



**Community Development  
Department**

**DESIGN REVIEW BOARD AGENDA**

**Wednesday, February 10, 2016  
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. New Business
  - a. DRB 2016-08      BIGA Pizza  
806-810 Glenbrook Avenue  
Bryn Mawr, PA 19010  
Zoned: C1  
Wall Signs (2)
  - b. DRB 2016-09      Villanova University  
Bartley Hall  
800 E. Lancaster Avenue  
Villanova, PA 19085  
Zoned: PI  
Addition
  - c. DRB 2016-10      Accents on Main  
130 E. Lancaster Avenue  
Wayne, PA 19087  
Zoned: WBOD  
Awning
4. Old Business
5. Public Participation
6. Adjournment

*The next meeting of the DRB is scheduled for March 9, 2016 at 6:00 p.m. Applications for the March 9, 2016 meeting must be submitted on or before February 17, 2016*

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY

APPLICATION NO: 2016-08

FEE PAID: \$ 200

RECEIVED: 1/20/16

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](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME:

DENIS McLaughlin (DENRON Sign Co. Inc.)

PROPERTY ADDRESS:

806-810 GLENBROOK AVE., BRYN MAWR, PA

IS THIS BUILDING STAND ALONE OR ATTACHED TO ANOTHER BUILDING?

STAND ALONE

MAILING ADDRESS: (if different than above):

SAME

TELEPHONE NO:

(610) 399 - 1510

Email: SKNEINBERG@YAHOO.COM

PROPERTY OWNER:

TGR, LLC

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT:

DENRON Sign Company Inc

ADDRESS:

259 Norwood Rd. Downingtown, Pa 19335

TELEPHONE:

(610) 269 - 6622

Please provide a detailed description of proposal:

- 1) 4'H x 8'W Single Sided Wall Sign - Non-illuminated PVC mounted on GLENBROOK AVE. SIDE OVER MAIN ENTRANCE
- 1) 89"H x 36"W Single Sided Wall Sign - Non-illuminated PVC mounted on side wall on Bryn Mawr Ave. side

**GROUND SIGN(S):** \_\_\_\_\_ **How many?**

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

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

**WALL SIGN(S):** 2 **How many?**

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

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

*N/A*  Lighting Plan (including fixture detail; light cuts) - **6 copies**

*N/A*  Landscape Plan ( including types) - **6 copies** (max. size 24" X 36")

Attachment Detail - **6 copies**

**FREESTANDING SIGN(S):** \_\_\_\_\_ **How many?**

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

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

**AWNING (S): \_\_\_\_\_ How Many?**

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

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

**WINDOW SIGN(S): \_\_\_\_\_ How Many?**

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

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

**FACADE RENOVATION:**

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

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

**\*Note\* Removal of trees may need to be reviewed by the Shade Tree Commission.  
Please refer to Chapter 263 in the Township Code.**

- Lighting plan - **6 copies**
- Current photographs of site - **6 copies**
- Material samples

### **BUILDING ADDITION / ACCESSORY STRUCTURES:**

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

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

### **NEW BUILDING:**

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

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

### **TELECOMMUNICATION ANTENNAS:**

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

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

### **OUTDOOR DINING:**

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

- A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown. - **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:

*1/19/2016*  
\_\_\_\_\_  
DATE

*DENIS McLaughlin*  
\_\_\_\_\_  
PRINT NAME

*Dennis C. McLaughlin*  
\_\_\_\_\_  
SIGNATURE

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

4/11/13

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	2016-09
FEE PAID:	200
RECEIVED:	1/20/14

APPLICATION FORM

**GENERAL INFORMATION:** Meetings of the Design Review Board are held the **second Wednesday of each month at 6:00 P.M. in the Township Municipal Building. All applicants must attend this meeting!!** Application must be filed with the Department of Community Development, along with all required information and appropriate fees, a minimum of **twenty-one (21)** calendar days prior to the meeting. **Incomplete or late applications will not be accepted!!** Applicants are encouraged to obtain and review a copy of Ordinance No 91-14 (Sign Code) and/or Ordinance 91-32 (Design Review); available in the Department of Community Development.

Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.org](http://www.radnor.org) for a copy of our current fees.

APPLICANT NAME: Villanova University

PROPERTY ADDRESS: 800 Lancaster Ave., Villanova, PA

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

MAILING ADDRESS: (if different than above): \_\_\_\_\_

TELEPHONE NO: (610) 519-4589 Email: stewen.hildebrand@villanova.edu

PROPERTY OWNER: Villanova University

SIGN MANUFACTURER / CONTRACTOR / ARCHITECT: CICADA Architecture/Planning, Inc.

ADDRESS: 1520 Locust St., Suite 702, Philadelphia, PA 19102

TELEPHONE: ( 215 ) 247 - 1430

**Please provide a detailed description of proposal:**

The attached letter provides a detailed description of the proposed project.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **BUILDING ADDITION / ACCESSORY STRUCTURES:**

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- 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 Photographs of proposed materials are included with the submission.  
Samples will be provided at the presentation.

### **NEW BUILDING:**

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

### **TELECOMMUNICATION ANTENNAS:**

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### **OUTDOOR DINING:**

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**NOTE: All information must be separated into 6 individual packets. Please be sure ALL items on checklists are included in application packets. If all items are not included, the application will NOT be accepted.**

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

1/20/16  
DATE

STANLEY R. HENDERSON  
PRINT NAME

[Signature]  
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

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4/11/13



CICADA



ARCHITECTURE  
PLANNING, INC.

Jan. 20, 2016

Mr. Kevin Kochanski  
Zoning Officer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**RE: Villanova University  
Bartley Exchange and Entrance Plaza Project  
Design Review Board Submission**

Dear Mr. Kochanski,

On behalf of the Applicant, Villanova University, CICADA Architecture/Planning, Inc. is hereby submitting the following documents for approval by the Design Review Board:

- Six copies of the civil engineering site plan, including an overall site development plan at 1" = 20' scale and a detail plaza plan drawn at 1" = 10' scale
- Six copies of the primary building elevations, drawn at 1/8" = 1'-0" scale
- Six color copies of a perspective rendering of the proposed exterior improvements
- Six copies of the landscape plan (not to scale)
- Six copies of the planting plan with planting list (not to scale)
- Six copies of the lighting plan, drawn to 1"=20' scale
- Six copies of photographs of the existing building and site
- One (1) Radnor Township Design Review Board Application Form
- One (1) Check for \$200 Design Review Board Application Fee

### **Project Description/Narrative**

Villanova University is proposing to expand the existing indoor and outdoor seating areas associated with the Exchange Café located in Bartley Hall, Villanova's business school. The Exchange Café is located on the ground floor on the north side of Bartley Hall across from the campus main entrance's guardhouse. The ground floor at this location is recessed approximately four to fourteen feet from the building façade above. This 1,512 square foot covered area provides for the current outdoor seating area.

The proposed project is to infill this covered area, which will add 1,140 s.f. of interior seating space, and reconfigure the existing entrance plaza to provide for a new outdoor seating area, which will have a new canopy and trellis.

Proposed finishes and materials have been selected to blend into the existing campus environment:

- The existing stone piers along the building's ground floor perimeter will be infilled with a glazed aluminum storefront system, very similar to existing windows and curtainwall on the building now.
- The new outdoor terraces will be paved with a concrete border around faux bluestone infill pavers, complementary to paving elsewhere on campus.
- Stone piers supporting the new trellis and canopy roof will match the stone on the building façade.
- The new trellis and wood framing for the new canopy will be constructed of mahogany, and has been designed to be very similar to the look of the Grotto, an existing outdoor space at the heart of the campus.

*Principals:*  
Mary Holland, AIA  
Kurt Raymond, AIA

TOWNSHIP OF RADNOR  
DESIGN REVIEW BOARD

TOWNSHIP USE ONLY	
APPLICATION NO:	<u>2016-10</u>
FEE PAID:	<u>100</u>
RECEIVED:	<u>1/20/16</u>

APPLICATION FORM

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APPLICANT NAME: Michael Kok

PROPERTY ADDRESS: 130 E. Lancaster Ave Wayne PA

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

MAILING ADDRESS: (if different than above): 425 Hillcrest Ave Glenolden PA 19036

TELEPHONE NO: (610) 532 - 6449 Email: KokAwnings@gmail.com

PROPERTY OWNER: Diane Walk

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

ADDRESS: 425 Hillcrest Ave Glenolden PA 19036

TELEPHONE: (610) 532 - 6449

Please provide a detailed description of proposal:

Kok's Fabric Awnings proposes to install aluminum frame with fabric covered sign above windows at 130 E Lancaster Ave. Frame attached to brick/wood by means of awning "Z" brackets. Umbrella awning material will secure to framing and have a white painted border with the business name in the center.

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NOTE: All information must be separated into 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 processed.

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

1/18/16  
DATE

Diane Wolk  
PRINT NAME  
[Signature]  
SIGNATURE

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

1/18/17  
DATE

Michael K...  
PRINT NAME  
[Signature]  
SIGNATURE

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

4/11/18