



## **City of Vandalia Planning Commission**

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**Regular Meeting Agenda**

**March 25, 2025, 6:00 p.m.**

**Council Chambers, Vandalia Municipal Building**

<https://us02web.zoom.us/j/82724040735>

1. Call to Order
2. Attendance
3. Approval of Planning Commission Minutes
  - a. January 14, 2025
4. Swearing in of attendees wishing to speak before the Commission
5. Old Business
6. New Business
  - a. PC 25-0003 – Site Plan Review – 234 W. National Road
  - b. PC 25-0004 – Code Amendment – Interstate Highway Sign Overlay District
7. Communications
8. Adjournment

**Next Scheduled Meeting – To Be Determined**

Minutes of the City of Vandalia Planning Commission  
**January 14<sup>th</sup>, 2025**

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|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Members Present:</b> | Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant                                                                                                                                                                                                                                                                                                                                                         |
| <b>Members Absent:</b>  | Mr. Kevin Keeley Jr.                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Staff Present:</b>   | Michael Hammes, City Planner<br>Ben Graham, Zoning & Planning Coordinator<br>Ben Borton, Director of Public Service<br>Rob Cron, Assistant City Manager                                                                                                                                                                                                                                                                     |
| <b>Others Present:</b>  | Jason Friedman, Addison Properties<br>Eddie Hunt, Addison Properties<br>Phyllis White, Tom & Bridget Johnson, R. Fleischman, James Breisch, Barbara Breisch, Robert Shanahan, Russell Muntz, Chris & Amy Vanderhorst, Keith & Sharon Hamby, Mike & Mary Blakesly, Shari Cooper, Alex Gonter-Dray, Tammy Weatherhead, Kim & Mike Bish, Leon Mable, Bud & Tanya Brown, Gloria Shanahan, Barbara Spurgeon, Tim & Mary Rathburn |

**Call to Order**

Mr. Atkins called the meeting to order at 6:01 p.m.

**Attendance**

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Ms. Cox made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

**Approval of Minutes of the Planning Commission**

Mr. Plant made a motion to approve the December 10<sup>th</sup>, 2024, minutes. Mr. Arnold seconded the motion. The motion carried 4-0.

**Swearing in of Attendees Wishing to Speak at Meeting**

The attendees were sworn in.

**Old Business**

Mr. Hammes confirmed that there was no Old Business on the agenda.

**New Business – PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road**

Mr. Hammes introduced Case PC 25-0001. Eddie Hunt, of Addison Properties, requests the establishment of a Planned Unit Development on three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture

district to a Residential Planned Unit Development. The applicant also requests the approval of a preliminary plan for the proposed development.

Mr. Hammes explained that the applicant, Addison Properties, had previously submitted a rezoning application for this property, seeking an RSF-4 zoning district for the site. Having received feedback on that proposal from the Planning Commission, staff, and residents, the applicant chose to withdraw that application (PC 24-11) and resubmit with a revised application. The revised application is a better fit for a Planned Unit Development, as was suggested in September 2024.

Mr. Hammes described the property in question, explaining that the site is currently zoned A – Agriculture. He reported that the bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Mr. Hammes described the surrounding area as primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Mr. Hammes noted that the applicant was in attendance and would be available to answer questions from the Commission.

Mr. Hammes described the proposed preliminary plan for the development. He noted that lot placement and design, roadway design, and open space had all been adjusted since the previous proposal.

Mr. Hammes described the phasing plan for the development. Construction is intended to begin in December 2025, and each of the proposed four phases would take approximately 15 months to complete. The goal at this time is to complete the development in the 1<sup>st</sup> quarter of 2030.

Mr. Hammes discussed Land Use Density, a requirement of the Planned Unit Development district. He explained that the code requires that residential planned unit developments shall have no more than 6 dwelling units per acre. In this case, the gross density (encompassing the entire site) would be 1.96 dwelling units per acre. The net density, which counts only land being developed as roads, building lots, and designed open space, would be 2.75 dwelling units per acre. By either measurement, the proposed development meets the land use density requirements of the zoning code.

Mr. Hammes reported that there would be four new internal roads installed as part of the proposed development. All roads would be designed and built to City standards. Mr. Hammes added that additional upgrades would be required along South Brown School Road.

Mr. Hammes reported that the development would be served by a homeowner's association, taking responsibility for the maintenance of common areas, open space, and other amenities.

Mr. Hammes explained that the proposed development meets the criteria for a Low-Density Residential development as described by the 2020 Comprehensive Plan.

Mr. Plant asked about the design of the previous proposal. Mr. Hammes replied that a copy of the previous proposal was available. Referring to the current proposal, Mr. Hammes explained that the lots along South Brown School Road had been increased to 80 feet of frontage, allowing for larger homes and larger lots to create a transition between the Foxfire neighborhood and the interior of this development, among other changes.

Hearing no further questions, Mr. Atkins invited the applicant to address the Commission.

**Mr. Jason Friedman, of Addison Properties,** addressed the Commission. He thanked staff for their assistance in preparing the proposal, noting that it was intended to be an impactful and meaningful development for Vandalia.

Mr. Friedman explained that his firm had listened to the comments from Council, the Commission, Staff, and members of the public in developing this revised proposal for the newly-named Riverdale subdivision.

Mr. Friedman discussed the implementation of the 2020 Comprehensive Plan and the Zoning Code, noting that both documents provide guidance on how new Planned Unit Developments should be considered. He also highlighted that consideration was given to the surrounding areas.

Mr. Friedman explained that the Planned Unit Development was intended to provide for a flexible development that would not be feasible under a base zoning district. The development would go through multiple phases of review, including the preliminary plan review, an engineering review, and then final plan approval. At multiple points, Council and Staff have the responsibility to review and approve aspects of the development.

Mr. Friedman added that, once approved, the design of the development would be locked in. There could be no amendments to the design of the development, the lot layout or home designs, or any other standard without Council approval.

Mr. Friedman discussed the Preliminary Plan review criteria in detail, beginning with Criteria A which requires compliance with the Comprehensive Plan, Thoroughfare Plan, and other adopted plans and policies. He noted that the proposed roadway improvements to South Brown School Road would result in increased pavement area on that arterial street. Additional improvements include landscaping and a sidewalk along South Brown School Road.

Mr. Friedman highlighted several passages from the Comprehensive Plan that support the development of this site. He noted that “The development of new housing with more options for people to live in the town.”<sup>1</sup> was one of the most critical issues facing the future of Vandalia, according to those surveyed as part of the Comprehensive Plan.

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<sup>1</sup> Vandalia 2020 Comprehensive Plan, Page 82

Mr. Friedman noted that the Comprehensive Plan was ahead of its time in pointing out national trends toward smaller lots requiring less maintenance. These types of lots were considered particularly attractive to multiple demographics.

Mr. Friedman discussed the Future Land Use Map, noting that the project site is listed as Low Density Residential. He added that the proposed development meets the definition of low density as described by the Comprehensive Plan.

Mr. Friedman discussed the proposed homebuilder for the site, Arbor Homes. He stated that the company has multiple products in a variety of designs that fit well with this development.

Mr. Friedman discussed the proposed open space for the development. 39.7 acres, or 46.7% of the site, would be designated and preserved as open space, far in excess of the 15% minimum found in the code.

Mr. Friedman discussed Criteria B, covering the phasing plan for the development. He explained that the four-phase plan was based on anticipated sales.

Mr. Friedman discussed Criteria C, covering access to public roads. He noted the development would comply with all regulations set forth by the City, as determined by the City's engineering staff. He added that the proposed improvements would satisfy all known traffic concerns within the development.

Mr. Friedman discussed Criteria D, covering the development's burden on public utilities and services. He highlighted letters from Montgomery County, the Vandalia Fire Division, and the Vandalia Police Division.

Mr. Friedman quoted from a letter authored by Rob O'Leary, Vandalia-Butler City School Superintendent. The letter acknowledges that the development would create some challenges for the district, but that the benefits outweigh those challenges.

Mr. Friedman discussed Criteria E, covering proposed covenants and restrictions. He reiterated that there would be a homeowners' association to manage common areas and open space, ensure compliance with architectural guidelines, and otherwise manage the site.

Mr. Friedman discussed Criteria F and H, covering the preservation of open spaces and natural areas. He noted that trees on the site were part of the visual appeal of the area, and the development was designed so as to preserve many of the trees already located at the site.

Mr. Friedman discussed Criteria G, relating to signage, street lighting, and other amenities on the site. One primary and two secondary entrance signs will be placed along South Brown School Road, as shown on the plan. Internal roadways are designed with a 50' right-of-way width, as determined by the City's standard construction drawings. Streetlights would be installed as required.

Mr. Friedman discussed Criteria I, relating to the design of the site. He noted that the site was designed to work with the natural contours of the area to create appropriate building lots.

Mr. Friedman discussed Criteria J, relating to the creation of additional costs and burdens to public services. He reported that all improvements relating to this development would be paid for by the developer, with no excess costs incurred by the City.

Mr. Friedman discussed Criteria K, relating to the impact of the proposed uses on nearby uses. He explained that this would be a residential neighborhood built across the road from a residential neighborhood, and thus the impact would be minimal.

Mr. Friedman discussed Criteria L, relating to the variety of home designs required by the development. He showcased some of the home options available and noted that the development would have sufficient variety in home design. He added that the development standards proposed for this PUD would require different home designs across the development to provide visual appeal.

Mr. Friedman discussed Criteria M, which covers paved areas in the development. He reiterated the design of interior roads and added that each home would have a driveway suitable for parking.

Mr. Friedman compared the design criteria for the proposed development with the criteria of the existing Foxfire subdivision. He highlighted the lower density in this development (1.96 units per acre) versus the aggregate density in Foxfire (2.3 units per acre) and the increased open space of the Riverdale development.

Mr. Friedman compared setback requirements, noting that the front, side, and rear yard setbacks are comparable between Foxfire and Riverdale.

Mr. Friedman discussed potential home prices. He noted that the median home price in Vandalia was \$135,800 at the time of the 2020 Comprehensive Plan. The average sales price in Foxfire was \$354,041 during the 2022-2023 period. Home prices in the Riverdale subdivision are expected to fall into the \$300,000 to \$500,000 range.

In summary, Mr. Friedman expressed the hope that his presentation had clarified any misunderstood facts regarding the proposed development. He noted that he does not attend many of these meetings with residents who support his company's proposals. He added that his company's goal was to make a difference in the community, which was why his company had chosen to do business in Vandalia.

Mr. Atkins thanked the applicant for listening to suggestions and concerns raised in the previous meeting. He asked if the utilities and roadways would be constructed in four phases, or if they would be constructed all at once.

Mr. Friedman replied that public utilities would generally be constructed according to the phasing plan, with some minor adjustments to make everything come together properly.

Mr. Atkins asked for more details about the proposed right-of-way improvements along South Brown School Road. Mr. Friedman explained that the east side of the road would be expanded and upgraded to match the west side. Those would include landscaping, sidewalk, curb, and additional pavement.

Ms. Cox asked if an additional turn lane would be added. Mr. Friedman replied that engineering had not yet been completed for the exact design of the road. He added that the road would be built to City requirements. Ms. Cox noted that concerns had been raised about the road widening, and that anything the developer could do to mitigate those concerns would be welcome.

Mr. Atkins asked about the new Riverdale name for the development. Mr. Friedman replied that the name was not yet final, and that it had been proposed by the company's marketing team.

Mr. Plant asked about the width of the interior roads within the development and whether those roads would accommodate two lanes of travel with cars parked on the street. Mr. Friedman replied that the road would be built to the standard 50' right-of-way width.

Mr. Plant raised concerns about the nearby railroad, asking if there were plans for a noise barrier of some sort. Mr. Friedman replied that there were no plans for a noise barrier at this time. He added that visual screening may be included, but that homeowners would be aware of the railroad tracks before building their homes.

Mr. Plant asked about lots set aside for patio homes. Mr. Friedman replied that no lots were set aside for specific floorplans. The intent was to allow buyers to select the home they want – which may result in more of one elevation than others. The development standards would require different styles of home even if the elevations were similar.

Mr. Hammes added that he would address the development standards for the Planned Unit Development district.

Mr. Arnold asked about parking on the street, noting that longer driveways would allow for less street parking. He added that increased front yard setbacks would facilitate this adjustment. Mr. Arnold also highlighted a discrepancy between the 30' front yard setback and a listed 35' setback on cul-de-sac lots.

Mr. Hammes explained that the lots on curves are being designed with additional front yard setbacks to account for the design of the home (and the shape of the lots). This does not conflict with the smaller minimum setback which applies to all lots (curved and otherwise). Reversing the approach, with some lots having setbacks smaller than the minimum requirement, would be a concern; however, that is not the case in this instance.

Mr. Arnold acknowledged that a resident at the previous meeting had suggested larger lots along South Brown School Road, which the developer had added to this proposal. He added that he would have liked to see more than just one row of larger lots.

Mr. Arnold raised a concern about the streetlights proposed for the development, noting that the “cobra head” fixtures were not appealing. Mr. Friedman concurred. Mr. Arnold remarked that some developers had chosen to install nicer fixtures in their neighborhoods, with their respective homeowners’ association covering the increased cost. Mr. Friedman replied that he would be open to discussing options along those lines.

Mr. Cron stepped forward to address the Commission. Mr. Cron discussed the improvements to South Brown School Road, noting that the intent was to mirror the improvements on the Foxfire side of the road. This would result in a widening of South Brown School for the entire length of this development. Sidewalk would be included. Some design work would be required at the north end to determine how to extend a culvert, which in turn might result in adjustments to the existing guard rail.

Mr. Cron noted that the improvements would be installed at the expense of the developer, with no cost paid by the City. He provided examples of similar developments where the developer covered those costs.

Mr. Plant asked if the improvements would alleviate the problems caused by increased traffic from this development. Mr. Cron replied that the most recent traffic counts show that this development would likely result in an approximately 5% increase in traffic, and that that traffic would be sporadic.

Mr. Cron added that the 50’ roadway is the standard width for residential streets in Vandalia. He pointed out that the entrance roads would be 60’ wide to accommodate the entrance to the subdivision.

### **Development Standards**

Mr. Hammes reviewed the proposed development standards for the planned unit development. He explained that some standards fit the RSF-2 district, while others would fit a development in the RSF-4 district. Under the planned unit development, standards specific to this development (and *only* this development) may be approved.

Mr. Hammes explained that the standards of this planned unit development would apply even if the applicant was not the developer for some or all phases of the project. In a base zoning district, anyone who buys the property could build whatever they like, so long as that use fits the base district. Here, future developers would be forced to comply with these standards.

Mr. Hammes discussed Item 1 of the Development Standards dealing with permitted uses.

#### **1. Permitted Uses**

Permitted Uses shall be limited to the following:

- a. Single-Family Residential Housing (Lots 1-167 only)
- b. Passive Parks, Open Space, and Natural Areas
- c. Accessory Uses as permitted in the RSF-1 District

Mr. Hammes explained that single-family homes would be the only type of residential structures permitted in the development. This would prevent any sort of multi-family dwellings or apartments. He added that homes would only be permitted on the numbered lots and not the reserve areas set aside for open space or entrance signs. Passive parks would be permitted on all lots, as would the usual set of accessory uses such as sheds, home occupations, and so forth.

Mr. Hammes discussed Item 2 of the Development Standards dealing with site development standards.

## 2. Site Development Standards

| SITE DEVELOPMENT STANDARDS – PC 25-0001 |                                   |                                |                                     |                         |                          |           |                                   |
|-----------------------------------------|-----------------------------------|--------------------------------|-------------------------------------|-------------------------|--------------------------|-----------|-----------------------------------|
| Lots                                    | Minimum Lot Area<br>(Square Feet) | Minimum Lot Frontage<br>(Feet) | Maximum Impervious Surface Coverage | Minimum Setbacks (Feet) |                          |           | Maximum Building Height<br>(Feet) |
|                                         |                                   |                                |                                     | Front Yard              | Side Yard<br>(Each Side) | Rear Yard |                                   |
| 31-35, 119-126                          | 10,800                            | 80                             | 40%                                 | 30                      | 7.5                      | 35        | 35                                |
| 1-30, 36-118, 127-167                   | 7,425                             | 55                             | 50%                                 | 30                      | 7.5                      | 35        | 35                                |
| Reserve Lots A-C<br>(Open Space)        | 43,560                            | 100                            | N/A                                 | N/A                     | N/A                      | N/A       | N/A                               |
| Reserve Lot D<br>(Entrance Sign)        | 2,700                             | N/A                            | N/A                                 | N/A                     | N/A                      | N/A       | N/A                               |

Mr. Hammes noted that all building lots shared the same setbacks. The front yard setback of 30' results in lots that are slightly smaller than similar lots in base zoning districts, but that the width of those lots would be comparable to the base districts.

Mr. Hammes explained that the reserve lots have no standards for buildings because there are no permitted uses on those lots for which buildings would be permitted.

Mr. Hammes discussed Item 3 of the development standards relating to architectural standards.

### **3. Architectural Standards**

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

- (a) Dimensional shingles on the roofs of all Dwelling Units.
- (b) Minimum of 6/12 roof pitch.
- (c) Minimum of brick wainscot on the front elevations.
- (d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.
- (e) Photocell controlled coach lights at each garage.
- (f) Sodded front yards.
- (g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- (h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.
- (i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.
- (j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

Relating to item (j), Mr. Hammes noted that the RSF-2 standards would apply to any standard not otherwise amended here. He explained that the RSF-2 standards are the standards that apply to the bulk of the Foxfire development.

Mr. Hammes discussed Item 4 of the development standards relating to miscellaneous standards.

#### 4. Other Standards

- a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.
- b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.
- c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Again, Mr. Hammes noted that standards not otherwise mentioned in the planned unit development would be governed by the standards of the RSF-2 district.

Mr. Atkins asked if there were any questions for Mr. Hammes.

Mr. Arnold asked about the measurement for the 1400 square foot homes along South Brown School Road. Mr. Hammes replied that the measurement relates to livable space within the home, not including garages or other similar spaces. He added that he had seen PUD requirements that discuss the home footprint or other criteria, but this requirement would apply here.

Hearing no further questions, Mr. Atkins opened the public portion of the meeting.

#### Public Meeting

**Mr. Robert Shanahan, of 7733 South Brown School Road**, addressed the Commission and read a previously submitted letter into the record. Mr. Shanahan characterized the revisions to the proposed development as trivial and suggested that they do not adequately address the concerns of the public.

Mr. Shanahan suggested that the letter from the school district supporting the development should not be considered until the district addresses the need for additional staff and classroom space caused by this development.

Mr. Shanahan suggested that the property includes protected wetlands which would preclude the development.

Mr. Shanahan suggested that the Fire Marshal does not have the legal authority to approve a development that does not conform to the standards of base zoning districts.

Mr. Shanahan referred to the letter from Montgomery County Environmental Services, suggesting that the letter does not in fact agree to serve the development and does not confirm adequate capacity.

**Ms. Tammy Weatherhead, of 4555 Poplar Creek Road,** addressed the Commission. She suggested that the scenic view of the wooded property would be destroyed by the construction of vinyl-clad homes. She urged the Commission to consider denying the application.

**Mr. Alex Gonter-Dray, of 751 Foxfire Trail,** addressed the Commission. He asked what materials would be used for the driveways. Mr. Atkins replied that they would ask the applicant to address that question. Mr. Gonter-Dray asked if there would be a sidewalk between Phases 1-3 and Phase 4. Mr. Atkins replied that there would be a sidewalk between those areas.

Mr. Gonter-Dray referred to the applicant's comparison between Foxfire and Riverdale. While the applicant is correct that some lots in Foxfire do have 55' frontage, the majority have 75' – 80' of frontage. He suggested that the open space at Riverdale is there because the land would be too costly to develop.

Mr. Gonter-Dray suggested that the letter from the school district should be invalidated due to a potential conflict of interest regarding the Board president.

Mr. Gonter-Dray expressed concern over the increased traffic. He noted that expansion would be needed for both South Brown School and Little York Road, which is complicated by the railroad. He requested that independent traffic studies would be required before any development is approved.

Mr. Gonter-Dray acknowledged that the site would likely be developed at some point. The concerns he and others have raised should be addressed before that development is approved.

**Ms. Tanya Brown, of 4428 Poplar Creek Road,** addressed the Commission. She referred to a letter she had submitted to the Commission and expressed concern over the state of Brown School and Little York Roads. She noted that Foxfire has not yet been completed, and the homes planned for that neighborhood would only add to the growth here that would need to be taken into consideration.

Ms. Brown suggested that the proposed development standards would not be effective at preventing look-alike houses in this development, which she characterized as a "monstrosity". She accused the applicant of manipulating the facts in his references to the minimum standards at Foxfire.

**Mr. Alex Gonter-Dray** returned to the podium to discuss the potential home prices from Arbor Homes. He highlighted discrepancies between prices in different jurisdictions. Mr. Gonter-Dray asked what options the City would have to control home prices in the event of market fluctuations.

**Mr. Russell Muntz, of 825 Deerhurst Drive**, addressed the Commission. He suggested that the proposed development offered no connectivity between Phased 1,2,3 and Phase 4. He requested a traffic study, noting that the widening of South Brown School will not be an improvement without a widening of Little York Road.

Mr. Muntz suggested that this development, combined with the expansion of Foxfire, would create significant problems regarding traffic. He stated that the 50' right-of-way width would not be adequate.

**Ms. Sharon Hanby, of 4410 Poplar Creek Road**, asked where she should send documentation. She also asked who exactly "City Staff" referred to.

Mr. Hammes replied that any emails sent in to [permits@vandaliaohio.org](mailto:permits@vandaliaohio.org) had been forwarded to the Commission and would later be sent to Council with the Commission's recommendation.

Ms. Hamby asked who among the staff had approved the project, noting that the applicant had stated that they had the support of staff. Mr. Hammes replied that the applicants had worked with different staff members for different elements of the development.

**Mr. Keith Hamby, of 4410 Poplar Creek Road**, addressed the Commission. He asked if anyone had gone into the new Redwood development on Webster Street and suggested that it would be hard to find your home with all the units looking the same. He suggested that that development was supposed to be \$350,000 homes under a previous City Manager.

Mr. Hamby criticized the school district for replacing three trailers with new trailers as opposed to expanding their building.

Mr. Hamby pointed out that the grade on South Brown School had been worse in the past.

**Chris and Gloria Vanderhorst, of 4393 Little York Road**, addressed the Commission. They pointed out that they had not received a notice and thus had nothing prepared. Mr. Hammes replied that their notice had been returned as undeliverable and apologized for the error.

Mr. Vanderhorst expressed concern that the development did not adequately address the property rights of surrounding property owners. He suggested that the development would damage his property regarding runoff, removal of trees, and other issues.

Mr. Vanderhorst referred to comments made in the September 2024 meeting and suggested that the current proposal was "lipstick on a pig" and did not adequately address the concerns of the residents.

Ms. Vanderhorst referred to a letter she had submitted for the previous rezoning. Mr. Hammes confirmed that he could include that letter with the materials for this application.

Mr. Vanderhorst characterized the applicant's remarks as an insult to the residents who attended the meeting.

Ms. Vanderhorst stated that she did not want to look at vinyl-sided houses.

**Ms. Gloria Shanahan, of 7733 South Brown School Road,** addressed the Commission. She argued that the City should be focusing on the development of the downtown area rather than development at this site. She questioned whether anyone would want to spend \$500,000 to live in what amounts to a movie set with the same home throughout the neighborhood.

Ms. Shanahan characterized the traffic problems on South Brown School as terrible, noting that she has had to wait 3-5 minutes to turn out of her driveway.

Ms. Shanahan suggested that street parking would be more problematic in the evening.

Ms. Shanahan argued that the developer should be held to higher standards.

**Ms. Barbara Breisch, of 898 Deerhurst Drive,** addressed the Commission. She argued that this development would impact her property greatly. She recommended that the street across from Deerhurst Drive be offset from the existing street. She suggested that the new development should mimic Foxfire. She argued that homes of 1400 square feet are too small compared to her 3400 square foot home.

Ms. Breisch suggested that homes built near the railroad would be problematic.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

### **Further Discussion**

In response to the question regarding driveway materials, Mr. Friedman confirmed that driveways would be concrete in compliance with City code requirements.

Ms. Cox asked about the proximity of the railroad and whether homes needed to be set back a certain distance from the railroad. Mr. Hammes replied that homes would need to be an adequate distance from the railroad, but that there were not specific distances required.

Mr. Friedman added that the lots would need to abide by existing easements and other considerations.

Ms. Cox referred to her notes from a 2022 PUD application, pointing out that many of the comments from the Comprehensive Plan cited by Mr. Friedman had been cited in the previous case, suggesting that the concerns raised in the Comprehensive Plan regarding housing are valid. The Commission and Council use the City's Code and the Comprehensive Plan to evaluate each application.

Mr. Friedman concurred, explaining that his company follows the standards of the cities in which they operate. The company complies with all relevant regulations, whether state or local, and including Federal regulations such as those enforced by the EPA.

Mr. Arnold referred to the 2024 Downtown Market Study, noting that the study had recommended additional housing to create a market for new and desirable businesses in the downtown corridor. He suggested that the demographics of the City, including median household income and population, would benefit from increased development.

Mr. Arnold complimented the applicant for keeping as many trees as possible.

Mr. Arnold agreed with several of the residents, noting that this site will be developed at some point. He suggested that the next proposal might not be as beneficial as the current one, if this one is denied.

### **Planned Unit Development District Review Criteria**

Mr. Hammes explained that the applicant was requesting approval of both the Planned Unit Development itself and the Preliminary Plan. On the advice of the Law Director, Mr. Hammes requested that the Commission review the criteria for both approvals. He added that there were 8 review criteria for the district and 13 criteria for the preliminary plan.

Mr. Plant commented that the City has the opportunity to benefit from a development that offers adequate housing. He noted that the front lots were good, but that the remaining lots were much too small. He suggested that the housing proposed here would not offer diverse enough products to attract residents in managerial roles or similar professionals. He agreed that the PUD would be a good option for the site, but that this proposal did not offer enough to attract residents.

Mr. Plant argued that the developer should do more to provide wider lots with better homes.

Mr. Atkins read the review criteria and staff comments into the record. Recommendations and decisions on Planned Unit Development applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (1) The proposed amendment will further the purposes of this overall code;

**Staff Comment:** Staff feels that the proposed Planned Unit Development furthers the purposes of the code.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

### **Planned Unit Development District Review Criteria (Cont'd)**

- (2) The proposed amendment and proposed uses are consistent with the City's adopted plans, goals and policies;

**Staff Comment:** Staff feels that the proposed Planned Unit Development, in its current form, is consistent with the City's goals and policies, including the density standards of the Zoning Code and the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (3) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

**Staff Comment:** Staff feels that the proposed Planned Unit Development is necessary to set development standards and establish more restrictive architectural controls for the site than would be possible in a standard zoning district.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (4) The public facilities such as transportation, utilities, and other required public services will be adequate to serve the proposed use;

**Staff Comment:** Staff feels that the site has adequate access to transportation, utilities, and other required public services, given the proposed right-of-way improvements to South Brown School Road.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (5) The proposed rezoning will not adversely affect the economic viability of existing developed and vacant land within the City;

**Staff Comment:** Given the expected home values in this development, the lack of businesses adjacent to the site that would be harmed by the establishment of this development, and the lack of vacant land which would be rendered unusable by this development, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

### **Planned Unit Development District Review Criteria (Cont'd)**

- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

**Staff Comment:** Given the proposed preservation of green space as part of this development, Staff feels that the proposed Planned Unit Development complies with this review criteria.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- (7) The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;

**Staff Comment:** Staff feels that the proposed zoning is justified on the merits, and does not constitute special treatment.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- (8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

**Staff Comment:** Staff feels that this criterion does not apply.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

### **Recommendation – Planned Unit Development District**

Mr. Atkins noted that Staff recommended approval of the proposed Planned Unit Development district, including and incorporating the Development Standards as set forth in the Staff Memorandum.

Ms. Cox characterized the PUD as a much more palatable way to approach the project that includes much more detail than the previous proposal.

With that comment, Ms. Cox made a motion to recommend approval of the Planned Unit Development district. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Planned Unit Development District.

### **Preliminary Plan Review Criteria**

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

- A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

**Staff Comment:** Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

**Staff Comment:** Staff feels that the proposed schedule of development is reasonable and achievable.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

**Staff Comment:** Staff feels that the design of the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

**Staff Comment:** Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

### **Preliminary Plan Review Criteria (cont'd)**

- E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

**Staff Comment:** Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

**Staff Comment:** Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

**Staff Comment:** Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

**Staff Comment:** Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

### **Preliminary Plan Review Criteria (cont'd)**

- I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

**Staff Comment:** Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

- J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

**Staff Comment:** Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

**Staff Comment:** Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

- L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

**Staff Comment:** Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

### **Preliminary Plan Review Criteria (cont'd)**

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

**Staff Comment:** As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Mr. Plant disagreed with the Staff Comment. Mr. Atkins, Ms. Cox, and Mr. Arnold agreed. The Planning Commission agreed with the Staff Comment by a vote of 3-1.

### **Recommendation – Preliminary Plan**

Mr. Atkins noted that Staff recommended approval of the proposed Preliminary Plan. He asked for any further comments or questions.

Ms. Cox thanked the members of the public for expressing their concerns and encouraged them to express those concerns to Council. She noted that she did not see a reason to deny the proposed plan at this time.

Ms. Cox made a motion to recommend approval of the Preliminary Plan for the Riverdale Subdivision. Mr. Arnold seconded the motion.

Mr. Atkins, Ms. Cox, and Mr. Arnold voted Aye. Mr. Plant voted Nay. By a vote of 3-1, the Planning Commission recommended **Approval** of the proposed Preliminary Plan.

Mr. Hammes reported that the recommendations of the Commission would be forwarded to the January 21<sup>st</sup>, 2025, Study Session. He added that the meeting would be held on Tuesday due to the Martin Luther King Day holiday.

In response to a question, Mr. Graham confirmed that members of the public would have the opportunity to address Council during the regularly scheduled meeting following the January 21<sup>st</sup> Study Session. No votes would be held on this application during the Study Session.

Mr. Atkins thanked the members of the public who attended the meeting and offered their comments.

### **Communications**

Mr. Hammes reported that all cases from 2024 had been resolved or withdrawn, and as such the calendar was clear for 2025.

Mr. Hammes reported that some case numbers would be assigned to subdivisions that do not make it to the Planning Commission agenda. If it appears that case numbers are skipped, that is why. The change is due to new software being implemented for online applications and record-keeping.

**Adjournment**

Mr. Atkins asked for a motion to adjourn. Ms. Cox made the motion. Mr. Arnold seconded the motion. The vote passed 4-0.

Mr. Atkins adjourned the meeting at 9:06 p.m.

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***Chairman***

# MEMORANDUM

**TO:** Planning Commission  
**FROM:** Michael Hammes, AICP, City Planner  
**DATE:** March 18<sup>th</sup>, 2025  
**SUBJECT:** PC 25-0003 – Site Plan Review – 234 W. National Road

## General Information

Applicant: Jose Rodriguez  
4545 S. Dayton Brandt Road  
New Carlisle, Ohio 45344

Zoning: Office Service (OS)

Location: 234 W. National Road

Parcels: B02 00104 0010

Acreage: 0.845 acres +/-

Related Case(s): None

Requested Action: Approval

Exhibits: 1 – Application Materials  
2 – Draft Site Plan / Construction Drawings

## Summary

Jose Rodriguez, on behalf of Rodz Builders, LLC, has submitted an application requesting site plan review for the property located at 234 West National Road. The proposal involves the construction of a business office and equipment shop structure. The subject property is zoned Office Service (OS).

As the project involves new construction within the Office Service district, a Site Plan Review is required. For the purposes of this site plan review, Staff refers to the criteria of Chapter 1226 – General Development Standards.

### **Site Plan Review and Analysis**

The project involves the construction of two new structures on the currently-vacant site. The primary structure will be a 1,254 square foot office at the north end of the site. This structure would house the offices and meeting spaces for Rodz Builders, a construction company.

A 2,560 square foot equipment shop would be located at the south end of the site. This building would be used for equipment and materials storage.

### **Parking and Access**

The site plan features a parking area between the two buildings. Seven parking spaces would be provided at the office building.

One existing curb cut would be preserved. Sidewalk is already installed along National Road, and would also be preserved.

### **Signage**

The site plan features a wall sign on the office structure and a 24 square foot monument sign along National Road, as shown. Both signs generally meet the standards of the zoning code. The wall sign will need to be setback at least 5 feet from the right-of-way and landscaped with live plantings or mulch at least 30 inches from the edge.

### **Building Design Standards**

The proposed new construction would meet the standards of the OS district in terms of setbacks, building height, and design. The front façade will need to be at least 25% window space.

### **Landscaping & Screening**

The applicant will need to submit a landscape plan for zoning approval. In general terms, landscaping will be required around the parking area and along National Road.

A 6' privacy fence is proposed at the southwest end of the site, screening the property from adjacent residential parcels on Gabriel.

### **Lighting**

Exterior lighting shall be installed in accordance with the attached photometric plan. New lighting fixtures, particularly in the outdoor enclosure, shall be installed so as to prevent excess light from bleeding onto the adjacent residential properties.

### **Dumpster/Trash Enclosure**

No exterior dumpster or trash enclosure is proposed.

### **Review and Recommendation**

Due to this property's location within the Office Service district, a site plan review by the Planning Commission is required.

#### **Site Plan Review Criteria**

Pursuant to Code Section 1214.04(d)(1) "Site Plan Review Criteria", the Planning Commission shall not approve an application for site plan review unless it finds the following:

- (1) That the proposed development is consistent with this code, and other related codes and ordinances enforced by the City;

**Staff Comment:** Staff feels the proposed development is consistent with the Code.

- (2) That the proposed development complies with the applicable zoning district regulations;

**Staff Comment:** Staff feels the proposed development will comply with Chapter 1226 (General Development Standards) and Chapter 1228 (Architectural Standards).

- (3) That the proposed development adequately provides for emergency vehicles access and circulation; and

**Staff Comment:** Staff feels this development will adequately provide emergency vehicles access and circulation, as shown.

- (4) If the project is to be carried out in successive phases, that each stage of the proposed development shall comply with the foregoing criteria.

**Staff Comment:** Staff feels this criterion does not apply. This is not anticipated to be a multi-phase project.

### **Recommendation**

Staff recommends Planning Commission **approve** the site plan for 234 West National Road as proposed, with the following conditions:

1. All landscaping and screening shall be installed in quantities and varieties compliant with Chapter 1232 of the Vandalia Zoning Code.

PROJECT INFORMATION :

|                                                            |                                                                      |
|------------------------------------------------------------|----------------------------------------------------------------------|
| Use Group :<br>(Per O.B.C. 303.4)                          | B : BUSINESS (OFFICE BUILDING)                                       |
| Construction Type :<br>(Per O.B.C. table 602.4)            | VB                                                                   |
| Allowable Building Height :<br>(Per O.B.C. table 504.4)    | B : 2 STORIES, 40'                                                   |
| Actual Building Height :                                   | 1 STORY , +/- 22'                                                    |
| Allowable Floor Area :<br>(Per O.B.C. table 506.2)         | B : 9,000 SQ. FT.                                                    |
| Actual Floor Area :                                        | 1,254 SQ. FT.<br>COVERED PORCH ENTRY : 144 SQ. FT.                   |
| Occupant Load :<br>(Per O.B.C. table 1004.5)               | 1,254 SQ. FT. / 100 = 13 PERSONS<br>TOTAL OCCUPANT LOAD = 13 PERSONS |
| Designed wind load :<br>(Per O.B.C. section 1603.1.4)      | 22.25# PER SQ. FT. (115 MPH)                                         |
| Designed snow load :<br>(Per O.B.C. section 1603.1.3)      | 25# PER SQ. FT. (GROUND SNOW)                                        |
| Designed floor load(s) :<br>(Per O.B.C. table 1607.1)      | CONCRETE SLAB = 125 PSF                                              |
| Exit Access travel distance :<br>(Per O.B.C. table 1017.2) | 200' MAX. W/OUT NEEDING<br>A SPRINKLER SYSTEM                        |
| Width of egress doors :<br>(Per O.B.C. table 1010.1.1)     | 36"                                                                  |
| Number of exits required :<br>(Per O.B.C. table 1006.3.3)  | 1 EXIT, 1 PROVIDED                                                   |
| Sprinkler system :<br>(Per O.B.C. section 903.2.1.3)       | NOT REQUIRED                                                         |

2024 O.B.C. CODE NOTES :

- 1.) The minimum required width of passageways, aisle access ways, aisles, or corridors will be 36 inches for occ.< 50 & 44" for occ. > 50 persons. (Per O.B.C. table 1020.3)
- 2.) The minimum required length of dead-end passageways or corridors shall not be more than 20 feet. (Per O.B.C. section 1020.5)
- 3.) Locks & Latches : All means of egress doors will be readily openable from the side from which egress is to be made w/out the use of a key or special knowledge or effort. (Per O.B.C. section 1010.2.4)
- 4.) All means of egress will be equipped with artificial lighting which will provide not less than one (1) foot candle at floor level. (Per O.B.C. section 1008.2.1)
- 5.) All means of egress doors will be of the side-swinging type. All doors shall swing in the direction of egress where serving an occupant load of 50 or more persons. (Per O.B.C. section 1010.1.2 & 1010.1.2.1)
- 6.) Interior finish for walls and floors will comply with the requirements of O.B.C. section 802.
- 7.) Exit signs are required at all exit doors (Per O.B.C. section 1013.1)
- 8.) Exit signs shall have red letters at least 6 inches high. (Per O.B.C. section 1013.6.1)
- 9.) Fire extinguishers shall be located in accordance with the requirements of the local fire official. (Per O.B.C. section 906)
- 10.) Alarm system is not required.
- 11.) Occupant load sign shall be installed and maintained in a legible manner by the owner. The sign shall be durable and indicate the number of occupants permitted. O.B.C. section 1004.9.
- 12.) Walking surfaces along the means of egress shall have a slip-resistant surface securely attached to the concrete floor.
- 13.) Fire blocking is required at the ceiling levels of all partitions.
- 14.) A handicap unisex restroom is provided which will accommodate 25 persons per O.B.C. Chapter 29, section 2902.1.
- 15.) A utility sink is provided as required per table 2902.1.
- 16.) A refrigerator is on-site with bottled water kept on stock, and will be provided to the public for drinking water upon request as required per table 2902.1.

APPLICABLE CODES

2024 O.B.C. (OHIO BUILDING CODE)  
2023 N.E.C. (NATIONAL ELECTRICAL CODE)  
2024 O.M.C. (OHIO MECHANICAL CODE)  
2024 O.P.C. (OHIO PLUMBING CODE)

OBC SECTION 1603

FLOOR LIVE LOAD = CONCRETE SLAB : 125 PSF  
ROOF LIVE LOAD = 25 PSF  
SNOW ROOF LOAD = 25 PSF  
WIND DESIGN DATA = 25 PSF (GROUND SNOW)

SEISMIC DESIGN DATA = (WOOD FRAMED BEARING WALLS, PARTIAL STONE VENEER)  
SEISMIC IMPORTANCE FACTOR, I = 1.0  
AND OCCUPANCY CATEGORY = II  
MAPPED SPECTRAL RESPONSE ACCELERATIONS,  
S<sub>s</sub> = 0.142 AND S<sub>1</sub> = 0.074  
SITE CLASS = D  
SPECTRAL RESPONSE COEFFICIENTS,  
SDS = 0.151 AND SD1 = 0.119  
SPECTRAL RESPONSE COEFFICIENTS,  
SMS = 0.227 AND SM1 = 0.178  
SEISMIC DESIGN CATEGORY = A  
RESPONSE MODIFICATION FACTOR(S), R = 6.5  
SEISMIC RESPONSE COEFFICIENT(S), CS = 0.023  
SOIL BEARING CAPACITY = SEE SOILS REPORT

DRAWING INDEX :

- CS-0 COVER SHEET
- A-1 FOUNDATION PLAN & FLOOR PLAN
- A-2 REFLECTED CEILING PLAN & ROOF PLAN
- A-3 BUILDING ELEVATIONS
- A-4 HANDICAP R.R. BLOW-UP, ELEVATIONS, DETAILS, & SPECIFICATIONS
- A-5 ARCHITECTURAL SITE PLAN, WALL SECTIONS, & SCHEDULES
- P-1 PLUMBING PLAN
- M-1 MECHANICAL PLAN
- E-1 ELECTRICAL PLAN

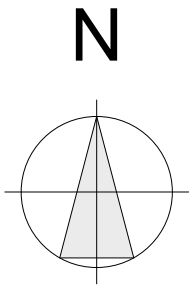
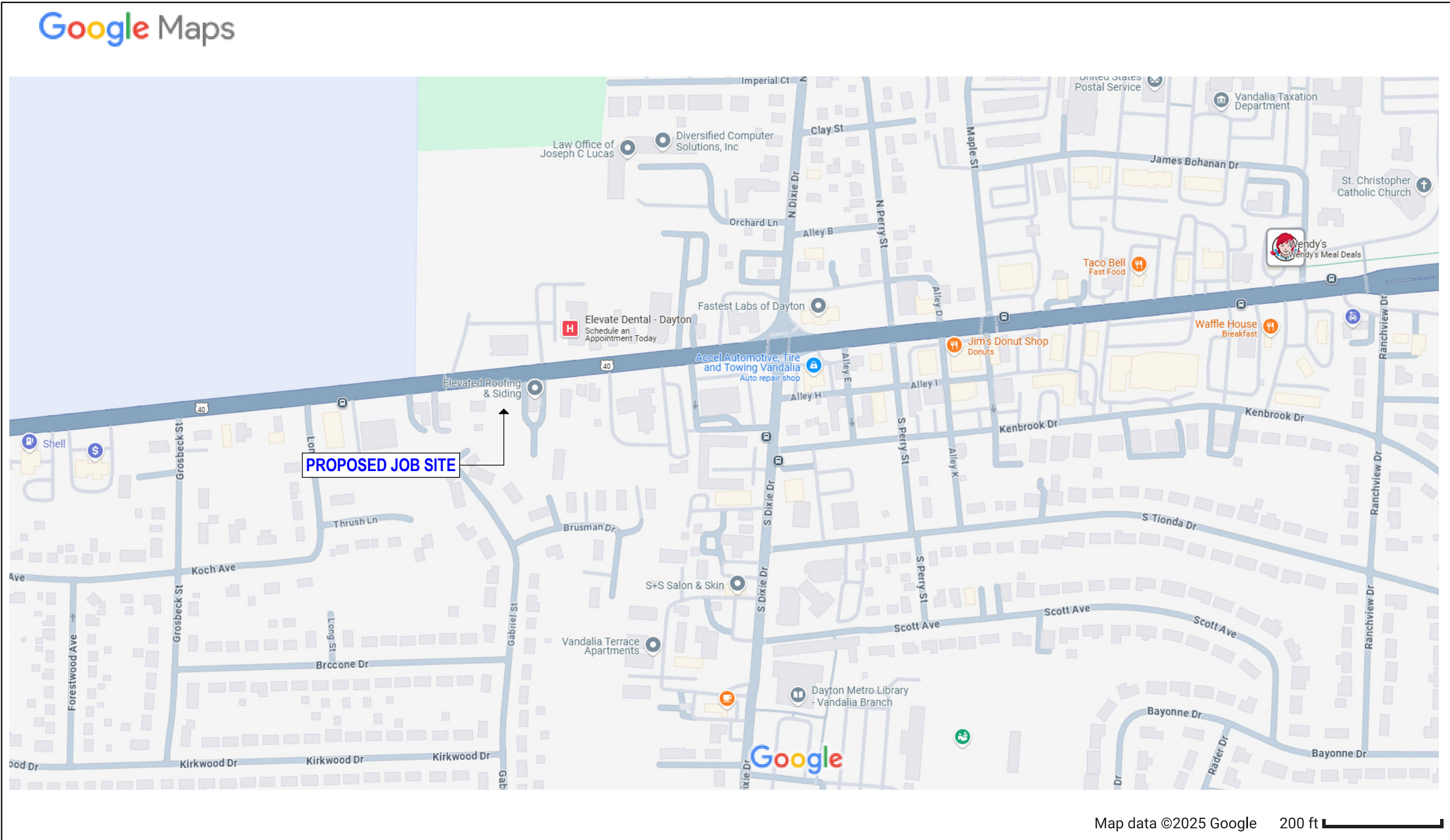
NEW OFFICE BUILDING FOR :

RODZ BUILDERS

PARCEL ID # : B02 00104 0035

W. NATIONAL RD.

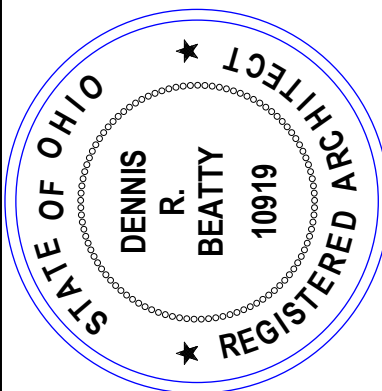
VANDALIA, OH 45377



Vicinity Map

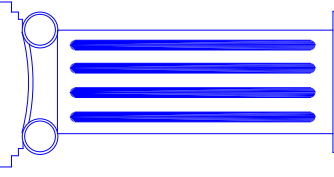


WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



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NEW OFFICE BUILDING FOR :

RODZ BUILDERS

PARCEL ID # : B02 00104 0035

W. NATIONAL RD.

VANDALIA, OH 45377

Cover Sheet

|             |                   |
|-------------|-------------------|
| Revisions : |                   |
| 1           |                   |
| 2           |                   |
| Date :      | 2.23.2025         |
| Scale :     | As Noted          |
| Drawn by :  | Chad D. Pequignot |
| Project # : | 25010             |

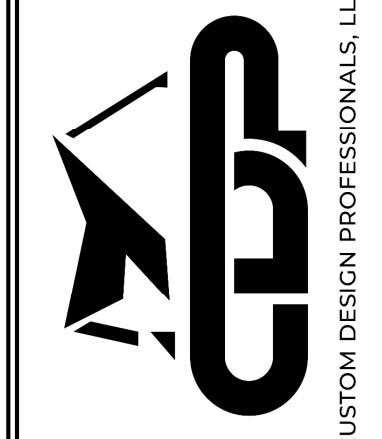
Sheet Number:

CS-0



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▪ Residential ▪ Commercial ▪ Industrial



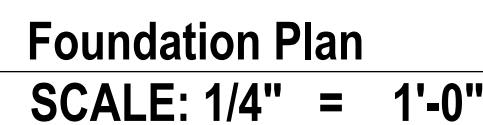
**RODZ BUILDERS**  
**PARCEL ID # : B02 00104 0035**

W. NATIONAL RD.  
VANDALIA, OH 45377

## Foundation Plan & Floor Plan

|               |                   |
|---------------|-------------------|
| Revisions :   |                   |
| †             |                   |
| †             |                   |
| Date :        | 2.23.2025         |
| Scale :       | As Noted          |
| Drawn by :    | Chad D. Pequignot |
| Project # :   | 25010             |
| Sheet Number: |                   |

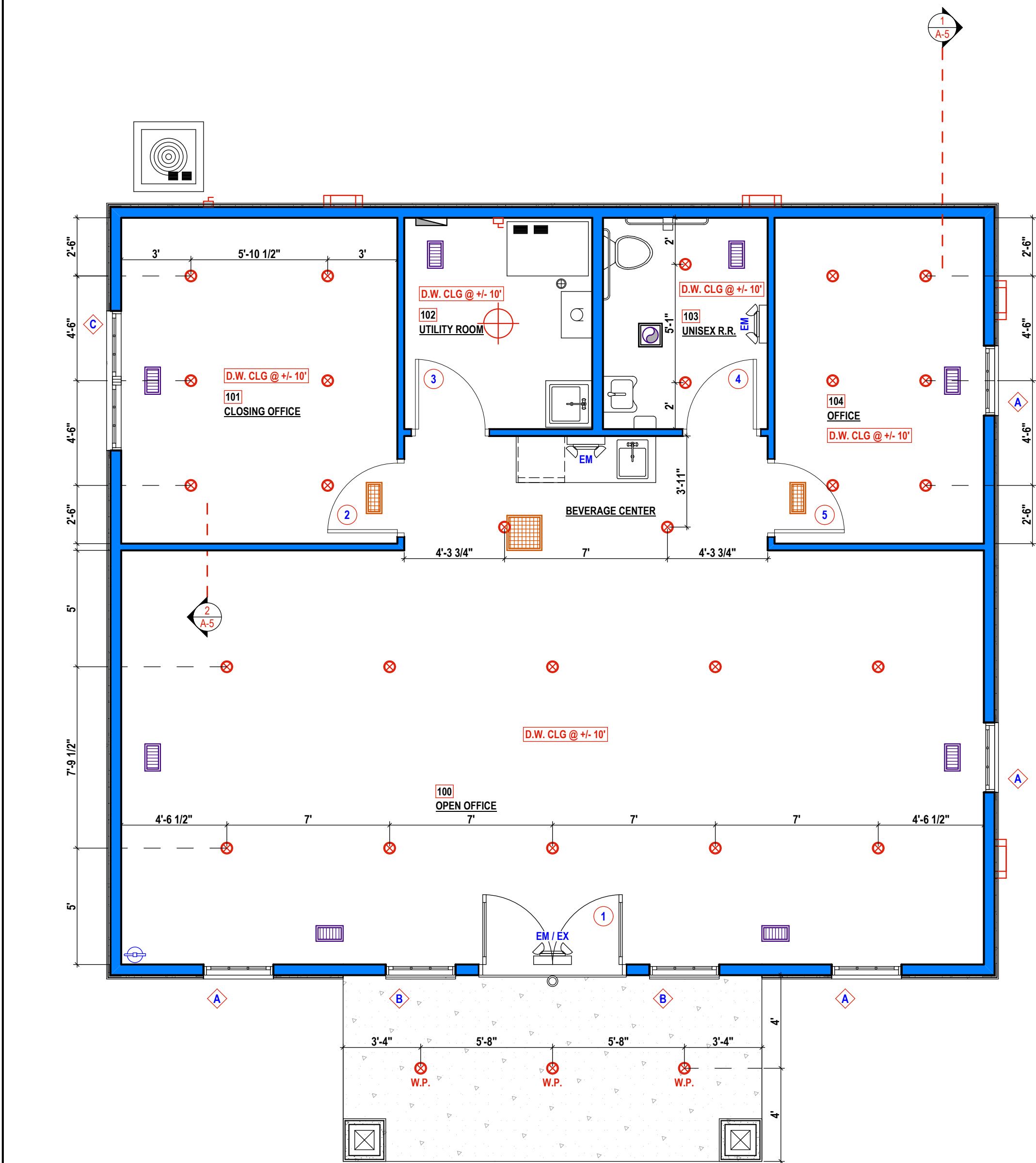
A-1



1. ALL EGRESS DOORS ARE REQUIRED TO OPEN IN THE DIRECTION OF ESCAPE. IF A KEY OR SPECIAL KNOWLEDGE AND DO NOT REQUIRE A KEY TO OPERATE. ALL EGRESS DOORS MUST BE THE LEAST. ALL DOOR HARDWARE WILL COMPLY WITH A B.C. 1010.10, 10.10.19.1.1, 10.10.19.5, & 3417.1.1.
2. A TACTILE SIGN STATING "EXIT" COMPLYING WITH ADA AND ICC A117.1. ALL EGRESS ARE REQUIRED TO HAVE AN EXIT PASSAGE WAY, EXIT DISCHARGE AS REQUIRED BY A.C. 1010.10.19.1.1.
3. PROPER CLEARANCE MUST BE MAINTAINED AT ALL DOORS. A MINIMUM OF 12" CLEAR ON THE PUSH SIDE OF ALL DOORS AND 18" CLEAR ON THE PULL SIDE OF ALL DOORS.
4. INTERIOR WALLS TO BE ANCHORED WITH CONCRETE REDHEAD ANCHORS OR OPTIONAL TAPONS AT 16" O.C.
5. THE BUILDING IS CLASSIFIED AS A "B" BUSINESS. THE BUILDING IS NOT A HIGH RISK BUILDING. THERE ARE 13 PERSONS. A OCCUPANT LOAD SIGN SHALL BE POSTED STATING "MAXIMUM OCCUPANT LOAD: 13 PERSONS"
6. ALL CABINETRY AND CASEWORK PROVIDED BY OTHERS SHALL BE SECURED TO THE STRUCTURE OF THE BUILDING FOR APPROVAL PRIOR TO CONSTRUCTION. PROPER BRACING SHALL BE PROVIDED FOR ALL CASEWORK. ALL CASEWORK SHALL BE MANAGED.
7. ALL FLOORING, TRIM AND PAINT COLORS WILL BE SELECTED BY THE OWNER AND WILL COMPLY WITH THE REQUIREMENT OF O.C. SECTION 802
8. A MINIMUM OF 2 JACK STUDS SHALL BE INSTALLED UNDER EACH END OF EACH 16" O.C. JOIST. TYPICAL
9. BOTTLED WATER WILL BE STORED IN A REFRIGERATOR AT THE COFFEE BAR. DRINKING WATER WILL BE SUPPLIED TO THE PUBLIC UPON REQUEST.
10. INSTALL MOISTURE RESISTANT GREENBOARD, TYPICAL

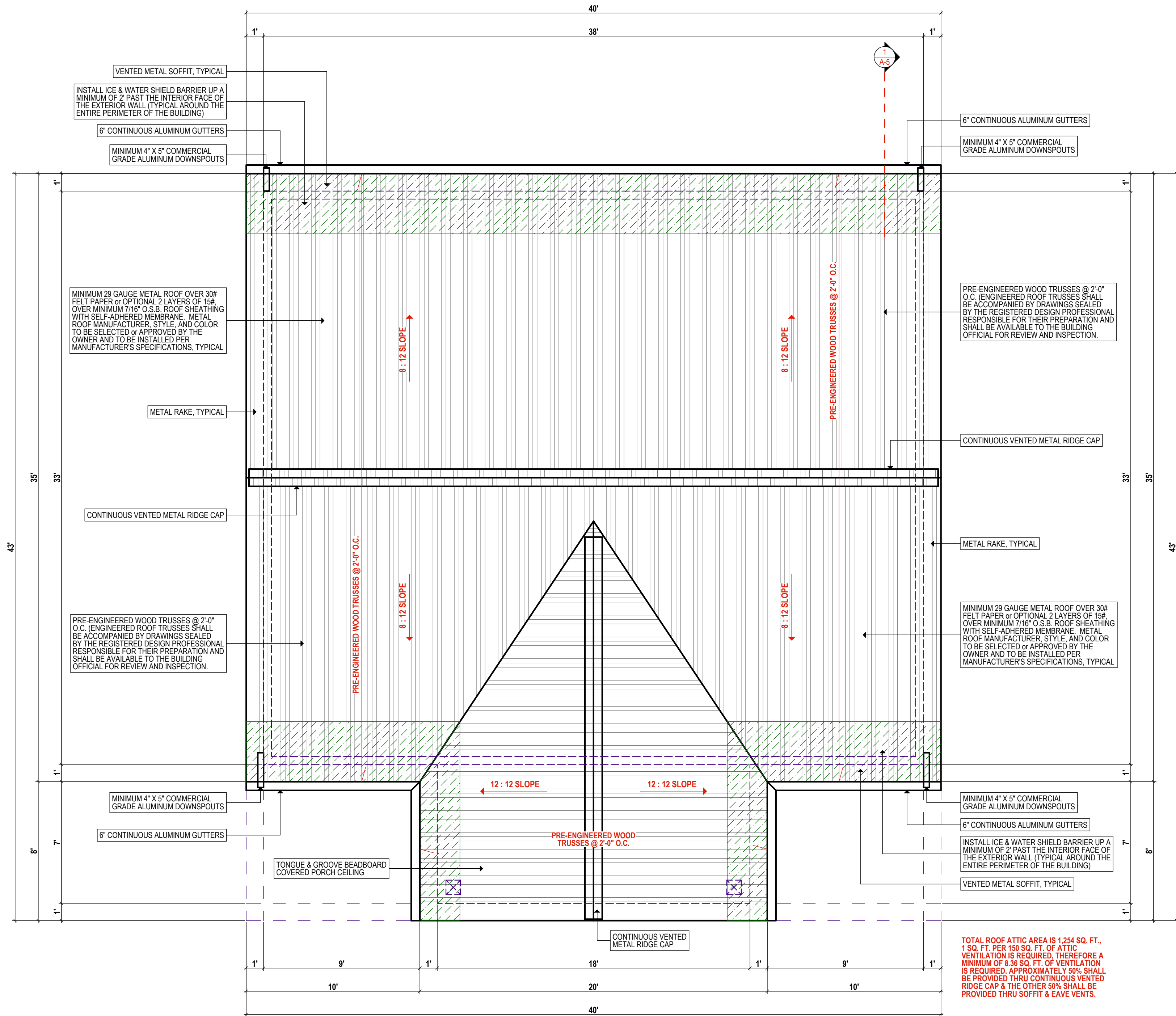
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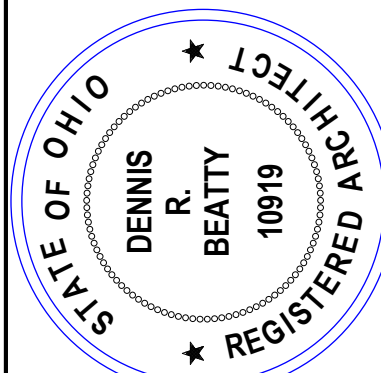


Reflected Ceiling Plan  
SCALE: 1/4" = 1'-0"

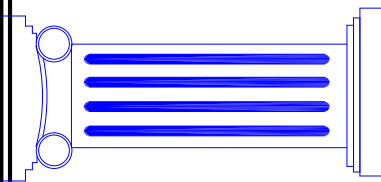
| LEGEND |                                                                                          |
|--------|------------------------------------------------------------------------------------------|
|        | EXHAUST FAN (CFM PER MECHANICAL)                                                         |
|        | REMOTE HEAD                                                                              |
|        | 2 HEAD EMERGENCY LIGHT FIXTURE                                                           |
|        | 2 HEAD EMERGENCY/EXIT LIGHT FIXTURE WITH REMOTE HEAD                                     |
|        | 120V COMMERCIAL GRADE LIGHT SWITCH                                                       |
|        | 120V COMMERCIAL GRADE 3-WAY LIGHTING SWITCH                                              |
|        | 120V COMMERCIAL GRADE 4-WAY LIGHTING SWITCH                                              |
|        | 120V COMMERCIAL GRADE OUTLET                                                             |
|        | 120V COMMERCIAL GRADE OUTLET (GROUND FAULT CIRCUIT INTERRUPTOR)                          |
|        | 120V COMMERCIAL GRADE OUTLET (GROUND FAULT CIRCUIT INTERRUPTOR) MOUNTED @ +/- 44" A.F.F. |
|        | 120V COMMERCIAL GRADE OUTLET AUTOMATIC O.H. GARAGE DOOR OPENER                           |
|        | 6" COMMERCIAL GRADE LED RECESSED CAN LIGHT FIXTURE                                       |
|        | 6" EXTERIOR GRADE COMMERCIAL LED RECESSED CAN LIGHT FIXTURE                              |
|        | COMMERCIAL GRADE HIGH BAY LED LIGHT FIXTURE                                              |
|        | SUPPLY REGISTER (SEE MECHANICAL PLAN)                                                    |
|        | RETURN GRILLE (SEE MECHANICAL PLAN)                                                      |
|        | COMMERCIAL GRADE LED EXTERIOR WALL PACK LIGHT FIXTURE                                    |



Roof Plan  
SCALE: 1/4" = 1'-0"



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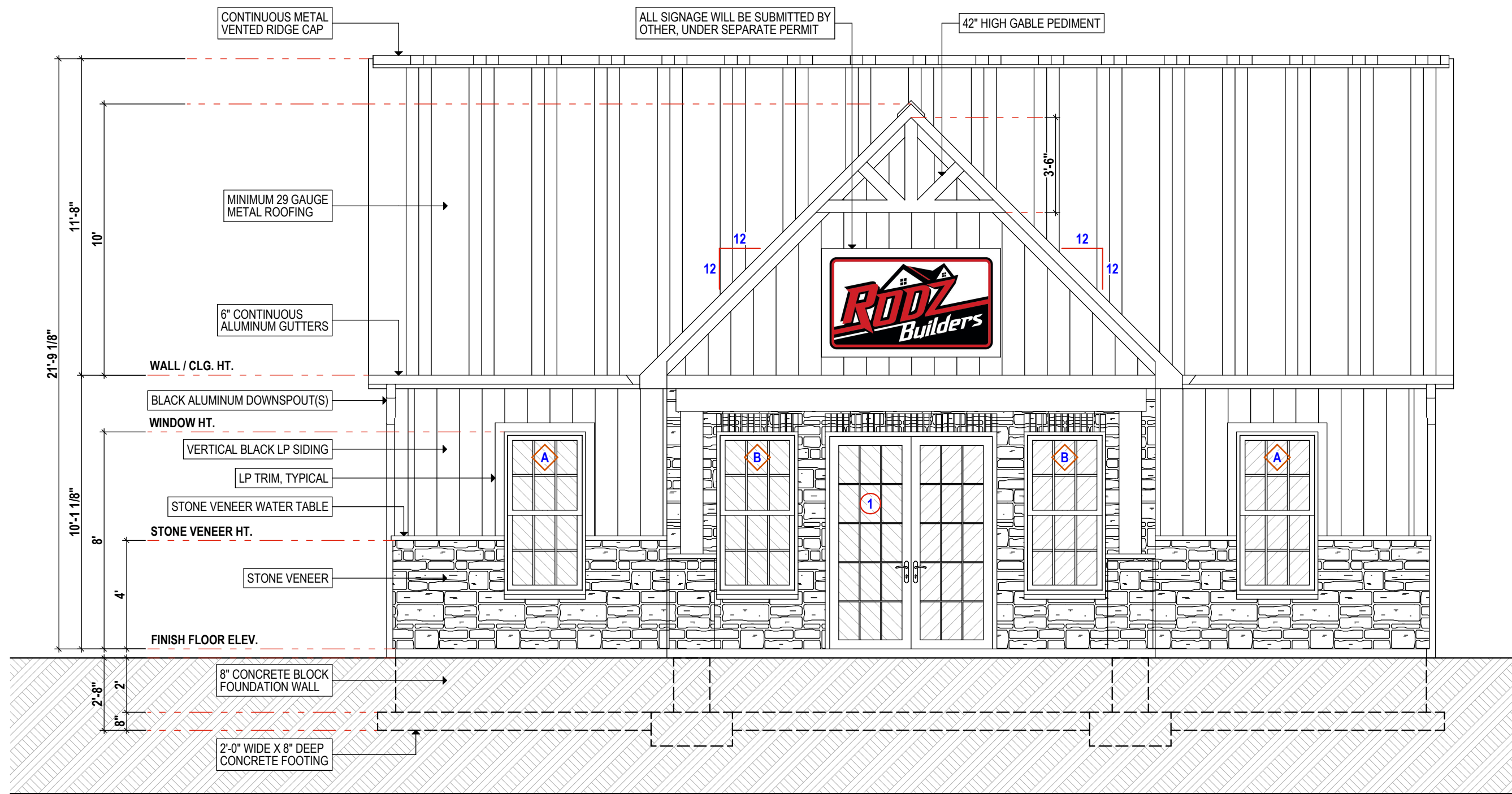


**RODZ BUILDERS**  
PARCEL ID #: B02 00104 0035  
W. NATIONAL RD.  
VANDALIA, OH 45377

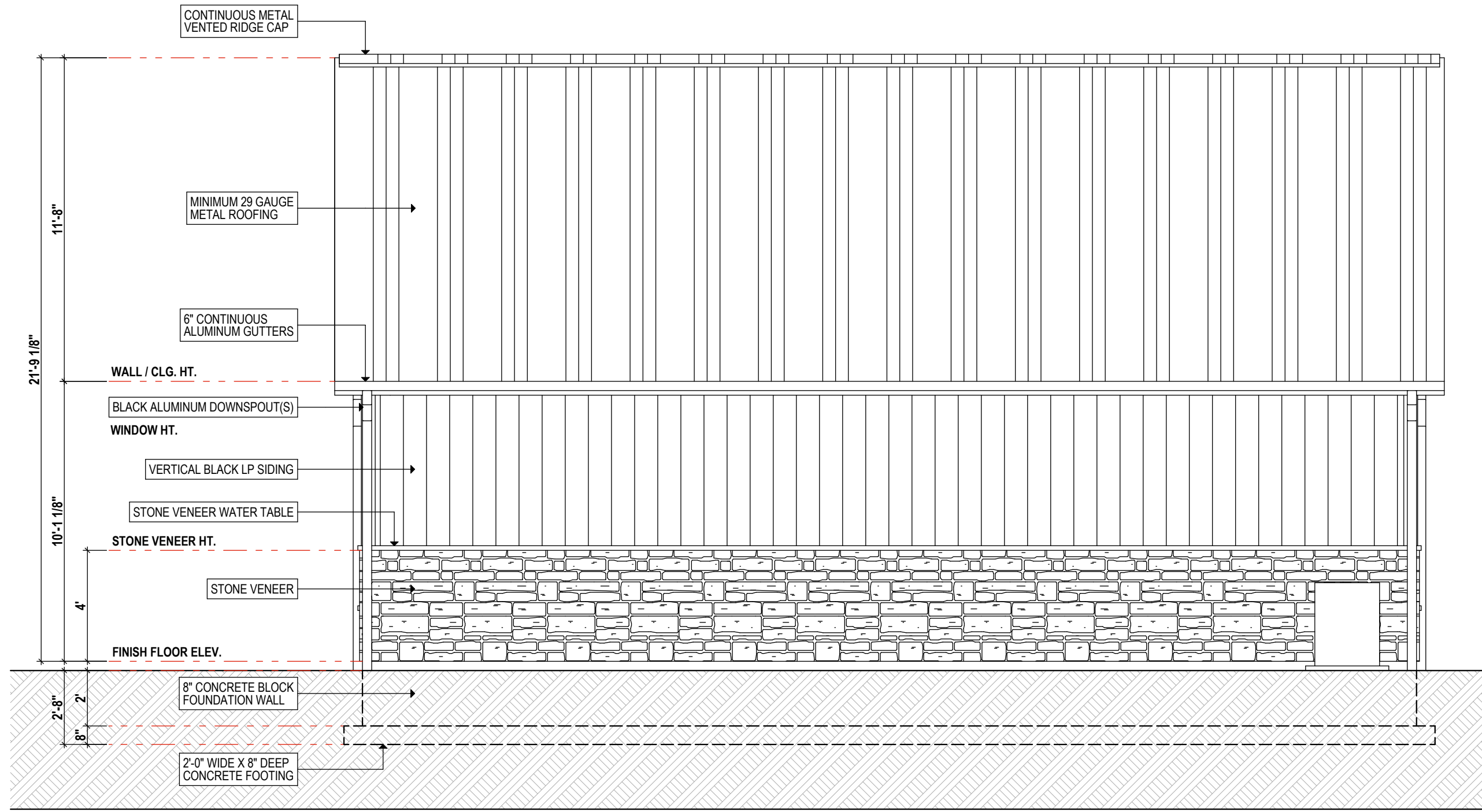
NEW OFFICE BUILDING FOR :  
**RODZ BUILDERS**  
PARCEL ID #: B02 00104 0035  
W. NATIONAL RD.  
VANDALIA, OH 45377

Reflected Ceiling Plan &  
Roof Plan

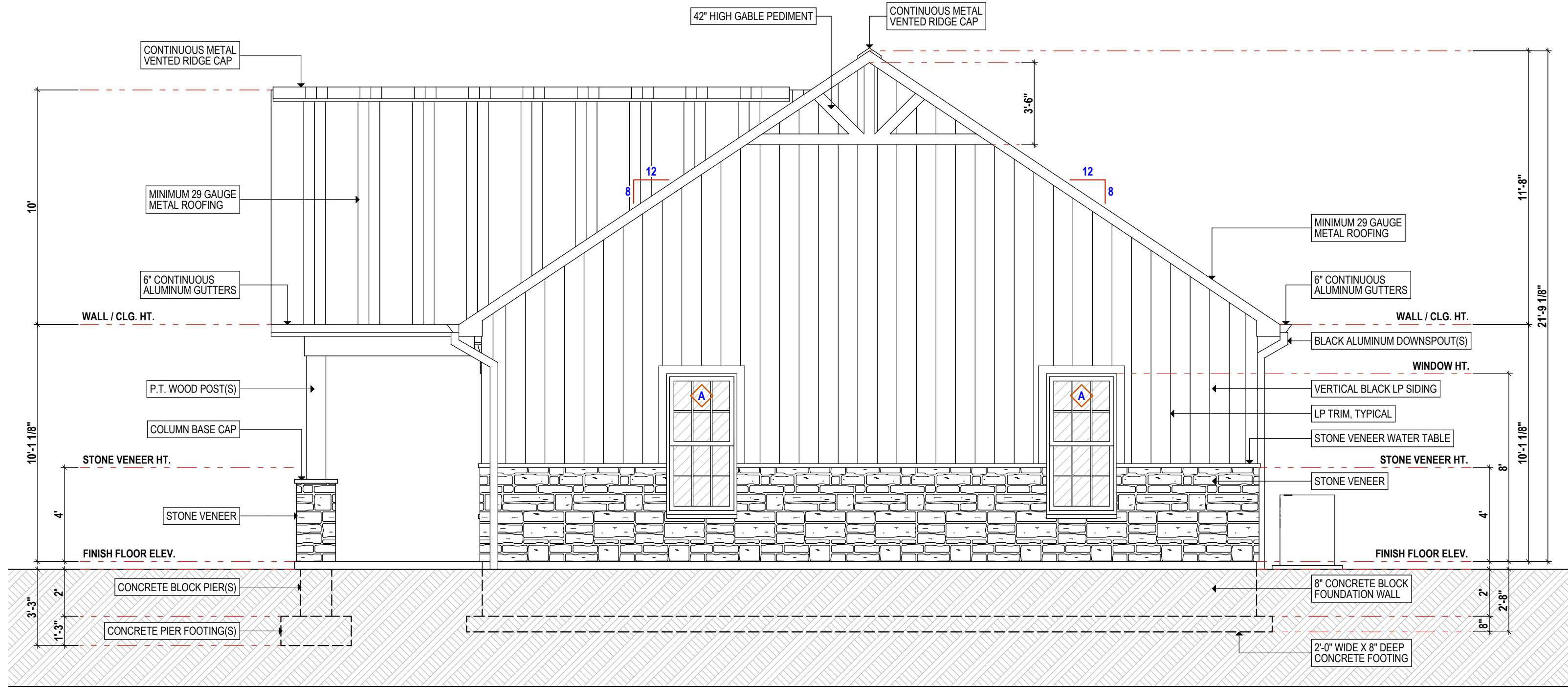
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| Date:         | 2.23.2025         |
| Scale:        | As Noted          |
| Drawn by:     | Chad D. Pequignot |
| Project #:    | 25010             |
| Sheet Number: |                   |



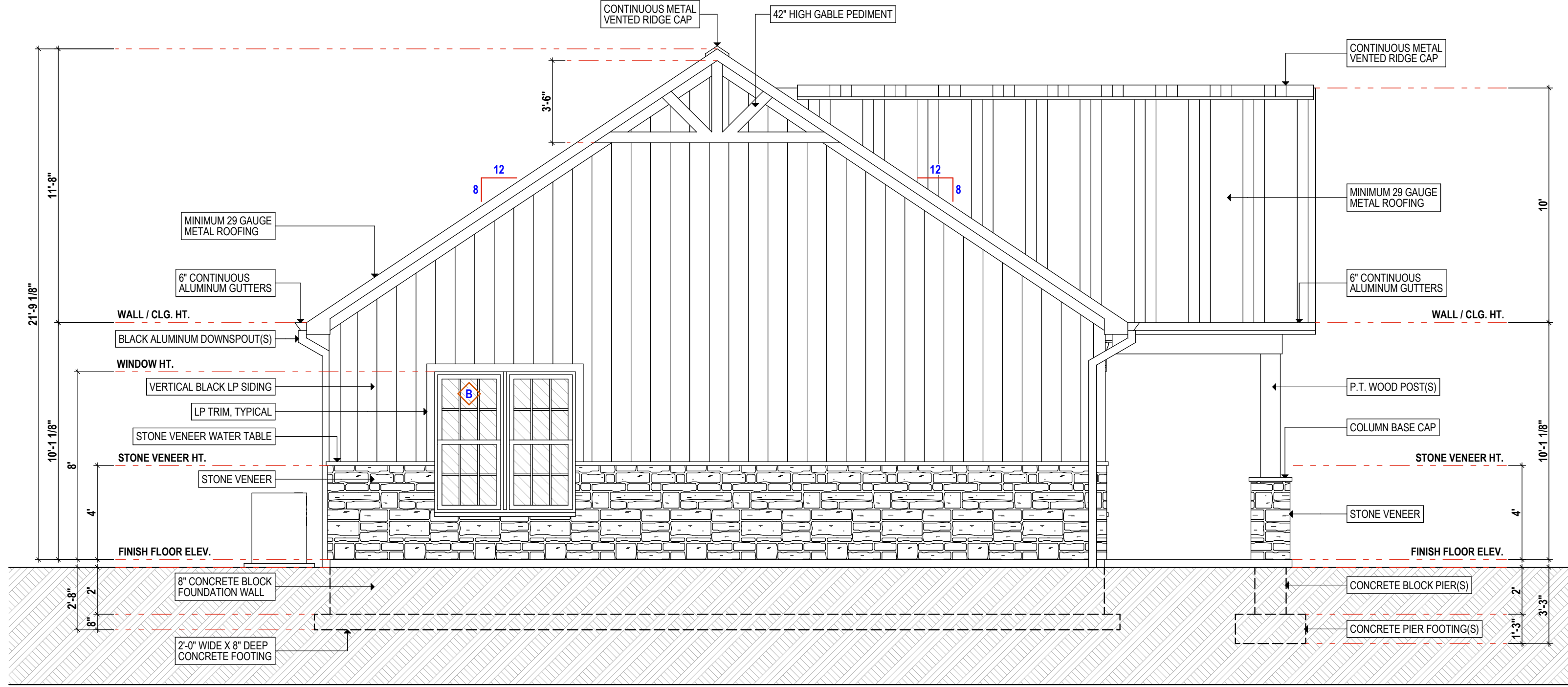
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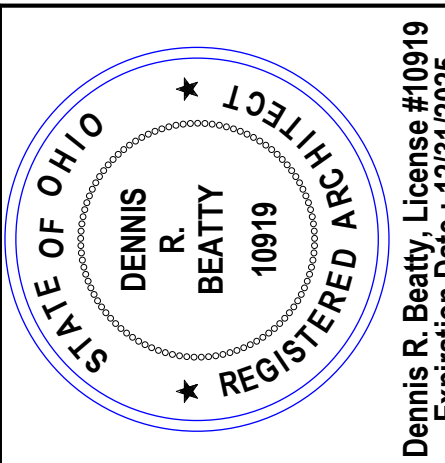
Rear Elevation  
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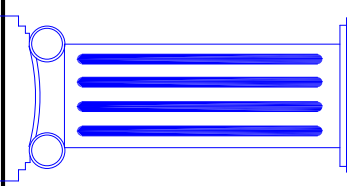
Right Side Elevation  
SCALE: 1/4" = 1'-0"



Left Side Elevation  
SCALE: 1/4" = 1'-0"



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**RODZ BUILDERS**  
CUSTOM DESIGN PROFESSIONALS, LLC

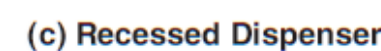
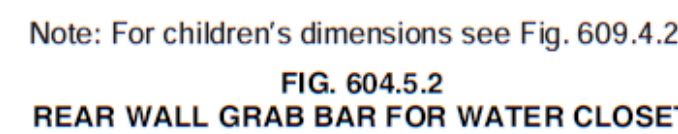
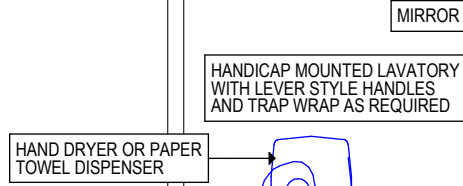
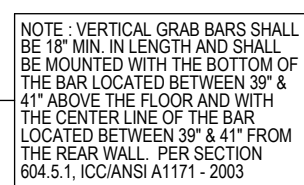
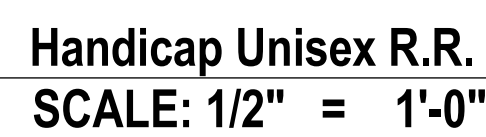
NEW OFFICE BUILDING FOR :  
**RODZ BUILDERS**  
PARCEL ID # : B02 00104 0035  
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**Building Elevations**

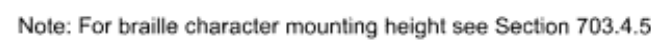
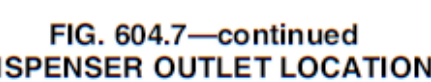
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| 1             |                   |
| 2             |                   |
| Date:         | 2.23.2025         |
| Scale:        | As Noted          |
| Drawn by:     | Chad D. Pequignot |
| Project #:    | 25010             |
| Sheet Number: |                   |

A-3

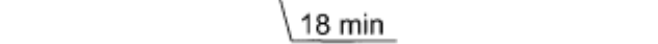
WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



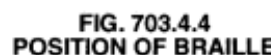
Note: For children's dimensions  
see Fig. 604.11.7 dispenser outlet location



**FIG. 703.3.10**  
**HEIGHT OF RAISED CHARACTERS ABOVE FLOOR**



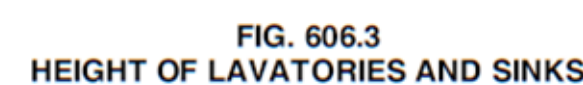
**FIG. 703.3.11**  
**LOCATION OF SIGNS AT DOORS**



**FIG. 703.4.4**  
**POSITION OF BRAILLE**



**FIG. 703.4.5**  
**HEIGHT OF BRAILLE CHARACTERS ABOVE FLOOR**



**Fig. 1a** Upper Range of Mounting Heights for Restroom Accessories with Operable Parts.

|                             |                                |                                |                                |                                |                               |                               |
|-----------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|-------------------------------|-------------------------------|
| <b>Maximum Reach Depth</b>  | <b>0.5 inch<br/>(13 mm)</b>    | <b>2 inches<br/>(51 mm)</b>    | <b>5 inches<br/>(125 mm)</b>   | <b>6 inches<br/>(150 mm)</b>   | <b>9 inches<br/>(230 mm)</b>  | <b>11 inches<br/>(280 mm)</b> |
| <b>Maximum Reach Height</b> | <b>48 inches<br/>(1220 mm)</b> | <b>46 Inches<br/>(1170 mm)</b> | <b>42 Inches<br/>(1065 mm)</b> | <b>40 inches<br/>(1015 mm)</b> | <b>36 inches<br/>(915 mm)</b> | <b>34 inches<br/>(865 mm)</b> |

| Measurement range                                                             | Minimum in inches<br>Maximum in inches |
|-------------------------------------------------------------------------------|----------------------------------------|
| Dot base diameter                                                             | 0.059 (1.5 mm) to 0.063 (1.6 mm)       |
| Distance between two dots in the same cell                                    | 0.090 (2.3 mm) to 0.100 (2.5 mm)       |
| Distance between corresponding dots in adjacent cells <sup>1</sup>            | 0.241 (6.1 mm) to 0.300 (7.6 mm)       |
| Dot height                                                                    | 0.025 (0.6 mm) to 0.037 (0.9 mm)       |
| Distance between corresponding dots from one cell directly below <sup>2</sup> | 0.395 (10.0 mm) to 0.400 (10.2 mm)     |



**FIG. 604.4**  
**WATER CLOSET SEAT HEIGHT**



FIG. 604.5.1  
SIDE WALL GRAB BAR FOR WATER CLOSET

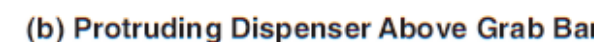
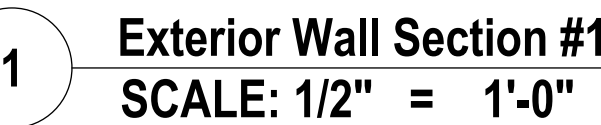


FIG. 604.7  
DISPENSER OUTLET LOCATION

| Height above Floor to Baseline of Character                                    | Horizontal Viewing Distance   | Minimum Character Height                                                                                                  |
|--------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)               | Less than 6 feet (1830 mm)    | $\frac{5}{8}$ inch (16 mm)                                                                                                |
|                                                                                | 6 feet (1830 mm) and greater  | $\frac{5}{8}$ inch (16 mm), plus $\frac{1}{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 6 feet (1830 mm) |
| Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm) | Less than 15 feet (4570 mm)   | 2 inches (51 mm)                                                                                                          |
|                                                                                | 15 feet (4570 mm) and greater | 2 inches (51 mm), plus $\frac{1}{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 15 feet (4570 mm)          |
| Greater than 120 inches (3050 mm)                                              | Less than 21 feet (6400 mm)   | 3 inches (75 mm)                                                                                                          |
|                                                                                | 21 feet (6400 mm) and greater | 3 inches (75 mm), plus $\frac{1}{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)          |

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



NOTE : ALL EXISTING & PROPOSED EGRESS DOORS ARE REQUIRED TO OPEN IN ONE OPERATION, AND WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, AND DO NOT REQUIRE TIGHT PINCHING, SQUEEZING, OR TWISTING OF THE WRIST. ALL DOOR HARDWARE WILL COMPLY WITH O.B.C. 1010.1.0, 10.10.1.9.1, 1010.1.9.5, & 3411.7.1.

NOTE : ALL WINDOWS (MAKE, STYLE, COLORS, & FINISHES) TO BE SELECTED OR APPROVED BY THE OWNER PRIOR TO ORDERING

| ROOM FINISH SCHEDULE |                |          |               |          |        |          |        |         |                                                         |
|----------------------|----------------|----------|---------------|----------|--------|----------|--------|---------|---------------------------------------------------------|
| ROOM ID              | ROOM NAME      | FLOORING | BASEBOARD     | CEILING  |        | WALLS    |        |         | NOTES                                                   |
|                      |                |          |               | MATERIAL | FINISH | MATERIAL | FINISH | HEIGHT  |                                                         |
| 100                  | OPEN OFFICE    | LVP      | VINYL or WOOD | DRYWALL  | PAINT  | DRYWALL  | PAINT  | +/- 10' | -                                                       |
| 101                  | CLOSING OFFICE | LVP      | VINYL or WOOD | DRYWALL  | PAINT  | DRYWALL  | PAINT  | +/- 10' | -                                                       |
| 102                  | UTILITY ROOM   | LVP      | VINYL or WOOD | DRYWALL  | PAINT  | DRYWALL  | PAINT  | +/- 10' | MOISTURE RESISTANT DRYWALL IN ALL WET AREAS AS REQUIRED |
| 103                  | UNISEX R.R.    | LVP      | VINYL or WOOD | DRYWALL  | PAINT  | DRYWALL  | PAINT  | +/- 10' | MOISTURE RESISTANT DRYWALL IN ALL WET AREAS AS REQUIRED |
| 104                  | OFFICE         | LVP      | VINYL or WOOD | DRYWALL  | PAINT  | DRYWALL  | PAINT  | +/- 10' | -                                                       |

Dennis R. Beatty, License #10919  
Expiration Date: 12/31/2025

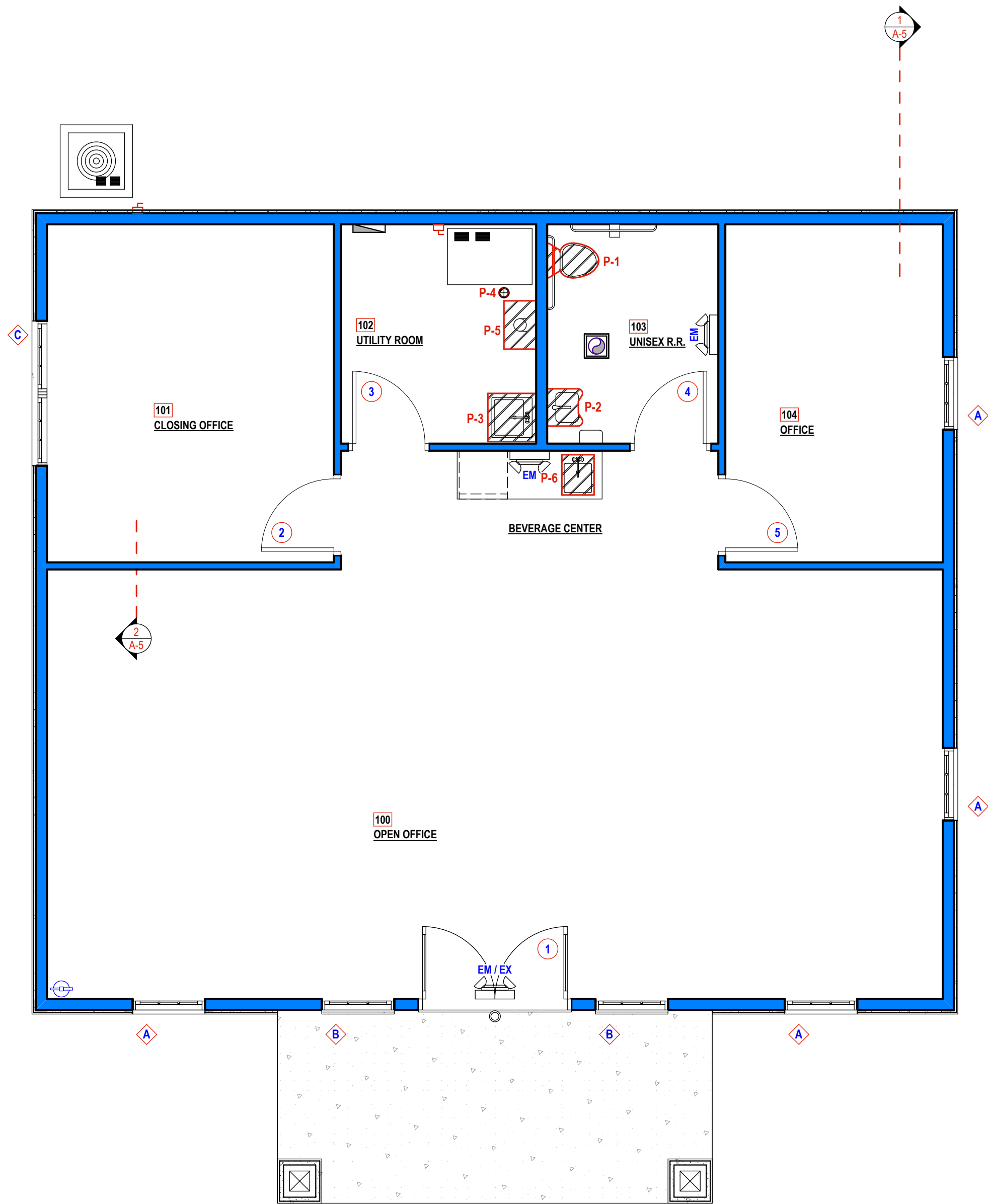
NEW OFFICE BUILDING FOR:  
**RODZ BUILDERS**  
PARCEL ID #: B02 00104 0035  
W. NATIONAL RD.  
VANDALIA, OH 45377

# Architectural Site Plan, Wall Sections & Schedules

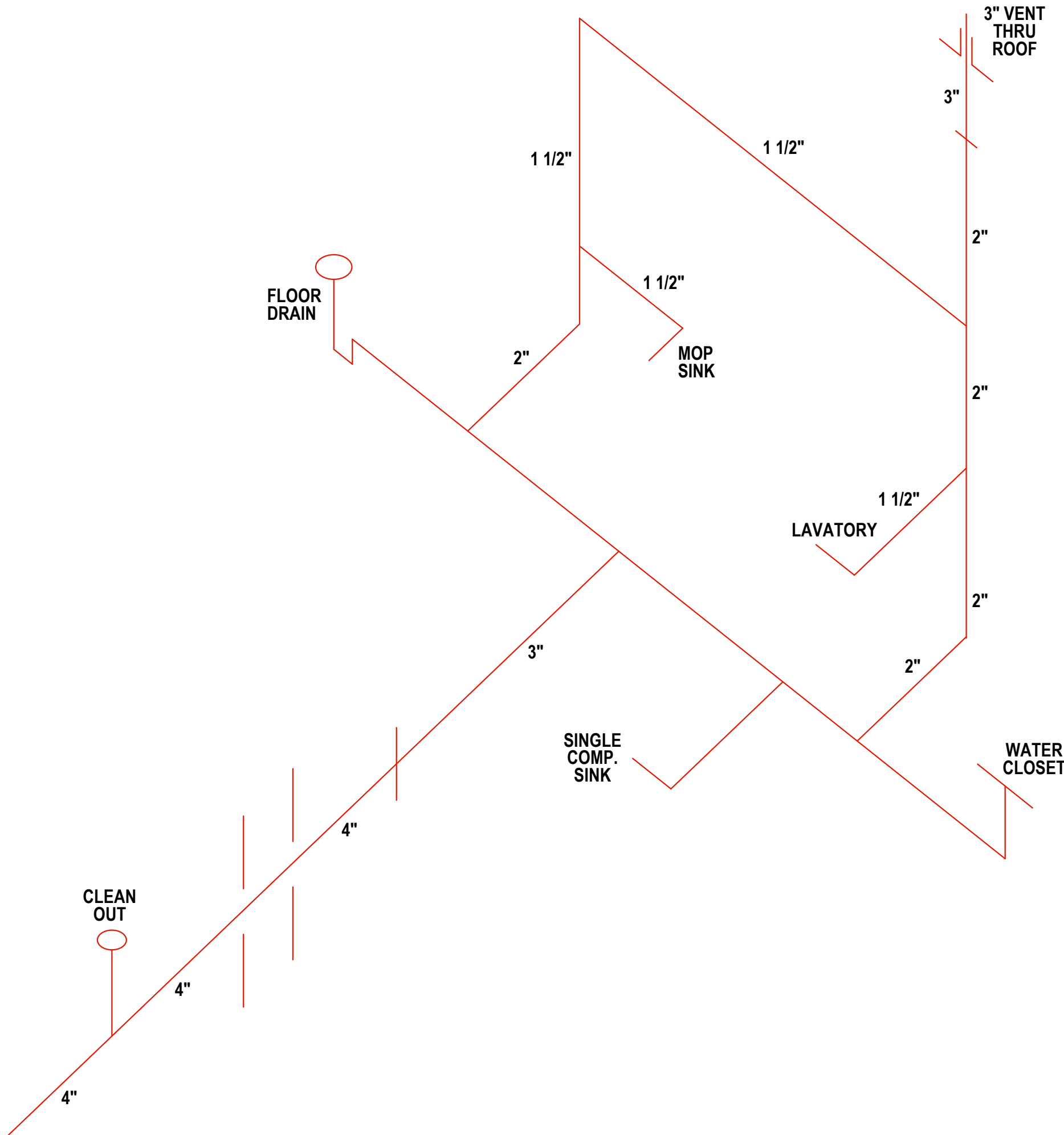
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| Scale :       | As Noted          |
| Drawn by :    | Chad D. Pequignot |
| Project # :   | 25010             |
| Sheet Number: |                   |

**A-5**

| PLUMBING LEGEND |                                                                    |
|-----------------|--------------------------------------------------------------------|
| P-1             | HANDICAP WATER CLOSET W/OPEN SEAT & GRAB BARS AS REQUIRED          |
| P-2             | HANDICAP LAVATORY WITH LEVER STYLE HANDLES & TRAP WRAP AS REQUIRED |
| P-3             | 2' X 2' UTILITY SINK or MOP SINK                                   |
| P-4             | FLOOR DRAIN                                                        |
| P-5             | COMMERCIAL GRADE TANKLESS WATER HEATER                             |
| P-6             | SINGLE COMPARTMENT SINK                                            |



Plumbing Plan  
SCALE: 1/4" = 1'-0"



Plumbing Isometric

GENERAL PLUMBING NOTES:

- 1) THESE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. EACH BIDDING CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO FIELD VERIFY EXISTING CONDITIONS AND PROPOSED NEW DESIGN. CONTACT ARCHITECT IF DEVIATIONS TO PLANS ARE FOUND.
- 2) THIS CONTRACTOR SHALL INCLUDE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL, LABOR AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS. NECESSARY AND/OR OBVIOUSLY REQUIRED PLUMBING ITEMS THAT ARE NOT SHOWN ON DRAWING DO NOT RELIEVE THIS CONTRACTOR OF HIS RESPONSIBILITY TO INSTALL A COMPLETE AND FULLY OPERATIONAL SAFE PLUMBING SYSTEM FOR BID PRICE. ANY AND ALL EXTRAS REQUIRE CHANGE ORDERS PRIOR TO EXTRA WORK.
- 3) PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING CONNECTIONS UNLESS OTHERWISE NOTED.
- 4) THE OWNER WILL NOT BE HELD LIABLE FOR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIALS OR WORKMANSHIP.
- 5) ANY FIELD CHANGES FROM THAT OF THE DESIGN DRAWINGS SHALL BE GIVEN TO THE ARCHITECT ON A MARKED-UP SET OF BLUELINE PRINTS.
- 6) THIS CONTRACTOR SHALL INCLUDE ALL FEES, TESTS, PERMITS, LABOR AND EQUIPMENT CHARGES IN HIS BID PRICE.
- 7) THIS CONTRACTOR RESPONSIBLE FOR ALL EXISTING PLUMBING TIE IN'S TO EXISTING SPACE. THIS INCLUDES ALL WATER AND SEWER LINES, VENT STACKS, DRAINS, SINKS, ETC. CONTRACTOR TO VISIT SPACE TO VERIFY EXTENT OF EXISTING PLUMBING, AND HOW TIE-IN'S SHALL OCCUR.
- 8) VERIFY ALL CLEARANCES BEFORE INSTALLATION WORK BEGINS AND NOTIFY ARCHITECT OF ANY MAJOR CONFLICTS THAT CANNOT BE RESOLVED THROUGH NORMAL FIELD COORDINATION WITH OTHER TRADES.
- 9) ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT. AIR CHAMBERS SHALL BE INSTALLED AT ALL LOCATIONS WHERE REQUIRED.
- 10) PLUMBING FIXTURES SHALL BE AS PER THE FIXTURE SCHEDULE. ANY AND ALL SUBSTITUTIONS TO THIS SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- 11) ADA REQUIRED EXPOSED PIPES TO RECEIVE TRAP WRAPS.
- 12) PROVIDE CHROME-PLATED ESCUTCHEONS WHERE PIPES PENETRATE FLOORS, WALLS, OR CEILINGS AND ARE VISIBLE.
- 13) ALL FIXTURE MOUNTING HEIGHTS AND INSTALLATION DETAILS SHALL CONFORM TO THE LATEST ADOPTED LOCAL, STATE AND FEDERAL HANDICAPPED REQUIREMENTS. SEE ADA REQUIREMENTS ON DRAWING.
- 14) ALL WATER LINES SHALL TIE INTO ON DEMAND GAS WATER HEATER.
- 15) PLUMBING CONTRACTOR SHALL CLEAN-UP AND REMOVE DAILY, ALL TRASH ASSOCIATED WITH HIS WORK. FAILURE TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE GENERAL CONTRACTOR WITH RESULTANT BACK CHARGES.

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STATE OF OHIO  
DENNIS R. BEATTY  
10919  
REGISTERED ARCHITECT

Dennis R. Beatty, License #10919  
Expiration Date : 12/31/2025

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Residential Commercial Industrial

CUSTOM DESIGN PROFESSIONALS, LLC

NEW OFFICE BUILDING FOR :

RODZ BUILDERS

PARCEL ID # : B02 00104 0035  
W. NATIONAL RD.  
VANDALIA, OH 45377

Plumbing Plan

Revisions :

↑

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Date : 2.23.2025

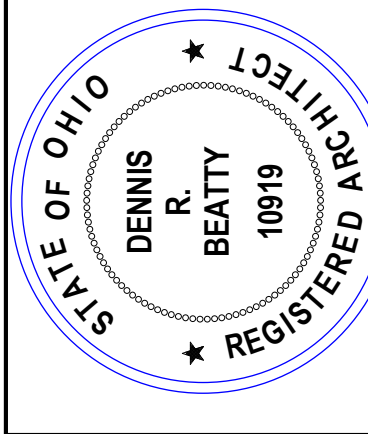
Scale : As Noted

Drawn by : Chad D. Pequignot

Project # : 25010

Sheet Number:

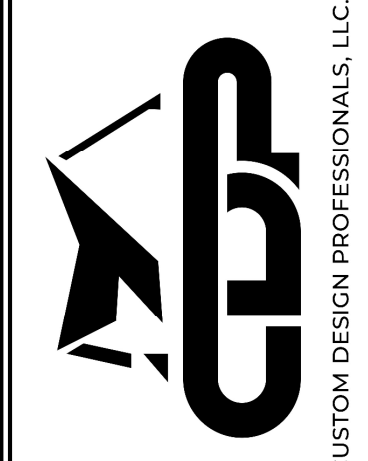
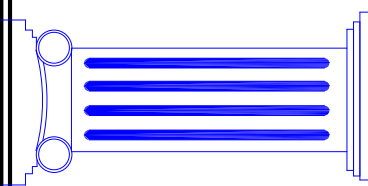
P-1



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Residential Commercial Industrial



NEW OFFICE BUILDING FOR :

RODZ BUILDERS  
PARCEL ID # : B02 00104 0035  
W. NATIONAL RD.  
VANDALIA, OH 45377

Mechanical Plan

Revisions:  
1  
Date: 2.23.2025  
Scale: As Noted  
Drawn by: Chad D. Pequignot  
Project #: 25010  
Sheet Number:

M-1

## Project Report

| General Project Information |                            |                            |                           |                          |                           |                             |
|-----------------------------|----------------------------|----------------------------|---------------------------|--------------------------|---------------------------|-----------------------------|
| Project Title:              |                            | Rodz Bros Office           |                           |                          |                           |                             |
| Project Date:               |                            | Friday, February 7, 2025   |                           |                          |                           |                             |
| Design Data                 |                            |                            |                           |                          |                           |                             |
| Reference City:             |                            | Dayton, Ohio               |                           |                          |                           |                             |
| Building Orientation:       |                            | Front door faces East      |                           |                          |                           |                             |
| Daily Temperature Range:    |                            | Medium                     |                           |                          |                           |                             |
| Latitude:                   |                            | 39 Degrees                 |                           |                          |                           |                             |
| Elevation:                  |                            | 1002 ft.                   |                           |                          |                           |                             |
| Altitude Factor:            |                            | 0.964                      |                           |                          |                           |                             |
|                             | Outdoor<br><u>Dry Bulb</u> | Outdoor<br><u>Wet Bulb</u> | Outdoor<br><u>Rel.Hum</u> | Indoor<br><u>Rel.Hum</u> | Indoor<br><u>Dry Bulb</u> | Grains<br><u>Difference</u> |
| Winter:                     | 4                          | 3.2                        | n/a                       | n/a                      | 70                        | n/a                         |
| Summer:                     | 95                         | 72                         | 33%                       | 50%                      | 75                        | 18                          |

| Check Figures                                     |             |                                        |       |
|---------------------------------------------------|-------------|----------------------------------------|-------|
| Total Building Supply CFM:                        | 1,000       | CFM Per Square ft.:                    | 0.744 |
| Square ft. of Room Area:                          | 1,344       | Square ft. Per Ton:                    | 673   |
| Volume (ft³):                                     | 13,440      |                                        |       |
| Building Loads                                    |             |                                        |       |
| Total Heating Required Including Ventilation Air: | 40,185 Btuh | 40,185 MBH                             |       |
| Total Sensible Gain:                              | 19,629 Btuh | 82 %                                   |       |
| Total Latent Gain:                                | 4,346 Btuh  | 18 %                                   |       |
| Total Cooling Required Including Ventilation Air: | 23,975 Btuh | 2.00 Tons (Based On Sensible + Latent) |       |

**Notes**  
Rrhvac is an ACCA approved Manual J, D and S computer program.  
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.  
All computed results are estimates as building use and weather may vary.  
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

## Load Preview Report

| Scope              | Net Ton | ft² /Ton | Area  | Sens Gain | Lat Gain | Net Gain | Sens Loss | Min Htg CFM | Min Ctg CFM | Sys Htg CFM | Sys Ctg CFM | Sys Act CFM | Duct Size |
|--------------------|---------|----------|-------|-----------|----------|----------|-----------|-------------|-------------|-------------|-------------|-------------|-----------|
| Building           | 2.00    | 673      | 1,344 | 19,629    | 4,346    | 23,975   | 40,185    | 440         | 752         | 1,000       | 1,000       | 1,000       | 16        |
| System 1           | 2.00    | 673      | 1,344 | 19,629    | 4,346    | 23,975   | 40,185    | 440         | 752         | 1,000       | 1,000       | 1,000       | 16        |
| Ventilation        |         |          |       | 1,697     | 959      | 2,657    | 5,601     |             |             |             |             |             |           |
| Supply Duct Latent |         |          |       | 357       |          | 357      |           |             |             |             |             |             |           |
| Return Duct        |         |          |       | 1,981     | 229      | 2,210    | 1,945     |             |             |             |             |             |           |
| Zone 1             |         |          | 1,344 | 15,551    | 2,800    | 18,751   | 32,640    | 440         | 752         | 1,000       | 1,000       | 1,000       | 16        |
| 1>Show Room        |         |          | 741   | 9,292     | 1,600    | 10,892   | 17,993    | 242         | 438         | 551         | 551         | 551         | 4-8       |
| 2-Closing Office   |         |          | 195   | 2,596     | 600      | 3,196    | 5,615     | 76          | 122         | 172         | 163         | 163         | 1-6       |
| 3-Utility          |         |          | 137   | 671       | 0        | 671      | 1,945     | 26          | 32          | 60          | 42          | 42          | 1-5       |
| 4-Unisex           |         |          | 122   | 921       | 200      | 1,121    | 1,731     | 23          | 43          | 53          | 58          | 58          | 1-6       |
| 5-Office           |         |          | 150   | 2,469     | 400      | 2,869    | 5,355     | 72          | 116         | 164         | 155         | 155         | 1-8       |

## Duct Size Preview

| Room or Duct Name       | Source | Minimum Velocity | Maximum Velocity | Rough Factor | Design L/100 | SP Loss | Duct Velocity | Duct Length | Hg Flow | Ctg Flow | Act. Flow | Duct Size | Reg Size |
|-------------------------|--------|------------------|------------------|--------------|--------------|---------|---------------|-------------|---------|----------|-----------|-----------|----------|
| System 1                |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| Supply Runouts          |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| Zone 1                  |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| 1>Show Room             | Bulk-h | 0                | 750              | 0.01         | 0.07         |         | 417.2         |             | 551     | 593      | 593       | 4-8       |          |
| 2-Closing Office        | Bulk-h | 0                | 750              | 0.01         | 0.07         |         | 466.3         |             | 172     | 163      | 163       | 1-6       |          |
| 3-Utility               | Bulk-h | 0                | 750              | 0.01         | 0.07         |         | 308.5         |             | 60      | 42       | 42        | 1-5       |          |
| 4-Unisex                | Bulk-h | 0                | 750              | 0.01         | 0.07         |         | 284.2         |             | 53      | 58       | 58        | 1-6       |          |
| 5-Office                | Bulk-h | 0                | 750              | 0.01         | 0.07         |         | 443.5         |             | 164     | 155      | 155       | 1-8       |          |
| Other Ducts in System 1 |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| Supply Main Trunk       | Bulk-h | 0                | 900              | 0.003        | 0.08         |         | 716.2         |             | 1,000   | 1,000    | 1,000     | 16        |          |
| Summary                 |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| System 1                |        |                  |                  |              |              |         |               |             |         |          |           |           |          |
| Heating Flow:           | 1000   |                  |                  |              |              |         |               |             |         |          |           |           |          |
| Cooling Flow:           | 1000   |                  |                  |              |              |         |               |             |         |          |           |           |          |

## BRYANT AIR CONDITIONER

1345AN-1 Product Data

### AHRI RATINGS

NOTE: Ratings contained in this document are subject to change at any time.  
For AHRI ratings certificates, please refer to the AHRI directory www.ahridirectory.org  
Additional ratings and system combinations can be accessed via the Ratings Database here: MyBryantRatings

### Electrical Data

| UNIT SIZE | VIPH      | OPER VOLTS* |     | COMPR |      | FAN  | MCA  | MAX FUSE† or CKT BRK AMPS |
|-----------|-----------|-------------|-----|-------|------|------|------|---------------------------|
|           |           | MAX         | MIN | LRA   | RLA  | FLA  |      |                           |
| 18        |           |             |     | 41.5  | 8.3  | 0.4  | 10.8 | 15                        |
| 24        |           |             |     | 59.0  | 9.2  | 0.6  | 12.1 | 20                        |
| 30        |           |             |     | 67.0  | 12.5 | 0.8  | 16.2 | 25                        |
| 36        | 208/230/1 | 253         | 197 | 82.5  | 13.5 | 0.6  | 17.5 | 30                        |
| 42        |           |             |     | 109.0 | 14.7 | 1.40 | 19.8 | 30                        |
| 48        |           |             |     | 126.0 | 17.3 | 1.05 | 22.7 | 40                        |
| 60        |           |             |     | 157.0 | 23.7 | 1.52 | 31.1 | 50                        |

\* Permissible limits of the voltage range at which the unit will operate satisfactorily  
† Time-Delay fuse.  
LRA - Locked Rotor Amps  
MCA - Minimum Circuit Amps  
RLA - Rated Load Amps  
NOTE: Control circuit is 24V on all units and requires external power source. Copper wire must be used from service disconnect to unit.  
All motors/compressors contain internal overload protection.

### A-Weighted Sound Power (dBA) without Sound Shield

| UNIT SIZE | STANDARD RATING | TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment) |     |     |      |      |      |
|-----------|-----------------|--------------------------------------------------------|-----|-----|------|------|------|
|           |                 | 125                                                    | 250 | 500 | 1000 | 2000 | 4000 |
| 18        | 72              | 66                                                     | 66  | 66  | 62   | 60   | 55   |
| 24        | 74              | 72                                                     | 68  | 71  | 70   | 65   | 61   |
| 30        | 72              | 67                                                     | 68  | 68  | 63   | 60   | 54   |
| 36        | 73              | 68                                                     | 69  | 69  | 65   | 62   | 61   |
| 42        | 74              | 71                                                     | 71  | 70  | 70   | 65   | 62   |
| 48        | 77              | 73                                                     | 76  | 74  | 73   | 68   | 64   |
| 60        | 74              | 73                                                     | 73  | 71  | 70   | 64   | 59   |

### A-Weighted Sound Power (dBA) with Accessory Sound Shield

| UNIT SIZE | STANDARD RATING | TYPICAL OCTAVE BAND SPECTRUM (without tone adjustment) |     |     |      |      |      |
|-----------|-----------------|--------------------------------------------------------|-----|-----|------|------|------|
|           |                 | 125                                                    | 250 | 500 | 1000 | 2000 | 4000 |
| 18        | 70              | 66                                                     | 66  | 66  | 65   | 61   | 58   |
| 24        | 74              | 74                                                     | 68  | 71  | 71   | 65   | 60   |
| 30        | 71              | 68                                                     | 67  | 68  | 67   | 62   | 59   |
| 36        | 71              | 68                                                     | 68  | 68  | 67   | 62   | 59   |
| 42        | 73              | 72                                                     | 71  | 70  | 69   | 64   | 60   |
| 48        | 77              | 76                                                     | 75  | 73  | 72   | 67   | 64   |
| 60        | 73              | 75                                                     | 74  | 71  | 69   | 63   | 60   |

NOTE: Tested in compliance with AHRI 270 but not listed with AHRI.

### Charging Subcooling (TXV-Type Expansion Device)

| UNIT SIZE | REQUIRED SUBCOOLING (F) | Indoor |
|-----------|-------------------------|--------|
|           |                         |        |
| 18        | 5                       |        |
| 24        | 10                      |        |
| 30        | 9                       |        |
| 36        | 8                       |        |
| 42        | 8                       |        |
| 48        | 12                      |        |
| 60        | 10                      |        |

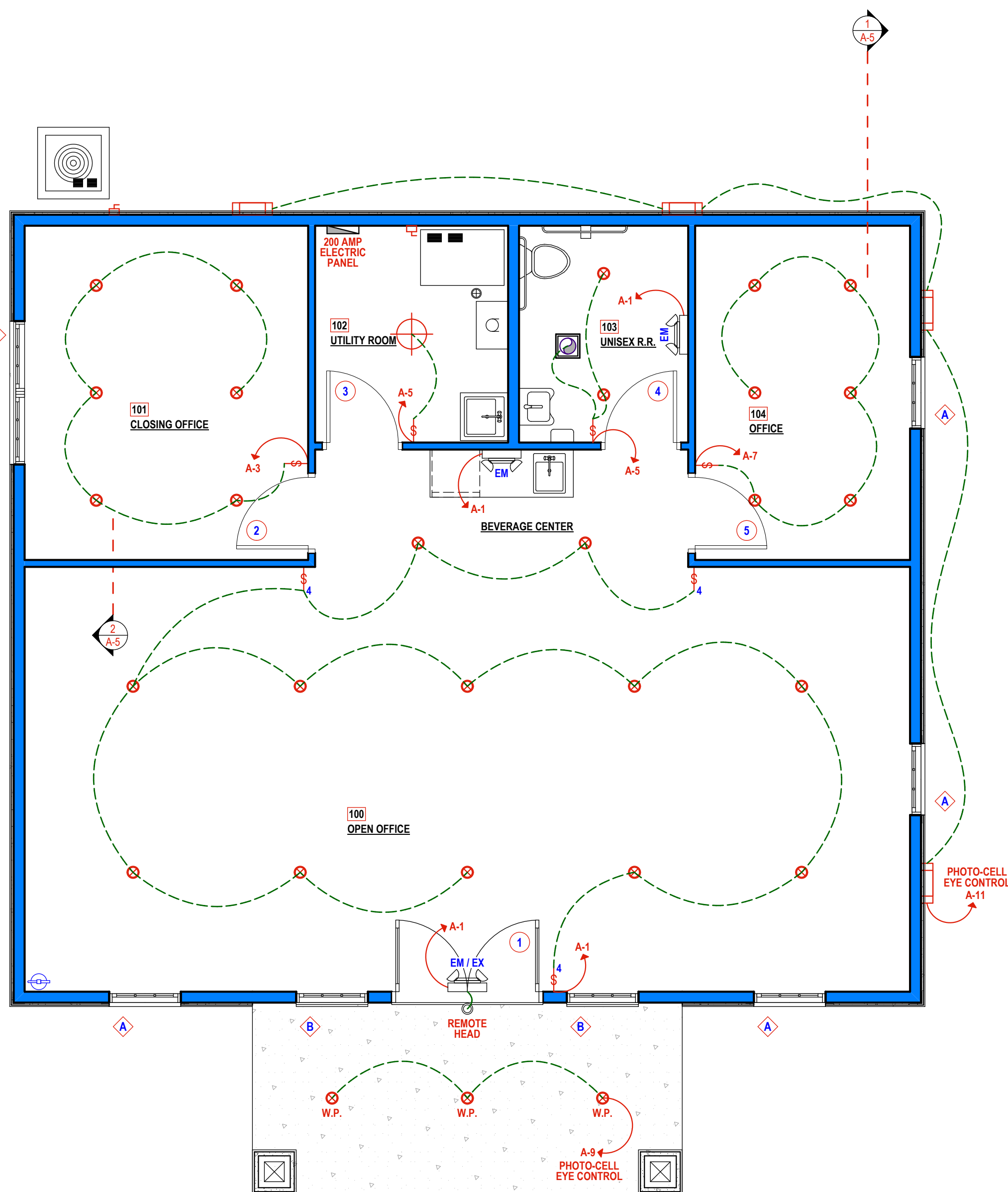
## BRYANT EVAPORATOR COIL

GVAVA-1 Product Data

| MODEL NUMBER                          |   |   |   |   |   |   |   |   |    |    |    |  |
|---------------------------------------|---|---|---|---|---|---|---|---|----|----|----|--|
| 1                                     | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |  |
| C                                     | V | A | V | A | 3 | 6 | 1 | 7 | X  | M  | A  |  |
| Product                               |   |   |   |   |   |   |   |   |    |    |    |  |
| C = Coil                              |   |   |   |   |   |   |   |   |    |    |    |  |
| Variations                            |   |   |   |   |   |   |   |   |    |    |    |  |
| N/A                                   |   |   |   |   |   |   |   |   |    |    |    |  |
| Type                                  |   |   |   |   |   |   |   |   |    |    |    |  |
| V = V-Coil                            |   |   |   |   |   |   |   |   |    |    |    |  |
| Included Equipment                    |   |   |   |   |   |   |   |   |    |    |    |  |
| M= with Disipation                    |   |   |   |   |   |   |   |   |    |    |    |  |
| Refrigerant Type                      |   |   |   |   |   |   |   |   |    |    |    |  |
| A= Puron Advance Refrigerant (R-454B) |   |   |   |   |   |   |   |   |    |    |    |  |
| Metering Device                       |   |   |   |   |   |   |   |   |    |    |    |  |
| X = TXV                               |   |   |   |   |   |   |   |   |    |    |    |  |
| Cabinet Configuration                 |   |   |   |   |   |   |   |   |    |    |    |  |
| V = Uplow/Downflow                    |   |   |   |   |   |   |   |   |    |    |    |  |
| Cabinet Width (Nom.)                  |   |   |   |   |   |   |   |   |    |    |    |  |
| 14 = 14-in (356 mm)                   |   |   |   |   |   |   |   |   |    |    |    |  |
| 17 = 17-in (432 mm)                   |   |   |   |   |   |   |   |   |    |    |    |  |
| 21 = 21-in (533 mm)                   |   |   |   |   |   |   |   |   |    |    |    |  |
| 24 = 24-in (610 mm)                   |   |   |   |   |   |   |   |   |    |    |    |  |
| Unit Capacity (Nom.)                  |   |   |   |   |   |   |   |   |    |    |    |  |
| 18 1/2= 1 1/2 Ton                     |   |   |   |   |   |   |   |   |    |    |    |  |
| 24/25= 2 Ton                          |   |   |   |   |   |   |   |   |    |    |    |  |
| 30/31= 2 1/2 Ton                      |   |   |   |   |   |   |   |   |    |    |    |  |
| 36/37= 3 Ton                          |   |   |   |   |   |   |   |   |    |    |    |  |
| 42= 3 1/2 Ton                         |   |   |   |   |   |   |   |   |    |    |    |  |
| 48/49= 4 Ton                          |   |   |   |   |   |   |   |   |    |    |    |  |
| 60/61= 5 Ton                          |   |   |   |   |   |   |   |   |    |    |    |  |

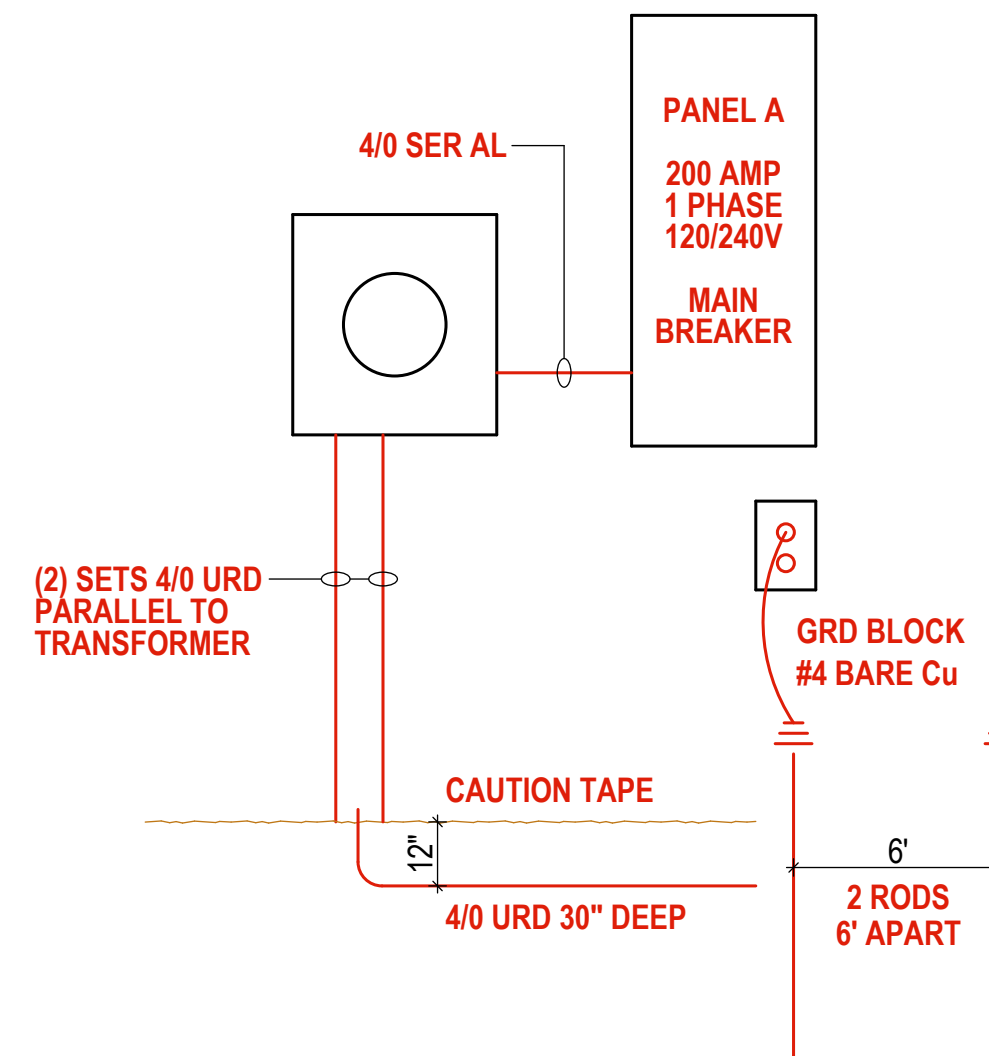
Table 2 - Coil Connections / Orientations

| Model        | Nom. Tons | Line Set Connection Tube Size, in. |        | Flush Fit to Furnace Width, in. (mm) | Fits Next Smaller Furnace Width |             |              | 90° Rotation to Furnace (4" Min. Transition Required) | 180° Rotation to Furnace |
|--------------|-----------|------------------------------------|--------|--------------------------------------|---------------------------------|-------------|--------------|-------------------------------------------------------|--------------------------|
|              |           | Suction                            | Liquid |                                      | Equal Overhang                  | Offset Left | Offset Right |                                                       |                          |
| GVAVA1814XMA | 1.5       | 5/8                                | 3/8    | 14-3/16 (360)                        |                                 |             |              |                                                       |                          |
| GVAVA1917XMA | 1.5       | 5/8                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA2414XMA | 2         | 5/8                                | 3/8    | 14-3/16 (360)                        |                                 |             |              |                                                       |                          |
| GVAVA2417XMA | 2         | 5/8                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA2514XMA | 2         | 5/8                                | 3/8    | 14-3/16 (360)                        |                                 |             |              |                                                       |                          |
| GVAVA2517XMA | 2         | 5/8                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA3014XMA | 2.5       | 3/4                                | 3/8    | 14-3/16 (360)                        |                                 |             |              |                                                       |                          |
| GVAVA3017XMA | 2.5       | 3/4                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA3117XMA | 2.5       | 3/4                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA3617XMA | 3         | 3/4                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA3621XMA | 3         | 3/4                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA3721XMA | 3         | 3/4                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA3817XMA | 3         | 3/4                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA3821XMA | 3.5       | 7/8                                | 3/8    | 17-1/2 (445)                         | X                               | X           | X            |                                                       |                          |
| GVAVA4221XMA | 3.5       | 7/8                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA4224XMA | 3.5       | 7/8                                | 3/8    | 24-1/2 (622)                         | X                               | X           | X            |                                                       |                          |
| GVAVA4821XMA | 4         | 7/8                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA4824XMA | 4         | 7/8                                | 3/8    | 24-1/2 (622)                         | X                               | X           | X            |                                                       |                          |
| GVAVA4923XMA | 4         | 7/8                                | 3/8    | 24-1/2 (622)                         | X                               | X           | X            |                                                       |                          |
| GVAVA6021XMA | 5         | 7/8                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA6024XMA | 5         | 7/8                                | 3/8    | 24-1/2 (622)                         | X                               | X           | X            |                                                       |                          |
| GVAVA6121XMA | 5         | 7/8                                | 3/8    | 21 (533)                             | X                               | X           | X            |                                                       |                          |
| GVAVA6124XMA | 5         | 7/8                                | 3/8    | 24-1/2 (622)                         | X                               | X           | X            |                                                       |                          |



**Electrical Lighting Plan**  
**SCALE: 1/4" = 1'-0"**

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS.



### Single Line Diagram

- ## ELECTRICAL NOTES

CODES AND STANDARDS. ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL ELECTRIC CODE AND POWER COMPANY, AND THE STATE ACCESSIBILITY CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2) CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE JOB SITE BEFORE SUBMITTING BIDS. NO CHANGES WILL BE ALLOWED IN CONTRACT PRICE FOR WORK REQUIRED TO COMPLY WITH EXISTING CONDITION OR TO CORRECT DEFECTS, OMISSIONS AND NOTED DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMANLIKE MANNER, PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT FOR A COMPLETE, SAFE AND PROPERLY OPERATING ELECTRICAL SYSTEM.

3) THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS AND MATERIALS. MATERIAL AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS NECESSARY AND OBVIOUSLY REQUIRED ELECTRICAL ITEMS THAT ARE NOT SHOWN ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE, FULLY OPERATIONAL AND SAFE ELECTRICAL SYSTEM.

4) IN GENERAL, PANELS SHOULD NOT BE SCALED. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES.

5) LOAD DATA IS BASED ON AVAILABLE INFORMATION AT TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL LOADS, INCLUDING ALL EXISTING AND NOTED DISCREPANCIES.

6) ELECTRICAL CONTRACTOR SHALL OBTAIN PAY FOR ALL PLAN REVIEW AND PERMIT FEES.

7) ELECTRICAL CONTRACTOR SHALL CLEAN-UP AND REMOVE DAILY ALL TRASH ASSOCIATED WITH HIS WORK. THE CONTRACTOR SHALL DO SO TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE OWNER, WITH RESULTANT BACK CHARGES.

8) ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER AND LIGHTING AS REQUIRED BY THE PROJECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

9) ELECTRICAL CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR ANY EQUIPMENT USED OTHER THAN THAT CALLED OUT IN FUTURE SCHEDULE. (OWNER APPROVAL) IS REQUIRED FOR ANY DEVIATIONS FROM THE SPECIFICATIONS.

10) ALL TEMPERATURE CONTROL, WIRING BY OTHERS.

11) ALL TELEPHONE WIRING AND ANY OTHER DATA, COMMUNICATION, OR SECURITY WIRING TO BE BY OTHERS.

12) ELECTRICAL CONTRACTOR SHALL VERIFY SUITABILITY OF ALL ELECTRICAL EQUIPMENT AND ASSOCIATED WIRING MATERIALS AND INSTALLATION METHODS USED IN CONSTRUCTION IN THE VARIOUS LOCATIONS AND CONDITIONS TO WHICH THEY ARE TO BE INSTALLED.

13) CONTRACTOR TO REMOVE ALL UNUSED CONDUIT, WIRING OR ANY OTHER COMPONENTS NOT USED AND DISPOSE OF SAME.

14) ELECTRIC SERVICE PANEL IS 200 AMP, 120/240 VOLT, 1 PHASE, 3 WIRE ELECTRICAL PANELS.

15) DISTRIBUTION AND LIGHTING PANEL BOARDS SHALL BE OF THE SINGLE PHASE, 3 WIRE, 3 PHASE DISTRIBUTED PHASE, UNLESS OTHERWISE NOTED, AND CIRCUITING SHALL BE ARRANGED TO PRESENT, AS NEARLY AS POSSIBLE, AN EVENLY BALANCED LOAD ON ALL PHASES.

16) ALL PANELS SHALL BE IDENTIFIED WITH ENGRAVED ALKALINE NAME PLATES AS TO THE NAME AND/OR FUNCTION. DISTRIBUTION PANELS, LIGHTING PANEL, MOTOR STARTERS.

17) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE, REPAIRS AND REMOVAL. ALL ELECTRICAL WORK SHALL BE INSTALLED IN STEEL, SUCH AS STEEL CONCRETE ROADS, ETC., NECESSARY FOR THE HANDLING OF THE WORK SHALL BE FASTENED TO STEEL, CHANGERS OR MASONRY BUT NOT TO PIPING, HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE ELECTRICAL SYSTEM. ALL ELECTRICAL WORK SHALL BE EXPOSED TO THE PUBLIC VIEW FROM SURROUNDING AREAS, OR FROM ABOVE, MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ARCHITECT FOR REVIEW, AND ARE SUBJECT TO APPROVAL, FOR APPEARANCE. ALL HANGERS MUST BE UNIFORMLY SPACED AND SUPPORTED TO PROVIDE A SMOOTH, NEAT APPEARANCE TO THE EXPOSED WORK.

18) SUPPORT FUNCTION, SELECT ACCESSORIES AND HARDWARE FOR A SMOOTH, NEAT FINISHED APPEARANCE. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES AND BE PROTECTED FROM DAMAGE. ALL CONDUIT SHALL BE SUPPORTED BY HANGERS OR CLIPS FROM WATER LINES OR WHENEVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES. CONDUCTORS SHALL BE IN CONDUIT, DUCTS OR APPROVED RACEWAYS. ALL EXPOSED CONDUIT AND ASSOCIATED SUPPORTS SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.

19) PROVIDE A CONVENIENCE OUTLET NEAR ALL MECHANICAL EQUIPMENT.

21) LIGHTING LOADS SHALL BE COMPLETED BASED ON LAMP WATTAGE FOR INDICATED LOADS. FOR PENDING TO MATCH EXISTING CONDITIONS, THE CONTRACTOR SHALL BALANCE LOADS, AND ADD A 10% POWER CORRECTION ROUNDED OFF AT THE NEAREST 25%.

22) BASE EQUIPMENT CONNECTED LOADS ON NAME PLATE VOLT-AMPERES.

23) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. THINWALL ALUMINUM SHALL BE USED FOR ALL ELECTRICAL WORK. UNLESS OTHERWISE NOTED OTHERWISE, ALL BRANCH CIRCUIT SHALL BE WIRED WITH COLOR-CODED WIRE WITH THE SAME COLOR NOTED FOR A PHASE.

24) ALL ELECTRICAL WORK SHALL BE IDENTIFIED AS FOLLOWS: PHASE A- BLACK, PHASE B- RED, PHASE C- BLUE, NEUTRAL- WHITE, GROUND- GREEN.

24) IN GENERAL, ALL ELECTRICAL EQUIPMENT, METALLIC CONDUIT, MOTOR FRAMES, PANEL BOARDS, ETC. SHALL BE GROUNDING WITH A SEPARATE GREEN SYSTEM GROUNDING CONDUIT RUN FROM THE MAIN ELECTRICAL PANEL TO THE EQUIPMENT. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED BY A GROUNDING DEVICE AND FIXTURE IN ACCORDANCE WITH THE SPECIFIC RULES OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. ALL PANELS SHALL HAVE A SEPARATE NEUTRAL BAR ISOLATED FROM STANDARD NEUTRAL.

25) THE FACILITIES AND EQUIPMENT REQUIRED TO PROVIDE ALL ELECTRICAL POWER FOR CONSTRUCTION, LIGHTING, BALANCING AND TESTING CONSUMED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

26) ALL WIRING SERVICES SHALL BE SPECIFICATION GRADE. SWITCHES SHALL BE QUIET TYPE. RECEPTACLES SHALL BE AROUND TERMINAL.

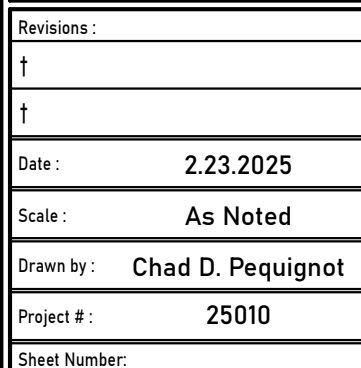
27) ALL ELECTRICAL WORK SHALL BE IDENTIFIED WITH ENGRAVED ALKALINE BOARD CIRCUIT DIRECTORY CARDS TO REFLECT AS-BUILT CONDITIONS. A SET OF AS-BUILT DRAWINGS SHALL BE PREPARED AND TURNED OVER TO THE ARCHITECT.

28) ALL LIGHT FIXTURES SHALL BE FURNISHED COMPLETE WITH LAMPS, AND ALL NECESSARY MOUNTING HARDWARE, HANGERS AND TRIM. LIGHT FIXTURES SHALL BE BID AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE. ALL FLUORESCENT BALLASTS SHALL BE AUTO-REST, CLASS P, ETL, CMB WITH EXTERNAL FUSE. ALL FLUORESCENT BALLASTS SHALL BE AUTO-REST TO BE ENERGY SAVING TYPE.

29) ALL BRANCH CIRCUIT MUST MEET NEC 210.

30) PROVIDE EMERGENCY HEADS ON THE EXTERIOR OF THE BUILDING AT ALL REQUIRED EXITS.

31) BREAKER PANEL CAPACITY SHALL NOT EXCEED 30 IP/SPACES. PANELS SHALL BE "UL" RATED PER NEC 384-10.



# STAFF MEMORANDUM

**TO:** Planning Commission  
**FROM:** Michael Hammes, AICP, City Planner  
**DATE:** March 18<sup>th</sup>, 2025  
**SUBJECT:** PC 25-0004 – Code Amendment – Interstate Sign Overlay District

## General Information

**Applicant:** City of Vandalia

**Proposed Amendment(s):** Divide the Overlay into Three Subareas  
Amend Sign Standards relating to Pole Signs  
Amend Temporary Sign Standards  
Clarify Language

**Chapters to be Amended:** 1236.13(d) – Sign Standards for the Interstate and Limited-Access Highway Sign Overlay District

**Previous Cases:** January 2019 Major Zoning Code Update

**Exhibits:** 1 - Staff Memorandum  
2 - Exhibit A – Detailed Code Amendments

## Introduction

The City of Vandalia leases two properties along Airport Access Road to Outfront Media. These properties, both located in the Interstate and Limited-Access Highway Sign Overlay District, each have a double-sided billboard. Both billboards are nonconforming pole signs, meaning that any upgrade or replacement would require them to be brought into compliance with the zoning code.

Outfront Media has requested permission to upgrade their billboards to a more modern digital format. The proposed digital signs would be 672 square feet in size, significantly larger than the 200 square foot maximum sign area and 70 square foot maximum electronic sign area.

At the March 3<sup>rd</sup> Study Session, Council discussed options for permitting billboards of this type along Airport Access. Several options were considered, including variances and updates to the zoning code. Following this discussion, Council directed staff to prepare a code amendment.

## **Background**

The Interstate and Limited-Access Highway Sign Overlay provides additional standards for signs found along various highways within the City. The boundaries of the overlay include a 400' area surrounding Interstates 70 and 75 and the Airport Access Road.

Generally, the overlay allows for larger and taller freestanding signs than those permitted by the underlying zoning districts. The overlay permits both monument and pole signs, but does not specifically allow billboards.<sup>1</sup>

Despite this, there are six billboards along Airport Access Road. These signs predate the overlay, and are all nonconforming. Due to their age and design, we anticipate that most of the operators of these billboards will want to repair, replace, and/or upgrade these signs within the next few years.

A code amendment is required to allow existing billboards along Airport Access Road to be upgraded. By amending the overlay, rather than the sign code, we are able to restrict billboards to areas around major highways without impacting parcels outside the overlay.

## **Detailed Amendments**

Section 1236.13(d) lists the specific requirements of the Interstate Sign Overlay. All proposed amendments will make changes to this section of the code.

### **Applicability**

Subsection (d)(1) describes the areas included in the overlay. In order to apply different standards to different areas, to clarify which standards apply to which areas, and to generally simplify the description of the overlay, staff proposes dividing the overlay into three distinct subareas.

Note that this amendment doesn't actually change those areas, and no land that wasn't already in the overlay is being added to the overlay.

The new areas would be designated as follows:

- Area A – East and West Sides of Airport Access
- Area B – East side of I-75, South of I-70
- Area C – East and West Sides of I-75, North of I-70

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<sup>1</sup> The Zoning Code governs freestanding signs by their structure (monument, pole, etc.) rather than their content or their size. Thus, billboards are considered pole signs. The standard size for a billboard is 14' by 48', or 672 square feet.

### Applicability (cont'd)

Area A surrounds the Airport Access Road. The language proposed clarifies that the parcels along National Road are *not* in the Interstate Sign Overlay. This prevents a conflict between standards in two different overlays. In practice, the stricter overlay controls – and that would be the National Road overlay in this case. Removing the conflict closes any potential for loopholes or other unforeseen consequences.

Area B would be anything south of I-70 on the East side of I-75. The overlay does not include the West side of I-75, because that land is either a) not in Vandalia, or b) already in the (stricter) Miller-Benchwood Overlay. Again, there is no need for two overlays where one would simply override the other.

Area C would be anything north of I-70 along I-75. This area includes some legacy NB properties (such as Vandalia Rental) and the DB properties of McDonald's and Super 8.

The existing language identifies parcels by what they were zoned at the time the Zoning Code was adopted. The Law Director correctly notes that this is potentially quite confusing and may lead to problems in interpreting the code. Staff proposes an additional paragraph that sets any references to the zoning of any parcel as being the zoning at the time this section of the code is amended.

### Freestanding Signs

Now that the overlay has been divided into Areas A, B, and C, we need to describe which standards apply to each area. A new table is proposed to clearly show these standards.

| TABLE 1236-3: FREESTANDING SIGNS IN THE INTERSTATE AND LIMITED-ACCESS HIGHWAY SIGN OVERLAY |                   |                              |                                  |                                        |
|--------------------------------------------------------------------------------------------|-------------------|------------------------------|----------------------------------|----------------------------------------|
| Subarea                                                                                    | Sign Area Allowed | Electronic Sign Area allowed | Maximum Sign Height <sup>1</sup> | Minimum Setback from a ROW or lot line |
| Area A – Monument                                                                          | 200 square feet   | 70 square feet               | 40 feet                          | 5 feet                                 |
| Area A – Pole                                                                              | 672 square feet   | 672 square feet              | 40 feet                          | 5 feet                                 |
| Area B – Monument                                                                          | 200 square feet   | 70 square feet               | 40 feet                          | 5 feet                                 |
| Area B – Pole                                                                              | 200 square feet   | 70 square feet               | 40 feet                          | 5 feet                                 |
| Area C – Monument                                                                          | 200 square feet   | 70 square feet               | 40 feet                          | 5 feet                                 |
| Area C - Pole                                                                              | 200 square feet   | 70 square feet               | 40 feet                          | 5 feet                                 |

<sup>1</sup> Maximum Sign Height shall be measured in the manner set forth by 1236.13(d)(2)D.

Most standards remain unchanged – the existing 200 square foot maximum sign area remains in effect for monument signs in all three areas and pole signs in areas B and C. The standard for pole signs in area A would be set to 672 square feet, or the standard size of a modern billboard.

Similarly, the electronic sign area would be increased to match – but only for pole signs in Area A. In this way, there is no change to any pole signs in areas B or C.

### **Freestanding Signs (cont'd)**

Another goal of this amendment is to maintain the current number of billboards in area A. To accomplish this, we recommend the following language be inserted under 1236.13(d)(2):

- G. No new permit shall be issued for a freestanding pole sign larger than 200 square feet in size in Area A of the Interstate and Limited-Access Highway Sign Overlay unless the construction of that sign results in the removal of an existing sign of the same type located on the same parcel and/or in the same subarea of the Overlay, said removal taking place within six months of the application date for the new permit.

This section accomplishes several goals. It requires that one billboard be removed for every new billboard installed. Usually, this will be the result of a retrofit or upgrade, where the new sign takes the place of the old. In other cases, an older billboard might be fully demolished to make way for a completely new billboard structure. The six-month caveat simply means that removing a billboard does not create a permanent right to build a new billboard elsewhere in area A – the removal and the installation need to be done together.

This section does not apply to pole signs smaller than 200 square feet. This allows businesses with highway frontage along Airport Access to have the usual freestanding signs to which they would otherwise be entitled without triggering the removal of a billboard.

Further, this provision only cares about signs in area A, so only billboards in that area could fall under these rules – and then, only if they involve the removal of an existing pole sign. Removing a sign in area B along Poe Avenue, for example, would not permit a new billboard along Airport Access.

### **Temporary Signs**

In reviewing the Interstate Sign Overlay, staff identified a potential issue involving temporary signs. The overlay provides for larger temporary banners and similar signs, but only for parcels in certain zoning districts. The problem arises when we look at Poe Avenue, where we have parcels in the O/IP district next to parcels in the HB district. One set of parcels can have the larger banners, but the other cannot.

The same circumstances that justify the larger banners in one district apply to the other. In the absence of other concerns, staff recommends applying the temporary sign rule to all districts, so long as the signs are physically located within the overlay.

### **Review Criteria**

Recommendations and decisions on planning and zoning code amendment applications shall be based on consideration of the following review criteria:

1. The proposed text amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;

**Staff Comment:** Staff feels that the proposed amendments are consistent with policies adopted by the City and with the existing text of the code.

2. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions; and

**Staff Comment:** Staff feels that proposed amendments are necessary due to changing conditions resulting from improvements in technology relating to billboards.

3. The proposed amendment will promote the public health, safety, and general welfare.

**Staff Comment:** Staff feels that the proposed amendments promote the public health, safety, and general welfare.

Based on the above, staff recommends that the Commission recommend Approval of the proposed text amendments.

## EXHIBIT A

The text of Section 1236.13(d) – Sign Standards for the Interstate and Limited-Access Highway Sign Overlay District – shall be amended as follows.

***Bold Italic Text*** shall indicate text being added to the code.

~~Strikethrough Text~~ shall indicate text being removed from the code.

*(No Changes Proposed)* Shall indicate Sections and/or Subsections with no additions or deletions.

### Exhibit A Part 1 – Section 1236.13(d)(1) – Applicability

Section 1236.13(d)(1) is amended as follows, with the indicated passages separated into subsections as shown.

(d) Sign Standards for the Interstate and Limited-Access Highway Sign Overlay District

(1) Applicability

Due to unique conditions found in certain areas in close proximity to interstate and limited-access highways, and in an effort to protect the safety of the motoring public, the following special provisions will apply in the Interstate and Limited Access Highway Sign Overlay District. Such District is designated on the Official Zoning Map of the City. ~~This District initially consists of the following areas:~~ ***The provisions of this overlay shall be applied in the following manner and to the following areas:***

- A. ***Interstate and Limited Highway Sign Overlay Area A*** ~~consisting shall consist~~ of that area within 400 feet of the Eastern boundary of the nearest right-of-way line of the Airport Access Road between Stonequarry Road and National Road and that area within 400 feet of the Western boundary of the nearest right-of-way line of the Airport Access Road between Stonequarry Road and National, ***but not including any property fronting onto National Road;***
- B. ***Interstate and Limited Highway Sign Overlay Area B*** ~~consisting shall consist~~ of those areas ***South of I-70 and*** within 400 feet of the ***Western*** right of way line of I-75 and I -70 ~~that were~~ zoned GB Gateway Business, HB Highway Business, O/IP Office/Industrial Park or I Industrial Districts ~~immediately prior to the adoption of this Sign Code;~~
- C. ***Interstate and Limited Highway Sign Overlay Area C*** ~~consisting shall consist~~ of those areas ***North of I-70 and*** within 400 feet of the nearest right of way line of I-75 and I -70 ~~that were~~ zoned GB Gateway Business, HB Highway Business, O/IP Office/Industrial Park or I Industrial Districts ~~immediately prior to the adoption of this Sign Code,~~ that area within 1,000 feet of the centerline of I -75 zoned DB Downtown Business District, and that area immediately adjacent to the right-of-way line of I-75 in a NB Neighborhood Business District.

#### **Exhibit A Part 1 – Section 1236.13(d)(1) – Applicability (cont'd)**

- D. Where the provisions of this section are found to be ~~at variance~~ in conflict with those of the aforementioned districts, the provisions of this section shall apply. With respect to any PUD zoned property within the Interstate and Limited Access Highway Sign Overlay District, the provisions of 1236.09 shall control.
- E. ***Unless otherwise specified, references to particular zoning districts in this section shall refer to the zoning district of a parcel as of the effective date of this ordinance, and no subsequent zoning district change shall change the boundaries or applicability of this overlay to a particular parcel without also amending this section.***

#### **Exhibit A Part 2 – Section 1236.13(d)(2) – Freestanding Signs**

Section 1236.13(d)(2) is amended as follows, with a new subsection G being inserted as shown.

##### **(2) Freestanding Signs**

- A. All freestanding sign faces higher than 15 feet above the natural ground level may be illuminated internally only.
- B. Freestanding signs may be either monument signs or pole signs.
- C. ~~The maximum freestanding sign area shall be 200 square feet.~~  
***Freestanding signs shall be limited to the dimensional standards of Table 1236-3.***
- D. The maximum height of a freestanding sign shall be 40 feet as measured from the pavement surface of the nearest interstate or limited access highway, measured at a point where such highway travel lanes, not including ramps or acceleration/deceleration lanes, pass nearest the base of the sign. Where the elevation of the natural terrain at the base of the sign exceeds that of the nearest interstate or limited access highway travel lane by 30 feet or more, a freestanding sign shall not be higher than 20 feet above the natural ground level.
- E. Any sign that exceeds the height of permanent freestanding signs allowed in the applicable base zoning district in Section 1236.11 shall be located so as to face the interstate or limited-access highway.
- F. Electronic message centers shall be permitted in accordance with the provisions of the applicable zoning district, however, in no case shall the electronic message portion of a sign exceed ~~70 square feet in sign area~~  
***the dimensional standards of Table 1236-3.***

**Exhibit A Part 2 – Section 1236.13(d)(2) – Freestanding Signs (cont'd)**

- G.     *No new permit shall be issued for a freestanding pole sign larger than 200 square feet in size in Area A of the Interstate and Limited-Access Highway Sign Overlay unless the construction of that sign results in the removal of an existing sign of the same type located on the same parcel and/or in the same subarea of the Overlay, said removal taking place within six months of the application date for the new permit.***

In addition, New Table 1236-3 shall be inserted following subsection G, as shown.

| <b>TABLE 1236-3: FREESTANDING SIGNS IN THE INTERSTATE AND LIMITED-ACCESS HIGHWAY SIGN OVERLAY</b> |                          |                                     |                                        |                                               |
|---------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|----------------------------------------|-----------------------------------------------|
| <b>Subarea</b>                                                                                    | <b>Sign Area Allowed</b> | <b>Electronic Sign Area allowed</b> | <b>Maximum Sign Height<sup>1</sup></b> | <b>Minimum Setback from a ROW or lot line</b> |
| Area A – Monument                                                                                 | 200 square feet          | 70 square feet                      | 40 feet                                | 5 feet                                        |
| Area A – Pole                                                                                     | 672 square feet          | 672 square feet                     | 40 feet                                | 5 feet                                        |
| Area B – Monument                                                                                 | 200 square feet          | 70 square feet                      | 40 feet                                | 5 feet                                        |
| Area B – Pole                                                                                     | 200 square feet          | 70 square feet                      | 40 feet                                | 5 feet                                        |
| Area C – Monument                                                                                 | 200 square feet          | 70 square feet                      | 40 feet                                | 5 feet                                        |
| Area C - Pole                                                                                     | 200 square feet          | 70 square feet                      | 40 feet                                | 5 feet                                        |
| <sup>1</sup> Maximum Sign Height shall be measured in the manner set forth by 1236.13(d)(2)D.     |                          |                                     |                                        |                                               |