

**Town of Freeport
Planning Department**

Application for Review

Project Type: (check all applicable)

Site Plan Review Design Review Certificate Subdivision
 Zoning Ordinance Amendment Other (please explain) _____

Name of Project: Marc Spruiell

Proposed Use of Property: Residential

1) Applicant Information:

Name: Kristine Corey- ReVision Energy **Tel:** 207-271-9776
(If a Company, provide name of person also)

Address: 758 Westbrook St. South Portland, ME 04106

Email: kcorey@revisionenergy.com

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No

If yes, please explain: _____

4) Property Information:

Present Use of Property Residential

Location: Street Address 4 Park Street

Assessor's Office Map: _____ **Lot:** _____

Size of Parcel (acres): _____ **Zoning District (s):** _____

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: Installation of 30 roof-mounted solar panels on the backside of the house

6) Other Information:

Proposed # of Buildings: _____ Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO X YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: _____ Tel: _____

Address: _____

Email: _____

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ Abutter Fee: \$ _____

Submission: *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

3/27/23

DATE



SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE



REVISION ENERGY

Permit Authorization Form

To whom it may concern,

Homeowner, **Marc Spruiell**, hereby authorizes ReVision Energy to act as the Owner's Agent for the limited purpose of applying for and obtaining any permit or approval from each Authority Having Jurisdiction that may be required for the installation of the Renewable Energy System to be located on Owner's property (4 Park St. Freeport, ME 04032).

Please feel free to reach me at kcorey@revisionenergy.com to talk further about this project.

Best,
Kristine Corey
Customer Experience Specialist- ReVision Energy

Owner Signature: *Marc Spruiell*

Date: Mar 27 2023 21:28 EDT



REVISION ENERGY
 758 WESTBROOK STREET
 SOUTH PORTLAND, ME
 04106

(207)-221-6342

CLIENT:

MARC SPRUIELL
 4, PARK STREET
 FREEPORT ME, 04032

SYSTEM TYPE:

12KW DC GRID TIED SOLAR
 PHOTOVOLTAIC SYSTEM
 WITH 10KW/27KWH
 BATTERY, TESLA
 POWERWALL2,
 10KW/27KWH

FOR CONSTRUCTION

DESIGNED BY: IAL
 PRINT SIZE: 11" x 17"
 SCALE: NA
 DATE: 2/28/2023
 SHEET TITLE: TITLE SHEET
 SHEET NUMBER: G001

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GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE ORDINANCES AND BUILDING CODES.
2. ELECTRICAL INSTALLATION SHALL COMPLY WITH STATE AND LOCALLY ADOPTED ELECTRICAL CODE.
3. ROOFTOP PENETRATIONS SHALL BE SEALED.
4. ALL EQUIPMENT SHALL BE LISTED AND TESTED BY A RECOGNIZED LABORATORY.
5. MODULE CONNECTORS MUST BE MATCHING BRAND AND TYPE OR BE A UL LISTED ASSEMBLY.
6. SYSTEM SHALL CONFORM TO RAPID SHUTDOWN REQUIREMENTS PER NEC 690.
7. CONDUIT RUNS BETWEEN SUB-ARRAYS, COMBINERS, AND DISCONNECTS SHALL BE INSTALLED IN THE MOST DIRECT ROUTE POSSIBLE.
8. ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN CLEARANCES REQUIRED BY NEC 110.
9. EQUIPMENT SHALL BE LABELED PER NEC 2020 REQUIREMENTS.
10. ENSURE INVERTER IS SET TO ISO-NE STANDARDS.



PROJECT SUMMARY:
 THE PROJECT SCOPE INCLUDES THE DESIGN, SPECIFICATION, PROCUREMENT, INSTALLATION AND COMMISSIONING OF A COMPLETE, TURN-KEY, GRID-TIED PHOTOVOLTAIC ELECTRIC SYSTEM.

MODULE TYPE	(30) G CELLS G PEAK 600 BLK PL-G10+ 400W
INVERTER	(1) SEI0000H-US
OPTIMIZER	(30) SOLAREXGE S440
STORAGE SYSTEM	TESLA POWERWALL2, 10KW/27KWH
ARRAY PITCH	4.5, 35°
ARRAY AZIMUTH	121, 21°
RACKING	BLACK IRONRIDGE XR100 ALUMINUM RAIL
ATTACHMENT	ECOSFASTEN GREENFASTEN GF1 WITH SS 3/4 5/16" LAG SCREWS

AUTHORITIES HAVING JURISDICTION:

BUILDING AUTHORITY	FREEPORT ME
ELECTRICAL AUTHORITY	FREEPORT ME
ZONING/PLANNING AUTHORITY	FREEPORT ME
ELECTRICAL UTILITY	CENTRAL MAINE POWER

DESIGN CRITERIA:

OCCUPANCY	RESIDENTIAL
DESIGN WIND LOAD	116 MPH
RISK CATEGORY	II
GROUND SNOW LOAD	50 PSF
EXPOSURE CATEGORY	C
ROOF HEIGHT	16' ABOVE GRADE TO EAVES
ROOF COMPOSITION	ASPHALT SHINGLE
RAFTER	
RAFTER SPACING	

SHEET LIST:

- G001 TITLE SHEET
- E100 SITE PLAN
- S100 ROOF MODULE LAYOUT
- S200 RAIL CUT SHEET
- E200 STRING MAP
- E400 ONE-LINE DIAGRAM
- E700 STICKER MAP
- A200 SAFETY PLAN



REVISION ENERGY

758 WESTBROOK STREET
SOUTH PORTLAND, ME
04106

(207)-221-6342

CLIENT:

MARC SPRUIELL
4 PARK STREET
FREEPORT ME, 04032

SYSTEM TYPE:

12KW DC GRID TIED SOLAR
PHOTOVOLTAIC SYSTEM
WITH 10KW/27KWH
BATTERY, TESLA
POWERWALL2,
10KW/27KWH

FOR CONSTRUCTION

DESIGNED BY: IAL
PRINT SIZE: 11" x 17"
SCALE: 1/4"
DATE: 2/28/2023
SHEET TITLE

SITE PLAN

SWP NUMBER

E100

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OPERATION, MAINTENANCE,
REPAIR AND REPAIRS OF THE
SYSTEMS AND EQUIPMENT UNDER
ACTUAL CONDITIONS. APPLICABLE
EDITION OF THE NATIONAL
ELECTRICAL CODE AND LOCAL
GOVERNMENTAL AUTHORITIES.



PROJECT SUMMARY:

MODULE TYPE	(30) 0 CELLS 0 PEAK 000 BLK ML-G10+ 4.00W
INVERTER	(1) SE6000H-US
OPTIMIZER	(30) SOLAREXGE S40
STORAGE SYSTEM	TESLA POWERWALL2, 10KW/27KWH
ARRAY PITCH	4.5, 35°
ARRAY AZIMUTH	121, 21°
RACKING	BLACK IRONRIDGE SR100 ALUMINUM RAIL
ATTACHMENT	ECOSFASTEN GREENFASTEN GFI WITH SS 3"x 5/16" LAG SCREWS

DESIGN CRITERIA:

OCCUPANCY	RESIDENTIAL
DESIGN WIND LOAD	116 MPH
RISK CATEGORY	II
GROUND SNOW LOAD	60 PSF
EXPOSURE CATEGORY	C
ROOF HEIGHT	16' ABOVE GRADE TO EAVES
ROOF COMPOSITION	ASPHALT SHINGLE
RAFTER	
RAFTER SPACING	

EQUIPMENT LOCATIONS:

- INTERIOR:**
- TESLA GATEWAY
 - MAIN LOAD CENTER
 - HEAVY LOADS PANEL
 - SOLAR INVERTER
 - PV AC EQUIPMENT DISCONNECT
 - (2) TESLA POWERWALLS
 - POWERWALL AC COMBINER PANEL
- EXTERIOR:**
- UTILITY NET METER
 - PV AC RAPID SHUTDOWN DISCONNECT (RSID)
 - BATTERY DISCONNECT



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 FREEPORT ME, 04032

SYSTEM TYPE:

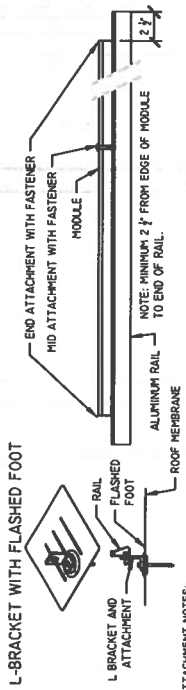
12KW DC GRID TIED SOLAR
 PHOTOVOLTAIC SYSTEM
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 BATTERY, TESLA
 POWERWALL2,
 10KW/27KWH

FOR CONSTRUCTION

DESIGNED BY: JAL
 PRINT SIZE: 11" x 17"
 SCALE: 1/4"
 DATE: 2/28/2023
 SHEET TITLE: ROOF MODULE LAYOUT

PROJECT NO: S100

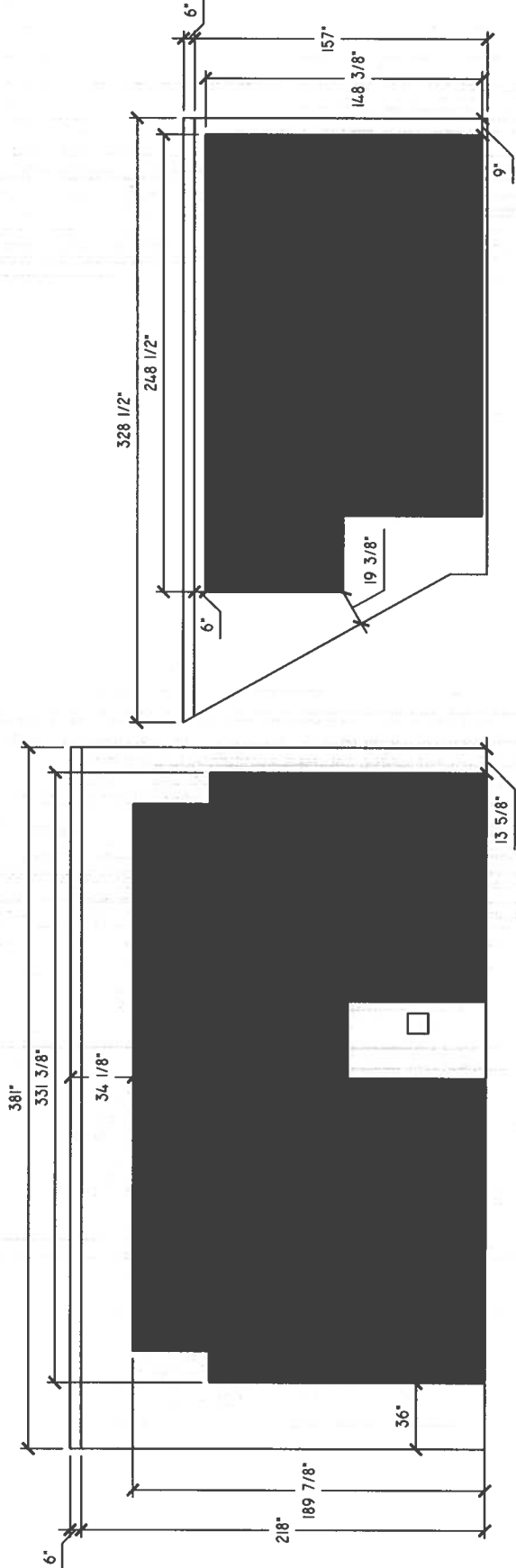
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- ATTACHMENT NOTES:
1. MAXIMUM RAIL LENGTH IS 100' BEFORE EXPANSION CAP IS REQUIRED.
 2. CLEARANCE BETWEEN RAILS SHALL BE 4". THIS DISTANCE WILL VARY BASED ON ROOF SLOPE, SNOW LOAD, WIND SPEED, AND EXPOSURE CATEGORY.
 3. MAXIMUM RAIL CANTILEVER DISTANCE IS 0.40 X RAIL SPAN.
 4. INSTALL AND SEAL ATTACHMENTS PER MANUFACTURER'S INSTRUCTIONS.
 5. ROOF ATTACHMENTS SHALL BE STAGGERED FOR EVEN DISTRIBUTION OF LOAD ON ROOF RAFTERS.
 6. CLEARANCE BETWEEN ROOF AND BOTTOM OF MODULES SHALL BE A MINIMUM OF 2"

ATTACHMENT SPACING BY ROOF ZONE			
Zone #	Zone 1	Zone 2	Zone 3
Max. Rail Span (ft.)	48	48	48
Max. Cantilever (ft.)	19.2	19.2	19.2

A ROOF ATTACHMENT & SPACING DETAILS



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758 WESTBROOK STREET
SOUTH PORTLAND, ME
04106

(207)-221-5342

CLIENT:

MARC SPRUIELL
4 PARK STREET
FREEPORT, ME, 04032

SYSTEM TYPE:

12KW DC GRID TIED SOLAR
PHOTOVOLTAIC SYSTEM
WITH 10KW/27KWH
BATTERY, TESLA
POWERWALL2,
10KW/27KWH

FOR CONSTRUCTION

DESIGNED BY: IAL

PRINT SIZE: 11" x 17"

SCALE: 1/4"

DATE: 2/28/2023

DATE: 2/28/2023

RAIL CUT SHEET

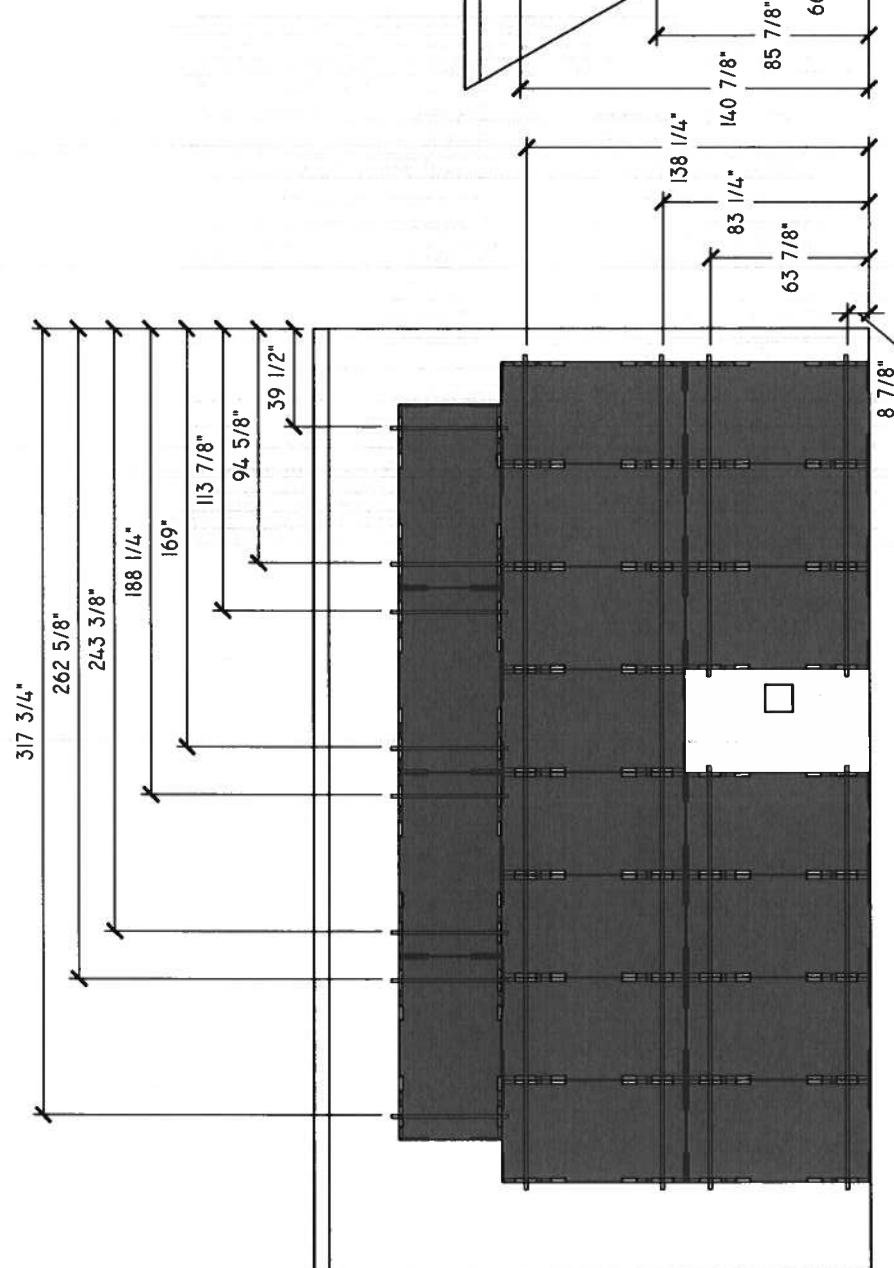
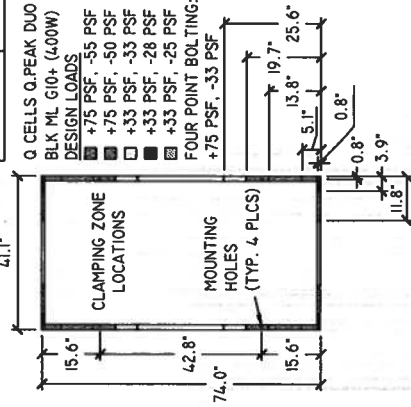
PROJECT NUMBER: S200

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CUT LIST	
RAIL LENGTH (IN)	QTY
FULL (17')	4
48	8
129 1/8	2
170 3/4	2
106 1/8	4
49 3/4	2
132 3/4	2

RAIL LENGTH						
RAIL SECTION TAG	NUMBER OF RAIL SECTIONS	QTY OF PANELS IN SECTION	RAFTER SPACING	MODULE ORIENTATION	RAIL ORIENTATION	RAIL LENGTH (IN)
L1	8	1	24"	LANDSCAPE	VERTICAL	48
P3	2	3	24"	PORTRAIT	HORIZONTAL	129 1/8
P4	2	4	24"	PORTRAIT	HORIZONTAL	170 3/4
P5	2	5	24"	PORTRAIT	HORIZONTAL	212 1/4
P6	2	6	24"	PORTRAIT	HORIZONTAL	253 3/4
P8	2	8	24"	PORTRAIT	HORIZONTAL	336 3/4

SUMMARY		
TYPE	PRODUCT	QUANTITY
MODULE:	Q CELLS Q-PEAK DUO BLK ML-G10+ 400W	30
RAIL:	IRON RIDGE XR100 - 17'	(4) FULL (20) CUT
FASTENERS:	IRON RIDGE UFO	78 MIN
INVERTER	WATTS / STRING	MAX MODS PER STRING
SE10000H-US	6000	15





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PHOTOVOLTAIC SYSTEM
WITH 10KW/27KWH
BATTERY - TESLA
POWERWALL 2,
10KW/27KWH

FOR CONSTRUCTION

DESIGNED BY: IAL
PRINT SIZE: 11" x 17"
SCALE: 1" = 10'
DATE: 2/28/2023
DWG TITLE: STRING MAP

REVISION

NO. 1
DESCRIPTION
E200

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STRING LEGEND	
	POSITIVE TERMINATION OF STRING
	NEGATIVE TERMINATION OF STRING
	USE JUMPER TO REACH REST OF STRING
	USE AS 1:1 OPTIMIZER (1 MODULE PER OPTIMIZER)
	USE AS 2:1 OPTIMIZER (2 MODULE PER OPTIMIZER)
NOTES:	
- 2:1 OPTIMIZERS CAN BE USED AS 1:1	
- DUAL INPUT OPTIMIZERS USED AS 1:1 MUST USE PLUGS	
- ADDITIONAL OPTIMIZERS CAN BE ADDED IF NECESSARY	



CLIENT:
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 4 PARK STREET
 FREEPORT ME, 04032

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 BATTERY, TESLA
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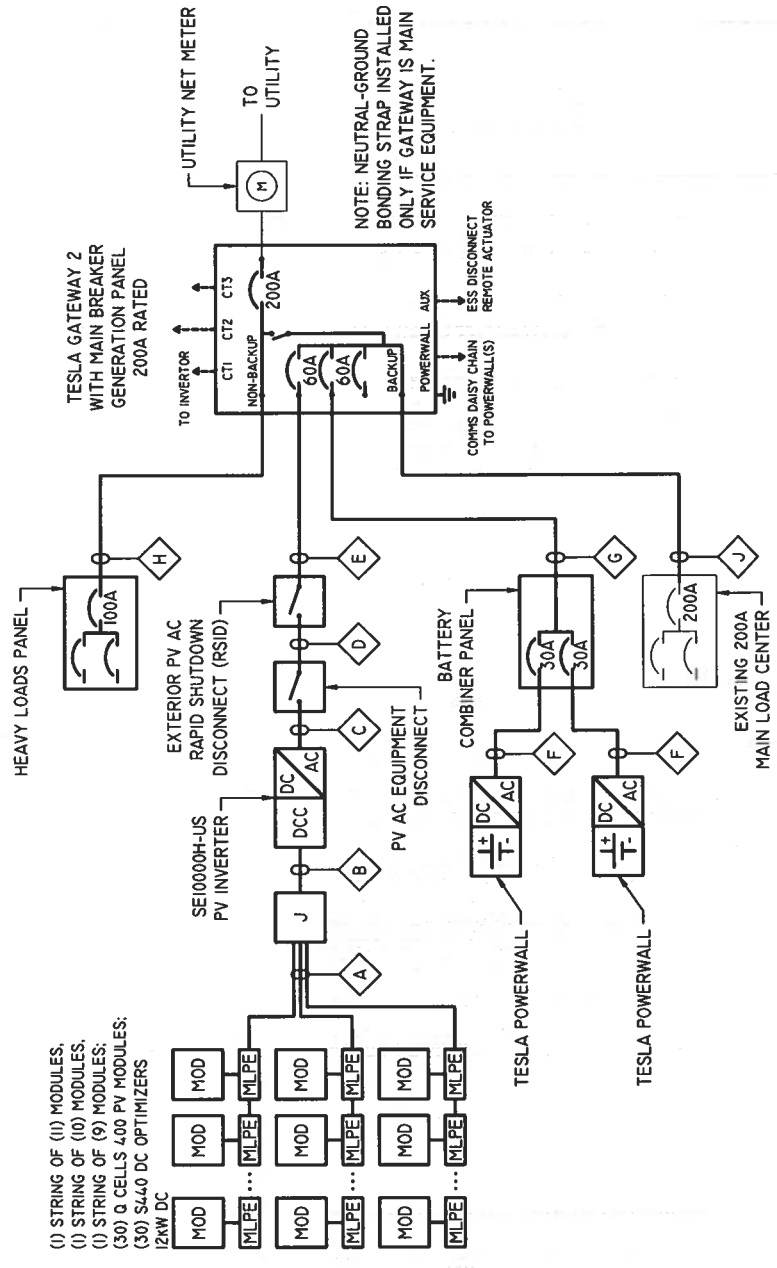
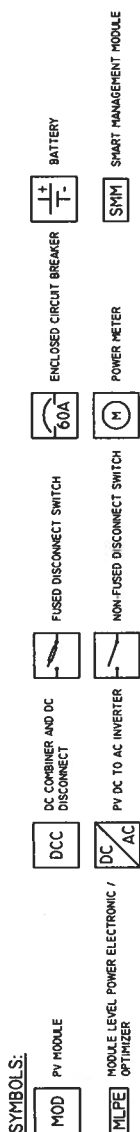
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DESIGNED BY: IAL
 PRINT SIZE: 11" x 17"
 SCALE: 1/8"
 DATE: 2/28/2023
 TITLE: ONE LINE DIAGRAM
 SHEET NO: E400

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WIRING SCHEDULE

TAG	FROM / TO	CONDUCTORS	WIRE TYPE	LENGTH (FT)	AS BUILT LENGTH (FT)	VOLTAGE DROP	CONDUIT	CONDUIT FILL
A	PV ARRAY / JUNCTION BOX	L(1) #10 G(1) #6	PV WIRE 1000V CU	50		0.45%		
B	JUNCTION BOX / INVERTER	L(1) #10 G(1) #10	THWN-2 600V CU	60		0.57%	3/4" EMT	28%
C	INVERTER / EQUIPMENT DISCO	L(1) #6 N(1) #10 G(1) #10	THWN-2 600V CU	4		0.07%	1" EMT	17%
D	EQUIPMENT DISCO / EXTERIOR AC DISCO	L(1) #6 N(1) #10 G(1) #10	THWN-2 600V CU	12		0.20%	1" EMT	17%
E	EXTERIOR AC DISCO / GATEWAY	L(1) #6 N(1) #10 G(1) #10	THWN-2 600V CU	10		0.17%	1" EMT	17%
F	POWERWALLS / COMBINER	L(1) #6 N(1) #10 G(1) #10	THWN-2 600V CU	5		0.12%	3/4" EMT	16%
G	COMBINER / GATEWAY	L(1) #6 N(1) #10 G(1) #10	THWN-2 600V CU	25		0.49%	3/4" EMT	33%
H	HEAVY LOADS / GATEWAY	L(1) #3 N(1) #3 G(1) #8	THWN-2 600V CU	10		0.21%	1" EMT	36%
J	MLC / GATEWAY	1/0 ALUMINUM SER CABLE	RHHW-2 600V AL	3		0.06%		



- (1) STRING OF (11) MODULES.
- (1) STRING OF (10) MODULES.
- (1) STRING OF (9) MODULES.
- (30) Q CELLS 400 PV MODULES.
- (30) SOL40 DC OPTIMIZERS
- 12KW DC

MODULE SPECIFICATIONS

0 CELLS 0.9Mx0.9M BLK PL-G10-400W QTY 30	W
STC RATING	400
Vmp	37.15
Imp	10.77
Voc	45.3
Isc	11.14
TEMP COEFF. Voc	-0.27
%/°C	

MODULE-LEVEL DC OPTIMIZER SPECIFICATIONS

SOLAREDO SOL40 QTY 30	W
NOMINAL DC RATING (WATTS)	440
MAX OUTPUT CURRENT DC	15
A	

GRID TIED INVERTER SPECIFICATIONS

SEI0000H-US QTY 1	W
NOMINAL AC RATING (WATTS)	10000
NOMINAL VAC	240
MAX AC	42
A	
CEC EFFICIENCY	99
%	

STICKER CALCULATIONS

MAXIMUM DC VOLTAGE	480	V
MAXIMUM DC CIRCUIT CURRENT	15	A
RATED AC OUTPUT CURRENT	42	A

MONITORING

HOME ROUTER	
-------------	--

- DESIGN NOTES:**
- ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
 - SYSTEM VOLTAGE DROP SHALL NOT EXCEED 5%.
 - LOWEST EXPECTED AMBIENT TEMPERATURE IS BASED ON ASHRAE EXTREME MIN FOR THE SPECIFIED LOCATION.
 - HIGHEST EXPECTED AMBIENT TEMPERATURE IS BASED ON ASHRAE 2% AVG. FOR THE SPECIFIED LOCATION.

LINE TYPES:

- DEMOLITION
- EXISTING
- NEW



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12KW DC GRID TIED SOLAR
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FOR CONSTRUCTION

DESIGNED BY: IAL
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PROJECT:

STICKER MAP

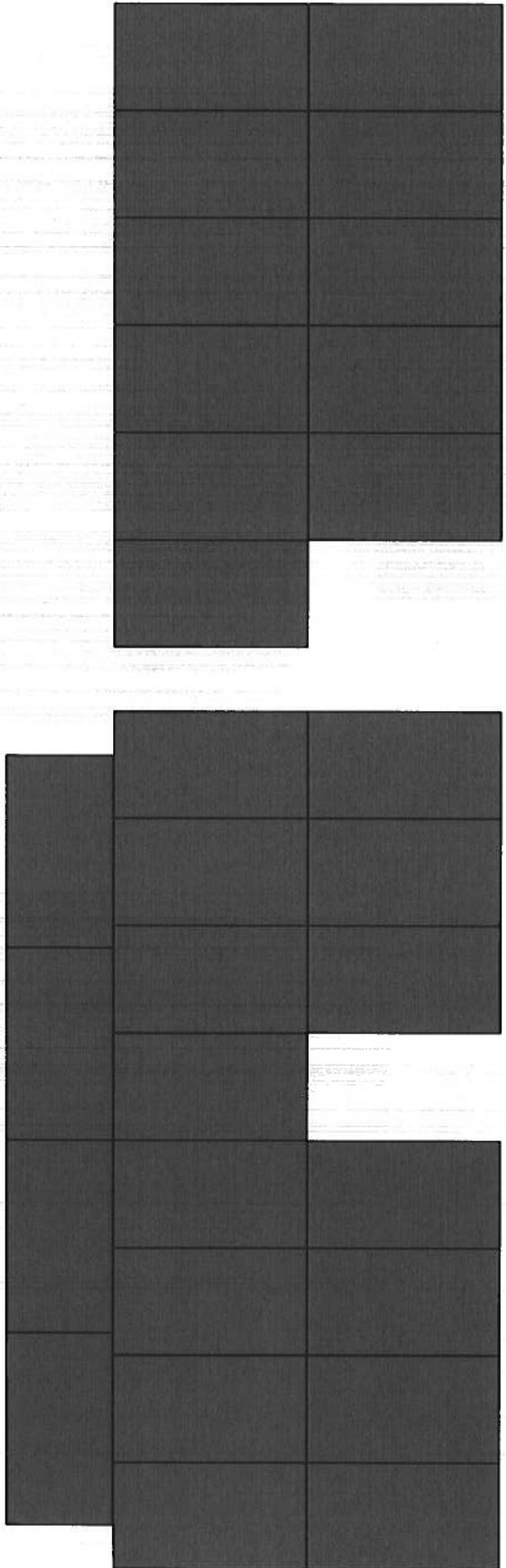
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INVERTER
STICKER
HERE

PLEASE CONNECT MODULES
AS STRING. PLEASE SHOW
ROOF PENETRATIONS.





SAFETY SHEET NOTES:

1. DRAW IN APPROXIMATE ANCHOR LOCATIONS AND SWING RADIUS
2. DRAW IN APPROXIMATE RESTRICTED ACCESS ZONE (RULE OF THUMB 10' FOR EVERY STORY OF BUILDING)
3. DRAW IN MACHINERY OR PERSONNEL ACCESS PATHS

ANCHOR POINT ATTACHMENT NOTES:

1. ANCHOR POINTS REQUIRING FASTENERS MUST BE INSTALLED IN TO BUILDING STRUCTURE (RAFTERS OR PURLINS)
2. ANCHOR POINTS TO BE INSTALLED A MINIMUM OF 72" FROM ROOF RAKE
3. MAXIMUM SPACING BETWEEN ANCHOR POINTS IS 96"
4. LEAVE BEHIND ANCHOR TO BE INSTALLED UNDER TOP LEFT AND TOP RIGHT PANELS TO FACILITATE SAFE ROOF EXIT
5. 3 MINIMUM ANCHORS PER ROOF
6. ANCHOR POINTS 1:1 (ONE PERSON PER ANCHOR POINT AT A TIME)
7. WORK IS TO BE DONE WHILE WITHIN 30 DEGREES OF ANCHOR



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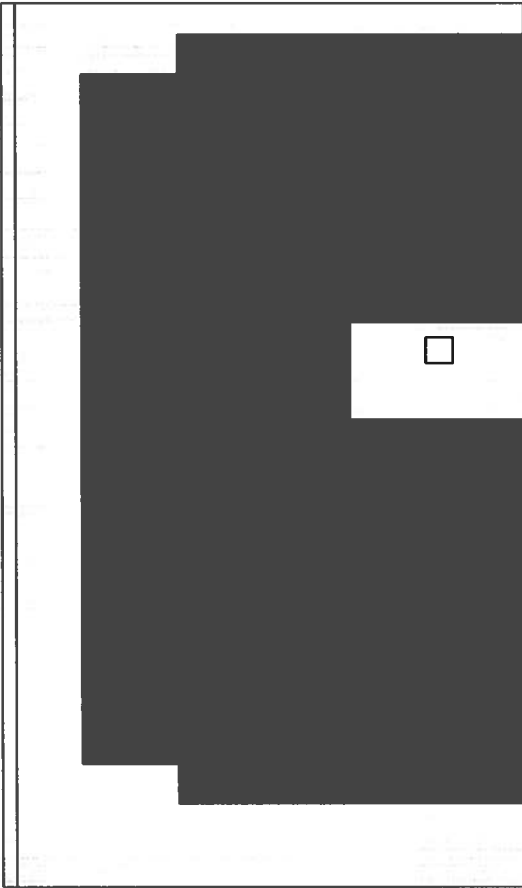
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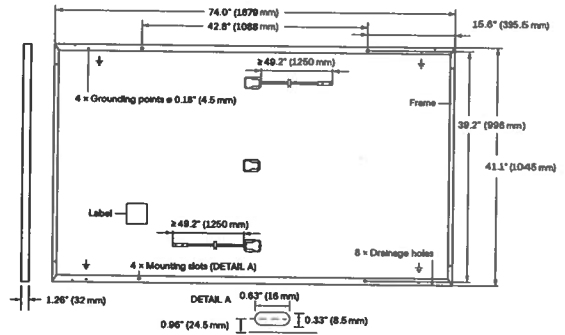
PROJECT NUMBER: A200
PROJECT NAME: SAFETY PLAN

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MECHANICAL SPECIFICATION

Format	74.0in × 41.1in × 1.26in (including frame) (1879mm × 1045mm × 32mm)
Weight	48.5lbs (22.0kg)
Front Cover	0.13in (3.2mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98in × 1.26-2.36in × 0.59-0.71in (53-101mm × 32-60mm × 15-18mm), IP67, with bypass diodes
Cable	4mm ² Solar cable; (+) ≥ 49.2in (1250mm), (-) ≥ 49.2in (1250mm)
Connector	Stäubli MC4; IP68



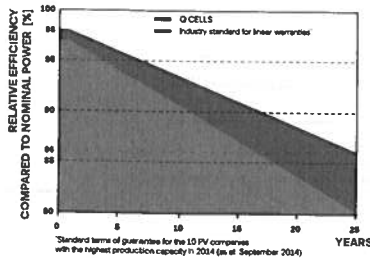
ELECTRICAL CHARACTERISTICS

POWER CLASS		385	390	395	400	405	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5W / -0W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	385	390	395	400	405
	Short Circuit Current ¹	I_{SC} [A]	11.04	11.07	11.10	11.14	11.17
	Open Circuit Voltage ¹	V_{OC} [V]	45.19	45.23	45.27	45.30	45.34
	Current at MPP	I_{MPP} [A]	10.59	10.65	10.71	10.77	10.83
	Voltage at MPP	V_{MPP} [V]	36.36	36.62	36.88	37.13	37.39
	Efficiency ¹	η [%]	≥19.6	≥19.9	≥20.1	≥20.4	≥20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²							
Minimum	Power at MPP	P_{MPP} [W]	288.8	292.6	296.3	300.1	303.8
	Short Circuit Current	I_{SC} [A]	8.90	8.92	8.95	8.97	9.00
	Open Circuit Voltage	V_{OC} [V]	42.62	42.65	42.69	42.72	42.76
	Current at MPP	I_{MPP} [A]	8.35	8.41	8.46	8.51	8.57
	Voltage at MPP	V_{MPP} [V]	34.59	34.81	35.03	35.25	35.46

¹Measurement tolerances $P_{MPP} \pm 3\%$, I_{SC} , $V_{OC} \pm 5\%$ at STC. 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5

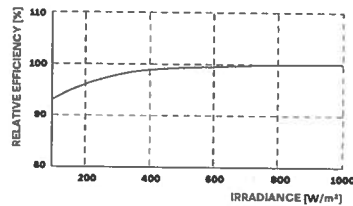
Q CELLS PERFORMANCE WARRANTY

PERFORMANCE AT LOW IRRADIANCE



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating [A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³ [lbs/ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³ [lbs/ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 8,993,215 (solar cells),



PACKAGING INFORMATION

Horizontal packaging	76.4in 1940mm	43.3in 1100mm	48.0in 1220mm	1656lbs 751kg	24 pallets	24 pallets	32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

0055840

8X14956PG058

**WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775**

WILLIAM H. HOGAN and MARTHA E. HOGAN, both of Freeport, County of Cumberland and State of Maine, grants to **GAIL SENESE and MARC J. SPRUIELL**, of Bountiful, County of Davis and State of Utah; as joint tenants with Warranty Covenants, a certain lot or parcel of land, with the buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals this 26th day of July, 1999.

MAINE REAL ESTATE TAX PAID

Jon M. Oa
WITNESS

William H. Hogan
WILLIAM H. HOGAN

Jon M. Oa
WITNESS

Martha E. Hogan
MARTHA E. HOGAN

STATE OF MAINE
Cumberland, ss.

July 26, 1999

Personally appeared the above-named WILLIAM H. HOGAN and MARTHA E. HOGAN and acknowledged the above instrument to be their free act and deed.

Before me,

Jon M. Oa
Notary Public/Attorney-at-Law
Printed
Name: Jonathan M. Oa

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in the Town of Freeport, County of Cumberland and State of Maine, more particularly described as follows:

Beginning on the easterly side of High School Street, also known as Park Street, at the northwesterly corner of land now or formerly of Charles R. Marston at a post;

Thence by said street North forty-five degrees East (N 45° E) sixty-six feet (66') to a post and land now or formerly owned by Walter V. Cole;

Thence by said Cole land South forty degrees East (S 40° E) one hundred seventy-four feet (174') to a granite monument;

Thence by land formerly of William G. Merrill South fifty-one degrees West (S 51° W) sixty-four feet (64') to the said Marston land;

Thence by said Marston's land North forty degrees, thirty minutes West (N 40° 30' W) one hundred sixty-seven feet (167') to the bounds first mentioned. Containing forty (40) square rods, more or less.

Being the same premises conveyed to William H. Hogan and Martha E. Hogan by deeds recorded in the Cumberland County Registry of Deeds in Book 3332, Page 248, Page 250 and Page 252.

Also another certain lot or parcel of land bounded and described as follows:

An easement to pass and repass by foot or any type of vehicle as well as to park any type of vehicle or conveyance over the following described real property located in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the easterly side of Park Street, so-called, in said Freeport, at a granite monument marking the intersection of the boundary line now or formerly of Dorothy E. Marston and William Hogan and Martha Hogan and Park Street;

Thence along the boundary line now or formerly of Dorothy E. Marston and William Hogan and Martha Hogan ninety feet (90') to a point;

Thence turning and running at approximately a 45 degree angle through land now or formerly of Dorothy E. Marston ninety feet (90') to a point on the easterly side of said Park Street;

BK 14956 PG 060

Thence turning and running along said Park Street in a general northerly direction fourteen feet (14') to the point of beginning.

The Grantees herein, their heirs and assigns forever shall also have the right to enter upon this property to pave and/or otherwise maintain said property for purposes of a driveway and parking area.

Being the same premises as described in a deed from Dorothy E. Marston to William Hogan and Martha Hogan dated May 5, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8278, Page 172.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 AUG -5 AM 7:59

CUMBERLAND COUNTY

John B. Cline

H & A **Hopkinson & Abbondanza**
A T T O R N E Y S

Please respond to our Portland office

- James A. Hopkinson
- Richard J. Abbondanza
- Caitlin Fullerton DiMillo
- Gerald B. Schofield, Jr.

November 1, 2013

Mr. and Mrs. Marc J. Spruiell
4 Park Street
Freeport, Maine 04032

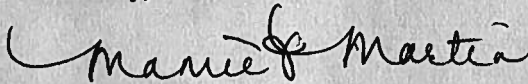
Re: Dover Properties, LLC to Marc J. Spruiell and Gail Senese

Dear Marc and Gail:

I have enclosed the original Deed which has been recorded in the Cumberland County Registry of Deeds in Book 31119, Page 23.

It was our pleasure to have been of assistance to you in this matter. If you require any further assistance, please feel free to contact us.

Sincerely,



Mamie J. Martin
Commercial Real Estate Paralegal

Enclosures

Email: mmartin@hablaw.com
G:\REALESTMJB\Return.ltr.Doc

511 Congress Street ■ Suite 801 ■ Portland, Maine 04101
Telephone 207-772-5845 ■ Facsimile 207-874-2330

746 High Street ■ Bath, Maine 04530
Telephone 207-386-0400 ■ Facsimile 207-386-0334

WARRANTY DEED

DOVER PROPERTIES, LLC

a Maine Limited Liability Company with a mailing address of P.O. Box 1299, Yarmouth, Maine 04096

for consideration paid, grants to

MARC J. SPRUIELL and GAIL SENESE

With a mailing address of 4 Park Street, Freeport, Maine 04032, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Freeport, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Dover Properties, LLC has caused this instrument to be executed by Jamie A. LeBlanc, its Member, thereunto duly authorized this 30th day of September, 2013.

WITNESS

Signature of witness: Elizabeth A. Fleury
Witness

Dover Properties, LLC
Signature of Jamie A. LeBlanc
By: Jamie A. LeBlanc
Its: Member

State of Maine
Cumberland, ss.

September 30, 2013

Personally appeared before me Jamie A. LeBlanc and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Dover Properties, LLC.



Before me,
Signature of Notary Public: David G. Fleury
Notary Public

EXHIBIT A

A certain lot or parcel of land situated on the southeasterly side of Park Street, so called, in the Town of Freeport, County of Cumberland, State of Maine and being more particularly bounded and described as follows:

Beginning at a point being the most northwesterly corner of land now or formerly of Marc J. Spruiell and Gail Senese as described in Deed recorded in the Cumberland County Registry of Deeds in Book 14956, Page 58 and shown by a Boundary and Topographic Survey of Eastland Shoe Building, by Sebago Technics, Inc. for Ladybug Development, LLC, dated May 2, 2003 and on file with the same, said point being on the apparent sideline of Park Street, so-called, and N 42° 04' 30" W, along the northerly line of said property, a distance of 314.69 feet from a Granite Monument;

Thence N 43° 09' 00" E, by and along said apparent sideline of said Park Street, a distance of 10.03 feet to point being 10.00 feet perpendicularly distant northeasterly from the previously described line and marked by a 5/8" capped rebar stamped "STI PLS 1205";

Thence S 42° 04' 30" E, a distance of 64.77 feet to a point being marked by a 5/8" capped rebar stamped "STI PLS 1205";

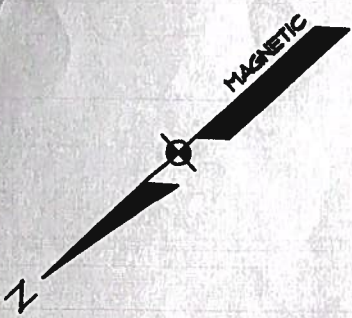
Thence S 23° 54' 55" W, a distance of 10.95 feet to a point on said northerly line and marked by a 5/8" capped rebar stamped "STI PLS 1205";

Thence N 42° 04' 30" W, a distance of 68.39 feet to the Point of Beginning.

Reserving unto the grantor the right to maintain the fence located on the grantors lot adjoining the parcel herein described.

Meaning and intending to describe a parcel being 10.00 feet wide and containing 665 square feet, more or less, and being shown on the attached Exhibit "B" dated July 26, 2013 by Sebago Technics, Inc., said parcel being a portion of the land described in a deed to Dover Properties, LLC by deed recorded in the Cumberland County Registry of Deeds in Book 21797, Page 163.

G:\CLIENTS\D\Dover Properties,LLC\Hilton Garden Inn\Sale.Spruiell.Senese\PartialRelease.doc



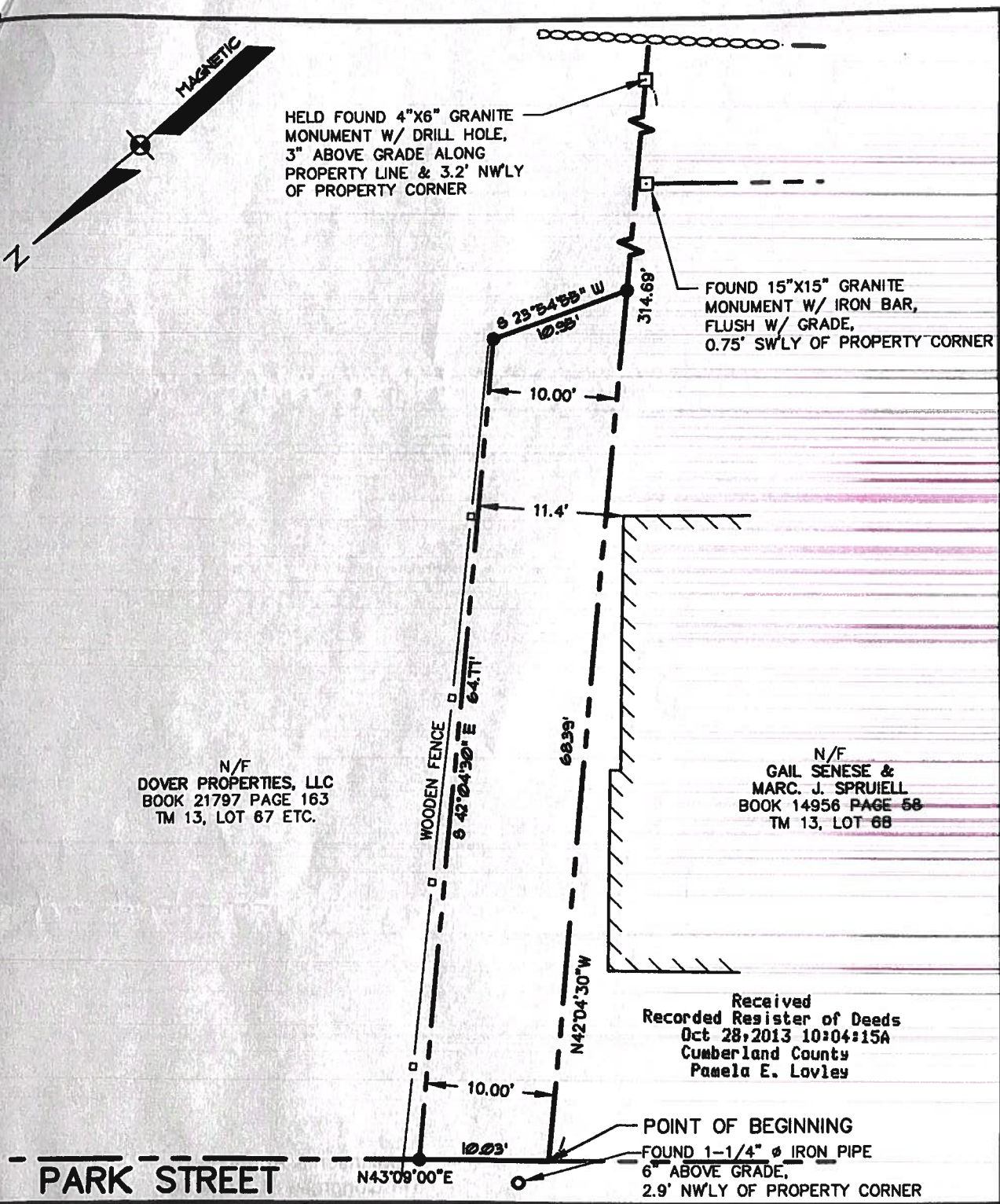
HELD FOUND 4"x6" GRANITE MONUMENT W/ DRILL HOLE, 3" ABOVE GRADE ALONG PROPERTY LINE & 3.2' NWLY OF PROPERTY CORNER

FOUND 15"x15" GRANITE MONUMENT W/ IRON BAR, FLUSH W/ GRADE, 0.75' SWLY OF PROPERTY CORNER

N/F
DOVER PROPERTIES, LLC
BOOK 21797 PAGE 163
TM 13, LOT 67 ETC.

N/F
GAIL SENESE &
MARC. J. SPRUIELL
BOOK 14956 PAGE 58
TM 13, LOT 68

Received
Recorded Register of Deeds
Oct 28, 2013 10:04:15A
Cumberland County
Pamela E. Lovley



PARK STREET

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
South Portland, ME 04106 Lewiston, ME 04240
Tel. 207-200-2100 Tel. 207-783-6868

EXHIBIT B - OUT PARCEL TO BE CONVEYED
TO SENESE & SPRUIELL

LOCATION: PARK STREET, FREEPORT, MAINE FOR: DOVER PROPERTIES, LLC

SCALE: 1"=10'
DATE: 07-26-13
SHEET: 1 OF 1

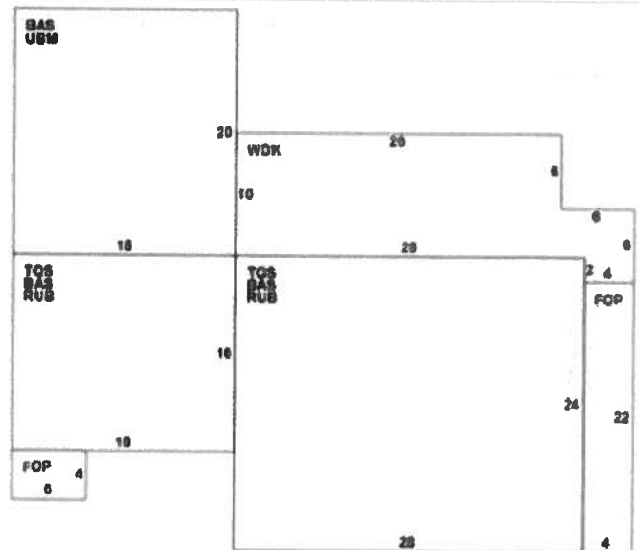
Year Built: 1870
Living Area: 1,992
Replacement Cost: \$238,338
Building Percent Good: 59
Replacement Cost Less Depreciation: \$140,600

Building Photo



Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade	Average
Stories:	1 3/4 Stories
Occupancy	
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Aluminum Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtr:	
Total Rooms:	
Bath Style	Average
Kitchen Style:	Typical
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,320	1,320
TQS	Three Quarter Story	960	672
FOP	Porch, Open, Frame	112	0
RUB	Basement, Rough Unfinished	960	0
UBM	Basement, Unfinished	360	0
WDK	Deck, Wood	292	0
		4,004	1,992

Extra Features

Extra Features	Legend
No Data for Extra Features	