DESIGN REVIEW BOARD
AGENDA
Wednesday, September 9, 2026 – 6:00 PM

Radnorshire Room

1. Call to Order
2. Pledge of Allegiance
3. Approval of meeting minutes

   3.a. Approval of meeting minutes for August 12, 2026

   DRB Meeting Minutes (August 12 2026).pdf

4. Old Business

   4.a. DRB 2026-37

   MARTINI & ROZ
   523 W Lancaster Ave
   One monument sign, one wall sign, exterior reno & outdoor dining
   Zoned: C-2

   DRB 2026 37 523 W LANCASTER REVISED.pdf

5. Applications for Board Review

   5.a. DRB 2026-42

   BARE NAIL BOX
   968 County Line Road
   One wall sign
   Zoned: C-1

   DRB 2026-42 BARE NAIL BOX 968 County Line Rd.pdf

   5.b. DRB 2026-43

   229 Bloomingdale Ave
   One Fence
   Zoned: R-5

   DRB 2026-43 229 Bloomingdale.pdf

   5.c. DRB 2026-44

   SIMO'S BARBERING
   240 Lancaster Ave
   Three awnings with logo
   Zoned: WBOD

   DRB 2026-44 SIMO'S 240 Lancaster Ave.pdf

5.d. DRB 2026-45

OLD FRIEND RESTAURANT
150-168 E Lancaster Ave
One wall sign and window graphics
Zoned: WBOD

DRB 2026-45 OLD FRIEND REST 150 E Lancaster.pdf

5.e. DRB 2026-46

THE LITTLE GYM
150-168 E Lancaster
One Wall sign & window graphics
Zoned: WBOD

DRB 2026-46 THE LITTLE GYM 150 E Lancaster.pdf

5.f. DRB 2026-47

FLAGSHIP CAR WASH
500 W Lancaster Ave
Paint building
Zoned: C-2

DRB 2026-47 FLAGSHIP 500 W Lancaster Ave.pdf

5.g. DRB 2026-48

KOREN'S KITCHEN
11 Louella Court
One Awning
Zoned: WBOD

DRB 2026-48 KOREN'S KITCHEN 11 Louella Ct.pdf

5.h. DRB 2026-49

FRANKS PIZZA
958 County Line Rd
One wall sign
Zoned: C-1

DRB 2026-49 FRANK'S PIZZA 958 County Line Rd.pdf

5.i. DRB 2026-50

404 Cheswick Place
Exterior renovation
Zoned: R-1

DRB 2026-50 404 Cheswick.pdf

6. Adjournment

The next meeting of the DRB is scheduled for October 14, 2026 at 6:00 p.m. Applications for the October 14th meeting must be submitted on or before September 23, 2026.

TOWNSHIP OF RADNOR

Minutes of the Design Review Board Meeting of August 12, 2026

Board Members Present:

Bob D'Amicantonio Greg Daniele Collin Whelan

Not Present: *Jane Golas Timothy Frey*

Also Present: *Justin Foster Code Official & Lisa Currie (Engineering/Community Development Dept)*

Call to Order: Chairman Bob D'Amicantonio called the meeting to order

Pledge of Allegiance:

Collin Whelan led the assembly in the Pledge of Allegiance.

Review and Approval of Minutes

Design Review Board Meeting Minutes July 8, 2026 - motion to approve minutes by Collin Whelan **seconded** by Greg Daniele. Motion passed unanimously.

Old Business:

a. **DRB 2026-33 STRONG PILATES** 150 E Lancaster – one wall sign & window graphics Collin Whelan motioned for approval **seconded** by Greg Daniele. Approval passed 3-0

Applications for Board Review

a. **DRB 2026-35-QUAKER HOUGHTON** – 250 King of Prussia Rd. One wall sign. Greg Daniele motioned for approval **seconded** by Collin Whelan. Approval passed 3-0

b. **DRB 2026-36 EVENSKY PERIODONTICS** 337 W Lancaster Ave. Two ground signs. Collin Whelan motioned for approval of directional sign and approval of monument sign contingent on sign being placed 10ft from the cartway **seconded** by Greg Daniele. Police will review monument sign at the time of permit application submission. Applicant to submit revised drawings with the permit application. Board recommends address to be placed on the building. Approval passed 3-0

c. **DRB 2026-37 MARTINI & ROZ** 150-168 E Lancaster. Exterior reno, one monument sign, one wall sign and outdoor dining. Collin Whellan approved exterior renovations and conditionally approve the monument sign based on police review at the time of permit application submission. **seconded** by Greg Daniele Approval passed 3-0. Return to DRB for wall signage, outdoor dining, landscaping and lighting.
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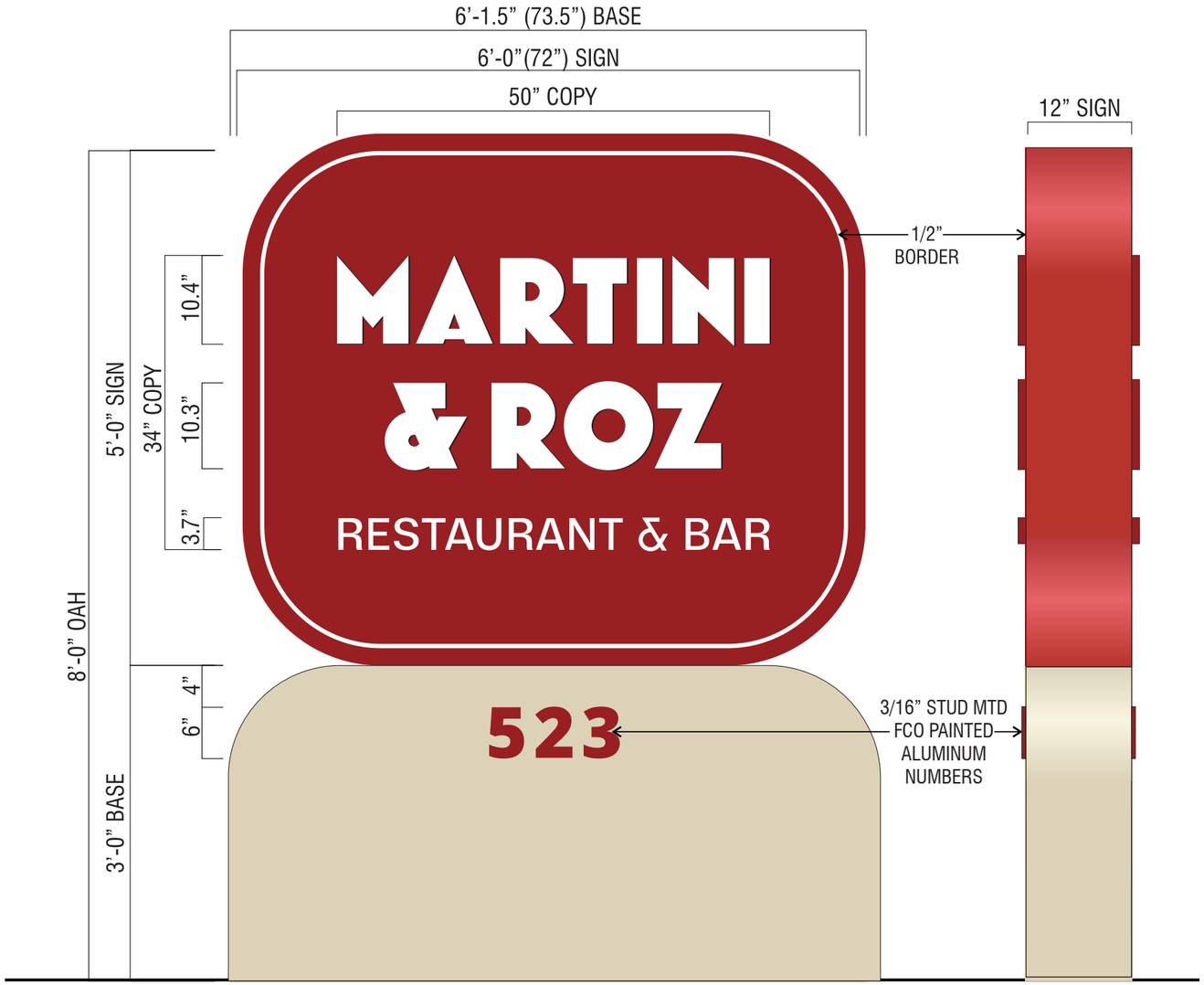
d. **DRB 2026-38 BE WELL PHYCHIATRY** 114 N Wayne Ave. One wall sign. Greg Daniele approved wall sign contingent on wall sign without additional verbiage other than business name on sign **seconded** by Collin Whelan. Approval passed 3-0

e. **DRB 2026-39 TRIBE MAINLINE.** 396 W Lancaster Ave. One wall sign. Collin Whelan approved wall sign contingent on applicant lowering sign not to exceed 15 ft **seconded** by Greg Daniele. Approval passed 3-0

f. **DRB 2026-40 CITIZENS BANK** 363 Lancaster – install six (6) inch illuminated band around exterior of building. Collin Whelan approved contingent on illuminated band only on three sides of the building seconded by Greg Daniele. Approval passed 3-0

g. **DRB 2026-41 BERGER DEVELOPMENT** Add historic sign. Greg Daniele motioned to approve seconded by Collin Whelan. Approval passed 3-0

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





PROPOSED

(A) D/F INTERNALLY ILLUMINATED MONUMENT SIGN

SCALE: 3/4"=1'-0"
SIGN AREA: 30 SF

A. QTY (1) D/F INTERNALLY ILLUMINATED ALUMINUM MONUMENT SIGN WITH ROUTED AND PUSHED THRU ACRYLIC COPY AND GRAPHICS TO READ "MARTINI & ROZ RESTAURANT"

FACES/CABINET: ALUMINUM PAINTED BM#2003-10 MILLION DOLLAR RED (SATIN FINISH)
COPY: 3/4" CLEAR ACRYLIC PUSHED THRU 1/2" WITH TRANSLUCENT 1ST SURFACE WHITE VINYL AND 2ND SURFACE TRANSLUCENT WHITE VINYL DIFFUSER
BORDER: 1/2" WIDE ROUTED BORDER BACKED WITH TRANSLUCENT WHITE ACRYLIC
ILLUMINATION: WHITE LEDS
BASE: ALUMINUM PAINTED BM#HC-93 CARRINGTON BEIGE(SATIN FINISH)

PAINT COLOR CHART

- BENJAMIN MOORE # 2003-10 MILLION DOLLAR RED
- BENJAMIN MOORE # HC-93 CARRINGTON BEIGE

Starlight NATIONAL SIGNS LLC

MARTINI & ROZ
523 W. LANCASTER AVE.
WAYNE, PA 19087

DESIGN CONCEPTS REMAIN THE EXCLUSIVE PROPERTY OF **STARLIGHT NATIONAL SIGNS** UNTIL PURCHASED BY CLIENT NAMED HEREIN. ANY REPRODUCTION OR CONSTRUCTION OF A SIGN SIMILAR IN DESIGN, **STARLIGHT NATIONAL SIGNS** WILL CHARGE A STANDARD DESIGN FEE OF $2500 FOR COMPENSATION OF TIME AND INTELLECTUAL PROPERTY.

610.220.6363
starlightnationalsigns.com

UL LISTED Underwriters Laboratories, Inc.

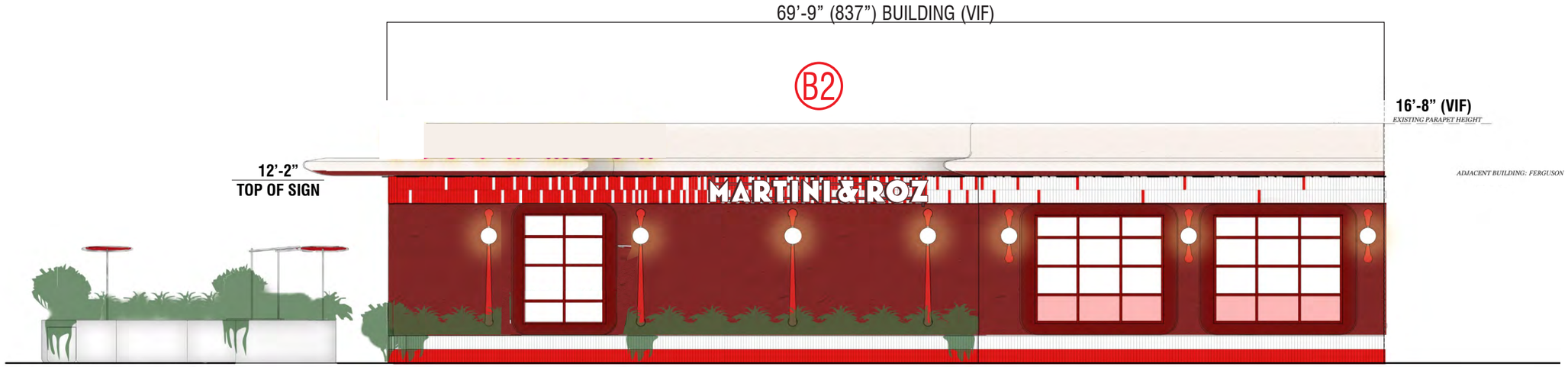
ELECTRICAL REQUIREMENTS
(1) 20 AMP/120v CIRCUIT
SECONDARY 12v DC
ELECTRIC DRAW: 3 AMPS
ACCESSIBLE PRIMARY ELECTRIC FEED WITHIN 3'-0" OF SIGN REQUIRED BY OTHERS

REVISIONS

DATE:	PM	DESIGN
8/19/2026	VR	LC

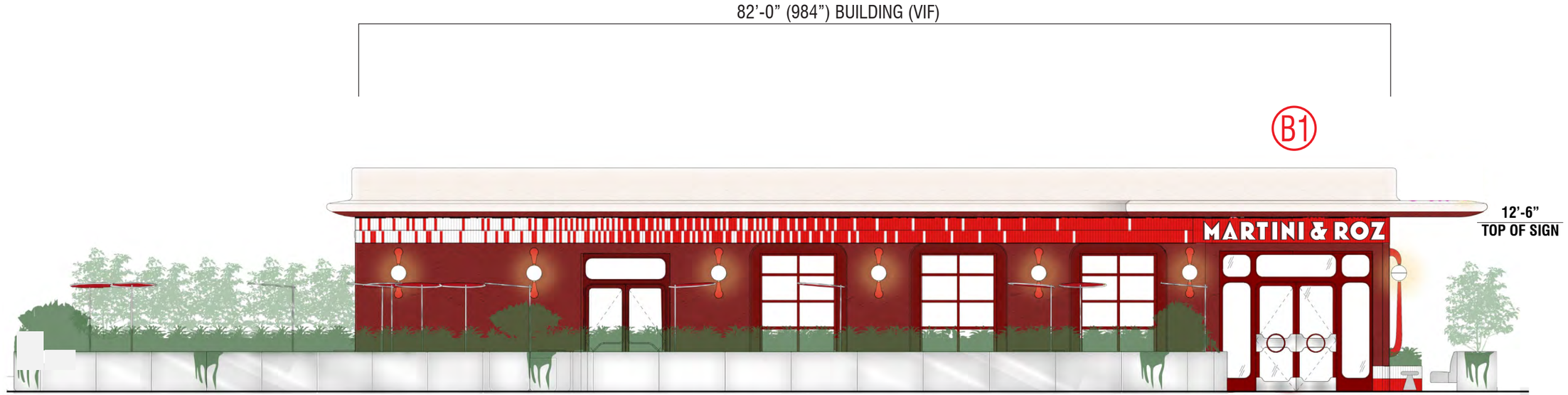
CLIENT APPROVAL:
LANDLORD APPROVAL:
PRODUCTION APPROVED:

100-643
MONUMENT SIGN
6



SOUTH (LANCASTER AVENUE) ELEVATION

SCALE: 1/8"=1'-0"



WEST (ENTRANCE) ELEVATION

SCALE: 1/8"=1'-0"

Starlight NATIONAL SIGNS LLC

MARTINI & ROZ
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WAYNE, PA 19087

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ELECTRICAL REQUIREMENTS
(1) 20 AMP/120v CIRCUIT
SECONDARY 12v DC
ELECTRIC DRAW: 3 AMPS
ACCESSIBLE PRIMARY ELECTRIC FEED WITHIN 3'-0" OF SIGN REQUIRED BY OTHERS

REVISIONS

DATE:	PM	DESIGN
6/29/2026	VR	MG

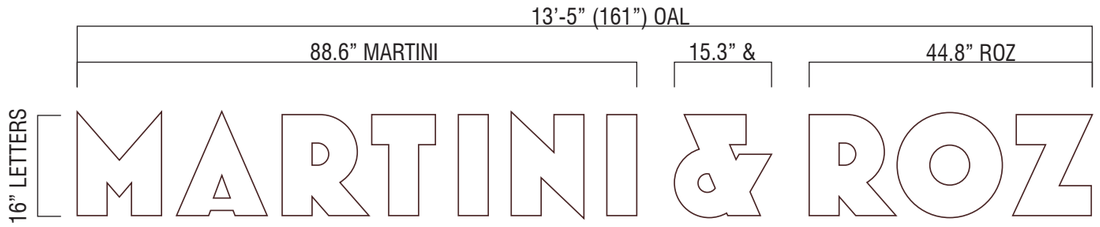
CLIENT APPROVAL:

LANDLORD APPROVAL:

PRODUCTION APPROVED:

100-643

ELEVATIONS

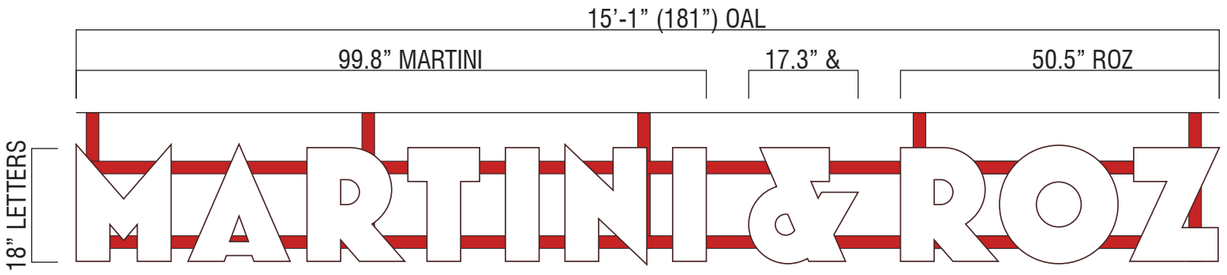


B1 INTERNALLY ILLUMINATED CHANNEL LETTERS AT ENTRANCE

SCALE: 1/2”=1’-0”
SIGN AREA: **17.89 SF**

B1. QTY(1) SET INTERNALLY ILLUMINATED CHANNEL LETTERS TO READ “MARTINI & ROZ”

FACES: 7328 WHITE **3/16" Thk.** ACRYLIC
RETURNS: **5"** ALUMINUM PAINTED BM #CSP-450 BEWITCHED
ILLUMINATION: WHITE LEDS



B2 INTERNALLY ILLUMINATED CHANNEL LETTERS ATTACHED TO UNDERSIDE OF OVERHANG

SCALE: 1/2”=1’-0”
SIGN AREA: **22.63 SF**

B2. QTY(1) SET INTERNALLY ILLUMINATED CHANNEL LETTERS ON ALUMINUM MOUNTING BARS TO READ “MARTINI & ROZ”

FACES: 7328 WHITE **3/16" Thk.** ACRYLIC
RETURNS: **5"** ALUMINUM PAINTED BM #CSP-450 BEWITCHED
MOUNTING BARS: ALUMINUM PAINTED BM # 2003-10 MILLION DOLLAR RED **TO MATCH BACKGROUND**
ILLUMINATION: WHITE LEDS

SIGN AREA CALCULATIONS

PER THE TOWNSHIP OF RADNOR PA CODE:ZONE C-2
280-122 SIGNS IN COMMERCIAL DISTRICTS: ZONE C-2
(C)(2) WALL SIGNS: THE TOTAL SIGN AREA OF ALL WALL SIGNS PLACED ON ANYONE PREMISES SHALL NOT EXCEED 2 SF FOR EACH FT OF THE FIRST 15 LF OF BUILDING FRONTAGE PLUS 1 SF OF WALL SIGN AREA FOR EACH ADDITIONAL LF OF BUILDING FRONTAGE, UP TO A MAX WALL SIGN AREA OF **50 SF**. NO WALL SIGN SHALL EXCEED A WALL SIGN HEIGHT OF 15 FT ABOVE THE EXISTING GRADE OR PROJECT ABOVE ANY CORNICE PARAPET WALL ROOFLINE OR BUILDING FACADE. WHEN A BUILDING HAS FRONTAGE ON MORE THAN ONE STREET, THE SIGN AREA OF ALL WALL SIGNS ALONG EACH STREET SHALL BE LIMITED BY THE AMOUNT OF BUILDING FRONTAGE ALONG THAT STREET

LANCASTER AVENUE FRONTAGE: **69’-9”**
15’ X 2 SF = 30 SF + 54.75 SF = 84.75 SF> 50 SF

TOTAL PROPOSED SIGN AREA:
17.89 SF + 22.63 SF = 40.52 SF

PAINT COLOR CHART

BENJAMIN MOORE # 2003-10 MILLION DOLLAR RED

BENJAMIN MOORE # CSP-450 BEWITCHED

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REVISIONS

DATE:	PM	DESIGN
6/29/2026	VR	MG

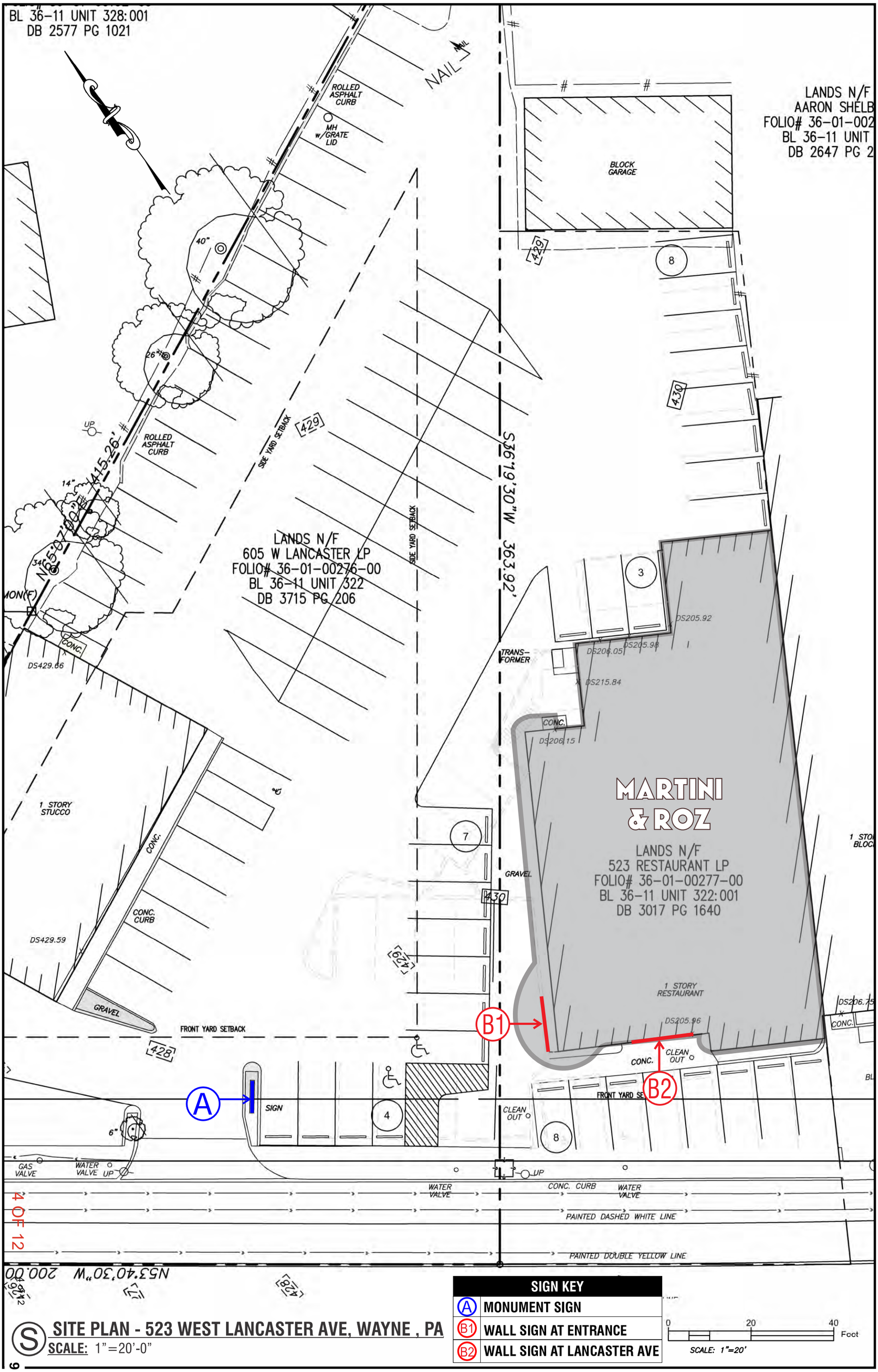
CLIENT APPROVAL:

LANDLORD APPROVAL:

PRODUCTION APPROVED:

100-643

BUILDING SIGN



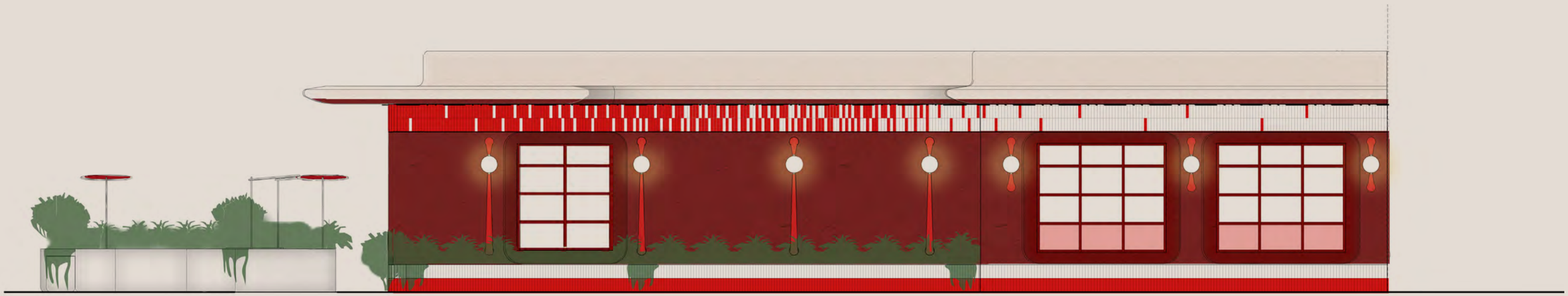
SIGN KEY	
A	MONUMENT SIGN
B1	WALL SIGN AT ENTRANCE
B2	WALL SIGN AT LANCASTER AVE

0 20 40 Foot

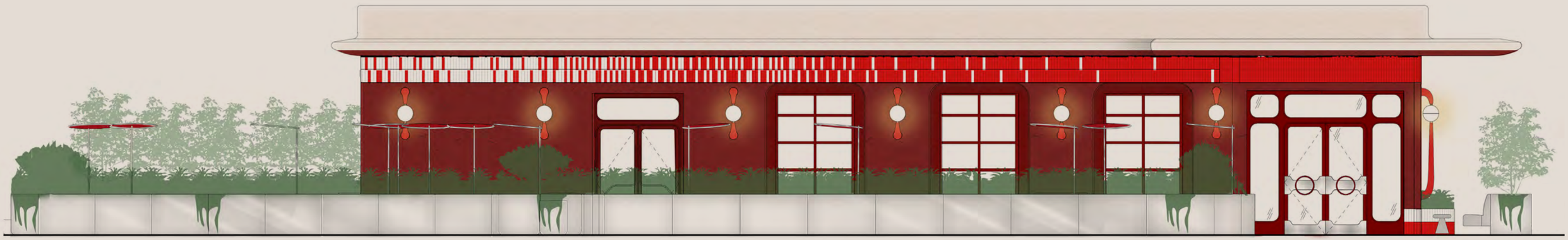
SCALE: 1"=20'

SITE PLAN - 523 WEST LANCASTER AVE, WAYNE , PA

SCALE: 1"=20'-0"



SOUTH - LANCASTER AVENUE



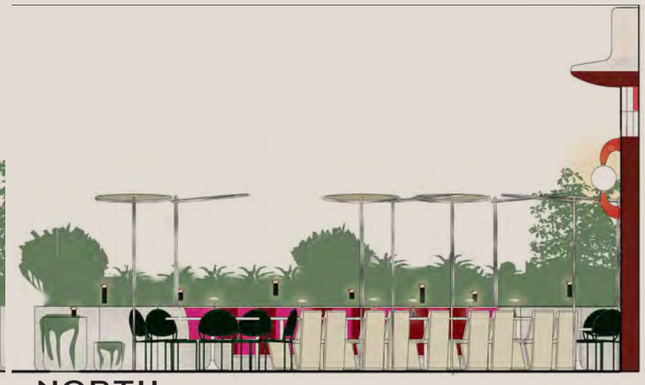
WEST

Facade | Elevations

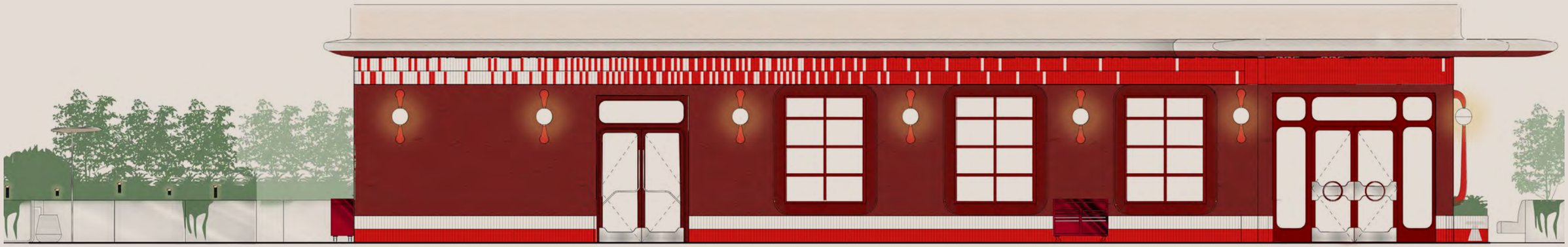
EXTERIOR STUCCO	BENJAMIN MOORE- BEWITCHED	
EXTERIOR BRICK 1	SPECKLED WHITE	
EXTERIOR BRICK 2	RED TO MATCH BENJAMIN MOORE - MILLION DOLLAR RED	
PATIO PLANTERS	WHITE	



EAST



NORTH



WEST

Patio Elevations

MARTINI & ROZ

EXTERIOR DESIGN & LANDSCAPING



PAVER KEY

- *18" X 18" TAN PAVER -*
- *18" X 18" WARM CLAY PAVER*

PLANTS

Plantings will be 12 - 24" high:

A - Dwarf Boxwoods every 2 ft

B ~~Dwarf fountain grass~~

C – Creeping Jenny and

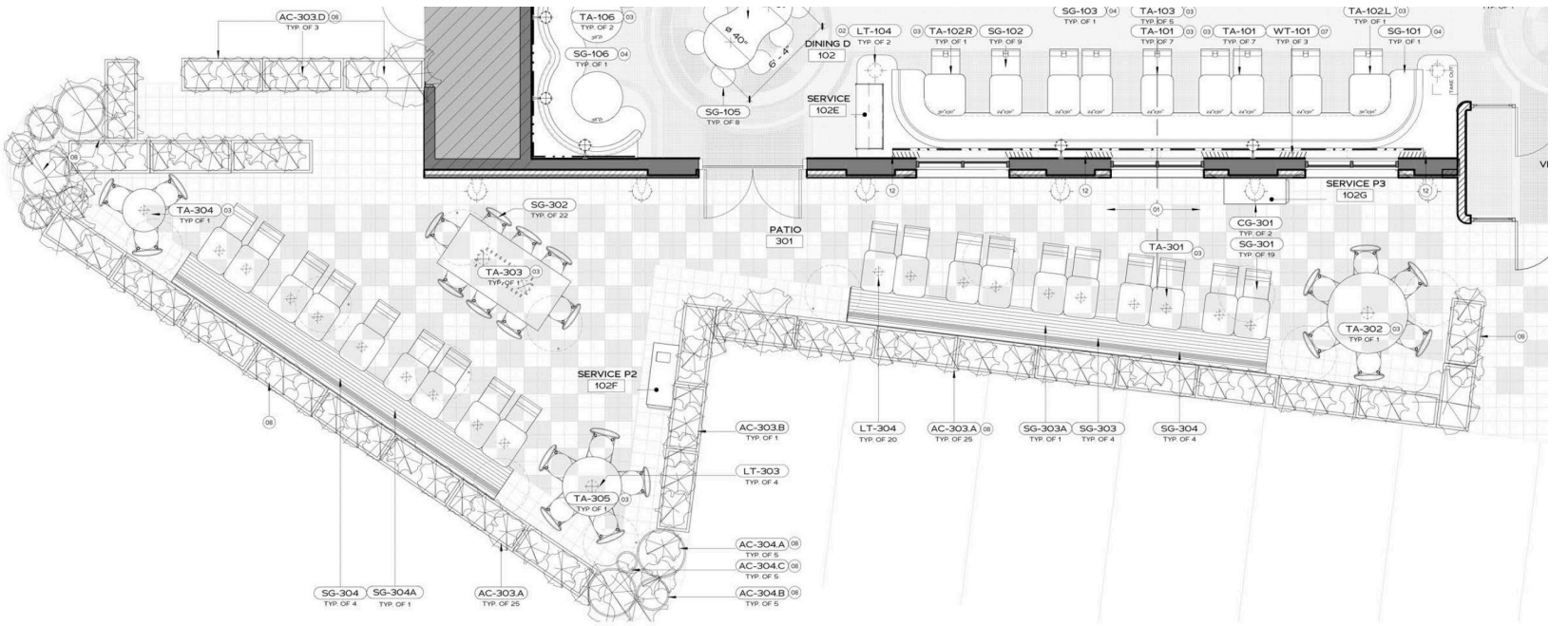
D - Seasonal annuals filled in between

Patio Plan

NOT TO SCALE

MARTINI & ROZ

OUTDOOR DINING & LIGHTING





ITEM:
Linear Planter

VENDOR:
Jay Scotts

PRODUCT/ITEM #:
70325.GBW.60

COLOR:
Marine Grade Gloss White Composite Fiberglass

DIMENSIONS:
4' (QTY 1)
5' (QTY 25)
6' (QTY 1)

LEAD TIME:
20 weeks

LOCATION:
AC-303.A (5')
AC-303.B (4')
AC-303.6 (6')



ITEM:
Round Table

VENDOR:
West Elm

PRODUCT/ITEM #:
9742477

COLOR/MATERIAL:
White, glass fiber reinforced concrete

DIMENSIONS:
60" Diam

LEAD TIME:
20 weeks

LOCATION:
TA-302



ITEM:
Hula Outdoor Chair
(23 QTY)

VENDOR:
Grand Rapids Chair Company

PRODUCT/ITEM #:

COLOR: Gray White Metal

DIMENSIONS:
30" h x 20" L x 20" w

LEAD TIME:
20 weeks

LOCATION:
SG-301





ITEM:
Table (QTY 19)

VENDOR:
Perfect Tables

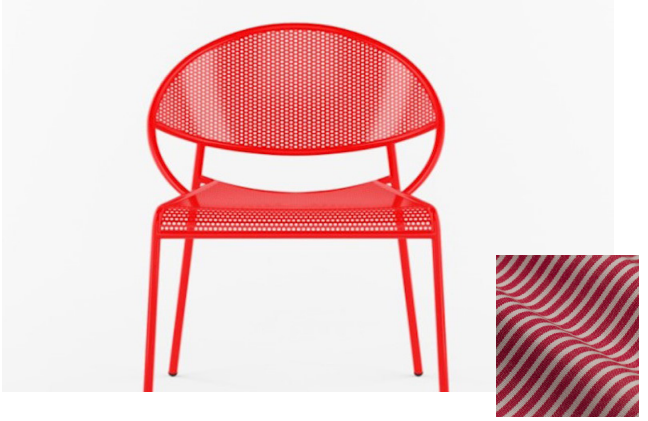
PRODUCT/ITEM #:

COLOR:
Red Microtexture Powder Finish Top + Round Stainless Steel Base

DIMENSIONS:
30" h x 24" L x 30" w

LEAD TIME:
20 weeks

LOCATION:
TA-301



ITEM:
Hula Outdoor Chair (QTY 28)

VENDOR:
Grand Rapids Chair Company

PRODUCT/ITEM #:
845

COLOR:
Traffic Red Metal

CUSHION COLOR:
Red & White Stripe Cushion (NFPA 260 / UFAC Class 1)

DIMENSIONS:
30" h x 20" L x 20" w

LEAD TIME:

LOCATION:
SG-302



ITEM:
Dining Bench (QTY 4-6' and 4-8')

VENDOR:
Victory Stanley

PRODUCT/ITEM #:
NRB-6

COLOR:
white powder coated steel--

COLOR:
Red cushion (NFPA 260 / UFAC Class 1)

DIMENSIONS:
26" D x 6' w

LEAD TIME:

LOCATION:
SG-303



ITEM:
Dining Table (QTY 1)

VENDOR:
Victory Stanley

PRODUCT/ITEM #:
3290BT

COLOR:
pink powder-coated aluminum

DIMENSIONS:
44" w x 90" l

LEAD TIME:

LOCATION:
TA-303



ITEM:
Mobile Server Station (QTY 2)

VENDOR:
Yukon

PRODUCT/ITEM #:
57805

COLOR:
Red rust resistant powder coat **heavy ga steel** w/ wood **work surface**

top

DIMENSIONS:
37" h x 46" L x 18" w

LEAD TIME:

LOCATION:
CG-301



ITEM:
Round Planters (QTY Lrg - 5, Med-5, Sm-5)

VENDOR:
Jay Scotts

PRODUCT/ITEM #:
57805

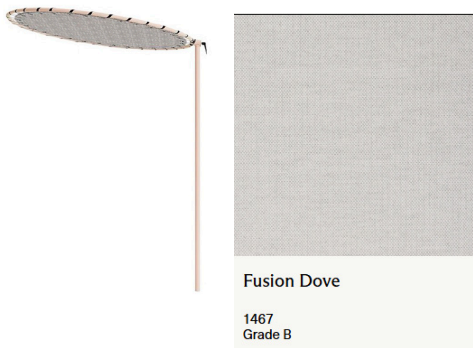
COLOR:
Marine Grade Gloss White Composite

Fiberglass

DIMENSIONS:
34" H x 39" dia

LEAD TIME:

LOCATION:
AC-304.A



ITEM:
Round Sun Sade (QTY 12)

VENDOR:
Brown Jordan

PRODUCT/ITEM #:

COLOR:
Dove Finish, Fusion Dove Fabric

DIMENSIONS:
60" Diam

LEAD TIME:

LOCATION:
AC-304.C

ITEM:
Table Lamp (QTY 6)

VENDOR:
Lumens

PRODUCT/ITEM #:

COLOR:
white glass

DIMENSIONS: 9.25" x 8.66"

LEAD TIME: ----

LOCATION: LT-303

Dimmable 4 watts
Light at 10% (10 lumens)
Light at 40% (50 lumens)
Light at 100% (130 lumens)



ITEM:
LED Lit Table Lamp (QTY 26)

VENDOR:
Lumens

PRODUCT/ITEM #:
AIL2654784

COLOR:
Black Aluminum

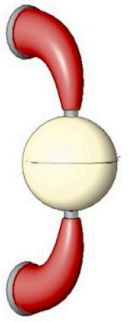
DIMENSIONS: 7.6" H, 3.5" W

LEAD TIME: ----

LOCATION: LT-303

Dimmable 1.80 watts
light at 10% (14 lumens)
light at 40% (70 lumens)
light at 100% (185 lumens)

*SEE CUT SHEETS



ITEM:
Custom Wall Sconce *
(QTY **9**)

VENDOR:
custom

PRODUCT/ITEM #:
custom

COLOR: (below)
powder coat metal red, chrome, warm white acrylic globe

DIMENSIONS: 45" H x 14" W

LEAD TIME: ---

LOCATION: LT 302

SPECS:
Thick White Frosted Acrylic half sphere diffuser w/ lip

20 volt LED 9 watt dimmable



ITEM:
Custom Wall Sconce*
(QTY **4**)

VENDOR:
custom

PRODUCT/ITEM #:
custom

COLOR: (below)
powder coat metal red, chrome, warm white acrylic globe

DIMENSIONS: 96" H x 14" W

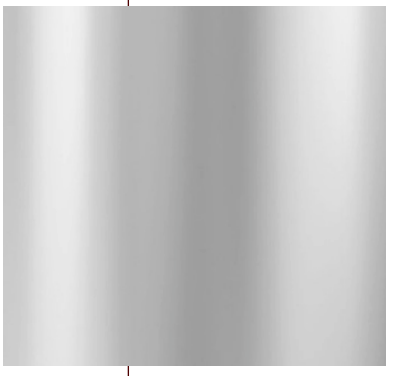
LEAD TIME: ---

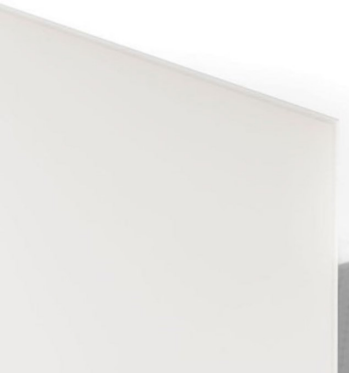
LOCATION: LT 302

SPECS:
Thick White Frosted Acrylic half sphere diffuser w/ lip

20 volt LED 9 watt dimmable









ITEM:
AMP® Low Voltage Landscape Lighting MagnumProTM *
Stainless Steel
(QTY 30)

VENDOR: AMP

PRODUCT/ITEM #:
AHT-3516-S-S
Max 20 watts, dimmable incandescent 37w

COLOR: brushed stainless steel

DIMENSIONS:
25" H x " W

LEAD TIME:

LOCATION:
throughout the planters

sales order 14007-L

item LT-301

MTL-01	Silver finish to match approved sample
MTL-02	Red Powder Coat finish for metal shade to match approved sample
Acrylic	Thick White Frosted Acrylic half sphere diffuser with lip

fixture quoted to be Renaissance interpretation of submitted fixture using available custom components and fabricated parts

* fixture for UL DAMP location use appropriate materials and finishes

* revised dimensions per request 08-11-25 nch

RENAISSANCE

☐ approved
☐ approved as noted
☐ not approved revise as noted

authorized signature date

Wall Sconce with Metal/ Acrylic Shade

No. RL-4-1224-96 nch

UNDERWRITERS LABORATORIES INC. LISTED

Date 07-18-25

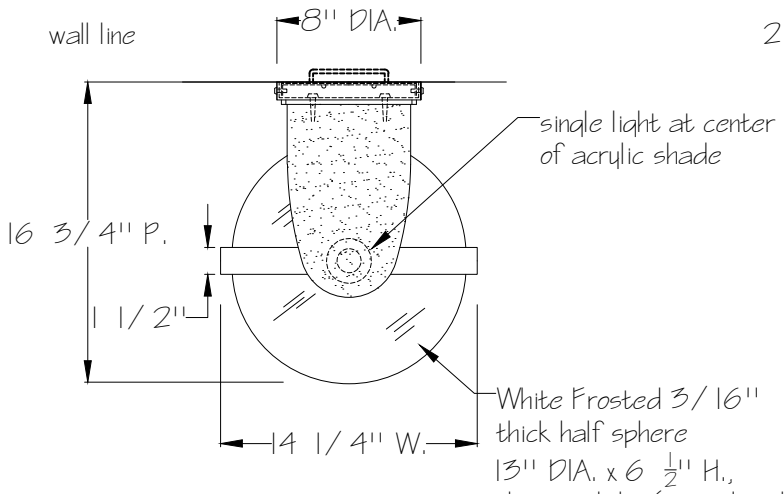
Scale 3/32"=1"

PHONE 540.342.1548 FAX 540.342.1417 WEB RCLFINC.COM

Renaissance reserves the right to make adjustments during fabrication to insure product integrity, performance, and meet applicable UL standards.

Renaissance recommends a "controlled climate" environment whenever prolonged storage is required. Failure to do so will void any / all expressed or implied warranties.

Top View



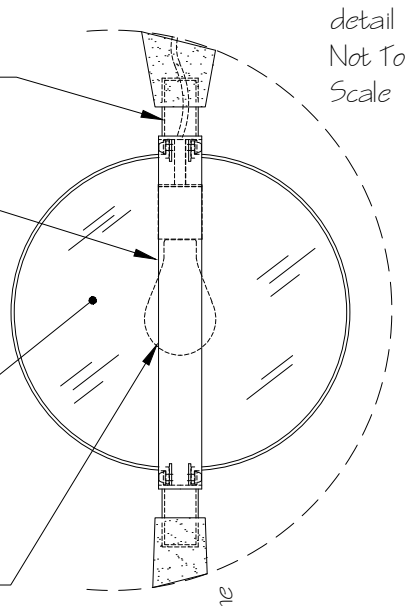
White Frosted 3/16" thick half sphere
13" DIA. x 6 1/2" H., dome with lip (see detail)
lip is hidden (2 half spheres total)

MTL-01
2"H. x 1 1/4" O.D. welded support stem slides inside top and bottom "Bull horn arms", lead wire run through top arm to back pan

MTL-01
1 1/2" W. rolled metal support band with inset welded donuts to support acrylic half spheres laser cut donut secured over top lip of acrylic half spheres

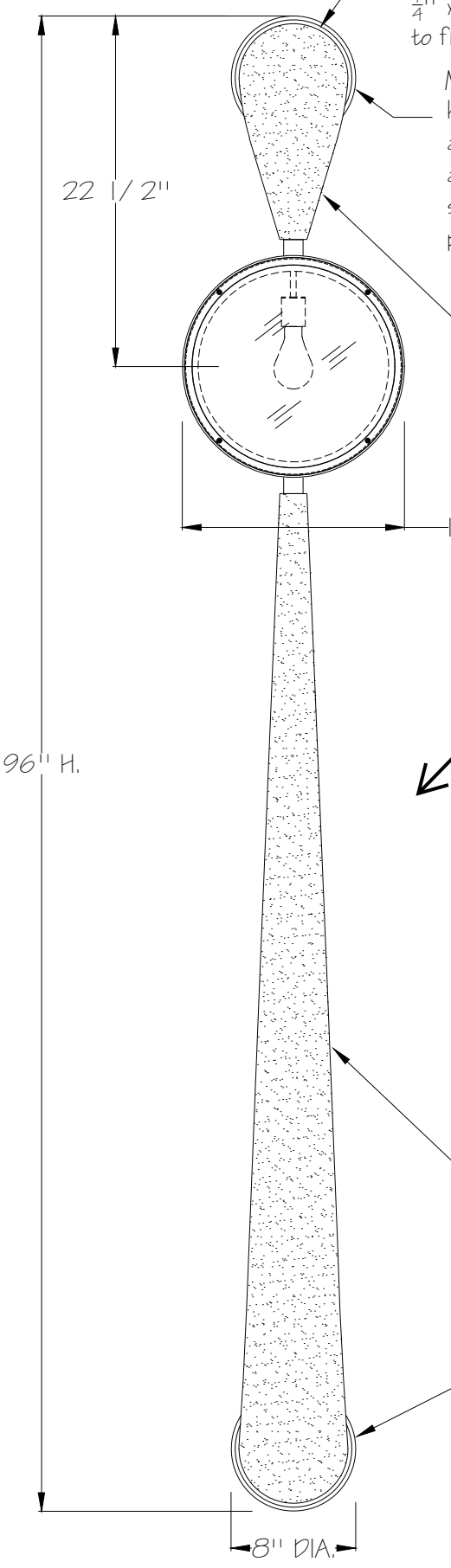
white frosted acrylic half sphere with lip (2 total) secured to inside of metal band
metal donut cover with thin rubber washer secured small allen head screws finish to match MTL-01 screws secure to inset hidden donut

detail Not To Scale



medium base porcelain socket, socket to accommodate 120 volt LED 9 watt A style bulb (60 watt equivalent) (LED bulbs provided by others) Must be fully dimmable.

Front View



MTL-01
8" DIA. heavy back pan with welded 1/4" x 1/4" ring for "Bull Horn arm" to fit inside ring

MTL-01
heavy back pan with hidden inner support back pan, inner pan and rubber washer (UL DAMP location) with double lock-up and additional support mounting holes (hardware for support holes supplied by others) small Allen head screws included to secure back pan to inner pan (finish screws to match fixture)

MTL-02
7" DIA. heavy "Bull Horn arm" design at top and bottom of illuminated globe Horn is smooth clean tapered to narrow end (short horn at top)

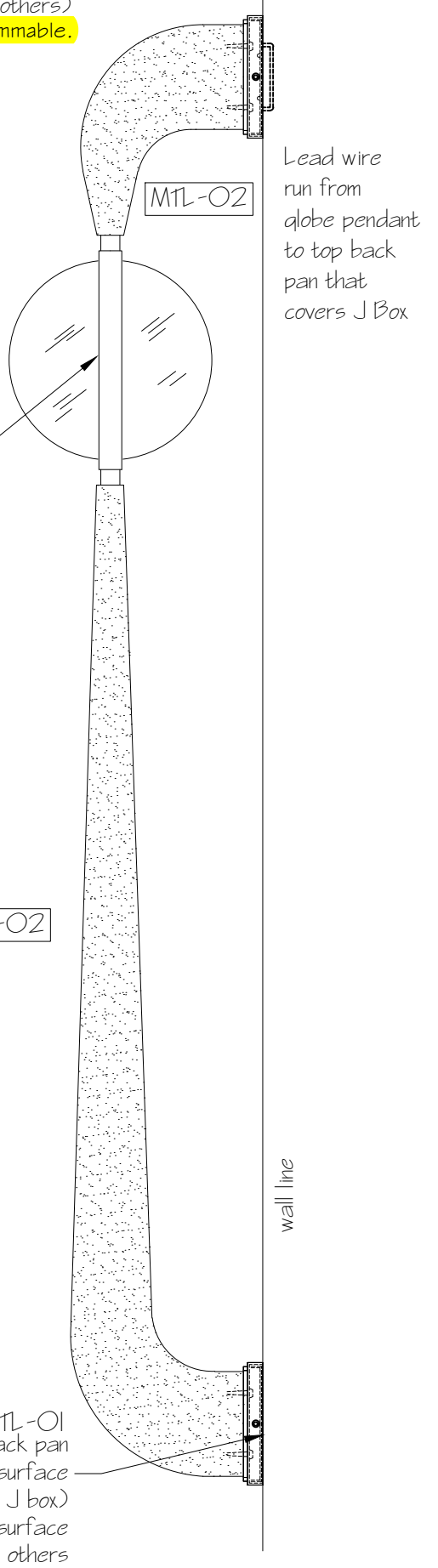
SUGGESTED BULB: E26, 2700 KELVIN, 40 WATT EQ, DIMMABLE, LED BULB

MTL-02
7" DIA. heavy "Bull Horn arm" design at top and bottom of illuminated globe Horn is smooth clean tapered to narrow end (tall horn at bottom)

MTL-01
8" DIA. heavy back pan with welded 1/4" x 1/4" ring for "Bull Horn arm" to fit inside ring

MTL-01
fixture MUST have metal support band (see detail for band info)

Side View



Lead wire run from globe pendant to top back pan that covers J Box

MTL-01
inner pan for bottom back pan secured to wall surface (top pan secured to J box)
hardware to secure inner pan to wall surface supplied by others

sales order	14007-L
item	LT-302
MTL-01	Silver finish to match approved sample
MTL-02	Red Powder Coat finish for metal shade to match approved sample
Acrylic	Thick White Frosted Acrylic half sphere diffuser with lip

fixture quoted to be Renaissance interpretation of submitted fixture using available custom components and fabricated parts

* fixture for UL DAMP location use appropriate materials and finishes

RENAISSANCE

☐ approved
☐ approved as noted
☐ not approved revise as noted

authorized signature date

Wall Sconce with Metal/ Acrylic Shade

No. RL-4-1224-45 (nch)

UNDERWRITERS LABORATORIES INC. LISTED

Date 07-18-25

Scale 3/32"=1"

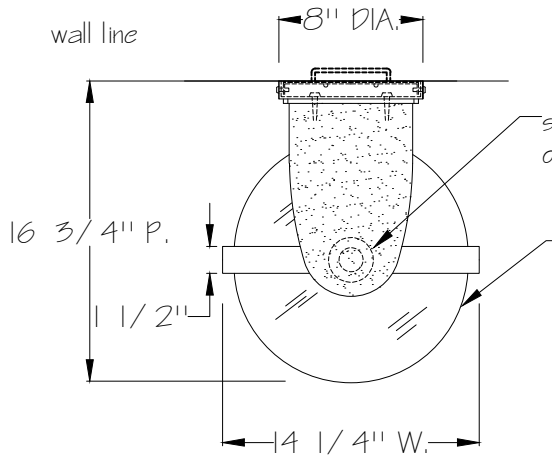
PHONE 540.342.1548 FAX 540.342.1417 WEB RCLFINC.COM

Renaissance reserves the right to make adjustments during fabrication to insure product integrity, performance, and meet applicable UL standards.

Renaissance recommends a "controlled climate" environment whenever prolonged storage is required. Failure to do so will void any / all expressed or implied warranties.

* revised dimensions per request 08-11-25 nch

Top View



single light at center of acrylic shade

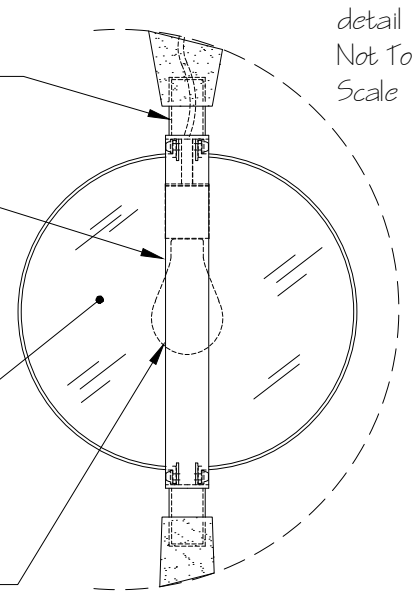
White Frosted 3/16" thick half sphere
13" DIA. x 6 $\frac{1}{2}$" H., dome with lip (see detail)
lip is hidden (2 half spheres total)

MTL-01
2"H. x 1 $\frac{1}{4}$" O.D. welded support stem slides inside top and bottom "Bull horn arms", lead wire run through top arm to back pan

MTL-01
1 $\frac{1}{2}$" W. rolled metal support band with inset welded donuts to support acrylic half spheres laser cut donut secured over top lip of acrylic half spheres

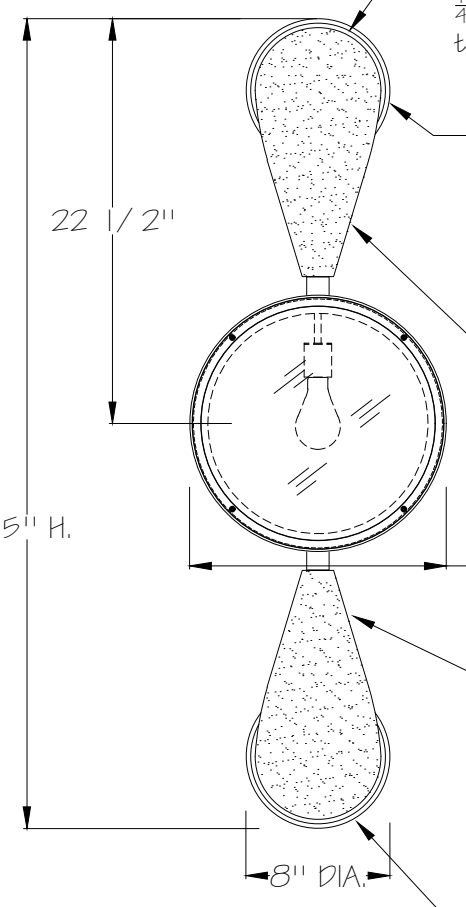
white frosted acrylic half sphere
with lip (2 total) secured to inside of metal band
metal donut cover with thin rubber washer secured small allen head screws finish to match MTL-01 screws secure to inset hidden donut

medium base porcelain socket, socket to accommodate 120 volt LED 9 watt A style bulb (60 watt equivalent) (LED bulbs provided by others)
Must be fully dimmable.



SUGGESTED BULB: E26, 2700 KELVIN, 40 WATT EQ, DIMMABLE, LED BULB

Front View



MTL-01
8" DIA. heavy back pan with welded $\frac{1}{4}$" x $\frac{1}{4}$" ring for "Bull Horn arm" to fit inside ring

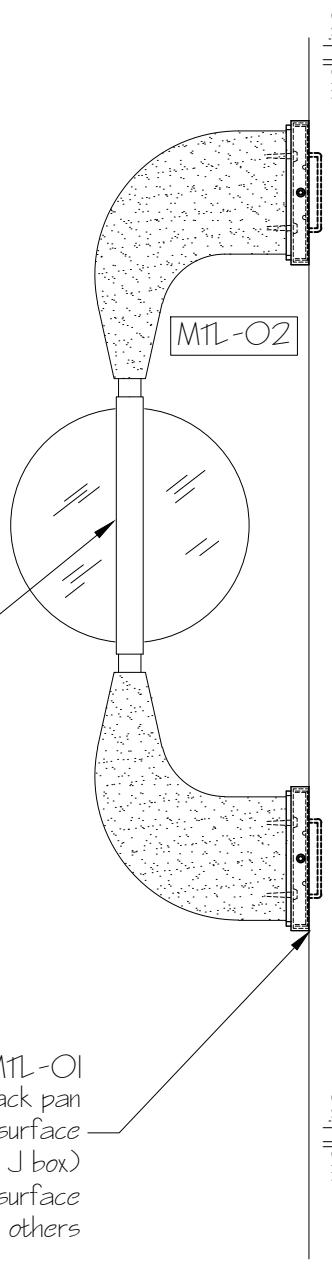
MTL-01
heavy back pan with hidden inner support back pan, inner pan and rubber washer (UL DAMP location) with double lock-up and additional support mounting holes (hardware for support holes supplied by others) small Allen head screws included to secure back pan to inner pan (finish screws to match fixture)

MTL-02
7" DIA. heavy "Bull Horn arm" design at top and bottom of illuminated globe
Horn is smooth clean tapered to narrow end
(short horn at top)

MTL-02
7" DIA. heavy "Bull Horn arm" design at top and bottom of illuminated globe
Horn is smooth clean tapered to narrow end
(short horn at top and bottom)

MTL-01
8" DIA. heavy back pan with welded $\frac{1}{4}$" x $\frac{1}{4}$" ring for "Bull Horn arm" to fit inside ring

Side View



Lead wire run from globe pendant to top back pan that covers J Box

MTL-01
fixture MUST have metal support band
(see detail for band info)

MTL-01
inner pan for bottom back pan secured to wall surface
(top pan secured to J box)
hardware to secure inner pan to wall surface supplied by others

LED

A19 Bulb



EQUIVALENT TO



40W

INCANDESCENT
88% ENERGY SAVINGS

FEATURES

- More energy savings than CFL and Incandescent bulbs
- Frosted finish with a vintage look
- Long-lasting lifespan

TYPICAL APPLICATIONS

- Table lamps and floor lamps
- Ceiling fans and fixtures
- Pendant fixtures

SPECIFICATIONS

SKU	PLT-11854
DIMMABLE	YES
SAFETY RATING	UL WET LOCATION
CRI	80
COLOR	SOFT WHITE
COLOR TEMPERATURE	2700K
LIFE HOURS	15,000
WATTAGE	4.5 WATTS
LUMENS	450
LUMENS PER WATT	100
VOLTAGE	120V
BASE TYPE	MEDIUM (E26)
ENCLOSED FIXTURE	YES
LIGHTING TECHNOLOGY	LED
HEIGHT	4.13 IN.
DIAMETER	2.36 IN.
WARRANTY	1 YEAR
CASE QUANTITY	24

PRODUCT SPECIFICATIONS

Project Name _____ Date _____

Type or Model _____ Qty _____

AMP® Low Voltage Landscape Lighting
MagnumPro™ Stainless Steel - AHT-3516-S-S

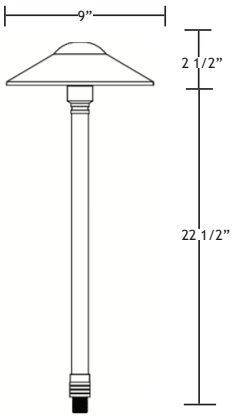
PRODUCT DESCRIPTION

Experience a new level of sophistication and modern styling with the AMP® MagnumPro™ Stainless Steel Path & Area Light. Its sleek design adds a touch of elegance to any landscape, enhancing the visual appeal of your outdoor spaces. Impress your clients with a lighting solution that seamlessly blends functionality and aesthetics.

Designed with die-cast construction, this path and area light guarantees durability and reliability, capable of withstanding demanding weather conditions. Illuminate your landscapes with the brilliance and precision of the MagnumPro™ Stainless Steel Path & Area Light. Featuring our widest hat, it produces a generous region of illumination, providing expansive coverage and captivating lighting effects. Create enchanting pathways and accentuate architectural elements with confidence, knowing that your lighting designs will be met with awe.



PRODUCT DIMENSIONS



FEATURES & BENEFITS

- Rust Resistant 316 Stainless Steel
- Stem is 1-inch thick and includes extra-long (1-inch) strip resistant threading fro greater stability.
- Beryllium copper socket – more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Strip resistant threading provides superior mounting stability.

SPECIFICATIONS

- **Construction:** 316 Stainless Steel
- **Lead Wire:** 18AWG
- **Mounting:** 10” Hammer® Stake with cutout for wire exit
- **Lens:** Clear
- **Light Source (not included):** LED Bi-Pin (sold separately)
- **Operating Voltage:** 12VAC
- **Powered by:** AMP’s Low Voltage Transformer

WARRANTY

Lifetime Warranty

CERTIFICATIONS

UL LISTED **Max 20 Watts** File #E466348

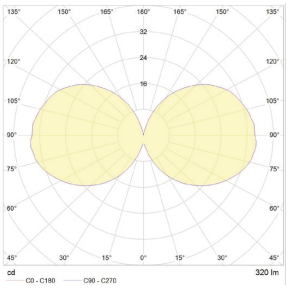
cUL LISTED **Max 20 Watts** File #E466348

© Copyright 2023, AMP® Lighting, Lutz, FL USA 33549 · All rights reserved · 813.978.3900 · www.amplighting.com

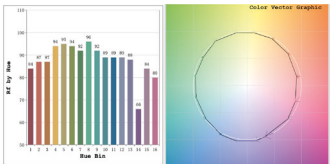
US G9 2700K

4W | 420 lm | 2700K
G9-4W-2700K-RA97-120V





IES/LDT photometry files and product photography available on request



PHYSICAL

Bulb dimension:	6/8 in
Bulb length:	2 2/8 in
Glass shape:	T6
Base:	G9
Materials:	Ceramic & Polycarbonate
Glass finish:	Lightly frosted
Weight:	0.04 lbs
Max. working temp.:	Max. 40°C
IP rating:	IP20

ELECTRICAL

Power:	4W
Current:	0.04 A
Voltage:	110-120V~
Frequency:	50/60Hz
Power factor	0.9
Efficiency:	105 lm/W
Lifetime:	15,000 hrs

ILLUMINATION

CCT:	2700K
Lumens:	420 lm
Incandescent equiv.:	37 W
Flicker:	<5%
Beam angle:	360°
Light source:	LED
CRI:	97Ra
R9:	90
TM30 - Rg	100
TM30 - Rf	90

DIMMING

Dimmable 0-100%
Recommended dimmer: Tala Rotary Wall Dimmer
(For a full list of recommended and compatible dimmers see website)

Tala Energy Ltd. 25b Vyner Street,
London, E2 9DG, United Kingdom

Tala North America Inc.
C/O LH Frishkoff & Company
546 5th Avenue, FL 9
New York NY 10036
United States
talalighting.com| hello@tala.co.uk | +1 (240) 724-8111

WARRANTY

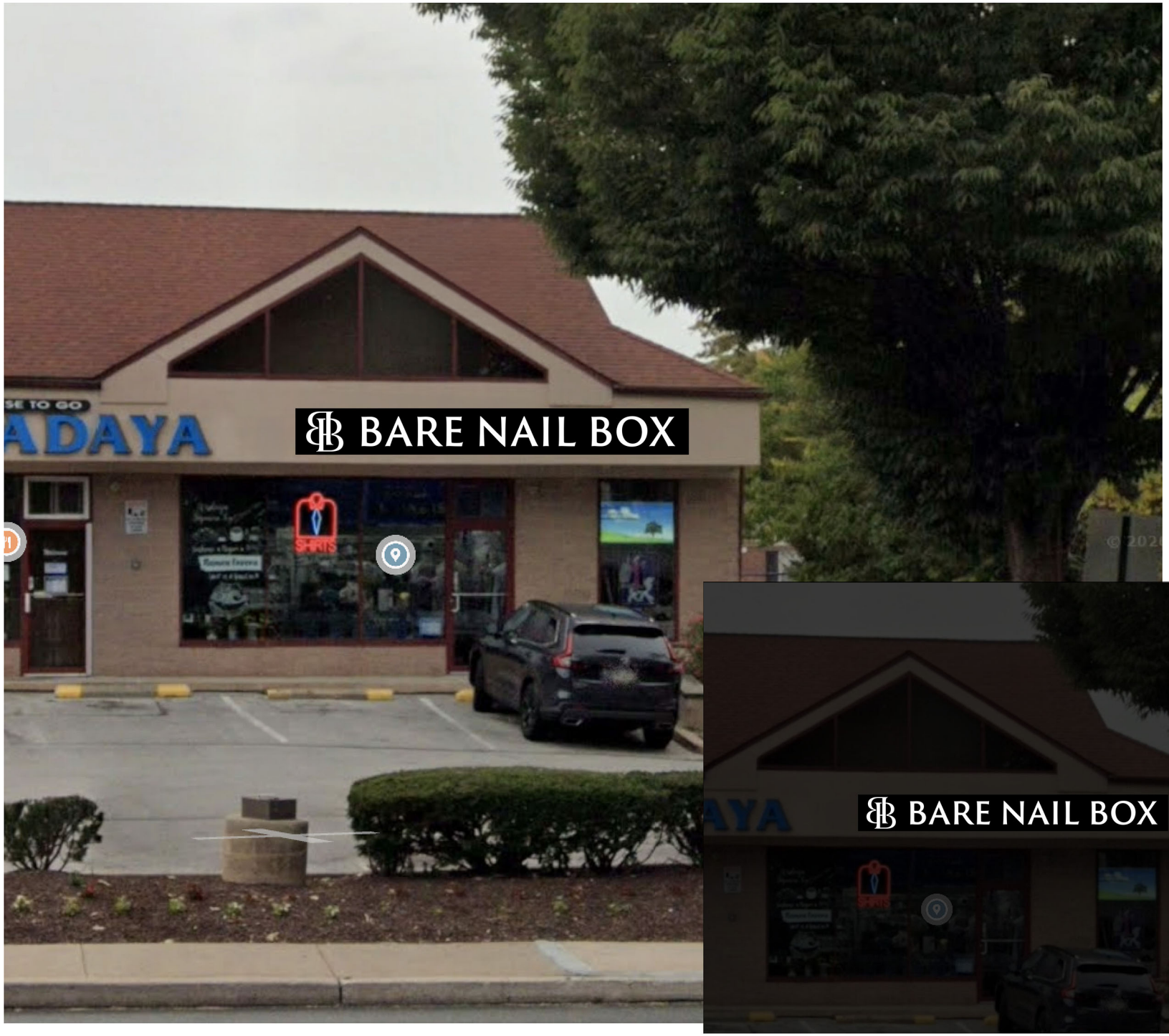
2 years

EAN

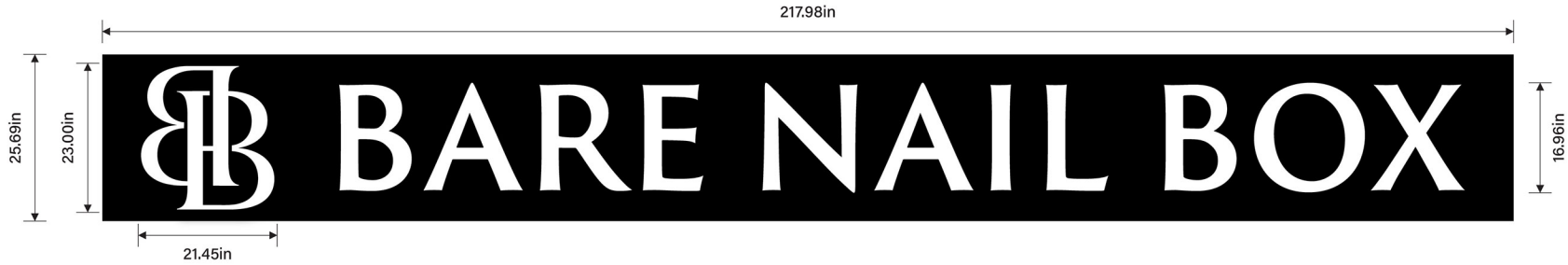
5061046299303

Specification subject to change without notice. Refer to our website for the most recent product documentation. Tala designs in the EU/UK are protected by registered and or unregistered design rights

Face Lighted Channel Letters



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717.336.7098
randy@horstsigns.com
www.horstsigns.com
Randy Bergey
Design | Sales



Details for Project:
*5" Deep black cans
*Black trim cap
*White LED lighting
*White Acrylic Face
*Logo/ Icon- white face
with solid black edge vinyl



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Randy Bergey
Design | Sales

Face Lighted Channel Letters
*Tenant Unit wideth- 22'



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www.horstsigns.com
Randy Bergey
Design | Sales

Face Lighted Channel Letters

Existing



Proposed

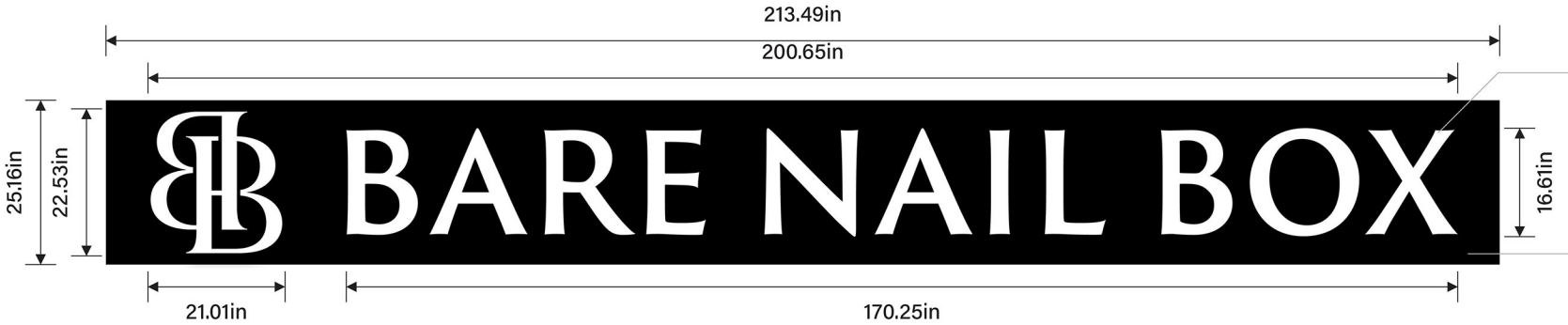


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randy@horstsigns.com
www.horstsigns.com

Randy Bergey
Design | Sales

Face Lighted Channel Letters (Revised)

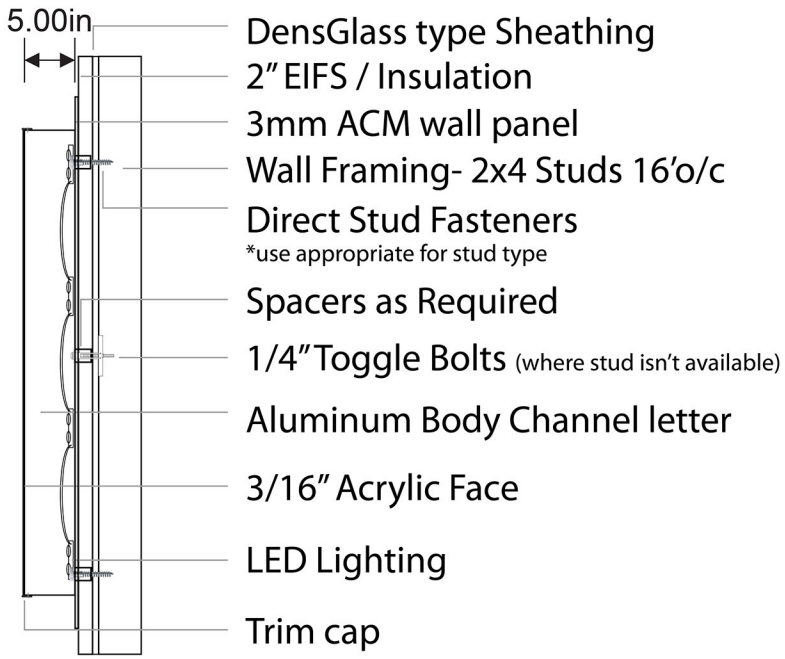


Channel Letter
*face LED Lighted
*5" deep black can
*black trim cap
*White Acrylic face

3mm Accent Panel
*black aluminum composite panel- direct wall mount

Grade to top of Sign: 12.2'
Advertising Area: 31.4 sqft

Section Cut:



DensGlass type Sheathing
2" EIFS / Insulation
3mm ACM wall panel
Wall Framing- 2x4 Studs 16'o/c
Direct Stud Fasteners
*use appropriate for stud type
Spacers as Required
1/4" Toggle Bolts (where stud isn't available)
Aluminum Body Channel letter
3/16" Acrylic Face
LED Lighting
Trim cap

*Sizing not to scale



Color Index:

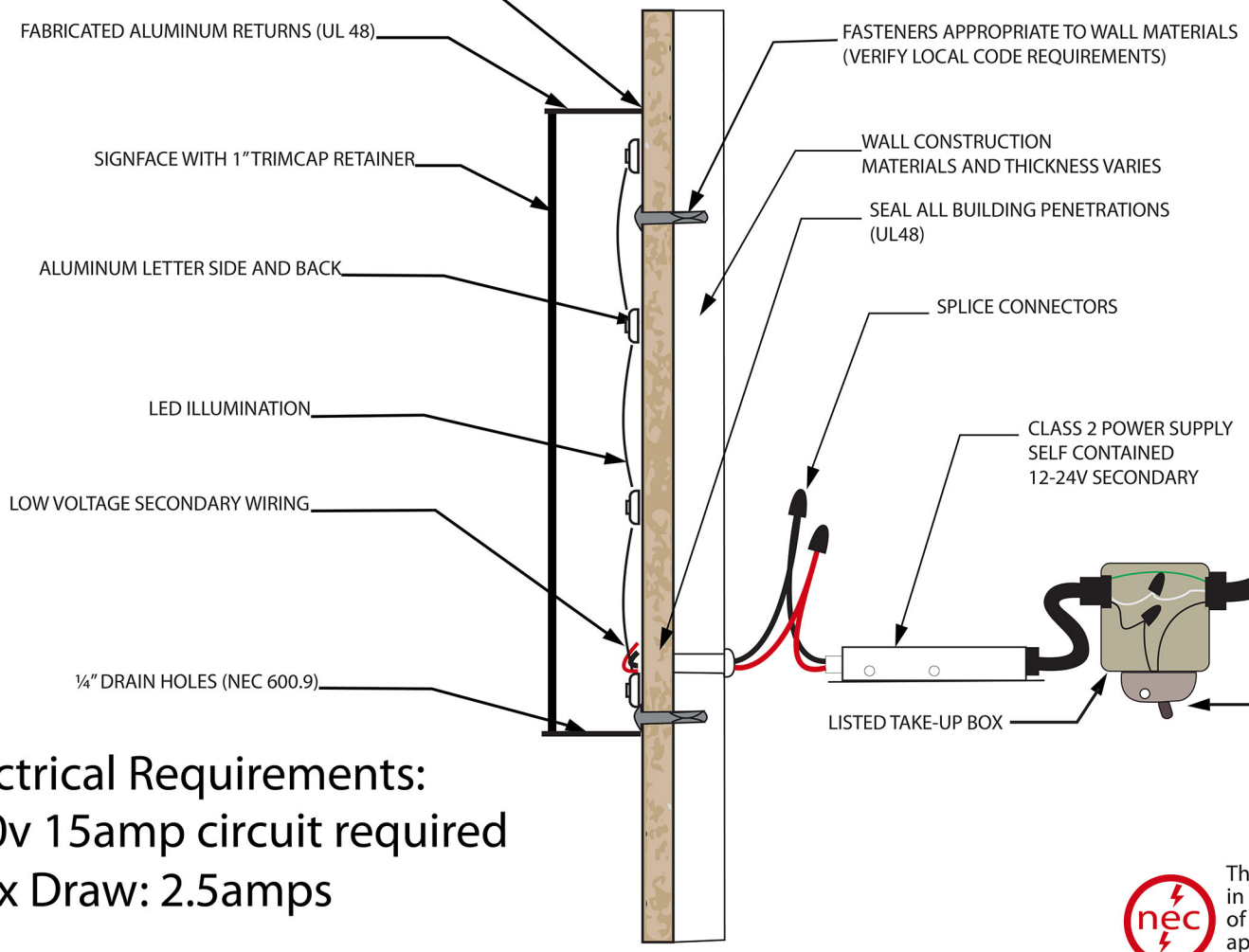
Black

White

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randy@horstsigns.com
www.horstsigns.com
Randy Bergey
Design | Sales

Fabrication Guidelines / Installation Instructions

Family: Std. Channel Letter - Acrylic face



UL CERTIFIED SAFETY

Electrical circuit to site provided by others.
Horst Signs is responsible to attach to provided electrical supply.

Electrical Requirements:

120v 15amp circuit required

Max Draw: 2.5amps

nec

This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. This includes proper grounding & bonding of the sign.

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randy@horstsigns.com
www.horstsigns.com

Randy Bergey
Design | Sales

Site Map



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randy@horstsigns.com
www.horstsigns.com
Randy Bergey
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Current Site / Existing Sign:



CONTACTS

TENANT:
KEN & MICHELLE LU
PHONE: 267-982-9988
EMAIL: KLU1688@YAHOO.COM

ARCHITECT:
CORNERSTONE DESIGN-ARCHITECTS
CONTACT: TIM YON, SENIOR PROJECT MANAGER
PHONE: 717-629-5067
EMAIL: TYON@CORNERSTONEDESIGN.COM

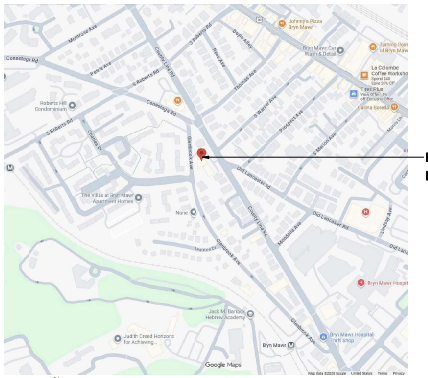
MECHANICAL ELECTRICAL PLUMBING ENGINEERS
SHARPE ENGINEERING
130 FUTURA DRIVE, SUITE 200
LIMERICK, PA 19464
CONTACT: ERIC HESS, P.E.
PHONE: 610-489-8212 EXT. 42
EMAIL: EHESS@SHARPE-ENG.COM

TENANT FIT-OUT

FOR:

NAIL SALON

968 COUNTY LINE ROAD
BRYN MAWR, PA 19010



N W E S

LOCATION MAP
COURTESY GOOGLE

CODE INFORMATION:

APPLICABLE CODES FOR THIS PROJECT:

IEBC 2018 INTERNATIONAL EXISTING BUILDING CODE
IBC 2018 INTERNATIONAL BUILDING CODE
- CHAPTER 1 IS NOT ADOPTED (MOST OF ITS REQUIREMENTS ARE INCORPORATED IN CHAPTER 403 OF THE UNIFORM CONSTRUCTION CODE REGULATION)
- CHAPTER 27 ELECTRICAL REQUIRES COMPLIANCE WITH NFPA 70-2017

ICC/ANSI A117.1 2009 ACCESSIBILITY
IFC 2018 INTERNATIONAL FIRE CODE - ADOPTED ONLY TO THE EXTENT REFERENCED IN CHAPTER 35 OF IBC 2018
IPC 2018 INTERNATIONAL PLUMBING CODE
IMC 2018 INTERNATIONAL MECHANICAL CODE
IFGC 2018 INTERNATIONAL FUEL GAS CODE) - LPG REQUIREMENTS ARE SUPERSEDED BY THE REQUIREMENTS OF THE PA PROPANE AND LIQUEFIED PETROLEUM GAS ACT
NFPA 70-2017 NATIONAL ELECTRIC CODE
IECC 2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

JURISDICTION HAVING AUTHORITY:
RADNOR TOWNSHIP, DELAWARE COUNTY, PA
301 VEN AVENUE
WAYNE, PA 19087
610 688 6500

BUILDING DESCRIPTION:
TYPE VB CONSTRUCTION
BUSINESS OCCUPANCY
1 STORY
SPRINKLER SYSTEM

FIRE AREA: 760 S.F.
LEVEL 2 ALTERATIONS: 271 S.F.

REQUEST FOR DEFERRED SPRINKLER/FIRE SUPPRESSION DRAWING SUBMITTAL
LESS THAN 35 OCCUPANTS; NO HI-LO EWC REQUIRED
LESS THAN 15 OCCUPANTS; (1) TOILET ROOM/ PERMITTED
WORK TO THE SPRINKLER SYSTEM SHALL BE PER NFPA 13 AND IBC 2018 SECTION 903
WORK TO THE FIRE ALARM TO BE PER NFPA 72 AND IBC 2018 SECTION 907
EMERGENCY EXIT LIGHTING TO BE PROVIDED PER IBC 2018 SECTION 1008

IF CONFLICTS EXIST WITHIN DRAWINGS AND/OR WITH SPECIFICATIONS, APPLICABLE CODES, UTILITY COMPANY REGULATIONS, ETC. THE GENERAL CONTRACTOR/ CONSTRUCTION MANAGER AND/OR THEIR RESPECTIVE SUBCONTRACTOR SHALL REQUEST CLARIFICATIONS IN WRITING OR SHALL ASSUME THAT THE MOST RESTRICTIVE AND/OR STRINGENT QUALITY AND REQUIREMENTS SHALL GOVERN.

DRAWING LIST

ARCHITECTURAL - RESPONSIBILITY OF THE ARCHITECT

CS	COVERSHEET

ARCHITECTURAL - RESPONSIBILITY OF THE ARCHITECT

A000	RENDERINGS
A001	EXISTING & DEMOLITION PLANS
A101	PROPOSED FLOOR PLAN & DETAILS
A102	DOOR SCHEDULE & RCP
A601	ENLARGED PLANS & INTERIOR ELEVATIONS

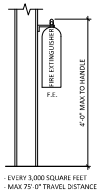
TYPICAL ABBREVIATIONS & SYMBOLS

LEGEND

123 ROOM NUMBER
101 A DOOR NUMBER (MATCH ROOM) DOOR LETTER
20 MIN. FIRE RATING (IF APPLICABLE)
A PARTITION TYPE
PARTITION CONDITION - SEE PARTITION TYPE SHEET(S).
W1 WINDOW NUMBER
45 MIN. FIRE RATING (IF APPLICABLE)
FIRE RATING (IN HOURS)
RATED WALL TYPE
1 A600 INTERIOR ELEVATION
1 A600 ENLARGED PLAN OR DETAIL
1 A300 BUILDING SECTION OR DETAIL
EXISTING CONSTRUCTION
DEMOLITION
NEW CONSTRUCTION

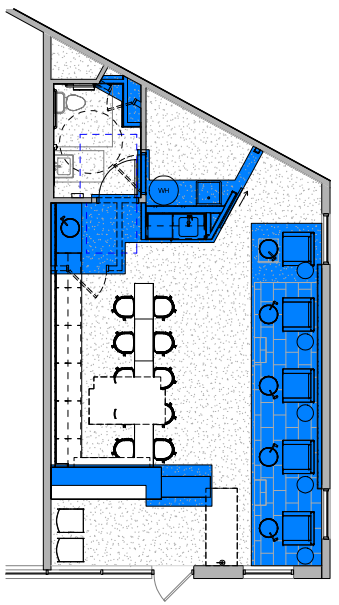
CODE_ROOM OCCUPANCY

NUMBER	NAME	AREA	OCCUPANCY	OCCUPANCY S.F. PER PERSON	OCCUPANT LOAD
101	SALON	611 SF	BUSINESS AREAS	100	7
102	BREAK ROOM	55 SF	BUSINESS AREAS	100	1
103	TOILET ROOM	58 SF	BUSINESS AREAS	100	1
		725 SF			9



EVERY 3,000 SQUARE FEET - MAX 75'-0" TRAVEL DISTANCE

2 CS **F.E. MOUNT HEIGHT**
3/4" = 1'-0"



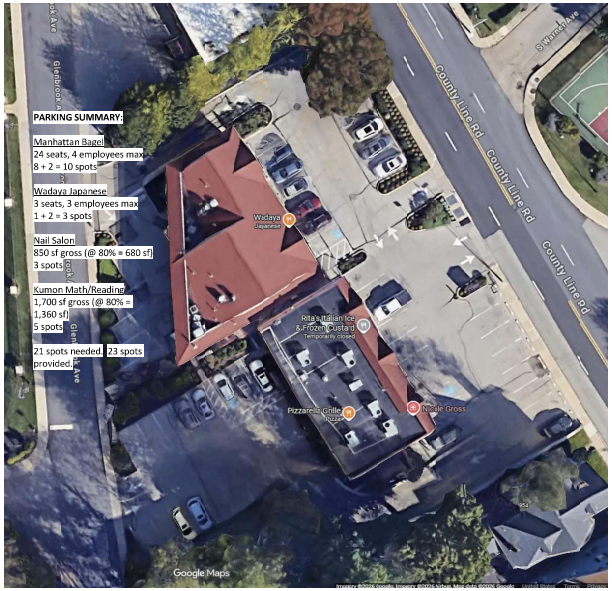
3 CS **LEVEL 2 ALTERATIONS MAPPING**
1/4" = 1'-0"

271 S.F. OF LEVEL 2 ALTERATIONS

FORMER USE: DRY CLEANER (BUSINESS OCCUPANCY)
PROPOSED USE: NAIL AND PEDI SALON (BUSINESS OCCUPANCY)

GENERAL NOTES:

1. THE WORK INDICATED WITHIN THE DRAWINGS INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSITATED FOR THE COMPLETION OF THE WORK AS DESCRIBED IN WRITTEN AND DRAWN FORMAT BY CORNERSTONE DESIGN-ARCHITECTS. THIS WORK SHALL BE COMPLETED BY THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER UNLESS NOTED OTHERWISE.
2. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS HEREIN PRIOR TO THE START OF CONSTRUCTION AND PROGRESSIVELY THROUGHOUT THE COURSE OF CONSTRUCTION. CORNERSTONE DESIGN-ARCHITECTS SHALL BE NOTIFIED OF ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES PRIOR TO THE CONTINUATION OF CONSTRUCTION.
3. INTERIOR DIMENSIONS ARE FROM THE CORE COMPONENT (I.E. STUDS, CMU, ETC.) UNLESS OTHERWISE OR SHOWN.
4. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH ALL CITY, STATE, AND LOCAL CODES AS DEFINED IN THE DRAWINGS AND BY THE LOCAL GOVERNING MUNICIPALITY.
5. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE FOR PROCURING ALL PERMITS NECESSITATED FOR CONSTRUCTION.
6. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE WARRANTIES FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AND THE AFOREMENTIONED WARRANTIES SHALL BE EFFECTIVE FROM THE DATE OF SUBSTANTIAL COMPLETION TO A DATE OF ONE (1) YEAR FROM SUBSTANTIAL COMPLETION.
7. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO ISSUANCE TO CORNERSTONE DESIGN-ARCHITECTS FOR DESIGN CONCEPT REVIEW AND/OR APPROVAL PURPOSES. REQUESTS FOR SUBSTITUTIONS SHALL BE IDENTIFIED AND PROOF OF EQUALITY OF PRODUCT AND/OR METHODS SHALL BE THE RESPONSIBILITY OF THE SUBSTITUTING PARTY, AND PRESENTED TO THE OWNER AND/OR ARCHITECT FOR REVIEWS AND APPROVAL. OWNER & ARCHITECT WILL ACCEPT NO LIABILITY FOR THE PERFORMANCE OF PRODUCTS SUBSTITUTED.
8. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR SECURING A CERTIFICATE OF OCCUPANCY.
9. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND COORDINATE INTERIOR FINISHES WITH THE OWNER AND SUBMIT SAMPLES FOR EACH FINISH FOR OWNER'S FINAL REVIEW AND APPROVAL PRIOR TO ORDERING. AFTER SUBSTANTIAL COMPLETION, FIVE PERCENT (5%) OF EACH INTERIOR FINISH PRODUCT SHALL BE LEFT AT THE JOB SITE FOR THE OWNER'S USE.
10. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL HAVE FULL ACCESS TO THE PROJECT SITE AND DIRECT CONTROL AND MANAGEMENT OF ALL CONSTRUCTION ACTIVITIES, INCLUDING RESPONSIBILITY FOR EACH SUBCONTRACTOR AND THEIR INDIVIDUAL PERFORMANCE.
11. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE RECEIPT, HANDLING, AND STORING OF ALL MATERIALS DURING THE COURSE OF CONSTRUCTION ACTIVITIES.
12. ALL CONSTRUCTION MATERIALS ARE TO BE NEW UNLESS NOTED OTHERWISE.
13. GYPSUM WALLBOARD ASSEMBLIES SHALL BE INSTALLED WITH CORNER BEADS, TRIMS, MOLDINGS, ETC. FOR COMPLETE INSTALLATION. IF NO CONTROL JOINTS ARE INDICATED ON SECTIONS OR ELEVATIONS, THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE FOR INSTALLATION OF CONTROL JOINTS ACCORDING TO INDUSTRY STANDARDS. FULL-HEIGHT METAL STUD PARTITIONS SHALL REQUIRE A SLIP-TRACK AT THE TOP OF EACH WALL IF SECURED TO THE ROOF OR FLOOR STRUCTURE.
14. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE TO VERIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
15. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE TO COORDINATE THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PORTIONS OF THE WORK AND NOTIFY CORNERSTONE DESIGN-ARCHITECTS OF ANY ERRORS OR DISCREPANCIES BETWEEN THESE DISCIPLINES AND THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
16. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL COORDINATE ALL FLOOR SLAB PENETRATIONS WITH THE MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR SHOP DRAWINGS. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL NOTIFY CORNERSTONE DESIGN-ARCHITECTS OF ANY ERRORS OR DISCREPANCIES BETWEEN THESE DISCIPLINES AND THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
17. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL PENETRATIONS IN NEED OF STRUCTURAL LINTELS WITH THE STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL NOTIFY CORNERSTONE DESIGN-ARCHITECTS OF ANY ERRORS OR DISCREPANCIES BETWEEN THESE DISCIPLINES AND THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
18. FLOORS SHALL SLOPE TO FLOOR DRAINS WITH A MINIMUM SLOPE OF 1/8" PER 1'-0" AND MAXIMUM OF ½" PER 1'-0", UNLESS NOTED OTHERWISE. ALL RESTROOMS, SHOWER AREAS, JANITOR CLOSETS, MECHANICAL ROOMS, ETC. SHALL RECEIVE FLOOR DRAINS.
19. ALL AREAS SUBJECT TO MOISTURE SUCH AS RESTROOMS, SHOWER ROOMS, MECHANICAL ROOMS, VESTIBULES, ETC. SHALL RECEIVE MOISTURE-RESISTANT GYPSUM DRYWALL ON WALLS AND CEILINGS AS APPROPRIATE.
20. ALL WALLS BEHIND CERAMIC TILE INSTALLATIONS SHALL HAVE THE APPROPRIATE BACKING MATERIAL AS RECOMMENDED BY THE TILE MANUFACTURER.
21. THE GENERAL CONTRACTOR SHALL CONFIRM COMPLIANCE OF FIRE RATED ASSEMBLIES WITH THE APPROPRIATE TESTING AGENCY DOCUMENTATION FOR EXACT DESIGN OF ALL FIRE RATED ASSEMBLIES.
22. ALL EXPOSED INTERIOR CORNERS OF CONCRETE MASONRY UNITS SHALL RECEIVE A BULLNOSE FINISH UNLESS NOTED OTHERWISE.
23. ALL EXTERIOR BUILDING PADS SHALL SLOPE ¼" PER 1'-0" FROM THE BUILDING.
24. MECHANICAL AND ELECTRICAL EQUIPMENT AND FIXTURES SHOWN ON THE ARCHITECTURAL DRAWINGS ARE FOR COORDINATION REFERENCE ONLY. REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT CONFIGURATION AND LOCATION OF THESE ITEMS.
25. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE TO ENSURE THAT ALL INSTALLED ROOFING AND ASSOCIATED PENETRATIONS ARE IN ADHERENCE WITH THE MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND DETAILS.
26. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS RESPONSIBLE AT ALL EXTERIOR DOORS TO DOWEL EXTERIOR CONCRETE SLABS TO INTERIOR CONCRETE SLABS.
27. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND MECHANICAL CONTRACTOR ARE RESPONSIBLE TO COORDINATE ALL JOIST BRIDGING WITH LAYOUT OF MECHANICAL DUCTWORK PRIOR TO INSTALLATION/ERECTION OF JOISTS AND ASSOCIATED BRIDGING.
28. IF EXISTING CONDITIONS APPLY, THE DRAWINGS, VIEWS, AND MODELS HAVE BEEN DEVELOPED UTILIZING STANDARD ARCHITECTURAL FIELD MEASURING TECHNIQUES. DUE TO THE POTENTIAL COMPLEX EXISTING CONDITIONS, THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL VERIFY ALL DIMENSIONS IN THE AREA OF WORK PRIOR TO COMMENCEMENT OF SUCH WORK. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY AREAS THAT DO NOT CORRESPOND WITH THE DRAWINGS.
29. PLUMBING, MECHANICAL, ELECTRICAL AND FIRE PROTECTION CONSULTANTS AND CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL PENETRATIONS AND ANY GOVERNING CODES THAT WOULD GOVERN SUCH PENETRATIONS.
30. REFER TO THE COMCHECK COMPLIANCE REPORT FOR THIS PROJECT FOR THE DESIRED U-FACTOR, R-VALUE, SHGC, ETC. VALUES THAT THE BUILDING HAS BEEN ANALYZED WITH. BUILDING ELEMENTS MUST MEET OR EXCEED THE VALUES LISTED ON THE COMCHECK REPORT. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL NOTIFY THE ARCHITECT IN WRITING REGARDING ANY VALUES INDICATED IN THE COMCHECK WHICH ARE MORE STRINGENT THAN THE ACTUAL PRODUCT TO BE INSTALLED PRIOR TO ORDERING/INSTALLATION.



N W E S

AERIAL VIEW
COURTESY GOOGLE

CORNERSTONE DESIGN-ARCHITECTS

PREPARED FOR:

DOCUMENT DISCLAIMERS:

FROM DRAWINGS AND BIM MODELS ARE COPYRIGHTED BY CORNERSTONE DESIGN-ARCHITECTS. ALL RIGHTS RESERVED. THESE DRAWINGS AND BIM MODELS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND ARE NOT TO BE COPIED, REPRODUCED, ALTERED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN-ARCHITECTS. ANY UNAUTHORIZED USE, REPRODUCTION OR ALTERATION OF THESE DRAWINGS AND BIM MODELS WILL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO CORNERSTONE DESIGN-ARCHITECTS. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CORNERSTONE DESIGN-ARCHITECTS AGAINST ANY CLAIMS, LIABILITIES, LOSSES, DAMAGES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) ARISING OUT OF OR IN ANY WAY CONNECTED WITH SUCH UNAUTHORIZED USE, REPRODUCTION OR ALTERATION. THE USER'S OBLIGATIONS UNDER THIS PARAGRAPH SHALL SURVIVE THE COMPLETION OF THE PROJECT.

DIMENSIONS:

THESE DRAWINGS ARE COMPOSED TO SCALE AND ARE TO BE DIMENSIONED FROM THE FIGURES ONLY. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN GRID, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
	REVISIONS	

TENANT FIT-OUT
FOR:
NAIL SALON
968 COUNTY LINE ROAD
BRYN MAWR, PA 19010

SEAL

PROJECT PHASE
CONSTRUCTION DRAWINGS

DRAWN BY	DATE
KE	3/13/2026
DESIGNER	SCALE
TY	AS NOTED

PROJECT NO.
2025108

DRAWING NAME
COVERSHEET

SHEET NO.
CS

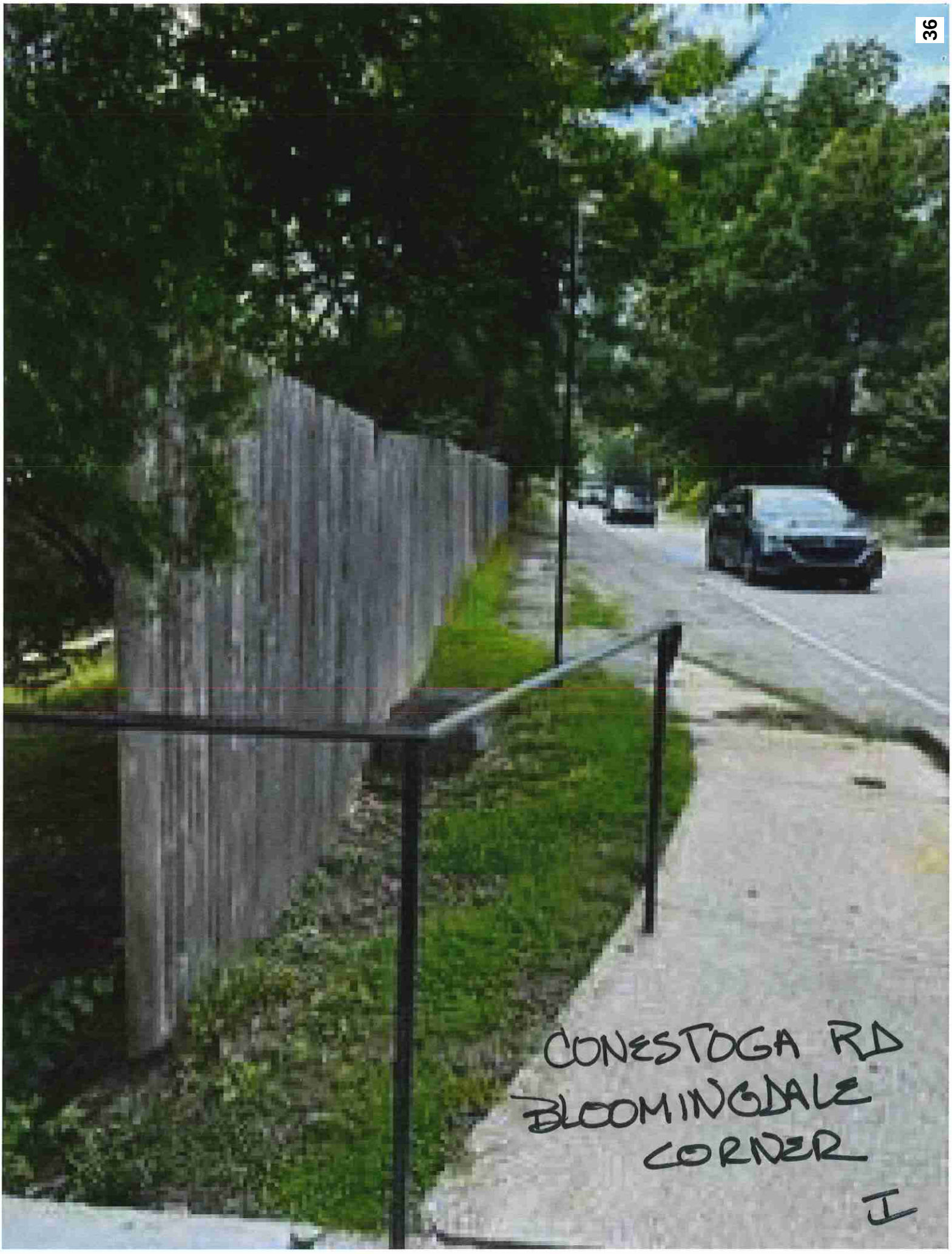
IMAGES ARE INTENDED FOR SPATIAL CONCEPTUALIZATION AND NOT NECESSARILY THE FINAL SELECTIONS OF COLORS AND TEXTURES. ELECTRONIC VIEWING AND PRINTING COLORATION WILL VARY DEPENDENT ON DEVICES UTILIZED. COLOR AND TEXTURE SELECTIONS SHALL BE MADE FROM ACTUAL PRODUCT SAMPLES AND SAMPLE BOARDS/PANELS ARE RECOMMENDED TO BE PREPARED BEFORE FINALIZATION OF SAID SELECTIONS.

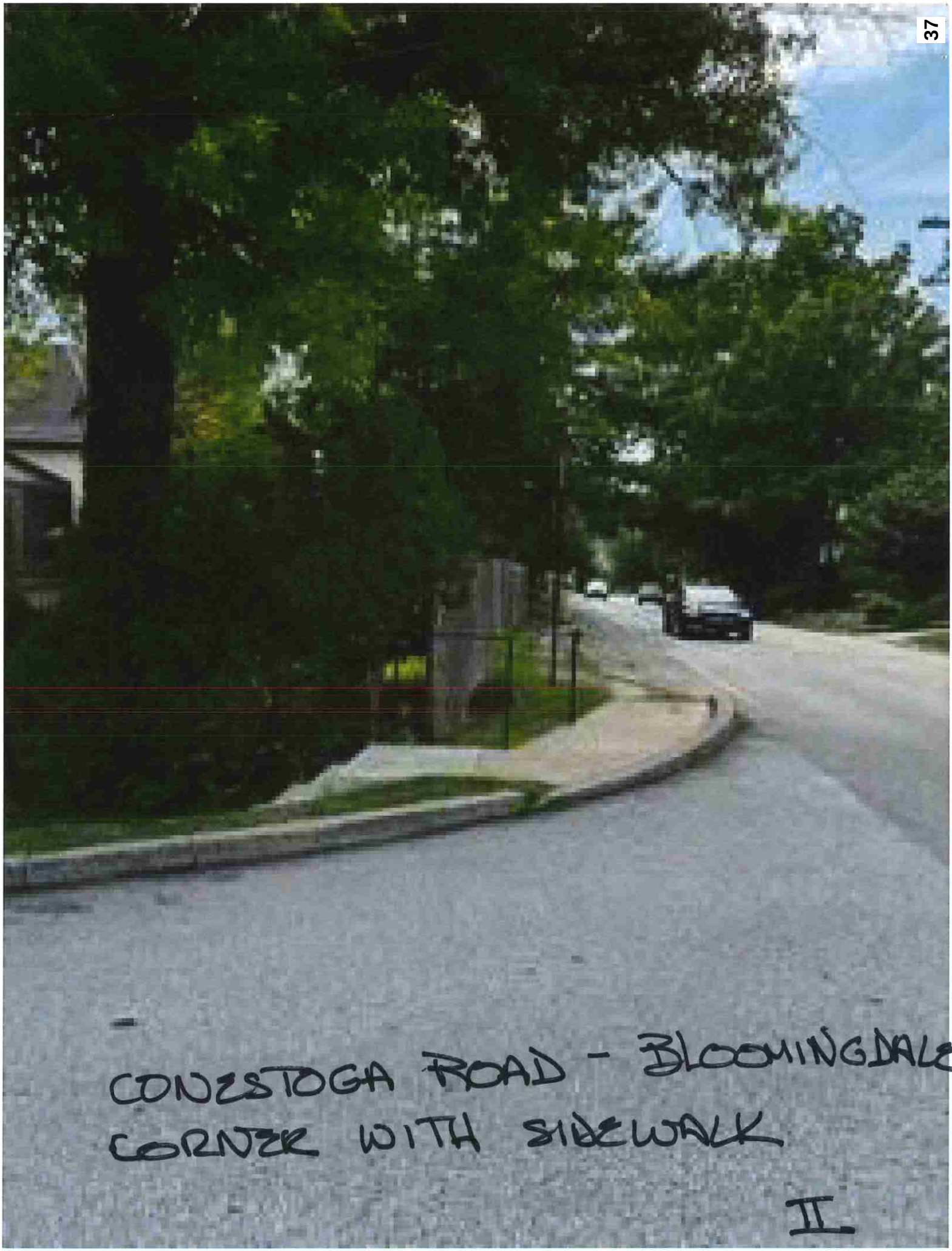
PROPOSED - NEW FENCE / the side you see would face our condos - good side would be on Conestoga Rd.

CONESTOGA ROAD - FENCE FALLING

CONESTOGA ROAD
FENCE FALLING

CONESTOGA ROAD - ENTRY TO CONESTOGA VILLAGE PARKING LOT


CONESTOGA RD
BLOOMINGDALE
CORNER
I

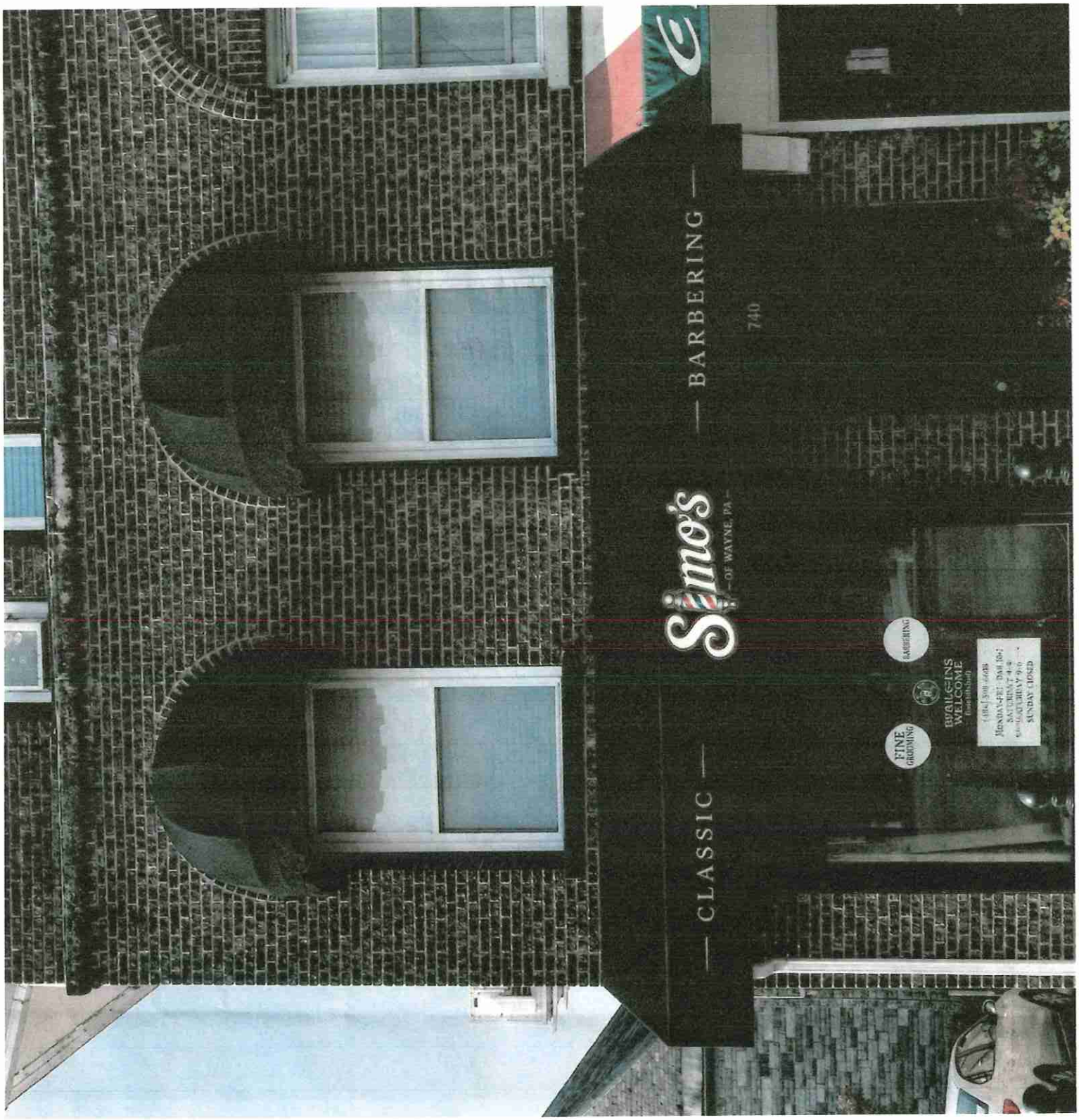


CONESTOGA ROAD - BLOOMINGDALE
CORNER WITH SIDEWALK

II.


teuscher

PROPOSED AWNING : 240 LANCASTER AVE. , WAYNE



Humphrys Awnings

5000 Paschall Ave.

Phila., PA 19143

Customer: John Simonton

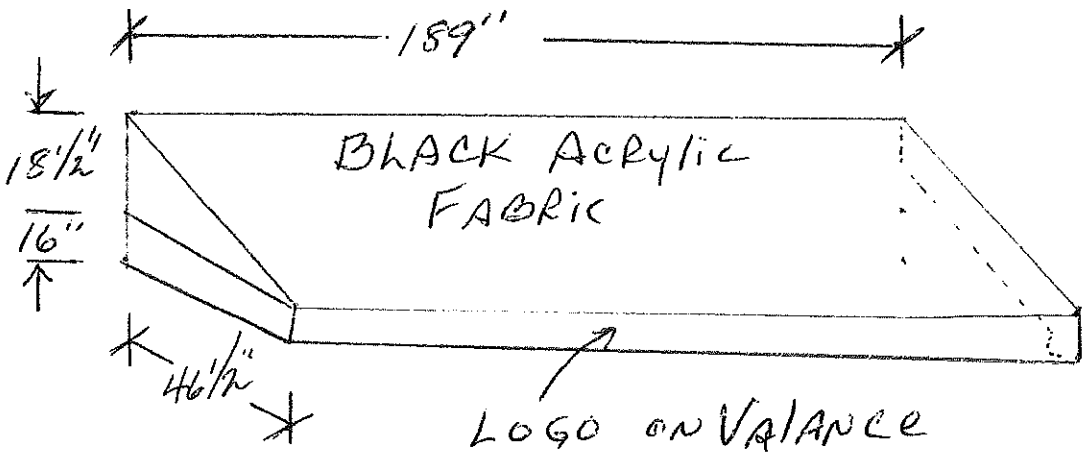
Address: 240 E. Lancaster Ave., Wayne, PA

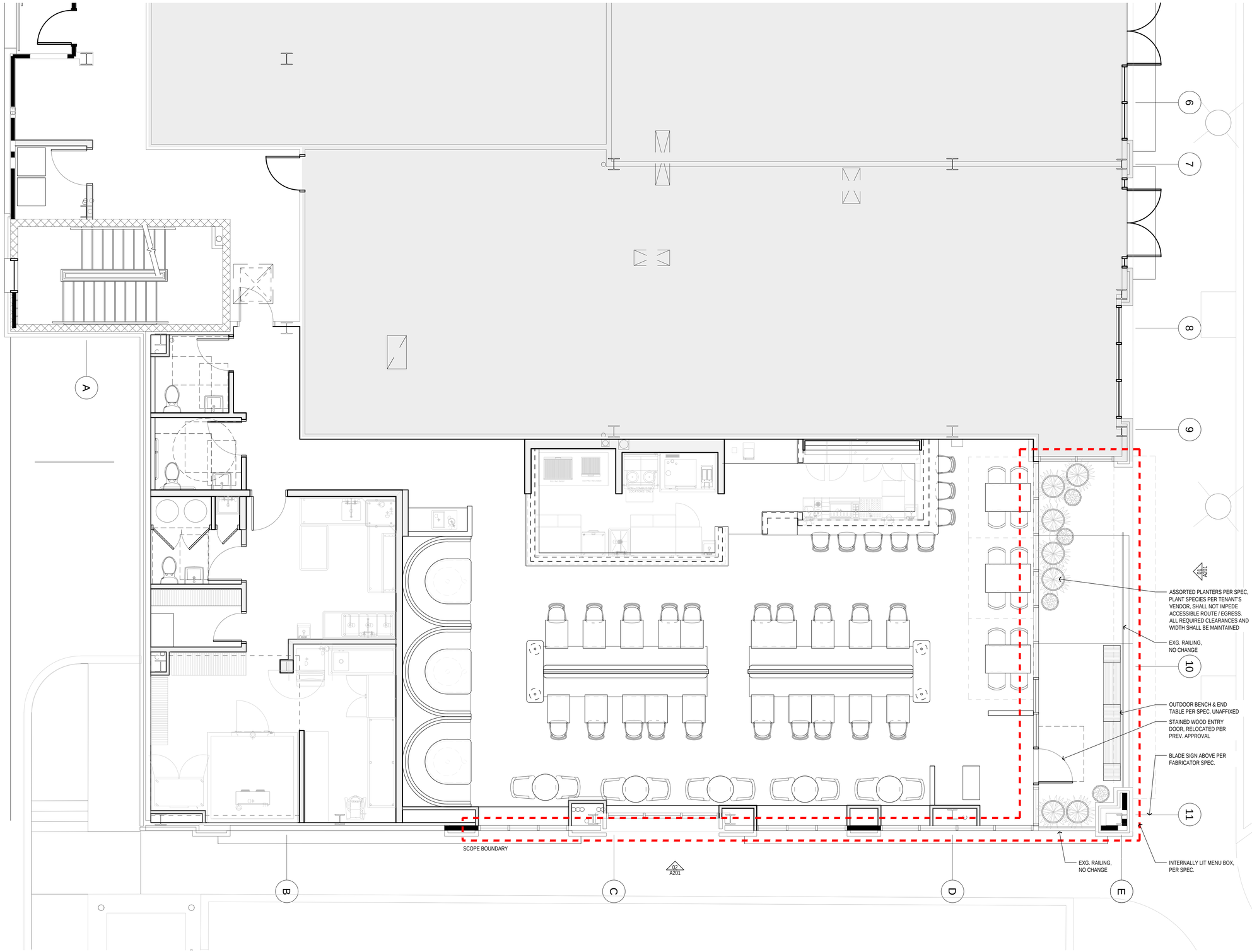
Work to be done:

Recover to existing frame awning at entrance with customer approved graphics.

Material: Black acrylic fabric (Sauleda brand). To match original size and location.

Drawing is for informational purposes. May not be to scale.





01 A100 PARTIAL BUILDING PLAN
1/4" = 1'-0"

OLD FRIEND

166 E. LANCASTER AVE
WAYNE, PA 19087

OPERATOR
FREE HUGS, LLC
1328 MEDFORD RD.
WYNNEWOOD, PA 19096

OWNER / LANDLORD
BERGER DEVELOPMENT
950 WEST VALLEY RD. SUITE 2500
WAYNE, PA 19087
PH: 610.688.6440

ARCHITECT
STOKES ARCHITECTURE
1700 SANSOM STREET, 12TH FLOOR
PHILADELPHIA, PA 19103
PH: 215.523.9190

MEP ENGINEERS
J&M ENGINEERING
11 W/ THOMPSON ST.
PHILADELPHIA, PA 19125

STOKES. ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

MARK	ISSUANCE	DATE
-	EXTERIOR MODIFICATIONS	26-08-19

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

PROJECT #:	25-48
FILENAME:	old-friend_a200-elev.dwg
DRAWN:	JTD
CHECKED:	RAS
DATE:	2026-04-17

PLANNING BOARD APPROVAL

FLOOR PLAN

DRAWING TITLE

A100

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02 / A601 PARTIAL BUILDING ELEVATION - LOUELLA AVE FACADE

1/4" = 1'-0"



01 / A601 PARTIAL BUILDING ELEVATION - LANCASTER AVE FACADE

1/4" = 1'-0"

OLD FRIEND

166 E. LANCASTER AVE
WAYNE, PA 19087

OPERATOR
FREE HUGS, LLC
1328 MEDFORD RD.
WYNNEWOOD, PA 19096

OWNER / LANDLORD
BERGER DEVELOPMENT
950 WEST VALLEY RD. SUITE 2500
WAYNE, PA 19087
PH: 610.688.6440

ARCHITECT
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PH: 215.523.9190

MEP ENGINEERS
J&M ENGINEERING
11 W/ THOMPSON ST.
PHILADELPHIA, PA 19125

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MARK	ISSUANCE	DATE
-	EXTERIOR MODIFICATIONS	26-08-19

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FILENAME:	old-friend_a200-elev.dwg
DRAWN:	JTD
CHECKED:	RAS
DATE:	2026-04-17

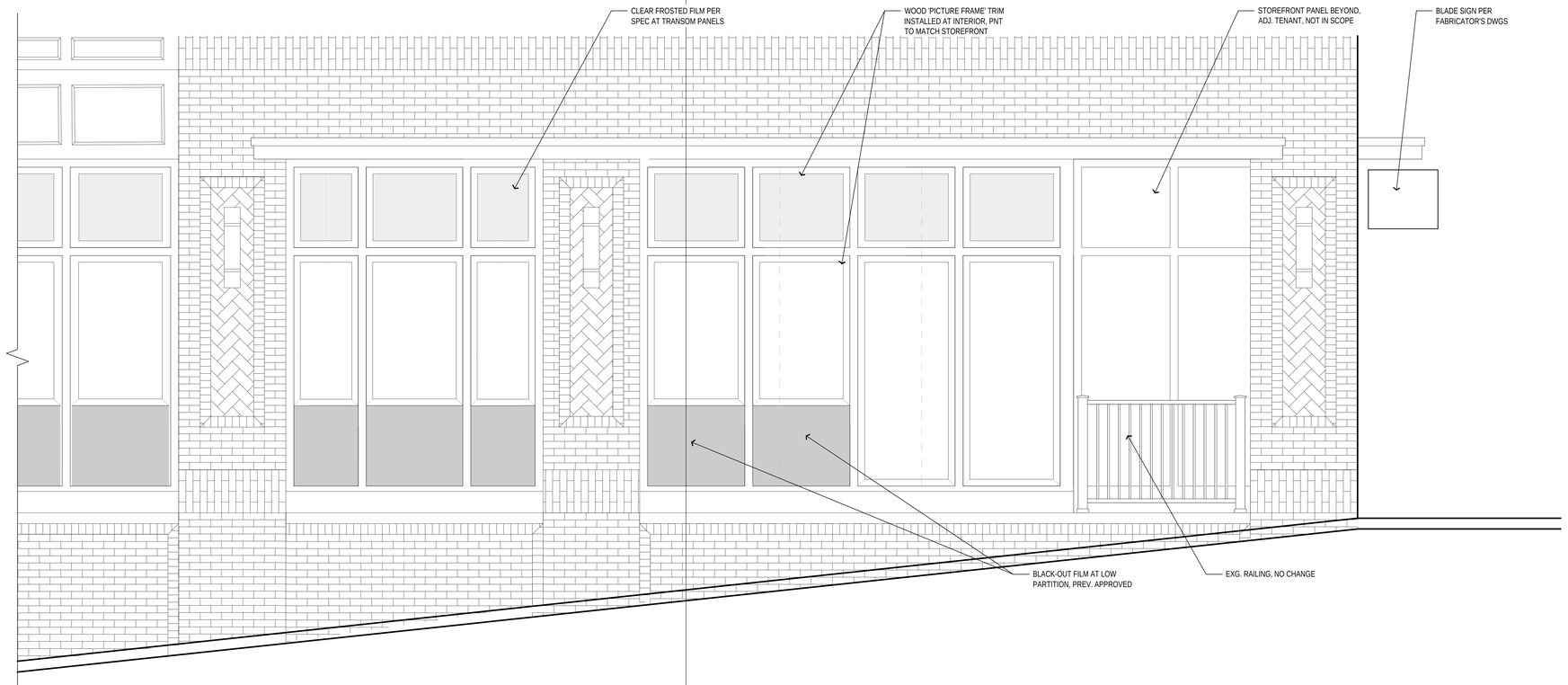
PLANNING BOARD APPROVAL

PARTIAL ELEVATIONS

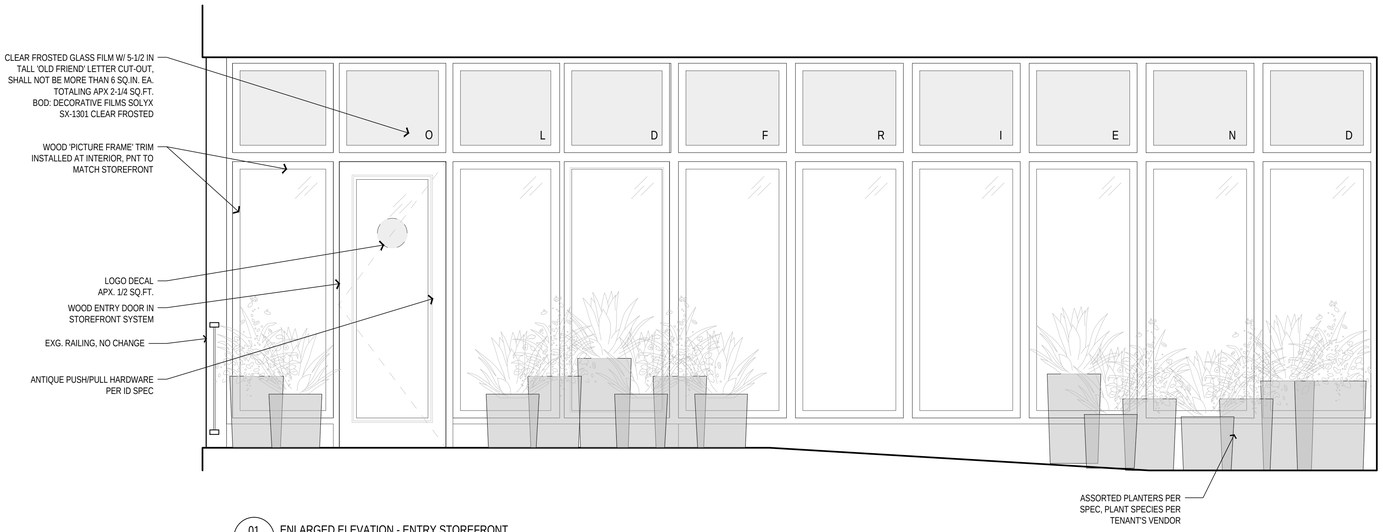
DRAWING TITLE

A201

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03 A202 ENLARGED ELEVATION - LOUELLA AVE (PARTIAL)
1/2" = 1'-0"



01 A202 ENLARGED ELEVATION - ENTRY STOREFRONT
1/2" = 1'-0"

OLD FRIEND

166 E. LANCASTER AVE
WAYNE, PA 19087

OPERATOR
FREE HUGS, LLC
1328 MEDFORD RD.
WYNNEWOOD, PA 19096

OWNER / LANDLORD
BERGER DEVELOPMENT
950 WEST VALLEY RD. SUITE 2500
WAYNE, PA 19087
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ARCHITECT
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MEP ENGINEERS
J&M ENGINEERING
11 W/ THOMPSON ST.
PHILADELPHIA, PA 19125

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-	EXTERIOR MODIFICATIONS	26-08-19

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PROJECT #:	25-48
FILENAME:	old-friend_a200-elev.dwg
DRAWN:	JTD
CHECKED:	RAS
DATE:	2026-04-17

PLANNING BOARD APPROVAL

ELEVATION DETAILS

DRAWING TITLE

A202

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LOUELLA AVE. FACADE SOUTH CORNER



LOUELLA AVE. FACADE NORTH CORNER



LANCASTER AVE FACADE ENTRY



02 A603 RENDERING - ENTRY RAMP
N.T.S.



01 A603 RENDERING - ENTRY FROM LANCASTER AVE
N.T.S.

OLD FRIEND

166 E. LANCASTER AVE
WAYNE, PA 19087

OPERATOR
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1328 MEDFORD RD.
WYNNEWOOD, PA 19096

OWNER / LANDLORD
BERGER DEVELOPMENT
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J&M ENGINEERING
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MARK	ISSUANCE	DATE
-	EXTERIOR MODIFICATIONS	26-08-19

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FILENAME:	old-friend_a200-elev.dwg
DRAWN:	JTD
CHECKED:	RAS
DATE:	2026-04-17

PLANNING BOARD APPROVAL

RENDERINGS AND EXISTING CONDITIONS

DRAWING TITLE

A203

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PRODUCT SPECIFICATIONS

Trueform concrete

WOODFORM CONCRETE® COLLECTION
ALPINE CONCRETE BENCH
SKU: BENCH-ALPINE

- Handcrafted in the USA by skilled artisans
- Choose from 8 wood-look finishes
- Available in 5 lengths: 36", 48", 60", 72" & 84"
- Indoor & outdoor use (will not degrade, rot or warp like wood)
- Concrete is ~1" thick / bench is hollowed out to reduce weight
- High-strength GFRC construction
- Suitable for residential or commercial applications
- Surface is treated with UV-stable sealer for optimum protection
- Features removable stainless steel leveling feet
- Rests 16" off the ground with leveling feet
- Pairs perfectly with other products from the Alpine series
- Each piece is one-of-a-kind and may deviate from images

DIMENSIONS & WEIGHTS:

BENCH-ALPINE-84 / 84"L x 16"W x 16"H* / 230 LBS
BENCH-ALPINE-72 / 72"L x 16"W x 16"H* / 198 LBS
BENCH-ALPINE-60 / 60"L x 16"W x 16"H* / 161 LBS
BENCH-ALPINE-48 / 48"L x 16"W x 16"H* / 131 LBS
BENCH-ALPINE-36 / 36"L x 16"W x 16"H* / 100 LBS

*16" is height of bench with leveling feet



Woodform Finishes



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ENTRY BENCH

Product Specifications

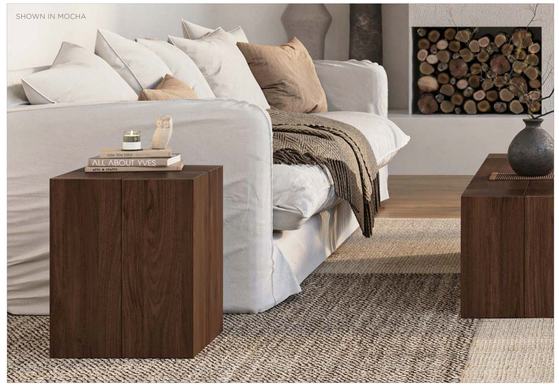
Trueform concrete

WOODFORM® CONCRETE COLLECTION
ALPINE SIDE TABLE
SKU: WF-TBL-SIDE-ALPINE

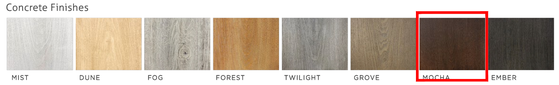
- Handcrafted in the USA by skilled artisans
- Choose from 8 wood-look finishes
- Indoor & outdoor use (will not degrade, rot, or warp like actual wood)
- Concrete is ~1" thick and is hollowed out underneath to reduce weight
- High-strength GFRC construction
- Suitable for residential or commercial applications
- Surface is treated with UV-stable sealer for optimum protection
- Features removable stainless steel leveling feet. Heavy-duty adhesive felt discs are recommended for indoor use if leveling feet are removed.
- Pairs perfectly with other products from the Alpine series
- Each piece is one-of-a-kind so this product may deviate from images

Table Dimenesions & Weights

- 16"L x 16"W x 16"H / 80 lbs
- 16"L x 16"W x 20"H / 97 lbs
- 16"L x 16"W x 22"H / 105 lbs
- 16"L x 24"W x 16"H / 105 lbs
- 16"L x 24"W x 20"H / 126 lbs
- 16"L x 24"W x 22"H / 136 lbs



Concrete Finishes



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ENTRY END TABLE

Specification Sheet

decorativefilms

SOLYX® Glass Finishes
SX-1301 Clear Frost



Product Description

SOLYX® SX-1301 Clear Frost is a translucent, embossed, vinyl film that simulates sand blasted glass. It is ideal for obscuring direct visibility while allowing excellent light transmission.

Specifications

Product Code	SX-1301
Product Family	Frosted
Film Type	Polymeric Vinyl
Adhesive Type	Pressure-Sensitive
Usage	Interior and Exterior
Available Width(s)	12", 24", 36", 48", 60"
Full Roll Length	100 linear feet (30.5m)
Thickness	4 mil
Visible Light Transmission	76%
UV Transmission	14%
Infra-Red Transmission	75%

Product Construction

Face Film
3 - 4 mil Vinyl

Adhesive
Clear, Pressure-Sensitive

Release Liner
Silicone Coated

Product Details

SOLYX® SX-1301 Clear Frost is a clear, translucent, embossed vinyl film that simulates sand blasted glass. Manufactured from durable Polymeric PVC, it is supplied with a silicone coated liner which protects the clear, pressure-sensitive adhesive. This film is recommended for application to interior and exterior glass and is ideal for privacy, decorative, or architectural applications.

Flammability Rating
This product meets ASTM E84 and is classified as Class A as defined in NFPA 101, Life Safety Code®.

LEED Credit EQ 4.1 Low Emitting Materials, Adhesives & Sealants
This product has zero VOC content according to 40 CFR 59, Subpart D (EPA method 24).

Installation and Warranty

Installation
Installation should be in accordance with the manufacturer's installation instructions. This film is applied using the same tools and techniques used for installing window tinting films.

Warranty
This SOLYX® product will be free from defects in material and manufacture for a period of five (5) years from the date of interior installation. Exterior installations have a three (3) year warranty. See warranty information for specific details.

Product Distribution and Contact Information

Distribution
SOLYX® Decorative Films are available through authorized Installing Dealers, Distributors, or directly from Decorative Films, LLC.

Samples submitted upon request.

Contact Information
Decorative Films, LLC
1-888-657-5224
www.decorativefilm.com

Revised 08.03.23

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TRANSOM FILM



AARCO - DCC2418RIBA ENCLOSED HINGE LIGHTED CABINET
COLOR - ANODIZED BRONZE OR BLACK
SIZE - 24" x 18"



TERRAIN - BANDED ANTIQUE BLACK TERRACOTTA PLANTER
COLOR - BLACK
SIZE - 12" & 15" HT.



TERRAIN - BARNACLE ROUNDED EGG PLANTER
COLOR - BROWN
SIZE - 12" & 15" HT.



TERRAIN - BARNACLE TRAPERED BASE PLANTER
COLOR - CREAM
SIZE - 20" & 22" HT.



ENTRY DOOR WOOD STAIN COLOR SAMPLE

OLD FRIEND

166 E. LANCASTER AVE
WAYNE, PA 19087

OPERATOR
FREE HUGS, LLC
1328 MEDFORD RD.
WYNNEWOOD, PA 19096

OWNER / LANDLORD
BERGER DEVELOPMENT
950 WEST VALLEY RD. SUITE 2500
WAYNE, PA 19087
PH: 610.688.6440

ARCHITECT
STOKES ARCHITECTURE
1700 SANSOM STREET, 12TH FLOOR
PHILADELPHIA, PA 19103
PH: 215.523.9190

MEP ENGINEERS
J&M ENGINEERING
11 W THOMPSON ST.
PHILADELPHIA, PA 19125

STOKES. ARCHITECTURE + DESIGN
STOKESARCH.COM

SEAL

MARK	ISSUANCE	DATE
-	EXTERIOR MODIFICATIONS	26-08-19

ALL DIMENSIONS AND RELATIONSHIPS MUST BE VERIFIED BY CONTRACTOR. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

PROJECT #: 25-48
FILENAME: old-friend_a200-elev.dwg
DRAWN: JTD
CHECKED: RAS
DATE: 2026-04-17

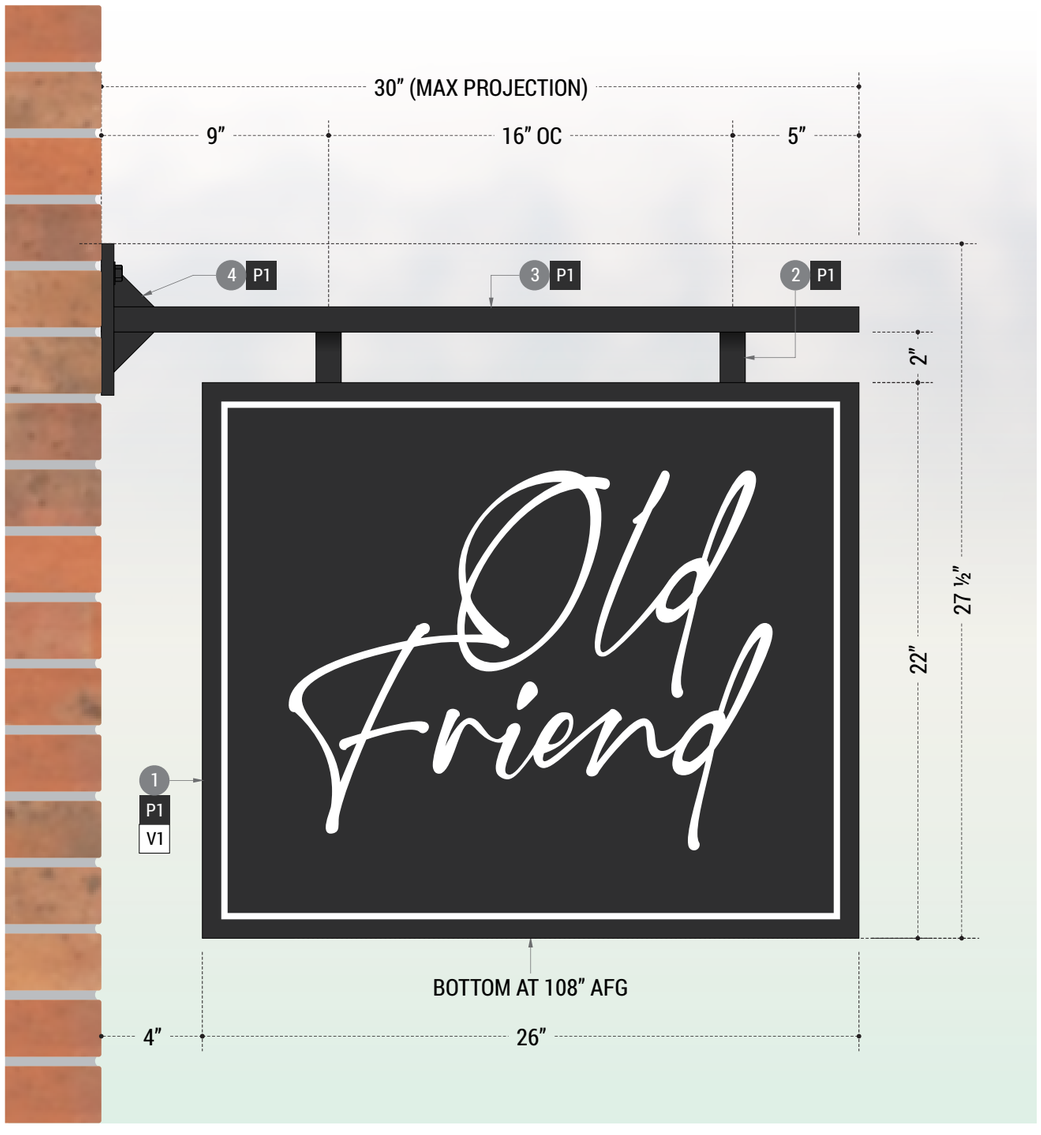
PLANNING BOARD APPROVAL

BASIS OF DESIGN SPECIFICATIONS

DRAWING TITLE

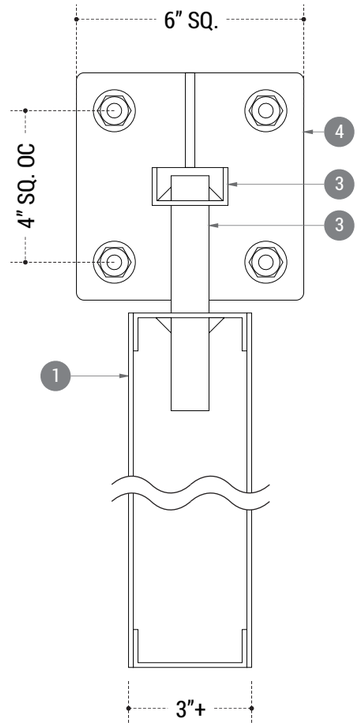
A204

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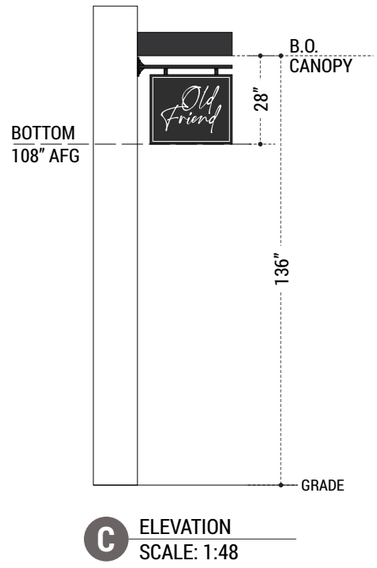


A PARTIAL ELEVATION
SCALE: 1:6

1. FABRICATED 3" DEEP ALUMINUM PANEL. ALL EXPOSED PAINTED (P1) WITH FACE APPLIED VINYL (V1).
2. 1" ALUM. SQ. TUBE ARMS. ALL EXPOSED PAINTED (P1).
3. 2" X 1" ALUMINUM CHANNEL ARM WITH END CAP. ALL EXPOSED PAINTED (P1).
4. ½" ALUM. MOUNTING PLATE. SIGN ASSEMBLY SECURED FLUSH TO BRICK VIA ⅜" LAG AND SHIELDS. ALL EXPOSED PAINTED (P1).



B PROFILE SECTION
SCALE: 1:4



C ELEVATION
SCALE: 1:48





Old Friend

166 E. Lancaster Ave.
Wayne, PA 19087

Project: 26-2152-OLDF

D/F Projection Blade Sign	Qty: 01

Fabrication Information:
PRODUCE DOUBLE-FACED PROJECTING BLADE SIGN

Installation Information:
INSTALL ONTO BUILDING AS SHOWN

Paint

P1	Satin - SW Tricorn Black (6258)

Vinyl

V1	Matte White (900-102-0)

Rob Peters 07.07.26

Old Friend\26-2152-OLDF...

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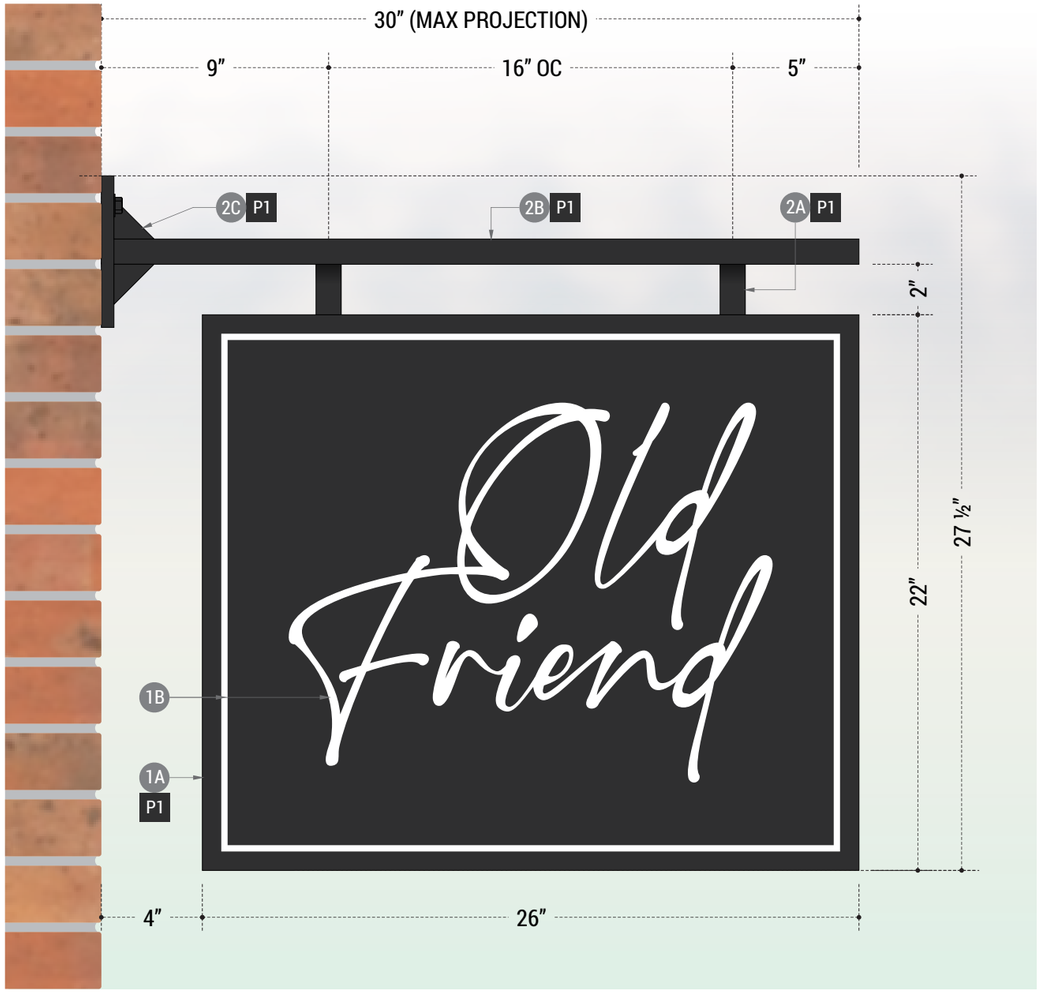
Revisions:

R1 R1.00.00 -
R2 R2.00.00 -
R3 R3.00.00 -
R4 R4.00.00 -
R5 R5.00.00 -
R6 R6.00.00 -

SERVICE CITY SIGN INC.
Interior / Exterior Sign Manufacturers
424 Caredean Dr., Horsham PA, 19044
215.442.1323 / citysignservice.net

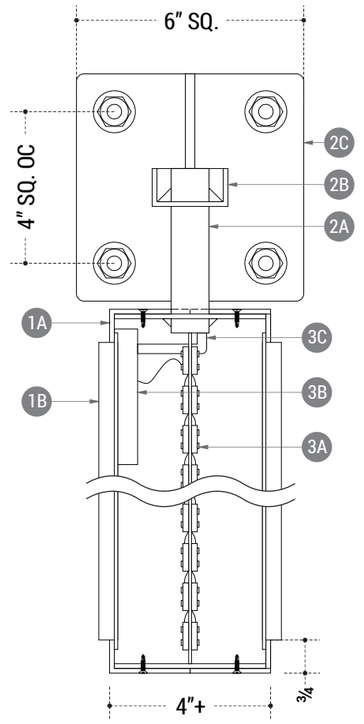
UNITED STATES SIGN COUNCIL

01.1

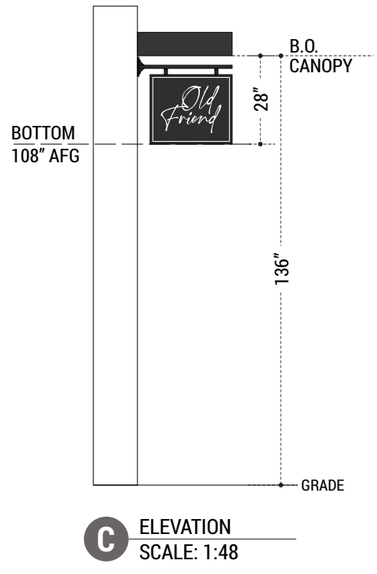


A PARTIAL ELEVATION
SCALE: 1:6

Sign 3.97 SqFt



B PROFILE SECTION
SCALE: 1:4



C ELEVATION
SCALE: 1:48

1A. FABRICATED 4" DEEP ALUMINUM PANEL BODY TO ACCEPT ALUMINUM PAN FACES. PAN FACES SECURED TO FRAME VIA COUNTERSUNK HARDWARE AROUND PERIMETER. ALL EXPOSED PAINTED (P1).

1B. ½" WHITE ACRYLIC PUSH-THRU BORDER AND TEXT.

2A. 1" ALUM. SQ. TUBE ARMS. ALL EXPOSED PAINTED (P1).

2B. 2" X 1" ALUMINUM CHANNEL ARM WITH END CAP. ALL EXPOSED PAINTED (P1).

2C. ½" ALUM. MOUNTING PLATE. SIGN ASSEMBLY SECURED FLUSH TO BRICK VIA ⅜" LAG AND SHIELDS. ALL EXPOSED PAINTED (P1).

3A WHITE LED LIGHTING (7100K).

3A SELF CONTAINED 120/277 V POWER SUPPLIES.

3A PRIMARY ELECTRIC SERVICE WHIP AT CENTER OF MOUNTING PLATE LOCATION. PRIMARY PROVIDED BY OTHERS.





Old Friend

166 E. Lancaster Ave.
Wayne, PA 19087

Project: 26-2152-OLDF

D/F Projection Illum. Blade Sign | Qty: 01

Fabrication Information:
PRODUCE DOUBLE-FACED PROJECTING ILLUMINATED BLADE SIGN

Installation Information:
INSTALL ONTO BUILDING AS SHOWN

Paint

P1	Satin - SW Tricorn Black (6258)

Vinyl

V1	Matte White (900-102-0)

Rob Peters 07.07.26

Old Friend\26-2152-OLDF...

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Revisions:

R1	07.15.26 RP	R4	R4.00.00 -
R2	R2.00.00 -	R5	R5.00.00 -
R3	R3.00.00 -	R6	R6.00.00 -

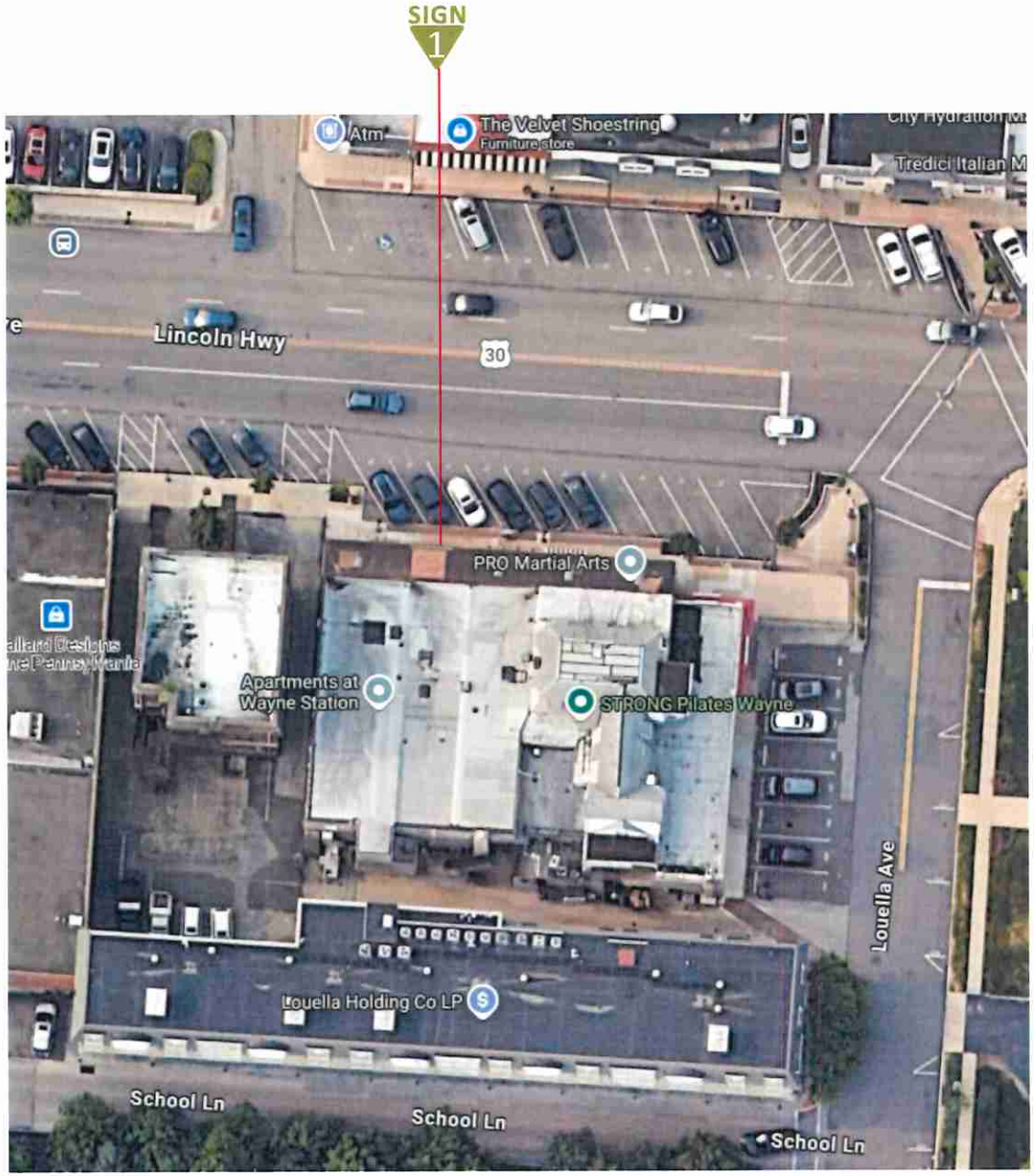
SERVICE CITY SIGN INC.
Interior / Exterior Sign Manufacturers
424 Caredean Dr., Horsham PA, 19044
215.442.1323 / citysignservice.net



154 East Lancaster Ave.
Wayne, PA 19087

Site

N



SQUARE FEET

SIGN 1 — 9.9

THE LittleGym



4.5

total: 14.35

THE Little gym

Address 154 East Lancaster Ave.

City Wayne

State PA, 19087

Account Representative: Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

Designer DOL / JW

Design # Vx1109596 R1

Original Date 08/17/26

Revision Date 08/18/26

All electrical scope to be completed in a U.L. approve method and shall meet current N.E.C. standards

UL LISTED nec

* All electrical components shall be U.L. Listec
* Sign shall be grounded per N.E.C. Article 25(
* Insulated conductors as per N.E.C. Code 310.
type to be used - metallic insulated sealtit
*Disconnect switch as per N.E.C. Code 600.

VIXXO

sign & lighting

page 2

The purchaser agrees to hold the seller harmless agai any cause for action for damages which may occur a result of drilling for piers and foundations, including limited to sewer, gas lines or any underground ob which the purchaser or others may deem valuable.

Front Elevation

SIGN 1

SCOPE OF WORK:
Manufacture and install new 1'-4" x 7'-4 3/4" "The Little Gym" channel letters mounted to existing canopy with frame.

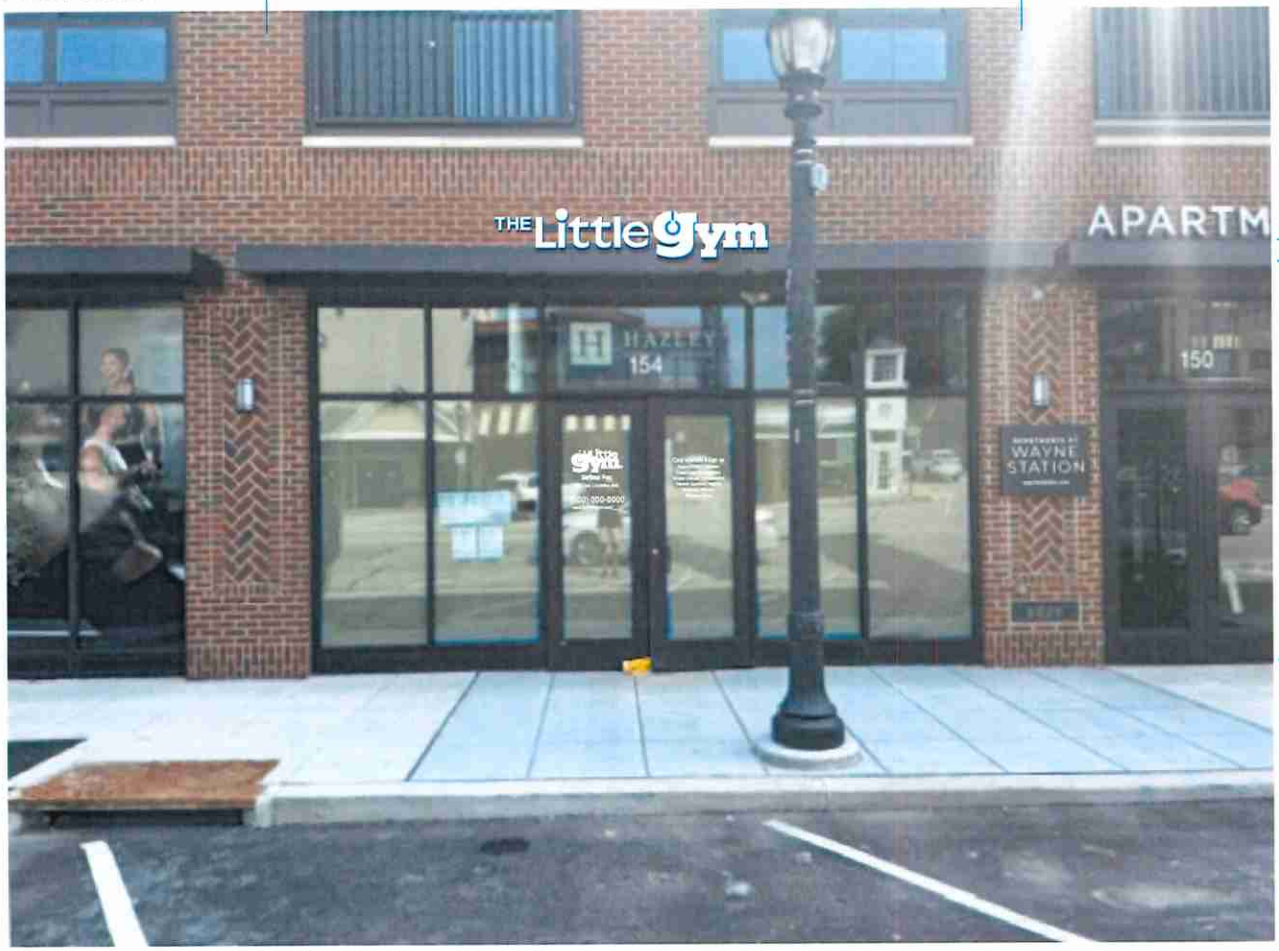
EXISTING



21'-6" CANOPY
21'-4" LEASE

PROPOSED

Scale: 3/16"=1'-0"



Address
154 East Lancaster Ave.

City Wayne
State PA, 19087

Account Representative:
Stacie Hicks

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UL LISTED nec

* All electrical components shall be U.L. Listed
* Sign shall be grounded per N.E.C. Article 25
* Insulated conductors as per N.E.C. Code 310.
type to be used - metallic insulated sealtite
*Disconnect switch as per N.E.C. Code 600.

VIXXO

sign & lighting

page 3

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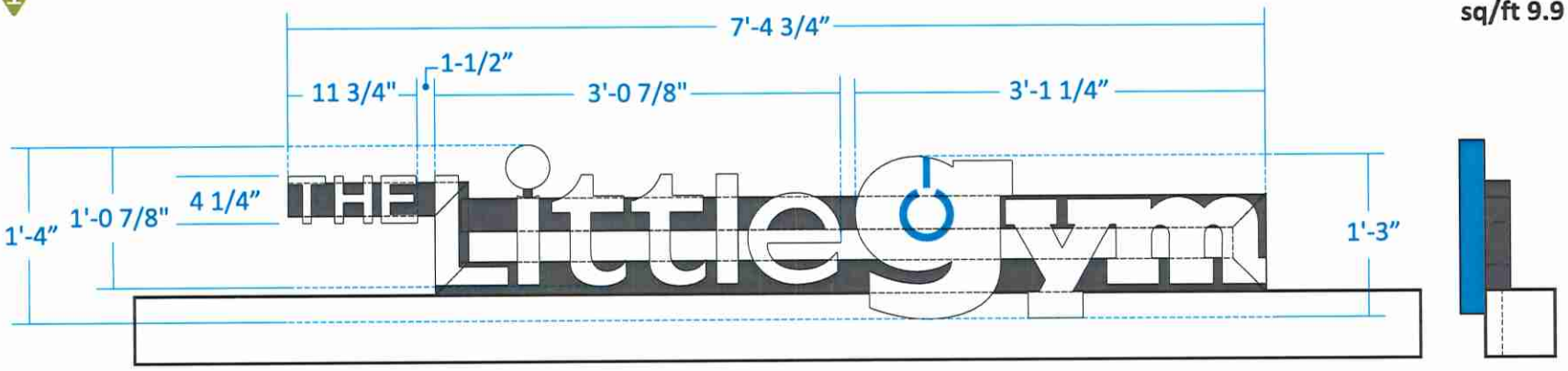
Channel Letters - Linear White

Scale 3/4"=1'

SIGN 1

3/4" min stroke

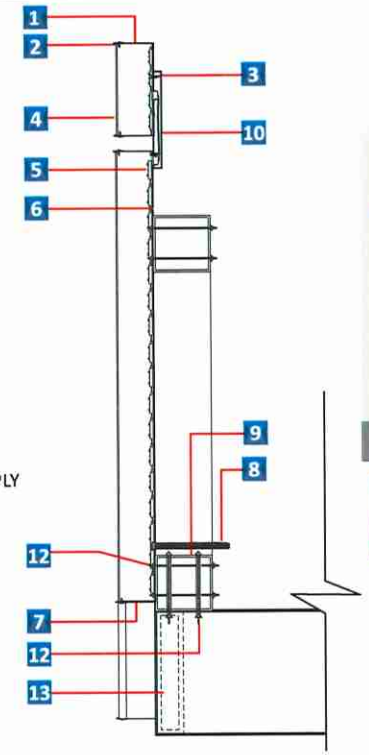
sq/ft 9.9



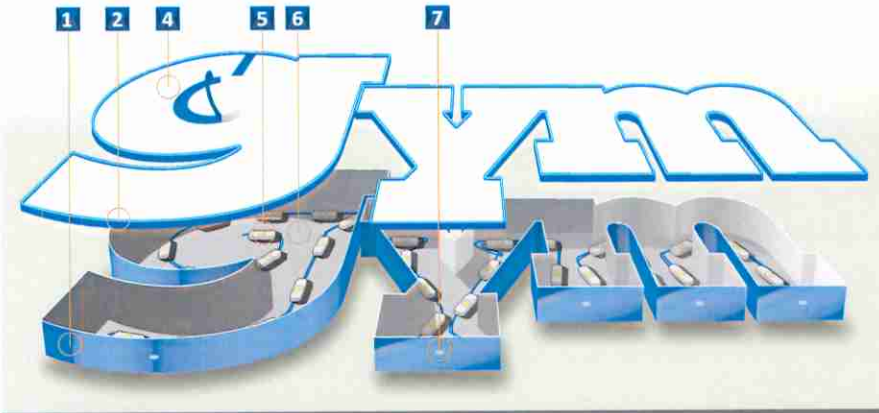
Specifications

1. 3" FABRICATED ALUMINUM LETTER RETURNS PAINTED BLUE
2. 1" TRIM CAP; PAINTED BLUE
3. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
4. 3/16" ACRYLIC FACE WHITE WITH 1ST SURFACE OPAQUE VINYL
5. WHITE LED
6. FLAT ALUMINUM BACK
7. ¼" WEEP HOLES WITH LIGHT BAFFLE
8. DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENITRATIONS.
9. 3" X 3" SQUARE TUBE ALUMINUM MOUNTING FRAME SUPPORT AS REQUIRED PAINTED DARK BRONZE
10. 1" SQUARE TUBE SUPPORT & ELECTRICAL BRIDGE FOR THE "I" TITLE PAINTED DARK BRONZE
11. REMOTE LOW VOLTAGE ELECTRONIC POWER SUPPLY & DISCONNECT SWITCH LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
12. FASTENERS AS REQUIRED
13. EXISTING CANOPY

Section Detail



Isometric Detail



COLOR SCHEDULE

B — Blue
Opaque vinyl printed to match PMS 3005c
Returns painted to match PMS 3005c
1" trim cap painted to match PMS 3005c

W — White
3/16" Acrylic face
LED

THE Little gym

Address
154 East Lancaster Ave.

City Wayne
State PA, 19087

Account Representative:
Stacie Hicks

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Notes

Designer DOL / JW
Design # Vx1109596 R1
Original Date 08/17/26
Revision Date 08/18/26

All electrical scope to be completed in a U.L. approve method and shall meet current N.E.C. standards

UL LISTED nec

* All electrical components shall be U.L. Listec
* Sign shall be grounded per N.E.C. Article 25(
* Insulated conductors as per N.E.C. Code 310.
type to be used - metallic insulated sealtite
*Disconnect switch as per N.E.C. Code 600.

VIXXO

sign & lighting

page 4

The purchaser agrees to hold the seller harmless agai any cause for action for damages which may occur result of drilling for piers and foundations, including l limited to sewer, gas lines or any underground ob which the purchaser or others may deem valuable.

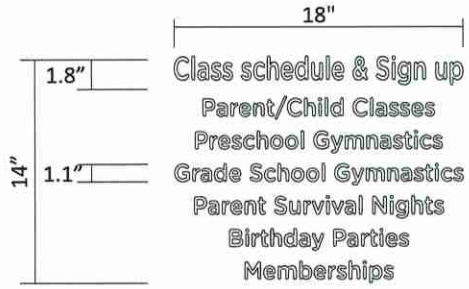
Double Door Vinyl

White vinyl applied 1st surface



CUSTOM PER SITE

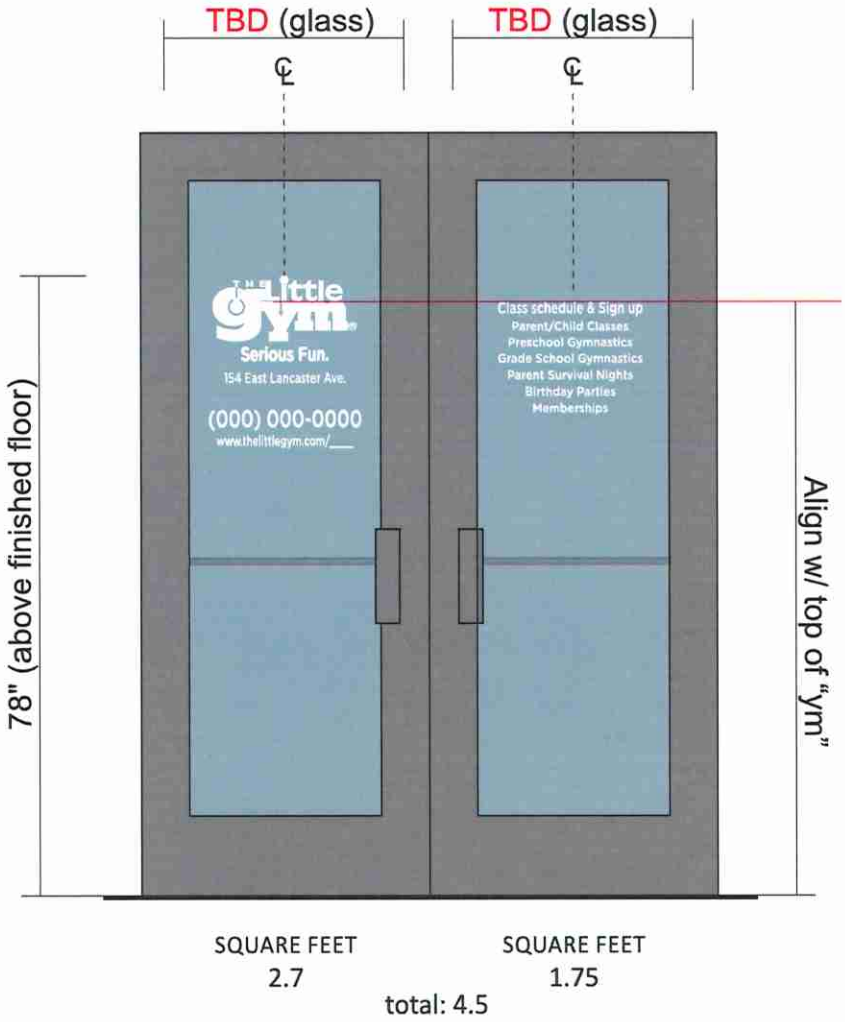
Scale: 1" = 1'-0"



Scale: 1" = 1'-0"

Color Schedule

White
3M 7125-10 Opaque white vinyl



SQUARE FEET 2.7

SQUARE FEET 1.75

total: 4.5

Scale: 1/2" = 1'-0"

Address: 154 East Lancaster Ave.
City: Wayne
State: PA, 19087

Account Representative: Stacie Hicks

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Notes
*
*
*
*
*

Designer	DOL / JW
Design #	Vx1109596 R1
Original Date	08/17/26
Revision Date	08/18/26

All electrical scope to be completed in a U.L. approve method and shall meet current N.E.C. standards

UL LISTED nec

* All electrical components shall be U.L. Listed
* Sign shall be grounded per N.E.C. Article 25
* Insulated conductors as per N.E.C. Code 310.
type to be used - metallic insulated sealtite
*Disconnect switch as per N.E.C. Code 600.

VIXXO

sign & lighting

The purchaser agrees to hold the seller harmless agai any cause for action for damages which may occur a result of drilling for piers and foundations, including b limited to sewer, gas lines or any underground obs which the purchaser or others may deem valuable.

Before Paint



After Paint



Paint Color

Benjamin Moore
AF-5 Frostine


KOREN'S KITCHEN



NOTES:

1. AWNING FABRIC
   FERN CLASSIC STRIPE
   (MUTED GREEN & CREAM)
2. AWNING SIZE (CONFIRMED)
   - 17'-0" WIDE
   - 8'-0" PROJECTION
3. ALL OTHER DIMENSIONS ARE APPROXIMATE AND BASED ON PHOTO
4. ALL FIELD DIMENSIONS MUST BE VERIFIED BY CONTRACTOR BEFORE FABRICATION AND INSTALLATION

KOREN'S KITCHEN PROPOSED STOREFRONT AWNING	DRAWING TITLE **FRONT ELEVATION – PROPOSED STOREFRONT AWNING**	SCALE **1/4" = 1'-0"** (CONCEPTUAL BASED ON CONFIRMED AWNING DIMENSION)	SHEET SIZE **8.5" x 11"** (LANDSCAPE)	DATE ~~MAY 29, 2025~~	SHEET **A1**

THIS DRAWING IS A CONCEPTUAL REPRESENTATION FOR DESIGN INTENT ONLY. NOT FOR CONSTRUCTION


KOREN'S KITCHEN

Radnor Township

PROPOSED LEGISLATION

DATE: September 9, 2026

TO: steve

CC:

FROM: lisa

LEGISLATION: DRB 2026-49
FRANKS PIZZA
958 County Line Rd
One wall sign
Zoned: C-1

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

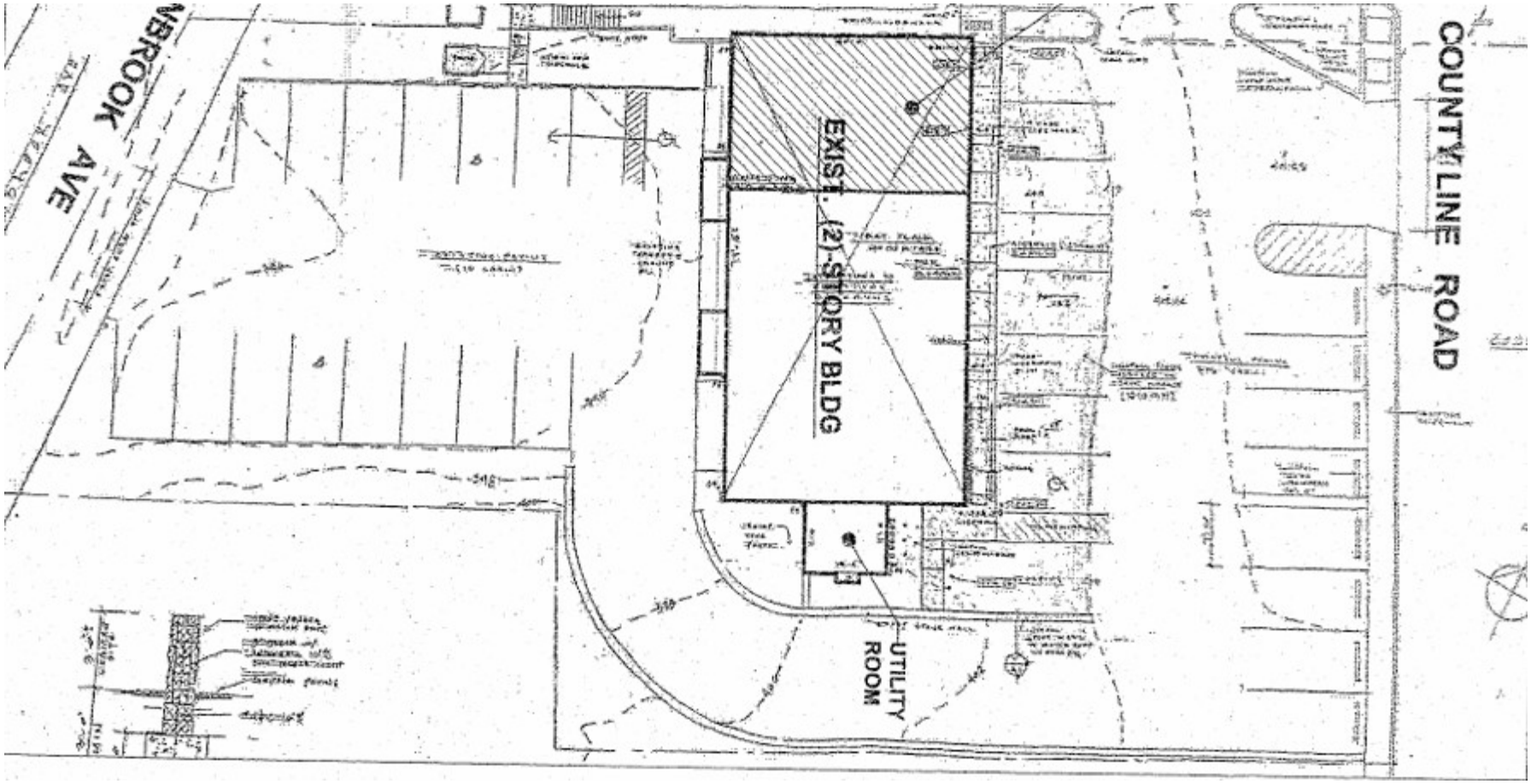
FISCAL IMPACT:

RECOMMENDED ACTION:

ATTACHMENTS:
DRB 2026-49 FRANK'S PIZZA 958 County Line Rd.pdf

Site Plan

958 County Line Road Bryn Mawr, Pa 19010



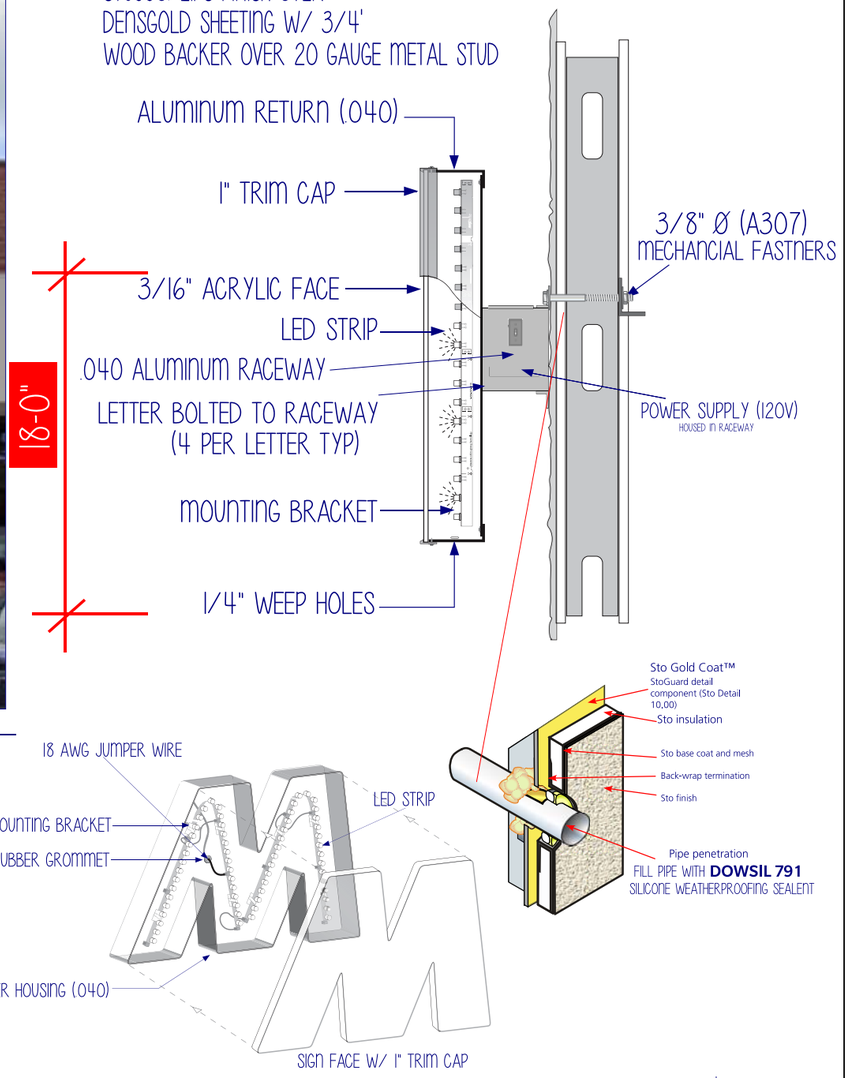


FRONT ELEVATION



BLACK .040 ALUMINUM RETURNS AND TRIM CAP

3M RED VINYL OVERLAY ON WHITE ACRYLIC 2080 (HG13)



FRANKS PIZZA

16'-0"

2'-0"

32 SQ. FT.

Allied Sign Systems
2633 Haworth Street
Philadelphia, PA 19137
215-743-9500
www.alliedsignsystems.com

Client:

FRANKS PIZZA
958 County Line Rd.
Bryn Mawr, PA 19010

REV.	DATE	DESCRIPTION

Scale		Sheet	
Drawn by: B.M.C.	Checked by:	Approved by:	Date: 8-19-26
Sheet No.			Revision

WIND LOADS:
3-SECOND GUST 105 MPH (47 M/S)
RISK CATEGORY 1
3-SECOND GUST 115 MPH (51 M/S)
RISK CATEGORY 2
3-SECOND GUST 130 MPH (58 M/S)
RISK CATEGORY 3

SNOW LOADS:
25 POUNDS PER SQUARE FOOT (1.2 KN/m^2)

EXTERIOR COMPONENTS DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE ASCE 7-16

LIGHTING SPECIFICATIONS

Series: Qwik Mod
Brand: Principle LED
Color: Natural White
Part Number: M-QMDXO-30
Color Temperature: 3000K
Watts: 1.36
Lumens: 150 Lumend/Foot
Channel Letter Depth 3
Beam Angle: 170° Optic Lens
Modules: 1.7 Modules/Foot
Ingress Protection: IP68
Load Of 60W Power Supply
76 MODS/60 Feet

Total Signage Letters & Raceway Approx 65 lbs.

Sign Calculation Sheet

958 County Line Rd – Bryn Mawr, pa 19010

Storefront: 50 lineal feet x 1.5 = 75 SF allowed

Proposed sign 32 SF

Façade SF 50’ x 18’ = 900 SF

32SF is less than 4% of façade

Radnor Township

PROPOSED LEGISLATION

DATE: September 9, 2026

TO: steve

CC:

FROM: lisa

LEGISLATION: DRB 2026-50
404 Cheswick Place
Exterior renovation
Zoned: R-1

LEGISLATIVE HISTORY:

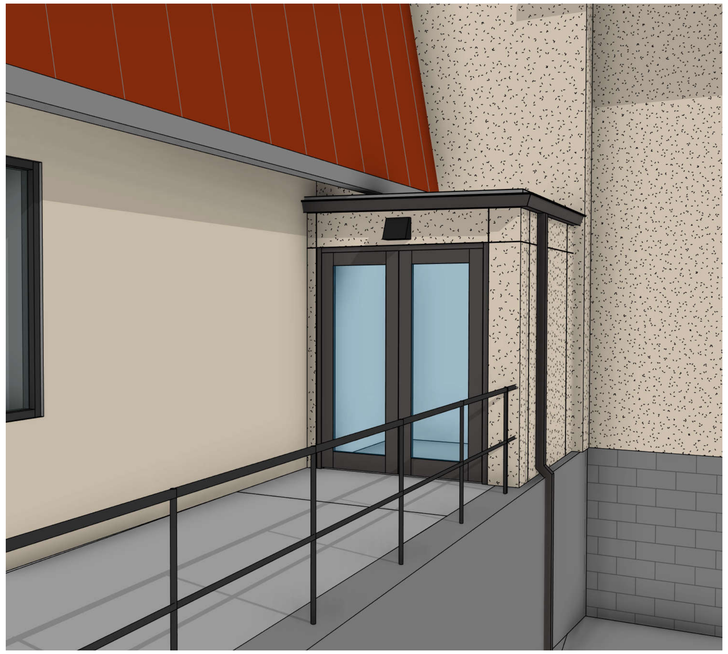
PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

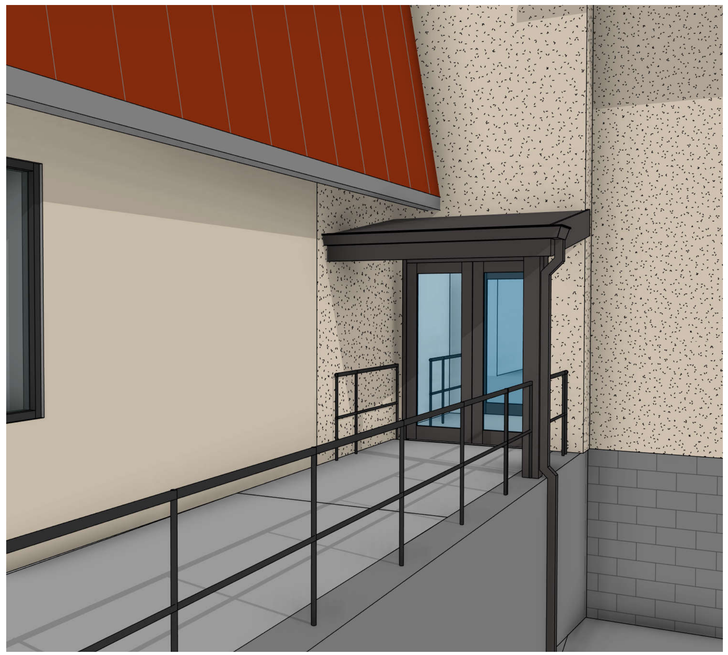
FISCAL IMPACT:

RECOMMENDED ACTION:

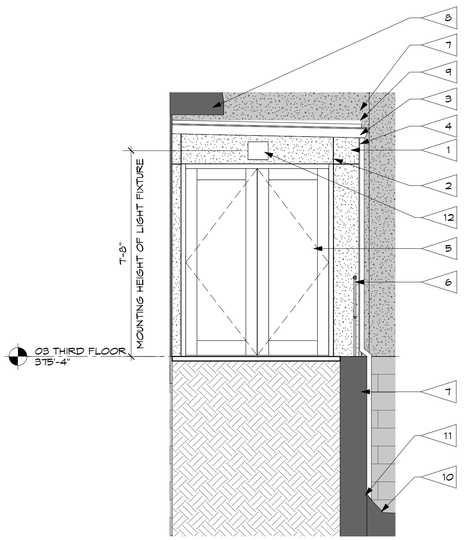
ATTACHMENTS:
DRB 2026-50 404 Cheswick.pdf



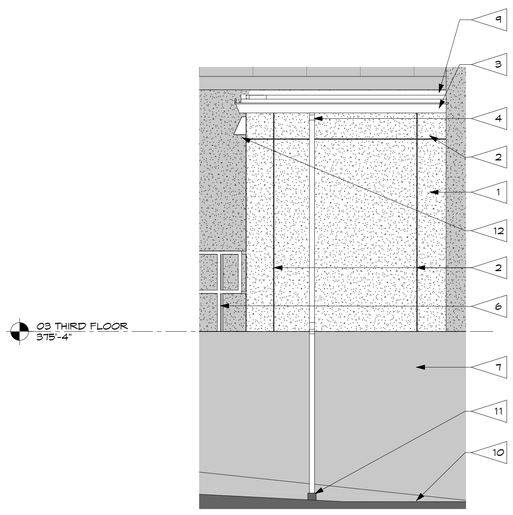
5 AFTER
12" = 1'-0"



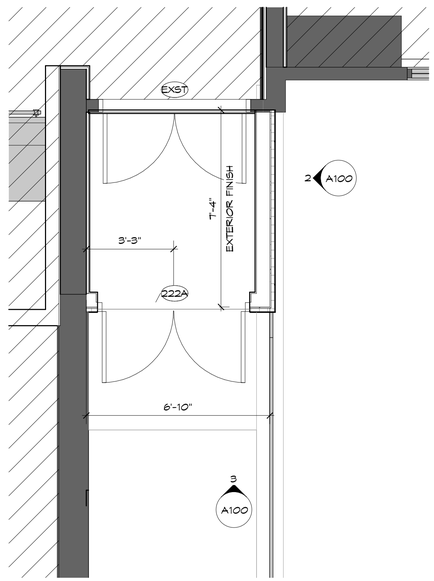
4 BEFORE
12" = 1'-0"



3 VESTIBULE ELEVATION 2
3/8" = 1'-0"



2 VESTIBUL ELEVATION 1
3/8" = 1'-0"



1 VESTIBULE PLAN
3/8" = 1'-0"

ELEVATION KEY NOTES

NO.	DESCRIPTION
1	PLATINUM CI STUCCO SYSTEM, FINISH COLOR TO MATCH EXISTING
2	CONTROL JOINT
3	NEW ALUMINUM GUTTER
4	NEW ALUMINUM DOWNSPOUT. TIE INTO EXISTING STORM WATER SYSTEM
5	NEW ALUMINUM STOREFRONT DOOR
6	NEW GUARD RAIL AS REQUIRED, MATCH EXISTING
7	EXISTING WALL, BEYOND
8	EXISTING ROOF STRUCTURE
9	COUNTER FLASHING
10	EXISTING WAL GRADE
11	APPROXIMATE LOCATION OF EXISTING DOWNSPOUT BOOT FOR STORMWATER CONNECTION
12	EXTERIOR LIGHT FIXTURE, CENTERED ON DOOR

LEGEND

	NOT IN SCOPE OF PROJECT
	EXISTING WALLS
	NEW WALLS

SC|A
creating community by design
3731 Latrobe Dr.,Sutie 100 | Charlotte, NC 28211
p:704-365-3941
www.sc-architects.com

title:
THE MANSION AT ROSEMONT KITCHEN AND DINING RENOVATION

location:
404 Cheswick Place
Rosemont, PA 19010

seals:

REGISTERED ARCHITECT
PENNSYLVANIA
JOHN NIVIA JR. 614172
STEWART & CONNERS ARCHITECTS, PLLC
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 51589
NORTH CAROLINA
CHARLOTTE, N.C.

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Stewart & Conners Architects, PLLC

sca project number: 56-02-200
date: 8/19/2026
drawn by: SS
checked by: SS
revisions:

DESIGN REVIEW BOARD

sheet name:
VESTIBULE PLAN AND DETAILS

sheet number:
A100

Autodesk Docs://Mark Kitchen & Dining Renovations/Mark - MEP Renovations.rvt