

PROFESSIONAL REPORT OF THE ARCHITECTS FOR VALHALLA BRANDYWINE

Prepared by: Stuart G. Rosenberg Architects, P.C.

Contents

- I. Executive Summary / Compliance with Ordinance Provisions
 - A. Conditional Use Standards §1702
 - §1702 J. Lighting
 - B. PCCC Ordinance Standards §1323
 - §1323.E.4.j Signage
 - §1323.E.5.f LEED Certification
 - §1323.E.5.g Projections such as Fences, Gates and Walls
 - C. Underlying District Regulations and General Regulations §904
 - §904.B.1 Aesthetic and Architectural Character
 - §904.B.2 Building Facing Materials
 - §904.B.3 No Roof-Mounted Equipment Visible
 - §1209.B.3 Glare
- II. Appendix
 - A. Project Site Plan
 - B. Photographs of Historic Buildings Existing on the Property
 - C. Site Lighting
 - Partial Site Lighting Plan
 - Enlarged Photometric Studies
 - Sample Fixture Types
 - D. Site Signage
 - Site Signage Plan
 - Sample Signage Types

I. Executive Summary / Compliance with Ordinance Provisions

A. Conditional Use Standards §1702

The Conditional Use Application Master Plan complies with the standards established for Conditional Use Applications in Section 1702 as follows:

§ 1702- Lighting

J. Require that all commercial or industrial parking, loading, access or service areas shall be adequately illuminated at night while in use, and that such lighting including sign lighting, shall be arranged so as to protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

All areas within the Retreat (within the Industrial District) as well as the residential areas within the FRR Zoning District of the Valhalla Brandywine project will conform with the lighting standards addressed in Section 1702J, which align with the LEED program's sustainable approach to site lighting. Exterior lighting which serves buildings, vehicular areas and signage shall be designed to provide safety and effective task illumination without adding light pollution to the night sky and without encroaching visually on neighboring properties. There will be no lighting which shines beyond the property line. By adhering to these design criteria, significant energy savings will be realized as well. The lighting objectives will be realized by the Architect and Lighting Consultant through a combination of factors, including selection of fixtures and lamps (bulbs), placement and quantity of fixtures, and use of timers and other control devices to limit the hours of operation.

B. PCCC Ordinance Standards §1323

The Conditional Use Application Master Plan complies with the PCCC Ordinance Standards in Section 1323 as follows:

§1323 E.4.j. Signage

PCCC signs shall be in accordance with Article XV of this Ordinance except as follows:

(1) A maximum of two (2) entrance signs, no greater than 24 square feet in area per sign, shall be permitted at a single designated public entrance to the country clubhouse, and the spa, wellness and fitness center within the Industrial Zoning District. A maximum of one (1) entrance sign, no greater than 24 square feet, shall be permitted at a single designated public entrance to the private golf clubhouse within the FRR District. No other sign in the PCCC shall be visible from any public right of way except trail and directional signs.

(2) Non-residential use signage in the I Industrial Zoning District shall be governed by the standards for the Commercial District as set forth in Article XV.

All entrance and use signs proposed for the Valhalla Brandywine project will comply with the requirements for size, placement, number and lighting as set forth in the PCCC ordinance. Signage design will be completed by the Architects to complement the overall design aesthetic for the project, including materials for the signs and sign bases. Sign lighting will be limited to meet the criteria of the Conditional Use Standards Section 1702 and prevent intrusion on neighboring properties. The applicant will submit a sign permit application at the appropriate time which will comply with the signage standards of the PCCC ordinance.

§1323.E.5f - LEED Certification

The residential buildings in the PCCC shall be certified as "LEED Housing" and the new non-residential buildings shall be certified as "LEED Construction."

The new residential and non-residential buildings at Valhalla Brandywine are being designed and constructed to meet LEED Certification criteria.

The nationally-recognized LEED system was created by the non-profit United States Green Building Council to promote environmentally sustainable solutions for the design, construction and utilization of buildings.

Sustainable building can be defined as an approach which consumes the least from the earth, in natural and man-made materials, and produces the most for people, in quality of life within the natural and man-made environment.

The LEED system addresses the following categories:

- energy efficiency
- water conservation
- healthy materials and conservation of resources
- indoor environmental quality
- sustainable site utilization

The LEED point system sets minimum design prerequisites and establishes multiple design strategies through which a project can achieve environmentally responsible targets in each of these categories, performing above traditional building industry standards. Points are achieved in many ways, including the selection of energy and water efficient equipment and fixtures, utilizing materials free of harmful ingredients and including recycled content, reduction of artificial lighting levels through increased daylighting, maximum recycling of construction waste, and the use of durable building materials. The certification process awards projects which, through a demanding verification process, demonstrate success in meeting their sustainability goals.

The Architects, Engineers and other consultants on the Valhalla project, which include LEED specialists, will continue to work together collaboratively to assure that the buildings and site are designed and built using LEED standards and approaches to create an environmentally sustainable community. Moreover, LEED certification follows the construction of the buildings and will be obtained at the appropriate time.

§1323.E.5(g) - Projections such as fences, gates and walls

Projections listed in Section 1203, fences, gates, walls under six (6) feet in height (except for retaining walls which may be higher), garden structures, unenclosed porches, bay windows, chimneys and driveways are permitted within any required building separation area. Unenclosed porches shall be permitted to project up to eight (8) feet from the principal residential building into the required building separation area between a principal residential building and a street or neighborhood green.

Designs for the Valhalla Brandywine project will respect the limitation for projection of building elements including fences, gates, walls, porches, bay windows, chimneys and driveways, as defined in Section 1203, in accordance with Section 1323.E.5.g. These building elements will be designed and constructed with materials consistent with the design of the buildings and in compliance with this section of the ordinance.

§904 B.1 – Requires industrial use buildings to be designed with particular attention to the aesthetic and architectural character of the community and, insofar as possible, shall afford minimum external evidence of the nature of the operation conducted therein.

The Valhalla Brandywine design team has focused on the aesthetic and architectural character of the surrounding community with great interest and enthusiasm.

Design inspiration for the project draws on Chester County's rural residential and agricultural palette, originating with references to the existing 18th and 19th century residences and outbuildings preserved on the core property. This aesthetic has been partnered with the agrarian English Cotswold village tradition of the same period to create new buildings which reflect rural building forms, size and scale, native building materials used in straightforward ways consistent with their inherent physical properties, pedestrian scale, visually engaging textures and forms, and incorporation of extensive green spaces, both cultivated and wild, public and private. Materials and forms will be used in multiple ways on varied surfaces to create a cohesive design rhythm, while a range of building elements, irregular roof lines and intentional asymmetry add architectural interest. This is consistent with the characteristics of the architectural context of the project. Service entrances, loading and deliveries and back-of-house operations will be situated away from public roadways and views to minimize evidence of the operations conducted within.

We have endeavored to create a new, sustainable community whose design vision respects and responds to the historic rural characteristics of Wallace Township and Chester County.

C. Underlying District Regulations and General Regulations

§904B.2 – All buildings must be faced with wood, vinyl siding, stone, red brick, stucco split face aggregate block or, when specifically authorized by the Planning Commission, nonreflective metal. No exposed plain or painted concrete block or any reflective material (except for windows) shall be permitted.

The new residential and non-residential buildings and appurtenances at Valhalla Brandywine will use design approaches, materials and craftsmanship appropriate to our historically sensitive approach to the project. In keeping with the traditional rural aesthetic governing the design vision for Valhalla Brandywine, natural and synthetic exterior building materials will consist of stone, brick, stucco, wood clapboard, half timbering, slate roofing and wood shakes.

§904B.3 – No roof-mounted equipment shall be permitted unless suitability screened or enclosed so as not to be visible from any property line, using a material and architectural design compatible with the building on which it is located. This shall not apply to solar panels or dish antennae 30" in diameter or smaller.

Roof-mounted equipment, where required, will be limited to the non-residential structures which are located in areas of the site remote from neighboring properties. Such equipment will be limited in scope and suitably screened or enclosed architecturally to be compatible with the building and to prevent visibility from any property line.

§1209.B.3.a – Outdoor lighting shall be controlled in both height and intensity to maintain the Township's rural character. Therefore, no land-use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines into neighboring properties, or into any Township road or State highway so as to impair the vision of the driver of any vehicle on that road or highway. To achieve this, light standards are restricted to a maximum eighteen (18) feet in height, and luminaries shall be shielded to prevent shining beyond lot lines in to neighboring lots or public ways.

We understand and concur with the Township's concern that outdoor lighting respect the Township's rural character. Site lighting design decisions made by the Architect and Lighting consultant will adhere to the criteria governing intensity, quality of light and intrusion into neighboring properties and roadways. Light standards will not exceed the maximum eighteen foot height restriction. Luminaries will be shielded to focus lighting where needed and to prevent illumination of the night sky.

§1209.B.3.b – Under no circumstances may the lot line light level exceed .02 foot-candles, measured at ground level.

Light levels at the Valhalla property lot lines will be controlled by fixture selection, mounting heights and location. Lighting design decisions will be made by our expert lighting consultant using computer generated photometric calculations and charts to meet the foot-candle output limitations in the ordinance.

§1209.B.3.c – When there is a mix of residential and commercial or industrial uses, all outdoor lighting (except for security purposes) shall be turned off between 11 p.m. and 6 a.m. Exceptions will be granted for those businesses operating during those hours.

Outdoor lighting will be controlled by timers to meet the hours of operation standards in the ordinance. Lighting that is essential for security purposes will be limited in scope and operational controls will be put in place to maximize its effectiveness without affecting surrounding properties.

II. Appendix

- A. Project Site Plan
- B. Photographs of Historic Buildings Existing on the Property
- C. Site Lighting
 - Partial Site Lighting Plan
 - Enlarged Photometric Studies
 - Sample Fixture Types
- D. Site Signage
 - Site Signage Plan
 - Sample Signage Types