



HERITAGE PRESERVATION COMMISSION DESIGN REVIEW MEETING AGENDA

Wednesday, April 25, 2018
5:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

_____ Co-Chair Vujovich
_____ Co-Chair Randers
_____ Commissioner Cox
_____ Commissioner Bolton-Iverson
_____ Commissioner Stern

3. **APPROVAL OF AGENDA**

A. Approval of Agenda for April 25, 2018 meeting

4. **APPROVAL OF MINUTES**

A. Approval of minutes of the March 21, 2018 meeting

5. **BUSINESS**

- A. Design Review - Roger Larson proposal to install solar panels on the porch roof of the house at 15882 35th Street
- B. Meeting with Dennis Amoth and Bonnie Lind regarding their plans for their properties in the Old Village.
- C. Adding A Covered Entrance to City Hall

6. **ADJOURNMENT**

A quorum of the City Council or Other Commissions may be present to receive information.

**HERITAGE PRESERVATION COMMISSION
DESIGN REVIEW
City of Afton, Minnesota**

**MEETING MINUTES
March 21, 2018**

- Item 1. CALL TO ORDER:** The meeting was called to order at 5:30 pm.
- Item 2. ROLL CALL:**
- Present: Commissioners Vujovich, Cox, Bolton-Iverson, Stern
Absent: Commissioner Randers
Present: City Official: Richard Bend, Mayor
City Official: Ron Moorese, City Administrator
- Item 3. APPROVAL OF AGENDA:** A motion was made by Cox to add "Item 5C: Other" to the March 21, 2018 Agenda
- Seconded by: Vujovich
Vote taken: Vote: Yes - 4, No - 0, Motion carried
- A motion was made by Stern to approve the March 21, 2018 Agenda, including Item 5C: Other
- Seconded by: Vujovich
Vote taken: Vote: Yes - 4, No - 0, Motion carried
- Item 4. APPROVAL OF MINUTES:** A motion was made by Vujovich to approve the January 31, 2017 Minutes.
- Seconded by: Bolton-Iverson
Vote taken: Vote: Yes - 4, No - 0, Motion carried
- Item 5. BUSINESS:**
- A. Vacant Storefronts & Properties:
1. Commissioner Cox distributed a recent email from Doug Ahmann, Owner of the vacant lot at 3602 St. Croix Trail South in downtown Afton. Mr. Ahmann is not sure it makes sense to build his own house on this lot this year and is offering it up for Sale (see attached email dated 3/19/2018).
 2. Two letters have been sent out to (see attached):
 - a. Ms. Bonnie Lind, Owner of Lerk's Bar @ 3235 St. Croix Tr. S.
 - b. Mr. Dennis Amoth, Owner of the Green House @ 3326 St. Croix Tr. S.
- The purpose of this request is to meet with the HPC in April to discuss thought about the future of these two properties.
- Commissioner Stern volunteered to contact Mr. Amoth to encourage him to meet with the HPC.

Commissioner Vujovich would like to continue our discussion regarding "Vacant Storefronts" and "Demolition by Neglect". The City of Afton's current ordinances and review how neighboring cities such as Stillwater handle these properties.

Mayor Bend recommends checking Stillwater Chapter 34 (City Code).

B. Adding a Covered Entrance to City Hall:

Commissioner Cox presented drawings his previous firm did in 2001 to remodel some city hall interior spaces and sketches that were done by him and Bake Baker. A new entrance portico addition would also provide shelter for people waiting to enter the facility

A brief discussion regarding who, at this time, would support, finance and build this covered entrance was held.

A motion was made by Vujovich to table this Item. To be discussed at a later date.

Seconded by: Stern

Vote taken: Vote: Yes - 3, No - 1 (Cox), Motion carried

C. Other:

1. Commissioner Stern lead a discussion regarding an event named "Rediscover Afton" that celebrates the accomplishments we have made in the past two years (supported by the ABBA, Afton Area Business Association).

It would include a "promenade" walk to a ribbon cutting and "cash prize".

A preliminary date being discussed is June 16, 2018.

Stern enthusiastically suggests that people from many other surrounding communities that love and shop in our village will attend the event.

Mayor Bend stated the need to notify our local Washington County authorities regarding proper security for this public event.

2. Commissioner Stern would like to find volunteers to help remove the holiday banners on Main Street.

Item 6 ADJOURNMENT:

A motion to adjourn was made by Stern.

Seconded by: Vujovich

Vote taken: Vote: Yes - 4, No - 0, Motion carried

The next DR/HPC meeting will be: Wednesday ~ April 18, 2018 @ 5:00pm

**OR, April 25, 2018 @ 5:00pm pending when
Bonnie Lind and Dennis Amoth can attend.**

- Attachments:
1. Email from Doug Ahmann, Owner of 3602 St. Cr. Tr. S.
 2. Letter to Bonnie Lind, Owner of Lerk's
 3. Letter to Dennis Amoth, Owner of Green House

Jim Cox

From: "Doug Ahmann" <doug@dougandmary.com>
To: "Jim Cox" <jim.cox@msn.com>
Cc: <rmoorse@ci.afton.mn.us>
Sent: Monday, March 19, 2018 10:33 PM
Subject: Re: What do you think of this house plan for downtown Afton

Hi Jim,

I apologize for not getting back to you sooner. I have a lot of moving parts in my life right now. Which is both a good and a bad thing.

In any case, I'm not sure what my plans are yet for that lot in Afton. I've had too many irons in other fires to even spend any quality time on it. We're just not sure if it makes financial sense for us to build on it. Even though our house in Woodbury is bigger than we need, given that our 3 girls will all be out of the house next year, it's not costing us a ton to live there.

If you know of anyone who is interested in moving to that area, and building their dream home, please let me know. It's a great lot, and I would probably let it go for what I have into it. Which I think is about \$120k or so at this point.

I'm not ruling out building still at some point, but right now I just don't have the time to put the effort required into it.

Again, thank you very much for reaching out and lighting a fire under me. I hope to meet you in person soon. I'm not positive I can make it Wednesday at 5:00 though.

All the best, and please don't give up on me quite yet. ;-)

Cheers,
Doug

On Mon, Mar 5, 2018 at 8:48 AM Jim Cox <jim.cox@msn.com> wrote:

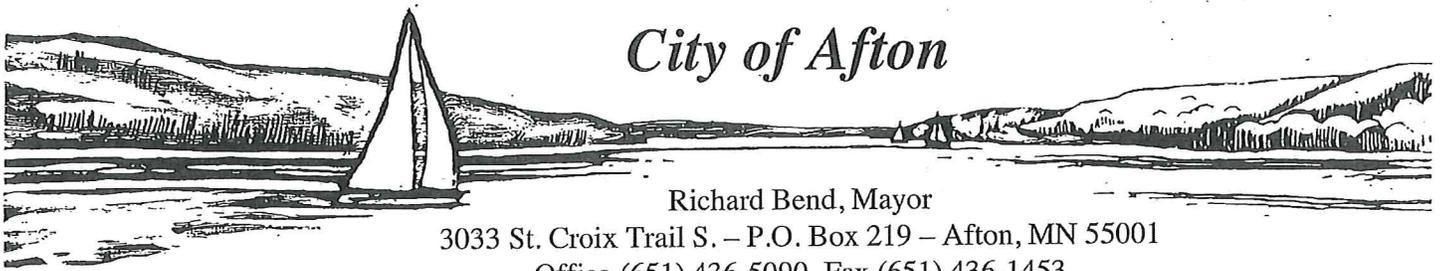
Doug, do you want to make an informal presentation to the Afton HPC at our up coming March 21st 5 pm meeting? We would like to review your early planning progress.

Jim Cox, Afton HPC

12941 22nd St. S.
Afton, MN 55001
 C: 612.414.0155

----- Original Message -----
From: Doug Ahmann

To: Jim Cox
Sent: Monday, January 29, 2018 2:49 PM
Subject: Re: What do you think of this house plan for downtown Afton



City of Afton

Richard Bend, Mayor

3033 St. Croix Trail S. – P.O. Box 219 – Afton, MN 55001

Office (651) 436-5090 Fax (651) 436-1453

www.ci.afton.mn.us

Bill Palmquist - Ward 1
Joe Richter - Ward 2

Stan Ross - Ward 3
Randy Nelson - Ward 4

Date: 3-16-18

Ms. Bonnie L. Lind, CEO
Lerk's, Inc.
743 Lund St.
Hudson, WI 54016

RE: Vacant Business Properties in the City of Afton

Dear Ms. Lind:

Now that the City of Afton has nearly completed its Downtown Village renewal project, we are excited to meet with you and discuss your thoughts about the future of your property at:

Lerk's
3235 St. Croix Tr. S.
Afton, MN 55001

The Lerkberger was nationally known and received rave reviews. Perhaps Lerk's Bar could re-open which would be a superb. Or, the building could be renovated and put to good use for the community.

GOALS OF THE DR/HPC:

The Afton Design Review/Heritage Preservation Commission is to help property owners plan improvements to their property that will maintain the beauty of our community and protect property values as well. We look at buildings, signage, fences, windows, siding and anything else that shows on the exterior of your building. Once approved, a "Certificate of Appropriateness" is issued so the Building Inspector can issue building permits.

The DR/HPC would like to invite you to meet to discuss your historical property in the Downtown Village. We'd like to continue the Village updating process by asking you, the property owner, to meet and discuss your thoughts about the future of your property. Your property is important in revitalizing the Downtown Village.

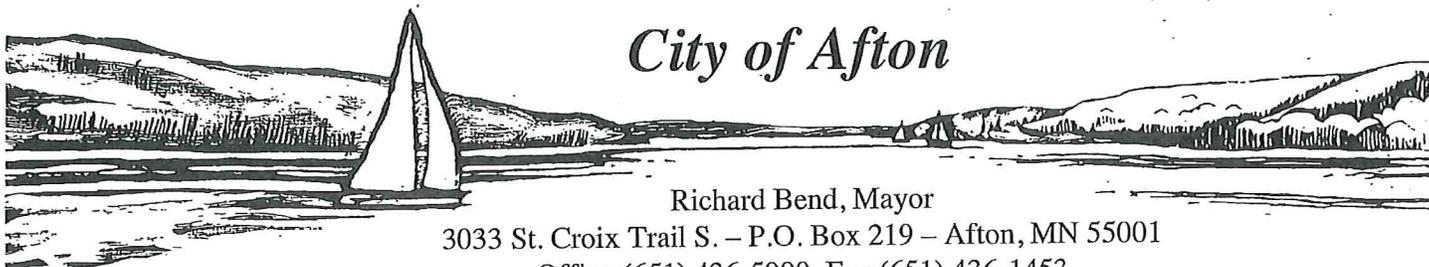
We'd like to meet with you at the next Afton DR/HPC meeting on April 18, 2018 @ 5:00pm. Please confirm your availability to meet by calling Ron Moore, Afton City Administrator, at 651-436-8957.

Thank you and we appreciate your time and thoughts on the above matter. We look forward to seeing you.

Sincerely,

Afton Heritage Preservation Commission

CC: Ron Moore, City Administrator



City of Afton

Richard Bend, Mayor

3033 St. Croix Trail S. – P.O. Box 219 – Afton, MN 55001

Office (651) 436-5090 Fax (651) 436-1453

www.ci.afton.mn.us

Bill Palmquist - Ward 1
Joe Richter - Ward 2

Stan Ross - Ward 3
Randy Nelson - Ward 4

Date: 3-16-18

Mr. Dennis Amoth
3999 Penfield Court
P.O. Box 373
Afton, MN 55001

RE: Vacant Business Properties in the City of Afton
Green House located at 3326 St. Croix Trail in downtown Afton

Dear Mr. Amoth:

Now that the City of Afton has nearly completed its Downtown Village renewal project, we are excited to meet with you and discuss your thoughts about the future of your property at:

Green House
3326 St. Croix Tr. S.
Afton, MN 55001

Your property would be a wonderful place for a business to locate. It's in the heart of town where the residents and visitors would love to see some life, action and a business to draw people to Afton. Or, the building could be renovated and put to good use for the community.

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The DR/HPC would like to invite you to meet to discuss your historical property in the Downtown Village. We'd like to continue the Village updating process by asking you, the property owner, to meet and discuss your thoughts about the future of your property. Your property is important in revitalizing the Downtown Village.

We'd like to meet with you at the next Afton DR/HPC meeting on April 18, 2018 @ 5:00pm. Please confirm your availability to meet by calling Ron Moorse, Afton City Administrator, at 651-436-8957.

Thank you and we appreciate your time and thoughts on the above matter. We look forward to seeing you.

Sincerely,

Afton Heritage Preservation Commission

CC: Ron Moorse, City Administrator

CITY OF AFTON DESIGN REVIEW APPLICATION

Owner	Address	City	State	Zip	Phone
<i>Roger Larson</i>	<i>1501 35th St</i>				
Applicant (if different than owner)	Address	City	State	Zip	Phone
Project Address		AFTON MN 55001			
Zoning Classification	Existing Use of Property	PID# or Legal Description			
Description of Request					
<i>Install solar panels on porch roof</i>					
<p>By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.</p>					
Signature of Owner/Applicant					Date
Make checks payable to: City of Afton					
FEES:					
Design Review	\$50.00	TOTAL: _____			
		DATE PAID: _____			
		CHECK #: _____			
		RECVD. BY: <i>[Signature]</i>			
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					

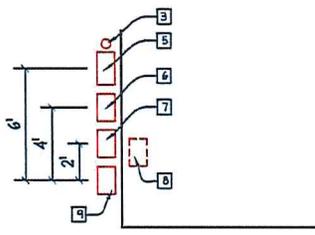
OID # 3386936
 METER # 95322207
 PREMISE # 303316903
 ACCT # 51-6319519-7
 OWNER ROGER LARSON

- NO OVERHEAD UTILITY LINE OBSTRUCTIONS.
 - INCOMING POWER IS 120/240V 1 PHASE, 3-WIRE.



SITE PLAN NOTES

- 1 FLUSH MOUNTED ROOF ARRAY 1x7 OVER 1x9 PORTRAIT.
- 2 CONDUIT ROUTED ACROSS ROOF
- 3 CONDUIT TO DROP THROUGH PORCH ROOF AND EAVE.
- 4 NOT USED.
- 5 INVERTER LOCATED ON EXTERIOR WALL (6' FROM MAIN METER).
- 6 60A, NEMA 3R FUSED (30A) PHOTOVOLTAIC UTILITY AC DISCONNECT. LOCKABLE, VISIBLE, ACCESSIBLE, W/REFLECTIVE LABEL (4' FROM MAIN METER).
- 7 200A, 120/240 SOLAR PRODUCTION METER SOCKET W/BYPASS METER BY XCEL (2' FROM MAIN METER).
- 8 200A, MAIN SERVICE LOCATED IN BASEMENT. NO WORK.
- 9 MAIN METER SOCKET TO BE UPGRADED TO NEW 200A W/BYPASS. SCHEDULE OUTAGE WITH XCEL. XCEL TO PROVIDE NEW METER UPON SOCKET CHANGE OUT. THEN, AT ISLAND TEST, XCEL TO PROVIDE NEW BI-DIRECTIONAL METER.



2 SERVICE PART. PLAN
N.T.S.

1 SITE PLAN
N.T.S.

POWER OPTIMIZER DATA	SOLAR EDGE P400
Rated PC Power	400W (x16)
Max Input V	80
MPPT Range	8-80
Max Module Isc	10.1
Max DC Input	12.63A
Efficiency	98.8
Max Output Adc	15
Max Output Vdc	60

INVERTER DATA	SOLAR EDGE SE 5000H-US
POWER	5kW
Voperating	240-1
Output Imax	21A
PF	>.99
THD	<3%
CEC Efficiency	99%
UL	1741
OCV	30A

MODULE DATA	PANASONIC VBHN 320K A1
POWER	320W (x16)
Impp	5.5A
Vmpp	58.7V
Isc	5.9A
Voc	70.5A
Temp Coef.-Vdc	-.16%/C



(SIZED FOR 11X17 COLOR PRINTING)

2349 Willis Miller Drive
 Hudson, WI 54016
 715-381-9977
 ctarr@energyconcepts.us
 www.energyconcepts.us

5.12kW Roof Mount
Roger & Jacqueline Larson Residence
15882 35th Street South
Afton, MN 55001

PROJECT: LARSON
 DATE: 4/16/2016
 DRAWN BY: J.C.M.
 REVISIONS:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

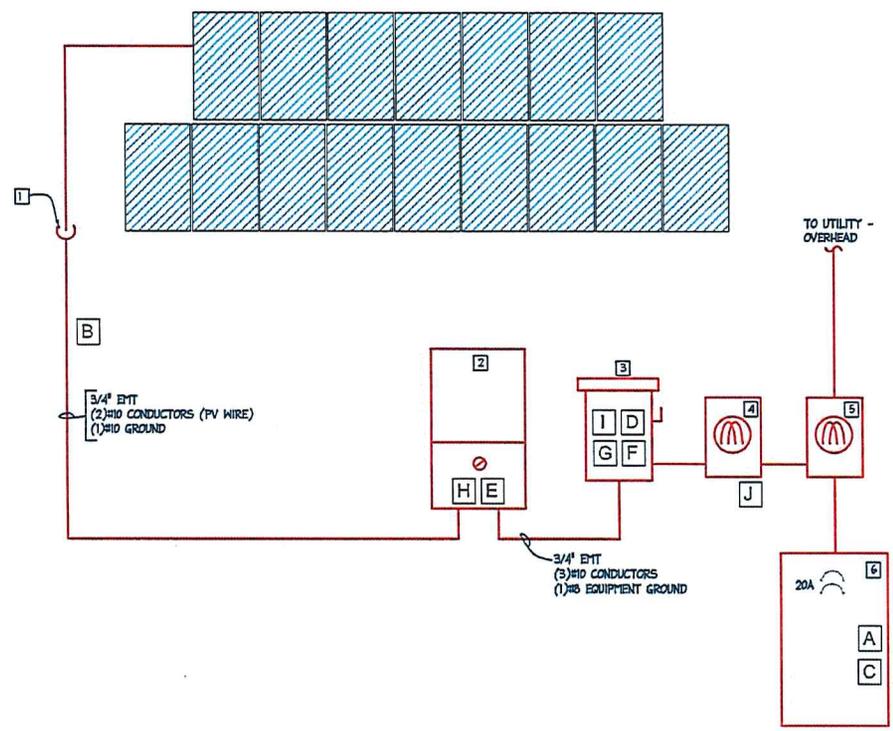
 CRAIG A. TARR
 DATE: 4/16/2016 REG. NO. MN-022072

Sheet Number
SE1



OID #	3386936
METER #	95322207
PREMISE #	303316903
ACCT #	51-6319519-7
OWNER	ROGER LARSON

- NO OVERHEAD UTILITY LINE OBSTRUCTIONS.
- INCOMING POWER IS 120/240V 1 PHASE, 3-WIRE.



- GENERAL NOTES**
- A. NO OVERHEAD UTILITY DESTRUCTIONS ONSITE.
 - B. DESIGN TO BE NEC 2017 COMPLIANT.
 - C. BOXED LETTERS REFER TO LABELS (SEE).
 - D. EXISTING SERVICE IS 120/240V, 3-WIRE.
 - E. SYSTEM IS RAPID SHUT-DOWN COMPLIANT.

- SPECIFIC NOTES**
- 1 CONDUIT FROM ROOF THROUGH EAVE TO INVERTER.
 - 2 5KW INVERTER. INTEGRATED DC DISCONNECT - SEE SCHEDULE SEI.
 - 3 60A, 120/240V-1, 3-WIRE, NEMA 3R FUSED PHOTOVOLTAIC AC UTILITY DISCONNECT, LOCKABLE, VISIBLE, ACCESSIBLE, W/REFLECTIVE LABEL (30A FUSES).
 - 4 200A, 240V-1, 3-WIRE AC SOLAR PRODUCTION METER SOCKET, W/BYPASS METER BY XCEL.
 - 5 EXISTING METER SOCKET TO BE REPLACED WITH NEW 200A, 240-1, 3-WIRE W/BYPASS. SOLAR TO TIE ONTO LOAD SIDE OF METER W/APPROVED MILBANK LUGS K4977
 - 6 EXISTING 200A MAIN SERVICE PANEL (NO WORK).

1 ONE-LINE DIAGRAM
SCALE: N.T.S.



(SIZED FOR 11X17 COLOR PRINTING)

energy concepts
engineering a sustainable future

2349 Willis Miller Drive
Hudson, WI 54016
715-381-9977

ctarr@energyconcepts.us
www.energyconcepts.us

5.12kW Roof Mount
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Craig A. Tarr
CHRAIG A. TARR
DATE: 4/16/2018 REG. NO. MN-022072

Sheet Number

SE2

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

HT-00495

(x1) **A**

**WARNING: PHOTOVOLTAIC
POWER SOURCE**

HT-00206

(x4) **B**

WARNING

TURN OFF PHOTOVOLTAIC
AC DISCONNECT PRIOR TO
WORKING INSIDE PANEL

HT-00499
(590-17)

(x1) **C**

**PHOTOVOLTAIC UTILITY
AC SYSTEM DISCONNECT**

HT-00243

(x1) **D**

WARNING

ELECTRICAL SHOCK HAZARD

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

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

HT-00879
(496)

(x1) **E**

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT **21A**

NOMINAL OPERATING AC VOLTAGE **240-1V**

HT-00892
(239)

(x1) **F**

WARNING

ELECTRICAL SHOCK HAZARD

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

HT-00878
(497)

(x1) **G**

MAXIMUM VOLTAGE **600Vdc**
MAXIMUM CIRCUIT CURRENT **15A**
MAX RATED OUTPUT CURRENT OF
THE CHARGE CONTROLLER
OR DC-TO-DC CONVERTER
(IF INSTALLED) **15A**

HT-00891
(291)

(x1) **H**

**RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

HT-00887

(x1) **I**

SOLAR PRODUCTION METER

CUSTOM

(x1) **J**

2017 NEC LABEL TEMPLATE

ALL LABELS ARE HELLERMAN TYTON
NEC 2017 COMPLIANT

(SIZED FOR 11X17
COLOR PRINTING)



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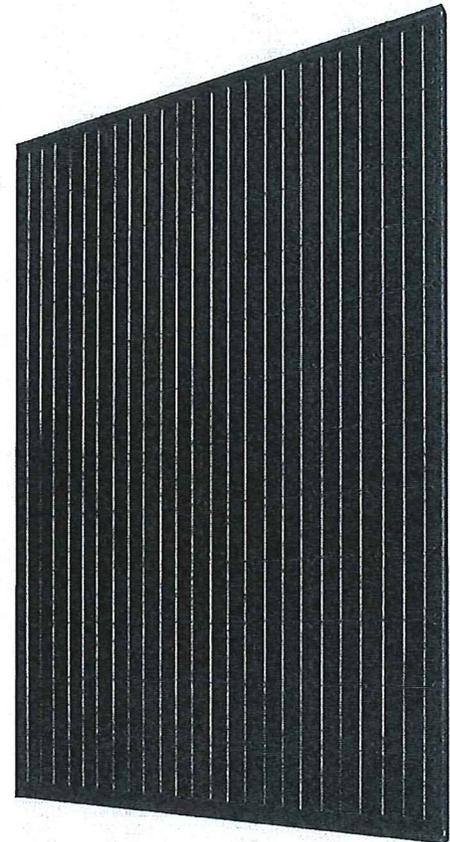
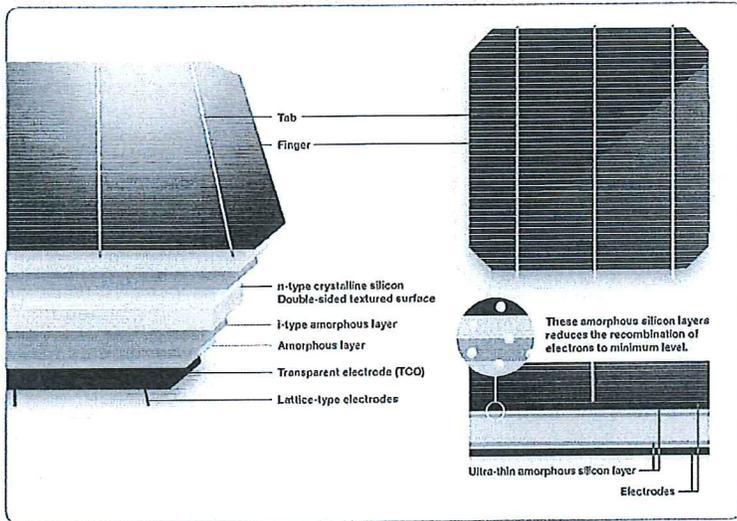
Draig A. Tarr
DRAIG A. TARR
DATE: 4/16/2018 REC. NO. MN-022072

Sheet Number

SE3

N320K/N315K/N310K

Panasonic's unique heterojunction technology uses ultra-thin amorphous silicon layers. These thin dual layers reduce losses, resulting in higher energy output than conventional panels.



Panasonic HIT® Black is the brand new all-black module which features high efficiency 19.1%, industry leading temperature coefficient of $-0.258\% / ^\circ\text{C}$ and a sleek design. Powerful and aesthetic designed to make your roof look great.

Our competitive advantages



High Efficiency at High Temperatures

As temperature increases, HIT® continues to perform at high levels due to the industry leading temperature coefficient of $-0.258\% / ^\circ\text{C}$. No other module even comes close to our temperature characteristics. That means more energy throughout the day.



25 Year Product and Performance Warranty**

Industry leading 25 year product workmanship and performance warranty is backed by a century old company- Panasonic. Power output is guaranteed to 90.76% after 25 years, far greater than other companies.



Quality and Reliability

Panasonic's vertical integration, 20 years of experience manufacturing HIT® and 20 internal tests beyond those mandated by current standards provides extreme quality assurance.



Higher Efficiency 19.7%

Enables higher power output and greater energy yields. HIT® provides maximum production for your limited roof space.



Low Degradation

HIT "N-type" cells result in extremely Low Light Induced Degradation (LID) and zero Potential Induced Degradation (PID) which supports reliability and longevity. This technology reduces annual degradation to 0.26% compare to 0.70% in conventional panels, guaranteeing more power for the long haul.



Unique water drainage

The water drainage system give rain, water and snow melt a place to go, reducing water stains and soiling on the panel. Less dirt on the panel means more sunlight getting through to generate power.

N320K/N315K/N310K

ELECTRICAL SPECIFICATIONS

Model	VBHN320KA01	VBHN315KA01	VBHN310KA01
Rated Power (Pmax) ¹	320W	315W	310W
Maximum Power Voltage (Vpm)	58.7V	58.4V	58.1V
Maximum Power Current (Ipm)	5.46A	5.40A	5.34A
Open Circuit Voltage (Voc)	70.5V	70.2V	69.9V
Short Circuit Current (Isc)	5.89A	5.83A	5.78A
Temperature Coefficient (Pmax)	-0.258%/°C	-0.258%/°C	-0.258%/°C
Temperature Coefficient (Voc)	-0.16V/°C	-0.16V/°C	-0.16V/°C
Temperature Coefficient (Isc)	3.21mA/°C	3.21mA/°C	3.21mA/°C
NOCT	44.0°C	44.0°C	44.0°C
CEC PTC Rating	301.7	296.9	292.1
Cell Efficiency	21.6%	21.2%	20.9%
Module Efficiency	19.1%	18.8%	18.5%
Watts per Ft. ²	17.8W	17.5W	17.2W
Maximum System Voltage	600V	600V	600V
Series Fuse Rating	15A	15A	15A
Warranted Tolerance (-/+)	+10%/-0%*	+10%/-0%*	+10%/-0%*

MECHANICAL SPECIFICATIONS

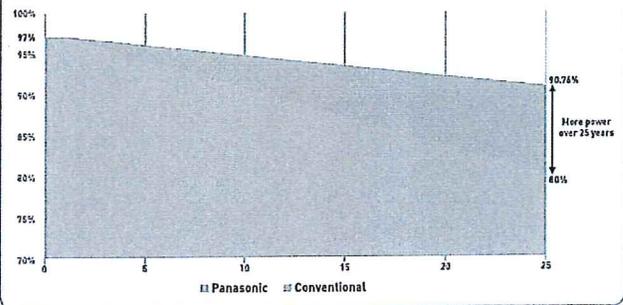
Model	VBHN320KA01, VBHN315KA01, VBHN310KA01
Internal Bypass Diodes	4 Bypass Diodes
Module Area	18.02 Ft. ² (1.67m ²)
Weight	40.81 Lbs. (18.5kg)
Dimensions LxWxH	62.6x41.5x1.4 in. (1590x1053x35 mm)
Cable Length +Male/-Female	40.2/40.2 in. (1020/1020 mm)
Cable Size / Type	No. 12 AWG / PV Cable
Connector Type ²	Multi-Contact [®] Type IV (MC4™)
Static Wind / Snow Load	50 PSF (2400 Pa)
Pallet Dimensions LxWxH	63.7x42.2x65.4 in.
Quantity per Pallet / Pallet Weight	40 pcs. / 1719 Lbs. (780 kg)
Quantity per 40' Container	560 pcs.
Quantity per 20' Container	240 pcs.

Operating Conditions & Safety Ratings

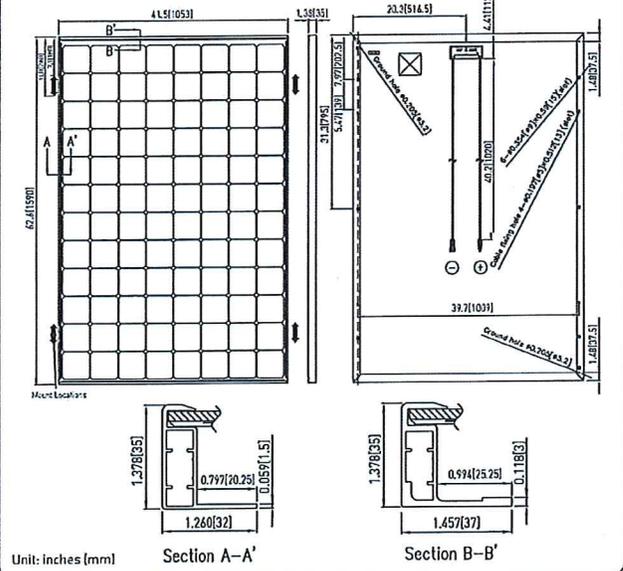
Model	VBHN320KA01, VBHN315KA01, VBHN310KA01
Operating Temperature	-40°F to 185°F (-40°C to 85°C)
Hail Safety Impact Velocity	1" hailstone (25mm) at 52 mph (23m/s)
Safety & Rating Certifications	UL 1703, cUL, CEC
UL 1703 Fire Classification	Type 2
Limited Warranty	25** Yrs Workmanship and Power Output (Linear)***

NOTE: Standard Test Conditions: Air mass 1.5; Irradiance = 1000W/m²; cell temp. 25°C
 * Maximum power at delivery. For guarantee conditions, please check our guarantee document.
 ** Installation need to be registered through our website www.panasonicusahitwarranty.com within 60 days in order to receive twenty-five (25) year Product workmanship. Otherwise, Product Workmanship will be only fifteen (15) years.
 *** 1st year 97%, after 2nd year 0.26% annual degradation to year 25.
¹ STC: Cell temp. 25°C, AM1.5, 1000W/m²
² Safety locking clip (IPV-SSH4) is not supplied with the module.
 NOTE: Specifications and information above may change without notice.

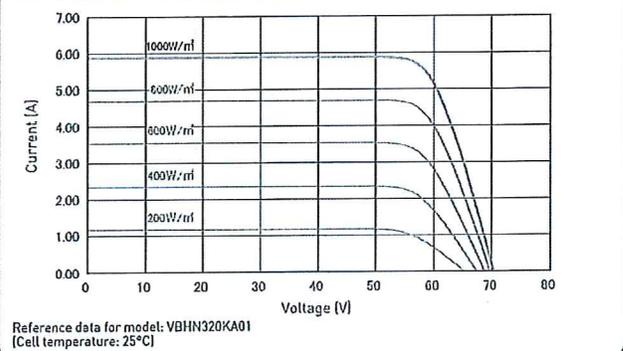
PERFORMANCE WARRANTY



DIMENSIONS



DEPENDENCE ON IRRADIANCE



CAUTION! Please read the installation manual carefully before using the products.
 Used electrical and electronic products must not be mixed with general household waste. For proper treatment, recovery and recycling of old products, please take them to applicable collection points in accordance with your national legislation.