Date: 9/10/2026

Re: Hameroff Law (135 W Council LLC) – 135 W Council St
TD-DEV-0526-00124 & subrecord SD-0626-00100.

HPZ and HL Review - Review v.1 COMMENT:
Historic Conditions Review (Planning (PDSD)) Michael Taku

Comment:
Your Design Package is missing some required documents. Please add the following items/information to your Design Package: A canopy was proposed at this same location and per TPCHCPRS review on 9-25-2025, it was recommended to : Provide a landscape buffer with vegetation appropriate to the area rather than trellis wall. Given that this project is proposing a canopy at same location, staff is requesting that this condition be satisfied prior to further processing.

Response:
The last sentence of the Project Description now states "*A landscaping proposal for the street-side edge of the project is included."* Also, the Contents slide lists a new landscape buffer sheet (last page of document) that shows potential plants and planting areas.

Comment:
Also, additional photos of existing canopies within the area will be useful (if available).

Response:
An additional sheet has been added to the Precedents section with 2 existing canopies in the area.

Thanks, as always!

Kelly Rehn

PO Box 1109
Tucson, AZ 85702
TFSsolar.com

520.740.0736 tel
520.743.3307 fax
info@tfssolar.com

Date: 9/10/2026

Re: Hameroff Law (135 W Council LLC) – 135 W Council St
TD-DEV-0526-00124 & subrecord SD-0626-00100.

PV Canopy – Historic Review Design Package
Prepared by: Kelly Rehm, Co-Owner, Technicians for Sustainability INC (TFS)

NOTE: This project is completely different from 2024's TD-DEV-0724-00214 (which was withdrawn at the client's request) and its subrecord SD-0525-00069. Please review it as if those never existed.

Project Description

The proposed work is an installation of a Photovoltaic System for the Hameroff Law offices. The system will be comprised of 19 PV modules and an inverter mounted on **a new steel canopy** covering 4 of the parking spaces adjacent to the building. The modules are bi-facial and the canopy will have 3 posts and beams (painted to match the trim of the building). Four galvanized steel purlins will span the beams to support the modules. Matching galvanized end caps will finish off the array. The canopy footprint is 37'-9" long and 14'-6" wide. The minimum clearance under the beams of the canopy is 8'-0" and the total height of the canopy (top of modules) is 13'-6.5". A one-module gap is left in the array to allow maintenance access to the roof. Two full-cutoff under-canopy lights on a timer circuit will be included. ***A landscaping proposal for the street-side edge of the project is included.***

The building spans the width of the block between Council St and Washington St, with the electrical service on the Washington St side. Unusually, the parking lot east of the building is shared and divided across 2 parcels. This project only affects the western side belonging to Hameroff Law. While the office building is within the El Presidio District, the parking lot is not.

The north-south placement of the PV canopy on the site is constrained by the need to provide fire separation from the building on the neighboring property to the south. The result is that the northern edge of the modules is set 14'-3" from the street side property line, while the face of the nearest canopy column is set back 25'-9.5".

Design Narrative

The proposed PV Canopy would be an unambiguously new addition to the existing property. The current office building is a relatively new (1986), and non-contributing structure in the El Presidio district. It is adjacent to contributing buildings on the west and south. The canopy will be sited in an existing parking area with no landscaping. The height of the canopy is consistent with the adjacent

buildings, and will have minimal impact on the view of the beautiful saguaro mural to the south. Shading from the canopy will fall on a windowless wall, a fence and parking areas.

Resource checklist items

- Development Zone: is identified as properties on Council Street and Washington Street.
- Height: The proposed parking canopy height conforms to the buildings nearby. The maximum height is 13'-6.5", which is shorter than the office building. The proposed canopy will not loom over any buildings. One north-facing window of the building immediately south of the canopy is expected to have a clear view underneath the canopy to the City parking lot on the north side of Council St. The view to the Catalina range is to the northeast, and should not be affected.
- Setbacks: The interior perimeter yard setback in the development zone is zero; this canopy is set back 2'-6" from the interior property line. The prescribed street setback is 20' from the street-side property line, with an allowed overhang encroachment of 2'. However, the contributing properties in the zone are typically close to their property lines. The proposed canopy is not able to meet the prescribed street-side setback, as the lot is too narrow. ***We request a reduced setback to 14'-3" from the prescribed 18' allowance.***
- Site Utilization: As an open cover over an existing parking area, the proposed canopy has no real effect on inter-building spacing (which is negligible in the development zone). Its footprint is entirely within the existing parking area.
- Building form: At 567 square feet, the size and scale of the proposed canopy is as modest as is compatible with its purpose. It will be a close visual match to the 2025 PV canopy installed at BWS Architects in the development zone (shown as a precedent).
- Rhythm: Considerations of rhythm: The column spacing is a bit asymmetrical to avoid underground utilities, pedestrian access to the building entrance and its east-facing window, but follows that of the existing parking stalls.
- Color: Columns and beams are proposed to be painted to match the trim of the office building. The modules are black on both sides & the parking area has gray asphalt.
- Landscaping: There is no landscaping in the parking lot. A shrub at the corner of the building will remain (it can grow as much as it wants to without impacting the PV performance). If the HPZ review committee requests additional landscaping, please see the end of the Design package for a proposal.
- Enclosures: not applicable
- Utilities: Electrical conduit from the canopy to the building's electrical service will be run on the exterior of the building under the eaves as much as possible, and painted to match the underlying surface. New electrical equipment required to connect the PV system to the electrical service will be mounted on the adjacent short wall rather than the Washington St. face of the building.

- Motor Vehicle & parking areas: The PV canopy will provide shade for existing parking on the property. Access to the parking area and sight triangles will not change.
- Signs: Not applicable. Visibility of existing signage will not be affected.

PO Box 1109
Tucson, AZ 85702
TFSsolar.com

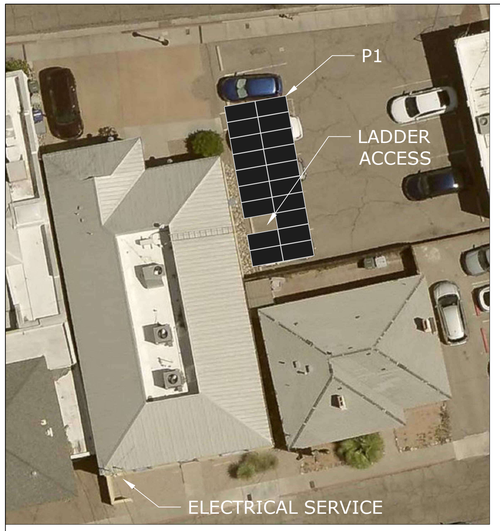
520.740.0736 tel
520.743.3307 fax
info@tfssolar.com

Hameroff Law PV System
PV Parking Canopy

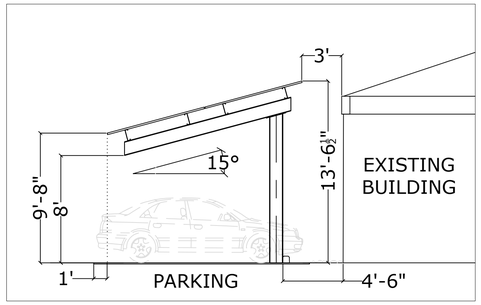
135 W Council St, Tucson, AZ 85701

COT activity numbers: TD-DEV-0526-00124 & SD-0626-00100

- Site plan & elevations of PV Canopy
- Aerial photo
- Photographs of project site
- Renderings
- Development zone map
- Contributing and non-contributing properties
- Photographs of surrounding properties
- Precedent & Materials
- Potential landscape buffer



1 GENERAL LAYOUT
NTS



2 ARRAY PROFILE
3/16" = 1'

PV SYSTEM DESCRIPTION

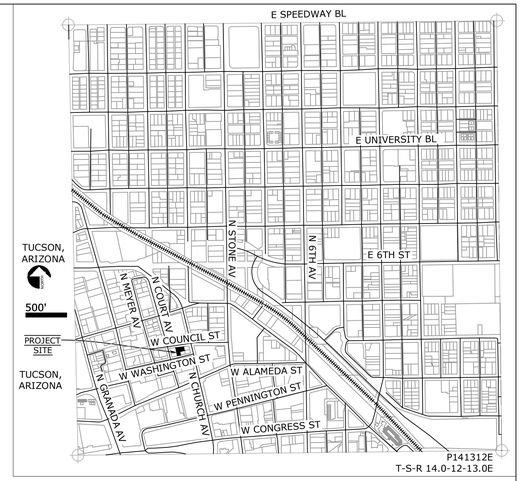
11.02 KW DC GRID TIED SYSTEM

THE HAMEROFF LAW PHOTOVOLTAIC SYSTEM WILL CONSIST OF 19 Silfab 580 MODULES. GRID-TIED INVERTERS WILL SUPPLY POWER THROUGH AN EXISTING 1ϕ TEP SERVICE AT 135 W COUNCIL ST.

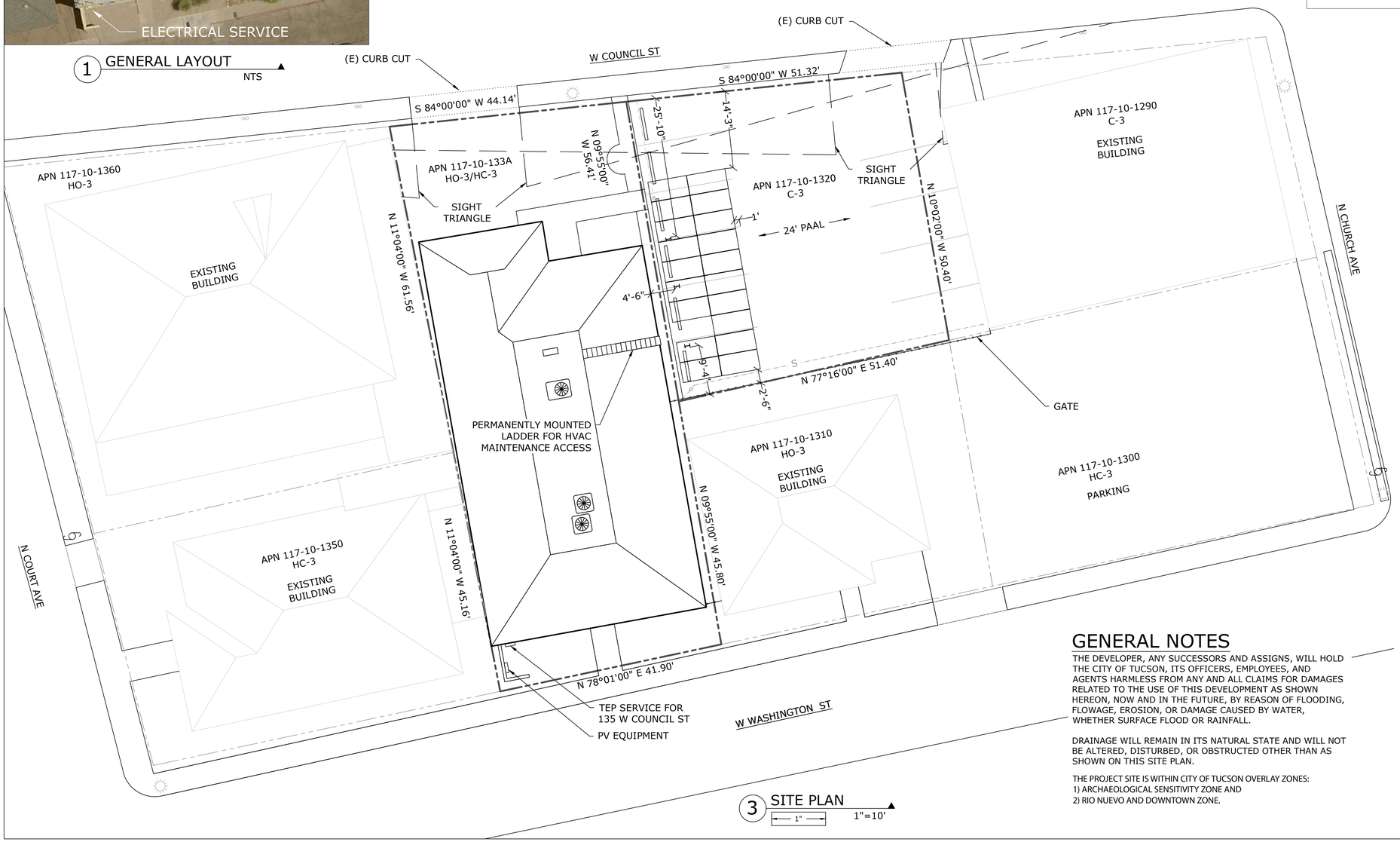
MODULES WILL BE MOUNTED ON A NEW STEEL PARKING CANOPY IN AN EXISTING PAVED PARKING AREA. A ONE-MODULE GAP WILL BE LEFT TO PROVIDE ROOF ACCESS FOR MAINTENANCE PERSONNEL.

P1: 19 MODS (2x10 -1), TILT 15°, AZ 80°, 567 SF

NO PUBLIC SEWER ON SITE.
NO PLANTINGS WILL BE DISTURBED.
EXISTING SIGHT TRIANGLES FROM COUNCIL ST. WILL NOT BE IMPACTED.



3 LOCATION PLAN
6"=1 MILE



3 SITE PLAN
1" 1"=10'

PROPERTY DESCRIPTION

JOB NAME: HAMEROFF LAW
JOB ADDRESS: 135 W COUNCIL ST, TUCSON AZ 85701

UTILITY METER #159515653
SERVICE ADDRESS: 135 W COUNCIL ST, TUCSON, AZ 85701

PARCEL # 117-10-133A & 117-10-1320

LEGAL DESCRIPTION (BUILDING)
117-10-133A: TUCSON RESUB BLOCK 179 LOT 5 & 8
OWNER: 135 W COUNCIL LLC
MAILING ADDRESS: 135 W COUNCIL ST, TUCSON AZ 85701

ZONING HO-3 (59.19%), HC-3 (40.81%)
LOT AREA: 4494 SF (0.103 A)
OCCUPANCY USE: BUSINESS OFFICE

LEGAL DESCRIPTION (PARKING)
117-10-1320: TUCSON RESUB BLOCK 179 LOT 4
OWNER: COUNCIL CHURCH PARTNERS LLC
MAILING ADDRESS: 135 W COUNCIL ST, TUCSON AZ 85701

ZONING C-3
LOT AREA: 2703 SF (0.062 A)
OCCUPANCY USE: VEHICLE PARKING

CONTACT: DAVID HAMEROFF (BOTH PARCELS)
520-792-4700
dhameroff@hamerlaw.com

AHJ: COT

COVENANT

THE LLC OWNERS OF THE PROPERTIES SHARE THE SAME PRINCIPALS. THE PRINCIPALS WILL ENACT A COVENANT TO ALLOW THE PV SYSTEM INSTALLED ON PARCEL 117-10-1320 TO CONNECT TO THE ELECTRICAL SERVICE EQUIPMENT ON PARCEL 117-10-133A.

GENERAL NOTES

THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.

THE PROJECT SITE IS WITHIN CITY OF TUCSON OVERLAY ZONES:
1) ARCHAEOLOGICAL SENSITIVITY ZONE AND
2) RIO NUEVO AND DOWNTOWN ZONE.

TFS TECHNICIANS FOR SUSTAINABILITY, INC

Contractor:
TECHNICIANS FOR SUSTAINABILITY
P.O. BOX 1109
TUCSON, AZ 85702
(520) 740-0736
info@TFSsolar.com
310732 CR11 D

HAMEROFF LAW
PV SYSTEM
11.02 KW DC
135 W COUNCIL ST, TUCSON AZ 85701

DEVELOPMENT PLAN
TD-DEV-0526-00124

FOR CITY OF TUCSON UDC AND 2018 IBC COMPLIANCE ONLY

REGISTERED ARCHITECT 58118 JOHN WILLIAM HACKEY IV One Expires 9.30.26 ARIZONA U.S.A.

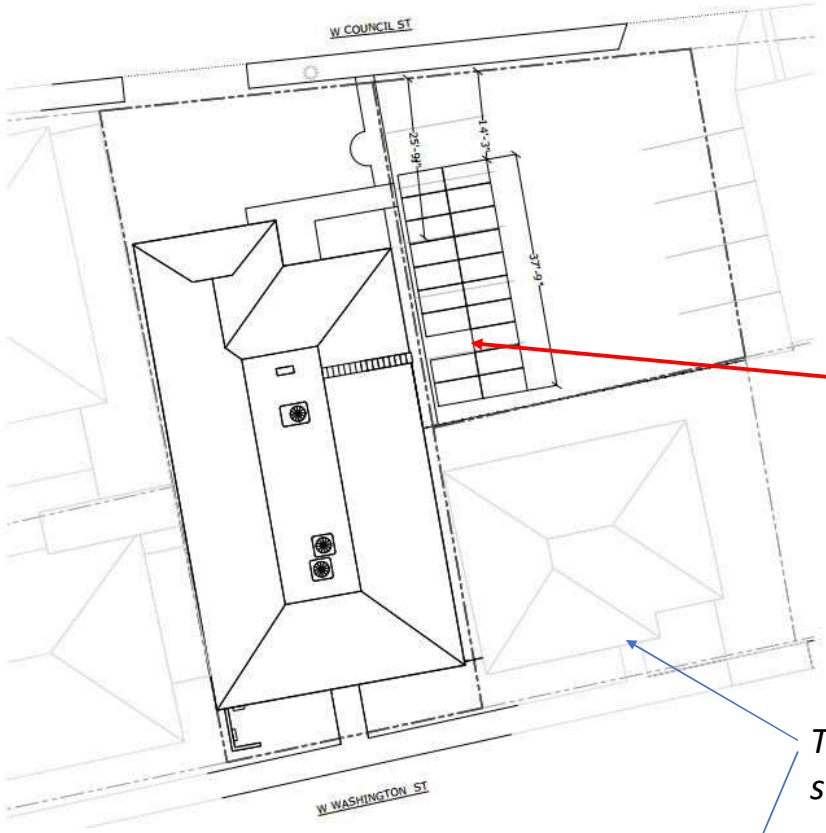
MAY 4 2026

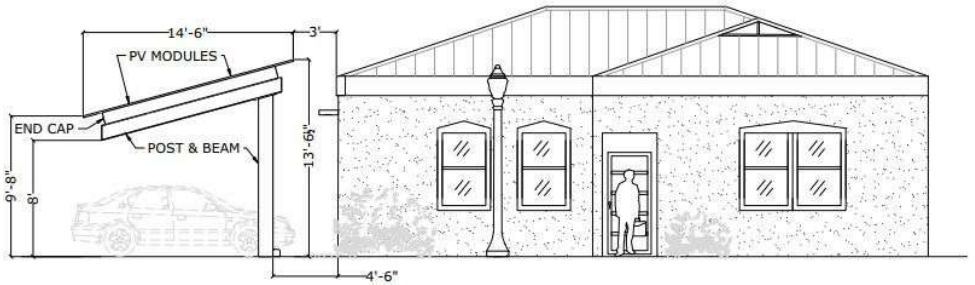
expires 9.30.26

REV.	DESCRIPTION	DATE

DRAWING BY: KR
ISSUED FOR: PERMIT

PV 0.0
4.29.2026

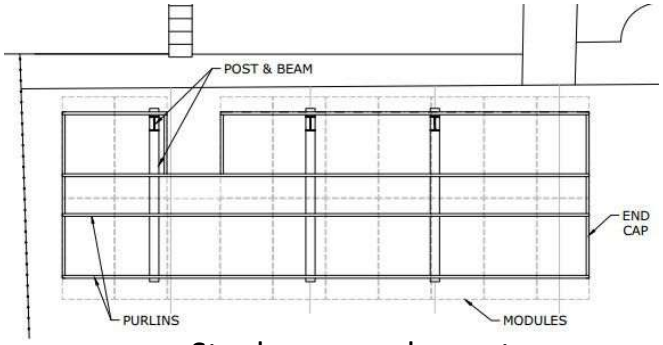




Elevation from W Council St

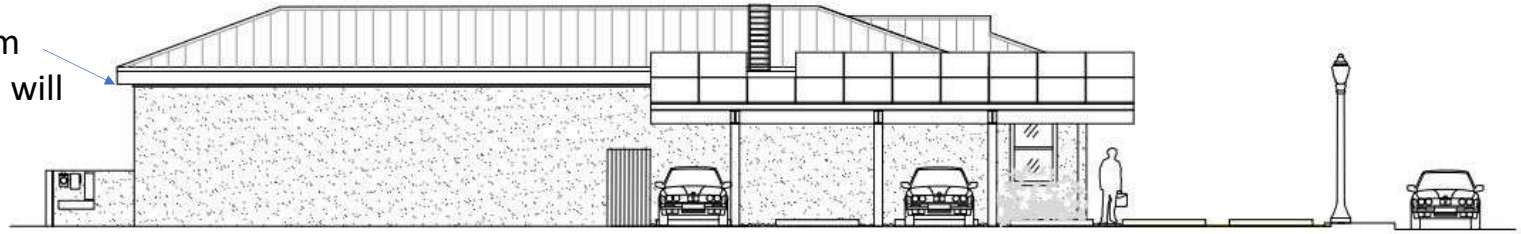
The proposed PV Canopy is 19 modules in 2 rows, at a tilt of 15 degrees. A new steel structure with three posts and beams, plus galvanized purlins & end caps form the support structure. A gap is left in the array to allow roof access.

This building is not shown on elevation



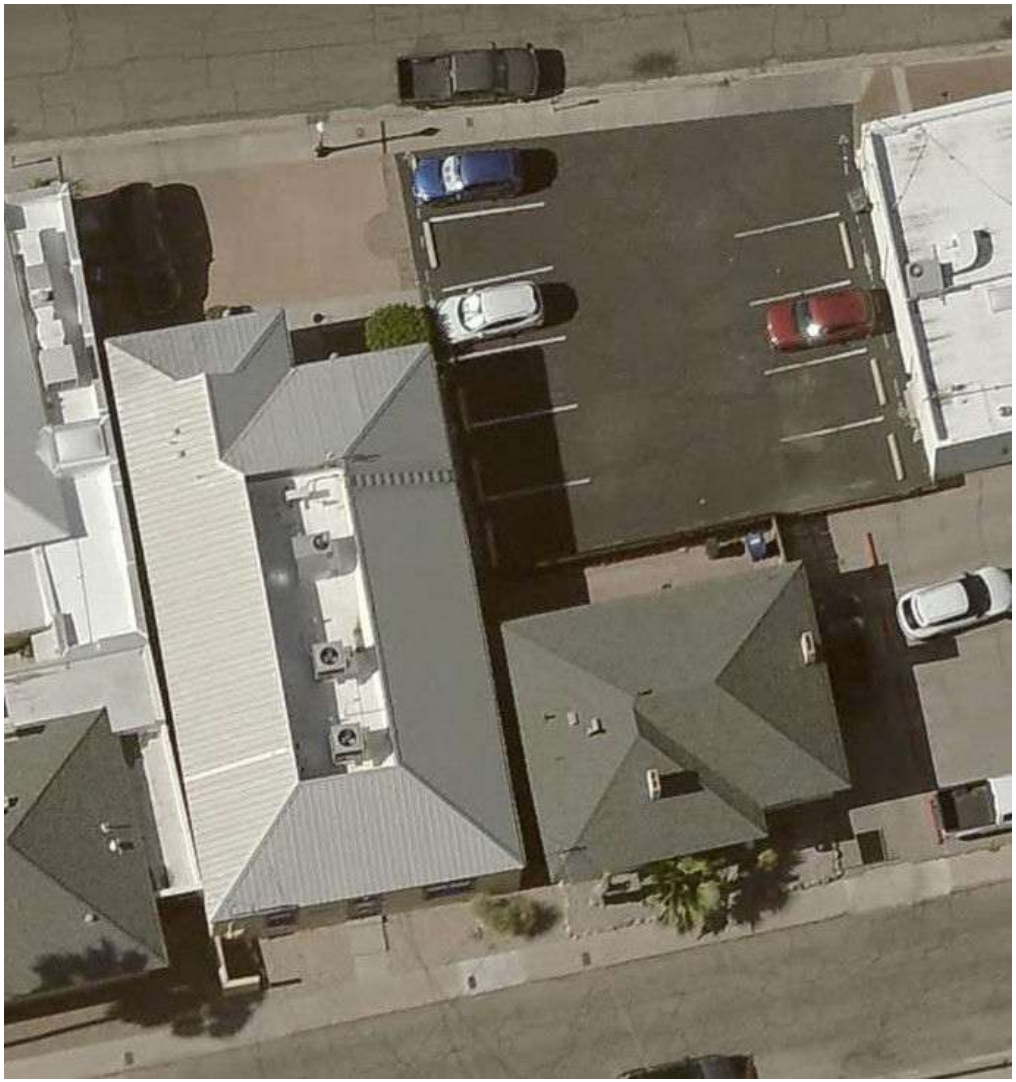
Steel canopy elements

Electrical conduit from canopy to the service will run at eaves and be painted to match.



Elevation looking SSW toward building

Hameroff Law building



Aerial

Hameroff Law building
(Non-Contributing)



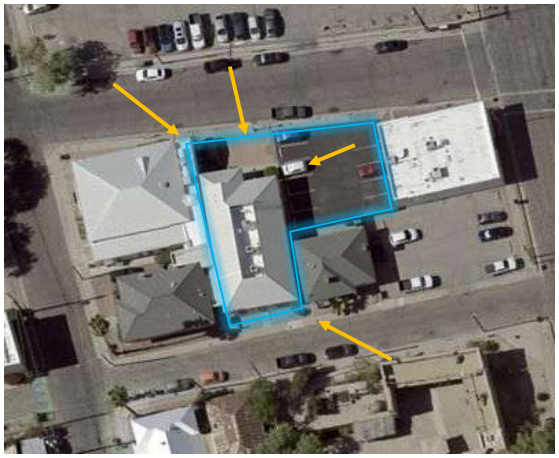
Council St. elevation



East elevation



View to southeast



New PV equipment location



Washington St. elevation

Hameroff PV Canopy



NEW CANOPY LOCATION



Hameroff PV Canopy

Rendering of new structure & PV modules



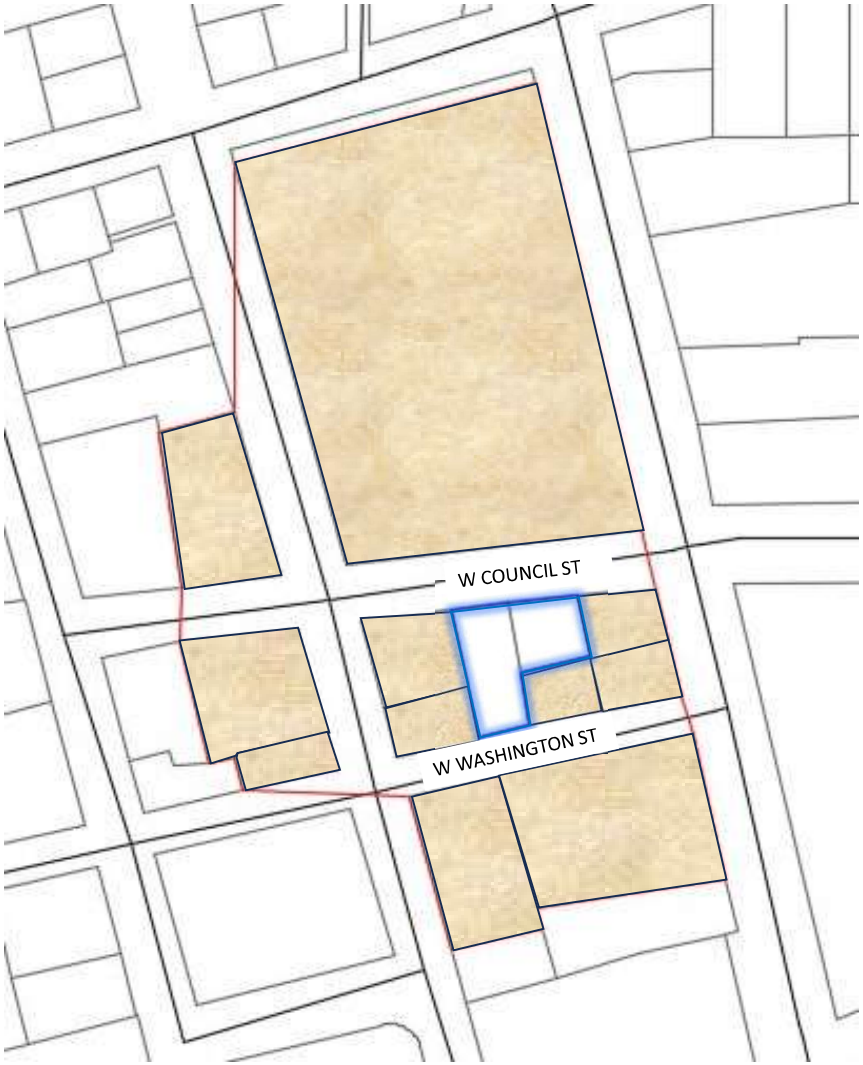
East elevation (height, tilt & modules are similar to those of BWS array)

Hameroff PV Canopy
Rendering of new structure & PV modules



Street view (height, tilt & modules are similar to those of BWS array)

Development zone

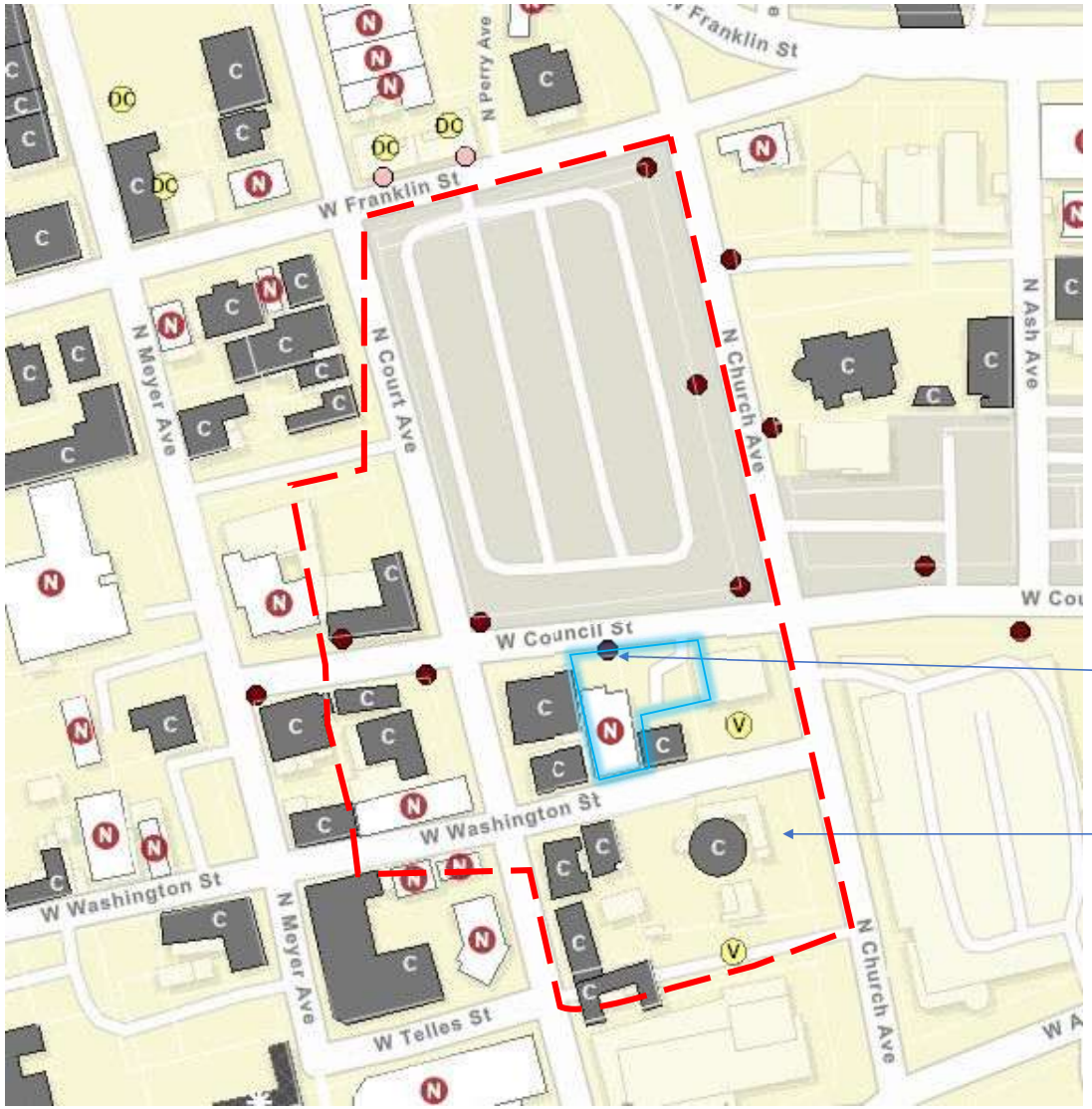


Interior lot, facing onto both Council St & Washington St. The outline of the zone is red, and affected lots are shown in tan.

The Hameroff Law property is outlined in blue.

Development zone

Contributing properties & streetlights near project



Historic streetlight

Presidio San Augustin

Development zone

Contributing properties near project



Contributing properties are marked "C"

Project location

Surrounding properties

City of Tucson Parking Lot









Surrounding properties

BWS Architects







Surrounding properties





KC Posse LLC - Office

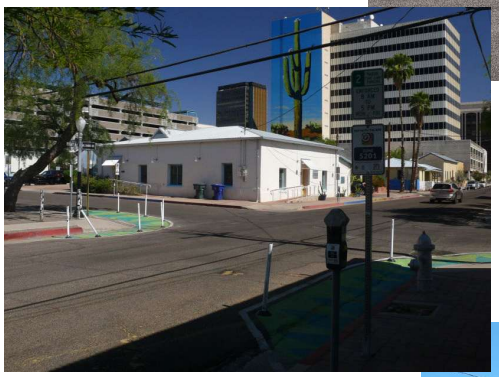


Surrounding properties

Pima County Tucson Womens Assoc.







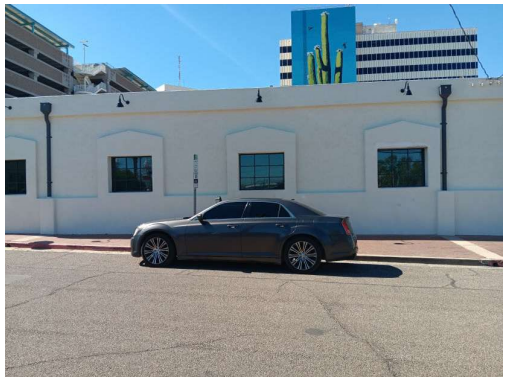


Surrounding properties

G & M Holding LLC





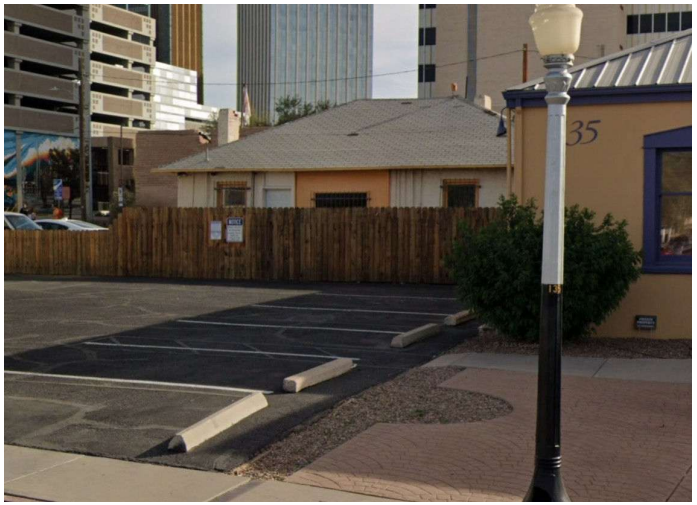




Surrounding properties

15 West Washington LLC







Surrounding properties

Presidio San Agustin ́del Tucson







Surrounding properties

Rio Nuevo Multipurpose Facilities District



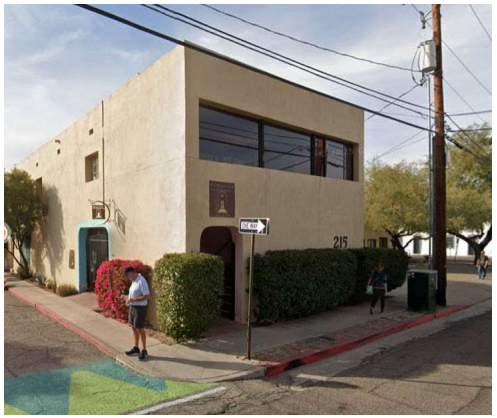




Surrounding properties

Washington & Court intersection

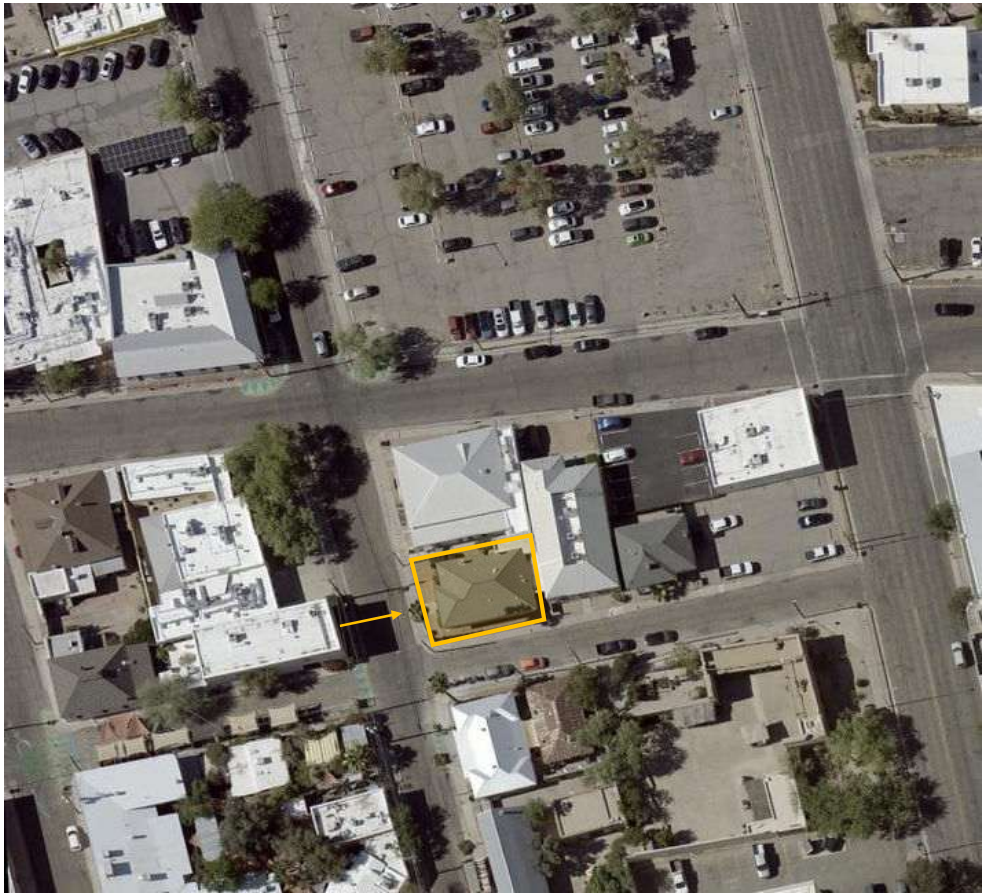






Surrounding properties

Michael Brown, Attorneys





Precedent & Materials

BWS Architects PV Canopy

These columns and beams are ‘Fade to Black’ paint color, with typical safety & clearance markings.



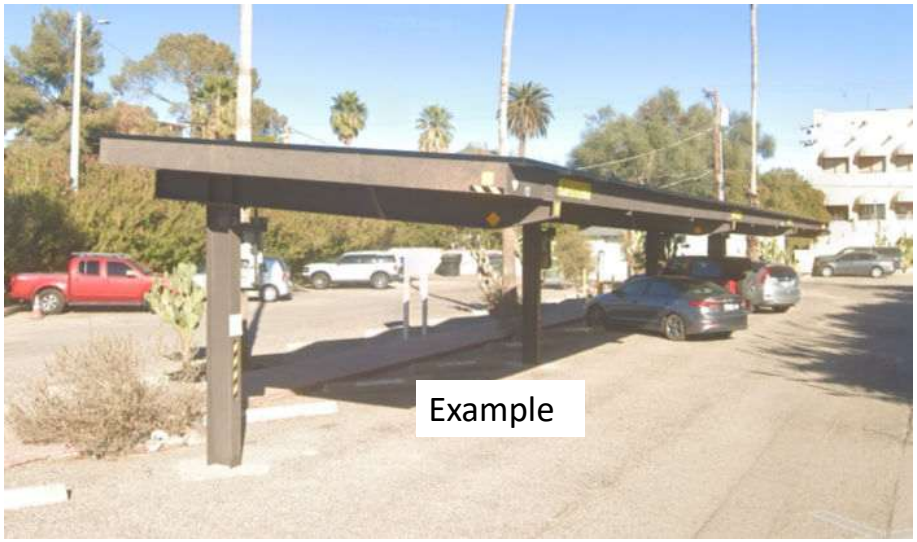


The modules, galvanized purlins and trim for the proposed project look identical to this example. However, Hameroff proposes painting the beams and columns to match the trim of their building.



Precedent & Materials

Center for Biological Diversity Canopy.



Weathered Brown paint color, with
typical safety & clearance markings.

255 N Asbury Lane parking



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ELECTRICAL SPECIFICATIONS		580		
Test Conditions		STC	BSTC	NOCT
Module Power (Pmax)	Wp	580	632.8	428.2
Maximum power voltage (Vpmax)	V	44.27	44.27	40.73
Maximum power current (Ipmax)	A	13.10	14.29	10.51
Open circuit voltage (Voc)	V	52.27	52.32	48.08
Short circuit current (Isc)	A	13.85	15.11	11.12
Module efficiency	%	22.4%		
Maximum system voltage (VDC)	V	1500		
Series fuse rating	A	30		
Power Tolerance	Wp	0 to +10		
Bifaciality Factor	%	80±5		

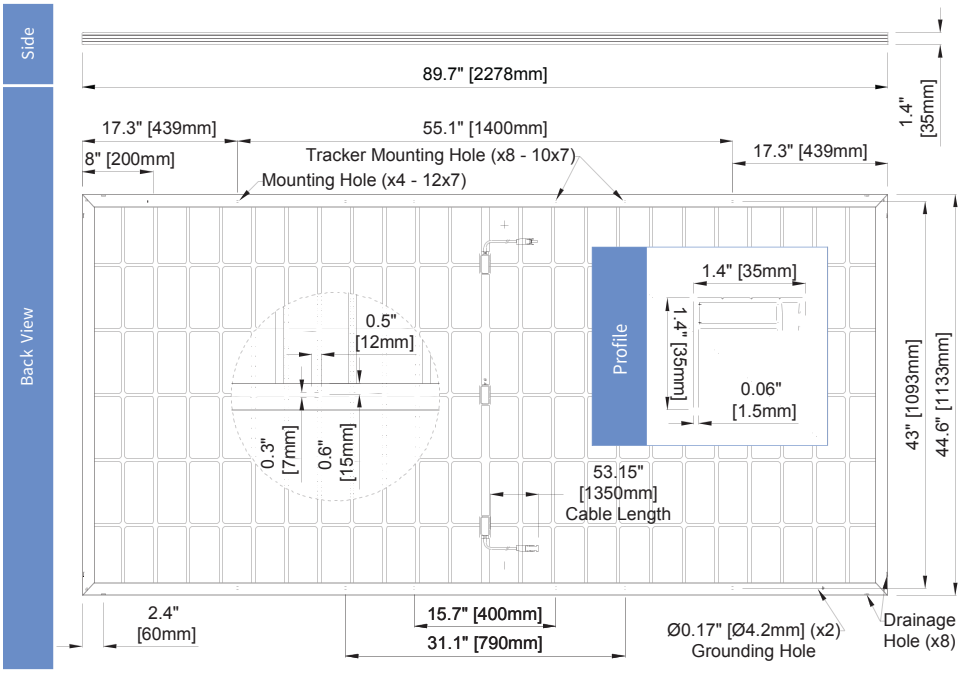
Performance conditions: Measurement tolerance ≤ 3% • Standard Test Conditions (STC): 1000 W/m², AM 1.5, Temperature 25 °C • Nominal Operating Cell Temperature (NOCT): 800 W/m², AM 1.5 • Bifacial Standard Test Conditions (BSTC): 1000 W/m2 + φ × 135 W/m2 , φ = 80 % , AM 1.5 • Electrical characteristics may vary by ±5%.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	28.5 kg ±0.2 kg	62.8 lbs ±0.4 lbs
Dimensions (H x L x D)	2278 mm x 1133 mm x 35 mm	89.7 in x 44.6 in x 1.4 in
Maximum surface load (wind/snow)*	2400 Pa rear load / 5400 Pa front load	50.1 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	144 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	144 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass	3.2 mm high transmittance, tempered, anti-reflective coating	0.126 in high transmittance, tempered, anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, EVO2 from Staubli	53.1 in, ø 0.22 in (12 AWG), EVO2 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, transparent PV backsheet	
Frame	Anodized Aluminum (Silver)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2°C)	45 °C		
Operating temperature	-40/+85 °C		

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 1	Modules Per Pallet:	29
		California (Pallets per load)	21
Factory	ISO9001:2015	Others (Pallets per load)	22

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.
*** Certification and CEC listing in progress.



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
SILFABSOLAR.COM

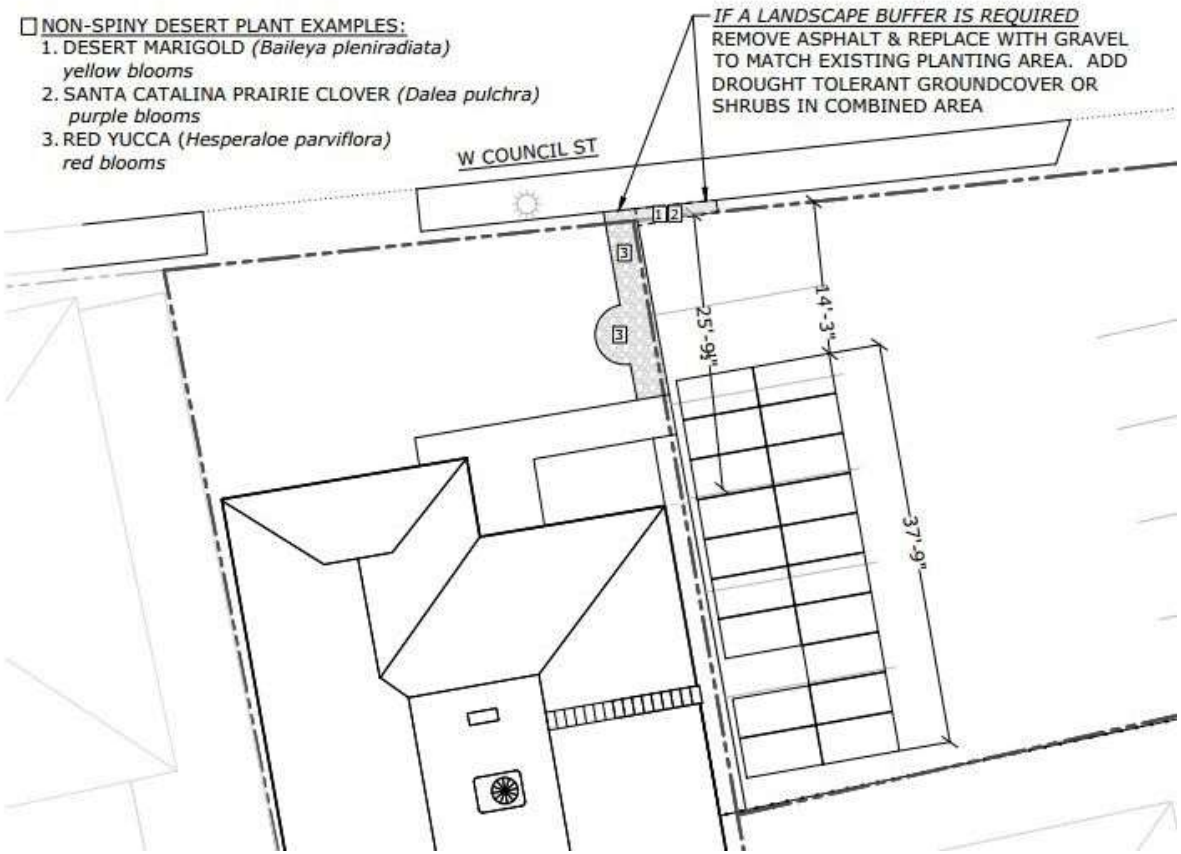
7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2S5 Canada
T +1 905.255.2501
F +1 905.696.0267

Silfab - SIL-580-XM+-BIFACIAL 20241211

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Landscape buffer (if required)



Non-spiny plants are suggested due to the proximity to the public sidewalk, and the tendency of cacti to capture windblown debris.

Examples





Santa Catalina Prairie Clover



Red Yucca