


STAFF REPORT

DESIGN AND HISTORIC REVIEW COMMISSION – March 17, 2022



| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| River Corridor District Review | | RC22-02: 320 S. Oakes Street | |
| SYNOPSIS: | | | |
| <p>The applicant owns and operates a historic “Farm and Ranch Museum” on the property which has existing 5’ tall steel split rail fencing, a portion of which encroaches onto the City property to the south. The applicant has submitted this request to erect 8’ tall, galvanized metal paneling over the existing split rail fence along the west, south, and east sides of the property, and remove all encroaching portions of the fence. The new metal covering will allow for plywood panels to be placed over it for art murals. This was presented to the Design and Historic Review Commission (DHRC) on February 21, 2022. The DHRC <u>TABLED</u> the request to allow the applicant time to provide additional information and make changes to the design of the fence (see additional information).</p> | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| Southeast of S. Oakes St. and E. Concho Ave. | | Being Lot 14, and 20’6” of Lots 8, 9, and 13 in Block D, San Angelo Addition | |
| SM DISTRICT / NEIGHBORHOOD: | ZONING: | FUTURE LAND USE: | SIZE: |
| SMD District #3 – Harry Thomas Downtown Neighborhood | CBD | Downtown | 0.425 ac. |
| STAFF RECOMMENDATION: | | | |
| Staff recommends DENIAL of the opaque fence facing the west property line, but requests the DHRC determine what is appropriate for all improvements for RC22-02. | | | |
| PROPERTY OWNER/PETITIONER: | |  | |
| Owner: Bobby Eggemeyer Petitioner: Eric Eggemeyer | | | |
| STAFF CONTACT: | | | |
| Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us | | | |

Additional Information: The applicant has submitted revised fence materials and colors. He is asking the DHRC to determine which material(s) and color(s) are most appropriate for approval (see attachments at the end of this report). The fence could be R & PBR panel, U & PBU panel, and/or corrugated & CPB panel. The colors could be Tan, Chestnut Brown, Smokestack Gray, and/or Desert Tan. At the last meeting, DHRC members made several suggestions including adding a wood or metal frame to the fence, and that the metal panels could be inserted horizontally. Staff had suggested corrugated metal painted an earth tone or neutral color would be appropriate but was open to further suggestions from the applicant and DHRC.

In 2004, the applicant received approval from the River Corridor Commission (now DHRC) for an 8' high wood cedar fence on the property (RCC04-25). In April 2007, the applicant received a Planning Director approval for a retaining wall and 8' tall wood privacy fence (RCC07-03). In June 2007, the applicant received an amended approval for RCC07-03 from the Planning Director for a metal split rail fence which currently exists on the property. Part of the rationale for this metal not typically allowed in the River Corridor, was that it was made from metal from the old Neff's Park and was approved by a City lease from the Parks Department Director.

RC22-02 Analysis:

River Corridor Master Development Plan (RCMDP): Section 212.D.1.c of the Zoning Ordinance requires that "Fences or walls that advertise goods, services, facilities, events or attractions on or off the property, or that include any signage, message, graphics, video, or television display" to obtain approval from the Design and Historic Review Commission (DHRC). The proposed fence will provide allowance for graphics and therefore requires DHRC approval. The fence is also subject to the commercial and mixed use policies in the historic city center, and the river front policies.

Building Materials and Colors

The RCMDP policies for the historic city center state that "Materials and color should relate to historic precedents apparent in the immediate environment" and that "Quality materials promote a sense of permanence and are encouraged". Staff does not believe that the proposed galvanized (r-panel) metal fence is appropriate in the River Corridor, in particular in this location in Downtown San Angelo and facing the Concho River. This is not a high quality material compared to other DHRC approvals for wrought-iron or wood fencing. In addition, the above approvals on this property were for wood fencing and later the split rail, transparent metal fencing that now exists on the property. As mentioned, this material was made from quality metal used in an approved City Park, and not the proposed r-panel metal found on industrial and manufacturing properties. The bright gray color does not appear appropriate in this context, compared to the existing split rail which is a neutral, dark gray and blends with the neutral and earth tones of the river front. Finally, Staff does not support the wood plywood paneling that would cover the metal with art murals in future. Most of the murals in Downtown San Angelo are painted directly on the sides of building, and Staff is concerned with deterioration of the plywood over time when exposed to the elements.

Fencing

The RCMDP policies for the River Front stat that “Where walls are required, they should be designed with unique patterns, textural differences or offsets. The offsets can be landscaped with clusters of trees and shrubs.” The proposed fencing does not provide any unique patterning or offsets, or landscaping and even with landscaping, Staff does not believe the materials or color is appropriate in this location for the reasons above.

Recommendation:

Staff recommends **DENIAL of the opaque fence facing the west property line, but requests the DHRC determine what is appropriate for all improvements for RC22-02.**

Attachments:

***New Fence Materials and Colors**

Aerial Map
Zoning Map
Photographs
Concept Plan
Renderings
Application

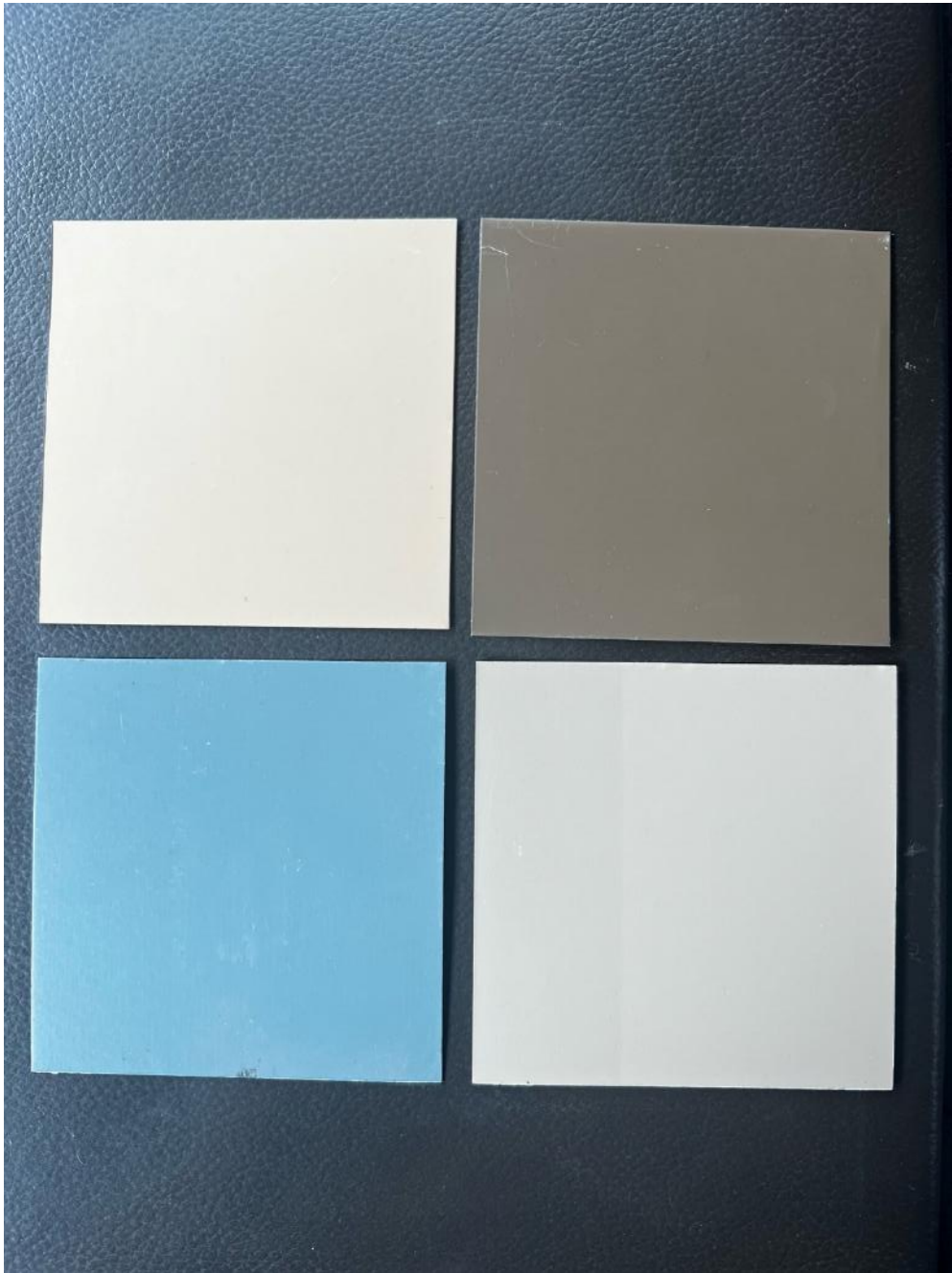
New Fence Materials

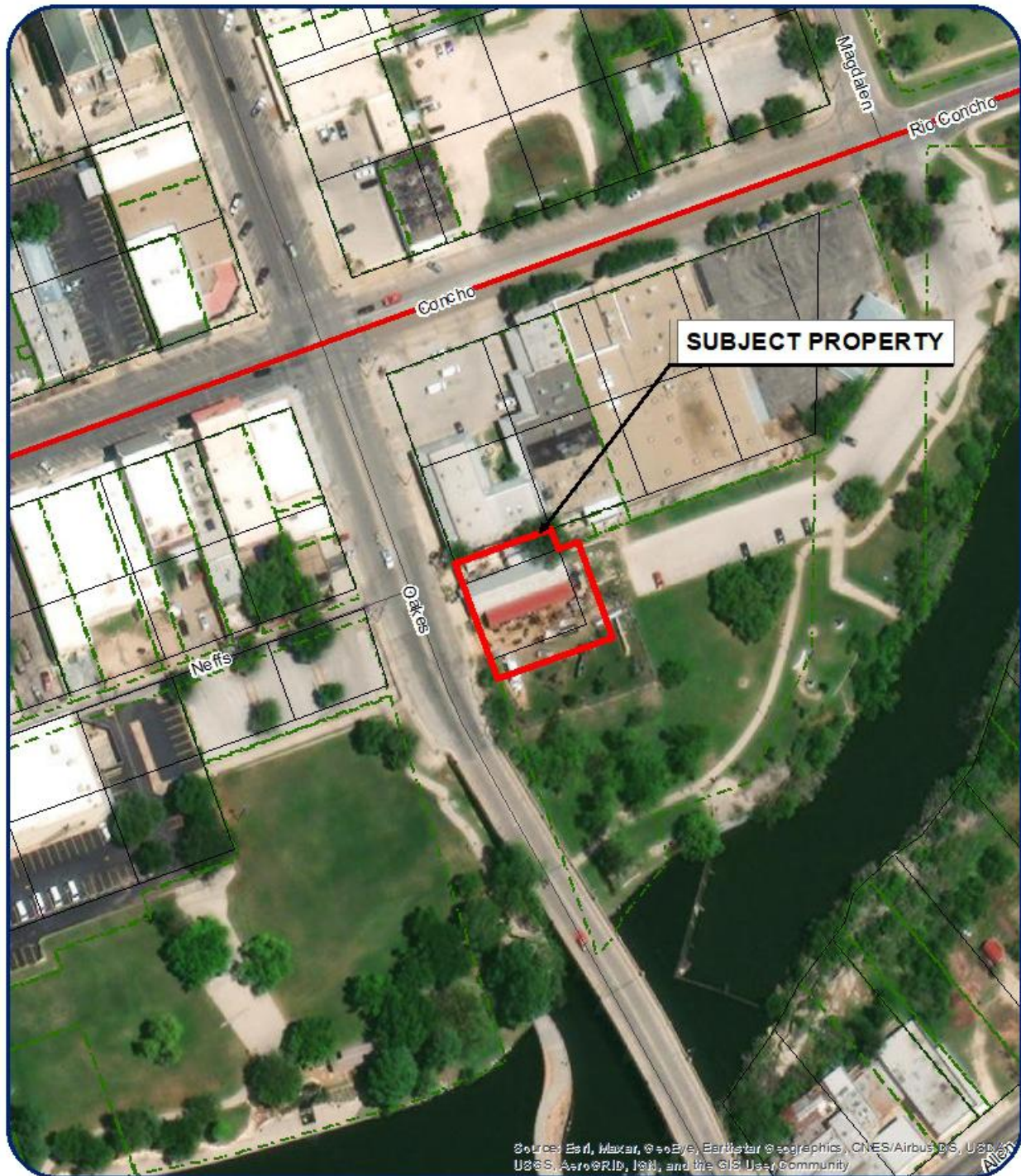


New Colors




New Colors

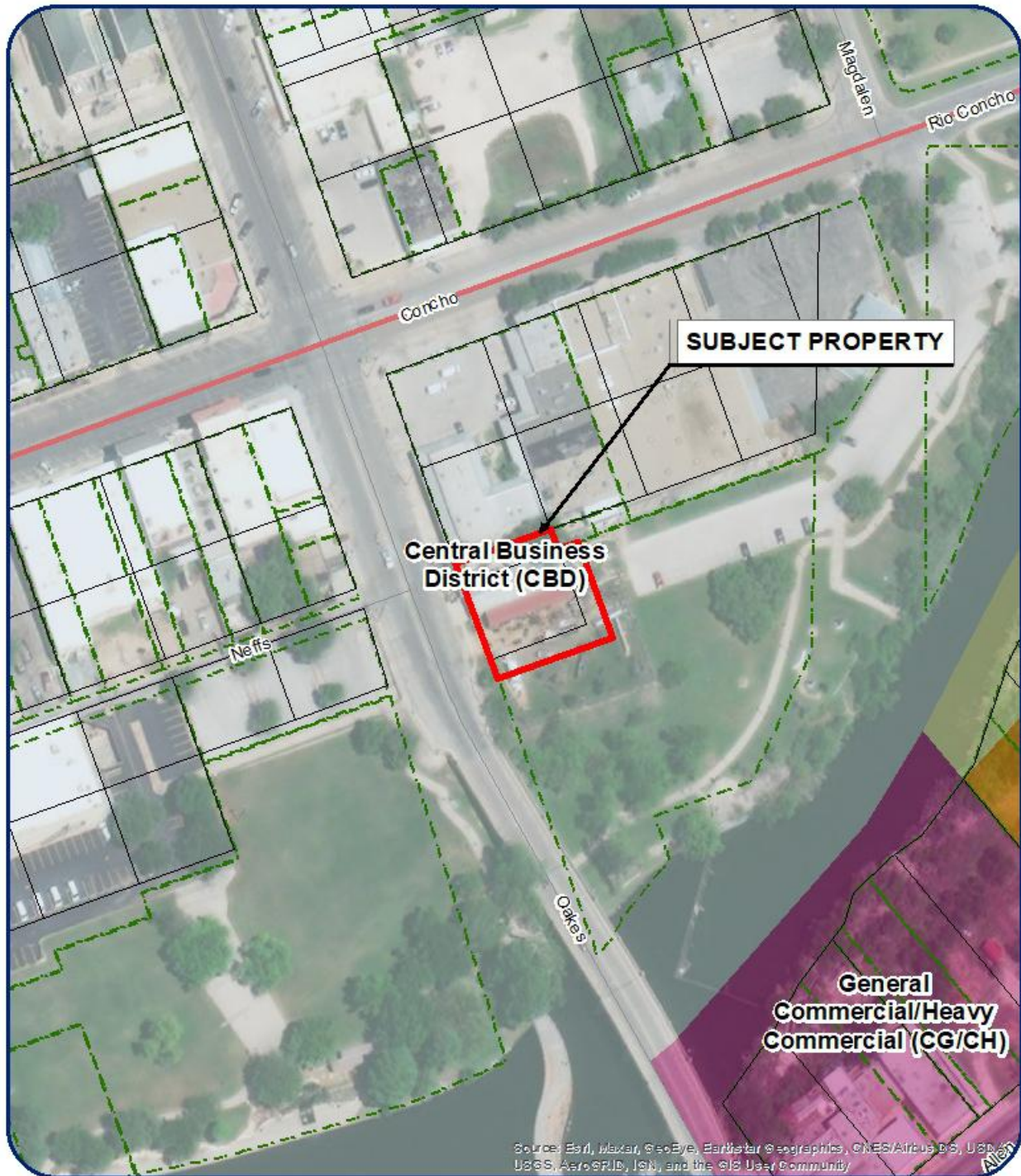





River Corridor Overlay Zone
RC22-02: 320 S. Oakes St.
Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
320 S. Oakes St. 0.425 ac.

Legend
Subject Properties: 
Current Zoning: **CBD**
Requested Zoning Change: **N/A**
Vision: **Downtown**





River Corridor Overlay Zone
RC22-02: 320 S. Oakes St.
Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
320 S. Oakes St. 0.425 ac.

Legend
Subject Properties: 
Current Zoning: **CBD**
Requested Zoning Change: **N/A**
Vision: **Downtown**



Photos of Site and Surrounding Area

EAST AT PROPERTY



SOUTHEAST AT PROPERTY



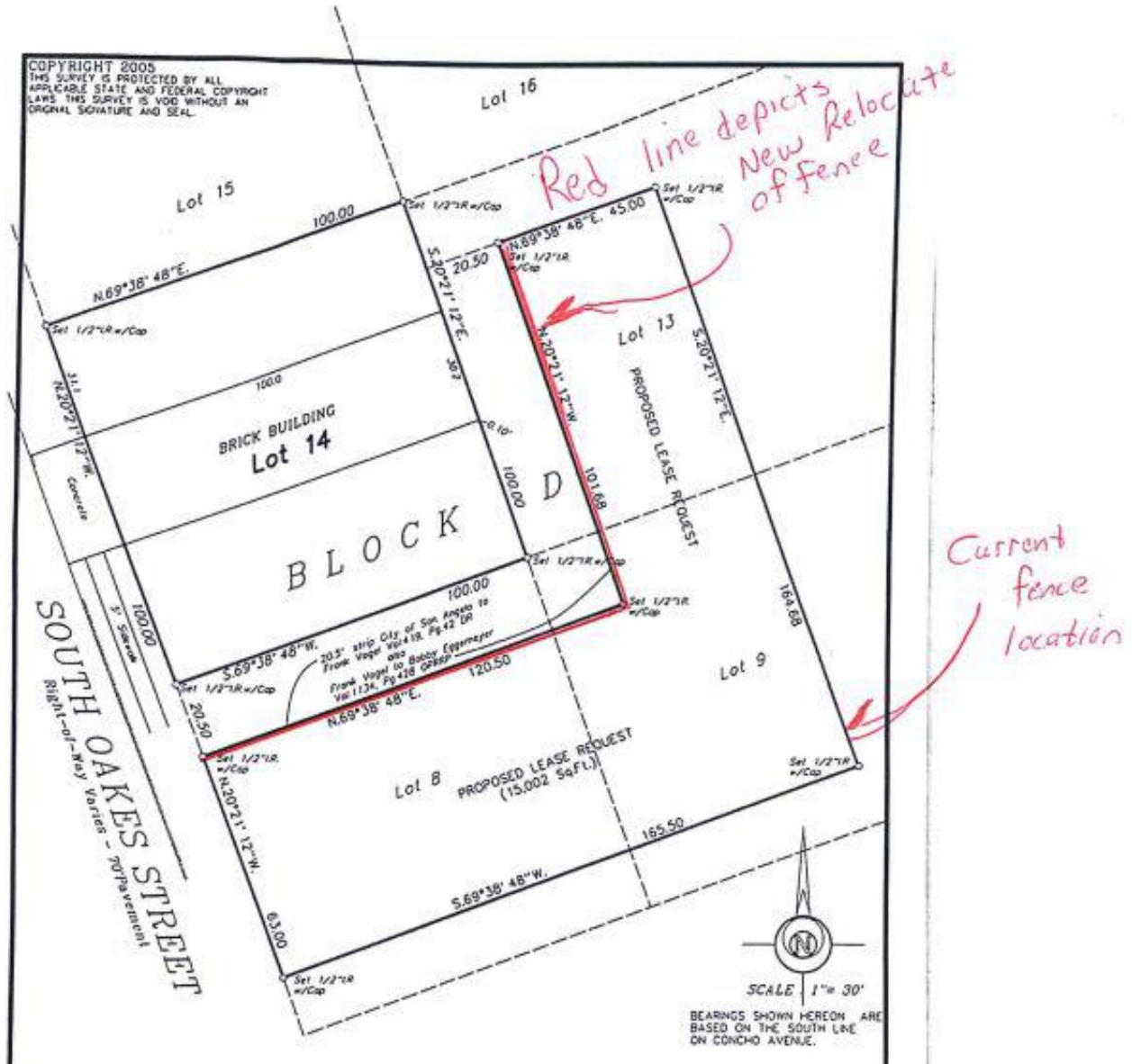
SOUTH



NORTH



Concept Plan



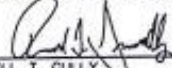
PLAT SHOWING A SURVEY OF LOT 14, BLOCK D, VILLAGE OF St. ANGELA aka MAIN PART, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS.

As per plat recorded in Vol. B, Pg. 271, Deed Records of Tom Green County, Texas.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of the parties listed. Use of this survey by a third party may not be transferred or assigned.

Surveyed on the ground December 18, 2003.
REVISED 02/03/2005 to show 20.5' strip.
REVISED 02/08/2005 to show proposed lease request.


RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

ORIGINAL SUBMISSION
Proposed new fence



Proposed plywood panels (to go onto fence)



8:42 LTE

8:38 5G

Back

Enter SKU, Model # or Ke

Shopping Cart

Description & Documents

Roseburg is considered one of the nation's leading suppliers of industrial-grade medium density overlay (MDO) plywood panels. Consistent quality, stability, excellent and exceptional product value makes Roseburg a supplier that industrial users can trust.

USA U.S.A.

Safety Data Sheets (SDS)

Technical Specifications

Shipping Dimensions: 96.00 H x 48.00 W x 0.75 D

Shipping Weight: 69.0 lbs

Brand Name: **Roseburg**

Roseburg
A Home Products Company

Features

- Exceptional paintability
- Resists exterior weathering
- Ideal for exterior applications such as signs, fascia, columns and temporary barriers

Optional Accessories

menards.com

AA homedepot.com

Navigation icons: back, forward, share, bookmark, tabs

Art mural examples from other locations



Art mural examples from other locations



EFFECTIVE JANUARY 3, 2011



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Eric Eggemeyer
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 35 E Concho Ave. City: San Angelo State: Tx Zip Code: 76903

Contact Phone Number: 325-374-1042 Contact E-mail Address: ericfentonegg@gmail.com

Subject Property Address: 320 S. Oakes City: San Angelo State: Zip Code:

Legal Description (can be found on property tax statement or at www.tcomgreencad.com)

Zoning: CTSD

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* _____

Need approval to relocate partial fence.

Effective January 3, 2017

Section 2 continued: Site Specific Details

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: _____

Moving Partial fence back to original
Property line increasing height to 8ft.

**Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)**

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.



Signature of licensee or authorized representative

1-18-22

Date

Eric Eggemeier

Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used

Verified Complete Verified Incomplete

Case No.: RCC _____ -- _____ Related Case No.: _____ -- _____ Date Related case will be heard: _____

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____



STAFF REPORT

Design and Historic Review Commission: March 18, 2022

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design Review | | DD22-08: 39 W. Concho Ave. | |
| SUMMARY: | | | |
| A request for a 32' by 40' concrete patio with steel fencing and gates around it for outdoor storage located at 39 W. Concho Ave. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 39 W Concho Ave., San Angelo, TX, 76903, USA | | Lot: 30 & W 1/2 OF LOT 29, Blk: B, Subd: SAN ANGELO ADDITION | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| Council District 3: Harry Thomas Downtown Neighborhood | CBD | Downtown | Acres: 0.344 |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| North Irving Street: Urban Street, 50' ROW required (100' Existing), 40' pavement required (67' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends approval of DD22-08: 39 W. Concho Ave. for an addition of a metal fence for outdoor storage in the Downtown Design District, being 0.344 acres, subject to two conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Property Owner: <i>Sadie and Justin Cartwright</i> | | | |
| STAFF CONTACT: | | | |
| Kyle Warren Planner (325) 657-4210, Extension 1546 kyle.warren@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center*.

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site* (RCMDP, 25). The proposed fencing improvements will greatly improve the character of this building and bring it closer to the desired design in the downtown. This improvement will give more symmetry to the store front along the Irving Street side and enhance the downtown design district in the process.
- b. **Architectural Detail:** *Details included in the building façade should assist in reducing the visual scale of a large building* (RCMDP, 26). The proposed renovations to this building will add to the aesthetic of tasteful outdoor storage and fence to a vacant area on the lot.
- c. **Building Materials and Color:** *High-quality durable materials are encouraged* (RCMDP, 26). The proposed building materials are high quality durable building materials that will continue to add value to this block of downtown. The material list is a metal fence that will be painted the same rustic brown as the existing fence on the property.
- d. **Roofs:** *Rooflines should be varied to add visual interest in large buildings* (RCMDP, 27). The rooflines for the building in question and its two neighbors are flat. The proposed fence and storage will not alter any rooflines.
- e. **Walls and Fences:** *Walls, fences, and retaining walls should be designed to blend with the building* (RCMDP, 28). The fence will be similar to the one already existing at the north of the property, and will give the location a more balanced appearance.

Recommendation: Staff's recommendation is for the **approval** of DD22-08, fencing and outdoor storage at subject property 39 W. Concho St., **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning Director.
2. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Attachments:

Satellite Map

Site Elevations

Location images (proposed site and existing fence)



DD22-08
39 W. Concho Ave
Council District: Harry Thomas- District 3
Neighborhood: Downtown
Scale: 0 0.0050.01 0.02 0.03 0.04
Miles

Legend
Subject Property: 
Current Zoning: **CBD**

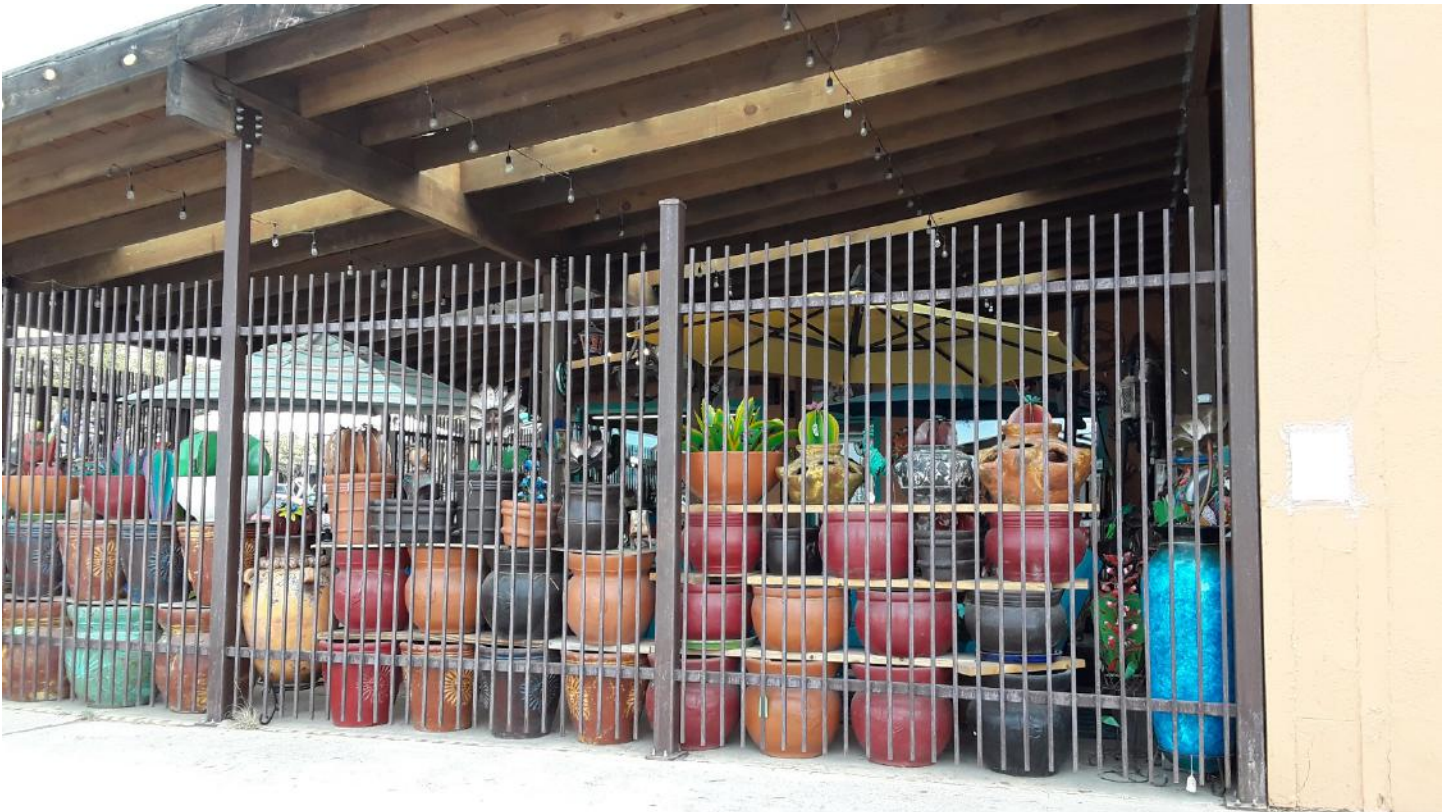



Site Elevation



Location Images









STAFF REPORT

Design & Historic Review Commission: March 17, 2022

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design Overlay Zone Review | | DD22-09: 420 W Beauregard Ave. | |
| SUMMARY: | | | |
| A request for exterior construction in the Downtown Design Overlay zone, including a new outdoor pool, parking repaving, and landscaping for the subject property located at 402 W. Beauregard Ave, being 0.654 acres. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 402 W Beauregard Ave, San Angelo, TX, 76903, USA | | Lot: 1 THRU 3, Blk: 38, Subd: SAN ANGELO ADDITION | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| District 3: Harry Thomas Downtown Neighborhood | CBD | Downtown | 0.654 acres |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| <p>West Beauregard Avenue: Major Arterial, 80' ROW required (100' Existing), 64' pavement required (69' Existing)</p> <p>South Abe Street: Major Arterial, 80' ROW required (100' Existing), 64' pavement required (69' Existing)</p> | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends <u>approval</u> of DD22-09: 402 W Beauregard Ave. subject to two conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Petitioner: <i>Kyle Christian, LLC DBA Hotel Angoria</i> | | | |
| STAFF CONTACT: | | | |
| Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP):

Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center*.


- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site (RCMDP, 25).*
 1. The proposed site improvements will enhance this dilapidated hotel bringing vitality to a major intersection in the San Angelo Central Business District (CBD). The proposed “boutique hotel” will provide safe and attractive downtown accommodations for travelers to San Angelo.
- b. **Building Design:** *Details included in the building façade should assist in reducing the visual scale of a large building (RCMDP, 26).*
 1. The proposed building design is meant to refurbish the existing building while still accommodating of the existing architectural character in the San Angelo Downtown. Additions to the structure will include a pool, cabanas, bamboo and cypress tree landscaping, a water lily, bar and coffee lounge, and exterior repainting.
- c. **Building Materials and Color:** *High-quality durable materials are encouraged (RCMDP, 26).*
 1. The building materials and colors will work with the architectural design of the hotel and existing surrounding buildings to make a cohesive downtown. The roof and room doors will be a Dark Hunter Green, the pool fireplace and exterior walls will be a Wool Skein color, and the pool fence and concrete pavers will remain unpainted.
- d. **Roofs and Parapets:** *Rooflines should be varied to add visual interest in large buildings (RCMDP, 27).*
 1. The roofline will match in pitch and color, with a proposed green repainting.
- e. **Walls and Fences:** *Walls, fences, and retaining walls should be designed to blend with the building (RCMDP, 28).*
 1. The poolside wall will be landscaped with bamboo and trees.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **approve** DD22-09: 402 W. Beauregard, exterior remodeling of an exterior building in the Downtown Design Overlay Zone, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain required permits from the Building Permits and Inspections Division, as required for new buildings.



| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p>Satellite Imagery</p> | <p>Legend</p> | | |
| <p>402 W. Beauregard Ave. Council District 3 - Harry Thomas Neighborhood: Downtown Scale: 1" approx. = 167 ft</p> | <p>Subject Properties:  Current Zone District: CBD Requested Zone District: N/A Vision Plan: Downtown</p> | | |



Vision Plan Map

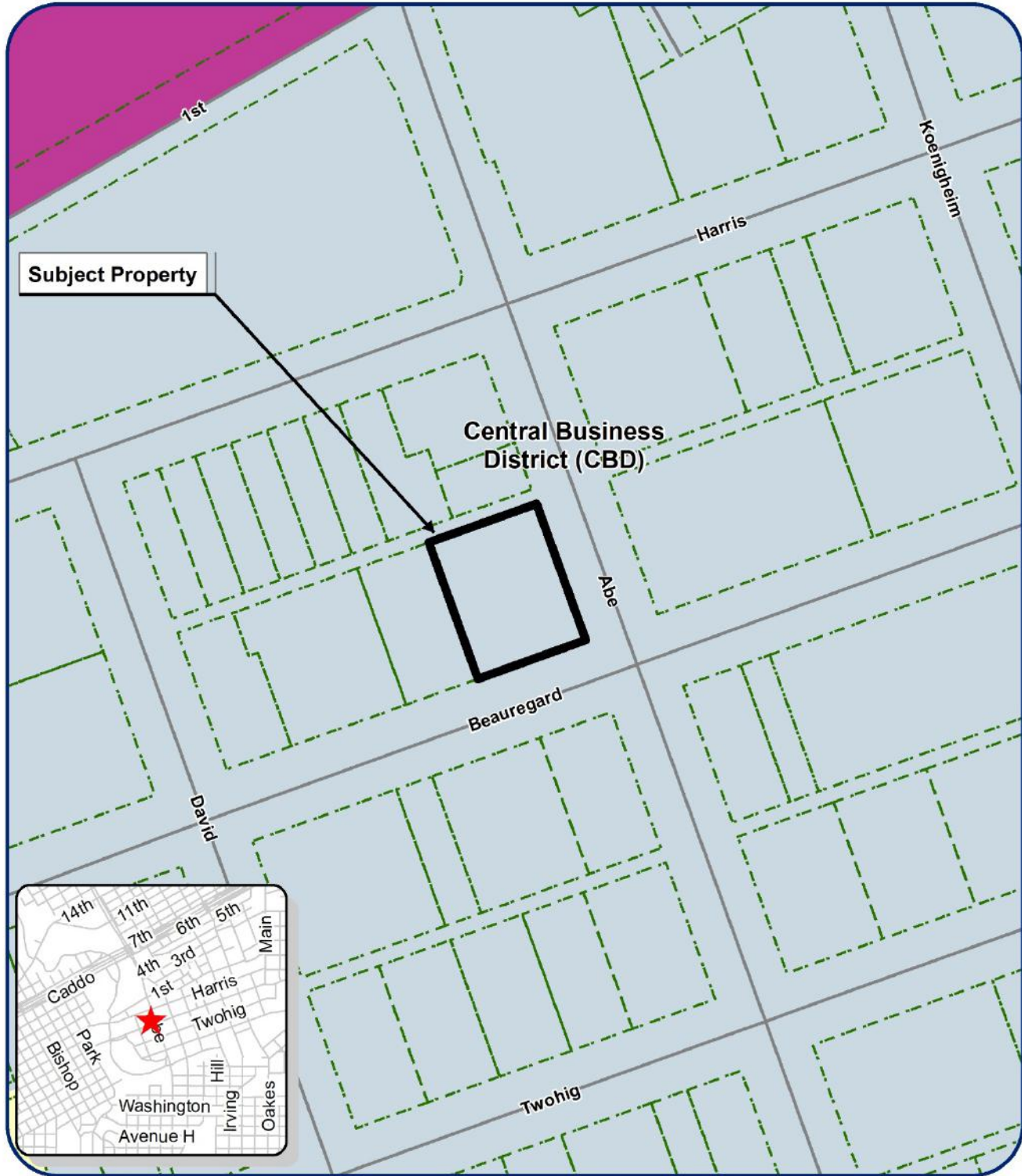
402 W. Beauregard Ave.

Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 167 ft

Legend

Subject Properties: 
Current Zone District: **CBD**
Requested Zone District: **N/A**
Vision Plan: **Downtown**





Zone Districts Map

402 W. Beauregard Ave.

Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 167 ft

Legend

Subject Properties: 
Current Zone District: **CBD**
Requested Zone District: **N/A**
Vision Plan: **Downtown**



Design & Historic Review Commission

Proposed Use of Property

We will redevelop the current Knight's Inn motel at 402 W Beauregard Ave and rebrand as Hotel Angoria. This modern hospitality improvement will provide a unique place to stay and enjoy the offerings of downtown San Angelo. Hotel Angoria will be a boutique hotel with a two-story bar and coffee lounge inside the lobby area - open to the pool via opening glass walls.

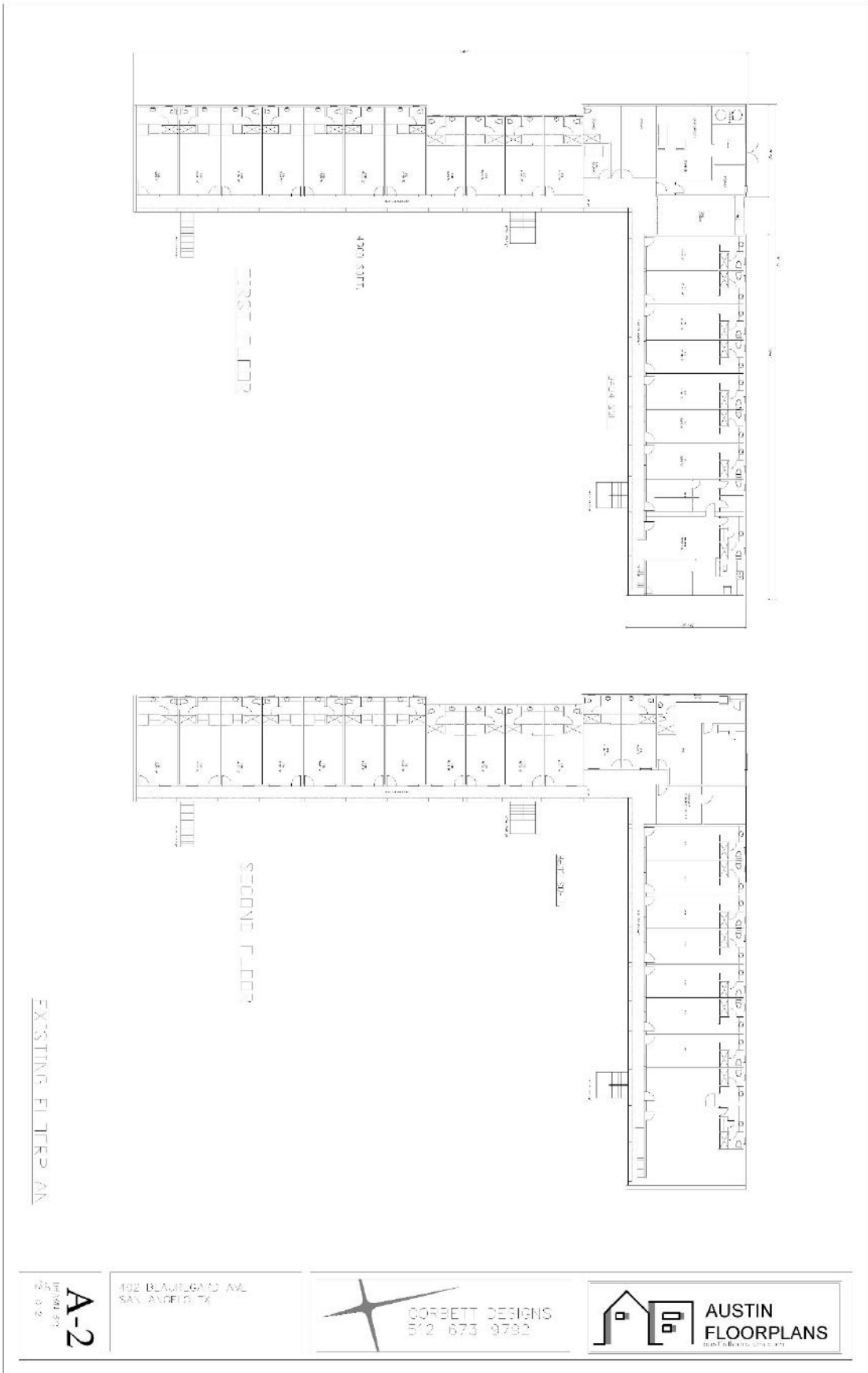
Boutique hotel availability keeps travelers and patrons in the downtown core, driving more potential economic growth to downtown businesses. Once a run-down motel, our agenda is to recreate the space into a modern boutique hotel that will be considered a newfound downtown destination.

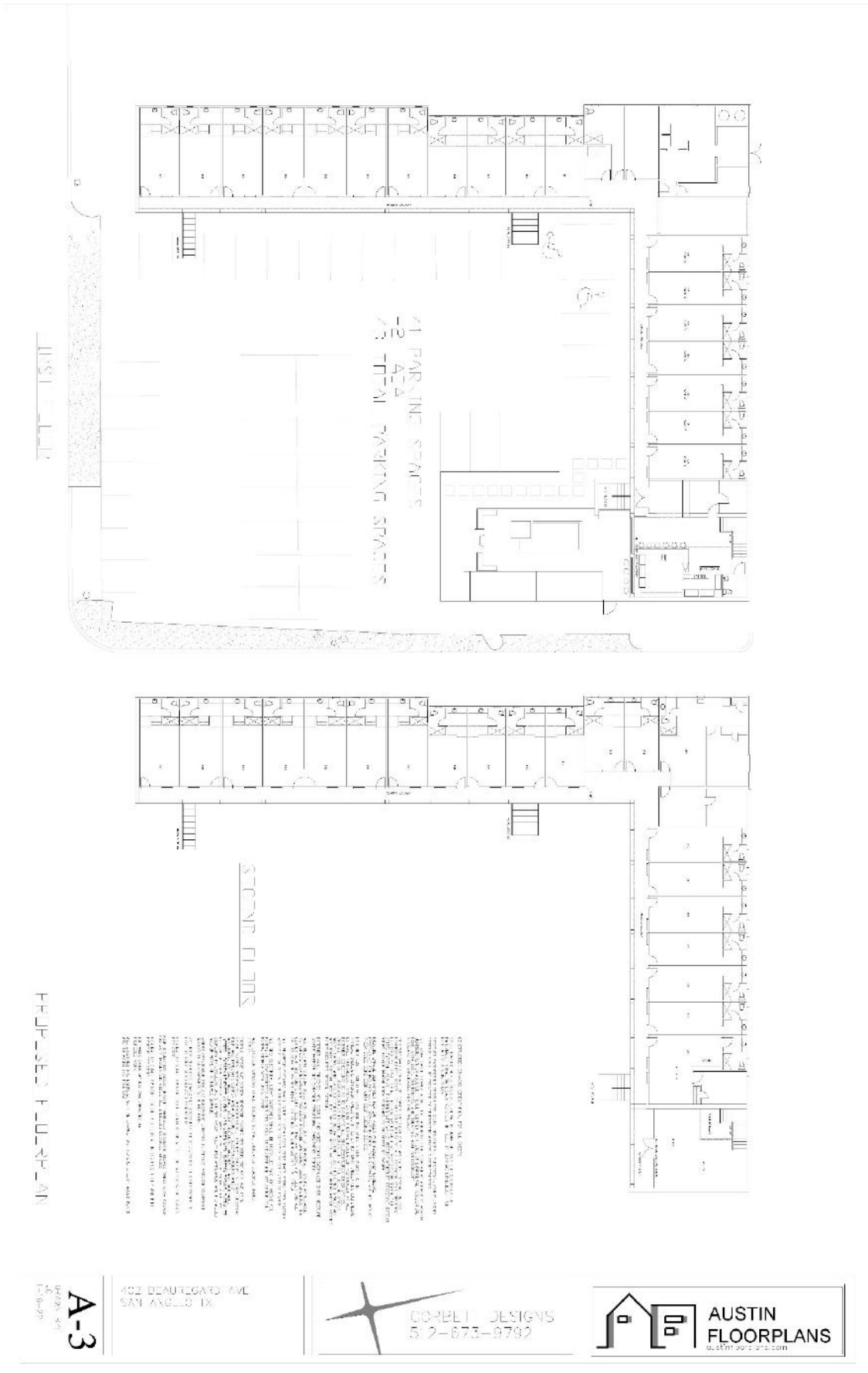
Specific Details of Request

Improvements to be made include: addition of a pool and cabanas; landscaping - bamboo by the pool, Italian cypress trees along the parking lot perimeter (shown in building rendering), and a waterlily pond; redevelopment of a 1,700 square foot area to create the two-story lobby, bar and coffee lounge; and facade improvement - parking lot repaving, exterior painting. We are awaiting updated renderings which we will send promptly upon receipt.

Our architectural styling will compliment the current historic styling of the downtown area. In addition, we will incorporate local history into our branding to offer a unique hospitality experience. Improved exterior visibility with updated modern finishes will greatly increase the interest of locals and visitors alike. Pedestrians will no longer see an eyesore, but a continuation of the downtown aesthetic with our landscaping and facade design.

| Description | Material | Paint Color |
|------------------------------|-----------------------------|---------------------------|
| Roof | Metal / Tar | SW 0041 Dard Hunter Green |
| Ext. Walls | | SW 6148 Wool Skein |
| Ext. Room Doors | | SW 0041 Dard Hunter Green |
| Ext Railing | Metal | SW 6258 Tricorn Black |
| Pool Fence / Pond Container | Board Form Concrete | unpainted |
| Pool Fence - stagger stacked | CMU (concrete masonry unit) | unpainted |
| Pool Fireplace | Stucco | SW 6148 Wool Skein |
| Landscaping Steps | Concrete Pavers | unpainted |











STAFF REPORT

Design & Historic Review Commission: March 17, 2022

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design Overlay Zone Review | | DD22-11: 14 S. Chadbourne St. | |
| SUMMARY: | | | |
| A request for approval of exterior construction for the installation of playground canopies at the property located at 14 S. Chadbourne St., being 0.359 acres. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 14 S Chadbourne St, San Angelo, TX, 76903, USA | | Lot: 1 2 3 4 & 5, Blk: CC, Subd: SAN ANGELO CATHOLIC BLOCK, "OLD LEDDY BLDG - DEMOLISH | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| District 3: Harry Thomas Downtown Neighborhood | CBD | Downtown | 0.359 acres |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| South Chadbourne Street: Major Arterial, 80' ROW required (100' Existing), 64' pavement required (69' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends <u>approval</u> of DD22-11: 14 S. Chadbourne St. subject to two conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Petitioner: <i>Shannon Medical Center</i> Property Owner: <i>First Baptist Church</i> | | | |
| STAFF CONTACT: | | | |
| Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP)

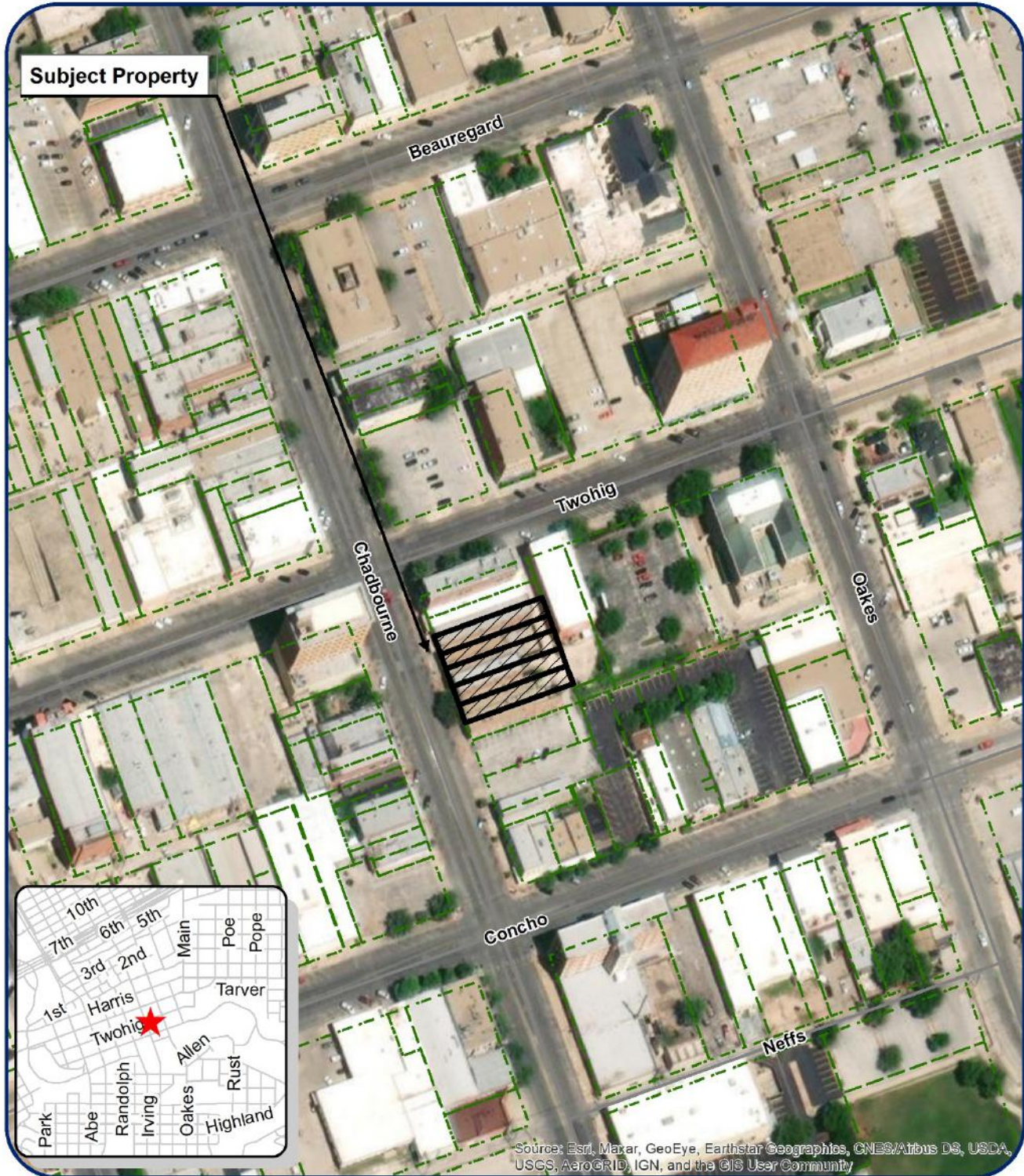
Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP) for Commercial Use outside the Historic City Center*.

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site* (RCMDP, 25). The addition of the proposed playground canopies will provide the playground with a much needed shade structure. The shade structures will be visible from the public right-of-way. These shade structures will serve to enhance the attractiveness of the lot, which is flanked by parking on either side.
- b. **Materials and Color:** *High-quality durable materials are encouraged* (RCMDP, 26). The canopy colors and materials are high quality and durable. The applicant has provided extensive supplemental information regarding the material specification of the canopy, including engineering statistics that prove its durability over time. The supporting posts will be a light ivory color, as provided in the supplemental information, and the shade fabric will be a rain forest color with a shade factor of 89% and a UV factor of 96%.
- c. **Awnings and Canopies:** *Awnings serve as a transition between the building, sidewalk and street, helping visually unite them, and providing pedestrian scale to the street.* (RCMDP, 19) The awning canopy structure is high quality and durable. This addition will provide protection from the sun to those that play in the playground in sunny conditions.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **approve** DD22-09: 402 W. Beauregard, exterior remodeling of an exterior building in the Downtown Design Overlay Zone, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain required permits from the Building Permits and Inspections Division, as required for new buildings.



DD22-11: Satellite Imagery

14 S. Chadbourne St.

Council District 3 - Harry Thomas

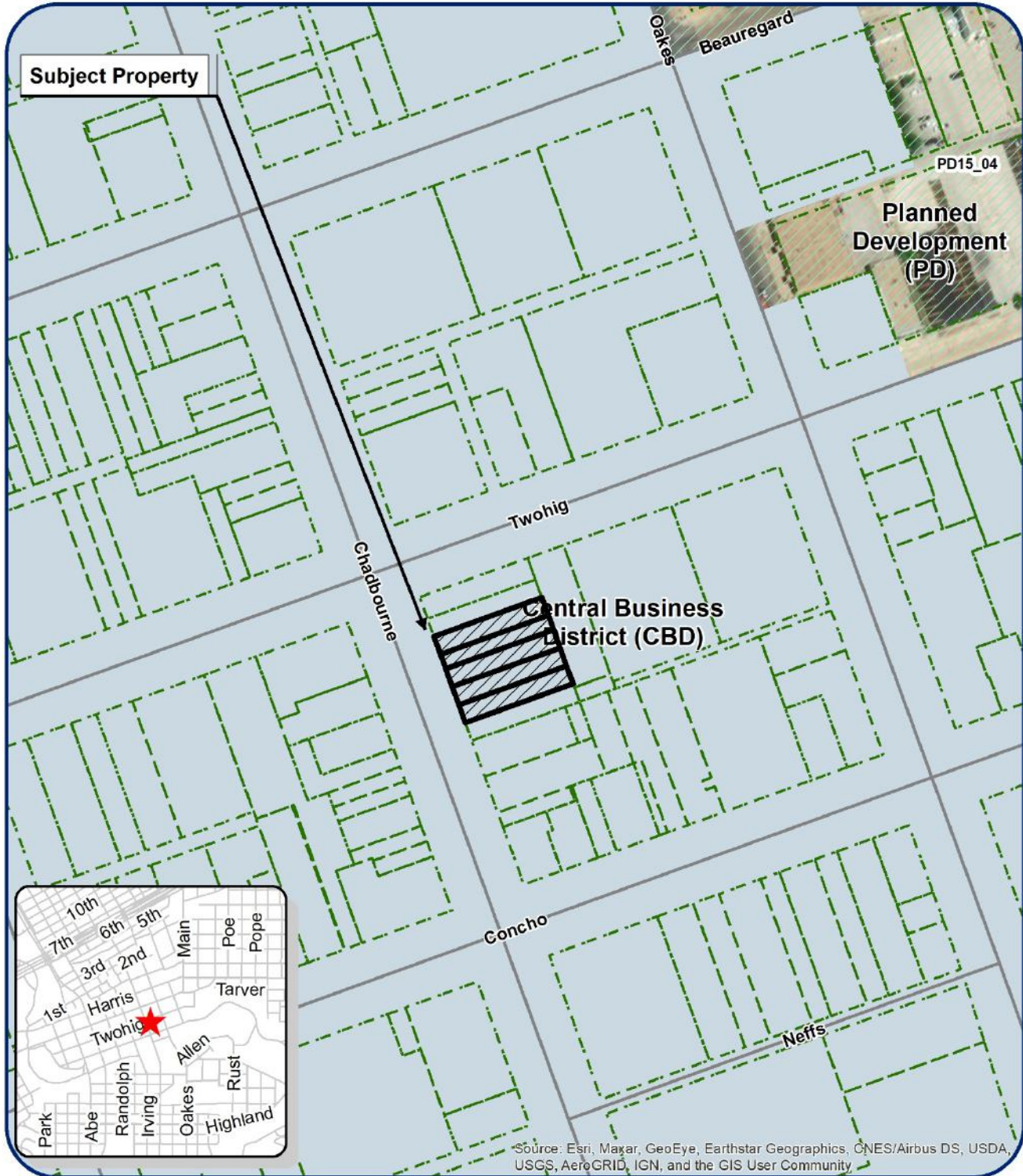
Neighborhood: Downtown

Scale: 1" approx. = 167 ft

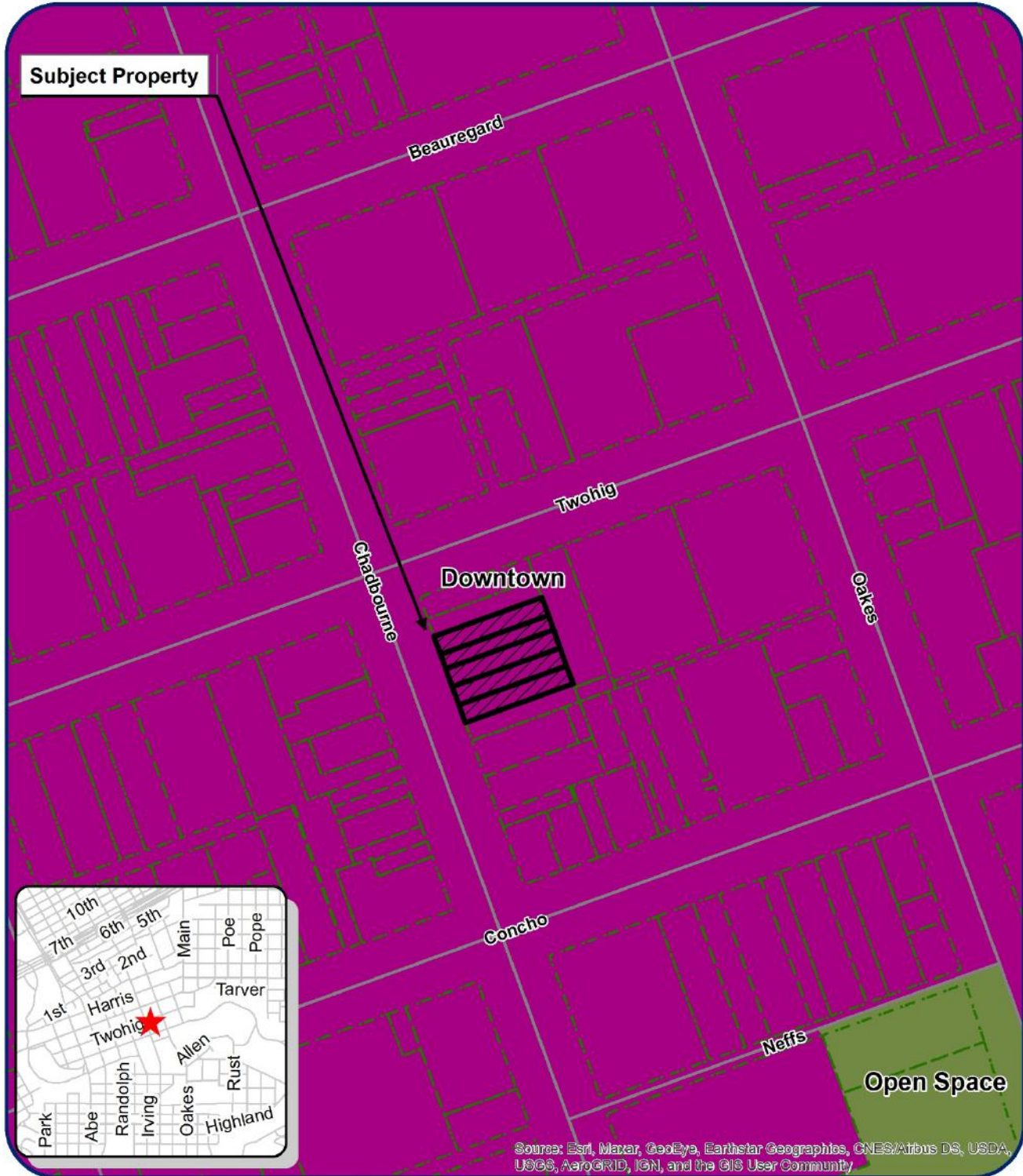
Legend

- Subject Properties:
- Current Zone District: **CBD**
- Requested Zone District: **N/A**
- Vision Plan: **Downtown**





| | | | |
|-----------------------------------|-------------------------------------|--|--|
| DD22-11: Zone Districts | Legend | | |
| 14 S. Chadbourne St. | Subject Properties: | | |
| Council District 3 - Harry Thomas | Current Zone District: CBD | | |
| Neighborhood: Downtown | Requested Zone District: N/A | | |
| Scale: 1" approx. = 167 ft | Vision Plan: Downtown | | |



DD22-11: Vision Plan

14 S. Chadbourne St.

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 167 ft

Legend

- Subject Properties:
- Current Zone District: **CBD**
- Requested Zone District: **N/A**
- Vision Plan: **Downtown**



3/14/22, 11:16 AM

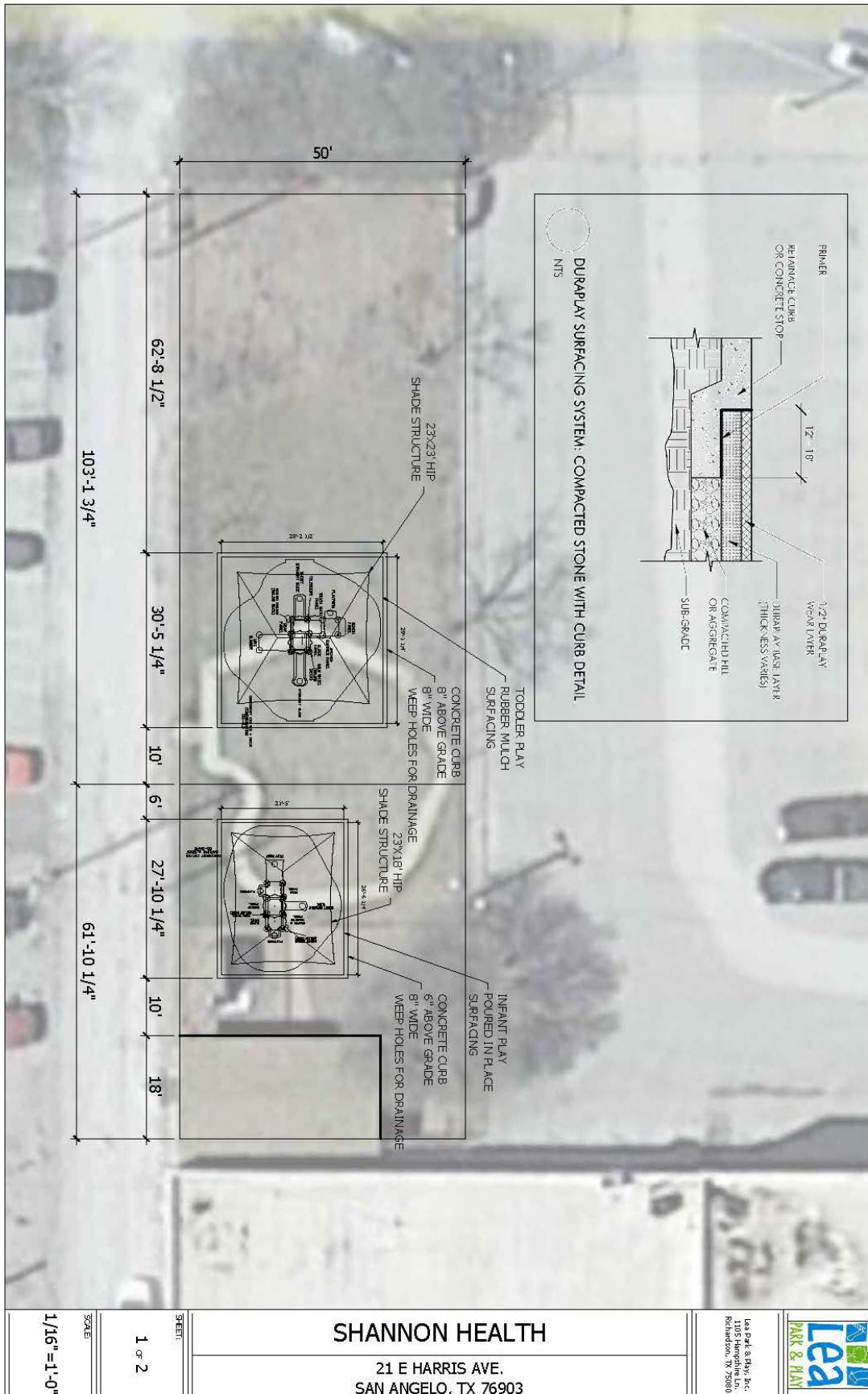
Mail - Vannoy, Aaron - Outlook

STANDARD POWDER COAT COLORS CHART



SHADESURE™ FABRIC





SHANNON HEALTH

21 E HARRIS AVE.
 SAN ANGELO, TX 76903

Lee Park & Play, Inc.
 10000 N. Loop West
 Richardson, TX 75080

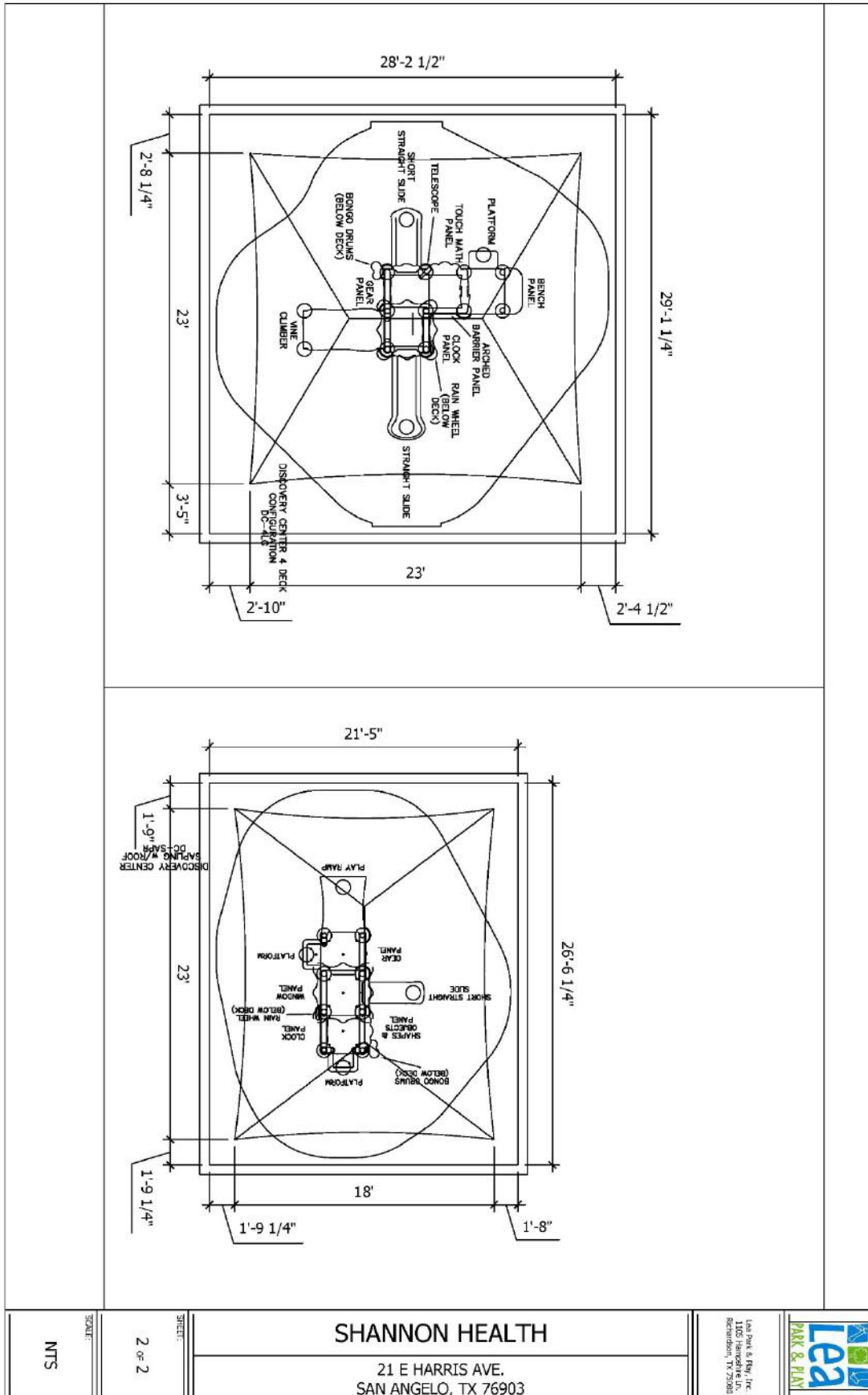


SHEET

1 of 2

SCALE

1/16" = 1'-0"



SHANNON HEALTH

21 E HARRIS AVE.
 SAN ANGELO, TX 76903



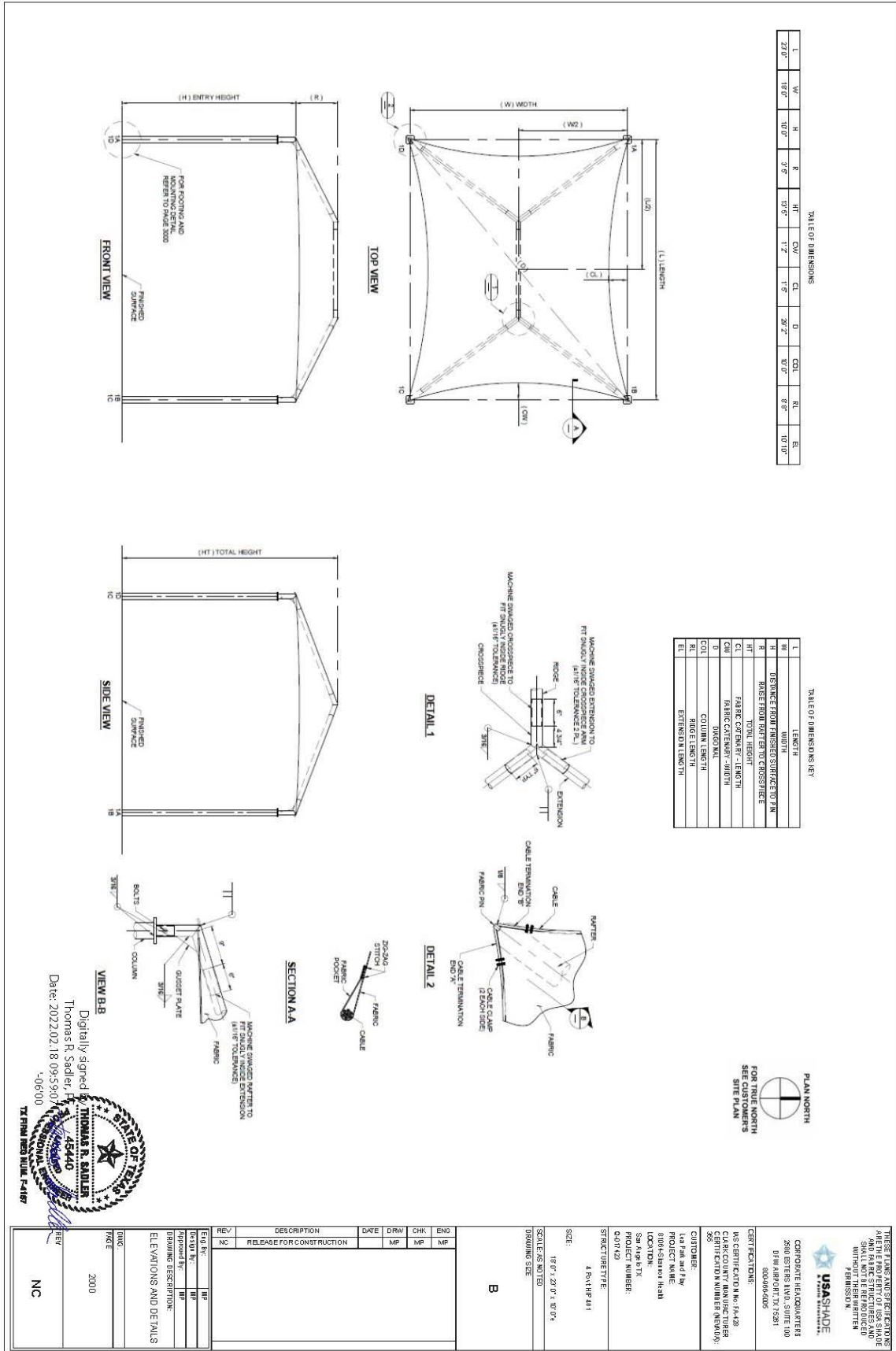
Lea Park & Play, Inc.
 1111 S. 11th Street
 Richardson, TX 75080

SHEET:

2 OF 2

SCALE:

NTS



REINFORCED CONCRETE NOTES

- CONCRETE SHALL BE CAST IN PLACE AND SHALL BE COMPACTED WITH THE LATEST EDITION OF THE CONCRETE MANUAL. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE COMPACTED WITH THE LATEST EDITION OF THE CONCRETE MANUAL.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A618 GRADE 60 AND SHALL BE DELIVERED REBAR AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CONCRETE MANUAL AND THE LATEST EDITION OF THE CONCRETE MANUAL.
- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM A307 GRADE A OR GRADE B.
- ALL ANCHOR BOLTS SET IN EXISTING CONCRETE SHALL COMPLY WITH ASTM A307 GRADE A OR GRADE B.
- SOIL PARAMETERS FOR FOUNDATION ANALYSIS SHALL BE CLASS 3 - 3000 PSF.
- ALL FOUNDATION SHALL BE DESIGNED TO RESIST ALL APPLIED LOADS.
- FOR BILLET STEEL, THE FOOT OF COLUMN SHALL BE SET AT LEAST 2" FROM THE FOUNDATION SURFACE.
- ANCHOR RODS SHALL BE 1/2" DIA. OR 1" DIA.

TABLE FOR SPREAD FOOTING

| LENGTH | THICKNESS | TOP AND BOTTOM REINFORCEMENT | MIN. COLUMN BARS/FOOT (BARS) | MIN. ANCHOR BARS/FOOT (BARS) |
|--------|-----------|------------------------------|------------------------------|------------------------------|
| 4'-0" | 1'-0" | 4#4 | 4#4 | 4#4 |
| 4'-0" | 1'-0" | 4#4 | 4#4 | 4#4 |

TABLE FOR MIN. CONTINUED DRILLED PIER FOOTING

| DIAMETER | DEPTH | VERTICAL REBAR | TIE | MIN. COLUMN BARS/FOOT (BARS) | MIN. ANCHOR BARS/FOOT (BARS) |
|----------|-------|----------------|-----|------------------------------|------------------------------|
| 1'-0" | 4'-0" | 4#4 | 4#4 | 4#4 | 4#4 |
| 1'-0" | 4'-0" | 4#4 | 4#4 | 4#4 | 4#4 |

SPREAD FOOTING TYPE

DRILLED PIER FOOTING TYPE

PLATE DETAIL

FOR THE NORTH

DATE: 2022.02.18 09:59:17 -0600

THOMAS R. SAULIER
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 45840
 STATE OF TEXAS

Digitally signed by Thomas R. Saulier, PE

3000

NC

USASHADE
 CORPORATE HEADQUARTERS
 2900 E. 15TH ST., SUITE 100
 DFW AIRPORT, TX 75241
 800.999.8005

CUSTOMER:
 Lee Park and
 PROJECT NAME:
 8100A Shuman Hall
 LOCATION:
 San Angelo, TX
 PROJECT NUMBER:
 0202203

DESIGNER TYPE:
 4 INCH HP 401

SCALE:
 1/8" = 1'-0" (HP 401)

DATE:
 03/17/2022

DESCRIPTION:
 RELEASE FOR CONSTRUCTION

REV:
 3000
 NC

Effective January 3, 2017



City of San Angelo, Texas - Building Permits & Inspections
 52 West College Avenue

Building Permit Application



NOTE: Incomplete applications will not be accepted. All required fields must be filled in adequately. The Authorized Representative (as designated in Section 1) will be notified of any changes in status & contacted with any questions. Use "N/A" where an item is not applicable.

| |
|-------------------------|
| OFFICE USE ONLY: |
| PERMIT #: |
| DATE ACCEPTED: |

Section 1: Basic Information

14 South Chadbourne First Baptist Church

Address Business Name (Non-residential only)

Lot: 1 2 3 4 & 5, Blk: CC, Subd: SAN ANGELO CATHOLIC BLOCK, "OLD LEDDY BLDG - DEMOLISH"

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

23-41800-6000-001-00

16-Digit Geographic ID Number (can be found on property tax statement or at www.tomgreencad.com)

One Authorized Representative must be selected below. All communications regarding this application will be conducted with this individual.

Authorized Representative: Tenant Property Owner Contractor Architect Engineer

Tenant: Shannon Medical Center 3256578233 daledroll@shannonhealth.org

Name/Company Phone Number Email Address

Property Owner: First Baptist Church

Name Phone Number Email Address

Contractor: Shannon Medical Center 3256578233 daledroll@shannonhealth.org

Name/Company/Contractor # Phone Number Email Address

Architect/Engineer/Design Professional: USA Shade (Thomas Sadler) 8009665005 jonathan@leapandplay.com

Name Phone Number Email Address

Section 2: Property Characteristics

| | Length (Linear Feet) | Street Name |
|---------------------------------|----------------------|-------------|
| 14640 Lot Size (Square Feet) | 122 | Chadbourne |
| .36 Lot Size (Acreage) | | |
| Lot Frontage 1: | | |
| Lot Frontage 2: | | |
| Lot Frontage 3: | | |
| Lot Frontage 4: | | |

Is the property located, in whole or in part, within the designated River Corridor District? (map available at www.cosatx.us/RCmap)

Yes No

If yes, has the project been approved? Yes (attach a copy of the official letter of approval) No

Is the property located, in whole or in part, within a designated Historic District or overlaid with the local Historic Overlay (HO) designation? (map available at www.cosatx.us/Hdmap)

Yes No

If yes, has the project been approved? Yes (attach a copy of the official letter of approval) No

Is the proposed project any of the following?

- Construction of a building comprising at least 25,000 square feet of gross floor area?
- Construction of a building comprising at least 10,000 square feet of gross floor area and which is located on the same lot as an existing building comprising at least 25,000 square feet of gross floor area?
- Exterior alterations to an existing building of at least 25,000 square feet of gross floor area or has an existing Urban Design Review?
- Construction of more than one principal building for multi-family residential use on a single lot or tract of land?
- Construction of more than one principal building for single-family or two-family residential use on a single lot or tract of land?

Effective January 3, 2017

Section 3: Utility Information

Water: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? _____
 Other Please specify: _____

Sewer: City - requesting new services Proposed size? _____
 City - utilizing existing services Existing size? _____
 Other Please specify: _____
 Septic System Lot size? _____

(NOTE: Please see Tom Green County Health Department for Septic System Permit 325-658-1024)

Section 4: Project Scope

Scope of Work (select all that apply): Change of occupancy Construction Addition House Moving Repair Work
 Alteration Demolition Carport Accessory Building

Valuation of Project: \$25000 Description of Work: Install two sunshades for a playground

Section 5: Residential Only

Homestead Exempt? Yes No

Total square footage of all existing buildings on site: _____ Square footage of proposed work: _____

| | |
|------------------------------------|------------------------------------|
| Square Footage (Heated / Unheated) | Square Footage (Heated / Unheated) |
| Building 1: _____ | Building 2: _____ |
| Building 3: _____ | Building 4: _____ |
| Building 5: _____ | Building 6: _____ |

Section 6: Land Use / Occupancy (section applicable to non-residential or multi-family projects only)

Current Zoning: CBD Is there currently an open application to rezone? Yes No

Existing Use or Most Recent Use of Land: Playground

Proposed Use of Land: Playground

Does the Proposed Use Require a Conditional Use or Special Use? Yes No
 (For assistance, please consult the Use Table or contact the Planning Division at 657-4210, #2)

Existing Use or Most Recent Use of All Building(s) (if they exist): _____

Proposed Use of All Building(s): _____

Does the proposed use / occupancy include storage? Yes No

If yes, summarize the types of things which will be stored. _____

If yes, how many employees does the business have? _____

If yes, will storage - either items themselves, or shelving - exceed 12' in height? Yes No

If yes, will any items be stored outside building(s) on site? Yes Explain: _____ No



STAFF REPORT

Design and Historic Review Commission: April 21, 2022

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design Review | | DD22-15: 201 E. Harris Ave. | |
| SUMMARY: | | | |
| A proposal to expand onto the existing Shannon Medical Center, Women's and Children's Hospital. This project will consist of a three story expansion onto the north face of the building and a third floor overbuild expansion to infill the existing second floor roof. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 201 E. Harris Ave., San Angelo, TX, 76903, USA | | Lot: A, Blk: 15A, Subd: SHANNON MED CENTER DOWNTOWN, SEC 1 WOMENS & CHILDRENS HOSPITAL& BA | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| Council District 3: Harry Thomas Downtown Neighborhood | CBD | Downtown | Acres: N/A |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| E. Harris Ave: Minor Arterial, 100' ROW required (100' Existing), 50' pavement required (63' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends approval of DD22-15, a proposal to expand onto the existing women's and children's hospital. This will consist of a three story expansion onto the north face of the building and a third floor overbuild expansion to infill the existing second floor roof, subject to two conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Property Owner: Shannon Medical Center | | | |
| STAFF CONTACT: | | | |
| Kyle Warren Planner (325) 657-4210, Extension 1546 kyle.warren@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center*.

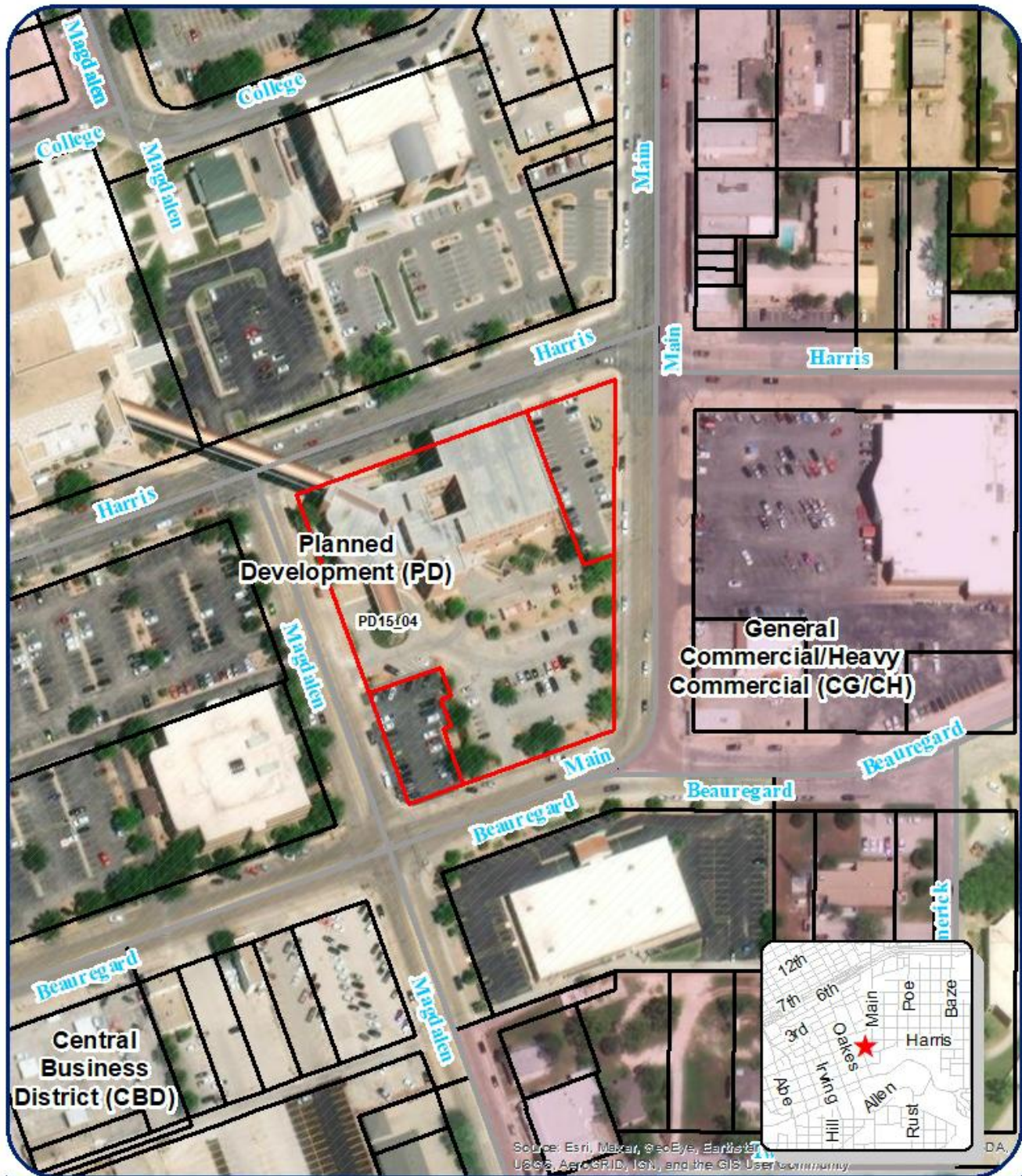
- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site* (RCMDP, 25). The proposed design will continue the character of the existing building in design, color, and materials used.
- b. **Architectural Detail:** *Details included in the building façade should assist in reducing the visual scale of a large building* (RCMDP, 26). The proposed addition to the building will continue the façade that exist on the north face of the building. This will fill in an existing gap with three stories of brick, the 1st being white and the 2nd and 3rd stories being red.
- c. **Building Materials and Color:** *High-quality durable materials are encouraged* (RCMDP, 26). The proposed building materials are high quality durable building materials that will continue to add value to this block of downtown. The material list contains precast concrete panel, brick, with glazing and frame color to match existing windows.
- d. **Roofs:** *Rooflines should be varied to add visual interest in large buildings* (RCMDP, 27). The roofline for the building in question will not increase in height due to this addition. It will remain three stories.
- e. **Walls and Fences:** *Walls, fences, and retaining walls should be designed to blend with the building* (RCMDP, 28). As stated above the materials used for the addition will match the colors of the existing building's walls.

Recommendation: Staff's recommendation is for the **approval** of DD22-15, a proposal to expand onto the existing women's and children's hospital. This will consist of a three story expansion onto the north face of the building and a third floor overbuild expansion to infill the existing second floor roof located at 201 E. Harris St., **subject to two conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning Director.
2. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Attachments:

Satellite Map
Site Elevations
Location images



Source: Esri, Maxar, GeoEye, Earthstar, DigitalGlobe, GeoEye, IGN, and the GIS User Community

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------|
| <p>Area Map</p> <p>201 E. Harris</p> <p>Council District: - Harry Thomas District 3 Neighborhood: Downtown</p> <p>Scale: 0 0.0075 0.015 0.03 0.045 0.09 </p> | <p>Legend</p> <p>Subject property: </p> <p>Current Zoning: PD</p> | <p></p> <p></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------|

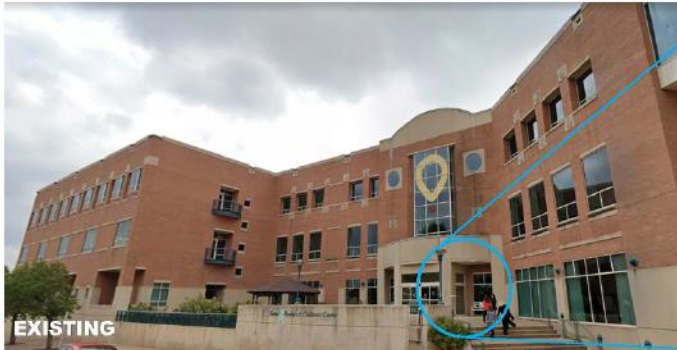
Site Elevation



Location Images



Shannon Women's & Children's Expansion – Material Sheet



Materials to be used

1. **Storefront Windows**
 - a. Frame color to match existing
 - b. Glazing color to match existing
2. **Brick**
 - a. Brick color to match existing
 - b. Grout color to match existing
3. **Precast Concrete Panel**
 - a. Color to match existing
 - b. Texture to match existing



STAFF REPORT

Design and Historic Review Commission: April 21, 2022

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design Review | | DD22-16: 120 E. Harris Ave. | |
| SUMMARY: | | | |
| The proposed project consist of a seven story expansion on the west face of the building and central utility plant expansion. Design intent of the expansion will match materials and forms of the existing building. A new central utility plant will be constructed to serve the proposed expansion, with a utility bridge needed to connect to the medical center. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 120 E. Harris Ave., San Angelo, TX, 76903, USA | | Lot: A, Blk: 22A, Subd: SHANNON MED CENTER DOWNTOWN | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| Council District 3: Harry Thomas Downtown Neighborhood | CBD | Downtown | Acres: 5.110 |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| E. Harris Ave: Minor Arterial, 100' ROW required (100' Existing), 50' pavement required (63' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends approval of DD22-16: A seven story expansion on the west face of the building and central utility plant expansion with a utility bridge needed to connect to the medical center, subject to three conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Property Owner: Shannon Medical Center | | | |
| STAFF CONTACT: | | | |
| Kyle Warren Planner (325) 657-4210, Extension 1546 kyle.warren@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center*.

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site* (RCMDP, 25). The proposed design will continue the character of the existing building in design, color, and materials used.
- b. **Architectural Detail:** *Details included in the building façade should assist in reducing the visual scale of a large building* (RCMDP, 26). The addition and utility bridge will have a white façade similar to the building it is to be added on to. The lower floors of the addition will also have a perforated metal screen to screen the parking garage within. (See material sheet below).
- c. **Building Materials and Color:** *High-quality durable materials are encouraged* (RCMDP, 26). The proposed building materials are high quality durable building materials that will continue to add value to this block of downtown and the overall Shannon campus.
- d. **Roofs:** *Rooflines should be varied to add visual interest in large buildings* (RCMDP, 27). The roofline of the western expansion will match the existing building.
- e. **Walls and Fences:** *Walls, fences, and retaining walls should be designed to blend with the building* (RCMDP, 28). The overall architecture of the addition will blend with the existing building with a neutral white façade and a metal screen to keep the parking garage out of street level view.

Recommendation: Staff’s recommendation is for the **approval** of DD22-16: A seven story expansion on the west face of the building and central utility plant expansion with a utility bridge needed to connect to the medical center, **subject to three conditions of approval:**

1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning Director.
2. The applicant shall obtain a right of way encroachment agreement for the utility bridge.
3. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Attachments:

Satellite Map
Location images
Site Elevations
Material List

Location Images

Shannon Medical Center West Expansion- viewed from N. Oakes St.



Shannon Medical Center West Expansion- viewed from College Ave.



Site Elevations

Elevation viewed from N. Oakes St.



Elevation viewed from College Ave.



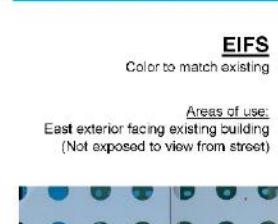
Material List

Shannon Medical Center West Expansion – Material Sheet



Brick
Brick color to match existing
Grout color to match existing

Areas of use:
Public facing exteriors



2

EIFS
Color to match existing

Areas of use:
East exterior facing existing building
(Not exposed to view from street)



3

Perforated Metal Screen
Areas of use:
All levels of the parking garage



STAFF REPORT

Design & Historic Review Commission: April 21st, 2022

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Downtown Design District | | DD22-17: 20 W. Beauregard Ave. | |
| SUMMARY: | | | |
| A request for approval of exterior construction visible from the public right-of-way, to allow a prefabricated walk-in freezer at the rear of the subject property at 20 W. Beauregard Ave., being 0.218 acres. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 20 W Beauregard Ave, San Angelo, TX, 76903, USA | | Lot: 5 HOLCOMB-BLANTON, Blk: 13, Subd: SAN ANGELO ADDITION | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| Council District #3: <i>Harry Thomas</i> Neighborhood: <i>Downtown</i> | CBD | Downtown | 0.218 acres |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| West Beauregard Avenue: Major Arterial, 80' ROW required (98' Existing), 64' pavement required (69' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends <u>approval</u> of DD22-17: 20 W. Beauregard Ave., subject to two conditions of approval. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Property Owner: <i>Terry Mikeska</i> Petitioner: <i>Erik Zobel</i> | | | |
| STAFF CONTACT: | | | |
| Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us | | | |

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center*.

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site (RCMDP, 25).*

The location of the subject property is such that the prefabricated freezer will be visible from the public right-of-way. The position of the refrigerator is shown in the site plan and will be located at the rear of the Zero Ale House property. The need for the freezer has exceeded the existing capacity at this location and thus the freezer is being moved from a different location to this building.

- b. **Building Design:** *Details included in the building façade should assist in reducing the visual scale of a large building (RCMDP, 26).*
- c. **Building Materials and Color:** *High-quality durable materials are encouraged (RCMDP, 26).*

The freezer is prefabricated and constructed of sheet metal with silver tone color. The freezer is approximately 7 feet and 9 inches wide and is approximately rectangular in shape. There will be a cooler unit that is placed on the top of the unit. The freezer unit is not to protrude over the roof line of the Zero Ale House building. There is no other alteration that is proposed other than the relocation of the freezer from one place to another.

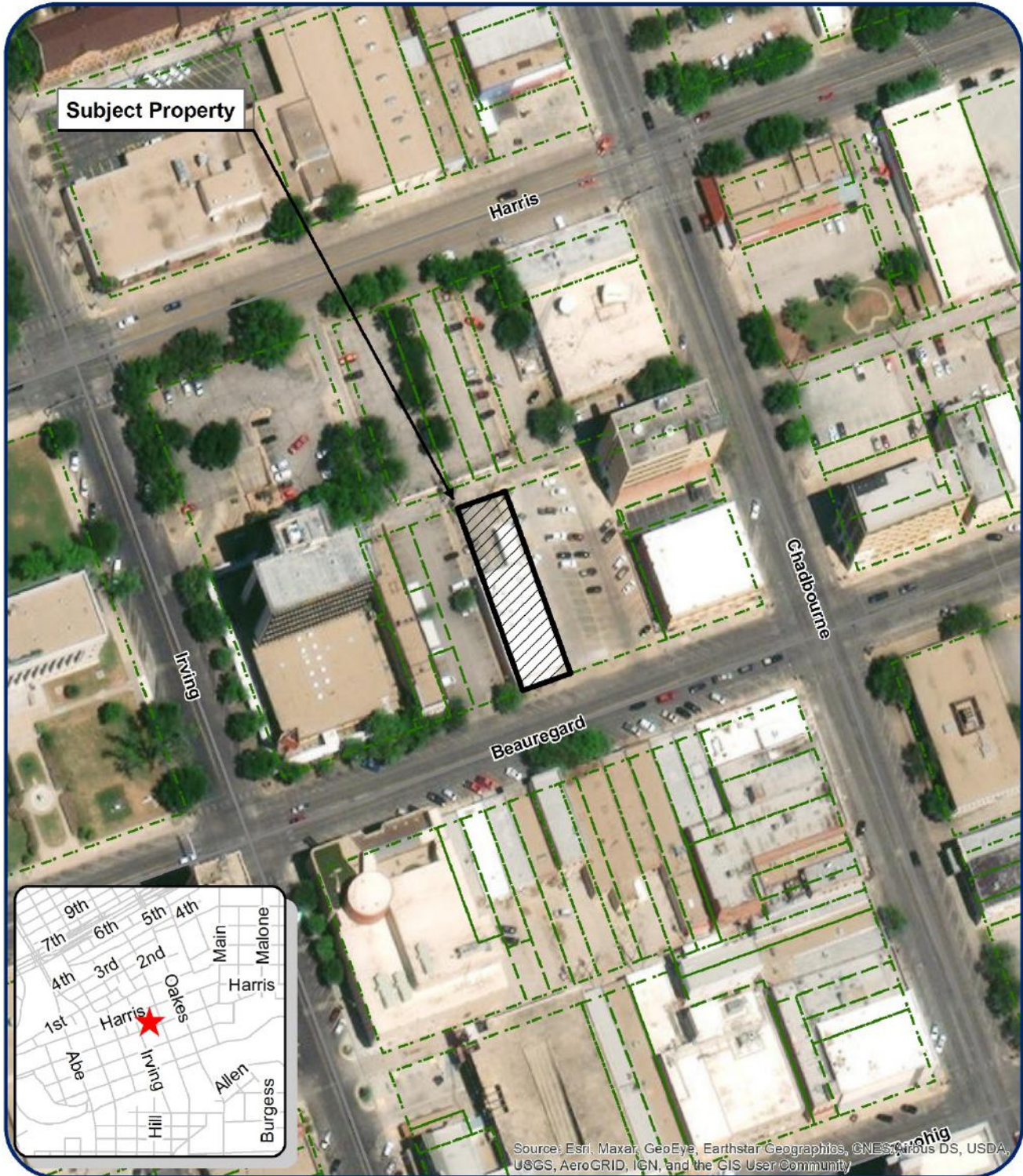
Recommendation:




Staff's recommendation is for the Design and Historic Review Commission to **approve** DD22-17: 20 W. Beauregard Ave., a request for approval of exterior construction visible from the public right-of-way, to allow a prefabricated walk-in freezer at the rear of the subject property at 20 W. Beauregard Ave., being 0.218 acres, **subject to one condition of approval:**

1. Building materials, colors, and elevations to remain consistent with those approved by the Design and Historic Review Commission.
2. Obtain required permits from the Building Permits and Inspections Division, as required for new construction.

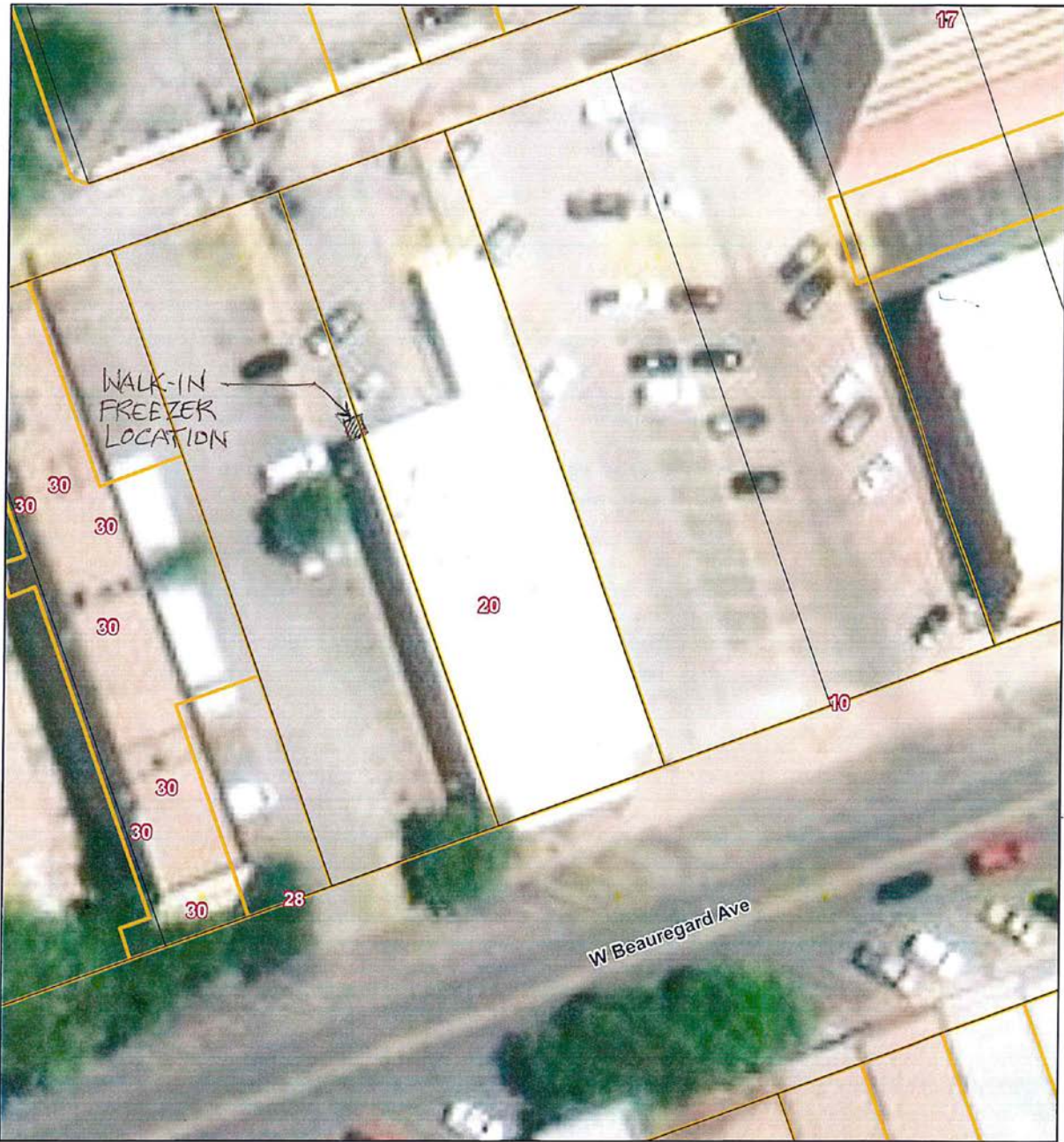
Attachments:

Satellite Imagery Map



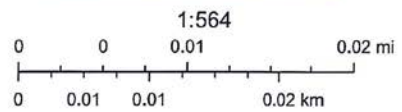
| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>DD22-17: Satellite Imagery 20 W. Beaugard Ave. Council District 3 - Harry Thomas Neighborhood: Downtown Scale: 1" approx. = 125 ft</p> | <p>Legend Subject Properties:  Current Zone District: CBD Requested Zone District: N/A Vision Plan: Downtown</p> |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

ArcGIS Web Map

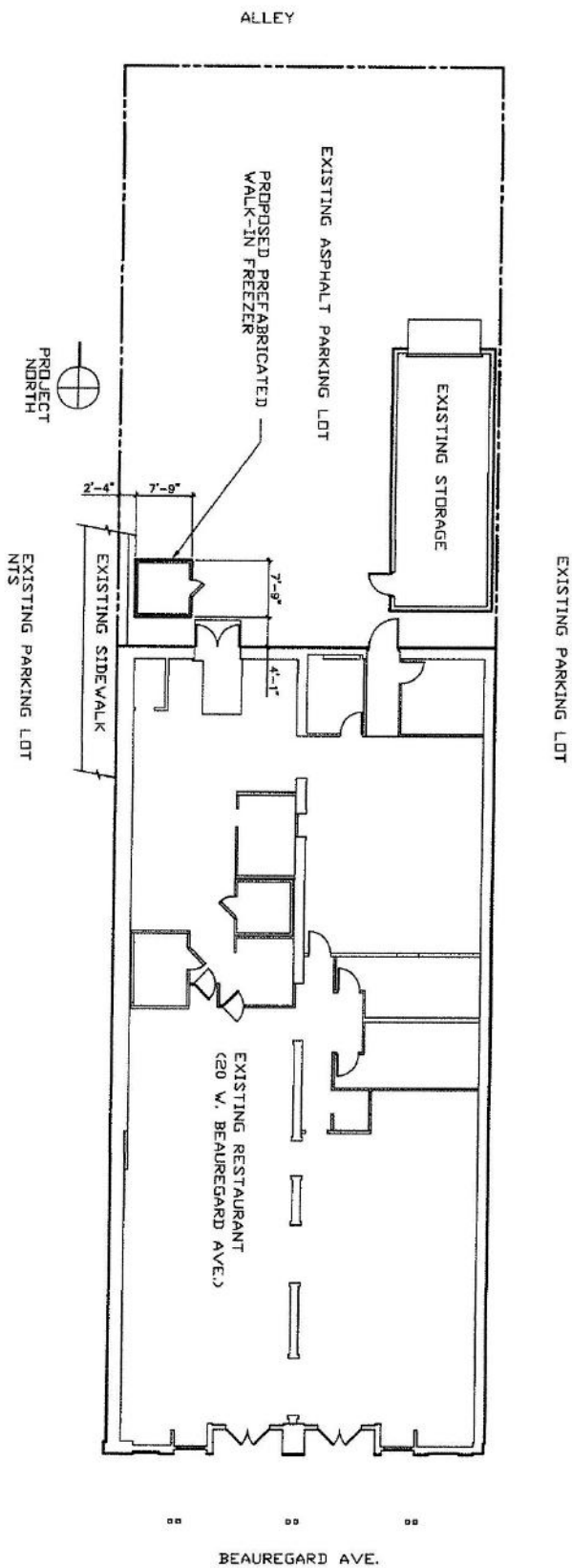


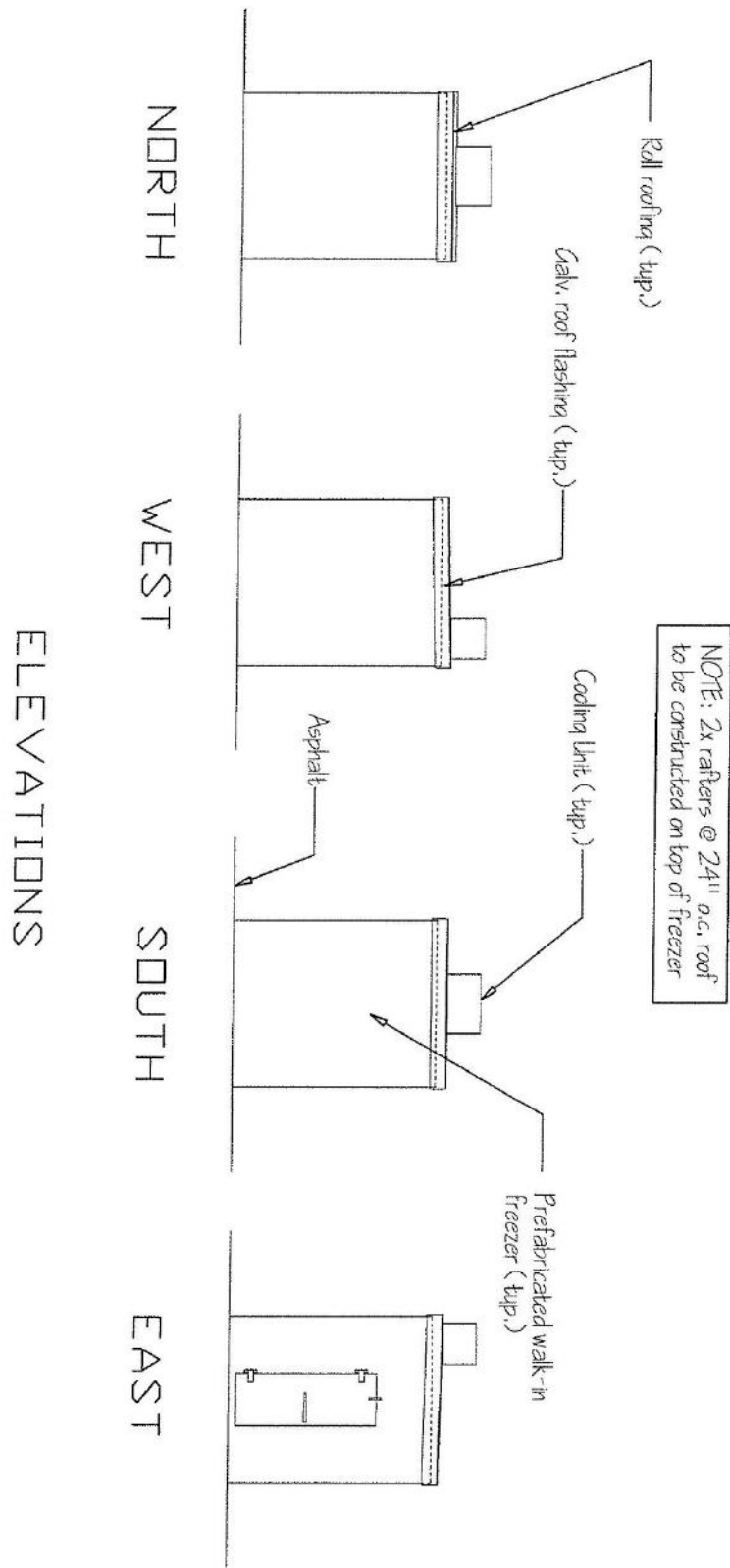
3/15/2022, 3:23:09 PM

- Address
- Streets Labels for Aerials
- MJA
- Platted Lot Lines
- Parcels
- ETJ
- San Angelo City Limits



Maxar, Microsoft, Esri, HERE, Garmin, GeoTechnologies, Inc.









STAFF REPORT

DESIGN AND HISTORIC REVIEW COMMISSION – APRIL 21, 2022



| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Certificate of Appropriateness | | CA22-02: 301 E. Avenue D | |
| SYNOPSIS: | | | |
| The applicants have applied to erect a 240-square foot shade canopy over their existing community garden located at 301 E. Avenue D which is part of Historic Fort Concho and the site of the historic hospital. The shade structure will be triangular, constructed of a high density polyethylene, and will cover the east part of the community garden to protect from the sun. The color will be a neutral beige to blend with the Fort buildings (see Additional Information). | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 301 E. Avenue D, southwest of E. Avenue D and Rust St. | | Fort Concho Addition, North Half of the West Half of Block 84 | |
| SM DISTRICT / NEIGHBORHOOD: | ZONING: | FUTURE LAND USE: | SIZE: |
| SMD District #3 – Harry Thomas Fort Concho Neighborhood | PD21-01 | Campus/Institutional | 1.32 ac. |
| THOROUGHFARE PLAN: | | | |
| <i>E. Avenue D and Rust St.</i> – Urban Local Streets Required: 50' right-of-way (ROW), 40' pavement, or 36' pavement with a 4-foot sidewalk, or minimum 26'; Provided: Both streets 80' ROW, 36' pavement | | | |
| STAFF RECOMMENDATION: | | | |
| Staff REQUESTS that the DHRC determine whether to approve CA22-02, and, if so, what are appropriate colors and materials for the shade canopy. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Owner: City of San Angelo Petitioner: Tom Green County Hunger Coalition / Baylor Collaborative on Hunger and Poverty | | | |
| STAFF CONTACT: | | | |
| Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us | | | |

CA22-02 Analysis:

The subject property is part of the Fort Concho Historic Landmark approved by City Council on July 5, 1994 through a Historic Overlay Zone (Z94-07). All exterior new construction within a historic landmark or district shall require approval of a Certificate of Appropriateness. In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:

1. **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.** The new structure is a minor addition located to the rear of the property facing Rust Street Ministries. While visible from E. Avenue, it would not be prominent and would be screened in part from the existing hospital building which is much larger and closer to E. Avenue D.
2. **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.** The addition of a shade canopy will not destroy any existing buildings or landmarks on the property.
3. **All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.** Shade structures are common accessory buildings found on institutional properties such as schools and offices. Staff however seeks the Commission's guidance on whether this is appropriate for a historic site.
4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.** The shade structure would cover an existing garden that services the community which has been endorsed by Historic Fort Concho.
5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.** The new shade structure will have metal poles and a high density polyethylene, both durable materials. Staff requests the DHRC to recommend whether or not the new canopy colors and materials are appropriate at Fort Concho, a historic property.
6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.** No alterations to existing structures are taking place

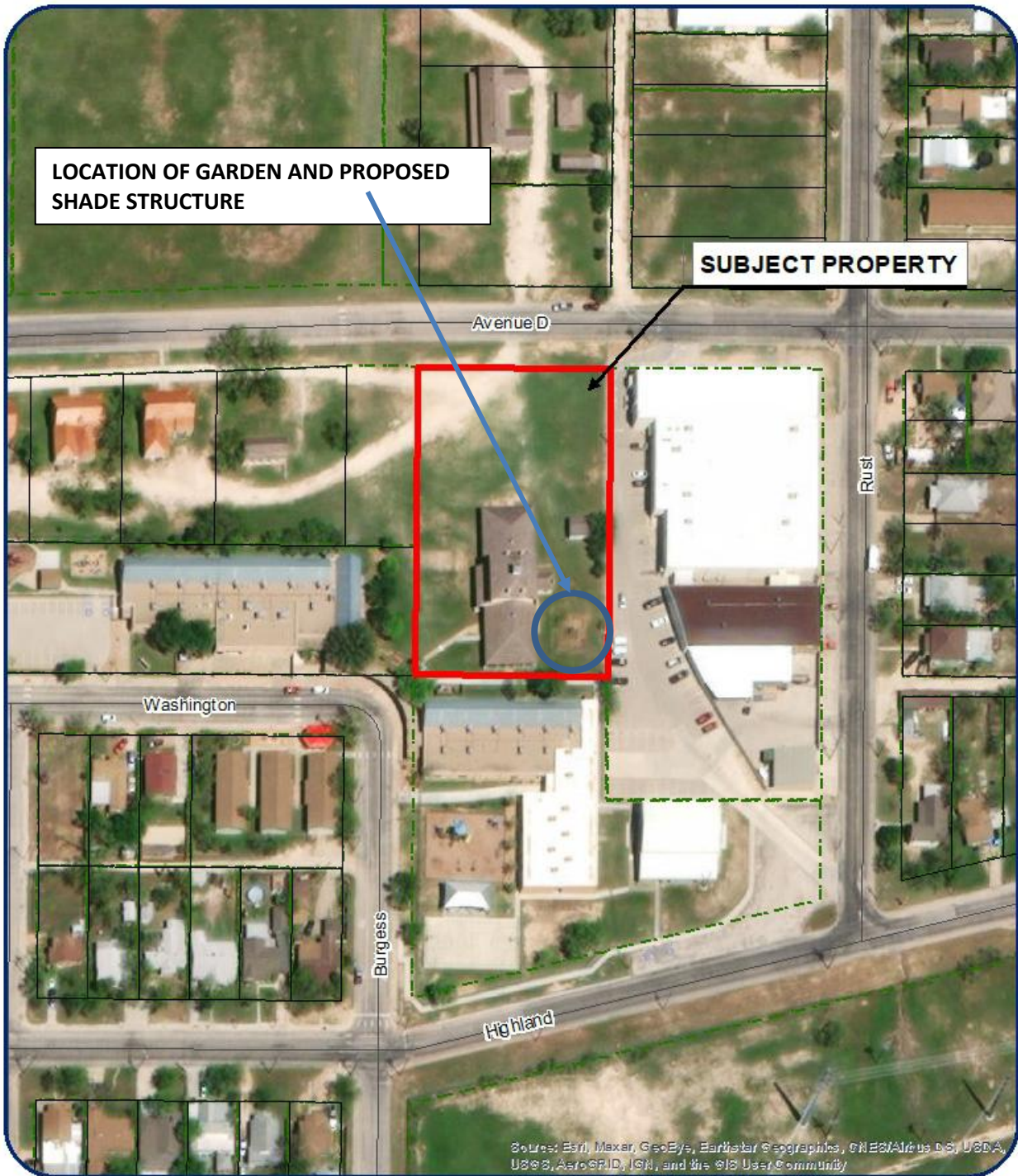
7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.** No surface cleaning to historic buildings is being proposed.
8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.** To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.
9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.** Staff requests the DHRC to determine whether the new canopy is compatible with this historic site and whether such an addition detracts from the historic character of the site.
10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites 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 building, structure, object, or site would be unimpaired.** If the shade structure was removed in future, it would not impair the existing buildings on site.

Recommendation:

Staff seeks direction from the Commission and REQUESTS that the Commission determine whether to approve CA22-02, and, if so, what are appropriate colors and materials for the shade canopy.

Attachments:


Location Map
Photos
Fort Concho Plan
Project Plan
Color Renderings
Application



Certificate of Appropriateness
CA22-02: 320 S. Oakes St.
Council District: Harry Thomas - District 3
Neighborhood: Fort Concho
Scale: 1" approx. = 125 ft
301 E. Avenue D

Legend
Subject Properties:
Current Zoning: **PD21-01**
Requested Zoning Change: **N/A**
Vision: **Campus/Institutional**

N



Photographs

Proposed location of shade structure



Looking south



Looking south



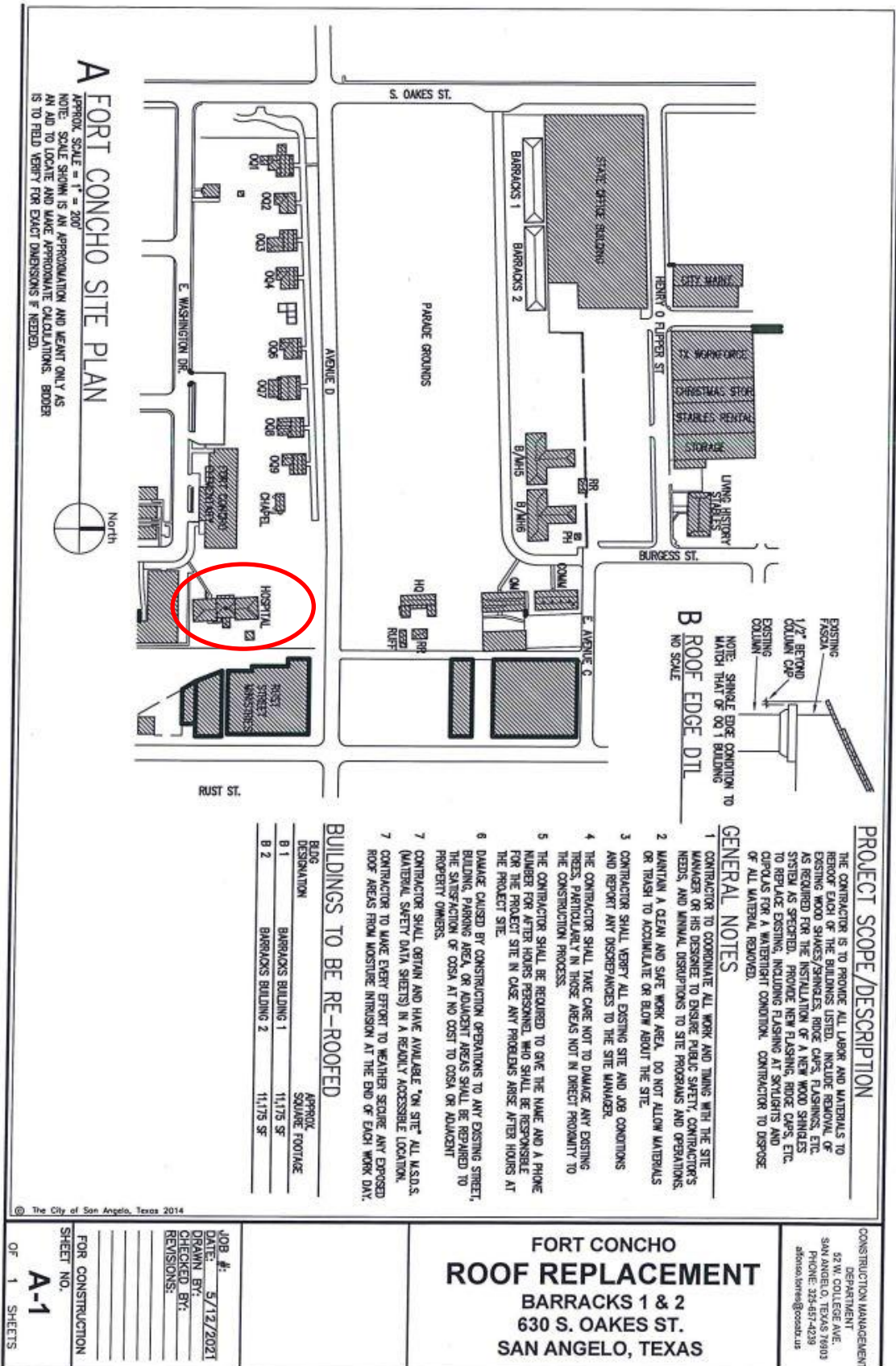
Looking east



Looking west



Fort Concho Plan



© The City of San Angelo, Texas 2014

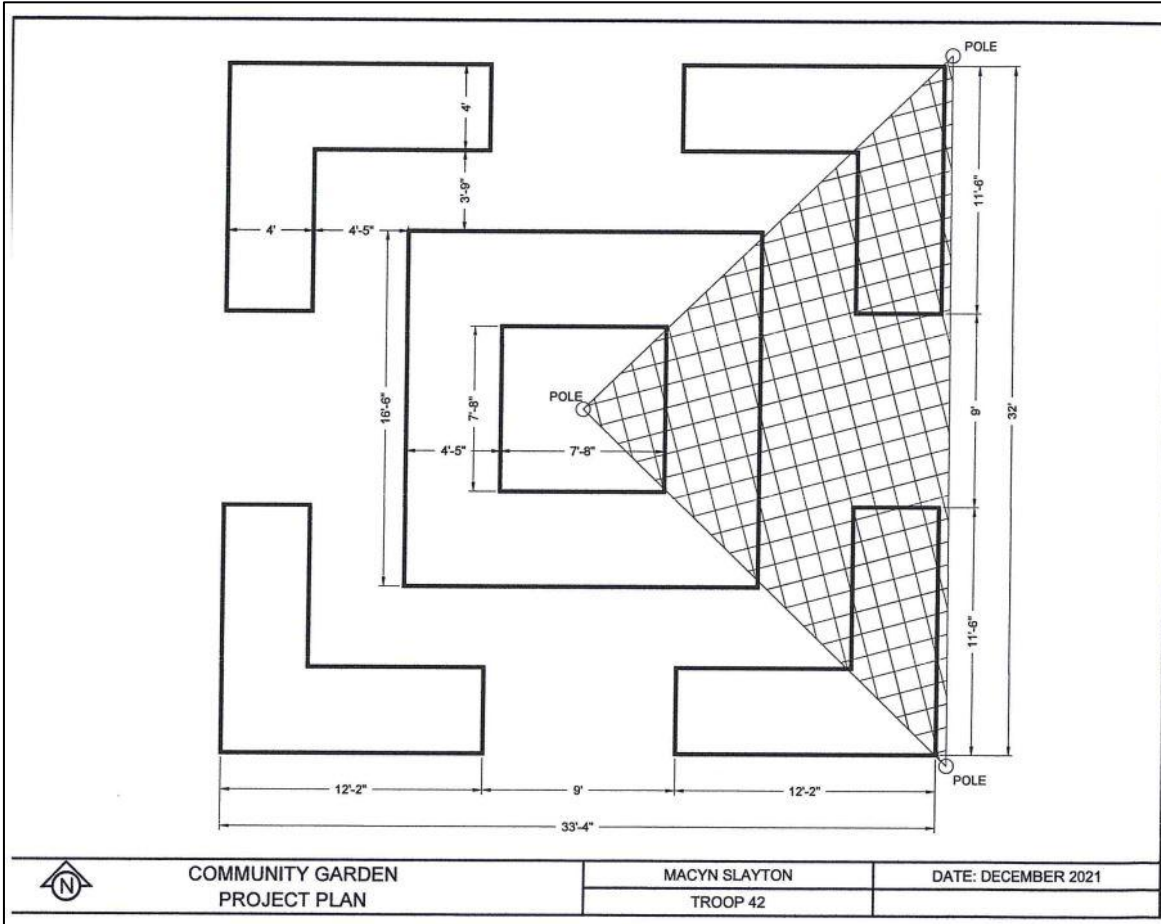
JOB #: 5/13/2021
 DRAWN BY:
 CHECKED BY:
 REVISIONS:

FOR CONSTRUCTION
 SHEET NO. **A-1**
 OF 1 SHEETS

**FORT CONCHO
 ROOF REPLACEMENT
 BARRACKS 1 & 2
 630 S. OAKES ST.
 SAN ANGELO, TEXAS**

CONSTRUCTION MANAGEMENT
 DEPARTMENT
 52 W. COLLEGE AVE.
 SAN ANGELO, TEXAS 76903
 PHONE: 325-657-4239
 info@cmv.com

Project Plan



Renderings



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
 52 West College Avenue
Application for Certificate of Appropriateness



Section 1: Basic Information

Name of Applicant(s): Tom Green County Hunger Coalition / Baylor Collaborative on Hunger and Poverty
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 502 S. Koenigheim, Suite 3C San Angelo TX 76903

Contact Phone Number: (325) 656-4170 Contact E-mail Address: mary_herbert@baylor.edu

Subject Property Address: 301 E. Ave D San Angelo TX 76903

Legal Description (can be found on property tax statement or at www.tomgreencad.com): Ft. Concho Addition, Blk 84

Zoning: Historic District

Section 2: Site Specific Details

Proposed Work: Not applicable. Structure is not attached to any building.

- Construction of a new building in the Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- Relocation of an existing building to or from any property in any HO zoning district.
- Demolition of a landmark or any building on any property within a HO zoning district. See attached photo.

Specific details of request: The shade cloth will be installed on the east side of the community garden, located between the Fort Hospital and Rust Street Ministries and next to Ft. Concho Elementary School. It will be triangular in design with the two corners facing toward Rust Street Ministries and the point facing toward the Fort Hospital. The material is a high density polyethylene, and the shade cloth will be all in one piece and beige in color fitting in with the brown

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: For several years, one of the biggest issues we have had for having a successful community garden in our present location is dealing with the intense heat of our West Texas sun. We have always dreamed about having a shade cloth over at least part of the garden as protection from the sun. This will accomplish allowing the plants to thrive as well as making a more pleasant environment for the gardeners. We were thrilled when

- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Effective January 3, 2017

Section 2 Continued: Site Specific Details

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- ^{NA} Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- ^{NA} The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Wherever possible, new additions or alterations to buildings, structures, objects, or sites 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 building, structure, object, or site would be unimpaired.

Section 3: Applicant(s) Acknowledgement

- Certificate of Appropriateness may only be approved by the DHRC. Appeals may be directed to City Council.

I/We the undersigned acknowledge that the information provided above is true and correct.

Mary Herbert
Signature of licensee or authorized representative

3-10-22
Date

Mary Herbert
Printed name of licensee or authorized representative

Baylor Collaborative on Hunger and Poverty
Name of business/Entity of representative

CRPE

FOR OFFICE USE ONLY:

- Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used
- Verified Complete Verified Incomplete

Case No.: CA _____ Original HO Case No.: _____

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____



STAFF REPORT

Design & Historic Review Commission: April 21, 2022

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------|--------------|
| APPLICATION TYPE: | | CASE: | |
| Certificate of Appropriateness | | CA22-03: 207 S. Park St. | |
| SUMMARY: | | | |
| A request for approval of a Certificate of Appropriateness for the installation of a 76-panel, roof-mounted, photovoltaic solar system, for the property located at 207 S. Park St., being 0.688 acres. | | | |
| LOCATION: | | LEGAL DESCRIPTION: | |
| 207 S Park St, San Angelo, TX, 76901, USA | | Lot: 1 - 3 & E50'OF LTS 10 - 12, Blk: 50, Subd: ANGELO HEIGHTS ADDITION | |
| SM DISTRICT / NEIGHBORHOOD: | ZONE DISTRICT: | VISION PLAN: | SIZE: |
| Council District 5 – <i>Karen Hesse Smith</i> Neighborhood: <i>Santa Rita</i> | RS-1 | Neighborhood | 0.688 acres |
| NOTIFICATIONS: | | | |
| N/A | | | |
| THOROUGHFARE PLAN | | | |
| Abilene Street: Local Road 50' ROW required (60' Existing), 40' pavement required (29' Existing) | | | |
| Alexander Street: Local Road, 50' ROW required (60' Existing), 40' pavement required (28' Existing) | | | |
| STAFF RECOMMENDATION: | | | |
| Staff recommends denial of CA22-03: 207 S. Park St. for a request to install roof-mounted solar panels to a historic structure. | | | |
| PROPERTY OWNER/PETITIONER: | | | |
| Property Owner: <i>David Harvey</i> Petitioner: <i>Shelby Guenther (Fastrac Energy Services)</i> | | | |
| STAFF CONTACT: | | | |
| Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us | | | |

Certificate of Appropriateness: The subject property is part of the Fort Concho Historic Landmark approved by City Council on July 5, 1994 through a Historic Overlay Zone (Z94-07). All exterior new construction within a historic landmark or district shall require approval of a Certificate of Appropriateness. In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

1. ***Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.***

The installation of a roof-mounted solar array will drastically alter the historic structure on the property. This project cannot be done in any less intensive manner, other than opting away from a roof-mounted solar array for a ground solar array.

2. ***The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible***

The solar array will drastically alter the historic character of the structure by introducing a non-period specific feature to the roof. There is no way the building can maintain its original quality by the introduction of this roof-mounted array as the roofline will be permanently altered in character and quality.

3. ***All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.***

The solar panel is a contemporary addition to non-historic homes that can bring environmental financial benefits. This addition, however, is not period appropriate and would greatly diminish the historical significance.

4. ***Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.***

This home was deemed significant enough for the owner to seek for it to be designated historic by the Historical Commission. The desire to install roof-mounted solar panels goes directly against the intentions for the building that were solidified with the granting of a Historic Building designation.

5. ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.***

There are no historical stylistic applications of roof-mounted solar panels that would also happen to be period specific for the structure in question. Furthermore, the roofline to this building is a key feature to its historical significance.

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

The proposal is seeking to install a modern efficiency tool at the expense of the integrity of the roofline on this historically designated home. The installation of the roof-mounted solar array will permanently alter the sightline to the roof on the historic home. Furthermore, there is no indication that the deterioration of the roof will be altered in any significant way by the installation of the solar array.

- 7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.***

There are no indications to require surface cleaning of any surfaces in any way, shape, or form.

- 8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.***

There are no indications to install that archaeological resources will be affected or involved in any way, shape, or form.

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

The proposal to install modern roof-mounted solar panels to this historic home does not satisfy the requirements found in this review for a Certificate of Appropriateness. There is no intention to modify the solar panels to be fit as period-specific or to deter from a contemporary form whatsoever.

- 10. *Wherever possible, new additions or alterations to buildings, structures, objects, or sites 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 building, structure, object, or site would be unimpaired.***

The installation of a roof-mounted solar panel structure will leave repairable damage to the roof of this historic home. The damages will be able to be repaired at the time of removal of the solar panels. The main concern is with the alteration the permanent obstruction to the sight line on the roofline of this historic home.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **deny** the request for a Certificate of Appropriateness for the installation of a roof-mounted solar array at the subject property 207 S. Park St., being 0.688 acres.

Attachments:

Aerial photo, Future Land Use Plan Map, and Zoning Map
Applicant renderings and plans for solar array



CA22-03: Satellite Imagery


207 S. Park St.

Council District 5 - Karen Hesse Smith

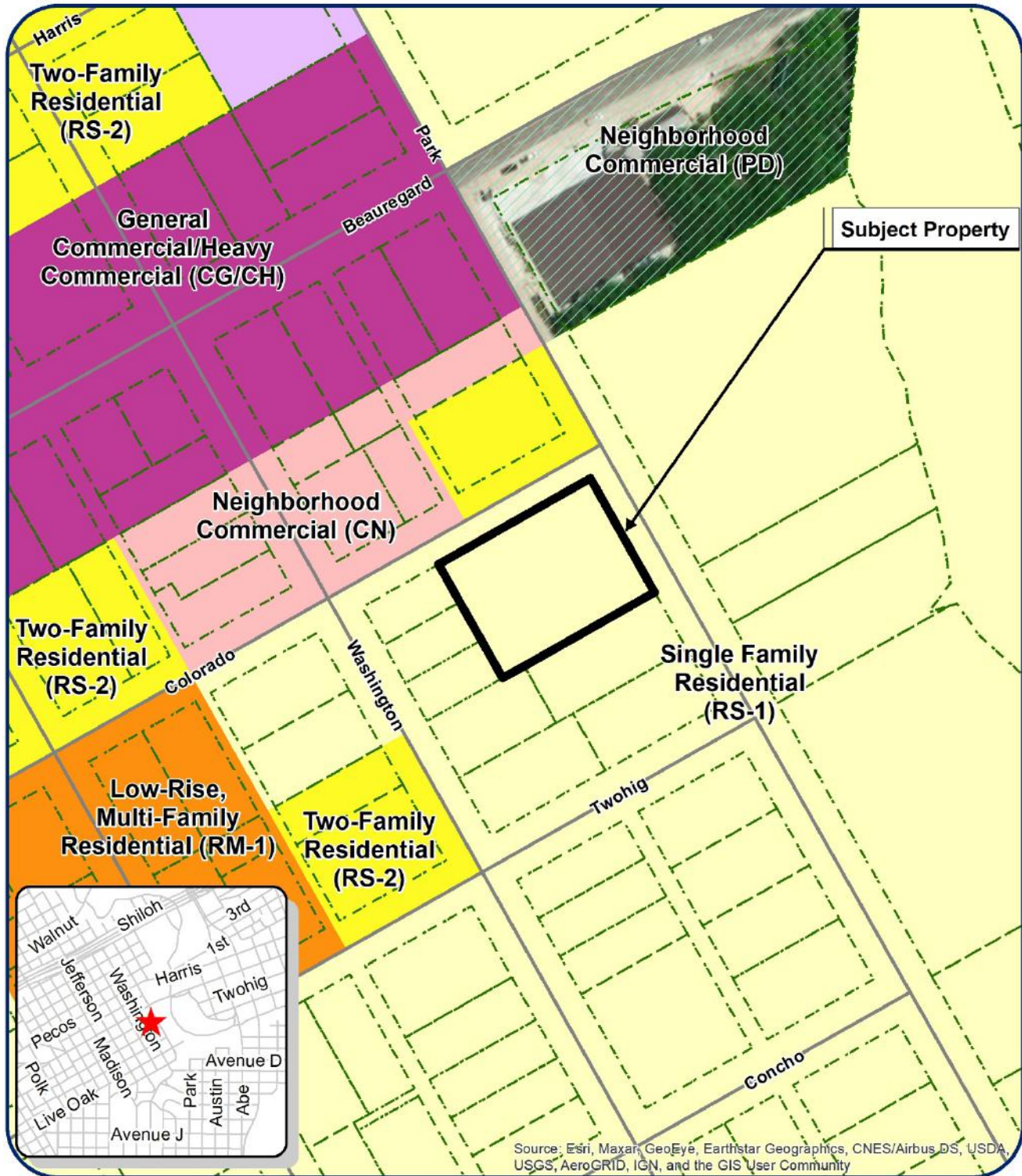
Neighborhood: Santa Rita

Scale: 1" approx. = 125 ft




Legend

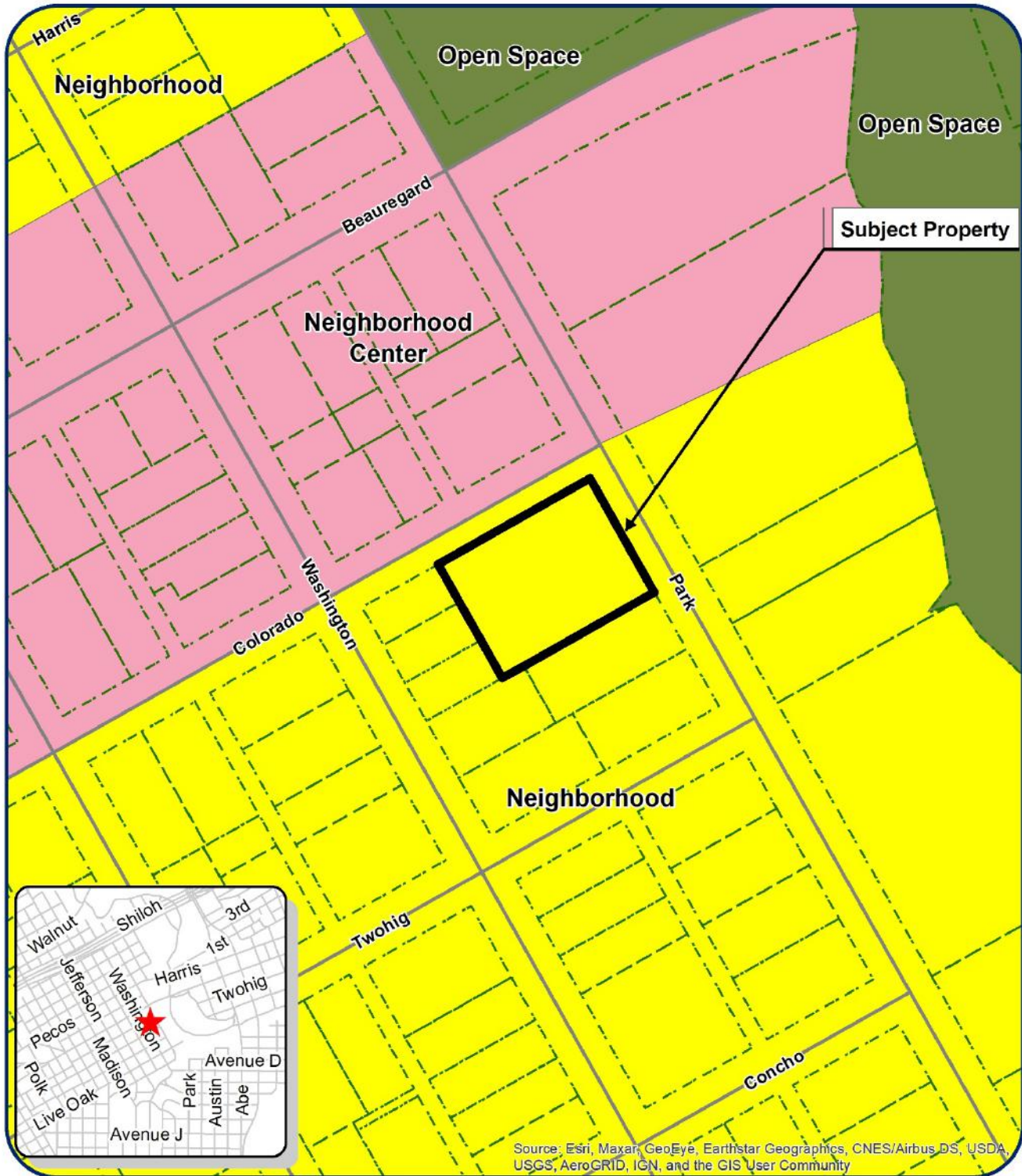
- Subject Properties: 
- Current Zone District: **RS-1**
- Requested Zone District: **N/A**
- Vision Plan: **Neighborhood**





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>CA22-03:Zone Districts 207 S. Park St. Council District 5 - Karen Hesse Smith Neighborhood: Santa Rita Scale: 1" approx. = 146 ft</p> | <p>Legend Subject Properties:  Current Zone District: RS-1 Requested Zone District: N/A Vision Plan: Neighborhood</p> | <p>N </p> |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|



CA22-03: Zone Districts

207 S. Park St.

Council District 5 - Karen Hesse Smith

Neighborhood: Santa Rita

Scale: 1" approx. = 146 ft

Legend

Subject Properties: 

Current Zone District: **RS-1**

Requested Zone District: **N/A**

Vision Plan: **Neighborhood**




SPEC SHEET

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370W | 365W | 360W

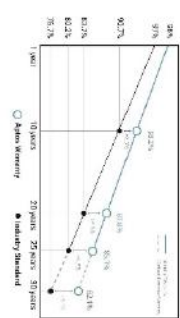


Our DNA™ Gen 3 Cell Series represents the most advanced solar technologies to reach the performance. Our patented Dual Junction hetero DNA technology allows the panel to operate at higher voltages in extreme temperatures. Contact our sales team today to learn more about our line of high efficiency solar panels.

- Improved DNA™ technology boasts power performance's module efficiency
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- Ideal solution for applications affected by shading
- At-site design for precise aesthetics to coordinate silver, stainless or ribbon
- Reliable product design is resilient in extreme weather, up to 5400 lbs 5/8" rod and 210 mph wind speeds

Intertek  

Linear Performance Warranty


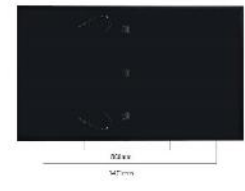
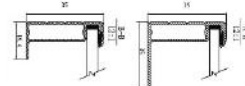


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 SANTA CLARA, CA 95054
 info@qptos.com
 415.962.8100

DNA™ 120

Solar for Innovators



| Electrical Specifications | 370W | 365W | 360W |
|-------------------------------------------------|--------|--------|--------|
| STC Power Output (P _{max}) | 370W | 365W | 360W |
| STC Voltage (V _{oc}) | 52.5V | 52.5V | 52.5V |
| STC Current (I _{sc}) | 8.50A | 8.47A | 8.50A |
| STC Cell Efficiency (%) | 23.2% | 23.1% | 23.1% |
| STC Module Efficiency (%) | 21.2% | 21.1% | 21.1% |
| STC Temperature Coefficient (P _{max}) | -0.40% | -0.40% | -0.40% |
| STC Temperature Coefficient (V _{oc}) | -0.28% | -0.28% | -0.28% |
| STC Temperature Coefficient (I _{sc}) | 0.00% | 0.00% | 0.00% |

| Temperature Coefficients | 370W | 365W | 360W |
|------------------------------------------|--------|--------|--------|
| Temperature Coefficient P _{max} | -0.40% | -0.40% | -0.40% |
| Temperature Coefficient V _{oc} | -0.28% | -0.28% | -0.28% |
| Temperature Coefficient I _{sc} | 0.00% | 0.00% | 0.00% |

| Test Operating Conditions | 370W | 365W | 360W |
|--------------------------------|-----------------------|-----------------------|-----------------------|
| Standard Test Conditions (STC) | 1000 W/m ² | 1000 W/m ² | 1000 W/m ² |
| STC Temperature | 25°C | 25°C | 25°C |
| STC Air Mass | 1.5 | 1.5 | 1.5 |
| STC Spectrum | AM1.5G | AM1.5G | AM1.5G |

| Mechanical Properties | 370W | 365W | 360W |
|-------------------------------------|----------------|----------------|----------------|
| Weight (kg) | 11.0 | 11.0 | 11.0 |
| Weight (lbs) | 24.2 | 24.2 | 24.2 |
| Dimensions (mm) | 1780x1135x35 | 1780x1135x35 | 1780x1135x35 |
| Dimensions (in) | 70.1x44.7x1.38 | 70.1x44.7x1.38 | 70.1x44.7x1.38 |
| Max. Wind Load (kN/m ²) | 5.0 | 5.0 | 5.0 |
| Max. Wind Load (psf) | 105 | 105 | 105 |
| Max. Snow Load (kN/m ²) | 1.5 | 1.5 | 1.5 |
| Max. Snow Load (psf) | 31.5 | 31.5 | 31.5 |

| Package Configuration | 370W | 365W | 360W |
|---------------------------------|------|------|------|
| Number of Modules per Tray | 30 | 30 | 30 |
| Number of Modules per Pallet | 120 | 120 | 120 |
| Number of Modules per Container | 120 | 120 | 120 |
| Weight (kg) | 330 | 330 | 330 |
| Weight (lbs) | 727 | 727 | 727 |

qptos  

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 by the National Renewable Energy Laboratory
 NREL
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 GOLDEN, CO 80401

CUSTOMER INFORMATION
 NAME: DAVID HARVEY
 ESTD: 1070404744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APN: 011-100-9-005-000-100
 ADR: TX-CITY OF SAN ANGELO
 UTILITY: AEP
 P/N NUMBER: FES-44792

ILLUMINE I
 Because quality matters

MODULE SPEC SHEET

DRAWN BY: [Name]
 QC'D BY: R. BERNATH

SCALE: AS NOTED

DATE: 2/15/2022

PAPER SIZE: 17"x11"

REV: A

SS-01

SPEC SHEET

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

12.25
WARRANTY

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetupApp
- Fixed voltage inverter for longer strings
- Integrated arc-fault protection and rapid shutdown per NEC 2017 and 2017, per article 680.11 and 680.12
- UL1741 SA certified for CHUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional meter installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI CT220)

solaredge.com



Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

| MODEL NUMBER | SE3000H-US | SE3800H-US | SE5000H-US | SE6000H-US | SE7600H-US | SE10000H-US | SE11400H-US |
|--------------|------------|------------|------------|------------|------------|-------------|-------------|
|--------------|------------|------------|------------|------------|------------|-------------|-------------|

| OUTPUT | 3000 | 3800 | 5000 | 6000 | 7600 | 10000 | 11400 |
|-------------------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Max DC Input Power (kW) | 3.0 | 3.8 | 5.0 | 6.0 | 7.6 | 10.0 | 11.4 |
| Max AC Output Power (kW) | 3.0 | 3.8 | 5.0 | 6.0 | 7.6 | 10.0 | 11.4 |
| Max AC Output Current (A) | 13.6 | 16.3 | 21.5 | 26.0 | 32.3 | 40.8 | 47.5 |
| Max AC Output Voltage (V) | 220 | 240 | 240 | 240 | 240 | 240 | 240 |
| Max AC Output Frequency (Hz) | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 |
| Max AC Output Power Factor | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 |
| Max AC Output Voltage Unbalance (%) | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Max AC Output Frequency Unbalance (%) | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| Max AC Output Voltage Total Harmonic Distortion (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max AC Output Frequency Total Harmonic Distortion (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max AC Output Voltage Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max AC Output Frequency Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max AC Output Voltage Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max AC Output Frequency Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

| INPUT | 3000 | 3800 | 5000 | 6000 | 7600 | 10000 | 11400 |
|------------------------------------------------------------|------|------|------|------|------|-------|-------|
| Max DC Input Voltage (V) | 60 | 60 | 60 | 60 | 60 | 60 | 60 |
| Max DC Input Current (A) | 50 | 63 | 83 | 100 | 128 | 167 | 191 |
| Max DC Input Power (kW) | 3.0 | 3.8 | 5.0 | 6.0 | 7.6 | 10.0 | 11.4 |
| Max DC Input Voltage Unbalance (%) | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Max DC Input Frequency Unbalance (%) | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 |
| Max DC Input Voltage Total Harmonic Distortion (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max DC Input Frequency Total Harmonic Distortion (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max DC Input Voltage Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Max DC Input Frequency Total Harmonic Distortion (THD) (%) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

LICENSE NUMBER: TFCCL 349338

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CUSTOMER INFORMATION

NAME: DAVID HARVEY
 ESTD: 1070404744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APT: 011-100-9-105-000-100
 APT: TX-CITY OF SAN ANGELO

UTILITY: AEP

PNR NUMBER: FES-44792

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INVERTER SPEC SHEET

DRAWN BY: [Name]

QC'D BY: R. BERNATH

SCALE: AS NOTED

DATE: 2/15/2022

PAPER SIZE: 17"x11"

REV: A

SS-02

SPEC SHEET

**Single Phase Inverter
 with HD-Wave Technology for North America**
 SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
 SE7600H-US / SE10000H-US / SE1400H-US

MODEL NUMBER SE3000H-US | SE3800H-US | SE5000H-US | SE6000H-US | SE7600H-US | SE10000H-US | SE1400H-US

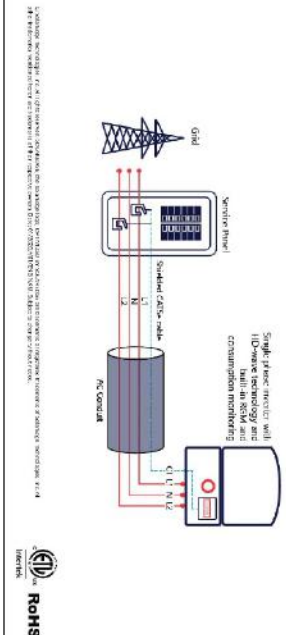
ADDITIONAL FEATURES
 Standard Components: Includes
 - 100% Pure Sine Wave Output
 - MPPT Charge Controller
 - 100% Efficiency
 - 100% Duty Cycle
 - 100% Efficiency
 - 100% Efficiency
 - 100% Efficiency

STANDARD COMPLIANCE
 CE, FCC, UL, IEC, VDE, EN, GB, AS, AU, NZ, S, K, C, IN, BR, AR, CL, CO, CR, CU, DO, EC, EG, ES, FI, FR, GR, HK, HU, IL, ID, IE, IT, JP, KR, LI, LT, LU, LV, MY, NL, NO, NZ, PE, PH, PL, PT, RO, RU, SE, SG, SI, SK, TH, TR, TW, UK, US, ZA

INSTALLATION SPECIFICATIONS

| | | | | | | | |
|--------------------------------------------|--------|--------|--------|--------|--------|--------|--------|
| Max. Output Power (W) | 3000 | 3800 | 5000 | 6000 | 7600 | 10000 | 1400 |
| Max. Output Current (A) | 15 | 19 | 25 | 30 | 38 | 50 | 7 |
| Max. Input Power (W) | 3000 | 3800 | 5000 | 6000 | 7600 | 10000 | 1400 |
| Max. Input Current (A) | 15 | 19 | 25 | 30 | 38 | 50 | 7 |
| Max. Output Voltage (V) | 120 | 120 | 120 | 120 | 120 | 120 | 120 |
| Max. Output Frequency (Hz) | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 | 50/60 |
| Max. Output THD (%) | < 3 | < 3 | < 3 | < 3 | < 3 | < 3 | < 3 |
| Max. Output Efficiency (%) | > 95 | > 95 | > 95 | > 95 | > 95 | > 95 | > 95 |
| Max. Output Power Factor | > 0.95 | > 0.95 | > 0.95 | > 0.95 | > 0.95 | > 0.95 | > 0.95 |
| Max. Output Voltage Regulation (%) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Frequency Regulation (%) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output THD Regulation (%) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Efficiency Regulation (%) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Power Factor Regulation (%) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Voltage Regulation (Line) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Frequency Regulation (Line) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output THD Regulation (Line) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Efficiency Regulation (Line) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Power Factor Regulation (Line) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Voltage Regulation (Load) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Frequency Regulation (Load) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output THD Regulation (Load) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Efficiency Regulation (Load) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |
| Max. Output Power Factor Regulation (Load) | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 | < 1 |

How to Enable Consumption Monitoring



RoHS
 COMPLIANT

FASTRAC
 ENERGY SERVICES

LICENSE NUMBER: TREL 349338

CERTIFIED
 Professional
 Technical
 Training Course
 (2020-2021)

CUSTOMER INFORMATION
 NAME: DAVID HARVEY
 ESTD: 1070404744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APTN: 011-100-9-005-000-100
 ADJ: TX-CITY OF SAN ANGELO
 UTILITY: AEP

ILLUMINE I
 Because quality matters


INVERTER SPEC SHEET

DRAWN BY: PAPER
 CHECKED BY: R. REYNOLDS
 SCALE: AS NOTED
 DATE: 2/15/2022

SS-03

SPEC SHEET

POWER OPTIMIZER



25 Year Warranty

Power Optimizer

For North America
 P370 / P400 / P401 / P485 / P505

POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, including manufacturing tolerance to parallel shading
- Flexible system design for maximum space utilization

- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PRSS)
- Module-level voltage shutdown for installer and firefighter safety

Power Optimizer

For North America
 P370 / P400 / P401 / P485 / P505

| Parameter | P370 (for high power 60 cell modules) | P400 (for high power 60 cell modules) | P401 (for high power 60 cell modules) | P485 (for high power 72 cell modules) | P505 (for high power 72 cell modules) |
|-------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| Input | 120 | 60 | 60 | 240 | 240 |
| Output | 60 | 120 | 120 | 120 | 120 |
| Max. DC Voltage (V) | 60 | 60 | 60 | 240 | 240 |
| Max. DC Current (A) | 10 | 20 | 20 | 10 | 10 |
| Max. DC Power (W) | 600 | 1200 | 1200 | 2400 | 2400 |
| Max. DC Voltage (V) (Open Circuit) | 60 | 60 | 60 | 240 | 240 |
| Max. DC Current (A) (Short Circuit) | 10 | 20 | 20 | 10 | 10 |
| Max. DC Power (W) (Short Circuit) | 600 | 1200 | 1200 | 2400 | 2400 |
| Max. DC Voltage (V) (Maximum Power) | 60 | 60 | 60 | 240 | 240 |
| Max. DC Current (A) (Maximum Power) | 10 | 20 | 20 | 10 | 10 |
| Max. DC Power (W) (Maximum Power) | 600 | 1200 | 1200 | 2400 | 2400 |
| Max. DC Voltage (V) (Maximum Power) | 60 | 60 | 60 | 240 | 240 |
| Max. DC Current (A) (Maximum Power) | 10 | 20 | 20 | 10 | 10 |
| Max. DC Power (W) (Maximum Power) | 600 | 1200 | 1200 | 2400 | 2400 |

OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)

OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)

STANDARD COMPLIANCE

INSTALLATION SPECIFICATIONS

PV System Design Using a SolarEdge Inverter:

| Parameter | Single Phase H1-2W | Single Phase H1-3W | Three Phase for 200V grid | Three Phase for 277/480V grid |
|-------------------------------------|-----------------------|-----------------------|------------------------------|----------------------------------|
| Max. DC Voltage (V) | 60 | 60 | 240 | 240 |
| Max. DC Current (A) | 10 | 20 | 10 | 10 |
| Max. DC Power (W) | 600 | 1200 | 2400 | 2400 |
| Max. DC Voltage (V) (Open Circuit) | 60 | 60 | 240 | 240 |
| Max. DC Current (A) (Short Circuit) | 10 | 20 | 10 | 10 |
| Max. DC Power (W) (Short Circuit) | 600 | 1200 | 2400 | 2400 |
| Max. DC Voltage (V) (Maximum Power) | 60 | 60 | 240 | 240 |
| Max. DC Current (A) (Maximum Power) | 10 | 20 | 10 | 10 |
| Max. DC Power (W) (Maximum Power) | 600 | 1200 | 2400 | 2400 |

CUSTOMER INFORMATION

NAME: DAVID HARVEY
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 PHONE: 314-956593 / 3100-450970
 FAX: 3100-450970
 CITY: SAN ANGELO, TX 76901

FASTTRAC ENERGY SERVICES

LICENSE NUMBER: TREC 349138

CERTIFIED
 FASTTRAC ENERGY SERVICES
 1888-714-0

ILLUMINE
 Because quality matters

UTILILITY: AEP
 PPN NUMBER: FRES-44792

DATE: 2/15/2022

DRAWN BY: PAPER
 CHECKED BY: R. KENYATHI
 SCALE: AS NOTED
 DATE: 2/15/2022

OPTIMIZER SPEC SHEET
 SIZE: 17"x11"
 REV: A

SPEC SHEET

Splice Foot XL
Patent Pending

TECHNICAL SHEET

| Item Number | Description | Part Number |
|-------------|------------------------|----------------------------------|
| 1 | Splice Foot XL | 4000LSE1 Splice Foot XL 100, 180 |
| 2 | 62 Finishes Tube | |
| 3 | M6 x 40 long screws | |
| 4 | 1-1/2" x 1/2" Hex Nuts | |

Technical Data

| | |
|-----------------|----------------------------------------|
| Mount Type | Splice Foot XL |
| Material | Aluminum with stainless steel hardware |
| Finish | Mill |
| Roof Connection | M6 x 40 long screws |
| Code Compliance | UL 2703 |
| Compatibility | Cross-Beam 141 X, 148 X, 149 XL, 80 |

3s-systems.com

Splice Foot XL
Patent Pending

Units: [in] mm

3s-systems.com

FASTTRAC ENERGY SERVICES

LICENSE NUMBER: TREC 349338

MADE IN THE USA
CERTIFIED
Professional
 Installation
 Training
 2020

CUSTOMER INFORMATION

NAME: DAVID HARVEY
 ESTD: 1-0704049744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APN: 011-100-0-005-000-100
 AAD: TX-CITY OF SAN ANGELO
 UTILITY: ACP

PN# NUMBER: FES-44792

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MOUNT SPEC SHEET

| | |
|-----------------|---------------------|
| DATE: 1/15/2022 | PAPER SIZE: 17"x11" |
| SCALE: AS NOTED | REV: A |
| DATE: 2/15/2022 | SS-05 |

SPEC SHEET

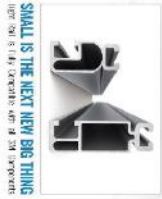
SOLARMOUNT

UNIRAC

SOLARMOUNT defined the standard in solar racking. Features are designed to get installers off the roof faster. Our grounding & bonding process eliminates copper wire and grounding straps to reduce costs. Systems can be configured with standard or light rail to meet your design requirements at the lowest cost possible. The superior aesthetics package provides a streamlined clean edge for enhanced curb appeal, with no special brackets required for installation.



New Features
THE NEW FACE OF SOLAR RACKING
Superior Aesthetics Package



LOSE ALL OF THE COPPER & LUGS **SMALL IS THE NEXT NEW BIG THING** **ENHANCED DESIGN & LAYOUT TOOLS**

FAST INSTALLATION. SUPERIOR AESTHETICS
OPTIMIZED COMPONENTS • VERSATILITY • DESIGN TOOLS • QUALITY PROVIDER

SOLARMOUNT

UNIRAC

OPTIMIZED COMPONENTS

INTEGRATED BONDING & PRE-ASSEMBLED PARTS
Our racking is pre-wired for a standard 100-ampere conductor using our unique bonding process. This eliminates the need for copper wire and grounding straps, reducing installation time and cost. The pre-assembly process also allows for faster installation and easier maintenance.

VERSATILITY

ONE PRODUCT. MANY APPLICATIONS
Our racking is designed to be used in a variety of applications, from residential to commercial. The system is highly adaptable and can be configured to meet the needs of any project.

DESIGN PLATFORM AT YOUR SERVICE

Designing solar is a complex task. Our design platform makes it easy. We provide a user-friendly interface that allows you to create a custom design for your project. The platform includes a variety of tools and features that make the design process simple and efficient.



UL LISTED **UL2703** Standard for Solar Racking Systems

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT

TECHNICAL SUPPORT
Our technical support team is available 24/7 to assist you with any questions or issues. We provide a variety of resources, including manuals, videos, and online support tools, to help you get the most out of your system.

GENUINE QUALITY PROVIDER
We are a genuine quality provider, committed to providing the highest quality products and services. Our commitment to quality is reflected in our ISO 9001 certification and our track record of successful projects.

BANKABLE WARRANTY
We offer a bankable warranty that provides peace of mind for your investment. Our warranty is backed by a leading financial institution, ensuring that your investment is protected.



FASTRAC
ENERGY SERVICES
LICENSE NUMBER: TCEC 349338

CERTIFIED
FASTRAAC
PV Installation
Training Center
02897-010

CUSTOMER INFORMATION
NAME: DAVID HARVEY
ESTD: 1-0704049744305110
ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901

31-456593-100-450870
APN: 011-100-0-005-000-100
ADD: TX-CITY OF SAN ANGELO
UTILITY: ACP

PNR NUMBER: FES-44792
ILLUMINE
Because quality matters

RAIL SPEC SHEET
DRAWN BY: [Name]
CHECKED BY: R. BRYANT
SCALE: AS NOTED
DATE: 2/15/2022

PAPER SIZE: 17"x11"
REV: A
SS-08

| BOM | | | | |
|----------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------|------|-----|
| DAVID HARVEY - FASTRAC ATX | | | | |
| 27.360KW | | | OUT | IN |
| MODULES | APTOS SOLAR DNA-120-MF26-360W | | 76 | |
| INVERTER | SOLAREEDGE GSM | (2)SE-10000H-US 1/INVERTER | | |
| OPTIMIZERS | SOLAREEDGE SOLAREEDGE P401 POWER OPTIMIZER MICRO T-BOLTS | | 76 | |
| RAIL | UNIRAC LIGHT/IRXR10 UNIRAC LIGHT/IRXR10 | 168" UNIRAC LIGHT/IRONRIDGE 168" XR10 240/246" UNIRAC LIGHT /204" IRONRIDGE XR10 | 54.5 | |
| ROOF SELANT | GEOCEL | SPLICES | 20 | |
| LAG BOLTS | | | | |
| FLASHINGS | FLASH/BLOCK/FLANGE | | | |
| L-FEET | | W/RAIL BOLTS | | |
| K2 SPLICE FOOT XL | | | 199 | |
| UNIRAC TILT KIT | | | 0 | |
| RI-E | | WITH (5)DECK SCREWS,HEX BOLT,FLANGE NUTS | | |
| PROTEA BRACKETS | RAIL BOLTS,SCREWS | ONE RAIL BOLT PER BRACKET, 4 SELF TAPPING SCREWS EACH | | |
| \$51 | | | | |
| GROUNG LUGS | | | | |
| END CLAMPS | | | | 138 |
| MID CLAMP | | | | 86 |
| SOLAR DECK | | | | |
| ATTIC FAN | | | | |
| SENSE KIT | | | | |
| STANDOFF | | | | |



LICENSE NUMBER: TECL 349338



By Installation
Professional
Through 2025
10/25/2023

CUSTOMER INFORMATION

NAME: DAVID HARVEY
 ESTD: 1-070404744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APN: 011-100-9-005-000-100
 AGENCY: CITY OF SAN ANGELO
 UTILITY: ACP
 PPN NUMBER: FES-44792

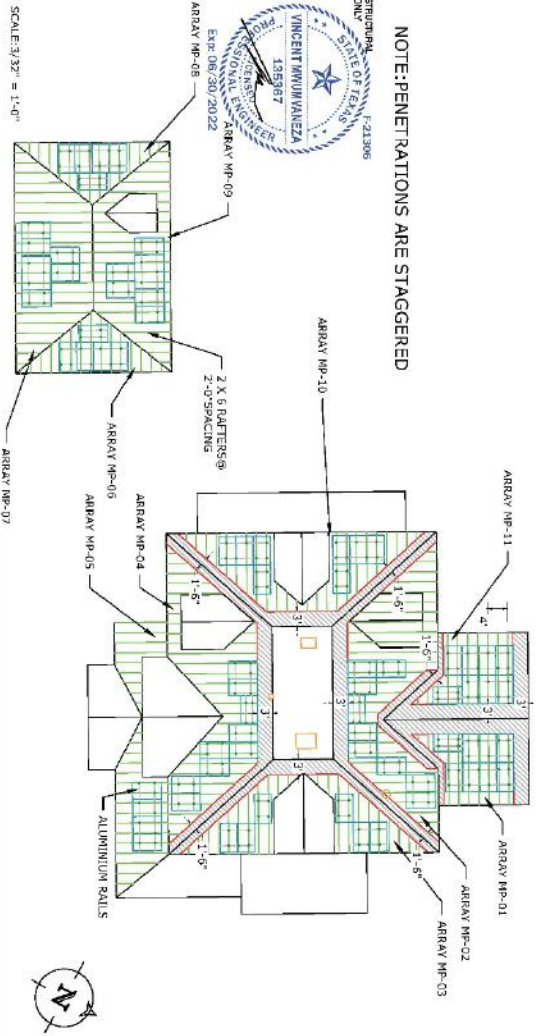
ILLUMINE I
 Because quality matters

DRAWN BY: [blank]
 CHECKED BY: R.BENAVENH
 SCALES: AS NOTED
 DATE: 2/15/2022

PAPER SIZE: 17"x11"
 REV: A
BOM

| SHEET CATALOG | | DAVID HARVEY - 27.360KW DC, 20.000KW AC | | VICINITY MAP | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------|--|
| INDEX NO. | DESCRIPTION | ENGINEERING SCOPE OF WORK 1. ILLUMINE ENGINEERS, INC. HAS ONLY PROVIDED ENGINEERING SERVICES FOR THE PERMIT DRAWINGS. NO ACTUAL ENGINEERING WORK, ENGINEERING REVIEW OR ENGINEERING APPROVAL HAS BEEN CONDUCTED BY ILLUMINE ENGINEERS, INC. UNLESS NOTED OTHERWISE. 2. WITH A PERMISSIBLE ENGINEER APPROVER AND BEARS THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PERMIT DRAWINGS (STRUCTURAL/ELECTRICAL) SHOWN ON THESE PERMIT DRAWINGS, HEREIN. 3. TAKES FULL DIRECT CONTROL OF THE ENGINEERED DESIGN. 4. IS GIVEN ACCESS TO RESIDUALY SUPERISE AND RECTIFY ANY ASPECT OF THE ENGINEERED DESIGN. 5. HAS FULLY ACCEPTED RESPONSIBILITY FOR THE ENGINEERED DESIGN. | | NOTE: PV SYSTEM TO BE INSTALLED ON DETACHED NON-HABITABLE STRUCTURE | |
| T-01 | COVER PAGE | | | | |
| S-01 | MOUNTING DETAIL | | | | |
| S-02 | MOUNTING DETAIL | | | | |
| E-01 | SINGLE LINE DIAGRAM | | | | |
| PL-01 | WARNING PLACARDS | GENERAL SYSTEM INFORMATION: SYSTEM SIZE: 27.360W DC, 20.000W AC MODULES: (76) XPTOS SOLAR DWA-120-HPZ6-360W INVERTERS: (2) SUDARGE TECH-100L04IES OPTIMIZERS: (76) SDARBEGE P401 POWER OPTIMIZER | | APPLICABLE CODES • ELECTRIC CODE: NEC 2020 • FIRE CODE: IFC 2015 • RESIDENTIAL CODE: IRC 2015 | |
| 95 | SPEC SHEET(S) | | | | |
| BOX | BILL OF MATERIAL | | | | |
| SCOPE OF WORK | | | | | |
| GENERAL NOTES | | | | | |
| 1. MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS. 2. INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS. INDICATING GENERAL MANAGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY. 4. WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26 5. ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE EQUIPMENT IN MAIN SERVICE PANEL/REGULATORS. 6. ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED. 7. WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH CSMA REGULATIONS. 8. ALL WIRING SHALL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY. 9. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OR GROUND LANDING OVER OPENINGS SUCH AS ROOF VENTS, AIR CONDITIONING UNITS, ETC. POINTS OF BUILDING CONSTRUCTION WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREES, WIRES OR SIGNS. 10. PV ARRAY CONVEINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING. | | SITE PLAN LAYOUT | | SCALE: 1" = 30'-0" | |
| 1. TAKE FULL DIRECT CONTROL OF THE ENGINEERED DESIGN. 2. IS GIVEN ACCESS TO RESIDUALY SUPERISE AND RECTIFY ANY ASPECT OF THE ENGINEERED DESIGN. 3. HAS FULLY ACCEPTED RESPONSIBILITY FOR THE ENGINEERED DESIGN. | | | | | |
| 1. ILLUMINE ENGINEERS, INC. HAS ONLY PROVIDED ENGINEERING SERVICES FOR THE PERMIT DRAWINGS. NO ACTUAL ENGINEERING WORK, ENGINEERING REVIEW OR ENGINEERING APPROVAL HAS BEEN CONDUCTED BY ILLUMINE ENGINEERS, INC. UNLESS NOTED OTHERWISE. 2. WITH A PERMISSIBLE ENGINEER APPROVER AND BEARS THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PERMIT DRAWINGS (STRUCTURAL/ELECTRICAL) SHOWN ON THESE PERMIT DRAWINGS, HEREIN. 3. TAKES FULL DIRECT CONTROL OF THE ENGINEERED DESIGN. 4. IS GIVEN ACCESS TO RESIDUALY SUPERISE AND RECTIFY ANY ASPECT OF THE ENGINEERED DESIGN. 5. HAS FULLY ACCEPTED RESPONSIBILITY FOR THE ENGINEERED DESIGN. | | | | | |
| NOTE: PV SYSTEM TO BE INSTALLED ON DETACHED NON-HABITABLE STRUCTURE | | | | | |
| SITE PLAN LAYOUT | | | | | |
| CUSTOMER INFORMATION NAME: DAVID HARVEY ESTID: 10204049744306110 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901 31.465593, -100.450870 ARI: 011-101-0-005-000-100 ARI-1X-CITY OF SAN ANGELO UTILITY-SEP P/N NUMBER: PFS-44792 | | | | | |
| COVER PAGE ILLUMINE Because quality matters | | FASTRAC ENERGY SERVICES LICENSE NUMBER TEL: 349338 | | DATE: 2/15/2022 | |
| DISPATCHED BY: PAPER V BRUSH SIZE: 17"x11" QC'D BY: A. REWANTH SCALE AS NOTED REV: A DATE: 2/15/2022 T-01 | | | | | |

| INSTALLATION NOTES | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|-------|----------------|----------------------|---------------------|-------------------|---------------|-------------|-------------|----------------|---------------|-----------|
| SITE INFORMATION - WIND SPEED: 115 MPH AND SNOW LOAD: 5 PSF | | | | | | | | | | | | | |
| 1. STRUCTURAL ROOF MEMBER LOCATIONS ARE SHOWN AND SHALL BE LOCATED AND SIZED OR MECHANICAL ATTACHMENT TO THE STRUCTURE IS REQUIRED. | SR NO | AZIMUTH | PITCH | NO. OF MODULES | ARRAY AREA (SQ. FT.) | ROOF TYPE | ATTACHMENT | ROOF EXPOSURE | RAFTER TYPE | RAFTER SIZE | RAFTER SPACING | MAX RAIL SPAN | OVER HANG |
| 2. ROOF TOP PENETRATIONS FOR SOLAR RACKING WILL BE COMPLETED AND SEALED WITH APPROVED FLASHING. PENETRATIONS SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF THE RACKING. PENETRATIONS SHALL BE STAGGERED BY ROW BETWEEN THE ROOF FRAMING MEMBERS AS NECESSARY. | MP-01 | 60° | 38° | 8 | 157.0 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 3. ALL CONDUITS AND CONDUITS ON THE ROOF SHALL BE MINIMUM 1-1/2" ABOVE THE ROOF SURFACE (INCLUDING CABLES UNDERNEATH THE ROOF) BY INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS. | MP-02 | 330° | 38° | 9 | 176.6 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 4. ROOF ACCESS PATHWAYS AND SETBACKS: IFC 605.11.1.2.1 SIZE OF SOLAR PHOTOVOLTAIC EACH PHOTOVOLTAIC ARRAY SHALL BE LIMITED TO 150 FEET (45 720 MM) BY 150 FEET (45 720 MM). MULTIPLE ARRAYS SHALL BE SEPARATED BY A 3-FOOT-WIDE (914 MM) CLEAR ACCESS PATHWAY. | MP-03 | 60° | 38° | 6 | 117.8 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 5. ROOF ACCESS PATHWAYS AND SETBACKS: IFC 605.11.1.2.2 HIP ROOF LAYOUTS. BUILDINGS WITH HIP ROOF LAYOUTS SHALL BE LOCATED IN A MANNER THAT PROVIDES A 3-FOOT-WIDE (914 MM) CLEAR ACCESS PATHWAY FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED. THE BUILDING SHALL BE CAPABLE OF SUPPORTING THE FIRE FIGHTERS ACCESSING THE ROOF. | MP-04 | 150° | 38° | 9 | 176.6 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 6. ROOF ACCESS PATHWAYS AND SETBACKS: IFC 605.11.1.2.3 SINGLE-RIDGE ROOFS. PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH A SINGLE RIDGE SHALL BE BROOK-WIDE (914 MM) ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED. | MP-05 | 150° | 38° | 4 | 78.5 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 7. ROOF ACCESS PATHWAYS AND SETBACKS: IFC 605.11.1.2.4 ROOFS WITH HIPS AND VALLEYS. PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH HIPS AND VALLEYS SHALL NOT BE LOCATED CLOSER THAN 18 INCHES (457 MM) TO A HIP OR A VALLEY WHERE PANELS/MODULES ARE TO BE PLACED ON BOTH SIDES OF A HIP OR VALLEY. WHERE PANELS ARE TO BE LOCATED ON ONE SIDE OF A HIP OR VALLEY OR ON ONE SIDE OF A VALLEY, PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY. | MP-06 | 60° | 38° | 5 | 98.1 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 8. VENTILATION OPERATIONS. VENTS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS SHALL BE LOCATED AT LEAST 18 INCHES (457 MM) FROM THE RIDGE IN ORDER TO ALLOW FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS. | MP-07 | 150° | 38° | 7 | 137.4 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 9. VENTILATION OPERATIONS. VENTS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS SHALL BE LOCATED AT LEAST 18 INCHES (457 MM) FROM THE RIDGE IN ORDER TO ALLOW FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS. | MP-08 | 240° | 38° | 5 | 98.1 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 10. VENTILATION OPERATIONS. VENTS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS SHALL BE LOCATED AT LEAST 18 INCHES (457 MM) FROM THE RIDGE IN ORDER TO ALLOW FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS. | MP-09 | 330° | 38° | 7 | 137.4 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 11. VENTILATION OPERATIONS. VENTS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS SHALL BE LOCATED AT LEAST 18 INCHES (457 MM) FROM THE RIDGE IN ORDER TO ALLOW FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS. | MP-10 | 240° | 38° | 8 | 157.0 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |
| 12. VENTILATION OPERATIONS. VENTS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS SHALL BE LOCATED AT LEAST 18 INCHES (457 MM) FROM THE RIDGE IN ORDER TO ALLOW FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS. | MP-11 | 240° | 38° | 8 | 157.0 | COMPOSITION SHINGLE | K2 SPRUCE FOOT XL | ATTIC | RAFTERS | 2 X 6 | 2'-0" | 4'-0" | 1'-6" |



CUSTOMER INFORMATION

NAME: DAVID HANLEY
 ESTD: 10204974430510
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593, -100.450870
 APN: 011-101-005-000-100
 MULTI-CITY OF SAN ANGELO
 UTILITY: AEP
 PPN NUMBER: FES-44792

AERIAL VIEW

FASTTRAC ENERGY SERVICES
 LICENSE NUMBER: TCEC 349338

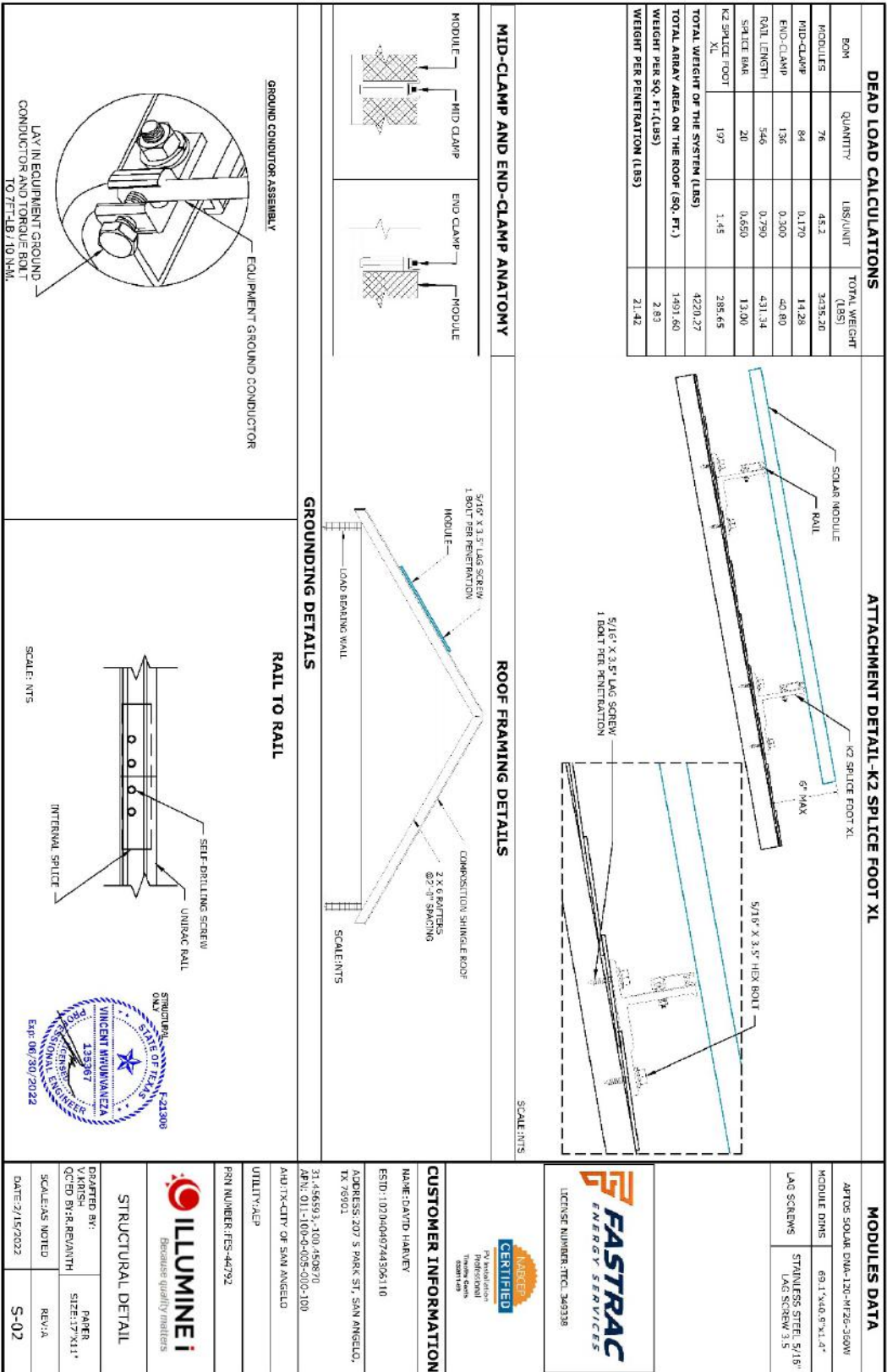
CERTIFIED MASTER
 PV Installation
 Technician
 1081146

ILLUMINE!
 Because quality matters

MOUNTING DETAIL

DRAWN BY: PAPER
 CHECKED BY: R. REVATHI
 SCALE: AS NOTED
 DATE: 2/15/2022

REVISION: S-01



MODULES DATA

| | |
|--------------------------------|--------------------------------------|
| ARTID5 SOLAR DWA-120-MP26-350W | |
| MODULE DIMS | 69.1" x 46.6" x 1.4" |
| LAG SCREWS | STAINLESS STEEL 5/16" LAG SCREW 3.5" |

FASTRAC
ENERGY SERVICES

LICENSE NUMBER: TTECL 249338



CUSTOMER INFORMATION

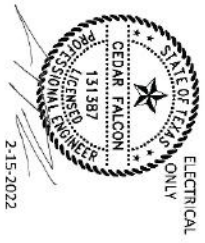
NAME: DAVID HARVEY
 ESTD: 1-0704049744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31-456593-100-450870
 APN: 011-100-9-005-010-100
 AGENCY: CITY OF SAN ANGELO
 UTILITY: AEP
 PPN NUMBER: FES-44792

ILLUMINE
Because quality matters

STRUCTURAL DETAIL

DRAWN BY: [Name]
 QC'D BY: R. BERNATH
 SCALE: AS NOTED
 DATE: 2/15/2022
 PAPER SIZE: 17"x11"
 REV: A
 S-02

ELECTRICAL CALCULATIONS



2-15-2022

| CONDUIT SCHEDULE | | | |
|------------------|---------------------------------------------------------------|-----------------------|-----------------------|
| TAG ID | CONDUIT SIZE | CONDUCTOR | GROUND |
| 1 | NONE | (6) 10AWG PV WIRE | NONE |
| 1A | NONE | (2) 10AWG PV WIRE | NONE |
| 1B | NONE | (4) 10AWG PV WIRE | (1) 6AWG BARE COPPER |
| 2 | 3/4" EMT | (6) 10AWG THHN/THWN-2 | NONE |
| 2A | 3/4" EMT | (2) 10AWG THHN/THWN-2 | NONE |
| 2B | 1/4" SCH 40 Pvc (BELOW GROUND) 1/2" SCH 80 Pvc (ABOVE GROUND) | (4) 10AWG THHN/THWN-2 | (1) 6AWG THHN/THWN-2 |
| 3 | 3/4" EMT | (2) 6AWG THHN/THWN-2 | (1) 6 AWG THHN/THWN-2 |
| 4 | 1 1/2" EMT | (2) 1 AWG THHN/THWN-2 | (1) 1 AWG THHN/THWN-2 |

NOTE:
 MAIN PANEL RATING: 200A, MAIN BREAKER RATING: 200A
 LINE SIDE TAP: 100% ALLOWABLE SHOCKED IS = 200A
OCBP CALCULATIONS:
 CONDUCTOR RATING = 110A
 PROTECTION = INVERTER O.P.P 1 X CONTINUOUS LOAD (L25)
 = 110A
 PV BREAKER = 110A
 PV BREAKER = 110A
 TOTAL REQUIRED PV BREAKER SIZE / FUSE SIZE -> 110A PV BREAKER

CUSTOMER INFORMATION

NAME: DAVID HARVEY
 ESTD: 107049744305110
 ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901
 31.456593,-100.450870
 APN: 011-100-9-005-000-100
 ADR: TX-CITY OF SAN ANGELO
 UTILITY: AEP
 PRRN NUMBER: FES-44792

ILLUMINE I
 Because quality matters

ELECTRICAL CALCULATIONS

DRAWN BY: [REDACTED] PAPER SIZE: 17"x11"
 CHECKED BY: R. REYNOLDS
 SCALES: NOTED REV: A
 DATE: 2/15/2022 E-02

WARNING PLACARD

WARNING
ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION:
AC DISCONNECT POINT OF INTERCONNECTION
PER CODE: NEC 690.13

WARNING PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
CONDUIT, COMBINED BOX
PER CODE: NEC 690.31(D)(2)

PHOTOVOLTAIC AC DISCONNECT

LABEL LOCATION:
POINT OF INTERCONNECTION
DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 690.13(B)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM

LABEL LOCATION:
INVERTER, DC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 690.56(C)(1)(A)

INVERTER 1 & 2

MAXIMUM DC OUTPUT CURRENT OF THE CHARGE CONTROLLER (REGULATED) 16 A

MAXIMUM SYSTEM VOLTAGE (DC SYSTEM VOLTAGE) 480 V

MAXIMUM SYSTEM CURRENT (LIMITED) 30 A

LABEL LOCATION:
DC DISCONNECT
PER CODE: NEC 690.53

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH RATED AC OPERATING CURRENT 80.00 AMPS AC AC NOMINAL OPERATING VOLTAGE 240 VAC

LABEL LOCATION:
AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 690.54

WARNING
POWER SOURCE OUTPUT CONNECTION DO NOT RELOCATE THIS OVER-CURRENT DEVICE

LABEL LOCATION:
POINT OF INTERCONNECTION
POINT OF INTERCONNECTION
PER CODE: NEC 705.12(B)(3)(2)

WARNING
DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
POINT OF INTERCONNECTION
POINT OF INTERCONNECTION
PER CODE: NEC 705.12(C)

WARNING
RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION:
INVERTER
INVERTER
PER CODE: NEC 690.56(C)(3)

WARNING
PAGES VARYING FROM 10 TO 12 WHEN DISCONNECT IS IN THE OPEN POSITION DO NOT RELOCATE OR CUT

LABEL LOCATION:
AC DISCONNECT

CAUTION: MULTIPLE SOURCES OF POWER

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN

207 S PARK ST, SAN ANGELO, TX 76901

LABEL LOCATION:
SERVICE PANEL
PER CODE: NEC 705.10

ALL PLACARDS SHALL BE OF WEATHER-PROOF CONSTRUCTION, BACKGROUNDED ON ALL 4 CORNERS SHALL BE RED WITH WHITE LETTERING U.G.N. PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE FASTENERS APPROVED BY THE LOCAL JURISDICTION

FASTRAC ENERGY SERVICES

LICENSE NUMBER: TECL 349338

CERTIFIED
Professional Electrician
Texas Code 40511-48

CUSTOMER INFORMATION

NAME: DON/D HARKLEY

ESID: 102049497/44300130

ADDRESS: 207 S PARK ST, SAN ANGELO, TX 76901

31.456595, -100.450970

APR: 021-10-0-005-000-100

APR: TX-CITY OF SAN ANGELO

UTILITY: AEP

PERM NUMBER: TFS-44792

ILLUMINE!
Because quality matters

WARNING PLACARDS

DRAWN BY: PAPER

QC'D BY: R. REAMANTH SIZE: 17"x11"

SCALE(S) NOTED: REV/A

DATE: 2/15/2022

PL-01

STATE OF TEXAS
ELECTRICAL ONLY

CEGAR FALCON
PROFESSIONAL ENGINEER
151387

2-15-2022