

Community Development Department

DESIGN REVIEW BOARD AGENDA Wednesday, February 13, 2019 6:00 P.M.

a. DRB 2019-03 Trustees of the University of Pennsylvania Health System

145 King of Prussia Road

Wayne, PA 19087 Zoned: PLO New Building

b. DRB 2019-04 Tower Health

635 Conestoga Road Villanova, PA 19085

Zoned: C1

Ground Sign, Wall Sign

c. DRB 2019-05 KMO 361 Realty Associates

550 E Lancaster Avenue

Wayne, PA 19087

Zoned: PB

Façade Renovation, Wall Signs (2)

d. DRB 2019-06 Warfel Construction/First Resource Bank

321 W. Lancaster Avenue

Wayne, PA 19087

Zoned: CO New Building

TOWNSHIP OF RADNOR DESIGN REVIEW BOARD

,	TO	OWNSHIP USE ON	JLY		
	APPLICATION NO:	2019-03		, /	
	FEE PAID: 300	RECEIV	ED:	23/19	
	APPL	ICATION FORM	A		
GENERAL INFORMATION: Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the meeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.					
Please refer to the Conso current fees.	lidated Fee Schedule, as a	mended, on our wel	osite at <u>ww</u>	w.radnor.org for a	a copy of our
PROPERTY	Trustees of the Universi	ity of Pennsylvania	a Health S	ystem	
ADDRESS: 145 King to 15 IS THIS BUILDING S Stand alone	TAND ALONE OR AT	TACHED TO AN	OTHER B	BUILDING?	
MAILING ADDRESS	: (if different than abov	e): 3400 Spruce S	treet, Phila	adelphia, PA 191	04
TELEPHONE NO: (71) 910 - 1685 Email: Stephen.Dimambro@pennmedic					
PROPERTY OWNER: Brandywine Realty Trust					
SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: Ballinger					
ADDRESS: 833 Chestnut St, Ste 1400, Philadelphia, PA 19107					
TELEPHONE: (215) 446 - 0900					
Please provide a detailed description of proposal:					
4-story, 250,000 sf mixed medical office building with an adjacent 1000 car garage.					
					,

Signs (check all	that apply):	
Ground Sign	n How many?	<u>}</u>
☐ Wall Sign	How many?	
☐ Freestanding	g Sign How many?	· · · · · · · · · · · · · · · · · · ·
☐ Window Sig	m How many?	· · · · · · · · · · · · · · · · · · ·
☐ Awning	How many?	
Submission requ	irements (All of the following	, that apply, MUST be submitted with application):
☐ Site p	lan drawn to scale - 6 copies (max. size 24" X 36")
□ Color	ed rendering of sign (drawn t	o scale & include material type)- 6 copies
☐ Paint	chip or exact color number to	be used-required.
☐ Curre	nt photographs of site showir	g existing building and signage - 6 copies
□ Lighti	ing Plan (including fixture de	ail, light cuts) - 6 copies
□ Lande	scape Plan (including types) -	6 copies
☐ Attac	hment Plan - 6 copies	
□ Sign sign a	Area Compliance Calculation area regulations in Zoning O	ns – (calculations demonstrating compliance with rdinance) – 6 copies
□ <u>Elect</u>	ronic submission in PDF for	<u>n</u>
Other (check all ti □Façade Renovat □Building Addit		
New Building		
Telecommunic	ation Antennas	
Submission requ	irements (All of the following	, that apply, MUST be submitted with application):
🖹 Site p	olan drawn to scale - 6 copies	(max, size 24" X 36")
🖺 Build	ing elevation drawn to scale -	6 copies (max. size 24" X 36")
🖹 Color	red rendering - 6 copies	
*	scape plan - 6 copies (max. si Note* Removal of trees may lease refer to Chapter 263 in	need to be reviewed by the Shade Tree Commission.
🖹 Light	ting plan - 6 copies	
🖺 Curr	ent photographs of site - 6 c op	pies
Mate	rial sample	
E Elect	ronic submission in PDF for	<u>m</u>

OUTDO	OR DINING:	
Submi	ssion requirements (All of th	ne following MUST be submitted with application):
	<u> </u>	lan on 8 ½ x 11 paper, but not to exceed 24 X 36. hall be noted and detailed dimensions shall be clearly shown -
	A photograph of your prop	oosed Outdoor Dining area. – 6 copies
	A photograph or vendor sp	pecification of proposed furniture 6 copies
	A photograph or vendor spectral onto the sidewalk	pecification of proposed barrier and detail of how far it will - 6 copies
		utdoor furniture which must include quantity, colors, materials, irs, tables, umbrellas, heaters, barriers. – 6 color copies
	Electronic submission in	PDF form
checklist NOT be	ts are included in application accepted.	parated into 6 individual packets. Please be sure ALL items on on packets. If all items are not included, the application will one of the subject property as set forth in this application:
01/23/20:	19	Stephen Dimambro
	DATE	PRINT NAME J. M. Cen Mark SIGNATURE
	certify that I am the legal re th in this application:	presentation and/or agent for the owner of the subject property
01/23	3/2019	Eric Swanson, AIA
	DATE	PRINT NAME
		Ennhance
		SIGNATURE

TOWNSHIP OF RADNOR DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: 2019-04
APPLICATION NO: $\frac{2019-04}{}$ FEE PAID: RECEIVED: $\frac{1}{23}/8$
APPLICATION FORM
ENERAL INFORMATION: Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this neeting. Application must be filed with the Department of Community Development, along with all equired information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the neeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and eview a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.
lease refer to the Consolidated Fee Schedule, as amended, on our website at <u>www.radnor.org</u> for a copy of our arrent fees.
PPLICANT NAME:
ROPERTY DDRESS: 435 ContStoga Road, Vinanova PA
STAND ALONE STAND ALONE
MAILING ADDRESS: (if different than above): 425 N. 3rd Street Reading PA, 1960
ELEPHONE NO: (Let D) 401 - 6798 Email: NICOIE HE h@lhsighs. COM
ROPERTYOWNER: GARAKELIAN
IGN MANUFACTURER/CONTRACTOR/ARCHITECT:
DDRESS: 425 N. 3rd Street Reading PA, 19601
ELEPHONE: (610) 898 - 9600
lease provide a detailed description of proposal:
Widigital print graphics (NOW-Illuminated)
Monument sign viny graphics

Signs (check all that apply):		
Ground Sign	How many? (Uinyl Graphics)	
Wall Sign	How many?	
Freestanding Sign	•	
Window Sign	How many?	
Awning	How many?	
□ Awiing	How many?	
C 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	of the following, that apply, MUST be submitted with application):	
_	scale - 6 copies (max. size 24" X 36")	
_	of sign (drawn to scale & include material type)- 6 copies	
~	color number to be used-required.	
	hs of site showing existing building and signage – 6 copies	
	uding fixture detail; light cuts) - 6 copies acluding types) - 6 copies	
☐ Attachment Plan - 6		
	•	
 Sign Area Compliance Calculations – (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies 		
☐ <u>Electronic submiss</u>	sion in PDF form	
Other (check all that apply):		
Façade Renovation		
Building Addition/Accessory	Structures	
New Building		
Telecommunication Antenna	1S	
Submission requirements (All	of the following, that apply, MUST be submitted with application):	
☐ Site plan drawn to	scale - 6 copies (max. size 24" X 36")	
☐ Building elevation o	drawn to scale - 6 copies (max. size 24" X 36")	
☐ Colored rendering	- 6 copies	
Note Remova	copies (max. size 24" X 36") al of trees may need to be reviewed by the Shade Tree Commission. Chapter 263 in the Township Code.	
☐ Lighting plan - 6 co	pies	
☐ Current photograph	ns of site – 6 copies	
☐ Material sample		
Flectronic submiss	sion in PDF form	

OI	ITD	OOR	DIN	IIN	G.

OULDO	ON DIVING.		
Submis	ssion requirements (All of the following MUST be submitted with application):		
	A detailed/sketched site plan on 8 $\frac{1}{2}$ x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - 6 copies		
	A photograph of your proposed Outdoor Dining area 6 copies		
	☐ A photograph or vendor specification of proposed furniture 6 copies		
	☐ A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk –6 copies		
	Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. – 6 color copies		
	Electronic submission in PDF form		
NOT be	all information must be separated into 6 individual packets. Please be sure ALL items on a sare included in application packets. If all items are not included, the application will accepted.		
I hereby of	certify that I am the legal owner of the subject property as set forth in this application:		
	1/17/19 GARABET KARAKEZIAN		
	PRINT NAME Inflation SIGNATURE		
I hereby o as set for	certify that I am the legal representation and/or agent for the owner of the subject property th in this application:		
	DATE CAVVIT OWEN PRINT NAME		
	SIGNATURE		

01/26/16

TOWNSHIP OF RADNOR DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: $\frac{\partial 0965}{\partial 0}$				
APPLICATION NO: $\frac{20965}{\text{FEE PAID:}}$ RECEIVED: $\frac{1/33/19}{\text{RECEIVED:}}$				
APPLICATION FORM				
GENERAL INFORMATION: Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this neeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the neeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.				
Please refer to the Consolidated Fee Schedule, as amended, on our website at <u>www.radnor.org</u> for a copy of our current fees.				
APPLICANT NAME: KMO-361 Realty Associates, LLC				
PROPERTY ADDRESS: 550 E Lancaster Avenue, St. David's, PA				
S THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING? 'Micro Center" is a stand alone building that is part of St. David's Square Shopping Center.				
MAILING ADDRESS: (if different than above): c/o Olshan Properties, 600 Madison Ave., NY, NY 10022				
TELEPHONE NO: (614)289 - 5828 Email; kmarshall@olshanproperties.com				
PROPERTY OWNER: KMO-361 Realty Associates, LLC				
SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: Adam Plchewicz, c/o ms Consultants, Inc.				
ADDRESS: 2221 Schrock Rd., Columbus, OH 43229-1547				
TELEPHONE: (614)898 - 7100 x 10186				
Please provide a detailed description of proposal:				
Applicant proposes to re-allocate space within the existing 50,000 s.f. "Micro-Center" building. Micro Center will reduce its occupancy to 25,000 s.f. and the remaining 25,000 s.f. will be occupied by HomeGoods. In conjunction with the re-tenanting, Applicant proposes to renovate the facade of the building and to provide new signage for the tenants. The new facade and signage is depicted on the attached plans. The new signs are consistent in scale with the recently approved signs for Home Sense and Old Navy and are necessary to provide identification for the tenants.				
COMMUNITY UL VELOPMENT				

Signs (ch	eck all that apply):	:			
Grou	nd Sign	How many?			
✓ Wall	Sign	How many?	2		
Frees	tanding Sign	How many?			
☐ Wind	low Sign	How many?			
Awni	ing	How many?			
Submissis	on requirements (A	ll of the following	that apply, MUST be submitted with application):		
	*	C	max. size 24" X 36")		
_	*	- '	o scale & include material type)- 6 copies		
	`	3 0 1	be used- required.		
	•		g existing building and signage – 6 copies		
	1 0	-	ail; light cuts) - 6 copies		
	Landscape Plan (_		
	Attachment Plan	9 11 /	•		
	_				
	_				
Other (chec	k all that apply):				
✓ Façade R	anavation				
	Addition/Accesso	rv Structures			
New Bui		J			
Telecom	nunication Anteni	nas			
Submissic	on requirements (Al	ll of the following,	that apply, MUST be submitted with application):		
	Site plan drawn to	o scale - 6 copies (1	max. size 24" X 36")		
	Building elevation	n drawn to scale - (6 copies (max. size 24" X 36")		
	Colored renderin	g - 6 copies			
		val of trees may n	e 24" X 36") <u>eed to be reviewed by the Shade Tree Commission.</u> he Township Code.		
	Lighting plan - 6 c	-	***************************************		
	Current photogra	_	ies		
	Material sample	•			
	Electronic submission in PDF form				

OUTDO	OR DINING:				
Submis	sion requirements (All of the following MUST be submitted with application):				
	☐ A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown - 6 copies				
	A photograph of your proposed Outdoor Dining area 6 copies				
	A photograph or vendor specification of proposed furniture. – 6 copies				
	☐ A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk – 6 copies				
	Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. – 6 color copies				
	Electronic submission in PDF form				
checklist NOT be	NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted. I hereby certify that I am the legal owner of the subject property as set forth in this application:				
	DATE PRINT NAME				
	SIGNATURE				
	certify that I am the legal representation and/or agent for the owner of the subject property th in this application:				
	DATE Cail 7 Leurs PRINT NAME Cail 7 Leurs SIGNATURE				

TOWNSHIP OF RADNOR DESIGN REVIEW BOARD

APPLICATION NO: <u>Jol8-04</u>

FEE PAID:

200

TOWNSHIP USE ONLY

RECEIVED:

APPLICATION FORM
GENERAL INFORMATION: Meetings of the Design Review Board are held the second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting. Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of twenty-one (21) calendar days prior to the meeting. Incomplete or late applications will not be accepted. Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.
Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.org for a copy of our current fees.
APPLICANTNAME: Warfel Construction
PROPERTY 321 W Lancoster Ave. Wayne, PA
IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
MAILING ADDRESS: (if different than above): 1110 Enterprise Rd. Fast Petersburg TELEPHONE NO: (717) 299 4500 Email: bshulenbergerawarfelace PROPERTY OWNER: First Resource Bank
SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:
ADDRESS: 10 N High St, Swite 310 West Chester, PA 19380
TELEPHONE: (610) 444 - 2900
Please provide a detailed description of proposal:
Demolition of existing building and building new 2 story bank using old existing foundation wall

Signs (check all that apply	7):	
Ground Sign	How many?	
☐ Wall Sign	How many?	
☐ Freestanding Sign	How many?	
☐ Window Sign	How many?	
☐ Awning	How many?	
☐ Site plan drawn ☐ Colored renderi ☐ Paint chip or exa ☐ Current photogr ☐ Lighting Plan (in	to scale - 6 copies (ng of sign (drawn to act color number to raphs of site showin ncluding fixture det (including types) -	t, that apply, MUST be submitted with application): (max. size 24" X 36") o scale & include material type)- 6 copies be used-required. ng existing building and signage – 6 copies tail; light cuts) - 6 copies 6 copies
☐ Attachment Plan	~	
		ns – (calculations demonstrating compliance with rdinance) - 6 copies
□ Electronic subm	nission in PDF forr	<u>n</u>
Other (check all that apply): Façade Renovation Building Addition/Access	ory Structures	
✓ New Building		
☐ Telecommunication Anter	nnas	
Site plan drawn Building elevation Colored renderi Landscape plan *Note* Rem	to scale - 6 copies (on drawn to scale - 6 ng - 6 copies - 6 copies (max. siz oval of trees may n	6 copies (max. size 24" X 36")
☐ Lighting plan - 6	•	
,	aphs of site – 6 cop i	ies
□, Material sample	_	
√ Electronic subm	ission in PDF forn	n

OUTDO	OOR DINING:		
Submis	ission requirements (All of the following MUS	ST be submitted with application):	
	A detailed/sketched site plan on 8 ½ x 11 p All sidewalk obstruction shall be noted and 6 copies	aper, but not to exceed 24 X 36. detailed dimensions shall be clearly shown -	
	A photograph of your proposed Outdoor D	ining area. – 6 copies	
	☐ A photograph or vendor specification of proposed furniture. – 6 copies		
	☐ A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk – 6 copies		
	Description of proposed outdoor furniture types of the following; chairs, tables, umbre	which must include quantity, colors, materials, llas, heaters, barriers. – 6 color copies	
	Electronic submission in PDF form		
NOT be	sts are included in application packets. If all e accepted. To certify that I am the legal owner of the subjec		
	DATE	PRINT NAME	
	· <u> </u>	SIGNATURE	
	certify that I am the legal representation and, rth in this application:	or agent for the owner of the subject property	
ij	/aa//9 DATE	BRAD SHUCENBERGER PRINT NAME	
		BLA Shows SIGNATURE	