

Plan Set for #LU-COO-26-0001 - Zoning: Change of Occupancy

Application Number: #LU-COO-26-0001
Application Type: Change of Occupancy
Date: February 3, 2026
Address: 1715 W High St, Piqua, Ohio, 45356
Parcel: N44-100300



THIS DOCUMENT IS NOT YOUR PERMIT.

The Piqua Community and Economic Development Department has reviewed your application for a Change of Occupancy Application and has approved the following plan set.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet.

To view this application, click [here](#) or scan the QR code above to visit <https://app.govwell.com/record/0a148d99-e755-4d93-9c71-869c52145bda>.

Contacts

Chad Henry
City Planner

chenry@piquaoh.gov

Approved

ZONING REGULATIONS

MIAMI COUNTY
CITY OF PIQUA
CITY OF PIQUA ZONING CODE

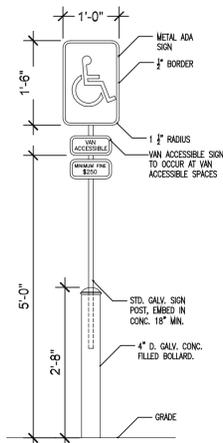
PPN: N44-100300
(ZONED: IH- INDUSTRIAL HEAVY)

BLDG. HEIGHT MAX: 100'-0"
IMPERVIOUS COVER MAX: 75%
LOT AREA: 69,907 SQ. FT. (1.6 AC.)
EXISTING BUILDING AREA: 8,656 SQ FT
PROPOSED IMPERVIOUS AREA: 32,600 SQ. FT. (46%)

PARKING REQUIRED:

OFFICE USE (MEDICAL USE) : 1 SPACE/200 SQ. FT.
4,405 SQ. FT. /200 = 22.02 (23 SPACES REQ'D.)
OFFICE USE : 1 SPACE/300 SQ. FT.
4,251 SQ. FT. /300 = 14.17 (15 SPACES REQ'D.)

38 PARKING SPACES REQUIRED
45 PARKING SPACES PROPOSED
9'X18' PARKING STALL MIN.
28'-0" TWO WAY AISLE



H.C. SIGN POST DETAIL

LEGEND

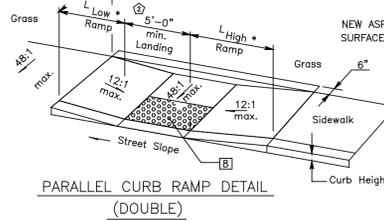
- May be reduced to 3'-0" in existing sidewalks if the landing is unconstrained along the back edge.
- Where landing width (D) has been reduced to 3'-0" the flared sides shall have a maximum slope of 12:1.
- The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope.
- In existing sidewalks, where the maximum ramp slope (S) is not feasible, it may be reduced as follows:
A) 10:1 for a max. rise of 6",
B) 8:1 for a max. rise of 3",
C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
- The minimum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
- Cutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 over a distance of 2'-0" from the curb.
- Dimensions derived by equation are nominal. Construct ramps to meet required slopes and existing conditions.
- Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions for location of the domes

| Street Slope | Ramp Length @ 1"/ft | |
|--------------|---------------------|---------------|
| | L-LOW SIDE * | L-HIGH SIDE * |
| 0.01 | 5'-5" | 6'-10" |
| 0.02 | 4'-10" | 7'-11" |
| 0.03 | 4'-5" | 9'-5" |
| 0.04 | 4'-1" | 11'-8" |
| 0.05 | 3'-9" | 15'-2" |

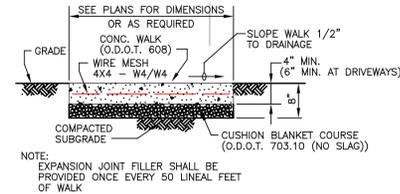
* Measured along the back of a 6" high curb.

$$L_{HIGH} = \frac{\text{Curb ht.}}{0.083 - \text{Street Slope}}$$

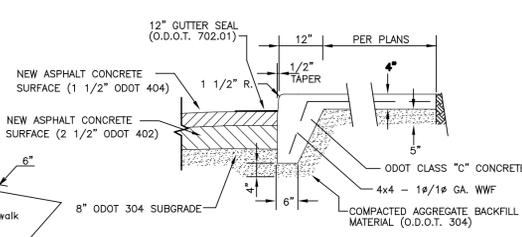
$$L_{LOW} = \frac{\text{Curb ht.}}{0.083 + \text{Street Slope}}$$



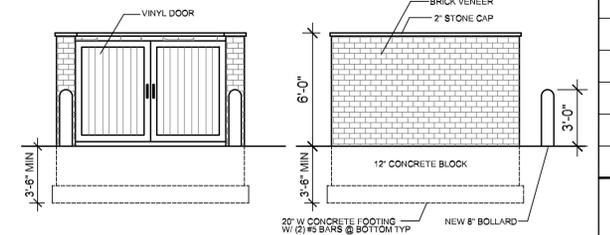
PPN:N44-100500
ZONED "IH" INDUSTRIAL HEAVY



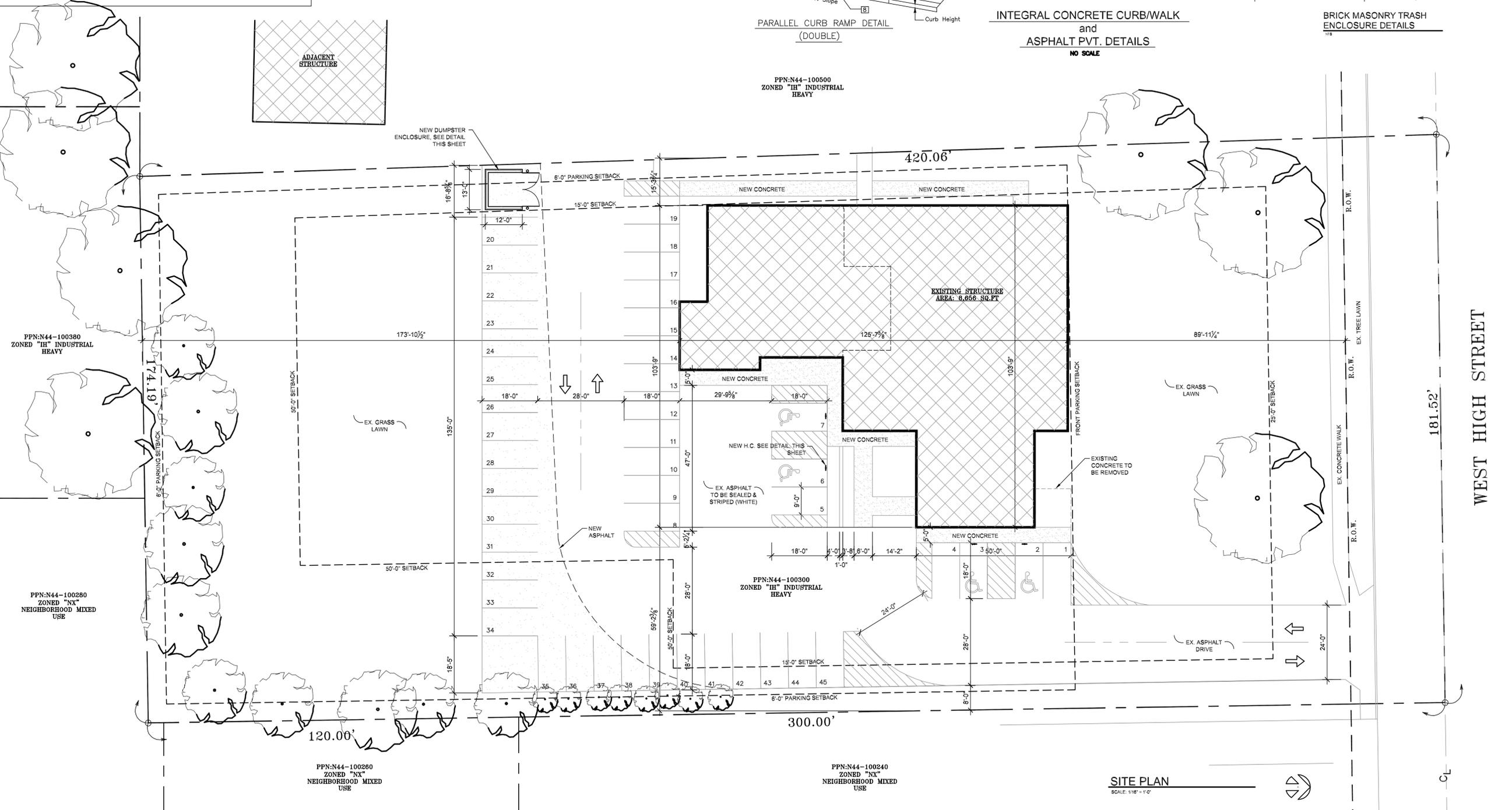
CONCRETE WALK DETAIL
NO SCALE



INTEGRAL CONCRETE CURB/WALK and ASPHALT PVT. DETAILS
NO SCALE



BRICK MASONRY TRASH ENCLOSURE DETAILS
NO SCALE



| REV. | DATE |
|------|------------|
| 1 | 12.09.2025 |
| 2 | 01.06.2026 |

LS ARCHITECTS
22082 LORAN ROAD #4426
FAIRVIEW PARK, OHIO 44126
PHONE 26-403-8854 FAX 440-76-8897



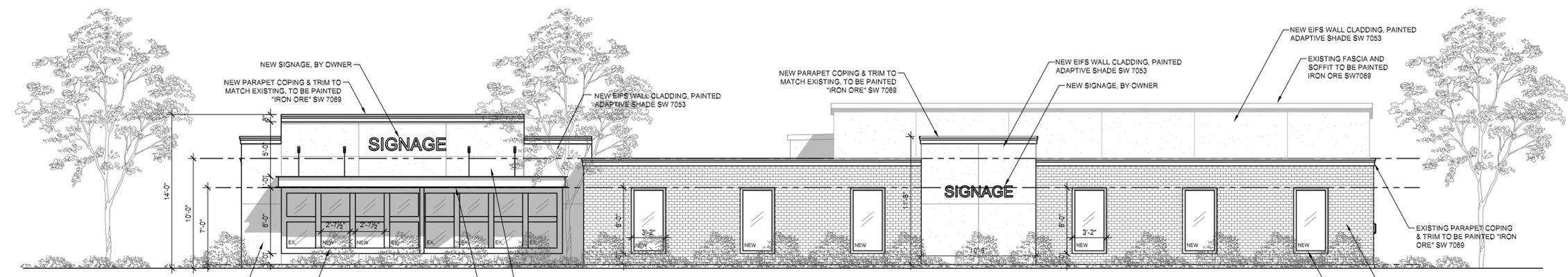
TENANT BUILD-OUT FOR:
DR. WHARTON
1715 W. HIGH ST
PIQUA, OHIO

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2027

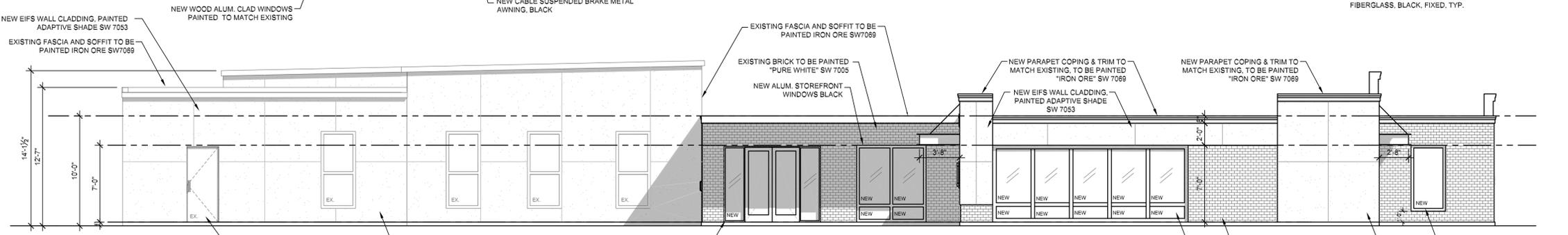
JOB NO: 25-190
DATE: 10.30.2025
ISSUE: -
SHEET:

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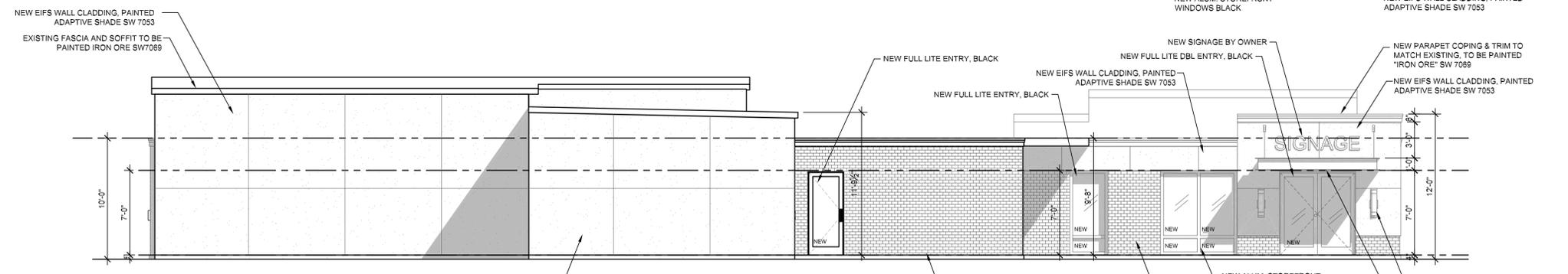
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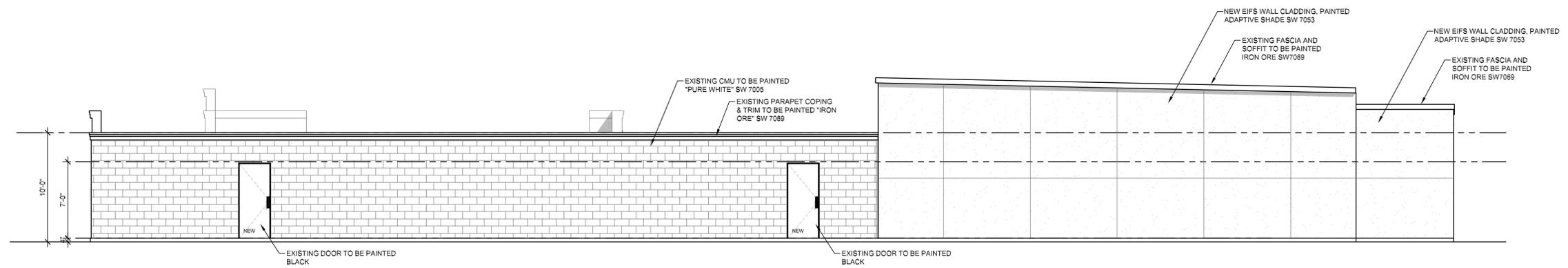
PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

LS ARCHITECTS
22062 LORAIN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 26-403-9654 FAX 440-76-8697



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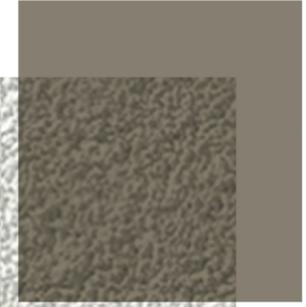
M.1



PELLA IMPERVIA FIBERGLASS WINDOW, BLACK



EIFS WALL CLADDING



PAINT: SHERWIN WILLIAMS "ADAPTIVE SHADE" SW 7053



PAINT: SHERWIN WILLIAMS "IRON ORE" SW 7069



PAINT: SHERWIN WILLIAMS "PURE WHITE" SW 7005



ALUMINUM BRAKE METAL, BLACK



BETA CALCO 27" EXTERIOR LED WALL SCONCE, "SENTINEL"

Piqua Planning & Zoning Division

APPROVED PERMIT

Valid From: February 3, 2026

Zoning Applications: Change of Occupancy

Number: #LU-COO-26-0001

Address: 1715 W High St, Piqua, Ohio, 45356

Valid From: 2-03-2026

Parcel: N44-100300

Valid Until: 8-03-2026

Contacts

| Type | Name | Company | Email | Phone | Address |
|----------------------------|--------------|--------------|-------------------------|----------------|--|
| Applicant Information | leon sampat | Dr. Wharton | leon@lsarchitectsin.com | (216) 403-9654 | 22082 lorain rd fairview park OH 44126 |
| Property Owner Information | Paul Wharton | 1715 PSW LLC | paulswharton@gmail.com | (937) 773-8090 | - |

Piqua Planning Notes

Staff Notes: -

For any questions please call (937) 778-2049.

Print Name: Chad Henry, City Planner

Date: 2/03/26



Signature:



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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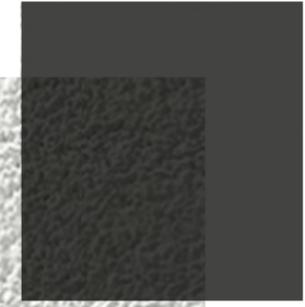
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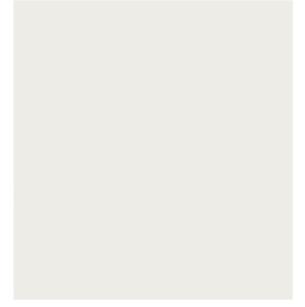
ALUMINUM STOREFRONT SYSTEM
BLACK



EIFS WALL CLADDING



PAINT: SHERWIN WILLIAMS
"IRON ORE" SW 7069



PAINT: SHERWIN WILLIAMS
"PURE WHITE" SW 7005



ALUMINUM BRAKE METAL, BLACK



BETA CALCO 27" EXTERIOR LED WALL
SCONCE, "SENTINEL"



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| 1 | 12.09.2025 |
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| 4 | 01.28.2026 |

LS ARCHITECTS

22082 LORAIN ROAD
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 PHONE 26-403-9654 FAX 440-716-8837



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