

ADDRESS: 8226 GERMANTOWN AVE

Proposal: Construct multi-unit residential building

Review Requested: Review In Concept

Owner: Vich Properties LLC and VP 8226 Germantown LLC

Applicant: Stephanie Boggs Magagna, Klehr, Harrison, Harvey, Bransburg LLP

History: 1760; Detweiler House; new façade, 1800

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

OVERVIEW:

This application seeks in-concept approval for the construction of a four-story mixed-use building and parking spaces at 8226 Germantown Avenue. The “Detweiler House,” an eighteenth-century stone house, occupies the southeast portion of the lot. No exterior alterations or additions are proposed for the historic building. The new building will occupy the northeastern portion of the lot with new parking at the property’s rear. The new building’s size and massing has been reduced compared to previous proposals. The new building’s exterior is largely clad in stucco and will have an artificial slate mansard roof with dormers. Portions of the ground floor’s public facing façade will feature stone similar in appearance to the historic building.

Two previous versions of this project have undergone in-concept review by the Architectural Committee, most recently in November 2024. At that meeting the Committee recommended denial, stating that the new construction’s massing, size, and architectural features were not compatible with the historic property. The application was withdrawn before review by the Historical Commission.

SCOPE OF WORK:

- Construct four-story building with parking.
- Interior renovation of historic building.

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed new construction does not alter the historic building’s exterior appearance nor any historic features. The proposed massing, size, and scale does not overwhelm the existing building. The proposal satisfies Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed new construction does not connect to the historic building nor does this proposal contain any exterior alterations to the historic building. Therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval in-concept of the new building and parking, pursuant to Standards 9 and 10.

Images:

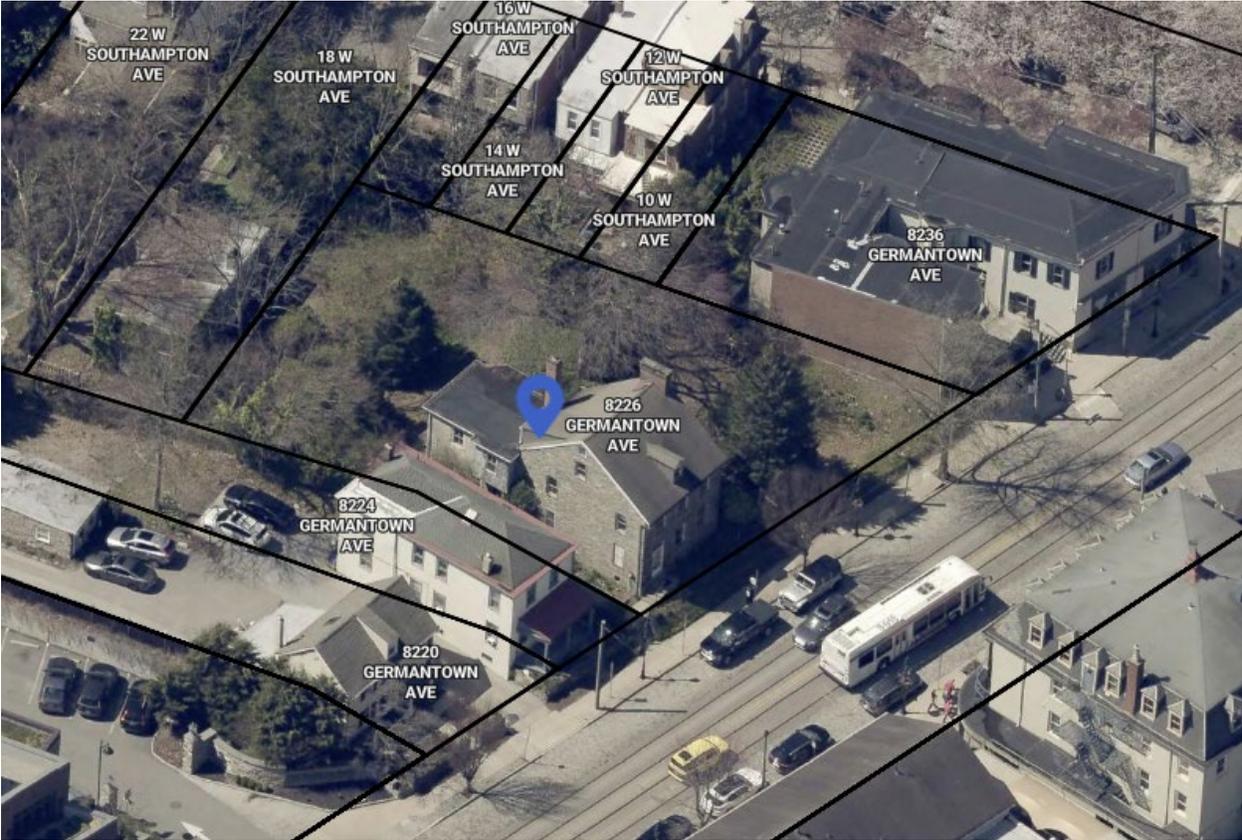
Figure 1: 1895 Philadelphia Atlas, G.W. Bromley. Historic maps indicate that no additional buildings were constructed on the lot occupied by the Detweiler House.



Figure 2: View of front of 8226 Germantown Ave from Germantown Ave (from application):



Figure 3: Aerial view, looking west:





8226 GERMANTOWN AVE



8226 GERMANTOWN AVE



EXISTING AERIAL 1 : WEST



EXISTING AERIAL 2 : EAST



SITE PHOTO 1: LOOKING AT SOUTH-EAST SIDE OF THE SITE



SITE PHOTO 2: LOOKING AT EAST SIDE OF THE SITE



SITE PHOTO 1: LOOKING AT SOUTH SIDE OF THE BUILDING



SITE PHOTO 2: APPROACHING THE BUILDING FROM NORTH



Vich Properties
Development & Management

1ST PROPOSED DEVELOPMENT

MORRISSEY
M ARCHITECTS | M DESIGN | M DEVELOPMENT

PARKING



COMMERCIAL ENTRY

RESIDENTIAL ENTRY

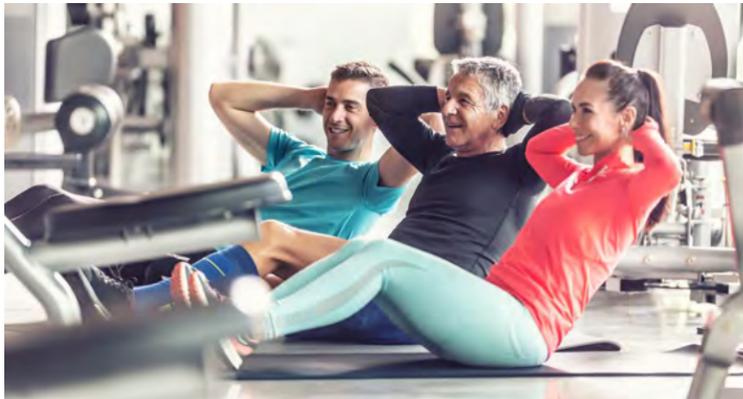




THE WEILER

A CHESTNUT HILL LIFESTYLE COMMUNITY

Located on the Chestnut Hill Corridor, The Weiler, is set to enhance the Chestnut Hill Lifestyle buy providing a residential option for older active residents seeking to be apart of the historic charm of Chestnut Hill.



- 4 Residences – 1,100 square feet to 1800 square feet
- 1 Commercial space along Germantown Ave
- Mail and Package Service
- Residential Lobby
- Elevator
- Off Street 1 to 1 Parking
- Electric Vehicle Charging Stations
- Eco-friendly building
- Harmless fixtures
- Built-in humidification systems



CURRENT PROPOSED DEVELOPMENT

THE WEILER



NEIGHBORHOOD AMENITIES

1. GROCERIES / MARKETS:

FRESH MARKET
MARKET AT THE FAREWAY

2. RESTAURANTS:

CHESTNUT HILL GRILL
ADELINAS
KINGS GARDEN
CHESTNUT HILL BREWING
COMPANY
EL POQUITO
BREDEBECK'S BAKERY

3. ENTERTAINMENT:

STAGECRAFTERS THEATER

4. RETAIL:

HOME WORKS
NO NAME GALLERY
FOLIAGE CHESTNUT HILL
US POST OFFICE
CHESTNUT HILL JEWELERS
HIDEAWAY RECORDS
MOONDANCE FARM STUDIOS

5. BEAUTY:

FOLLICLES DESIGN CENTER
SERENITY AESTHETICS
SALON MARYAM

6. SCHOOL:

J S JENKS ELEMENTARY SCHOOL

7. RELIGIOUS:

LUTHERN CHURCH

8. ELECTRIC VEHICLE CHARGING STATION

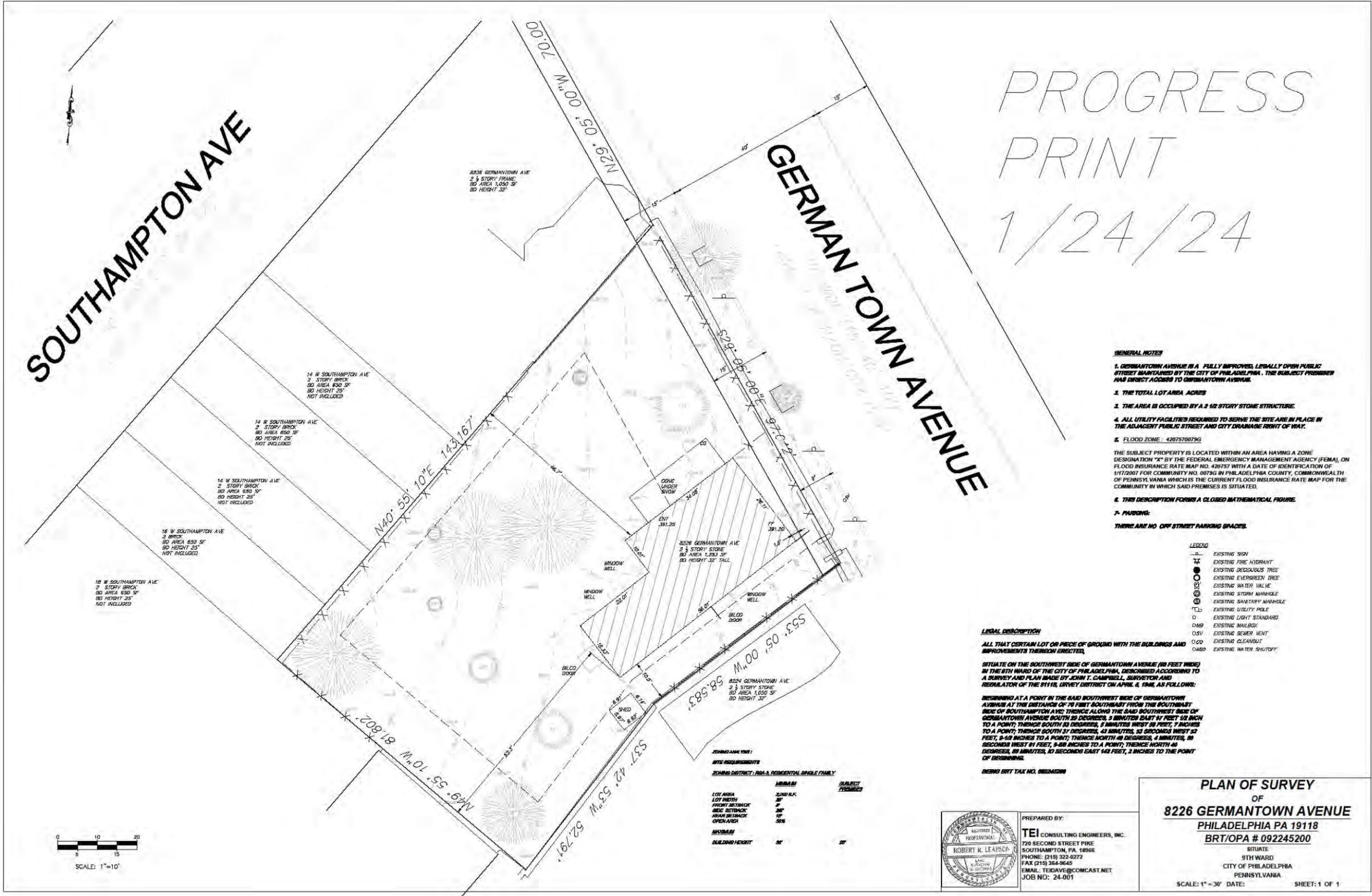
9. RECREATION:

PASTORIUS PARK
WATER TOWER PARK
PHILADELPHIA CRICKET CLUB

SOUTHAMPTON AVE

GERMANTOWN AVENUE

PROGRESS
PRINT
1/24/24



GENERAL NOTES

- GERMANTOWN AVENUE IS A FULLY IMPROVED, LEGALLY OPEN PUBLIC STREET MAINTAINED BY THE CITY OF PHILADELPHIA. THE SUBJECT PREMISES HAS DIRECT ACCESS TO GERMANTOWN AVENUE.
 - THE TOTAL LOT AREA ACRES
 - THE AREA IS OCCUPIED BY A 2 1/2 STORY STONE STRUCTURE.
 - ALL UTILITY FACILITIES REQUIRED TO SERVE THE SITE ARE IN PLACE IN THE ADJACENT PUBLIC STREET AND CITY DRAINAGE RIGHT OF WAY.
 - FLOOD ZONE - 4207570079G
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 420757 WITH A DATE OF IDENTIFICATION OF 1/17/2007 FOR COMMUNITY NO. 0079G IN PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.
 - FINISHING:
- THERE ARE NO OFF STREET PARKING SPACES.

LEGEND

—	EXISTING SIGN
⊕	EXISTING FIRE HYDRANT
⊙	EXISTING JACUZZI/TREE
⊙	EXISTING EVERGREEN TREE
⊙	EXISTING WATER VALVE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING UTILITY POLE
⊙	EXISTING LIGHT STANDARD
⊙	EXISTING MAILBOX
⊙	EXISTING SEWER VENT
⊙	EXISTING CLEANOUT
⊙	EXISTING WATER SHUTOFF

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED,

SITUATE ON THE SOUTHWEST SIDE OF GERMANTOWN AVENUE (80 FEET WIDE) IN THE 9TH WARD OF THE CITY OF PHILADELPHIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE BY JOHN T. CAMPBELL, SURVEYOR AND REGISTRAR OF THE 9TH DISTRICT ON APRIL 4, 1946, AS FOLLOWS:

BEGINNING AT A POINT IN THE SAID SOUTHWEST SIDE OF GERMANTOWN AVENUE AT THE DISTANCE OF 70 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF SOUTHAMPTON AVE; THENCE ALONG THE SAID SOUTHWEST SIDE OF GERMANTOWN AVENUE SOUTH 20 DEGREES, 5 MINUTES EAST BY FEET 1/2 INCH TO A POINT; THENCE SOUTH 20 DEGREES, 5 MINUTES WEST 80 FEET, 7 INCHES TO A POINT; THENCE SOUTH 57 DEGREES, 42 MINUTES, 43 SECONDS WEST 22 FEET, 8-1/2 INCHES TO A POINT; THENCE NORTH 40 DEGREES, 40 MINUTES, 30 SECONDS WEST 61 FEET, 9-5/8 INCHES TO A POINT; THENCE NORTH 40 DEGREES, 30 MINUTES, 10 SECONDS EAST 148 FEET, 2 INCHES TO THE POINT OF BEGINNING.

BEING BRT TAX NO. 0826000

ZONING AND PERMITS

ZONING DISTRICT: R1-1.5, RESIDENTIAL SINGLE FAMILY

LOT AREA	2,240 S.F.	MINIMUM
LOT WIDTH	30'	QUALIFY
FRONT SETBACK	5'	PERMITS
SIDE SETBACK	5'	
REAR SETBACK	10'	
OPEN AREA	30%	
MAXIMUM		
BUILDING HEIGHT	30'	30'



PREPARED BY:
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PINE
SOUTHAMPTON, PA. 19086
PHONE: (215) 322-0272
FAX (215) 364-9645
EMAIL: TEI@VE@COMCAST.NET
JOB NO.: 24-001

PLAN OF SURVEY
OF
8226 GERMANTOWN AVENUE
PHILADELPHIA PA 19118
BRT/OPA # 092245200

SITUATE
9TH WARD
CITY OF PHILADELPHIA
PENNSYLVANIA

SCALE: 1" = 30' DATE: SHEET: 1 OF 1

SITE PLAN

**8226 Germantown Avenue
Detwiler House**

Historic Designation Under the City of Philadelphia

Built Circa: 1760

Included as Significant resources in Chestnut Hill National Registrar Inventory.

Style: Germantown Federal

Historical Significance

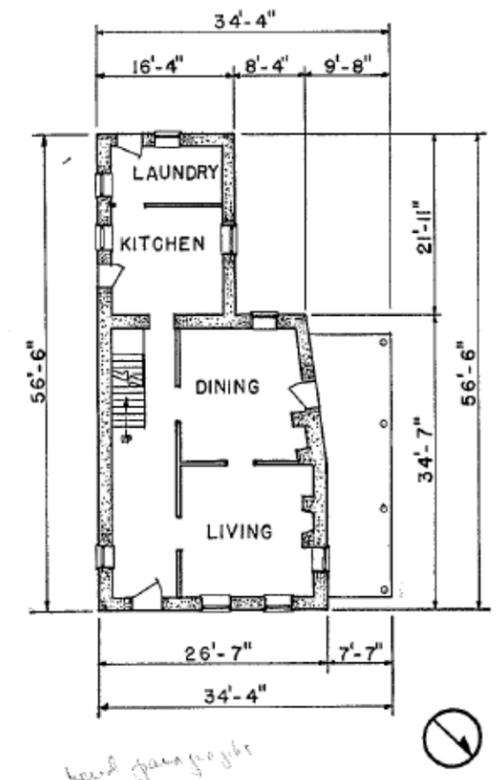
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

The house represents the style and character of many of the early Germantown houses in the area.

The Detwiler family emigrated from Switzerland in the 1740s and settled in Chestnut Hill. The home was deeded in their name and later transferred to their son-in-law.

Distinguishing Characteristics:

- Stone façade
- Divided Light windows
- Original Brick Fireplace



HISTORICAL SIGNIFICANCE



1/Z-101 PROPOSED ELEVATION - EAST
3/16" = 1'-0"



1/Z-101 PROPOSED ELEVATION - SOUTH
3/16" = 1'-0"

MARCHITECTS LLC
MORRISSEY DESIGN LLC

8226 GERMANTOWN AVE
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

NO. RA 405135

DATE: 01.31.25
02.25.25
01.20.26
01.27.26

ISSUE: ZONING PLAN
ZONING PLAN - R1
ZONING PLAN - R2
HISTORIC REVIEW

PROPOSED ELEVATIONS

SCALE: AS NOTED

Z-101



1/Z-102 PROPOSED ELEVATION - WEST
3/16" = 1'-0"



2/Z-102 PROPOSED ELEVATION - NORTH
3/16" = 1'-0"



MARCHITECTS LLC
MORRISSEY DESIGN LLC
PHILADELPHIA, PA 19107
4000 MARSH STREET PHILADELPHIA, PA 19107
www.morrissey-design.com



NO. RA 405135

8226 GERMANTOWN AVE
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DATE:	ISSUE:
01.31.25	ZONING PLAN
02.25.25	ZONING PLAN - R1
01.20.26	ZONING PLAN - R2

PROPOSED ELEVATIONS

SCALE: AS NOTED

Z-102



Federal Gray

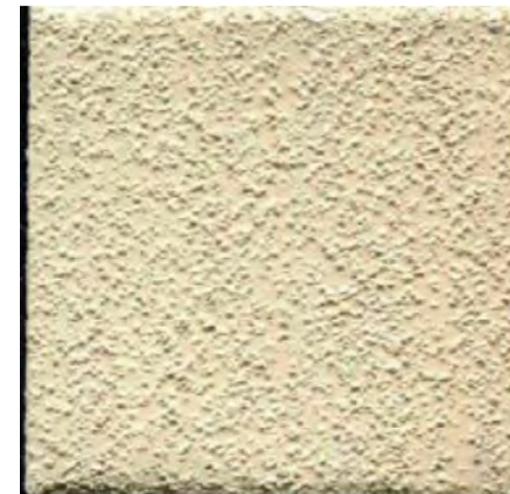


Tun Tavern Green



Gunmetal

Stucco: Antique Champagne.
 Windows color 1st & 4th Floor: Gunmetal
 Windows color 2nd & 3rd Floor: Cashmere
 Trim: match windows
 Shutters: Tun Tavern Green
 Bays: Gunmetal
 Shingles: Federal Gray.

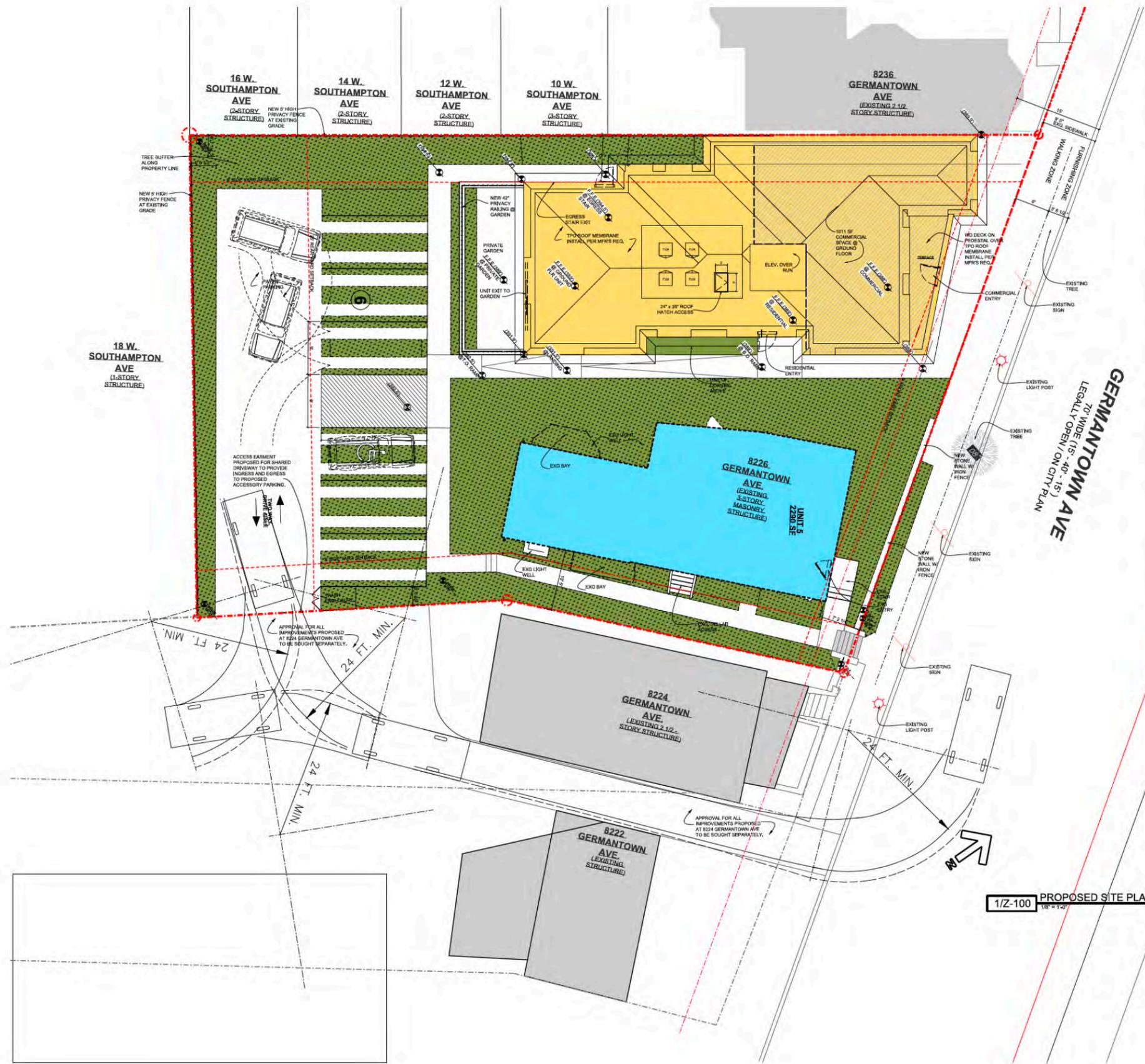


Antique Champagne



Cashmere





ZONING INFORMATION			
PROJECT: 8226 GERMANTOWN AVE			
ADDRESS: 8226 GERMANTOWN AVE PHILADELPHIA, PA 19118			
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE			
DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):			
ZONING CLASSIFICATION	RSA-3 - RESIDENTIAL SINGLE FAMILY		
	REQUIRED	EXISTING	PROVIDED
MIN. LOT WIDTH	25 FT	97,042'	TO REMAIN
MIN. LOT AREA	2,250 SF	9,875 SF	TO REMAIN
MAXIMUM OCCUPIED AREA (% OF LOT)	14%	39%	
MINIMUM FRONT YARD DEPTH (FT.)	8 FT	7'-2"	5'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8'	10'-5"	0/5/8/10'-5"
MINIMUM REAR YARD DEPTH (FT.)	SINGLE-FAMILY: 15 FT OTHER USE: 20 FT	52'-1"	32'-2"
MAXIMUM HEIGHT (FT.)	38'	28'-0"	36'-6"
PROPOSED BUILDING			
TOTAL LOT AREA	9,876 S.F.		
PROPOSED BUILDING COVERAGE	3825 SF		
PROJECT DESCRIPTION			
HISTORIC PRESERVATION OF EXISTING 2-STORY STRUCTURE, TO REMAIN AS (1) RESIDENTIAL UNIT.			
IN ADDITION TO A PROPOSED 4-STORY STONE AND STUCCO RESIDENTIAL BUILDING ON THE SAME LOT, INCLUDING 4 RESIDENTIAL UNITS.			
TOTAL RESIDENTIAL UNITS (6)			
PARKING AT REAR ACCESSED FROM ADJACENT LOT. (8224 GERMANTOWN AVE)			
PARKING PARKING RSA-3 RESIDENTIAL REQUIRED: 1 / FAMILY TOTAL REQUIRED = 5			
TOTAL PARKING SPACES PROVIDED ON SITE - 6 PARKING SPACES			
EXISTING BUILDING FOOTPRINT AREA: 1353 SF PROPOSED BUILDING FOOTPRINT AREA: 2472 SF TOTAL COMBINED BUILDING FOOTPRINT: 3825 SF			
PROPOSED BUILDING GROSS SQUARE FOOTAGES: 1ST FLOOR: - 2,472GSF 2ND FLOOR: - 2,157GSF 3RD FLOOR: - 2,157GSF 4TH FLOOR: - 2,012GSF TOTAL GSF: - 8,783GSF			
PROPOSED BUILDING HEIGHT: 36'-6" 4 STORIES			

- LEGEND**
- SITE BOUNDARY
 - PROPOSED BUILDING FOOTPRINT
 - SITE DISTURBANCE
 - EXISTING BUILDING FOOTPRINT

1/2-100 PROPOSED SITE PLAN
1/8" = 1'-0"



MARCHITECTS LLC
PA LICENSE # 000128



MORRISSEY DESIGN LLC
PA LICENSE # 000128



NO. RA 405135

8226 GERMANTOWN AVE
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DATE:	ISSUE:
01.31.25	ZONING PLAN - R1
02.25.25	ZONING PLAN - R2
01.20.26	ZONING PLAN - R3
02.04.26	ZONING PLAN - R4
02.19.26	



PENNSYLVANIA ONE CALL SYSTEM, INC.

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1778
NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE.
DIAL BEFORE YOU DIG!

SERIAL #: 20233620536

PROPOSED SITE PLAN

SCALE: AS NOTED

Z-100

1st Floor:

New Structure Commercial:

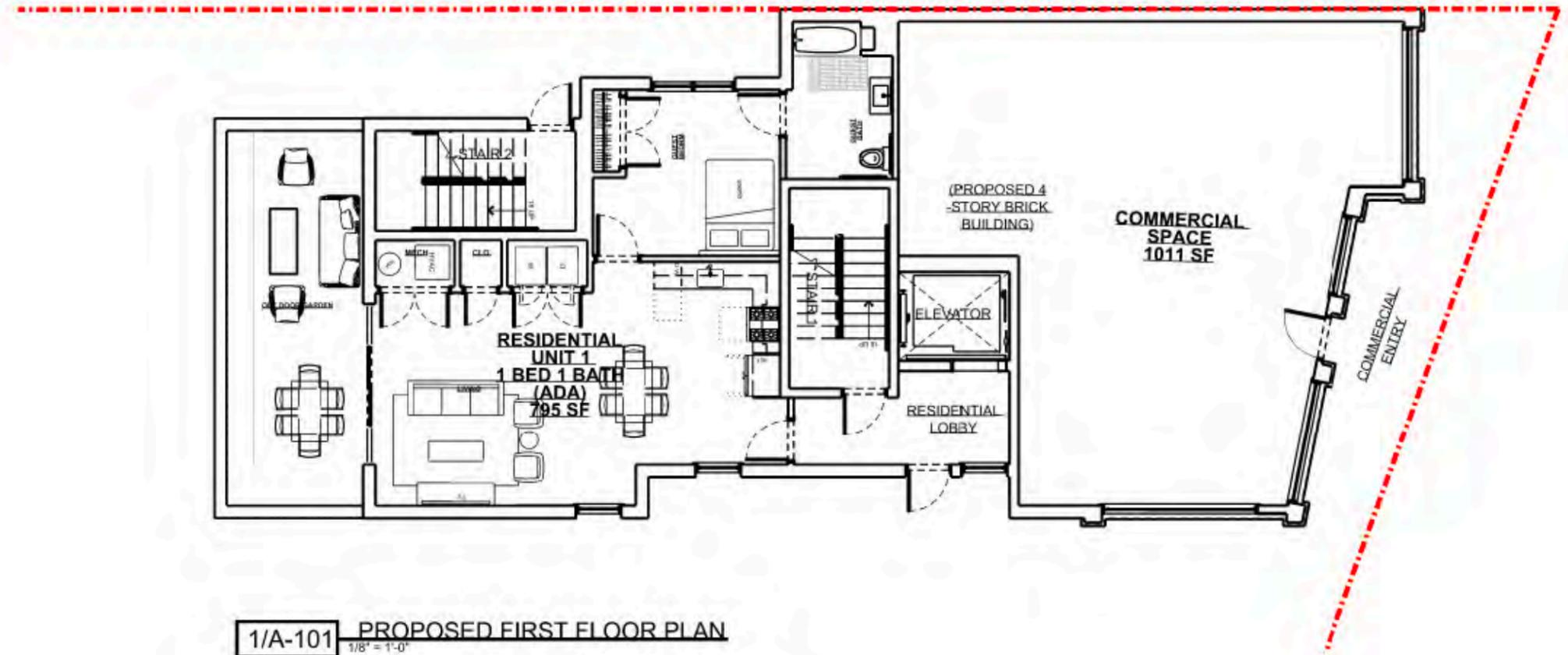
- 1,011 Sq Ft of Commercial Space along Germantown Avenue

Residential Lobby:

- Elevator
- Mailboxes
- Staircase access from Germantown Ave
- Staircase access from the parking area

Residential Unit:

- Luxury ADA Unit
- 1bed & 1bath
- Courtyard
- ADA Parking spot



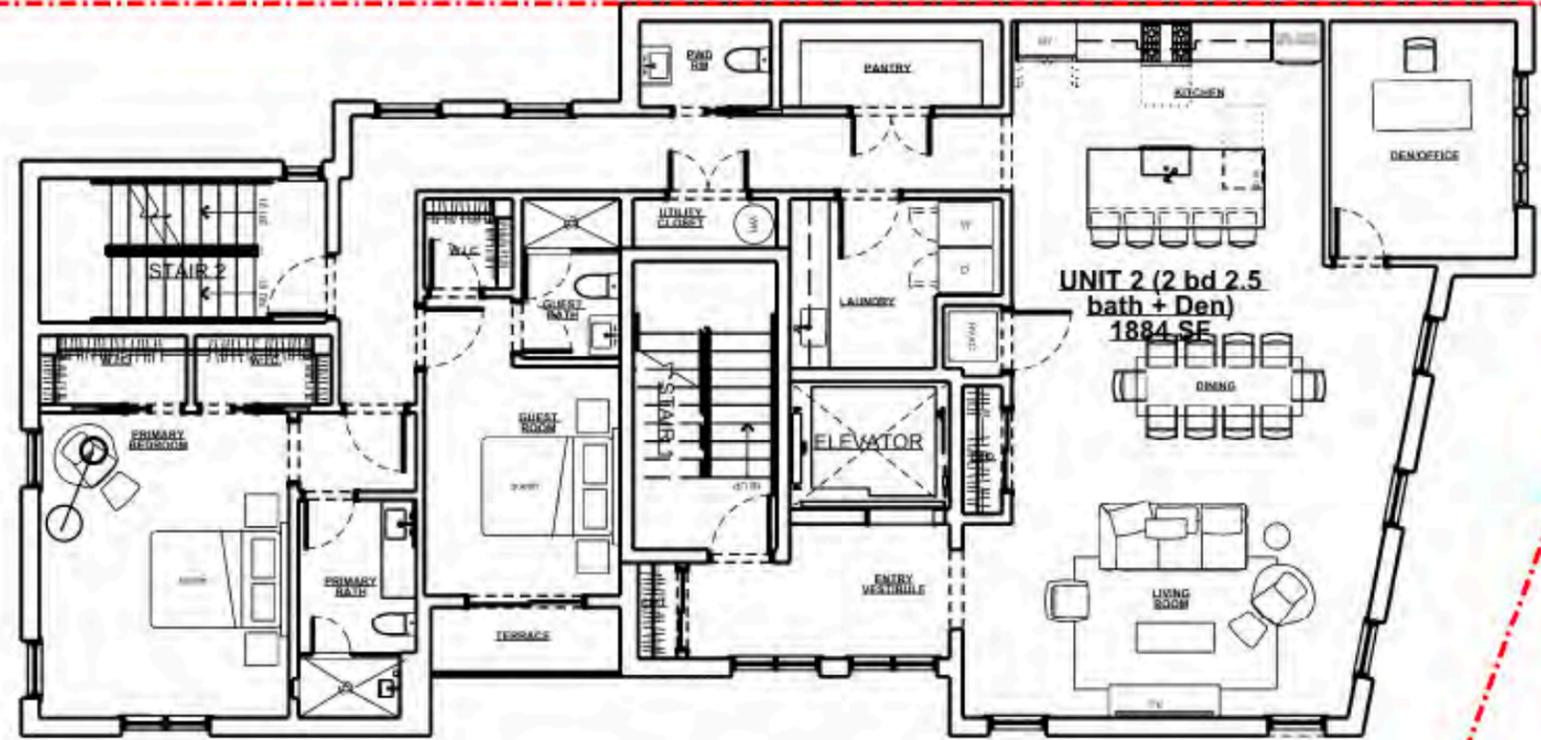
2nd & 3rd Floor:

Residential Common area:

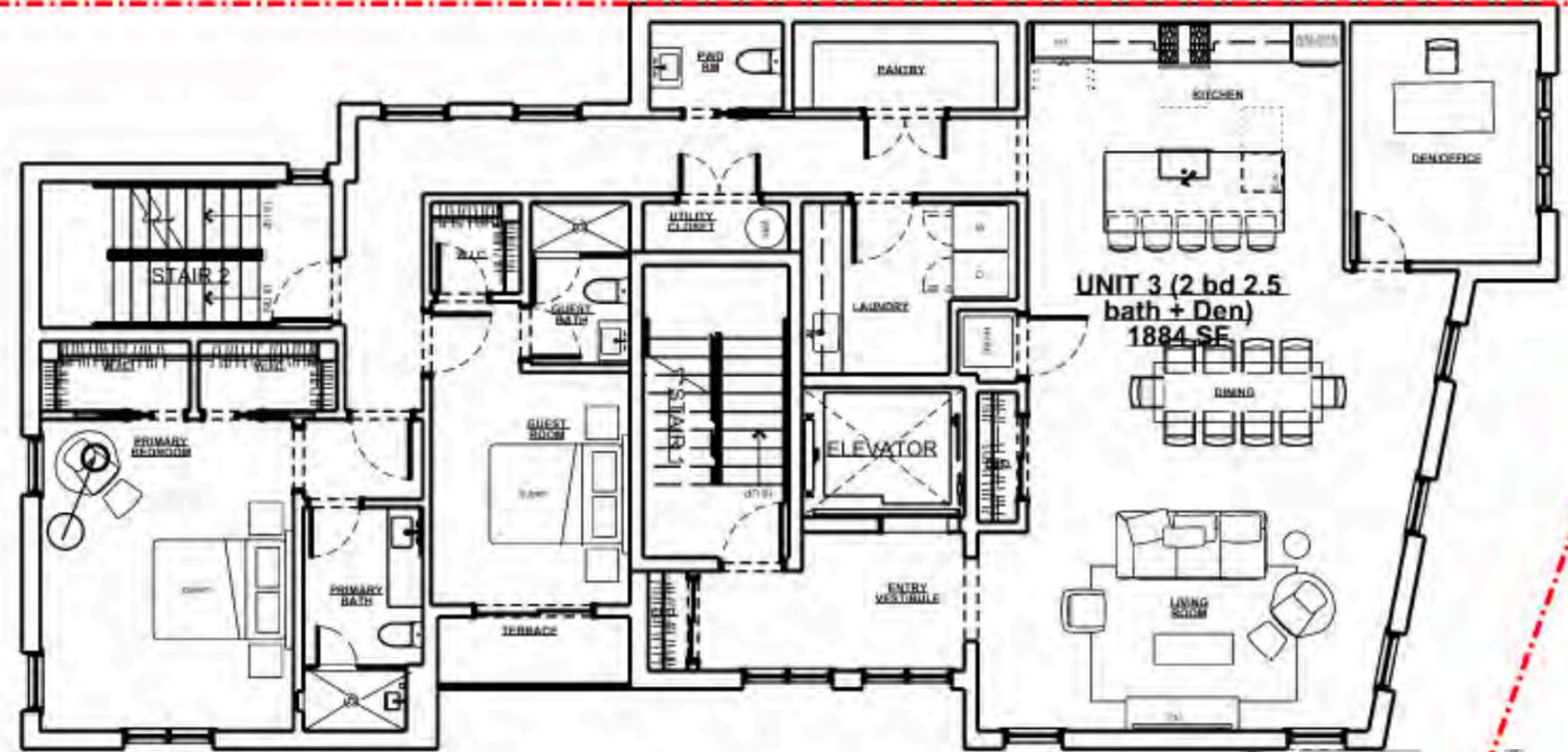
- Elevator
- Staircase access from Germantown Avenue
- Staircase access from the parking area

Residential Unit:

- 1 Luxury Unit Per Floor
- 2bed & 2.5bath & Den/Office
- Terrace
- High efficiency (All Electric)
- 360 degrees lights
- Parking spot



2/A-101 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"



2/A-101 PROPOSED 3RD FLOOR PLAN
1/8" = 1'-0"

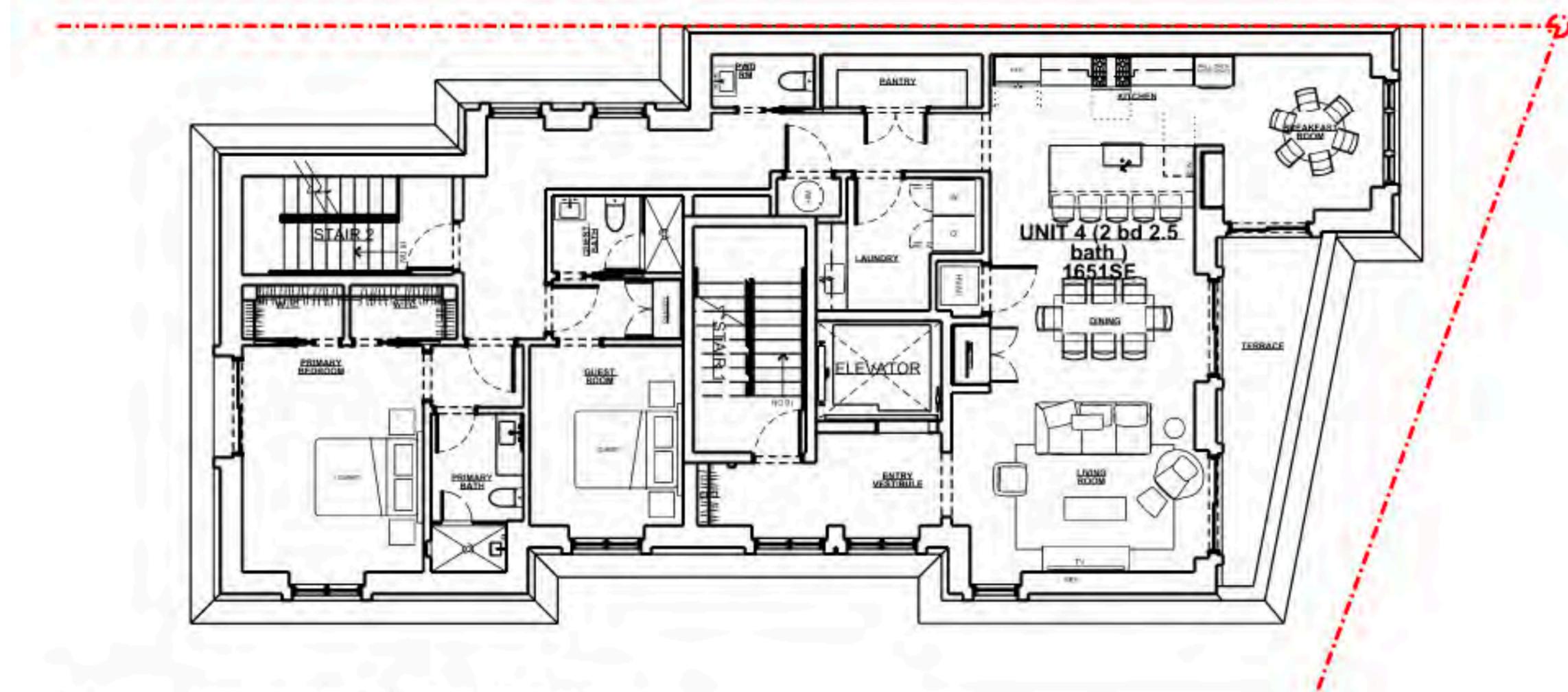
4th Floor PH:

Residential Common area:

- Elevator
- Staircase access from Germantown Avenue
- Staircase access from the parking area

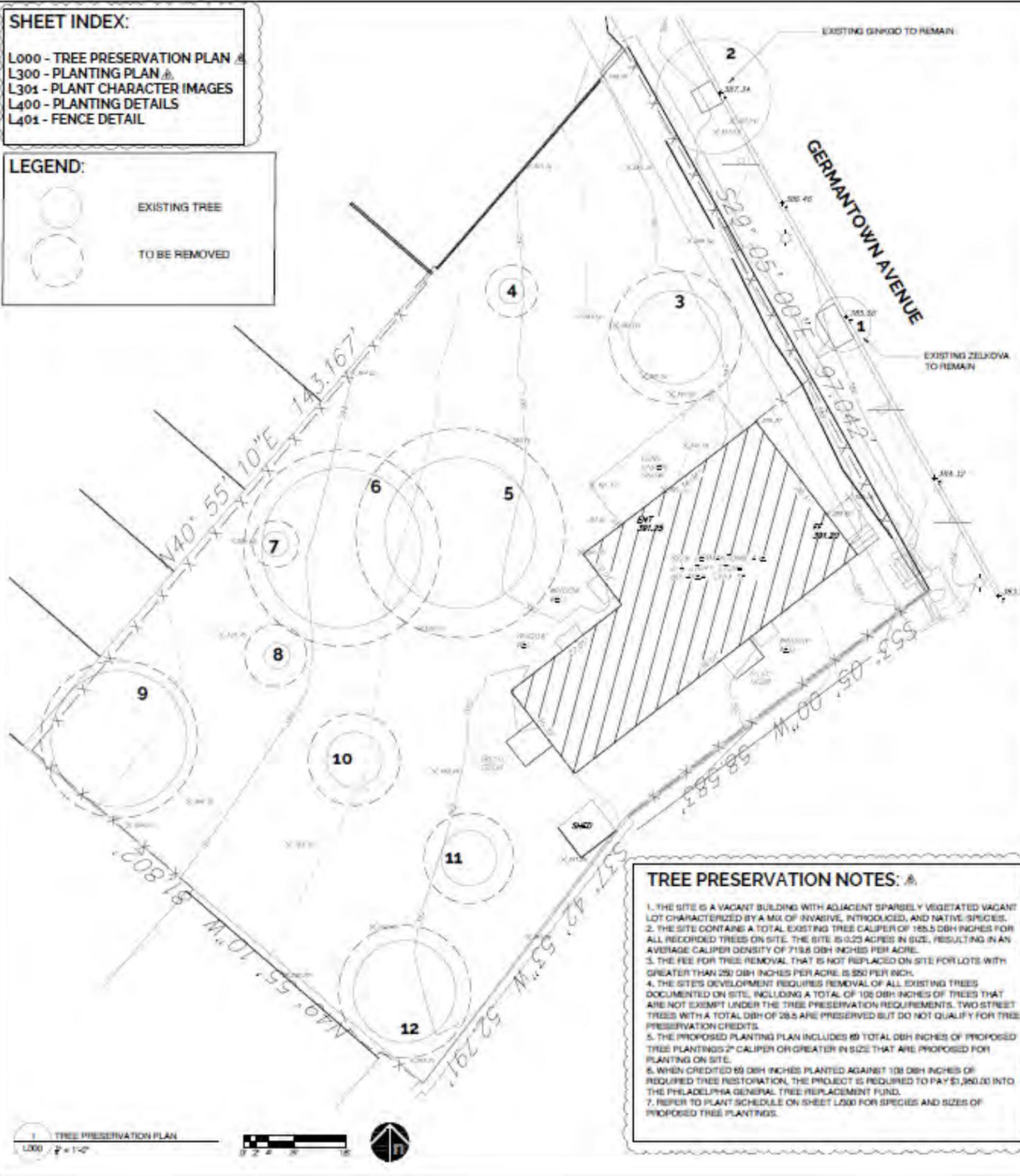
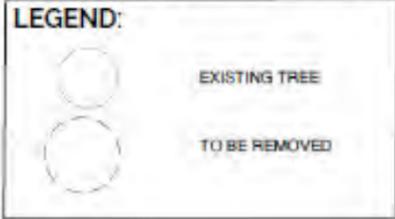
Residential Unit:

- 1 Luxury PH Unit
- 2bed & 2.5bath
- Balcony along Germantown Avenue
- High efficiency (All Electric)
- 360 degrees lights
- Parking spot



3/A-101 PROPOSED 4TH FLOOR PLAN
1/8" = 1'-0"

SHEET INDEX:
 L000 - TREE PRESERVATION PLAN &
 L300 - PLANTING PLAN &
 L301 - PLANT CHARACTER IMAGES
 L400 - PLANTING DETAILS
 L401 - FENCE DETAIL



TREE PRESERVATION NOTES:

1. THE SITE IS A VACANT BUILDING WITH ADJACENT SPARSELY VEGETATED VACANT LOT CHARACTERIZED BY A MIX OF INVASIVE, INTRODUCED, AND NATIVE SPECIES.
2. THE SITE CONTAINS A TOTAL EXISTING TREE CALIPER OF 185.5 DBH INCHES FOR ALL RECORDED TREES ON SITE. THE SITE IS 0.20 ACRES IN SIZE, RESULTING IN AN AVERAGE CALIPER DENSITY OF 713.6 DBH INCHES PER ACRE.
3. THE FEE FOR TREE REMOVAL THAT IS NOT REPLACED ON SITE FOR LOTS WITH GREATER THAN 250 DBH INCHES PER ACRE IS \$50 PER INCH.
4. THE SITE'S DEVELOPMENT REQUIRES REMOVAL OF ALL EXISTING TREES DOCUMENTED ON SITE, INCLUDING A TOTAL OF 108 DBH INCHES OF TREES THAT ARE NOT EXEMPT UNDER THE TREE PRESERVATION REQUIREMENTS. TWO STREET TREES WITH A TOTAL DBH OF 28.5 ARE PRESERVED BUT DO NOT QUALIFY FOR TREE PRESERVATION CREDITS.
5. THE PROPOSED PLANTING PLAN INCLUDES 89 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE.
6. WHEN CREDITED 89 DBH INCHES PLANTED AGAINST 108 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY \$1,360.00 INTO THE PHILADELPHIA GENERAL TREE REPLACEMENT FUND.
7. REFER TO PLANT SCHEDULE ON SHEET L300 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.

TREE PRESERVATION SCHEDULE:

Tree #	Scientific Name	Common Name	Size (DBH) Inches	Notes	DOH Invasive Y/N	Exempt Y/N Reason	Remove Y/N	Replacement Value
1	Zelkova sericea	Japanese zelkova	9	street tree healthy	N		N	0
2	Quercus bicolor	Ginkgo	19.5	street tree healthy	N		N	0
3	Thuja occidentalis	White spruce	12.5		N		Y	12.5
4	Hydrangea paniculata	Panicle hydrangea	5		N		Y	5
5	Acer rubrum	Red maple	25	heritage tree	N		Y	25
6	Acer palmatum	Norway maple	20	unhealthy tree	Y	Y Invasive	Y	0
7	Jurinea virginiana	Red cedar	5		N		Y	5
8	Thuja occidentalis	White spruce	4.5		N		Y	4.5
9	Juglans nigra	Black walnut	21		N		Y	21
10	Thuja occidentalis	White spruce	8		N		Y	8
11	Thuja occidentalis	White spruce	8		N		Y	8
12	Juglans nigra	Black walnut	18		N		Y	18
TOTAL SITE DBH INCHES:								165.5
TOTAL REPLACEMENT INCHES:								108

ZONING TABLE:

ENVIRONMENTAL STANDARD	REQUIRED/ALLOWED	PROPOSED	VARIED	RELATED DRAWING	NOTE
14-701 (1) (2) MINIMUM PLANT SPACES	2 TREES	4 TREES	NO	LAND	AT 18" X 18" SPACING, 4 TREES SHALL BE PROVIDED AT 18" X 18" SPACING. SEE L300 FOR PLANTING PLAN.
14-701 (1) (3) LANDSCAPE BUFFER	1 TREE AND 4 SHRUBS PER 20' LINEAR FOOT	2 TREES AND 4 SHRUBS PER 20' LINEAR FOOT	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (4) YARD TREES	2 TREES PER 1,000 SQ. FT. OF YARD AREA	4 YARD TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (5) TREE REPLACEMENT REQUIREMENTS	REMOVED TREES THAT ARE NOT EXEMPT UNDER 2.5 INCHES MUST BE CALCULATED AND REPLACED AT AN EQUIVALENT DBH	108 REPLACEMENT TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (6) CHANGES FOR PRESERVING EXISTING TREES	TREES OVER 8 IN DBH CAN BE CREDITED TOWARD TREE REPLACEMENT REQUIREMENTS	0 REPLACEMENT TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (A) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 2 COLLECTOR AND 2 FT. IN DBH OR GREATER. THIS APPLICABLE SHALL PROVIDE A MINIMUM SHADY TREE BUFFER WHICH SHALL BE AT LEAST 10 FEET FROM 20' LINEAR FOOT. PER 20' LINEAR FOOT, A MINIMUM 8 FOOT HIGH ORANGE PEEL WALL OR BARRIER.	0 COLLECTOR TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (B) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE OF AN EVERGREEN TREE SPECIES	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (C) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (D) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (E) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (F) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (G) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (H) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (I) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (J) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (K) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (L) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (M) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (N) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (O) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (P) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (Q) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (R) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (S) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (T) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (U) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (V) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (W) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (X) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (Y) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.
14-701 (1) (7) (Z) PRIVATELY OWNED TREES (RESIDENTIAL ZONING)	1 TO 4 TREES: 8" DBH PER TREE SHALL BE 8 FT. TALL AND CROWNED WITH 10 FEET OF ORNAMENTAL METAL.	0 PRIVATELY OWNED TREES	NO	LAND	SEE L300 FOR PLANTING PLAN.

TREE REPLACEMENT AND FEE CALCULATION CHART:

14-701 (1) (F) TREE REPLACEMENT REQUIREMENTS

DBH INCHES TO BE REMOVED	OVERALL DENSITY OF EXISTING TREES ON LOT	FEE PER INCH	PROPOSED REPLACEMENT DBH INCHES	REMAINING DBH INCH REMOVAL	TOTAL FEE
108	GREATER THAN 250 DBH INCHES PER ACRE	\$50	89	39	\$1950.00

14-803 (5) (E) (1) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS

ORDINANCE	INTERIOR LANDSCAPING REQUIRED	SHADE TREES REQUIRED	FEE PER WAIVED TREE	TOTAL FEE
ONE SHADE TREE, 3 SHRUBS, AND 15 PERENNIALS PER 200 SF	270 SF	2 SHADE TREES	\$1000	\$2000.00
TOTAL INTERIOR FEES REQUIRED				\$3950.00



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Project #: **C2502**

Project Name:
**8226 GERMANTOWN AVE
 8226 GERMANTOWN AVE
 PHILADELPHIA, PA 19118**

Issue: **01.24.2025**
 Zoning Set: **03.04.2025**
 Rev 01: **04.22.2025**
 Rev 02: **05.28.2025**
 Rev 03: **01.07.2026**
 Rev 04: **01.27.2026**
 Rev 05: **01.28.2026**
 Rev 06: **01.28.2026**

Drawn By: **AC**

Date: **01.28.2026**

Drawing Scale: **1/8" = 1'-0"**

Drawing Title: **TREE PRESERVATION PLAN**

Drawing #: **L000**

LEGEND:

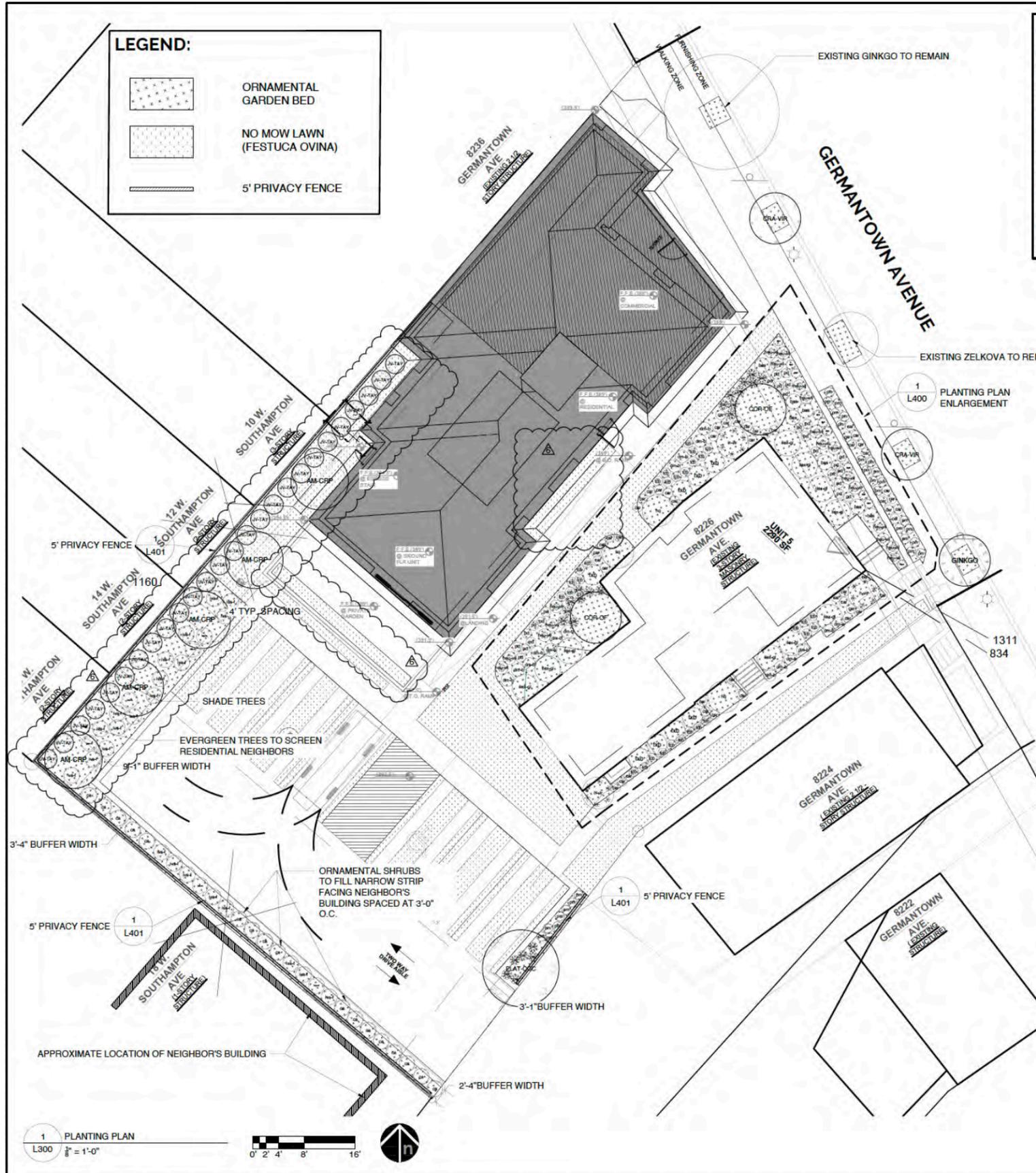
- ORNAMENTAL GARDEN BED
- NO MOW LAWN (FESTUCA OVINA)
- 5' PRIVACY FENCE

PLANTING NOTES:

- ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
- REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
- PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
- PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC, ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS, FOR APPROVAL, IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN. MAKE ADJUSTMENTS TO THE LOCATIONS AS REQUESTED BY APIARY STUDIO.
- NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
- CALL APIARY STUDIO FOR APPROVAL BEFORE SUBSTITUTIONS.
- MULCH ALL PLANT BEDS WITH 1-1/2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
- THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
- APPLY 10-10-10 GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
- IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.

PLANT SCHEDULE

Scientific Name	Common Name	Symbol	Size	Qty	DBH Replacement Credits	Total DBH Replacement Inches	Planting Notes
Trees							
<i>Amelanchier canadensis</i> 'Rainbow Pillar'	Serviceberry	AM-CRP	2" cal	5	Y	10	
<i>Cornus officinalis</i>	Japanese Cornel Dogwood	COR-OF	2" cal	2	Y	4	
<i>Cretagus viridis</i> 'Winter King'	Hawthorne	CRA-VIR	2.5" cal.	2	N	0	
<i>Ginkgo biloba</i> - male	Maidenhair tree	GINKGO	2.5" cal.	1	N	0	
<i>Juniperus virginiana</i> 'Taylor'	Eastern Red Cedar	JV-TAY	7, 2" cal	26	Y	52	
<i>Platanus occidentalis</i>	American Sycamore	PLAT-CC	3" cal.	1	Y	3	
					TOTAL:	69	
Shrubs							
<i>Clethra alnifolia</i> 'Tom's Compact'	Sweet pepperbush	ca	#3	17			
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	fb	#5	8			SEE WAIVER REQUEST LETTER
<i>Hamamelis virginiana</i> 'Winter Champagne'	Witchhazel	h-vir	#7	3			
<i>Hydrangea quercifolia</i>	Oakleaf hydrangea	hq	#7	3			
<i>Ilex glabra</i>	Inkberry holly	ilex-gl		10			
<i>Ilex verticillata</i> 'Jim Dandy' - male	Winterberry	iva-m	#7	6			
<i>Ilex verticillata</i> 'Red Sprite' (female)	Winterberry	iva-f	#7	23			
Perennial Containers							
<i>Baptisia australis</i>	Blue false indigo	bas	#1	7			
<i>Carex pensylvanica</i>	Pennsylvania sedge	car	#1	50			
<i>Dryopteris marginalis</i>	Wood fern	dm-b	#1	17			
<i>Heuchera americana</i>	Alum root	heu-a	#1	19			
<i>Penstemon digitalis</i>	Beardstongue	pd	#1	25			
<i>Polystichum acrostichoides</i>	Christmas fern	pa	#1	23			
<i>Pycnanthemum virginianum</i>	Mountain mint	pv	#1	28			
<i>Tiarella cordifolia</i>	Foamflower	tcb	#1	30			
<i>Symphotrichum ericoides</i>	New England Aster	sy	#1	10			
Plugs							
<i>Carex woodii</i>	Woods Sedge	none	plug	582			planted 12" on center as lawn alternative where hatch indicates along property egresses



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Drawn By: **AC**

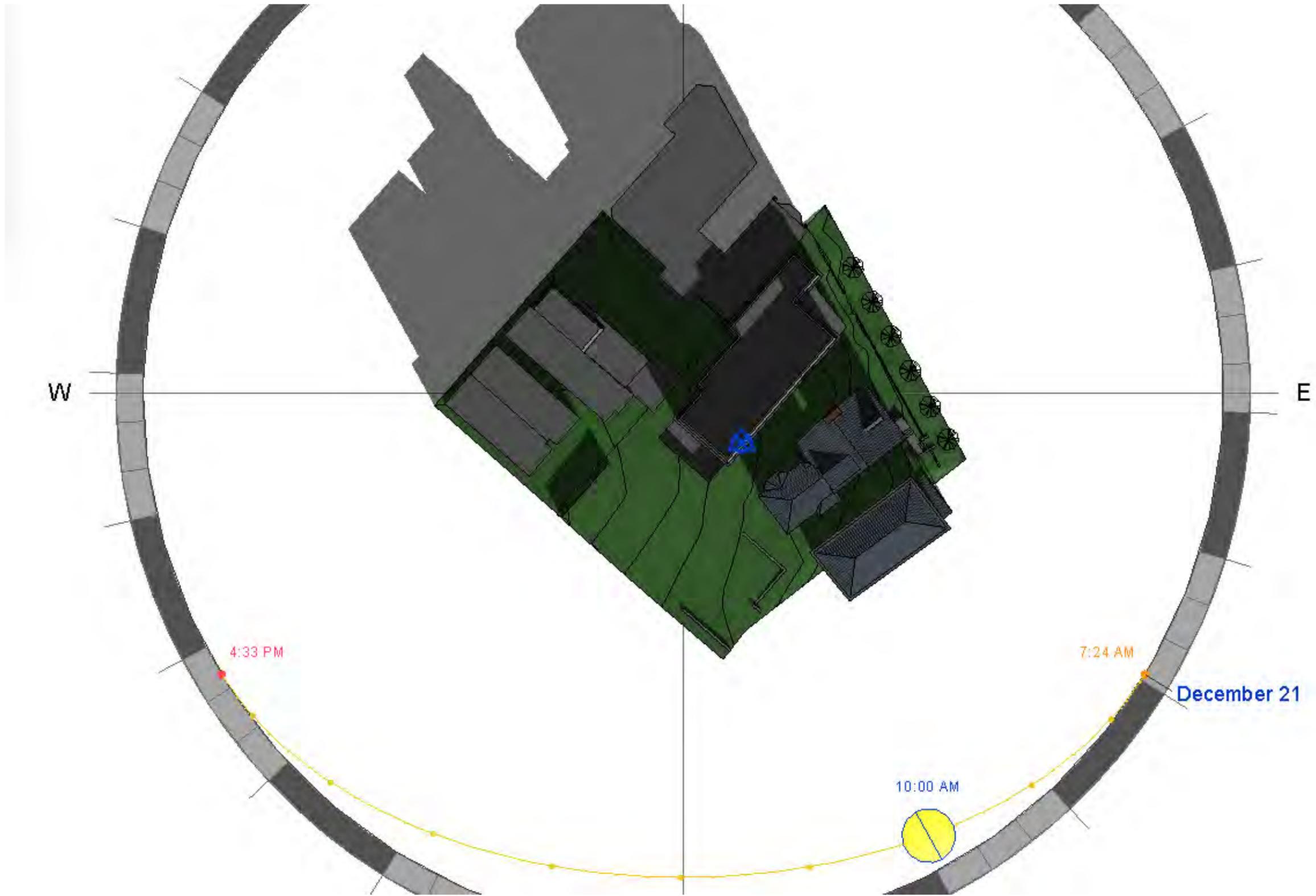
Date: **01.28.2026**

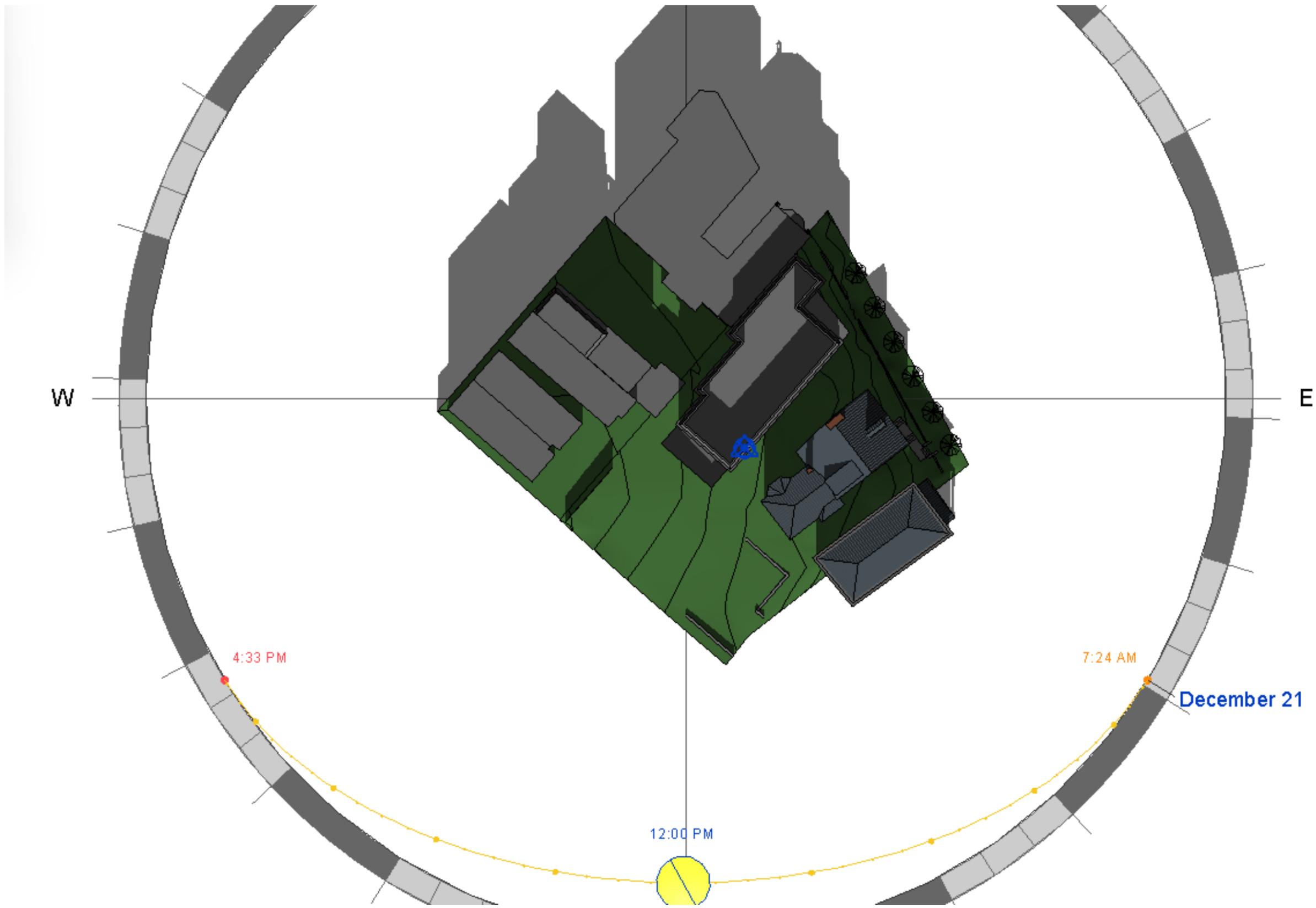
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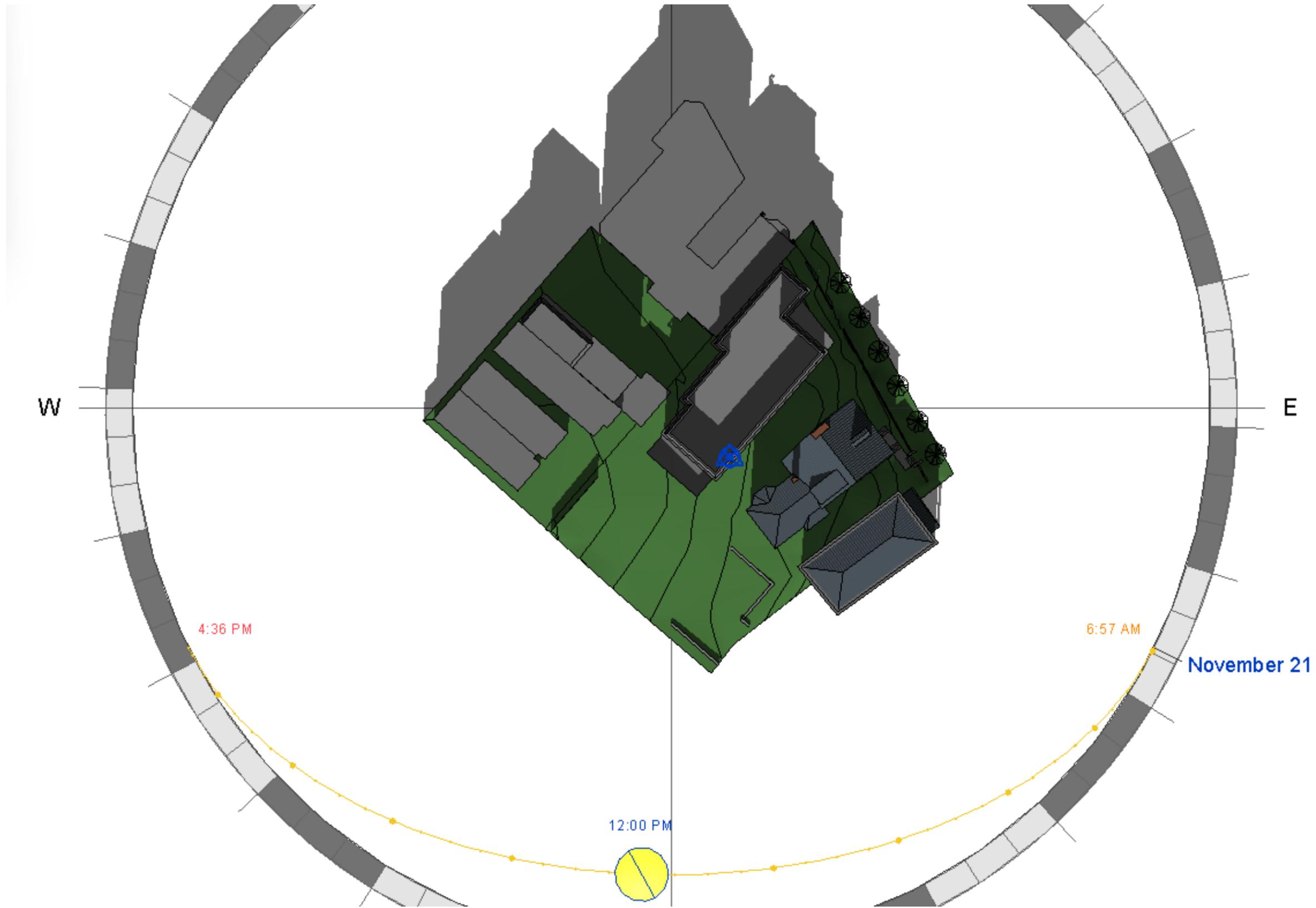
PLANTING PLAN

Drawing #: **L300**







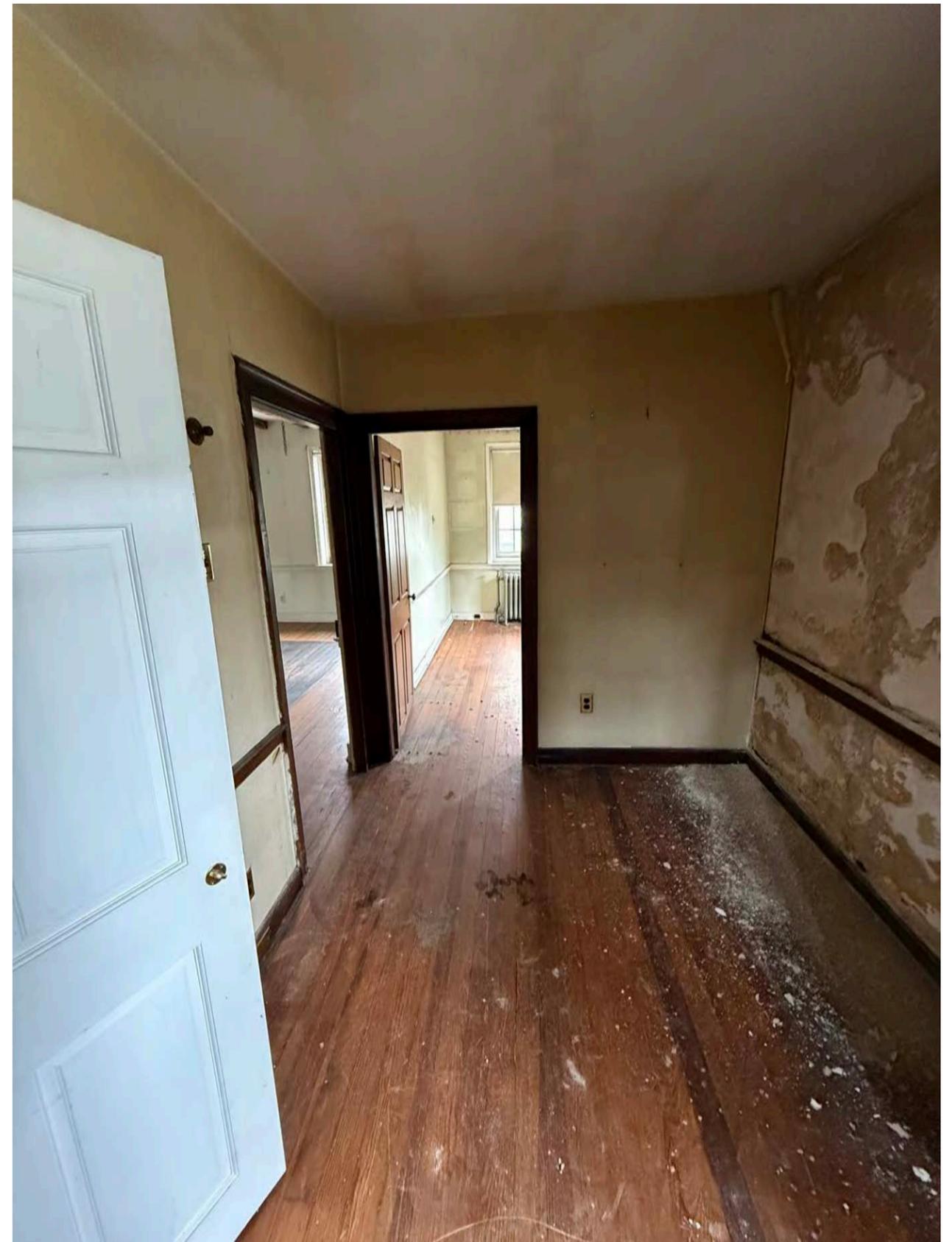


Historic home restoration:

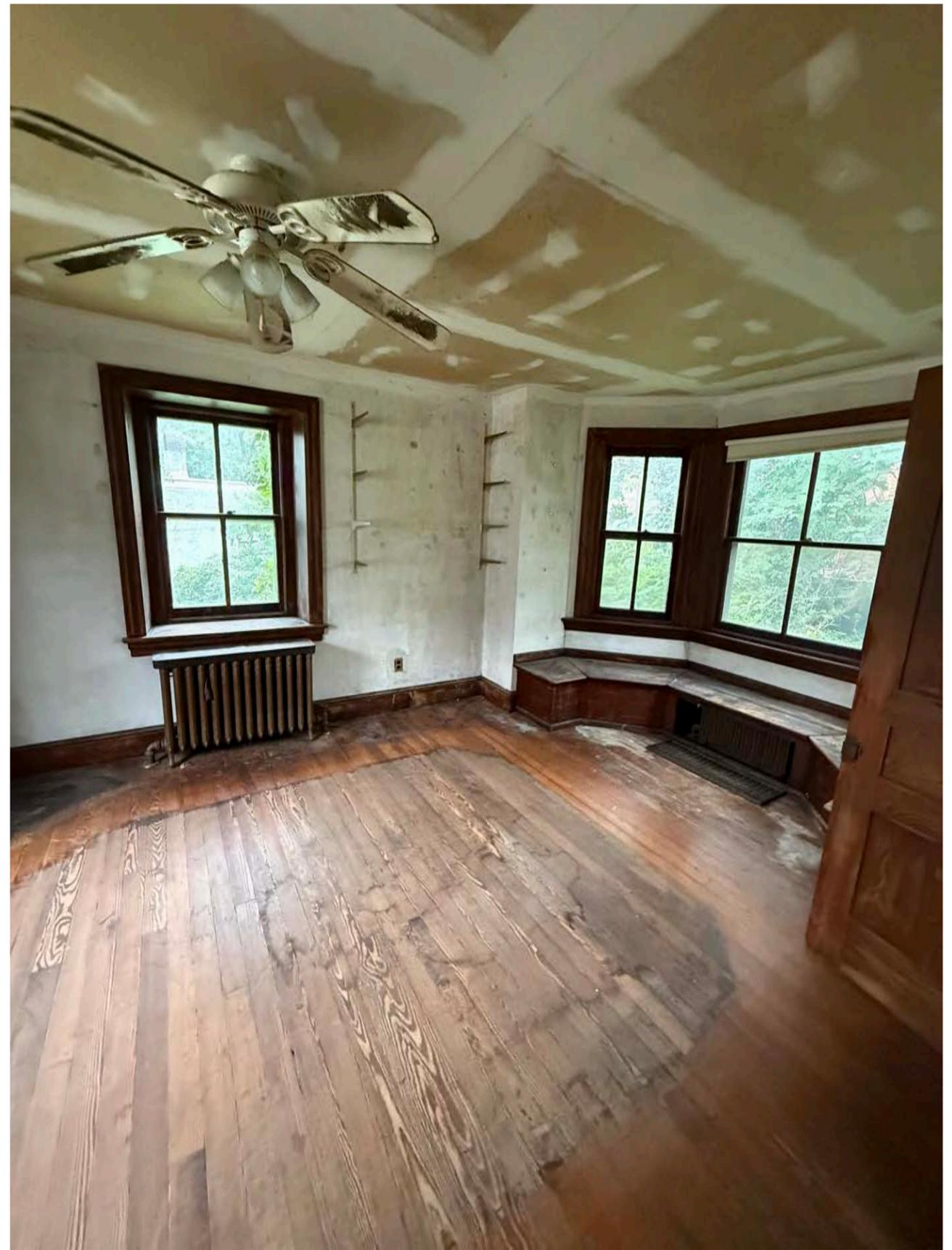
Residential House:

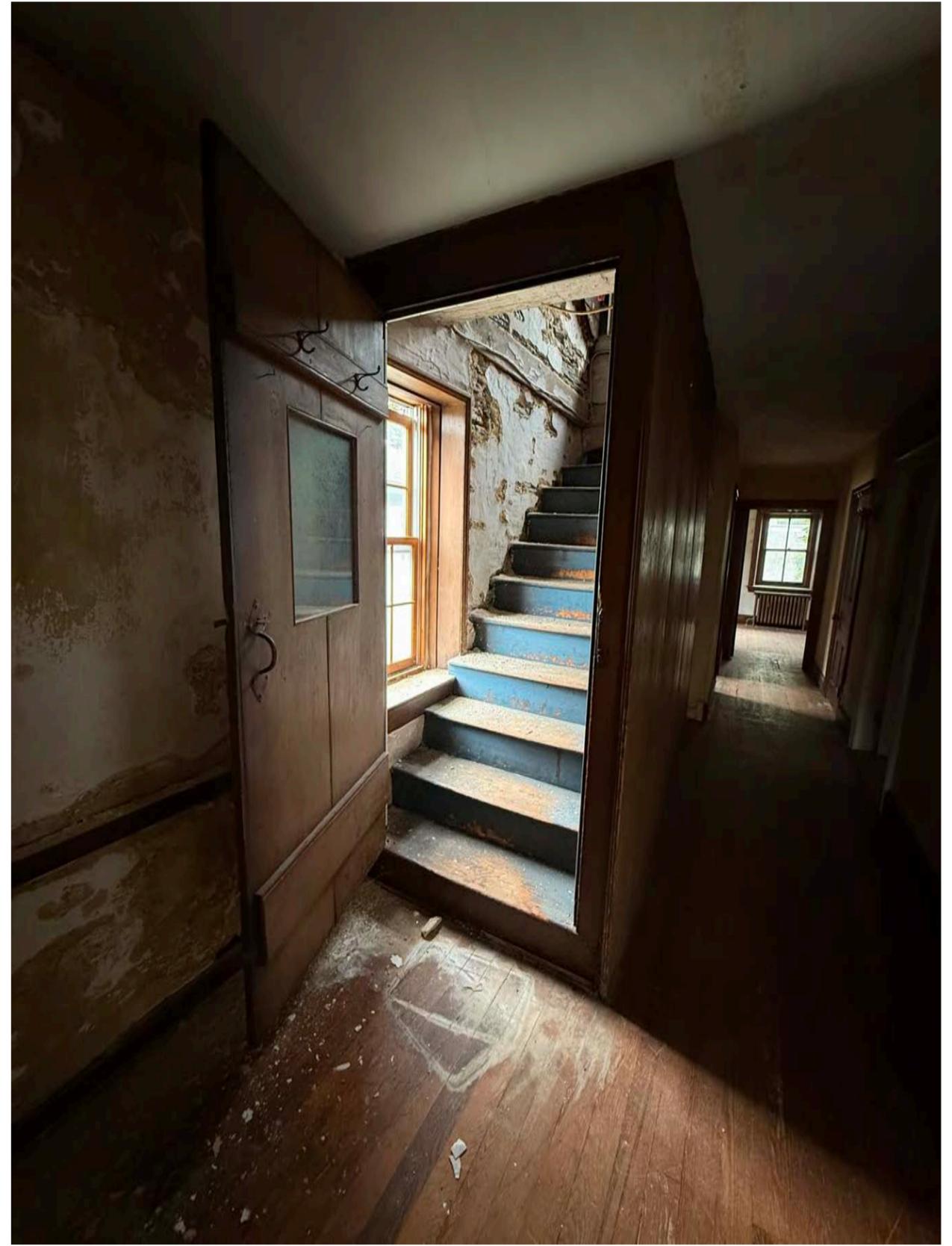
- 2,700 SQFT
- All hardwood restoration
- 3bed & 2.5bath & Den/Office
- Luxury Finishes
- High efficiency (All Electric)
- Parking spot











THANK YOU