

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7423 Buffalo Avenue, Takoma Park	Meeting Date:	2/11/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/4/2025
Applicant:	Griffin Witte Margo Ricks (Agent)	Public Notice:	1/28/2026
Review:	HAWP	Tax Credit:	No
Permit Number:	1145919	Staff:	Devon Murtha
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the Historic Area Work Permit (HAWP) application:

1. The panels must be installed to be no taller than six (6) inches above the roof.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square/Colonial Revival
DATE: c. 1905-1915

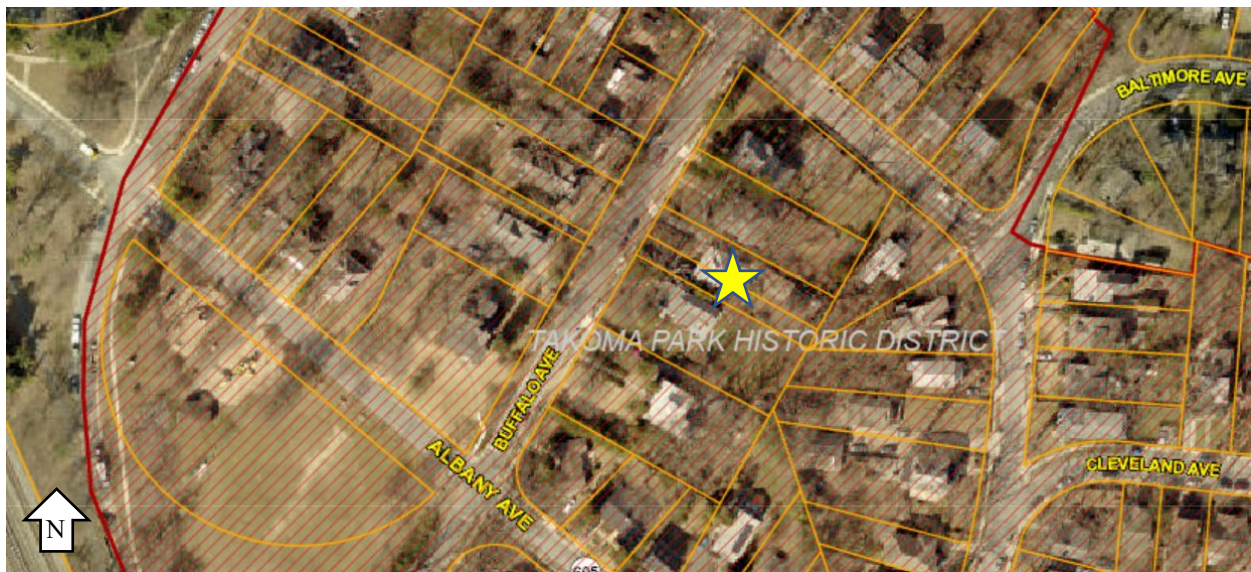


Figure 1: Aerial view of 7423 Buffalo Avenue within the Takoma Park Historic District.

PROPOSAL

The subject property is located at 7423 Buffalo Avenue and contains a two-and-a-half story house executed in the Colonial Revival style. It is a Contributing Resource within the Takoma Park Historic District. It

features a hipped roof, central dormers on each of the main roof slopes, and one-story wrap-around porch. (Figure 2).



Figure 2: Subject property from the right-of-way along Buffalo Avenue (c. 1992).



Figure 3: Subject property from the right-of-way along Buffalo Avenue (2026).

PROPOSAL

The applicant proposes to install thirty-eight (38) solar panels in eight (8) arrays on the subject property. Five of the arrays will be installed on the main roof, on the side roof slopes, rear roof slope, and side porch roof. One (1) array will be installed on the garage, and two (2) single panels will be installed on either side of the roof of the accessory structure. The Philadelphia Solar Nexus N-type series panels will be mounted to the asphalt shingle roof. The load center and disconnect switch will be installed on the northeast (front) corner of the house.

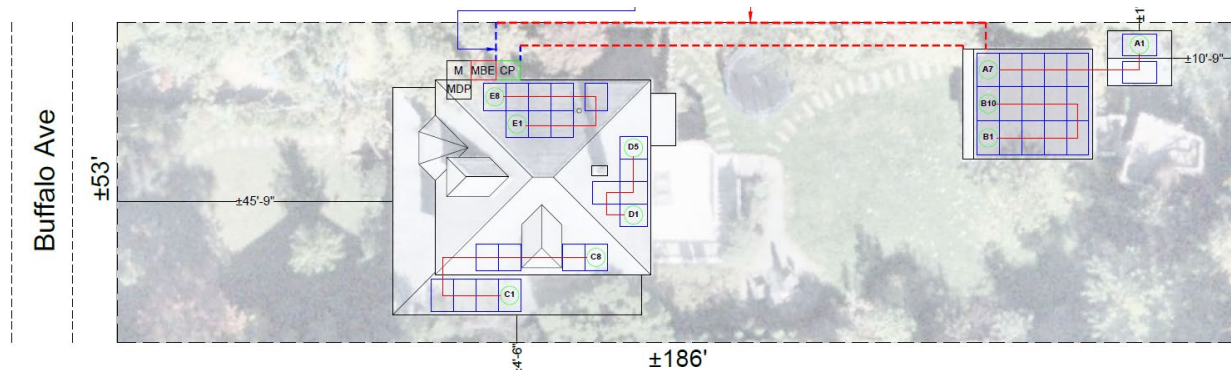


Figure 4: The site plan (left) shows the proposed solar panel locations and the building’s relationship to the public right-of-way along Maple Avenue. The roof plan (right) shows the proposed location of the solar panels and the equipment location.

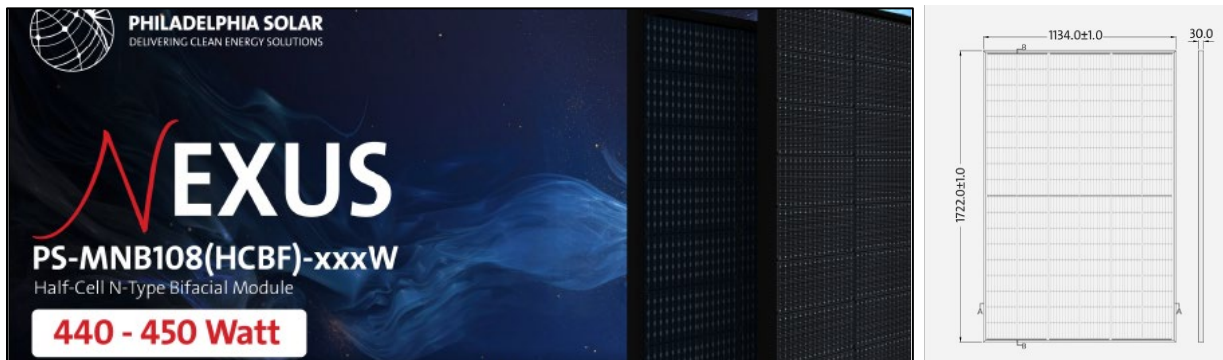


Figure 5: Specifications for the solar panels.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*, and the HPC’s *Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and

- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Most of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course;
- Alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels

Now, THEREFORE:

WHEREAS, Historic Area Work Permit decisions are guided by the criteria in Section 24A, The Secretary of the Interior’s Standards for Rehabilitation, and pertinent guidance from applicable master plan amendments and/or site or district-specific studies;

WHEREAS, The Secretary of the Interior’s Standards for Rehabilitation as interpreted by the National Park Service limit the placement of rooftop solar panels under Standards 2, 9, and 10 to less conspicuous locations;

WHEREAS, the County Council has established a Climate Emergency;

WHEREAS, the Historic Preservation is a body established by the County Executive and County Council;

WHEREAS, Section 24-8(b)(6) states, “In balancing the interest of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit;”

WHEREAS, the widespread use of solar panels, both for hot water and for electricity production, will reduce greenhouse gases in the county, in accordance with the aims of the Emergency Climate Mobilization resolution (Resolution No.: 18-974), it shall be the policy of the Historic Preservation Commission that:

1. The preferred locations for solar panel installation(s) on a designated historic site or an historic resource located within an historic district is a) on the rear of the property, b) on non-historic building additions, c) on accessory structures, or d) in ground-mounted arrays;
2. If it is not feasible to install solar panels in one of the identified preferred locations due to resource orientation or other site limitations; and,
3. The roof is determined to be neither architecturally significant, nor a character-defining feature of the resource, nor is it a slate or tile roof, that unless it can be demonstrated that the solar array will be installed without damaging the historic character of the resource or historic fabric; then
4. The public welfare is better served by approving a Historic Area Work Permit for solar panels on all visible side or front roof slopes under Section 24A-8(b)(6).
5. A Historic Area Work Permit (HAWP) is required for all work referenced in this policy.

STAFF DISCUSSION

Staff generally supports the installation of the proposed solar panels and recommends approval.

The applicant proposes to install thirty-eight (38) solar panels in eight (8) arrays.

Staff evaluated the proposed placement of the solar panels on the subject property against the guidance provided by *Historic Preservation Commission Policy No. 20-01*. In determining the most appropriate placement of solar panels, the policy outlines several preferred locations, including (in order of preference), in ground-mounted arrays, on accessory structures, on non-historic building additions, and on the rear of the property.

Three (3) of the arrays are located on the secondary preferred location – on the two accessory structures on the rear of the property. Staff finds that these arrays are appropriate, per the *Policy No. 20-01*.

The remaining five (5) arrays are located on the main building. Four (4) of the arrays are on the side and rear roof slopes, and none are on the front slope. Staff finds that, due to the height of the roof, the presence of dormers, and the setback of the house, many of these arrays will be not at all visible from the right-of-way along Buffalo Avenue. The arrays installed on the north/left side roof and the one array installed in front of the dormer on the south/right side roof may be minimally visible from some oblique angles, but have no impact on the overall streetscape, per the *Guidelines*. One (1) array will be installed on the side porch roof. Staff finds that due to the relatively low slope of the roof, and the placement of the panels, this array will also be minimally visible, if at all, from the right-of-way along Buffalo Avenue, and will also have no impact on the streetscape, per the *Guidelines*.



Figure 6: View of subject property from the right of way. The yellow arrows note the approximate location of the panels.

Per *Policy 20-01*, the roof is neither architecturally significant, nor is it slate or tile. Staff finds that the panels arrangements are generally designated to be installed in an orderly manner, although the specific roof conditions call for the configuration of many, smaller arrays. Staff notes that the panels should not be installed to be taller than six (6) inches higher than the roof, per the installation guidance provided with the Illustrated Design Guidelines for *Policy No. 20-01*.¹

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*, and *Takoma Park Historic District Guidelines*, and the HPC's *Policy No. 20-01* as outlined above.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the Historic Area Work Permit (HAWP) application:

1. The panels must be installed to be no taller than six (6) inches above the roof.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

The Takoma Park Historic District Guidelines;

and with the *Secretary of the Interior's Standards for Rehabilitation # 2, 9, and 10;*

¹ See full solar policy language here: <https://montgomeryplanning.org/wp-content/uploads/2021/12/Solar-Panel-Interactive.pdf>.

and with the *Historic Preservation Commission Policy No. 20-01: Addressing Emergency Climate Mobilization Through The Installation of Roof-Mounted Solar Panels*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

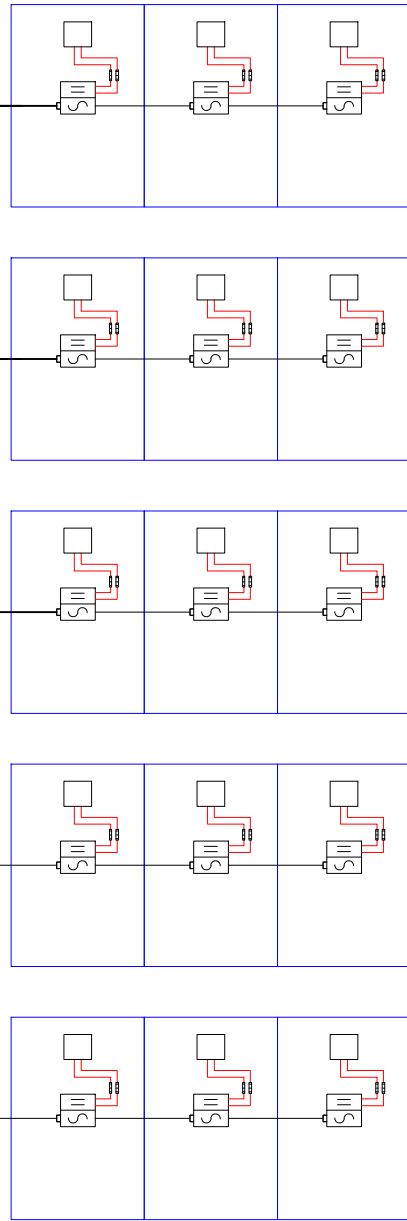
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

ENPHASE Q.CABLE (SEE SHEET A3)

#6 BARE CU WIRE
PROTECTED PER NEC 250.64(B)
OR
#10 AWG Cu WIRE
PER NEC 250.120(C)

PV MODULES W/ MICROINVERTERS



- ... 07 Modules (STRING A) GARAGE & SHED
- ... 10 Modules (STRING B) GARAGE
- ... 08 Modules (STRING C) MAIN ROOF
- ... 05 Modules (STRING D) MAIN ROOF
- ... 08 Modules (STRING E) MAIN ROOF

LEGEND

- N NEW
- E EXISTING

SYSTEM DETAILS

PV Module Type	Philadelphia Solar PS-MNB108(HCBF) - 450W OR EQUIVALENT
PV Module Quantity	38
Solar PV DC System Rating (kWdc)	17.1
Solar PV AC System Rating (kWac)	14.44
Inverter Type	ENPHASE IQ8HC-72-M-DOM-US
Inverter Quantity	38
Battery Type	N/A
Battery Quantity	0

INTERCONNECTION NOTE:

LINE SIDE TAP VIA INSULATION PIERCING TAPS AHEAD OF 200A MAIN BREAKER IN INTERIOR 200A PANEL.
SEE GENERAL NOTES (NOTE 8) ON SHEET E2 FOR PIERCING TAP RULES.

(N) (3) #10 AWG THWN-Cu-RED
(3) #10 AWG THWN-Cu-BLACK
EGC #10 AWG THWN-Cu-GREEN
IN (1) 3/4" OR LARGER
PVC OR EMT CONDUIT

(N) (3) #12 AWG THWN-Cu
MAX OUTPUT CURRENT: 0.02A
OCPD RATING: 15A

MAX STRING OUTPUT CURRENT: 12.64A
OCPD RATING: 20A

JUNCTION BOX
NEMA 3R (N)

125A GENERATION PANEL (N)

125A MAIN BREAKER ENCLOSURE (N) W/ 80A MAIN BREAKER (N)

240/120V, 200A UTILITY METER (E)
EXISTING OVERHEAD UTILITY SERVICE

200A PANEL (E)

(N) (2) #10 AWG THWN-Cu-RED
(2) #10 AWG THWN-Cu-BLACK
EGC #10 AWG THWN-Cu-GREEN
IN (1) 1/2" OR LARGER
PVC OR EMT CONDUIT

MAX STRING OUTPUT CURRENT: 15.80A
OCPD RATING: 20A

(N) (3) #4 AWG THWN-Cu
(1) #8 AWG EGC THWN-Cu
IN (1) 1" OR LARGER
PVC OR EMT CONDUIT

MAX OUTPUT CURRENT: 60.04A
OCPD RATING: 80A

(N) (3) #4 AWG THWN-Cu
IN (1) 1" OR LARGER
PVC OR EMT CONDUIT

MAX OUTPUT CURRENT: 60.04A

(E) (3) #2/0 AWG THWN-Cu
(1) #6 AWG EGC THWN-Cu
IN (1) 1 1/2" OR LARGER
PVC OR EMT CONDUIT

MAX OUTPUT CURRENT: 200A
OCPD RATING: 200A

EXTERIOR WALL INTERIOR WALL

EXISTING OVERHEAD UTILITY SERVICE
SEE BONDING & GROUNDING NOTES ON SHEET E2
EXISTING #4 AWG Cu GEC



MardiEngineering.com

amardi@mardiengineering.com

(772) 643-3340



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMJAD MARDI, A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND (LICENSE NO. MD-64690), AND EXPIRATION DATE 04-09-2027. ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ON THE DATE BELOW THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:

GRIFFIN WITTE RESIDENCE

PROJECT ADDRESS:

7423 Buffalo Ave
Takoma Park, MD 20912

Date:	SEE P.E. STAMP
Designed By:	SAM
Reviewed by:	AKM
REVISION HISTORY	

DRAWING SCALE:

N.T.S.

SHEET NAME:

ELECTRICAL RISER DIAGRAM

SHEET NUMBER:

E1

SCOPE of WORK

This set of plans details the installation of a new grid-interactive solar photovoltaic system

PV SYSTEM DETAILS

PV Module Type	Philadelphia Solar PS-MNB108(HCBF) - 450W OR EQUIVALENT
PV Module Quantity	38
Solar PV DC System Rating (kWdc)	17.1
Solar PV AC System Rating (kWac)	14.44
Inverter Type	ENPHASE IQ8HC-72-M-DOM-US
Inverter Quantity	38
Battery Type	N/A
Battery Quantity	0
Mounting Location (Roof/Ground/Pergola)	Roof
Mounting Attachments Type	Unirac Stronghold w/ Butyl & Solar Stack
Racking & Rails Type	Unirac SM Standard Rail

CONTRACTOR DETAILS

Company Name	Solar Solution
MHIC License	05-151456

SITE DETAILS

Property Owner Name	Griffin Witte
Site Coordinates	38.982461, -77.018835
Property Address	7423 Buffalo Ave, Takoma Park, MD 20912
Utility Company	PEPCO
Building Occupancy	R-3 single or double dwelling unit
Construction Type	V-B

EXPOSURE NOTES

Wind Exposure Category	B
Design Wind Speed (mph)	115
Risk Category/Structure Type	II/Enclosed
NAVD Flood Elevation	N/A (Not in a Flood Zone)

GOVERNING CODES

Structural Codes	2021 IBC/IRC, IEBC 2021, ASCE 7-22, IFC 2018
Electrical Codes	IECC 2021, NEC 2017 (NFPA 70)
Fire Safety Codes	FIRE CODE 2018 NFPA 1, 2019 NFPA 13D, IRC 2018 (With Local AHJ Amendments, if applicable)

STRUCTURAL & ELECTRICAL AFFIDAVITS/CERTIFICATIONS

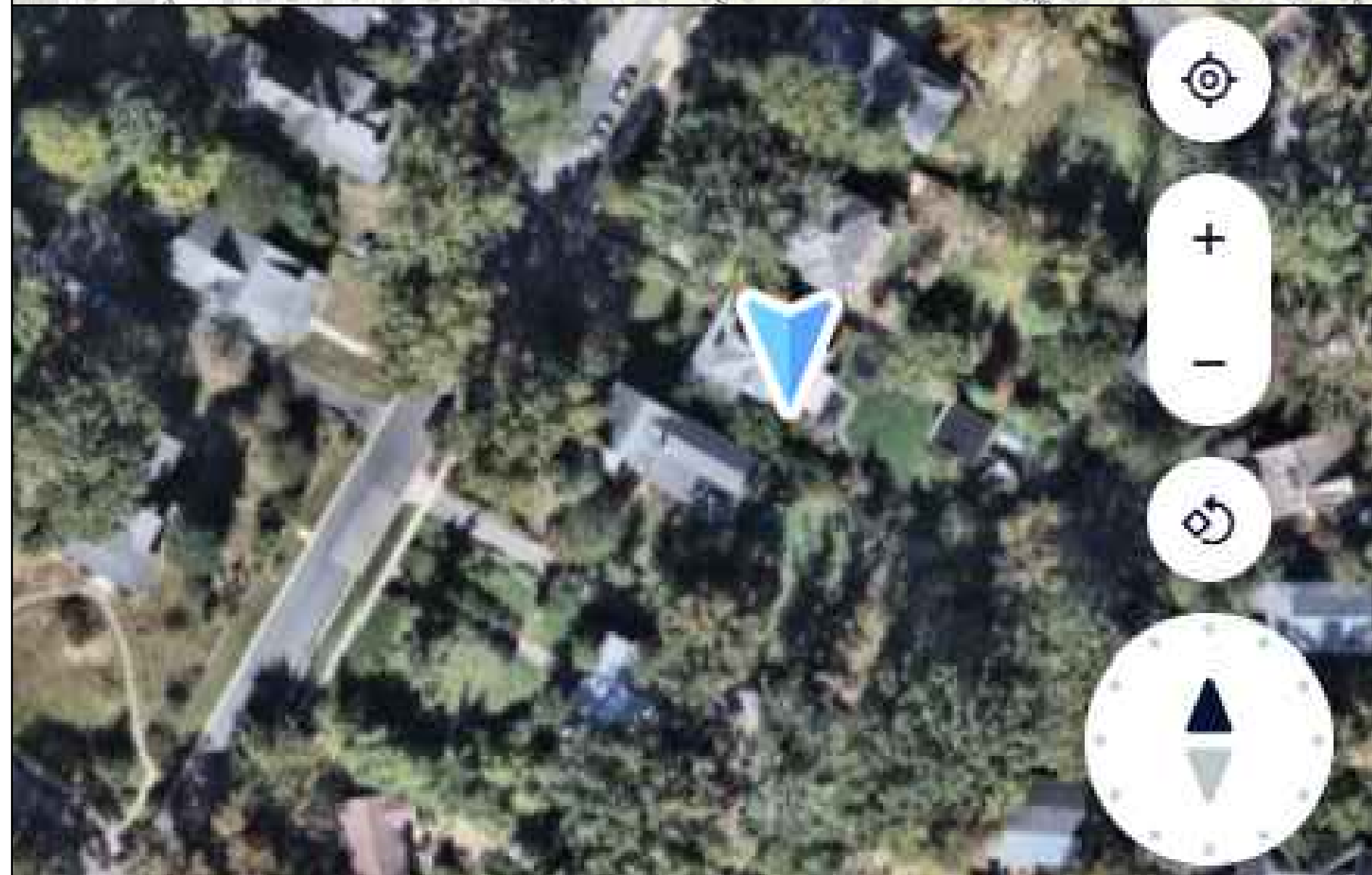
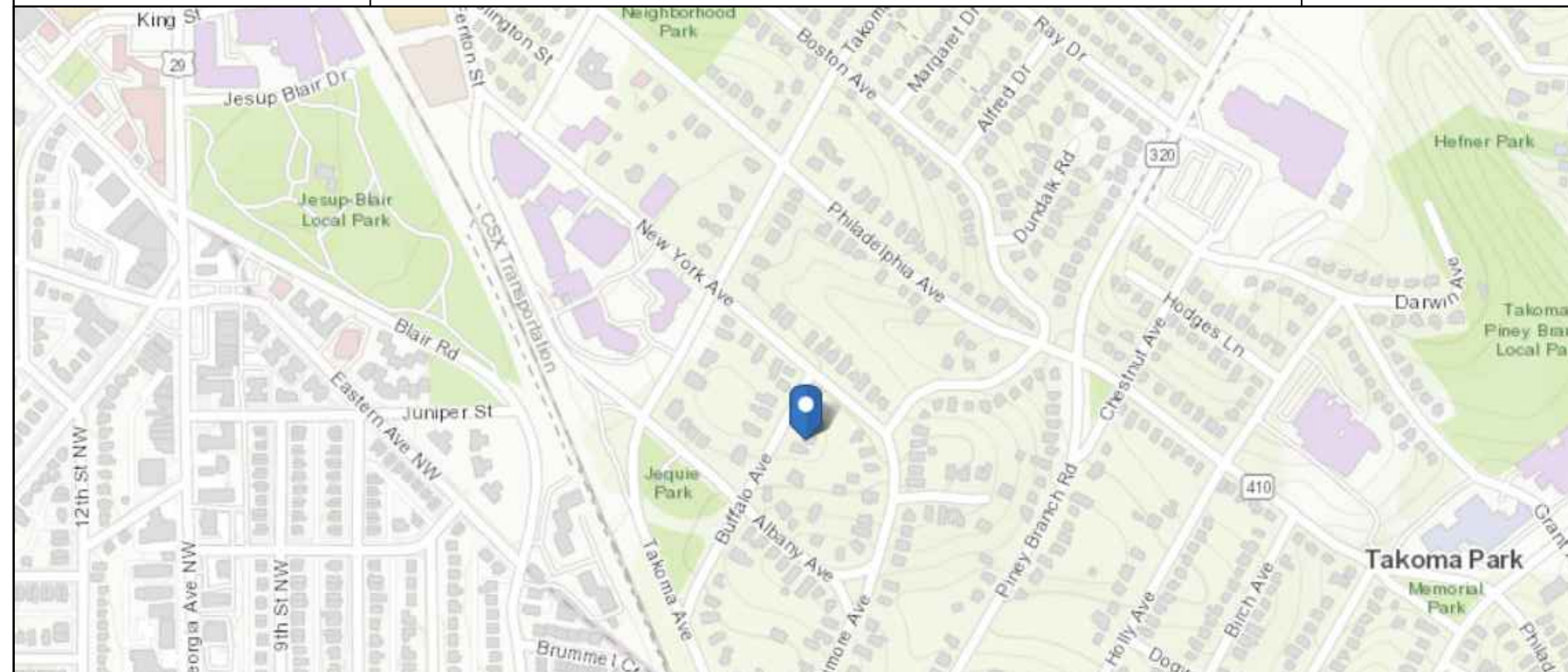
Structural Certification	I, AMJAD MARDI, PE, CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.
Electrical Certification	I, AMJAD MARDI, PE, CERTIFY THAT THE SOLAR PHOTOVOLTAIC ELECTRICAL SYSTEM AND COMPONENTS ARE DESIGNED AND APPROVED USING ALL APPLICABLE CODE REQUIREMENTS AND STANDARDS.

LEGEND

MBE	MAIN BREAKER ENCLOSURE	FIRE SETBACK	RAILS
CP	COMBINER PANEL	ROOF ZONE 1	RAFTER
MDP	MAIN DISTRIBUTION PANEL	ROOF ZONE 2	ATTACHMENT
M	METER	ROOF ZONE 3	SOLAR STACK END-CLAMP
#	# OF PLANE	MODULE	SOLAR STACK MID-CLAMP
		EXPOSED MODULE	

Table Of Contents

Sheet	Description	REV.
G1	COVER PAGE	0
S1	SITE & ELECTRICAL PLAN	0
S2	WIND ZONES & ARRAY LAYOUT	0
S3	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4	MOUNTING & FLASHING DETAIL - PART 1	0
S5	MOUNTING & FLASHING DETAIL - PART 2	0
S6	MOUNTING & FLASHING DETAIL - PART 3	0
S7	FRONT ELEVATION	0
S8	ROOF FRAMING DETAILS	0
E1	ELECTRICAL RISER DIAGRAM	0
E2	ELECTRICAL NOTES & EQUIPMENT SPECIFICATIONS	0
E3	SOLAR PV LABELS	0
APP.1	SOLAR MODULE SPECIFICATIONS	0
APP.2	INVERTER SPECIFICATIONS	0
APP.3	ENPHASE Q.CABLE SPECIFICATIONS	0
APP.4	ENPHASE IQ ENVOY SPECIFICATIONS	0
APP.5	PIERCING TAPS SPECIFICATIONS	0
APP.6	MAIN ROOF WIND SIMULATION	0
APP.7	GARAGE WIND SIMULATION	0
APP.8	SHED WIND SIMULATION	0



MardiEngineering.com

amardi@mardiengineering.com

(772) 643-3340



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMJAD MARDI, A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND (LICENSE NO. MD-64690), AND EXPIRATION DATE 04-09-2027. ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ON THE DATE BELOW THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:

GRIFFIN WITTE RESIDENCE

PROJECT ADDRESS:

7423 Buffalo Ave
Takoma Park, MD 20912

Date:	SEE P.E. STAMP
Designed By:	SAM
Reviewed by:	AKM
REVISION HISTORY	

DRAWING SCALE:

N.T.S.

SHEET NAME:

COVER PAGE

SHEET NUMBER:

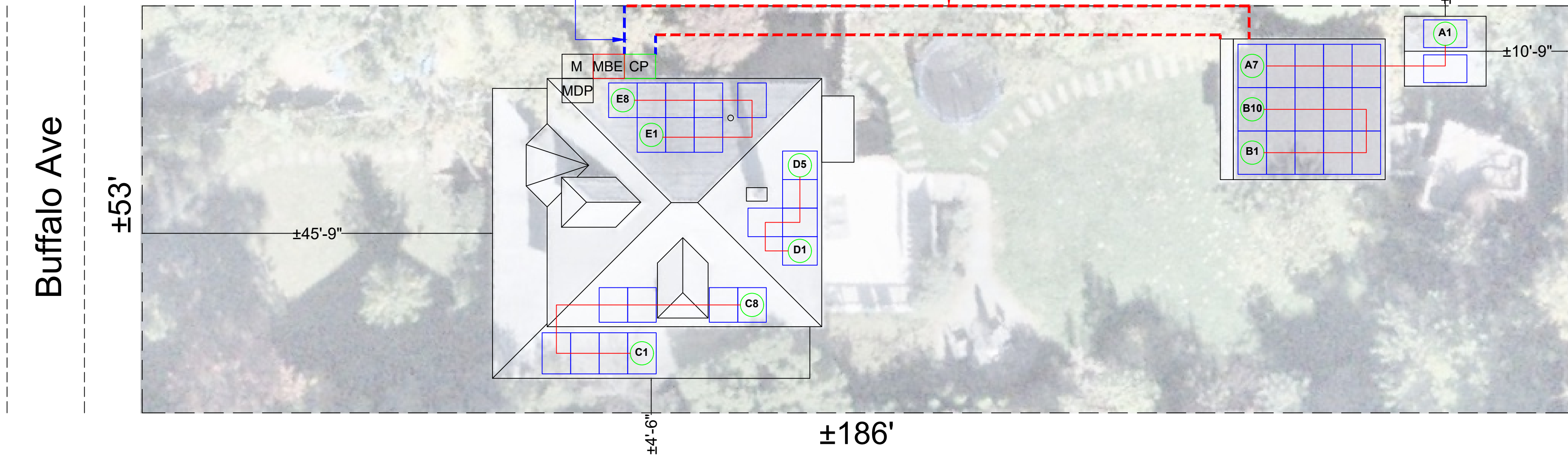
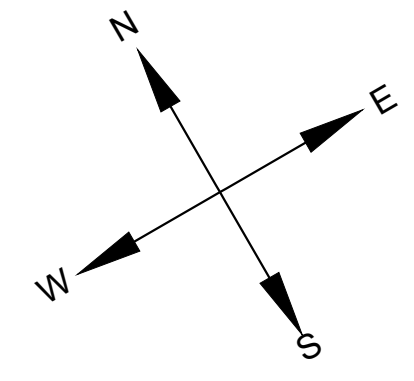
G1

LEGEND

- MBE MAIN BREAKER ENCLOSURE
- CP COMBINER PANEL
- MDP MAIN DISTRIBUTION PANEL
- M METER
- # STRING NUMBER
- 29.24 PSF
21.02 SF
5.649' MODULE

±8 FT TRENCH IN 1/2" (OR LARGER) PVC CONDUIT BURIED MINIMUM 18" UNDERGROUND

±75 FT EXISTING CONDUIT ABOVE THE GROUND ALONG WITH THE FENCE IN 1/2" (OR LARGER) PVC CONDUIT



- GENERAL NOTES:**
1. THE PROJECT IS DESIGNED IN GENERAL ACCORDANCE WITH ALL APPLICABLE BUILDING CODE AND OTHER REFERENCED CODES.
 2. ABBREVIATIONS OTHER THAN AS PROVIDED ARE INDUSTRY STANDARD.
 3. CONDITION AND CONSTRUCTION OF ROOF ASSEMBLY SHALL BE VERIFIED BY PHYSICAL INSPECTION AND ACCEPTED BY CONTRACTOR PRIOR TO COMMENCEMENT.
 4. WORK TO BE COMPLETED SHALL BE VERIFIED BY INSTALLER AND ELECTRICIAN PRIOR TO COMMENCEMENT AND MATERIAL ORDER.
 5. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF MARYLAND AND AS REQUIRED BY PERMITTING AGENCY; NO UNLICENSED CONTRACTORS OR CONSTRUCTION AND TRADE WORKERS SHALL BE ALLOWED ON JOBSITE.
 6. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL INSPECT THE SITE AND ALL RESPECTIVE BUILDINGS IMMEDIATELY BEFORE PREPARING ANY BID AND BEFORE ORDERING ANY MATERIALS, AND SHALL PROVIDE CONTRACTOR WRITTEN NOTICE OF ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE PLANS. AFTER VERIFICATION, MARDI ENGINEERING SHALL PREPARE ANY NECESSARY PLAN REVISION, GENERALLY WITHIN 72 HOURS OF SUCH NOTICE.
 7. REQUIRED PLAN DIMENSIONS NOT PROVIDED SHALL BE CONFIRMED WITH ENGINEER OF RECORD. DIMENSIONS IN PARENTHESES ARE FOR ENGINEERING REFERENCE ONLY.
 8. UNPLANNED ALTERATION OF STRUCTURAL ROOF OR WALL FRAMING SHALL REQUIRE WRITTEN APPROVAL BY THE EOR AND OWNER; PLANS SHALL BE SO REVISED.
 9. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2014, Art. 690. 9. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
 10. BEST MANAGEMENT PRACTICES SHALL BE EXERCISED AT ALL TIMES TO MAINTAIN A SAFE AND CLEAN JOBSITE IN COORDINATION WITH PROPERTY OWNER AS APPLIES TO PARKING, TRASH REMOVAL, STORAGE, SOUND, UTILITIES AND TIMES OF WORK.
 11. NO WORK SHALL BE PERFORMED IN RIGHT-OF-WAY OR EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE PERMITTING AGENCY AND OWNER.
 12. ALL MATERIALS NOT LISTED OR SPECIFIED HEREIN SHALL BE OBTAINED THROUGH CONTRACTOR-APPROVED VENDORS, GENERALLY NECESSARY TO COMPLETE TYPICAL SIMILAR CONSTRUCTION AND SHALL CONFORM TO CODE TABLE, INDUSTRY STANDARDS AND POLICIES OF THE PERMITTING AGENCY.
 13. DETAILS OR SPECIFICATIONS ARE CALLED OUT BY LOCATION, ARRAY, ELEMENT OR AS OTHERWISE APPLIES.
 14. IN THE EVENT OF WEATHER AND OTHER CIRCUMSTANCES THAT COULD MATERIALLY AFFECT BUILDING CONDITIONS OR INSTALLATION, CONTRACTOR SHALL PERFORM A RE-INSPECTION ALONG WITH OTHER CONTRACTORS AS REQUIRED THEN ADJUST PROJECT SCHEDULE TO INCLUDE RESPECTIVE PLAN REVISIONS.

- ROOF FIRE SAFETY NOTES:**
1. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2014, A. 690.9. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
 2. ACCESS POINT ARE LOCATED FOR FIRE DEPT. LADDER(S) CLEAR OF OPENINGS/OBSTRUCTIONS.
 3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROOF SAFETY RATING (CLASS A). (UL 790 / ASTM E108)

- NOTE TO INSTALLER:**
1. ALL PANELS SHALL BE ATTACHED TO EXISTING ROOF STRUCTURE USING THE REQUIRED NUMBER OF ATTACHMENTS IN THE PROPER CONFIGURATION AS DEFINED IN THIS PLAN SET.
 2. ALL PANELS SHALL BE FULLY OUTSIDE OF ANY ROOF AREAS DEFINED AS "FIRE SETBACK" IN THIS SITE PLAN. FIRE SETBACKS ARE DEFINED BY THE DIMENSIONS IN RED AND ARE CONSIDERED ABSOLUTE.
 3. ANY DIMENSIONS NOTED AS "MAX" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +0.0"
 4. ANY DIMENSIONS NOTED AS "MIN" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF -0.0"
 4. STANDARD DIMENSIONS (NOT INCLUDING FIRE SETBACKS) SHALL BE UNDERSTOOD TO BE REQUIREMENTS WITH A TOLERANCE OF ±2.0"
 5. ANY DIMENSIONS NOTED AS "APPROX" SHALL BE UNDERSTOOD TO BE APPROXIMATE IN NATURE AND SHOULD BE USED AS A GUIDE. EXACT PLACEMENT OF THE PANELS RELATIVE TO THESE DIMENSIONS ARE LEFT TO THE INSTALLERS DISCRETION ASSUMING THAT ALL OTHER DEFINED REQUIREMENTS ARE MET.
 6. ANY DIMENSIONS IN PARENTHESES () ARE FOR ENGINEERING REFERENCE ONLY AND ARE NOT NEEDED FOR INSTALLATION.
 7. IT IS THE CONTRACTOR RESPONSIBILITY TO INSTALL THE SYSTEM AND ITS SUPPORTS AS INDICATED IN THESE PLANS. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF SITE CONDITIONS DIFFER FROM WHAT IS DEPICTED ON PLANS.

ATTACHMENT SYSTEM:
ATTACHMENT SYSTEM AND FLASHING METHOD SHALL BE CONSTRUCTED ACCORDING MANUFACTURER'S INSTALLATION MANUAL AND AS SPECIFIED BY EOR.

SUGGESTED ELECTRICAL EQUIPMENT MOUNTING LOCATION
THE SUGGESTED EQUIPMENT MOUNTING LOCATION MAY BE ADJUSTED AT INSTALLER'S DISCRETION SO LONG AS LOCAL AHJ REQUIREMENTS ARE ADHERED TO

MARDI ENGINEERING

MardiEngineering.com
amardi@mardiengineering.com
(772) 643-3340



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMJAD MARDI, A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND (LICENSE NO. MD-64690), AND EXPIRATION DATE 04-09-2027. ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ON THE DATE BELOW THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:
GRIFFIN WITTE RESIDENCE

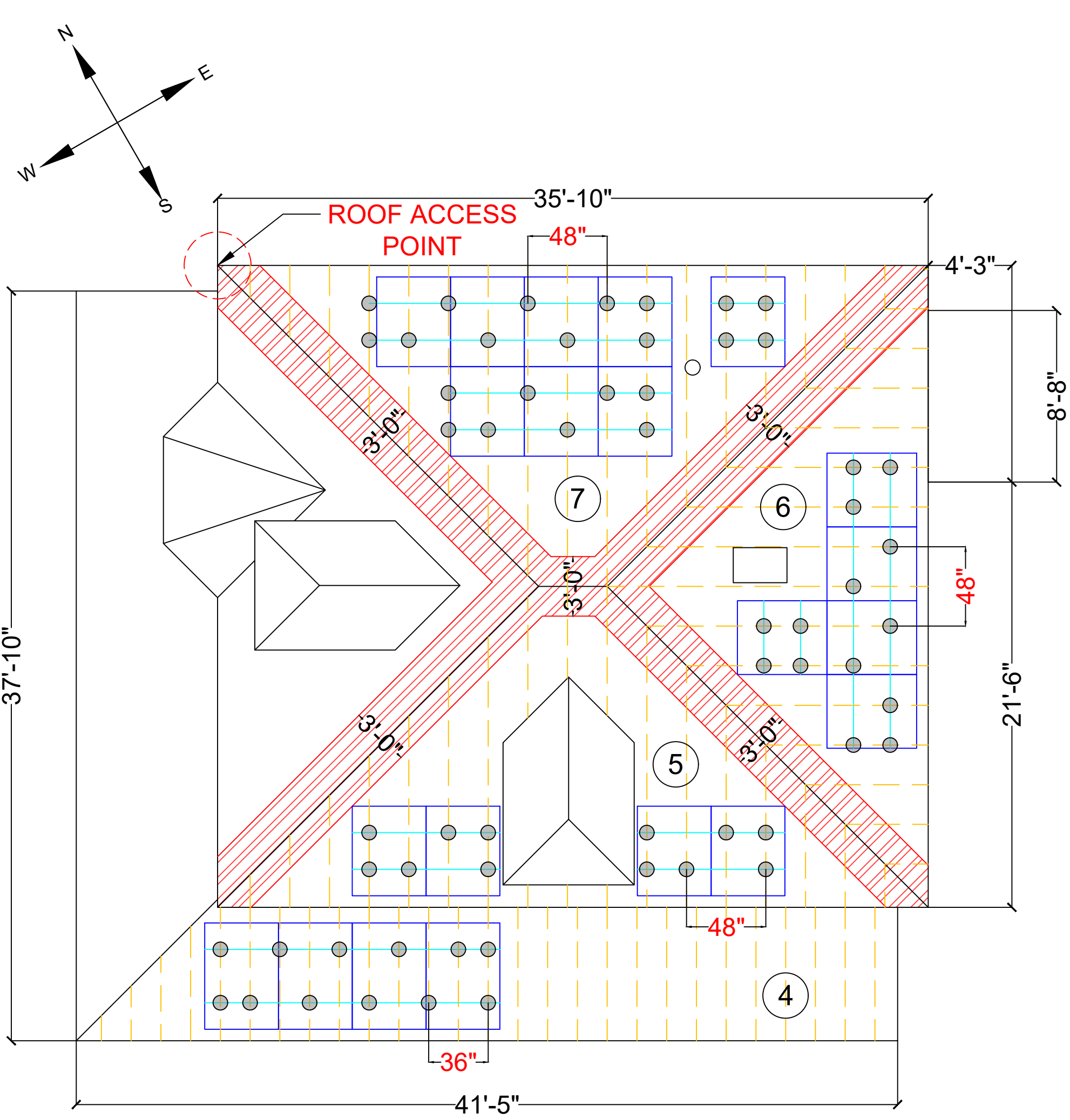
PROJECT ADDRESS:
7423 Buffalo Ave
Takoma Park, MD 20912

Date:	SEE P.E. STAMP
Designed By:	SAM
Reviewed by:	AKM
REVISION HISTORY	

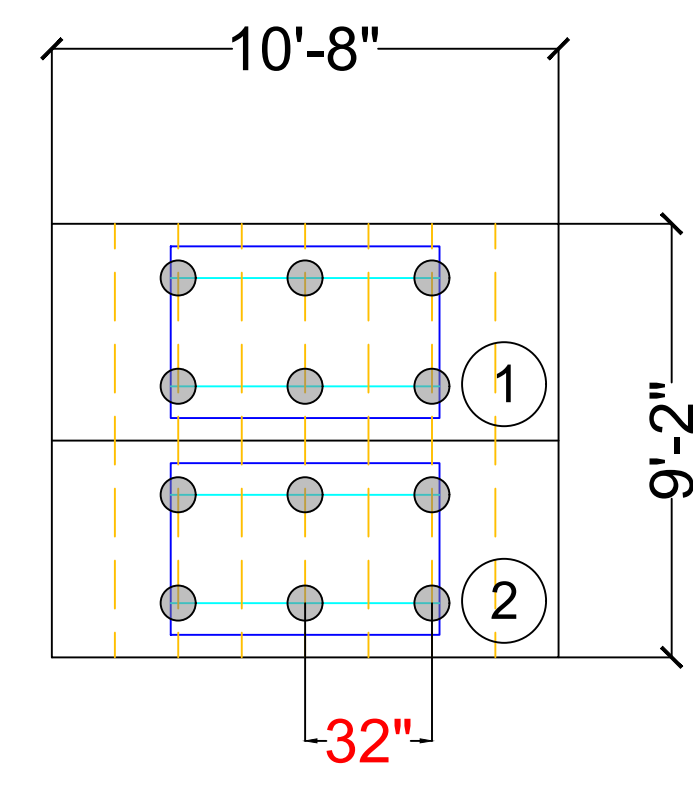
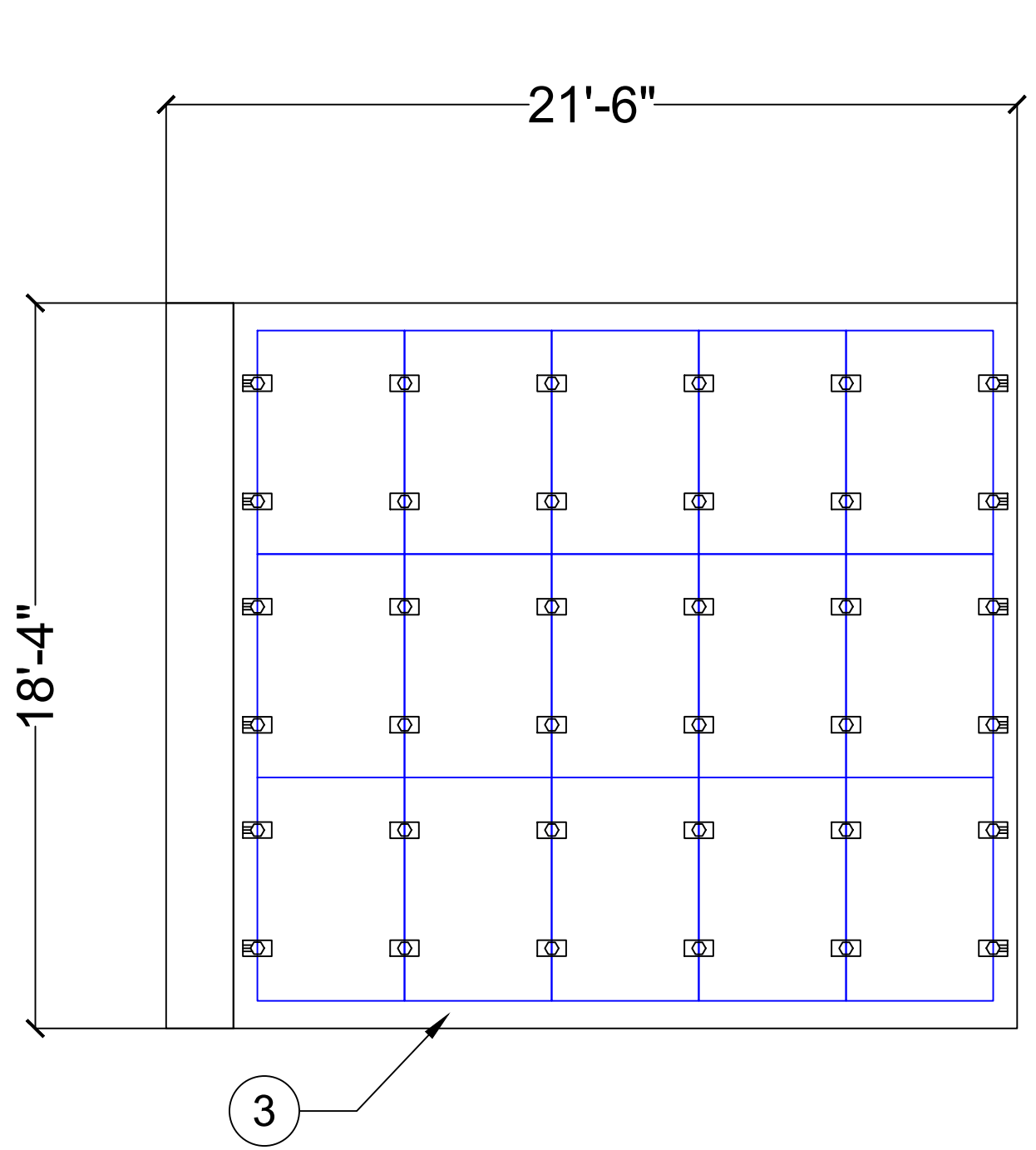
DRAWING SCALE:
N.T.S.

SHEET NAME:
SITE & ELECTRICAL PLAN

SHEET NUMBER:
S1



NOTE FOR GARAGE ROOF:
 ROOF ACCESS, PATHWAYS AND SETBACK REQUIREMENTS PER IFC 2015 § 605.11.1 (EXCEPTION 1) AND IRC 2015 R324.7 (EXCEPTION 1), AS AMENDED BY THE DISTRICT OF COLUMBIA, ARE NOT REQUIRED FOR THIS DETACHED, NON-HABITABLE GARAGE (GROUP U).



MAIN ROOF (INCLUDING PORCH)

SYSTEM SUMMARY					
ROOF PLANE	NUMBER OF MODULES	ARRAY TILT (DEGREES)	AZIMUTH ANGLE (DEGREES)	ROOF SLOPE	ROOF SLOPE (DEGREES)
1	1	14.04	30	3:12	14.04
2	1	14.04	210	3:12	14.04
3	15	4.76	0	1:12	4.76
4	4	18.43	210	4:12	18.43
5	4	36.87	210	9:12	36.87
6	5	36.87	120	9:12	36.87
7	8	36.87	30	9:12	36.87

NOTE:
 MAX CANTILEVER: 1/3 OF ALLOWABLE SPAN
 MAX ALLOWABLE SPAN FOR MAIN ROOF & SHED: 48"
 MAX ALLOWABLE SPAN FOR PORCH: 36"

NOTE:
 SINCE PHOTOVOLTAIC SYSTEM WILL NOT OCCUPY MORE THAN 33% OF THE MAIN ROOF (SEE SHEET S2 FOR CALCULATION), RIDGE SETBACKS SHALL BE PERMITTED TO BE 18" (R324.6.2).

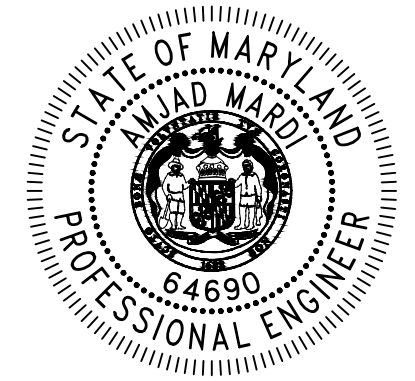
GARAGE & SHED

LEGEND

- FIRE SETBACK
- RAILS
- RAFTER
- ATTACHMENT
- SOLAR STACK END-CLAMP
- SOLAR STACK MID-CLAMP
- ROOF PLANE #
- MODULE

29.24 PSF
 21.02 SF
 5.649'

MARDI ENGINEERING
 MardiEngineering.com
 amardi@mardiengineering.com
 (772) 643-3340



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AMJAD MARDI, A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND (LICENSE NO. MD-64690), AND EXPIRATION DATE 04-09-2027. ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ON THE DATE BELOW THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:
 GRIFFIN WITTE RESIDENCE

PROJECT ADDRESS:
 7423 Buffalo Ave
 Takoma Park, MD 20912

Date:	SEE P.E. STAMP
Designed By:	SAM
Reviewed by:	AKM
REVISION HISTORY	

DRAWING SCALE:
 N.T.S.

SHEET NAME:
 ATTACHMENT DETAIL & ARRAY LAYOUT

SHEET NUMBER:
 S3