



**Community Development
Department**

DESIGN REVIEW BOARD AGENDA

**Wednesday, October 8, 2014
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. New Business
 - a. DRB-2014-51 The Ultimate Fat Loss System (continued)
104 E. Lancaster Avenue
Wayne, PA 19087
Zoned: WBOD
Awning
 - b. DRB-2014-54 Lace Silhouettes Lingerie
503 W. Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Awning
 - c. DRB-2014-55 The Barn at Valley Forge Flowers
503 W. Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Wall Signs (2)
 - d. DRB-2014-56 Hand and Stone
503 W. Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Wall Sign
 - e. DRB-2014-57 Sign Studios
346 W. Lancaster Avenue
Wayne, PA 19087
Zoned: C2
Wall Sign, Freestanding Sign
4. Old Business
5. Public Participation
6. Adjournment

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD



TOWNSHIP USE ONLY
APPLICATION NO: 2014-54
FEE PAID: \$100 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.

APPLICANT NAME: Michael Kok

PROPERTY ADDRESS: 503 W. Lancaster Ave Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
Attached

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (215) 794 - 2948

PROPERTY OWNER: Karen Thompson

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: Kok's Fabric Awnings

ADDRESS: 425 Hillcrest Ave Glenolden PA 19036

TELEPHONE: (610) 532 - 6449

Please provide a detailed description of proposal:

Kok's Fabric Awnings will recover an existing Awning at a new business (lace Silhouettes Lingerie) in Eagle Village Shops. No changes will be made to the integrity/installation of awning. Only fabric will be changed.

AWNING (S): 1 How Many?

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

- Building elevation 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
- N/A Lighting Plan (including fixture detail; light cuts) - 6 copies
- Attachment Detail - 6 copies (max. size 24" X 36")

WINDOW SIGN(S): _____ How Many?

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

- Building elevation drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering of sign (*drawn to scale & include material type*)- 6 copies
- Current photographs of site showing existing building and signage - 6 copies
- Paint chip or exact color number to be used- **required.**
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Attachment Detail - 6 copies

FACADE RENOVATION:

Submission requirements (All of the following 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 samples

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:

9/17/14
DATE

N/A
PRINT NAME

N/A
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:

9/17/14
DATE

Michael Kok
PRINT NAME

Michael Kok
SIGNATURE

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

4/11/13

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD



TOWNSHIP USE ONLY

APPLICATION NO: DRB2014-55

FEE PAID: 200 RECEIVED: 9/17/14

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: C/O DOTIE TUCCIO, AGENT

PROPERTY ADDRESS: 503 W. LANCASTER AVE

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

MAILING ADDRESS: (if different than above): 917 Grand View DR, EXTON, PA 19341

TELEPHONE NO: (610) 280-6506

PROPERTY OWNER: Dorothy Hamilton

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: City Sign Services

ADDRESS: 424 Caredean DR, Hershram, PA 19044

TELEPHONE: (215) 442-1323

Please provide a detailed description of proposal:

Install (2) Blade Signs 50" x 50" = 17 SQ FT/each
w/ gooseneck lighting

AWNING (S): _____ How Many?

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

- Building elevation 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
- Attachment Detail - 6 copies (max. size 24" X 36")

WINDOW SIGN(S): _____ How Many?

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

- Building elevation drawn to scale - 6 copies (max. size 24" X 36")
- Colored rendering of sign (drawn to scale & include material type)- 6 copies
- Current photographs of site showing existing building and signage – 6 copies
- Paint chip or exact color number to be used- required.
- Lighting Plan (including fixture detail; light cuts) - 6 copies
- Attachment Detail - 6 copies

FACADE RENOVATION:

Submission requirements (All of the following 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 samples

BUILDING ADDITION / ACCESSORY STRUCTURES:

Submission requirements (All of the following 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")
- Lighting plan - 6 copies
- Current photographs of site – 6 copies
- Material samples

NEW BUILDING:

Submission requirements (All of the following 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")
- Lighting plan - 6 copies
- Current photographs of site – 6 copies
- Material samples

TELECOMMUNICATION ANTENNAS:

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

- Site plan drawn to scale - 6 copies (max. size 24" X 36")
- Building elevation - 6 copies (max. size 24" X 36")
- Colored rendering - 6 copies
- Current photographs – 6 copies

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. (See attached sample site plan.) – 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

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:

9/17/14

DATE

DOTTIE TUCCIO

PRINT NAME

Dottie Tuccio

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:

9/17/14

DATE

DOTTIE TUCCIO

PRINT NAME

Dottie Tuccio

SIGNATURE

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

4/11/13

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY
APPLICATION NO: 2014-56
FEE PAID: 100 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.

APPLICANT NAME: Hand and Stone

PROPERTY ADDRESS: 503 West Lancaster Ave, Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
Attached to another building

MAILING ADDRESS: (if different than above): 512 Oxford Valley Road, Langhorne, PA 19047

TELEPHONE NO: (215) 752 - 7900

PROPERTY OWNER: Eagle Village Shops

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:
Cima Network, Inc.

ADDRESS: 210 A Progress Drive, Montgomeryville, PA 18936

TELEPHONE: (267) 308 - 0575

Please provide a detailed description of proposal:

East Tower Wall Sign as one of three wall signs (entrance and south tower signage approved by design board on September 10, 2014). See enclosed attachment for description

GROUND SIGN(S): _____ **How many?**

Submission requirements (All of the following **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**

3

WALL SIGN(S): _____ **How many?**

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

- Building elevation 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**
- NA Landscape Plan (including types) - **6 copies** (max. size 24" X 36")
- Attachment Detail - **6 copies**

FREESTANDING SIGN(S): _____ **How many?**

Submission requirements (All of the following **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** (max. size 24" X 36")
- Attachment Detail - **6 copies**

BUILDING ADDITION / ACCESSORY STRUCTURES:

Submission requirements (All of the following **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")
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

NEW BUILDING:

Submission requirements (All of the following **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")
- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

TELECOMMUNICATION ANTENNAS:

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

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Current photographs - **6 copies**

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. (See attached sample site plan.) - **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**

AWNING (S): _____ How Many?

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

- Building elevation 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**
- Attachment Detail - **6 copies** (max. size 24" X 36")

WINDOW SIGN(S): _____ How Many?

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

- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
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- Attachment Detail - **6 copies**

FACADE RENOVATION:

Submission requirements (All of the following **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 samples

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:
See enclosed email attachment granting property owner / landlord approval

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:

9/17/14
DATE

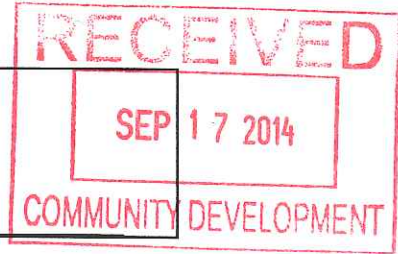
KEN OLSCHESKE
PRINT NAME


SIGNATURE

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

4/11/13

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD



TOWNSHIP USE ONLY
APPLICATION NO: DRB2014-57
FEE PAID: _____ 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.

APPLICANT NAME: SIGN STUDIOS

PROPERTY

ADDRESS: 346 West Lancaster Avenue Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Attached to Wayne Beverage Exchange and Seafood USA

MAILING ADDRESS: (if different than above): 2969 Lincoln Highway #203 Sadsburyville, PA 19369-0203

TELEPHONE NO: (610) 688 - 8800

PROPERTY OWNER: Kook Song Bang & Kyung Yul Bang

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

Sign Studios

ADDRESS: 2969 Lincoln Highway #203 Sadsburyville, PA 19369

TELEPHONE: (610) 688 - 8800

Please provide a detailed description of proposal:

++ POLE SIGN - (double pole structure) to replace current pole signs for all Tenants.

++ CHANNEL LETTERS - on facade of front building in the franchise colors of red, black, white.

++ Redwood Hanging Flag Sign of the SIGN STUDIOS logo - (will not swing) - hung from a decorative scroll bracket.

GROUND SIGN(S): _____ **How many?**

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

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- 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**

WALL SIGN(S): 1 **How many?**

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

- Building elevation drawn to scale - **6 copies** (max. size 24" X 36")
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- 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** (max. size 24" X 36")
- Attachment Detail - **6 copies**

FREESTANDING SIGN(S): ^{(1) TENANT POLE SIGN} _____ **How many?**

Submission requirements (All of the following **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**
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AWNING (S): _____ How Many?

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WINDOW SIGN(S): _____ How Many?

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FACADE RENOVATION:

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

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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 samples

BUILDING ADDITION / ACCESSORY STRUCTURES:

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

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- Landscape plan - **6 copies** (max. size 24" X 36")
- Lighting plan - **6 copies**
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- Material samples

NEW BUILDING:

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

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- Landscape plan - **6 copies** (max. size 24" X 36")
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- Current photographs of site - **6 copies**
- Material samples

TELECOMMUNICATION ANTENNAS:

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

- Site plan drawn to scale - **6 copies** (max. size 24" X 36")
- Building elevation - **6 copies** (max. size 24" X 36")
- Colored rendering - **6 copies**
- Current photographs - **6 copies**

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. (See attached sample site plan.) - **6 copies**
- A photograph of your proposed Outdoor Dining area. - **6 copies**
- A photograph or vendor specification of proposed furniture. - **6 copies**
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- Description of proposed outdoor furniture which must include quantity, colors, materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - **6 color copies**

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

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:

9-17-14

DATE

Sign Studios - Brian D. Yanoviak

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.

4/11/13