Design Review Board Meeting
Tuesday, May 27, 2025 - 5:00 PM
AGENDA

1. Call to Order
2. Roll Call
3. Public Comment on items not on the agenda
4. Approval of Minutes
   a. April 22, 2025
5. TABLED - Application # 2-10-15 Certificate of Appropriateness; 670 W. Coshocton Street Unit F - Sign
6. Application # 4-22-5 Certificate of Appropriateness; 495 E. Coshocton Street - Sign
   a. Application
7. Application # 4-28-5 Certificate of Appropriateness; 56 E. Coshocton Street - Material Change/Paint
   a. Application
8. Application # 5-7-5 Certificate of Appropriateness; 215 DeRosa Drive - Solar Panels
   a. Application
9. Application # 5-30-60 Certificate of Appropriateness; 120 Saratoga Drive - Material Change/Siding
   a. Application
10. Other Business
11. Adjourn

Design Review Board
Tuesday, April 22, 2025 - 5:00 PM
MINUTES

1. Call to Order

   Board Chair Heather Green called the Design Review Board meeting to order for April 22, 2025 at 5:04 pm

2. Roll Call

   Present - Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
   Absent - None

   Staff present - Sean Staneart - City Manager, Trevor Traphagen - City Planner/MKSK, Teresa Monroe - Clerk of Council

   Public present - David Schuler, Kevin Shockey, Christopher Whorton, Brian Bauer, Maria Flemming

3. Public Comment on items not on the agenda

   No comments

4. Approval of Minutes

   a. April 8, 2025

ACTION:	Heather Green moved to approve; Andrew Hale seconded and all were in favor.
AYES:	Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
NOES:	None
ABSTAIN:	None

Passed 5 - 0

5. TABLED - Application # 1-20-20 Certificate of Appropriateness; 670 W. Coshocton Street Unit B - Sign

   a. Application

ACTION:	Heather Green moved to take from the table; Craig Bohning seconded and all were in favor.
AYES:	Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Applicant David Schuler was present. Sign material is PVC and is bolted to the metal wall. Applicant was informed that the two door signs shown were not permitted, Mr. Schuler said he would remove them.

ACTION:	Andrew Hale moved to approve; Franz Stein seconded and the vote was as follows:
AYES:	Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Dustin Gerken

DRAFT

NOES: None
ABSTAIN: None

Passed 5 - 0

6. Application # 2-10-15 Certificate of Appropriateness; 670 W. Coshocton Street Unit F - Sign

a. Application
Sean Staneart said this sign is not in conformity with the sign code, staff has reached out to the applicant to let them know if they wanted to submit a modified plan to the board showing the sign above the door, they would hear the application. No modification has been presented.

Board discussion on the sign code, wall signs, window signs etc., the eight foot height requirement and different areas of town.

ACTION: Andrew Hale moved to table; Heather Green seconded and all were in favor.
AYES: Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

7. Application # 3-31-40 Certificate of Appropriateness; 405 W. Coshocton St. - Demolition

a. Application

Public comment:

1. Kevin Shockey asked what the expansion setback was from the Rolling Meadows subdivision.

Sean Staneart said the zoning board heard the applications where the site plans were presented and approved. Site plans are also in this evening's materials packet under the Johnstown Pointe addition, if he wanted to review.

ACTION: Andrew Hale moved to approve; Franz Stein seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

8. Application # 3-31-50 Certificate of Appropriateness; 431 W. Coshocton St. - Demolition

a. Application
ACTION: Andrew Hale moved to approve; Franz Stein seconded and the vote was as follows:
AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

9. Application # 3-31-60 Certificate of Appropriateness; 439 W. Coshocton St. - Demolition

a. Application

ACTION: Heather Green moved to approve; Andrew Hale seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 5 - 0

10. Application # 4-8-5 Certificate of Appropriateness; 412 Lakeview Dr. - Roofing

a. Application

Board review of the application and roofing material presented. The applicant plans to go from gray shingle to gray metal. Sean Staneart said that there are existing homes in the area that have a metal roof of neutral color, this is consistent with others in the area.

ACTION: Heather Green moved to approve with the precedent that this roof fits within this neighborhood, aesthetically, materially and color and it is aesthetically pleasing for the neighborhood in which it sits; Craig Bohning seconded and the vote was as follows:

AYES: Heather Green, Franz Stein, Andrew Hale, Craig Bohning, Dustin Gerken

NOES: None

ABSTAIN: None

Passed 5 - 0

11. Application # 3-31-70 Certificate of Appropriateness; 383 W. Coshocton - Johnstown Pointe Addition

a. Application

Project architect Brian Bauer was present for the application and to answer questions. Board review of the submitted site plan, landscaping, building elevations and material samples. All materials being used for the addition match the existing exterior. Discussion on the landscape plan and screening between this property and the residential neighbors.

Public Comments:

1. Maria Flemming

- Asked when the houses were going to be demolished or if the Fire Department was going to burn them down.

Mr. Bauer said they were not going to be burned down, the Fire Department was given permission to use them for other types of training purposes. Mr. Staneart said that the demolition permits for three structures were approved tonight.

ACTION: Andrew Hale moved to approve with the condition that a combination of Canadian Hemlock, White Pine and Thuja Green Giant/Red Cedar plantings were used in the landscape plan for screening; Craig Bohning seconded and the vote was as follows:

AYES: Andrew Hale, Heather Green, Franz Stein, Craig Bohning, Dustin Gerken
NOES: None
ABSTAIN: None

Passed 5 - 0

12. MKSK Update to Board on Design Guidelines

    Trevor Traphagen reviewed the Design Guidelines draft by section and took note of board comments in open discussion. Trevor said in a couple weeks, the goal is to deliver the remainder of the draft document for review.

13. Other Business

    None

14. Adjourn

    With no further business, there was a motion to adjourn and the meeting ended at 7:45 pm.

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

JOHNSTOWN
Established 1813

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(SIGN)

Application Number: 4-22-5 Date: 4/22/25

FEES:

Base Fee: $ 75

Total Fee Amount: $_____ Paid: Check # _____ Cash: $_____

(PLEASE PRINT LEGIBLY)

1. Applicant: Signs Now - Newark Phone: (740) 344 - 3695
2. Property Address: 495 E Coshocton St. City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: Doug@signsnownewark.com
4. Business Owner's Name: H+H Properties LLC Phone: (740) 817 - 7246
5. Contractor's Name: Signs Now Newark Phone: (740) 344 - 3695
6. Principal Business Activity: Box + tray packaging
7. Existing Use of Property: Manufacturing
8. Square Footage of Proposed Building or Business: NA sq. ft.
9. Zoning District: LM Number of Off-Street Parking Spaces: NA
10. Estimated Cost of Improvements: $ 4,000.00

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) Illustrations of all existing site signage including wall and ground.

(8) Illustrations of proposed signage to scale.

(9) A dimensioned site plan showing location of existing ground mounted signs.

(10) A dimensioned site plan showing the proposed location of ground mounted signs.

(11) Samples of proposed sign materials.

(12) Color samples of proposed sign(s).

(13) Proposed lighting plan for sign(s).

(14) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. Powder Coated Aluminum Post 2. _____
3. Aluminum Composite Panels (Printed) 4. _____
5. _____ 6. _____

List of Contiguous Neighbors and Addresses:

	Neighbor's Name	Neighbor's Address	State	Zip Code
1.	Armstrong World Industries	451 E. Coshocton St.	OH	43031
2.	TECH: Tire + Wheel	539 E. Coshocton St.	OH	43031
3.				
4.				

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x _____ Date: 4 / 22 / 25

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 4 / 22 / 25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 5 / 27 / 25

Date Permit Approved or Denied by P & Z Commission or DRB: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
APR 21 2025
CITY OF JOHNSTOWN

SIGN PERMIT APPLICATION: CHAPTER #1177

Application Number: 4-22-10 Date: 4/22/25

FEES:

Base fee: $150 - Sign size in sq. ft.: 50 @ $.50 = $ 25.00

Total Amount: $ 175.00 Paid: Check #: 2526 Cash: $_____

1. Applicant: Signs Now Newark
2. Address: 951-D Buckeye Ave. City: Newark State: OH Zip: 43055
3. Phone: (740) 344 - 3695
4. E-mail Address: Doug@signsnownewark.com Zoning District: LM
5. Business Address: 495 East Coshocton St. Johnstown, OH. 43031
6. Existing Use of Property: Manufacturing
7. Proposed Use of Property: Manufacturing
8. Type of Sign:
   - Canopy / Awning: _____ Size: _____
   - Identification: (Name & Address of business only): Size: _____
   - Marquee: _____ Size: _____
   - Projecting: _____ Size: _____
   - Wall: _____ Size: _____
   - Monument: _____ Size: _____
   - Other: Post + Panel Size: 10' x 5'
9. Wording on Sign: Smurfit Westrock 495 East Coshocton Street
10. Elevation: Length: 10 ft. Width: 0.25 ft. Height: 5 ft.

11. Contractor Information:

Name: Signs Now - Newark

Address: 951-D Buckeye Ave City: Newark State: OH Zip: 43055

E-mail: Doug@signsnownewark.com

Contractor Business Phone Number: (740) 344-3695

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- Attach two (2) sets of sign drawings, scaled and with colors of all signs and their locations on the building. If the sign is free standing include a plot plan.
- Attach Certificate of Liability Insurance.

The undersigned is applying for a Sign Permit for the following use: said permit to be issued based on information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, refer to ordinance #1177.01 through #1177.99.

Applicant's Signature: _____ *Date:* 4 / 16 / 25

OFFICE USE ONLY:

Date Received in Office: 4 / 21 / 25

Received By: T. Wymer

Date Permit Issued: ____/____/____ By: _____

Date of Inspection If Required: ____/____/____ By: _____

Zoning Code Enforcement Official: x_____

Additional Comments: _____

For Product Quantities and Materials, Please Refer to the Provided Estimate

design | service | solutions

T. 740-344-3695
951-D Buckeye Ave., Newark, OH 43055
info@SignsNowNewark.com

JOB NUMBER	DATE
58678	4/11/25

CUSTOMER NAME
WestRock

PROJECT NAME
Monument Sign Face Replacements

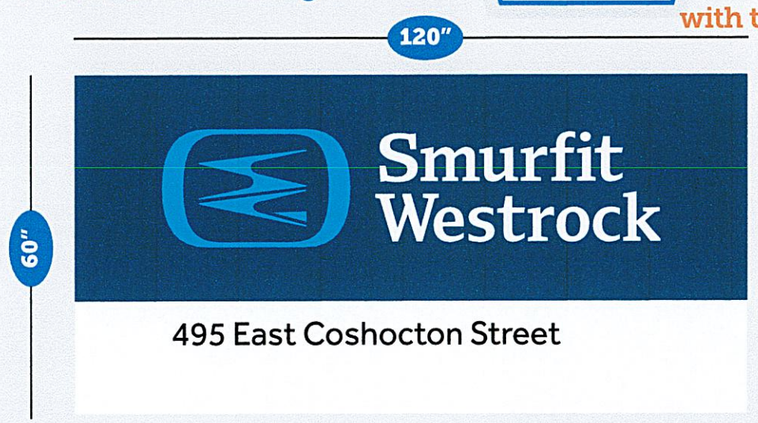
REVISION HISTORY

VERSION	DATE	FEE
2	4/14/25	FREE
3		FREE
4		$10
5		$25
6		$50

Product Summary No. 5

PROOF

Sign will be double sided with the identical copy on both sides



Face is 50 sq. feet

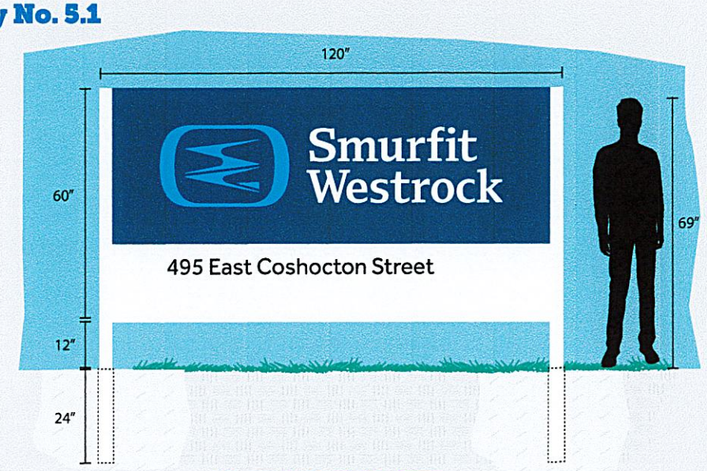
Pantone 2995 C

Pantone 281 C

Font: Effra Regular

Product Summary No. 5.1

Sign Location



Front View Mockup

Please Check for Size, Colors, and Spelling

Signs Now - Newark is not responsible for size, color, quantity, or spelling errors found after approval. Reprints due to changes after proof approval are charged at 50% of the retail price. This CUSTOM WORK; therefore, NO REFUNDS will be provided after estimate and proof are approved for production. Your project will go to production once a final approval of art proof is received in writing via email. After art approval is acknowledged, standard production time is 1-2 Business Days. An email notifying completion of the order (including tracking information for shipped items) will be be sent to the order contact when the order is ready for pickup or shipping has been booked.

If a Guaranteed Delivery Date or Time is Required, Please Contact Our Sales Desk at info@signsnownewark.com to See if a Guaranteed Rush Service is Required.

For Product Quantities and Materials, Please Refer to the Provided Estimate

design | service | solutions

T. 740-344-3695
951-D Buckeye Ave., Newark, OH 43055
info@SignsNowNewark.com

JOB NUMBER	DATE
58678	4/11/25

CUSTOMER NAME
WestRock

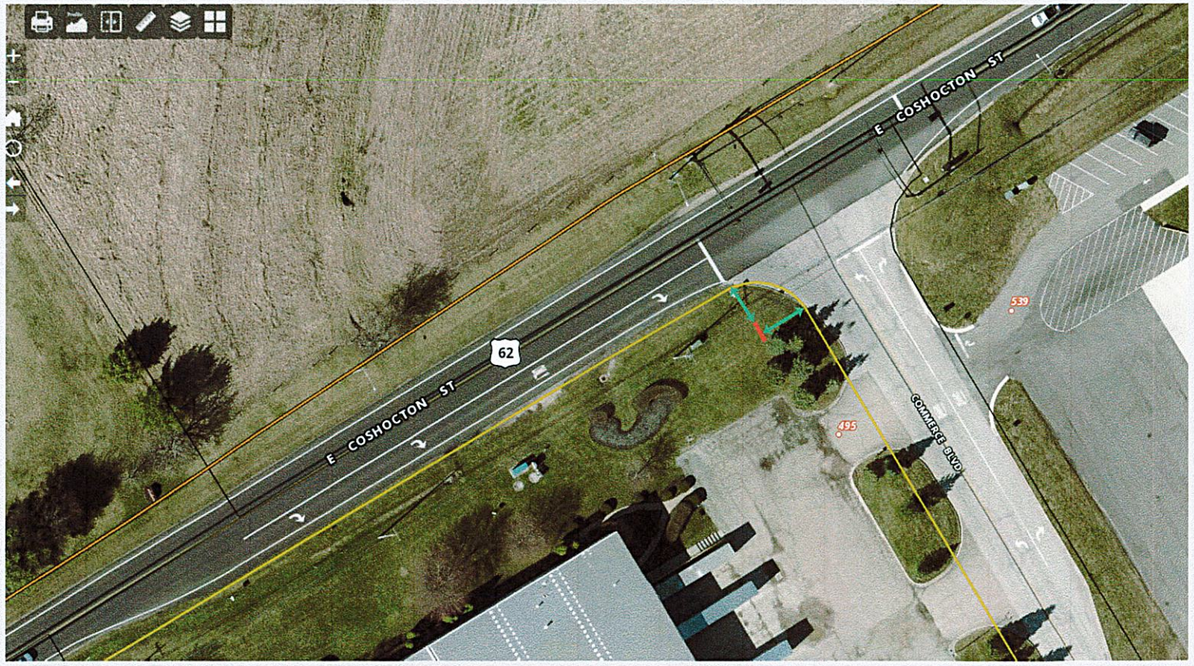
PROJECT NAME
Monument Sign Face Replacements

REVISION HISTORY

VERSION	DATE	FEE
2	4/14/25	FREE
3		FREE
4		$10
5		$25
6		$50

PROOF

Sign Location



Proposed sign location which is 26' from Coshocton St and 23' from Commerce Blvd

Please Check for Size, Colors, and Spelling

Signs Now - Newark is not responsible for size, color, quantity, or spelling errors found after approval. Reprints due to changes after proof approval are charged at 50% of the retail price. This CUSTOM WORK; therefore, NO REFUNDS will be provided after estimate and proof are approved for production. Your project will go to production once a final approval of art proof is received in writing via email. After art approval is acknowledged, standard production time is 1-2 Business Days. An email notifying completion of the order (including tracking information for shipped items) will be be sent to the order contact when the order is ready for pickup or shipping has been booked.

If a Guaranteed Delivery Date or Time is Required, Please Contact Our Sales Desk at info@signsnownewark.com to See if a Guaranteed Rush Service is Required.

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CITY OF JOHNSTOWN, OHIO

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Telephone: 740-967-3177

JOHNSTOWN
Established 1813

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

(MINOR)

Application Number: 4-28-5 Date: 4 / 28 / 25

FEES:

Base Fee: $ 300

Total Fee Amount: $ 300 Paid: Check # _____ Cash: $ _____

(PLEASE PRINT LEGIBLY)

1. Applicant: Vineet Khanna Phone: (248) 891 - 1430
2. Property Address: 56 East Coschocton Street City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: vkhanna20@gmail.com
4. Business Owner's Name: Not a commercial entity Phone: ( ) -
5. Contractor's Name: Carlos Varga Phone: ( ) -
6. Principal Business Activity: None
7. Existing Use of Property: Residential
8. Square Footage of Proposed Building or Business: 1137 sq. ft.
9. Zoning District: Residential Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $ 2500

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. White Paint 2. _____

3. _____ 4. _____

5. _____ 6. _____

7. _____ 8. _____

List of Contiguous Neighbors and Addresses:

	Neighbor's Name	Neighbor's Address	State	Zip Code
1.		66 East Coschocton	OH	43031
2.		46 East Coschocton	OH	43031
3.				
4.				

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: _xVineet Khanna Digitally signed by Vineet Khanna Date: 2025.04.16 22:02:45 -04'00' Date:_____/_____/_____

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 4 / 28 / 25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 5 / 27 / 25

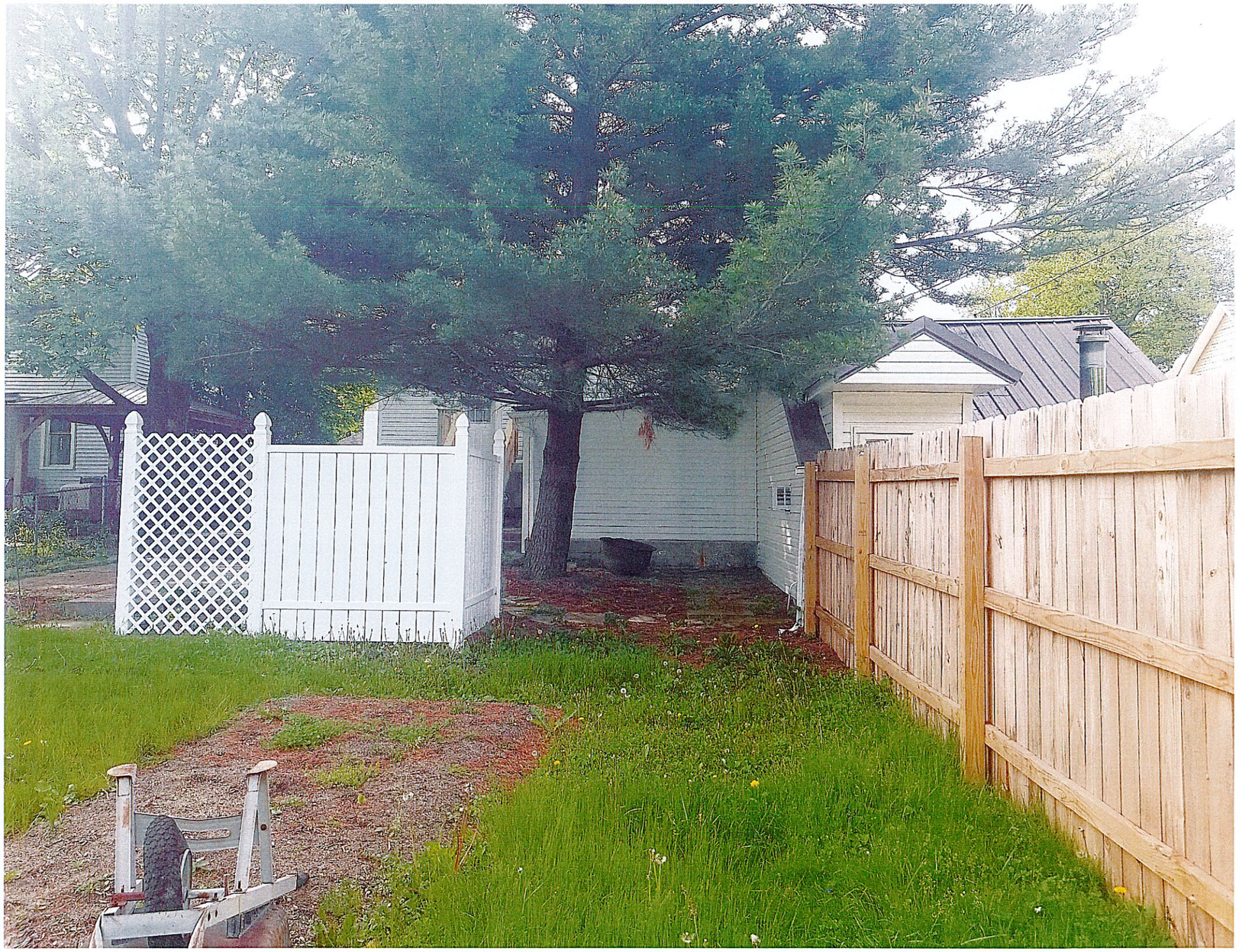
Date Permit Approved or Denied by P & Z Commission or DRB: ____/_____/_____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____



City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 5-7-5 Date: ____/____/_____

FEES:

Base Fee: $ 300

Total Fee Amount: $_____ Paid: Check # _____ Cash: $_____

(PLEASE PRINT LEGIBLY)

1. Applicant: Green Rack Contracting Phone: (412) 709-0671
2. Property Address: 215 De Rosa Dr City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: permitting@greenrackcontracting.com
4. Business Owner's Name: _____ Phone: (____)_____-_____
5. Contractor's Name: Green Rack Contracting Phone: (412) 709-0671
6. Principal Business Activity: _____
7. Existing Use of Property: Residential
8. Square Footage of Proposed Building or Business: 638 sq. ft.
9. Zoning District: _____ Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $ 64,390.74

****** Materials required for submission with this application. (Digital file preferred)**

(1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.

(2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.

(3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.

(4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.

(5) Samples of proposed building materials.

(6) Color samples for proposed roof, siding, etc.

(7) **ASK THE ZONING INSPECTOR ABOUT** the Sign with the Date, and Time for the Public Hearing.

List of Materials that will be used on the project:

1. (30) REC 460AA PURE RX - 460W PV Solar Panels
2. (30) Enphase IQ8X-80-M-US MICROINVERTERS
3. HALOGRIP + IRONRIDGE RAILS
4. (2) Tesla Powerwall 3
5. (1) Tesla Gateway 3
6. (1) Junction Box
7. (2) AC Disconnects
8.

List of Contiguous Neighbors and Addresses:

	Neighbor's Name	Neighbor's Address	State	Zip Code
1.	SCHLABACH BUILDERS LTD	213 De Rosa Dr, Johnstown, OH 43031		
2.	Adria Chew	217 De Rosa Dr, Johnstown, OH 43031		
3.	SCHLABACH BUILDERS LTD	212 De Rosa Dr, Johnstown, OH 43031		
4.				

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x Mary Deamer Date: 05 / 07 / 2025

**** CHECKS PAYABLE TO: CITY OF JOHNSTOWN**
599 S. Main St. Johnstown, OH 43031

OFFICE USE ONLY:

Date Received in Office: 5 / 7 / 25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 5 / 27 / 25

Date Permit Approved or Denied by P & Z Commission or DRB: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

04/17/2025

Rafael A. Gonzalez Soto, P.E.
Johnstown OH #E-84867

Owner: Waite, Bradley
215 DE ROSA DRIVE, JOHNSTOWN OH
43031

Re: ROOF EVALUATION FOR PV INSTALLATION SCOPE

I have evaluated the support system for the proposed solar array for the residence located at 215 DE ROSA DRIVE, JOHNSTOWN OH 43031. The information used to evaluate this structure is based on a field visit done by IPSUN Solar. It is my understanding that the roof structure consists of pre-manufactured trusses at 24" o.c., where the solar panels will be located. The area of roof that will experience additional weight from the solar panels is 3,424.0 square feet and will be supporting 30 solar panels covering an area of 638.0 square feet. The following structural loads were used in the analysis:

- Dead Load = 51,360 lbs (15.0 psf design load)
- Live Load = 68,480 lbs (20.0 psf design load)
- Snow Load = 68,480 lbs (20.0 psf design load)
- Solar Panels = 1,914.00 lbs (3.0 psf design load)

The International Existing Building Code (IEBC) 2021 Section 805.2 indicates that alterations to building that result in less than 5% increase in the gravity loads may be performed without a structural evaluation of the existing building. The proposed alteration to the required loading of the structure results in a 4.99% increase over the current loading requirements, which is allowed by IEBC 2021. International Existing Building Code (IEBC) 2021 Section 805.3 indicates that any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is not more than 10% greater than its demand-capacity ratio with the alterations ignored shall be permitted to remain unaltered. The proposed alteration to the required loading of the structure results in a 3.74% increase over the current loading requirements, as permitted by IEBC 2021.

Following these calculations, the existing trusses will safely and adequately support the solar panels. The roof attachments should be installed at a maximum distance of 48" O.C. per rail and staggered for the loads to be evenly distributed throughout each array layout. The racking should be installed per the manufacturer's specifications directly to the truss top chords.

Respectfully,

STATE OF OHIO
RAFAEL ANGEL GONZALEZ SOTO
E-84867
REGISTERED
PROFESSIONAL ENGINEER

Rafael A Gonzalez Soto
2025.04.17 15:33:05
-05'00'

Rafael A. Gonzalez Soto, PE

BRADLEY K WAITE PROPERTY : 215 DE ROSA DRIVE, JOHNSTOWN OH 43031

SOLAR PHOTOVOLTAIC SYSTEM: 13.8 KW DC (11.4 kW AC)

EQUIPMENT SUMMARY:

SOLAR MODULES: 30 x REC 460AA PURE RX - 460W MODULES

INVERTER(S): 30 x - ENPHASE - IQ8X-80-M-US MICROINVERTERS

RACKING: HALOGRIP + IRONRIDGE RAILS

ENERGY STORAGE: 2x POWERWALLS 3 (TESLA) + GATEWAY 3

SHEET INDEX:

G001 COVER SHEET
G002 GENERAL NOTES
Z001 PROPERTY LAYOUT
Z002 PV LAYOUT
Z003 STRING LAYOUT
Z004 ATTACHMENT LAYOUT
S001 ATTACHMENT DETAILS
E001 ELECTRICAL THREE LINE DIAGRAM
E002 BOQ & SYSTEM DETAILS
E003 SYSTEM LABELING DETAILS
G003 BILL OF MATERIALS

APPLICABLE CODES AND STANDARDS:

BUILDING: ASCE 7-16, NDS2024, 2019RCO, 2024 OBC

ELECTRICAL: NEC 2023

FIRE: NFPA 2017

ADDRESS

OWNER:

BRADLEY K WAITE
215 DE ROSA DRIVE, JOHNSTOWN OH 43031

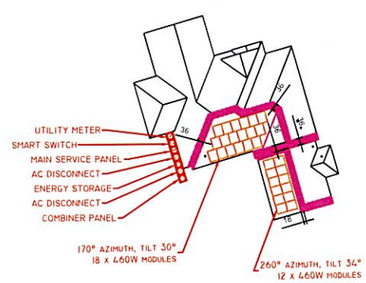
GREENRACK
1418 Parkway View Dr.
Pittsburgh, PA 15205
PHONE: +1 412 866 2544

Green Rack
A CIVIC RENEWABLES COMPANY

MAP

PV ARRAY

FOH



FOH: Front of the home

STATE OF OHIO
RAFAEL ANGEL GONZALEZ SOTO
E-84867
REGISTERED
PROFESSIONAL ENGINEER

Rafael A Gonzalez Soto
2025.04.17 12:56:15 -05'00'

ANSI Z535.4-2011 Product Safety Signs and Labels, provides guidelines for suitable font sizes, words, colors, symbols, and location requirements for labels. NEC 110.21(B)(1)

REVIEW	1	DATE	4/7/2025
DRAWING BY	JM	SHEET	G001
CHEKED BY	JM	PAGE	

Green Rack
A CIVIC RENEWABLES COMPANY

OWNER:
BRADLEY K WAITE
215 DE ROSA DRIVE, JOHNSTOWN OH 43031

GREENRACK
1418 Parkway View Dr.
Pittsburgh, PA 15205
PHONE: +1 412 866 2544

GENERAL NOTES

ELECTRICAL CONSTRUCTION GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC (NATIONAL ELECTRIC CODE), NFPA (NATIONAL FIRE PROTECTION ASSOCIATION), AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS. ALL WORK SHALL CONFORM TO APPLICABLE STATE AND FEDERAL SAFETY CODES INCLUDING OSHA.

2. WORK UNDER THIS CONTRACT SHALL INCLUDE, BUT NOT BE LIMITED TO, FURNISHING, INSTALLING AND CONNECTION OF ALL ELECTRICAL EQUIPMENT AND TESTING OF ALL SYSTEMS AND SUB-SYSTEMS WITHIN THE SCOPE OF THIS CONTRACT. ANY ERRORS, OMISSION, OR UNCERTAINTY SHALL BE BROUGHT TO THE ATTENTION OF THE PRIME CONTRACTOR AND OR OWNER PRIOR TO CONSTRUCTION.

3. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND SECURITY OF THE WORKSITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

4. NOTIFY THE PRIME CONTRACTOR OR OWNER IMMEDIATELY AFTER DISCOVERING ANY HAZARDOUS MATERIAL LIKE ASBETOS.

5. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. VERIFY THE EXACT LOCATIONS AND CONDITIONS OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS PRIOR TO ANY WORK. LOCATIONS FOR EQUIPMENT SHALL BE TAKEN FROM THE OTHER SHEETS WHERE THEY OCCUR. EXTEND WIRING FROM ALL JUNCTION BOXES, CONTROL PANELS, PUMPS, RECEPTACLES, SWITCHES, ETC. AND MAKE ALL FINAL CONNECTIONS TO EQUIPMENT AS REQUIRED.

6. THE INTENT OF THESE DRAWINGS IS FOR A COMPLETE ELECTRICAL SYSTEM. ANY ERRORS OR UNCERTAINTY SHALL BE BROUGHT TO THE ATTENTION OF THE PRIME CONTRACTOR AND ENGINEER AS SOON AS FOUND.

7. THE COMPLETE ELECTRICAL INSTALLATION SHALL BE TESTED AS A COMPLETE WORKING SYSTEM.

8. WE WILL RESTORE ALL DAMAGES RESULTING FROM WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK.

9. ALL ITEMS ARE NEW (NEW) UNLESS NOTED AS EXISTING (EXIST) AS MARK IN THE TABLE.

10. ALL CONDUITS SHALL BE EMT, INTERMEDIATE METAL CONDUIT, OR RIGID STEEL OR PVC. MINIMUM SIZE SHALL BE 1/2". ALL CONDUIT, BOXES AND ELECTRICAL FITTINGS SHALL BE STEEL OR PVC.

11. ALL EXTERIOR EQUIPMENT SHALL BE IN WEATHERPROOF (NEMA 3R) ENCLOSURES. ALL NEW WIRING SHALL BE IN CONDUIT, SUITABLE FOR SUN EXPOSURE AND WET LOCATIONS. FIELD APPLIED COATING ARE NOT ACCEPTABLE.

12. INVERTERS MUST COMPLY WITH UL 1741 TO PREVENT ISLANDING ON POWER FAILURE. THE INVERTER SHALL PUT NOT POWER ON TO THE GRID IF THE GRID IS OFF-LINE. ALL SYSTEM COMPONENTS (MODULES AND INVERTERS ETC) SHALL BE UL LISTED.

13. MOUNT TO ROOF USING UL APPROVED MOUNTING HARDWARE. FOLLOWING MANUFACTURERS DIRECTIONS. MOUNTING HARDWARE EVERY 4' ON CENTER UNLESS OTHERWISE NOTED.

14. OBTAIN THE BEST INFORMATION ON UNDERGROUND UTILITIES IN AREAS BEING TRENCHED. USE "DIG ALERT" OR OTHER LOCATING SERVICE BEFORE DIGGING.

GROUNDING NOTES

1. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ARTICLES 250 & 690.
2. PV MODULES SHALL BE GROUNDED TO MOUNTING RAILS USING MODULE LUGS OR RACKING INTEGRATED GROUDING CLAMPS AS ALLOWED BY LOCAL JURISDICTION. ALL OTHER EXPOSED METAL PARTS SHALL BE GROUNDED USING UL-LISTED LAY-IN LUGS.
3. IF THE EXISTING MAIN SERVICE PANELS DOES NOT HAVE A VERIFIABLE GROUNDING ELECTRODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
4. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC ARTICLE 690.45, AND BE A MINIMUM OF #10AWG WHEN NOT EXPOSED TO DAMAGE, AND #6AWG SHALL BE USED WHEN EXPOSED TO DOMAGE.

ADDERS

Squirrel Guard	
New Construction	
Skirt	
EV charger (in the garage close of the Main panel)	
Trenching	
Circuit level monitoring	
Breaker Box upgrade	
Supply Side Connection	X
Lumin	
Solar on Deatched Garage (No Trenching)	
Battery Storage	
Consumption meter	X
Snow guards	
Custom Enphase Combiner Box Location	
Energy storage in a Basement or Townhouse	

CLIENT NOTES

STATE OF OHIO
RAFAEL ANGEL GONZALEZ SOTO
E-84867
REGISTERED
PROFESSIONAL ENGINEER

Rafael A Gonzalez Soto
2025.04.17
12:56:44 -05'00'

Green Rack
A CIVIC RENEWABLES COMPANY

REVIEW	1	DATE 4/7/2025
DRAWING BY	JM	SHEET G002
CHEKED BY	JM	PAGE

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BRADLEY K WAITE
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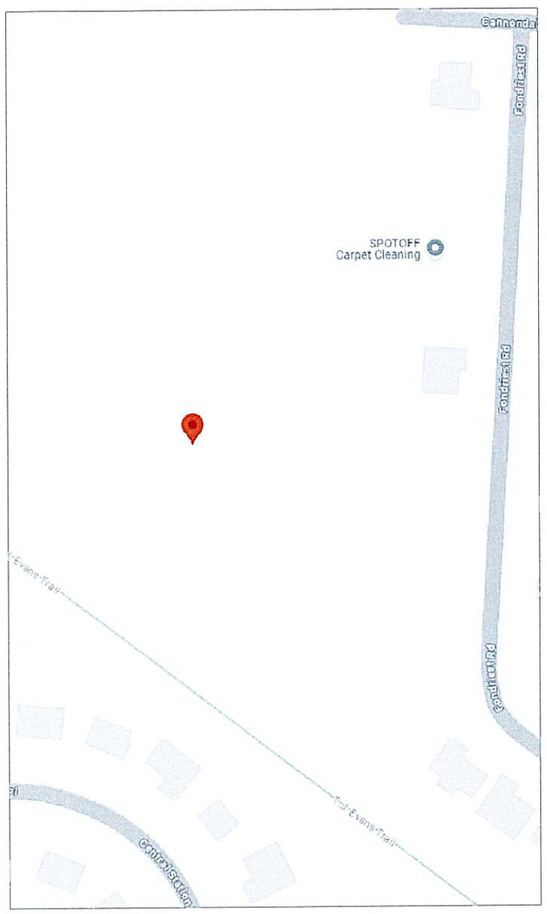
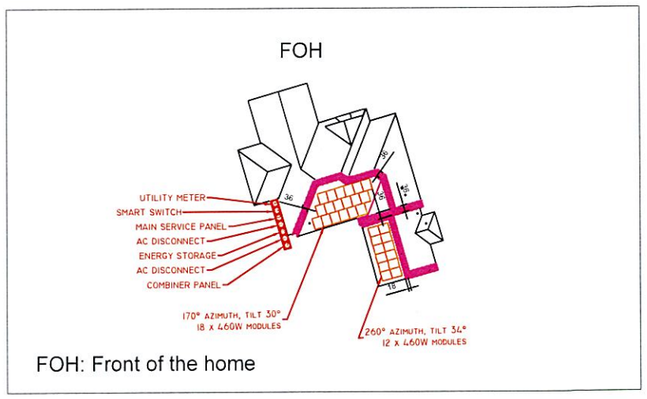
1418 Parkway View Dr.
Pittsburgh, PA 15205
PHONE: +1 412 866 2544



PROPERTY LAYOUT



FOH: Front of the home

ADDRESS

OWNER:	GREENRACK
BRADLEY K WAITE 215 DE ROSA DRIVE, JOHNSTOWN OH 43031	1418 Parkway View Dr. Pittsburgh, PA 15205 PHONE: +1 412 866 2544

STATE OF OHIO
RAFAEL ANGEL GONZALEZ SOTO
E-84867
REGISTERED PROFESSIONAL ENGINEER

Rafael A Gonzalez Soto
2025.04.17
12:57:03 -05'00'

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ROOF SIZE		
RAFTER LENGTH	16	ft
PITCH	30	°
RUN	13.9	ft
TOTAL WIDTH	27.7	ft

WEATHER	
SNOW	20PSF
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	B
WIND SPEED	110MPH

ROOF		
ROOF ATTACHMENT	FLUSH	
ROOF TYPE	ASPHALT SHINGLES	
RAFTER SIZE	2x4 @ 24"	
ROOF AREA	3424	sq.ft.
ARRAY AREA	638	sq.ft.
PV % AREA	19%	
LAG EMBEDMENT	2.5	inches

STATE OF OHIO
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PROFESSIONAL ENGINEER

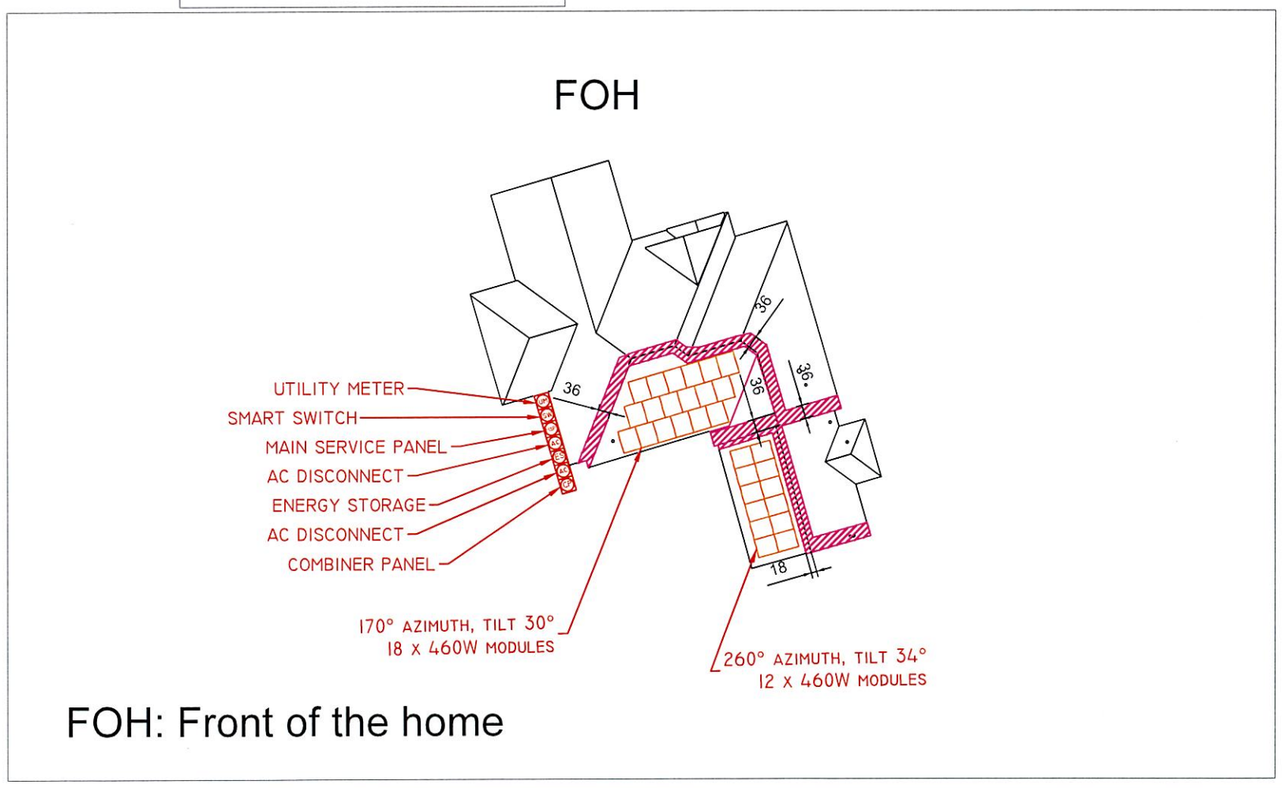
Rafael A Gonzalez Soto
2025.04.17 12:58:28 -05'00'

PV LAYOUT

1.5ft setback from the ridge + 3ft from the bottom to the top of the roof (1side)

SCALE: 1/32"=1'-0"

0 4' 8' 12'



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Green Rack
A CIVIC RENEWABLES COMPANY

215 DE ROSA DR LOT 144 - COE
JOHNSTOWN OH 43031 LICKING CO

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

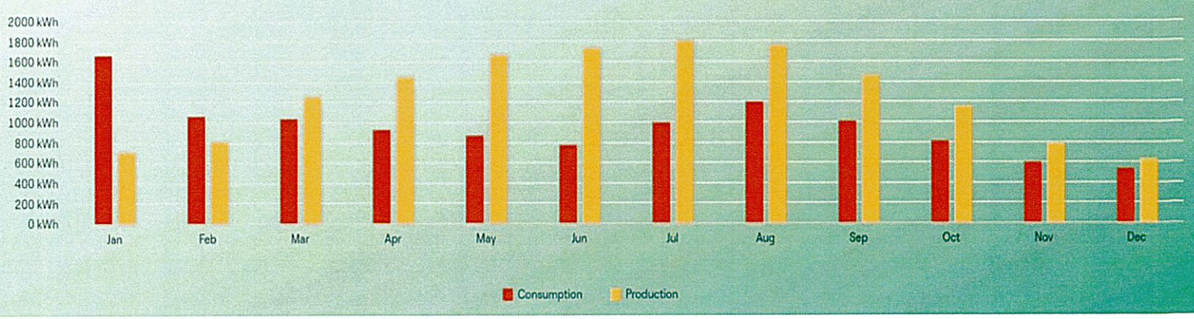
Your Proposed Solar Design

Equipment Specs:

REC460AA Pure-RX REC	Modules	Qty. 30
1538000-7.6-y Tesla	Inverters	Qty. 1

13.8 kW	15,259 kWh	133%
System Size	Yearly energy produced	Energy offset

Monthly Consumption vs. Production



Backside

EQUIPMENT LAYOUT & ELEVATION PLAN

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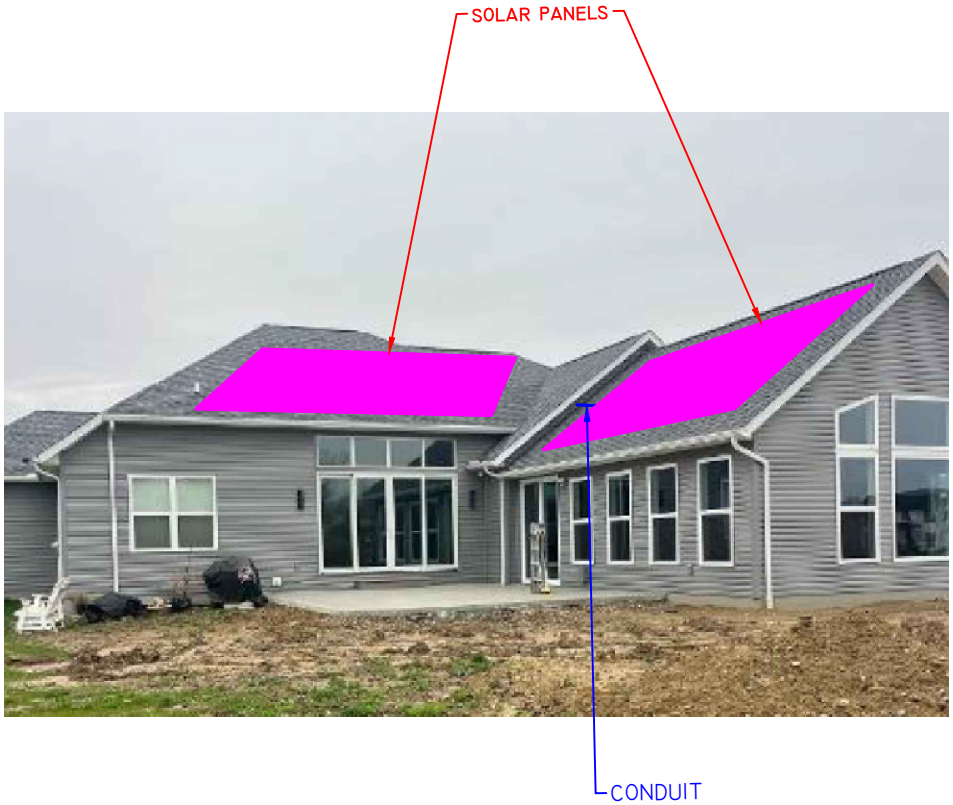
EQUIPMENT LAYOUT & ELEVATION PLAN



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EQUIPMENT LAYOUT & ELEVATION PLAN

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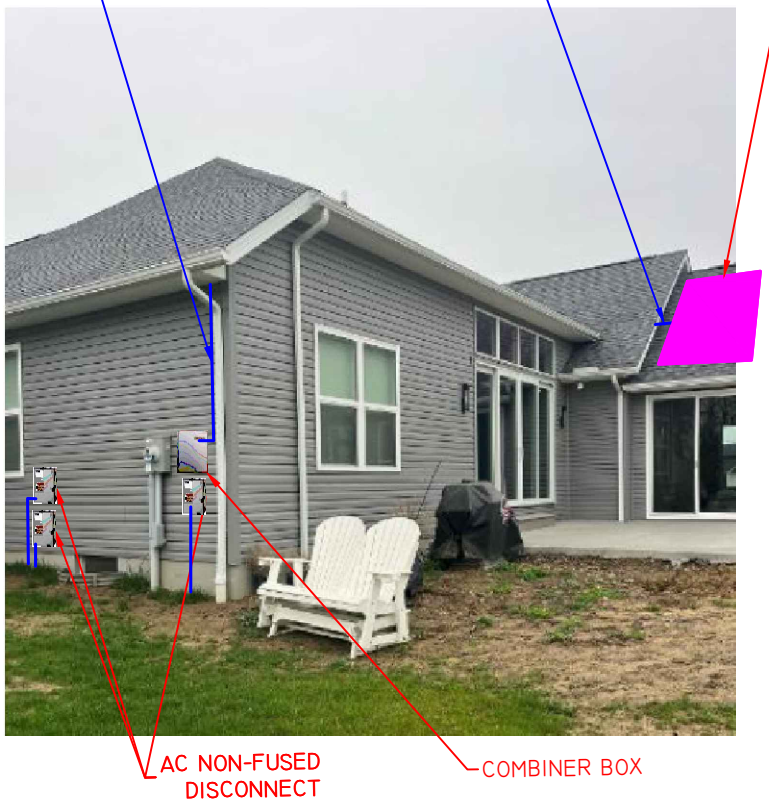
EQUIPMENT LAYOUT & ELEVATION PLAN



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City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177

PAID
MAY 20 2025
CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 5-30-60 Date: 5 / /

FEES:

Base Fee: $ 300

Total Fee Amount: $ 300 Paid: Check # _____ Cash: $ 300

(PLEASE PRINT)

1. Applicant: JoAnn Perry Phone: (220) 238-8307
2. Property Address: 120 Saratoga Dr. City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: Gruffybrown56@gmail.com
4. Business Owner's Name: Sadek Islam Phone: (614) 402-8065
5. Contractor's Name: One hammer roofing Phone: (614) 402-8065
6. Principal Business Activity: Siding on Home
7. Existing Use of Property: home
8. Square Footage of Proposed Building or Business: _____ sq. ft.
9. Zoning District: _____ Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: $ _____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- (*Conditional*) Eight full sets (11x17) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

List of Materials that will be used on the project:

1. _____ 2. vinyl - dark blue

3. _____ 4. _____

5. _____ 6. _____

7. _____ 8. _____

List of Contiguous Neighbors and Addresses:

1. _____ _____ ____ ____
Neighbor's Name Neighbor's Address State Zip Code

2. _____ _____ ____ ____
Neighbor's Name Neighbor's Address State Zip Code

3. _____ _____ ____ ____
Neighbor's Name Neighbor's Address State Zip Code

4. _____ _____ ____ ____
Neighbor's Name Neighbor's Address State Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x Tim Perry Date: 5 / 20 / 25
Tim Perry

OFFICE USE ONLY:

Date Received in Office: 5 / 20 / 25 By: T. Wymer

Date of Planning and Zoning Commission Meeting: 5 / 27 / 25

Date Permit Approved or Denied by Planning Commission: ____/____/____

Conditions Necessary for Approval: _____

_____

_____

City Manager Signature: x _____

120
120
120
DRIVE

HydroShield
House Wrap Plus
ICC-ES ESR-4486

HydroShield
House Wrap Plus
ICC-ES ESR-4486

24 Google