

DESIGN REVIEW BOARD
AGENDA
Wednesday, June 12, 2024 – 6:00 PM

Radnorshire Room

1. Call to Order
2. Pledge of Allegiance
3. Review and Approval of Minutes
 - a. Approval of Meeting Minutes for May 8, 2024
[DRB Meeting Minutes \(May 8 2024\).docx](#)
4. Applications for Board Review
 - a. DRB 2024-33
FEDERAL DONUTS & CHICKEN
210 (232) N Radnor Chester Rd
One wall sign and decals on storefront doors
Zoned: **PB**
[DRB 2024-33 \(232 N Radnor\).pdf](#)
 - b. DRB 2024-34
601 Conestoga Road
Build new deck
Zoned: C-1
[DRB 2024-34 \(601 Conestoga\).pdf](#)
 - c. DRB 2024-35
PROVCO GROUP
797 E Lancaster Ave
Addition of four dormers on existing roof
Zoned: **C-1**
[DRB 2024-35 797 E Lancaster.pdf](#)
 - d. DRB 2024-36
12 Louella Court
Exterior renovations; painting, new entry door, new sliding door new gooseneck light fixtures, new signage
Zoned: WBOD
[DRB 2024-36 193-195 E Lancaster.pdf](#)

e. DRB 2024-37
HILL TOP PREPARATORY SCHOOL
737 S Ithan Ave
Replace existing sign
Zoned: PLU

[DRB 2024-37 737 S Ithan Ave.pdf](#)

f. DRB 2024-38
KOREN'S KITCHEN
11 Louella Court
Outdoor dining
Zoned: WBOD

[DRB 2024-38 11 Louella.pdf](#)

g. DRB 2024-39
937 Glenbrook Ave
Build a 2' high wall on driveway
Zoned: C-1

[DRB 2024-39 937 Glenbrook Ave.pdf](#)

h. DRB 2024-40
AGNES IRWIN SCHOOL
400 Ithan Avenue
Replace Fence & landscape
Zoned: R-2

[DRB 2024-40 400 Ithan Ave.pdf](#)

5. Adjournment

The next meeting of the DRB is scheduled for July 10, 2024 at 6:00 p.m. Applications for the July 10th meeting must be submitted on or before June 19, 2024.

Wednesday, May 8, 2024

TOWNSHIP OF RADNOR

Minutes of the Design Review Board Meeting of April 10, 2024

Board Members Present:

Bob D'Amicantonio Seyeon Park Jane Golas Timothy Frey

Also Present: *Andy Pancoast, Code Official & Lisa Currie Administrator from Community Development Department*

Not Present: *Collin Whelan*

Call to Order:

Chairman Bob D'Amicantonio called the meeting to order at 6:03 p.m.

Pledge of Allegiance:

Jane Golas led the assembly in the Pledge of Allegiance.

Review and Approval of Minutes

Design Review Board Meeting Minutes of April 10, 2024 – motion to approve by Jane Golas seconded by Seyeon Park . Motion passed unanimously.

Old Business:

- a. **DRB 2024-15 Silkman Dentistry – (398 W Lancaster Ave)** - Install three wall signs, one monument sign & reface sign cabinet.

Timothy Frey motioned to approve the application (Option #2) **seconded** by Jane Golas.
Approval passed 4-0

- b. **DRB 2024-18 Radnor Hotel (591 E Lancaster)-** – New facades, formal garden accessory structure & one wall sign.

Jane Golas motioned for approval on new façade on Lancaster side of building **seconded** by Seyeon Park. Approval passed 4-0

Applications for Board Review:

- a. **DRB 2024-25 Wells Fargo (307 E Lancaster)** One monument sign, two wall signs, one directional sign, three parking space signs, one directional sign, five plaques and one ATM panel

Seyeon Park moved to approve application with a suggestions to; add street address on monument sign, submit landscaping plan (if applicable) and fence-in their dumpster that's located in their parking lot **seconded** by Timothy Frey. Approval passed 4-0

- b. **DRB 2024-26 (Bespoke Grooming) (15 West Ave)** add verbiage on existing awnings
Verbage not permitted by code. Board suggests applicant reach out to Kevin Kochanski for code clarification. Board suggests using the 20% allowable window vinyl for verbiage. Timothy Frey votes for a continuance **seconded** by Jane Golas.

- c. **DRB 2024-27 201 King of Prussia** Replace two existing signs with updated design.
Jane Golas moved to approve monument sign **seconded** by Timothy Frey. Board suggests applicant to return for tenant panels on monument sign. Approval passed 4-0

- d. **DRB 2024-28 - 12 West Boutiques (105 N Aberdeen)-** – Recover three awnings and driveway sunbrella fabric and one pole sign, repaint two-sided pole, window vinyl Seyeon Park motioned to approve application subject to removal of additional verbiage (apparel & accessories) on pole sign and include address **seconded** by Timothy Frey. Applicant to submit total calculations on awnings and signage w/ their permit application. Approval passed 4-0
- e. **DRB 2024-29 Lukoil (501 W Lancaster Ave)** Replace pylon sign
Jane Golas moved to approve **seconded** by Timothy Frey. Approval passed 4-0
- f. **DRB 2024-30 – Lucio Di Felice (912 Conestoga)** – Paint and extend deck, new siding and outdoor dining.
Jane Golas motioned to approve contingent upon further board approvals for color, change of the façade, outdoor dining concept and repair and extension of the deck **seconded** by Seyeon Park. Board also states that the buffer screening on the summit side needs some clarification so it meets codes. Board recommends return for signage and cut sheets for tables and chairs for the outdoor dining. Approval passed 4-0
- g. **DRB 2024-31 -104 & 108 North Wayne Avenue** – Consolidate 104 & 108 N Wayne to expand existing use. Interior renovations to 104. Raise and rebuild the roof to same height as 108 N Wayne. Applicant proposing to change storefront glass in the 104 portion to full window height in lieu of the panel. Seyeon Park motioned for approval **seconded** by Jane Golas. Approval passed 4-0
- h. **DRB 2024-32 Essent Guaranty (100 Matsonford Rd Bldg #2)** Construct amenity patio space w/ new landscaping, site furniture, garden walls & lighting. Jane Golas motioned for approval **seconded** by Seyeon Park. Approval passed

There being no further business, the meeting adjourned on a motion duly made and seconded.

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO: _____	
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: FEDERAL DONUTS AND CHICKEN RADNOR I, LLC

PROPERTY ADDRESS: 232 N RADNOR CHECSTER RD., RADNOR, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
TENANT SPACE WITHIN RADNOR RETAIL CENTER BUILDING.

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (215) 545 - 2215 Email: jw@boxwoodarchitects.com

PROPERTY OWNER: NICK PASHAUS

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:
John Weckerly - BoxWood Architects

ADDRESS: 1315 Walnut St, Suite 1614, Philadelphia, PA 19107

TELEPHONE: (215) 545 - 2215

Please provide a detailed description of proposal:

NEW ILLUMINATED WALL SIGN ON EXISTING BUILDING SIGN BAND. NEW DECALS ON STOREFRONT DOORS.
--

Signs (check all that apply):

- | | | |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>1</u> |
| <input type="checkbox"/> Freestanding Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Window Sign | How many? | <u>2</u> |
| <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:

5/22/2024
DATE

NICK PASHALIS
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:

5-15-24
DATE

John Weckerly
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.

Date: 5-22-24
 Job No. FEDERAL DONUTS RADNOR
 Attention: **LISA CURRIE**
 Re: SIGN DRB SUBMISSION

To:
 LISA CURRIE
TOWNSHIP OF RADNOR
 301 IVEN AVENUE
 WAYNE, PA 19087

We are sending you:

shop drawings specifications Prints CD

Copies	Dated	No.	Description
(6)	(5-14-24)	(A)	A-201 DRB SUBMISSION
(6)	(5-22-24)	(B)	DESIGN REVIEW BOARD APPLICATION
(1)			FLASH DRIVE / CD WITH ITEMS

These are transmitted as checked below:

- for your use
- for approval
- for review and comment
- no exceptions noted
- exceptions noted
- return corrected copy
- rejected

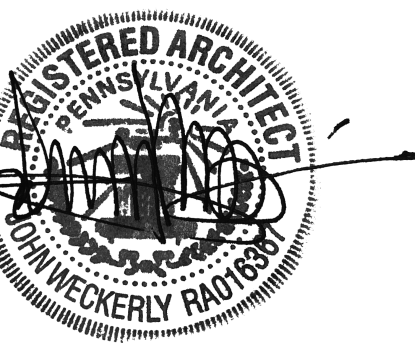
Remarks:

Thank you,

John Weckerly
 Box Wood Architects, LLC



IBOXWOOD ARCHITECTS LLC
 THE PHILADELPHIA BUILDING
 1315 WALNUT STREET
 SUITE 1614, PHILADELPHIA, PA
 19107 . TEL: 215.545.2215



JOHN WECKERLY, RA
 PARTNER



3 EXISTING CONDITIONS PHOTO
 SCALE: 1:7.43



RAL 3001



WHITE TRANSLUCENT ACRYLIC



PANTONE 7687 C



LOGO DECAL

232 N RADNOR CHESTER RD
 RADNOR, PA 19087
 (RADNOR RETAIL CENTER)

ZONING: PB

S.280-123

ALLOWABLE:

PROPOSED:

	ALLOWABLE:	PROPOSED:
TOTAL SIGN AREA	1.5 SQ FT OF LINEAR FRONTAGE = 30.625	25 SQ FT
WINDOW SIGNS	15% OF GLASS AREA	2% OF GLASS AREA
SHOPPING CENTER WALL SIGN AREA PER BUSINESS	60 SQ FT MAX	21 SQ FT
WALL SIGN MAX HEIGHT ABOVE GRADE	15' MAX	14'-11" MAX

JOB #:
FEDERAL DONUTS & CHICKEN
 232 N RADNOR CHESTER RD
 RADNOR PA 19087

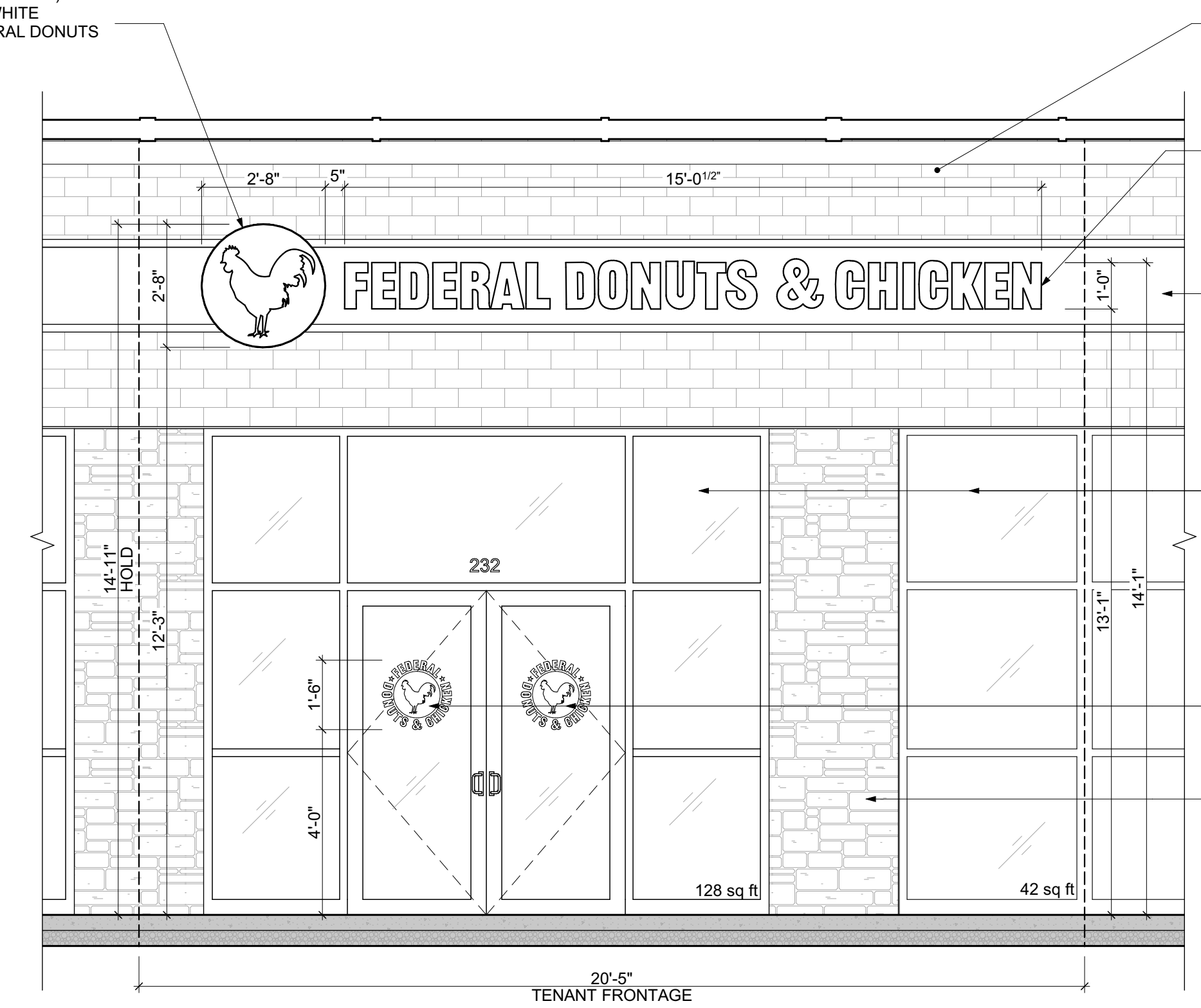
SCALE: AS NOTED
 23-043
 DRAWN BY: CAD Technician Full Name
 APPROVED: JW

Issue	Description	Date
DDT	DESIGN DEVELOPMENT	4/9/2024
CDM	FINAL REVIEW	5/10/2024
CD	ISSUE FOR PERMIT	5/10/2024
DRB	DRB SIGN SUBMISSION	5/14/2024



2 PROPOSED SIGN RENDERING
 SCALE: 1:2.22

NEW POWDERCOATED METAL SIGN (RAL-3001) WITH ILLUMINATED WHITE ACRYLIC FEDERAL DONUTS ROOSTER
 6 sq ft



1 STOREFRONT ELEVATION
 SCALE: 3/8" = 1'-0"

- EXISTING MANSARD ROOF TO REMAIN
- NEW INDIVIDUAL BACK-LIT POWDER COATED METAL LETTERS ON STANDOFFS (PMS 7687C)
15 sq ft
- EXISTING SIGN BAND TO REMAIN
- EXISTING STOREFRONT TO REMAIN
- NEW WINDOW SIGN DECAL - 4 SQ FT TOTAL
- EXISTING STONE VENEER TO REMAIN

This drawing, the accompanying documents, and the information herein and therein (including all designs) is the sole property of Box Wood Architects LLC. Neither this drawing, the accompanying documents nor any such information shall be used for any purpose other than that for which such items were specifically furnished. Neither this drawing, the accompanying documents nor any such information shall be reproduced or otherwise used, without the prior written consent of Box Wood Architects, LLC. All dimension and measurements are as accurate as can be reasonably determined. The contractor shall be responsible to verify all dimensions, measurements and other actual site conditions before work is commenced. During construction, and prior to completion of construction, the contractor shall also be responsible to report any discrepancy, inaccuracy or omission dimensions, measurements or other actual site conditions to all interested parties. Neither Box Wood Architects LLC nor any of its affiliates shall be responsible for any such discrepancy, inaccuracy, omission or any other site condition. The contractor shall be responsible to perform all construction, fabrication, procurement of equipment, installation and use of materials, in accordance with the best accepted industry practices, and all local, state and national laws, regulations and codes.

TITLE:
ELEVATION

DWG. NO.:
A-201

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

212197

TOWNSHIP USE ONLY	
APPLICATION NO: _____	
FEE PAID: _____	RECEIVED: _____

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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: Shaun Lyons

PROPERTY
ADDRESS: 601 Conestoga Road, Villanova PA 19085

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

MAILING ADDRESS: (if different than above): Same

TELEPHONE NO: (267)707 - 3347 Email: shaunlyons5454@gmail.com

PROPERTY OWNER: 601 Conestoga Road LLC

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:
John Hasson Architect/Lew Manual Quality Construction Contractor

ADDRESS: Paoli PA/ Kennett Square PA

TELEPHONE: (610)220 - 5189

Please provide a detailed description of proposal:

<p>Remove Existing Hardscaping Patio Build Deck Deck is being put in so the building will be safer for handicap access.</p>

RECEIVED
MAY 22 2024
COMMUNITY DEVELOPMENT

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? | _____ |

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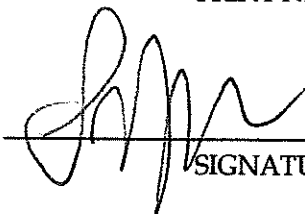
I hereby certify that I am the legal owner of the subject property as set forth in this application:

5/22/24

DATE

Shaun Lyons

PRINT NAME



SIGNATURE

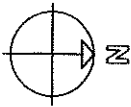
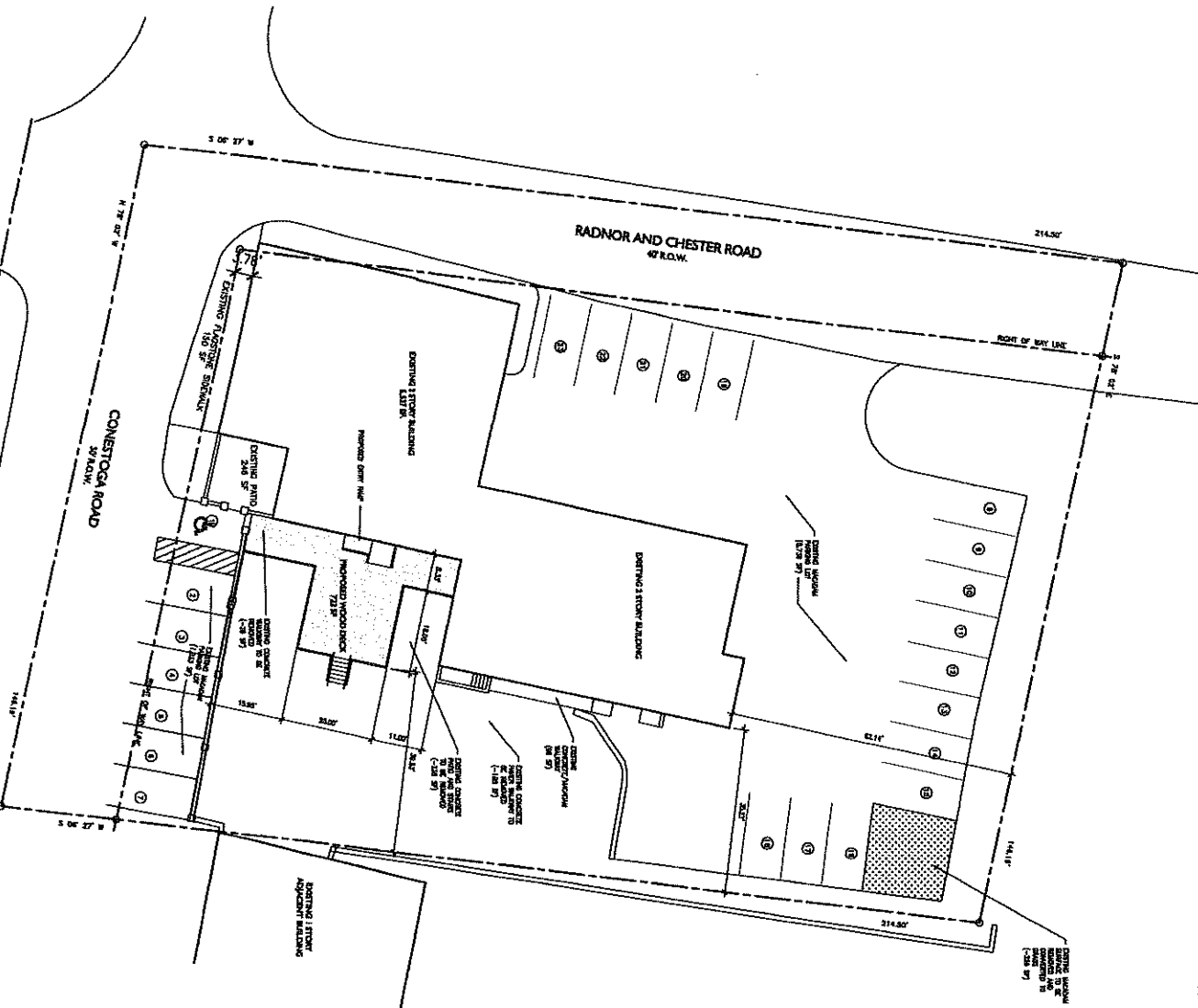
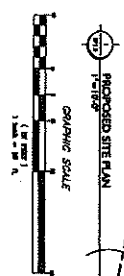
I hereby certify that I am the legal representation and/or agent for the owner of the subject property as set forth in this application:

DATE

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.



NOTES:
THIS SITE PLAN IS BASED ON A PLAN PROVIDED BY OWNER
DATE: 12/27/2018

RADNOR TOWNSHIP ZONING DATA C-1-COMMERCIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
LIT AREA	15,000 SQ FT	11,170 SQ. FT. COOL. SHW	11,170 SQ. FT. COOL. SHW
LIT WIDTH	100 FT	100 FT	100 FT
MAX BUILDING AREA	25K	11,170 (EXISTING)	11,170 (EXISTING)
FRONT YARD SETBACK	50' SIDEWALK	11.2' * (EXISTING)	11.2' * (EXISTING)
REAR YARD SETBACK	50' SIDEWALK	6' (EXISTING) *	7.2' (EXISTING) *
MAX HEIGHT	35'	31' FT	35' FT
MAX SIGNAGE COVERAGE	50%	45.00% (11,170 SQ FT)	60.00% (11,170 SQ FT)

* - EXISTING WITH CONFORMANCE CONDITION
THIS PROJECT MEETS ALL THE CRITERIA OF REQUIREMENTS IN IMPROVED COMPLIANCE

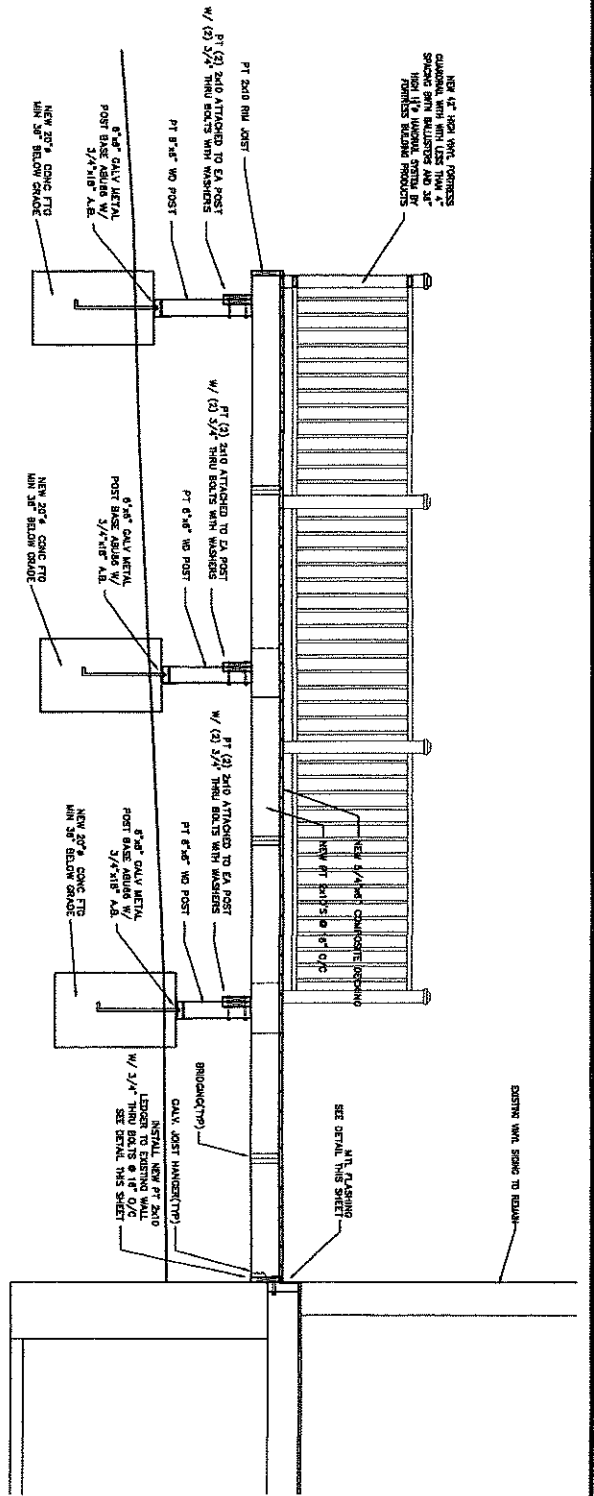
SP1.0

DATE: 12/27/2018
SCALE: 1" = 30' 1/2"
PROJECT: F

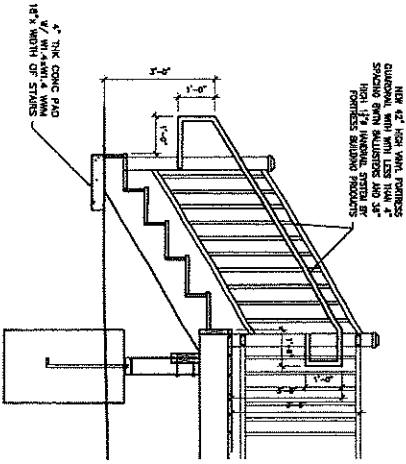
NO.	REVISION	DATE

PROPOSED SITE PLAN
PROPOSED WOOD DECK
601 CONESTOGA ROAD
RADNOR, PA. 19085

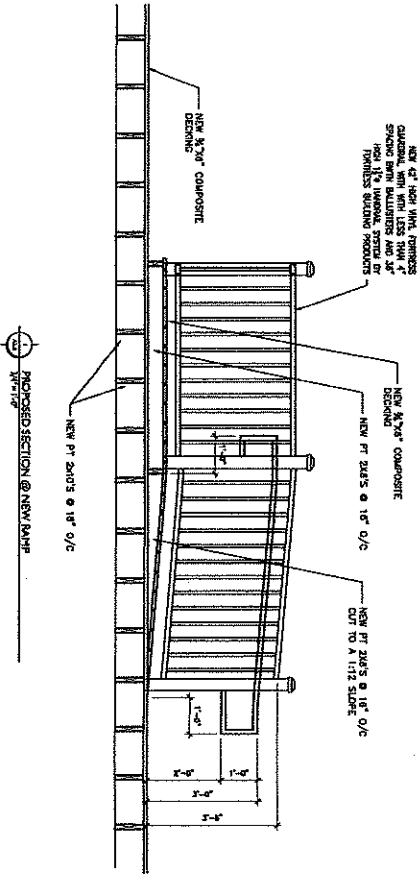
189 W. LANCASTER AVENUE, PAOLI, PA 19301
(610) 543-7881
info@eghc.com



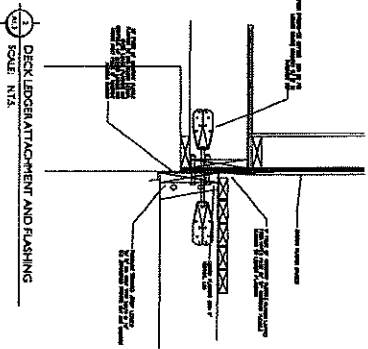
PROPOSED SECTION



PROPOSED SECTION @ NEW STAIRS



PROPOSED SECTION @ NEW RAMP



DECK LEDGER ATTACHMENT AND FLASHING

GENERAL NOTES:

1. ALL NEW METAL TO BE GALVANNEAL STEEL UNLESS OTHERWISE NOTED.
2. ALL NEW WOOD TO BE SYPHONIA UNLESS OTHERWISE NOTED.
3. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NDS AND NDS FOR WOOD PRESERVATION.
4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE IN INCHES.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE INSIDE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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16. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

SHEET NO. 14
 SECTIONS AT NEW DECK
 PROJECT: PROPOSED WOOD DECK
 601 CONESTOGA ROAD
 RADNOR, PA. 19085



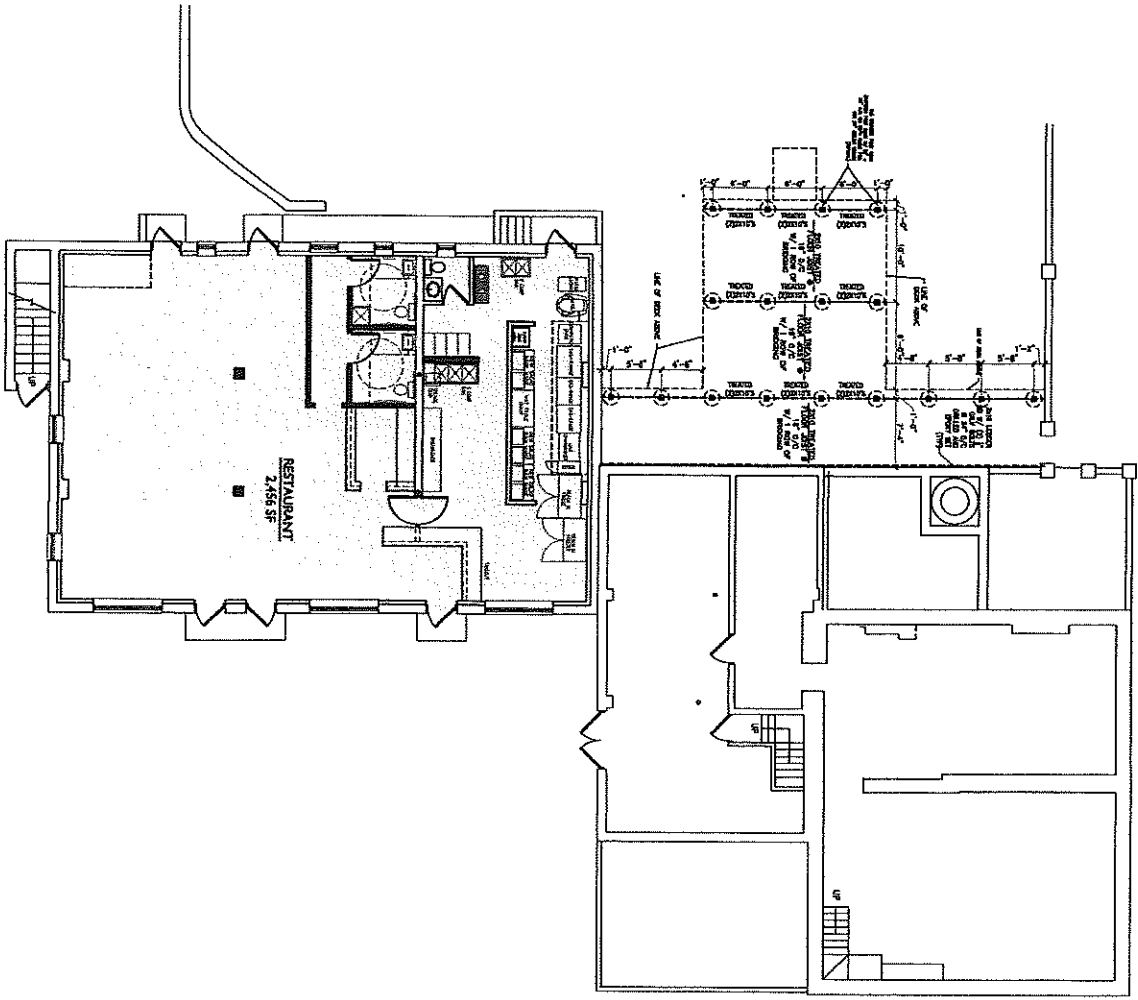
189 W. LANCASTER AVENUE, PAOLI, PA 19301
 (610) 543-7801
 info@eghc.net

AS.0

REVISION	NO.	DESCRIPTION	DATE

DATE: 05/14/2024
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT #:

EXISTING LOWER LEVEL FLOOR PLAN



GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

LEGEND:
 _____ EXISTING
 _____ PROPOSED

CONCRETE NOTES:
 1. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 308 AND 309 SERIES.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SPECIFIED FINISH.
 3. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
 4. ALL CONCRETE SHALL BE TESTED FOR STRENGTH AND CURING SHALL BE MAINTAINED THROUGHOUT THE CURE PERIOD.

MASONRY NOTES:
 1. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 530 AND 531 SERIES.
 2. ALL MASONRY SHALL BE SET ON A CONCRETE FOUNDATION.
 3. ALL MASONRY SHALL BE TESTED FOR STRENGTH AND CURING SHALL BE MAINTAINED THROUGHOUT THE CURE PERIOD.
 4. ALL MASONRY SHALL BE FINISHED TO THE SPECIFIED FINISH.

FRAMING NOTES:
 1. ALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 305 AND 308 SERIES.
 2. ALL FRAMING SHALL BE SET ON A CONCRETE FOUNDATION.
 3. ALL FRAMING SHALL BE TESTED FOR STRENGTH AND CURING SHALL BE MAINTAINED THROUGHOUT THE CURE PERIOD.
 4. ALL FRAMING SHALL BE FINISHED TO THE SPECIFIED FINISH.

REVISIONS:

NO.	DESCRIPTION	DATE

A1.0

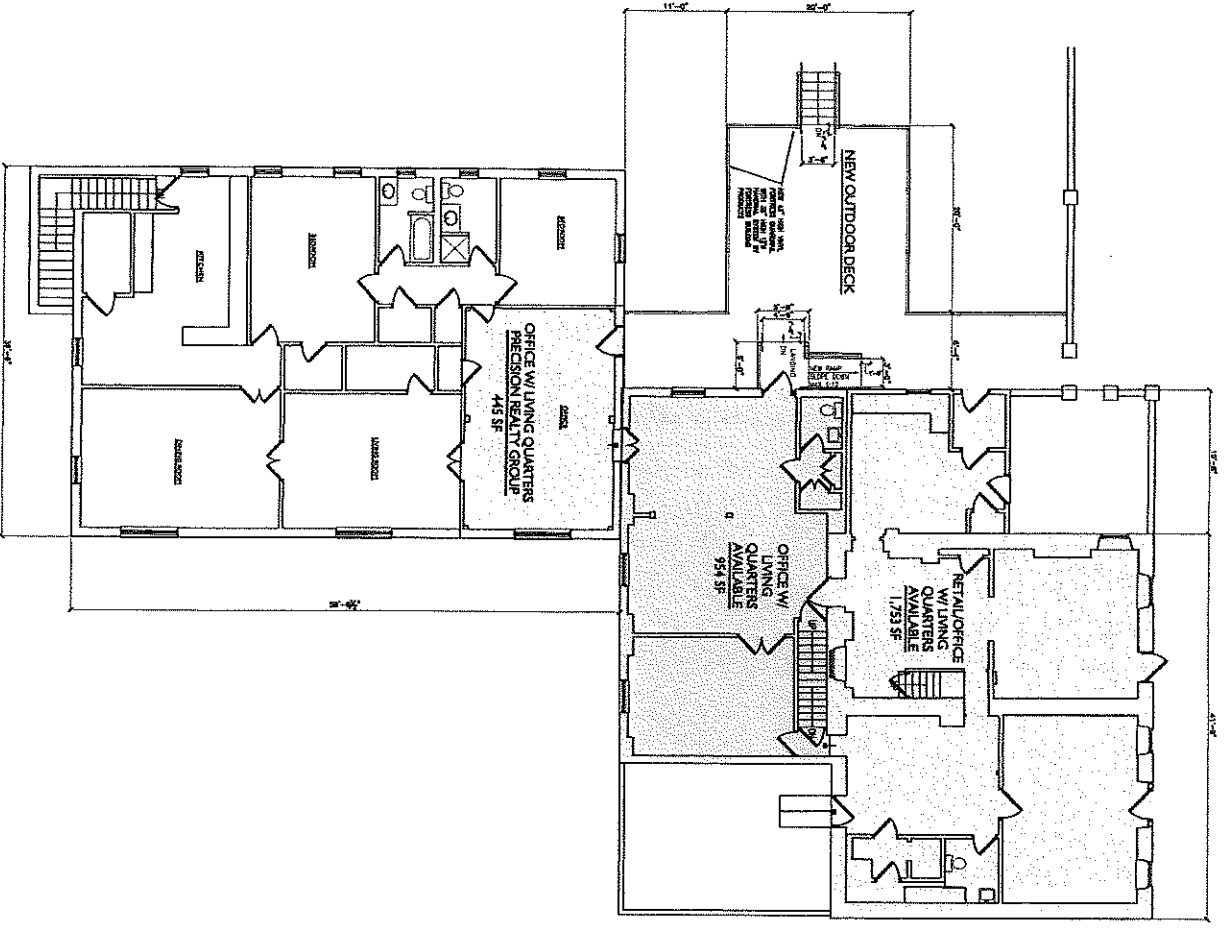
DATE: 10/15/14
 SCALE: AS NOTED
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT #:

EXISTING LOWER LEVEL FLOOR PLAN

PROJECT:
PROPOSED WOOD DECK
 601 CONESTOGA ROAD
 RADNOR, PA. 19085

EGHC
 ARCHITECTS, LLC

189 W. LANCASTER AVENUE, PADLI, PA 19301
 (610) 543-7881
 info@eghc.net



PROPOSED FIRST FLOOR PLAN

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONCRETE CODE, PART 507, SECTION 507.00, AND THE MASONRY CODE, PART 508, SECTION 508.00.

LEGEND:

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 MINUTES OF POURING.
3. ALL CONCRETE SHALL BE CURED WITH WET BURLAP OR OTHER CURING METHOD FOR 7 DAYS.
4. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
5. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
6. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
7. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
8. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
9. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.
10. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE UNTIL READY FOR FINISHING.

MASONRY NOTES:

1. ALL MASONRY SHALL BE CONSTRUCTED ACCORDING TO THE MASONRY CODE.
2. ALL MASONRY SHALL BE CONSTRUCTED WITH 1/2" GROUT.
3. ALL MASONRY SHALL BE CONSTRUCTED WITH 1/2" GROUT.
4. ALL MASONRY SHALL BE CONSTRUCTED WITH 1/2" GROUT.
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9. ALL MASONRY SHALL BE CONSTRUCTED WITH 1/2" GROUT.
10. ALL MASONRY SHALL BE CONSTRUCTED WITH 1/2" GROUT.

FRAMING NOTES:

1. ALL FRAMING SHALL BE CONSTRUCTED ACCORDING TO THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. ALL FRAMING SHALL BE CONSTRUCTED WITH 2x6 JOISTS.
3. ALL FRAMING SHALL BE CONSTRUCTED WITH 2x6 JOISTS.
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10. ALL FRAMING SHALL BE CONSTRUCTED WITH 2x6 JOISTS.

AI.I

REVISIONS	NO.	DESCRIPTION	DATE

EXISTING FIRST FLOOR PLAN
 PROJECT:
PROPOSED WOOD DECK
 601 CONESTOGA ROAD
 RADNOR, PA. 19085

EGHC
 ARCHITECTS, LLC
 109 W. LANCASTER AVENUE, PAOLI, PA 19301
 (610) 543-7881
 info@eghc.net

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

9/21/87

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>DRB 2024-35</u>
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: Pete Wonderland Milex Construction


PROPERTY ADDRESS: 797 E Lancaster Ave Villanova, PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?
stand alone

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: (267) 400 - 1497 Email: pwonderland@milexconstructionllc.com

PROPERTY OWNER: Procco Group

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: Milex Construction / 36th 

ADDRESS: 2310 Big Oak Rd Landhorne, PA 19047

TELEPHONE: (267) 400 - 1497

Please provide a detailed description of proposal:

Building addition of (4) dormers on the existing roof.

RECEIVED
MAY 21 2024
COMMUNITY DEVELOPMENT

Signs (check all that apply):

- Ground Sign How many? _____
- Wall Sign How many? _____
- Freestanding Sign How many? _____
- Window Sign How many? _____
- Awning How many? _____

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

N/A

- 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:

N/A

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:

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:

5/21/24
DATE

Pete Wonderland
PRINT NAME

[Handwritten Signature]
SIGNATURE

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

NEW ROOF DORMERS

RADNOR PROPERTY GROUP

797 EAST LANCASTER AVE.

VILLANOVA, PA.



GENERAL NOTES

- EXISTING CONDITION(S) VERIFICATION: IT IS INCUMBENT UPON THE G.C. AND ALL OF HIS/HER SUBCONTRACTORS TO VISUALLY SURVEY AND MEASURE THE SITE TO VERIFY THAT THE SPACE AS DESIGNED CAN BE ACCOMMODATED. PRIOR TO ANY CONSTRUCTION THE G.C. SHALL CHALK LINE THE ENTIRE PREMISES, REVIEW ALL EXISTING CONDITIONS, INCLUDING BUILDING SYSTEMS AND STRUCTURES SCHEDULED TO REMAIN OR LANDFORD SYSTEM WHICH PASS THROUGH THE DEMISED PREMISES, FOR NON-INTERFERENCE WITH PROPOSED DESIGN AS INDICATED ON THESE DOCUMENTS. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AND OWNER IMMEDIATELY PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION. FAILURE TO COMPLY SHALL MAKE THE G.C. LIABLE FOR ALL COSTS AND/OR CORRECTIONS TO ACCOMMODATE DESIGNED INDICATED WITHIN THESE DOCUMENTS.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXISTS, EXIST LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL SAW CUTTING AND CORING LOCATIONS SHALL BE APPROVED AND COORDINATED WITH THE OWNER PRIOR TO CUTTING/CORING.
- DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF TENANTS AND NEIGHBORS.
- "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE WHEN THEY FIRST OCCUR.
- "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- PROVIDE PORTABLE FIRE EXTINGUISHER(2) WITH U.L. LABEL AND A RATING OF NOT LESS THAN 3A 40BC WITH 75FT. TRAVEL DISTANCE TO ALL POSITIONS OF STORE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. FIRE EXTINGUISHERS TO BE MOUNTED WITH TOP OF HANDLE AT 48" MAXIMUM PER ICC A117.1. SECTION 308.1. ALL LOCATIONS SHALL BE DETERMINED WITH THE TOWNSHIP INSPECTOR AT FRAMING INSPECTION. G.C. TO PROVIDE ADA-COMPLIANT, SEMI-RECESSED EXTINGUISHER CABINET, TYP.
- PROVIDE NON-COMBUSTIBLE BLOCKING AND/OR SUPPORT FRAMING TO ASSURE A COMPLETE INSTALLATION OF FINISHES, TRIM AND MILLWORK AS INDICATED IN THE DOCUMENTS REQUIRED BY THE OWNER, PRODUCT MANUFACTURERS AND AS REQUIRED FOR PROPER INSTALLATION.
- THE C.M. SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE MILLWORK CONTRACTOR.
- ALL REQUESTS FOR INFORMATION SHALL BE MADE IN WRITING AND TO BE ISSUED TO THE ARCHITECT BY THE G.C. ONLY. THE ARCHITECT WILL NOT RESPOND TO VERBAL OR WRITTEN RFIS BY SUB CONTRACTORS. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATING AND REVIEWING ALL SUBMITTALS. THE G.C. IS TO REVIEW AND STAMP ALL SUBMITTALS PRIOR TO SENDING TO THE ARCHITECT ENGINEERS, AND OWNER. THE ARCHITECT WILL NOT REVIEW ANY SUBMITTALS WITHOUT A STAMP AND SIGNATURE BY THE G.C.
- THE C.M. SHALL BE RESPONSIBLE FOR COORDINATING THE ENTIRE PROJECT TO CONTRACT COMPLETION DATE INCLUDING THE SCHEDULING AND SUPERVISION OF OWNER AND OWNER'S VENDOR SUPPLIED ITEMS.
- THE DESIGN SCOPE BY 3GHC ARCHITECTS, LLC IS LIMITED TO THE INTERIOR OF ROOMS. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND SHEET NOTES. DEVIATION FROM THE CONTRACT DOCUMENTS SHALL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEERS, AND OWNER.
- ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING STANDARD.

SHEET INDEX

DRAWING LIST LEGEND		18-14-2024 ISSUED FOR PERMIT									
○	DRAWING ISSUED	0	1	2	3	4	5	6	7	8	9
●	DRAWING ISSUED - LATEST RELEASE										
GENERAL											
DRAWING ISSUE											
SHEET	SHEET TITLE										
C1.0	COVER SHEET	●									
ARCHITECTURAL											
SHEET	SHEET TITLE										
A1.0	FLOOR PLAN										
A1.1	ROOF PLAN										
A2.0	ELEVATIONS										
A3.0	SECTIONS										
A4.0	ACCESSIBILITY REQUIREMENTS										
A4.0a	ACCESSIBILITY REQUIREMENTS										

SYMBOLS

- DENOTES SECTION/ELEVATION REFERENCE MARK
- SEE DOOR SCHEDULE
- ALIGN W/ ADJACENT SURFACES
- REVISION
- FIRE EXTINGUISHER PROVIDE EVERY 75', FINAL QUANTITY AND LOCATIONS TO BE DETERMINE BY TOWNSHIP FIRE OFFICIAL
- DENOTES FLOOR/GRADE ELEVATION
- SECTION CUT
- DETAIL CUT
- GC. GENERAL CONTRACTOR
- A.B. ANCHOR BOLTS
- TYP. TYPICAL
- SIM. SIMILAR
- O/C ON CENTER
- RWC RAIN WATER CONDUCTOR
- B.S. BUILDING STANDARD
- F.O. FACE OF
- EO. EQUAL
- U.O.N UNLESS OTHERWISE NOTED
- FT FIRE TREATED

CODE INFORMATION

PROJECT TYPE: ADD (4) DORMERS TO THE EXISTING ROOF

BUILDING CODES:

- INTERNATIONAL BUILDING CODE/2018
- INTERNATIONAL MECHANICAL CODE/2018
- INTERNATIONAL PLUMBING CODE/2018
- THE NATIONAL ELECTRICAL CODE/2018
- INTERNATIONAL FUEL GAS CODE/2018
- BARRIER FREE SUB-CODE REQUIREMENTS PER ICC/ANSI A117.1-2017
- AIR CONDITIONING AND VENTILATING SYSTEMS (NFPA 90-2002)
- TITLE 3 OF THE AMERICANS WITH DISABILITIES ACT

Use Group: B - BUSINESS

Construction Type: (503) 2A FULLY SPRINKLERED

TENANT FIT-OUT: B - BUSINESS

AREA TABULATION			
Floor	Proposed area	Occupancy	
EXISTING 3RD FLOOR	6,296 SF	1/150 SF = 42 persons	
CONSTRUCTION REQUIREMENTS PER TABLE 601 & 602			
Construction Requirements Per Table 601 & 602 (Type 2A construction):	STRUCTURE OR ELEMENT	HOURLY RATING	U.L. DESIGN No.
	Structural Frame	1 hr (per Table 601)	N/A
	Interior Bearing walls	1 hr (per Table 602)	N/A
	Exterior Bearing walls	1 hr (per Table 602)	N/A
	Exterior non-load bearing walls	0 hr (per Table 602)	N/A
	Interior non-load bearing walls	0 hr (per Table 602)	N/A
	Exit stairs	1 hr	
	Shafts	1hr	
	Other non-load bearing part. Int load-bearing walls, cols, truss Struct members supporting walls	0 hr 1 hr 1 hr but not less than the wall it supports	
	Floor construction	1 hr	D916
	Roof construction	1 hr	

Parapet Walls: Not required (704.11, Exception No. 1)

Fire Detection System: Required per (907) Fire alarm system shall conform to IBC 2018 and NFPA 72

Fire Alarm System: Required per (907) Fire alarm system shall conform to IBC 2018 and NFPA 72 required

Fire extinguishers: Required to be supervised

Alarm supervision: Not required in sprinklered building (717.3.2)

Draft stopping: BUILDING- 250' (with sprinklers) (Table 1016.1) WITHIN SPACE- 100' (with sprinklers)

Max travel distance: 0 hour, 44" min width (1018.2)

Corridor construction: Two (per Table 1018.1)

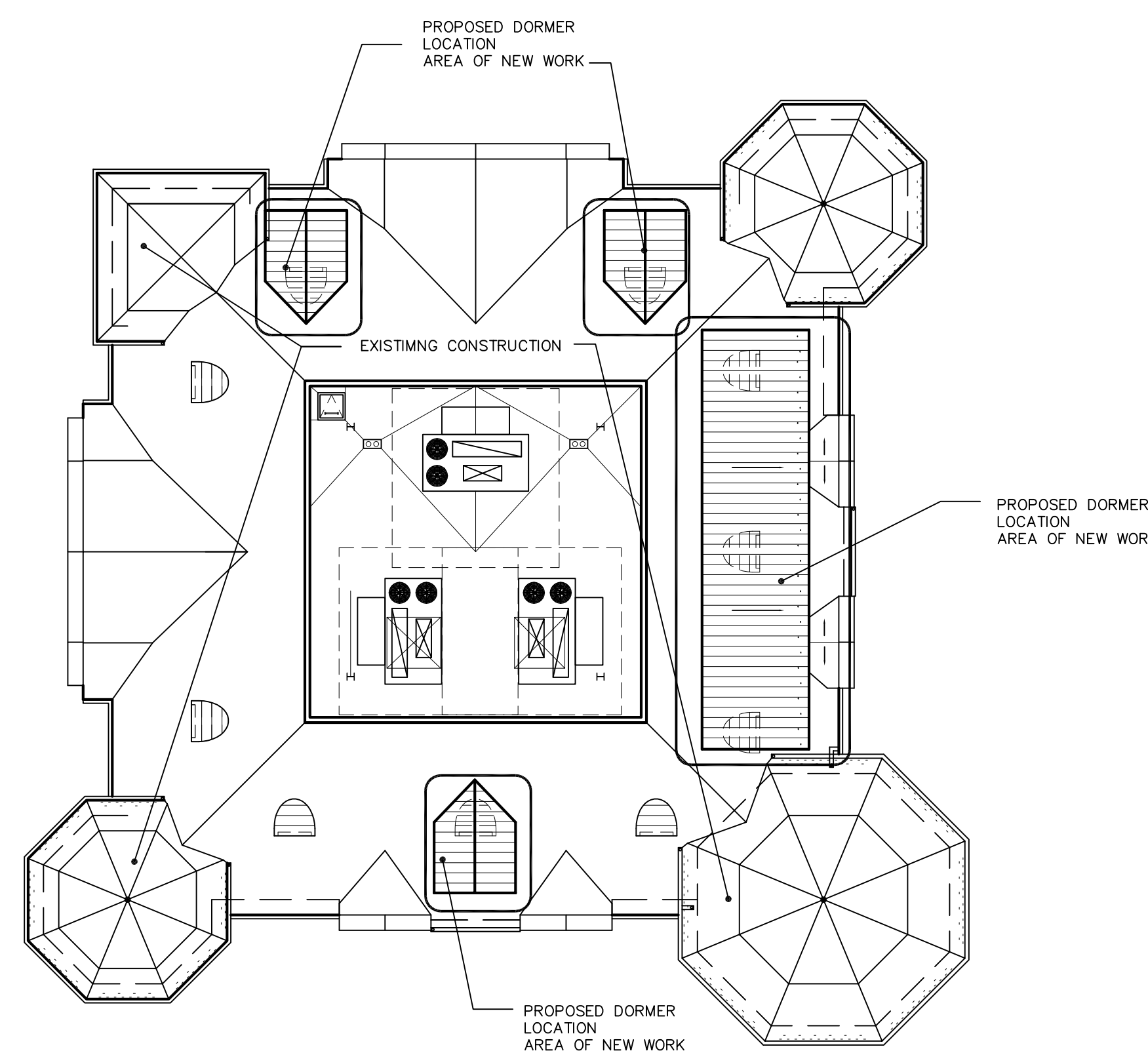
Exits required: 0 hr (table 1004.3.2.1 w/ sprinklers) (Fire partitions - 711.2)

Exit corridors: 0 hr (table 1004.3.2.1 w/ sprinklers) (Fire partitions - 711.2)

PROJECT TEAM

OWNER	ARCHITECT
THE PROVCO GROUP 795 EAST LANCASTER AVENUE VILLANOVA, PA PH: 610-601-1490 CONTACT: BRIAN ALDERFER EMAIL: balderfer@provco.com	3GHC ARCHITECTS, LLC 189 WEST LANCASTER AVE PAOLI, PA 19301 PH: (610) 543-7881 CONTACT: CARL GUTTILLA EMAIL: carl@3ghc.net

KEY PLAN



COVER SHEET

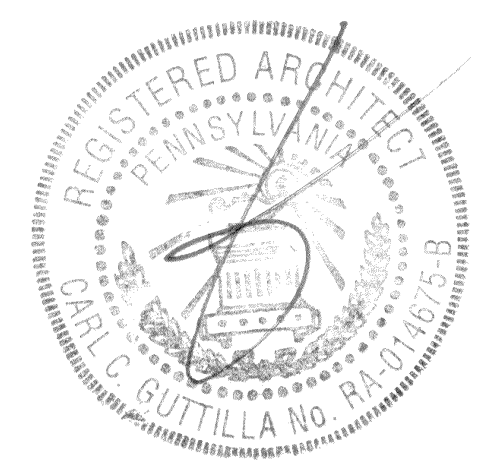
PROJECT: NEW DORMERS 797 EAST LANCASTER AVENUE VILLANOVA, RADNOR TOWNSHIP, PA

Issue / Revisions:	Description
0 05.14.2024	ISSUE FOR PERMIT

DATE: 05.02.24
 SCALE: AS NOTED
 DRAWN BY:
 CHECKED BY: CC
 PROJECT #:

SHEET NO.

C1.0



Issue /	Revisions:
#	Date Description
0	05.14.2024 ISSUE FOR PERMIT

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT #:
05/02/24	AS NOTED		GC	

GENERAL NOTES

- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS, IN CASE OF CONFLICT NOTIFY THE ARCHITECT. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET & PAD, CERAMIC TILE, V.C.T., ETC.
- ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD FINISH, U.O.N. ALL DIMENSIONS NOTED ARE TO BE VERIFIED IN FIELD WITH THE BUILT FIELD CONDITIONS.
- CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE REPRESENTATIVE PRIOR TO THE INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT, SUB-CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
- G.C. SHALL PROVIDE ALL NECESSARY BLOCKING AS REQUIRED FOR ANCHORAGE OF ANY AND ALL FIXTURES, MILLWORK AND OTHER BUILT-IN ITEMS. COORDINATE WITH FIXTURE CONTRACTOR. ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.
- PROVIDE FLOOR TRANSITION STRIPS @ ALL CHANGES IN FLOOR MATERIALS, CONCEAL UNDER DOOR, TYP. IN CONFORMANCE WITH ICC/ANSI A-117.1-2017.
- COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS W/ FIRE MARSHALL & PROVIDE TYPE & QUANTITY REQUIRED. PROVIDE SEMI-RECESSED ADA COMPLIANT CABINET.
- PROVIDE 3-1/2" ACOUSTICAL BATT INSULATION IN ALL INTERIOR WALLS & PARTITIONS.
- FURR ALL STEEL COLUMNS W/ 1/4" GYP. BD. ENLARGE FURRING @ PIPE CHASES, TYP. AS REQ'D.
- ALL FIXTURES, FINISHES AND CONSTRUCTION TO BE IN CONFORMANCE WITH ICC/ANSI A-117.1-2017.
- PROVIDE ONE LAYER 5/8" GYP. BD OVER 3 5/8" METAL STUDS ABOVE AND BELOW WINDOWS. INSULATE INTERIOR FACE OF EXTERIOR WALLS ALL AROUND WINDOWS WITH R-13 BATT INSULATION FULL HEIGHT TO ROOF DECK ABOVE. EXPOSED INSULATION IN PLENUM TO BE FS-25 EXPOSURE RATED (GC TO PROVIDE METHOD OF ATTACHMENT TO WALL).
- GC TO COORDINATE BREAKTHROUGH FROM NEW SPACE TO EXISTING SPACE WITH OWNER. CONSTRUCTION WORK SHALL NOT INTERFERE WITH OWNER'S BUSINESS OPERATION.

DRAWING LEGEND

- DOOR NO.
- ROOM NO.
- ALIGN W/ ADJACENT SURFACE (INCLUDING FINISH FACES AND APPLIED FINISHES)
- REVISION
- PARTITION TYPE TAG
- REFERS TO KEY NOTES
- DENOTES SECTION/ELEVATION REFERENCE MARK

PARTITION TYPES

WALL TYPE A - INTERIOR PARTITION WALL:
3-5/8"x20 GA METAL STUDS @ 16" O/C W/ (1) LAYER 5/8" TYPE "X" GYP. BD. EACH SIDE, RUN STUDS TO DECK ABOVE. GYP BD TO STOP 6" ABOVE ADJACENT CEILING. PROVIDE ACOUSTIC BATT INSULATION IN CAVITY. (BRACE TO STRUCTURE ABOVE)

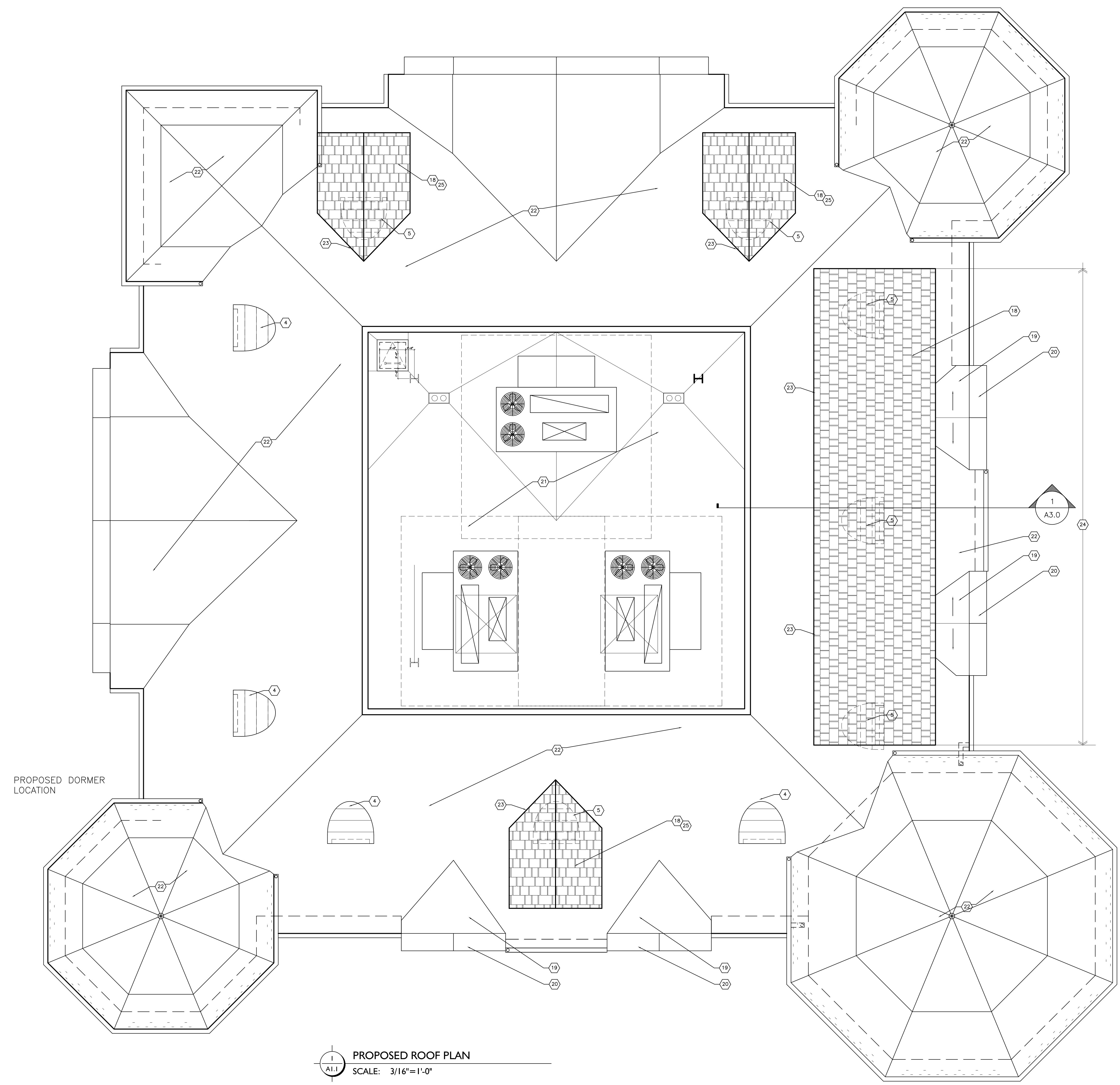
WALL TYPE C - INTERIOR PARTITION WALL:
3-5/8"x20 GA METAL STUDS @ 16" O/C W/ (1) LAYER 5/8" TYPE "X" GYP. BD. ONE SIDE, RUN TO 6" ABOVE CEILING LINE.

WALL TYPE C - EXTERIOR STRUCTURAL STUD WALL:
6"x16 GA METAL STUDS @ 16" O/C W/ (1) LAYER 5/8" TYPE "X" GYP. BD. @ INTERIOR SIDE, ONE LAYER 2" FT PLYWOOD (STRUCT-1) AT EXTERIOR FACE. SEE SECTIONS AND DETAILS FOR CLADDING AT EXTERIOR.

NOTE:
1. USE WATER RESISTIVE GYP BD AT ALL WET WALLS
2. ALL PARTITIONS SHALL RECEIVE ACOUSTIC INSULATION
3. ALL DRYWALL TO RECEIVE LEVEL 4 FINISH

KEY NOTES

- NEW NESTED STUD POST 6"x16 GA METAL STUD BOX POST. CENTER OVER BEAM BELOW ANCHOR TO EXISTING SLAB WITH (2) EA 3/8" DIA X 4" LONG EPOXY SET BOLTS
- EXISTING COLUMN TO REMAIN
- EXISTING PLUMBING WET WALL TO REMAIN
- EXISTING DORMER TO REMAIN TO REMAIN. GC TO INSPECT AND REPAIR ALL EXISTING LEAKS.
- EXISTING DORMER TO BE REMOVED
- BEAM BELOW, GC TO CONFIRM LOCATION IN FIELD
- EXISTING FLOOR SLAB TO REMAIN
- EXTRUDED ALUMINUM MULLION SYSTEM 1" W/ TINTED INSULATED GLASS KAWNEER TRIFAB 451-T SYSTEM CLEAR ANODIZED ALUMINUM SUBMIT SAMPLE/SHOP DRAWINGS FOR APPROVAL. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE
- EXISTING DOOR TO REMAIN
- LINE OF STRUCTURE ABOVE
- EXISTING ELEVATOR
- EXISTING MECHANICAL SHAFT
- EXISTING STAIR
- EXISTING WINDOW TO REMAIN
- NEW COMPOSITE FIBERGLASS ROOF SHINGLES OVER NON-SLIP WM MEMBRANE. COLOR & STYLE TO MATCH EXISTING SHINGLES.
- EXISTING CRICKET TO BE MODIFIED, GC TO PROVIDE WATERPROOF CONDITION
- EXISTING PARAPET WALL TO REMAIN
- EXISTING MECHANICAL EQUIPMENT "WELL" TO REMAIN
- EXISTING ROOFING TO REMAIN
- GC TO PROVIDE WATERPROOF TRANSITION FROM NEW ROOFING TO EXISTING ROOFING
- NEW 12"x16 GA COLD FORM ROOF RAFTERS @ 16" O.C.
- NEW 8"x16 GA COLD FORM ROOF RAFTERS @ 16" O.C.



PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

506.1 General. When operable windows are provided in an accessible room or space, at least one shall comply with Section 506. Where operable windows are required to provide natural ventilation or operable windows are required to provide an emergency escape and rescue opening, that window shall be the operable window that complies with Section 506.

Exceptions.

- Operable windows that are operated only by employees shall not be required to comply with this section.
- Operable windows in Type A units that comply with Section 1103.13.
- Operable skylights shall not be required to comply with this section.

4 SECTION 506 - WINDOWS

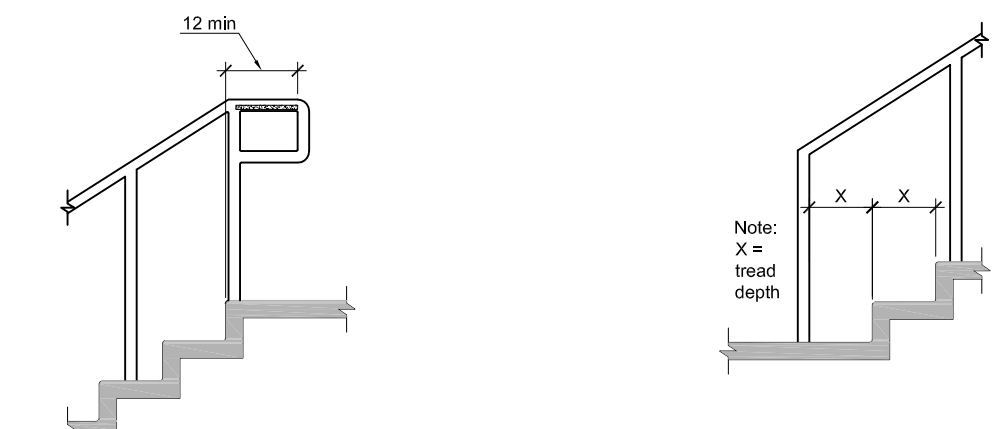


Figure 505.10.2 Top Handrail Extensions of Stairs
Figure 505.10.3 Bottom Handrail Extensions of Stairs

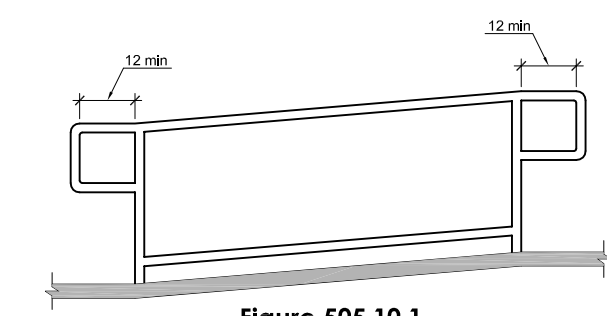


Figure 505.10.1 Top and Bottom Handrail Extensions of Ramps

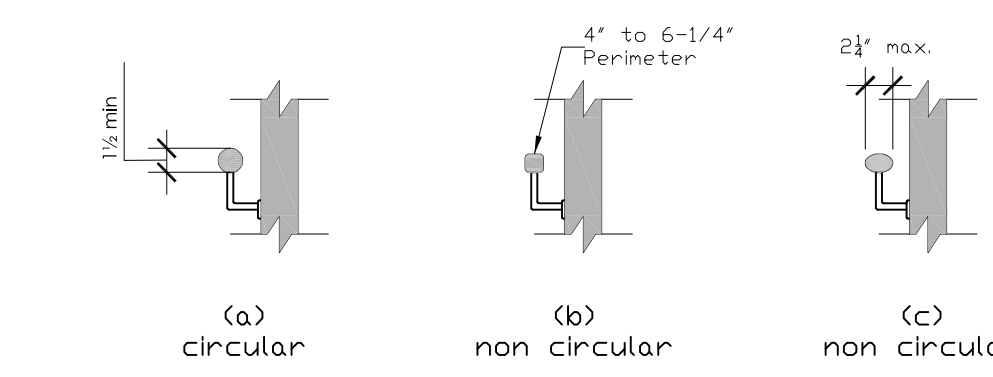


Figure 505.7 Handrail Cross Section

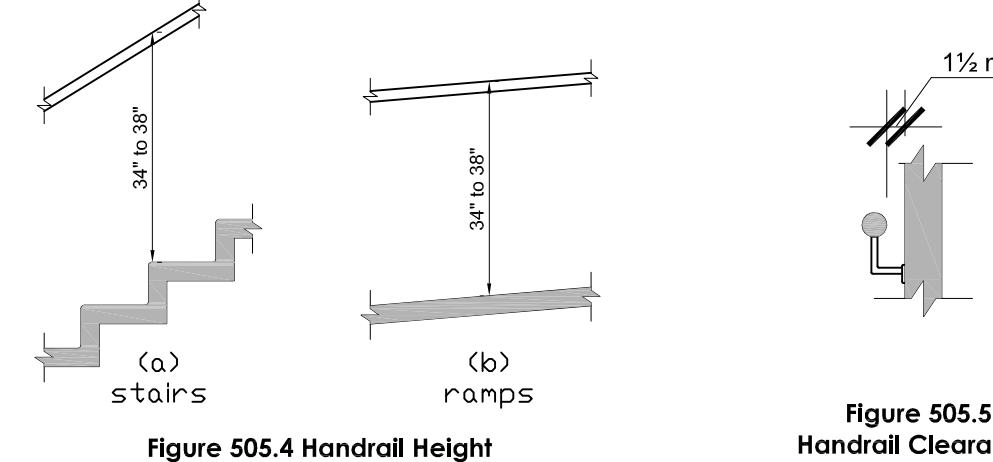


Figure 505.4 Handrail Height
Figure 505.5 Handrail Clearance

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.

Exception:

- In assembly seating areas, handrails shall not be required on both sides along aisle stairs, provided with a handrail either at the side of within the aisle.
- In assembly seating areas, handrails shall not be required on the sides of ramped aisles serving seats.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.

Exception:

- Handrails shall not be required to be continuous in aisles serving seating where handrails are discontinuous to provide access to seating and permit crossovers within the aisles.

505.4 Height. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces, and walking surfaces.

505.5 Clearance. Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2" minimum.

505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newell posts, other construction elements, or obstructions.

505.7 Cross Section. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

505.7.1 Circular Cross Sections. Handrails with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum.

505.7.2 Non-Circular Cross Sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-3/4" maximum.

505.10 Handrail Extensions.

505.10.1 Top and Bottom Extension of Ramps. Ramp handrails shall extend horizontally above the landing 12" min. beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extensions at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min., beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

3 SECTION 505: HANDRAILS

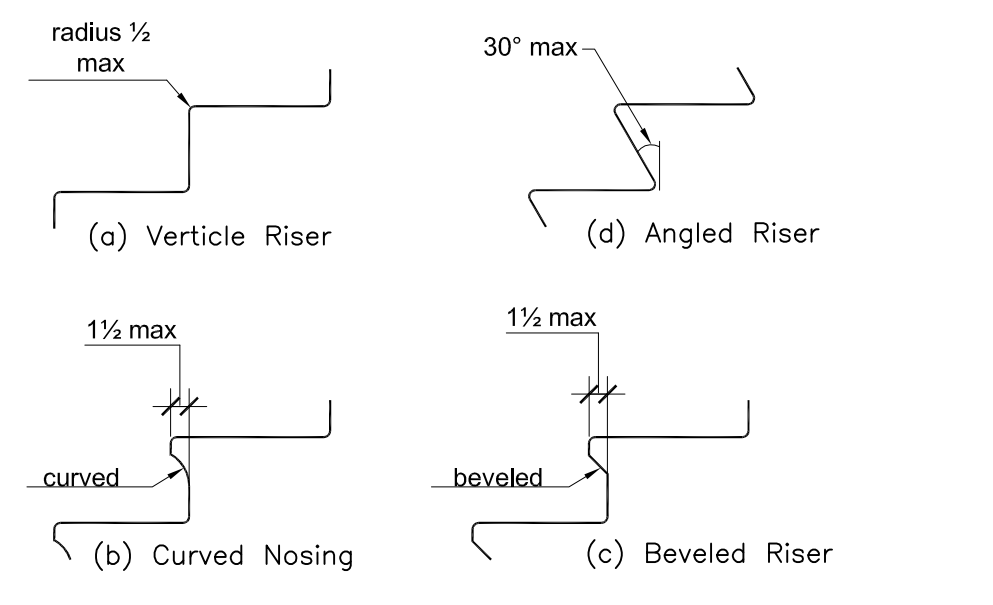


Figure 504.5 Stair Nosings
Figure 504.2 Treads and Risers for Stairways

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" minimum and 7" maximum in height. Treads shall be 11" minimum in depth.

504.3 Open Risers. Open risers shall not be permitted.

504.4 Tread Surface. Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosings. Nosings shall comply with the following:

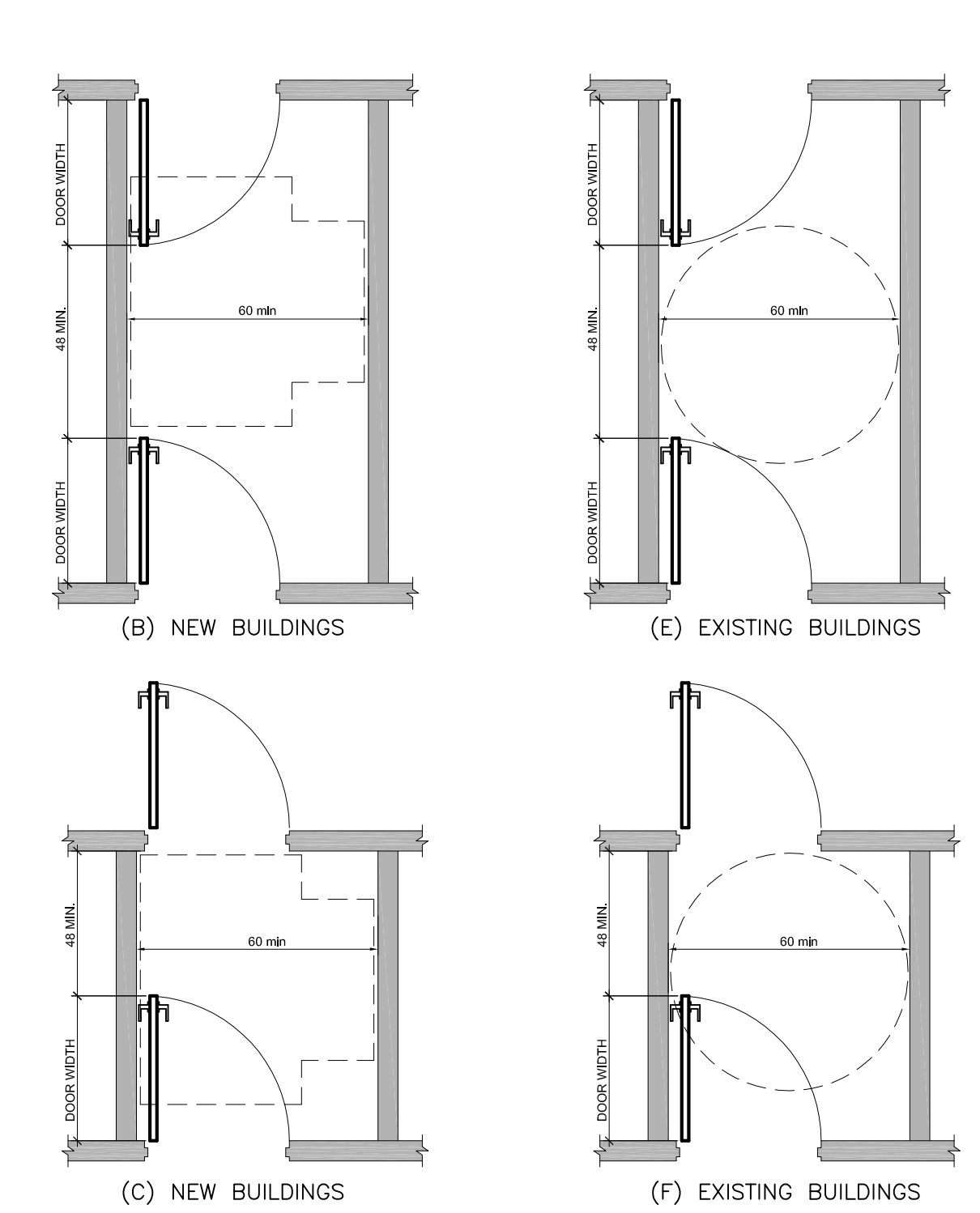
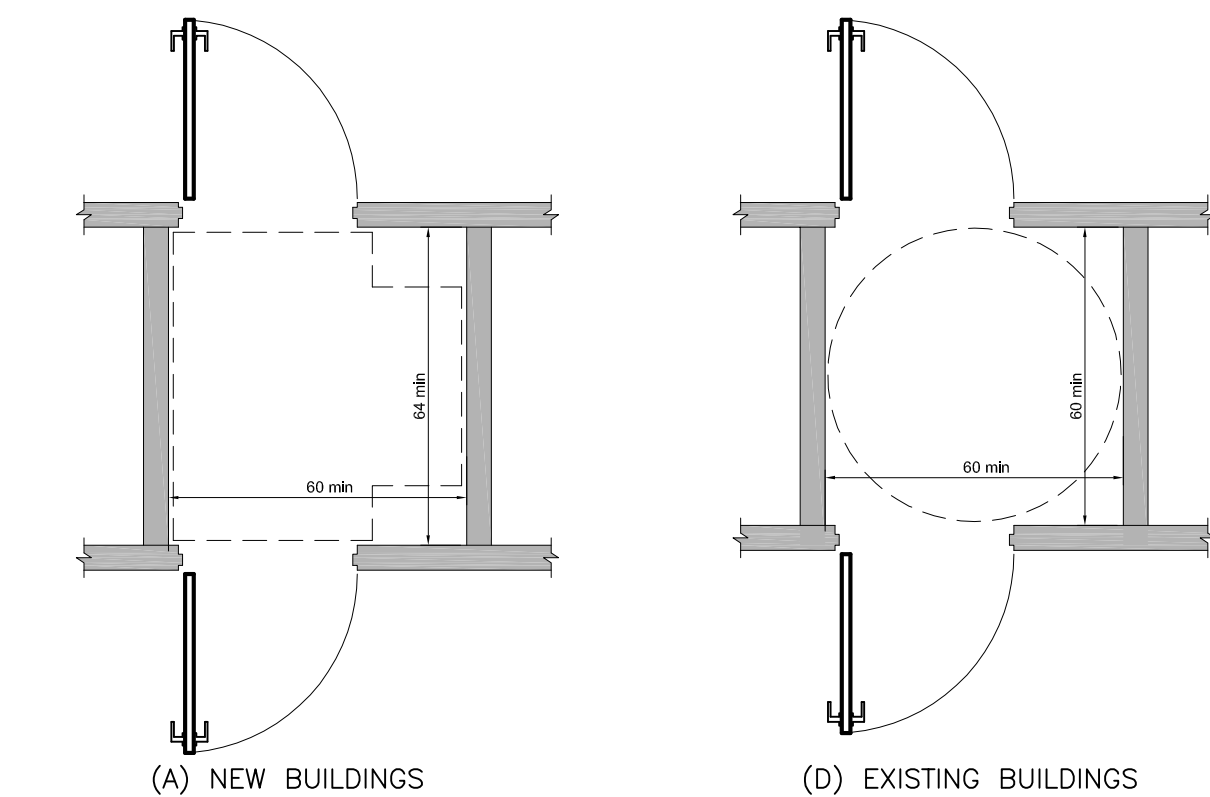
- Nosings within a stairway shall be uniform.
- If rounded, the radius of curvature at the leading edge of the tread shall be 1/2" max.
- If beveled, the bevel at the leading edge shall slope at 45 degrees to the plane of the top surface of the tread and landing and extend for a horizontal distance of 1/2" max.
- Nosings that project beyond risers shall have the underside of the leading edge curved or beveled.
- Risers shall be permitted to slope under the tread at an angle of 30 degrees max. from vertical.
- The permitted projection of the nosing shall be 1 1/2" max. over the tread or floor below.

504.6 Visual Contrast. Visual contrast shall comply with either 1 or 2:

- The leading 1 to 2 inches of every tread and landing, measuring horizontally from the leading edge of the nosing, shall consist of a solid color having visual contrast of dark-on-light or light-on-dark from the remainder of the tread. The contrasting marking shall be durable and shall extend from one side of each tread to the other side of each tread.
- Durable distinctive warning markings required by the adopted building code or ANSI safety standard.

504.7 Handrails. Stairs shall have handrails complying with Section 505.

2 SECTION 504- STAIRWAYS



APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Doorway	
From Front	52" (1)	
From Side	42"	

Table 404.2.3.4 -- Maneuvering Clearances for Doorways without Doors or Gates

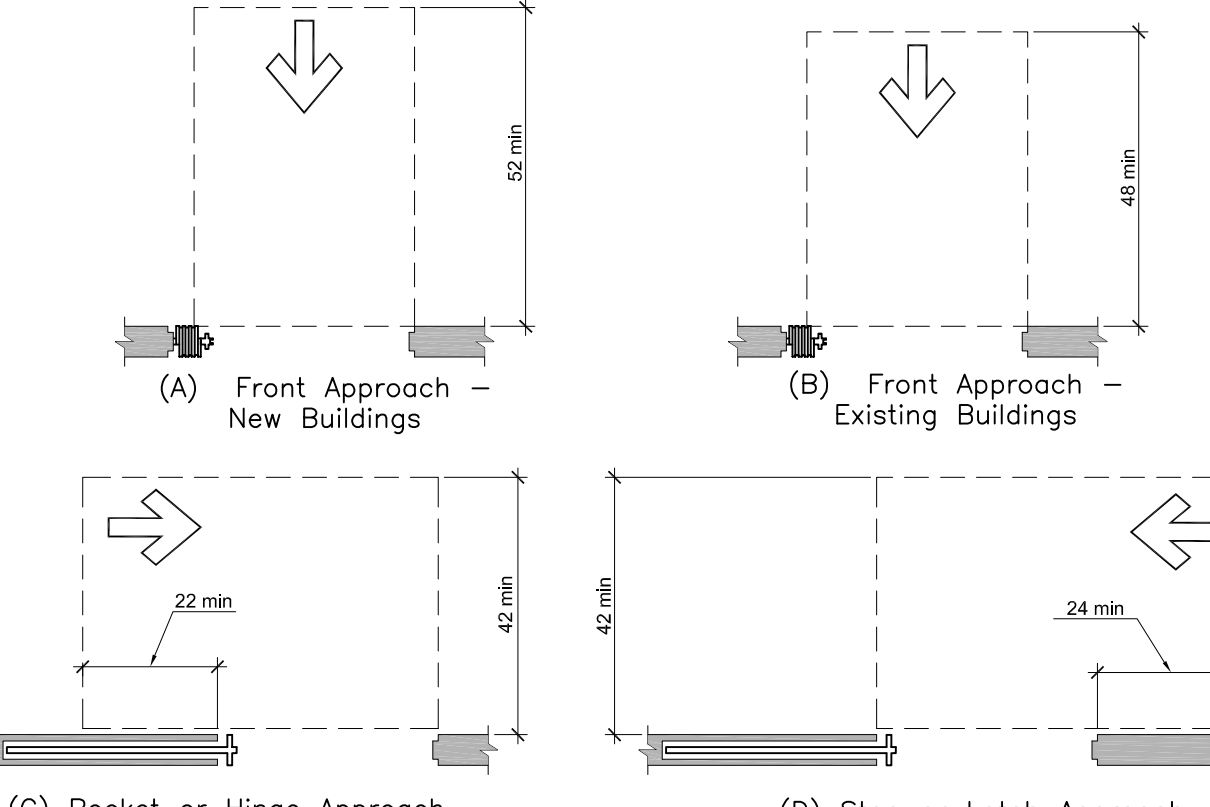


Figure 404.2.3.3 -- Maneuvering Clearances at Sliding and Folding Doors

APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Door (1)	Parallel to Door (Beyond stop or latch side unless noted)
From Front	52" (1)	0"
From Nonlatch Side	42"	22" (1)
From Latch Side	42"	24"

Table 404.2.3.3 -- Maneuvering Clearances for Sliding and Folding Doors

404 Doors and Doorways

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with Section 404.

Exception: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 404.2.3, 404.2.6, 404.2.7, 404.2.8, 404.3.1, 404.3.2, 404.3.4, 404.3.7, and 404.3.8.

404.2 Manual Doors. Manual doors, doorways, and manual gates, intended for user passage shall comply with Section 404.2.

404.2.1 Double-leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3.

404.2.2 Clear Width. Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging door shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches in depth at doors and doorways without doors shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

Exception:

- Door closers and door stops shall be permitted to be 78 inches minimum above the floor.
- In alterations, a projection of 5/8 inch maximum into the required clear opening width shall be permitted for the latch side stop.

404.2.3 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with Section 404.2.3. Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance.

404.2.3.1 Floor Surfaces. The floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

404.2.3.2 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

404.2.3.3 Sliding and Folding Doors. Sliding doors and folding doors shall have maneuvering clearances complying with Table 404.2.3.3.

404.2.3.4 Doorways without Doors. Doorways without doors that are less than 36" in width shall have maneuvering clearances complying with Table 404.2.3.4.

404.2.3.5 Recessed Doors. Where any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door, maneuvering clearances for forward approach shall be provided.

404.2.4 Thresholds at Doorways. If provided, thresholds at doorways shall be 3/8" maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

Exception: An existing or altered threshold shall be permitted to be 3/4" maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding 3/4"

404.2.5 Two Doors in Series. Distance between two hinged or pivoted doors or gates in series shall be 48" minimum plus the width of any door or gate swinging into the space. The space between the doors and gates shall provide a turning space.

404.2.6 Door and Gate Hardware. Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengaged devices that hold the door or gate in a closed position shall be as follows:

- Hardware operation by a forward, pushing or pulling motion: 15 pounds max.
- Hardware operation by a rotational motion: 28 inch-pounds max.

404.2.6.1 Hardware Height. Operable parts of such hardware shall be 34" min and 48" max. above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

1 SECTION 404: DOORS, DOORWAYS, AND GATES

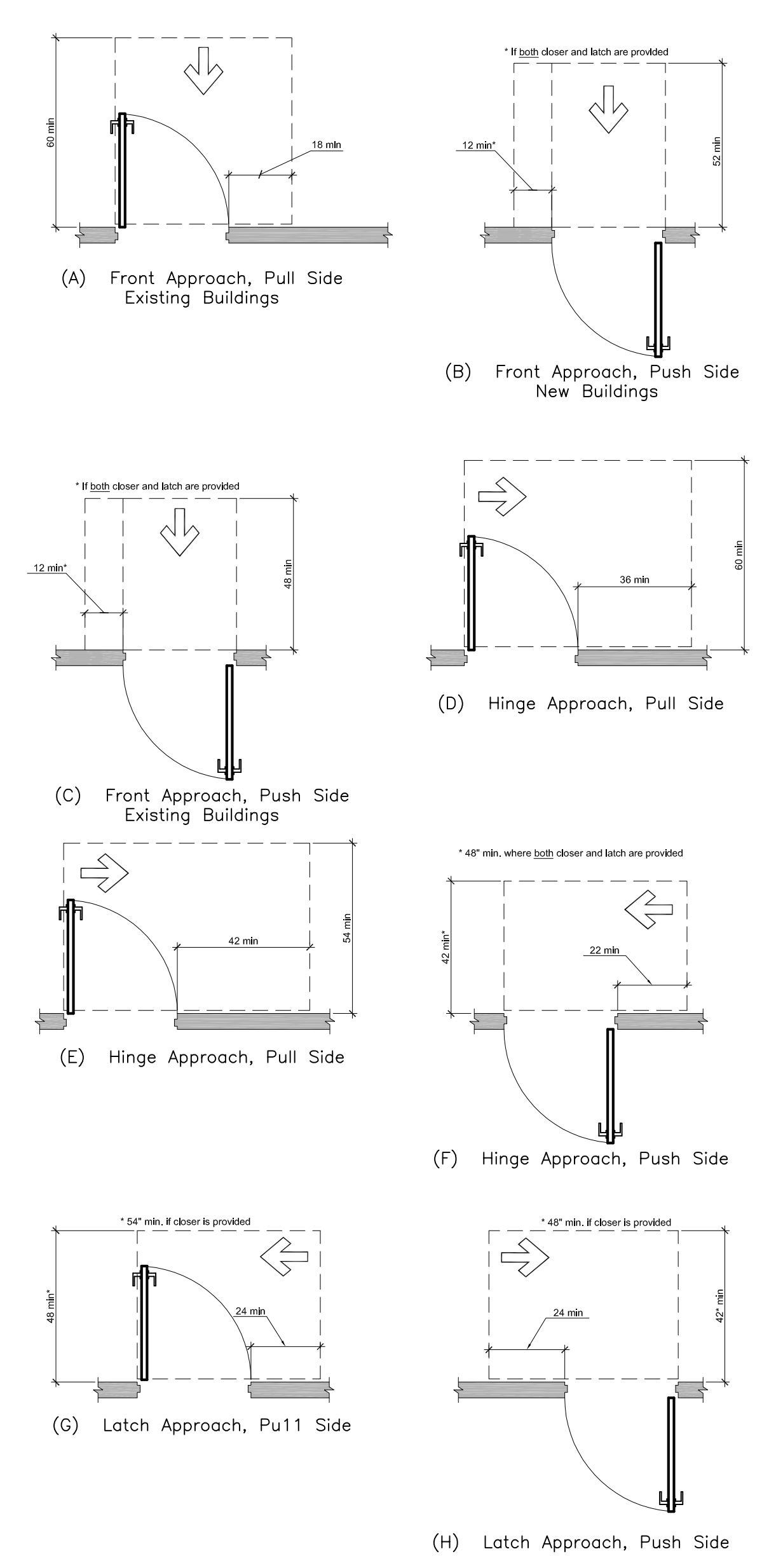


Figure 404.2.3.2 Maneuvering Clearances at Manual Swinging Doors

TYPE OF USE	MANEUVERING CLEARANCES			
	Approach Direction	Door Side	Perpendicular to Door (1)	Beyond Latch Parallel to Door
From Front	Pull		60"	18"
From Front	Push		52" (4)	0"
From Hinge	Pull		60"	36"
From Hinge	Push		54"	42"
From Latch	Pull		42" (1)	22" (3)
From Latch	Push		48" (2)	24"
From Latch	Push		42" (2)	24"

Table 404.2.3.2 -- Maneuvering Clearances at Manual Swinging Doors

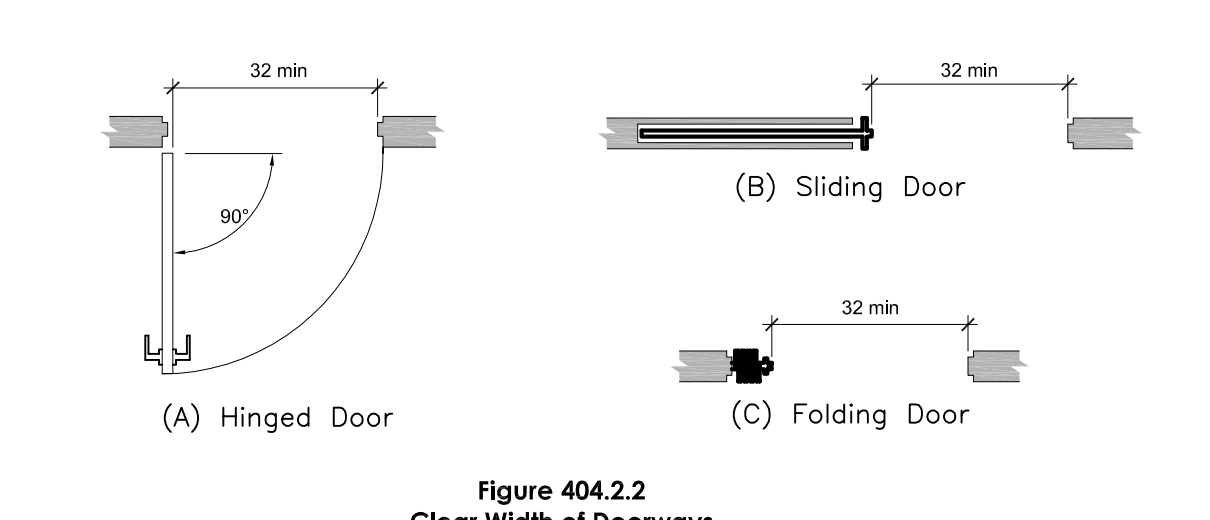


Figure 404.2.2 Clear Width of Doorways



EGHHC
ARCHITECTS, LLC
189 W. LANCASTER AVE
PAOLI, PA, 19301
(610) 543-7881

ACCESSIBILITY REQUIREMENTS
PROJECT:
NEW DORMERS
797 EAST LANCASTER AVENUE
VILLANOVA, RADNOR TOWNSHIP, PA

Issue / Revisions:	Date	Description
0	05.14.2024	ISSUE FOR PERMIT

DATE: 05/02/24
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.

A4.0a



ROOF RENOVATIONS
797 E. LANCASTER AVE
VILLANOVA, PENNSYLVANIA

EXTERIOR VIEW
FRONT VIEW

prepared by:
3GHC ARCHITECTS, LLC
PAOLI, PENNSYLVANIA
05.20.2024



ROOF RENOVATIONS
797 E. LANCASTER AVE
VILLANOVA, PENNSYLVANIA

EXTERIOR VIEW SIDE VIEW

prepared by:
3GHC ARCHITECTS, LLC
PAOLI, PENNSYLVANIA
05.20.2024

**TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD**

TOWNSHIP USE ONLY	
APPLICATION NO: _____	RECEIVED: _____
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: Brad Giresi

PROPERTY ADDRESS: 12 Louella Court, Wayne, PA

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

MAILING ADDRESS: (if different than above): 1379 Dilworthtown Crossing, Suite 209, W. Chester, PA

TELEPHONE NO: (484) 301 - 0551 Email: brad@giresidesign.com

PROPERTY OWNER: 193-195 E Lancaster Partners, LLC

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:
Giresi Design, LLC (Architect); Cornerstone Construction (GC); Image 360 of Main Line (Signage)

ADDRESS: Giresi Design (1379 Dilworthtown Crossing, Suite 209, W. Chester, PA 19382)
360 (1225 Montrose Ave, Bryn Mawr PA 19010)

TELEPHONE: Cornerstone Construction (67 Poplar Hill Lane, Elkton MD 21921)
(484) 412 - 8674 (360 Image of Main Line)
(443)466-1181 (Cornerstone Construction)

Please provide a detailed description of proposal:

Exterior alterations shall include: painting the existing storefront on East Elevation; new storefront with entry door on North Elevation; new storefront to replace existing sliding door on the North Elevation; replacement window on North Elevation (Ground Floor only); new gooseneck light fixtures for signage on East Elevation; new signage on East Elevation (above storefront); new awning on North Elevation (above storefront)

Signs (check all that apply):

- | | | |
|---|-----------|----------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Wall Sign | How many? | <u>1</u> |
| <input type="checkbox"/> Freestanding Sign | How many? | _____ |
| <input type="checkbox"/> Window Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Awning | How many? | <u>1</u> |

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:

05/20/24

DATE

Corey Lonberger

PRINT NAME

DocuSigned by:

 FB8E6FF81F044CA...

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:

05/20/24

DATE

Brad Giresi

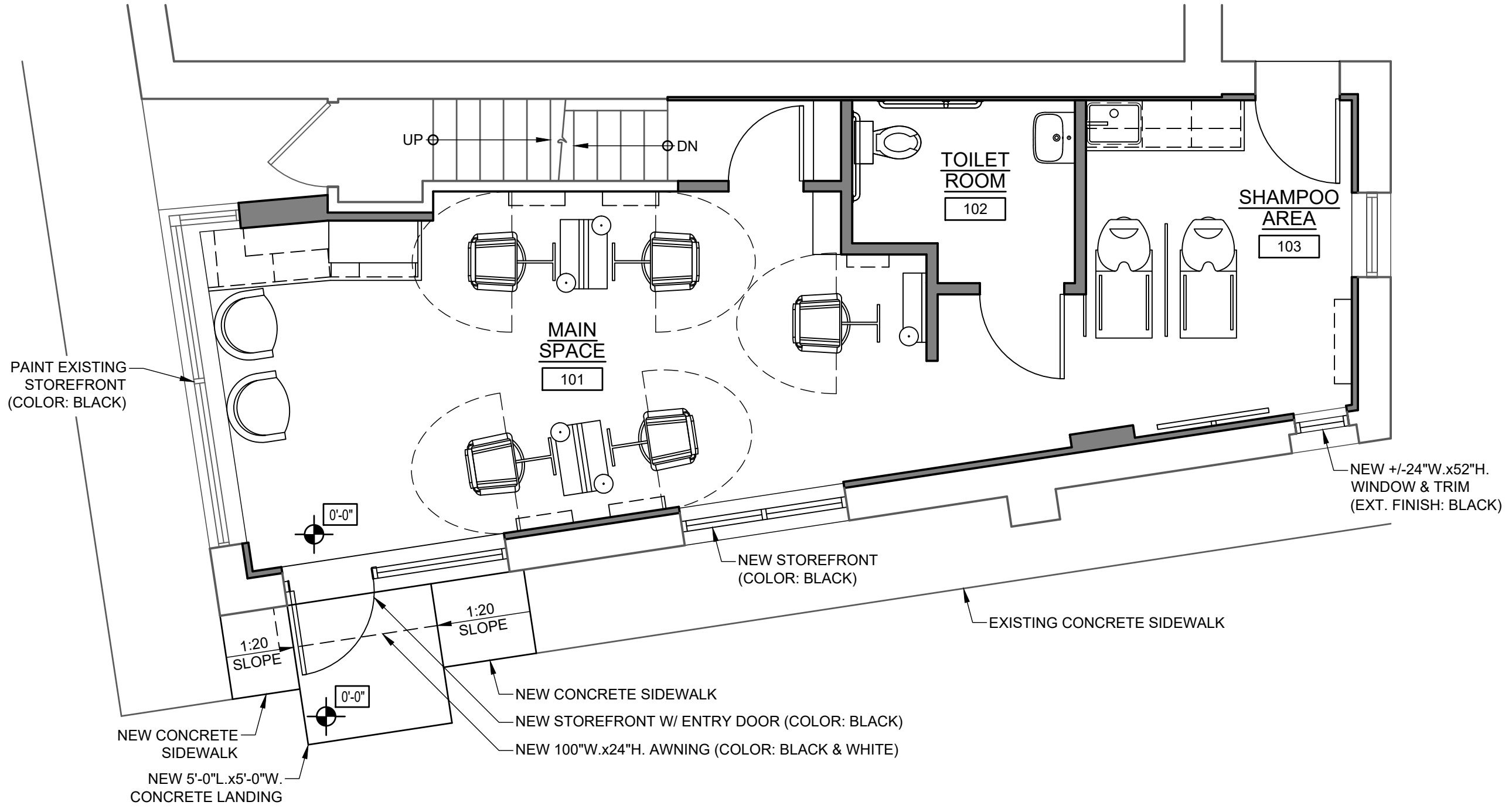
PRINT NAME


 SIGNATURE

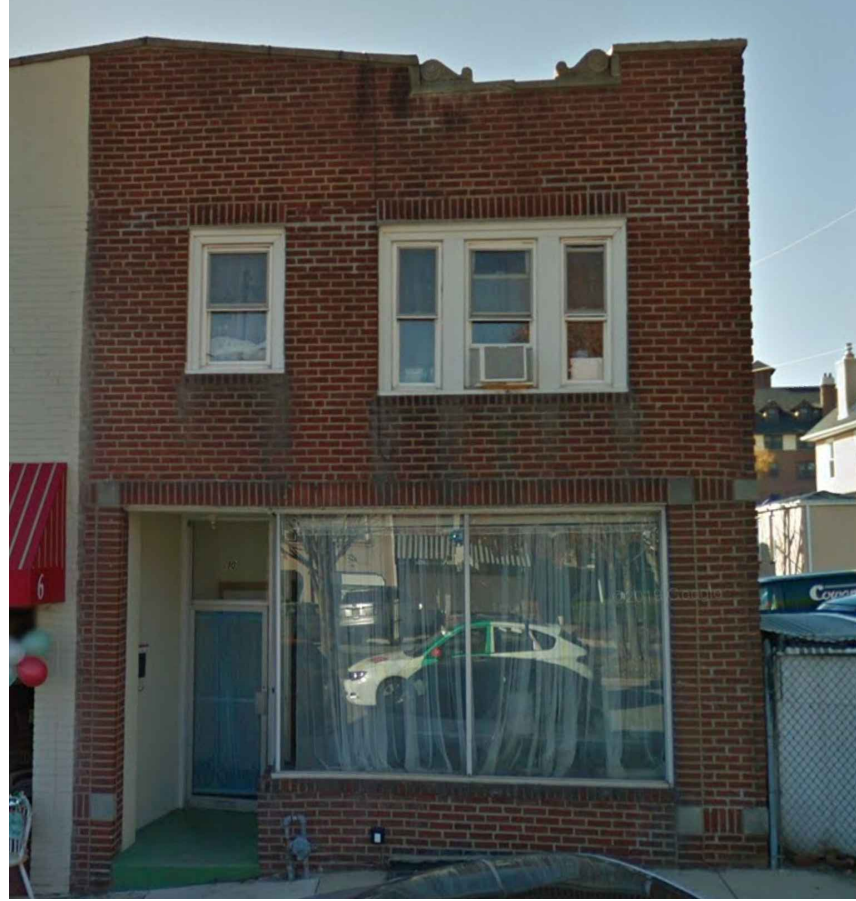
NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.



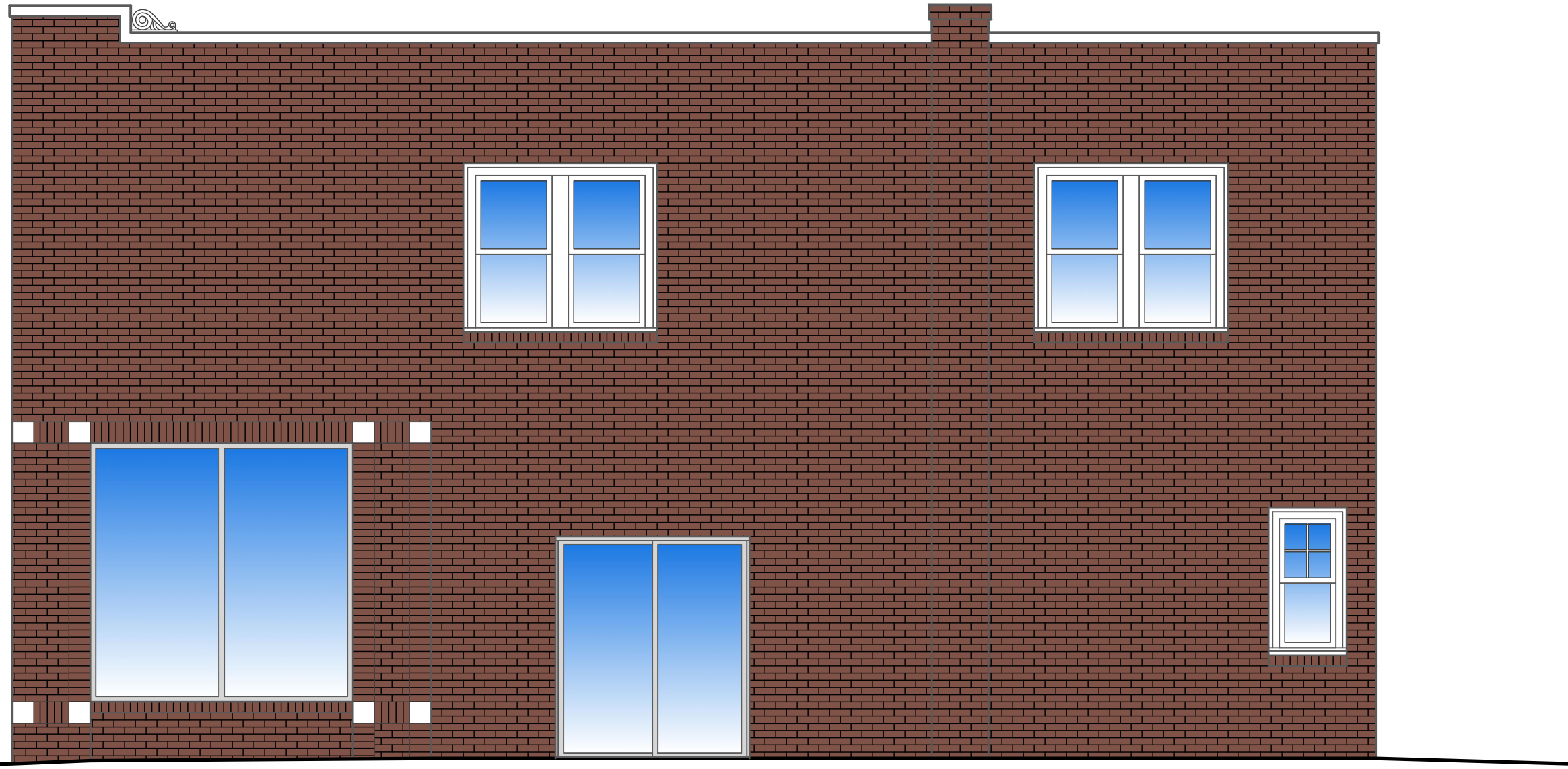
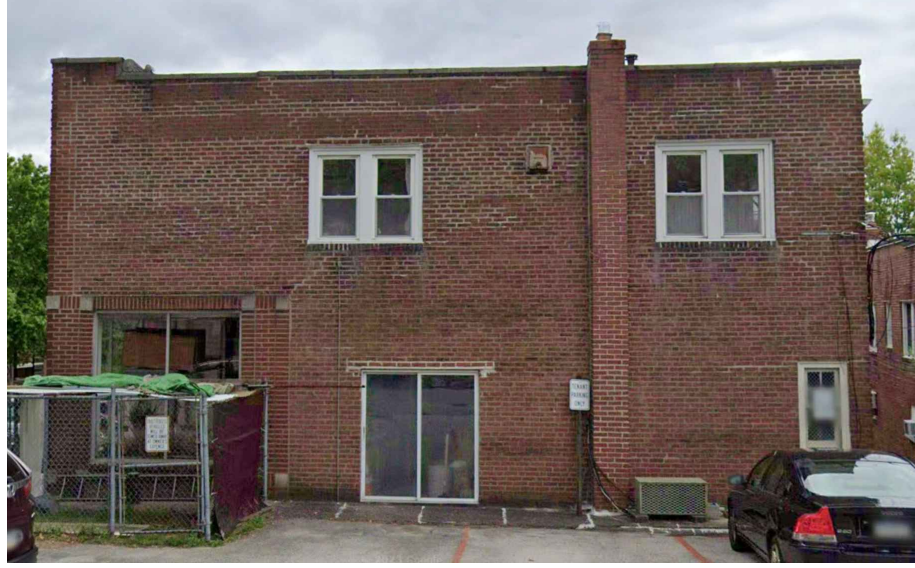
2 AERIAL PHOTO
SCALE: NTS



1 FLOOR PLAN (PROPOSED)
SCALE: 1/4"=1'-0"



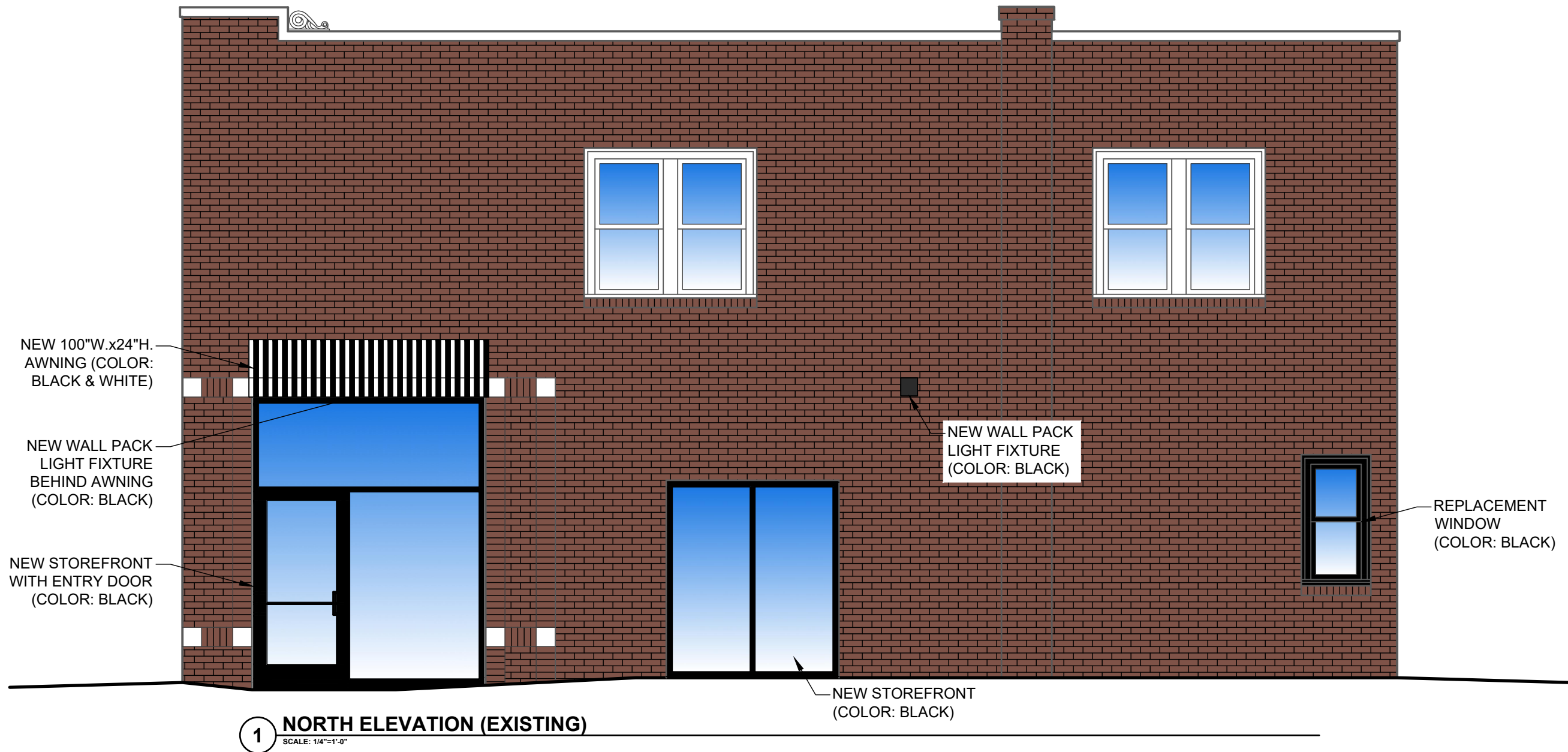
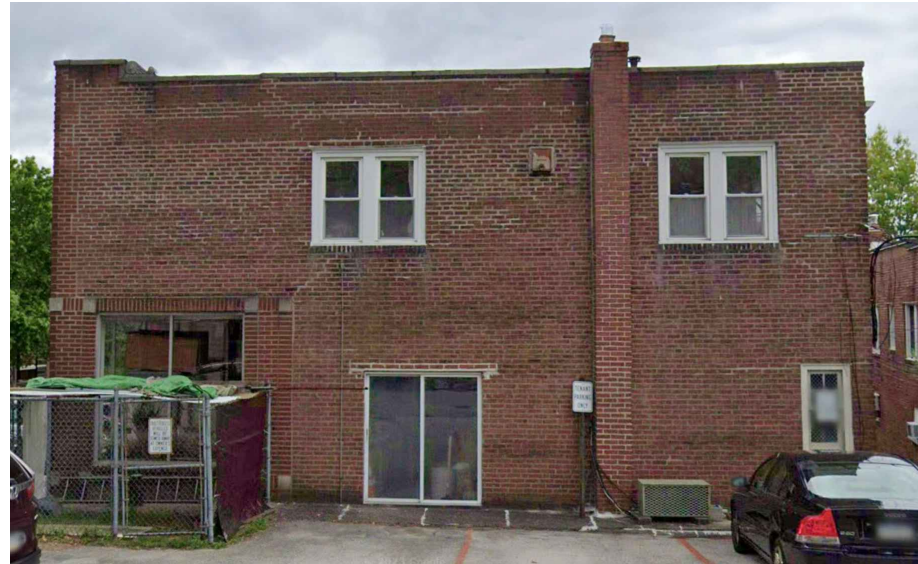
1 EAST ELEVATION (EXISTING)
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION (EXISTING)
SCALE: 1/4"=1'-0"



1 EAST ELEVATION (EXISTING)
SCALE: 1/4"=1'-0"



OK
H.
R:



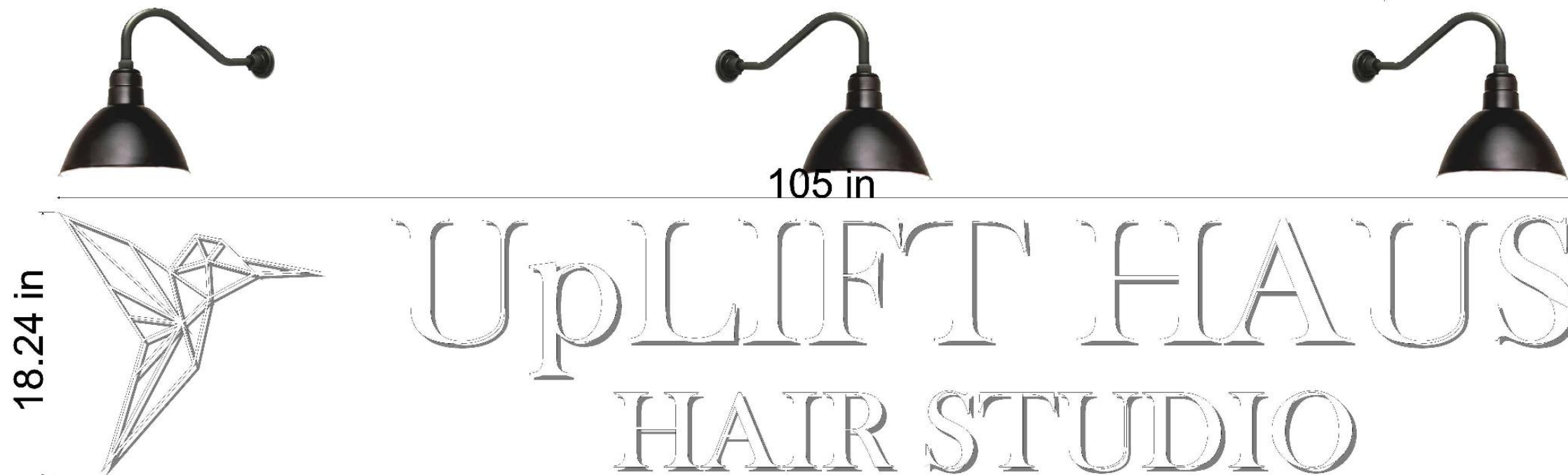
1 LOUELLA DRIVE PHOTOS (WEST SIDE)
SCALE: NTS



2 LOUELLA DRIVE PHOTOS (EAST SIDE)
SCALE: NTS



10" diameter gooseneck lamps



Half Inch Thick Dimensional Letters

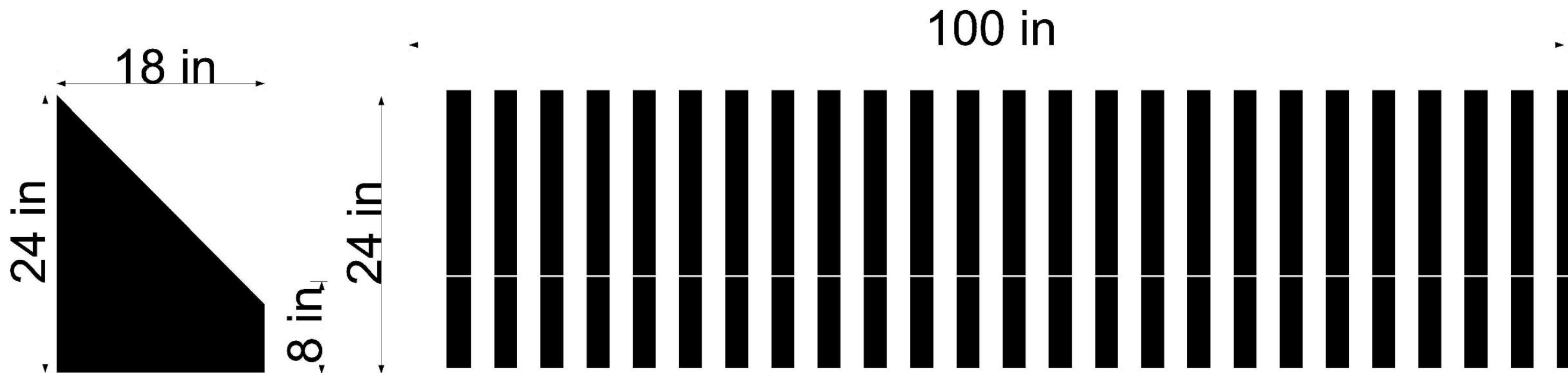
Up Lift Haus

Acrylic Dimensional Letters and Gooseneck Lighting - 13.3 Sq Feet

BUILDING FRONTAGE: 20'-4"
35 SF MAX. ALLOWABLE

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1225 Montrose Ave • Bryn Mawr, PA 19010
 OFFICE: 484.412.8674
 Image360MainLine.com



UpLift Haus 100" Width x 18"Projection 8" Sign Panel x 24" Height, No Graphics - Black and White Stripes

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1225 Montrose Ave • Bryn Mawr PA 19010
STORE: 484.412.8674 • FAX: 484.412.8675
Image360MainLine.com



Project Name Catalog #
 Comments Date

Fovero RLM - Angle Shade With Gooseneck



Features

- Fovero RLM's are manufactured using premium cold rolled steel and die cast zinc, which is then electrostatically sprayed, prior to being oven baked with reliable UV stabilized paint suitable for indoor and outdoor use.
- Each shade comes with a wire length of 96 in.
- Gooseneck Arms I.D. 3/4" with 1-14 Thread
- Takes up to 200W A21 Incandescent Bulb, or any E26 Medium Base LED Bulb.
- Fovero RLM's are UL Listed for Wet Locations [E502113] when using Gooseneck Arms



Specifications

SKU	Description	Dimensions
SAS10-BK	10" Satin Black RLM Angle Shade	Ø10" x 10-3/4" H
SAS10-BZ	10" Architectural Bronze RLM Angle Shade	
SAS10-GA	10" Galvanized Painted RLM Angle Shade	
SAS10-WH	10" White RLM Angle Shade	



SKU	Description
SGN10-XX	10" Gooseneck Arm With Height of 6" w/ Mounting Plate
SGN13-XX	13" Straight Arm With Height of 2" w/ Mounting Plate
SGN15-XX	14-1/2" Gooseneck Arm With Height of 8" w/ Mounting Plate
SGN22-XX	22" Gooseneck Arm With Height of 7-1/2" w/ Mounting Plate
SGN24-XX	24" Gooseneck Arm With Height of 17" w/ Mounting Plate



SAS10-BZ-SGN10-BZ



SAS10-GA-SGN13-GA



SAS10-BK-SGN15-BK



SAS10-WH-SGN22-WH



SAS10-GA-SGN24-GA

TECHNICAL DATA SHEET

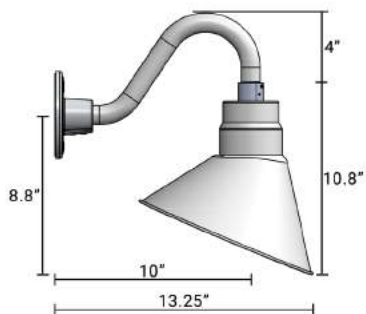
Project Name Catalog #

Comments Date

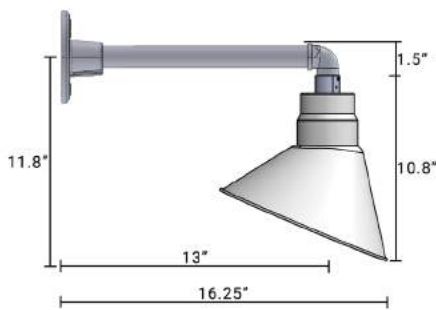
Fovero RLM - Angle Shade With Gooseneck

Ordering Info

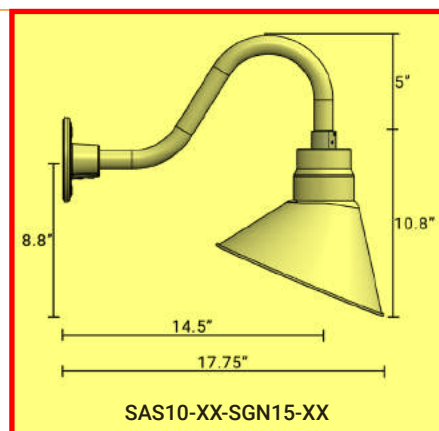
Shade	Finish	Arm Length	Finish
SAS10-	BK (Satin Black)	SGN10 -	BK (Satin Black)
	BZ (Architectural Bronze)	SGN13 -	BZ (Architectural Bronze)
	GA (Galvanized)	SGN15 -	GA (Galvanized)
	WH (White)	SGN22 -	WH (White)
		SGN24 -	



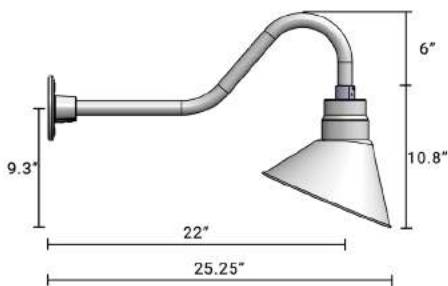
SAS10-XX-SGN10-XX



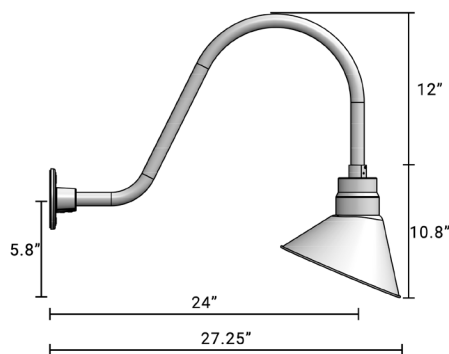
SAS10-XX-SGN13-XX



SAS10-XX-SGN15-XX



SAS10-XX-SGN22-XX



SAS10-XX-SGN24-XX



SAS10-GA-SGN10-GA



SAS10-BK-SGN13-BK



SAS10-WH-SGN15-WH



SAS10-BK-SGN22-BK



SAS10-BZ-SGN24-BZ



Ultra-economy wall packs. SLIM17 — The options you want at the price you need.



Field-adjustable control.

The SLIM17 comes with a field-adjustable CCT switch inside the fixture that allows you to choose between 3000, 4000 and 5000K color temperatures.



On at dusk, off at dawn...

Both models come standard with an integrated photocell that will automatically control when the wall packs turn on for even greater energy savings.



FIELD ADJ.



100,000 HOUR
LED LIFESPAN



INTEGRATED
PHOTOCELL



EASY INSTALL

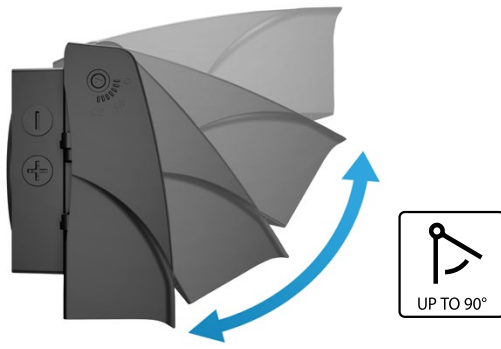


IP65
RATING



5-YEAR, LIMITED
WARRANTY

RAB's warranty is subject to all
terms and conditions found at
rablighting.com/warranty



Control where light goes.

The SLIM17 comes in 15W and 30W models and has fully adjustable cut off, from full cutoff up to 90° in 15° increments, so you can put the light where you need it.



The proof is in the performance.

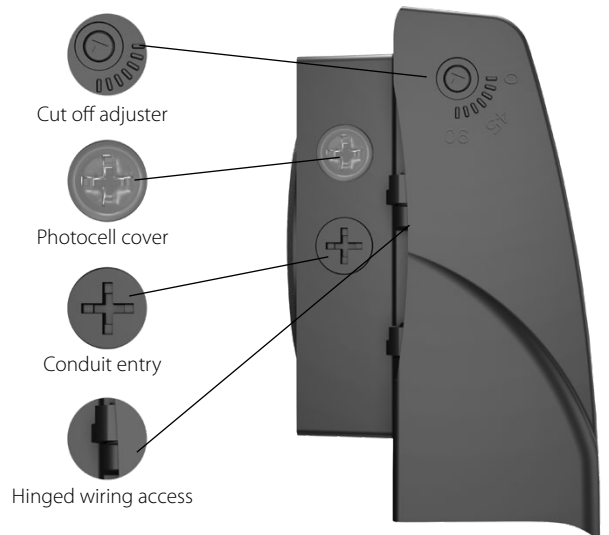
Tight budgets don't mean having to sacrifice on performance. The SLIM17 delivers 70+ CRI and a high efficacy of up to 130 lm/W, all with 0-10V dimming. Its diffuse, uniform output comes without the flickering or humming often found in ultra-economy lighting.

Ordering Matrix

Family	Wattage	Style	Color Temp	Finish	Driver/Voltage	Options
SLIM17FA	15 30	ADJ Angle Adjustable	Blank 5000K/4000K/3000K selectable	Blank Bronze	Blank 120-277V	Blank Integrated button photocell



When mounted and kept at its 0° setting, the SLIM FA is a full cutoff wall pack and is Dark Sky friendly.



Easy installation.

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap.

TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

212181

TOWNSHIP USE ONLY	
APPLICATION NO: <u>DJB 2021-37</u>	
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: HILL TOP PREPARATORY SCHOOL

PROPERTY ADDRESS: 737 S. ITHIAN AVE

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

MAILING ADDRESS: (if different than above): _____

TELEPHONE NO: cell 610 960 3702
(610) 527 - 3230 Email: SS@ILKONC.org

PROPERTY OWNER: HILL TOP SCHOOL

SIGN MANUFACTURER/ CONTRACTOR/ ARCHITECT:
ROE FABRICATOR - BERRY AND HOMER

ADDRESS: 201 CLAYTON ST CHESTER PA 19013

TELEPHONE: (215) 425 - 0888 EXT 227

Please provide a detailed description of proposal:

<u>Replace Existing sign</u>	<div data-bbox="1015 1717 1421 1984" data-label="Text"> <p>RECEIVED MAY 21 2024 COMMUNITY DEVELOPMENT</p> </div>
------------------------------	---

Signs (check all that apply):

- | | | |
|---|-----------|----------------|
| <input type="checkbox"/> Ground Sign | How many? | _____ |
| <input type="checkbox"/> Wall Sign | How many? | _____ |
| <input checked="" type="checkbox"/> Freestanding Sign | How many? | <u>1</u> _____ |
| <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):

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- 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:

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:

5/21/24
DATE

610 960 3702
SETH STRAFF
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.

berry and homer	Client Name IAB	Job # 30876_U1
Berry & Homer • 201 Clayton St., Chester, PA 19013 • 215-425-0888 • www.berryandhomer.com • Email: estimating@berryandhomer.com		

U1E: 54"h x 96"w (x2.5"border)
1/2" Clear Acrylic
(Painted)

U1B: 11"h x 8.95"w
1" White Acrylic

U1A: 54"h x 96"w
(Qty: 2)
3mm ACM
(Painted)

U1C: 22.58"h x 72"w
1/2" Aluminum
(Painted)



U1D: 3.25"h x 81.5"w
DV 454
(Cut/Weed/Premask)

U1G: 5"h x 96"w
.030 White Magnet

Now Accepting Applications for Fall

Quantity/Size:	Materials	Thickness	Finishing
Quantity: 1 Size: 54"h x 96"w	<input type="checkbox"/> Coroplast <input type="checkbox"/> Acrylic <input type="checkbox"/> Foamcore <input type="checkbox"/> Polycarb <input type="checkbox"/> Gatorboard <input type="checkbox"/> PVC <input type="checkbox"/> ACM <input type="checkbox"/> Styrene <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> See Above	<input type="checkbox"/> 3 mm <input type="checkbox"/> 3/16" <input type="checkbox"/> .040 <input type="checkbox"/> 4 mm <input type="checkbox"/> 1/4" <input type="checkbox"/> .050 <input type="checkbox"/> 6 mm <input type="checkbox"/> 3/8" <input type="checkbox"/> .060 <input type="checkbox"/> 13 mm <input type="checkbox"/> 1/2" <input checked="" type="checkbox"/> See Above <input type="checkbox"/> 1/32" <input type="checkbox"/> .020 <input type="checkbox"/> 1/8" <input type="checkbox"/> .030	<input type="checkbox"/> Cut to Size <input type="checkbox"/> Pin Mount <input type="checkbox"/> " Rounded Corners <input type="checkbox"/> Cut to Shape <input type="checkbox"/> Z Clips <input type="checkbox"/> Grommets <input type="checkbox"/> Double Sided <input type="checkbox"/> Cleats <input type="checkbox"/> Drill Holes <input type="checkbox"/> Standoffs <input type="checkbox"/> Second Surface
White Ink <input type="checkbox"/> Spot White <input type="checkbox"/> Flood White <input type="checkbox"/> Image/White/Image	PMS Colors #fca118 #1a2d58	<input type="checkbox"/> No PMS Colors	<input type="checkbox"/> Cut Line <input type="checkbox"/> Visual Opening <input type="checkbox"/> Panel Split
Notes:			



EST. 1971

HILL TOP
Preparatory School

Exceptional Teachers
for
Extraordinary Students

741
HILLSBORO RD



TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

212270

TOWNSHIP USE ONLY	
APPLICATION NO:	DAB 2024-38
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: Koren Draper

PROPERTY

ADDRESS: 11 Louella Court, Wayne, PA 19087

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Attached

MAILING ADDRESS: (if different than above): same info@KorensKitchen.com

TELEPHONE NO: (610) 2143588 - _____

PROPERTY OWNER: Eadeh Enterprises

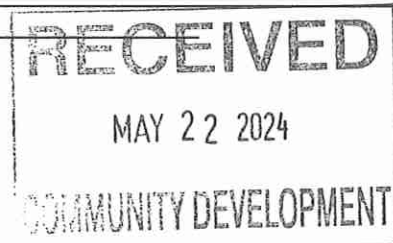
SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:
N/A

ADDRESS: N/A

TELEPHONE: (N/A) _____ - _____

Please provide a detailed description of proposal:

Outdoor dining area proposed for sidewalk in front of Koren's Kitchen



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:

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:

5/22/24

DATE

Koren Draper

PRINT NAME

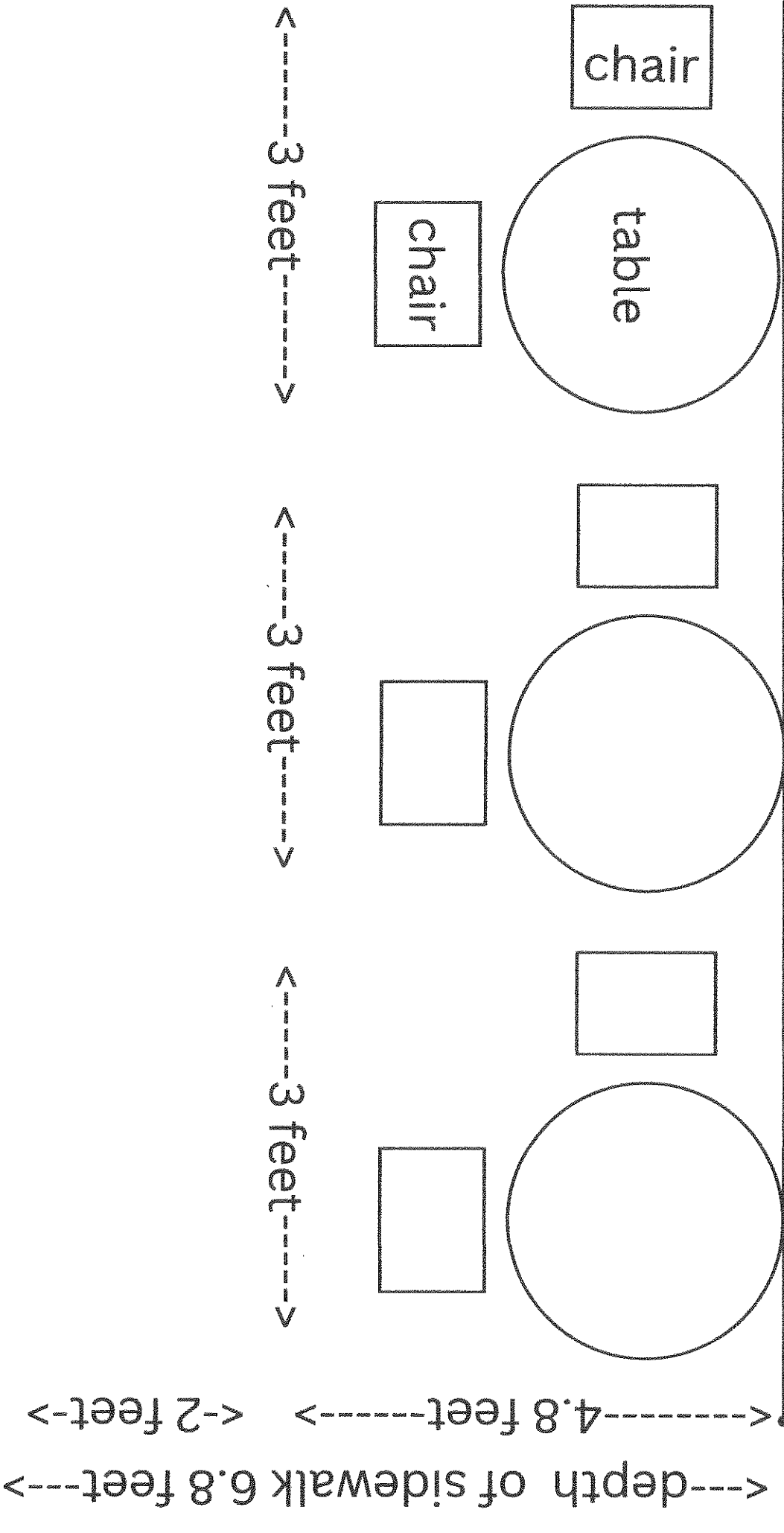
Koren Draper

SIGNATURE

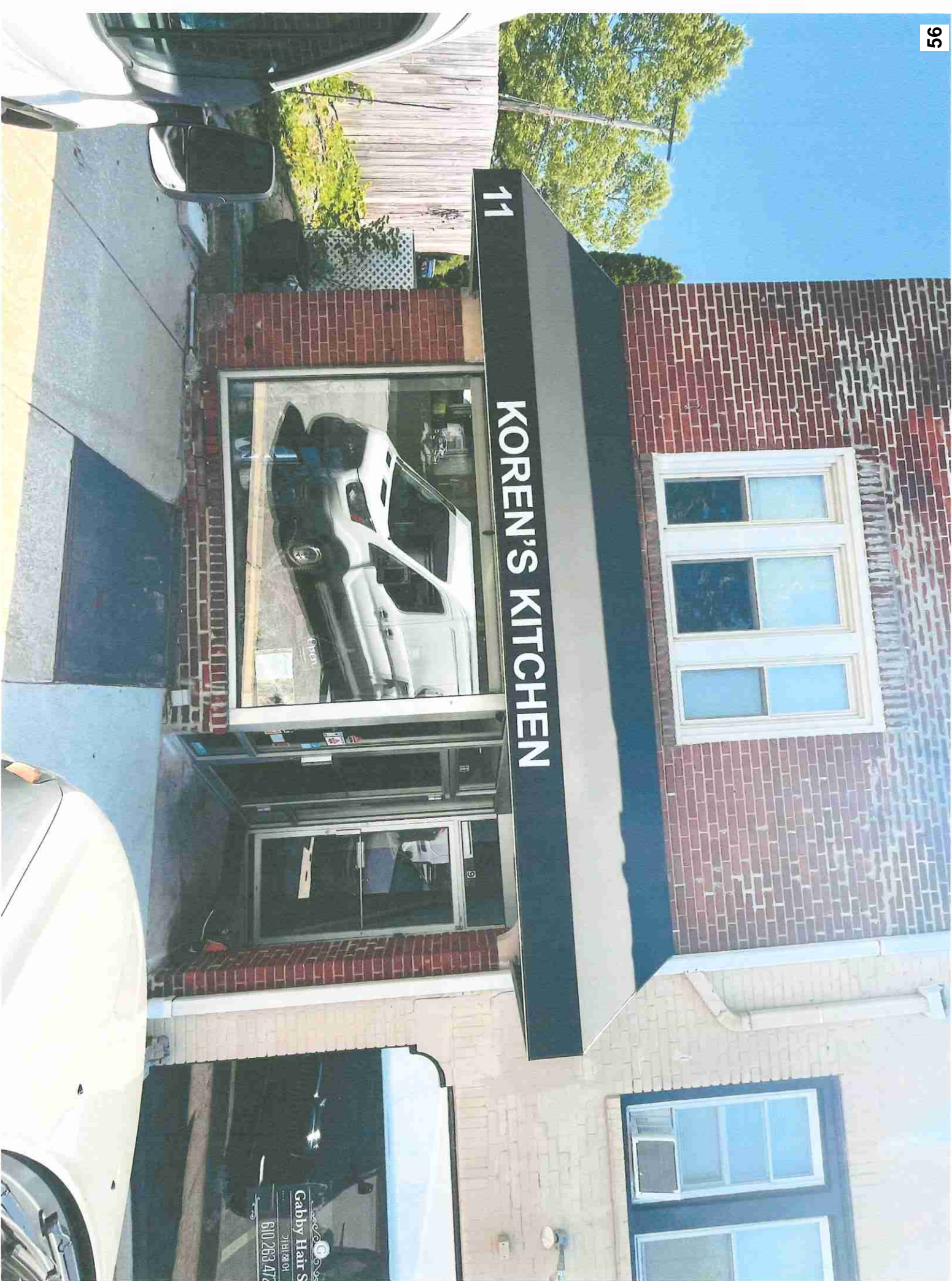
NOTE: Applications will not be reviewed without applicant's presence at the meeting. Failure to appear shall result in denial of application.

4/11/13

Koren's Kitchen



----- Curb 14 feet ----->

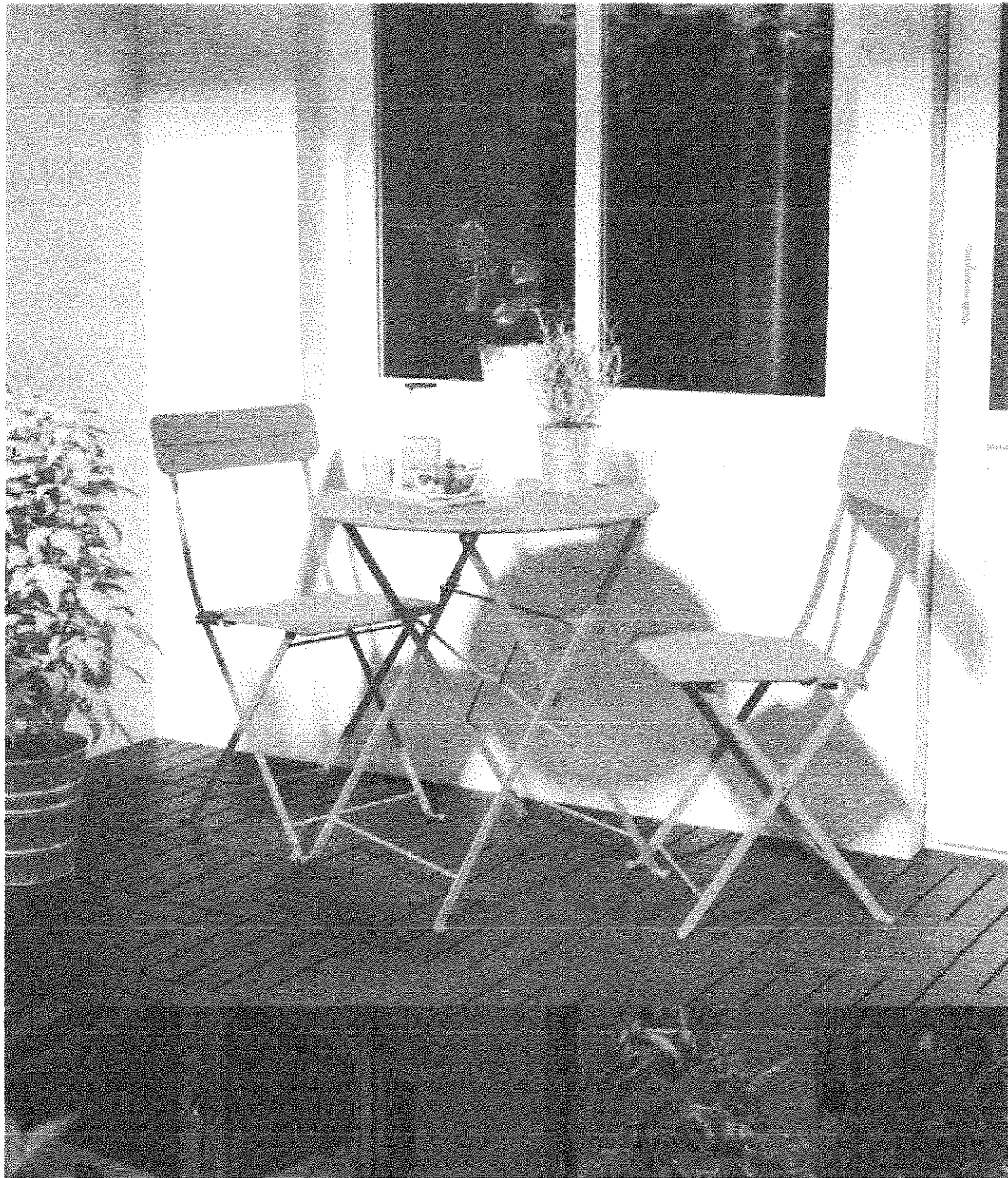


11

KOREN'S KITCHEN

Gabby Hair S
HAIR
610.263.472

AK



Classic cafe look *Ultra-compact folding chairs & table*

<https://www.ikea.com/us/en/p/sundsoe-table-2-chairs-outdoor-gray-gray-s29434922/#content>

3 tables and 2 chairs at each table. Total of 6 CHAIRS and 3 TABLES

Specifications.

TABLE

Width: 25 ½ "

Height: 1 ¾ "

Length: 37 ¾ "

Weight: 17 lb 9 oz

CHAIR

Width: 17 "

Height: 2 ½ "

Length: 37 ¾ "

Weight: 11 lb 6 oz

COLOR

Orange

Material**Table, outdoor****Table top:**

Steel, Polyester powder coating

Strip:

Synthetic rubber

Frame/ Bar:

Steel, Steel, Polyester powder coating

Plastic washer/ Feet:

Polyamide

Locking ring:

Stainless steel

Chair, outdoor**Frame/ Seat/ Back:**

Steel, Polyester powder coating

Plastic parts:

Polyamide, Polypropylene

Rivets:

Stainless steel



TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: DRB 2024-39

7/22/21

FEE PAID: _____ RECEIVED: _____

Lisa Curcio

Glow

\$200 to radnor township

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: _____

Brendan McGowan

PROPERTY ADDRESS: _____

937 Glenbrook Ave Bryn Mawr PA 19010

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

STAND ALONE

MAILING ADDRESS: (if different than above): _____

PO Box 1180 Bryn Mawr PA 19010

TELEPHONE NO: _____

(610) 520-2400

Email: _____

brendan@mcgowanco.com

PROPERTY OWNER: _____

Brendan & Brian McGowan

SIGN MANUFACTURER/CONTRACTOR/ARCHITECT: _____

Kelly Masonry

ADDRESS: _____

1347 Baltimore Pike Springfield, PA

TELEPHONE: _____

(610) 812-8759

19064

Please provide a detailed description of proposal:

Building a 2' high wall with cap on edge of driveway to replace wall that fell down

RECEIVED

MAY 20 2024

COMMUNITY DEVELOPMENT

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.
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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**
- 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:

5/20/24

DATE

Brendan McGowan

PRINT NAME

Brendan McGowan

SIGNATURE

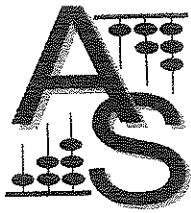
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DATE

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.



ABACUS SURVEYING

Residential Land Surveying
www.AbacusSurveying.com
Abacus@AbacusSurveying.com
Boundary – Topography
SU044564-E

PO Box 57
Honey Brook, PA 19344
484-228-8313

May 14, 2024

Brendan McGowan
937 Glenbrook Avenue
Bryn Mawr, PA 19010

RE: Letter of Certification – Boundary Survey - P24170

To whom it may concern:

I hereby certify that on or about May 14, 2024, a Boundary Survey was conducted at the above-referenced property by Abacus Surveying, under my supervision.

The standard of practice used for this procedure is in accordance with the registration laws and regulations for professional land surveyors in the Commonwealth of Pennsylvania adopted according to P.L. 913, No. 267 Cl. 63.

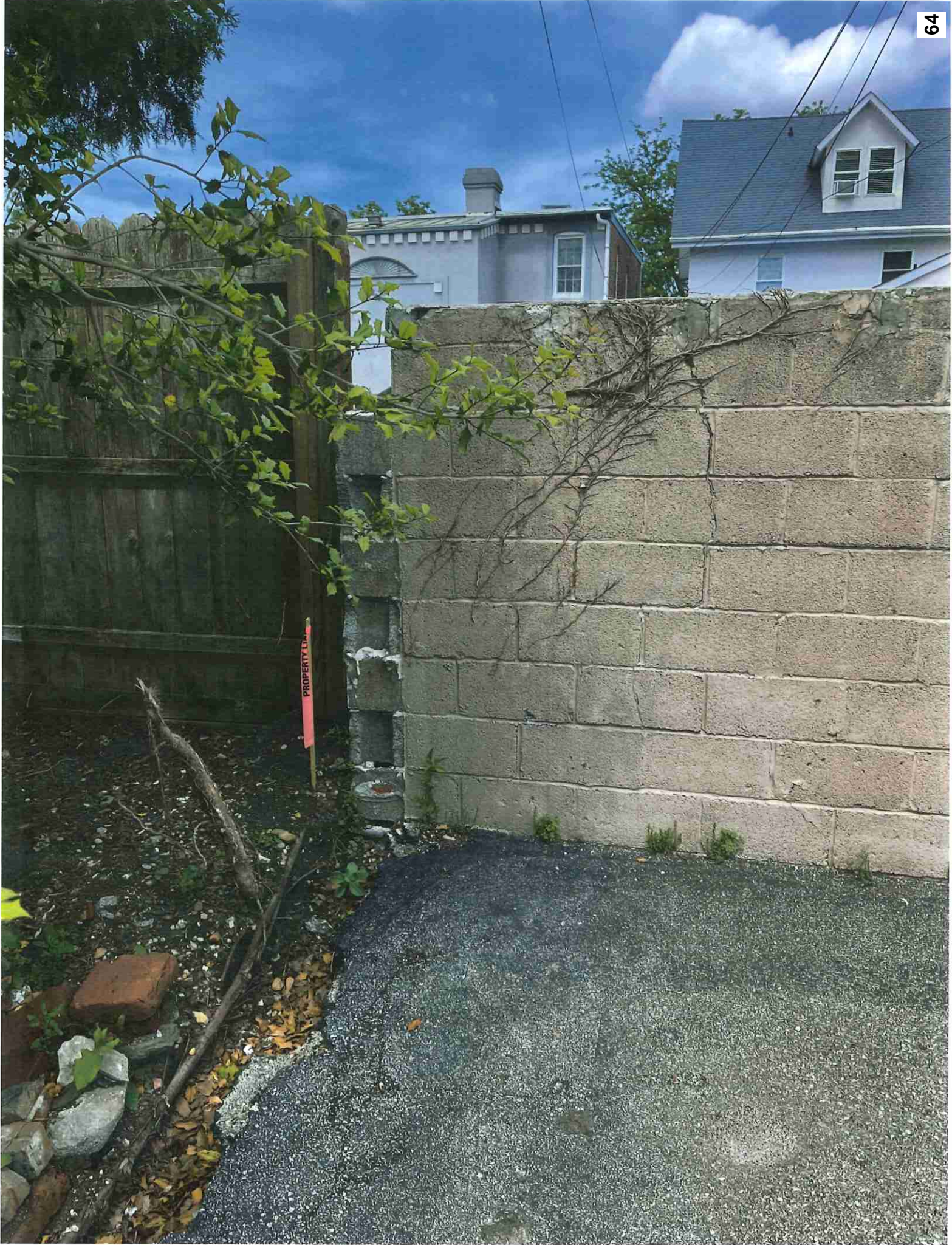
Yours truly,

Kristopher L. Phillips, PLS
Abacus Surveying

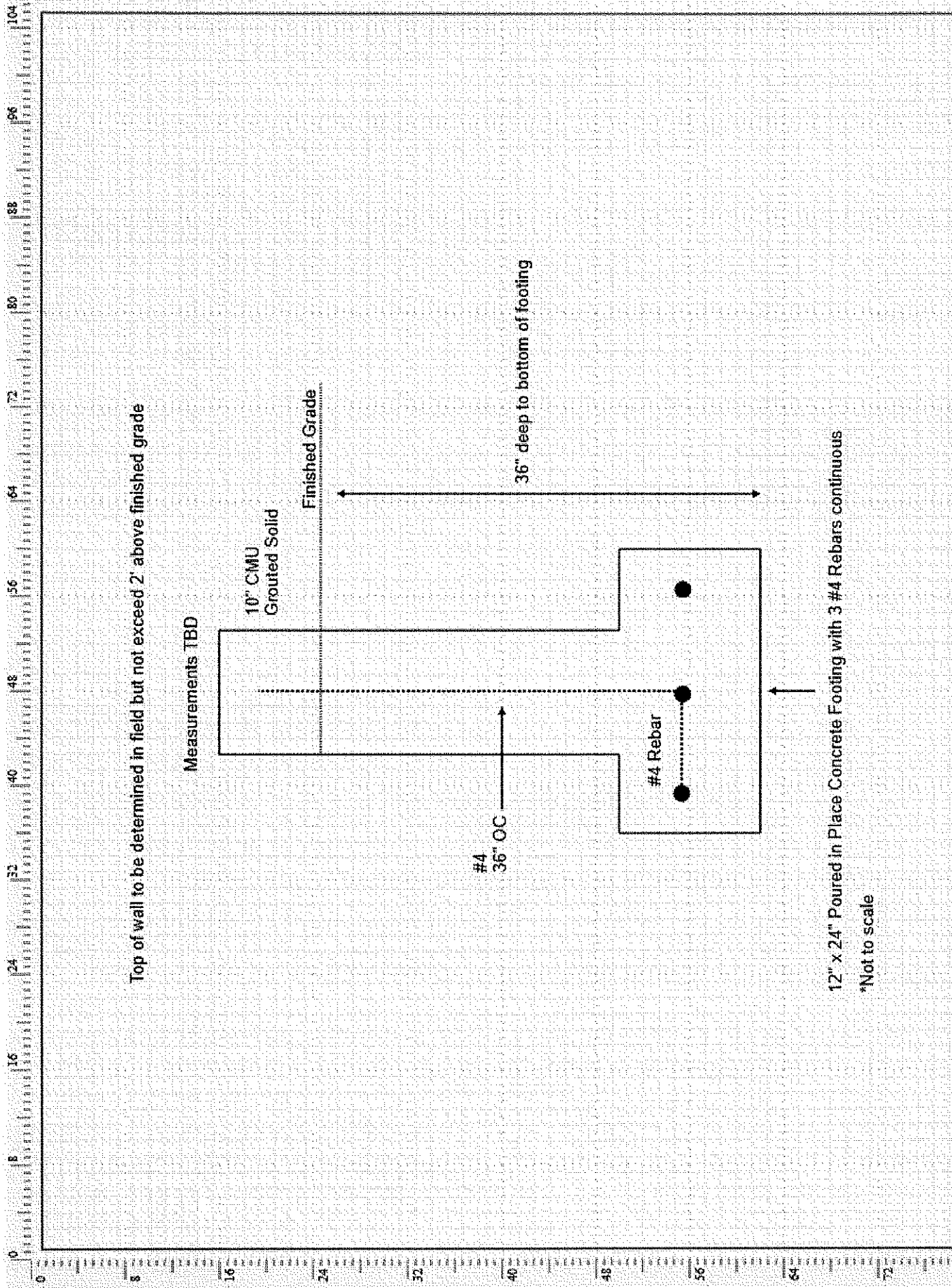












TOWNSHIP OF RADNOR
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>DRB 2024-40</u>
FEE PAID:	RECEIVED:

7/22/22

APPLICATION FORM

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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: The Agnes Irwin School's residence for Head of School, Sarah Keidel

PROPERTY

ADDRESS: 400 Ithan Avenue, Villanova, PA 19015

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

Fencing only around perimeter of property.

MAILING ADDRESS: (if different than above): 275 S. Ithan Ave, Rosemont, PA 19010

TELEPHONE NO: (484) 645 - 4961 Email: skeidel@agnesirwin.org or wbarnh:

PROPERTY OWNER: The Agnes Irwin School

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

Stenger Landscaping

ADDRESS: P.O. Box 928 Skippack, PA 19474

TELEPHONE: (445) 224 - 8841

Please provide a detailed description of proposal:

<p>Please see attached documents with images of the fencing. Wooden 4 ft shadow box fencing, and landscaping of the area. Material type and finish will be unchanged from existing. This aesthetic improvement to the property will benefit the neighborhood at the intersection of Ithan Avenue and Conestoga Road.</p>

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):

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Other (check all that apply):

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

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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**
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OUTDOOR DINING:

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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:

5/20/2024
DATE

Elizabeth Gular, Stenger Landscaping

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.

Agnes Irwin Fence Material:

4' Natural Cedar, no finish



Site Photos – 400 S. Ithan Ave

4' Cedar Fencing, no finish





MAGNOLIA



GRAPE MYRTLE



DOGWOOD



ARBORVITAE



BETONY



PENSETUM



ECHINACEA



RUDEBECKIA



ASTILBE



LIRIOPE



NEPETA



ARBOR



FENCE



FENCE CAPS



HYDRANGEA



WINTERBERRY



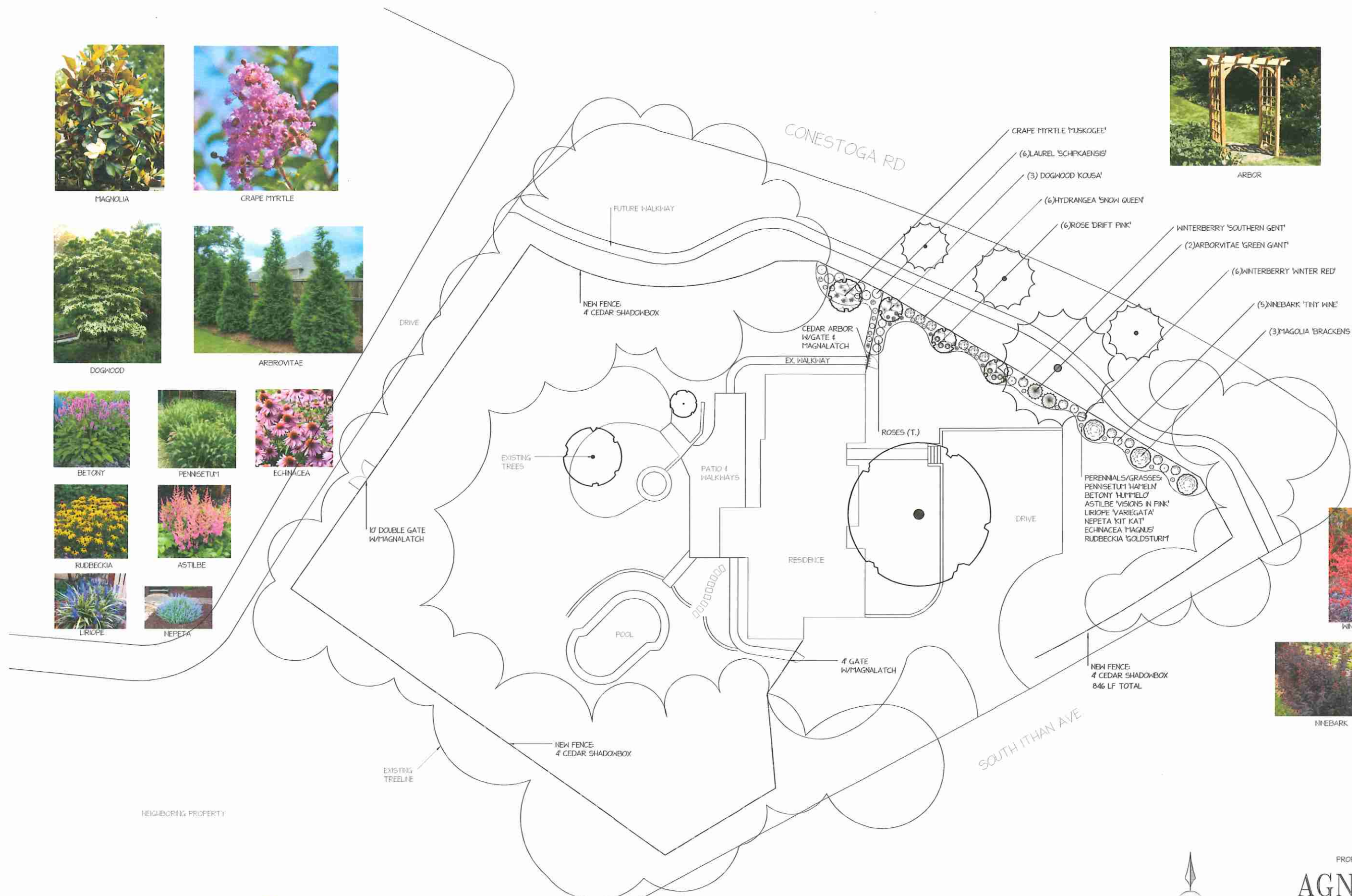
LAUREL



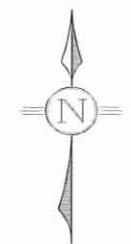
NINEBARK



ROSE



THE CONCEPTS PRESENTED IN THIS DESIGN ARE THE SOLE PROPERTY OF STENGER LANDSCAPING AND MAY NOT BE USED FOR THE PURPOSES OF SOLICITING BIDS FROM OTHER CONTRACTORS.



PROPERTY IMPROVEMENTS AT:
AGNES IRWIN
 'SALLY'S HOUSE'
 400 S. ITHAN AVE.
 VILLANOVA, PA 19085