

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 The application was withdrawn before review by the Historical Commission.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:

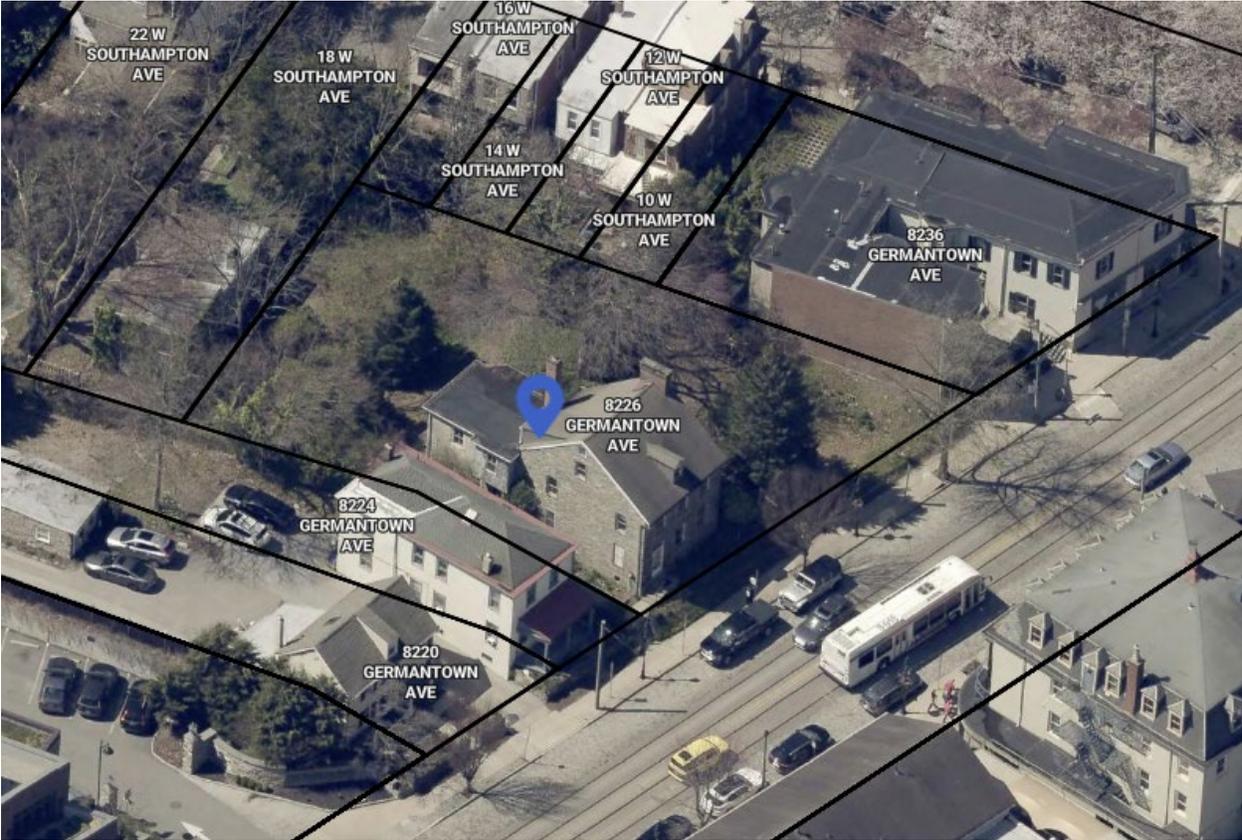
Figure 1: 1895 Philadelphia Atlas, G.W. Bromley. Historic maps indicate that no additional buildings were constructed on the lot occupied by the Detweiler House.



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



Figure 3: Aerial view, looking west:





**KLEHR HARRISON
HARVEY BRANZBURG LLP**

Stephanie Boggs Magagna, Esq.
Direct Dial: (215) 569-2897
Email: sboggs@klehr.com

1835 Market Street, Suite 1400
Philadelphia, PA 19103
www.klehr.com

February 9, 2026

VIA EMAIL ONLY

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Jon.Farnham@phila.gov

Re: 8226 Germantown Avenue – Application for Review in Concept

Dear Dr. Farnham:

As you may recall, this firm is counsel to Vich Properties LLC and VP 8226 Germantown LLC, the owner of real property located at 8226 Germantown Avenue, Philadelphia, PA (the “Property”). The Property is individually designated on the Philadelphia Register of Historic Places, consisting of a 2½-story, German Federal style, stone building, constructed in c.1760 and known as the “Detwiler House.” The building sits at the southeast corner of the Property and has a footprint of 2,584 sq. ft. The overall lot area is 11,520 sq. ft. Thus, over 75% of the Property is undeveloped, including a majority of the Property’s frontage along Germantown Avenue.

In accordance with Article 7 of the Historical Commission’s Rules and Regulations, we first submitted an *Application for Review in Concept* for the proposed redevelopment of the Property in 2024 and the Project was last considered by the Architectural Review Committee on November 26, 2024. Since that time, our client has made significant changes to the design of the Project in light of the feedback received from the Architectural Review Committee, adjacent property owners and the affected community organizations. Please accept this letter and enclosed documents, including detailed plans, rendered elevations, existing photographs and historical records, as an *Application for Review in Concept* for the revised plan materials for this Project. This revised Application proposes the erection of a new, 4-story mixed-use building that will provide a commercial space at the ground floor, 4 single-family dwelling units above and six (6) surface parking spaces at the Property.

No changes or alterations are proposed for the Detwiler House aside from interior renovation work required to restore the building for use as a single-family home. The project advances both preservation and economic goals by adaptively reusing and maintaining a historically significant resource while contributing to the growth and stability of the Germantown Avenue commercial corridor.

The project architect is Zamir Garcia with M Architects, LLC. We ask that you kindly place the *Application for Review in Concept* on the agenda for the February 24, 2026 meeting of the Architectural Review Committee and the March 13, 2026 Historical Commission meeting.

8226 Germantown Ave.
February 9, 2026
Page 2

Mr. Garcia will present the project at the upcoming meetings together with Mr. Roy Aharonovich, the owner's representative.

Please let me know if you or the staff have any questions, comments or require any additional information in connection with the instant Application. Thank you for your attention and consideration of the foregoing.

Respectfully,

Stephanie Boggs Magagna

Stephanie Boggs Magagna

Enclosures



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

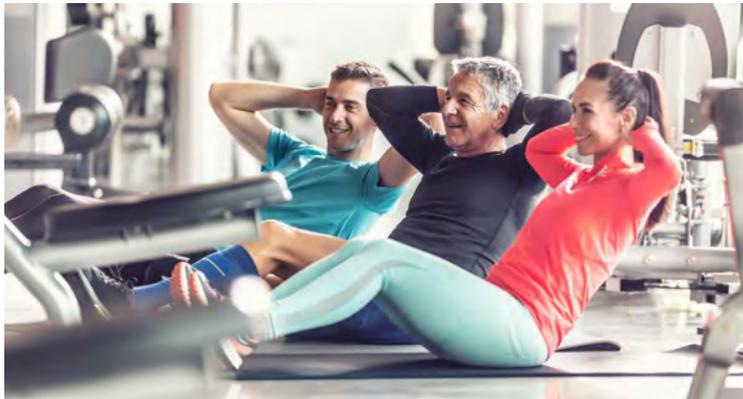




THE WEILER

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

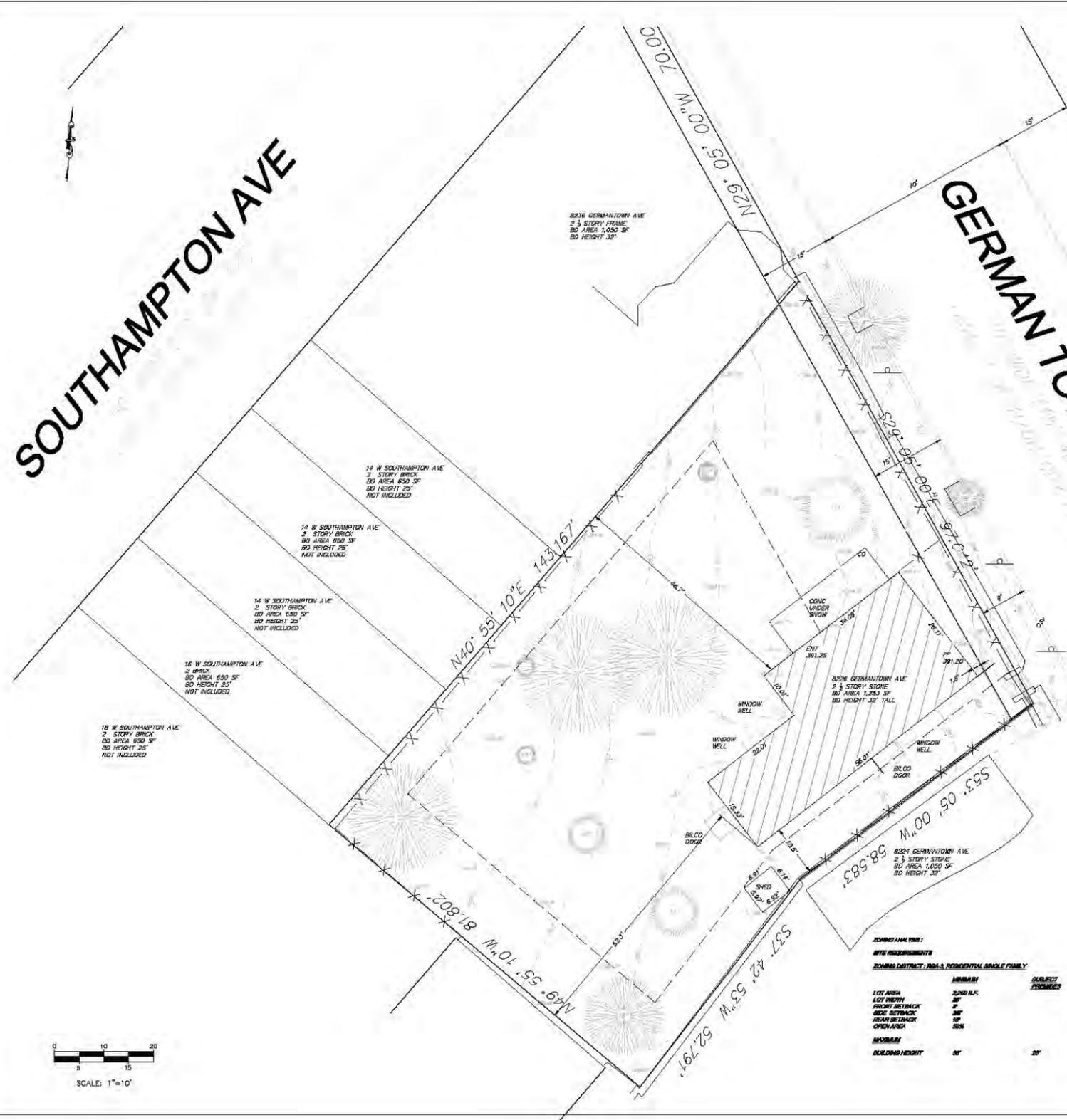
9. RECREATION:

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.

6. THIS DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.

7. PAVING:

THERE ARE NO OFF STREET PARKING SPACES.

LEGEND

- EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING JACUZZI/TREE
- ⊙ EXISTING CLEMATIS 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. CHAMBERLAIN, 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

REQUIREMENTS	MINIMUM	QUALITY
LOT AREA	2,200 S.F.	PERMITS
LOT WIDTH	30'	
FRONT SETBACK	5'	
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@TEI.COM
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

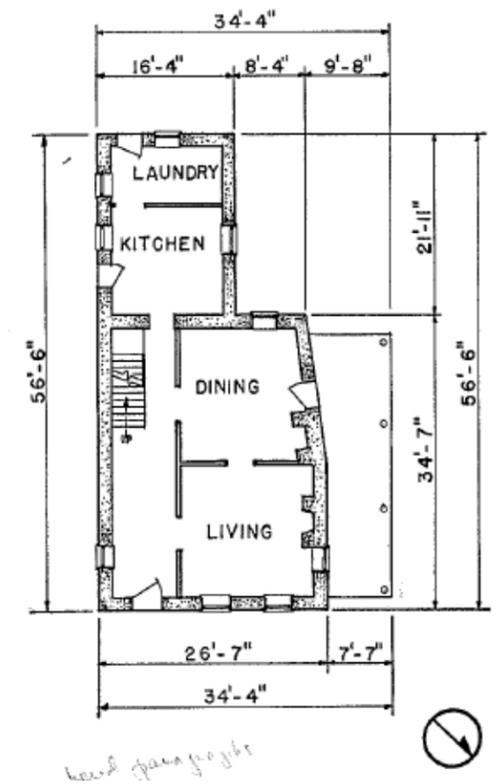
The Detwiler House was in possession by the Detwiler family since it was purchased in 1796.

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"


 PALM BEACH COUNTY # A011028
MARCHITECTS LLC
 MORRISSEY DESIGN LLC
4000 MAIN STREET PHILADELPHIA PA 19127 215.941.3751 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

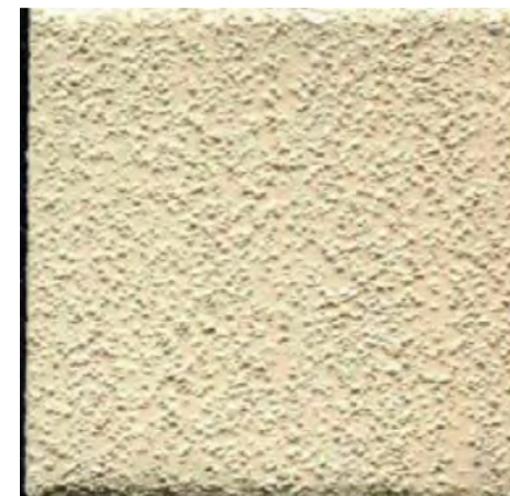


Tun Tavern Green

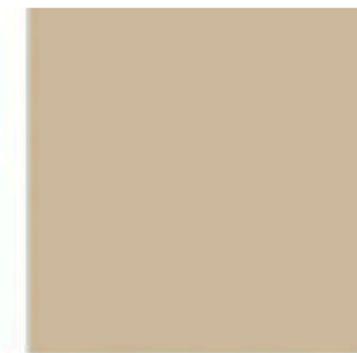


Gunmetal

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.

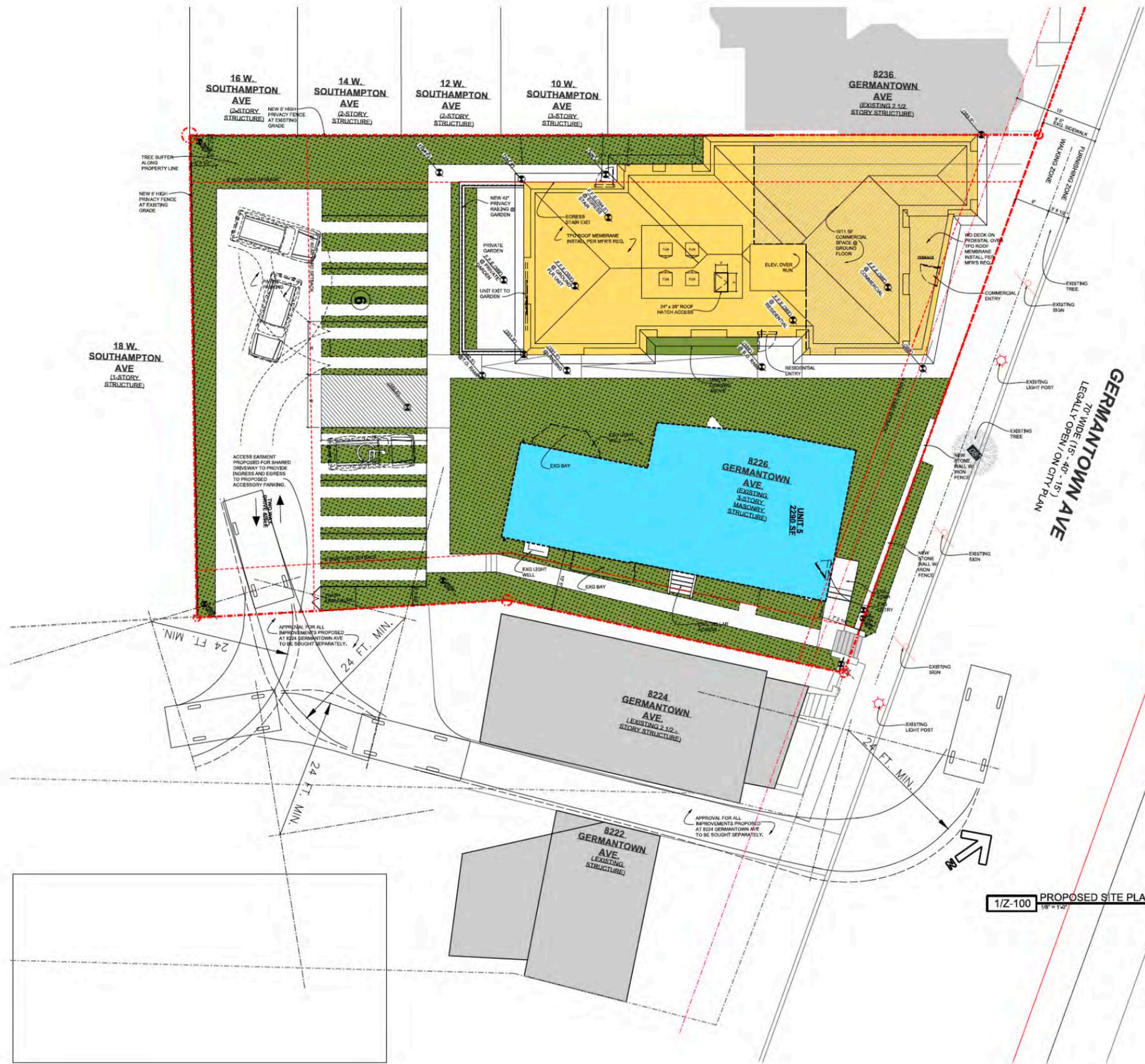


Antique Champagne



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

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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:

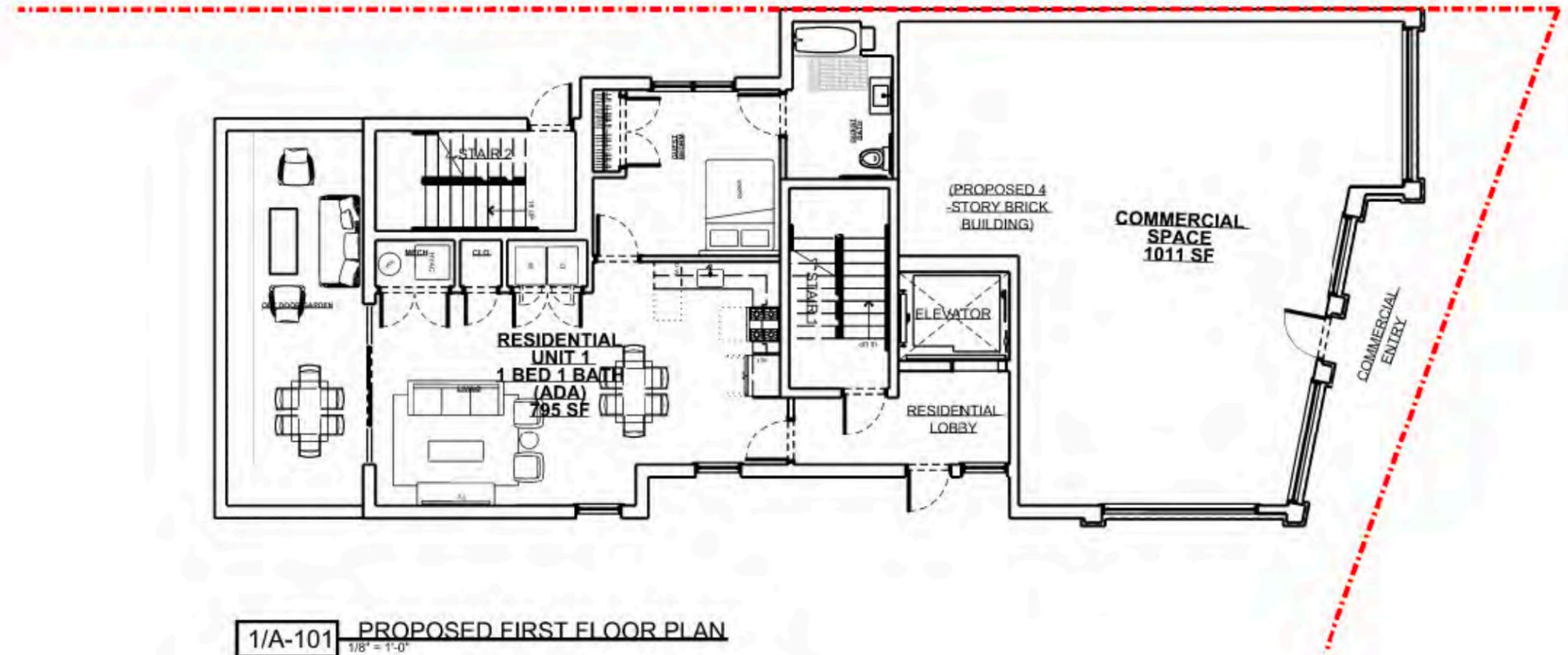
- 1,011 Sq Ft of Commercial Space along Germantown Avenue

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



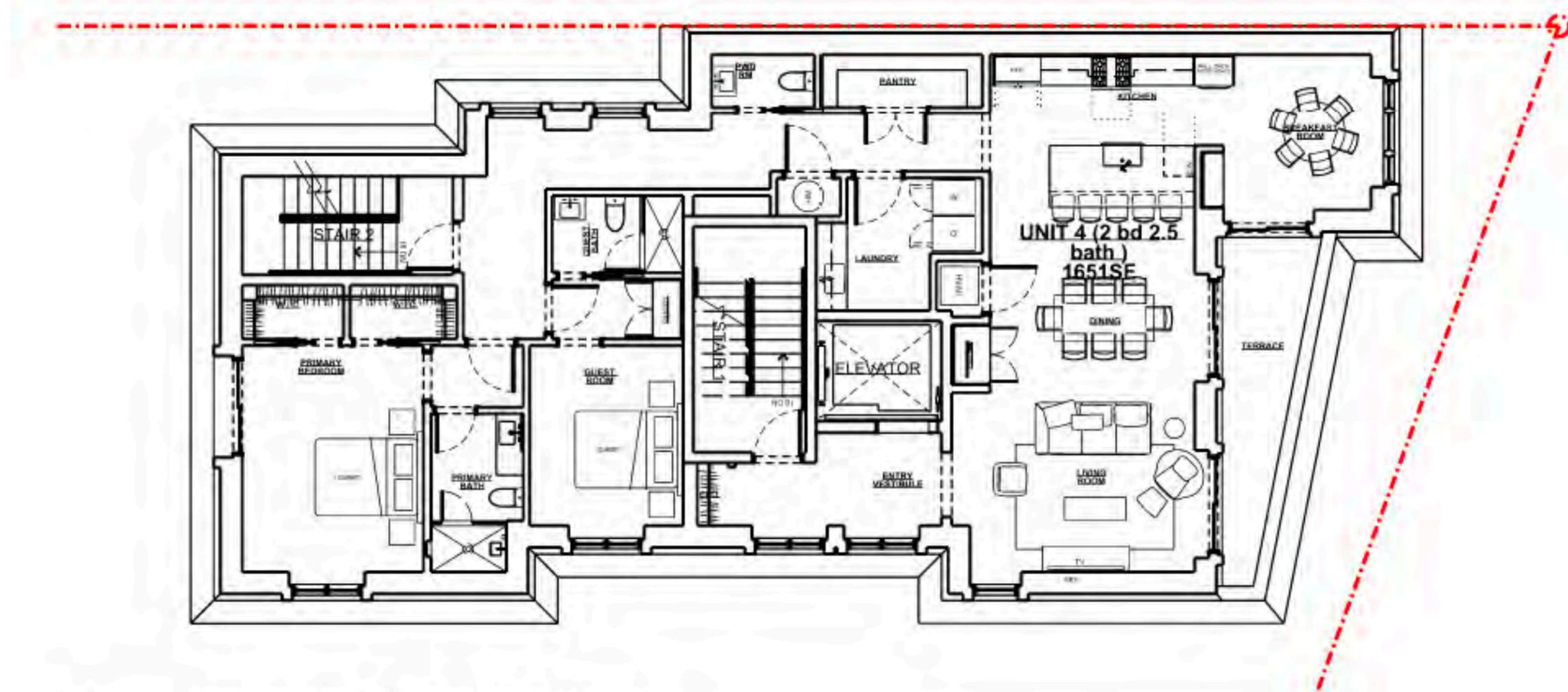
4th Floor PH:

Residential Common area:

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

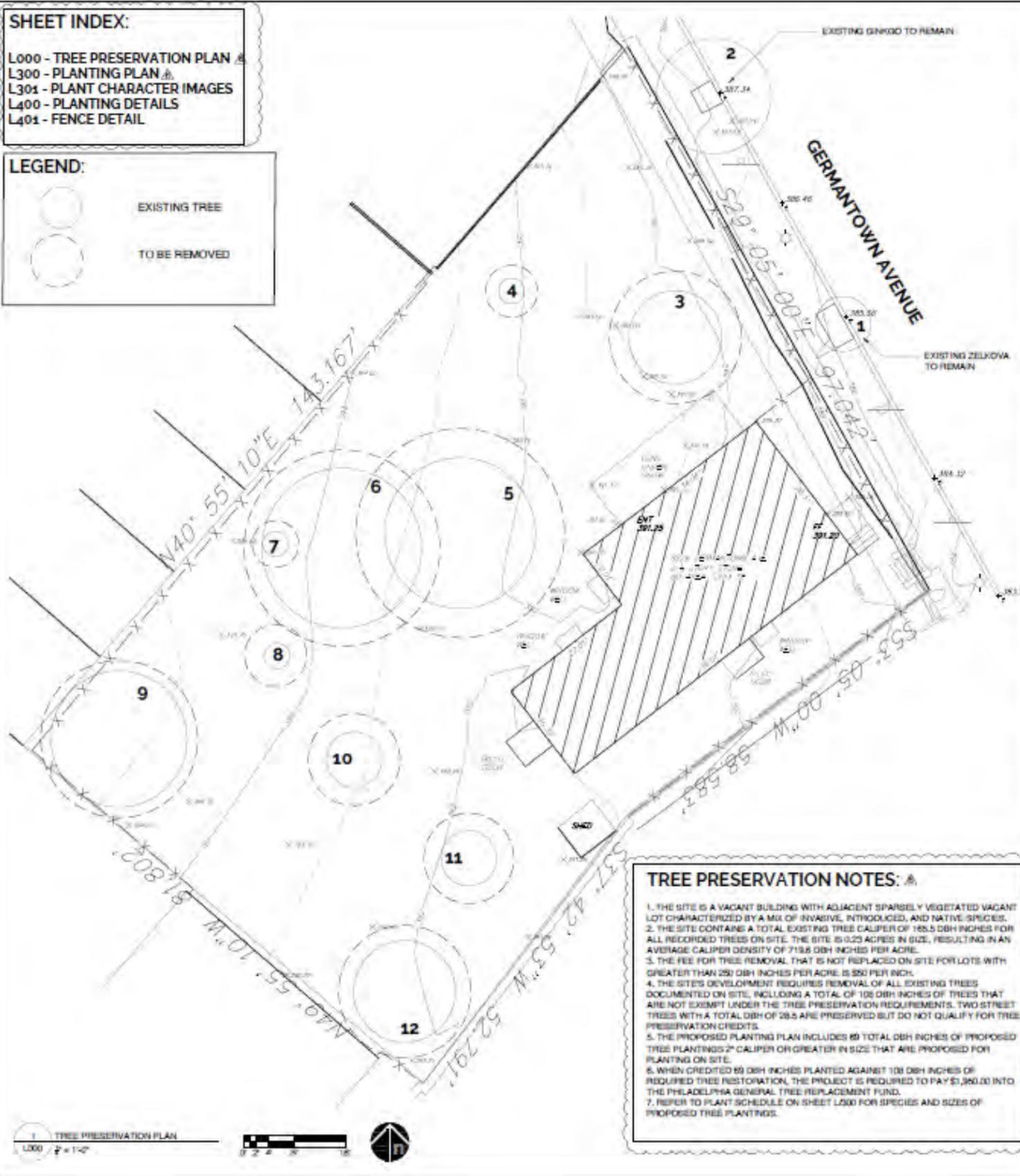
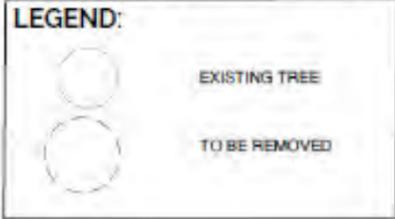
Residential Unit:

- 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:

- THE SITE IS A VACANT BUILDING WITH ADJACENT SPARSELY VEGETATED VACANT LOT CHARACTERIZED BY A MIX OF INVASIVE, INTRODUCED, AND NATIVE SPECIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 serrata	Japanese zelkova	9	street tree healthy	N		N	0
2	Quercus alba	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	Juripetris 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 STANDARDS	REQUIRED/ALLOWED	PROPOSED	VARIED	RELATED DRAWINGS	NOTES
LOT AREA	8000 SF	8000 SF			
OPEN AREA	2400 SF (30%)	5000 SF (62.5%)			
BUILDING AREA	1400 SF (17.5%)	4200 SF (52.5%)			

ZONING INFORMATION TABLE	PROVISIONS	REQUIRED/ALLOWED	PROPOSED	VARIED	RELATED DRAWINGS	NOTES
14-700 (1) (2) MINIMUM PLANT SPACES	TREES SHALL HAVE A MINIMUM SPACING OF 10 FT BETWEEN TREES. TREES SHALL HAVE A MINIMUM SPACING OF 10 FT FROM OTHER SPACES AND TREES	10 FT	4' SPACING	YES	LAND	AT 1:100 SCALE, MINIMUM SPACING BETWEEN TREES SHALL BE 4 FEET
14-700 (1) (3) LANDSCAPE BUFFER	1' TREES AND 4' SHRUBS PER 20' LINEAR FOOT. 50% EVERGREEN TREES	20' L.F. 1' TREES OR 4' SHRUBS OR 20' BUFFER	2' EVERGREEN TREES, 20' SHRUBS, 5' FT TREES	NO	LAND, LND	
14-700 (1) (4) YARD TREES	TREES SHALL BE PROVIDED AT A RATE OF ONE TREE PER 1,000 SQ. FT. OF OPEN AREA	1 YARD TREE	1 YARD TREE	NO	LAND, LND	
14-700 (1) (5) TREE REPLACEMENT REQUIREMENTS	REMOVED TREES THAT ARE NOT EXEMPT UNDER 2.5 SHALL BE REPLACED AT AN EQUIVALENT DBH	100% REPLACEMENT	80% REPLACEMENT	NO	LAND, LND	REFER TO SHEET L300 FOR TREE REPLACEMENT REQUIREMENTS
14-700 (1) (6) CONSERVE EXISTING TREES	TREES OVER 8" IN DBH CAN BE CREDITED TOWARD TREE REPLACEMENT REQUIREMENTS		8" DIAMETER TREES	NO	LAND	
14-700 (1) (7) (A) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE OF AN EVERGREEN TREE SPECIES		50% PRIVATELY OWNED TREES	NO	LAND, LND	
14-700 (1) (7) (B) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (C) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (D) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (E) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (F) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (G) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (H) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (I) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (J) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (K) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (L) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (M) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (N) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (O) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (P) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (Q) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (R) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (S) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (T) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (U) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (V) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (W) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (X) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (Y) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	
14-700 (1) (7) (Z) PRIVATELY OWNED TREES	IF TREE SELECTION, A MINIMUM OF 50% PRIVATELY OWNED TREES SHALL BE 8" DBH OR GREATER		8" DBH TREES	NO	LAND, LND	

TREE REPLACEMENT AND FEE CALCULATION CHART:

14-700 (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

APIARY STUDIO
 48 W Johnson St
 Philadelphia, PA 19144
 P: 609.954.3588
 E: info@apiary-studio.com

Architect:
 Morrissey Design
 490 Main St
 Philadelphia, PA 19127
 P: 215.948.3751
 E: info@morrisseydesign.com

Project #: **C2502**

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

Issue: _____ Date: _____
 ZONING SET: 01.24.2025
 REV 01: 03.04.2025
 REV 02: 04.22.2025
 REV 03: 05.28.2025
 REV 04: 01.07.2026
 REV 05: 01.27.2026
 REV 06: 01.28.2026

Drawn By: **AC**

Date: **01.28.2026**

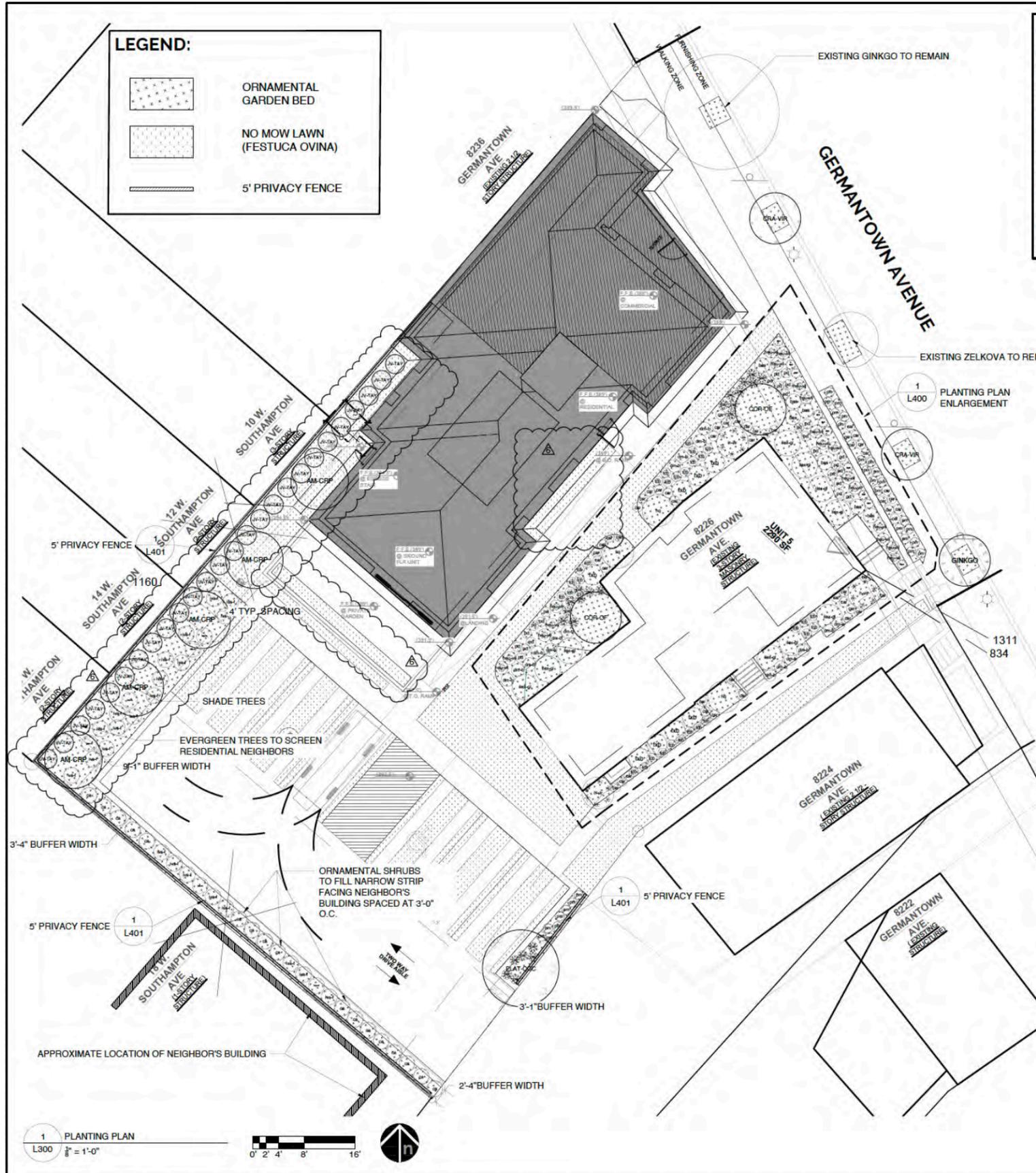
Drawing Scale: **1/8" = 1'-0"**

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



Apiary Studio, LLC
48 W Johnson St
Philadelphia, PA 19144
P: 609.954.3988
E: info@apiary-studio.com

Architect:
Morrissey Design
4590 Main St
Philadelphia, pa 19127
P: 215.948.3751
E: info@morrissey-design.com



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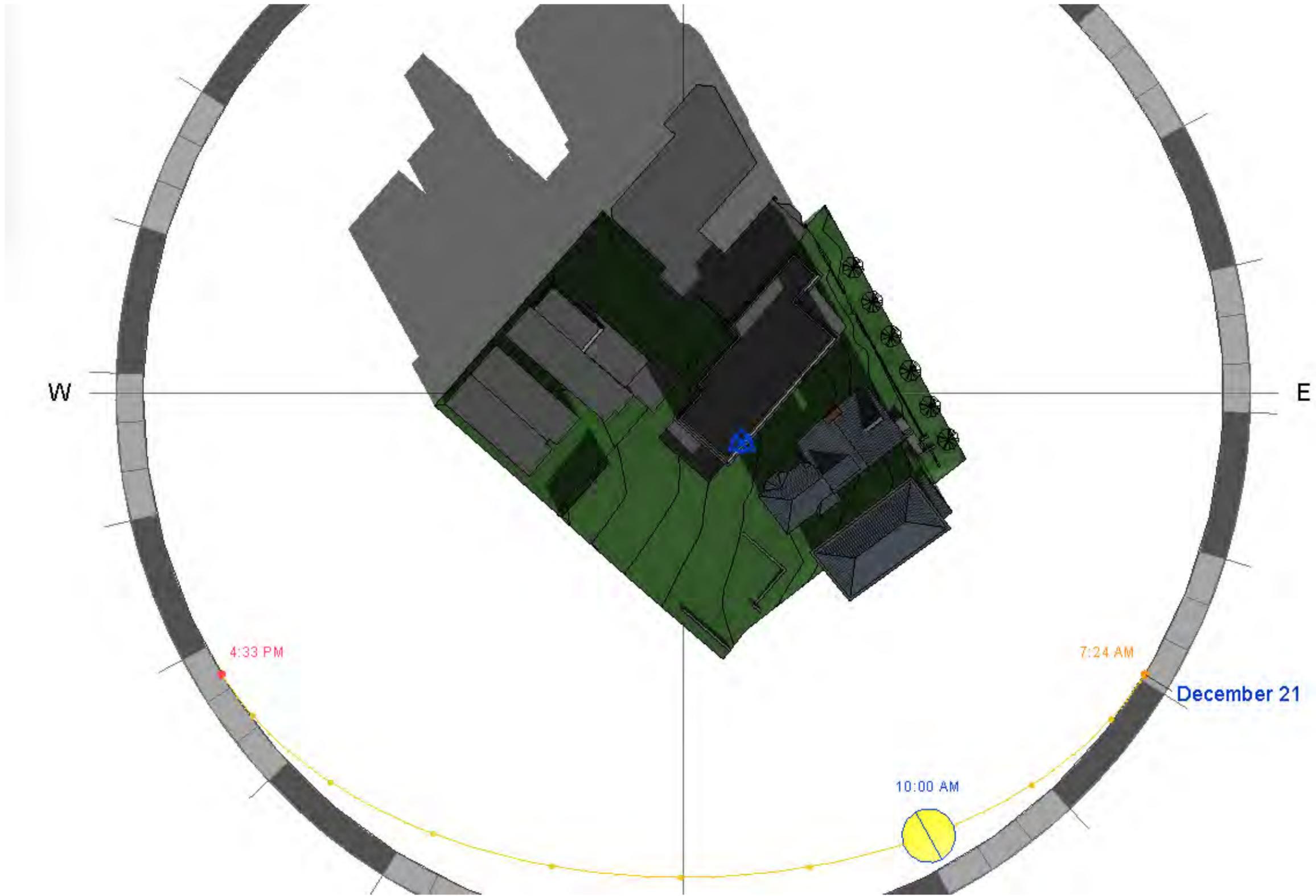
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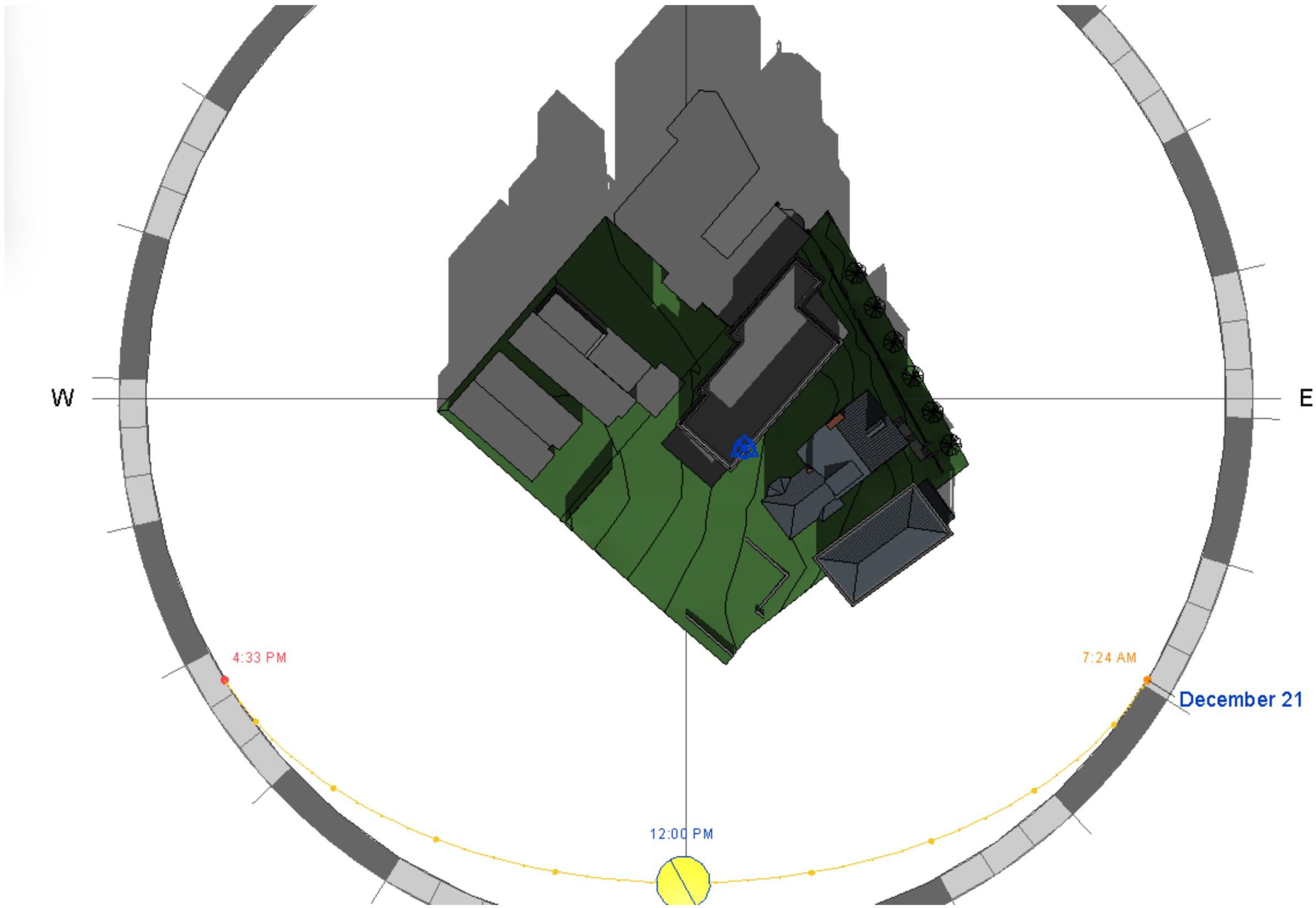
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PLANTING PLAN

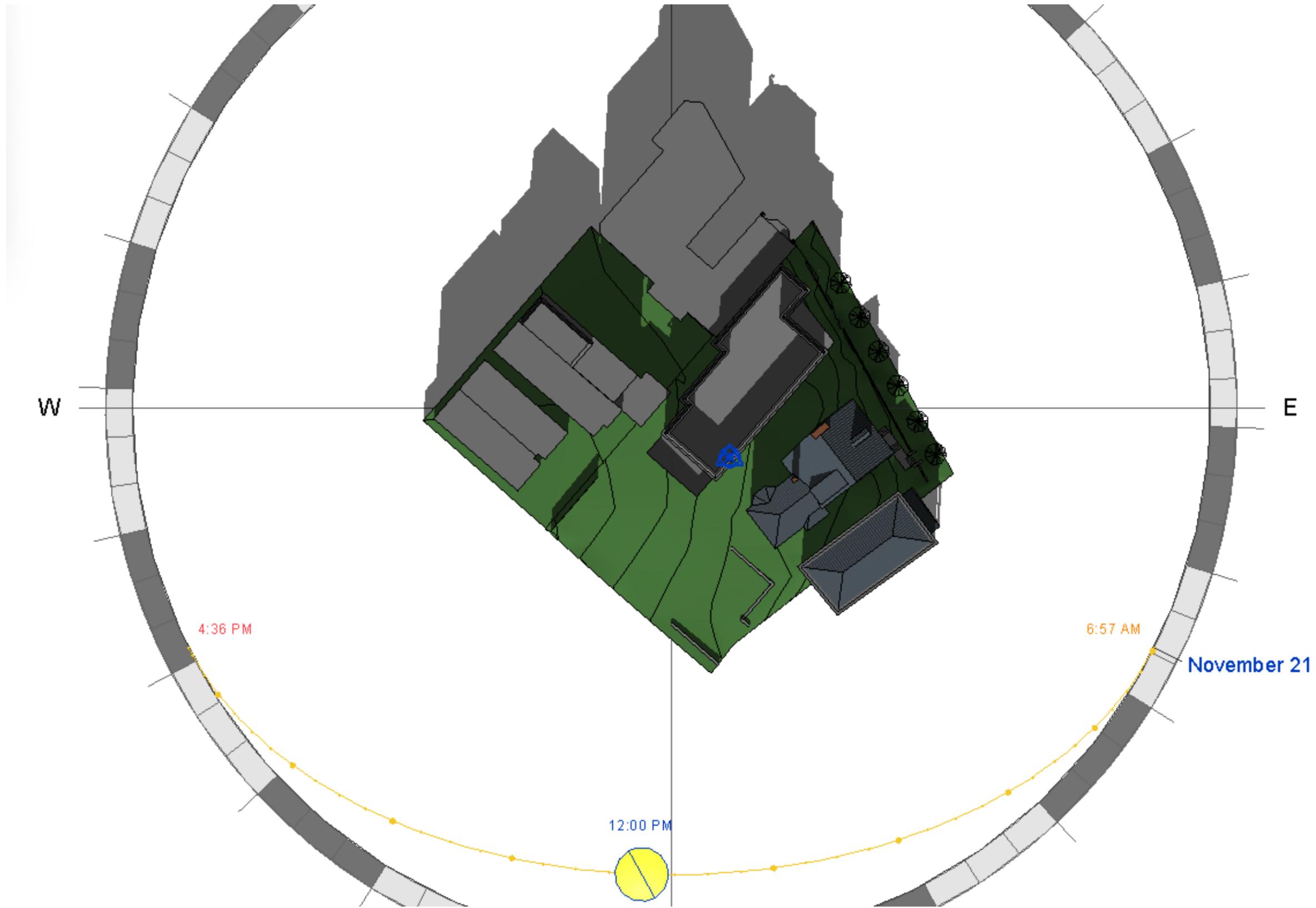
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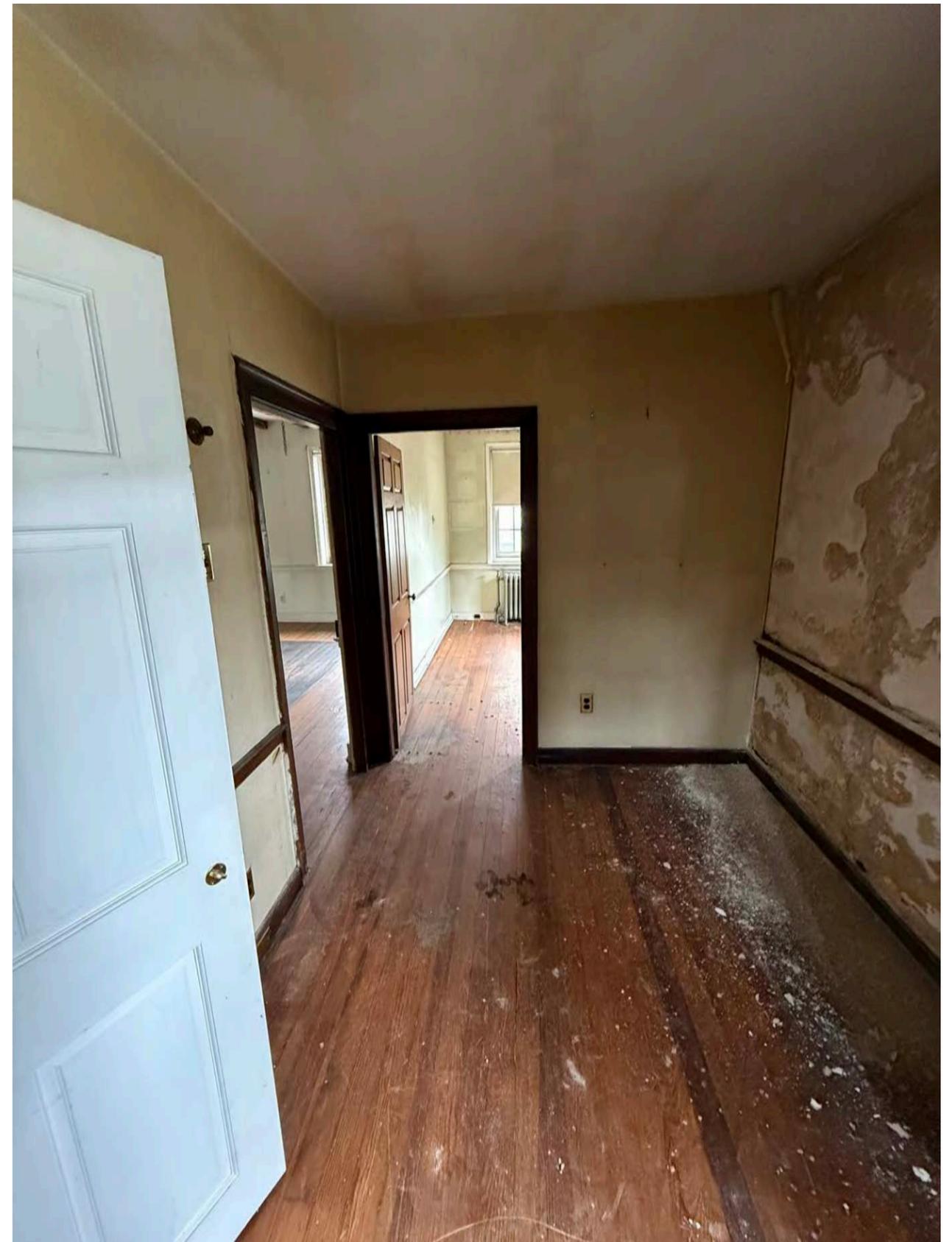


Historic home restoration:

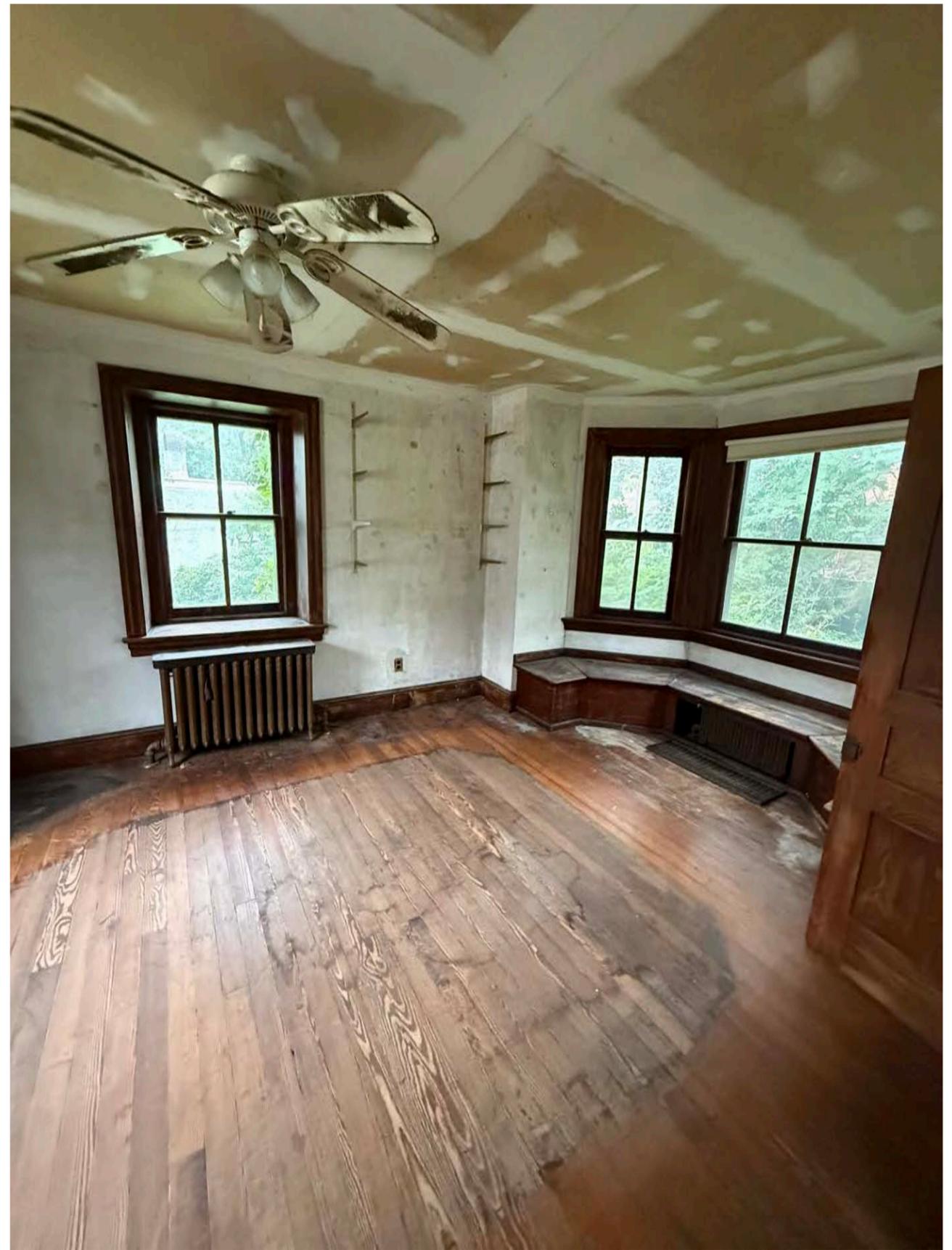
Residential House:

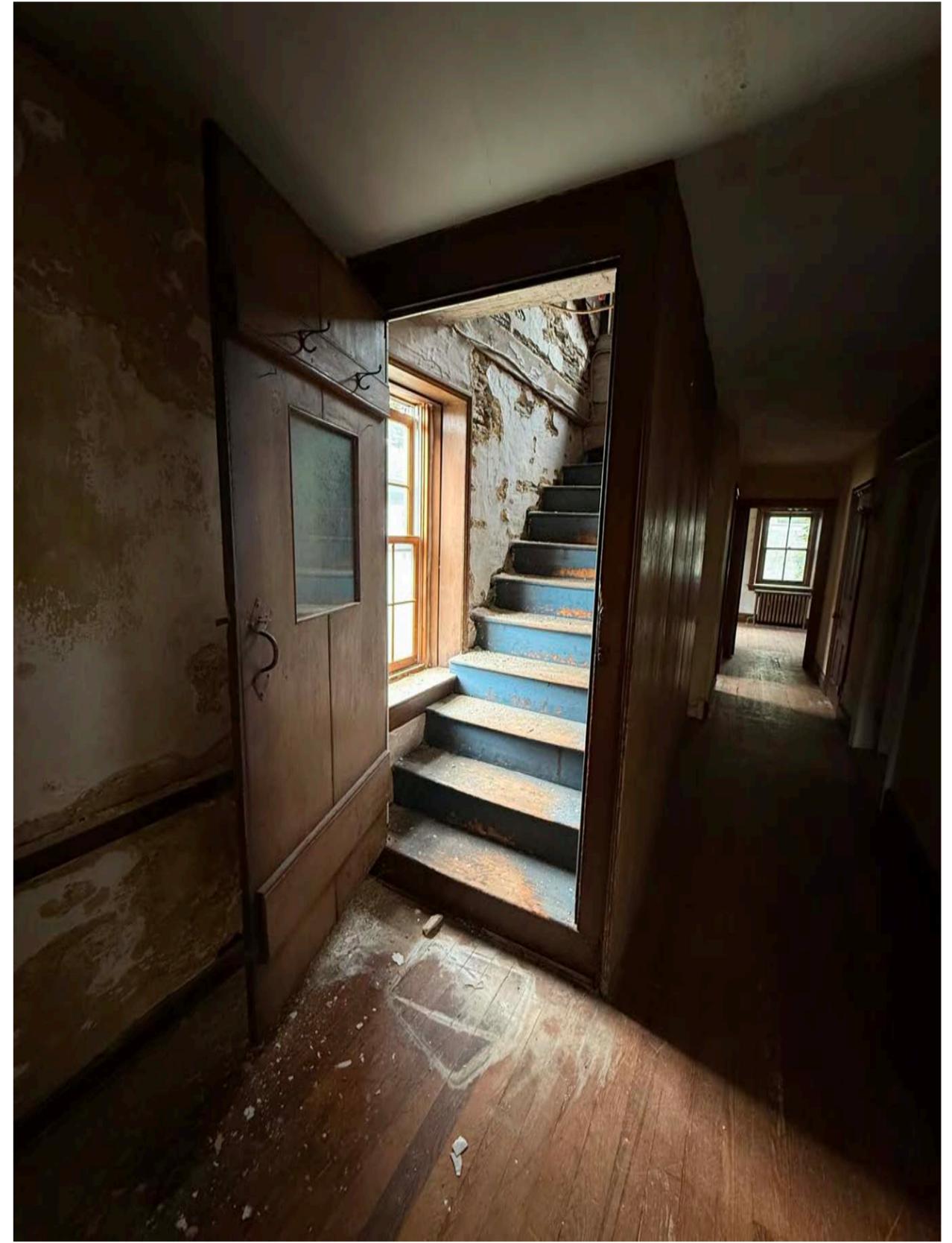
- 2,700 SQFT
- All hardwood restoration
- 3bed & 2.5bath & Den/Office
- Luxury Finishes
- High efficiency (All Electric)
- Parking spot











THANK YOU