GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

June 13, 2016

Austin Ditz, Project Manager
Sol System, LLC
1718 Connecticut Avenue NW- Suite 300
Washington, DC 20009

Re: HD Woodson High School 540 55th Street NE (Square 5218 Lo 0026)
St. Elizabeth Hospital 1100 Alabama Avenue SE (Square 5868S Lot 0805)
Police Training Academy 4665 Blue Plains Drive SW (Square 6264 Lot 0802)

Dear Mr. Ditz:

You have requested my determination in respect of the above referenced properties above as to whether proposed solar panel canopy structures located on existing open accessory parking lots or spaces, which serve the principal use of these properties, are allowed as a matter of right without need for relief from the Board of Zoning Adjustment (BZA) under the applicable provisions of the District of Columbia Zoning Regulations in effect as of the date of this letter. In making the determination contained in this letter, I have analyzed the proposed solar canopies with respect to applicable use provisions, principal and/or accessory, and other development restrictions applicable thereof for the respective zone districts within which each of the property of reference is located as more specifically outlined below in each instance.

In general I have determined, based on your representation that the primary purpose of the proposed solar canopies is to generate solar power for the primary consumption of the principal use occupying each subject property, that the proposed solar canopy structures constitute accessory uses serving the principal activity and use of each property of reference above, notwithstanding their location on existing accessory parking lots or spaces.

As set forth under Section 199.1, the definition section of the Zoning Regulations, **Use, accessory** is defined verbatim as – *"a use customarily incidental and subordinate to the principal use, and located on the same lot with the principal use"*

The proposed solar canopies will serve the customary incidental purpose of generating solar power for the primary purpose and use of the principal use and building(s) on each of the reference properties and all are proposed to be located on the same lot as the principal use.

Based on your further representation that, to the extent that excess solar power generated by each of these sites beyond the capacity for on-site consumption may be sold to the public power grid under a buy-back program feature of the city's Power Purchase Agreement (PPA), I understand that the proposed solar structures may be construed as principal structures for the purpose of height and location restrictions applicable to accessory buildings and private garages, as set forth under Chapters 23 and 25 of the Zoning Regulations. However, I believe that Chapters 23 and 25 are more specifically intended to restrict accessory buildings, carports and private garages. The proposed solar canopies neither constitute buildings, accessory or principal, nor are private garages as those terms are defined in DCMR 11, Section 199.1, of the DC Zoning Regulations.

Your representation of vital zoning information in respect of each property of reference upon which this determination letter is predicated is as follows.

1. **HD Woodson High School 540 55th Street NE (Square 5218 Lot 0026)**

HD Woodson High School is a public school located in the R-2 zone district. The lot area upon which subject property is located is approximately 546,302 square feet.

The existing principal use of a public school to which the subject property is devoted and used is first permitted as a matter of right pursuant to §201.1 (r) of the R-1 District as more specifically set forth under §300.3 (a) of the R-2 District, which expressly permits any use permitted in the R-1 District.

Section 301 governs accessory uses and buildings in the R-2 District. Specifically, section 301.1 (c) permits "Other accessory uses, buildings or structures customarily incidental to the uses permitted in the R-2 District...."

It is my determination that the Use Provisions of the R-1 District, specifically Section 201.1 (r) set forth in pertinent part below regulates less restrictively public schools with respect to the location of multiple buildings or structures in Residence Districts such that a public school may collocate with other permitted uses on the same or adjacent lots as further provided.

Section 201.1 (r)

"Public school, subject to the provisions of chapter 21 of this title; public schools may collocate with other permitted schools or uses provided all applicable requirements of this title are met ....."

For the foregoing reason I have determined that the proposed solar canopy structures, being neither accessory buildings, carports, nor private garages which Chapters 23 and 25 seek to regulate are subject to the maximum height permitted a principal structure in the underlying zone district, as set forth under §400.1, the

provisions which regulate the heights of structures in the underlying R-2 District within which the subject property is located are set forth under Section 400.

Notwithstanding that §400.1 sets forth 40 feet/3 stories as the maximum building height in the R-2 Zone District, §400.2 allows the limits listed under 400.1 to be exceeded as further set forth under §§400.3 through 400.13 and 400.23.

Section 400.10 permits public school buildings to be constructed to height not to exceed sixty feet (60 ft.). The proposed solar canopy structures at their higher points will not exceed 17 feet. Hence the proposed canopy structures are proposed to be constructed well below and in compliance with the maximum height permitted a principal structure.

You represent that the lot area for subject property is approximately 546,302 square feet in area and that the existing building and proposed solar canopies combined will occupy an approximate maximum of twenty-four percent (24%) in building area, as that term is defined under §199.1.

Therefore the proposed solar canopy structures and the existing building combined will be in compliance with the maximum percentage of lot occupancy permitted (60%) a public school use in the R-2 District as set forth under Section 403.2.

The proposed solar canopies shall be removed at least 9.27 feet from the side property lot line opposite Eads Street in compliance with the minimum required 8 feet setback set forth under §405.9

It is therefore my determination that the solar canopy structures are allowed and may be constructed as proposed and depicted on the accompanying DC Builder's plat including drawings of the section and elevation of the proposed structures.

2. **Police Training Academy 4665 Alabama Avenue SW (Square 6264 Lot 0802)**

The Police Training Academy is located within the C-M-1 zone district and is situated on a lot approximately 5,666,109 square feet in area.

The principal use of the subject property is the Police Training Academy. Section 801.8 is the pertinent section of the underlying zone district which expressly permits accessory uses customarily incidental to the uses otherwise authorized by §§801 through 803.

The existing use of subject property as a Police Training Academy is a legitimate principal use to which the proposed solar canopies will serve the purpose of incidental accessory use.

Section 2517.1 permits, as a matter of right, two or more principal buildings or structures in a non-Residence District to be erected on a single subdivided lot that is not in, or within twenty-five feet of a Residence District, as further provided.

The Police Training Academy is located in the non-Residence C-M-1 zone district and is not within twenty-five feet of a residence District

The proposed solar canopy structures constitute principal structures as the term "structure" is defined in §199.1 because as aforementioned above, although not its primary function, excess solar power generated and not consumed by on-site demand is authorized to be sold to the public power grid.

None of the proposed canopy structures will exceed 18 feet in height, therefore are in compliance with the provisions set forth for minimum required rear yard setback and maximum height allowed for the underlying C-M-1 zone district under §§842..2 and 840.1 respectively

The provision set forth under §843.1 for required side yard setback is not applicable, therefore a side yard is not required. In any event, the proposed solar canopy structures are at least 100 feet removed from all side property lot lines.

Notwithstanding that a limitation on percentage of lot occupancy is not prescribed for the commercial and light manufacturing uses permitted under the underlying C-M zone district, the existing building and the proposed canopy structures combined will occupy a substantially negligible one percent (1%) of the total lot area.

In light of all the foregoing, my determination is that the proposed solar canopy, as proposed and depicted on the accompanying DC Builder's plat, are allowed to be constructed on subject premises as a matter of right.

3. **St. Elizabeth's Hospital. 1100 Alabama Avenue SE (Square 5868S Lot 0805**

St. Elizabeth's Hospital is located in the historic east campus of St. Elizabeth's. The subject property is situated on an approximate lot area of 626,729 square feet.

The subject property is zoned SP-1 in accordance with a Planned Unit Development (PUD) approval and a related map amendment pursuant to Zoning Commission Order No. 04-08, Case No. 04-08/02-45, effective April 22, 2005 and subject to guidelines, conditions and standards as itemized in the Order.

You represent that none of the itemized guidelines, conditions and standards can be construed to expressly prohibit the establishment of any accessory use customarily incidental to the approved principal use as a Hospital.

You also represent that the proposed canopy structures and existing building combined complies with all other provisions of the underlying SP-1 zone district, including rear and side yard setbacks, height, percentage of lot occupancy, floor area ratio (FAR) as applicable.

For all the foregoing reasons, my determination is the solar canopy structures as proposed and depicted on the accompanying DC Builder's plat are allowed and may be constructed as a matter of right.

Conclusions

The determination contained in this letter is based on the DC Builder's plats and limited architectural elevation and structural plans for each proposed site and drawn by Jason Szrom, P.E. and dated May 19, 2016.

The determination is therefore subject to the submission of permit set drawings and other pertinent documentation as may be required for purposes of ascertaining zoning compliance which are not inconsistent with the documentation upon which this letter of determination is predicated.

Further, the determination contained in this letter predicates compliance on the existing DC Zoning Regulations in effect on the date of this letter and makes no representations about compliance with the provisions of the newly adopted DC Zoning Regulations (ZR16), which become effective September 6, 2016 as may be applicable; further subject to the vesting provisions of ZR16 set forth under §102.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Matthew Le Grant
Zoning Administrator

Attachments: HB Woodson Plat
Police Academy Plat
St. Elizabeth's Plat
St. Elizabeth's Plan Set

File: Det Let re Solar Panel Projects to Ditz 6-13-16

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 6, 2016

Plat for Building Permit of: SQUARE S-5868 LOT 805

Scale: 1 inch = 150 feet Recorded in Book A & T Page 3862 - S

Receipt No. 16-04254

Furnished to: CARLOS R. IGLESIAS

Surveyor, D.C.

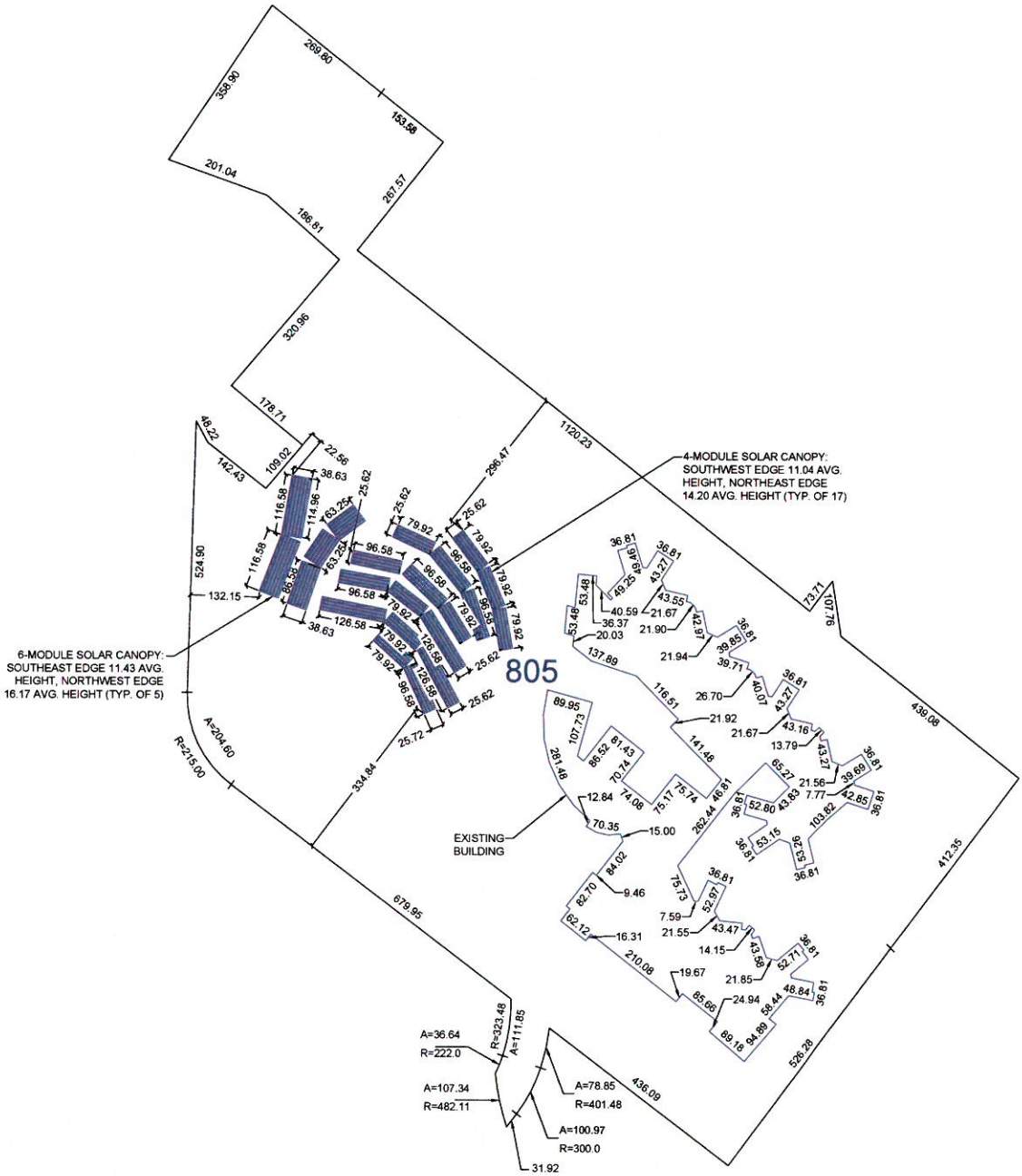
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn , and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: 5/19/2016

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SR-15-03398(2015)

0 100 300 500

SCALE: 1:150

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

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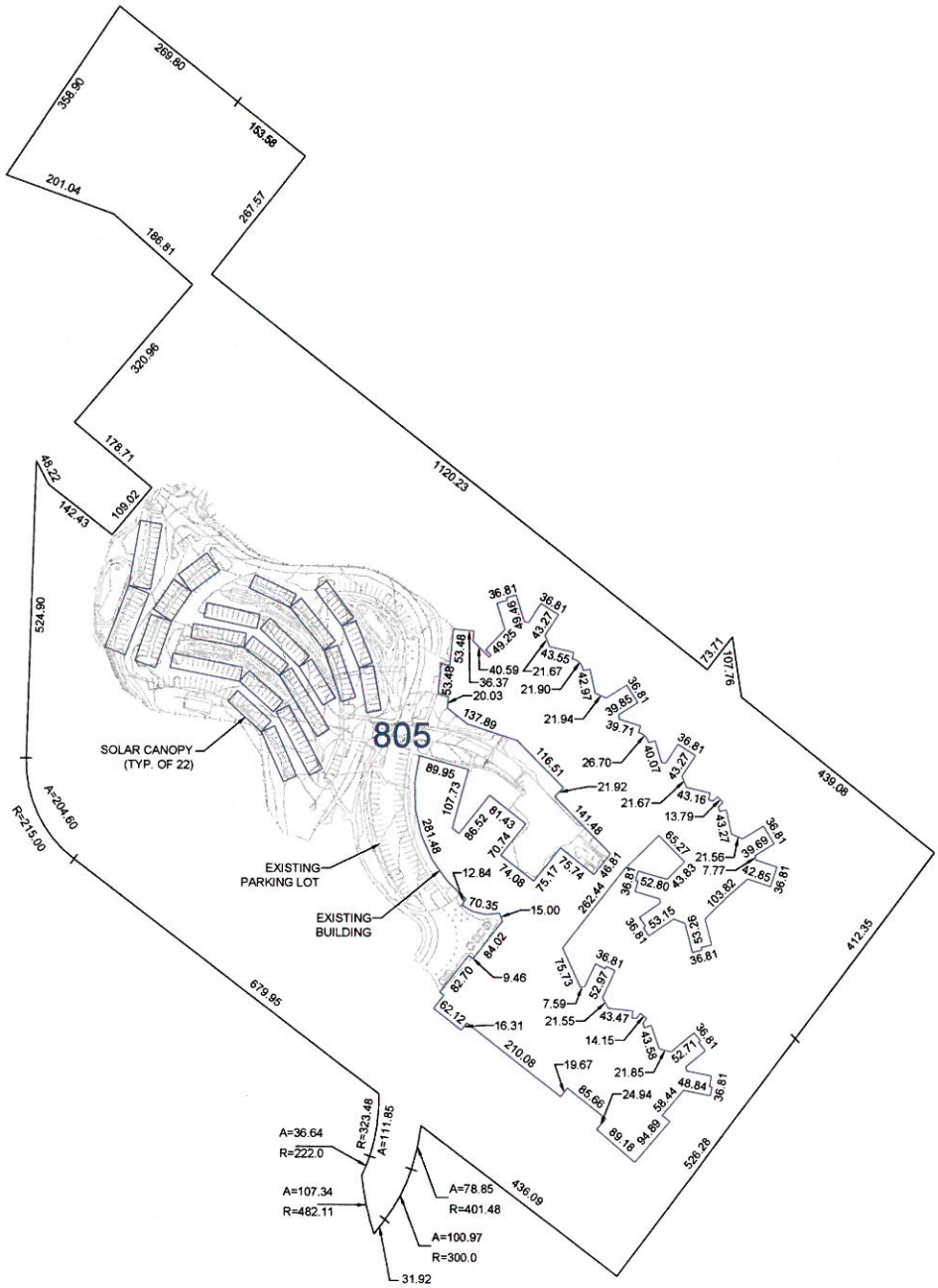

SR-15-03398(2015)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 6, 2016

Plat for Building Permit of: SQUARE 5218 LOT 26

Scale: 1 inch = 100 feet Recorded in Book 204 Page 81

Receipt No. 16-04255

Furnished to: CARLOS R. IGLESIAS

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn , and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers,employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims,damages,liabilities,and causes of action due solely to the gross negligence or wilful misconduct of District or its officers, employees or agents.

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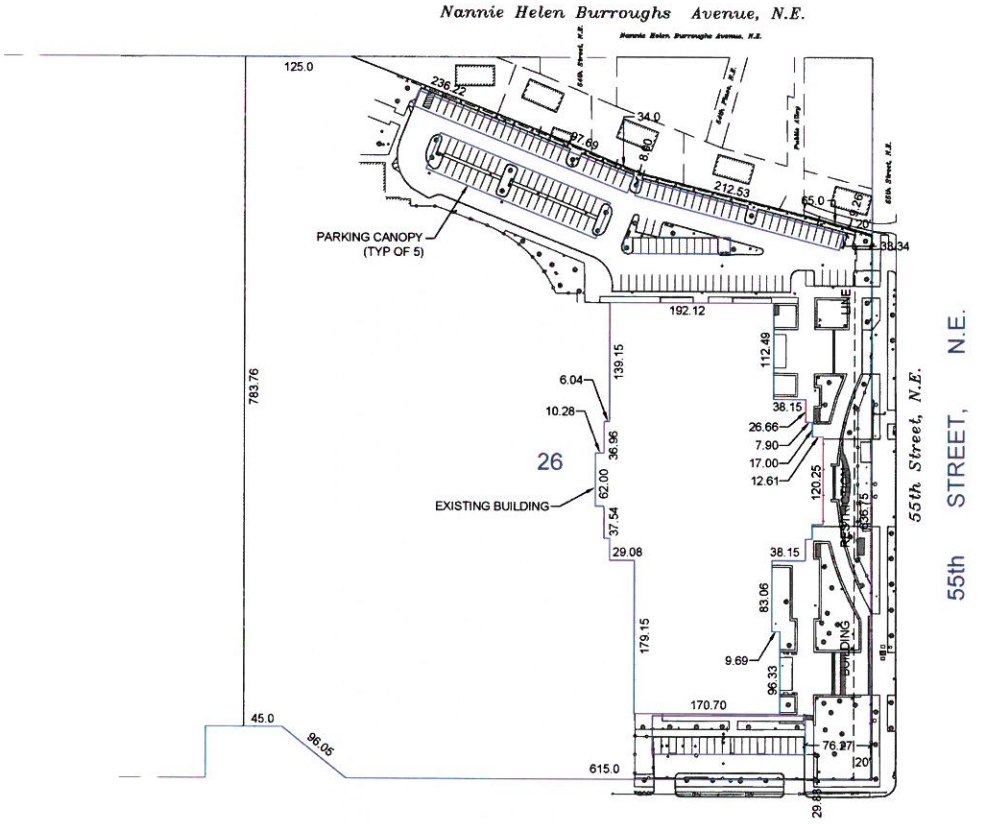

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SCALE: 1:100

SR-16-04255(2016)
* E-MAIL

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 12, 2016

Plat for Building Permit of: SQUARE 6264 LOTS 802 & 803

Scale: 1 inch = 300 feet Recorded in Book A & T Page 3855-H

Receipt No. 16-05190

Furnished to: CARLOS R. IGLESIAS

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By: A.S.

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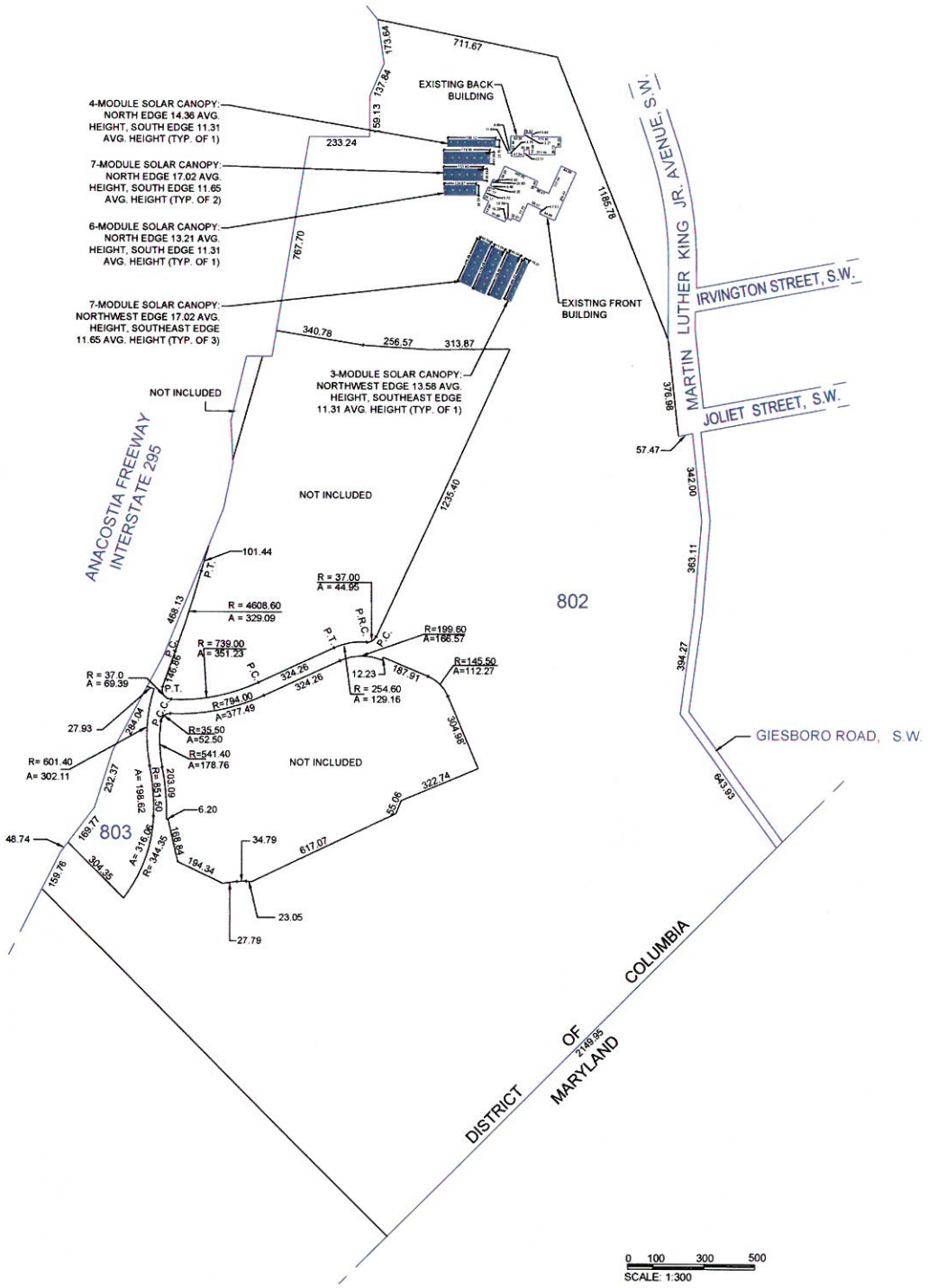

SR-16-05190(2016)
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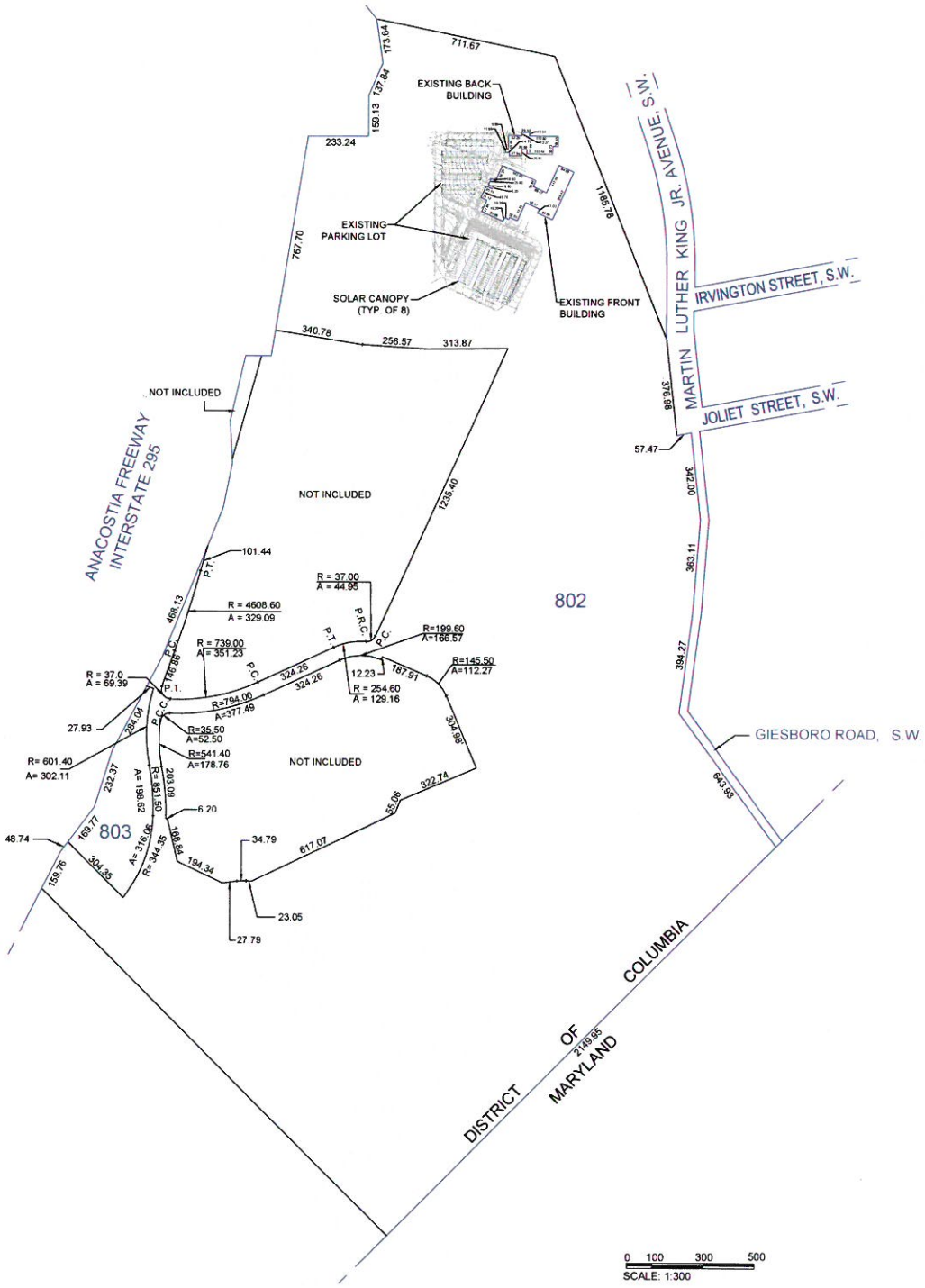

SR-16-05190(2016)
* E-MAIL

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 6, 2016

Plat for Building Permit of: SQUARE 5218 LOT 26

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Receipt No. 16-04255

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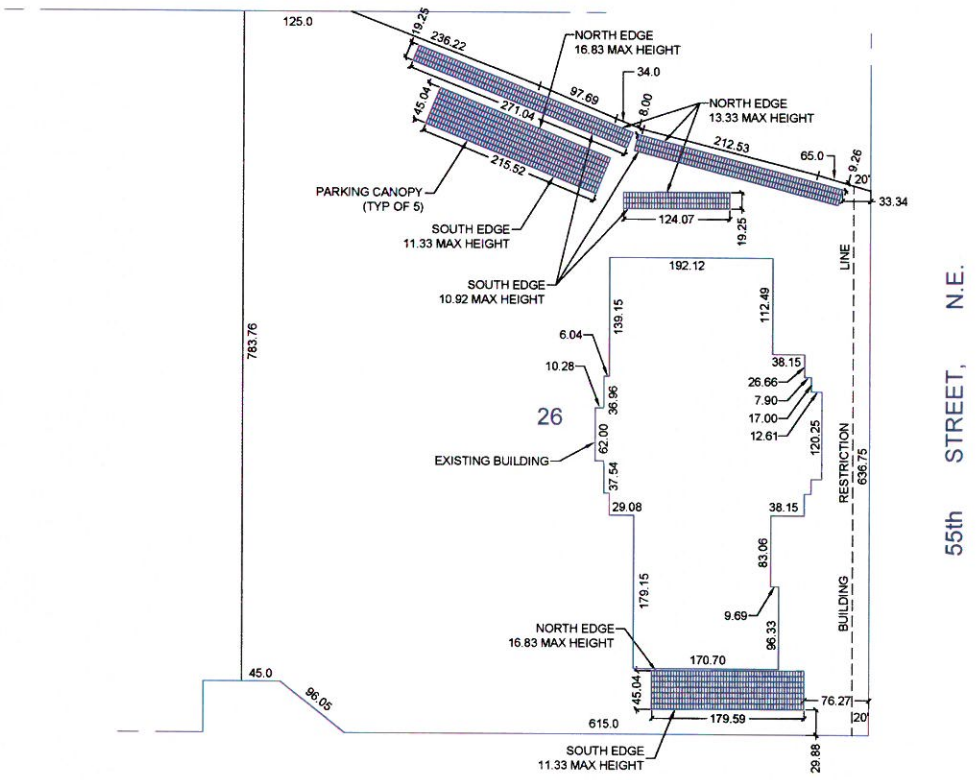


EADS STREET, N.E.

0 100 300 500
SCALE: 1:100

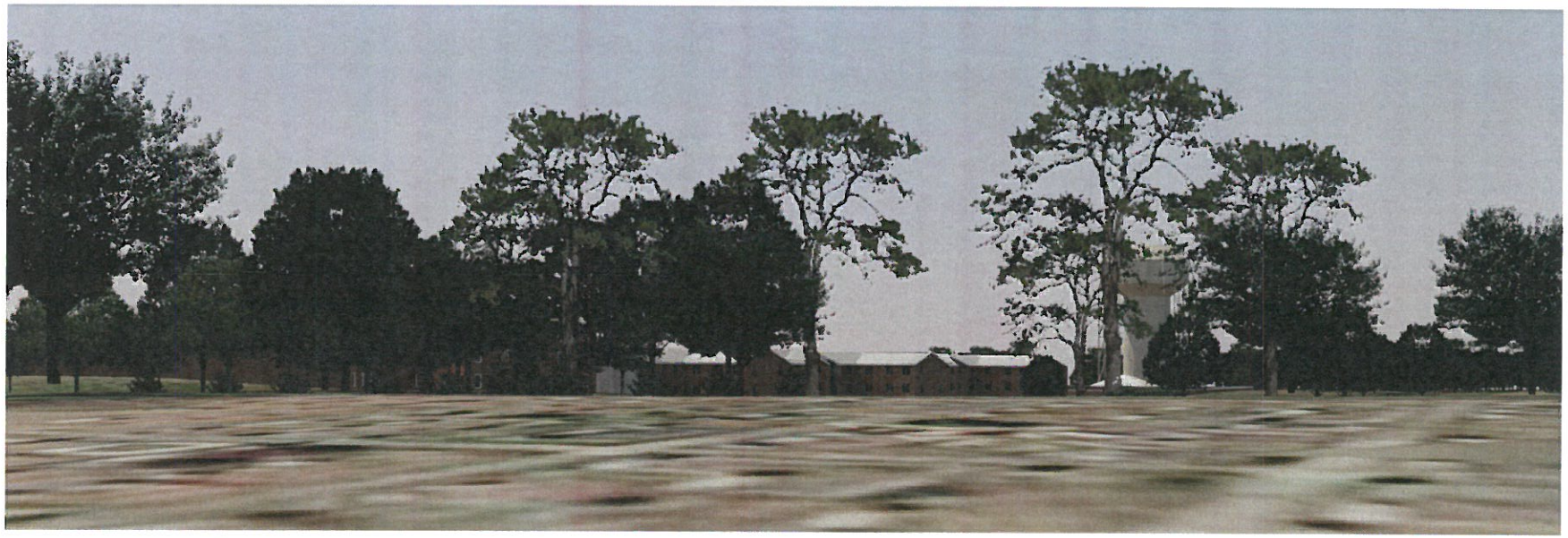
SR-16-04255(2016)
* E-MAIL

St. Elizabeth's Hospital Photovoltaic Carport Proposal - Supplemental Information

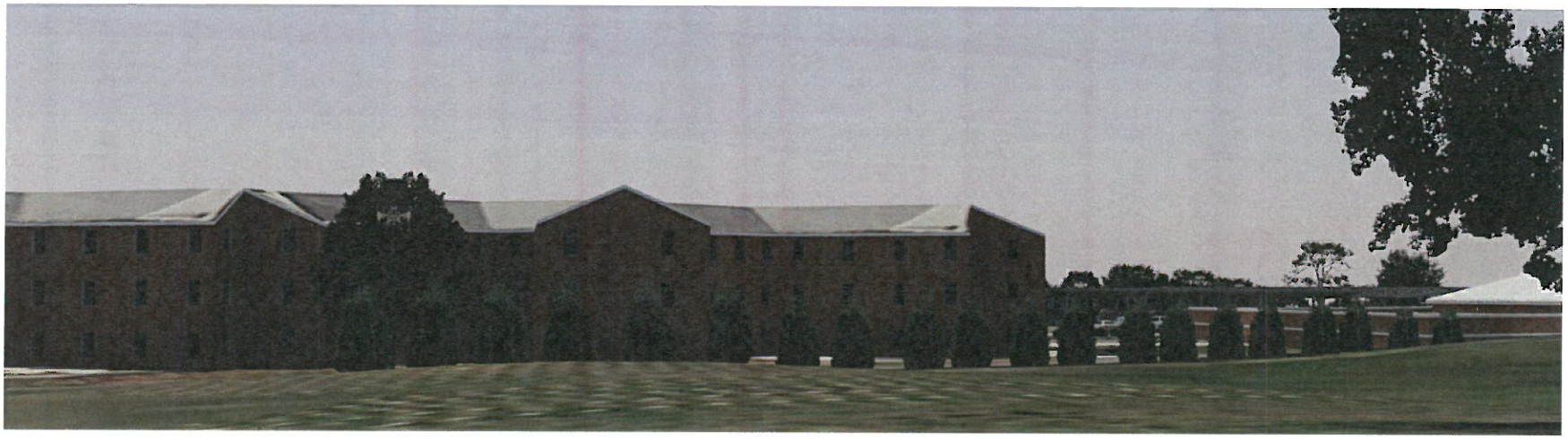
Historical Preservation Review Board Approval Request

Applicant: Government of the District of Columbia Department of General Services, Sustainability and Energy Management Division

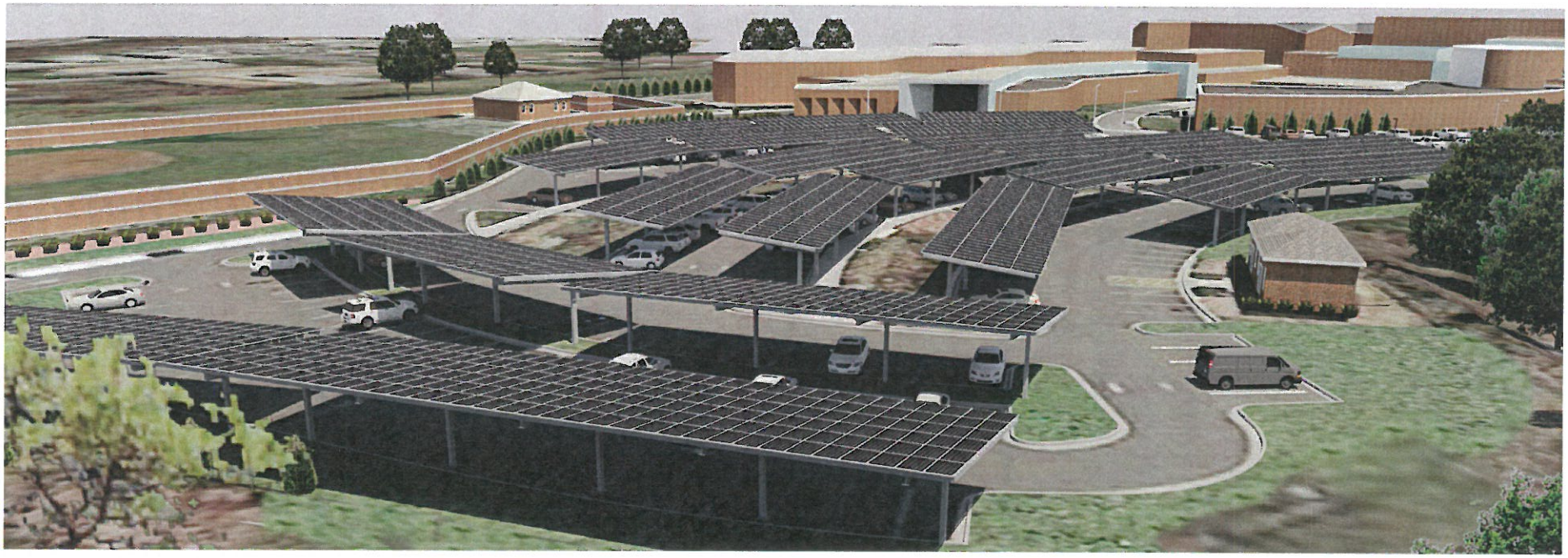
St. Elizabeth's full East Campus site with proposed solar parking canopy; watertower shown for reference only - not part of this application



View From Washington Hebrew Congregation Cemetery, PV system generally will not be visible from this area.
Watertower not currently constructed, shown for reference only (not part of this application).



View from St. Elizabeths Hospital Cemeteries, PV system will generally be only minimally visible to the north.



Elevated view from southeast

Carport detail ground level view, from the ravine east of the hospital, looking west.

Elevated view from east

Carport detail ground level view

SOLAR CANOPY

FOR

CUSTOMER/LOGO

AT

NAME
STREET ADDRESS
CITY, ST ZIP

SYMBOLS LEGEND

- NORTH ARROW
- BOTTOM OF STEEL 0'-0" — DATUM LOCATION ELEVATION
- SECTION: SECTION ID, SHEET NUMBER
- ELEVATION: ELEVATION ID, SHEET NUMBER
- DETAIL: DETAIL ID, SHEET NUMBER
- 7° SLOPE — SLOPE

RESPONSIBILITY SCHEDULE

ITEM DESCRIPTION	N/A	RBI SOLAR		CUSTOMER		REMARKS
		FURN.	INST.	FURN.	INST.	
PULL TEST	●					
GEOTECHNICAL REPORT				●		
CORROSION ANALYSIS	●					
LOCATE SUBSURFACE UTILITIES/STRUCTURES				●		
SITE GRADING	●					
SPOILS REMOVAL				●		
FENCING				●		
TEMPORARY ELECTRIC				●		
PORTABLE TOILET				●		
MATERIAL UNLOADING		●				
MATERIAL STAGING		●				
DUMPSTER/REFUSE REMOVAL				●		
DRIVEN POST	●					
CONCRETE PIERS		●	●			
DRIVEN SCREWS	●					
BALLAST BLOCKS	●					
ANCHORS		●	●			
INVERTER POSTS	●					
CANOPY STRUCTURE		●	●			
DECKING	●					
GUTTERS & DOWNSPOUTS	●					
SNOW GUARDS	●					
MODULES			●	●		
WIRE MANAGEMENT				●	●	
MODULE GROUNDING			●	●		
CANOPY GROUNDING				●	●	
SITE CLEAN-UP		●				
INSPECTIONS				●		

SITE PLAN OVERLAY

NOTE: GOOGLE EARTH® IMAGE IS FOR REFERENCE ONLY.

DRAWING INDEX

DRAWING NO.	DRAWING DESCRIPTION
G-001	COVER SHEET
G-002	GENERAL NOTES/MODULE SPECIFICATIONS
S-101	SITE PLAN
S-102	FOUNDATION PLAN
S-103	COMPONENT PLAN
S-201	ELEVATIONS
S-301	CANOPY SECTION
S-401	FOUNDATION DETAILS
S-501	DETAILS

GOVERNING CODE

INTERNATIONAL BUILDING CODE (IBC 20XX)

DESIGN LOADS:

1. DEAD LOADS:
   - STRUCTURE: 5.0 PSF
   - GLAZING: 3.0 PSF
   - Σ = 8.0 PSF
2. ROOF LIVE LOAD = 0 PSF
3. SNOW LOAD:
   - P_g = XX.X PSF (GROUND SNOW)
   - P_f = XX.X PSF (ROOF SNOW)
   - C_e = X.X
   - C_t = X.X
   - I_s = X.XX
4. WIND LOAD (MAIN WIND FORCE RESISTING SYSTEM)
   - V = XX MPH
   - BUILDING CATEGORY: X
   - I_w = X.XXX
   - EXPOSURE: X
5. SEISMIC (LOADS PARALLEL TO CANOPY FRAMES)
   - S_S = X.XXX
   - S_1 = X.XXX
   - S_{DS} = X.XXX
   - S_{D1} = X.XXX
   - OCCUPANCY CATEGORY: II
   - I_{EQ} = 1.00
   - SITE CLASS: E
   - SEISMIC DESIGN CATEGORY: E
   - SEISMIC FORCE RESISTING SYSTEM = CANTILEVERED COLUMN SYSTEM
   - DESIGN BASE SHEAR: V = X.XX PSF; C_S = X.XX; R = X.XX
   - EQUIVALENT LATERAL FORCE ANALYSIS

SEISMIC (LOADS PERPENDICULAR TO CANOPY FRAMES)
- S_S = X.XXX
- S_1 = X.XXX
- S_{DS} = X.XXX
- S_{D1} = X.XXX
- OCCUPANCY CATEGORY: II
- I_{EQ} = 1.00
- SITE CLASS: E
- SEISMIC DESIGN CATEGORY: E
- SEISMIC FORCE RESISTING SYSTEM = CANTILEVERED COLUMN SYSTEM
- DESIGN BASE SHEAR: V = X.XX PSF; C_S = X.XX; R = X.XX
- EQUIVALENT LATERAL FORCE ANALYSIS

CANOPY SYSTEM SPECIFICATIONS

PV MODULE TYPE	: -	ACTIVE PV MODULES	: #
MODULE MODEL #	: -	SPARE PV MODULES	: #
ARRAY TYPE	: FIXED TILT	TOTAL PV MODULES	: #
ARRAY TILT	: # DEGREES	TOTAL WATTS	: #kW DC

RBI SOLAR
Total Solar Service / Design / Fabrication / Installation / Parts / Repair Service
5513 VINE STREET
CINCINNATI, OH 45217
513.242.0051
FAX: 513.242.0816

PROFESSIONAL SEAL

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NOT FOR CONSTRUCTION

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SOLAR CANOPY FOR

RELEASE RECORD

MARK	DATE	DESCRIPTION

PROJECT INFORMATION

TITLE & ADDRESS:
TITLE
ADDRESS

RBI SOLAR PROJECT No.: -

DRAWN BY: - | REVIEWED BY: -

SHEET TITLE: COVER SHEET

SHEET No.: G-001

USER: KFLANNERY PLOTTED: 9/9/2015 - 3:31 PM C:\Users\kflannery\Documents\My CAD\Canopy Types\Canopy - GR-7.dwg LAYOUT: G-001

GENERAL NOTES

CONSTRUCTION AND SAFETY:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE CONSTRUCTION CODE AND THE PROJECT SPECIFICATIONS.
2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ANY UNEXPECTED CONDITIONS OR DISCREPANCIES WITH THE DESIGN DOCUMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO INSTALLATION OR ERECTION OF MATERIALS.
4. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
5. NO PERSONNEL SHALL STEP OR STAND ON PHOTOVOLTAIC MODULES (SOLAR PANELS) AT ANY TIME. CANOPY STRUCTURE AND MODULES ARE NOT DESIGNED FOR LIVE LOADS AND MAY VOID WARRANTY.

GENERAL NOTES:

1. THIS SUBMITTAL/CONSTRUCTION SET WAS PRODUCED FROM DOCUMENTS RECEIVED FROM CUSTOMER ON XX/XX. RBI SOLAR IS NOT RESPONSIBLE FOR DISCREPANCIES FROM ACTUAL FIELD DIMENSIONS.
2. ALL SHADING ANALYSIS AND/OR PRODUCTION ANALYSIS SHALL BE PERFORMED AND VERIFIED BY OTHERS. RBI IS NOT RESPONSIBLE FOR SYSTEM DESIGN AS IT PERTAINS TO ELECTRICAL OR SYSTEM PRODUCTION.

GEOTECHNICAL INFORMATION:

1. BEARING CAPACITY OF SOIL AT PIER TOP OR BOTTOM OF FOOTING: XXXXPSF

SPECIAL FIELD INSPECTION:

1. ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER/CUSTOMER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
2. FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER/CUSTOMER'S EXPENSE.
3. PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
4. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
5. AS REQUIRED (BY OWNER/CUSTOMER AND/OR E.O.R.), MINIMUM INSPECTION SHALL INCLUDE:

5.1 STRUCTURAL STEEL/ALUMINUM

A. FABRICATION
- MATERIAL IDENTIFICATION
- HIGH STRENGTH BOLTS - MATERIAL IDENTIFICATION OF BOLTS, NUTS AND WASHERS
- WELD FILLER MATERIALS - IDENTIFICATION AND CONFIRMATION OF COMPLIANCE WITH DESIGN DOCUMENTS

B. ERECTION
- MATERIAL IDENTIFICATION
- INSTALLATION OF HIGH STRENGTH BOLTS
- WELDED CONNECTIONS
- MEMBER SIZES AND PLACEMENT
- GENERAL CONFORMANCE WITH DESIGN DOCUMENTS

5.2 CONCRETE CONSTRUCTION
- MATERIAL IDENTIFICATION
- MIX DESIGN VERIFICATION
- SIZE AND PLACEMENT OF REINFORCING STEEL
- PLACEMENT OF CONCRETE USING PROPER TECHNIQUES
- CONCRETE SAMPLES FOR SLUMP, AIR CONTENT, TEMPERATURE, STRENGTH TESTS, ETC. IN ACCORDANCE WITH ACI 318
- PROPER MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES

5.3 FOUNDATIONS
- SIZE AND LOCATION OF FOUNDATION EXCAVATIONS
- PLACEMENT OF REINFORCING STEEL AS REQUIRED

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST VERSION OF AISC "MANUAL OF STEEL CONSTRUCTION." LIGHT GAGE COLD-FORMED SECTIONS SHALL CONFORM TO LATEST VERSION OF AISI SPECIFICATIONS FOR COLD-FORMED STEEL STRUCTURAL MEMBERS.
2. MATERIALS:

A.	ROLLED SHAPES:	ASTM A992 OR A572 GRADE 50, F_y = 50 KSI MINIMUM
B.	PLATES:	ASTM A36
C.	TUBULAR SHAPES:	ASTM A500 GRADE B, F_y = 50 KSI MINIMUM
D.	FIELD BOLTS (TYP. U.N.O):	SAE J429 GRADE 5
E.	SCREWS:	#12 TEKS - GALVANIZED

3. TEK SCREWS ARE TO BE INSTALLED USING A 2500 RPM MAX. NON-IMPACTING VARIABLE SPEED DRILL WITH CLUTCH OUT.
4. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL BE INSTALLED TO THE "SNUG TIGHT" CONDITION DEFINED AS THE FULL EFFORT OF A MAN USING A NORMAL SPUD WRENCH OR A FEW IMPACTS OF AN IMPACT WRENCH. THE "SNUG TIGHT" CONDITION WILL ENSURE THE PLIES OF CONNECTED MATERIAL ARE IN FIRM CONTACT.
5. ALL MODULE MOUNTING HARDWARE SHALL BE INSTALLED AND TORQUED PER MODULE MANUFACTURER'S RECOMMENDATIONS. CONNECTIONS USING WEEB BONDING WASHERS SHALL BE PER RBI INSTALLATION MANUAL - MINIMUM OF 12 FT-LBS FOR 5/16" MOUNTING HARDWARE AND 5 FT-LBS FOR 1/4" MOUNTING HARDWARE.
6. ALL WELDING OF STEEL SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE AMERICAN WELD SOCIETY'S SPECIFICATIONS - AWS D1.1. ELECTRODES SHALL BE E70 SERIES UNLESS NOTED OTHERWISE.
7. GALVANIZING SHALL BE G90 MINIMUM OR EQUIVALENT.

MISCELLANEOUS FASTENER NOTES:

1. ALL BOLTS SHALL BE THE TYPE AND SIZE INDICATED ON DRAWINGS.
2. ALL HARDWARE USED FOR MOUNTING MODULES SHALL BE STAINLESS STEEL.
3. ANCHOR RODS SHALL BE ASTM A193 B7 UNLESS NOTED OTHERWISE.

WORK BY OTHERS:

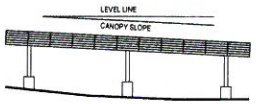
1. SITE WORK AND DEVELOPMENT.
2. ALL ELECTRICAL WORK INCLUDING WIRING, CONDUIT, PANELS AND LIGHTS TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
3. GROUNDING REQUIREMENTS.
4. ALL SHADING ANALYSIS AND/OR PRODUCTION ANALYSIS SHALL BE PERFORMED AND VERIFIED BY OTHERS. RBI IS NOT RESPONSIBLE FOR PV SYSTEM DESIGN AS IT PERTAINS TO ELECTRICAL OR PV SYSTEM PRODUCTION.

FOUNDATION/CONCRETE NOTES:

1. THE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT PREPARED BY: X DATED X (REPORT #:X).
2. CUSTOMER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS ARE CONSISTENT WITH FINDINGS INCLUDED IN GEOTECH REPORT. VARIATIONS IN SOIL CONDITIONS SHALL BE REPORTED TO GEOTECH ENGINEER AND ENGINEER OF RECORD RESPONSIBLE FOR FOUNDATION DESIGN PRIOR TO INSTALLATION OF ANY FOUNDATION MATERIALS.
3. CUSTOMER IS RESPONSIBLE FOR VERIFYING CORROSION COMPATIBILITY WITH FOUNDATIONS AND/OR DRIVEN POSTS.
4. INSTALLER/CONTRACTOR SHALL COORDINATE PLACEMENT OF FOUNDATIONS AND/OR ANCHOR BOLTS PER DESIGN DRAWINGS AND/OR MANUFACTURES SPECIFICATIONS.
5. RBI SOLAR, INC. DESIGNS FOUNDATIONS BASED ON SOIL PROPERTIES OUTLINED IN CERTIFIED GEOTECHNICAL REPORTS AND/OR DATA FROM FIELD TESTING. ALL DESIGNS ASSUME UNDISTURBED SOIL CONDITIONS, AND DO NOT TAKE INTO ACCOUNT TRENCHING NEAR FOUNDATIONS. FOR CASES WHERE TRENCHING FOR ELECTRICAL WORK IS AT OR NEAR A FOUNDATION, RBI SOLAR RECOMMENDS A MINIMUM OF 3'-0" CLEAR FROM THE EDGE OF THE TRENCH TO THE EDGE OF THE FOUNDATION FOR "NORMAL GOOD SOIL CONDITIONS." IN CASES OF "POOR SOIL" CONDITIONS, RBI SOLAR RECOMMENDS A MINIMUM CLEAR DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE FOUNDATION. IF IN DOUBT OF SOIL CONDITIONS, RBI SOLAR RECOMMENDS CONSULTING A QUALIFIED GEOTECHNICAL ENGINEER TO ASSESS SOIL CONDITIONS AT THE SITE.

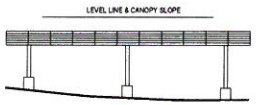
   NOTE: TRENCHING/EXCAVATION WITHIN 3'-0" OF ANY RACKING SUPPORT POST REQUIRES REPLACING THE ORIGINAL SOIL AND COMPACTION TO 95% STANDARD PROCTOR DENSITY. FOR FURTHER CLARIFICATION ON COMPACTION REQUIREMENTS, RBI SOLAR RECOMMENDS CONSULTING A QUALIFIED GEOTECHNICAL ENGINEER.
6. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST VERSION OF ACI318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
7. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
8. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 BILLET STEEL
9. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS: CONCRETE CAST AGAINST EARTH = 3.0"
10. CONCRETE STRENGTH: 4 KSI AT 28 DAYS MINIMUM (WITH +/-4" SLUMP)
11. REINFORCEMENT DETAILS PER ACI 318 AND IBC
12. BASE PLATE GROUT: NON-SHRINK, MINIMUM 8000 PSI STRENGTH
13. NOMINAL AGGREGATE SIZE: 3/4"
14. ALTERING OR SUBSTITUTING OF REINFORCEMENT MUST HAVE ENGINEER OF RECORD APPROVAL
15. PLACEMENT OF CONDUIT MUST HAVE APPROVAL OF ENGINEER OF RECORD

CANOPY TOPOGRAPHIC RELATIONSHIP



KEY POINTS
1. CANOPY STRUCTURE IS PARALLEL TO AVERAGE SITE GRADE
2. COLUMN LENGTHS ARE EQUAL THROUGHOUT
3. TOPS OF PIERS FOLLOW AVERAGE SITE GRADE
4. EXPOSED PIER HEIGHTS MAY VARY

AVERAGE SLOPE (STANDARD)



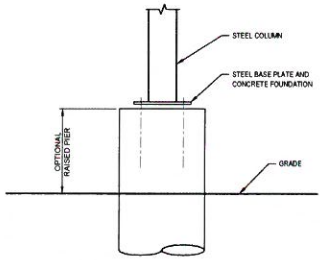
KEY POINTS
1. TOP OF CANOPY STRUCTURE IS LEVEL
2. COLUMN LENGTHS MAY VARY THROUGHOUT
3. EXPOSED PIER HEIGHTS MAY BE EQUAL THROUGHOUT OR MAY VARY

FLAT PLANE (OPTIONAL)

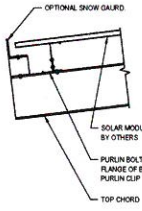
FINISH SCHEDULE

ITEM DESCRIPTION	N/A	HDG	POWDER COAT	PAINT	PREGALV	STAINLESS STEEL	ALUMINUM	REMARKS
COLUMN ASSEMBLIES		●	○	○				
TOP CHORD/TRUSS ASSEMBLIES		●	○	○				
KNEE BRACE & BRACKETS		●	○	○				
PURLIN BRACKETS		●						
PURLIN				○	●			
DECKING				●				
GUTTERS & DOWNSPOUTS (OPTIONAL)				●				
PURLIN ENCLOSURE (OPTIONAL)					●			
SNOW GUARD (OPTIONAL)		●		○				
RAIL (OPTIONAL)							●	
TUBE BRACING				○	●			
ANGLE BRACING					●			
STRUCTURAL HARDWARE		●						
MODULE HARDWARE & CLIPS						●	●	

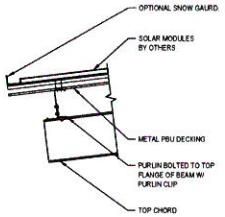
● - STANDARD FINISH
○ - OPTIONAL FINISH



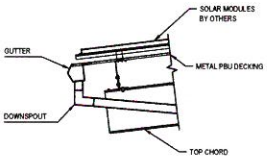
A1 SCALE: 1/2" = 1'-0" **Optional Raised Pier**



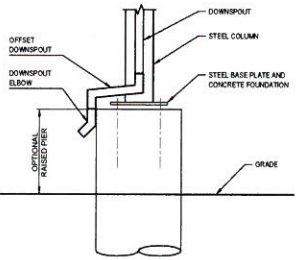
A3 SCALE: 1/2" = 1'-0" **Optional Snow Gaurd**



A5 SCALE: 1/2" = 1'-0" **Optional Snow Gaurd w/ Decking**



A7 SCALE: 1/2" = 1'-0" **Optional Gutter**



A9 SCALE: 1/2" = 1'-0" **Optional Raised Pier w/ Gutter**

RBI SOLAR
Total Solar Service: Design * Fabrication Installation * Parts * Repair Service
5513 VINE STREET
CINCINNATI, OH 45217
513.242.2051
FAX: 513.242.0816

PROFESSIONAL SEAL

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NOT FOR CONSTRUCTION

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SOLAR CANOPY FOR

RELEASE RECORD

MARK	DATE	DESCRIPTION

PROJECT INFORMATION

TITLE & ADDRESS:
TITLE
ADDRESS

RBI SOLAR PROJECT No.: -

DRAWN BY: - | REVIEWED BY: -

SHEET TITLE: GENERAL NOTES MODULE SPECIFICATION SHEETS

SHEET No.: G-002

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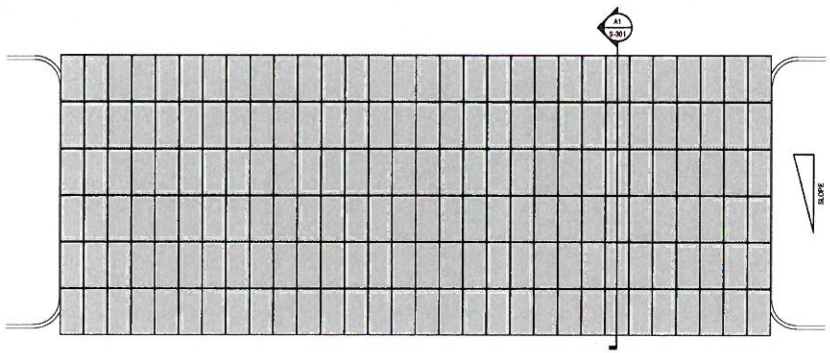
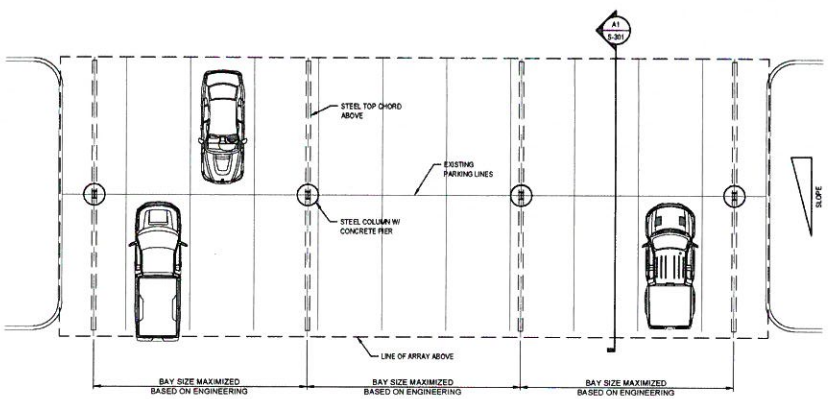
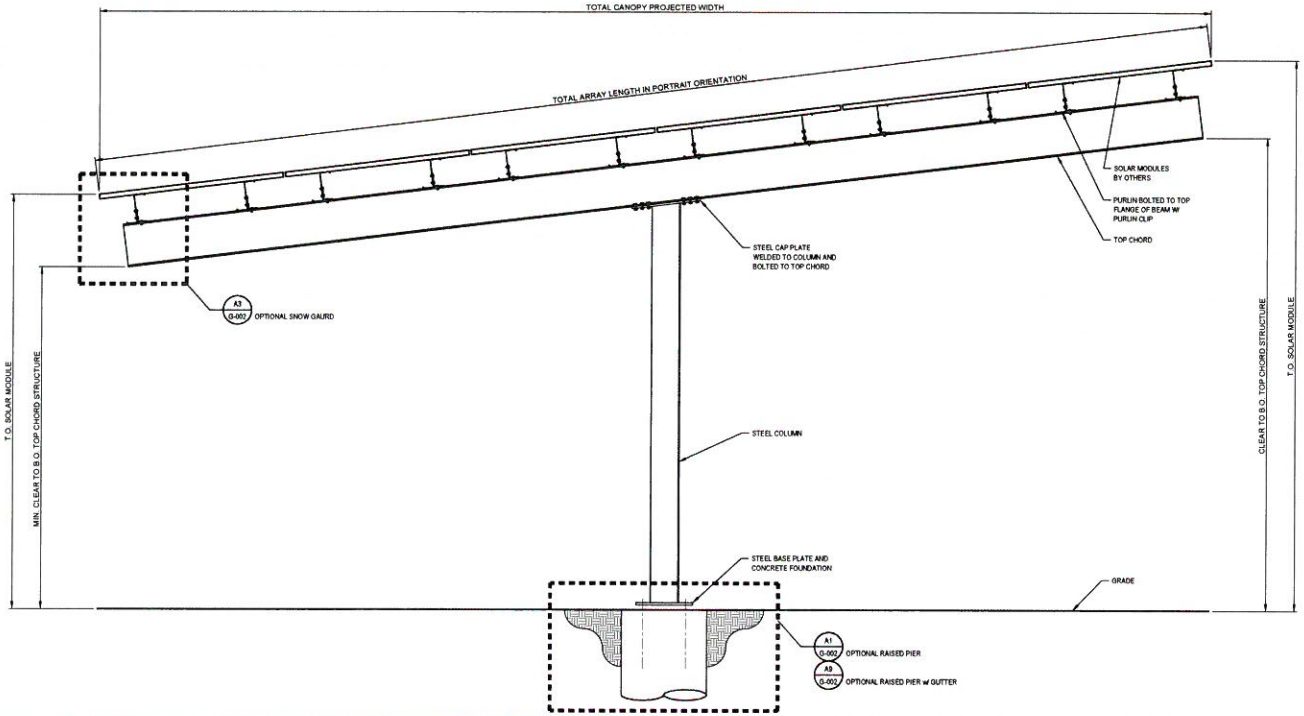


F1 SCALE 1/8" = 1'-0"
Module Layout
Single Slope "T" - Aisle - CP-TA - Portrait



F6 SCALE 1/8" = 1'-0"
Foundation Layout
Single Slope "T" - Aisle - CP-TA - Portrait



A1 SCALE 1/2" = 1'-0"
Section
Single Slope "T" - Aisle - CP-TA - Portrait

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CINCINNATI, OH 45217
513.242.2051
FAX: 513.242.0818

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SOLAR CANOPY FOR

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MARK	DATE	DESCRIPTION

PROJECT INFORMATION

TITLE & ADDRESS:
TITLE
ADDRESS

RBI SOLAR PROJECT No.: -

DRAWN BY: -
REVIEWED BY: -

SHEET TITLE: CP-TA - PORTRAIT

SHEET No.: **S-301**

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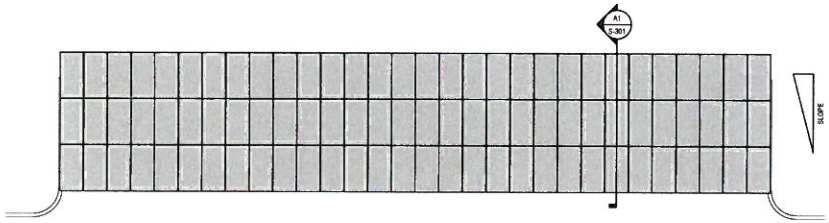
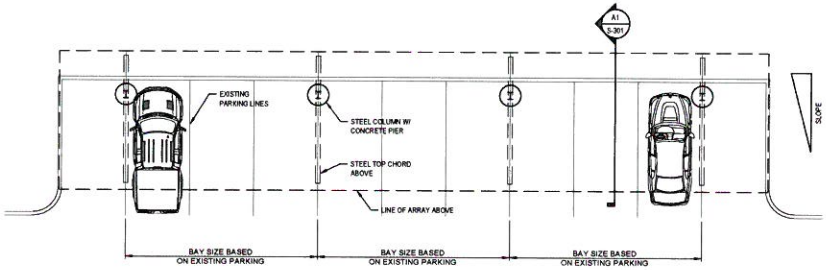
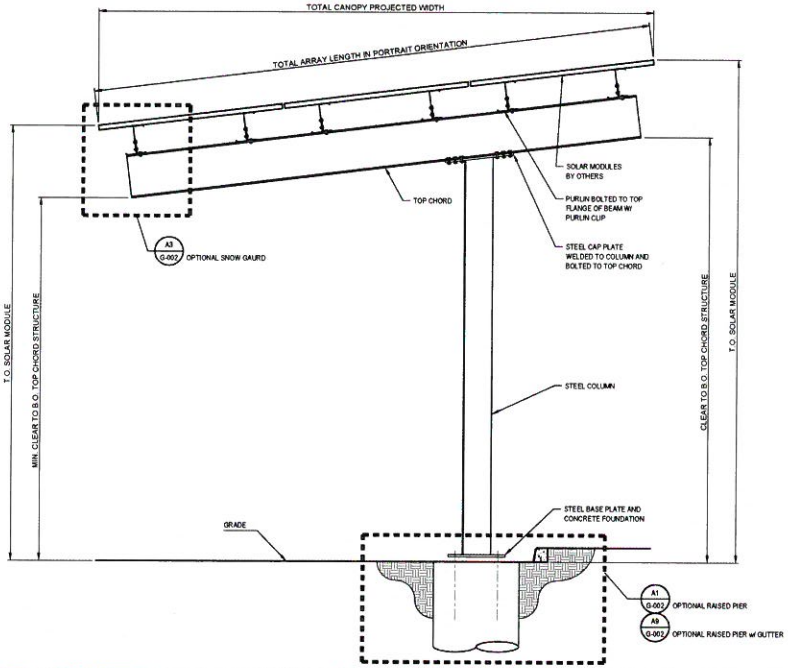


F1 SCALE 1/8" = 1'-0"
Module Layout
Single Slope "T" - Perimeter Low Side - CP-TP - Portrait



F6 SCALE 1/8" = 1'-0"
Foundation Layout
Single Slope "T" - Perimeter Low Side - CP-TP - Portrait



A1 SCALE 1/2" = 1'-0"
Section
Single Slope "T" - Perimeter Low Side - CP-TP - Portrait

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SOLAR CANOPY
FOR

RELEASE RECORD

MARK	DATE	DESCRIPTION

PROJECT INFORMATION

TITLE & ADDRESS:
TITLE
ADDRESS

RBI SOLAR PROJECT No.: -

DRAWN BY: -
REVIEWED BY: -

SHEET TITLE: CP-TP LOW SIDE - PORTRAIT

SHEET No.: **S-301**

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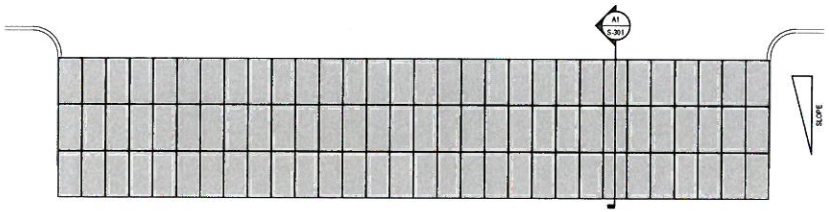
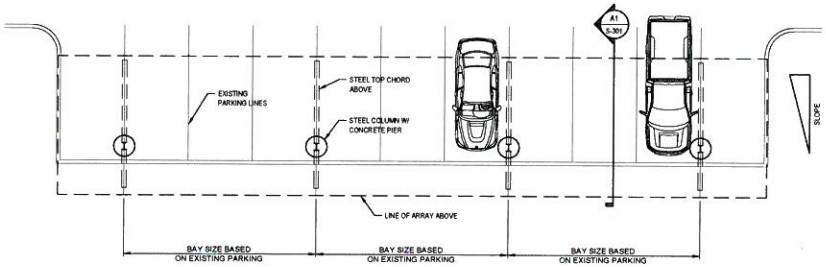


F1 SCALE 1/8" = 1'-0"
Module Layout
Single Slope "T" - Perimeter High Side - CP-TP - Portrait



F6 SCALE 1/8" = 1'-0"
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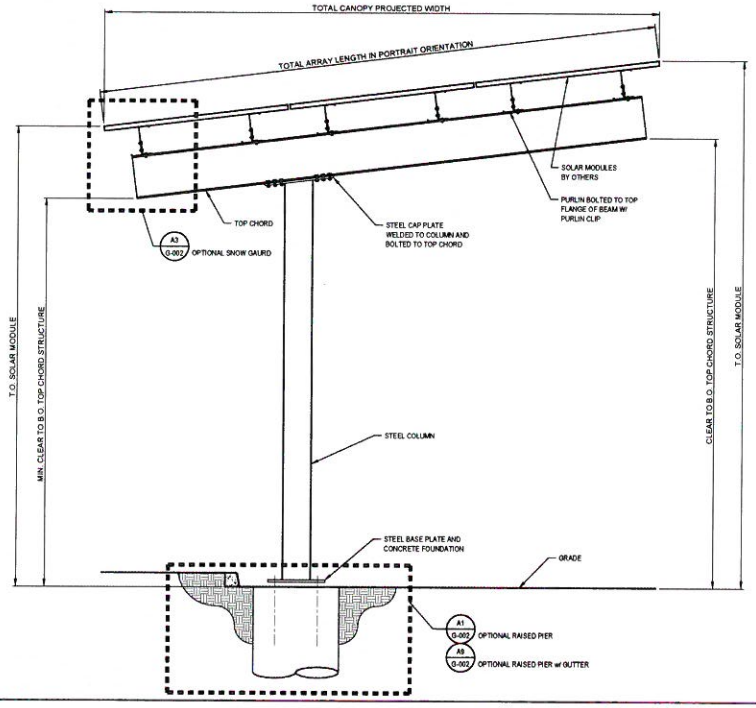

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PROJECT INFORMATION

TITLE & ADDRESS:
TITLE
ADDRESS

RBI SOLAR PROJECT No.: -

DRAWN BY: -
REVIEWED BY: -

SHEET TITLE: CP-TP HIGH SIDE - PORTRAIT

SHEET No.: **S-301**

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USER: KEVINMERY PLOTTED: 9/9/2015 - 3:31 PM C:\Users\kevinmery\Documents\My CADCanopy Types\Canopy CP-T.dwg LAYOUT: CP-TP High Side - Portrait