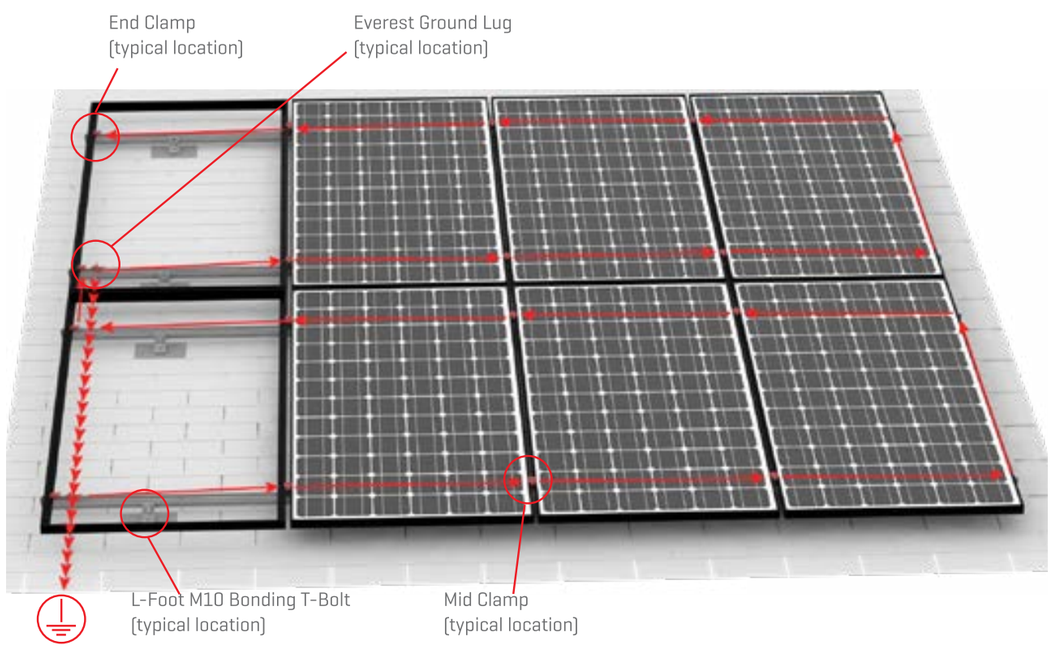
Appropriate means of bonding and grounding are required by regulation. The information provided in this manual shall always be verified with local and national building codes.

Everest Solar Systems has obtained a UL 2703 system listing from Underwriter's Laboratories (UL).

A sample bonding path diagram is shown in Figure 1 below. Your specific installation may vary, based upon site conditions and your AHJ's requirements.

Each electrical connection has been evaluated to a maximum fuse rating of 30A. At least one ground lug per row of modules must be used to ground all strings within each sub-array, although additional may be used for redundancy. When installed per these installation instructions, all connections meet the requirements of NEC 690.43.

This racking system may be used to ground and/or mount a PV module complying with UL 1703 only when the specific module has been evaluated for grounding and/or mounting in compliance with the included instructions.



Compatible Modules

K2's CrossRail System was tested with the following:

- UL/NRTL Listed Aptos Solar Modules:
  - DNA-120-MF26-XXXW
  - DNA-144-MF26-XXXW
  - DNA-120-BF23-XXXW
  - DNA-120-MF23-XXXW
  - DNA-144-BF23-XXXW
  - DNA-144-MF23-XXXW
- UL/NRTL Listed Axitec Modules:
  - AC-xxP/156-60S
  - AC-xxxM/156-60S
  - AC-xxxP/60V
  - AC-xxxP/60xV
  - AC-xxxP/60S
  - AC-xxxP/60x
  - AC-xxxMH/120S
  - AC-xxxM/60V
  - AC-xxxM/60xV
  - AC-xxxMH/120V
  - AC-xxxM/60S
  - AC-xxxM/60x
  - AC-xxxP/156-72S
  - AC-XXXP/72V
  - AC-XXXP/72XV
  - AC-XXXP/72S
  - AC-XXXP/72X
  - AC-XXXMH/144S
  - AC-XXXM/72V
  - AC-XXXM/72XV
  - AC-XXXMH/144V
  - AC-XXXM/72S
  - AC-XXXM/72X
- UL/NRTL Listed Boviet Modules:
  - BVM6612M 72-Cell Mono
- UL/NRTL Listed Canadian Solar Inc. Modules:
  - CS6U-xxx
  - CS6K-xxx
  - CS6X-xxx
  - CS6P-xxx
  - CS3K-xxxP
  - CS3K-xxxMS
  - CS3U-xxxP
  - CS3U-xxxMS
  - CS3W-xxxP
  - CS3U-xxxPB-AG
  - CS3U-xxxMB-AG
  - CS3W-xxxPB-AG
  - CS1H-xxxMS
- CONTINUED - Canadian Solar Inc Modules:
  - CS6K-xxxM
  - CS6K-P-FG DYMOND
- UL/NRTL Listed CertainTeed Modules:
  - CTXXXHC11-04
  - CTXXXHC00-04
  - CTxxxHC11-06
- UL/NRTL Listed ET Solar Modules:
  - ET-M660xxxBB
- UL/NRTL Listed Hansol Modules:
  - UB-AN1 Black 270-300
  - UBAN1 Silver 270-300
  - UD-AN1 330-360
- UL/NRTL Listed Hanwha Q Cells Modules:
  - Q.PEAK- G4.1/MAx xxx
  - Q.PEAK BLK G4.1 xxx
  - Q.PRO G4 xxx
  - Q.PLUS G4 xxx
  - Q.PEAK-G4.1/TAA xxx
  - Q.PEAK BLK G4.1/TAA xxx
  - Q.PLUS BFR G4.1/TAA xxx
  - Q.PLUS BFR G4.1/MAx xxx
  - B.LINE PLUS BFR G4.1 xxx
  - B.LINE PRO BFR G4.1 xxx
  - Q.PEAK DUO-G5 xxx
  - Q.PEAK DUO BLK-G5 xxx
  - Q.PEAK DUO-G8 xxx
  - Q.PEAK DUO BLK-G8 xxx
  - Q.PEAK DUO-G7 xxx
  - Q.PEAK DUO BLK-G7 xxx
  - Q.PEAK DUO G7.2 xxx
  - Q.PEAK DUO-G6 xxx
  - Q.PEAK DUO BLK-G6 xxx
  - Q.PEAK DUO BLK-G6+ xxx
  - Q.PEAK DUO-G6+ xxx
  - Q.PEAK DUO-G8+ xxx
  - Q.PEAK DUO BLK-G8+ xxx
  - Q.PEAK DUO L-G8.3 xxx
  - Q.PEAK DUO L-G8.2 xxx
  - Q.PEAK DUO L-G8.1 xxx
  - Q.PEAK DUO L-G8 xxx
  - Q.PEAK DUO L-G7.3 xxx
  - Q.PEAK DUO L-G7.2 xxx
  - Q.PEAK DUO L-G7.1 xxx
  - Q.PEAK DUO L-G7 xxx
  - Q.PEAK DUO L-G6 xxx
- CONTINUED - Hanwha Q Cells Modules:
  - Q.PEAK DUO L-G6.2 xxx
  - Q.PEAK DUO L-G6.3 xxx
  - Q.PLUS DUO L-G5 xxx
  - Q.PLUS DUO L-G5.1 xxx
  - Q.PLUS DUO L-G5.2 xxx
  - Q.PLUS DUO L-G5.3 xxx
  - Q.PEAK DUO L-G5.2 xxx
  - Q.PEAK DUO L-G5.3 xxx
  - Q.PEAK L-G4.2 xxx
  - Q.PEAK L-G4.1 xxx
  - Q.PLUS L-G4.2 xxx
  - Q.PLUS L-G4.1 xxx
  - Q.PLUS L-G4 xxx
  - Q.PEAK DUO BLK G6+/SC xxx
  - Q.PEAK DUO G5/SC xxx
  - Q.PEAK DUO BLK G5/SC xxx
  - Q.Plus BFR-G4.1xxx
  - Q.Pro BFR-G4.1xxx
  - Q.Pro-G4.1/SCxxx
  - Q.PLUS BFR G4.1 xxx
  - Q.PRO BFR G4 xxx
  - Q.PRO BFR G4.1 xxx
  - Q.PRO BFR G4.3 xxx
  - Q.PEAK-G4.1 xxx
  - Q. PEAK DUO BLK G6+/TS XXX
  - Q.PEAK DUO G5/TS-XXX
  - Q.PEAK DUO BLK G6/TS XXX
  - Q.PEAK DUO G6/TS-XXX
  - Q.PEAK DUO G6+/TS-XXX
  - Q.PEAK DUO ML-G9 XXX
  - Q.PEAK DUO ML-G9.2 XXX
  - Q.PEAK DUO ML BLK-G9 XXX
  - Q.PEAK DUO ML BLK-G9.2 XXX
  - Q.PEAK DUO XL-G9 XXX
  - Q.PEAK DUO XL-G9.2 XXX
  - Q.PEAK DUO XL BLK-G9 XXX
  - Q.PEAK DUO XL BLK-G9.2 XXX
  - Q.PEAK DUO XL BLK-G9.3 XXX
  - Q.PEAK DUO XL -G9.3 XXX
  - Q.PEAK DUO ML -G9.3 XXX
  - Q.PEAK DUO ML BLK -G9.3 XXX
  - Q.PEAK DUO ML -G9 XXX
  - Q.PEAK DUO ML -G9+ XXX
  - Q.PEAK DUO BLK ML -G9+ XXX
  - Q.PEAK DUO BLK ML -G9 XXX
- UL/NRTL Listed Hyundai Modules:
  - HiS-MxxxMG
  - HiS-MxxxMI

Reviewed for Code Compliance

Kevin Powell

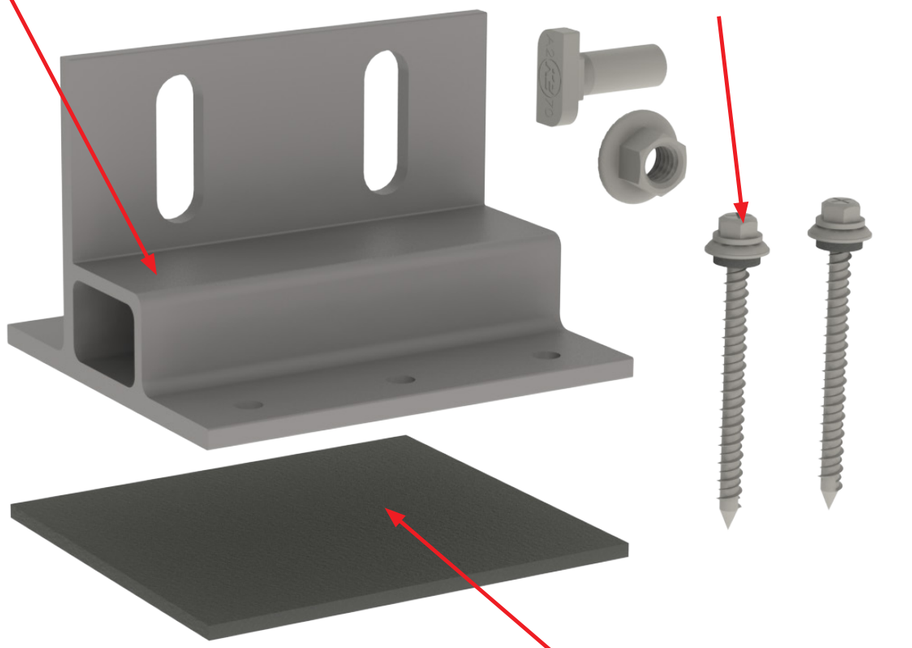
BU1814, PX2841, BN4866, RPX329

"Inspection Solutions, LLC hereby certifies
That these plans are in compliance
With applicable codes, and have not
Been changed, altered, or modified
By Inspections Solutions, LLC"

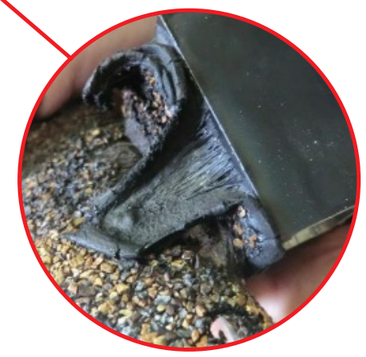
We support PV systems
Formerly Everest Solar Systems

Rail Shelf
- Allows for easier rail support
- Aligns CrossRail T-Bolt channel

Self-Tapping Screws
- Self-sealing; no sealant required
- Self-tapping; no pilot holes required
- 2 screws included per mount



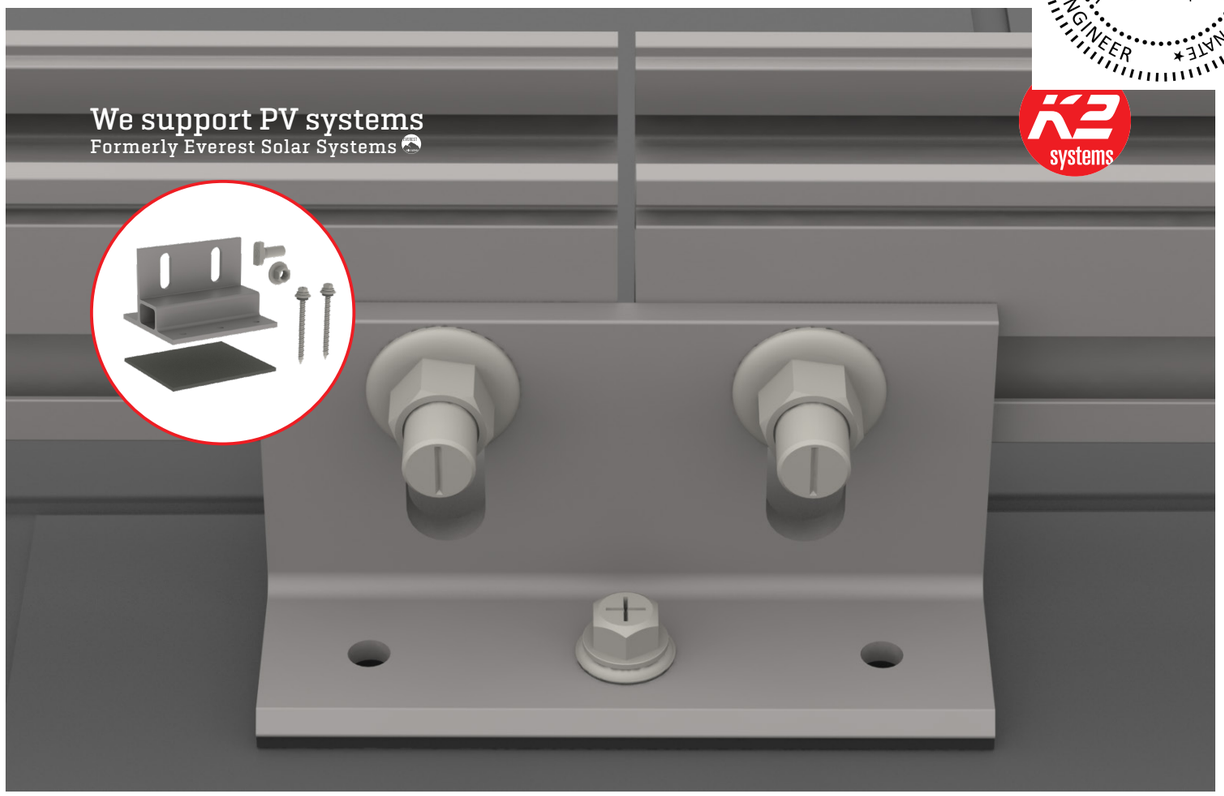
K2 EverSeal
- Pre-installed butyl flexible flashing
- 20+ years of proven water sealing technology
- TAS 100(A) and Wind Driven Rain tested and approved



Splice Foot X & XL

Patent Pending

PRODUCT SHEET



Splice Foot X & XL

Patent Pending

PRODUCT SHEET

Part Number	Description
4000113	Splice Foot X Kit,Mill
4000162	Splice Foot XL Kit, Mill

- All-in-one mount and splice foot
- K2 EverSeal technology
- 20+ years of proven water sealing technology on asphalt
- Self drilling lag screws = less tools needed
- Optimized for CrossRail systems and components
- No L-Foot needed
- T-Bolt hardware included

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM AHKey 1189870

Original: X Site:
Update: Recorder: DL 12-16
Sitename: MRS. SALLY RUSH RESIDENCE
Historic Contexts: BOOM TIMES
Natl Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS may, sketch-map of immediate area)

Address: 804 E. LEMON AVENUECity: EUSTIS
Vicinity of/route to:SOUTHEAST CORNER OF E. LEMON AVENUE AND PRESCOTT STREET.

Subdivision: PRESCOTT'S ADDITIONBlock: 23 Lot: 8 MAP 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History
Architect:
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description
Style: FRAME VERNACULAR
Plan: Exterior:IRREGULAR
Interior:IRREGULAR
No.: Stories 2 Outbuildings 0 Porches 0 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): ASBESTOS SHINGLE
Foundation - Type: PIERS
Materials: CONCRETE BLOCK
Infill: METAL
Porches:
Roof - Type:INTERSECTING GABLESSurfacing: SHEET METAL:STANDING SEAM
Secondary Structure(s):
Chimney - Number: 1 Material: BRICK
Location: INTERIOR
Windows: DHS,1/1
Exterior Ornament:
Condition: GOODSurroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)
THIS FRAME VERNACULAR RESIDENCE HAS A GROUND FLOOR SCREEN ENCLOSED ENTRY PORCH THAT IS IN KEEPING WITH THE ORIGINAL ARCHITECTURAL STYLE. SURROUUNDED BY LARGE SHADE TREES THE RESIDENCE IS ALMOST HIDDEN FROM VIEW.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site
FMSF Archaeological form completed?: N
Artifacts or other remains: NONE OBSERVED
Recorder's Evaluation of Site
Areas of significance: ARCHITECTURE

Eligible for National Register?: N
Significant as part of district?: N
Significant at local level?: N

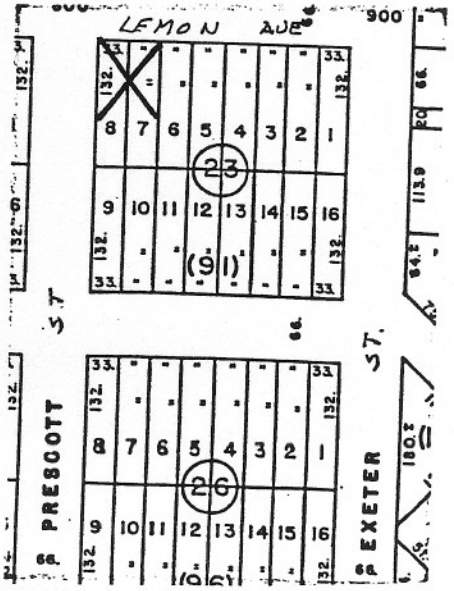
Summary of significance:

THIS RESIDENCE HAS BEEN SLIGHTLY ALTERED BUT STILL CONTRIBUTES TO THE OVERALL HISTORY AND DEVELOPMENT OF THE NEIGHBORHOOD. MRS. SALLIE RUSH RESIDED HERE IN 1924. NO OTHER HISTORICAL INFORMATION WAS AVAILABLE.

* * * DHR USE ONLY * DHR USE ONLY*
* Keeper determination of eligibility date: / / / / *
* SHPO evaluation of elibility date: / / / / *
* Local determination of eligibility date: / / / / *
* Office: *
* *
* * * DHR USE ONLY * DHR USE ONLY*

Recorder information: DONNA G LOGSDON
Date: 08/1991 Affiliation: THE HISTORIC WORKS

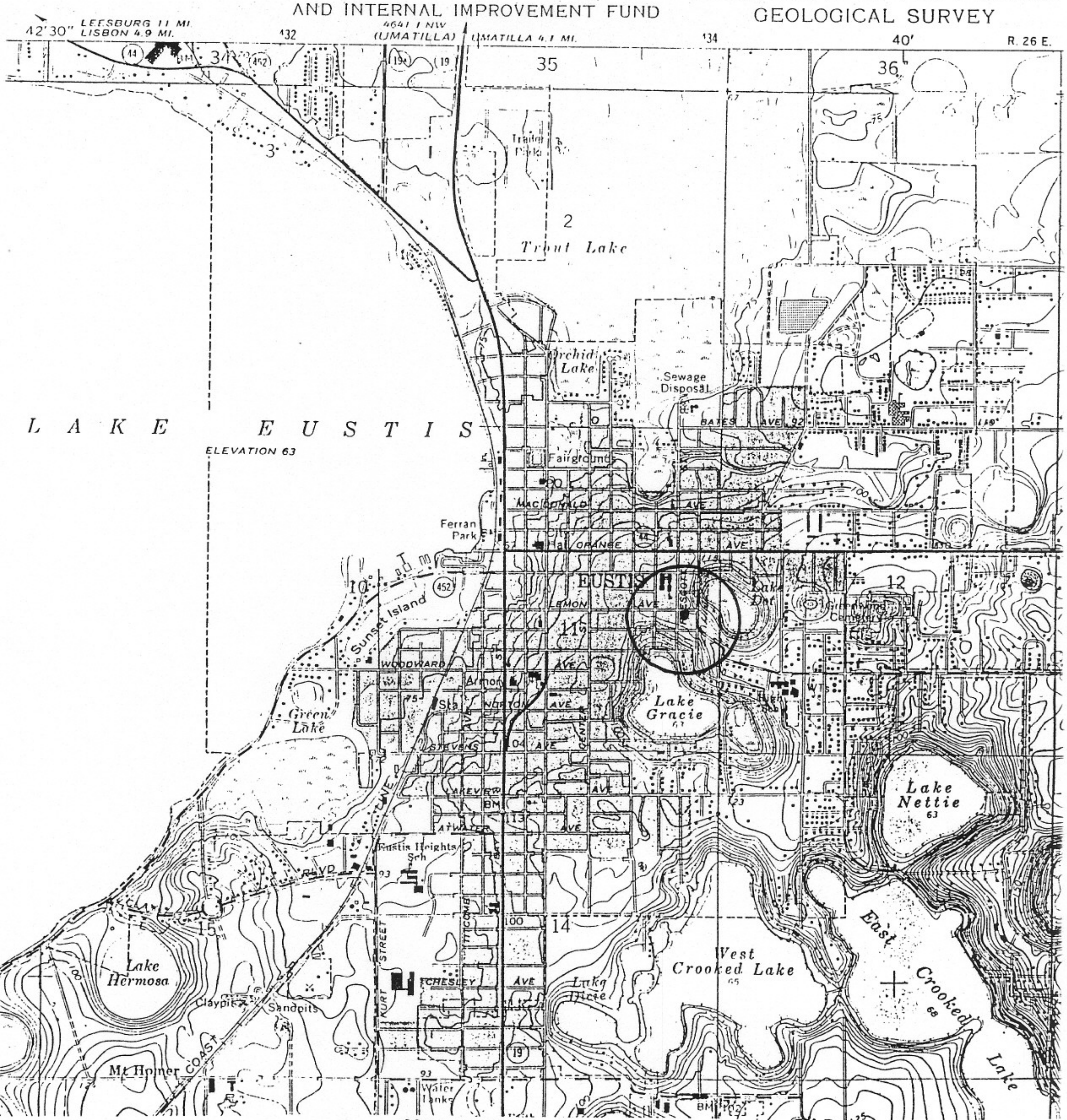
Photographs (Attach a labeled print bigger than contact size)
Location of negatives: EUSTIS HIST. MUSEUM
Negative numbers: 12-16



Item 4.3

STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



SCALE 1:24 000

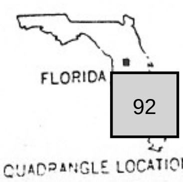
1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 KILOMETER

CONTOUR INTERVAL 5 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

FRAME VERNACULAR

One of the most common forms of architecture is Frame Vernacular. Vernacular architecture refers to a regional or "folk" architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. The Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

This section refers to the Frame Vernacular built in Lakeland prior to the 1940s. The section on Modern Style addresses the Vernacular styles of the Modern era.

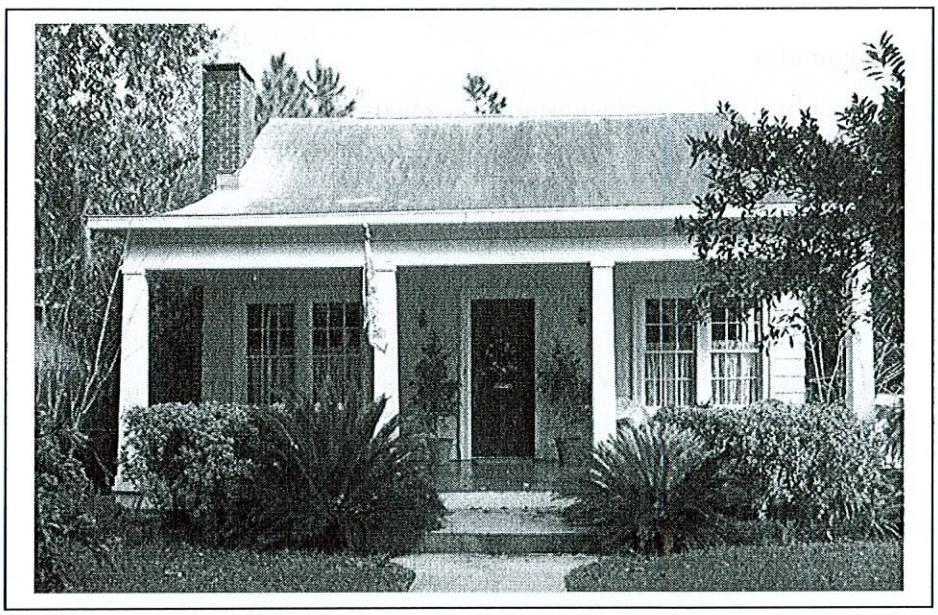


Figure 3-1: Frame Vernacular

Figure 3-2: Frame Vernacular

Features of the Frame Vernacular Style

Plans

- Usually rectangular
- Sometimes L-shaped to maximize cross-ventilation

Foundations

- Masonry (usually brick) piers
- Spaces between piers left open to allow for ventilation and for protection from high water

Porches and Facades

- Most commonly simple entrance or end porches
- Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details
- In most cases, porches were built without railings

Roofs

- Earlier period homes have steep pitches, to accommodate attic space
- Later period homes have a lowered roof pitch
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall
- Wood shingles were often used to cover the roofs in early homes
- Metal shingles or metal sheets were used on later period structures, or as a replacement roof material

Exterior

- Horizontal drop siding and weatherboard are the most common exterior wall surface materials

Windows and Doors

- Generally, double-hung sash windows made of wood
- Windows are spaced evenly along all facades
- Windows can be single-pane, or 2- or 4-pane
- Doors contain recessed wood panels

Exterior Decoration

- Sparse, limited to ornamental woodwork

BOWEN | SCHROTH

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SOLAR PANELS/SYSTEMS IN HISTORIC DISTRICTS

TO: City of Eustis Historic Preservation Board (hereinafter "the Board")
FROM: Cheyenne D. Dunn, Esq.
DATE: March 7, 2023

In recent years the desire of historic home property owners to install solar panels has become a subject of consideration for historic preservation boards. This memorandum is intended to provide guidance for the Board as to whether it should consider these requests, what factors to consider, as well as a discussion regarding the ability to amend the city code or historic guidelines to address the installation of solar panels in the historic district or on historic properties, should the Board deem this necessary.

Florida Statute §163.04

Florida Statute §163.04 provides that "a property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed, restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alternation of property with respect to residential dwellings…". Additionally, the statute prohibits the "adoption of an ordinance by a governing body…which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources…"

In sum, the statute prohibits the Board from preventing a property owner from installing solar panels or other energy devices on their property nor can any ordinance prohibit installation. The statute does provide that the Board may "determine the specific location where solar collectors may be installed on the roof with an orientation to the south or within 45 degrees east or west of due south" but only if the effectiveness of the solar panels will not be impaired.

Secretary of the Interior Standards for Rehabilitation

The Secretary of the Interior has Standards for Rehabilitation (hereafter "Interior Standards"), that have been adopted by multiple state National Historic Preservation Boards. The additional guidelines this Board considers when evaluating certificates of appropriateness are based on these standards (see Eustis Code of Ordinances Section 46-227(m)). Standard 2 and Standard 9 appear to be controlling when it comes to evaluating the placement of solar energy collectors on historic district properties.

- Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided.
- Standard 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.

Adaptations by Other Historic Preservation Boards

Key West: The City of Key West includes a section on solar collectors in their Historic Architectural Guidelines which encourages citizens to exhaust all other means of reducing a "carbon footprint" before seeking to install solar devices. It goes on to state any proposals regarding the installation of solar energy collectors "shall be based on a hierarchy of preferred locations starting with roofing not visible from public streets, then locations within rear gardens or on pergolas, and only if none of those are viable because of orientation or overshadowing" then the board will consider proposals that involve collectors "on roofing areas or other locations visible from public streets." If a citizen wants to install the solar devices and the related equipment in a location that will be visible from public streets then they must show, "by way of calculation of energy outputs" that similar performance cannot be achieved in a location away from public view. They prohibit "character defining features" of the buildings from being damaged or obscured when new energy collecting devices are introduced.

Gainesville: The City of Gainesville addresses rooftop solar photovoltaic system, a/k/a solar panels, in their Land Development Code. They provide if installation of such system as defined by their Code will not be seen from any street frontage, will meet the City's Historic Preservation Rehabilitation and Design Guideline, and will meet an additional design criteria, then the City Manager or designee "may issue a certificate of appropriateness" of the system. Otherwise, the approval of the Historic Preservation Board is needed. A copy of the relevant section of the code is included for review by the Board and the portion regarding the additional design criteria is highlighted. In one Historic Preservation Board Report, approval of a COA was granted for the installation of solar panels after determining the plan complied with the Interior Standards 2 and 9. The solar panels were visible from the right-of-way on the primary roof façade elevation but the installation would not result in permanent loss of significant character-defining features of a historic resource, installation was reversible and the panels could be removed without

permanent alteration of the historic fabric of the house as the panels were low mount and the system's conduit would run through the attic as much as possible to avoid the conduit being visible on the roof.

Lakeland: The City of Lakeland includes in their Design Guidelines for Historic Properties that "solar panel installations should not become prominent new elements that detract from the character-defining features of a building or landscape."

There are common themes in how other boards have addressed this issue. First, regardless of the suggestions, proposals, guidance, or requirements of the boards, all further the idea of the Interior Standards 2 and 9.[1] All seem to take a stance of exhausting all efforts/attempts to preserve the historic nature of the property without the outright prohibition to the property owner from installing the systems. Additionally, each board encourages property owners to make all possible attempts to preserve the historic nature/character and provide notice of what attempts need to be made and what corroborating information of the attempts is needed before approval of solar panels visible from a right-of-way will be approved.

City of Eustis Historic Preservation Board

The City Code does not include any provisions regarding the installation of solar panels on properties located within historic districts or with a historic designation. One question to consider is whether COAs for solar panels on properties located within historic districts or with a historic designation need to be considered by the Board? The answer appears to be yes. As discussed above other historic preservation boards in the state consider COAs regarding solar panel installation in historic districts and on historic properties.

This Board's consideration of solar panel installation for historic homes through COAs falls in line with the City's historic preservation policy and purpose. Section 46-2 (a) of the City's Code states it is a "matter of public policy that the preservation, protection, enhancement, perpetuation and use of landmarks, landmark sites, and historic districts is a public necessity." In addition, Florida Statute §163.04 provides some ability for the Board to designate the placement of the solar panels. By having the COAs presented to the Board, review of the plans can be done to ensure the historic nature of the building is preserved as much as possible and if the solar panels must be placed in view of a right-of-way, it will be because it has been proven that the effectiveness of the system will be otherwise impaired.

Should the Board find it necessary to revise the City Code or historic guidelines to include review of solar panel installation in the historic district, the Code provides the Board the ability to make such a recommendation to the City Commission. Section 46-60(6) of the Code grants the Board the power "to develop specific guidelines for the alteration, construction, relocation or

[1] For example, the City of Key West's prohibition of "character defining features" being damaged or obscured reflect Standard 2 ("historic character of the property shall be retained and preserved) and Standard 9 ("New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.") The City of Gainesville's approving solar panels partly because they can be removed without permanent alteration of the historic fabric of the house reflects Standard 9 ("The new work shall… protect the historic integrity of the property and its environment.").

removal of designated property." Section 46-60(7) grants the Board the power to "promulgate standards for architectural review which are consistent with standards for rehabilitation which have been or may be established by the United States Secretary of the Interior." Finally, Section 46-60(18) grants the Board the power to make such rules and regulations as it deems necessary for the administration of ordinances for which it is responsible." As a practical matter, it may be wise for the Board to make recommendations to add provisions regarding the ideal placement of solar panels and preferred look and design of the same so that citizens are more knowledgeable regarding what should be provided when submitting their COA.

City of Eustis
Development Services Department
P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: MARCH 8, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-04

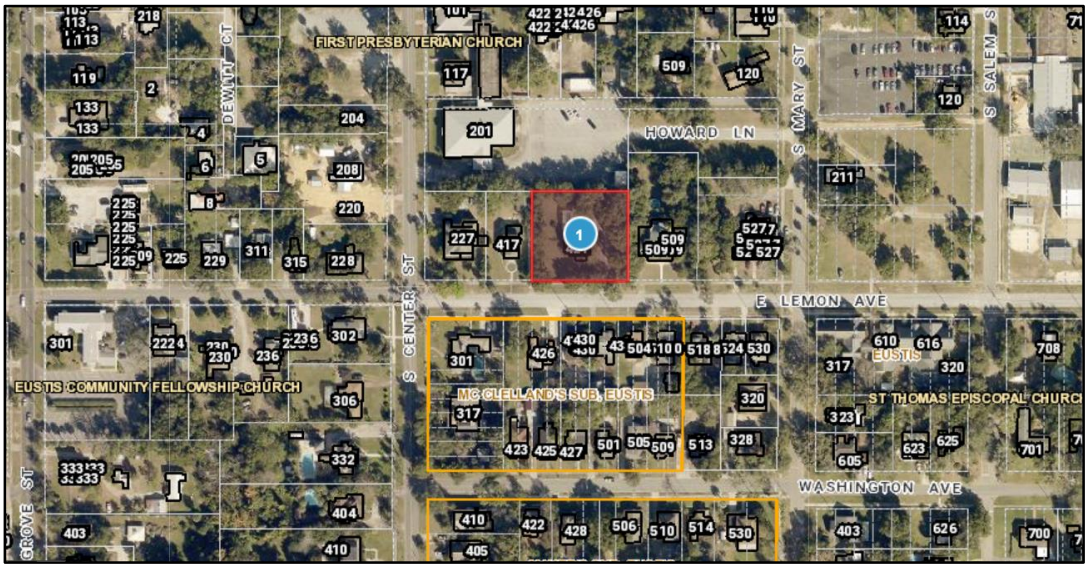
ROOF REPLACEMENT AND MODIFICATION AT 421 EAST LEMON AVENUE (AK 1631131)

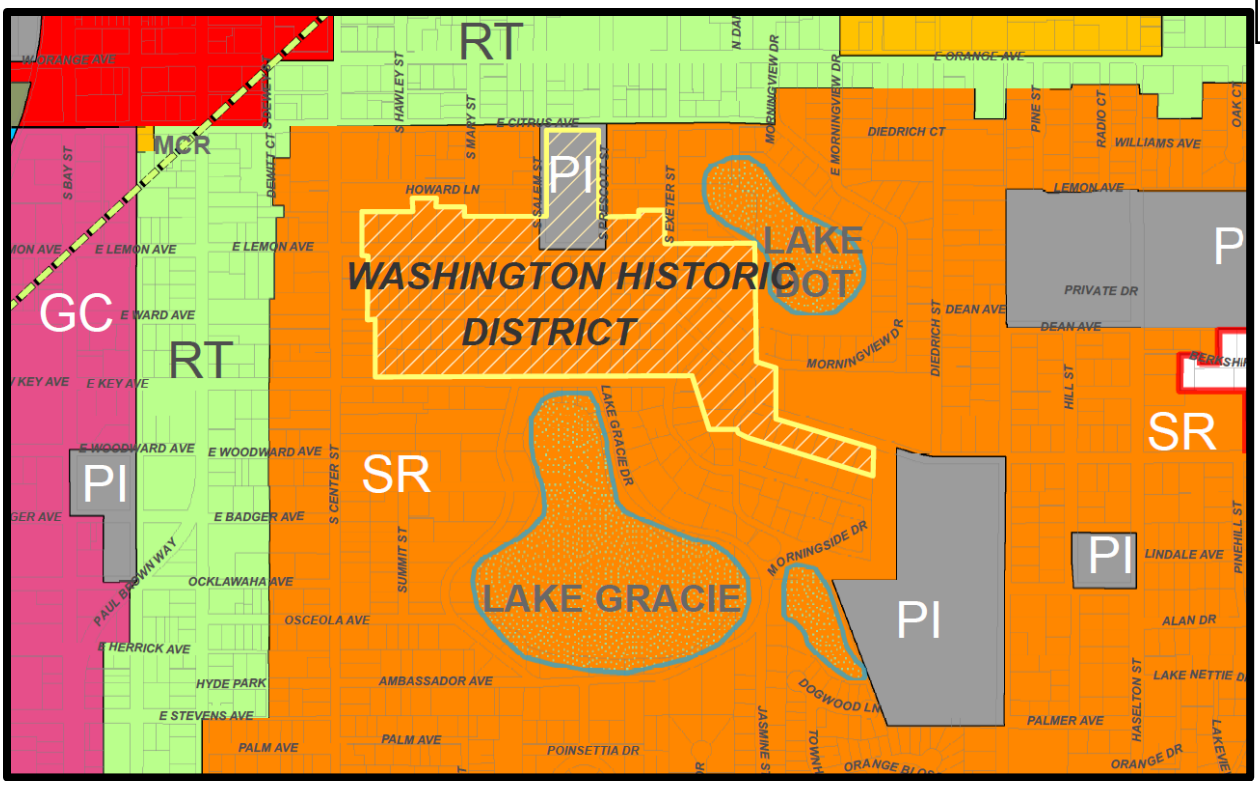
PROPOSED PROJECT:

On behalf of Dianne Bunting, property owner, Alexis A. Lopez with Premium Roofing and Construction LLC, applicant/agent, is requesting Historic Preservation Board approval for roof replacement and modification at 421 East Lemon Avenue. The roof currently has asphalt shingles, and the request is for approval to replace the majority of the roof to be metal. The proposed color for the roof is white.

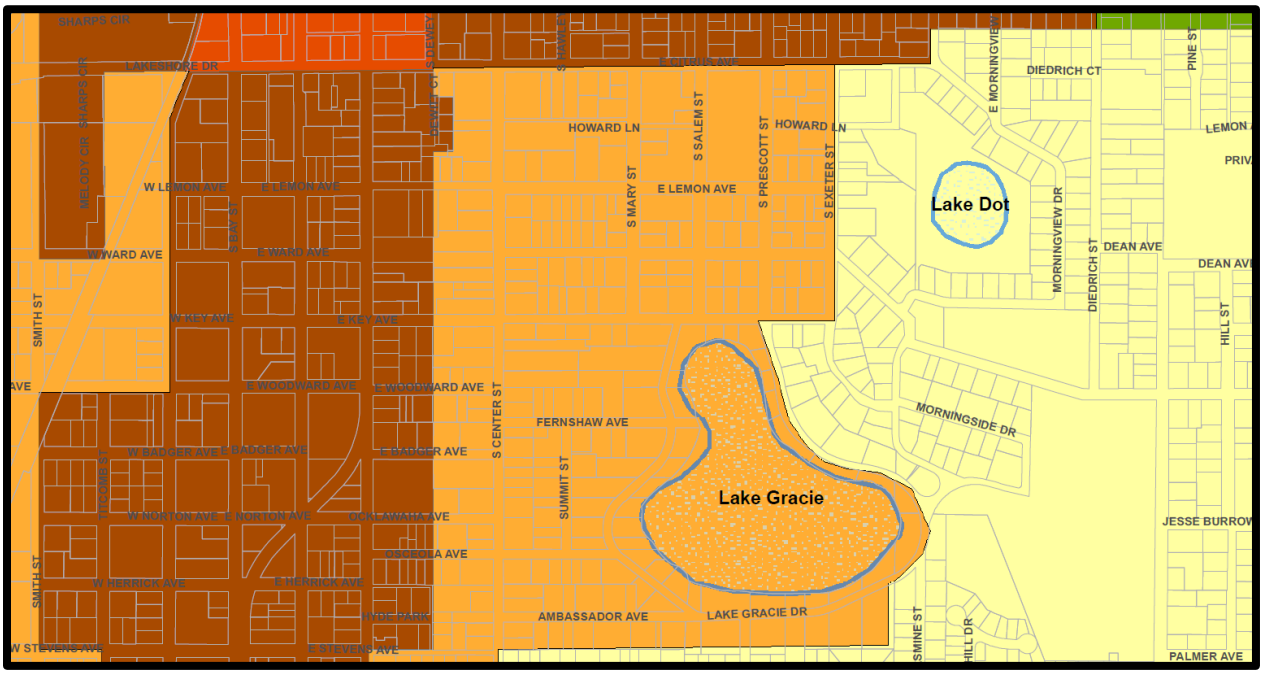
PROPERTY INFORMATION:

Owner: Dianne Bunting
Applicant: Alexis A. Lopez with Premium Roofing and Construction LLC
Site Acreage: 0.594 acres / 25,885 square feet





Future Land Use: Suburban Residential (SR)



Design District: Urban Neighborhood

CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

(l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

The proposed re-roof may impact the landmark site and overall fit with the historic district.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The proposed re-roof for a metal roof in lieu of shingles is not consistent with the surrounding properties nor the historic time period of the home. Per the Florida Master Site File for this property, the roof was surfaced with composition shingle. The home was originally built in 1920 and is identified as the Colonial Revival architectural style.

(3) The extent to which the historic, architectural or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

This local landmark, 421 East Lemon Avenue, is classified as the Colonial Revival architectural style.

The Colonial Revival style was an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. Colonial Revival homes built in the first wave of construction between 1880 and 1945 tend to be professionally designed and often boast interesting architectural details fashioned from highly durable materials. The so-called Neo-Colonials built during the movement's second wave after 1945 tend to dominate many newer suburbs. They are often plainer, less detailed, and more assembled than crafted. Neo-Colonials also reflect the common practice of constructing a brick facade on a structure otherwise wrapped in aluminum or vinyl siding.

Gable roofs are the typical roof form found in Colonial Revival homes, followed by gambrel and hip roofs. Slate shingles were commonly used until around World War II, when asphalt shingles became a popular, cost-effective alternative.

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant's building permit that has been submitted will be reviewed, and likely approved. The proposed solar panels meets the regulations per the City of Eustis Land Development Regulations, so no grounds for denial of the building permit are foreseen at this time.

(n) In considering an application for certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

This is a roof replacement and should not have any effect on structure heights..

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

Not applicable; this is a roof replacement, which will not include any new windows or doors.

(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

The proposed re-roof should not have any negative effect on building masses, setbacks, and spaces.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

The proposed re-roof for a metal roof in lieu of shingles is not consistent with the surrounding properties nor the historic time period of the home. Per the Florida Master Site File for this property, the roof was surfaced with composition shingle. The home was originally built in 1920 and is identified as the Colonial Revival architectural style.

Gable roofs are the typical roof form found in Colonial Revival homes, followed by gambrel and hip roofs. Slate shingles were commonly used until around World War II, when asphalt shingles became a popular, cost-effective alternative.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The scale of the proposed roof is compatible with the existing building, and the generally consistent with the colonial revival style architecture.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.

The proposed re-roof should not change the directional expression of the historic local landmark site.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

This local landmark, 421 East Lemon Avenue, is classified as the Colonial Revival architectural style. The proposed metal roof replacement is not consistent with the historical roofs that were generally with shingles.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the re-roof COA application and offers the following:

Per the master site file for this property, the historical context is the “boom times”. The home was built in 1920 with a colonial revival style, wood frame. As stated above, metal roofs were not generally an element in the colonial revival architectural style, but rather shingle roofs were common, which is what is currently on the house at this time.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the site plan for the re-roof, staff recommends denial of the request.

ATTACHMENTS:

COA Application

c: Applicant
Historic Preservation Board Members
File: 2023-COA-04

CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

☐ **Local Landmark/Site** ☐ **Eustis Main Street Area**
☐ **Washington Avenue Historic District**

ADDRESS OF PROPERTY: 421 E LEMON AVE EUSTIS FL, 32726

Property Owner
Print Name: Dianne Bunting
Mailing Address: 421 E LEMON AVE EUSTIS FL, 32726
Phone: 352-552-7086 Fax: _____
Email: cow8mypaper@gmail.com

Applicant/Agent (if different from property owner)
Print Name: Premium roofing & Construction LLC - Alexis A. Lopez
Mailing Address: 900 Fox valley dr suite 202 Longwood Fl 32779
Phone: 321-367-7171 Fax: _____
Email: permits@premium-rc.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Alexis A. Lopez Date: 2/16/2023

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

☐ Alteration ☐ Demolition ☐ Relocation ☐ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

Roof Replacement. The roof currently has asphalt shingles. We will remove existing shingles down to deck, Re-nail roof deck with 2-3/8" ring shank nails. Install high temperature self-adhering peel & stick for roof underlayment(PolyglassPolystick TUPlus FL5259R37). The new Roofing materials will be Standing Seam Metal Roof TCM LOK16" Wide 24GAUGE FL4595_R5. The Color will be REGAL WHITE with a warranty of 35 years on the paint. The manufacture for the metal will be TRI COUNTY METALS. Almost all sections of the roof will have metal except a small section at the back of the house will have shingles back 100 sqf section, front porch won't be replaced, it was replaced 1-2 years ago. Some sections of siding will be removed and replaced due to new flashing is required for the metal roof. Same type of cedar siding will be installed back and painted the same color that the house currently has.

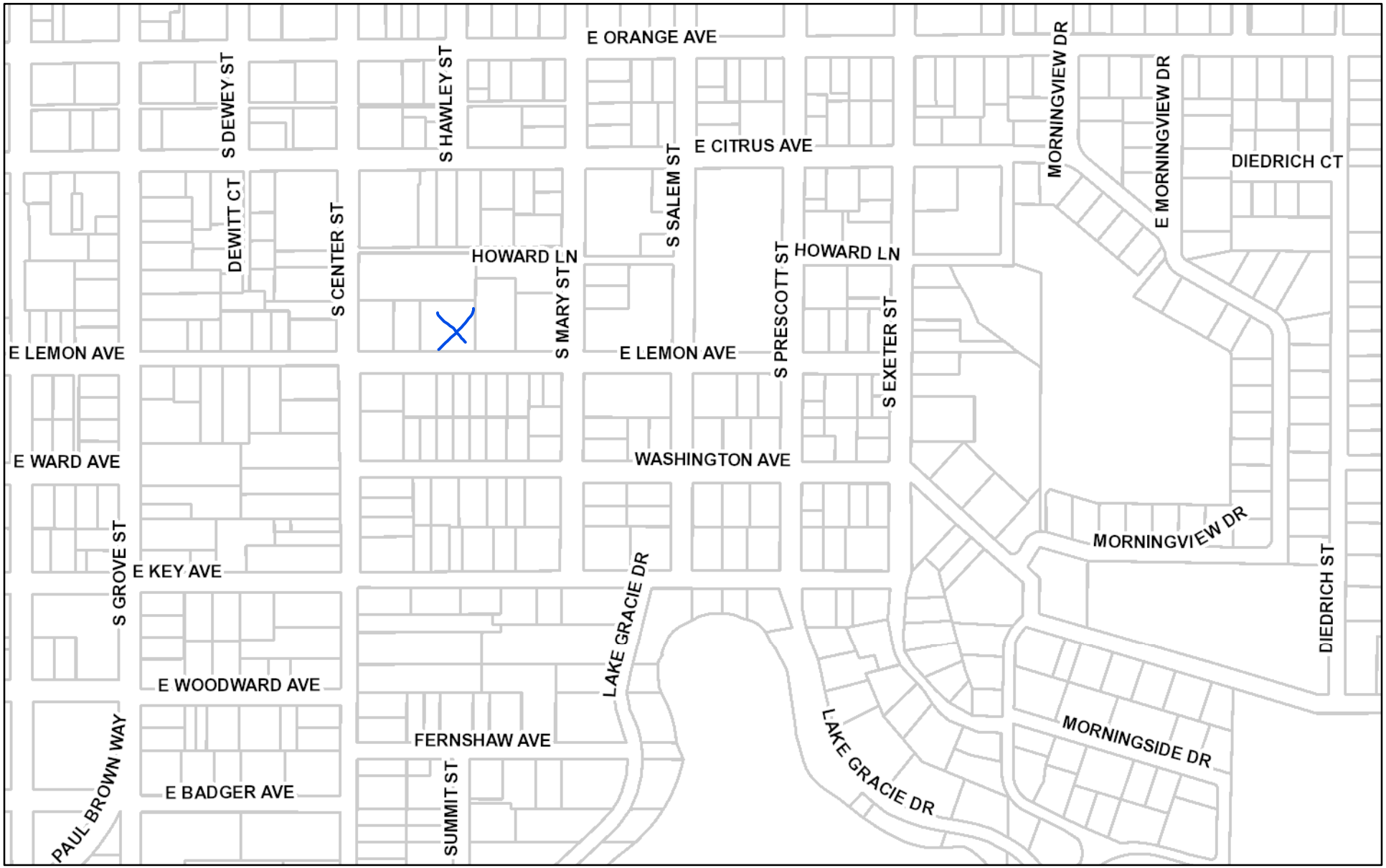
OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
File No.: _____ Was a COA issued? Yes _____ No_____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____
_____

Signed: _____ Date: _____



June 23, 2016

Street Names

Tax Parcels

1:5,000

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

STANDING SEAM PANELS
24 GA

MAX DEFENDER
paint system

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Our Max Defender paint system includes a formulation that continually meets or exceeds the rigorous American Society of Testing and Materials (ASTM) performance criteria while maintaining its color and durability. Sherwin-Williams® Fluropon® 70% PVDF coil coating systems are field-tested and time-proven to deliver enduring beauty. Each metal paints product in the family provides superior flexibility, formability and color consistency during the manufacturing process, offered in a wide array of colors.

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warranty.tricountymetals.com

Sandstone
SR: .54 E: .86

Ash Gray
SR: .39 E: .84

Evergreen
SR: .27 E: .86

Aged Copper
SR: .47 E: .85

Patina Green
SR: .29 E: .87

Colonial Red
SR: .33 E: .85

Regal Blue
SR: .26 E: .85

Dove Gray
SR: .48 E: .87

Terra Cotta
SR: .35 E: .87

Regal Red
SR: .42 E: .83

Slate Gray
SR: .36 E: .86

Dark Bronze
SR: .26 E: .84

Charcoal Gray
SR: .29 E: .84

Regal White
SR: .68 E: .86

Mansard Brown
SR: .27 E: .86

Matte Black
SR: .25 E: .85

Sierra Tan
SR: .35 E: .86

Medium Bronze
SR: .30 E: .87

Copper
SR: .49 E: .85

Silver Metallic
SR: .60 E: .77

Preweathered Galvalume
SR: .30 E: .79

Galvalume
SR: .67 E: .14

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS Coil Coatings

STANDING SEAM PANELS
24 GA

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paint system

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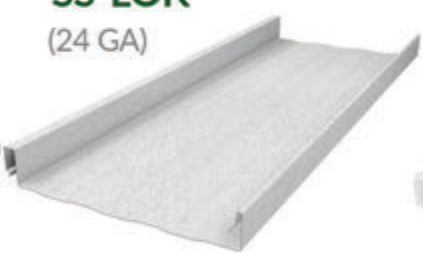
(24 GA)

SL-LOK
(24 GA)

SS-LOK
(24 GA)



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(24 GA)

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ENGINEER | EVALUATE | TEST | CONSULT

EVALUATION REPORT BY FLORIDA P.E.

Polyglass USA, Inc.
1111 West Newport Center Drive
Deerfield Beach, FL 33442
(954) 233-1330

Evaluation Report 3m-PLYG-20-FBCER.A-R6
FL5259-R37 (HVHZ)
Date of Issuance: 12/21/2020
Revision 5: 10/06/2022

SCOPE:
This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code and Florida Building Code, Residential Volume. The products described herein have been evaluated for compliance with the **7th Edition (2020) Florida Building Code, High Velocity Hurricane Zone** sections noted herein.

DESCRIPTION: Polyglass Roof Underlayments, for use in FBC HVHZ jurisdictions

LABELING: Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein and FBC 1507.1.1.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our Evaluation Reports by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

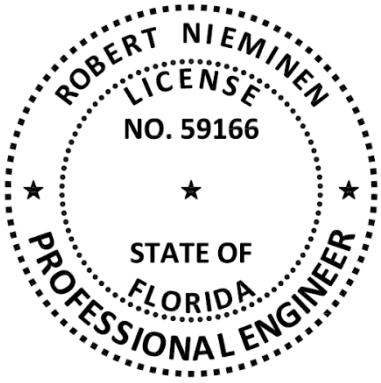
INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 11.

Prepared by:

Digitally signed by Robert Nieminen
Date: 2022.10.06 '18:25:40 -04'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.
Robert Nieminen, Florida P.E. 59166, FBC ANE1983
NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

NEMO|etc.

ROOFING COMPONENT EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Underlayment
Product Approval Method: Method 1, Option D – Codified Material, Evaluation by Engineer
Compliance Statement: **Roof Underlayments**, as produced by **Polyglass USA, Inc.**, have demonstrated compliance with the following sections of the **7th Edition (2020) Florida Building Code** through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

Section	Property	Standard	Year
RAS 115, TAS 110	Material standard	ASTM D226	2009
TAS 110	Material standard	ASTM D1970	2015
TAS 110	Material standard	TAS 103	2020
TAS 110	Material standard	ASTM D6163	2015
TAS 110	Material standard	ASTM D6164	2011
TAS 110	Material standard	ASTM D6222	2011
TAS 110	Accelerated Weathering	ASTM D4798	2011

3. REFERENCES:

Entity	Examination	Reference	Date
ERD (TST 6049)	TAS 114(J)	11757.08.01-1	08/13/01
ERD (TST 6049)	TAS 114(C)	P1740.01.07	01/04/07
ERD (TST 6049)	ASTM D4977 / TAS 103	P11030.11.09-3	11/30/09
ERD (TST 6049)	TAS 117(B) / TAS 114(C)	P11030.11.09-2	11/30/09
ERD (TST 6049)	ASTM D6509	P37590.03.13-1-R1	02/05/13
ERD (TST 6049)	TAS 114(J)	P39680.03.13	03/04/13
ERD (TST 6049)	ASTM D6164	P37590.03.13-3A	03/06/13
ERD (TST 6049)	ASTM D6164	P37590.07.13-1	07/02/13
ERD (TST 6049)	ASTM D4601	P45940.09.13	09/04/13
ERD (TST 6049)	ASTM D1623, TAS 103, TAS 114(C)	P45270.05.14	05/12/14
ERD (TST 6049)	TAS 103	P44360.10.14-R1	10/07/14
ERD (TST 6049)	TAS 103	PLYG-SC7550.03.15	03/24/15
ERD (TST 6049)	ASTM D1623, TAS 103	PLYG-SC10130.06.16-2	06/27/16
ERD (TST 6049)	ASTM D1970, D4798	PLYG-SC10130.06.16-1	06/27/16
ERD (TST 6049)	TAS 103	PLYG-SC10130.06.16-3	06/27/16
ERD (TST 6049)	TAS 103 (tile slippage)	PLYG-SC13040.12.16	12/27/16
ERD (TST 6049)	TAS 103 (tile slippage)	PLYG-SC12115.08.17	08/08/17
ERD (TST 6049)	TAS 103	PLYG-SC13035.08.17	10/31/17
NEMO (TST 6049)	ASTM D1970	4-PLYG-18-004.03.18	03/29/18
NEMO (TST 6049)	ASTM D1623, TAS 103	4S-ICP-18-001.07.18-R1	07/23/18
NEMO (TST 6049)	ASTM D6163	4S-PLYG-18-002.01.19-A	01/24/19
NEMO (TST 6049)	ASTM D6222	4S-PLYG-18-002.05.19-C	05/20/19
NEMO (TST 6049)	TAS 103	4S-PLYG-18-004.10.19-G	10/08/19
NEMO (TST 6049)	TAS 103	4S-PLYG-18-004.10.19-I	10/08/19
NEMO (TST 6049)	TAS 103	4S-PLYG-18-004.10.19-L	10/09/19
NEMO (TST 6049)	TAS 103	4S-PLYG-18-004.12.19-F	12/18/19
NEMO (TST 6049)	TAS 103	4j-PLYG-19-SSUDL-02.A	01/02/20
NEMO (TST 6049)	ASTM D1970, D4798	4S-PLYG-18-004.01.20.H	01/14/20
NEMO (TST 6049)	ASTM D1970, D4798	4S-PLYG-18-004.01.20.K	01/14/20
NEMO (TST 6049)	ASTM D6164	4S-PLYG-18-004.01.20.B	01/16/20
NEMO (TST 6049)	TAS 103 (tile slippage)	4S-PLYG-18-004.01.20.A	01/16/20
NEMO (TST 6049)	ASTM D1623, TAS 103	4p-DOW-19-SSLAP-01.A-R2	02/10/20
NEMO (TST 6049)	TAS 103	PLYG-SC15855.05.20.A	05/29/20
NEMO (TST 6049)	TAS 103	4j-PLYG-20-SSUDL-01	07/06/20
NEMO (TST 6049)	ASTM D6222	4q-PLYG-19-SSMBB-05.A	07/23/20
NEMO (TST 6049)	ASTM D1623, D4798	4j-PLYG-19-SSUDL-05.A	09/10/20
NEMO (TST 6049)	ASTM D1970	4j-PLYG-20-SSUDL-05.A	09/30/20
NEMO (TST 6049)	TAS 103	4j-PLYG-20-SSUDL-05.C	09/30/20
NEMO (TST 6049)	TAS 103	4j-PLYG-20-SSUDL-11.A	10/21/20
NEMO (TST 6049)	ASTM D1970, D4798	4S-PLYG-18-004.12.19.D	10/27/20
NEMO (TST 6049)	TAS 103	4j-PLYG-19-SSUDL-01.A	11/18/20
NEMO (TST 6049)	ASTM D1623, TAS 103	4p-ICP-20-SSLAP-01.A	12/15/20
NEMO (TST 6049)	ASTM D1623, TAS 103	4p-ICP-20-SSLAP-03.A-R1	03/04/21
NEMO (TST 6049)	ASTM D1623, TAS 103	4j-PLYG-20-SSUDL-09.A	10/29/21
NEMO (TST 6049)	ASTM D1623, TAS 103	4j-PLYG-20-SSUDL-07.A	10/29/21
NEMO (TST 6049)	ASTM D1970, D4798	4j-PLYG-21-SSUDL-03.A	10/29/21
NEMO (TST 6049)	ASTM D1970, D4798	4j-PLYG-21-SSUDL-03.A	04/21/22
NEMO (TST 6049)	ASTM D1970	4j-PLYG-22-SSUDL-02.A	09/08/22
PRI (TST5878)	ASTM D1623, TAS 103	DAPF-002-01	03/08/18
UL (QUA9625)	Quality Control	Service Confirmation (FL)	09/13/2018
UL (QUA9625)	Quality Control	Service Confirmation (TX)	11/07/2019
UL (QUA9625)	Quality Control	Florida BCIS	Current

4. PRODUCT DESCRIPTION:

TABLE 1: EVALUATED UNDERLAYMENTS

PRODUCT	MATERIAL STANDARD	PLANT(S)	DESCRIPTION
Elastobase V *(formerly "Elastobase")*	ASTM D6163	FL	Fiberglass-reinforced, SBS modified bitumen base sheet
Elastobase P	ASTM D6164	FL	Polyester-reinforced, SBS modified bitumen base sheet
Elastoflex S6 G	ASTM D6164 TAS 103 (partial)	FL, PA	Polyester-reinforced, SBS modified bitumen cap sheet
Elastoflex S6 G FR	ASTM D6164 TAS 103 (partial)	FL	Polyester-reinforced, SBS modified bitumen cap sheet
Polyflex G	ASTM D6222 TAS 103 (partial)	FL	Polyester-reinforced, APP modified bitumen cap sheet
Polyflex G FR	ASTM D6222 TAS 103 (partial)	FL	Polyester-reinforced, APP modified bitumen cap sheet
Polyflex SA P	ASTM D6222 TAS 103 (partial)	FL, TX	Polyester-reinforced, APP modified bitumen cap sheet
Polyflex SA P FR	ASTM D6222 TAS 103 (partial)	FL, TX	Polyester-reinforced, APP modified bitumen cap sheet
Polystick IR-Xe	ASTM D1970	FL, PA, TX	Nominal 60-mil thick rubberized asphalt waterproofing membrane, glass fiber reinforced, with an aggregate surface
Polystick MTS Plus	ASTM D1970 TAS 103	FL, NV, PA, TX	Nominal 60-mil thick rubberized asphalt waterproofing membrane, glass fiber reinforced, surfaced with poly-film surface
Polystick TU Max	ASTM D1970 TAS 103	FL, PA, TX	Nominal 60-mil thick rubberized asphalt waterproofing membrane with a 190 g/m^2 polyester fabric surface
Polystick TU P	TAS 103	FL, PA, TX	Nominal 130-mil thick rubberized asphalt waterproofing membrane, glass-fiber/polyester reinforced, with a granular surface
Polystick TU Plus	ASTM D1970 TAS 103	FL, PA, TX	Nominal 80-mil thick rubberized asphalt waterproofing membrane, glass fiber reinforced, with a polyester fabric surface
Polystick XFR	ASTM D1970 TAS 103	NV, TX	Nominal 80-mil thick rubberized asphalt waterproofing membrane, glass fiber reinforced, surfaced with a textured film surface

5. LIMITATIONS:

5.1 This is a Building Code Evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

5.2 This Evaluation Report is not for use in FBC Non-High Velocity Hurricane Zone jurisdictions (i.e., outside of Broward and Miami-Dade Counties).

5.3 This Evaluation Report pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.

5.4 This Evaluation Report does not include evaluation of fire classification. Refer to **FBC 1516** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

5.5 **Polyglass Roof Underlayments** may be used with any prepared roof cover where the product is specifically referenced within FBC approval documents. If not listed, a request may be made to the Authority Having Jurisdiction for approval based on this evaluation combined with supporting data for the prepared roof covering.

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5.6 Allowable Roof Covers:

TABLE 2: ROOF COVER OPTIONS						
FBC SECTION:	*TAS 110(S10), RAS 115*	*TAS 110(S11), RAS 118, 119 & 120*		*RAS 133*	*TAS 110(S11)*	*RAS 130*
UNDERLAYMENT	ASPHALT SHINGLES	CLAY AND CONCRETE TILE		METAL	SLATE OR SLATE-TYPE SHINGLES	WOOD
		MECHANICAL ATTACH	ADHESIVE-SET			
Elastobase V	Yes (Alternate to D226, Type II)	Yes (as Base Sheet, See Section 6)	Yes (as Base Sheet, See Section 6)	Yes (Alternate to D226, Type II)	Yes (Alternate to D226, Type II)	Yes (Alternate to D226, Type II)
Elastobase P	Yes (Alternate to D226, Type II)	Yes (as Base Sheet, See Section 6)	Yes (as Base Sheet, See Section 6)	Yes (Alternate to D226, Type II)	Yes (Alternate to D226, Type II)	Yes (Alternate to D226, Type II)
Elastoflex S6 G	No	Yes	Yes (Table 2A)	No	No	No
Elastoflex S6 G FR	No	Yes	No	No	No	No
Polyflex G	No	Yes	No	No	No	No
Polyflex G FR	No	Yes	No	No	No	No
Polyflex SA P	No	Yes	Yes (Table 2A)	No	No	No
Polyflex SA P FR	No	Yes	No	No	No	No
Polystick IR-Xe	Yes	No	No	No	Yes	Yes
Polystick MTS Plus	Yes	Yes	No	Yes	Yes	Yes
Polystick TU Max	No	Yes	Yes (Table 2A)	Yes	No	Yes
Polystick TU P	No	Yes	Yes (Table 2A)	No	No	Yes
Polystick TU Plus	Yes	Yes	Yes (Table 2A)	Yes	Yes	Yes
Polystick XFR	Yes	Yes	No	Yes	Yes	Yes

5.6.1 Adhesive-set tile is limited to use of the following underlayment / tile-adhesive combinations.

TABLE 2A: ALLOWABLE UNDERLAYMENT / TILE-ADHESIVE COMBINATIONS[1]					
	DAP GLOBAL		DUPONT DE NEMOURS	ICP CONSTUCTION	
	STORMBOND	STORMBOND 2	TILE BOND	POLYSET AH-160	POLYSET RTA-1
UNDERLAYMENT	NOA 21-0928.04	NOA 22-0331.02	FL22525 & NOA 21-1006.03	NOA 22-0411.02	NOA 21-0202.07
Elastoflex S6 G	No	No	No	Yes	No
Polyflex SA P	No	No	No	Yes	No
Polystick TU Max	No	Yes	Yes	Yes	No
Polystick TU P	Yes	No	No	Yes	Yes
Polystick TU Plus	No	Yes	Yes	Yes	Yes

[1] *Refer to Tile Manufacturer's or Adhesive Manufacturer's Florida Product Approval or NOA for Overturning Moment Resistance Performance.*

5.7 Allowable Substrates:

TABLE 3: SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS				
UNDERLAYMENT	APPLICATION	SUBSTRATES (TO MEET WIND LOADS FOR PROJECT)		
		TYPE	PRIMER	MATERIAL(S)
Polystick IR-Xe, Polystick MTS Plus, Polystick TU Max, Polystick TU P, Polystick TU Plus, Polystick XFR, Polyflex SA P or Polyflex SA P FR	self-adhering	Deck	ASTM D41	structural concrete
		Base Sheet	N/A	ASTM D226, Type II felt, Elastobase V, Elastobase P
Elastoflex S6 G or Elastoflex S6 G FR	hot asphalt	Deck	ASTM D41	structural concrete
		Base Sheet	N/A	ASTM D226, Type II felt, Elastobase V, Elastobase P
Polyflex G or Polyflex G FR	torch-applied	Deck	ASTM D41	structural concrete
		Base Sheet	N/A	Elastobase V, Elastobase P

5.8 Attachment Limitations:

Refer to Section 6

5.9 Exposure Limitations:

TABLE 4: EXPOSURE LIMITATIONS		
UNDERLAYMENT	PREPARED ROOF COVER INSTALLATION TYPE	MAXIMUM EXPOSURE (DAYS)
Elastobase V, Elastobase P or Polyglass G2 Base	Mechanically attached	30
Polystick IR-Xe	Mechanically attached	90
Polystick MTS Plus, Polystick TU Max, Polystick TU P, Polystick TU Plus or Polystick XFR	Any type (per Table 2)	180
Elastoflex S6 G or Polyflex SA P	Adhesive-set tile roof system	180
Elastoflex S6 G, Elastoflex S6 G FR, Polyflex G, Polyflex G FR, Polyflex SA P or Polyflex SA P FR	Mechanically attached	UNLIMITED

5.10 Tile Slippage Limitations: When loading roof tiles on the underlayment in direct-deck tile roof assemblies, the maximum roof slope shall be as follows. These slope limitations can only be exceeded by using battens during loading of the roof tiles.

TABLE 5: TILE SLIPPAGE LIMITATIONS FOR DIRECT-DECK TILE INSTALLATIONS			
UNDERLAYMENT	TILE PROFILE	STAGING METHOD	MAXIMUM STAGING SLOPE
Elastoflex S6 G or S6 G FR	Flat or Lugged	6-tile stack (4 over 2)	Prohibited without battens
Polyflex G or G FR	Flat or Lugged	6-tile stack (4 over 2)	4:12
Polyflex SA P or SA P FR	Flat or Lugged	6-tile stack (4 over 2)	4:12
Polystick MTS Plus	Flat	6-tile stack (4 over 2)	5:12
	Lugged	6-tile stack (4 over 2)	4:12
Polystick TU Max	Flat	6-tile stack (4 over 2) or 10-tile stack	7:12
	Lugged	6-tile stack (4 over 2)	7:12
	Lugged	10-tile stack	6:12
Polystick TU P	Flat or Lugged	6-tile stack (4 over 2)	7:12
Polystick TU Plus	Flat or Lugged	6-tile stack (4 over 2)	7:12
	Flat or Lugged	10-tile stack	6:12
Polystick XFR	Flat or Lugged	Prohibited without battens	Prohibited without battens

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6. INSTALLATION:

6.1 **Polyglass Roof Underlayments** shall be installed in accordance with **Polyglass** published installation instructions subject to the Limitations set forth in Section 5 herein and the specifics noted below.

6.1.1 Consult Polyglass requirements for back-nailing at slopes 2:12 or greater.

6.1.2 All fabric-surfaced, aggregate-surfaced and granule-surfaced end-laps shall have a 6-inch wide, uniform layer of PG500 or POLYPLUS 50 applied within the end-lap.

6.2 Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application, and prime the substrate (if applicable).

6.3 **Approved Assemblies:**

6.3.1

DECK TYPE 1:	Wood, Non-Insulated
DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
SYSTEM TYPE E:	Underlayment mechanically fastened to deck
UNDERLAYMENT:	One or more plies of Elastobase V or Elastobase P with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
SURFACING:	FBC HVHZ Approved asphalt shingles, metal panels, metal shingles, slate, slate-type shingles, wood shakes or wood shingles.

6.3.2

DECK TYPE 1:	Wood, Non-Insulated
DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
CAP PLY:	Elastoflex S6 G applied in hot asphalt or Polyflex G torch-applied or Polyflex SA P, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
SURFACING:	FBC HVHZ Approved mechanically attached or adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.

6.3.3

DECK TYPE 1:	Wood, Non-Insulated
DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
CAP PLY:	Elastoflex S6 G FR applied in hot asphalt or Polyflex G FR torch-applied or Polyflex SA P FR or Polystick TU P, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
SURFACING:	FBC HVHZ Approved mechanically attached tile roof system. Refer to Table 5 for tile stagging limitations.

6.3.4	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
	CAP PLY:	Polystick IR-Xe self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, slate, slate-type shingles, wood shakes or wood shingles.
6.3.5	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, mechanically attached tile roof system, metal panels, metal shingles, slate, slate-type shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.
6.3.6	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Max, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached tile roof system, metal panels, metal shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.

6.3.7	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, mechanically attached tile roof system, metal panels, metal shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.
6.3.8	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), 6-inch o.c. at the lap-edges and 12-inch o.c. in a grid-pattern between the overlaps.
	BASE PLY:	(Optional) Polystick MTS Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Max, Polystick TU P, Polystick TU Plus or Polyflex SA P, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.
6.3.9	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V or Elastobase P with a minimum 2-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 9-inch o.c. at the lap-edges and 18-inch o.c. in two (2) equally spaced, staggered center rows.
	CAP PLY:	Elastoflex S6 G applied in hot asphalt or Polyflex G torch-applied and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached or adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.

6.3.10	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V or Elastobase P with a minimum 3-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	CAP PLY:	Polyflex SA P, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached or adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.
6.3.11	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V or Elastobase P with a minimum 2-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 9-inch o.c. at the lap-edges and 18-inch o.c. in two (2) equally spaced, staggered center rows.
	CAP PLY:	Elastoflex S6 G FR applied in hot asphalt or Polyflex G FR torch-applied and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached tile roof system. Refer to Table 5 for tile stagging limitations.
6.3.12	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V or Elastobase P with a minimum 3-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	CAP PLY:	Polyflex SA P FR or Polystick TU P, self-adhering, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached tile roof system. Refer to Table 5 for tile stagging limitations.

6.3.13	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P felt with a minimum 3-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, mechanically attached tile roof system, metal panels, metal shingles, slate, slate-type shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.
6.3.14	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Max, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved mechanically attached tile roof system, metal panels, metal shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.
6.3.15	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	BASE PLY:	(Optional) Polystick MTS Plus or Polystick XFR, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, mechanically attached tile roof system, metal panels, metal shingles, wood shakes or wood shingles. Refer to Table 5 for tile stagging limitations.

6.3.16	DECK TYPE 1:	Wood, Non-Insulated
	DECK DESCRIPTION:	Min. 19/32" plywood or wood plank
	SYSTEM TYPE E:	Base sheet mechanically fastened to deck; underlayment adhered to base sheet
	BASE SHEET:	One or more plies of Elastobase V, Elastobase P or FBC HVHZ Approved ASTM D226, Type II felt with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck.
	FASTENING:	Simplex MAXX Cap Fastener (NOA 18-1227.05), 8-inch o.c. at the lap-edges and 8-inch o.c. in three (3) equally spaced, staggered center rows.
	PRIMER:	PG100 or ASTM D41 primer applied to stress plates
	BASE PLY:	(Optional) Polystick MTS Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5)
	CAP PLY:	Polystick TU Max, Polystick TU P or Polystick TU Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.
6.3.17	DECK TYPE 3:	Structural concrete, non-insulated
	DECK DESCRIPTION:	Min. 2,500 psi structural concrete
	SYSTEM TYPE F:	Underlayment adhered
	PRIMER:	ASTM D41
	UNDERLAYMENT:	Elastoflex S6 G applied in hot asphalt or Polyflex G torch-applied or Polyflex SA P, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved concrete deck fasteners and stress plates in accordance with Polyglass' installation instructions.
	SURFACING:	FBC HVHZ Approved adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.
6.3.18	DECK TYPE 3:	Structural concrete, non-insulated
	DECK DESCRIPTION:	Min. 2,500 psi structural concrete
	SYSTEM TYPE F:	Underlayment adhered
	PRIMER:	ASTM D41
	BASE PLY:	(Optional) Polystick MTS Plus, self-adhering back-nailed max. 12-inch o.c. using FBC HVHZ Approved concrete deck fasteners and stress plates in accordance with Polyglass' installation instructions.
	CAP PLY:	Polystick TU Max, Polystick TU P or Polystick TU Plus, self-adhering and back-nailed max. 12-inch o.c. using FBC HVHZ Approved concrete deck fasteners and stress plates in accordance with Polyglass' installation instructions.
	SURFACING:	FBC HVHZ Approved adhesive-set tile roof system. Refer to Table 2A for allowable tile adhesives and Table 5 for tile stagging limitations.

7. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

8. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by **F.A.C. Rule 61G20-3** QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

9. QUALITY ASSURANCE ENTITY:

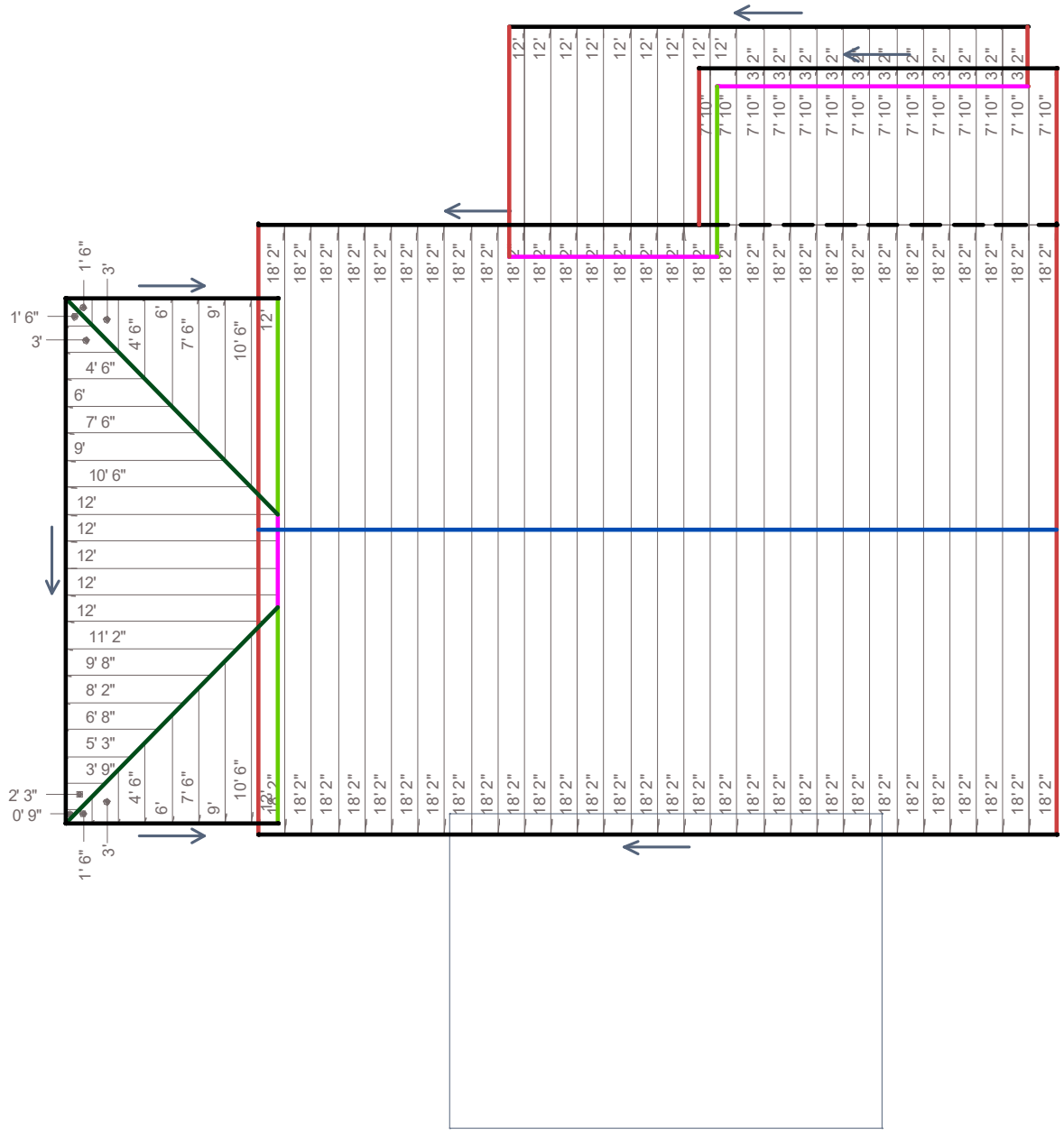
UL, LLC – QUA9625: (360) 817-5512; bsai.inspections@ul.com

- END OF EVALUATION REPORT -

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Panel Layout Diagram



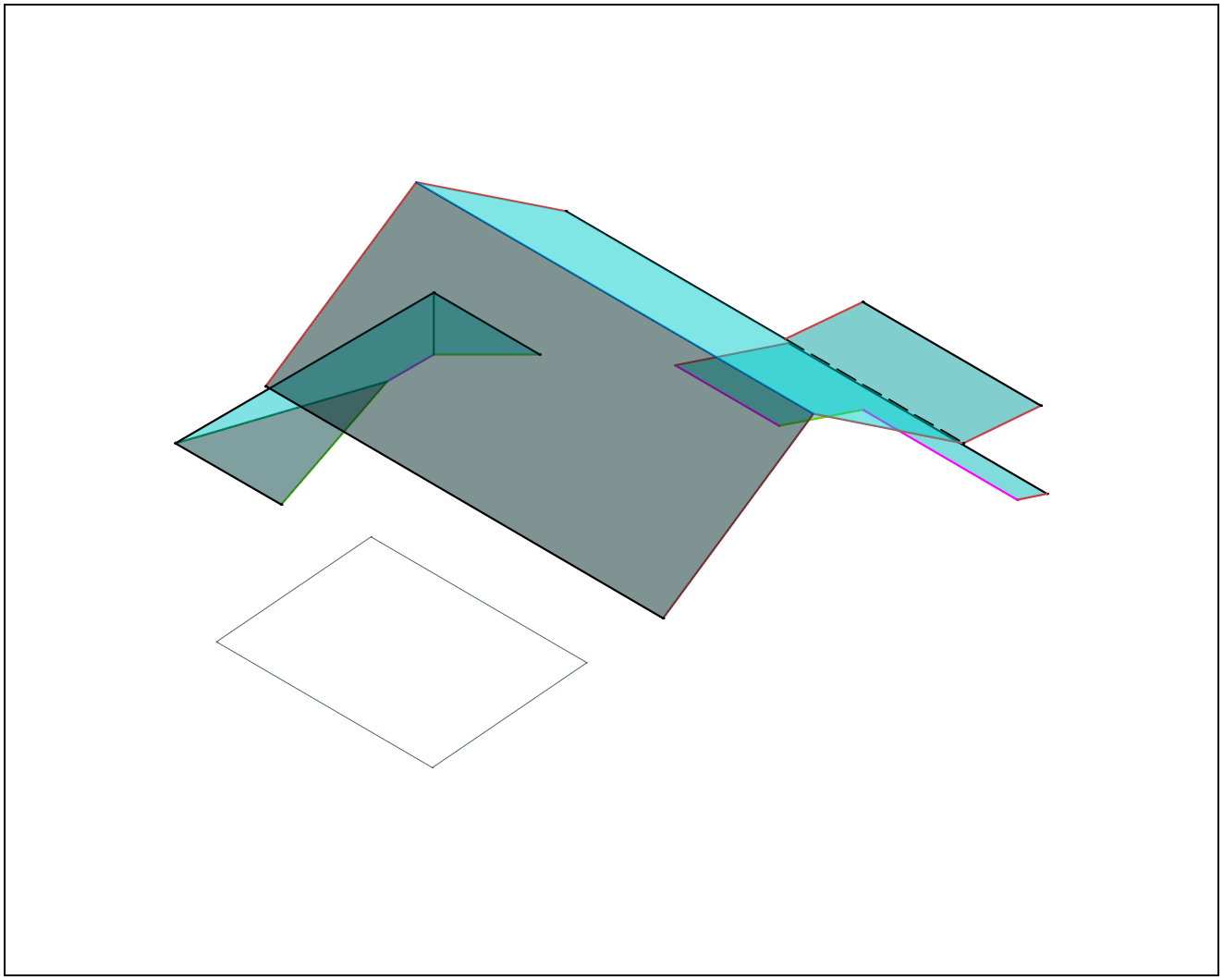
Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Summary of Lengths, Areas and Pitches

Total Area (Ft²)	2075.18	**Valleys (Ft)**	0.00
Primary Pitch(s)	1 : 12, 4 : 12, 6 : 12, 8 : 12	**Parapets (Ft)**	17.92
Ridges (Ft)	40.00	**Transition (Ft)**	0.00
Hips (Ft)	32.00	**Peak-Cap (Ft)**	0.00
Rakes (Ft)	103.29	**Sidewall Flashing (Ft)**	32.73
Drip Edge/Eaves (Ft)	0.00	**Endwall Flashing (Ft)**	30.62

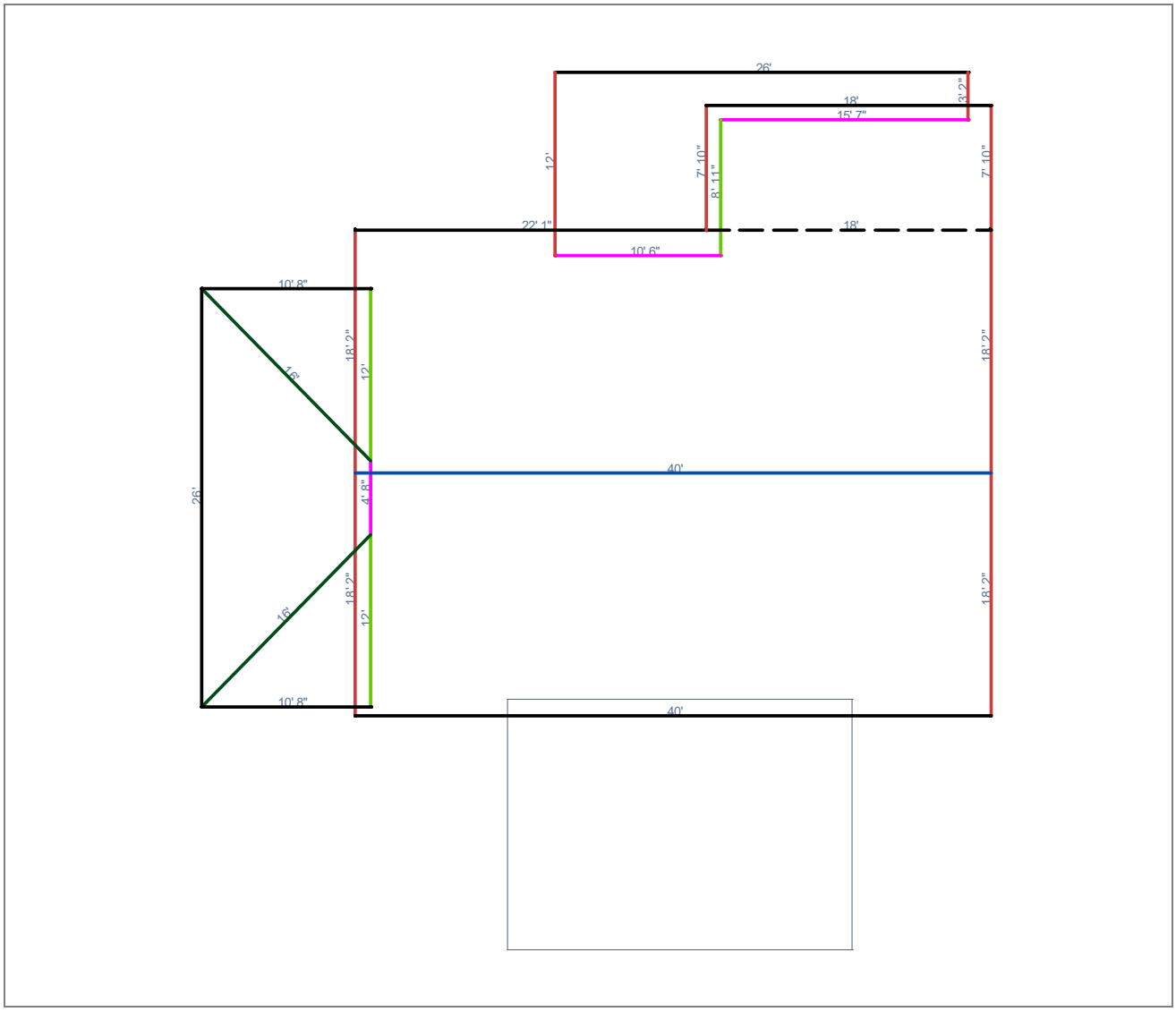
3D Diagram



Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Dimension Diagram



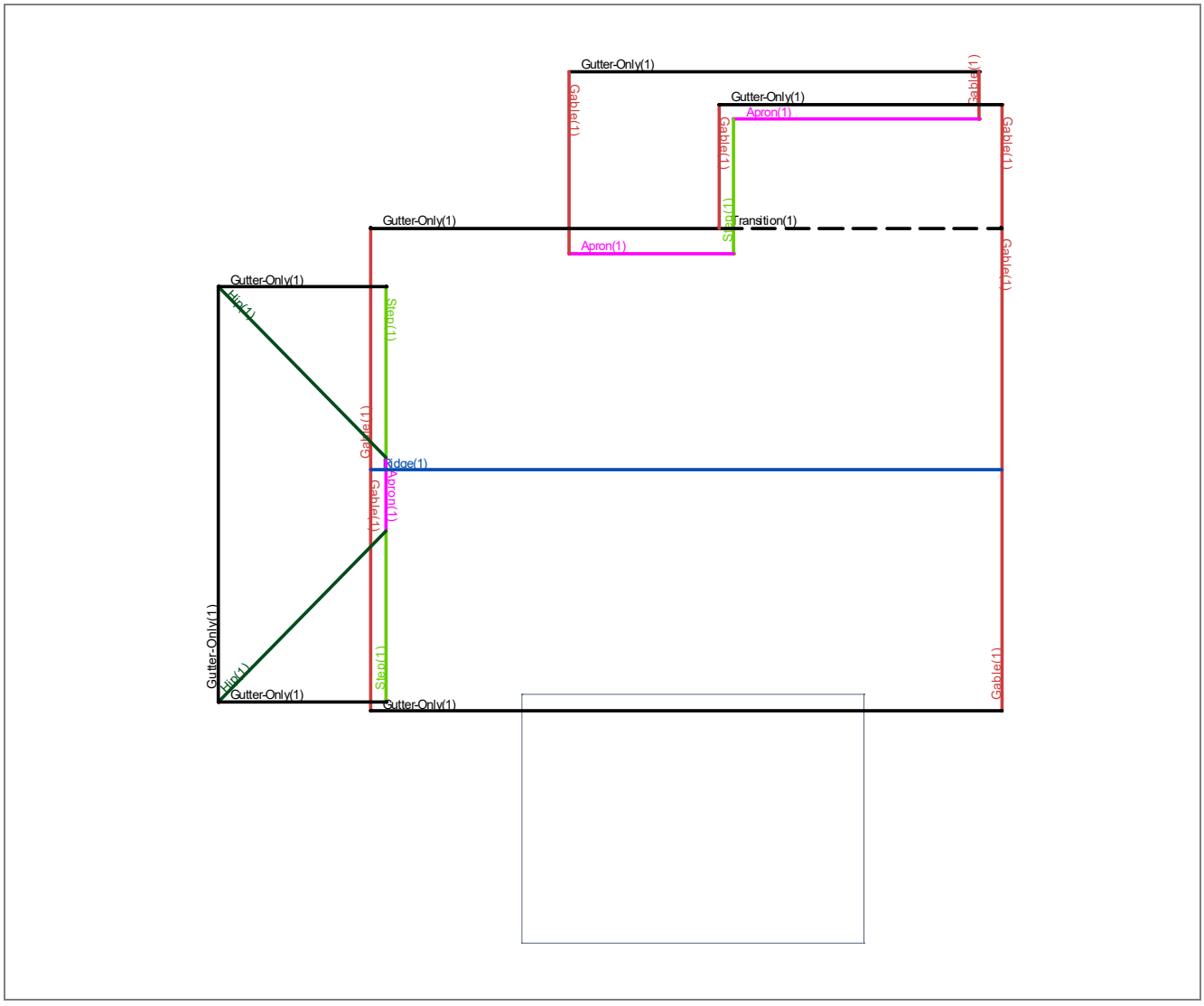
Total Line Lengths:

Ridges = 40.00 ft	Eaves = 153.29 ft	Transition = 0.00 ft
Valleys = 0.00 ft	SideWall (Step) = 32.73 ft	Box Gutter = 0.00 ft
Hips = 32.00 ft	EndWall (Apron) = 30.62 ft	Peak (MonoRidge) = 0.00 ft
Rakes = 103.29 ft	Parapets = 17.92 ft	

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

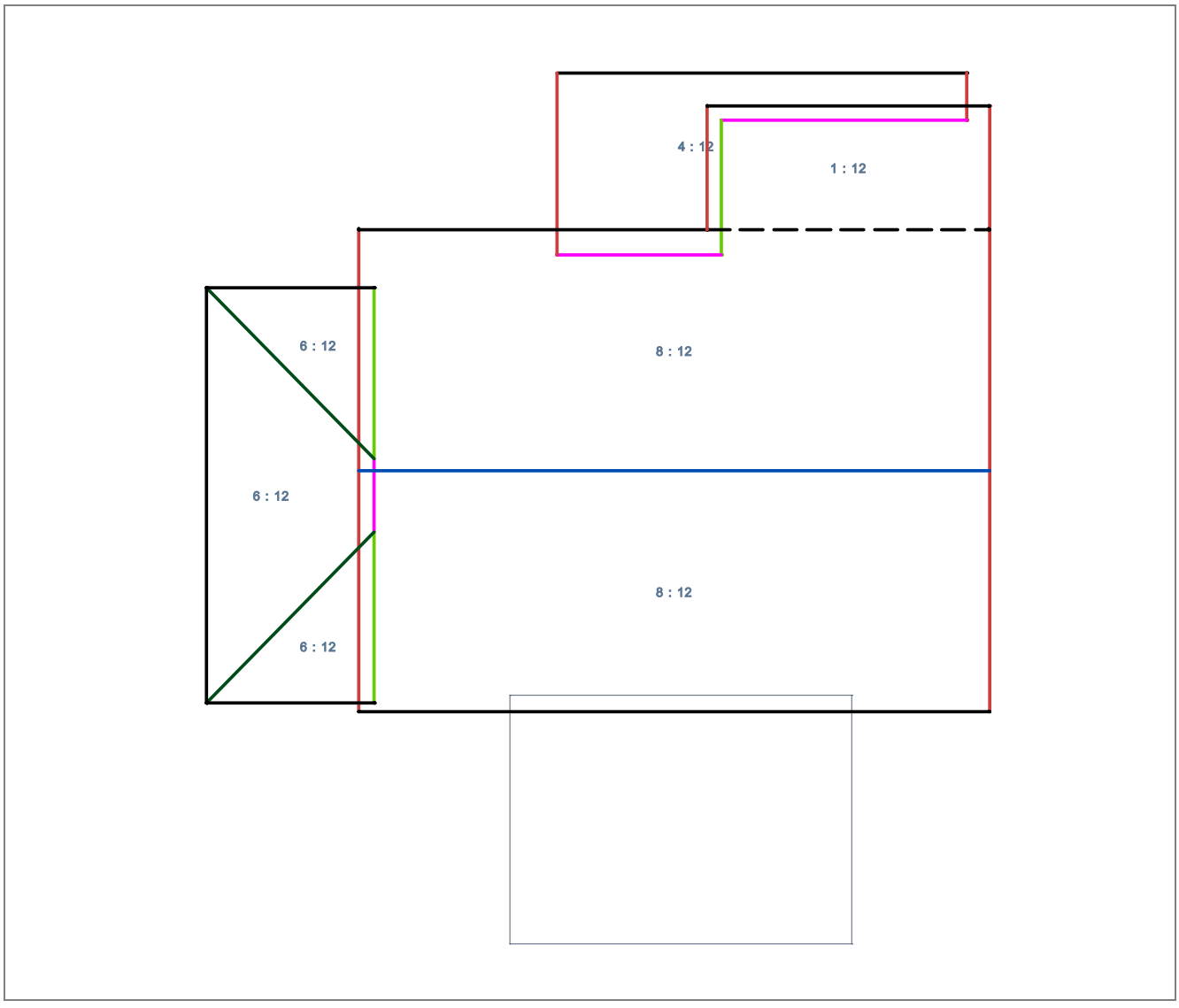
Trim Diagram



Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Slope Diagram



Pitch/Slope	Area	Material
1 : 12	140.0ft²	Metal
4 : 12	174.0ft²	Metal
6 : 12	310.0ft²	Metal
8 : 12	1453.0ft²	Metal
Total	**2076.0ft²**	**Metal**

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Panel & Trim Cutting Lists

Category	Item Description	Qty
Straight	TCM LOK 1,TCM Lok 1,,24 Ga.	2143.56 sqft
	60/18' 2", 16/12', 1/11' 2", 3/10' 6", 1/9' 8", 3/9', 1/8' 2", 14/7' 10", 3/7' 6", 1/6' 8", 3/6', 1/5' 3", 3/4' 6", 1/3' 9", 11/3' 2", 8/3'.	1607.67 lft
Ridge	Ridge Cap, Unspecified	50.00
	5/10'.	
Gutter	Drip Edge, Unspecified	170.00
	17/10'.	
Gable	Gable Trim, Unspecified	120.00
	12/10'.	
Apron	Endwall, Unspecified	40.00
	4/10'.	
Step	Sidewall, Unspecified	40.00
	4/10'.	
Hip	Ridge Cap, Unspecified	40.00
	4/10'.	
Transition	Transition, Unspecified	20.00
	2/10'.	

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Panel & Trim Totals

Item Description	Qty
TCM Lok 1,Unspecified,24 Ga.	1607.67
Ridge Cap,Unspecified,@ 10'	9.00
Drip Edge,Unspecified,@ 10'	17.00
Gable Trim,Unspecified,@ 10'	12.00
Endwall,Unspecified,@ 10'	4.00
Sidewall,Unspecified,@ 10'	4.00
Transition,Unspecified,@ 10'	2.00

Roof Take-Off

CAD Reference #: 15114 **REV: 1**
Job Name: 421 East Lemon Ave
Date: 31 January 2023

Sign-Off

This CAD takeoff is done as a courtesy to help you in estimating the material cost of your project.

We manufacture materials based on your Purchase Order, Job Name or cut list as provided by you to Tri County Metals. It is your responsibility to verify that the panel lengths are correct before we place an order for production. Failure to do so could delay the delivery date for your job.

By signing or e-mailing this document back to Tri County Metals, you agree that you are responsible for the exact panel sizes on your project. In your email either state approved as is or approved with the attached changes and send the changes in your email.

SIGNATURE:_____

COLONIAL REVIVAL

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. This celebration of the centennial of the United States fueled a nostalgia for early America, and sparked a renewed interest in the architecture of the colonial period. There are three basic types of Colonial Revival buildings:

- the historically accurate reproduction of 17th century Georgian and Federal styles,
- Colonial or Classical elements applied to Victorian or Post-Victorian buildings, and
- simple vernacular homes with Colonial details.

The typical Colonial Revival house in Florida, which emerged in the late 1880's, is a mix of several colonial designs rather than a direct copy of a single style.

Figure 3-33: Colonial Revival with Federal elements

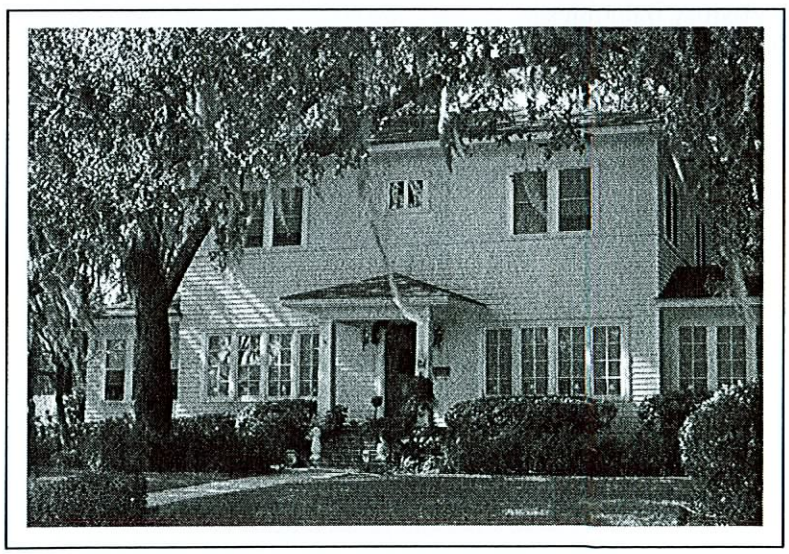


Figure 3-34: Colonial Revival

Features of the Colonial Revival Style

Plans

- Two story
- Entrance stairs typically centered on the main facade

Foundations

- Simple brick piers; concrete piers used at later times
- Spaces between piers left open to allow for ventilation and for protection from high water

Porches and Facades

- Porches may be portico/simple entry porches, or may stretch the length of the building
- May have a porch on the rear
- Simple, classical columns spaced evenly across the front facade
- Simple railings and balusters, when present
- Symmetrical facade

Roofs

- Gable, hip, or gambrel roof
- Roof over porch is typically shed or low-sloped hip roof
- Dormers with hip, gable or shed roofs are a defining characteristic
- Rafter ends are typically exposed and decoratively cut
- Composition shingles are the most often used; occasional metal roof coverings
- Chimneys are brick with simple coursing, shoulder and corbel details

Exterior

- Horizontal wood siding

Windows and Doors

- Paired double-hung wood sash windows with 6/6 or 2/2 divided panes; occasionally the upper sash is divided while the lower is a single pane
- Windows are detailed with simple surrounds
- Windows sometimes framed by wooden or wrought iron grills
- Doors often flanked by fixed glass sidelights, surrounded by simple classical trim

Exterior Decoration

- Pediments
- Broken pediments
- Wood shutters

Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Product Evaluation Report
TRI COUNTY METALS

Min. 24 Ga. TCM-Lok Roof Panel over 15/32" Plywood

Florida Product Approval # 4595.14 R5

Florida Building Code 2020
Per Rule 61920-3
Method: 1 –D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

Product Manufacturer:
Tri County Metals
301 SE 16th Street
Trenton, Florida 32693

Engineer Evaluator:
Johnathan Green, P.E. #88223
Florida Evaluation ANE ID: 12901

Validator:
Brian Jaks P.E. #70159

Contents:

OCT 02 2020

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2020, Sections 1504.3.2.

Product Description: TCM-Lok Roof Panel, Min. 24 Ga. Steel, 16" coverage, over one layer of asphalt shingles (optional) over min. 15/32" APA Plywood decking. Non-Structural Application.

Panel Material/Standards: Material: Min. 24 Ga. Steel, conforming to Florida Building Code 2020 Section 1507.4.3. Paint finish optional.
Yield Strength: Min. 50.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2020, Section 1507.4.3.

Panel Dimension(s):

Thickness:	0.0225" Minimum
Width:	16" maximum Coverage
Female Rib:	15/16" tall
Male Rib:	23/32" tall rib w/ slotted strip
Panel Seam:	Snap Lock

Panel Fastener: Through Panel Slot: (1) #10-12x 1" Pancake Type A
¼" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2020, Section 1507.4.4.

Substrate Description: One layer of asphalt shingles/felt paper (optional) over min. 15/32" thick, APA Rated plywood over supports at maximum 24" O.C. Design of plywood and plywood supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code 2020.

Allowable Design Uplift Pressures:

Table "A"

Maximum Total Uplift Design Pressure:	116.0 psf
Fastener Spacing:	5 ¼" O.C.

*Design Pressure includes a Safety Factor = 2.0.

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Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Code Compliance: The product described herein has demonstrated compliance with The Florida Building Code 2020, Section 1504.3.2.

Evaluation Report Scope: The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2020, as relates to Rule 61G20-3.

Performance Standards: The product described herein has demonstrated compliance with:

- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
- UL 1897-2012 - Uplift Test for Roof Covering Systems

Reference Data:

1. UL 580-06 / 1897-04 Uplift Test
   Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
   Report No. 136-0299T-13
2. Certificate of Independence
   By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing
   (FBC Organization # ANE ID: 12901)

Test Standard Equivalency: The UL 1897-04 test standard is equivalent to the UL 1897-2012 test standard.

Quality Assurance Entity: The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.

Minimum Slope Range: Minimum Slope shall comply with Florida Building Code 2020, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.

Installation: Install per manufacturer's recommended details.

Underlayment: Per Florida Building Code 2020, Section 1507.1.1 and manufacturer's installation guidelines.

Roof Panel Fire Classification: Fire classification is not part of this acceptance.

Shear Diaphragm: Shear diaphragm values are outside the scope of this report.

OCT 02 2020

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Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Design Procedure:

Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2020 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2020 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

OCT 02 2020

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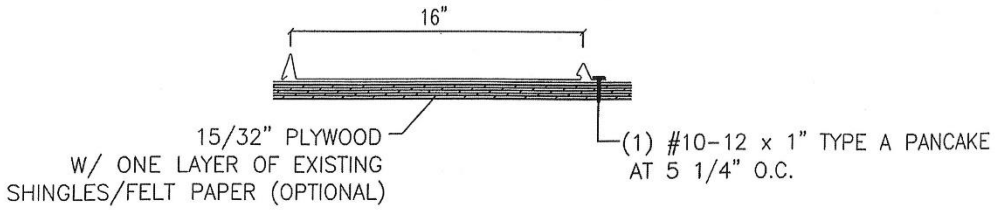
TCM-LOK 24 GA. ROOF PANEL



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FL# 4595.14 R5

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM Alt key 1631131

Original: X Site:
Update: Recorder: DL 12-24
Sitename: JOHN H. & CARRIE HERBSTER RESIDENCE
Historic Contexts: BOOM TIMES
Natl Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS may, sketch-map of immediate area)

Address: 421 E. LEMON AVENUECity: EUSTIS
Vicinity of/route to:NORTH SIDE OF E. LEMON AVENUE BETWEEN CENTER AND MARY STREETS.

Subdivision: OFFICIAL BLOCKSBlock: Lot: MAP 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History
Architect:
Builder:
Date Built: 1920 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description
Style: COLONIAL REVIVAL
Plan: Exterior:IRREGULAR
Interior:IRREGULAR
No.: Stories 2 Outbuildings 1 Porches 0 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: CONTINUOUS
Materials: CONCRETE BLOCK
Infill:
Porches:
Roof - Type:GABLESurfacing: COMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 1 Material: BRICK
Location: E:EXTERIOR,END
Windows: DHS,6/6
Exterior Ornament:
Condition: GOODSurroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)
THIS COLONIAL REVIVAL STYLE RESIDENCE REMAINS IN ITS ORIGINAL CONFIGURATION EXCEPT FOR A FRNT ENTRY PORCH WHICH IS IN KEEPING WITH THE STYLE. WOOD WINDOWS WITH SCREENS AND SHUTTERS HELP TO DEFINE THIS STYLE OF ARCHITECTURE AND IS A GOOD EXAMPLE.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

HISTORICAL STRUCTURE FORM

<u>Archaeological remains at the site</u>
FMSF Archaeological form completed?: N
Artifacts or other remains: NONE OBSERVED

<u>Recorder's Evaluation of Site</u>
Areas of significance: ARCHITECTURE

Eligible for National Register?: N
Significant as part of district?: N
Significant at local level?: N

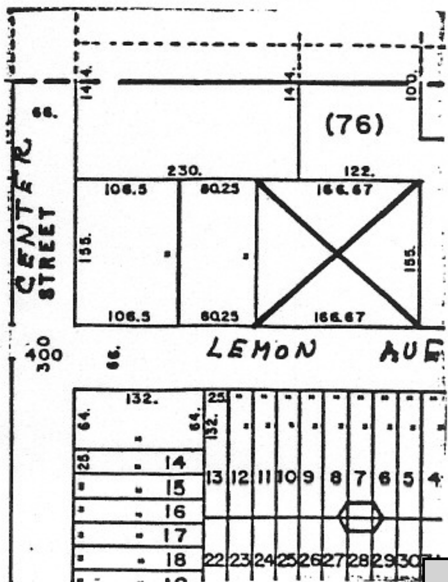
Summary of significance:

THIS BUILDING HAS BEEN SLIGHTLY ALTERED BUT STILL CONTRIBUTES TO THE OVERALL HISTORY AND DEVEL OPMENT OF THE NEIGHBORHOOD. JOHN H. AND CARRIE HERBSTER WERE KNOWN TO HAVE RESIDED HERE. NO OTHE R HISTORICAL INFORMATION WAS AVAILABLE.

* * * DHR USE ONLY * DHR USE ONLY*
* Keeper determination of eligibility date: / / / / *
* SHPO evaluation of elibility date: / / / / *
* Local determination of eligibility date: / / / / *
* Office: *
* *
* * * DHR USE ONLY * DHR USE ONLY*

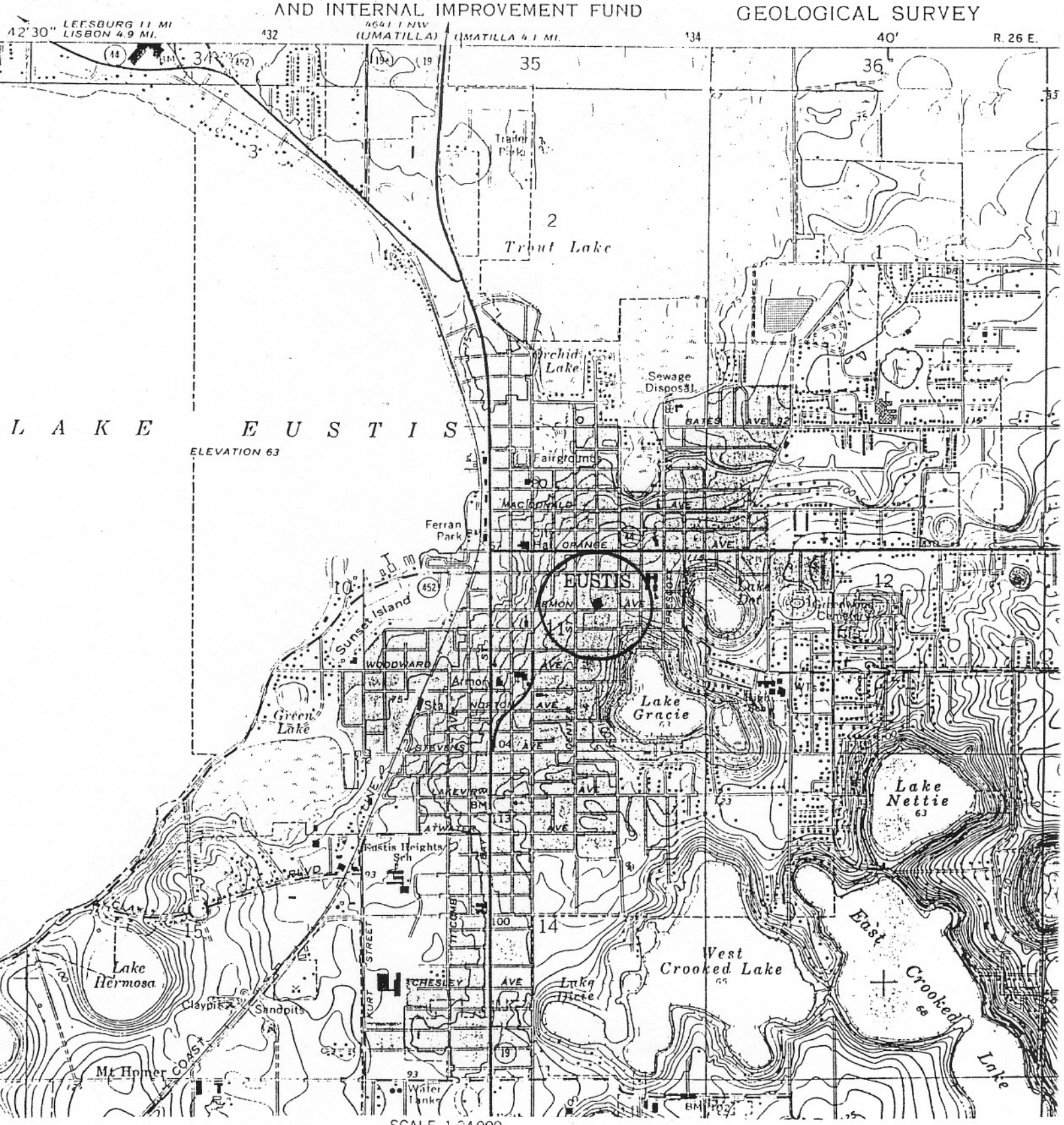
Recorder information: DONNA G LOGSDON
Date: 08/1991 Affiliation: THE HISTORIC WORKS

<u>Photographs (Attach a labeled print bigger than contact size)</u>
Location of negatives: EUSTIS HIST. MUSEUM
Negative numbers: 12-24



STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



Alexis López :	Alexis Lopez	report group:	Premium Roofing & Construction LLC
:	alopez@premium-rc.com	Owner:	421 E Lemon Ave Eustis Fl 32726
4074761130:	4073761130	created:	2/16/23, 8:43 AM
Premium Roofing & Construction :	Premium Roofing & Construction	modified:	2/16/23, 9:05 AM
		item count:	9

(1)

created: 2/16/23, 8:44 AM
modified: 2/16/23, 8:45 AM
Alexis López : No

(2)

created: 2/16/23, 8:44 AM
modified: 2/16/23, 8:48 AM
Alexis López : No

Alexis López :	Alexis Lopez	report group:	Premium Roofing & Construction LLC
:	alopez@premium-rc.com	Owner:	421 E Lemon Ave Eustis Fl 32726
4074761130:	4073761130	created:	2/16/23, 8:43 AM
Premium Roofing & Construction :	Premium Roofing & Construction	modified:	2/16/23, 9:05 AM
		item count:	9

(3)

(4)

created:	2/16/23, 8:44 AM
modified:	2/16/23, 8:51 AM
Alexis López :	No

created:	2/16/23, 8:44 AM
modified:	2/16/23, 8:44 AM
Alexis López :	No

Alexis López :	Alexis Lopez	report group:	Premium Roofing & Construction LLC
:	alopez@premium-rc.com	Owner:	421 E Lemon Ave Eustis Fl 32726
4074761130:	4073761130	created:	2/16/23, 8:43 AM
Premium Roofing & Construction :	Premium Roofing & Construction	modified:	2/16/23, 9:05 AM
		item count:	9

(5)

created: 2/16/23, 8:44 AM
modified: 2/16/23, 8:44 AM
Alexis López : No

(6)

created: 2/16/23, 8:44 AM
modified: 2/16/23, 8:44 AM
Alexis López : No

Alexis López :	Alexis Lopez	report group:	Premium Roofing & Construction LLC
:	alopez@premium-rc.com	Owner:	421 E Lemon Ave Eustis Fl 32726
4074761130:	4073761130	created:	2/16/23, 8:43 AM
Premium Roofing & Construction :	Premium Roofing & Construction	modified:	2/16/23, 9:05 AM
		item count:	9

(7)

created: 2/16/23, 8:44 AM
modified: 2/16/23, 8:44 AM
Alexis López : No

(8)

created: 2/16/23, 8:58 AM
modified: 2/16/23, 9:01 AM
Alexis López : No

Alexis López :	Alexis Lopez	report group:	Premium Roofing & Construction LLC
:	alopez@premium-rc.com	Owner:	421 E Lemon Ave Eustis Fl 32726
4074761130:	4073761130	created:	2/16/23, 8:43 AM
Premium Roofing & Construction :	Premium Roofing & Construction	modified:	2/16/23, 9:05 AM
		item count:	9

(9)

created:	2/16/23, 8:58 AM
modified:	2/16/23, 9:05 AM
Alexis López :	No

CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- ☒ **Local Landmark/Site**
- ☐ **Eustis Main Street Area**
- ☐ **Washington Avenue Historic District**

ADDRESS OF PROPERTY: 10 North Grove Street

Property Owner
Print Name: City of Eustis
Mailing Address: P.O. Drawer 68
Phone: 352-483-5440 Fax: 352-357-2971
Email: sheppardm@eustis.org

Applicant/Agent (if different from property owner)
Print Name: Same as Above
Mailing Address:
Phone: Fax:
Email:

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Mike Sheppard Fin Dir. Date: 2/9/23

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

☒ Alteration ☐ Demolition ☐ Relocation ☐ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

The City of Eustis like to repaint City Hall. The base color will be White. The Trim around the windows would be changed from green to dark blue to match the awning color which will be changed from green to dark blue to align the colors to match the City colors for signage and business cards.

OFFICIAL USE ONLY

Date Received: 2/8/2023
File No.: COA-2023-03

Historic Preservation Board Meeting Date: n/a
Was a COA issued? Yes X No

Administrative Approval

Application Approved: X Approved with Conditions: Application Denied:

Conditions/Reasons: consistent w/current + also architectural historic style of building - neo-classical or Greek revival so may approve administratively per Ordinance 95-27

Signed: Heather Croney Date: 2/9/23
Heather Croney
Senior Planner

Culture • Opportunity • Vitality
EUSTIS
Florida • Est. 1883
www.eustis.org

Croney,Heather

From: Sheppard, Mike
Sent: Wednesday, February 08, 2023 4:09 PM
To: Croney,Heather
Cc: Carrino, Tom; Jeanes, Tracy
Subject: COA_Application Preservation Board.pdf
Attachments: COA_Application Preservation Board.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Heather,

Base on our conversation I plan to do two requisition

1. Pressure wash and paint City Hall white with blue trim on the windows.
2. Change the awnings from green to blue. For City Hall and the Finance Annex

Let me know if anything will change.

Thanks
Mike Sheppard
Finance Director
City of Eustis
P.O. Drawer 68
Eustis, FL 32727-006
Phone – 352-483-5440
Fax – 352-357-2971
Email – sheppardm@ci.eustis.fl.us

Croney,Heather

From: Sheppard, Mike
Sent: Thursday, February 09, 2023 10:12 AM
To: Croney,Heather
Cc: Carrino, Tom; Jeanes, Tracy; Jones, Janice
Subject: RE: COA_Application Preservation Board.pdf
Attachments: 20230209_100601.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Heather,

The color for the awning and the window frames will be Marine Blue as part of the color coordination with the City signs and the color on the business cards. The white will be the same color which exist on the building currently.

Let me know if this is sufficient for the attachment to the application.

Thanks
Mike Sheppard
Finance Director
City of Eustis
P.O. Drawer 68
Eustis, FL 32727-006
Phone – 352-483-5440
Fax – 352-357-2971
Email – sheppardm@ci.eustis.fl.us

From: Croney,Heather <Croneyh@Eustis.org>
Sent: Wednesday, February 08, 2023 4:11 PM
To: Sheppard, Mike <Sheppardm@Eustis.org>
Cc: Carrino, Tom <carrinot@eustis.org>; Jeanes, Tracy <JeanesT@eustis.org>
Subject: RE: COA_Application Preservation Board.pdf

Thanks, Mike! If you could provide color samples or mock up to go with this COA application, that would be great.

Heather Croney
Senior Planner
Development Services

City of Eustis
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https://www.eustis.org/
Planning Department
Find the Eustis Code On Municode Online

From: Sheppard, Mike <Sheppardm@Eustis.org>
Sent: Wednesday, February 08, 2023 4:09 PM
To: Croney,Heather <Croneyh@Eustis.org>
Cc: Carrino, Tom <carrinot@eustis.org>; Jeanes, Tracy <JeanesT@eustis.org>
Subject: COA_Application Preservation Board.pdf

Heather,

Base on our conversation I plan to do two requisition

1. Pressure wash and paint City Hall white with blue trim on the windows.
2. Change the awnings from green to blue. For City Hall and the Finance Annex

Let me know if anything will change.

Thanks
Mike Sheppard
Finance Director
City of Eustis
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Eustis, FL 32727-006
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Fax – 352-357-2971
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Please note: Florida has a very broad public records law. Most written communication to or from government offi regarding government/public business is public record available to the public and media upon request. Your e-mai communications may be subject to public disclosure.

Croney,Heather

From: Croney,Heather
Sent: Friday, February 03, 2023 2:33 PM
To: Sheppard, Mike
Cc: Carrino, Tom; Jeanes, Tracy
Subject: RE: Painting/ Awnings
Attachments: Grove St N 4-10.pdf; Grove St N 10.pdf; Grove St N 4.pdf; COA_Application.pdf; Requirements for Certificate of Appropriateness Application.pdf; ORD 95-27 Establishment of Board.pdf

Good afternoon,

Per the attached site files on the City Hall Building it is a neo-classical or Greek revival style. Anything that is visible from the exterior / from the street needs to be consistent with the historic architectural style.

At a minimum, a Certificate of Appropriateness (COA) application will need to be submitted for this. There is no fee associated with a COA application. The application and requirements with the submittal are attached.

Per Ordinance 95-27, administrative review (and no appearance in front of the Historic Preservation Board (HPB)) can be conducted for things like:

- Repair of cornices using existing materials and duplicating the original design
- The painting of any material or surfaces other than unpainted masonry, stone, brick, terracotta and concrete in a color appropriate to the architectural style or period of original construction
- The replacement of front porch columns with ones matching the original in style, size and material
- Landscape improvements
- And a few other items, which are listed in the ordinance

Characteristics of Greek Revival Architecture
The buildings are typically white, and bold and heavy. Building materials include stucco, wood, and sometimes stone. They are often painted white to resemble marble. In terms of roofing, they usually use low pitched gabled roofs.

Greek Revival exterior paint colors look like they were typically deep green or black.
The neoclassical color palette is usually gentle and muted. It leans toward white, cream and gray. More striking colors such as black, red and silver are typically used as accents.

We could do some further researching to see if potentially colors or color scheme other than what I see commonly associated with this architectural style and historic time period are perhaps consistent at all.

I hope this helps to get you started on this. Let me know if you want to discuss further or anything.

Best regards,
Heather Croney
Senior Planner
Development Services
City of Eustis
4 North Grove Street, P.O. Drawer 68, Eustis, FL 32727
Phone: (352) 483-5460
Email: croneyh@ci.eustis.fl.us
https://www.eustis.org/

From: Sheppard, Mike <Sheppardm@Eustis.org>
Sent: Friday, February 3, 2023 2:03 PM
To: Croney,Heather <Croneyh@Eustis.org>
Cc: Carrino, Tom <carrinot@eustis.org>; Jeanes, Tracy <JeanesT@eustis.org>
Subject: Painting/ Awnings

Heather,

We are going to paint City Hall and possible the Finance Annex. Currently City Hall is a historic building.

Building is currently painted white.
The window frames are green.
The awnings are also green.
The had rails are painted black.

What are the restrictions on the color for City Hall. The color for the awnings are suppose to be blue to match our current color scheme on the business cards. Do we need to go before the preservation board to change the awnings and possibly the color of the building, front steps, hand rails and window trim.

Thanks
Mike Sheppard
Finance Director
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P.O. Drawer 68
Eustis, FL 32727-006

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