





REGAN / KLINE / CROSS
ARCHITECTS

ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

January 22, 2021

Mr. Mark Penecale
Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

RE: **Burke Brothers Landscaping Contractors, Inc.**
(7630 W. Cheltenham Avenue, Wyndmoor, PA 19038)

Dear Mr. Penecale,

On behalf of the Burke Brothers Landscaping Contractors, Inc., we would like to request a waiver of the land development submission requirement and review process, as stipulated in Chapter 95-Subdivision of Land in the township code.

The proposed project is to relocate Burke Brothers' offices into their existing one story warehouse building. In order to accommodate their spatial needs we are also proposing to add a second floor onto a portion of the existing warehouse building. We are not proposing any new impervious coverage or additional building footprint. Burke Brothers is not proposing any changes to its business operations.

Attached to this letter requesting the waiver is a site plan, proposed building plans, and proposed building elevations which illustrate the proposed project.

With the information and drawings provided, we would believe the requested waiver, of the land development submission requirement and review process, is warranted. We request that this request for waiver be included on the next Board of Commissioner's agenda in February 2021.

Thank you in advance for your assistance in this matter and let me know if you have questions or need additional information.

Sincerely,


Steven N. Kline, AIA
Partner

Attachments: Drawings CS1, SP1, A2.1, A2.2, A5.1, A6.1 (prepared by Regan Kline Cross, dated 12/21/2020)
Aerial showing parking location

c.c. — Mr. Kevin Burke (Burke Brothers Landscaping)

JEFFREY J. REGAN
STEVEN N. KLINE, AIA
THOMAS N. CROSS, RA

7670 QUEEN STREET
SUITE 200
WYNDMOOR, PA 19038
V (215) 886-1888
F (215) 886-8124

WWW.REGANKLINECROSSLLC.COM

A limited liability company

BURKE BROTHERS LANDSCAPING OFFICES

7630 W. CHELTENHAM AVE.
WYNDMOOR, PA 19038

DRAWING INDEX

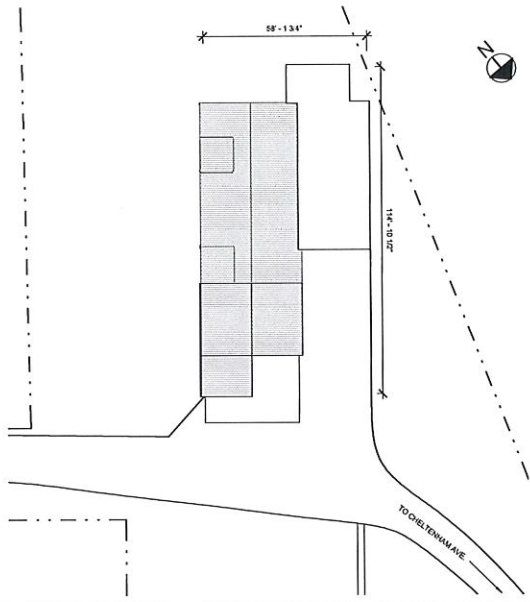
CS1 COVER SHEET	M1 GROUND & MEZZANINE MECHANICAL PLANS
CS2 ACCESSIBILITY SHEET	M2 MECHANICAL SCHEDULE & NOTES
SP-1 SITE PLAN	P1 GROUND & MEZZANINE PLUMBING PLANS
A0.1 DEMOLITION PLAN	P2 PLUMBING SCHEDULES, NOTES, & DETAILS
A0.2 DEMOLITION ELEVATIONS	E1 ELECTRICAL SITE PLAN
A1.1 EGRESS PLANS	E2 ELECTRICAL LIGHTING PLAN
A2.1 FLOOR PLAN 1	E3 GROUND FLOOR POWER PLAN
A2.2 FLOOR PLAN 2	E4 MEZZANINE LIGHTING & POWER PLAN
A3.1 FINISH PLAN 1	E5 SINGLE LINE DIAGRAM
A3.2 FINISH PLAN 2	E7 ELECTRICAL NOTES & DETAILS
A4.1 R.C.P. 1	E8 ELECTRICAL DETAILS
A5.1 ROOF PLAN	
A6.1 EXTERIOR ELEVATIONS	
A7.1 ENLARGED PLANS AND INTERIOR ELEVATIONS	
A8.1 BUILDING SECTIONS	
A8.2 WALL SECTIONS	
A9.0 DOORS, WINDOWS, & WALL TYPES	
S1 FOUNDATION PLAN	
S2 2ND FLOOR FRAMING PLAN	
S3 HIGH ROOF FRAMING PLAN	
S4 STRUCTURAL DETAILS	

PA ONE CALL

PROJECT SCOPE

LOCATION MAP

CODE ANALYSIS



SITE MAP/ZONING REVIEW

GENERAL NOTES

A. THE CONTRACT DOCUMENTS ARE PREPARED IN ACCORDANCE WITH AVAILABLE INFORMATION AS TO EXISTING CONDITIONS AND LOCATIONS. IF DURING CONSTRUCTION, CONDITIONS ARE REVEALED AT VARIANCE WITH THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IMMEDIATELY SO THAT SUPPLEMENT INSTRUCTIONS MAY BE ISSUED.

B. DIMENSIONS SHOWN ON DRAWINGS ARE APPROXIMATE AND ARE INTENDED TO REPLICATE THE RESPECTIVE DIMENSIONS OF THE EXISTING STRUCTURE. THERE MAY BE DIMENSIONAL DIFFERENCES BETWEEN THE DIMENSIONS SHOWN AND THOSE REQUIRED IN THE FIELD TO MATCH EXISTING DIMENSIONS OF FOOTING/FOUNDATIONS/LABS, WALLS, ETC. TO BE BUILT UPON OR ATTACHED TO.

C. CONTRACTOR SHALL CONFIRM LOCATION AND CONDITION OF ALL PLUMBING, MECHANICAL AND ELECTRICAL SERVICES AND POINTS OF CONNECTION FOR THIS WORK.

D. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND ENVIRONMENTAL REGULATIONS.

E. ALL MEANS OF EGRESS ARE TO BE MAINTAINED CLEAR OF DEBRIS AND OBSTRUCTIONS DURING THE ENTIRE CONSTRUCTION PERIOD. ANY NECESSARY OBSTRUCTION, TO PERFORM WORK, IS TO BE REPORTED TO THE GOVERNING MUNICIPALITY WITH AN ALTERNATIVE EGRESS PLAN.



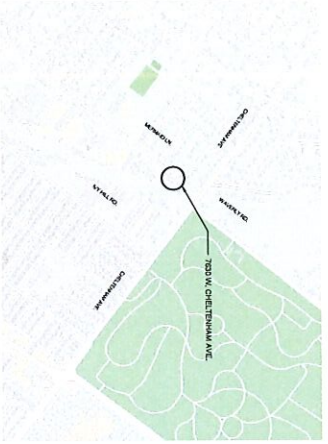
NOTE!

CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL SURFACE & SUBSURFACE STRUCTURES & UTILITIES BEFORE BEGINNING THIS WORK

ALTERATIONS AND ADDITIONS TO PORTIONS OF EXISTING 1 STORY STRUCTURE, ADDITION AND OTHER IMPROVEMENTS SHALL NOT INCREASE EXISTING BUILDINGS FOOTPRINT OR ADD TO EXISTING IMPERVIOUS BUILDING OR SITE COVERAGE.

ZONING REVIEW

TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY
ZONING DISTRICT: I-INDUSTRIAL
BUILDING AREA: UNCHANGED
SETBACKS:
FRONT: UNCHANGED
SIDES: UNCHANGED
REAR: UNCHANGED



APPLICABLE CODES:
PENNSYLVANIA UNIFORM CONSTRUCTION CODE (UCC) ACT 45
INTERNATIONAL BUILDING CODE (IBC/IEBC) 2015
ICC/ANSI A 117.1 2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
IBC -2015 ACCESSIBILITY CODE
NFA-70 - 2014 NATIONAL ELECTRICAL CODE
PENNSYLVANIA COMMERCIAL ENERGY CODE
COMininetex

USE GROUP B - BUSINESS
TYPE OF CONSTRUCTION: IIIIB

BUILDING FOOTPRINT SF: 5260 GSF
AREA OF NEW WORK GROUND FLOOR: 2661 GSF
AREA OF NEW WORK 2ND FLOOR: 1916 GSF
TOTAL AREA OF NEW WORK: 4,877 GSF

rke
REGAN KLINE CROSS
ARCHITECTS

REGAN KLINE CROSS, LLC
PROJECT MANAGEMENT

7070 OLDEX ST., SUITE 200
WYNDMOOR, PA 19038
TEL: (610) 688-1234
FAX: (610) 688-1234

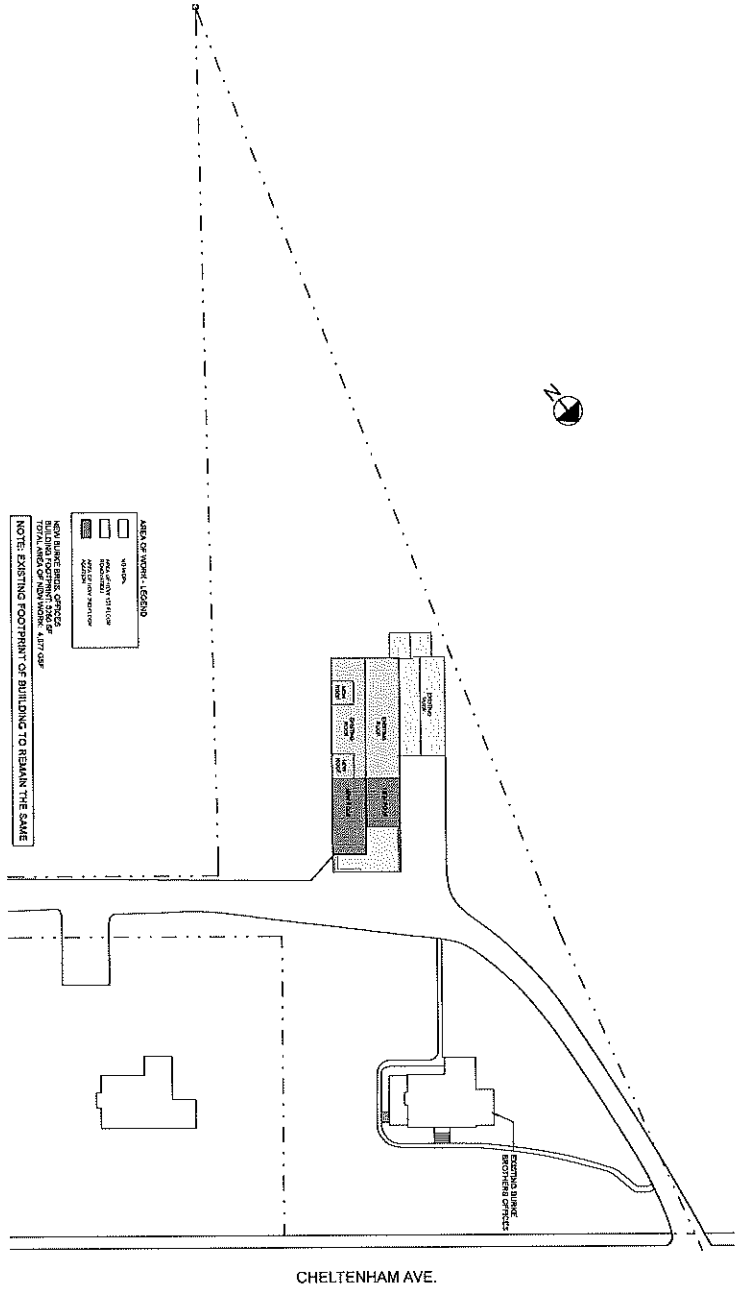
3/24/14

BURKE BROS.
7630 W. Cheltenham Ave.
Wyndmoor, PA 19028

CONTRACT NO.:

DATE: 3/27/2014
SCALE: 1" = 30'-0"
DWG. NO.: CS1

COVER SHEET



AREA OF IMPACT LEGEND

- ▭ IMPACT
- ▭ EXISTING BUILDING
- ▭ EXISTING DRIVE
- ▭ EXISTING DRIVE
- ▭ EXISTING DRIVE

NON-IMPACT AREAS OFFERS BUILDING FOOTPRINTS FOR EXISTING BUILDING. NOTE: EXISTING FOOTPRINTS OF BUILDING TO REMAIN THE SAME.

SITE PLAN
SCALE: 1" = 30'-0"

CHELTENHAM AVE.



REGAL MINE CROSS, LLC
PROJECT MANAGEMENT

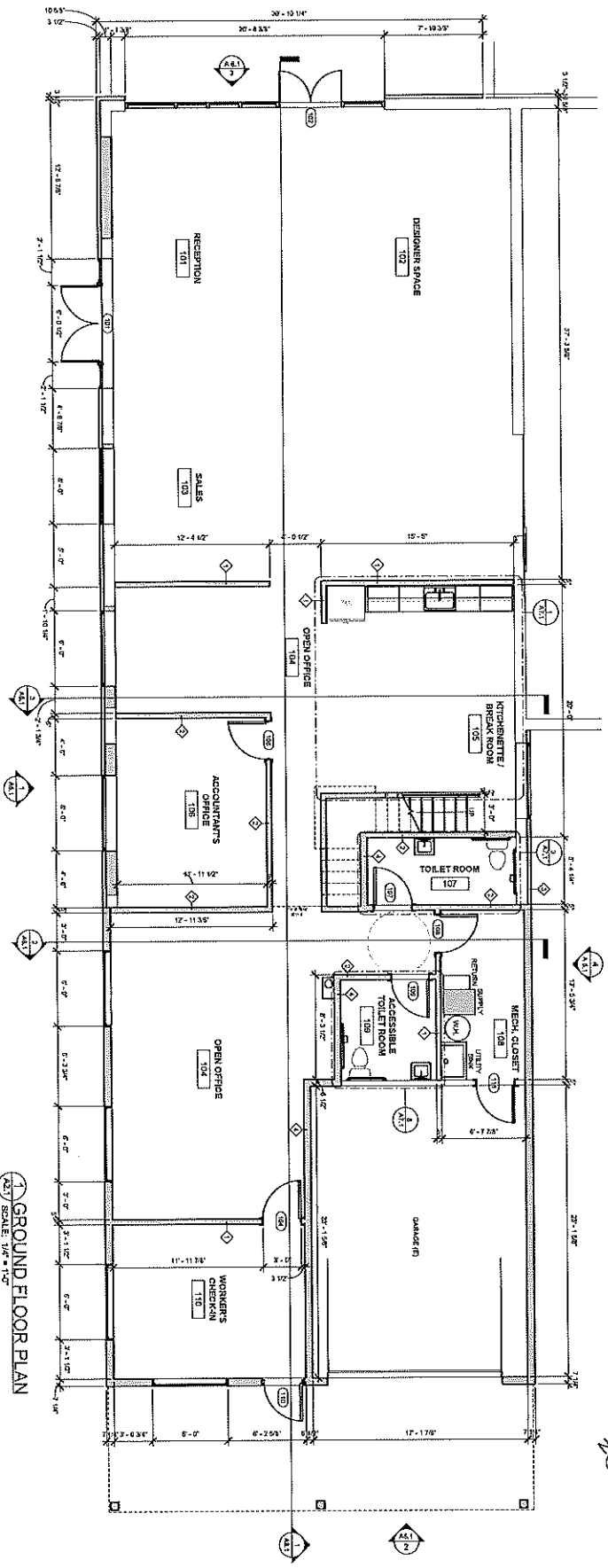
700 QUINCY ST., SUITE 200
WYNDMOOR, PA 19028
PHONE: (610) 964-1888
FAX: (610) 964-4124



CONTRACTOR:

BURKE BROS.
7630 W. Cheltenham Ave.
Wyndmoor, PA 19028

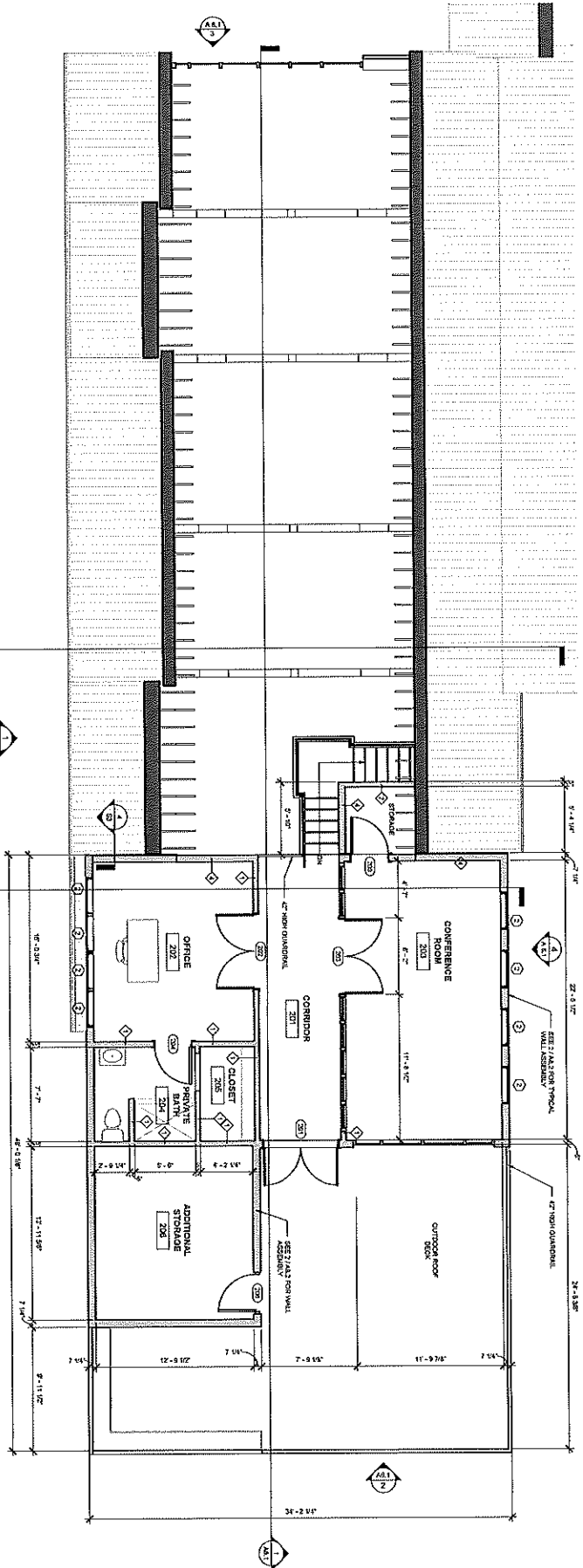
SP-1
SITE PLAN



NOTE: SEE STRUCTURAL'S DRAWINGS FOR ALL STRUCTURAL
 DETAILS INCLUDING LOAD DATA, WALLS, PARTITIONS AND FLOORING.
 CONSULT WITH ARCHITECT FOR ALL FINISHES AND FLOORING.

GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

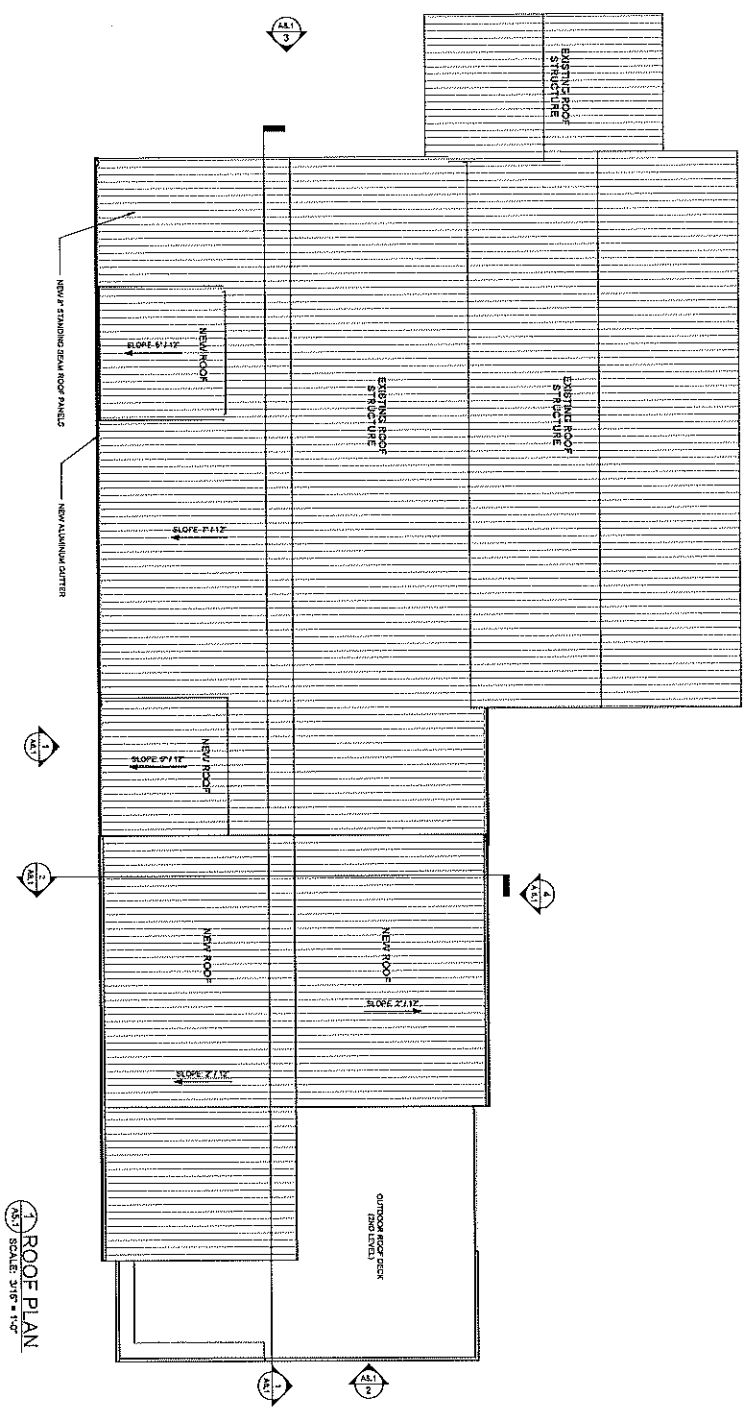
 BURKE BROS. 7630 W. Cheltenham Ave. Wyndmoor, PA 19028	<p>DATE: 12/27/2010 SCALE: 1/4" = 1'-0" DWG. NO.: A2.1</p>	 BRIAN V. PUGH CROSS LLC PROJECT MANAGER 3000 GLENVIEW, SUITE 200 WYNDMOOR, PA 19088 TEL: (215) 886-8274	<p>A2.1</p>
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1 2ND FLOOR PLAN
 1/32" SCALE: 1/4" = 1'-0"
 NOTE: SEE STRUCTURAL'S DRAWINGS FOR ALL STRUCTURAL EQUIPMENT SCHEDULES AND ALL STRUCTURAL COLUMN, BEAM, WALL, SHEAR WALLS, AND FOOTINGS.



<p>A2.2</p> <p>FLOOR PLAN 1</p>	<p>BURKE BROS. 7630 W. Cheltenham Ave. Wyndmoor, PA 19028</p>	<p>BEGAN KLINE CROSS, LLC PROJECT MANAGER</p> <p>7090 DESIRE ST., SUITE 200 WYNDMOOR, PA 19094 TEL: (215) 666-6214 FAX: (215) 666-6214</p>		<p>hkc HEGAN KLINE CROSS ARCHITECTS</p>
	<p>DATE: 10/27/2010</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DWG. NO.:</p>		<p><small>THIS DOCUMENT IS THE PROPERTY OF HEGAN KLINE CROSS, ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF HEGAN KLINE CROSS, ARCHITECTS IS STRICTLY PROHIBITED. © 2010 HEGAN KLINE CROSS, ARCHITECTS.</small></p>	
	<p>CONTRACT:</p>		<p>SCALE:</p>	
	<p>REVISIONS:</p>		<p>DATE:</p>	



rkc
 REGAN KLINE CROSS
 ARCHITECTS

REGAN KLINE CROSS, LLC
 ARCHITECTS
 PROJECT MANAGEMENT
 7700 DIXIE ST., SUITE 300
 WYNDMOOR, PA 19028
 PHONE: (215) 886-8114
 FAX: (215) 886-8114



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

CONTRACT NO.:

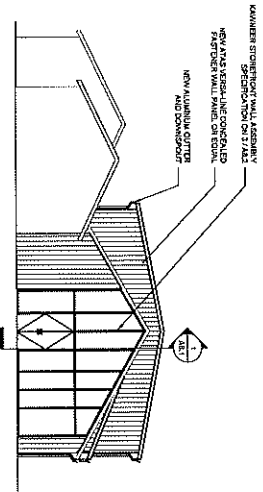
BURKE BROS.
 7630 W. Cheltenham Ave.
 Wyndmoor, PA 19028

REVISION	DATE
	2/27/2020

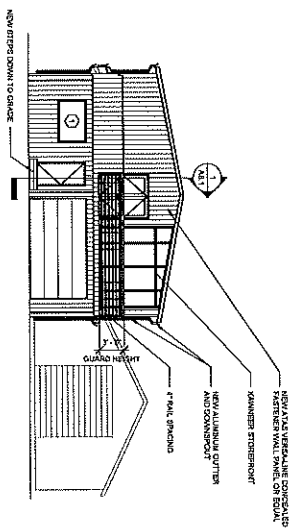
SCALE: 3/16" = 1'-0"
 DWG. NO.:

A5.1

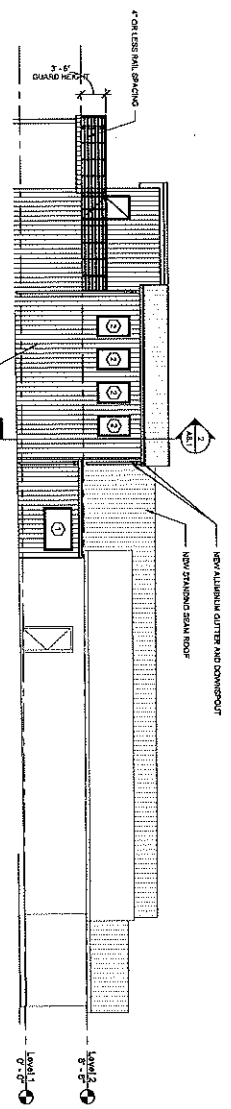
ROOF PLAN



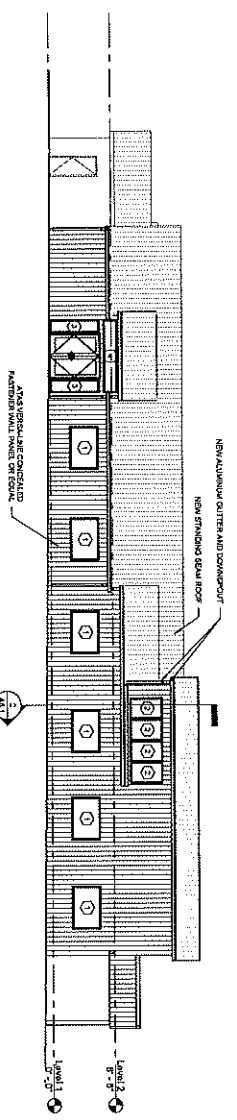
3 SOUTH ELEVATION - PROPOSED
 (AS) SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
 (AS) SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED
 (AS) SCALE: 1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
 (AS) SCALE: 1/8" = 1'-0"

NOTE: SEE STRUCTURAL 'S' DRAWINGS FOR ALL STRUCTURAL COLUMN BEARING WALLS, BEAM WALLS, AND FOOTINGS.



EGAN WINE CROSS, LLC
 ARCHITECTS
 7074 GLEN ST., SUITE 200
 WYNDMOOR, PA 19028
 PH: 610-398-4444
 FAX: 610-398-4434

BURKE BROS.
 7630 W. Cheltenham Ave.
 Wyndmoor, PA 19028

DATE:	10/21/2010
SCALE:	1/8" = 1'-0"
DWG. NO.:	A6.1
PROJECT:	CHURCH RENOVATION