



**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

The next meeting of the DRB is scheduled for March 13, 2019 at 6:00 p.m. Applications for the March 13, 2019 meeting must be submitted on or before February 20, 2019.

**TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2019-03</u>
FEE PAID:	<u>200</u>
RECEIVED:	<u>1/23/19</u>

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.

APPLICANT NAME: Trustees of the University of Pennsylvania Health System

PROPERTY

ADDRESS: 145 King fo Prussia Rd

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Stand alone

MAILING ADDRESS: (if different than above): 3400 Spruce Street, Philadelphia, PA 19104

TELEPHONE NO: (215) 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):

- | | | |
|--|-----------|-------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input type="checkbox"/> Wall Sign | How many? | _____ |
| <input type="checkbox"/> Freestanding Sign | How many? | _____ |
| <input type="checkbox"/> Window Sign | How many? | _____ |
| <input type="checkbox"/> Awning | How many? | _____ |

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")
- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
- Paint chip or exact color number to be used- required.
- Current photographs of site showing existing building and signage - 6 copies
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Landscape Plan (including types) - 6 copies
- Attachment Plan - 6 copies
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

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 drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Landscape plan - 6 copies (max. size 24" X 36")
***Note* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - 6 copies
- Current photographs of site - 6 copies
- Material sample
- Electronic submission in PDF form

OUTDOOR DINING:

Submission 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

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.

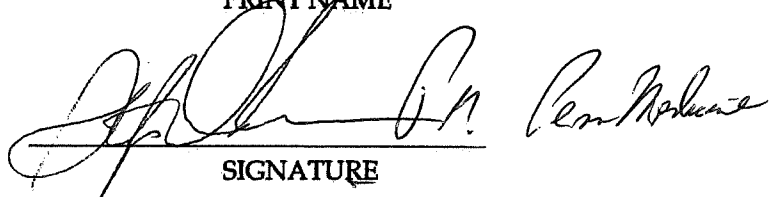
I hereby certify that I am the legal owner of the subject property as set forth in this application:

01/23/2019

DATE

Stephen Dimambro

PRINT NAME



SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

01/23/2019

DATE

Eric Swanson, AIA

PRINT NAME



SIGNATURE

NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: 2019-04

FEE PAID: 200

RECEIVED: 1/23/19

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.

APPLICANT NAME: _____

PROPERTY

ADDRESS: 635 Conestoga Road, Villanova PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

STAND ALONE

MAILING ADDRESS: (if different than above): 425 N. 3rd Street Reading PA, 19601

TELEPHONE NO: (610) 401 - 6798

Email: nicoretteh@hsigns.com

PROPERTY OWNER: CHARABET KARAKELIAN

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:

L9H Companies

ADDRESS: 425 N. 3rd Street Reading PA, 19601

TELEPHONE: (610) 898 - 9600

Please provide a detailed description of proposal:

Exterior Temp signage - pre-finished white aluminum
w/digital print graphics (NOW-Illuminated)
Monument sign vinyl graphics

Signs (check all that apply):

- Ground Sign How many? 1 (vinyl graphics)
- Wall Sign How many? 1
- Freestanding Sign How many? _____
- Window Sign How many? _____
- Awning How many? _____

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")
- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
- Paint chip or exact color number to be used- **required.**
- Current photographs of site showing existing building and signage - 6 copies
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Landscape Plan (including types) - 6 copies
- Attachment Plan - 6 copies
- Sign Area Compliance Calculations - (calculations demonstrating compliance with sign area regulations in Zoning Ordinance) - 6 copies
- Electronic submission in PDF form

Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
- Telecommunication Antennas

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 drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Landscape plan - 6 copies (max. size 24" X 36")
- *Note* Removal of trees may need to be reviewed by the Shade Tree Commission. Please refer to Chapter 263 in the Township Code.**
- Lighting plan - 6 copies
- Current photographs of site - 6 copies
- Material sample
- Electronic submission in PDF form

OUTDOOR DINING:

Submission requirements (All of the following **MUST** be submitted with application):

- A detailed/sketched site plan on 8 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

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:

1/17/19
DATE

GARABET KARAKELIAN
PRINT NAME


SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

1.21.19
DATE

Carrit Owen
PRINT NAME


SIGNATURE

NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.

01/26/16

**TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO: <u>201905</u>	
FEE PAID: <u>\$ 300</u>	RECEIVED: <u>1/23/19</u>

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.

APPLICANT NAME: KMO-361 Realty Associates, LLC

PROPERTY

ADDRESS: 550 E Lancaster Avenue, St. David's, PA

IS 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:

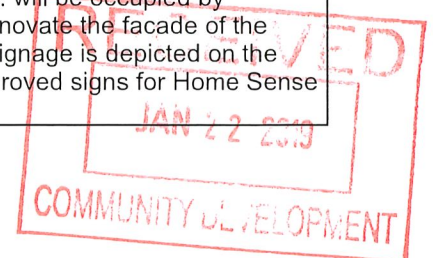
Adam Plchewicz, c/o ms Consultants, Inc.

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.



Signs (check all that apply):

- | | | |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>2</u> |
| <input type="checkbox"/> Freestanding Sign | How many? | _____ |
| <input type="checkbox"/> Window Sign | How many? | _____ |
| <input type="checkbox"/> Awning | How many? | _____ |

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Other (check all that apply):

- Façade Renovation
- Building Addition/Accessory Structures
- New Building
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Note Removal of trees may need to be reviewed by the Shade Tree Commission.
Please refer to Chapter 263 in the Township Code.
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material sample
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OUTDOOR DINING:

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DATE

PRINT NAME

SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

1/21/19

DATE

Craig R Lewis

PRINT NAME



SIGNATURE

NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2018-04</u>
FEE PAID:	<u>200</u>
RECEIVED:	<u>1/23/19</u>

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APPLICANT NAME: Warfel Construction

PROPERTY ADDRESS: 321 W Lancaster Ave. Wayne, PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
Stand Alone

MAILING ADDRESS: (if different than above): 1110 Enterprise Rd. East Petersburg, PA,

TELEPHONE NO: (717) 299-4500 Email: bshulenberg@warfel.com 7521

PROPERTY OWNER: First Resource Bank

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT:
Bernardon

ADDRESS: 10 N High St, Suite 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):

- | | | |
|--|-----------|-------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input type="checkbox"/> Wall Sign | How many? | _____ |
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DATE

PRINT NAME

SIGNATURE

I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

1/22/19

DATE

BRAD SHUKENBERGER

PRINT NAME

Brad Shuk

SIGNATURE

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