HISTORIC LANDMARK COMMISSION STAFF REPORT

Fern Street Solar Panels Minor Alterations PLNHLC2014-00396 210 W. Fern Street Meeting Date: August 7, 2014



Planning and Zoning Division Department of Community and Economic Development

Applicant: Garrett Jensen of Go Solar Group

Staff: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com

Tax ID: 08-25-455-03

Current Zone: SR-1A (Special Development Pattern Residential District)

Master Plan Designation: Low Density Residential (5-15 dwelling units per acre)

Council District: District 3 represented by Stan Penfold

Lot Size: Approximately 3,485 square feet

Current Use: Single Family

Applicable Land Use Regulations:

- 21A.34.020
- 21A.40.190

Notification

- Notice mailed on July 25, 2014
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 25, 2014

Attachments

- A. Proposed Plans
- B. Photos

Request

Garrett Jensen of Go Solar, representing the property owner Brian Richards, is requesting approval from the City to locate a small solar energy collection system on the roof of the front gable of a single-family residence located in the Capitol Hill Historic District.

This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission as is it for a photovoltaic system which may be visible from a public right of way.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, and approve the location of the proposed small solar energy collection system pursuant to the findings, analysis and conditions of approval in this staff report.

Potential Motions

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a minor alteration for the installation of a small solar energy collection system on the roof of the front gable and visible from the public right-of-way for the residence at 210 W. Fern Street. Specifically, the Commission finds that the proposed project complies with the review standards.

-or-

Not Consistent with Staff Recommendation: Based on the testimony and the proposal presented, I move that the Commission deny the request for a minor alteration for the installation of a small solar energy collection system on the roof of the front gable and visible from the public right-of-way the residence at 210 W. Fern Street based on the following findings (Commissioner then states findings based on the Standards to support the motion):

- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

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3.	All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4.	Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
5.	Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6.	Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7.	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8.	Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;
9.	Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;
10.	Certain building materials are prohibited including the following:a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
11.	Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.

Vicinity Map



Background and Project Description

The subject property located at 210 W. Fern Street and is considered a contributing historic property in the Capitol Hill Historic District. The residence is classified in the most recent survey as a Victorian Eclectic that was built in 1894. The house has a large gable at the front and is covered with asphalt shingles. This large gable at the front is the location where the small

solar energy collection system is proposed to be located. The proposed solar panels will be located on the east and west sides of the gable. They will also be located three feet back from the face of the gable roof feature.

The applicant is requesting to place a total of 11 solar panels on the roof. There would be four panels on the east side and seven on the west side. The panels are approximately $5\frac{1}{2}$ feet long by $3\frac{1}{2}$ feet wide. Each panel has an area of approximately $19\frac{1}{4}$ feet. The panels will be mounted in different directions on the roof in order to maximize the number the panels on the roof. The panels themselves are only about $1\frac{1}{2}$ inches thick, but will project above the roof approximately $4\frac{1}{2}$ inches with the mounting bracket. The panels will be black in color and the color of the roofing material is tan. The total area of all 11 solar panels is approximately 228 square feet.

This location was chosen as it gives the best east/west exposure for the small solar energy collection system. The remainder of the roof has very little area that would provide an east/west alignment for efficient sun exposure. In addition, the front of the residence gives a little more southern exposure in the morning or afternoon. The small portion of the roof that does have direct southern exposure will not have panels located on it. Staff discussed moving the location to the rear of the residence so they would not be as readily visible from the street, but the applicant stated that this was the most effective area for the small solar energy collection system.

Public Comments

Staff has received one telephone call regarding the proposed project. The caller who lives in the area stated that he supported the idea of solar panels, but was not in favor of the panels being located on the front side of a historic building in a historic district.

Any additional comments received prior to the meeting will be forwarded to the members of the Historic Landmark Commission.

Zoning Ordinance Standards and Priorities

21A.40.190.A – Small Solar Energy Collection Systems Standards

- 1. Setbacks, Location, and Height:
 - a. A small solar energy collection system shall be located a minimum of six feet from all property lines and other structures, except the structure on which it is mounted.
 - **Analysis:** The proposed small solar energy collection system is proposed to be located on the roof of the existing residence. The residence itself is located approximately three feet from the property line. The location of the system will not overhang the roof and will not encroach into any front, side or rear lot area. As long as the system is mounted on the main structure, it is allowed to be less than six feet from the property if it is determined by the Historic Landmark Commission to meet all other standards of the ordinance.

- **Finding:** This standard will be met if the proposed small solar energy collection system if found to comply with other applicable sections of the Zoning Ordinance.
- b. A small solar energy collection system may be located on an accessory structure including legal accessory structures located less than six feet from a property line.
 - **Analysis:** The proposed small solar energy collection is located on the primary structure. The subject property does not have any accessory structures located on it where the small solar energy collection system could be located.

Finding: This standard is not applicable.

- c. A small solar energy collection system shall not exceed by more than three feet the maximum building height (based on the type of building – principal or accessory - the system is located on) permitted in the zoning district in which it is located or shall not extend more than 12 feet above the roofline of the structure upon which it is mounted, whichever is less.
 - **Analysis:** The proposed small solar energy collection system is proposed to be mounted as flush with the roof as possible, parallel to the roof plane, below the ridge of the roofline. The solar panels themselves will project approximately four inches above the roof, but not above the roof ridge. In addition, the existing one-story residence is well below the maximum height of 23 feet for the zoning district.

Finding: This standard is met.

- d. A development proposed to have a small solar energy collection system located on the roof or attached to a structure, or an application to establish a system on an existing structure, shall provide a structural certification as part of the building permit application.
 - **Analysis:** The applicant will need to submit all necessary documentation for the installation and structural details for the proposed small solar energy collection system.
 - **Finding:** This standard will need to be met should the request be approved and a building permit is applied for.
- 2. Coverage: A small solar energy collection system mounted to the roof of a building shall not exceed 90% of the total roof area of the building upon which it is installed. A system constructed as a separate accessory structure on the ground shall count toward the total building and yard coverage limits for the lot on which it is located.

Analysis: The proposed small solar energy collection system is proposed to be mounted on the main residence and not on an accessory building. The proposed size of the small solar energy collection system is approximately 228 square feet. The total area of the roof where it will be placed is approximately 750 square feet. This means that the proposed small solar energy collection system will only be about 30% of the roof area.

Finding: This standard has been met.

- 3. Code Compliance: Small solar energy collection systems shall comply with all applicable building and electrical codes contained in the international building code adopted by Salt Lake City.
 - Analysis: Should the proposed small solar energy collection system be approved, it will need to comply with all applicable codes adopted by Salt Lake City.
 - **Finding:** This standard will need to be met should the request be approved and a building permit is applied for.
- 4. Solar Easements: A property owner who has installed or intends to install a small solar energy collection system shall be responsible for negotiating with other property owners in the vicinity for any desired solar easement to protect solar access for the system and shall record the easement with the Salt Lake County Recorder.

Analysis: The applicant will be responsible for negotiating with other property owners for any desired solar easements.

Finding: This standard is not applicable to the approval of this project.

- 5. Off Street Parking and Loading Requirements: Small solar energy collection systems shall not remove or encroach upon required parking or loading areas for other uses on the site or access to such parking or loading areas.
 - Analysis: The proposed small solar energy collection system is located on the main residence and is not located upon any required parking area.

Finding: This standard has been met.

21A.4.0190.B.3 – Small Solar Collection Systems and Historic Preservation Overlay Districts or Landmark Sites: Small Solar Collection System Location Priorities

3. Small Solar Collection System Location Priorities: In approving appropriate locations and manner of installation, consideration shall include the following locations in the priority order they are set forth below. The method of installation approved shall be the least visible from a public right of way, not including alleys, and most compatible with the character defining features of the historic building, structure, or site. Systems proposed for locations in subsections B.3.a through B.3.d of this section, which are not

readily visible from a public right of way may be reviewed administratively as set forth in subsection 21A.34.020.F,1, "Administrative Decision", of this title. Systems proposed for locations in subsections B.3.e and B.3.f of this section, which may be visible from a public right of way shall be reviewed by the Historic Landmark Commission in accordance with the procedures set forth in subsection 21A.34.020.F.2, "Historic Landmark Commission", of this title.

- a. Rear yard in a location not readily visible from a public right of way.
- b. On accessory buildings or structures in a location not readily visible from a public right of way.
- c. In a side yard in a location not readily visible from a public right of way.
- d. On the principal building in a location not readily visible from a public right of way.
- e. On the principal building in a location that may be visible from a public right of way, but not on the structure's front facade.
 - **Analysis:** The rear yard is not an option for installation as the yard area would not be large enough to place the system and also conform to all setbacks and distance requirements. In addition, vegetation that is present in the rear yard could prevent adequate exposure for the proposed solar panels.

There is no accessory building on this lot so the solar panels cannot be mounted on an accessory structure. An accessory structure mounting is not an option.

The existing residence has narrow side yard setbacks that would not accommodate the small solar energy collection system. Locating the proposed small solar energy collection system in the side yard is not feasible as there is not enough room in the side yard to locate the system.

Based on the shape of the roof, there is no other location where the panels could be located to meet the sun exposure requirements and not be visible from the public right-of-way. The only portion of the roof that faces north is on the backside of the residence and that location is not suitable for solar panels. There would be minimal solar exposure for the system.

Finding: This application cannot be administratively approved as the preferred locational priorities are not suitable based on the orientation, size and site features of this property as described above.

- f. On the front gable of the principal building in a location most compatible with the character defining features of the structure.
 - **Analysis:** The location of the proposed small solar collection system on the front gable roof is the most compatible location with the character defining features of the building. The front gable of the residence gives it a distinct character and is a prominent feature of the property. While the proposed small solar collection system is proposed to be located on this gable, which does not directly face the street, it will not be detrimental to the residence or its features. The proposed small solar collections system will be located as flush to the roof as possible and it not a feature that will permanently alter the historic structure. The proposed small solar collection system could easily be removed in the future with little to no damage to the historic structure.
 - **Finding:** The proposed location is the location that is most compatible with the existing roof form of the residence and the only location that would provide adequate exposure to the sun for the system to properly work. This standard has been met.

21A.4.0190.B.2 – Small Solar Collection Systems and Historic Preservation Overlay Districts or Landmark Sites

- 1. General: In addition to meeting the standards set forth in this section, all applications to install a small solar collection system within the historic preservation overlay district shall obtain a Certificate of Appropriateness prior to installation. Small solar collection systems shall be allowed in accordance with the location priorities detailed in subsection B.3 of this section. If there is any conflict between the provisions of this subsection B, and any other requirements of this section, the provisions of this subsection B shall take precedence.
 - **Analysis:** As noted above in the analysis of the locational priorities, there are some preferred locations for installation of the proposed small solar energy collection system that will not work on this particular property. Staff has noted that each of the priority locations and why each one of them will not work due to location on the property and maximum sun exposure, small side yards at the property and the lack of an accessory structure in the rear.
 - **Finding:** The proposed location, while it is not one of the priority locations, is the best possible location for the proposed small solar energy collection system, on the site. Should the application by approved by the Historic Landmark Commission, the applicant will need to obtain a Certificate of Appropriateness and this standard will be met.
- 2. Installation Standards: The small solar energy collection system shall be installed in a location and manner on the building or lot that is least visible and obtrusive and in such a way that causes the least impact to the historic integrity and character of the historic

building, structure, site or district while maintaining efficient operation of the solar device. The system must be installed in such a manner that it can be removed and not damage the historic building, structure, or site it is associated with.

- **Analysis:** The proposed location for the small solar energy collection system has been chosen as it is the least visible or obtrusive on the property. While the proposed system is located at the front of the residence, it is not proposed to be located on the front façade that faces the public right-of-way. This is perpendicular to the public right-of-way and will not be as readily visible as if it was placed on the front façade facing south. In addition, the proposed system will be placed on the roof and will not damage the main components of the historic structure. The proposed system could be removed in the future with some damage to the roof, but the roof and its asphalt shingles are not original to the residence. The shape or character of the gable on which it will be placed will not be affected.
- **Finding:** The proposed location of the small solar energy collection system will be the least obtrusive to the historic nature of the residence and property and can be easily removed in the future with minimal impact to the roof, not the roof structure. This location has also been chosen as it will be the most efficiently location for the system to operate.

21A.34.020.G – H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis: The building was constructed in 1894 as a single family home. No change of use is proposed and very little, if any, impact will be made to the characteristics of the home. In the event the proposed small solar collection system damages the roof, it would most likely only damage the roofing material which is not original.

Finding: This standard is met.

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

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City Design Objective 7.6

The visual impact of skylights and other rooftop devices should be minimized.

- Skylights or solar panels should be installed to reflect the plane of the historic roof.
- They should be lower than the ridgeline, when possible.
- Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof.
- Avoid locating a skylight or solar panel on a front roof plane wherever possible.
- Analysis: No historic materials or features are proposed to be altered as part of this request. The proposed small solar collection system will be mounted on the roof and can easily be removed in the future with little to no impact on the structural integrity of the property. They will be placed parallel to the roof or approximately 4½ inches off the roof surface. They are designed to be as flush with the roof as possible. The solar panels will also be placed along the east and west roof planes and not along the south roof plane. Even though all the panels will be visible from the street on the east and west sides of the front gable, the options for where to place the panels are limited as previously discussed in order to efficiently produce energy.
- **Finding:** Although the proposed solar panels on the east and west sides of the gable roof placement of the panels will be visible from the street, staff finds that the visual impact of the solar panels will be minimized and the historic integrity of the property will not be compromised. The solar panels will be placed parallel to the roof, and no portion of the roof will be altered. Options for other locations are limited due to size or location relative to the sun. This standard is met.

Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.

Analysis: The small solar energy collection system is a utility feature and is not being installed in a manner to create a false sense of history or architecture.

Finding: This standard is met.

Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.

Analysis: No significant historic features will be lost.

Finding: This standard is met.

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Analysis: No significant historic features will be lost as the proposed small solar collection system will be located on the roof and will have very little impact to the roof or the character of the property. The property and the structure will continue to remain a historic property that can have the solar panels removed with little to no impact to the property or residence. The proposed small solar collection system will be flush mounted to the roof and will be required to be structurally safe per the building code requirements.
- **Finding:** This standard is met.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

- Analysis: The subject proposal does not include repair or replacement of deteriorated architectural features.
- **Finding:** This standard is not applicable.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Analysis: The proposed work does not include any treatments of historic materials.
- **Finding:** This standard is not applicable.

Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Analysis: Although a minor feature will be added to the roof of the residence, the roof form itself will not be modified or altered. The proposed small solar energy collection system is designed to be flush mounted to have the least amount of visual and structural impact.

In addition, the color of the roof is tan and the panels of the proposed small solar collection system are black. It is entirely possible that the panels will be more visible due to the existing roof color and the color of the panels. However, solar panels typically are a dark color and being that this is the best location for the system based on maximum sun exposure, the proposal is as compatible as it can be.

Finding: This standard has been met.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- **Analysis:** The proposed small solar energy collection system can be easily removed without impairing any form and integrity of the structure other than possible damage to the asphalt shingle roof.
- **Finding:** This standard is met.

Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.

- Analysis: Small solar energy collection systems are considered an accessory to the building and no original material will be affected.
- **Finding:** This standard is not applicable.

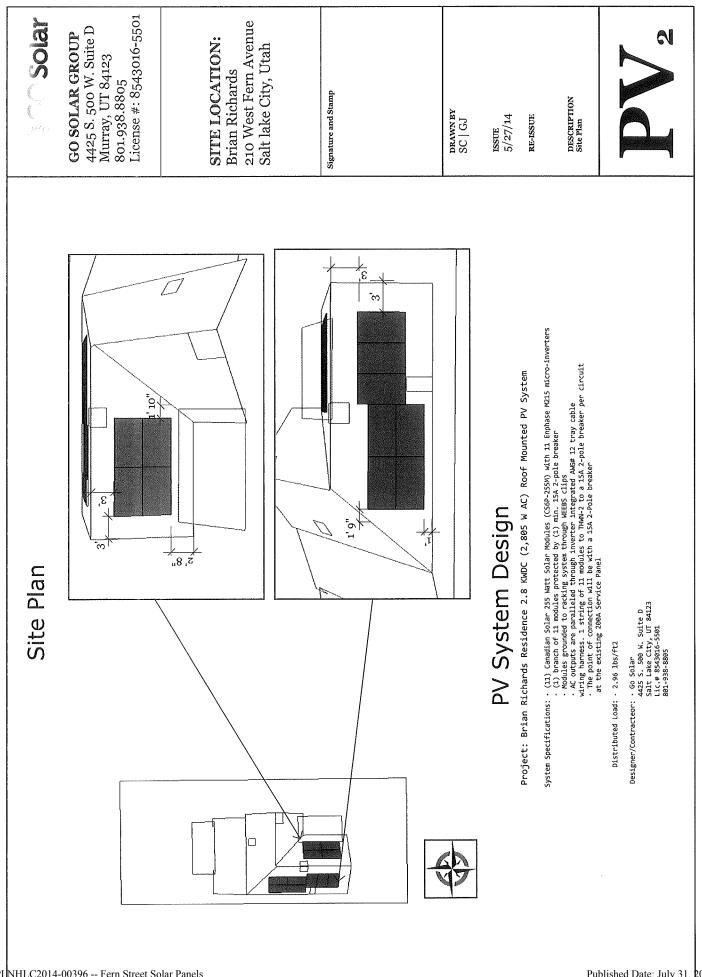
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title;

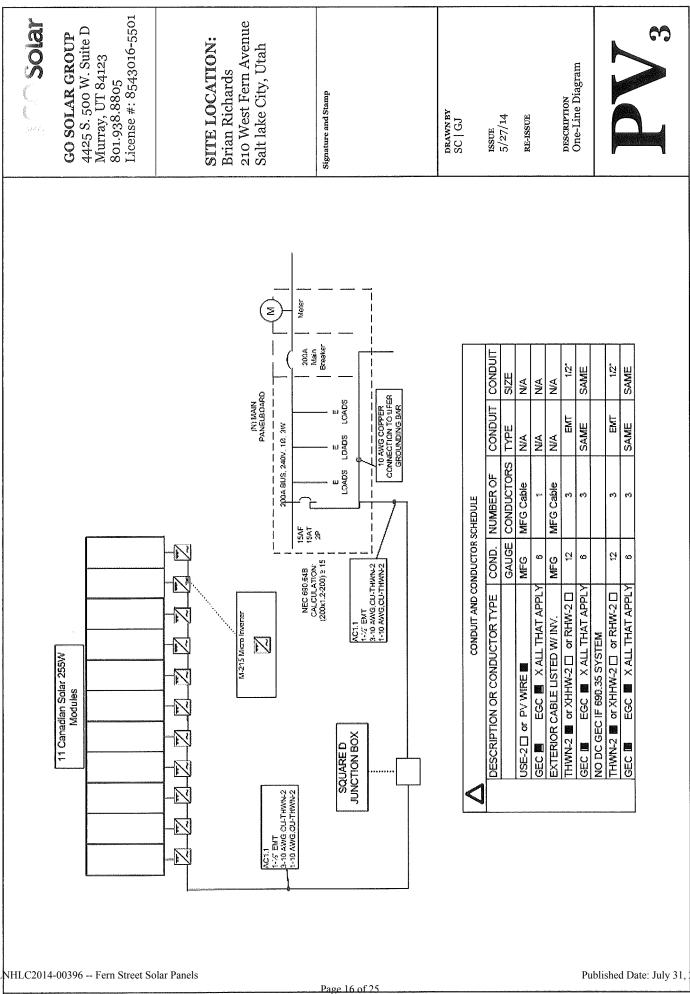
Analysis: No signs are proposed.

Finding: This standard is not applicable.



Solar	GO SOLAR GROUP 4425 S. 500 W. Suite D	Murray, UT 84123 801.938.8805 License #: 8543016-5501	SITE LOCATION: Brian Richards	210 west rern Avenue Salt lake City, Utah	Signature and Stamp	drawn by SC GJ	ISSUE 5/27/14 Re-ISSUE	DESCRIPTION Cover Page	PV ¹
<u>General Notes:</u> 1. All components are UL listed and CEC certified, are warranted.	 The solar PV system will be installed in accordance with the 2011 Electrical Code, based on Article 690 of the 2010 NEC A G and DC disconnect internated 	 A grounding electrode system in accordance with NEC 690-47 and 250- 50 through 60 and 250-166 shall be provided. Grounded dc Photovoltaic arrays 	shall be ground-fault protection meeting th erequirements of 690.5(A) through (C) to reduce fire hazards. Ungrounded arrays shall comply with 690.35 Per NEC, grounding electrode system of existing building may be used and bonded to at the service entrance. If existing system is inaccessible or inadequate, a supplemental	grounding electrode will be used at the inverter location consisting of a UL listed 8 ft ground rod with acorn clamp. Grounding electrode conductors shall be no less than #8AWG and no greater than #6AWG copper and bonded to the existing	grounding electrode to provide for a complete system. 5. Direct-Current Rating. Over current devises, either fuses or circuit breakers, used if any dc portion of a photovoltaic power system shall be listed for use in dc circuits and shall have appropriate voltage, current, and interrupt ratings. 6. The Photovoltaic disconnecting means	shall be installed at a readily accessible location either on the outside of the building or structure or inside nearest the point of entrance of the system	conductors. 7. Provide insulate connector fittings for raceways containing underground conductors #4 AWG or larger enter a cabinet, box enclosure, or raceway. Connector fittings should be smoothly rounded insulation surface in compliance	with 300.4(F). 8. All wire shall be copper OAN (or as noted). All wire shall be listed, rated for 600 volts, type THHN/THWN insulated OAN and #17 minimum size expect for	controls. 9. The Program Administrator will be notified prior to use and activation of any solar installation. System will be commissioned by owner per utility interconnection agreement.
<u>Vicinity Map</u>	ine Merrie	iantwod Bool D Beet	w North Temple Salt Lake City	S 1900 E 1600 E S 1300 E S 100 E	2300 F 100 F 300 F 3	Abbreviation	VOC = Open Volatage Circuit GFDI = round Fault Detection Interrupter Vpmax = Max. Power Volatage USE-2 = Underground Service Entrance Isc = Short circuit current 90° max Temp	ent EMT = E Ige RHW-2 = itions	PTC = PV/USA Test Conditions THHN-2 = Moisture & Heat Resistant E = Existing Thermoplastic (trade name)
DA Project	 2,805 Watt AC Roof Mounted 6rid-Tied System Afray consists of 11 Canadian Solar 	<pre>2 255 watts CS6P-255M Poly- Cystalline modules. 255 watts at FTC, 227.6 watts at PTC. 1 string of 11 modules with 11 Enphase M215</pre>	and the city, Utah salt Lake City, Utah 84103	<u>Sheet Index</u> Page Information	Ē	PV5 Warning Lables	pintore toretan	Publi	shed Date: July 31,





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			Solar	
NOTES FOR ARRAY CIRCUIT WIRING (Guide Section 6 and 8 and Appendix E):			GO SOLAR GROUP 4425 S. 500 W. Suite D	
1) LOWEST EXPECT AMBIENT TEMPERATURE BASED ON ASHRAE MINIMUM MEAN EXTREME DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. LOWEST EXPECTED AMBIENT TEMP <u>-16</u> °C	SIGN FOF DC DISCONNECT No sign recessary since 690 51		Murray, UI 84123 801.938.8805 License #: 8543016-5501	
2.) HIGHEST CONTINUOUS AMBIENT TEMPERATURE BASED ON ASHRAE HIGHEST MONTH 2% DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. HIGHEST CONTINUOUS TEMPERATURE 30 °C	marking on PV mcdule covers needed information			<u> </u>
2) 2009 ASHRAE FUNDAMENTALS 2% DESIGN TEMPERATURES DO NOT EXCEED 47°C IN THE UNITED STATES (PALM SPRINGS, CA IS 44.1°C). FOR LESS THAN 9 LEAST 0.5" ABOVE ROOF AND USING THE OUTDOOR DESIGN TEMPERATURE OF 47°C OR LESS (ALL OF UNITED STATES).	SISN FOR INVERTEE CCPD AND AC DESCONRECT OF USED. SCLAR PV SYSTEM AC POINT OF CONNECTION		SITE LOCATION: Brian Richards	
a) 12 AWG, 90°C CONDUCTORS ARE GENERALLY ACCEPTABLE FOR MODULES WITH Ise OF 7.68 AMPS OR LESS WHEN PROTECTED BY A 12-AMP OR SMALLER FUSE b) 10 AWG, 90°C CONDUCTORS ARE GENERALLY ACCEPTABLE FOR MODULES	AC CUTPUT CURRENT 1.29 NOMINAL AC YOLTAGE 208V THIS PANEL FED BY MULTIPL		210 West Fern Avenue Salt lake City, Utah	
WITH Isc OF 9.6 AMPS OR LESS WHEN PROTECTED BY A 15-AMP OR SMALLER FUSE.	SOURCES (UTILITY AND SOLAR)	4R)		
			Signature and Stamp	
	INVERTER RATINGS (Guide Section 4)			
1) IF UTILITY REQUIRES A VISIBLE-BREAK SWITCH, DOES THIS SWITCH MEET THE REQUIREMENT? YES [] NO [] N/A []	INVERTER MAKE Enphase			
2) IF GENERATION METER REQUIRED, DOES THIS METER SOCKET MEET THE	INVERTER MODEL M215		DRAWNBY SC GJ	
DUREMENTY TES LI NOLI NALE ZTE PHOTOVOI TAIC POWER SOLIRCE (DC) CONDUICTORS BASED ON MAX	MAX DC VOLT RATING	45 V 7		
CURRENT ON NEC 690.53 SIGN OR OCPD RATING AT DISCONNECT	MAX POWER @ 40°C	215W	5/27/14	
4) SIZE INVERTER OUTPUT CIRCUIT (AC) CONDUCTORS ACCORDING TO INVERTER OCPD AMPERE RATING. (See Guide Section 9)	NOMINAL AC VOLTAGE	208V	RE-ISSUE	
5) TOTAL OF INVERTER OUTPUT CIRCUIT OCPD(s), ONE FOR EACH MICRO- INVERTED CIRCUIT DOES TOTAL SUIDDLY BREAKEDS COMPLY WITH 130% BURDAD	MAX AC CURRENT	1.05		
EPTION IN 690.64(B)(2)(a)? YESI NO	MAX OCPD RATING	12.31	DESCRIPTION One-Line Diagram Data	
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	Nhthroad Materials Needed for Assembly	sembly		Scale 1" : 2'	Solar
		MaterialDart	Not to exceed 1/4		GO SOLAR GROUP
5 r	H GF-1 Flashing	110 1400 1310 4			4425 S. 500 W. Suite D Murray. UT 84123
on c	3 <u>2 L-102-3" Brac</u>	L-102-3" Bracket * (other options available)			801.938.8805
	3 5/16" EPDM I	5/16" EPDM Bonded 304-18.8 SS Washer			License #: 8543016-5501
. 5018	20 4 Lag Bolt 5/16	2			
	ır Pan		Point		
	^a Array and roof notes:	notes:	2x6 Rafter, 24" 0.C.		SITE LOCATION:
	Solar Module:	Candian Solar	Candian Solar (CS6P 255M)		Brian Richards
	ation:	Flush - Portrait		6 ft. max	210 West Fern Avenue
		24" 0.C.	200 J		Salt lake City, Utah
	Roof Material: 0	Composition Shingle Type	Shingle Type		
Pag		Solar	Solar Panel Dead Weight Calculation		Signature and Stamp
e 18 (System:				
of 2	Solar Array Consists of:	11 ea.	Solar Modules		
5	Mounting sytem has		Points of Connection With Roof		
	Panel Weight Calculation:				
	Solar Module Weight:	44.1 Ibs.			
	Mounting system weight:	176 BS.	//a		DRAWN BY
	l otal Array Weight= Point red Celrulation ~	12, 22, Ibs.	#of Modules) x (module wt. + (Mounting system wt. ftatal panel wt.		SC GJ
			# of point of connection		
	Distributed Load Calculation:				ISSUE
	Module Length =	64.5 in.			5/27/14
	Module Width =	38.7 in.			RE-ISSUE
	Solar Module Area ==	17.33 ft2	Length x Width		
			144	The GreenFasten TM GF1 bracket system is designed to be installed on	
	Total Solar Modular Area =	8		most new or existing (retrofit) composition shingle roofs for solar panel	
r		9.6 in2	(# of modules) x (solar mod. Area)	applications, and is accepted by most major rouning material manufacturers without voiding warranties. The GreenFasten GT	
u0.		10			
.13110	Intel Spacing Area =	20.64 ft2	# of spaces bet. Modules klinter-mod. Spacing klpanel length or 1 4.4	or width) attachment points to install in the industry. Customized solutions are available to match any proprietary hardware on the market.	
AL.	č Total Årrav Årea =	228 112	litotal solar modular area) + (total spacing area)	Greenfasten GF1 meets or exceeds all known building codes and has	
-410	at Distributed Load	2.96 lbs/ft2	2.96 lbs/ft2 (total array wt.)		
. 5u		-	(total array area)		
.y J	v 3				
<u> </u>	1 0				
0	20				

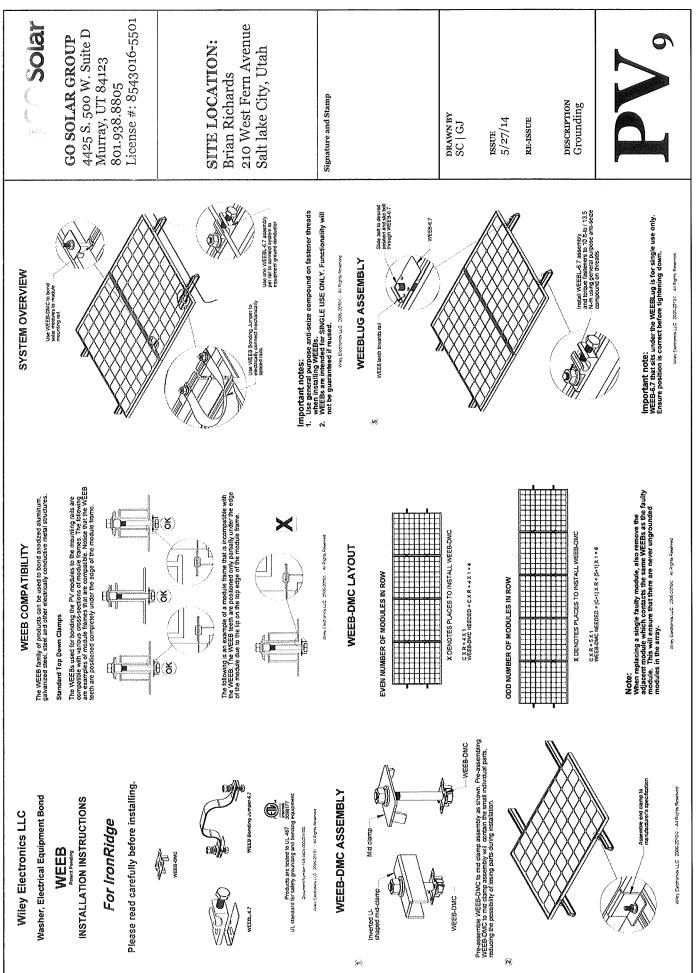
2014

GO SOLAR GROUP 4425 S. 500 W. Suite D Murray, UT 84123 801.938.8805 License #: 8543016-5501	SITE LOCATION: Brian Richards 210 West Fern Avenue Salt lake City, Utah	Signature and Stamp	DRAWN BY SC GJ Issue 5/27/14 Re-Issue Warning Labels
VIC.600.1.E.G.I. #2.601.11.2 VIC.600.1.E.G.I. #2.601.11.2 SPAANTO FENCIOSHEE MALLS HAITTONS, CENARG SFITTA MAL IS SPAANTO FENCIOSHEE MALLS HAITTONS, CENARG SFITTANG, SPAANTO VIC.600.200 MICE MALLS MAY TO FENCIONAL RELATION, CENARG SFITTANG, SPAANTO MICE MALLS MAY TO FENCIONAL RELATION, CENARGO FILTONS, RAY OF SPAANTO FILTONS, SPAANTO SCORED, CANODURED CANADITIR, DAVID MICE MALLS MAY TO FEREIDA FILTONS, LANDOLUCED CHALTTS MAY TO SPAANTO FILTONS, PARAGO FILTONS, LANDOLUCED CHALTTS MAY MICE MALLS MAY TO FEREIDA FILTONS, LANDOLUCED CHALTTS MAY MICE MALLS MAY TO FEREIDA FILTONS, LANDOLUCED CHALTTS MAY MICE MALLS MAY TO FEREIDA FILTONS, MALLS FILTONS, LANDOLUCED CHALTTS MAY MICE MALLS MAY TO FEREIDA FILTONS, MALLS FILTONS, LANDOLUCED CHALTTS MAY MICE MALLS MALLS FILTONS, MALLS FILTONS, LANDOLUCED CHALTTS MALLS MICE MALLS MALLS FILTONS, MALLS FILTONS, MALLS FILTONS, TO FEREIDA FILTONS, MALLS FILTONS, TO COCTODAR THE GENERICS AND AND MALLS FILTONS, MARCHALTA FILTONS, FILTONS, TO MICE MALLS MALLS FILTONS, FILTONS, FILTONS, MALLS FILTONS, FILTONS, TO MICE MALLS MALLS FILTONS, FILTONS, MALLS FILTONS, MALLS FILTONS, FILTON	NECENTRAL RECOVERED AND A DECEMBER OF A DECE	MONICIDE DELAY RATIO DECONNECT VLANS BALL EL VANNEL. MISTERVETATO CLARENT EL A TIVE TANT REQUERES THE LISE OF A TODA TO OPEN MISTERVETATO CLARENT EL A TIVE TANT REQUERES THE LISE OF A TODA TO OPEN MISTERVETATO CLARENT EL ATTROCOMENTION WITH OPEN SOLVECES MISTERVETATO CLARENT RECONNECT VANNEL CLAUT MISTERVETATO CLARENT RECONDUCTION THE DECONNECTION MISTERVETATO CLARENT RECONDUCTION AND THE MISTERVETATO CLARENT REVIEWS AND THE DECONNECTION MISTERVETATO CLARENT REVIEWS AND THE DECONNECTION MISTERVETATO CLARENT REVIEWS AND THE DECONNECTION MISTERVETATION CLARENT REVIEWS AND THE DECONNECTION PROVIDED AND AND CLARENT REVIEWS AND THE DECONNECTION AND THE DECONNECTION PROVIDED AND AND CLARENT REVIEWS AND THE DECONNECTION AND THE DECONN	CBERAL NOTES FOR LABELS AND MANDINGS: (a) Case and wanter and a memory representation of the company of the co
PHOTOVOLTAJC AC DISCONNECT MAXIMUM AC OPERATING CLIPRENT: MAXIMUM AC OPERATING CLIPRENT: MAXIMUM AC OPERATING CLIPRENT MAXIMUC MAXIMUC ELECTREAL SHOCK MAZARD THE OC CONDUCTING STATING PHOTOVOCTAJC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED	C ADRECTION CONNECTION CONNECTION CONNECTION PHOTOVOLTAIC AC DISCONNECT CONNECTION	NOMINAL OPERATING AC VOLTAGE 240V NOMINAL OPERATING AC FREQUENCY: 50 NE MAXIMIA AC EVERENT MAXIMIA AC EVERENT IMAX OVERCUPRENT DEVICE RATING FOR AC MODULE PROTECTION: PHOTOVOLTAIC AC DISCONNECT MAXIMIA AC OPERATING SUBRENT:	MACRAUM AC OPERATING VOLTAGE: FANALOR: MARING ELECTRICAL SHORT AND MARING ELECTRICAL SHORT AND INTERVATION MARING MARING ELECTRICAL SHORT AND MARING
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COMBINER BOX, CIRCUITS/EMT/ CONDUIT COMBINER BOX/ENCLOSURES/RACE WAYS MARWAG: ELECTRICAL SHOCK HUZHRD MARWAG: ELECTRICAL SHOCK HUZHRD	DISCONNECT PRICE TO WORKING NEAR THE THE TEAM THE WORKING AT THE THE THE TEAM THE WORKING THE THE THE THE THE THE THE THE THE THE	 PHOTOVOLITAIC POWER SOURCE NET METER NET METER MARINICI ELECTROL SOCIAL SOCIA	BUILDINGSTRUCTURE

GO SOLAR GROUP	4425 S. 500 W. Suite D Murray, UT 84123 801.938.8805 License #: 8543016-5501	SITE LOCATION: Brian Richards	210 West Fern Avenue Salt lake City, Utah	Signature and Stamp		drawn by SC GJ	ISSUE 5/27/14 Re-ISSUE	DESCRIPTION Modules	PV ₆
MODULE ENGINEERING DRAWING Rear View Frame Cross Section		er output teid in live DV recting PV tecting Ite highest	TEMPERATURE CHARACTERISTICS	Specification Data Temperature Coefficient (Pmax) -0.45%/C Temperature Coefficient (Voc) -0.35%/C Temperature Coefficient (Isc) 0.060 %/C Nominal Operating Cell Temperature 45±2°C	PERFORMANCE AT LOW IRRADIANCE Industry leading performance at low irradiation environment, +96.5% module efficiency from an irradiance of 1000w/m [*] to 200w/m [*] (AM 1.5, 25 °C)	ELECTRICAL DATA STC Electrical Data CS6P-255M CS6P-260M	Nominal Maximum Power (Pmax) 255W 260W Optimum Operating Voltage (Vmp) 30.5V 30.7V Optimum Operating Current (Imp) 30.5V 30.7V Optimur Operating Current (Imp) 37.7V 37.8V Short Circuit Curlent (Ivc) 8.87A 8.99A	Module Efficiency 15.85% 16.16% Operating Temperature -40°C~+85°C Maximum System Voltage 1000V (IEC) / 1000V (UL) / 600V (UL) Maximum Series Fuse Rating 15A Application Classification Class A Power Tolerance 0~+5W	Conditions (STC) of irradiance of 1000W/m ²
CanadianSolar Make Title Difference	CSGP-2551260M	Tar diameter and the second second the fact in class in terms of power output diameter and stringent quality control ensured out design and stringent quality control ensure our modules defined in higher PV sector provided in live power output to the provided output design of the provided second design of the provided design	NOCT CS6P 255M CS6 r (Pmax) 184W 27.8V ent (imp) ent (imp) 54.6V	Short Clictuit Current (ISC) 7.1XA 7.1XA Under Nominal Operating Cell Temperature(NOCT), irradiance of 800 W/m ² , spectrum AM 1.5, amble at remperature 2013. MODULE MECHANICAL DATA	ť		andard Packaging odule Pieces per Co P-260M I-V CURVES	g a s h yric	y or x or x or y or y or x or y or y or

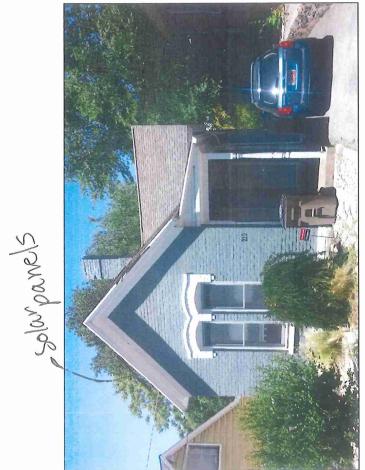
GO SOLAR GROUP 4425 S. 500 W. Suite D Murray, UT 84123 801.938.8805 License #: 8543016-5501	SITE LOCATION: Brian Richards 210 West Fern Avenue Salt lake City, Utah	drawnby SC GJ	ISSUE 5/27/14 RE-ISSUE	bescurrion Inverter
	M215-60-2LL-S22/S23 and M215-60-2LL-S22-MA/S23-MA (Ontario) 190-270 W 150-270 W 15-25 W 15-35 W 15-35 W 15-35 M 10-35	173-222 V 205-269 V 60.0 / 593-60.5 Hz 60.0 / 58.3-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 55 (hz 57-60.5 Hz 57-60.5 Hz 57-60.5 Hz 55 (hz -0.65 56 (hz -0.66 1.15 Arms, over 3 Cycles: 1.04 Arms over 5 Cycles 96.0% 96.0% 96.3%	25 cm (6.8" x 6.45"	1.6 kg (3.5 lbs) Natural convection - No fans Outdoor - NEMA 6 Pairs with most 60-cell PY modules Pewer line Free lifetime monitoring via Enlighten software UL1174/IEEE1547, FCO Part 15 Class B CAN/CSA-C222 NO. 0-M91. 0.4-04, and 107.1-01
	Eronasse*M215 Microtineeria: // DATA IIINUT DATA (DC) Maximum input DC voltage Paakomum input DC voltage Paakomum input DC voltage Paakomum input DC voltage Max/Max start voltage Max. VC short circuit current Max. input current Max. input current Max. input current	Extended veltage/range Nominal frequency/range Extended frequency/range Extended frequency/range Extended frequency ange Maximum vorts per 2A branch circuit Maximum vorts per 2A branch circuit Maximum vorts per 2A branch circuit Maximum vorts per 2A branch circuit Settioner frequency Paak inverte efficiency Paak inverte efficiency Vereinted, reference EN50500 Statio MPPT efficiency (vereinted, reference EN50530)	Dynamic MPPT afficiency (rate irradiation changes, reference ENS0530) Night time power consumption MECHANICAL DATA -40°C to + 65°C Ambient temperature range (internal) -40°C to + 65°C Operating temperature range (internal) -40°C to + 65°C Dimensions (WXHVCD) 17.3 cm x 16.4 cm x	Weight Cooling Enclosure environmental rating FEATURES Compatibility Communication Monitoring Compliance
Enphase M215	e co u u u u u u u u u u u u u u u u u u u	· · ·		

Solar	GO SOLAR GROUP 4425 S. 500 W. Suite D Murray, UT 84123 801.938.8805 License #: 8543016-5501	SITE LOCATION: Brian Richards 210 West Fern Avenue Salt lake City, Utah	Signature and Stamp		drawn by SC GJ issue 5/27/14	RE-ISSUE DESCRIPTION Racking	PV ₈
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PLNHLC2014-00396 -- Fern Street Solar Panels

